

City of Kelowna
Regular Council Meeting
AGENDA



Tuesday, March 21, 2023
4:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

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

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.

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

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

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing and the Meeting 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.

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

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Hodge.

3. Confirmation of Minutes

Tuesday Meeting - February 14, 2023

4. Call to Order the Public Hearing

5. Individual Bylaw Submissions

1 - 10

5.1 START TIME 4:00 PM - Gordon Dr 4998 – OCP22-0007 (BL12474) – 0954654 BC LTD 11 - 24

To amend the Official Community Plan to change the future land use designation of the subject property from Suburban – Multiple Unit (S-MU) to Village Centre (VC).

6. Termination

7. Call to Order the Regular Meeting

8. Bylaws Considered at Public Hearing

8.1 START TIME 4:00 PM - Gordon Dr 4998 BL12474 (OCP22-0007) - 0954654 BC LTD 25 - 25

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

To give Bylaw No. 12474 second and third reading in order to change the Future Land Use designation of the subject property from the S - MU - Suburban Multiple Unit designation to the VC - Village Centre designation.

9. Termination

10. Call to Order the Public Hearing

11. Individual Bylaw Submissions

11.1 START TIME 4:00 PM - Lochview Rd 380 - TA21-0014 (BL12487) - Michael Georg Anton Holzhey 26 - 75

To amend the Zoning Bylaw with a Site-Specific Text Amendment to increase the maximum number of sleeping units for a bed and breakfast and to allow additional permitted uses in the RR1 – Large Lot Rural Residential zone for the subject property.

12. Termination

13. Call to Order the Regular Meeting

14. Bylaws Considered at Public Hearing

14.1 START TIME 4:00 PM - Lochview Rd 380 - BL12487 (TA21-0014) - Michael Georg Anton Holzhey 76 - 77

To give Bylaw No. 12487 second and third reading for a Site-Specific Text Amendment for the subject property.

15. Termination

16. Call to Order the Public Hearing

17. Individual Bylaw Submissions

- 17.1 START TIME 4:45 PM - Multiple Properties - Z22-0056 (BL12483, 12490, 12491, 12492) - Various Owners** 78 - 120

To rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

18. Termination

19. Call to Order the Regular Meeting

20. Bylaws Considered at Public Hearing

- 20.1 START TIME 4:45 PM - Multiple Properties - BL12483 (Z22-0056) - Various Owners** 121 - 126

To give Bylaw No. 12483 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

- 20.2 START TIME 4:45 PM - Multiple Properties - BL12490 (Z22-0056) - Various Owners** 127 - 128

To give Bylaw No. 12490 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

- 20.3 START TIME 4:45 PM - Multiple Properties - BL12491 (Z22-0056) - Various Owners** 129 - 130

To give Bylaw No. 12491 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

- 20.4 START TIME 4:45 PM - Multiple Properties - BL12492 (Z22-0056) - Various Owners** 131 - 132

To give Bylaw No. 12492 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

21. Termination

22. Call to Order the Public Hearing

23. Individual Bylaw Submissions

- 23.1 START TIME 4:45 PM - Multiple Properties - Z22-0081 (BL12493, 12494, 12495) - Various Owners** 133 - 176

To rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

24. Termination

25. Call to Order the Regular Meeting

26. **Bylaws Considered a Public Hearing**
- 26.1 **START TIME 4:45PM - Multiple Properties - BL12493 (Z22-0081) - Various Owners** 177 - 178
To give Bylaw No. 12493 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.
- 26.2 **START TIME 4:45 PM - Multiple Properties - BL12494 (Z22-0081) - Various Owners** 179 - 182
To give Bylaw No. 12494 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.
- 26.3 **START TIME 4:45 PM - Multiple Properties - BL12495 (Z22-0081) - Various Owners** 183 - 192
To give Bylaw No. 12495 second and third reading in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.
27. **Termination**
28. **Call to Order the Public Hearing**
29. **Individual Bylaw Submissions**
- 29.1 **START TIME 4:45 PM - OCP Amendment regarding Temporary Use Permit Designation - OCP23-0003 (BL12496) - City of Kelowna** 193 - 194
To amend the Official Community Plan by allowing Temporary Use Permits to be considered on all lands within the City of Kelowna.
30. **Termination**
31. **Call to order the Regular Meeting**
32. **Bylaws Considered at Public Hearing**
- 32.1 **START TIME 4:45 PM - OCP Amendment regarding Temporary Use Permit Designation - OCP23-0003 (BL12496) - City of Kelowna** 195 - 196
Requires a majority of all members of Council (5).
To give bylaw No. 12496 second and third reading in order to allow Temporary Use Permits on all lands within the City of Kelowna.
33. **Temporary Use Permit**

33.1 START TIME 5:15 PM - Willits Rd 500 and Springfield Rd 3330 - TUP22-0002 - City of Kelowna 197 - 215

To temporarily allow two properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project.

34. Development Permit and Development Variance Permit Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

34.1 START TIME 5:15 PM - Tanager Ct 5428 - BL12449 (Z22-0052) - Diane and George Kamoschinski 216 - 216

To adopt Bylaw No. 12449 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

34.2 START TIME 5:15 PM - Tanager Ct 5428 - DVP22-0189 - George and Dianne Kamoschinski 217 - 247

To issue a Development Variance Permit to vary the required maximum net floor area of a 2-storey carriage house from 90.0 m² to 96.52 m²

34.3 START TIME 5:15 PM - Stoneypointe Ct 1160 - DVP22-0216 - James Hiebert 248 - 283

To issue a Development Variance Permit to vary the maximum height to facilitate the development of a single-family dwelling.

34.4 START TIME 6:30 PM - Gordon Dr 1603-1615 - BL12430 (Z22-0020) - PC Urban (1605 Gordon Drive) Holdings Corp. Inc. No. BC1316531 284 - 284

To adopt Bylaw No. 12430 in order to rezone the subject property from the CA1 - Core Area Mixed Use zone to the CA1r - Core Area Mixed Use Rental Only zone.

34.5 START TIME 6:30 PM - Gordon Dr 1603-1615 - DP22-0063 DVP22-0064 - PC Urban (1605 Gordon Drive) Holdings Corp. Inc. No. BC1316531 285 - 396

To issue a Development Permit and Development Variance Permit for the form and character of Multiple Dwelling Housing and a Child Care Centre Major; with variances to minimum setbacks, minimum stepback, and site coverage.

35. Reminders

36. Termination

37. 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.



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Tuesday, February 14, 2023
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Tom Dyas*, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Luke Stack*, Rick Webber and Loyal Wooldridge

Members participating Remotely Councillor Mohini Singh

Staff Present City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen*

Staff participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

Mayor Dyas advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend Kelowna 2040- Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375, and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor DeHart.

Councillor Stack joined the meeting at 4:03 p.m.

3. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT the Minutes of the Public Hearing and Regular Meeting of January 17, 2023 be confirmed as circulated.

Carried

4. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 4:04 p.m.

5. Individual Bylaw Submissions

5.1 START TIME 4:00 PM - Berk Court 662 - Z22-0054 (BL12461) - Siyu Li

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning Corp.

- Displayed a PowerPoint Presentation.
- Spoke to land use history of the RU6 zone and secondary suites.
- Made comment that the suburban areas are generally large older stock housing (1970's and 1980's) on very large lots.
- Commented that the biggest growth demographic want townhouses instead of single family dwellings.
- Spoke to methods used for neighbourhood consultation.
- Spoke to the RU6 zone being changed to RU4 - Duplex housing in the new Zoning Bylaw 12375.
- Displayed a table graph from the Zoning Bylaw showing all the residential zones available; the proposed application has the size and frontage to exceed the minimum requirements identified.
- Displayed a map showing the neighbourhood context in relation to the size of the proposed dwelling.
- Spoke to the buildable area should the proposed lots be rezoned; the largest possible principal unit is less than 2,300 sq. ft and if a secondary suite were included at the maximum size permitted, the principal dwelling would be 1332 sq. ft. including the 2 car garage.
- Identified the various uses of having a secondary suite.
- The proposal meets the following OCP pillars:
 - Stop planning new suburban neighbourhoods;
 - Promote more housing diversity;
 - Protect the environment.
- The proposal is consistent with other properties in the immediate area and is close to amenities including multiple schools, shopping, recreation, transit and multi-modal routes.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Ardiss Mackie, Berk Court

- Opposed to amount of density beside their property.
- Not opposed to development.
- Commented that along with the neighbours really like the current vibe in the neighbourhood.
- Spoke to the cul-de-sac as an area that children learn to ride their bikes and play as there is very little traffic.
- Believes the proposed application would negatively impact the neighbourhood.
- Raised concern with increased traffic and on street parking.

Dallas Zimmer, Buck Road

- Bought home 6 years ago as it's a quiet single family neighbourhood.
- Opposed to this application.
- Raised concern that this proposal will change the character of this neighbourhood.
- Spoke to the increase in residences with other applications in the area; may be an alarming amount of density for this neighbourhood with only one way in and out of Berk Court.
- Raised concern with increased traffic and access on Gordon Drive.
- Suggested the developer find an appropriate solution that is not the RU4 zone.

- Asked Council to not rezone the property to RU4.

Kyla Bresch, Berk Court

- Not opposed to growth or planning.
- Raised concern with the scale of the proposed development on the cul de sac.
- Made comment on the cul de sac being the hub for the community to gather and for children to play.
- Raised concern with the potential removal of mature trees on the property and protecting the environment.
- Unclear if secondary suites would be included or not.
- Raised concern with increased traffic.
- Raised concern with snow removal around the cul de sac with on-street parking.

Michael Murdoch, Buck Road

- Commented on families wanting to live in quiet subdivisions and not an urban environment.
- Strongly opposed to this application.
- Raised concern with housing units negatively affecting housing affordability and displacement of residents.
- Believes this proposal will negatively impact the neighbourhood.
- Raised concern with increased traffic.
- Raised concern that there was no consultation between developer and residents.

Hans Slang, Buck Road

- Lives on the property right behind the proposed development; has lived in the neighbourhood growing up and now as an adult.
- Strongly opposed to this application.
- Objects to the property being rented out due to past issues.
- Made comment on minimal water use for lawns in the summer so that care can be given to the trees.
- Commented that their family feels safe in this neighbourhood and is a safe area for children to play on streets.
- Raised concern with snow removal and on-street parking.

Birte Decloux, Applicant in response:

- Acknowledged and agreed that the neighbourhood is great for families and that the property has the potential for additional families to live in such a great area.
- Spoke to City regulations to control on-street and on-site parking and noted that parking is required on-site when the development is built.
- Made comment that the intent is to retain all mature trees but noted that there is no development permit so cannot guarantee.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

6. Termination

The Hearing was declared terminated at 5:02 p.m.

7. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 5:02 p.m.

8. Bylaws Considered at Public Hearing

8.1 START TIME 4:00 PM - Berk Court 662 - BL12461 (Z22-0054) - Siyu Li

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12461 be read a second and third time.

Defeated

Mayor Dyas, Councillors Cannan, DeHart, Hodge, Lovegrove, Singh, Stack and Webber - Opposed

9. Termination

The meeting was declared terminated at 5:19 p.m.

The meeting recessed at 5:19 p.m.

The meeting reconvened at 5:29 p.m.

10. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 5:29 p.m.

11. Individual Bylaw Submissions

11.1 START TIME 4:00 PM - Lakeshore Rd 4371 - Z22-0062 (BL12469) - Yong Zhang

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning Corp.

- Displayed a PowerPoint Presentation.
- Spoke to the neighbourhood context noting that the property to the south is zoned RU₄, a multi-family complex is directly across the street and that Lakeshore Road is classified as a major arterial suburban road.
- Made comment that the neighbourhood is in transition and that several properties in the immediate area have subdivided, constructed new homes and others are in the PLR process.
- Willing to enter into a Section 219 Covenant through the subdivision process to restrict secondary suites on the property.
- Commented that maximizing the future properties for duplexes will leave no space or room for parking for secondary suites, making secondary suites unattainable.
- Made comment that the mature trees on the property will be retained.
- Spoke to neighbourhood concerns and the benefits of this proposed application.
- Commented that the RU₄ zone meets several Official Community Plan pillars and objectives.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one Online or in the Gallery indicated they wished to speak.

Birte Decloux, Applicant in response:

- Responded to questions from Council.

There were no further comments.

12. Termination

The Hearing was declared terminated at 5:40 p.m.

13. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 5:40 p.m.

14. Bylaws Considered at Public Hearing

14.1 START TIME 4:00 PM - Lakeshore Rd 4371 - BL12469 (Z22-0062) - Yong Zhang

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12469 be read a second and third time.

Carried

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council direct staff to bring forward a report regarding the implications associated with the possible elimination of secondary suites within the RU₄ zone for Council's review.

Carried

15. Development Permit and Development Variance Permit Reports

15.1 START TIME 4:45 PM - Clifton Rd N 500 - DVP22-0150 - Ian Robertson and Jennifer Robertson

Staff:

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

Ian Robertson, Clifton Rd, Owner/Applicant

- Present in the gallery and available for questions.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one Online or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0150 for Lot 1 Section 17 Township 23 ODYD Plan EPP93314, located at 500 Clifton Road North, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 6.1.3: Swimming Pool Development Regulations

To vary the required minimum rear yard from 0.9 m permitted to 0.71 m proposed.

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

Carried

15.2 START TIME 4:45 PM - Red Sky Pl 156 - DVP22-0215 - 1059430 Ontario Inc

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Whitney Smith, Kelview Street

- Here on behalf of the owners who are out of town.
- Available for questions.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one Online or in the Gallery indicated they wished to speak.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0215 for Lot 58 Section 5 Township 23 ODYD PLAN EPP64875, located at 156 Red Sky Place, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard setback from 2.1 m permitted to 0.0 m proposed for the pergola structure abutting the North side yard.

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

Carried

Staff:

- Responded to questions from Council regarding delegation of development variance permits..

There were no further comments.

16. Termination

The meeting was declared terminated at 6:00 p.m.

The meeting recessed at 6:00 p.m.

The meeting reconvened at 6:30 p.m.

17. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 6:30 p.m.

18. Individual Bylaw Submissions

18.1 START TIME 6:30 PM - Hilltown Drive 3500 - OCP23-0002 (BL12477) Z22-0076 (BL12478) - Grant Wayne Gaucher and Lorrie Ann Rockl

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Grant Gaucher, Owner/Applicant

- Present in gallery and available for questions.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one Online or in the Gallery indicated they wished to speak.

There were no further comments.

19. Termination

The Hearing was declared terminated at 6:32 p.m.

20. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 6:32 p.m.

21. Bylaws Considered a Public Hearing

21.1 START TIME 6:30 PM - Hilltown Drive 3500 - BL 12477 (OCP23-0002) - Grant Wayne Gaucher and Lorrie Ann Rockl

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12477 be read a second and third time.

Carried

21.2 START TIME 6:30 PM - Hilltown Drive 3500 - BL12478 (Z22-0076) - Grant Wayne Gaucher and Lorrie Ann Rockl

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12478 be read a second and third time.

Carried

22. Termination

The meeting was declared terminated at 6:33 p.m.

23. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 6:33 p.m.

24. Individual Bylaw Submissions

24.1 START TIME 6:30 PM - Hewetson Ct 949 - Z22-0042 (BL 12473) - Upper Mission Development Inc., Inc. No. BC1224405

Mayor Dyas declared a conflict of interest due to previous business connection with the applicant and architectural company and departed the meeting at 6:34 p.m.

Deputy Mayor Hodge took over the chair.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Robert Fraser, Audubon Court (Kettle Valley)

- Displayed a PowerPoint Presentation.

- Spoke to the history of the site development and the revisions that have been made in consultation with staff.
- Displayed a site plan of how the proposed development will fit; with access from a different level to ensure access will not affect streets below the development.
- Spoke to the neighbourhood context and surrounding land uses that have the same type of structures; trying to keep a similar look and feel to be conducive to the area.
- Made comment that all construction teams will be contained within the site.
- Spoke to the climate initiative design considerations and noted that solar panels and EV Charging will be roughed into every unit; green and sustainable Building Practices will be employed.

Carlos Ponce, GTA Architecture Ltd.

- Spoke to the rezoning proposal and number of proposed units with no variances.
- Spoke to site access with a new road from Hewetson Court, parking provisions and public access to trails.
- Spoke to the OCP Future Land Use and meeting Zoning Bylaw regulations.
- The proposal is designed to blend into the site topography and natural environment.
- Commented on access to Hewetson Court with a continuous sidewalk that provides safe pedestrian travel through the site.
- Spoke to meeting the form and character of the neighbourhood.
- Spoke to climate initiative design considerations.

David Keyes, Project Manager, North Vancouver

- Spoke to the landscape design and amount of greenery to be added to the site.
- Outlined the three permanent public accesses through the site to Kuipers Peak Mountain Park by way of statutory rights-of-way and sidewalk.
- Spoke to project amenities including solar panel covered visitor parking with EV charging and bicycle lock ups on site.
- Spoke to the three years of consultation with City staff with multiple design updates to meet changing requirements.
- Spoke to the neighbourhood consultation process and noted that neighbourhood letters and concerns had been reviewed and addressed.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Ryan Archambault, Hewetson Court

- Lives across the street from the proposal.
- Speaking on behalf of Hewetson Residents Group.
- Spoke to previously submitted statements and petition with 300 signatories in opposition.
- Spoke to previous proposals for the site.
- Would like Council to consider the development proposal in tandem with rezoning.
- Spoke to the 2030 Official Community Plan and potential development under the previous MRC Future Land Use designation.
- Commented on the 2040 Official Community Plan expanding the original future land use with a significantly wider allowance to permissible density and development and also removing previous provisions for preservation of the natural landscape, environmental impact and site grades.

Helena Duarte, Hewetson Court

- Raised concern with road and traffic safety.
- Commented on the 2007 Area Structure Plan created in accordance with design guidelines put out by the Ministry of Transportation.
- Spoke to the cul-de-sac length and width guidelines for the maximum number of dwellings.
- Raised concern with access to the property from Hewetson Court and the hairpin turn and lack of visibility.
- Spoke to the removal of all parking from the park that has increased on-street parking and park access issues.
- Raised concern with emergency vehicle accessibility.

Siavish Atrchian, Hewetson Court

- Spoke to health hazards caused by radon exposure and in relation to this project.
- Spoke to blasting and rocky site increasing the potential for high radon levels and raised concerns about negative health impacts.
- Commented that many residents on Hewetson Court have spent thousands of dollars to mitigate radon issues in their home and blasting will reduce the effectiveness of their system besides creating new issues.

Patrick Tutty, Hewetson Court

- Opposed to this rezoning.
- Commented on the previously submitted correspondence of evidence to support their opposition to this rezoning.
- Spoke to the lack of suitability for multi-development due to the site topography, the distance from amenities; is not within walking distance to transit, village centres or schools.
- Raised concern that the proposal needs significant blasting and the impacts it would have to existing properties in the neighbourhood.
- Would be in support of large lot single family homes on this property for which it is already zoned.
- Raised concern with residents safety and increased traffic.
- Spoke to geotechnical concerns with steep slopes with unstable bedrock and risk of damage to surrounding properties from blasting.
- Spoke to the objectives of the 2040 OCP Hillside Design Guidelines.

David Marinucci, Hewetson Court

- Opposed to this rezoning.
- Spoke to potential development and density identified in the Area Structure Plan and noted that this development proposal is greater than what was estimated.
- Raised concern with increased traffic and congestion, particularly in the winter.
- Raised concern with blasting of rocky knoll and impacts on existing properties.
- Spoke to previous indications of potential development of this lot and former Official Community Plan Future Land Use designation.
- Spoke to Official Community Plan Hillside Development Guidelines.
- Raised concern that blasting for density increases the risk of radon exposure.
- Asked that the current RU1 zone remain and to consider zoning in conjunction with specific development proposal so that property concerns can be part of the rezoning discussion.
- Requested that blasting be a technique used for neighbourhood development not neighbourhood expansion.

Steven Bleacher, Ellis Street

- Commented on the neighbourhood being okay with development in the area as long as it is not increasing density.
- Questioned the neighbourhood concerns of blasting for multi-family but not single-family development.

Carlos Ponce, Applicant in Response:

- Spoke to the density being consistent with that identified in the Area Structure Plan; commented that this development could be doubled.
- Commented that the units in this proposal are consistent with the existing density in the neighbourhood.
- Stated that blasting would be required for both single family and multi-family development.
- Commented that blasting will comply with safety requirements and regulations.
- Made comment that there are Building Code requirements for radon mitigation in the development.
- Commented that traffic concerns to be addressed to the city as the road is already there and not required to conduct a traffic impact assessment to the lower density that is being proposed.

Staff:

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council continue the Public Hearing and Regular meeting past 8:00 p.m.

Carried

Carlos Ponce, Applicant

- Responded to questions from Council.

There were no further comments.

25. Termination

The Hearing was declared terminated at 8:00 p.m.

26. Call to order the Regular Meeting

Deputy Mayor Hodge called the meeting to order at 8:00 p.m.

27. Bylaws Considered at Public Hearing

27.1 START TIME 6:30 PM - Hewetson Ct 949 - BL12473 (Z22-0042) - Upper Mission Development Inc., Inc. No. BC1224405

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12473 be read a second and third time.

Defeated

Councillors Cannan, DeHart, Hodge, Lovegrove, Singh and Webber - Opposed

28. Reminders – Nil.

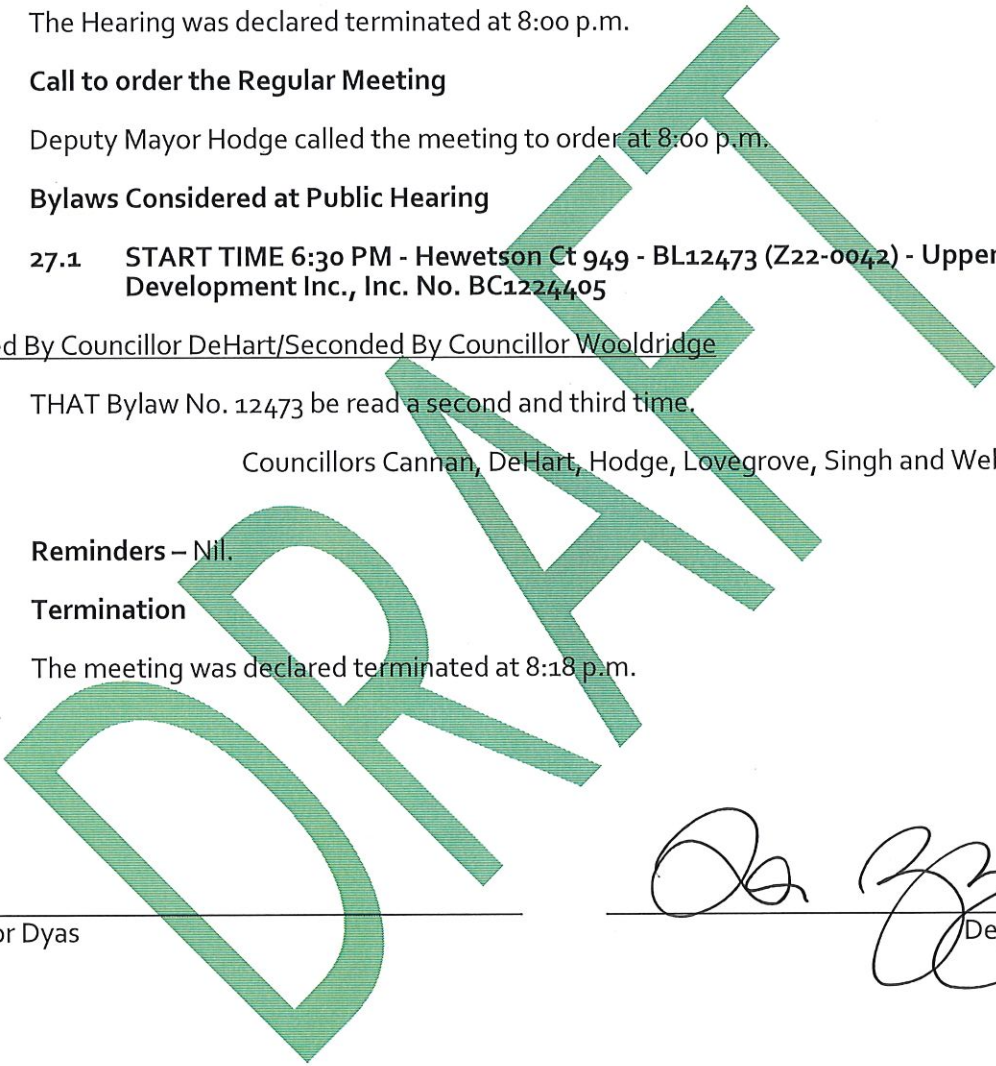
29. Termination

The meeting was declared terminated at 8:18 p.m.

Mayor Dyas

/acm

Deputy City Clerk



REPORT TO COUNCIL



Date: March 6, 2023

To: Council

From: City Manager

Department: Policy and Planning

Application: OCP22-0007

Owner: 0954654 BC LTD

Address: 4998 Gordon Drive

Applicant: City of Kelowna

Subject: OCP Amendment

Existing OCP Designation: S-MU – Suburban-Multiple Unit

Proposed OCP Designation: VC – Village Centre

Existing Zone: CA1 – Core Area Mixed Use

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP22-0007 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 1 District Lot 579 ODYD Plan EPP45189, located at 4998 Gordon Drive, Kelowna, BC from S-MU – Suburban-Multiple Unit to VC – Village Centre, as outlined in the Report from the Policy & Planning Department dated March 6, 2023, be considered by Council;

AND THAT the Official Community Plan Amending Bylaw No.12474 be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT the requirement to hold a Public Information Session, conduct Neighbour Consultation and post a Development Notice Sign, prior to the Official Community Plan Map Amending Bylaw receiving first reading, in accordance with the *Local Government Act*, and the City of Kelowna's Development Application and Heritage Procedures Bylaw No. 12310, be waived.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property from Suburban – Multiple Unit (S-MU) to Village Centre (VC).

3.0 Development Planning

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

Staff support the proposed OCP amendment of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) Future Land Use designation. The proposed amendment reflects the current zoning of the site. Furthermore, it would allow for a larger commercial component on the property, which is closer to its previously designated Commercial use in the 2030 OCP. The site is near the Village Centre and could benefit from amenities and day-to-day conveniences that achieve complete communities. The designation change also continues the alignments of the property's future land use with the original Neighbourhood 3 Area Structure Plan.

4.0 Proposal

4.1 Background

On June 20th, 2022, Council directed staff to bring forward a proposed amendment to Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) Future Land Use designation. This resolution followed Council's direction for staff to provide the rationale for the land use designation during the October 26, 2021 Public Hearing for the 2040 OCP.

Previous Council Resolution

Resolution	Date
THAT Council direct staff to bring forward a proposed amendment to Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) future land use designation.	June 20, 2022
AND THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 4998 Gordon Drive:	October 26, 2021

4.2 Project Description

To date, development applications have not been proposed for the site.

The property is zoned CA1 – Core Area Mixed Use under Zoning Bylaw 12375 and the applicant is not proposing a change to the zone. The CA1 zone allows for a mix of commercial and residential uses within a Core Area and outside urban centres. The properties to the west and south of Gordon are designated Suburban Residential (S-RES) and the properties to the east of Gordon are designated Village Centre (VC).

The amendment to the Future Land Use designation of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) designation aligns with the commercial/mixed use zoning currently permitted. Furthermore, the 2030 Official Community Plan (OCP) had previously applied a Commercial Future Land Use designation to the subject property which was consistent with the original Neighbourhood 3 Area Structure Plan.

4.3 Site Context

The subject property is located at the southwest corner of Gordon Drive and Frost Road adjacent to the Ponds Village Centre in the upper Mission.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	S-RES – Suburban-Residential
East	VC1 – Village Centre	VC – Village Centre
South	P4 – Utilities	PSU – Public Services/Utilities
West	P4 – Utilities	NAT – Natural Areas

Subject Property Map: 4998 Gordon Drive



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	<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 signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.</p> <p><i>The proposed OCP amendment is consistent with the original Neighbourhood 3 Area Structure Plan.</i></p>
Objective 7.1. Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.4 The Ponds Village Centre.	<p>Support development in the Ponds Village Centre that includes the following characteristics:</p> <ul style="list-style-type: none"> • 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><i>The proposed OCP amendment aligns with the commercial/mixed use zoning currently permitted.</i></p>

5.2 Development Application and Heritage Procedures Bylaw No. 12310

The purpose of the Bylaw is to establish procedures for the processing of land development applications, including amendments to the Official Community Plan. The Bylaw outlines that consultation requirements as identified in Council Policy No. 367 must be undertaken. This Policy establishes standards and procedures for applicant’s public notification and consultation responsibilities in respect of development applications prior to initial Council consideration. This ensures transparent and consistent application of standards for the benefit of affected residents, the development community and the City.

As this proposed OCP amendment involves a major change to the Future Land Use class, public notification prior to consideration of first reading should include posting a development notice sign, conducting neighbour consultation and hosting a public information session. It is recommended that Council waive this pre-first reading public consultation requirement as the proposal is a result of the Public Hearing held for the 2040 Official Community Plan process. Notice will be given prior to public hearing should Council give the bylaw first reading.

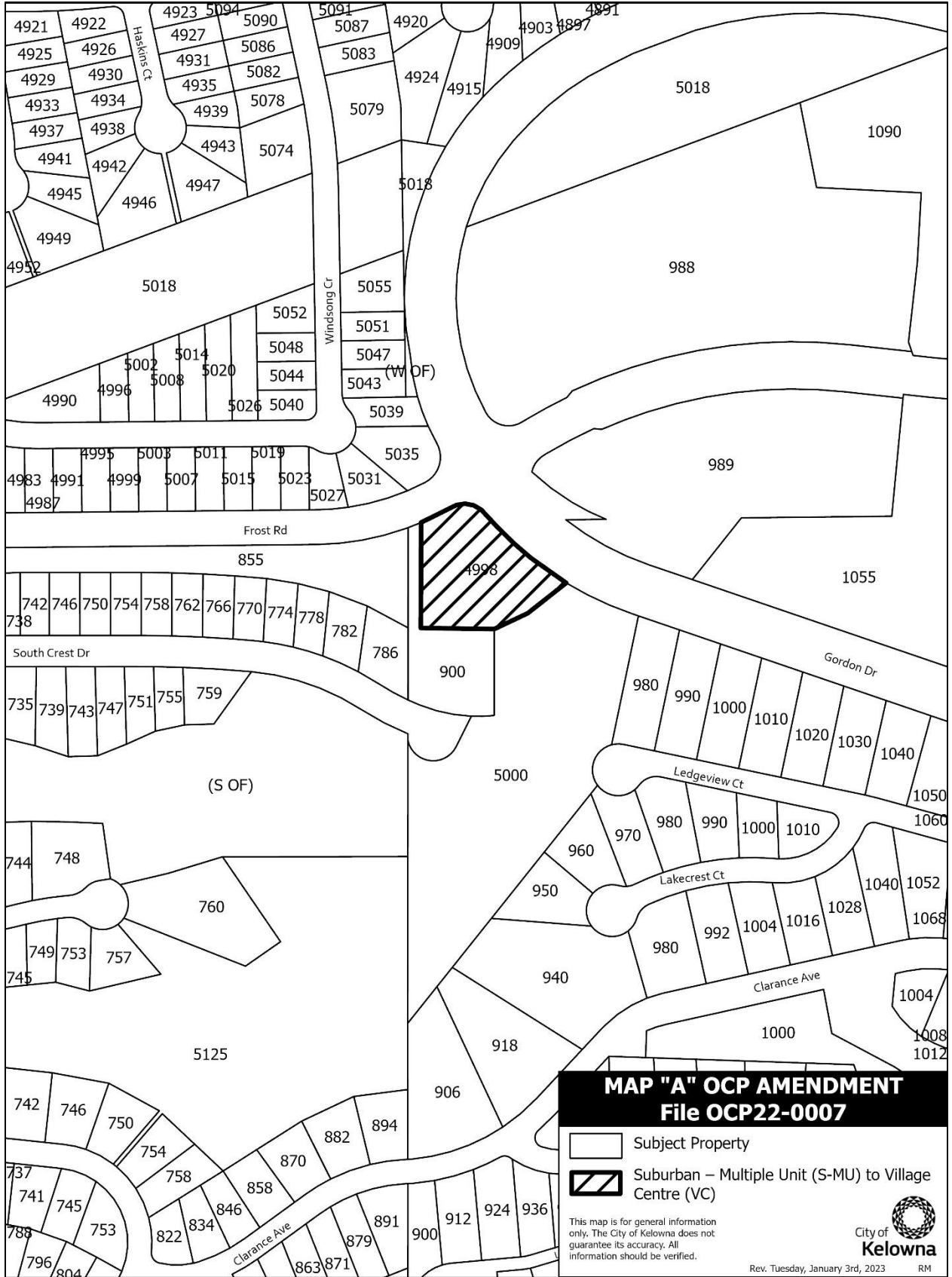
6.o Application Chronology

Date of Application Accepted: July 8, 2022

Report prepared by: Lauren Sanbrooks, Planner II
Reviewed by: Robert Miles, Long Range Policy Planning Manager
Reviewed by: Danielle Noble-Brandt, Dept. Manager of Policy & Planning
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Map A: OCP Amendment File OCP22-0007





City of
Kelowna

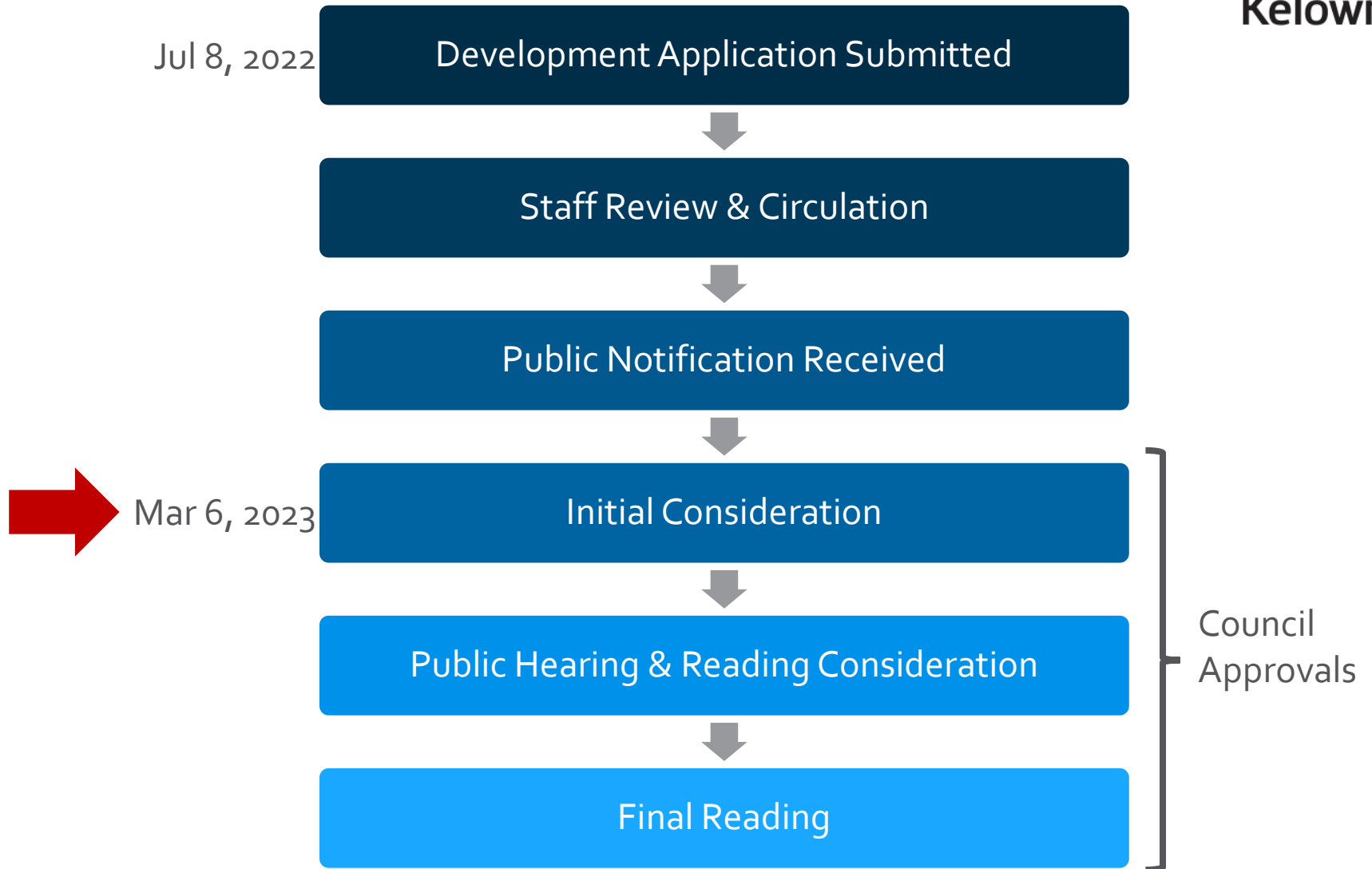
OCP22-0007 4998 Gordon Drive

OCP Amendment Application

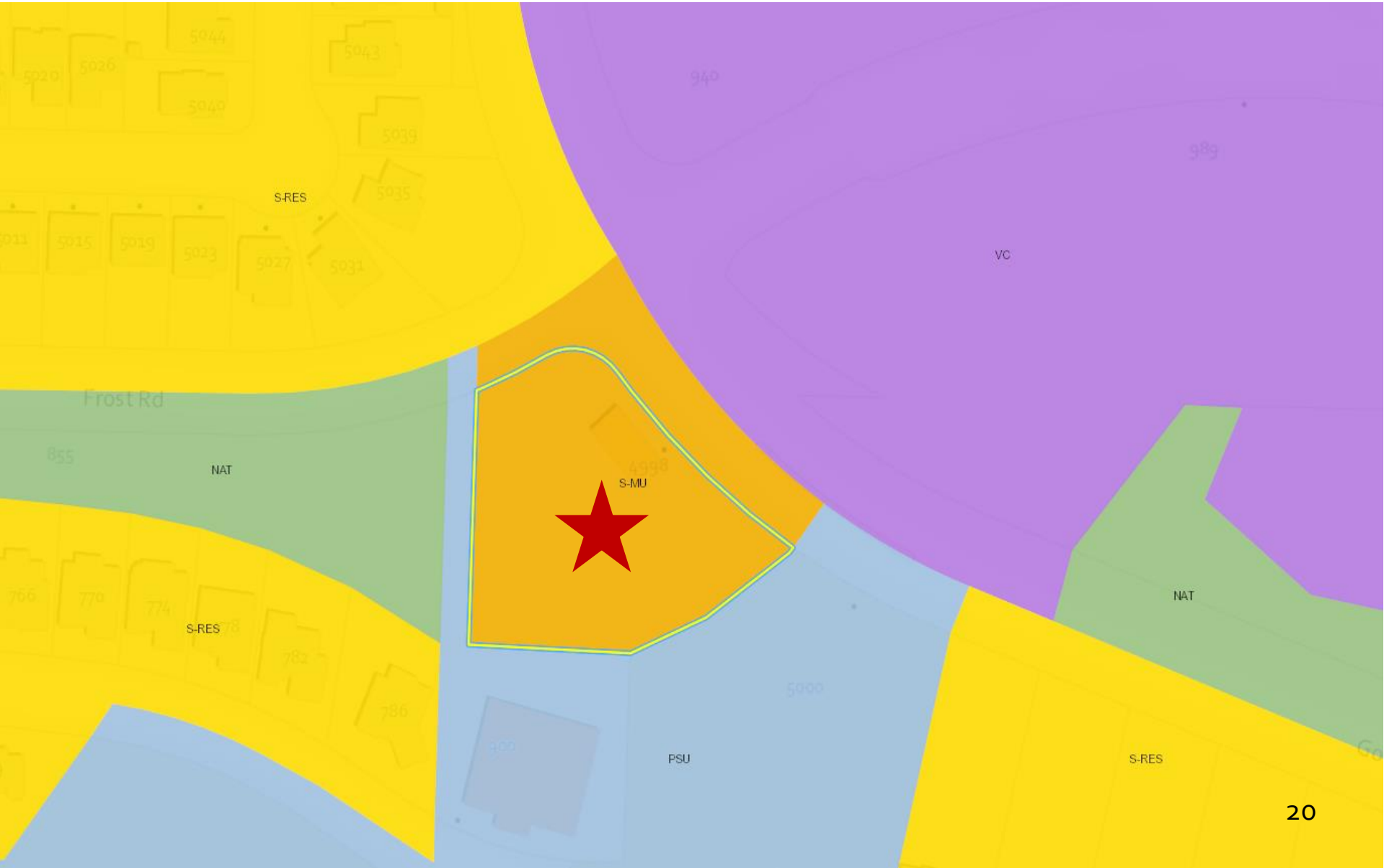
Purpose

- ▶ To amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) future land use designation.

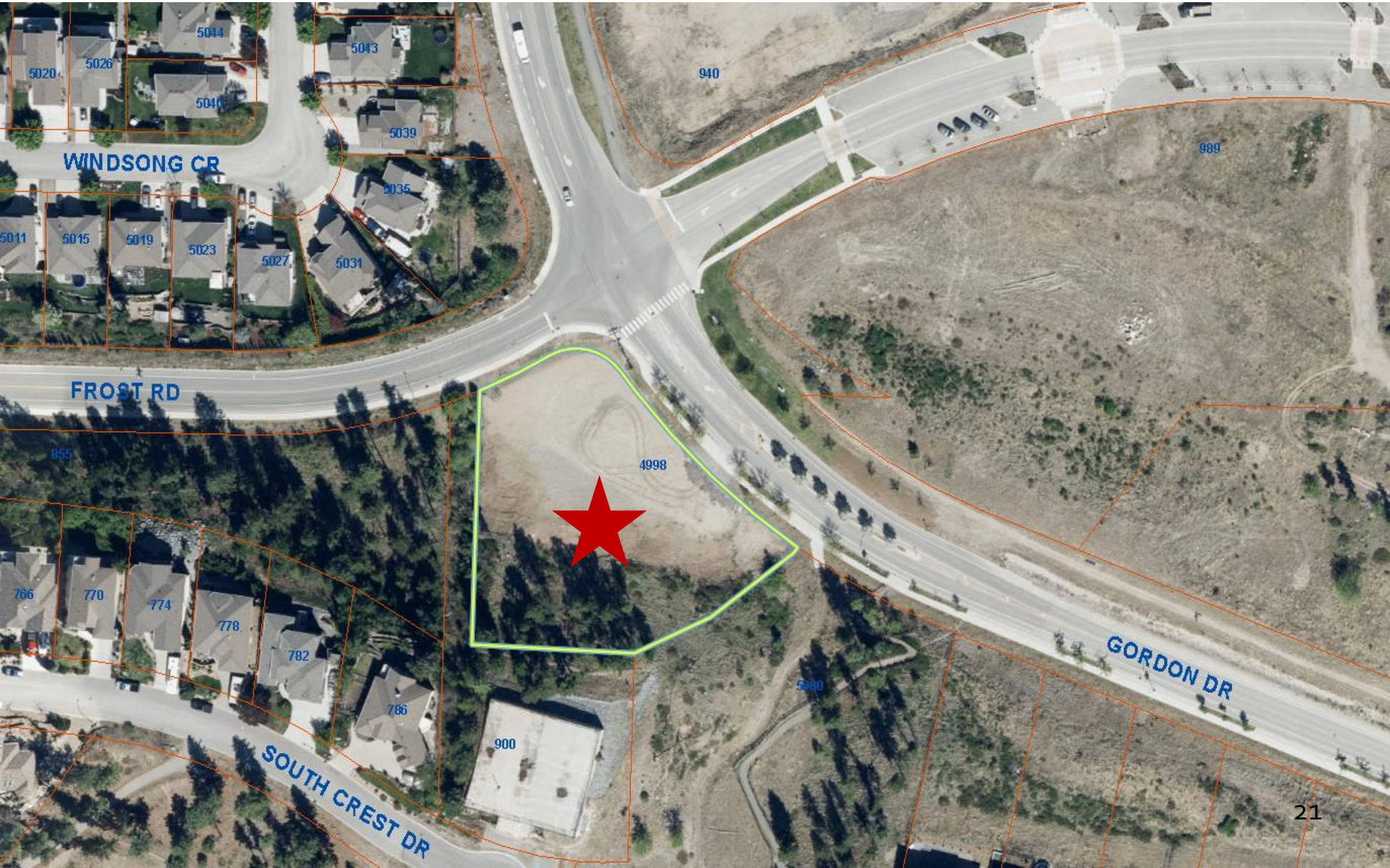
Development Process



OCP Future Land Use



Subject Property Map



Project Details

- ▶ Council direction following OCP 2040 Public Hearing – October 26, 2021
- ▶ Council direction - June 20, 2022
- ▶ To date, no development applications proposed for the site

OCP Objectives & Policies

- ▶ VC – Village Centre
 - ▶ A secondary activity of hub of commercial and residential activity
- ▶ Policy 7.1.1: Area Structure Plan Consistency
 - ▶ Support development that is consistent with adopted Area Structure Plans in Suburban Neighbourhoods
- ▶ Policy 7.1.4. The Ponds Village Centre
 - ▶ Support development in the Ponds Village Centre that includes a mix of commercial and residential development

Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment as it is consistent with:
 - ▶ Aligns with the Future Land Use of Neighbourhood 3 Area Structure Plan
 - ▶ Reflects current zoning of site
 - ▶ Consistent with the previously designated Commercial use in the 2030 OCP

CITY OF KELOWNA

BYLAW NO. 12474

Official Community Plan Amendment No. OCP22-0007 4998 Gordon Drive

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 Lot 1 District Lot 579 ODYD PLAN EPP45189, located on Gordon Drive, Kelowna, BC from the S-MU – Suburban – Multiple Unit to the VC – Village Centre designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council on this 6th day of March, 2023.

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

for visitors to Kelowna. The bed and breakfast would only allow for one rental group at any given time. All supplemental uses, including banquet and beverage services, recreational facilities, personal services, and a boutique winery, would be available to guests only and not the public, which should limit the number of trips to and from the property. The impacts on the neighbourhood are further mitigated by the large size (15.5ha) and topography of the property. There is also a significant grade different between the bed and breakfast and the adjacent residential properties.

The owners have agreed to register a road reserve in favour of the City to secure a portion of the property as a future waterfront park. The area (shown in Attachment B) currently does not have access; however, it borders a future park to the North. Eventual subdivision of the property to the north will create access to this area and eventually result in a larger waterfront park. This complies with Official Community Plan Policy which prioritizes acquisition of waterfront parks and encourages parks to be interconnected.

4.0 Proposal

4.1 Background

The principal dwelling was constructed in 2009 and is roughly 1,671.6m² (17,993ft²) in size and contains six bedrooms and eleven bathrooms. An accessory building (beach house) was constructed in 2008, and is 130m² (1399ft²) in size, which will be converted into two guest bedrooms and two bathrooms. A five-car garage was constructed in 2009 and will be converted into a boutique winery for the convenience of the guests.

A Business License was approved for a four-unit bed and breakfast on March 25th, 2022, and has been in operation since. If the application is approved by Council, the Business License would be amended to allow the additional uses and bedrooms.

4.2 Project Description

The proposed site-specific Text Amendment to the RR1 – Large Lot Rural Residential zone would allow the existing bed and breakfast operation to increase its sleeping capacity to eight sleeping units, with up to two guests per sleeping unit (16 guests in total). There will be six sleeping units in the main dwelling, along with two bedrooms and two full bathrooms in the accessory building. Two additional bedrooms will be created in the existing principal dwelling, which will be used for the owners of the property. Only one reservation would be permitted at any given time, meaning the entire property must be booked and individual rooms aren't rented separately.

The amendment also includes other uses that would be for the convenience of the guests including banquet and beverage services, meeting rooms, tennis courts, a boat dock, a swimming pool, a spa with sauna and steam room, a billiards room, theatre, and a boutique winery. The boutique winery will only be for the guests of the bed and breakfast and will require additional grapes to be planted on-site to support the wine production. No sales will be permitted to the public.

The applicant has indicated that the guests will typically be shuttled to/from the airport, however, there are up to 12 parking spaces on site. There are no exterior changes required onsite as part of the application, therefore the character of the dwelling will remain as it is today.

4.3 Site Context

The subject property is in North Clifton and is located on Okanagan Lake. The property is accessed by Lochview Road, which is an access easement off Clifton Road. The surrounding area is primarily zoned RR1 – Large Lot Rural Residential, RU1 – Large Lot Housing and P3 – Parks and Open Space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Vacant
East	RR1 – Large Lot Rural Residential and RU1 – Large Lot Housing	Single-Dwelling Housing
South	RR1 – Large Lot Rural Residential	Vacant
West	N/A	Okanagan Lake

Subject Property Map: 380 Lochview Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 10.1 Acquire new parks to enhance livability throughout the City.

<p>Policy 10.1.3 Park Acquisition Priorities</p>	<p>Consider a balanced approach between all active park types when considering the acquisition of future parkland to acknowledge the wide diversity of park users and park needs:</p> <ul style="list-style-type: none"> • City-wide parks: provide lake or linear park access or hilltop views. • City-wide and Recreation parks: are adjacent or connected to existing parks creating efficiencies by building adjacent existing infrastructure, such as playgrounds, washrooms, parking, and irrigation; • Recreation parks: Maximize the use of limited large flat sites by providing additional fields and courts for the greatest demand and diversity of groups; and • Community and Neighbourhood parks: serve growth, particularly in Urban Centres and the Core Area, and other areas of multi-family
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	residential development characterized by limited private outdoor recreational space.
	<i>The proposal includes a future waterfront park that will be secured as a road reserve until the park is dedicated on the adjacent property.</i>
Objective 10.2. Ensure parks and public space are connected to each other and accessible for all citizens.	
Policy 10.2.1. Connected Parks	Maximize the value and accessibility of the parks network through landscaped and pedestrian-friendly connections. Link active parks, public spaces, natural areas, and the waterfront with green corridors including: linear parks, shared spaces, Active Transportation Corridors, public pathways and improved streetscapes and landscaping design.
	<i>The waterfront acquisition will connect and be accessed with the proposed park to the North to create a larger future waterfront park.</i>

6.0 Technical Comments

6.1.1 Development Engineering Department attached as Attachment "B".

7.0 Application Chronology

Date of Application Accepted: July 28th, 2021

Date Public Consultation Completed: September 7th, 2021, May 5th, 2022, and January 28th, 2023

Report prepared by: Tyler Caswell, 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:

Schedule A: Proposed Text Amendment

Attachment A: Development Engineering Memorandum

Attachment B: Proposed Road Reserve Location

Attachment C: Applicant Rationale

Schedule A – Proposed Site-Specific Text Amendments to Zoning Bylaw No. 12375 TA21-0014

No.	Section	Current Wording	Proposed Wording	Reason for Change						
1.	Section 10.7 – Site Specific Regulations, RR1 – Large Lot Rural Residential	N/A	<p>Section 10.7 – Site Specific Regulations Uses and regulations apply to the RR1 – Large Lot Rural Residential zone on a site-specific basis as follows:</p> <table border="1" data-bbox="701 472 1633 1511"> <thead> <tr> <th data-bbox="701 472 884 545"><i>Legal Description</i></th> <th data-bbox="884 472 1024 545"><i>Civic Address</i></th> <th data-bbox="1024 472 1633 545"><i>Regulation</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="701 545 884 1511">Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538</td> <td data-bbox="884 545 1024 1511">380 Lochview Road</td> <td data-bbox="1024 545 1633 1511"> <p><i>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</i></p> <ul style="list-style-type: none"> • <i>Agriculture;</i> • <i>Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests;</i> • <i>Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only;</i> • <i>A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit;</i> <ul style="list-style-type: none"> ○ <i>One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted;</i> ○ <i>Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.</i> </td> </tr> </tbody> </table>	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>	Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538	380 Lochview Road	<p><i>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</i></p> <ul style="list-style-type: none"> • <i>Agriculture;</i> • <i>Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests;</i> • <i>Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only;</i> • <i>A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit;</i> <ul style="list-style-type: none"> ○ <i>One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted;</i> ○ <i>Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.</i> 	To allow for a change to the RR1 – Large Lot Rural Residential zone to allow for 8 sleeping units (on a temporary basis of less than 30 days) and several personal services for the convenience of the guests.
<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>								
Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538	380 Lochview Road	<p><i>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</i></p> <ul style="list-style-type: none"> • <i>Agriculture;</i> • <i>Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests;</i> • <i>Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only;</i> • <i>A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit;</i> <ul style="list-style-type: none"> ○ <i>One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted;</i> ○ <i>Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.</i> 								

SCHEDULE

A

This forms part of application
TA21-0013

Planner
Initials

TC



City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA
MEMORANDUM

Date: August 5, 2021
File No.: TA21-0014
To: Planning and Development Officer (TC)
From: Development Engineering Manager (RO)
Subject: 380 Lochview Rd



The Development Engineering Branch has the following comments and requirements associated with this Site-Specific Text Amendment Application to add the use of “private guest estate”, which would allow up to 8 rooms to be rented on a temporary basis within the existing dwelling.

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.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is located within the City of Kelowna water supply area. The existing lot is serviced with a 25-mm diameter water service. Only one service will be permitted per legal lot.
- b. If upgrading of the water service is required, the Applicant, at their cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- c. Fire flow requirements for structures are to be calculated based on the worst-case requirement consistent with Section 3.2.5.7 of the BC Building Code. The FUS calculations provided at time of Building Permit for existing structure were completed under the occupancy type of “Residential”. Under the FUS framework that results in a Low Hazard classification, reducing the required fire flows. New FUS calculations will be required to be submitted which conform with the proposed land use.
- d. The private, on-site, fire suppression system for the subject lot must be re-assessed in terms of the new required fire flows.
- e. The current home includes an existing onsite automated sprinkler system. The NFPA 13 fire flow result for the worst-case building shall be the fire flow requirement on site. New calculations are required and must be submitted to confirm NFPA 13 requirements have been met.

3. SANITARY SEWER SYSTEM

- a. The subject lot is currently not within the City sanitary sewer service area. Sanitary sewage is presently handled by an on-site sewage disposal system.
- b. Proposed on-site servicing will require review and approval by the Interior Health Authority and Building & Permitting.



Ryan O'Sullivan
Development Engineering Manager

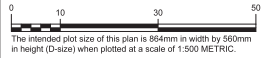
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ATTACHMENT		A
This forms part of application		
# TA21-0014		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

REFERENCE PLAN OF PART OF LOT A, SECTIONS 7 AND 8, TOWNSHIP 23, ODYD, PLAN KAP88538.

PLAN EPP122265

PURSUANT TO SECTION (99)(1)(e) OF THE LAND TITLE ACT AND SECTION 44 OF THE COMMUNITY CHARTER.
BCGS 82E.093
SCALE 1:500 METRIC

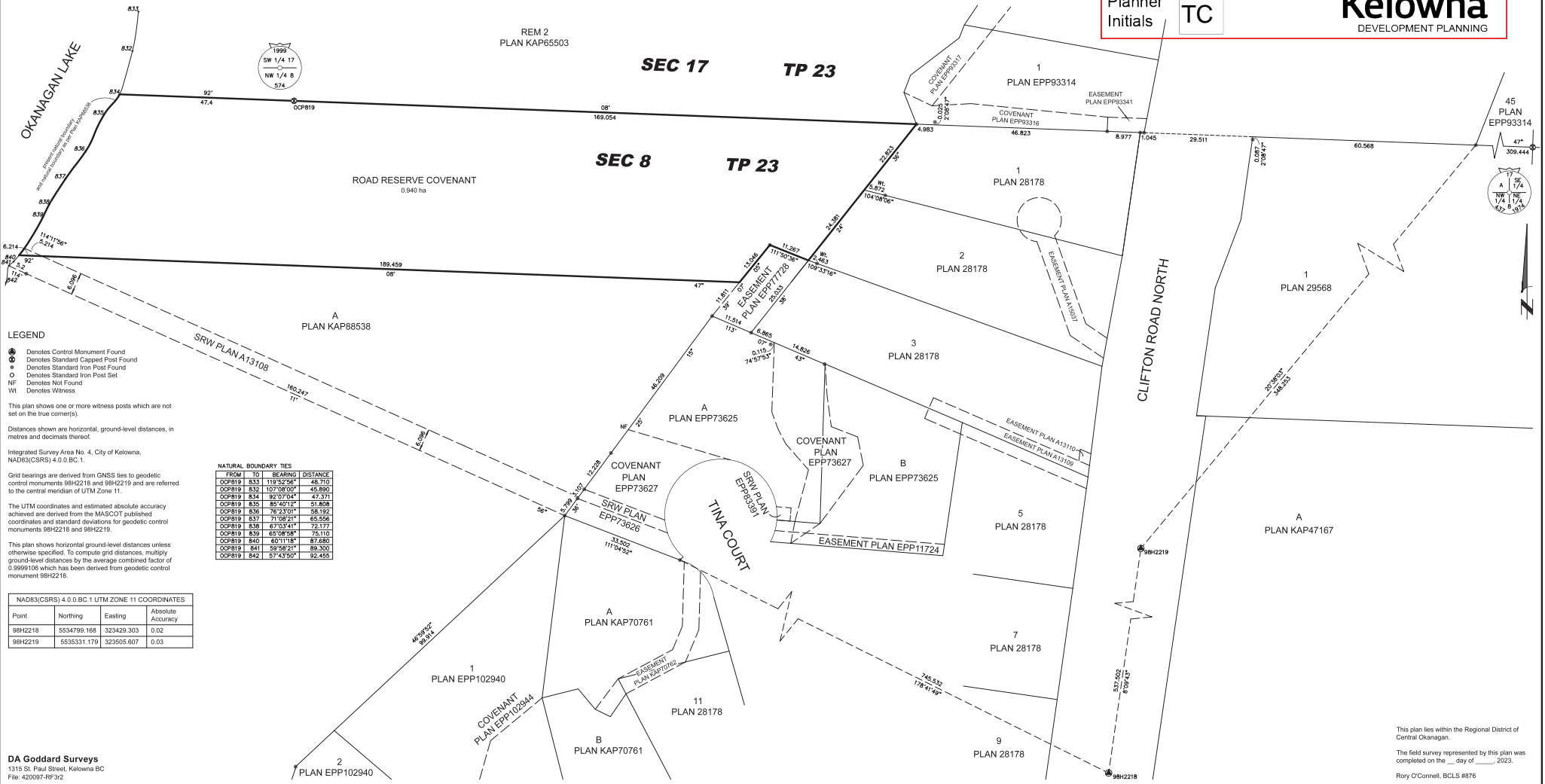


ATTACHMENT B

This forms part of application
TA21-0014

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



LEGEND

- Denotes Control Monument Found
- ⊙ Denotes Standard Capped Post Found
- ⊕ Denotes Standard Iron Post Found
- ⊖ Denotes Standard Iron Post Set
- NF Denotes Not Found
- WI Denotes Witness

This plan shows one or more witness posts which are not set on the true corner(s).

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna, NAD83(CSRS) 4.0.0.BC.1.

NATURAL BOUNDARY TIES

FROM	TO	BEARING	DISTANCE
OCPR19	833	119°52'56"	48.710
OCPR19	832	107°08'00"	45.690
OCPR19	834	92°07'04"	47.371
OCPR19	835	69°40'12"	51.868
OCPR19	836	76°23'01"	56.192
OCPR19	837	71°08'21"	65.556
OCPR19	838	47°03'41"	72.177
OCPR19	839	60°08'58"	75.110
OCPR19	840	60°11'18"	87.680
OCPR19	841	59°56'51"	89.300
OCPR19	842	57°43'50"	92.455

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES

Point	Northing	Easting	Absolute Accuracy
98H2218	5534799.168	323429.303	0.02
98H2219	5535331.178	323505.607	0.03

DA Goddard Surveys
1315 St. Paul Street, Kelowna BC
File: 42009T-RF32

This plan lies within the Regional District of Central Okanagan.
The field survey represented by this plan was completed on the ___ day of ___ 2023.
Rory O'Connell, BCLS #876



May 2, 2022 *updated February 2023*

City of Kelowna
Attn. Tyler Caswell
Urban Planning Department
1435 Water Street
Kelowna, BC

Application for Text Amendment at 380 Lochview Road

Dear Tyler,

This application seeks a text amendment to allow an expanded Bed and Breakfast at the subject property. Given the uniqueness of this home, property, and grounds, our team and planning staff worked to find an appropriate structure for the text amendment. The original application sought a site-specific Text Amendment to include the use of Private Guest Estate to the Zoning Bylaw. However, upon further evaluation, the direction provided changed to revising the “Bed and Breakfast” definition. In the final review prior to crafting the report for Council’s consideration, the direction has shifted slightly to amending section 10.7- Site Specific Regulations of the RR1-Rural Residential Zone. Specifically, we are seeking to include the following:

1. Enhance the Bed and Breakfast regulation to allow 8 guest rooms with a maximum of 2 persons per bedroom. This is to include the 2 guest rooms in the beach house.
2. Include private facilities such as dining, banquet, beverage, meeting rooms, recreational facilities, and personal services for the convenience of the guest in the Bed and Breakfast use.
3. Include the Agriculture use to allow for a boutique winery.
4. Expand the accessory structure regulations to allow the existing beach house to include 2 full bathrooms and 2 bedrooms. No cooking facilities are being proposed, only a wet bar.
5. Allow only one reservation at a time.

Although our initial discussion with planning staff revolved around creating a new site-specific definition, after much deliberation we have returned to revising the “Bed and Breakfast” use to allow 8 sleeping rooms for this property. With the introduction of the new Zoning Bylaw 12375, the zone for the land changed to the RR1 – Large Lot Rural Residential zone. The purpose of the new zone is “...country residential development on large lots that permit more rural land uses, minor agricultural...” Bed and Breakfast is a permitted secondary use in the zone with Urban Agriculture (vineyards) and Single Detached housing as principal uses.

ATTACHMENT	C
This forms part of application	
# TA21-0014	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

The Vision

Our goal is to expand the Bed and Breakfast capacity of the existing single-family residence at 380 Lochview Road to 8 guest rooms. The residence would become a private guest estate, providing luxury visitor accommodation not currently found within Kelowna's city limits. Research showed that there are no private guest homes apart from personal residences which require a minimum 30-Day rental. Kelowna has limited high end hotel accommodations; the aim of the guest estate is to provide a location for individuals who demand luxurious private accommodations as an option with suitable amenities. The application materials include some additional details on the vision.

Although the 'use' will be a "Bed and Breakfast", we would like to clearly articulate what is being offered to the guests and how this mode of hospitality greatly differs from a commercial "hotel" use. The intent is to create private and exclusive accommodations with 'a home away from home' experience for a single group of guests. Although the guests are visiting from around the world, it is anticipated that they will fit into the fabric of the neighbourhood, while enjoying the privacy of this exceptional home and property. The term estate was deliberately chosen to establish "an extensive area of land in the country, usually with a large house, owned by one family or organization".¹

Planning Details

The Property and Agricultural Activity

The landowner purchased the site and developed the residence as the permanent home for himself and family. The house was designed by Meiklejohn Architecture and constructed by Team Construction to the highest standards including sound proofing between the rooms and full sprinkler systems with interconnected fire alarms. The home is 1,394m² (15,000 sq. ft.) in size with 6 bedrooms and ensuite bathrooms. The property also includes a beach house which will be converted to have 2 bedrooms. The home is run with many energy efficiencies including geothermal.

The property has over an acre of wine grape production that are grown for a local winemaker. Our client is currently preparing and planting additional Pinot Noir vineyards on the site and the neighbouring property (same owner). Approximately 95% of the property is uncultivated in a natural state attracting many animals such as deer and various birds.

Access and Egress

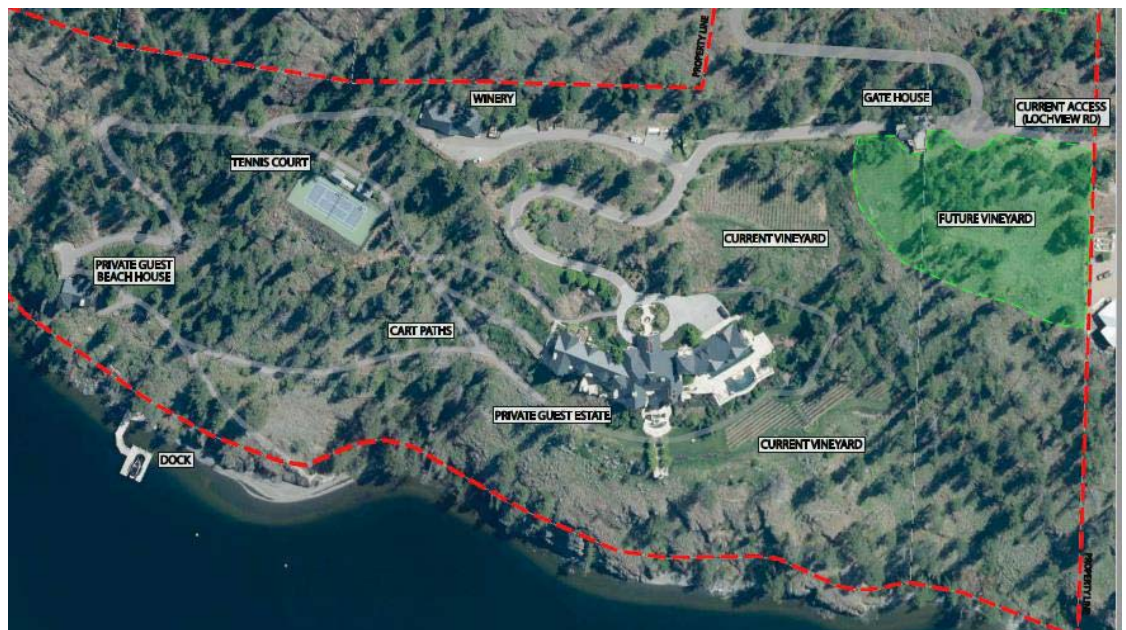
The home is currently accessed through an easement that terminates at 380 Lochview Road. Guests will be shuttled to and from the property using chauffeured estate-owned vehicles (maximum of 4 vehicles), therefore guest traffic coming to and from the property will be similar to a standard Single-Family Dwelling. It is anticipated that employee and contractor traffic will remain at current levels. Given that the guests will be shuttled to and from the airport and any excursions, it is not expected that there will be a large demand for parking. However, the property can accommodate 12 parking stalls on the site. See the site plan for their locations.



¹ <https://dictionary.cambridge.org/dictionary/english/estate>

Location Suitability

Very little additional development will be required to allow for an expanded bed and breakfast use. As seen in the photo to the right, all the amenities which will be offered to the guests were constructed as part of the existing residence.



Development required by this proposal is limited to:

- The existing space above the garage will be converted into a caretaker unit,
- The beach house will be formalized to have 2 bedrooms,
- The detached shop/garage will be renovated into a private boutique winery (open only to guests of the estate).

At 38 acres in size, the property is unique in its size and privacy with the following features:

- Okanagan lake borders over 900m to the west.
- No neighbours to the north. The abutting land is zoned for Park use.
- The property is separated by large rock outcrops, densely forested areas and over 100m in elevation to the neighbours to the east.
- The nearest neighbouring property is 140m to the south. The landowner recently purchased a natural six-acre lot at 346 Lochview Road to serve as a substantial buffer. This land is being prepared as a vineyard to further aid as a buffer.

The residential portion of the site is concentrated in the southwest corner of the lot with generous setbacks to the lake and the neighbouring property. Care was taken to immaculately landscape the property, integrating natural local plant species around the dwelling, and leaving much of the remainder of the property in a managed natural state.

The Bed & Breakfast will be managed by a licensed operator who resides at the site and employees who are there to serve the visitors while ensuring that peace of the guests and neighbours is maintained.



Amenities

The home was constructed with many amenities, including a tennis court, a boat dock, swimming pools, a spa with sauna and steam room, a billiards room, theater, indoor and outdoor fireplaces, and many terraces to enjoy views and natural surroundings. These amenities will be available to the guests while visiting the home.

Supporting Documentation

The *Kelowna 2040 Official Community Plan* supporting statements:

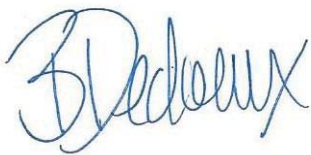
The local economy began to shift in significant ways during this time as well. Kelowna's industrial base began to diversify, its tourism appeal grew in new directions, and the wine industry began to add a new complexity to both agriculture and tourism. More recently, the high-tech sector has strengthened in new links between the city and distant centre. Chapter 2 Planning Context.

While Kelowna is home to the largest population in the Interior Region, over 55% of the land base is dedicated to agriculture and rural uses. For residents and visitors of Kelowna, agriculture is one of the defining features of the city and drives a significant amount of economic activity and tourism. Produce from the Kelowna region has developed a national and international reputation and the wine industry is continuing to grow. Chapter 8 Rural Lands.

A supplemental colour description of the home, concept and other interesting details is provided as part of this application. Given the uniqueness of the property and the surroundings, we believe the requested site-specific text amendment to Zoning Bylaw 12375 Section 9.3.1(a) Bed and Breakfast use is a creative "Made in Kelowna" approach to provide luxury accommodations to a discerning clientele.

We look forward to discussing the Text Amendment with you directly.

Regards,



Birte Decloux, RPP MCIP
Urban Options Planning Corp.



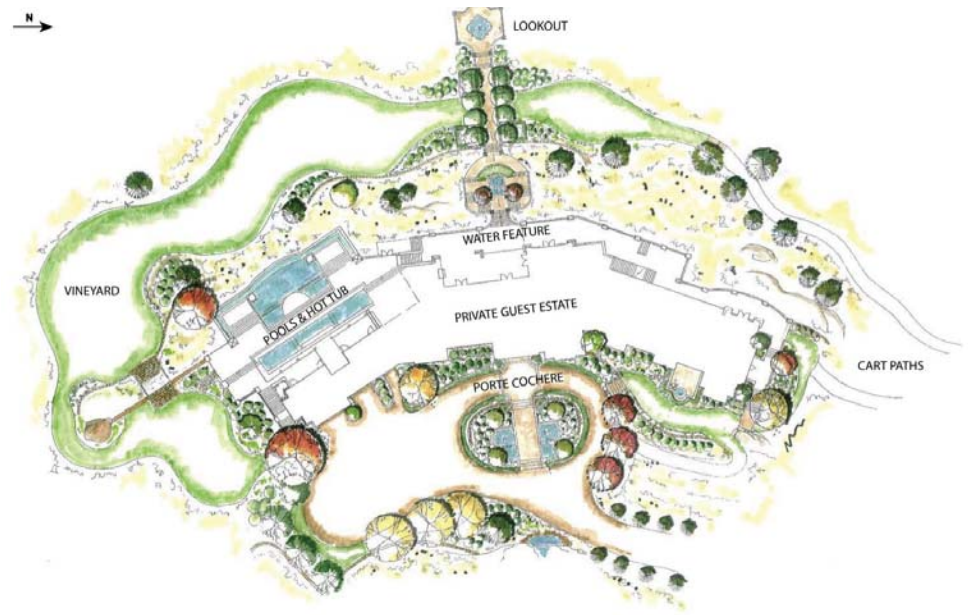
380 Lochview

Private Guest Estate
Kelowna, B.C.



Owner's Vision

Our client proposes to refashion Kelowna's most luxurious residence into a world-class *Private Guest Estate*. As a Private Guest Estate, 380 Lochview will deliver an exclusive five-star hospitality experience not currently available to visitors of Kelowna or elsewhere in the Okanagan. Our region's climate, natural beauty and wineries have put Kelowna on the map as a global destination; however, no other accommodation in our city meets the expectations for privacy and elevated experiences demanded by niche tourists. This property will provide a platform of luxury for those that expect the very best to explore Kelowna and the Okanagan Valley.



ATTACHMENT C
This forms part of application
TA21-0014

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING



ATTACHMENT c

This forms part of application
TA21-0014

Planner Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

Why a Private Guest Estate?

The owner takes great pride and personal ownership in the care and detail required to construct and maintain an estate of 380 Lochview's caliber. However, the property has become under-utilized as a single family residence, and our client would like to see the magnificent features of this estate further enjoyed and appreciated. As a Private Guest Estate, the property will retain its meticulous form and character while offering exclusive use of the estate to its patrons, therefore continuing to function as a private residence just as it does today.



Porte-cochère

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Initials TC

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What is a Private Guest Estate?

Demand is growing for unique travel opportunities that offer luxuries beyond what can be provided while staying in hotel rooms or cruise ships. Increasingly, travellers are seeking boutique experiences at exceptional properties which can provide absolute security and privacy, space that can accommodate larger groups, and fully serviced amenities.

Many world class travel destinations are now home to private guest estates, where, for a week or longer, a single party (a family, large group of friends or business colleagues) can charter an entire property for an all-inclusive, full-service stay at a private estate. In addition to exclusive use of the property, included in each stay are chef prepared meals, chauffeured transportation, around the clock butler and housekeeping services, onsite spa treatments and curated excursions to local wineries, restaurants, golf courses and scenic attractions.



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Comparable Experiences in BC

The concept of a Private Guest Estate as a hospitality destination is relatively uncommon but not unique. Worldwide, there are hundreds of properties offering similar services, most commonly in Europe and Australasia. Regionally, the following destinations offer the most comparable luxury experiences:



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Clayoquot Wilderness Lodge

Location:
Vancouver Island

Description:
Remote, fly-in all-inclusive glamping. \$2,400 per person, per night.

Zoning:
Alberni-Clayoquot Regional District [Wilderness Campground District Zoning](#)

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Bighorn Lodge

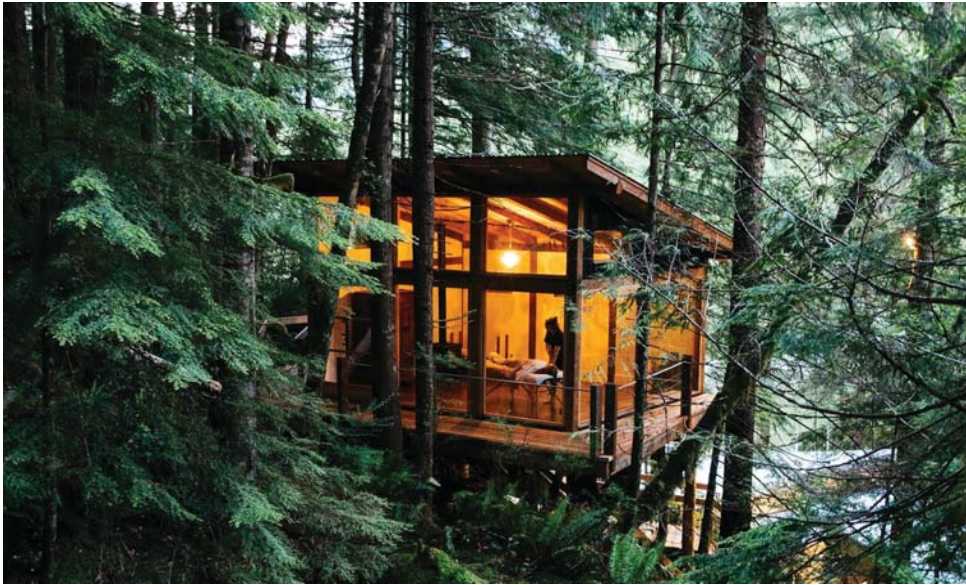
(Flying Moose Chalet, Whiteworth Chalet, Bison Lodge are also in the same area and provide similar experiences)

Location:
Revelstoke

Description:
Modern eight bedroom lodge with helipad geared toward heliskiing. Rented on a week-long all-inclusive basis. \$160,000 per week.

Zoning:
City of Revelstoke [Comprehensive Development Zone 8, Resort Neighborhood and Resort Core](#)

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Nimmo Bay Wilderness Resort

Location:
Inside Passage

Description:
Remote all-inclusive nature resort. Two-person private cabins \$3990 per night.

Zoning:
Mt. Waddington Regional District [Tourist Accommodation Zone \(TA-1\)](#)

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380 Lochview Road

The estate at 380 Lochview Road is very well suited to function as a Private Guest Estate. Completed in 2008, the 15,000 square foot main residence includes six bedrooms and eleven bathrooms. A second beach residence will be converted to include two bedrooms and two bathrooms. The features of the property are summarized further in the following pages.

ATTACHMENT	C
This forms part of application	
# TA21-0014	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	



Beach Residence

The beach residence is located north of the main residence and will contain a wet bar, two bedrooms, two bathrooms, a living area, a dining room, a garage/storage area, and lake views throughout.

10

Accommodations



Guest Rooms

Two guest suites are each adorned with lake views, ample deck space, a fireplace & seating area along with a large ensuite bathroom with double vanities, a bathtub and a shower. There are four additional guest rooms, each with lake views, deck space and ensuite bathrooms.



Kitchen

The chef's kitchen features two islands, a built-in coffee maker, two freezers, a walk-in refrigerator, a full pantry, gas & induction stove tops, a La Cornue range, and a hidden motorized TV lift.



Dining

The formal dining area features a large 16 seat table, tall ceilings with timber frame arches, and a fireplace. An additional informal dining area is framed by tall ceilings and lake views.



Living

A formal living area features a large seating area and fireplace while an informal living room includes extensive lake views.

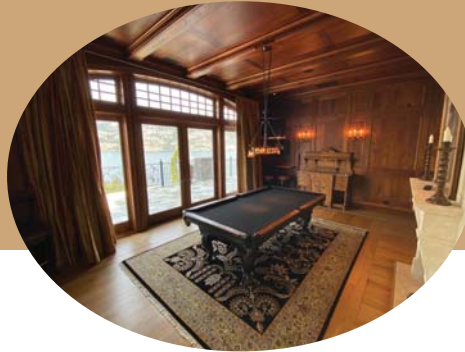
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Indoor Amenities



Theater

A 12 seat theater with leather power reclining chairs and a separate media room is located on the lower floor.



Billiards Room

A wood panelled billiards room overlooking the lake with a fireplace and bar is located on the lower floor.



Ballroom

A 1,200 square foot wood floor ballroom with integrated audio visual technology serves as a multifunctional space.



Wine Cellar

A large capacity brick lined wine cellar with a tasting island is located across from the ballroom.

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Spa and Pools



Spa

A spa with sauna and steam rooms, heated loungers, spa shower, coffee bar, and exercise and change rooms is located adjacent to the pools.



Jacuzzi

There is an Indoor / outdoor jacuzzi with lake views and an outdoor shower.



Lap Pool

A 20 meter lap pool with a granite infinity edge is accessible from the spa.



Recreation Pool

The pool deck is completed with an infinity edge pool with intricate tile design, custom jetted massage loungers and custom gas fire bowls.

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Outdoor Amenities



Tennis Court

A Professional tennis court with restroom and equipment storage is accessible by golf cart.



Dock & Beaches

Another golf cart path meanders down to a dock with boat lifts and a swimming area. Further along is a second beach with a beachside fireplace.



Decks

There is over 20,000 square feet of tiled deck space with an outdoor barbeque, dining, fireplaces, lounge areas, and water features.



Hiking Trails

Over 900 meters of lake frontage and secluded beaches and nearly 20 acres of natural environment can be explored by trail.

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Grounds



Gate House

A gate house at the entrance to the estate ensures secure access to the fenced property.



Landscaping

Mature and well maintained landscaping can be found throughout the property. Paved golf cart paths enable easy access across the grounds.



Water Features

Seven water fountains located across the estate enhance the tranquility of the landscape.



Vineyards

The property boasts three vineyards with plans for additions blocks to be planted.

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Boutique Winery

Future plans include converting the existing detached garage to a boutique winery. Establishing the winery to vinify the estate grown Pinot Noir will give guests a hands-on farm-to-table agri-tourism experience.

“Made in Kelowna”

Kelowna is increasingly a leading destination for wine lovers, golfers, skiers and those looking to experience the Canadian outdoors. As the most exclusive and service-oriented hospitality option in the region, 380 Lochview will have a significant impact in furthering Kelowna’s reputation as a sought-after destination and will bring significant tourism revenue into the City. The Private Guest Estate at 380 Lochview aims to fill the gap in luxury accommodation for discerning clientele.

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City of
Kelowna

TA21-0014 380 Lochview Road

Text Amendment Application

Purpose

- ▶ To amend the Zoning Bylaw with a site-specific Text Amendment to the Large Lot Rural Residential zone by increasing the maximum number of sleeping units for a bed and breakfast and allowing additional permitted uses on the property.

Development Process



Jul 28th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 7th, 2021
Jan 28th, 2023

Public Notification Received



Feb 27th, 2023

Initial Consideration



Public Hearing



Final Reading



Building Permit



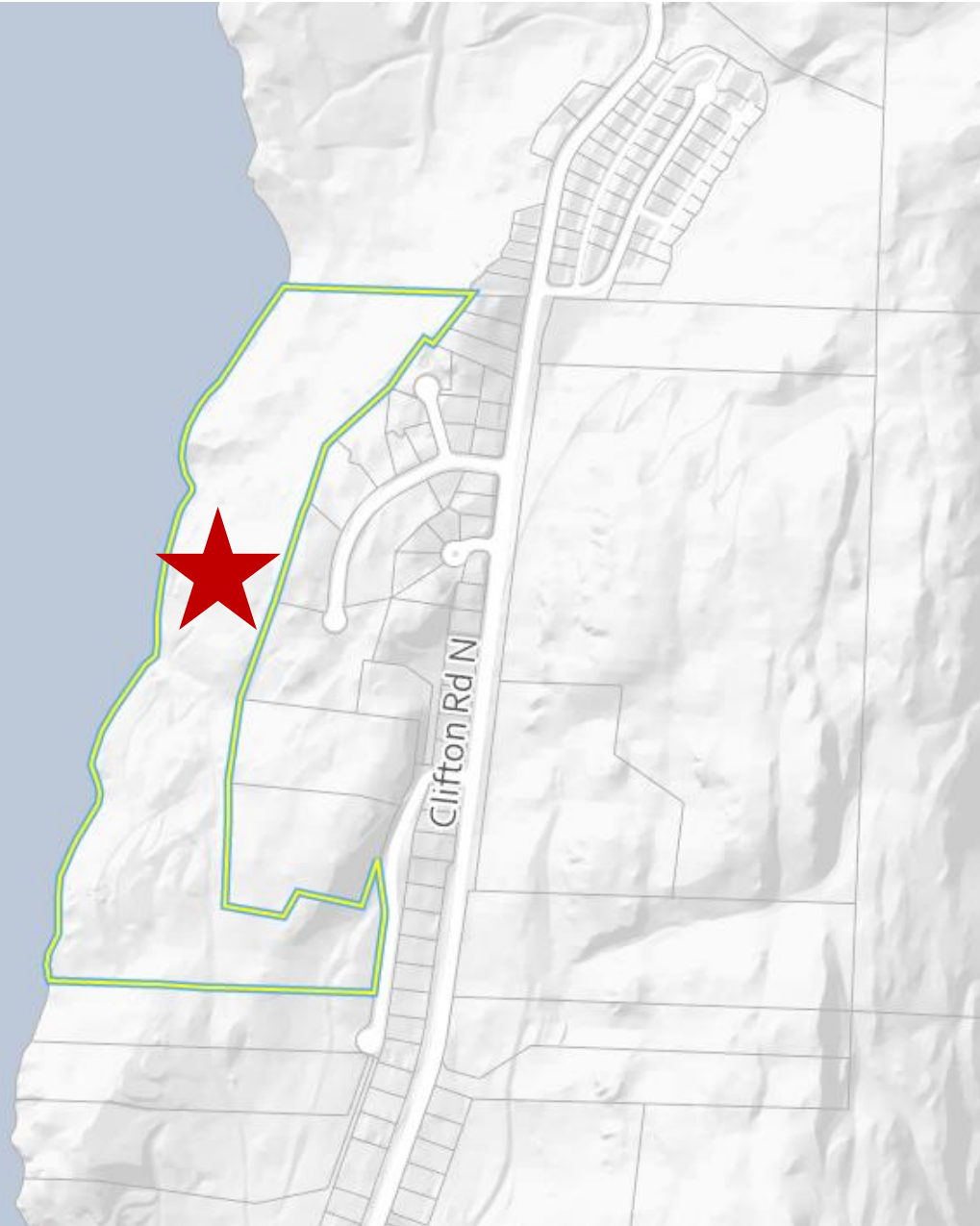
Council Approvals

Context Map

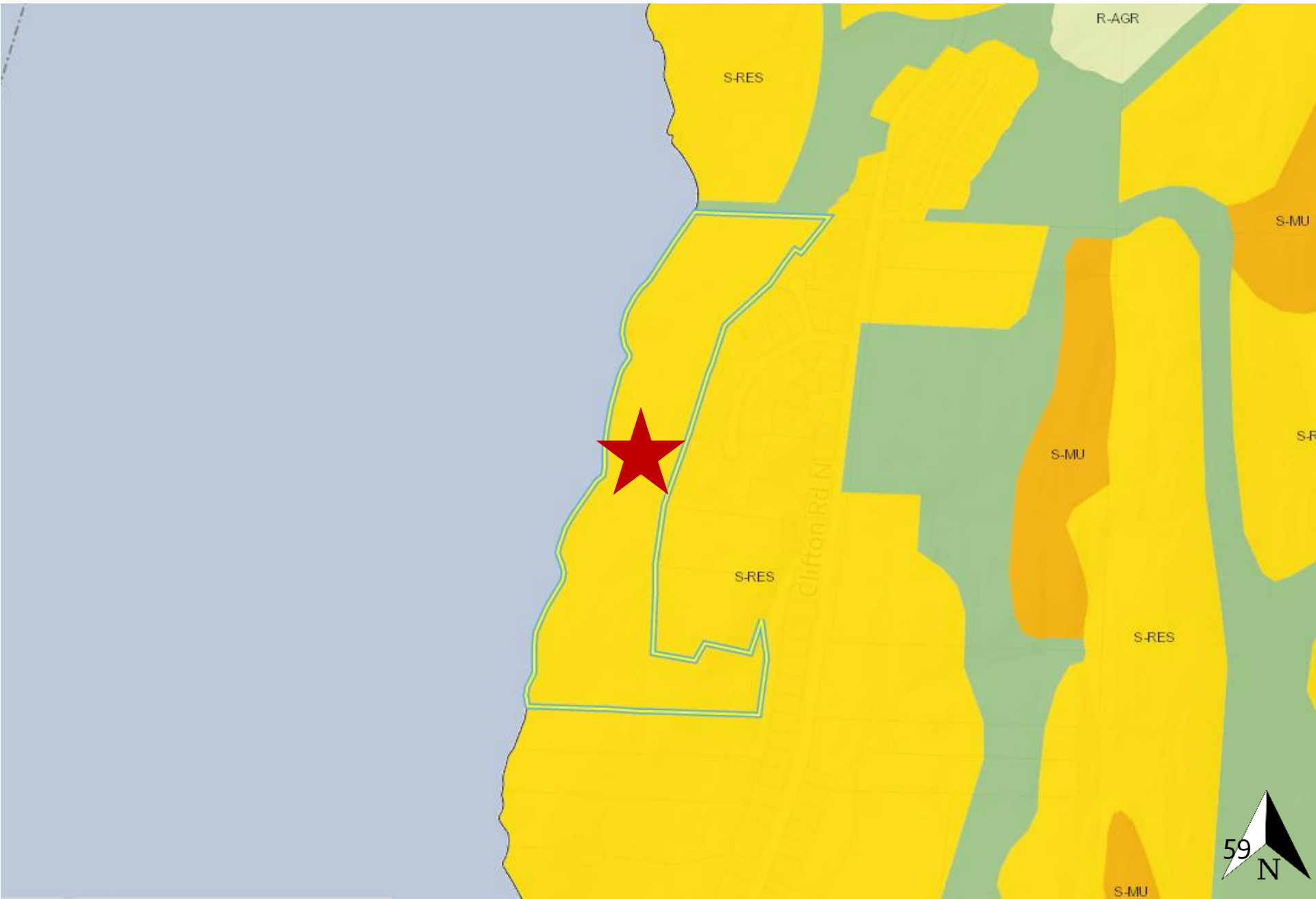
Walk Score
0

Transit Score
0

Bike Score
14



OCP Future Land Use



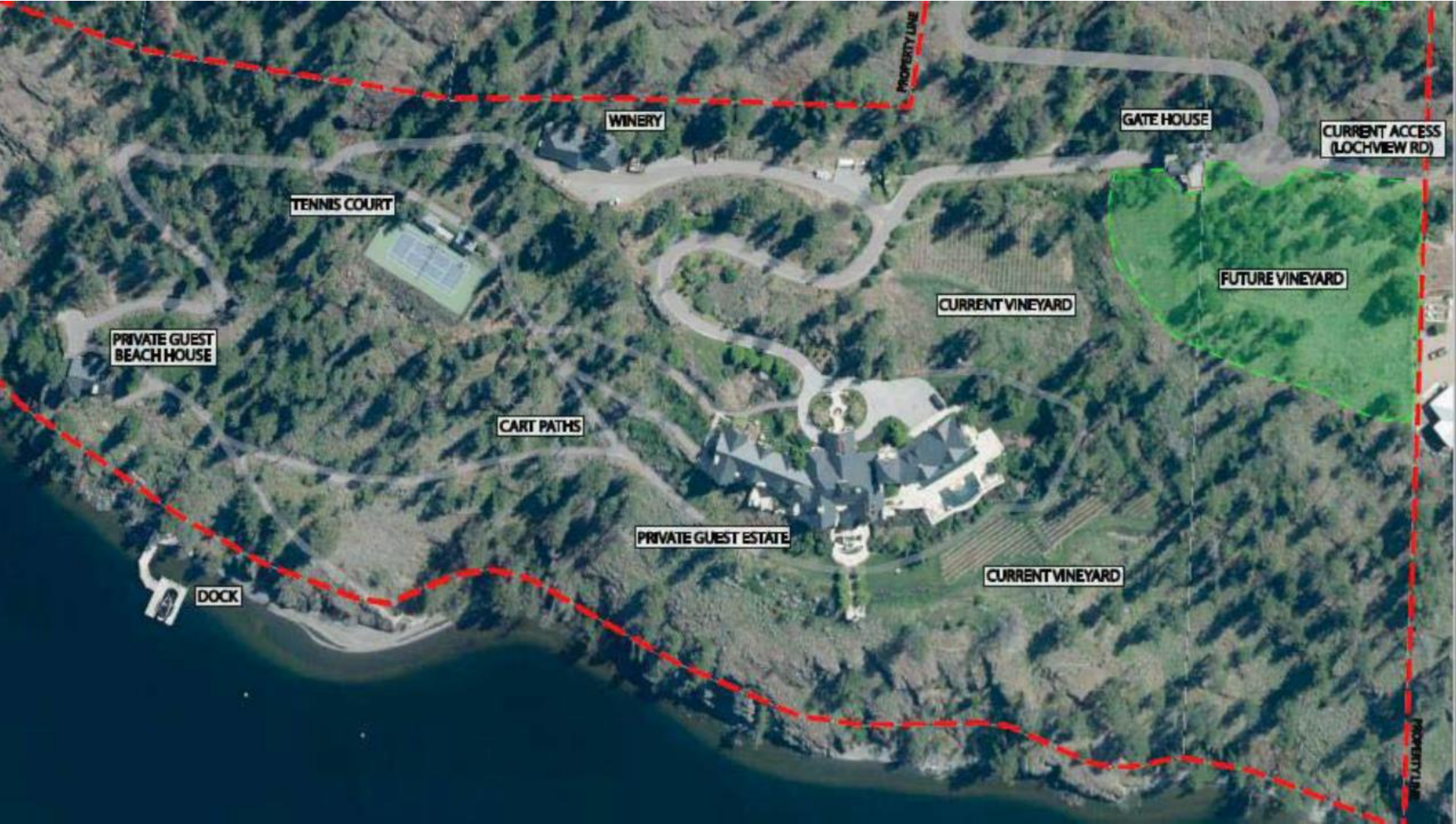
Subject Property Map



Project Details

- ▶ The site-specific Text Amendment is to allow for changes to the existing bed and breakfast operation:
 - ▶ Increase sleeping capacity to eight units, with up to two guests per sleeping unit (16 guests in total);
 - ▶ Six sleeping units in principal dwelling and two in accessory building.
 - ▶ Allow banquet and beverage services, meeting rooms, tennis courts, swimming pool, spa, billiards room and theatre for the convenience of guests.
 - ▶ Agriculture and boutique winery.
 - ▶ Only one reservation at any given time.

Draft Site Plan



Site Photographs



Future Park – Road Reserve



OCP Objectives & Policies

- ▶ Policy 10.1.3. Park Acquisition Priorities:
 - ▶ The proposal includes a future waterfront park that will be secured as a road reserve until the park is dedicated on the adjacent property.
- ▶ Policy 10.2.1. Connected Parks.
 - ▶ The waterfront acquisition will connect and be accessed with the proposed park to the North creating a larger waterfront park.

Staff Recommendation

- ▶ Staff recommend support for the proposed Text Amendment Application as it is consistent with:
 - ▶ Offers boutique luxury rental option with the City of Kelowna;
 - ▶ Supplemental uses are only offered to guests of the resort;
 - ▶ Large property with grade difference from neighbouring properties;
 - ▶ Owners have agreed to register road reserve to become future waterfront park.



380 Lochview Road

Text Amendment to expand the Bed and Breakfast use.



Why is luxury accommodation appropriate for Kelowna?

- Kelowna has a unique appeal due to the climate, lake and other natural beauty.
- The caliber and quality of the local wine industry in the Okanagan region has world recognition.
- A world-renowned fruit growing industry offering tours, fruit stands, and farmers' markets.
- Growth and diversity of the city in the past 10 years.
- Robust technology sector.
- Golf, skiing and other attractions.
- International airport.

Limited Luxury Accommodations

- Limited new tourism accommodations (outside of condos) have been built recently.
- High end luxury units have traditionally been Bed & Breakfasts on select locations.
- Several hotel chains have waterfront hotels in Kelowna and West Kelowna.
- Château Okanagan will introduce an exclusive type of accommodation not found in Kelowna.

Luxury Guest Estate





What will Château Okanagan provide?

- Sophisticated lakefront amenities at Château Okanagan - from spa therapy to the hot tub, or a match on the tennis court or in the billiard room, etc. - it's all here.
- Full-service Château personal.



An intimate, private,
elevated experience

- Private property with beach access, on-site hiking, and outdoor places to enjoy lake views
- Vineyards
- Private Winery

Questions our neighbours have voiced

- **Increased traffic on streets**
 - The easement along Lochview services 11 homes including the Château and only directly passes one home.
 - Guests will be shuttle to/from site using estate-owned vehicles.
 - Properties such this one will always require a lot of maintenance and, depending on the owners, various staff levels, all of which will contribute to traffic, regardless of the use.
 - Only 1 reservation will be allowed at a time.
- **Potential for Noise**
 - Property is 38 acres in size with the nearest neighbour 143m (469 feet) away.
 - A maximum of 16 guests.
 - sound carried to the front of the home from lake-facing outdoor decks.
 - Château staff will be on site at all times.

Community Benefit

Land dedication for park on north lot line adjacent to pre-zoned parkland

Glenmore will have a public water access

A portion of the area is an ecological reserve and the remainder allows access to waterfront already used by the public through a deer trail and the Kelowna paddle trail





Existing informal trail



Beach front being dedicated

Questions?

CITY OF KELOWNA

BYLAW NO. 12487

TA21-0014

380 Lochview Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375, **Section 10 – Agriculture & Rural Residential Zones, Section 10.7 – Site Specific Regulations** be amended by adding in its appropriate location the following:

"Uses and regulations apply to the RR1 – Large Lot Rural Residential zone on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538	380 Lochview Road	<p>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> • Agriculture; • Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests; • Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only; • A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit; <ul style="list-style-type: none"> ○ One accessory building may have two of the eight sleeping units and two full sized bathrooms. No cooking facilities permitted; ○ Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.

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 27th day of February, 2023.

Considered at a Public Hearing on this

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 27, 2023
To: Council
From: City Manager
Department: Development Planning
Application: Z22-0056
Address: Various
Subject: Rezoning Application (1 of 2)
Owner: Various
Applicant: City of Kelowna

1.0 Recommendation

THAT Rezoning Application No. Z22-0056 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of several parcels described in Schedule 'A';

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

AND THAT final adoption of Bylaw No. 12483 and Bylaw No. 12490 be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To implement the Zoning Bylaw Transition Plan by updating and rezoning one hundred and six (106) parcels.

3.0 Development Planning - Background

Following the adoption of Zoning Bylaw No. 12375, a planned set of amendments was identified to bring forward to Council as outlined within the Bylaw Transition Plan. The Plan was outlined and approved by Council at initial consideration and subsequent readings of Zoning Bylaw No. 12375. The volume of amendments has been divided into five council reports:

Two Mapping Amendment Reports:

1. Rural and Single-Family zoned parcels; &
2. Multi-Family, Commercial, Industrial, and Institutional zoned parcels;

Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

4.0 Development Planning

During the Bylaw Transition period, Council continued to consider individual rezoning applications under Zoning Bylaw No. 8000 in order to provide a high level of service to the development community. This approach resulted in many Council adopted Zoning applications not captured in Zoning Bylaw No. 12375 as first reading of the bylaw had already occurred. A cleanup set of amendments is now needed to capture all the rezoning adoptions that occurred during the transition period.

There were one hundred and forty-six (146) parcels that were either adopted during the transition period or were missed during the original bylaw development. Staff have grouped and categorized the lots into twenty-one categories based on the rezoning details and then divided that into two Council Reports. This is the first of two Council Reports on mapping changes and will address the first one hundred and six (106) parcels. This report considers all the rural residential and single-family zoned parcels. The second report will look at all other zones.

Schedule 'A' defines the specific properties to be rezoned. Table 3.1 is the executive summary of the mapping changes and is divided into ten categories as shown below.

Table 3.1 Rural Residential and Single-Family Rezoning Proposal

Number	Rezoning Category	Number of Lots Affected
1.	Carriage House zone mapping error from Bylaw 8000	1
2.	Lots be rezoned to a carriage house sub-zone	11
3.	Lots be rezoned to the RU ₄ zone	14
4.	Lots be rezoned to the RU ₂ zone in the Vision Ct / Foothill Ct Subdivision	34
5.	Lots be rezoned to the RU ₂ zone in the Emslie / Collison Ct Subdivision	41
6.	Lots be rezoned to the RU ₂ zone in the Muir Rd area	1
7.	Rezone portions of a lot on McClure Rd	1
8.	Rezone portions of a lot on Steele Rd	1
9.	Rezone portions of 1180 Band Rd from P ₃ to RR ₁	1
10.	Rezone property from RU ₅ to RU ₂	1
	Total	106

5.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Planner Specialist
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:

Schedule 'A': Part 1 of 2 List of Mapping Amendments for various properties

Part 1 of 2 Schedule A - List of Mapping Amendments

Zoning Bylaw 12375

	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
1.	n/a	1301 Lewis Road	Lot A, Section 13, Township 26, ODYD, Plan KAP54818	Rezone from RR2 to RR2c	Mapping error between Bylaw 8000 and Bylaw 12375. Property was rezoned in 2003.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
2.	Z21-0103	330 -334 Sumac Rd E	Lot 11, Section 35, Township 26, ODYD, Plan KAP24739	Rezone from RU1 to RU1c	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z22-0021	180 Rimrock Rd	Lot 1, Section 16, Township 28, SDYD, Plan 34351	Rezone from A2 to RR2c	
	Z21-0052	679-681 Paret Pl	Lot 3, District Lot 358, ODYD, Plan 26534	Rezone from RU1 to RU1c	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	Z21-0065	664 Barnaby Rd	Lot A, District Lot 357, ODYD, Plan 18635	Rezone from RR1 to RR1c	
	Z22-0012	661 Del Monte Ct	Lot 7, District Lot 358, ODYD, Plan 27079	Rezone from RU1 to RU1c	
	Z22-0023	445 Brighton Rd	Lot 83, Section 24, Township 26, ODYD, Plan 24631	Rezone from RU1 to RU1c	
	Z22-0026	217 Merlin Ct	Lot 50, Section 6, Township 23, ODYD, Plan 42134	Rezone from RU1 to RU1c	
	Z22-0030	394 Viewcrest Ct	Lot 17, Section 23, Township 28, SDYD, Plan KAP53665	Rezone from RU1 to RU1c	
	Z22-0031	1649 Feedham Ave	Lot 149, Section 13, Township 26, ODYD, Plan 24361	Rezone from RU1 to RU1c	
	Z21-0091	766-769 Nathan Rd	Lot A, District Lot 358, ODYD, Plan 18535	Rezone from RU1 to RU1c	
	Z19-0064	249 Fitzpatrick Road	Lot 1, Section 35, Township 26, ODYD Plan KAP55899	Rezone from RU1 to RU1c	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
3.	Z21-0013	4617 Fordham Rd	Lot 1, District Lot 357, ODYD, Plan EPP118918	Rezone from RU1 to RU4	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z21-0013	4619 Fordham Rd	Lot 2, District Lot 357, ODYD, Plan EPP118918	Rezone from RU1 to RU4	
	Z21-0017	1653 Highland Dr N	Lot A, Section 29, Township 26, ODYD, Plan EPP125145	Rezone from RU1 to RU4	
		1657 Highland Dr N	Lot B, Section 29, Township 26, ODYD, Plan EPP125145		
	Z21-0021	759 Barnaby Rd	Lot 1, District Lot 357, SDYD, Plan EPP124963	Rezone from RU1 to RU4	
		763 Barnaby Rd	Lot 2, District Lot 357, SDYD, Plan EPP124963		
	Z21-0107	658 Greene Rd	Lot B, District Lot 358, ODYD, Plan 32043	Rezone from RU1 to RU4	
	Z22-0001	920 Franklyn Rd	Lot 23, District Lot 143, ODYD, Plan 21429	Rezone from RU1 to RU4	
	Z21-0063	440 Gerstmar Rd	Lot A, Section 22, Township 26, ODYD, Plan 29966	Rezone from RU1 to RU4	
	Z22-0017	4563 Gordon Dr.	Lot A, District Lot 357, SDYD, Plan 18353	Rezone from RU1 to RU4	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	Z22-0017	4573 Gordon Dr.	Lot B, District Lot 357, SDYD, Plan 18353	Rezone from RU1 to RU4	
	Z22-0027	259 Clifton Rd N	Lot 6, Section 8, Township 23, ODYD, Plan 20895	Rezone from RU1 to RU4	
	Z22-0008	634 McClure Rd	Lot 13, District Lot 357, SDYD, Plan 18280	Rezone from Ru1 to RU4	
	Z20-0080	855 Dehart Rd	Lot 45, District Lot 358, ODYD, Plan 40481	Rezone from RU1 to RU4	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
4.	TA19-0020	5500 Foothill Ct	Lot 1, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	TA19-0020	5504 Foothill Ct	Lot 2, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5508 Foothill Ct	Lot 3, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	TA19-0020	5512 Foothill Ct	Lot 4, Sections 23 & 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5516 Foothill Ct	Lot 5, Sections 23 & 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5520 Foothill Ct	Lot 6, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5524 Foothill Ct	Lot 7, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5529 Foothill Ct	Lot 8, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5533 Foothill Ct	Lot 9, Sections 23 & 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5537 Foothill Ct	Lot 10, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5541 Foothill Ct	Lot 11, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5545 Foothill Ct	Lot 12, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5549 Foothill Ct	Lot 13, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5553 Foothill Ct	Lot 14, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	TA19-0020	5557 Foothill Ct	Lot 15, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5561 Foothill Ct	Lot 16, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5565 Foothill Ct	Lot 17, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5569 Foothill Ct	Lot 18, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5573 Foothill Ct	Lot 19, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	411 Vision Ct	Lot 20, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	415 Vision Ct	Lot 21, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	419 Vision Ct	Lot 22, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	423 Vision Ct	Lot 23, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	427 Vision Ct	Lot 24, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	431 Vision Ct	Lot 25, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	TA19-0020	435 Vision Ct	Lot 26, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	437 Vision Ct	Lot 27, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	443 Vision Ct	Lot 28, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	447 Vision Ct	Lot 29, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	451 Vision Ct	Lot 30, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	455 Vision Ct	Lot 31, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	459 Vision Ct	Lot 32, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	463 Vision Ct	Lot 33, Sections 23 & 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	467 Vision Ct	Lot 34, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
5.	Z19-0103	5200 Gordon Dr	The South 1/2, District Lot 579, SDYD, except Plans KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118, EPP55798, EPP45189, EPP72926, EPP74481, EPP77194 AND EPP107510 Lot S ½, District Lot 579, SDYD, Plan EPP107510	Rezone RU1 portions to RU2 and leave P3 portions as is as described in Map "D" Zoning Amendment Z22-0056	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z19-0103	1004 Emslie St	Lot 1, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1008 Emslie St	Lot 2, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1012 Emslie St	Lot 3, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1016 Emslie St	Lot 4, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1018 Emslie St	Lot 5, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1022 Emslie St	Lot 6, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1026 Emslie St	Lot 7, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1030 Emslie St	Lot 8, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1034 Emslie St	Lot 9, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1038 Emslie St	Lot 10, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	Z19-0103	1042 Emslie St	Lot 11, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1046 Emslie St	Lot 12, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1050 Emslie St	Lot 13, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1054 Emslie St	Lot 14, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1058 Emslie St	Lot 15, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1062 Emslie St	Lot 16, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1066 Emslie St	Lot 17, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1070 Emslie St	Lot 18, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1120 Collinson Ct	Lot 19, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1114 Collinson Ct	Lot 20, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1108 Collinson Ct	Lot 21, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1102 Collinson Ct	Lot 22, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1096 Collinson Ct	Lot 23, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1090 Collinson Ct	Lot 24, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1084 Collinson Ct	Lot 25, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	Z19-0103	1078 Collinson Ct	Lot 26, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1072 Collinson Ct	Lot 27, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1066 Collinson Ct	Lot 28, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1071 Collinson Ct	Lot 29, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1077 Collinson Ct	Lot 30, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1083 Collinson Ct	Lot 31, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1089 Collinson Ct	Lot 32, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1095 Collinson Ct	Lot 33, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1101 Collinson Ct	Lot 34, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1107 Collinson Ct	Lot 35, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1113 Collinson Ct	Lot 36, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1119 Collinson Ct	Lot 37, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1125 Collinson Ct	Lot 38, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1131 Collinson Ct	Lot 39, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	
	Z19-0103	1137 Collinson Ct	Lot 40, District Lot 579, SDYD, Plan EPP107510	Rezone from RU1 to RU2	

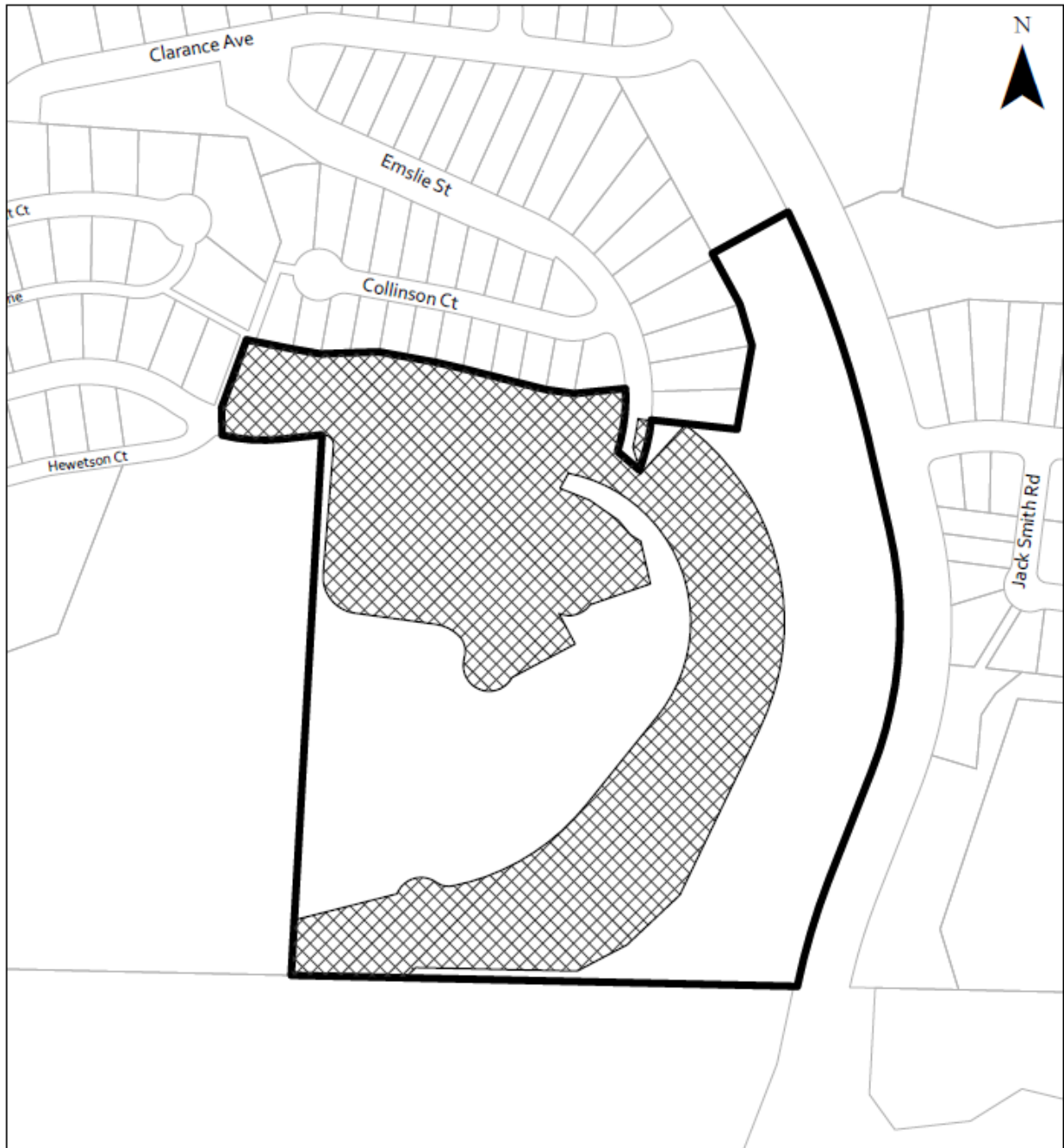
No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
6.	Z22-0016	140 Muir Rd	Lot 19, Section 26, Township 26, ODYD, Plan 15377	Rezone from RU1 to RU2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
7.	Z21-0064	4628 McClure Rd	Lot D, District Lot 167 and Section 25, Township 28, SDYD, Plan KAP53791	Rezone as per Map "B" Zoning Amendment Z22-0056	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
8.	Z21-0094	1450 Steele Rd	Lot A, Sections 20 and 29, Township 29, SDYD, Plan KAP44335, Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536	Rezone as per Map "C" Zoning Amendment Z22-0056	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.



No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
9.	n/a	1170 Band Rd	Lot A, Section 13, Township 26, ODYD, Plan EPP19642 Except Plan EPP122639	Rezone as per: Map "A" Zoning Amendment Z22-0056	The overall bylaw changed OCP Park designated areas to the P3 zone but was intended to be on areas that are not future development areas (like Mission Creek, regional parks, etc.). Therefore, the P3 portion of the parcel should be determined through the rezoning process.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
10.	n/a	(W of) Carnoustie Dr	Lot 23, Section 24, Township 26 & Section 19 Township 27, ODYD, Plan EPP75803 Except Part in Plan EPP116512	Rezone from RU5 to RU2	The new Zoning Bylaw deleted the original custom hillside zones that was assigned to this property. The new Zoning Bylaw assumed this property was a bareland strata lot. However, to provide flexibility in subdivision design, the RU2 zone allows for a traditional freehold subdivision.



MAP "D" REZONING AMENDMENT
Z22-0056

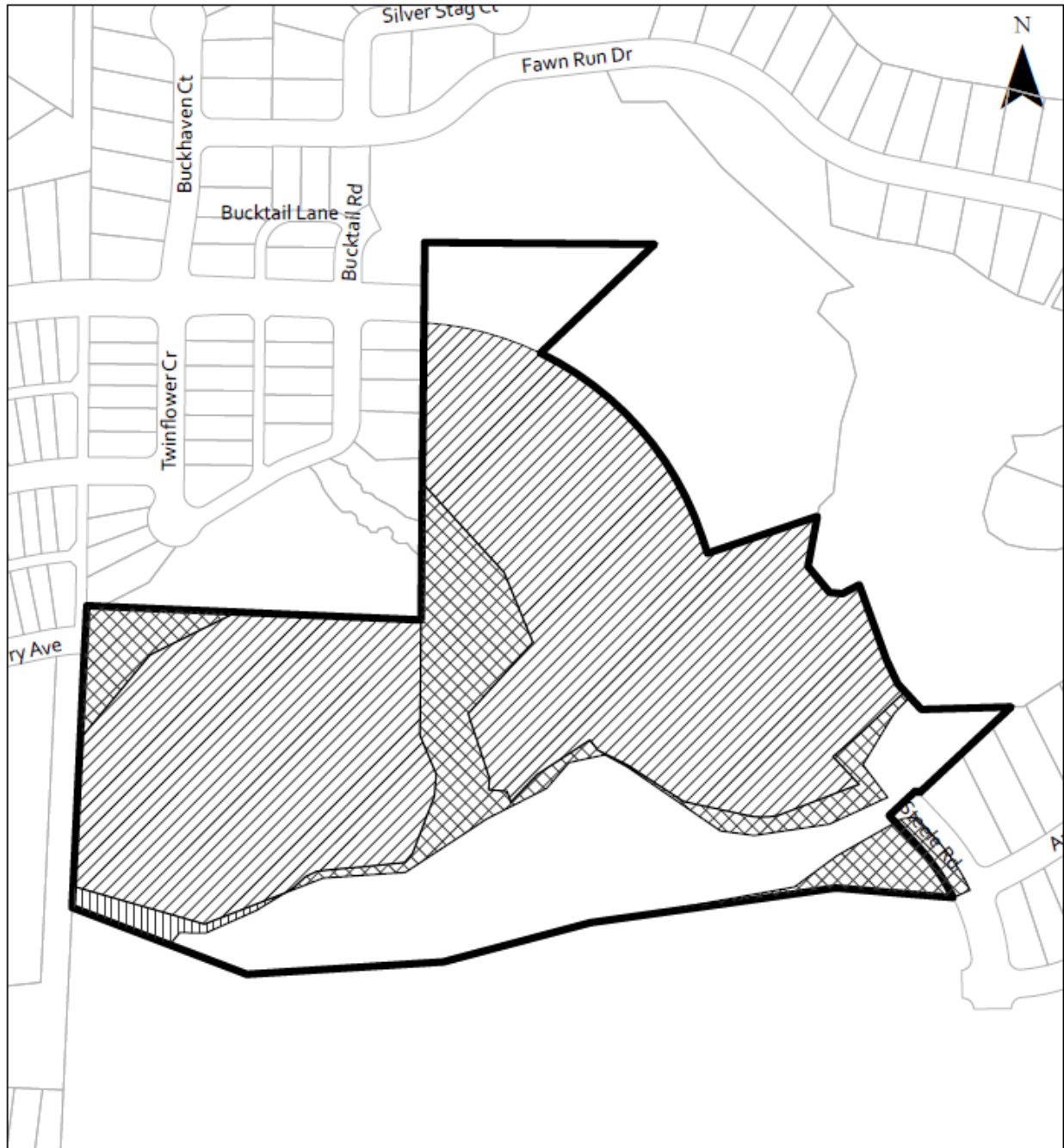
5200 Gordon Drive

-  Subject Property
-  From RU1 - Large Lot Residential To RU2 - Medium Lot Housing

0 2.5 5 10 15 20 25 Metres





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





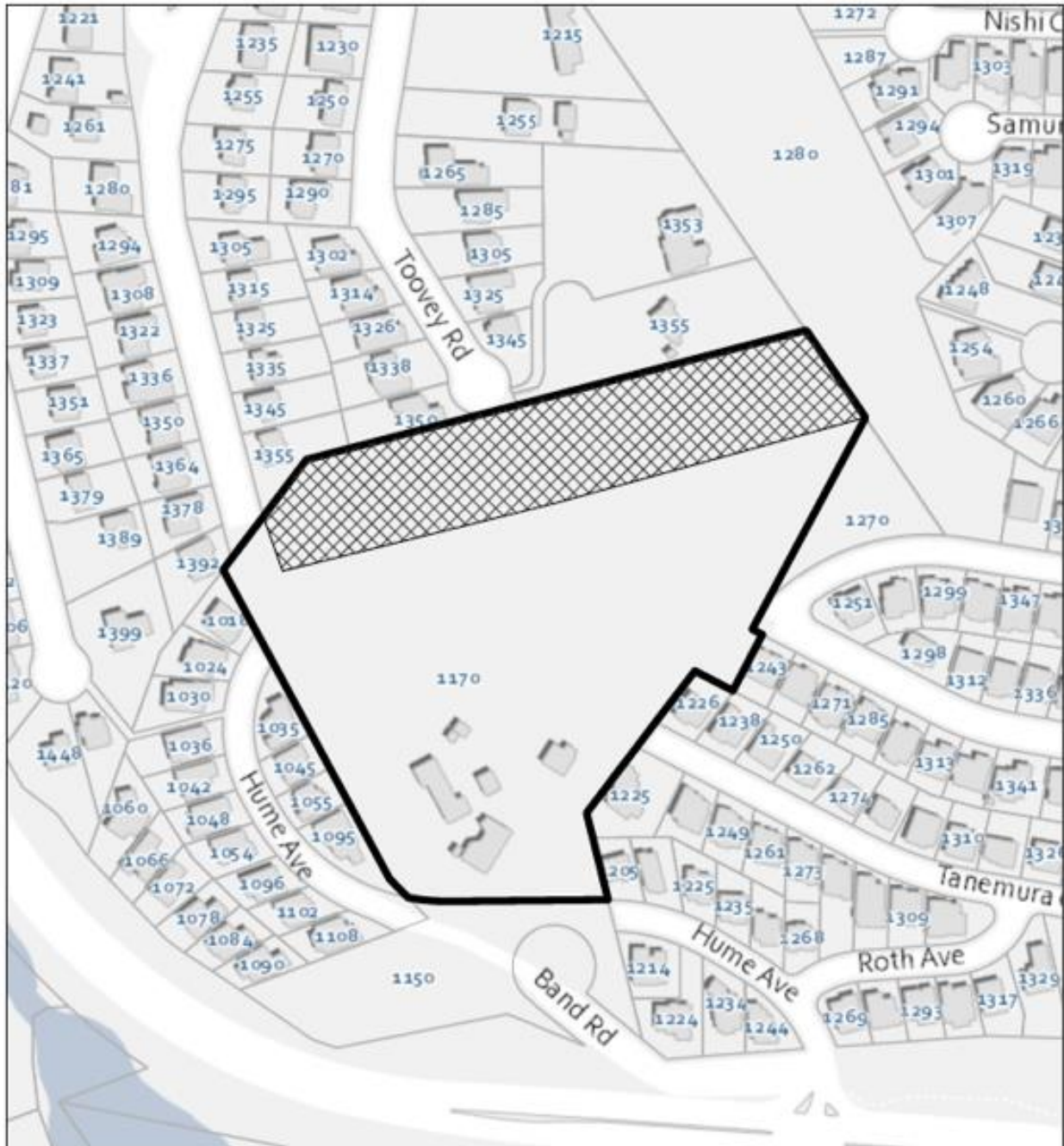
MAP "C" REZONING AMENDMENT
File Z22-0056

1450 Steele Rd

-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To RU2 - Medium Lot Housing
-  From P3 - Parks and Open Space To RU2 - Medium Lot Housing

0 2.5 5 10 15 20 25 Metres

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MAP "A" REZONING AMENDMENT
Z22-0056

1170 Band Rd

-  Subject Property
-  From P3 - Parks and Open Space to RR1 - Large Lot Rural Residential

0 5 10 15 20 25 Metres

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City of Kelowna

Z22-0056

Rezoning Bylaw Amendments

Part 1 of 2

Feb 27, 2023

Purpose

- ▶ The purpose is to implement the Zoning Bylaw Transition Plan by updating and rezoning one hundred and six (106) parcels.

Zoning Bylaw Transition Plan

- ▶ Rezoning adoptions occurred during new Zoning Bylaw #12375 consideration
 - ▶ May 2022 to Sept 2022
- ▶ 145 parcels adopted or identified during transition
- ▶ These properties have been organized into 21 zoning categories
 - ▶ Divided into two Council Reports for consideration

Rezoning Categories Part 1 of 2

Table 3.1 Rural Residential and Single-Family Rezoning Proposal

Number	Rezoning Category	Number of Lots Affected
1.	Carriage House zone mapping error from Bylaw 8000	1
2.	Lots be rezoned to a carriage house sub-zone	11
3.	Lots be rezoned to the RU ₄ zone	14
4.	Lots be rezoned to the RU ₂ zone in the Vision Ct / Foothill Ct Subdivision	34
5.	Lots be rezoned to the RU ₂ zone in the Emslie / Collison Ct Subdivision	41
6.	Lots be rezoned to the RU ₂ zone in the Muir Rd area	1
7.	Rezone portions of a lot on McClure Rd	1
8.	Rezone portions of a lot on Steele Rd	1
9.	Rezone portions of 1180 Band Rd from P ₃ to RR ₁	1
10.	Rezone property from RU ₅ to RU ₂	1
	Total	106

No.1 – 1301 Lewis Road

▶ RR2 to RR2c

	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
1.	n/a	1301 Lewis Road	Lot A, Section 13, Township 26, Plan KAP54818	Rezone from RR2 to RR2c	Mapping error between Bylaw 8000 and Bylaw 12375. Property was rezoned in 2003.

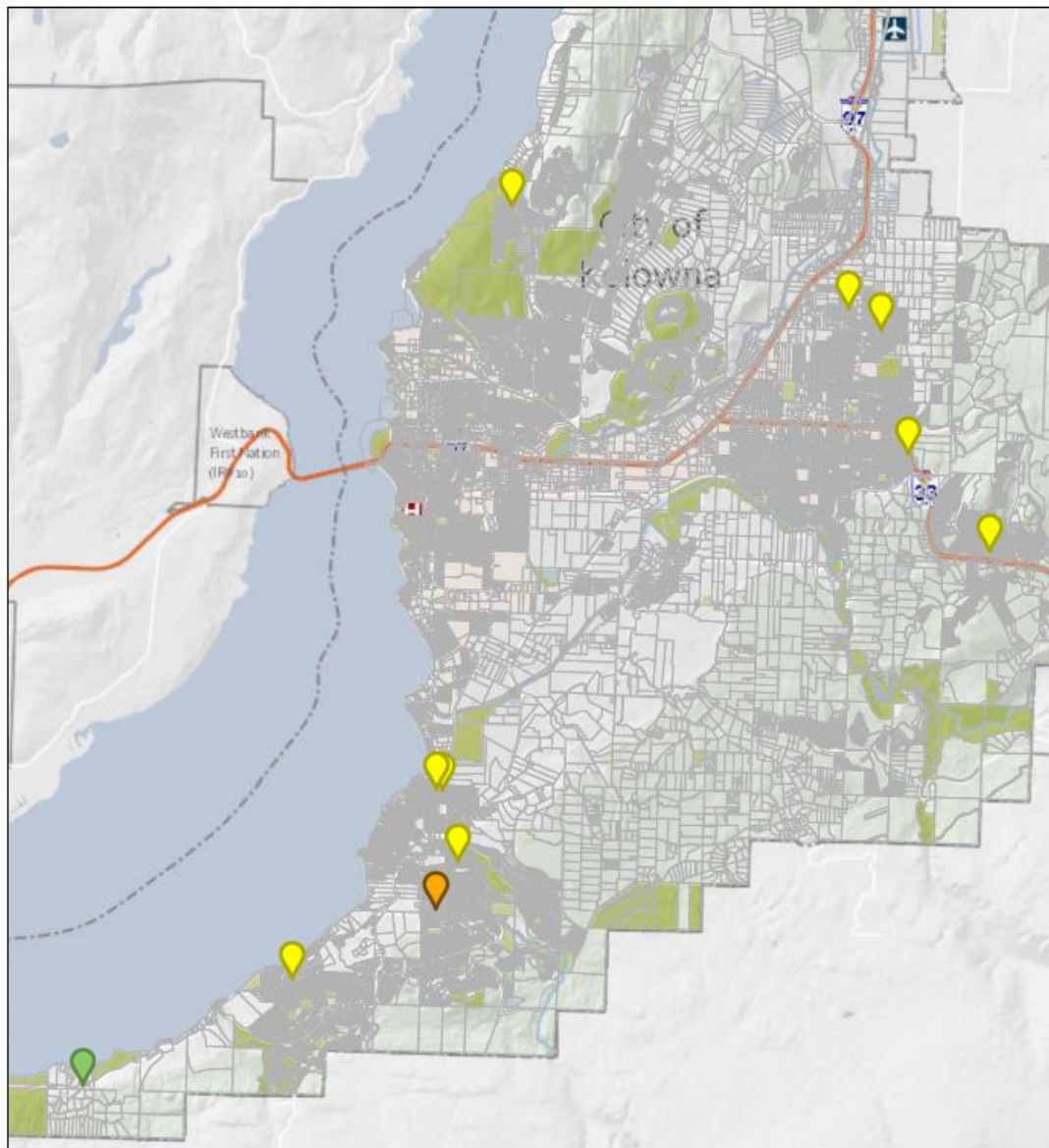
No.1 – 1301 Lewis Road

▶ RR2 to RR2c






No.2 – Carriage House Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
2.	Z21-0103	330 Sumac Rd E	Lot 11, Section 35, Township 26, ODYD, Plan KAP24739	Rezone from RU1 to RU1c	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z22-0021	180 Rimrock Rd	Lot 1, Section 16, Township 28, SDYD, Plan KAP34351	Rezone from A2 to RR2c	
	Z21-0052	681 Paret Pl	Lot 3, District Lot 358, Land District 41, ODYD, Plan KAP26534	Rezone from RU1 to RU1c	
	Z21-0065	664 Barnaby Rd	Lot A, District Lot 357, Land District 41, ODYD, Plan KAP18635	Rezone from RR1 to RR1c	
	Z22-0012	661 Del Monte Ct	Lot 7, District Lot 358, Land District 41, ODYD, Plan KAP27079	Rezone from RU1 to RU1c	
	Z22-0023	445 Brighton Rd	Lot 83, Section 24, Township 26, Land District 41, ODYD, Plan KAP24631	Rezone from RU1 to RU1c	
	Z22-0026	217 Merlin Ct	Lot 50, Section 6, Township 23, ODYD, Plan KAP42134	Rezone from RU1 to RU1c	
	Z22-0030	394 Viewcrest Ct	Lot 17, Section 23, Township 28, ODYD, Plan KAP53665	Rezone from RU1 to RU1c	
	Z22-0031	1649 Feedham Ave	Lot 149, Section 13, Township 26, ODYD, Plan KAP24361	Rezone from RU1 to RU1c	
	Z21-0091	766-769 Nathan Rd	Lot A, District Lot 358, Land District 41, Plan KAP18535	Rezone from RU1 to RU1c	
	Z19-0064	249 Fitzpatrick Road	Lot 1 Section 35 Township 26, ODYD KAP55899	Rezone from RU1 to RU1c	



MAP "2" CARRIAGE HOUSE REZONINGS
File Z22-0056 Part 1 of 2

Carriage House Rezoning

- 
 A2 to RR2c
1 Lot
- 
 RR1 to RR1c
1 Lot
- 
 RU1 to RU1c
9 Lots



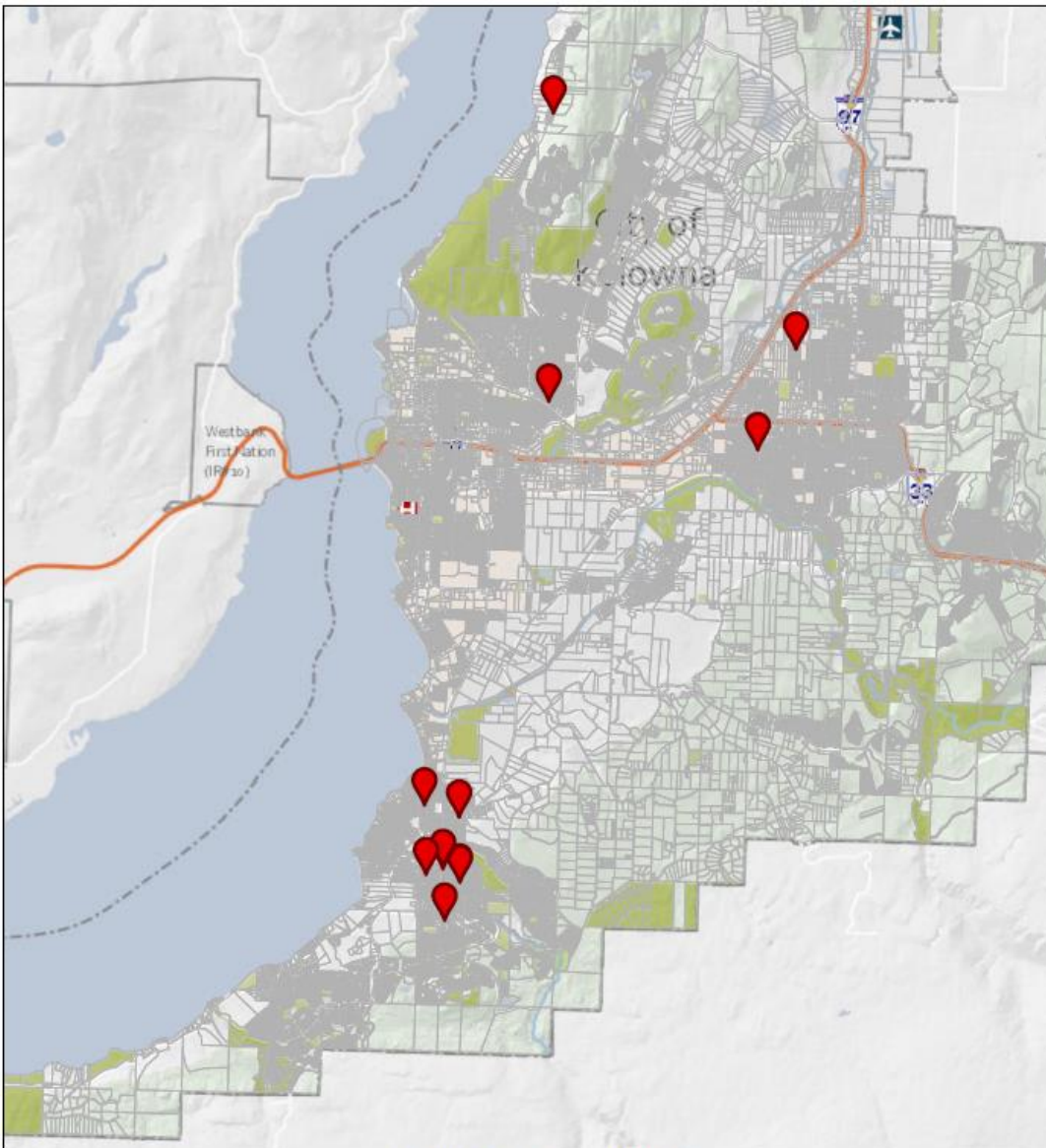
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Rev. Tuesday, January 17, 2023


No.3 – RU4 Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
3.	Z21-0013	4617 Fordham Rd	Lot 1, District Lot 357, ODYD, Plan EPP118918	Rezone from RU1 to RU4	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z21-0013	4619 Fordham Rd	Lot 2, District Lot 357, ODYD, Plan EPP118918	Rezone from RU1 to RU4	
	Z21-0017	1653 Highland Dr N	Lot 4, Section 29, Township 26, ODYD, Plan KAP12634	Rezone from RU1 to RU4	
	Z21-0021	763 Barnaby Rd	Lot C, District Lot 357, ODYD, Plan KAP24757	Rezone from RU1 to RU4	
	Z21-0107	658 Greene Rd	Lot B, District Lot 358, Land District 41, ODYD, Plan KAP32043	Rezone from RU1 to RU4	
	Z22-0001	920 Franklyn Rd	Lot 23, District Lot 143, ODYD, Plan KAP21429	Rezone from RU1 to RU4	
	Z21-0063	440 Gertsmar Rd	Lot A, Section 22, Township 26, Land District 41, ODYD, Plan KAP29966	Rezone from RU1 to RU4	
	Z22-0017	4563 Gordon Dr.	Lot A, District Lot 357, ODYD, Plan KAP18353	Rezone from RU1 to RU4	
	Z22-0017	4573 Gordon Dr.	Lot B, District Lot 357, ODYD, Plan KAP18353	Rezone from RU1 to RU4	
	Z22-0027	259 Clifton Rd N	Lot 6, Section 8, Township 23, ODYD, Plan KAP20895	Rezone from RU1 to RU4	
	Z22-0008	634 McClure Rd	Lot 13, District Lot 357, ODYD, Plan KAP18280	Rezone from Ru1 to RU4	
	Z20-0080	855 Dehart Rd	Lot 45, District Lot 358, ODYD, Plan KAP40481	Rezone from RU1 to RU4	



MAP "3" RU4 REZONINGS
File Z22-0056 Part 1 of 2

RU4 Rezonings

 RU1 to RU4

12 Lots

0 2.5 5 10 15 20 25 Metres

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Rev. Wednesday, January 18, 2023

No.4 – RU2 Rezoning




No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
4.	TA19-0020	5500 Foothill Ct	Lot 1, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	TA19-0020	5504 Foothill Ct	Lot 2, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5508 Foothill Ct	Lot 3, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5512 Foothill Ct	Lot 4, Sections 14 & 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5516 Foothill Ct	Lot 5, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5520 Foothill Ct	Lot 6, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5524 Foothill Ct	Lot 7, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5529 Foothill Ct	Lot 8, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5533 Foothill Ct	Lot 9, Sections 14 & 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5537 Foothill Ct	Lot 10, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5541 Foothill Ct	Lot 11, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5545 Foothill Ct	Lot 12, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5549 Foothill Ct	Lot 13, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5553 Foothill Ct	Lot 14, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5557 Foothill Ct	Lot 15, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5561 Foothill Ct	Lot 16, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5565 Foothill Ct	Lot 17, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5569 Foothill Ct	Lot 18, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5573 Foothill Ct	Lot 19, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	411 Vision Ct	Lot 20, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	415 Vision Ct	Lot 21, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	419 Vision Ct	Lot 22, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	423 Vision Ct	Lot 23, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	427 Vision Ct	Lot 24, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	431 Vision Ct	Lot 25, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	435 Vision Ct	Lot 26, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	437 Vision Ct	Lot 27, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	443 Vision Ct	Lot 28, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	447 Vision Ct	Lot 29, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	451 Vision Ct	Lot 30, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	455 Vision Ct	Lot 31, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	459 Vision Ct	Lot 32, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	463 Vision Ct	Lot 33, Sections 14 & 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	467 Vision Ct	Lot 34, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	



MAP "4" RU2 REZONINGS
File Z22-0056 Part 1 of 2

RU2 Rezoning

-  P3 to RU2
- 34 Lots



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

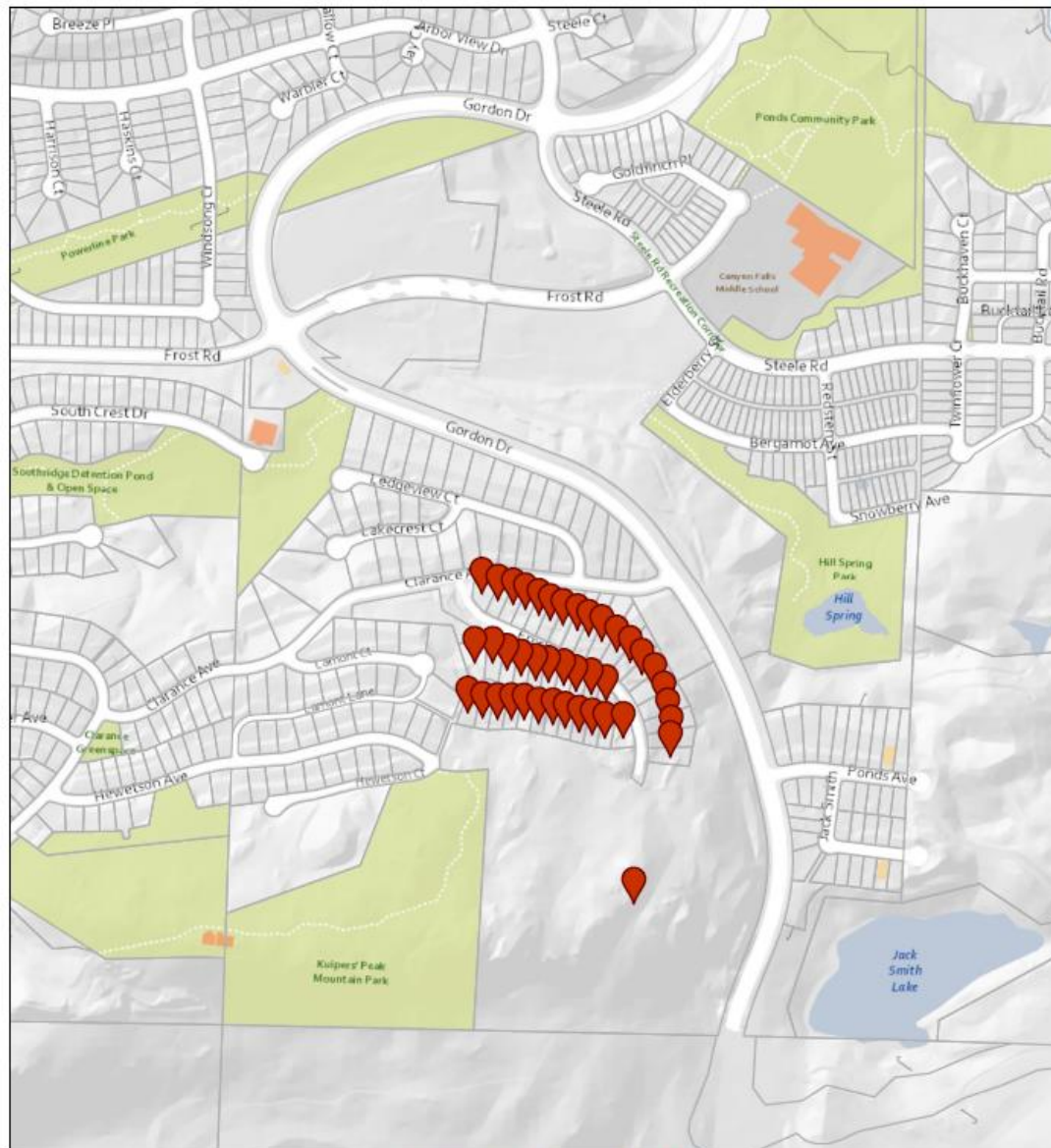


Rev. Thursday, January 19, 2023

No.5 – RU2 Rezoning




No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
5.	Z19-0103	5200 Gordon Dr	Lot S ½, District Lot 579, Plan Epp107510	Rezoning RU1 portions to RU2 and leave P3 portions as is.	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z19-0103	1004 Emslie St	Lot 1, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1008 Emslie St	Lot 2, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1012 Emslie St	Lot 3, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1016 Emslie St	Lot 4, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1018 Emslie St	Lot 5, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1022 Emslie St	Lot 6, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1026 Emslie St	Lot 7, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1030 Emslie St	Lot 8, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1034 Emslie St	Lot 9, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1038 Emslie St	Lot 10, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1042 Emslie St	Lot 11, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1046 Emslie St	Lot 12, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1050 Emslie St	Lot 13, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1054 Emslie St	Lot 14, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1058 Emslie St	Lot 15, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1062 Emslie St	Lot 16, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1066 Emslie St	Lot 17, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1070 Emslie St	Lot 18, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1120 Collinson Ct	Lot 19, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1114 Collinson Ct	Lot 20, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1108 Collinson Ct	Lot 21, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	

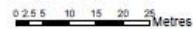


MAP "5" RU2 REZONINGS
File Z22-0056 Part 1 of 2

RU2 Rezonings

 RU1 to RU2

41 Lots



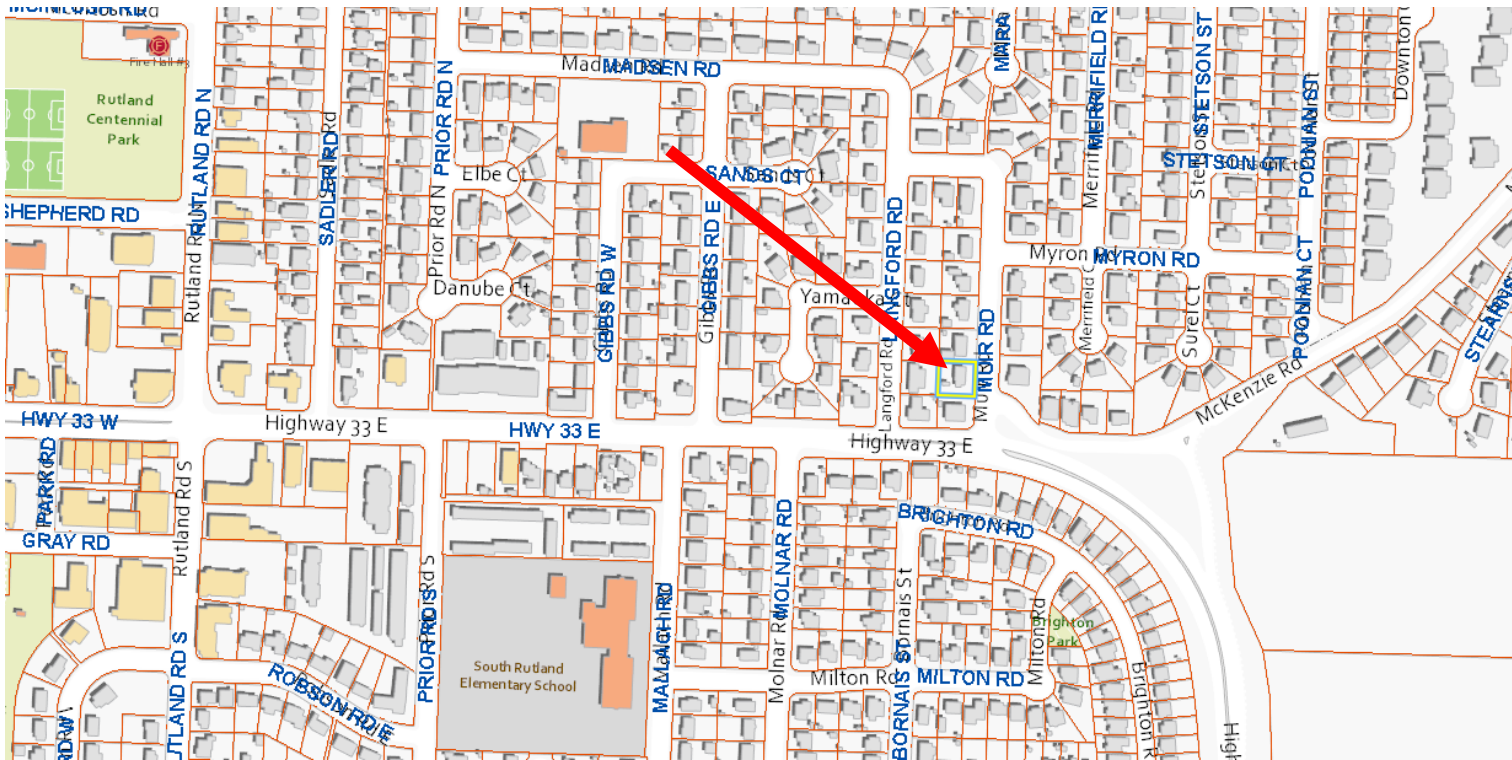
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Rev. Thursday, January 19, 2023

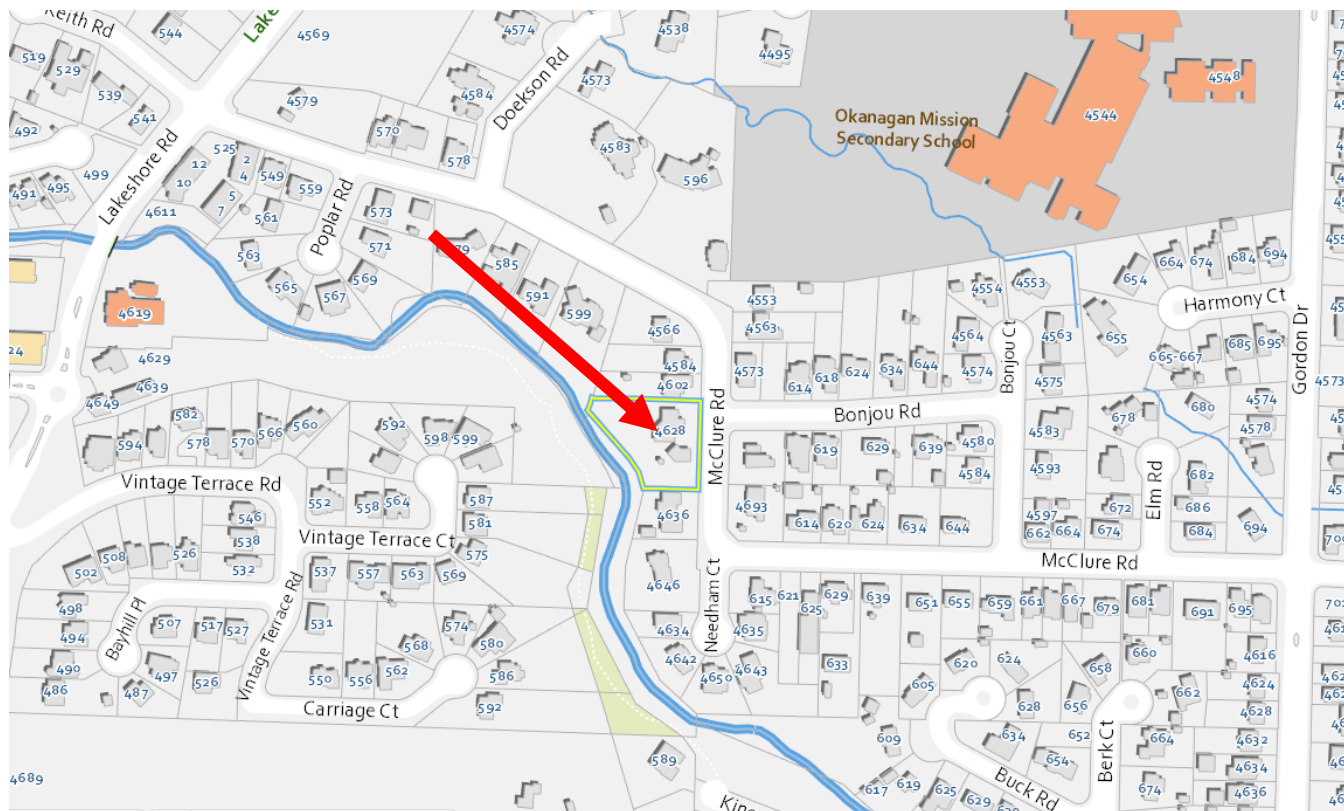
No.6 – 140 Muir Rd

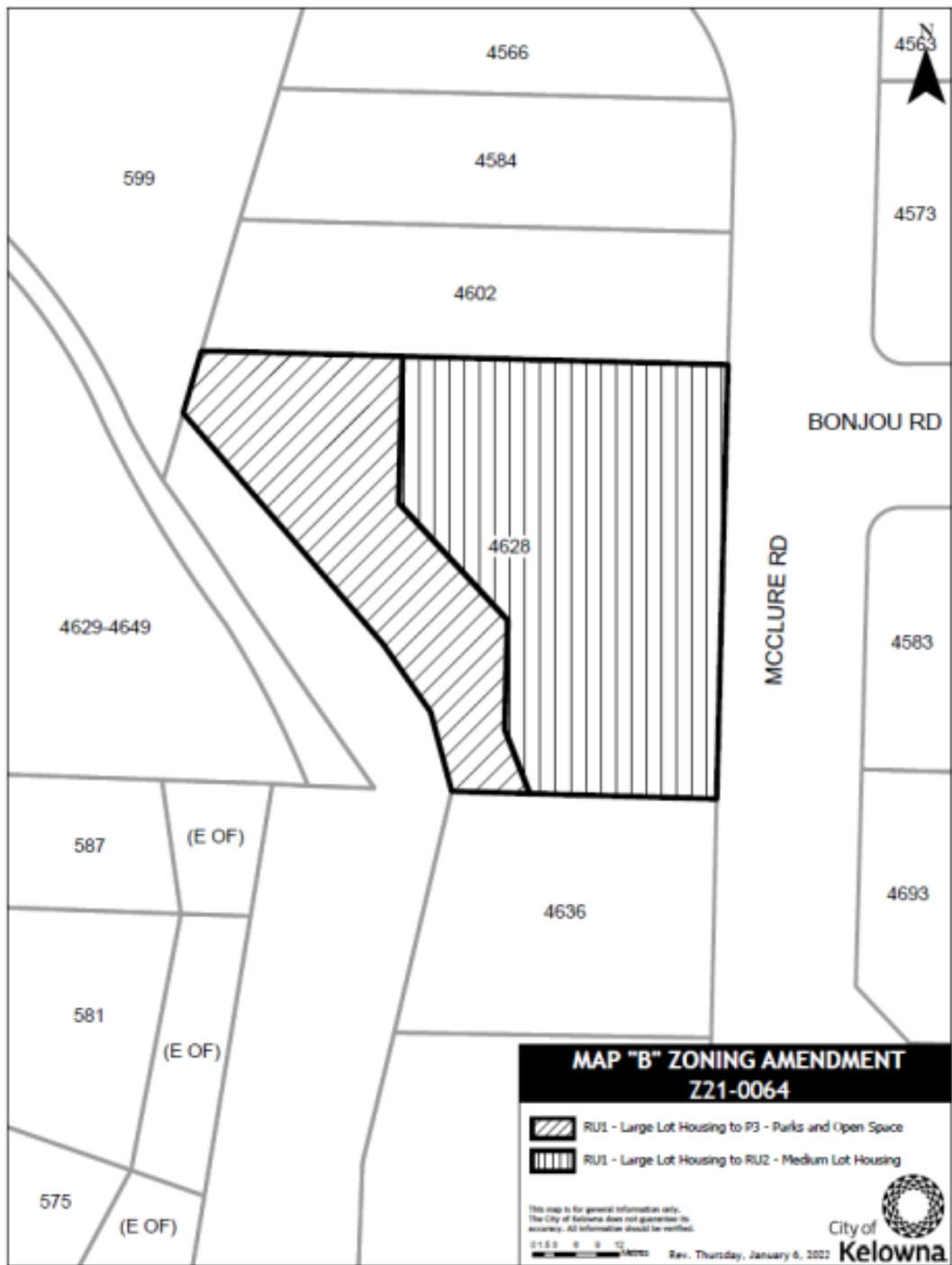
No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
6.	Z22-0016	140 Muir Rd	Lot 19, Section 26, Township 26, ODYD, Plan KAP15377	Rezone from RU1 to RU2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.



No.7 – 4628 McClure Rd

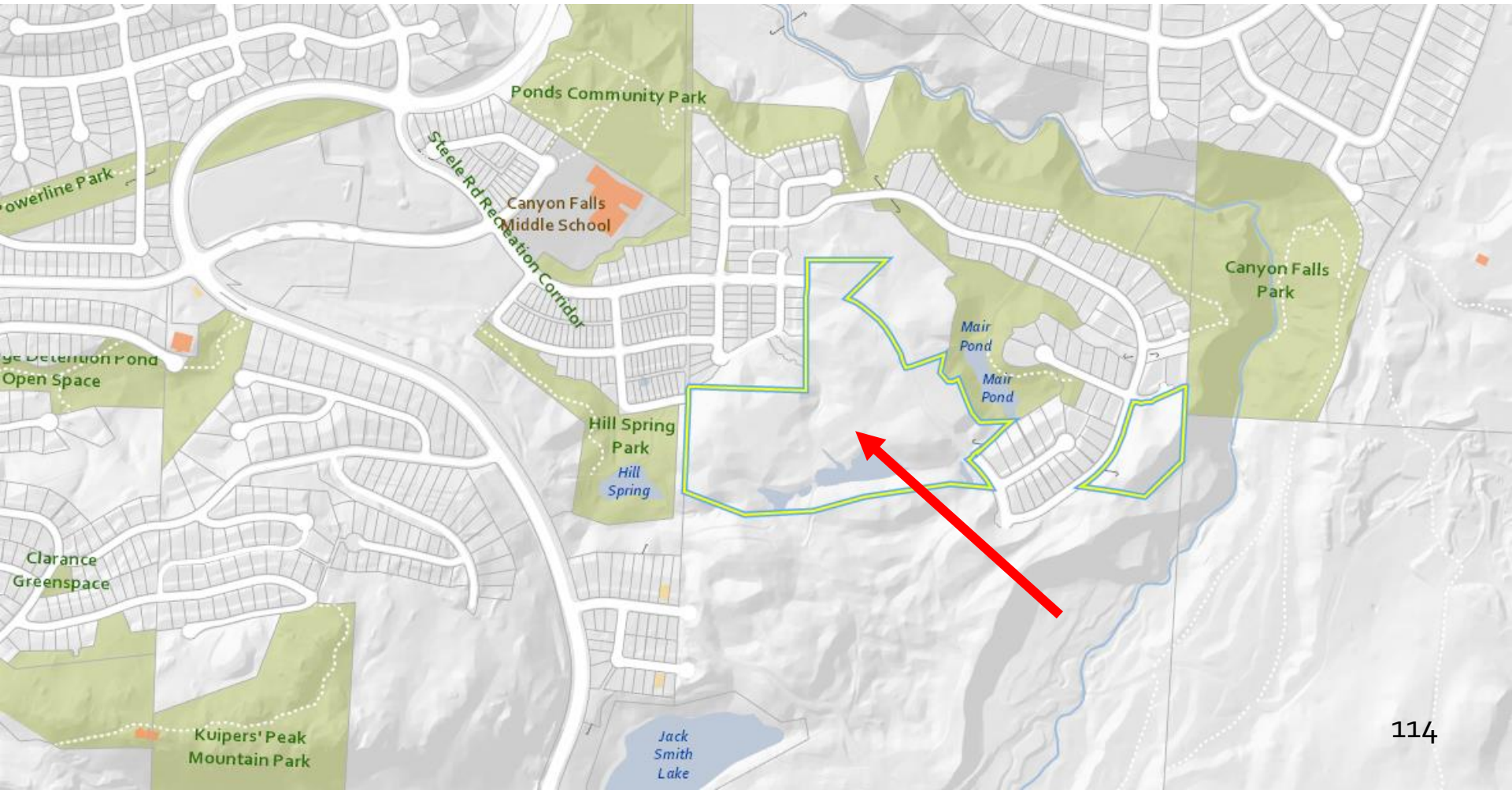
► Split Zoning to RU₂ & P₃

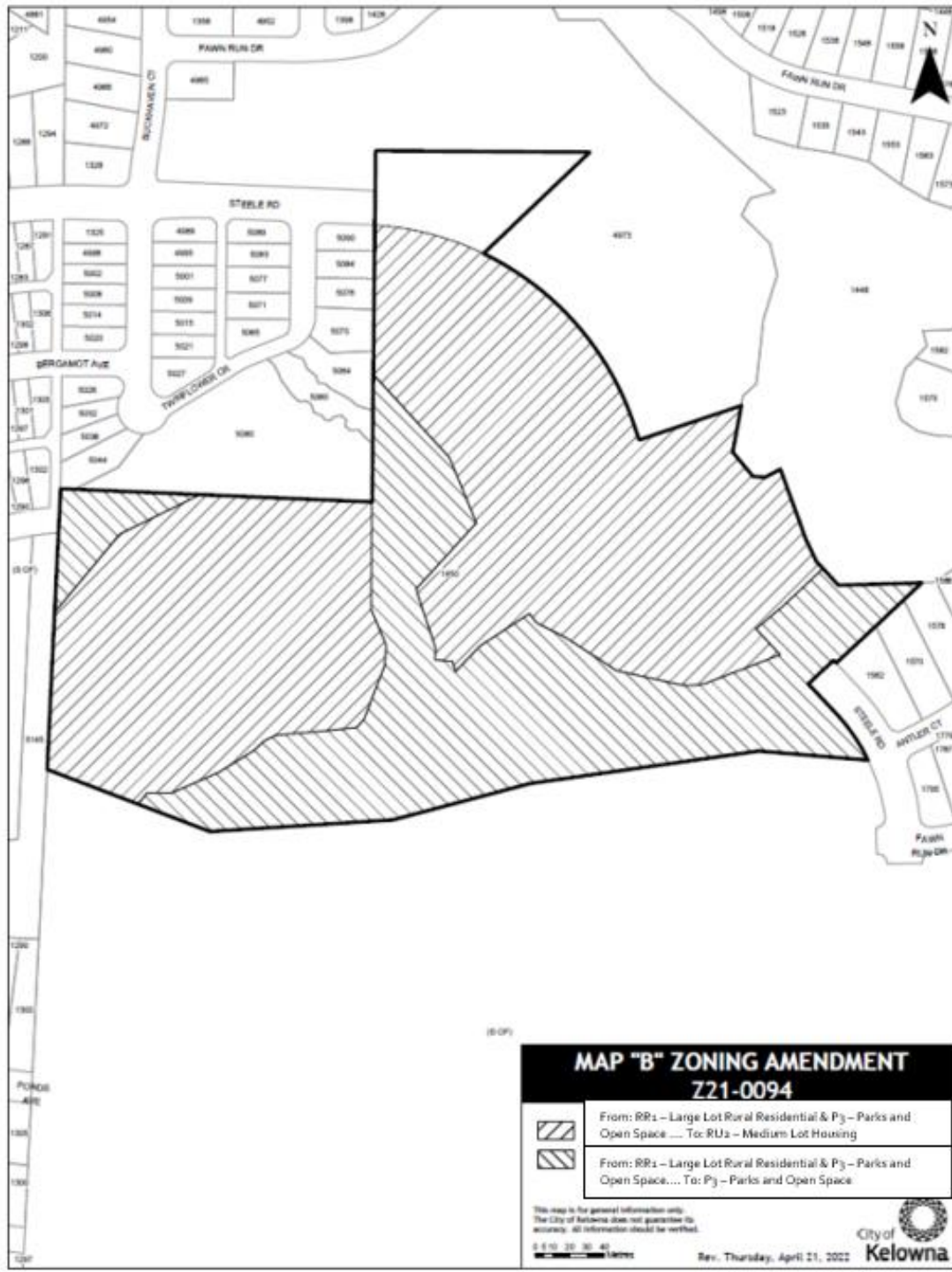




No.8 – 1450 Steele Rd

► Split Zoning to RU2 & P3

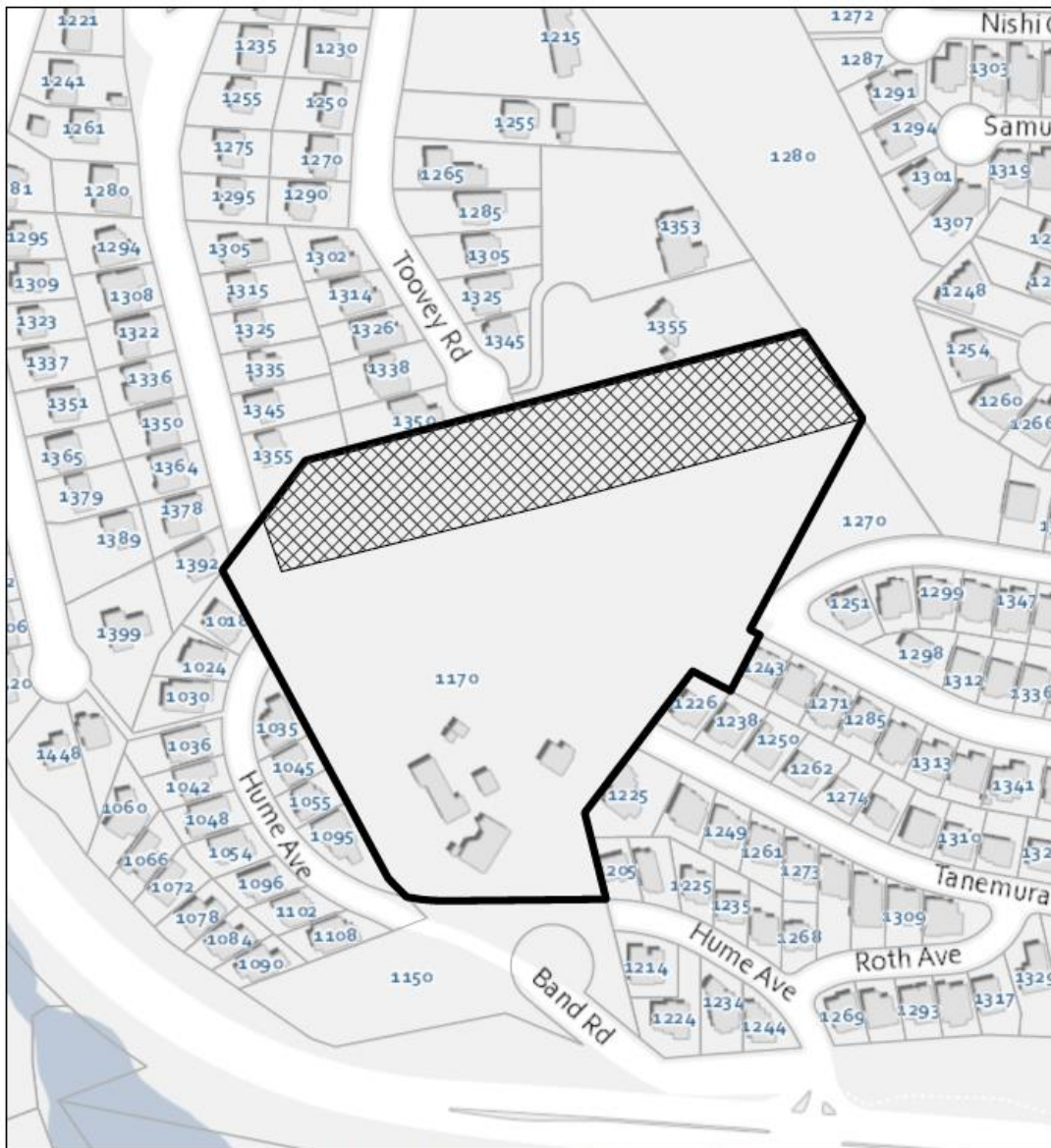




No.9 – 1170 Band

► Rezone portion of P₃ to RR₁


No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
9.	n/a	1170 Band Rd	Lot A, Section 13, Township 26, ODYD, Plan EPP19642	Rezone as per: Map 10 1170 Band Rd	The overall bylaw changed OCP Park designated areas to the P ₃ zone but was intended to be on areas that are not future development areas (like Mission Creek, regional parks, etc.). Therefore, the P ₃ portion of the parcel should be determined through the rezoning process.



MAP "10" 1170 BAND RD REZONING
File Z22-0056 Part 1 of 2

1170 Band Rd

 Subject Property

 From P3 - Parks and Open Space to RR1 - Large Lot Rural Residential



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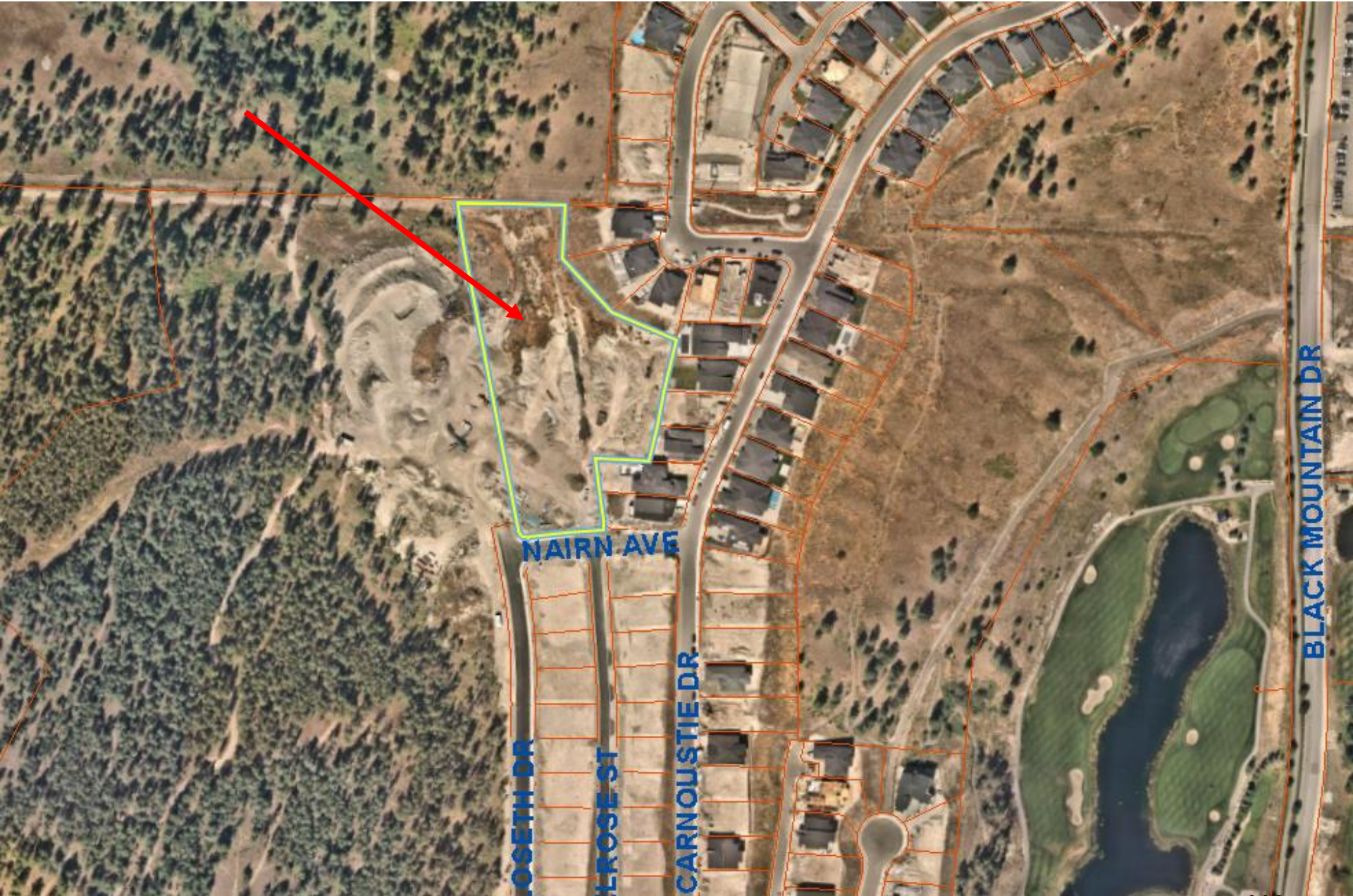
Rev. Friday, February 3, 2023

No.10 – (W of) Carnoustie Dr

▶ Rezone from RU₅ to RU₂

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
10.	n/a	(W of) Carnoustie Dr	Lot 23, Section 19 & 24, Township 26 & 27, ODYD, Plan EPP75803	Rezone from RU ₅ to RU ₂	The new Zoning Bylaw deleted the original custom hillside zones that was assigned to this property. The new Zoning Bylaw assumed this property was a bareland strata lot. However, to provide flexibility in subdivision design, the RU ₂ zone allows for a traditional freehold subdivision.

(W of) Carnoustie Dr



Staff Recommendation

- ▶ Staff recommend the bylaw (Z22-0056) Part 1 of 2 be forward to Public Hearing

CITY OF KELOWNA

BYLAW NO. 12483

Z22-0056

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 13 Township 26 ODYD Plan KAP54818 located on Lewis Rd, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RR2c – Small Lot Rural Residential with Carriage House zone;
2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 16 Township 28 SDYD Plan 34351, located on Rimrock Rd, Kelowna, BC from the A2 - Agriculture / Rural Residential zone to the RR2c – Small Lot Rural Residential with Carriage House zone;
3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 357 ODYD Plan 18635, located on Barnaby Rd, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RR1c – Large Lot Rural Residential with Carriage House zone;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 19 Section 26 Township 26 ODYD Plan 15377, located on Muir Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 - Medium Lot Housing zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A Section 13 Township 26 ODYD Plan EPP19642 Except Plan EPP122639, located on Band Rd, Kelowna, BC from the P3 – Parks and Open Space zone to the RR1 – Large Lot Rural Residential zone as shown on Map "A" attached to and forming part of this bylaw;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located on McClure Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the P3 – Parks and Space zone and the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "B" attached to and forming part of this bylaw;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification 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 Rd, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RR1c – Large Lot Rural Residential with Carriage House zone as shown on Map "C" attached to and forming part of this bylaw;
8. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of The South 1/2 District Lot 579 SDYD Except Plans KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118, EPP55798, EPP45189, EPP72926, EPP74481, EPP77194 and EPP107510, located on Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "D" attached to and forming part of this bylaw;

9. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 23 Section 24 Township 26 and Section 19 Township 27 ODYD Plan EPP75803 Except Part in Plan EPP116512, located on Carnoustie Dr, Kelowna, BC from the RU5 – Multiple Single Detached Housing zone to the RU2 - Medium Lot Housing zone;
10. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 7 District Lot 358 ODYD Plan 27079, located on Del Monte Ct, Kelowna, BC;
 - b. Lot 83 Section 24 Township 26 ODYD Plan 24631, located on Brighton Rd, Kelowna, BC;
 - c. Lot 50 Section 6 Township 23 ODYD Plan 42134, located on Merlin Ct, Kelowna, BC;
 - d. Lot 17 Section 23 Township 28 SDYD Plan KAP53665, located on Viewcrest Ct, Kelowna, BC;
 - e. Lot 149 Section 13 Township 26 ODYD Plan 24361, located on Feedham Ave, Kelowna, BC;
 - f. Lot A District Lot 358 ODYD Plan 18535, located on Nathan Rd, Kelowna, BC;
 - g. Lot 1 Section 35 Township 26 ODYD Plan KAP55899, located on Fitzpatrick Rd, Kelowna, BC;
 - h. Lot 3 District Lot 358 ODYD Plan 26534, located on Paret Pl, Kelowna, BC;
 - i. Lot 11 Section 35 Township 26 ODYD Plan 24739, located on Sumac Rd E, Kelowna, BC;

from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

11. 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 27th day of February, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

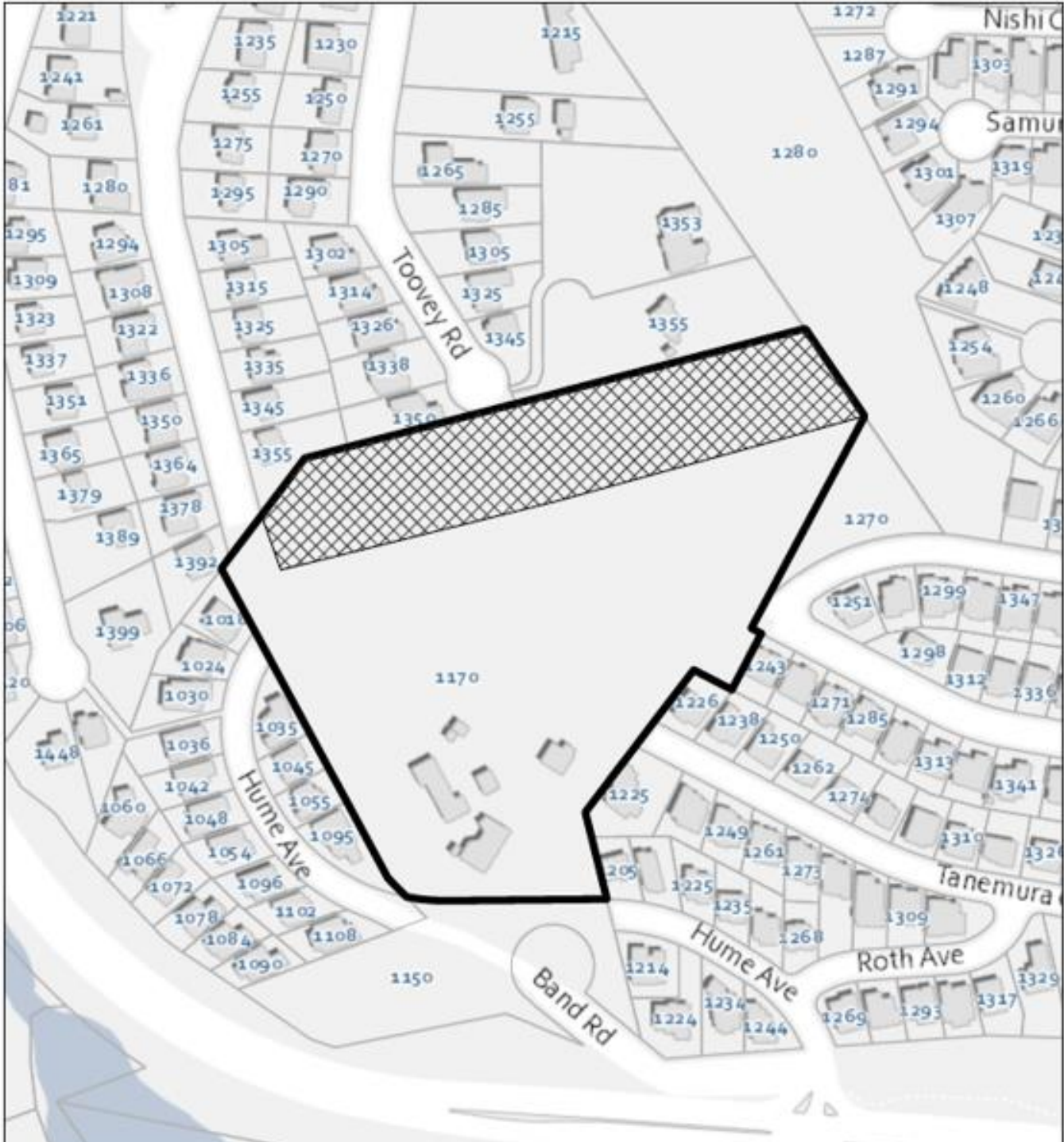
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



**MAP "A" REZONING AMENDMENT
Z22-0056**

1170 Band Rd

-  Subject Property
-  From P3 - Parks and Open Space to RR1 - Large Lot Rural Residential

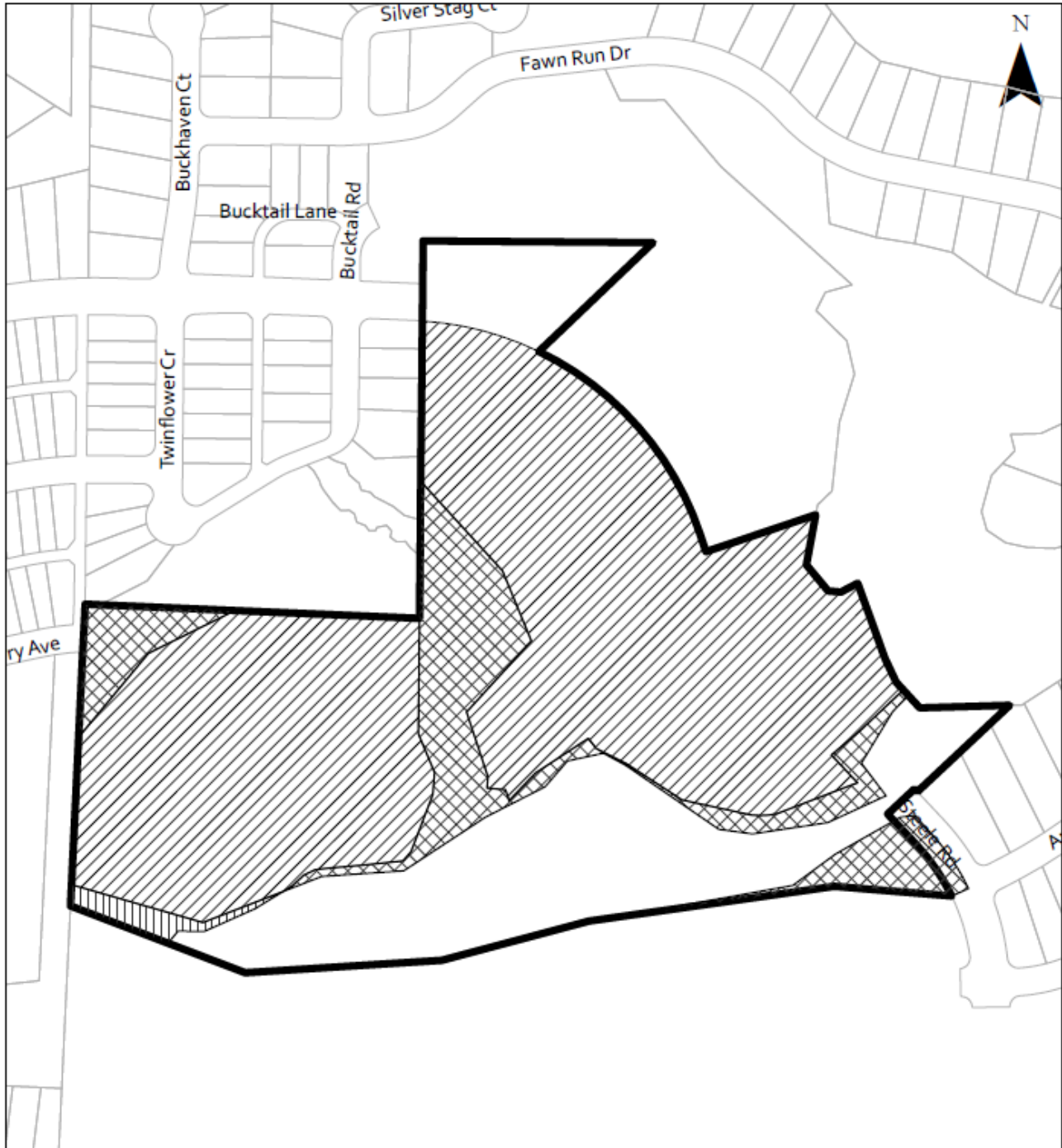
0 2.5 5 10 15 20 25 Metres

This map is for general information only.
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Rev. Friday, February 3, 2023





MAP "C" REZONING AMENDMENT
File Z22-0056

1450 Steele Rd

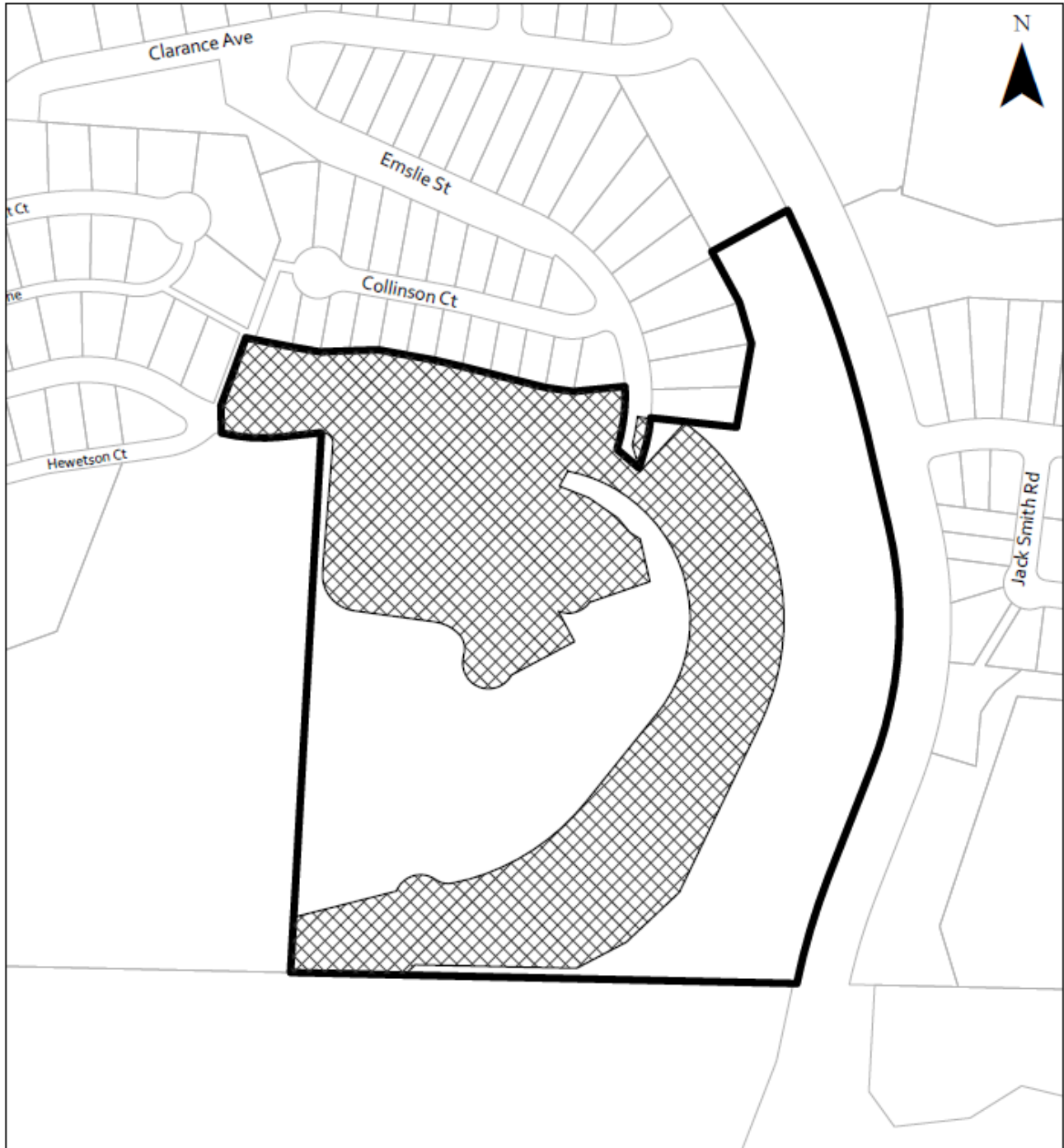
-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To RU2 - Medium Lot Housing
-  From P3 - Parks and Open Space To RU2 - Medium Lot Housing

0 2.5 5 10 15 20 25 Metres

This map is for general information only
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accuracy. All information should be ver





Rev. Friday, February 17, 2023



MAP "D" REZONING AMENDMENT
Z22-0056

5200 Gordon Drive

-  Subject Property
-  From RU1 - Large Lot Residential To RU2 - Medium Lot Housing



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Rev. Thursday, February 16, 2023

CITY OF KELOWNA

BYLAW NO. 12490

Z22-0056

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 1 District Lot 357 ODYD Plan EPP118918, located on Fordham Road, Kelowna, BC;
 - b. Lot 2 District Lot 357 ODYD Plan EPP118918, located on Fordham Road, Kelowna, BC;
 - c. Lot A Section 29 Township 26 ODYD Plan EPP125145, located on Highland Drive North, Kelowna, BC;
 - d. Lot B Section 29 Township 26 ODYD Plan EPP125145, located on Highland Drive North, Kelowna, BC;
 - e. Lot 1 District Lot 357 SDYD Plan EEP124963, located on Barnaby Road, Kelowna, BC;
 - f. Lot 2 District Lot 357 SDYD Plan EEP124963, located on Barnaby Road, Kelowna, BC;
 - g. Lot B District Lot 358 ODYD Plan 32043, located on Greene Road, Kelowna, BC;
 - h. Lot 23 District Lot 143 ODYD Plan 21429, located on Franklyn Road, Kelowna, BC;
 - i. Lot A Section 22 Township 26 ODYD Plan 29966, located on Gerstmar Road, Kelowna, BC;
 - j. Lot A District Lot 357 SDYD Plan 18353, located on Gordon Drive, Kelowna, BC;
 - k. Lot B District Lot 357 SDYD Plan 18353, located on Gordon Drive, Kelowna, BC;
 - l. Lot 6 Section 8 Township 23 ODYD Plan 20895, located on Clifton Road North, Kelowna, BC;
 - m. Lot 13 District Lot 357 SDYD Plan 18280, located on McClure Road, Kelowna, BC;
 - n. Lot 45 District Lot 358 ODYD Plan 40481, located on Dehart Road, Kelowna, BC;

from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone.

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

Read a first time by the Municipal Council this 27th day of February, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12491

Z22-0056

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 1 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - b. Lot 2 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - c. Lot 3 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - d. Lot 4 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - e. Lot 5 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - f. Lot 6 Section 23 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - g. Lot 7 Section 23 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - h. Lot 8 Section 23 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - i. Lot 9 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - j. Lot 10 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - k. Lot 11 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - l. Lot 12 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - m. Lot 13 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - n. Lot 14 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - o. Lot 15 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - p. Lot 16 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - q. Lot 17 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - r. Lot 18 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - s. Lot 19 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
 - t. Lot 20 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
 - u. Lot 21 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;

- v. Lot 22 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- w. Lot 23 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- x. Lot 24 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- y. Lot 25 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- z. Lot 26 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- aa. Lot 27 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- bb. Lot 28 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- cc. Lot 29 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- dd. Lot 30 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- ee. Lot 31 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- ff. Lot 32 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- gg. Lot 33 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- hh. Lot 34 Section 23 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;

from the P3 – Parks and Open Space zone to the RU2 – Medium Lot Housing zone.

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

Read a first time by the Municipal Council this 27th day of February, 2023.

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. 12492

Z22-0056

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 1 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - b. Lot 2 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - c. Lot 3 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - d. Lot 4 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - e. Lot 5 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - f. Lot 6 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - g. Lot 7 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - h. Lot 8 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - i. Lot 9 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - j. Lot 10 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - k. Lot 11 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - l. Lot 12 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - m. Lot 13 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - n. Lot 14 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - o. Lot 15 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - p. Lot 16 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - q. Lot 17 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - r. Lot 18 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
 - s. Lot 19 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - t. Lot 20 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - u. Lot 21 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - v. Lot 22 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - w. Lot 23 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - x. Lot 24 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - y. Lot 25 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - z. Lot 26 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - aa. Lot 27 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - bb. Lot 28 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - cc. Lot 29 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - dd. Lot 30 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - ee. Lot 31 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - ff. Lot 32 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - gg. Lot 33 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - hh. Lot 34 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
 - ii. Lot 35 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;

- jj. Lot 36 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- kk. Lot 37 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- ll. Lot 38 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- mm. Lot 39 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- nn. Lot 40 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;

from the Ru1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.

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

Read a first time by the Municipal Council this 27th day of February, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 6, 2023
To: Council
From: City Manager
Department: Development Planning
Application: Z22-0081
Address: Various
Subject: Rezoning Application (2 of 2)
Owner: Various
Applicant: City of Kelowna

1.0 Recommendation

THAT Rezoning Application No. Z22-0081 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of several parcels described in Schedule 'A' be considered by Council;

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

AND THAT final adoption of Rezoning Bylaws 12493 and 12494 be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To implement the Zoning Bylaw Transition Plan by updating and rezoning forty (40) parcels.

3.0 Development Planning - Background

Following the adoption of Zoning Bylaw No. 12375, a planned set of amendments was identified to bring forward to Council as outlined within the Bylaw Transition Plan. The Bylaw Transition Plan was outlined and approved by Council at initial consideration and subsequent readings of Zoning Bylaw No. 12375. The volume of amendments has been divided into five council reports:

Two Mapping Amendment Reports:

1. Rural and Single-Family zoned parcels; &
2. Multi-Family, Commercial, Industrial, and Institutional zoned parcels.

Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

4.0 Development Planning

During the Bylaw Transition period, Council continued to consider individual rezoning applications under Zoning Bylaw No. 8000 in order to provide a high level of service to the development community. This approach resulted in many Council adopted Zoning applications not captured in Zoning Bylaw No. 12375 as first reading of the bylaw had already occurred. A cleanup set of amendments is now needed to capture all the rezoning adoptions that occurred during the transition period.

There were one hundred and forty-four (144) parcels that were either adopted during the transition period or were missed during the original bylaw development. Staff grouped and categorized the lots into twenty-one categories based on the rezoning details and then divided that into two Council Reports. This is the second of two Council Reports on mapping changes and will address the final forty (40) parcels. This report considers all the multi-family, commercial, industrial, and institutional zoned parcels.

Schedule 'A' defines the specific properties to be rezoned. Table 3.1 is the executive summary of the mapping changes and is divided into ten categories as shown below.

Table 3.1 Multi-family, Commercial, Industrial and Institutional Rezoning Proposal

Number	Rezoning Category	Number of Lots Affected
1.	Lots to be rezoned to the C2 zone	5
2.	Via Centrale lot to be rezoned to CA1	1
3.	Rezoning old HD2 lots	7
4.	Lots to be rezoned to the I2 zone	13
5.	Lots to be rezoned to a multi-family zone	6
6.	Lot to be rezoned to a rental sub-zone	1
7.	Lots to be rezoned to an institutional zone	2
8.	Lots near Fraser Lake area to be rezoned to RR1	2
9.	Lots on Mount Baldy to be rezoned to RR1	1
10.	Frost Road lot to be rezoned to MF3 & P3	1
11.	Rezone portions of a lot on Tower Ranch Blvd	1
	Total	40

5.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Planner Specialist
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:

Schedule 'A': Part 2 of 2 List of Mapping Amendments for various properties

Part 2 of 2 Schedule A - List of Mapping Amendments

Zoning Bylaw 12375

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
1.	n/a	1853-1863 Bredin Rd	Lot A, District Lot 129, ODYD, Plan EPP25210	Rezone from I1 to C2 zone	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	n/a	1979 Windsor Rd	Lot B, District Lot 129, ODYD, Plan EPP25210	Rezone from I1 to C2 zone	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	n/a	1708-1720 Innovation Dr	Lot 2, Section 14, Township 23, ODYD, Plan KAP82802	Rezone from I2 to C2.	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	Z20-0006	3480 Fleet Ct	Lot 2, Section 14, Township 23, ODYD, Plan EPP64815	Rezone from I2 to C2	This lot had a rezoning bylaw that was adopted under Bylaw 8000. The proposed changes in this development are recommended to align the new Zoning Bylaw 12375 with this decision.
	Z20-0006	3508 Fleet Ct	Lot 15, Section 14, Township 23, ODYD, Plan KAP82802, Except Plan EPP23036	Rezone from I2 to C2	This lot had a rezoning bylaw that was adopted under Bylaw 8000. The proposed changes

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
					in this development are recommended to align the new Zoning Bylaw 12375 with this decision.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
2.	n/a	3185 Via Centrale	Lot CP, ODYD, KAS1655 as shown on Map "A" (BL12494)	Rezone from C1 to CA1 as shown on Map "A" (BL12494)	Recommended rezone from local commercial to mixed used to reflect the existing 4 storey mixed use building.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
3.	n/a	2311 Pandosy St	Lot B, District Lot 14, ODYD, Plan 4463, Except Plan KAP88012	Rezone from HD2 to MF3	To facilitate the deletion of the HD2 as a unnecessary zone and consolidated the health uses within the multi-family zones that exist within the C-HTH (Core Area - Health District) future land use designation.
	n/a	2257 Speer St.	Lot A, District Lot 14, ODYD, Plan EPP116552	Rezone from HD2 to MF3	
	n/a	2169 Pandosy St.	Lot A, District Lot 14, ODYD, Plan EPP27000	Rezone from HD2 / RU4 to HD1	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
				as shown on Map "B" (BL12495)	
	n/a	480 Royal Ave	Lot 4, District Lot 14, ODYD, Plan 7535, Except Plan EPP108760	Rezone from HD2 to MF3	
	n/a	416 Royal Ave	Lot 1, District Lot 14, ODYD, Plan EPP91145	Rezone from HD2r to MF3r	
	n/a	2245 Abbott St.	Lot CP, ODYD, Plan EPS4334 as shown on Map "A" (BL12495)	Rezone from HD2 to MF3 as shown on Map "A" (BL12495)	
	n/a	321 Royal Ave	Lot 1, District Lot 14, ODYD, Plan EPP87313	Rezone from HD2 to MF3	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
4.	Z18-0116	3030 Sexsmith Rd	Lot 31, Section 3, Township 23, ODYD, Plan 18861, Except Plan EPP113583	Rezone from A2 to I2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z19-0050	3029 Appaloosa Rd	Lot 41, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z19-0070	3036 Appaloosa Rd	Lot 8, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
	Z19-0052	3089 Appaloosa Rd	Lot 43, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z19-0049	3139 Appaloosa Rd	Lot 45, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z19-0051	3039 Appaloosa Rd	Lot 42, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z19-0053	3128 Appaloosa Rd	Lot 11, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z19-0054	3156 Appaloosa Rd	Lot 12, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z19-0072	2996 Sexsmith Rd	Lot 32, Section 3, Township 23, ODYD, Plan 18861, Except Plan EPP112802	Rezone from A2 to I2	
	Z20-0025	185 Arab Rd	Lot 40, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z20-0026	3008 Appaloosa Rd	Lot 6, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z21-0071	3169 Appaloosa Rd	Lot 46, Section 3, Township 23, ODYD, Plan 18861	Rezone from A2 to I2	
	Z20-0072	3196 Appaloosa Rd	Lot 14, Sections 2 & 3, Township 23, ODYD, Plan 18861, Except Plan EPP64644	Rezone from A2 to I2	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
5.	Z20-0041	1021 Lawson Ave	Lot A, District Lot 138, ODYD, Plan EPP121306	Rezone from RU4 to MF3	This rezoning application was adopted under Bylaw 8000. The recommended changes

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
					are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z18-0058	615 Francis Ave	Lot 15, District Lot 14, ODYD, Plan 1141	Rezone from RU ₄ to MF ₂	
	Z21-0055	1875 Richter St	Lot 1, District Lot 138, ODYD, Plan EPP117925	Rezone from RU ₄ to MF _{2r}	
	Z18-0097	1354 Rutland Rd N	Lot CP, ODYD, Plan EPS8996 as shown on Map "E" (BL12495)	Rezone from RU ₁ to MF ₂ as shown on Map "E" (BL12495)	
	Z21-0050	959-961 Lawson Ave	Lot B, District Lot 138, ODYD, Plan 14934	Rezone from MF ₁ to MF ₂	
	Z21-0050	971 Lawson Ave	Lot 7, District Lot 138, ODYD, Plan 2378	Rezone from MF ₁ to MF ₂	

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
6.	Z21-0015	1451 Bertram St	Lot 1, District Lot 139, ODYD, Plan EPP113832	Rezone from UC ₁ to UC _{1r}	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
7.	n/a	687 DeHart Rd	Lot A, District Lot 358, ODYD, Plan KAP89280	Rezone the split zoned lot from (P ₃ & P ₄) to P ₃	The small portion of the P ₄ area is unnecessary for the DeHart Park construction.
	n/a	639 DeHart Rd	Lot 2, District Lot 358, ODYD, Plan KAP69898	Rezone from P ₂ to P ₃ as shown on Map "C" (BL12495)	The P ₃ – Parks and Open Space zone is the correct zone for the DeHart Park construction.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
8.	n/a	5061 Killdeer Rd	Lot 1, Section 24, Township 28, SDYD, Plan 42749	Rezone from P ₃ to RR1	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.
	n/a	5081 Killdeer Rd	Lot B, Section 24, Township 28, SDYD, Plan 28853, Except Plans 30846, 30848, 34710, 37381, 39945 and 42749	Rezone split zoned lot from (P ₃ & RR1) to RR1 as shown on Map "D" (BL12495)	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
9.	n/a	(END OF) Mount Baldy Dr	Lot A, Sections 28 & 34, Township 26 and of District Lot 415, ODYD, Plan 36774 Except Plans KAP88921 and EPP12262	Rezone the P3 portion of the lot to RR1 as Shown on Map "B" (BL12494)	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.


No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
10.	Z21-0032	1055 Frost Rd	Lot 1, District Lot 579, SDYD, Plan EPP74481	Rezone from RR1 / P3 to the zones identified in Map "F" (BL12495)	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
11.	Z20-0023	2160 Tower Ranch Blvd	Lot 4, Section 31, Township 27, ODYD, Plan KAP80993	Rezone as identified on Map "G1" and Map "G2" (BL12495)	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.

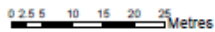


MAP "A" REZONING AMENDMENT
File Z22-0081

3185 Via Centrale

 Subject Property

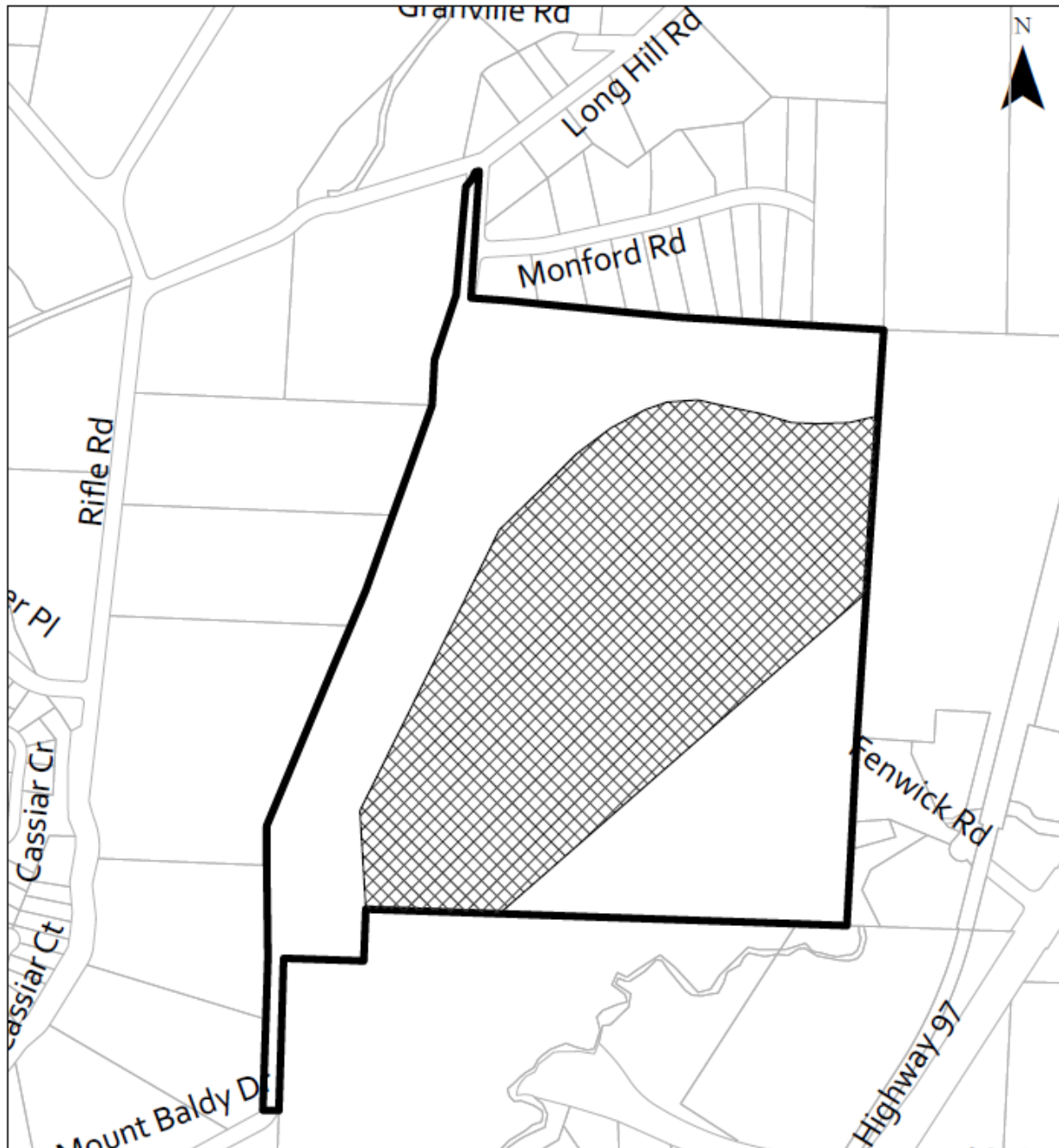
Rezone from C1 - Local & Neighbourhood Commercial
to CA1 - Core Area Mixed Use



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




Rev. Friday, February 17, 2023



MAP "B" REZONING AMENDMENT
File Z22-0081

(END OF) Mount Baldy Dr

-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential

0 2.5 5 10 15 20 25 Metres

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 accuracy. All information should be verified.




Rev. Friday, February 17, 2023



MAP "A" REZONING AMENDMENT
File Z22-0081

2245 Abbott St

 Subject Property

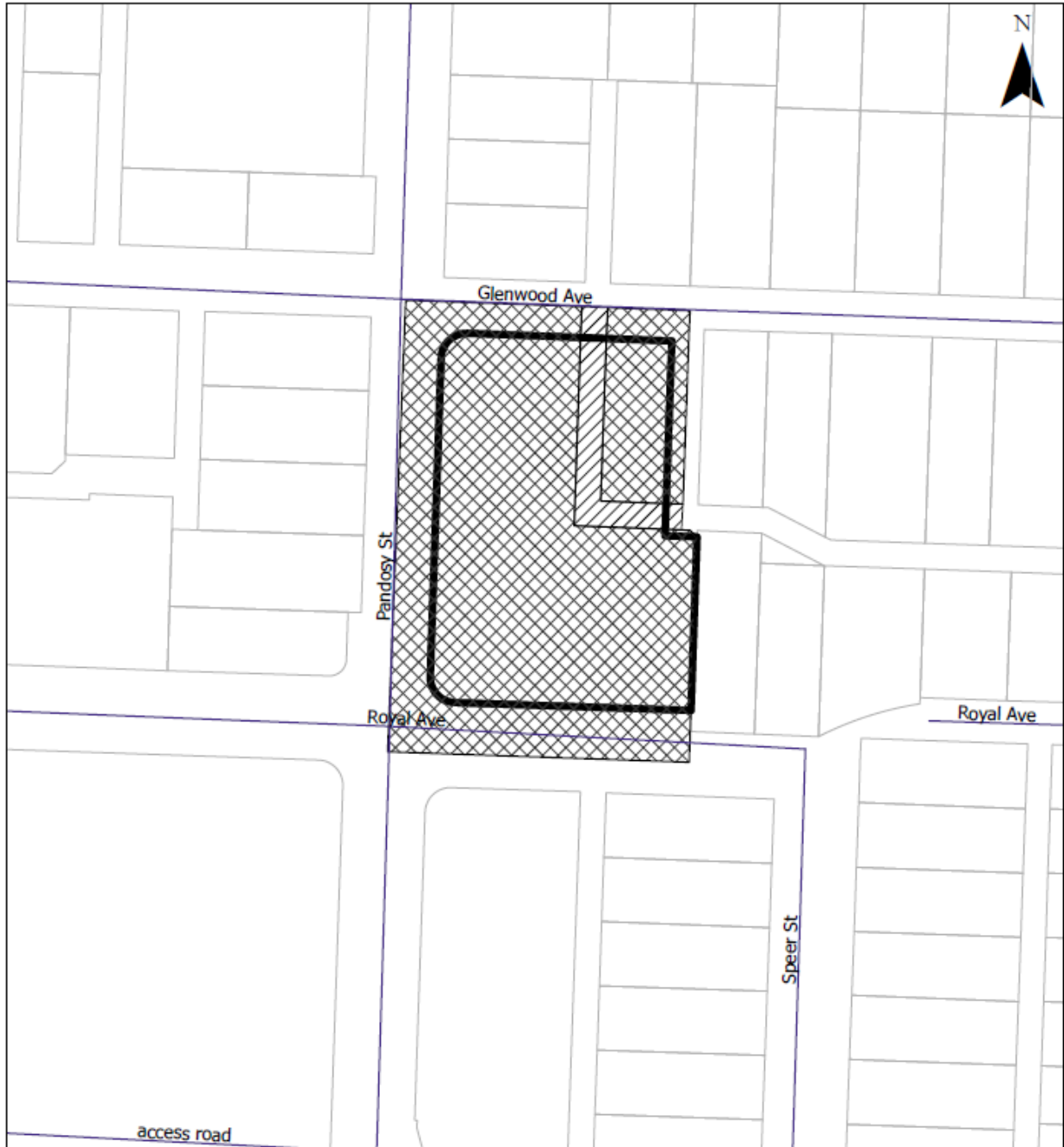
Rezone from HD2 - Residential and Health Support Services to MF3 - Apartment Housing



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Rev. Wednesday, February 22, 2023



MAP "B" REZONING AMENDMENT
File Z22-0081

2169 Pandosy Street

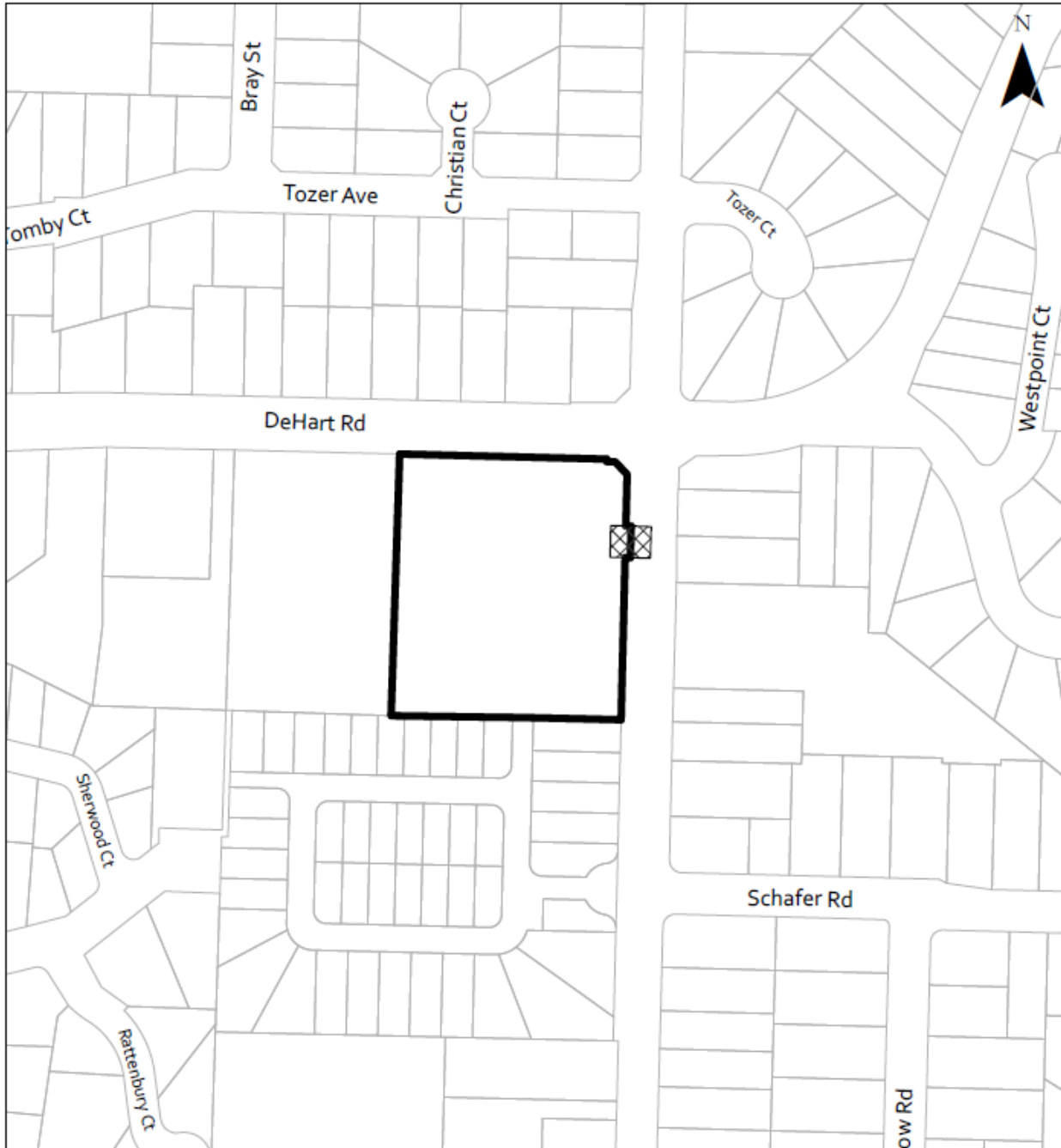
-  Subject Property
-  From HD2 - Residential and Health Support Services To HD1 - Kelowna General Hospital
-  From RU4 - Duplex Housing To HD1 - Kelowna General Hospital

0 2.5 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023



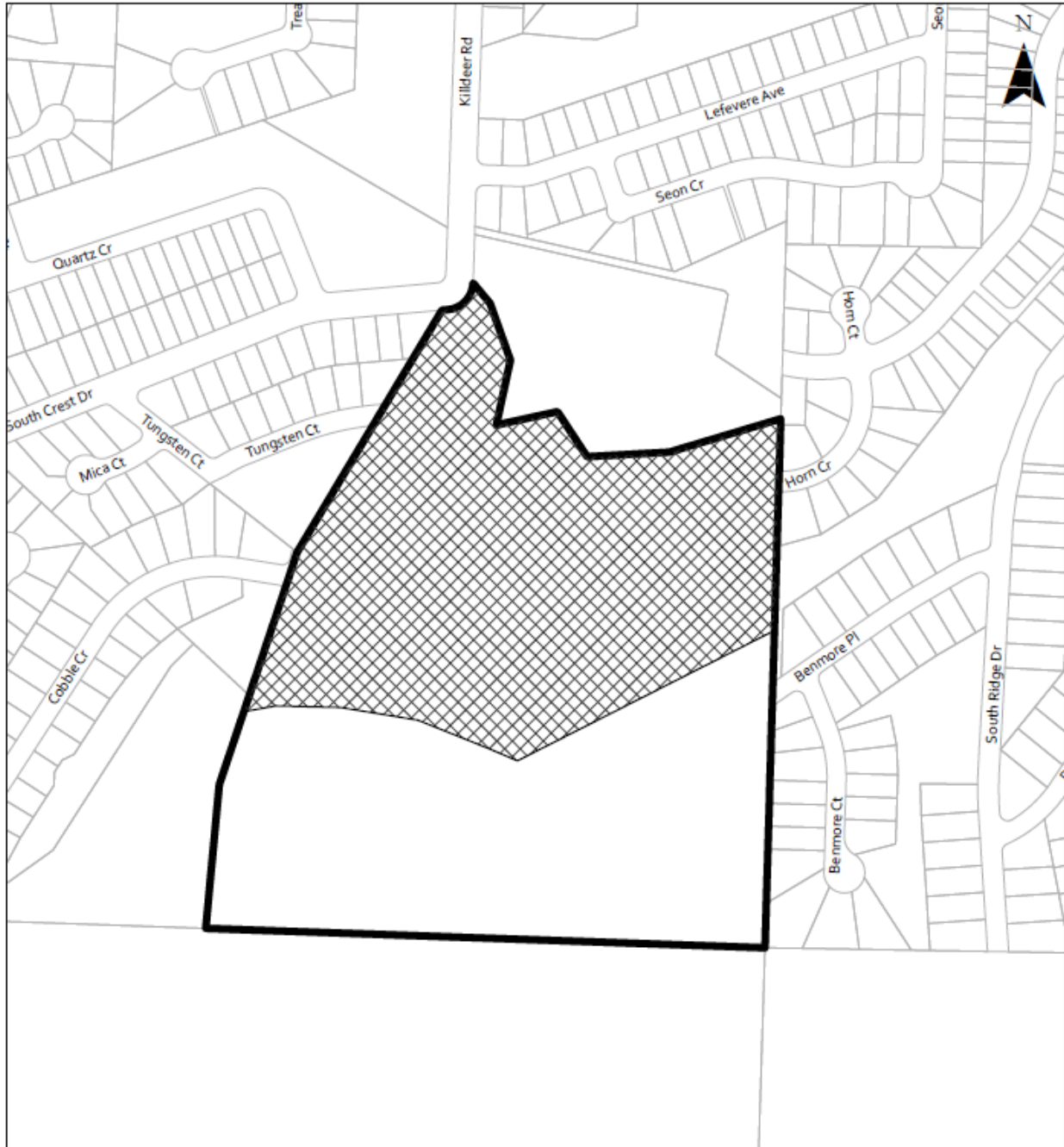
MAP "C" REZONING AMENDMENT
File Z22-0081

687 DeHart Rd

-  Subject Property
-  From P4 - Utilities to P3 - Parks and Open Space



0 2.5 5 10 15 20 25 Metres

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MAP "D" REZONING AMENDMENT
File Z22-0081

5081 Killdeer Rd

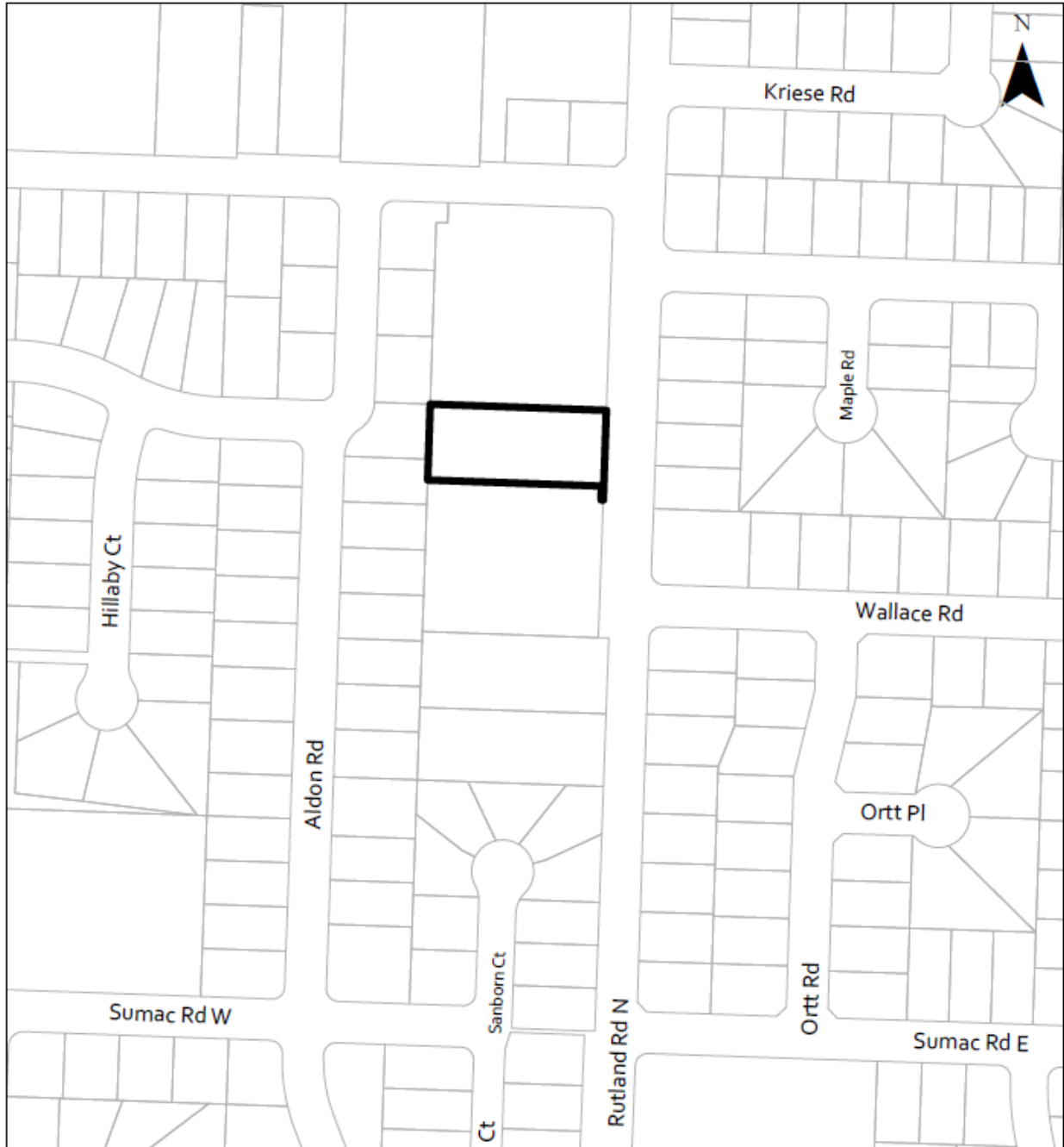
-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential

0 2.5 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023



MAP "E" REZONING AMENDMENT
File Z22-0081

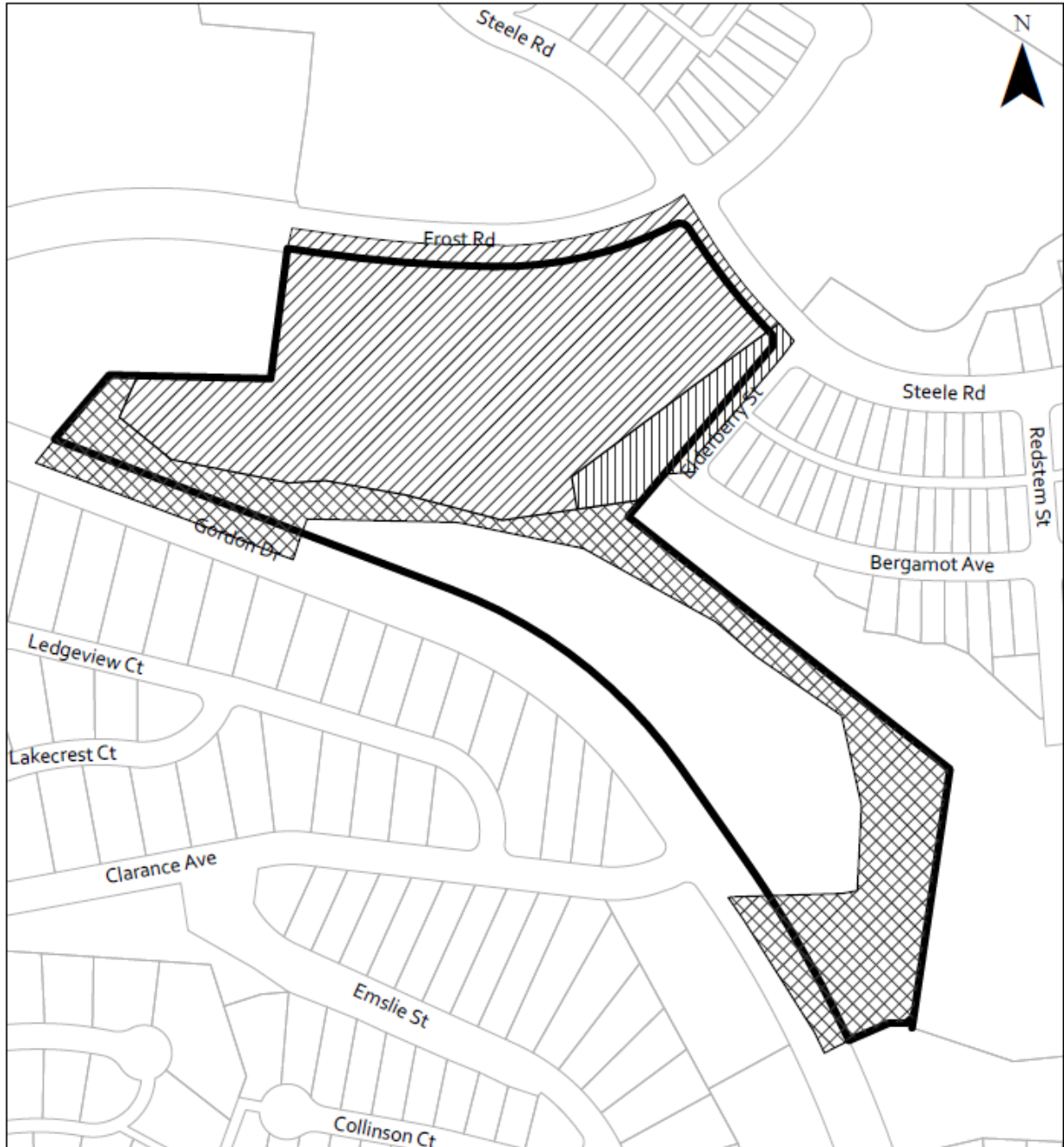
1354 Rutland Rd N

 Subject Property

Rezone from RU1 - Large Lot Housing to MF2 - Townhouse Housing





0 2.5 5 10 15 20 25 Metres

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accuracy. All information should be verified.



MAP "F" REZONING AMENDMENT
File Z22-0081

1055 Frost Rd

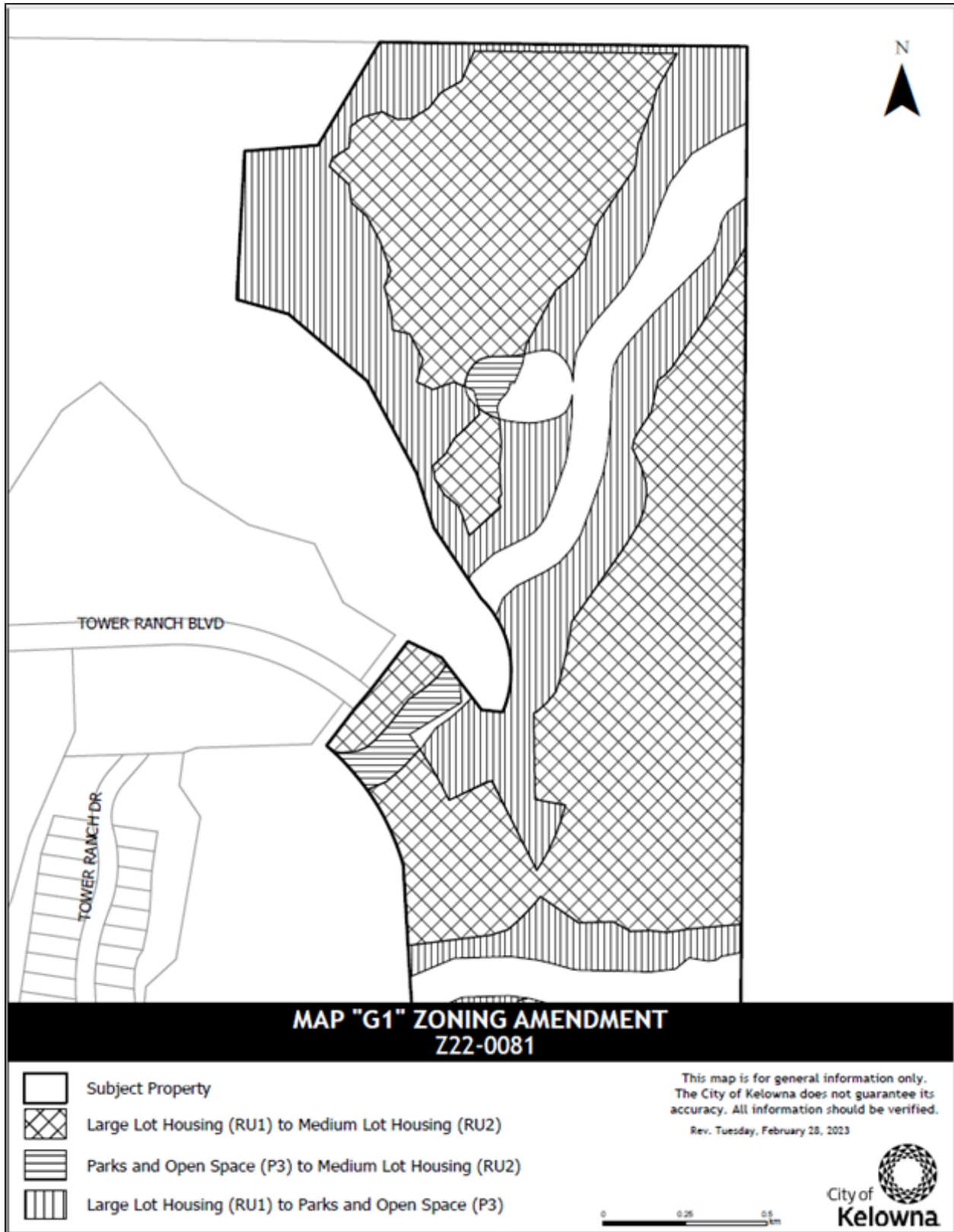
-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To MF3 - Apartment Housing
-  From P3 - Parks and Open Space To MF3 - Apartment Housing

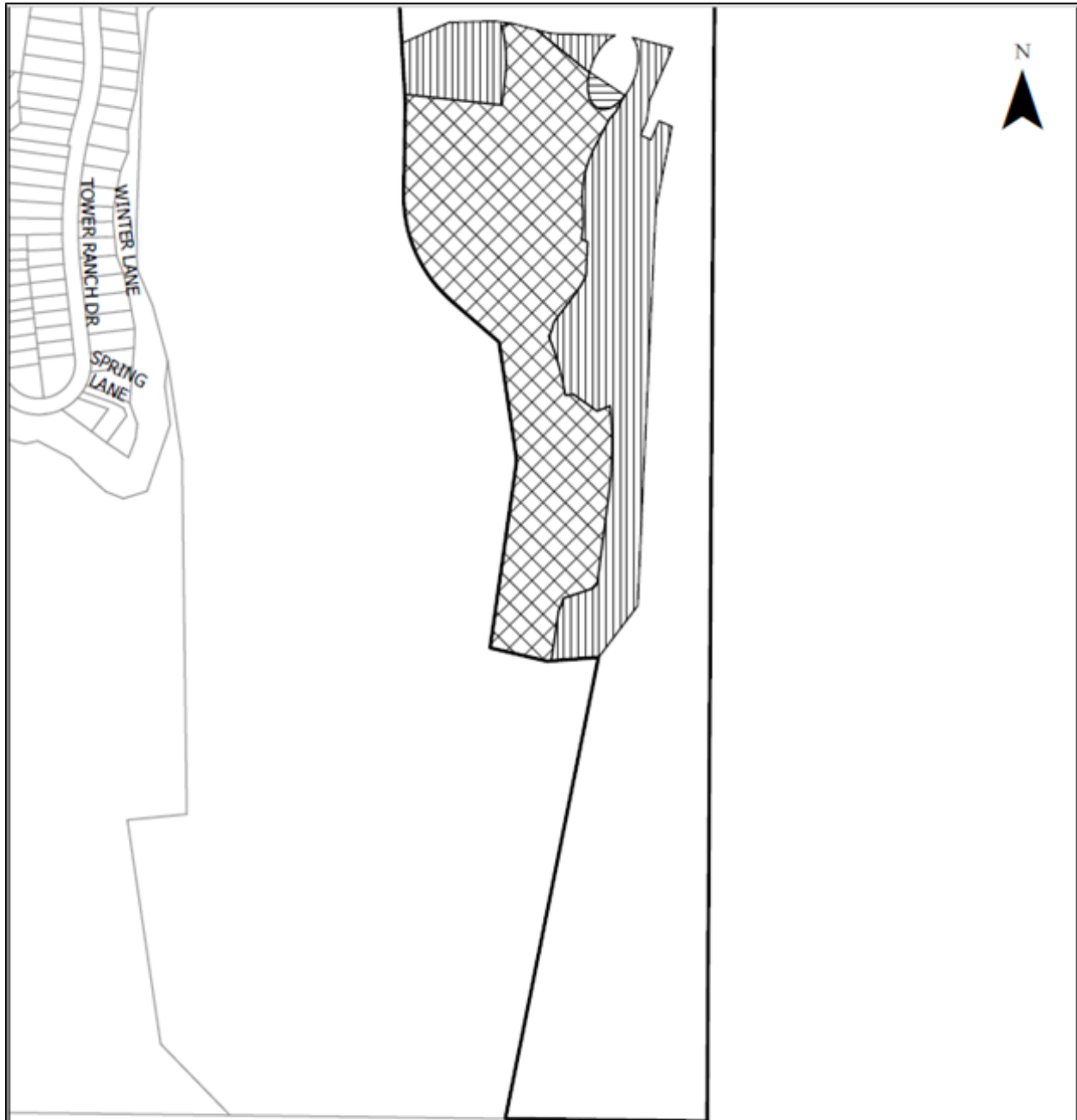
0 2.5 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023





**MAP "G2" ZONING AMENDMENT
Z22-0081**

-  Subject Property
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) 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. Tuesday, February 28, 2023





City of Kelowna

Z22-0081

Rezoning Bylaw Amendments

Part 2 of 2

March 6th, 2023

Purpose

- ▶ The purpose is to implement the Zoning Bylaw Transition Plan by updating and rezoning several parcels

Zoning Bylaw Transition Plan

- ▶ Rezoning adoptions occurred during new Zoning Bylaw #12375 consideration
 - ▶ May 2022 to Sept 2022
- ▶ 144 parcels adopted or identified during transition
- ▶ These properties have been organized into 21 zoning categories
 - ▶ Divided into two Council Reports for consideration

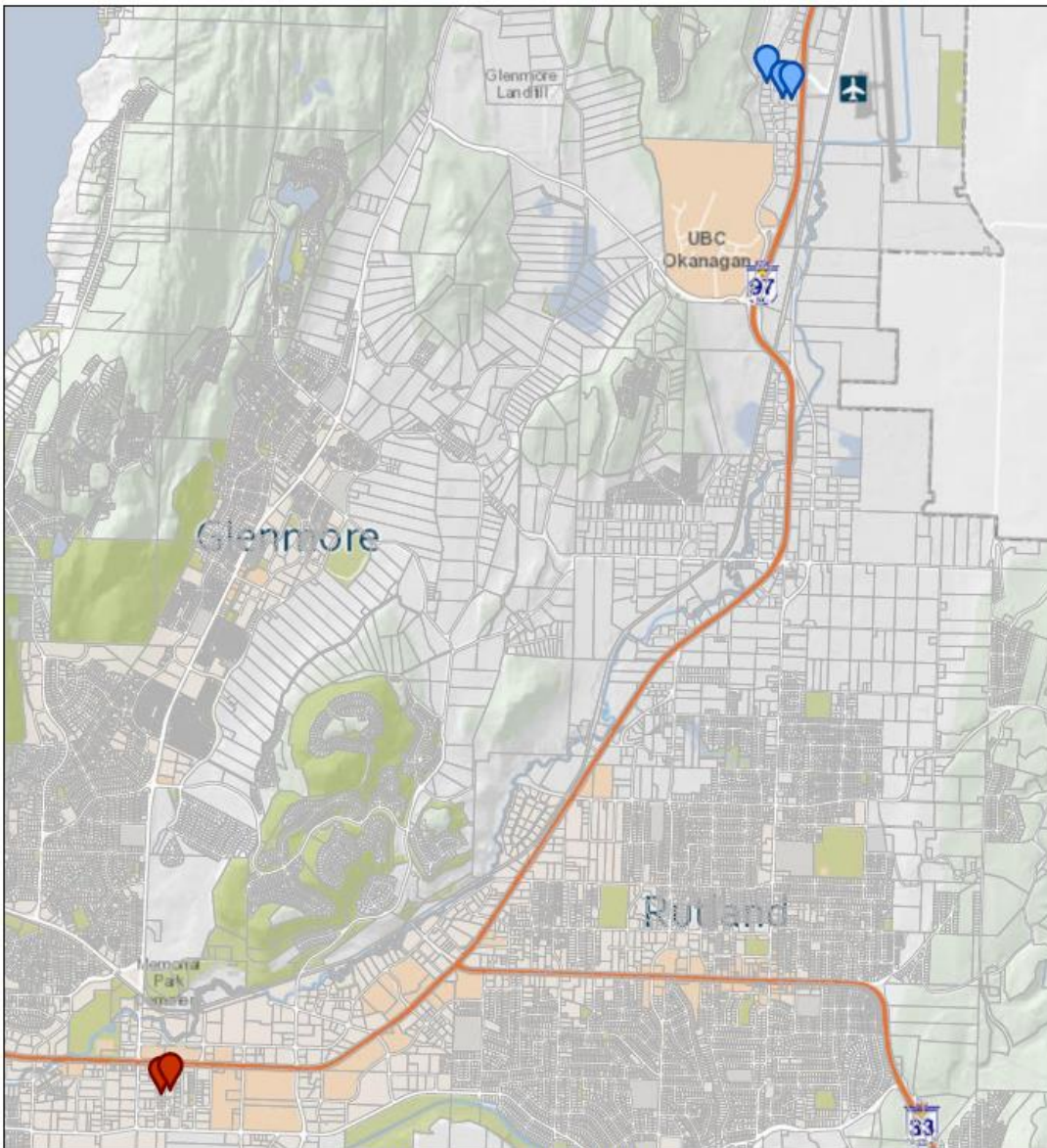
Rezoning Categories Part 2 of 2

Table 3.1 Multi-family, Commercial, Industrial and Institutional Rezoning Proposal

Number	Rezoning Category	Number of Lots Affected
1.	Lots to be rezoned to the C2 zone	5
2.	Via Centrale lot to be rezoned to CA1	1
3.	Rezoning old HD2 lots	7
4.	Lots to be rezoned to the I2 zone	13
5.	Lots to be rezoned to a multi-family zone	6
6.	Lot to be rezoned to a rental sub-zone	1
7.	Lots to be rezoned to an institutional zone	2
8.	Lots near Fraser Lake area to be rezoned to RR1	2
9.	Lots on Mount Baldy to be rezoned to RR1	1
10.	Frost Road lot to be rezoned to MF3 & P3	1
11.	Rezone portions of a lot on Tower Ranch Blvd	1
	Total	40

No.1 – Lots to be rezoned to C2

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
1.	n/a	1853-1863 Bredin Rd	Lot A, District Lot 129, ODYD, Plan EPP25210	Rezone from I1 to C2 zone	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	n/a	1979 Windsor Rd	Lot B, District Lot 129, ODYD, Plan EPP25210	Rezone from I1 to C2 zone	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	n/a	1708-1720 Innovation Drive	Lot 2, Section 14, Township 23, ODYD, Plan KAP82802	Rezone from I2 to C2.	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	Z20-0006	3480 Fleet Ct	Lot 2, Section 14, Township 23, Land District 41, ODYD, Plan EPP64815	Rezone from I2 to C2	This lot had a rezoning bylaw that was adopted under Bylaw 8000. The proposed changes in this development are recommended to align the new Zoning Bylaw 12375 with this decision.
	Z20-0006	3508 Fleet Ct	Lot 15, Section 14, Township 23, Land District 41, ODYD, Plan KAP82802, Except Plan EPP23036	Rezone from I2 to C2	This lot had a rezoning bylaw that was adopted under Bylaw 8000. The proposed changes in this development are recommended to align the new Zoning Bylaw 12375 with this decision.



MAP "1" C2 REZONINGS
File Z22-0081 Part 2 of 2

C2 Rezonings

-  I1 to C2
2 Lots
-  I2 to C2
3 Lots



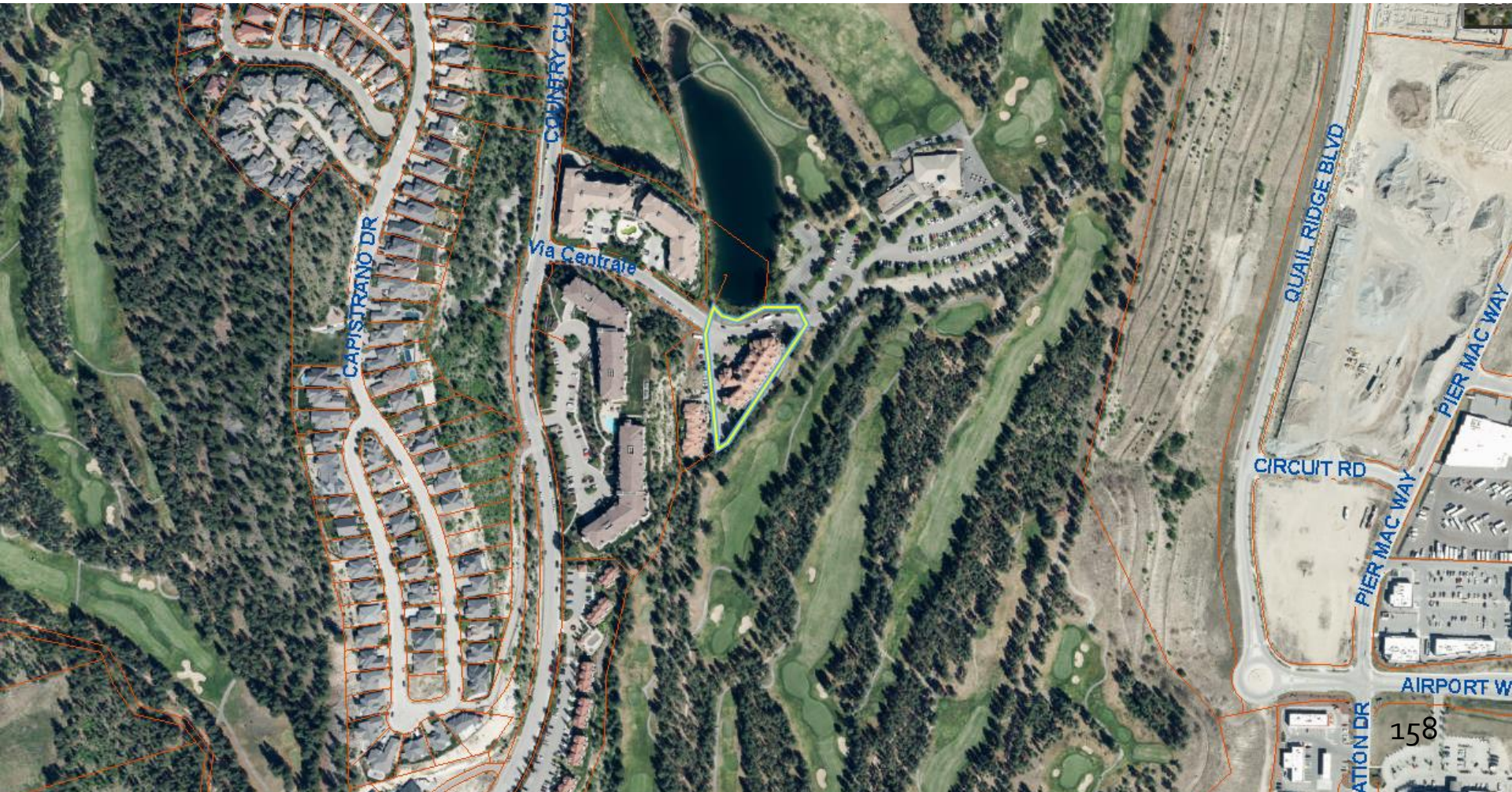
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Friday, January 27, 2023

No.2 – 3185 Via Centrale

► Rezone C1 to CA1 zone



No.3 – Health Property Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
3.	n/a	2311 Pandosy St	Lot B, District Lot 14, Plan KAP4463, Except Plan KAP88012	Rezone from HD2 to MF3	To facilitate the deletion of the HD2 as an unnecessary zone and consolidated the health uses within the multi-family zones that exist within the C-HTH (Core Area - Health District) future land use designation.
	n/a	2257 Speer St.	Lot A, District Lot 14, Plan EPP116552	Rezone from HD2 to MF3	""
	n/a	2169 Pandosy St.	Lot A, District Lot 14, Land District 41, Plan EPP27000	Rezone from HD2 / RU4 to HD1	""
	n/a	480 Royal Ave	Lot 4, District Lot 14, Plan KAP7535, Except Plan EPP108760	Rezone from HD2 to MF3	""
	n/a	416 Royal Ave	Lot 1, District Lot 14, Plan EPP91145	Rezone from HD2r to MF3r	""
	n/a	2245 Abbott St.	Lot CP, Plan EPS4334	Rezone from HD2 to MF3	""
	n/a	321 Royal Ave	Lot 1, District Lot 14, ODYD Plan EPP87313	Rezone from HD2 to MF3	""



MAP "3" HEALTH PROPERTY REZONINGS
 File Z22-0081 Part 2 of 2

Health Property Rezonings



HD2 to MF3

5 Lots



HD2 / RU4 to HD1

1 Lot



HD2 to MF3r

1 Lot



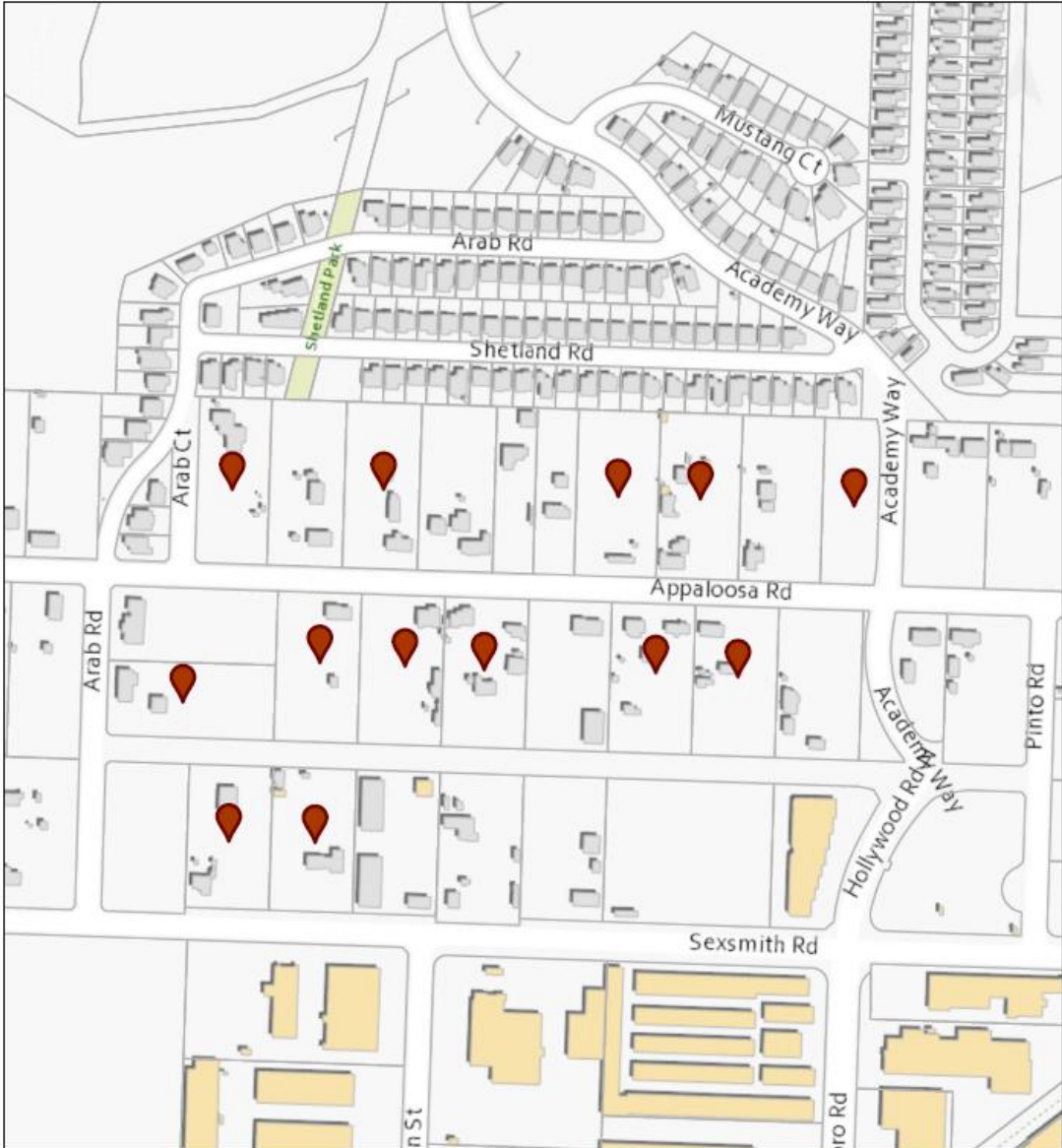
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Friday, January 27, 2023


No.4 – I2 Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
4.	Z18-0116	3030 Sexsmith Rd	Lot 31, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z19-0050	3029 Appaloosa Rd	Lot 41, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0070	3036 Appaloosa Rd	Lot 8, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0052	3089 Appaloosa Rd	Lot 43, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0049	3139 Appaloosa Rd	Lot 45, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0051	3039 Appaloosa Rd	Lot 42, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0053	3128 Appaloosa Rd	Lot 11, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0054	3156 Appaloosa Rd	Lot 12, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0072	2996 Sexsmith Rd	Lot 32, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z20-0025	185 Arab Rd	Lot 40, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z20-0026	3008 Appaloosa Rd	Lot 6, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z21-0071	3169 Appaloosa Rd	Lot 46, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z20-0072	3196 Appaloosa Rd	Lot 14, Section 2 & 3, Township 23, Plan KAP18861, Except Plan EPP64644	Rezone from A2 to I2	



MAP "4" I2 REZONINGS
File Z22-0081 Part 2 of 2

I2 Rezonings

 A2 to I2

13 Lots



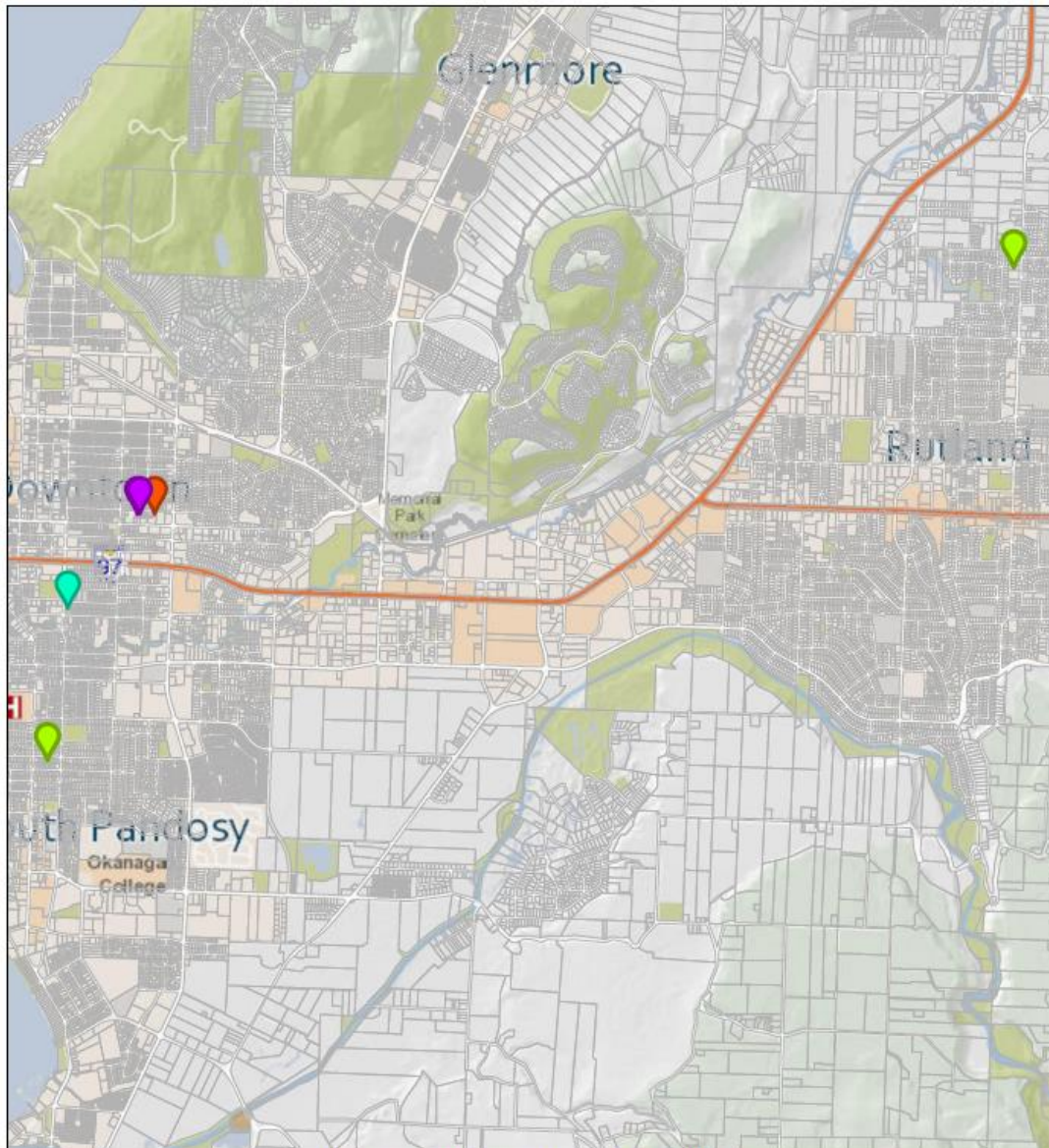
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Friday, January 27, 2023





No.5 – Multi-Family Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
5.	Z20-0041	1021 Lawson Ave	Lot A, District Lot 138, ODYD, Plan EPP121306	Rezone from RU4 to MF3	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z18-0058	615 Francis Ave	Lot 15, District Lot 14, Land District 41, Plan KAP1141	Rezone from RU4 to MF2	
	Z21-0055	1875 Richter St	Lot 1, District Lot 138, Land District 41, ODYD, Plan KAP117925	Rezone from RU4 to MF2r	
	Z18-0097	1354 Rutland Rd N	Strata Plan of Lot A, Section 35, Township 26, ODYD, Plan EPP98949	Rezone from RU4 to MF2	
	Z21-0050	959-961 Lawson Ave	Lot B, District Lot 138, Plan KAP14934	Rezone from MF1 to MF2	
	Z21-0050	971 Lawson Ave	Lot 7, District Lot 138, Plan KAP2378	Rezone from MF1 to MF2	



MAP "5" MULTI-FAMILY REZONINGS
 File Z22-0081 Part 2 of 2

Multi-Family Zonings

-  RU4 to MF3
1 Lot
-  RU4 to MF2
2 Lots
-  RU4 to MF2r
1 Lot
-  MF1 to MF2
2 Lots



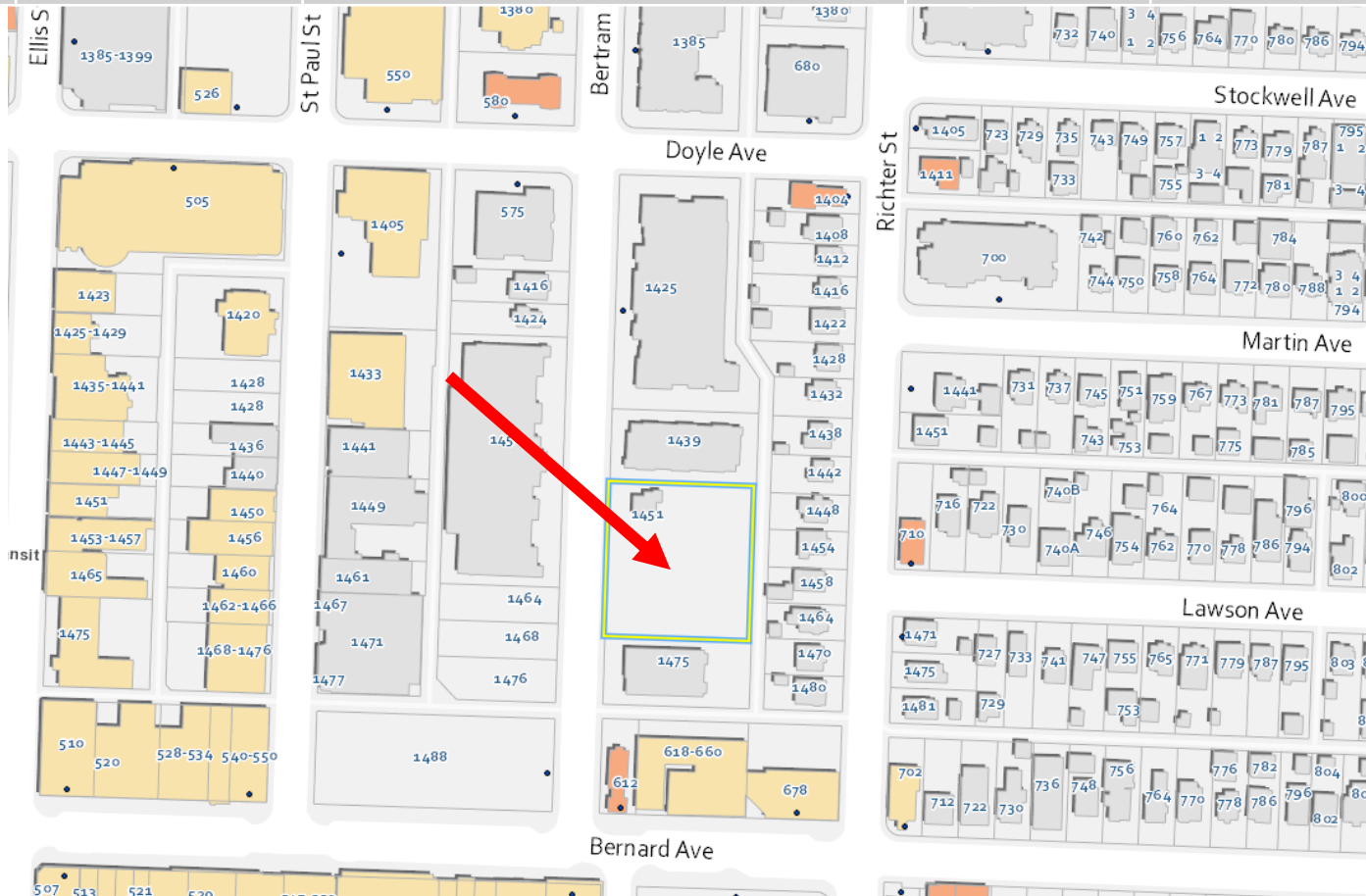
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 accuracy. All information should be verified.



Rev. Thursday, February 9, 2023

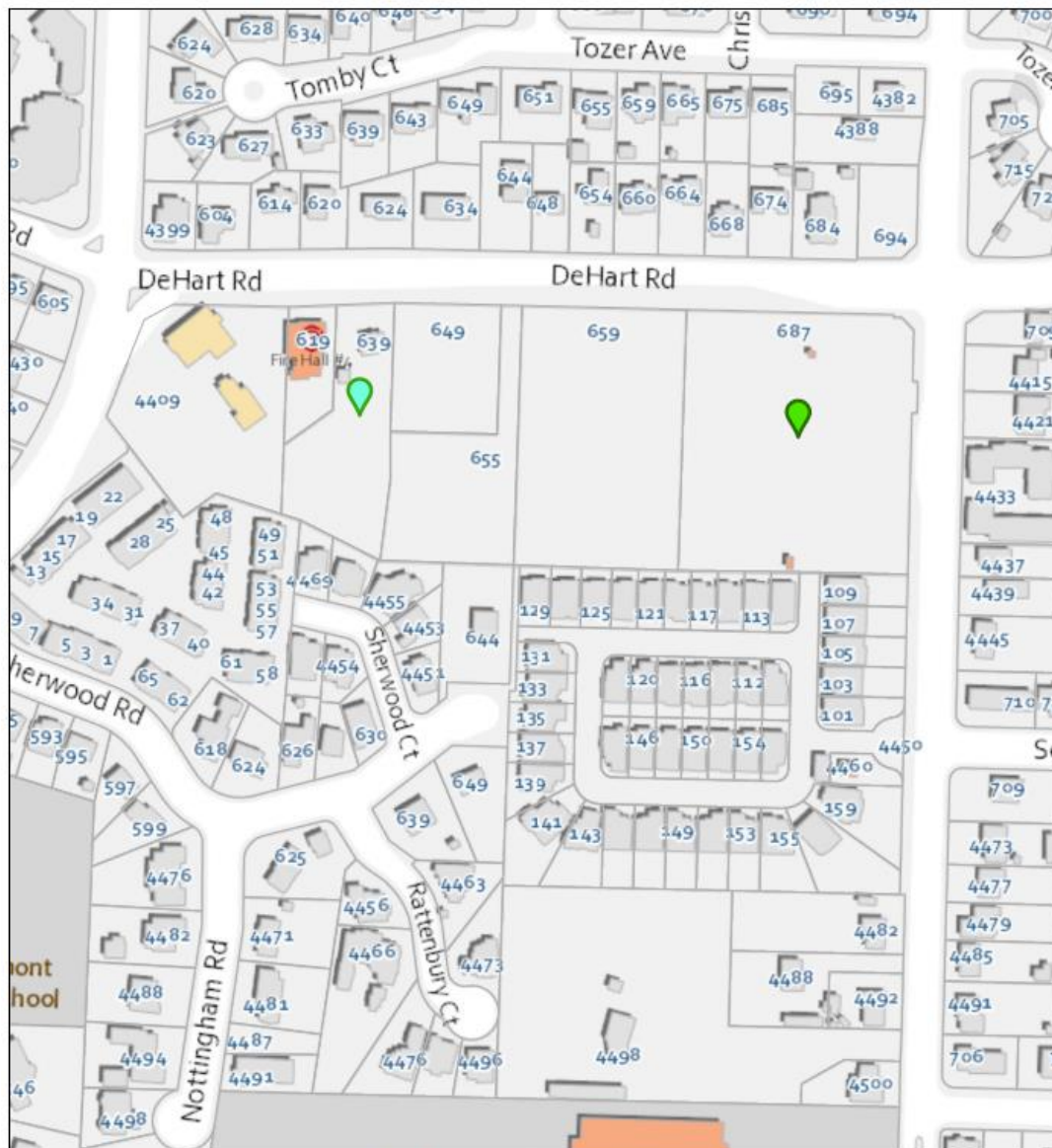
No.6 – 1451 Bertram St

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
6.	Z21-0015	1451 Bertram St	Lot 1, District Lot 139, Plan EPP113832	Rezone from UC1 to UC1r	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.



No.7 – DeHart Park Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
7.	n/a	687 DeHart Rd	Lot A, District Lot 358, Plan KAP89280	Rezone the split zoned lot from (P3 & P4) to P3	The small portion of the P4 area is unnecessary for the DeHart Park construction.
	n/a	639 DeHart Rd	Lot 2, District Lot 358, Plan KAP69898	Rezone from P2 to P3	The P3 – Parks and Open Space zone is the correct zone for the DeHart Park construction.



MAP "7" DEHART PARK REZONINGS
 File Z22-0081 Part 2 of 2

DeHart Park Rezoning

- P3 & P4 to P3
- P2 to P3

1 Lot

1 Lot

0 2.5 5 10 15 20 25 Metres

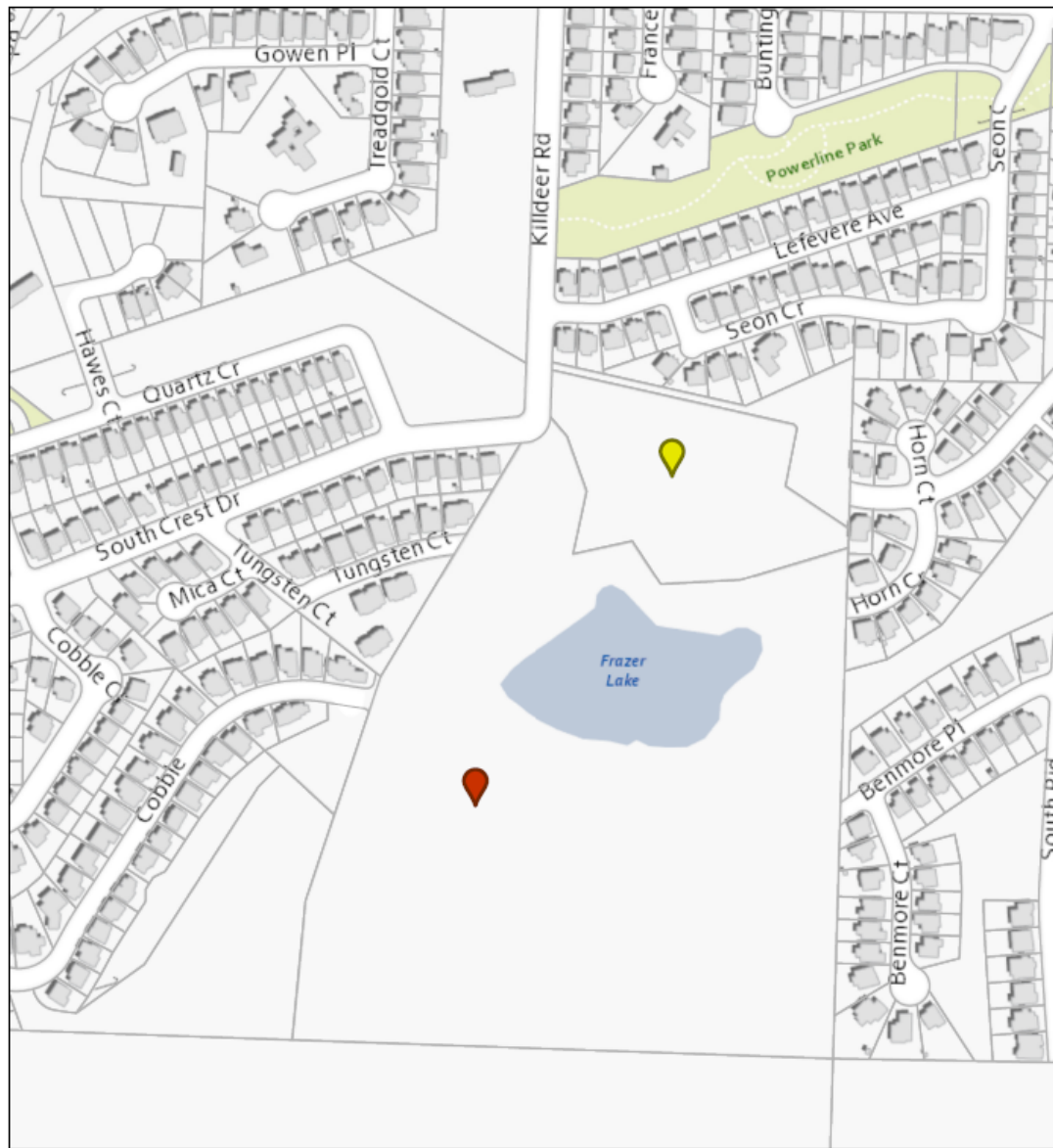
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Friday, January 27, 2023

No.8 – Killdeer Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
8.	n/a	5061 Killdeer Rd	Lot 1, Section 24, Township 28, Plan KAP42749	Rezone from P3 to RR1	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.
	n/a	5081 Killdeer Rd	Lot B, Section 24, Township 28, Plan KAP28853, Except Plan 30848 30848 34710 37381 39945 42749.	Rezone split zoned lot from (P3 & RR1) to RR1	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.



MAP "8" KILLDEER REZONINGS
 File Z22-0081 Part 2 of 2

Killdeer Rezoning

- P3 to RR1
- RR1 & P3 to RR1

1 Lot

1 Lot



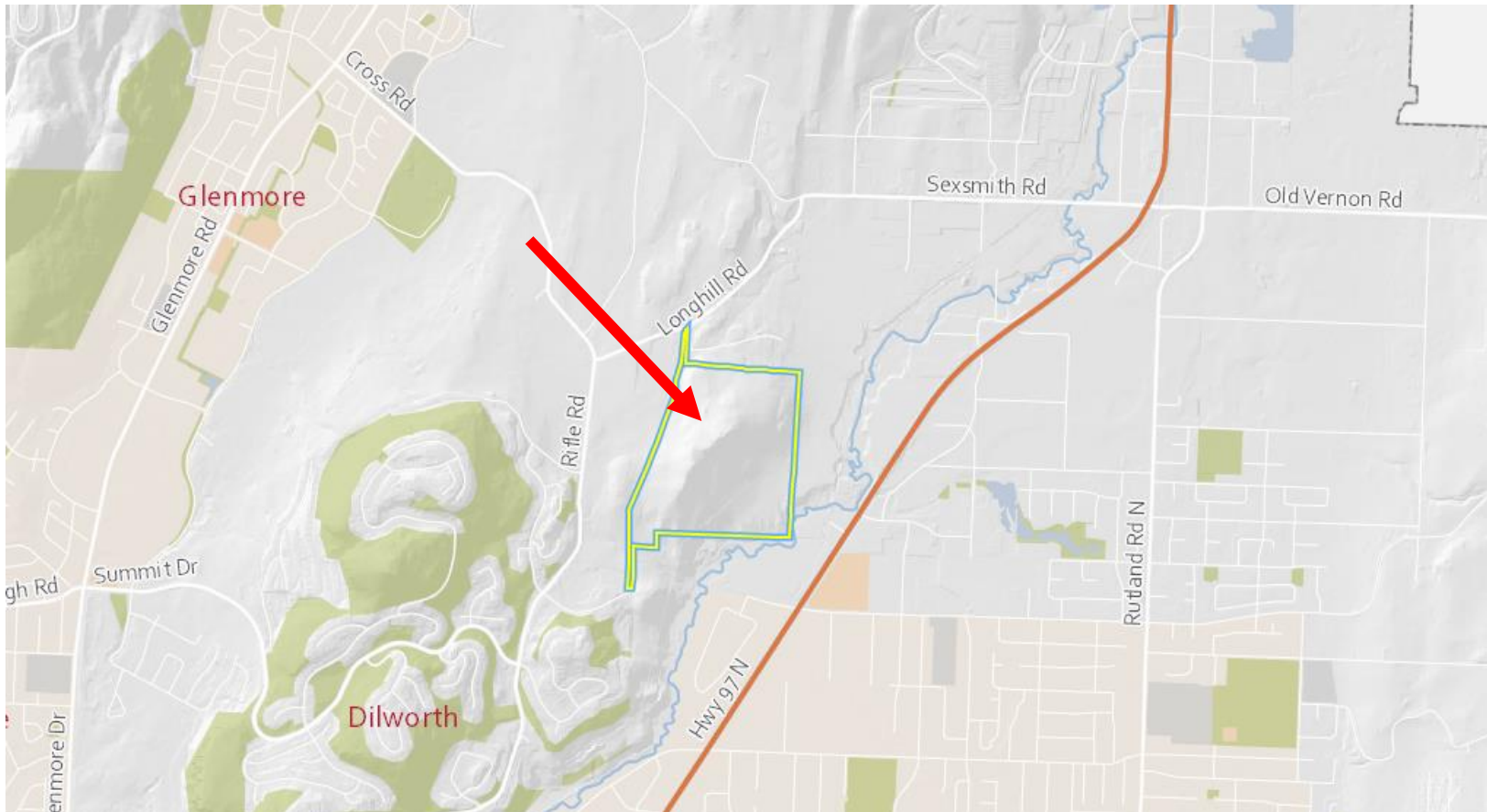
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Friday, January 27, 2023

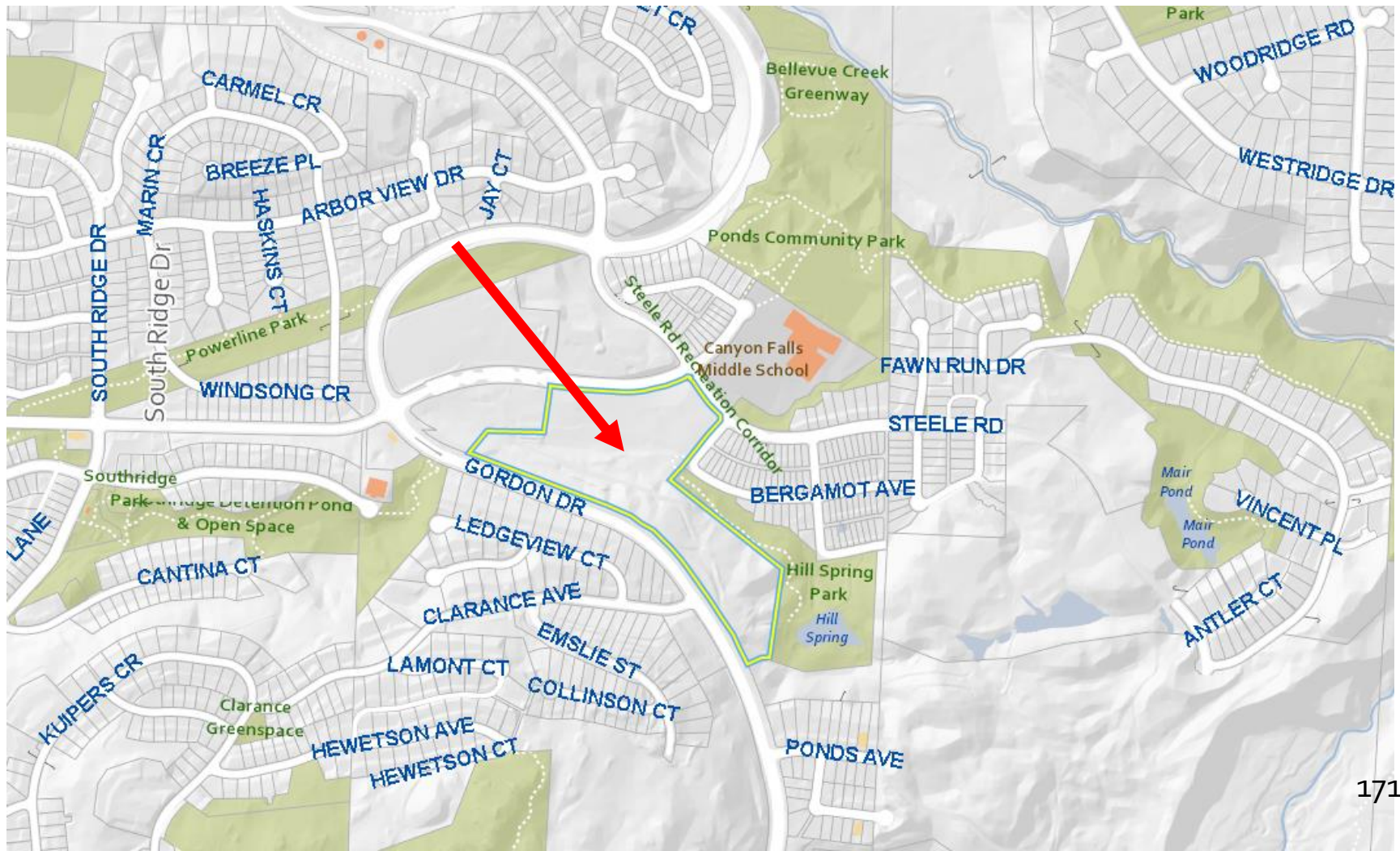
No.9 – Mount Baldy Dr

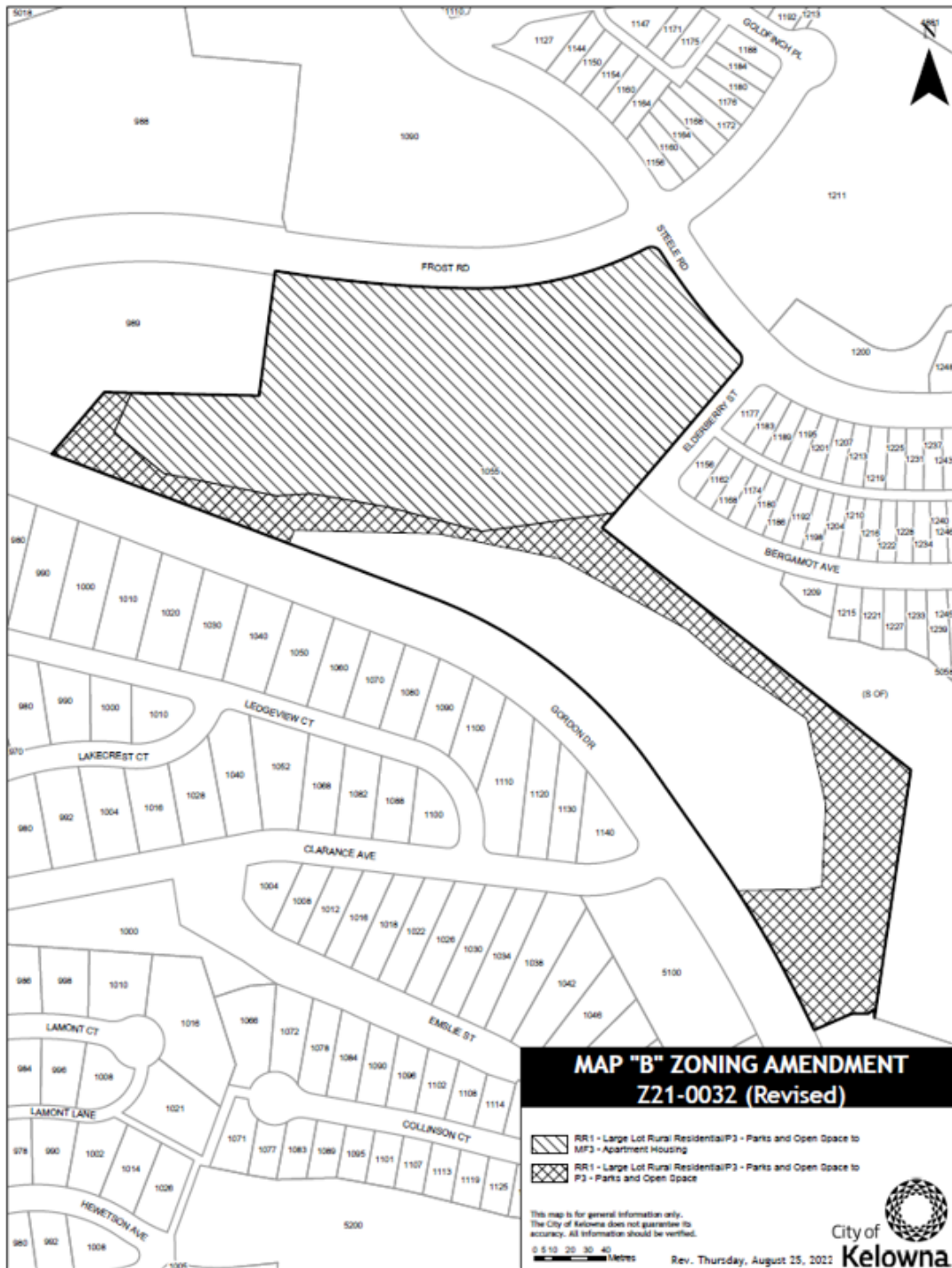
- ▶ Rezone P₃ portion of lot to RR₁



No.10 – 1055 Frost Rd

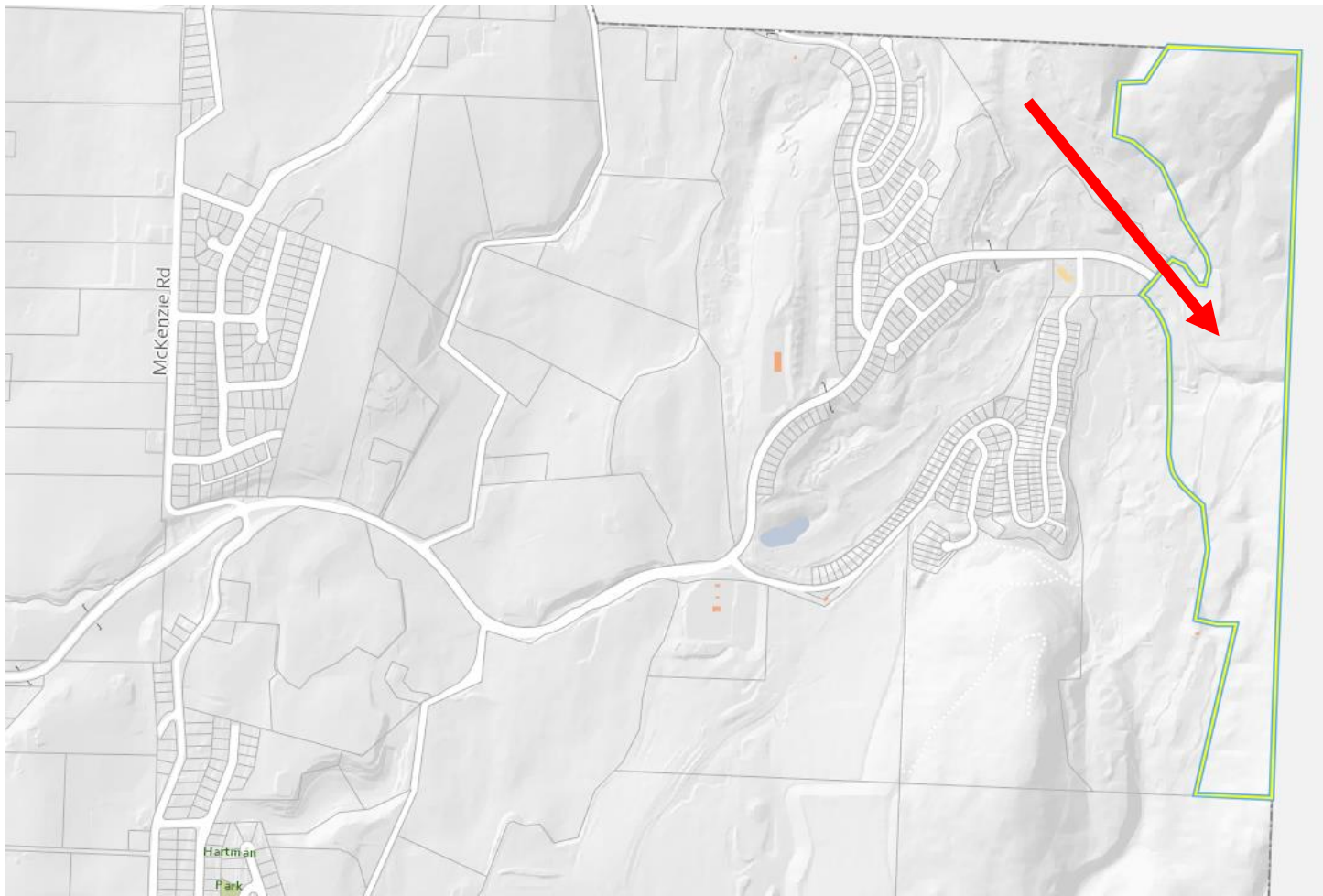
- ▶ Rezone from RR1 / P3 to MF3 / P3

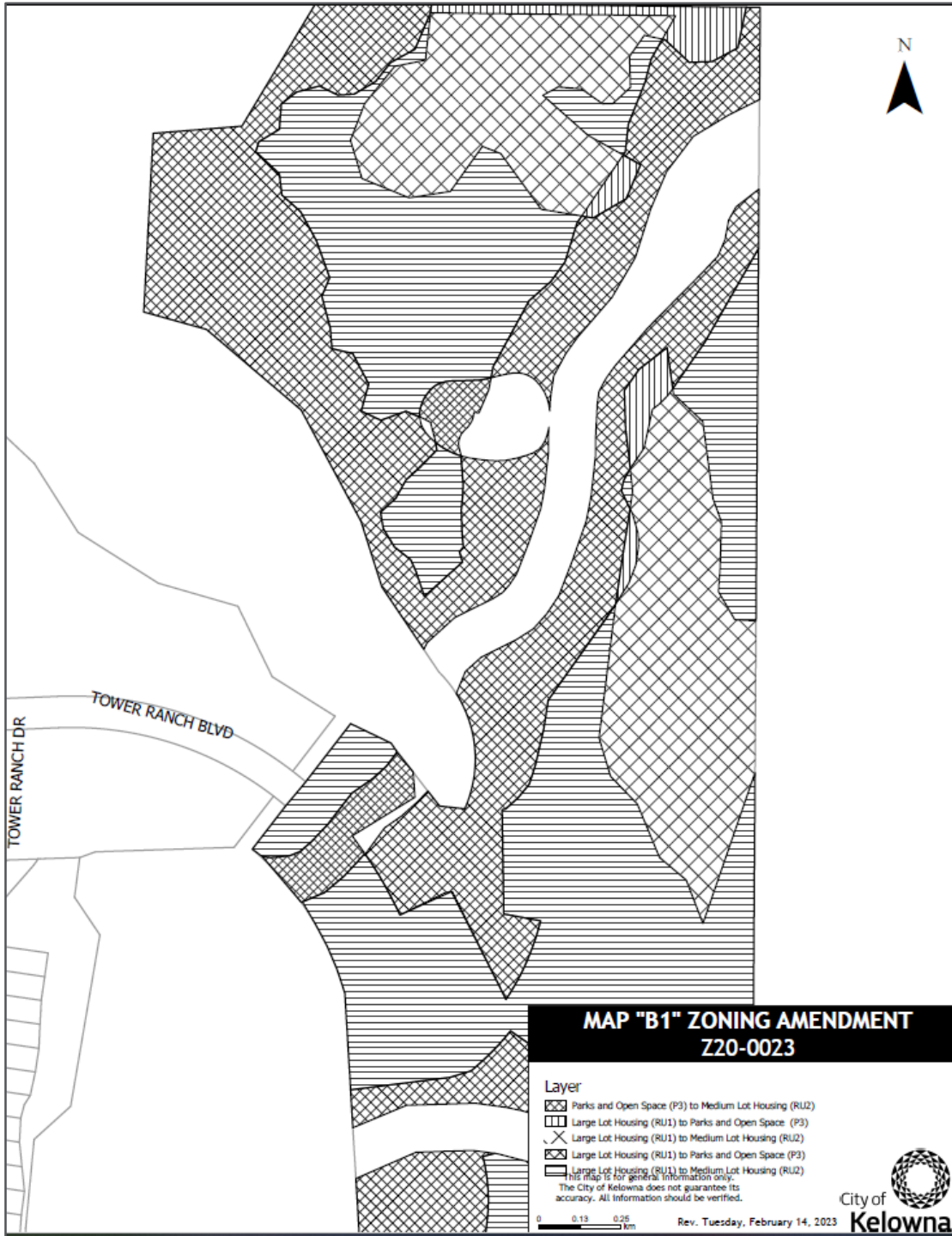









No.11 – 2160 Tower Ranch Blvd

- ▶ Split Zoning to RU2 & P3



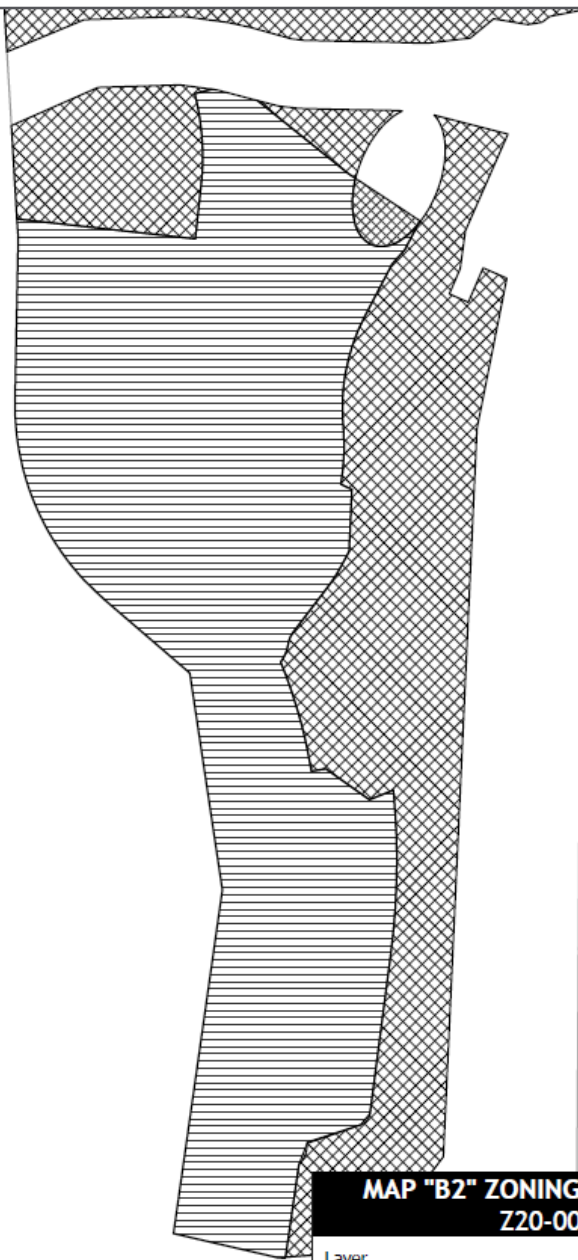


**MAP "B1" ZONING AMENDMENT
Z20-0023**

- Layer
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
 -  Large Lot Housing (RU1) to Parks and Open Space (P3)
 -  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
 -  Large Lot Housing (RU1) to Parks and Open Space (P3)
 -  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
- This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 0.13 0.26 km Rev. Tuesday, February 14, 2023





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

- Layer**
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
 -  Large Lot Housing (RU1) to Parks and Open Space (P3)
 -  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
 -  Large Lot Housing (RU1) to Parks and Open Space (P3)
 -  Large Lot Housing (RU1) to Medium Lot Housing (RU2)

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accuracy. All information should be verified.



Rev. Tuesday, February 14, 2023



Staff Recommendation

- ▶ Staff recommend the bylaw (Z22-0081) Part 2 of 2 be forward to Public Hearing

CITY OF KELOWNA

BYLAW NO. 12493

Z22-0081

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 31 Section 3 Township 23 ODYD Plan 18861 Except Plan EPP113583, located on Sexsmith Road, Kelowna, BC;
 - b. Lot 41 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - c. Lot 8 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - d. Lot 43 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - e. Lot 45 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - f. Lot 42 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - g. Lot 11 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - h. Lot 12 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - i. Lot 32 Section 3 Township 23 ODYD Plan 18861 Except Plan EPP112802, located on Sexsmith Road, Kelowna, BC;
 - j. Lot 40 Section 3 Township 23 ODYD Plan 18861, located on Arab Road, Kelowna, BC;
 - k. Lot 6 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - l. Lot 46 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
 - m. Lot 14 Sections 2 and 3 Township 23 ODYD Plan 18861 Except Plan EPP64644, located on Appaloosa Road, Kelowna, BC;

from the A2 – Agriculture/Rural Residential zone to the I2 – General Industrial zone;

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

Read a first time by the Municipal Council this 6th day of March, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12494

Z22-0081

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot A District Lot 129 ODYD Plan EPP25210, located on Bredin Road, Kelowna, BC;
 - b. Lot B District Lot 129 ODYD Plan EPP25210, located on Windsor Road, Kelowna, BC;
 - c. Lot 2 Section 14 Township 23 ODYD Plan KAP82802, located on Innovation Drive, Kelowna, BC;
 - d. Lot 2 Section 14 Township 23 ODYD Plan EPP64815, located on Fleet Court, Kelowna, BC;
 - e. Lot 15 Section 14 Township 23 ODYD Plan KAP82802 Except Plan EPP23036, located on Fleet Court, Kelowna, BC;

from the I2 – General Industrial zone to the C2 – Vehicle Oriented Commercial zone;

2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot B District Lot 138 ODYD Plan 14934, located on Lawson Avenue, Kelowna, BC;
 - b. Lot 7 District Lot 138 ODYD Plan 2378, located on Lawson Avenue, Kelowna, BC;

from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone;

3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP121306, located on Lawson Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3 – Apartment Housing zone;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan EPP117925, located on Richter Street, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2r – Townhouse Housing Rental Only zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 139 ODYD Plan EPP113832, located on Bertram Street, Kelowna, BC from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan KAS1655 located on Via Centrale, Kelowna, BC from the C1 – Local & Neighbourhood Commercial zone to the CA1 – Core Area Mixed Use zone as shown on MAP A attached to and forming part of this bylaw;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of a portion of Lot A Sections 28 and 34 Township 26 and of District Lot 415 ODYD Plan 36774 Except Plans KAP88921 and EPP12262, located on Mount Baldy Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the RR1 – Large Lot Rural Residential zone as shown on MAP B attached to and forming part of this bylaw;

8. 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 6th day of March, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

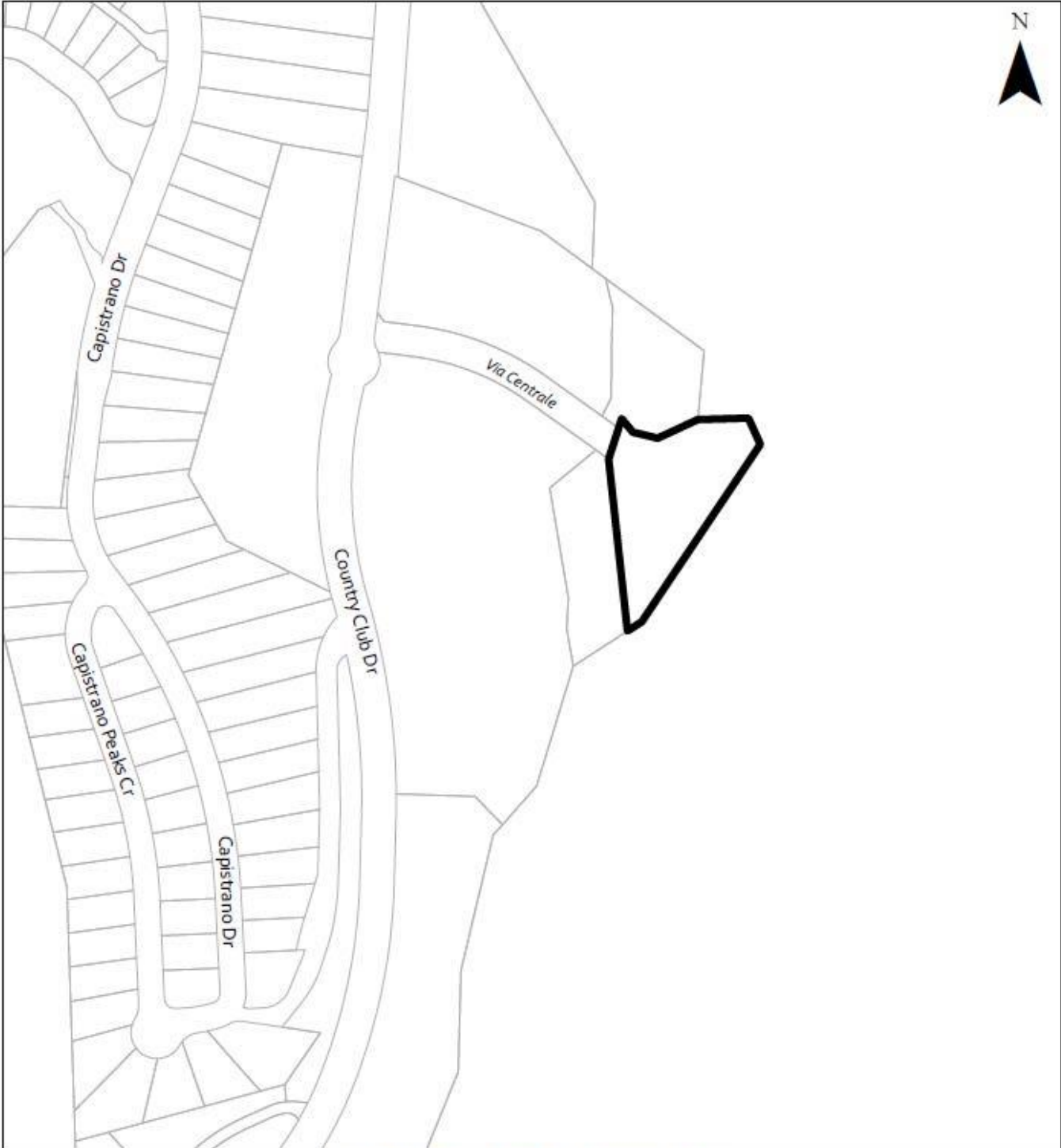
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



MAP "A" REZONING AMENDMENT
File Z22-0081

3185 Via Centrale

 Subject Property

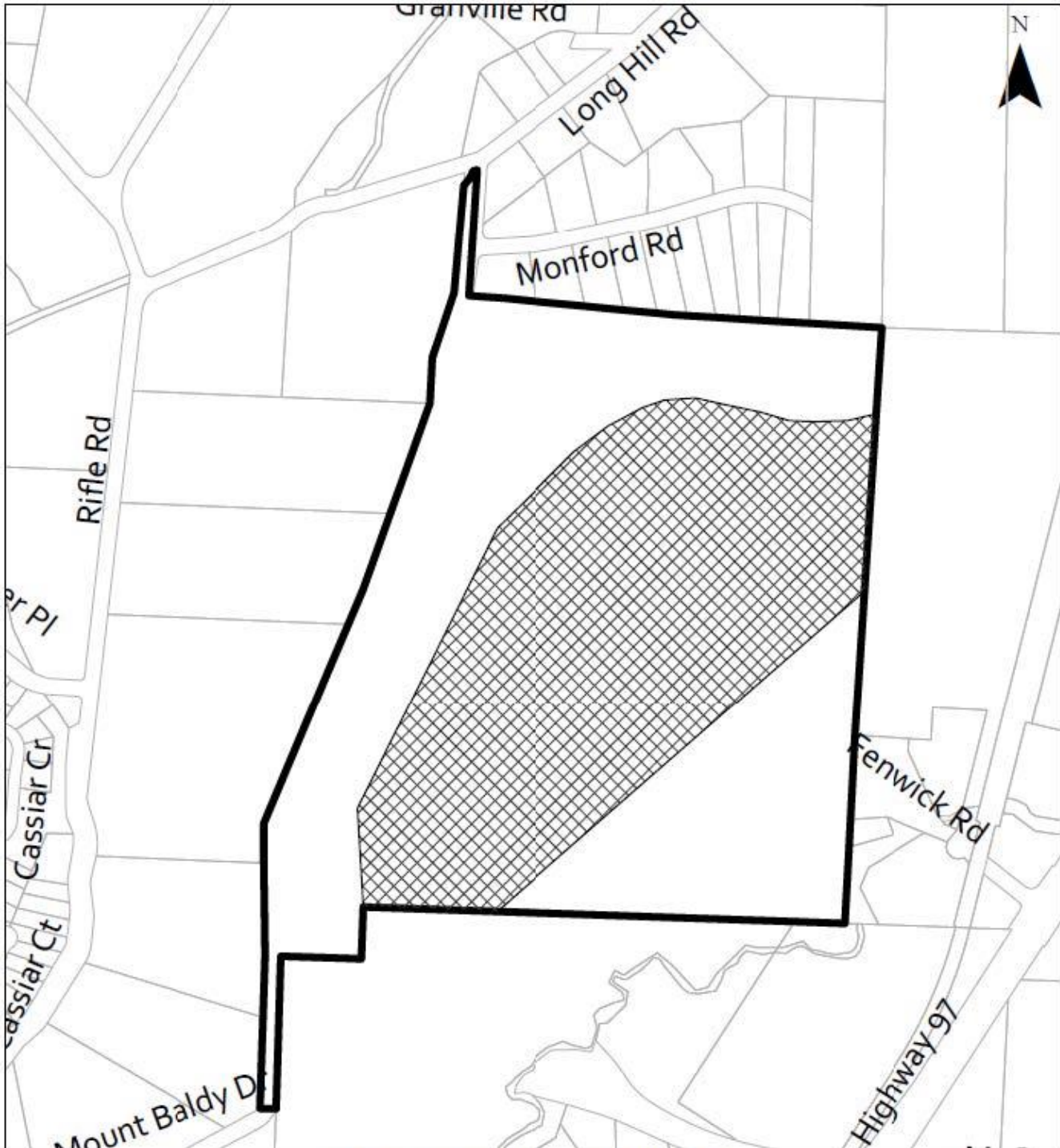
Rezone from C1 - Local & Neighbourhood Commercial
to CA1 - Core Area Mixed Use

0 2.5 5 10 15 20 25 Metres

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accuracy. All information should be verified.



Rev. Friday, February 17, 2023



MAP "B" REZONING AMENDMENT
File Z22-0081

(END OF) Mount Baldy Dr

-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential

0 2.5 5 10 15 20 25 Metres

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 accuracy. All information should be verified.



Rev. Friday, February 17, 2023

CITY OF KELOWNA

BYLAW NO. 12495

Z22-0081

Multiple Addresses

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot B District Lot 14 ODYD Plan 4463 Except Plan KAP88012, located on Pandosy Street, Kelowna, BC;
 - b. Lot A District Lot 14 ODYD Plan EPP116552, located on Speer Street, Kelowna, BC;
 - c. Lot 4 District Lot 14 ODYD Plan 7535 Except Plan EPP108760, located on Royal Avenue, Kelowna, BC;
 - d. Lot 1 District Lot 14 ODYD Plan EPP87313, located on Royal Avenue, Kelowna, BC;

from the HD₂ – Residential and Health Support Services zone to the MF₃ – Apartment Housing zone;

2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan EPS4334 located on Abbott Street, Kelowna, BC from the HD₂ – Residential and Health Support Services zone to the MF₃ – Apartment Housing zone as shown on MAP A attached to and forming part of this bylaw;
3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A District Lot 14 ODYD Plan EPP27000, located on Pandosy Street, Kelowna, BC from the HD₂ – Residential and Health Support Services zone and the RU₄ – Duplex Housing zone to the HD₁ – Kelowna General Hospital zone as shown on MAP B attached to and forming part of this bylaw;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 358 ODYD Plan KAP69898, located on DeHart Road, Kelowna, BC from the P₂ – Education and Minor Institutional zone to the P₃ – Parks and Open Space zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification a of portion of Lot A District Lot 358 ODYD Plan KAP89280, located on DeHart Road, Kelowna, BC from the P₄ – Utilities zone to the P₃ – Parks and Open Space zone as shown on MAP C attached to and forming part of this bylaw;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 24 Township 28 SDYD Plan 42749, located on Killdeer Road, Kelowna, BC from the P₃ – Parks and Open Space zone to the RR₁ – Large Lot Rural Residential zone;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification a of portion of Lot B Section 24 Township 28 SDYD Plan 28853 Except Plans 30846 30848 34710 37381 39945 and 42749, located on Killdeer Road, Kelowna, BC from the P₃ – Parks and Open Space zone to the RR₁ – Large Lot Rural Residential zone as shown on MAP D attached to and forming part of this bylaw;

8. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 14 ODYD Plan EPP91145, located on Royal Avenue, Kelowna, BC from the HD2r – Residential and Health Support Services Rental Only zone to the MF3r – Apartment Housing Rental Only zone;
9. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 15 District Lot 14 ODYD Plan 1141, located on Francis Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2 – Townhouse Housing zone;
10. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan EPS8896, located on Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone as shown on MAP E attached to and forming part of this bylaw;
11. THAT City of Kelowna Zoning Bylaw No. 12375 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 RR1 – Large Lot Rural Residential zone and the P3 – Parks and Open Space zone to the MF3 – Apartment Housing zone and the P3 – Parks and Open Space zone as shown on MAP F attached to and forming part of this bylaw;
12. THAT City of Kelowna Zoning Bylaw No. 12375 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 P3 – Parks and Open Space zone and the RU1 – Large Lot Housing zone to the P3 – Parks and Open Space zone and the RU2 – Medium Lot Housing zone as shown on MAP G1 and MAP G2 attached to and forming part of this bylaw;
13. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



**MAP "A" REZONING AMENDMENT
File Z22-0081**

2245 Abbott St

 Subject Property

Rezone from HD2 - Residential and Health Support Services to
MF3 - Apartment Housing



This map is for general information only.
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accuracy. All information should be verified.





Rev. Wednesday, February 22, 2023



MAP "B" REZONING AMENDMENT
File Z22-0081

2169 Pandosy Street

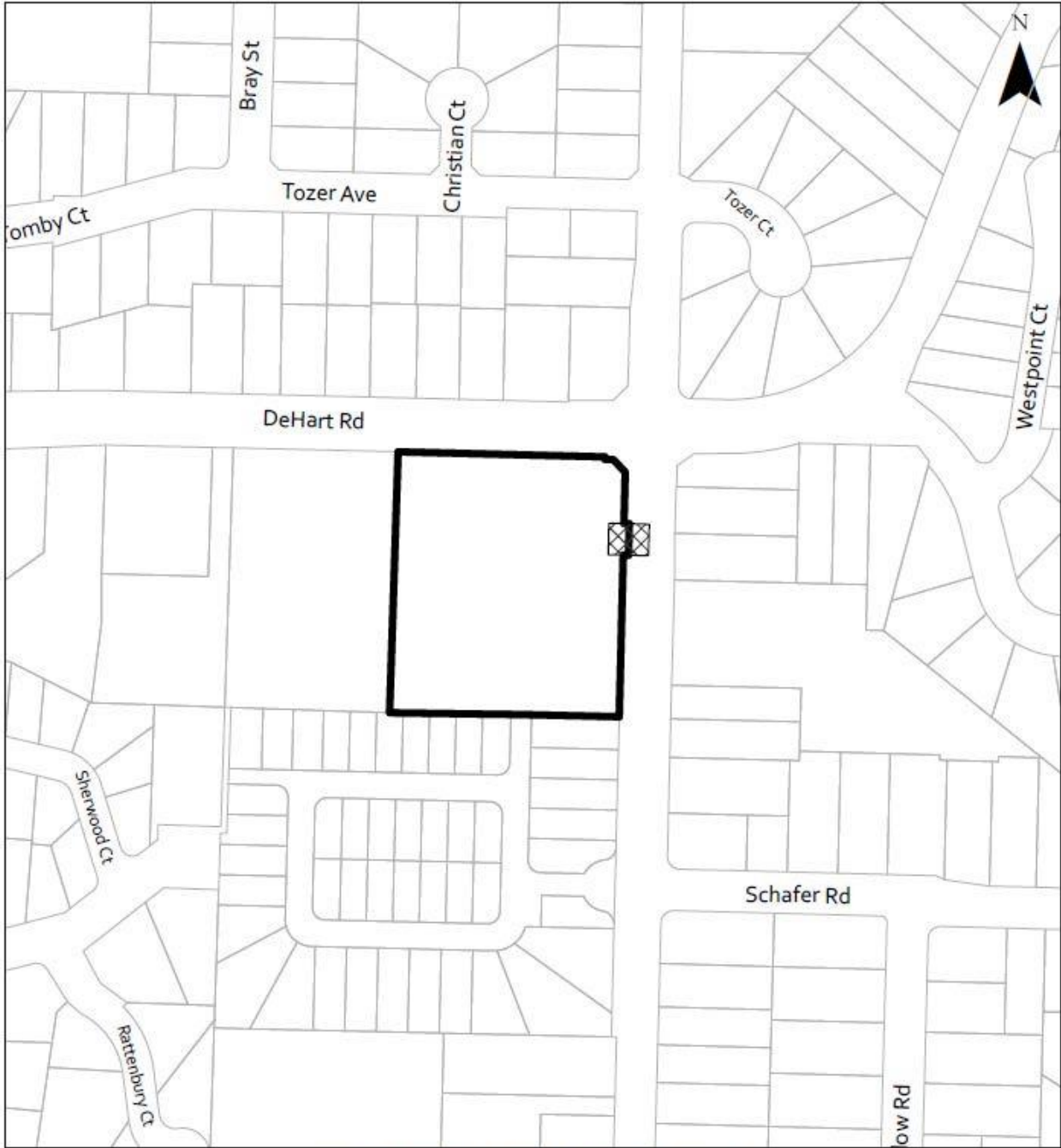
-  Subject Property
-  From HD2 - Residential and Health Support Services To HD1 - Kelowna General Hospital
-  From RU4 - Duplex Housing To HD1 - Kelowna General Hospital

0 2.5 5 10 15 20 25 Metres

This map is for general information only.
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Rev. Friday, February 17, 2023



MAP "C" REZONING AMENDMENT
File Z22-0081

687 DeHart Rd

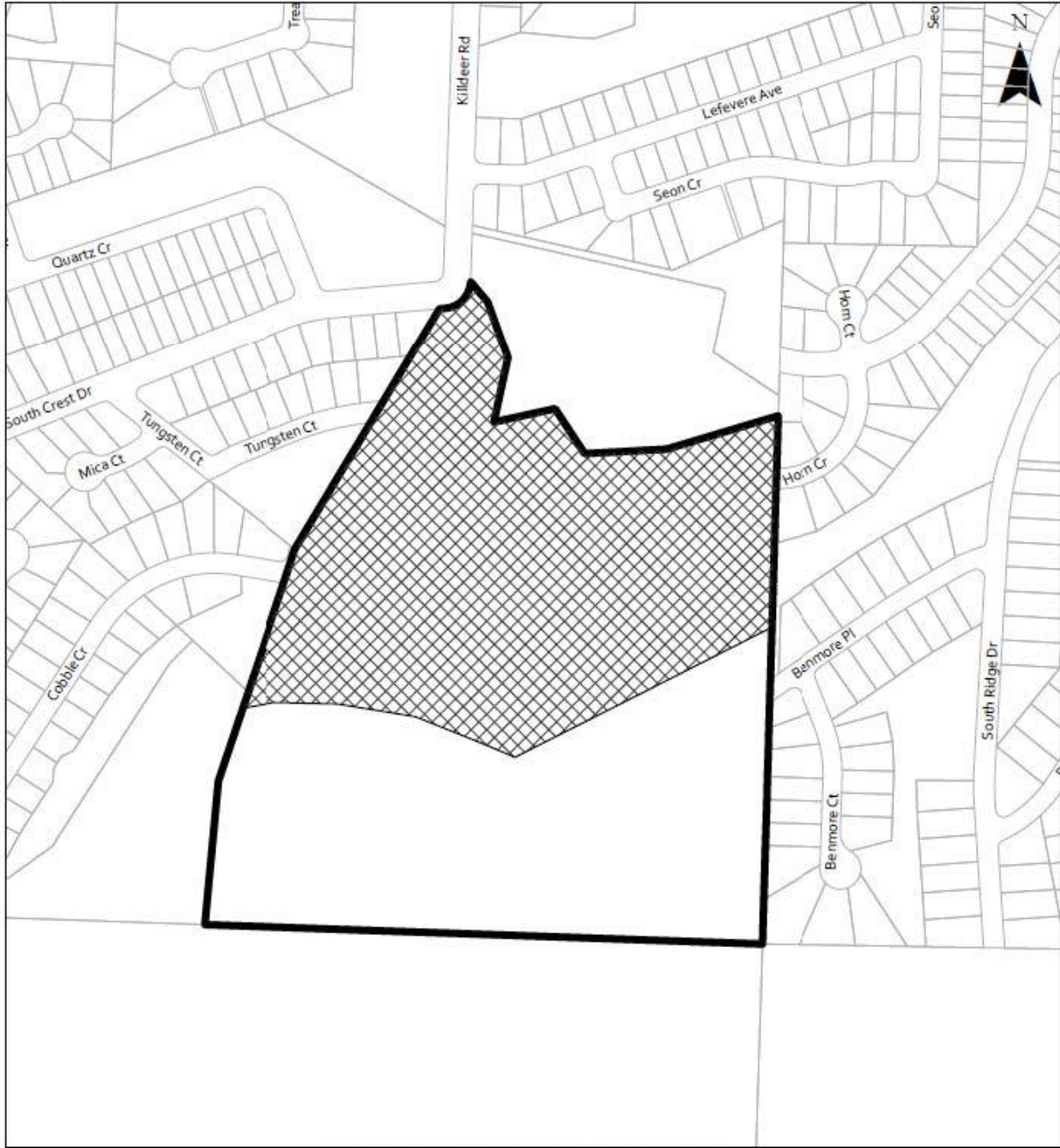
-  Subject Property
-  From P4 - Utilities to P3 - Parks and Open Space

0 2.5 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023



**MAP "D" REZONING AMENDMENT
File Z22-0081**

5081 Killdeer Rd

-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential



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accuracy. All information should be verified.




Rev. Friday, February 17, 2023



MAP "E" REZONING AMENDMENT
File Z22-0081

1354 Rutland Rd N

 Subject Property

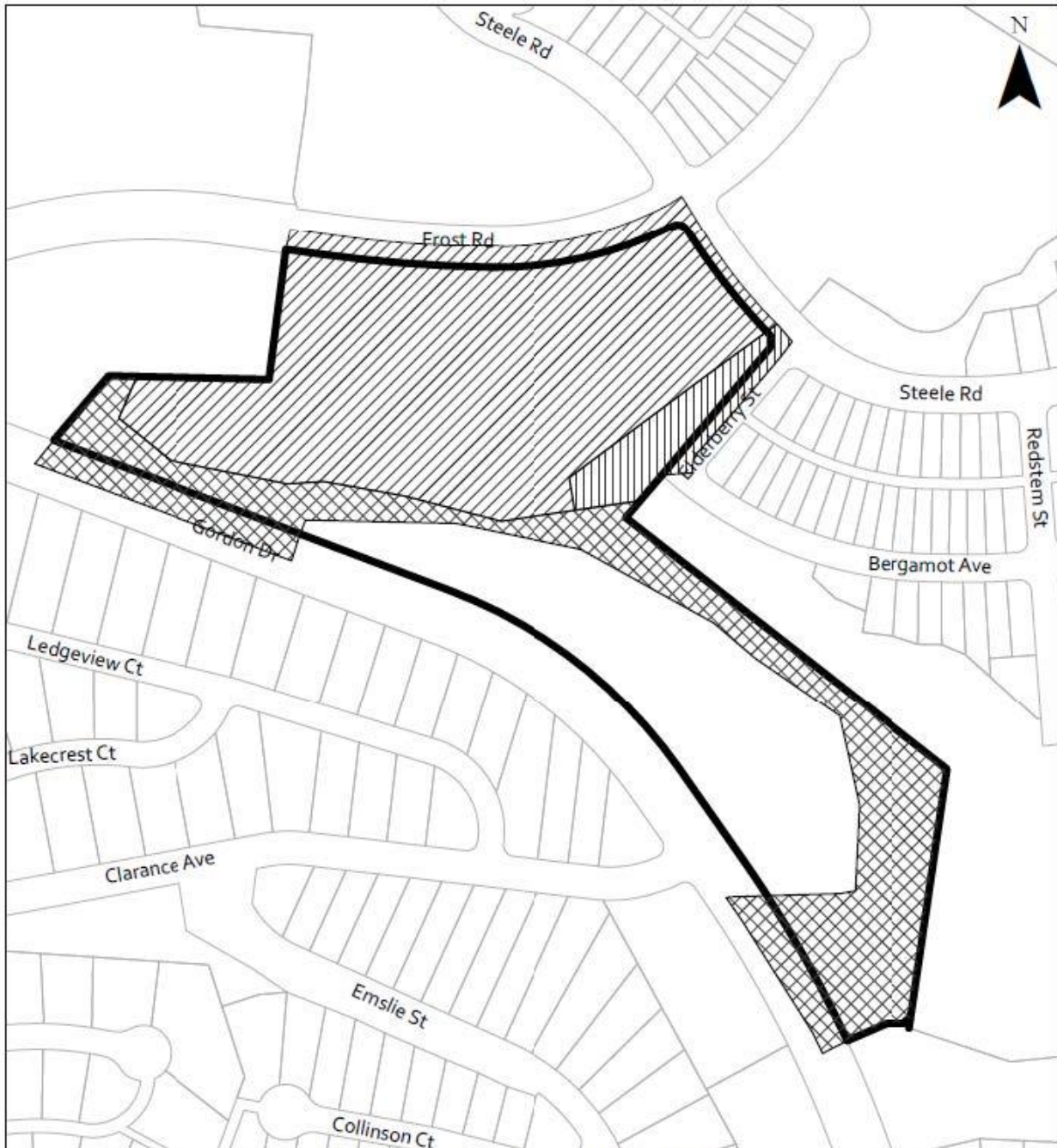
Rezone from RU1 - Large Lot Housing to MF2 - Townhouse Housing



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







Rev. Wednesday, February 22, 2023



MAP "F" REZONING AMENDMENT
File Z22-0081

1055 Frost Rd

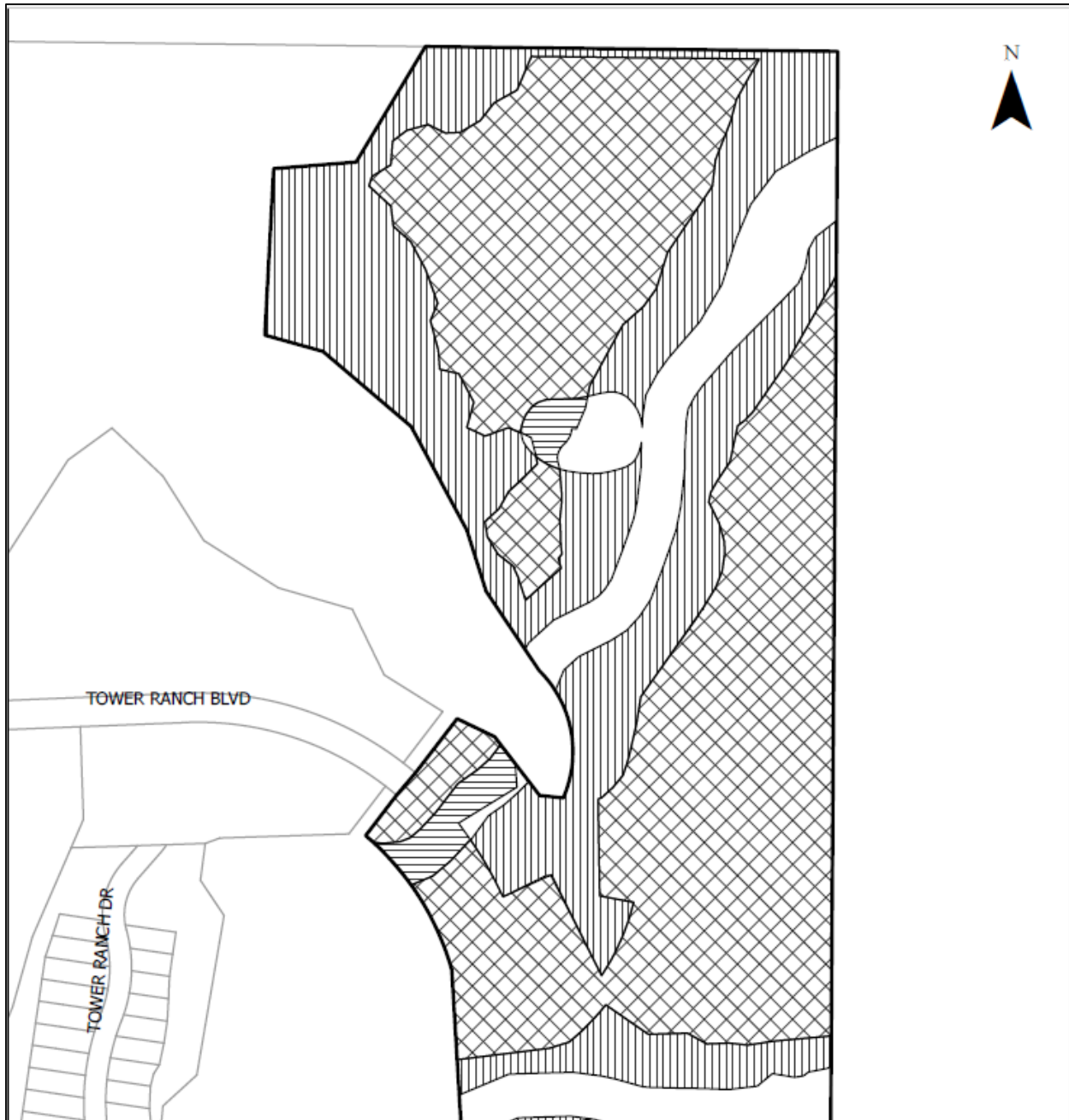
-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To MF3 - Apartment Housing
-  From P3 - Parks and Open Space To MF3 - Apartment Housing







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Rev. Friday, February 17, 2023

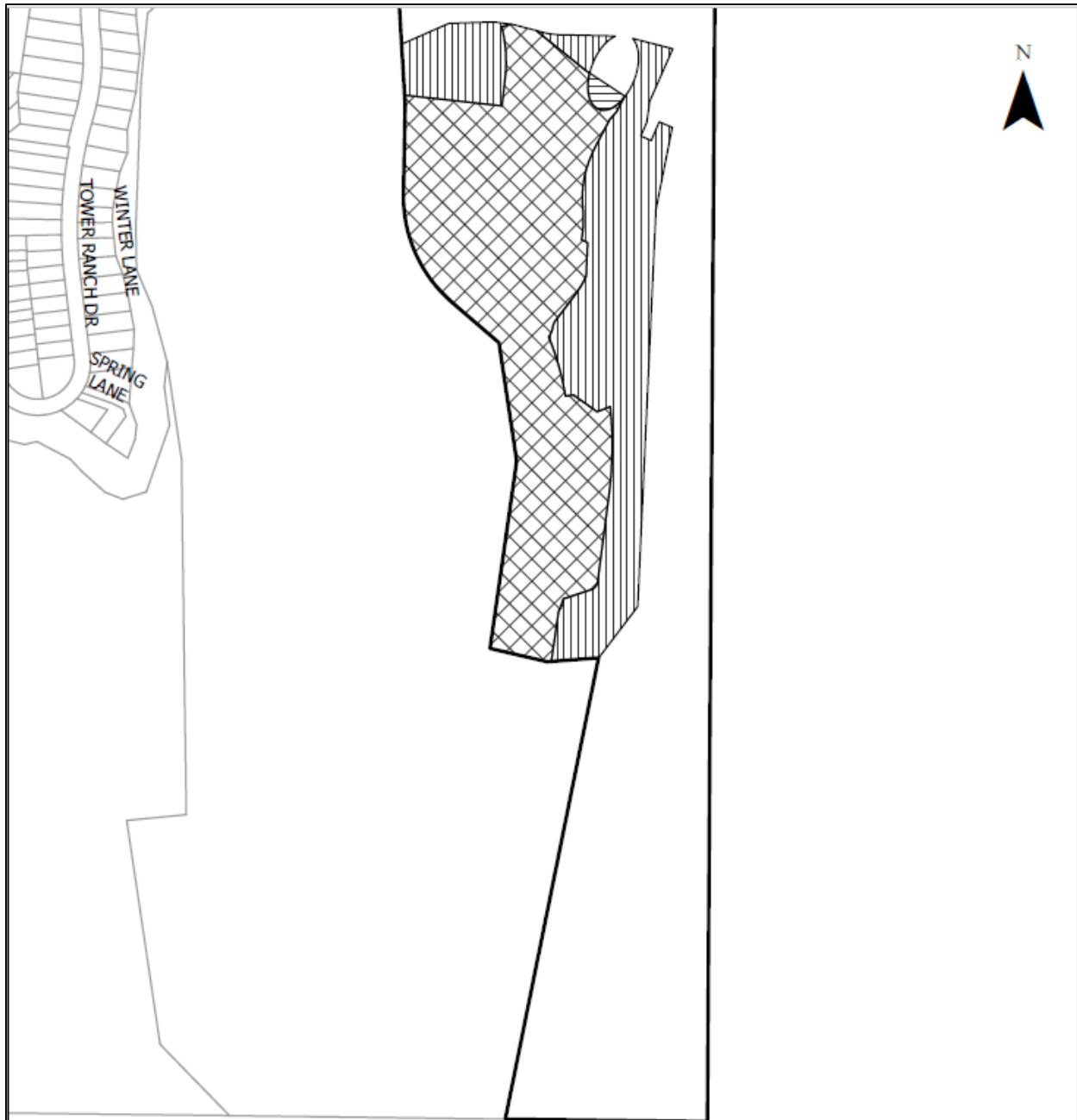


**MAP "G1" ZONING AMENDMENT
Z22-0081**





-  Subject Property
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) 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. Tuesday, February 28, 2023





**MAP "G2" ZONING AMENDMENT
Z22-0081**

-  Subject Property
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) to Parks and Open Space (P3)

This map is for general information only.
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accuracy. All information should be verified.
Rev. Tuesday, February 28, 2023



REPORT TO COUNCIL



Date: March 6, 2023
To: Council
From: City Manager
Department: Development Planning
Application: OCP23-0003
Subject: OCP Amendment regarding Temporary Use Permit Designation

1.0 Recommendation

THAT Official Community Plan Amendment OCP23-0003 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in the Report from the Development Planning Department dated March 6, 2023, be considered by Council;

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

AND FURTHER THAT Council considers the Public Hearing 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 March 6, 2023.

2.0 Purpose

To amend the Official Community Plan by allowing Temporary Use Permits to be considered on all lands within the City of Kelowna.

3.0 Development Planning

Staff support the proposed Official Community Plan (OCP) amendment to allow Temporary Use Permit (TUP) in all lands in the City. The proposed amendment provides for options and flexibility for TUP where appropriate, however, considerations would still be given to relevant OCP policies, neighbourhood impacts, and terms of the permit.

In Chapter 3 – Future Land Use section of the OCP, the current TUP statement is as follows:

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated as Urban Centre, Village Centre, Regional Commercial, Neighbourhood Commercial, Education / Institutional, Industrial, or Public Service / Utility. Temporary Use Permits outside the PGB may be considered on lands designated Rural – Agricultural and Resource, with a stated time period considerably less than the maximum three year time limit. A Temporary Use Permit on lands in the ALR

will require the approval of the Agricultural Land Commission. All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

Staff propose the following revised statement:

Temporary Use Permits may be considered on all lands within the City of Kelowna. Temporary Use Permits should consider the fit within the character of the neighbourhood and surrounding uses to minimize conflicts and nuisances and as such should consider any mitigating strategies such as landscaping buffering, screening and operational details. Terms and conditions of the permit should specifically address an appropriate time duration up to the maximum limit under the Local Government Act (LGA).

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

Report prepared by:	Barbara B. Crawford, 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

CITY OF KELOWNA

BYLAW NO. 12496

Official Community Plan Amendment No. OCP23-0003

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 **Schedule "A" Chapter 3 - Future Land Use, Temporary Use Permits**, be amended as follows:

Deleting the following that reads:

"Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated as Urban Centre, Village Centre, Regional Commercial, Neighbourhood Commercial, Education / Institutional, Industrial, or Public Service / Utility. Temporary Use Permits outside the PGB may be considered on lands designated Rural – Agricultural and Resource, with a stated time period considerably less than the maximum three year time limit. A Temporary Use Permit on lands in the Agricultural Land Reserve (ALR) will require the approval of the Agricultural Land Commission (ALC). All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.";

And replace with:

"Temporary Use Permits may be considered on all lands within the City of Kelowna. Temporary Use Permits should consider the fit within the character of the neighbourhood and surrounding uses to minimize conflicts and nuisances and as such should consider any mitigating strategies such as landscaping buffering, screening and operational details. Terms and conditions of the permit should specifically address an appropriate time duration up to the maximum limit under the Local Government Act (LGA).";

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 6th day of March, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 21, 2023

To: Council

From: City Manager

Department: Development Planning

Application: TUP22-0002 **Owner:** City of Kelowna

Address: 500 Willits Rd and 3330 Springfield Rd **Applicant:** Patrick Aylard – Infrastructure Delivery

Subject: Temporary Use Permit

Existing OCP Designation: S-RES – Suburban Residential
R-RES – Rural Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Temporary Use Permit No. TUP22-0002 to allow for temporary staging, storage, and off-site operations at two properties: Lot A, Section 23, Township 26, Osoyoos Division, Yale District, Plan 17856, located at 500 Willits Rd, Kelowna, BC.; and Lot B, Section 23, Township 26, Osoyoos Division, Yale District, Plan EPP23792, located at 3330 Springfield Rd, Kelowna, BC for a 3 (three) year period commencing from Council approval subject to the following conditions:

- a) The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";

AND FURTHER THAT any application to extend the permit must be approved by Council prior to this permit expiring.

2.0 Purpose

To temporarily allow two properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project.

3.0 Development Planning

Staff recommend support for the issuance of a Temporary Use Permit (TUP) for a 3-year period at two adjacent properties located at 500 Willits Rd and 3330 Springfield Rd. If approved, the TUP would allow the properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project.

The Central Rutland Sanitary Sewer Connection Area Project (the Project) has 73% funding under the Investing in Canada Infrastructure Program and is to provide sewer connection to approximately 500 homes currently on septic. The other 27% is being funded by the sewer connection area reserve. The City made application for a TUP in October 2022. Since then, the first phase of the project has been tendered with negotiations underway with the top ranked contractor. Phase 1 is scheduled for completion by end of 2023. The limits of Phase 2 will depend on available funding. Completion is anticipated by end of 2024 but if additional grant funding is delayed it may extend to end of 2025.

4.0 Proposal

4.1 Background

The two vacant properties proposed for temporary use are owned by the City and include larger than usual adjacent road right of way. Future plans include potential residential development and intersection improvements. Infrastructure Delivery is working with the City's Property Management Department on a property use agreement which will set out the terms for use and remediation subject to Council's approval of the TUP.

4.2 Project Description

The TUP for the site is required to provide suitable laydown area for the Project. A site plan is attached (Schedule A) and includes the following:

- Site office trailer and parking for the contractor and engineer
- 1.8m high screened fencing around both properties including lockable access gates
- Area for storing construction materials and equipment
- Area for gravel stockpiles
- Water service from BMID for dust suppression

The project delivery plan includes a goal to minimize trucking and maximize recycling of road materials. Benefits of this plan include increased safety, lower capital costs, lower traffic congestion and greenhouse gas emissions. This plan includes pulverizing and mixing the existing asphalt and concrete into the road gravels to be re-used for building the road after the sewer pipes are installed. It also includes maximizing the re-use of in-situ gravels for backfill on the project. This area of Rutland contains gravels that are ideal for this type of construction method. Phase 1 includes 3,300 lineal meters of sewer and road re-construction. This represents an approximate quantity of 10,000 cubic meters or 714 dump truck loads. Phase 2 represents a further 4,900 lineal meters of sewer and road construction producing an additional 1,143 dump truck loads. The subject properties will provide space for temporary storage of these gravels during the sewer system install to avoid excessive stockpiling within the road under construction. It also decreases the overall project trucking by approximately 68,500 kms on City roads and Highway 97 resulting in considerable cost savings and environmental benefit.

Operation Parameters

The majority of the gravel recycling will include temporary stockpile of the blended asphalt and road gravels at the site. Hours of operation are anticipated to be weekdays from 7:00am-5:30pm during the construction season but actual activity will fluctuate depending on stages of the sewer construction. More activity will occur during times of re-building a road while less activity will occur during routine sewer pipe installations.

Dust Mitigation

Gravel stockpiles containing pulverized asphalt create minimal dust as the asphalt act as a binder to weigh down the finer particles. Recycled asphalt millings will be applied to access roads to mitigate dust from trucks and equipment. A water truck and or water from the BMID Water service onsite will be used for dust suppression.

Noise and Visual Impacts

Most activities on the site will involve dump trucks unloading or being loaded. This is not full-time activity and is expected to fluctuate throughout the project. 6-foot-high perimeter fencing will be installed with screening on areas of high visibility into the site and to further mitigate dust travel.

Site Remediation

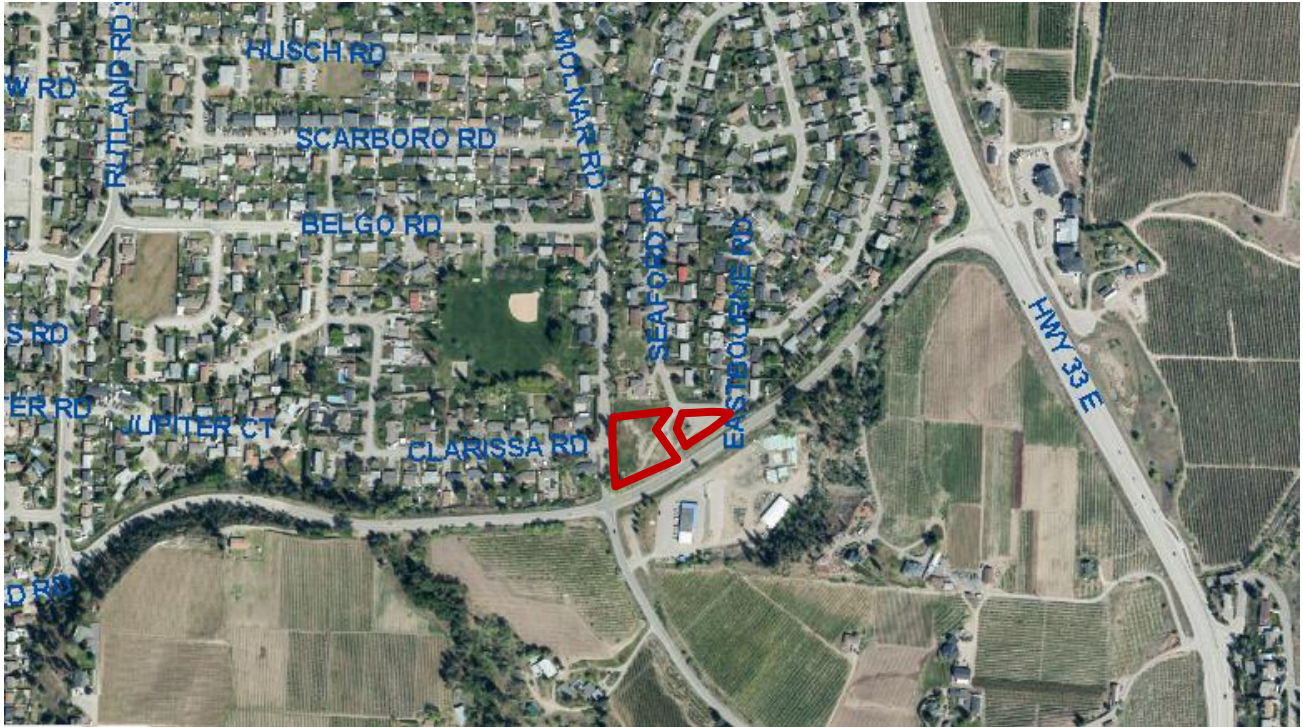
The plan is to remediate the site back to original condition or to meet a condition requested by the City’s Real Estate Group. We anticipate minimal remediation at the end of Phase 1 so the site can continue to be used for Phase 2.

4.3 Site Context

The two subject properties are vacant, both front Springfield Rd, and are west of Hwy 33 intersection. The surrounding area consist of single-family residential lots to the north, east and west. The BMID yard is to the south of the site. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	Springfield Rd P4 - Utilities	Road BMID Yard
West	RU1 – Large Lot Housing P3 – Parks and Open Space	Residential Belgo Park

Subject Property Map: 500 Willits Rd and 3330 Springfield Rd shown in red polygons.



5.0 Application Chronology

Date of Application Accepted: October 19, 2022
Date Public Consultation Completed: January 27, 2023

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

Attachments:

- Schedule A – Site Plan
- Attachment A – Development Engineering Memo
- Draft Temporary Use Permit No. TUP22-0002

Willits Temporary Construction Laydown Site Map



Legend

ATTACHMENT A
 This forms part of application
 # TUP22-0002

Planner Initials BC



Notes

0 50 100Meters

January 24, 2023

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

CITY OF KELOWNA

MEMORANDUM

Date: October 31, 2022
File No.: TUP22-0002
To: Urban Planning Management (BC)
From: Development Engineer Manager (NC)
Subject: 500 Willits Rd & 3330 Springfield Rd Staging

A Temporary Use Permit (TUP) application to allow the subject properties to be utilized for temporary staging and off-site operations for the Central Rutland Sanitary Sewer Project.

1. General

- a. Construction access must be from Willits Rd and/or Belgo Rd. No access off Springfield Rd will be permitted.
- b. All other details and requirements of this Capital Project will be dealt with by the City's Infrastructure Delivery Department.



Nelson Chapman, P. Eng.
Development Engineering Manager

SK

TEMPORARY USE PERMIT



APPROVED ISSUANCE OF TEMPORARY USE PERMIT NO. TUP22-002

Issued To: City of Kelowna

Site Address: 500 Willits Rd and 3330 Springfield Rd

Legal Descriptions:

- 1) Lot A, Section 23, Township 26, Osoyoos Division, Yale District, Plan 17856, located at 500 Willits Rd, Kelowna, BC
- 2) Lot B, Section 23, Township 26, Osoyoos Division, Yale District, Plan EPP23792, located at 3330 Springfield Rd, Kelowna, BC

Zoning Classification:

S-RES – Suburban Residential
R-RES – Rural Residential

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Temporary Use Permit No. TUP22-0002 for:

- 1) Lot A, Section 23, Township 26, Osoyoos Division, Yale District, Plan 17856, located at 500 Willits Rd, Kelowna, BC, and,
- 2) Lot B, Section 23, Township 26, Osoyoos Division, Yale District, Plan EPP23792, located at 3330 Springfield Rd, Kelowna, BC, be approved for a three (3) year period subject to the following:
 - a) Allow the two properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project, consisting of the following:
 - i. Site office trailer and parking for the contractor and engineer.
 - ii. 1.8m high screened fencing around both properties including lockable access gates.
 - iii. Area for storing construction materials and equipment.
 - iv. Area for gravel stockpiles.
 - v. Water service from BMID for dust suppression.
 - b) The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";
 - c) Mitigation measures be carried out, including:

- i. Dust mitigation
- ii. Noise impacts
- iii. Visual impacts
- iv. Site remediation

AND THAT any application to extend the Permit must be approved by Council prior to this Permit expiring.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Temporary Use Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS

Approved by Council on the _____ day of _____, 2023.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



City of
Kelowna

TUP 22-0002 550 Willits Rd and 3330 Springfield Rd

Temporary Use Permit Application

Purpose

- ▶ A Temporary Use Permit application to allow two properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project

Development Process

Oct 19, 2022

Development Application Submitted



Staff Review & Circulation



Jan 27, 2023

Public Notification Received

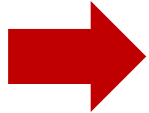


Mar 21, 2023

Council Consideration

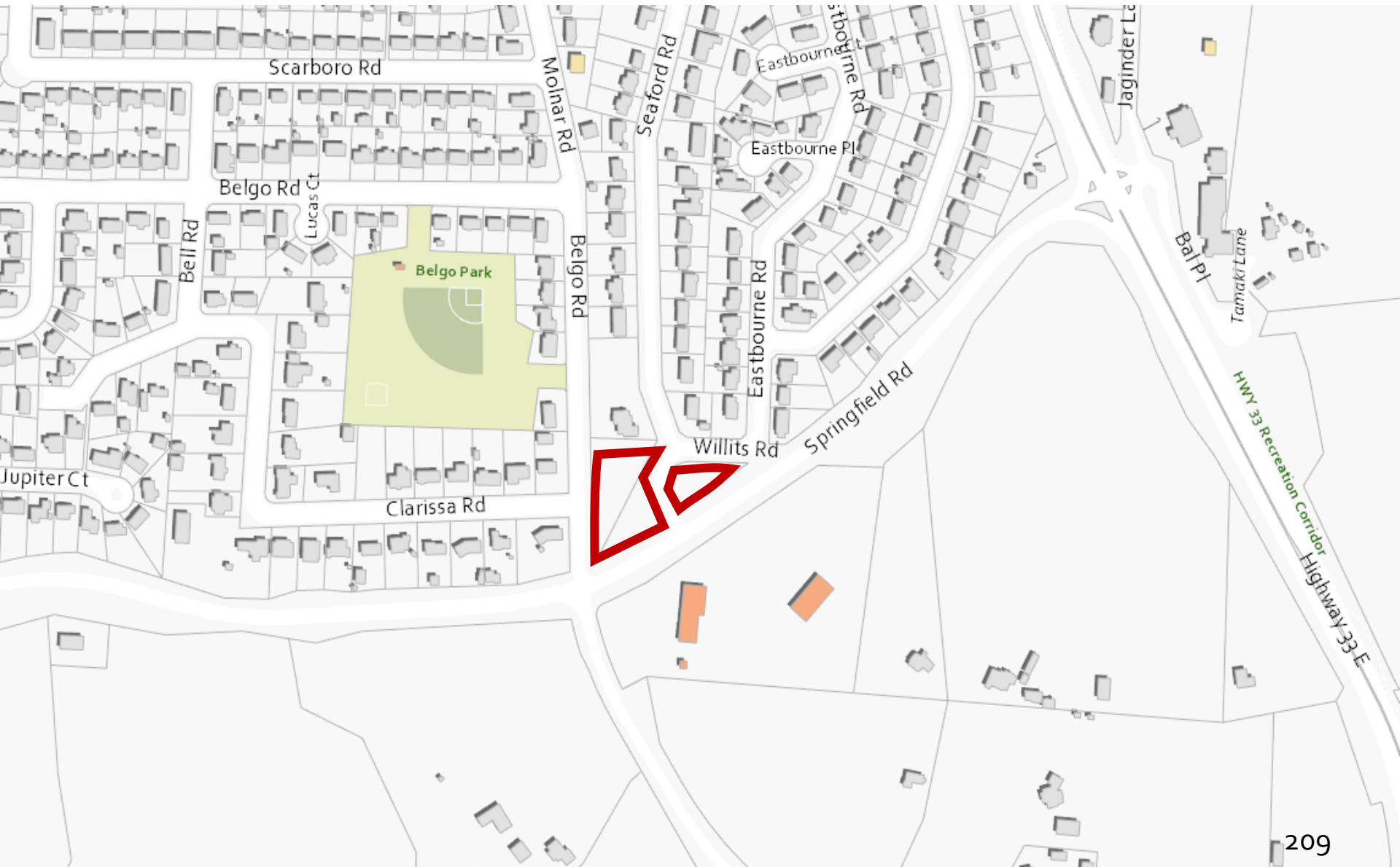


Temporary Use Permit



Council
Approvals

Context Map



Subject Property Map



BMID Yard

Western Property



Eastern Property



Project Details

- ▶ 3-year Temporary Use Permit
- ▶ Central Rutland Sanitary Sewer Connection Area Project
 - ▶ Monday to Friday, 7:00am-5:30pm
 - ▶ Site office trailer & parking for the contractor & engineer
 - ▶ 1.8m high screened fencing around both properties including lockable access gates
 - ▶ Areas for storing construction materials, equipment & gravel stockpiles
 - ▶ Water service from BMID for dust suppression

Temporary Construction Laydown Site



Site office trailer and parking

Fenced area for various sewer construction materials and equipment

Fenced area for gravel stockpiles

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Temporary Use Permit Application

CITY OF KELOWNA

BYLAW NO. 12449

Z22-0052

5428 Tanager Court

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 13 Section 23 Township 28 SDYD Plan 35953, located on Tanager Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of November, 2022.

Considered at a Public Hearing on the 17th of January, 2023.

Read a second and third time by the Municipal Council this 17th day of January, 2023.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 21st, 2023
To: Council
From: City Manager
Department: Development Planning
Application: DVP22-0189 **Owner:** George & Diane Kamoschinski
Address: 5428 Tanager Court **Applicant:** Diane Kamoschinski
Subject: Development Variance Permit
Existing OCP Designation: S-RES – Suburban Residential
Existing Zone: RU1 – Large Lot Housing
Proposed Zone: RU1c- Large Lot Housing with Carriage House

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No.12449 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0189 for Lot 13 Section 23 Township 28 SDYD PLAN 35953, located at 5428 Tanager Court, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1- Large Lot Housing, Development Regulations

To vary the required maximum net floor area of a two (2) storey carriage house from 90.0 m² to 96.52 m².

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

2.0 Purpose

To issue a Development Variance Permit to vary the required maximum net floor area of a two (2) storey carriage house from 90.0 m² to 96.52 m².

3.0 Development Planning

Staff recommend support for the Development Variance Permit for the conversion of an existing accessory building into a carriage house. A Rezoning application (Z22-0052) was submitted to rezone the subject property from RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone. The

proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling growth, with opportunities for carriage houses. To finalize the rezoning, a Development Variance Permit is required to vary the net floor area of the proposed carriage house. As per Council Policy No. 367, public consultation was completed on October 11th, 2022 for the Development Variance Permit.

4.0 Proposal

4.1 Background

The Rezoning application received 1st reading of the Bylaw on November 28th, 2022. The Bylaw received 2nd and 3rd readings following Public Hearing on January 17th, 2023. To finalize adoption of the RU1c – Large Lot Housing with Carriage House zone, a Development Variance Permit is required to vary the maximum net floor area of the carriage house from 90.0 m² to 96.52 m².

A Building Permit (BP) was received on January 27th, 2021 for the accessory building which met all development regulations at the time of permit. During the construction period, the applicants decided to convert the accessory building to a carriage house use. Should Council adopt the zone and approve the variance application, the current building permit will be cancelled and a new building permit for the carriage house will be required.

4.2 Project Description

At the time of construction, the existing structure met all development regulations for an accessory building. The conversion of the accessory building to a carriage house triggered additional development regulations that were not required as part of the original building permit. A variance is required to vary the maximum net floor area of a carriage house from 90.0 m² to 96.52 m². The proposed carriage house meets all other development regulations.

4.3 Site Context

The subject property is located at the corner of Tanager Court and Stellar Court. The parcel has a Future Land Use Designation of S-RES – Suburban Residential and is within the Southwest Mission neighbourhood. The property is within close proximity to the Lebanon Creek Greenway Regional Park. The surrounding area consists primarily of RU1 – Large Lot Housing and RR2 – Small Lot Rural Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2 – Small Lot Rural Residential	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 5428 Tanager Court



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Carriage House Regulations		
Max. Site Coverage (buildings)	40 %	23.4 %
Max. Site Coverage (buildings, parking, driveways)	70 %	31.0 %
Max. Height	5.4 m	5.4 m
Min. Front Yard	9.0 m	36.6 m
Min. Side Yard (North)	1.5 m	1.5 m
Min. Flanking Yard (South)	4.5 m	16.2 m
Min. Rear Yard	1.5 m	1.8 m
Max. Building Footprint for 2-storey Carriage House	90.0 m ²	57.97 m ²
Max. Net Floor Area for 2-storey Carriage House	90.0 m ²	96.52 m ² ●
Max. Upper Storey Gross Floor Area for 2-storey Carriage House	70% of carriage house footprint area	38.55 m ²

● Indicates a requested variance to Net Floor Area for a Two (2) Storey Carriage House, Section 11.5 Development Regulations

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive, and adaptable	
Policy 7.2.1	Ground Oriented Housing. Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more

	intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities
	<i>The proposed carriage home reflects the character of the existing principal dwelling and is sensitive to the neighbourhood with respect to building design, height, and siting. The S-RES future land use designation supports single and two dwelling housing, with opportunities for secondary suites and carriage houses. A carriage home is a form of residential infill that allows for the modest intensification in an existing neighbourhood.</i>

6.o Application Chronology

Date of Application Received: October 3rd, 2022

Date Public Consultation Completed: October 15th, 2022

Report prepared by: Sara Skabowski, Planner I

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: Draft Development Variance Permit

Schedule A: Site Plan and Floor Plans

Attachment B: Applicant Rationale

Development Variance Permit

DVP22-0189



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

5428 Tanager Court

and legally known as

Lot 13 Section 23 Township 28 SDYD PLAN 35953

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

Carriage House

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

ATTACHMENT A

This forms part of application
DVP22-0189

Planner
Initials

SS

City of Kelowna
COMMUNITY PLANNING

Date of Council Approval: March 21st, 2023

Existing Zone: RU1c – Large Lot Residential with Carriage House

Future Land Use Designation: S-RES – Suburban Residential

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: George Kamoschinski & Dianne Kamoschinski

Applicant: Dianne Kamoschinski

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0189 for Lot 13 Section 23 Township 28 SDYD PLAN 35953 located at 5428 Tanager Court, Kelowna, BC, subject to the following:

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

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: [RU1 – Large Lot Housing Development Regulations]

To vary the required maximum net floor area from 90.0 m² to 96.52 m²

3. INDEMNIFICATION

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

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

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

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

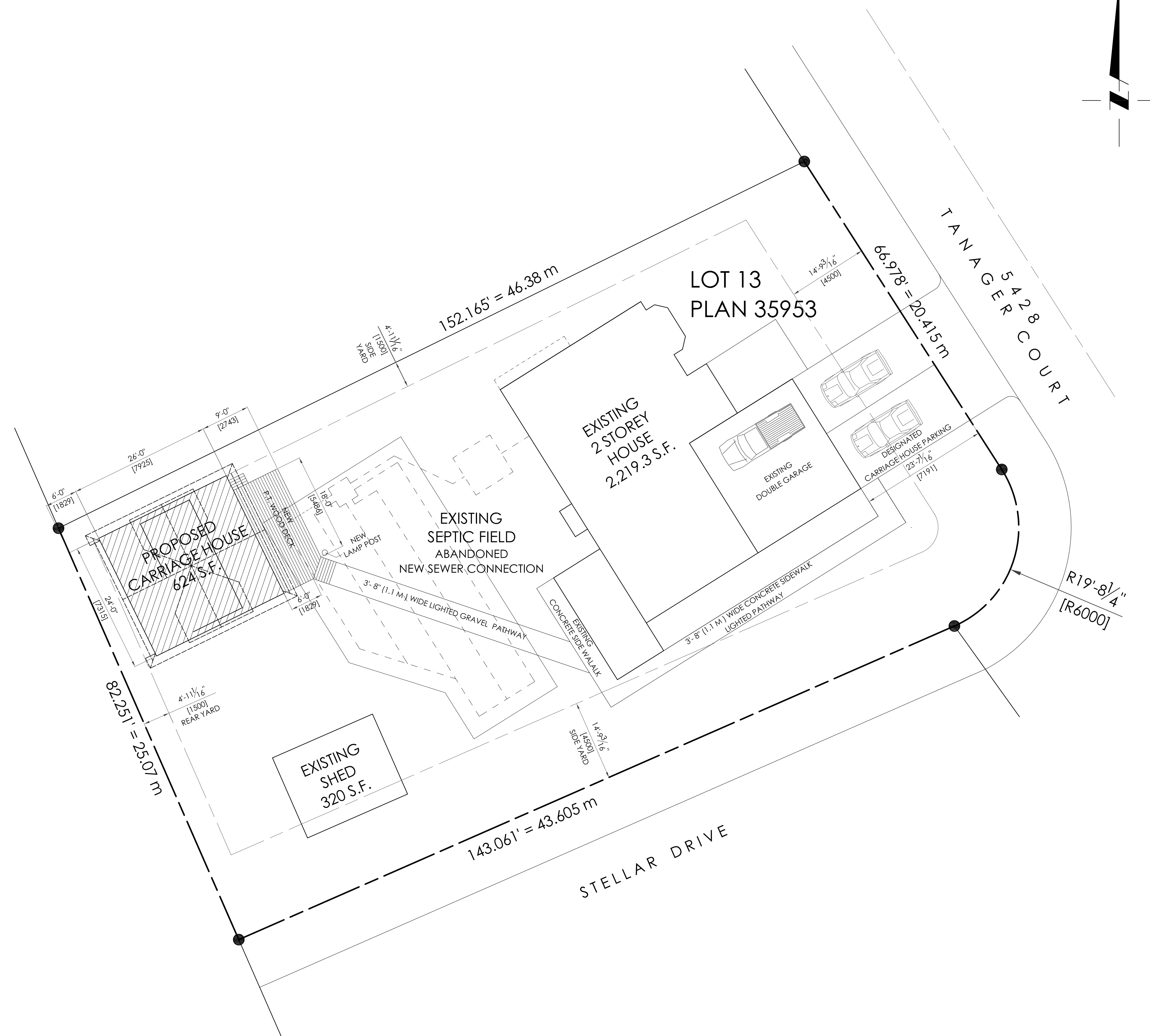
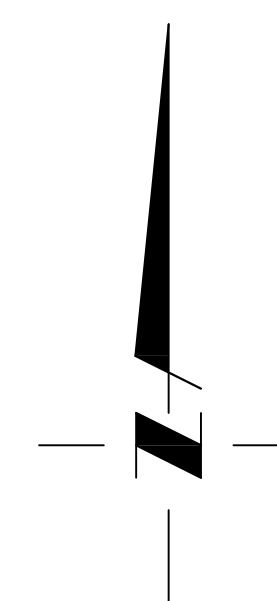
SCHEDULE A

This forms part of application
DVP22-0189



City of
Kelowna
COMMUNITY PLANNING

Planner Initials **SS**



SITE DATA

LOT 13
PLAN 35953
SEC 23
TWP 28
SIMILKAMEEN DIVISION YALE DISTRICT

STREET ADDRESS

5428 TANAGER COURT
KELOWNA BC

ZONING

CITY OF KELOWNA - BYLAW NO 12375
EXISTING ZONING RU1 LARGE LOT HOUSING
PROPOSED REZONING RU1c LARGE LOT HOUSING WITH CARRIAGE HOUSE

AREA CALCULATIONS

HOUSE AREA - AT GRADE	2,219.31 S.F.
EXISTING SHED	320.00 S.F.
PROPOSED CARRIAGE HOUSE	624.00 S.F.
TOTAL BUILDING AREA	3,163.31 S.F.

LOT AREA	0.1256 ha
	13,519.913 S.F.

MAX LOT COVERAGE AT 40%	5,407.965 S.F.
PROPOSED LOT COVERAGE	23.40%

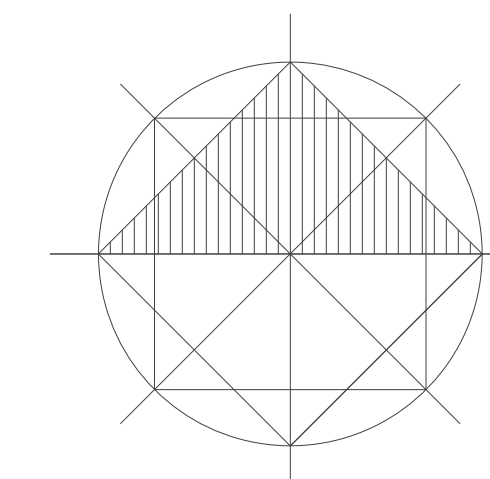
MAX LOT COVERAGE OF ALL BUILDINGS & IMPERMEABLE SURFACES AT 70%	
EXISTING BUILDINGS	3163.310 S.F.
IMPERMEABLE SURFACES-DRIVE & SIDEWALKS	1055.000 S.F.
TOTAL AREA	4191.310 S.F.
PROPOSED COVERAGE	31 %

CARRIAGE HOUSE -2 STOREY	
MAX BUILDING FOOTPRINT G.F.A	968.784 S.F. = 90.000 S.M.
EXISTING GROUND FLOOR G.F.A.	624.000 S.F. = 57.970 S.M.
MAX UPPER STOREY G.F.A. AT 70%	436.800 S.F. = 40.579 S.M.
PROPOSED (SUITE & WR)- 347+63 =	410.000 S.F. = 38.098 S.M.

REVISIONS:

Issued for Review	SEP 12, 2022
Reissued for Permit	SEP 27, 2022

NORTH



PROJECT
GEORGE KAMOSCHINSKI
CARRIAGE HOUSE

5428 TANAGER COURT
KELOWNA, BC

DRAWING TITLE

SITE PLAN
GENERAL NOTES

PROJECT NO	2011-125
DATE	SEP 08, 2022
DRAWN	Ray Lefebvre
SCALE	1"=10'-0"

DRAWING NO

GENERAL NOTES

COPYRIGHT

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GENERAL

KEYSTONE DESIGN MAKE EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. IT IS THE RESPONSIBILITY THE OWNER AND CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, STRUCTURE, AND CONDITIONS ON THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.

THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY DEPARTURE FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS DEPICTED IN THESE DRAWINGS.

THESE PLANS HAVE BEEN DESIGNED TO CONFORM TO PART 9 OF THE MOST RECENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE.

WRITTEN DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE.

ASSUMED DESIGN LOADS

DEAD LOADS		
ROOF WITH CONCRETE TILES:	25 P.S.F.	- 1.2 KPA
ROOF WITH SHAKES/SHINGLES:10 P.S.F.	- 48 KPA	
FLOOR:	10 P.S.F.	- 48 KPA
DECKS:	10 P.S.F.	- 48 KPA
LOADS		
FLOOR:	40/12 P.S.F.	- 1.9 KPA
ROOF:	35/10 P.S.F.	- DESIGN ROOF LOAD
DECKS:	40 P.S.F.	- 1.9 KPA

1. THE GROUND SNOW / RAIN LOADS FOR YOUR PARTICULAR REGION CAN BE OBTAINED BY CONTACTING THE LOCAL BUILDING AUTHORITIES HAVING JURISDICTION. IF THE LOADS FOR THE REGION IN WHICH THESE PLANS ARE BEING CONSTRUCTED EXCEED THE ASSUMED LOAD STATED IN THESE DRAWINGS IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO TO HIRE THE APPROPRIATE LOCAL PROFESSIONAL TO MAKE THE NECESSARY ADJUSTMENTS TO THESE PLANS.
2. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOAD.

ENGINEERING

1. THIS BUILDING IS DESIGNED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE, CURRENT EDITION, OCCUPANCY GROUP C. ALTHOUGH THESE PLANS ARE DESIGNED USING STANDARD ENGINEERING AND BUILDING PRACTICES, IN SOME INSTANCES TO PROVIDE INNOVATIVE HOME PLANS, IT HAS BEEN NECESSARY TO DESIGN SUPPORTING STRUCTURES THAT MAY REQUIRE A REVIEW AND A SEAL BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. AN ENGINEER SEAL MAY ALSO BE REQUIRED IF HIGH SNOW LOADS, RAIN LOADS, WIND LOADS, SEISMIC REQUIREMENTS OR UNUSUAL SITE CONDITIONS OCCUR IN THE AREA IN WHICH THE RESIDENCE IS BEING BUILT. IN SUCH CASES, THE PROVISIONS OF SUCH A SEAL IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
2. ALL TRUSSES, ENGINEERED BEAMS, AND HANGERS ARE TO BE VERIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER BEFORE PURCHASE.
3. SUGGESTED TRUSS LAYOUT SHALL BE CONFIRMED BY MANUFACTURER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT ANY CHANGES TO THE DESIGNER.

FOOTINGS AND FOUNDATIONS

1. THE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR EXTERIOR STEPS, GARAGE AND CARPORT FLOORS, AND 25 MPa FOR ALL OTHER CONCRETE.
2. CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT A LEVEL BELOW FROST PENETRATION.
3. FOOTINGS ON THESE DRAWINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.F. (95.8 KPA). IF LESSER BEARING CAPACITY IS ENCOUNTERED DUE TO LOCAL SOIL CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO HAVE THE FOOTINGS REDESIGNED BY A PROFESSIONAL ENGINEER TO SUIT ACTUAL SITE CONDITIONS.
4. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND THE STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
5. ALL FOUNDATION WALLS TO BE REINFORCED WITH ONE HORIZONTAL 10 M REINFORCING BAR CENTERED 4" FROM THE TOP CORNER, HORIZONTAL AT 24" O.C. AND VERTICAL AT 48" O.C.
6. ALL REBAR TO BE LAPPED MINIMUM 24".
7. ALL STRIP FOOTINGS TO HAVE TWO CONTINUOUS 15M REINFORCING BARS SITUATED 3" CLEAR OF BOTTOM AND SIDES.
8. 15M REINFORCING BARS AT 12" EACH WAY IN ALL PAD FOOTINGS.

WOOD FRAME CONSTRUCTION

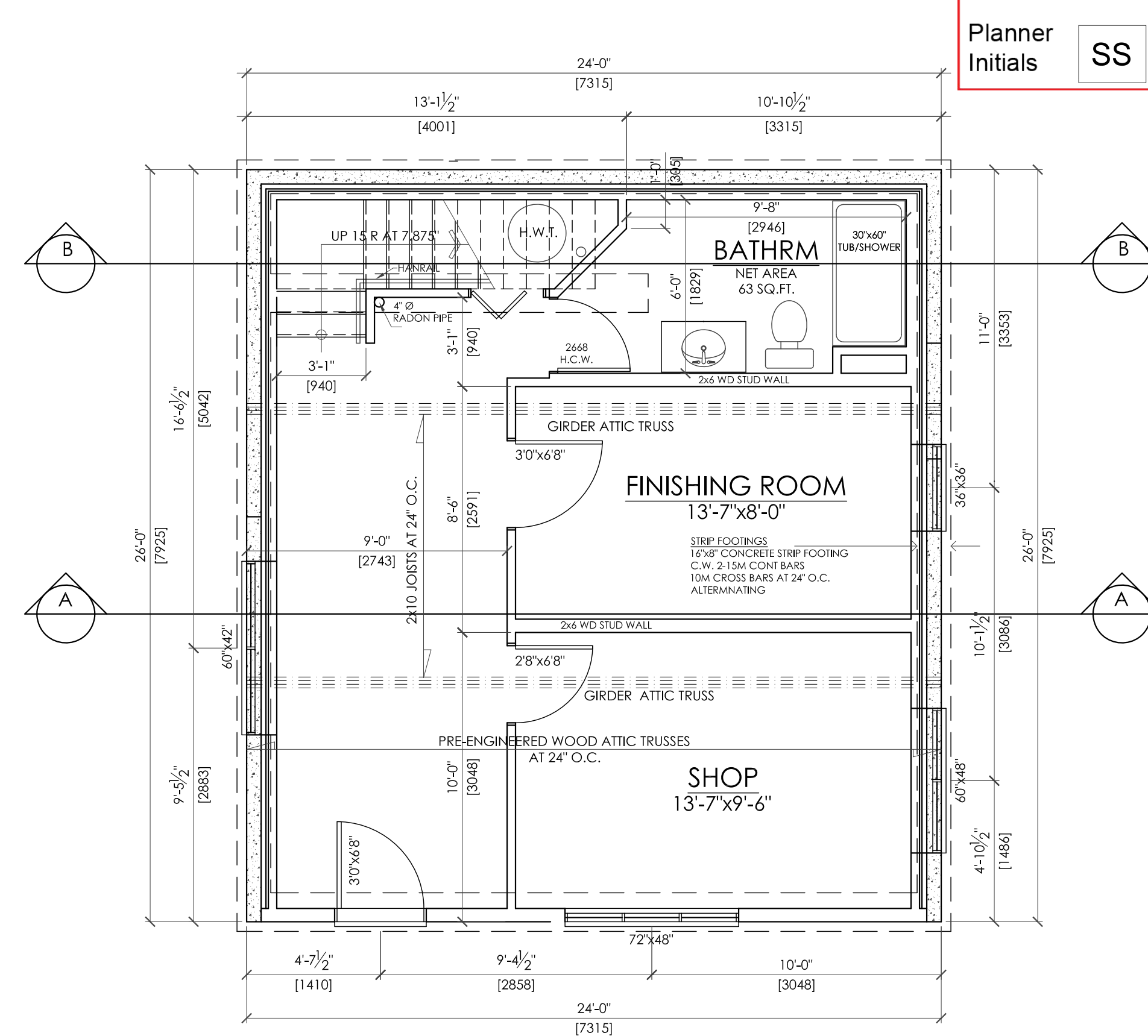
1. FRAMING METHODS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE, CURRENT EDITION.
2. ALL FRAMING LUMBER TO BE NO 2 OR BETTER SPRUCE-PINE FIR (S.P.F.), THE DESIGN OF STRUCTURAL MEMBERS MEMBERS HAVE BEEN BASE ON THE SPAN TABLES FOR WOOD RAFTERS, JOISTS AND BEAMS SHOWN IN PART 9 OF THE B.C. BUILDING CODE, CURRENT EDITION, AND THE CANADIAN WOOD COUNCIL PUBLICATION SPAN BOOK.
3. ALL LOAD BEARING LINTELS TO BE 2-2X10 UNLESS NOTED.
4. ALL LOAD BEARING BEAMS SHALL HAVE NOT LESS THAN 3/12" OF EVEN AND LEVEL BEARING AT SUPPORTS.
5. ALL JOISTS SHALL HAVE A MINIMUM 1-1/2" BEARING AT SUPPORTS.
6. ALL CONCRETE AND WOOD CONTACTS SHALL BE DAMP PROOFED WITH AN APPROVED SILL GASKET OR 6 MIL POLY.
7. EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE.
8. ALL PLYWOOD SUBFLOORS ARE TO BE GLUED AND NAILED TO FLOOR JOISTS.
9. FLOOR AND ROOF JOIST SPANS MORE THAN 6'-10" SHALL BE BRIDGED AT MID SPAN OR AT 6'10" O.C. MAX. WITH 2X2 CROSS BRIDGING, 1X3 STRAPPING AT 6'10" O.C. MAX OR GYPSUM BOARD TO UNDERSIDE OF JOISTS.
10. NON-LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR 2X4 BLOCKING AT 40" O.C. MAX.

SCHEDULE A

This forms part of application

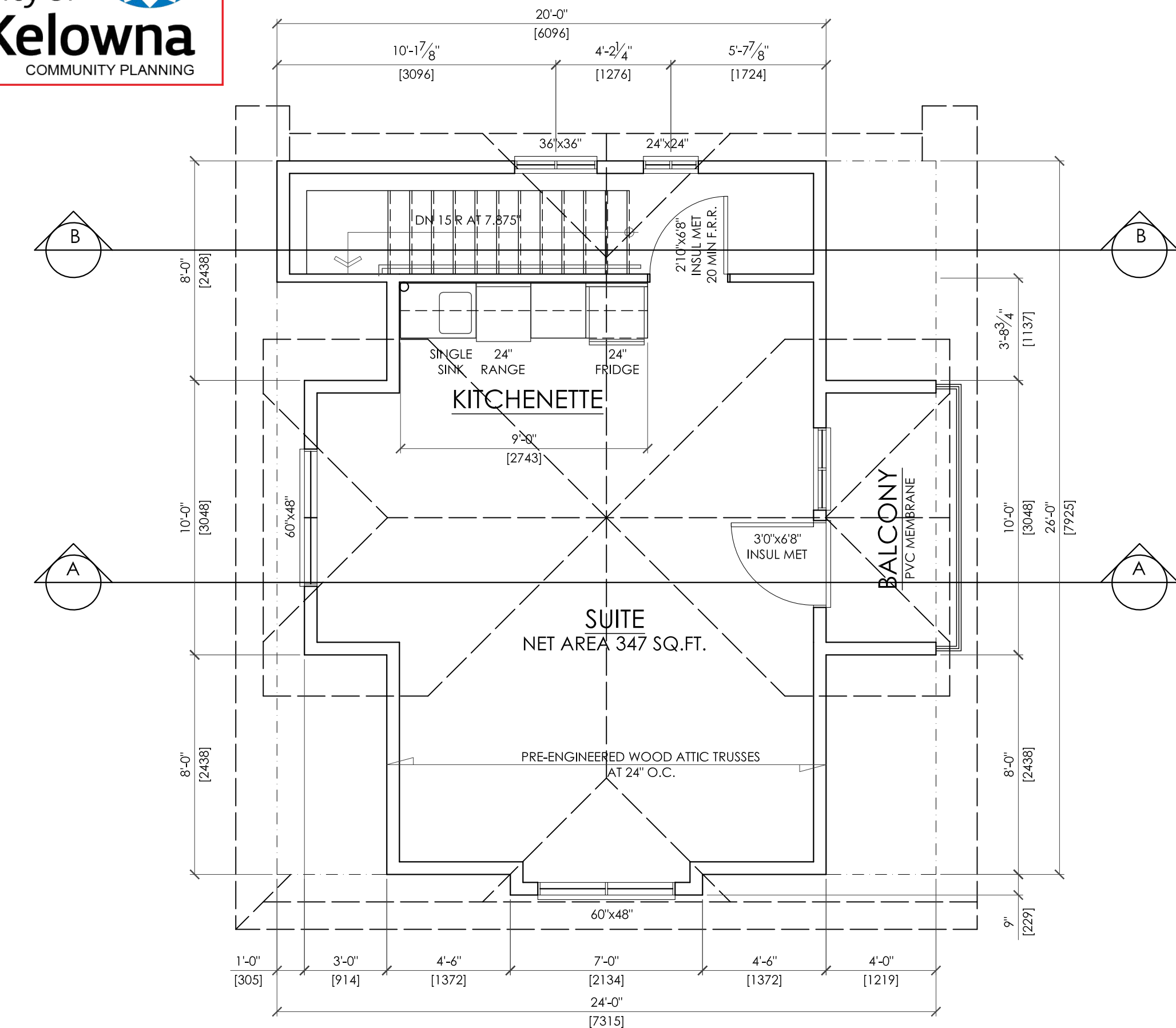
DVP22-0189

Planner Initials **SS**



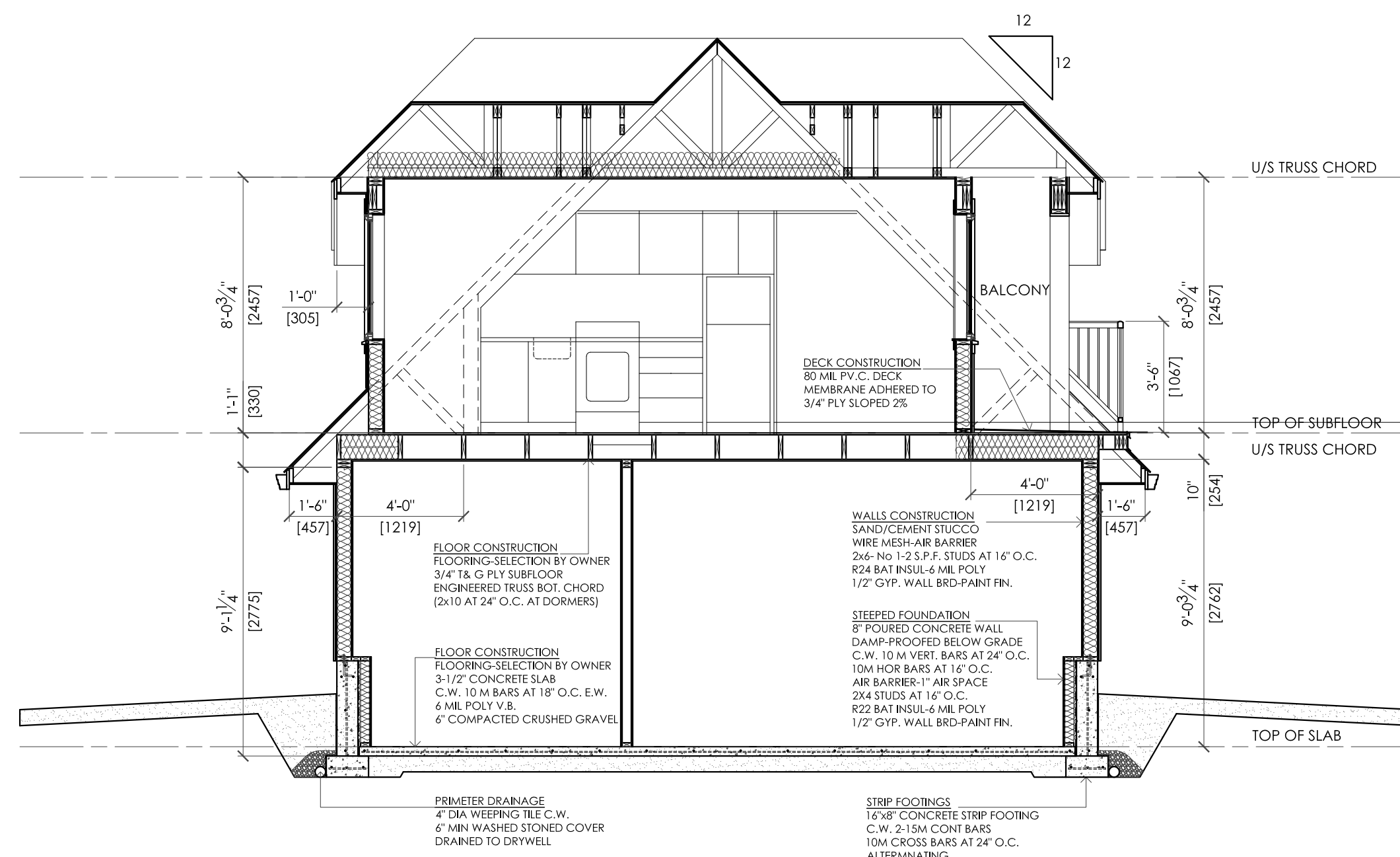
GROUND FLOOR PLAN

G.F.A. 624 SQ.FT.

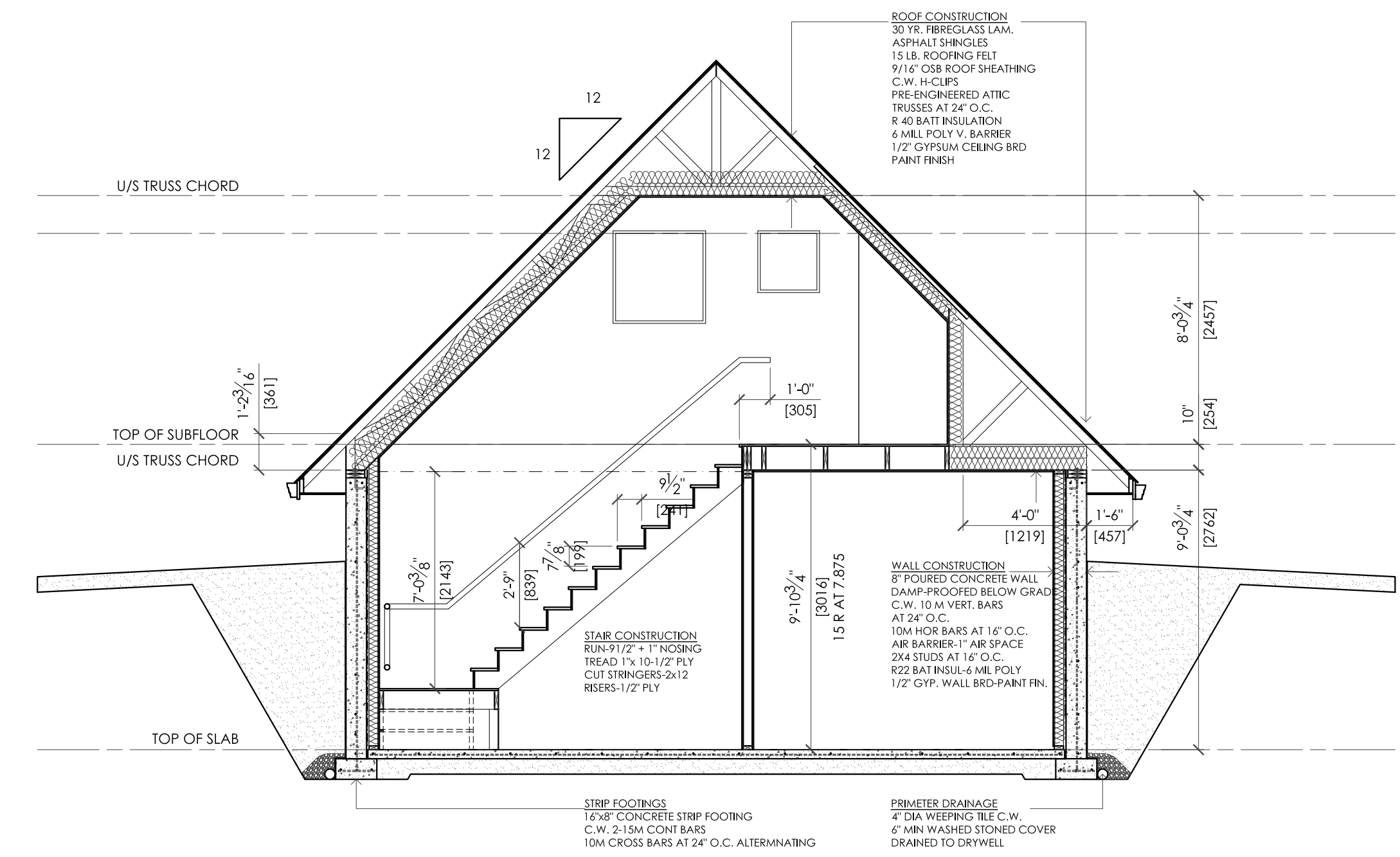


UPPER FLOOR PLAN

G.F.A. 415 SQ.FT.



SECTION A-A

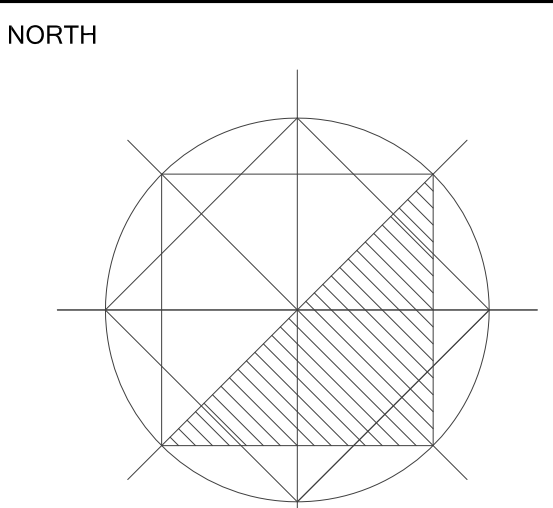


SECTIONS B-B

1743 Sunrise Road
Kelowna BC
V1P 1G3

T: 250-765-0314
C: 250-801-9717
E: k-design@telus.net

REVISIONS:	
Issued for Review	SEP 11, 2022
Reissued for Permit	SEP 11, 2028



PROJECT
GEORGE KAMOSCHINSKI CARRIAGE HOUSE

5428 Tanager Court
Kelowna, BC

DRAWING TITLE
**FOUNDATION PLAN
MAIN FLOOR PLAN
SECTIONS**

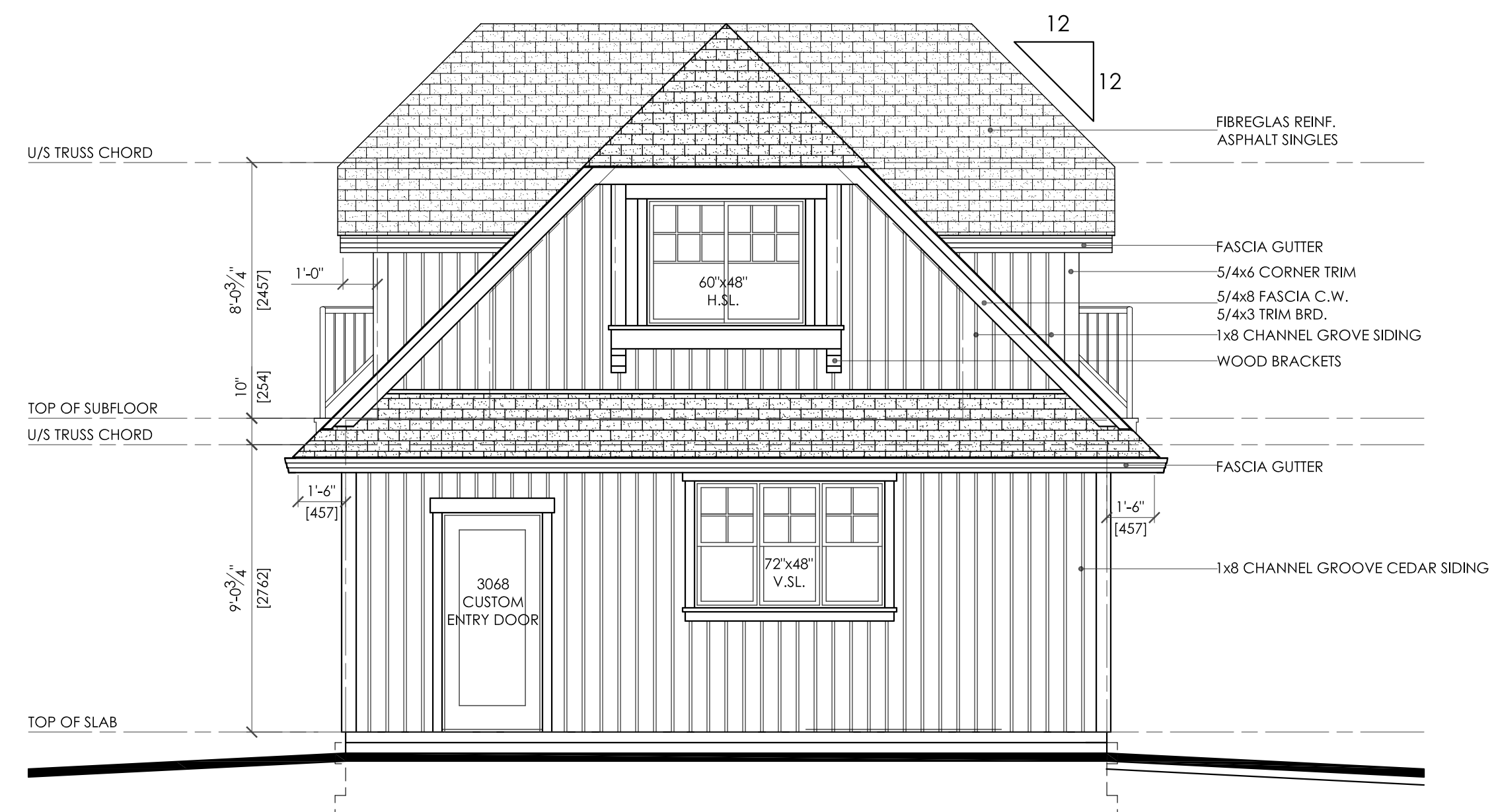
PROJECT NO	2011-125
DATE	SEP 08, 2022
DRAWN	Ray Lefebvre
SCALE	1"=10'-0"

DRAWING NO

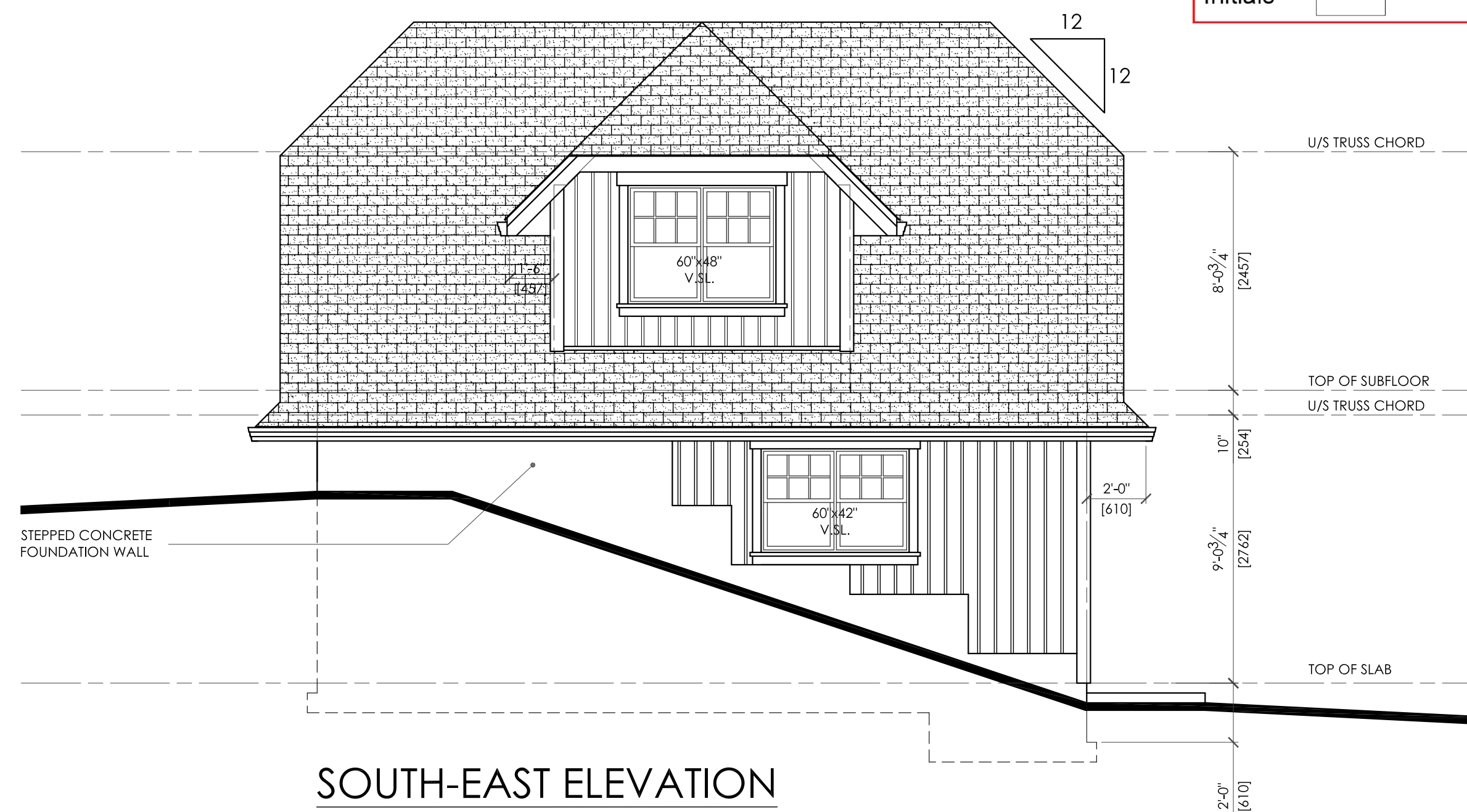
SCHEDULE A
This forms part of application
DVP22-0189

Planner Initials **SS**

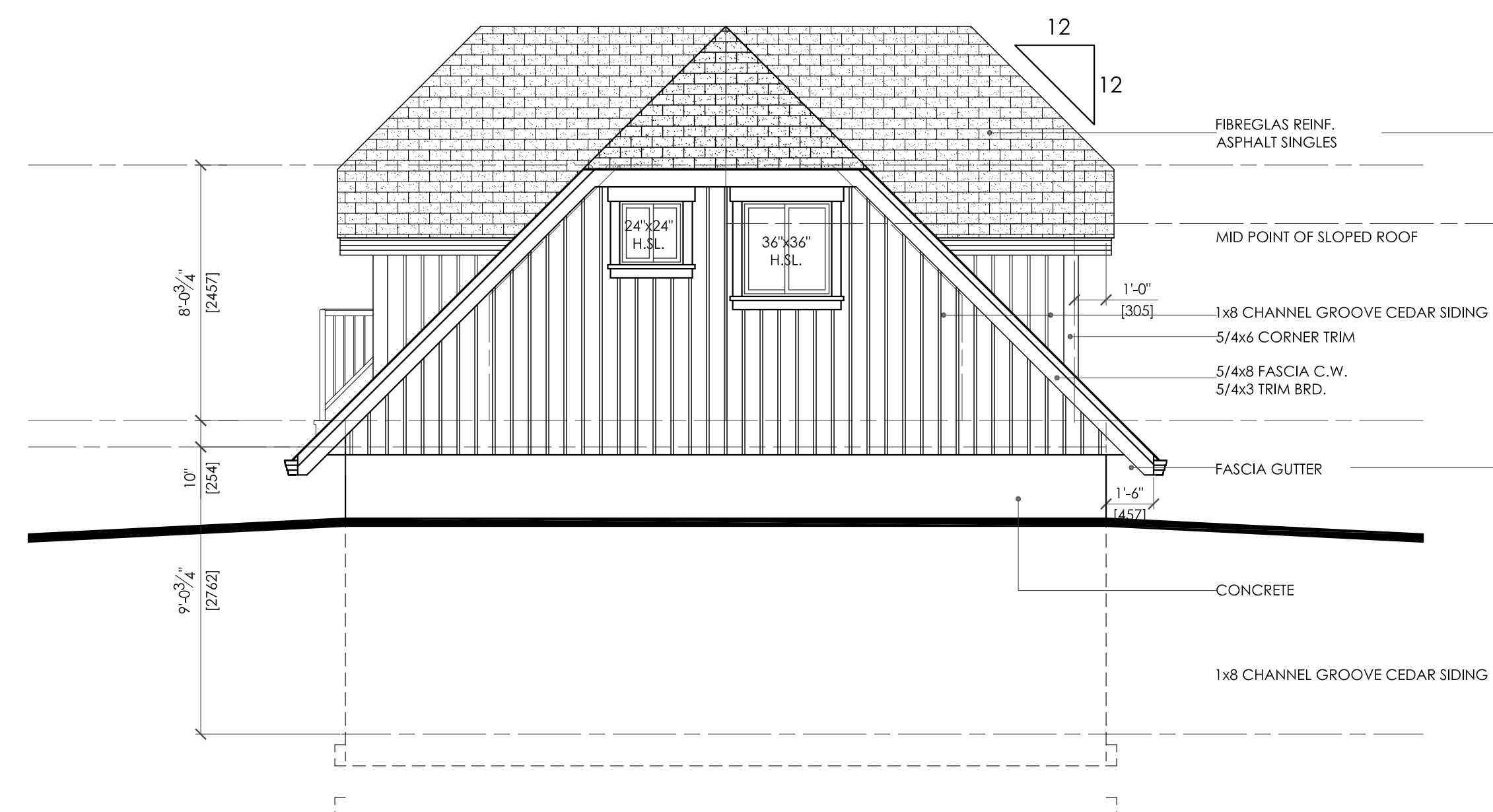
City of Kelowna
COMMUNITY PLANNING



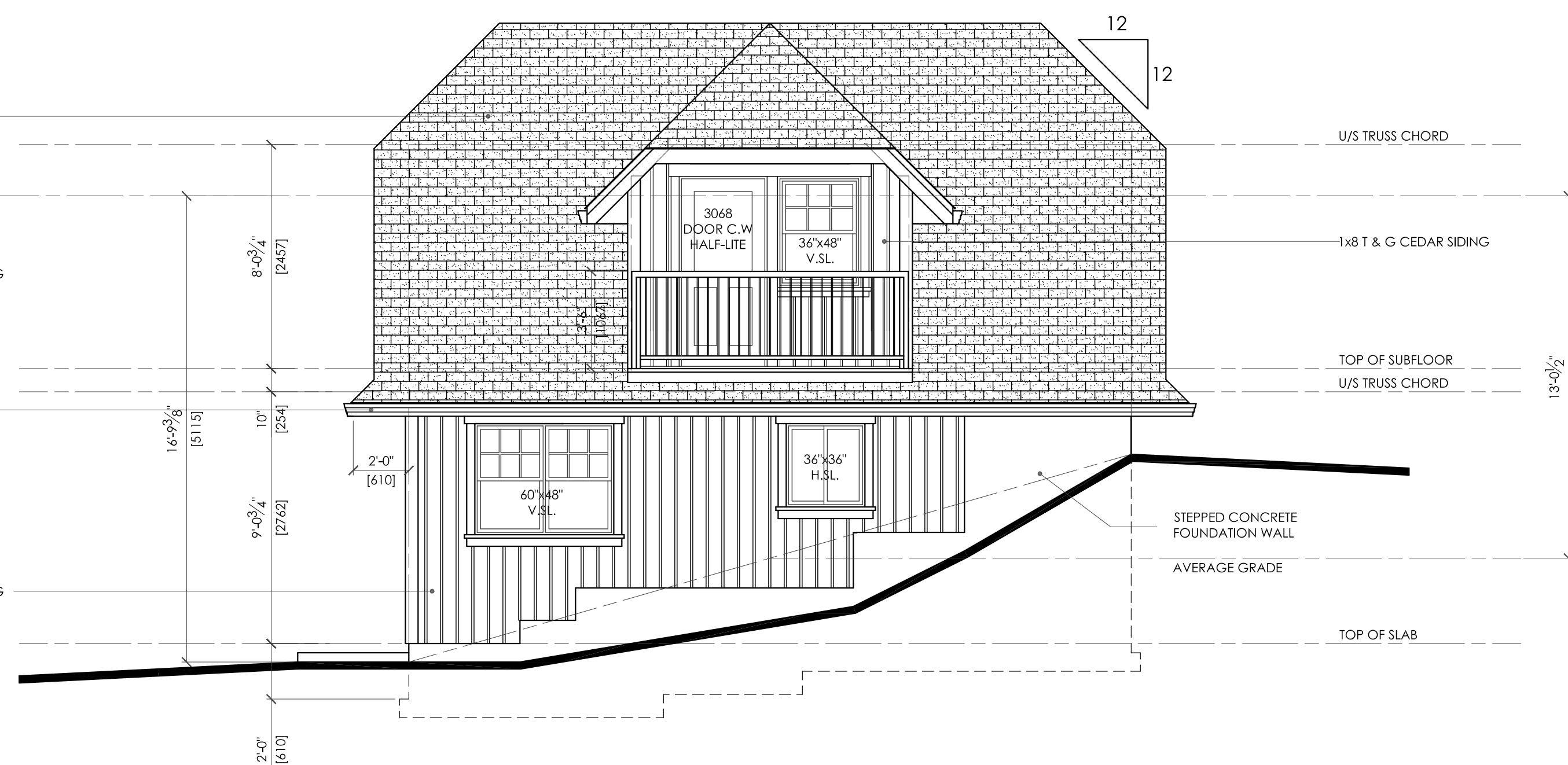
NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



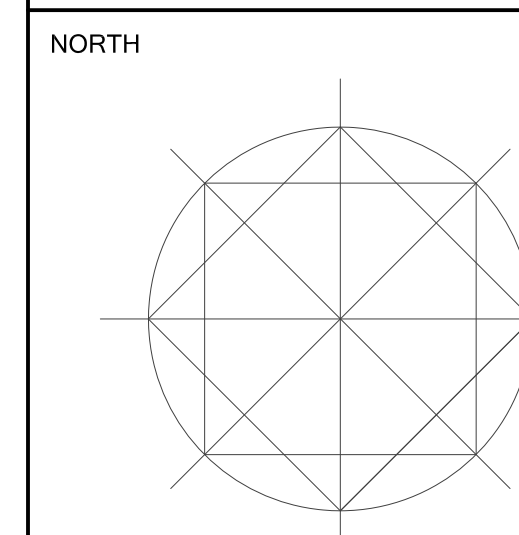
SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

REVISIONS:

Issued for Review	SEP 11, 2022
Reissued for Permit	SEP 11, 2022



PROJECT
GEORGE KAMOSCHINSKI CARRIAGE HOUSE
5428 TAGER COURT
KELOWNA, BC

DRAWING TITLE
ELEVATIONS

PROJECT NO	2011-125
DATE	SEP 08, 2022
DRAWN	Ray Lefebvre
SCALE	1"=10'-0"

DRAWING NO

**Variance Application Summary****Purpose**

To obtain a variance allowing 54 additional sq ft over the current allowable square footage for an existing newly built structure so it complies with the new regulations of the recent rezoning to allow the new building to be used as a carriage house.

History

The subject building is a newly constructed building that was originally designated to be used as a workshop and recreation space. It has been built according to plans submitted and approved by City staff and all necessary inspections and approvals over the course of construction to date have been obtained. During the course of construction, discussions with City staff made us aware that we could apply for a rezoning to allow the building to be converted to a carriage house. We worked with City staff on the rezoning process and the rezoning application was approved by Council on January 17th, 2023. As a result of the rezoning and change of use to a carriage house, the existing newly built structure exceeds the new regulations by 54 sq ft.

Community Input Regarding the Structure

There was a process for community input during the rezoning process and presentations made to council by neighbours and ourselves to council and as there are records of that input already with the City I will not reiterate them here but by way of summary the overwhelming majority of the neighbours had no objection to the rezoning. During this process, however we did become aware of the concerns of one neighbour next to us who opposed the rezoning and our understanding is this neighbour may also be opposed to the variance request.

Addressing Potential Opposition to the Variance

Our understanding is the neighbour that may be opposed to the variance is opposed on the basis of the structure causing impediment to their privacy and enjoyment of their property by virtue of the balcony structure that faces their backyard. To provide Council and Staff with the best understanding possible of the concerns we have attached numerous photos showing the impact of our structure on their privacy which we consider to be very minimal. We have also attached photographs of an existing home recently built behind our property and the neighbours property to show the impact on both properties which is significantly greater than the impact from our new building. We have lived in our current home for 25 plus years and want to continue to be good neighbours and be cognizant of the impact of our actions on our neighbours. With this in mind, should the variance be granted, we could address the neighbours potential concern by installing additional privacy screening on a section of the balcony area of the new structure and would be prepared to do so.

January 23, 2023

Re: Development Variance Permit Request for 5428 Tanager Court Carriage House

To Whom it May Concern: A Summary of Applicant's Supportive Rationale for Variance Allowance

We ask that you kindly consider all points and photographs listed below in support of our very reasonable request for a development variance permit.

1. Please refer to photo 1A. This picture shows the small balcony facing west on the existing carriage house. Measures 5'x9' and has mostly enclosed sides except for one small triangular opening on each side. Note that the balcony is recessed.

2. Please refer to photo 2A. This one of the side walls of the balcony that shows the small triangular opening mentioned in point 1. Measurements of the openings have been noted directly on the photo (36" x 36"). This photo looks south toward the roughly 8000 square foot home under construction at 280 Stellar Court that looms behind both our lot and our neighbours lot to the west (Botha residence).

3. Please refer to photo 3A. This photo is taken right at the sidewall opening on the right of the balcony (southwest facing) and demonstrates what we would see of the direct neighbors home to the west of us (Botha residence) if we were peering right at it. Its important to remember that this view is what can be seen during winter months with less foliage present. In the spring, summer and fall months, however, we see almost nothing over there as it is covered with well established dense trees and vines to provide great privacy.

4. Please refer to photo 4A. This photo was taken from the small balcony of the carriage house, facing west. We see some trees located at the less used, sloped section of the yard at the rear of the Botha's property line. Then, if you look to the left side of the photo please note that it shows the neighbour's rear property line with only chain link fencing, allowing for very unobstructed views of each others properties.

5. Please refer again to photo 1A. Shows the door that leads out to the balcony. This will serve as an essential fire exit from the upper floor. It is a safety feature of the

building that would not make sense to get rid of and would actually increase hazard risk.

6. Please now refer to photo #1. This photos shows the clear current view of the rear of house and back yard of 5427 Tanager Court (Botha residence) as seen from behind the chain link fencing of the home under construction at 280 Stellar Court.

7. Please refer to photo #2. This photo taken from the carriage house balcony, looks at the neighboring house under construction to the south of our property and our direct neighbours (Botha residence). Here you can see 6 windows all facing directly at the rear of 5427 Tanager Court. The views from each of the 6 windows may very well be similar to that shown in photo #1 (and also look into our back yard and windows at the rear of our home). Please also notice fence lines and fence types utilized (obstructive fencing as we have consructed, versus transparent chain link fencing used by the neighbouring property owners).

8. Please refer to photo #3. This is another photo taken from the carriage house balcony looking to the neighbouring property to the south that includes a clearer view of both a lower patio and upper deck on the west side of the home under construction (280 Stellar Court) that also look over the rear of the property and house at 5427 Tanager Court. The upper deck measures approximately 12' deep and has a very large window facing north (again toward the rear of 5427 Tanager Court).

9. We respectfully request the area variance be permitted with regard to the consideration a hardship that would exist if not granted. This is based on the fact that our building development went through several different stages along the way, but were always done with full regard and in complaince with city bylaws and processes. The building development at 5428 Tanager Court had 2 previous permits approved by the city and passed with the allowance of the structure as is. While the original plan was for accesory building, the area allowance for a carriage house was not considered at the time and so now that the zoning has been approved for carriage house, the existing constructed building is approximately 6 meters square over the area allowance. We ask you to please consider the circumstances here and allow for the minor variance for the structure.

***Many of the above points address the concerns regarding privacy but our photos and rationale show proof that there is no invasion of privacy. We appreciate privacy as well but also realize that we live in a suburban neighbourhood with neighbours all around. When we too initially made our forever home here 35 years ago, there were few homes around and, over the years, we have watched it grow around us. We have previously maintained healthy and friendly relationships with all of the previous direct

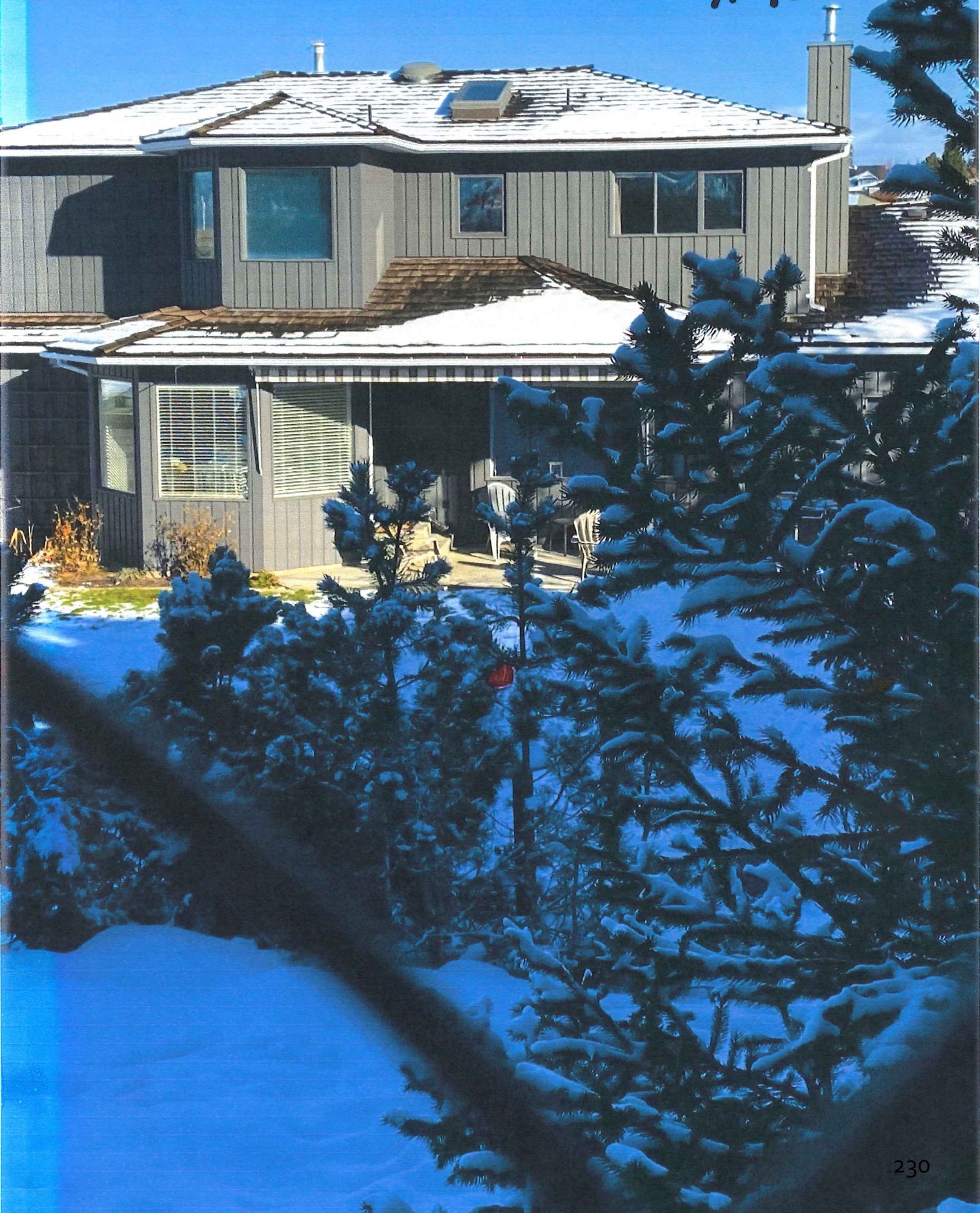
neighbours that have lived at 5427 Tanager Court.

*****AS A GESTURE OF GOOD WILL, WE WOULD BE WILLING TO INSTALL SOME LATTICE OR SCREENING TO THE EXISTING BALCONY SIDE WALL OPENINGS TO FURTHER ADDRESS PRIVACY CONCERNS.**

Sincerely,

Dianne and George Kamoschinski.

井田





#1A

#23



← My Fence

#2A

3 1/8"

3 1/8"

3



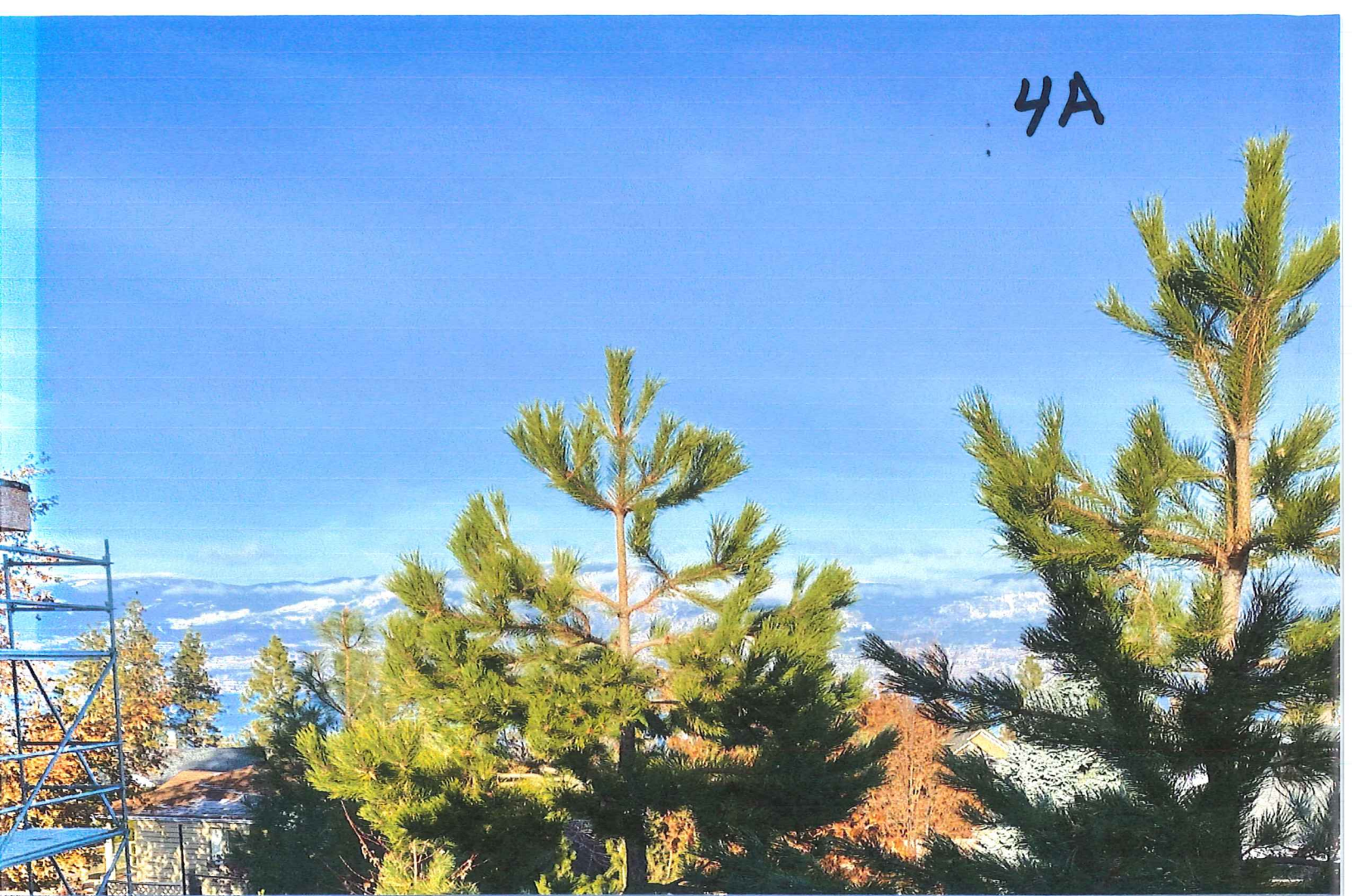
Deck

Patio

3A



4A





City of
Kelowna

DVP 22-0189
5428 Tanager Ct

Development Variance Permit

Purpose

- ▶ To issue a Development Variance Permit to vary the required maximum net floor area of a carriage house from 90.0 m² to 96.52 m²

Development Process



Oct. 3, 2022

Development Application Submitted



Staff Review & Circulation



Oct. 15, 2022

Public Notification Received



Nov. 28, 2022

Initial Consideration



Jan. 17, 2023

Public Hearing



Mar. 21, 2023

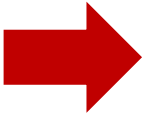
Final Reading & DVP



Building Permit



Council Approvals

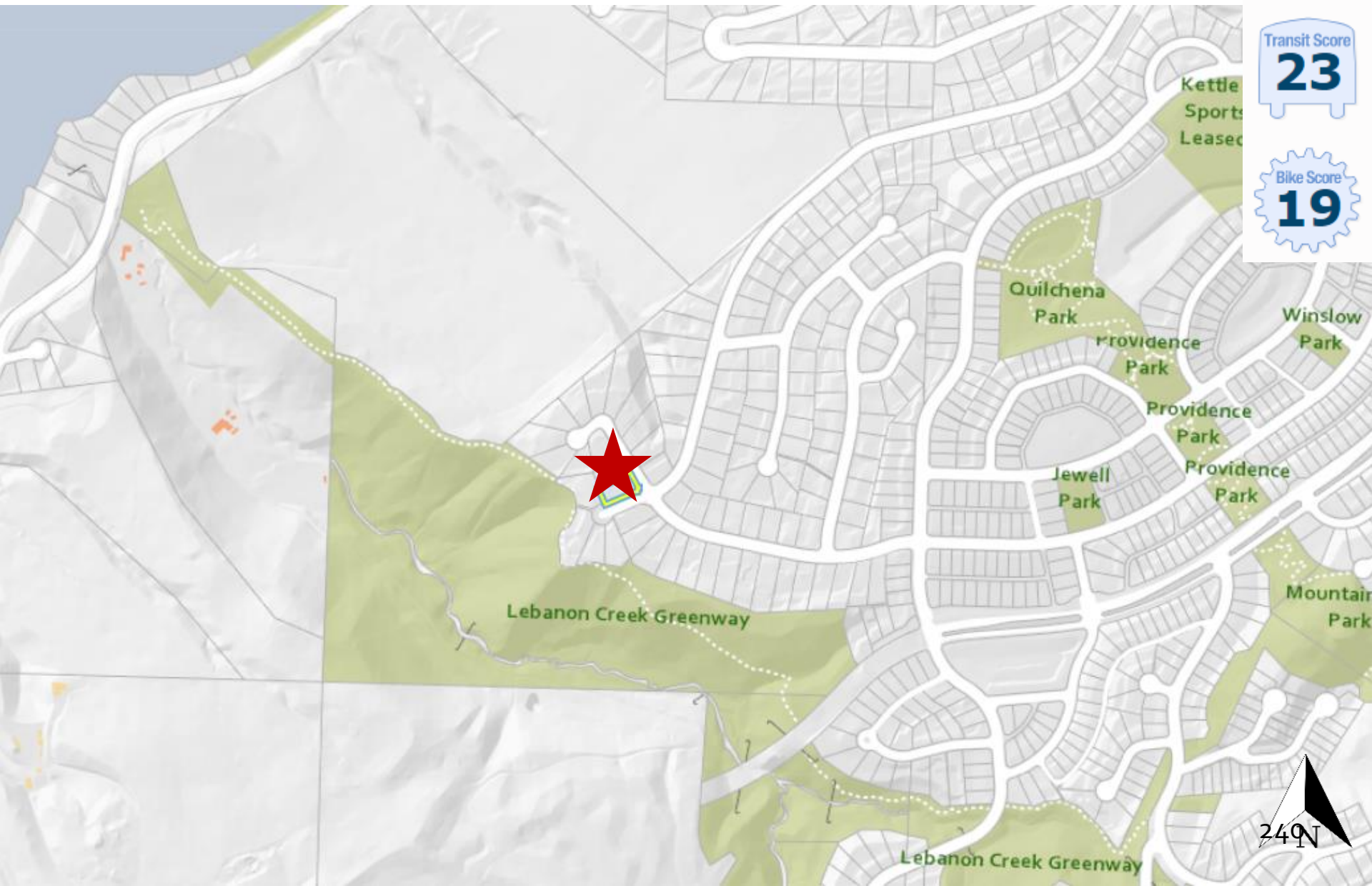


Context Map

Walk Score
5

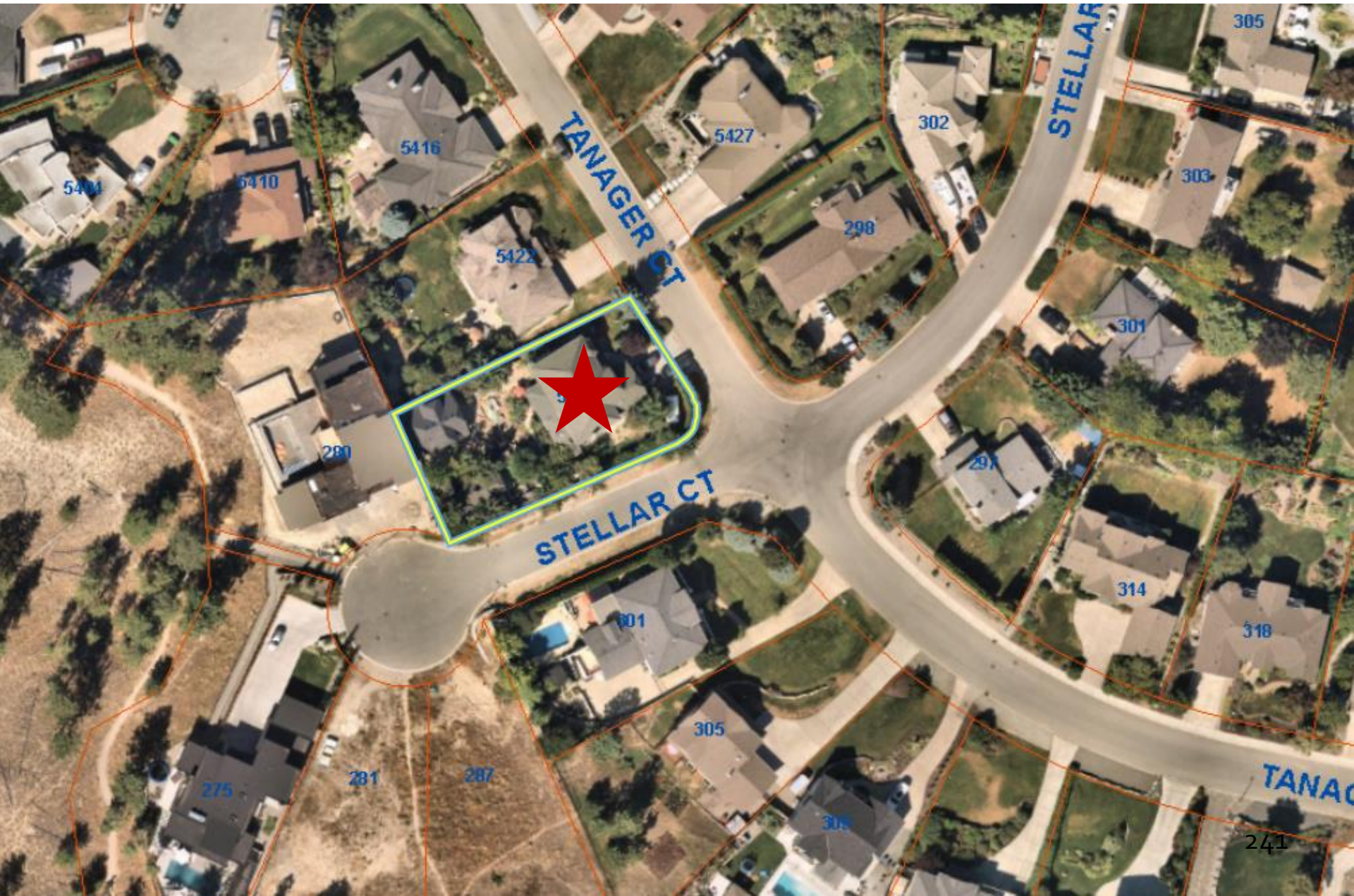
Transit Score
23

Bike Score
19



240°N

Subject Property Map



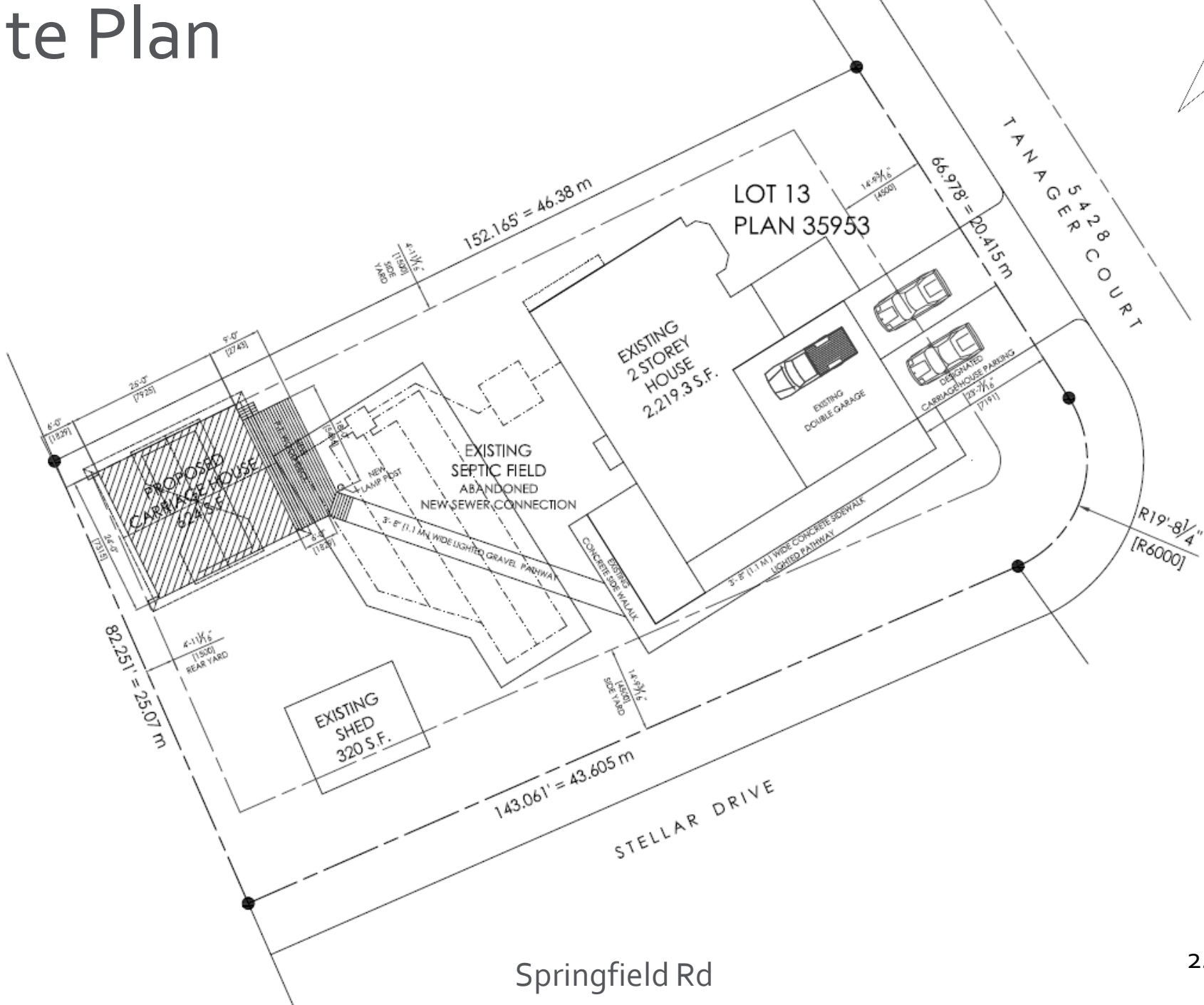
Site Photos



Technical Details/Variance

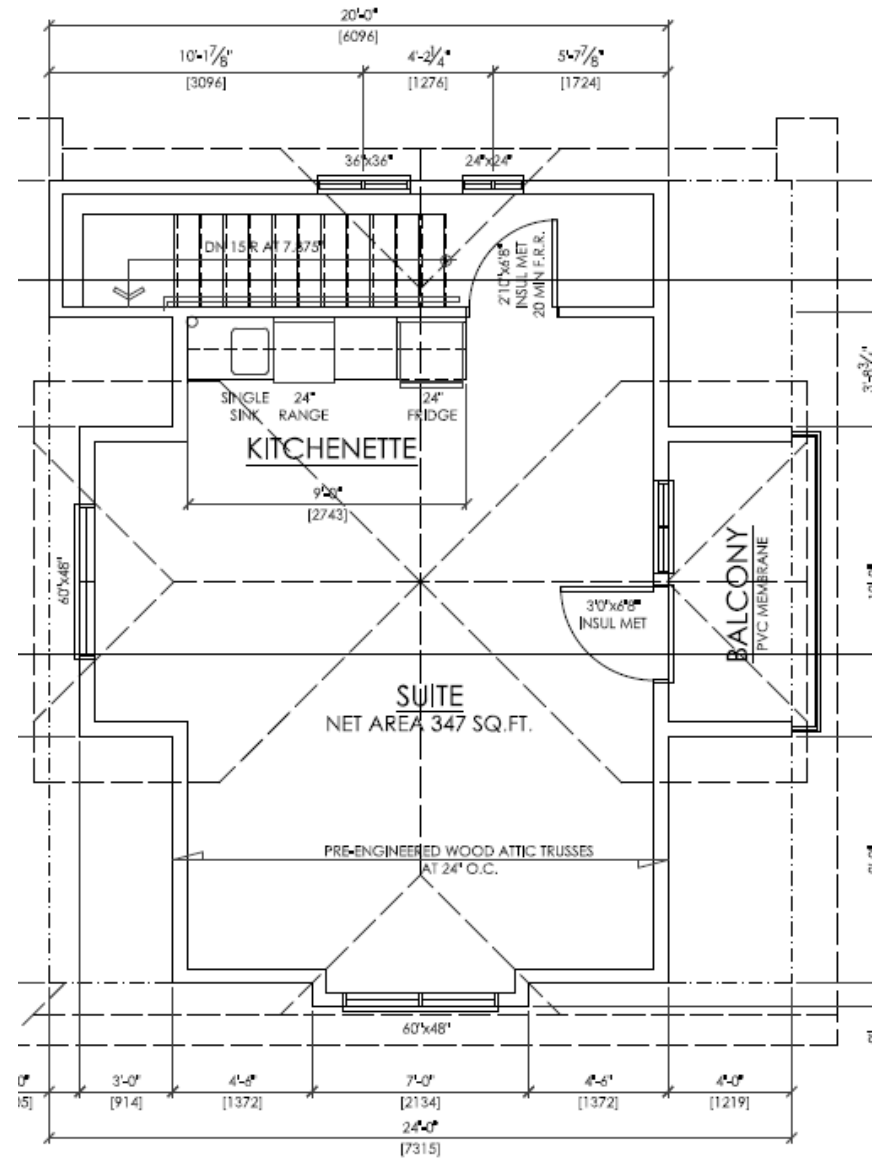
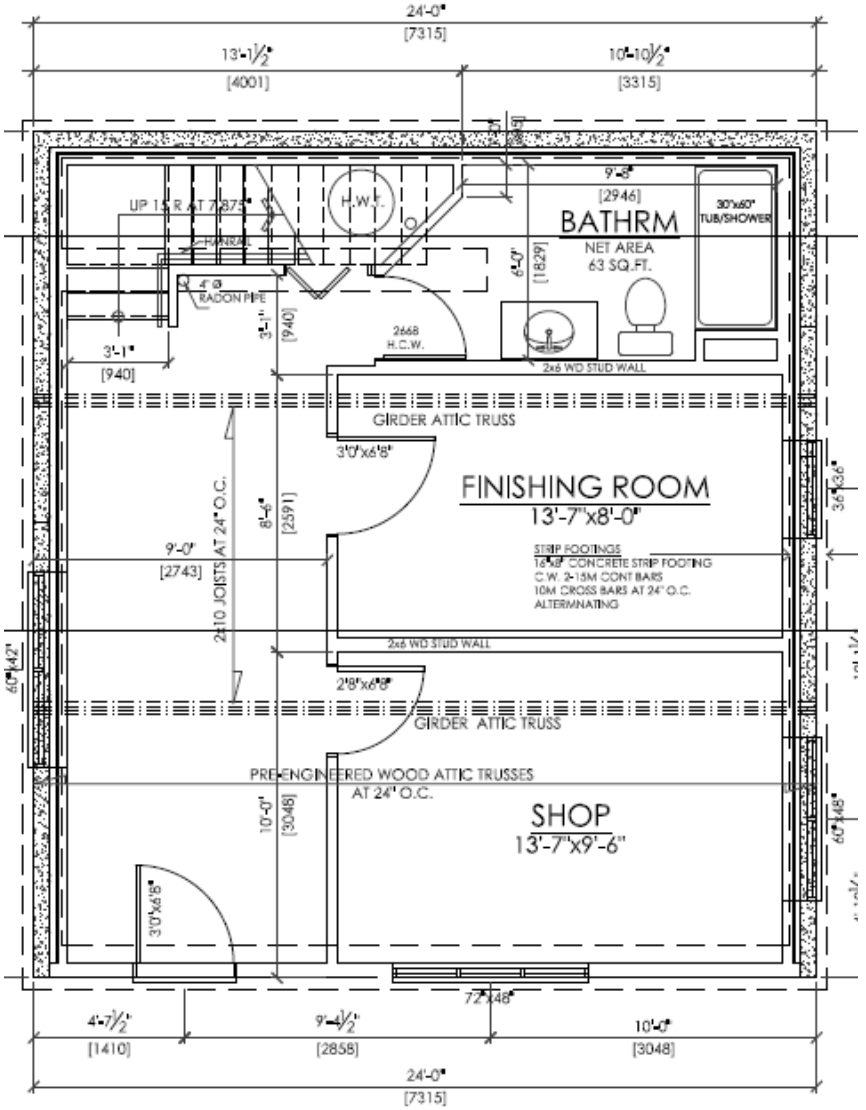
- ▶ Rezoning from RU₁ to RU_{1c}
- ▶ Section 11.5: RU₁ – Development Regulations:
 - ▶ To vary the maximum net floor area from 90.0 m² required to 96.52 m² proposed.
- ▶ New building permit for carriage house

Site Plan



Springfield Rd

Floor Plans



Variance to net floor area from 90.0 m² to 96.52 m²

OCP Policies

- ▶ **Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive, and adaptable**
 - ▶ Policy 7.2.1: Ground Oriented Housing

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Variance Permit as it:
 - ▶ Aligns with OCP Chapter 7 Policies
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Variance mitigated through landscaping and additional privacy screening
 - ▶ Completed Public Information Session

REPORT TO COUNCIL



Date: March 21, 2023
To: Council
From: City Manager
Department: Development Planning
Application: DVP22-0216
Owner: James Hiebert
Address: 1160 Stonepointe Ct
Applicant: Urban Options Planning Corp. – Jack Pawsey
Subject: Development Variance Permit
Existing OCP Designation: S-RES – Suburban Residential
Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0216 for Strata Lot 32 Section 30 Township 26 ODYD Strata Plan KAS3162, located at 1160 Stonepointe Ct, Kelowna, BC; AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1 – Large Lot Housing, Development Regulations

To vary the maximum principal building height from 10.0 m permitted to 13.56 m proposed.

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

Purpose

To issue a Development Variance Permit to vary the maximum height to facilitate the development of a single-family dwelling.

2.0 Development Planning

Staff recommend support for the Development Variance Permit to vary the maximum principle building height from 10.0 m to 13.56 m. The subject property has a number of constraints including, topography, natural features, and a buildable envelope area designated at the time of subdivision. In this case, height is measured 1.5 meters away from the base of the building and the significant slope of the property at this point adds to the total height measurement. It is important to note that three storeys are permitted for a single-family dwelling development. The Zoning Bylaw has a maximum Gross Floor Area of the third floor, relative

to the second floor of 70%. This application proposes an area of 41.97%, well under the allowable amount. Further, the total area of the height variance is limited to only 93.27 m².

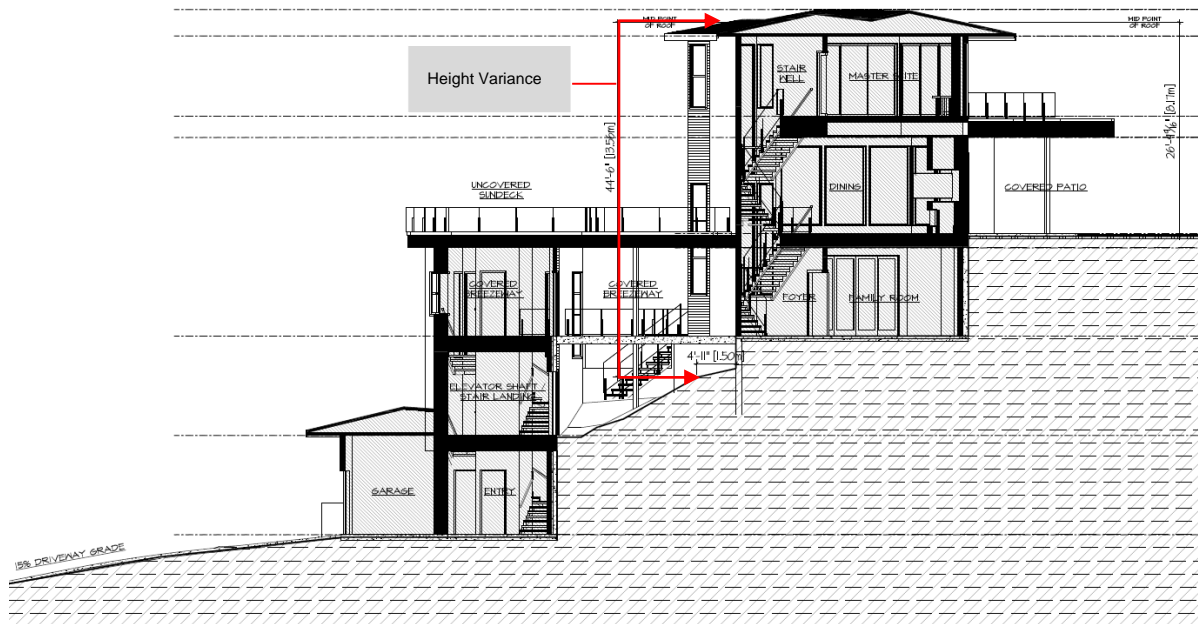
The 10.0 m height limit is an appropriate regulation that will be applicable in the majority of cases. In this circumstance, despite the Highpointe development being visible from the valley floor, Stoneypointe Court is a private strata court located about 640 m from a public road. The overall massing of the building is not impacted by the additional height as the dominant stairway feature is permitted to remain for roof top access. Staff interpret the design and articulation of the dwelling to match the style of the neighbourhood. The portion of the height variance is stepped back from the street and only has a minor impact to the adjacent properties. Therefore, due to the unique subdivision constraints and building design components, Staff are recommending support for the proposed variance.

3.0 Proposal

3.1 Project Description

The subject property, zoned RU1 – Large Lot Housing, is currently vacant. The issuance of this Development Variance Permit will facilitate the development of a single-family dwelling. The variance requested applies to the vertical distance measured 1.5 meters from the building grade to the midpoint of the sloped roof (See Image 1).

Image 1: Location of height variance under consideration



All other regulations as per the RU1 – Large Lot Housing zone will be met. The main dominant features visible from the road are the staircases massing which are permitted to remain if no variance is granted. The location of massing visible from the road (See Image 2).

Image 2: Conceptual Rendering – View from the road



Subject Property Map: 1160 Stonepointe Ct



3.2 Site Context

The subject property is located in the private strata development of Highpointe. This lot is currently vacant while other surrounding lots have been developed into single-family dwellings. The surrounding area is zoned RU₁ – Large Lot Housing. The property has a Future Land Use Designation of S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary (PGB).

3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	450.0 m ²	3,108.0 m ²
Min. Lot Width	16.5 m	13.9 m
Min. Lot Depth	30.0 m	78.53 m
Development Regulations		
Max. Site Coverage (buildings)	40%	10.4%
Max. Site Coverage (buildings, parking, driveways)	70%	18.9%
Max. Height	10.0 m	13.56 m ●
Max. Gross Floor Area of Third Storey relative to the Second Storey	70%	41.97%
Min. Front Yard	6.0 m	13.02 m
Min. Side Yard (south)	2.1 m	6.47 m
Min. Side Yard (north)	2.1 m	2.2 m
Min. Rear Yard	7.5 m	33.29 m
Other Regulations		
Min. Parking Requirements	2	2

● Indicates a requested variance to the building height from 10.0 m to 13.56 m proposed.

4.0 Current Development Policies

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.2 Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact 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 property has substantial rock outcropping and covenants to protect natural features and is sloped from the road to the buildable area. The unique design of the single-family dwelling will minimize the disturbance to the natural features.</i>

Objective 15.2 Design and locate development to reduce risks associated with steep slopes.	
Policy 15.2.3 Design Development to Avoid Areas of Steep Slopes.	For properties identified in Map 20.1: Hazardous Condition Development Permit Area, design the development to lessen site disturbance and avoid areas of steeper slopes. For those developments that are also in a Wildfire Development Permit Areas (Map 20.2), ensure the development is designed to minimize wildfire risk.

	<i>A Hazardous Condition Development Permit is required as the property is located on a slope. The unique design of the dwelling follows the natural grade of the lot.</i>
--	--

5.0 Application Chronology

Date of Application Received: November 3, 2022

Date Public Consultation Completed: January 26, 2023

Report prepared by: Breanna Sartori, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Development Variance Permit No. DVP22-0216

Schedule A: Site Plan

Schedule B: Elevations

Attachment B: Applicant Rationale Letter

Development Variance Permit

DVP22-0216



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

1160 Stonepointe Ct

and legally known as

Strata Lot 32 Section 30 Township 26 ODYD Strata Plan KAS3162

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

Single-Family Dwelling

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

Date of Council Approval: March 21, 2023

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S-RES – Suburban Residential

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: James Hiebert

Applicant: Urban Options Planning Corp.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application
DVP22-0216

Planner Initials BS


City of Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0216 for Strata Lot 32 Section 30 Township 26 ODYD Strata Plan KAS3162 located at 1160 Stonepointe Ct, Kelowna, BC;

AND FURTHER THAT variances to the following section of Zoning Bylaw No. 12375 be granted:

Section 11.5: RU1 – Large Lot Housing Development Regulations

To vary the maximum principal building height from 10.0 m permitted to 13.56 m proposed.

3. INDEMNIFICATION

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

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

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

The PERMIT HOLDER is the CURRENT LAND OWNER.

ATTACHMENT		A
This forms part of application		
# DVP22-0216		
Planner Initials	BS	 City of Kelowna DEVELOPMENT PLANNING



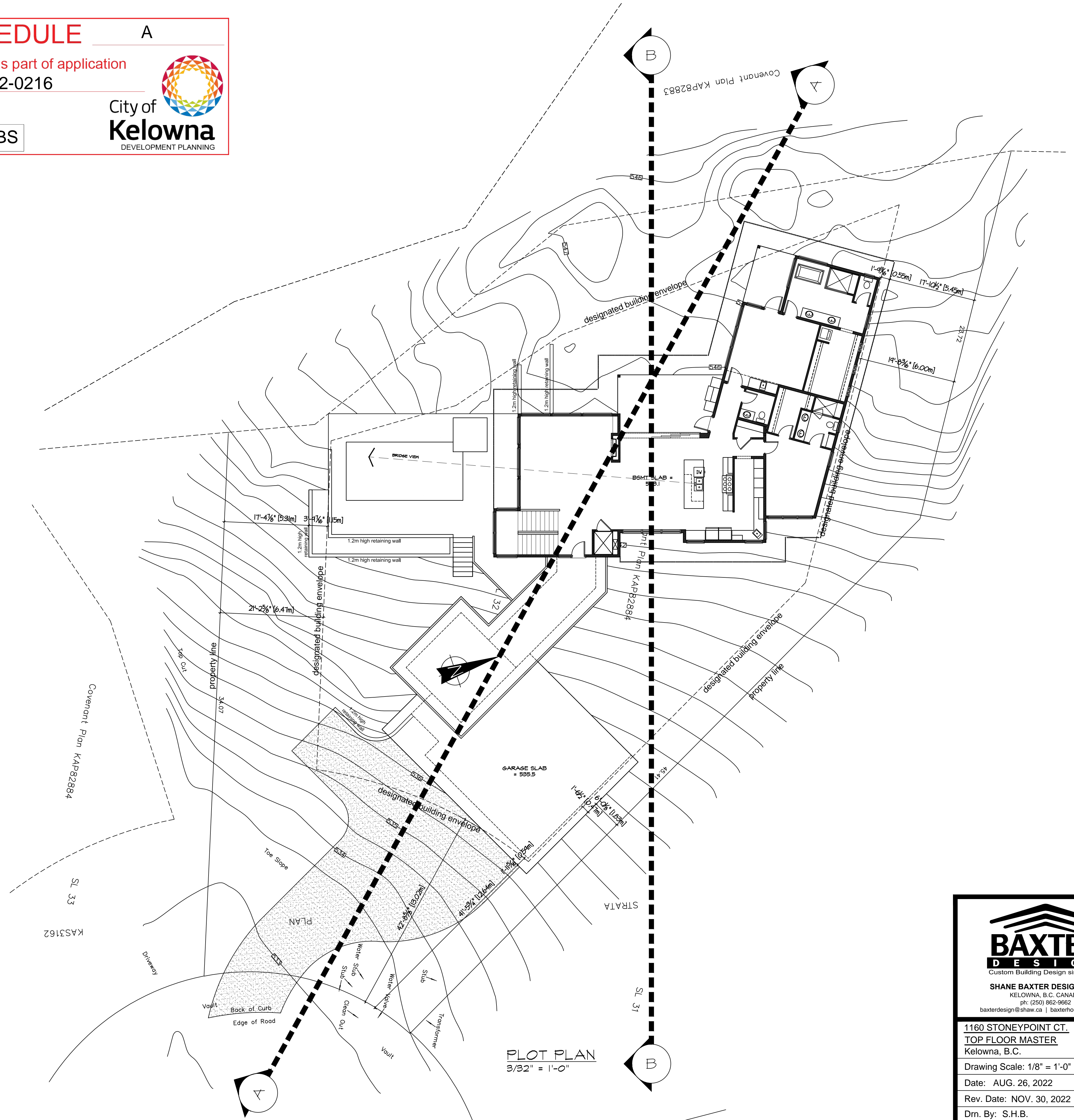
ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

SCHEDULE A

This forms part of application
 # DVP22-0216

Planner Initials **BS**



BAXTER DESIGN
 Custom Building Design since 1991
 SHANE BAXTER DESIGNS INC.
 KELOWNA, B.C., CANADA
 ph: (250) 862-9662
 baxterdesign@shaw.ca | baxterhouseplans.com

1160 STONEPOINT CT.,
 TOP FLOOR MASTER
 Kelowna, B.C.
 Drawing Scale: 1/8" = 1'-0" (UNLESS NOTED)
 Date: AUG. 26, 2022
 Rev. Date: NOV. 30, 2022
 Drn. By: S.H.B.

Height Variance Application **1**/**8**

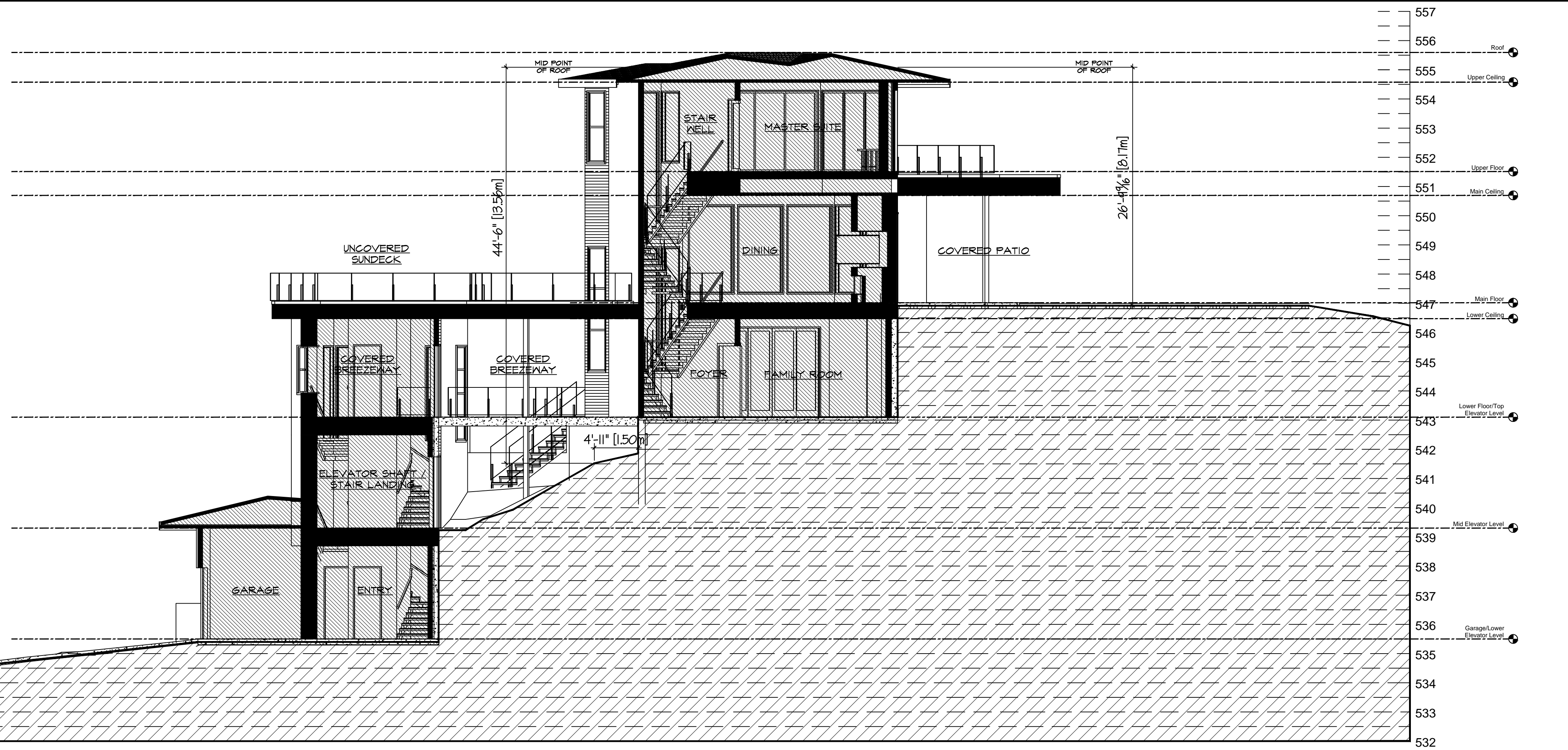
SCHEDULE

B

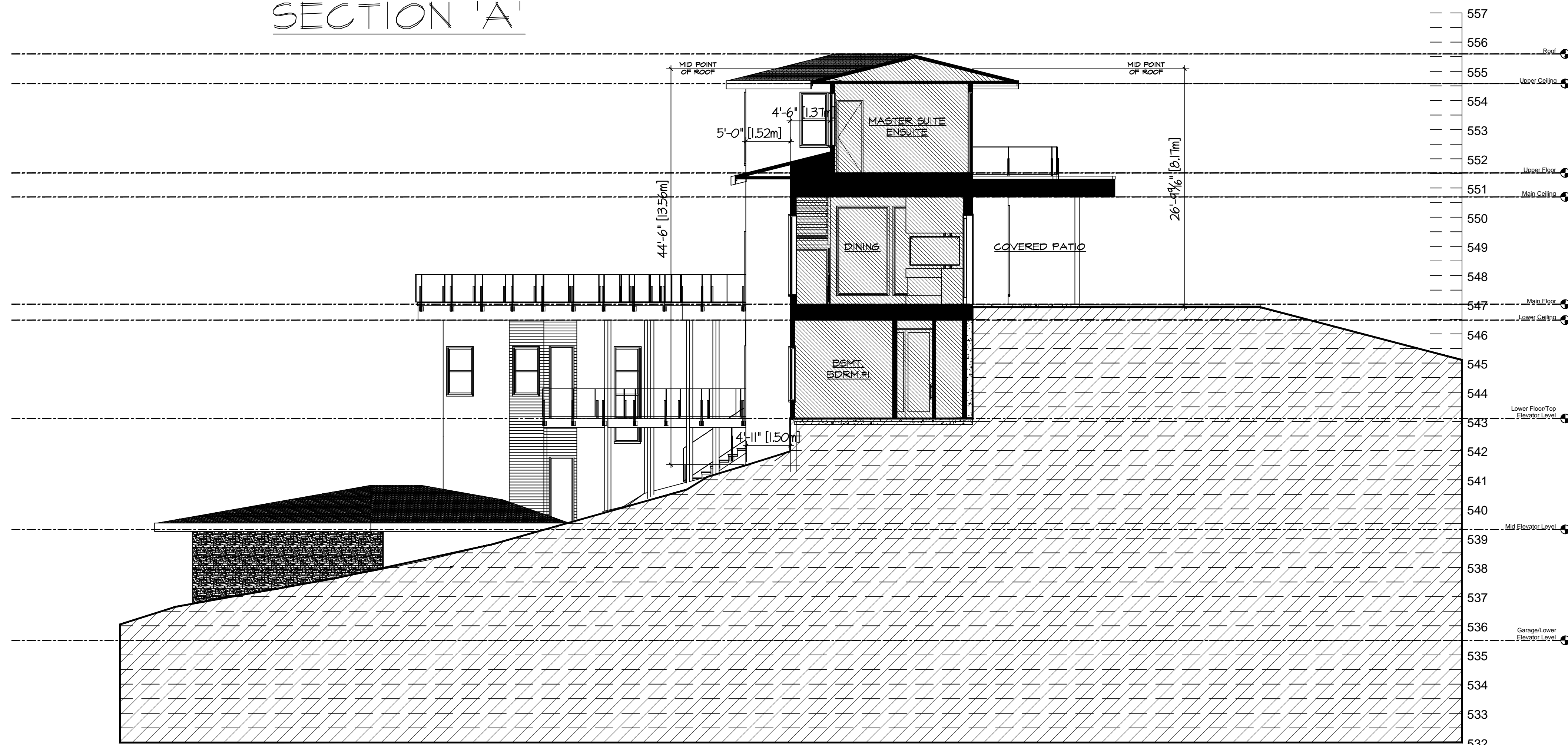
This forms part of application
DVP22-0216



Planner Initials **BS**



SECTION 'A'



SECTION 'B'

ERRORS AND OMISSIONS

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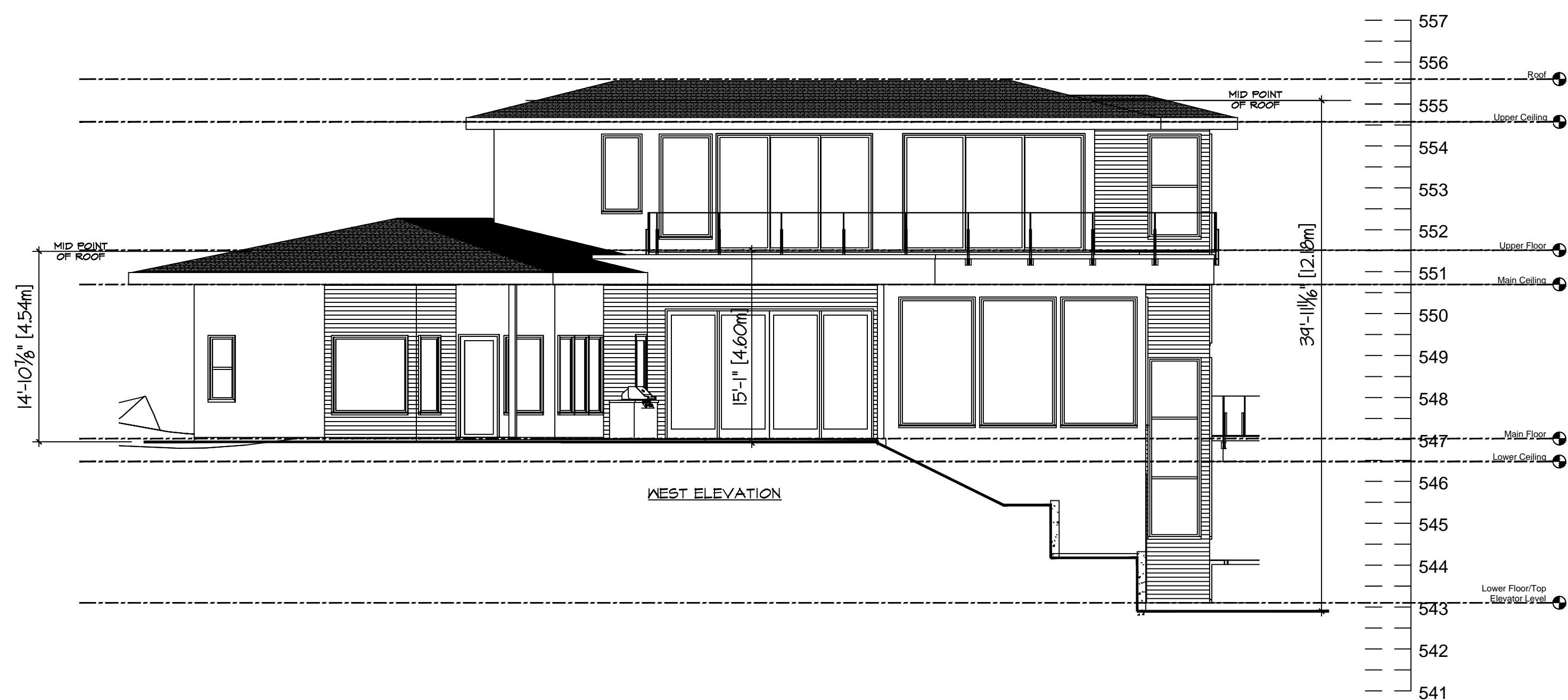
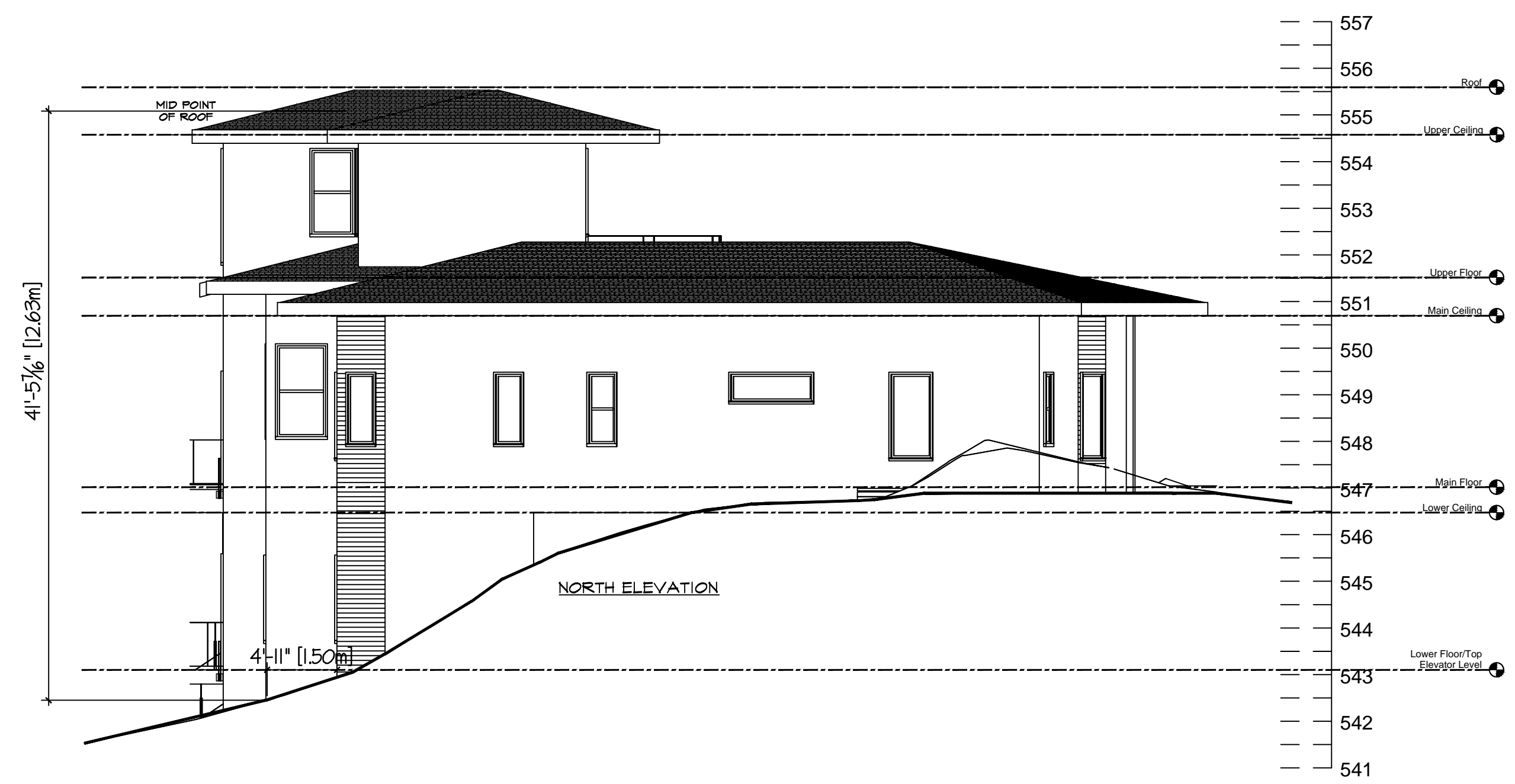
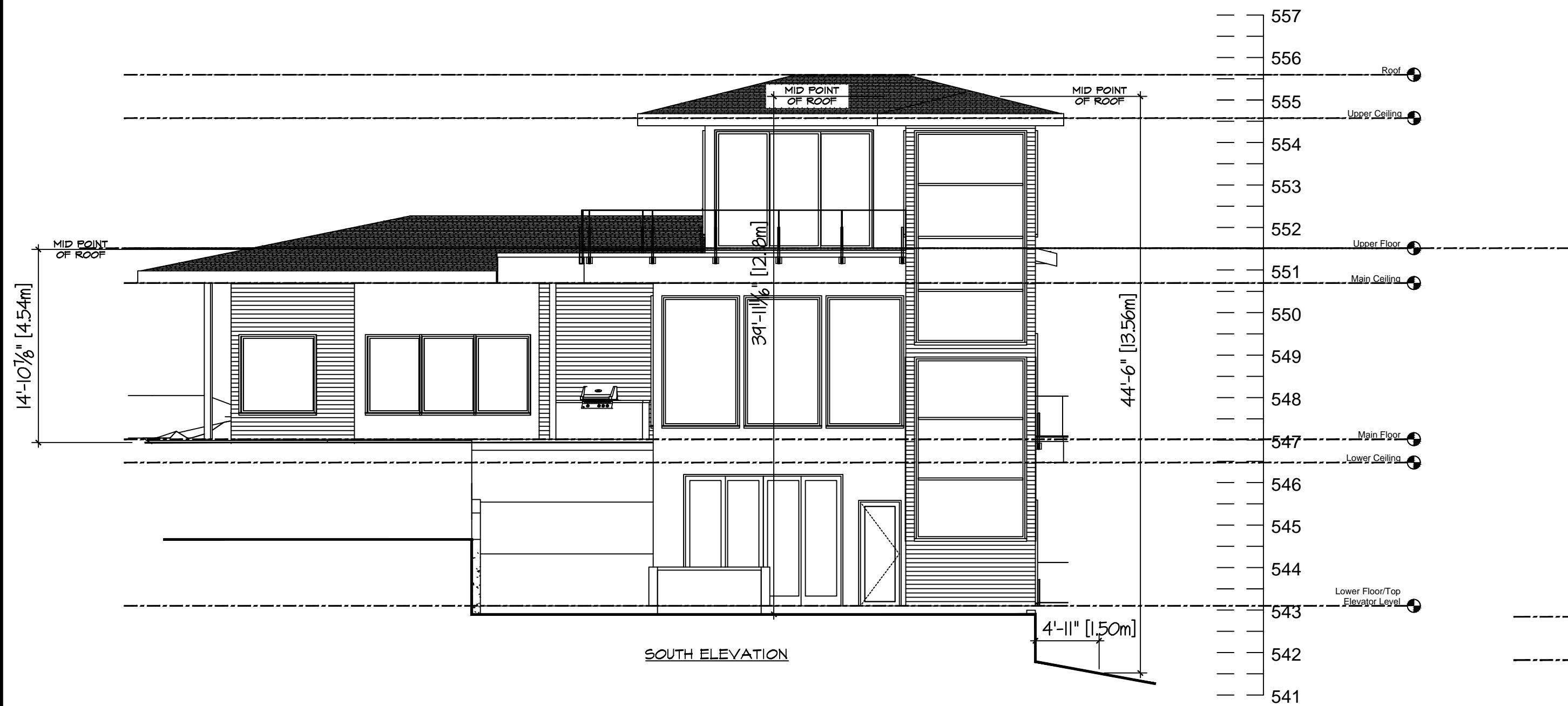
Height Variance Application **2/8**

SCHEDULE B

This forms part of application
DVP22-0216

Planner Initials **BS**

City of Kelowna
DEVELOPMENT PLANNING



ERRORS AND OMISSIONS

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Drawing Scale: 1/8" = 1'-0" (UNLESS NOTED)

Date: AUG. 26, 2022
Rev. Date: NOV. 30, 2022
Drn. By: S.H.B.

Height Variance Application **8**



ATTACHMENT **B**

This forms part of application
DVP22-0216

Planner Initials **BS**

City of **Kelowna**
DEVELOPMENT PLANNING

September 30, 2022

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

Development Variance Permit Application to Construct a Single-Family Dwelling
at 1160 Stonepointe Ct.

Dear Planning Staff,

This application is seeking a Development Variance Permit to allow for an increase in building height for the principal dwelling from 10.0m permitted to 13.56m proposed.

The subject property has many limiting factors, such as the following:

- The site is constricted by a substantial rock outcropping that limits the potential building envelope.
- Several covenants are registered on title to protect natural features with no-build areas.
- There is a large elevation difference from the road to the suitable building area.

As a result of these site constraints, the proposed design for the residential dwelling and associated accessory garage must be creative and innovative. Although the client is only seeking a single-family dwelling, the proposal includes an accessory building located at road level, and a principal dwelling located at a higher elevation near the top of the rock outcropping. The two buildings are connected with an open sided breezeway.

The proposed building design utilizes a freestanding garage located adjacent to the road frontage with a slab elevation of 535.5m. This accessory building features an elevator and stairway that projects above the roof elevation of the garage which serves as the connection point to the dwelling located at a higher elevation. The connection to the dwelling is designed as an unenclosed passage. This principal building is designed with a basement slab elevation of 543.1m, which is approximately 7.6m above the garage slab elevation.

The home consists of a ½ basement/foundation situated within the rock and a single storey with a roof top deck. A stairway provides access to the rooftop deck area which conforms to the allowable 10.0m building height. However, when considering options, it became desirable to locate the master bedroom at the level of the rooftop deck. The addition of a living area to this roof area, while increasing the building height to the proposed 13.56m height, will not increase the height of the permitted stairway tower, which is the dominant visual element of the building facing the road.

Comparison Perspective Drawings

The proposed living area at this level will have minimal visibility from the road frontage, as noted on the rendered perspective of the building from the road shown below:



View from road – with master bedroom



View from road – without master bedroom



View from yard near road – with bedroom



View from yard near road – without bedroom



View from side yard – with bedroom



View from side yard – without bedroom

ATTACHMENT		B
This forms part of application # DVP22-0216		
Planner Initials	BS	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Under the recently adopted Zoning Bylaw 12375, the RU1 – Large Lot Housing zone requires the building height to be measured from grade located 1.5m from the building. Owing to the steeply sloped grade at the building site, this adds approximately 0.4m to the building height.

Neighbourhood context

A visual inspection of the neighbourhood appears to show several constructed residences which have been built with 3 storeys facing the road. It can be assumed that the measured height of the building facing the road would then exceed the maximum permitted height of 9.5m (Zoning Bylaw 8000). In reviewing variance applications for building height in the neighbourhood, only one (DVP15-0271) was similar located at 732 Highpoint Pl. to allow for a building height of 12.19m.

Conclusion

We feel that the requested height variance has a minor impact on the neighbourhood for several reasons.

- The topography creates challenges in developing a dwelling on the site.
- This “subdivision” is developed as a Bare Land Strata, where the roads that front the dwellings are private roads that are accessed through an entry gate, thereby limiting public access. The subject property is located approximately 640m from the nearest public road.
- The height of the stairway to access the roof top deck is the same as the proposed master bedroom creating a minimal visual difference.
- The upper floor is limited to a master bedroom and ensuite to keep the upper floor areas minimal. The entire area is stepped in from the lower floor to minimize the visual impact.
- Previously, a variance had been granted in the immediate neighbourhood for additional height.
- As visually demonstrated, the proposed additional floor space is not visible directly from the street and is considered a minor impact to the two direct neighbours.

In conclusion, we ask that you support this variance to allow this home to be constructed as planned and allow the landowners to enhance their beautiful property in a desirable area of Kelowna. Please contact me at 250.575.6707 with any questions.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

ATTACHMENT	B
This forms part of application # DVP22-0216	
Planner Initials	BS
 City of Kelowna DEVELOPMENT PLANNING	



DVP 22-0216
1160 Stonepointe Ct

Development Variance Permit

Purpose

- ▶ To issue a Development Variance Permit to vary the maximum height to facilitate the development of a single-family dwelling.

Development Process

Nov 3, 2022

Development Application Submitted

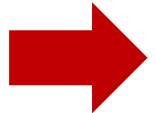


Staff Review & Circulation



Jan 26, 2023

Public Notification Received



Mar 21, 2023

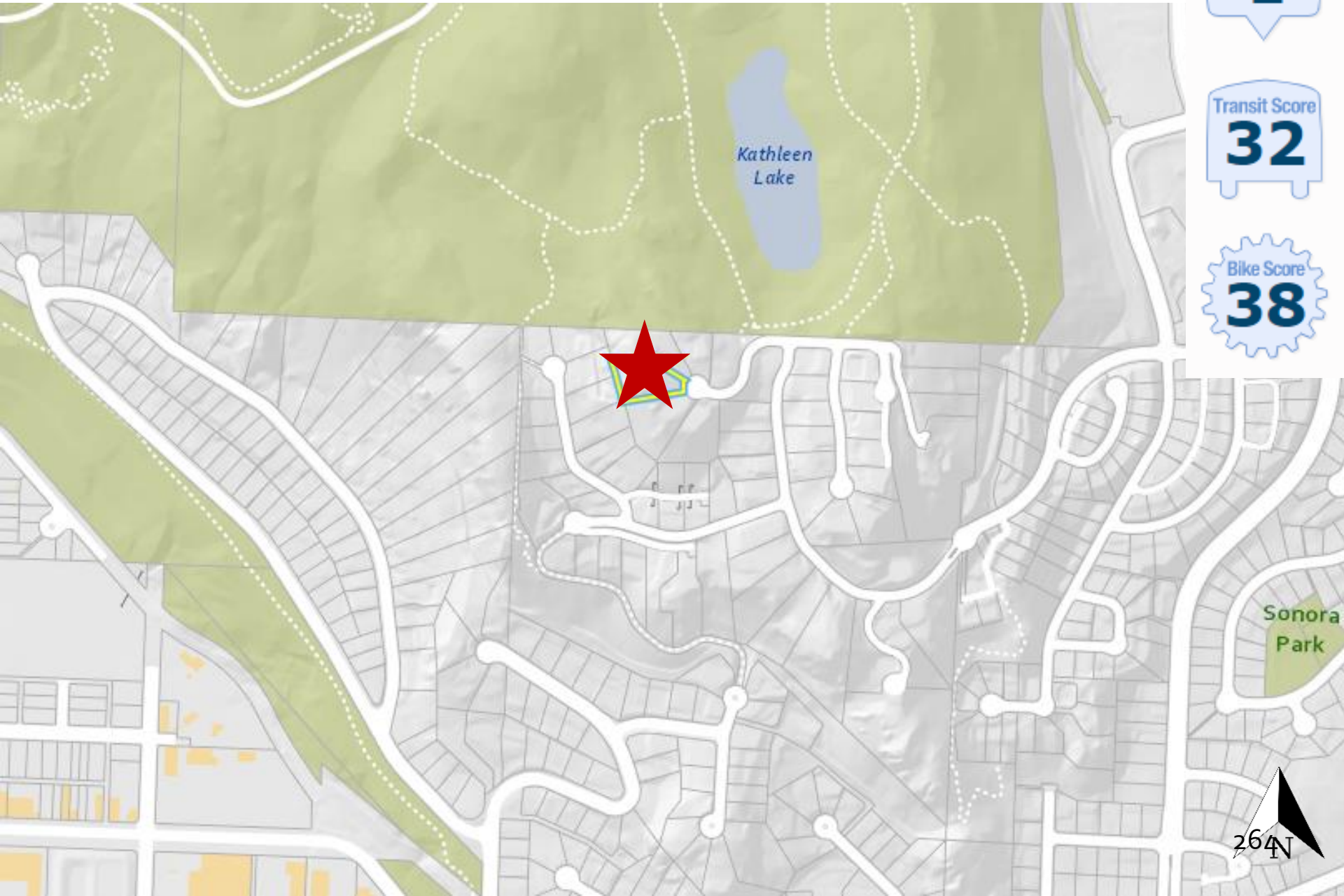
Development Variance Permit

Council
Approvals



Building Permit

Context Map

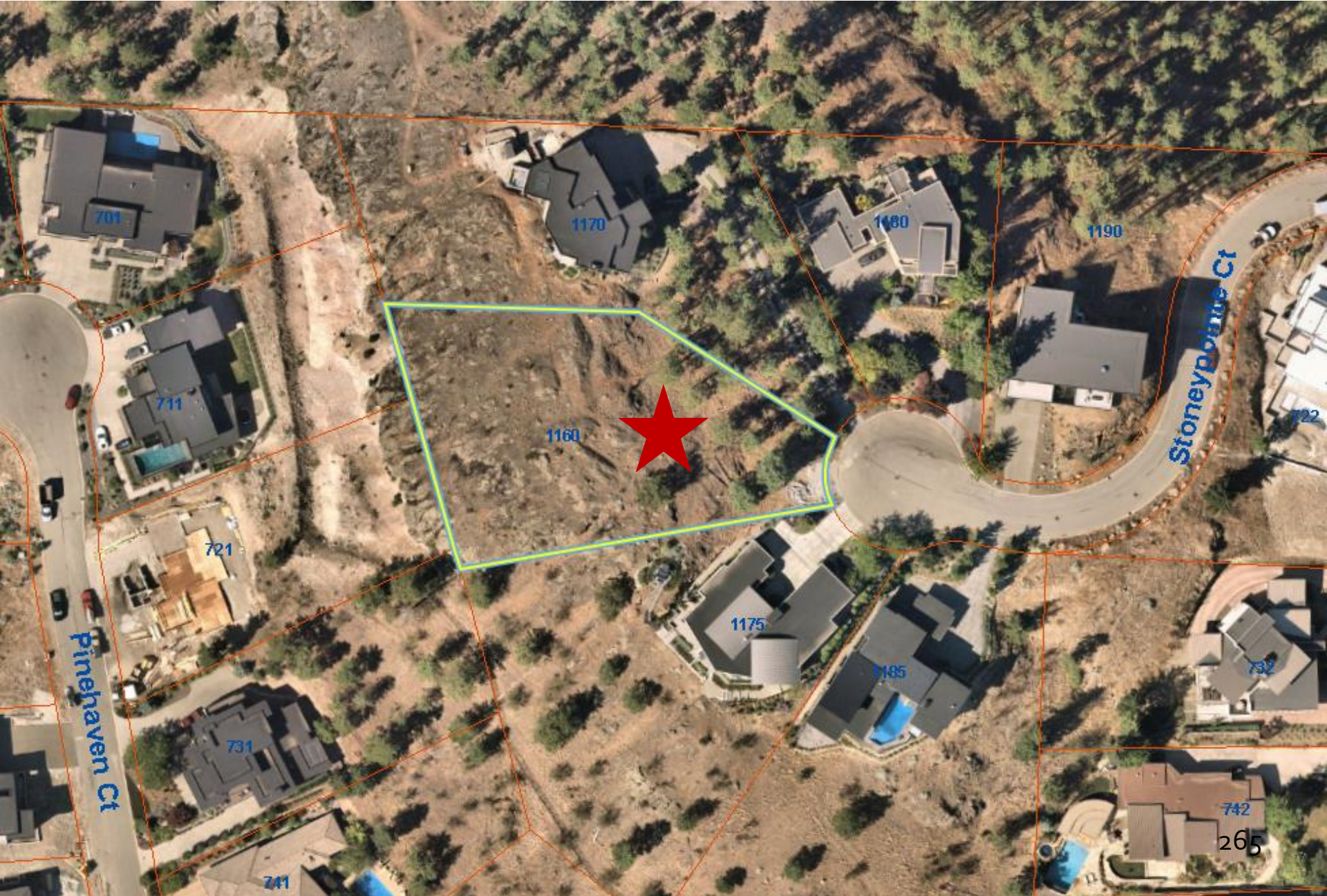


Walk Score
1

Transit Score
32

Bike Score
38

Subject Property Map



Site Photos



1160 Stoneypointe Ct

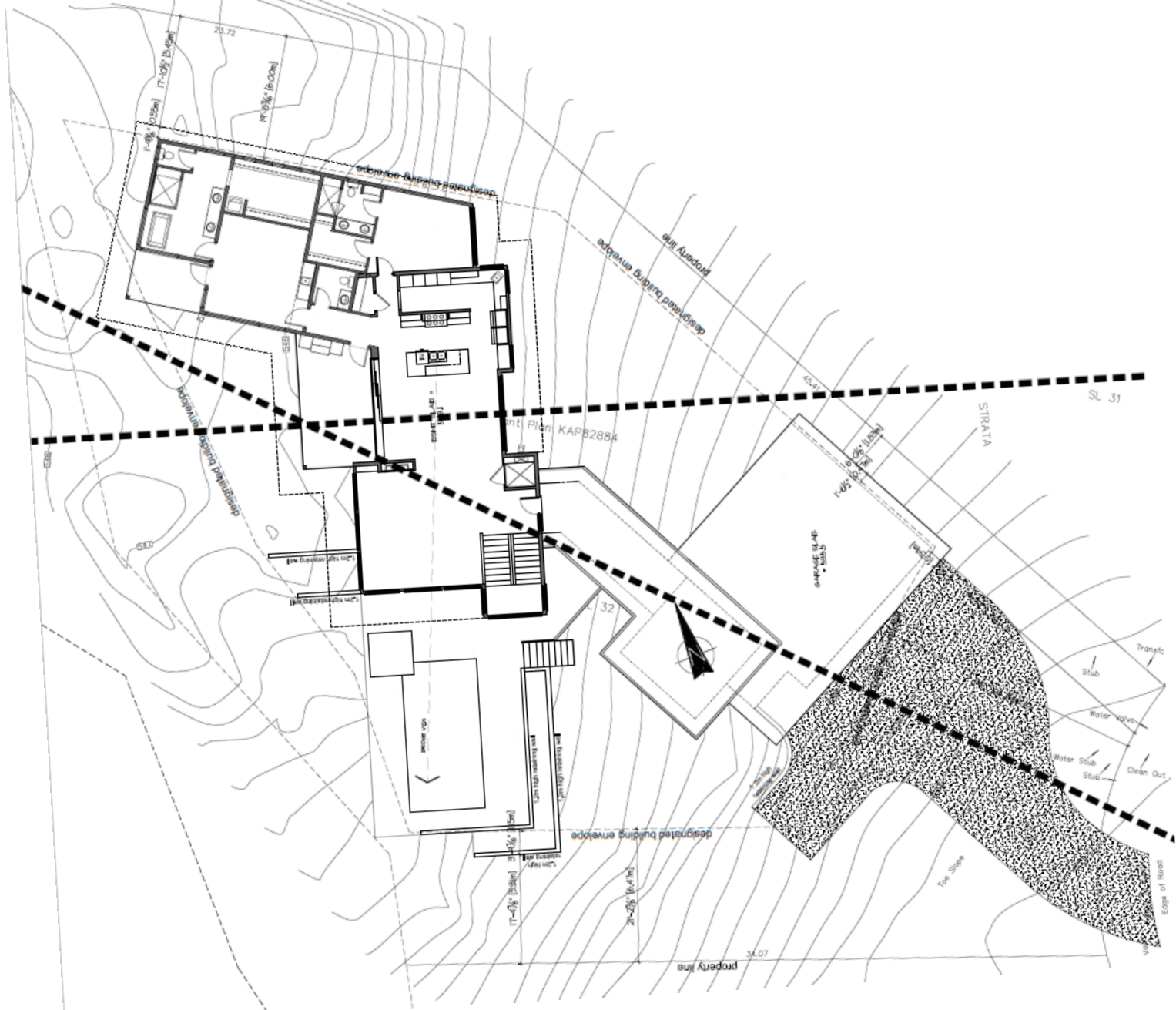
Technical Details

- ▶ RU1 – Large Lot Housing
 - ▶ Lot area 3,108.0 m²
 - ▶ Gross Floor Area of Third Storey relative to the Second Storey 41.97%
 - ▶ Area of third floor 93.27 m²

Variance

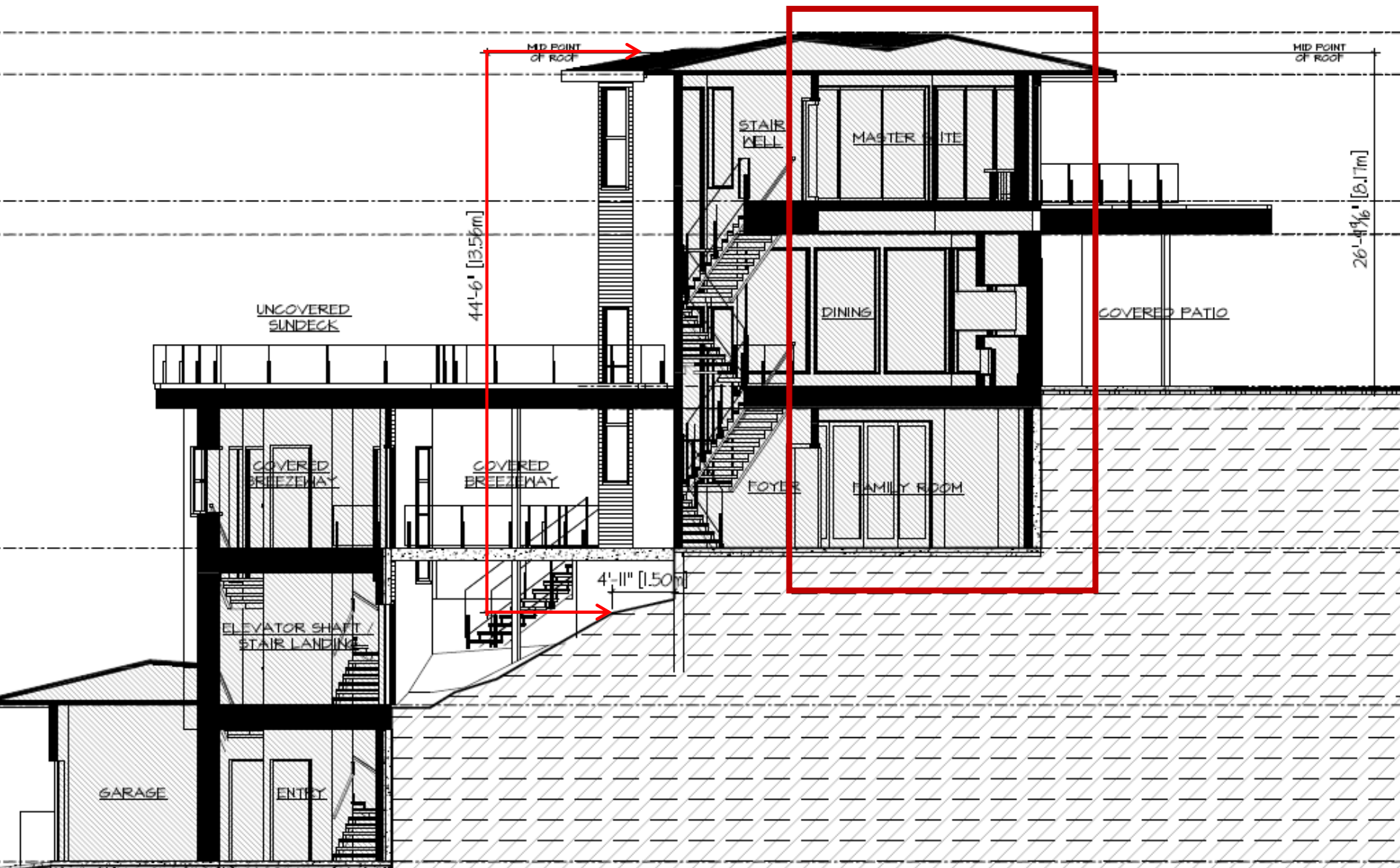
- ▶ Section 11.5: To vary the required maximum height from 10.0 m permitted to 13.56 m proposed.

Site Plan



Stoneypointe
CT

Elevation



Rendering – View from Street



Rendering



View from yard near road – with bedroom



View from yard near road – without bedroom



View from side yard – with bedroom



View from side yard – without bedroom

OCP Policies

- ▶ **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
- ▶ **Policy 15.2.3: Design Development to Avoid Areas of Steep Slopes**
 - ▶ Design the development to lessen site disturbance and avoid areas of steeper slopes.

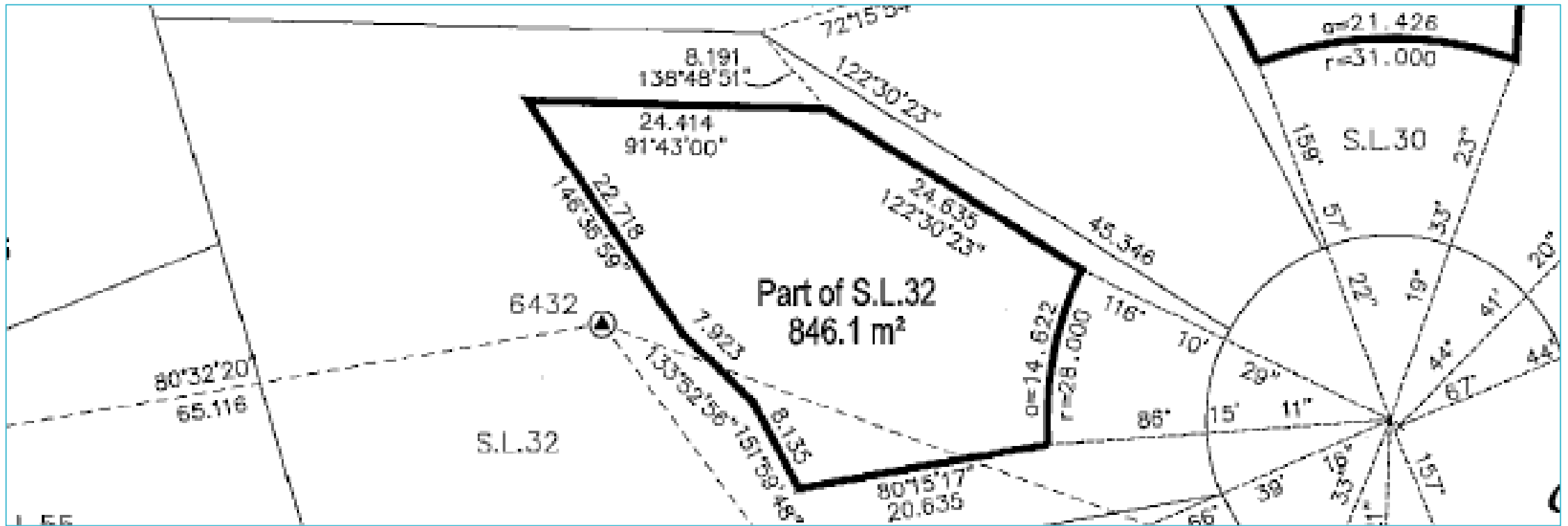
Staff Recommendation

- ▶ Staff recommend **support** for the proposed variance as it:
 - ▶ Meets all other Zoning Requirements
 - ▶ Sloped lot adds to height calculation
 - ▶ Located on a private strata road
 - ▶ Minimal visual impact as stairway access would remain
 - ▶ Natural area limits buildable area



Development Variance Permit

1160 Stoneypointe Ct.



Land constraints



Current vacant site with view to immediate east neighbour



Current vacant site looking to north neighbour



Immediate neighbour

Neighbourhood context



Project
Details



The initial design as seen from the street

Revised design with
variance request




The variance request to a height of 13.56m will allow an upper floor for a master bedroom & ensuite. The upper floor area is proposed at 1,000sq.ft. or 93m².



Confirming design with roof top deck viewed from east



Design requiring variance for height viewed from east



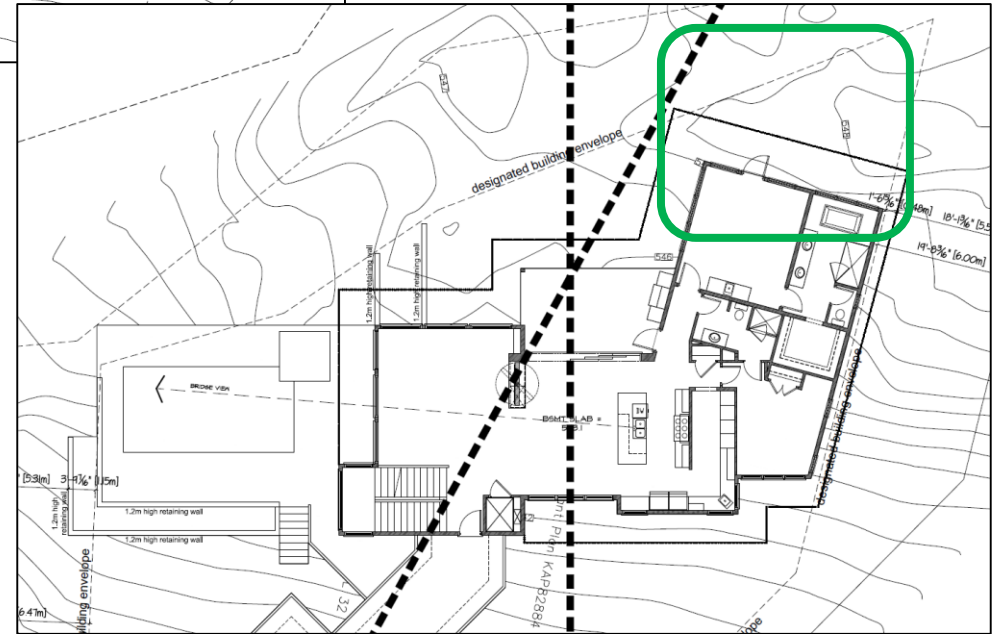
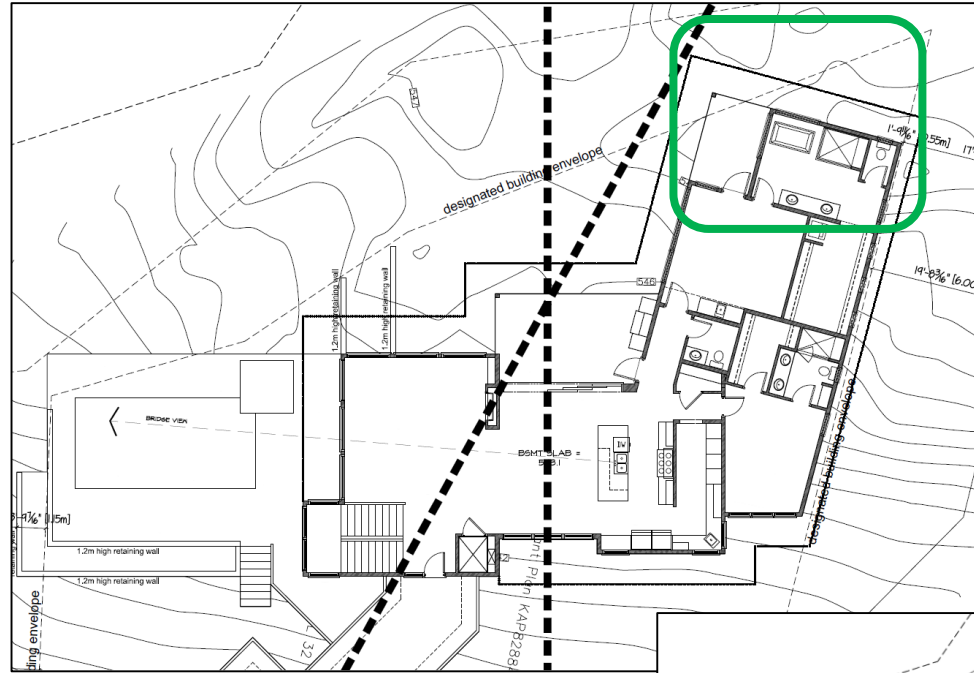
Development Variance Permit request

- The variance requested is to increase the height from 10m permitted to 13.56m proposed.
- As seen the site has many constraints limiting the footprint.
- The immediate neighbourhood has examples of homes with 3 storey elements.
- Previous variance have been granted to vary height in immediate neighbourhood.

Site Plan Difference

Previous plan (left) exceeds building envelope.

New plan (right) is within building envelope, increasing privacy for neighbouring property.





Questions?

CITY OF KELOWNA
BYLAW NO. 12430
Z22-0020
1603-1615 Gordon Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 137, ODYD, Plan 8837 Except Plan H16278 located on Gordon Drive, Kelowna, BC from the CA1 – Core Area Mixed Use zone to the CA1r – Core Area Mixed Use Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 14th day of November, 2022.

Approved under the Transportation Act this 17th day of November, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 21, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0063 & DVP22-0064 **Owner:** PC Urban (1605 Gordon Drive)
Holdings Corp. Inc. No.
BC1316531

Address: 1603 – 1615 Gordon Dr **Applicant:** PC Urban (1605 Gordon Drive)
Holdings Corp. Inc. No.
BC1316531

Subject: Development Permit & Development Variance Permit

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: CA1r – Core Area Mixed Use Rental Only

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12430 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0063 and Development Variance Permit DVP22-0064 for Lot 1 DL 137 ODYD Plan 8837 Except Plan H16278, located at 1603-1615 Gordon Dr, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

- a. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the required maximum site coverage of all buildings from 75% required to 83.9% proposed;
- b. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the required maximum site coverage of all buildings, structures, and impermeable surfaces from 85% required to 86.4% proposed;
- c. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum front yard setback (west) from 2.0 m required to 0.0 m proposed;
- d. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum flanking side yard setback (north) from 2.0 m required to 0.0 m proposed;
- e. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum building setback from front yard (west) from 3.0 m required to 1.1 m proposed;
- f. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum side yard setback (south) from 3.0 m required to 0.2 m proposed;
- g. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the minimum rear yard setback (east) from 6.0 m required abutting an RU1 property to 3.0 m proposed;
- h. **Section 14.11: CA1- Commercial and Urban Centre Zone Development Regulations**
To vary the corner lot setback from a 4.5 m triangle to 0.0 m.

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

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

Purpose

To issue a Development Permit and Development Variance Permit for the form and character of Multiple Dwelling Housing and a Child Care Centre Major; with variances to minimum setbacks, minimum setback, and site coverage.

2.0 Development Planning

The proposed project is a 192-unit purpose-built rental building that includes 27 three-bedroom units and a 353 m² Child Care Centre Major (daycare) with outdoor space. Staff recommend support for the Development Permit and the Development Variance Permit. The project meets the majority of the 2040 Official Community Plan (OCP) Design Guidelines including:

- Relationship to the street: ground-oriented units with entries at street level have been provided to activate the frontage, the main entrances to the daycare and residential building are prominent and weather protected;
- Building articulation: the building is well articulated with façade modulation, repeating window patterns, individual balconies, and changes in the roofline;
- Building mass: the building has a well-defined base, middle, and top, and incorporates distinct architectural treatments for corner prominence; vertical break along Lawrence Ave to interrupt long horizontal building;

- Private open space: ample open space is achieved through balconies and an outdoor amenity area located on the second storey facing south to maximize sunlight; the outdoor space provides a variety of amenities for the daycare and the tenants of the building;
- Signage: attractive signage is scaled to the pedestrian rather than the motorist and the materials and lighting is consistent with the design of the building.

The project also meets several OCP Policies for Core Area Neighbourhoods including strategically locating community services such as a daycare in the Core Area, and ensuring family-friendly housing three-bedroom units representing 14% of the project. Kelowna's vacancy rate is below 1% as per the 2021 Census Data, and three-bedroom family-oriented units are particularly scarce.

Variances

The proposed project triggers multiple minor variances related to site coverage and setbacks. This is due to a variety of reasons including new regulations in Zoning Bylaw No. 12375 which came into effect while this application was in-stream. Variances to the front yard (Gordon Dr) and flanking side yard (Lawrence Ave) are triggered by two structural columns placed at 0.0 m setback, while the majority of the building is setback at ground level meeting the Zoning Bylaw Regulations.



Fig 1: Setback variances shown in red for structural columns supporting roof canopy above the daycare.

The townhomes that flank both streets provide an animated pedestrian streetscape to help mitigate the setback variances and create interaction between public and private spaces. In addition, enhanced façade articulation is provided through stepping in and out both vertically and horizontally along the building faces to reduce the impact of the setback variances on the streetscape. A shadow study has been supplied as Attachment C which demonstrates the impact of shadowing on the adjacent streets and properties.

There are two additional variances to setbacks on the south and east to accommodate the form of the parkade and enclosed stair accesses on the lower levels. To mitigate both of these variances, the applicants have stepped the building back above the parkade level on the south by 4.5 m and on the east by 1.4 m. This reduces the shadow impact on the adjacent RU1 properties to the east.



Fig 2: Setback variance on east side, facing adjacent RU4 properties

3.0 Proposal

3.1 Background

The subject property currently has a single storey building on site with office uses and a daycare. A key objective that Staff identified during the pre-application stage was to ensure that a daycare would be a feature of the proposed redevelopment.

This application was received in March 2022 under Bylaw No. 8000 and was paused while the City of Kelowna adopted Zoning Bylaw No. 12375 which allowed a higher Floor Area Ratio for the project. As a result of the adoption of Zoning Bylaw No. 12375, the subject property was zoned to CA1 – Core Area Mixed Use, and Council has recently adopted the “r” Rental Only Subzone for the property.

3.2 Project Description

The proposed project is a 6-storey wood-frame apartment building atop a 2-level parkade with townhomes and a daycare flanking the parkade to create an active and permeable streetscape. Vehicular access is from Lawrence Ave, which is the lower classed street, and the applicant has stated their intention to retain the mature trees along Lawrence Ave where possible.

Residential

The project is composed of a mix of townhomes and apartment units. The applicant has proposed 27 three-bedroom units, 74 two-bedroom units, and 91 one-bedroom units. The townhome units are ground-oriented, and each has a patio and direct access to either Lawrence Ave or Gordon Dr. The apartment units are accessed from a prominent entry along Lawrence Ave, and each have a private balcony space as well as 1,517.8 m² of common outdoor and indoor amenity space.

The Rental Only subzone allows for a 10% reduction in parking, and 185 residential stalls are proposed with 54% regular sized stalls. Visitor and daycare parking is shared with 28 stalls total.

Daycare

Staff have worked extensively with the applicant to ensure that the proposed daycare is designed to meet the needs of a daycare operator, and the applicants have registered a 219-Restrictive Covenant on Title to

ensure its use in perpetuity. The 353 m² daycare is located at grade in a prominent corner location with direct access from the street. There are 28 stalls available for daycare or visitor use to accommodate staff and daycare drop-off/pick-up. The daycare has 195.5 m² of outdoor space that can be shared with the residents during the non-operational hours of the daycare.

3.3 Site Context

The subject property is located north of Highway 97 at the SE corner of Gordon Dr and Lawrence Ave along a Transit Supported Corridor. It is within walking distance to Highway 97, Downtown, and the Capri-Landmark Urban Centre employment hub. There is a single and two dwelling residential neighbourhood to the east that has a future land use of C-NHD Core Area Neighbourhood which will support multi-family development with heights up to 4 storeys.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C2rcs – Vehicle Oriented Commercial, retail cannabis sales CD17 – High Density Mixed Use Commercial	Mixed-Use
East	RU4 – Duplex Housing	Single and Two Dwelling Housing
South	CA1 – Core Area Mixed Use	Hotel
West	MF3 – Apartment Housing	Multi-Family Residential

Subject Property Map: 1603-1615 Gordon Dr



3-4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CA1r ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio Base FAR: 1.8 Public Amenity Bonus: 0.25 Rental Bonus: 0.3	2.35	2.34
Max. Site Coverage (buildings)	75%	83.9% ¹
Max. Site Coverage (buildings, parking, driveways)	85%	86.4% ²
Max. Height OCP Height: 6 storeys Public Amenity Bonus: 6 storeys	44.0 m / 12 storeys	23.2 m / 6 storeys
Min. Front Yard (west)	2.0 m	0.0 m ³
Min. Flanking Yard (north)	2.0 m	0.0 m ⁴
Min. Side Yard (south)	3.0 m	0.2 m ⁵
Min. Rear Yard (east)	6.0 m Abutting RU4	3.0 m ⁶
Min. Building Stepback (west)	3.0 m	1.1 m ⁷
Min. Building Stepback (north)	3.0 m	3.7 m
Corner Lot Triangular Setback	4.5 m	0.0 m ⁸
Landscape Regulations		
Min. Tree Amount	1 per 10 m = 6 trees	9 trees
Other Regulations		
Min. Parking Requirements	213	213
Residential	-	185
Visitor/Daycare	-	28
Ratio of Parking Spaces	Min. 50% Regular	56% Regular
Min. Loading Space	1 space	1 space
Min. Bicycle Parking Long Term	155	165
Min. Bicycle Parking Short Term	8	8
Bike Wash and Repair Station	Required	Provided
Min. Total Amenity Area	3,890.0 m²	3,938.2 m²
Private	n/a	2,420.4
Common	768.0	1,517.8
<p>¹ To vary the required maximum site coverage of all buildings from 75% required to 83.9% proposed</p> <p>² To vary the required maximum site coverage of all buildings, structures, and impermeable surfaces from 85% required to 86.4% proposed;</p> <p>³ To vary the minimum front yard setback (west) from 2.0 m required to 0.0 m proposed;</p> <p>⁴ To vary the minimum flanking side yard setback (north) from 2.0 m required to 0.0 m proposed;</p> <p>⁵ To vary the minimum side yard setback (south) from 3.0 m required to 0.2 m proposed;</p> <p>⁶ To vary the minimum rear yard setback (east) from 6.0 m required abutting an RU1 property to 3.0 m proposed;</p> <p>⁷ To vary the minimum building setback from front yard (west) from 3.0 m required to 1.1 m proposed;</p> <p>⁸ To vary the corner lot setback from a 4.5 m triangle to 0.0 m;</p>		

4.0 Current Development Policies

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly about Transit Supportive Corridors . Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre , with due consideration for the context of the surrounding neighbourhood. <i>This policy supports the proposed six storey apartment building along the Transit Supportive Corridor of Gordon Dr.</i>
Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.	
Policy 5.4.7 Child Care Spaces	Facilitate the development of childcare spaces throughout the Core Area including accessible, affordable, and inclusive spaces that meet the needs of the community. <i>The project facilitates the development of childcare spaces through a facility with a main entrance at ground level.</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.	
Policy 5.11.3. Family-Friendly Housing	Incorporate ground-oriented units in the design of multi-family developments to support family-friendly housing types. Ensure that multi-family developments include a variety of unit sizes, encouraging 10 percent of units to be three or more bedrooms. <i>14% of the project is three bedroom units in a mix of townhomes and apartment style housing.</i>

5.0 Application Chronology

Date of Application Received: March 10, 2022
 Date Public Consultation Completed: June 2, 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: Draft Development Permit DP22-0063 & DVP22-0064

Schedule A: Site Plan Floor Plans, & Unit Plans

Schedule B: Elevations, Sections, & Renderings

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Supporting Documents

SCHEDULE A

This forms part of application
DP22-0063 DVP22-0064



City of Kelowna
Proposed Mixed-Use Rental Housing Development

Planner Initials

TA	PROJECT OWNER:	Steve...	1090 West George St	1.604.891.1298
	PROJECT CONTACT:	Rhys Letch	2000 Granville Street, Vancouver, BC V6C 1S4	1.604.688.4220
	PROJECT ARCHITECT:	Shamus Sachs	2330-200 Granville Street, Vancouver, BC V6C 1S4	1.604.688.4220
PROJECT NUMBER:	21550			
CIVIC ADDRESS:	1605 Gordon Dr, Kelowna BC			
LEGAL DESCRIPTION:	Plan KAP8837, Lot 1, DL 137, Land District 41, Except Plan H16278			
PROJECT DESCRIPTION:	6-Storey Mixed Use			
ZONING SUMMARY:	Existing	Allowed	Proposed	
Building Height:	CA 15m (4 storey)	CA1 22m (6 storey)	CA1-R 93.24m (6 storey)	*Variance Required
SETBACKS:	Allowed	Proposed		
Front Yard (Lawrence):	2.0 m	3.7 m	12.0 sqft	
Front Yard (Gordon):	2.0 m	3.7 m	3.7 sqft	*Variance Required
Rear Yard (Parallel to Gordon):	6.0 m	6.0 m	18.7 sqft	*Valued Along Elevation (refer to plans)
Rear Yard (Parallel to Lawrence):	6.0 m	6.1 m	20.0 sqft	
ISSUE:	DP Application			
DATE:	6/6/22			

SITE AREA				
Total Site Area				
Total Gross Site Area	1.475 Acres	64,230.4 SF	5,967.20 m ²	
Calculated on Survey - 2010-10-14				
Dedications				
Gordon Avenue	0.041 Acres	1,801.7 SF	TBC	167.38 m ²
Net Site Area	1.433 Acres	62,428.7 SF	TBC	5,799.82 m ²
FLOOR AREA RATIO (FAR)				
Maximum FAR				
Base Density	1.80	116,614.7 SF	10,741.0 m ²	
Public Amenity & Streetscape Bonus	0.25	16,057.6 SF	1,491.8 m ²	
Rental or Affordable Housing Bonus	0.30	19,209.1 SF	1,760.2 m ²	
Maximum Total Floor Area	2.35	150,881.5 SF	14,022.9 m ²	
Proposed FAR				
Floor Area	2.83	182,023.10 SF	16,910.5 m ²	
Exclusions	0.56	36,074.52 SF	3,351.4 m ²	
Proposed Floor Area	2.27	145,948.58 SF	13,559.1 m ²	
*based on gross site area				
Common Amenity + Private Outdoor				
Required	41,871.81 SF			
Proposed	42,399.97 SF			3,952.2 m ²
Site Coverage (based on gross area)				
Coverage of Building	Allowed	75.0%	48,172.80 SF	4,475.4 m ²
Coverage of Building - Structures & Imperviable Surfaces	Proposed	85.4%	54,595.95 SF	5,072.1 m ²
Coverage of Building - Structures & Imperviable Surfaces	Proposed	85.4%	50,506.39 SF	4,696.2 m ²

FLOOR AREA												
Floor Areas												
Level	Net Floor Area (SF)			Common & Amenity Areas, Excluded (SF)								Efficiency
	Firewall	Units / Daycare	Total	Indoor Amenity	Lobby / Vestibules	Corridors	Exit Stairs	Elevators	Service	Storage	Total	
P2 (Includes TH Level 1)	5,982.8		5,982.8	402.3		804.2	251.1	860.5	3,773.2	5,881.2	46.4%	
P1 / Level 1 (Includes Daycare + TH Level 2)	9,072.9		9,072.9	2,334.4		1,068.8	329.9	1,505.6	4,395.5	8,634.3	48.5%	
Level 2	47.97	24,968.3	25,016.2	1,360.8	152.6	2,707.8	1,053.8	347.1	134.8	5,756.8	81.1%	
Level 3	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	3,706.6	87.7%	
Level 4	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	3,706.6	87.7%	
Level 5	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	3,706.6	87.7%	
Level 6	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	3,706.6	87.7%	
Area Totals	235.9	145,708.7	145,948.6	1,360.8	2,880.3	13,539.1	4,474.0	1,916.4	3,125.8	35,878.5	90%	

Townhouse Areas															
TH Types	Level	Unit Area (Avg)			Number of Units / Floor						Total Units	Total Unit Area	% of Units		
		SF	P1 / L1	P2	P1 / L1	L2	L3	L4	L5	L6					
TH1 3 Bedroom	1	573.3			7	7							7	8178.6	75.8%
	2	634.8													
TH2 2 Bedroom	1	534.3			2	2							2	2177.6	22.2%
	2	554.2													
Units Totals													9	10355.8	96.1%

Apartment Unit Areas														
Unit Types - Building	Level	Unit Area (Avg)			Number of Units / Floor						Total Units	Total Unit Area	% of Units	
		SF	P1 / L1	L2	L3	L4	L5	L6						
Unit A1 1 Bedroom + Den		625.1			1	2	2	2	2	2	2	9	5626.2	52.7%
		590.4	0	16	14	14	14	14	14	14	72	42506.0	394.9%	
Unit B1 1 Bedroom		539.9	0	2	2	2	2	2	2	10	5398.7	49.8%		
		866.6	0	2	2	2	2	2	2	10	8666.6	82.3%		
Unit C1 2 Bedroom + Den		867.3	0	1	3	3	3	3	3	13	9061.8	84.9%		
		789.6	0	4	4	4	4	4	4	20	16791.4	156.1%		
Unit C2 2 Bedroom		839.4	0	0	1	1	1	1	1	4	3397.6	31.9%		
		866.6	0	1	1	1	1	1	1	5	4332.4	40.2%		
Unit C3 2 Bedroom		829.7	0	4	4	4	4	4	4	20	16594.4	154.1%		
		1016.6	0	2	2	2	2	2	2	10	10166.4	94.4%		
Unit D1 1 Bedroom		989.2	0	2	2	2	2	2	2	10	9892.5	91.9%		
Units Totals				0	35	37	37	37	37	183	131553.1	1222.1%	100%	

Community Unit Areas									
Unit Types	Level	Floor Area			Exterior Area	Number of Units	Total Unit Area		% of Units
		SF	Subtotal	SF			SF	m ²	
Daycare	L1	3769.9		3769.9		1	3769.9	353.0	100.0%
	L2				2104.30				
Total		3769.9				1	3769.9	353.0	100%

HOUSING UNIT MIX									
No.	Percentage								
1 Bedroom	91	47.4%							
2 Bedroom (incl THs)	74	38.5%							
3 Bedroom (incl THs)	27	14.1%							
Total	192	100.0%	Family Sized Units	52.6%					

COMMON / PRIVATE AMENITY									
	Proposed	Required							
Private Outdoor - 1 Bedroom	932.9 m ²	10041.5 SF	15.0 m ² / 1 BED	161.5 SF					
Private Outdoor - 2 Bedroom (incl THs)	1,044.5 m ²	11243.2 SF	25.0 m ² / 2 BED	269.1 SF					
Private Outdoor - 3 Bedroom (incl THs)	423.0 m ²	4707.8 SF	25.0 m ² / 3 BED	269.1 SF					
Common Indoor Amenity	145.5 m ²	1383.7 SF							
Common Outdoor Amenity	1,193.8 m ²	12849.5 SF							
Daycare Outdoor	195.5 m ²	2104.3 SF							
Total	3932.2 m ²	42390.0 SF	3995.0 m ²	41971.6 SF					

OFF-STREET PARKING									
Apartment Parking									
Residential Parking	0.9 Spaces Per Bachelor Unit	0.0 Spaces Required							
	1.0 Spaces Per 1 Bed	91.0 Spaces Required							
	1.1 Spaces Per 2 Bed	11.4 Spaces Required							
	1.4 Spaces Per 3 Bed	37.8 Spaces Required							
		Subtotal	211 Spaces Required						
			10%	-21.1 Reduction for Residential Rental Tenure					
				-5 Car Share Reduction					
				185 Spaces Provided					
				1 Dedicated Car Share Space					
Max. Small Car Allowed	50% of Provided Spaces	93 Spaces Max.	* Inclusive	85 Spaces Provided					
				46% of Provided Spaces					

Visitor & Daycare Parking									
Visitor Parking	0.14 Spaces Per Unit	0.2 Spaces Max	26.9 Spaces Required	21 Spaces Provided					
Child Care, Major	1.0 Space per 11 children		4.1 Spaces Required	7 Spaces Provided					
			10%	-3.688 Reduction for Residential Rental Tenure					
				24 Spaces Required					
				28 Spaces Provided					
Max. Visitor Small Car Allowed	0% of Provided Spaces	0 Spaces Max.	* Inclusive	0 Spaces Provided					
Max. Child Care Small Car Allowed	50% of Provided Spaces	4 Spaces Max.	* Inclusive	5 Spaces Provided					
				* Variance Required					
Loading									
Child Care Loading Required	1 Space for 26 or more children	1 Spaces Required	1 Spaces Provided						
Residential Loading Required		0 Spaces Required	0 Spaces Provided						
				(aligned with child care loading)					

Accessible Parking									
Total Combined Parking Spaces		213 Spaces Provided							
Accessible Parking	6 Space For Every 201-300 Parking Spaces	6 Spaces Required	* Inclusive	6 Spaces Provided					
Van Accessible Parking	2 Space For Every 201-300 Parking Spaces	2 Spaces Required	* Inclusive	2 Spaces Provided					
Parking Space Dimensions									
	Required (width x length x height)								
Standard Space	2.9m (9.20 FT) x 5.0m (16.69 FT) x 2.0m (6.56 FT)								
Small Cars	2.3m (7.55 FT) x 4.8m (15.75 FT) x 2.0m (6.56 FT)								
Accessible	4.8m (15.75 FT) x 6.0m (19.69 FT) x 2.3m (7.55 FT)								
Van Accessible	4.8m (15.75 FT) x 6.0m (19.69 FT) x 2.3m (7.55 FT)								
Loading	3.0m (9.84 FT) x 7.0m (22.97 FT) x 4.0m (13.12 FT)								
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1' 0")								
Min. Drive Aisle Width	5.5m (21.33 FT) (21' 4")								
Min. Manuevering Aisle Width	6.5m (21.33 FT) (21' 4")								

BICYCLE STALLS									
Bicycle Spaces									
Long Term Residential - Required	0.75 Bicycle Stalls Per 0.2 Bed Unit	1.00 Per 3 Bed Unit	151 Stalls Required						
Long Term Residential - Provided			74 Stalls Provided						
			Vertical 50% max	97 Stalls Provided					
			Horizontal 50% max	Total	161	Stalls Provided			
Short Term Residential - Visitor Required	0.0 per Entrance		6 Stalls Required						
Short Term Residential - Visitor Provided			6 Stalls Provided						
Long Term Child Care - Required	0.2 per 100m ² of GFA		3.5 Stalls Required						
Long Term Child Care - Provided			4 Stalls Provided						
Short Term Child Care - Visitor Required	2.0 per Entrance		2 Stalls Required						
Short Term Child Care - Visitor Provided			2 Stalls Provided						



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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1605 Gordon Drive
Kelowna, BC

(TITLE)

Project Data

(PROJECT)

21550

(SCALE)

June 6, 2022

(DATE)

DP Resubmission

(ISSUE)

(DRAWING)

A-0.100

292

SCHEDULE

A

This forms part of application
 # DP22-0063 DVP22-0064



Planner Initials
TA

PLAN KAP58516



LEGEND

EXISTING	COMPILED (AS-BUILT DIAGRAMS)
SUBJECT PARCEL BOUNDARY	STORM SEWER
EDGE OF PAVEMENT	STORM SERVICE
ROAD MARKING - YELLOW	SANITARY SEWER
ROAD MARKING - WHITE	SANITARY SERVICE
FENCE LINE	WATER MAIN
TREE DRIP LINE	WATER SERVICE
MANHOLE - STORM	GAS MAIN
MANHOLE - SANITARY	BURIED TELE
WATER VALVE	BURIED FIBRE OPTIC
HYDRANT ASSEMBLY	BURIED ELEC
CATCH BASIN	
BOLLARD	
GAS METER	
GAS VALVE	
JUNCTION BOX	
LAMP STANDARD	
LAWN SPRINKLER	
TREE - CONIFEROUS	
TREE - DECIDUOUS	
MONUMENT FOUND	
IRON PIN FOUND	
NO IRON PIN FOUND	
LEAD PILE FOUND	

DATE OF FIELD SURVEY: MAY 26, 2021.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MELIHANNEY ASSOCIATES LAND SURVEYING LTD., ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE FOR LABELS FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

DATUM

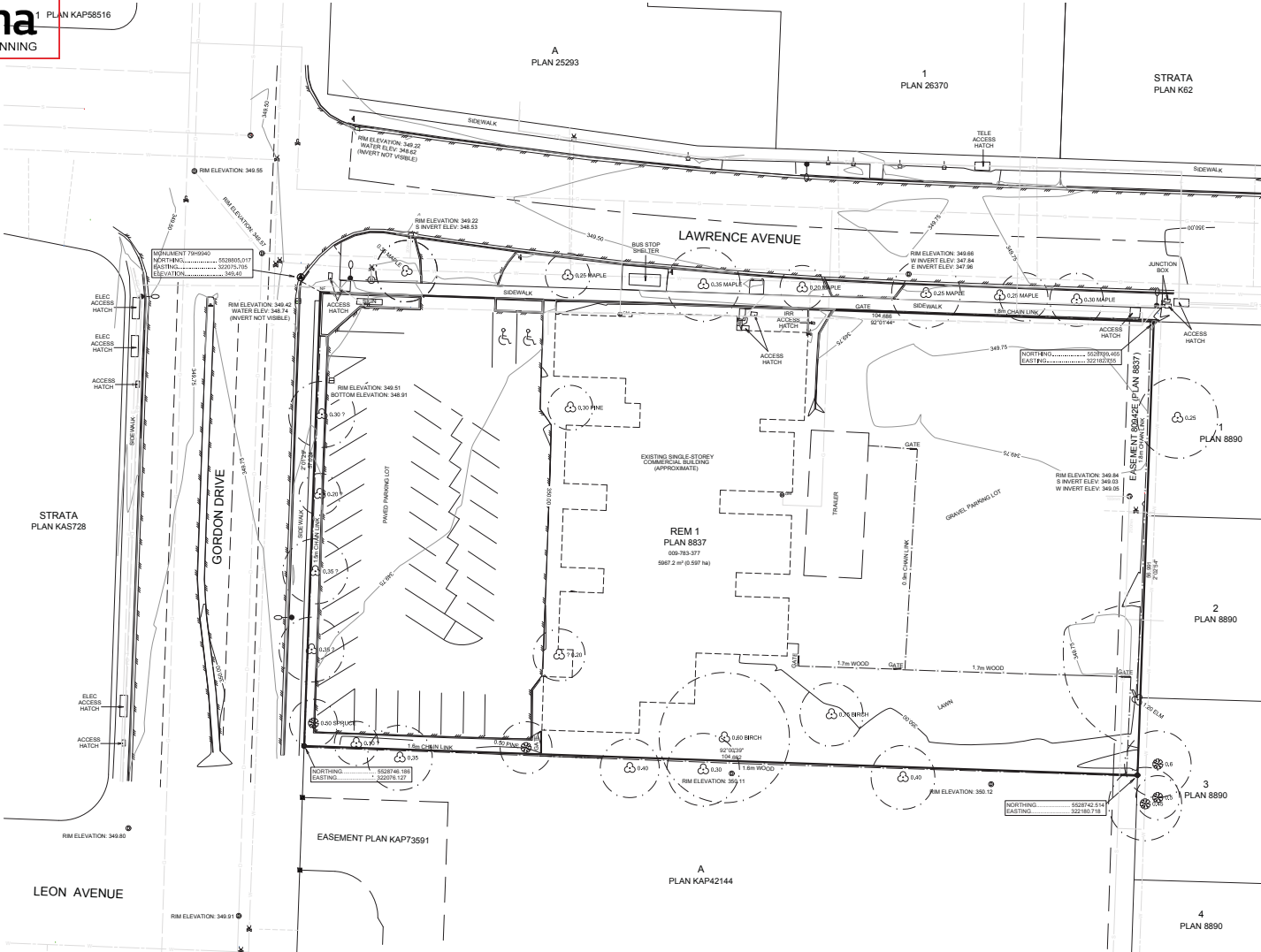
INTEGRATED SURVEY AREA No. 4, KELOWNA, NAD 83 (CSRS) ± 0.8 BC. 1.

GRID BEARINGS AND UTM COORDINATES DERIVED FROM INTEGRATED CONTROL MONUMENTS 8814 AND 88108, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

THIS PLAN SHOWS GROUND MEASURED DISTANCES. THE UNDERGROUND FACILITIES SHOWN ON THIS VERSION OF THIS DRAWING IS AT GRID. TO COMPUTE GRID LEVEL DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINED SCALED FACTOR OF 0.9999335.

ELEVATIONS ARE IN METRES, REFERRED TO GEODETIC DATUM CANADIAN (CGD84) MONUMENT 8802265 (PUBLISHED ELEVATION: 300.380m).

THE COORDINATES AND ELEVATION SHOWN FOR MONUMENT 789940 ARE ACCORDING TO THE MEASUREMENTS COMPLETED DURING THIS SURVEY. CONTOUR INTERVAL IS 0.25m.



Rev	Date	Description	Drawn	Design	App'd
0	2021-05-28	DRAWING ISSUED			
1	2021-06-21	ADDED TREES			
2	2021-10-14	AREA OF LOT 1 ADDED			

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SCALE 1:250

0 5 10 15 20 25m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
 McElhanney Associates Land Surveying Ltd.

250 Nanaimo Ave. W
 Port Moody BC
 Canada V2A 1N5
 Tel: 250 492 7359

PC URBAN PROPERTIES CORP.
 888 - 1050 W. GEORGIA STREET, VANCOUVER, BC V6E 3V7

TOPOGRAPHIC SURVEY PLAN OF
 1603-1615 GORDON DRIVE, KELOWNA, BC

LOT 1 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN 8837 EXCEPT PLAN H16278

Drawing No. **3865-00-V-TOPO**

Project Number **2422-03865-00**

Rev. **2**

iA

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(PROJECT TEAM)

(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1635 Gordon Drive
 Kelowna, BC

(TITLE)

Survey Plan

(PROJECT)

21550

(SCALE)

Not To Scale

(DATE)

June 6, 2022

(ISSUE)

DP Resubmission

(DRAWING)

*FOR REFERENCE ONLY

A-1.000

SCHEDULE

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This forms part of application
DP22-0063 DVP22-0064



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials
TA



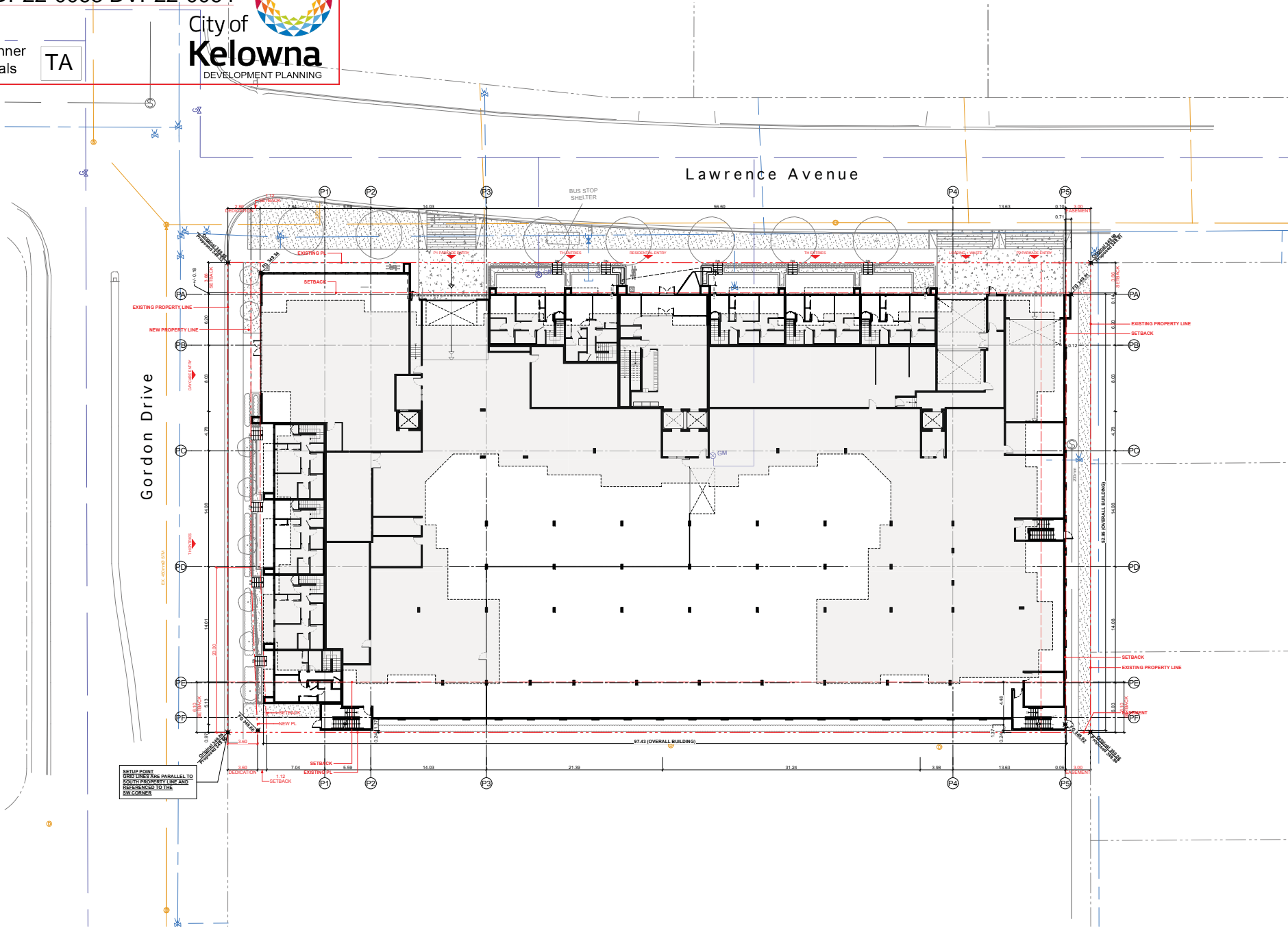
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SETUP POINT
GRID LINES ARE PARALLEL TO
SOUTH PROPERTY LINE AND
REFERENCED TO THE
W/CORNER



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
Kelowna, BC

(TITLE)

Site Plan

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-1.010

SCHEDULE

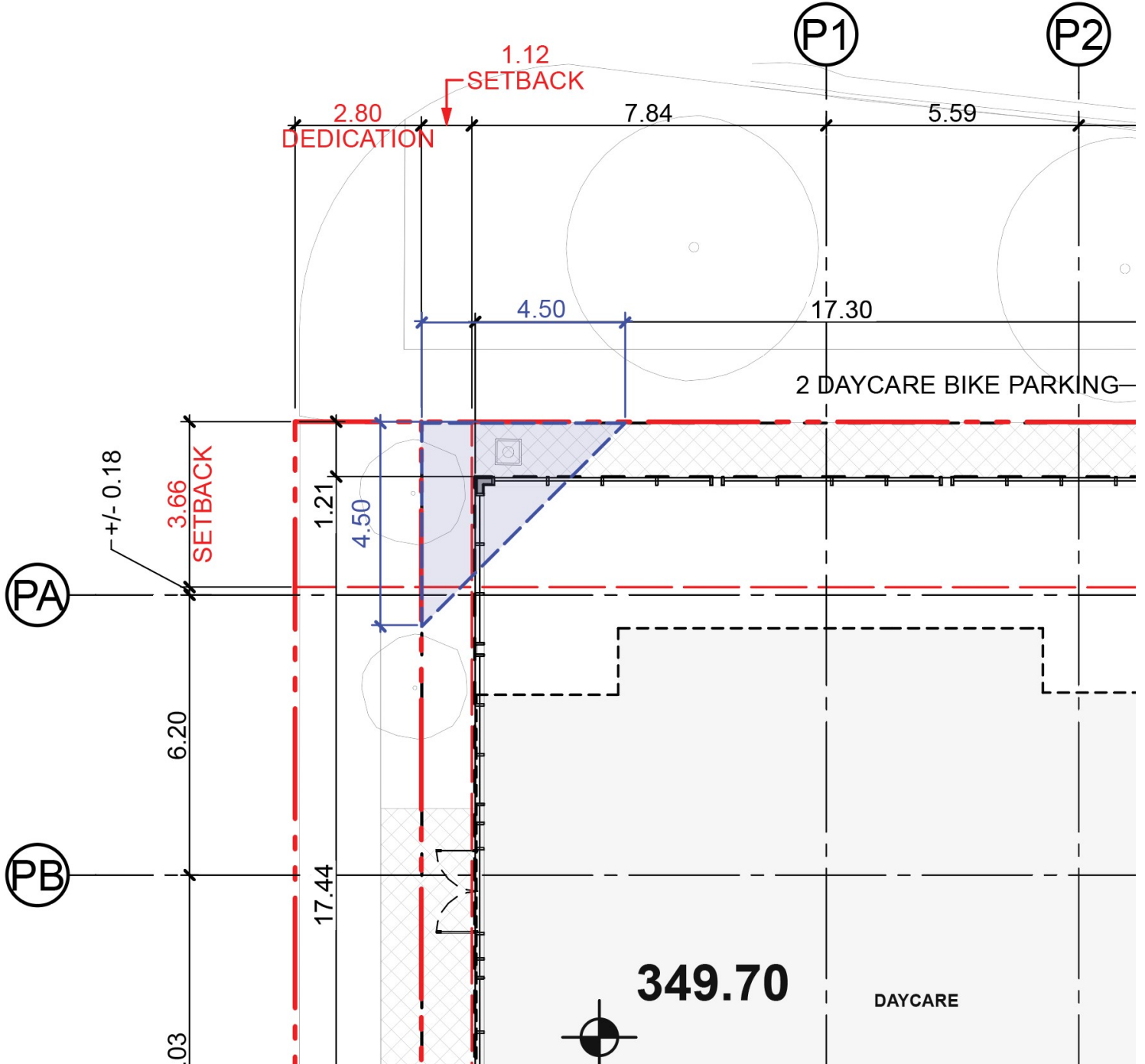
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DP22-0063 DVP22-0064



City of
Kelowna
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Planner
Initials **TA**



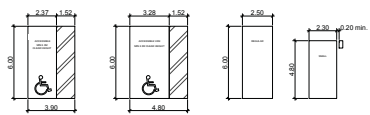
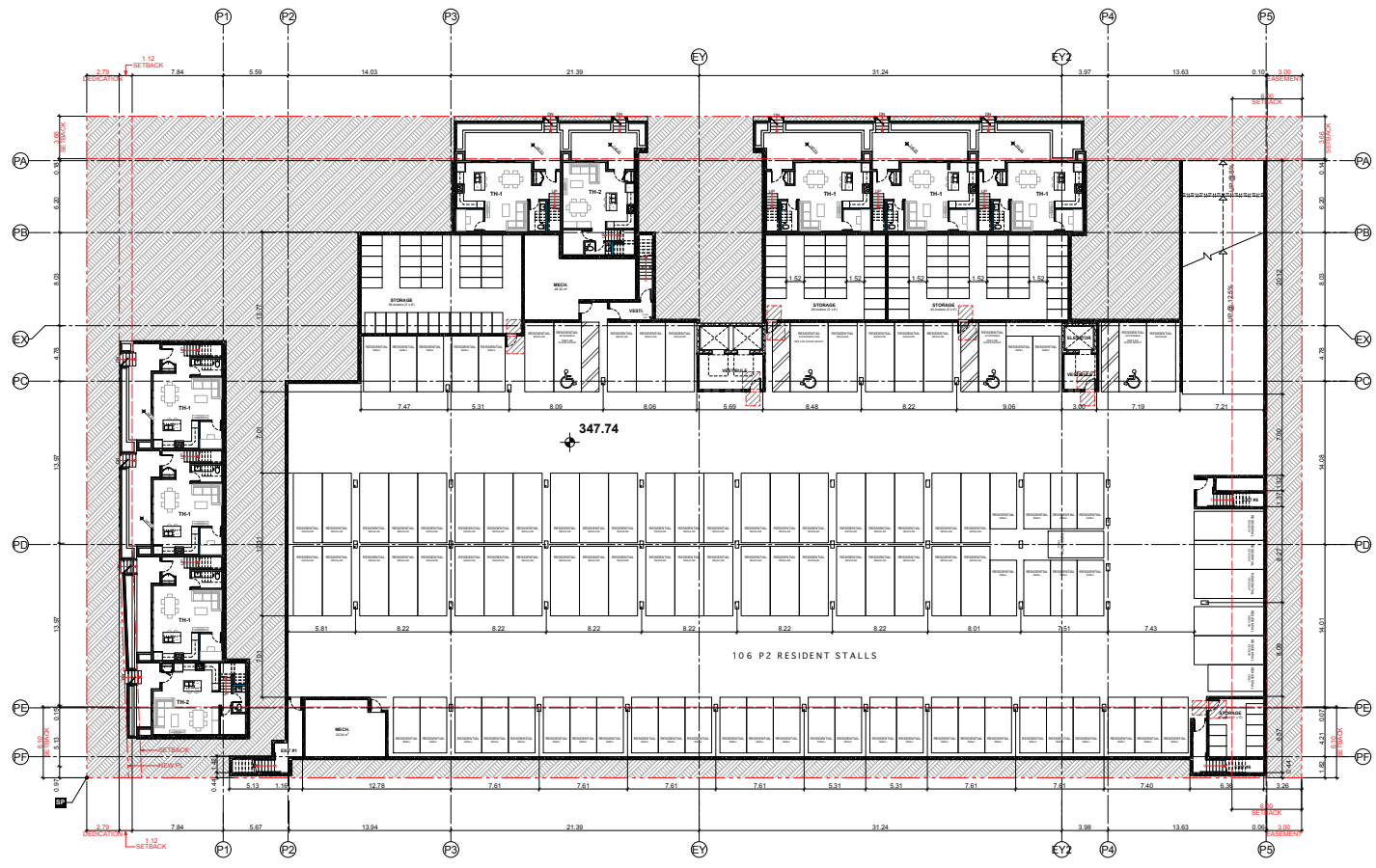


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(PROJECT TEAM)



(CLIENT)

PC Urban
 (PROJECT)

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC

(TITLE)

P2 Floor Plan

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

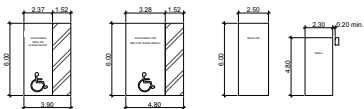
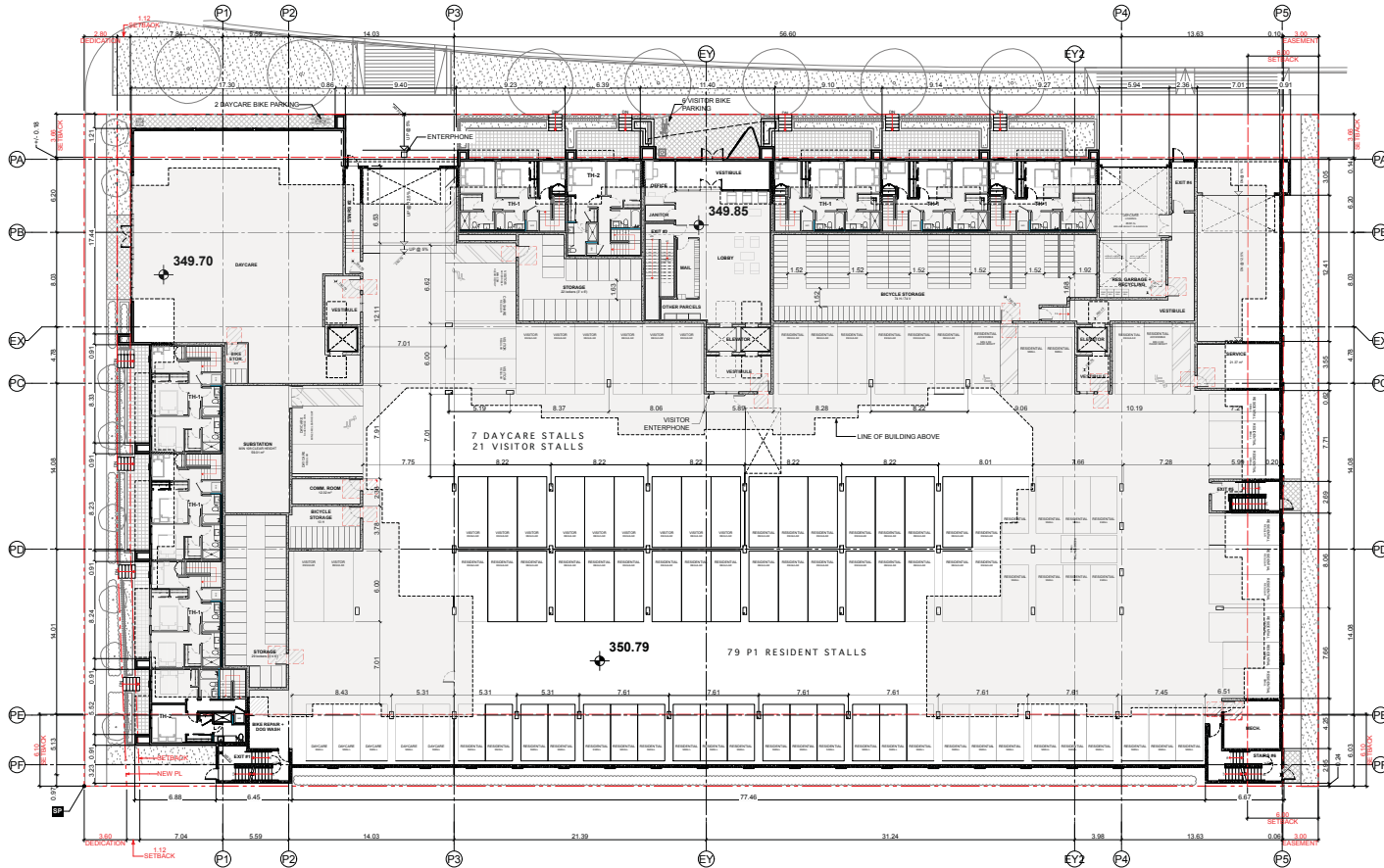
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(DRAWING)

A-2.000

Gordon Drive

Lawrence Avenue



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(CLIENT)

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(PROJECT)

Gordon Rental

1835 Gordon Drive
 Kelowna, BC

(TITLE)

P1 / Level 1 Floor Plan

21550 (PROJECT)

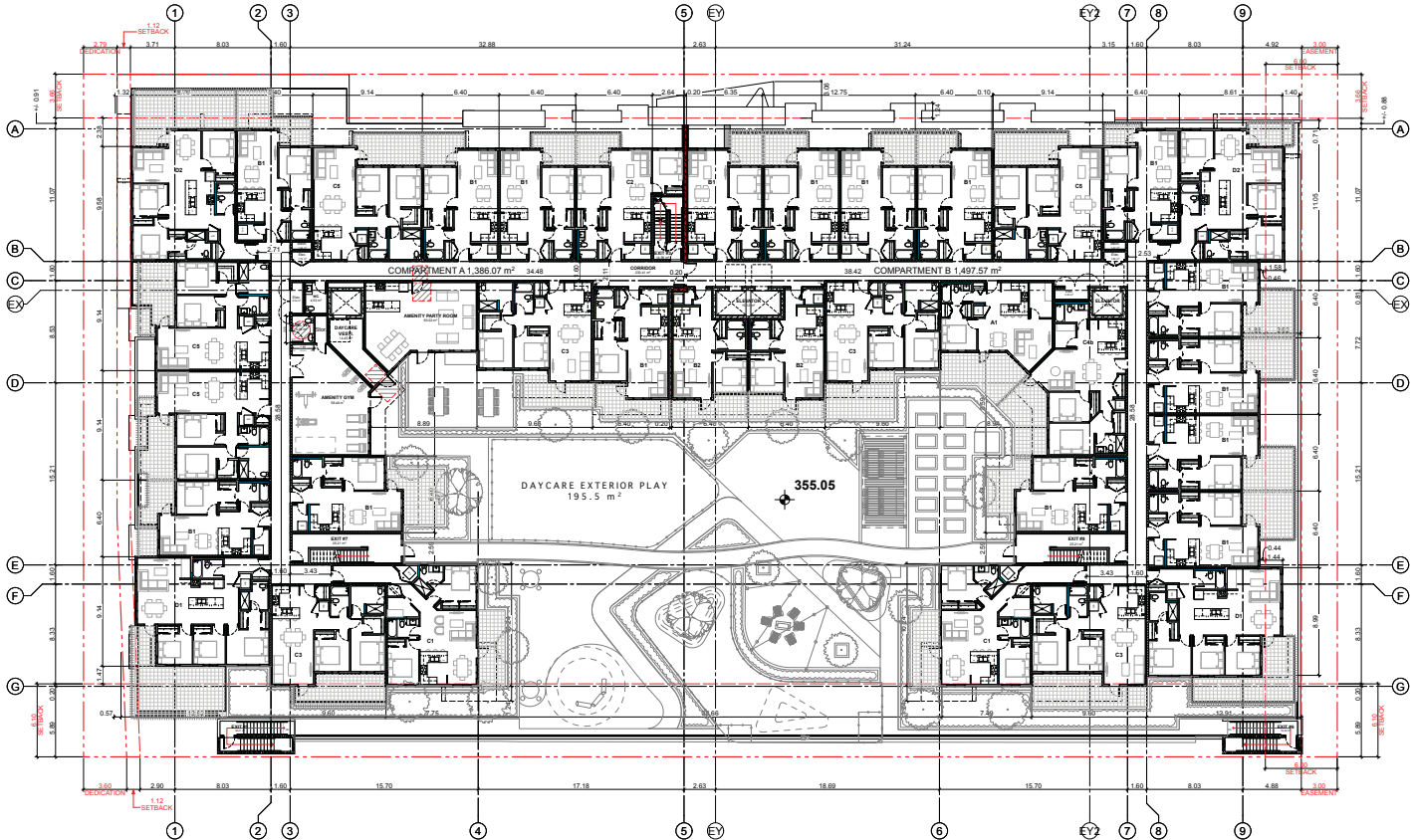
1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

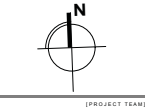
(DRAWING)

A-2.100



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(PROJECT TEAM)



(CLIENT)

PC Urban
 (PROJECT)

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC

(TITLE)

Level 2 Floor Plan

21550 (PROJECT)

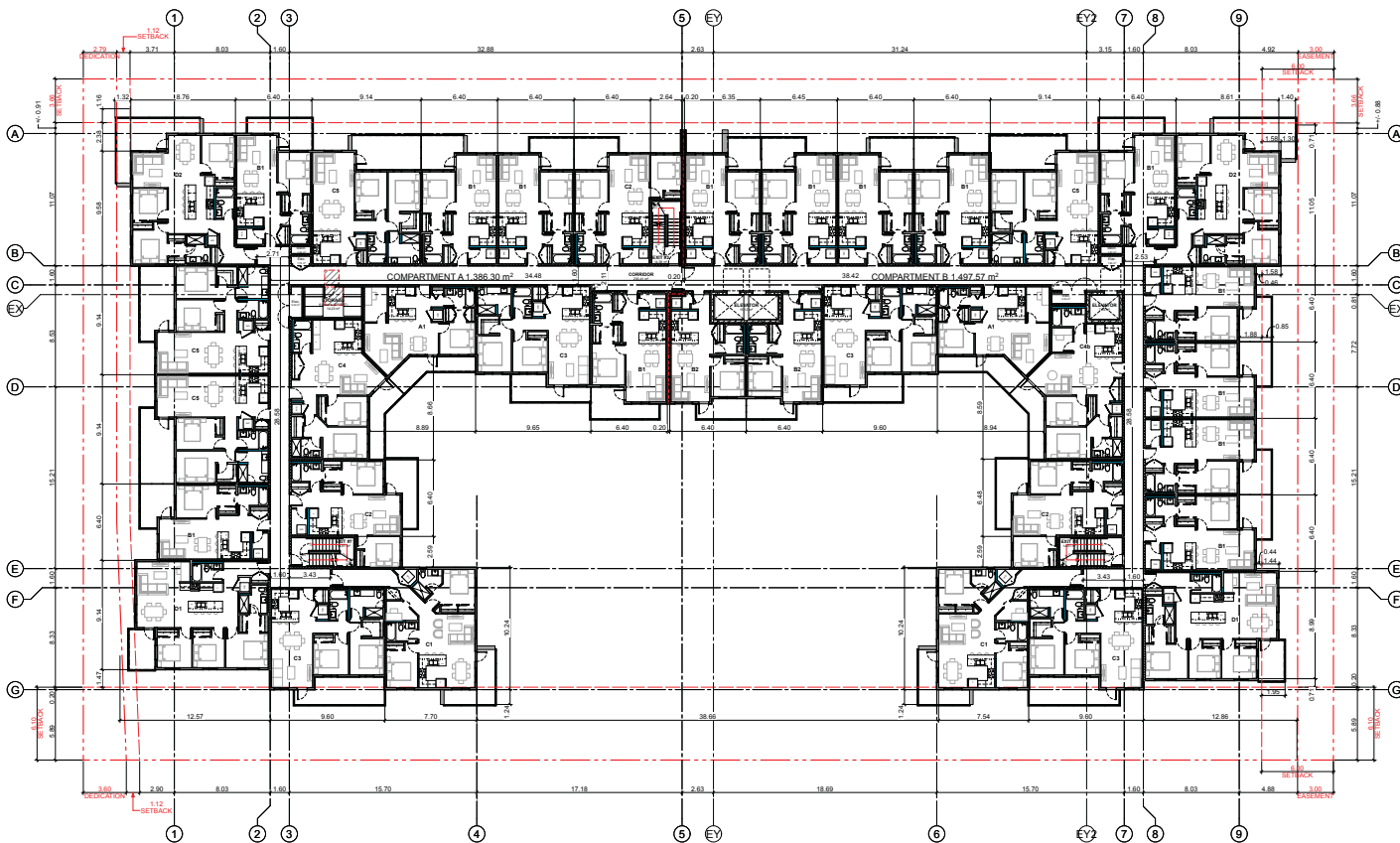
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June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-2.200



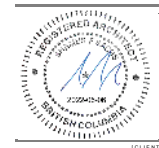
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(PROJECT TEAM)



(CLIENT)

PC Urban
(PROJECT)

Gordon Rental
1835 Gordon Drive
Kelowna, BC
(TITLE)

Level 3 Floor Plan

21550 (PROJECT)

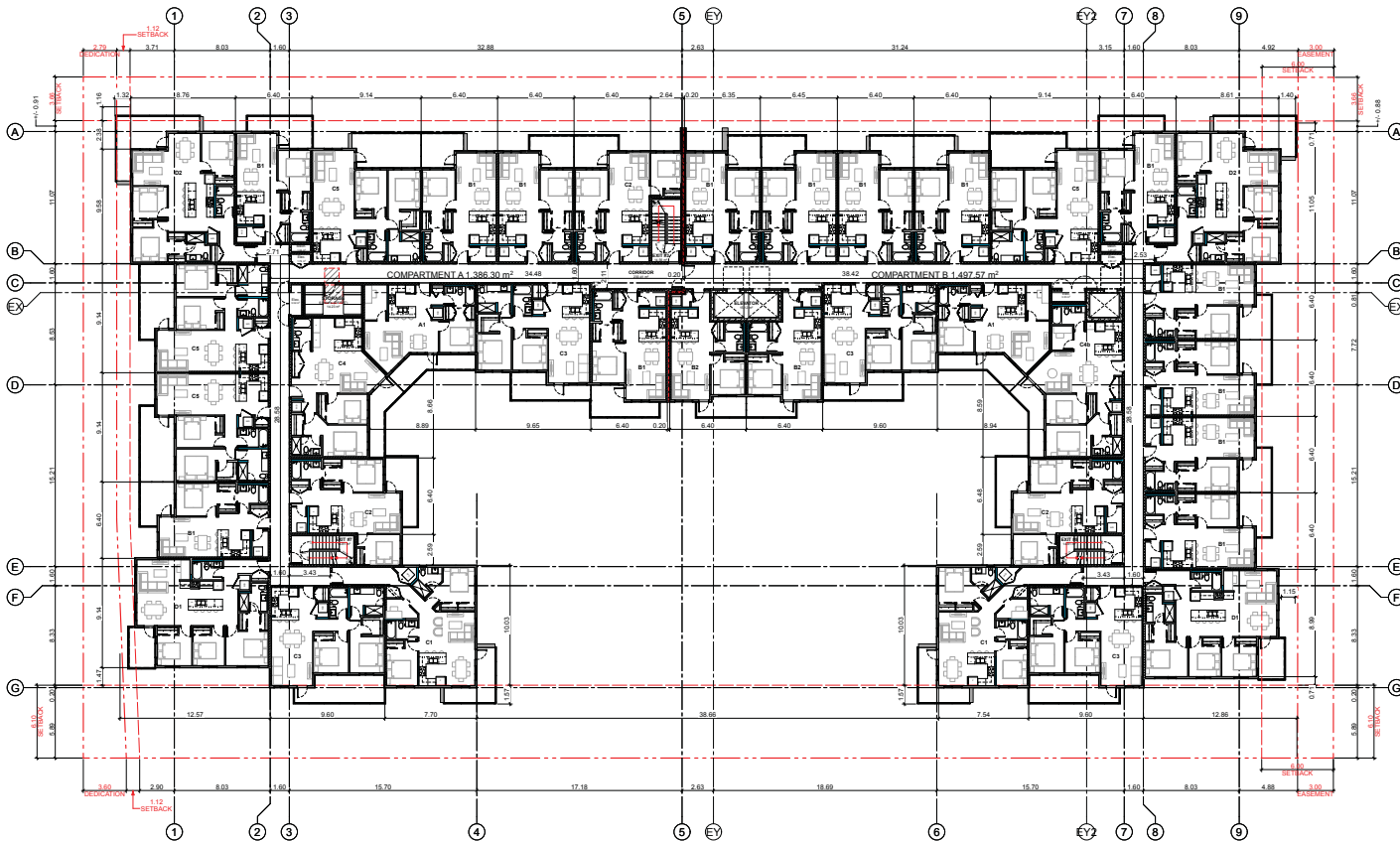
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June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-2.300



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(PROJECT TEAM)



(CLIENT)

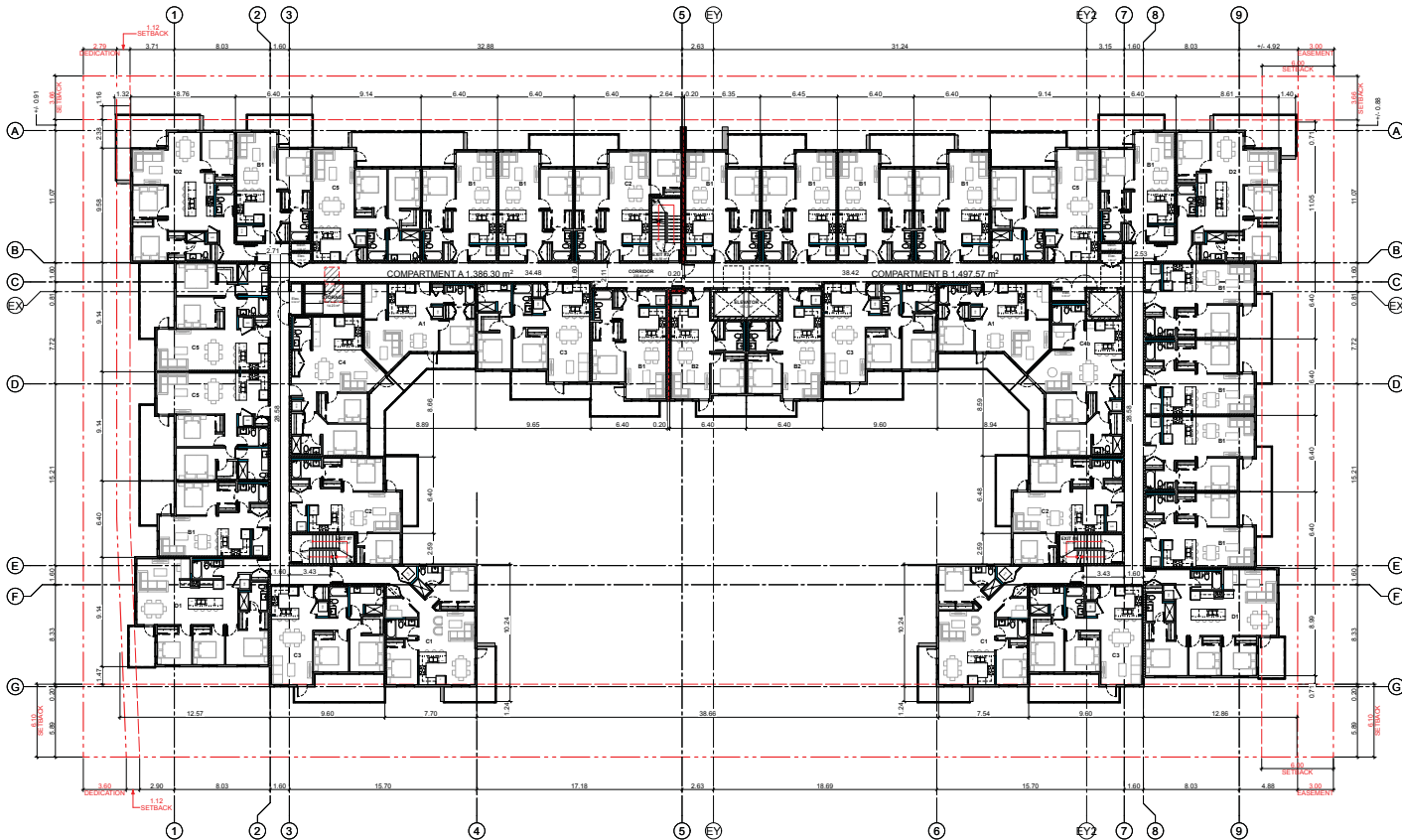
PC Urban
 (PROJECT)

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC
 (TITLE)

Level 4 Floor Plan

(PROJECT)
 21550
 (SCALE)
 1/16" = 1'-0"
 (DATE)
 June 6, 2022
 (ISSUE)
 DP Resubmission
 (DRAWING)

A-2.400



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(PROJECT TEAM)



(CLIENT)

PC Urban
(PROJECT)

Gordon Rental
1835 Gordon Drive
Kelowna, BC
(TITLE)

Level 5 Floor Plan

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

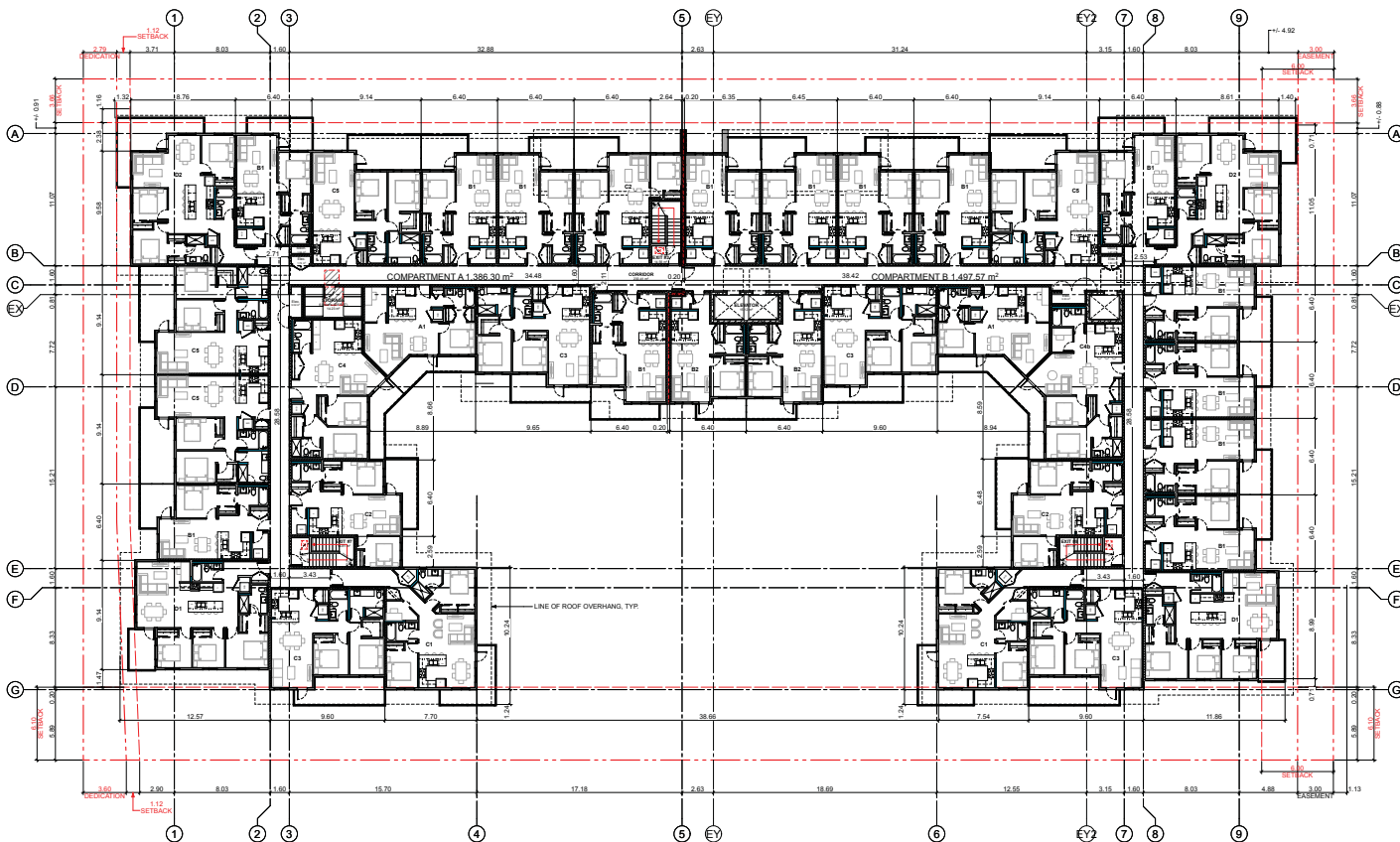
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A-2.500

SCHEDULE A

This forms part of application # DP22-0063 DVP22-0064

Planner Initials TA



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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive Kelowna, BC

(TITLE)

Level 6 Floor Plan

21550 (PROJECT)

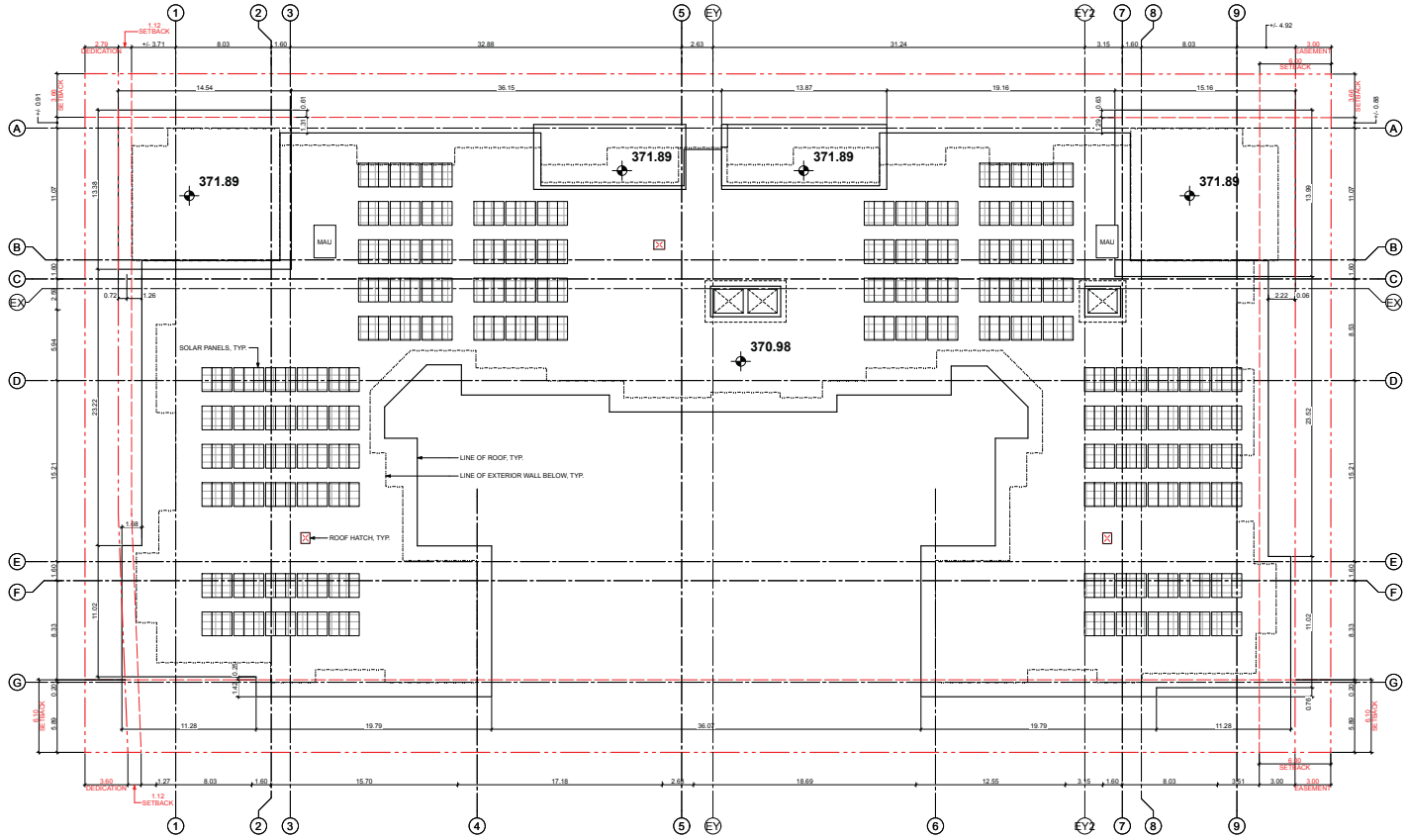
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June 6, 2022 (DATE)

DP Resubmission (ISSUE)

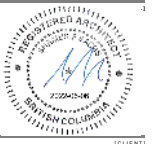
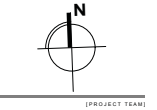
(DRAWING)

A-2.600



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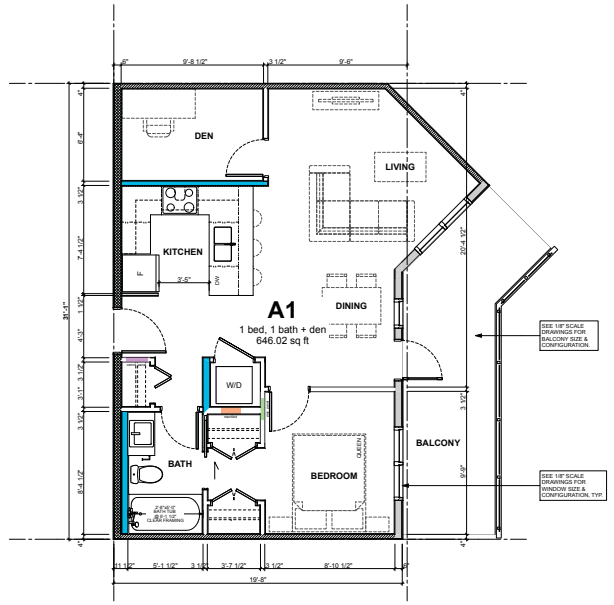
PC Urban
 (PROJECT)

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC
 (TITLE)

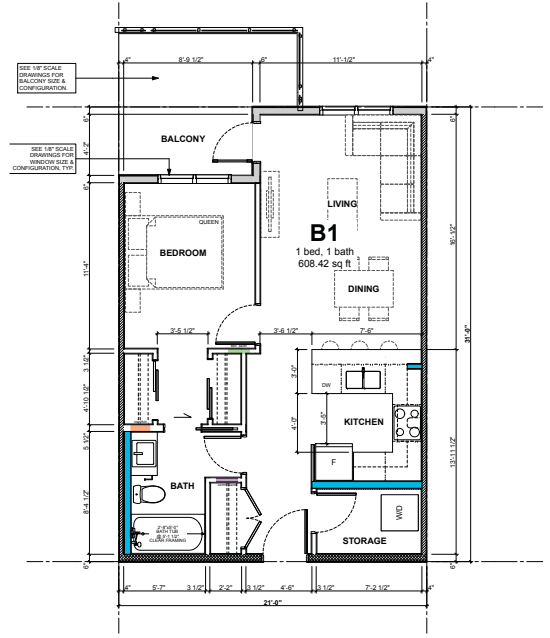
Roof Plan

21550 (PROJECT)
 1/16" = 1'-0" (SCALE)
 June 6, 2022 (DATE)
 DP Resubmission (ISSUE)
 (DRAWING)

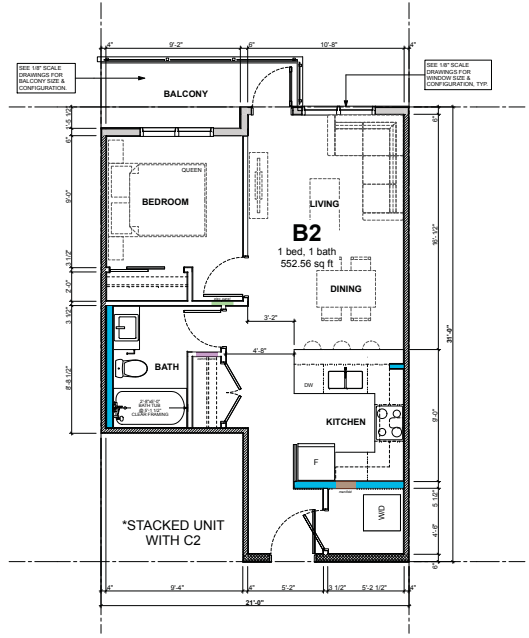
A-2.700



1 Unit A1
 SCALE: 1/4" = 1'-0"



2 Unit B1
 SCALE: 1/4" = 1'-0"



3 Unit B2
 SCALE: 1/4" = 1'-0"



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(PROJECT TEAM)



(CLIENT)

PC Urban
 (PROJECT)

Gordon Rental
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 Kelowna, BC
 (TITLE)

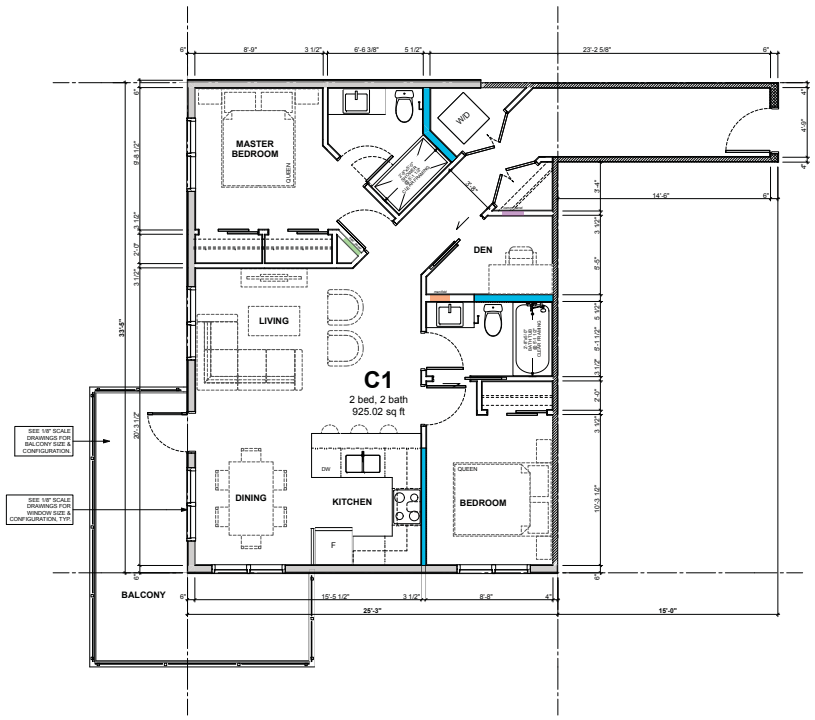
A + B Unit Plans

21550 (PROJECT)
 1/4" = 1'-0" (SCALE)
 June 6, 2022 (DATE)
 DP Resubmission (ISSUE)
 (DRAWING)

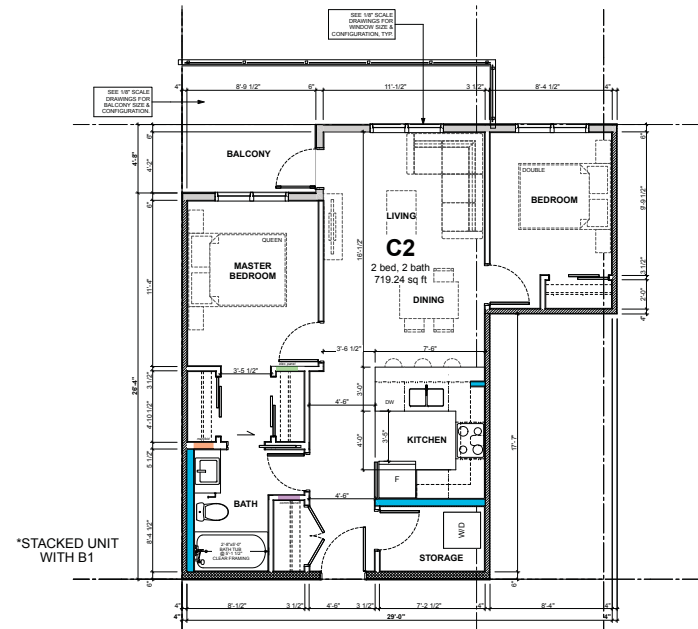
A-3.000

SCHEDULE A

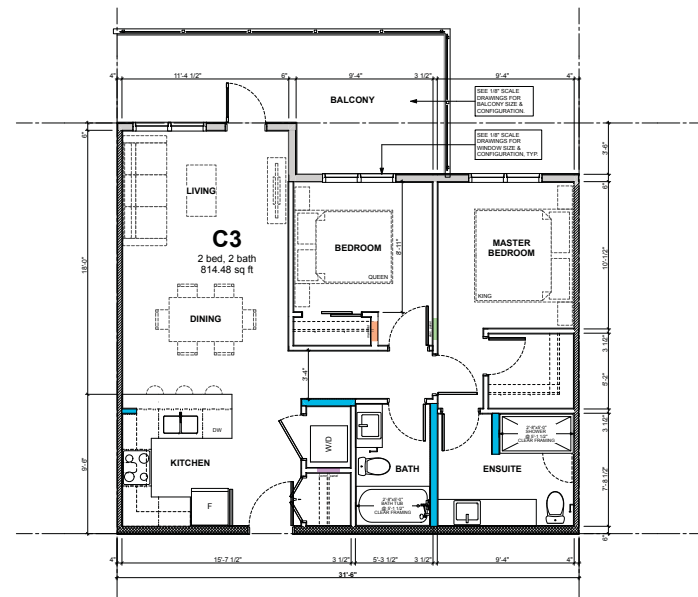
This forms part of application
DP22-0063 DVP22-0064



1 Unit C1
SCALE: 1/4" = 1'-0"



2 Unit C2
SCALE: 1/4" = 1'-0"



3 Unit C3
SCALE: 1/4" = 1'-0"



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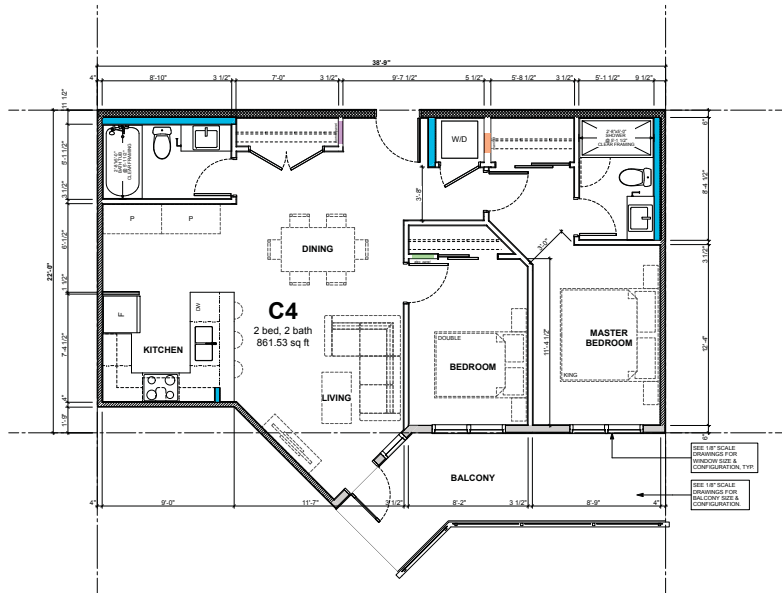
(CLIENT)
PC Urban
(PROJECT)

Gordon Rental
1835 Gordon Drive
Kelowna, BC
(TITLE)

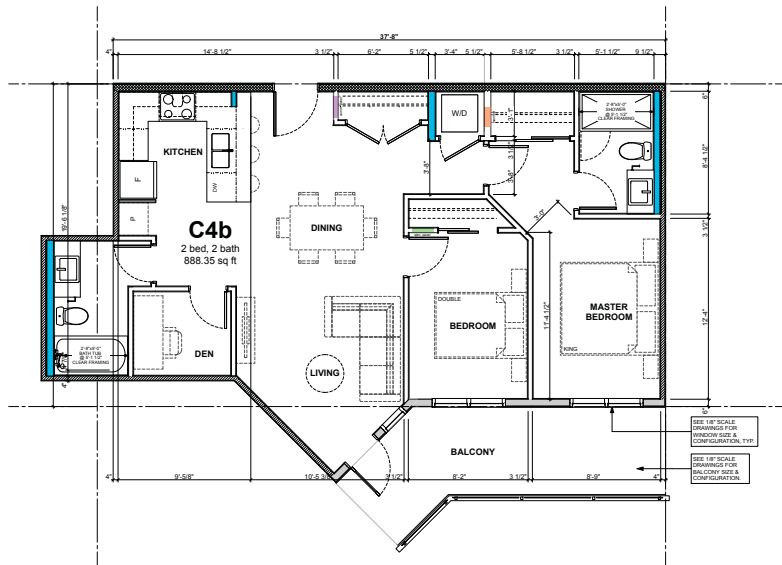
C Unit Plans

21550 (PROJECT)
1/4" = 1'-0" (SCALE)
June 6, 2022 (DATE)
DP Resubmission (ISSUE)
(DRAWING)

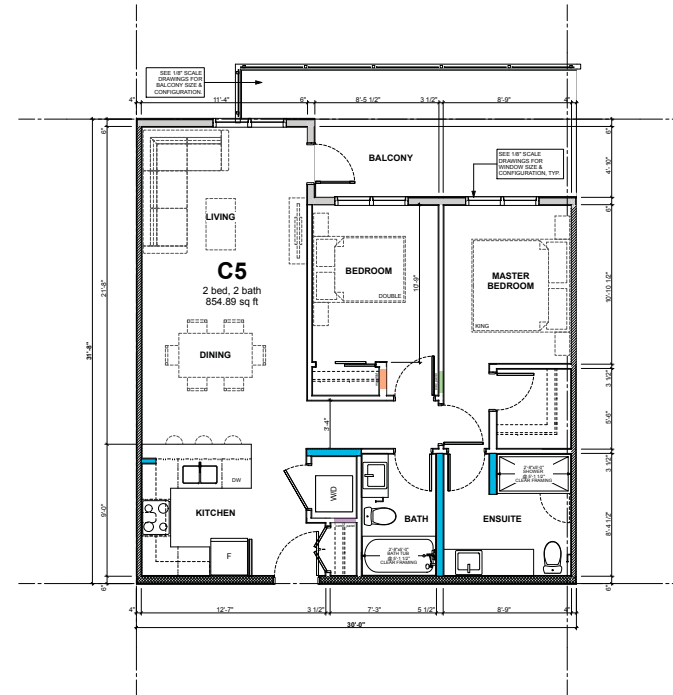
A-3.100



1 Unit C4
SCALE: 1/4" = 1'-0"



2 Unit C4b
SCALE: 1/4" = 1'-0"



3 Unit C5
SCALE: 1/4" = 1'-0"

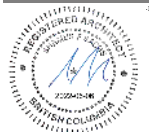


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(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
Kelowna, BC

(TITLE)

C Unit Plans

21550 (PROJECT)

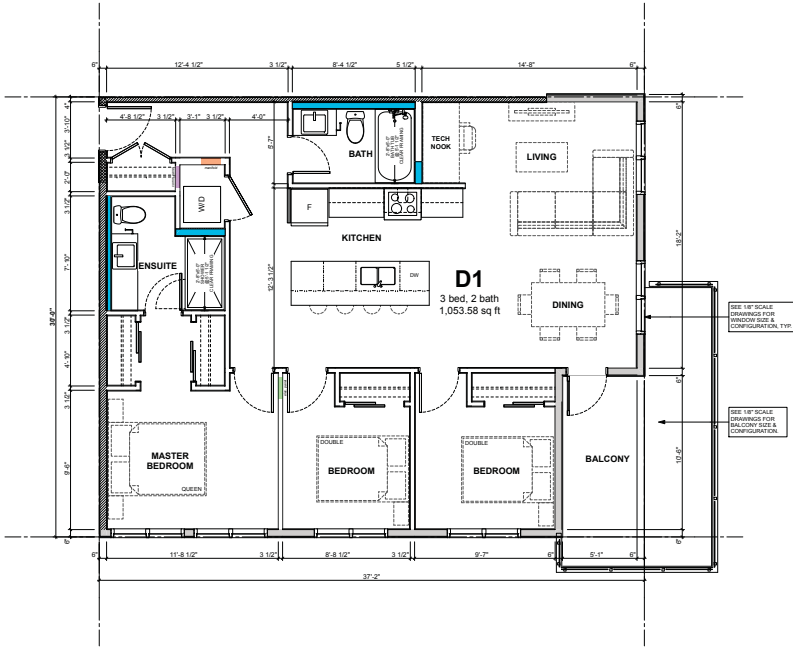
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June 6, 2022 (DATE)

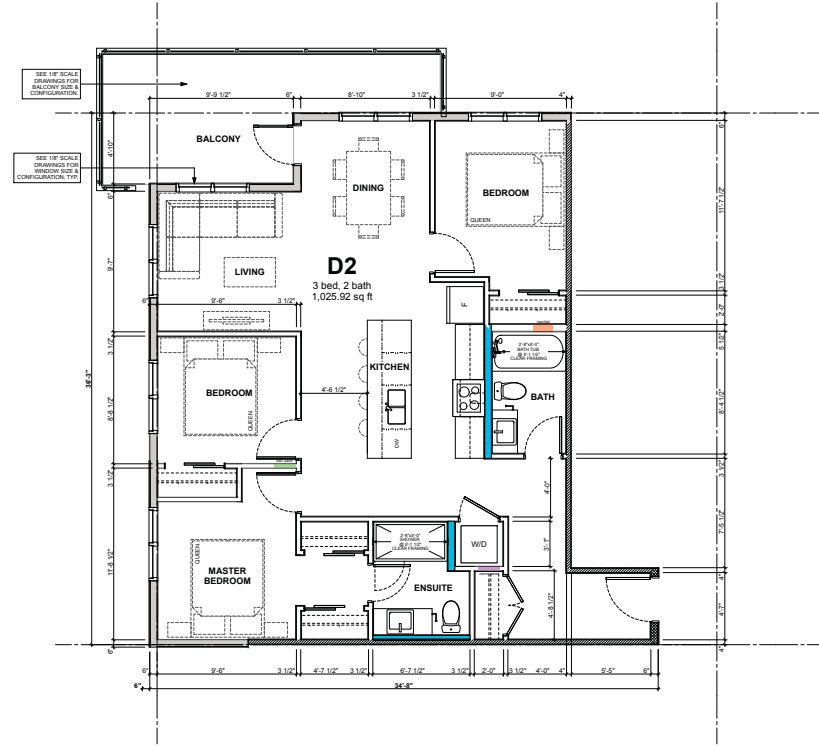
DP Resubmission (ISSUE)

(DRAWING)

A-3.200



1 Unit D1
 SCALE: 1/4" = 1'-0"



2 Unit D2
 SCALE: 1/4" = 1'-0"



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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
 Kelowna, BC

(TITLE)

D Unit Plans

21550 (PROJECT)

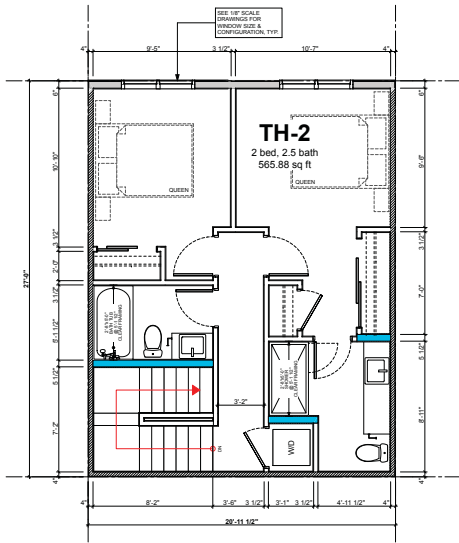
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June 6, 2022 (DATE)

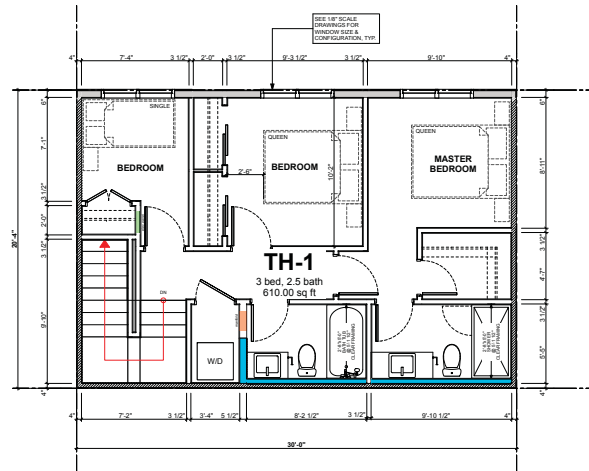
DP Resubmission (ISSUE)

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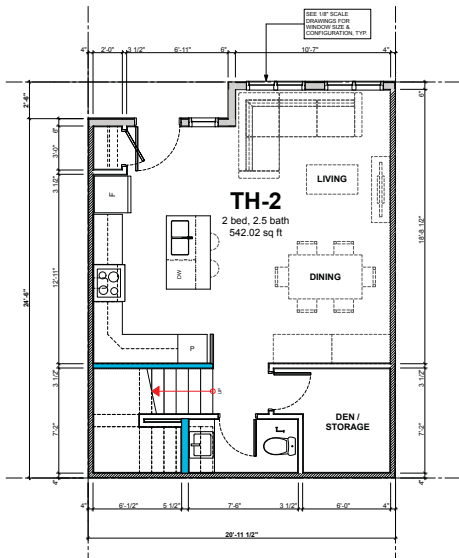
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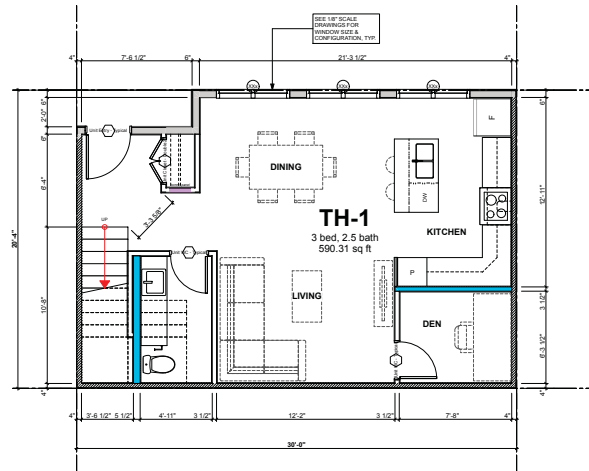
4 TH-2 Level 2
 SCALE 1/4" = 1'-0"



2 TH-1 Level 2
 SCALE 1/4" = 1'-0"



3 TH-2 Level 1
 SCALE 1/4" = 1'-0"



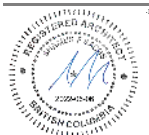
1 TH-1 Level 1
 SCALE 1/4" = 1'-0"



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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
 Kelowna, BC

(TITLE)

TH Unit Plans

(PROJECT)

21550

1/4" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-3.400

SCHEDULE B

This forms part of application
 # DP22-0063 DVP22-0064

Planner
 Initials TA



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1 Building Elevation - North
 SCALE: 1/16" = 1'-0"



2 Building Elevation - West
 SCALE: 1/16" = 1'-0"

MATERIAL AND COLOUR LEGEND

Code	Color (Hex)	Material	Finish (Hex)	Location
10 CLADDING				
11	Light Grey	Cementitious Lap Siding	TBD	Exterior Walls
12	White	Cementitious Panel Board	TBD	Exterior Walls
13	Dark Grey	Cementitious Panel Board	TBD	Exterior Walls
14	Grey	Brick Veneer	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.4A	Grey	Brick Veneer (Perforated)	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.5	Orange / Brown	Cementitious Panel Board	Codermil Texture	Selected Exterior Walls
1.6	Orange / Brown	Metal Lap Siding	Wood Grain	Accent Exterior Walls & Feature Walls
1.7	Grey	C.I.P. Architectural Concrete	Natural Concrete	Rotating & Selected Exterior Walls (1st Floor)
1.8	Charcoal	Brick Veneer	TBD	Lobby Entry
20 SOFFIT / FASCIA				
2.1	Orange / Brown	Cementitious Soffit Panel	TBD	Typical Roof Soffit
2.2	Dark Grey	Cementitious Trim Board	TBD	Typical Fascia
30 FLASHINGS				
3.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
40 GUARDS / RAILINGS				
4.1	Prefinished Black	Metal & Glass Guards / Railings	Anodized Aluminum	Balconies, Exterior Stairs & Parking Ramp
4.2	Orange / Brown	Metal Lap Siding	Wood Grain	
50 ROOFS / DECKS				
5.1	Grey	Waterproof Deck Membrane	TBD	Typical Balconies
5.2	Grey	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
60 WINDOWS				
6.1	Black	Vinyl Windows	TBD	Unit Windows
6.2	White	Vinyl Windows	TBD	Selected Windows
6.3	Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
70 DOORS				
7.1	Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.2	Black	Vinyl Doors	TBD	Balcony Doors
7.3	Charcoal	Vinyl Doors	TBD	Townhouse Entry
7.4	Black	Metal	TBD	Portside & Loading

(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
 Kelowna, BC

(STYLE)

Elevations

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-4.100

SCHEDULE B

This forms part of application
 # DP22-0063 DVP22-0064

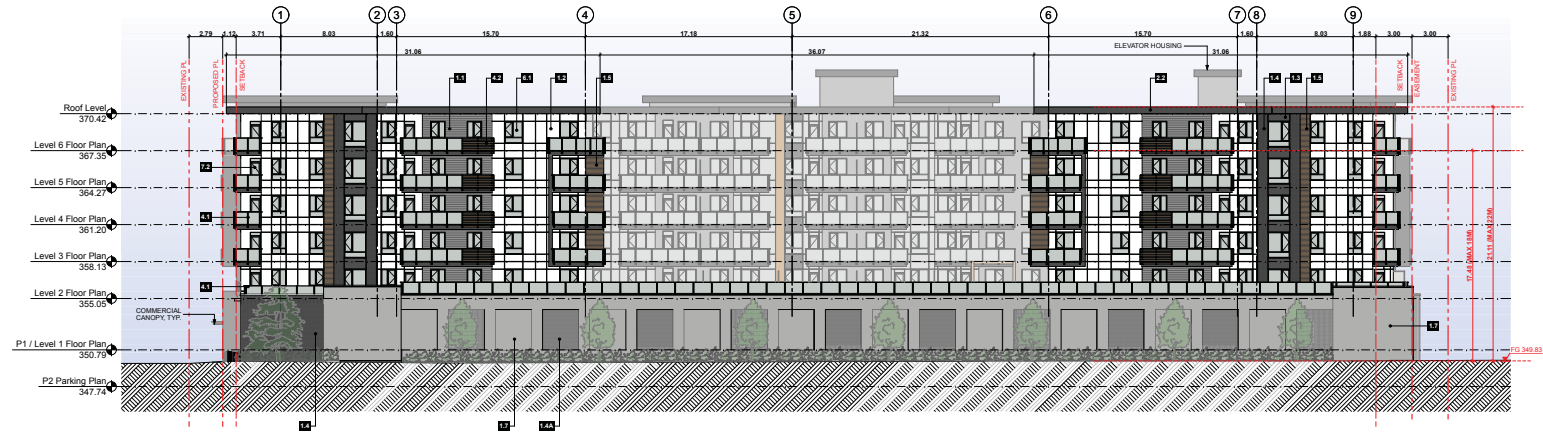
Planner Initials **TA**



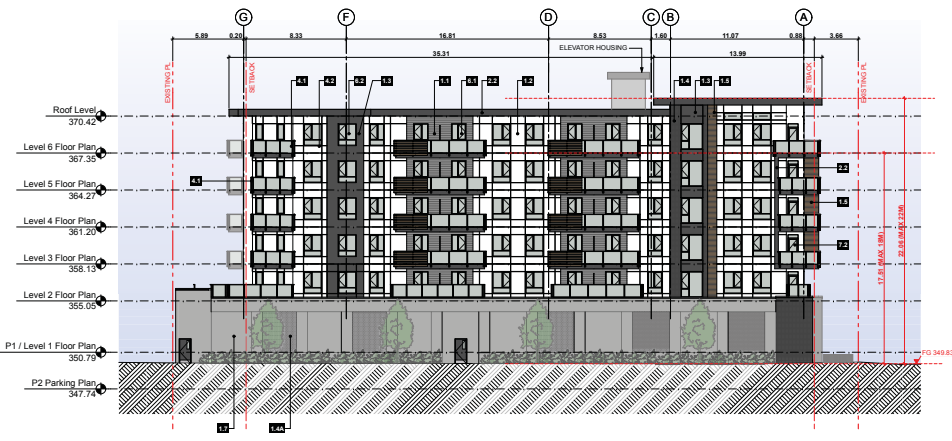
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1 Building Elevation - South
 SCALE: 1/16" = 1'-0"

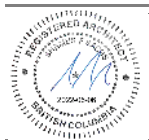


2 Building Elevation - East
 SCALE: 1/16" = 1'-0"

MATERIAL AND COLOUR LEGEND

ID	Color (Hex)	Material	Finish (Hex)	Location
10 CLADDING				
11	Light Grey	Cementitious Lap Siding	TBD	Exterior Walls
12	White	Cementitious Panel Board	TBD	Exterior Walls
13	Dark Grey	Cementitious Panel Board	TBD	Exterior Walls
14	Grey	Brick Veneer	TBD	Selected Exterior Walls (1st & 2nd Floor)
14A	Grey	Brick Veneer (Perforated)	TBD	Selected Exterior Walls (1st & 2nd Floor)
15	Orange / Brown	Cementitious Panel Board	Codermil Texture	Selected Exterior Walls
16	Orange / Brown	Metal Lap Siding	Wood Grain	Accent Exterior Walls & Feature Walls
17	Grey	C.I.P. Architectural Concrete	Natural Concrete	Rotating & Selected Exterior Walls (1st Floor)
18	Charcoal	Brick Veneer	TBD	Lobby Entry
20 SOFFIT / FASCIA				
21	Orange / Brown	Cementitious Soffit Panel	TBD	Typical Roof Soffit
22	Dark Grey	Cementitious Trim Board	TBD	Typical Fascia
30 FLASHINGS				
31	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
32	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
40 GUARDS / RAILINGS				
41	Prefinished Black	Metal & Glass Guard / Railings	Anodized Aluminum	Balconies, Exterior Stairs & Parking Ramp
42	Orange / Brown	Metal Lap Siding	Wood Grain	
50 ROOFS / DECKS				
51	Grey	Waterproof Deck Membrane	TBD	Typical Balconies
52	Grey	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
60 WINDOWS				
61	Black	Vinyl Windows	TBD	Unit Windows
62	White	Vinyl Windows	TBD	Selected Windows
63	Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
70 DOORS				
71	Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
72	Black	Vinyl Doors	TBD	Balcony Doors
73	Charcoal	Vinyl Doors	TBD	Townhouse Entry
74	Black	Metal	TBD	Portside & Loading

[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive
 Kelowna, BC

[TITLE]

Elevations

21550 [PROJECT]

1/16" = 1'-0" [SCALE]

June 6, 2022 [DATE]

DP Resubmission [ISSUE]

[DRAWING]

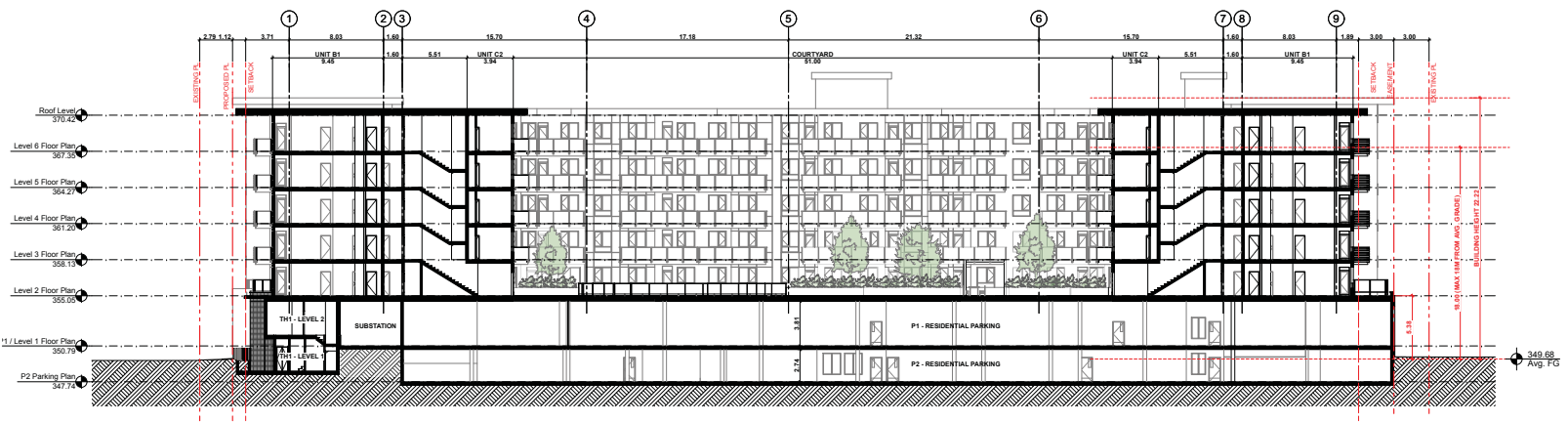
A-4.200

SCHEDULE B

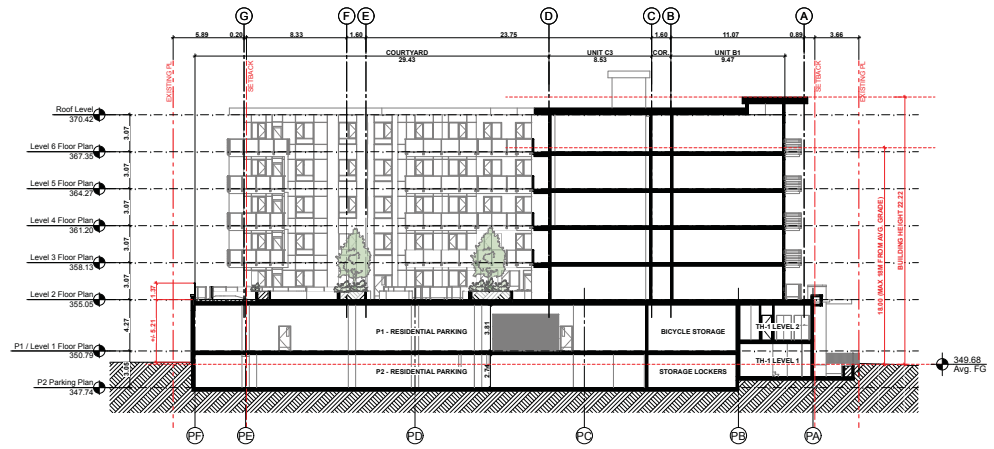
This forms part of application
 # DP22-0063 DVP22-0064



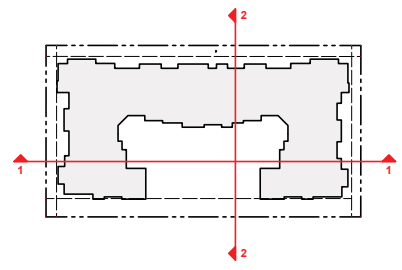
Planner Initials
 TA



1 Building Section - West-East
 1/16" = 1'-0"

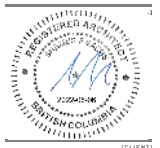


2 Building Section - North-South
 1/16" = 1'-0"



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(PROJECT TEAM)



PC Urban
 (PROJECT)

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC
 (TITLE)

Building Sections

21550 (PROJECT)
 1/16" = 1'-0" (SCALE)
 June 6, 2022 (DATE)
 DP Resubmission (ISSUE)
 (DRAWING)

A-5.100

SCHEDULE B

This forms part of application
 # DP22-0063 DVP22-0064

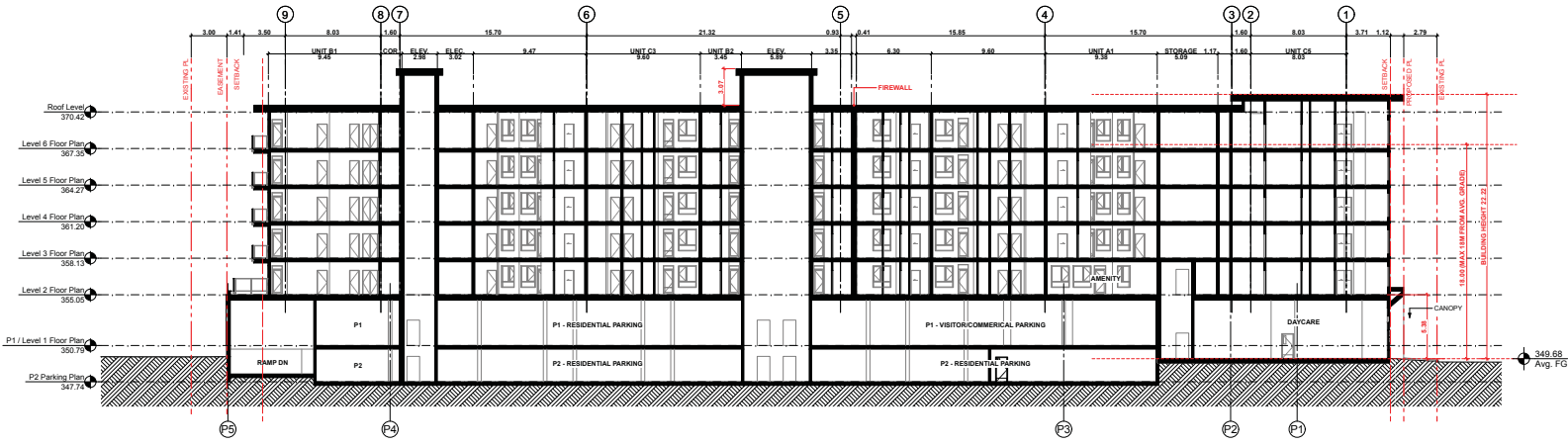
Planner Initials
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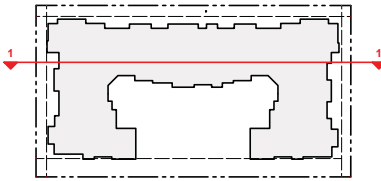
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1 Building Section - East-West
 1/16" = 1'-0"



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(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
 Kelowna, BC

(TITLE)

Building Sections

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-5.200

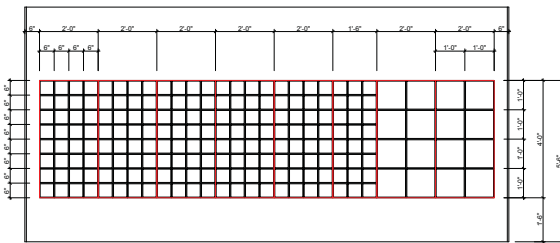
SCHEDULE B

This forms part of application
 # DP22-0063 DVP22-0064

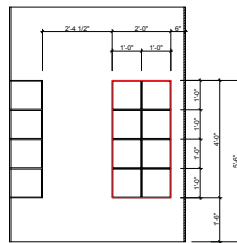


Planner Initials **TA**

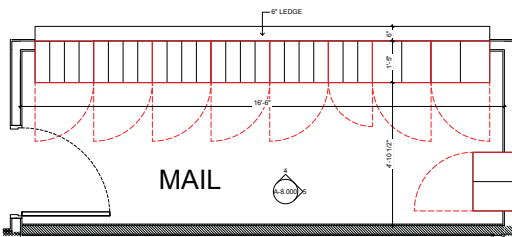
REAR LOADED MAILBOX UNIT
 # OF UNITS - 183
 SUITE MAILBOX PROVIDED - 184 (B SIZE 6" X 6")
 PARCEL MAILBOX PROVIDED - 24 (D SIZE 12" X 12")



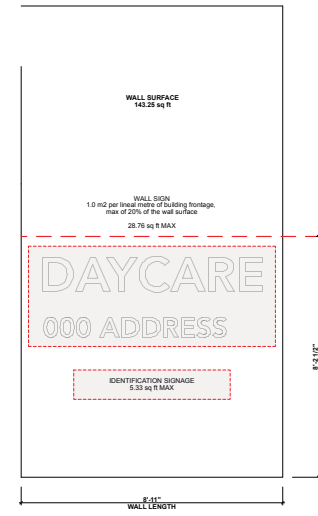
4 Mailroom - Elevation A
 1/2" = 1'-0"



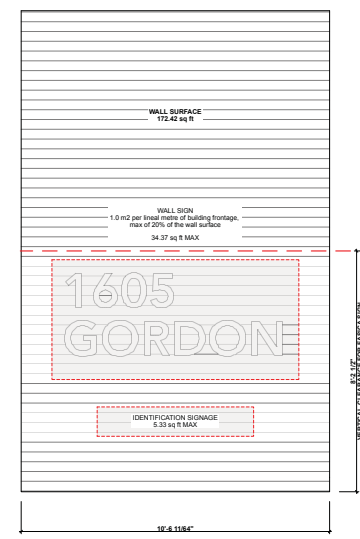
5 Mailroom - Elevation B
 1/2" = 1'-0"



3 Mailroom - Plan
 1/2" = 1'-0"



2 Elevation - Daycare Signage
 1/2" = 1'-0"



1 Residential Signage
 1/2" = 1'-0"



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PC Urban
 Gordon Rental
 1635 Gordon Drive
 Kelowna, BC

Mailroom / Exterior Signage
 21550
 1/2" = 1'-0"
 June 6, 2022
 DP Resubmission

A-8.000

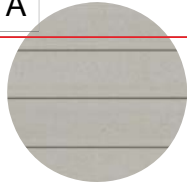
SCHEDULE B

This forms part of application
DP22-0063 DVP22-0064



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TA**



1.1 HARDIEPLANK LAP SIDING
LIGHT GREY



1.2 HARDIE-REVEAL PANEL
WHITE



1.3 HARDIE-REVEAL PANEL
DARK GREY



1.5 HARDIE-PLANK LAP SIDING
WOOD TEXTURE



1.6 ALUMINUM LAP SIDING
WOOD TEXTURE



1.8 CEMENTIOUS SOFFIT PANEL
WOOD TEXTURE



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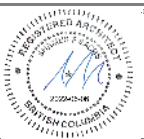
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[PROJECT TEAM]



MATERIAL AND COLOUR LEGEND

Colour / Name	Material	Finish / Details	Location
1.0 CLADDING			
1.1 Light Grey	Cementitious Lap Siding	TBD	Exterior Walls
1.2 White	Cementitious Panel Board	TBD	Exterior Walls
1.3 Dark Grey	Cementitious Panel Board	TBD	Exterior Walls
1.4 Grey	Brick Veneer	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.4A Grey	Brick Veneer (Perforated)	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.5 Orange / Brown	Cementitious Panel Board	CedarMill Texture	Selected Exterior Walls
1.6 Orange / Brown	Metal Lap Siding	Wood Grain	Accent Exterior Walls & Feature Walls
1.7 Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining & Selected Exterior Walls (1st Floor)
1.8 Charcoal	Brick Veneer	TBD	Lobby Entry
2.0 SOFFIT / FASCIA			
2.1 Orange / Brown	Cementitious Soffit Panel	TBD	Typical Roof Soffit
2.2 Dark Grey	Cementitious Trim Board	TBD	Typical Fascia
3.0 FLASHINGS			
3.1 Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2 Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
4.0 GUARDS / RAILINGS			
4.1 Prefinished Black	Metal & Glass Guards / Railings	Anodized Aluminum	Balconies, Exterior Stairs & Parking Ramp
4.2 Orange / Brown	Metal Lap Siding	Wood Grain	
5.0 ROOFS / DECKS			
5.1 Grey	Waterproof Deck Membrane	TBD	Typical Balconies
5.2 Grey	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
6.0 WINDOWS			
6.1 Black	Vinyl Windows	TBD	Unit Windows
6.2 White	Vinyl Windows	TBD	Selected Windows
6.3 Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.0 DOORS			
7.1 Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.2 Black	Vinyl Doors	TBD	Balcony Doors
7.3 Charcoal	Vinyl Doors	TBD	Townhouse Entry
7.4 Black	Metal	TBD	Parkade & Loading



PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive
Kelowna, BC

[STYLE]

Material Board

[PROJECT]

21550

[SCALE]

June 6, 2022

[DATE]

DP Resubmission

[ISSUE]

[DRAWING]

A-4.500

SCHEDULE B

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DP22-0063 DVP22-0064



Planner Initials **TA**



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[PROJECT TEAM]



[CLIENT]

PC Urban
[PROJECT]

Gordon Rental
1835 Gordon Drive
Kelowna, BC
[STYLE]

**Perspective -
Corner of Gordon
+ Lawrence**
[PROJECT]

21550
[SCALE]

June 6, 2022
[DATE]

DP Resubmission
[ISSUE]

A-0.600
[DRAWING]

SCHEDULE B

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DP22-0063 DVP22-0064



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[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1605 Gordon Drive
Kelowna, BC

[STYLE]

Perspective -
Lobby

[PROJECT]

21550

[SCALE]

June 6, 2022

[DATE]

DP Resubmission

[ISSUE]

[DRAWING]

A-0.610

SCHEDULE B

This forms part of application

DP22-0063 DVP22-0064

Planner
Initials

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City of
Kelowna
DEVELOPMENT PLANNING



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[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive
Kelowna, BC

[STYLE]

Perspective -
View from Gordon
Drive

[PROJECT]

21550

[SCALE]

June 6, 2022

[DATE]

DP Resubmission

[ISSUE]

[DRAWING]

A-0.620

SCHEDULE B

This forms part of application
 # DP22-0063 DVP22-0064



City of
Kelowna
 DEVELOPMENT PLANNING

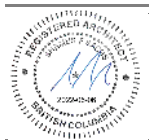
Planner
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[PROJECT TEAM]



[CLIENT]

PC Urban
 [PROJECT]

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC
 [STYLE]

Perspective - Courtyard
 [PROJECT]

21550
 [SCALE]

June 6, 2022
 [DATE]

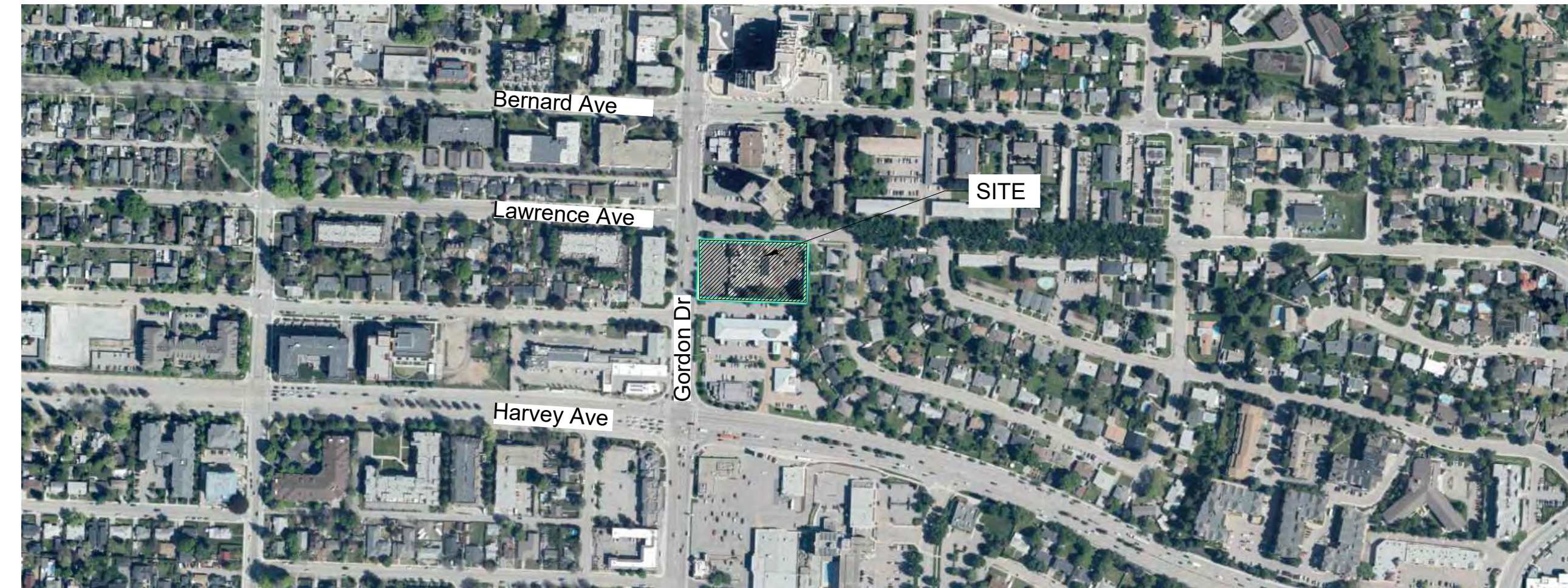
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 [ISSUE]

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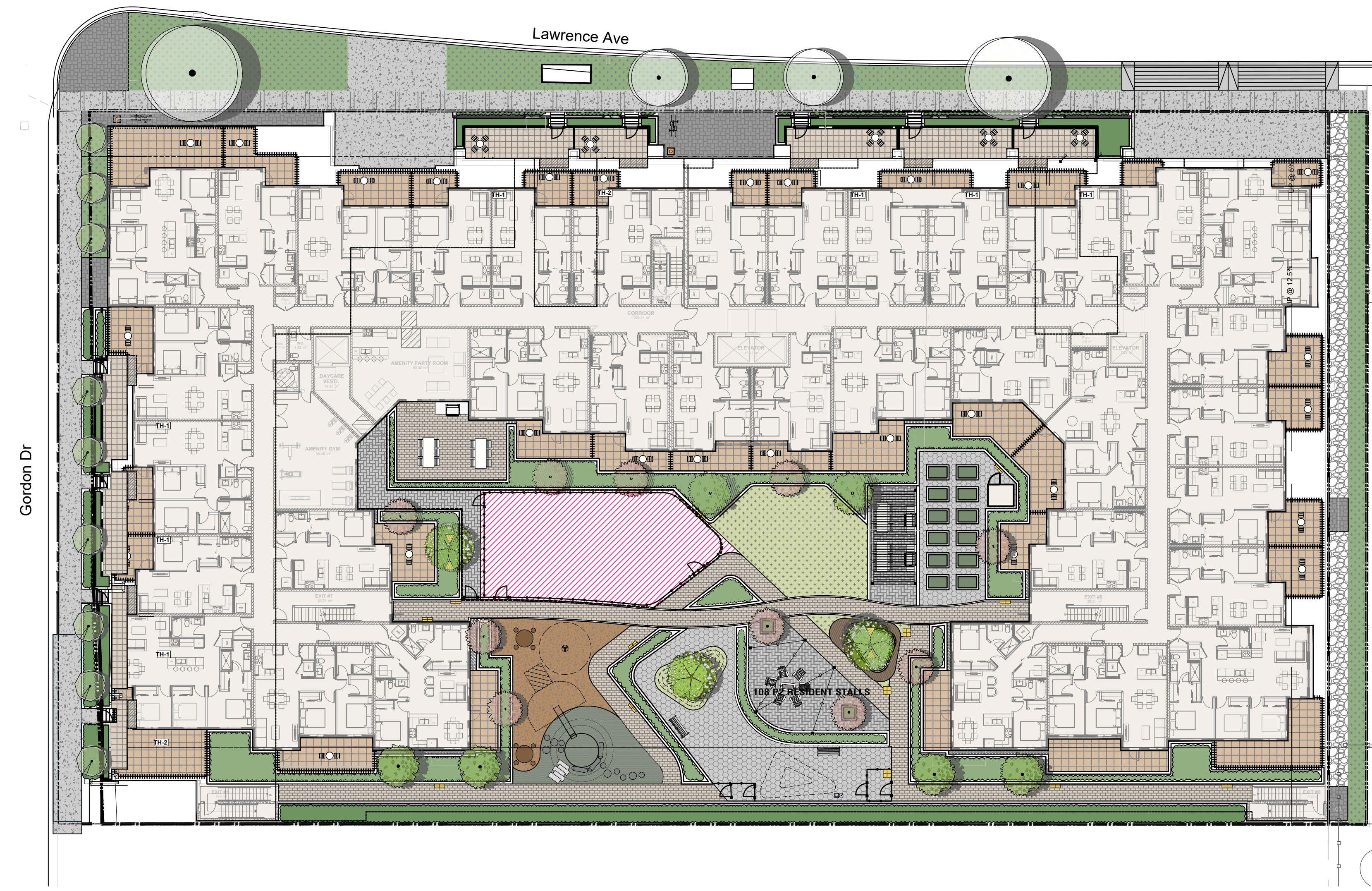
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Re-issued for Development Permit

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Stephen Heller stephen@vdz.ca o. 604.546.0925 Alternate contacts (incase away): Leighton Janis Landscape Designer Leighton@vdz.ca o. 604 546 1298	PC Urban Project Builder 1090 W Georgia St #880 Vancouver, BC V6E 3V7	Integra Architecture Inc. Project Building Architecture 2330-200 Granville Street Vancouver, BC V6C 1S4
Legal Address and Description: PLAN KAP8837 LOT 1 DISTRICT LOT 137 EXCEPT PLAN H16278.		



2 LOCATION MAP
N.T.S.



1 SITE PLAN OVERVIEW
Scale 1:250

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	LEVEL 1 SITE PLAN
L-03	LEVEL 2 SITE PLAN
L-04	PLANTING PALETTE
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	FENCING DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	PLAYGROUND DETAILS


No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
2	LJ	Issued for Development Permit	2021-10-14
1	LJ	Issued for Review	2021-10-08

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
GORDON DRIVE

Location:
1605 Gordon Drive
Kelowna, B.C.

Drawn: AD	Stamp:
Checked: JW	
Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

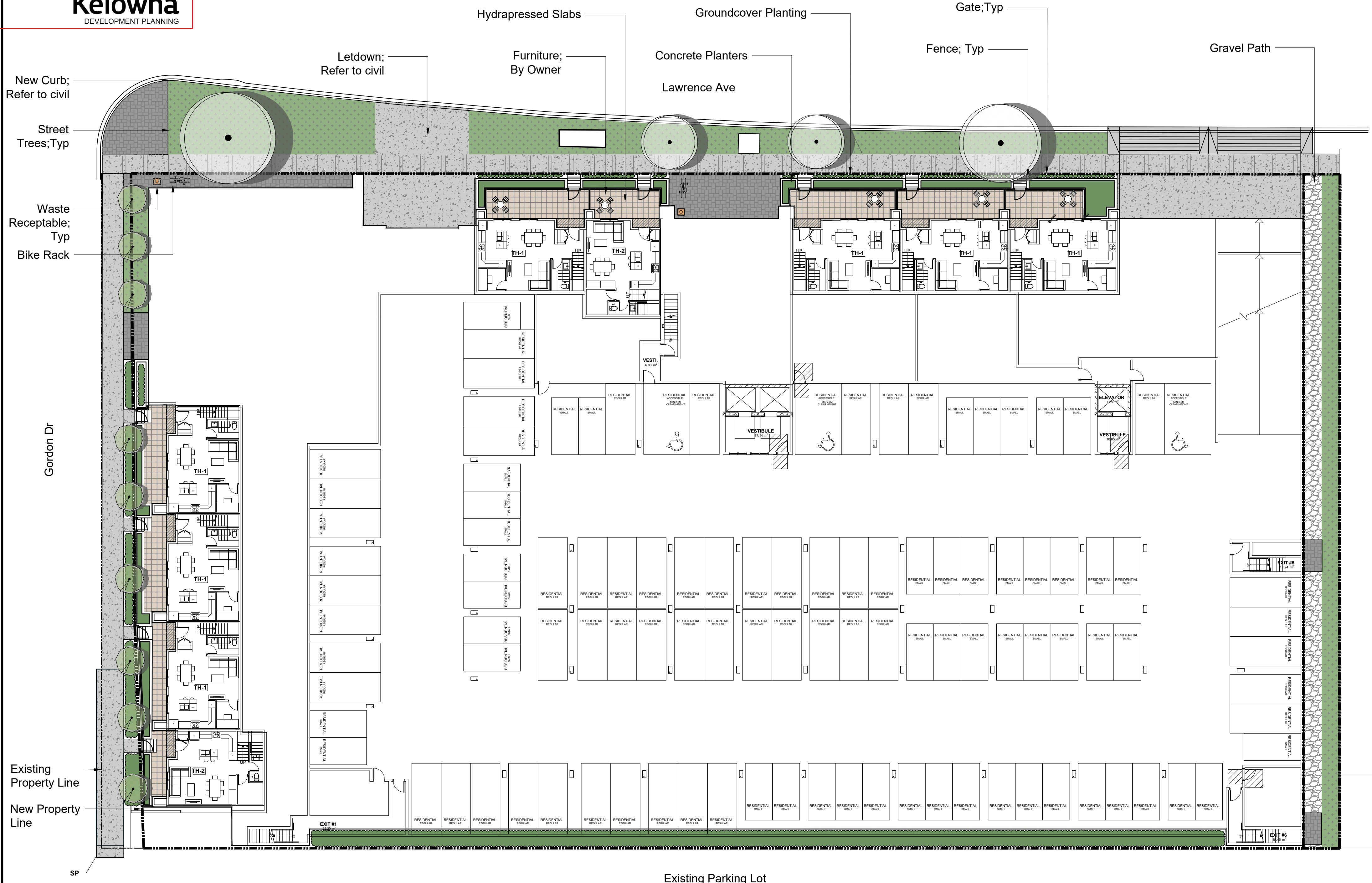
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SCHEDULE C

This forms part of application
 # DP22-0063 DVP22-0064

Planner Initials **TA**



LEVEL 1 LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVING
		FEATURE PAVERS
		PATIO PAVING
		EXISTING TREE
		PROPOSED OFFSITE TREE Refer to tree schedule
		SHRUB PLANTING
		SOD See landscape notes for specifications

LEVEL 1 SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		WASTE RECEPTACLE
		BIKE RACK

LEVEL 1 TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Saucer magnolia / Magnolia soulangiana	-	5
	Sycamore maple / Acer pseudoplatanus	-	8

No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
2	LJ	Issued for Development Permit	2021-10-14
1	LJ	Issued for Review	2021-10-08

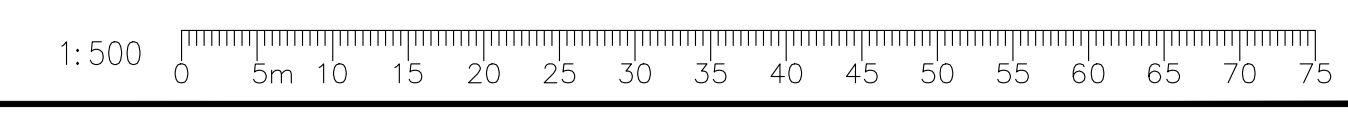
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Project:
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Location:
1605 Gordon Drive
Kelowna, B.C.

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Checked: SH	
Approved: SH	
Scale: 1:200	Original Sheet Size: 24"x36"



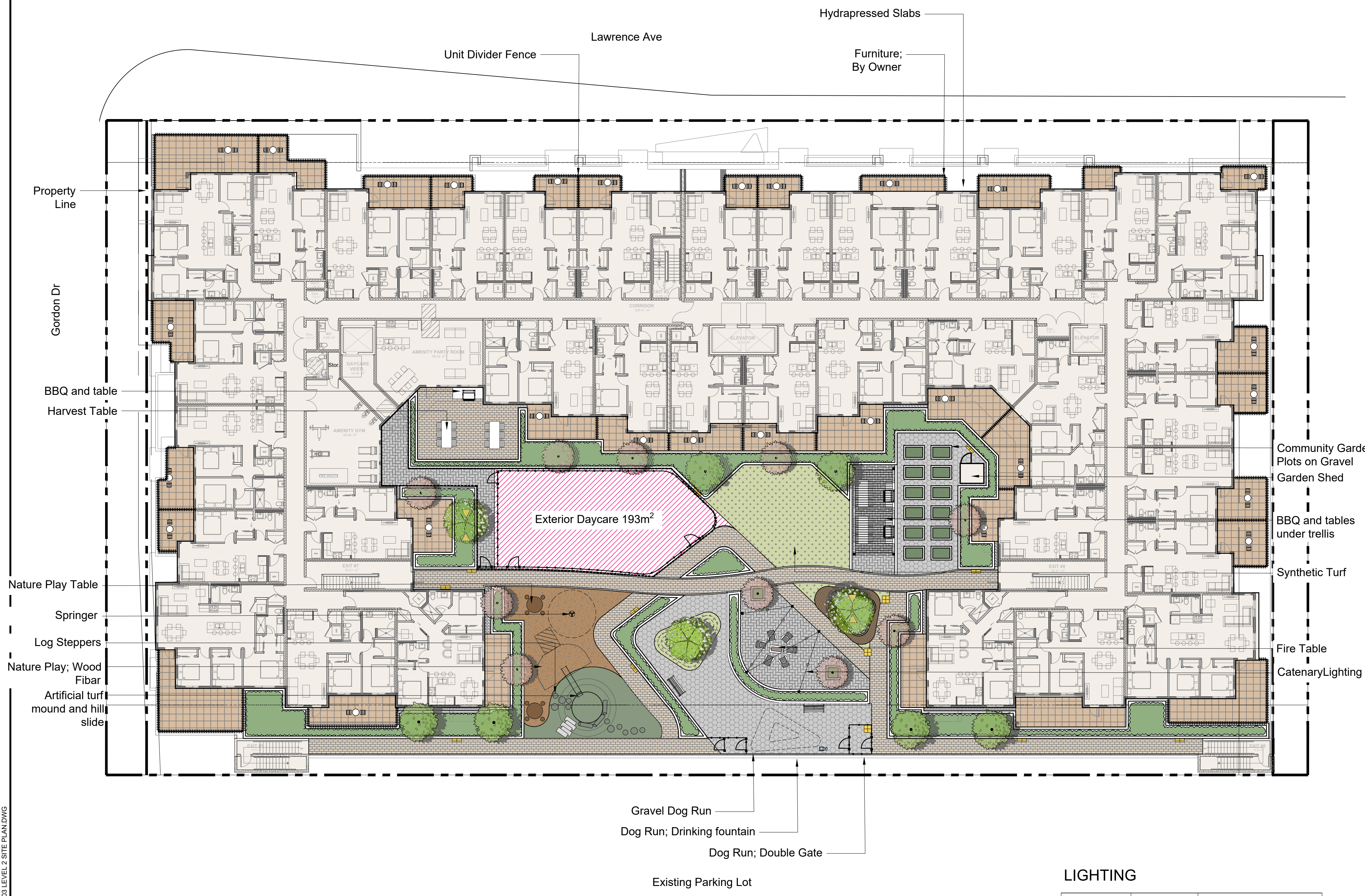
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Drawing Title:
LEVEL 1 SITE PLAN



VDZ Project #:
DP2021-48

Drawing #:
L-02



LANDSCAPE LEVEL 2 LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVING
		FEATURE PAVERS
		PATIO PAVING
		ENGINEERED WOOD FIBAR
		DECKING
		PROPOSED TREE Refer to tree schedule
		SHRUB PLANTING
		SYNTHETIC TURF

LEVEL 2 SITE FURNISHINGS

KEY	REF.	DESCRIPTION
		BENCH
		HARVEST TABLE
		FIRE TABLE
		LOUNGE CHAIRS

FENCING AND WALL LEGEND

KEY	REF.	DESCRIPTION
		PRIVACY FENCE
		DOG RUN FENCE
		UNIT DIVIDER FENCE
		CONCRETE WALL

LIGHTING

KEY	REF.	DESCRIPTION
		BOLLARD LIGHT
		WALL LIGHTS
		UPLIGHTS ON TREES

Note:
Lighting Fixture selection to be coordinated with

LEVEL 2 TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B, 6cm cal		13
	Magnolia x 'Galaxy' / Galaxy Magnolia On Std.	B&B	6cm cal.	6
	Prunus avium 'Compact Stella' / Compact Stella Sweet Cherry	B&B, 6cm cal		3

No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
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3	LJ	Issued for DP Resubmission	2022-03-04
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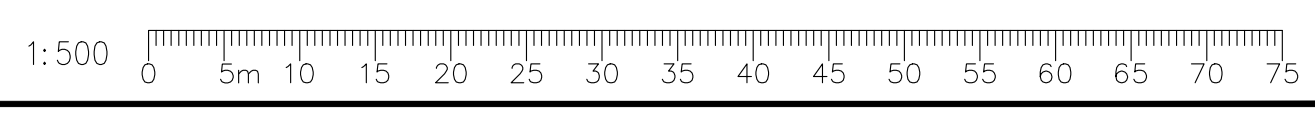
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Scale: 1:200

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Drawing Title: **LEVEL 2 SITE PLAN**



VDZ Project #: **DP2021-48**

Drawing #: **L-03**

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TREE PALETTE



Acer tataricum / Tatarian Maple Crataegus x mordenensis 'Snowbird' / Snowbird Hawthorn Amelanchier x grandiflora / Apple Serviceberry Acer ginnala / Amur Maple

SHRUB PALETTE



Shepherdia canadensis / Russett Buffaloberry Rosa woodsii / Mountain Rose Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood Spiraea betulifolia / Birchleaf Spirea

GRASSES, PERENNIALS AND GROUNDCOVERS PALETTE



Anaphalis margaritacea / Pearly Everlasting Artemisia versicolor 'Sea Foam' / Curlicue Sage Anthemis marschalliana / Filligree Daisy Leymus cinereus / Great Basin Wildrye



Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass Stipa tenacissima / Mexican Feather Grass Lupinus perennis L. Helictotrichon sempervirens / Blue Oat Grass

TREES	BOTANICAL / COMMON NAME
Ag	Acer ginnala / Amur Maple
At	Acer tataricum / Tatarian Maple
Ax	Amelanchier x grandiflora / Apple Serviceberry
Cm	Crataegus x mordenensis 'Snowbird' / Snowbird Hawthorn
SHRUBS	BOTANICAL / COMMON NAME
Cs	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood
Rn	Rosa nutkana / Nootka Rose
Rw	Rosa woodsii / Mountain Rose
Sc	Shepherdia canadensis / Russett Buffaloberry
Sb	Spiraea betulifolia / Birchleaf Spirea
Sa	Symphoricarpos albus / Common White Snowberry
GRASSES	BOTANICAL / COMMON NAME
Dg	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass Nursery grown, well established
h	Helictotrichon sempervirens / Blue Oat Grass
st	Stipa tenacissima / Mexican Feather Grass
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
am	Anaphalis margaritacea / Pearly Everlasting
a	Anthemis marschalliana / Filligree Daisy
av	Artemisia versicolor 'Sea Foam' / Curlicue Sage
e	Euphorbia epithymoides 'First Blush' TM / Variegated Spurge
Sy	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME
Km	Koeleria macrantha / Prairie Junegrass
lc	Leymus cinereus / Great Basin Wildrye
pa	Phalaris arundinacea / Ribbon Grass

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Project:
GORDON DRIVE

Location:
1605 Gordon Drive
Kelowna, B.C.

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LJ

Checked:
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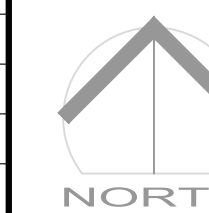
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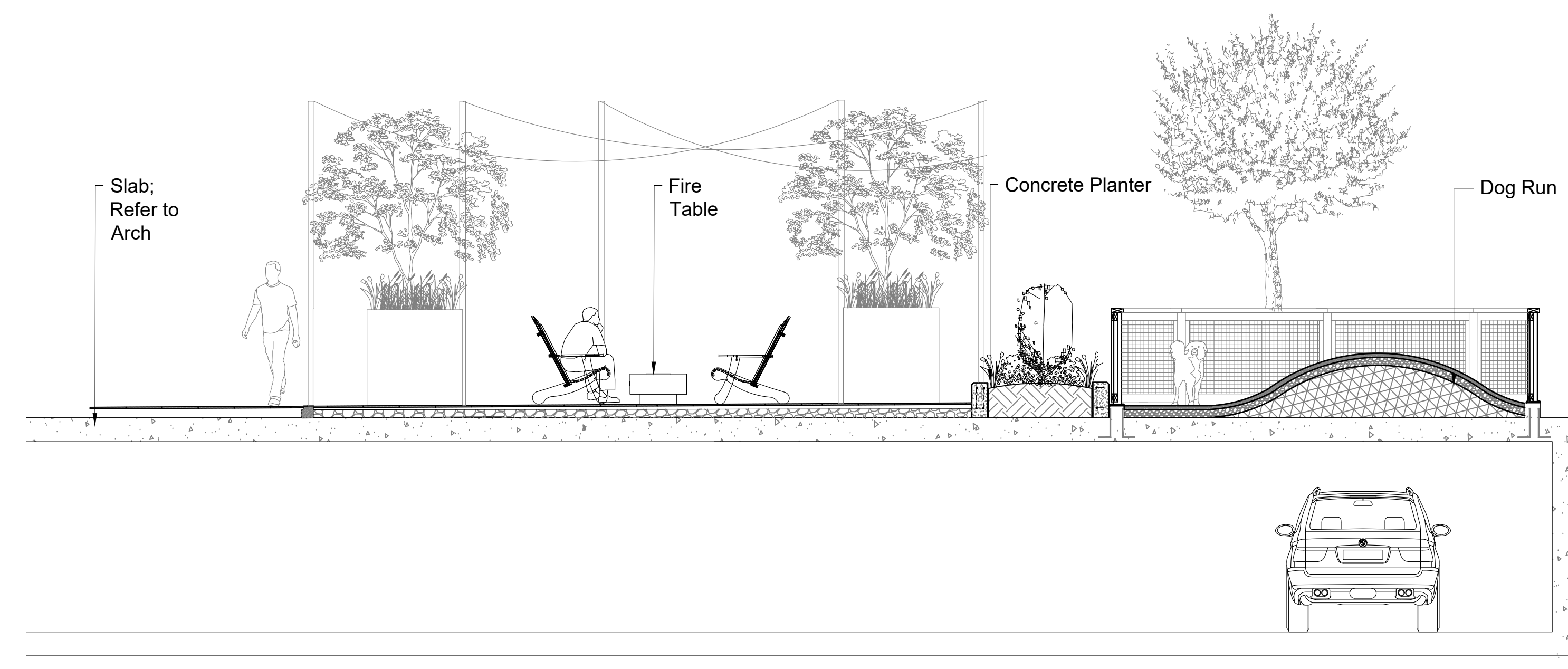
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Drawing Title:
PLANTING PALETTE

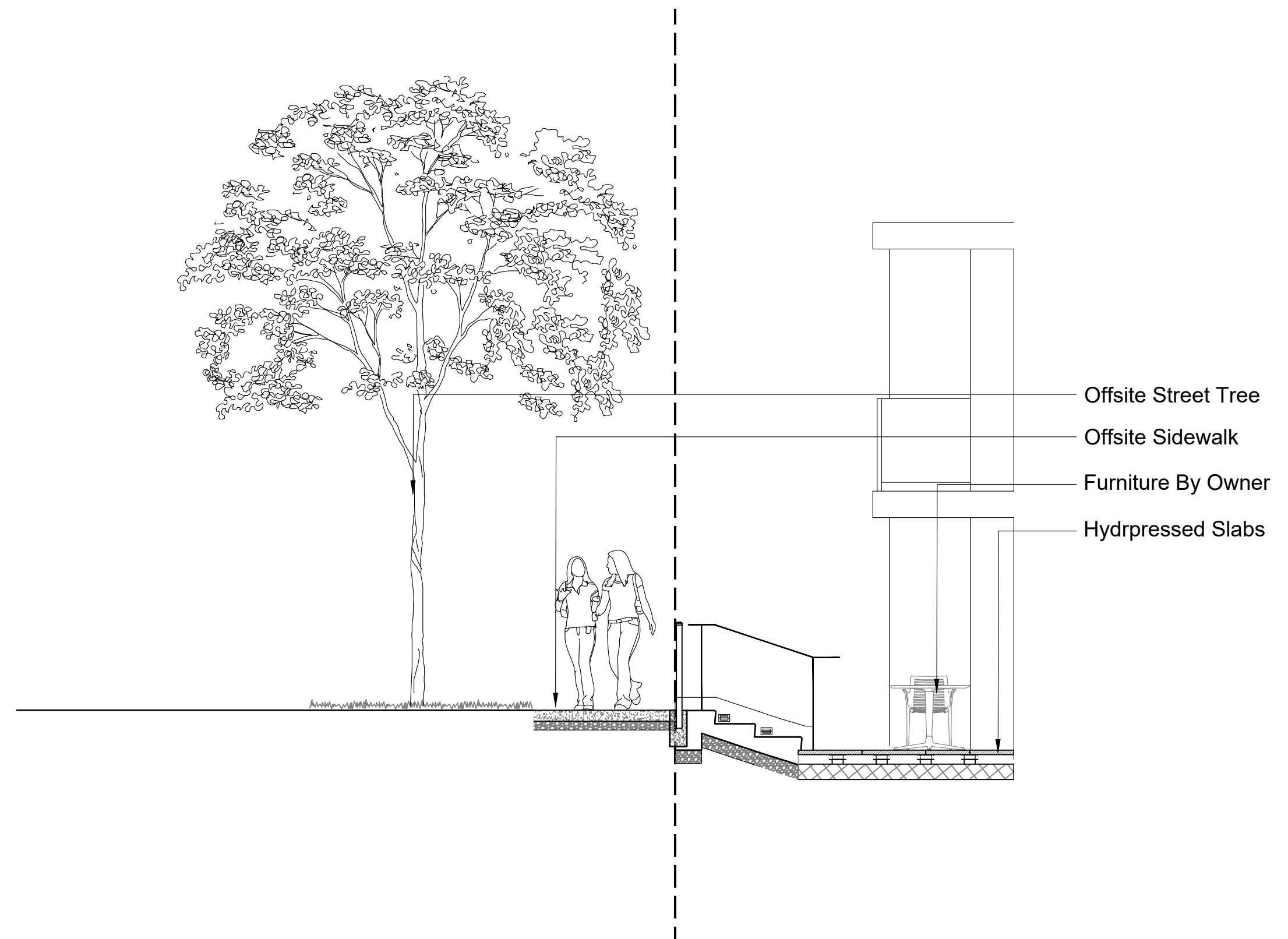


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DP2021-48

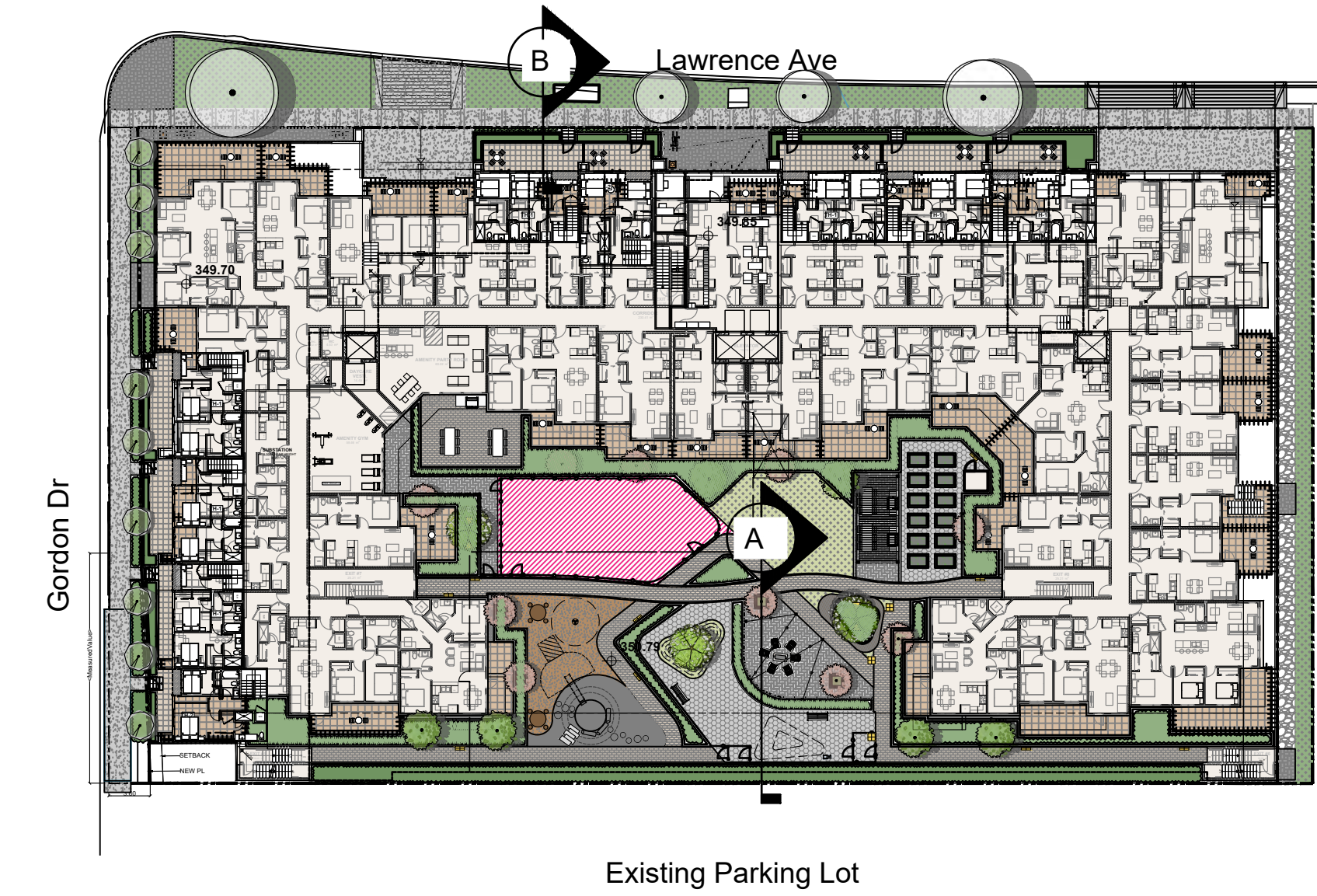
Drawing #:
L-04



A SECTION A ; LEVEL 2 THROUGH SOUTH PROPERTY LINE
 Scale 1:50



B SECTION B: L1 TOWNHOMES THROUGH NORTH PROPERTY LINE
 Scale 1:50



KEY MAP

No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-08
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
2	LJ	Issued for Development Permit	2021-10-14
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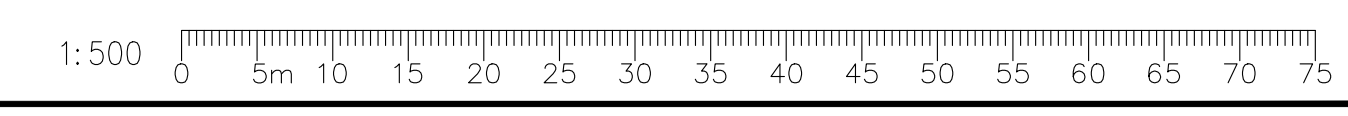
No.	By:	Description	Date
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SECTIONS

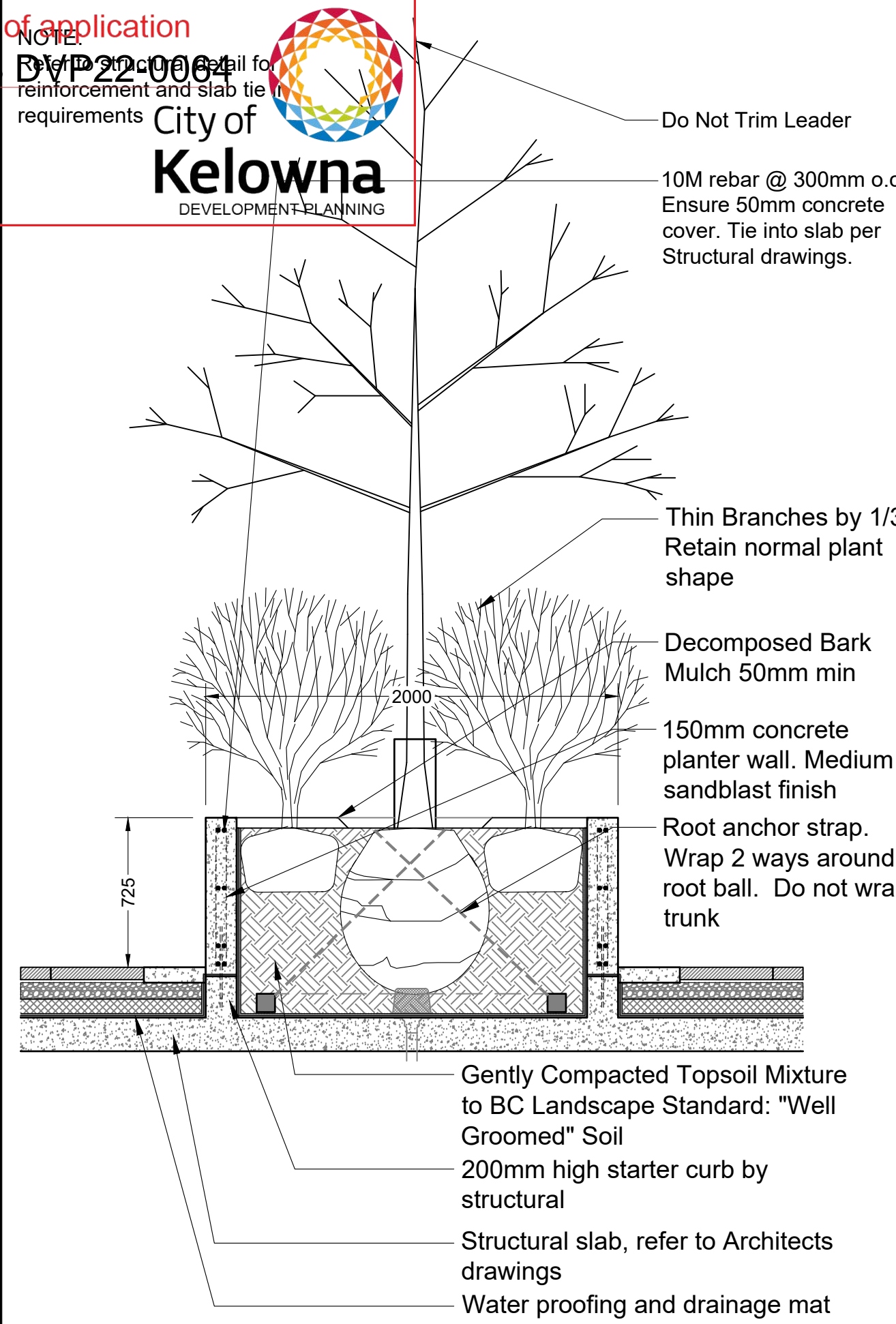


VDZ Project #:
DP2021-48

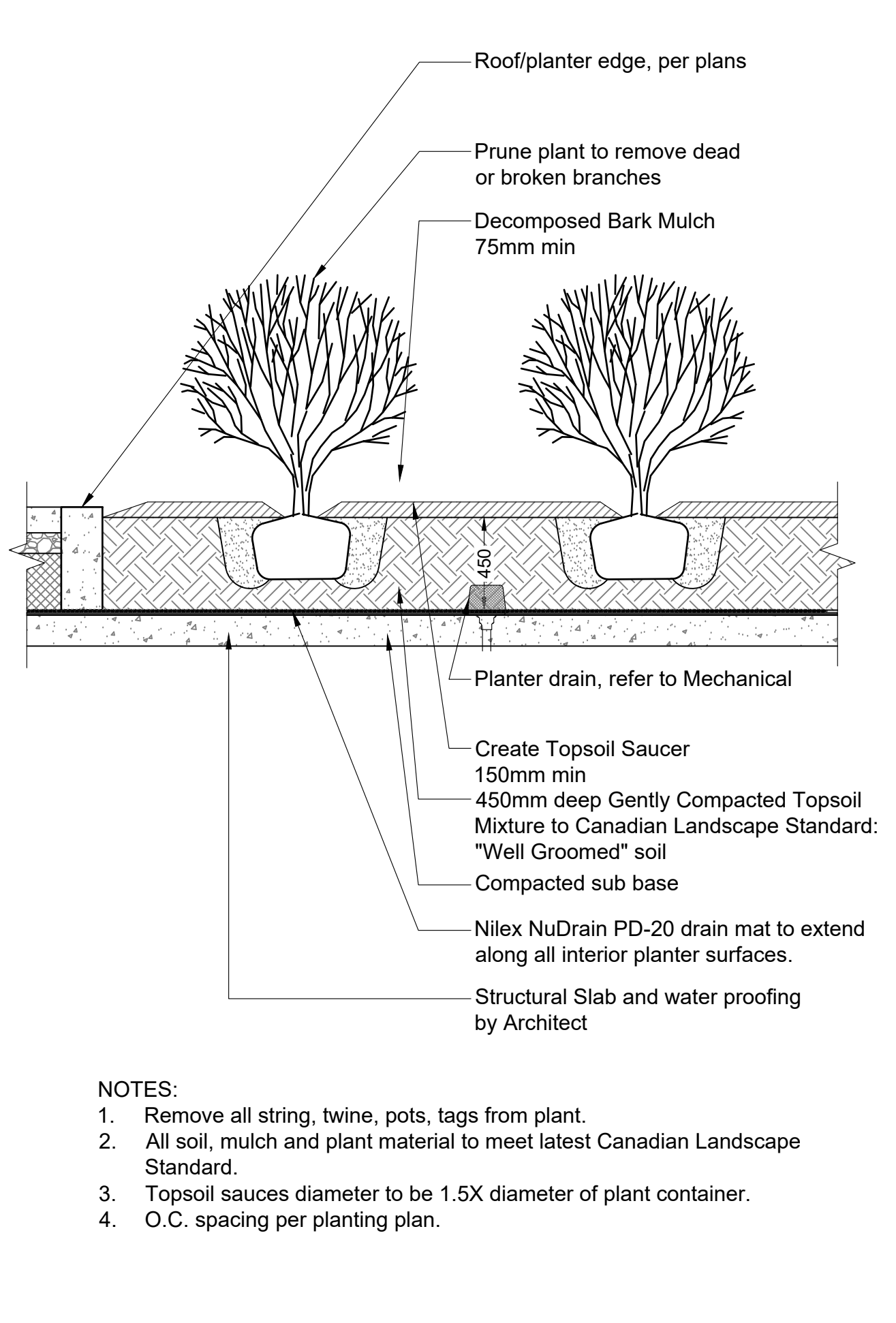
Drawing #:
LS-01

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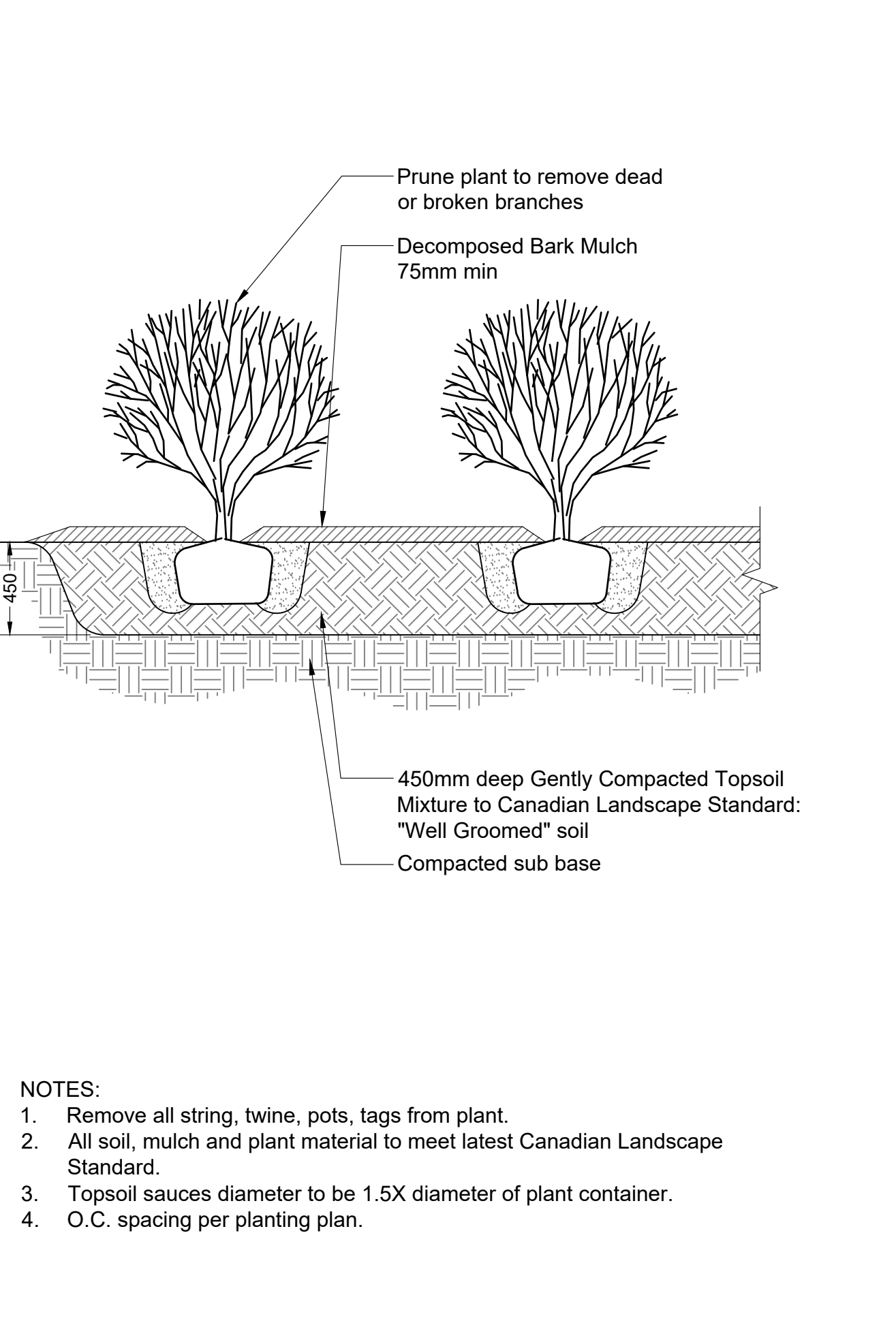
Planner Initials TA



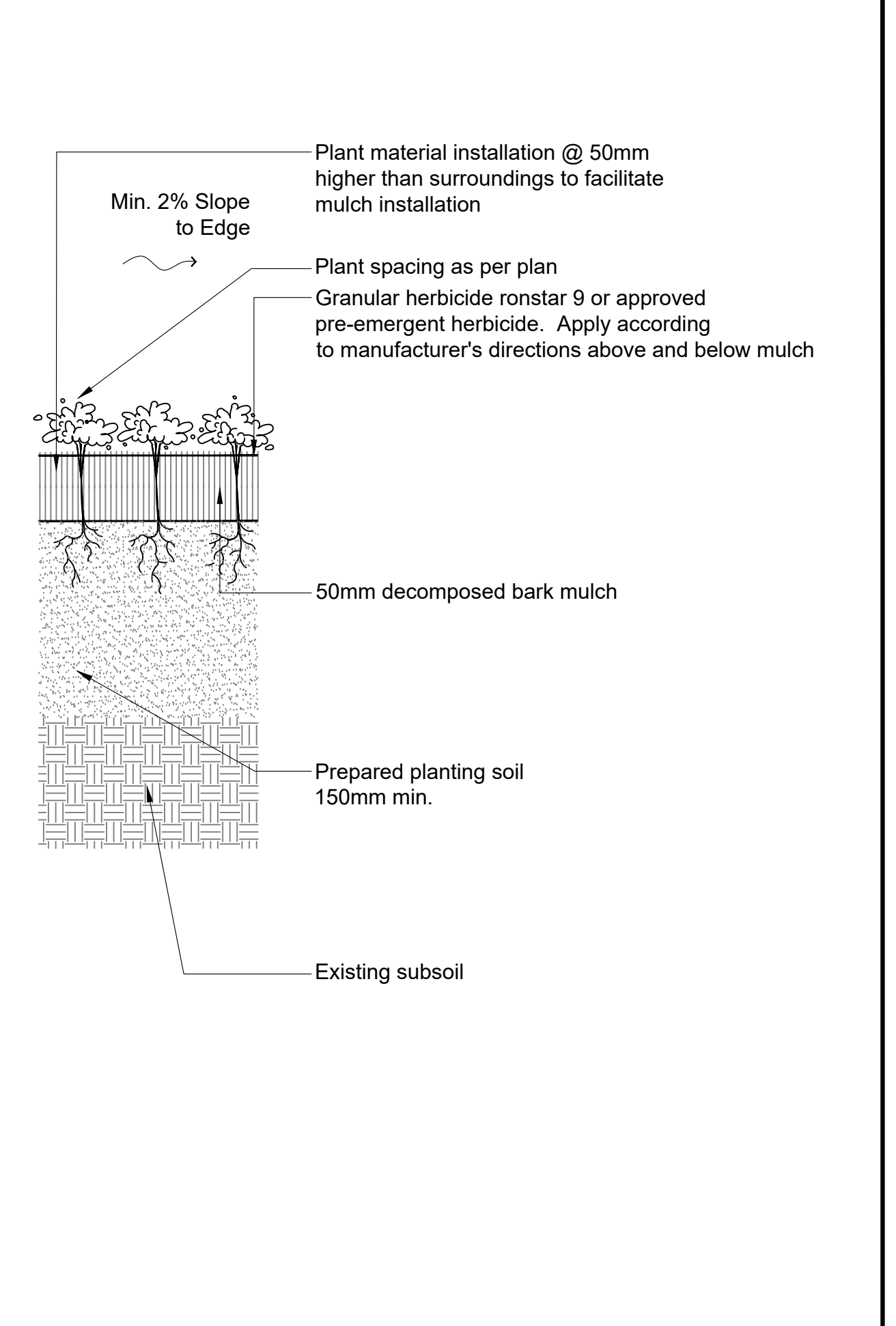
1 TREE PLANTING ON SLAB
Scale 1:25



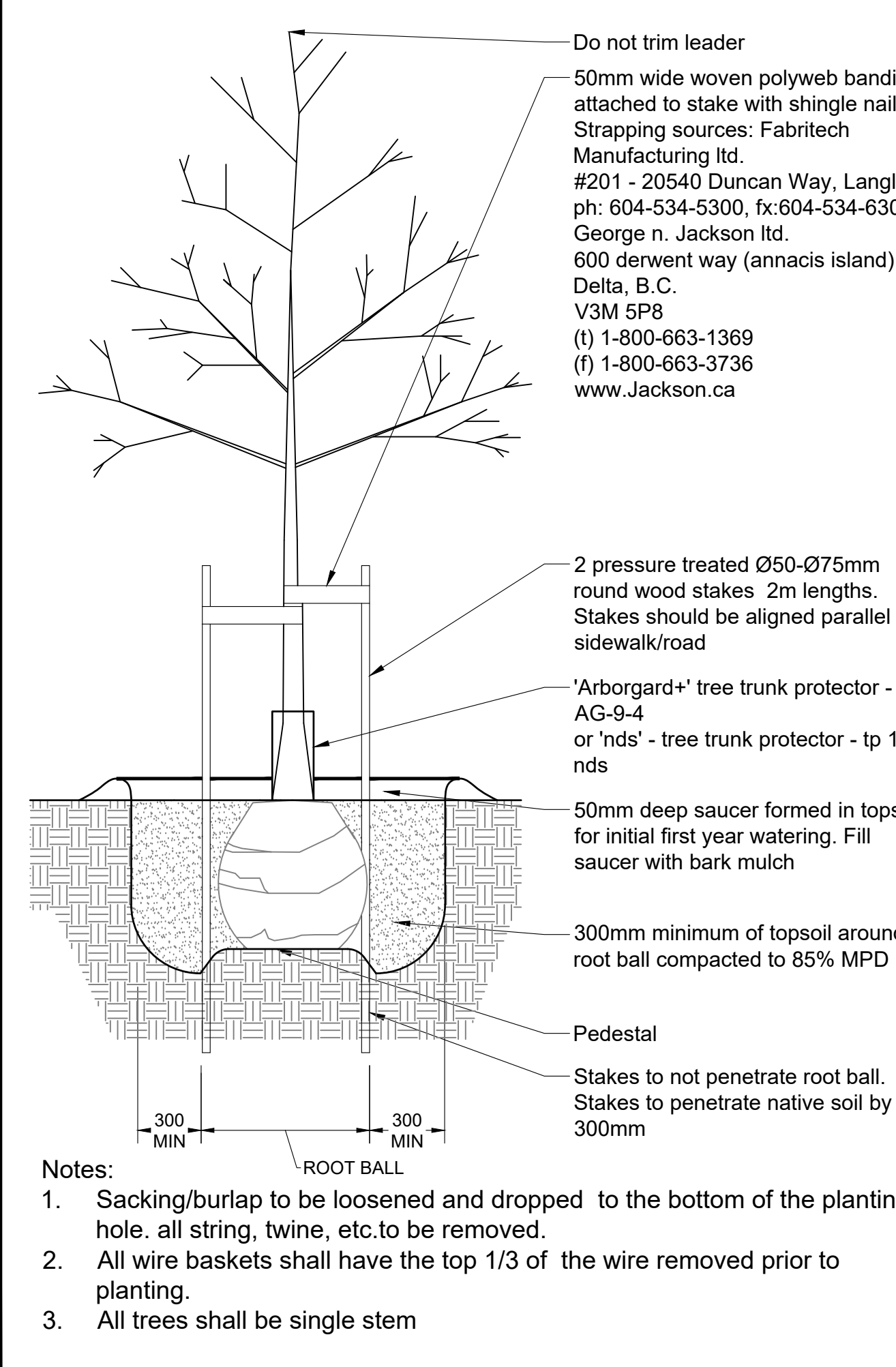
2 SHRUB PLANTING ON SLAB
Scale 1:25



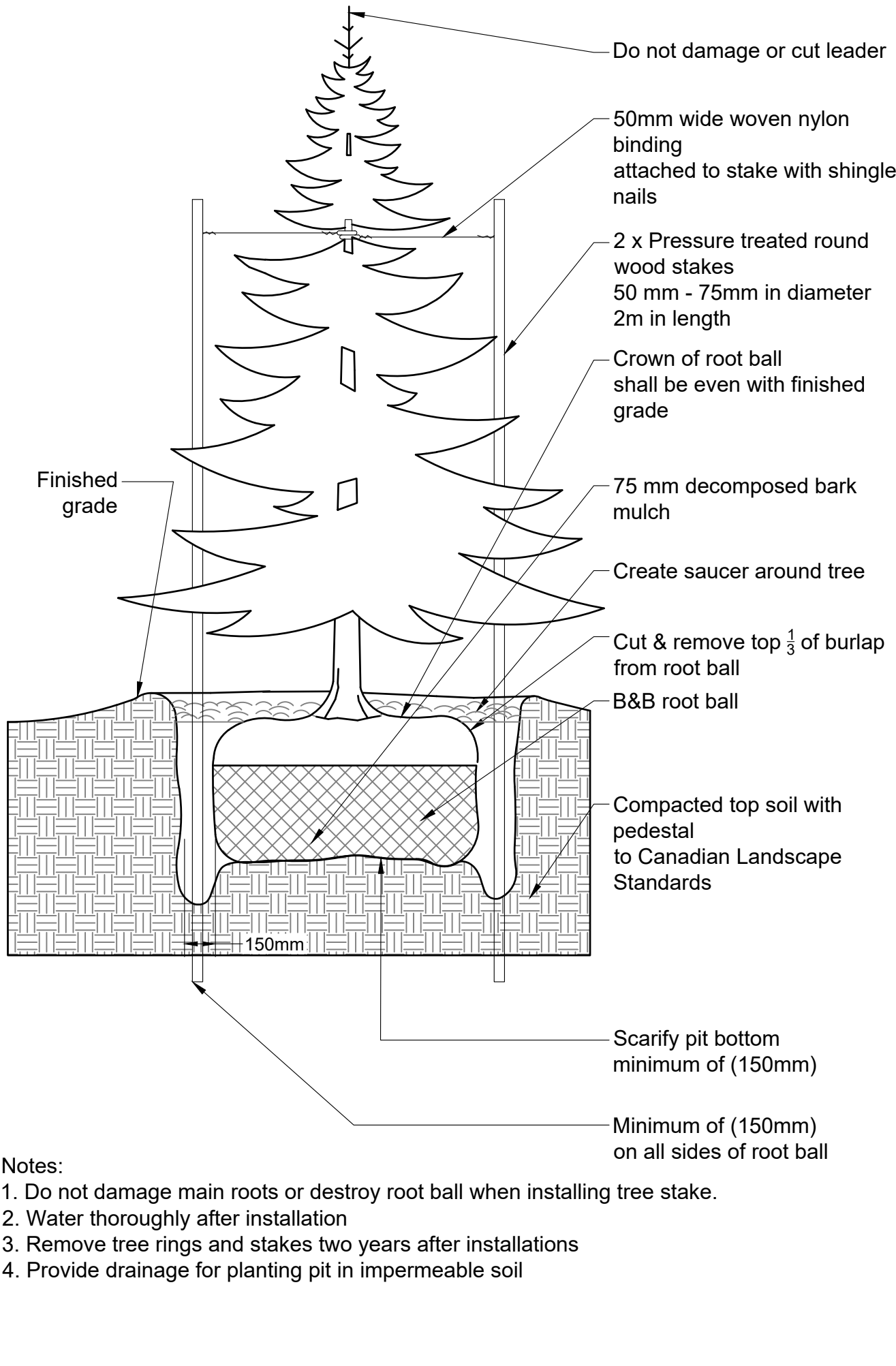
3 SHRUB PLANTING
Scale 1:25



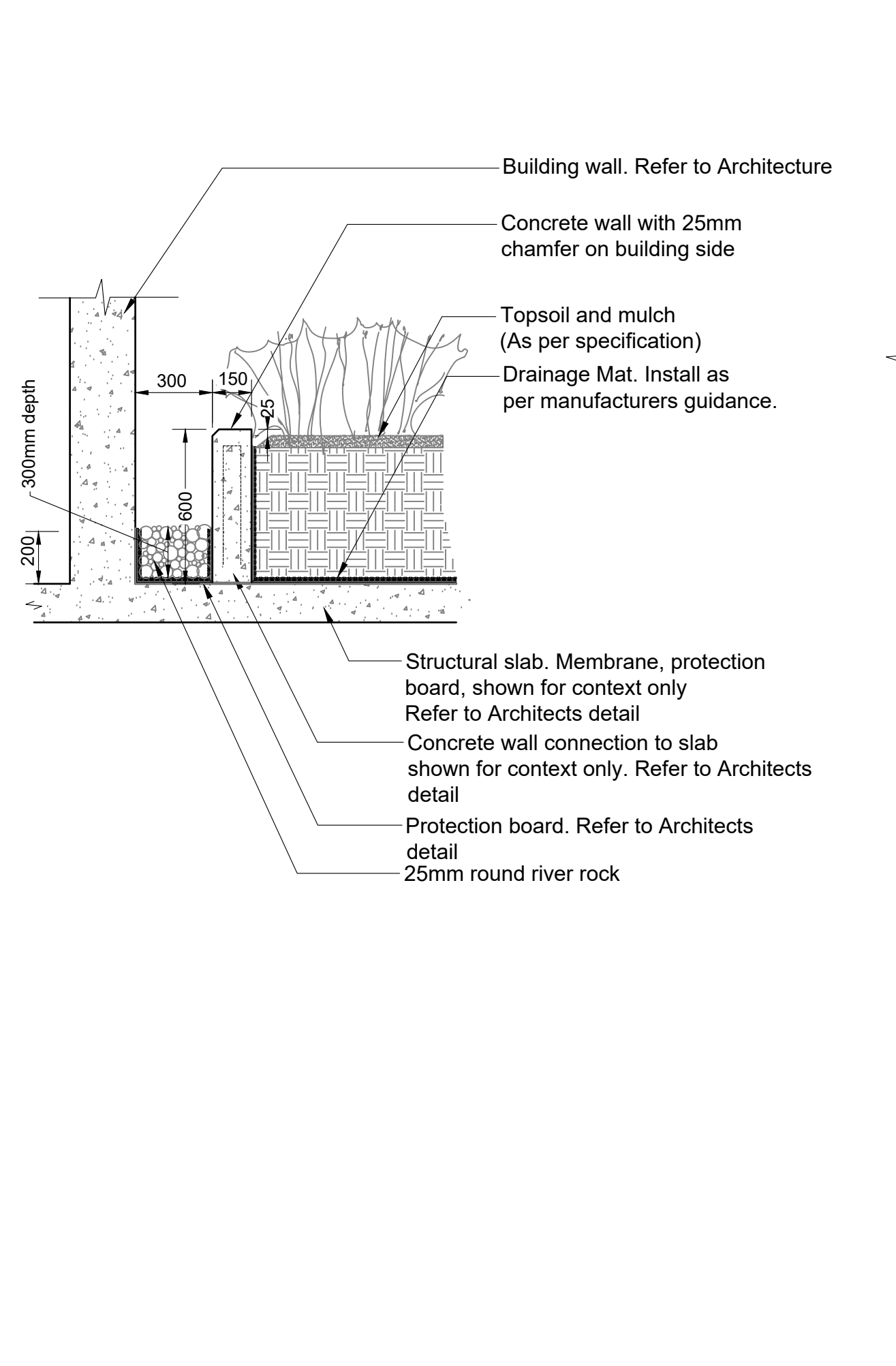
4 GROUNDCOVER PLANTING
Scale 1:10



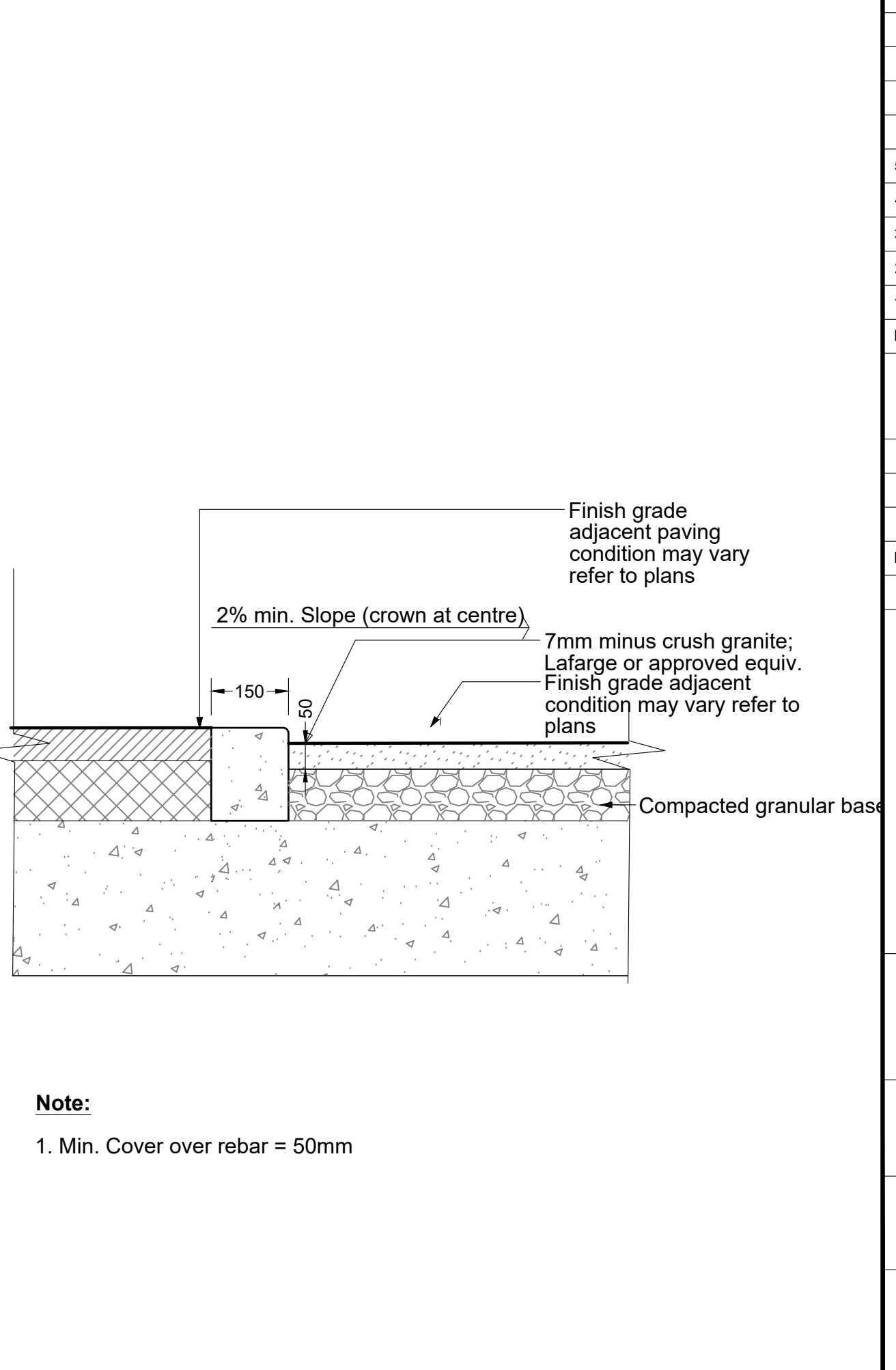
5 DECIDUOUS TREE PLANTING
Scale 1:25



6 CONIFEROUS TREE PLANTING
Scale 1:25



7 DRIP STRIP
Scale 1:20



8 GRAVEL ON SLAB
Scale 1:25

No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
2	LJ	Issued for Development Permit	2021-10-14
1	LJ	Issued for Review	2021-10-08

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
GORDON DRIVE

Location:
1605 Gordon Drive
Kelowna, B.C.

Drawn: LJ	Stamp:
Checked: SH	
Approved: SH	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

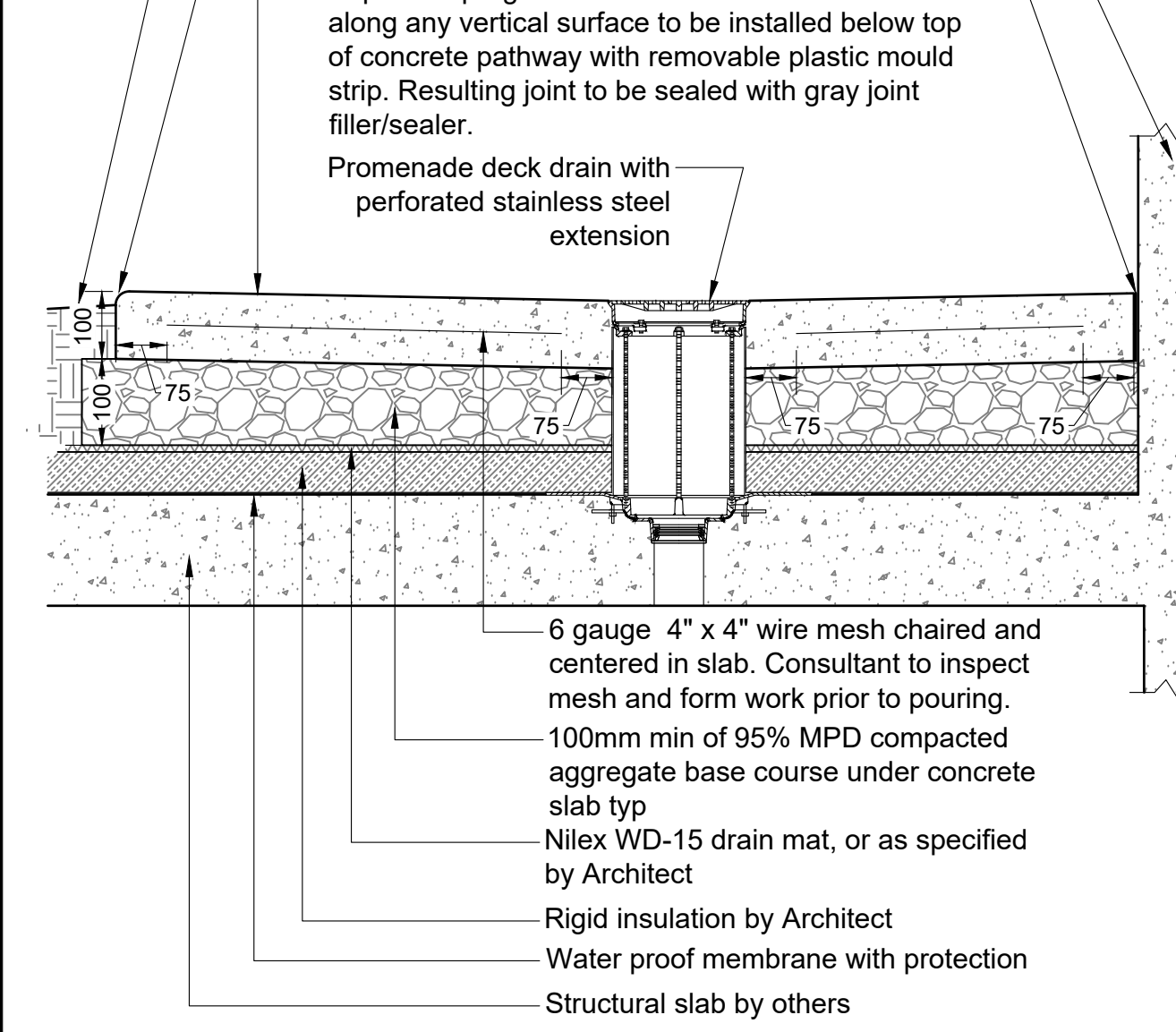
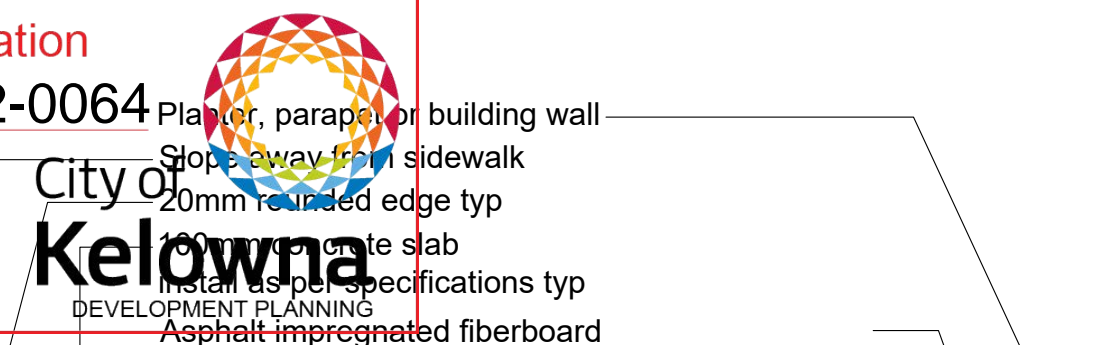
Drawing Title: DETAILS
VDZ Project #: DP2021-48
Drawing #: LD-01

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SCHEDULE C

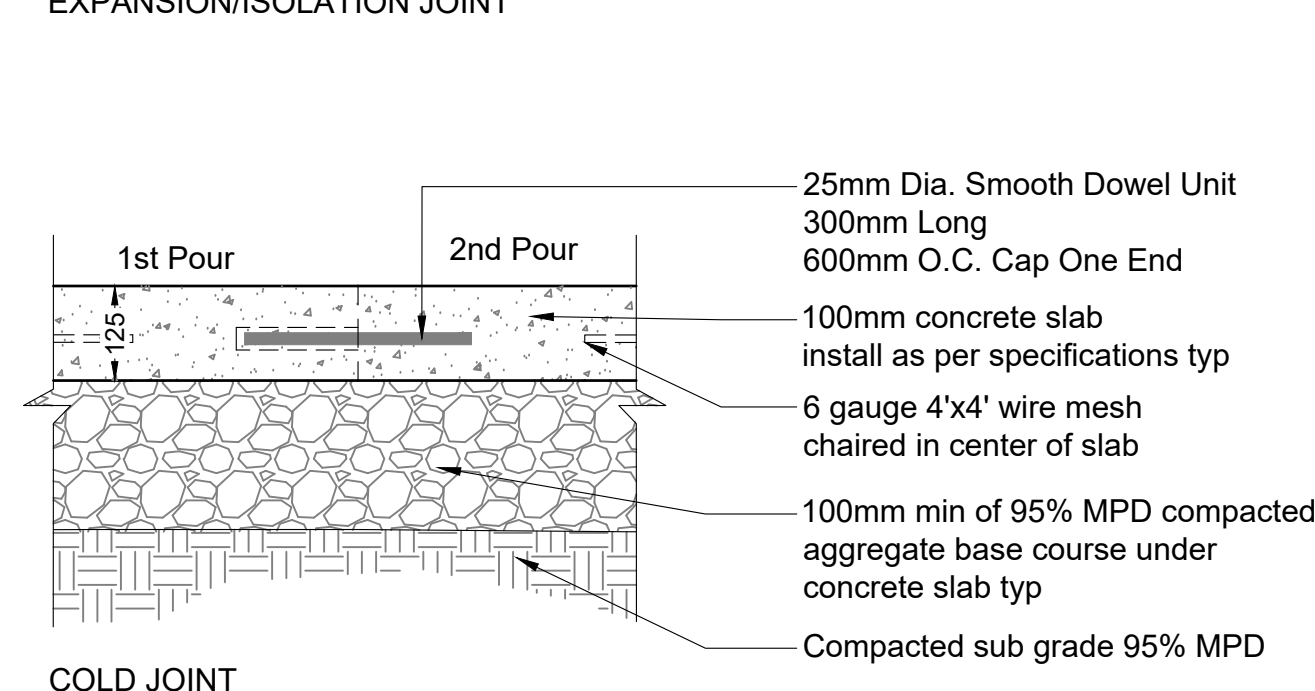
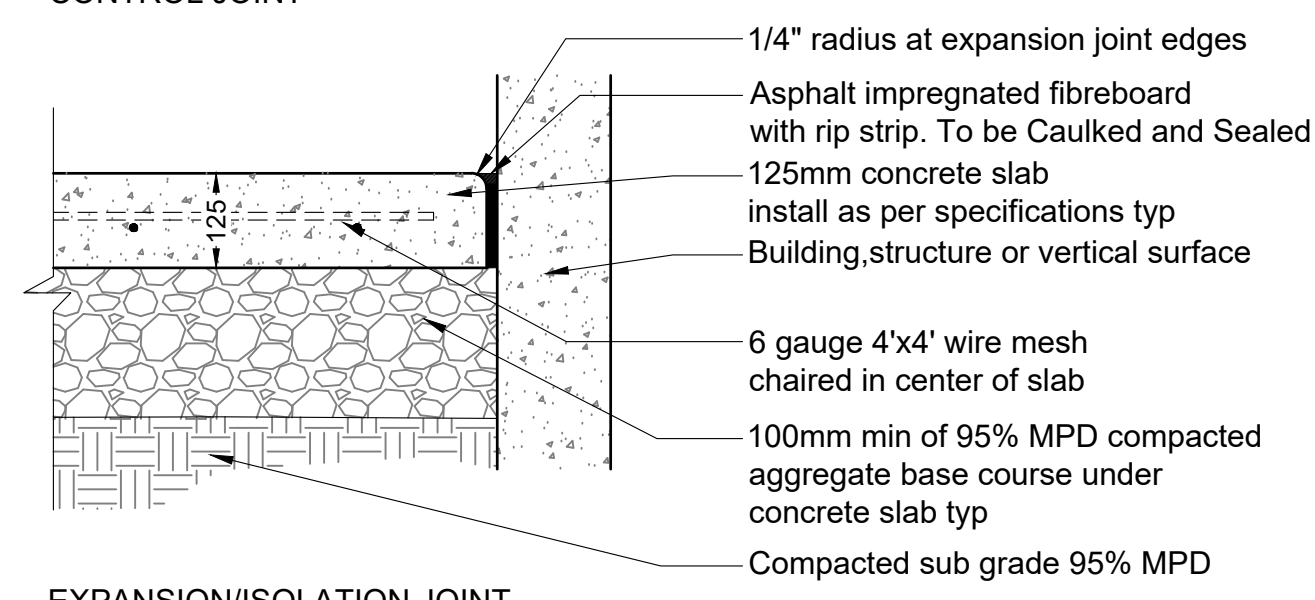
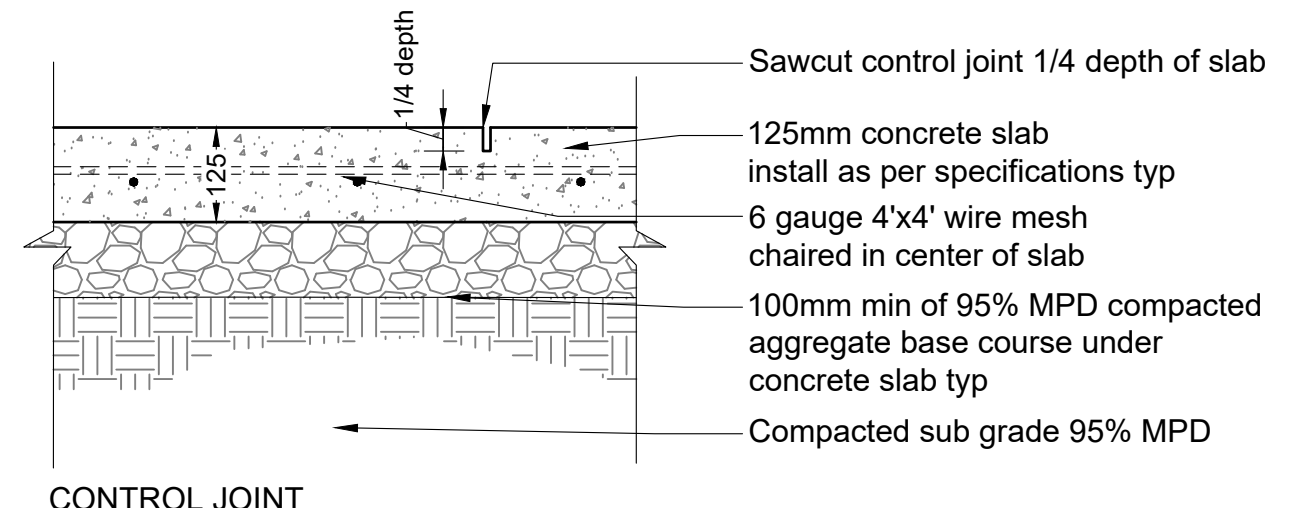
This forms part of application
DP22-0063 DVP22-0064

Planner Initials **TA**

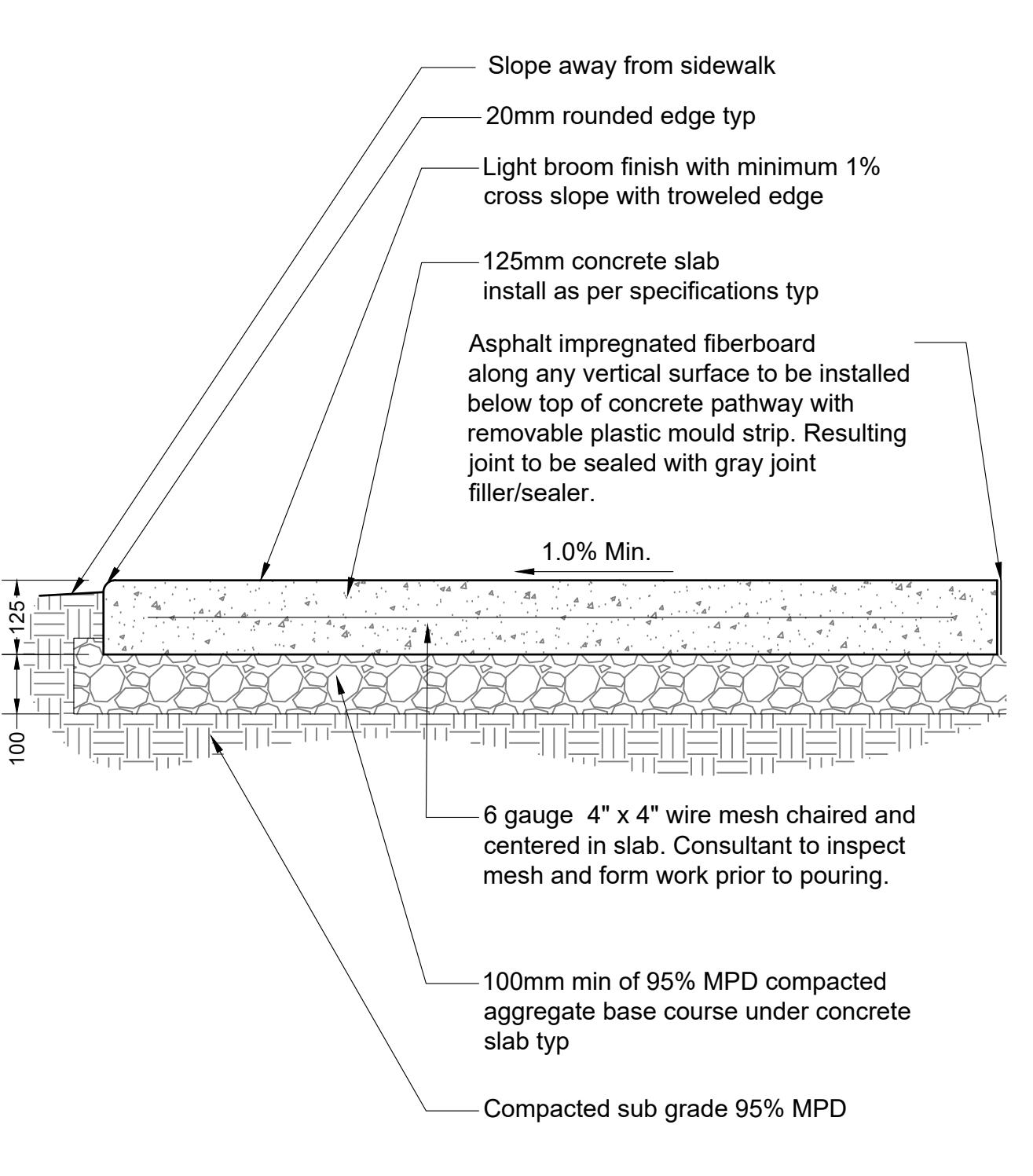


- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center scoreline on 1500mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.

1 CONCRETE ON SLAB
Scale 1:10

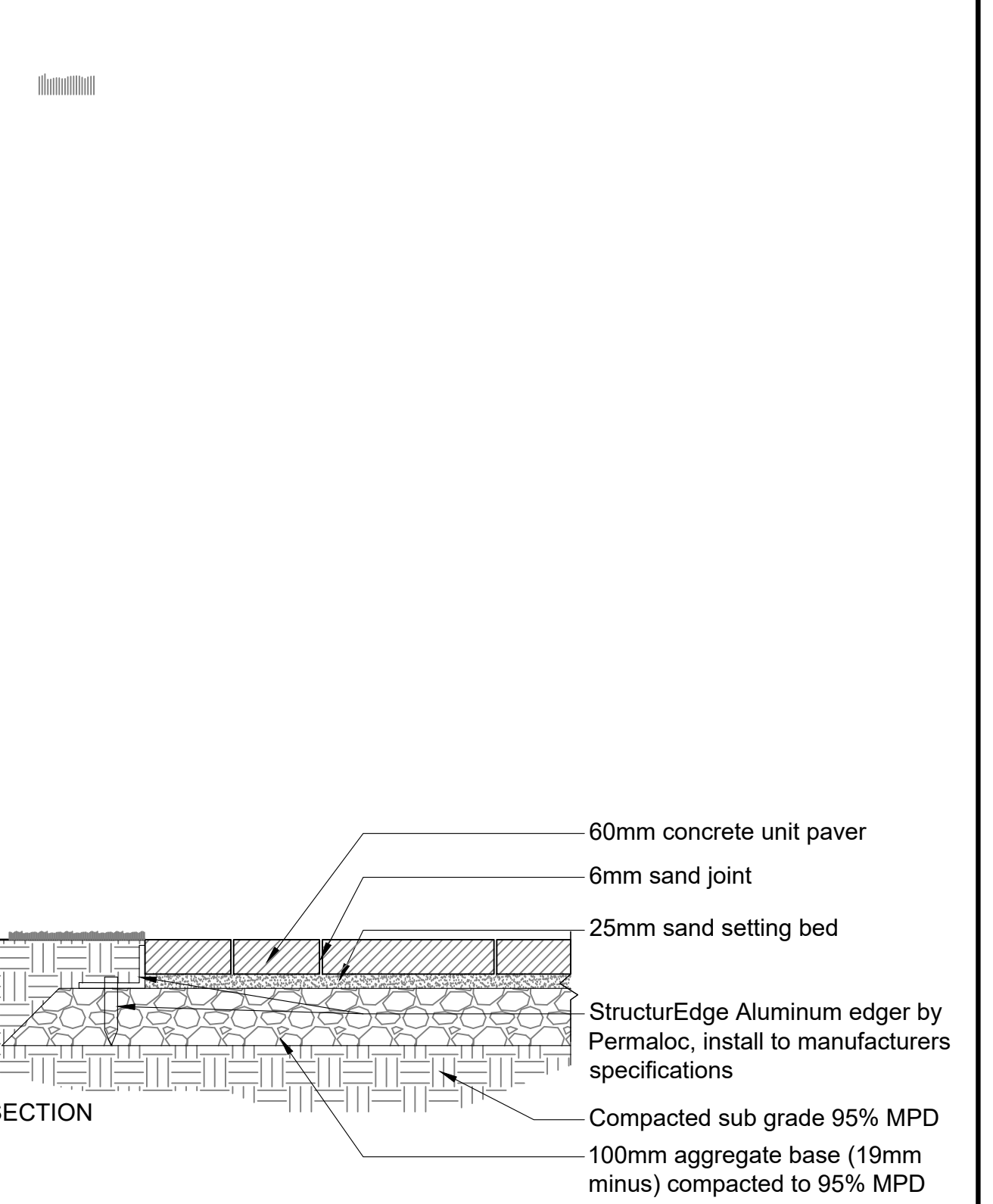


2 CONCRETE JOINTS
Scale 1:10



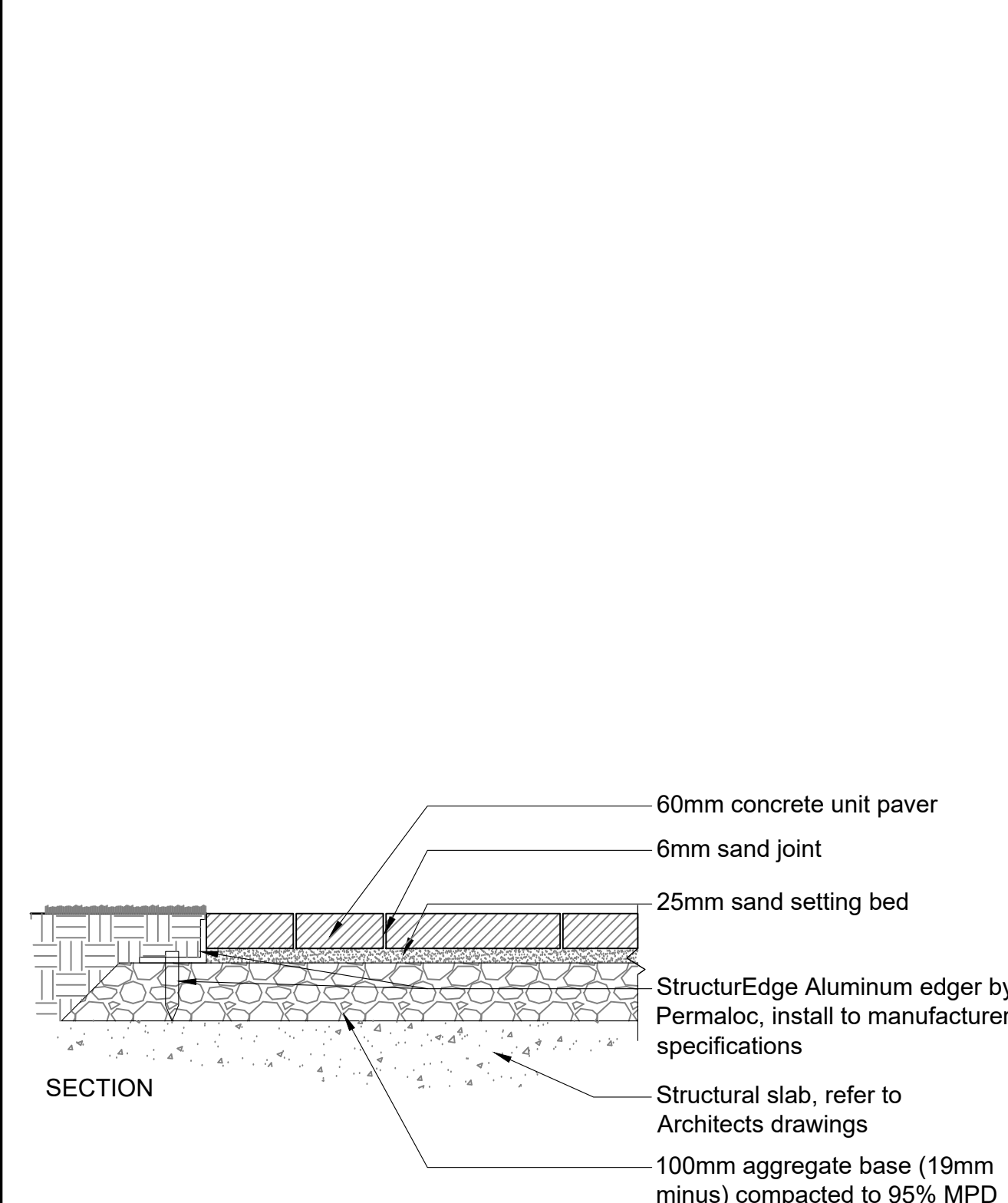
- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center scoreline on 1500mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.
 - Contractor to contact Landscape Architect for scoreline approval prior to cutting.

3 CONCRETE PAVING
Scale 1:10



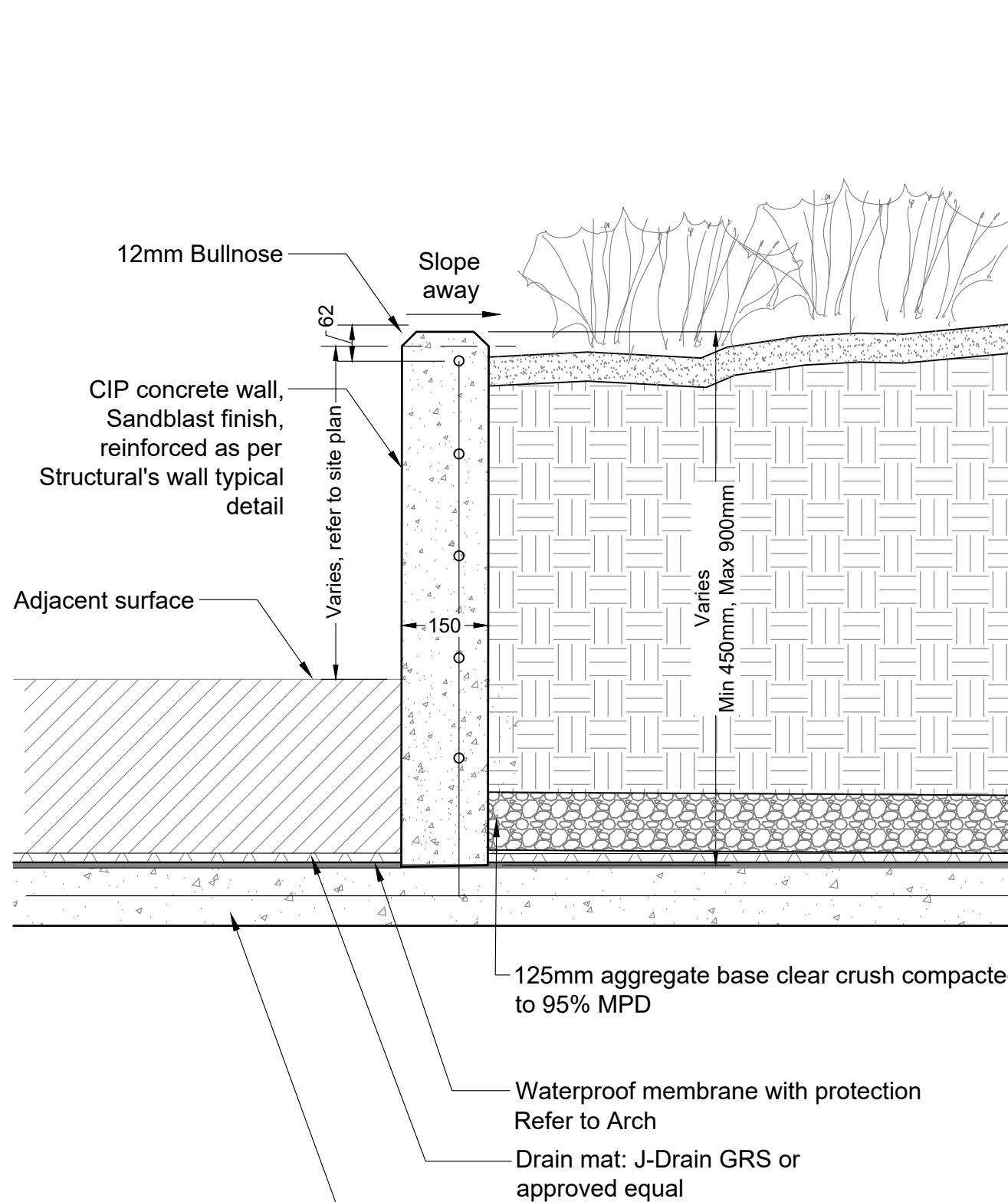
- NOTES:
- All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 - All joint sand to meet ASTM C144 or CSA A179.
 - All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - Contractor to ensure no visible pooling occurs on paver surface.
 - All joints to be tight fit.
 - All paver cuts to be minimum 3/8 Paver.

4 PAVERS OFF SLAB
Scale 1:10



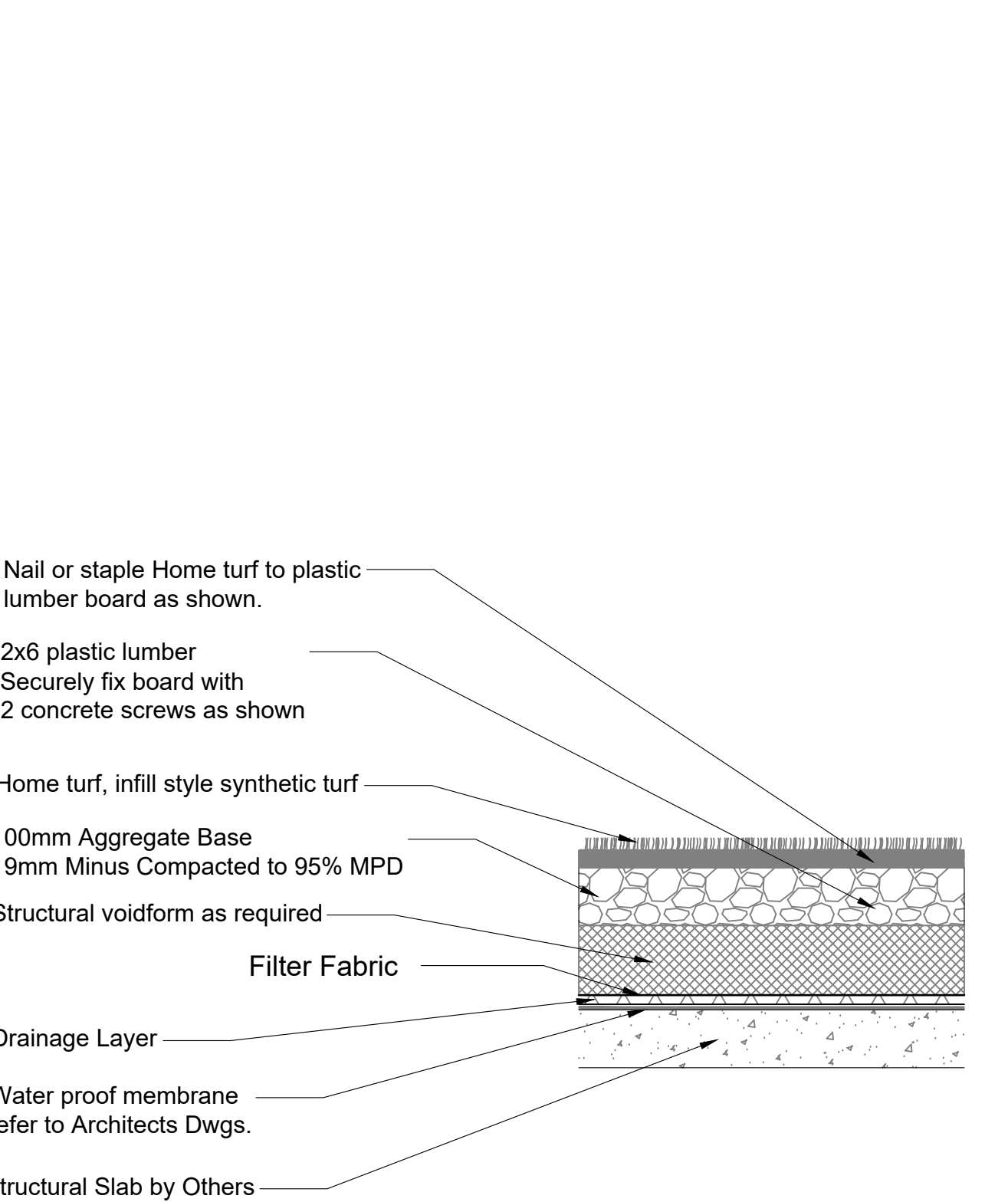
- NOTES:
- All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 - All joint sand to meet ASTM C144 or CSA A179.
 - All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - Contractor to ensure no visible pooling occurs on paver surface.
 - All joints to be tight fit.
 - All paver cuts to be minimum 3/8 Paver.

5 PAVERS ON SLAB
Scale 1:10



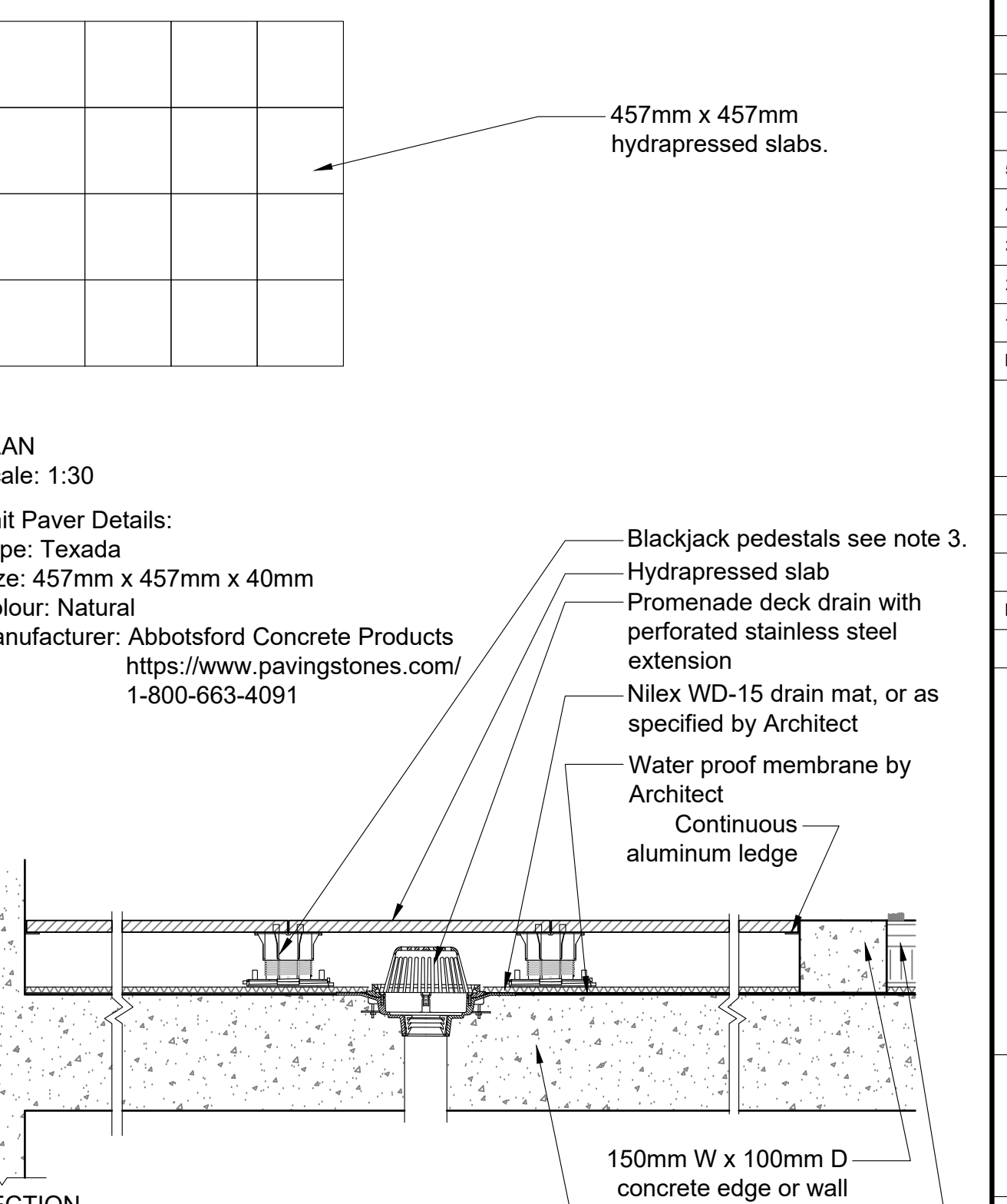
- Notes:
- Supplier of Artificial turf: Marathon Surfaces Toll Free: 1.888.878.0625
 - Install as per manufactures specifications.

6 CONCRETE RETAINING WALL ON SLAB
Scale 1:10



- Notes:
- Supplier of Artificial turf: Marathon Surfaces Toll Free: 1.888.878.0625
 - Install as per manufactures specifications.

7 SYNTHETIC TURF ON SLAB
Scale 1:10



- NOTES:
- All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - Blackjack Screwjack or OneStep system depending on depth to slab.
 - Aluminum ledge to be secured to wall/curb with concrete screws.

8 HYDRAPRESSED SLABS
Scale 1:10



No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
2	LJ	Issued for Development Permit	2021-10-14
1	LJ	Issued for Review	2021-10-08

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

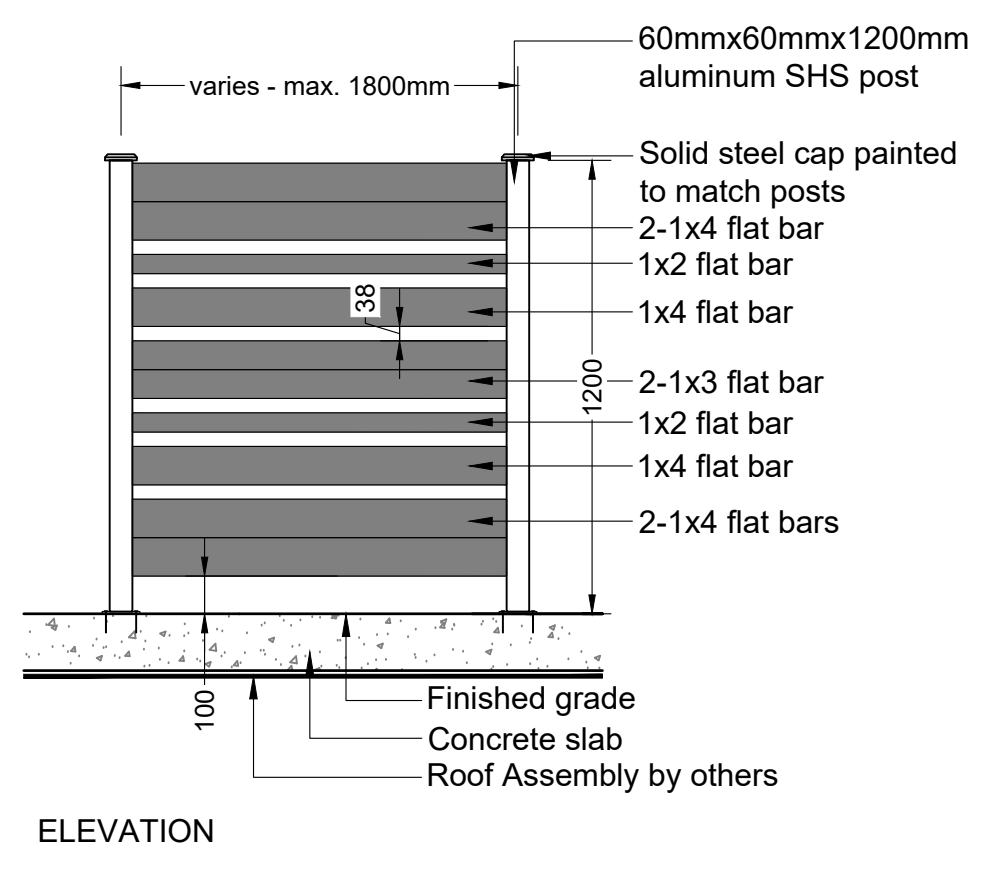
REVISIONS TABLE FOR SHEET

Project: GORDON DRIVE

Location: 1605 Gordon Drive Kelowna, B.C.

Drawn: LJ	Stamp:
Checked: SH	Original Sheet Size: 24"x36"
Approved: SH	AS SHOWN
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

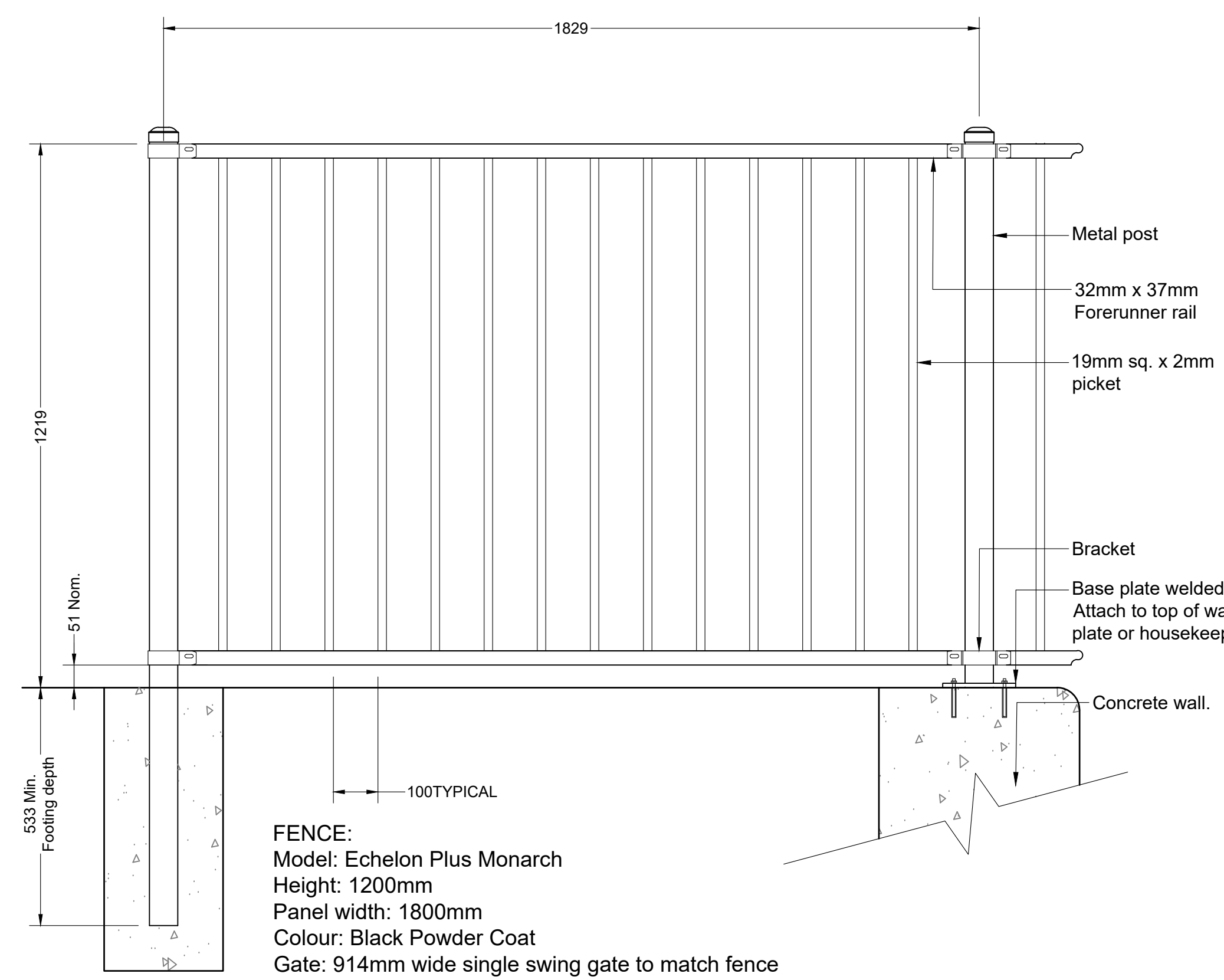
Drawing Title: **DETAILS**
VDZ Project #: **DP2021-48**
Drawing #: **LD-02**



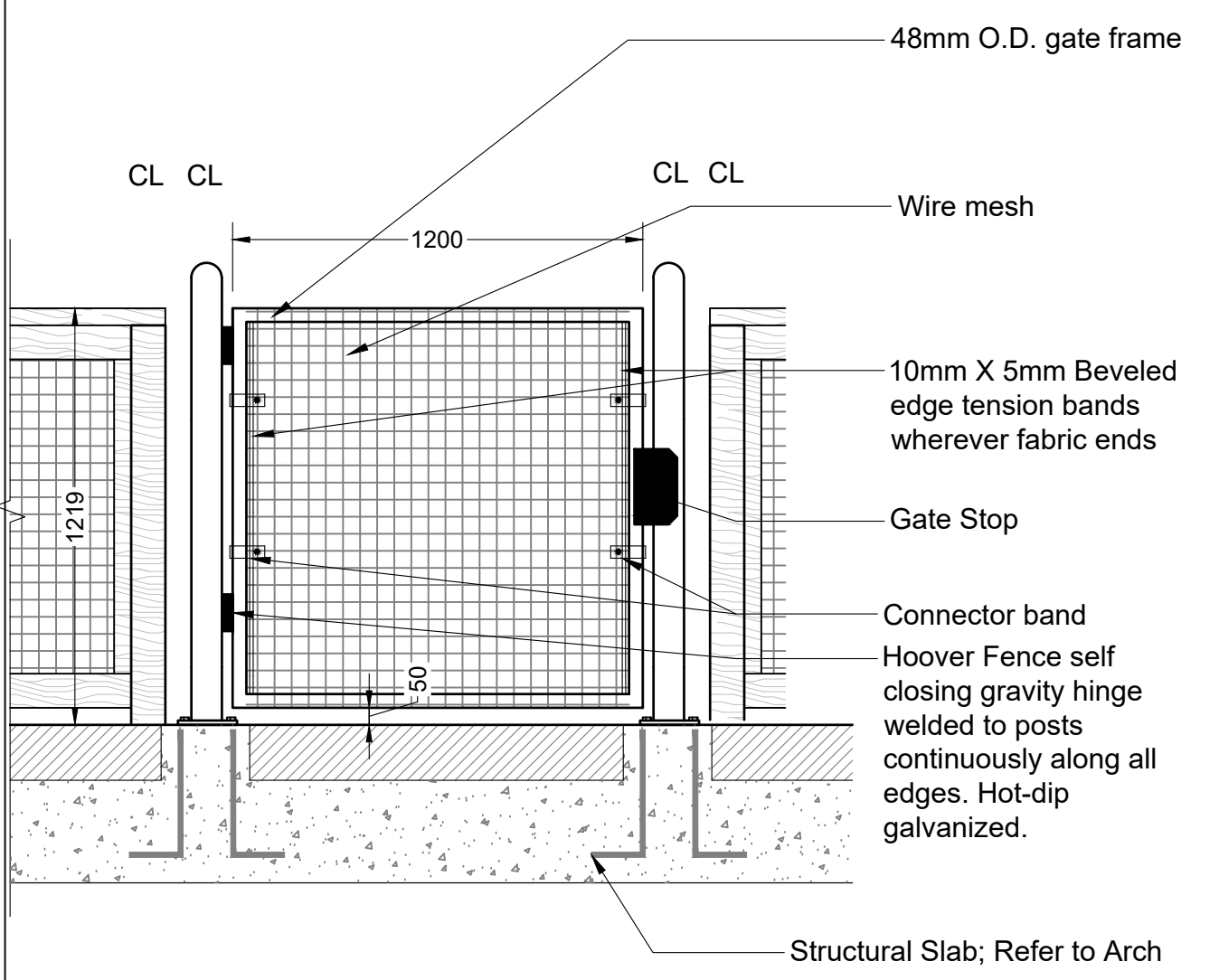
Notes:

1. Spacing between slats to be 38.1mm (1.5").
3. All material to be black powder coated.
4. All hardware to be hot dipped galvanized.
5. No site welding.
6. Shop drawings to be provided.

1 ALUMINUM FENCE
Scale 1:20



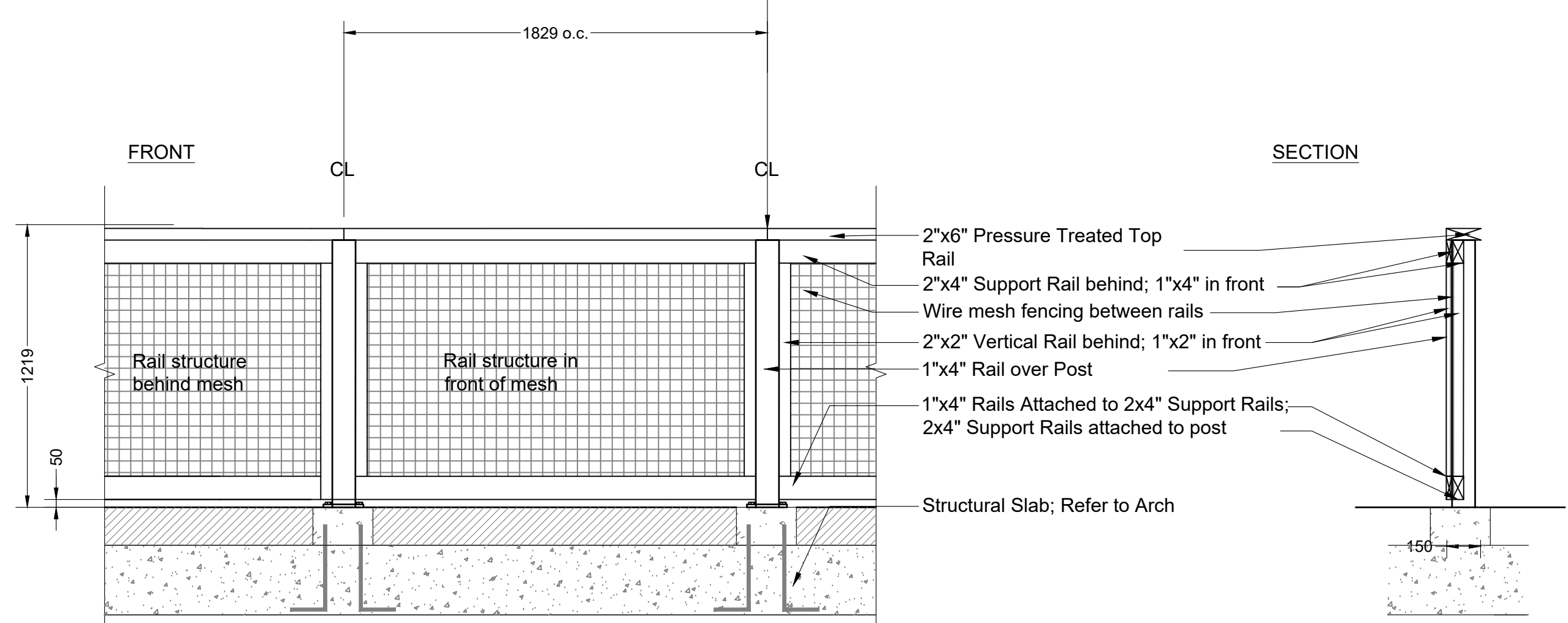
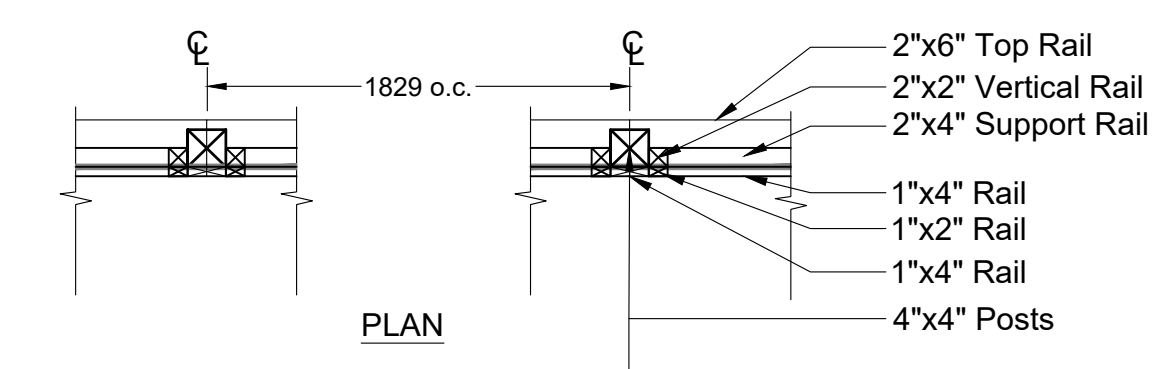
FENCE:
Model: Echelon Plus Monarch
Height: 1200mm
Panel width: 1800mm
Colour: Black Powder Coat
Gate: 914mm wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate, Contractor to submit shop drawings for approval.



GENERAL GATE NOTES:

- 1) Contractor to provide shop detail drawings for fencing and gates to Landscape Architect for approval prior to manufacturing.
- 2) Refer to specification for clarification.

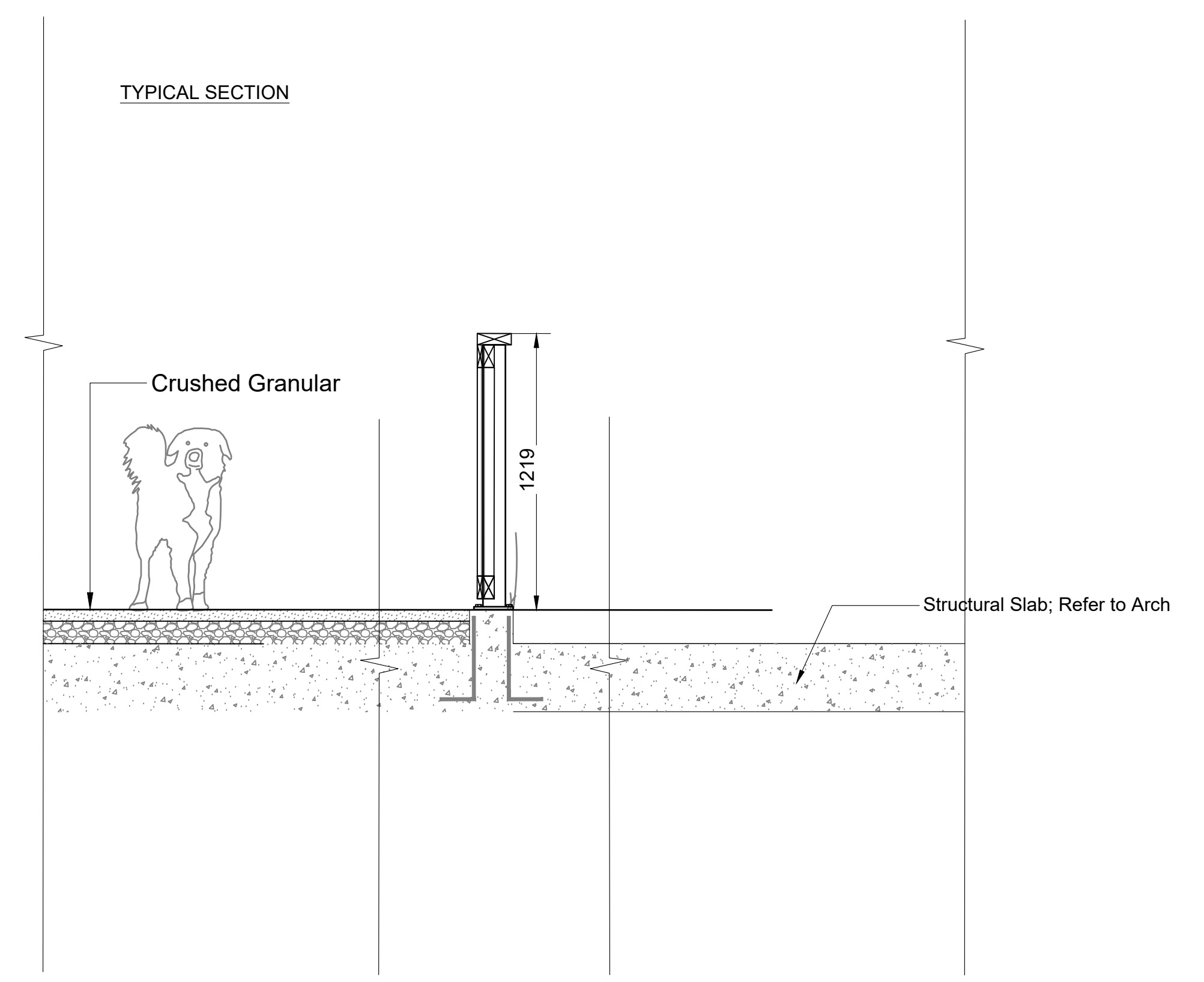
3 DOG RUN GATE
Scale 1:20



Note:

1. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.
2. All wood to be pressure treated #2 and better.
3. Apply pressure treated paint to cut areas on post and rail pieces.
4. Wire mesh to have black powdercoat paint.
5. Pre-drill holes where panels attach to posts.

4 DOG RUN FENCE
Scale 1:20



6 DOG RUN FENCE SECTION
Scale 1:20

No.	By:	Description	Date
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3	LJ	Issued for DP Resubmission	2022-03-04
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1	LJ	Issued for Review	2021-10-08

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Project:
GORDON DRIVE

Location:
1605 Gordon Drive
Kelowna, B.C.

Drawn: LJ	Stamp:
Checked: SH	
Approved: SH	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
FENCING DETAILS

VDZ Project #:
DP2021-48

Drawing #:
LD-03



Precedent Image

Type: Square Series 36"
Colours: Black powdercoat on aluminum
Size: 36" x 36" x 36"
Manufacturer: Green Theory
Or approved Equal

1 MOVABLE PLANTER
NTS



Precedent Image

Type: Iconic Bench
Colours: Black powdercoat
Wood: IPE Wood
Manufacturer: Maglin
Mount: Surface Mount
Or approved Equal

2 BENCH
NTS



Precedent Image

Type: 1975 Lounge Chair
Colours: Black powdercoat
Wood: IPE Wood
Manufacturer: Equiparc
Mount: Surface Mount
Or approved Equal

3 CHAIR
NTS



Precedent Image

Type: 720 Table
Colours: Black powdercoat
Wood: IPE Wood
Manufacturer: Maglin
Mount: Surface Mount
Or approved Equal

4 HARVEST TABLE
NTS



Precedent Image

5 FIRE TABLE
NTS



Precedent Image

6 COMMUNITY GARDEN PRECEDENT
NTS



Precedent Image

7 LOUNGE FURNITURE
NTS



Precedent Image

8 TRELLIS PRECEDENT
NTS

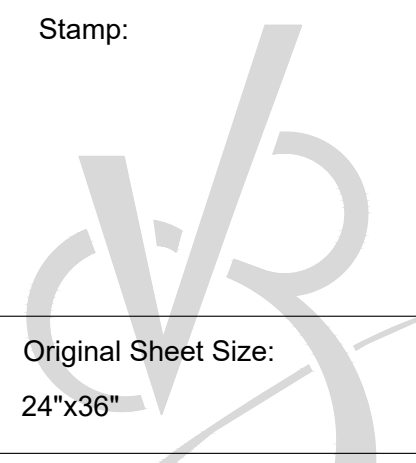
No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
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1	LJ	Issued for Review	2021-10-08

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
GORDON DRIVE

Location:
1605 Gordon Drive
Kelowna, B.C.

Drawn: LJ	Stamp:
Checked: SH	
Approved: SH	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

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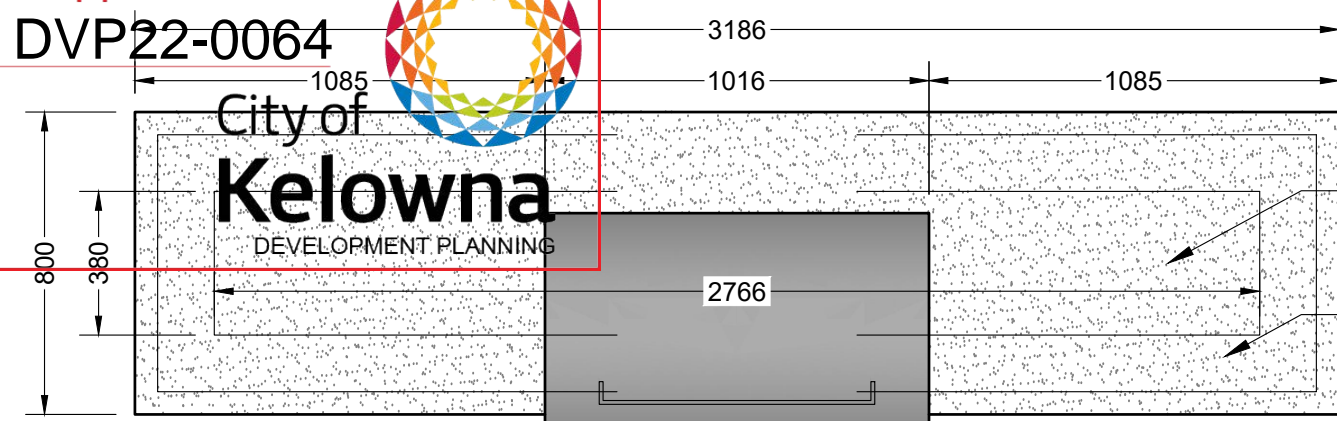
SCHEDULE

C

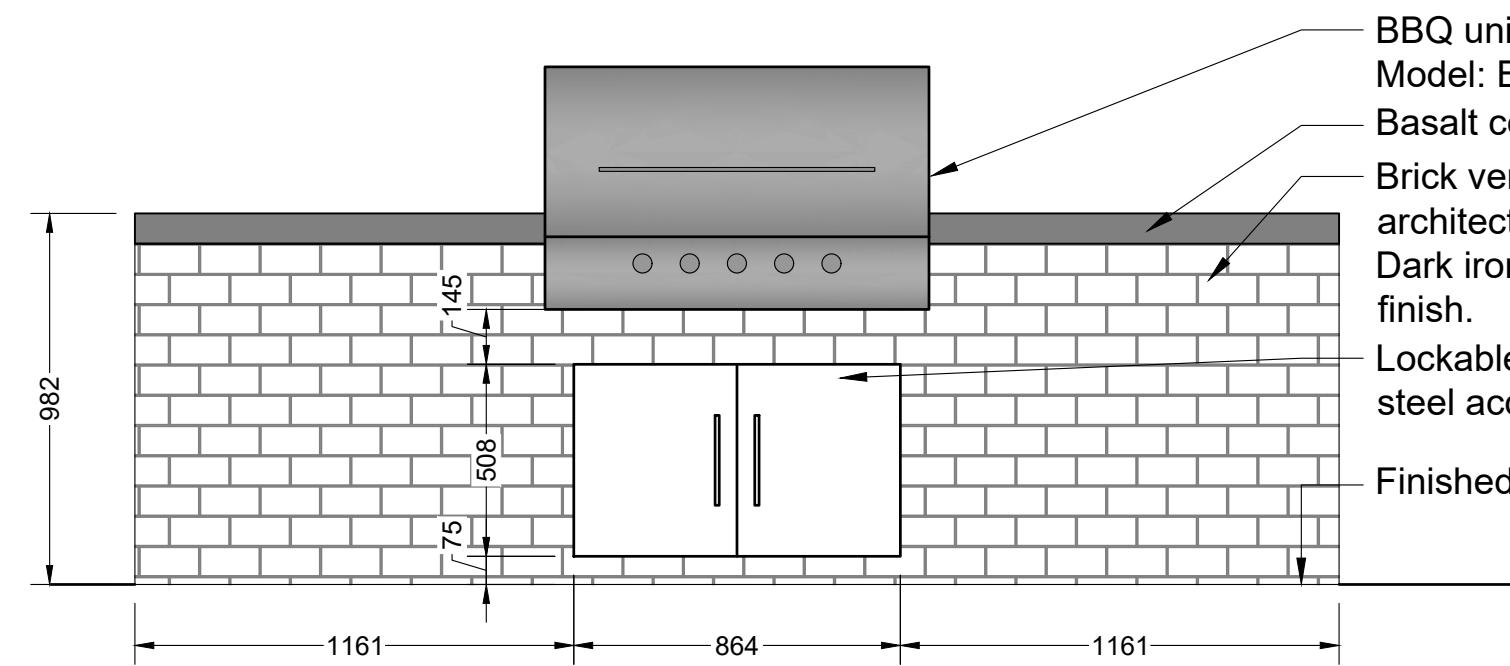
This forms part of application
DP22-0063 DVP22-0064



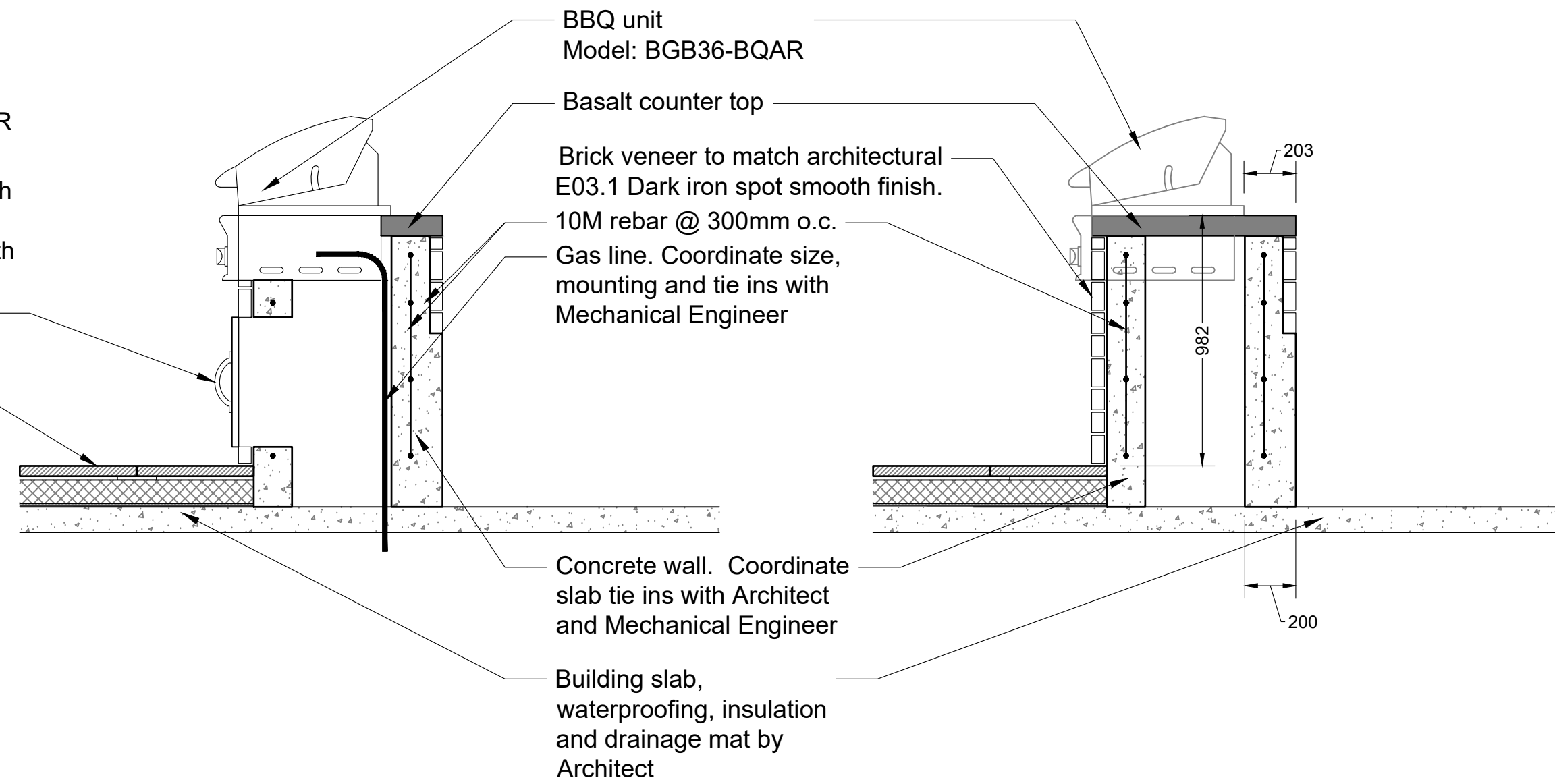
Planner Initials TA



Inside edge of concrete wall
Inside edge of stone veneer



BBQ unit Model: BGB36-BQAR
Basalt counter top
Brick veneer to match architectural E03.1
Dark iron spot smooth finish.
Lockable stainless steel access doors
Finished grade



BBQ unit Model: BGB36-BQAR
Basalt counter top
Brick veneer to match architectural E03.1
Dark iron spot smooth finish.
10M rebar @ 300mm o.c.
Gas line. Coordinate size, mounting and tie ins with Mechanical Engineer
Concrete wall. Coordinate slab tie ins with Architect and Mechanical Engineer
Building slab, waterproofing, insulation and drainage mat by Architect

- Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
 2. Contractor to submit shop drawings for all cabinet work.
 3. BBQ grill to be installed per manufacturers specifications.
 4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
 5. BBQ Unit model BGB36-BQAR by Fisher & Paykel, or approved equal.

1 BBQ TABLE
SCALE 1:20

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V4M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
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2	LJ	Issued for Development Permit	2021-10-14
1	LJ	Issued for Review	2021-10-08

No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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REVISIONS TABLE FOR SHEET			
Project: GORDON DRIVE			
Location: 1605 Gordon Drive Kelowna, B.C.			
Drawn:	LJ	Stamp:	
Checked:	SH		
Approved:	SH	Original Sheet Size:	24"x36"
Scale:	AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.	

Drawing Title: **DETAILS**
VDZ Project #: **DP2021-48**
Drawing #: **LD-05**

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2021-48 GORDON AVENUE\DWGS\SHEETS\LD-05 DETAILS.DWG

FCSL201
Exterior Die-Cast 10" Step Light with Heavy Weight Die-Cast Finish.

ITEM	QUANTITY	DESCRIPTION	UNIT	PRICE	TOTAL
FCSL201	20	Exterior Die-Cast 10" Step Light with Heavy Weight Die-Cast Finish	EA	120.00	2400.00

OVERVIEW

- Concrete pour standard. Built-in drywall clamps on back for drywall application. Optional Hanger Bracket (H) available.
- Material: http://www.ledlight.com

DESCRIPTION

- Marble grade, corrosion resistant, heavy weight, high pressure die-cast aluminum construction.
- Cast tempered glass lens. Optional cast polycarbonate lens (PC) available. Precision formed lens available. Aluminum reflector.
- Multiple color choice. Custom color and finish available. Custom and recessed clear lens. Recessed reflector available.

LED

- Lumens exceed the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the luminaire operating greater than 170° off of axis and with 100% rated and less than 25°C, with a 4-step. Maximum 3000K color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Die-cast chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super-durable standard polyester powder coat.

ELECTRICAL

- Rated: 10" Four pin plug-in type compact fluorescent lamp holder (item by other).
- Rated: UL listed electronic ballast standard with 5 year manufacturer warranty.
- Warning: Fixture come standard with 0-10V dimming driver.

USING

- ETL, U.S. and CA listed for interior and exterior wet locations. IP65 rating.

* Items available for on-line best price program based on website. http://www.ledlight.com

FC Lighting, Inc. reserves the right to change the details or specifications without notice. Product use subject to agreement to FC Lighting terms and conditions.
© 2017 FC Lighting, Inc. 3000 Industrial Ave., St. Charles, IL 60154 | 630.380.0200 | 1.800.888.0200 | www.fc-lighting.com

WALL LIGHT
Model: ILED570
Lamp: 20 Cluster LED 3W total
Manufacturer: Intense Lighting
Install as per manufacturer specifications
All lighting to be coordinated with electrical

2 WALL LIGHT
NTS

12V LED Accent Light with Variable Lumen Output (VLO)
16015-16017

PROJECT TYPE:	ORDERING COMMENTS:

OVERVIEW

The VLO Accent Light is an unregulated LED light with variable lumen output. The VLO contains advanced LED, Driver & Optic technology with a remote control. A single remote provides the user the option to select between different modes, outputs reducing installation complexity and increasing field serviceability.

FEATURES

- High lumen in small body
- Available remote output
- Advanced optics provide superb center beam uniformity
- Available beam angle: 10°, 15°, 30°, 60°
- Complete remote system for improved reliability
- Advanced ESD protection (E-SD)
- IP68 rated

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen output	300	200	200
Beam angle	10°	15°	30°/60°
Power (at 12V)	3.0	3.0	3.0
Power (at 12V)	3.0	3.0	3.0
Efficiency (lm/w)	100	100	100
Temperature	100°	100°	100°

SPECIFICATIONS

Fixture

- Light Source: Integrated LED
- Number of LEDs: 1440 Cluster LED
- Color Temperature: 2700K, 3000K
- Color Rendering Index: 80
- Beam Angle: 10°, 15°, 30°, 60°
- Rating: IP68
- Fixture can be used UP or DOWN position

Input

- Input Voltage Range: 9-18V AC or DC with no load high output
- Input Frequency: 48-63Hz
- Input Current: 875mA max @ 12VAC
- Input Current: 1.5A max @ 12VDC
- Power Factor: >0.9 @ 12V

Output

- Lumen Level 3 (max): 300
- Lumen Level 2 (max): 200 (factory setting)
- Lumen Level 1 (low): 100

Environmental

- Environmental Protection Rating: IP68
- Operation Ambient Temperature: -20°C to +40°C
- Expected Life Time (hrs): 50,000

Mechanical & Housing Specification

- Length: 497.14mm
- Width: 200.00mm
- Height: 37.74mm
- Aluminum Finish: Black/Anodized
- Housing Color & Surface: White/Color-Resistant Alum 19 oz / 0.56kg, Black/0.56kg
- Weight: 497.14mm

AVAILABLE FINISHES

- AZT: Anodized Aluminum
- SKT: Satin Black
- CBR: Carbon Black
- WHT: White

UP LIGHT
Model: ILED570
Lamp: 20 Cluster LED 3W total
Manufacturer: Intense Lighting
Install as per manufacturer specifications
All lighting to be coordinated with electrical

3 UPLIGHT
NTS

BOLLARD LIGHT
Model: R-9834 Lighted Lamp

Colours: Black powdercoat
Wood: IPE Wood
Manufacturer: Equiparc
Mount: Surface Mount
Or approved Equal

BOLLARD LIGHT
Model: R-9834 Lighted Lamp
Manufacturer: Reliance Foundry
Install as per manufacturer specifications
All lighting to be coordinated with electrical

4 BOLLARD LIGHT
NTS



WASTE RECEPTACLE
NTS

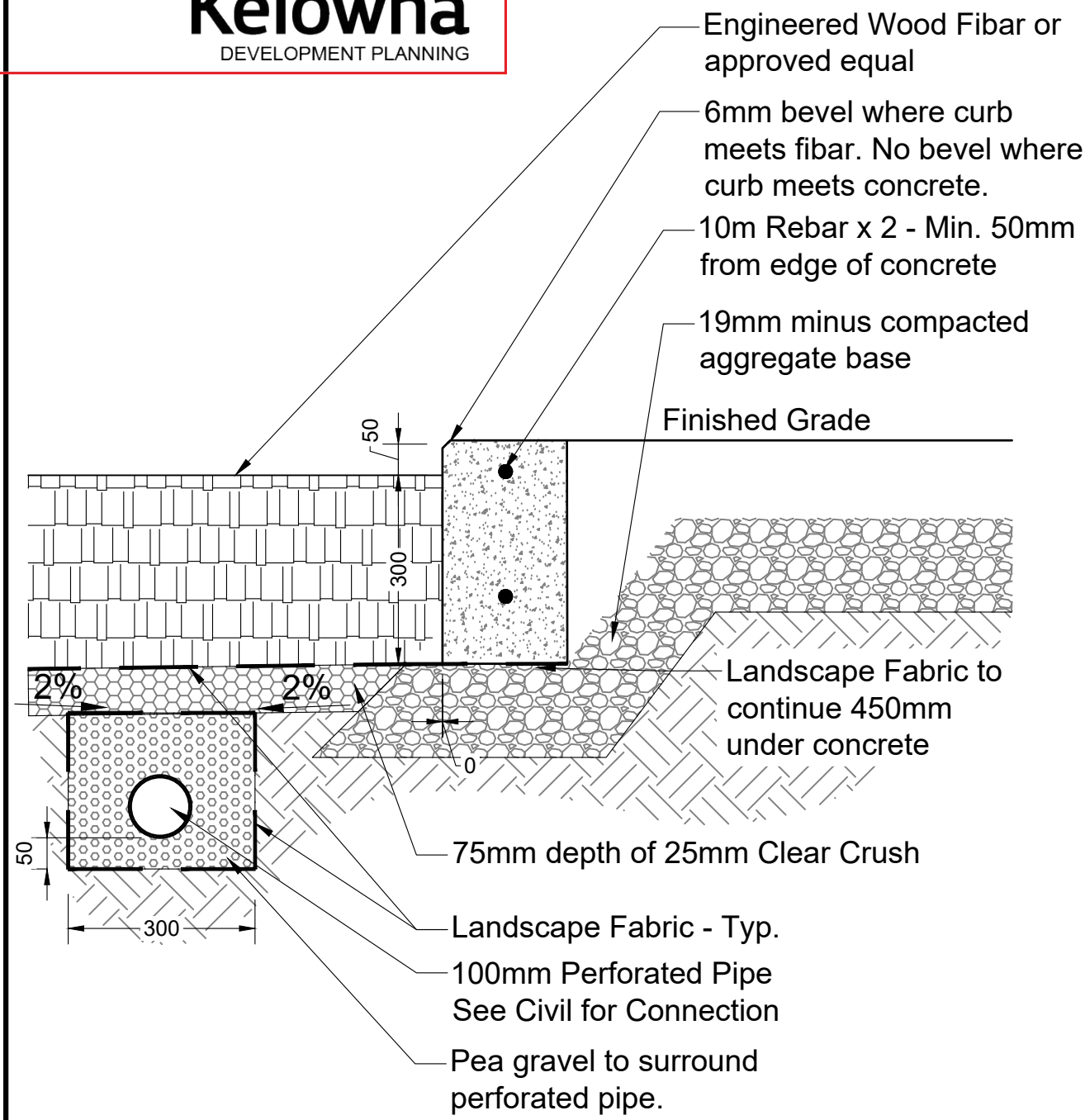
Colours: Black powdercoat
Wood: IPE Wood
Manufacturer: Equiparc
Mount: Surface Mount
Or approved Equal

5 WASTE RECEPTACLE
NTS

SCHEDULE C

This forms part of application
DP22-0063 DVP22-0064

Planner Initials **TA**



1 ENGINEERED WOOD FIBAR
NTS



Model #1003A-L
Manufacturer: Dogipot
All-Aluminium
Or approved equal.

2 DOGIPOT
NTS



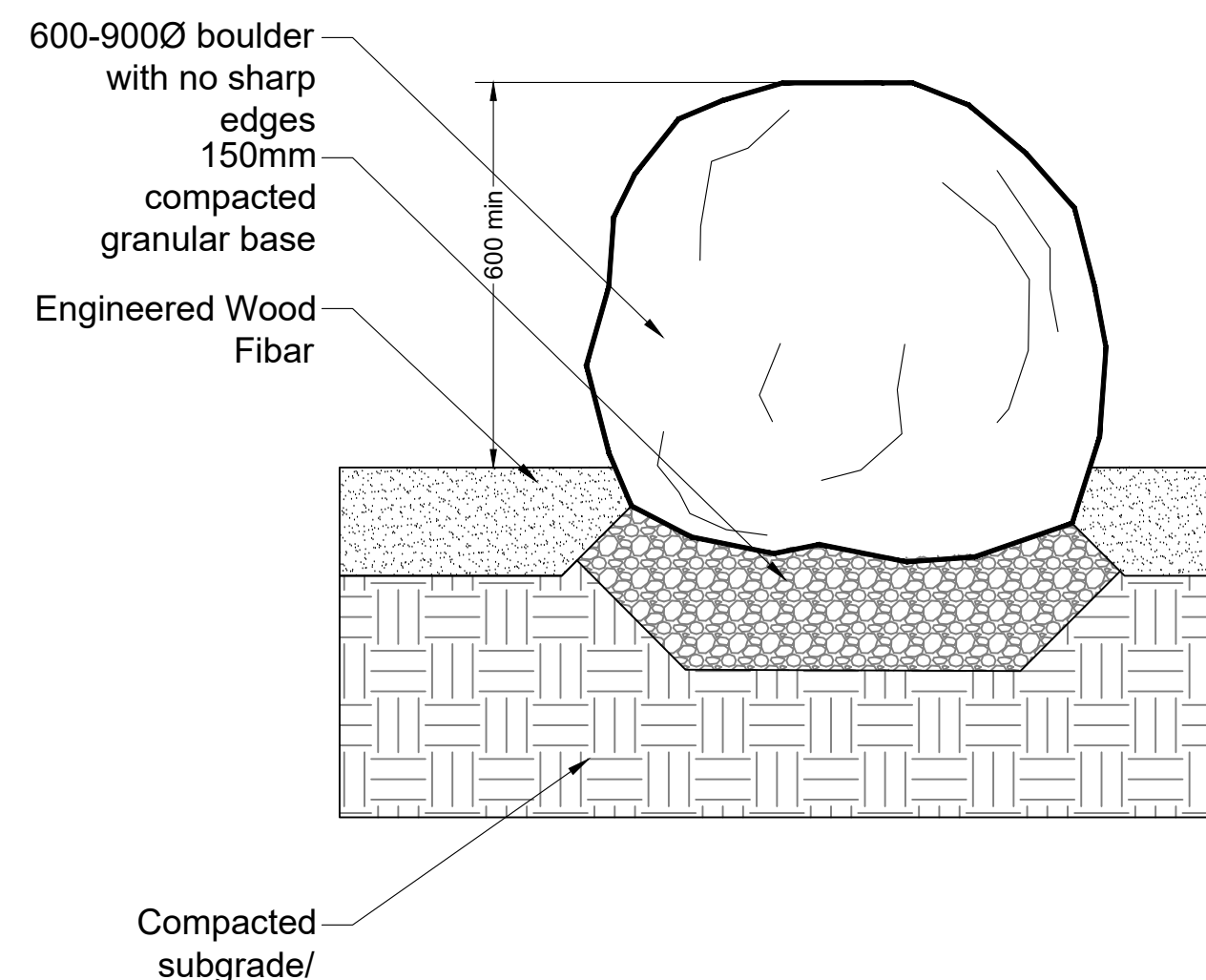
Precedent Image
Elkay Drinking Fountain
Or approved equal.

3 DOG DRINKING FOUNTAIN
NTS



Precedent Image
Sanderson Concrete Ping Pong Table
Or approved equal.

4 PING PONG TABLE
NTS



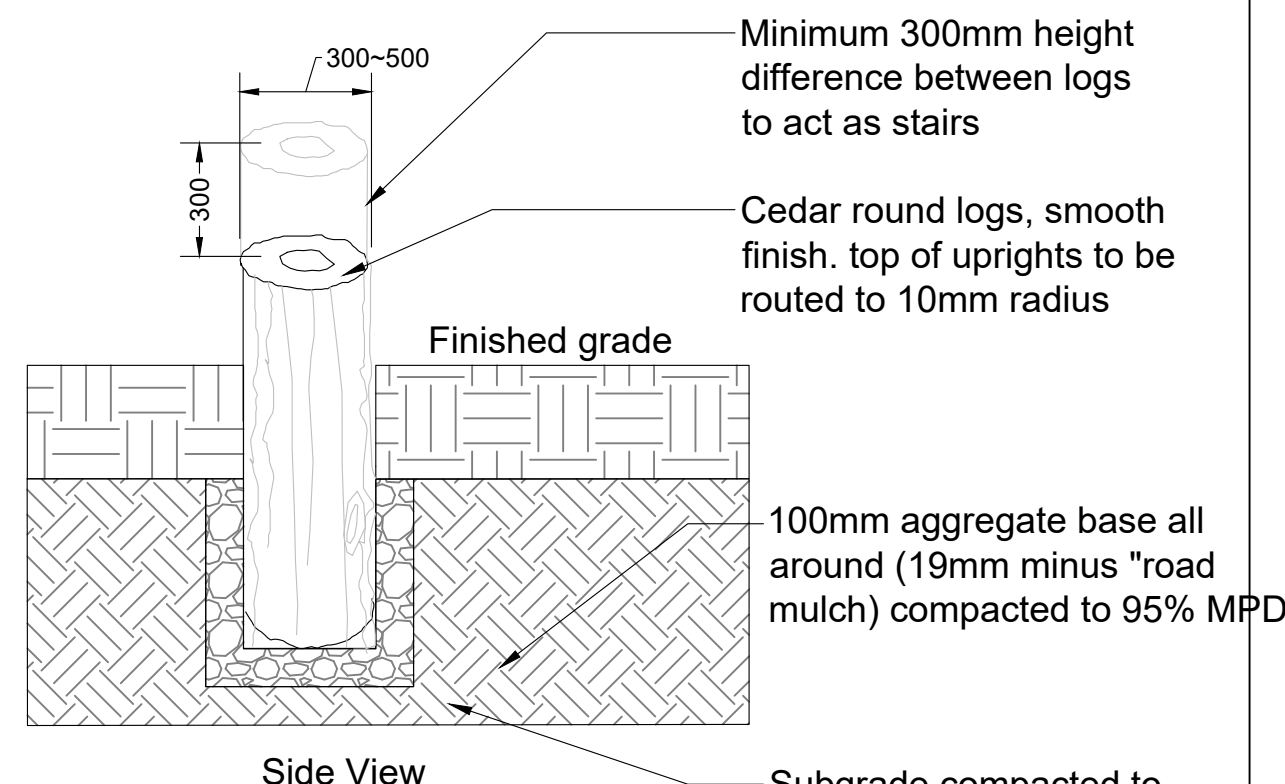
Notes:
1. Basalt boulders from Northwest Landscape Supply. Approx Ø450 - Ø600 in size. No sharp edges. Boulders to be sited by Landscape Architect.

5 BOULDERS IN FIBAR
Scale 1:10



Precedent Image
Or approved equal.

6 HILL SLIDE
NTS



Notes:
1. Ø300mm milled cedar round logs to be imported to site for all stepping stumps
2. Apply end sealer to below grade end cuts. Stain logs all around with Sikkens Cetol SRE RE, colour: natural, and apply end sealer to below grade end cuts prior to installation.
3. Size of log uprights as per plan.

7 LOG STEPPERS
Scale 1:20



Precedent Image
Or approved equal.

8 SPRINGER
NTS



No.	By:	Description	Date
5	LJ	Issued for DP Resubmission	2022-06-09
4	ET	Issued for DP Resubmission	2022-05-02
3	LJ	Issued for DP Resubmission	2022-03-04
2	LJ	Issued for Development Permit	2021-10-14
1	LJ	Issued for Review	2021-10-08

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
GORDON DRIVE

Location:
1605 Gordon Drive
Kelowna, B.C.

Drawn: LJ	Stamp:
Checked: SH	
Approved: SH	
Scale:	
AS SHOWN	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: **PLAYGROUND DETAILS**

VDZ Project #: **DP2021-48**

Drawing #: **LD-06**

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2021-48 GORDON AVENUE\5. DIVS\SHEETS\LD-06 DETAILS.DWG

This forms part of application
 # DP22-0063 DVP22-0064



Planner
 Initials **TA**

City of
Kelowna
 DEVELOPMENT PLANNING



18 January 2023

Attn: Chris Karu
PC Urban
 Suite 880, 1090 West Georgia Street
 Vancouver, BC V6E 3V7

RE: Soil Volume at 1605 Gordon Drive

The following letter outlines the strategy for soil volumes that will be provided for tree planting at the proposed development at 1605 Gordon in Kelowna.

- All new trees at street level will be min. 5cm cal.
- These trees will be min. 5.0cm caliper size at time of planting.
- The proposed trees on Gordon Drive will be planted in a combination of imported organic topsoil and structural soil. Each new tree will have access to a minimum of 30m3 of growing medium.

Additionally, the fences at the townhomes/sunken patios facing the street will be no more than 1.2m high combined with the retaining wall. Fence height visible from the sidewalk will be maximum 3' high.

Please let me know if there are any further landscape items that require confirmation from VDZ+A.

Sincerely,

Stephen Heller | AALA, BCSLA
 Associate Landscape Architect
 VDZ+A Consulting inc.

|

This forms part of application

DP22-0063 DVP22-0064

FORM & CHARACTER DEVELOPMENT PERMIT GUIDELINES



DP22-0063
November 24, 2022

Planner
Initials

TA

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 4.0: LOW & MID-RISE RESIDENTIAL & MIXED USE						
4.1 Guidelines						
4.1.1 Relationship to the Street						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.						✓
Wherever possible, blank walls at grade are not encouraged.						✓
Enclosed parking garages are located away from street frontages or public open space.						✓
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.						✓
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.						✓
Commercial & Mixed-use Buildings						
Proposed built form has a continuous active and transparent retail frontage at grade and provides a visual connection between the public and private realm. <i>Staff comment: In lieu of retail units, the applicant has proposed a daycare facility that provides active frontage.</i>						✓
Buildings have been sited using a common 'build to' line at or near the front property line to maintain a continuous street frontage. Some variation (1-3m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating a recessed entryway, small entry plaza, or sidewalk café.	✓					
Frequent entrances (every 15 m maximum) into commercial street frontages have been incorporated to create punctuation and rhythm along the street, visual interest, and support pedestrian activity.	✓					
Residential and Mixed-use Buildings						
Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.						✓
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.						✓
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.						✓

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences. Staff comment: Balconies on east side are facing existing residences, however, the building step-back provides privacy from "overlook".					✓	
4.1.2 Scale and Massing						
Proposed residential building façade has a length of 60m (40m length is preferred). Staff comment: Building length is 98.89 m.		✓				
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.						✓
Commercial building facades are incorporating significant break at approximately 35m intervals.	✓					
Proposed residential building has a maximum width of 24m. Staff comment: Building width is 49.3 m.		✓				
Seven to Twelve Storey Buildings						
Proposed building is provided with a 2-3 storey podium at the base of the building.	✓					
Built form's upper storeys have a minimum 2m stepback and more generous upper storey terraces facing south, and west are provided.	✓					
Minimum 30m building separation between primary building facades is provided.	✓					
Courtyards and mid-block connections within building sideyards are 6m wide (minimum).	✓					
4.1.3 Site Planning						
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	✓					
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.						✓
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.						✓
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.	✓					
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.	✓					
4.1.4 Site Servicing, Access, and Parking						
Vehicular access is provided from the lane.	✓					

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
<p>Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided:</p> <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimized; and, • There is no more than one curb cut per property. <p>Staff comment: While access is from the secondary street and entrances are recessed to minimize impacts on pedestrians, there are two curb cuts on Lawrence.</p>				✓		
<p>Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms.</p>						✓
<p>When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows:</p> <ul style="list-style-type: none"> • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; • When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; • On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above. 						✓
<p>Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations:</p> <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 						✓
<p>4.1.5 Publicly Accessible and Private Open Spaces</p>						
<p>Publicly accessible private spaces (e.g., private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces.</p>	✓					
<p>Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.</p>						✓

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Outdoor Amenity Areas: design plazas and parks to: <ul style="list-style-type: none"> • Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; • Be animated with active uses at the ground level; and, • Be located in sunny, south facing areas. 						✓
Internal courtyard design provides: <ul style="list-style-type: none"> • amenities such as play areas, barbecues, and outdoor seating where appropriate. • a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						✓
Mid-block connections design includes active frontages, seating, and landscaping.	✓					
Rooftop Amenity Spaces						
Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units. 						✓
Reduce the heat island effect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 						✓

4.1.6 Building Articulation, Features & Materials						
<p>Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include:</p> <ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree, or other landscape feature within each interval. 						✓
<p>Break up the building mass by incorporating elements that define a building's base, middle and top.</p>						✓
<p>Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.</p>						✓
<p>Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.</p>						✓
<p>Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (<i>See Figure 41</i>), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.</p>						✓
<p>Weather Protection</p>						
<p>Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations:</p> <ul style="list-style-type: none"> • Primary building entrances, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 	✓					
<p>Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.</p>	✓					
<p>Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.</p>	✓					

Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length	✓					
Signage						
Provides attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.						✓
Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 						✓
Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods. Staff comment: Signage proposed is consistent with the architectural style, but does not establish a special character to the neighbourhood.				✓		

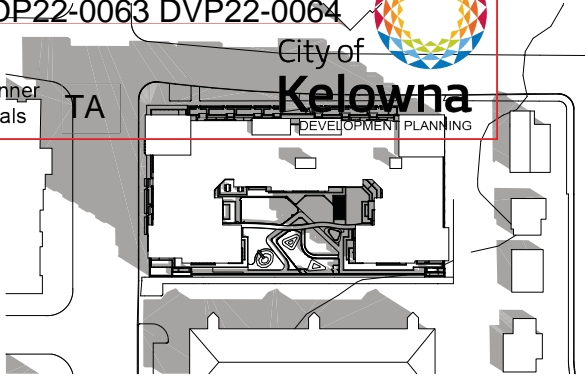
ATTACHMENT C

This forms part of application
DP22-0063 DVP22-0064

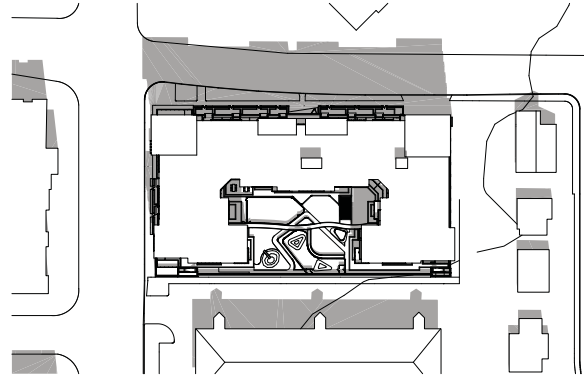


Planner
Initials
TA

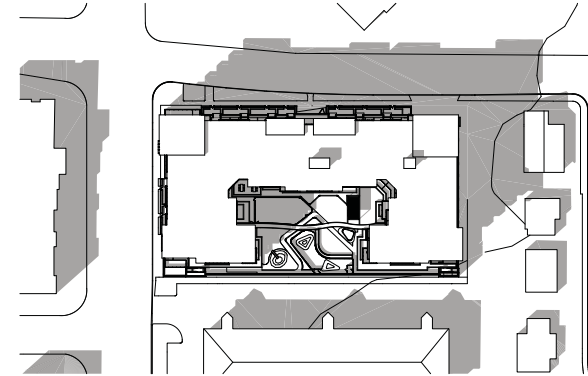
City of
Kelowna
DEVELOPMENT PLANNING



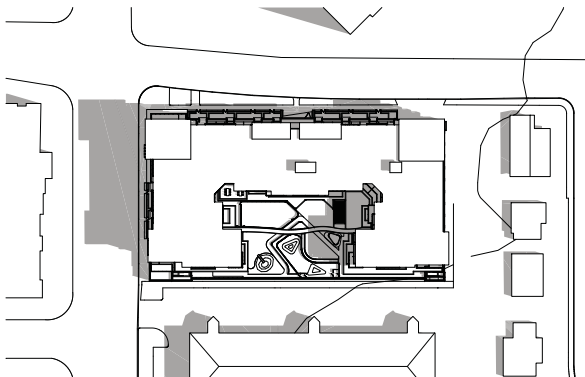
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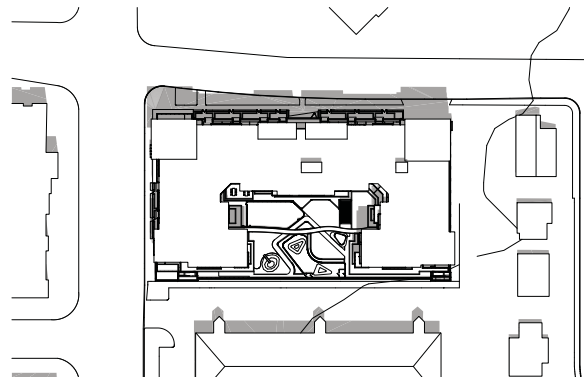
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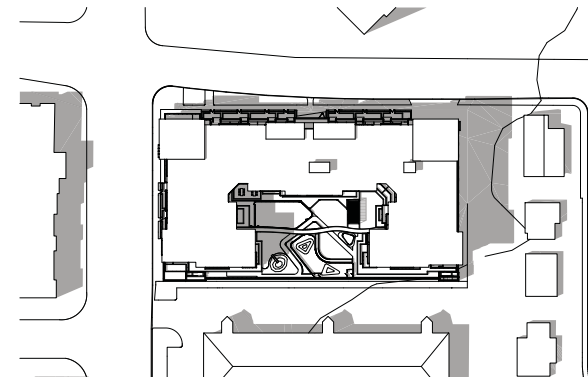
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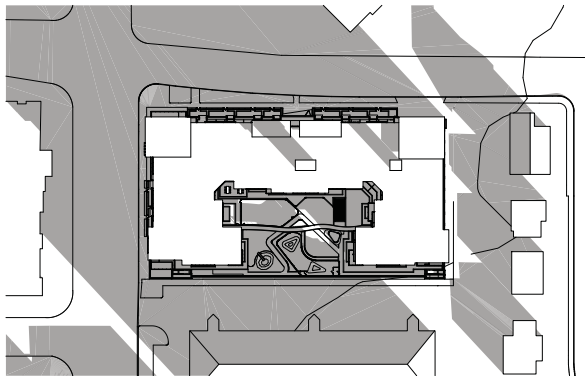
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1/64" = 1'-0"



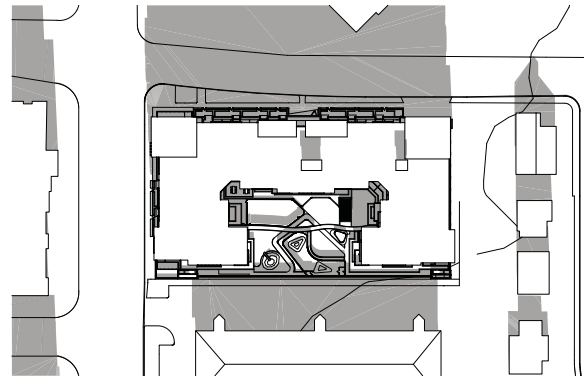
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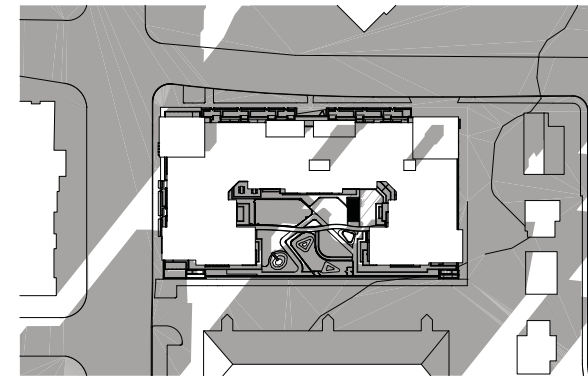
6 June 21st @ 15:00
1/64" = 1'-0"



7 December 21st @ 9:00
1/64" = 1'-0"



8 December 21st @ 12:00
1/64" = 1'-0"



9 December 21st @ 15:00
1/64" = 1'-0"



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive
Kelowna, BC

[STYLE]

Shadow Study

[PROJECT]

21550 [SCALE]

Not To Scale

June 6, 2022 [DATE]

DP Resubmission [ISSUE]

[DRAWING]

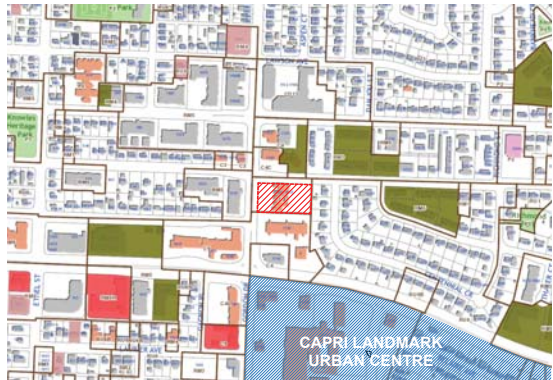
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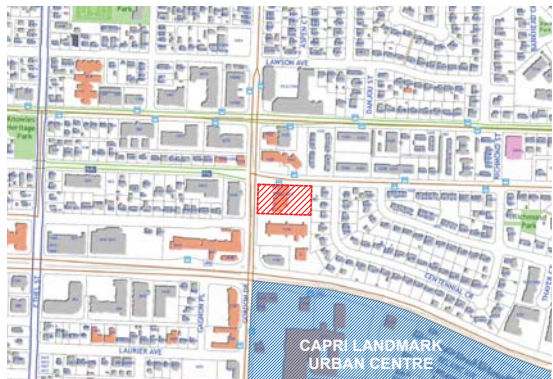
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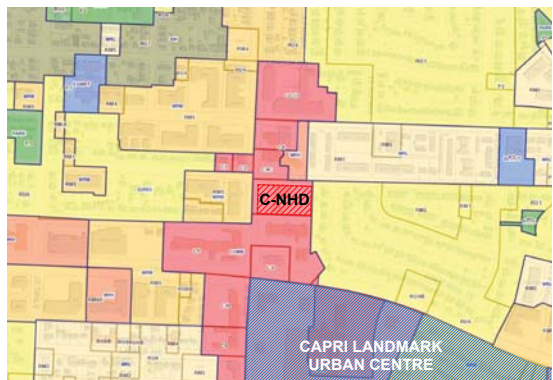
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EXISTING ZONING - C4 URBAN CENTRE COMMERCIAL



TRANSPORTATION - TRANSIT ROUTES



OCP GUIDELINES - FUTURE ZONING & LAND USE

PROPOSED: CA1-R Core Area (Neighbourhood)

1.8 FSR (BASE DENSITY)

- + 0.25 PUBLIC AMENITY & STREETScape BONUS
- + 0.30 RENTAL OR AFFORDABLE HOUSING BONUS

MAX. HEIGHT 6 STOREY (22M)

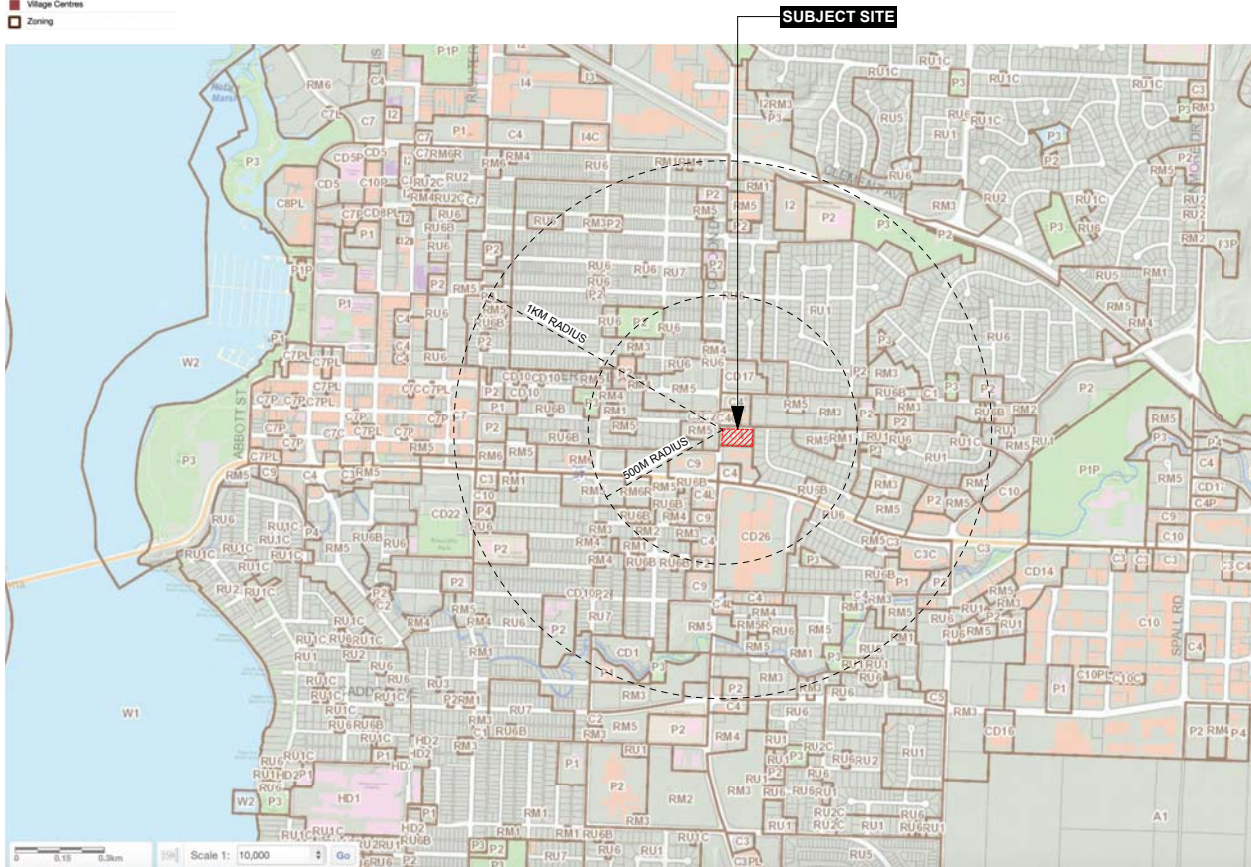
EXISTING: C4 URBAN CENTRE COMMERCIAL

1.3 FSR (BASE DENSITY)

- + 0.2 FSR BONUS WHEN PARKING SCREENED FROM VIEW
- + 0.2 FSR BONUS FOR 5-6 STOREY BUILDINGS

MAX. HEIGHT 4 STOREY

- + EXCEPT MAX. HEIGHT 7 STOREY FOR MIXED-USE DEVELOPMENTS IN URBAN CENTRES WITH PUBLIC BENEFITS



EXISTING ZONING OF CITY CENTRE

(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
Kelowna, BC

(STYLE)

Zoning OCP

(PROJECT)

21550

(SCALE)

June 6, 2022

(DATE)

DP Resubmission

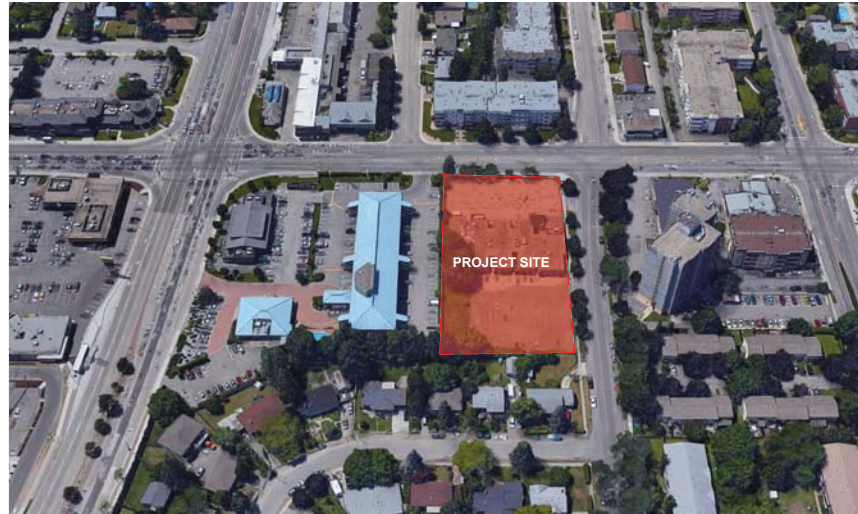
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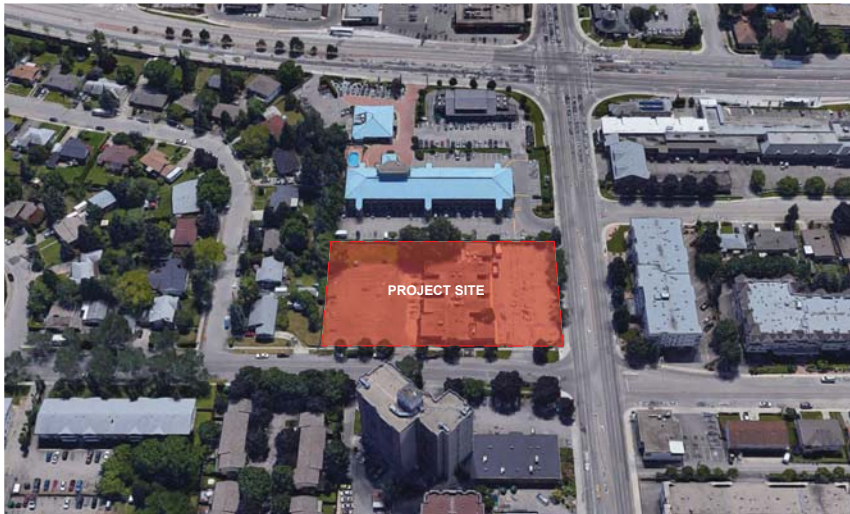
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① North Aerial Perspective of Site
NOT TO SCALE



② West Aerial Perspective of Site
NOT TO SCALE



③ South Aerial Perspective of Site
NOT TO SCALE



④ East Aerial Perspective of Site
NOT TO SCALE



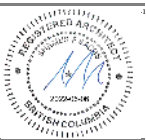
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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
Kelowna, BC

(STYLE)

**Site Context -
Aerial Perspective**

21550 (PROJECT)

Not To Scale (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-0.300



1 VIEW FROM GORDON DR



2 VIEW FROM GORDON DR



3 VIEW FROM GORDON DR + LAWRENCE AVE INTERSECTION



5 VIEW FROM LAWRENCE AVE



7 VIEW FROM LAWRENCE AVE



4 VIEW OF CORNER FROM LAWRENCE AVE



6 VIEW FROM LAWRENCE AVE



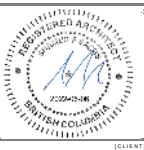
8 VIEW FROM ADJACENT PARKING LOT



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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
Kelowna, BC

(STYLE)

**Site Context -
Street View
Photos**

(PROJECT)

21550

(SCALE)

(DATE)

June 6, 2022

(ISSUE)

DP Resubmission

(DRAWING)

A-0.400



COURTYARD
COMMUNAL COURTYARD + GREEN SPACE + PLANTER BOXES



SITING

This project is situated along a busy transit corridor, bordering a quite residential neighbourhood to the east, commercial uses to the south and mixed use with high density to the north. The site offers an opportunity to integrate these uses, offering a middle ground of density and height to transition the scale between all three neighbours.

COMMERCIAL FRONTING GORDON

Providing appropriately sized CRU spaces fronting Gordon drive, the project articulates the pedestrian realm by framing the CRU entries with a strong rhythm of brick and glass canopies. Vertical brick elements are brought up the west building facade to tie in the residential volume into the commercial base. The prominent corner of Gordon Dr and Lawrence Ave is celebrated both at the commercial and residential levels. Framed with the warmth of wood, this commercial space has high value frontage and signage opportunities. Wrap around corner balconies above provide ample outdoor space for the larger 3 bedroom units with the popped roof line accentuating the corner.

PEDESTRIAN FRIENDLY ON LAWRENCE

Along the Lawrence Ave Street frontage a number of service entries are discretely tucked away to expose the maximum number of residential ground orientated townhomes. Centrally located two story lobby clearly landmarks the residential entrance, containing Canada post, parcel services, rental office and access direct to the parkade. The wood frame building above is set back from the Townhome frontage to provide a softened volumetric experience, the main building roof line is broken and raised above the lobby, mimicking the corners of the building, and assisting in breaking down the length of the building whilst also identifying the lobby location.

AMENITY SPACES

At the podium courtyard level a diverse variety of outdoor and indoor amenity facilities are available, varying soft landscaping has been used to delineate spaces and obscure sight lines. Seating, communal gathering spaces, work out areas, children's play areas and a mini dog park are some of the many facilities provided.

ARCHITECTURE + MATERIAL

Architecturally, the west coast material palette has been kept muted, with the use of soft and warm greys, whites, accented with warm wood appearing materials. The use of high value materials such as brick and polished concrete have been kept to commercial and residential touch points.



COMMERCIAL SPACE
GROUND LEVEL COMMERCIAL SPACES ON GORDON DRIVE



STREET PRESENCE
PRIVATE TOWNHOME ENTRANCES + GROUND LEVEL PARKADE



BUILDING FORM
GENEROUS BALCONIES + WEST COAST MODERN STYLE + NATURAL MATERIALS



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[PROJECT TEAM]



[CLIENT]

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[PROJECT]

Gordon Rental

1835 Gordon Drive
Kelowna, BC

[STYLE]

Design Rationale + Precedents

[PROJECT]

21550

[SCALE]

June 6, 2022

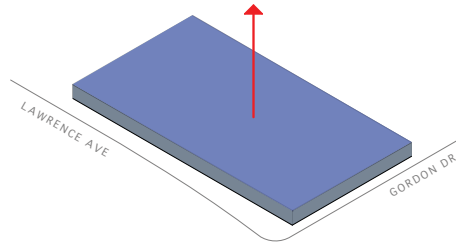
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DP Resubmission

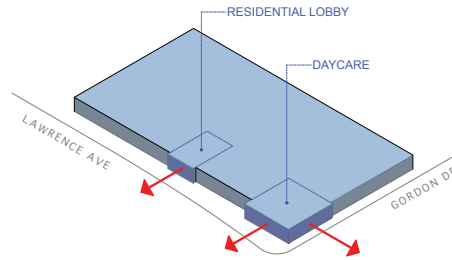
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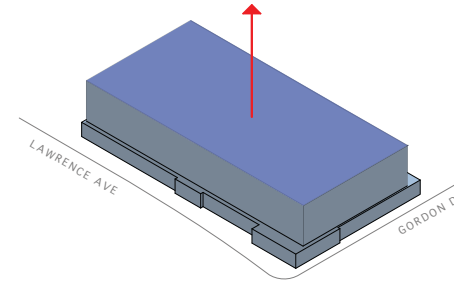
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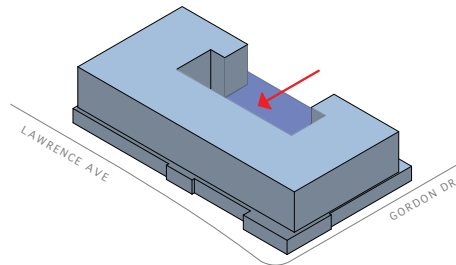
PODIUM



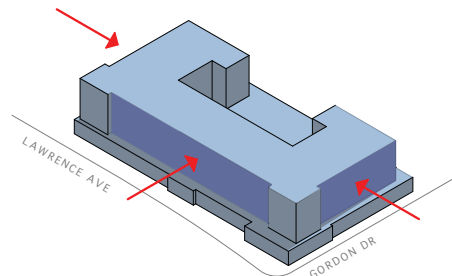
IDENTIFY LOBBY & DAYCARE,
KEEP SETBACK FOR TOWNHOUSES



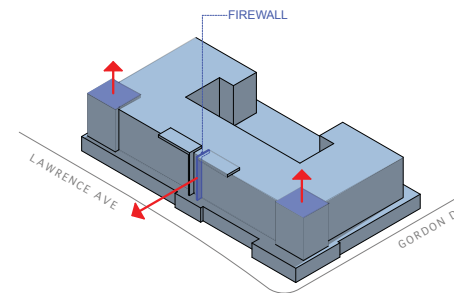
RESIDENTIAL
ABOVE PODIUM



CREATE COURTYARD



CREATE PROMINENT CORNER
BY INCREASE SETBACK



INTRODUCE VERTICAL BREAK
AT FIREWALL



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive
Kelowna, BC

[TITLE]

Massing Diagram

[PROJECT]

21550

[SCALE]

June 6, 2022

[DATE]

DP Resubmission

[ISSUE]

A-0.510

[DRAWING]



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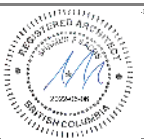
[PROJECT TEAM]



1 Street Elevation - Gordon Drive
SCALE: 1/32" = 1'-0"



2 Street Elevation - Lawrence Avenue
SCALE: 1/32" = 1'-0"



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1635 Gordon Drive
Kelowna, BC

[STYLE]

Street Elevations

[PROJECT]

21550

[SCALE]

1/32" = 1'-0"

[DATE]

June 6, 2022

[ISSUE]

DP Resubmission

[DRAWING]

A-4.000

This forms part of application

DP22-0063 DVP22-0064



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials TA

Development Permit & Development Variance Permit



DP22-0063 & DVP22-0064

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

1603-1615 Gordon Dr

and legally known as

Lot 1 DL137 ODYD Plan 8837 Except Plan H16278

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

Apartment Housing and Child Care Centre Major

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

Date of Council Approval: February 14, 2023

Development Permit Area: Core Area Neighbourhood

Existing Zone: CA1r – Core Area Mixed Use Rental Only

Future Land Use Designation: C-NHD – Core Area Neighbourhood

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: PC Urban (1605 Gordon Drive) Holdings Corp., Inc.No.BC1316531

Applicant: PC Urban (1605 Gordon Drive) Holdings Corp., Inc.No.BC1316531

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP22-0063 and Development Variance Permit No. DVP22-0064 for **Lot 1 DL137 ODYD Plan 8837 Except Plan H16278** located at 1603-1615 Gordon Dr Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

- a. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the required maximum site coverage of all buildings from 75% required to 83.9% proposed;
- b. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the required maximum site coverage of all buildings, structures, and impermeable surfaces from 85% required to 86.4% proposed;
- c. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the minimum front yard setback (west) from 2.0 m required to 0.0 m proposed;
- d. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the minimum flanking side yard setback (north) from 2.0 m required to 0.0 m proposed;
- e. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the minimum building setback from front yard (west) from 3.0 m required to 1.1 m proposed;
- f. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the minimum side yard setback (south) from 3.0 m required to 0.2 m proposed;
- g. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the minimum rear yard setback (east) from 6.0 m required abutting an RU1 property to 3.0 m proposed;
- h. **Section 14.11: CA1-Commercial and Urban Centre Zone Development Regulations**
To vary the corner lot setback from a 4.5 m triangle to 0.0 m.

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$32,321.50**

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

4. PUBLIC AMENITY & STREETScape CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$115,996.40** based on a rate of \$20 per m² of lot area, post-road dedication. Bonus FAR 0.25, bonus height 6 storeys or 22 m.

5. INDEMNIFICATION

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

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

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

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



City of
Kelowna

DP22-0063 DVP22-0064
1603-1615 Gordon Dr

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit and Development Variance Permit for the form and character of Multiple Dwelling Housing and a Child Care Centre Major; with variances to minimum setbacks, minimum stepback, and site coverage.

Development Process

Mar 10, 2022

Development Application Submitted



Staff Review & Circulation



June 2, 2022

Public Information Session



Nov 14, 2022

Reading Consideration



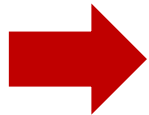
Mar 21, 2023

Final Reading & DP / DVP

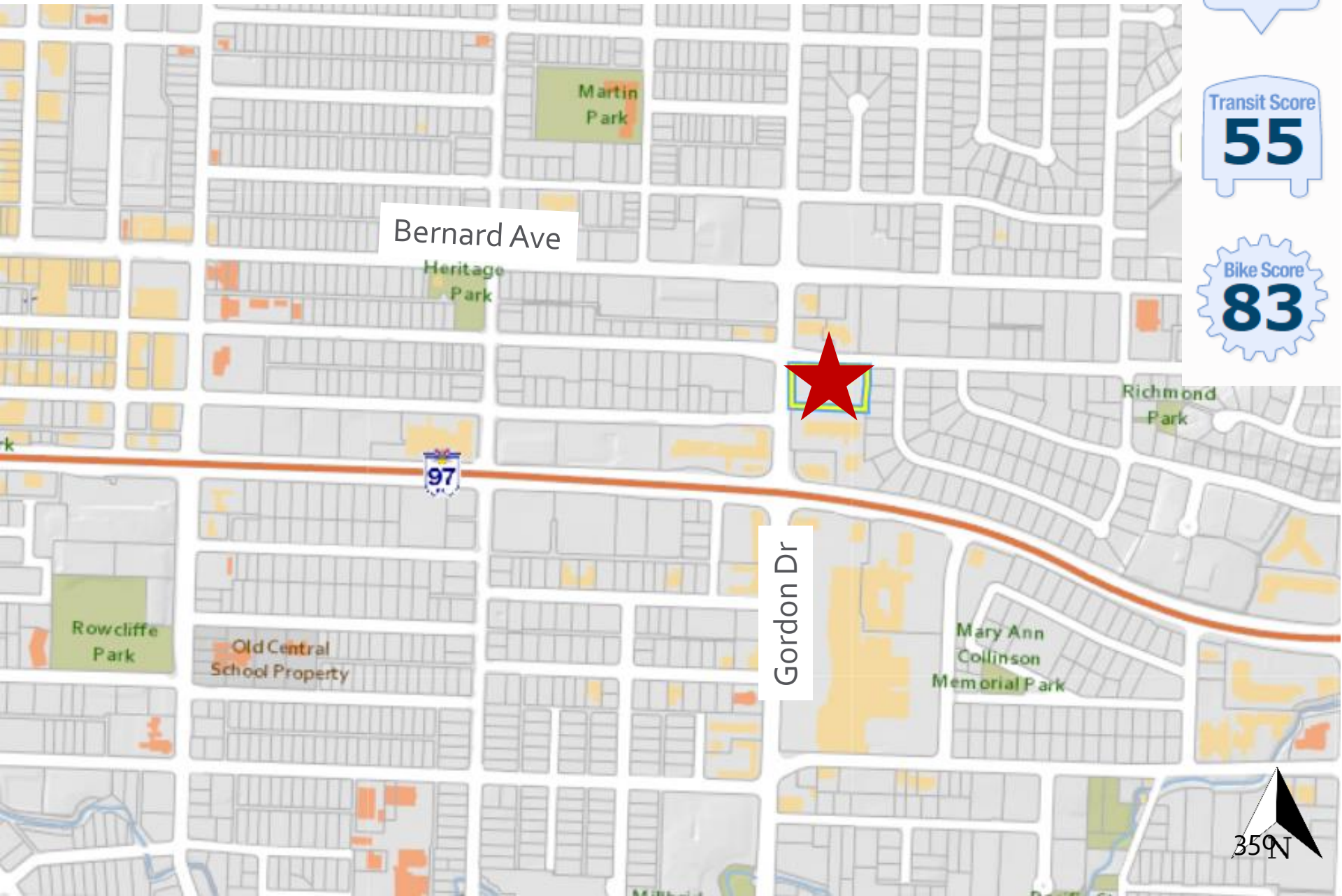


Building Permit

Council
Approvals



Context Map



Walk Score
82

Transit Score
55

Bike Score
83



Subject Property Map



Technical Details

- ▶ CA1r – Core Area Mixed Use Rental Only
- ▶ 192 Rental Units
 - ▶ 27 three-bedroom units
 - ▶ 74 two-bedroom units
 - ▶ 91 one-bedroom units
- ▶ Child Care Centre Major (daycare) 353 m²
- ▶ 6 storeys in height
- ▶ 2 lower levels of parking
- ▶ 213 Parking Stalls (28 daycare/visitor)

Variances

- ▶ Site Coverage
 - ▶ From 75% to 83.9% and 85% to 86.4%
- ▶ Front Yard & Flanking Yard Setback
 - ▶ From 2.0 m to 0.0 m
- ▶ Side Yard
 - ▶ From 3.0 m to 0.2 m
- ▶ Rear Yard Setback
 - ▶ From 6.0 m to 3.0 m
- ▶ Corner lot Triangular Setback

Site Plan

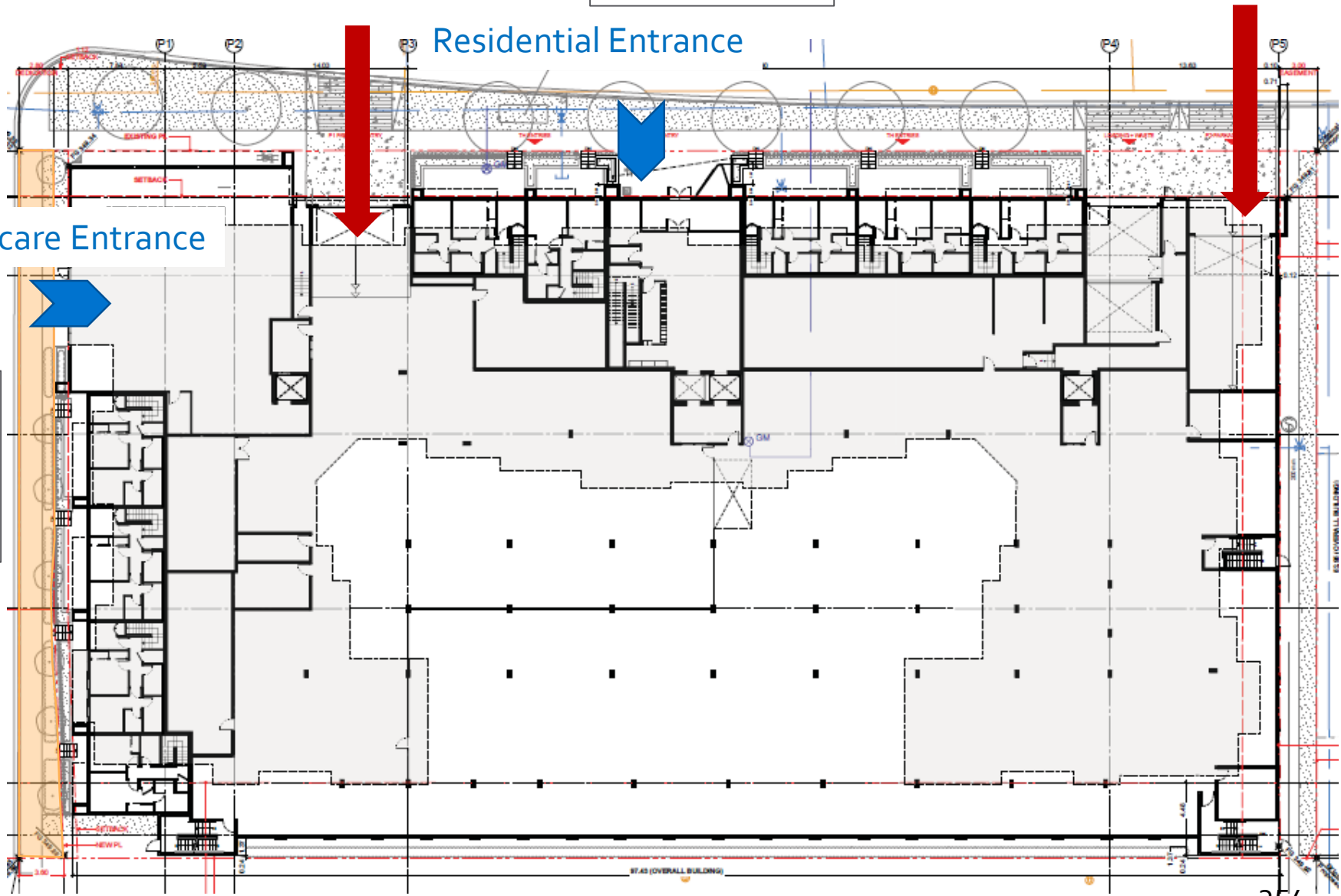


Lawrence Ave

Residential Entrance

Daycare Entrance

Gordon Dr



Elevation – North (Lawrence Ave)

Building Stepback Variance (west)



Elevation – South (Accent Inns)

Rear Yard Setback Variance (east)

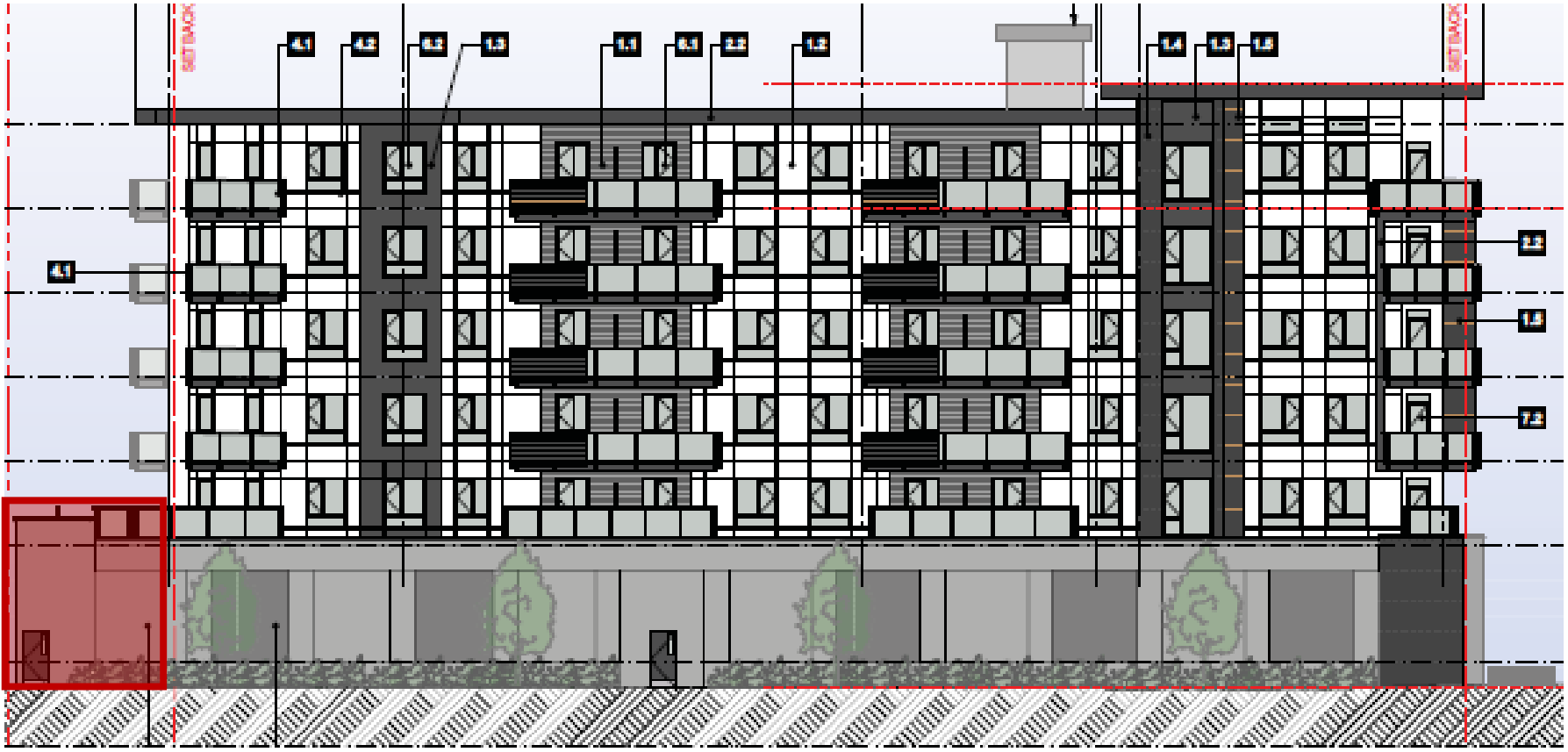


Elevation – West (Gordon Dr)



Flanking Yard Setback Variance (north)

Elevation – East (Adjacent RU₄)



Side Yard Setback Variance (south)

Materials Board



1.1 HARDIEPLANK LAP SIDING LIGHT GREY

1.2 HARDIE-REVEAL PANEL WHITE

1.3 HARDIE-REVEAL PANEL DARK GREY



1.5 HARDIE-PLANK LAP SIDING WOOD TEXTURE



1.6 ALUMINUM LAP SIDING WOOD TEXTURE



1.8 CEMENTIOUS SOFFIT PANEL WOOD TEXTURE



1.3

4.2

1.1

1.4

1.7

1.6

1.1

6.3

1.3

1.5

7.3



2.1

1.2

1.3

4.1

6.2

6.1

1.5

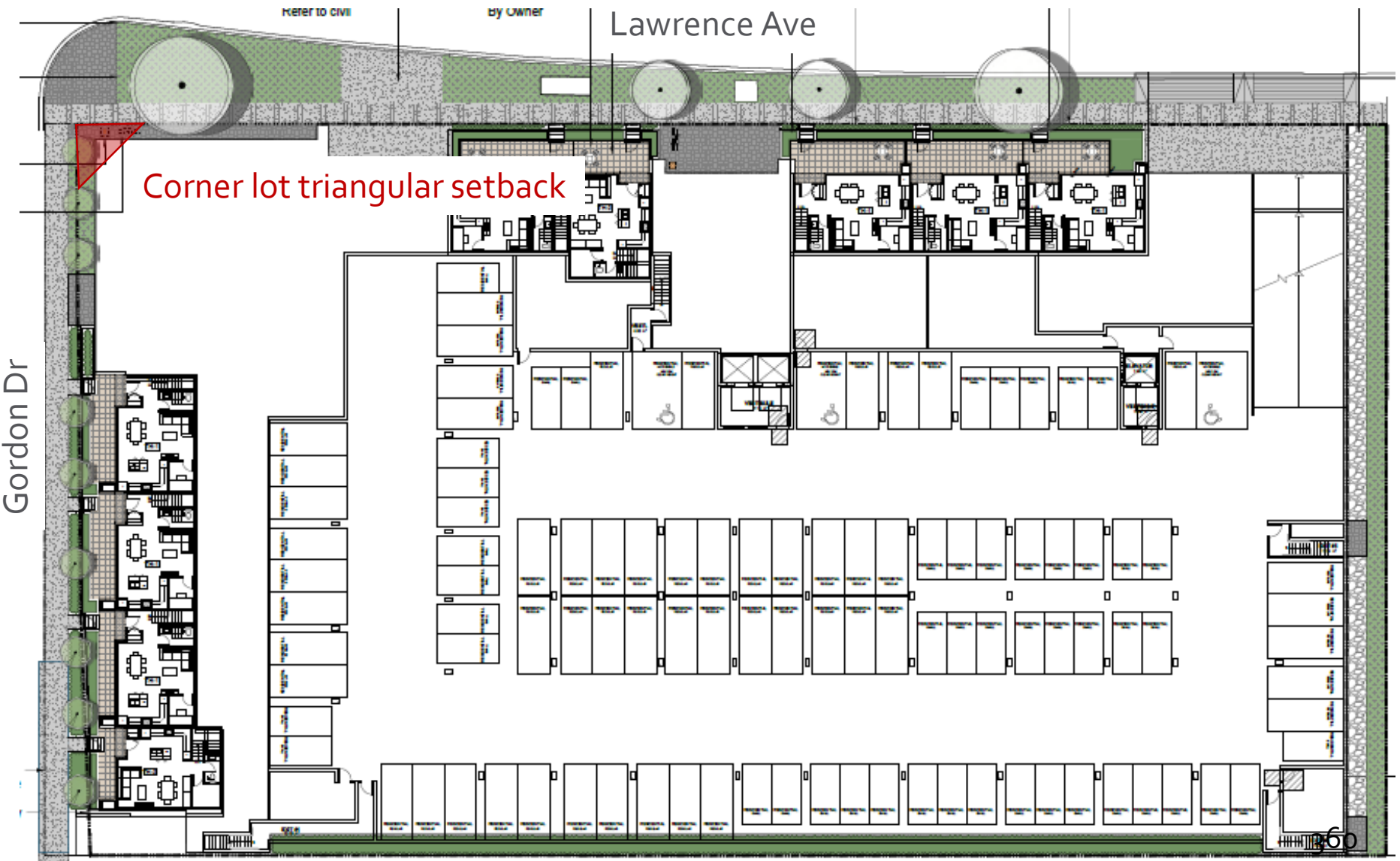
1.3

2.2

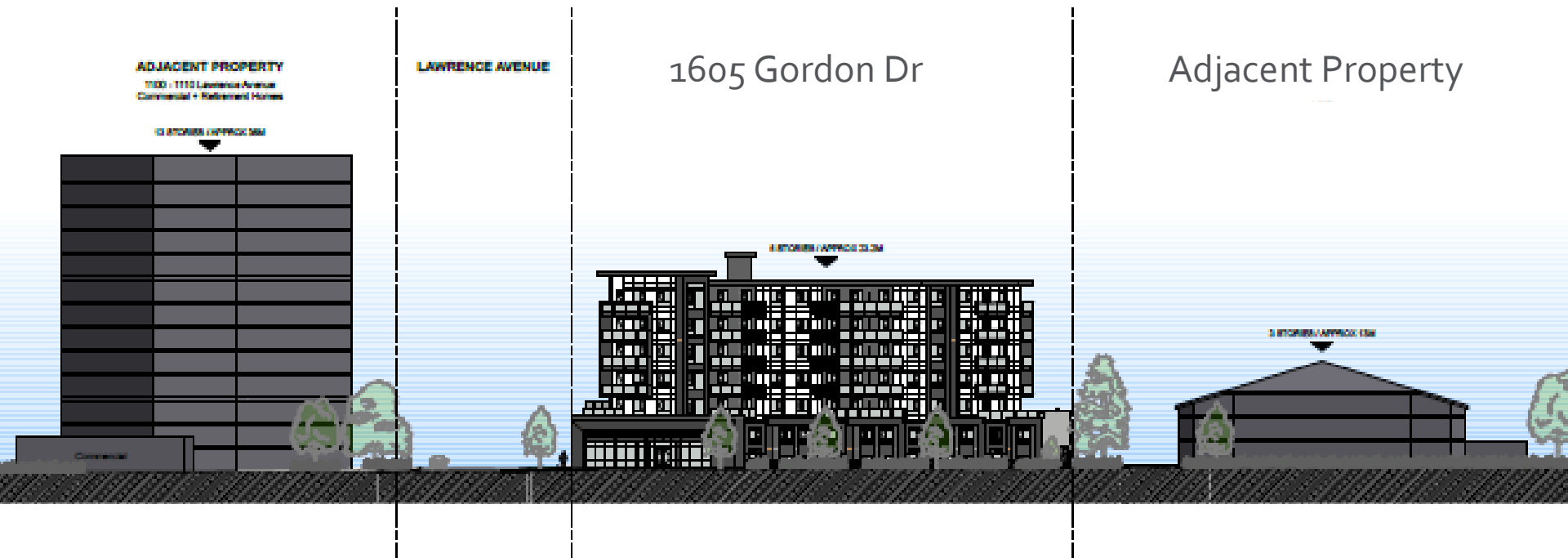
1.6

6.3

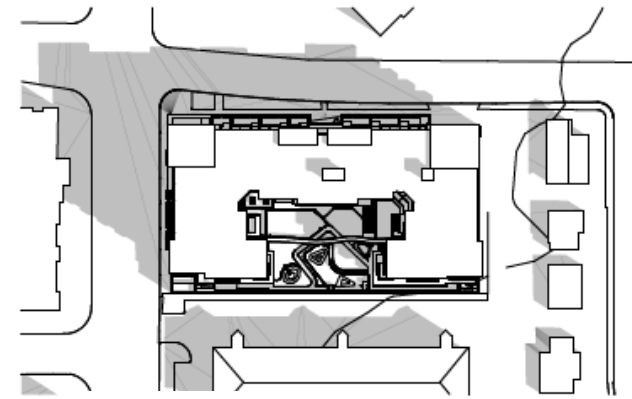
Landscape Plan



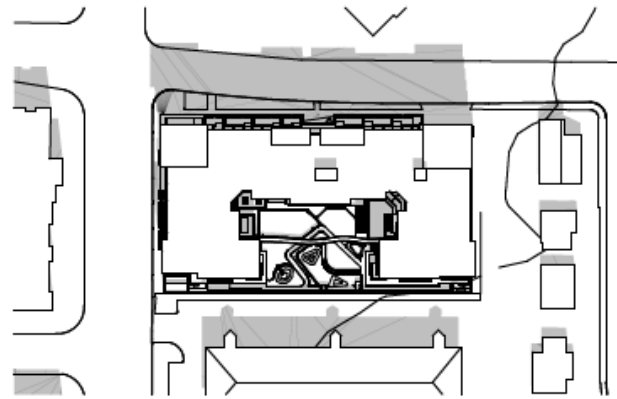
Street Context



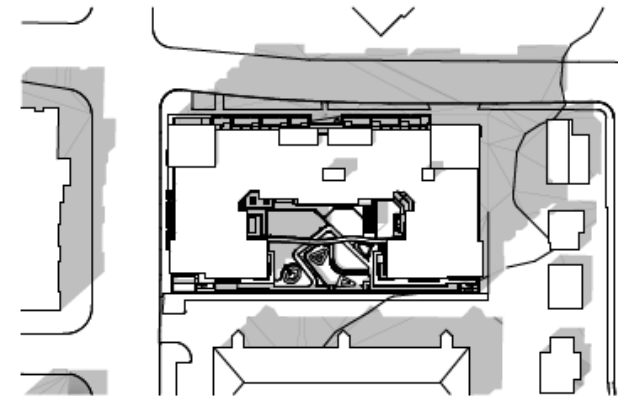
Shadow Study



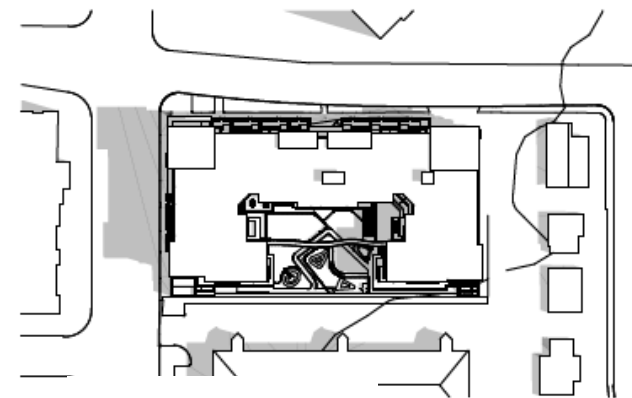
① March 21: 9 am



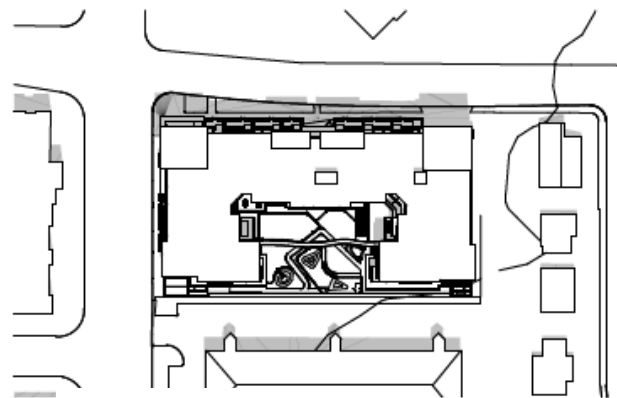
② March 21: 12 noon



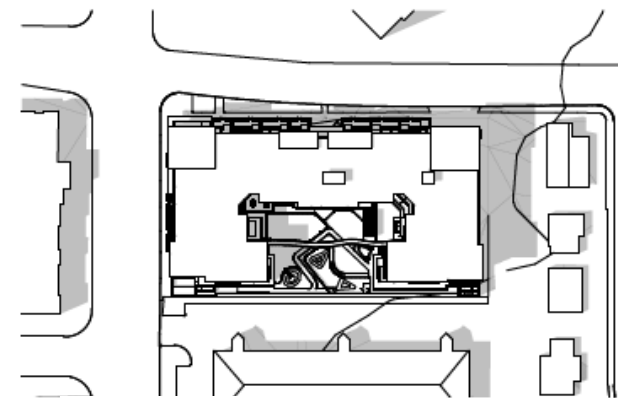
③ March 21: 3 pm



④ June 21: 9 am



⑤ June 21: 12 noon



⑥ June 21: 3 pm

Rendering – NW



Rendering – SW



Rendering – Amenity Level



OCP Design Guidelines

- ▶ Relationship to the street:
 - ▶ Entries at street level
 - ▶ Prominent main entrances
- ▶ Building articulation:
 - ▶ Façade modulation
 - ▶ Repeating window and balcony patterns
 - ▶ Changes in roofline
- ▶ Building mass:
 - ▶ Well defined base, middle, and top
 - ▶ Corner prominence
 - ▶ Vertical break along long Lawrence Ave Frontage

OCP Policies

- ▶ Policy 5.4.7. Child Care Spaces
 - ▶ Facilitate development of childcare spaces throughout the Core Area
- ▶ Policy 5.11.3. Family-Friendly Housing
 - ▶ Ground-oriented units
 - ▶ 14⁰% are three-bedroom units
 - ▶ Mix of townhomes and apartment style

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as the project:
 - ▶ Aligns with OCP Chapter 5 Policies
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Mitigated variances through design guidelines
 - ▶ Completed Public Information Session

1603-1615 Gordon Drive, Kelowna BC

DP/DVP Application
DP22-0063 DVP22-0064

PC Urban – Kelowna History



Brandt's Crossing – Retail (Summer 2014)



The Lodges – Rental homes (Winter 2020)



IntraUrban Enterprise – Industrial (Spring 2020)



IntraUrban Powerhouse – Industrial (Summer 2021)



IntraUrban McCarthy – Industrial (Winter 2024)

PC Urban – Rental Focus

- 900 units built/under construction with 600 more planned!



158 homes, The Lodges – Kelowna, BC



152 homes, Gorge + Irma – Victoria, BC



198 homes, Esquimalt Road – Esquimalt, BC



336 homes, 612 7th Avenue – New Westminster, BC



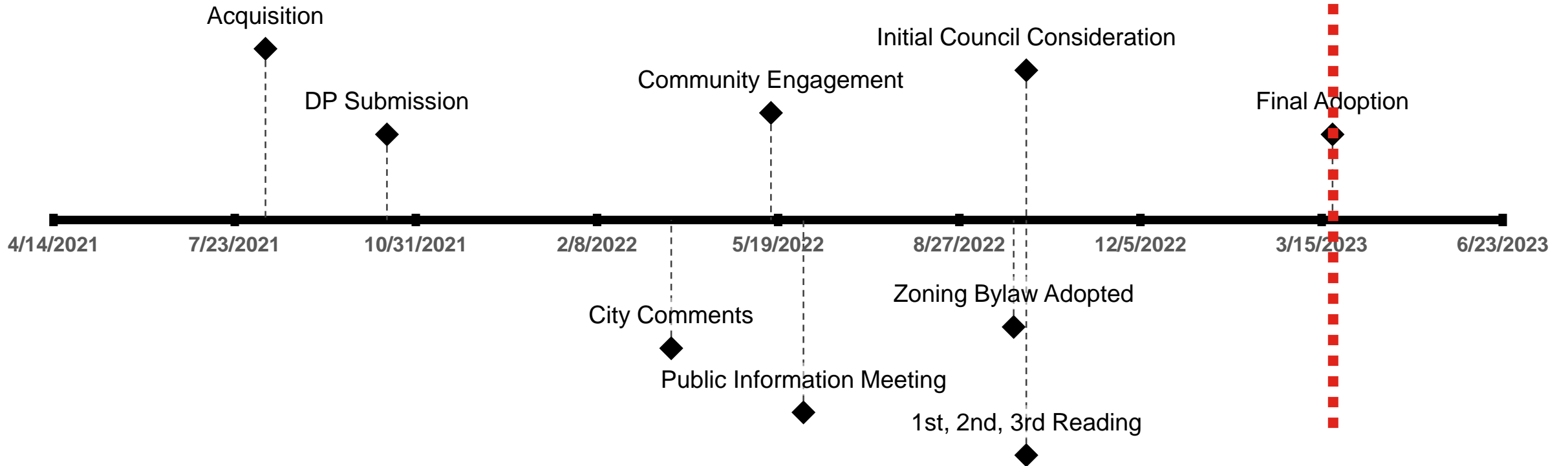
232 homes, Dewdney Trunk Road – Port Moody, BC



141 homes, E 41st Street – Vancouver, BC

Timeline

We Are Here



- **Construction ready to commence June 2023**
- **Timeline of acquisition to 1st renter moving in, will be over 4 years (August 2021 until August 2025)**

The Project

PROJECT STATISTICS

Site Area	64,229 sf
Gross Floor Area	182,023 sf
Height	6-storey
Density	2.27 FSR
Daycare Space	3,863 sf

UNIT BREAKDOWN

Number of Homes	192 Secured Market Rental
1 Bedrooms	91 (47%) ranging from 554 to 647sf
2 Bedrooms	75 (39%) ranging from 712 to 85sf
3 Bedrooms (incl 9 townhomes)	26 (13%) ranging from 1027 to 1054sf
<i>Total Family-Oriented Homes</i>	112 (57%)

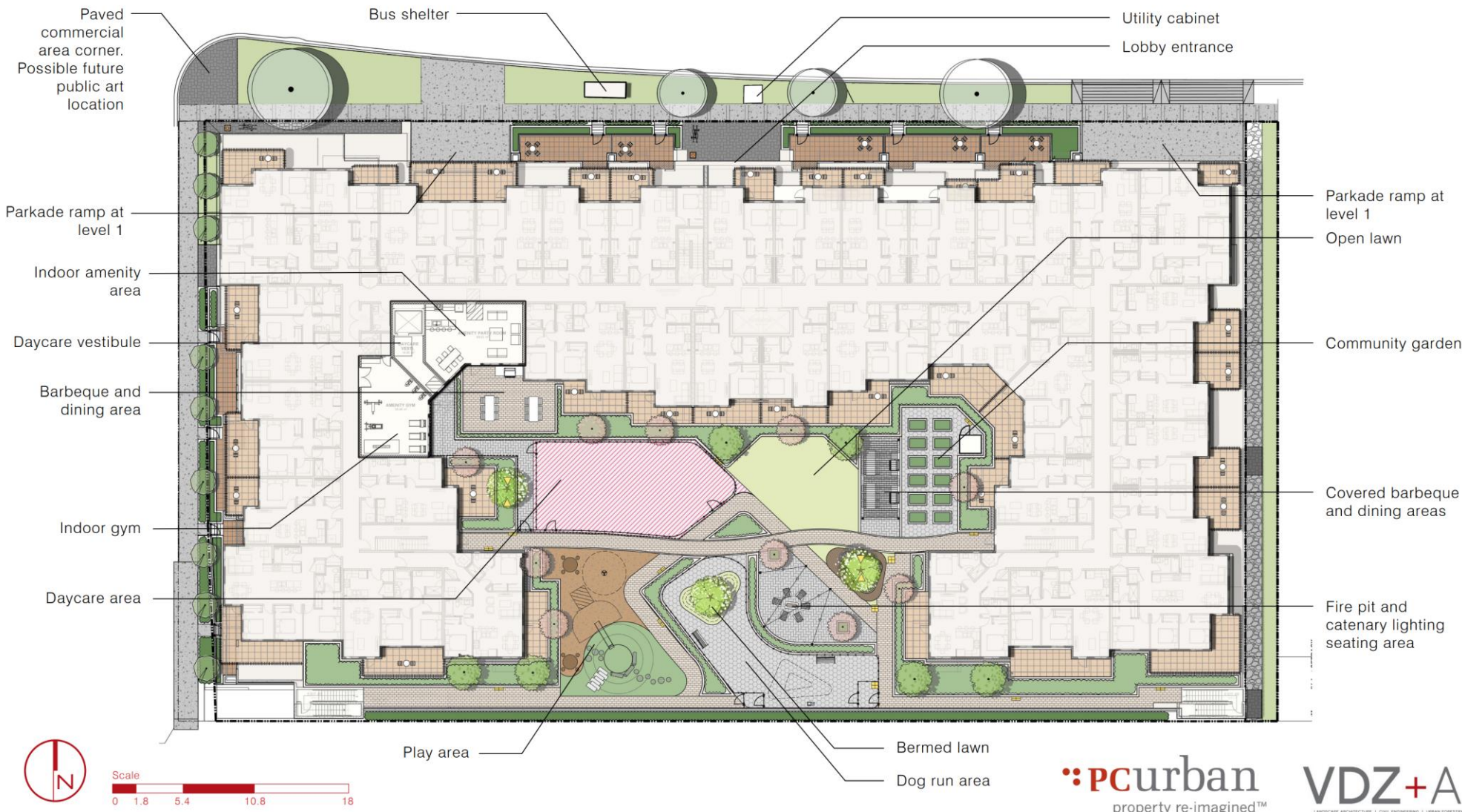
PARKING

Vehicle Parking	Residential – 186 proposed Visitor – 27 proposed Daycare – 4 proposed Modo Car Share – 2 proposed
Bicycle Parking (short term)	30 proposed
Bicycle Parking (long term)	153 proposed

The project at 1605 Gordon Drive includes **192 secured, market rental homes** in a 6-storey woodframe building over a two-level underground parkade. The project is mixed-use and **will include a new daycare** at the corner of Gordon Drive and Lawrence Avenue.



Landscape Plan






Building Form & Character



Building Form & Character



Variances – CA1-r Zone

	Item	Required	Proposed
1	Setback – Front yard (west)	2.0m	0.0m
2	Setbacks – Flanking side yard (north)	2.0m	0.0m
3	Setbacks – Building setback from front yard (west)	3.0m	1.1m
4	Setbacks – Side yard setback (south)	3.0m	0.2m
5	Setbacks – Rear yard setback (east)	6.0m	3.0m
6	Setbacks - Corner lot setback (northeast)	4.5m triangle	0.0m
7	Building Site Coverage	75%	83.9%
8	Building, Structures & Impermeable Surfaces	85%	86.4%

Benefits

- 192 secured-rental homes
- 54% family-oriented housing
- New daycare for ~50 children
- Over \$6 million in city fees
- Step Code 3
- Solar panels onsite
- Public Art
- MODO Car Sharing
- Generous outdoor space
- Urban agriculture onsite





Thank you!

Community Benefits

City of Kelowna OCP Pillars

- ✓ Solar panels added on roof
- ✓ 20% of parking with EV charging

- ✓ Added homes minutes from downtown
- ✓ Retaining daycare onsite
- ✓ Added workforce housing

- ✓ Access to #97 bus route along Lawrence Street

- ✓ Centrally located in the heart of Kelowna
- ✓ Infill urban development

- ✓ Located along a central bike lane
- ✓ Excellent bike amenities for residents
- ✓ MODO car sharing provided



Prioritize sustainable transportation and shared mobility



Take action on climate



Focus investment in Urban Centres



Target growth along transit corridors



Stop planning new suburban neighbourhoods



Strengthen Kelowna as the region's economic hub



Protect and restore our environment



Incorporate equity into city building



Promote more housing diversity



Protect agriculture

- ✓ Planter boxes onsite for tenants
- ✓ Potential beehives on roof

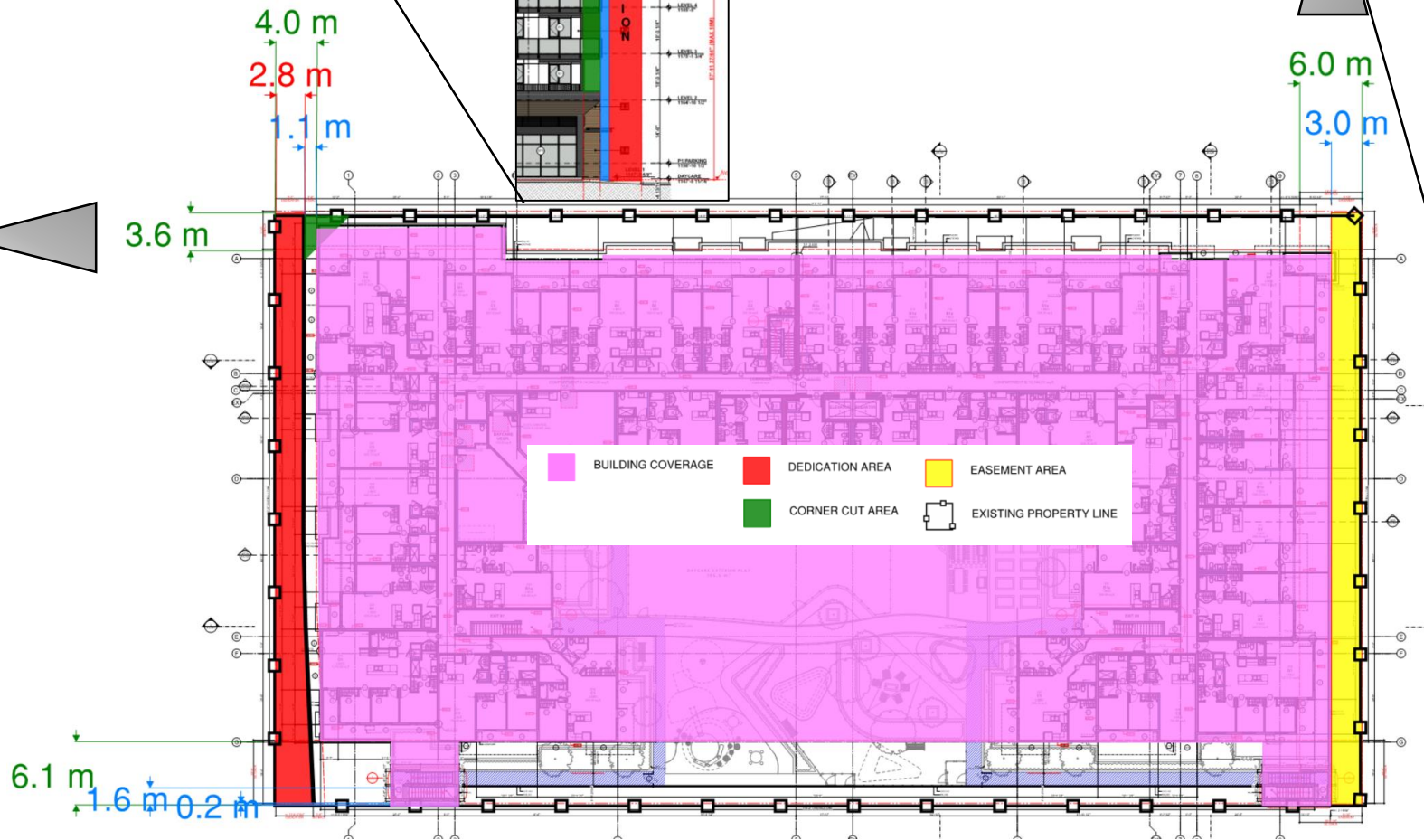
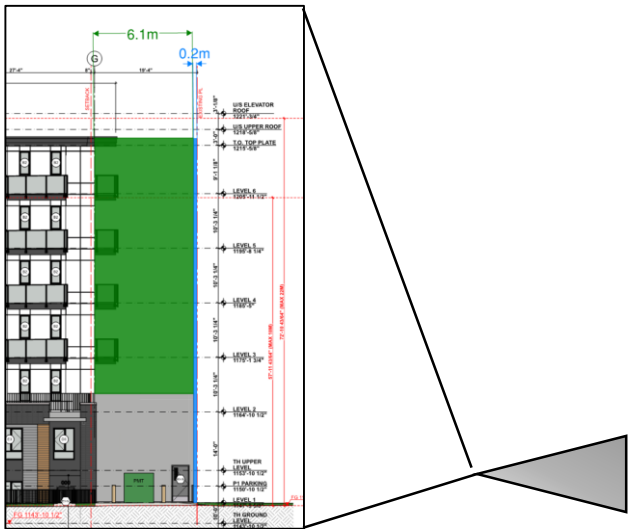
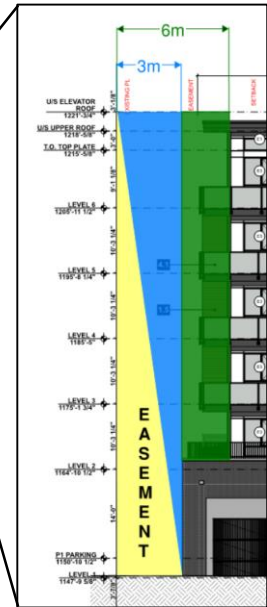
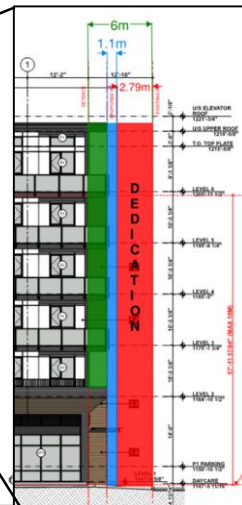
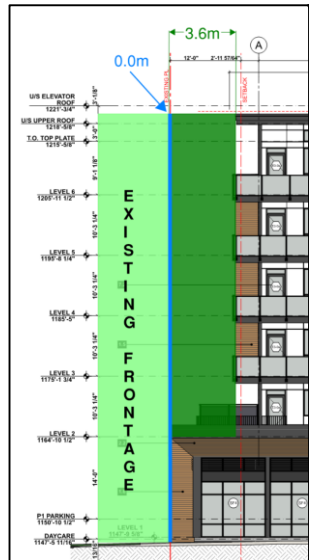
- ✓ Hundreds of jobs created during construction
- ✓ Over \$6million in fees paid to the City

- ✓ Onsite urban agriculture boxes
- ✓ 33 additional trees added

- ✓ Purpose-built rental housing for middle-income earners & families
- ✓ 20% of homes accessible

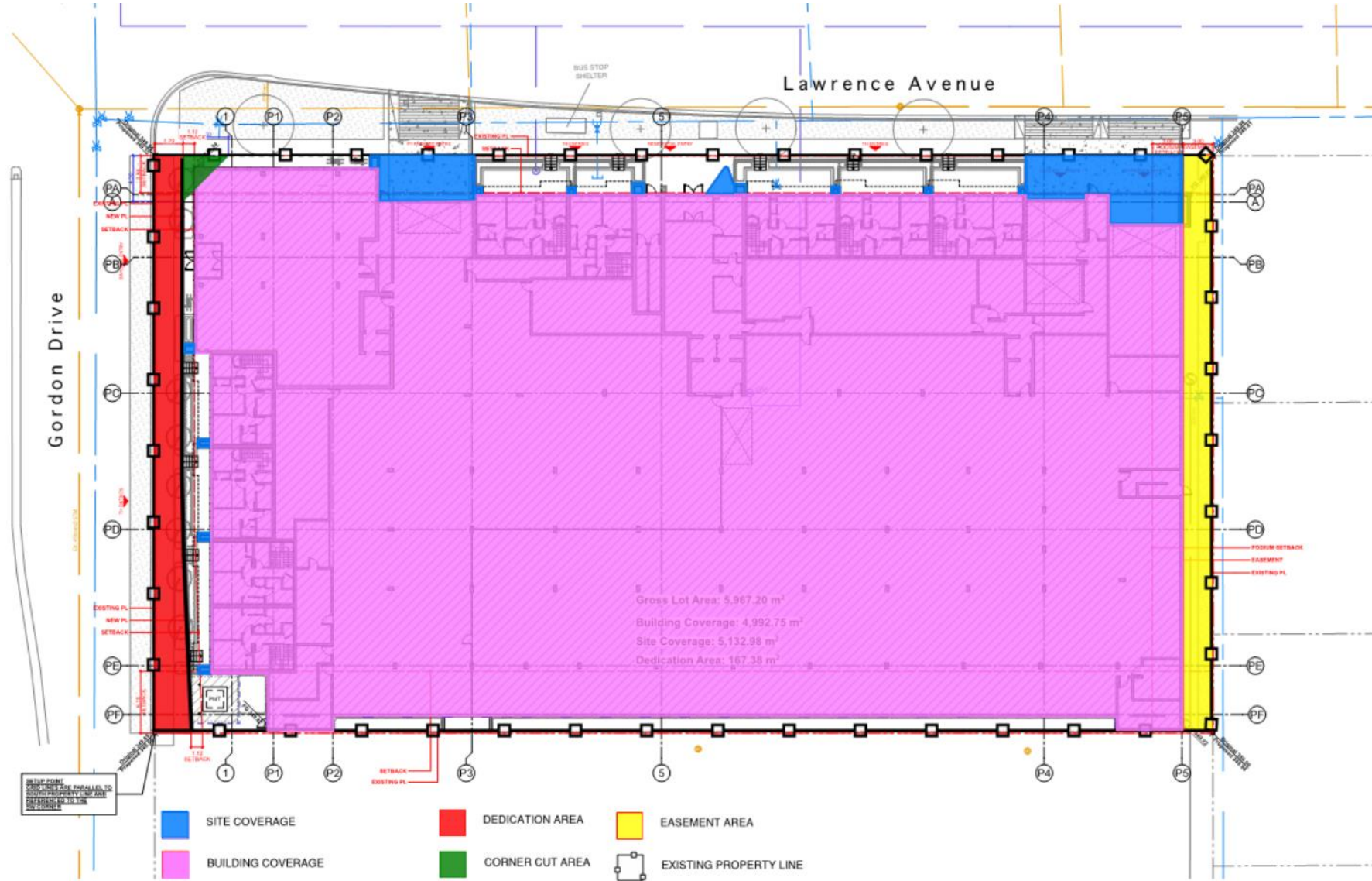
- ✓ 54% 2- and 3-bedroom homes for families
- ✓ 9 ground-oriented townhomes

Variiances – CA1-r Zone

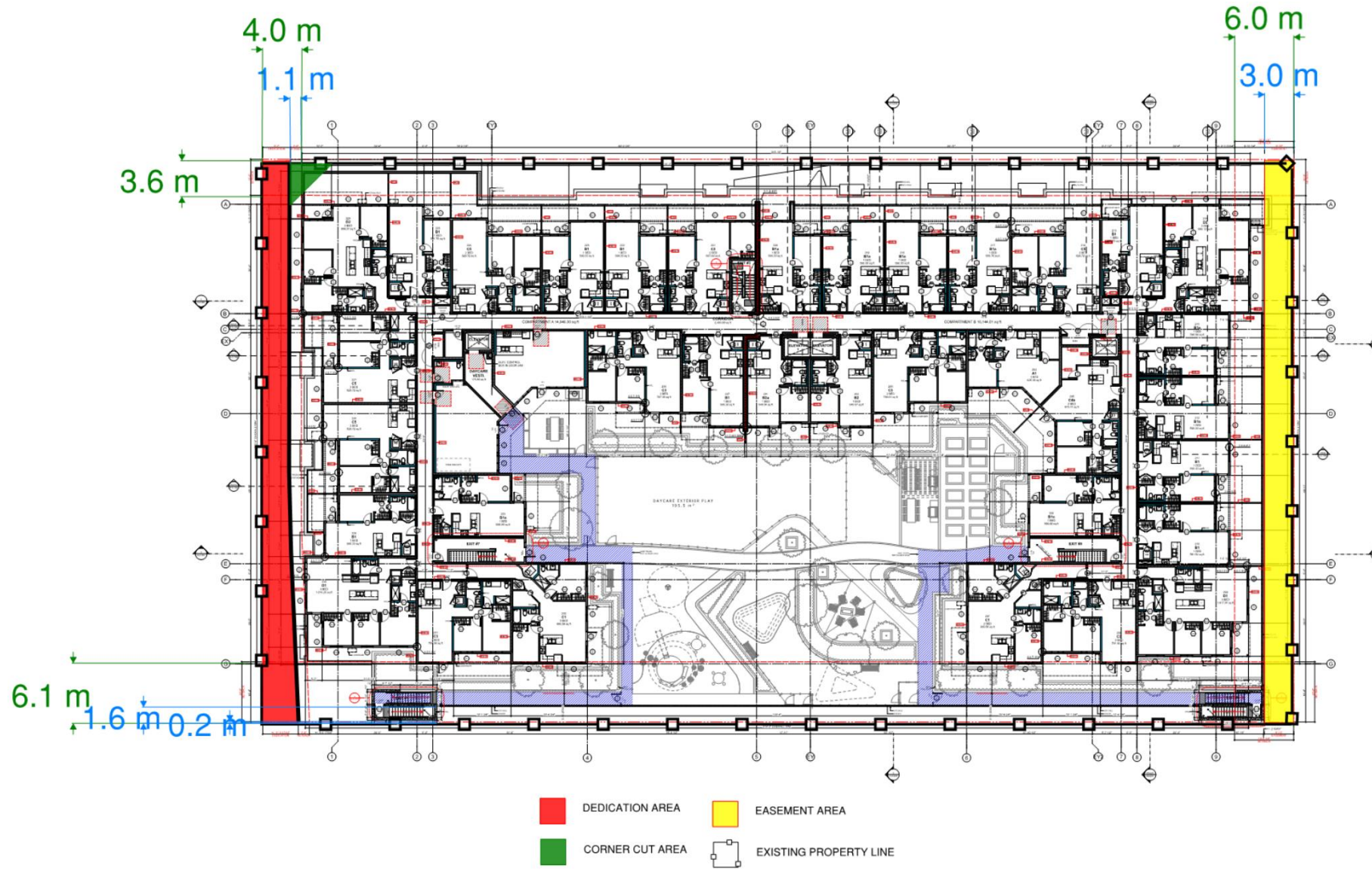


- BUILDING COVERAGE
- DEDICATION AREA
- EASEMENT AREA
- CORNER CUT AREA
- EXISTING PROPERTY LINE

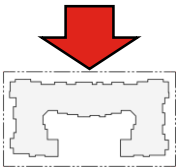
Variations – CA1-r Zone



Variances – CA1-r Zone



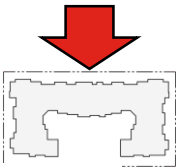
Elevation - North



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

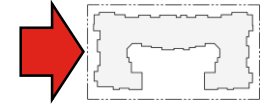
6m
1m

Elevation - North



2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

Elevation - West



2 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

Material Board



1.1 HARDIEPLANK LAP SIDING
LIGHT GREY



1.2 HARDIE-REVEAL PANEL
WHITE



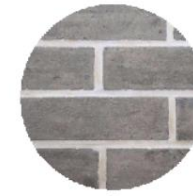
1.3 HARDIE-REVEAL PANEL
DARK GREY



1.5 HARDIE-PLANK LAP SIDING
WOOD TEXTURE



1.6 ALUMINUM LAP SIDING
WOOD TEXTURE



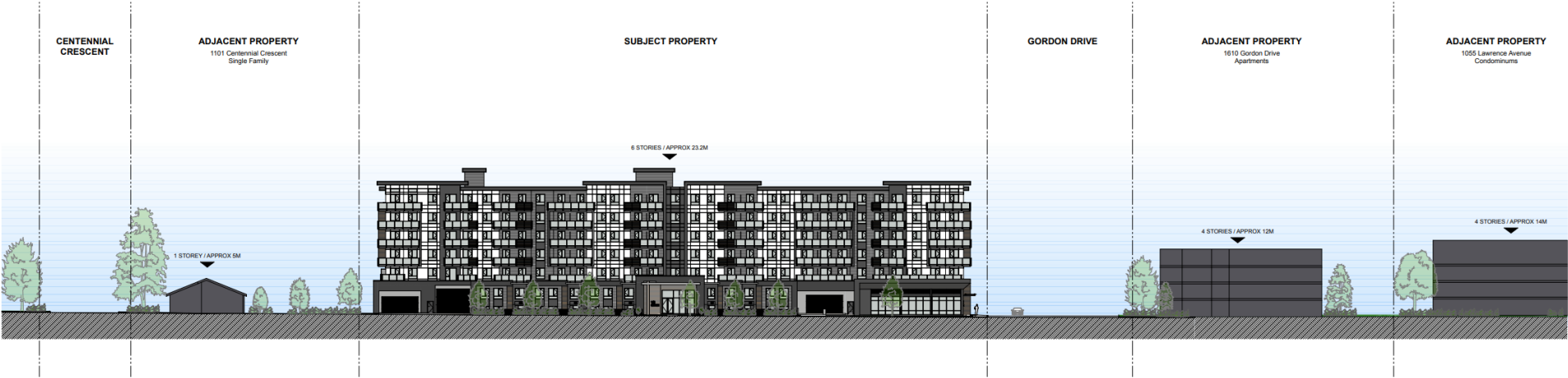
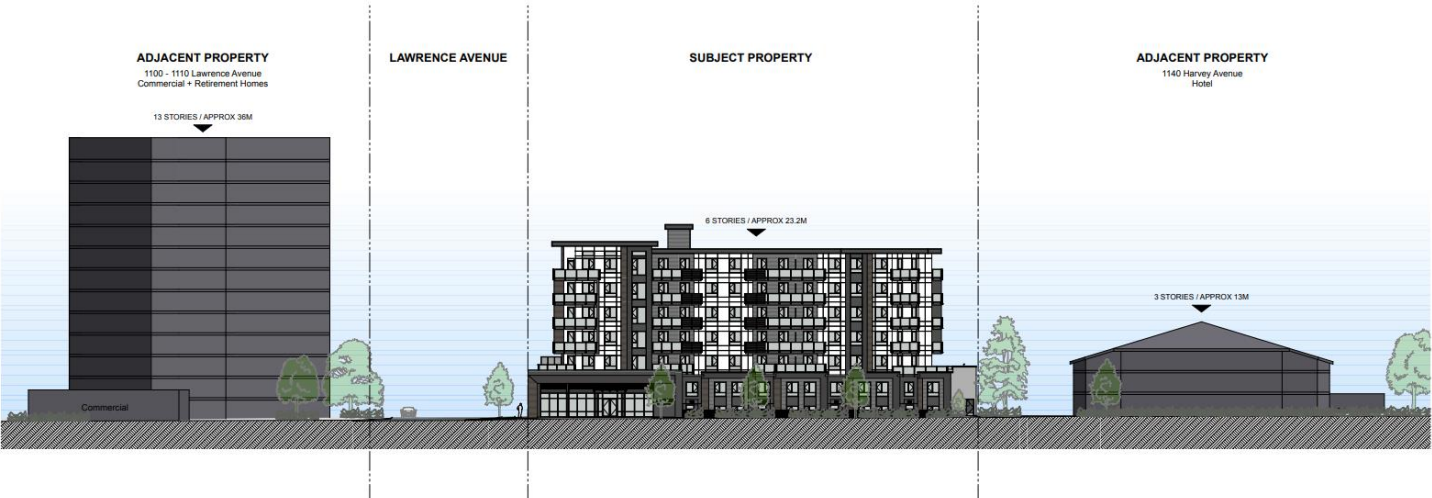
1.8 CEMENTITIOUS SOFFIT PANEL
WOOD TEXTURE



MATERIAL AND COLOUR LEGEND

Colour (to match)	Material	Finish (to match)	Location
1.0 CLADDING			
1.1 Light Grey	Cementitious Lap Siding	TBD	Exterior Walls
1.2 White	Cementitious Panel Board	TBD	Exterior Walls
1.3 Dark Grey	Cementitious Panel Board	TBD	Exterior Walls
1.4 Grey	Brick Veneer	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.4A Grey	Brick Veneer (Perforated)	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.5 Orange / Brown	Cementitious Panel Board	Cedarmill Texture	Selected Exterior Walls
1.6 Orange / Brown	Metal Lap Siding	Wood Grain	Accent Exterior Walls & Feature Walls
1.7 Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining & Selected Exterior Walls (1st Floor)
1.8 Charcoal	Brick Veneer	TBD	Lobby Entry
2.0 SOFFIT / FASCIA			
2.1 Orange / Brown	Cementitious Soffit Panel	TBD	Typical Roof Soffit
2.2 Dark Grey	Cementitious Trim Board	TBD	Typical Fascia
3.0 FLASHINGS			
3.1 Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2 Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
4.0 GUARDS / RAILINGS			
4.1 Prefinished Black	Metal & Glass Guards / Railings	Anodized Aluminum	Balconies, Exterior Stairs & Parking Ramp
4.2 Orange / Brown	Metal Lap Siding	Wood Grain	
5.0 ROOFS / DECKS			
5.1 Gray	Waterproof Deck Membrane	TBD	Typical Balconies
5.2 Gray	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
6.0 WINDOWS			
6.1 Black	Vinyl Windows	TBD	Unit Windows
6.2 White	Vinyl Windows	TBD	Selected Windows
6.3 Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.0 DOORS			
7.1 Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.2 Black	Vinyl Doors	TBD	Balcony Doors
7.3 Charcoal	Vinyl Doors	TBD	Townhouse Entry
7.4 Black	Metal	TBD	Parkade & Loading

Elevation - Streets



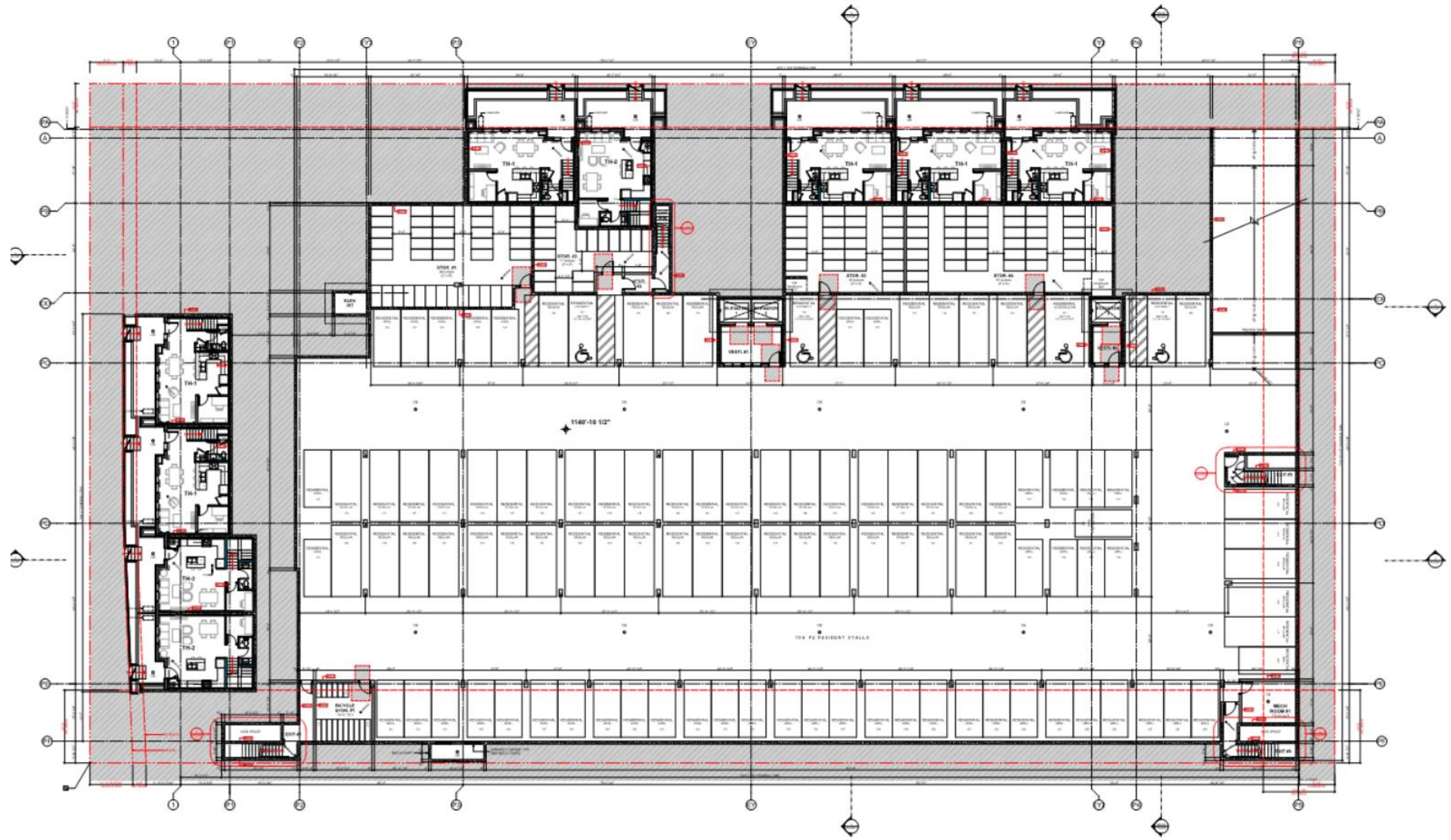
2 Street Elevation - Lawrence Avenue
SCALE: 1/32" = 1'-0"

Sections

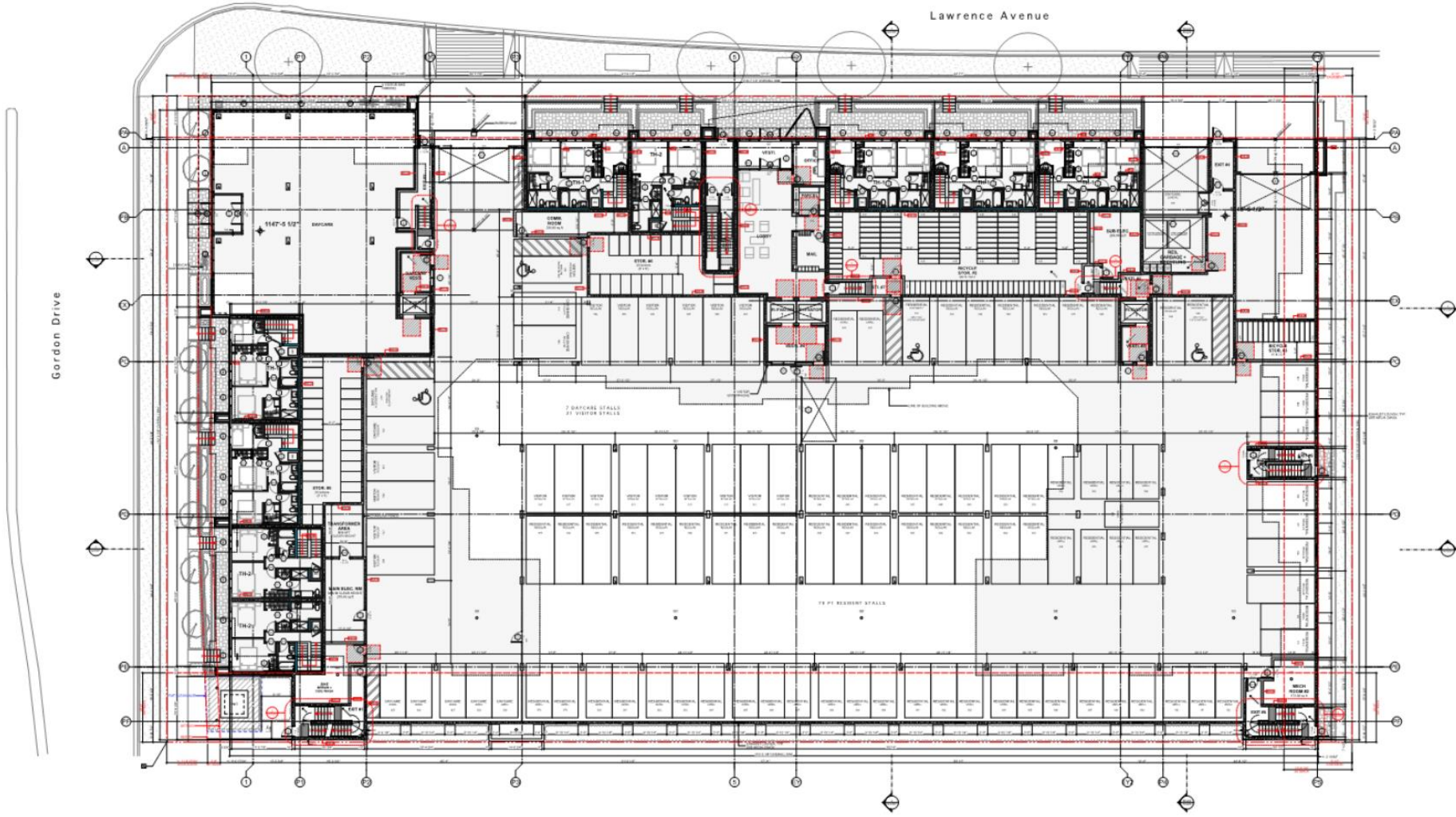


1 Building Section - West-East
1/16" = 1'-0"

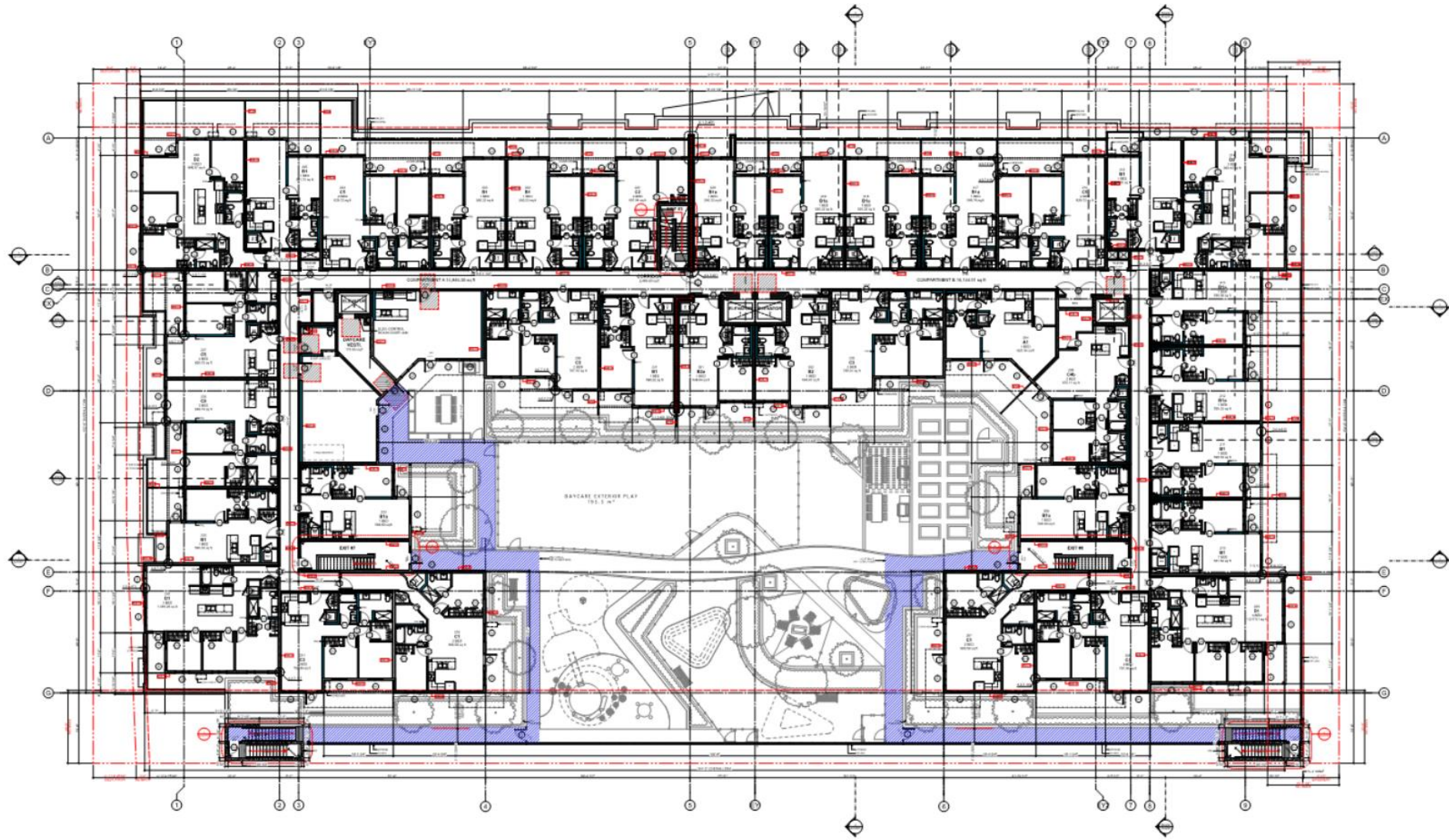
P2



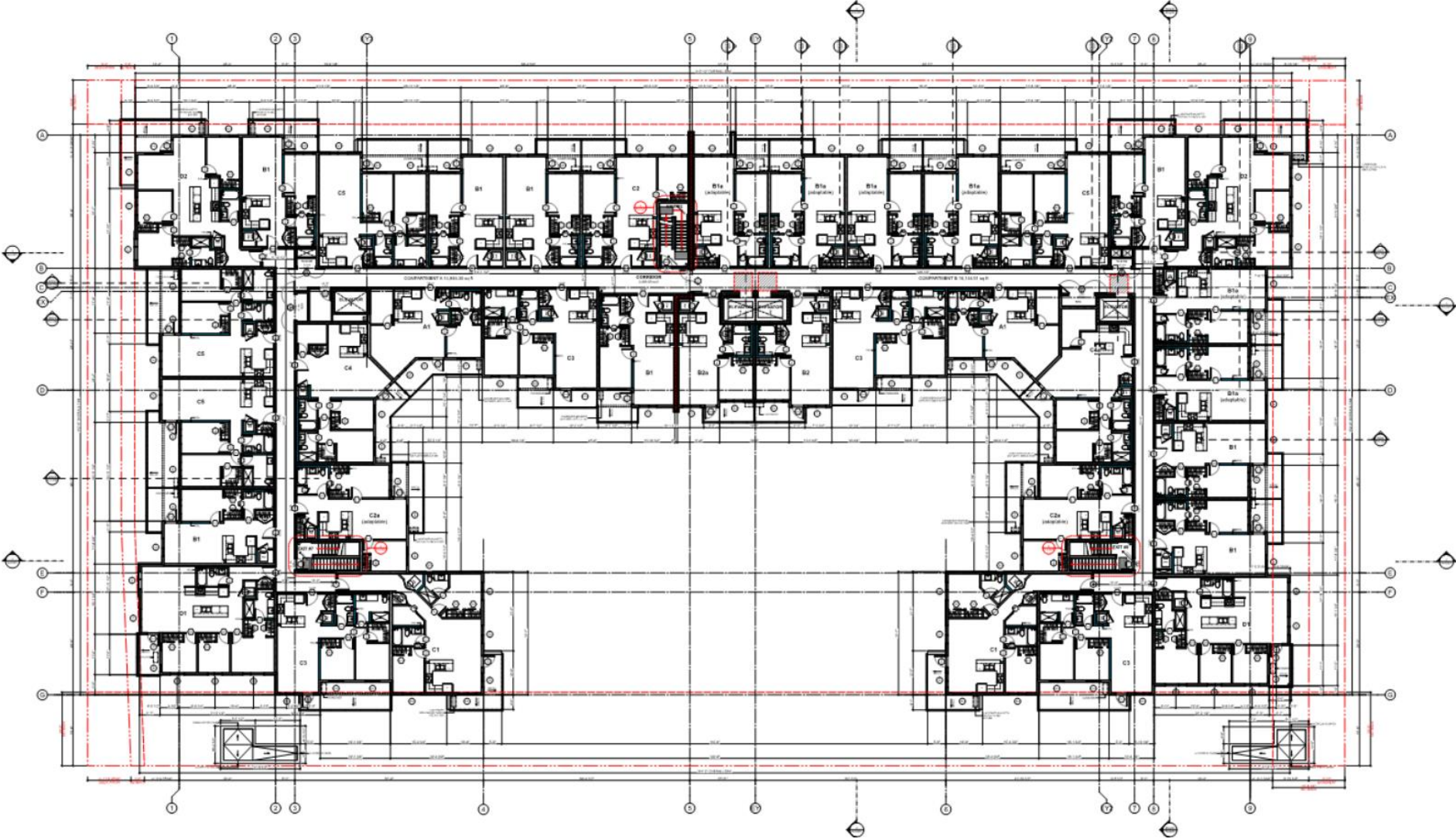
P1/L1



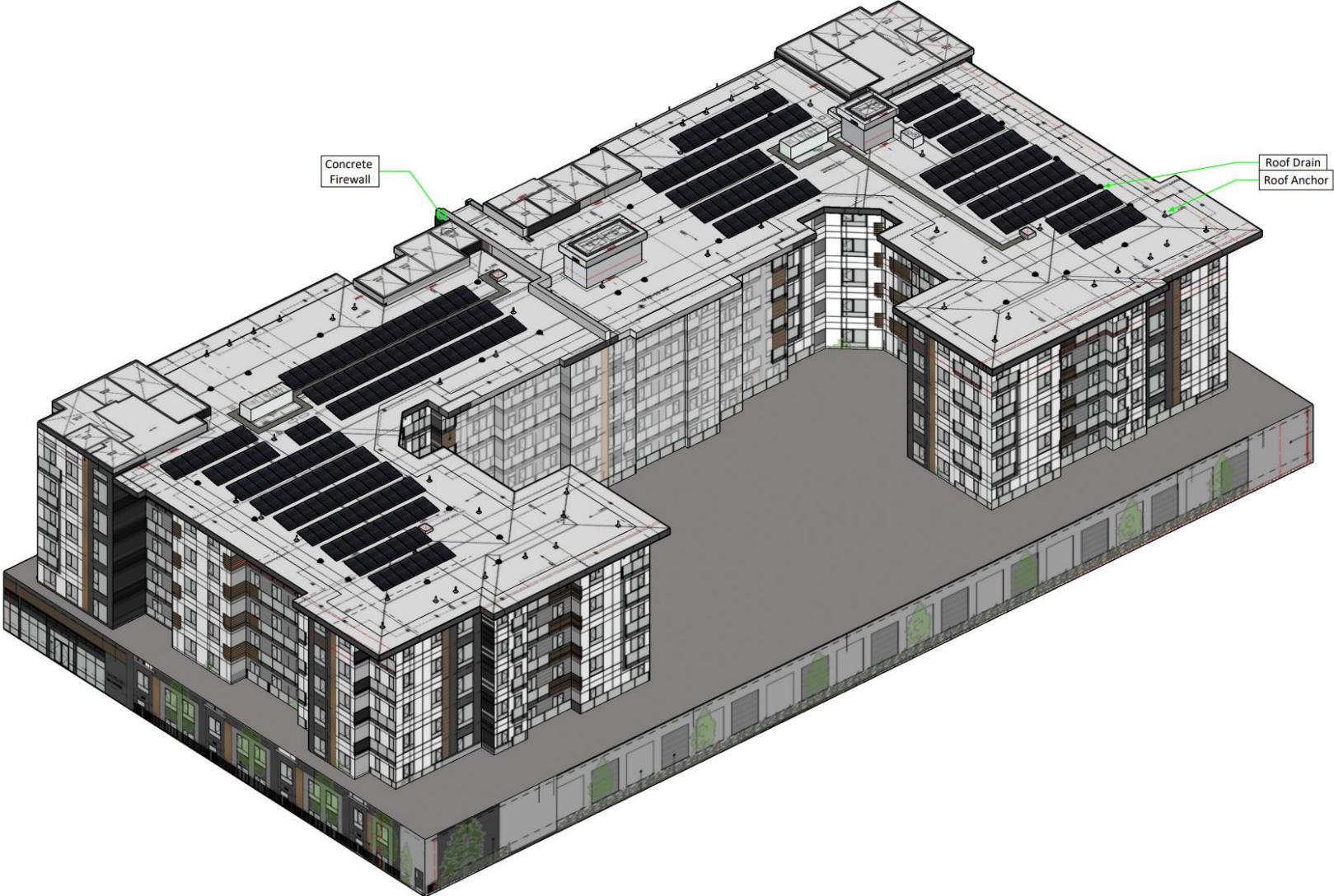
L2



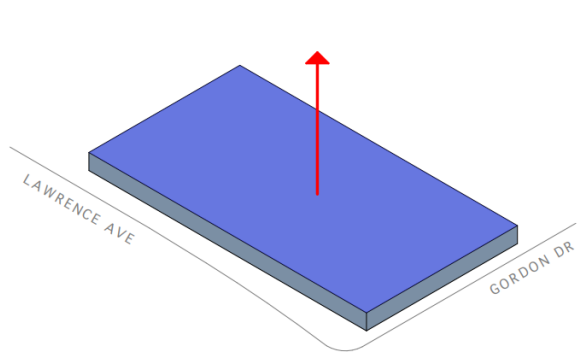
L3-L6



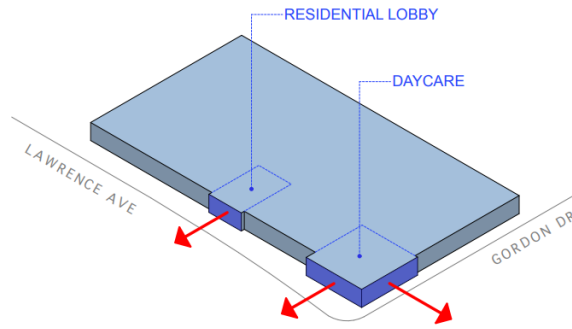
Roof + Solar Plan



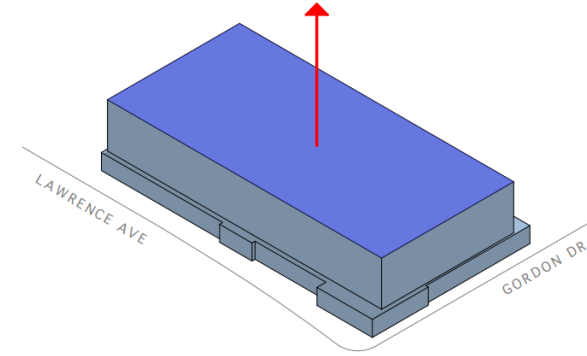
Massing Diagram



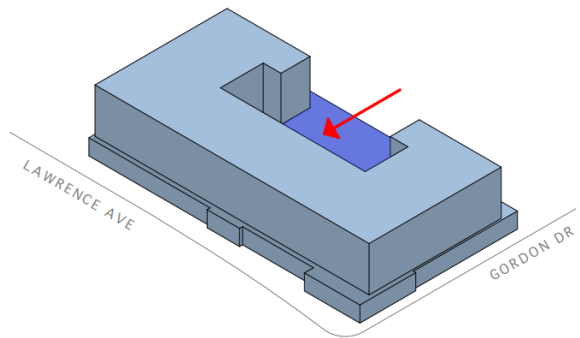
PODIUM



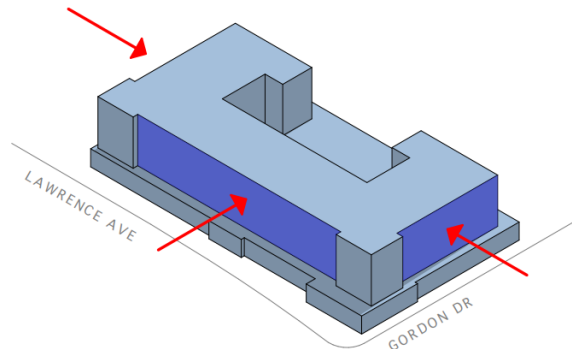
IDENTIFY LOBBY & DAYCARE,
KEEP SETBACK FOR TOWNHOUSES



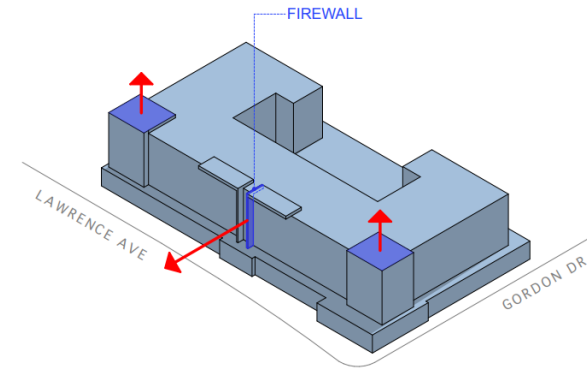
RESIDENTIAL
ABOVE PODIUM



CREATE COURTYARD

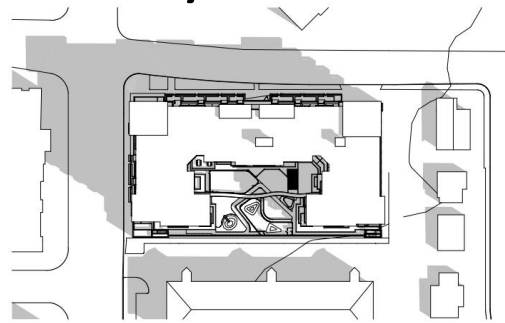


CREATE PROMINENT CORNER
BY INCREASE SETBACK

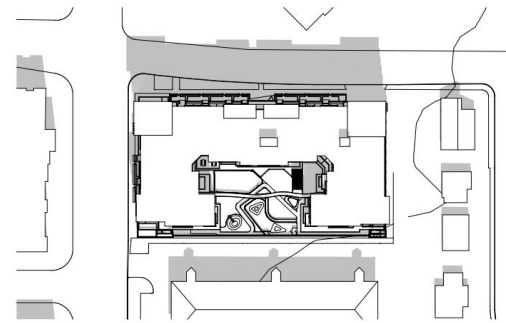


INTRODUCE VERTICAL BREAK
AT FIREWALL

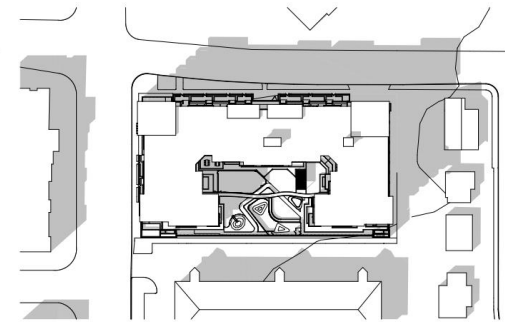
Shadow Study



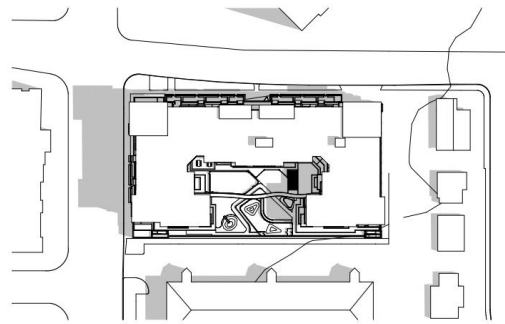
1 March 21st @ 09:00
1/84" = 1'-0"



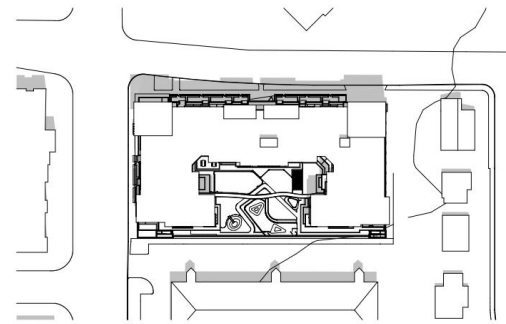
2 March 21st @ 12:00
1/84" = 1'-0"



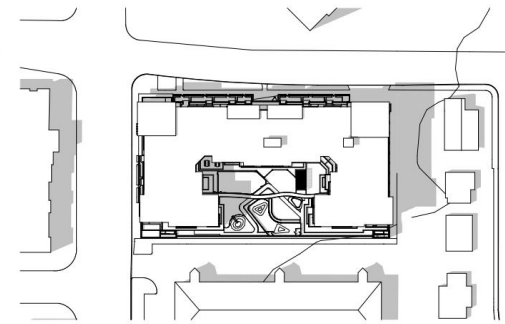
3 March 21st @ 15:00
1/84" = 1'-0"



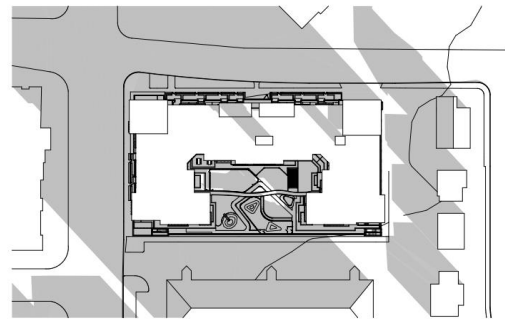
4 June 21st @ 9:00
1/84" = 1'-0"



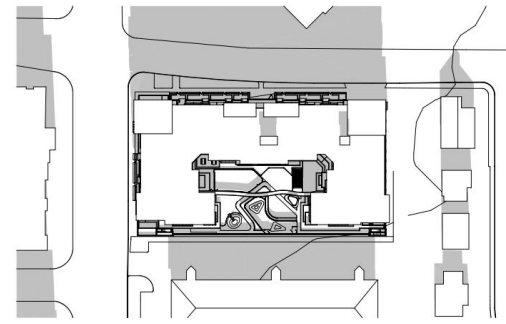
5 June 21st @ 12:00
1/84" = 1'-0"



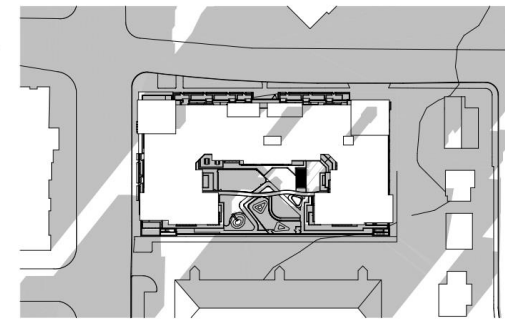
6 June 21st @ 15:00
1/84" = 1'-0"



7 December 21st @ 9:00
1/84" = 1'-0"



8 December 21st @ 12:00
1/84" = 1'-0"



9 December 21st @ 15:00
1/84" = 1'-0"