City of Kelowna Public Hearing AGENDA



Tuesday, September 21, 2021 6:00 pm Council Chamber City Hall, 1435 Water Street

Pages

- 1. Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items
- 2. Call to Order the Public Hearing START TIME 6:00 PM Pandosy St 2949, 2955 and Tutt St 2918, 2970 LUCT20-0011 (BL12260) Multiple Owners

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

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 inperson. Members of the public must remain seated unless invited to address Council. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

3. Individual Bylaw Submissions

identified in 'Schedule A'.

3.1. START TIME 6:00 PM - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - LUCT20-0011 (BL12260) - Multiple Owners

To proceed with the early termination of LUC76-1044 on the subject properties

8 - 22

- 4. Termination
- 5. Call to Order the Regular Meeting
- 6. Bylaws Considered at Public Hearing

6.1. START TIME 6:00 PM - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - BL12260 (LUCT20-0011) - Multiple Owners

23 - 24

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

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

- 7. Termination
- 8. Call to Order the Public Hearing START TIME 6:00 PM Gray Rd 350 LUCT20-0018 (BL12265) 0897252 BC Ltd., Inc. No. BC0897252

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

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Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

- 9. Individual Bylaw Submissions
 - 9.1. START TIME 6:00 PM Gray Rd 350 LUCT20-0018 (BL12265) 0897252 BC Ltd., Inc.No. BC0897252

25 - 38

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

10. Termination

11. Call to Order the Regular Meeting

12. Bylaws Considered at Public Hearing

12.1. START TIME 6:00 PM - Gray Rd 350 - BL12265 (LUCT20-0018) - 0897252 BC Ltd., Inc.No. BC0897252

39 - 39

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

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

13. Termination

14. Call to Order the Public Hearing - START TIME 6:00 PM - Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BC0707315

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

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Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

15. Individual Bylaw Submissions

15.1. START TIME 6:00 PM - Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BC0707315

40 - 69

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

16. Termination

17. Call to Order the Regular Meeting

18. Bylaws Considered at Public Hearing

18.1. START TIME 6:00 PM - Knowles Rd 472 - BL12266 (Z21-0026) - Vision Excavating Ltd., Inc. No. BC0707315

70 - 70

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

19. Termination

20. Call to Order the Public Hearing - START TIME 6:40 PM - Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

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 inperson. Members of the public must remain seated unless invited to address Council. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

21. Individual Bylaw Submissions

21.1. START TIME 6:40 PM - Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856

71 - 136

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.

22. Termination

23. Call to Order the Regular Meeting

24. Bylaws Considered at Public Hearing

24.1. START TIME 6:40 PM - Cawston Ave 604-626 - BL12267 (OCP21-0020) - Sole Cawston Developments Ltd., Inc. No. BC1270856

137 - 137

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

To give Bylaw No.12267 second and third 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.

24.2. START TIME 6:40 PM - Cawston Ave 604-626 - BL12268 (Z21-0069) - Sole Cawston Developments Ltd., Inc. No. BC1270856

138 - 138

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

25. Termination

26. Call to Order the Public Hearing - START TIME 7:20 PM - Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

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Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

27. Individual Bylaw Submission

27.1. START TIME 7:20 PM - Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991

139 - 178

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.

- 28. Termination
- 29. Call to Order the Regular Meeting
- 30. Bylaws Considered at Public Hearing
 - 30.1. START TIME 7:20 PM Springfield Rd 1994 BL12269 (OCP21-0009) 1295991 B.C. 179 179 Ltd., Inc. No. BC1295991

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

To give Bylaw No.12269 second and third 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.

30.2. START TIME 7:20 PM - Springfield Rd 1994 - BL12270 (Z21-0035) - 1295991 B.C. Ltd., Inc. No. BC1295991

180 - 180

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

- 31. Termination
- 32. Procedure on each Bylaw Submission
 - (a) Brief description of the application by City Staff (Community Planning);
 - (b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
 - (c) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

- (ii) The Chair will recognize ONLY speakers at the podium.
- (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (d) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (e) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (f) Final calls for respresentation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

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 Applicant: The City of Kelowna

Pandosy St & 2949 Pandosy St

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 <u>Background</u>

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	C ₄ – Urban Centre Commercial	Retail and Surface Parking



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 <u>Kelowna Official Community Plan (OCP)</u>

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

LUCT20-0011 - Page 4

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





LUCT20-0011

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

Land Use Contract Termination



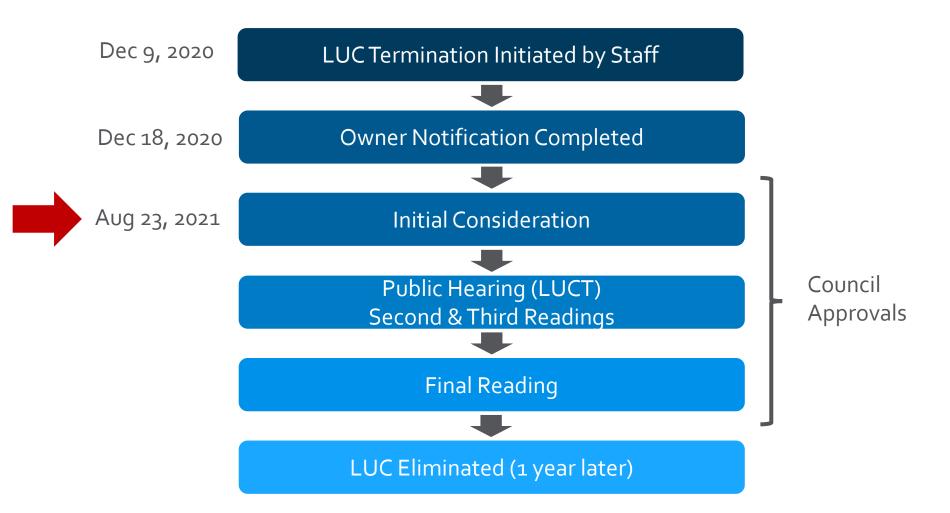


Proposal

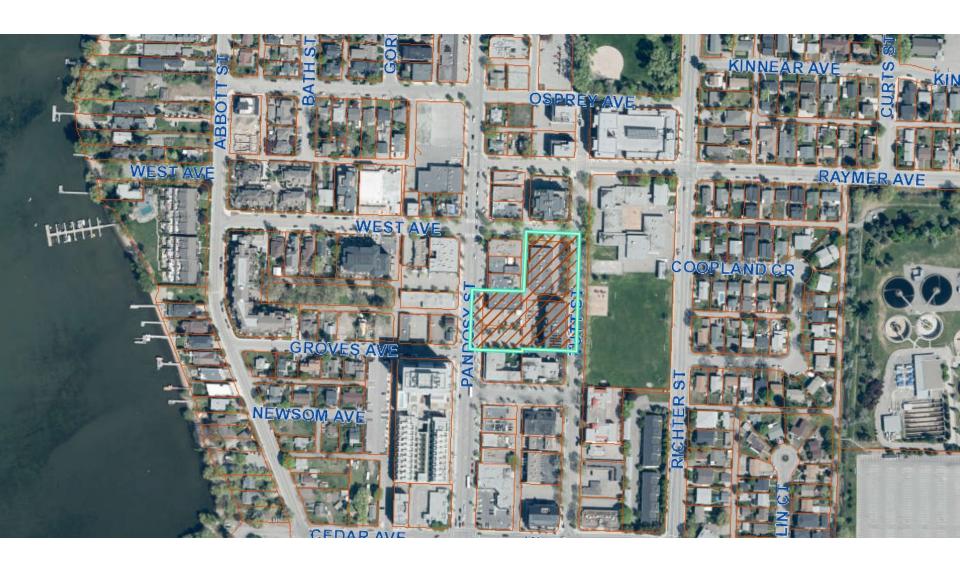
➤ To terminate the Land Use Contract (LUC76-1044) from the subject property and revert the parcel to the underlying C4 – Urban Centre Commercial zone.

Development Process





Context Map



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 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 23 rd day of	August, 2021.
Considered at a Public Hearing this	
Read a second and third time by Municipal Council this	
Adopted by the Municipal Council this	
<u>-</u>	
	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	C ₄ – Urban Centre Commercial
3	Lot A District Lot 14 ODYD Plan KAP89863	2955 Pandosy Street	028-050-398	LUC76-1044	C ₄ – 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 <u>Notification</u>

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	C ₄ – Urban Centre Commercial	Gas Bar
East	C ₄ – Urban Centre Commercial	General Retail
South	C ₄ – Urban Centre Commercial	Single-Family Dwelling(s)
West	C ₄ – Urban Centre Commercial	Vacant

Subject Property Map: 350 Gray Road



5.0 Current Development Policies

5.1 <u>Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts</u>

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 <u>Kelowna Official Community Plan (OCP)</u>

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

LL20-0018 - Page 4

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



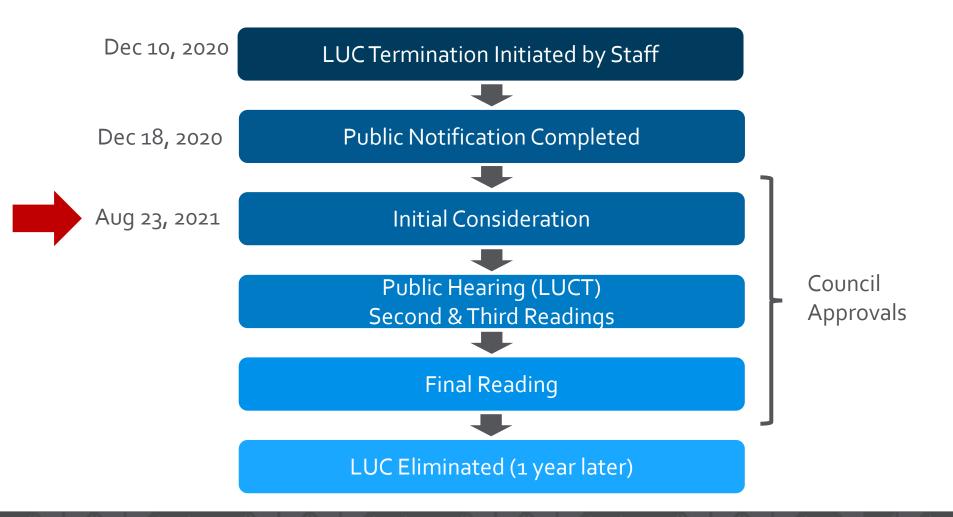


Proposal

➤ 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

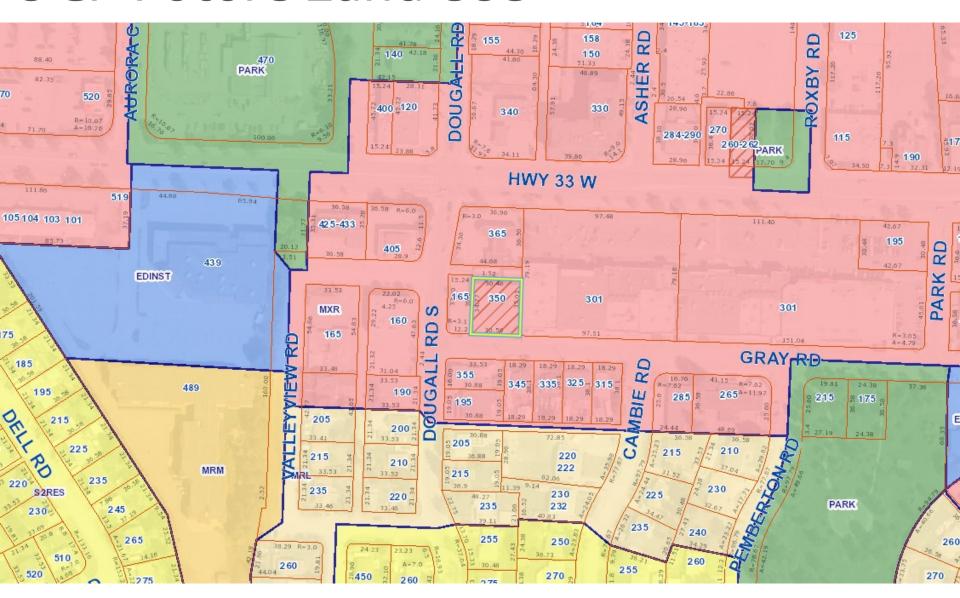




Context Map



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 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 23 rd day o	f August, 2021.
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

BC0707315

Address: 472 Knowles Road Applicant: Cannan 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 <u>Background</u>

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 <u>Project Description</u>

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 8.5m (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 <u>Kelowna Official Community Plan (OCP)</u>

<u>Chapter 5: Development Process</u>

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 <u>Development Engineering Department</u>

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

Z21-0029 - Page 4

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

Initials

CITY OF KELOWNA MEMORANDUM

Date: April 14, 2021

File No.: Z21-0026

To: Urban Planning (BW)

From: Development Engineering Manager (JK)

RU1 to RU2 Subject: 472 Knowles Rd.

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 100mmdiameter 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. <u>Electric Power and Telecommunication Services</u>

- 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:
 - 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.).
- Any special requirements for construction of roads, utilities and building İ۷. structures.
- Recommendations for items that should be included in a Restrictive ٧. Covenant.
- Recommendations for roof drains, perimeter drains and septic tank effluent vi. on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

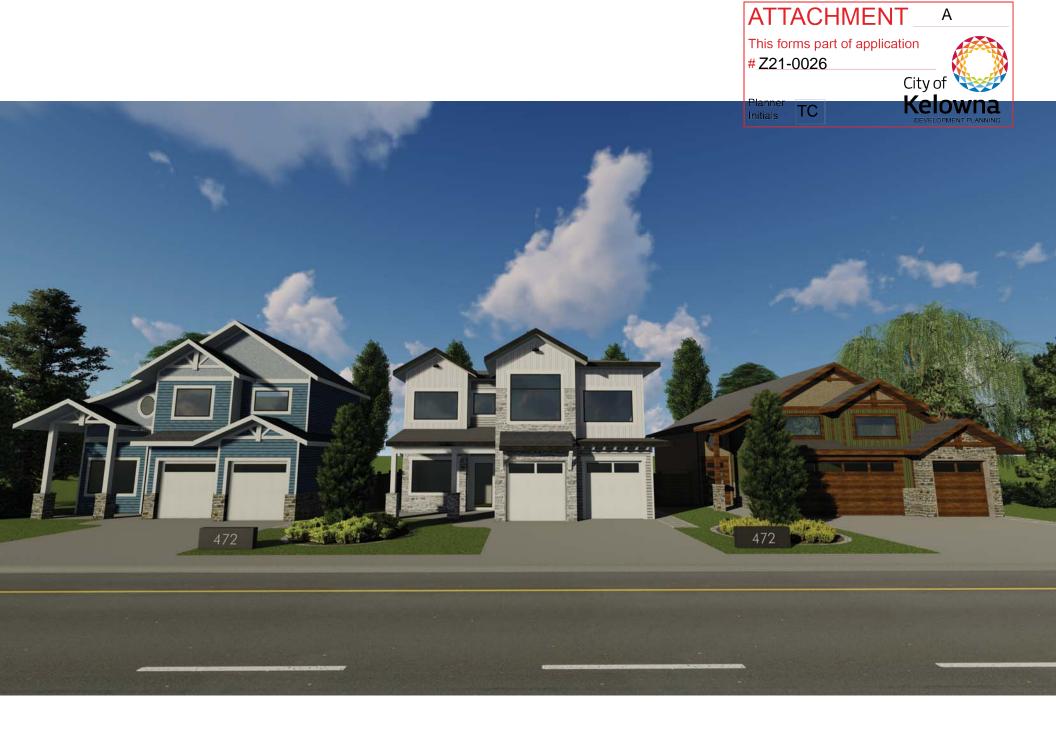
12. **Charges and Fees**

- Development Cost Charges (DCC's) are payable (a)
- (b) Fees per the "Development Application Fees Bylaw" include:
 - Street/Traffic Sign Fees: at cost if required (to be determined after (i) design).
 - Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if (ii) disturbed.
 - (iii)
 - (iv)
 - Engineering and Inspection Fee: 3.5% of construction value (plus GST). Hydrant levy charge of **\$500.00** (\$250.00 per new lot.) Survey Monument Fee: **\$100.00** (\$50 per newly created lot GST (v) exempt).

James Kav. P. Eng. Development Engineering Manager

AS







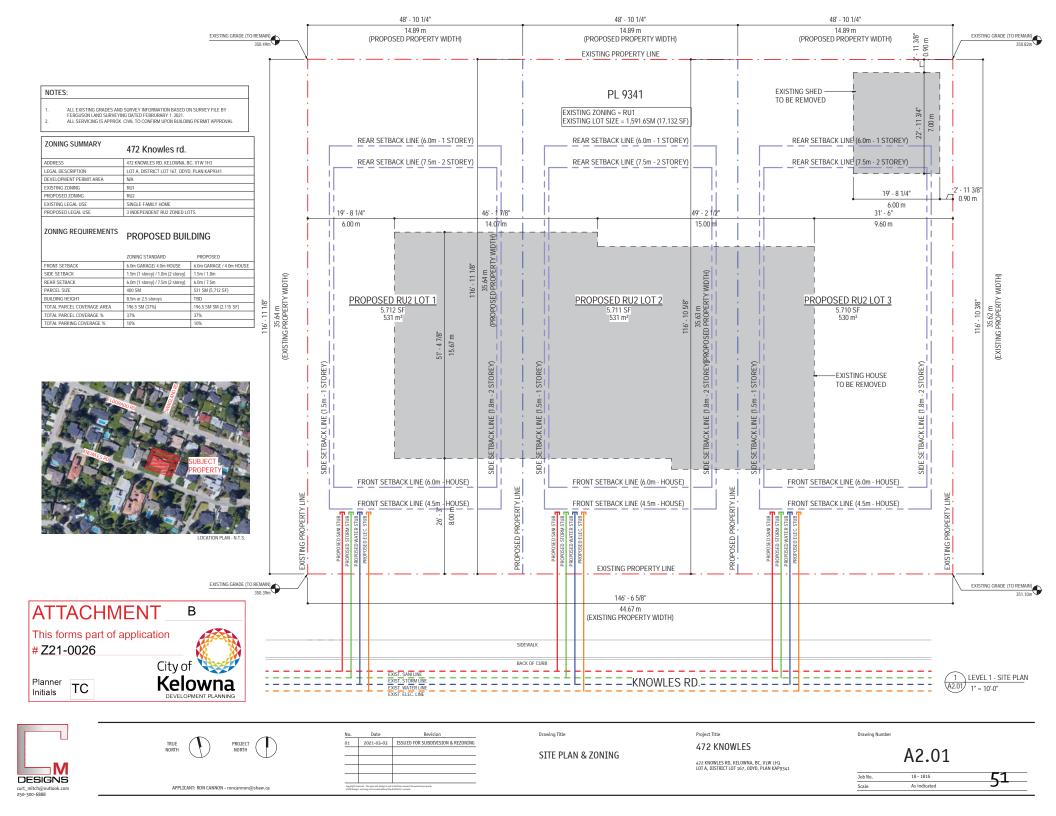






ATTACHME	NTA
This forms part of app	lication
# <u>Z21-0026</u>	🗱 💥
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Planner Initials TC	Kelowna
Illiuais - •	DEVELOPMENT PLANNING









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

(PICEA PUNGENS) (TYP.)

-DECIDUOUS COLUMNAR TREE (FAGUS SYLVATICA 'RED OBELISK') (TYP.) POOL (TYP.) CONCRETE PAVING (TYP.)

CRUSHER FINES (TYP.) PERENNIAL FLOWER BED (TYP.)

PLANT LIST BOTANICAL NAME

TREES
ACER PALMATUM 'BLOODGOOD'
FAGUS SYLVATICA 'RED OBELISK'
PICEA PUNGENGS
PLATANUS X ACERIFOLIA 'BLOODGOOD'

SHRUBS
CORNUS SERICEA 'KELSEYI'
HYDRANGEA ARBORESCENS 'INVINCIBELLE RUBY'
PHILADEIPHIS 'SNOWBELLE'
RHUS AROMATICA 'GRO-LOW' PERENNIALS, GRASSES & GROUNDCOVERS

PRENNIALS, GRASSES & GROUNDIC OVERS ACHILEA MILEODIUM 'RINK GRAFERIUT' CALAMAGROSTIS ACUTHICORA 'KARL FOERSTER' ECHINACEA PRIVIERA 'SOLAR FLARE' HOSTA FORTUNE! "HYACINTHINA" MONABDA DIDYNA "PANDRAMA MIX" PANICIUM YIĞESATÜM "ROSTRALHBUSCH" PEROVSKIA ATRIPUCIFOLIA

NOTES

COMMON NAME

BLOODGOOD JAPANESE MAPLE RED OBELISK BEECH BLUE SPRUCE BLOODGOOD LONDON PLANE

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

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

3. TREE AND SHRUB BEDS TO BE DRESSED INA MINIMUM $50 \mathrm{mm}$ DOUGLAS RED FIR MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

QTY SIZE/SPACING & REMARKS

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL 5. TURF AREAS FROM SOD SHALLBE NO. 1 GRADE GROWN FROM CERTIFIED SEED OFFWROVED CULTIVARS REGISTERD FOR SALE IN B.C. AND SHALL BE TOLERANT FOR FOREIGN FOR SALE IN B.C. AND SHALL BE TOLERANT BE TOLERANT FOR THE TOLERANT FOR STATE OF THE TOLERANT FOR STATE OF THE TOLERANT FOR STATE OF THE TOLERANT FOR THE TOLERANT 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.



472 KNOWLES RD.

CONCEPTUAL LANDSCAPE PLAN

1	21.05.14	Heview
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PROJECT NO	21-098
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ISSUED FOR REVIEW ONLY

City of

DEVELOPMENT PLANNING

Planner

Initials

TC





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

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 313 cu.m. / year ESTIMATED LANDSCAPE WATER USE [WU] = 259 cu.m. / year WATER BALANCE = 54 ou.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE #1: HIGH EFFCIENCY SUBSUBFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA 105 sq.m.
MICIRCUMATE: NORTHWEST ENVOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNAL WATER USE: 35 o.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE

MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 28 cu.m.

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

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

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 4B sq.m. MCROCIMATE SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 41 cu.m.

IRRIGATION NOTES

1. IBBIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REQUIRION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF RELOWING BYLAW 7900 (PART 6, SCHEDULE 3).

2. THE IRRIGATION SYSTEM SHALLMEET 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.

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

6 IRRIGATION SIFEVES SHALLBE INSTALLED TO ROUTE IRRIGATION LINES LINDER HARD SURFACES AND FEATURES

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



472 KNOWLES RD.

WATER CONSERVATION/ IRRIGATION PLAN

1	21.05.14	Review	
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PROJECT NO	21-098
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ISSUED FOR REVIEW ONLY

KNOWLES ROAD

ATTACHMENT This forms part of application # Z21-0026 Planner TC Initials

DEVELOPMENT PLANNING



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



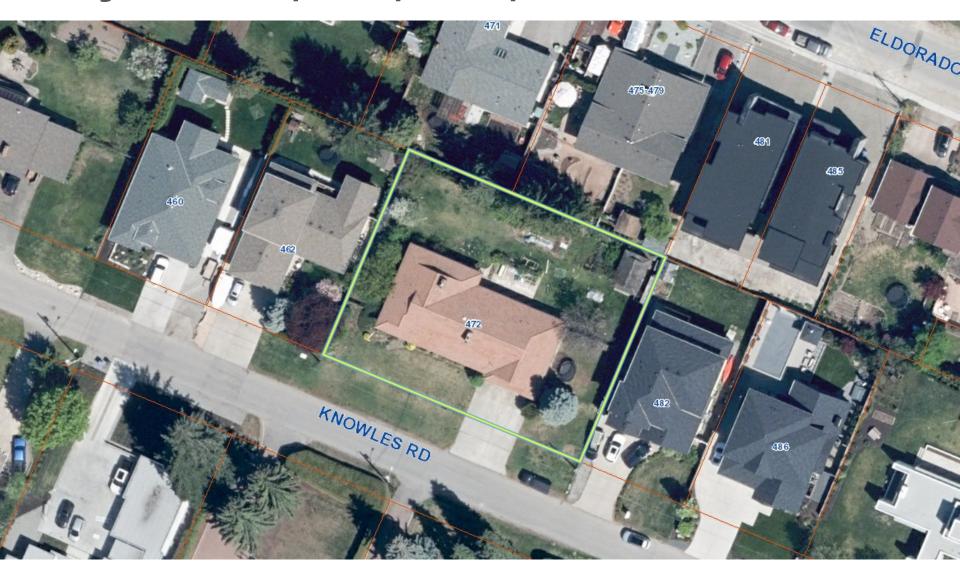
Context Map



OCP Future Land Use / Zoning



Subject Property Map



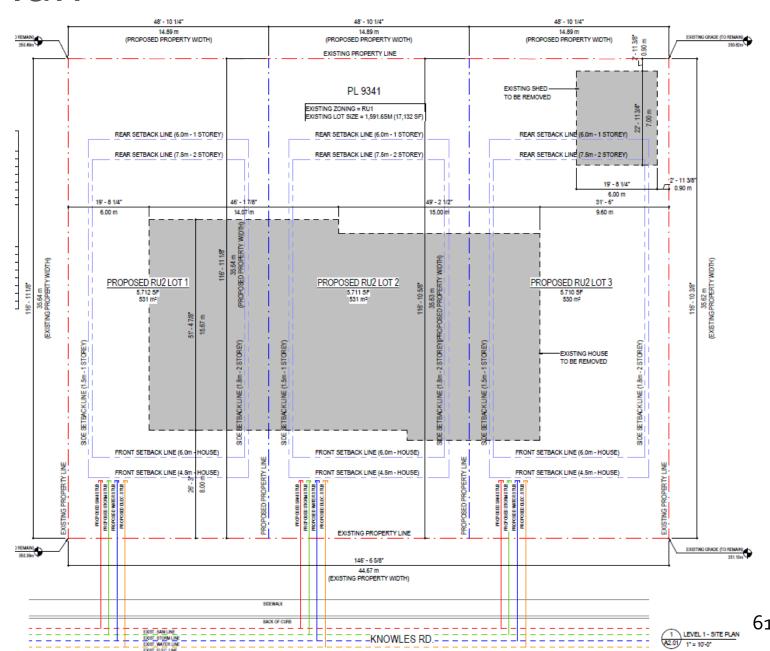


Project/technical details

- ▶ 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











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:

- 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.

от адориот.	
Read a first time by the Municipal Council this 23 rd day of August, 2021.	
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

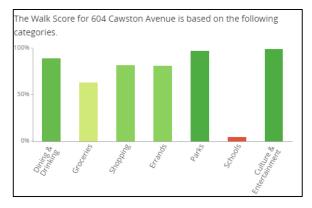
Staff are recommending support for the Rezoning and Official Community Plan (OCP) amendment applications. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

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.

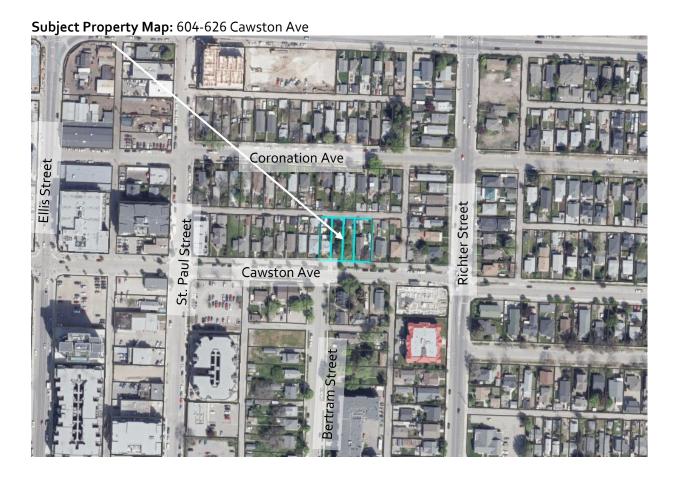
If Council supports the OCP amendment and rezoning bylaws, then the applicant will finalize the design and Staff will update the project description in a Development Permit Council Report.

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



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 halocated 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

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. <u>DOMESTIC WATER AND FIRE PROTECTION</u>

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 onsite 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,



- ii. 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 offsite 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.
- 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

- 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.



- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- 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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Kelowna

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. <u>DESIGN AND CONSTRUCTION</u>

- 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.

11. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - 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).



Ryan O'Sullivan

Ryan O'Sallivan

Development Engineering Manager

SK



ATTACHMENT A

This forms part of application
OCP21-0020 Z21-0069
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Kelowna
DEVELOPMENT PLANNING

Transmittal Page 1 of 3

To: Planning Department

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:

City of Kelowna

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

Matt Johnston, Architect AIBC, LEED AP

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Transmittal Page 2 of 3

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.



Matt Johnston, Architect AIBC, LEED AP

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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 // Ard

on // Architect AIBC, LEED AP

LIME Architecture Inc.

ATTACHMENT A

This forms part of application
OCP21-0020 Z21-0069

City of

Planner Initials

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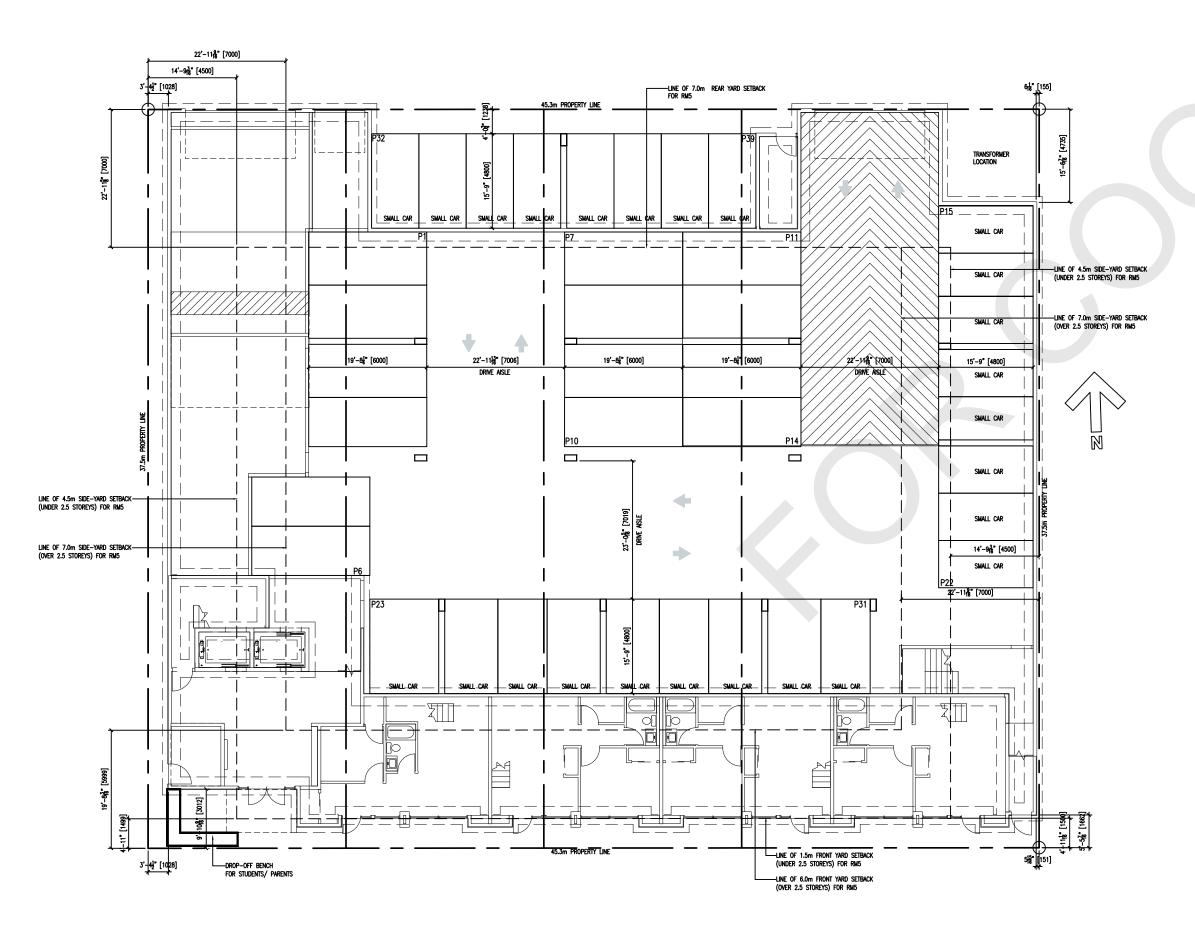
CELOPMENT PLANNING

c/o

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

604-626 Cawston Ave., Kelowna, BC





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
		29'-7"	793.1 SF
RES30	43'-3"		
RES31	51'-0" 46'-4"	15'-4"	728.0 SF
RES32		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	25'-7"	28'-6"	659.0 SF
TH3	22'-2"	28'-6"	600.8 SF
TH3UP	25'-7"	28'-6"	659.3 SF
TH4	22'-2"	29'-5"	616.3 SF
TH4UP	21'-11"	29'-5"	561.8 SF

UNIT AREA CALCULATIONS

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:

Building Height:

Long Term Total Short Term Total

		Allowed	Proposea
Gross Site Area=	18,282 ft² (1,698 m²)		·
Allowable Site Coverage=		N/A	84.5% (15,451 ft ²)
Building Floor Plate up to 16.0m Heigh	ıt	N/A	
Building Floor Plate above 16.0m Heig	ht	1,221 m² (13,142 ft²)	981 sm (10,564.4 f
F.A.R. =		9.0 (164,538 ft²)	2.56 (46,802.9 ft²)

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

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 hei
Side yard -	0.0 m	1.0/ 0.0m
	4.0m above 16.0m height	4.0m above 16.0m height
Rear yard -	0.0 m	1.2m

Parking Calculations: 0.9/ 1 Bedroom (Floors 1&2) = 1.0 per / 2 Bedroom (floors 4,5 & 6) = Visitor Parking (floors 1,2,4,5 & 6) = School (floor 3) =	Required: 0.9 x 4 = 4 1.0 x 45 = 45 0.14 per residence = 7 1.0 per 100m2 GFA = 11	Proposed:
Accesible Parking Requirements:		
37-68 Parking Spaces=	min. 2 spaces with 1 required to be Van-A	ccessible Parking.
Loading Requirements (School):		r
Car Loading	5 (Min.)	O VARIANCE REC
Bus Loading	3	0
Bicycle Storage:	Required:	Proposed:
Long Term (Residential)	$0.75 \times 45 = 34$ (Townhomes not required	
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	VARIANCE REG

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



CAWSTON AVE.

PROJECT 604-626 CAWSTON AVENUE

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3

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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 responsiblity 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.

DRAWING TITLE PROJECT INFORMATION

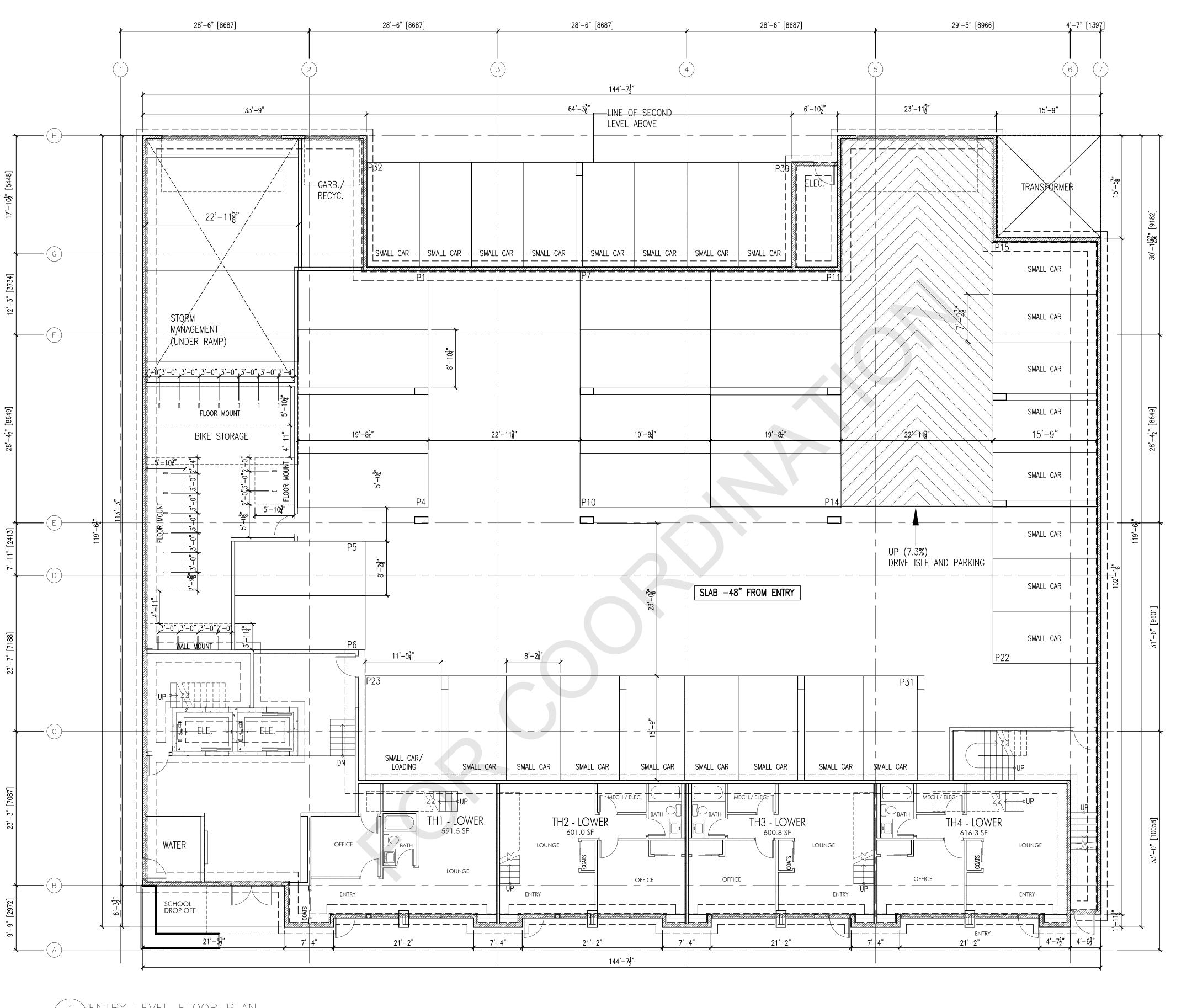
Revision No., Date

02.19.21 - FOR REVIEW 03.05.21 - FOR REVIEW 03.25.21 - 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

and Description





1 ENTRY LEVEL FLOOR PLAN



FOR COORDINATION



PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3

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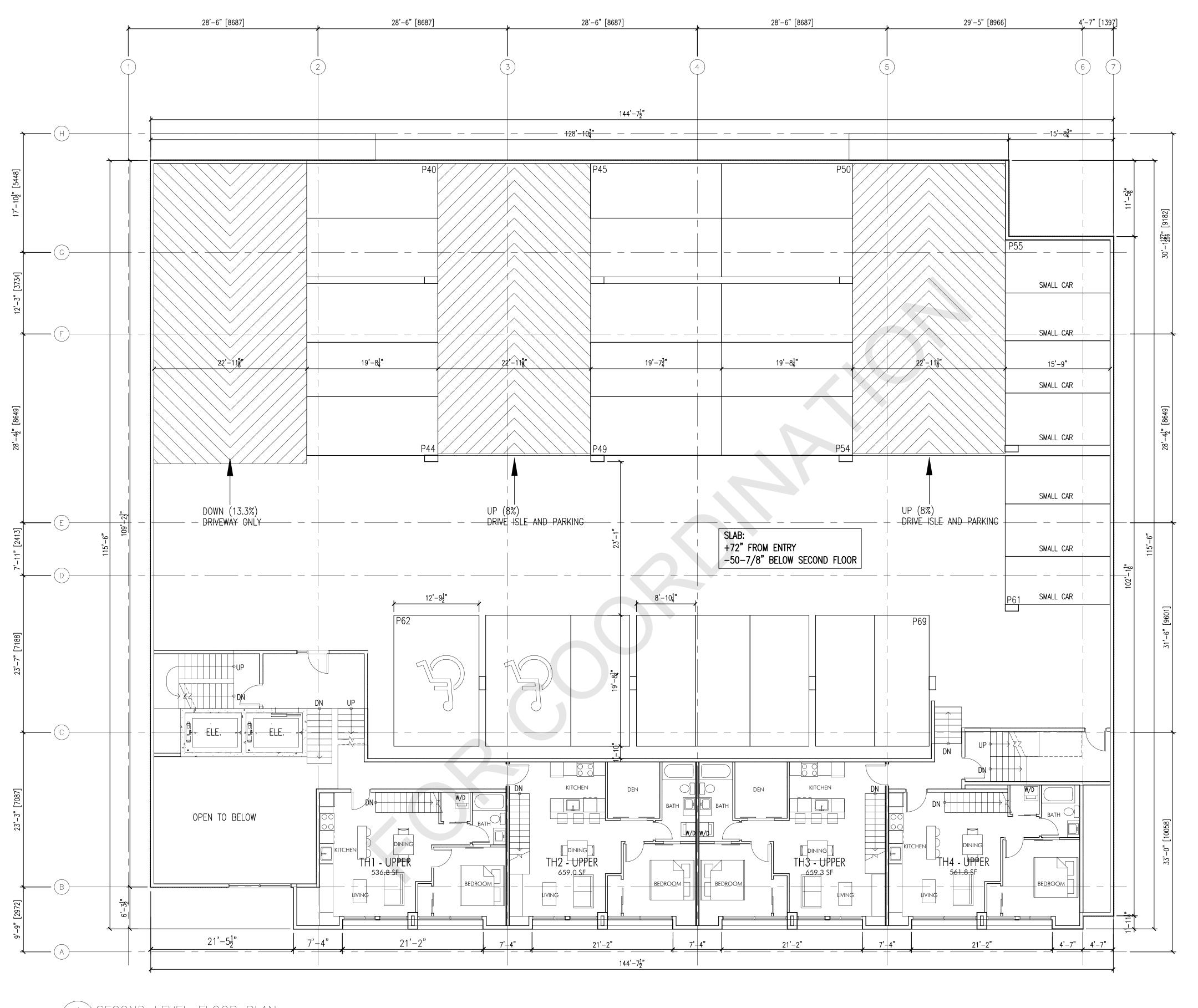
Revision No., Date and Description

02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.25.21 - 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

PROJECT 604-626 CAWSTON AVENUE

DRAWING TITLE ENTRY FLOOR LEVEL





1 SECOND LEVEL FLOOR PLAN



FOR COORDINATION



PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3

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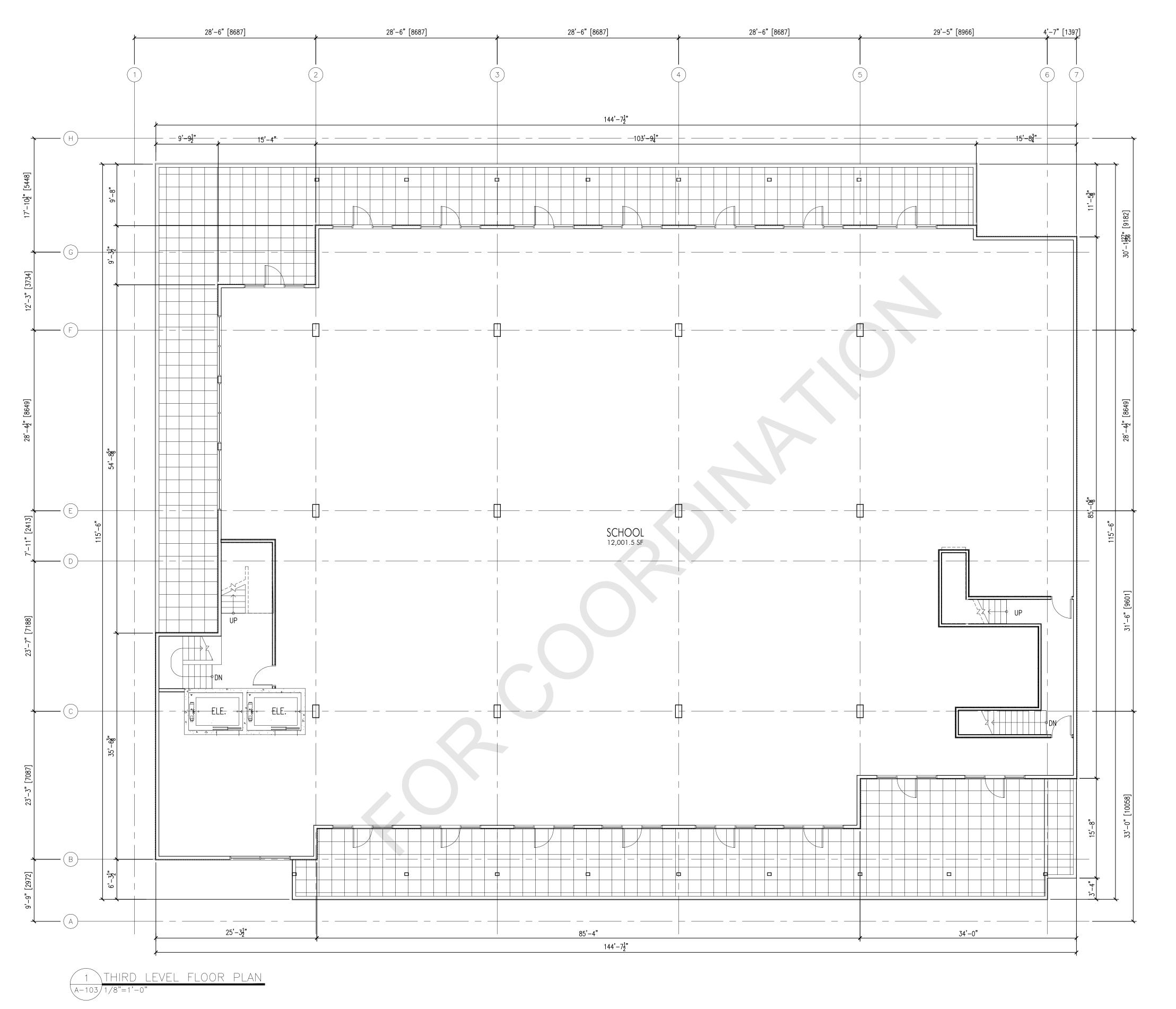
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PROJECT 604-626 CAWSTON AVENUE

DRAWING TITLE SECOND FLOOR LEVEL







FOR COORDINATION



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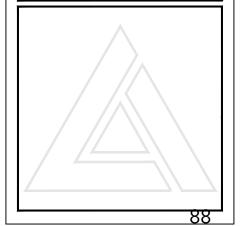
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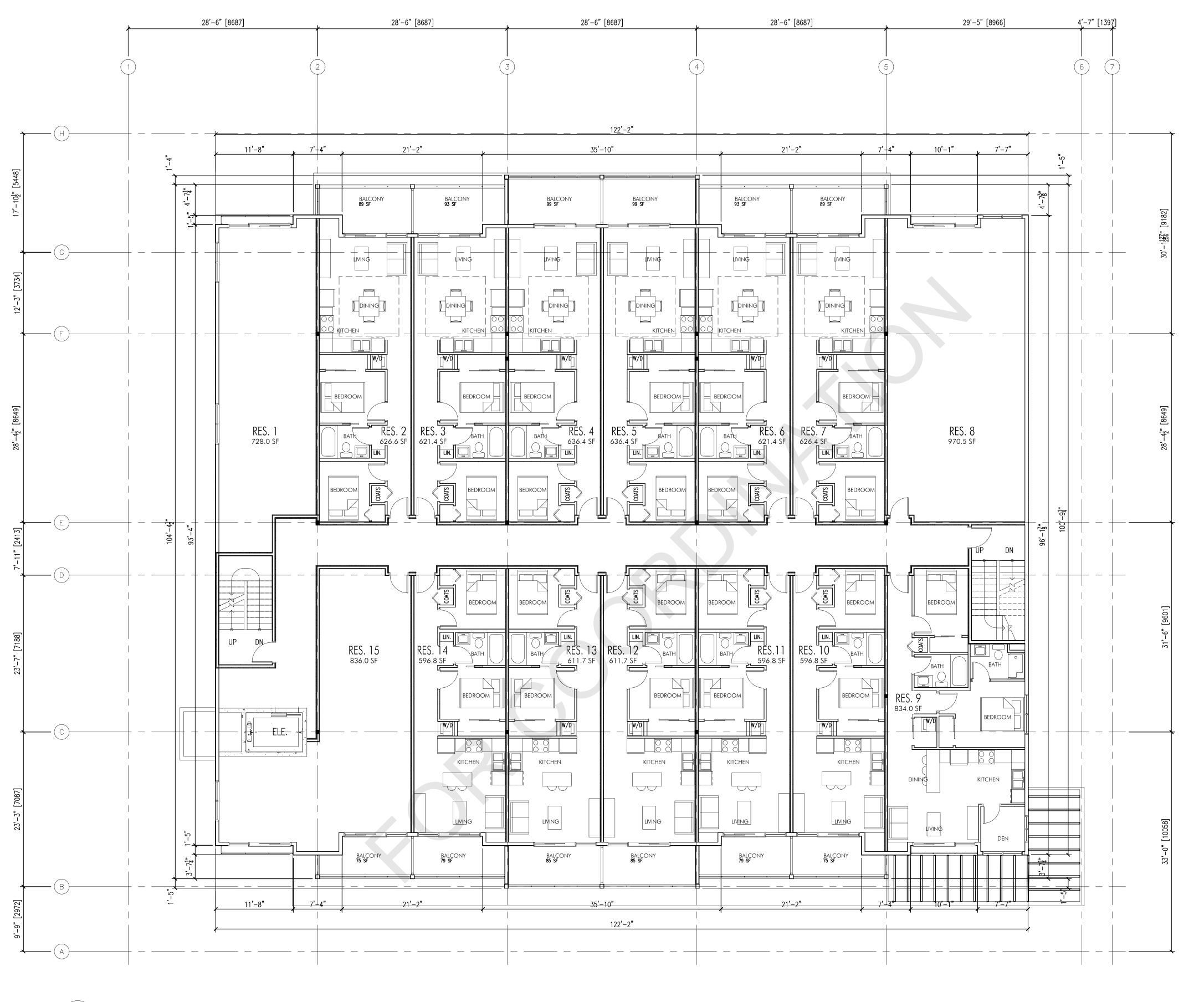
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PROJECT 604-626 CAWSTON AVENUE

THIRD FLOOR LEVEL





1 FOURTH LEVEL FLOOR PLAN



FOR COORDINATION



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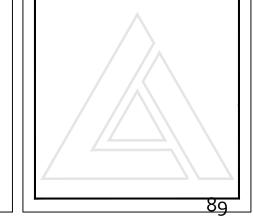
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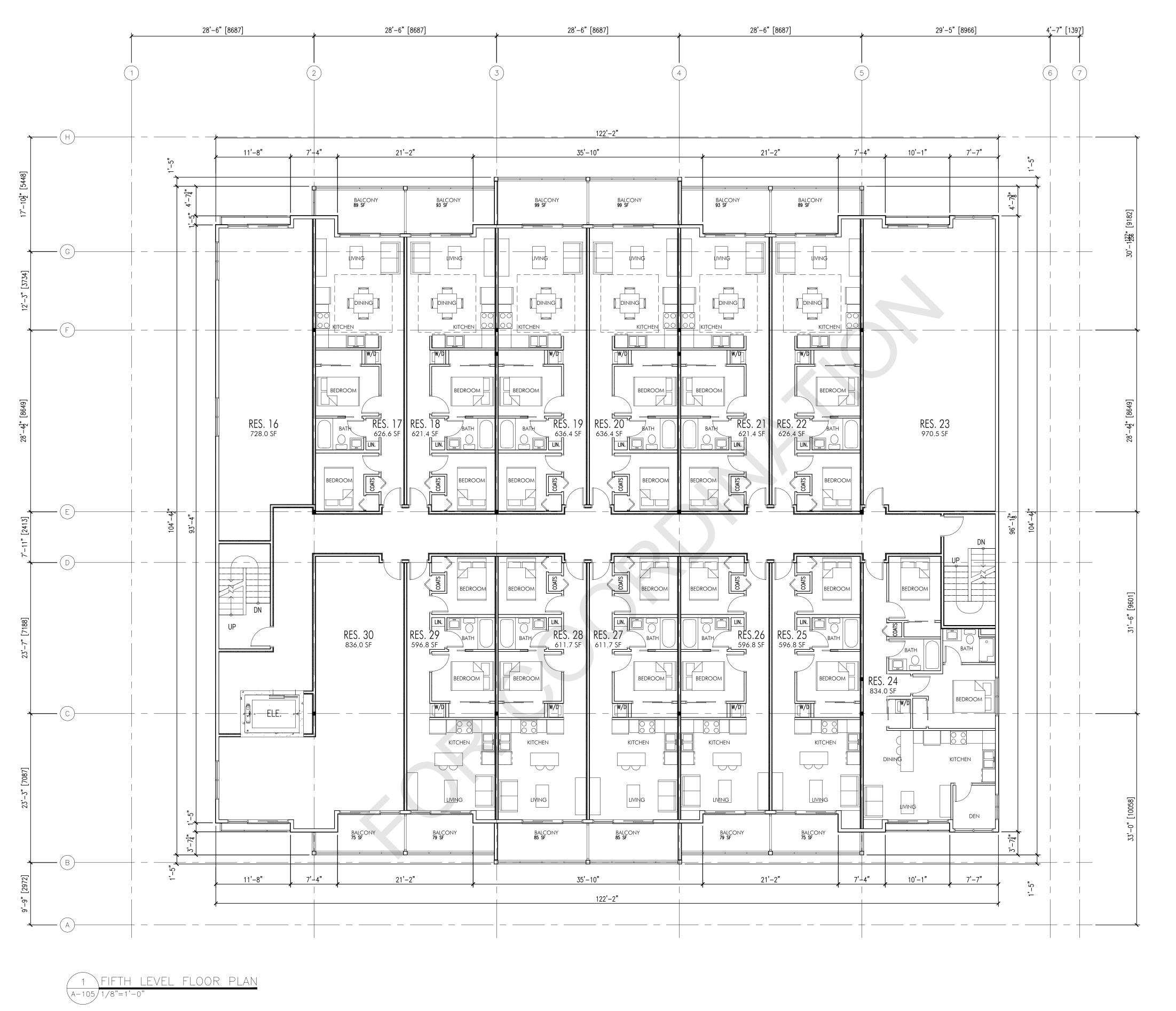
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PROJECT 604-626 CAWSTON AVENUE

DRAWING TITLE

FOURTH FLOOR LEVEL





ATTACHMENT This forms part of application # OCP21-0020 / Z21-0069 City of Kelowna

DEVELOPMENT PLANNING Planner Initials AC

FOR COORDINATION



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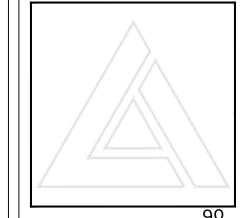
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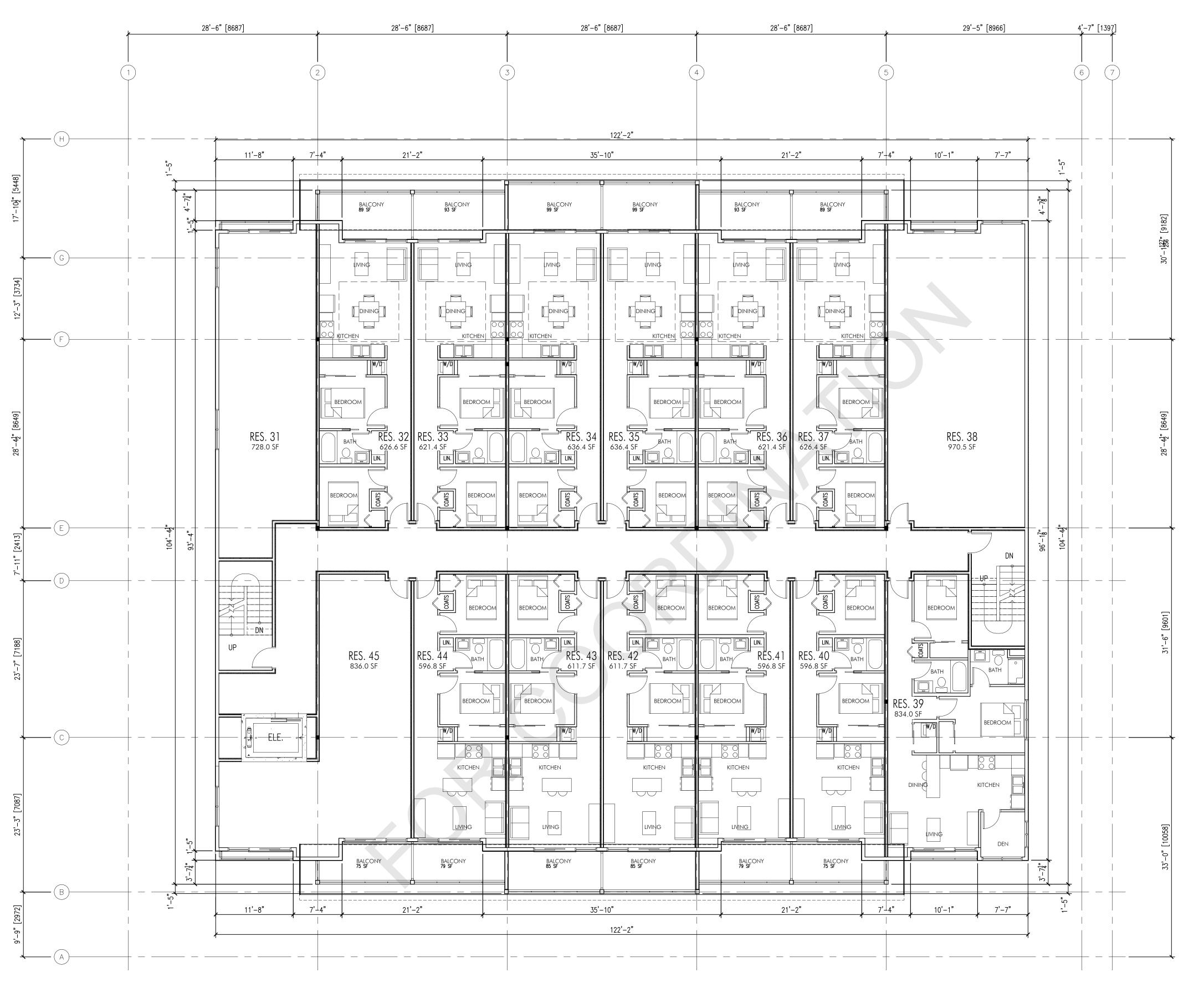
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PROJECT 604-626 CAWSTON AVENUE

DRAWING TITLE FIFTH FLOOR LEVEL





1 SIXTH LEVEL FLOOR PLAN



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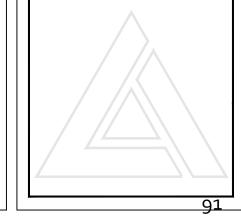
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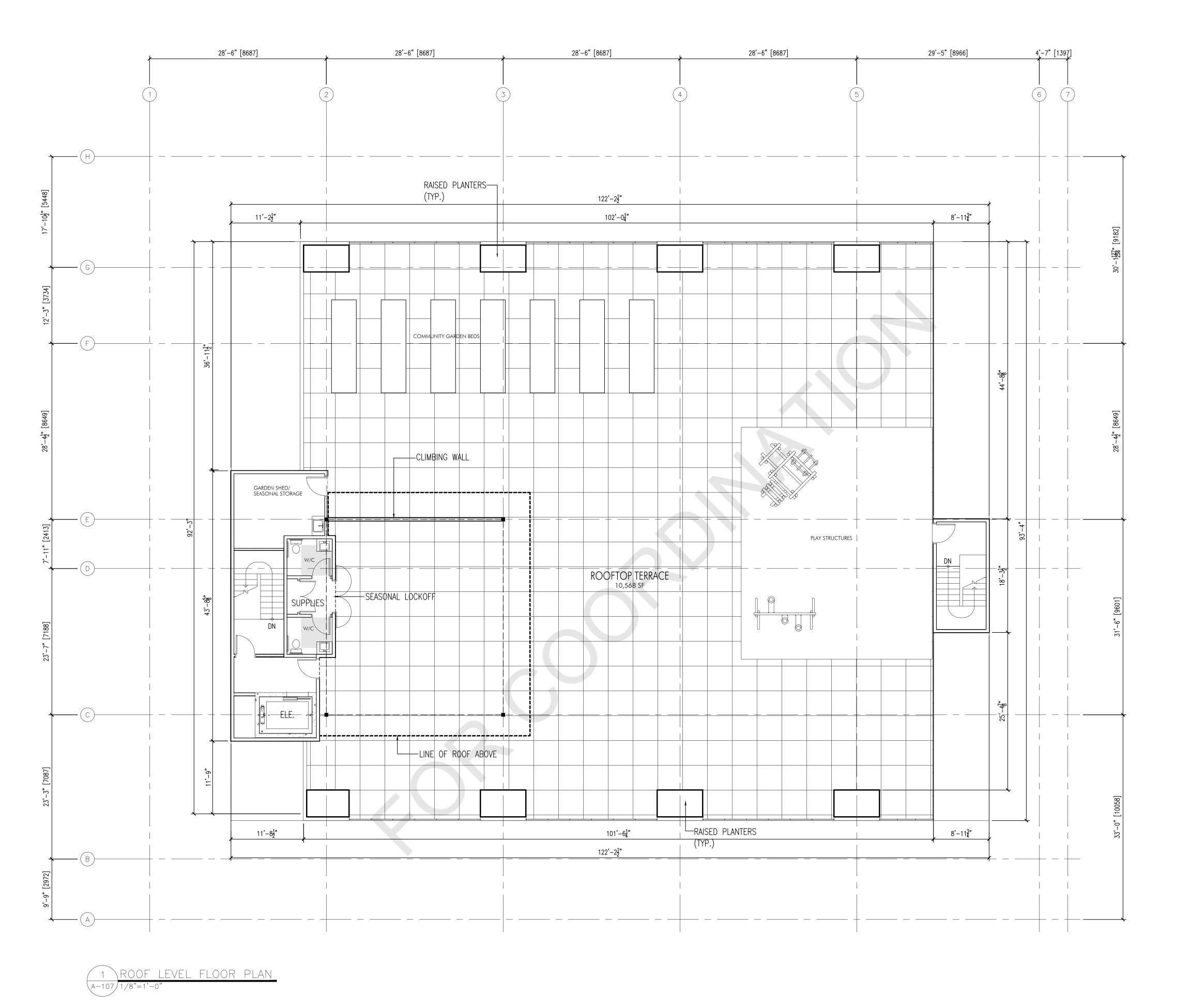
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PROJECT 604-626 CAWSTON AVENUE

SIXTH FLOOR LEVEL







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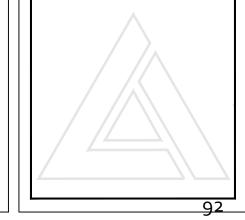
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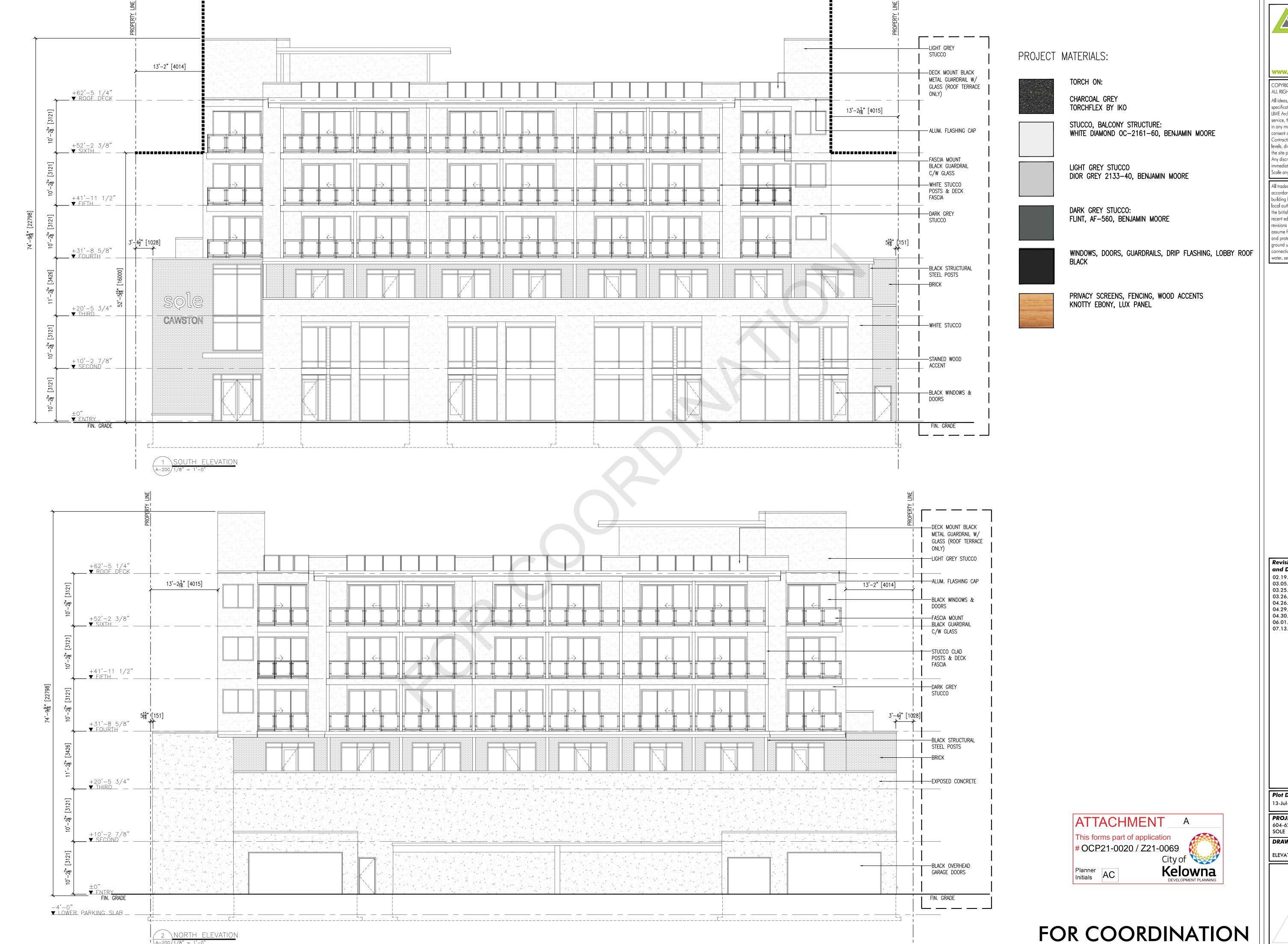
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PROJECT 604-626 CAWSTON AVENUE -

DRAWING TITLE

ROOF LEVEL





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Revision No., Date

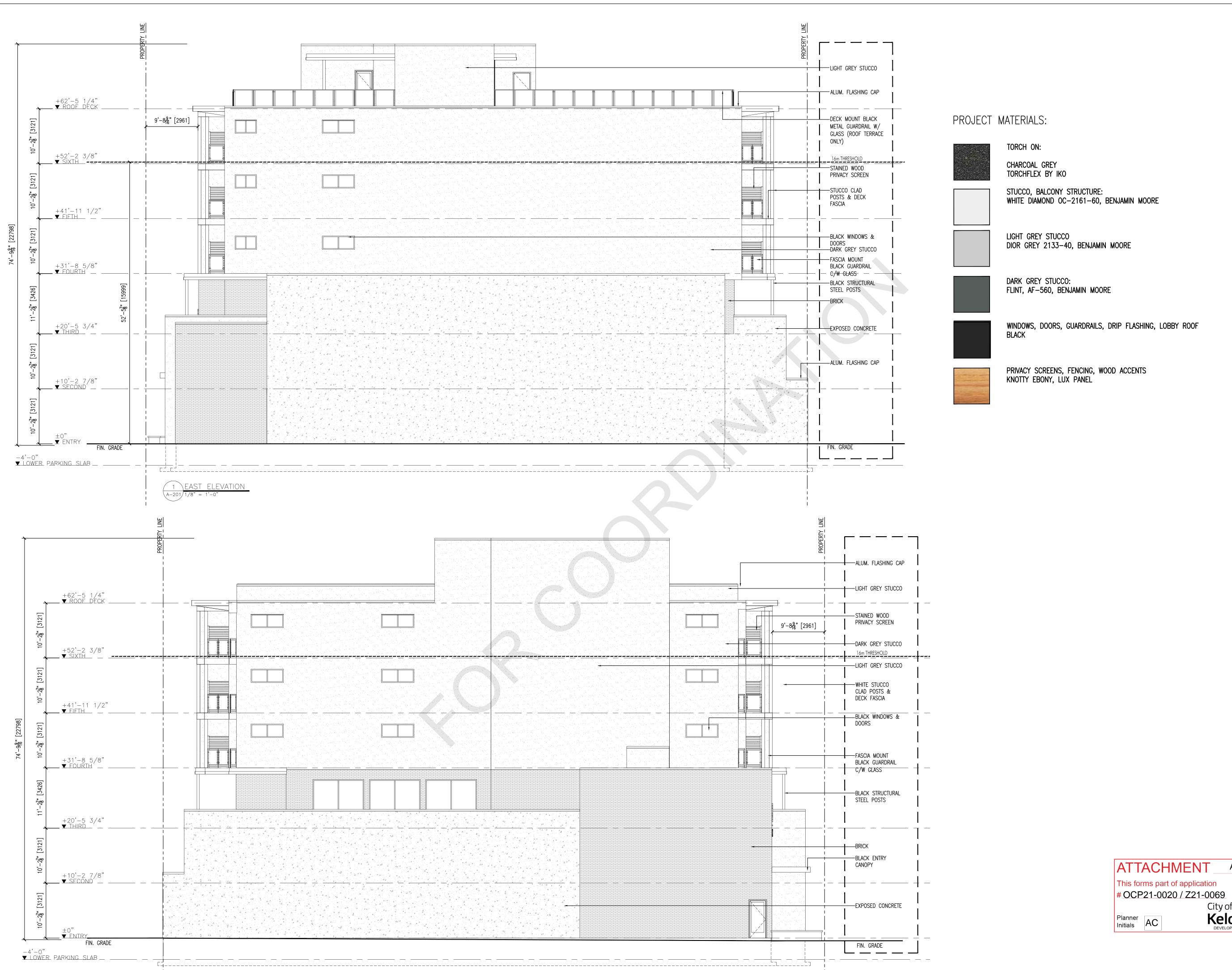
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04.29.21 - FOR REVIEW
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06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

PROJECT 604-626 CAWSTON AVENUE

DRAWING TITLE

ELEVATIONS





604-626 CAWSTON AVENUE

02.19.21 - FOR REVIEW 03.25.21 - FOR REVIEW 03.26.21 - FOR DISCUSSION

03.28.21 - FOR DISCUSSION 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

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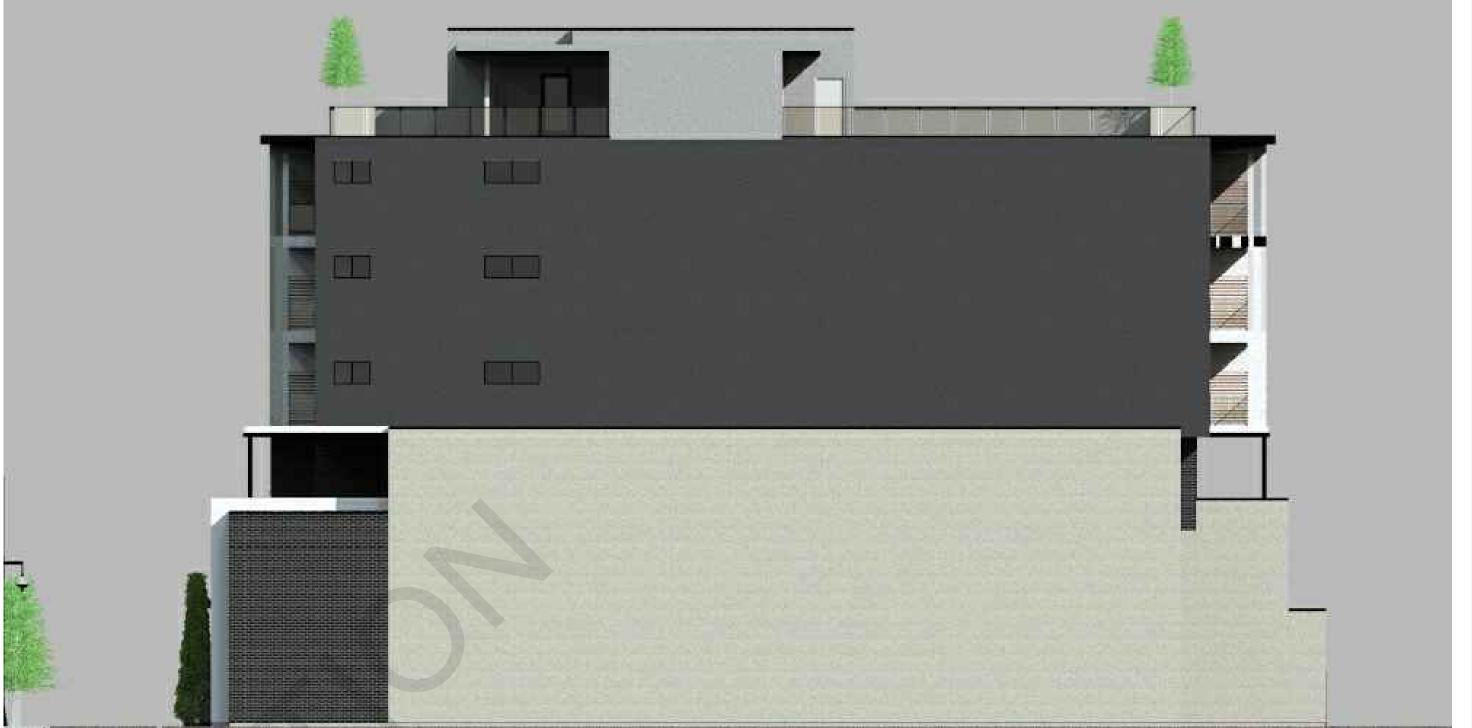
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ELEVATIONS



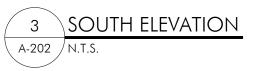
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2 EAST ELEVATION







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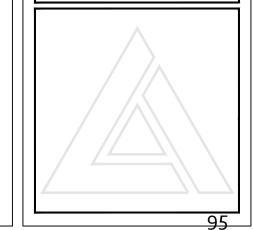
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PROJECT 604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE RENDER ELEVATIONS





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



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PROJECT 604-626 CAWSTON AVENUE - SOI

DRAWING TITLE RENDER ELEVATIONS







2 SITE CONTEXT - LOOKING WEST FROM INNOCEPT 3RD FLOOR









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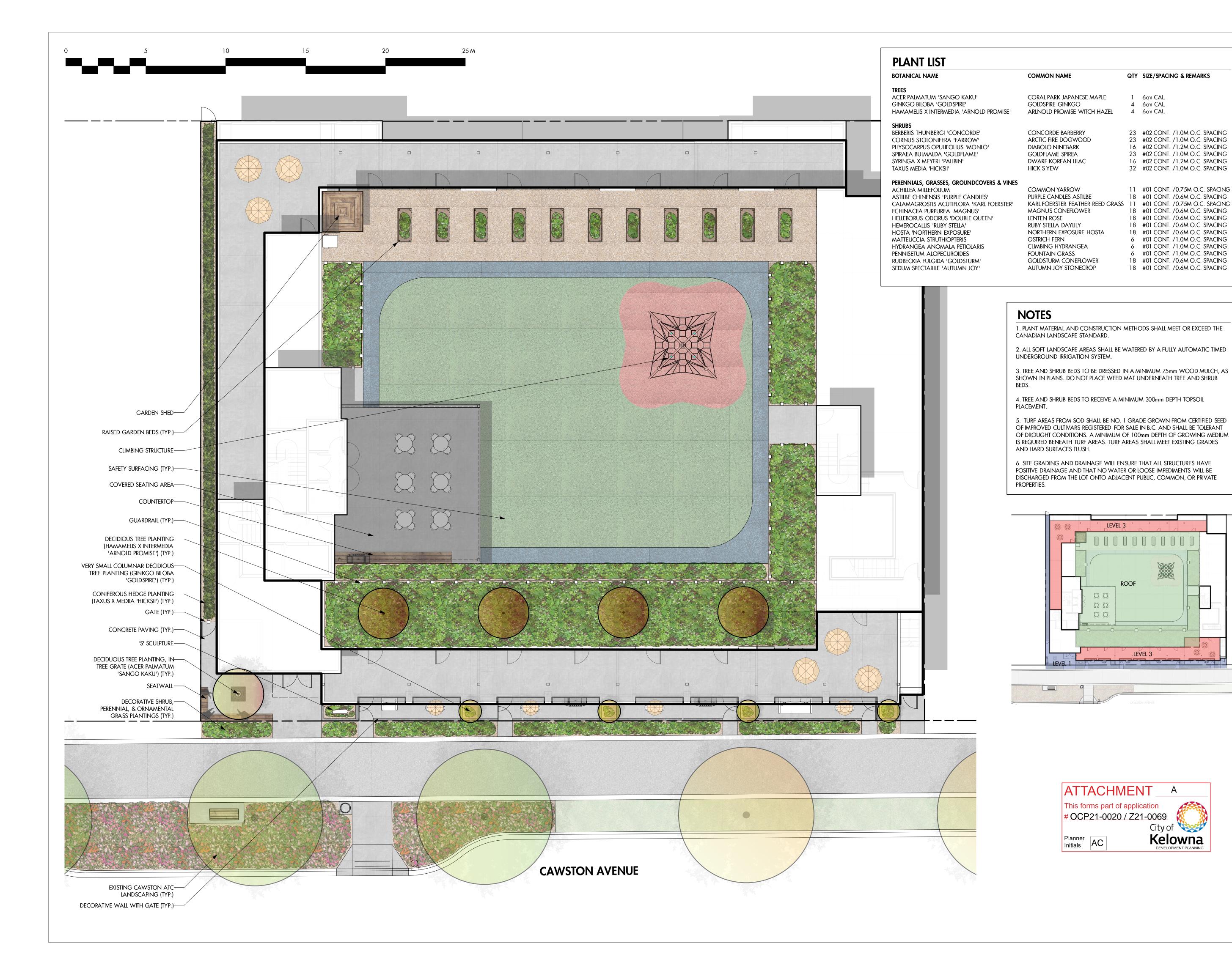
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FOR COORDINATION

1 SITE CONTEXT - FRONT VIEW OF BUILDINGS





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QTY SIZE/SPACING & REMARKS

23 #02 CONT. /1.0M O.C. SPACING 23 #02 CONT. /1.0M O.C. SPACING

16 #02 CONT. /1.2M O.C. SPACING

23 #02 CONT. /1.0M O.C. SPACING

16 #02 CONT. /1.2M O.C. SPACING

32 #02 CONT. /1.0M O.C. SPACING

11 #01 CONT. /0.75M O.C. SPACING

18 #01 CONT. /0.6M O.C. SPACING

6 #01 CONT. /1.0M O.C. SPACING

6 #01 CONT. /1.0M O.C. SPACING

6 #01 CONT. /1.0M O.C. SPACING

18 #01 CONT. /0.6M O.C. SPACING

18 #01 CONT. /0.6M O.C. SPACING

6cm CAL.

4 6cm CAL.

4 6cm CAL.

LEVEL 3

LEVEL 3



PROJECT TITLE

SOLE CAWSTON 604-626 CAWSTON AVENUE

Kelowna, BC

drawing title

CONCEPTUAL LANDSCAPE PLAN

1	21.04.30	Review	
2			
3			
4			
5			

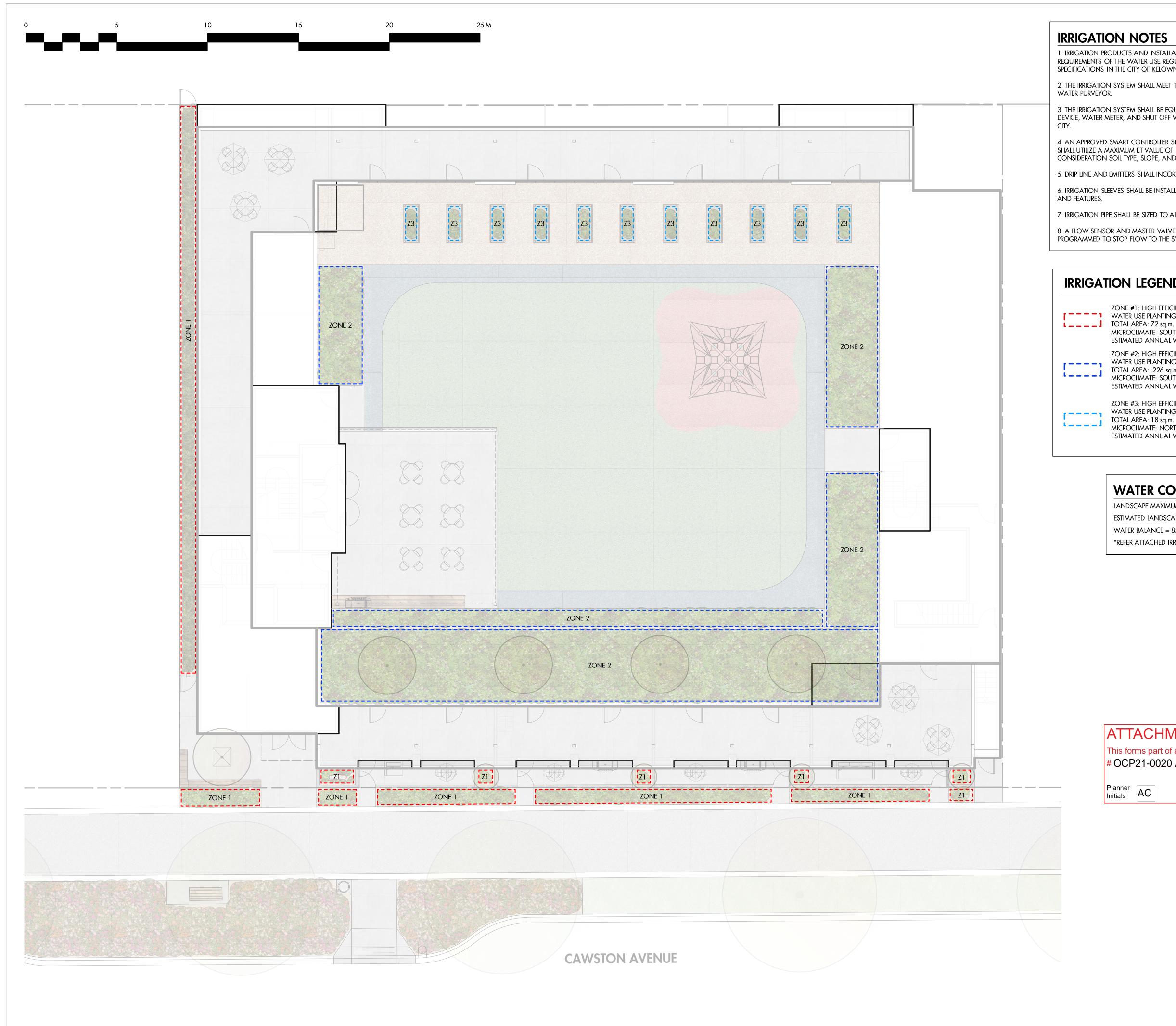
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DESIGN BY	FB
DRAVVN BY	NG
CHECKED BY	FB
DATE	APR. 30, 2021
SCALE	1:100
PAGE SIZE	24x36



drawing number

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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

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

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

> 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

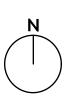
ATTACHMENT

Initials

This forms part of application # OCP21-0020 / Z21-0069



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PROJECT TITLE

SOLE CAWSTON 604-626 CAWSTON AVENUE

Kelowna, BC

drawing title

WATER CONSERVATION/ IRRIGATION PLAN

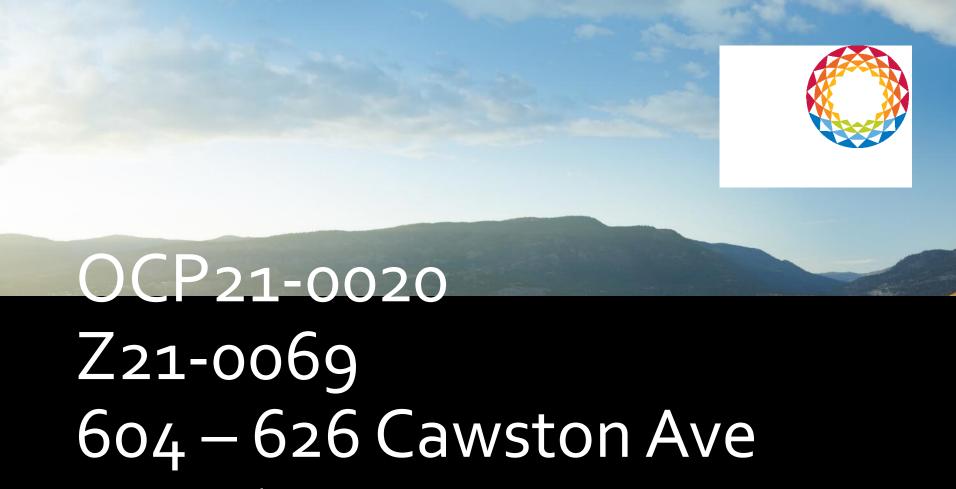
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Rezoning Application

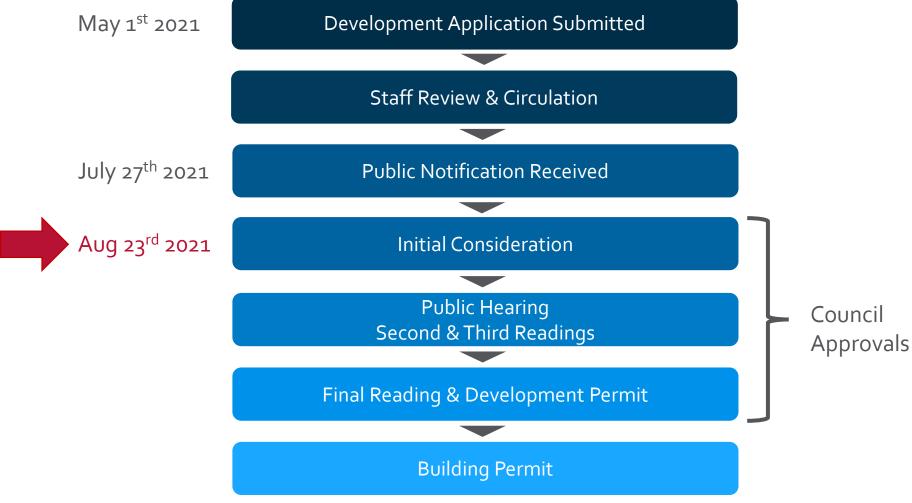




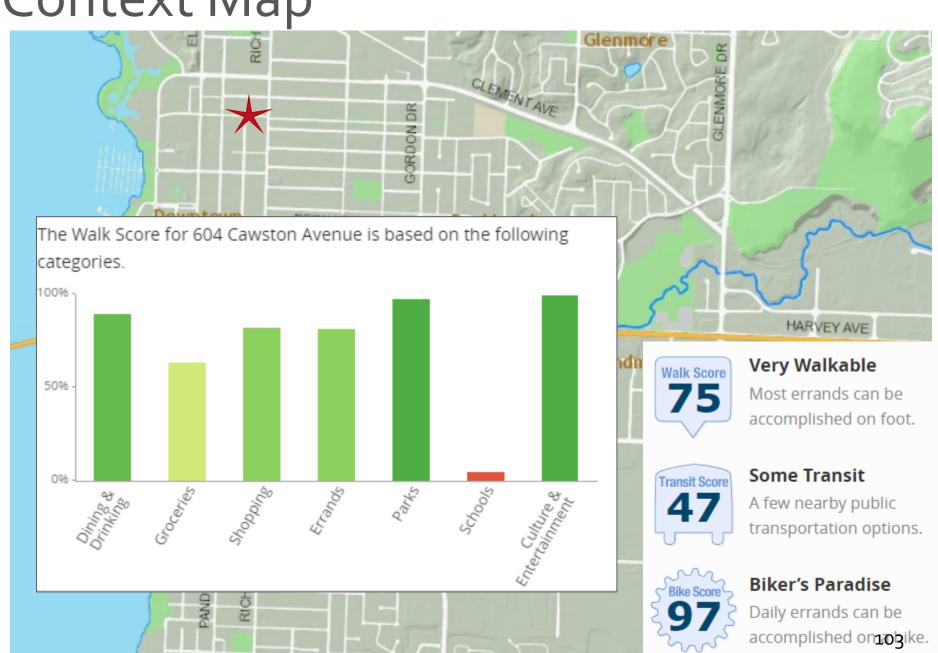
Proposal

➤ 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



Context Map



Subject Property Map: 604-626 Cawston Ave Coronation Ave Ellis Street **Richter Street** Cawston Ave **Bertram Street**



Rendering



Images



1 SITE CONTEXT - FRONT VIEW OF BUILDING

Images



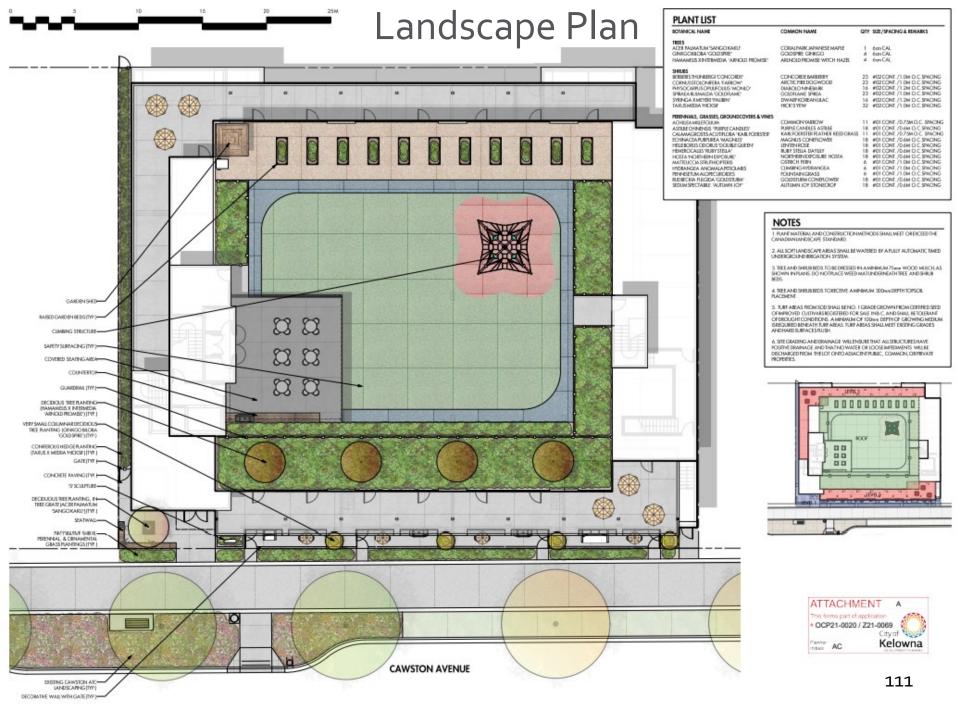
2 SITE CONTEXT - LOOKING WEST FROM INNOCEPT 3RD FLOOR

Images



Images







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



► Online Public Open House

City of **Kelowna**

It's your neighbourhood

Supply Image for here

Application No: Z21-0069 & OCP21-0020 Applicant: Kevin Edgecombe, (250) 212-1665 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 Get involved and have your asaye development of a 6 storey mixed-use

building.



Phone (250) 470-0631



Online kelowna.ca/currentdevelopments Applicant's Information Meeting July 27, 2021 @ 5:30pm Zoom Meeting: https:// us02web.zoom.us/i/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



WEST ELEVATION
A-202 N.T.S.

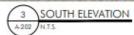














SOLE CAWSTON

OUTLINE OF TOPICS

- Background
- Why Sole Cawston?
- Project Statistics
- Parking Analysis
- Density in Urban Centers
- Floor plans and renderings
- Video
- Summary



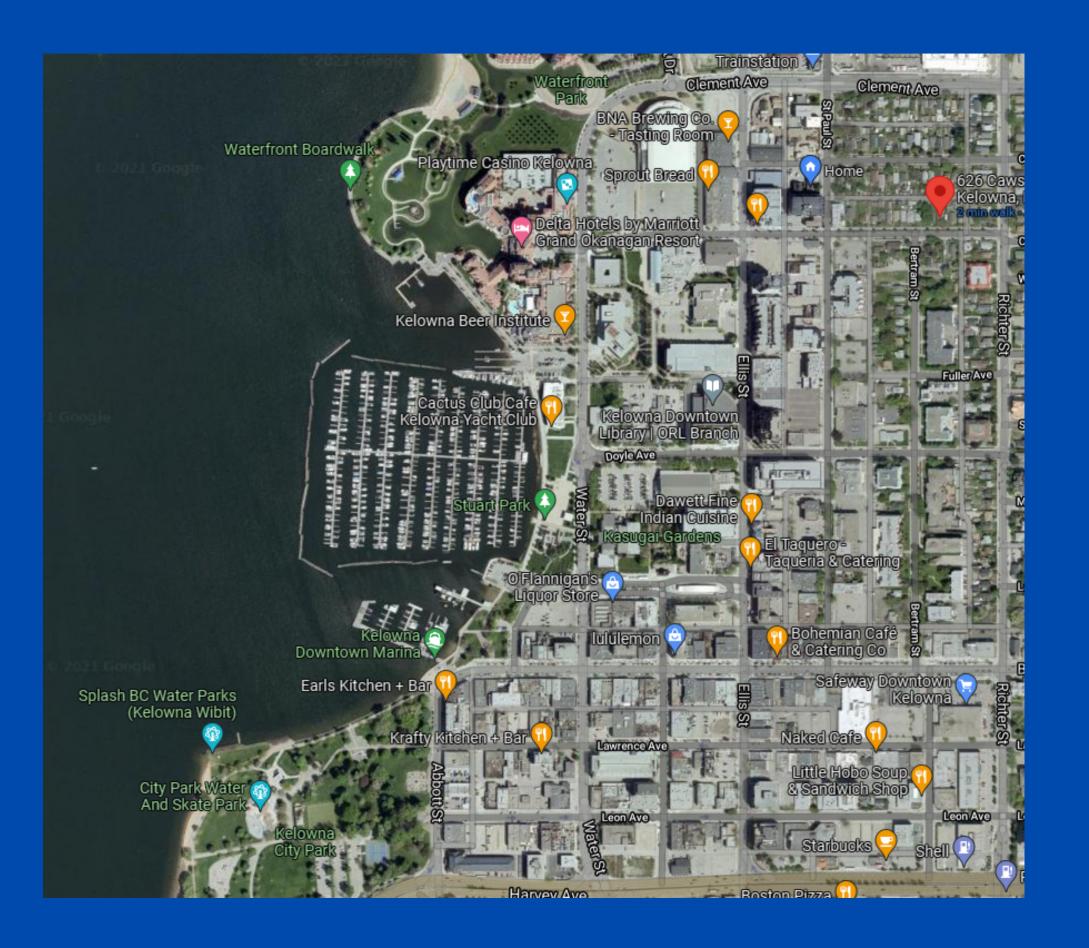
SOLE CAWSTON BACKGROUND

Live Edge Okanagan is seeking a Development Permit for 604-626 Cawston Ave, for Sole Squared Development's 5th Sole building, Sole Cawston, located on the north side of Cawston Avenue along the multi-modal corridor between St. Paul Street and Richter Street.

This building incorporates top-notch design, innovative commercial space and a roof-top that includes a playground and community garden.

WHY SOLE CAWSTON?

- Walkability
- Bikeability
- Proximity to all things Downtown Kelowna
- A civic classroom, rooted in community, connected to nature



PROJECT STATISTICS

ZERO VARIANCES REQUIRED

PROPERTY INFO

CIVIC: 604-626 CAWSTON AVE.

LEGAL: PLAN 1037, LOT 23, LOT, 22, LOT

21; EPP49686 LOT A

ZONING CALCULATIONS: CURRENT ZONING: RU2 PROPOSED ZONING: C7

GROSS SITE AREA: 18,282 S.F.
ALLOWABLE SITE COVERAGE: N/A
PROPOSED SITE COVERAGE: 84.5%

SITE INFO

ALLOWED F.A.R: 164,538 S.F. PROPOSED F.A.R.: 46,802.9 S.F.

SETBACKS

FRONT YARD ALLOWED: 0.0M FRONT YARD PROPOSED: 1.5M

SIDE YARD ALLOWED: 0.0M SIDE YARD PROPOSED: 1.0M

REAR YARD ALLOWED: 0.0M REAR YARD PROPOSED: 1.2M

BUILDING HEIGHT

ALLOWED: 37M OR 12 STOREYS

PROPOSED: 22.8M OR 6 STOREYS

AMENITY CALCS

REQUIRED: 7697.9 S.F.

PROPOSED: 13,688 S.F.

PARKING

REQUIRED: 66

PROPOSED: 67 (includes 7 visitor spots)

ACCESSIBLE PARKING: 2

BICYCLE STORAGE

REQUIRED LONG TERM: 37 PROPOSED LONG TERM: 58

REQUIRED SHORT TERM: 6
PROPOSED SHORT TERM: 31

SCOOTER/MOTORCYCLE STALLS: 12



4 LIVE/WORK OPPORTUNITIES

4 Street level live/work suites with residential living above.

45 CONDOS

- 36 Junior two bedroom suites (2 bed 1 bath)
- 3 Two bedroom corner suites (2 bed 2 bath)
- 6 Two bedroom plus den suites (2 bed 2 bath)



DENSITY IN URBAN CENTERS

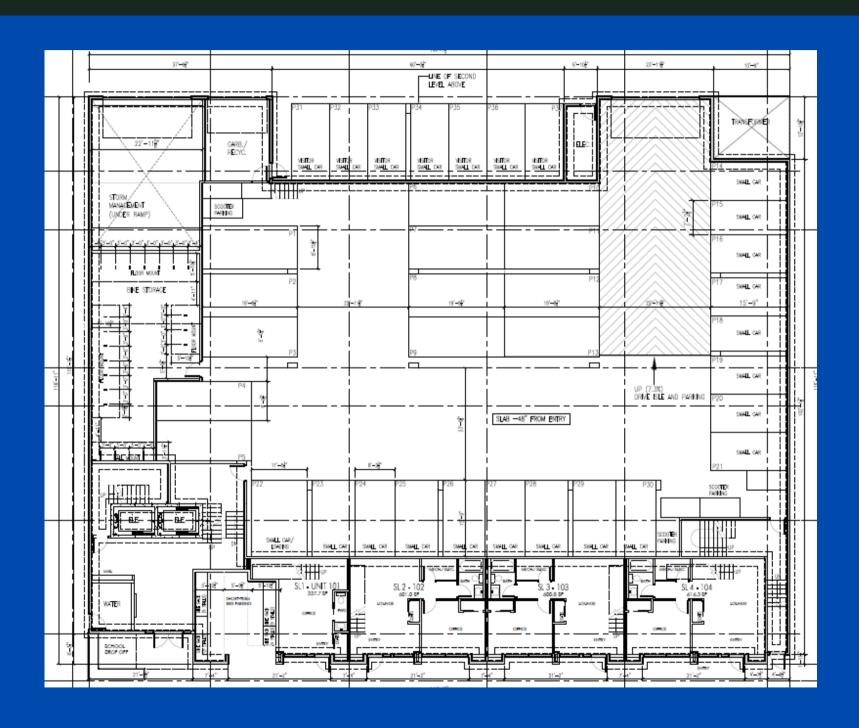
THE BALSAM SCHOOL

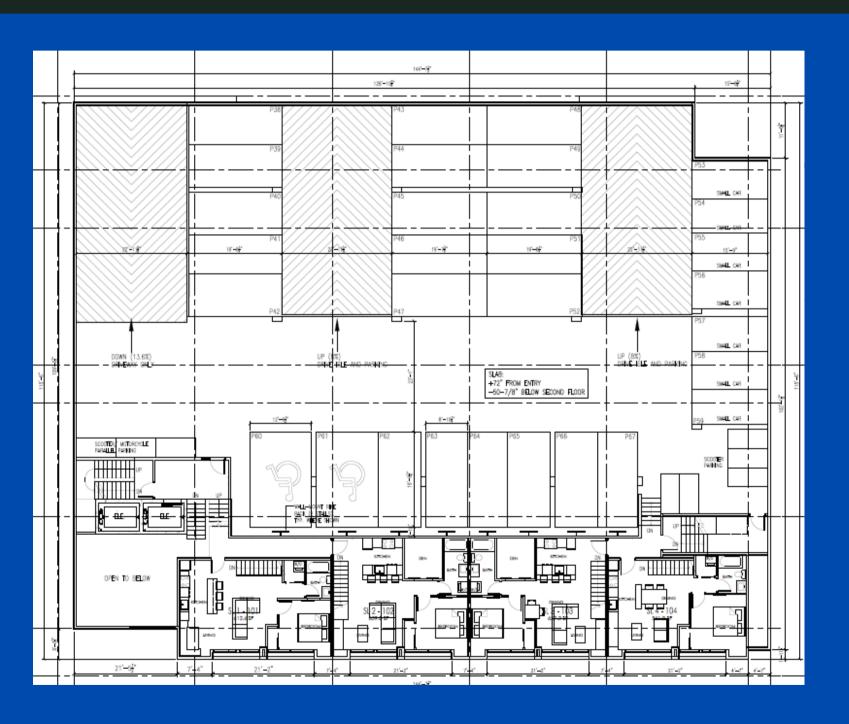
AMAZING EDUCATIONAL OPPORTUNITY IN OUR URBAN CENTER

Why limit students to one building when we have a whole city to explore? The Balsam School believes our city and our environment are important classrooms. Their students are in our community spaces (both natural and civic) daily.



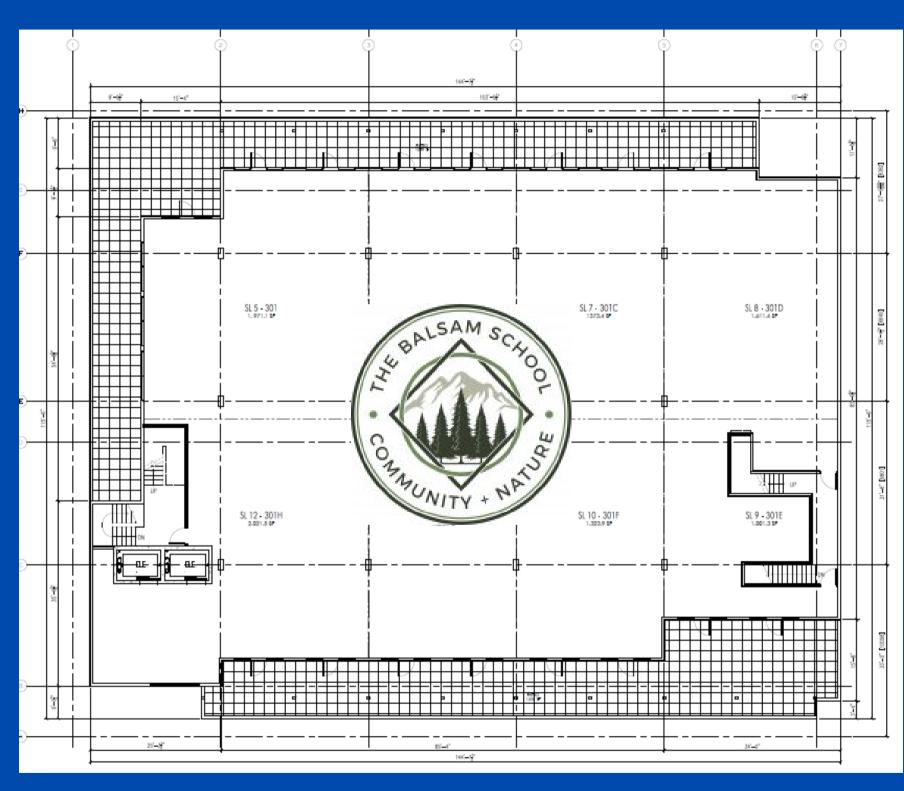
FLOORPLANS AND RENDERINGS





FIRST FLOOR

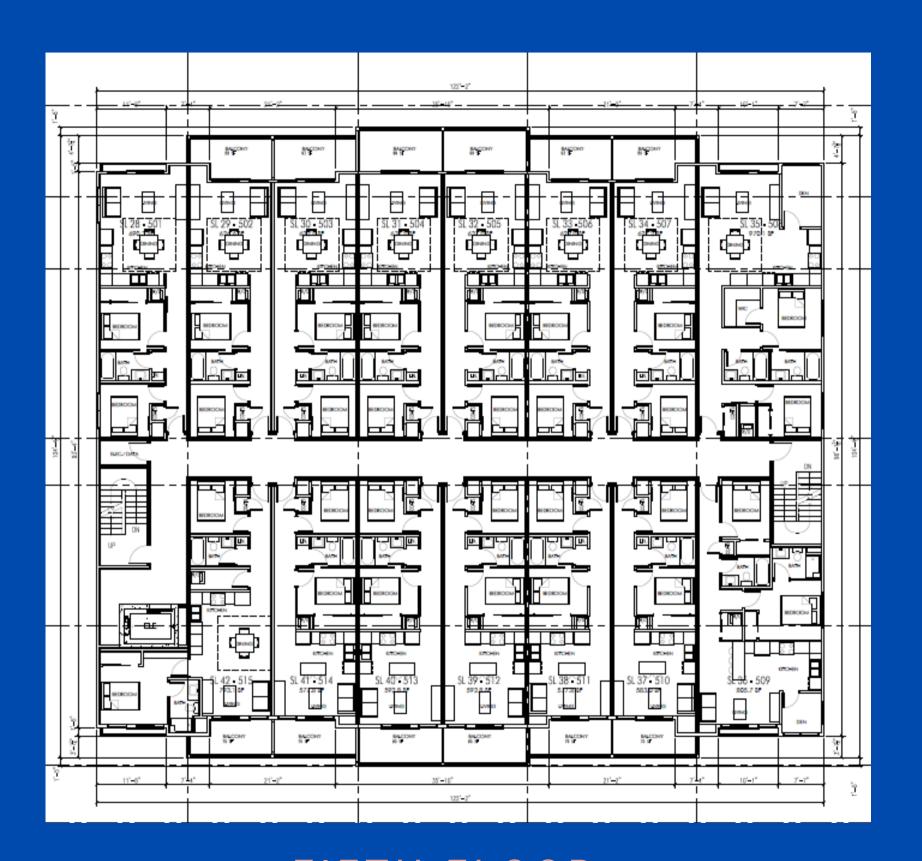
SECOND FLOOR

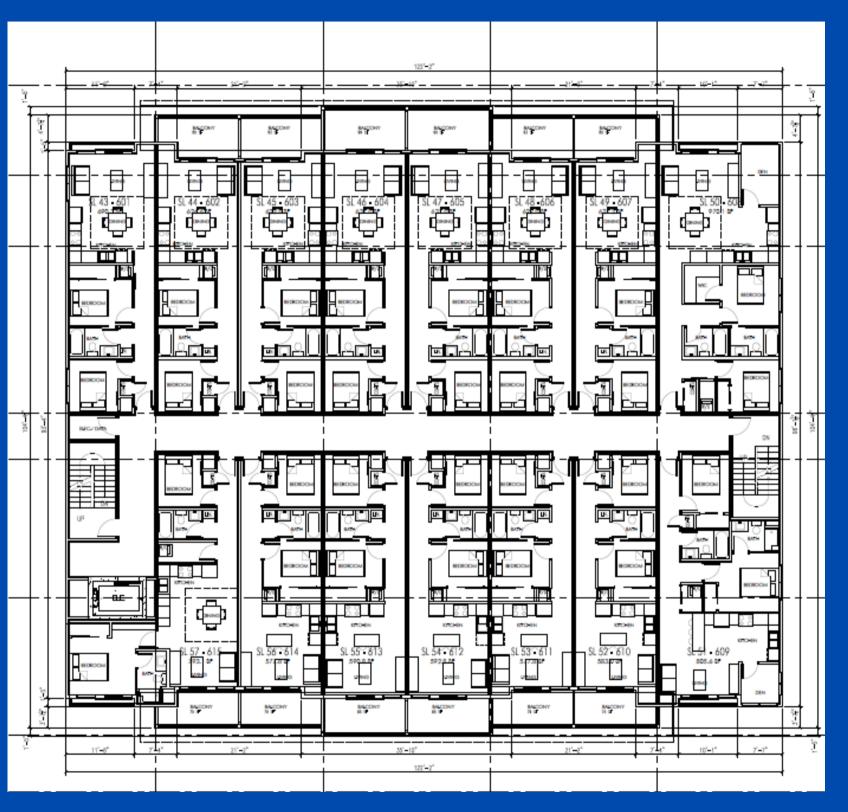


SL 15 403 24:412 590.82

THIRD FLOOR - COMMERCIAL

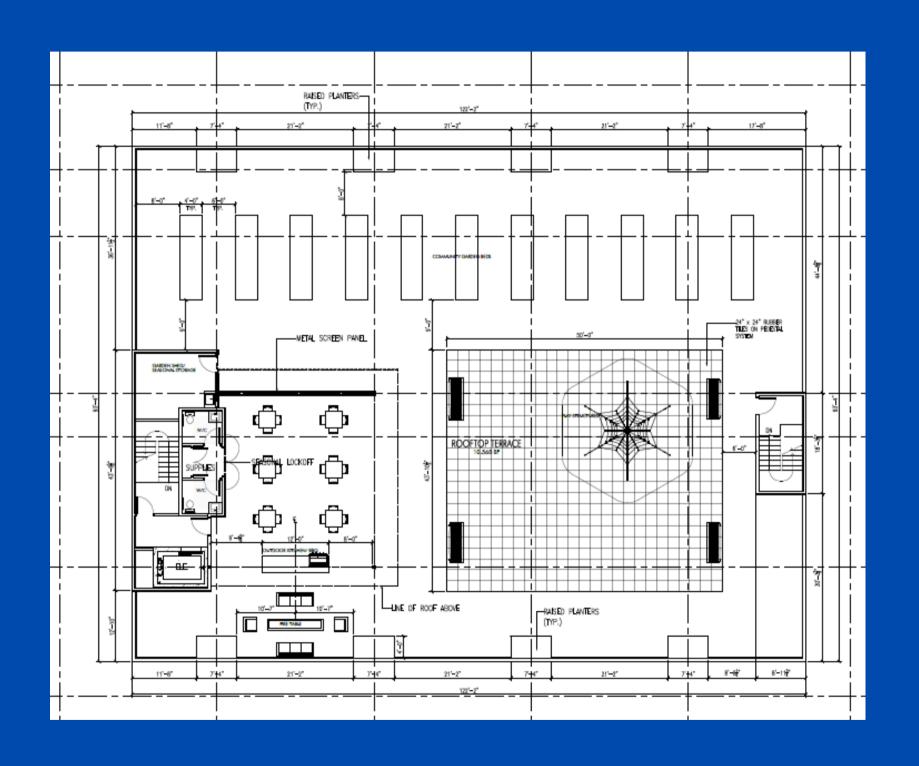
FOURTH FLOOR

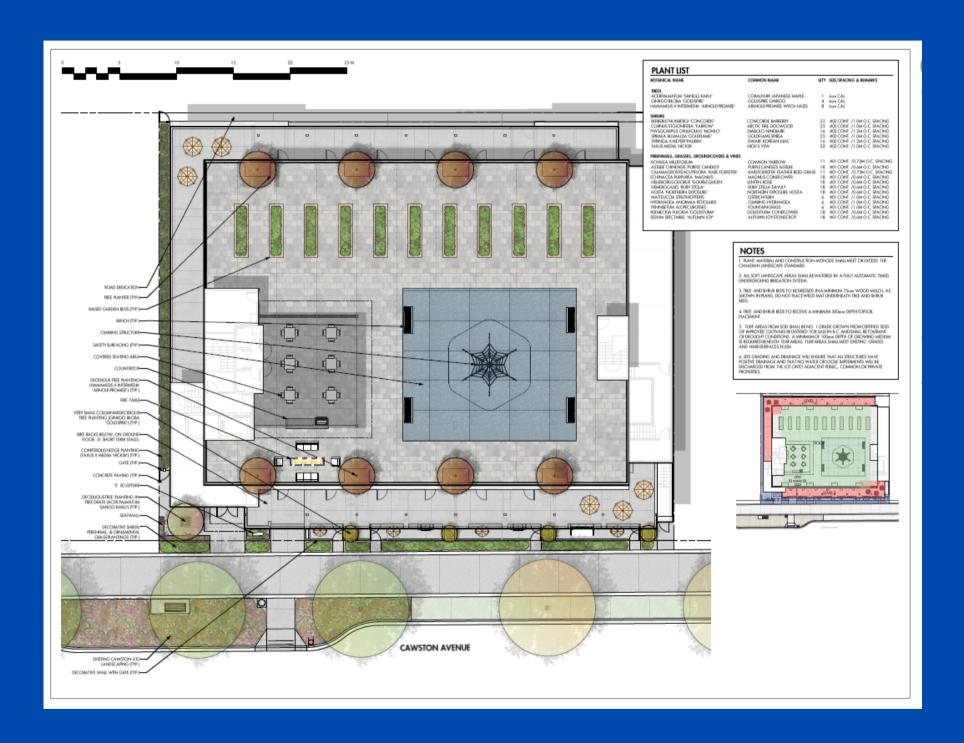




FIFTH FLOOR

SIXTH FLOOR





ROOF TOP

LANDSCAPE PLAN

























SUMMARY

Please consider this DP application which is a unique opportunity to provide a creative infill development with high quality design and unique attainable homes in the Downtown core.

Thank you!



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 23rd day of August, 2021.

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 23rd day of August, 2021.

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

1295991 B.C. Ltd., Inc. No.

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

<u>Urban Centre / Town Centre Definition</u>

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 <u>Urban Centres Roadmap (UCR)</u>

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 <u>Development Engineering Department</u>

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 II

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

City of

Planner Initials

AF

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, P.Eng.

Development Engineering Manager

AS

CITY OF KELOWNA

MEMORANDUM

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

SCHEDULE A

This forms part of application
OCP21-0009 Z21-0035

City of

Planner Initials

AF

Community Planning

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

This forms part of application

OCP21-0009 Z21-0035

City of

Planner Initials

AF

Kelowna

COMMUNITY PLANNING

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 relocation 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



Planner Initials AF Kereplacement and re-location or adjustment of utility appurtenances if required to

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. <u>Development Permit and Site Related Issues</u>

- 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. <u>Design and Construction</u>

- 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



it may be determined that rights-of-way are required for current or

8. <u>Servicing Agreement for Works and Services</u>

- 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.



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- 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.

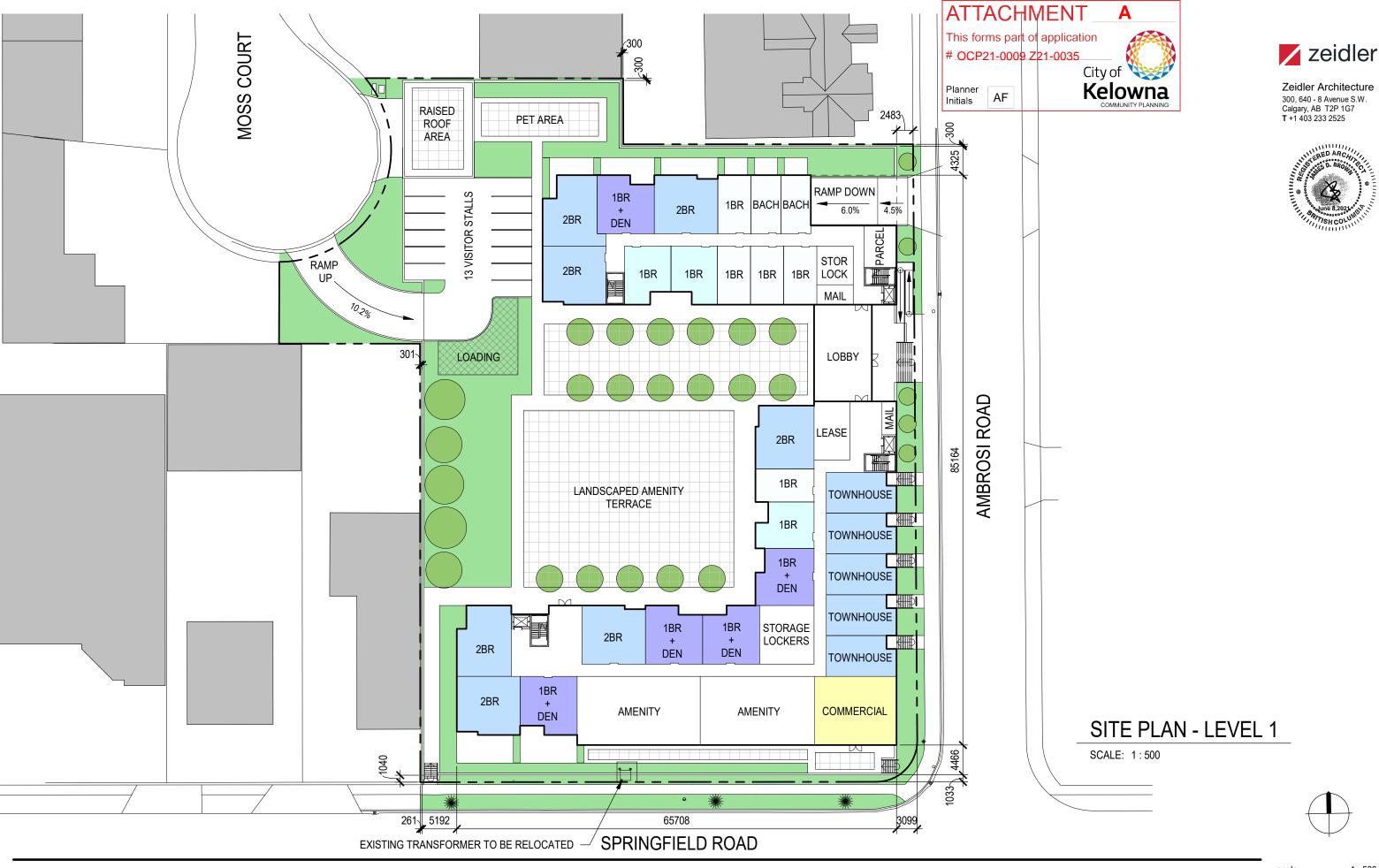
11. Charges and Fees

- 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, P. Eng.

Development Engineering Manager

AS









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:

West Point Projects Ltd. 612 Bernard Ave. Kelowna, BC V1Y 2G3

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

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.

West Point Projects Ltd. 612 Bernard Ave. Kelowna, BC V1Y 2G3



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

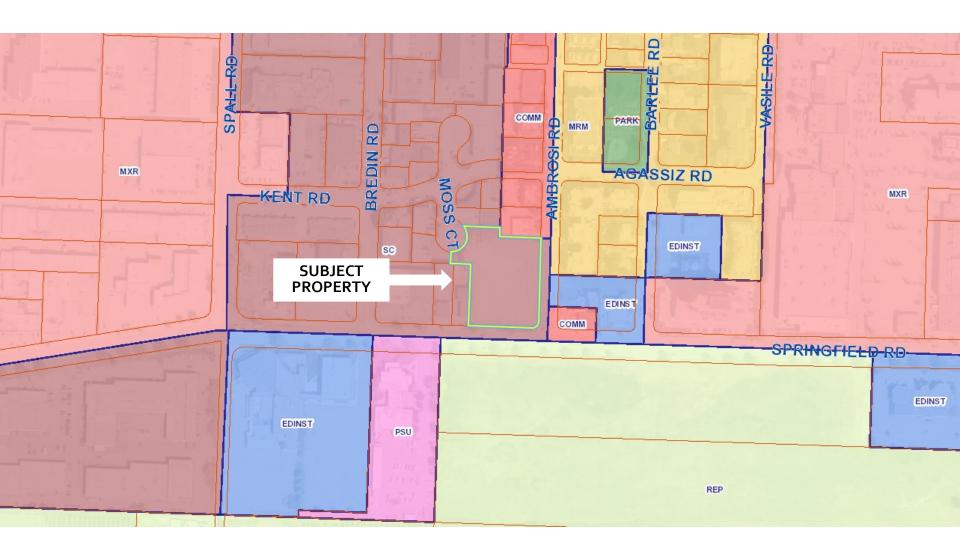




Context Map



OCP Future Land Use / Zoning



Urban Centre



Subject Property Map



Site Photos



VIEW FROM MOSS COURT - LOOKING EAST



VIEW FROM SPRINGFIELD & AMBROSI - LOOKING NORTH WEST



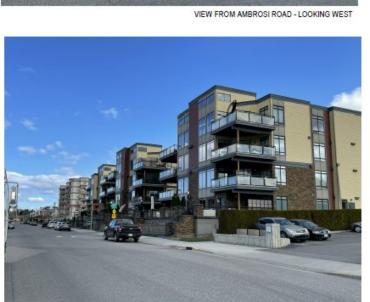
VIEW FROM SPRINGFIELD ROAD - LOOKING NORTH



VIEW FROM AMBROSI ROAD - LOOKING SOUTH WES

Site Photos





VIEW FROM AMBROSI ROAD - LOOKING NORTH



VIEW FROM SPRINGFIELD ROAD - LOOKING SOUTH EAST



VIEW FROM AMBROSI ROAD - LOOKING SOUTH

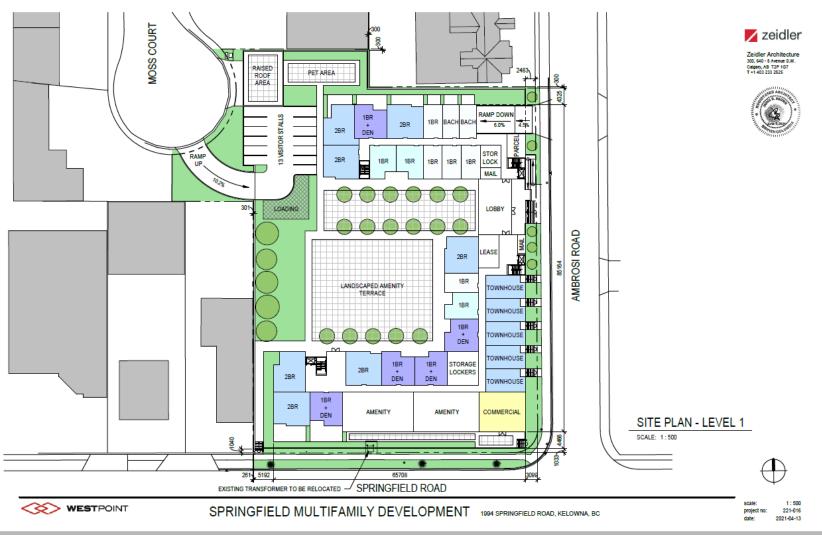


Project details

- ► Rezoning to C₄ Urban Centre Commercial and OCP Amendment to MXR – Mixed Use (Residential/Commercial).
- ➤ Rezoning will facilitate the development of a sixstorey 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

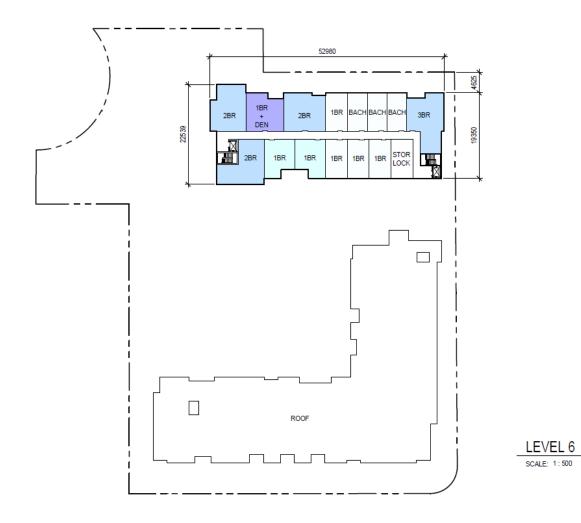




LEVEL 3 - LEVEL 5

Site Plan – Level 6

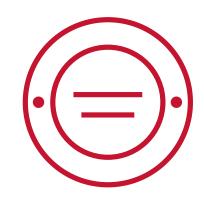




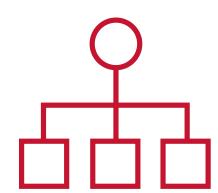
1994 Springfield Rd.

OCP21-0009 & Z21-0035



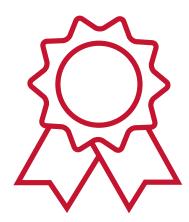


Local Developers Kelowna | BC



In-house Management

Retained Ownership



Philanthropy **Supporting Communities**



Our Mission and Values



Residential Development -

Our goal is to enrich the everyday lives of our community members for years to come.

SMART Progressive COMMUNITY Family Long Term Home HOSPITALITY Attentive High Touch SECURITY Safety Comfort

Brand Values —





OCP Amendment | Rezoning

OCP Amendment

Aligns with the Midtown Urban Centre Residential Goals.

Rezoning

The proposed C4 zoning facilitates a mixed-use, rental designation and is compatible with the location of the subject property.





Proposed Development





RENTALS | LIFESTYLE

- Onsite management
- Secure and safe living environment
- Coworking Lounge
- Theatre
- Fitness Centre
- Electric vehicle charging
- Biking facilities
- Dog park and wash station
- Storage lockers on every level
- Separate freight/move-in elevator
- Games Room







Thank you for your consideration

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 L Plan Bylaw No. 10500" be amended by changing the of Lot 1 District Lot 129 ODYD Plan KAP47562 locate the SC — Service Commercial designation to the Mesignation.	ne Generalized Future Land Use designation ted on Springfield Road, Kelowna, B.C., from
2.	This bylaw shall come into full force and effect and i of adoption.	s binding on all persons as and from the date
Read a first time by the Municipal Council this 23 rd day of August, 2021.		
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:

- 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 23 rd day of August, 2021.
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