City of Kelowna
Regular Council Meeting
AGENDA

Monday, August 23, 2021

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

In accordance with the most recent Interior Health Restrictions regarding gatherings and events, a maximum of 39 members of the public is permitted to attend Council meetings in-person. Members of the public must remain seated unless invited to address Council.

As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes — 5 - 11

PM Meeting - August 9, 2021

3. Remedial Action Order Appeal Process

3.1. Remedial Action Process — 12 - 15

To provide Council with information and options regarding the remedial action order appeal for 424 Gibson Road.

3.2. Appeal Remedial Action - 424 Gibson Road

To hear from the property owner regarding Remedial Action on 424 Gibson Road.

4. Development Application Reports & Related Bylaws

4.1. Pandosy St 2949, 2955 and Tutt St 2918, 2970 - LUCT20-0011 (BL12260) - Multiple Owners — 16 - 30

To proceed with the early termination of LUC76-1044 on the subject properties identified in 'Schedule A'.

4.2. Pandosy St 2949, 2955 and Tutt St 2918, 2970 - BL12260 (LUCT20-0011) - Multiple Owners 31 - 32

Requires a majority of all members of Council (5).

To give first reading to Bylaw No. 12260 in order to proceed with the early termination of Land Use Contract LUC76-1044.

4.3. Gray Rd 350 - LUCT20-0018 (BL12265) - 0897252 BC Ltd., Inc.No. BC0897252 33 - 46

To proceed with early termination of Land Use Contract 77-1058 and revert the parcel to the underlying C4 – Urban Centre Commercial zone.

4.4. Gray Rd 350 - BL12265 (LUCT20-0018) - 0897252 BC Ltd., Inc.No. BC0897252 47 - 47

Requires a majority of all members of Council (5).

To give first reading to Bylaw No. 12265 in order to proceed with early termination of Land Use Contract LUC77-1058.

4.5. Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BC0707315 48 - 77

To rezone the subject property from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

4.6. Knowles Rd 472 - BL12266 (Z21-0026) - Vision Excavating Ltd., Inc. No. BC0707315 78 - 78

To give Bylaw No. 12266 first reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.

4.7. Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856 79 - 128

To consider an OCP amendment application from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation and to consider a rezoning application on the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of a six storey building mixed use building.

4.8. Cawston Ave 604-626 - BL12267 (OCP21-0020) - Sole Cawston Developments Ltd., Inc. No. BC1270856 129 - 129

Requires a majority of all members of Council (5).

To give Bylaw No. 12267 first reading in order to amend the Official Community Plan for the subject properties from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation.

4.9. **Cawston Ave 604-626 - BL12268 (Z21-0069) - Sole Cawston Developments Ltd., Inc. No. BC1270856** 130 - 130

To give Bylaw No. 12268 first reading in order to rezone the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone.

4.10. **Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991** 131 - 162

To amend the Official Community Plan to change the future land use designation of the subject property from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation; and rezone the subject site from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone to facilitate a mixed-use development.

4.11. **Springfield Rd 1994 - BL12269 (OCP21-0009) - 1295991 B.C. Ltd., Inc. No. BC1295991** 163 - 163

Requires a majority of all members of Council (5).

To give Bylaw No. 12269 first reading in order to amend the Official Community Plan to change the future land use designation of the subject property from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation.

4.12. **Springfield Rd 1994 - BL12270 (Z21-0035) - 1295991 B.C. Ltd., Inc. No. BC1295991** 164 - 164

To give Bylaw No. 12270 first reading in order to rezone the subject site from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone.

4.13. **Supplemental Report - Trumpeter Rd 494 - Z20-0103 (BL12254) - 1033095 B.C. Ltd., Inc. No. BC1033095** 165 - 166

To receive a summary of correspondence for Rezoning Bylaw No. 12254 and to give the bylaw further reading consideration.

4.14. **Trumpeter Rd 494 - BL12254 (Z20-0103) - 1033095 B.C. LTD., INC.NO. BC1033095** 167 - 167

To give Bylaw No. 12254 second and third reading in order to rezone the subject property from the RR2c - Rural Residential 2 with Carriage House zone to the RU1h - Large Lot Housing (Hillside Area) zone.

4.15. **Supplemental Report - Braeloch Rd 385 - Z21-0053 (BL12255) - Michael Christopher Smith and Brigitte Diane Smith** 168 - 169

To receive a summary of correspondence for Rezoning Bylaw No. 12255 and to give the bylaw further reading consideration.

4.16. **Braeloch Rd 384 - BL12255 (Z21-0053) - Michael Christopher Smith and Brigitte Diane Smith** 170 - 170

To give Bylaw No. 12255 second and third reading in order to rezone the subject property from RR2 – Rural Residential 2 zone to RU1 – Large Lot Housing zone.

4.17. **Rutland Rd N 2100 - BL12053 (OCP18-0005) - Reid's Crossing Development. Inc., Inc.No. BC1165652** 171 - 172

Requires a majority of all members of Council (5).

To amend at third reading and adopt Bylaw No. 12053 in order change the future land use designation of a portion of from the REP – Resource Protection Area designation to the SC – Service Commercial designation.

4.18. **Rutland Rd N 2100 - BL12054 (Z18-0019) - Reid's Crossing Development Inc., Inc.No. BC1165652** 173 - 173

To amend at third reading and adopt Bylaw No. 12054 in order to rezone the subject property from the A1 - Agriculture 1 zone to the C10lp - Service Commercial (Liquor Primary) zone.

4.19. **Rutland Rd N 2100 - BL12055 (TA18-0011) - Reid's Crossing Development. Inc., Inc.No. BC1165652** 174 - 174

To amend at third reading and adopt Bylaw No. 12055.

4.20. **Rutland Rd N 2100 - DP18-0243 - Reid's Crossing Development Inc., Inc.No. BC1165652** 175 - 206

To consider the form and character of a gas bar, rapid drive-through vehicle services (car wash) and retail store, convenience on the subject property.

5. **Resolutions**

5.1. **Draft Resolution - City of Kelowna Tax Sale** 207 - 207

6. **Mayor and Councillor Items**

7. **Termination**

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, August 9, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben and Loyal Wooldridge
Members participating remotely	Councillors Charlie Hodge and Mohini Singh
Members Absent	Councillor Luke Stack
Staff Present	Acting City Manager, Stu Leatherdale; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan*; Planner, Tyler Caswell*
Staff participating remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:44 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, a maximum of 50 members of the public is permitted to attend Council meetings in-person. Members of the public must remain seated unless invited to address Council.

As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0779/21/08/09 THAT the Minutes of the Regular Meetings of July 26, 2021 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Gaspardone Rd 4554 - Z21-0057 (BL12257) - Jeffrey and Ingrid Douziech

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0780/21/08/09 THAT Rezoning Application No. Z21-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 34 Township 29 ODYD Plan KAP78581, located at 4554 Gaspardone Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RR1c – Rural Residential 1 with Carriage House zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw.

Carried

3.2 Gaspardone Rd 4554 - BL12257 (Z21-0057) - Jeffrey and Ingrid Douziech

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0781/21/08/09 THAT Bylaw No. 12257 be read a first time.

Carried

3.3 Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - OCP21-0005 (BL12258) Z21-0010 (BL12259) - RDCO, David and Laura Geen

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

R0782/21/08/09 THAT Official Community Plan Map Amendment Application No. OCP21-0005 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for a portion of Parcel A, Section 7, Township 27, ODYD, Plan KAP79441 located at 1870 Mantle Court, Kelowna, BC and The South West ¼ of Section 12, Township 26, ODYD, Except Plans 1380, B6800 and 20506 located at 2903 Walburn Road, Kelowna, BC from the PARK - Major Park/Open Space (public) designation to the REP – Resource Protection Area designation, and a portion of Lot A, Section 12, Township 26, ODYD, Plan EPP71625 located at 2975 Gallagher Road, Kelowna, BC from the REP – Resource Protection Area designation to the PARK - Major Park/Open Space (public) designation as shown on Map "A" attached to the Report from the Development Planning Department dated August 9, 2021 be considered by Council;

AND THAT Rezoning Application No. Z21-0010 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for a portion of Parcel A, Section 7, Township 27, ODYD, Plan KAP79441 located at 1870 Mantle Court, Kelowna, BC and The South West ¼ of Section 12, Township 26, ODYD, Except Plans 1380, B6800 and 20506 located at 2903 Walburn Road, Kelowna, BC from the P3 – Parks and Open Space zone to the A1 – Agriculture 1 zone and a portion of Lot A, Section 12, Township 26, ODYD, Plan EPP71625 located at 2975 Gallagher Road, Kelowna, BC from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone as

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shown on Map "B" attached to the Report from the Development Planning Department dated August 9, 2021 be considered by Council;

AND THAT the Official Community Plan Amendment and Rezoning Bylaws be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated August 9, 2021.

Carried

3.4 Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - BL12258 (OCP21-0005) - RDCO, David and Laura Geen

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0783/21/08/09 THAT Bylaw No. 12258 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.5 Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - BL12259 (Z21-0010) - RDCO, David and Laura Geen

Moved By Councillor Donn/Seconded By Councillor Given

R0784/21/08/09 THAT Bylaw No. 12259 be read a first time.

Carried

3.6 Paret Pl 681 - Z21-0052 (BL12261) - Derek J. Klask

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0785/21/08/09 THAT Rezoning Application No. Z21-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 358 ODYD Plan 26534, located at 681 Paret Place, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw.

Carried

3.7 Paret Pl 681 - BL12261 (Z21-0052) - Derek J. Klask

Moved By Councillor Donn/Seconded By Councillor Given

R0786/21/08/09 THAT Bylaw No. 12261 be read a first time.

Carried

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3.8 TA21-0009 (BL12263) - Section 13 - Urban Residential Zones - Carriage House Text Amendment - City of Kelowna

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0787/21/08/09 THAT Zoning Bylaw Text Amendment Application No. TA21-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated August 9, 2021 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

3.9 BL12263 (TA21-0009) - Section 13 - Urban Residential Zones - Carriage House Text Amendment - City of Kelowna

Moved By Councillor Donn/Seconded By Councillor Given

R0788/21/08/09 THAT Bylaw No. 12263 was read a first time.

Carried

3.10 Fraser Rd 605 Leathead Rd 460 - OCP20-0013 Z20-0066 - Supplemental Report Following Neighbourhood Notification

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Singh

R0789/21/08/09 THAT Council receives, for information, the report from the Development Planning Department dated August 9, 2021, with respect to neighbourhood notification for OCP20-0013 and Z20-0066;

AND THAT Bylaws No. 12129 and 12130 be scheduled for consideration at the August 24, 2021 public hearing.

Carried

3.11 Supplemental Report - Mayfair Crt 734 - Z20-0095 (BL12241) - Adam Wladyslaw Zurek

Moved By Councillor DeHart/Seconded By Councillor Donn

R0790/21/08/09 THAT Council receives, for information, the report from the Office of the City Clerk dated August 9, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12241;

AND THAT Rezoning Bylaw No. 12241 be forwarded for further reading consideration.

Carried

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3.12 Mayfair Crt 734 - BL12241 (Z20-0095) - Adam Wladyslaw Zurek

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0791/21/08/09 THAT Bylaw No. 12241 be read a second and third time.

Carried

3.13 Supplemental Report - Gordon Dr 4653 - Z21-0008 (BL12242) - Mehdi Tehrani and Mandana Ghanyei

Moved By Councillor Given/Seconded By Councillor Donn

R0792/21/08/09 THAT Council receives, for information, the report from the Office of the City Clerk dated August 9, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12242;

AND THAT Rezoning Bylaw No. 12242 be forwarded for further reading consideration.

Carried

3.14 Gordon Dr 4653 - BL12242 (Z21-0008) - Mehdi Tehrani and Mandana Ghanyei

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0793/21/08/09 THAT Bylaw No. 12242 be read a second and third time.

Carried

3.15 Supplemental Report - Patterson Ave 575 - Z21-0004 (BL12244) - Dream Chaser Management and Development Ltd

Moved By Councillor Given/Seconded By Councillor Donn

R0794/21/08/09 THAT Council receives, for information, the report from the Office of the City Clerk dated August 9, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12244;

AND THAT Rezoning Bylaw No. 12244 be forwarded for further reading consideration.

Carried

3.16 Patterson Ave 575 - BL12244 (Z21-0004) - Dream Chaser Management and Development Ltd., Inc. No. C1120607

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0795/21/08/09 THAT Bylaw No. 12244 be read a second and third time.

Carried

3.17 Supplemental Report - Trumpeter Rd 508 - Z21-0031 (BL12246) - 508 Trumpeter Road Developments Ltd

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Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0796/21/08/09 THAT Council receives, for information, the report from the Office of the City Clerk dated August 9, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12246;

AND THAT Rezoning Bylaw No. 12246 be forwarded for further reading consideration.

Carried

3.18 Trumpeter Rd 508 - BL12246 (Z21-0031) - 508 Trumpeter Road Developments Ltd., Inc. No. BC1258630

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0797/21/08/09 THAT Bylaw No. 12246 be read a second and third time and be adopted.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Bryden Rd 155 - BL12231 (Z21-0020) - Kelowna Christian Center Society, Inc. No. S0017232

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0798/21/08/09 THAT Bylaw No. 12231 be adopted.

Carried

5. Mayor and Councillor Items

Councillor Sieben:
- Spoke to recent events in Kelowna and the Central Okanagan.
- Spoke to Covid-19 cases in the Central Okanagan and the negative impact on businesses.
- Encouraged citizens to get vaccinated and to support local businesses.

Councillor Wooldridge:
- Encouraged everyone to be vaccinated.

Councillor Donn:
- Agreed with previous comments and encouraged the community to support non-profit organizations by attending their events and performances.

Councillor Given:
- Made comments on the impacts of nearby forest fires and the number of evacuees that are in the City.
- Highlighted the need to be kind to everyone during these difficult times.

Councillor Hodge:
- Encouraged everyone to be kind during these challenging times.

Mayor Basran:
- Thanked colleagues for their support in promoting the message of vaccinations.
- Encouraged members of the public to get vaccinated.
- Thanked those on the front lines.

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6. Termination

This meeting was declared terminated at 2:17 p.m.

Mayor Basran

City Clerk

/acm

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Report to Council

City of Kelowna

Date:	August 23, 2021
To:	Council
From:	City Manager
Subject:	Remedial Action Order Appeal Process – 424 Gibson Rd
Department:	Office of the City Clerk

Recommendation:

THAT Council receive, for information, the report from the Office of the City Clerk dated August 23, 2021 regarding Remedial Action Order Appeal Process

Purpose:

To provide Council with information and options regarding the remedial action order appeal for 424 Gibson Rd.

Background:

Council considered a report from staff during the Monday, July 26, 2021 afternoon Council meeting and adopted a Remedial Action Order against 424 Gibson Rd. The property owner has exercised their right to appeal Council's decision and is appearing before Council August 23, 2021 to present their case.

Previous Council Resolution

Resolution	Date
THAT Council receives, for information, the report from the Property Standards Compliance Team dated July 26, 2021 regarding remedial action at 424 Gibson Road; AND THAT Council considers that the House and the Retaining Walls are in and create an unsafe condition, and that the renovations made to the House and the construction of the Retaining Walls do not comply with the structural requirements of the BC Building Code and were done without permits contrary to the requirements of City of Kelowna Building Bylaw No. 7245, 1993; AND THAT Council hereby declares that the House and the Retaining Walls are a nuisance, within the meaning of Section 74 of the *Community Charter*;	July 26, 2021

AND THAT Council hereby declares that the imported earthen material used to create a tiered / raised podium area from the read yard and east side yard down to native undisturbed soils and the area restored with native plantings. All construction debris is to be removed from site and sent to the landfill or recycling center with the outdoor storage of materials and equipment removed from site to an approved location if kept within City boundaries as this earthen fill and materials stored in the rear and side yards is a nuisance, within the meaning of Section 74 of the *Community Charter*, and so dilapidated and unclean as to be offensive to the community; AND THAT Council hereby requires the Owner to, upon Council resolution date, perform the following actions to the property as prescribed under Section 77: of the *Community Charter* (the "Remedial Action Requirement"). The scope of the work shall include the following: • Apply for Demolition Permit for the dwelling within 14 days, and • Remove all personal contents in and around the dwelling unit within 42 days to an approved location if within City of Kelowna boundary, and • Remediate the house and temporary structures including construction debris of any hazardous materials with 60 days, and • Remove all construction debris, house and house foundations, exterior deck(s), swimming pool, asphalt from the tennis court area, retaining wall(s), landscape wall(s), temporary structures, vehicles, equipment and imported material, earthen fills imported into the lot within 120 days, and • Restoration of the lot, including lot grading and planting of native grass and plants with 180 days. AND THAT under Section 77 (1) notice of the Remedial Action Requirement be sent to the persons entitled to notice under s. 77 of the *Community Charter*, including a copy of this resolution; AND THAT the City shall notify the persons entitled to notice under s. 77(1) of the *Community Charter* that they may request that Council reconsider the Remedial Action Requirement pursuant to s. 78 of the *Community Charter*, by providing the City with written notice within 14 days of the date on which notice under s. 77 of the *Community Charter* was sent to them; AND FURTHER THAT if any or all of the actions required in this Resolution are not completed by the corresponding dates set out above, the City may, through its staff, contractors or agents, undertake any or all of those actions required by the Remedial Action Requirement without further notice to and at the expense of the Owner, and recover the costs of doing so in accordance with sections 17, 80, 258, and 259 of the *Community Charter*.	

Discussion:
The property owner, Mr. Janusz Grelecki, will have an opportunity to present his case during the meeting and will be accompanied by an individual named Paul Davies. Mr. Grelecki was provided an opportunity

to provide written materials in support of his appeal and none were received prior to the Council agenda being finalized. Staff recommendation remains as presented to Council during the July 26, 2021 Council meeting.

Conclusion:

Following Mr. Grelecki's presentation and questions from Council, Council has three options to consider:

1. Adopt a resolution upholding the Remedial Action Order as adopted July 26, 2021;
2. Adopt a resolution amending the Remedial Action Order as adopted July 26, 2021;
3. Adopt a resolution rescinding the Remedial Action Order as adopted July 26, 2021.

Internal Circulation:

Bylaw Services

Considerations applicable to this report:

Legal/Statutory Authority:

Community Charter s. 72 Council may impose remedial action requirements

Legal/Statutory Procedural Requirements:

Community Charter s. 78 Person affected may request reconsideration by Council

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Stephen Fleming
City Clerk

cc: Divisional Director, Planning & Development Services
Acting Bylaw Services Manager

HAND DELIVERED

Janusz Grelecki | 424 Gibson Road | Kelowna BC | V1P 1C3

August 5, 2021

Stephen Fleming
City Clerk
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Sir:

I am in receipt of the Remedial Action Order (number unknown) made by Council dated July 26, 2021; delivered to me on July 30, 2021.

Please accept this letter as my formal request to the Council of the City of Kelowna to meet with me to review, discuss and reconsider this decision as outlined in Section 78 of the Community Charter.

I plan to attend in person with another person to speak to council so I ask council to plan for this.

Please deliver any meeting or other documents to 424 Gibson; if I not am at the property contact me via my phone [redacted] to set up a time so that I may receive documents from the city.

Sincerely,

Janusz Grelecki

OFFICE OF
THE CITY CLERK
AUG 05 2021
City of Kelowna

REPORT TO COUNCIL

Date:	August 23rd, 2021		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	LUCT20-0011	**Owner:**	Multiple Owners
Address:	2918 Tutt St, 2970 Tutt St, 2955 Pandosy St & 2949 Pandosy St	**Applicant:**	The City of Kelowna
Subject:	Land Use Contract Termination		
Existing OCP Designation:	MXR – Mixed Use (Residential / Commercial)		
Existing Zone:	C4 – Urban Centre Commercial		

1.0 Recommendation

THAT Land Use Contract Termination Application No. LUCT20-0011 to terminate LUC76-1044 from the subject properties identified in 'Schedule A' located on Tutt Street and Pandosy Street, Kelowna, BC, be considered by Council;

AND THAT the notice sign requirements under Council Policy No. 367 be altered to allow for placement on the City of Kelowna's Boulevard;

AND FURTHER THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for future consideration.

2.0 Purpose

To proceed with the early termination of LUC76-1044 on the subject properties identified in 'Schedule A'.

3.0 Development Planning

Staff are recommending support for the proposed Land Use Contract Termination to terminate LUC76-1044 from the subject properties. The current LUC affects four properties on Tutt Street and Pandosy Street. The LUC restricts the property to former Zoning Bylaw no. 4500's C3 – Community Commercial zone in addition to a retail building supply business. The property is in the South Pandosy Urban Centre and the underlying zone of C4 – Urban Centre Commercial is appropriate as it also allows for all the existing uses on the properties.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th, 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th, 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th, 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must also send an additional letter within 30 days of adoption, informing the owners and providing information about the Board of Variance.

Staff are recommending that the required Development Signs as part of Council Notification Policy #367, be placed on the City's boulevard to not offer any burden on the owners or tenants of the building.

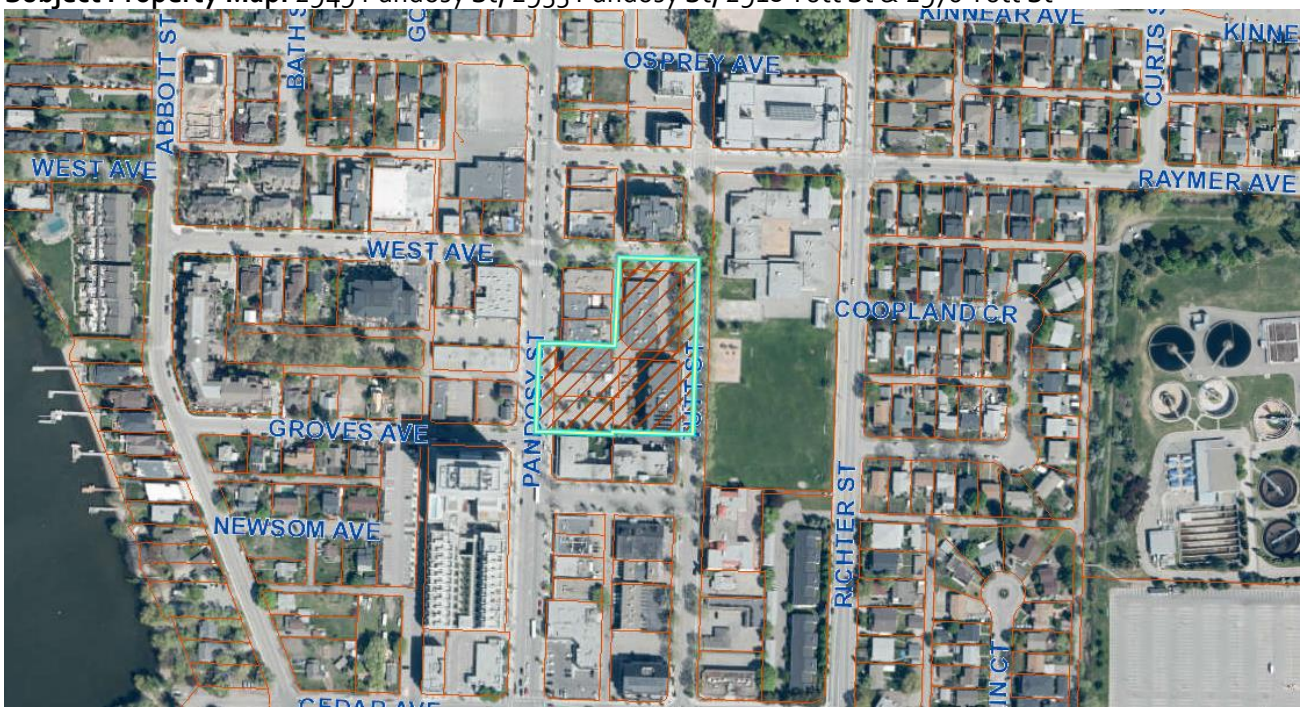
4.3 Site Context

The Land Use Contract affects four properties along Pandosy St and Tutt St. These properties are near the intersection with West Ave. The properties are in the South Pandosy OCP Sector and have the Future Land Use Designation of MXR – Mixed Use (Residential / Commercial).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Retail & Food Primary Establishment
East	P2 – Education and Minor Institutional	Elementary School
South	C4 – Urban Centre Commercial	Retail
West	C4 – Urban Centre Commercial	Retail and Surface Parking

Subject Property Map: 2949 Pandosy St, 2955 Pandosy St, 2918 Tutt St & 2970 Tutt St



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by Council with regard to affect contracts.

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Mixed Use (Residential / Commercial) (MXR). Developments that provide for commercial space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases. Other relevant policies include Policy 5.5.1 Building Height and Chapter 17 – Urban Centre definition. Maximum density at the centre of the core would be consistent with zoning as follows: City Centre – C7 zone; Rutland – C7 zone; Pandosy – C4 zone; Midtown – C6 zone; Capri/Landmark – C4 zone.

6.0 Application Chronology

Date of Application Received: December 9th, 2020
Date Public Consultation Completed: December 18th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Affected Addresses

Schedule A: LUC76-1044 Charge #: N14214					
No.	**Legal Description**	**Address**	**Parcel Identifier Number**	**Land Use Contract**	**Underlying Zone**
1	Lot A District Lot 14 ODYD Plan 37946	2918 Tutt Street	006-980-660	LUC76-1044	C4 – Urban Centre Commercial
2	Lot 1 District Lot 14 ODYD Plan 35105	2949 Pandosy Street	001-464-451	LUC76-1044	C4 – Urban Centre Commercial
3	Lot A District Lot 14 ODYD Plan KAP89863	2955 Pandosy Street	028-050-398	LUC76-1044	C4 – Urban Centre Commercial
4	Lot B District Lot 14 ODYD Plan KAP89863	2970 Tutt Street	028-050-401	LUC76-1044	C4 – Urban Centre Commercial

SCHEDULE A

This forms part of application

LUCT20-0011

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

LUCT20-0011

2918 Tutt St, 2970 Tutt St, 2955 Pandosy St and 2949 Pandosy St.

Land Use Contract Termination

Proposal

- To terminate the Land Use Contract (LUC76-1044) from the subject property and revert the parcel to the underlying C4 – Urban Centre Commercial zone.

Development Process

City of Kelowna

Dec 9, 2020 — LUC Termination Initiated by Staff

Dec 18, 2020 — Owner Notification Completed

Aug 23, 2021 — Initial Consideration

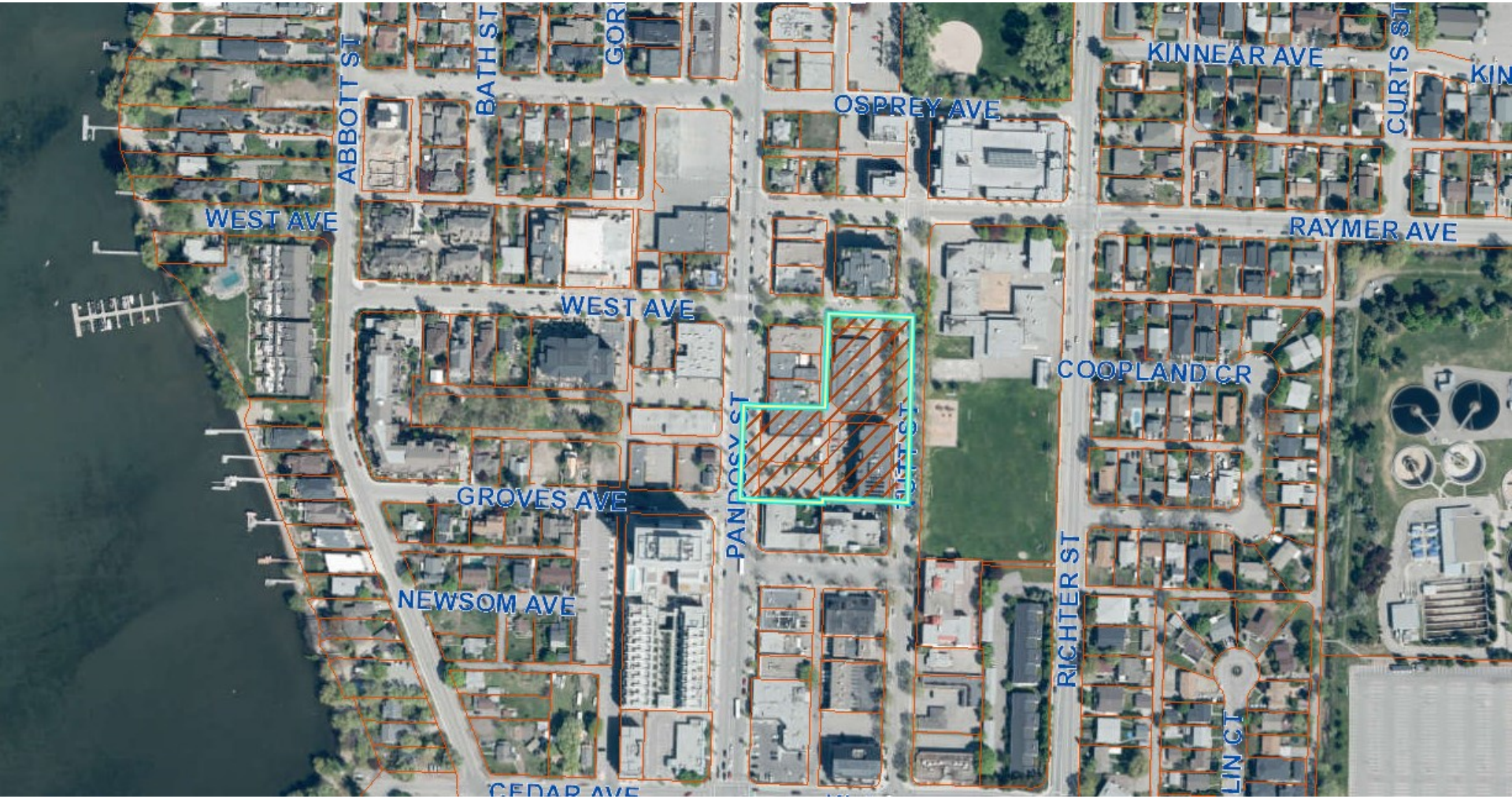
Public Hearing (LUCT)
Second & Third Readings

Final Reading

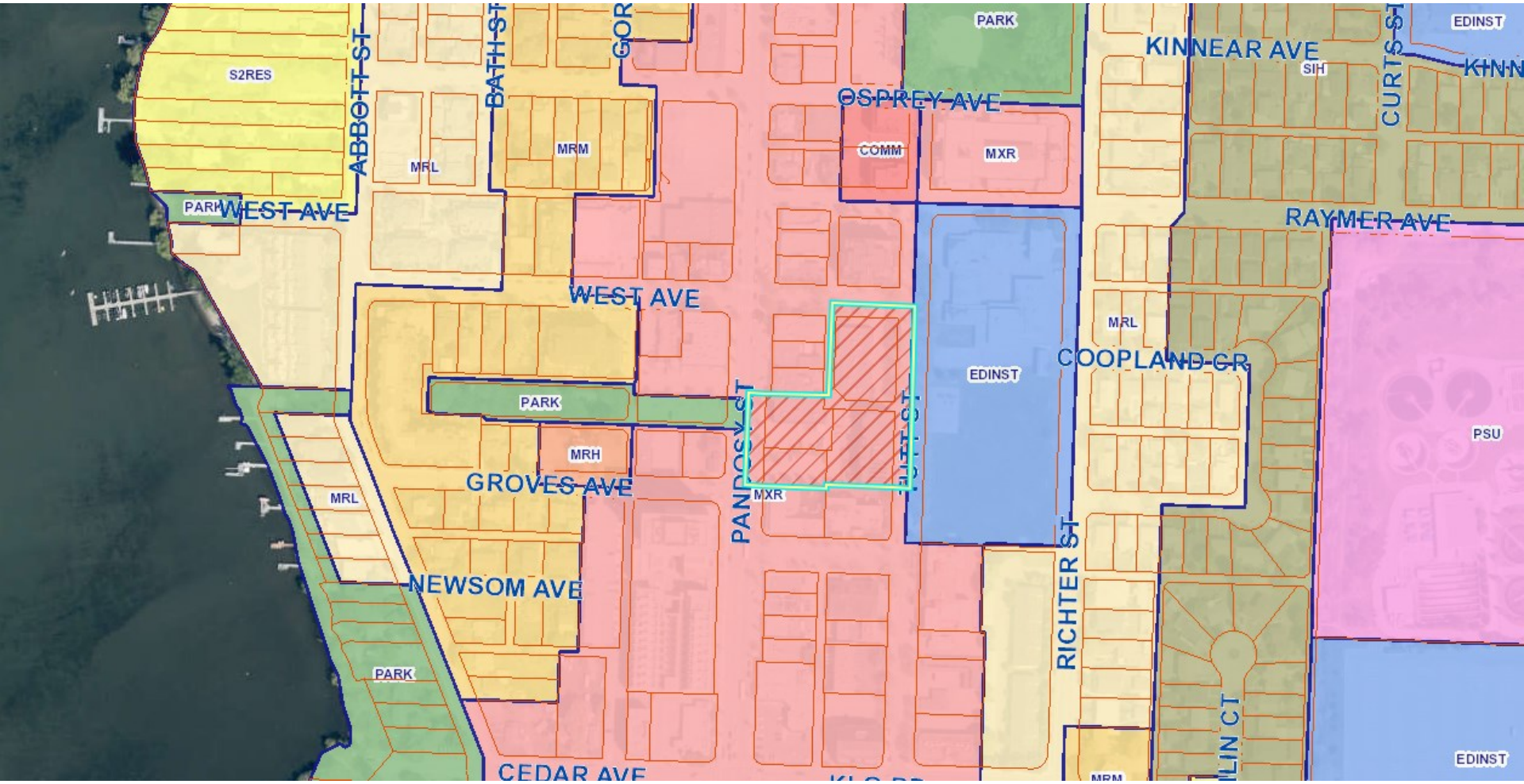
LUC Eliminated (1 year later)

Council Approvals

Context Map


ABBOTT ST
BATH ST
OSPREY AVE
KINNEAR AVE
CURTS ST
WEST AVE
RAYMER AVE
WEST AVE
COOPLAND CR
GROVES AVE
PANDOSY ST
NEWSOM AVE
RICHTER ST

OCP Future Land Use



Background

- Land Use Contracts: 1970's tool
- Allow local governments to grant development rights above and beyond current zoning
- Exchange for commitments from developers to help infrastructure costs
- BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.

Project Details

- Staff initiated the termination of LUC76-1044.
- Staff are proposing to revert the parcel back to the C4 – Urban Centre Commercial zone, as it matches the existing uses.
- If successful, the property will get the full use of current C4 zone, one year after termination date.

Public Notification Policy #367

City of Kelowna

- Staff sent a letter to the property owner of the Proposed Land Use Contract Termination on December 18th, 2020.
  - A copy of the C4 zone was included in the letter.

Staff Recommendation

- Development Planning Staff recommend **support** for the proposed land use contract termination:
  - The underlying zone is appropriate for the existing uses and it matches the surrounding neighbourhood.
  - Province of BC requires all LUC's to be discharged/terminated.

Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12260

LUCT20-0011
Early Termination of Land Use Contract - LUC76-1044

2949, 2955 Pandosy Street and 2918, 2970 Tutt Street

WHEREAS a land use contract (the "Land Use Contract LUC76-1044") is registered at the Kamloops Land Title Office under the charge numbers N14214 and all amendments thereto against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Pandosy Street and Tutt Street, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1044 Bylaw No. 12260";

2. Bylaw No.4407-77 establishing Land Use Contract LUC76-1044 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and

3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

_____
Mayor

_____
City Clerk

Schedule 'A' Charge #: N14214					
No.	**Legal Description**	**Address**	**Parcel Identifier Number**	**Land Use Contract**	**Underlying Zone**
1	Lot A District Lot 14 ODYD Plan 37946	2918 Tutt Street	006-980-660	LUC76-1044	C4 – Urban Centre Commercial
2	Lot 1 District Lot 14 ODYD Plan 35105	2949 Pandosy Street	001-464-451	LUC76-1044	C4 – Urban Centre Commercial
3	Lot A District Lot 14 ODYD Plan KAP89863	2955 Pandosy Street	028-050-398	LUC76-1044	C4 – Urban Centre Commercial
4	Lot B District Lot 14 ODYD Plan KAP89863	2970 Tutt Street	028-050-401	LUC76-1044	C4 – Urban Centre Commercial

REPORT TO COUNCIL

Date:	August 23rd, 2021		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	LUCT20-0018	**Owner:**	0897252 BC Ltd., Inc.No. BC0897252
Address:	350 Gray Road	**Applicant:**	The City of Kelowna
Subject:	Land Use Contract Termination		
Existing OCP Designation:	MXR – Mixed Use (Residential / Commercial)		
Existing Zone:	C4 – Urban Centre Commercial		

1.0 Recommendation

THAT Land Use Contract Termination Application No. LUCT20-0018 to terminate LUC77-1058 from Lot A Section 23 Township 26 ODYD Plan 28897 located at 350 Gray Road, Kelowna, BC, be considered by Council;

AND THAT the notice sign requirements under Council Policy No. 367 be altered to allow for placement on the City of Kelowna's Boulevard;

AND FURTHER THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To proceed with early termination of Land Use Contract 77-1058 and revert the parcel to the underlying C4 – Urban Centre Commercial zone.

3.0 Development Planning

Staff are recommending support for the proposed Land Use Contract Termination to terminate LUC77-1058 from the subject property. The current LUC affects one property at 350 Gray Road and restricts the property to the Zoning Bylaw no. 4500's C3 – Community Commercial zone with the ability to also operate a tire sales and repair shop. The underlying zone of C4 – Urban Centre Commercial is an appropriate zone because the property is located in the Rutland Urban Centre, however, the underlying zone doesn't allow for the existing use, so the business would become legal non-conforming. The business is permitted to continue operating, as long as their existing use doesn't cease operations for more than six months.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th, 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th, 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th, 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must also send an additional letter within 30 days of adoption, informing the owners and providing information about the Board of Variance.

Staff are recommending that the required Development Signs as part of Council Notification Policy No.367, be placed on the City's boulevard to not offer any burden on the owners or tenants of the building.

4.3 Site Context

The subject property has a total area of 1052m² and is located on Gray Road. The property has been designated MXR – Mixed Use (Residential / Commercial) in the Official Community Plan and the surrounding area is also MXR.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Gas Bar
East	C4 – Urban Centre Commercial	General Retail
South	C4 – Urban Centre Commercial	Single-Family Dwelling(s)
West	C4 – Urban Centre Commercial	Vacant

Subject Property Map: 350 Gray Road

5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by Council with regard to affected contracts.

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Mixed Use (Residential / Commercial) (MXR). Developments that provide for commercial space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases. Other relevant policies include Policy 5.5.1 Building Height and Chapter 17 – Urban Centre definition. Maximum density at the centre of the core would be consistent with zoning as follows: City Centre – C7 zone; Rutland – C7 zone; Pandosy – C4 zone; Midtown – C6 zone; Capri/Landmark – C4 zone.

6.0 Application Chronology

Date of Application Received: December 10th, 2020
Date of Owner Notification: December 18th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

LUCT20-0018

350 Gray Road

Land Use Contract Termination

Proposal

- To terminate the Land Use Contract (LUC77-01058) from the subject property and revert the parcel to the underlying C4 – Urban Centre Commercial zone.

Development Process

City of Kelowna

Dec 10, 2020 — LUC Termination Initiated by Staff

Dec 18, 2020 — Public Notification Completed

Aug 23, 2021 — Initial Consideration

Public Hearing (LUCT)
Second & Third Readings

Final Reading

LUC Eliminated (1 year later)

Council Approvals

Context Map

HWY 33 W
AURORA
DOUGALL RD
ASHER RD
ROXBY RD
PARK RD
GRAY RD
DOUGALL RD S
VALLEYVIEW RD
CAMBIE RD
DELL RD
PEMBERTON RD
350
365
301
301
284-290
270
260-262
425-433
405
439
489
470
520
519
105 104 103 101
340
330
155
158
150
140
400
120
125
115
190
170
160
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215
210
225
230
235
240
260
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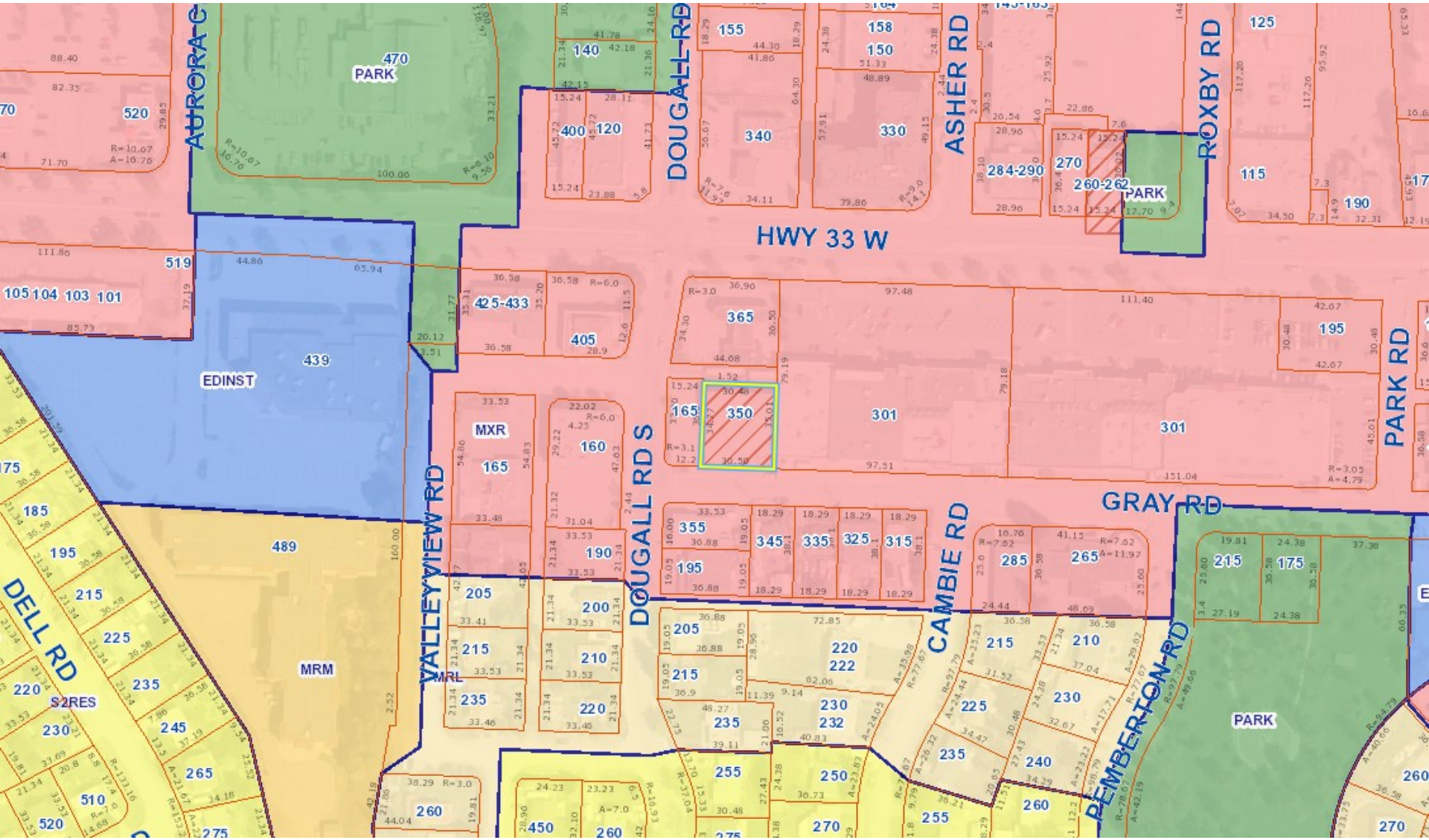
175
155
230
260
185
195
215
225
235
245
265
220
230
510
260

OCP Future Land Use



Background

- Land Use Contracts: 1970's tool
- Allow local governments to grant development rights above and beyond current zoning
- Exchange for commitments from developers to help infrastructure costs
- BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.

Project Details

- Staff initiated the termination of LUC77-1058.
- Staff are proposing to revert the parcel back to the C4 – Urban Centre Commercial zone, as the property is in the Rutland Urban Centre.
- Existing use would become legal non-conforming.
- If successful, the property will get the full use of current C4 zone, one year after termination date.

Public Notification Policy #367

City of Kelowna

- Staff sent a letter to the property owner of the Proposed Land Use Contract Termination on December 18th, 2020.
  - A copy of the C4 zone was included in the letter.

Staff Recommendation

- Development Planning Staff recommend **support** for the proposed land use contract termination:
  - The property is in the Rutland Urban Centre.
  - Province of BC requires all LUC's to be discharged/terminated.

Conclusion of Staff Remarks

CITY OF KELOWNA
BYLAW NO. 12265
LUCT20-0018

Early Termination of Land Use Contract – LUC77-1058
350 Gray Road

WHEREAS a land use contract (the "Land Use Contract LUC77-1058) is registered at the Kamloops Land Title Office under the charge numbers N11210 and S60839 against lands in the City of Kelowna particularly known and described as Lot A Section 23 Township 26 ODYD Plan 28897 (the "Lands"), located on Gray Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1058 Bylaw No. 12265";

2. "By-law No.4494-78" establishing Land Use Contract LUC77-1058 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and

3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

_____

Mayor

_____

City Clerk

REPORT TO COUNCIL

Date:	August 23rd, 2021		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	Z21-0026	**Owner:**	Vision Excavating Ltd., Inc.No. BC0707315
Address:	472 Knowles Road	**Applicant:**	Cannon Consulting Corp.
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z21-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 167 ODYD Plan 9341 Except Plans 13481 and 19834, located at 472 Knowles Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding condition of approvals as set out in Schedule "A" attached to the Report from the Development Planning Department dated August 23rd, 2021;

AND THAT final adoption the Rezoning Bylaw be considered subsequent to a Section 219 Covenant being registered on the property limiting the site coverage and future building heights;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision. The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City's Permanent Growth Boundary (PGB). The proposed zone is consistent with the Official Community Plan's (OCP) objective of incrementally increasing residential densities in existing neighbourhoods. In addition, each of the proposed lots meet the dimension of the RU2 zone. There are also multiple properties in the vicinity that are zoned RU2. Following the previous application, Staff believe the applicant has revised their plans in a constructive way to be better integrated into the neighbourhood.

4.0 Proposal

4.1 Background

A previous Rezoning (Z20-0029) application was submitted to the City of Kelowna for the subject property in 2020. The proposal was to rezone to the RU2 – Medium Lot Housing zone, which would have facilitated a 3-lot subdivision. The application received first reading, but Council decided to defeat the bylaw at Public Hearing on July 14th, 2020. The property has since been sold and the new owner has submitted another Rezoning application.

4.2 Project Description

The applicant is proposing to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision. All proposed lots will meet the minimum dimensions of the RU2 zone.

Since the last application was unsuccessful the applicant has added several items and updates to the proposal, which they believe will address several of the neighbourhood's concerns. This includes placing a Section 219 covenant on the subject properties that will limit the site coverage to 37%, as well as limiting the building heights to 8.0m (from 9.5m). The covenant will be a condition of the zoning and will be required to be placed on Title prior to final adoption of the zone. The applicant has also provided a Landscape Plan and Landscape Estimate, which will be bonded for and will be a condition of the subdivision approvals. Finally, the applicant has provided conceptual renderings where they believe the homes will be a craftsman/farmhouse style, which will be better integrated into the neighbourhood. The applicant believes these changes will help address many of the neighbourhoods concerns that were brought up at the previous Public Hearing.

4.3 Site Context

The property is located in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The lot is in close proximity to Anne McClymont Elementary School and the Lakeshore Road Recreation Corridor to the East, and Eldorado Beach Access to the West. The commercial node at Collett Road, Okanagan Mission Community Hall, and Okanagan Mission Secondary School area also nearby in the neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Semi-Detached Housing
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 472 Knowles Road

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

> Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Attached Development Engineering Memo dated August 23rd, 2021.

7.0 Application Chronology

Date of Application Received: March 30th, 2021
Date Public Consultation Completed: April 3rd, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Renderings

Attachment B: Site Plan

Attachment C: Landscape Plan

SCHEDULE A
This forms part of application
Z21-0026
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: April 14, 2021

File No.: Z21-0026

To: Urban Planning (BW)

From: Development Engineering Manager (JK)

Subject: 472 Knowles Rd. RU1 to RU2

The Development Engineering Department has the following comments and requirements associated to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

The Development Engineering Technologist for this project is Aaron Sangster.

1. General

a. The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. Domestic Water and Fire Protection

a. This property is currently serviced with 19mm-diameter water service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.

3. Sanitary Sewer

a. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be confirmed/installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.

4. Storm Drainage

a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if

applicable, and recommendations for onsite drainage containment and disposal systems.

b. On site storm drainage systems for the site will be reviewed and approved by Engineering in accordance with bylaw 7900, when a site servicing design is submitted.

c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

5. Road Improvements

a. Knowles Rd. must be upgraded to an urban standard along the full frontage of this proposed development, including roll-over curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R3. Cash-in-lieu instead of immediate construction is required, and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **$70,958.17** not including utility service cost.

b. Development Engineering fee 3.5% = **$2,399.10** ($2,284.85 + $114.25 GST)

6. Electric Power and Telecommunication Services

a. All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost

b. Re-locate existing utilities, where necessary.

7. Development Permit and Site Related Issues

a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

8. Geotechnical Study

a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

SCHEDULE A
This forms part of application
Z21-0026
City of Kelowna DEVELOPMENT PLANNING
Planner Initials TC

ii. Site suitability for development.

iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

iv. Any special requirements for construction of roads, utilities and building structures.

v. Recommendations for items that should be included in a Restrictive Covenant.

vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.

vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

12. <u>Charges and Fees</u>

(a) Development Cost Charges (DCC's) are payable

(b) Fees per the "Development Application Fees Bylaw" include:

(i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
(ii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
(iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
(iv) Hydrant levy charge of **$500.00** ($250.00 per new lot.)
(v) Survey Monument Fee: **$100.00** ($50 per newly created lot – GST exempt).

James Kay, P. Eng.
Development Engineering Manager

AS

SCHEDULE A
This forms part of application
Z21-0026
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

ATTACHMENT A

This forms part of application

Z21-0026

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT A

This forms part of application

Z21-0026

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT A

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Z21-0026

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT A

This forms part of application

Z21-0026

Planner Initials TC

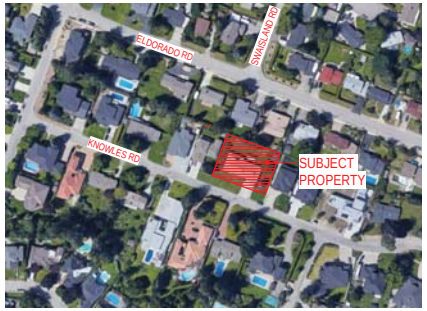
City of Kelowna
DEVELOPMENT PLANNING

NOTES:

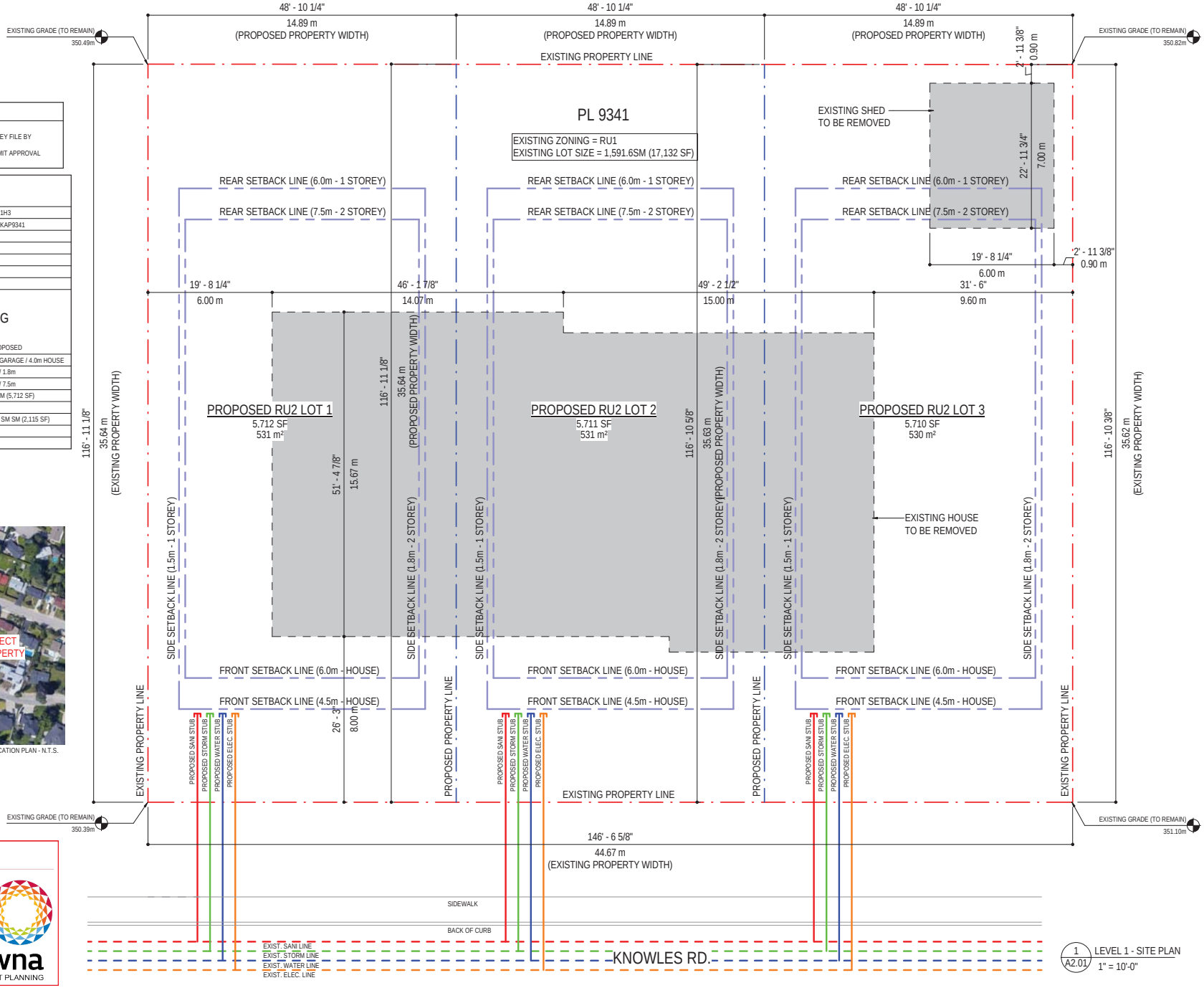
1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY FERGUSON LAND SURVEYING DATED FEBRURARY 1, 2021.
2. ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL

ZONING SUMMARY	472 Knowles rd.
ADDRESS	472 KNOWLES RD, KELOWNA, BC, V1W 1H3
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 167, ODYD, PLAN KAP9341
DEVELOPMENT PERMIT AREA	N/A
EXISTING ZONING	RU1
PROPOSED ZONING	RU2
EXISTING LEGAL USE	SINGLE FAMILY HOME
PROPOSED LEGAL USE	3 INDEPENDENT RU2 ZONED LOTS

ZONING REQUIREMENTS	PROPOSED BUILDING	
	ZONING STANDARD	PROPOSED
FRONT SETBACK	6.0m GARAGE/ 4.0m HOUSE	6.0m GARAGE / 4.0m HOUSE
SIDE SETBACK	1.5m (1 storey) / 1.8m (2 storey)	1.5m / 1.8m
REAR SETBACK	6.0m (1 storey) / 7.5m (2 storey)	6.0m / 7.5m
PARCEL SIZE	400 SM	531 SM (5,712 SF)
BUILDING HEIGHT	8.5m or 2.5 storeys	TBD
TOTAL PARCEL COVERAGE AREA	196.5 SM (37%)	196.5 SM SM (2,115 SF)
TOTAL PARCEL COVERAGE %	37%	37%
TOTAL PARKING COVERAGE %	10%	10%



LOCATION PLAN - N.T.S.



1 A2.01 LEVEL 1 - SITE PLAN
1" = 10'-0"

ATTACHMENT B
This forms part of application
Z21-0026
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

CM DESIGNS
curt_mitch@outlook.com
250-300-6888

TRUE NORTH
PROJECT NORTH

APPLICANT: RON CANNON - roncannon@shaw.ca

No.	Date	Revision
01	2021-03-03	ISSUED FOR SUBDIVISION & REZONING

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Drawing Title
SITE PLAN & ZONING

Project Title
472 KNOWLES
472 KNOWLES RD, KELOWNA, BC, V1W 1H3
LOT A, DISTRICT LOT 167, ODYD, PLAN KAP9341

Drawing Number
A2.01

Job No. 18 - 1816
Scale As indicated

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	4	6cm CAL.
FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK BEECH	7	6cm CAL.
PICEA PUNGENGS	BLUE SPRUCE	4	6cm CAL.
PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE	3	6cm CAL.
SHRUBS			
CORNUS SERICEA 'KELSEYI'	KELSEY DWARF DOGWOOD	48	#02 CONT. /0.75M O.C. SPACING
HYDRANGEA ARBORESCENS 'INVINCIBELLE RUBY'	INVINCIBELLE RUBY HYDRANGEA	19	#02 CONT. /1.2M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	27	#02 CONT. /1.0M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	7	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'PINK GRAPEFRUIT'	PINK GAPEFRUIT YARROW	29	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	13	#01 CONT. /0.9M O.C. SPACING
ECHINACEA PRPUREA 'SOLAR FLARE'	SOLARE FLARE CONEFLOWER	18	#01 CONT. /0.75M O.C. SPACING
HOSTA FORTUNEI 'HYACINTHINA'	HYACINTHINA HOSTA	10	#01 CONT. /1.0M O.C. SPACING
MONARDA DIDYMA 'PANORAMA MIX'	PANORAMA BEEBALM	18	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALHBUSCH'	RED SWITCH GRASS	13	#01 CONT. /0.9M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	10	#01 CONT. /1.0M O.C. SPACING

ATTACHMENT C

This forms part of application

Z21-0026

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

472 KNOWLES RD.

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	21.05.14	Review
2		
3		
4		
5		

PROJECT NO	21-098
DESIGN BY	KM
DRAWN BY	TR
CHECKED BY	FB
DATE	MAY 14, 2021
SCALE	1:100
PAGE SIZE	24x36

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 313 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 259 cu.m. / year
WATER BALANCE = 54 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 105 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 35 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 85 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 28 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 79 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 26 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 90 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 77 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 59 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 51 cu.m.

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 48 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 41 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m/SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

472 KNOWLES RD.

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	21.05.14	Review
2		
3		
4		
5		

PROJECT NO	21-098
DESIGN BY	KM
DRAWN BY	TR
CHECKED BY	FB
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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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ATTACHMENT C

This forms part of application

Z21-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

Z21-0026
472 Knowles Road

Rezoning Application

Proposal

- To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

Development Process

Mar 30th, 2021 — Development Application Submitted

Staff Review & Circulation

April 3rd, 2021 — Public Notification Received

Aug 23rd, 2021 — Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

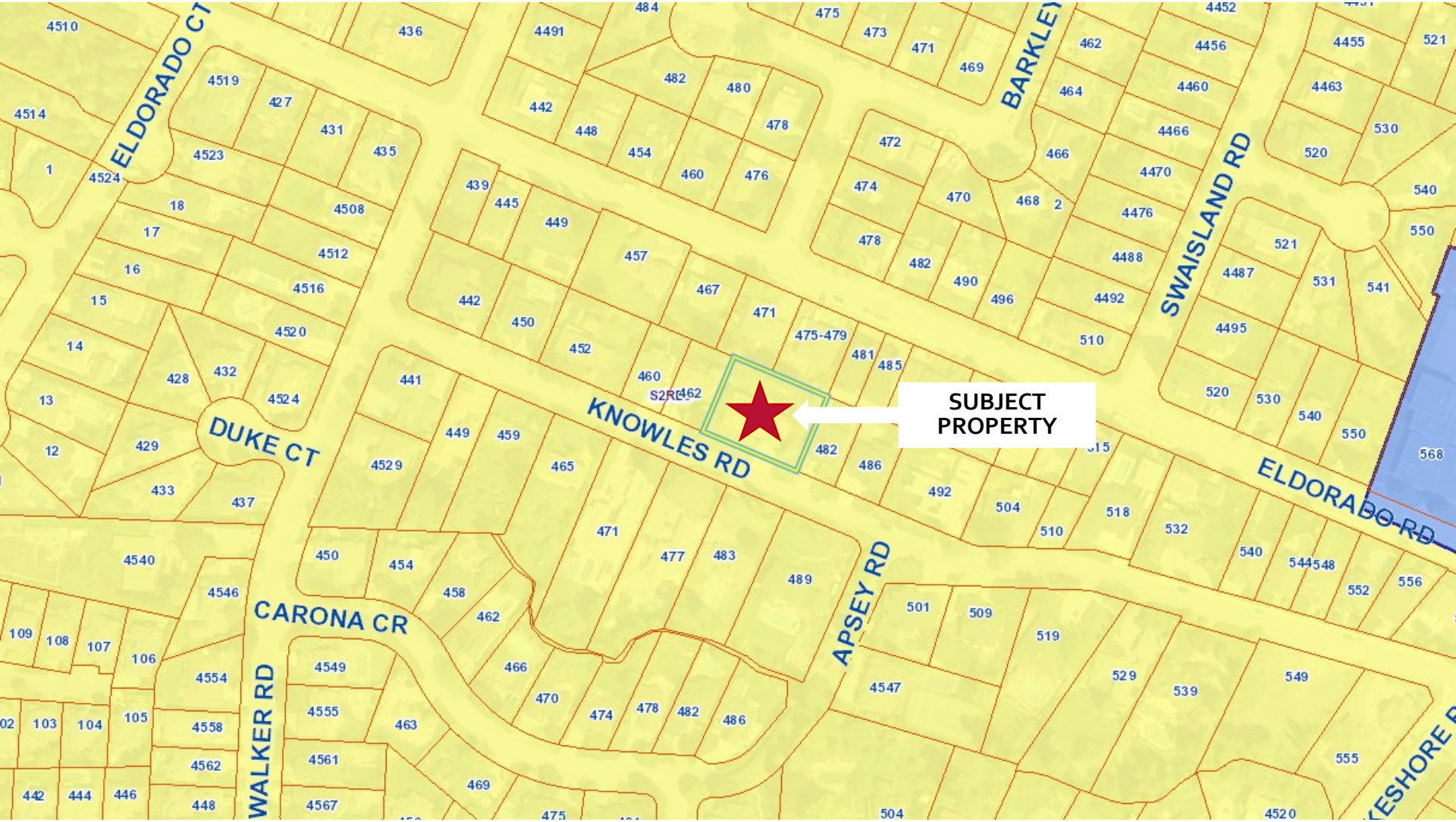
Council Approvals

Building Permit

Context Map

SUBJECT PROPERTY
KNOWLES RD
ELDORADO RD
ELDORADO CT
DUKE CT
CARONA CR
WALKER RD
APSEY RD
BARKLEY
SWAISLAND RD
SHORE RD

OCP Future Land Use / Zoning

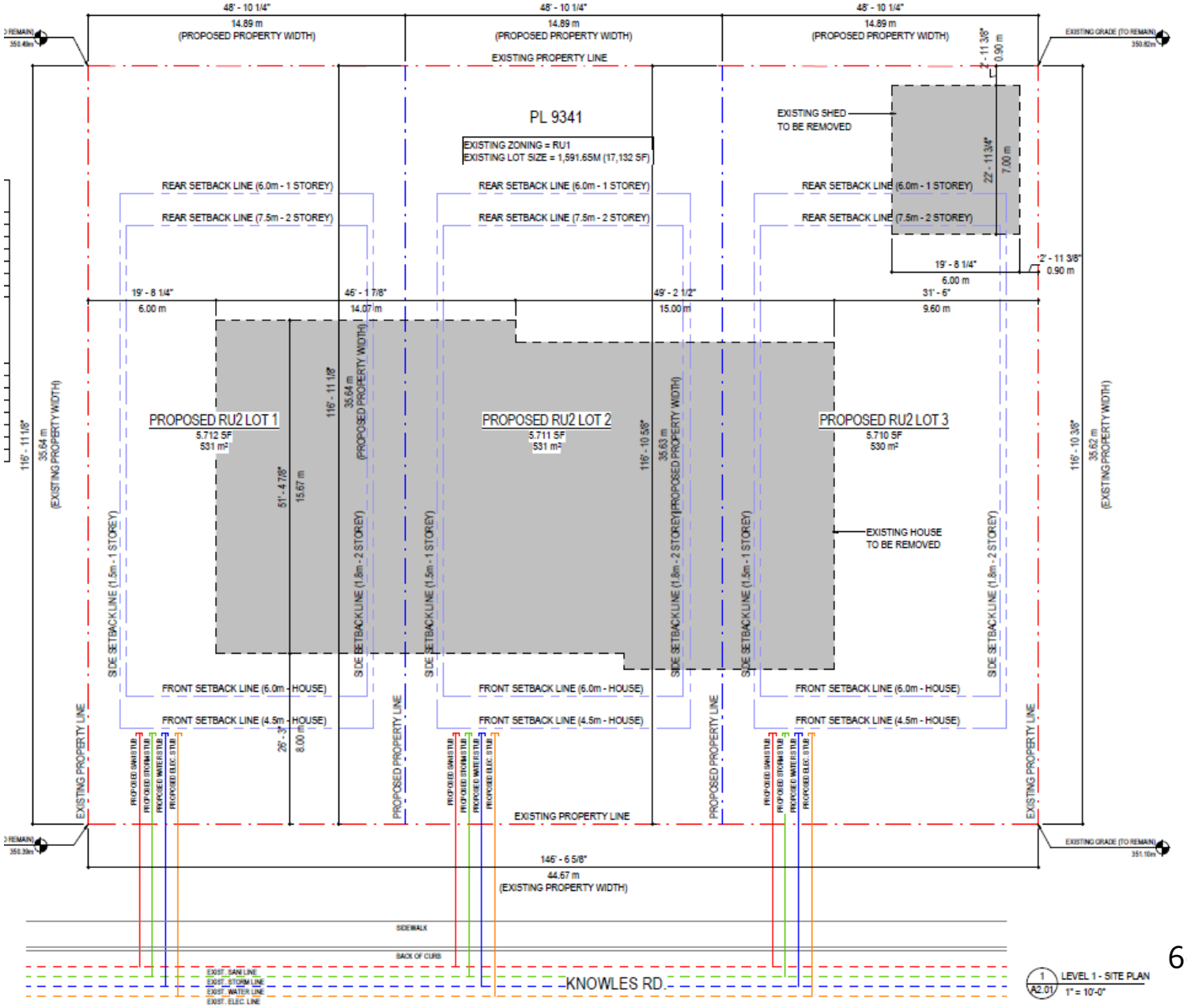


Subject Property Map

Project/technical details

- Proposed rezoning to RU2 – Medium Lot Housing will facilitate a 23-lot subdivision.
- All lots meet the depth, width and size of the RU2 zone.
- The applicant has agreed to place a Section 219 covenant on the property to limit the site coverage to 37% and the height to 8.5m.

Site Plan


48' - 10 1/4"
14.89 m
(PROPOSED PROPERTY WIDTH)
EXISTING PROPERTY LINE
PL 9341
EXISTING ZONING = RU1
EXISTING LOT SIZE = 1,591.65M (17,132 SF)
EXISTING SHED
TO BE REMOVED
REAR SETBACK LINE (6.0m - 1 STOREY)
REAR SETBACK LINE (7.5m - 2 STOREY)
19' - 8 1/4"
6.00 m
46' - 1 7/8"
14.07 m
49' - 2 1/2"
15.00 m
31' - 6"
9.60 m
PROPOSED RU2 LOT 1
5,712 SF
531 m²
PROPOSED RU2 LOT 2
5,711 SF
531 m²
PROPOSED RU2 LOT 3
5,710 SF
530 m²
EXISTING HOUSE
TO BE REMOVED
SIDE SETBACK LINE (1.5m - 1 STOREY)
SIDE SETBACK LINE (1.8m - 2 STOREY)
FRONT SETBACK LINE (6.0m - HOUSE)
FRONT SETBACK LINE (4.5m - HOUSE)
PROPOSED PROPERTY LINE
146' - 6 5/8"
44.67 m
(EXISTING PROPERTY WIDTH)
SIDEWALK
BACK OF CURB
KNOWLES RD.
LEVEL 1 - SITE PLAN
1" = 10'-0"

Conceptual Renderings

Conceptual Renderings

Conceptual Renderings

Conceptual Renderings

Landscape Plan

Development Policy

- Meets the intent of Official Community Plan Urban Infill Policies:
  - Within Permanent Growth Boundary
  - Sensitive Infill

Staff Recommendation

- Staff recommend **support** of the proposed rezoning to facilitate a 3-lot subdivision
- Meets the intent of the Official Community Plan
  - Urban Infill Policies
  - Appropriate location for adding residential density
- Consistent with Zoning Bylaw and the proposed lots meet the size minimums.
- Recommend the Bylaw be forwarded to Public Hearing

Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12266
Z21-0026
472 Knowles Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 167 ODYD Plan 9341 Except Plans 13481 and 19834 located on Knowles Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	August 23, 2021		
To:	Council		
From:	City Manager		
Department:	Development Planning Department		
Application:	Z21-0069 & OCP21-0020	**Owner:**	Sole Cawston Developments Ltd., Inc. No. BC1270856
Address:	604, 608, 612, 626 Cawston Ave	**Applicant:**	Kevin Edgecombe
Subject:	OCP Amendment and Rezoning Application		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MXR – Mixed Use (Residential/Commercial)		
Existing Zone:	RU2 – Medium Lot Housing		
Proposed Zone:	C7 – Central Business Commercial		

1.0 Recommendation

That Official Community Plan Map Amendment Application No. OCP21-0020 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- Lot 23, District Lot 139, ODYD, Plan 1037, located at 604 Cawston Avenue, Kelowna, BC;
- Lot 22, District Lot 139, ODYD, Plan 1037, located at 608 Cawston Avenue, Kelowna, BC;
- Lot 21, District Lot 139, ODYD, Plan 1037, located at 612 Cawston Avenue, Kelowna, BC;
- Lot A, District Lot 139, ODYD, Plan EPP49686, located at 626 Cawston Avenue, Kelowna, BC.

from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated August 23, 2021;

AND THAT Rezoning Application No. Z21-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- Lot 23, District Lot 139, ODYD, Plan 1037, located at 604 Cawston Avenue, Kelowna, BC;

- Lot 22, District Lot 139, ODYD, Plan 1037, located at 608 Cawston Avenue, Kelowna, BC;
- Lot 21, District Lot 139, ODYD, Plan 1037, located at 612 Cawston Avenue, Kelowna, BC;
- Lot A, District Lot 139, ODYD, Plan EPP49686, located at 626 Cawston Avenue, Kelowna, BC.

from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone, be considered by Council;

AND THAT the Official Community Plan Map Amendment Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions identified in Schedule "A" associated to the report from the Development Planning Department dated August 23, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the legal consolidation of all the lots into one parcel.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject properties.

2.0 Purpose

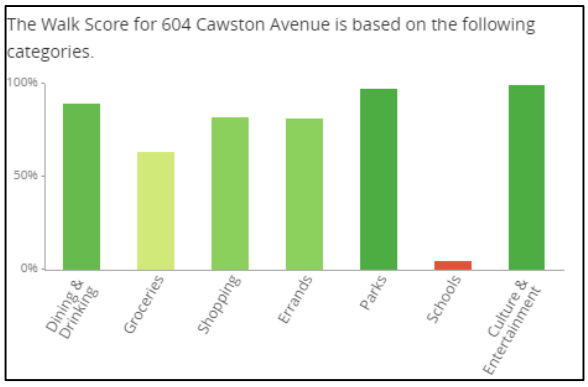
To consider an OCP amendment application from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation and to consider a rezoning application on the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of a six storey building mixed use building.

3.0 Development Planning

Staff are recommending support for the Rezoning and Official Community Plan (OCP) amendment applications. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

The C7 – Central Business Commercial zone was designed for the City Centre Urban Centre to accommodate the density, mix of uses, and parking requirements appropriate for the downtown area. In this case, the C7 zone is deemed by staff to be the most appropriate zone to satisfy the desired density and set an appropriate parking requirement for the development.

The proposed development's proximity to the downtown and an active transportation corridor will facilitate residents to utilize alternative transportation resulting in the reduced reliance on the automobile. This location will help change the desired modal transportation split, the proposal is meeting the Zoning Bylaw's parking requirement on-site. The BikeScore for the site is 97 indicating this site is a "Biker's Paradise". The building's concept includes a mix of private outdoor spaces and a community roof-top amenity space with gardening spaces that allows a variety of outdoor options for the occupants of the building.



As the property is located downtown, the site is within walking distance of a wide range of amenities and destinations including: retail, dining opportunities, employment opportunities, cultural facilities, and

recreational facilities. The lot has a walkscore of 75, and is considered to be a "Very Walkable", where "most errands can be accomplished on foot". The lower walkscore, despite being in the downtown is due to the low school proximity portion. This proposal is proposing a school on the third floor which will help one of the lacking key downtown amenities.

With respect to height, the C7 zone allows for variable heights as governed by the C7 Map A – Downtown Building Heights Plan. The site in question straddles two distinct areas in the C7 Map A, as part of the site sits east of the laneway west of Richter Street, and part of the site sits west of this laneway. See diagram below:

3.1 Public Notification

As per Council Policy 367 regarding public notification, the applicant held a public open house on July 27th 2019.

4.0 Proposal

4.1 Project Description

The intended Development Permit proposal includes four ground-oriented townhouse units along Cawston Avenue, 45 residential apartment units (49 in total), and a proposed school facility located on the third level.

The proposal includes enough parking for the school facility, all the residents, and full visitor parking requirements. Staff are only tracking one potential variance to the total amount of short-term bicycle parking requirements. However, the applicant is working creatively to eliminate this variance by the time the Development Permit is considered.

If Council supports the OCP amendment and rezoning bylaws, then the applicant will finalize the design and Staff will update the project description in a Development Permit Council Report.

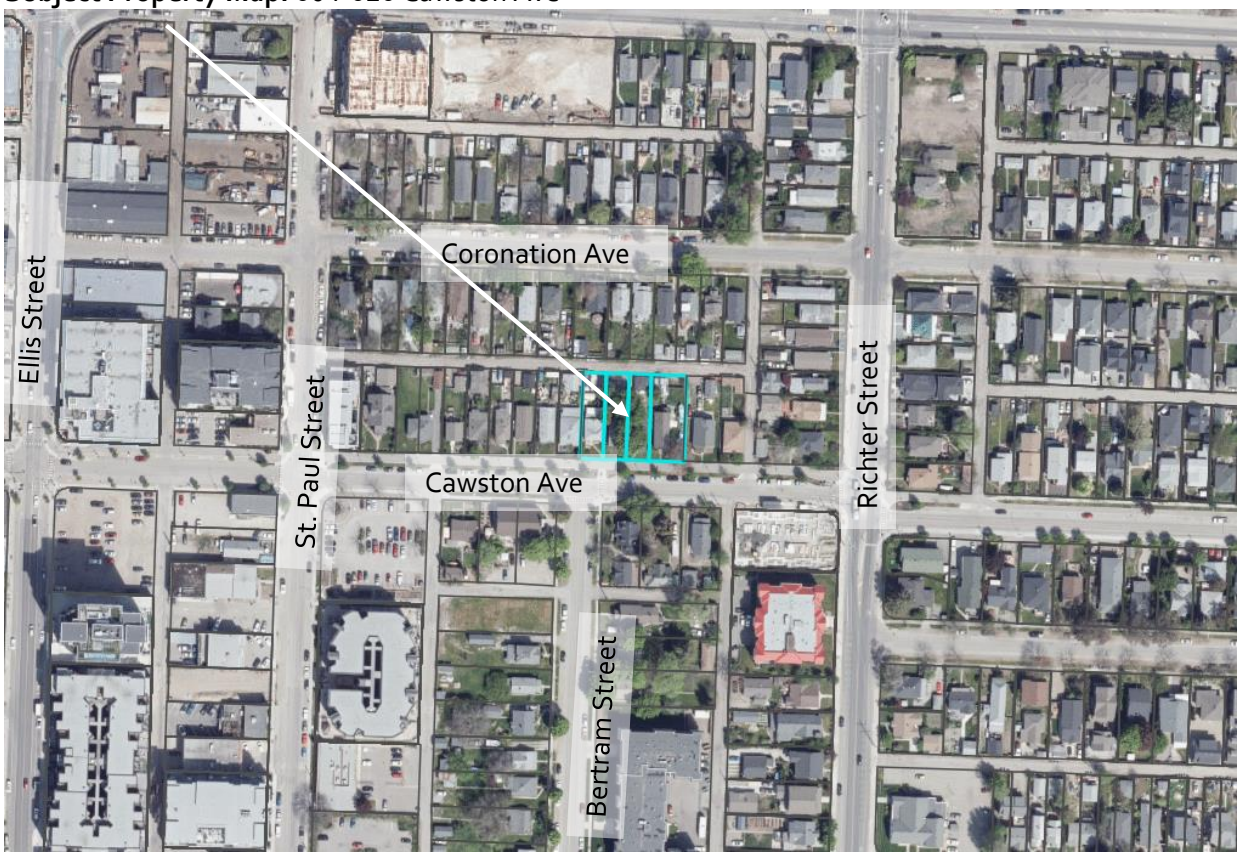
4.2 Site Context

The subject properties are located on the north side Cawston Avenue within the north-eastern portion of the City Centre Urban Centre. In addition, the lot has direct access to the Cawston Avenue multi-use pathway and is within 400 metres of the Ethel Street multi-use pathway, and thus has excellent access for all forms of active transportation.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Family Housing
East	RU6 – Two Dwelling Housing	Single Family Housing
South	RM5 – Medium Density Multiple Housing	Stacked Row Housing
West	RU2 – Medium Lot Housing	Single Family Housing

Subject Property Map: 604-626 Cawston Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

> Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

> *Policy .2 Compact Urban Form.* Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400m walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Development Engineering Department

See attached memorandum

7.0 Application Chronology

Date of Application Received: May 1st 2021
Date Public Consultation Completed: July 27th 2011

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo dated July 8th 2021
Attachment A: Initial Architectural Drawing Package and Applicant Rationale

CITY OF KELOWNA

MEMORANDUM

SCHEDULE A
This forms part of application
OCP21-0020 Z21-0069
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Date: July 8, 2021

File No.: Z21-0069

To: Planning and Development Officer (AT)

From: Development Engineering Manager (RO)

Subject: 604, 608, 612, 626 Cawston Ave RU2 to C7

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the properties from the RU2 Medium Lot Housing zone to the C7 Central Business Commercial zone.

1. GENERAL

a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.

c. All City Trees must be protected as per Bylaw 8042 Schedule C – Tree Barrier and Installation Policy requirements.

d. Removal of City Trees will require approval by the City's Urban Forestry Supervisor. Trees require replacement, at a minimum two for one ratio, or payment of the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.

e. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. DOMESTIC WATER AND FIRE PROTECTION

a. The subject lots are located within the City of Kelowna water supply area. The existing lots are each serviced with a 19-mm diameter water service. Only one service will be permitted per legal lot. The Applicant, at their cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.

b. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

c. An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

d. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

e. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

a. Our records indicate that the subject lots are currently each serviced with a 100-mm diameter sanitary sewer service off Cawston Ave. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.

b. Only one service will be permitted, the applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost. If one of the existing service connections are to be utilized it must be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 & SS-S9.

c. New service connection to AC sanitary sewer main must adhere to WorkSafe BC approved procedures. Overbuild manhole will not be permitted.

4. STORM DRAINAGE

a. The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.

b. Provide the following drawings:

i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

ii. A detailed Stormwater Management Plan for this subdivision; and,

iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

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c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.

d. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.

g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

a. Cawston Ave has been upgraded to urban standard, no further frontage upgrades required.

b. East west lane fronting this development to the north must be upgraded to SS-R2 commercial lane standard; including road fillet paving, storm drainage c/w catch basin(s) and drywell(s), burial of overhead wires and removal of poles, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

6. POWER AND TELECOMMUNICATION SERVICES

a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. GEOTECHNICAL STUDY

a. Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision**.

b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

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i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

ii. Site suitability for development.

iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

iv. Any special requirements for construction of roads, utilities, and building structures.

v. Recommendations for items that should be included in a Restrictive Covenant.

vi. Recommendations for roof drains and perimeter drains.

vii. Recommendations for erosion and sedimentation controls for water and wind.

viii. Any items required in other sections of this document.

c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

> "Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer."

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

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Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

a. A dedication of approximately 0.8 m along the full frontage of the lane is required to achieve a 7.6 m commercial lane.

b. No driveway access will be permitted to Cawston Ave. The vehicular access to the development site is to be provided from the lane.

c. Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

9. DESIGN AND CONSTRUCTION

a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. SERVICING AGREEMENT FOR WORKS AND SERVICES

a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

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11. CHARGES AND FEES

a. Development Cost Charges (DCC's) are payable.

b. Fees per the "Development Application Fees Bylaw" include:

i. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).

ii. Survey Monument Fee: $50.00 per newly created lot (GST exempt).

iii. Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.

iv. Hydrant Levy Fee: $250 per newly created lot (GST exempt).

v. Engineering and Inspection Fee: 3.5% of construction value (plus GST).

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Ryan O'Sullivan
Development Engineering Manager

SK

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LIME ARCHITECTURE INC.

Transmittal Page 1 of 3

To: Planning Department — City of Kelowna
CC: Kevin Edgecombe — kevin@edgecombebuilders.com

April 29, 2021

Re: Design Rationale for the Proposed Development of 604-626 Cawston Avenue, Kelowna, BC (The Site)

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Re-zoning and OCP Amendment associated with the proposed Development of 604-626 Cawston Avenue in Kelowna, we offer the following Design Rationale for the project:

Located slightly west of the corner of Cawston Avenue and Richter Street, 604-626 Cawston Avenue is in the heart of Kelowna's "City Centre" urban centre. The project location is in close proximity to shopping and restaurants allowing most errands from the location to be accomplished by foot as is emphasized with a 70+ walk score and by bicycle as the proposed location has a bike score of 97 with the Cawston Avenue Recreation Corridor being uniquely located directly in front of the proposed development. Kelowna's City Centre is ideally located for residential use and because of its associated high walk and bike score, reduces the reliance on automobile use allowing the residents to have a lower carbon footprint. The proposed C7 zone allows for mixed use (residential/commercial/ school) which is well suited to the property's location between existing residential and commercial zones.

The building design includes four ground floor accessible, two storey live/ work townhome units along Cawston Avenue. Also included in the Cawston Avenue frontage is the main entrance lobby for the building with access to the remaining 45 units (49 residential units in total) and the proposed school facility located on the third level. We feel including a school facility within the development offers a uniquely urban educational experience for building residents and locals alike. The proposed development's proximity to the downtown Kelowna core influenced an overall design that provides enough parking for all residents, full visitor parking requirements, and enough parking for the school facility on the third floor even though it can be anticipated that many residents will utilize the buildings' convenient location, tallowing alternative means of transportation. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The concept for the building includes providing a mix of private outdoor spaces and a community roof-top amenity space that allows a variety of outdoor options for the occupants of the building. Additionally, a community-oriented herb garden will be included on the rooftop amenity space.

One of the challenges in developing the property is its location between a previously approved multi-family development and an adjacent single-family residential home. In response to the location

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of the property and to ensure that the development was conscious of its surroundings, the building design includes a tiered building façade that emphasizes the pedestrian scale relationship at street level to better engage expected pedestrian and bike traffic. This approach helps ground the project as well as provide a variety of pedestrian and human scale relationships to compliment the neighbouring buildings and provide visual interest along a multi-modal transport corridor. To compliment the ground-oriented townhome or live/ work units, the remaining street-front façade and lobby entrance create a sense of layering by setting them further back from the property line in order to soften the impact of the building mass. Once past the third level, the building steps back even further from the street to ensure that the building face is being sensitive to the human interaction that will be common along the transportation corridor while also being sensitive to the neighbouring multi-family project.

The final building form takes inspiration from the trend to design and build with a modern building style combined with energy efficiency in mind. The modern form includes the use of punch windows and utilizes the private outdoor amenity space to ensure the any larger glazed opening is provided with shade during summer months while offering transparent connection between indoor and exterior spaces. The use of this type of window system helps establish a regular rhythm on the building exterior while enhancing energy performance by reducing reliance on mechanical systems. The building scale at all levels is inviting while still maintaining a sense of privacy between neighbouring buildings and for the building's residents.

The priority to densify precious, developable land within an existing urban centre while ensuring the building stepped away from the street-front and neighbouring properties resulted in the building height being well below the height restriction of 37m or 12 storeys. Achieving 49 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability perspectives. To further reduce the impact on the transportation corridor, the 4th storey was stepped back even further than the 3 storeys below. Further to this, the rooftop amenity spaces are set back further to provide privacy for the residents and reduce the scale of the building from the street. The result is an attractive infill multi-family residential project that combines a school component and addresses the human scale while sensitively designed to reduce impact on neighbours. Additionally, bicycle storage was regarded as an important aspect and is provided on the entry level with easy access to the exterior of the building. We believe that the unique combination of project location, amenities provided, and unique addition of the school facility aligns with the City's vision and our own when it comes to healthy, interactive urban living.

The proposed infill development requires no variances which is a testament to the effectiveness of the overall design to meet the zoning requirements for the C7 zone.

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In summary, the rationale for this project is as follows:

i. Provide a thoughtful, sustainable infill housing solution to a property located in the heart of an existing urban centre of Kelowna.
ii. Propose a unique and diverse building composition that combines townhome or live/work units, condo units, rooftop amenity space, and a school facility to centralize residents needs bringing urban living to Cawston Avenue.
iii. Provide a development that provides enough parking for all residents, visitors, and staff of the proposed school while utilizing the unique location on a multi-modal transportation corridor to encourage alternative means of transport.
iv. The proposed development results in a building design that is attractive in its modern design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Rezoning and OCP Amendment application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

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DEVELOPMENT PLANNING
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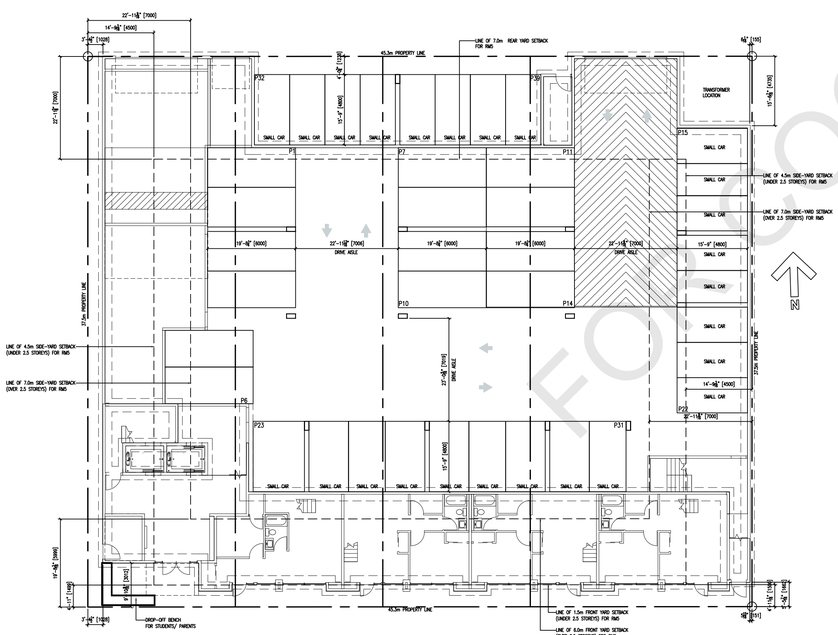
c/o

The Development Team including, but not limited to:
Edgecombe Builders Group and SOLE Squared Developments.

604-626 Cawston Ave., Kelowna, BC



CAWSTON AVE.

UNIT AREA CALCULATIONS			
NAME	LENGTH	WIDTH	AREA
RES 1	51'-0"	15'-4"	728.0 SF
RES 2	46'-4"	14'-3"	626.6 SF
RES 3	44'-11"	14'-3"	621.4 SF
RES 4	44'-11"	14'-3"	636.4 SF
RES 5	44'-11"	14'-3"	636.4 SF
RES 6	44'-11"	14'-3"	621.4 SF
RES 7	46'-4"	14'-3"	626.6 SF
RES 8	46'-4"	21'-4"	970.5 SF
RES 9	43'-3"	21'-4"	805.6 SF
RES10	43'-4"	14'-3"	583.0 SF
RES11	41'-11"	14'-3"	577.8 SF
RES12	41'-10"	14'-3"	590.8 SF
RES13	41'-11"	14'-3"	592.7 SF
RES14	41'-11"	14'-3"	577.8 SF
RES15	43'-3"	29'-7"	796.5 SF
RES16	50'-11"	15'-4"	727.6 SF
RES17	46'-4"	14'-3"	626.6 SF
RES18	45'-0"	14'-3"	622.0 SF
RES19	45'-0"	14'-3"	637.0 SF
RES20	45'-0"	14'-3"	637.0 SF
RES21	45'-0"	14'-3"	622.0 SF
RES22	46'-5"	14'-3"	627.2 SF
RES23	46'-4"	21'-4"	970.5 SF
RES24	43'-3"	21'-4"	805.7 SF
RES25	43'-4"	14'-3"	583.0 SF
RES26	41'-11"	14'-3"	577.8 SF
RES27	41'-11"	14'-3"	592.8 SF
RES28	41'-11"	14'-3"	592.8 SF
RES29	41'-11"	14'-3"	577.8 SF
RES30	43'-3"	29'-7"	793.1 SF
RES31	51'-0"	15'-4"	728.0 SF
RES32	46'-4"	14'-3"	626.6 SF
RES33	45'-0"	14'-3"	622.0 SF
RES34	45'-0"	14'-3"	637.0 SF
RES35	45'-0"	14'-3"	637.0 SF
RES36	45'-0"	14'-3"	622.0 SF
RES37	46'-5"	14'-3"	627.2 SF
RES38	46'-4"	21'-4"	970.4 SF
RES39	43'-3"	21'-4"	805.6 SF
RES40	43'-4"	14'-3"	583.0 SF
RES41	41'-11"	14'-3"	577.8 SF
RES42	41'-11"	14'-3"	592.8 SF
RES43	41'-10"	14'-3"	590.8 SF
RES44	41'-11"	14'-3"	577.8 SF
RES45	43'-3"	29'-7"	793.1 SF
SCHOOL1	99'-6"	144'-8"	12001.5 SF
TH1	22'-2"	32'-2"	591.5 SF
TH1UP	21'-0"	28'-9"	536.8 SF
TH2	22'-2"	28'-6"	601.0 SF
TH2UP	29'-7"	28'-6"	659.0 SF
TH3	22'-2"	28'-6"	600.8 SF
TH3UP	29'-7"	28'-6"	659.3 SF
TH4	22'-2"	29'-5"	616.3 SF
TH4UP	21'-11"	29'-5"	561.8 SF
BUILDING TOTAL			46802.9 SF

PROPERTY DESCRIPTION

CIVIC: 604-626 Cawston Ave, Kelowna, BC
LEGAL: Plan 1037; Lot 23; Lot 22; Lot 21; EPP49686 Lot A

ZONING CALCULATIONS:

Current Zoning : RU2
Proposed Re-zoning : C7

SITE INFORMATION:

		Allowed	Proposed
Gross Site Area=	18,282 ft² (1,698 m²)		
Allowable Site Coverage=		N/A	84.5% (15,451 ft²)
Building Floor Plate up to 16.0m Height		N/A	
Building Floor Plate above 16.0m Height		1,221 m² (13,142 ft²)	981 sm (10,564.4 ft²)
F.A.R. =		9.0 (164,538 ft²)	2.56 (46,802.9 ft²)

	GROSS FLOOR AREA	PRIVATE OPEN SPACE
LEVEL 1 - Entry Level to 4x Townhomes	15,450.9 ft² (1,435.4 m²)	Min 6.0m2 per Bachelor Suite Min 10.0m2 per 1 Bedroom Suite Min 15.0m2 per 1+ Bedroom Suite
LEVEL 2 - Upper Level to 4x Townhomes	16,238.4 ft² (1,508.6 m²)	
LEVEL 3 - Commercial School Level	12,750.8 ft² (1,184.6 m²)	
LEVEL 4 - 15 Residential Suites	11,344.9 ft² (1,054.0 m²)	
LEVEL 5 - 15 Residential Suites	11,344.9 ft² (1,054.0 m²)	
LEVEL 6 - 15 Residential Suites	11,344.9 ft² (1,054.0 m²)	
ROOFTOP -	849.8 ft² (78.9 m²)	
TOTAL	79,324.6 ft² (7,369.5 m²)	

	Allowed:	Proposed:
Building Height: Max. Height =	37m (121.4 ft) or 12 storeys	22.8 m (74.8 ft) - 6 storeys
Yard setbacks:	Allowed:	Proposed:
Front yard -	0.0 m / 3.0m above 16.0m height	1.5m / 3.0m above 16.0m height
Side yard -	0.0 m 4.0m above 16.0m height	1.0/ 0.0m 4.0m above 16.0m height
Rear yard -	0.0 m	1.2m

Parking Calculations:	Required:	Proposed:
0.9/ 1 Bedroom (Floors 1&2) =	0.9 x 4 = 4	
1.0 per / 2 Bedroom (floors 4,5 & 6) =	1.0 x 45 = 45	
Visitor Parking (floors 1,2,4,5 & 6) =	0.14 per residence = 7	
School (floor 3) =	1.0 per 100m2 GFA = 11	
	67	69

Accesible Parking Requirements:
37-68 Parking Spaces= min. 2 spaces with 1 required to be Van-Accessible Parking.

Loading Requirements (School):		
Car Loading	5 (Min.)	0 — VARIANCE REQUIRED
Bus Loading	3	0

Bicycle Storage:	Required:	Proposed:
Long Term (Residential)	0.75 X 45 = 34 (Townhomes not required)	34
Short Term (Residential)	6 per entrance	6
Long Term (School - 10 staff)	1 per 10 employees = 3 (min.)	3
Short Term (School - 65 students)	3 per 10 students = 20	0 — VARIANCE REQUIRED
Long Term Total		37
Short Term Total		6

Amenity Calculations:	Required:		Proposed:
1 Bed Units:	4 units x 107.6/ unit =	430.4	
1+ Bed Units:	45 units x 161.5/ unit =	7,267.5	
TOTAL:		7,697.9 SF	13,688 SF

ATTACHMENT A
This forms part of application
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City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

FOR COORDINATION

LIME ARCHITECTURE INC.
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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

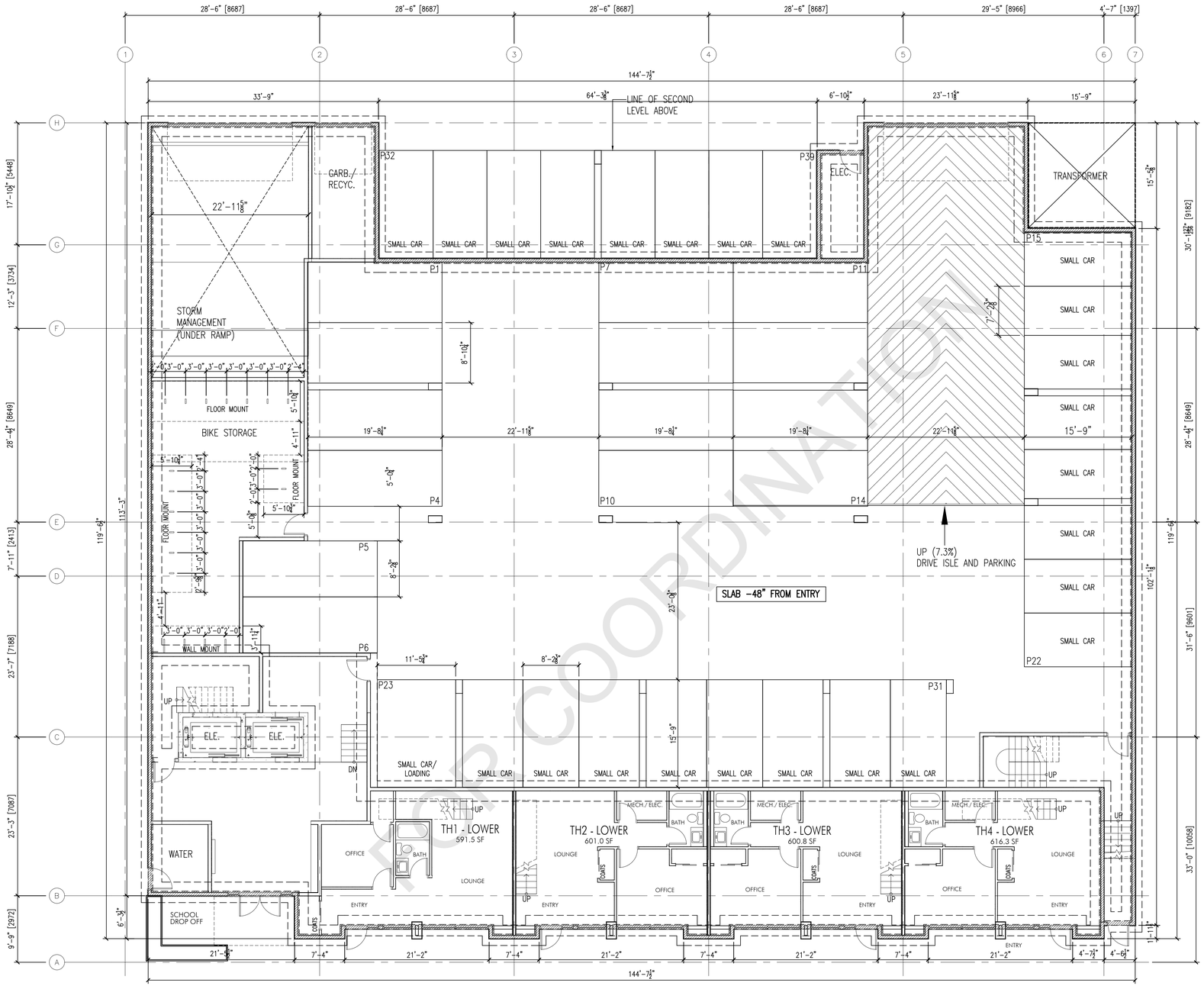
Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.24.21 - FOR DISCUSSION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-001

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
PROJECT INFORMATION

FOR COORDINATION



1 A-101 ENTRY LEVEL FLOOR PLAN
1/8"=1'-0"

FOR COORDINATION

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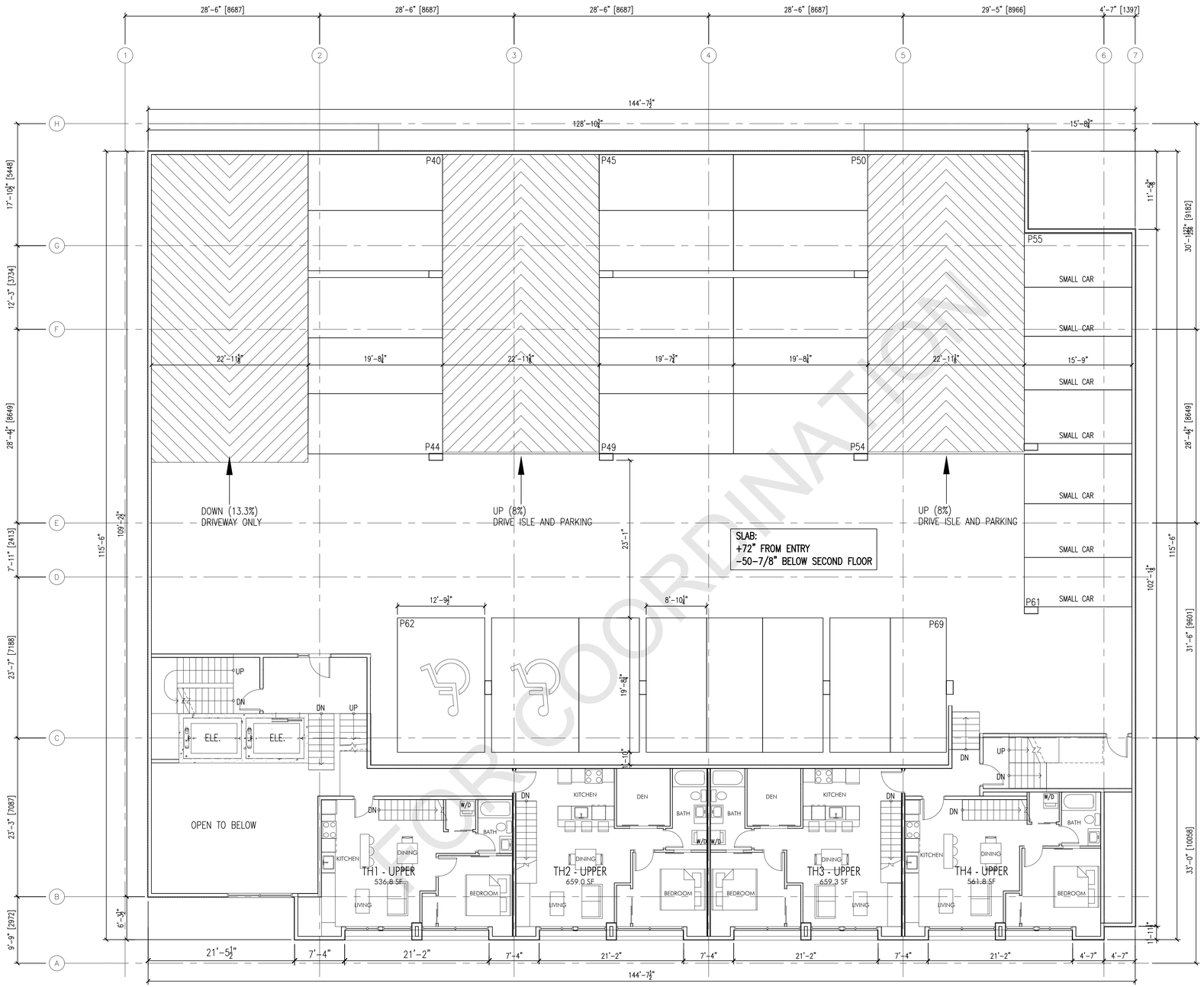
Revision No., Date and Description

02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
06.28.21 - ADDENDUM #2
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-101

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
ENTRY FLOOR LEVEL



1 SECOND LEVEL FLOOR PLAN
A-102 1/8"=1'-0"

FOR COORDINATION

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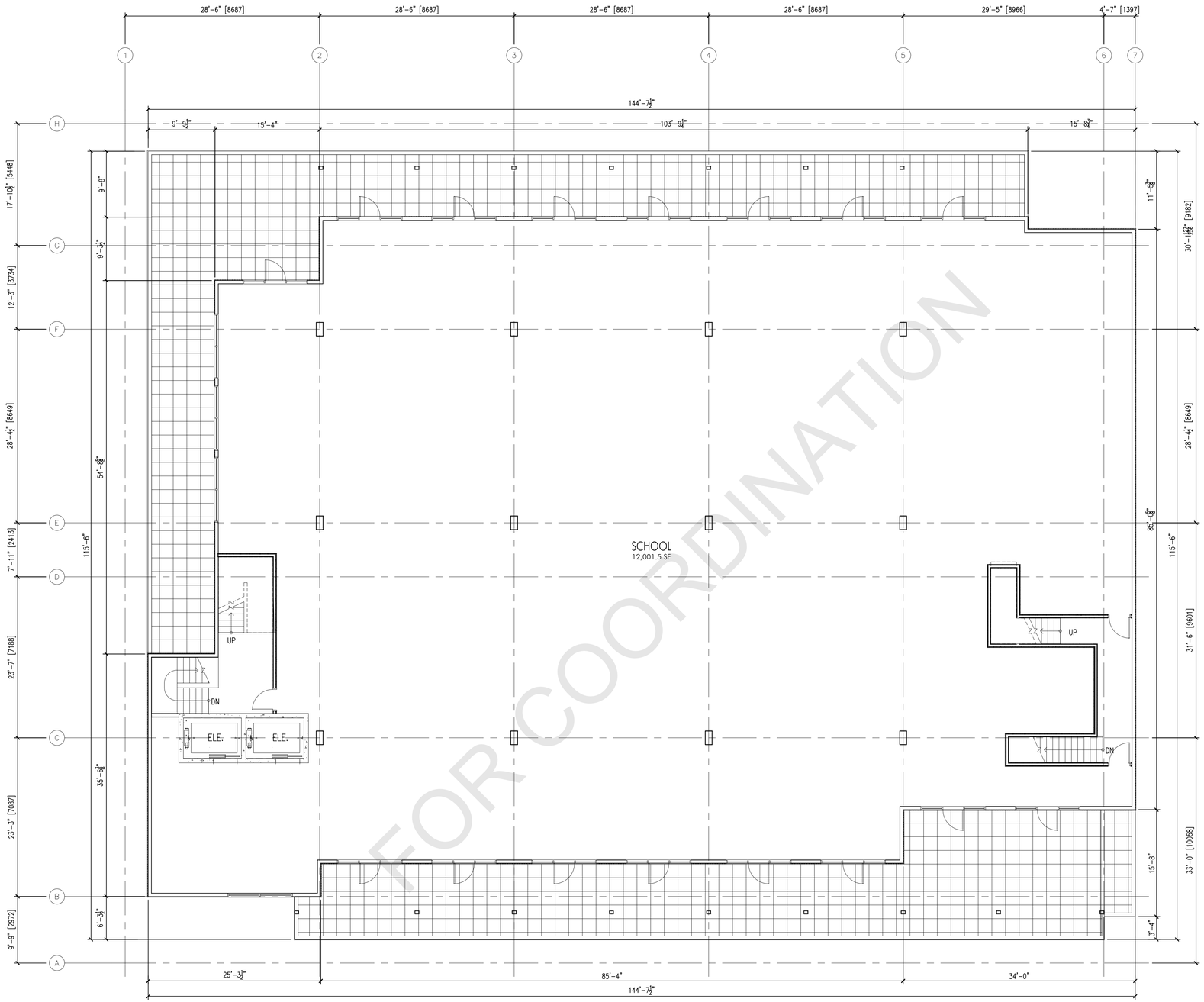
Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.28.21 - ADDENDUM #2
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-102

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
SECOND FLOOR LEVEL



1 THIRD LEVEL FLOOR PLAN
A-103 1/8"=1'-0"

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

FOR COORDINATION

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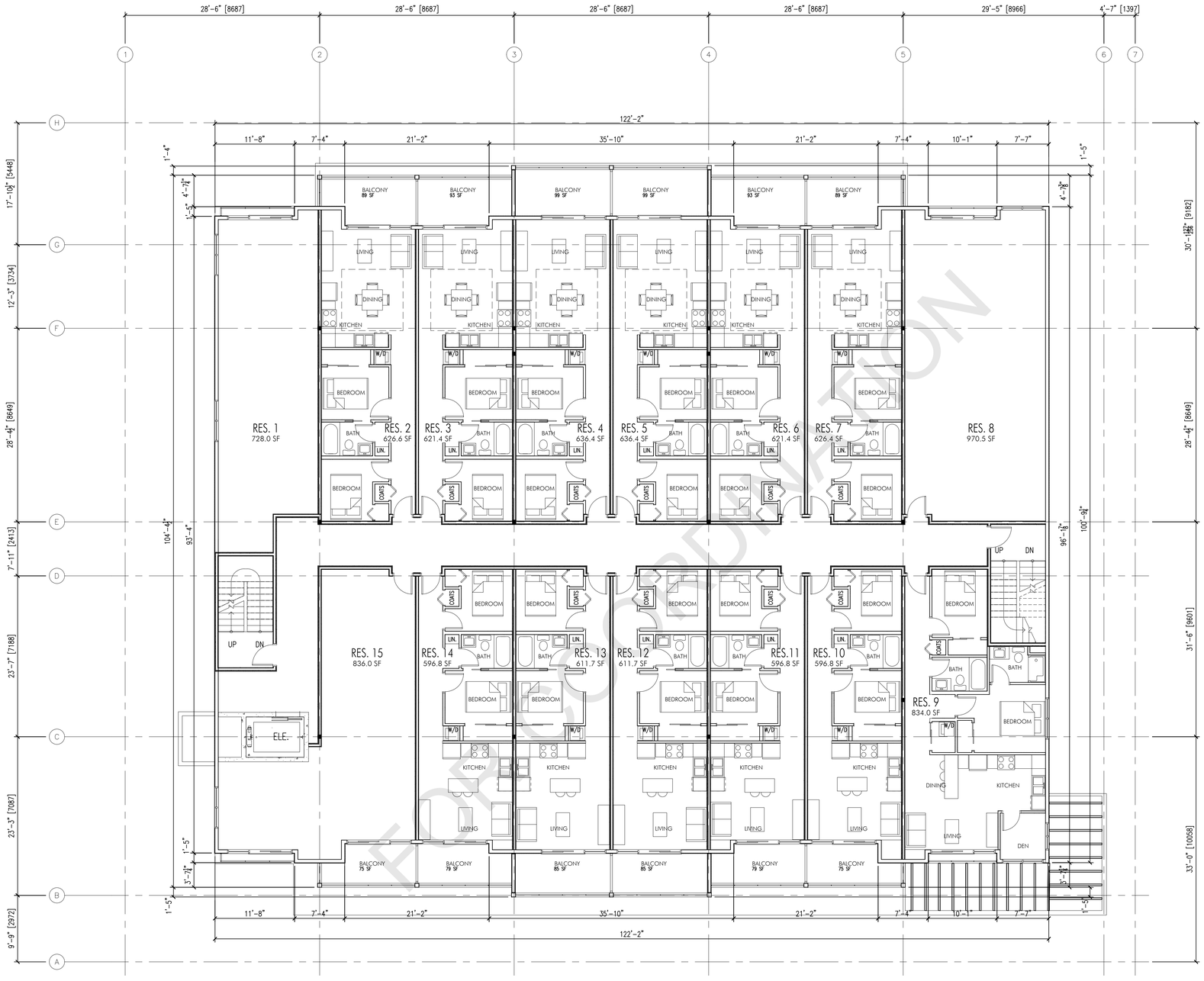
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-103

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
THIRD FLOOR LEVEL



1 FOURTH LEVEL FLOOR PLAN
A-104 1/8"=1'-0"

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
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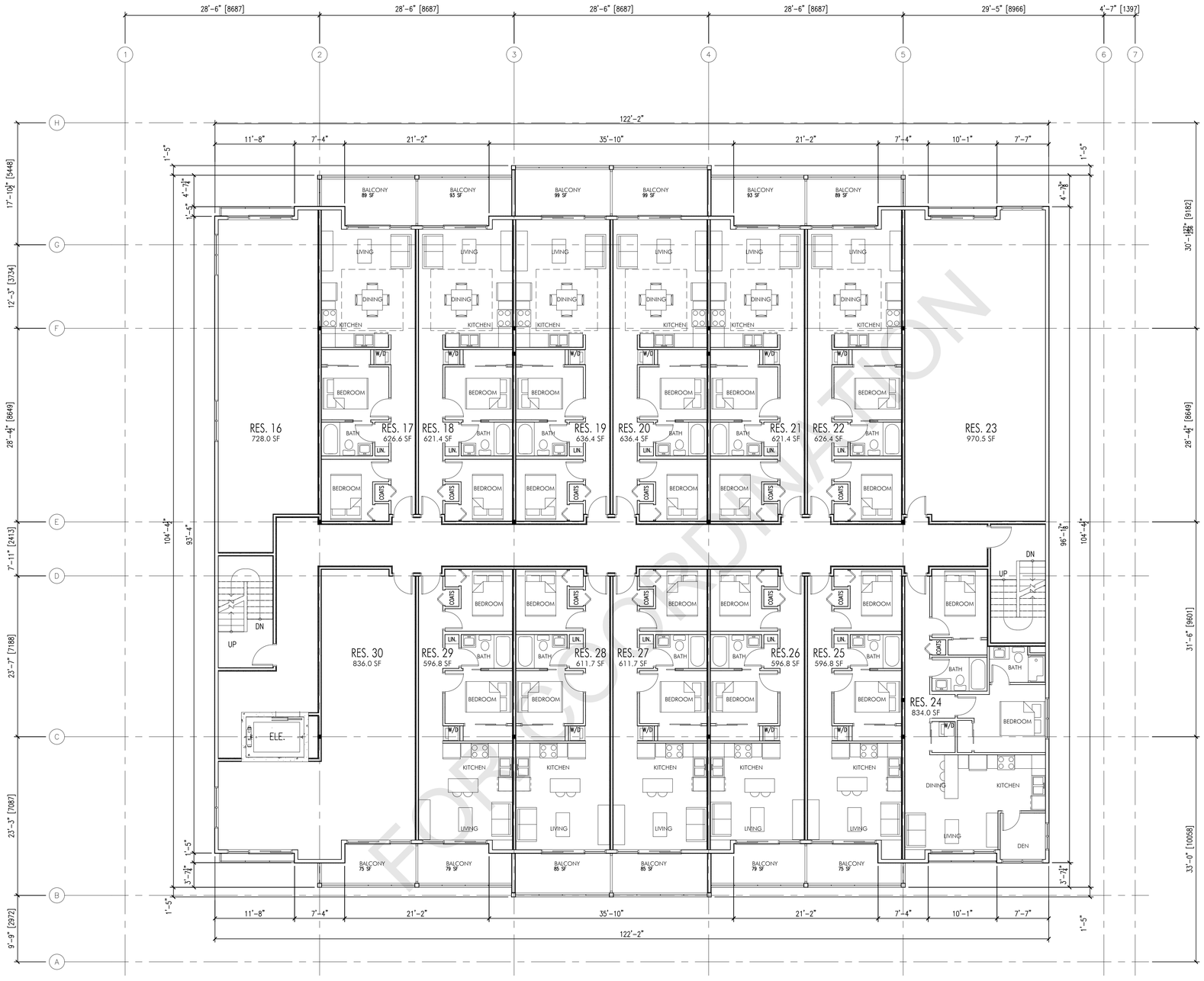
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-104

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
FOURTH FLOOR LEVEL



1 A-105 FIFTH LEVEL FLOOR PLAN
1/8"=1'-0"

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

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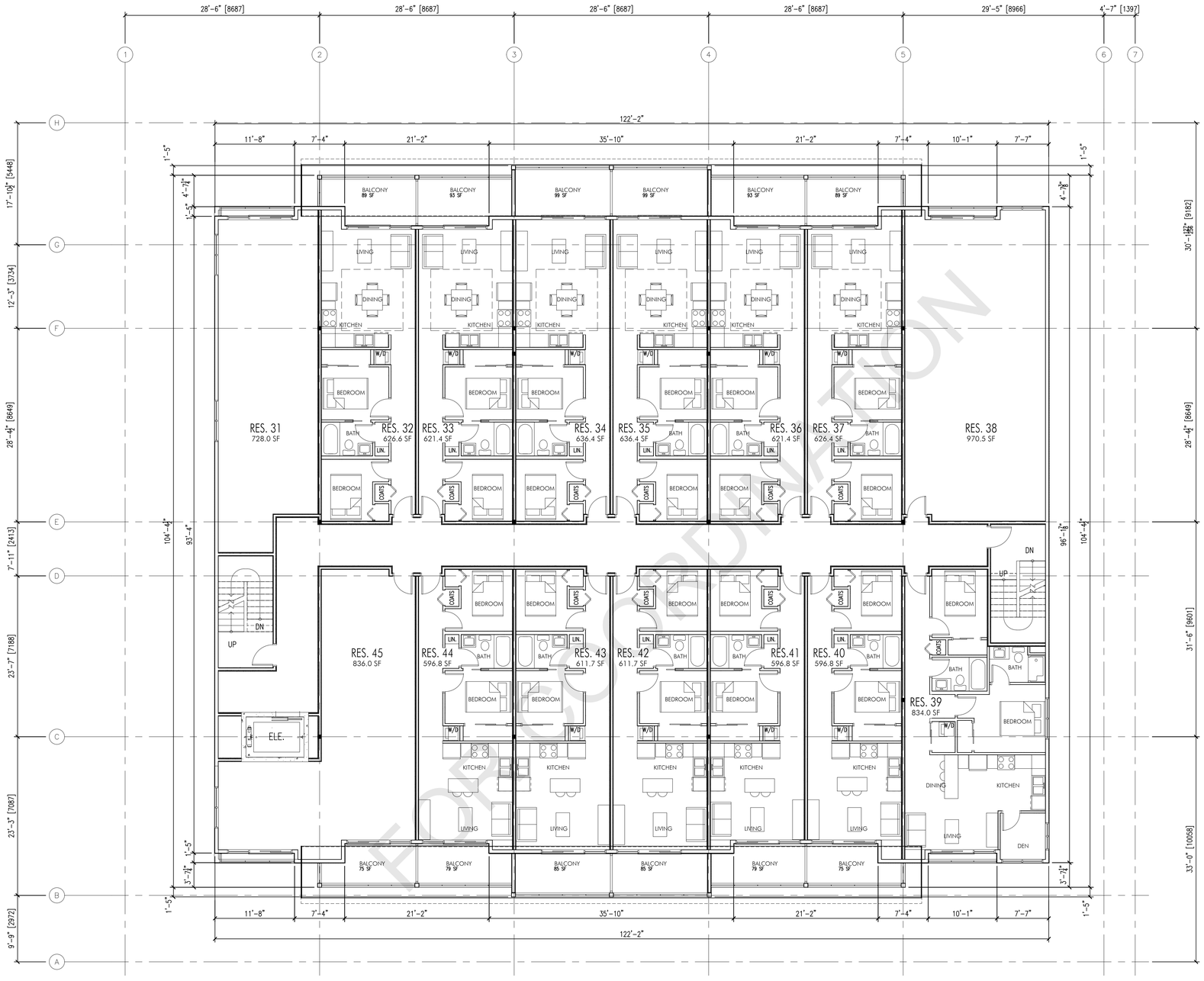
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-105

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
FIFTH FLOOR LEVEL



1 A-106 SIXTH LEVEL FLOOR PLAN
1/8"=1'-0"

ATTACHMENT A
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OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
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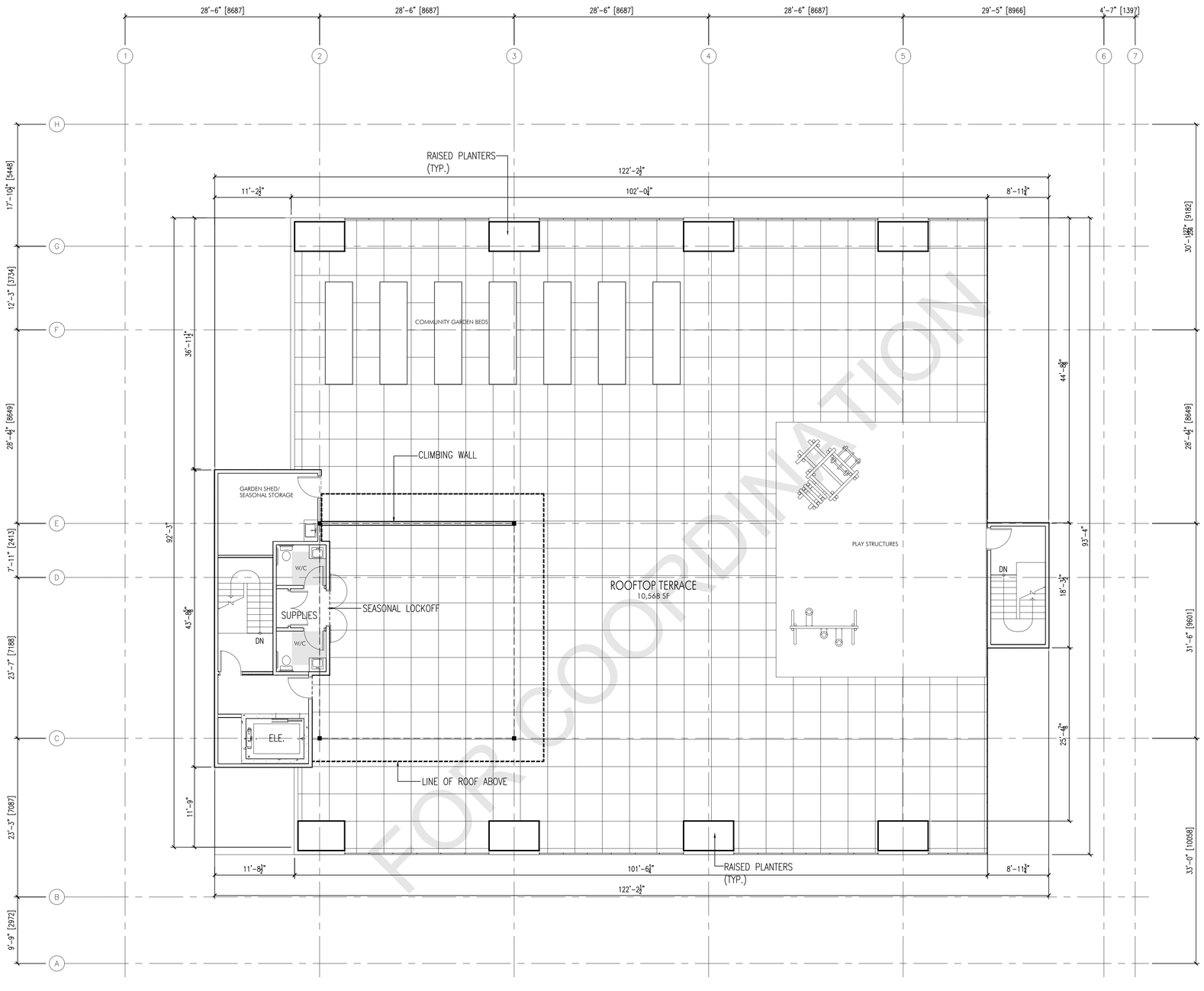
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-106

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
SIXTH FLOOR LEVEL



FOR COORDINATION

1 / A-107 ROOF LEVEL FLOOR PLAN
1/8"=1'-0"

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

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03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-107

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
ROOF LEVEL

1 SOUTH ELEVATION
A-200 1/8" = 1'-0"

2 NORTH ELEVATION
A-200 1/8" = 1'-0"

FOR COORDINATION

PROJECT MATERIALS:

TORCH ON:

CHARCOAL GREY
TORCHFLEX BY IKO

STUCCO, BALCONY STRUCTURE:
WHITE DIAMOND OC-2161-60, BENJAMIN MOORE

LIGHT GREY STUCCO
DIOR GREY 2133-40, BENJAMIN MOORE

DARK GREY STUCCO:
FLINT, AF-560, BENJAMIN MOORE

WINDOWS, DOORS, GUARDRAILS, DRIP FLASHING, LOBBY ROOF
BLACK

PRIVACY SCREENS, FENCING, WOOD ACCENTS
KNOTTY EBONY, LUX PANEL

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

FOR COORDINATION

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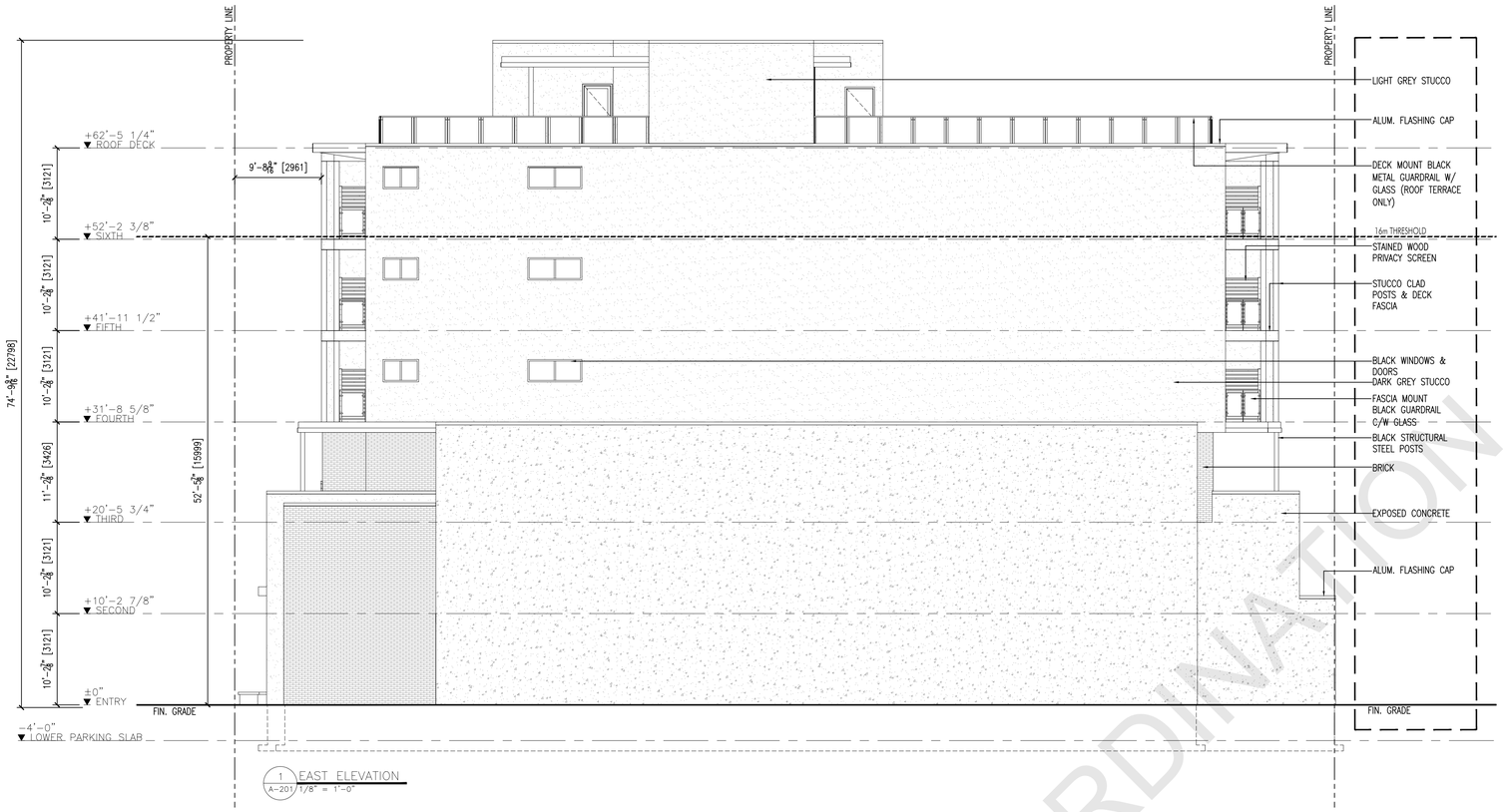
04.26.21 - FOR COORDINATION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

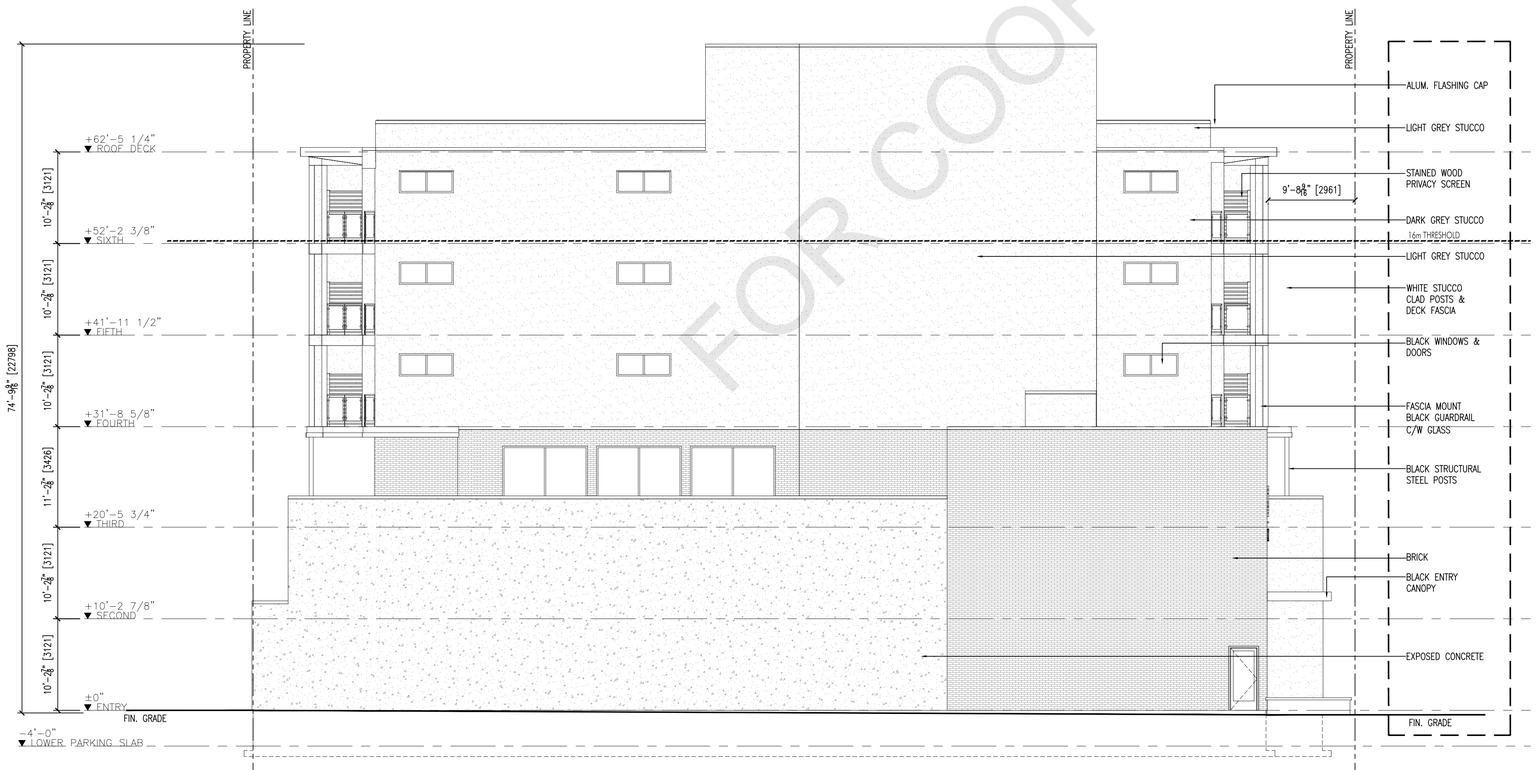
Plot Date	Drawing No.
13-Jul-21	A-200

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
ELEVATIONS



1 EAST ELEVATION
A-201 1/8" = 1'-0"



2 WEST ELEVATION
A-201 1/8" = 1'-0"

FOR COORDINATION

PROJECT MATERIALS:

TORCH ON:

CHARCOAL GREY
TORCHFLEX BY IKO

STUCCO, BALCONY STRUCTURE:
WHITE DIAMOND OC-2161-60, BENJAMIN MOORE

LIGHT GREY STUCCO
DIOR GREY 2133-40, BENJAMIN MOORE

DARK GREY STUCCO:
FLINT, AF-560, BENJAMIN MOORE

WINDOWS, DOORS, GUARDRAILS, DRIP FLASHING, LOBBY ROOF
BLACK

PRIVACY SCREENS, FENCING, WOOD ACCENTS
KNOTTY EBONY, LUX PANEL

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

FOR COORDINATION

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04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-201

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
ELEVATIONS

1 A-202 WEST ELEVATION
N.T.S.

2 A-202 EAST ELEVATION
N.T.S.

3 A-202 SOUTH ELEVATION
N.T.S.

FOR COORDINATION

ATTACHMENT A
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City of Kelowna
DEVELOPMENT PLANNING
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04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-202

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
RENDER ELEVATIONS

1 / A-203 NORTH ELEVATION
N.T.S.

FOR COORDINATION

ATTACHMENT A
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OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
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04.24.21 - FOR DISCUSSION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-203

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
RENDER ELEVATIONS

1 A-204 SITE CONTEXT - FRONT VIEW OF BUILDINGS
N.T.S.

2 A-204 SITE CONTEXT - LOOKING WEST FROM INNOCEPT 3RD FLOOR
N.T.S.

3 A-204 SITE CONTEXT - LOOKING EAST ALONG CAWSTON AVE.
N.T.S.

4 A-204 SITE CONTEXT - LOOKING WEST FROM RICHTER ST.
N.T.S.

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
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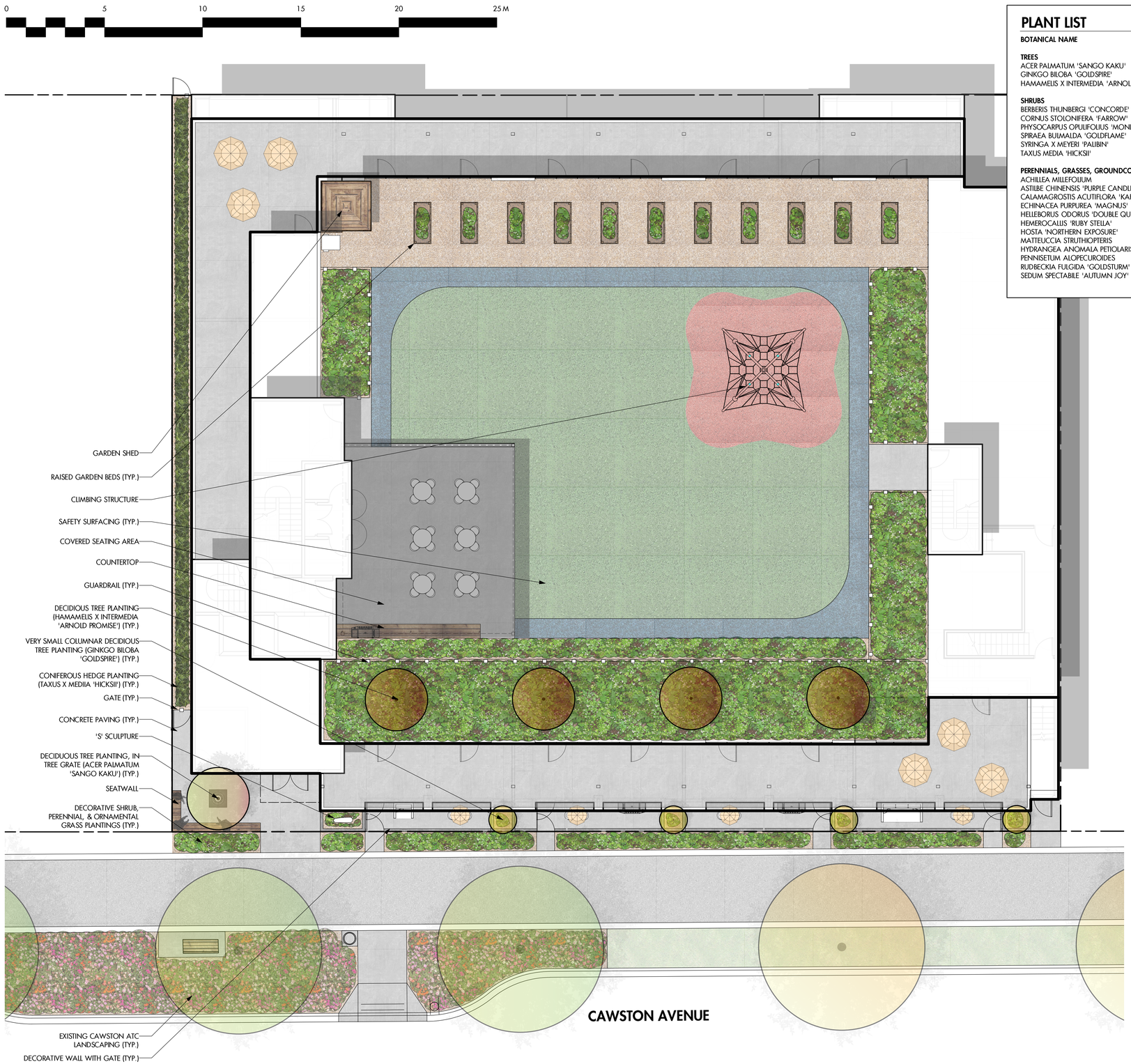
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-204

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
SITE CONTEXT



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'SANGO KAKU'	CORAL PARK JAPANESE MAPLE	1	6cm CAL
GINKGO BILOBA 'GOLDSPIRE'	GOLDSPIRE GINKGO	4	6cm CAL
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARLNOLD PROMISE WITCH HAZEL	4	6cm CAL
SHRUBS			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	23	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	23	#02 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	16	#02 CONT. /1.2M O.C. SPACING
SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	23	#02 CONT. /1.0M O.C. SPACING
SYRINGA X MEYERI 'PALIBIN'	DWARF KOREAN LILAC	16	#02 CONT. /1.2M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICK'S YEW	32	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	11	#01 CONT. /0.75M O.C. SPACING
ASTILBE CHINENSIS 'PURPLE CANDLES'	PURPLE CANDLES ASTILBE	18	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	11	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	18	#01 CONT. /0.6M O.C. SPACING
HELLEBORUS ODORUS 'DOUBLE QUEEN'	LENTEN ROSE	18	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	18	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	18	#01 CONT. /0.6M O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	6	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	6	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	6	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	18	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	18	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.

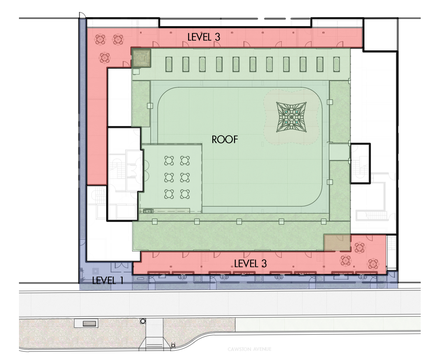
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

SOLE CAWSTON
604-626 CAWSTON AVENUE
Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.04.30	Review
2		
3		
4		
5		

PROJECT NO	21-090
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	APR. 30, 2021
SCALE	1:100
PAGE SIZE	24x36

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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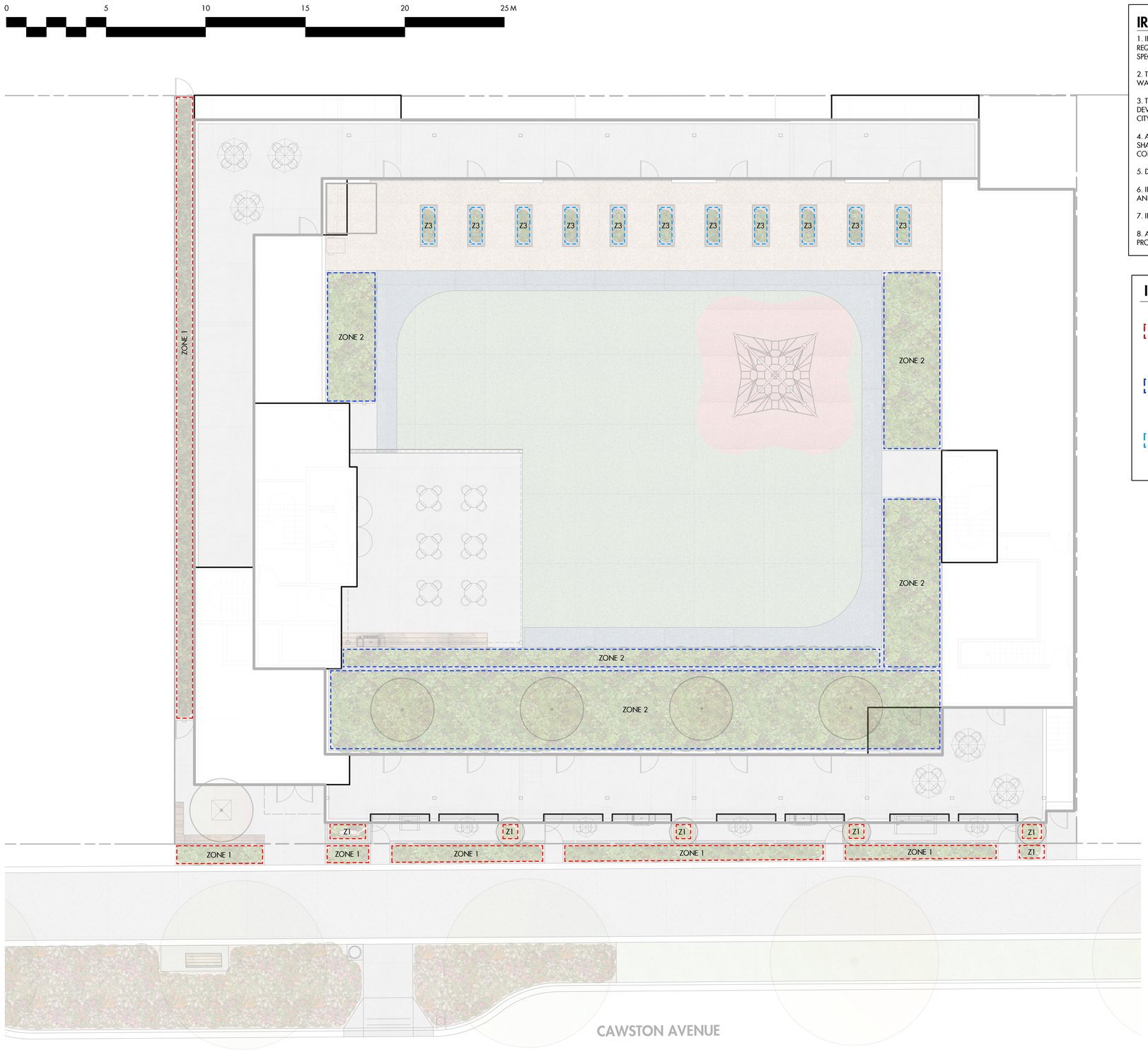

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 72 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 24 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREASS
TOTAL AREA: 226 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 75 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 18 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 6 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 190 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 105 cu.m. / year
WATER BALANCE = 85 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
Planner Initials AC
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N

PROJECT TITLE
SOLE CAWSTON
604-626 CAWSTON AVENUE
Kelowna, BC

DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	21.04.30	Review
2		
3		
4		
5		

PROJECT NO	21-090
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DRAWING NUMBER
L 2/2

ISSUED FOR REVIEW ONLY

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OCP21-0020
Z21-0069
604 – 626 Cawston Ave

Rezoning Application

Proposal

- To consider an OCP amendment application from MRM – Multiple Residential (Medium Density) to MXR – Mixed Use (Residential / Commercial) and to consider a rezoning application on the subject property from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of a six storey building mixed use building

Development Process

May 1st 2021 — Development Application Submitted

Staff Review & Circulation

July 27th 2021 — Public Notification Received

Aug 23rd 2021 — Initial Consideration

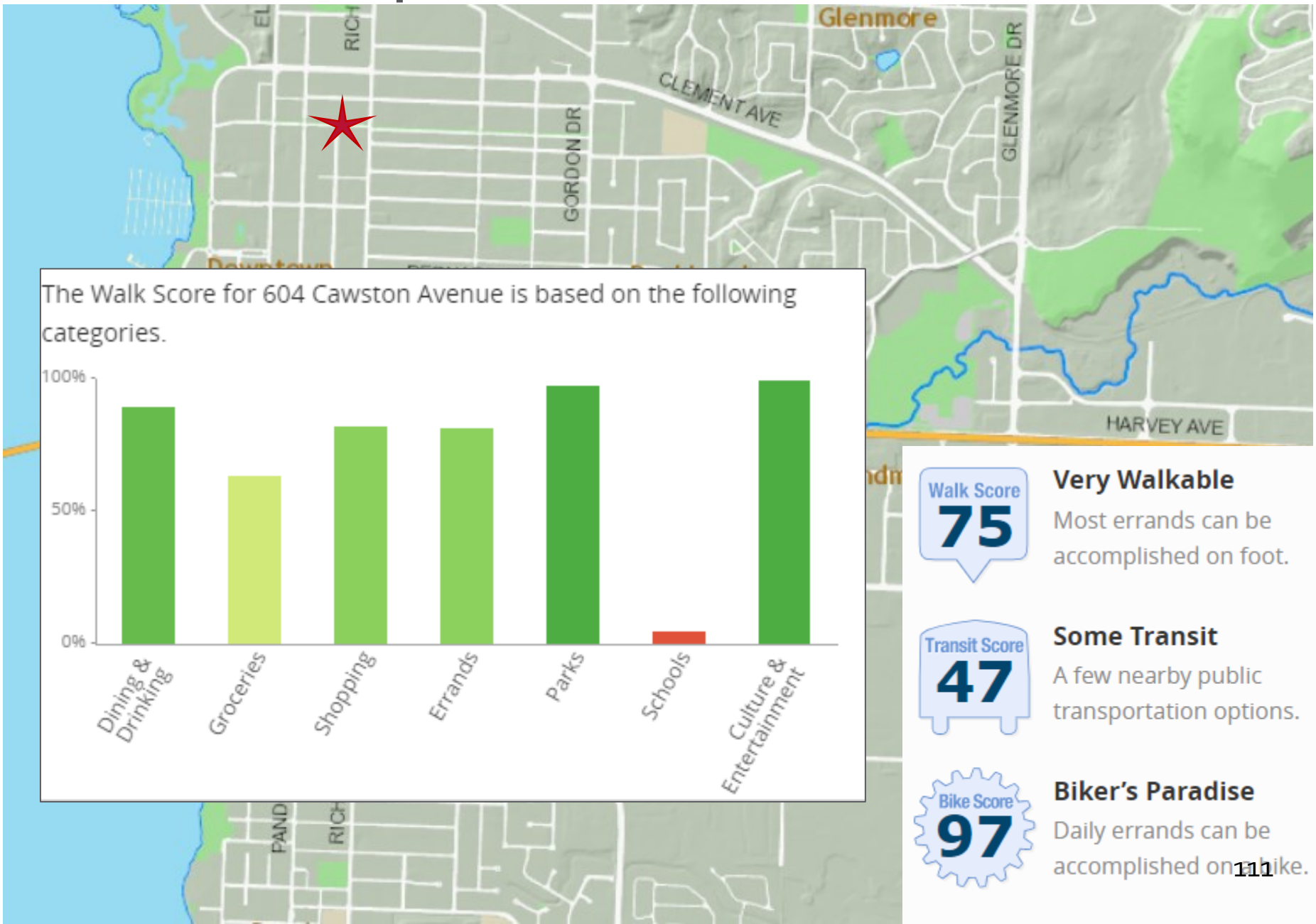
Public Hearing
Second & Third Readings

Final Reading & Development Permit

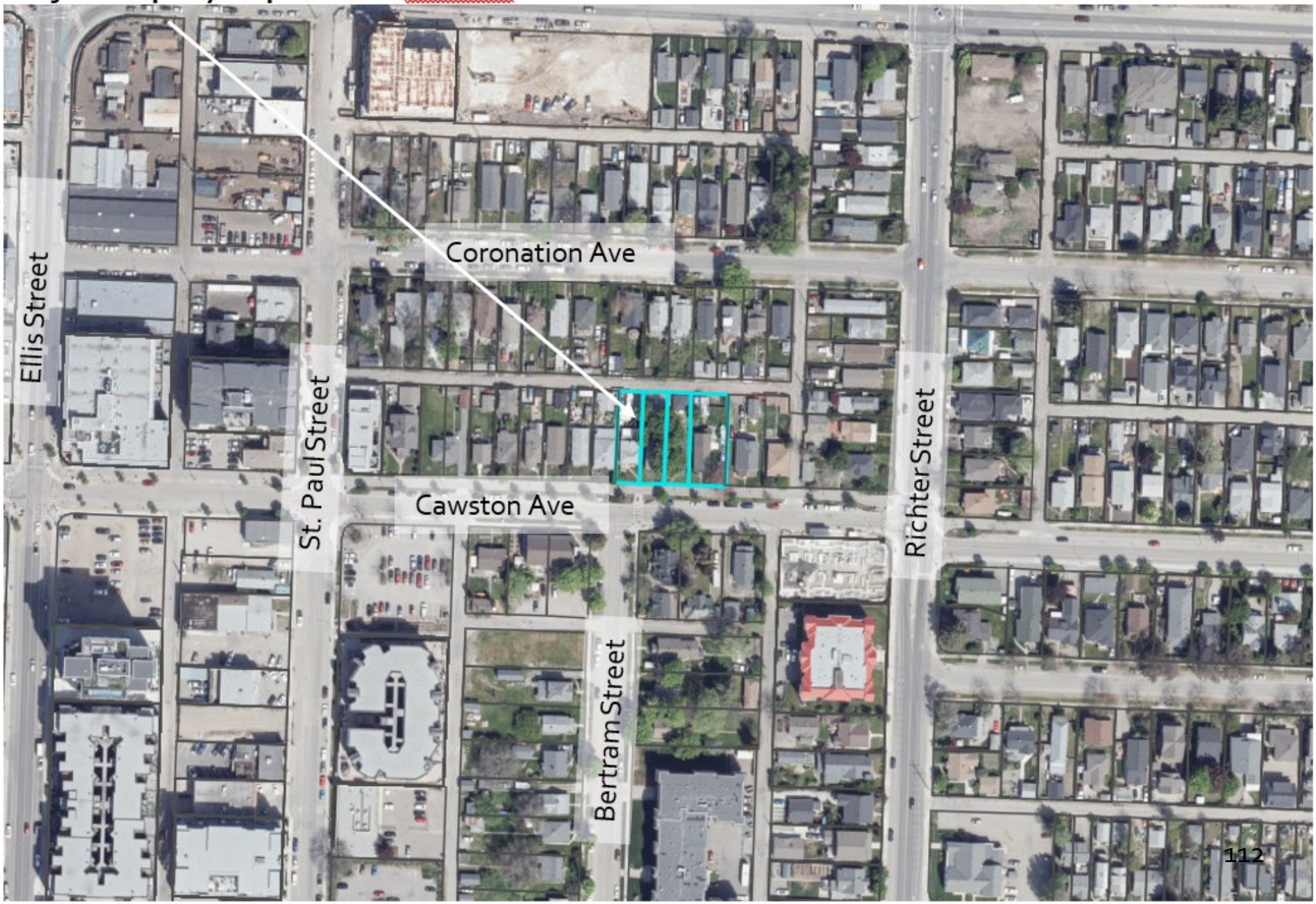
Council Approvals

Building Permit

Context Map


Glenmore
CLEMENT AVE
GORDON DR
GLENMORE DR
HARVEY AVE
The Walk Score for 604 Cawston Avenue is based on the following categories.
100%
50%
0%
Dining & Drinking
Groceries
Shopping
Errands
Parks
Schools
Culture & Entertainment
Walk Score
75
Very Walkable
Most errands can be accomplished on foot.
Transit Score
47
Some Transit
A few nearby public transportation options.
Bike Score
97
Biker's Paradise
Daily errands can be accomplished on a bike.

Subject Property Map: 604-626 Cawston Ave



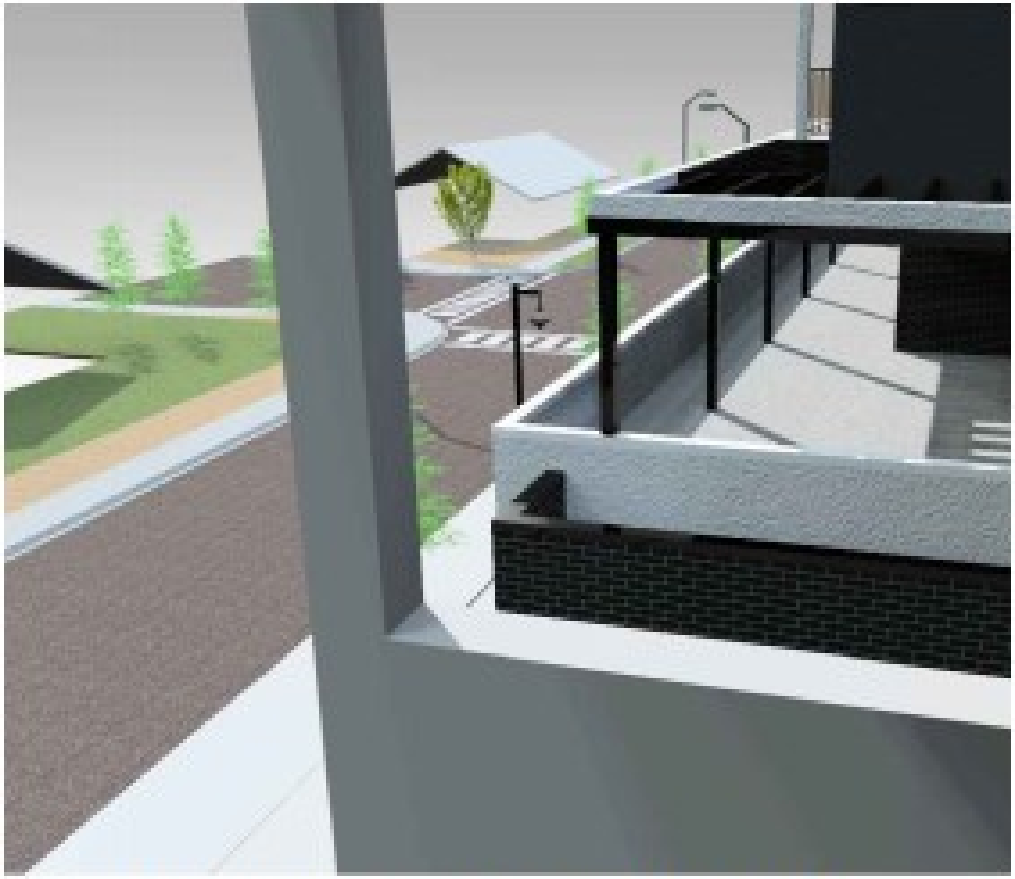
C7 Map A - Downtown Building Heights Plan
Subject Property
Building Heights up to:
76.5m (Approx. 26 Storeys)*
76.5m (Approx. 26 Storeys)
58m (Approx. 19 Storeys)
40m (Approx. 13 Storeys)
37m (Approx. 12 Storeys)
22m (Approx. 6 Storeys)
18.5m (Approx. 5 Storeys)
15m (Approx. 4 Storeys)
13m (Approx. 3 Storeys)
CD5 Comprehensive Development
Existing Park
Waterfront Park
CD5 Zone
CANNERY LANE
CLEMENT AVE
CORONATION AVE
CAWSTON AVE
ARTWALK
SMITH AVE
FULLER AVE
ST PAUL ST
DOYLE AVE
RICHTER ST
WATER ST
ELLIS ST
QUEENSWAY
BERTRAM ST
Okanagan Lake
BERNARD AVE
PANDOSY ST
H
LAWRENCE AVE
LEON AVE
City Park

Rendering

Images

1 SITE CONTEXT - FRONT VIEW OF BUILDINGS

Images



2 SITE CONTEXT - LOOKING WEST FROM INNOCEPT 3RD FLOOR

A-204 N.T.S.

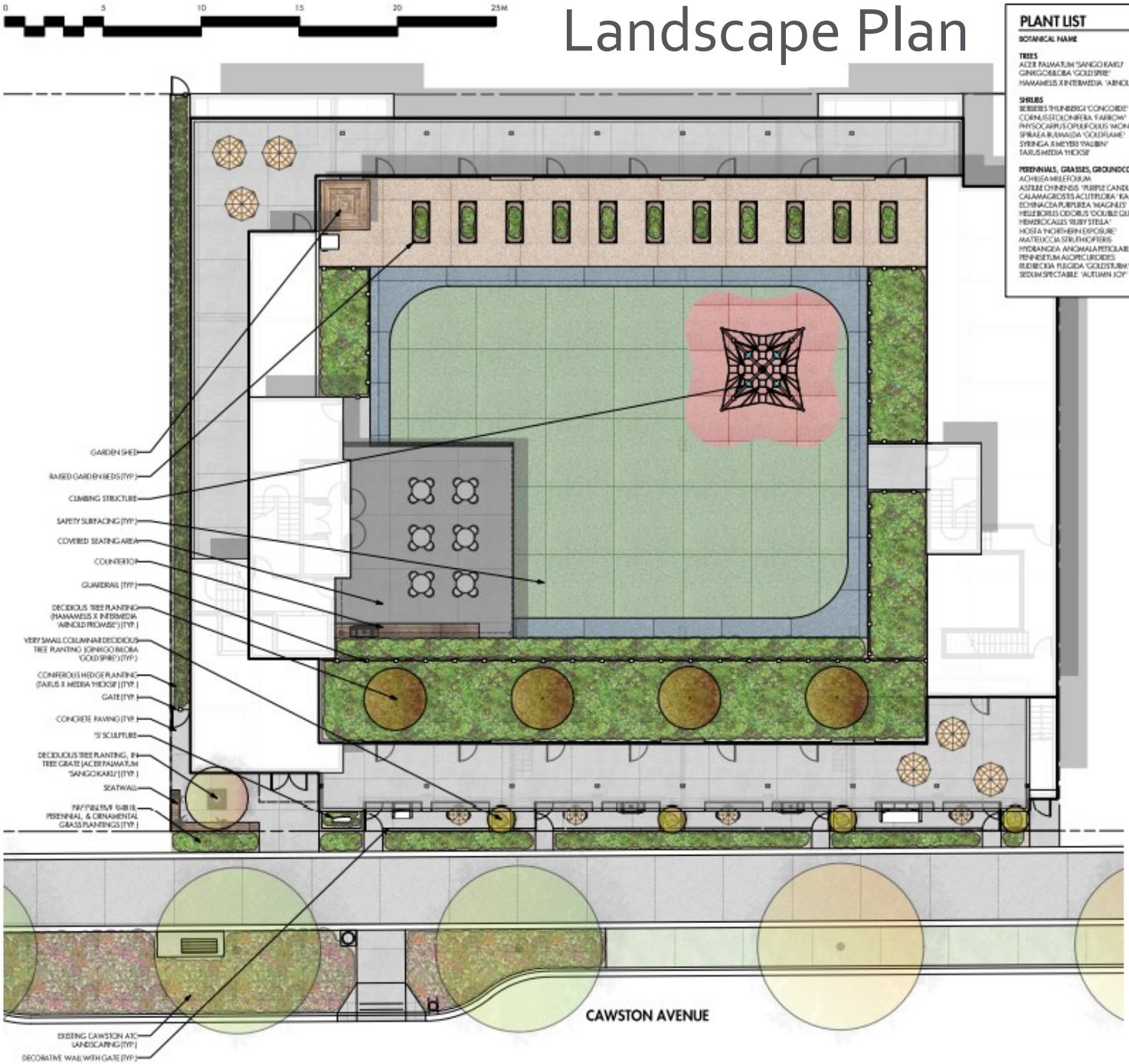
Images

3 SITE CONTEXT - LOOKING EAST ALONG CAWSTON AVE.
A-206 N.T.S.

Images

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of
Kelowna
Planner Initials AC
4
A.204
N.T.S.
SITE CONTEXT - LOOKING WEST FROM RICHTER ST.
FOR COORDINATION

Landscape Plan



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'SANGO KAKU'	CORAL PARK JAPANESE MAPLE	1	6cm CAL.
GINKGO BILOBA 'GOLD SPIRE'	GOLD SPIRE GINKGO	6	6cm CAL.
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD PROMISE WITCH HAZEL	4	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	23	#02 CONT. / 1.0M O.C. SPACING
CORNUS STOLONIFERA 'KELSEYI'	ARCTIC FIRE DOGWOOD	23	#02 CONT. / 1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	16	#02 CONT. / 1.2M O.C. SPACING
SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	23	#02 CONT. / 1.0M O.C. SPACING
SYRINGA X MEYERI 'PALIBIN'	DWARF KOREAN LILAC	16	#02 CONT. / 1.2M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICK'S YEW	32	#02 CONT. / 1.0M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	11	#01 CONT. / 0.75M O.C. SPACING
ASTILBE CHINENSIS 'PURPLE CANDLES'	PURPLE CANDLES ASTILBE	18	#01 CONT. / 0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	11	#01 CONT. / 0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	18	#01 CONT. / 0.6M O.C. SPACING
HELLEBORUS ODORUS 'DOUBLE QUEEN'	LENTEN ROSE	18	#01 CONT. / 0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	18	#01 CONT. / 0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	18	#01 CONT. / 0.6M O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	6	#01 CONT. / 1.0M O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	6	#01 CONT. / 1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	6	#01 CONT. / 1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	18	#01 CONT. / 0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	18	#01 CONT. / 0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

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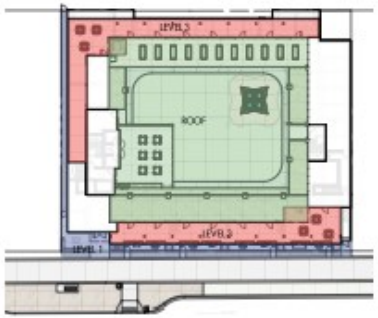

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
Planner Initials AC

Variances

- Staff are tracking one variance to short term bicycling parking due to the minimum requirements from the school use
- However, the applicant is working on alternative solutions to eliminate this as a variance at the time of Development Permit consideration

Public Consultation

City of Kelowna

- Online Public Open House

City of **Kelowna**

It's your neighbourhood

Application No: Z21-0069 & OCP21-0020
Applicant: Kevin Edgecombe, (250) 212-1665

Supply Image for here

604-626 Cawston Ave.

A proposal to rezone the property to the C7 - Central Business Commercial zone, with accompanying OCP Amendment to change the future land use designation to MXR - Mixed Use Residential / Commercial to facilitate the development of a 6 storey mixed-use building.

Get involved and have your say

Email
lkorolchuk@kelowna.ca

Phone
(250) 470-0631

Online
kelowna.ca/currentdevelopments

Applicant's Information Meeting
July 27, 2021 @ 5:30pm
Zoom Meeting: https://us02web.zoom.us/j/83034220540?pwd=MmdqbG5CaGlhVjRjY1Z4Vno5

Development Policy

- Meets the intent of Official Community Plan Urban Infill Policies:
  - Within Permanent Growth Boundary
  - Complete Communities
  - Sensitive Infill
  - Compact Urban Form

Staff Recommendation

- Staff recommend **support** of the proposed rezoning
  - Consistent with Official Community Plan land use policies
    - Increase access to education services needed downtown
    - Appropriate location for adding mixed residential and commercial land uses
    - Consistent with the City's framework for growth
- Recommend the Bylaw be forwarded to Public Hearing

Conclusion of Staff Remarks

Elevations

1 A-202 WEST ELEVATION
N.T.S.

Elevations

2 A-202 EAST ELEVATION
N.T.S.

Elevations

1 NORTH ELEVATION
A-203 N.T.S.

Elevations

3 A-202 SOUTH ELEVATION
N.T.S.

CITY OF KELOWNA

BYLAW NO. 12267

Official Community Plan Amendment No. OCP21-0020
604, 608, 612, and 626 Cawston Avenue

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of:

   a) Lot 23 District Lot 139 ODYD Plan 1037, located on Cawston Avenue, Kelowna, B.C.;
   b) Lot 22 District Lot 139 ODYD Plan 1037, located on Cawston Avenue, Kelowna, B.C.;
   c) Lot 21 District Lot 139 ODYD Plan 1037, located on Cawston Avenue, Kelowna, B.C.;
   d) Lot A District Lot 139 ODYD Plan EPP49686, located on Cawston Avenue, Kelowna, B.C.

   from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 12268
Z21-0069
604, 608, 612, and 626 Cawston Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of

   a) Lot 23 District Lot 139 ODYD Plan 1037, located on Cawston Avenue, Kelowna, B.C.;
   b) Lot 22 District Lot 139 ODYD Plan 1037, located on Cawston Avenue, Kelowna, B.C.;
   c) Lot 21 District Lot 139 ODYD Plan 1037, located on Cawston Avenue, Kelowna, B.C.;
   d) Lot A District Lot 139 ODYD Plan EPP49686, located on Cawston Avenue, Kelowna, B.C.

   from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	August 23, 2021		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	OCP21-0009 & Z21-0035	**Owner:**	1295991 B.C. Ltd., Inc. No. BC1295991
Address:	1994 Springfield Road	**Applicant:**	Zeidler Architecture
Subject:	Official Community Plan Amendment and Rezoning Applications		
Existing OCP Designation:	SC – Service Commercial		
Proposed OCP Designation:	MXR – Mixed Use (Residential / Commercial)		
Existing Zone:	C10 – Service Commercial		
Proposed Zone:	C4 – Urban Centre Commercial		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0009 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC from the SC – Service Commercial designation to the MXR - Mixed Use (Residential / Commercial) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated August 23, 2021;

AND THAT Rezoning Application No. Z21-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated August 23, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation; and rezone the subject site from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone to facilitate a mixed-use development.

3.0 Development Planning

Staff support the land use proposal to achieve a multi-family project on the subject property with a component of ground floor commercial. The subject property is located inside the Mid-town Urban Centre Boundary, along the southwest edge as shown in the figure below. Urban centres are strategic areas of the City allocated for growth and specifically residential densities that maximize the use of existing infrastructure and contribute to energy efficient settlement patterns. The proposal offers an opportunity to achieve a positive transformation in the Mid-town Urban Centre consistent with the development and livability goals of the *Urban Centres Roadmap (UCR).*

The subject property is near several other large residential buildings in the Ambrosi neighbourhood continuing a similar development pattern. The overall neighbourhood is centrally located and well supported with transit options, shops and services, parks and amenities and employment lands. The commercial component of the project is at grade-level on Springfield Rd and will help to provide retail offerings to the area.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

Proposal

3.1 Background

The site currently sits vacant. It was previously occupied by the Art Knapp Plantland & Florists which occupied the site from the mid 70's up to 2019 when a demolition permit was received to demolish and subsequently remove all structures from the site.

3.2 Project Description

The applicant proposes to change the future land use designation and rezone the subject property to facilitate the development of a six-storey mixed-use apartment building with ground floor commercial.

3.3 Site Context

The subject property is located on the edge of the Mid-town Urban Centre at the northwest corner of the Springfield Rd / Ambrosi Rd intersection. The property is in close proximity to a wide range of amenities and destinations including retail and dining opportunities, employment opportunities; and cultural and recreational facilities. The site has a walk score of 66, meaning some errands can be accomplished on foot and with a transit score of 47 meaning there are a few nearby transportation options in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial / C5 – Transition Commercial	Light industrial / Commercial
East	C10 – Service Commercial / RM5 – Medium Density Multiple Housing	Commercial / Residential
South	A1 – Agricultural 1	Agriculture
West	C10 – Service Commercial	Light industrial / Commercial

Subject Property Map: 1994 Springfield Road

4.0 Current Development Policies

4.1 2030 Official Community Plan Goals For a Sustainable Future 1.3 - Chapter 1

- Contain urban growth
- Include distinctive and attractive neighbourhoods
- Address housing needs of all residents
- Feature a balanced transportation network, Foster sustainable prosperity
- Protect and enhance natural areas
- Provide spectacular parks
- Encourage cultural vibrancy

Urban Centre / Town Centre Definition

A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Urban Centres contain a variety of housing types, the presence of which contributes to social diversity. Urban Centres are highly urbanized, pedestrian-friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2km. Town Centre cores are located at least 2km from the core of other Urban Centres, a City Centre, or a Highway Centre. Density will decrease as the distance from the core increases.

Chapter 5: Development Process Policy

5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.

Policy 5.3.2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and redevelopment within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

4.2 Urban Centres Roadmap (UCR)

Policy 1: Promote a mix of land use that encourages activity at different times of the day and serves a full spectrum of needs

Policy 2: Encourage a significant residential population to ensure viable local services and amenities

Policy 3: Ensure that high-density residential developments are sited in close proximity to frequent transit corridors

Policy 4: Promote active street life on retail corridors by requiring active commercial uses on the ground floor of buildings

5.0 Technical Comments

5.1 Development Engineering Department

- See Schedule A

6.0 Application Chronology & Public Consultation

Date of Application Received: April 19, 2021
Date Public Consultation Completed: May 13, 2021

An online Public Information Session was held for this project on May 12, 2021; and the public consultation process was conducted in compliance with Policy No. 367 Public Notification & Consultation for Development Applications.

Report prepared by: Andrew Ferguson, Planner ll

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicants Rationale

CITY OF KELOWNA

MEMORANDUM

Date: April 29, 2021

File No.: OCP21-0009

To: Urban Planning Management (AF)

From: Development Engineer Manager (JK)

Subject: 1994 Springfield Rd.

SCHEDULE A
This forms part of application
OCP21-0009 Z21-0035
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

The Development Engineering comments and requirements regarding An Official Community Plan (OCP) Amendment to change the Future Land Use from SC – Service Commercial to MXR – Mixed Use (Residential / Commercial).

1. General.

   a) This application does not compromise any Municipal services.

   b) For Development Engineering servicing requirements refer to file Z21-0035.

James Kay

James Kay, P.Eng.
Development Engineering Manager

AS

CITY OF KELOWNA

MEMORANDUM

SCHEDULE A
This forms part of application
OCP21-0009 Z21-0035
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

Date: April 29, 2021

File No.: Z21-0035

To: Urban Planning Management (AF)

From: Development Engineering Manager (JK)

Subject: 1994 Springfield Rd. C10 to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Aaron Sangster.

1. General

a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

c) The proposed development may require the installation of centralized mail delivery equipment. Please contact Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.

d) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. Domestic Water and Fire Protection

a) 1994 Springfield Rd. is currently serviced with two 19mm-diameter water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service per property is permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.

b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with

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the on-site irrigation system

2. Sanitary Sewer

Our records indicate that these properties are currently serviced with four 100mm-diameter sanitary sewer services. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. Storm Drainage

a) The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.

b) Provide the following drawings:

i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

ii. A detailed Stormwater Management Plan for this subdivision; and,

iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.

d) As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

4. Road Improvements

a) Existing driveway letdown on Springfield Rd. must be removed and replaced with curb/gutter, boulevard, and sidewalk. No access off Springfield road will be permitted as this development has two lower class roads access locations.

b) Ambrosi Rd must be upgraded along the full frontage of this proposed development including irrigated landscaped boulevard and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

c) Moss Ct. fronting this development must be upgraded to an urban standard including barrier curb and gutter, drainage system including catch basins and manholes, irrigated landscaped boulevard, and pavement removal and

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COMMUNITY PLANNING

replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

4. Road Dedication and Subdivision Requirements

a) Grant Statutory Rights of Way if required for utility services.

b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

5. Development Permit and Site Related Issues

a) A TIA will be required for this development. Additional requirement will come out of this process.

b) Ambrosi Area Plan policy 235 assessment:
   a. Residential - 184 units x 0.7 = 128.8 EDU
   b. Commercial - 1,350 sq. ft. = 1 EDU
   c. Total = 129.8 EDU @ $2,254.39 = **$292,619.82**

c) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design

drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreement for Works and Services

a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of $1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. **Geotechnical Report**

a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision**.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

(i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

(ii) Site suitability for development.

(iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

(iv) Any special requirements for construction of roads, utilities and building structures.

(v) Site suitability for development.

(vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

iii) Recommendations for items that should be included in a Restrictive Covenant.

iv) Any special requirements for construction of roads, utilities, and building structures.

v) Any items required in other sections of this document.

vi) Recommendations for erosion and sedimentation controls for water and wind.

vii) Recommendations for roof drains and perimeter drains.

viii) Any items required in other sections of this document.

11. **Charges and Fees**

a) Development Cost Charges (DCC's) are payable.

b) Fees per the "Development Application Fees Bylaw" include:

i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
ii. Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.

c) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay

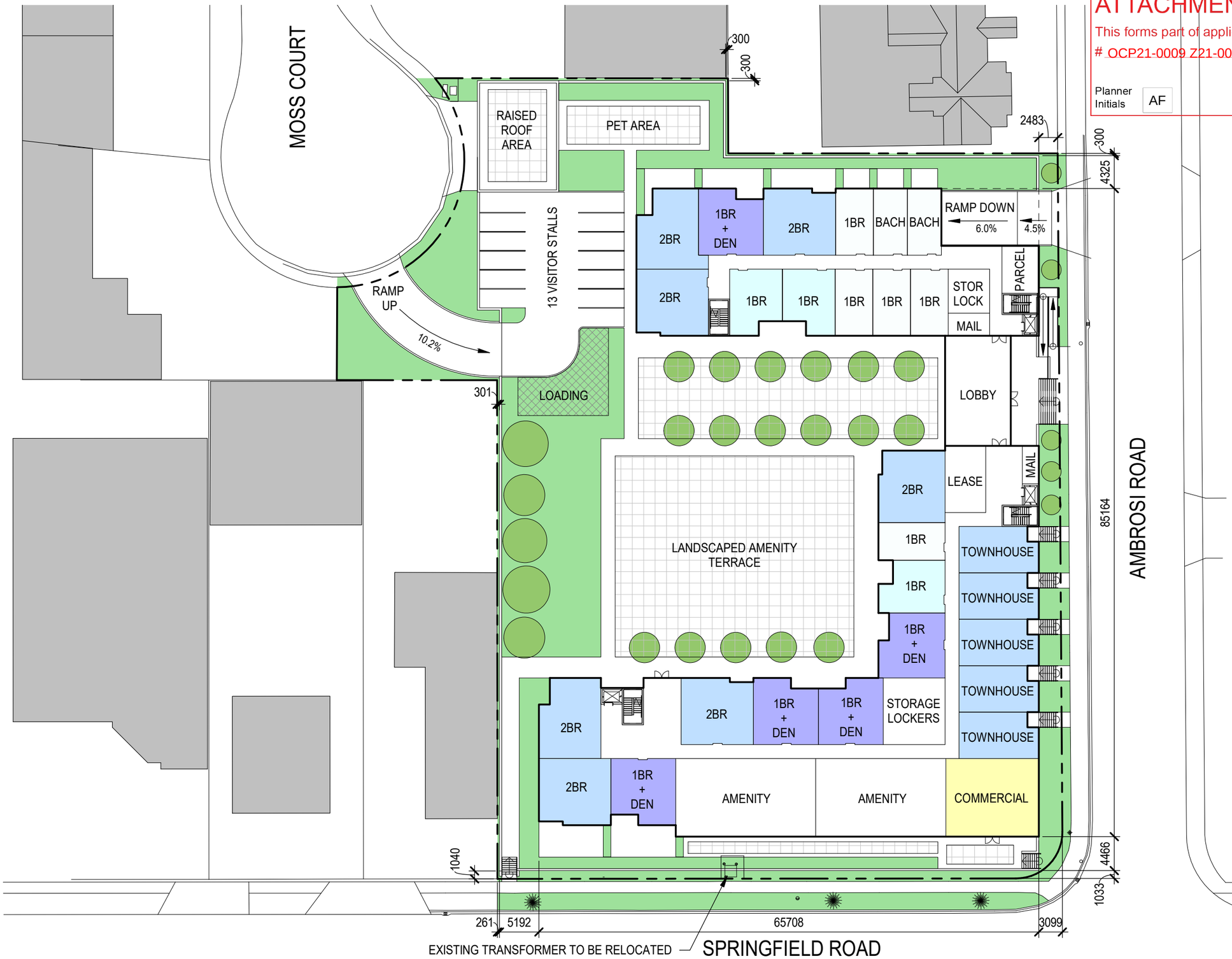
James Kay, P. Eng.
Development Engineering Manager

AS

ATTACHMENT A
This forms part of application
OCP21-0009 Z21-0035
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

zeidler
Zeidler Architecture
300, 640 - 8 Avenue S.W.
Calgary, AB T2P 1G7
T +1 403 233 2525

REGISTERED ARCHITECT JAMES D. BROWN June 8, 2024 BRITISH COLUMBIA



SITE PLAN - LEVEL 1

SCALE: 1 : 500

WESTPOINT

SPRINGFIELD MULTIFAMILY DEVELOPMENT

1994 SPRINGFIELD ROAD, KELOWNA, BC

scale: 1 : 500
project no: 21-016
date: 2021-04-13

ATTACHMENT B
This forms part of application
OCP21-0009 Z21-0035
City of Kelowna
COMMUNITY PLANNING
Planner Initials AF

April 13, 2021

City of Kelowna, Planning
1435 Water Street
Kelowna, BC V1Y 1J4

RE: OCP Amendment, Rezoning and Rezoning Application – 1994 Springfield Road

The attached submission is an Official Community Plan amendment and Rezoning application for 1994 Springfield Road. Further to our pre-application discussions, we are pleased to propose a mixed-use multifamily development comprised of a blend of street-oriented townhomes, apartment units, and commercial space. We are excited to introduce a new housing option to this transitional and vibrant area of the city. There are a variety of floorplans which will offer a broad demographic the ability to make the Midtown area their home. The development is committed to offering quality, long term housing solutions to Kelowna residents who desire a housing option in a central location with quick and easy access to the downtown core.

Project Description

The application proposes 184 dwelling units containing a mix of townhomes and apartments located in two 5-6 storey buildings, which will be set on top of a partially below-grade parkade. A generous amount of main floor lifestyle amenity space will give the property frontage along Springfield Road a commercial feel, with the space at the corner of Springfield and Ambrosi Road contemplated to have the flexibility to become a functional commercial space (e.g. coffee shop) should the future business opportunity arise. The ground-oriented townhome units that line the frontage of Ambrosi Road will contribute to the more walkable, residential atmosphere of the street complimenting the existing urban fabric of the neighbourhood.

In order to facilitate this new development, the following is requested:

Official Community Plan

- To amend the current OCP from Service Commercial (SC) to Mixed Use (Residential / Commercial - MXR).

Rezoning Application

- Rezone the site from C10 – Service Commercial to C4 – Urban Centre Commercial in alignment with the proposed changes to the OCP.

Development Variances

- The preliminary drawing package includes information on the following requested variances:

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City of Kelowna
COMMUNITY PLANNING
Planner Initials AF

DVP 1 - Site Coverage Area

DVP 2 – Commercial Space Frontage

Project Rationale

Our community continues to grow in population with increased levels forecast to the year 2040. Providing affordable housing options is a key priority for our community. Providing housing within the Midtown Urban Centre is a location suitable for increased density with buildings like the 14 storey InVue Condominiums and the 6 storey Ambrosia Tower being indicative of the scale of other residential developments in the area.

We believe the requested rezoning and OCP amendment to allow for a 5-6 storey mixed-use multifamily development is an appropriate designation for the subject site. The C4 zoning lends itself to a greater ability to organize the livable spaces and create density consistent with the surrounding multi-unit buildings, and the regulations of the C4 zone are the most suitable in their relationship with the adjoining properties and are the most compatible with the location of the subject property.

Site Access and Vehicle Movement

Extensive efforts have gone into concealing the bulk of the parking within the partially buried underground parkade. A limited amount of surface parking is proposed at the podium deck level to streamline the visitor experience. Access off Springfield is avoided, with the building services, waste and recycling, loading and visitor parking organized off of Moss Court, and the parkade access located at the north end of the site off Ambrosi Road. The pedestrian realm is greatly enhanced by minimizing the vehicular access points along the main street frontages of the development.

Landscape and Lifestyle Amenities

The townhome units that line the frontage of Ambrosi Road all have front entry doors that are oriented to the streetscape as well as a dedicated parking stall connected to the home. Young families or those interested in compact, urban living will enjoy these homes. Each townhome also has an at-grade outdoor patio space which interfaces with the sidewalk in front of the development creating a warm and inviting presence.

The buildings will encapsulate a large landscaped rooftop public courtyard which will provide a variety safe outdoor amenity spaces to the community. Lifestyle amenities contemplated for this space include a playground, dog park and pet recreation area, sitting/relaxation spaces, walking pathways, and turfed areas for sport. Planted areas will make use of soft colours, scented flowers and foliage to create a relaxing atmosphere for the courtyard patrons, and particular attention will be paid to plants and shrubs that will reflect the changing seasons. Having the ability to enjoy the indoor/outdoor climate in the Okanagan is a priority for planning in this development. We want to ensure this building will feel like 'home'.

Community Well-Being and Connectedness

There are two primary considerations in this section, crime prevention and urban interaction.

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City of Kelowna
COMMUNITY PLANNING

As part of the community well-being, safety measures such as security cameras, secure tenant access, generous lighting, and activated building faces will all be contemplated. Crime prevention and a sense of safety is a primary need for all of us. The homes in this development will respond to our basic need for secure shelter. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

The urban interaction surrounding the subject property is significant. Walking, running, and cycling from the development is even greater now with the addition of dedicated bike lanes. The nearby Mission Creek Regional Park offers quick and easy access to the Mission Park Greenway for walking, hiking and cycling, and being steps from Orchard Park Mall, there are a multitude of restaurants, events, services, a movie theatre, coffee shops, and community amenities that are all readily available. Being 'plugged-in' will be easy to do from this development.

Closing

This application is a significant opportunity to add new housing options within the Midtown neighborhood. The proposal offers a variety of high-quality homes which will respond to the continued demand and sustainability of our growing city. The location of the project reinforces the consistent theme of building forms along our city's busiest roadways.

As a group of local business owners and residents, we look forward to receiving the support of Staff and Council for this OCP Amendment / Rezoning Application. We welcome your feedback as we work together to enhance our community.

Kind Regards,

Sincerely,

Mr. Corey Makus
Partner, 1994 Springfield Developments Ltd.

cc: Rob Haberman
Sam Brovender
West Point Projects Ltd.

OCP21-0009 / Z21-0035
1994 Springfield Road

OCP Amendment & Rezoning Applications

Proposal

- An OCP Amendment to change the Future Land Use Designation from SC – Service Commercial to MXR – Mixed Use (Residential/Commercial) and a Rezoning application to rezone the subject property from the C10 – Service Commercial zone to C4 – Urban Centre Commercial zone.

Development Process

City of Kelowna

Apr 19th, 2021 — Development Application Submitted

Staff Review & Circulation

May 13th, 2021 — Public Notification Received

Aug 23rd, 2021 — Initial Consideration

Public Hearing
Second & Third Readings

Final Reading
DP & Variances

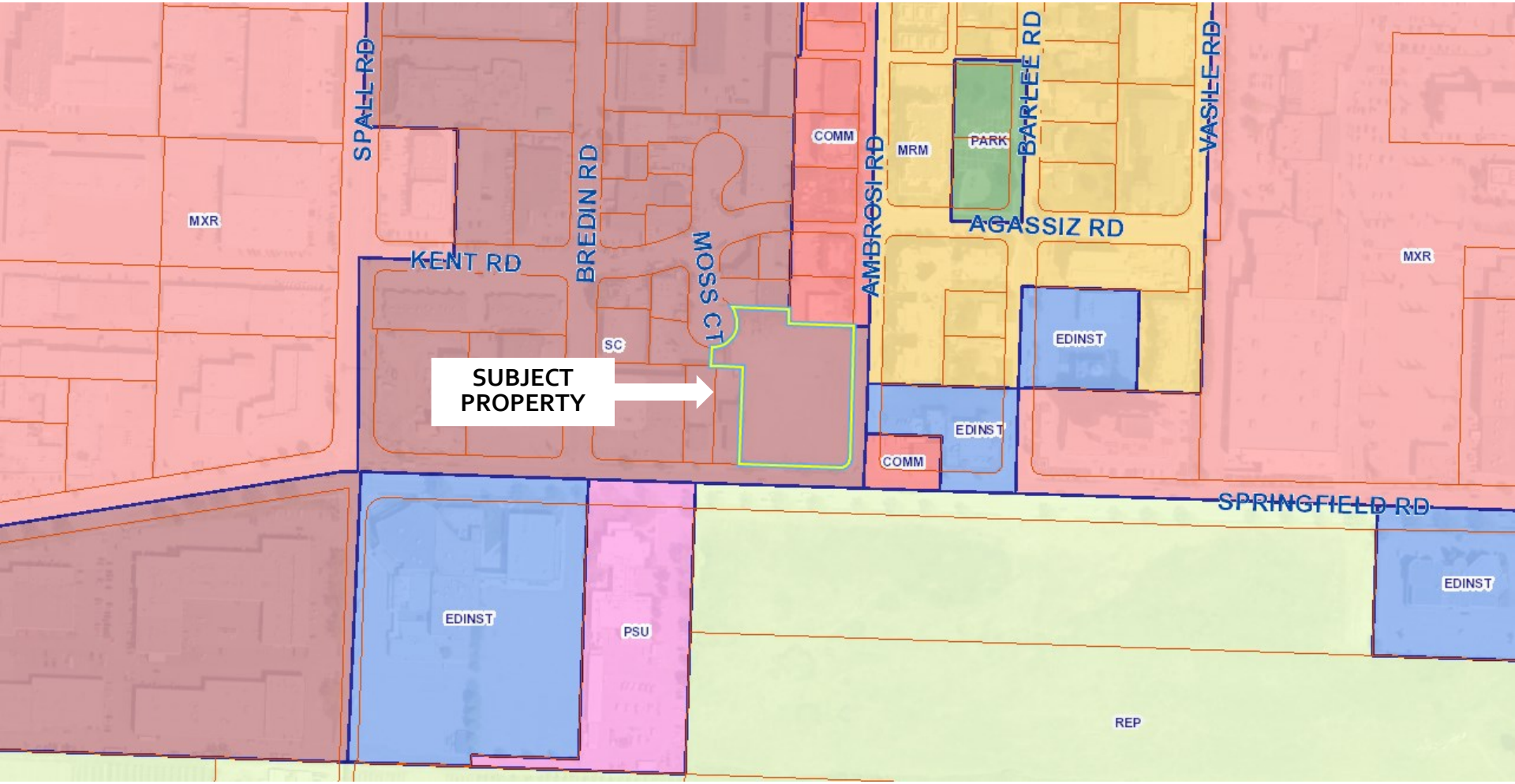
Council Approvals

Building Permit

Context Map

SPALL RD
KENT RD
BREDIN RD
MOSS CT
AMBROSI RD
BARLEE RD
AGASSIZ RD
VASILE RD
SPRINGFIELD RD
SUBJECT PROPERTY

OCP Future Land Use / Zoning



Urban Centre

Subject Property Map

Site Photos

VIEW FROM MOSS COURT - LOOKING EAST

VIEW FROM SPRINGFIELD ROAD - LOOKING NORTH

VIEW FROM SPRINGFIELD & AMBROSI - LOOKING NORTH WEST

VIEW FROM AMBROSI ROAD - LOOKING SOUTH WEST

Site Photos

VIEW FROM AMBROSI ROAD - LOOKING WEST

VIEW FROM SPRINGFIELD ROAD - LOOKING SOUTH EAST

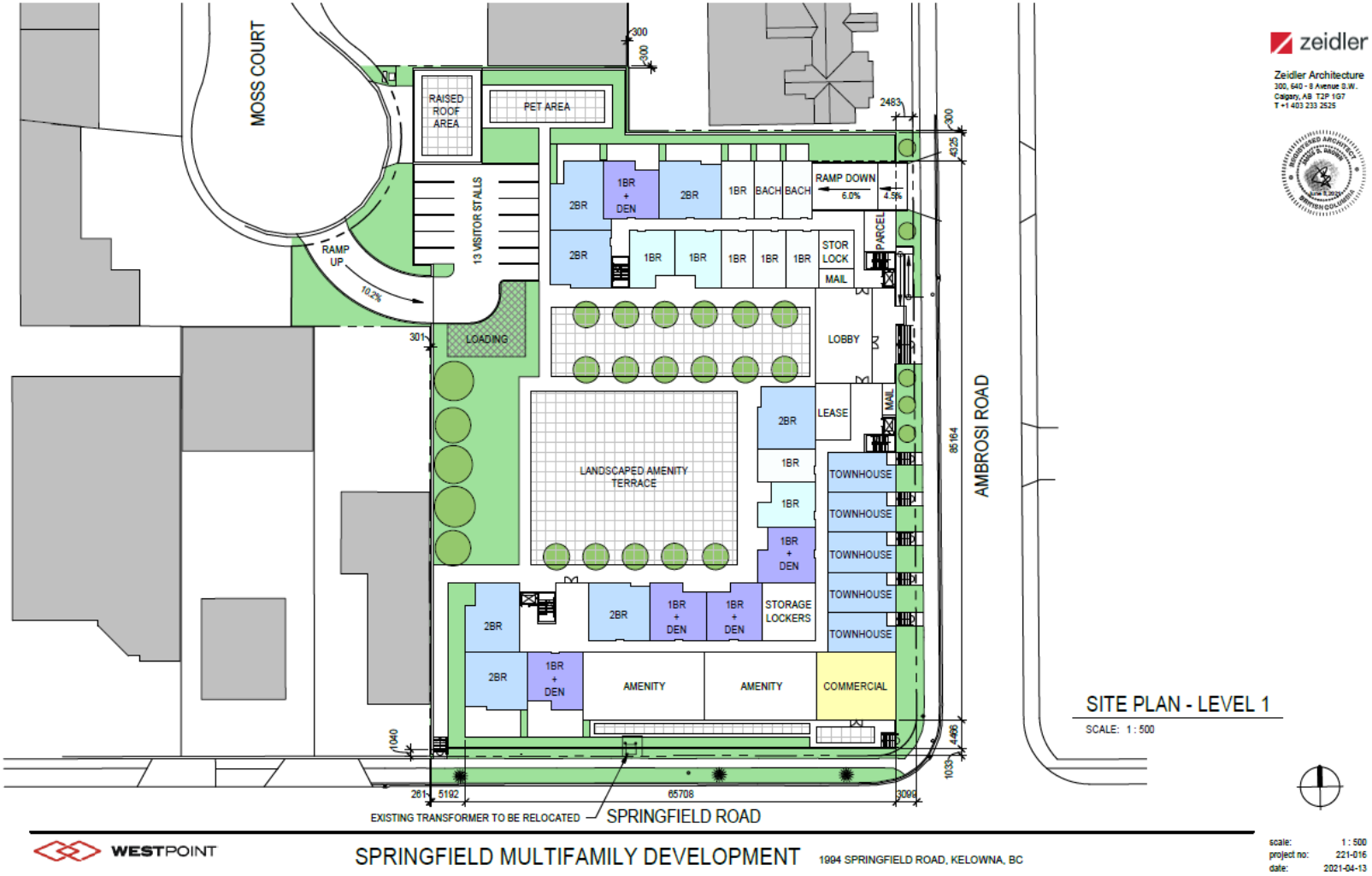
VIEW FROM AMBROSI ROAD - LOOKING NORTH

VIEW FROM AMBROSI ROAD - LOOKING SOUTH

Project details

- Rezoning to C4 – Urban Centre Commercial and OCP Amendment to MXR – Mixed Use (Residential/Commercial).
- Rezoning will facilitate the development of a six-storey mixed-use apartment building with commercial at grade.
- Development Permit and Development Variance Permit are required prior to construction.

Site Plan – Level 1



Development Policy

- Meets the intent of Official Community Plan:
  - Complete Communities
  - Compact Urban Form
  - Housing Mix

Staff Recommendation

- Staff recommend **support** of the proposed OCP Amendment & Rezoning:
  - Subject property is within the Midtown Urban Centre and is located along Springfield & Ambrosi.
    - Important location for density and commercial.
  - Proposal meets the intent of the Official Community Plan.

Conclusion of Staff Remarks

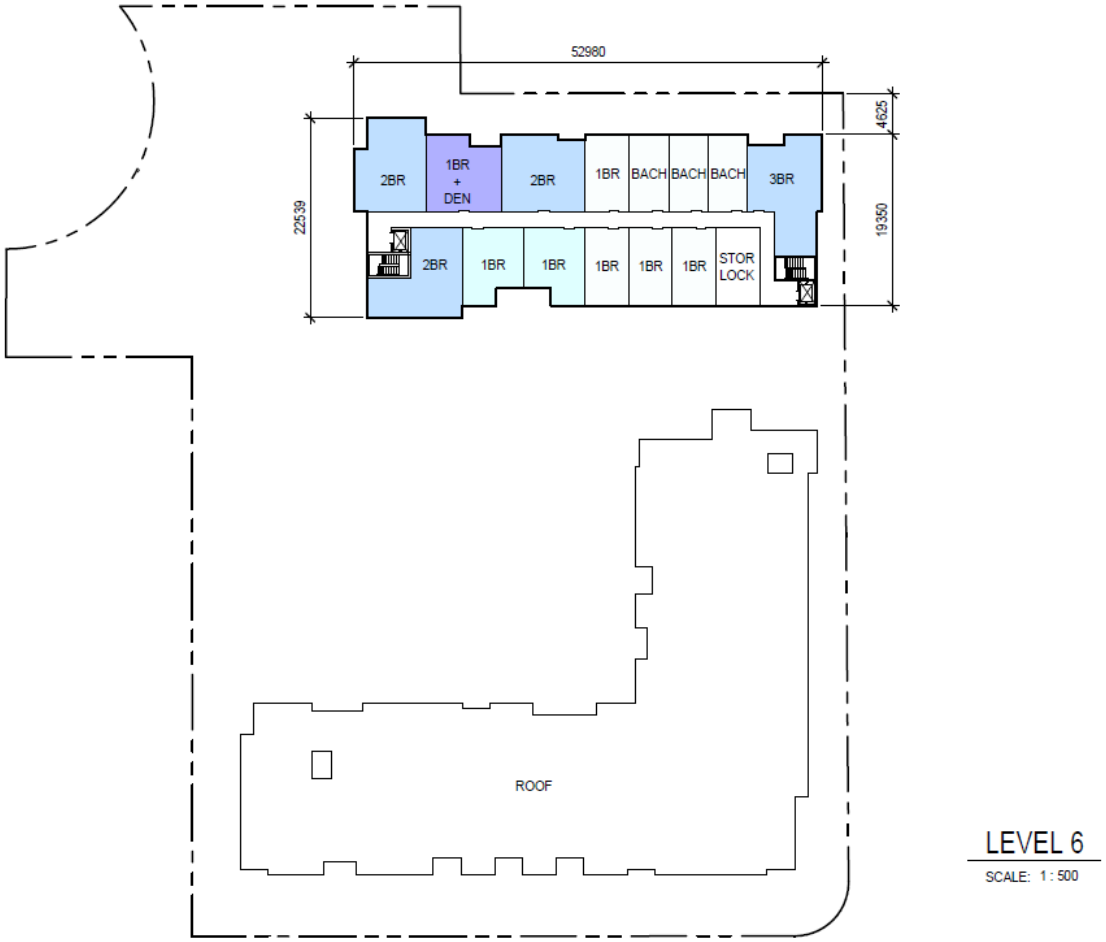
Site Plan – Level 2

Site Plan – Level 3-5

LEVEL 3 - LEVEL 5

SCALE: 1 : 500

Site Plan – Level 6



CITY OF KELOWNA

BYLAW NO. 12269

Official Community Plan Amendment No. OCP21-0009
1994 Springfield Road

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1 District Lot 129 ODYD Plan KAP47562 located on Springfield Road, Kelowna, B.C., from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12270
Z21-0035
1994 Springfield Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 District Lot 129 ODYD Plan KAP47562 located on Springfield Road, Kelowna, BC from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council

Date: August 23, 2021

To: Council

From: City Manager

Subject: Rezoning Bylaw No. 12254 for Z20-0103 Summary of Correspondence

Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated August 23, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12254;

AND THAT Rezoning Bylaw No. 12254 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12254 and to give the bylaw further reading consideration.

Background:
On July 12, 2021, Council passed a resolution directing staff to continue to recommend that Council waive the Public Hearing for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received at the time of the report to Council. This resolution is in effect until Council decides on a long-term option for electronic Council meetings and public hearings, expected later in 2021.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.

Previous Council Resolution

Resolution	Date
AND THAT Council direct staff to continue to recommend that Council waive the public hearing for rezoning applications that are consistent with the Official	July 12, 2021

Community Plan, have a recommendation of support from staff, and are not expected to generate significant public input based on correspondence received at the time of the report to Council until Council decides on a long-term option for electronic Council meetings and public hearings;	

Discussion:

Rezoning Application Z20-0103 for 494 Trumpeter Road was brought forward to Council for initial consideration on July 26, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between July 28, 2021 and August 9, 2021.

The Office of the City Clerk received zero pieces of correspondence.

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12254, located at 494 Trumpeter Road, further reading consideration.

Internal Circulation:

Considerations applicable to this report:
Legal/Statutory Authority:
Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the *Local Government Act* and upon considering correspondence submitted, Council may choose to:

- give a bylaw further reading consideration,
- advance the bylaw to a Public Hearing, or
- defeat the bylaw.

Considerations not applicable to this report:

Existing Policy:
Financial/Budgetary Considerations:
External Agency/Public Comments:
Communications Comments:

Submitted by: R. Van Huizen

Approved for inclusion: S. Fleming, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 12254
Z20-0103
494 Trumpeter Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 Section 24 Township 28 SDYD Plan KAP90635 located at Trumpeter Road, Kelowna, BC from the RR2c – Rural Residential 2 with Carriage House zone to the RU1h – Large Lot Housing (Hillside Area) zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of July, 2021.

Public Hearing waived by the Municipal Council this 26th day of July, 2021.

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council

Date: August 23, 2021

To: Council

From: City Manager

Subject: Rezoning Bylaw No. 12255 for Z21-0053 Summary of Correspondence

Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated August 23, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12255;

AND THAT Rezoning Bylaw No. 12255 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12255 and to give the bylaw further reading consideration.

Background:

On July 12, 2021, Council passed a resolution directing staff to continue to recommend that Council waive the Public Hearing for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received at the time of the report to Council. This resolution is in effect until Council decides on a long-term option for electronic Council meetings and public hearings, expected later in 2021.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.

Previous Council Resolution

Resolution	Date
AND THAT Council direct staff to continue to recommend that Council waive the public hearing for rezoning applications that are consistent with the Official	July 12, 2021

Community Plan, have a recommendation of support from staff, and are not expected to generate significant public input based on correspondence received at the time of the report to Council until Council decides on a long-term option for electronic Council meetings and public hearings;	

Discussion:

Rezoning Application Z21-0053 for 384 Braeloch Road was brought forward to Council for initial consideration on July 26, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between July 28, 2021 and August 9, 2021.

The Office of the City Clerk received zero pieces of correspondence.

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12255, located at 384 Braeloch Road, further reading consideration.

Internal Circulation:

Considerations applicable to this report:
Legal/Statutory Authority:
Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the *Local Government Act* and upon considering correspondence submitted, Council may choose to:

- give a bylaw further reading consideration,
- advance the bylaw to a Public Hearing, or
- defeat the bylaw.

Considerations not applicable to this report:

Existing Policy:
Financial/Budgetary Considerations:
External Agency/Public Comments:
Communications Comments:

Submitted by: R. Van Huizen, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 12255
Z21-0053
384 Braeloch Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 23 Township 28 SDYD Plan 18996 located at Braeloch Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of July, 2021.

Public Hearing waived by the Municipal Council this 26th day of July, 2021.

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 12053

Official Community Plan Amendment No. OCP18-0005
2100 Rutland Road North

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of a portion of Lot 1 Section 35 Township 26 ODYD Plan EPP105620, located on Rutland Road North, Kelowna, B.C., from the REP – Resource Protection Area designation to the SC – Service Commercial designation as shown on Map "A" attached to and forming part of this bylaw;

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15th day of June, 2020.

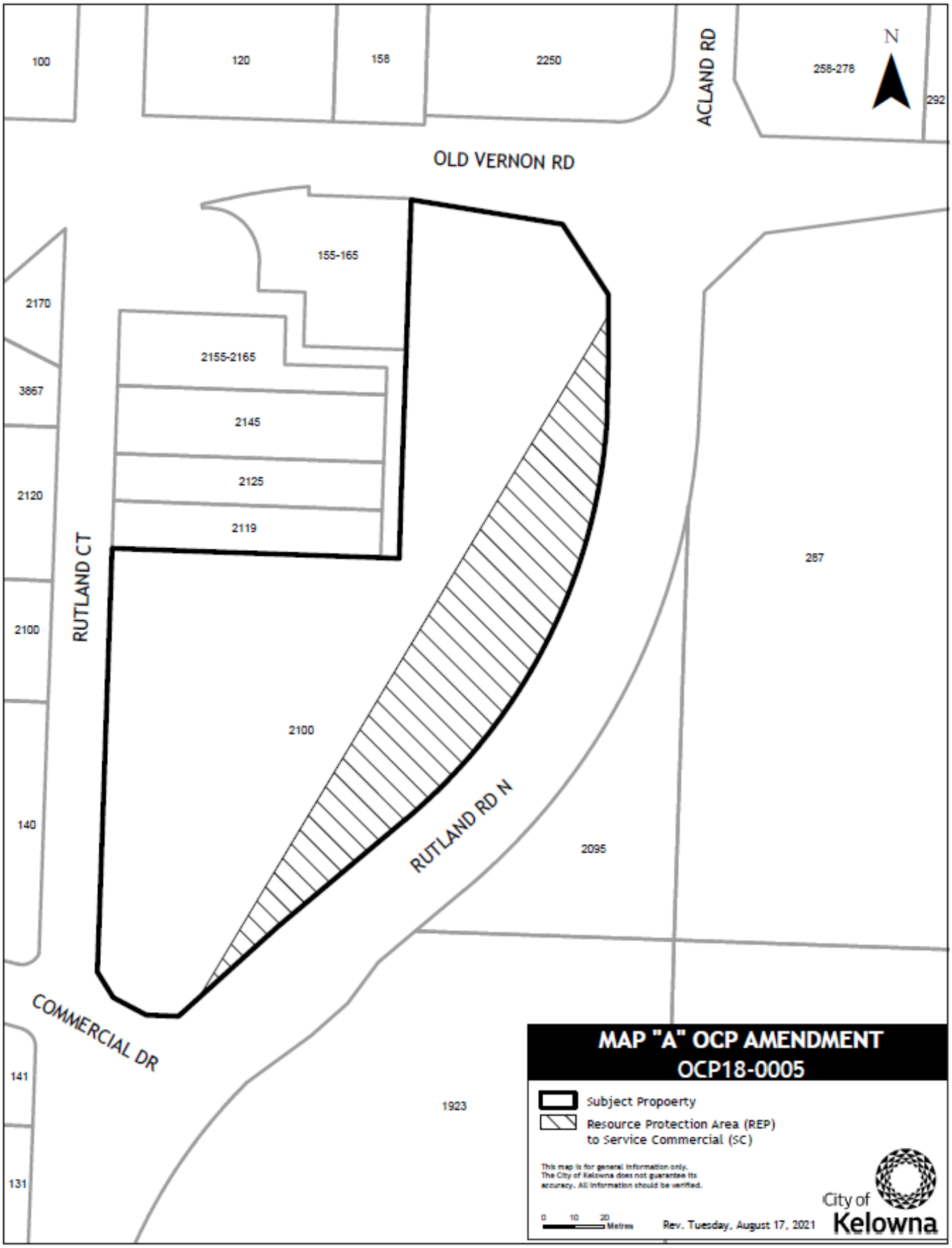
Considered at a Public Hearing on the 14th day of July, 2020.

Read a second and third time by the Municipal Council this 14th day of July, 2020.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


100
120
158
2250
ACLAND RD
258-278
292
N
OLD VERNON RD
155-165
2170
2155-2165
3867
2145
2125
2120
2119
RUTLAND CT
287
2100
2100
RUTLAND RD N
140
2095
COMMERCIAL DR
141
1923
131
MAP "A" OCP AMENDMENT
OCP18-0005
Subject Propoerty
Resource Protection Area (REP)
to Service Commercial (SC)
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.
0 10 20 Metres
Rev. Tuesday, August 17, 2021
City of
Kelowna

CITY OF KELOWNA

BYLAW NO. 12054
Z18-0019
2100 Rutland Road North

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 35 Township 26 ODYD Plan EPP105620, located on Rutland Road North, Kelowna, B.C., from the A1 – Agriculture 1 zone to the C10lp – Service Commercial (Liquor Primary) zone;

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15th day of June, 2020.

Considered at a Public Hearing on the 14th day of July, 2020.

Read a second and third time by the Municipal Council this 14th day of July, 2020.

Approved under the Transportation Act this 15th day of July, 2020.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12055
TA18-0011 – 2100 Rutland Road North

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 14 – Commercial Zones, 14.10 Service Commercial** be amended by adding in its appropriate location a new sub section **14.10.7 Site Specific Uses and Regulations** as follows:

   14.10.7 Site Specific Uses and Regulations

   Uses and regulations apply to the C10 – Service Commercial zone on a site-specific basis as follows:

	Legal Description	***Civic Address***	***Regulation***
1.	Lot 1 Section 35 Township 26 ODYD Plan EPP105620	2100 Rutland Road North	To allow Retail Store, Convenience; Retail Store, General; Health Services, Major and Minor; Personal Service Establishments; Contractor Services, Limited; and Financial Services as permitted Principal Uses in addition to those permitted in section 14.10.2.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15th day of June, 2020.

Considered at a Public Hearing on the 14th day of July, 2020.

Read a second and third time by the Municipal Council this 14th day of July, 2020.

Approved under the Transportation Act this 15th day of July, 2020.

Audrie Henry

(Approving Officer-Ministry of Transportation)

Amended at third and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL

Date:	August 23, 2021		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	DP18-0243	**Owner:**	REID'S CROSSING DEVELOPMENT INC., INC.NO. BC1165652
Address:	2100 Rutland Road North	**Applicant:**	Denciti Development Corp.
Subject:	Development Permit Application		
Existing OCP Designation:	Service Commercial (SC)		
Existing Zone:	C10lp Service Commercial (Liquor Primary)		

1.0 Recommendation

THAT Official Community Plan Map Amending Bylaw No. 12053 be amended at third reading to revise the legal description of the subject property from portions of Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073 to portions of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620;

AND THAT Rezoning Bylaw No. 12054 be amended at third reading to revise the legal description of the subject property from Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP 56073 to Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620;

AND THAT Zoning Bylaw Text Amendment Bylaw No. 12055 be amended at third reading to revise the legal description of the subject property from Lot A Section 355 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073 to Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620;

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 12053, Rezoning Bylaw No. 12054 and Zoning Bylaw Text Amendment Bylaw No. 12055 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0243 for Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620, located at 2100 Rutland Road North, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a gas bar, rapid drive-through vehicle services (car wash) and retail store, convenience on the subject property.

3.0 Development Planning

Development Planning recommends support for the Development Permit application as it is consistent with the C10 zone. The C10 zone is intended to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones.

Consideration has been given to the form and character of the gas bar and associated buildings and the proposal meets Urban Design Development Permit Guidelines in the Official Community Plan (OCP). The design includes a sense of overall cohesiveness, including the incorporation of stone cladding at the base of both buildings and gas bar canopy.

4.0 Proposal

4.1 Project Description

This Development Permit application is for a gas bar, rapid drive-through vehicle services (car wash) and retail store, convenience on the subject property. This specific proposal does not encompass the entire subject property. A Development Permit(s) will be required for the remainder of the site and require Council approval. Applications will be submitted to Development Planning for evaluation at a later date.

A landscape plan has been provided for the on-site area immediately surrounding this development proposal.On-site landscaping includes seven decidious trees, as well as a more densely planted area to try and screen the garbage and recycling areas, which are located in close proximity to the main entrance to the site. Vehicular access to this portion of the development is off Rutland Road North.

The application also includes one freestanding sign, required to conform within City of Kelowna Sign Bylaw No. 11530 regulations. This limits the freestanding sign to a maximum height of 5.0 m and maximum area

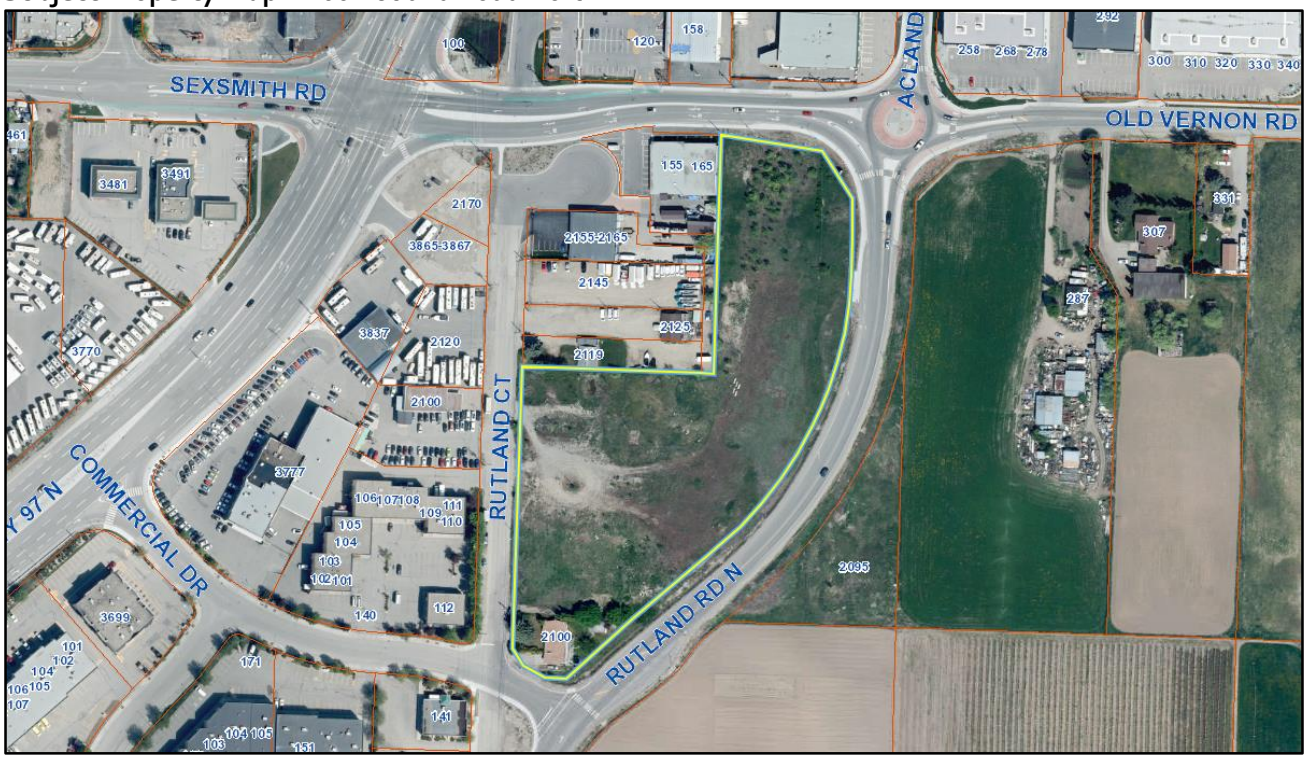
of 10.0 m². It is proposed to be located at the main entrance to the subject property, off Rutland Road North.

4.2 Site Context

The site is located at the northern extent of the Rutland City Sector in an area colloquially known as 'Reid's Corner'. The subject site has previously been used for residential housing and topsoil storage. The property is mostly vacant with the exception of one single detached house at 2053 Rutland Ct. The properties to the South and East of the site are zoned A1 and located within the ALR. The properties to the North and West of the site are zoned C10 and I2 are being used for a range of service commercial and light industrial uses. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1	General Industrial
East	A1	Agricultural (ALR)
South	A1	Agricultural (ALR)
West	I1, I2, C10	Light Industrial/Service Commercial

Subject Property Map: 2100 Rutland Road North



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Guideline 2.0 Context

2.7 - Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness

Guideline 8.0 Pedestrian access, provision for cyclists, circulation, vehicles and loading

8.4 Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas

5.2 City of Kelowna Zoning Bylaw No. 8000

Section 14: Commercial Zones

C10 – Service Commercial, Section 14.10.1 Purpose. The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment B – City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:	Nov 9, 2018
Date Public Consultation Completed:	May 20, 2019
Date of Initial Consideration:	June 15, 2020
Date of Public Hearing:	July 14, 2020
Date of Bylaw Extension:	July 12, 2021

Report prepared by:	Kimberly Brunet, Planner II
Reviewed by:	Dean Strachan, Community Planning & Development Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP18-0243

Schedule A: Site Plan

Schedule B: Elevations, Floorplans, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: City of Kelowna Memorandum

Attachment C: Otter Farm and Home Co-operative Letter of Rationale

ATTACHMENT A
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

Development Permit
DP18-0243

City of Kelowna

This permit relates to land in the City of Kelowna municipally known as

2100 Rutland Road North

and legally known as

LOT 1 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP105620

and permits the land to be used for the following development:

Gas Bar, Rapid Drive-Through Vehicle Services and Retail Store, Convenience

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision	August 23, 2021
Decision By:	Council
Development Permit Area:	Comprehensive Development Permit Area
Existing Zone:	C10lp Service Commercial (Liquor Primary)
Future Land Use Designation:	Service Commercial (SC)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	REID'S CROSSING DEVELOPMENT INC., INC.NO. BC1165652
Applicant:	Denciti Development Corp.
Planner:	K. Brunet

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

DRAFT

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years <u>from the date of approval</u>, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **$27,293.75**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

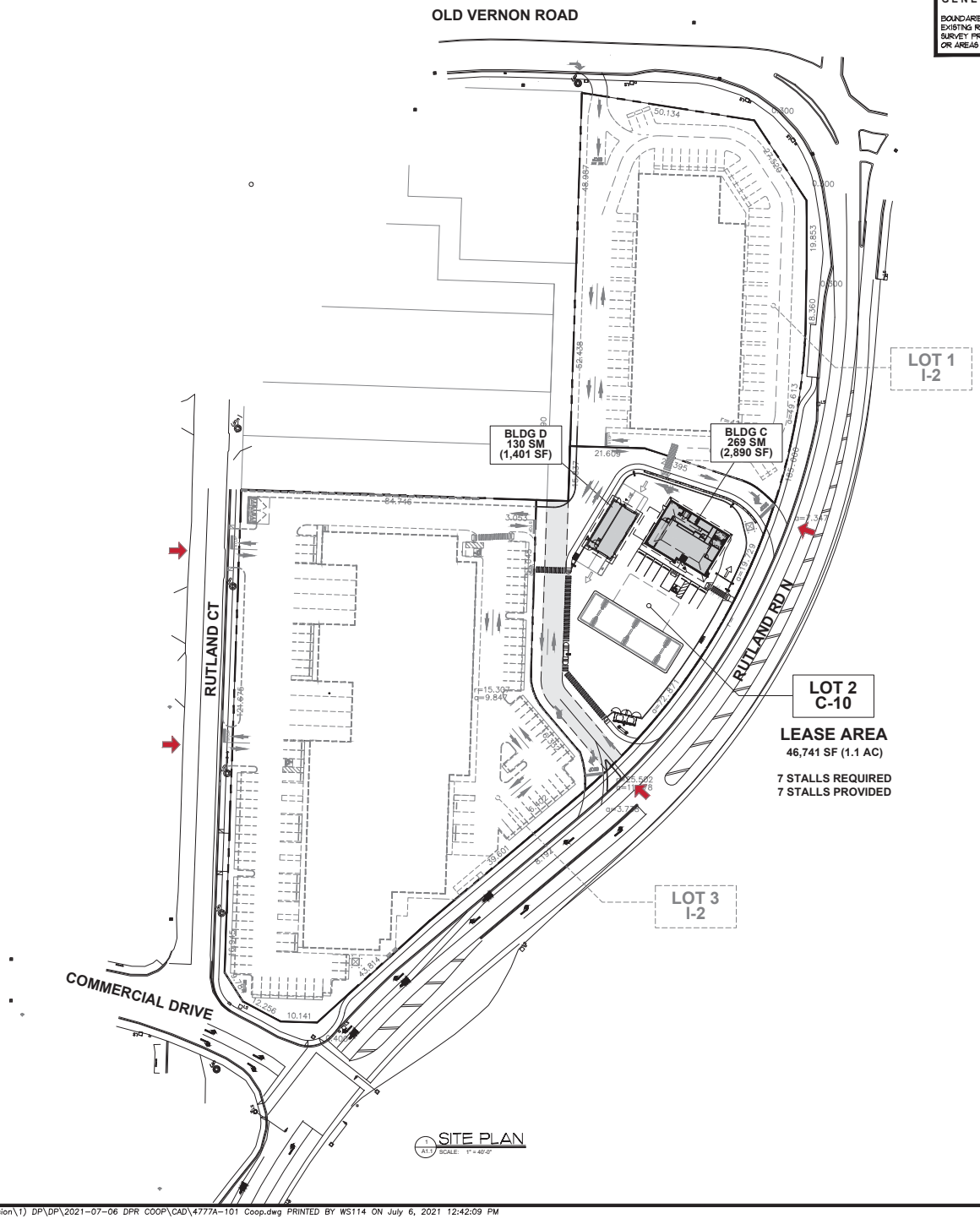
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

DRAFT



1 SITE PLAN
A1.1 SCALE: 1" = 40'-0"

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

1 KEY PLAN
A1.1 SCALE: N/A

NORTH

LOT 2 - SITE INFORMATION						
LEGAL LAND DESCRIPTION:	LOT 1 SEC 35 TWS 26 ODYD PLAN 4375 EXCEPT PLAN EPP 56072 / LOT 4 SEC 35 TWS 26 ODYD PLAN 4170 / PLAN EPP 56074 LOT A SEC 35 TWS 26 / LOT A SEC 35 TWS 26 ODYD 23482 PLAN EPP 56074					
MUNICIPAL ADDRESS:	175 OLD VERNON RD, 2053 RUTLAND RD, AND 2065 & 2115 RUTLAND CT.					
ZONING (EXISTNG)	A1 - AGRICULTURE 1					
ZONING (NEW)	C-10 LP/RLS/RCS - SERVICE COMMERCIAL & I-2 - GENERAL INDUSTRIAL					
OVERALL SITE AREAS						
LOT 1 SITE AREA	69555	SF	1.597	AC	0.646	HA
LOT 2 SITE AREA	46741	SF	1.073	AC	0.434	HA
LOT 3 SITE AREA	125457	SF	2.880	AC	1.166	HA
OVERALL SITE AREA	241753	SF	5.550	AC	2.246	HA

LOT 2 - BUILDING AND PARKING INFORMATION						
	MAIN		PARKING REQUIRED	PARKING PROVIDED	BICYCLE SHORT TERM	BICYCLE LONG TERM
BLDG C (C-STORE)	2890	SF	5.37	7	2	0.54
BLDG D (CAR WASH)	1401	SF	2			0.26
BUILDING AREAS	4291	SF	7.37	7 PROVIDED	2 PROVIDED	0 PROVIDED
LOT COVERAGE (MAX 60%):	4291	SF /	46741	SF	X 100 =	9.2%

4	21/07/06	RE-ISSUED FOR DP
3	20/10/16	ISSUED FOR DP
2	19/03/20	ISSUED FOR SUBMISSION
1	19/03/20	ISSUED FOR REZONING
no	yyy-mm-dd	description

revisions

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consultant

COMMERCIAL DEVELOPMENT
175 OLD VERNON RD AND 2053,2065, & 2115 RUTLAND CT, KELOWNA, BC
FOR REID'S CROSSING DEVELOPMENT INC.

REGISTERED ARCHITECT
BRIAN J. GILL
PROVINCE OF BRITISH COLUMBIA

urban design group
architect ltd.
810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE 604-687-2334

project number 4777

sheet title
SITE PLAN

date	2020-08-03
scale	AS NOTED
drawn	CDC
checked	AV
sheet number	A-1.1

SCHEDULE A
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

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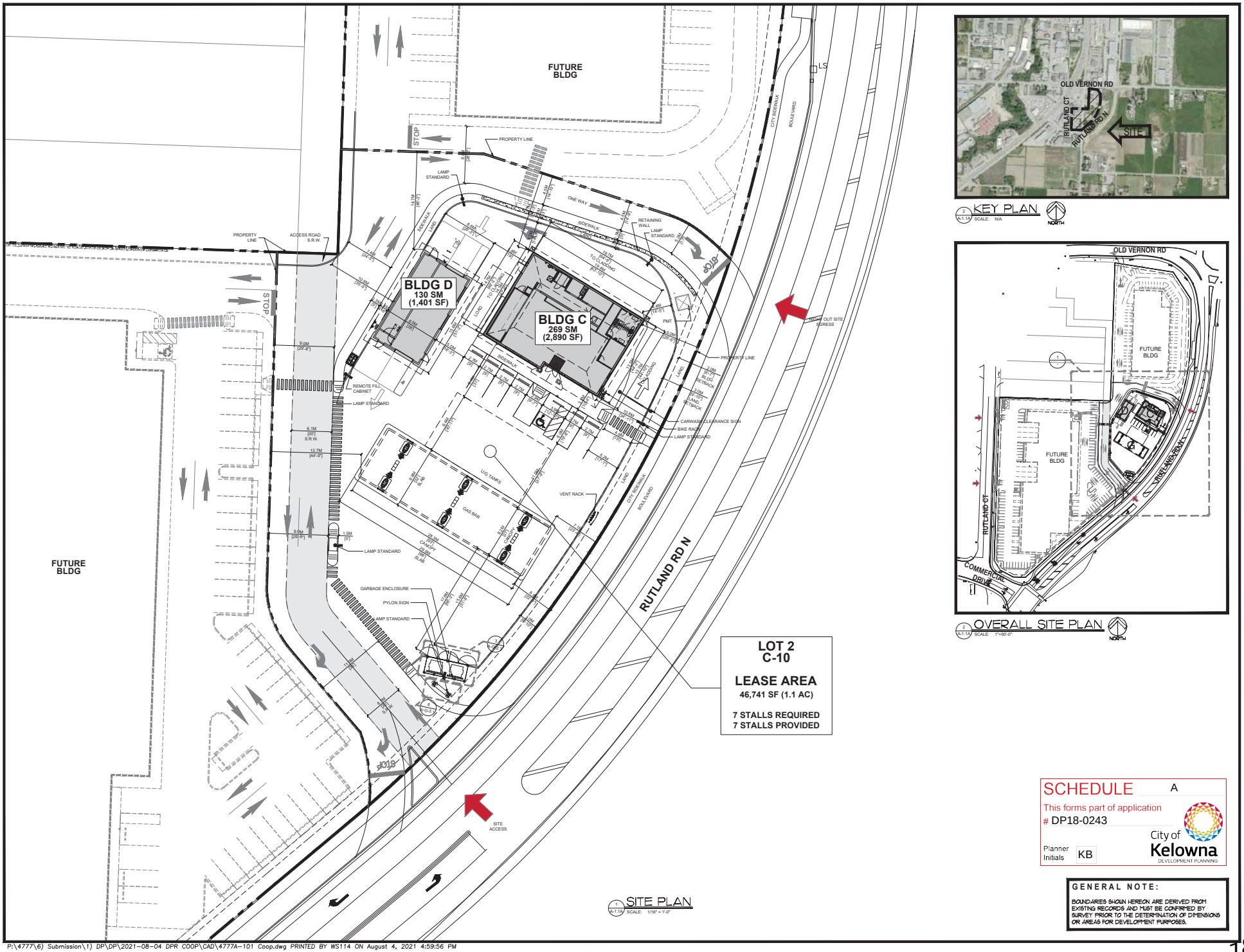

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2	19/03/20	ISSUED FOR SUBMISSION
1	19/03/20	ISSUED FOR REZONING
no	yyy-mm-dd	description

revisions

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COMMERCIAL DEVELOPMENT

175 OLD VERNON RD AND 2053,2065, & 2115 RUTLAND CT, KELOWNA, BC
FOR REID'S CROSSING DEVELOPMENT INC.

REGISTERED ARCHITECT
BRIAN DOLLINSKI
BRITISH COLUMBIA

urban design group
architect ltd.

810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE 604.687.2334

project number 4777

sheet title
ENLARGED SITE PLAN

date	2020-08-03	sheet number	A-11A
scale	AS NOTED		
drawn	CDC		
checked	AV		

SCHEDULE A

This forms part of application
DP18-0243

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

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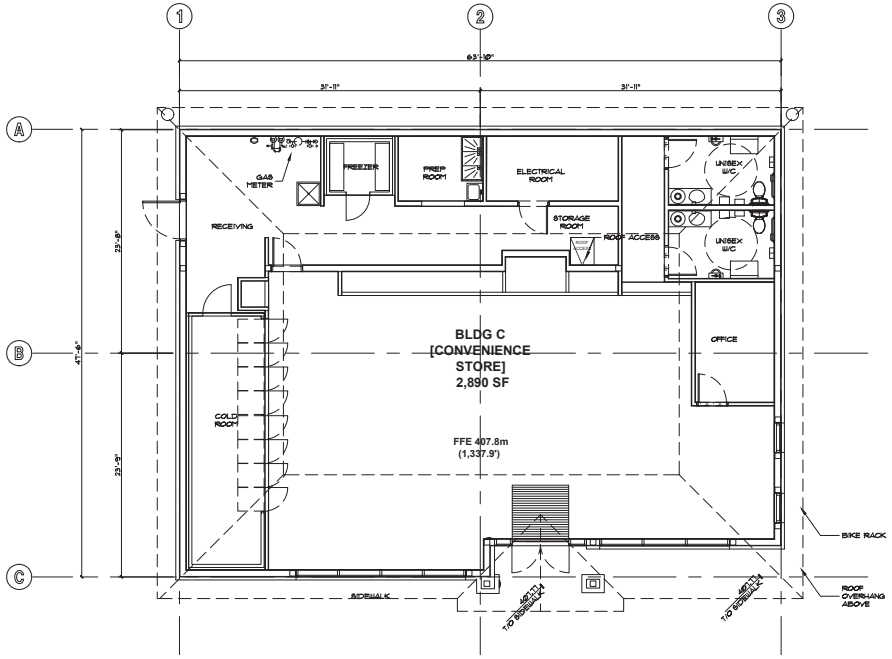
SCHEDULE B

This forms part of application

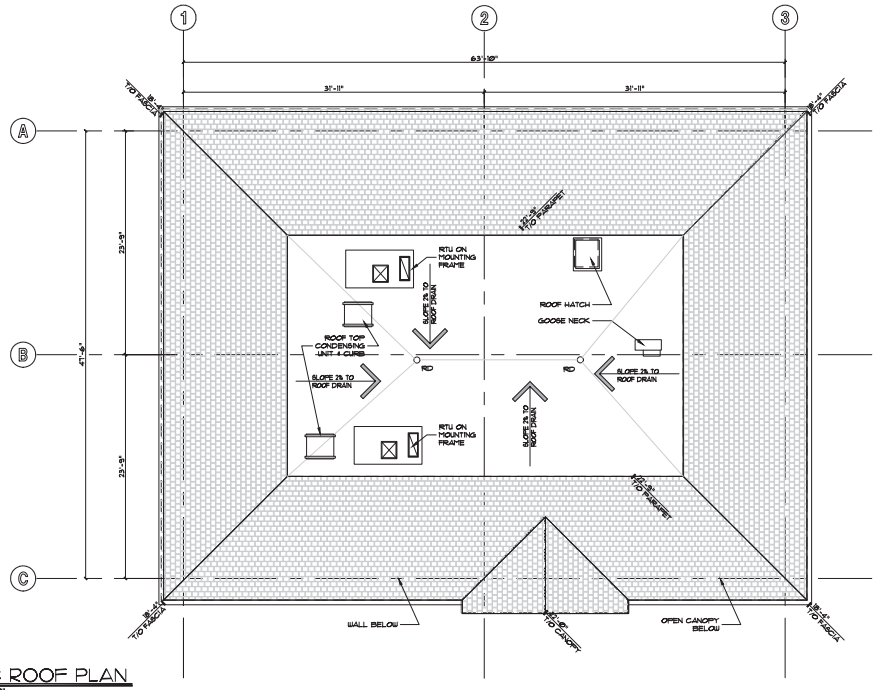
DP18-0243

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING



1 A-2.1 BLDG C FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 A-2.1 BLDG C ROOF PLAN
SCALE: 3/16" = 1'-0"

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3	20/10/16	ISSUED FOR DP
2	19/03/20	ISSUED FOR SUBDIVISION
1	19/03/20	ISSUED FOR REZONING
no	yyyy-mm-dd	description

revisions

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consultant

COMMERCIAL DEVELOPMENT
175 OLD VERNON RD AND 2053,2065, & 2115 RUTLAND CT, KELOWNA, BC
FOR REID'S CROSSING DEVELOPMENT INC.

REGISTERED ARCHITECT
BRIAN A. GIBBS
PROVINCE OF BRITISH COLUMBIA

urban design group
architect ltd.
810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-2334

project number 4777

sheet title
BLDG C FLOOR & ROOF PLANS

date	2021-07-21	sheet number	A-2.1
scale	AS NOTED		
drawn	CDC/BB		
checked	AV		

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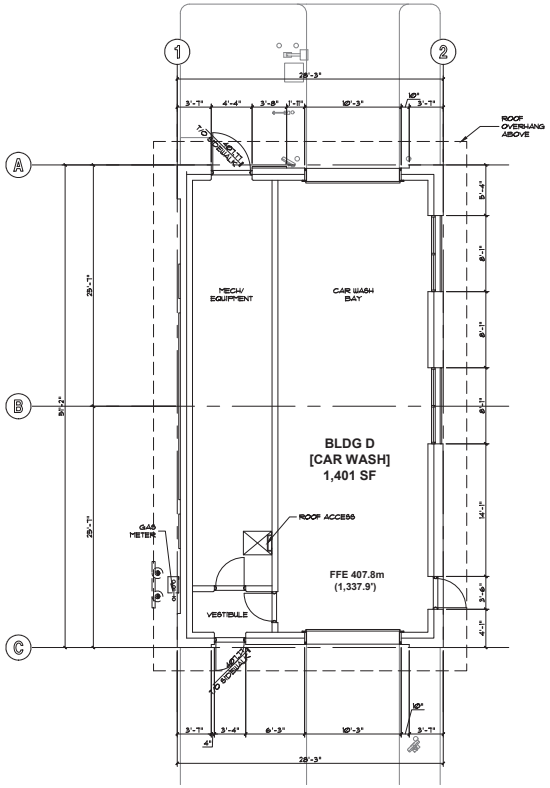
SCHEDULE B

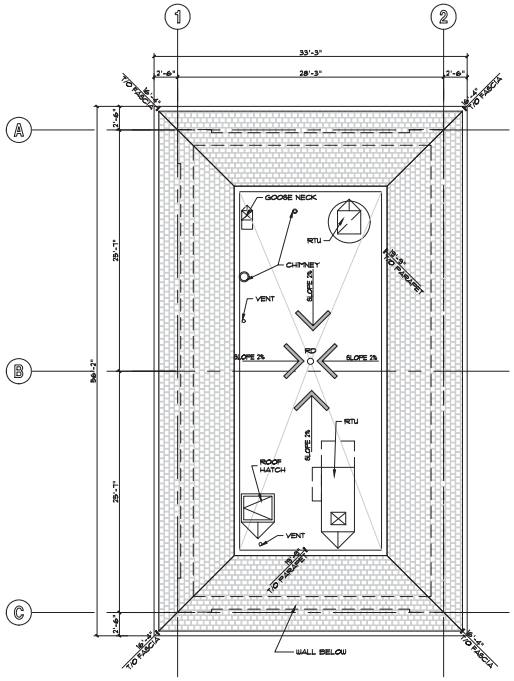
This forms part of application
DP18-0243

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING



1 BLDG D FLOOR PLAN
A-2.1 SCALE: 3/16" = 1'-0"



2 BLDG D ROOF PLAN
A-2.1 SCALE: 3/16" = 1'-0"

5	21/07/22	RE-ISSUED FOR DP
4	20/07/06	RE-ISSUED FOR DP
3	20/10/16	ISSUED FOR DP
2	19/03/20	ISSUED FOR SUBDIVISION
1	19/03/20	ISSUED FOR REZONING
no	yyyy-mm-dd	description

revisions

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consultant

COMMERCIAL DEVELOPMENT
175 OLD VERNON RD AND 2053,2065, & 2115 RUTLAND CT, KELOWNA, BC
FOR REID'S CROSSING DEVELOPMENT INC.

REGISTERED ARCHITECT
BRIAN A. CARLSON
BRITISH COLUMBIA

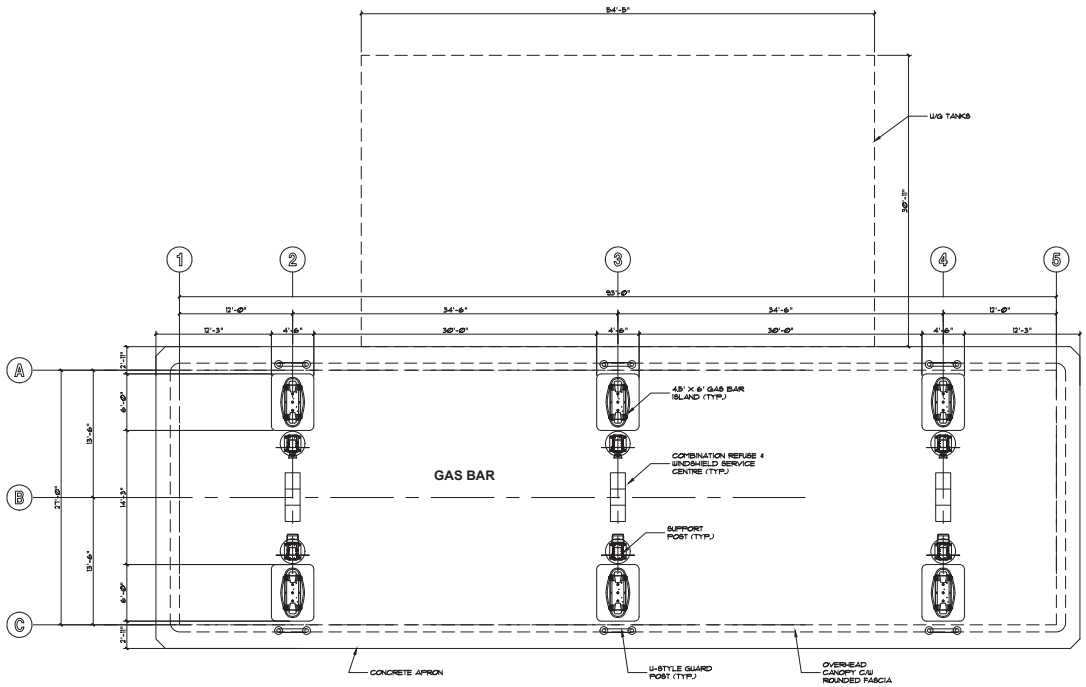
urban design group
architect ltd.
810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-2334

project number 4777

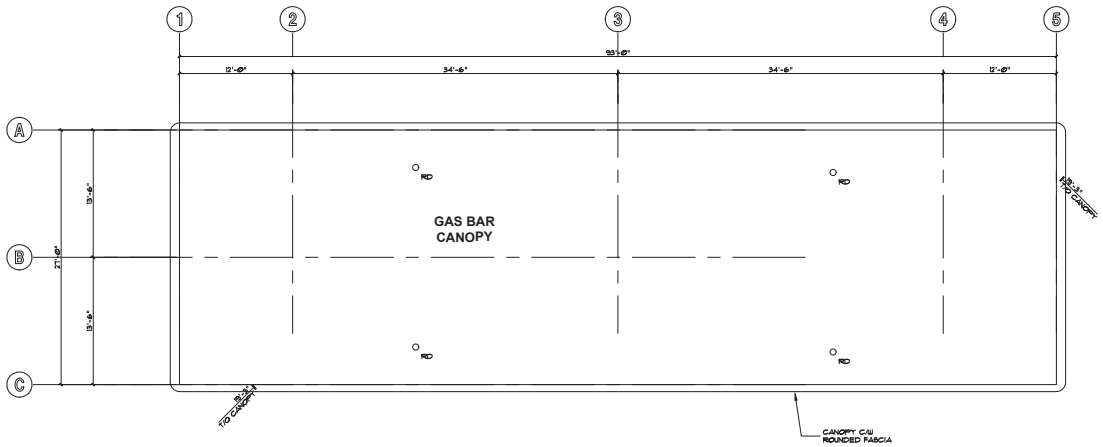
sheet title
BLDG D FLOOR & ROOF PLANS

date	2021-07-21	sheet number
scale	AS NOTED	A-D2.1
drawn	CJC/BI	
checked	AV	

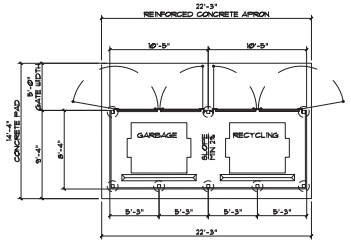
P:\4777\6) Submission\1) DP\DP\2021-07-22 DPR COOP\CAD\4777A-CDG201.dwg PRINTED BY WS112 ON July 22, 2021 2:33:28 PM



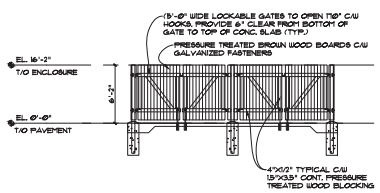
1 A-2.1 GAS BAR PLAN
SCALE: 3/16" = 1'-0"



2 A-2.1 GAS BAR CANOPY PLAN
SCALE: 3/16" = 1'-0"



3 A-2.1 GARBAGE ENCLOSURE #2
SCALE: 3/16" = 1'-0"



NOTES:
SUBMIT GATE SHOP DRAWINGS FOR REVIEW BEFORE CONSTRUCTION

1) WOOD STAIN COLOUR: PRESSURE TREATED BROWN
2) STEEL / GRIND SMOOTH ALL WELDS, PRIME AND PAINT
3) ALL GATE HARDWARE SHALL BE HEAVY DUTY PRE-FINISHED BLACK COATED STEEL, COLOUR: RUST PAINT - GLOSS BLACK, MIN 2 COATS TOUCH-UP ALL CUT ENDS WITH A P.T. WOOD PRESERVATIVE
4) ALL FASTENERS TO BE HOT-DIPPED GALVANIZED
5) FASTEN BOARDS TO WOOD RAILS USING GALVANIZED DECK SCREWS

4 A-2.1 GARBAGE ENCLOSURE #2 ELEVATIONS / SECTIONS
SCALE: 3/16" = 1'-0"

SCHEDULE B
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

5	21/07/23	RE-ISSUED FOR DP
4	21/07/06	RE-ISSUED FOR DP
3	20/10/16	ISSUED FOR DP
2	19/03/20	ISSUED FOR SUBDIVISION
1	19/03/20	ISSUED FOR REZONING
no	yyyy-mm-dd	description

revisions

NORTH

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consultant

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175 OLD VERNON RD AND 2053,2065, & 2115 RUTLAND CT. KELOWNA, BC
FOR REID'S CROSSING DEVELOPMENT INC.

urban design group architect ltd.
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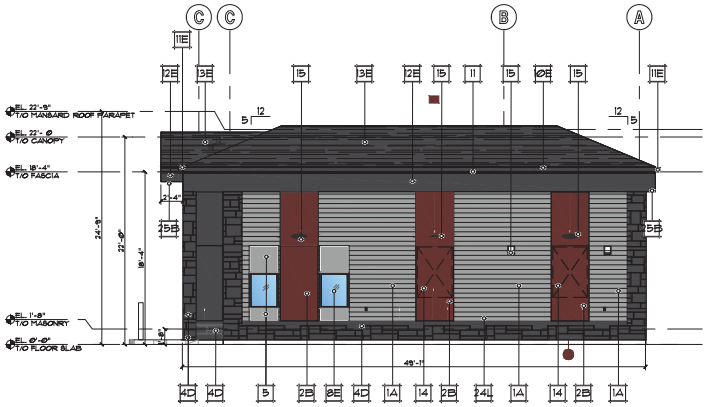
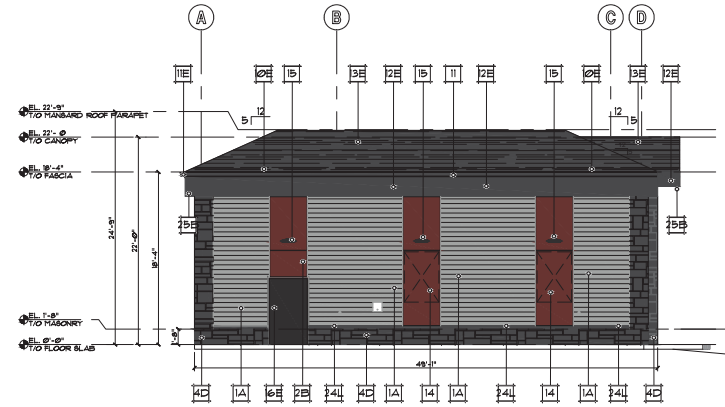
project number 4777
sheet title GAS BAR PLANS & GARB. ENCLOSURE DETAILS
date 2021-07-21
scale AS NOTED
drawn CJC/TB
checked AV
sheet number A-2.1

All Signage to comply with City of Kelowna Sign Bylaw No. 11530

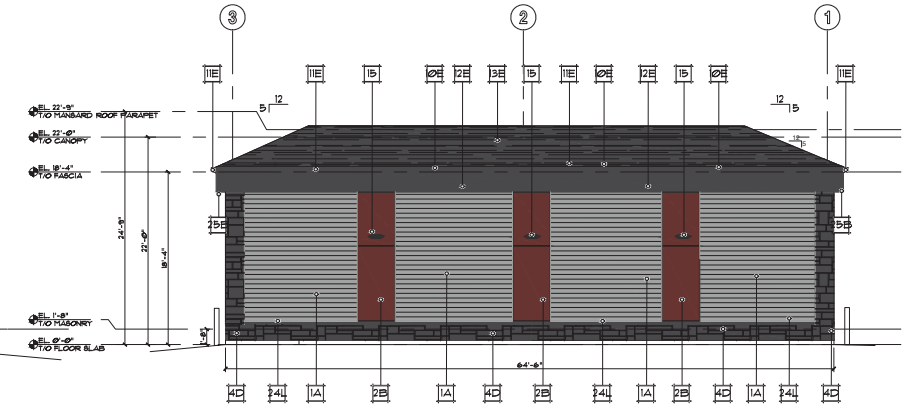


1 A-3.1 BLDG C - EAST ELEVATION
SCALE: 1/8"=1'-0"

2 A-3.1 BLDG C - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 A-3.1 BLDG C - WEST ELEVATION
SCALE: 1/8"=1'-0"



4 A-3.1 BLDG C - NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS	
1	HORIZONTAL HARDIE PLANK SIDING
2	HORIZONTAL METAL SIDING
3	COMPOSITE METAL PANEL
4	RUSKIN STONE MASONRY UNITS
5	ALUMINUM SPANDREL PANEL
6	MBS CANOPY
7	ILLUMINATED SIGNAGE, BY TENANT
8	ALUMINUM FRAME STOREFRONT, CLEAR GLAZING
9	ALUMINUM FRAME AND SWING DOOR
10	PRE-FINISHED METAL FLASHING
11	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
12	PRE-FINISHED METAL CLADDING
13	FIBERGLASS SHINGLES
14	CO-OP PROPO SIGNAGE
15	LIGHTING, SEE ELECTRICAL DWGS
16	METAL DOOR
17	GAS METER
18	MISSION FACE BRICK
19	NON-ILLUMINATED SIGNAGE, BY TENANT
20	OVERHEAD DOOR
21	OVERHEAD CANOPY C/W ROUNDED FASCIA
22	STAINLESS STEEL CONCRETE FILLED BOLLARD
23	WELDED STEEL
24	RUSKIN STONE SLOPED SILL
25	METAL SCRIPT - VENTILATED

EXTERIOR COLOURS	
A	PEARL GREY
B	TIMBERMARK
C	CO-OP RED (7549 - CARDINAL RED)
D	CARBON
E	CHARCOAL
F	WHITE
G	SILVERADO - VELOUR
H	OYSTER
J	PIGEONT
K	BLACK, GLOSSY
L	ASH

SCHEDULE B
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

3	21/07/22	RE-ISSUED FOR DP
2	21/01/06	RE-ISSUED FOR DP
1	20/10/16	ISSUED FOR DP
2	19/03/25	ISSUED FOR SUBDIVISION
1	19/03/20	ISSUED FOR REZONING
no	yyyy-mm-dd	description

revisions

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consultant

COMMERCIAL DEVELOPMENT
175 OLD VERNON RD AND 2063,2065, & 2115 RUTLAND CT. KELOWNA, BC
FOR REID'S CROSSING DEVELOPMENT INC.

REGISTERED ARCHITECT BRIAN J. GILL PROVINCE OF BRITISH COLUMBIA

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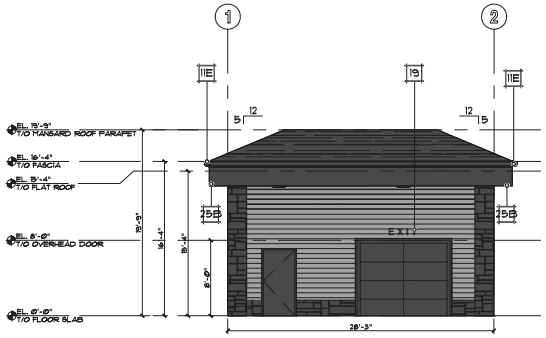
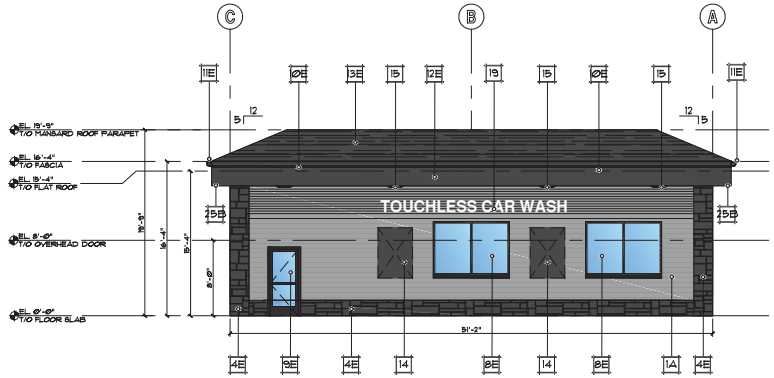
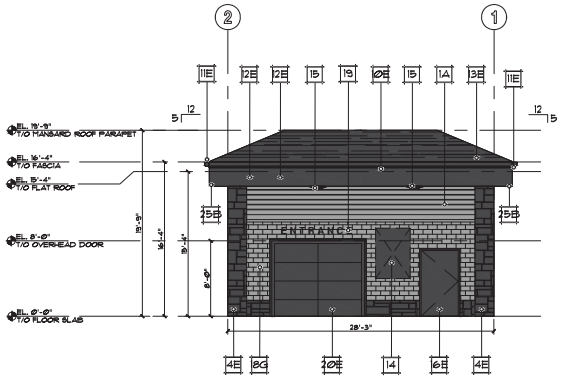
project number 4777
sheet title BLDG C ELEVATIONS
date 2021-07-22
scale AS NOTED
drawn CDC/BI
checked BJ
sheet number A-03.1



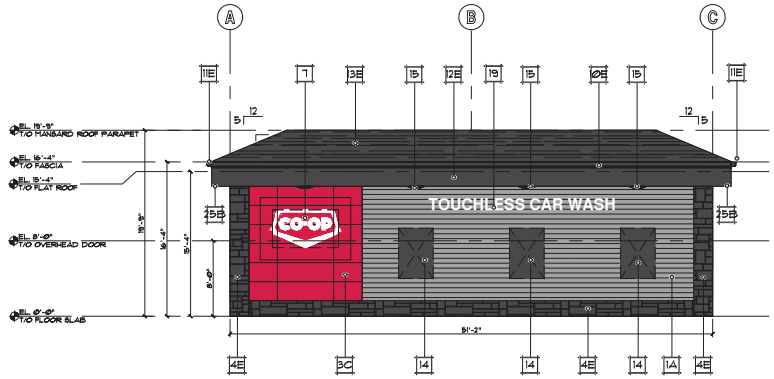
1 A-3.1 BLDG D - SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 A-3.1 BLDG D - EAST ELEVATION
SCALE: 3/16"=1'-0"



3 A-3.1 BLDG D - NORTH ELEVATION
SCALE: 3/16"=1'-0"



4 A-3.1 BLDG D - WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR MATERIALS	
1	HORIZONTAL HARDIE PLANK SIDING
2	HORIZONTAL METAL SIDING
3	COMPOSITE METAL PANEL
4	FUSION STONE MASONRY UNITS
5	ALUMINUM SPANDREL PANEL
6	HSS CANOPY
7	ILLUMINATED SIGNAGE, BY TENANT
8	ALUMINUM FRAME STOREFRONT, CLEAR GLAZING
9	ALUMINUM FRAME AND SIDING DOOR
10	PRE-FINISHED METAL FLASHING
11	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
12	PRE-FINISHED METAL CLADDING
13	FIBERGLASS SHINGLES
14	CO-OP PROMO SIGNAGE
15	LIGHTING, SEE ELECTRICAL DWGS
16	METAL DOOR
17	GAS METER
18	HEBRON FACE BRICK
19	NON-ILLUMINATED SIGNAGE, BY TENANT
20	OVERHEAD DOOR
21	OVERHEAD CANOPY C/W ROUNDED FASCIA
22	STAINLESS STEEL CONCRETE FILLED BLAND
23	WELDED STEEL
24	FUSION STONE SLOPED SILL
25	METAL SOFFIT - VENTILATED

EXTERIOR COLOURS	
A	PEARL GREY
B	TIMBERMARK
C	CO-OP RED (7469 - CARDINAL RED)
D	CARBON
E	CHARCOAL
F	WHITE
G	SILVERADO - VELOUR
H	OYSTER
J	PATENT
K	BLACK GLOSSY
L	ASH

All Signage to comply with City of Kelowna Sign Bylaw No. 11530

SCHEDULE B
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

3	21/07/22 RE-ISSUED FOR DP
2	21/07/16 RE-ISSUED FOR DP
1	20/10/16 ISSUED FOR DP
2	19/03/28 ISSUED FOR SUBDIVISION
1	19/03/28 ISSUED FOR REZONING
no	yyyy-mm-dd description

revisions

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FOR REID'S CROSSING DEVELOPMENT INC.

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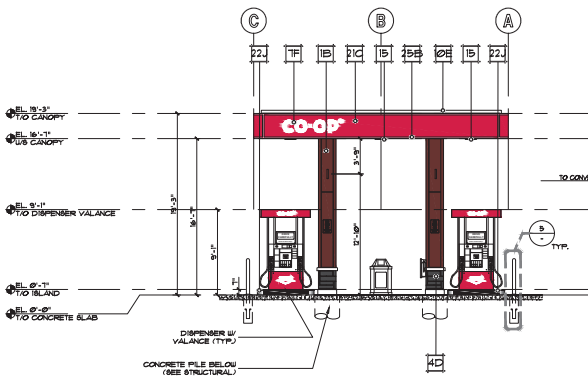
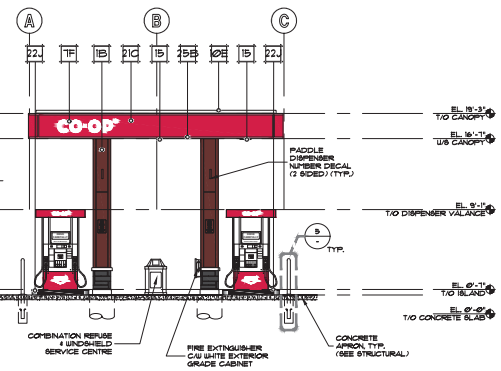
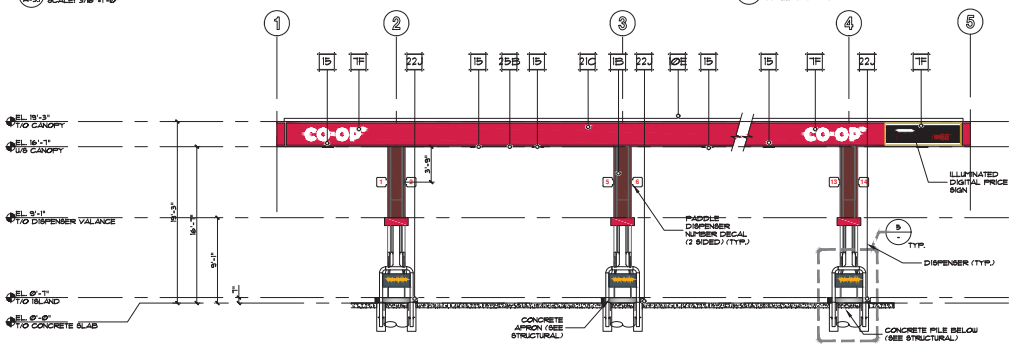
project number 4777
sheet title BLDG D ELEVATIONS
date 2021-07-22
scale AS NOTED
drawn CDC/JB
checked AJ
sheet number A-D3.1



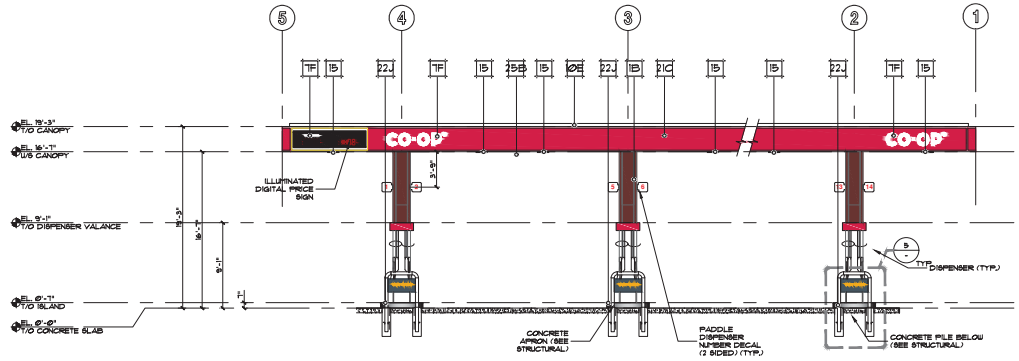
GAS BAR C/W CANOPY EAST ELEVATION
1 A-3.1 SCALE: 3/16"=1'-0"



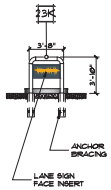
GAS BAR C/W CANOPY WEST ELEVATION
2 A-3.1 SCALE: 3/16"=1'-0"



GAS BAR C/W CANOPY SOUTH ELEVATION
3 A-3.1 SCALE: 3/16"=1'-0"



GAS BAR C/W CANOPY NORTH ELEVATION
4 A-3.1 SCALE: 3/16"=1'-0"



U-STYLE GUARD POST DETAIL
5 A-3.1 SCALE: 3/16"=1'-0"

EXTERIOR MATERIALS	
1	HORIZONTAL HARDIE PLANK SIDING
2	HORIZONTAL METAL SIDING
3	CORPORATE METAL PANEL
4	PUBLICO STONE MASONRY UNITS
5	ALUMINUM SANDWICH PANEL
6	HSS CANOPY
7	ILLUMINATED SIGNAGE, BY TENANT
8	ALUMINUM FRAME STOREFRONT, CLEAR GLAZING
9	ALUMINUM FRAME AND SWING DOOR
10	PRE-FINISHED METAL FLASHING
11	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
12	PRE-FINISHED METAL CLADDING
13	FIBERGLASS SHINGLES
14	CO-OP PROMO SIGNAGE
15	LIGHTING, SEE ELECTRICAL DWGS
16	METAL DOOR
17	GAS METER
18	HERITAGE FACE BRICK
19	NON-ILLUMINATED SIGNAGE, BY TENANT
20	OVERHEAD DOOR
21	OVERHEAD CANOPY C/W ROUNDED FASCIA
22	STAINLESS STEEL CONCRETE FILLED ISLAND
23	WELDED STEEL
24	PUBLICO STONE SLOPED SILL
25	METAL SOFFIT - VENTILATED

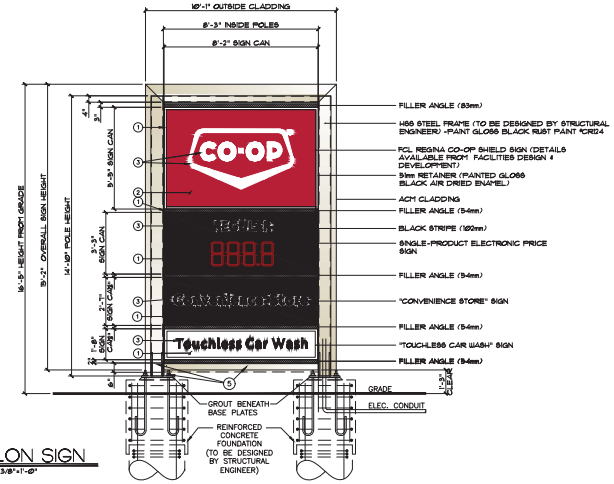
EXTERIOR COLOURS	
A	PEARL GREY
B	TIMBERMARK
C	CO-OP RED (7640 - CARDINAL RED)
D	CARBON
E	CHARCOAL
F	WHITE
G	SILVERADO - VELOUR
H	OYSTER
J	PIGEONT
K	BLACK GLOSSY
L	ASH

SCHEDULE B
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

LEGEND
1 - BLACK
2 - CARDINAL RED
3 - WHITE
4 - BLUE-GREY
5 - OYSTER

NOTE: ALL GRAPHICS TO BE PMT, PM-TEMPLATES AVAILABLE FROM FACILITIES DESIGN & DEVELOPMENT

NOTES:
- SIGN CAN AREA 18.3 m² (194.84 SF) (INCLUDES RETAINERS) PER SIDE - FILLER ANGLES AND CLADDING NOT INCLUDED
- SEE STRUCTURAL DRAWINGS FOR ANCHOR BOLT AND POLE SIZES
- SIGN CANS DRAWN FOR PICTORIAL PURPOSES ONLY - ACTUAL SIGN I.D. FROM FACILITIES DESIGN & DEVELOPMENT



PYLON SIGN
6 A-3.1 SCALE: 3/8"=1'-0"

revisions	
3	21/07/22 RE-ISSUED FOR DP
2	21/01/18 RE-ISSUED FOR DP
1	20/10/16 ISSUED FOR DP
2	19/03/20 ISSUED FOR SUBMISSION
1	19/03/20 ISSUED FOR REZONING
no	yyyy-mm-dd description

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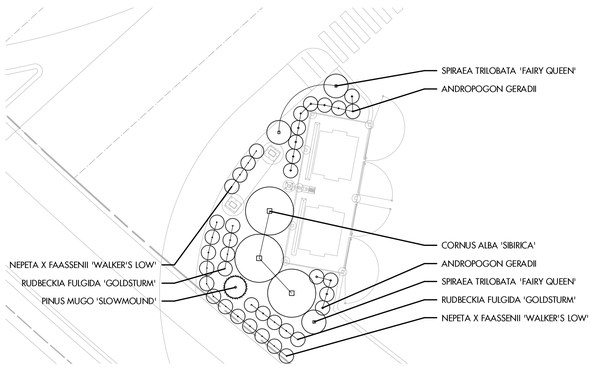
project number 4777
sheet title GAS BAR ELEVATIONS & PYLON SIGN
date 2021-07-21
scale AS NOTED
drawn CDC/BS
checked AJ
sheet number A-03.1

P:\4777\6) Submission\1) DP\DP\2021-07-22 DPR COOP\CAD\4777A-CDG301.dwg PRINTED BY WS112 ON July 22, 2021 2:39:19 PM

Key Plan
Scale 1:1000



GARBAGE/RECYCLING ENCLOSURE SCREENING PLAN
1:100 SCALE

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DECORATIVE WOOD MULCH, AS SHOWN IN PLANS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
ACER TATARICUM 'GARANN''	HOT WINGS MAPLE	7	6cm CAL.
PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	3	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONRY'	SUNSATION JAPANESE BARBERRY	12	#02 CONT. /1.2M O.C. SPACING
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	3	#02 CONT. /2.5M O.C. SPACING
EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	4	#02 CONT. /2.0M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	4	#02 CONT. /2.0M O.C. SPACING
PHYLADELPHUS LEWISII	WILD MOCKORANGE	2	#02 CONT. /3.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	4	#02 CONT. /2.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	5	#02 CONT. /1.2M O.C. SPACING
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	9	#02 CONT. /0.9M O.C. SPACING
ROSA MEIDILAND 'MEIDOMONAC'	BONICA ROSE	7	#02 CONT. /1.5M O.C. SPACING
SPIRAEA TRILOBATA ' FAIRY QUEEN'	FAIRY QUEEN SPIREA	7	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	4	#02 CONT. /2.0M O.C. SPACING
VIBURNUM TRILOBUM 'REDWING'	REDWING AMERICAN CRANBERRY	2	#02 CONT. /3.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA FILIPENDULINA 'MOONSHINE'	MOONSHINE YARROW	8	#01 CONT. /0.9M O.C. SPACING
ANDROPOGON GERADII	BIG BLUESTEM	14	#01 CONT. /1.2M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	3	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	8	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	9	#01 CONT. /0.9M O.C. SPACING
HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	5	#01 CONT. /1.2M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3	#01 CONT. /1.5M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	15	#01 CONT. /1.2M O.C. SPACING
PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	3	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	5	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	3	#01 CONT. /1.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	9	#01 CONT. /0.9M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	4	#01 CONT. /0.9M O.C. SPACING

SCHEDULE C
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE
REID'S CROSSING: LOT 2
175 OLD VERNON ROAD, 2053 RUTLAND ROAD N, 2065 & 2115 RUTLAND COURT
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	20.10.06	Review
2	20.10.14	Review
3	20.10.19	Development Permit
4	21.07.07	Reissued for Development Permit
5	21.07.23	Reissued for Development Permit

PROJECT NO	20093
DESIGN BY	KM
DRAWN BY	MC/WC
CHECKED BY	FB
DATE	JULY 23, 2021
SCALE	1:200
PAGE SIZE	30"x42"

SEAL
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER
L1/2

ISSUED FOR REVIEW ONLY

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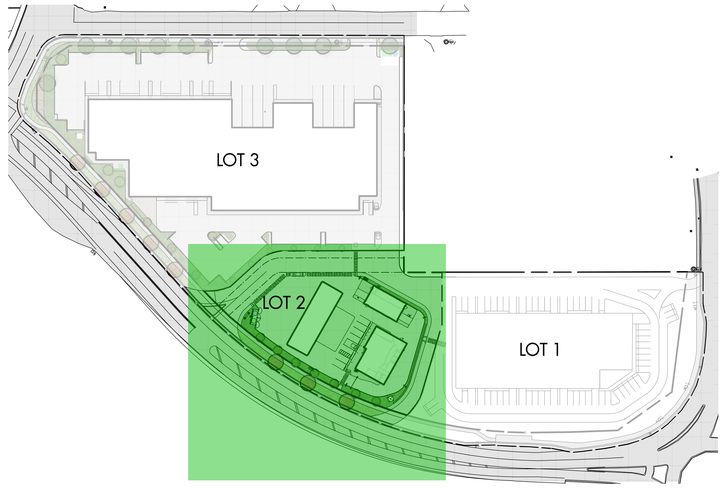

Key Plan
Scale 1:1000

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 524 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 471 cu.m. / year

WATER BALANCE = 53 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

SCHEDULE C

This forms part of application
DP18-0243

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 107 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 153 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 99 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 141 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 164 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 91 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 95 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 43 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 58 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 32 cu.m.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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N

PROJECT TITLE

REID'S CROSSING: LOT 2
175 OLD VERNON ROAD, 2053 RUTLAND ROAD N, 2065 & 2115 RUTLAND COURT

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	20.10.06	Review
2	20.10.14	Review
3	20.10.19	Development Permit
4	21.07.07	Reissued for Development Permit
5	21.07.22	Reissued for Development Permit

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FIONA BARTON
334

DRAWING NUMBER

L2/2

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ATTACHMENT B
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: November 10, 2020

File No.: DP18-0243 (REVISION 1)

To: Urban Planning Management (KB)

From: Development Engineer Manager (JK)

Subject: 2065/2115/2053 Rutland Ct., 175 Old Vernon Rd. Site Layout

The Development Engineering comments and requirements regarding this Development Permit application for the site layout of a comprehensive commercial development are as follows:

1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0019 and Z18-0019 (REVISED 1).

b) Future phase of development (shown as Lot 1) will require review at time of Building Permit.

c) Should the Owner consider subdividing into Lot 1 and 2 at a future date as indicated on Urban Design Group design drawings, the Development Engineering Branch will need to provide additional comments and requirements at the time of official development application circulation.

d) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).

James Kay

James Kay, P. Eng.
Development Engineering Manager

SK

Otter Farm and Home Co-operative

3650B - 248 Street
Langley, BC, V4W 1X7
www.otterco-op.crs

Phone (604) 856 2517
Toll Free (800) 663 6038
Fax (604) 856 2674

LOCALLY INVESTED
COMMUNITY MINDED
LIFETIME MEMBERSHIP BENEFITS

Dear Mayor Basran and Council,

I am writing regarding Otter Co-op's potential Reid Crossing Gas Bar project, so you may understand who Otter Co-op is, why we are a different kind of business, and how our facilities reflect that.

Otter Co-op is a proud institution that has been rooted in BC for almost 100 years. We began in Aldergrove in 1922 when 13 farmers banded together to create the Otter District Farmer's Institute, evolving into a multi-million-dollar retail Co-operative offering fuel, food, feed, pharmacy, general merchandise, and liquor. We support our members with quality offerings and guest service in the commodities they need. The membership benefits we provide stimulate the local economy through cash back and equity given directly to our members' each year based on their purchases and our financial results. We are also a community builder, with over $407,000 donated to our communities last year. Our mantra is "You're at Home Here" and we ensure every guest that we engage with feels that way, whether through our service or our facilities. In Kelowna, we are committed to growing our brand to support our membership base in the area through the continual search for prospective growth in food, fuel, and liquor, including our upcoming acquisition of two Liquor Depot stores and the potential Reid's Crossing Gas Bar project.

We pride ourselves in our gas bar facilities, with a concentration on building clean, consistent, and contemporary designs across every Otter Co-op location. These modern designs have been commended by others as well. Our West Kelowna Gas Bar was a finalist for a 2018 Thompson Okanagan Kootenay Commercial Business Award and Co-op Gas Stations have been voted on as having the best bathrooms in Canada by drivers on the GasBuddy app, compiled by over 3 million ratings and reviews. We focus on tailoring these building designs to the local community we are investing in, with our aim to revitalize the municipalities we invest in with aesthetically pleasing and spacious retail buildings that go ahead of the retail industry standard. We balance this with managing our costs so we can ensure we are providing an adequate return on investment for our members to support them with our yearly patronage rewards as well as donations in the communities we live, work, play and shop in. Our partnership with Denciti is indicative of this, as we continue to look for ways to incorporate changes in response to requests from the Planning Department. Finding a synergy between the needs of the municipality and our design and budgets is integral to us, and we are committed to working together with you and Denciti to achieve this.

Thank you for your consideration as we work collaboratively to bring Otter Co-op's membership benefits and service to your community.

Regards,

Jack Nicholson
CEO

ATTACHMENT C
This forms part of application
DP18-0243
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

INTEGRITY | COMMUNITY | EXCELLENCE

DP18-0243
2100 Rutland Road North

Development Permit Application

Proposal

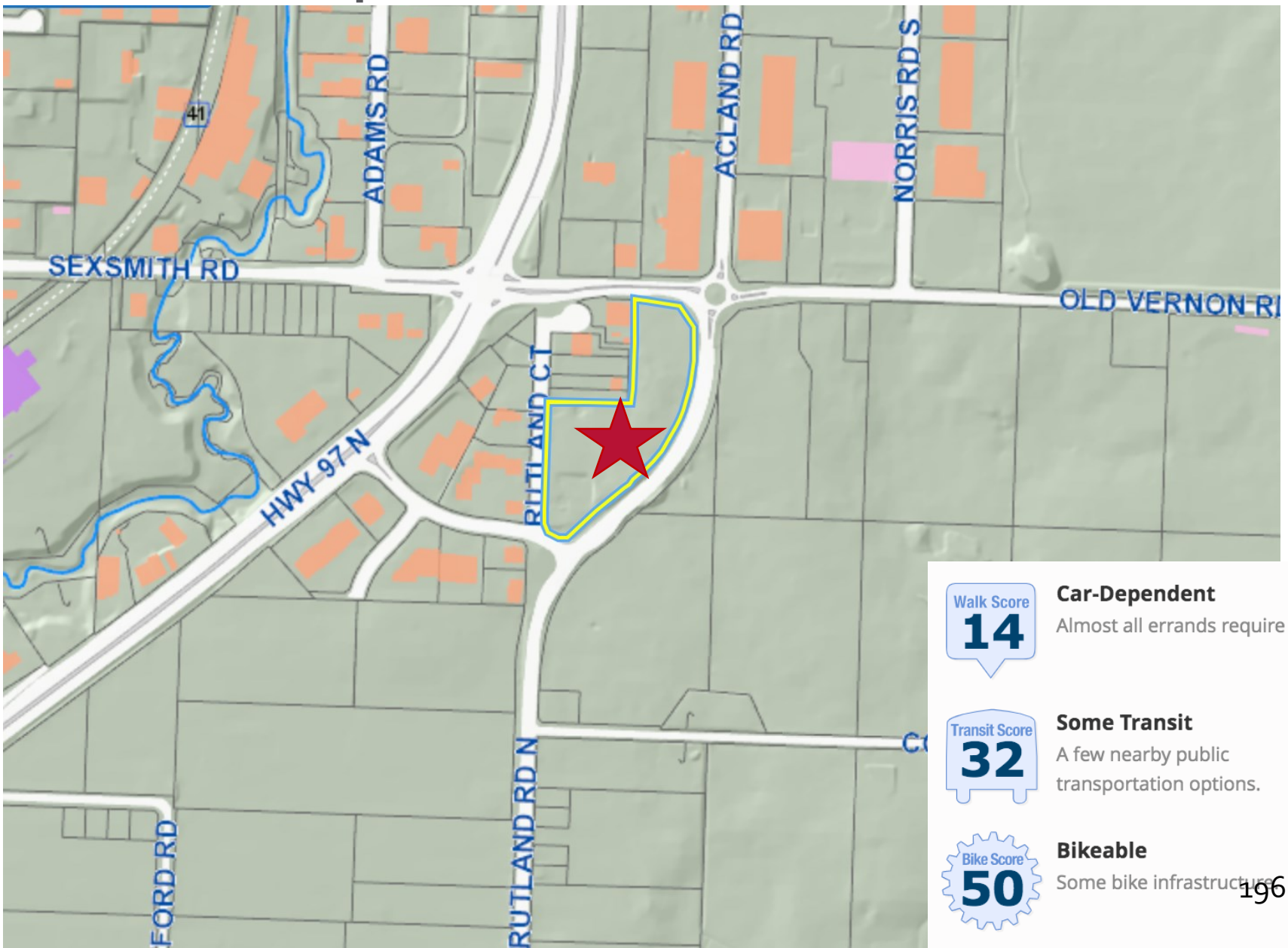
- To consider the form and character of a gas bar, rapid drive-through vehicle services (car wash) and retail store, convenience on the subject property.

Development Process

Nov 9, 2018	Development Application Submitted
	Staff Review & Circulation
May 20, 2019	Public Notification Received
June 15, 2020	Initial Consideration
July 14, 2020	Public Hearing Second & Third Readings
Aug 23, 2021	Final Reading, Development Permit
	Building Permit

Council Approvals

Context Map

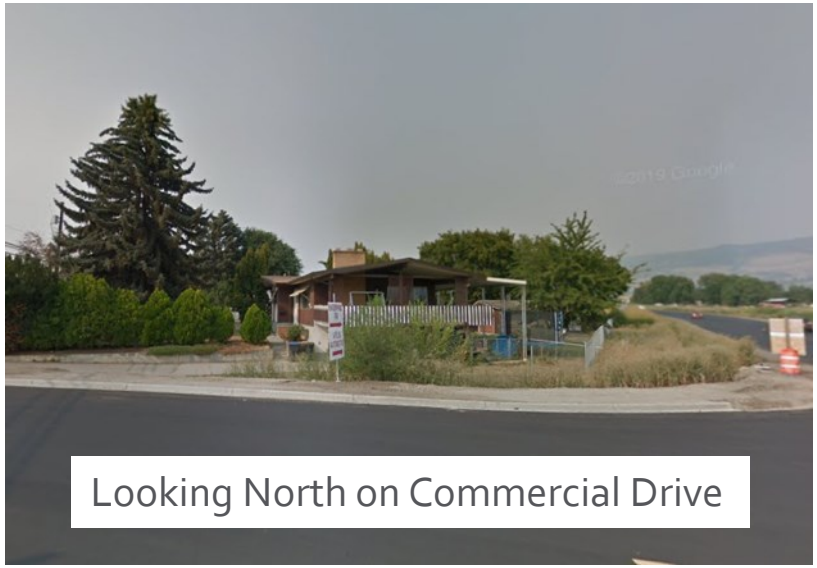

41
ADAMS RD
ACLAND RD
NORRIS RD S
SEXSMITH RD
OLD VERNON RD
HWY 97 N
RUTLAND CT
RUTLAND RD N
FORD RD
Walk Score
14
Car-Dependent
Almost all errands require a car.
Transit Score
32
Some Transit
A few nearby public transportation options.
Bike Score
50
Bikeable
Some bike infrastructure

Subject Property Map

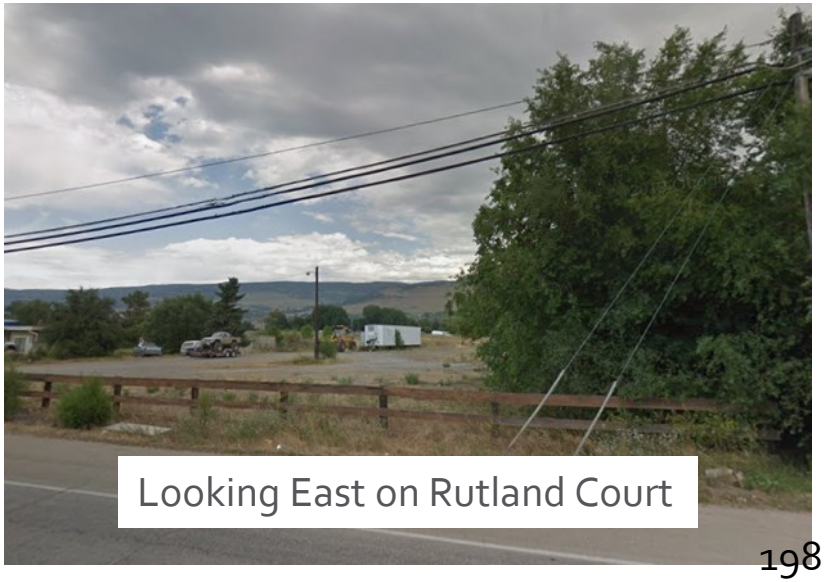
Subject Property Photos

Looking South from Old Vernon Road

Looking West on Rutland Road N

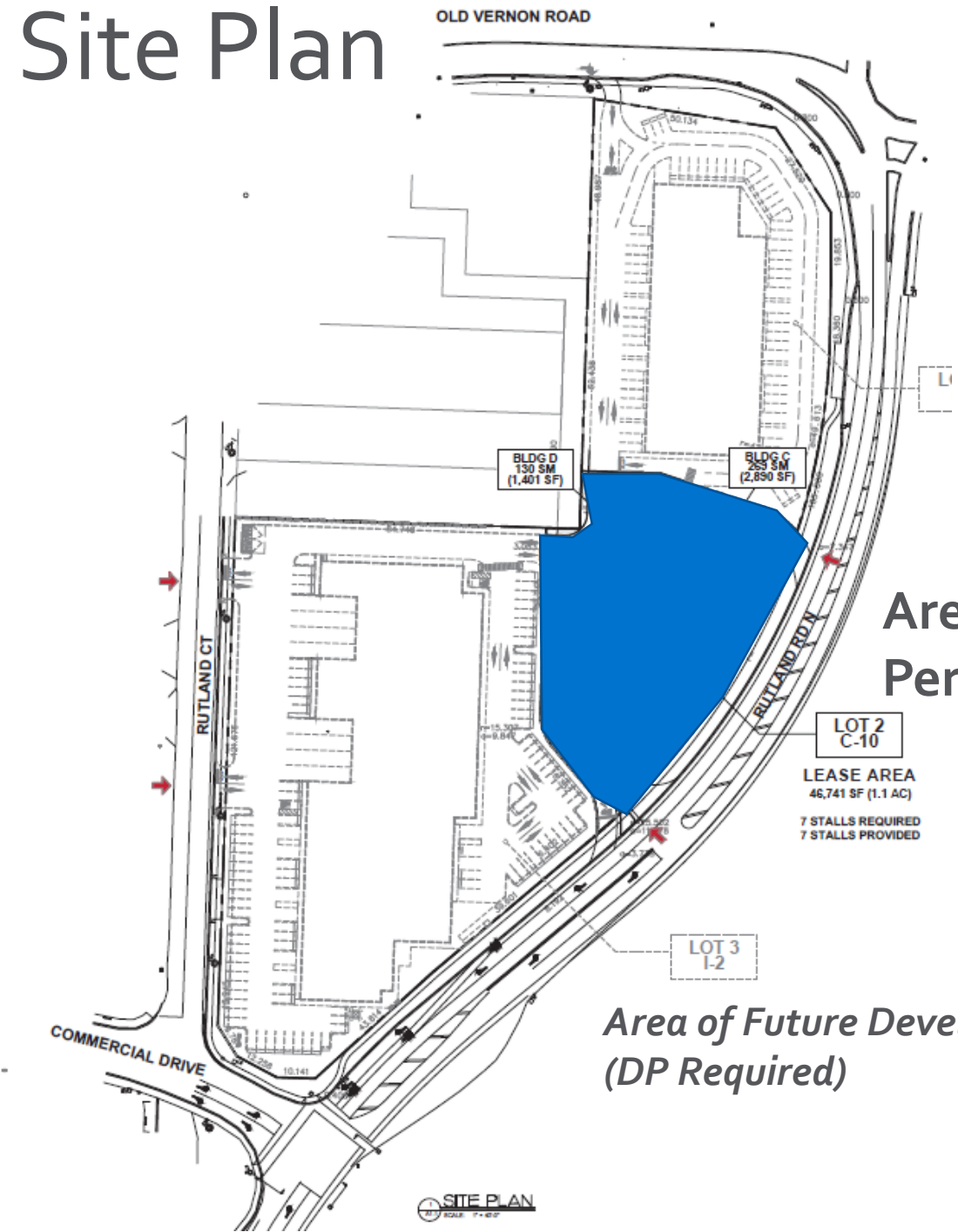


Looking North on Commercial Drive



Looking East on Rutland Court

Site Plan

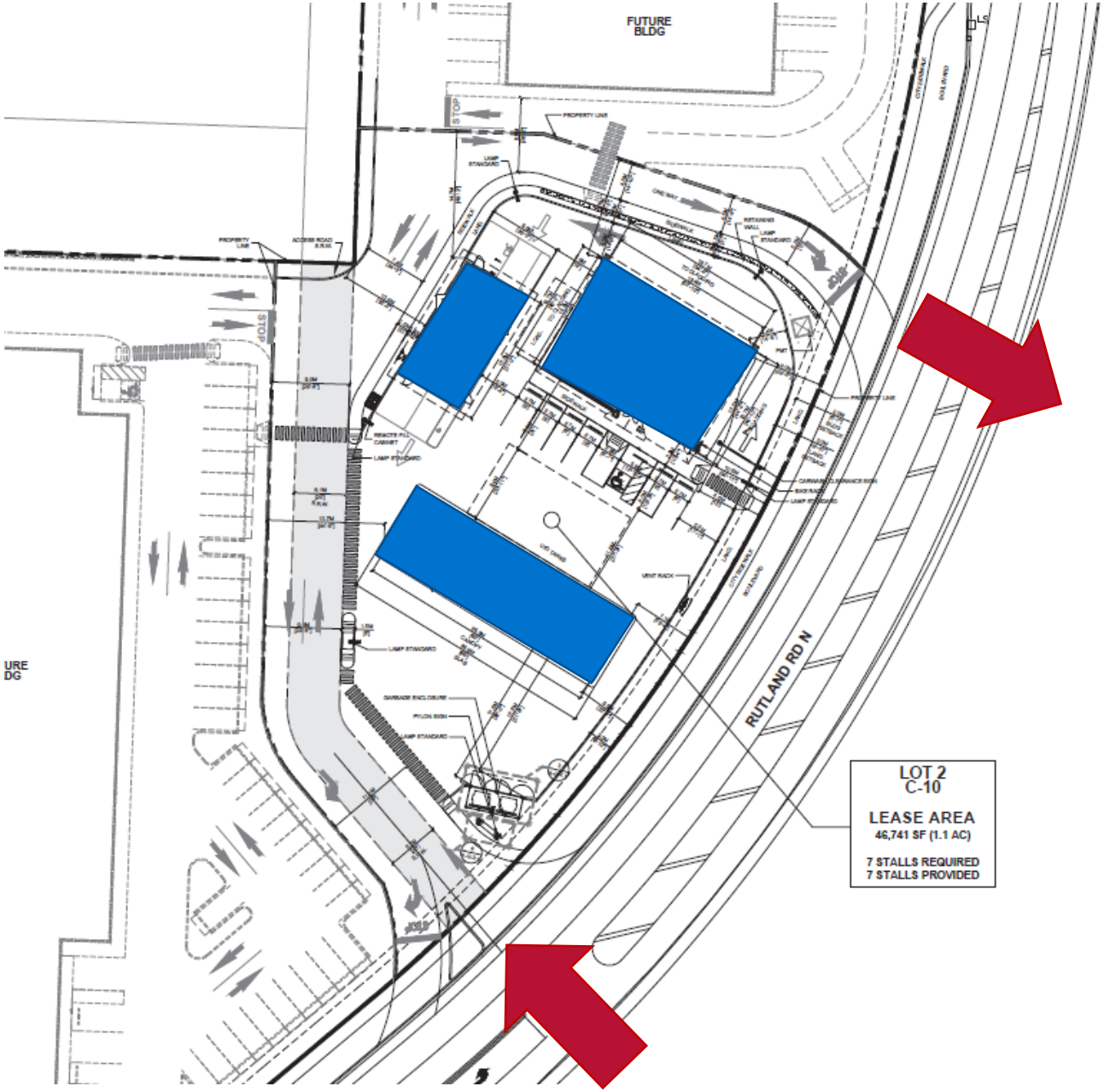


Area of Future Development (DP Required)

Area of Current Development Permit Consideration

Area of Future Development (DP Required)

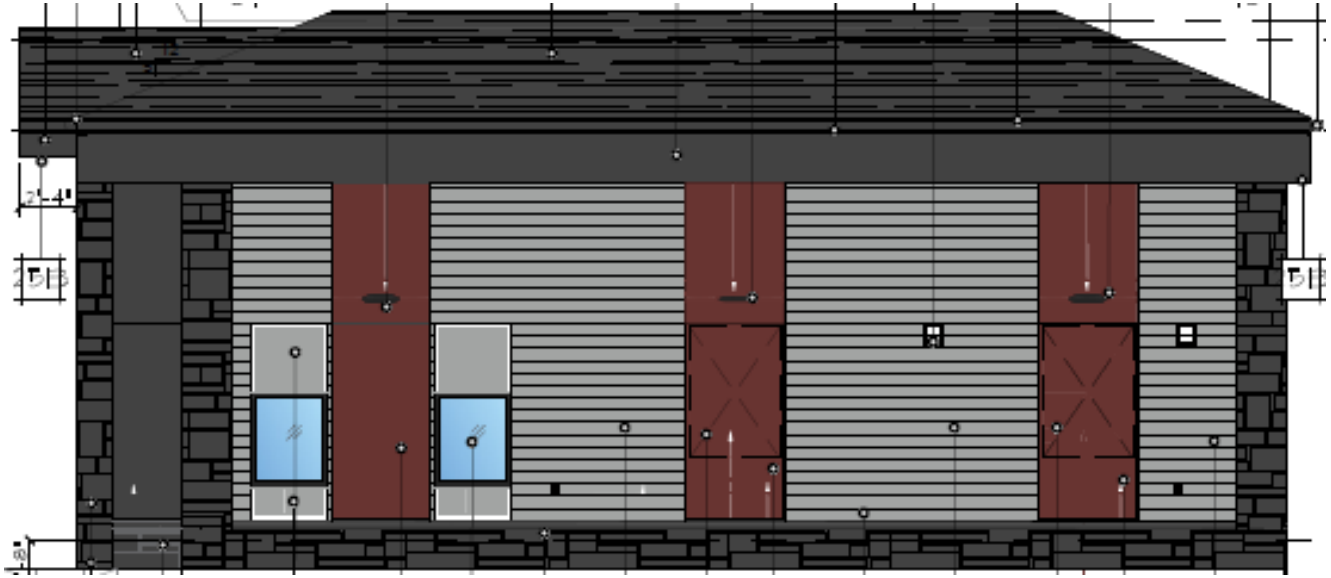
Site Plan


FUTURE BLDG
RUTLAND RD N
LOT 2
C-10
LEASE AREA
46,741 SF (1.1 AC)
7 STALLS REQUIRED
7 STALLS PROVIDED

Elevations – Retail Store, Convenience

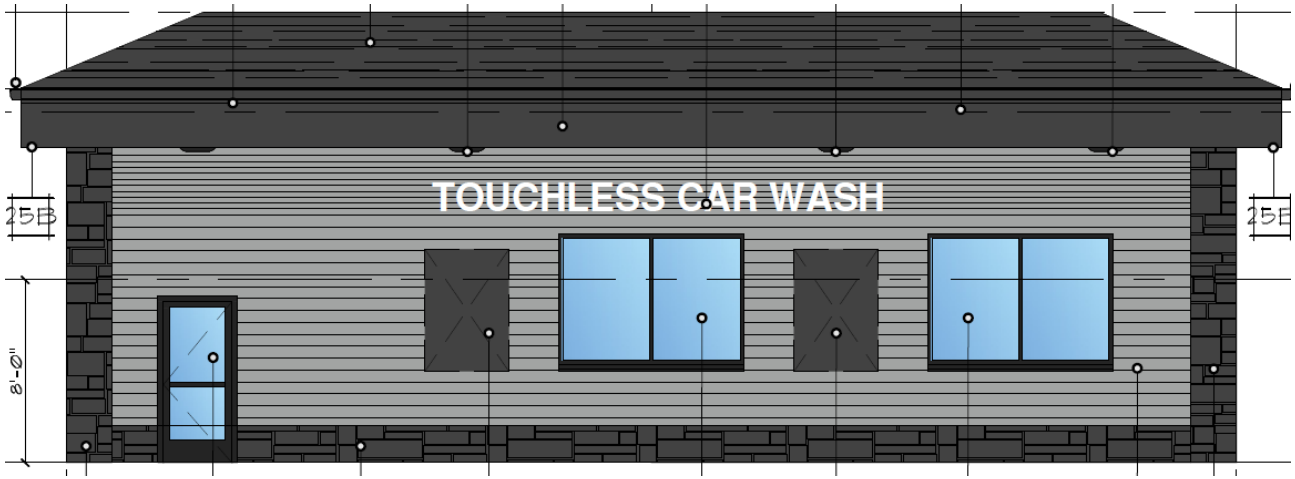
South Elevation:

East Elevation:

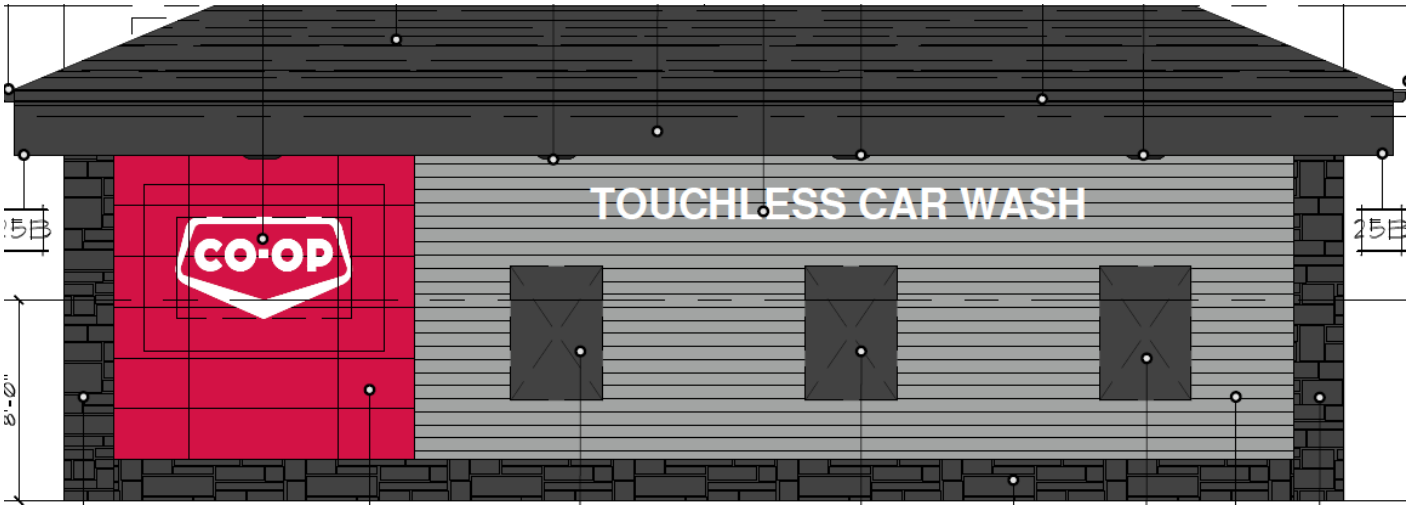


Elevations – Car Wash

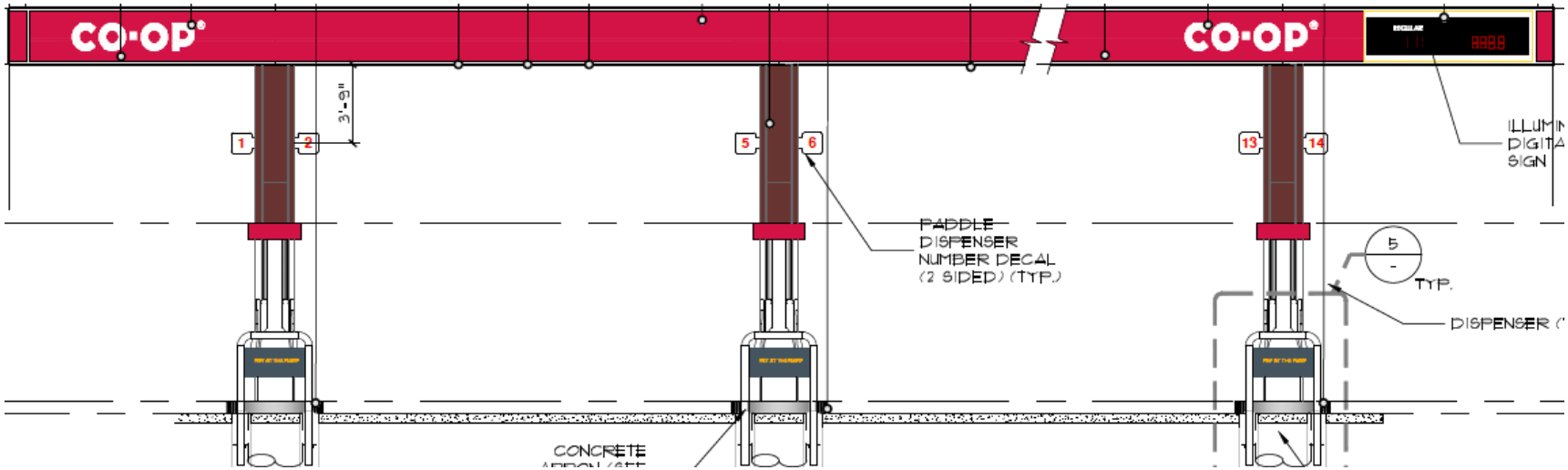
West Elevation:

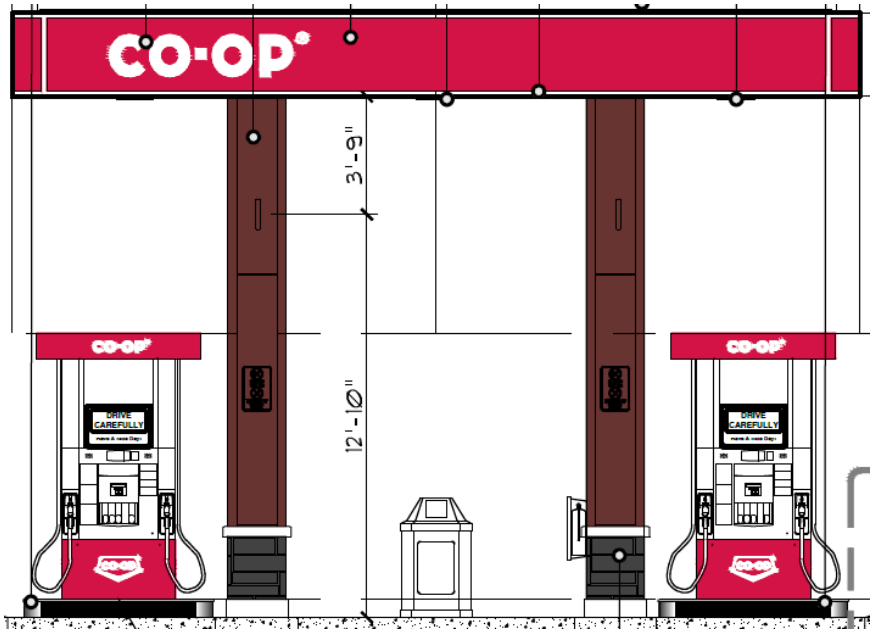


East Elevation:



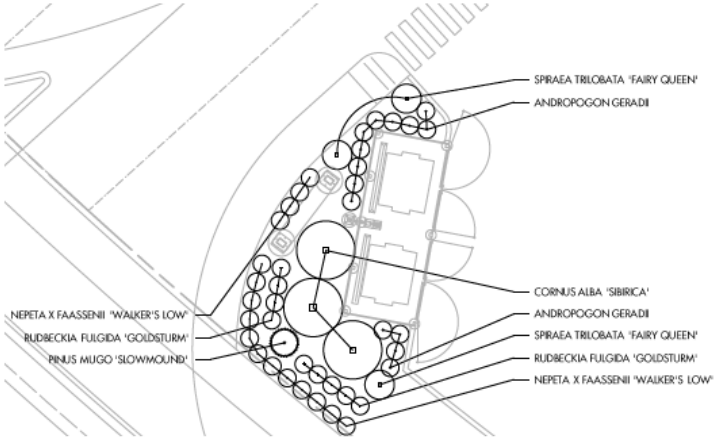
Elevations – Gas Bar





Landscape Plan

REFUSE/RECYCLING SCREENING



GARBAGE/RECYCLING ENCLOSURE SCREENING PLAN
1:100 SCALE

Staff Recommendation

- Staff recommend **support** of the proposed Development Permit
  - Meets Urban Design DP Guidelines
    - Sense of architectural unity or cohesiveness between buildings
      - Use of stone cladding at the base of the gas bar, convenience store and car wash.
    - On-site pedestrian movements accommodated
      - Sidewalks connecting buildings and public road
  - No variances required
  - Development Permits required for other future buildings

Conclusion of Staff Remarks

DRAFT RESOLUTION

Re: City of Kelowna Tax Sale Location

THAT Council designates the Kelowna Community Theatre, 1375 Water St to be the location for the September 27, 2021 City of Kelowna Tax Sale.

BACKGROUND:

The Local Government Act sets the date, start time and location for the annual Tax Sale. The City of Kelowna 2021 Tax Sale is scheduled for Monday, September 27, 2021 and cannot be held in Council Chambers due to scheduling conflict with the Council meeting. Due to the scheduling conflict, and to ensure a venue where appropriate COVID-19 related gathering/meeting requirements may occur, staff recommend the City of Kelowna 2021 Tax Sale be scheduled for the Kelowna Community Theatre rather than the usual Council Chambers. A Council resolution is required to change the venue location, which in essence deems the Kelowna Community Theatre to be "Council Chambers" for the purposes of the Tax Sale location requirement.

Date: August 23, 2021