City of Kelowna
Public Hearing
AGENDA

Tuesday, February 8, 2022

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order the Public Hearing - START TIME 6:00 PM - McCurdy Rd 2755 - Z20-0075 (BL12318) - Prodev GP Ltd and 2137259 Alberta Ltd.

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 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 on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance 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 face coverings, a mask or face covering must be worn in the gallery of Council Chambers except when presenting to Council.

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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.

2. Individual Bylaw Submissions

2.1. START TIME 6:00 PM - McCurdy Rd 2755 - Z20-0075 (BL12318) - Prodev GP Ltd and 2137259 Alberta Ltd 5 - 44

To rezone a portion of the subject property from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zones.

3. Termination

4. Call to Order the Regular Meeting

5. Bylaws Considered at Public Hearing

5.1. START TIME 6:00 PM - McCurdy Rd 2755 - BL12318 (Z20-0075) - Prodev GP Ltd and 2137259 Alberta Ltd 45 - 46

To give Bylaw No. 12318 second and third reading in order to rezone portions of the subject property from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zones.

6. Termination

7. Call to Order the Public Hearing - START TIME 6:00 PM - McClure Rd 4628 - OCP22-0001 (BL12320) Z21-0064 (BL12321) - Paul Andrew Mitchell and Ronda Ann Mitchell

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 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.

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In accordance with Order of the Provincial Health Officer on Gatherings and Events, the City is required to collect the first and last name and telephone number or email address of everyone attending a Council meeting. 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.

8. Individual Bylaw Submissions

8.1. START TIME 6:00 PM - McClure Rd 4628 - OCP22-0001 (BL12320) Z21-0064 (BL12321) - Paul Andrew Mitchell and Ronda Ann Mitchell 47 - 75

To amend the Official Community Plan to change portions of the subject property from the S-RES – Suburban Residential designation to the NAT – Natural Area designation and to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones to facilitate a 4-lot subdivision.

9. Termination

10. Call to Order the Regular Meeting

11. Bylaws Considered at Public Hearing

11.1. START TIME 6:00 PM - McClure Rd 4628 - BL12320 (OCP22-0001) - Paul Andrew Mitchell and Ronda Ann Mitchell 76 - 77

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

To give Bylaw No. 12320 second and third reading in order to amend the Official Community Plan for portions of the subject property from the S-RES - Suburban Residential designation to the NAT - Natural Areas designation.

11.2. START TIME 6:00 PM - McClure Rd 4628 - BL12321 (Z21-0064) - Paul Andrew Mitchell and Ronda Ann Mitchell 78 - 79

To give Bylaw No. 12321 second and third reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing and P3 - Parks and Open Space zones.

12. Termination

13. Procedure on each Bylaw Submission

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the application is given up to 10 minutes to respond to any questions raised.

(f) Questions of 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.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.

REPORT TO COUNCIL

Date:	January 17, 2022		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	Z20-0075	**Owner:** Prodev GP Ltd. Inc. No. A87135 and 2137259 Alberta Ltd., Inc. No. 2021372590	
Address:	2755 McCurdy Road	**Applicant:** Troika Management Corp.	
Subject:	Rezoning Application		
Existing OCP Designation:	S-MU Suburban – Multiple Unit/R-AGR - Rural – Agricultural and Resource, NAT – Natural Areas		
Existing Zone:	A1 – Agriculture 1		
Proposed Zone:	RM3 – Low Density Multiple Housing/RM5- Medium Density Multiple Housing/P3 – Parks and Open Space		

1.0 Recommendation

THAT Rezoning Application No. Z20-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions Lot 1, District Lots 124 and 415, ODYD, Plan KAP84653 Except Plan EPP45174, located at 2755 McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zone as shown on Map "A" attached to the Report from the Development Planning Department dated January 17, 2022, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), not hold a Public Hearing for the Rezoning Bylaw;

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 January 17th 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Hazardous Condition and Natural Environment Development Permit by the Development Planning Department Manager;

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

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 subsequent to registration of a restrictive covenant in accordance with Section 219 of the Land Title Act restricting the number of dwellings on the subject property in relation to the capacity of the water system to supply domestic and fire flow demands in accordance with the Subdivision, Development & Servicing Bylaw No 7900.

2.0 Purpose

To rezone a portion of the subject property from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zones.

3.0 Development Planning

Development Planning staff support the proposed application to amend the Zoning Bylaw. If approved the application would allow for the development of the subject area in the form of low and medium density multi-family residential housing, specifically townhouses and apartment buildings up to a maximum of 4 ½ building storeys. If the rezoning application is approved future development will be subject to the City's Hillside Design Development Permit Guidelines.

The property is located within the Permanent Growth Boundary and is adjacent to existing infrastructure such as roads/water/sewer. The proposal is consistent with the recently adopted 2040 Official Community Plan (OCP). Specifically, in accordance with the 2040 OCP the subject property is designated 'Suburban – Multiple Unit (S-MU) which supports a variety of housing types including low rise apartment buildings up to 4 storeys in height.

An extension to McCurdy Road would be required to accommodate the proposed development which would result in a new connection between the Dilworth Mountain neighborhood and Highway #97. The remaining portion of the property is proposed to be transferred to the City to be preserved as park/open space except for a portion of the land may be used to accommodate a future road extension running north-south through the subject property.

4.0 Proposal

4.1 Background

In 2011, an application was made to amend the future land use designation and rezone the subject property to allow for low and medium density multiple unit residential development. The proposal was for approximately 343 units in row housing and low-rise apartment buildings. The area to be rezoned for development generally covered the same portions of the property as the current application and included the extension of McCurdy Road. Following Public Hearing on July 29, 2014, Council gave second and third readings to Official Community Plan Map Amending Bylaw No. 10875 and Rezoning Bylaw No. 10877 for the subject property, under applications OCP11-0011 and Z11-0069, respectively. The applicant chose not to move forward with those applications and submitted a new application in 2016.

In 2016 a revised application was submitted to allow for lower density residential development with approximately 150 apartment and townhouse units and did not include the immediate extension of McCurdy Road. A restrictive covenant was to be registered on title limiting the development to 153 units, or requiring a new Traffic Impact Study should additional units be proposed. The area to be rezoned for development was generally the same portions of the property. Following a Public Hearing on September 19th 2017, Council gave second and third readings to the Official Community Plan Map Amending Bylaw No. 10875 and Rezoning Bylaw No. 10877 for the subject property. The applicant chose not to move forward

with that application and submitted a new application on August 27th 2020 which is currently under consideration and outlined in greater detail below.

4.2 Project Description

The applicant is intending to build townhouses and apartment housing with a total of approximately 300 dwelling units to be built on the subject site. The proposed RM5 – Medium Density Multiple Housing Zone would allow for apartment housing up to 4 ½ building storeys in height, the proposed RM3 – Low Density Multiple Housing zone would allow for 3 storey townhouse or apartment buildings.

Any future development on the site would be subject to Development Permit guidelines related to hillside development. Specifically, in accordance with OCP policy all development in hillside areas with slopes 20% and greater will be reviewed for form and character to ensure preservation of significant natural features, consideration of visual impacts, and high quality urban design.

The property is located within the Natural Environment Development Permit area. The majority of the proposed development area is within ESA3 –'Moderate', and ESA2 –' High' environmentally sensitive areas. ESA1 – 'Very High' environmental sensitive areas are to be avoided except for a portion of the proposed road extension which will require environmental compensation. An environmental impact assessment report has been submitted as part of the application which recommends incorporating 25,668 m^2 of riparian restoration in the form of wetland creation and enhancement along the Mill Creek corridor to mitigate the environmental impact of the development.

Due to the regulatory complexity of developing land within environmentally sensitive and hillside areas staff are recommending final adoption be considered subsequent to issuance of related development permits and a subdivision preliminary layout review (PLR) letter.

Staff are also recommending that final adoption of the Rezoning Bylaw be considered subsequent to registration of a restrictive covenant limiting the number of dwellings on the subject property in relation to

the applicants ability to provide water service to the property that provides adequate domestic and fire flow water capacities. The property is within the Black Mountain Irrigation District (BMID) service Area. Currently, the property cannot be serviced with the required 150L/S of water to provide minimum fire flows to the entire site. This means a limited number of units (TBD) on a portion of the site could be serviced if BMID and the City combined services. The exact number of units that can be serviced will be confirmed at the Development Permit stage. Staff expect this restriction will no longer be needed once a City reservoir near Summit Drive is upgraded which is currently anticipated to be constructed within 2-5 years.

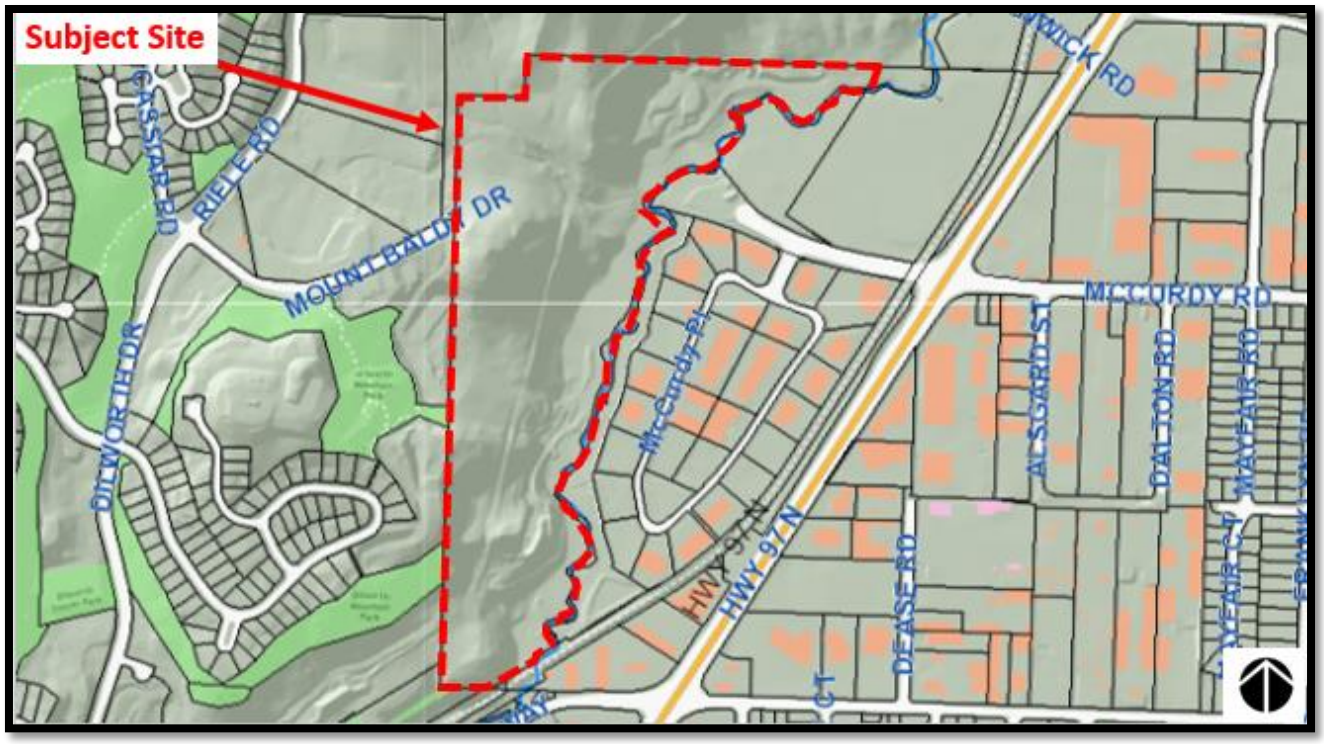
4.3 Site Context

The subject property is located in the City's Highway 97 Sector between the Dilworth Mountain neighbourhood to the west and Mill Creek to the east. The property is approximately 25.4 ha (62.8 ac) in area and is undeveloped. The property contains a mix of knolls and draws in the west, steep slopes through the centre, and relatively flat land in the east towards Mill Creek.

The majority of the property is located within the Permanent Growth Boundary, with the exception of the northeast corner of the site (which is not proposed to be rezoned). All of the proposed development areas are within the limits of the Permanent Growth Boundary.

The property is bisected by a statutory right-of-way for a FortisBC gas pipeline. A portion of the property east of the right-of-way is within the Agricultural Land Reserve (ALR) no development is proposed in this area. The site is surrounded by a mix of uses specifically: Vacant (Non-ALR) land to the north, industrially zoned lands to the east, and residential/ agricultural land to the west.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 3: Future Land Use - Suburban – Multiple Unit (S-MU)

Suburban Multiple Unit lands support a greater variety of multi-unit housing in the Gateway and Suburban Neighbourhoods, located strategically to support the viability of local commercial areas, Village Centres and, in some cases, transit service, schools and other community amenities. Some Suburban Multiple Unit lands are located in the Rural Lands District to reflect existing multi-unit development only.

Table 3.6: Suburban – Multiple Unit Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
• Single and two dwelling residential • **Ground-oriented** multi-unit residential • Low rise apartments • Secondary suites and carriage houses	• Attached and detached buildings up to 4 storeys	• Up to approximately 1.3	• Considerations for hillside and environmental context

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.

Policy 7.2.2. Hillside Housing Forms.

Encourage housing forms that best match to the topography and have the lowest amount of impact is hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.

Objective 7.4. Ensure a compatible urban-rural interface that protects agricultural uses.

Policy 7.4.1. Agricultural Land Protection.

Retain the agricultural land base for the long-term by supporting the ALR and by protecting agricultural lands from the impacts of adjacent development and redevelopment

6.0 Technical Comments

6.1 Development Engineering Department

- Servicing Memo Attached.

6.2 Parks and Buildings Planning Department

- In accordance with table 5.1 of the OCP required accommodation of a linear pathway (on both sides of Mill Creek). The width for the trail is a minimum of 10 metres, outside of any Riparian Management Area (RMA). The width of the trail must be minimum 2.4m to accommodate a

maintenance vehicle (Class 4). 3. The RMA along Mill Creek upstream of Hardy, for this property, is 30 metres.

- Any lands that are to become City Park must be undisturbed and have been treated for wildland fire hazards prior to transfer.
- A fencing plan will be required, in accordance with Council Policy 364 – Fencing

7.0 Application Chronology

Date of Application Received: August 27th 2020
Date Public Consultation Completed: April 14th 2021

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Map "A" Zoning Bylaw Amendment

Attachment B: Concept Plan

Schedule A: Development Engineering Memo

ATTACHMENT A

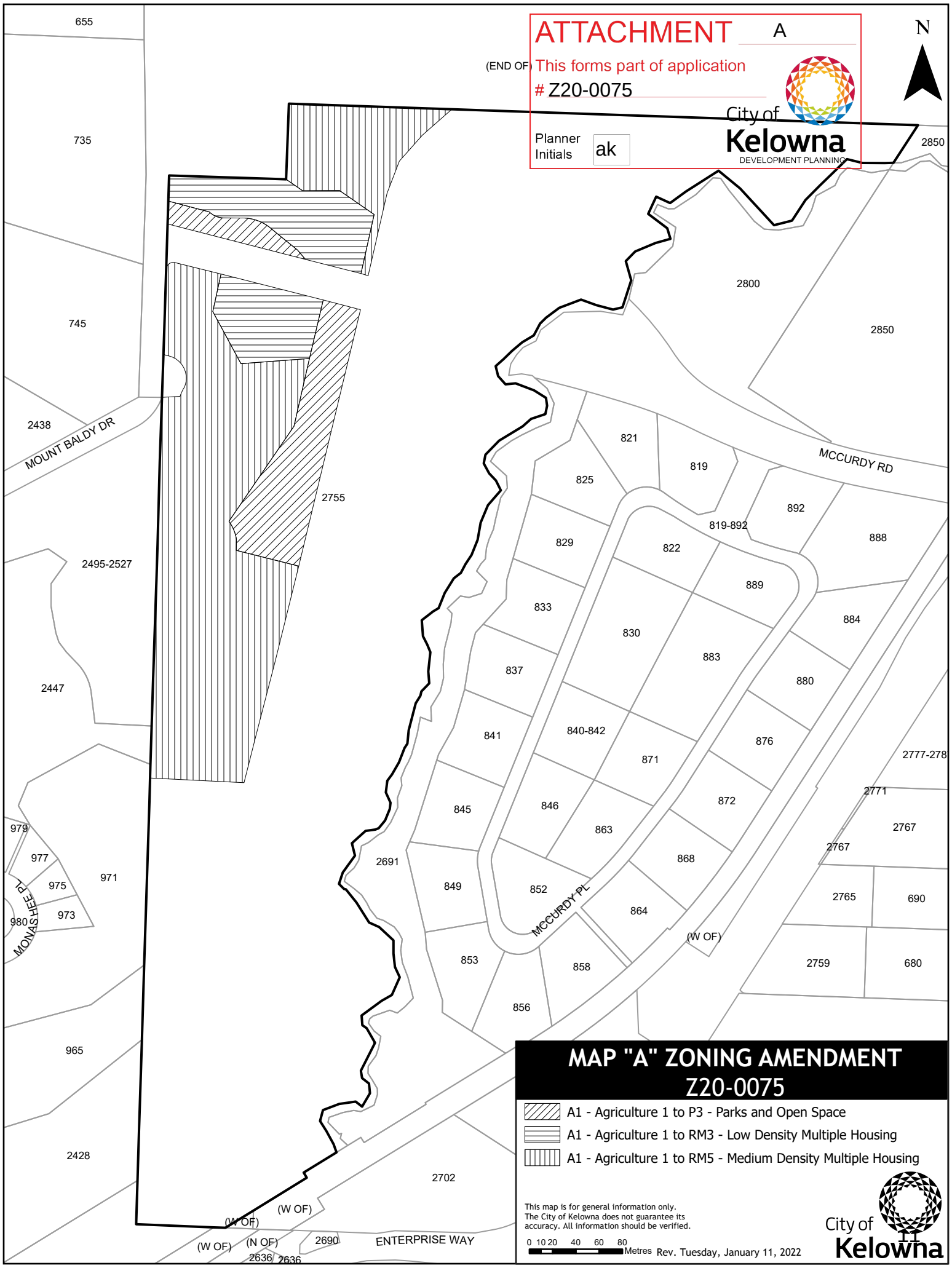
This forms part of application

Z20-0075

Planner Initials ak

City of Kelowna
DEVELOPMENT PLANNING

N



MAP "A" ZONING AMENDMENT
Z20-0075

- A1 - Agriculture 1 to P3 - Parks and Open Space
- A1 - Agriculture 1 to RM3 - Low Density Multiple Housing
- A1 - Agriculture 1 to RM5 - Medium Density Multiple Housing

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 10 20 40 60 80 Metres

Rev. Tuesday, January 11, 2022

City of Kelowna

TERRENO HILLSIDE COMMUNITY

ISSUED FOR REZONING

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS

BLUEGREEN ARCHITECTURE INC

D.E. Pilling & ASSOC. LTD. CONSULTING ENGINEERING

ecora

ECOSCAPE Environmental Consultants Ltd.

Seal

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architect's prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work.

Client
TROIKA TERRENO DEVELOPMENT JV

NO.	DATE	RECORD OF REVISIONS
1	18/11/19	RE-ZONING
2	18/12/11	RE-ZONING R1
3	20/03/09	RE-ZONING R2
4	21/05/25	ISSUED FOR REZONING R3
5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
INTRODUCTION IMAGE

Job Number 19.718
Date 2021.12.13
Scale N.T.S.
Revision Number 5
Drawing Number **A0.0**

UNIT NUMBERS AND SIZES

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

BLOCK A - MULTI-FAMILY

First Floor	No.	SF	Total SF
1 Bedroom (A)		621	0
1 Bedroom + Den (B)		763	0
2 Bedroom (C)		1,104	0
2 Bedroom Corner (D)		1,264	0
2 Bedroom Junior (E)		823	0
2 Bedroom + Den	2	1,100	2,200
2 Bedroom Lock-off			0
Other Amenity			
Total	2		2,200

Second Floor	No.	SF	Total SF
1 Bedroom (A)	6	621	3,726
1 Bedroom + Den (B)	6	763	4,578
2 Bedroom (C)	2	1,104	2,208
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)		823	0
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	15		11,776

Third Floor	No.	SF	Total SF
1 Bedroom (A)	11	621	6,831
1 Bedroom + Den (B)	6	763	4,578
2 Bedroom (C)	2	1,104	2,208
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	4	823	3,292
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	24		18,173

Fourth Floor	No.	SF	Total SF
1 Bedroom (A)	8	621	4,968
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	2	1,104	2,208
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	4	823	3,292
2 Bedroom + Den	3	1,144	3,432
2 Bedroom Lock-off			0
Other Amenity			
Total	21		17,453

Fifth Floor	No.	SF	Total SF
1 Bedroom (A)	4	621	2,484
1 Bedroom + Den (B)		763	0
2 Bedroom (C)	2	1,104	2,208
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	4	823	3,292
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	11		9,248

Total	No.	%	Total SF
1 Bedroom (A)	29	40%	18,009
1 Bedroom + Den (B)	15	21%	11,445
2 Bedroom (C)	8	11%	8,832
2 Bedroom Corner (D)	4	5%	5,056
2 Bedroom Junior (E)	12	16%	9,876
2 Bedroom + Den	5	7%	5,632
2 Bedroom Lock-off			
Other Amenity			
Total	73		58,850

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom (A)	29	1.25	36.25
1 Bedroom + Den (B)	15	1.25	18.75
2 Bedroom (C)	8	1.50	12
2 Bedroom Corner (D)	4	1.50	6
2 Bedroom Junior (E)	12	1.50	18
2 Bedroom + Den	5	1.50	7.5
2 Bedroom Lock-off	0	1.64	0
Visitor			14
Total	73		113

Space requirements	Req'd	Provided
Regular Size Parking (A)	54	68
Small Size Parking (B)	54	40
Accessible Parking (C)	4	4
Van Accessible Parking (D)	1	1
Total	113	113

BLOCK B - TOWNHOMES

Block 1	No.	SF	Total SF
2 Bedroom (Blue)	2	908	1,816
2 Bedroom (Green)	1	1,300	1,300
2 Bedroom + Den (Violet)	1	1,920	1,920
2 Bedroom + Den (Pink)		1,300	0
3 Bedroom (Orange)	1	1,280	1,280
			0
			0
Other Amenity			
Total	5		6,316

Block 2	No.	SF	Total SF
2 Bedroom (Blue)	2	908	1,816
2 Bedroom (Green)	1	1,300	1,300
2 Bedroom + Den (Violet)	1	1,920	1,920
2 Bedroom + Den (Pink)		1,300	0
3 Bedroom (Orange)	1	1,280	1,280
			0
			0
Other Amenity			
Total	5		6,316

Block 3	No.	SF	Total SF
2 Bedroom (Blue)		908	0
2 Bedroom (Green)	2	1,300	2,600
2 Bedroom + Den (Violet)		1,920	0
2 Bedroom + Den (Pink)	3	1,300	3,900
3 Bedroom (Orange)	2	1,280	2,560
			0
			0
Other Amenity			
Total	7		9,060

Total	No.	%	Total SF
2 Bedroom (Blue)	4	24%	3,632
2 Bedroom (Green)	4	24%	5,200
2 Bedroom + Den (Violet)	2	12%	3,840
2 Bedroom + Den (Pink)	3	18%	3,900
3 Bedroom (Orange)	4	24%	5,120
Other Amenity			
Total	17		21,692

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
2 Bedroom (Blue)	4	1.50	6
2 Bedroom (Green)	4	1.50	6
2 Bedroom + Den (Violet)	2	1.50	3
2 Bedroom + Den (Pink)	3	1.50	4.5
3 Bedroom (Orange)	4	2.00	8
			0
			0
Visitor			4
Total	17		32

Space requirements	Req'd	Provided
Regular Size Parking (A)	15	30
Small Size Parking (B)	15	
Accessible Parking (C)	1	1
Van Accessible Parking (D)	1	1
Total	32	32

BLOCK C - TOWNHOMES

Block 1	No.	SF	Total SF
2 Bedroom (Yellow)			0
2 Bedroom + Den (Blue)			0
2 Bedroom + Den (Green)	6	1,336	8,016
3 Bedroom (Violet)			0
3 Bedroom (Orange)			0
			0
			0
Other Amenity			
Total	6		8,016

Block 2	No.	SF	Total SF
2 Bedroom (Yellow)	1	1,000	1,000
2 Bedroom + Den (Blue)	1	1,478	1,478
2 Bedroom + Den (Green)			0
3 Bedroom (Violet)			0
3 Bedroom (Orange)	1	1,474	1,474
			0
			0
Other Amenity			
Total	3		3,952

Block 3	No.	SF	Total SF
2 Bedroom (Yellow)			0
2 Bedroom + Den (Blue)			0
2 Bedroom + Den (Green)			0
3 Bedroom (Violet)	4	1,438	5,752
3 Bedroom (Orange)			0
			0
			0
Other Amenity			
Total	4		5,752

Block 4	No.	SF	Total SF
2 Bedroom (Yellow)			0
2 Bedroom + Den (Blue)	1	1,478	1,478
2 Bedroom + Den (Green)			0
3 Bedroom (Violet)			0
3 Bedroom (Orange)	4	1,474	5,896
			0
			0
Other Amenity			
Total	5		7,374

Total	No.	%	Total SF
2 Bedroom (Yellow)	1	6%	1,000
2 Bedroom + Den (Blue)	2	11%	2,956
2 Bedroom + Den (Green)	6	33%	8,016
3 Bedroom (Violet)	4	22%	5,752
3 Bedroom (Orange)	5	28%	7,370
Other Amenity			
Total	18		25,094

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
2 Bedroom (Yellow)	1	1.50	1.5
2 Bedroom + Den (Blue)	2	1.50	3
2 Bedroom + Den (Green)	6	1.50	9
3 Bedroom (Violet)	4	2.00	8
3 Bedroom (Orange)	5	2.00	10
Visitor			4
Total	18		36

Space requirements	Req'd	Provided
Regular Size Parking (A)	17	17
Small Size Parking (B)	17	17
Accessible Parking (C)	1	1
Van Accessible Parking (D)	1	1
Total	36	36

BLOCK D - MULTI-FAMILY

First Floor	No.	SF	Total SF
1 Bedroom (A)	17	621	10,557
1 Bedroom + Den (B)	9	763	6,867
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	3	1,264	3,792
2 Bedroom Junior (E)		823	0
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	30		22,320

Second Floor	No.	SF	Total SF
1 Bedroom (A)	17	621	10,557
1 Bedroom + Den (B)	9	763	6,867
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	3	1,264	3,792
2 Bedroom Junior (E)		823	0
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	30		22,320

Third Floor	No.	SF	Total SF
1 Bedroom (A)	17	621	10,557
1 Bedroom + Den (B)	9	763	6,867
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	3	1,264	3,792
2 Bedroom Junior (E)		823	0
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	30		22,320

Fourth Floor	No.	SF	Total SF
1 Bedroom (A)	10	621	6,210
1 Bedroom + Den (B)	2	763	1,526
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	3	1,264	3,792
2 Bedroom Junior (E)		823	0
2 Bedroom + Den	7	1,144	8,008
2 Bedroom Lock-off			0
Other Amenity			
Total	23		20,640

Total	No.	%	Total SF
1 Bedroom (A)	61	54%	37,881
1 Bedroom + Den (B)	29	26%	22,127
2 Bedroom (C)	4	4%	4,416
2 Bedroom Corner (D)	12	11%	15,168
2 Bedroom Junior (E)			
2 Bedroom + Den	7	6%	8,008
2 Bedroom Lock-off			
Other Amenity			
Total	113		87,600

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom (A)	61	1.25	76.25
1 Bedroom + Den (B)	29	1.25	36.25
2 Bedroom (C)	4	1.50	6
2 Bedroom Corner (D)	12	1.50	18
2 Bedroom Junior (E)	0	1.50	0
2 Bedroom + Den	7	1.50	10.5
2 Bedroom Lock-off	0	1.64	0
Visitor			21
Total	113		168

Space requirements	Req'd	Provided
Regular Size Parking (A)	81	82
Small Size Parking (B)	81	80
Accessible Parking (C)	5	5
Van Accessible Parking (D)	1	1
Total	168	168

BLOCK E - MULTI-FAMILY NORTH

First Floor	No.	SF	Total SF
1 Bedroom (A)		621	0
1 Bedroom + Den (B)		763	0
2 Bedroom (C)	4	1,104	4,416
2 Bedroom Corner (D)		1,264	0
2 Bedroom Junior (E)		823	0
2 Bedroom + Den			0
2 Bedroom Lock-off	4	1,500	6,000
Other Amenity			
Total	8		10,416

Second Floor	No.	SF	Total SF
1 Bedroom (A)	3	621	1,863
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	2	823	1,646
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	10		8,166

Third Floor / Fourth	No.	SF	Total SF
1 Bedroom (A)	3	621	1,863
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	3	823	2,469
2 Bedroom + Den	2	1,144	2,288
2 Bedroom Lock-off			0
Other Amenity			
Total	13		11,277

Fourth Floor	No.	SF	Total SF
1 Bedroom (A)	3	621	1,863
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	3	823	2,469
2 Bedroom + Den	2	1,144	2,288
2 Bedroom Lock-off			0
Other Amenity			
Total	13		11,277

Total	No.	%	Total SF
1 Bedroom (A)	9	20%	5,589
1 Bedroom + Den (B)	9	20%	6,867
2 Bedroom (C)	7	16%	7,728
2 Bedroom Corner (D)	3	7%	3,792
2 Bedroom Junior (E)	8	18%	6,584
2 Bedroom + Den	4	9%	4,576
2 Bedroom Lock-off	4	9%	6,000
Other Amenity			
Total	44		41,136

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom (A)	9	1.25	11.25
1 Bedroom + Den (B)	9	1.25	11.25
2 Bedroom (C)	7	1.50	10.5
2 Bedroom Corner (D)	3	1.50	4.5
2 Bedroom Junior (E)	8	1.50	12
2 Bedroom + Den	4	1.50	6
2 Bedroom Lock-off	4	1.64	6.56
Visitor			9
Total	44		71

Space requirements	Req'd	Provided
Regular Size Parking (A)	34	34
Small Size Parking (B)	34	34
Accessible Parking (C)	3	3
Van Accessible Parking (D)	1	1
Total	72	72

BLOCK E - MULTI-FAMILY SOUTH

First Floor	No.	SF	Total SF
1 Bedroom (A)		621	0
1 Bedroom + Den (B)		763	0
2 Bedroom (C)	4	1,104	4,416
2 Bedroom Corner (D)		1,264	0
2 Bedroom Junior (E)		823	0
2 Bedroom + Den			0
2 Bedroom Lock-off	4	1,500	6,000
Other Amenity			
Total	8		10,416

Second Floor	No.	SF	Total SF
1 Bedroom (A)	3	621	1,863
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	2	823	1,646
2 Bedroom + Den			0
2 Bedroom Lock-off			0
Other Amenity			
Total	10		8,166

Third Floor	No.	SF	Total SF
1 Bedroom (A)	3	621	1,863
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	3	823	2,469
2 Bedroom + Den	2	1,144	2,288
2 Bedroom Lock-off			0
Other Amenity			
Total	13		11,277

Fourth Floor	No.	SF	Total SF
1 Bedroom (A)	3	621	1,863
1 Bedroom + Den (B)	3	763	2,289
2 Bedroom (C)	1	1,104	1,104
2 Bedroom Corner (D)	1	1,264	1,264
2 Bedroom Junior (E)	3	823	2,469
2 Bedroom + Den	2	1,144	2,288
2 Bedroom Lock-off			0
Other Amenity			
Total	13		11,277

Total	No.	%	Total SF
1 Bedroom (A)	9	20%	5,589
1 Bedroom + Den (B)	9	20%	6,867
2 Bedroom (C)	7	16%	7,728
2 Bedroom Corner (D)	3	7%	3,792
2 Bedroom Junior (E)	8	18%	6,584
2 Bedroom + Den	4	9%	4,576
2 Bedroom Lock-off	4	9%	6,000
Other Amenity			
Total	44		41,136

Parking			
Total	Total Units	Parking Multiplier	Parking Req'
1 Bedroom (A)	9	1.25	11.25
1 Bedroom + Den (B)	9	1.25	11.25
2 Bedroom (C)	7	1.50	10.5
2 Bedroom Corner (D)	3	1.50	4.5
2 Bedroom Junior (E)	8	1.50	12
2 Bedroom + Den	4	1.50	6
2 Bedroom Lock-off	4	1.64	6.56
Visitor			9
Total	44		71

Space requirements	Req'd	Provided
Regular Size Parking (A)	34	34
Small Size Parking (B)	34	34
Accessible Parking (C)	3	3
Van Accessible Parking (D)	1	1
Total	72	72

TOTALS

WHOLE SITE TOTAL					
Total	No.	%	Average SF	Average SF (inc TH's)	Total SF
1 Bedroom	108	35%	621	621	67,068
1 Bedroom + Den	62	20%	763	763	47,306
2 Bedroom	65	21%	1177	1205	78,344
2 Bedroom Junior	28	9%	823	823	23,044
2 Bedroom + Den	33	11%	1140	1258	41,504
3 Bedroom	13	4%	0	1403	18,242
Total	309				275,508

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS
BLUEGREEN ARCHITECTURE INC
D.E. Pilling & ASSOC. CONSULTING ENGINEERING
ecora
ECOSCAPE Environmental Consultants Ltd.

Seal

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Client
TROIKA TERRENO DEVELOPMENT JV

NO.	DATE	RECORD OF REVISIONS
1	18/11/19	RE-ZONING
2	18/12/11	RE-ZONING R1
3	20/03/09	RE-ZONING R2
4	21/05/25	ISSUED FOR REZONING R3
5	21/12/13	ISSUED FOR REZONING R4

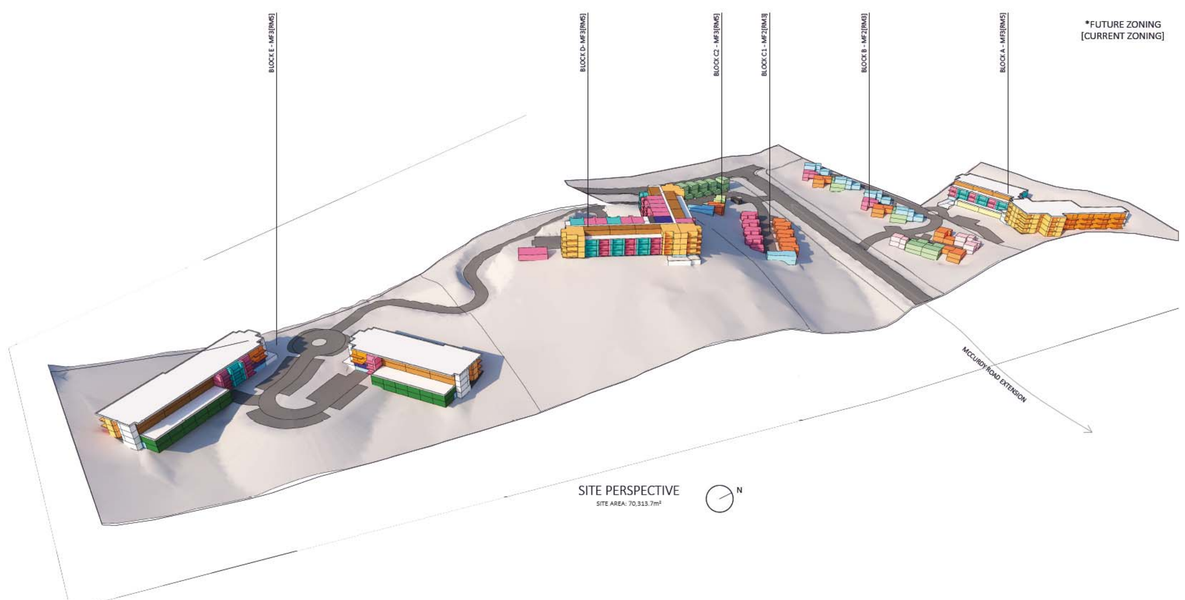
NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
INFORMATION

Job Number 19.718
Date 2021.12.13
Scale N.T.S.
Revision Number 5
Drawing Number **A0.1**

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
Planner Initials ak
City of Kelowna DEVELOPMENT PLANNING



SITE PERSPECTIVE
SITE AREA: 70,313.7m²

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS
BLUEGREEN ARCHITECTURE INC
D.E. Pilling & ASSOC. CONSULTING ENGINEERING
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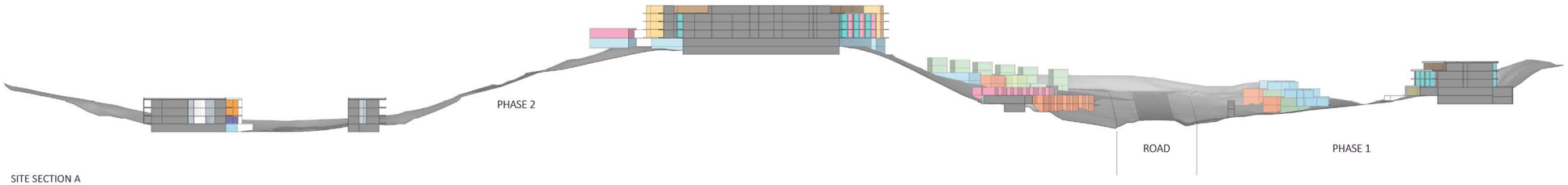
NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

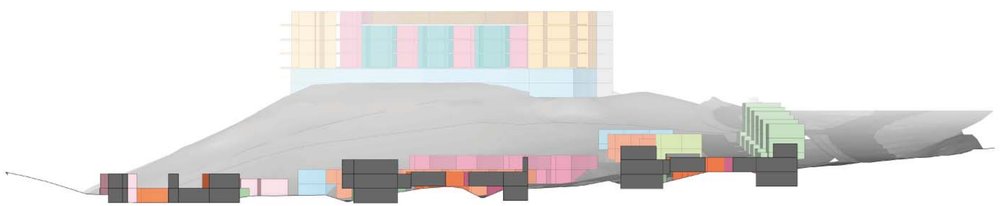
Sheet Title
SITE PERSPECTIVES

Job Number 19.718
Date 2021.12.13
Scale N.T.S.
Revision Number 5
Drawing Number **A1.0**

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

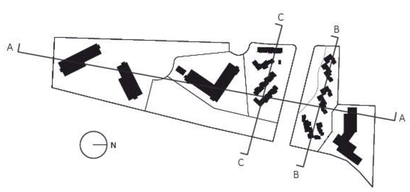


SITE SECTION A
N.T.S.



SITE SECTION B
N.T.S.

SITE SECTION C
N.T.S.



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5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
SITE SECTION

Job Number 19.718
Date 2021.12.13
Scale N.T.S.
Revision Number 5
Drawing Number **A1.1**

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

MF3 - MEDIUM DENSITY MULTIPLE HOUSING
MF2 - LOW DENSITY MULTIPLE HOUSING
A1 - AGRICULTURE
P3 - PARKS
RIPARIAN AREA

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS
BLUEGREEN ARCHITECTURE INC
D.E. Pilling & ASSOC. CONSULTING ENGINEERING
ecora
ECOSCAPE Environmental Consultants Ltd.

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5	21/12/13	ISSUED FOR REZONING R4

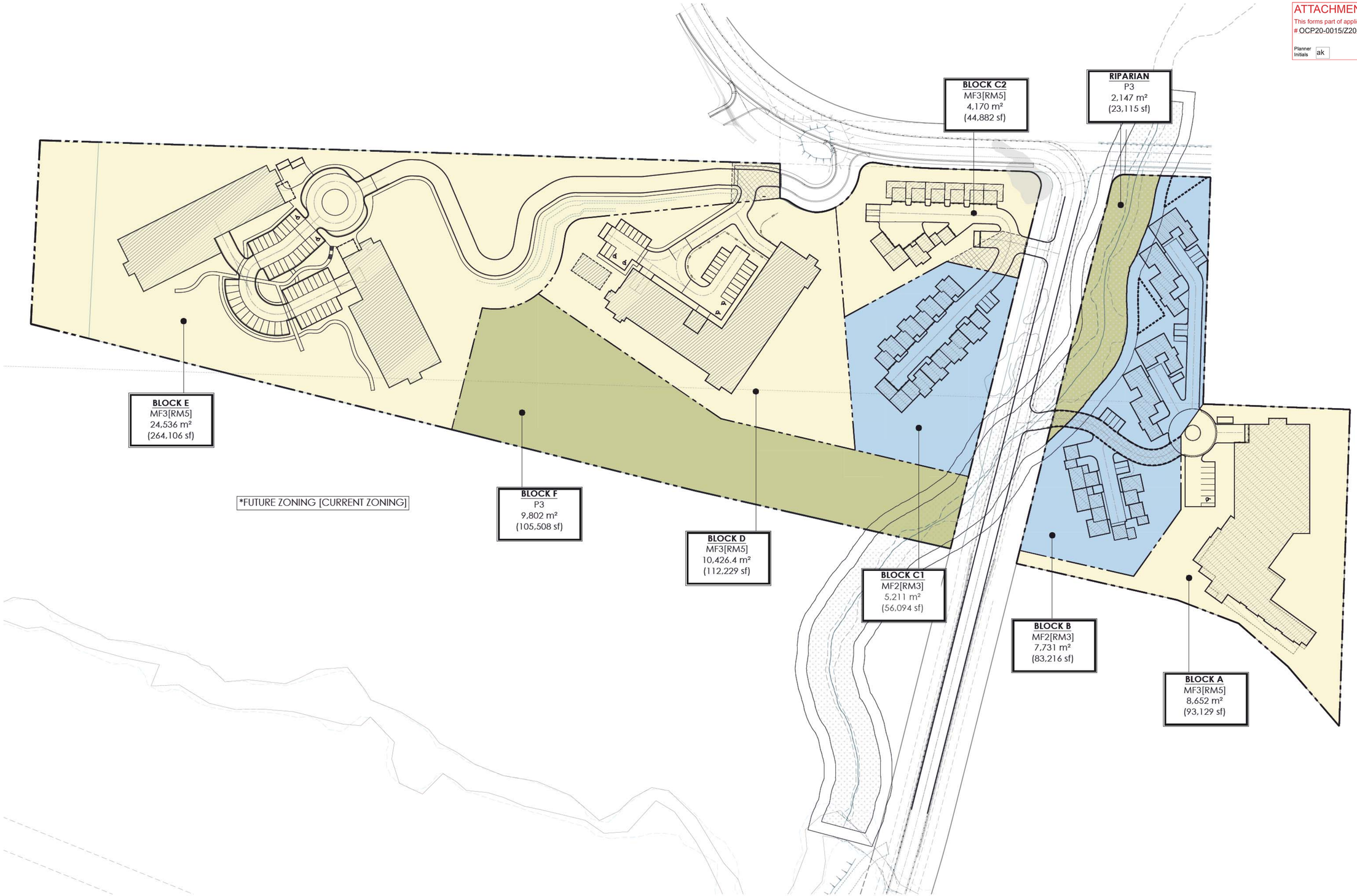
NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
SITE PLAN

Job Number 19.718
Date 2021.12.13
Scale 1/128" = 1'
Revision Number 5
Drawing Number **A1.2.1**

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
Planner Initials ak
City of Kelowna
DEVELOPMENT PLANNING



- MF3 - MEDIUM DENSITY MULTIPLE HOUSING
- MF2 - LOW DENSITY MULTIPLE HOUSING
- A1 - AGRICULTURE
- P3 - PARKS
- RIPARIAN AREA
- ACCESS EASEMENT

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS
BLUEGREEN ARCHITECTURE INC
D.E. Pilling & ASSOC. CONSULTING ENGINEERING
ecora
ECOSCAPE Environmental Consultants Ltd.

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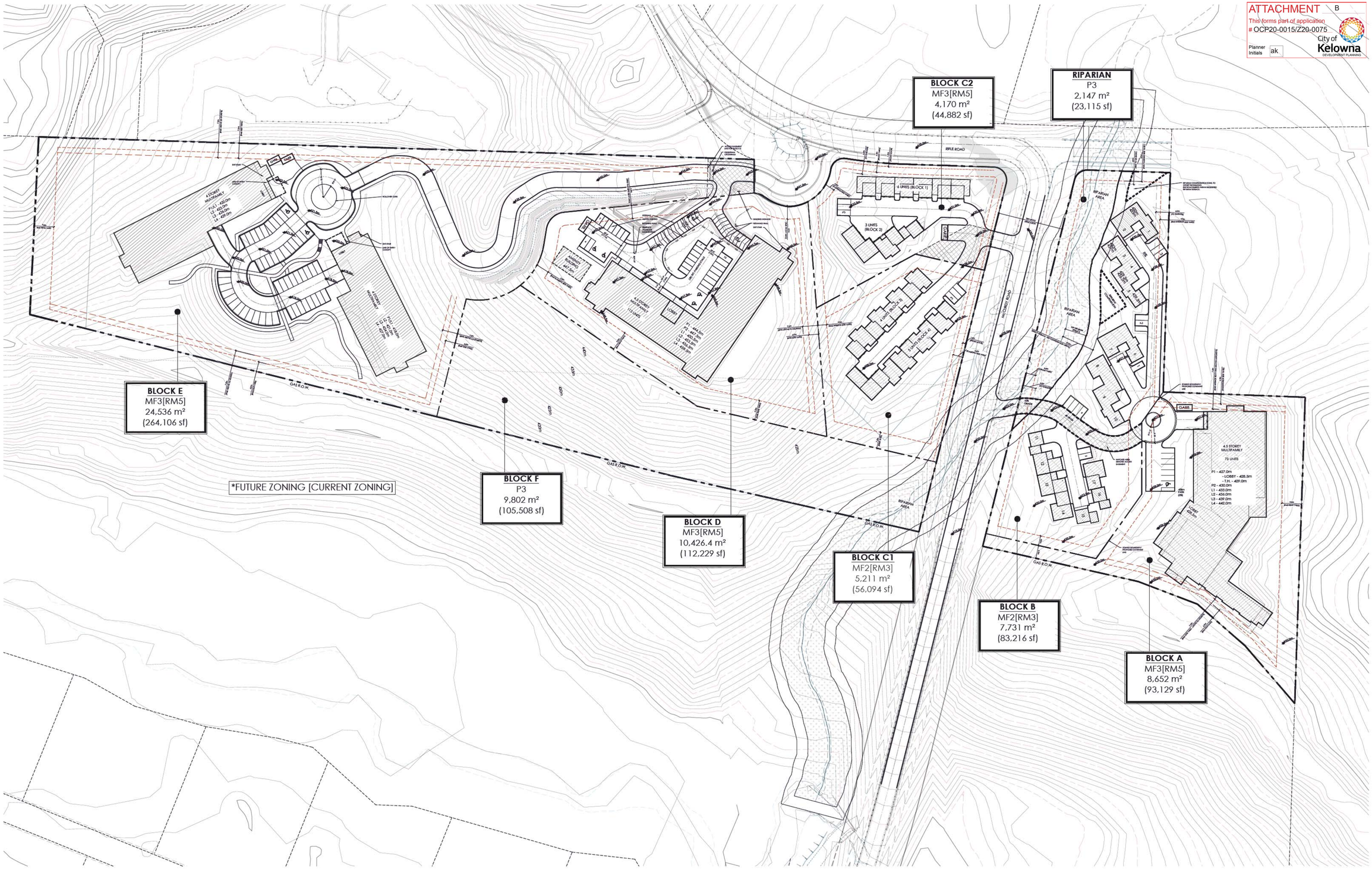
3	20/03/09	RE-ZONING R2
4	21/05/25	ISSUED FOR REZONING R3
5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
SITE PLAN

Job Number 19.718
Date 2021.12.13
Scale 1/64" = 1'
Revision Number 5
Drawing Number **A1.2.2**



ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

TROIKA DEVELOPMENTS
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Seal

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Client
TROIKA TERRENO DEVELOPMENT JV

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1	18/11/19	RE-ZONING
2	18/12/11	RE-ZONING R1
3	20/03/09	RE-ZONING R2
4	21/06/25	ISSUED FOR REZONING R3
5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
SITE PLAN

Job Number	19.718
Date	2021.12.13
Scale	1/64" = 1'
Revision Number	5
Drawing Number	A1.2.3

NOT FOR CONSTRUCTION

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
Planner Initials ak
City of Kelowna
DEVELOPMENT PLANNING

3D PERSPECTIVE (1)
Scale: N.T.S.

3D PERSPECTIVE (2)
Scale: N.T.S.

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS
BLUEGREEN ARCHITECTURE INC
D.E. Pilling & ASSOC. CONSULTING ENGINEERING
ecora
ECOSCAPE Environmental Consultants Ltd.

REGISTERED ARCHITECT KEVIN V. AVRAM 2021-12-15 BRITISH COLUMBIA

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5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
BLOCK A
MULTI-FAMILY
3D PERSPECTIVES

Job Number 19.718
Date 2021.12.13
Scale N.T.S.
Revision Number 5
Drawing Number **A2.0**

ATTACHMENT B
This forms part of application
OCP20-0015/Z20-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials ak

NOT FOR CONSTRUCTION

TROIKA DEVELOPMENTS
BLUEGREEN ARCHITECTURE INC
D.E. Pilling & ASSOC. CONSULTING ENGINEERING
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ECOSCAPE Environmental Consultants Ltd.

REGISTERED ARCHITECT KEVIN V. RYAN 2021-12-15 BRITISH COLUMBIA

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5	21/12/13	ISSUED FOR REZONING R4

NO.	DATE	RECORD OF ISSUED

Project
TERRENO
"A HILLSIDE COMMUNITY"
KELOWNA, BC

Sheet Title
BLOCK B
TOWN HOMES B
3D PERSPECTIVE

Job Number 19.718
Date 2021.12.13
Scale N.T.S.
Revision Number 5
Drawing Number A3.0

SCHEDULE A

This forms part of application

Z20-0075

Planner Initials AK

City of Kelowna DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: August 31, 2021

File No.: Z20-0075

To: Planning and Development Officer (AK)

From: Development Engineering Manager (RO)

Subject: 2755 McCurdy Rd. A1 to RM3 & RM5

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from the A1 zone to RM3 and RM5 zones to facilitate construction of 266 condominiums and 43 townhomes. 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 Sarah Kelly.

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. 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.

d. A Traffic Assessment (TA) was triggered by this application. Recommendations from the Traffic Impact Analysis (TA), completed by the applicants consulting engineer, will become requirements of this development.

e. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).

2. DOMESTIC WATER AND FIRE PROTECTION

a. The subject lot is located within the Black Mountain Irrigation District (BMID) service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.

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, these upgrades shall be the responsibility of the developer.

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

d. Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER SYSTEM

a. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Dependant upon required sizing of service connection, Developer to tie into new manhole at the intersection of McCurdy and Hwy 97.

b. New 200mm PVC main to be extended to future intersection between Mt Baldy Dr. and McCurdy Rd. In exchange for the works at McCurdy Rd. and Hwy 97 Sanitary works installed by City of Kelowna.

c. The Applicant's Consulting Engineer is to perform an analysis of the City's sanitary sewer system's downstream capacity, based on the proposed development unit count.

d. Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).

4. STORM DRAINAGE

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

b. Provide the following drawings:

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

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

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

SCHEDULE A
This forms part of application
Z20-0075
Planner Initials AK
City of Kelowna
DEVELOPMENT PLANNING

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. Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

h. If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).

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

5. ROAD IMPROVEMENTS

a. Mt Baldy Dr must be upgraded to a full urban standard (SS-R5), and extended to intersect with McCurdy Rd through necessary dedication of road, along the full frontage of this proposed development. Upgrading to include; curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

b. McCurdy Rd must be constructed to a rural standard (SS-R5) along the full frontage of this proposed development and extended to intersect with Mt Baldy Dr at the existing east property line. Construction to include; storm drainage system, LED street lighting, landscaped boulevard, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. McCurdy Rd will be required to transition from a rural SS-R5 standard to an urban SS-R9 standard from the existing west property line to HWY 97.

c. The Right of Way for the future access roads must be dedicated to the City and be constructed to an SS-R4 urban standard along the full frontage of this proposed development including; curb and gutter, sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevards, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A cul-de-sac (SS-R17) must be constructed at the terminal end of any access road.

SCHEDULE A
This forms part of application
Z20-0075
Initials AK
City of Kelowna
DEVELOPMENT PLANNING

d. Both emergency access roads must be constructed to a SS-R2 standard and must comply with BCBC requirements pertaining to emergency vehicle access. Emergency access must be provided via both cul-de-sacs.

e. Possible north cul-de-sac to existing McCurdy Rd would require crossing of Mill Creek. Confirmation of MOE section 9 approval required to be provided to the City for Mill Creek crossing.

f. The applicant will be responsible for installation of traffic signals at the intersection of Dilworth Dr and Mt Baldy Dr, as per recommendation from CTQ Traffic Review and Roads Assessment dated April 14, 2021.

g. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

h. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

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.

   ii. Site suitability for development.

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

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

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

vi. Recommendations for roof drains and perimeter drains.

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

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

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

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

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

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

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

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. The following road dedications will be required:

i. 20m ROW for Mt Baldy Dr extension.

ii. 30m ROW for McCurdy Rd extension.

iii. 15m ROW for all access roads.

b. Grant Statutory Rights of Way if required for utility services.

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.

d. Indicate on the site, the locations of loading bays as well as the garbage and recycle bins. Provide turning movements for a MSU vehicle to confirm manoeuvrability on site without requiring a reverse movement onto public roadways.

9. DESIGN AND CONSTRUCTION

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

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

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

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

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

10. SERVICING AGREEMENT FOR WORKS AND SERVICES

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

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

SCHEDULE A

This forms part of application
Z20-0075

Planner Initials AK

City of Kelowna
DEVELOPMENT PLANNING

11. CHARGES AND FEES

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

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

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

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

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

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

c. Approved payment methods for Performance Security:

   i. Personal Cheques < $5,000

   ii. Certified Cheque or Bank Draft > $5,000

   iii. Minimum Letter of Credit value is $50,000

Ryan O'Sullivan

Ryan O'Sullivan
Development Engineering Manager

SK

CITY OF KELOWNA

BYLAW NO. 12318
Z20-0075
2755 McCurdy Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1 District Lots 124 and 415 ODYD Plan KAP84653 Except Plan EPP45174 located on McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zones as per Map "A" attached to and forming part of this bylaw.

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

Read a first, second, and third time by the Municipal Council this

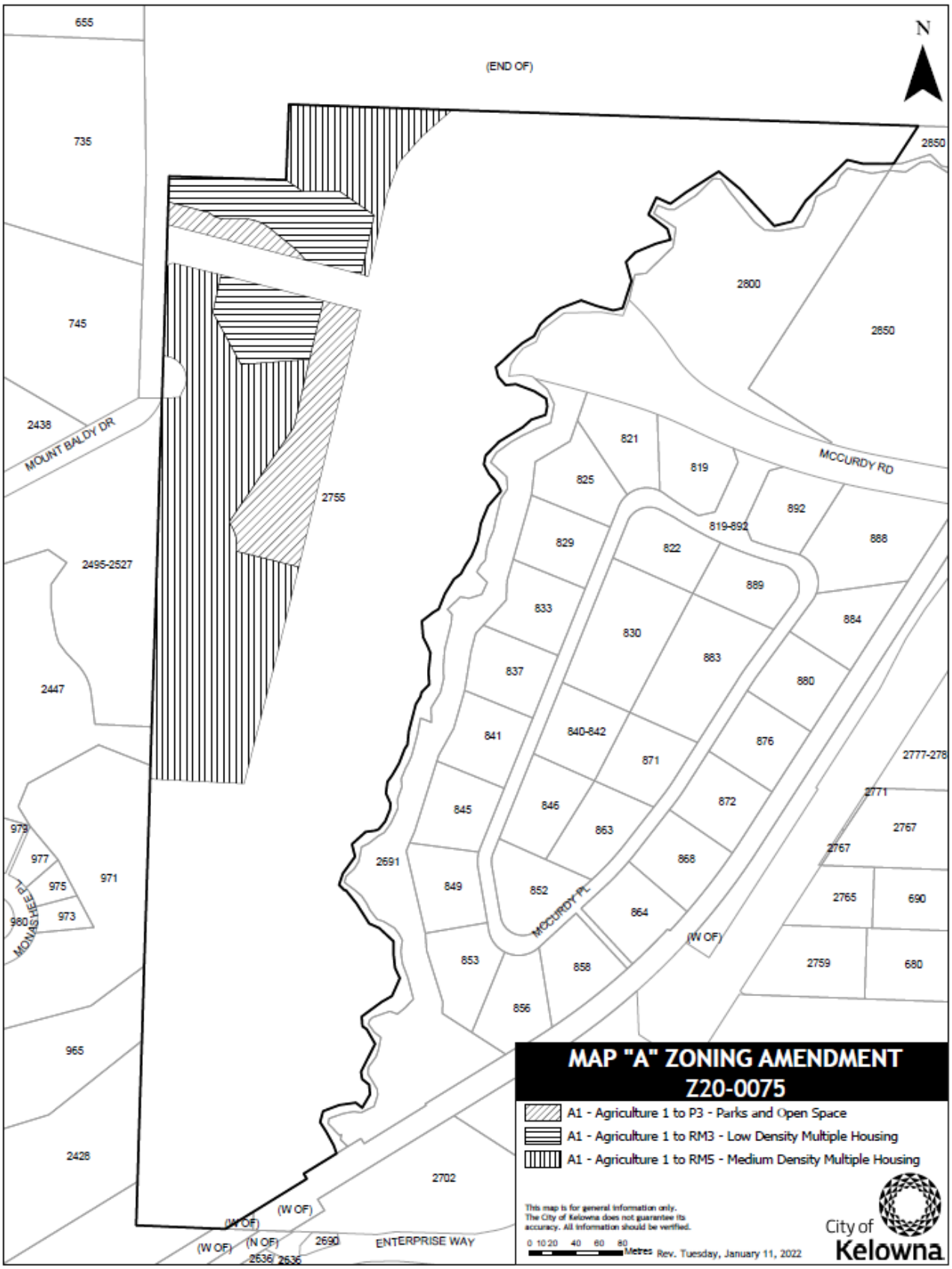
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


MAP "A" ZONING AMENDMENT
Z20-0075
A1 - Agriculture 1 to P3 - Parks and Open Space
A1 - Agriculture 1 to RM3 - Low Density Multiple Housing
A1 - Agriculture 1 to RM5 - Medium Density Multiple Housing
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 10 20 40 60 80 Metres
Rev. Tuesday, January 11, 2022
City of Kelowna
N
(END OF)
MOUNT BALDY DR
MCCURDY RD
MCCURDY PL
MONASHEE PL
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864
853
858
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2765
690
2759
680

Z20-0075

Zoning Bylaw Amendment

Proposal

- Zoning Bylaw Amendment:
  - A1 – Agriculture 1 → RM3 – Low Density Multiple Housing /RM5- Medium Density Multiple Housing/P3 – Parks and Open Space

Development Process

August 27th 2020 — Development Application Submitted

Staff Review & Circulation

April 14th 2021 — Public Notification Received

January 17th 2022 — Council Consideration

1st/2nd/3rd Readings

Subdivision/Development Permit /MOTI Approval

Adoption

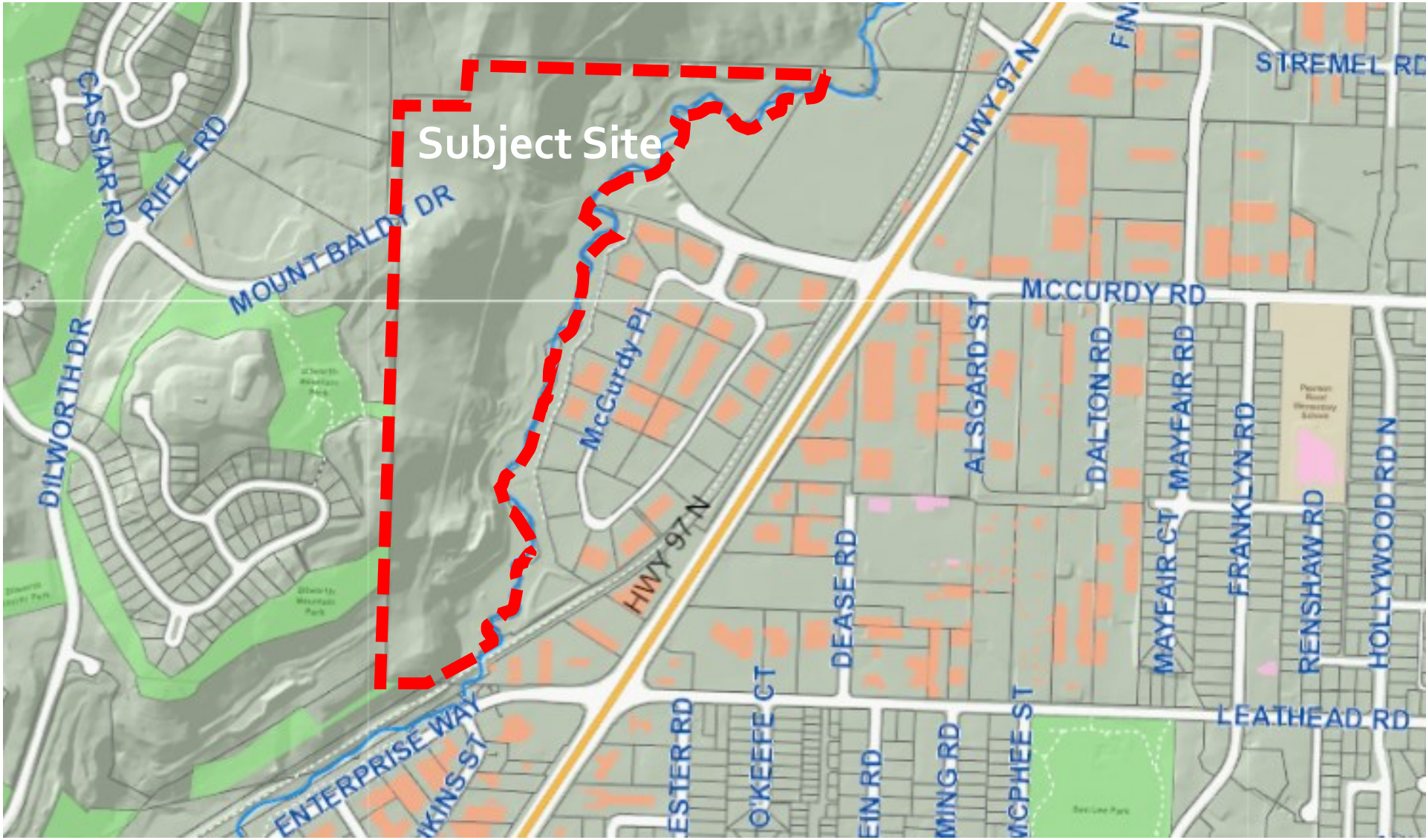
Council Approval

Development Permit/Building Permit

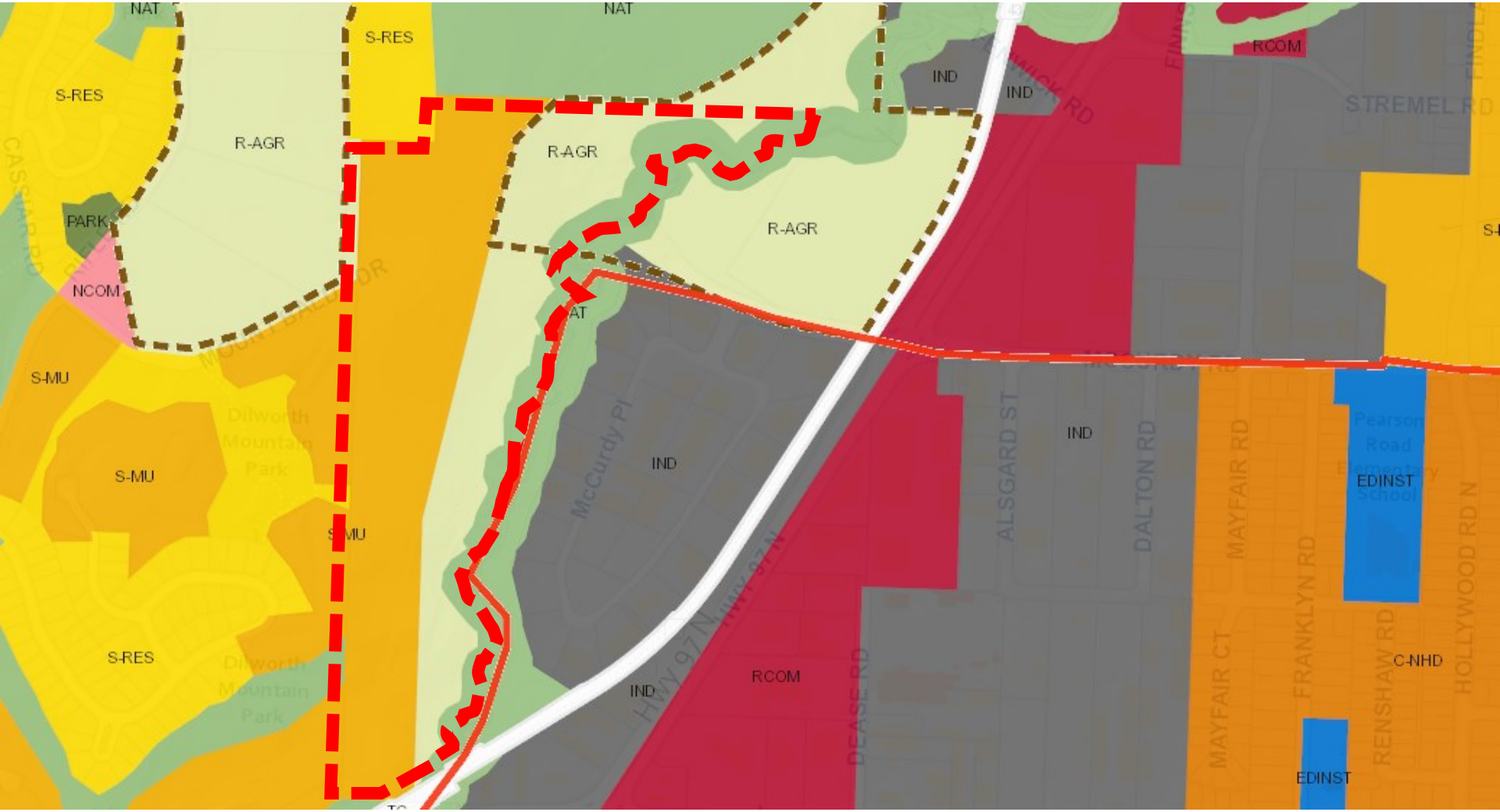
Context Map

City of **Kelowna**

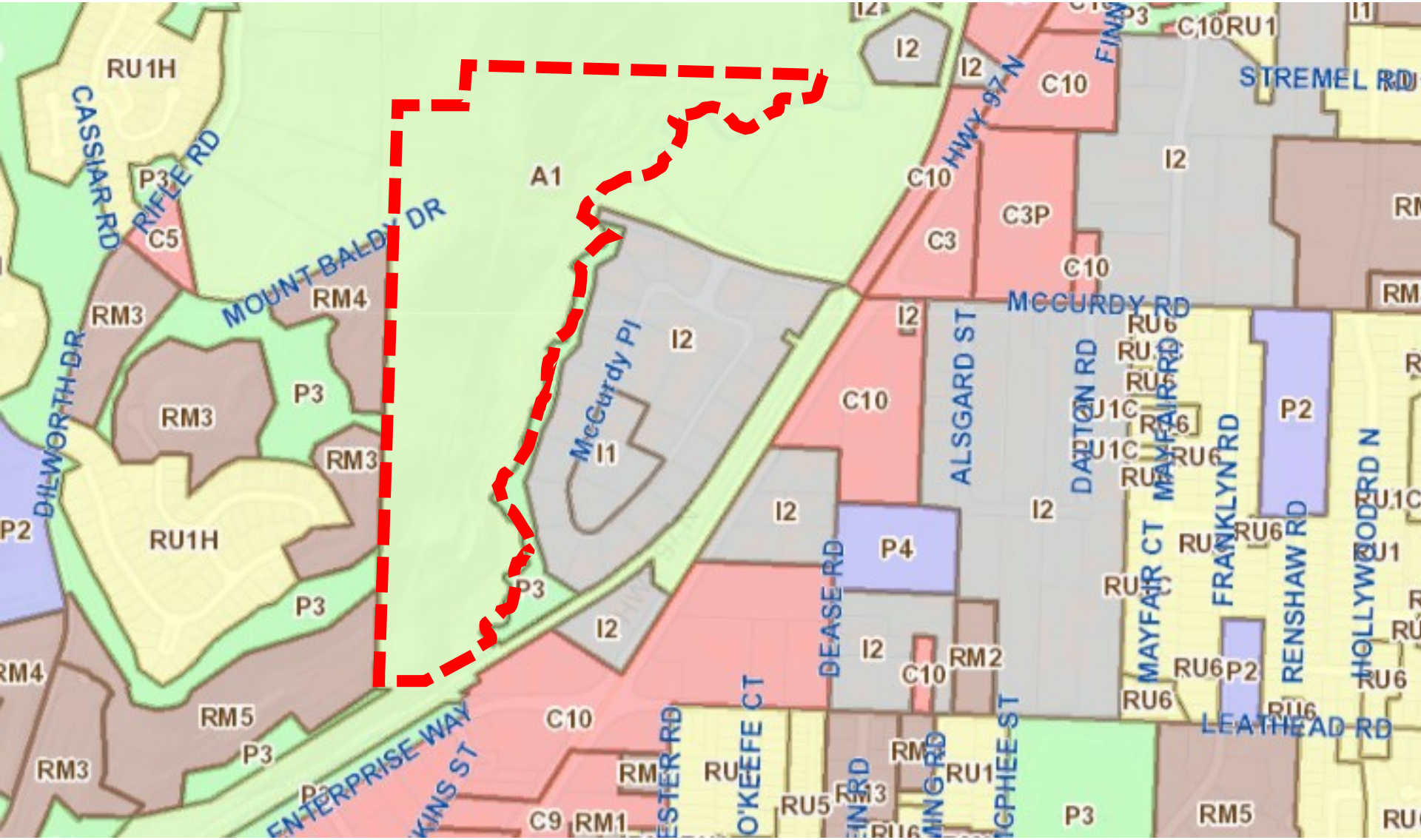
Subject Site



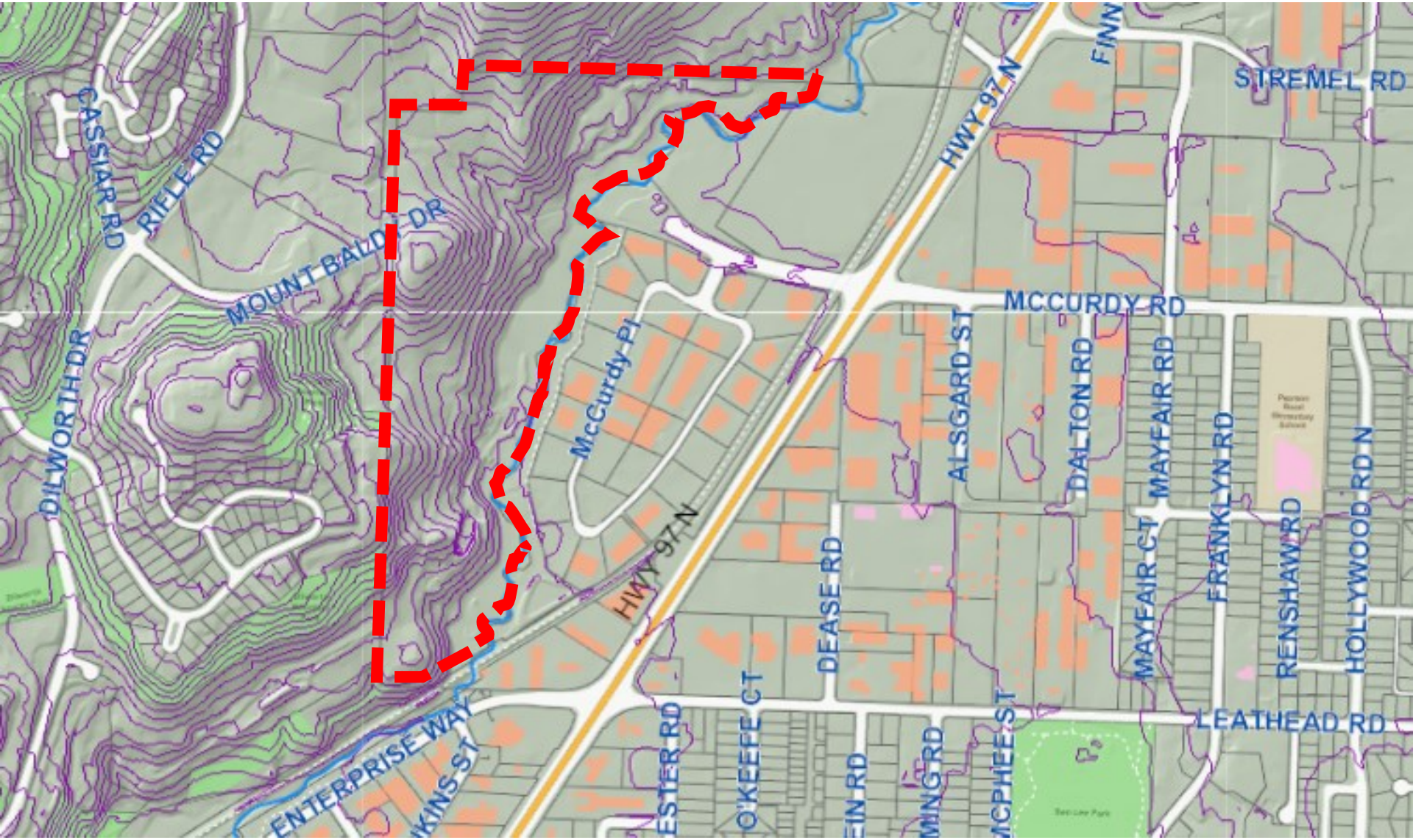
Official Community Plan



Zoning Bylaw



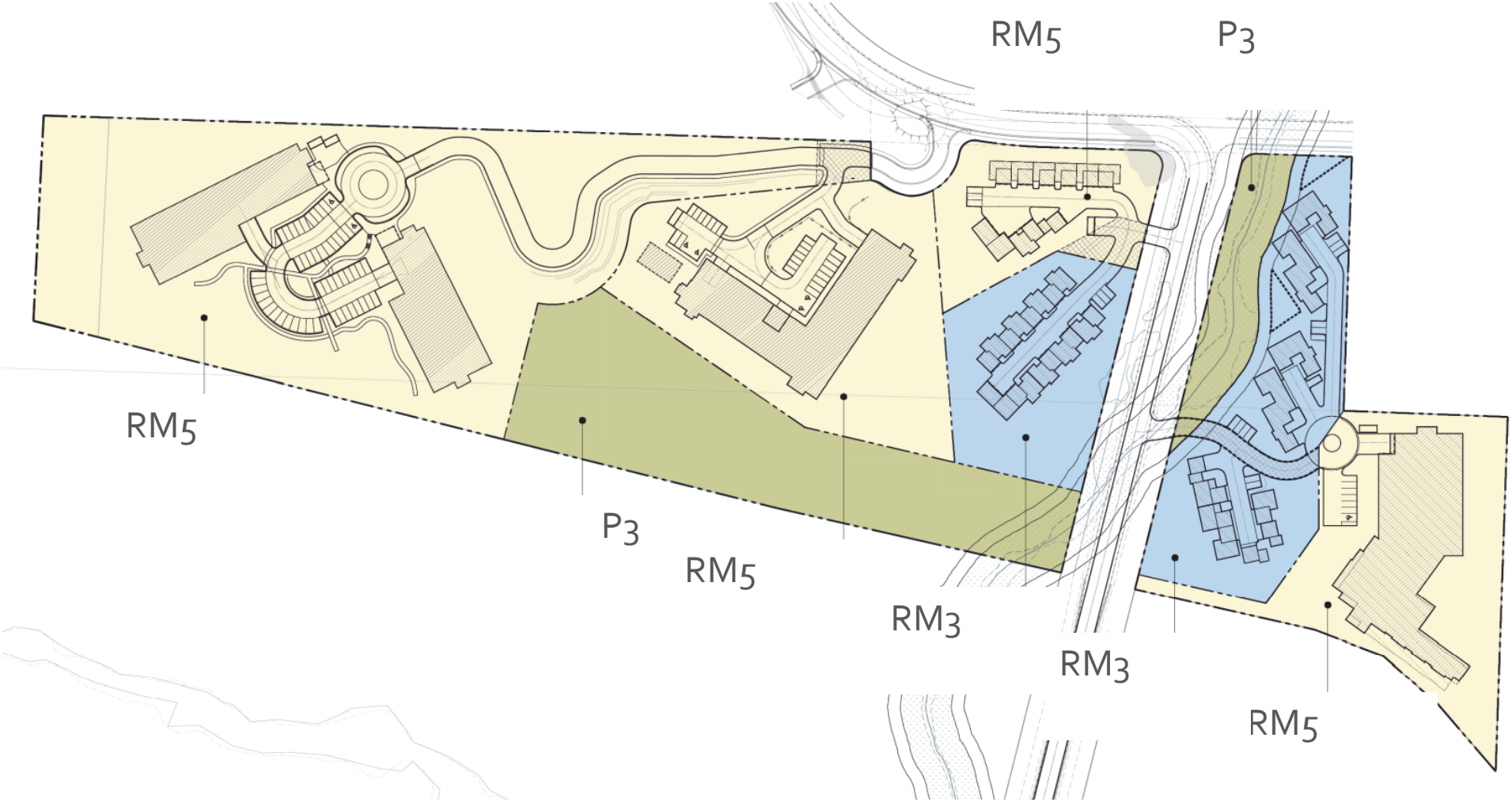
Topography


CASSIAR RD
RIFLE RD
MOUNT BALDY DR
DILWORTH DR
McCurdy Pl
HWY 97 N
FINN
STREMEL RD
MCCURDY RD
ALSGARD ST
DALTON RD
MAYFAIR RD
MAYFAIR CT
FRANKLYN RD
RENSHAW RD
HOLLYWOOD RD N
DEASE RD
O'KEEFE CT
ESTER RD
EIN RD
MING RD
MCPHEE ST
LEATHEAD RD
ENTERPRISE WAY
KINS ST

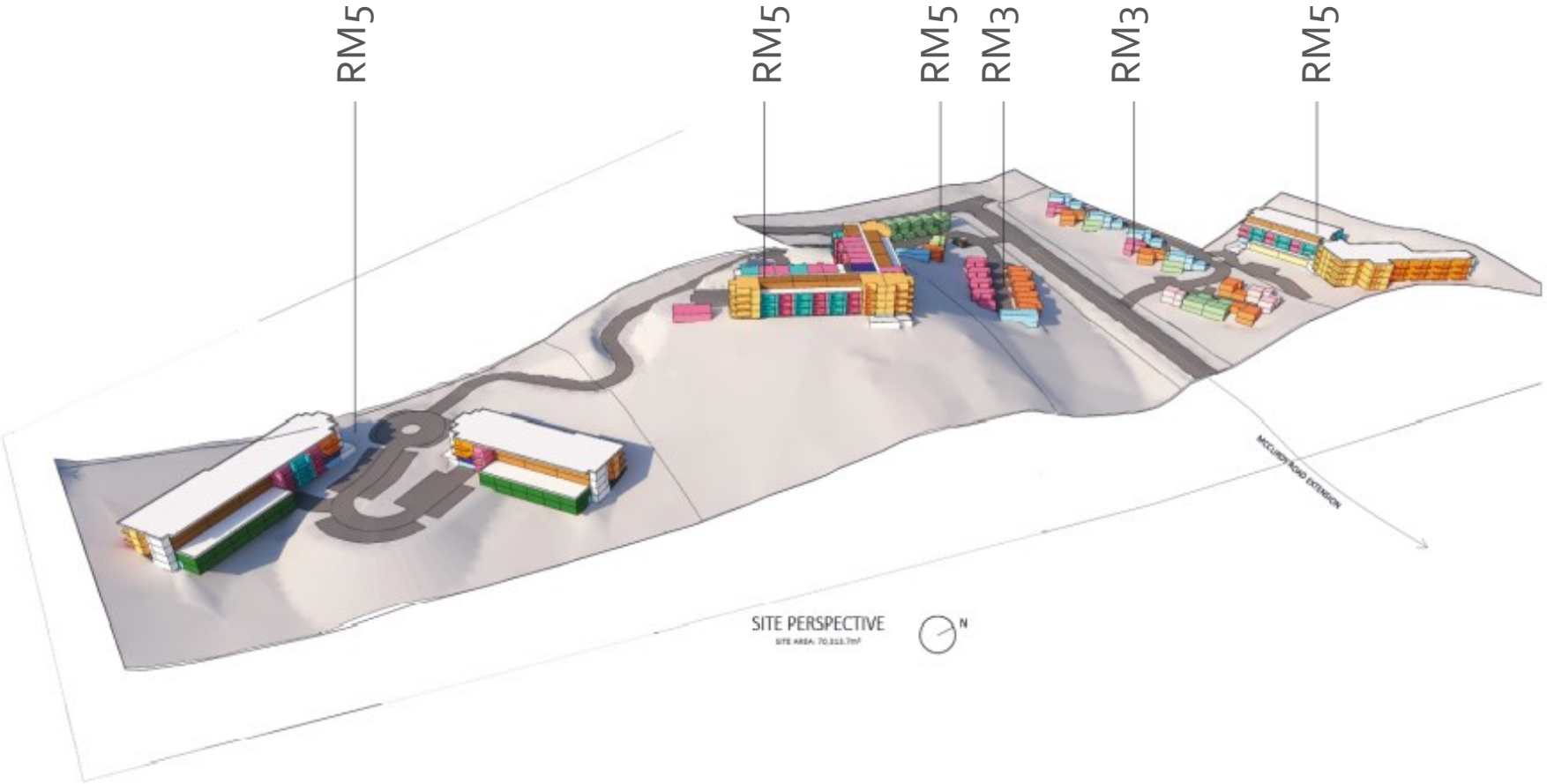
Agricultural Land Reserve

Concept Rendering

Site Plan



Site Concept



Development Policy – Suburban Multiple Unit (S-MU)

City of Kelowna

Table 3.6: Suburban – Multiple Unit Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
• Single and two dwelling residential • **Ground-oriented** multi-unit residential • Low rise apartments • Secondary suites and carriage houses	• Attached and detached buildings up to 4 storeys	• Up to approximately 1.3	• Considerations for hillside and environmental context

Staff Recommendation

- Staff support the proposal:
  - The property is located within the Permanent Growth Boundary and is adjacent to existing infrastructure such as roads/water/sewer.
  - The proposal is consistent with the 2040 OCP S-MU – Suburban Multiple Unit Designation

Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12318
Z20-0075
2755 McCurdy Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1 District Lots 124 and 415 ODYD Plan KAP84653 Except Plan EPP45174 located on McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zones as per Map "A" attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this 24th day of January, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

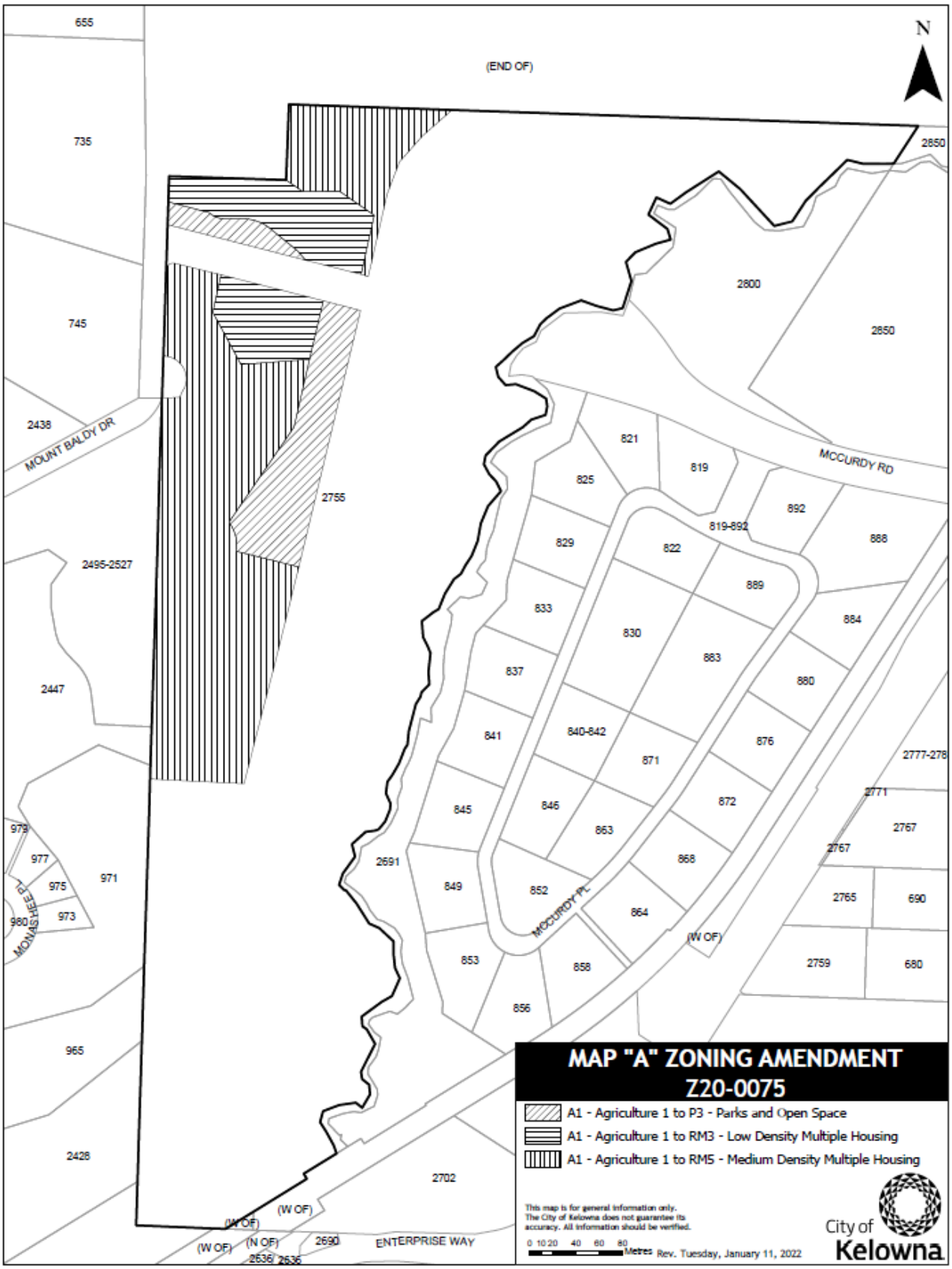
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


MAP "A" ZONING AMENDMENT
Z20-0075
A1 - Agriculture 1 to P3 - Parks and Open Space
A1 - Agriculture 1 to RM3 - Low Density Multiple Housing
A1 - Agriculture 1 to RM5 - Medium Density Multiple Housing
This map is for general information only.
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0 10 20 40 60 80 Metres
Rev. Tuesday, January 11, 2022
City of Kelowna
N
(END OF)
MOUNT BALDY DR
MCCURDY RD
MCCURDY PL
MONASHEE PL
ENTERPRISE WAY
(W OF)
(N OF)
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REPORT TO COUNCIL

Date:	January 24, 2022		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	OCP22-0001 & Z21-0064	**Owner:**	Paul Andrew Mitchell & Ronda Ann Mitchell
Address:	4628 McClure Road	**Applicant:**	Curtis Mitchell
Subject:	Rezoning Application		
Existing OCP Designation:	S-RES – Suburban Residential & NAT – Natural Area		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU2 – Medium Lot Housing & P3 – Parks and Open Space		

1.0 Recommendation

THAT Official Community Plan Amendment Application No. OCP22-0001 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located at 4628 McClure Road, Kelowna, BC from the S-RES – Suburban Residential designation to the NAT – Natural Area designation, as shown on Map "A" attached to the Report from the Development Planning Department dated January 24, 2022, be considered by Council;

AND THAT Rezoning Application No. Z21-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located at 4628 McClure Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones, as shown on Map "B" attached to the Report from the Development Planning Department dated January 24, 2022, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and 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 January 24, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development for the subject property;

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 amend the Official Community Plan to change portions of the subject property from the S-RES – Suburban Residential designation to the NAT – Natural Area designation and to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones to facilitate a 4-lot subdivision.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 4-lot subdivision. The subject property has the Future Land Use Designation of S-RES – Suburban Residential and NAT – Natural Area and is within the City's Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives. In addition, all four lots meet the minimum dimensions of the RU2 zone and can be adequately serviced.

As part of the application, the applicant is required to dedicate land along Bellevue Creek which will be used for a lineal corridor pathway and a no-disturb riparian area, which is defined in both the 2030 and 2040 Official Community Plans. This dedication will also include a pedestrian access connecting to the lineal corridor off McClure Road.

4.0 Proposal

4.1 Project Description

The proposed rezoning application from RU1 – Large Lot Housing to RU2 – Medium Lot Housing is to facilitate a 4-lot subdivision. The existing dwelling with be removed, and all four homes are proposed to meet all the development regulations of the RU2 zone, so no variances are anticipated.

4.2 Site Context

The property is located in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing and P3 – Park and Open Space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	P3 – Parks and Open Space	Bellevue Creek

Subject Property Map: 4628 McClure Road

5.0 Current Development Policies

5.1 Kelowna 2040 Official Community Plan (OCP)

Chapter 10: Parks

Objective 10.2. Ensure parks and public spaces are connected to each other and accessible for all citizens	
Policy 10.2.5 Linear Parks.	Continue to work towards implementing the *Linear Park Master Plan* and connecting with other trail systems and transportation networks with a minimum 10m public access through dedication as a titled lot or Statutory Right-of-Way at subdivision or rezoning for all development types as outlined on Map 10.1.
	The proposed four-lot subdivision would include a 10m dedication along Bellevue Creek.
Policy 10.2.6. Dedication of Linear Parks	At subdivision and rezoning for all development types secure a minimum 10-metre-wide linear corridor for public access as included on Map 10.1. The 10-metre-wide corridor may be in addition to, and outside, any riparian management area requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional "no disturb" zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning: • Title property in the name of the City as a park, protected area, or • Statutory right of way.
Policy 10.2.7. Applicant's Costs	Require that all survey and legal costs incurred with establishing the linear park dedication, as a result of a development application, be the responsibility of the applicant. The City of Kelowna will accept responsibility for all survey and legal costs incurred due to the voluntary establishment of a linear park dedication.
Policy 10.2.9.	Plan street and development designs to maintain pedestrian connections through

Pedestrian Connectivity through Developments	alternative routes. Plan for trails between lots, at ends of cul-de-sacs and in areas of challenging topography, to maintain pedestrian connections to all park types. Connections may be achieved through road dedication, lot dedication or statutory right of way.
	The proposed linear park dedication also will include a pedestrian access from McClure Road.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Development Engineering Department Memo attached dated June 25, 2021.

7.0 Application Chronology

Date of Application Received: June 9th, 2021
Date Public Consultation Completed: July 6th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

Attachment B: Proposed Site Plan

Map A – Proposed Official Community Plan Amendment

Map B - Proposed Rezoning

CITY OF KELOWNA

MEMORANDUM

SCHEDULE A
This forms part of application
Z21-0064
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

Date: June 25, 2021

File No.: Z21-0064

To: Urban Planning (TC)

From: Development Engineering Manager (JK)

Subject: 4628 McClure Rd. RU1 to RU2

The Development Engineering Department has the following comments and requirements associated to rezoning application to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 4-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. The subject property is currently serviced with a 19mm water service. New services can be installed by City forces at the owner's expense if required. One metered water service will supply the development. One service per lot. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades if required. 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 this property is currently serviced with a 100mm-diameter sanitary sewer service. Service upgrades or new services 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.

d. 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.

5. <u>Road Improvements/Site Access</u>

a. McClure Rd. has been upgraded to an urban standard along the full frontage of this proposed development. Boulevard landscaping upgraded to current City standards.

b. Only a single 6.0m wide driveway access will be permitted for each lot.

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

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. <u>Geotechnical Study</u>

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:

SCHEDULE A
This forms part of application
Z21-0064
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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

ii. Site suitability for development.

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

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

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

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

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

Additional geotechnical survey may be necessary for building foundations, etc

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

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

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

(i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
(ii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
(iii) A hydrant levy charge of **$750.00** ($250.00 per new lot.)
(iv) Survey Monument Fee: **$150.00** ($50 per newly created lot – GST exempt).

Ryan O'Sullivan

Ryan O'Sullivan
Development Engineering Manager

AS

SCHEDULE A
This forms part of application
Z21-0064
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

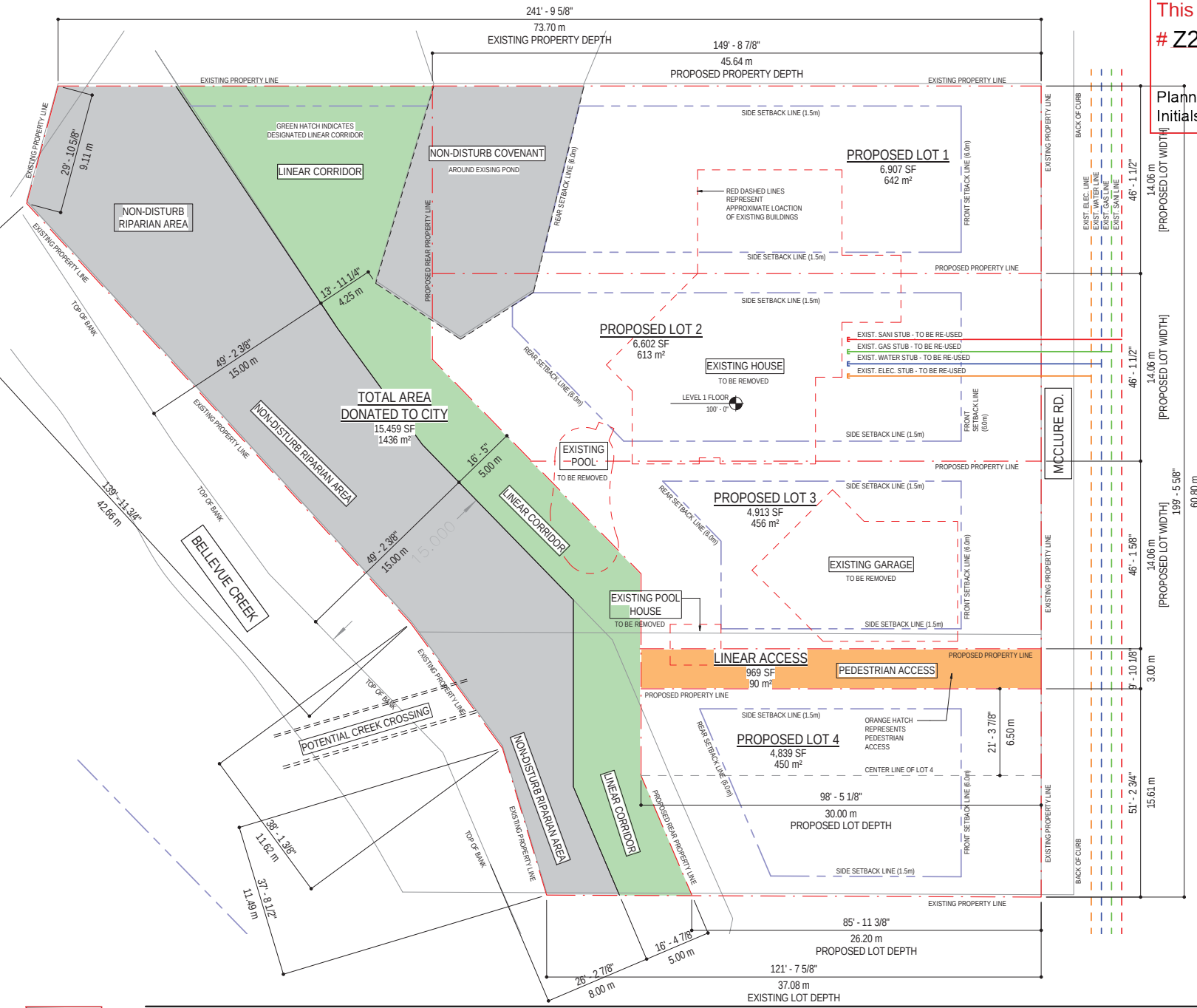
ATTACHMENT B

This forms part of application

Z21-0064

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



EXISTING RU1 PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	37,018 SF	3,439.1 m²
	37,018 SF	3,439.1 m²

NOTES:

1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY FERGUSON LAND SURVEYING DATED MAY 25, 2021.
2. ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL

ZONING SUMMARY	4628 McClure rd
ADDRESS	4628 MCCLURE RD, KELOWNA, BC, V1W 1L6
LEGAL DESCRIPTION	LOT D, DISTRICT LOT 167, ODYD, PLAN KAP53791
DEVELOPMENT PERMIT AREA	N/A
EXISTING ZONING	RU1
PROPOSED ZONING	RU2
EXISTING LEGAL USE	SINGLE FAMILY HOME
PROPOSED LEGAL USE	4 INDEPENDENT RU2 LOTS

ZONING REQUIREMENTS	PROPOSED BUILDING	
	ZONING STANDARD	PROPOSED
FRONT SETBACK	6.0m GARAGE / 4.0m HOUSE	TBD
SIDE SETBACK	1.5m (1 storey) / 1.8m (2 storey)	TBD
REAR SETBACK	6.0m (1 storey) / 7.5m (2 storey)	TBD
PARCEL SIZE	400 SM	REFER TO SITE PLAN
BUILDING HEIGHT	9.5m or 2.5 storeys	TBD
LEVEL 1 PARCEL COVERAGE AREA	TBD	TBD
TOTAL PARCEL COVERAGE %	40%	TBD
TOTAL PARKING COVERAGE %	10%	TBD

LOCATION PLAN - N.T.S.

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

SUBDIVISION & REZONE

No.	Date	Revision
01	2021-06-07	ISSUED FOR SUBDIVISION & REZONING

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TRUE NORTH
PROJECT NORTH

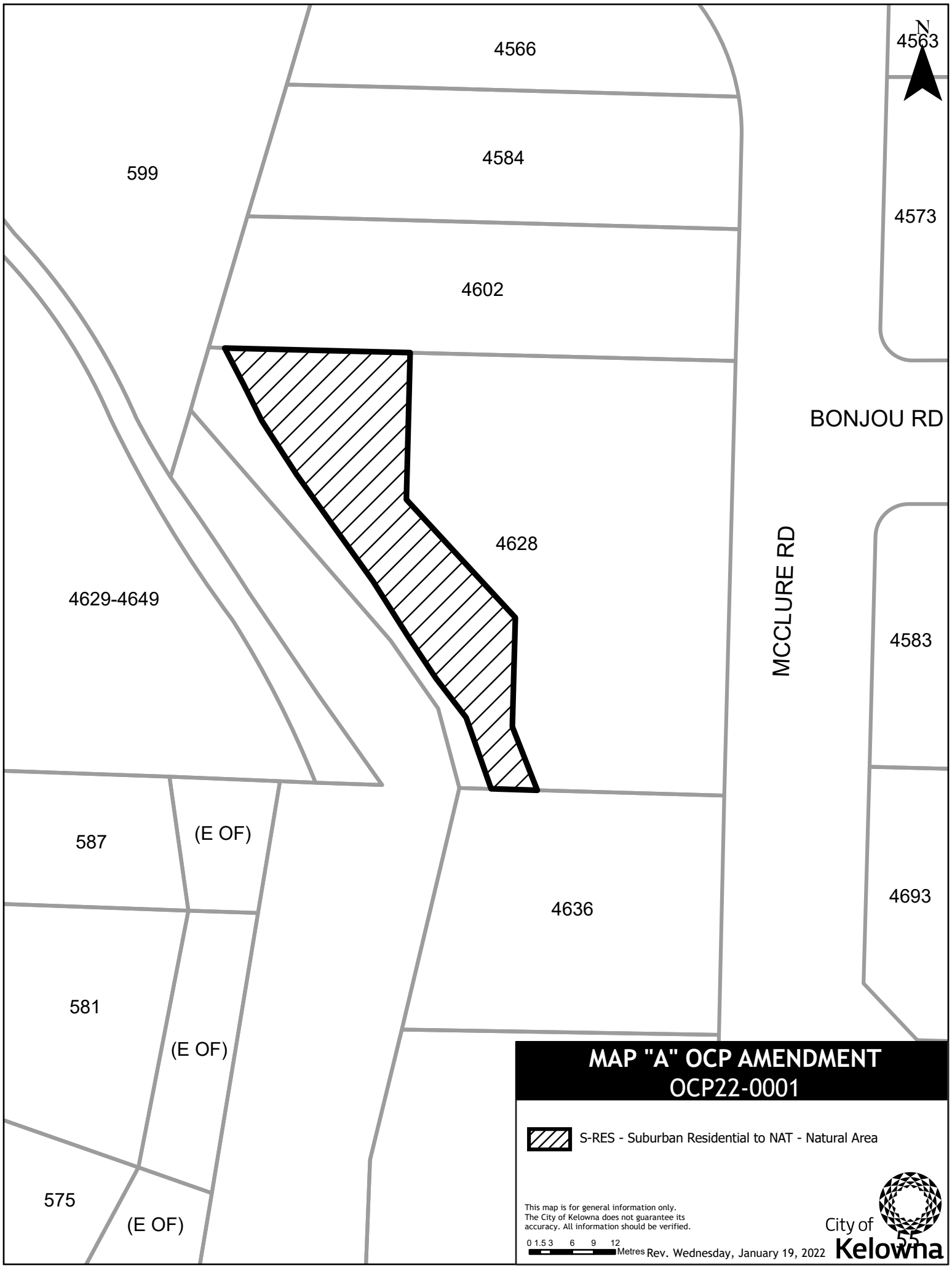
Project Title
4628 MCCLURE RD

Drawing Title
SITE PLAN, LOCATION PLAN, & ZONING

4628 MCCLURE RD, KELOWNA, BC, V1W 1L6
LOT D, DISTRICT LOT 167, SDYD, PLAN KAP53791

Drawing Number
A2.01

Job No.	18 - 1816
Scale	As indicated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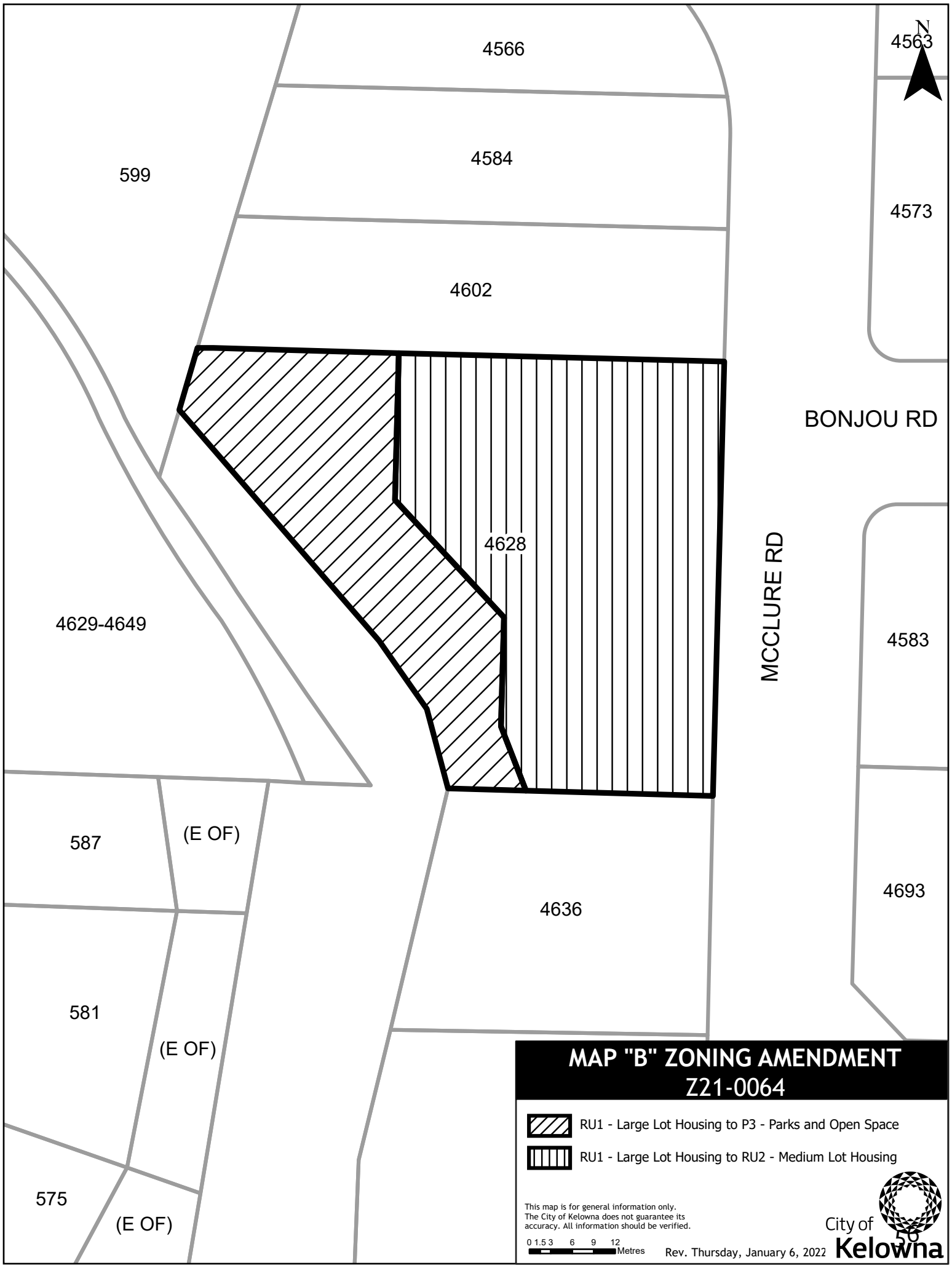
4563
4584
599
4573
4602
BONJOU RD
4628
MCCLURE RD
4629-4649
4583
587
(E OF)
4636
4693
581
(E OF)
575
(E OF)
MAP "A" OCP AMENDMENT
OCP22-0001
S-RES - Suburban Residential to NAT - Natural Area
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.
0 1.5 3 6 9 12
Metres
Rev. Wednesday, January 19, 2022
City of
Kelowna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(E OF)
MAP "B" ZONING AMENDMENT
Z21-0064
RU1 - Large Lot Housing to P3 - Parks and Open Space
RU1 - Large Lot Housing to RU2 - Medium Lot Housing
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.
0 1.5 3 6 9 12
Metres
Rev. Thursday, January 6, 2022
City of
Kelowna

OCP22-0001 / Z21-0064
4628 McClure Road

Rezoning and Official Community Plan Amendment Application

Proposal

- To amend the Official Community Plan to change portions of the subject property from the S-RES – Suburban Residential designation to the NAT – Natural Area designation and to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones to facilitate a 4-lot subdivision.

Development Process

June 9th, 2021 — Development Application Submitted

Staff Review & Circulation

July 6th, 2021 — Public Notification Received

Jan 24nd, 2022 — Initial Consideration

Public Hearing

Final Reading

Council Approvals

Building Permit

Context Map

SUBJECT PROPERTY
BONJOU RD
BONJOU CT
NEEDHAM CT
VINTAGE TERRACE CT
POPLAR RD
4628
4636
4646
4634
4642
4650
4635
4643
4566
4584
4602
4553
4563
4573
4574
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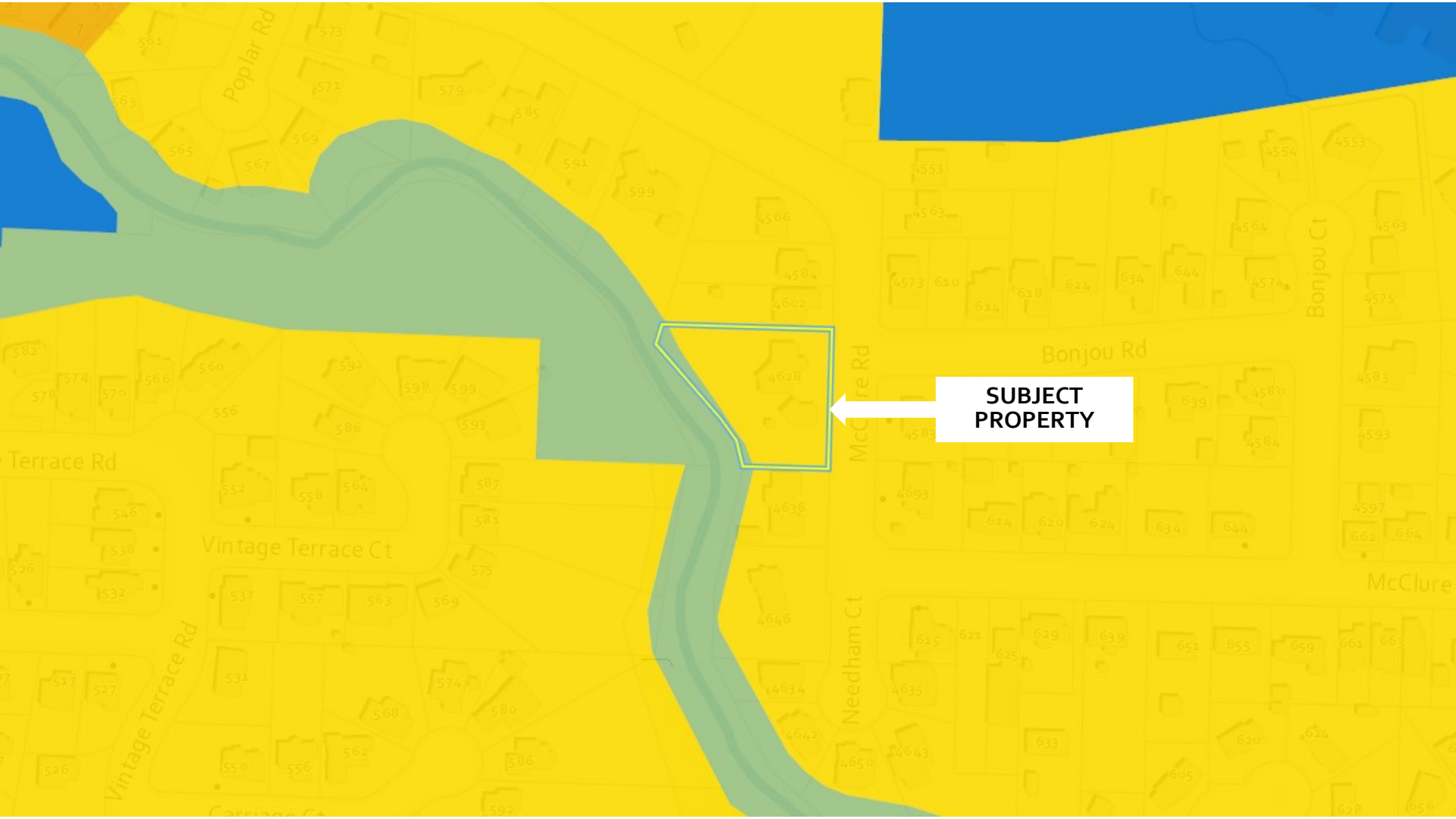
OCP Future Land Use / Zoning

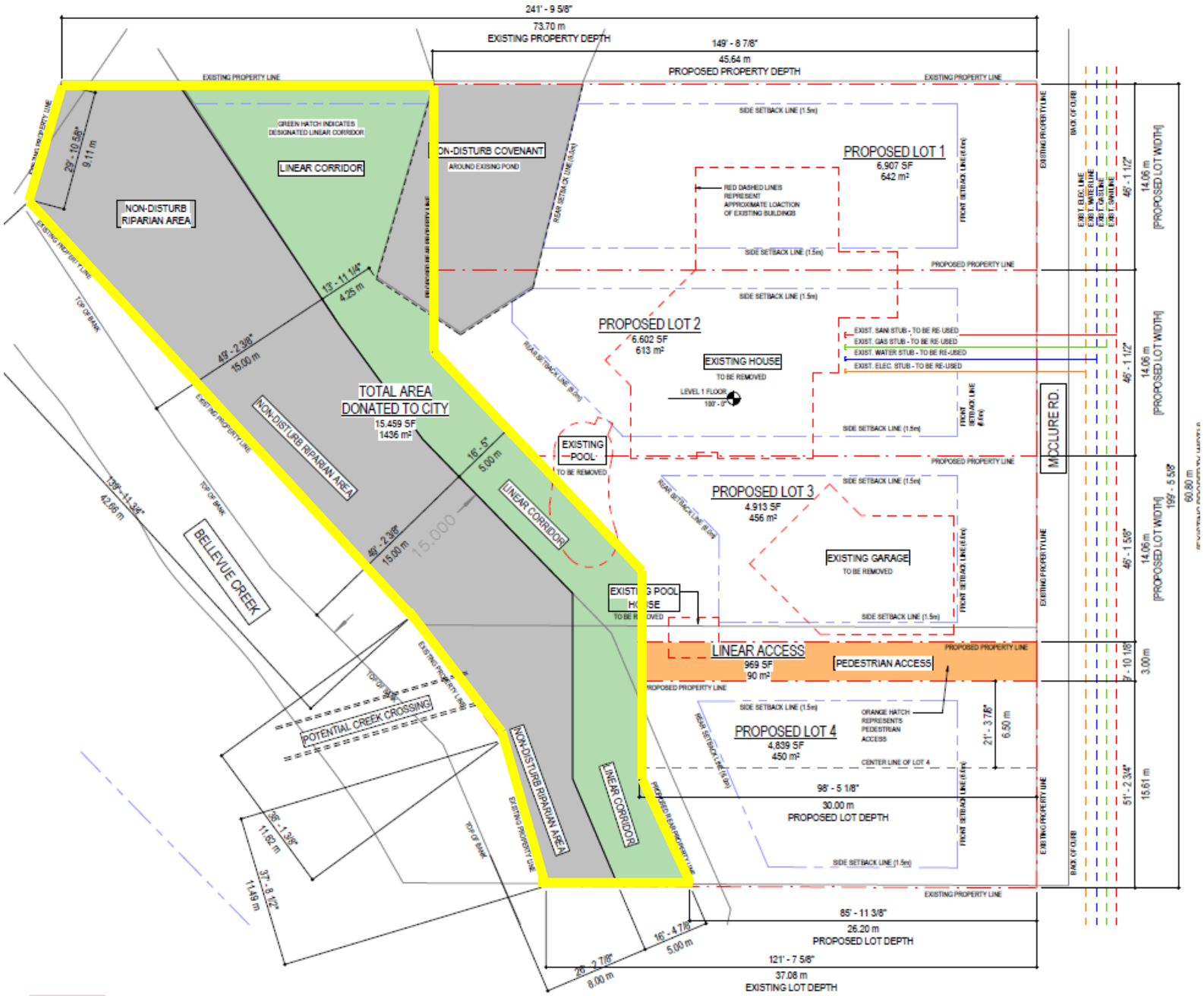


Subject Property Map

Project/technical details

- Proposed rezoning to RU2 – Medium Lot Housing, will facilitate a 4-lot subdivision.
- All lots meet the depth, width and size of the RU2 zone.
- The proposal includes land dedication along Bellevue Creek to allow for a linear park.
  - This also includes a pedestrian access off McClure.
  - As part of the dedication, an OCP Amendment is required to align the linear park with the OCP.

Site Plan


24' - 9 5/8"
73.70 m
EXISTING PROPERTY DEPTH
149' - 8 7/8"
45.64 m
PROPOSED PROPERTY DEPTH
EXISTING PROPERTY LINE
GREEN HATCH INDICATES DESIGNATED LINEAR CORRIDOR
LINEAR CORRIDOR
NON-DISTURB COVENANT
AROUND EXISING POND
NON-DISTURB RIPARIAN AREA
29' - 10 5/8"
9.11 m
13' - 11 1/4"
4.25 m
49' - 2 3/8"
15.00 m
TOTAL AREA DONATED TO CITY
15,459 SF
1436 m²
NON-DISTURB RIPARIAN AREA
16' - 5"
5.00 m
LINEAR CORRIDOR
49' - 2 3/8"
15.00 m
BELLEVUE CREEK
TOP OF BANK
POTENTIAL CREEK CROSSING
NON-DISTURB RIPARIAN AREA
LINEAR CORRIDOR
SIDE SETBACK LINE (1.5m)
PROPOSED LOT 1
6,907 SF
642 m²
RED DASHED LINES REPRESENT APPROXIMATE LOACTION OF EXISTING BUILDINGS
FRONT SETBACK LINE (6.0m)
PROPOSED PROPERTY LINE
PROPOSED LOT 2
6,602 SF
613 m²
EXISTING HOUSE
TO BE REMOVED
LEVEL 1 FLOOR
EXIST. SANI STUB - TO BE RE-USED
EXIST. GAS STUB - TO BE RE-USED
EXIST. WATER STUB - TO BE RE-USED
EXIST. ELEC. STUB - TO BE RE-USED
REAR SETBACK LINE (6.0m)
EXISTING POOL
TO BE REMOVED
PROPOSED LOT 3
4,913 SF
456 m²
EXISTING GARAGE
TO BE REMOVED
EXISTING POOL HOUSE
TO BE REMOVED
LINEAR ACCESS
969 SF
90 m²
PEDESTRIAN ACCESS
ORANGE HATCH REPRESENTS PEDESTRIAN ACCESS
PROPOSED LOT 4
4,839 SF
450 m²
CENTER LINE OF LOT 4
21' - 3 7/8"
6.50 m
98' - 5 1/8"
30.00 m
PROPOSED LOT DEPTH
MCCLURE RD.
BACK OF CURB
EXIST. ELEC. LINE
EXIST. WATER LINE
EXIST. GAS LINE
EXIST. SANI LINE
46' - 1 1/2"
14.06 m
[PROPOSED LOT WIDTH]
46' - 1 1/2"
14.06 m
[PROPOSED LOT WIDTH]
46' - 1 5/8"
14.06 m
[PROPOSED LOT WIDTH]
199' - 5 5/8"
60.80 m
7' - 10 1/8"
3.00 m
51' - 2 3/4"
15.61 m
38' - 1 3/8"
11.62 m
37' - 8 1/2"
11.49 m
16' - 4 7/8"
5.00 m
26' - 2 7/8"
8.00 m
85' - 11 3/8"
26.20 m
PROPOSED LOT DEPTH
121' - 7 5/8"
37.08 m
EXISTING LOT DEPTH

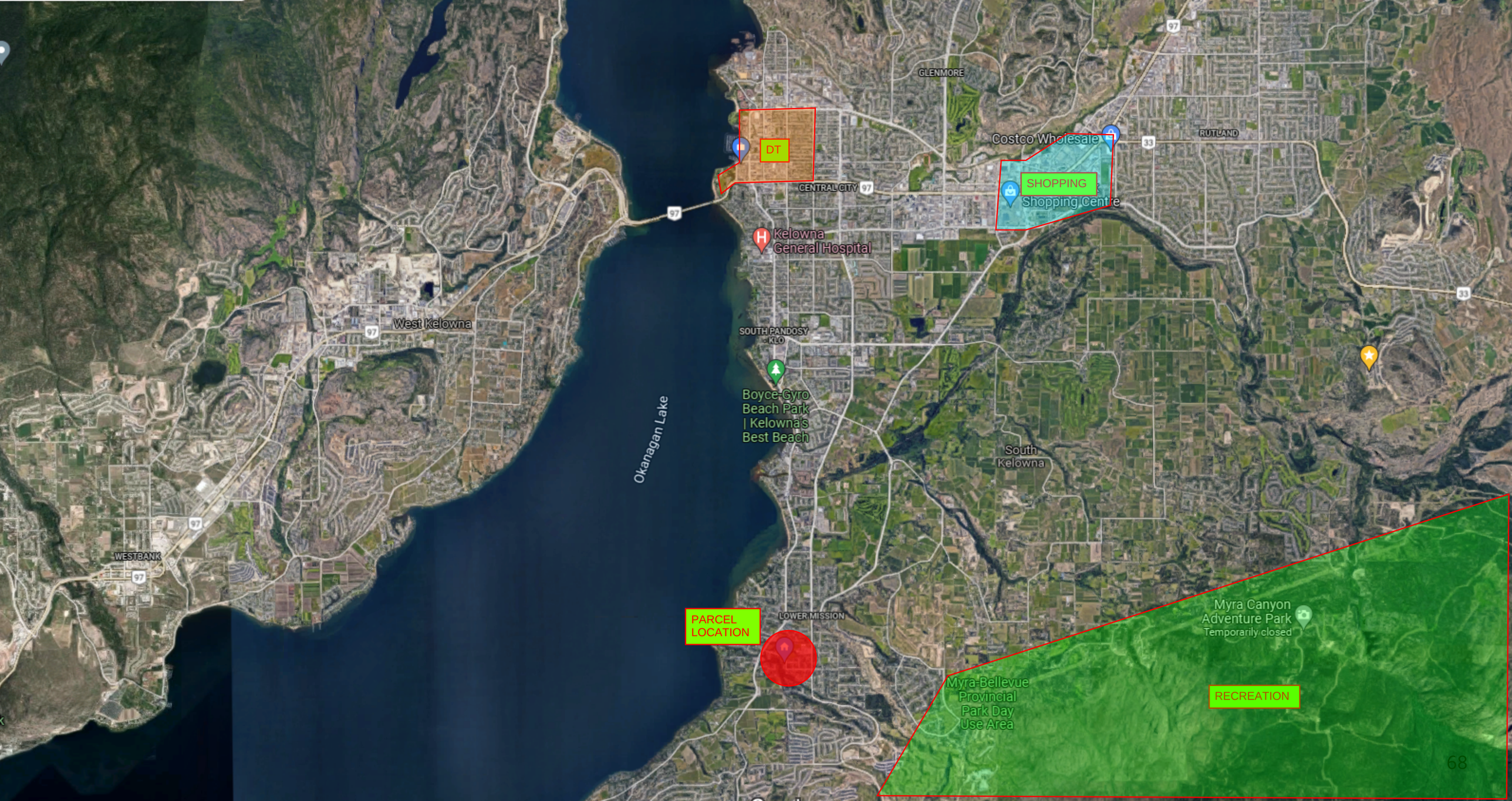
Development Policy

- Meets the intent of Official Community Plan Park Policies including
  - Dedication of linear park.
  - Pedestrian connectivity through development.

Staff Recommendation

- Staff recommend **support** of the proposed OCP Amendment and rezoning to facilitate a 4-lot subdivision
- Meets the intent of the Official Community Plan
- Recommend it be forwarded to a Public Hearing.

Conclusion of Staff Remarks


DT
SHOPPING
RECREATION
PARCEL LOCATION
Costco Wholesale
Shopping Centre
Kelowna General Hospital
Boyce-Gyro Beach Park | Kelowna's Best Beach
Okanagan Lake
West Kelowna
South Kelowna
GLENMORE
RUTLAND
CENTRAL CITY
SOUTH PANDOSY - KLO
LOWER MISSION
WESTBANK
Myra Canyon Adventure Park
Temporarily closed
Myra-Bellevue Provincial Park Day Use Area

2040 Official Community Plan

Map 3.1 Future Land Use

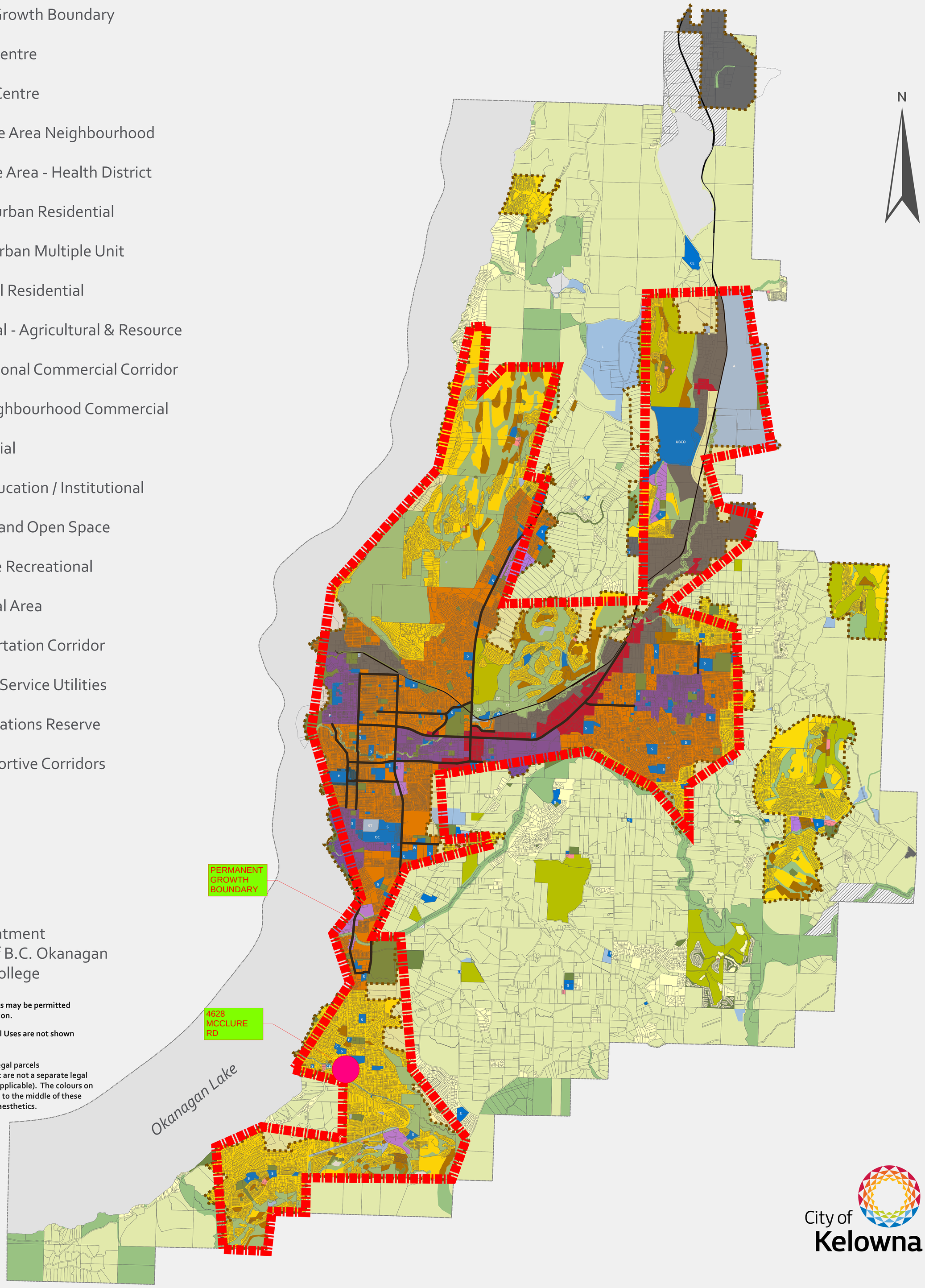
- Permanent Growth Boundary
- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- S-RES - Suburban Residential
- S-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education / Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve
- Transit Supportive Corridors

A	Airport
F	Firehall
H	Hospital
L	Landfill
S	School
W	Works Yard
CE	Cemetery
ST	Sewage Treatment
UBCO	University of B.C. Okanagan
OC	Okanagan College

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.



City of Kelowna

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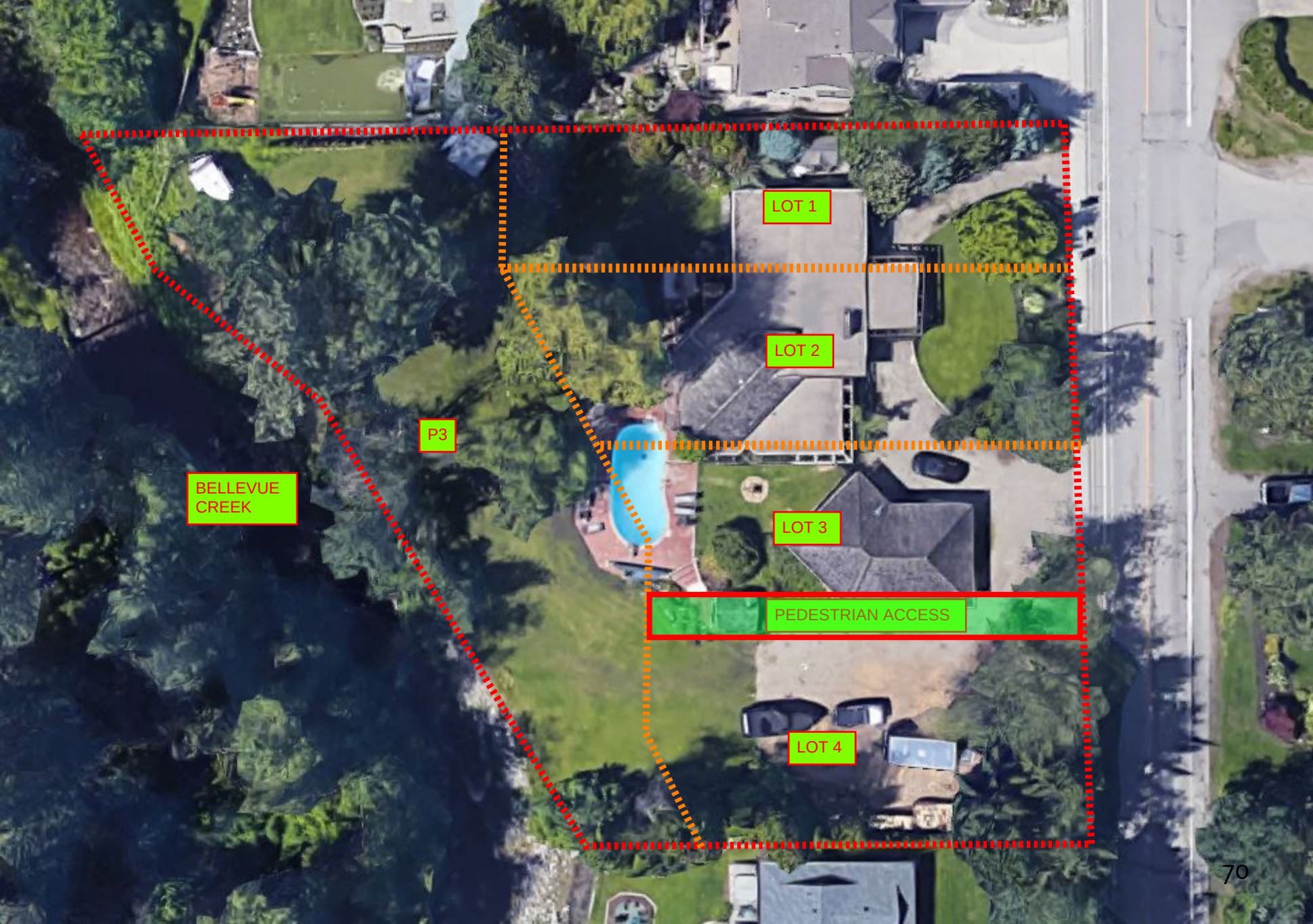
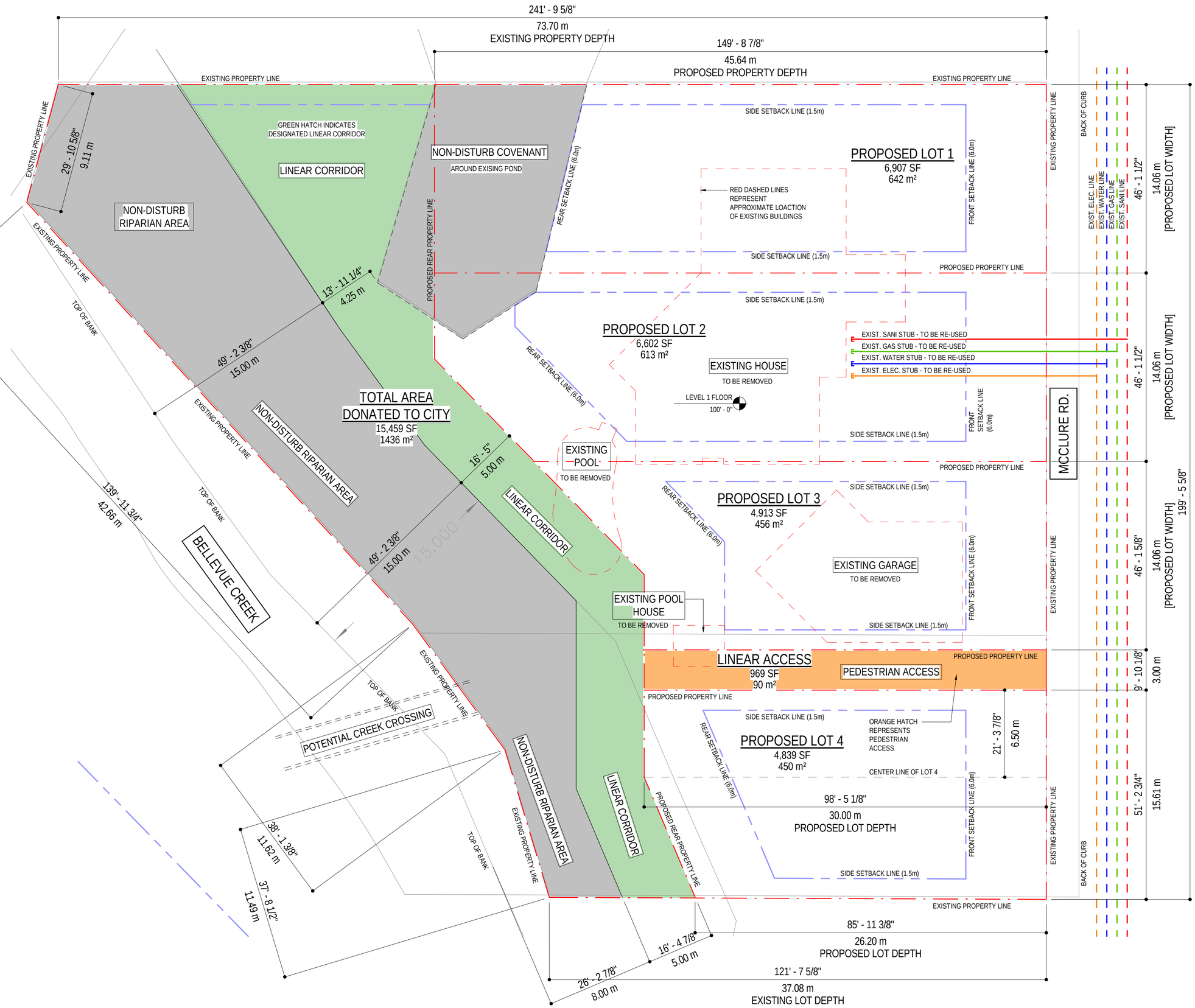
Rev. Sept. 8, 2021


LOT 1
LOT 2
P3
BELLEVUE CREEK
LOT 3
PEDESTRIAN ACCESS
LOT 4



EXISTING RU1 PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	37,018 SF	3,439.1 m²
	37,018 SF	3,439.1 m²

NOTES:

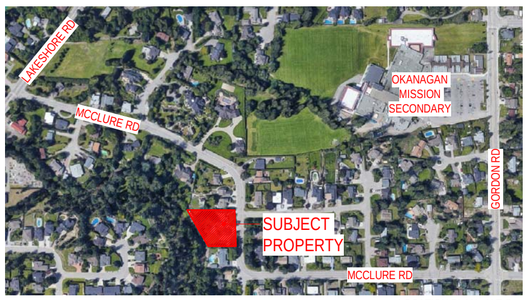
1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY FERGUSON LAND SURVEYING DATED MAY 25, 2021.
2. ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL

ZONING SUMMARY — 4628 McClure rd

ADDRESS	4628 MCCLURE RD, KELOWNA, BC, V1W 1L6
LEGAL DESCRIPTION	LOT D, DISTRICT LOT 167, ODYD, PLAN KAP53791
DEVELOPMENT PERMIT AREA	N/A
EXISTING ZONING	RU1
PROPOSED ZONING	RU2
EXISTING LEGAL USE	SINGLE FAMILY HOME
PROPOSED LEGAL USE	4 INDEPENDENT RU2 LOTS

ZONING REQUIREMENTS — PROPOSED BUILDING

	ZONING STANDARD	PROPOSED
FRONT SETBACK	6.0m GARAGE / 4.0m HOUSE	TBD
SIDE SETBACK	1.5m (1 storey) / 1.8m (2 storey)	TBD
REAR SETBACK	6.0m (1 storey) / 7.5m (2 storey)	TBD
PARCEL SIZE	400 SM	REFER TO SITE PLAN
BUILDING HEIGHT	9.5m or 2.5 storeys	TBD
LEVEL 1 PARCEL COVERAGE AREA	TBD	TBD
TOTAL PARCEL COVERAGE %	40%	TBD
TOTAL PARKING COVERAGE %	10%	TBD



LOCATION PLAN - N.T.S.

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

SUBDIVISION & REZONE

No.	Date	Revision
01	2021-06-07	ISSUED FOR SUBDIVISION & REZONING

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TRUE NORTH
PROJECT NORTH

Project Title
4628 MCCLURE RD

Drawing Title
SITE PLAN, LOCATION PLAN, & ZONING

4628 MCCLURE RD, KELOWNA, BC, V1W 1L6
LOT D, DISTRICT LOT 167, SDYD, PLAN KAP53791

Drawing Number
A2.01

Job No. 18 - 1816
Scale As indicated

13.2 RU2 – Medium Lot Housing
RU2c –Medium Lot Housing with Carriage House
RU2h –Medium Lot Housing (Hillside Area)
RU2hc–Medium Lot Housing (Hillside Area) with Carriage House

13.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on medium sized serviced urban **lots**.

13.2.2 Principal Uses

The **principal uses** in this **zone** are:

(a) **agriculture, urban**
(b) **community garden**
(b) **single dwelling housing**

13.2.3 Secondary Uses

The **secondary uses** in this **zone** for a lot located outside the Core Area, as deinfed on Map 5.1 in the City's Official Community Plan are:

(a) **bed and breakfast homes**
(b) **child care centre, minor**
(c) **carriage house** (RU2c and RU2hc only)
(d) **group homes, minor**
(e) **home based businesses, major**
(f) **home based businesses, minor**
(g) **secondary suites**
(h) **short term rental accommodation** subject to Section 9.17 of this bylaw

The **secondary uses** in this **zone** for lot located within the Core Area, as defined on Map 5.1 in the City's Official Community Plan are:

(a) **bed and breakfast homes**
(b) **child care centre, minor**
(c) **carriage house**
(d) **group homes, minor**
(e) **home based businesses, major**
(f) **home based businesses, minor**
(g) **secondary suites**
(h) **short term rental accommodation** subject to Section 9.17 of this bylaw

13.2.4 Buildings and Structures Permitted

(a) one **single detached house** (which may contain a **secondary suite**);

(b) permitted **accessory buildings** or **structures**

(c) one **carriage house** (RU2c and RU2hc subzone required for any lot located outside the Core Area, as defined on Map 5.1 in the City's Official Community Plan)

(d) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

13.2.5 Subdivision Regulations

(a) The minimum **lot width** is 13.0 m, except that it can be 12.0 m when there is access to a rear **lane**. It is 15.0 m for a **corner lot**.

(b) The minimum **lot depth** is 30.0 m.

(c) The minimum **lot area** is 400 m².

13.2.6 Development Regulations

(a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.

(b) The maximum **height** for principal **buildings** is:
i. 9.5 m or 2 ½ **storeys** whichever is the lesser; or
ii. 2 ½ **storeys** in the RU2h zone and where any vertical wall element facing a **front**, **flanking street** or **rear yard** (including **walkout basements**) is the lesser of 6.5 m or 2 **storeys**, above which the **building** shall be stepped back at least 1.2 m.

(c) In RU2 and RU2c zones, the minimum front yard is 4.5 metres except that it is 6.0 metres from a garage or carport having vehicular entry from the front.
In RU2h and RU2hc zones, the minimum front yard is 3.0 metres, except it is 6.0 metres measured from the back of the curb or sidewalk, whichever is closest, to a garage or carport having vehicular entry at the front. In a **hillside area,** where access is required through, and is limited to, a **lane**, the yard abutting the **lane** may be considered the **front yard**. **Walkout basements** are not exempt from the **height** regulations of Section 6.6 in this situation.

(d) The minimum **side yard** is 1.5 m for a 1 or 1½ **storey** portion of a **building** and 1.8 m for a 2 or 2 ½ **storey** portion of a **building**, except it is 4.5 from a **flanking street**, unless there is vehicular access to a garage or carport where it shall be 6.0m. In RU2h and RU2h~~s~~c zones the minimum setback from a flanking street for a garage or carport with vehicular entry from the front shall be the lesser of 3.0 metres to property line or 6.0 metres measured from the back of curb or a sidewalk. In RU2, RU2c, RU2h and RU2hc zones where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling.

(e) The minimum **rear yard** is 6.0 m for a 1 or 1 ½ **storey** portion of a **building** and 7.5 m for a 2 or 2 ½ **storey** portion of a **building**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.

(f) For RU2h and RU2hc zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support structure or **retaining wall**.

13.2.7 Other Regulations

(a) There shall be no more than one single detached house per **lot**.

(b) Where a **development** has access to a **lane,** vehicular access to the **development** is only permitted from the **lane,** except for **developments** in **hillside areas** where the topography would require the slope of such access to exceed 15%.

(c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards,** projections into **yards,** lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

(d) A "c" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of the parent **zone** and is required for any lot located outside the Core Area, as defined on Map 5.1 in the City's Official Community Plan..

(e) [deleted]

(f) An "h" notation shown on Schedule "A" as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.

(g) [deleted]

(h) [deleted]

CITY OF KELOWNA

BYLAW NO. 12320

Official Community Plan Amendment No. OCP22-0001
4628 McClure Road

A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located on McClure Road, Kelowna, B.C., from the S–RES – Suburban Residential designation to the NAT – Natural Areas designation as shown on Map "A" attached to and forming part of this bylaw;

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

Read a first time by the Municipal Council this 24th day of January, 2022.

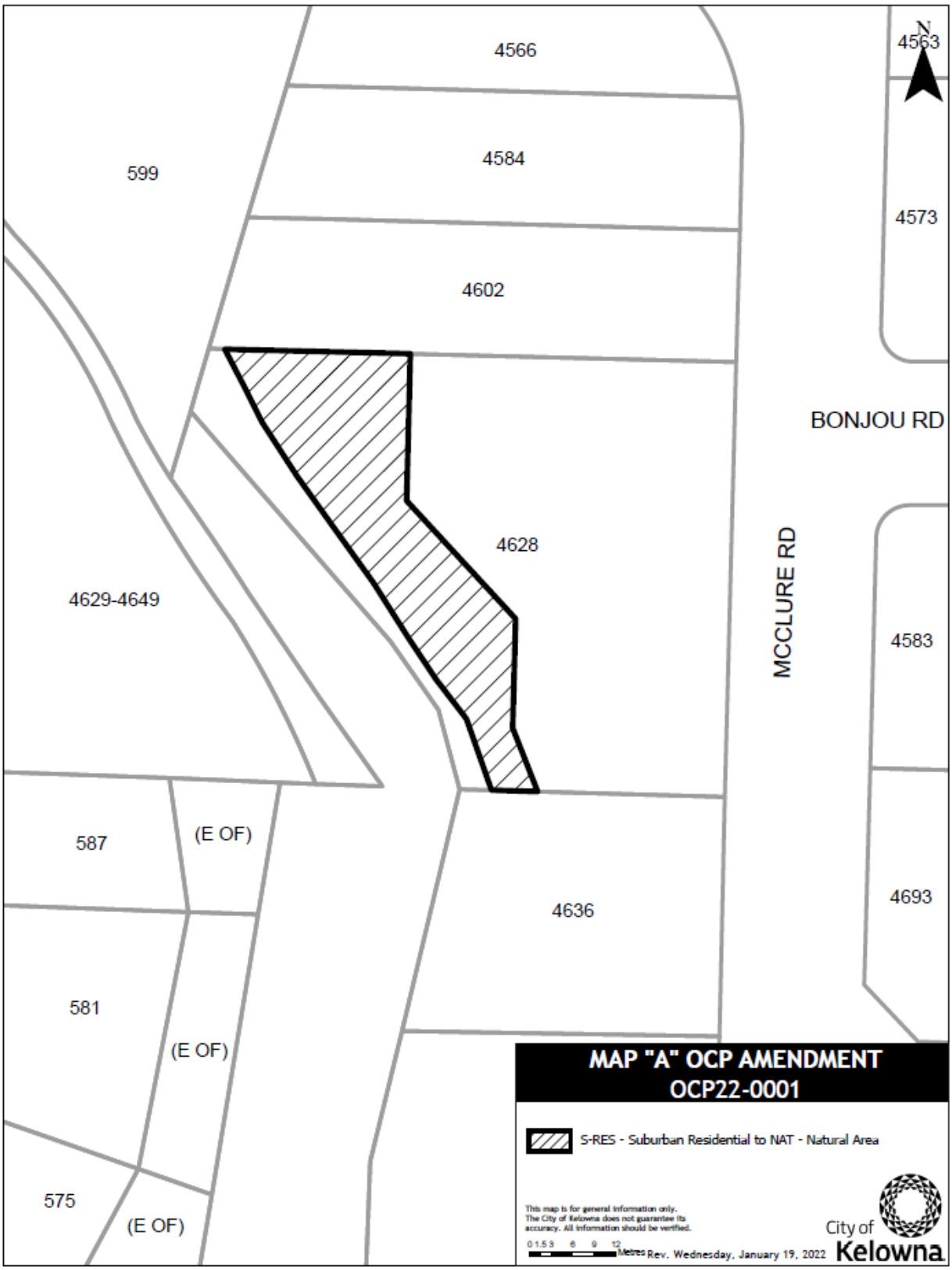
Considered at a Public Hearing on the

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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MAP "A" OCP AMENDMENT
OCP22-0001
S-RES - Suburban Residential to NAT - Natural Area
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.
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Metres
Rev. Wednesday, January 19, 2022
City of
Kelowna

CITY OF KELOWNA

BYLAW NO. 12321
Z21-0064
4628 McClure Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791 located on McClure Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones as shown on Map "B" attached to and forming part of this bylaw.

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

Read a first time by the Municipal Council this 24th day of January, 2022.

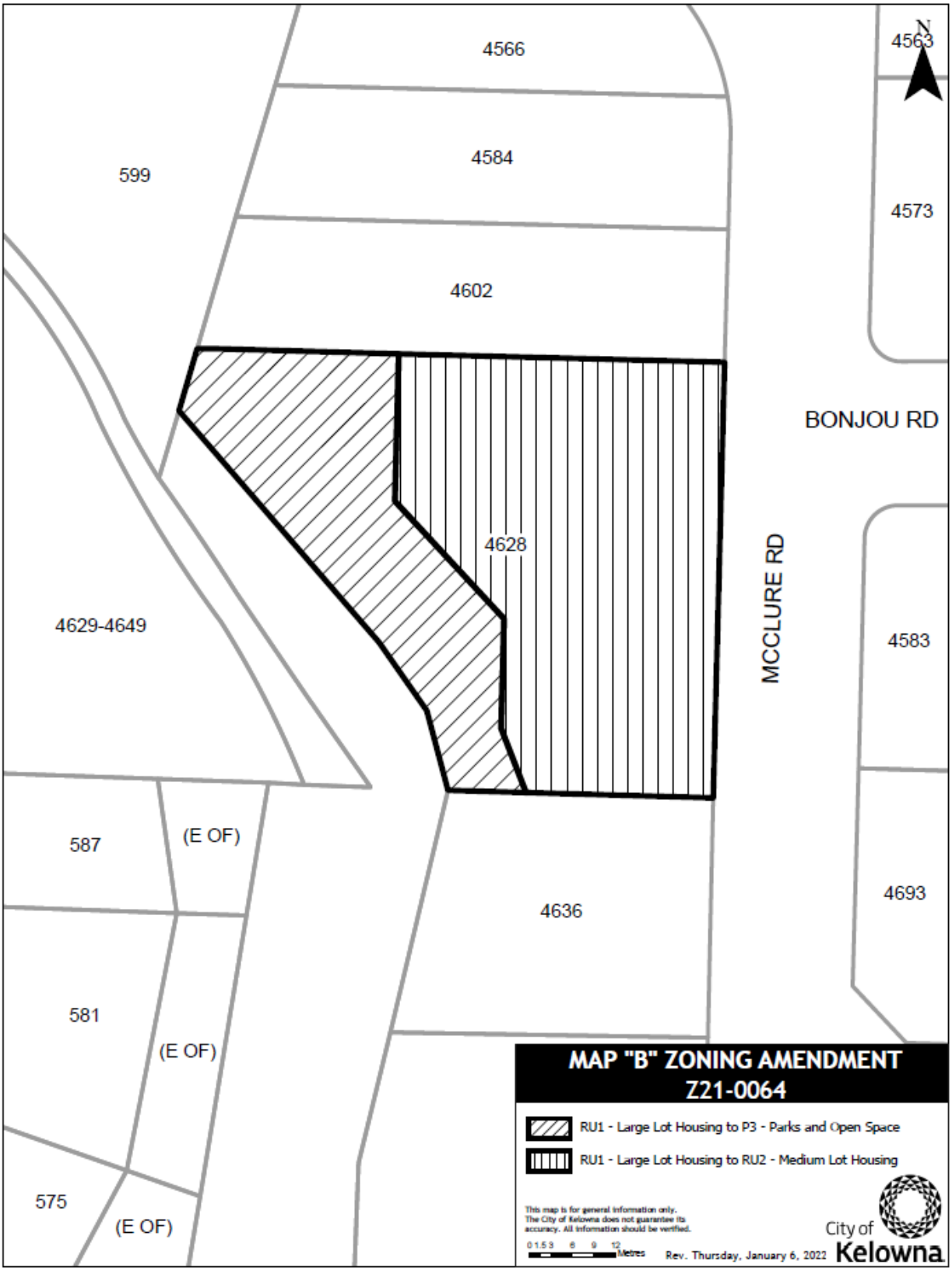
Considered at a Public Hearing on the

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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MAP "B" ZONING AMENDMENT
Z21-0064
RU1 - Large Lot Housing to P3 - Parks and Open Space
RU1 - Large Lot Housing to RU2 - Medium Lot Housing
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.
0 1.5 3 6 9 12 Metres
Rev. Thursday, January 6, 2022
City of
Kelowna