

# City of Kelowna Public Hearing AGENDA



Tuesday, May 31, 2022  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. **Call to Order the Public Hearing - START TIME 6:00 PM - Lakeshore 3773-3795 - TA20-0009 (BL12366) - Westcorp on the Lake Inc., Inc. No. A75763**

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 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 and online at [Kelowna.ca/council](http://Kelowna.ca/council).

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

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 - Lakeshore 3773-3795 - TA20-0009 (BL12366) - Westcorp on the Lake Inc., Inc. No. A75763**

8 - 63

To amend the Zoning Bylaw by updating the CD24 – Comprehensive Zone.

3. **Termination**

**4. Call to Order the Regular Meeting**

**5. Bylaws Considered at Public Hearing**

**5.1. START TIME 6:00 PM - Lakeshore 3773-3795 - BL12366 (TA20-0009) - Westcorp on the Lake Inc., Inc. No. A75763**

64 - 67

To give Bylaw No. 12366 second and third reading in order to update the CD 24 - Comprehensive Zone of the Zoning Bylaw No. 8000.

**6. Termination**

**7. Call to Order the Public Hearing - START TIME 6:40 PM - Guy St 945 - TA22-0010 (BL12372) - Tolko Industries Ltd. Inc.No, Aoo66883**

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

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**8. Individual Bylaw Submissions**

**8.1. START TIME 6:40 PM - Guy St 945 - TA22-0010 (BL12372) - Tolko Industries Ltd. Inc.No, Aoo66883**

68 - 89

To amend the Zoning Bylaw with a site-specific text amendment to the I4 – Central Industrial zone to allow Residential Sales Centre as a principle use on the subject property.

**9. Termination**

**10. Call to Order the Regular Meeting**

**11. Bylaws Considered at Public Hearing**

- 11.1. START TIME 6:40 PM - Guy St 945 - BL12372 (TA22-0010) - Tolko Industries Ltd. Inc.No, Aoo66883**

90 - 90

To give Bylaw No. 12372 second and third reading and adopt in order to add Residential Sales Centre as a principle use on only the subject property in the I4 - Central Industrial zone.

**12. Termination**

- 13. Call to Order the Public Hearing - START TIME 6:40 PM - Steele Rd 1450 - OCP22-0004 (BL12376) Z21-0094 (BL12377) - Mair Developments Ltd., Inc. No. BC0753083**

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**14. Individual Bylaw Submissions**

- 14.1. START TIME 6:40 PM - Steele Rd 1450 - OCP22-0004 (BL12376) Z21-0094 (BL12377) - Mair Developments Ltd., Inc. No. BC0753083**

91 - 108

To amend the Official Community Plan to change the future land use designation of the subject property and to rezone the subject property to facilitate a 32 lot residential subdivision and parkland dedication.

**15. Termination**

**16. Call to Order the Regular Meeting**

**17. Bylaws Considered at Public Hearing**

- 17.1. **START TIME 6:40 PM - Steele Rd 1450 - BL12376 (OCP22-0004) - Mair Developments Ltd., Inc. No. BC0753083** 109 - 110

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

To give Bylaw No. 12376 second and third reading and adopt in order to change the Future Land Use designation of portions of the subject property from the NAT – Natural Areas and S-RES – Suburban Residential designations to the NAT – Natural Areas and S-RES – Suburban Residential designations.

- 17.2. **START TIME 6:40 PM - Steele Rd 1450 - BL12377 (Z21-0094) - Mair Developments Ltd., Inc. No. BC0753083** 111 - 112

To give Bylaw No. 12377 second and third reading and adopt in order to rezone portions of the subject property from the A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) and the P3 – Parks and Open Space zones.

**18. Termination**

- 19. Call to Order the Public Hearing - START TIME 6:40 PM - Tower Ranch Blvd 2160 - OCP20-0006 (BL12379) Z20-0023 (BL12380) - 0977415 BC Ltd**

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

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**20. Individual Bylaw Submissions**

- 20.1. **START TIME 6:40 PM - Tower Ranch Blvd 2160 - OCP20-0006 (BL12379) Z20-0023 (BL12380) - 0977415 BC Ltd** 113 - 156

To amend the Official Community Plan to change the future land use designations of portions of the subject property from S-RES – Suburban Residential and REC –

Private Recreational to S-RES – Suburban Residential and REC – Private Recreational, and to rezone portions of the subject property from the RU1 – Large Lot Housing, the RU1h – Large Lot Housing (Hillside) and the P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and the P3 – Parks and Open Space zones.

**21. Termination**

**22. Call to Order the Regular Meeting**

**23. Bylaws Considered at Public Hearing**

- 23.1. START TIME 6:40 PM - Tower Ranch Blvd 2160 - BL12379 (OCP20-0006) - 0977415 BC Ltd., Inc.No. BC0977415** 157 - 159

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

To give Bylaw No. 12379 second and third reading in order to change the Future Land Use designation of portions of the subject property from the S-RES – Suburban Residential and REC – Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations.

- 23.2. START TIME 6:40 PM - Tower Ranch Blvd 2160 - BL12380 (Z20-0023) - 0977415 BC Ltd., Inc.No. BC0977415** 160 - 162

To give Bylaw No. 12380 second and third reading in order to rezone portions of the subject property from the RU1 – Large Lot Housing, RU1h – Large Lot Housing (Hillside) and P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and P3 – Parks and Open Space zones.

**24. Termination**

**25. Call to Order the Public Hearing - START TIME 6:40 PM - Frost Rd 1055 - OCP21-0010 (BL12382) Z21-0032 (BL12383) - Highstreet Canyon Falls Apartments Ltd**

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

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reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

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**26. Individual Bylaw Submissions**

- 26.1. START TIME 6:40 PM - Frost Rd 1055 - OCP21-0010 (BL12382) Z21-0032 (BL12383) - Highstreet Canyon Falls Apartments Ltd** 163 - 213

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the VC – Village Centre and the NAT – Natural Areas designations to the VC – Village Centre and the NAT – Natural Areas designations and to rezone portions the subject property from the A1 – Agriculture 1 and the RU1h – Large Lot Housing (Hillside Area) zones to the P3 – Parks and Open Space and RM5 – Medium Density Multiple Housing zones to facilitate a multi-family residential housing proposal.

**27. Termination**

**28. Call to Order the Regular Meeting**

**29. Bylaws Considered at Public Hearing**

- 29.1. START TIME 6:40 PM - Frost Rd 1055 - BL12382 (OCP21-0010) - Highstreet Canyon Falls Apartments Ltd** 214 - 215

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

To give Bylaw No. 12382 second and third reading in order to amend the Future Land Use designations of portions of the subject property from the VC - Village Centre and NAT - Natural Areas designations to the VC - Village Centre and NAT - Natural Areas designations.

- 29.2. START TIME 6:40 PM - Frost Rd 1055 - BL12383 (Z21-0032) - Highstreet Canyon Falls Apartments Ltd** 216 - 217

To give Bylaw No. 12383 second and third reading in order to rezone portions of the subject property from the A1 - Agriculture 1 and the RU1h - Large Lot Housing (Hillside Area) zones to the P3 - Parks and Open Space and the RM5 - Medium Density Multiple Housing zones.

**30. Termination**

**31. 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:** May 2<sup>nd</sup> 2022

**To:** Council

**From:** City Manager

**Department:** Community Planning

**Application:** TA20-0009

**Owner:** Westcorp on the Lake Inc. Inc.  
No. A75763

**Address:** 3773-3795 Lakeshore Road

**Applicant:** Westcorp Development  
Management Inc.

**Subject:** Zoning Bylaw Text Amendment

**Existing OCP Designation:** VC – Village Centre and NAT – Natural Areas

**Existing Zone:** CD24 – Comprehensive Development Zone / P3 – Parks and Open  
Space

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the report from the Development Planning Department dated May 2<sup>nd</sup> 2022 for Lot 1, DL 134, ODYD, Plan EPP41204 located at 3773-3795 Lakeshore Road be considered by Council;

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

AND THAT final adoption of the Text Amending Bylaw be considered subsequent to council authorizing staff to enter into a 'Master Development Agreement' for the subject property;

AND THAT final adoption of the Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "B" attached to the Report from the Development Planning Department dated May 2<sup>nd</sup> 2022;

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

## 2.0 Purpose

To amend the Zoning Bylaw by updating the CD24 – Comprehensive Zone.



### 3.0 Development Planning

Staff support the proposed changes to the CD24 zone. The CD24 zone requires amendments in order for the next phase of development to proceed. The most impactful change is a proposed increase in maximum building height from 11 storeys to 17 storeys. The application also includes a change to how parking space requirements are calculated to be consistent with the general parking regulations of the City's Zoning Bylaw. The amendment also includes miscellaneous changes intended to create a simplified and easier to use version of the CD24 zone.

The existing CD24 zone includes a regulation that the overall site density shall not exceed a net floor area of 90,990 m<sup>2</sup>, which would allow for approximately 1,100 housing units; this regulation remains included in the proposed version of the CD24 zone therefore there is no change to the proposed density of the development.

A Development Permit application has been submitted which demonstrates how the proposed amendments would be developed on the site. Staff are recommending the final adoption of the text amendment be considered in conjunction with council's consideration of the development permit to allow the next phase of development on the site. Staff are also recommending final adoption be considered in conjunction with the registration of a 'Master Development Agreement' (MDA) to guide the future development of the site.

The City, the Ministry of Forests, Lands and Natural Resource Operations & Rural Development (FLNRORD) and Westbank First Nation (WFN) continue to work through a plan for the replacement of the bridge from the subject property to Cook Road. Work to date has included environmental assessment and restoration plans and an Archeological Assessment that is now underway.

### 4.0 Proposal

#### 4.1 Background

A brief timeline is outlined below:

- **2007:** The current owner/applicant (Westcorp) purchased the subject site known as the Hiawatha RV Park which consisted of a 55+ community with 94 mobile homes.
- **2012:** Prior the public hearing for the now adopted CD24 zone extensive community engagement was undertaken for the CD24 zone with surrounding strata councils and the KLO Residents Association. Community concerns at that time focused on density and traffic concerns, and with the height of buildings in interface areas near the existing strata developments. (This application does not seek to change the CD24 density, nor does it seek to alter building heights in the interface area of the site.)
- **2013:** The CD24 zone, CD24 Design Guidelines and a natural environment Development Permit for the revitalization of Wilson Creek area were adopted and approved. Which included a Wilson Creek Revitalization Plan and Wilson Creek Linear Park Plan. At that time, a generalized site plan (below) was used to illustrate potential density and height, as well as access and egress of the future development. (This application is substantially consistent with the original site plan).
- **2020:** Council approved a Development Permit to allow three ½ storey townhouses with a total of 200 dwelling units on the east end of the site. This project is currently under construction.

- **Present:** The property owner/applicant has applied to update/revise the existing CD24, and applied for development permit applications for the next phase of development on the site. The most significant change is a proposed increase in building height from 11 storeys to 17 storeys. Staff are also coordinating with the applicant regarding a subdivision application and a natural environment development permit related to the park and restoration works along Wilson Creek.

#### 4.2 Project Description

The CD24 zone requires several amendments in order for the next phase of development to proceed. The objective for this project is to create a comprehensive rental community that will ultimately deliver approximately 1,100 rental units. The proposed amendments to the CD24 zone are outlined below.

1. **Increase in allowable maximum height.** An increase maximum allowable height to 17 storeys (from 11 storeys) is proposed. A detailed design rational letter has been provided in support of this change and is attached to this report as 'Attachment A'. The height has been set-back further away from Lakeshore Rd. than originally proposed to better relate to Lakeshore Rd. and the lake. The height restriction in the Community Interface Area of CD24 remains unchanged at 11.5m which applies to the townhouses currently under construction.
2. **Parking calculation changes.** The existing CD24 zone includes specific parking ratios which are proposed to be removed and replaced with a section stating that parking on the property must comply with the standards of the Parking and Loading Section of the City's Zoning Bylaw. The current and proposed parking requirements are comparable for example, the existing CD24 zone requires 1.2 spaces per 2 bedroom apartment whereas the City's Zoning Bylaw requires 1.25 spaces per 2 bedroom unit. A significant change related to parking is that the proposed CD zone would allow for a 10% parking reduction if the development is guaranteed to be 'rental only' through a Rental Agreement with the City of Kelowna for a minimum of 10 years. This is compatible to the current zoning bylaw requirement meant to provide rental incentives which allows for a 10% reduction if a development site is sub-zoned residential rental tenure.

In addition to the changes above if approved the proposed text amendment is intended to create a simplified and easier to use version of the CD24 zone, specifically:

3. **The existing CD24 zone includes two separate areas (Areas A and B) which are proposed to be combined into one area.** Area A (primarily a commercial use area) and Area B (primarily a residential use area) have been combined as the revised development vision is primarily residential. The 'community interface area' adjacent which requires a reduced building height next to the existing neighbourhood is proposed to stay in the bylaw.
4. **The existing CD24 zone includes design guidelines which are proposed to be removed.** The current guidelines are general design guidelines related to form and character of the site. If removed the City's Urban Design Guidelines found in the Official Community Plan would apply to any development on the site.

No change to density is proposed. Specifically, the existing CD24 zone includes a regulation that the overall site density shall not exceed a Net Floor Area of 90,990 m<sup>2</sup>, this regulation remains included in the proposed version of the CD24 zone. The CD24 zone also included a commitment to build a minimum of 50 family-oriented housing units (units with 2 or more bedrooms) within the development. To date the 200 units under construction are all 2 and 3-bedroom units that will complete the family-oriented housing objective.

The original vision for the site included a hotel, the site is now currently proposed to be developed as a residential rental complex. The commercial component of the development includes commercial units near Lakeshore Road and a day-care building at the rear of the site near Wilson Creek.

A Master Development Agreement (MDA) is proposed to guide future development on the site. Staff are recommending that prior to final adoption council authorize staff to enter into an MDA. Specifically, an MDA is proposed to be used as tool to ensure the site develops in accordance with the concept plans submitted in support of the text amendment and will include:

- a) The provision, protection and maintenance of access roads;
- b) The construction of off-site and on-site streetscape and site servicing improvements;
- c) The provision, protection and maintenance of City owned water utility services within the Development, including the provision of covenants, or statutory rights of way, or any combination thereof;
- d) Amenity phasing and the construction of Wilson Creek Linear Park;
- e) Dedication or transfer of Wilson Creek Linear Park to the City;
- f) Allocation of density through different phases of the Development;
- g) The construction of the Roads and Sidewalks through the Lands, including the provision of covenants, or Statutory Rights of Way, or combination thereof, to secure public use of the Roads and Sidewalks;
- h) Section 219 Covenant restricting development on the Lands except as contemplated by the Agreement;
- i) The provision, protection and maintenance of storm and sanitary sewer works throughout the Development;
- j) The construction of Bird Place bridge;
- k) Construction of Lakeshore Road frontage improvements and the installation of a pedestrian crossing on Lakeshore Road



Figure 1. Concept Plan

4.3 Site Context

The surrounding area is characterized by medium density multiple family development near Lakeshore Road and Cook Road, and existing single family neighborhoods to the East and South of the property.

In the context of the 2040 Official Community Plan the subject property is within the Permanent Growth Boundary and Core Area of the City and is specifically designated to be part of the Cook/Truswell Village Centre. A portion of the site is directly adjacent to Wilson Creek and is designated as Nat – Natural Area in the OCP.

**Table 3.2: Village Centres Summary**

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> <li>• Multi-unit residential</li> <li>• Apartment housing</li> <li>• Mixed use development</li> <li>• Commercial, including small scale office, retail</li> <li>• Institutional</li> <li>• Tourist accommodation (Cook Truswell Village Centre only)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Ground oriented</b> multi-unit housing</li> <li>• <b>Low-rise</b> buildings</li> <li>• <b>Mid-rise</b> buildings (Cook / Truswell Village Centre only)</li> </ul>	<ul style="list-style-type: none"> <li>• Approximately 2.0 or as guided by policy.</li> <li>• Approximately 3,000 – 15,000 m<sup>2</sup> of commercial floor space. <b>Core Area</b> village centres are expected to be larger than Suburban village centres</li> </ul>	<ul style="list-style-type: none"> <li>• Guidance through additional policy as outlined in Chapter 5: Core Area, Chapter 6, Gateway and Chapter 7: Suburban Neighbourhoods</li> </ul>

**Subject Property Map:**



**5.0 Current Development Policies**

<b>The Big Picture: 10 Pillars to Realize our Vision</b>	
Target growth along transit corridors	Investing in more transit service makes it a more attractive option, but for it to be truly effective, there needs to be more people living, working and shopping nearby. With this in mind, the Official Community Plan focuses growth in the five Urban Centres and along major transit corridors that connect them with a goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.
Promote more housing diversity	One of Imagine Kelowna’s goals is to build healthier neighbourhoods that support a variety of households, incomes, and life stages. Having the housing that Kelowna citizens need is critical to achieving this goal. The Official Community Plan signals a wider variety of housing types and not just single-family homes or small apartments. This housing is focused in areas where residents have easier access to jobs, amenities, transit, and active transportation routes. In addition, this Official Community Plan supports more rental housing options.



<b>Objective 5.1. Encourage Village Centres as Kelowna’s secondary hubs of activity.</b>	
<p>Policy 5.1.4 Cook Truswell Village Centre</p>	<p>Policy 5.1.4. Cook Truswell Village Centre. Continue to support the evolution of the Cook Truswell Village Centre into a mixed use tourist commercial destination by supporting development that contributes to the following vision for the area:</p> <ul style="list-style-type: none"> <li>• A mix of tourist accommodation, with supporting residential and commercial development;</li> <li>• Buildings that are generally up to six storeys in height, with opportunities for taller buildings being explored with additional considerations such as: <ul style="list-style-type: none"> <li>○ Building design that maximizes views of the lake;</li> <li>○ Uses at grade, such as retail commercial or restaurants to contribute to a lively pedestrian-oriented tourist environment;</li> <li>○ Significant publicly accessible parks, plazas and other public realm improvements;</li> <li>○ Enhancement of the public’s access and enjoyment of the waterfront at Okanagan Lake; and</li> <li>○ Protection, restoration and dedication of Okanagan Lake foreshore and other riparian areas.</li> </ul> </li> <li>• Orientation of buildings towards Truswell Road, creating a small retail street;</li> <li>• Increased transportation connectivity from Lakeshore Road to Okanagan Lake and surrounding neighbourhoods to the east.</li> </ul> <p><i>The proposal is consistent with OCP Policy 5.1.4 as the proposed building height and site layout maximizes views of the lake and allows opportunities for at grade commercial which further contributes to a lively pedestrian-oriented tourist environment with large amenity space areas on top of the proposed parkade structure.</i></p>
<b>Objective 5.1. Encourage Village Centres as Kelowna’s secondary hubs of activity.</b>	
<p>Policy 5.2.1. Transit Supportive Corridor Densities</p>	<p>Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.</p> <p><i>The complete build out of the proposed development will result in approximately 1,100 dwelling units located within the subject which is equivalent to a site density of 157 people per hectare which will contribute to a future density that achieve densities that support improved transit service and local services and amenities.</i></p>

5.1 Development Engineering Department

- Servicing Memo attached as Schedule "B"

**6.o Application Chronology**

Date of Application Received: January 31<sup>st</sup> 2021

Date Public Consultation Completed: September 4<sup>th</sup> 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:**

Schedule A: Proposed Text Amendment

Schedule B: Development Engineering Memo

Attachment A: Design Rational Letter



<b>SCHEDULE</b>		<b>A</b>
This forms part of application # TA20-0009		
Planner Initials	ak	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

## Schedule 'B' – Comprehensive Development Zones

### CD24 –Comprehensive Development Zone

#### 1.1 Purpose

The purpose of this Comprehensive Development Zone (CD24) is to provide for the integrated design of a comprehensive mixed-use development which includes tourist commercial and residential uses.

#### 1.2 Principal Uses

The principal uses in this zone are:

- a) Apartment hotels
- b) Congregate housing
- c) Group home major
- d) Hotels
- e) Motels
- f) Multiple dwelling housing
- g) Supportive housing

#### 1.3 Secondary Uses

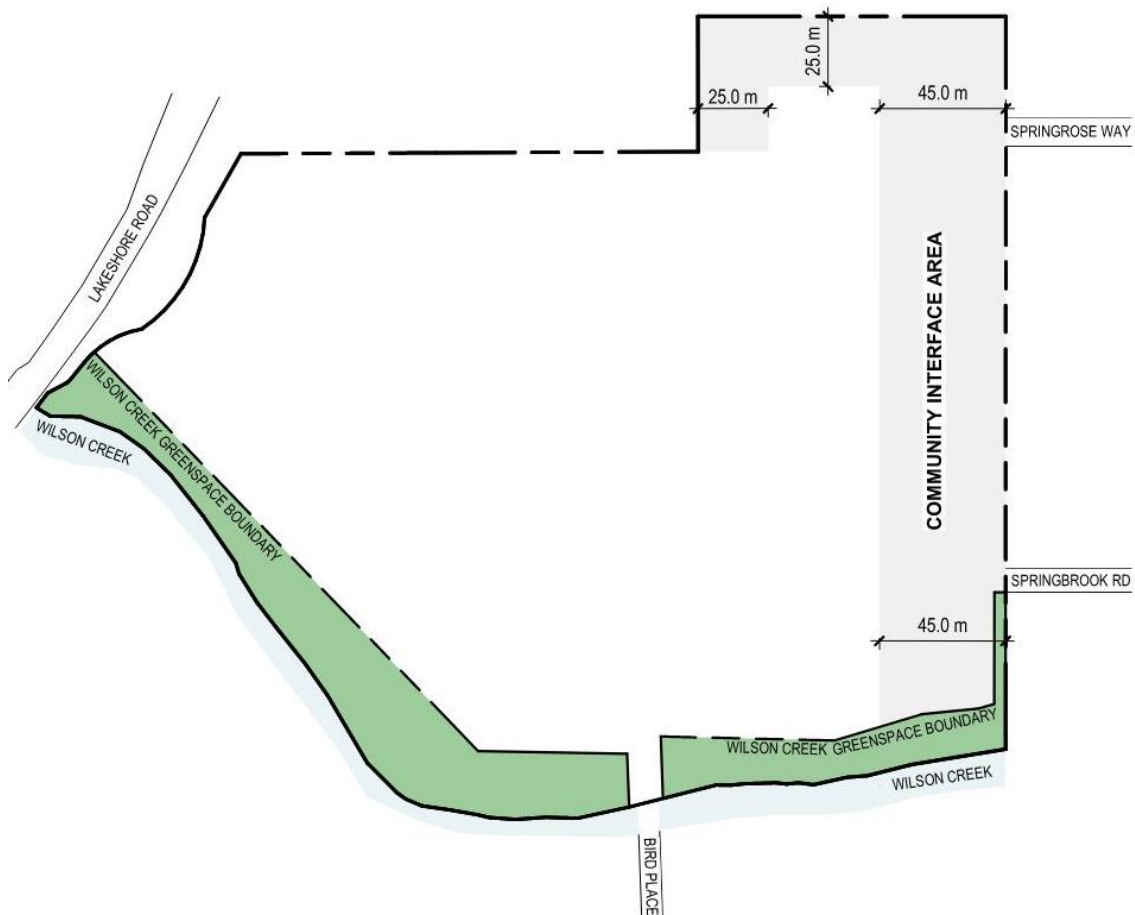
- a) Agriculture, Urban
- b) Boat storage (only within an enclosed building or structure)
- c) Childcare centre, major
- d) Community garden
- e) Community recreation services
- f) Financial services (max floor area of 280m<sup>2</sup>)
- g) Food primary establishment
- h) Health services (Health and Office cumulative floor area cannot exceed 500m<sup>2</sup>)
- i) Liquor primary establishment, major
- j) Liquor primary establishment, minor
- k) Liquor primary license
- l) Non-accessory parking
- m) Home based business minor
- n) Offices (Office and Health cumulative floor area cannot exceed 500m<sup>2</sup>)
- o) Participant recreation services, indoor
- p) Personal service establishments
- q) Residential security/operator unit
- r) Retail liquor sales (establishments)
- s) Retail store, general (maximum single tenancy of 1,400m<sup>2</sup>)

**1.4 Subdivision Regulations**

- (a) Each lot created that is serviced by the common lot access shall have a minimum frontage on the common lot access of 10 metres.
- (b) Minimum lot width is 25 metres
- (c) Minimum lot depth is 30 metres
- (d) Minimum lot area is 750 m<sup>2</sup>
- (e) For all lots created within CD24, the maximum cumulative net floor area is 90,990m<sup>2</sup>.

**1.5 Development Regulations**

- a) The maximum net floor area is 90,990m<sup>2</sup>.
- b) The maximum height of buildings shall be the lesser of 60 metres or 17 storeys, not including rooftop mechanical penthouse, antenna or other ancillary structures. In the Community Interface Area of CD24, the maximum height of buildings shall be the lesser of 11.5 metres or 3.5 storeys.



- c) The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and above ground parking areas is 50%.
- d) Parking structures located above natural finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.

**1.6 Site Setbacks**

*Perimeter Property Line Setbacks*

- a) South Side – 3.0 metres from the boundary of the Wilson Creek green space for any buildings and structures less than 15 metres in height. Buildings, excluding balconies, cornices and architectural features, above 15 metres in height will require an additional 1.5 metre setback for a total of 4.5 metre setback from the boundary of the Wilson Creek Green Space.
- b) North Side – 7.5 metres for all buildings and structures up to 11.5 metres in height, 15 metres for any buildings and structures, excluding balconies, cornices and architectural features, greater than 11.5 metres, with the exception of the townhome buildings located in the Community Interface Area.
- c) West Side / Lakeshore Road Frontage – 0.0 metres for 50% of the frontage and 3.0 metres for 50% of the frontage for any buildings or structures under 10 metres in height. 3.0 metres for any portion of buildings or structures above 10 metres in height. Notwithstanding this provision, architectural features that are less than 25% of the building face width may encroach into the 3.0 metre setback requirement, to a maximum of 1.5 metres.
- d) East Side – 7.5 metres
- e) If the site is subdivided further into individual parcels served by a common lot access road, the minimum setback for all internal parcels is 0 metres.

**1.7 Private Open Space**

A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per **bachelor dwelling, apartment hotel unit, or congregate housing bedroom**; 15 m<sup>2</sup> of **private open space** shall be provided per **1 bedroom dwelling**, and 25 m<sup>2</sup> of **private open space** shall be provided per **dwelling** with more than **1 bedroom**, except for hotel where no minimum private open space is required. Private communal outdoor amenity space is included for the purposes of this calculation.

**1.8 Other Regulations**

- (a) **Section 6 – General Development Regulations** of this bylaw applies;
- (b) **Section 7 – Landscaping and Screening** of this bylaw applies;
- (c) **Section 8 – Parking and Loading** of this bylaw will apply with the exception of:
  - a. The base parking stall requirement will be as per Village Centre parking ratios
  - b. If the development is guaranteed as rental through a Rental Agreement (for 10 years) with the City of Kelowna, a 10% reduction to the CD24 parking requirement (both base and visitor) can be applied.
  - c. Bicycle parking can be provided anywhere in the parkade necessary to be easily accessible to users.

**CITY OF KELOWNA  
MEMORANDUM**

**Date:** February 19, 2020

**File No.:** TA20-0009

**To:** Urban Planning Manager (AC)

**From:** Development Engineering Manager (JK)

**Subject:** 3787-3795 Lakeshore Rd. Changes to the CD24 zone.

Development Engineering has the following comments Text Amendment application for various changes to the CD24 zone.

1. General

- a) Applicant will be responsible for a new TIA for the proposed development and all improvements including construction associated with TIA. Terms of Reference can be provided by COK. Please contact Aaron Sangster: asangster@kelowna.ca.

2. Domestic Water and Fire Protection

- a) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- a) The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the

removal and disconnection of the existing service and the installation of one new of larger service at the applicants cost.

3. Storm Drainage

- a) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) Ground water will not be allowed to be pumped permanently to the City drainage system.
- c) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- a) Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, separated sidewalk, irrigated landscaped boulevard, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road classification is a 2 lane arterial + Center Turn Lane.
- b) Multi-use pathway fronting Rotary Beach Park must be installed to City of Kelowna design standards.
- c) Sidewalk along Cook Rd, between 670 to 694 Cook Rd must be built to an urban standard cross-section at phase 2 of this development.
- d) Frontage works along Lakeshore Rd must extend to the existing crosswalk at 3753 Lakeshore Rd.

5. Road Dedication and Subdivision Requirements

- b) Grant Statutory Rights of Way if required for utility services.
- c) 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.
- d) 6.0m road dedication from Wilson Creek Linear Park to Springbrook Rd is required.

6. Development Permit and Site Related Issues

- a) As per bylaw 7900 only one driveway will be permitted on this development.
- b) Direct the roof drains into on-site rock pits or splash pads.

## SCHEDULE B

This forms part of application

# TA20-0009



City of  
**Kelowna**  
CITY DEVELOPMENT PLANNING

Planner  
Initials ak

### 7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the Capri Landmark Urban Centre.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- c) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

### 7. Design and Construction

- b) 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.
- c) 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.
- d) 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).
- e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

### 8. Servicing Agreement for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

<b>SCHEDULE</b>		<b>B</b>
This forms part of application		
# TA20-0009		
Planner Initials	ak	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

3. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

4. Geotechnical Report

- a) Provide a comprehensive 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 report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

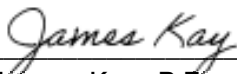
- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.



- viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for erosion and sedimentation controls for water and wind.
- xiii. Recommendations for roof drains and perimeter drains.
- xiv. Recommendations for construction of detention or infiltration ponds if applicable.

5. Charges and Fees

- b) Development Cost Charges (DCC's) are payable
- c) Fees per the "Development Application Fees Bylaw" include:
  - (i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - (ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - (iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

  
 \_\_\_\_\_  
 James Kay, P.Eng.  
 Development Engineering Manager  
 AS



## Lakeshore Development – CD24 Design Rationale

### Height

### Density

- The total project density remains unchanged from what was approved by council in 2013. The 2013 generalized site plan envisioned a grouping of mid-rise towers on top of an extensive underground parkade that covered most of the site. Further site analysis has confirmed that a large underground parkade will not work well on this floodplain condition, so an above-ground parkade, large enough to accommodate all parking needs of the project, has been designed. Parkade functionality and size requirement, as well as a desire to create view corridors through the site, has led to the concentration of density on the site into 3 towers adjoining the parkade, and 4 stand-alone towers along the Wilson Creek corridor. An added benefit to this site massing approach is the addition of common greenspaces integrated throughout the development including an expansive 2.5-acre park-like green roof atop the parkade podium, internal pedestrian-oriented treed streetscapes, and landscape connections to Wilson Creek Linear Park.



OVERALL SITE PLAN

[hdrinc.com/ca](http://hdrinc.com/ca)

210 Hastings Avenue, Penticton, BC V2A 2V6  
T (604) 687-1898

**Registered Architects:**

Veronica Gillies, Architect AIBC, FRAIC, LEED AP BD+C Jim Aalders, Architect AIBC, AAA, MRAIC, LEED AP Troy Ransdell, Architect AIBC



**Massing**

- The development is proposing to distribute its density through a sensitive and site-specific approach to height. Higher buildings visually interact with Lakeshore Road, yet **feature large setbacks which allow for a generous pedestrian-scale public realm and landscape.** With the taller buildings being centrally located, the development **terraces** down to Lakeshore Rd, as well as to the single-family neighbourhood to the east.

VIEW FROM LAKESHORE RD LOOKING SOUTH



CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

\*ARTISTIC RENDERINGS

**ATTACHMENT** A

This forms part of application  
# TA20-0009



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **ak**

VIEW FROM LAKESHORE RD LOOKING NORTH



CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

\*ARTISTIC RENDERINGS

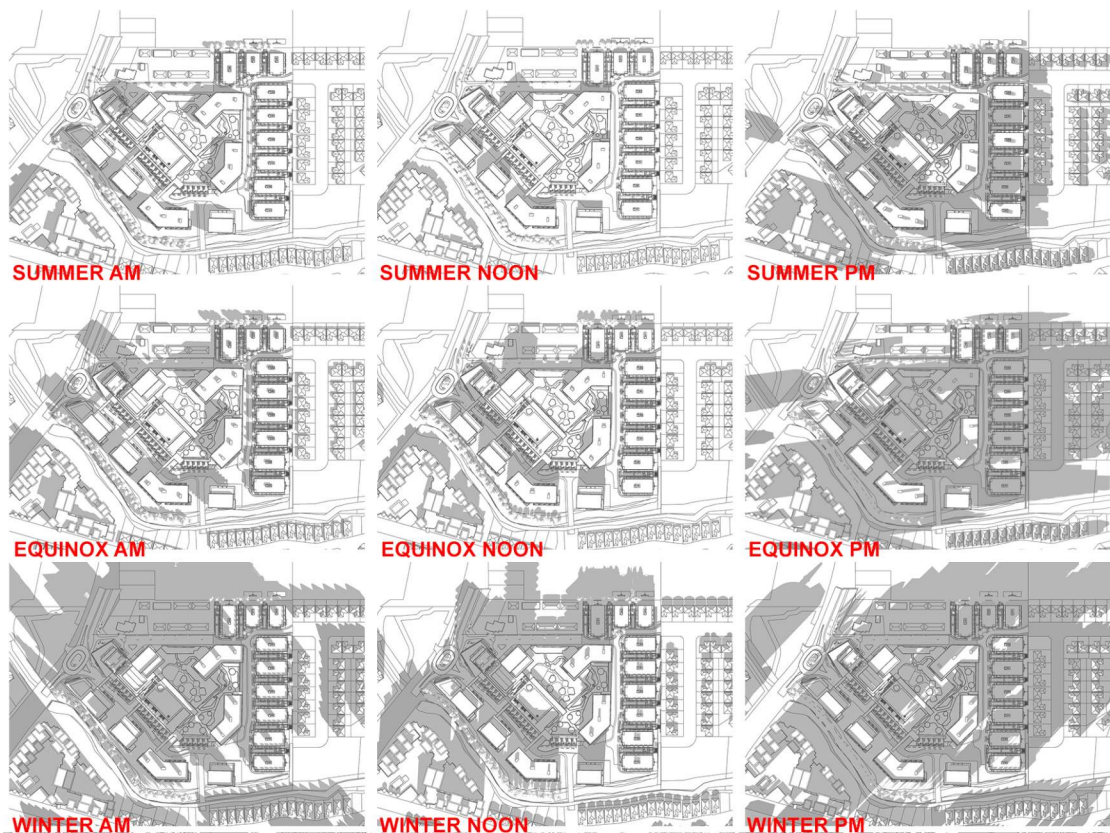


**Urban Fabric**

- The proposed development **relates in height and scale to various existing and proposed surrounding developments**, while enriching the urban and social fabric of the area. Height and density are pulled toward the center of the development, with generous setbacks to Lakeshore Rd. and surrounding residential areas. This lessens the impacts of shading and overlook, while preserving views throughout.



VIEW FROM OKANAGAN LAKE

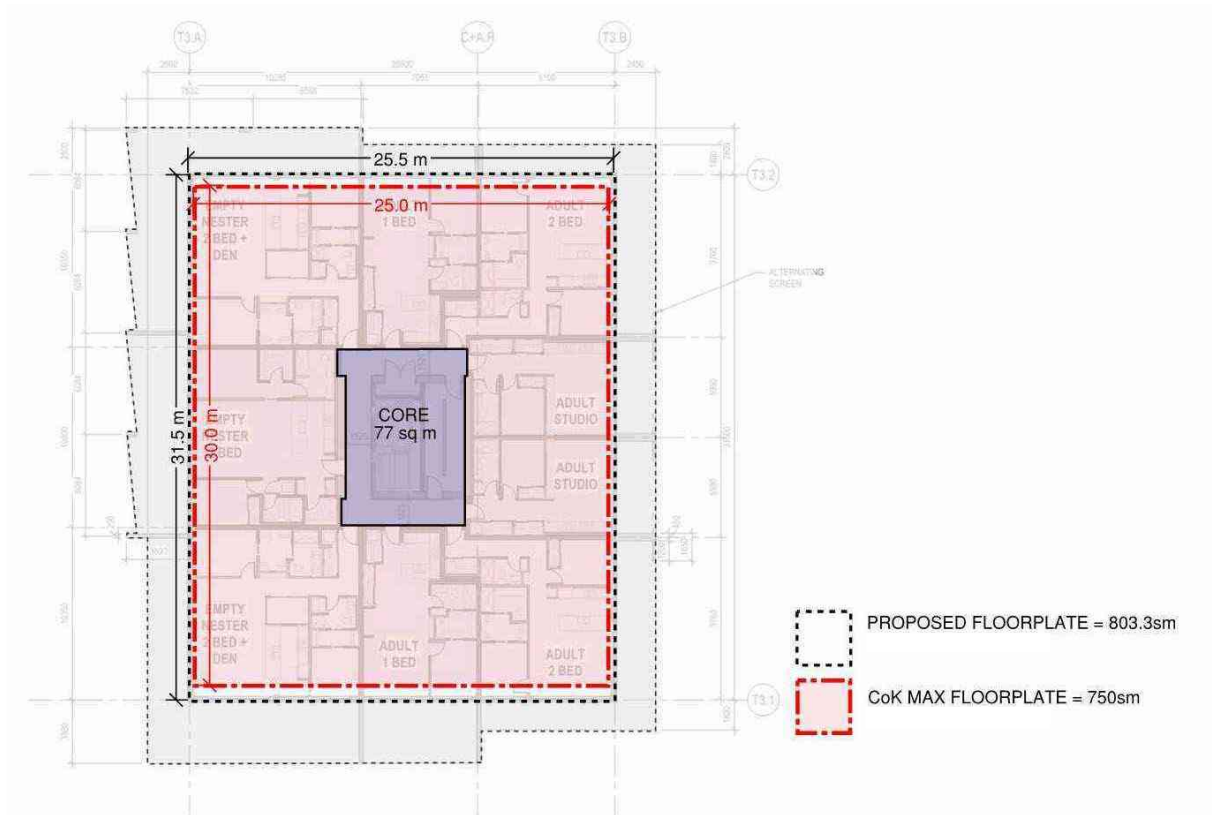


SHADOW STUDY



## Floorplate

- The development features a typical floorplate (803sm) which is a marginal increase over the newly proposed City of Kelowna Maximum floorplate size (750sm) for all floors above 12 storeys:



- The proposed floorplate, designed prior to any knowledge of the City's 750sm maximum, features a rational and efficient layout – **with an emphasis on unit layout livability and performance efficiency**. The difference between a 750sm floorplate and the 803sm floorplate proposed is visually indiscernible.
- **Architectural scale and proportion of the towers is unrelated** to the floorplate, but achieved through the balcony articulation. The balconies are designed as features, with the intent to break down the scale and proportion of each tower. Added benefits include generous outdoor spaces for residents.

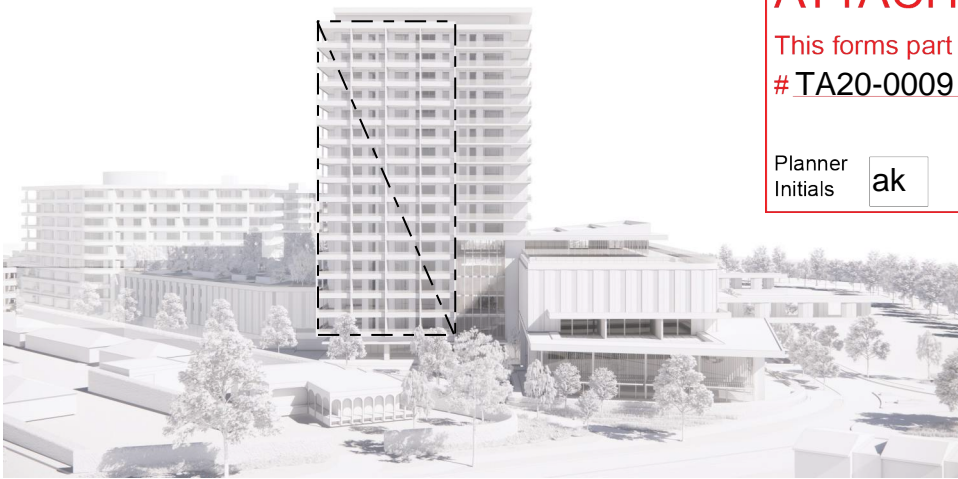
**ATTACHMENT**      **A**

This forms part of application  
# TA20-0009



City of  
**Kelowna**  
DEVELOPMENT PLANNING

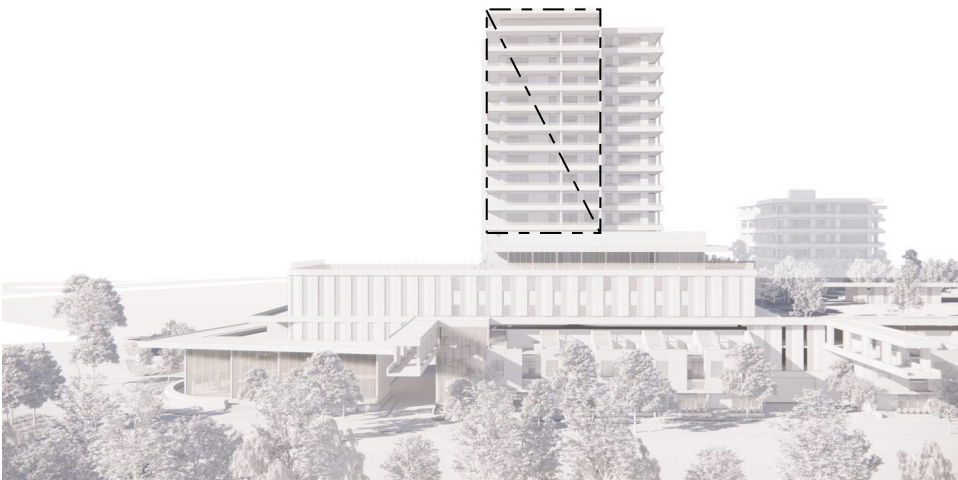
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Initials **ak**



WEST FACADE FROM LAKESHORE RD.



NORTH FACADE



SOUTH FACADE



DEVELOPMENT FROM LAKESHORE RD.





**Parking**

**Stall Functionality**

- As an initiative by the developer to promote a livable development, the majority of resident parking stalls are larger than the standard 2.5m width – proposing 2.7m widths. Though this strategy involves a slight reduction in overall stall count, the lifestyle benefits to all residents – space to accommodate a variety of vehicle types with room to load and unload children and personal items/equipment – facilitates an active Okanagan lifestyle. It also results in a parkade with fewer tenant and operational team frustrations.

**Urban Realm**

- The majority of resident and visitor stalls are located indoors, within the main parking structure. This alleviates the public realm and development streetscapes from vehicular congestion, and reserves valuable space for pedestrians and carbon-neutral modes of transportation.

**Proposed:**

- The developer will be providing 10 vehicles (of varying types) for a tenant car-pool. With this initiative in place, tenants will be able to fore-go a second car, or avail themselves of a different vehicle type (ie. truck or SUV) when the need arises. This amenity will lower parking demand, will be a valued amenity for tenants, and it demonstrates environmental and social responsibility.

A handwritten signature in black ink, appearing to read "Robert Cesnik".

**Robert Cesnik**, ARCHITECT AIBC, MRAIC, LEED AP BD+C  
Associate  
HDR Architecture Associates, Inc.





# TA20-0009

Zoning Bylaw Text Amendment



# Proposal

- ▶ Text Amendment to replace the existing CD24 Zone with a new Comprehensive Development Zone that proposes:
  - ▶ An increase in maximum building height from 11 to 17 building storeys.
  - ▶ A 10% reduction in parking subject to a rental agreement .
  - ▶ Amendments generally intended to create a simplified version of the CD zone.

# Development Process

January 30th 2020

Development Application Submitted

Staff Review & Circulation

September 4<sup>th</sup> 2021

Public Notification Received

→ April 25<sup>th</sup> 2022

Council Consideration

Public Hearing

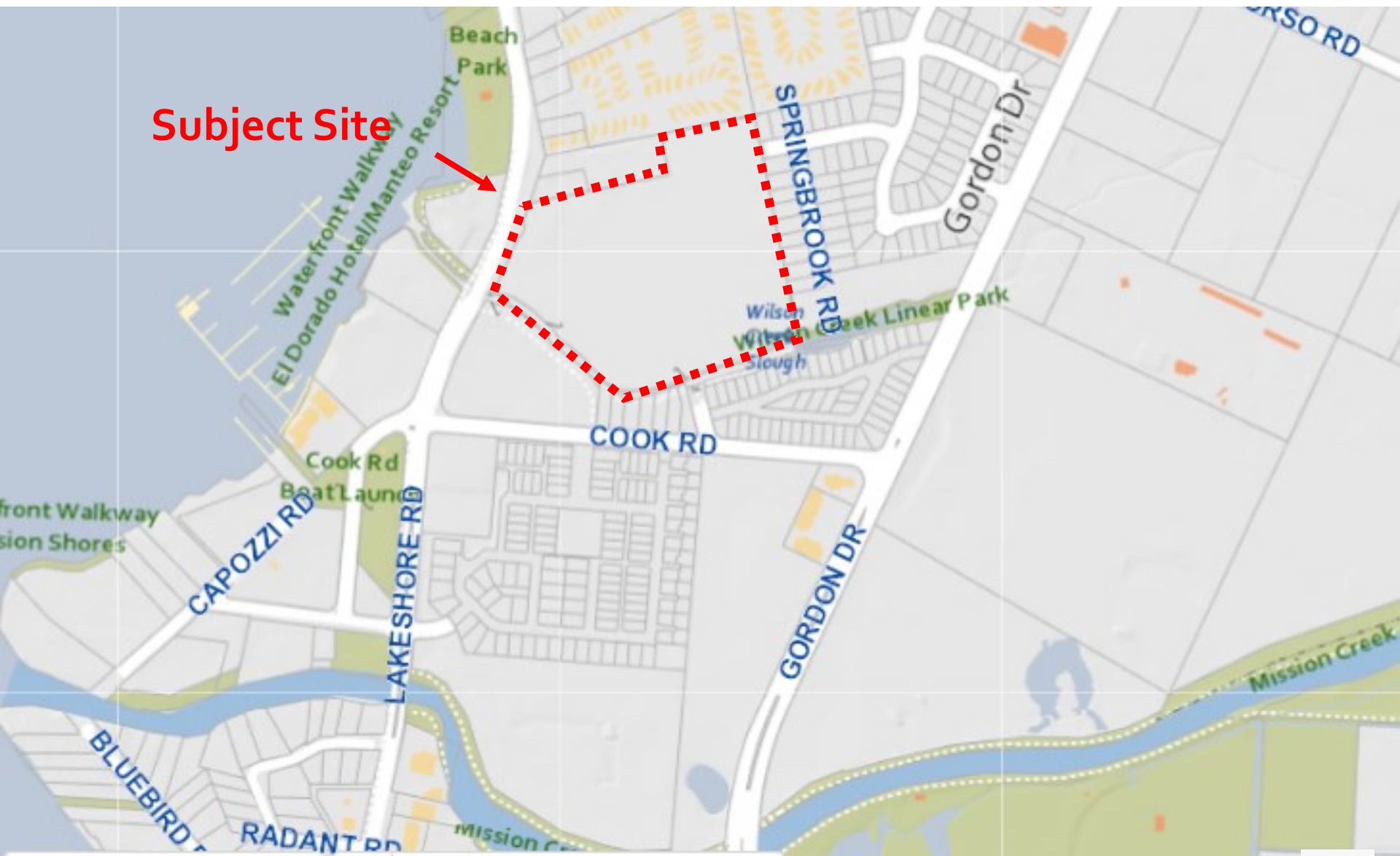
Development Permit

Adoption

Subdivision/Development Permits/Building Permits

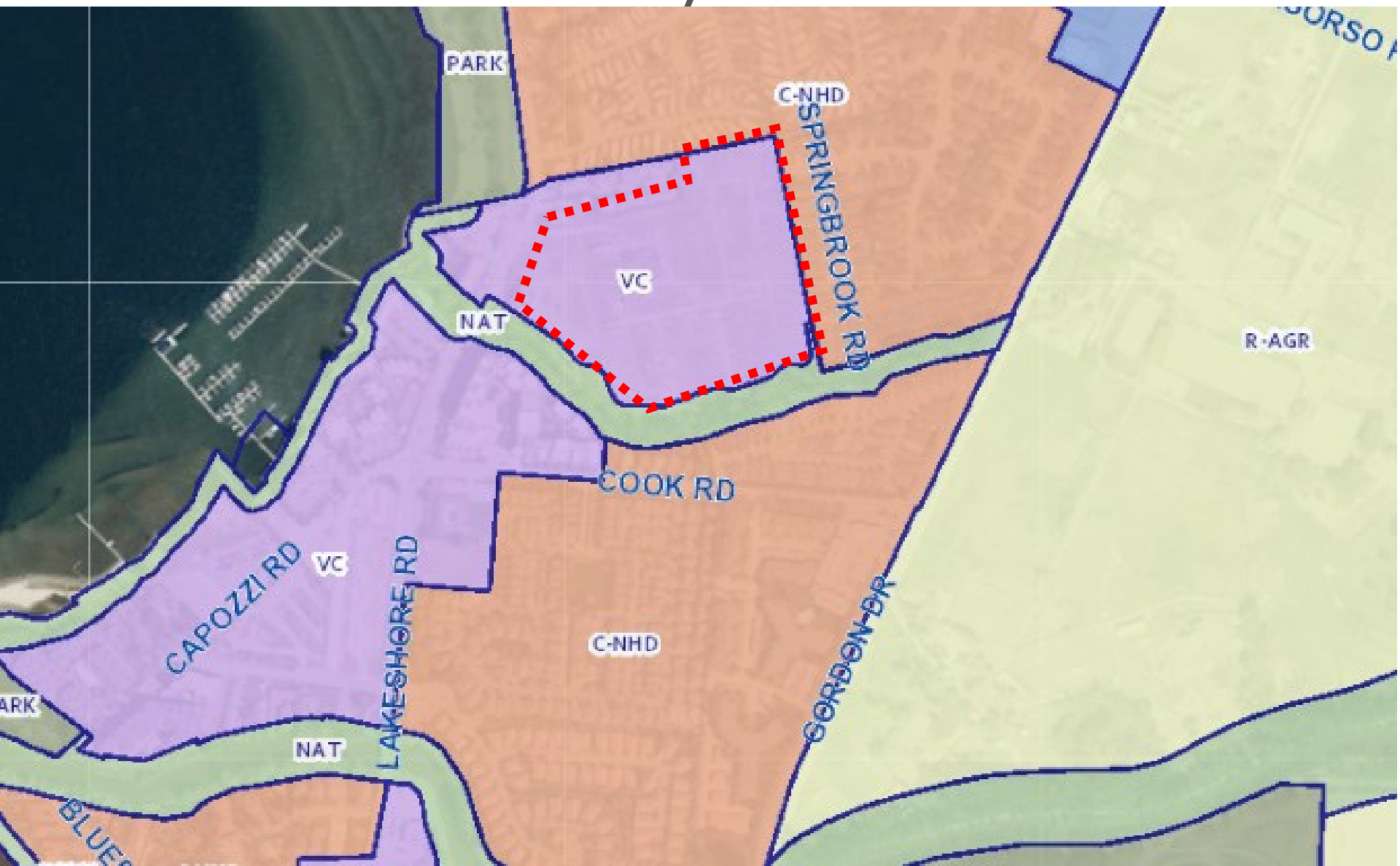
Council Approvals

# Context Map



**Subject Site**

# Official Community Plan



# Subject Site



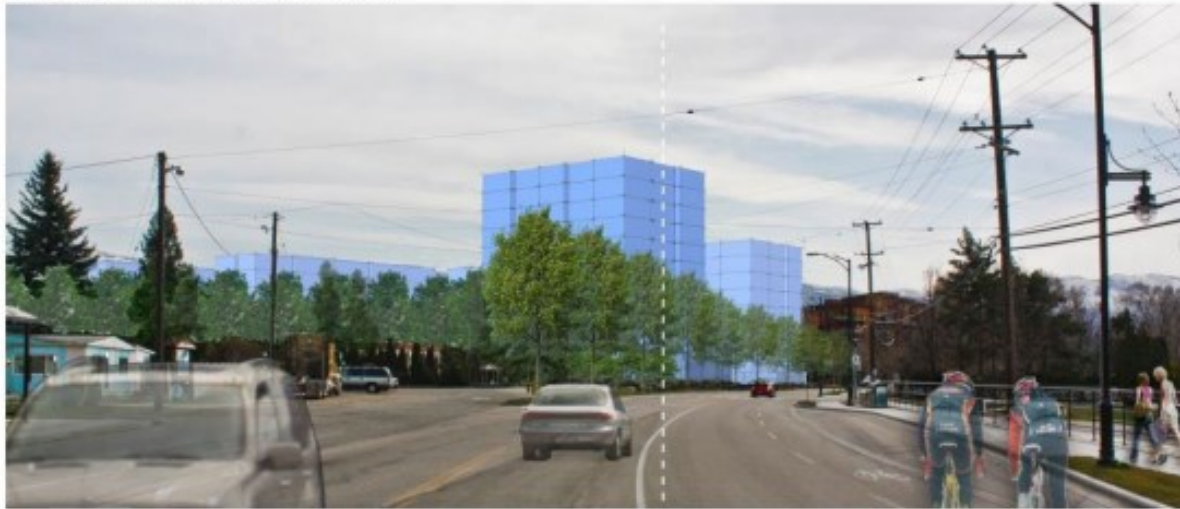
# Original Concept Plan



# Proposed Concept Plan







CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

\*ARTISTIC RENDERINGS

# Original Site Plan



# Proposed Site Plan



# View from Lakeshore Road



DEVELOPMENT FROM LAKESHORE RD.

# View of Parkade/Amenity Area



# Proposed Building Height



VIEW FROM OKANAGAN LAKE

# Development Policy – Village Centre (VC)

*Table 3.2: Village Centres Summary*

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> <li>• Multi-unit residential</li> <li>• Apartment housing</li> <li>• Mixed use development</li> <li>• Commercial, including small scale office, retail</li> <li>• Institutional</li> <li>• Tourist accommodation (Cook Truswell Village Centre only)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Ground oriented</b> multi-unit housing</li> <li>• <b>Low-rise</b> buildings</li> <li>• <b>Mid-rise</b> buildings (Cook / Truswell Village Centre only)</li> </ul>	<ul style="list-style-type: none"> <li>• Approximately 2.0 or as guided by policy.</li> <li>• Approximately 3,000 – 15,000 m<sup>2</sup> of commercial floor space. <b>Core Area</b> village centres are expected to be larger than Suburban village centres</li> </ul>	<ul style="list-style-type: none"> <li>• Guidance through additional policy as outlined in Chapter 5: Core Area, Chapter 6, Gateway and Chapter 7: Suburban Neighbourhoods</li> </ul>

# Staff Recommendation

- ▶ Staff support the proposal:
  - ▶ The proposal is consistent with the 2040 OCP VC – Village Centre Designation.
  - ▶ The proposed building heights are compatible with the surrounding area and result in an overall improvement in the onsite design/layout.
  - ▶ The proposed parking regulations are consistent with the City's Zoning Bylaw.





## *Conclusion of Staff Remarks*



LEDGE ON LAKESHORE - APPROVED 2013 MASTERPLAN  
CD24



LEDGE ON LAKESHORE - PROPOSED 2022 MASTERPLAN  
CD24



# LANDSCAPE ROOF

11,000m<sup>2</sup> / 118,500sqft / 1.1 Hectares / 2.7 Acres

Almost 2 times the size of an European Football (soccer) Field (6,000m<sup>2</sup>)

16% of CD24 Site Area



**Original & Current CD24 - 1.7 - Private Open Space**  
 A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per bachelor dwelling, apartment hotel unit, or congregate housing bedroom; 15 m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 25 m<sup>2</sup> of private open space shall be provided per dwelling with more than 1 bedroom, except for hotel where no minimum private open space is required. Private communal outdoor amenity space is included for the purposes of this calculation.

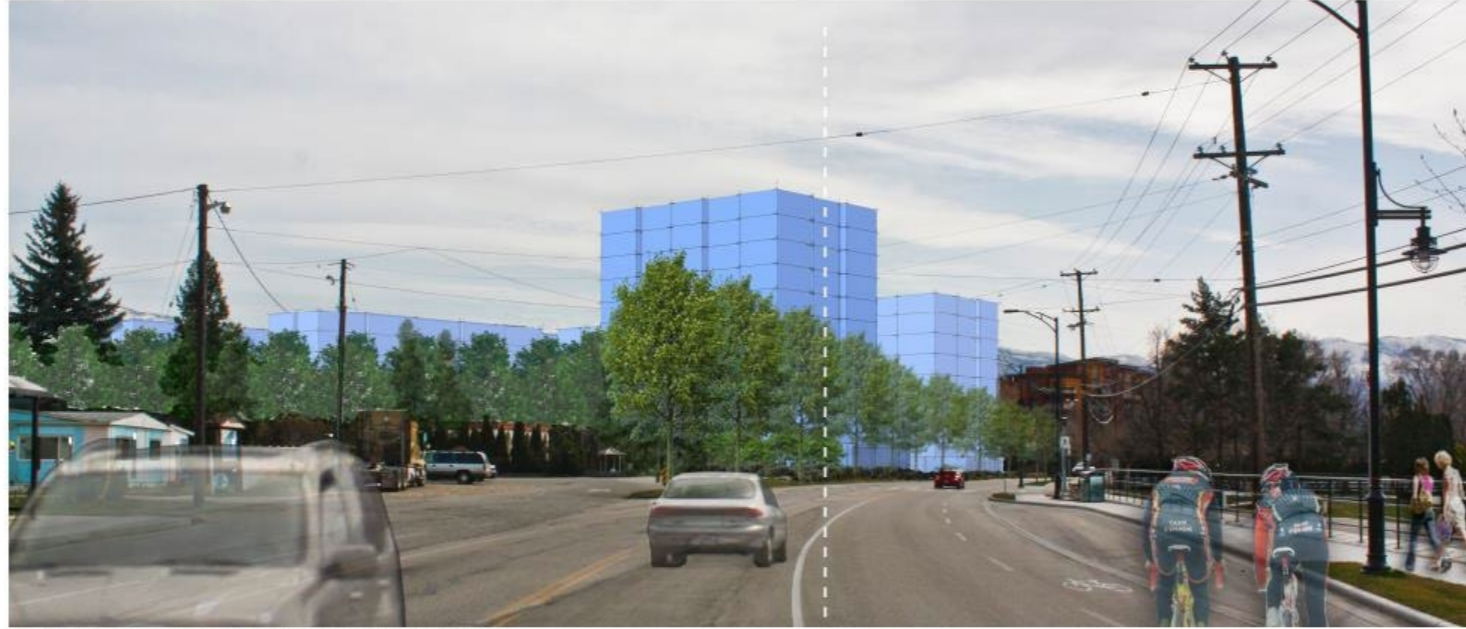
<b>CD24 TOTAL REQUIREMENTS</b>	
DP1	5,000 m <sup>2</sup>
DP2	7,850 m <sup>2</sup>
DP3	6,535 m <sup>2</sup>
<hr/>	
<b>TOTAL MIN. REQUIRED</b>	<b>19,385 m<sup>2</sup></b>

**Provided Private Open Space = 30,000 m<sup>2</sup>+**





VIEW FROM LAKESHORE RD LOOKING SOUTH



CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

\*ARTISTIC RENDERINGS

VIEW FROM LAKESHORE RD LOOKING NORTH



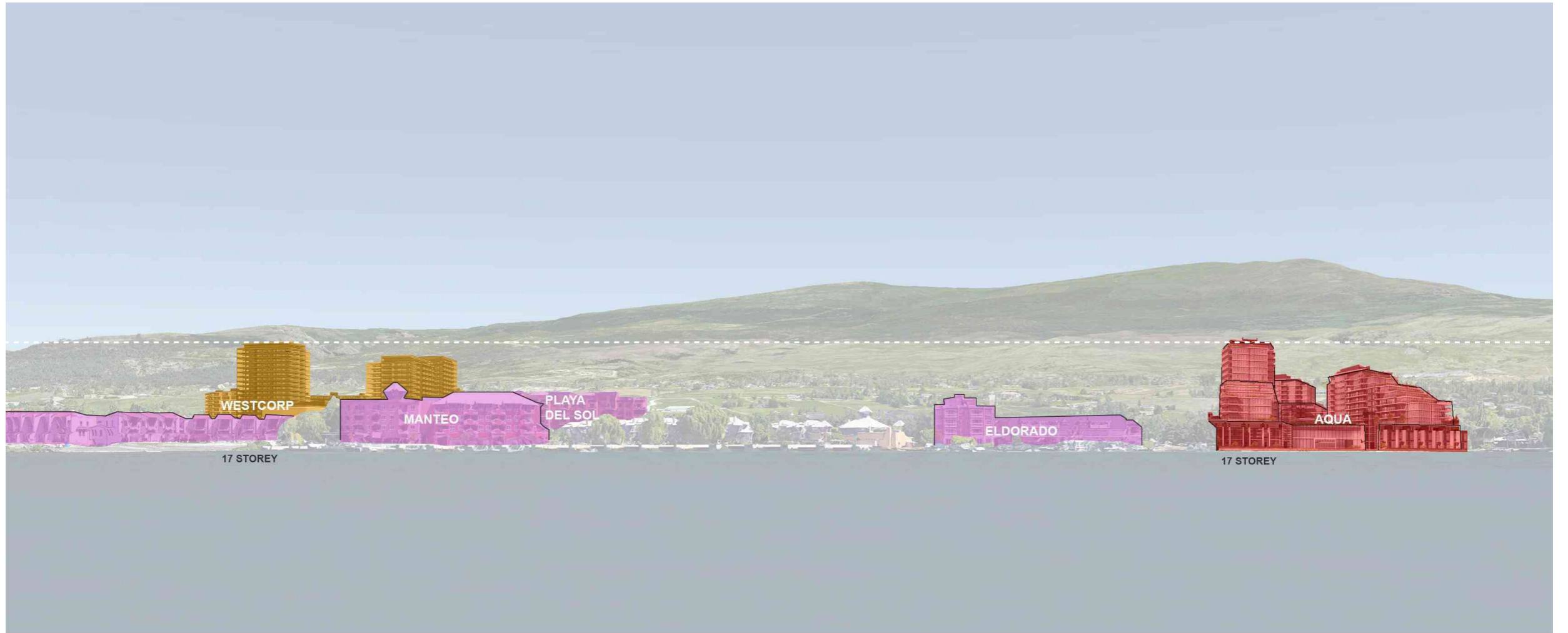
CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

\*ARTISTIC RENDERINGS

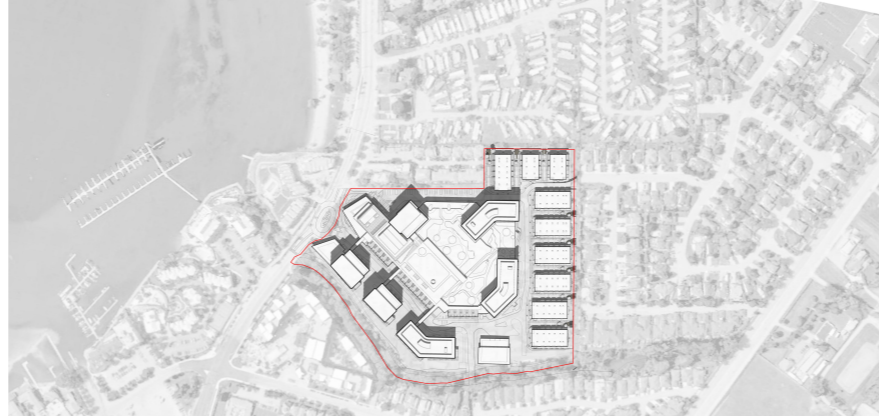




VIEW FROM OKANAGAN LAKE



SUMMER - AM



SUMMER - NOON



SUMMER - PM



EQUINOX - AM



EQUINOX - NOON



EQUINOX - PM



WINTER - AM



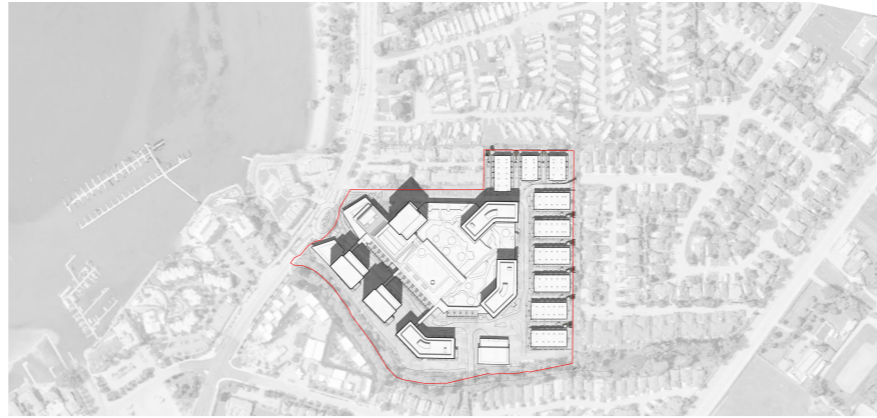
WINTER - NOON



WINTER - PM



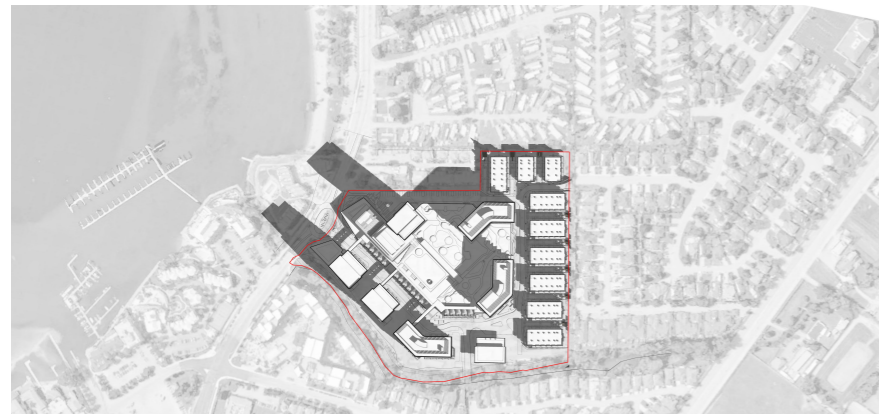
SUMMER - AM



SUMMER - NOON



SUMMER - PM



EQUINOX - AM



EQUINOX - NOON



EQUINOX - PM



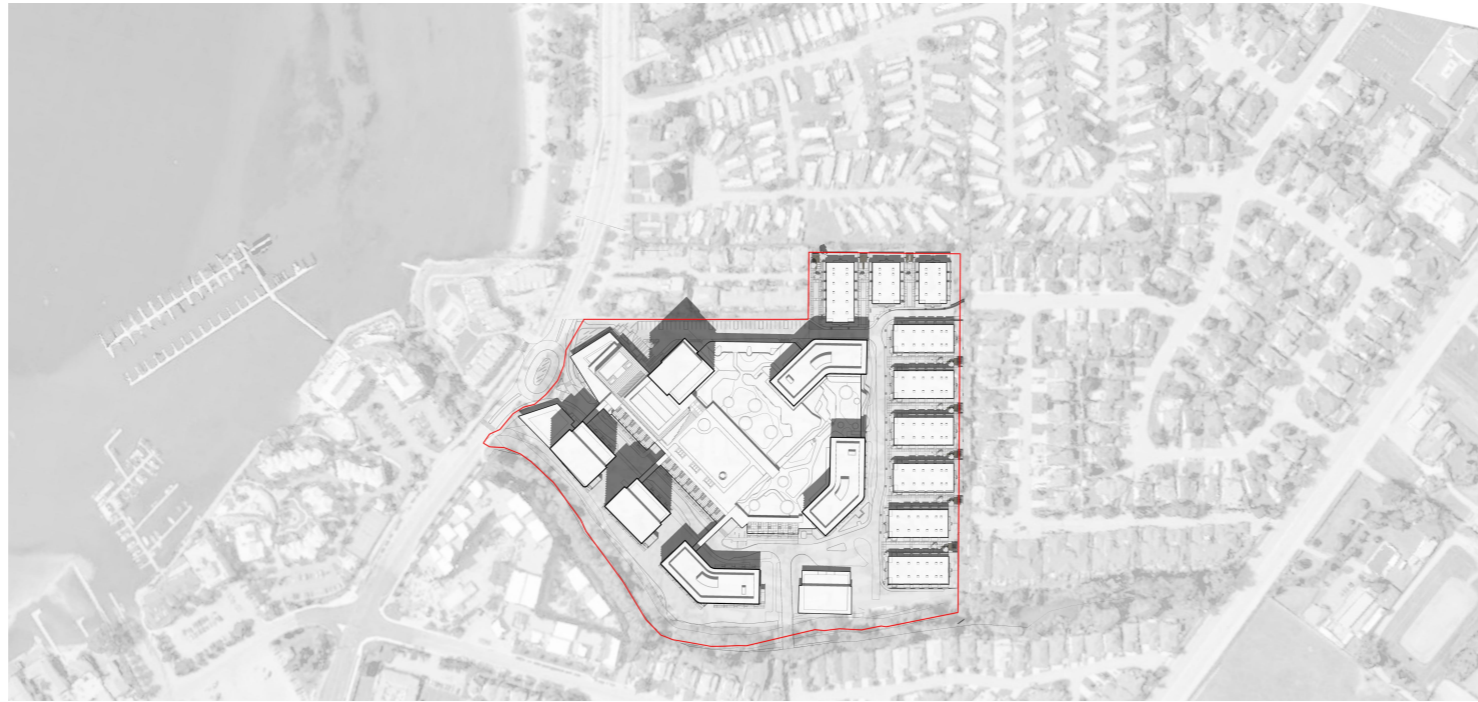
WINTER - AM



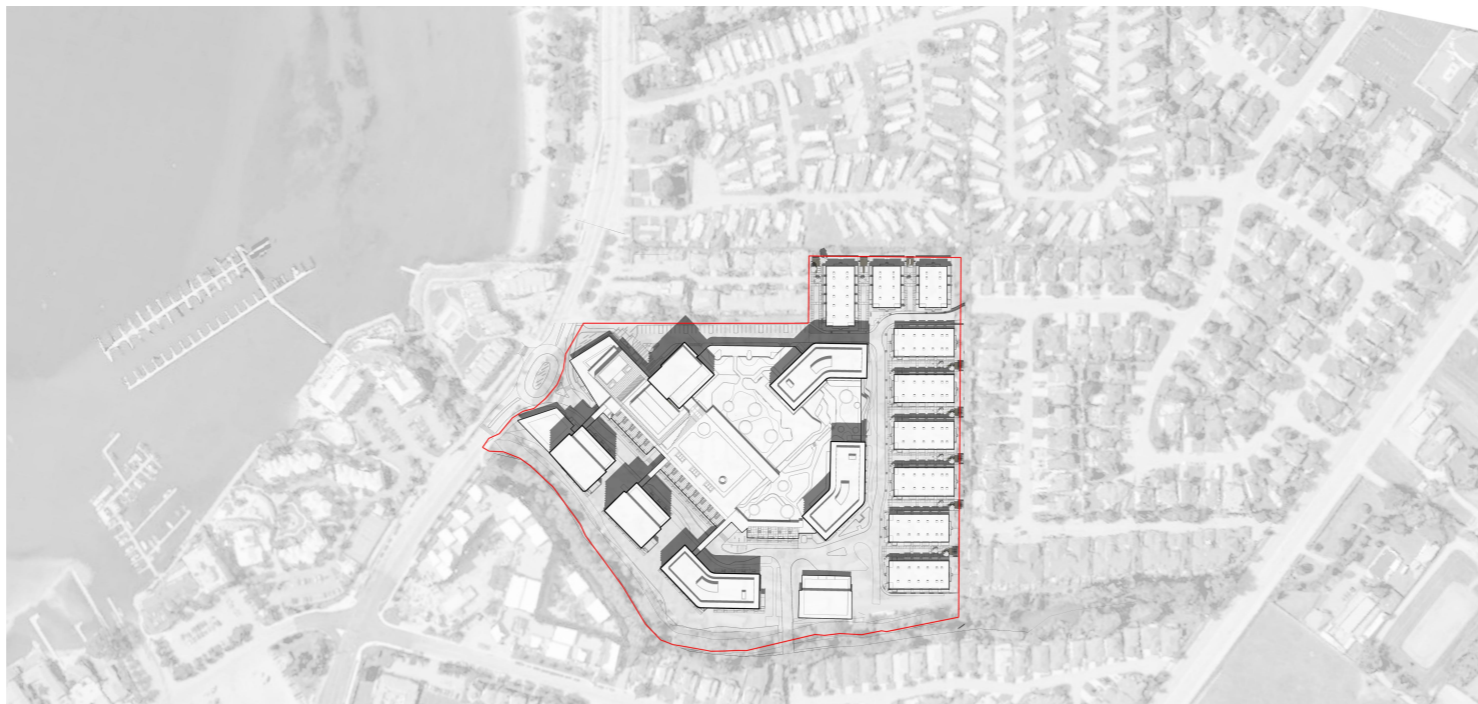
WINTER - NOON



WINTER - PM

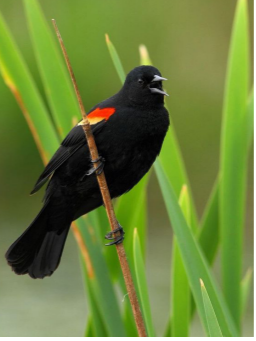


17 STOREY  
SUMMER - NOON



11 STOREY  
SUMMER - NOON





**WILSON CREEK LINEAR PARK**  
Public Realm

8,411m<sup>2</sup> / 90,535sqft / 0,84 Hectares / 2.08 Acres

12% of CD24 Site Area

**2013 COMMITMENT - 7536sm**  
**2022 FINAL DESIGN - 8411sm**





**CITY OF KELOWNA**  
**BYLAW NO. BL12366**  
**TA20-0009**  
**3773-3795 Lakeshore 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, **Schedule 'B' – Comprehensive Development Zones** be amended by deleting **CD24 – Comprehensive Development Zone** in its entirety and replacing it with Schedule 'A' in its appropriate location as 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 2<sup>nd</sup> day of May, 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



## Schedule 'A'

### CD24 –Comprehensive Development Zone

#### 1.1 Purpose

The purpose of this Comprehensive Development Zone (CD24) is to provide for the integrated design of a comprehensive mixed-use development which includes tourist commercial and residential uses.

#### 1.2 Principal Uses

The principal uses in this zone are:

- a) Apartment hotels
- b) Congregate housing
- c) Group home major
- d) Hotels
- e) Motels
- f) Multiple dwelling housing
- g) Supportive housing

#### 1.3 Secondary Uses

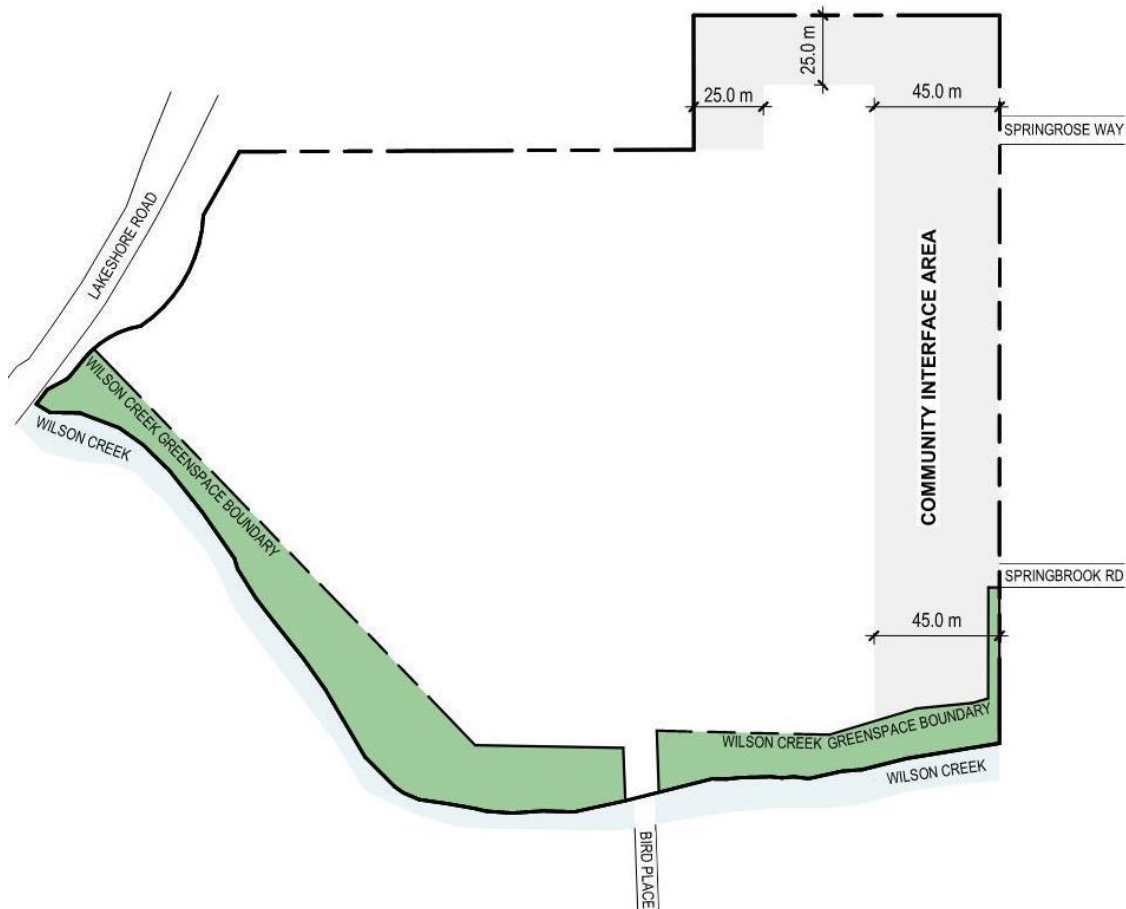
- a) Agriculture, Urban
- b) Boat storage (only within an enclosed building or structure)
- c) Childcare centre, major
- d) Community garden
- e) Community recreation services
- f) Financial services (max floor area of 280m<sup>2</sup>)
- g) Food primary establishment
- h) Health services (Health and Office cumulative floor area cannot exceed 500m<sup>2</sup>)
- i) Liquor primary establishment, major
- j) Liquor primary establishment, minor
- k) Liquor primary license
- l) Non-accessory parking
- m) Home based business minor
- n) Offices (Office and Health cumulative floor area cannot exceed 500m<sup>2</sup>)
- o) Participant recreation services, indoor
- p) Personal service establishments
- q) Residential security/operator unit
- r) Retail liquor sales (establishments)
- s) Retail store, general (maximum single tenancy of 1,400m<sup>2</sup>)

## 1.4 Subdivision Regulations

- (a) Each lot created that is serviced by the common lot access shall have a minimum frontage on the common lot access of 10 metres.
- (b) Minimum lot width is 25 metres
- (c) Minimum lot depth is 30 metres
- (d) Minimum lot area is 750 m<sup>2</sup>
- (e) For all lots created within CD24, the maximum cumulative net floor area is 90,990m<sup>2</sup>.

## 1.5 Development Regulations

- a) The maximum net floor area is 90,990m<sup>2</sup>.
- b) The maximum height of buildings shall be the lesser of 60 metres or 17 storeys, not including rooftop mechanical penthouse, antenna or other ancillary structures. In the Community Interface Area of CD24, the maximum height of buildings shall be the lesser of 11.5 metres or 3.5 storeys.



- c) The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and above ground parking areas is 50%.
- d) Parking structures located above natural finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.

## 1.6 Site Setbacks

### *Perimeter Property Line Setbacks*

- a) South Side – 3.0 metres from the boundary of the Wilson Creek green space for any buildings and structures less than 15 metres in height. Buildings, excluding balconies, cornices and architectural features, above 15 metres in height will require an additional 1.5 metre setback for a total of 4.5 metre setback from the boundary of the Wilson Creek Green Space.
- b) North Side – 7.5 metres for all buildings and structures up to 11.5 metres in height, 15 metres for any buildings and structures, excluding balconies, cornices and architectural features, greater than 11.5 metres, with the exception of the townhome buildings located in the Community Interface Area.
- c) West Side / Lakeshore Road Frontage – 0.0 metres for 50% of the frontage and 3.0 metres for 50% of the frontage for any buildings or structures under 10 metres in height. 3.0 metres for any portion of buildings or structures above 10 metres in height. Notwithstanding this provision, architectural features that are less than 25% of the building face width may encroach into the 3.0 metre setback requirement, to a maximum of 1.5 metres.
- d) East Side – 7.5 metres
- e) If the site is subdivided further into individual parcels served by a common lot access road, the minimum setback for all internal parcels is 0 metres.

## 1.7 Private Open Space

A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per **bachelor dwelling, apartment hotel unit, or congregate housing bedroom**; 15 m<sup>2</sup> of **private open space** shall be provided per **1 bedroom dwelling**, and 25 m<sup>2</sup> of **private open space** shall be provided per **dwelling** with more than **1 bedroom**, except for hotel where no minimum private open space is required. Private communal outdoor amenity space is included for the purposes of this calculation.

## 1.8 Other Regulations

- (a) **Section 6 – General Development Regulations** of this bylaw applies;
- (b) **Section 7 – Landscaping and Screening** of this bylaw applies;
- (c) **Section 8 – Parking and Loading** of this bylaw will apply with the exception of:
  - a. The base parking stall requirement will be as per Village Centre parking ratios
  - b. If the development is guaranteed as rental through a Rental Agreement (for 10 years) with the City of Kelowna, a 10% reduction to the CD24 parking requirement (both base and visitor) can be applied.

Bicycle parking can be provided anywhere in the parkade necessary to be easily accessible to users.

# REPORT TO COUNCIL



**Date:** May 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TA22-0010      **Owner:** Tolko Industries Ltd., Inc. No. Aoo66883

**Address:** 945 Guy Street.      **Applicant:** Candace Toye, Kerkhoff Develop - Build

**Subject:** Text Amendment

**Existing OCP Designation:** IND - Industrial

**Existing Zone:** I<sub>4</sub> – Central Industrial

---

## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA22-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Schedule "A" attached to the report from the Development Planning Department dated May 9, 2022, for Lot A District Lot 9 ODYD Plan 39328, located at 945 Guy Street be considered by Council;

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

## 2.0 Purpose

To amend the Zoning Bylaw with a site-specific text amendment to the I<sub>4</sub> – Central Industrial zone to allow Residential Sales Centre as a principle use on the subject property.

## 3.0 Development Planning

Development Planning Staff are supportive of the site-specific text amendment to the I<sub>4</sub> – Central Industrial zone to allow Residential Sales Centre as a principal use at 945 Guy St. It is consistent with the current and historical use of the existing building as a sales centre for development. A site-specific text amendment is preferred over a rezoning or a blanket text amendment to the I<sub>4</sub> zone as it is specific to this existing building and use. Utilizing an existing building for upcoming development projects is a sustainable alternative to new construction of a temporary sales centre and aligns with Imagine Kelowna's goal to *strengthen the protection of our land, water, and air resources*.

**4.0 Proposal**

**4.1 Background**

The subject site at 945 Guy St. is part of a larger property known as the Tolko Mill Site. The existing building at 945 Guy St. has been used intermittently for a Residential Sales Centre for over 6 years under two consecutive Temporary Use Permits that have now expired and there are no further extensions permitted.

**4.2 Project Description**

The proposed site-specific text amendment to the I<sub>4</sub> zone (refer to Attachment “A” for a list of current permitted uses) would allow Residential Sales Centre as a principal and permanent use on this property at 945 Guy St. The current building on site has been used in the past for development projects and will be continued to be used as such for the proposed high-density mixed-use tower at 1405 St Paul St., and potentially for development related to the Tolko Mill Site.

There are no exterior changes to the building proposed, and therefore no Development Permit is required. All development regulations have been met and no variances are required.

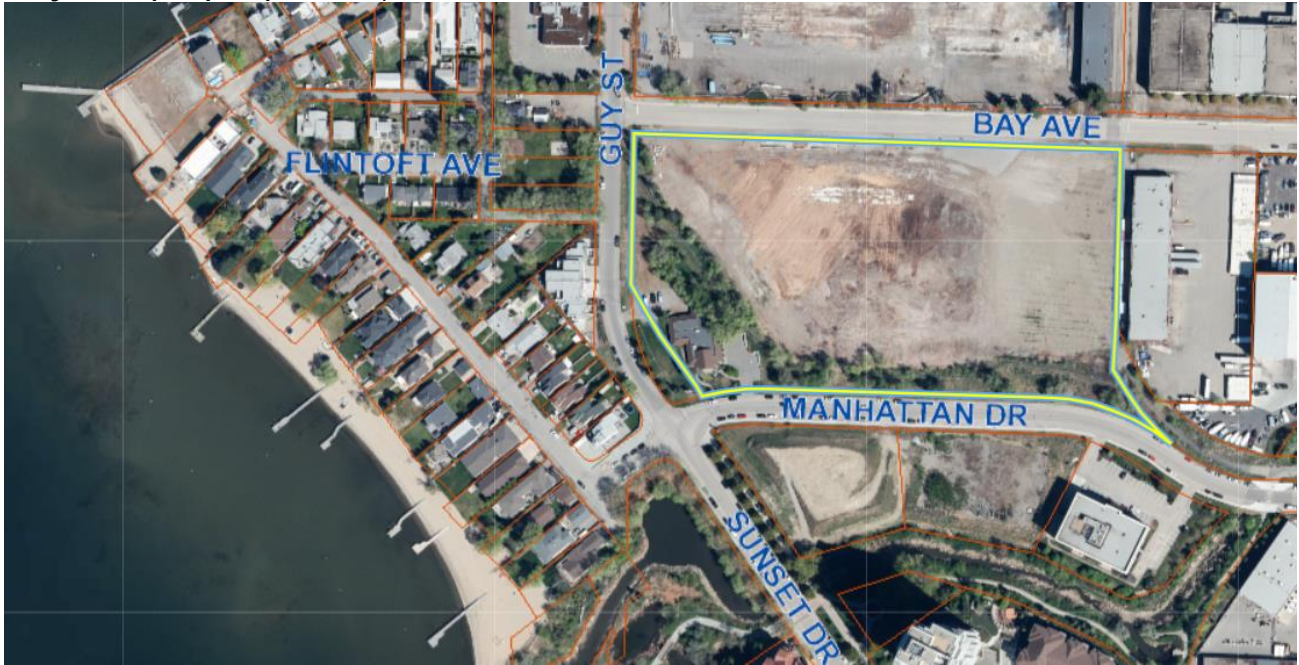
**4.3 Site Context**

The subject site is located in Kelowna’s North End Neighbourhood near the base of Knox Mountain. It is part of a larger property known as the Tolko Mill Site. The Tolko Mill Site is currently undergoing an Area Redevelopment Plan (ARP<sub>21-0001</sub>).

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	I <sub>4</sub> – Central Industrial	Vacant
East	I <sub>4</sub> – Central Industrial	Vacant
South	I <sub>1</sub> – Business Industrial	Vacant and Commercial/Industrial
West	RU <sub>6</sub> – Two Dwelling Housing	Single Family and Two Dwelling Housing

**Subject Property Map: 945 Guy St**



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I <sub>4</sub> ZONE REQUIREMENTS	PROPOSAL
Other Regulations		
Min. Parking Requirements	N/A	10 stalls (plus overflow lot)

5.0 **Current Development Policies**

5.1 Imagine Kelowna

5.1.1 *Principle 4 – Responsible, Goal:* Strengthen the protection of our land, water, and air resources.

6.0 **Application Chronology**

Date of Application Accepted: March 30, 2022

Date Public Consultation Completed: April 14, 2022

**Report prepared by:** Trisa Atwood, Planner II  
**Reviewed by:** Lydia Korolchuk, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Current Permitted Uses in the I<sub>4</sub> – Central Industrial zone

Attachment B: Photos, Floor Plans

Schedule A: Proposed Text Amendment

## 15.4 I4 – Central Industrial I4rcs – Central Industrial (Retail Cannabis Sales)

### 15.4.1 Purpose

The purpose is to recognise the historical mix of **uses** reflected in the fringe area of the central **business** district.

### 15.4.2 Principal Uses

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

- (a) analytical testing
- (b) animal clinics, major
- (c) auctioneering establishments
- (d) automotive and equipment repair shops
- (e) automotive and minor recreation vehicle sales/rentals
- (f) breweries and distilleries, major
- (g) breweries and distilleries, minor
- (h) broadcasting studios
- (i) bulk fuel depots
- (j) cannabis production facilities
- (k) child care centre, major
- (l) commercial storage
- (m) concrete and asphalt plants
- (n) contractor services, limited
- (o) contractor services, general
- (p) custom indoor manufacturing
- (q) equipment rentals
- (r) fleet services
- (s) food primary establishment
- (t) gas bars
- (u) general industrial uses
- (v) industrial high technology research and product design
- (w) liquor primary establishment, minor
- (x) mobile catering food services
- (y) non- accessory parking
- (z) participant recreation services, indoor
- (aa) pawnshop
- (bb) private clubs
- (cc) rapid drive-through vehicle services
- (dd) recycled materials drop-off centres
- (ee) service stations, major
- (ff) service stations, minor
- (gg) temporary parking lot
- (hh) temporary shelter services
- (ii) utility services, minor impact
- (jj) warehouse sales

### 15.4.3 Secondary Uses

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

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) outdoor storage
- (d) residential security/operator unit
- (e) retail cannabis sales establishment (I4rcs only)

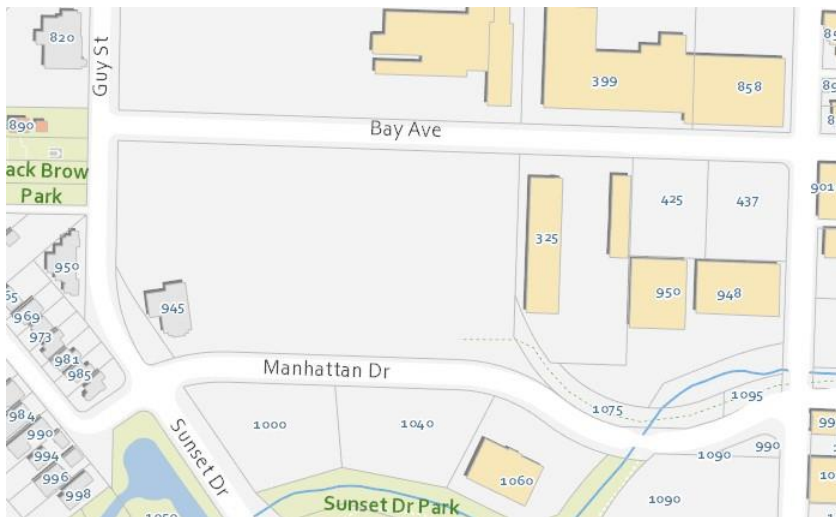
<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# TA22-0010		
Planner Initials	TA	 City of <b>Kelowna</b> <small>DEVELOPMENT PLANNING</small>

# 945 Guy Street – Text Amendment application

Site pictures – current sale center picture



Site Location in the city



**kerkhoff**®  
DEVELOP • BUILD

**ATTACHMENT** B

This forms part of application  
# TA22-0010

Planner Initials **TA**

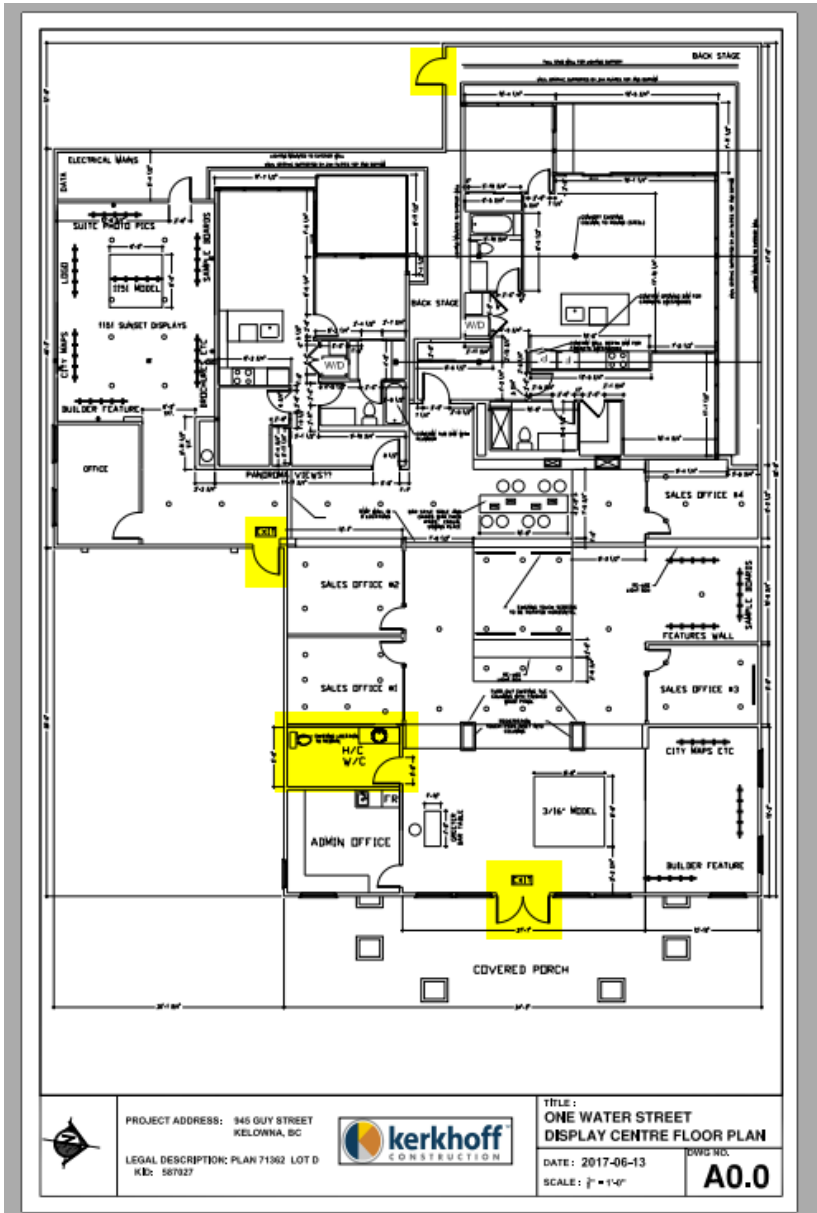
City of **Kelowna**  
DEVELOPMENT PLANNING



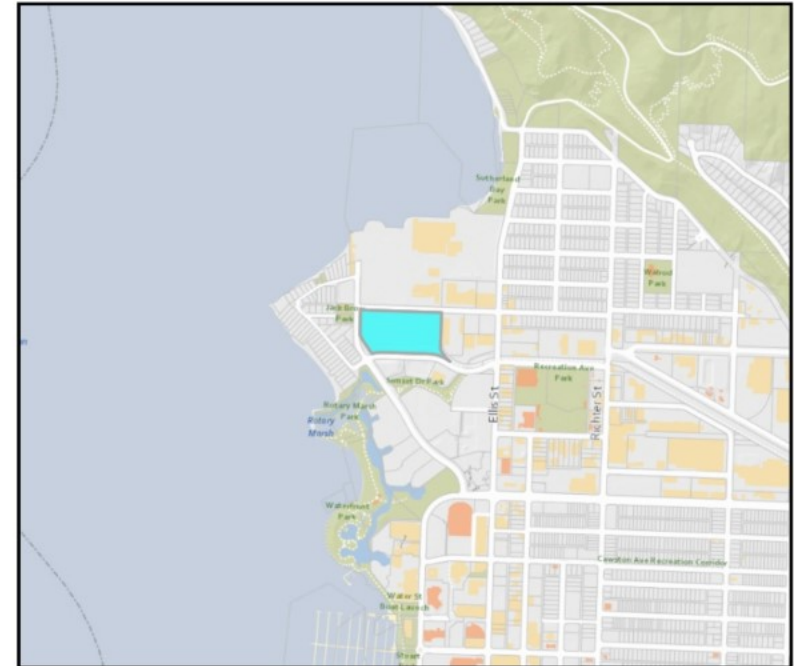
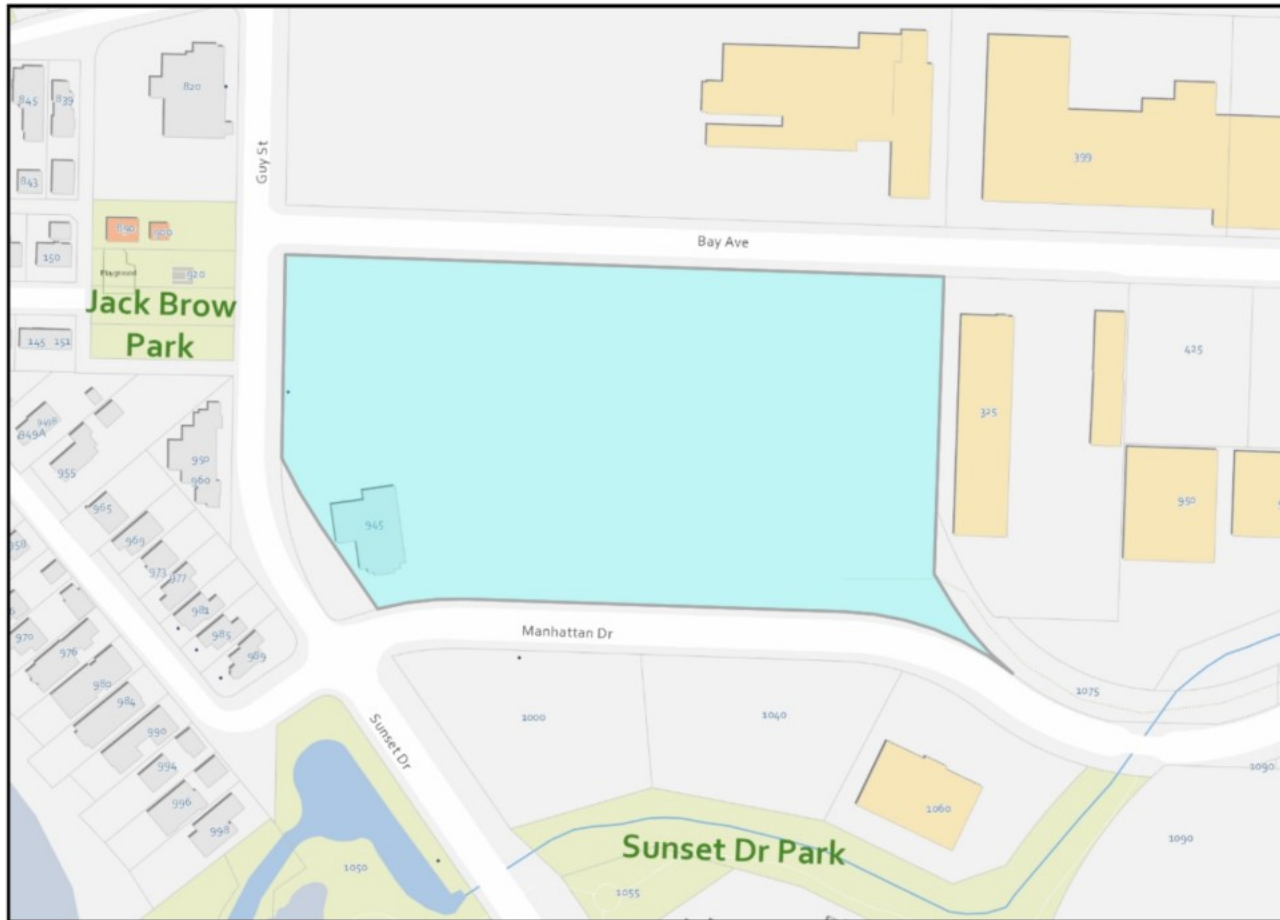


Current Floor plan

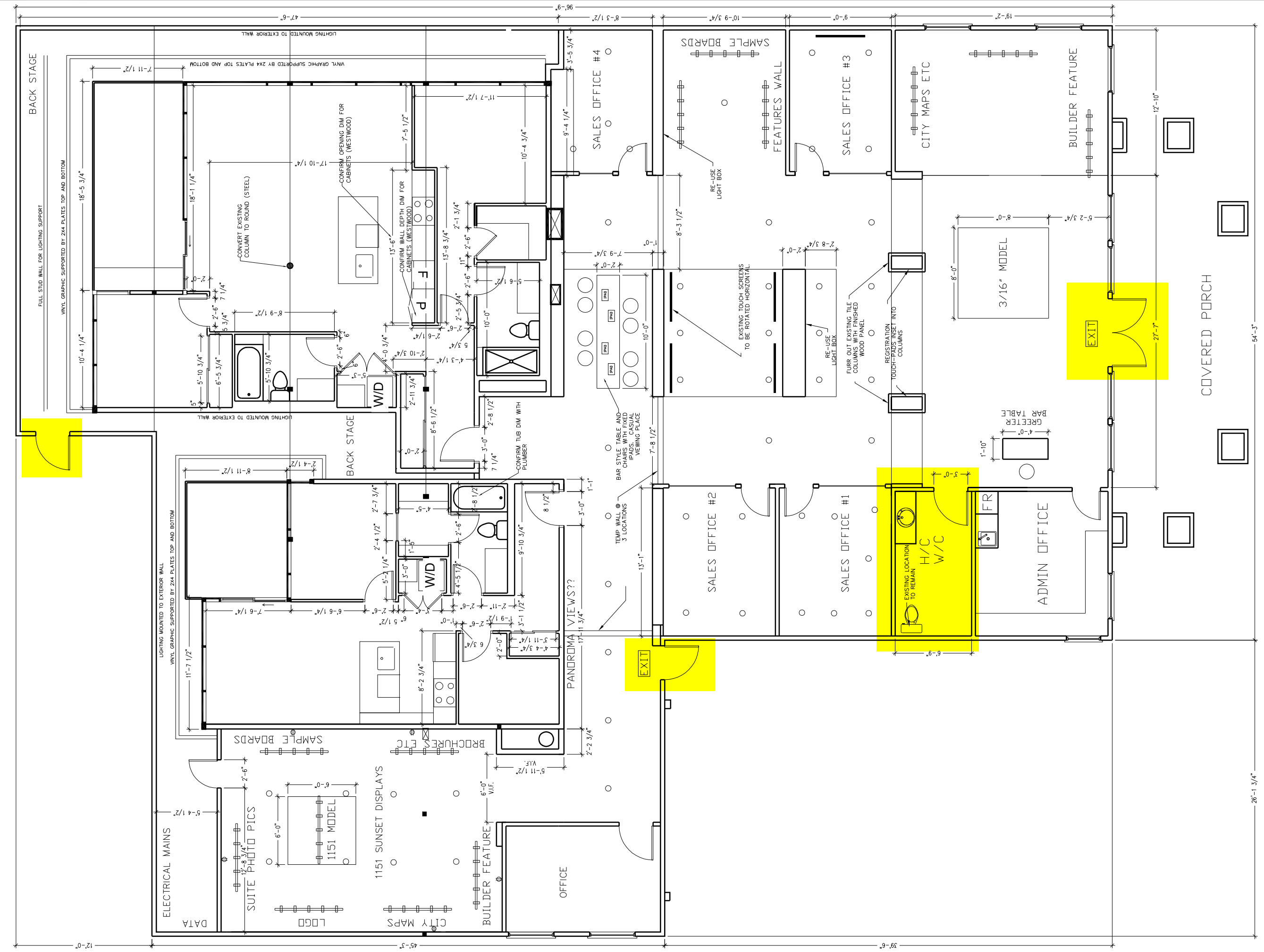
I have highlighted the entry/exits and the bathroom location, all of which will not be changed. We are still in the process of designing the new sales center for the 1405 project.







Property highlighted in blue



TITLE :

**ONE WATER STREET  
DISPLAY CENTRE FLOOR PLAN**

DATE : 2017-06-13

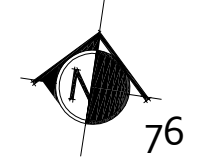
SCALE : 1/8" = 1'-0"

DWG NO.

**A0.0**

PROJECT ADDRESS: 945 GUY STREET  
KELOWNA, BC

LEGAL DESCRIPTION: PLAN 71362 LOT D  
KID: 587027



## Schedule A – Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording			Reason for Change								
1.	Section 15 – Industrial Zones, 15.4 – I4 – Central Industrial	N/A	<b>15.4.7 Site Specific Uses and Regulations</b> <table border="1" data-bbox="894 331 1619 561"> <thead> <tr> <th data-bbox="894 331 961 396"></th> <th data-bbox="961 331 1146 396">Legal Description</th> <th data-bbox="1146 331 1304 396">Civic Address</th> <th data-bbox="1304 331 1619 396">Regulation</th> </tr> </thead> <tbody> <tr> <td data-bbox="894 396 961 561">4.</td> <td data-bbox="961 396 1146 561">Lot A District Lot 9 ODYD Plan 39328</td> <td data-bbox="1146 396 1304 561">945 Guy St</td> <td data-bbox="1304 396 1619 561">To allow <b>Residential Sales Centre</b> as a Principal Use in addition to those permitted in section 15.4.2.</td> </tr> </tbody> </table>				Legal Description	Civic Address	Regulation	4.	Lot A District Lot 9 ODYD Plan 39328	945 Guy St	To allow <b>Residential Sales Centre</b> as a Principal Use in addition to those permitted in section 15.4.2.	To allow <b>Residential Sales Centre</b> as a permitted use on the subject property.
	Legal Description	Civic Address	Regulation											
4.	Lot A District Lot 9 ODYD Plan 39328	945 Guy St	To allow <b>Residential Sales Centre</b> as a Principal Use in addition to those permitted in section 15.4.2.											



# TA22-0010

# 945 Guy St

Text Amendment



# Proposal

- ▶ To amend the zoning bylaw with a site-specific text amendment to the I<sub>4</sub> – Central Industrial zone to allow Residential Sales Centre as a principle use at 945 Guy St.

# Development Process

March 30, 2022

Development Application Submitted



Staff Review & Circulation



April 14, 2022

Public Notification Received



May 9, 2022

Initial Consideration and 1st Reading

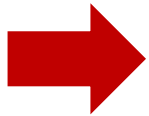


Public Hearing, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> readings



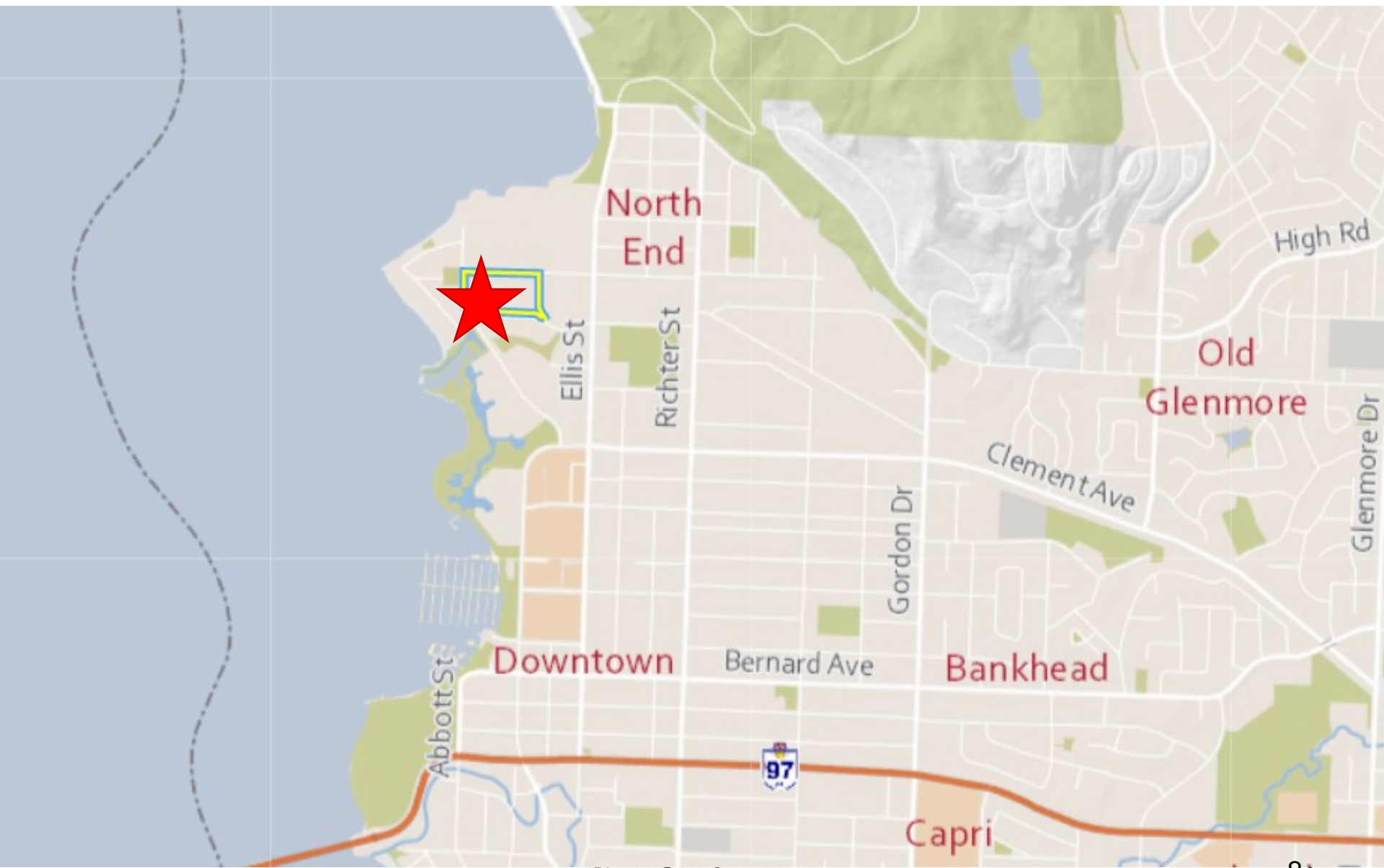
Final Adoption

Council  
Approvals





# Context Map



# OCP Future Land Use / Zoning



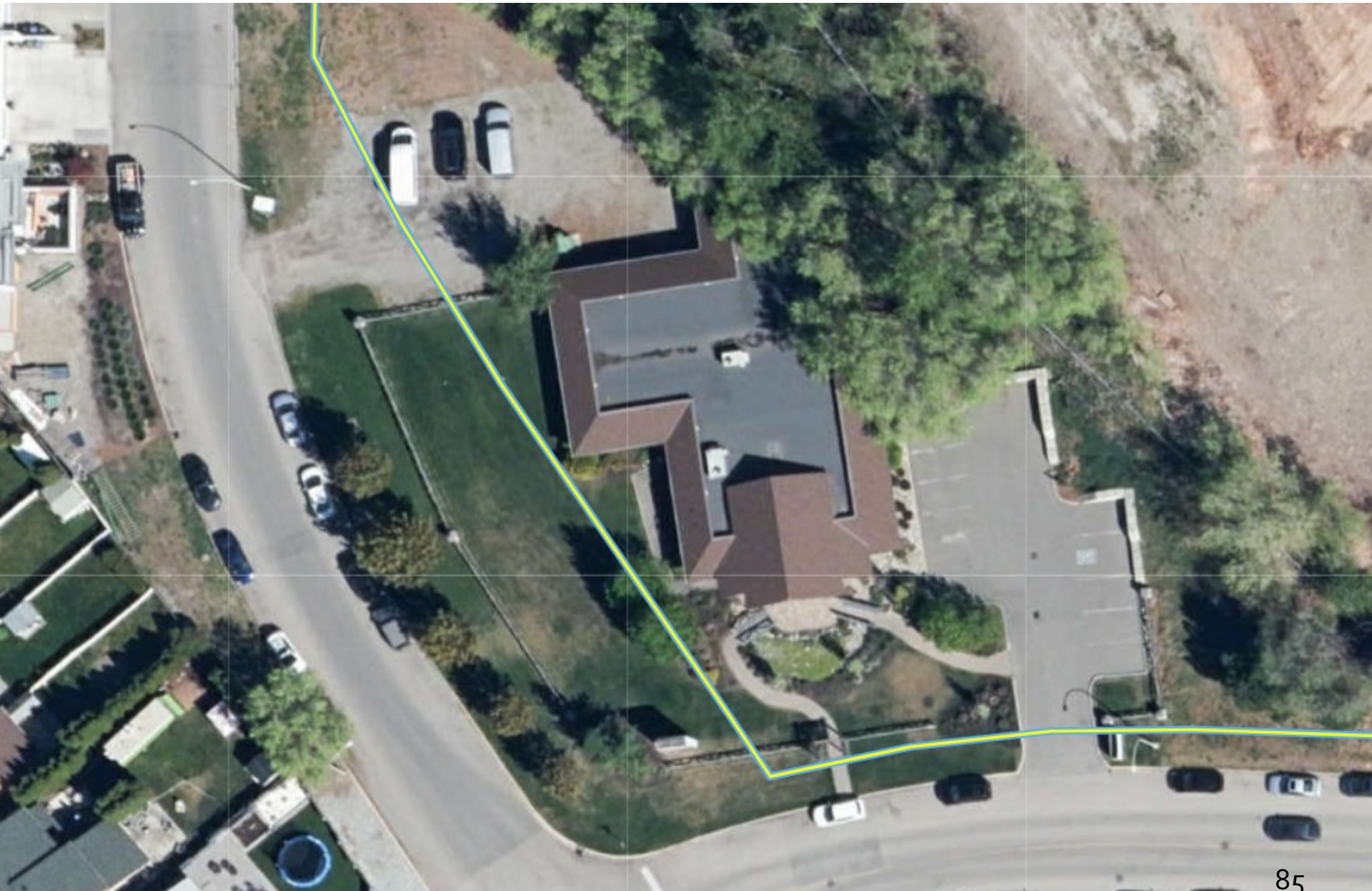
# Subject Property Map



# Project Details

- ▶ Existing building and existing use
- ▶ Two Temporary Use Permits to allow Residential Sales Centre have expired
- ▶ Site-specific text amendment to allow Residential Sales Centre use to continue
- ▶ Future sales centre for 1405 St Paul St (Kerkhoff)
  - ▶ Potential for use for Tolko Mill Area Redevelopment
  - ▶ Other potential development use long term

# Site Plan



# Site Photo



# Public Notification Policy #367

- ▶ The applicant completed the intent of Council Policy #367:
  - ▶ Door to door drop off of information sheet
  - ▶ List of addresses provided to staff
  - ▶ Received April 14, 2022

# Staff Recommendation

- ▶ Staff are recommending support for the proposed site-specific text amendment:
  - ▶ Consistent with historic use
  - ▶ No opportunity for further Temporary Use Permits
  - ▶ Utilizes existing building
  - ▶ Sustainable alternative to temporary construction





## *Conclusion of Staff Remarks*

# CITY OF KELOWNA

## BYLAW NO. 12372

TA22-0010

945 Guy Street

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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 **Section 15 – Industrial Zones, 15.4 I4 – Central Industrial, 15.4.7 Site Specific Uses and Regulations** be amended by adding in its appropriate location the following:

“

	<b><i>Legal Description</i></b>	<b><i>Civic Address</i></b>	<b><i>Regulation</i></b>
	Lot A District Lot 9 ODYD Plan 39328	945 Guy Street	To allow for <b>Residential Sales Centre</b> as a Principal Use in addition to those permitted in section 15.4.2.

”

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

Read a first time by the Municipal Council this 9th day of May, 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

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** May 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP22-0004 & Z21-0094      **Owner:** Mair Developments Ltd., Inc.  
No. BC0753083

**Address:** 1450 Steele Road      **Applicant:** Mair Developments Ltd. –  
Andrew Bruce

**Subject:** OCP Amendment and Rezoning Applications

**Existing OCP Designation:** S-RES – Suburban Residential & NAT – Natural Areas

**Proposed OCP Designation:** S-RES – Suburban Residential & NAT – Natural Areas

**Existing Zone:** A1 – Agriculture 1

**Proposed Zone:** RU2h – Medium Lot Housing (Hillside Area) & P3 – Parks and Open  
Space

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP22-0004 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 A, Sections 20 and 29, Township 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450 Steele Road, Kelowna, BC from the NAT – Natural Areas and S-RES – Suburban Residential designations to the NAT – Natural Areas and S-RES – Suburban Residential designations, as shown on Map “A” attached to the Report from the Development Planning Department dated May 9, 2022, be considered by Council;

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

AND THAT Council considers the Public Consultation process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated May 9, 2022;

AND THAT Rezoning Application No. Z21-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A, Sections 20 and 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450

Steele Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) zone and the P3 – Parks and Open Space zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 9, 2022, be considered by Council;

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

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 the future land use designation of the subject property and to rezone the subject property to facilitate a 32 lot residential subdivision and parkland dedication.

## **3.0 Development Planning**

Staff support the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the next phase of development at The Ponds. The application is generally consistent with the Neighbourhood 3 Area Structure Plan (ASP) that directs the vision and objectives for the development of the area. The ASP specifically identifies the subject property as being suitable for single/two-unit residential development. OCP Policy supports development that is consistent with the adopted ASPs for suburban neighbourhoods. The intent of the ASP is generally met by providing residential development lots in addition to park space and trail connections that were previously envisioned.

The proposed amendments involve adjusting the boundaries of the existing Future Land Use designations and rezoning the site based on more detailed site investigations that inform the subdivision layout. Portions of the site that were designated for a trail connection, but are unsuitable for such a connection, are eliminated as parkland, while additional area around an environmentally sensitive gulley and to make trail connections are being dedicated as park. Steele Road will be required to be dedicated and constructed to a full urban standard through the development process.

## **4.0 Proposal**

### **4.1 Background**

The Neighbourhood 3 Area Structure Plan for “The Ponds” neighbourhood and related OCP amendments were adopted by Council on April 3, 2007. The Plan envisions a logical pattern of development for Neighbourhood 3 that would result in a high quality, attractive and complete community. The ASP notes that the development concept has been formulated to work harmoniously with the topography and to retain the integrity of water features and their surroundings. The subject property was specifically identified as being suitable for single/two-unit residential development.

### **4.2 Project Description**

The proposed OCP Amendment and Rezoning will facilitate a 32-lot residential subdivision of the subject property plus park and natural open space areas. One of the proposed lots would be further subdivided into approximately 17 bareland strata lots in the future.

The site is currently designated S-RES – Suburban Residential and NAT – Natural Areas. The OCP Amendment proposes adjusting the Future Land Use designations in several locations, including protecting environmentally sensitive areas, ensuring trail connections can be provided outside of riparian areas, and eliminating steep slopes that are not suitable for trail connections.

The main proposed vehicle access to the development site is via an extension of Steele Road, which is currently only constructed as an emergency access route. Two new local roads would provide access from Steele Road to a majority of the new lots.

Significant parkland dedication would protect a wetland area (Crawford Slough), and environmentally sensitive gulley and provide trail connectivity through the subject property including facilitating a trail connection between Mair Pond and Hill Spring Park.

4.3 Site Context

The subject property is part of the Ponds neighbourhood in the Upper Mission. The proposed development is located south of Steele Road, which is currently constructed as an emergency access route only. Earlier phases of the Ponds neighbourhood have been developed to the north, east, and west of the subject property and are zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing, and RU3 – Small Lot Housing. South of the development site is a large A1 – Agriculture 1 zoned property designated for future residential development in the OCP. An established network of parks and trails linking various water features has been developed in close proximity to the site.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space A1 – Agriculture 1	Open Space Vacant Land (Future Development)
East	P3 – Parks and Open Space RU1h – Large Lot Housing (Hillside Area)	Mair Pond Park Single Family Housing
South	A1 – Agriculture 1	Vacant hillside
West	P3 – Parks and Open Space RU3 – Small Lot Housing	Hill Spring Park Single Family Housing

Subject Property Map: 1450 Steele Road



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 7.1 Create more complete communities in Suburban Neighbourhoods</b>	
Policy 7.1.1 Area Structure Plan Consistency	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.  <i>The subject property is identified in the Neighbourhood 3 ASP as being suitable for single family residential development.</i>
<b>Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable</b>	
Policy 7.2.2 Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact in 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.  <i>The proposed development has been refined to reduce cuts and fills and conform to the natural topography while being consistent with the established neighbourhood.</i>
Policy 7.2.3 Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems.  <i>The proposal identifies park areas and trail connections which protect natural features.</i>
<b>Objective 14.5 Protect and restore environmentally sensitive areas</b>	
Policy 14.5.3 Development Design in Environmentally Sensitive Areas	Design new development to prioritize protection of environmentally sensitive areas. Design the development to not disturb natural ecosystems, preserve environmentally sensitive features, adapt to natural topography and to avoid overall environmental impact.  <i>The proposed development will protect areas identified as having high environmental sensitivity by dedication to the City as parkland or covenant.</i>

**6.0 Application Chronology**

Date of Application Received: September 17, 2021

Date Public Consultation Completed: January 26, 2022

**Report prepared by:** Mark Tanner, Planner II

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

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

**Attachments:**

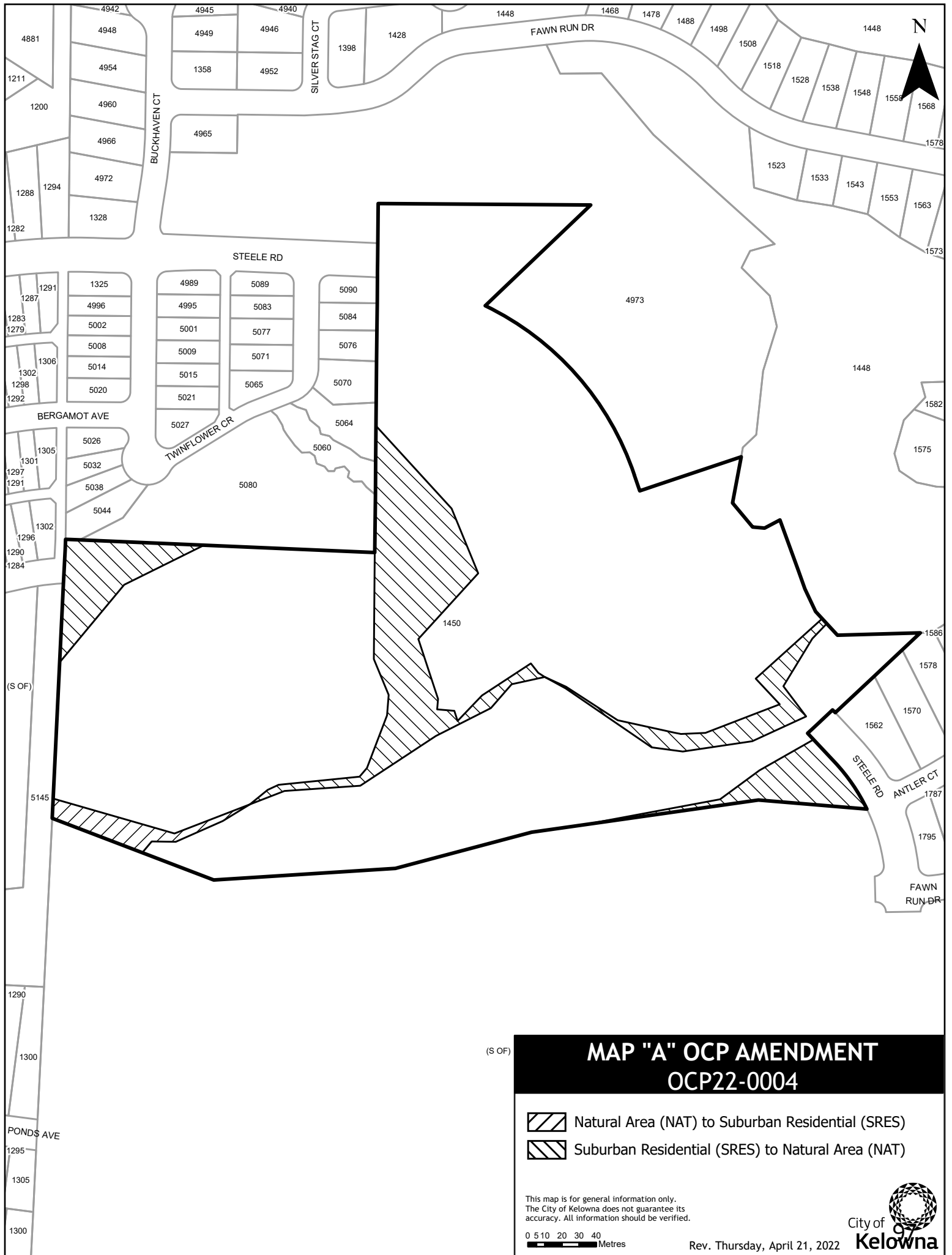
Attachment A: Proposed Site Layout

Map A: Proposed Official Community Plan Amendment

Map B: Proposed Rezoning









(S OF)

# MAP "A" OCP AMENDMENT OCP22-0004

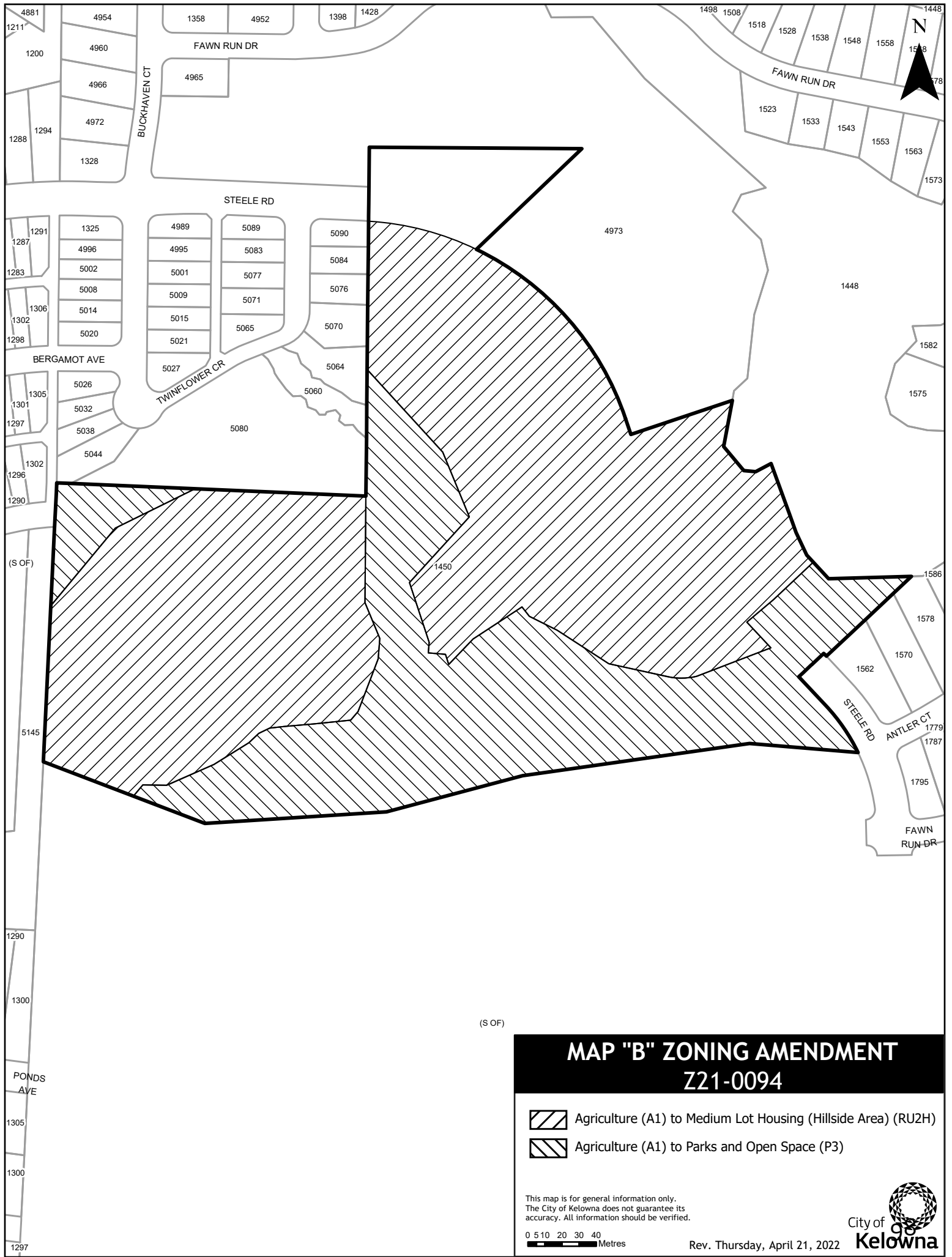
-  Natural Area (NAT) to Suburban Residential (SRES)
-  Suburban Residential (SRES) to Natural Area (NAT)

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



0 5 10 20 30 40  
Metres

Rev. Thursday, April 21, 2022





# MAP "B" ZONING AMENDMENT Z21-0094

-  Agriculture (A1) to Medium Lot Housing (Hillside Area) (RU2H)
-  Agriculture (A1) to Parks and Open Space (P3)

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

0 5 10 20 30 40 Metres

Rev. Thursday, April 21, 2022





# OCP 22-0004 Z21-0094 1450 Steele Road

Official Community Plan Amendment and Rezoning  
Application



# Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of the subject property and to rezone the subject property to facilitate a 32 lot residential subdivision and parkland dedication.

# Development Process

Sept 17, 2021

Development Application Submitted

Staff Review & Circulation

Jan 26, 2022

Public Notification Received

May 9, 2022

Initial Consideration

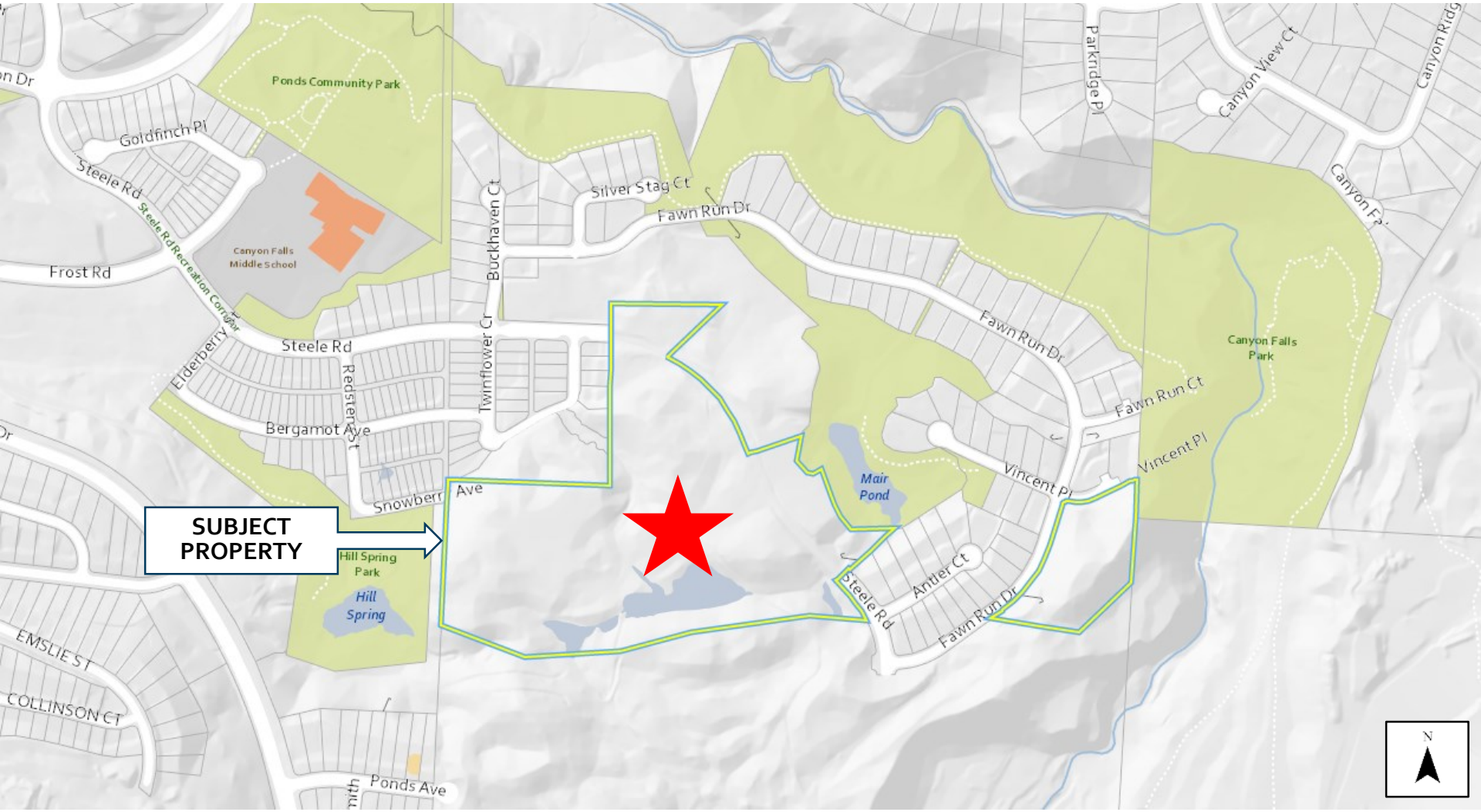
Public Hearing  
Second & Third Readings

Final Reading

Development Permit

Council Approvals

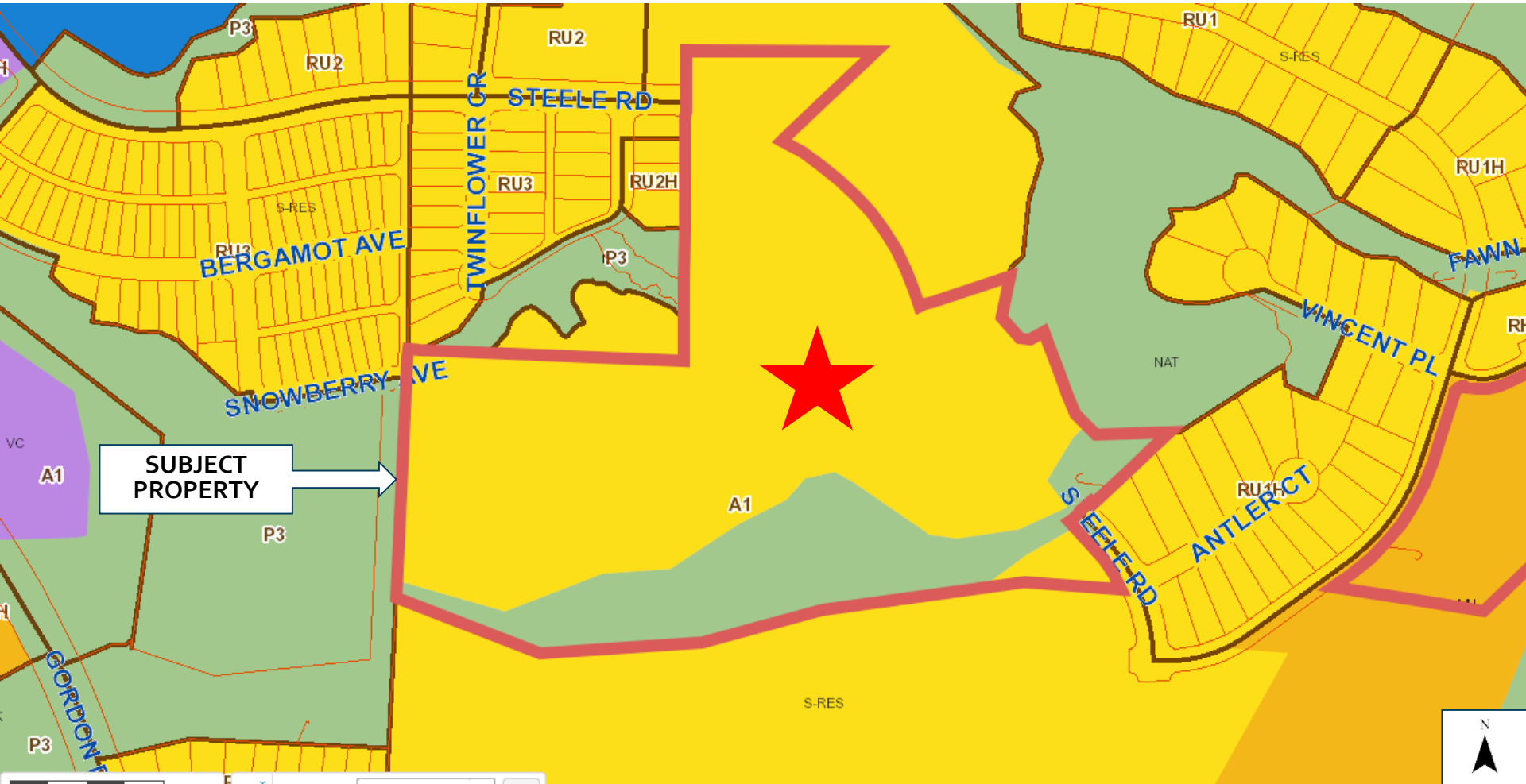
# Context Map



# Aerial Map



# OCP Future Land Use / Zoning

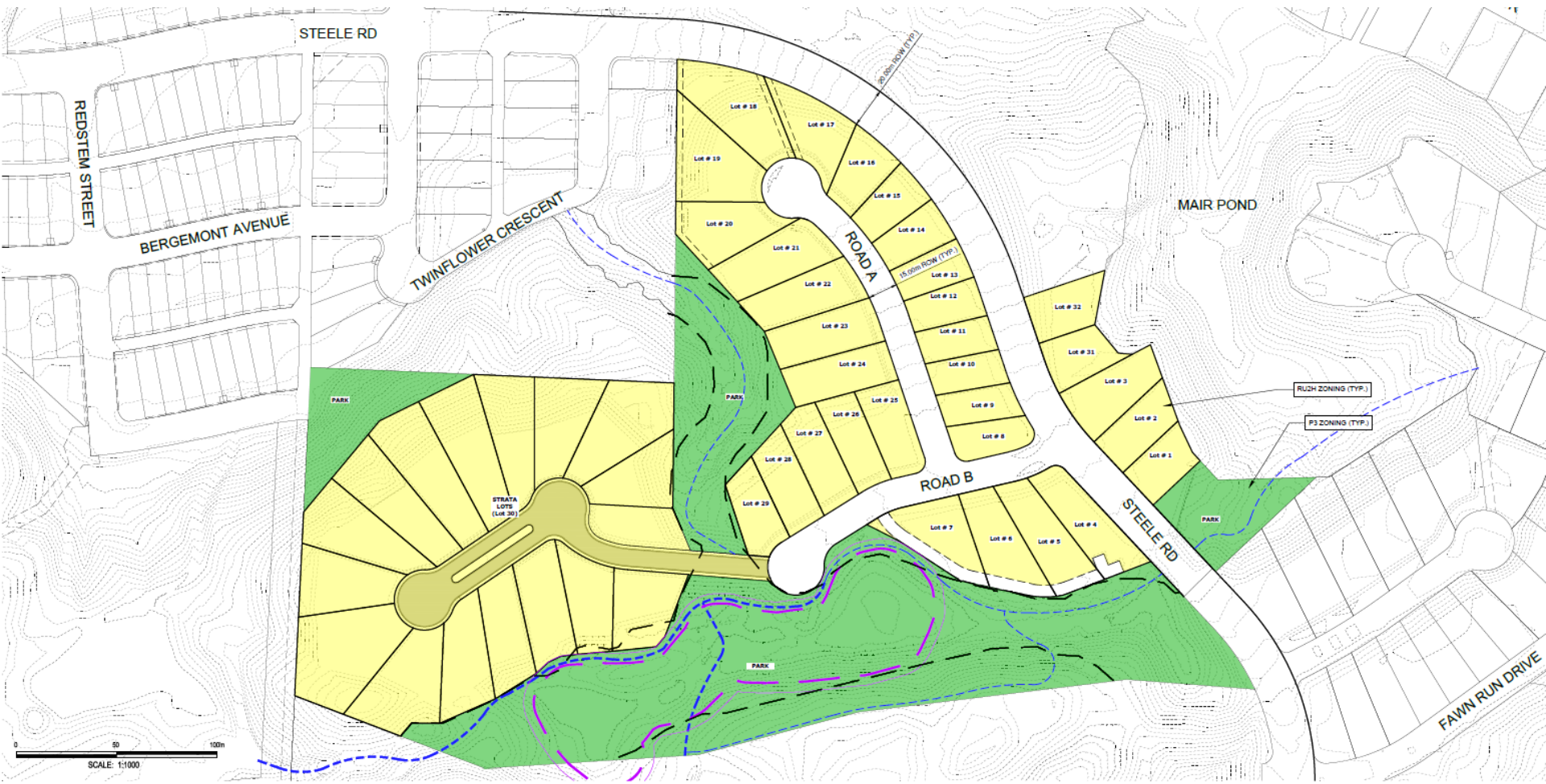




# Project details

- ▶ The proposed OCP Amendment and Rezoning application would facilitate a 32-lot residential subdivision of the subject property.
- ▶ Proposed parkland would protect environmentally sensitive features and provide trail connections through the site.
- ▶ Construction of Steele Road to a full urban standard would provide access.

# Proposed Site Layout



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment and Rezoning
  - ▶ Consistent with Neighbourhood 3 Area Structure Plan
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Support development which is consistent with adopted Area Structure Plans.
    - ▶ Encourage housing forms that match topography and provide the greatest environmental protection.
    - ▶ Protect environmentally sensitive areas.
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



## *Conclusion of Staff Remarks*

# CITY OF KELOWNA

## BYLAW NO. 12376

### Official Community Plan Amendment No. OCP22-0004 1450 Steele Road

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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 A, Sections 20 and 29, Township 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536 located on Steele Road, Kelowna, B.C., from the NAT – Natural Areas and S-RES – Suburban Residential designations to the NAT – Natural Areas and S-RES – Suburban Residential designations 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 9th day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

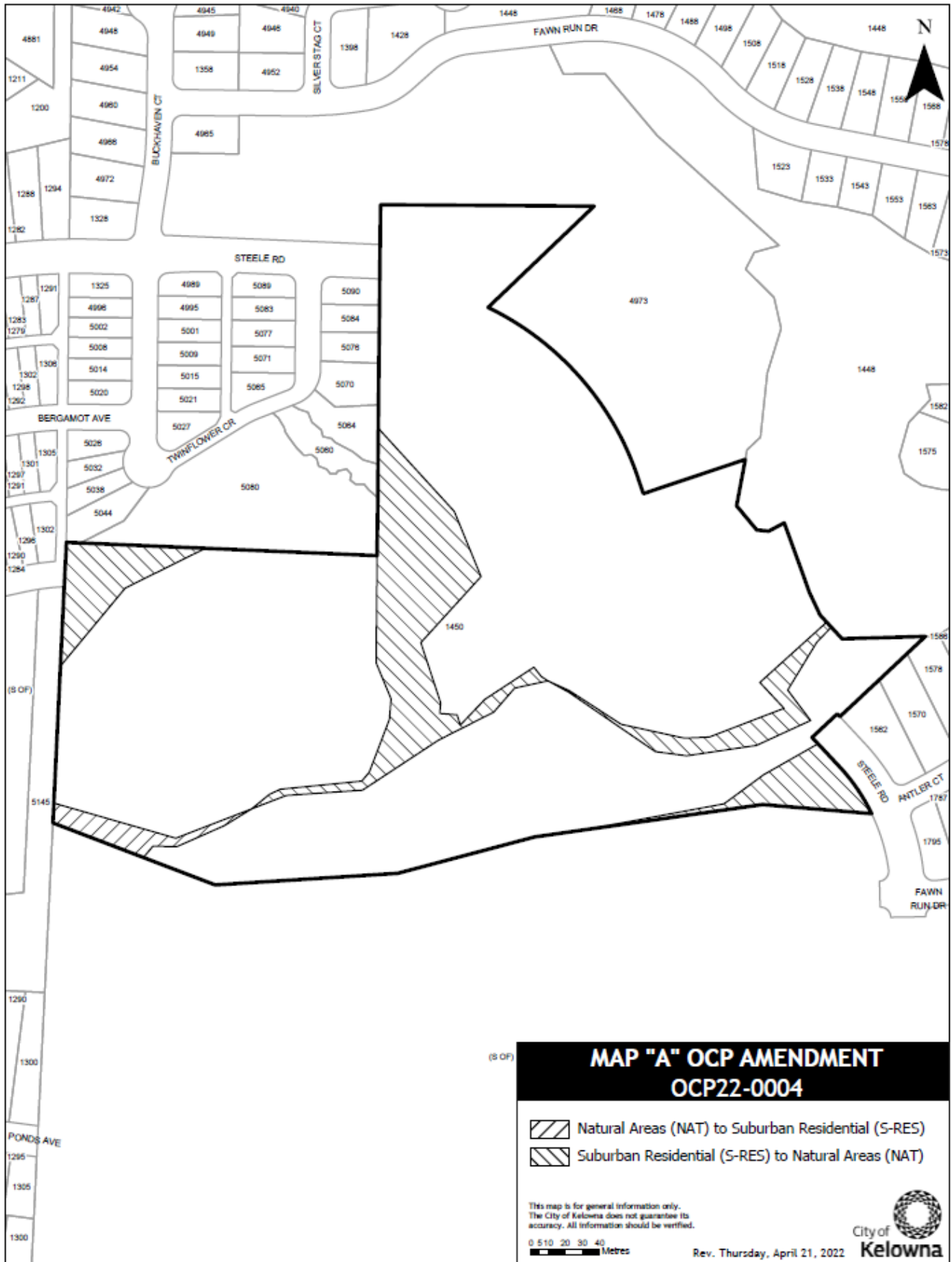
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12377

Z21-0094

1450 Steele Road

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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 A, Sections 20 and 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, on Steele Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) zone and the P3 – Parks and Open Space zone 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 9<sup>th</sup> day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

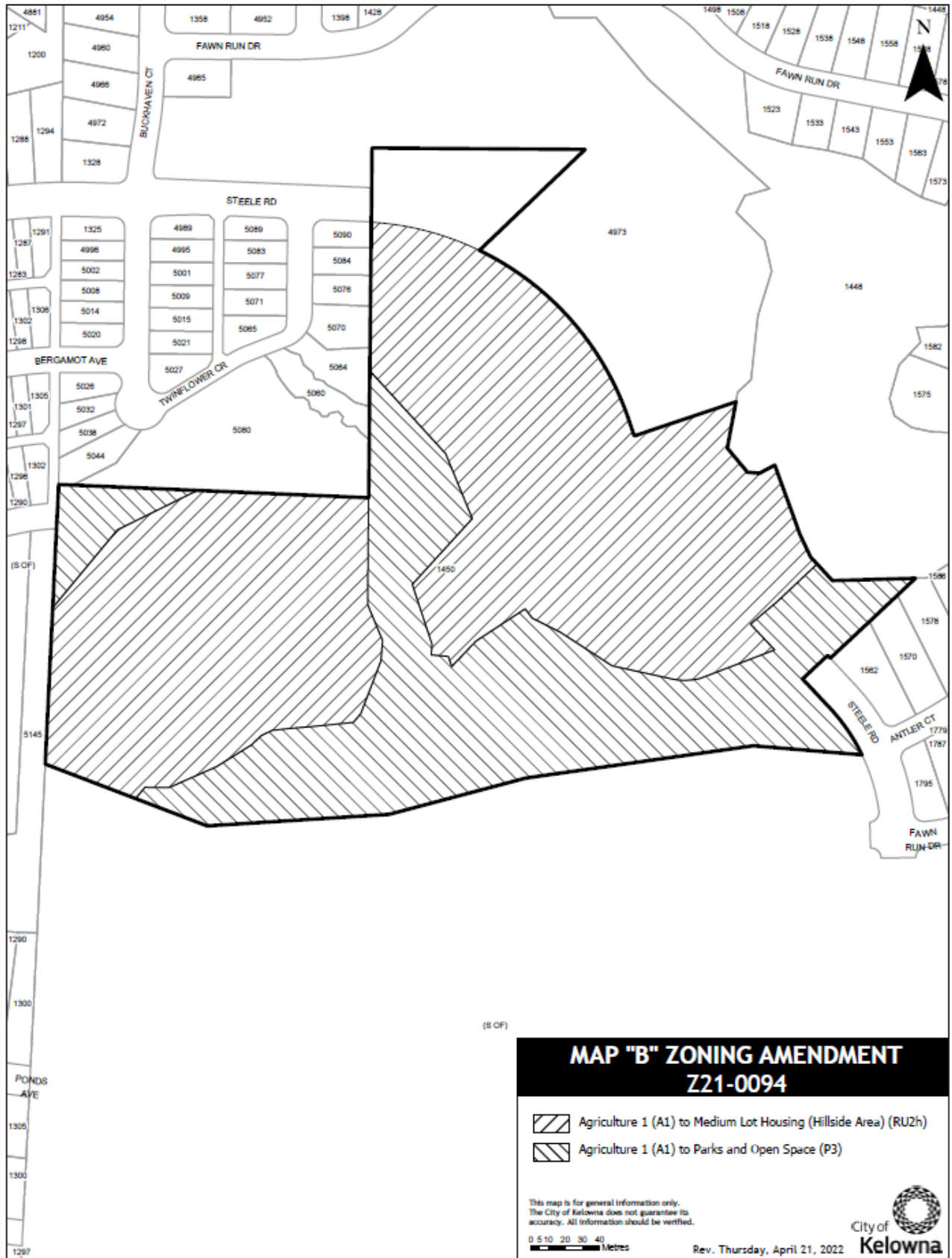
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**MAP "B" ZONING AMENDMENT  
Z21-0094**

-  Agriculture 1 (A1) to Medium Lot Housing (Hillside Area) (RU2h)
-  Agriculture 1 (A1) to Parks and Open Space (P3)

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

0 5 10 20 30 40  
Metres

Rev. Thursday, April 21, 2022





# REPORT TO COUNCIL



**Date:** May 16, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP20-0006, Z20-0023      **Owner:** 0977415 BC Ltd Inc. No. BC0977415

**Address:** 2160 Tower Ranch Blvd      **Applicant:** Christy & Associates Planning Consultants Ltd

**Subject:** Official Community Plan Amendment and Rezoning Application

**Existing OCP Designation:** S-RES – Suburban Residential, REC – Private Recreational, PSU – Public Services/Utilities

**Proposed OCP Designation:** S-RES – Suburban Residential, REC – Private Recreational, PSU – Public Services/Utilities

**Existing Zone:** RU1 – Large Lot Housing Zone, RU1h – Large Lot Housing (Hillside) Zone, P3 – Parks and Open Space Zone

**Proposed Zone:** RU5 – Bareland Strata Housing Zone, P3 – Parks and Open Space Zone

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0006 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 4, Section 31, Township 27, ODYD, Plan KAP80993 located at 2160 Tower Ranch Blvd, Kelowna, BC from the S-RES – Suburban Residential and the REC– Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations as shown on Maps “A1 and A2” attached to the Report from the Development Planning Department dated May 16, 2022 be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 16, 2022;

AND THAT Rezoning Application No. Z20-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 4, Section 31, Township 27, ODYD, Plan KAP80993 located at 2160 Tower Ranch Blvd, Kelowna, BC from the RU1 – Large Lot Housing, RU1h – Large Lot Housing (Hillside) and P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and P3 –

Parks and Open Space zones as shown on Maps "B1 and B2" attached to the Report from the Development Planning Department dated May 16, 2022 be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 16, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Development Permit related to the Natural Environment and Hazard Development Permit Areas;

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 the future land use designations of portions of the subject property from S-RES – Suburban Residential and Rec – Private Recreational to S-RES – Suburban Residential and REC – Private Recreational, and to rezone portions of the subject property from the RU1 – Large Lot Housing, the RU1h – Large Lot Housing (Hillside) and the P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and the P3 – Parks and Open Space zones.

## **3.0 Development Planning**

Staff are recommending support for the proposed OCP and Rezoning Bylaw Application. The proposal is consistent with the Area Structure Plan for the Tower Ranch neighbourhood and the Official Community Plan. If approved this application will allow for the next phase of this development to occur in accordance with the approved plans for this area.

Staff reviewed natural hazard and environmental reporting for the site with the applicants team and adjusted the proposed plans to limit the potential impact to natural hazard areas as well as protecting highly sensitive ecosystems in the area. Areas of high environmental sensitivity included sites along the drainage corridors on the site as well as some areas of shallow to bedrock. Areas of natural hazard include sites with slopes over 30% as well as bedrock or shallow to bedrock sites. Contiguous polygons of natural hazard and high environmental sensitivity have been excluded from proposed development by either not including within the proposed lots or through restrictive covenants to be registered at subdivision.

The proposed development as a strata development will limit the amount of infrastructure that will be City owned and maintained. As the site is on the outer edge of the City, for asset management and logistic purposes limiting City owned infrastructure is important and has been achieved under the strata format proposed. The strata will be responsible for the maintenance and long term replacement of infrastructure. The City will retain statutory rights of way over the internal access roads for emergency access to the homes as well as to lands beyond in the event of emergency such as wildfire.

Adjacent land outside of the City, are within the ALR and are not designated for future development. As such public roadways are not proposed to extend to lands beyond the subject property. This was supported by the Regional District of Central Okanagan (RDCO) as well as by the Ministry of Agriculture and Agricultural Land Commission.

Portions of the site adjacent to ALR lands have include proposed buffering in line with the OCP policy and guidelines.

If the subject applications are approved by Council, the applicant would proceed with a subdivision application to create the lots. Through the subdivision process the parklands will be dedicated to the City, and the rights of way over the internal roadways will be established.

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

**4.0 Proposal**

**4.1 Background**

The subject site is located in the Tower Ranch neighborhood. The property is within the Permanent Growth Boundary and is currently designated for a mix of residential and park uses in the City’s 2040 Official Community Plan. Specifically, the 2040 OCP anticipates approximately 425 units of new housing to occur in the Tower Ranch Areas (Table 2.5 – Housing Unit Projections by Growth Area) Development in the Tower Ranch area is guided by an Area Structure Plan (ASP) which for this property envisions.

**4.2 Project Description**

The proposal is to reconfigure areas of the property currently designated REC – Private Recreation and S-RES – Suburban Residential and rezone portions of the property to the RU5 – Bareland Strata housing zone to facilitate the development of single family strata residential housing development.

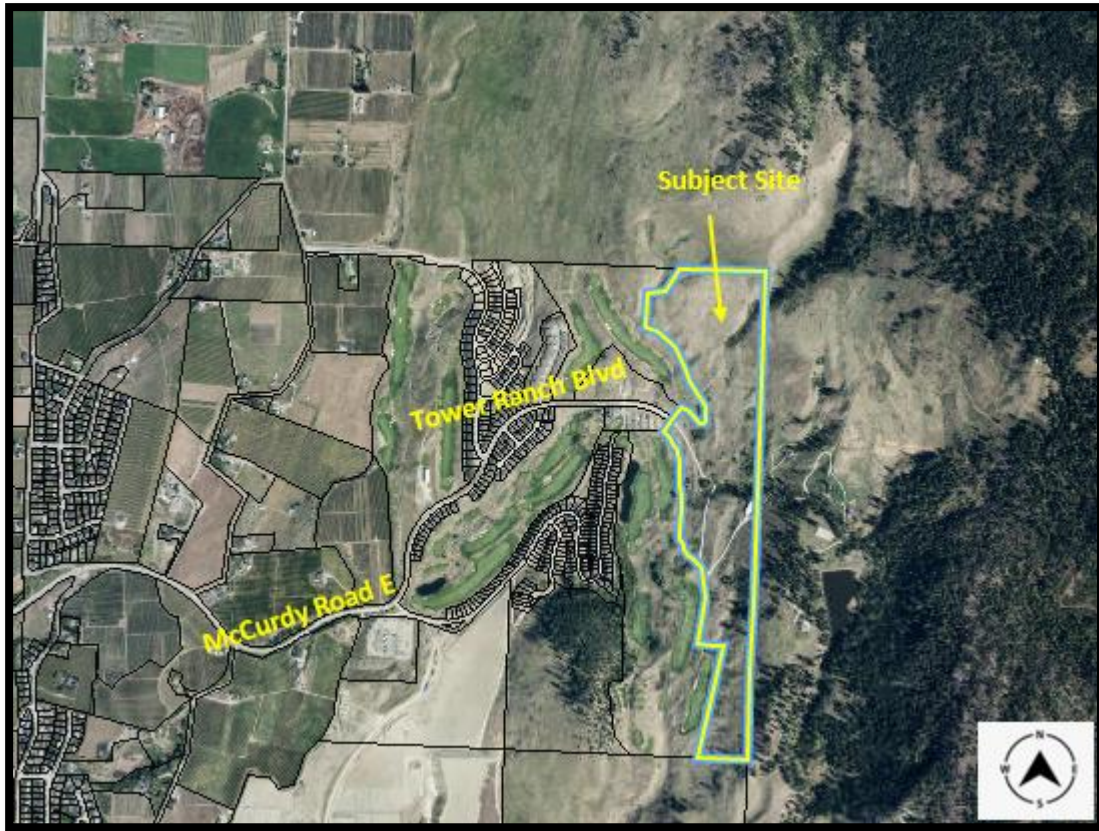
**4.3 Site Context**

The subject property is located at the North/East boundary of the City of Kelowna limits. Along the North and East of the site the property is bounded by land that is within the jurisdiction of Regional District of Central Okanagan (RDCO) this land is also within the Agricultural Land Reserve (ALR). To the South of the site is vacant land zoned A1 – Agriculture 1 and located in the ALR. To the West of the property there is an existing Tower Ranch Golf Course and single family housing zoned RU5 – Bareland Strata Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RDCO (A1 – Agricultural)/ALR	Vacant/Grass Lands
East	RDCO (LH – Large Holding)/ALR	Single Family Housing/Agriculture
South	A1 -Agricultural Zone/ALR	Vacant
West	P3 – Parks and Opens Space/RU5 – Bare land Strata Housing	Golf course/Single Family Housing

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision	
Stop planning new suburban neighbourhoods	Imagine Kelowna focuses on limiting urban sprawl and growing in a way that is more environmentally and financially sustainable. In recognition of this goal, the Official Community Plan signals that suburban neighbourhoods already approved will continue to grow into more complete communities but no new suburban neighbourhoods would be considered.

Objective 7.1 Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.1 Area Structure Plan Consistency	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.
	<i>The proposed development is consistent with the Area Structure Plan for the Tower Ranch neighbourhood, if approved it will allow for the next phase of this development to occur in accordance with the approved plans for this area.</i>

<b>Objective 7.4 Ensure a compatible urban-rural interface that protects agricultural uses.</b>	
Policy 7.4.3 Urban-Rural Buffers	Where a property is adjacent to land in the ALR , ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning, consistent with the Farm Protection Development Permit Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.
	<i>The property is adjacent to ALR and will mitigate the impact of the proposal by installing buffers in accordance with the City of Kelowna Farm Protection Development Permit Area.</i>

**6.0 Technical Comments**

6.1 Development Engineering Department

- Development Engineering Servicing Memo Attached (Schedule A)

**7.0 Application Chronology**

Date of Application Received: March 5, 2020

Date Public Consultation Completed: September 15 & 16, 2021 (Report Attachment C)

**Reviewed/Prepared by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

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

**Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Map A1 and A2 OCP Map

Attachment B: Map B1 and B2 Zoning Map

Attachment C: Supporting Documents



**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** ~~April 23, 2020~~ October 19, 2020  
**File No.:** Z20-0023 (AMENDMENT 1)  
**To:** Suburban and Rural Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2160 Tower Ranch Blvd RU1/RU1h to RU5

**WORKS AND SERVICES REQUIREMENTS**

The Development Engineering Branch has the following comments and requirements associated with this application to rezone portions of the subject lot from RU1/RU1h to RU5 and to redefine the locations of Park Lots to reflect proposed layout plan. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is ~~Jim Hager (jhager@kelowna.ca)~~ Sarah Kelly (skelly@kelowna.ca).

This memo was compiled as a holistic memo for the off-site works and services of the following development applications for the subject lot:

<b>Application</b>	<b>Development Proposal</b>
DP20-0089	Farm Protection DP for proposed layout plan
DP20-0090	Natural Environment DP for the proposed layout plan
DVP20-0086	Development variance permit to reduce front yard setback from 4.5 m to 3.0 m
OCP20-0006	OCP amendment to adjust the locations of S2RES/S2RESH Single/Two Unit Residential and Single/Two Unit Residential Hillside Area, and to redefine the locations of Park Lots
S20-0010	<del>490</del> 194 single family RU5 Bareland Strata Housing Lots, plus common property, roads and parks dedication.

The red and strikethrough text in this amended memo reflect the changes to the original application based on the July 22, 2020 letter titled *ADDENDUM TO: OCP20-0006, Z20-0023, S20-0010, DVP20-0086, DP20-0089, DP20-0091 (Uplands at Tower Ranch application package) Lots 4 & 6, Sec. 31 Twp. 27 ODYD Plan KAP80993, 2160 & 856 Tower Ranch Boulevard, Kelowna* and the following documents:

- WSP drawing package (SP-1 through SP-16; SG-1 through SG-16; SS-1; SWM-1 through SWM-5; TR-1 through TR-2; L1 through L3)
- WSP drawing SRW1
- Table 1 – July 14, 2020 Uplands Development Engineering Comments Log

This memo was compiled under the understanding that the entire proposed road network is to be privately-owned with a statutory right of way to ensure access to any public parks and lands beyond. Furthermore, it is understood that Industry Brook is not being dedicated to the City as part of this development.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# <b>Z20-0023</b>		
Planner Initials	<b>ds</b>	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

Z20-0023

Page 2 of 9

No subdivision, consolidation, or registration of subject lots shall occur until a servicing agreement has been executed. Furthermore, no-build covenants will be required on all lots until the off-site works are substantially complete.

The City's Development Engineering Branch will coordinate the Works and Services requirements identified. Arrangements for construction must be made before making application for Final Approval of a subdivision plan.

**1. GENERAL**

- a) 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.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

**2) DOMESTIC WATER AND FIRE PROTECTION**

- a) The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID (including velocities) are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) 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.
- d) Confirm with the Interior Health Authority (IHA) that the proposed dead-end, bareland strata water mains will be permitted. It is the City's understanding that dead-end water mains >200 m in length are no longer receiving approval from IHA.
- e) Should any multi-family units end up being developed in this area, design flows are to be calculated as per Bylaw 7900 Schedule 4 Section 1.6 *Design Flows*. These design flows are to include Maximum Day Demand + Fire Flows (fire flows of 90 L/s for Three and Four Plex). Although not relevant to the requirements of this development, it is suggested that feasibility for providing these flows (i.e., 90 L/s for three & four plex housing, 150 L/s for apartments/townhouses) to the future MRL site at 1856 Tower Ranch Blvd be considered during the design of the proposed water works.



- f) Each lot dedicated to the City as Park is to be serviced with a water service prior to transfer. Contact the Development Technician to determine the size of the water service once the location and details of the parks have been determined. These services are to be complete with all necessary statutory right of ways. Note: It may be required that the City park(s) is/are to be serviced directly from BMID's watermain and SRW.

### 3) SANITARY SEWER SYSTEM

- a) The following comments related to the sanitary sewer servicing are based on *Figure 33 Site Servicing Plans WSP\_SS-S1* included in the application package.
- b) The proposed site servicing results in a sewer service trespass on 1638 Tower Ranch Blvd (Tower Ranch Golf Course). Bylaw 7900 Schedule 4 Section 2.16 does not permit service connection trespases. Please update the servicing plan to avoid the service trespass on adjacent lands. If possible, the servicing plan should include only a single service for the subject lot.
- c) Each new service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.
- d) Avoid any conflicts between geotechnical covenants and rear-yard private sanitary services, see proposed geotechnical covenants for lots 1-14 (*Figure 22 Grading Area 3 WSP\_SG-5*) and 143-155 (*Figure 23 Grading Area 4 WSP\_SG-6*).

### 4) STORM DRAINAGE

- a) The following comments related to the storm drainage servicing are based on *10. Technical Memo dated May 24, 2019 Storm Drainage Design Report* included in the application package.
- b) The subject lot is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this subdivision must discharge directly to an engineered storm system. The City will not permit infiltration to ground except for foundation drainage. Each lot shall require a storm system service connection.
- c) It is understood that Industry Brook and the entirety of the on-site storm system will not be transferred to the City of Kelowna. Have the servicing plan updated to remove all proposed stormwater infrastructure from City lands.
- d) ~~The extent of the legal protection(s) around Stormwater Pond #1 (DWGs SWM-4 and SWM-5) is to represent the high water level (HWL) and be based on continuous modeling. Depending on ownership and maintenance responsibilities, an additional 3.0 m wide maintenance access beyond the HWL and around the entirety of the pond may be required. Furthermore, the discharge from storm pond #1 is eventually routed to the existing retention pond at the intersection of Tower Ranch Blvd and Tower Ranch Dr. All necessary drainage legal protections on the Tower Ranch Golf Course will be a requirement of this development. These legal protections are to include all elements of the municipal storm system within the Tower Ranch Golf Course. The City has been informed that the owners of the Tower Ranch Golf Course have received direction that storm pond #1 is to be regulated as a dam by the Province. The outfall and flow control system of storm pond will have to be considered in the context of the future regulation of storm pond #1 as a dam.~~
- e) Avoid any conflicts between geotechnical covenants and rear-yard private storm services, see proposed geotechnical covenants for lots 1-14 (*Figure 22 Grading Area 3 WSP\_SG-5*) and 143-155 (*Figure 23 Grading Area 4 WSP\_SG-6*).





- f) Ensure all rainfall intensity values have been increased by 15% to account for climate change (as per Bylaw 7900, Schedule 4, Section 3.7.2 *Rainfall Intensity (I)*). Although the *Storm Drainage Design Report* states that “a 20% increase to design infrastructure flow capacity for climate change” was completed, the required increase is to be applied to the intensity values.
- g) Provide rationale for selection of the Hathaway formula as part of the Storm Drainage Analysis (p. 2 of *Drainage Design Report*).
- h) 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 development (compliant with Bylaw 7900, Schedule 4, Section 3. Stormwater Management); 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.
- i) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- j) Provide legal protections for all necessary overland flow routes receiving runoff from developed surfaces.
- k) 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 courses. It is **IMPORTANT TO NOTE** that final adoption of rezoning will not occur without the execution of all legal protections (SRWs, covenants, access easements) for storm drainage required for all phases of the proposed development. The City will require further clarification on the ownership and responsibility (operation and maintenance) of Stormwater Pond #1 before additional comments are provided. The City’s Real Estate Services team is to draft the statutory right of ways for A, B, C, D, E, and I, seen in WSP drawings SRW1 Rev No 3. Although in general agreement with the proposed scope of SRWs, the details are still to be determined. Due to the unknown status of storm pond #1 as a dam, the City reserves the right to require additional legal protections (SRWs or restrictive covenants) for the drainage infrastructure as a condition of rezoning once all details are known.
- l) 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.
- m) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- n) 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. **Note:** Groundwater may be permitted to enter the public storm sewer system if it can be shown that it immediately enters an open channel without compromising the design capacity of the public storm utility.

- o) To minimize possible damage to the Tower Ranch Golf Course during overland flow events from Industry Brook, it is recommended that an open channel, opposed to the proposed 375-mm storm pipe, from Industry Brook to Stormwater Pond #1 be considered. Regardless of the selected option, the City will require more information on the ownership and responsibility of this section of pipe/channel. It is understood that the owner of the golf course prefers to maintain the existing 300-mm culvert that conveys Industry Brook to stormwater pond 1. Update drawing SWM-5 Rev No A to reference an easement for the 300-mm pipe as opposed to an SRW.
- p) Drawing SS-1 Rev No. B shows a storm manhole within the City's right of way. The proposed manhole is to be relocated outside of the City' right of way.
- q) Provide the SWMM files mentioned in the Technical Memo dated May 24, 2019 titled *Storm Drainage Design Report*.

#### 5) DAM SAFETY

- a) The following comments related to Dam Safety are based on 9. *Technical Memo dated July 26, 2019 Dam Safety Summary* included in the application package.
- b) Prior to establishing the legal protections for stormwater pond #1 and the downstream stormwater infrastructure, the *Dam Breach and Inundation Study* completed by Golder Associates Ltd. is to be provided to the City. The City is relying on flooding/inundation maps produced in this report to provide further comment on the stormwater management plan. The City is currently working on acquiring the *Dam Breach and Inundation Study* for the Industry Brook Dam. Rezoning of the subject lot shall not be completed until a copy of this study has been received.
- c) In developing the legal protections for storm drainage, the Dam Safety Branch of British Columbia will be required to provide formal comment on the dam safety implications of the regulated dam above Lot 4 (Dam Safety File Number D2401155-01) and Stormwater Pond #1. The design floods for road crossings, culverts, detention sizing, and legal protection limits may need to be updated in response to the Province's formal comment.
- d) The City has been informed that the owners of the Tower Ranch Golf Course have received notification from the Province of British Columbia that storm pond #1 is to be regulated as a dam by the Province. The outfall and flow control system of storm pond #1 will have to be considered in the context of the future regulation of storm pond #1 as a dam.

#### 6) ROAD IMPROVEMENTS

- a) A cul-de sac will be required at the terminal end of Tower Ranch Blvd (as per SS-R17). The cul-de-sac is to be complete with barrier curb, landscaped and irrigated boulevard, and street lighting.
- b) All private road accesses (i.e., terminal end of Tower Ranch Blvd) are to be delineated with a concrete letdown as per SS-C7 (non-residential standards).
- c) Tower Ranch Blvd east of Tower Ranch drive is to be upgraded including top lift asphalt (c/w all necessary utility appurtenance adjustments), street lighting, 1.5-m wide separate sidewalk



on the south side and landscaped and irrigated boulevards. The existing drainage ditch on the north side of Tower Ranch Blvd may need to be updated depending on the updates to the stormwater management plan.

- d) Landscaped boulevard is required to include street trees. Boulevard tree specifications including, but not limited to, completion timeline and tree selection to be consistent with Bylaw 7900 Schedule 4 Section 7B.5.
- e) The existing cart path crossing at the terminal end of Tower Ranch Blvd is to be updated to accommodate the anticipated increase in vehicle traffic. See existing golf cart path crossing on Tower Ranch Blvd for reference. The existing culvert under the cart path is to be updated to current standards (Bylaw 7900 Schedule 4 Section 3.9.4 Minimum Pipe Diameter).
- f) Note: The City does not currently have record drawings for the storm pipes and manholes at the terminal end of Tower Ranch Blvd (see image below). Record drawings for these utilities will be a requirement of this development.



**7) VOLUNTARY GIFT AGREEMENT**

- a) The October 4, 1996 Servicing Agreement between Tower Ranch Holding Corporation and the City of Kelowna required that the following road improvements be constructed:
  - Latta Rd Connection from the north end of Tallgrass Trail
  - Day Road upgrades

- McKenzie Rd upgrades
- McCurdy Rd upgrades
- Wallace Rd upgrades

**SCHEDULE** A

This forms part of application

#Z20-0023

Planner  
Initials

ds



**City of  
Kelowna**  
DEVELOPMENT PLANNING

- b) Since this original servicing agreement was executed, some of the works have been completed and the Covenantor of the Servicing Agreement is no longer the master developer for the area. To replace the requirements of the previous servicing agreement Parkbridge and WSP have worked together to propose the following road upgrades to support this development:

- Latta Rd connection to Tallgrass trail to be completed
- McKenzie/Old Vernon Rd intersection improvements are to be completed
- Tree removal at the Latta Rd and Lakha Rd intersection

The City of Kelowna currently holds a \$1,177,960 letter of credit for off-site works related to the Latta Rd connection, Latta-Lakha Rd intersection, and Latta McKenzie Rd intersection upgrades.

- c) It is the recommendation of the Development Engineering Branch that the upgrades proposed by Parkbridge and the applicant be constructed. Performance security amounts are to be updated based on the total cost of works for this development (i.e., Latta Rd Connection, McKenzie Rd/Old Vernon Rd intersection upgrades, Latta/Lakha Rd intersection improvements, off-site works along Tower Ranch Blvd). Cost estimates (signed and sealed by a Professional Engineer) for these works are to be submitted to the Development Engineering Branch prior to the execution of the servicing agreement. These cost estimates are to be accompanied by issued for construction drawings and all necessary supporting documents. Should the City require additional performance securities above and beyond the currently held letters of credit, these performance securities will be required prior to the execution of the servicing agreement.
- d) Should the total value of the proposed off-site works (minus the required works along Tower Ranch Blvd) not equal to current letter of credit amount held by the City (\$1,177,960.00), the remaining funds are to be transferred to a local transportation project in the area (including any possible benefiting projects within the Regional District of the Central Okanagan).

## 8) CITY PARKS

- a) ~~A Fencing Plan is required prior to issuance of DP/PLR with fencing, curb and retaining walls outlined. To prevent private/public encroachment, the applicant will be required to delineate the private property line adjacent to park space (or future park) of proposed with a minimum 1.2 m high (4') black vinyl chain link fence black vinyl chain link with black powder coated posts, rails and hardware (or approved equivalent) located 150 mm (6") within the private property. However, where the applicant does not own the adjacent property (e.g. the golf course), the fence can be just inside at the proposed property line. The exception to this is along the cart path on the east side of Lot 6. There should be no fencing along the cart path.~~
- b) ~~Fence must not be adjacent to roadways, but instead a barrier curb must line all road edges to park. The exception to this will be curb let downs for pedestrian crossings. The intent of the barrier curb is to dissuade vehicles from driving in the park space.~~
- e) ~~Sidewalk network connectivity will be required for the park lots dedicated to the City. The sidewalk network is to be reviewed by the Development Engineering Branch once the final location of the park(s) is determined.~~



- d) Although Park 1, 2 and 3 have been removed from the proposal, on-site trail requirements remain.

**9) POWER AND TELECOMMUNICATION SERVICES**

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- ~~b) The subject lot is directly across the road from the Rutland Urban Centre boundary. Lots within the Rutland Urban Centre are subject to Council Policy 101 – Conversion of Overhead Powerlines to Underground Installation. The Development Engineering Branch is requesting that the overhead power and telecommunication lines fronting this development 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.~~
- c) Re-locate existing utilities, where necessary.
- ~~d) Each lot dedicated to the City as Park is to be serviced with an electrical service prior to transfer. Contact the Development Technician to determine the details of the electrical service once the location and details of the parks have been determined. These services are to be complete with all necessary statutory right of ways.~~


**10) GEOTECHNICAL STUDY**

- a) The Development Engineering Branch acknowledges that the following geotechnical reports were submitted as part of the development application package:

- i. 5. Solstice Lot 4 Geotechnical Engineering Assessment WSP Aug 24, 2017
- ii. 6. Solstice Lot 4 Geotechnical Engineering Assessment WSP June 26, 2019

Although these reports provide adequate background on the geotechnical conditions present on the subject lot, they do not address the hydrogeotechnical considerations necessary to address any "assessment / recommendations for any off-site works required as part of the proposed development" (June 26, 2019 Geotechnical Engineering Assessment Report by WSP, page 3). The off-site hydrogeotechnical impacts, primarily those associated with the increased drainage being directed to the Tower Ranch Golf Course Ponds, must be considered.

- b) Provide a hydrogeotechnical 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 hydrogeotechnical report should reference any possible implications of groundwater seepage from Stormwater Pond #1.
- c) The Hydrogeotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z20-0023		
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- 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.
- d) If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS – (k) and (g).
- e) ~~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.”~~

Although a DVP for over height retaining walls will not be required for any walls created as a condition of subdivision, 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*). The proposed retaining walls in drawings SG-4, SG-5, SG-6, and SG-7 will require further review to confirm conformance with EGBC requirements.

- f) 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.

## 11) DESIGN AND CONSTRUCTION



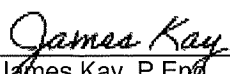
- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

## 12) SERVICING AGREEMENTS FOR WORKS AND SERVICES

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.
- f) Should it be determined that any Park-related work be included under the scope of the Servicing Agreement, the Development Engineering Branch reserves the right to require a performance security for these works. Note: The Development Engineering Branch's Engineering and Inspection Fee will not include the scope of any Parks-related work.

## 13) CHARGES, FEES, AND SECURITIES

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Engineering and Inspection Fee: 3.5% of off-site construction value (plus GST).

  
 \_\_\_\_\_  
 James Kay, P.Eng.  
 Development Engineering Manager

JKH SK

# ATTACHMENT

A

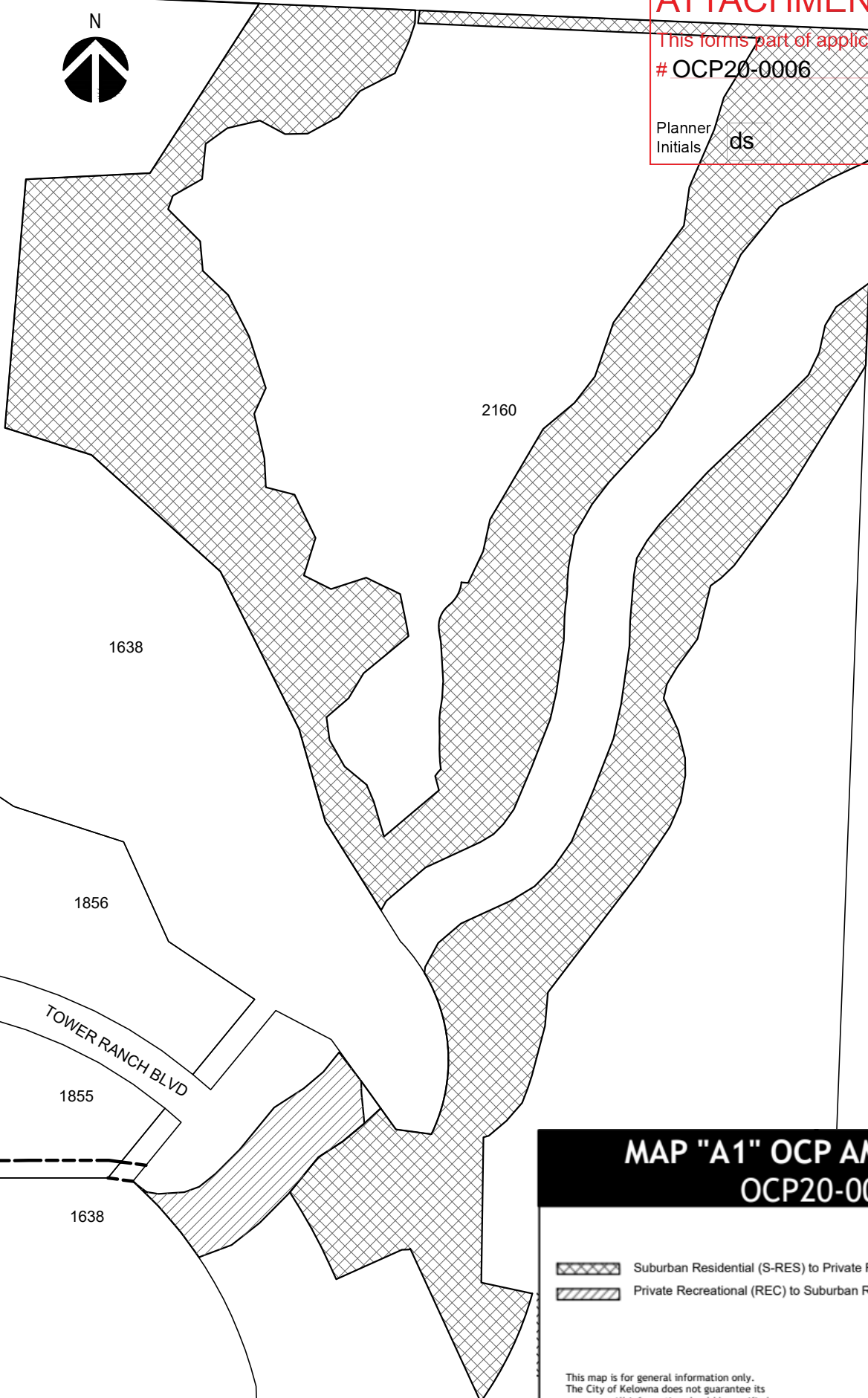
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# OCP20-0006



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## MAP "A1" OCP AMENDMENT OCP20-0006

-  Suburban Residential (S-RES) to Private Recreational (REC)
-  Private Recreational (REC) to Suburban Residential (S-RES)

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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Rev. Friday, April 29, 2022







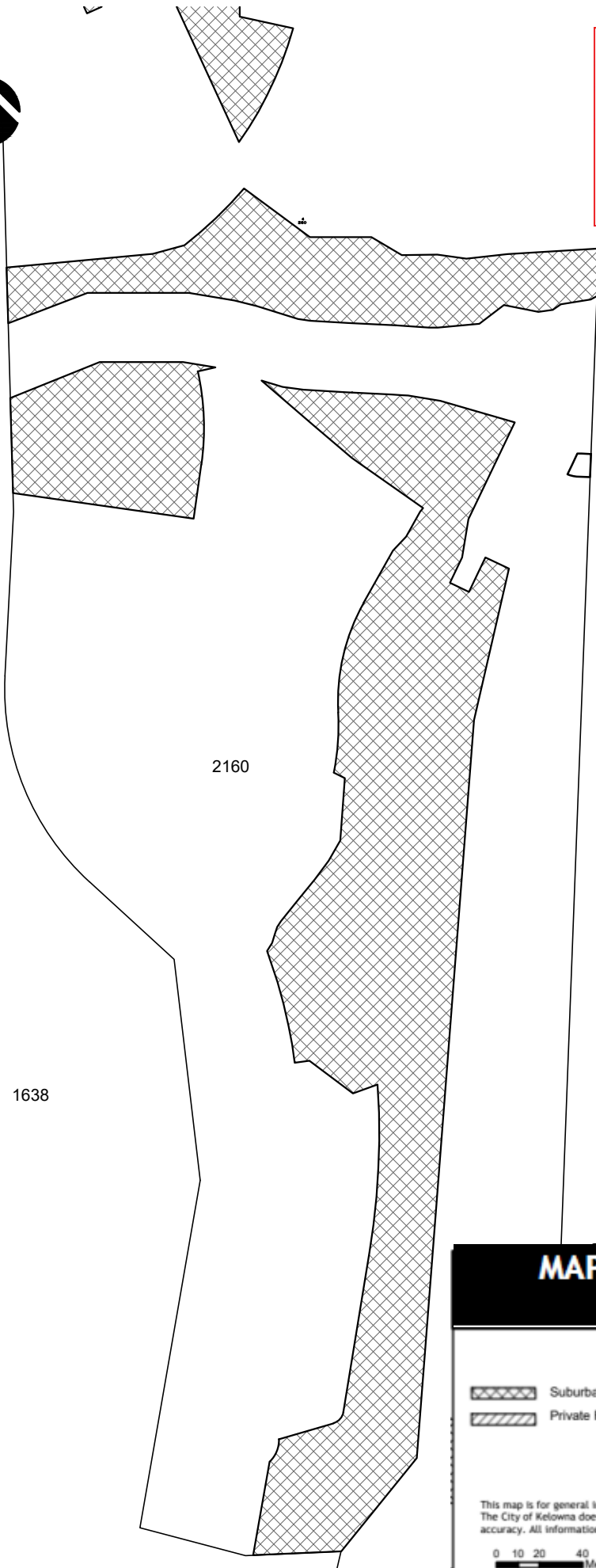
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# OCP20-0006





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Initials ds



## MAP "A2" OCP AMENDMENT OCP20-0006

-  Suburban Residential (S-RES) to Private Recreational (REC)
-  Private Recreational (REC) to Suburban Residential (S-RES)

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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Rev. Friday, April 29, 2022



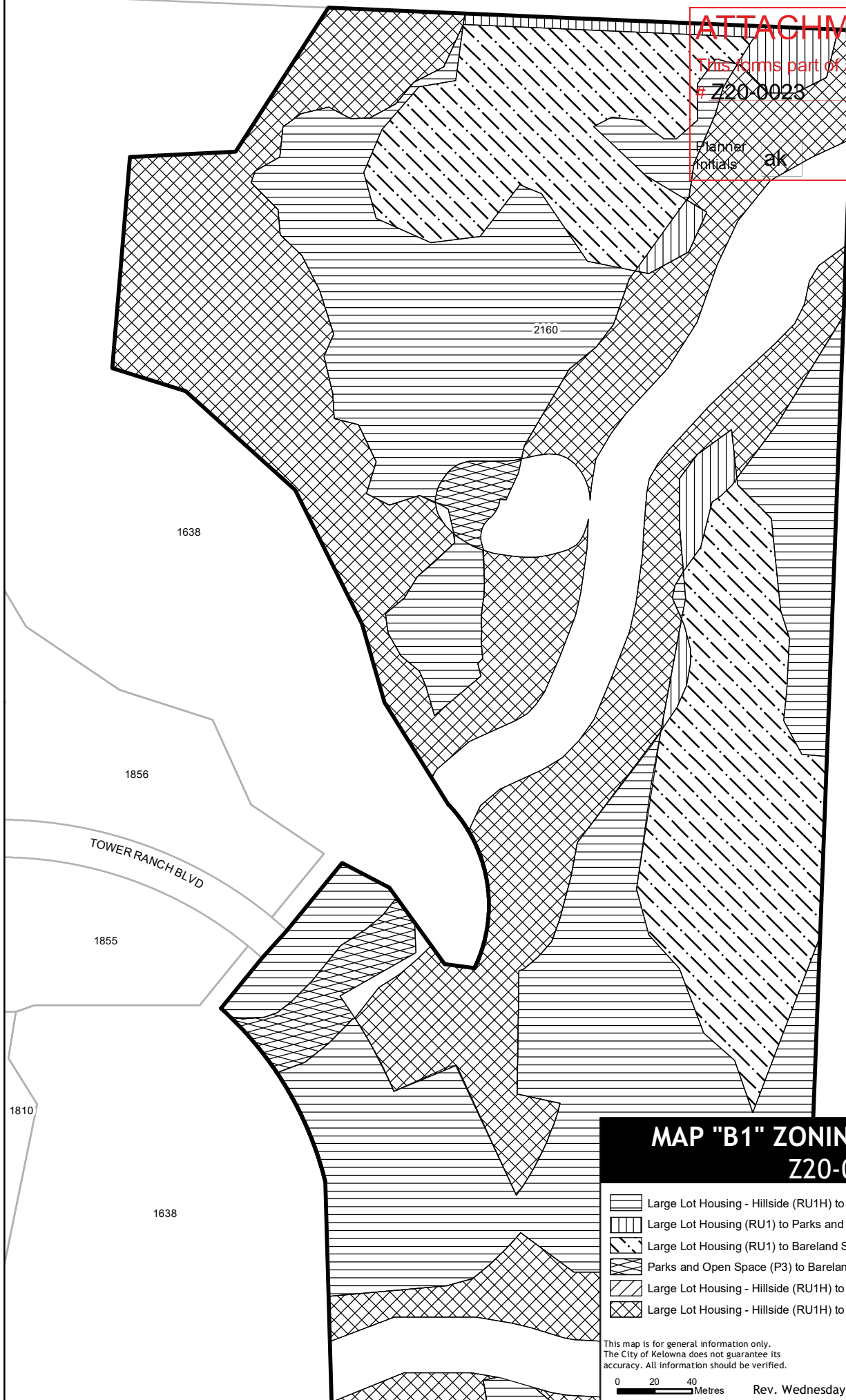
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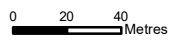
City of Kelowna DEVELOPMENT PLANNING



### MAP "B1" ZONING AMENDMENT Z20-0023

- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing (RU1) to Parks and Open Space (P3)
- Large Lot Housing (RU1) to Bareland Strata (RU5)
- Parks and Open Space (P3) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Parks and Open Space (P3)

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



Rev. Wednesday, March 30, 2022

# ATTACHMENT

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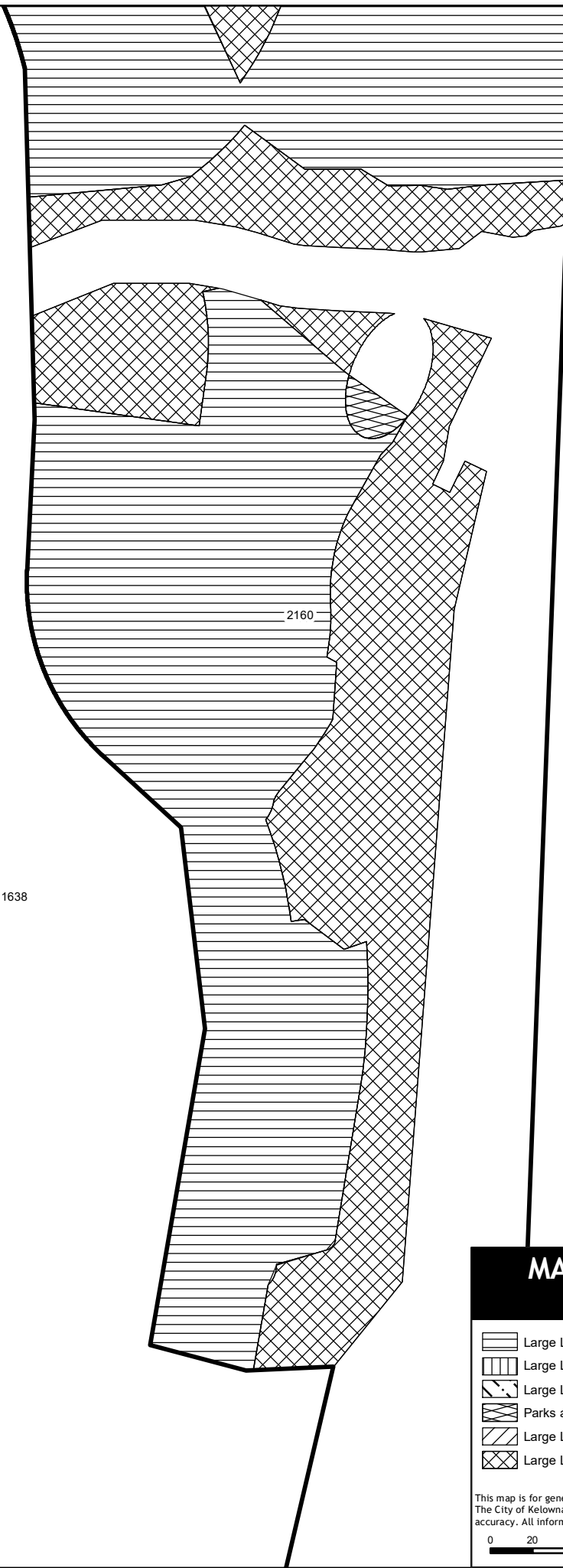
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# Z20-0023



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## MAP "B2" ZONING AMENDMENT Z20-0023

- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing (RU1) to Parks and Open Space (P3)
- Large Lot Housing (RU1) to Bareland Strata (RU5)
- Parks and Open Space (P3) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Parks and Open Space (P3)

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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Rev. Wednesday, March 30, 202



## Uplands at Tower Ranch Public Consultation Report

October 8, 2021

<b>ATTACHMENT</b>	<b>C</b>
This forms part of application # Z20-0023	
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 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

In accordance with City of Kelowna Policy No. 367 (Public Notification and Consultation), the following summary and attachments serve to document the public consultation regarding development applications OCP20-0006 and Z20-0023 for the proposed Uplands neighbourhood (Lot 4, KAP80993; 2160 Tower Ranch Boulevard).

Parkbridge Lifestyle Communities hosted two Open Houses at the Tower Ranch Golf Course Clubhouse on September 15, 2021 from 5.00 pm to 9.00 pm and September 16, 2021 from 9.00 am to 5.00 pm. All materials were made available for public review and comment at the in-person Open Houses and posted on the Parkbridge website from September 15-30, 2021. All Covid protocols in effect at the time were followed.

**Notification** of the Open Houses and website dates was provided as follows:

1. An in-person meeting of Parkbridge senior staff with the Tower Ranch Community Association board made up of representatives from the golf course, major developers and community residents was held on August 26, 2021. Materials to be made available at the Open Houses were presented to the board members, who were encouraged to notify their constituents.
2. An in-person meeting was held with the Tower Ranch family on August 31, 2021 to share information about the proposed development, the Open Houses, and invite their participation and comments.
3. A letter was mailed on August 31, 2021 to 111 addresses within 300 metres of the Uplands property to introduce the proposed development, share information about the Open Houses and website, and invite comments and questions (see attached letter dated August 31, 2021). The letter included:
  - a. Location of the proposal
  - b. A description of the proposal
  - c. A site plan
  - d. Contact information for Parkbridge, and
  - e. Means for providing feedback
4. The same letter was emailed on August 31, 2021 to other residents of the Tower Ranch community using email addresses from the Community Association.
5. A large format development notification sign was prepared and installed at the entrance to the property at 2160 Tower Ranch Boulevard on September 1, 2021 by Signcraft (see attached photo). The sign included:
  - a. Pertinent proposal details
  - b. Site Plan
  - c. Contact information and project website for Parkbridge Lifestyle Communities



Note: Contact information for the City was not provided as Council consideration is not scheduled at this time.

6. Advertisements were placed in the September 1 and 7 issues of the Daily Courier and the September 2 and 9 issues of the Kelowna Capital News (see attached electronic versions of newspapers).
7. An invitation to the Open House was emailed to Mayor and Council, and City staff on September 8, 2021.

**Information provided** at the Open Houses and on the website:

1. A series of 11 slides were prepared and posted on boards at the Open Houses and on the website with accompanying narrative (see attached slides pages).
2. Staff from Parkbridge, Christy and Associates and WSP were available for questions/comments.

**Attendance** at the two Open Houses were as follows:

3. Wednesday September 15 – 15 people in attendance.
4. Thursday September 16 – 27 people in attendance
5. Website hits - We had 20 users:
  - 10 Kelowna
  - 2 Edmonton
  - 2 Penticton
  - 1 Calgary

Four emails were received: one question about whether proposed lots were to be freehold or land lease and housing types, and three requests to be kept up to date on the project.

**Feedback** from the Open House and website:

Concerns were expressed and acknowledged regarding:

- Traffic on Tower Ranch Drive during and after construction
- Traffic congestion once homes are built out
- Dust/ mud mitigation
- Completing Solstice before Uplands
- Timing for Uplands construction and marketing of lots
- Lay bys for parking
- Speeding on Tower Ranch Drive
- No Park space, only trails
- Timing of completion of trails
- Questions pertaining to plans for Lot 6 (RM3 zoned lot)
- One route in/ out to Uplands



In answer to concerns about traffic and access, it was explained that:

- Parkbridge is aware that the TRCA is seeking to introduce traffic calming measures on Tower Ranch Boulevard as a means of calming traffic in general as traffic and speeding concerns are not specifically construction related.
- An emergency egress option has been considered and provided at the south end of the proposed Uplands neighbourhood.
- Tallgrass Road has been upgraded by Parkbridge to provide another means of access to the Tower Ranch neighbourhood.

Questions were also answered about freehold vs landlease, proposed housing types and additional requests were received to be added to the project email list.

There was no objection to the proposed future land uses as those in attendance had general knowledge of the Tower Ranch Area Structure Plan and existing Official Community Plan designations. The care and attention devoted to preserving the most environmentally sensitive areas was acknowledged. Other than the comments about increasing on-street parking through additional lay-bys and the need to complete the planned trail system, the majority of feedback received related to disruption, construction noise and traffic. These concerns will be forwarded to the Parkbridge operations and construction management teams.

In conclusion, I can attest that the information session was organized and conducted in a manner consistent with the Objectives of Kelowna City Council Policy No. 367.

Respectfully submitted,

A handwritten signature in black ink that reads "Hazel Christy".

Prepared by  
 Hazel Christy, MBA, MCIP, RPP  
 Christy and Associates Planning Consultants Ltd.

Attachments:

1. Letter dated August 31, 2021
2. Large format development sign
3. Electronic versions of newspaper advertisements
4. Slides/Open House Boards
5. Photos of Open House



**ATTACHMENT** C

This forms part of application  
# Z20-0023

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City of Kelowna  
DEVELOPMENT PLANNING

August 31, 2021

Dear Tower Ranch Residents,

Parkbridge is proud to introduce *The Uplands*, our newest neighbourhood in the Tower Ranch community, located at 2160 Tower Ranch Boulevard (*site plan on reverse*). The Uplands 36-hectare (89 ac.) property along the eastern boundary of the City of Kelowna has been designated for residential development since the City of Kelowna's approval of the Tower Ranch Area Structure Plan in 1993 and its inclusion in the Official Community Plan (OCP). Parkbridge is applying to amend the OCP and Zoning Bylaw to better align the conceptual future land use designations with the proposed residential lots and greenspace areas identified in The Uplands neighbourhood plan.

***What is being proposed?***

Parkbridge is working with the City of Kelowna to create a new community with 193 bareland strata lots (RU5 zone) that protects the most environmentally sensitive areas, reduces the impacts of development and restores previously disturbed areas to their natural state. Uplands residents will be afforded stunning views of the City of Kelowna, Okanagan Lake and the surrounding hillsides. Pedestrian connectivity is a central theme and The Uplands' 1.5 km of pedestrian trails plus sidewalks will connect to over 9 km of trails in Tower Ranch Mountain Park and Black Mountain Regional Park as well as local amenities and the golf course.

***Where can I find more information?***

Please connect with us in-person at our Open Houses to be held in the Tower Ranch Golf Course Club House conference room on **September 15, 2021 from 5.00 pm to 9.00 pm** and **September 16, 2021 from 9:00 am to 5:00 pm**. More information about The Uplands can also be obtained at [info@parkbridgeuplands.com](mailto:info@parkbridgeuplands.com)

All Covid protocols will be observed, including the wearing of masks and social distancing.

An electronic version of the Open House will be available from September 15 to 30, 2021 at: [www.parkbridgeuplands.com/publicengagement](http://www.parkbridgeuplands.com/publicengagement).

***Watch for:***

1. A development application sign on the property with details of the planned development
2. This letter mailed or emailed to residents and stakeholders within the Tower Ranch community.
3. A newspaper advertisement which directs the public and interested parties to the in-person Open House or website.

We welcome your input and are happy to answer any questions you may have.

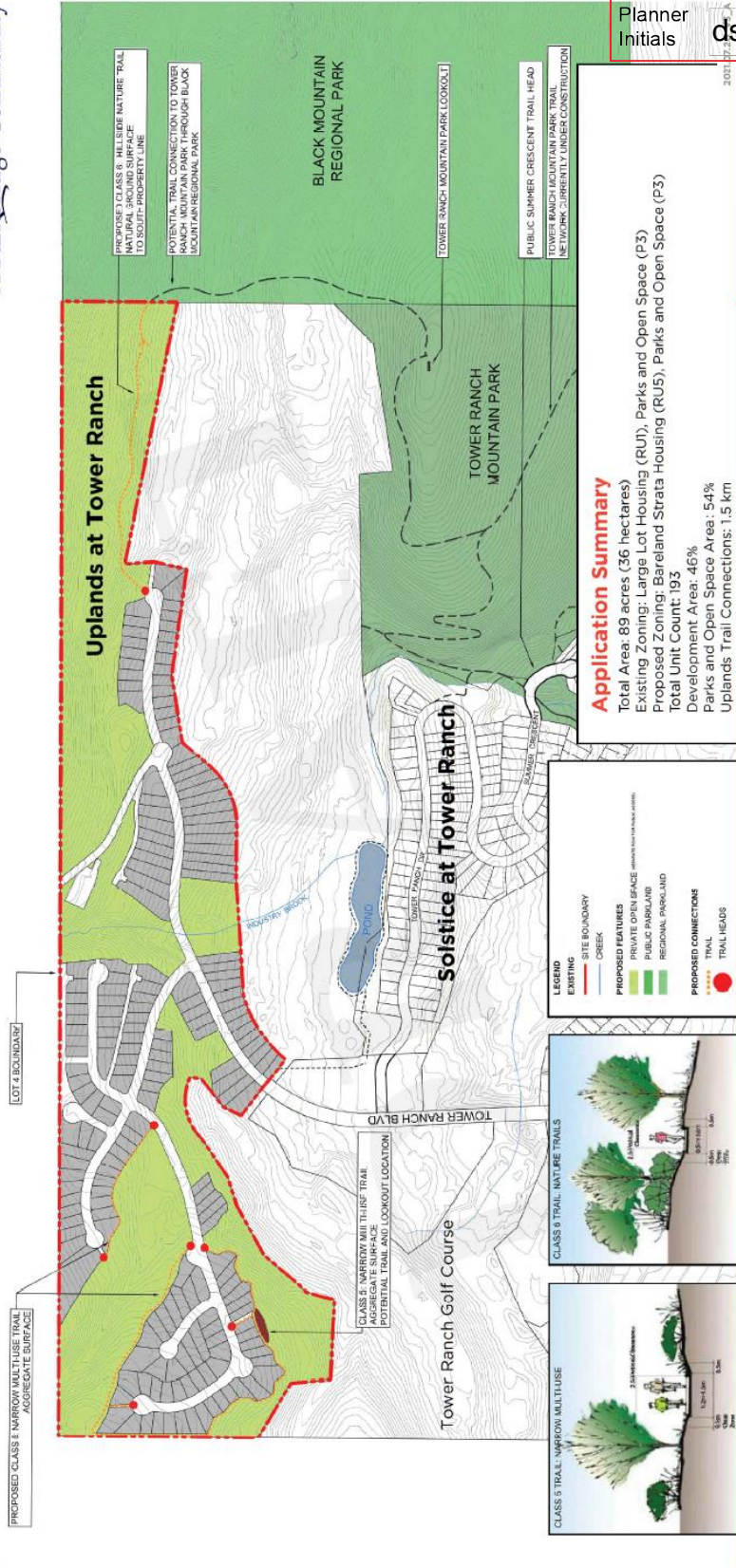
Sincerely,

The Parkbridge Planning and Development Team



# UPLANDS at Tower Ranch A Parkbridge Community

## Development Details and Design



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ParkbridgeUplands.com





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Newspaper Advertisement:

# UPLANDS

at Tower Ranch

A Parkbridge Community

Parkbridge is hosting a **Public Open House**



Time	Location
Wednesday September 15, 2021   5 pm - 9 pm	Tower Ranch Golf Course Clubhouse 1855 Tower Ranch Blvd, Kelowna, BC V1P 1R2
Thursday September 16, 2021   9 am - 5 pm	



[ParkbridgeUplands.com/publicengagement](http://ParkbridgeUplands.com/publicengagement)



Daily Courier Sept 1, 2021 page B12

http://kelownadailycourier.pressreader.com/the-daily-courier/20210901

Westside Seniors hold their membership drive

LETTER Stop shutting down streets

COMMUNITY NEWS

THE WORLD'S FIRST HEARING AID THAT SEPARATES SPEECH AND BACKGROUND SOUNDS

3D-LIKE SOUND EXPERIENCE

SPECIAL INTRODUCTORY OFFER

PURCHASE A PAIR OF PURE CHARGE&GO AX HEARING AIDS

RECEIVE UP TO \$1,900 OFF TRY FOR 60 DAYS

RISK FREE WITH MONEY BACK GUARANTEE

CALL FOR AN APPOINTMENT TO SEE IF THIS NEW HEARING AID IS RIGHT FOR YOU

Convenience of in-clinic and Telehearing Care by appointment only

OKANAGAN HEARING CENTRE

4-1455 Harvey Avenue Kelowna, BC 778-721-5365 okanaganhearing.com

USE TAI CHI TO IMPROVE YOUR HEALTH

NEW CLASSES STARTING

UPLANDS

Partnership is hosting a Public Open House

Daily Courier Sept 7, 2021 page A4

http://kelownadailycourier.pressreader.com/the-daily-courier/20210907

Sligh talks up child care, sick leave, higher wages

Trudeau won't bow to 'anti-vaxxer mobs'

What are some key decisions when fighting forest fires?

Gun control advocates unimpressed with O'Toole's policy changes

Hurricane Ida left complex challenges in Louisiana

Talbot declares holdover province under control

Firefighters forever changed after 9/11

UPLANDS

Partnership is hosting a Public Open House

LCM

250.766.2214



**Welcome** to our Open House for the Uplands Neighbourhood at the Tower Ranch Community

**UPLANDS** at Tower Ranch  
A Parkbridge Community

This public information session is being offered to:

- Introduce Parkbridge's newest neighbourhood Uplands at Tower Ranch, and
- Outline the development approval process as required by the City of Kelowna Community

We invite you to check out the website [ParkbridgeUplands.com](http://ParkbridgeUplands.com) to learn more about the community and Uplands, and we invite your comments

Please sign in at the front desk

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**Site Aerial Photo**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

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**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**Development Details and Design**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

Application Summary	
Total Area	89 acres (36 hectares)
Existing	Single Level of Housing (RUI), Parks and Open Space (PS)
Proposed	Condominium, Semi-detached Housing (RUS), Parks and Open Space (PS)
Total OCP Count	102
Development Area	46%
Parks and Open Space Area	34%
Uplands Trail Connections	1.5 km

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**Development Process**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

Official Community Plan (OCP) and Zoning Bylaw amendments from Large Lot Residential (RUI) to Barend Strata Housing (RUS) are required to adjust OCP and Zoning boundaries.

The Uplands neighbourhood design reduces the anticipated development area by approximately 10 hectares (25 acres) with a corresponding increase in natural open space.

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**History of Tower Ranch**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

**Past**  
In 1960, Stan Tower bought a ranch near Kelowna and Tower Ranch Kelowna became part of the valley's agricultural history. Stan Tower's long-term vision was to create a planned residential community on his property, bordering the rugged hillside terrain. In the 1980's, he met golf architect Thomas McElroom and his longtime dream was launched.

**Future**  
Our objective for the Uplands is to create a collection of premium homes within a managed development, that will provide a new level of housing diversity, affordability and convenience for current and future residents of Tower Ranch. The design of the community will emphasize and preserve the unique, natural features of the Okanagan environment and provide an appropriate mix of housing types designed for this natural setting.

The following boards highlight how we plan to achieve these community goals.

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**Open Space, Trails & Access to Nature**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

**The Uplands will:**

- Create a community that has distinct characteristics that are fitting with the natural setting
- Open space and trails system that supports unprogrammed uses and preserves environmentally significant features
- Lookouts and resting areas will offer breath taking views of the City of Kelowna, Okanagan Lake and the surrounding hillsides
- A smaller, more sensitive development footprint provides the opportunity for more open space and trails. 54% of the total property area is designated Open Space and Recreation
- Provide access to nature through sensitive design and preservation of existing features such as ravines and hillside areas

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**Complete Neighbourhood Design**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

**The Uplands will:**

- Provide for safe, accessible, and convenient travel for people on foot and by bike
- An integrated road network that conforms to the natural form of the hillside which provides seamless connections - for both pedestrian and vehicular - throughout the site
- Community spaces that provide a place for social gatherings, events and activities

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

**Range of Housing and Affordability**

**UPLANDS** at Tower Ranch  
A Parkbridge Community

**The Uplands will:**

- Provide an appropriate mix of housing types, designed for the site's natural setting
- Home design and layouts that maximize the natural views and beauty of the site
- A density and human-scale that reflects the character and place of the community

Leo and Heidi Hood homes available at Solstice at Tower Ranch | Parkbridge Community

**Parkbridge** [ParkbridgeUplands.com](http://ParkbridgeUplands.com)

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# Z20-0023

UPLANDS at Tower Ranch  
A Parkbridge Community



City of Kelowna  
DEVELOPMENT PLANNING

Parkbridge

UPLANDS at Tower Ranch  
A Parkbridge Community

Parkbridge Lifestyle Communities Inc. is Canada's largest owner-operator and developer of residential land lease communities.

We manage land lease communities for both retirees and families, and have been providing vibrant and attainable residential communities for Canadians since 1998. We own and operate 58 residential land lease family and retirement communities, each offering a unique approach to affordable homeownership.

Each Parkbridge community has a dedicated, experienced and professional on-site management team. Our communities are enhanced by quality amenities and services for residents. Shared activities bring homeowners together and nurture connections and support.

We are owned by BCI one of Canada's largest institutional investors, which provides investment management services for British Columbia's public sector pension plans.



What is Land Lease?

Land lease homeownership is a less expensive option for Canadians because it allows people to own a home without buying the land. Land lease provides an affordable way for first-time homebuyers to enter the housing market. It also allows active retirees to downsize and free up money for life's other priorities. In our experience, well-maintained homes in Parkbridge land lease communities can appreciate in value and sell similarly to freehold homes in the same market. Social connections and meaningful activities are nurtured within Parkbridge communities and around the shared amenities we provide. Parkbridge is also proudly a long-term partner for municipalities. We provide economic well-being and population growth in rural and smaller urban areas, and we assume the ongoing costs of infrastructure within our communities.

Parkbridge

ParkbridgeUplands.com

Parkbridge

ParkbridgeUplands.com

How to stay informed?

UPLANDS at Tower Ranch  
A Parkbridge Community

Website

Visit the Project website [www.parkbridgeuplands.com](http://www.parkbridgeuplands.com)

Sign Up

Sign up for information and participate in discussions on specific topics.

Contact

[info@parkbridgeuplands.com](mailto:info@parkbridgeuplands.com)



Parkbridge

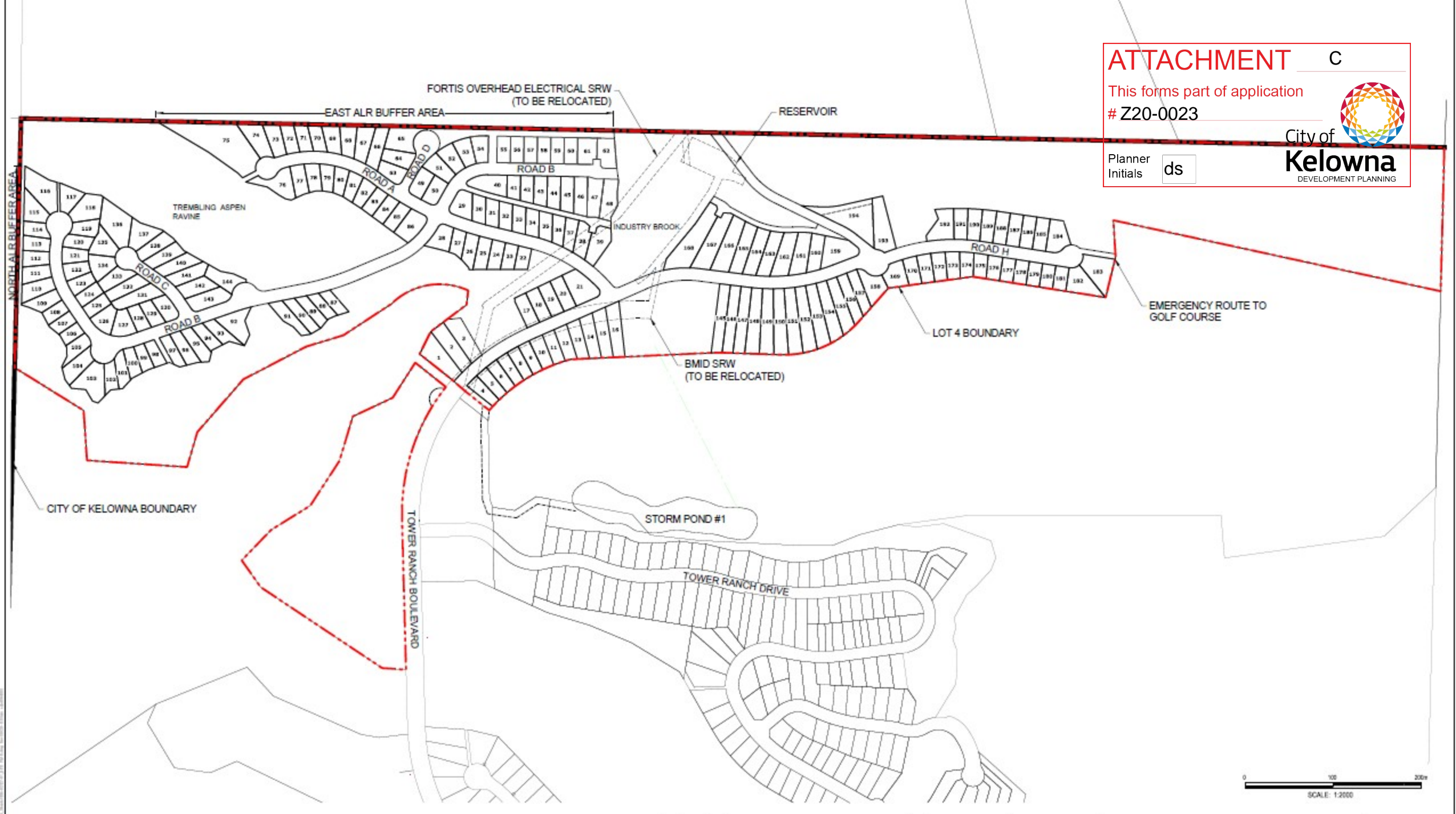
ParkbridgeUplands.com



Photos of Open House setup, boards and discussions

Planner Initials ds





**LEGEND**



3627R 700-1021 DICKSON AVENUE  
 KELOWNA, B.C. V1Y 0M6  
 250.860.5000 www.wsp.ca  
 PROJECT No. 16M-D2127-01

NO.	DATE	BY	REVISION	REV
D	2020-11-18	WSP	REVISED FOR DEVELOPMENT APPROVALS	00
C	2020-07-09	WSP	REVISED FOR DEVELOPMENT APPROVALS	00
B	2020-05-20	WSP	ISSUED FOR REVIEW	00
A	2019-09-18	WSP	ISSUED FOR DEVELOPMENT APPROVALS	00

DRAWN	WSP
DESIGN	WSP
APPROVED	SAC
DATE	2019-05-15
SCALE	
HORIZ.	1:2000
VERT.	

**THE CITY OF KELOWNA**  
 DEVELOPMENT DEPARTMENT  
**TOWER RANCH - UPLANDS**  
 SITE PLAN

CITY FILE	
DESIGN	
DRAWING NO.	143
REV.	2
CD. NO.	C



SLOPE ANALYSIS	
COLOUR	SLOPE
Light Green	0 - 10%
Medium Green	10 - 20%
Dark Green	20 - 30%
Red	30 - 40%
Dark Red	> 40%



**LEGEND**



SUITE 100-101 DEERSON AVENUE  
KELOWNA, B.C. V1Y 0M2  
1.250.963.0000 www.wsp.com

PROJECT No. 16M-02127-01

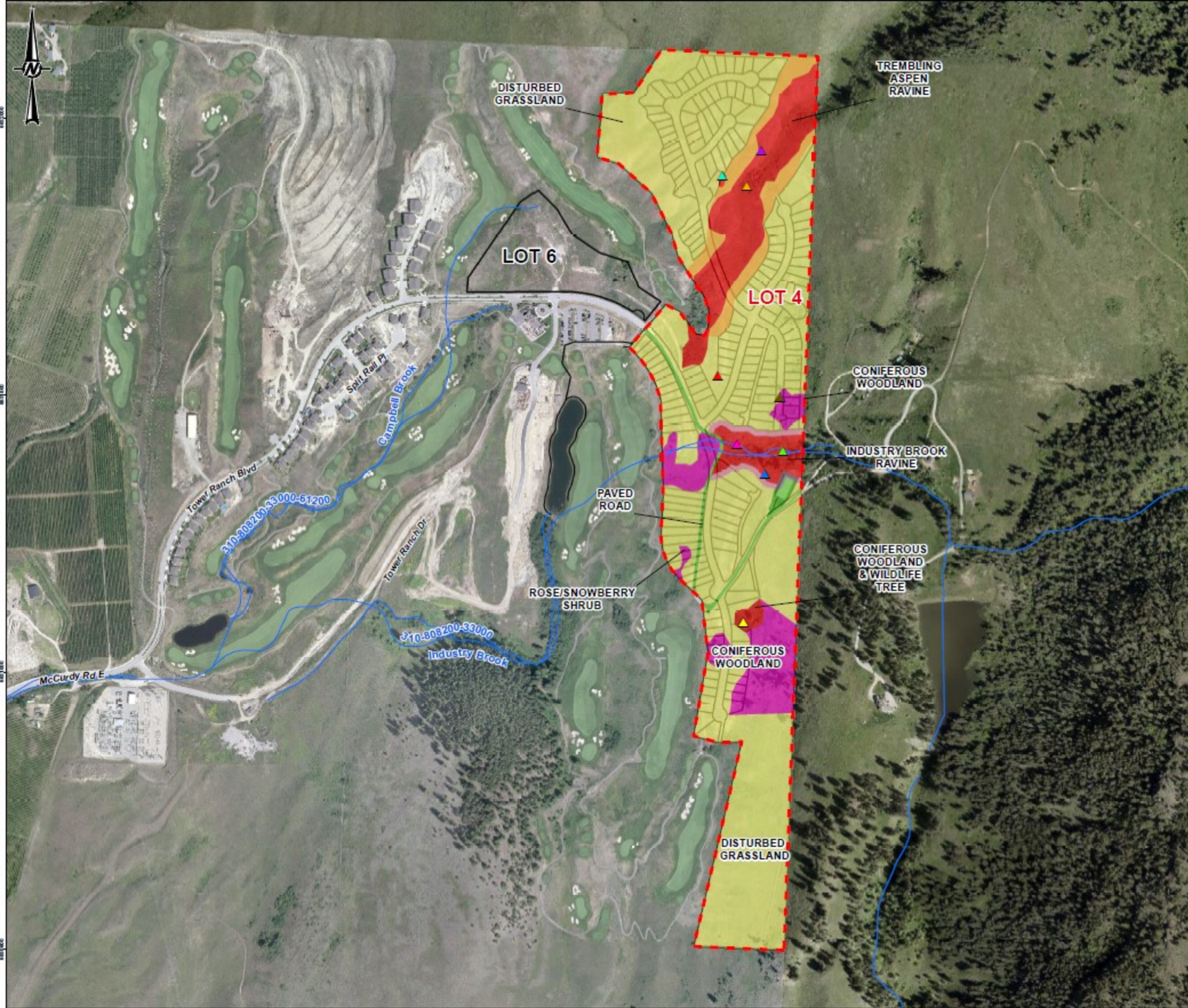
NO.	DATE	BY	REVISION	(H1)
B	2020-11-10	BD	ISSUED FOR DEVELOPMENT APPROVALS	00
B	2020-07-10	KU	ISSUED FOR DEVELOPMENT APPROVALS	00
A	2019-09-18	BD	ISSUED FOR DEVELOPMENT APPROVALS	00

DRAWN	BD
DESIGN	JMB
APPROVED	SAC
DATE	2019-09-22
SCALE	
HORIZ.	1:2000
VERT.	

**THE CITY OF KELOWNA**  
ENGINEERING DEPARTMENT  
TOWER RANCH - UPLANDS  
SLOPE ANALYSIS

CITY RULE	
DESIGN	NO.
144	50-50
	C





- LEGEND**
- SITE BOUNDARY
  - CADASTRE
  - WATERCOURSE
- WILDLIFE OBSERVATION**
- BADGER DEN
  - BULLCOCK'S ORIOLE NESTS
  - COUGAR SCAT/WILDLIFE TREE
  - DEER RUB
  - POTENTIAL SNAKE HIBERNACULA
  - SMALL MAMMAL DEN
  - SNAKE BASKING ROCK OUTCROP
  - WESTERN PAINTED TURTLE SHELL
  - WILDLIFE TREE
- ENVIRONMENTALLY SENSITIVE AREA**
- ESA 1 (VERY HIGH)
  - ESA 2 (HIGH)
  - ESA 3 (MODERATE)
  - ESA 4 (LOW)
  - TREMBLING ASPEN RAVINE BUFFER
  - INDUSTRY BROOK RAVINE RIPARIAN BUFFER (10m)

**ATTACHMENT C**

This forms part of application # Z20-0023

Planner Initials **ds**

**City of Kelowna**  
DEVELOPMENT PLANNING



**REFERENCE(S)**

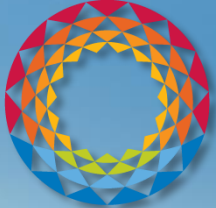
1. HYDROGRAPHY DATA OBTAINED FROM THE PROVINCE OF BRITISH COLUMBIA. COPYRIGHT © 2018. ALL RIGHTS RESERVED.
2. ORTHO PHOTO OBTAINED FROM THE CITY OF KELOWNA ON OCTOBER 4, 2018. IMAGERY DATE: MAY 21, 2017.
3. ENVIRONMENTALLY SENSITIVE AREA DATA COLLECTED BY GOLDER.
4. CADASTRE OBTAINED FROM WSP CANADA GROUP LIMITED.
5. BASEMAP IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERGRID, IGN, AND THE GIS USER COMMUNITY. COORDINATE SYSTEM: NAD 1983 UTM ZONE 11N

**CLIENT**  
PARKBRIDGE LIFESTYLES COMMUNITY INC.

**PROJECT**  
OFFSETTING PLAN, UPLANDS LOT 4  
KELOWNA, BC

**TITLE**  
ENVIRONMENTALLY SENSITIVE AREAS

CONSULTANT	YYYY-MM-DD	2020-12-07
	DESIGNED	BB
	PREPARED	CN
	REVIEWED	DK
	APPROVED	DK



City of  
**Kelowna**

# OCP 20-0006, Z 20-0023

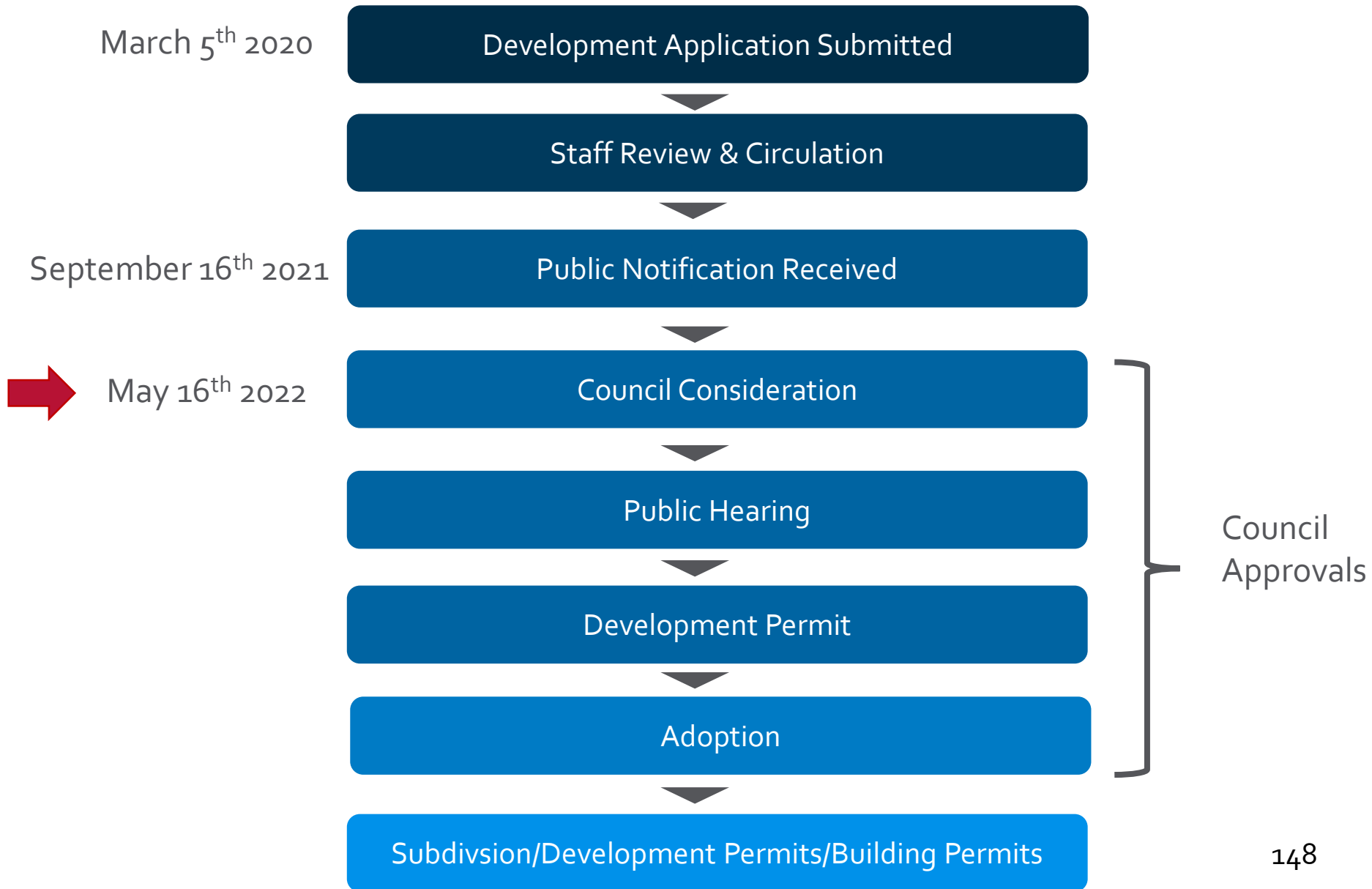
2160 Tower Ranch Blvd



# Proposal

- ▶ Amend the Official Community Plan by reconfiguring areas of the subject property currently designated S- RES – Suburban Residential and Rec – Private Recreational,
- ▶ Rezone the from the RU1 – Large Lot Housing Zone, RU1h – Large Lot Housing (Hillside) Zone, P3 – Parks and Open Space Zone to the RU5 – Bareland Strata Housing Zone, P3 – Parks and Open Space
- ▶ To facilitate the development of a single family strata residential housing development

# Development Process

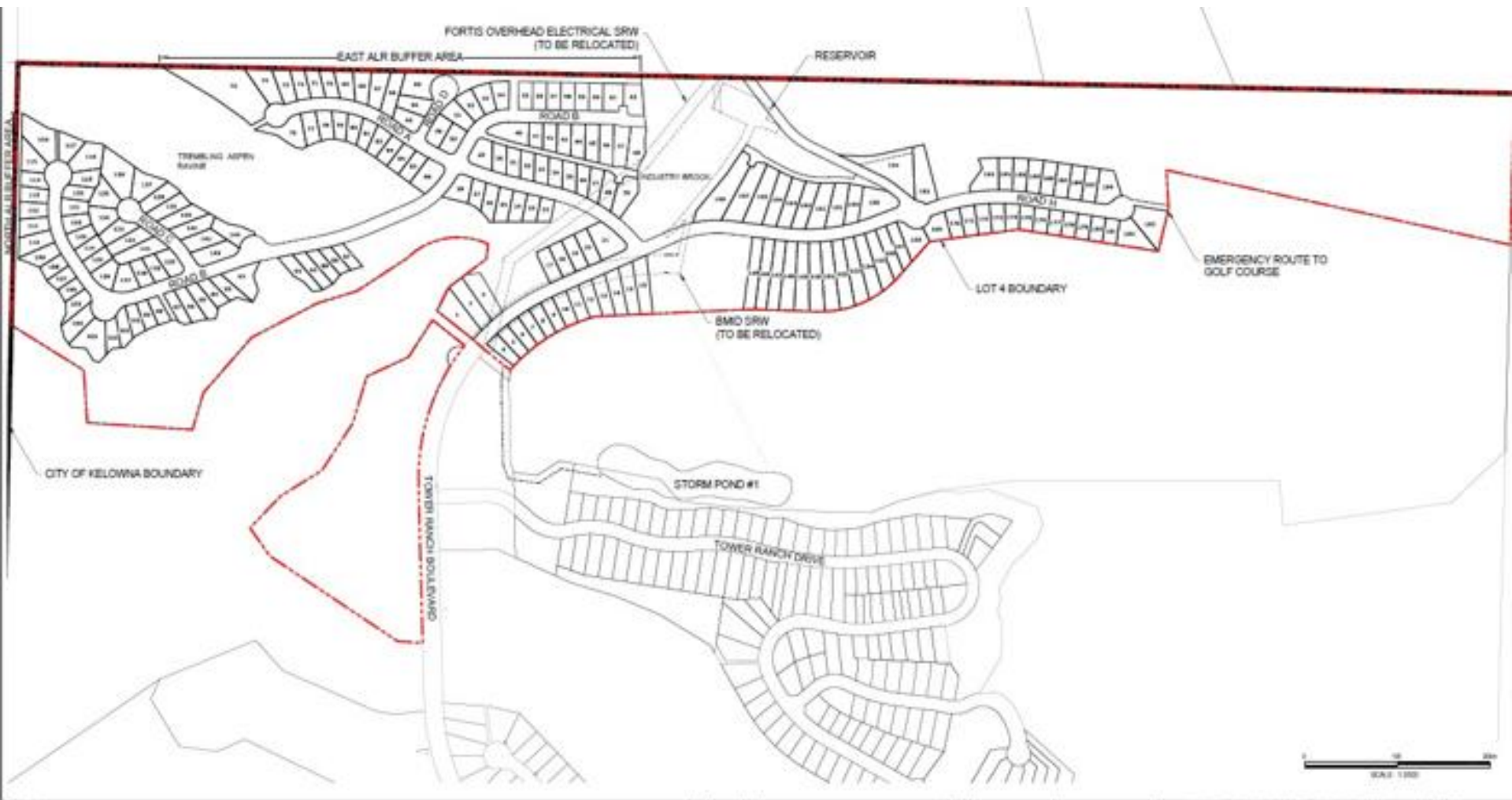


# Context Map



City of Kelowna

# Proposed Road and Lot Layout



# Slope Analysis



# Environmental Analysis





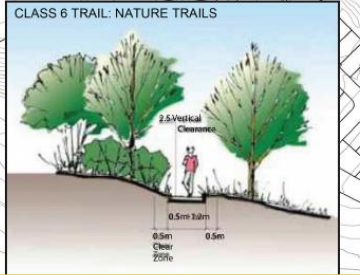
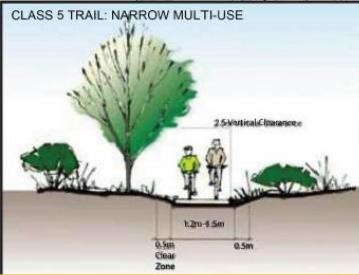
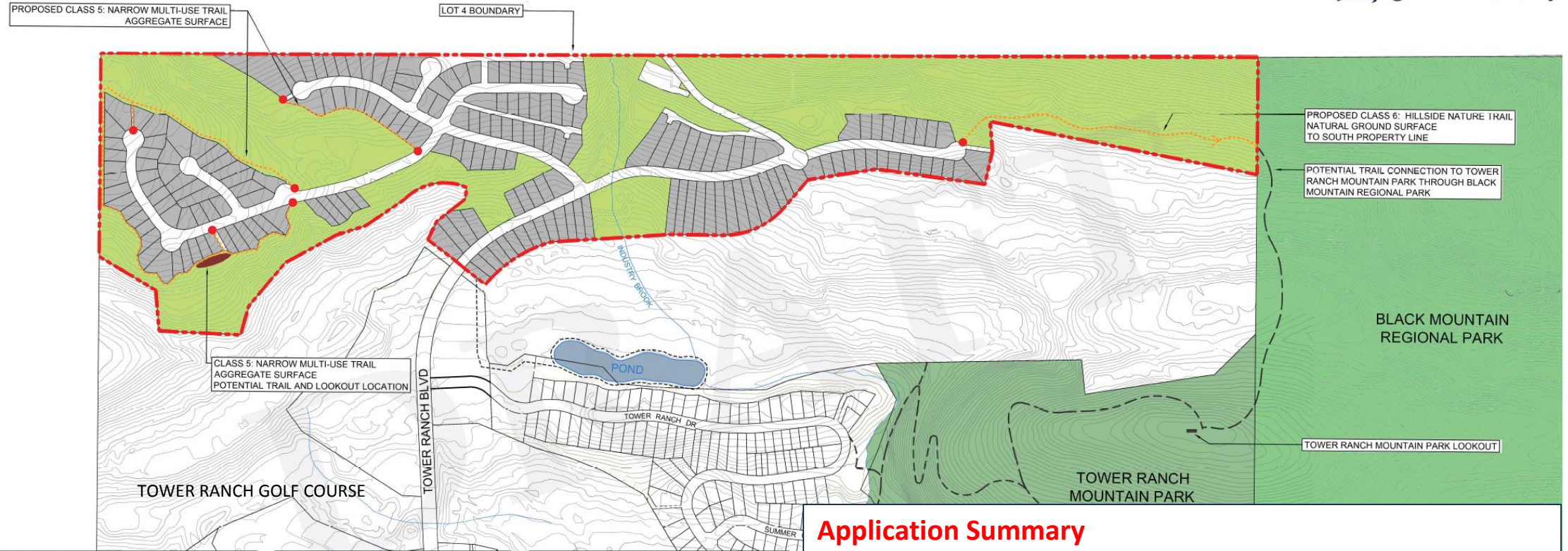
# Staff Recommendation

## ▶ Staff support the proposal:

- ▶ The proposal is consistent with the Area Structure Plan for the Tower Ranch neighbourhood and the Official Community Plan.
- ▶ The proposed plans limit the potential impact to natural hazard areas as well as protecting highly sensitive ecosystems in the area.
- ▶ The proposed development as a strata development will limit the amount of infrastructure that will be City owned and maintained.
- ▶ Portions of the site adjacent to ALR lands will include buffering consistent with OCP policy and farm protection development permit guidelines.



## *Conclusion of Staff Remarks*



LEGEND	
<b>EXISTING</b>	
	SITE BOUNDARY
	CREEK
<b>PROPOSED FEATURES</b>	
	PRIVATE OPEN SPACE (SEPARATE ROW FOR PUBLIC ACCESS)
	PUBLIC PARKLAND
	REGIONAL PARKLAND
<b>PROPOSED CONNECTIONS</b>	
	TRAIL
	TRAIL HEADS

### Application Summary

- Lot area: 89 acres (36 ha.)
- Existing Zoning: Large Lot Residential, Parks and Open Space
- Proposed Zoning: Bareland Strata Residential, Parks and Open Space
- Proposed Lots: 193
- Development Area: 46%
- Parks and Open Space Area: 54%
- Uplands Trail Connections: 1.5 km

**Land Lease** offers an affordable home ownership model:

Own a home - lease the land

Homes cost less - carrying costs reduced



# CITY OF KELOWNA

## BYLAW NO. 12379

### Official Community Plan Amendment No. OCP20-0006 2160 Tower Ranch Boulevard

---

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 4 Section 31 Township 27, ODYD Plan KAP80993, located on Tower Ranch Boulevard, Kelowna, B.C., from the S-RES – Suburban Residential and REC – Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations as shown on Maps "A1 and A2" 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 16th day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

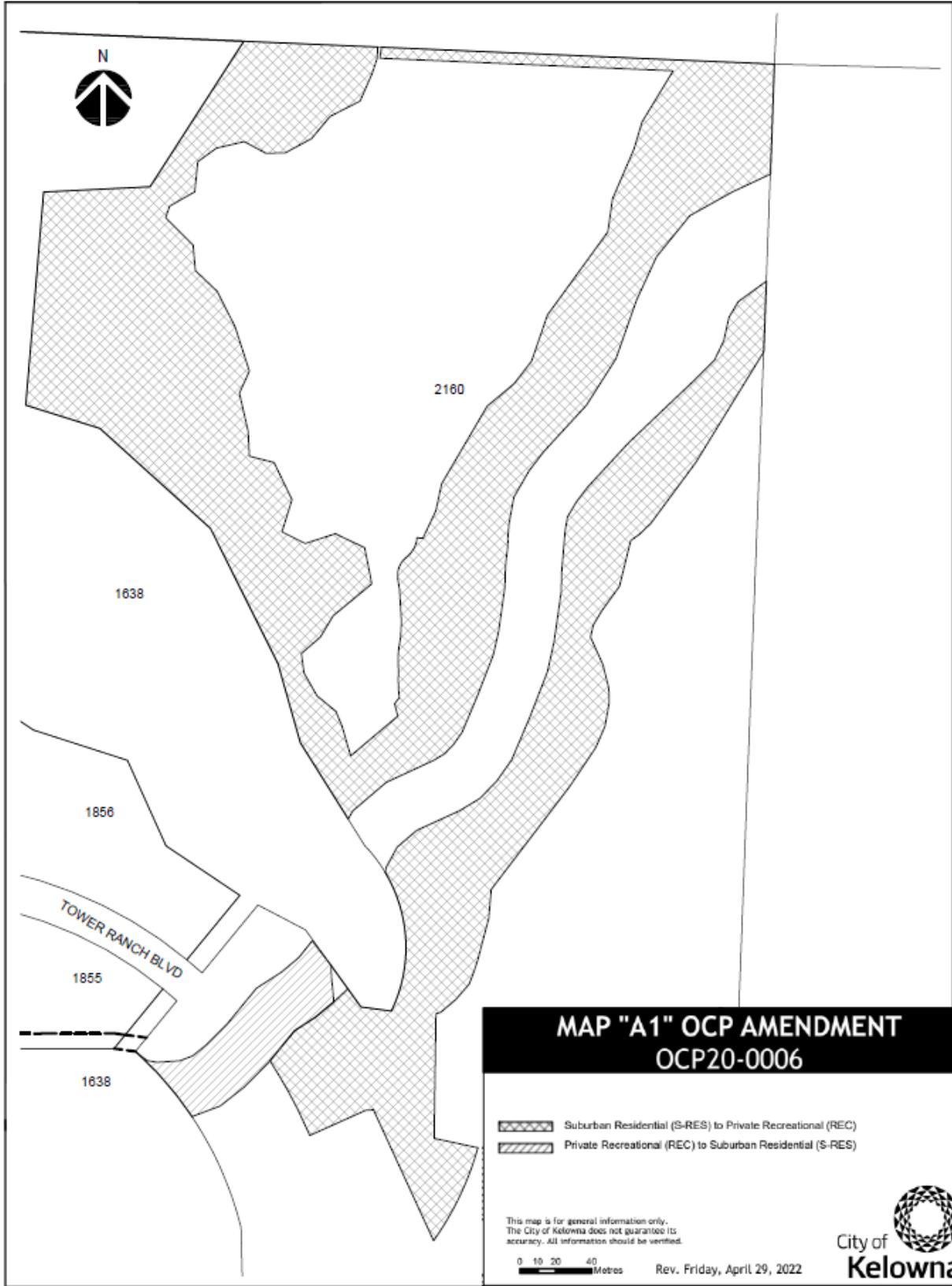
Adopted by the Municipal Council of the City of Kelowna this

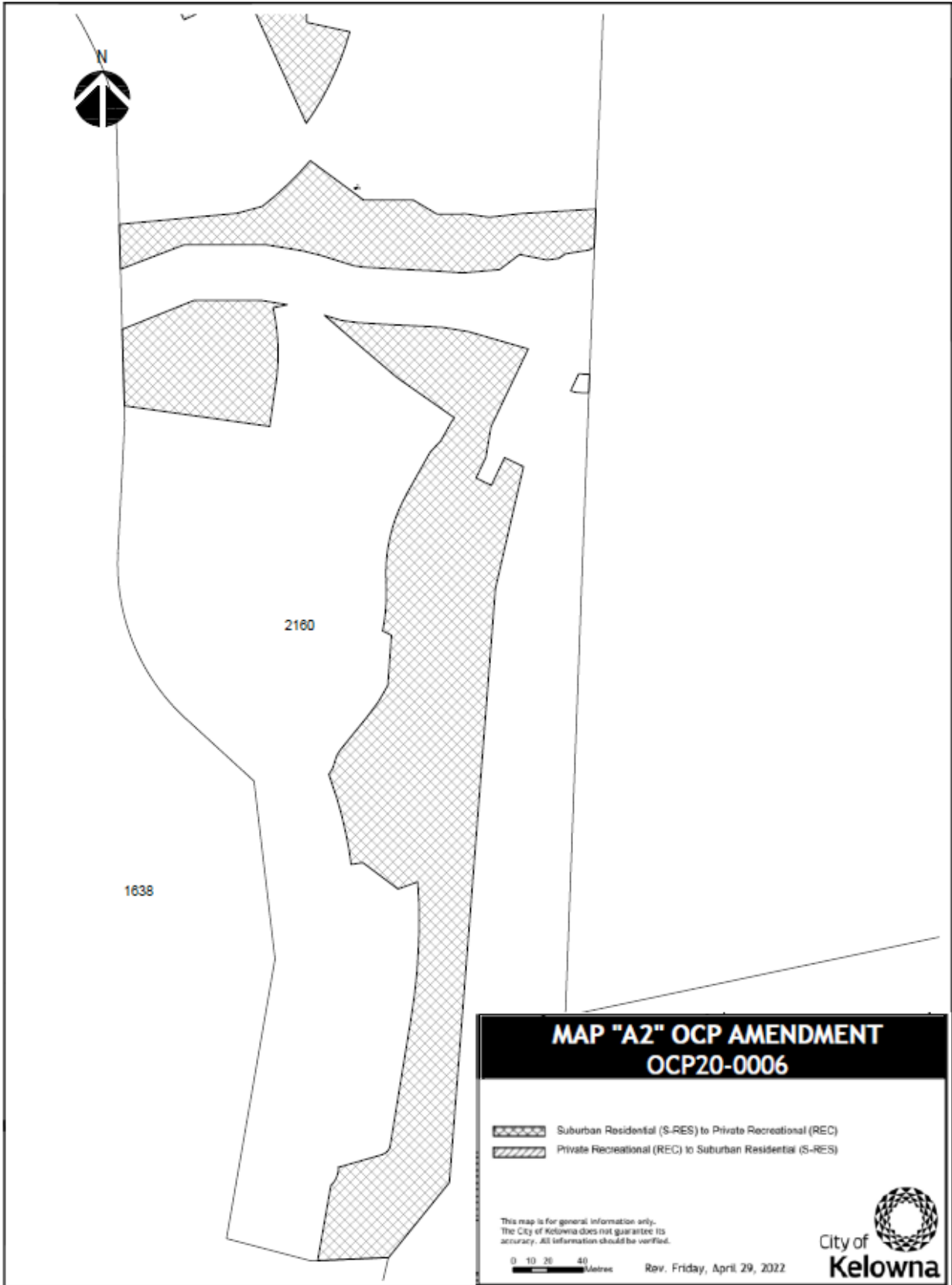
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Mayor


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City Clerk





**MAP "A2" OCP AMENDMENT  
OCP20-0006**

-  Suburban Residential (S-RES) to Private Recreational (REC)
-  Private Recreational (REC) to Suburban Residential (S-RES)

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  
Metres

Rev. Friday, April 29, 2022



**CITY OF KELOWNA**  
**BYLAW NO. 12380**  
**Z20-0023**  
**2160 Tower Ranch Boulevard**

---

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 4 Section 31, Township 27, ODYD, Plan KAP80993 located on Tower Ranch Boulevard, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing, RU<sub>1h</sub> – Large Lot Housing (Hillside) and P<sub>3</sub> – Parks and Open Space zones to the RU<sub>5</sub> – Bareland Strata Housing and P<sub>3</sub> – Parks and Open Space zones as shown on Maps "B1 and B2" 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 16th day of May, 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

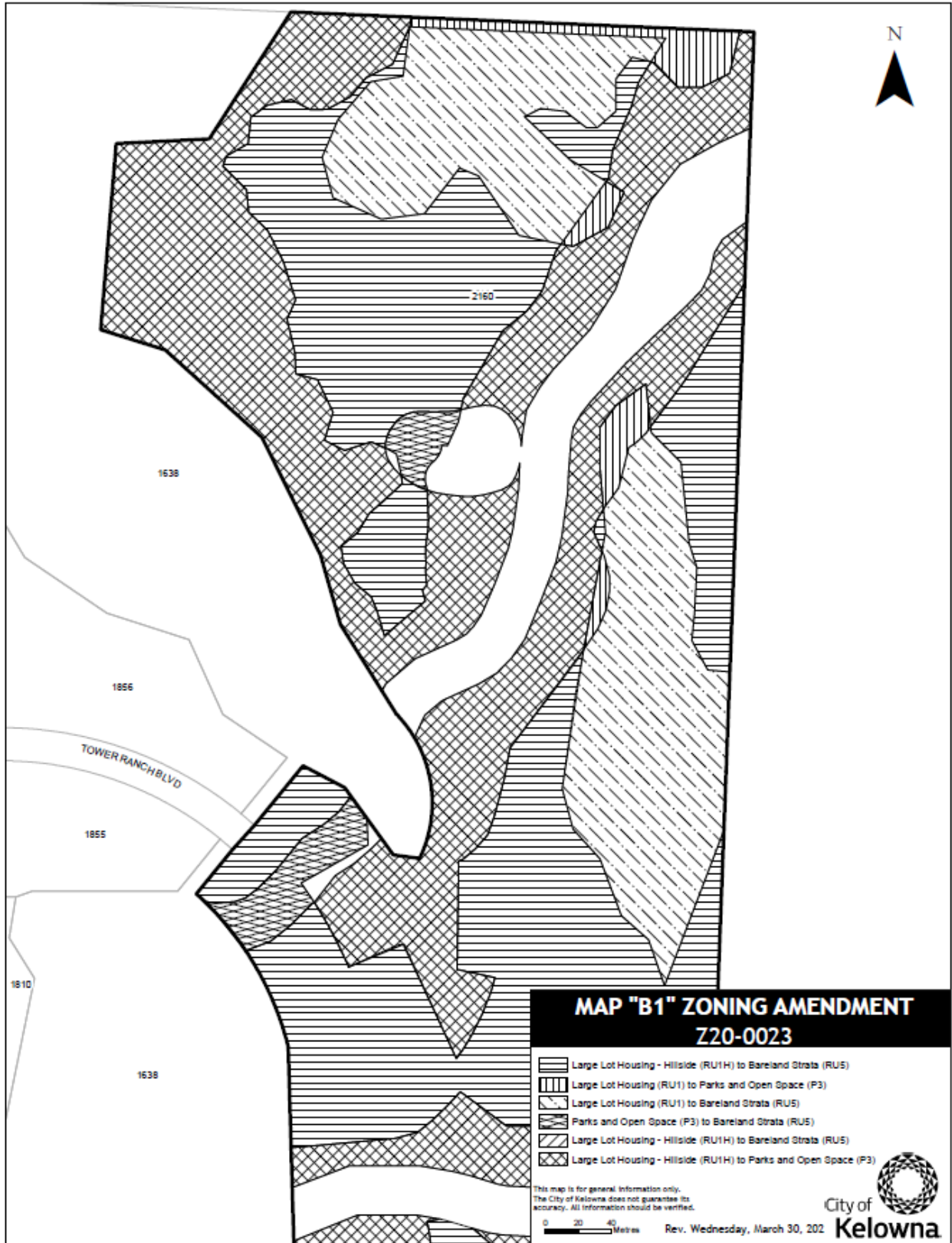
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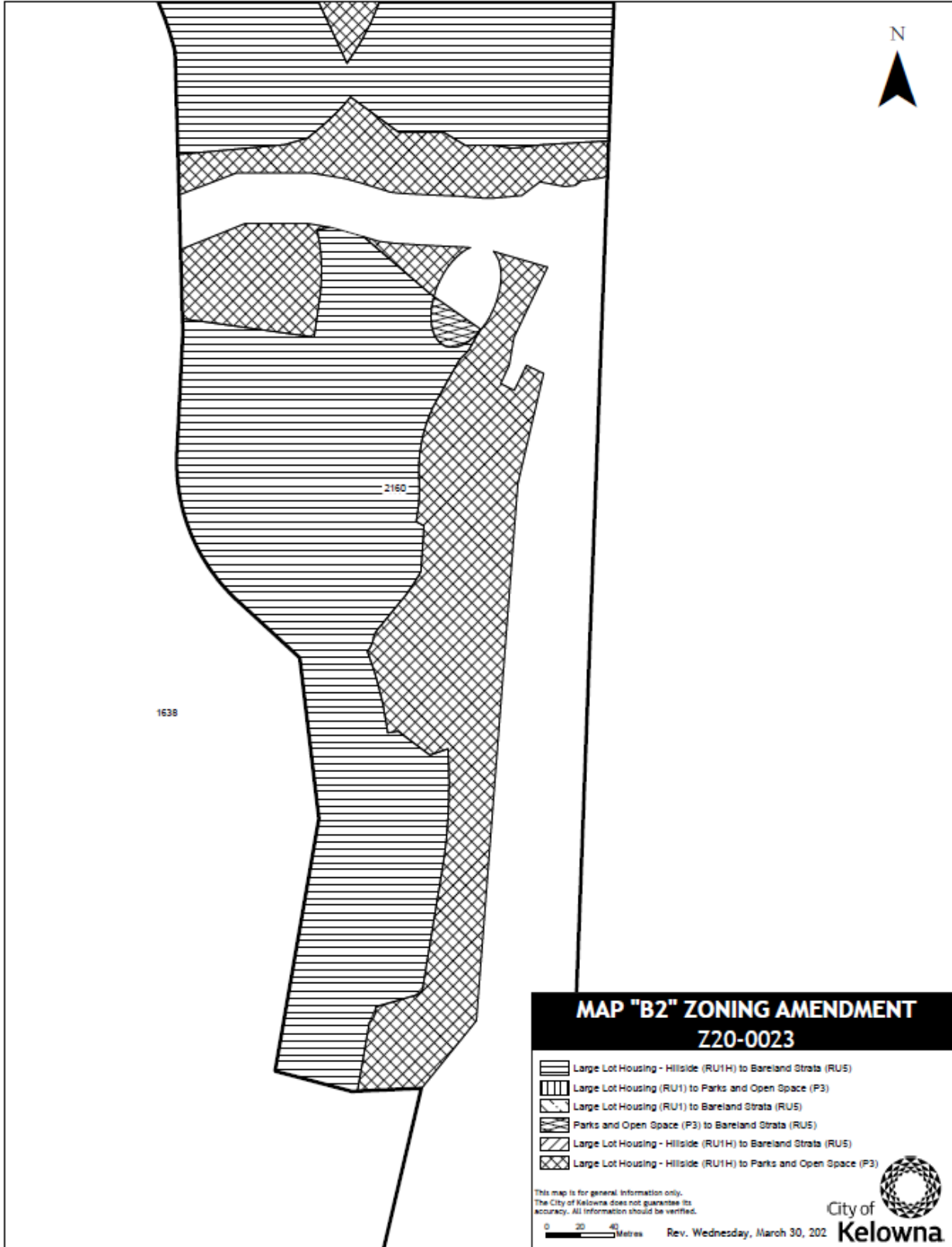
Mayor

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City Clerk







**MAP "B2" ZONING AMENDMENT  
Z20-0023**

- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing (RU1) to Parks and Open Space (P3)
- Large Lot Housing (RU1) to Bareland Strata (RU5)
- Parks and Open Space (P3) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Parks and Open Space (P3)

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

0 20 40 Metres

Rev. Wednesday, March 30, 202



# REPORT TO COUNCIL



**Date:** May 16<sup>th</sup> 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning (ak)

**Application:** OCP21-0010/Z21-0032

**Owner:** Highstreet Canyon Falls Apartments Ltd., Inc.No. BC1311111

**Address:** 1055 Frost Road

**Applicant:** Highstreet Ventures Inc.

**Subject:** Official Community Plan Amendment and Rezoning Application

**Existing OCP Designation:** VC – Village Centre, NAT – Natural Areas

**Proposed OCP Designation:** VC – Village Centre, NAT – Natural Areas

**Existing Zone:** A1 – Agriculture 1, RU1h – Large Lot Housing (Hillside Area)

**Proposed Zone:** A1 – Agriculture 1, P3 – Parks and Open Space, RM5 – Medium Density Multiple Housing

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0010 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 1, DL 579, SDYD, Plan EPP74481, located at 1055 Frost Road, Kelowna, BC from the VC – Village Centre and the NAT – Natural Areas designations to the VC – Village Centre and the NAT – Natural Areas designations as shown on Map “A” attached to the Report from the Development Planning Department dated May 16<sup>th</sup> 2022, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 16<sup>th</sup> 2022

AND THAT Rezoning Application No. Z21-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 1, DL 579, SDYD, Plan EPP74481, located at 1055 Frost Road, Kelowna, BC from the A1 – Agriculture 1 zone and the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing zone as shown on

Map "B" attached to the Report from the Development Planning Department dated May 16<sup>th</sup> 2022, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 16<sup>th</sup> 2022;

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

## **2.0 Purpose**

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the VC – Village Centre and the NAT – Natural Areas designations to the VC – Village Centre and the NAT – Natural Areas designations and to rezone portions the subject property from the A1 – Agriculture 1 and the RU1h – Large Lot Housing (Hillside Area) zones to the P3 – Parks and Open Space and RM5 – Medium Density Multiple Housing zones to facilitate a multi-family residential housing proposal on the subject site.

## **3.0 Development Planning**

Staff recommend that the proposed Official Community Plan and Zoning Bylaw amendment application be supported. If approved, the changes would allow for the site to develop as a multi-family apartment housing development with approximately 300 housing units the majority of which are currently proposed to be 2br and 3br housing units.

The proposed multi-family housing development is consistent with the Official Community Plan (OCP) and Area Structure Plan (ASP) developed for 'The Ponds' neighbourhood and would contribute to completing the neighbourhood village centre. The proposed multi-family development site is near a middle school, parks, and trails. The proposed development includes large amounts of greenspace and an amenity building for residents.

The proposed development will contribute to an increase in road usage in the area. Several traffic related off-site upgrades are proposed to mitigate the traffic impact which include: Contribution toward the cost of a future traffic signal at the Frost Road and Gordon Drive intersection, construction of a northbound right turn lane at the Steele Road and Gordon Drive intersection, and installation of pedestrian safety flasher lights at the intersection of Frost Rd and Steele Rd.

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

## **4.0 Proposal**

### **4.1 Background**

Development of 'The Ponds' neighborhood is guided by an Area Structure Plan (ASP) created in 2007. The plan envisioned a substantial mixed-use 'Village Centre' with places to live, work, shop, and socialize, that

will be the focal point of the community and would accommodate a range of residential housing forms, an elementary school, and an array of parks, pathways, and natural areas.

In the context of the Area Structure Plan the subject property was envisioned to provide low and medium density housing meant to compliment and support commercial uses within the village center. Specifically, the neighborhood plan contemplated apartment buildings up to 4 storeys would be developed in this area in accordance with the RM4 and RM5 zones.



To date no commercial or multi-family development has occurred in this area. If approved this development would be the first portion of the village centre to be developed. Staff anticipate to process future Development Permit applications for commercial developments near the subject property but no applications have yet been submitted.

This property is currently designated 'Village Centre' in the context of the 2040 Official Community Plan this designation supports low rise (buildings lower than six storeys in height) multi-unit residential apartment buildings.

#### 4.2 Project Description

The proposed Official Community Plan amendment is to adjust areas on the site that are currently designated VC – Village Centre and NAT – Natural Areas. The OCP change is required to accommodate the proposed development footprint of the site and if approved it would result in a slight (0.12ha) net increase in land designated as NAT – Natural Areas.

The proposed zoning amendment is to rezone the site from the A1 – Agriculture 1 zone and RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing. If approved the zoning amendment would allow for multi-family residential housing on the portion of the subject property. Areas zoned P3 – Parks and Open Space would be left un-developed and used for trails and open space.

Staff are recommending final adoption be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property. A Development Permit application has been submitted to allow for 4 apartment buildings on the site providing total of 298 housing units. A Development Variance Permit has been submitted to allow for buildings that are 5 stories with a maximum height of 15.6m

#### 4.3 Site Context

In the context of the Official Community Plan the property is located inside the permanent growth boundary, lands within the Permanent Growth Boundary (PGB) are expected to develop to higher intensity uses to accommodate the anticipated growth of the community to 2040. North and west of the site are

vacant lands designated Village Centre in the OCP and zoned for commercial uses. East of the property is Canyon Falls Middle School and single family housing. A portion of the site is adjacent to Hill Spring Park. The southern/upper portion of the site is not proposed be rezoned as part of this application is adjacent to single family housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C <sub>3</sub> – Community Commercial	Vacant
East	P <sub>2</sub> – Education and Minor Institutional RU <sub>3</sub> – Small Lot Housing	School/Single Family Housing
South	P <sub>3</sub> – Parks and Open Space RU <sub>2h</sub> – Medium Lot Housing	Park/Single Family Housing
West	C <sub>3</sub> – Community Commercial	Vacant

**Subject Property Map:**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

The Big Picture: 10 Pillars to Realize our Vision
<b>Promote more housing diversity</b> One of Imagine Kelowna’s goals is to build healthier neighbourhoods that support a variety of households, incomes and life stages. Having the housing

that Kelowna citizens need is critical to achieving this goal. With this in mind, the Official Community Plan signals a wider variety of housing types and not just single family homes or small apartments. This housing is focused in areas where residents have easier access to jobs, amenities, transit and active transportation routes. In addition, this Official Community Plan supports more rental housing options .

**Objective 7.1. Create more complete communities in Suburban Neighbourhoods.**

<p>Policy 7.1.1 Area Structure Plan Consistency.</p>	<p>Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.</p> <p><i>The proposed multi-family development is consistent with the Area Structure Plan (ASP) developed for The Ponds neighbourhood. If approved it will contribute to completing the neighbourhood village centre.</i></p>
--	--

**Objective 7.1. Create more complete communities in Suburban Neighbourhoods.**

<p>Policy 7.1.4 The Ponds Village Centre</p>	<p>Support development in the Ponds Village Centre that includes the following characteristics: A mix of commercial and residential development to a maximum height of approximately four storeys; and Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings.</p> <p><i>The proposed multi-family development will support and compliment future commercial uses when The Ponds Village centre is fully built-out.</i></p>
--	---

**Objective 7.6 Support a variety of low-density housing**

<p>Policy 7.6.1 Family-friendly multi-unit housing.</p> <p>Policy 7.6.2. Social connections through design.</p>	<p>Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms. Encourage design for multi-unit residential buildings that incorporates common spaces that foster social connections, such as gardens, greenspace and children’s play areas.</p> <p><i>The proposed multi-family development is near a middle school and contains a mix of 3br, 2br, 1br, and studio apartment units. The proposed development includes large amounts of greenspace and an amenity building for residents.</i></p>
---	--

**Objective 7.8. Reduce dependence on the automobile where possible**

<p>Policy 7.8.1. Roadway Congestion.</p>	<p>Recognize and accept that Kelowna’s streets will become busier as the City grows. Suburban neighbourhoods will have limited potential to shift away from driving, meaning that greater roadway capacity will be needed to support growth in suburban areas. Increases to roadway capacity should consider ways to mitigate impacts on liveability of neighbourhoods in the Core Area and Urban Centres.</p> <p><i>The proposed development will contribute to an increase in road usage. Several traffic related off-site upgrades are proposed to mitigate the traffic impact and are outlined in greater in the technical servicing memo attached to this council report which include: Contribution toward the cost of a future traffic signal at Frost Road and Gordon Drive, construction of a northbound right turn lane at the Steele Road, Gordon Drive intersection and installation of pedestrian flashers on the south</i></p>
--	--

	<i>crosswalk at the intersection of Frost Rd and Steele Rd.</i>
--	---

**6.0 Technical Comments**

6.1 Development Engineering Department

- Servicing Memo Attached

**7.0 Application Chronology**

Date of Application Received: April 6<sup>th</sup> 2021

Date Public Consultation Completed: June 1<sup>st</sup> 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:**

Schedule A: Development Engineering Memo

Attachment A: OCP 'Map A'

Attachment B: Zoning 'Map B'

Attachment C: Application Supporting Documents





**CITY OF KELOWNA**

**MEMORANDUM**

**Date:** April 21, 2022  
**File No.:** Z21-0032  
**To:** Planning and Development Officer (AK)  
**From:** Development Engineering Manager (NC) *Revised Comments*  
**Subject:** 1055 Frost Road, Gordon Drive RM3 RM5

The Development Engineering Branch has the following comments and requirements associated with this application to rezone portions of the subject property from A1 – Agriculture and RU1H – Large Lot Housing (Hillside) to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing

The Development Engineering Technologist for this application is John Filipenko. AScT

**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. A four lot subdivision of the subject property is proposed. Each created residential lot will be serviced individually.

**2. DOMESTIC WATER AND FIRE PROTECTION**

- a. The subject property is located within the Southwest Mission service area.
- b. A 300mm diameter water main exists within Frost Road that currently services the property with a 200mm diameter PVC connection.
- c. A 250mm diameter watermain fronts the property within Steele Road.
- d. A 200mm diameter watermain exists on Gordon Drive south of the Clarence Avenue intersection.
- e. The Developer’s Consulting Engineer will determine the domestic and fire protection requirements and establish hydrant requirements and service needs. If it is determined that upgrades to any existing water distribution system must be made, additional bonding will be required.



- f. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- g. One service will be permitted for each created lot. The applicant will arrange for the installation of new services and the disconnection and removal of all unutilized services at their cost.
- h. A water meter is mandatory for each service and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.
- 3. SANITARY SEWER SYSTEM**
- a. The subject property is located within the municipal sewer system collection area.
- b. A 250mm diameter sanitary main exists within Frost Road that currently services the property with a 200mm diameter PVC connection.
- c. A 200mm diameter sanitary main fronts the property within Steele Road.
- d. A 200mm diameter sanitary main fronts the property within Gordon Drive.
- e. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.
- f. One service will be permitted for each created lot. The applicant will arrange for the removal and disconnection of the existing unutilized services and the installation of new services at the applicant's cost.
- 4. STORM DRAINAGE**
- a. The property is located within the City of Kelowna drainage service area.
- 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 development; and an Erosion and Sediment Control Plan is to be prepared by 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.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.10.6 *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 on the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.
- h. One service will be permitted for each created lot. The applicant will arrange for the removal and disconnection of the existing unutilized services and the installation of new services at the applicant's cost.

## 5. ROAD IMPROVEMENTS AND ACCESS

- a. Frost Road frontage is fully urbanized including barrier curb and gutter, a separate concrete sidewalk with landscape boulevard complete with street trees, underground irrigation system, and street lights. The existing shared access driveway with adjacent property at 989 Frost Rd will require a registered cross access agreement.
- b. Steele Road frontage is fully urbanized including a barrier curb and gutter, monolithic concrete sidewalk with street lights. The existing driveway access shall be removed and replaced with barrier curb and sidewalk if not utilized.
- c. ***Install pedestrian flashers at south side crosswalk on Steele Rd at Frost intersection (to school)***
- d. Gordon Drive has an ultimate width of 30.0 meters. Stage one construction is complete including a pavement width of 10.45 meters that accommodates 2 travel lanes and 2 bike lanes, full urbanization on the South side including curb, gutter sidewalk and street lights.
- e. A multiuse path is recommended on Gordon Drive (Clarence to Frost) and should be completed in concert with the development of the upper site. If the multiuse path is not constructed, a sidewalk shall be placed at the property line with an extra wide irrigated and treed boulevard between the sidewalk and drainage channel. Appropriate DCC credits will be applicable.
- f. Access to the upper site should be limited to a single access aligning with Clarence Avenue with an emergency access at the north end of the upper site.
- g. ***Construct right turn lane at Steele Road / Gordon Drive intersection on Steel northbound to Gordon eastbound movement***
- h. ***A contribution from the developer for the signalization of the Frost Road and Gordon Drive intersection based on an accepted analysis by the City. Upgrade of the intersection will require an eastbound left turn lane from Frost Road to Gordon Drive.***
- i. 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.
- j. 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.

- k. 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.

<b>SCHEDULE</b>	<b>A</b>
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- vi. Recommendations for roof drains and perimeter drains.
  - vii. Recommendations for erosion and sedimentation controls for 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. 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.

**SCHEDULE** A

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- 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.

**9. 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.

**10. 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. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
  - iii. Water Extended Service Area Latecomers

ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
15	No. 21	Watermain	Dec. 19, 2031	689.14

\*(these fees are to be confirmed at time of development)

  
 Nelson Chapman P.Eng  
 Development Engineering Manager

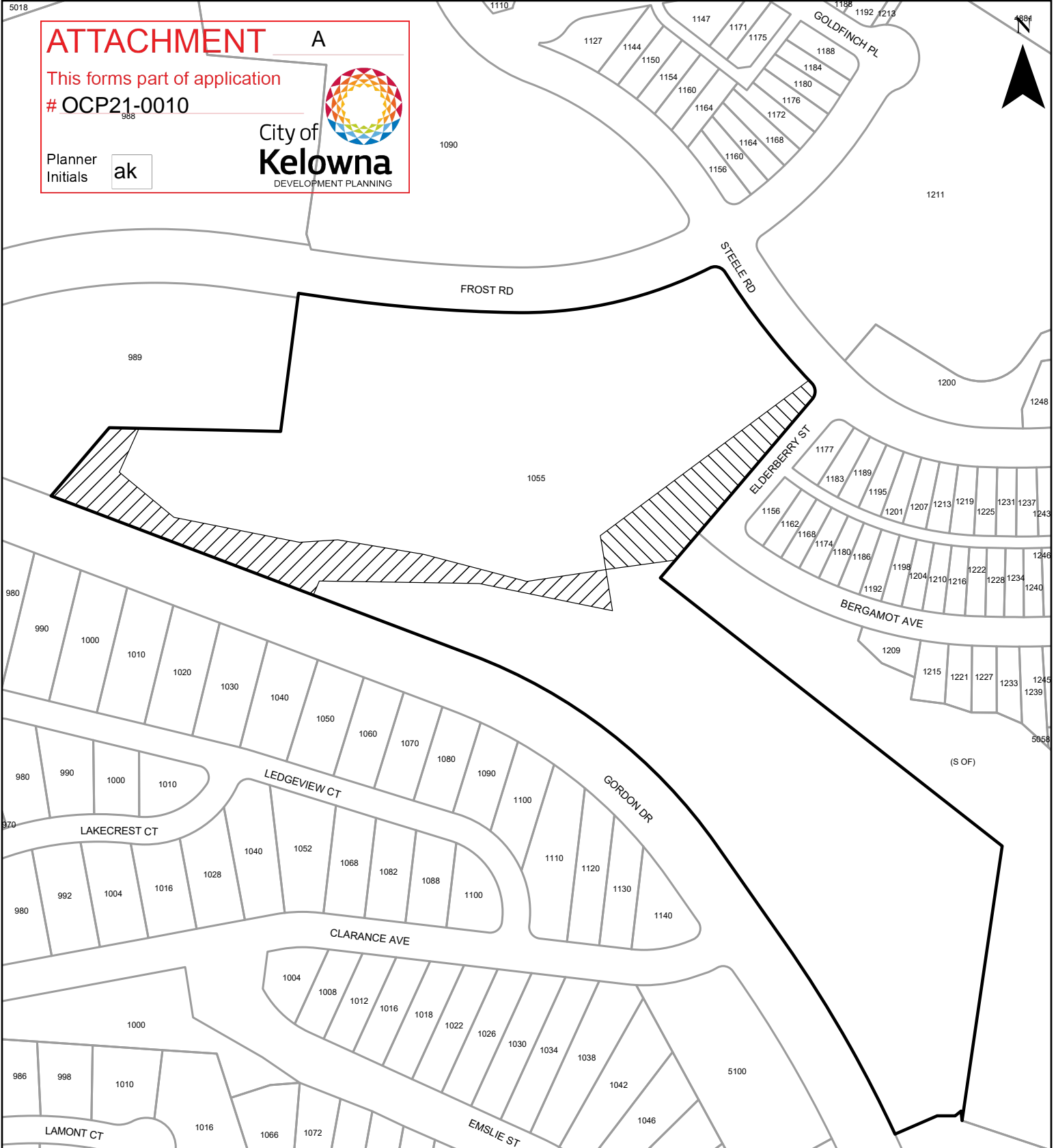
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# ATTACHMENT

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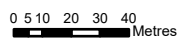
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## MAP "A" OCP AMENDMENT OCP21-0010

- NAT - Natural Areas to VC - Village Centre
- VC - Village Centre to NAT - Natural Areas

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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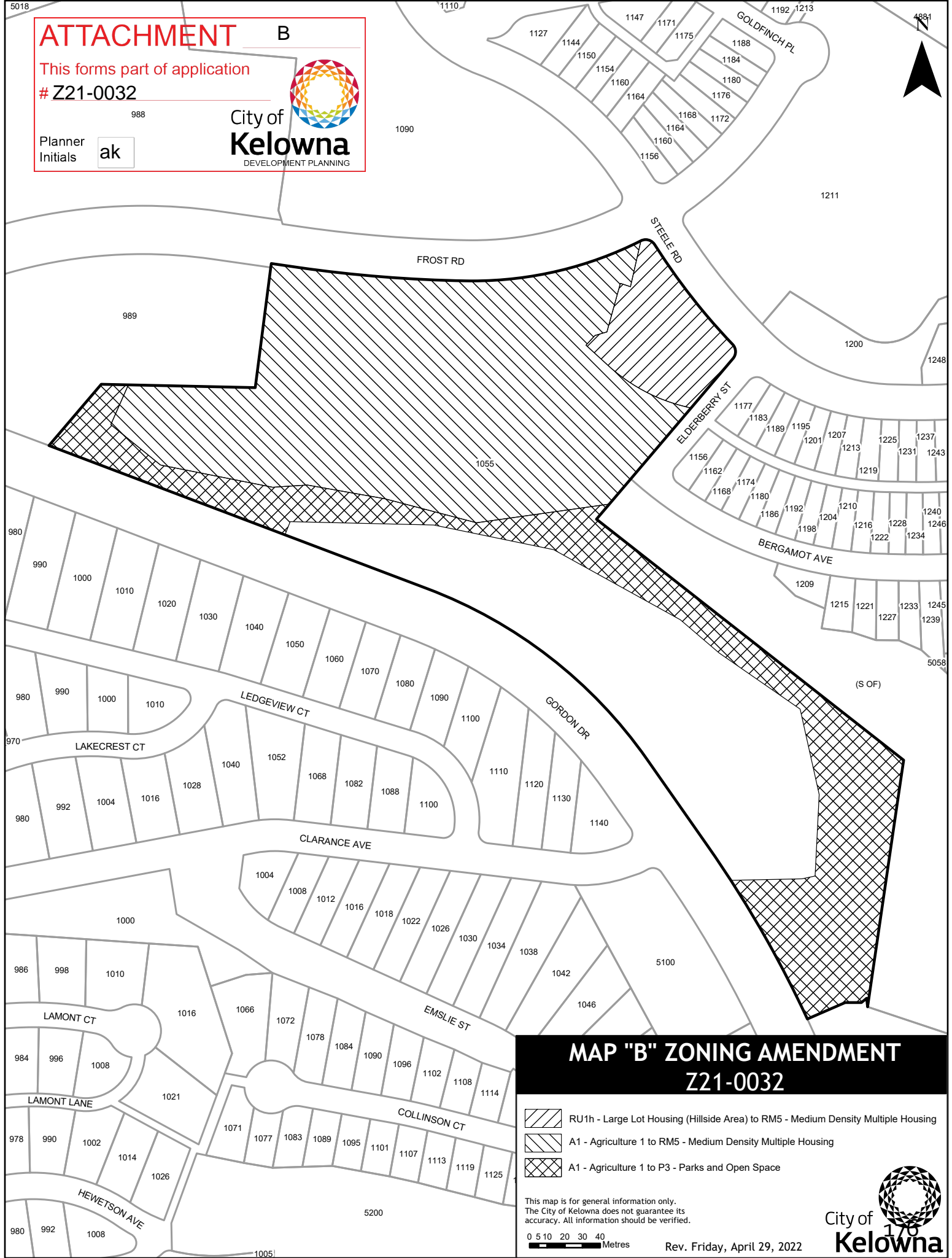
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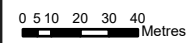
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## MAP "B" ZONING AMENDMENT Z21-0032

- RU1h - Large Lot Housing (Hillside Area) to RM5 - Medium Density Multiple Housing
- A1 - Agriculture 1 to RM5 - Medium Density Multiple Housing
- A1 - Agriculture 1 to P3 - Parks and Open Space

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accuracy. All information should be verified.



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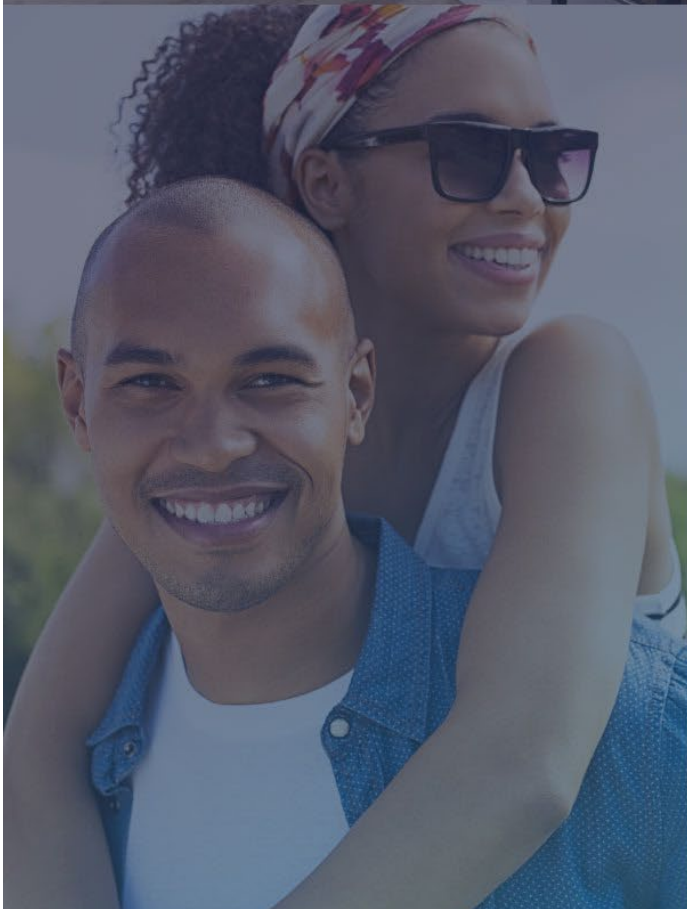






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# HIGH STREET



**ATTACHMENT** C

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City of **Kelowna**  
DEVELOPMENT PLANNING



**ASCENT**  
DEVELOPMENT PERMIT RATIONALE  
1055 FROST ROAD  
KELOWNA, BC.

## Introduction

Highstreet is a Kelowna-based developer, builder, and operator of sustainable multifamily housing. We responsibly develop condos, townhomes, and rentals in areas of BC that are seeking to reduce energy usage and improve quality of life for their citizens.

Since 2016, we have been building energy efficient homes, starting with building to Built Green Gold and Platinum standards. In 2019, we broke ground on our first net-zero energy ready building in Kelowna which went on to win the CleanBC Net-Zero Energy Ready Challenge for high performing Part 3 residential buildings. Since then, we have built the majority of our projects to BC Energy Step Code 4. You can see plenty of our environmentally advanced communities under construction in Comox, Nanaimo, Langford, and West Kelowna.

We are passionate about making a real impact, both on the environment and on the people who live in our homes. In addition to quality finishes and sustainable building practices, we believe in doing the right thing. Whether we are selling or operating rentals, we promise to do the right thing and take the high road. If something wasn't built right, we will make it right.

Our proposed project on Frost Road is no different. Our residential buildings are designed to comply with Step 4 of the BC Energy Step Code. We want to be a part of the Kelowna community, and therefore want to support the community plan and overall growth and development strategy for the area.

Building environmentally responsible real estate is important to us and is reflected in our company goal to complete 10,000 net zero ready homes by the end of 2031. With well over 2 million Watts of solar installed to date and nearly 1000 Net-Zero Energy Ready homes in our portfolio we are well on target to meeting our goals. Our properties have been developed in forward-thinking cities across British Columbia, Alberta, and Ontario.

## Application Rationale

Highstreet Ventures is undergoing an application to rezone and obtain a development permit on 1055 Frost Road, Kelowna, BC. A detailed rationale has been provided below as part of the Development Permit Application.

### HIGHSTREET VENTURES INC

 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4  HIGHSTREETVENTURES.CA  
 INFO@HIGHSTREETVENTURES.CA  778.946.6250  778.946.6251

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- Application Rationale ..... 2
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- Project Overview ..... 4
- Architectural Design..... 4
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- Parking..... 5
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**HIGHSTREET VENTURES INC**

 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4  [HIGHSTREETVENTURES.CA](http://HIGHSTREETVENTURES.CA)  
 [INFO@HIGHSTREETVENTURES.CA](mailto:INFO@HIGHSTREETVENTURES.CA)  778.946.6250  778.946.6251



## Development Details

### Project Overview

Highstreet seeks to provide Net-Zero Energy Ready multi-family residential housing to the community of Kelowna with a local commitment to sustainable development. We are proposing 4 - five-storey multi-family buildings totaling 298 dwelling units comprised of 66 one bedrooms, 151 two bedrooms, 47 three bedrooms, and 34 bachelor suites with parking provided in both underground and surface parking areas. The proposed development will have a community building on site with amenity space for the residents, as well as a large community garden. The proposed project will be adjacent to future commercial mixed-use developments creating a sustainable community Village Centre, as well as meeting the community objective of allocating higher density development to areas nearby local schools. Concept drawings have been developed which show the proposed architectural character of the buildings and landscape design.

### Site and Architectural Design

Our design is deeply committed to being sensitive to the site conditions, cohesive with the current and future neighbourhood architecture, and meeting Step 4 sustainability and efficiency goals of the BC Energy Step Code compliance pathway for Part 3 buildings. The site has been designed in response to the existing topography, avoiding retaining walls where possible and maintaining the relationship to grade. Strategies including stepping of buildings, incorporating terracing, and using the natural terrain for under building parking and screening have all been utilized and incorporated into the project designs.

To capitalize on the medium to long range views in this hillside development, we have focused on allowing the natural topography of the site to dictate building positioning, orientation, and form. This maximizes environmental protection and sun penetration to the site while also achieving improved land use ensuring consistent enjoyment and livability of all suites regardless of location.

The buildings and landscape of this development will reflect the identity and aspirations of the community and will be engaging and welcoming to the current and future residents of the Ponds Village Centre. Our design intent is to create spaces which are distinct, optimum, flexible, and comfortable all while embracing sustainable construction strategies on site.

The façade architecture will integrate with the adjacent newly proposed developments in the vernacular theme. Horizontal and vertical articulations are simple and practical. Units at grade will marry with the public realm by having direct access to the street where possible, emphasizing street definition, enclosure, and urban feel. Primary building facades and entries are oriented to fronting streets with windows and balconies located to create active frontages, all ensuring clear visibility with direct lines of sight from fronting streets and open spaces. Main floor suites have been designed to establish a street wall along Frost Rd. to maintain a height to street width ratio within acceptable limitations as outlined in the 2040 OCP.

## HIGHSTREET VENTURES INC



Species selection, location of plantings, and landscape site design have leveraged the steep topography and required earthworks to partially conceal structures from the view of neighbouring properties and roadways. Soft landscaping will provide screening to parking areas and soften the hardscaping.

Along Frost Road, the development of 5-storey buildings at the foot of the hill reduces negative impacts to the coveted lakeview. Significant landscaping areas and plantings will soften the development edges and aid in creating an exceptional and vibrant pedestrian scale streetscape complementing the complete community vision.

A new public trail connection will be provided from the existing Hill Spring Trail to Gordon Drive. This will provide pedestrians an alternate walking path to walking along Gordon Drive. The existing Hill Spring Trail will be maintained as it currently is with a re-alignment to connect at the intersection of Elderberry Street and Bergamot Avenue, enhancing the existing condition.

## Parking

All parking will be located within the site and will generally not be visible from public roadways. This will be achieved by a mix of underground parking and surface parking separated from Frost Road by buildings and landscape treatments. The proposed buildings for future subdivision parcel have met the parking requirements of the City of Kelowna.

Secure long-term bike storage will be provided in the parkades with additional bike parking options at main building entrances around the site for short-term bike storage. The intention of this site design is to promote alternative transportation for both building residents and their visiting parties.

Additionally, with electric vehicles and e-bikes becoming more popular, EV ready stalls will be provided to accommodate one EV ready stall per home supporting the City of Kelowna's sustainable transportation vision as outlined in the 2040 OCP. Additional charging infrastructure will be provided in the secure storage areas for e-bikes.



## HIGHSTREET VENTURES INC

## Development Features

### Building Like the Future Depends on It

Sustainability is at the core of who we are and what we do. It is more than just a business goal, it's a way of life and a fundamental understanding of integrity. We recognize that the business model must be identifiably sustainable, satisfying the ecological, economical, and societal challenges we face both today and tomorrow. Prioritizing locally and sustainably sourced building materials, occupant comfort, operating costs, and eliminating greenhouse gas emissions by constructing 100% electric buildings are just a few ways Highstreet Ventures differs from the average developer.

Recognizing our residents are our greatest asset, Highstreet has taken significant precautions to ensure our communities complement and enhance occupant health and well-being through clean filtered air, water, light, comfort, and mind. This is accomplished with high-quality mechanical systems providing enhanced-filtration, heat-recovery, and fresh air 24/7, all while performing as much as 70% better than base energy code requirements. Our building envelopes are robust and airtight leading to further increased occupant comfort, air quality, and reduced energy demand.

Additional sustainability items, to name a few, include:

- Water saving fixtures, reducing water use by 35% or more within all buildings
- Low-VOC paints and adhesives on all interior surfaces
- Energy Star appliances
- Triple pane windows
- Solar panels
- EV Chargers
- High efficiency Energy Recovery Ventilators in every dwelling unit
- Low impact site design
- Native and drought tolerant plant species used in landscape design
- Comprehensive stormwater detention systems
- LED lighting



### Solar

Our communities are 100% electric and largely powered by on-site solar photovoltaics. Highstreet buildings often have arrays as large as 99 kilowatts on each building, enough to power approximately 10 single-family homes per building.

### Alternative Transportation

In addition to amenities Highstreet is providing on-site, the neighborhood hosts existing amenities that would lend themselves well to providing opportunity for a pedestrian community. The proximity to the future commercial node, parks, schools, public transit, and

## HIGHSTREET VENTURES INC



greenspace provides an opportunity for design centered around alternative transportation. The proposed site design orients the building towards the street, screening parking from neighbors and encouraging neighborly interaction among passersby.

Highstreet strongly encourages alternative transportation and provides walking pathways and bicycle parking throughout the site. Our communities in warmer climates have become hubs for people that choose to forego vehicles and instead opt for cycling and walking, and Highstreet designs to suit. Highstreet typically provides a commercial grade pump for bicycle tires and an accompanying work stand so that the community can ensure their bikes are always operating safely and minimize trips offsite by vehicle for maintenance.

### Community Gardens

The provision of amenities like communal gardens provide residents with a sense of community and well-being. Our community gardens have been very well received in recent years, with members of the community coming together to plant and maintain the beds. On weekends the gardens are a thriving space filled with community members creating a sense of pride in residents.



Figure 4: A thriving community garden at Highstreet's Kamloops Community

## HIGHSTREET VENTURES INC



Construction Waste Management



Throughout construction, Highstreet Ventures hires a 3<sup>rd</sup> party waste management group to take waste from site, weighing and measuring landfill diversion rates on every project. Highstreet targets 80% waste diversion on all properties, requiring teams on site to control the flow of all waste materials, minimizing the amount of waste in landfills.

Waste System

We plan to use Earth Bins as our waste system, which we have successfully implemented in other communities. This system is animal proof, low height, clean and is aesthetically superior to traditional waste bins. The waste material sits below grade controlling odours and access. These bins look modern, clean, and avoid the need for screening. From an operational standpoint, we find that removing the screens allows the bin areas to stay clean and monitored to help keep our residents safe.



HIGHSTREET VENTURES INC





Highstreet typically provides a central community space, proposed on this site adjacent to Building C. The spaces host exercise rooms/gyms, as well as a community lounge that people can use as a study, co-working space or rent out for birthday parties and events. A kitchen and multi-purpose space is provided to host events and group activities.



Figure 5: A Typical Highstreet Community Lounge

**HIGHSTREET VENTURES INC**

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### Security

Security cameras will be provided throughout the site, including hallways for added security. This is currently a standard on all our builds. Building orientations are complimentary to reduce any difficult to see areas. All outdoor amenities will have high visibility and multiple point entrance and egress at regular intervals.

### Alignment with the Development Permit Area Guidelines

The following outlines how the proposed development will meet the goals of the proposed multi-unit residential buildings:

**1. Convey a strong sense of authenticity through urban design that is distinctive for Kelowna.**

The planned community will embrace a simpler form to meet with the City of Kelowna’s ongoing high performance sustainability goals of the current and future OCP while aligning to future village center and setting the standard for future commercial of the adjacent developments.

**2. Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures.**

Highstreet focuses on sustainable quality construction. Some design compromises are required to simplify the form (as noted in the highly sustainable buildings of the 2040 OCP) but will not impact the overall aesthetic. The final product will fit in beautifully with the surrounding landscape and complement the area by providing a buffer between the commercial and adjacent single-family dwellings.

**3. Integrate new development with existing site conditions and preserve the character amenities of the surrounding area.**

The new buildings will be integrated into the challenging site grades through careful consideration of the best site and grading options enhancing existing park areas with new trails.

**4. Promote interesting, pedestrian friendly streetscape design and pedestrian linkages.**

The buildings adjacent to the street frontage will have direct street access to the ground floor units and entrance. Where the grade begins to drop steeply by Steele, a pocket park-like area will provide continuity of the pedestrian realm and visual interest as well as providing a buffer between the well-traveled school route and adjacent neighbours.

**5. Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).**

Urban ecology will be supported through preserving the existing path through the site, creating additional park space, and creating trail links to connect Gordon with the Regional Trail.

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City of Kelowna  
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**6. Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.**

Through the emulation of native flora we are applying urban ecological principals to re-naturalize and vegetate the majority of the site.

**7. Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.**

The majority of the landscape will be naturalized landscaping that will require temporary irrigation until it is established.

## Our Values

Highstreet is a Kelowna-based real estate development company that primarily develops, builds, sells, and operates condo-quality apartments. We take sustainability very seriously and are passionate about developing smarter real estate that makes a real impact by providing top-rated sound attenuation measures, quality finishes, energy efficiency, and environmental sustainability enabling our properties to stand alone in the marketplace. With massive investment in solar energy and green building initiatives in our communities, our vision is to successfully complete 10,000 Net-Zero Energy Ready homes by the end of 2031.

## Taking The High Rd

Our Mission is to elevate everyone who works with us and share in the success of responsibly creating smarter, more sustainable real estate and we do that by living our company values. Should you wish to know more about our company, we invite you to visit our website at [highstreetventures.ca](http://highstreetventures.ca) or contact us directly.

# VALUES

- H** HUMILITY GRANTS US INSIGHT FROM OTHERS
- I** INQUISITIVE & LEARNING CONTINUOUSLY
- G** GUIDED BY ALWAYS DOING WHAT IS RIGHT
- H** HONEST, OPEN, AND TIMELY WITH COMMUNICATION
- R** RESPONSIBLE & ACCOUNTABLE FOR OUR ACTIONS & DECISIONS
- D** DETERMINED TO PERSEVERE, GET RESULTS, AND "WIN".

## VISION

EVERYONE IN HIGHSTREET'S COMMUNITY WILL WANT THEIR FRIENDS TO WORK WITH US, LIVE WITH US, AND INVEST WITH US.

## MISSION

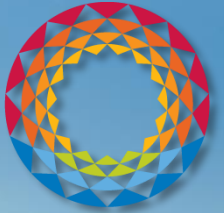
TO ELEVATE EVERYONE WHO WORKS WITH US AND SHARE IN THE SUCCESS OF RESPONSIBLY CREATING SMARTER, MORE SUSTAINABLE REAL ESTATE.

## THREE UNIQUES

OUR PEOPLE  
 SHARED FINANCIAL SUCCESS  
 SUSTAINABILITY

## TARGET MARKET

MILLENNIALS  
 RETIREES



City of  
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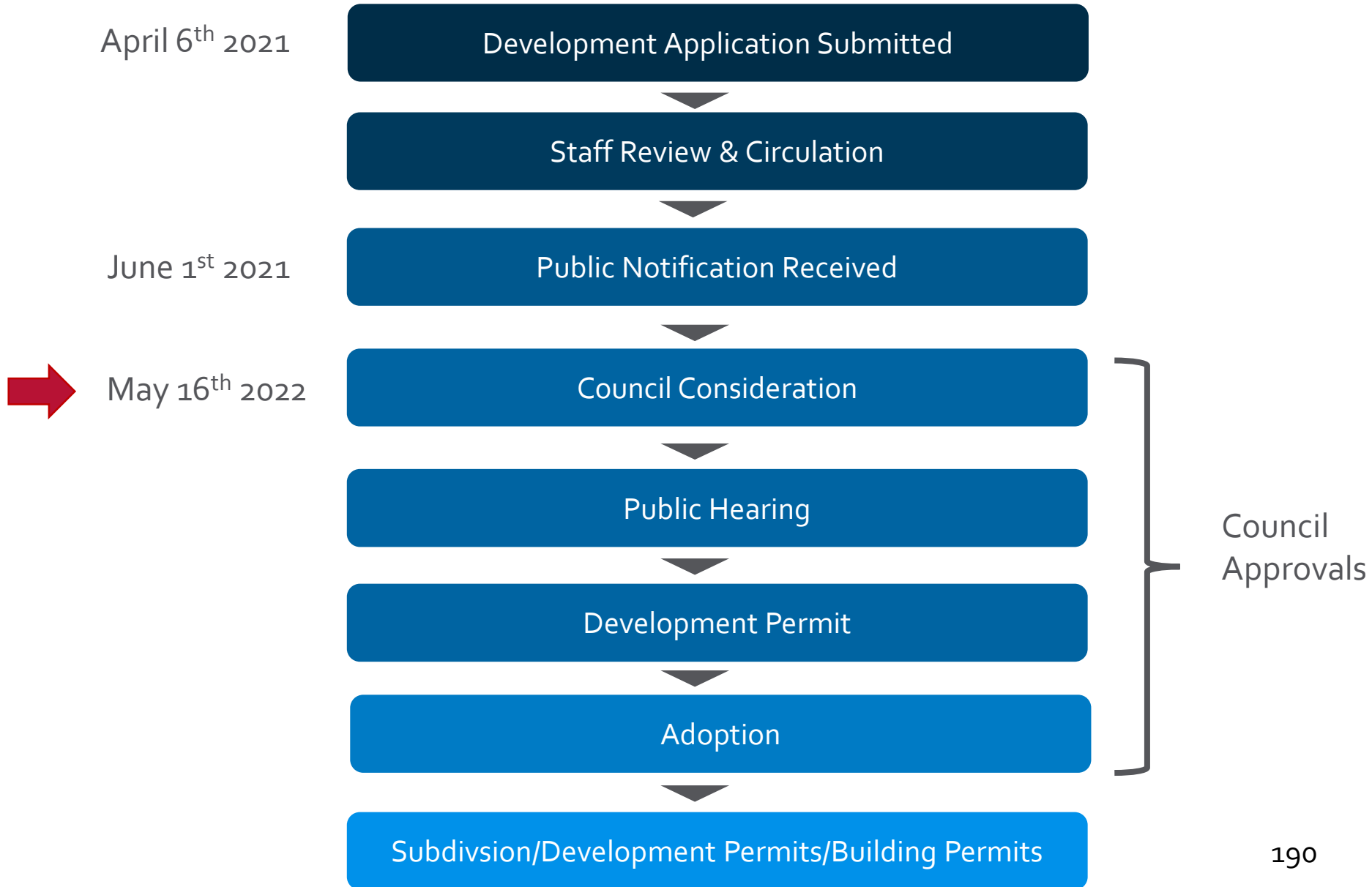
# OCP 21-0010/Z 21-0032

1055 Frost Road OCP/Zoning Bylaw Amendment

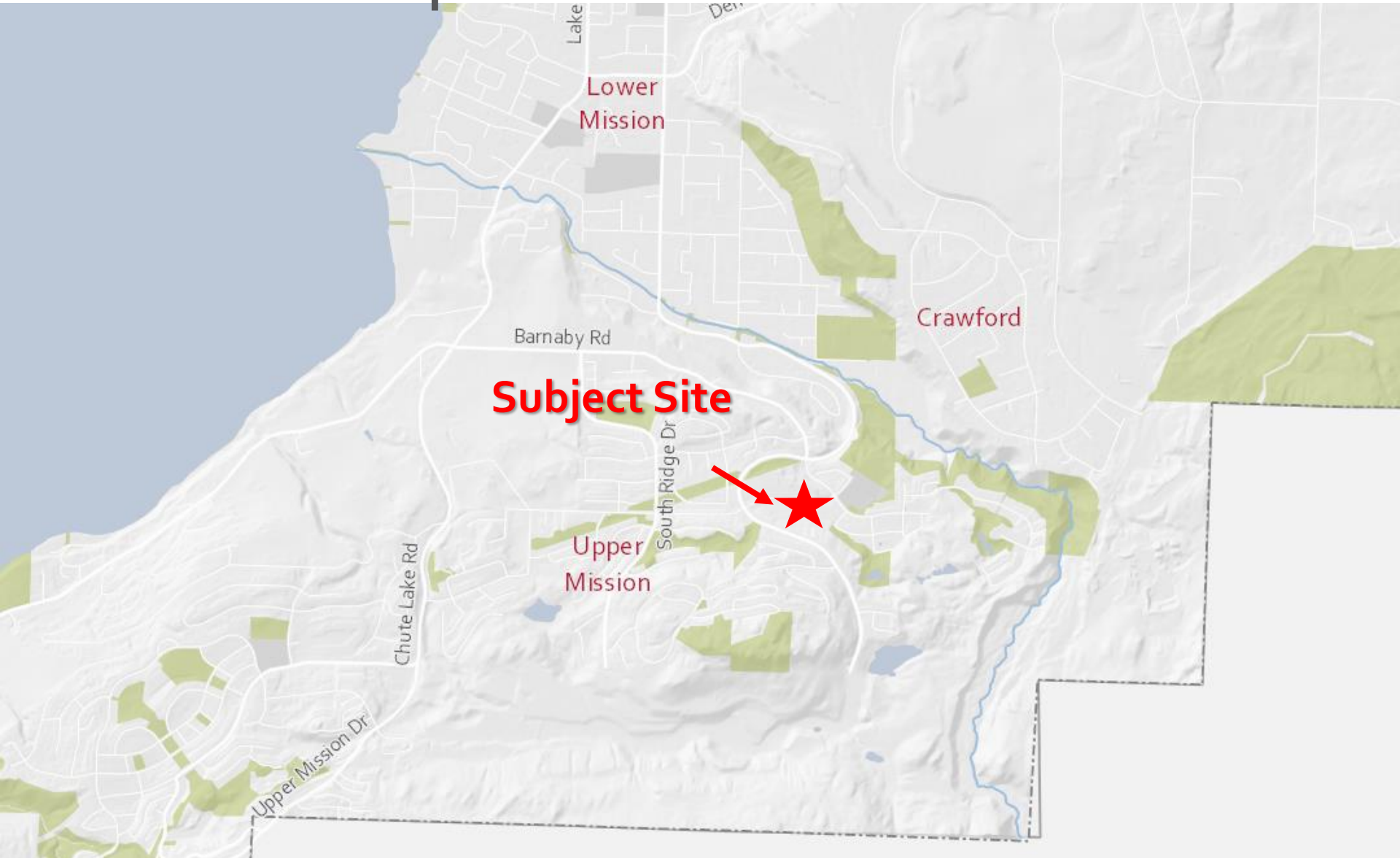
# Proposal

- ▶ Reconfigure the future land use designation of the subject property currently designated **VC – Village Centre, NAT – Natural Areas** facilitate
- ▶ Rezone portions the subject property from the **A1 – Agriculture 1 zone and RU1H – Large Lot Housing (Hillside Area) zone** to the **P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing zone**
- ▶ If approved the amendments would facilitate a multi-family residential housing proposal on the subject site.

# Development Process



# Context Map



City of Kelowna

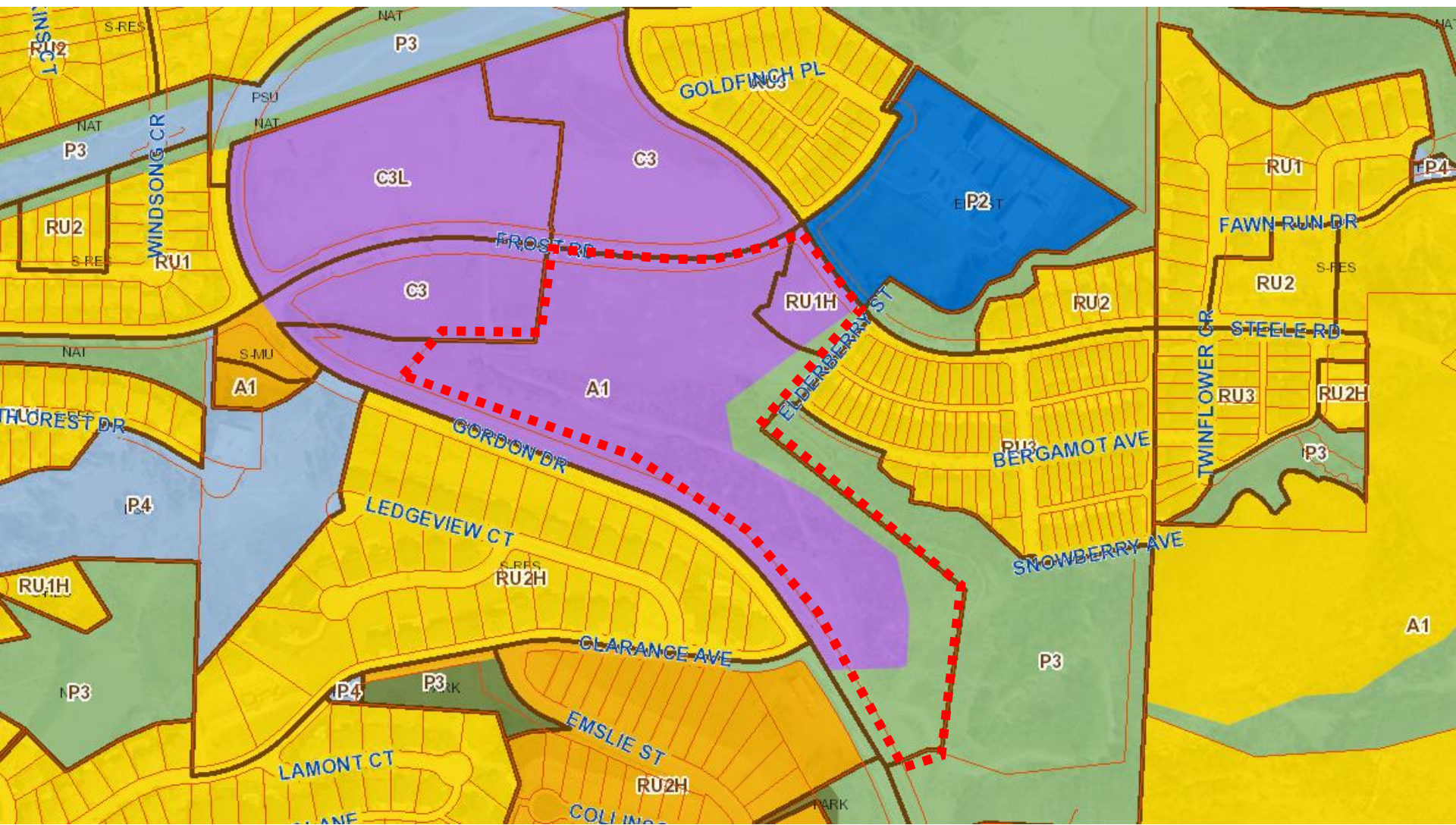


# Subject Site





# OCP/Zone Map





# Site Plan



CANYON FALLS MIDDLE SCHOOL



# Building Elevation (front)

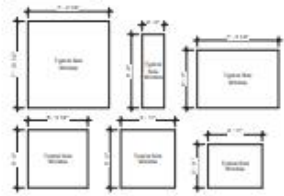


1 Building (A) North Elevation A  
1/8" = 1'-0"

**Material Finish Schedule Legend**

- |   |  |  |
|---|--|--|
| 1 Vertical smooth-panel siding (Straight Edge) - Product: Alux Smooth - Colour: "Charcoal Grey"                               | 8 Cement board underlath (1/2" Board) - Colour: White  | 15 12 x 12 Clad beam - Colour: "Dark Taupe"                  |
| 16 Horizontal underlath siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alux - Colour: "Oak"                     | 7 Cement board underlath (1/2" Board) - Colour: Charcoal   | 16 Railings - Polished aluminum, glass or glass              |
| 16 Horizontal underlath siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alux - Colour: "Oak"                     | 9 22 Tonn Framing System - Colour: As noted  | 17 Vinyl cladding  |
| 16 Horizontal underlath siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alux - Colour: "Charcoal Grey"           | 8 Red Faced Board - Vertical smooth-panel siding (Straight Edge) - Product: Alux Smooth - Colour: "White"  | 18 Concrete Pads - 20" minimum dia per foot                  |
| 2 Brick Spacer - Colour: Charcoal Grey  | 10 Red Faced Board - Vertical smooth-panel siding (Straight Edge) - Product: Alux Smooth - Colour: "White" | 19 Cement Faced Insulation Panels                            |
| 3 Vertical smooth-panel siding (Straight Edge) - Product: Alux Smooth - Colour: "Dark Taupe"                                  | 11 2 x 8 Clad beam - Colour: "Dark Taupe"  | 20 Exterior door - Colour: "Charcoal"                        |
| 4 Vertical smooth-panel siding (Straight Edge) - Product: Alux Smooth - Colour: "White"                                       | 11a 2 x 8 Pegged framing - Colour: "Dark Taupe"  | 21 Vinyl Windows - Charcoal                                  |
| 6 Horizontal underlath siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alux Cedar Lip - Colour: "Mountain Cedar" | 12 8 x 6 Clad post - Colour: "Dark Taupe"  | 22 Aluminum store front glazing - Charcoal anodized interior |
|   | 13 8 x 6 Clad post - Colour: "Charcoal Grey"   | 23 Exterior Light  |
|   | 14 12 x 12 Clad post - Colour: "Dark Taupe"  | 24 Concrete Sid  |
|   |  | 25 Unit Signage (Shown as detailed list)                     |

**Window Window Chart**



2 Building (A) North Elevation B  
1/8" = 1'-0"



# Building Elevation (rear)



1 Building (A) South Elevation A  
1/8" = 1'-0"

**Material Finish Materials Legend**

- 1. Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "Charcoal Grey"
- 2. Brick Veneer - Colour: Charcoal Grey
- 3. Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "Earth Tone"
- 4. Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "White"
- 5. Horizontal cedar texture siding (Straight Edge) 1/2" panel (2" Exposure) - Product: Aluka Cedar Lap - Colour: "Mountain Cedar"
- 6. Cement based lattice (1/4" x 1/2") - Colour: "White"
- 7. Cement based lattice (1/4" x 1/2") - Colour: "Charcoal"
- 8. K2 Trim Finishing System - Colour: to match
- 9. Roof Fascia Board - Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "Charcoal"
- 10. Roof Fascia Board - Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "White"
- 11. 2 x 8 Clad beam - Colour: "Earth Tone"
- 11a. 2 x 8 Douglas fir siding - Colour: "Earth Tone"
- 12. 8 x 8 Clad post - Colour: "Earth Tone"
- 12a. 8 x 8 Clad post - Colour: "Charcoal Grey"
- 14. 12 x 12 Clad post - Colour: "Earth Tone"
- 15. 12 x 12 Clad beam - Colour: "Earth Tone"
- 16. Railings - Polished aluminum channel or glass
- 16a. Railings - Polished aluminum channel
- 17. Windowing
- 18. Concrete Patio - W/ inserts as per spec.
- 19. Cement Faced Insulation Panels
- 20. Exterior door - Colour: "Charcoal"
- 21. Vinyl Windows - Charcoal
- 22. Aluminum storm door glazing - Charcoal anodized color
- 23. Kabeer Light
- 24. Concrete Sit
- 25. Link Splay (shown as dashed line)

**Material Colour Board**



2 Building (A) South Elevation B  
1/8" = 1'-0"



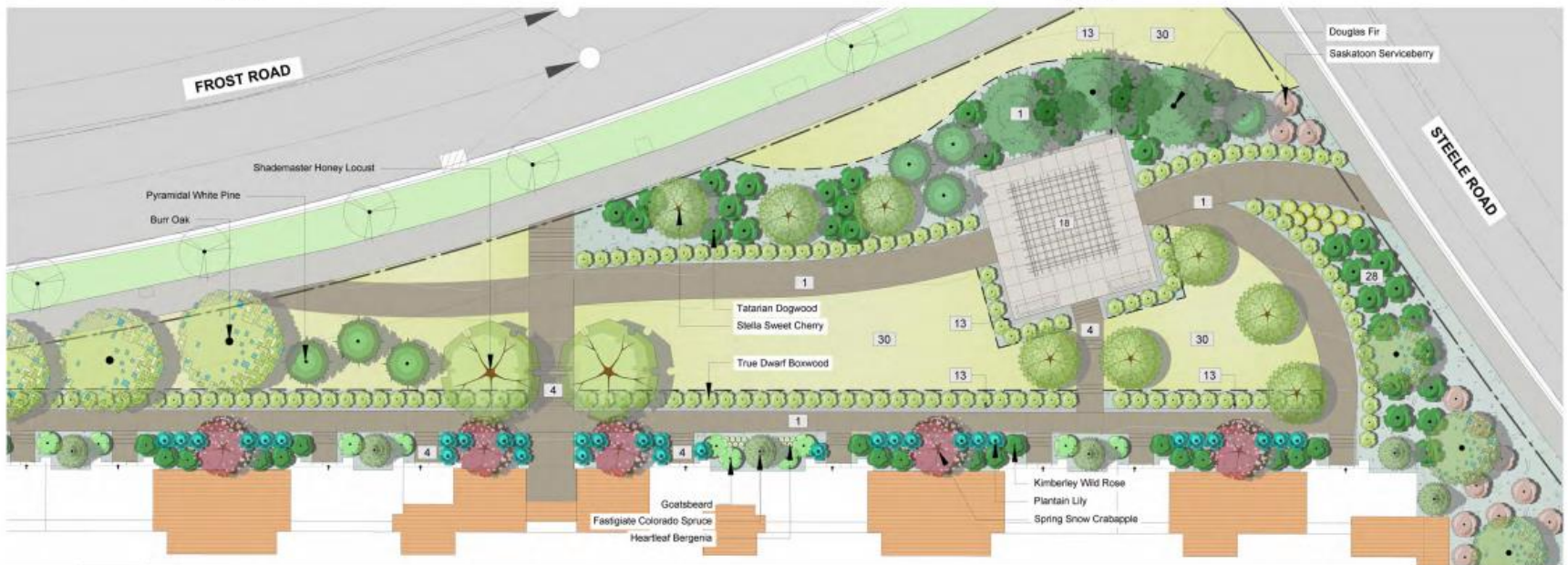
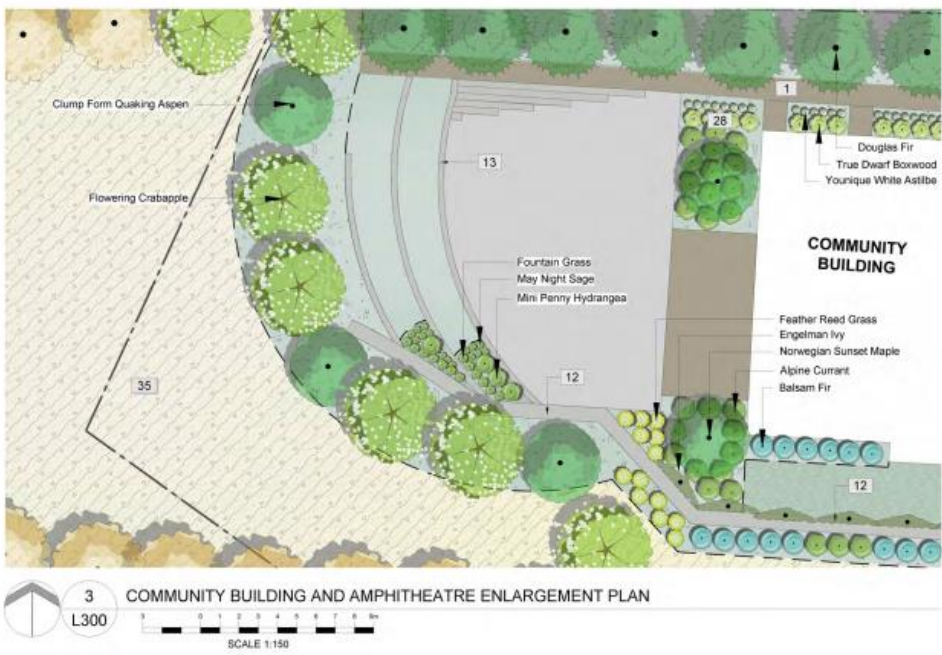
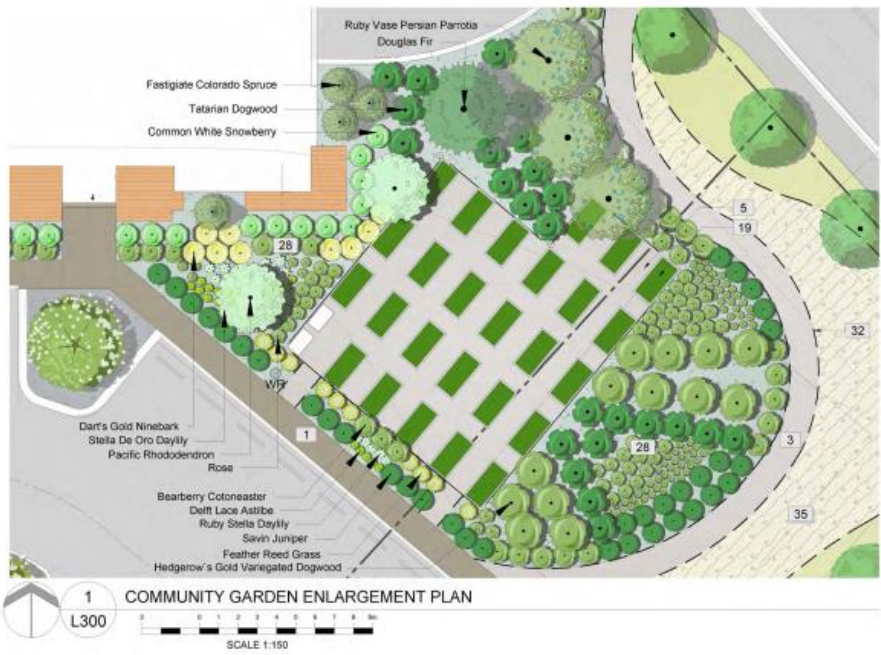
# Landscape Plan

**PLANT SCHEDULE - AREA 1**

SYMBOL	CODE	QTY	COMMON NAME	SIZE	PLANT	QTY	COMMON NAME	SIZE
(Symbol)	001	10	WESTERN RED CEDAR	100 CM	001	10	WESTERN RED CEDAR	100 CM
(Symbol)	002	10	ALBANY LANCE OLEA	100 CM	002	10	ALBANY LANCE OLEA	100 CM
(Symbol)	003	10	ALBANY SPALLER TREE FORM	100 CM	003	10	ALBANY SPALLER TREE FORM	100 CM
(Symbol)	004	10	DOUGLAS FIR	100 CM	004	10	DOUGLAS FIR	100 CM
(Symbol)	005	10	FLORINDIA ORNAMENTAL	100 CM	005	10	FLORINDIA ORNAMENTAL	100 CM
(Symbol)	006	10	SPRING BROWN CORYMPUS	100 CM	006	10	SPRING BROWN CORYMPUS	100 CM
(Symbol)	007	10	WILLY WAGS PERSIAN PARSLEY	100 CM	007	10	WILLY WAGS PERSIAN PARSLEY	100 CM
(Symbol)	008	10	PARTICULATE COLLECTING SPRUCE	100 CM	008	10	PARTICULATE COLLECTING SPRUCE	100 CM
(Symbol)	009	10	SILVER PINE PLUMED ASPEN	100 CM	009	10	SILVER PINE PLUMED ASPEN	100 CM
(Symbol)	010	10	SPRING PINE	100 CM	010	10	SPRING PINE	100 CM
(Symbol)	011	10	SPRING PINE	100 CM	011	10	SPRING PINE	100 CM
(Symbol)	012	10	SPRING PINE	100 CM	012	10	SPRING PINE	100 CM
(Symbol)	013	10	SPRING PINE	100 CM	013	10	SPRING PINE	100 CM
(Symbol)	014	10	SPRING PINE	100 CM	014	10	SPRING PINE	100 CM
(Symbol)	015	10	SPRING PINE	100 CM	015	10	SPRING PINE	100 CM
(Symbol)	016	10	SPRING PINE	100 CM	016	10	SPRING PINE	100 CM
(Symbol)	017	10	SPRING PINE	100 CM	017	10	SPRING PINE	100 CM
(Symbol)	018	10	SPRING PINE	100 CM	018	10	SPRING PINE	100 CM
(Symbol)	019	10	SPRING PINE	100 CM	019	10	SPRING PINE	100 CM
(Symbol)	020	10	SPRING PINE	100 CM	020	10	SPRING PINE	100 CM
(Symbol)	021	10	SPRING PINE	100 CM	021	10	SPRING PINE	100 CM
(Symbol)	022	10	SPRING PINE	100 CM	022	10	SPRING PINE	100 CM
(Symbol)	023	10	SPRING PINE	100 CM	023	10	SPRING PINE	100 CM
(Symbol)	024	10	SPRING PINE	100 CM	024	10	SPRING PINE	100 CM
(Symbol)	025	10	SPRING PINE	100 CM	025	10	SPRING PINE	100 CM
(Symbol)	026	10	SPRING PINE	100 CM	026	10	SPRING PINE	100 CM
(Symbol)	027	10	SPRING PINE	100 CM	027	10	SPRING PINE	100 CM
(Symbol)	028	10	SPRING PINE	100 CM	028	10	SPRING PINE	100 CM
(Symbol)	029	10	SPRING PINE	100 CM	029	10	SPRING PINE	100 CM
(Symbol)	030	10	SPRING PINE	100 CM	030	10	SPRING PINE	100 CM
(Symbol)	031	10	SPRING PINE	100 CM	031	10	SPRING PINE	100 CM
(Symbol)	032	10	SPRING PINE	100 CM	032	10	SPRING PINE	100 CM
(Symbol)	033	10	SPRING PINE	100 CM	033	10	SPRING PINE	100 CM
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(Symbol)	035	10	SPRING PINE	100 CM	035	10	SPRING PINE	100 CM
(Symbol)	036	10	SPRING PINE	100 CM	036	10	SPRING PINE	100 CM
(Symbol)	037	10	SPRING PINE	100 CM	037	10	SPRING PINE	100 CM
(Symbol)	038	10	SPRING PINE	100 CM	038	10	SPRING PINE	100 CM
(Symbol)	039	10	SPRING PINE	100 CM	039	10	SPRING PINE	100 CM
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(Symbol)	041	10	SPRING PINE	100 CM	041	10	SPRING PINE	100 CM
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(Symbol)	047	10	SPRING PINE	100 CM	047	10	SPRING PINE	100 CM
(Symbol)	048	10	SPRING PINE	100 CM	048	10	SPRING PINE	100 CM
(Symbol)	049	10	SPRING PINE	100 CM	049	10	SPRING PINE	100 CM
(Symbol)	050	10	SPRING PINE	100 CM	050	10	SPRING PINE	100 CM



# Landscape Plan Features



**KEY NOTES**

SYMBOL	DESCRIPTION
1	CONCRETE
3	GRAVEL
4	CONCRETE
5	COMMUNITY
6	WOOD FENCE
12	LARGE FORM
13	SMALL FORM
16	PERICOLA RE
19	COMMUNITY
21	WASTE RECD
27	TREE INSTAL
28	SHRUB INSTA
30	BOD INSTAL
32	LANDSCAPE
35	NATURALIZ

# Staff Recommendation

- ▶ Staff support the proposal:
  - ▶ The proposal is consistent with the 2040 OCP VC – Village Centre Designation and Area Structure Plan
  - ▶ The proposed multi-family housing will support and compliment future commercial uses when the Ponds Village Centre is fully built-out.





## *Conclusion of Staff Remarks*



HIGHSTREET

# Ascent Multi-Family Residential Development



# OUTLINE

- Highstreet Overview
  - Mission
  - Goal
  - Sustainability
- Project Overview
- Rezoning
- 2040 Official Community Plan
- OCP Amendment
- Highstreet Values

# HIGHSTREET OVERVIEW



We develop, build, sell,  
and operate quality condos  
and rentals



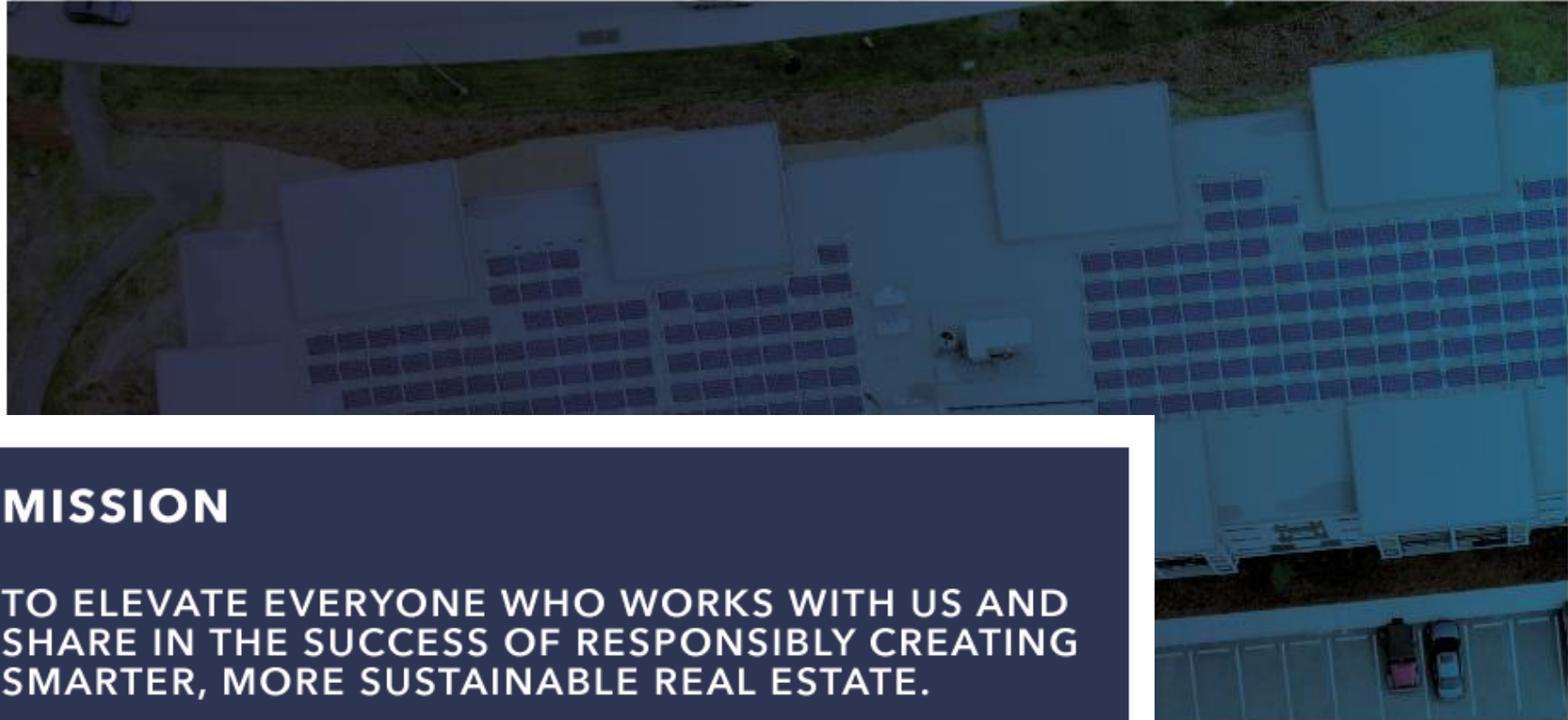
Focus on sustainable  
buildings and creating  
community connections



Currently building Net-Zero  
Energy Ready developments  
(BC Energy Step Code 4)



# MISSION



## MISSION

TO ELEVATE EVERYONE WHO WORKS WITH US AND SHARE IN THE SUCCESS OF RESPONSIBLY CREATING SMARTER, MORE SUSTAINABLE REAL ESTATE.

# GOAL



WE WILL COMPLETE  
**2,500**  
NET-ZERO READY HOMES  
BY END OF 2024

# SUSTAINABLE DEVELOPME NT

- Carbon Free Home
- Step Code 4 Energy Compliance
- Net-Zero Energy Ready
- Solar Powered Common Areas and Base Building Needs



# PROJECT OVERVIEW

- Four 5-Storey Residential Buildings
- One 1-Storey Community Amenity Building
- 47 x 3-Bedroom Units
- 151 x 2-Bedroom Units
- 66 x 1-Bedroom Units
- 34 x Bachelor Units





# AMENITY SPACE

- Dedicated Park Space
- Integrated Landscape Design
- Community Fitness Centre
- Community Social Centre
- Community Garden
- Pedestrian Scale Streetscape
- Complete Community Vision



# REZONING PROVIDES THE FOLLOWING

- Dedicated Park Space
- Multi-purpose trail connecting Gordon Dr. to Elderberry St.
- Fully Urbanized Frost, Steele, Elderberry Street Frontage
- Rapid Flashing Beacon pedestrian cross-walk at Frost & Steele
- Steele Rd. & Gordon Dr. intersection improvement
- Density to support the proposed commercial center
- Over **\$10 million** in permit fees



# 2040 OFFICIAL COMMUNITY PLAN (OCP)



Convey a strong sense of authenticity through urban design that is distinctive for Kelowna.



Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures.



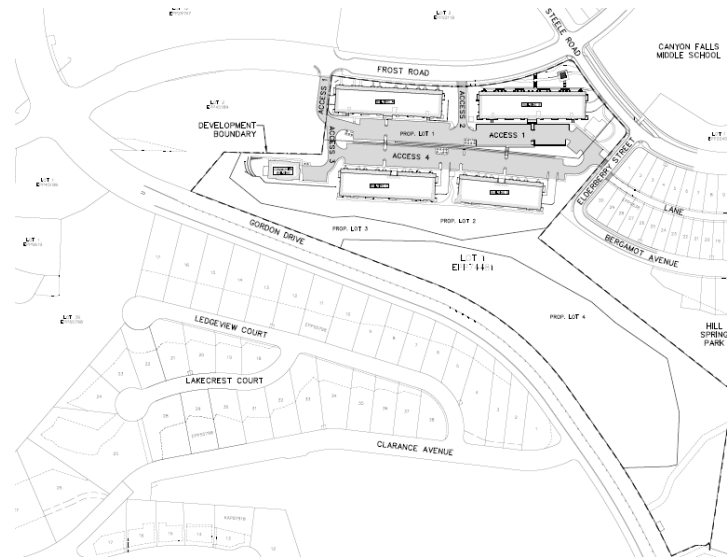
Integrate new development with existing site conditions and preserve the character amenities of the surrounding area.



Promote interesting, pedestrian-friendly streetscape design and pedestrian linkages.

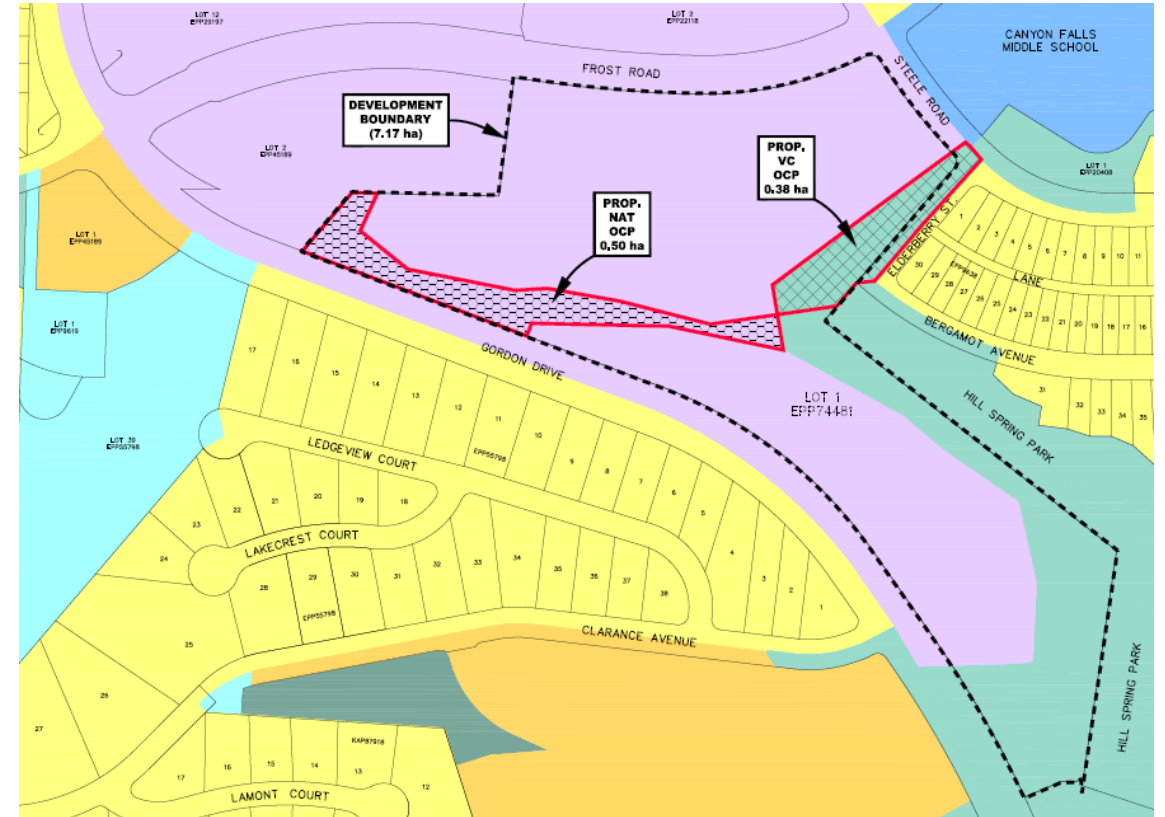


Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

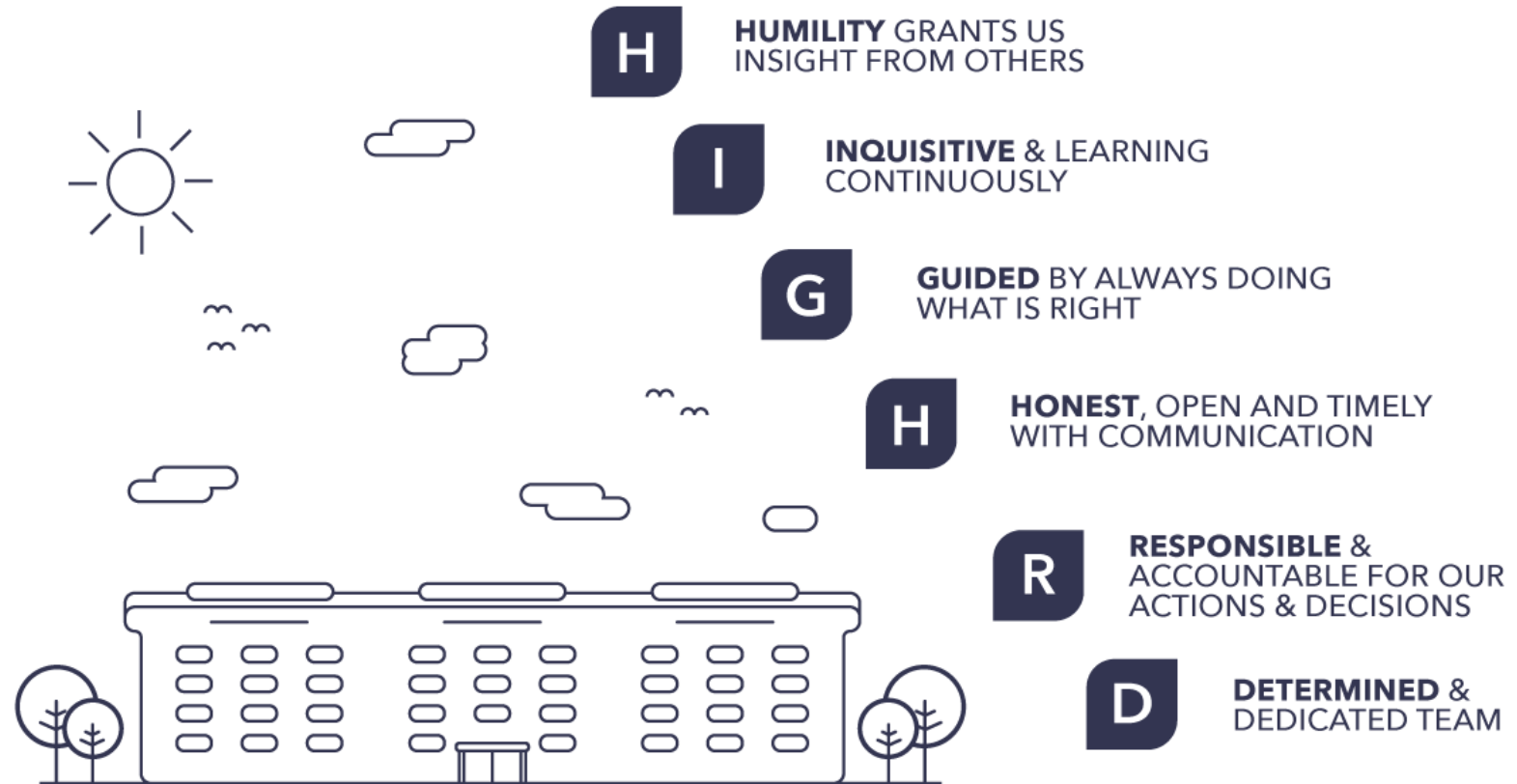


# AMENDING THE OCP PROVIDES THE FOLLOWING

- Increased natural area
- Functional improvement of the developable area for the site
- Reduced unusable site area (hillside)
- Defined Elderberry & Steele Road street edge to match Village Centre



# VALUES



# CITY OF KELOWNA

## BYLAW NO. 12382

### Official Community Plan Amendment No. OCP21-0010 1055 Frost 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 1 District Lot 579 SDYD Plan EPP74481, located on Frost Road, Kelowna, B.C., from the VC – Village Centre and NAT – Natural Areas designations to the VC – Village Centre and NAT – Natural Areas designations as shown on Maps "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 16th day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

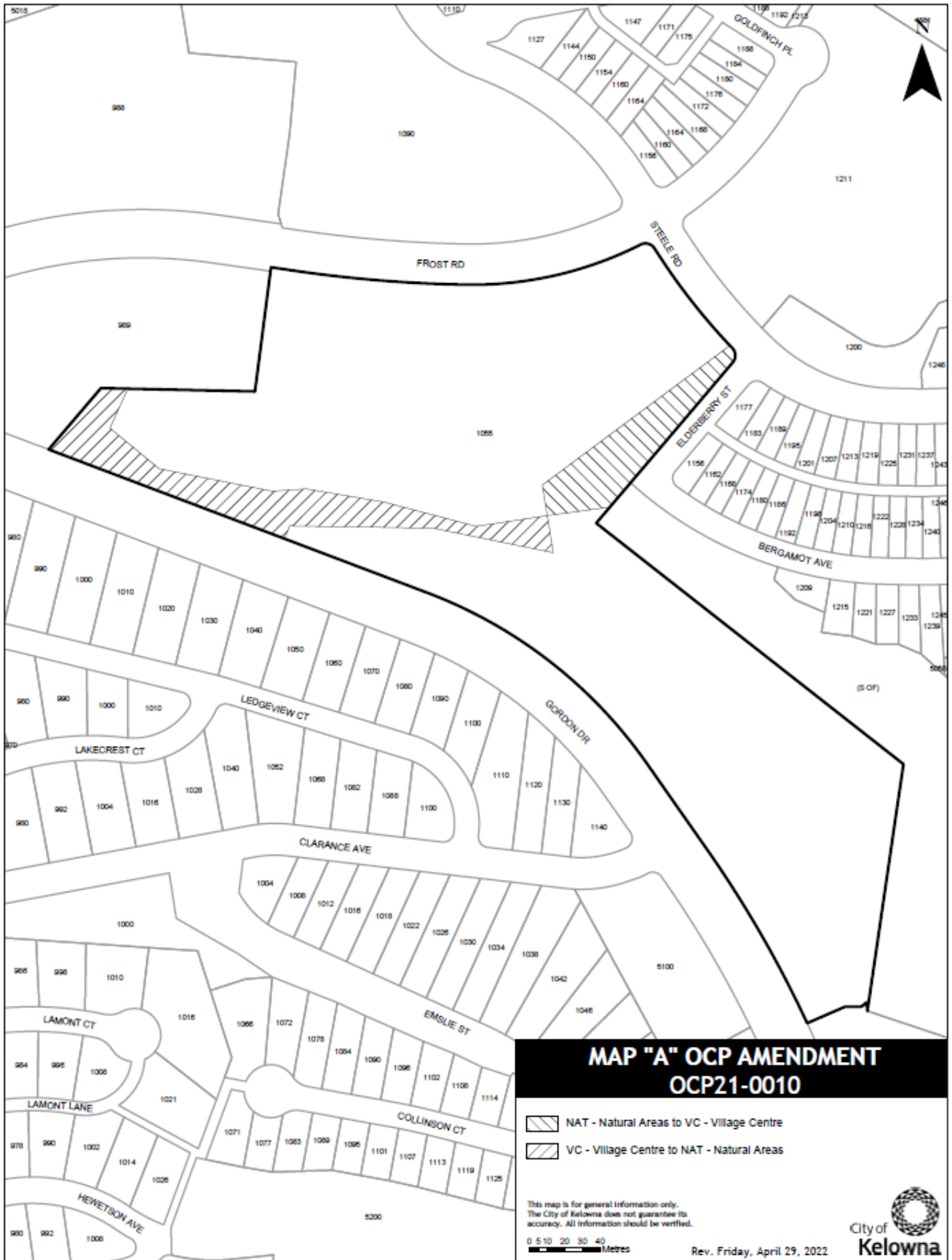
Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



**CITY OF KELOWNA**

**BYLAW NO. 12383**

**Z21-0032**

**1055 Frost Road**

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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 Lot 579, SDYD, Plan EPP74481 located on Frost Road, Kelowna, BC from the the A1 – Agriculture 1 and the RU1h – Large Lot Housing (Hillside Area) zones to the P3 – Parks and Open Space and RM5 – Medium Density Multiple Housing 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 16th day of May, 2022.

Considered at a Public Hearing on the

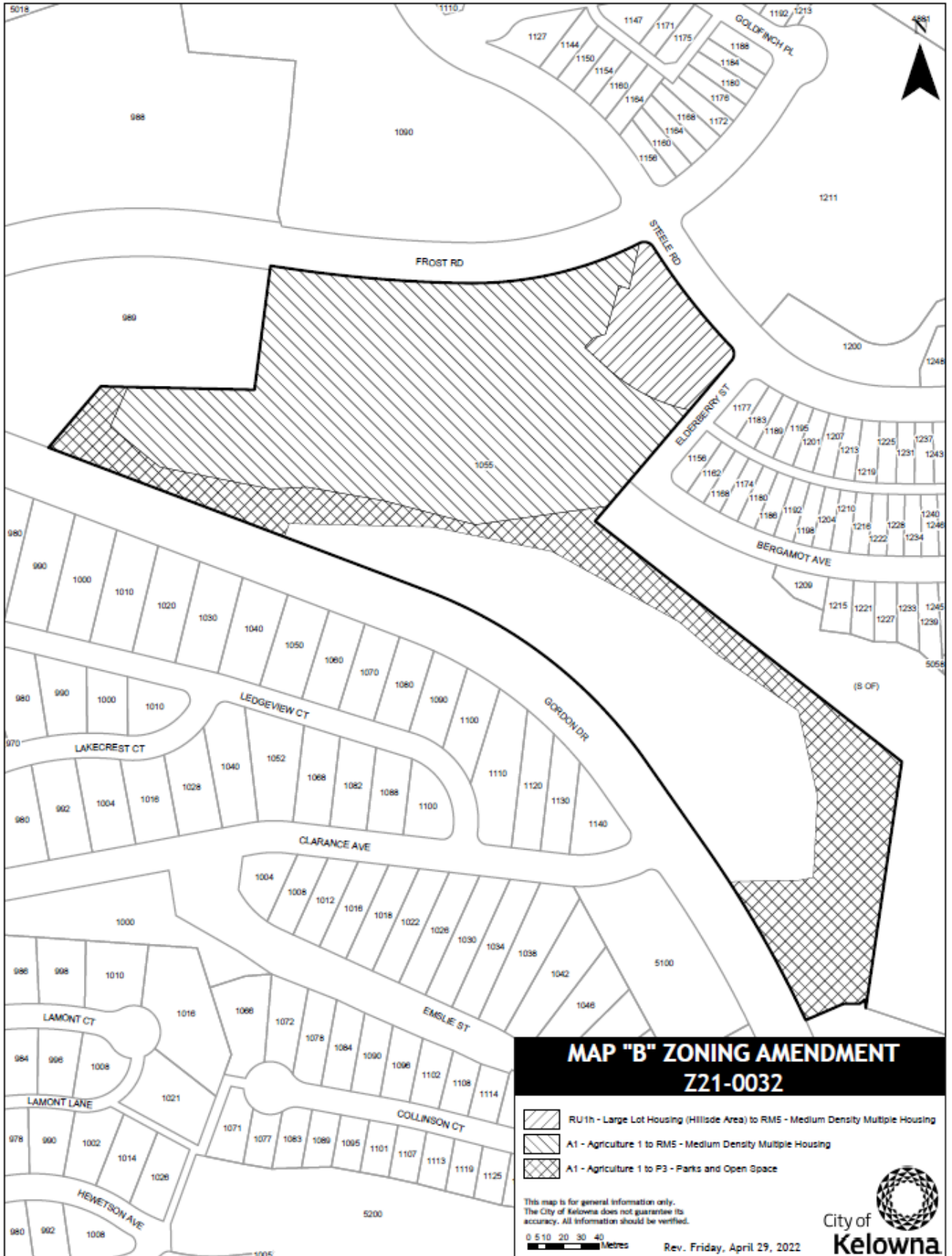
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this




\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





**MAP "B" ZONING AMENDMENT  
Z21-0032**

-  RU1h - Large Lot Housing (Hillside Area) to RMS - Medium Density Multiple Housing
-  A1 - Agriculture 1 to RMS - Medium Density Multiple Housing
-  A1 - Agriculture 1 to P3 - Parks and Open Space

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

0 5 10 20 30 40 Metres

Rev. Friday, April 29, 2022

