City of Kelowna Regular Council Meeting AGENDA



Pages

Monday, June 5, 2023 1:30 pm Council Chamber City Hall, 1435 Water Street

Call to Order 1. I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people. This 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. **Confirmation of Minutes** 5 - 12 2. PM Meeting - May 15, 2023 Public in Attendance 3. Central Okanagan Regional Goods Movement Study 3.1 13 - 37 To present key findings and recommendations from the Central Okanagan Regional Goods Movement Study. **Development Application Reports & Related Bylaws** 4. OCP Amendment regarding Rental Conversion Policies - OCP23-0005 (BL12535) - City 38 - 51 4.1 of Kelowna To amend the Official Community Plan by amending the residential Rental Conversion policies to provide consistent policy for rental conversions across all Future Land Use Designations and to update Council Policy No. 148. OCP Amendment regarding Rental Conversion Policies - BL12535 (OCP23-0005) - City 52 - 54 4.2 of Kelowna Requires a majority of all members of Council (5).

To give Bylaw No. 12535 first reading in order to provide consistent policy for rental

conversions across all Future Land Use Designations.

55 - 76 4.3 Findlay Rd 1281 - Z22-0048 (BL12532) - Multiple Owners To rezone the subject property from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development. Lakeshore Rd 5127 - Z23-0003 (BL12533) - Rajinder Singh Bajwa and Babaljit Kaur 77 - 93 4.4 Bajwa To rezone the subject property from the RR2 - Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision. Graham Rd 875 - Z23-0009 (BL12534) - 1356934 B.C. Ltd., Inc.No. BC1356934 94 - 111 4.5 To rezone the subject property from the RU2 – Medium Lot Housing zone and the RU2c - Medium Lot Housing with Carriage House zone to the MF2 - Townhouse Housing zone to facilitate the construction of a townhouse development. 112 - 129 4.6 Nickel Rd 215, 235 - Z23-0007 (BL12536) - Multiple Owners To rezone the subject property from the RU1 - Large Lot Housing zone and the RU2 -Medium Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of townhouses. Rezoning Bylaws Supplemental Report to Council 130 - 131 4.7 To receive a summary of notice of first reading for Rezoning Bylaws No. 12522, 12530 and 12531 and to give the bylaws further reading consideration. 4.8 Rezoning Bylaw Readings To give first, second and third reading to rezoning bylaws. The following bylaws will be read together unless Council wants to separate one of the bylaws. 4.8.1 High Rd 1885 and Glenmore Dr 810 - BL12522 (Z21-0060) - Polar Projects 132 - 132 Development Group Ltd., Inc.No. 1287251 To give Bylaw No. 12522 first, second and third reading in order to rezone the subject property from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of apartment housing. 4.8.2 Leathead Rd 385, 405, Dougall Rd N 530, 540 - BL 12530 (Z23-0010) -133 - 133 **Various Owners** To give Bylaw No. 12530 first, second and third reading in order to rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC4r - Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

		4.8.3	Patterson Ave 550-552 - BL 12531 (Z22-0080) - Petterson Financial Investment Limited, Inc.No. BC1351792	134 - 134
			To give Bylaw No. 12531 first, second and third reading in order to rezone the subject property from the RU4 — Duplex Housing zone to the MF1 — Infill Housing zone to facilitate the development of four-plex housing.	
	4.9	Hilltown	Drive 3425 - DP22-0222 - Kinnikinnik Developments Inc., Inc.No. BC0622664	135 - 186
		To issue developn	a Development Permit for the form and character of a townhouse nent.	
5.	Non-D	on-Development Reports & Related Bylaws		
	5.1	Council Workshop for Proposed Changes to Second Residences in the ALR		187 - 206
			ate a discussion with Council regarding second residences in the Agricultural serve and review options to regulate the secondary uses based on Council .	
	5.2	Complete	e Communities Program Grant	207 - 209
		• •	ort a grant application through the UBCM Complete Communities Program data-driven framework for Urban Centre planning efforts.	
	5-3	Extreme	Temperature Risk Mapping, Assessment and Planning Grant	210 - 211
			m Council of the Extreme Temperature Risk Mapping, Assessment and Grant, and to receive support to apply for the grant funding.	
	5-4	Sewerage West	e System User Bylaw No. 348o Amendment to Schedule 1 – Central Rutland	212 - 219
		To amen	d Bylaw No. 3480 to add 199 lots to the Septic Removal Specified Area.	
	5-5	BL12539	- Amendment No. 40 to Sewerage System User Bylaw No. 3480	220 - 221
		To give B	ylaw No. 12539 first, second and third reading.	
	5.6	Allowing	Responsible Use of Alcohol in Parks	222 - 243
		To conside beach pa	der a pilot project to allow the responsible consumption of alcohol in three rks.	
	5.7	BL12537	- Responsible Consumption of Liquor in Parks	244 - 248
		To give B	ylaw No. 12537 first, second and third reading.	

	5.8	BL12538 - Amendment No. 7 to Parks and Public Spaces Bylaw No. 10680			
		To give Bylaw No. 12538 first, second and third reading.			
	5-9	Community Task Force on Crime Reduction Appointments	250 - 251		
		To appoint members to the Community Task Force on Crime Reduction.			
6.	Bylaws for Adoption (Non-Development Related)				
	6.1	BL12529 - Road Closure Bylaw - Portion of Road Adjacent to 1885 High Rd & 810 Glenmore Rd	252 - 253		
		Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.			
		To adopt Bylaw No. 12529.			
7.	Mayor and Councillor Items				

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Location: Monday, May 15, 2023 Council Chamber

City Hall, 1435 Water Street

Members Present

Mayor Tom Dyas*, Councillors Maxine DeHart*, Charlie Hodge, Gord

Lovegrove, Mohini Singh, Luke Stack and Rick Webber

Members participating Remotely

Councillors Ron Cannan and Loyal Wooldridge*

Staff Present

City Manager, Doug Gilchrist*; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Community Planning & Development Manager, Dean Strachan*; Urban Planning Manager, Jocelyn Black*; Planner, Sara Skabowski*; Planner II, Mark Tanner*; Divisional Director, Partnership & Investments, Derek Edstrom*; Parks & Buildings Planning Manager, Robert Parlane*; Project Architect, Amy Johnston*; Community & Neighbourhood Services Manager, Mariko Siggers*; Divisional Director Financial Services, Joe Sass; Parks & Planning Department Manager, Danielle Noble-Brandt*; Infilll Housing Planning Manager, James Moore*; Planner Specialist, Daniel Sturgeon*; Legislative Technician, Paul Selzer

Staff participating Remotely

Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

Call to Order

Mayor Dyas called the meeting to order at 1:30 p.m.

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

This 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 and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of May 8, 2023 be confirmed as circulated.

- 3. Development Application Reports & Related Bylaws
- 3.1 Providence Ave 410 OCP23-0001 (BL12523) Z23-0001 (12524) Kettle Valley Holdings Ltd., Inc. No. 551772

Mayor Dyas declared a conflict of interest as the applicant is a client of a business his son operates and left the meeting at 1:31 p.m.

Deputy Mayor Hodge presided over the meeting at 1:31 p.m..

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Official Community Plan Map Amendment Application No. OCP23-0001 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located at 410 Providence Ave, Kelowna, BC from the EDINST – Educational / Institutional designation and the PARK – Parks designation to the S-RES – Suburban Residential designation, the S-MU – Suburban-Multiple Unit designation, and the PARK – Parks designation, as shown on Map "A" attached to the Report from the Development Planning Department dated May 15, 2023 be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 15, 2023;

AND THAT Rezoning Application No. Z23-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located at 410 Providence Ave, Kelowna, BC from the P2 – Education and Minor Institutional zone to the RU1 – Large Lot Housing zone, the RU2 – Medium Lot Housing zone, the RU3 - Small Lot Housing zone, the MF2 – Townhouse Housing zone, and the P3 – Parks and Open Space zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 15, 2023 be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 15, 2023; and

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

Carried

Councillor Cannan - Opposed

3.2 Providence Ave 410 - BL12523 (OCP23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12523 be read a first time;

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

Carried

Councillor Cannan - Opposed

3.3 Providence Ave 410 - BL12524 (Z23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12524 be read a first time.

Carried

Councillor Cannan - Opposed

Mayor Dyas returned to the meeting at 1:49 p.m.

The City Manager joined the meeting at 1:49 p.m.

3.4 High Rd 1885 and Glenmore Dr 810 - Z21-0060 (BL12522) - Polar Projects Development Group Ltd., Inc. No. 1287251

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Rezoning Application No. Z21-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 29 Township 26 ODYD Plan KAP58828 and Lot 2 Section 29 Township 26 ODYD Plan 4101 located at 1885 High Road and 810 Glenmore Drive, Kelowna, BC from the C2 — Vehicle Oriented Commercial zone and the RU1 — Large Lot Housing zone to the MF3r — Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15th, 2023;

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

Carried

3.5 Road Closure Adjacent to 1885 High Road and 810 Glenmore Road

There was no motion.

3.6 BL12529 - Road Closure Bylaw - Portion of Road Adjacent to 1885 High Rd & 810 Glenmore Rd

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Bylaw No. 12529 be read a first, second and third time.

Carried

3.7 Leathead Rd 385, 405, Dougall Rd N 530, 540 - Z23-0010 (BL12530) - Various Owners

Staff:

Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Webber/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z23-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot A Section 26 Township 26 ODYD Plan 17758, located at 540 Dougall Rd N, Kelowna, BC;
- b. Lot B Section 26 Township 26 ODYD Plan 17758, located at 530 Dougall Rd N, Kelowna, BC;
- Lot 19 Section 26 Township 26 ODYD Plan 3476 Except Plan A12943, located at 405 Leathead Rd, Kelowna, BC;
- d. Lot A Section 26 Township 26 ODYD Plan KAP80294, located at 385 Leathead Rd, Kelowna, BC;

from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15, 2023;

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

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

Carried

3.8 Patterson Ave 550-552 - Z22-0080 (BL12531) - Petterson Financial Investment Limited, Inc. No. BC1351792

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Rezoning Application No. Z22-0080 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 14 ODYD PLAN 3249, located at 550-552 Patterson Ave, Kelowna, BC from the RU4 – Duplex Housing zone to the MF1 – Infill Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 15th, 2023.

Carried

3.9 Dougall Rd N 305 - BL12468 (Z22-0063) - 285 Dougall Rd Development Ltd., Inc. No. 1348727

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Bylaw No. 12468 be amended at third reading by deleting the Legal Descriptions that read:

"Lot 16 Section 26 Township 26 ODYD Plan 994 Lot 17 Section 26 Township 26 ODYD Plan 994 Lot 18 Section 26 Township 26 ODYD Plan 994"

And replacing them with: "Lot A Section 26 Township 26 ODYD Plan EPP127489"

AND THAT Bylaw No. 12468, as amended, be adopted.

Carried

3.10 Dougall Rd N 305 - DP22-0190 - 285 Dougall Road Development Ltd., Inc. No. BC1348727

Staff:

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

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Rezoning Bylaw No. 12468 be amended at third reading to revise the legal description of the subject property from Lots 16, 17, and 18 Section 26 Township 26 ODYD Plan 9924 to Lot A Section 26 Township 26 ODYD Plan EPP127489;

AND THAT final adoption of Rezoning Bylaw No. 12468 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0190 for Lot A Section 26 Township 26 ODYD Plan EPP127489, located at 305 Dougall Rd N, 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 finished of the building to be constructed on the land be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land in accordance with Schedule "C";
- 4. The applicant to be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimate value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

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

Carried

3.11 Frost Rd 1055 - DP21-0179 - Highstreet Canyon Falls Apartments Ltd., No. BC1311111

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP21-0179 for Lot 1 District Lot 579 SDYD Plan EPP74481, located at 1055 Frost Rd, Kelowna, BC subject to the following:

- The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A";
- 2. The exterior design and finish of the buildings 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;

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

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 Lochview Rd 380 - BL12487 (TA21-0014) - Michael Georg Anton Holzhey

Councillor DeHart declared a conflict of interest as the applicant is in competition with her employer who rents accommodation and left the meeting at 2:31 p.m.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12487 be adopted

Carried

Councillor DeHart returned to the meeting at 2:31 p.m.

4.2 Ethel St 2473 - BL12515 (TA23-0003) - B.C. Life Builders Rehabilitation Society, Inc. No. S-0037307

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12515 be read a second and third time and be adopted.

Carried

The meeting recessed at 2:32 p.m.

The meeting reconvened at 2:37 p.m.

Non-Development Reports & Related Bylaws

5.1 Building a Stronger Kelowna Funding Strategy

Staff:

- Displayed a PowerPoint Presentation regarding Building a Stronger Kelowna Funding Strategy and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Council receives, for information, Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland from the Financial Services Division dated May 15, 2023;

AND THAT Council directs staff to proceed with the funding strategy for the Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland projects as outlined in the report from the Financial Services Division dated May 15, 2023;

AND FURTHER THAT Council directs staff to prepare to conduct an Alternative Approval Process (AAP) for the borrowing of \$241.32 million to fund the Building a Stronger Kelowna: Growing active amenities in Central Kelowna, Glenmore, Mission, and Rutland.

Carried

Councillor Cannan - Opposed

Councillor Wooldridge disconnected from the meeting at 3:50 p.m.

5.2 Infill Options - Update and Next Steps

Staff:

- Displayed a PowerPoint Presentation regarding the Infill Options project and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Council receive, for information, the report from Policy and Planning dated May 15, 2023 with respect to an update on the Infill Options Project.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12527 - Amendment No. 3 to the Development Application & Heritage Procedures Bylaw No. 12310

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12527 be adopted.

Carried

6.2 BL12528 - Amendment No. 14 to the Development Application Fees Bylaw No. 10660

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12528 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Stack:

- Reflected upon the number of housing units approved this afternoon.

City Clerk

Councillor Singh:

- Represented the Mayor at the RCMP Youth Academy on the weekend in Vernon.

Councillor Cannan:

- Represented the Mayor at the Kelowna Cemetery for those who have lost a child or grandchild.
- Attended the memorial service for a former City employee.
- Toured the food bank.
- Spoke to the Gyro Beach washroom vandalism.

Councillor DeHart:

- Advised it is the 150 anniversary of the RCMP.
- Attended the Tourism Kelowna board meeting.
- Attended the memorial service for a former City employee.

Councillor Lovegrove:

- Attended the Friends of Knox Society AGM.
- Spoke to upcoming events and research efforts in Europe.

Mayor Dyas:

- Attended the 25th anniversary of the Kelowna Cancer Treatment Centre.

8. Termination

This meeting was declared terminated at 4:46 p.m.

Mayor Dyas

sf/cm

Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Central Okanagan Regional Goods Movement Study

Department: Integrated Transportation

Recommendation:

THAT Council receives, for information, the report from Integrated Transportation, dated June 5, 2023, with regards to the Central Okanagan Regional Goods Movement Study.

Purpose:

To present key findings and recommendations from the Central Okanagan Regional Goods Movement Study.

Background:

One of the recommendations in the Central Okanagan's first Regional Transportation Plan (2020) was to develop a Regional Goods Movement Study to look more in depth at the sustainable and efficient movement of goods as our region grows. Development of a Regional Goods Movement Study was also a recommendation in the 2040 Official Community Plan and 2040 Kelowna Transportation Master Plan.

In 2021, the City partnered with the Ministry of Transportation and Infrastructure (MOTI) to jointly fund the region's first goods movement study. While the safe, efficient and sustainable movement of goods is vital to support regional economic activity, the role of goods movement has not historically been well understood, in part due to data limitations. In this context, the Central Okanagan Regional Goods Movement Study has three key purposes:

- 1. Better understand existing goods movement to, from, through, and within the Central Okanagan region,
- 2. Analyze current and future trends that will influence the movement of goods to, from, through, and within the Central Okanagan region, and
- 3. Develop strategies, recommendations, and innovative solutions that will support the safe, efficient, and sustainable movement of goods as the region grows.

The study is being led by consultant experts in the field of goods movement and has included meetings and consultation with the Kelowna Chamber of Commerce, Regional Transportation Committee, Kelowna International Airport, and numerous business and goods movement industry representatives.

A portrait of goods movement, economic activity and commercial land use distribution was developed through an analysis of truck GPS and business establishment data. In total, 23 public and private-sector stakeholders representing businesses/shippers, truck carriers, infrastructure owners, municipalities, and First Nations were consulted to inform the study recommendations. The study was kicked off in January 2022 and is near completion.

Discussion:

It is important to the growth of the Central Okanagan's economy to understand and plan for the future movement of goods. A proactive approach will help support the regional economy while preserving and enhancing community livability for residents. Efficient and reliable transportation networks are key to supporting goods movement. In addition, goods movement must be responsive to evolving urban environments, technology advancements and economic forces that are changing how people and goods move around the region. Goods movement is a critical component of numerous sectors such as forestry, agriculture, manufacturing, and retail/wholesale trade. Industries that fall within the sphere of goods movement include goods production, processing, warehousing, storage, logistics, along with distribution for each sector.

Several industries in the Central Okanagan rely on truck access to the roadway network and the airport to deliver and receive goods. The regional transportation network includes Highway 97 as the primary goods movement route, supported by municipal truck route networks in the region's five main communities. There is limited goods movement in the Central Okanagan via other modes (e.g. rail, water). In addition to infrastructure, goods movement is influenced by transportation logistics, operations, programs, policies, design standards, and data that work together to influence how goods move throughout the region.

Key Study Highlights:

- Goods movement activity in the Central Okanagan is primarily serving businesses and residents in the region, trucks are not just passing through. Only 1 – 2% of truck trips are passing entirely through the Central Okanagan region.
- Highway 97 is the primary goods movement corridor, and more than 70% of goods-generating business are within 1km of the highway.
- Light duty vehicles (primarily passenger vehicles) are the majority of traffic, however medium- and heavy-duty vehicle volumes are growing more quickly than background traffic.
- Six Strategic Directions have been identified to help support goods movement as the region grows (listed below). Each strategic direction includes actions and recommendations that are described further in the attached presentation and will be included in the final report:
 - A. Manage congestion on Highway 97 and develop a strategic goods movement network.
 - B. Increase resiliency of road and air access to/from the Central Okanagan, including support for intermodal (rail-truck) terminals in the BC Interior.
 - C. Protect industrial land supply and coordinate with transportation infrastructure projects.
 - D. Plan for goods movement in urban areas.

- E. Accelerate adoption of zero-emissions goods movement vehicles and provide supporting infrastructure.
- F. Improve public and private sector collaboration on goods movement .

All together there are 42 unique recommendations identified in the final report, including an action plan and implementation table that identifies key partnerships and next steps. To advance the recommendations it will be important for the Province, Central Okanagan governments, and goods movement businesses and stakeholders to work together to ensure the safe, efficient, and sustainable movement of goods as the Central Okanagan region grows.

Conclusion:

The safe, efficient, and sustainable movement of goods is important for supporting economic development, land use and sustainability, but is often overlooked. The Central Okanagan Regional Goods Movement Study recommendations are intended to support goods movement, while also complementing plans for moving people - recognizing they often share the same corridors and need to be considered holistically. The intent of the study recommendations is to ensure goods movement is appropriately prioritized in plans and investment decisions and is accommodated throughout the region.

Many of the study recommendations reflect disruptions and new technologies that are changing goods movement. In addition, governments and logistics businesses around the world recognize that the need to support decarbonization in support of climate change objectives, is paramount. The Central Okanagan's direct experience with the 2021 atmospheric river network outages, coupled with rapid growth in e-commerce deliveries and other goods movement practices, have provided an imperative to develop a resilient and advanced goods movement system.

Internal Circulation:

Communications
Infrastructure
Planning & Development Services
Kelowna International Airport

Considerations applicable to this report:

Existing Policy:

- **TMP Goal: Foster a growing economy -** Support the city's growing economy by ensuring the transportation system connects people to jobs and facilitates the efficient movement of goods.
- TMP Policy 6.1 Work with the Province to strengthen Harvey Avenue as a multi-modal transportation corridor that can safely and efficiently move people and goods as the region grows. Seek to integrate Harvey into the surrounding transportation network, with strong bicycle and pedestrian connections to transit, as well as parallel roads to help take local vehicle trips off the highway.

Considerations not applicable to this report: Legal/Statutory Authority: Legal/Statutory Procedural Requirements: Financial/Budgetary Considerations:

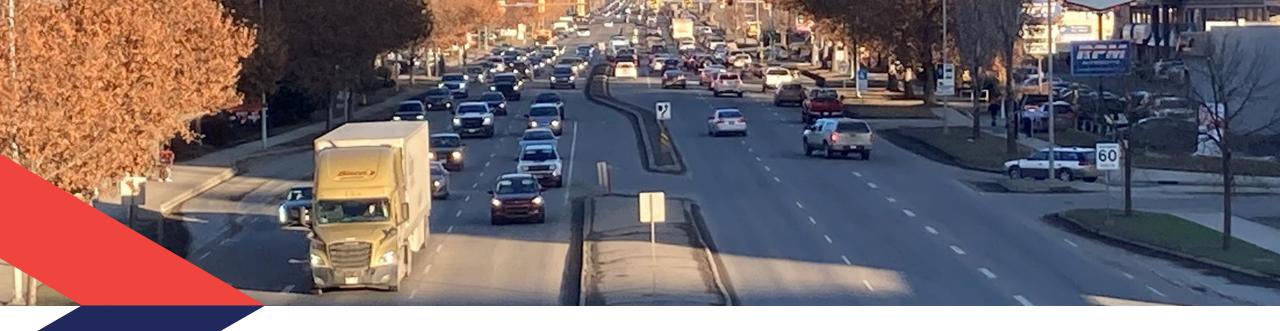
External Agency/Public Comments:

Communications Comments:

Submitted by: M. VanZerr, Strategic Transportation Planning Manager

Approved for inclusion: M. Logan, Infrastructure General Manager

Attachments: Central Okanagan Goods Movement Study - Presentation



Central Okanagan Regional Goods Movement Study

Report Presentation

June 2023





Purpose and objectives of this study

- 1. Better understand existing goods movement to, from, through, and within the Central Okanagan region.
- 2. Analyze current and future trends that will influence the movement of goods to, from, through, and within the Central Okanagan region.
- 3. Develop strategies, recommendations, and innovative solutions that will support the safe, efficient, and sustainable movement of goods as the region grows. Recommendations will help to inform future provincial, regional, and local transportation planning decisions.

Objectives Assess industry Identify long-term Assess the Identify sustainable Review current and Assess the **truck** access and relationship congestion urban goods future travel and route network constraints to/from, between industry, management technology trends movement through, and within transportation, land strategies strategies use and economic regional, provincial, national, and development international markets





Methodology

Study based on stakeholder engagement, data analysis and literature review

- **➤** Goods movement stakeholders shared their issues and opportunities:
 - Meetings with 23 local businesses/shippers, truck carriers, infrastructure owners, industry associations, municipalities, two First Nations and Kelowna International Airport
 - Web survey of small businesses, circulated by the Kelowna Chamber of Commerce to members
- ➤ Big Data used to analyze relationship between goods movement, economic activity and land use:
 - Truck GPS data (Geotab Altitude data; Central Okanagan sample of ~260,000 trips from 2019)
 - MoTI Traffic Data Program (counts)
 - Business establishment data (licensed from Scott's Directories)
 - Land use data compiled from municipalities and First Nations in the region
- ➤ Literature review looked at trends, technologies and decarbonization opportunities



Goods movement and logistics are being shaped by several emerging trends

- Overarching disruptors are reshaping goods movement and logistics around the world and are being felt in the Central Okanagan, notably:
 - Climate change
 - Supply chain disruptions
 - Digitalization
- Global logistics trends and emerging technologies are also relevant, such as:
 - Automation of manufacturing
 - E-commerce growth
- Mitigating the impact of climate change (decarbonization)
 - Driving the uptake of zero-emission and other alternative fuel vehicles (i.e., ZEVs)









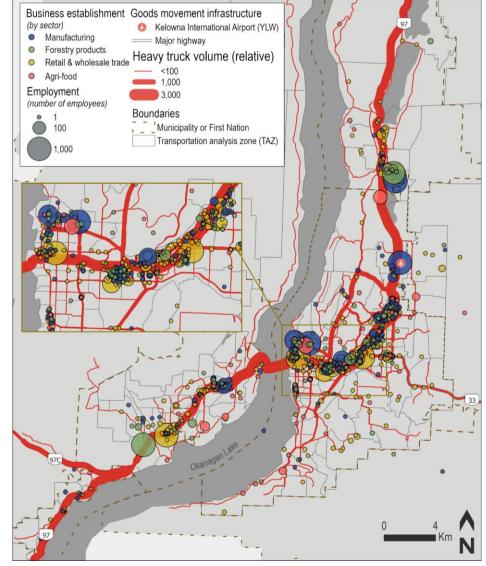






Highway 97 is the primary goods movement corridor

- Volume of goods movement activity on Highway 97 larger than on any other corridor in region
- > 70%+ of goods-generating businesses and logistics providers are clustered along Highway 97, measured by jobs within 1 km of Highway 97
 - Approximately 70% of the businesses in agriculture/food processing (agri-food), forestry products, other manufacturing, and wholesale and retail trade
 - **Approximately 87%** of transportation and warehousing businesses
- > Light-duty vehicle volumes are the majority of traffic, however medium- and heavy-duty vehicle volumes are growing more quickly



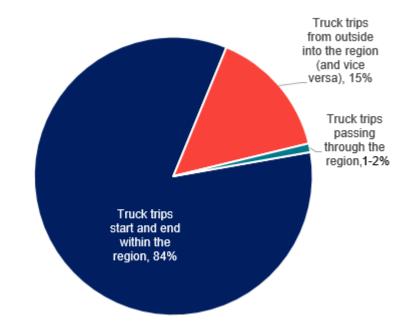




Most goods movement activity in the Central Okanagan is serving the region

Trucks are not just passing through . . .

- > 84% of truck trips are entirely within the Central Okanagan (start and end within the region)
- ➤ 15% truck trips originate from outside the region with a destination inside the region (and vice versa)
- **1-2%** truck trips are passing through the region (both trip ends are external to the region)



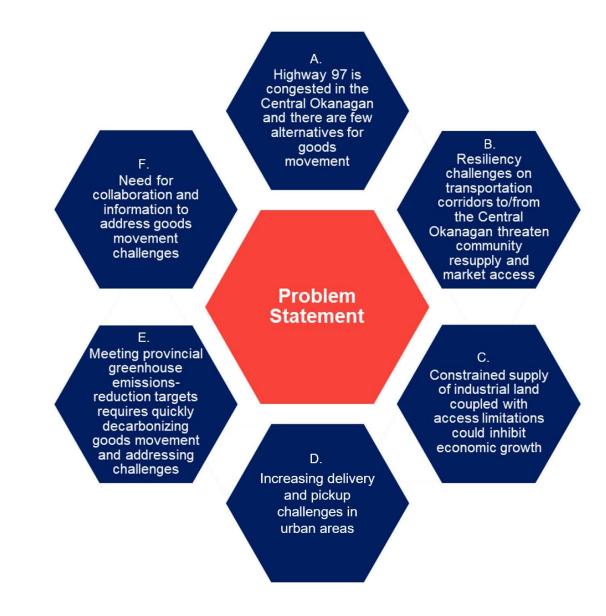
Source: CPCS based on Geotab data. Note, this graphic assumes 10-minute stop duration to estimate through trips.





Problem Statement

- ➤ Problems are challenges that are impacting or could impact goods movement.
- ➤ Problem Statement based on our review of goods movement data and discussion with industry stakeholders.
- ➤ Many of the problems may be driven by similar trends and are interrelated.







Strategic Directions

- ➤ To help address these issues, the report includes 6 Strategic Directions.
 These are supported by 26 actions and 42 recommendations
 - A. Manage congestion on Highway 97 and develop a strategic goods movement network
 - B. Increase resiliency of road and air access to/from the Central Okanagan, including support for intermodal (rail-truck) terminals in the BC Interior
 - C. Protect industrial land supply and coordinate with transportation infrastructure projects
 - D. Plan for goods movement in urban areas
 - E. Accelerate adoption of zero-emissions goods movement vehicles and provide supporting infrastructure
 - F. Improve public and private sector collaboration on goods movement



Strategic Direction A

Manage congestion on Highway 97 and develop a strategic goods movement network

Operations and infrastructure - Recommendation Highlights:

- Operational reviews, including signal timing, progressions and phasing improvements.
- > Parallel road infrastructure along Highway 97, including the Clement Avenue extension.
- ➤ Intersection improvements at Airport Way / Highway 97.
- Parallel roads that tie into trade lands at YLW, such as the extension of Rutland Road North/ Al Horning Way.

Strategic Direction A

Manage congestion on Highway 97 and develop a strategic goods movement network

Ensure goods movement is given appropriate weighting in future corridor planning - Recommendation Highlights:

- Goods movement metrics in MOTI's Multiple-Account Evaluation and municipal transportation planning.
- > Strategic Goods Movement Network (SGMN) designation.
- > Truck route network update.



Strategic Direction B

Increase resiliency of road and air access to/from the Central Okanagan, including support for intermodal (rail-truck) terminals in the BC Interior

Infrastructure - Recommendation Highlights:

- > Highway infrastructure improvements outside the region:
 - In the Fraser Valley and on Highway 1 to Calgary.
 - Upgrade **Highway 3** as an alternative to Highway 5.
- > Support for multimodal rail terminal development in the Interior.
- > Role for **Kelowna International Airport** during highway closures.







Strategic Direction B

Increase resiliency of road and air access to/from the Central Okanagan, including support for intermodal (rail-truck) terminals in the BC Interior

Driver performance and service - Recommendation Highlights:

- > Information technology (IT) solutions and educational material to improve planning and productivity:
 - Province-wide truck route guidance app.
 - Guidance to shippers to help get their goods to market.
- > Driver amenity improvements (e.g., truck parking, rest stops, new or upgraded facilities, etc.).



Strategic Direction C

Protect industrial land supply and coordinate with transportation infrastructure projects

- Protect existing industrial land supply.
- Ensure sufficient zoned and designated land for emerging industries.
- Integrate warehouses and distribution centres in denser urban areas.
- Protect trade & industrial lands at/around YLW.
- > Enhance truck access and manage truck flows to the Jim Bailey Industrial Area:
 - Work to minimize impacts of truck activity on residents and Duck Lake reserve.



Strategic Direction D

Plan for goods movement in urban areas

- Improve the flow of first- and last-kilometre deliveries made on-street:
 - Conduct an urban goods movement operational review, e.g., off-hours delivery, on-street loading
- ➤ In new developments, limit on-street deliveries, for example:
 - Residential: include secure courier drop-off areas
 - Non-residential: Site plans that consider loading bays and delivery truck circulation and parking needs



Source: DKCI





Strategic Direction D

Plan for goods movement in urban areas

- Prepare for and support emerging sustainable delivery practices:
 - Micro-hubs, cargo bikes, electric vans, ridehailing, drones.
- Promote safety of goods movement vehicles to reduce impacts on vulnerable road users:
 - Consider additional safety devices on medium- and heavy-duty goods vehicles.





Source: BC MOTI and CPCS





Strategic Direction E

Accelerate adoption of zero-emissions goods movement vehicles and provide supporting infrastructure

- > Green provincial and municipal fleets.
- ➤ Market incentives and supportive infrastructure:
 - Public charging and low/zero-emissions refueling stations.
 - Support for uptake of new technologies by goods transporters and couriers, especially independents.
- Preparations for other new technologies.



Source: Steve Jurvetson/Wikpedia/CC BY 2.0





Strategic Direction F

Improve public and private sector collaboration on goods movement

- Continued public and private sector collaboration.
- > Goods movement data collection.
- Importance of goods movement to the economy and people's lives.



Source: City of Kelowna





Implementation will involve partnerships

Strategic direction	Key partners*	
Strategic direction A: Manage congestion on Highway 97 and plan for goods movement	MOTI, Central Okanagan governments	
Strategic direction B: Increase resiliency of road and air access to/from the Central Okanagan, including support for intermodal (rail-truck) terminals in the BC Interior	MOTI, Central Okanagan governments, BC Trucking Association, RCMP, infrastructure developers	
Strategic direction C: Protect industrial land supply and coordinate development of these lands with transportation infrastructure projects	MOTI, Central Okanagan governments	
Strategic direction D: Plan for goods movement in urban areas	Central Okanagan governments, local businesses, delivery companies, developers, MOTI	
Strategic direction E: Accelerate adoption of zero-emissions goods movement vehicles and provide supporting infrastructure	MOTI, Central Okanagan governments, BC Hydro	
Strategic direction F: Continue to improve public and private sector collaboration on goods movement	MOTI, Central Okanagan governments, BC Trucking Association, local business groups and economic development associations	

^{*}MOTI includes partner provincial ministries where relevant, e.g. Ministry of Environment and Climate Change Strategy (Strategic Direction E)





Why this matters

- > Goods movement is fundamental to the region's wellbeing and prosperity
 - Enables supply of goods and services while opening doors to domestic and global markets.
 - But congestion and other challenges add real costs to goods movement and reduce competitiveness.
- Goods movement is a vital component of local economic, planning and sustainability plans – but is often overlooked
 - Part of the problem (e.g., congestion) but also part of the solution (e.g., decarbonized vehicles).
 - Solutions require a cooperative effort among all local public- and private-sector stakeholders.
- Recommendations aim to make goods movement safer, more efficient and more sustainable







Questions





Thank you!

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403-800-0344



David Kriger
Urban Goods Movement Specialist

david@davidkriger.com
613-228-2193

REPORT TO COUNCIL



Date: June 5, 2023

To: Council

From: City Manager

Department: Development Planning

Application: OCP23-0005

Subject: OCP Amendment regarding Rental Conversion Policies

1.0 Recommendation

THAT Official Community Plan Amendment OCP23-0005 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in the Report from the Development Planning Department dated June 5, 2023, be considered by Council;

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

AND 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 June 5, 2023;

AND THAT Council Policy No. 148, being Strata Conversion of Existing Occupied Buildings/Strata Property Act, be revised as outlined in the Report from Development Planning dated June 5, 2023;

AND FURTHER THAT Council delegate to the Approving Officer the exercise of powers and performance of duties of the approving authority under Section 242 of the *Strata Property Act* as set out in Council Policy No. 148.

2.0 Purpose

To amend the Official Community Plan by amending the residential Rental Conversion policies to provide consistent policy for rental conversions across all Future Land Use Designations and to update Council Policy No. 148.

3.0 Development Planning

Staff support the proposed Official Community Plan (OCP) amendment to amend the residential Rental Conversion policies and update Council Policy No. 148. The proposed changes will continue to protect rental housing stock across the City while allowing small-scale stratifications of previously occupied buildings (to extend the functional life of the buildings).

The Strata Property Act gives municipalities the power to consider whether to approve the stratification of existing residential rental buildings that have been previously occupied. Council has delegated the authority for considering rental conversion applications to the Approving Officer. One of the criteria the Approving Officer must consider is "the priority of rental accommodation over privately owned housing in the area." The Official Community Plan provides guidance to the Approving Officer with respect to this consideration.

The existing OCP policy only applies to areas designated as Urban Centre, Gateway, or Core Area. Areas of the City that are designated as Suburban Lands or Rural Lands do not have any policy guidance with respect to preventing stratification of rental buildings. The proposed policy would provide protection for previously occupied buildings in these areas with greater than 4 units. There are significant rental apartment developments within the Suburban and Rural Lands that would be protected under the proposed policy.

The proposed policy would allow the stratification of buildings with 4 units or less within the Urban Centre, Gateway, and Core Area Future Land Use Designations. Only small-scale developments would be permitted to stratify when the vacancy is below 5%.

For example, when there is an existing, occupied residential dwelling on a property, and the property is zoned to allow an additional dwelling (e.g. RU4 – Duplex Housing), the dwellings could be stratified under the new policy.

Council Policy No. 148 – Strata Conversion of Existing Occupied Buildings/Strata Property Act

This policy outlines the types of strata conversion applications that are delegated to staff, criteria for the approving authority to consider when an application has received, and additional steps applicants must take as part of an application. The policy is proposed to be amended as follows:

- Reformatted to the current corporate standard;
- Retitled to align with wording used in the Strata Property Act;
- Removed requirements that duplicate Provincial legislation;
- Removed outdated references to the previous Zoning Bylaw;
- Updated to align with the proposed Official Community Plan amendments.

4.0 Background

The 2030 OCP prevented the conversion of previously occupied rental buildings with 4 or more units when the rental vacancy rate was below 3% anywhere in the City. When the 2040 OCP was adopted, the conversion of all previously occupied rental buildings was prohibited when the vacancy rate was below 5%, regardless of the number of units, but the policy only applied to lands that were designated Urban Centre, Core Area, and Gateway.

5.0 Current Development Policies

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

The Big Picture: 10 Pillars to Realize our Vision

Promote more housing diversity: One of Imagine Kelowna's goals is to build healthier neighbourhoods that support a variety of households, incomes, and life stages. Having the housing that Kelowna citizens need is critical to achieving this goal. With this in mind, the Official Community Plan signals a wider variety of housing types and not just single-family homes or small apartments. This housing is focused in areas where residents have easier access to jobs, amenities, transit and active transportation routes. In addition, this Official Community Plan supports more rental housing options.

Report prepared by: Mark Tanner, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Table - Comparison of residential Rental Conversion Policies

Attachment B: Draft Council Policy No. 148 Schedule A: Proposed Text Amendment

Table: Comparison of residential Rental Conversion Policies

2030 Official Community Plan (All Future Land Use Designations)	Conversion of Rental Dwellings. Consider allowing conversions of rental buildings with four units or more only when the vacancy rate reported in the annual CMHC Rental Market Survey for Kelowna is 3% or higher.
2040 Official Community Plan (Urban Centre & Core Area)	Rental Conversion. Prohibit the conversion of existing residential rental buildings to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.
2040 Official Community Plan (Gateway)	Rental Conversion. Prohibit the conversion of existing residential rental buildings to condominium status when the rental vacancy rate falls below five per cent in Kelowna.
2040 Official Community Plan Proposed (All Future Land Use Designations)	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.





City of Kelowna 1435 Water Street Kelowna, BC V1Y 1J4 250 469-8500 kelowna.ca



Council Policy

Strata Conversion of Previously Occupied Buildings/ Strata Property Act

ESTABLISHED: September 12, 2005

Contact Department: Development Planning Department

Guiding Principle

The *Strata Property Act* gives municipalities the power to consider whether to approve the stratification of existing residential rental buildings that have been previously occupied.

Purpose

To outline the delegation of strata conversion applications for previously occupied buildings under Section 242 of the *Strata Property Act*, the criteria for delegates to consider, and additional requirements for applicants.

Application

This policy applies to all applications for strata conversions of previously occupied buildings under Section 242 of the *Strata Property Act*.

Definitions

"Approving Officer" means the person appointed by the City as the Approving Officer under the Land Title Act and includes their lawful deputy.

Policy Statements

Delegation

- a. Pursuant to Section 242(10) of the *Strata Property Act*, Council delegates to the Approving Officer the exercise of powers and performance of the duties of the approving authority under Section 242 of the *Strata Property Act*, as amended.
- b. The Approving Officer may approve an application which meets the criteria outlined in Section 2.
- c. This delegation is restricted to the strata conversion of previously occupied buildings that are:
 - i. Residential buildings that contain four or less dwelling units; or
 - ii. Commercial buildings; or
 - iii. Industrial buildings; or
 - iv. Institutional buildings.
- d. Applications for the strata conversion of residential buildings with greater than four dwelling units shall be considered by Council.

2. <u>Criteria</u>

- a. The strata conversion may be approved if it complies with the following criteria:
 - i. The building shall substantially comply with City Bylaws and the British Columbia Building Code, as amended.
 - ii. The legislated criteria in Section 242(6) of the Strata Property Act, as amended.
 - iii. Relevant policy in the Official Community Plan, as amended.

3. Requirements

If there are current tenants, applications must adhere to the following requirements:

- a. The applicant shall advise, in writing, all tenants affected by any proposed strata conversion that an application for a strata conversion has been made to the City of Kelowna.
- b. The applicant shall advise all tenants of their rights under the *Residential Tenancy Act*, as amended, with respect to the termination of their tenancy in the event that they are not given the opportunity or do not wish to purchase the unit which they occupy.
- c. The applicant of any application which requires the approval of Council shall provide all tenants with a letter, at least 10 days prior to the matter being presented to Council, advising the tenants of the date and time of the Council meeting at which the application is to be considered and that any tenants who deem their interest to be affected by such strata conversion may appear before Council and express their views regarding such conversion.

CITY OF KELOWNA

COUNCIL POLICY NO. 148

ATTACHN	MENT_B
This forms part of	application
#_OCP23-0005	🗱 📡
	City of
Planner Initials MT	Kelowna

Page 2 of 2

<u>Amendments</u>

Resolution:

Replacing: R375/10/04/26; R1039/08/11/24; R922/00/11/20; R/892/1999/11/01; R-1981/04/14; R-1980/08/05; R856/05/09/12



Schedule A – Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Chapter 4 Urban Centres —	Rental Conversion. Prohibit the	Rental Conversion. Prohibit the	To modify an existing policy to
	Policy 4.14.2.	conversion of existing residential buildings to condominium status when the rental vacancy rate	conversion of existing residential rental buildings with greater than four units to condominium	allow stratification of previously occupied buildings with 4 or less units and to create consistency
		falls below five per cent in	status when rental vacancy falls	across all future land use
		Kelowna, unless the conversion	below five per cent in Kelowna,	designations.
		is for the purpose of creating	unless the conversion is for the	3
		affordable rental housing with a	purpose of creating affordable	
		Section 219 Covenant registered	rental housing with a Section	
		on each strata title.	219 covenant registered on each strata title.	
2.	Chapter 5 The Core Area — Policy 5.12.2.	Rental Conversion. Prohibit the conversion of existing residential buildings to condominium status when the rental vacancy rate falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 Covenant registered on each strata title.	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.	To modify an existing policy to allow stratification of previously occupied buildings with 4 or less units and to create consistency across all future land use designations.
3.	Chapter 6 The Gateway – Policy 6.10.3.	Rental Conversion. Prohibit the conversion of existing residential rental buildings to condominium status when rental vacancy rate falls below five per cent in Kelowna.	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.	To modify an existing policy to allow stratification of previously occupied buildings with 4 or less units and to create consistency across all future land use designations.



4.	Chapter 7 Suburban Lands —	N/A	Rental Conversion. Prohibit the	To add a policy to limit
	Policy 7.7.2.		conversion of existing residential	stratification of previously
			rental buildings with greater	occupied buildings with 4 or less
			than four units to condominium	units and to create consistency
			status when rental vacancy falls	across all future land use
			below five per cent in Kelowna,	designations.
			unless the conversion is for the	
			purpose of creating affordable	
			rental housing with a Section	
			219 covenant registered on each	
			strata title.	
5.	Chapter 8 Rural Lands – Policy	N/A	Rental Conversion. Prohibit the	To add a policy to limit
	8.4.7		conversion of existing residential	stratification of previously
			rental buildings with greater	occupied buildings with 4 or less
			than four units to condominium	units and to create consistency
			status when rental vacancy falls	across all future land use
			below five per cent in Kelowna,	designations.
			unless the conversion is for the	
			purpose of creating affordable	
			rental housing with a Section	
			219 covenant registered on each	
			strata title.	





Purpose

➤ To amend the Official Community Plan by amending the residential Rental Conversion policies to provide consistent policy for rental conversions across all Future Land Use designations and to update Council Policy No. 148.



Background

- ► Strata Property Act
 - Requires municipal approval to stratify a previously occupied building
 - Approving authority must consider "the priority of rental accommodation over privately owned housing in the area."



Background

► Official Community Plan

2030 Official Community Plan	2040 Official Community Plan
 Allowed stratification of buildings containing 3 or less units 	 Urban Centre/Core Area/Gateway: Prohibits stratification of <u>all</u> buildings when vacancy rate is below 5%
 Prohibited stratification of buildings containing greater than 3 units unless the vacancy rate was over 3% 	 Suburban/Rural Lands: No policy regarding stratification of previously occupied buildings



Proposal

- ▶ Proposed policy:
 - Allow the stratification of previously occupied buildings with 4 units or less
 - ► Prohibit the stratification of previously occupied buildings with greater than 4 units when the vacancy rate is below 5%
 - Would apply to all areas of the City
- ▶ Update Council Policy No. 148
 - ► Updated to align with the proposed Official Community Plan amendments



Staff Recommendation

- ▶ Staff recommend support for the proposed OCP Amendment and updated Council Policy as:
 - Provides consistent policy guidance across all Future Land Use Designations
 - ► Allows small-scale stratification when vacancy rate is less than 5%
 - Protects existing large rental buildings from being stratified across the City

CITY OF KELOWNA

BYLAW NO. 12535

Official Community Plan Amendment No. OCP23-0005 Rental Conversion Policies

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 4 – Urban Centres, Policy 4.14.2. Rental Conversion** be amended as follows:

Deleting the following:

"Prohibit the conversion of existing residential buildings to condominium status when the rental vacancy rate falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 Covenant registered on each strata title.";

And replacing it with:

"Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.";

2. AND THAT Schedule "A" Chapter 5 – The Core Area, Policy 5.13.2. Rental Conversion be amended as follows:

Deleting the following:

"Prohibit the conversion of existing residential buildings to condominium status when the rental vacancy rate falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 Covenant registered on each strata title.";

And replacing it with:

"Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.";

3. AND THAT Schedule "A" Chapter 6 – The Gateway, Policy 6.10.3. Rental Conversion be amended as follows:

Deleting the following:

"Prohibit the conversion of existing residential rental buildings to condominium status when rental vacancy rate falls below five per cent in Kelowna.";

And replacing it with:

"Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.";

4. AND THAT **Schedule "A" Chapter 7 – Suburban Neighbourhoods** be amended by adding in its appropriate location the following:

"Policy 7.7.2. Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.";

5. AND FURTHER THAT **Schedule "A"** Chapter 8 – Rural Lands be amended by adding in its appropriate location the following:

"Policy 8.4.7. Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.

6. 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 Kelown	a this
	Mayor
	City Clerk

REPORT TO COUNCIL



Date: June 5, 2023

To: Council

From: City Manager

Department: **Development Planning**

1290381 BC Ltd, INC.No.

BC1290381

1357440 BC Ltd, INC.No.

BC1357440

Application: Owner: Z22-0048

1357444 BC Ltd, INC. No.

BC1357444

2271042 Alberta Ltd., INC. No.

A0117260

Address: 1281 Findlay Road Applicant: Lime Architecture

Subject: Rezoning Application

Existing OCP Designation: S-MU – Suburban Multiple Unit

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: MF2 – Townhouse Housing

Recommendation 1.0

THAT Rezoning Application No. Z22-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot C Section 35 Township 26 ODYD Plan 18811, located at 1281 Findlay Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 5, 2023;

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

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff are supportive of the proposal to change the zoning of the property from RU1 - Large Lot Housing zone to MF2 - Townhouse Housing zone, as it aligns with the future land use designation of the subject property, which is S-MU - Suburban Multiple Unit. This land use designation allows for different types of ground-oriented multi-unit housing, which is consistent with the objective of the MF2 zone.

The parcel is located on Findlay Road near the intersection with Stremel Road. The parcel backs onto Chichester wetland park and is in close proximity to commercial developments along Stremel Road and McCurdy Road. The application will require a 5.om dedication of roadway fronting Findlay Road.

4.0 Site Context & Background

4.1 Site Context

Orientation	Zoning	Land Use
North	MF2 — Townhouse Housing	S-MU – Suburban Multiple Unit
East	P ₃ – Parks and Open Space	PARK - Parks
South	RU1 – Large Lot Housing	S-MU – Suburban Multiple Unit
West	RU1 – Large Lot Housing	IND - Industrial





5.0 Current Development Policies

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

Objective 7.2 Ground Oriented Housing

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.

The applicant is proposing ground-oriented multi-unit housing in close proximity to Chichester Wetland Park and Commerical Areas.

6.0 Application Chronology

Date of Application Accepted: August 11, 2022
Date Public Consultation Completed: Jan 4, 2023

Z22-0048 - Page 4

Report prepared by: Graham Allison, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Draft Site Plan

Attachement C: Applicant's Project Rationale

CITY OF KELOWNA

MEMORANDUM

Date: August 12, 2022 April 21, 2023

File No.: Z22-0048

To: Planning and Development Officer (GA)

From: Development Engineering Manager (NC)

Subject: 1281 Findlay Rd



RU1 to RM3 MF2

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 to RM3 MF2. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. **GENERAL**

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- c. Findlay Rd is included in the 2040 DCC Road Network as a future arterial road, Hollywood 4, and will require a road dedication of 5.0m along the full frontage of the subject lot to achieve a 25m ROW. The Developer will also be required to make a cash-in-lieu of immediate construction payment for frontage works associated with the future arterial road. This cash-in-lieu payment will not include any necessary utility service upgrades.
- d. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- e. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

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

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

- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments & townhouses).

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lots are each currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot.
- b. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.

4. STORM DRAINAGE

- a. This property is located within an area identified by the City of Kelowna as not suited for groundwater recharge. Service connection to the City storm system, complete with onsite detention and flow control, is required for all multi-family land uses. The City will not permit infiltration to ground except for foundation drainage, safe use of infiltration is to be confirmed with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering.
- b. The Developer's consulting civil engineer must provide a stormwater management plan for the site, which meets all requirments of the Subdivision, Development, and Servicing Bylaw No. 7900. SWMP must include lot grading plan, minimum basement elevations (MBE), and onsite drainage systems.
- c. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- d. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- e. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

- f. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- g. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- h. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

- a. Findlay Rd is classified in the 2040 OCP as a major arterial, and must be upgraded to an urban standard along the full frontage of the subject property. Required upgrades must include curb and gutter, sidewalk, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Only the service upgrades must be completed at this time. The City wishes to defer all upgrades to Findlay Rd fronting this development, with the exception of sidewalk, as these works are to be included in the Hollywood 4 DCC road project. Therefore, a cash-in-lieu of immediate construction payment is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be \$70,844.59 not including sidewalk or utility service costs.

6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. GEOTECHNICAL STUDY

- a. At time of Building Permit, the Applicant is required to provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.

- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- Any special requirements for construction of roads, utilities, and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains and perimeter drains.
- vii. Recommendations for erosion and sedimentation controls for water and wind.
- viii. Any items required in other sections of this document.
- b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:
 - "Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer."
- d. The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).
- e. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
 - Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SITE ACCESS

- a. Approximately 5.0m dedication along the entire frontage of Findlay Rd is required to achieve a ROW width of 25.0m.
- b. Only one driveway will be permitted with a maximum width of 6m.
- c. Indicate on the site, the locations of the garbage and recycle bins. Provide turning movements for a HSU vehicle to confirm manoeuvrability on site without requiring reverse movement onto Findlay Rd.

9. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Cash-in-lieu payment to defer Findlay Rd frontage upgrades: \$70,844.59 *Approved payment methods are bank draft or certified cheque.
- c. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 - ii. Engineering and Inspection Fee: 3.5% of frontage upgrades (plus GST). for this development. The amount has been determined to be \$2,242.56 + \$112.13 GST for a total of **\$2,354.68**.

Nelson Chapman, P.Eng

Development Engineering Manager

SK

LOT C FINDLAY ROAD, KELOWNA BC BUILDING

SEE UNIT CALCULATIONS

475 SM (5,108 SF)

PROPERTY DESCRIPTION CIVIC: 1281 FINDLAY ROAD, KELOWNA BC LEGAL: LOT C, PLAN KAP18811

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING PROPOSED: CITY OF KELOWNA MF2 ZONING

SITE INFORMATION: ALLOWED/REQUIRED PROPOSED GROSS SITE AREA - ORIGINAL= 18,554 SF (1,724 SM) GROSS SITE AREA - UPDATED= 17,325 SF (1,610 SM) ALLOWABLE SITE COVERAGE= 55% (9,529 SF) 39% (6,709 SF) 76% (13,141 SF) ALLOWABLE SITE COVERAGE & HARDSCAPING= 80% (13,860 SF) F.A.R. =1.0 (17,325 SF) .82 (14,134 SF) HEIGHT= 11.0M (3 STOREYS) 9.9M (3 STOREYS)

YARD SETBACKS: FRONT YARD=

2.0M 2.0M 3.0M SIDE YARD= 4.0M/7.16M 4.5M REAR YARD= 5.9M PARKING CALCULATIONS: REQUIRED PROPOSED 2 PER RESIDENCE= 2X10 = 20

VISITOR PARKING =0.14X10=1.41VARIANCE REQUIRED FOR VISITOR PARKING SETBACKS4.5M1.11M

BICYCLE STORAGE:

LONG TERM NOT REQUIRED 20 (GARAGE STORAGE) SHORT TERM

PRIVATE AMENITY SPACE 25 SM/UNIT (269 SF) TOTAL: 275 SM (2,750 SF)

o sm/unit (o sf) o sm (o sf) 4 SM/UNIT (43 SF)

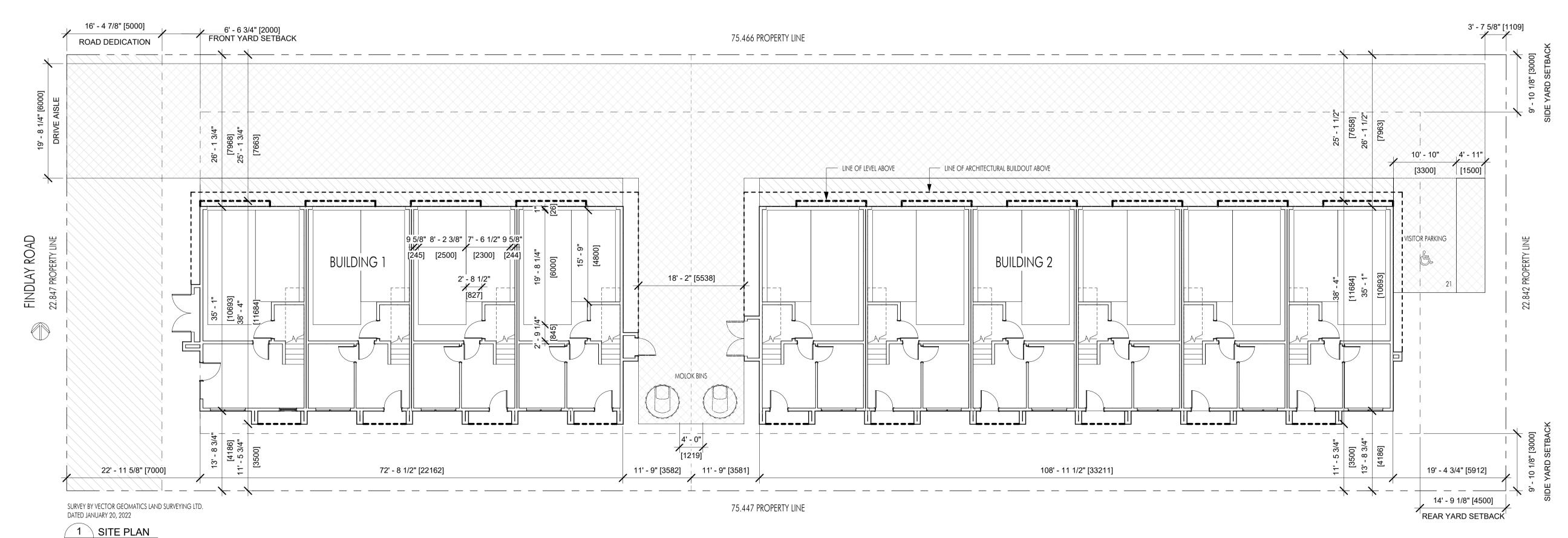
UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1 - LEVEL 1		238 SF	
UNIT 1 - LEVEL 2		569 SF	
UNIT 1 - LEVEL 3	3	586 SF	502 SF
UNIT 2 - LEVEL 1		243 SF	
UNIT 2 - LEVEL 2		582 SF	
UNIT 2 - LEVEL 3	3	600 SF	513 SF
UNIT 3 - LEVEL 1		243 SF	
UNIT 3 - LEVEL 2		582 SF	
UNIT 3 - LEVEL 3	3	600 SF	513 SF
UNIT 4 - LEVEL 1		236 SF	
UNIT 4 - LEVEL 2		574 SF	
UNIT 4 - LEVEL 3	3	591 SF	502 SF
UNIT 5 - LEVEL 1		236 SF	
UNIT 5 - LEVEL 2		574 SF	
UNIT 5 - LEVEL 3	3	591 SF	502 SF
UNIT 6 - LEVEL 1		243 SF	
UNIT 6 - LEVEL 2		582 SF	
UNIT 6 - LEVEL 3	3	600 SF	513 SF
UNIT 7 - LEVEL 1		243 SF	
UNIT 7 - LEVEL 2		582 SF	
UNIT 7 - LEVEL 3	3	600 SF	513 SF
UNIT 8 - LEVEL 1		243 SF	
UNIT 8 - LEVEL 2		582 SF	
UNIT 8 - LEVEL 3	3	600 SF	513 SF
UNIT 9 - LEVEL 1		243 SF	
UNIT 9 - LEVEL 2		582 SF	
UNIT 9 - LEVEL 3	3	600 SF	513 SF
UNIT 10 - LEVEL 1		238 SF	
UNIT 10 - LEVEL 2		569 SF	
UNIT 10 - LEVEL 3	3	586 SF	502 SF

PARKING SCHEDU	JLE
Type	Count
REGULAR - 90 deg	10
SMALL - 90 deg	10
VAN ACCESSIBLE - 90 deg	1

14134 SF

TOTAL UNIT AREA

VARIANCE REQUIRED FOR COMMON AMENITY SPACE



ATTACHMENT This forms part of application # Z22-0048 Planner Initials GA

City of 💥 Kelowna

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

PHONE:250-448-7801

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All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

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

Revision No., Date and Description

06.15.22 FOR REVIEW 06.24.22 FOR DVP 11.17.22 ADDENDUM NO.1 03.21.23 ADDENDUM NO.1

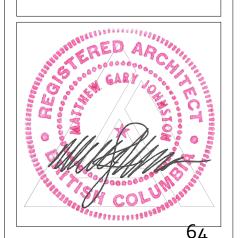
03.21.23

PROJECT 1281 FINDLAY - BUILDING 1 DRAWING TITLE

PROJECT **INFORMATION**

Drawing No.

ADDENDUM NO.1





Transmittal

This forms part of application
Z22-0048

City of

Planner Initials

GA

City of

Page 1 of 2

To: Planning Department

CC: Parm Shergill

April 4, 2023

City of Kelowna parm@capilanohomes.com

Re: Rationale for the Proposed Development of 1281 Findlay Road, Kelowna BC (The Site)

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Re-zoning, DP & DVP application associated with the proposed Development for the property located at 1281 Findlay Road, we offer the following Rationale for the project:

Located north of the Rutland urban centre, the project includes two residential buildings whose design and orientation aligns with the Developer's vision to provide more attainably priced homes in the local market. In response to the achievable finished floor area available per the proposed MF2 zone, the proposed 2 building solution consists of 10 townhome-style units. Each townhome includes a private 2 car garage at the entry level with flex space, followed by an open concept living space on the second storey. Above the living space are 3 bedrooms including a well-appointed master suite and laundry area conveniently located on the bedroom level. On top of all, these units each include a 500SF private amenity space located on the rooftop. In order to achieve the 10 residences envisioned for the project, 2 variances are being proposed for the development as follows:

- i. Rear yard set back variance from 4.5m to 1.11m to accommodate for a visitor parking spot.
- ii. Elimination of the common amenity space from 4.0m2 to 0m2. Each unit has been allocated 47m2 of private amenity space due to the common amenity space compromise.

The final layout and design of the townhomes does represent close collaboration with the City of Kelowna 2040 OCP. Private rooftop outdoor spaces blend well into the site and compliment the overall more modern form and character with an enticing mix of strong vertical and horizontal elements. Colours and materials selections have been coordinated by a designer on the design team in order to consider a colour palette that will compliment indoor and outdoor schemes and contribute to an attractive place to call home.

The final form and character of the project was a truly collaborative process with owner, consultants, and City influences toward building designs that were inspired by blending visions and preferences to help create an inviting design solution. Overall, the project design includes contrasting colours and materials and simple linear accents that blend horizontal and vertical elements in tasteful and creative ways. Material selections will blend Hardie Panels with MAC Woodgrains, stucco accents and glass railings to create interest and human scale engagement by way of the overall building forms.



Transmittal Page 2 of 2

The repetition of the units allows for increased privacy and reduced sound transfer on the rooftop patio's, which will create a more inviting private amenity space to be enjoyed by the homeowners and visitors. This unit setup will also mitigate back-to-back penetrations within the partywalls, allowing for seamless construction. In addition to the benefits listed above, this layout allows for heightened visual interest through an increased repetition of material changes and architectural buildouts.

Nearby higher density residential development suggests the approach taken for the project will compliment the scale of buildings in the immediate area. With the City of Kelowna quickly evolving and densifying, this proposed development aligns with the changing fabric of our community and the maximized number of residences will provide much needed, more attainable housing that is well situated to accommodate the shifting needs of Kelowna residents.



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

- i. Provide a thoughtful, attainable infill building designs on a property located in an area of Kelowna that includes higher density residential development.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements for residents and exceeds the requirements for long term.
- iv. The proposed variances have been addressed and align with the City vision for the area, and to the benefit of the project's success.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives and aligns with the City's long-term vision. Accordingly, our team looks forward to your supportive comments in response to this Rezoning/Development Variance Permit application. Please do not hesitate to contact our office if there are any questions or require additional information in these matters.

Sincerely:

Matt Johnston // Architect AIBC, LEED AP

LIME Architecture Inc.

CITY OF KELOWNA

BYLAW NO. 12532 Z22-0048 1281 Findlay 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 be amended by changing the zoning classification of Lot C Section 35 Township 26 ODYD Plan 18811, located on Findlay Road, Kelowna, BC from the RU1 Large Lot Housing zone to the MF2 Townhouse 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, second and third time by the Municipal Cou	uncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelown	a this
	Mayor

City Clerk



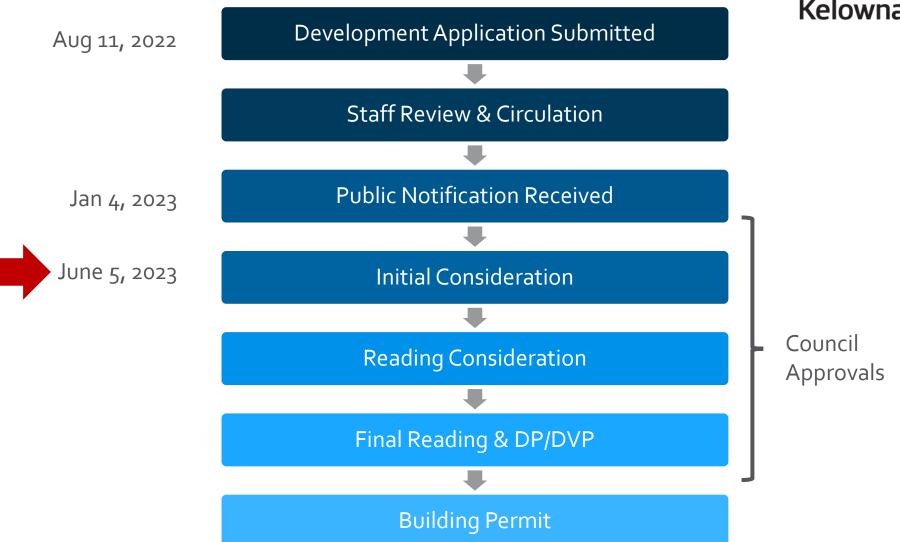


Purpose

➤ To rezone the subject property from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

Development Process





Context Map Walk Score Transit Score Chichester Wetland Park Harris Park Chichester Wetland Park Rutland Rd N Sumac Pearson Road Elementary. School

OCP Future Land Use





Subject Property Map







Project Details

- ► Parcel is located on Findlay Road near the intersection with Stremel Road
 - Access off Findlay Road
 - Backs onto Chichester wetland park
- ► S-MU Suburban Multiple Residential
 - Supports a variety of multi-unit housing in suburban Neighbourhoods
- ► MF2 Townhouse Housing
 - Purpose is to provide a zone for ground-oriented multiple housing



OCP Objectives & Policies

- ▶ 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.



Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use S-MU
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - Housing Diversity
 - Development Permit and Development Variance Permit to follow

REPORT TO COUNCIL REZONING

Date: June 5, 2023

To: Council

From: City Manager

Address: 5127 Lakeshore Road

File No.: Z23-0003

	Existing	Proposed	
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential	
Zone:	RR2 – Small Lot Rural Residential	RU1 – Large Lot Housing	

Kelowr

1.0 Recommendation

THAT Rezoning Application No. Z23-0003 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 23 Township 28 SDYD Plan 8976, located at 5127 Lakeshore Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 5, 2023;

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

2.0 Purpose

To rezone the subject property from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RR2 – Small Lot Rural Residential to RU1 – Large Lot Housing. The subject property has an OCP Future Land Use Designation of S-RES – Suburban Residential. The intent of Suburban Residential lands is to accommodate the majority of single and two dwelling residential growth in the City while allowing for opportunities for secondary suites and carriage homes in addition to limited complementary uses such as minor care centers and home-based businesses which are also supported in Suburban Neighbourhoods.

The subject property contains slopes of 20% or greater near the front and rear of the lot. The applicant will provide an access easement for the existing lot to ensure no additional driveways are created at Lakeshore Rd which will limit the impact of an additional lot on the existing neighbourhood. A restrictive covenant for the rear portion of the lot will be registered as part of the application to protect and preserve the steep slope area and existing mature vegetation.

The subject property is currently serviced by septic, however, in order to support rezoning to the RU1 zone the sewer main, which ends approximately 100m to the east of the site, will need to be extended to service

the proposed development. Other requirements include a 1.0 m road dedication along the Lakeshore Rd frontage to accommodate the necessary right-of-way width.

Lot Area	Proposed (m²)
Gross Site Area	2,785 m²
Road Dedication	Approx. 37 m ²
Undevelopable Area (covenant)	Approx. 560 m ²
Net Site Area	Approx. 2,188 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RR2 – Small Lot Rural Residential	S-RES – Suburban Residential
East	RR2 – Small Lot Rural Residential	S-RES – Suburban Residential
South	RU1 – Large Lot Housing	S-RES – Suburban Residential
West	RR2 – Small Lot Rural Residential	S-RES – Suburban Residential

Subject Property Map: 5127 Lakeshore Rd



The surrounding neighbourhood context is largely comprised of RR2 – Small Lot Rural Residential and RU1 – Large Lot Housing zone lots. The subject site is located on the south side of the street just west of the Uplands Dr – Lakeshore Rd intersection and is located within walking distance (less than 400m) to Cedar Creek Park.

5.0 Current Development Policies

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

Objective 7.2 Des	sign Suburban Neighbourhoods to be low impact, context sensitive and		
adaptable			
Policy 7.2.1.	Consider a range of low-density ground-oriented housing development to		
Ground Oriented	improve housing diversity and affordability and to reduce the overall urban		
Housing	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		
	The proposed development is ground-oriented housing in close proximity to parks.		

6.0 Application Chronology

Application Accepted: February 6, 2023
Neighbourhood Notification Summary Received: February 21, 2023

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager

Provided P

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

Attachments:

Attachment A: Draft Subdivision Plan

Attachment B: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT _
This forms part of application

City of

Kelowna

Z23-0003

AF

Date: February 15, 2023

File No.: Z23-0003

To: Planning and Development Officer (AF)

From: Development Engineering Manager (NC)

Subject: 5127 Lakeshore Road RR2 to RU1

The Development Engineering Branch has the following comments associated with this application to rezone the subject property from RR2 – Small Lot Rural Residential to RU1 – Large Lot Housing to facilitate a two-lot subdivision in conjunction with a subdivision under application file S23-0006.

Works and Services requirements have been identified in the memo provided with the suddivision application S23-0006. The City's Development Engineering Branch will coordinate the Works and Services requirements between time of Preliminary Layout Review (PLR) and application for Subdivision Approval.

The Development Engineering Technoligist for this project will be John Filipenko AScT (jfilipenko@kelowna.ca).

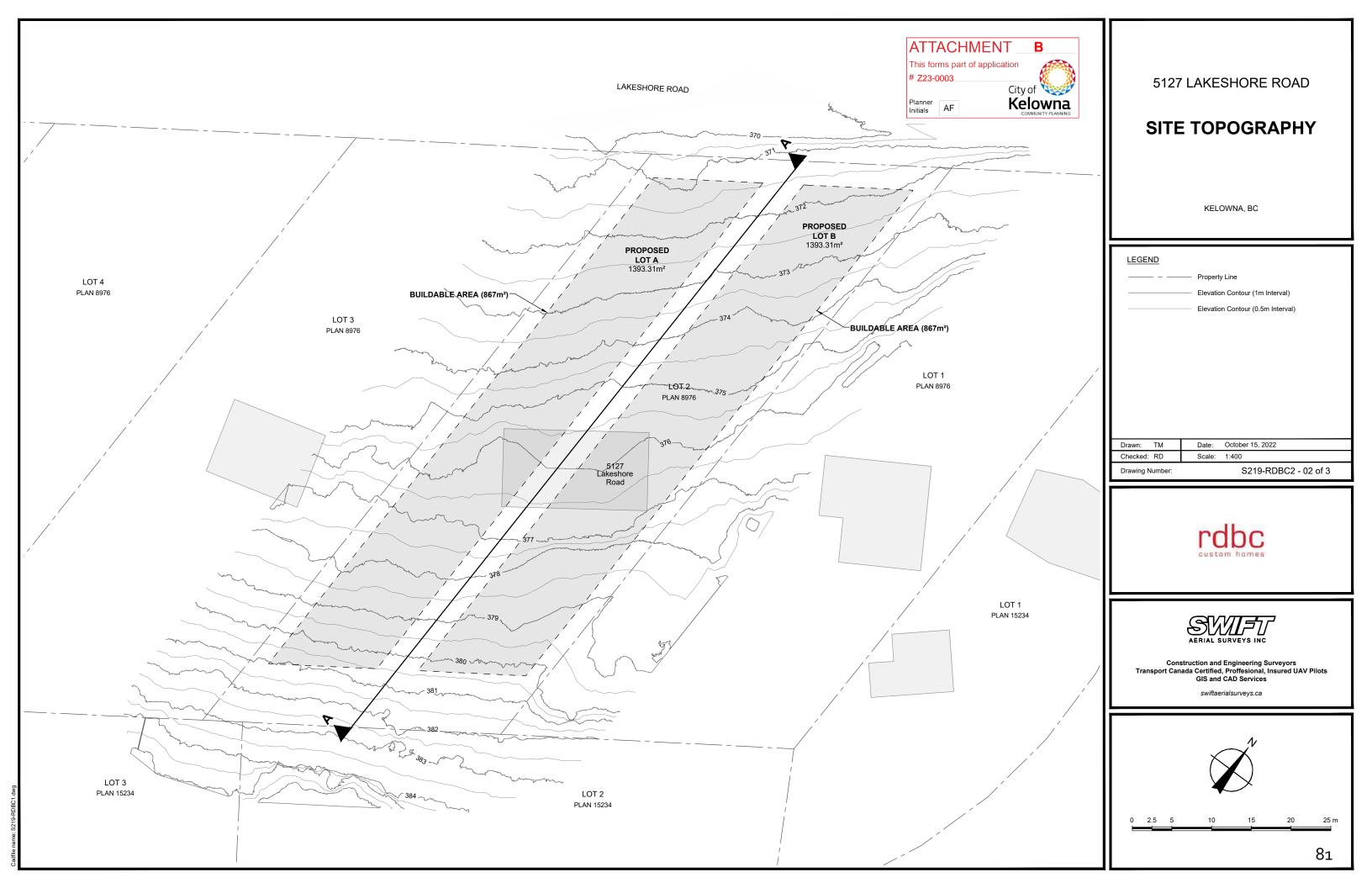
- a) The applicant's Civil Consultant should provide the Development Engineering Branch with a concept design drawing complete with costs for a gravity sewer system extension within Lakeshore Rd that will provide services to the proposed lots to demonstrate feasibility prior to rezoning adoption. Detailed design and construction may be deferred to Subdivision Approval.
- b) Road Dedication of 1.0 m along the entire frontage of Lakeshore Rd is required to achieve a ROW width of 22.0 m in accordance with OCP Functional Road Classification objectives and Typical Section SS-R16 standards. Dedication to be included as a condition of Rezoning or Subdivision Approval.

All other works and servicing requirements may be deferred to Subdivision Approval, as outlined in our memo under file S23-0006.

Nelson Chapman, P.Eng

Development Engineering Manager

JF



CITY OF KELOWNA

BYLAW NO. 12533 Z23-0003 5127 Lakeshore 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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 Section 23 Township 28 SDYD Plan 8976, located on Lakeshore Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal C	ouncil this
Adopted by the Municipal Council of the City of Kelov	vna this
	Mayor
	City Clerk





Purpose

➤ To rezone the subject property from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

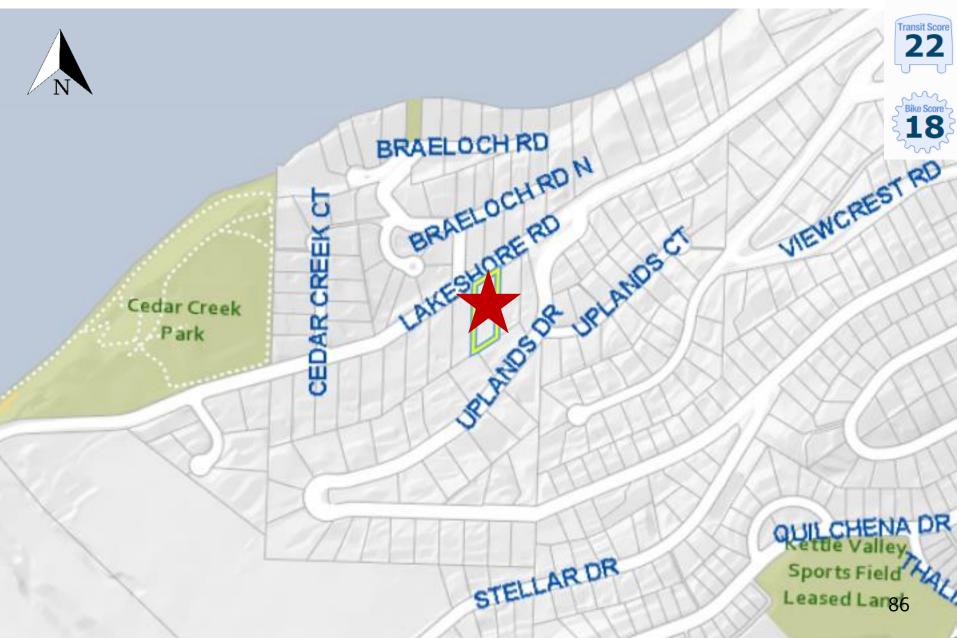
Development Process





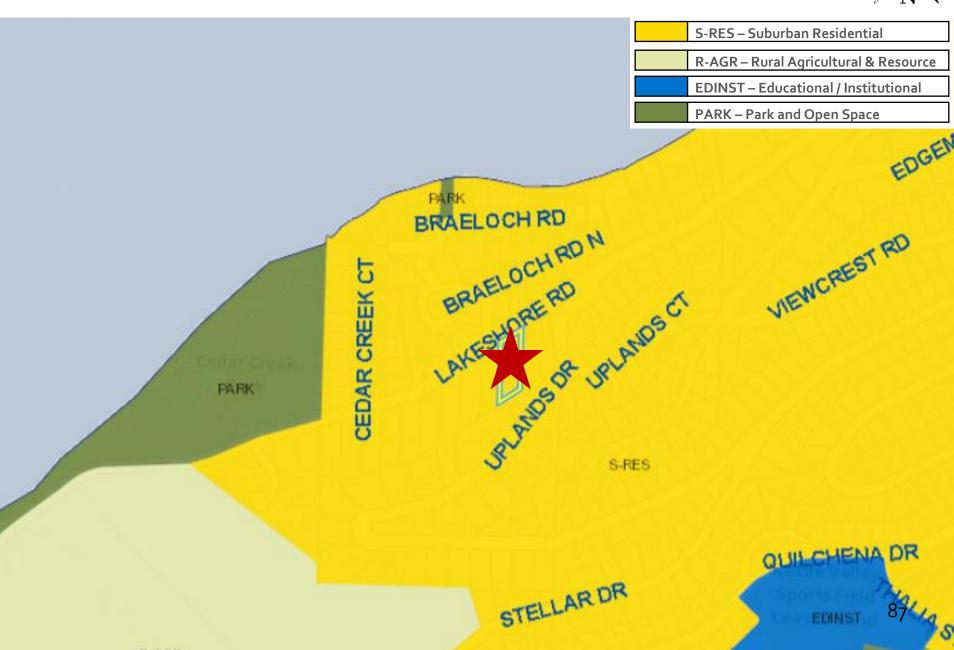
Context Map





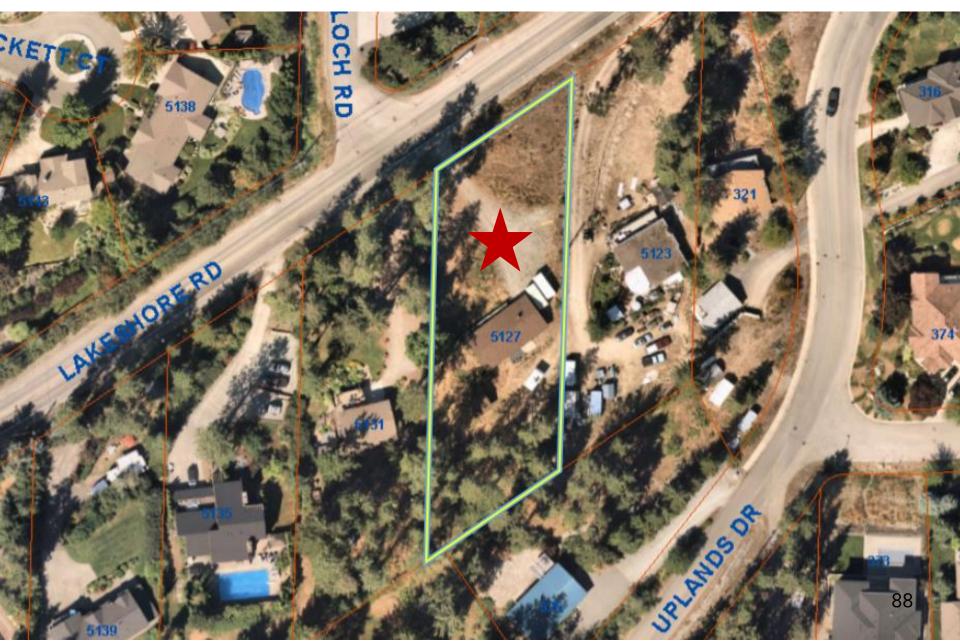
OCP Future Land Use





Subject Property Map







Project Details

- S-RES Suburban Residential
- ► RU1 Large Lot Housing
 - ▶ To facilitate 2-lot subdivision
 - Access Easement
 - Single site access
 - Protect front slopes 20% & greater
 - Restrictive Covenant
 - to protect rear slope / mature vegetation
 - Sewer to be extended to support development
 - 1.0 m of road dedication

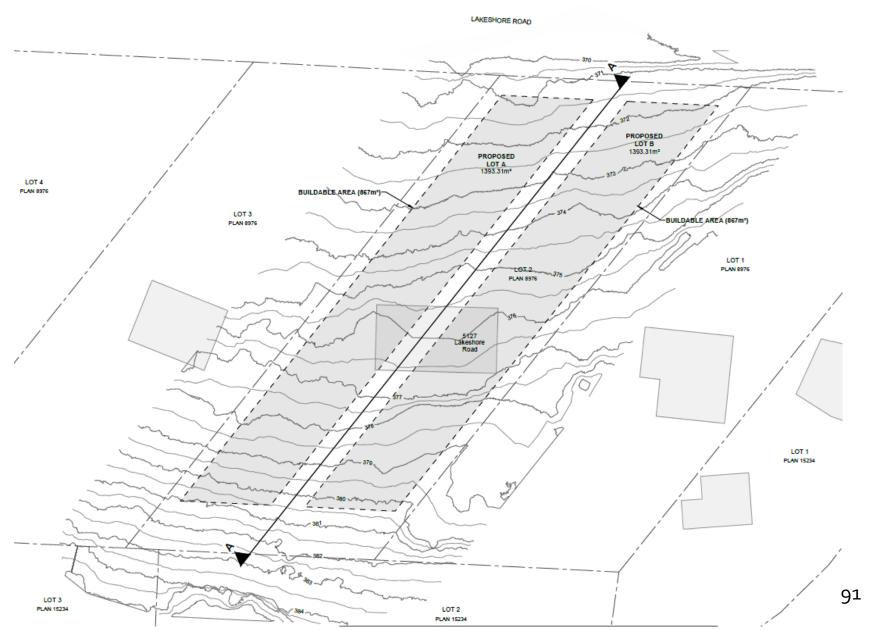
Draft Subdivision Plan





Draft Subdivision Plan







OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ► Encourage low-density ground-oriented housing development to improve housing diversity, affordability and to reduce urban footprints overall



Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use S-RES
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - Majority of single / two-unit residential growth
 - Suite and Carriage Homes
 - Minor Care Centres and Home-Based Businesses
 - Housing Diversity
 - Sewer connection opportunities
 - Rear slope / mature vegetation to be protected

REPORT TO COUNCIL REZONING

Date: June 5th, 2023

To: Council

From: City Manager
Address: 875 Graham Road

File No.: Z23-0009

Existing		Proposed	
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood	
Zone:	RU2 – Medium Lot Housing & RU2c – Medium Lot Housing with Carriage House MF2 – Townhouse Ho		

Kelowna

1.0 Recommendation

THAT Rezoning Application No. Z23-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham Road, Kelowna, BC from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing with Carriage House zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 5^{th} , 2023;

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

2.0 Purpose

To rezone the subject property from the RU2 – Medium Lot Housing zone and the RU2c - Medium Lot Housing with Carriage House zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development.

3.0 Development Planning

Staff support the proposed Rezoning from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of a townhouse development. The subject property has the Future Land Use Designation of Core Area Neighbourhood and is located on a corner lot near Quigley Elementary School. The property is larger than the average single dwelling housing property, which is able to facilitate an increase in density.

The proposal meets the intent of the Core Area Neighbourhoods policies, which are intended to accommodate much of the City's growth through sensitive residential infill such as ground-oriented multi-unit housing. It algins with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing and consideration for greater height and massing at block ends.

Lot Area	Proposed (m²)	
Gross Site Area	1,077m²	
Road Dedication	2.0m ²	
Net Site Area	1,075m²	

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Two Dwelling Housing / RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing



The subject property is located on the corner of Graham Road and Matt Road and has the Future Land Use Designation of Core Area Neighbourhood. The surrounding area is primarily a mix of RU₄ – Two Dwelling Housing and RU₁ – Large Lot Housing. The subject property is in close proximity to Quigley Elementary School, Hollywood Rd Education Services Centre, and Moraine Park.

4.1 <u>Background</u>

The previous owners rezoned (Z15-oo63) the subject property to both the RU2 – Medium Lot Housing and RU2c – Medium Lot Housing with Carriage House zone, which was to facilitate a two-lot subdivision. The zone was adopted by Council and the applicant received a Preliminary Layout Review (PLR) from the Approving Officer for the subdivision (S15-oo98). The property was eventually sold, and the subdivision was not completed, leaving the subject property split-zoned.

5.0 Current Development Policies

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

Objective 5.3. Desi	gn residential infill to be sensitive to neighbour context.		
Policy 5.3.1. Ground Oriented Infill.	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3. The subject property is on the block end, which allows for greater height (up to 3 storeys) and massing.		
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive,			
affordable and com	affordable and complete Core Area.		
Policy 5.11.1. Diverse Housing Forms.	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. The proposal adds meaningful density on a block end within the Core Area near		
1 011115.	Quigley Elementary School.		
Objective 5.14. Provide safe, walkable, Core Area neighbourhoods that are connected to key destinations.			
Policy 5.14.1. Walkability	Promote safety and comfort of pedestrians through the design of streets and sidewalks that integrate street tree planting, enhance public realm treatments, street furniture, curb-side parking and parkettes. The proposal is near Quigley Elementary School, will add new street trees and requires offsite frontage improvements (including sidewalks).		

6.0 Application Chronology

Application Accepted: February 15th, 2023 Neighbourhood Notification Summary Received: February 27th, 2023

Report prepared by: Tyler Caswell, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA

MEMORANDUM

Date: March 6, 2023

File No.: Z23-0009

To: Urban Planning Manager (LK)

From: Development Engineering Manager (NC)

Subject: 875 Graham Rd RU2 to MF2

The Development Engineering Department has the following comments associated with this Rezoning Application for a townhouse development on the subject property. The following Works and Services will be required of this development prior to adoption of Zoning.

The Development Engineering Technician for this file is Chris Pedersen (cpedersen@kelowna.ca).

1. GENERAL

- a. The following comments and requirements are valid for a period of one (1) year 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 modify some or all items in this memo if an application for Building Permit is not made or if the Zoning is not adopted within this time.
- b. This proposed development may require the installation or modification of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and determine requirements.
- c. All City Trees must be protected as per Bylaw 8042 Schedule C Tree Barrier and Installation Policy requirements. Removal of City Trees will require prior approval of the City's Urban Forestry Supervisor and may be subject to replacement, at a minimum two for one ratio, and compensation payment as per the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.

2. SITE-SPECIFIC REQUIREMENTS

- a. Only one driveway, of maximum 6.0m width, will be permitted. Driveway must access from Matt Rd. Letdowns to be constructed to SS-C7.
- b. The proposed driveway configuration appears consistent with this requirement.
- c. Indicate, on the site, the locations of the garbage and recycle bins. Provide turning movements for a HSU vehicle to confirm maneuverability on site without requiring a reverse movement onto public roads.
- d. A road dedication of 6.0 m radius at the corner of Graham Rd and Matt Rd is required to achieve adequate maneuverability to the site.

ATTACHMENT _
This forms part of application

Kelowna

Z23-0009
Planner TC

Z23-0009 – 875 Graham Rd Page 2 of 5

3. DOMESTIC WATER AND FIRE PROTECTION

a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with RWD for all water servicing and fire protection requirements.

b. All fire flow calculations are to be provided to the City's Development Engineering Department prior to adoption of Zoning or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing and fire protection from RWD must be provided to the City Engineer prior to adoption of Zoning.

4. SANITARY SEWER SYSTEM

- a. Our records indicate that this property is currently serviced with a 150 mm diameter sanitary service off Matt Rd. Only one service connection will be permitted per lot.
- b. The Developer's Consulting Engineer will determine the sanitary sewer servicing requirements of this development. If upgrades are determined to be necessary to achieve adequate servicing, the Developer must complete any such upgrades at their cost. New service connections are to be completed as per SS-S7 with an inspection chamber and Brooks Box. Any obsolete services must be fully decommissioned at the main.

5. STORM DRAINAGE

- a. The subject property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. The Developer must engage a Consulting Engineer to provide a combined Lot Grading Plan, Stormwater Management Plan, and Erosion and Sediment Control Plan to meet the requirements of Bylaw 7900. Indicate on the plan the building elevations, finished grade slopes and elevations throughout the site, perimeter grades to match existing grades, overland flow routes, onsite stormwater retention if required, and erosion and sediment control measures.

6. ROADWAY AND STREETSCAPE

a. Graham Rd is classified in the 2040 OCP as a Core Area Collector and must be upgraded to an urban standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.



Z23-0009 – 875 Graham Rd Page 3 of 5

b. Matt Rd is classified in the 2040 OCP as a Suburban Collector and must be upgraded to an urban standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- c. Bulbouts are to be installed at the intersection of Matt Rd and Graham Rd on both sides of the road to provide a safe pedestrian crossing at the intersection of these two collector roads.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

7. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed service connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

8. GEOTECHNICAL STUDY

- a. Provide a Geotechnical Report prepared by a Professional Engineer competent in the field of geotechnical or hydrogeological engineering as applicable. The Geotechnical Report must be submitted to the Development Services Department prior to adoption of Zoning and prior to the City's review of Engineering drawings. Geotechnical Report to address, at a minimum, any of the applicable items below:
 - i. Site suitability for development;
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property, as well as any monitoring required;
 - iii. Site soil characteristics (i.e., fill areas, unsuitable soils such as organic material, etc);
 - iv. Any special requirements for construction of roads, utilities, and building structures;
 - v. Recommendations for items that should be included in a Restrictive Covenant:
 - vi. Recommendations for erosion and sedimentation controls for water and wind;
 - vii. Any items required in other sections of this memo;



Z23-0009 – 875 Graham Rd Page 4 of 5

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

9. <u>DESIGN AND CONSTRUCTION OF OFFSITE WORKS</u>

- a. Offsite Works and Services are required of this development as outlined above. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to adoption of Zoning.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.
 - i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
 - ii. Design must be completed by a suitably qualified and experience Consulting Engineer.
 - iii. Engineering drawing submissions are to be in accordance with *Council Policy 265 Engineering Drawing Submission Requirements*. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - i. The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer's Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 Security for Works and Services, Sections 7.1 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.
- d. Construction of the required Works and Services must be completed in accordance with Bylaw 7900 requirements and is subject to several approvals prior to work commencing. These include, but are not necessarily limited to, the following:
 - i. Before any construction of the Works commences, design drawings must be reviewed and approved for construction by the City Engineer.
 - ii. A "Consulting Engineering Confirmation Letter" (City template provided upon request) must be executed by the Owner and Consulting Engineer and provided to the City.
 - iii. The Developer's Consulting Engineer must undertake adequate inspections during construction of the Work, as outlined in EGBC's *Guide to the Standard for Documented Field Reviews During Implementation or Construction*. A Quality Control and Assurance Plan acceptable to the City Engineer must be submitted prior to construction approval. Refer to Bylaw 7900, Schedule 3.
 - iv. Insurance requirements are outlined in Bylaw 7900, Section 7.3. A compliant Certificate of Insurance must be provided prior to construction approval.
 - v. Contractor must provide a current WorkSafe BC Clearance Letter.
- e. Construction completion, maintenance period, and return of Performance Security requirements are outlined in Bylaw 7900, Sections 9.5 9.7 and Sections 10.0 10.4.



10. **CHARGES, FEES, AND SECURITIES**

a. Engineering and Inspection Fee:

TOTAL	\$ TBC
GST (5%)	\$ TBC
3.5% of Construction Value	\$ TBC

on behalf of

Nelson Chapman, P.Eng. Development Engineering Manager

CP



CITY OF KELOWNA

BYLAW NO. 12534 Z23-0009 875 Graham 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:

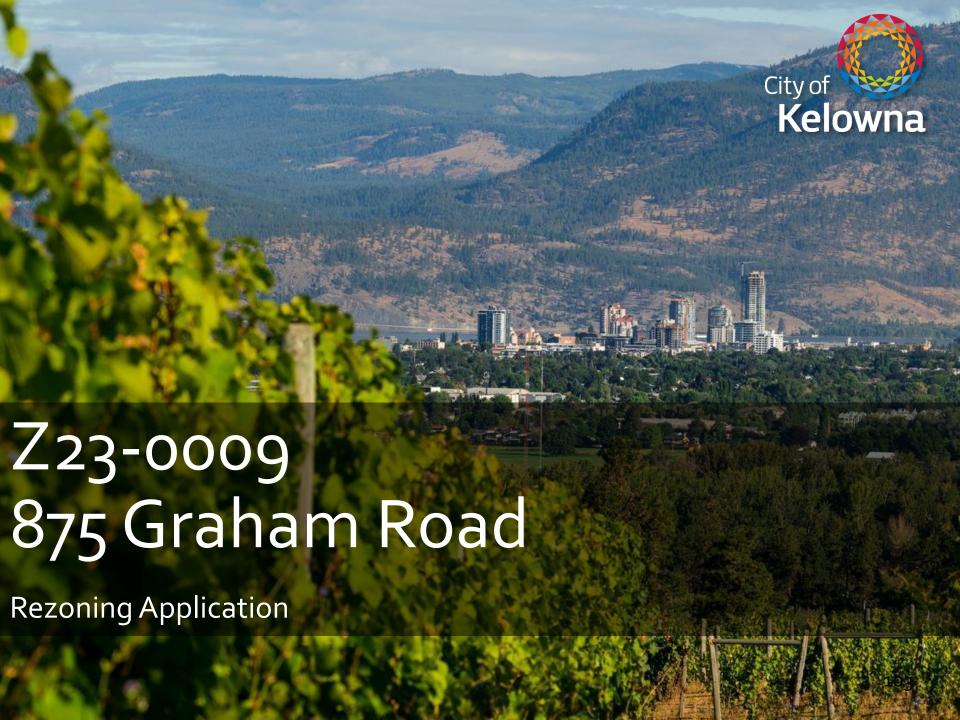
- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 22 Township 26 ODYD Plan 19161, located on Graham Road, Kelowna, BC from the RU2 Medium Lot Housing zone and the RU2c Medium Lot Housing with Carriage House zone to the MF2 Townhouse Housing 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk





Purpose

➤ To rezone the subject property from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing with Carriage House zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development.

Development Process





Context Map

GAGGIN RD

GRAMIAK RD

ACE RD

RMA RD

Gerstmar Park

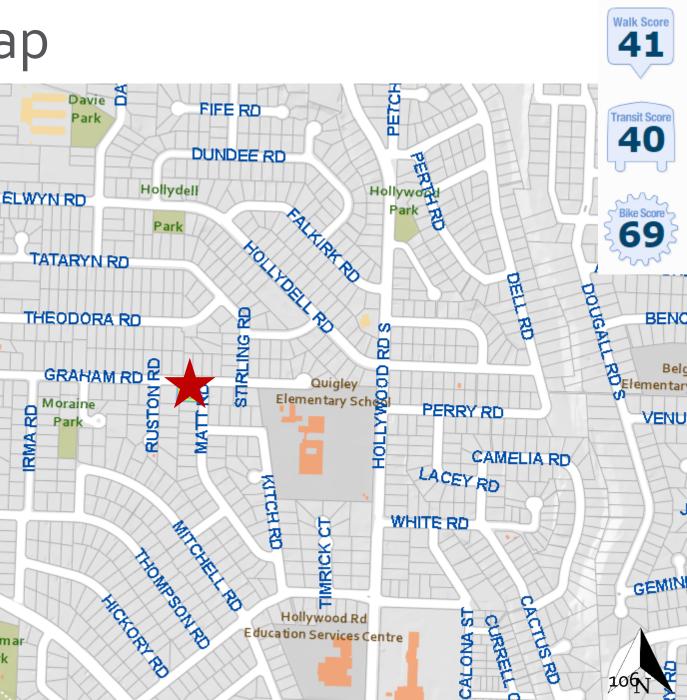
TH.

CRIDGERO

COLLISON RD

CARRASIDE RO

WOODSR

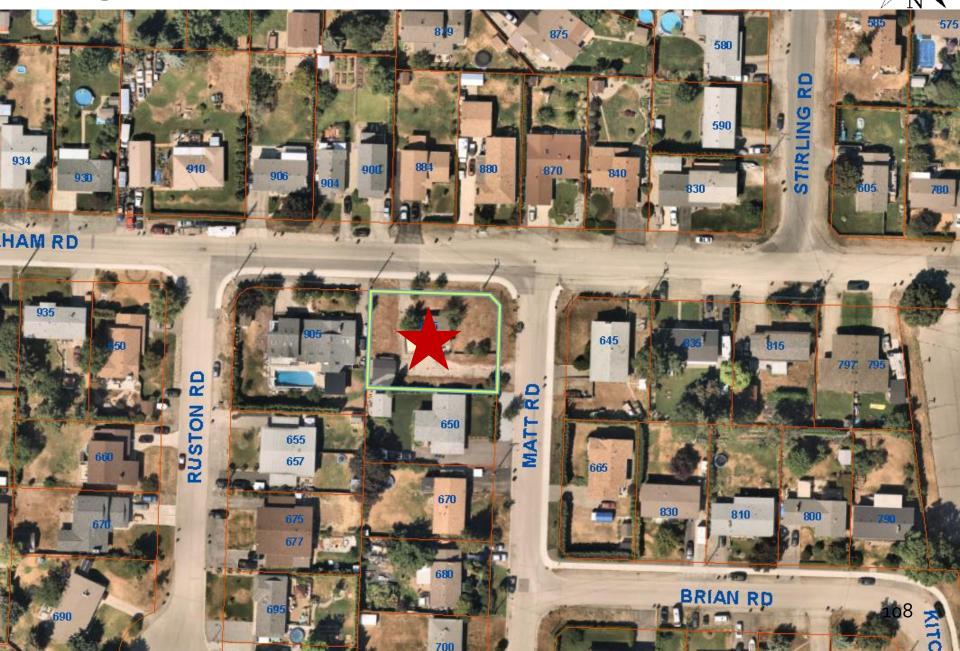


OCP Future Land Use





Subject Property Map





Project Details

- ► The property has Future Land Use Designation of Core-Area Neighbourhood.
- ► The property is in closed proximity to Quigley Elementary School
- ► The Rezoning to the MF2 zone is to facilitate the construction of a townhouse development.
 - Application is proposed at 6 units
 - Vehicle entry off Matt Road



OCP Objectives & Policies

- ▶ Policy 5.3.1. Ground Oriented Infill.
 - ► The subject property is on the block end, which allows for greater height and massing.
- ▶ Policy 5.11.1. Diverse Housing Tenures.
 - ► The proposal adds meaningful density on a block end in the Core Area near Quigley Elementary School
- ► Policy 5.14.1. Walkability
 - ► The proposal is near an elementary school and will add streets trees and offsite improvements in a walkable neighbourhood.



Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - Ground Oriented Infill
 - Walkability
 - Development Permit to follow.

REPORT TO COUNCIL REZONING

, The Date: June 5, 2023

From: City Manager

Council

Address:	215 235 NICKEI RO	
File No.:	Z23-0007	
	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing & RU2 – Medium Lot Housing	MF2 – Townhouse Housing

Kelow

1.0 Recommendation

To:

THAT Rezoning Application No. Z23-0007 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 27 Township 26 ODYD Plan 18533, located at 215 Nickel Road, Kelowna, BC and Lot A Section 27 Township 26 ODYD Plan 39232, located at 235 Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the RU2- Medium Lot Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 5, 2023;

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

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

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone and the RU2- Medium Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of townhouses.

3.0 Development Planning

Staff support the proposed rezoning to MF2 – Townhouse Housing zone for the subject properties. The 2040 Official Community Plan (OCP) the Future Land Use designation is Core Area Neighbourhood (C-NHD). This land use supports ground-oriented townhouse housing options. The purpose of the MF2 – Townhouse Housing zone is to provide for ground-oriented multiple housing up to three storeys on serviced urban lots. Therefore, the MF2 – Townhouse Housing zone is appropriate at this location. To facilitate the development the two properties will be consolidated into one parcel.

Lot Area	Proposed (m²)	
Gross Site Area	1707.7 m²	
Road Dedication	43.43 m²	

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Single Family Dwelling
East	MF2 — Townhouse Housing	Townhouses
South	MF2 — Townhouse Housing	Townhouses
West	MF2 — Townhouse Housing	Townhouses

Subject Property Map: 215 235 Nickel Road



The subject property is located on Nickel Road mid-block between Highway 33 and Houghton Road. Highway 33 is designated a Transit Supportive Corridor. The surrounding area is primarily zoned RU4 – Duplex Housing, and MF2 – Townhouse Housing. The property is located in close proximity to Ben Lee Park and commercial services off Highway 33 and Highway 97.

5.0 Current Development Policies

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

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.			
Policy 5.3.1	Encourage gentle densification in the form of ground-oriented residential uses		
Ground Oriented	such as house-plexes, townhouses and narrow lot housing to approximately 2		
Infill	storeys, maintaining residential uses and setbacks that reflect the existing		
	development pattern. Consider opportunities for greater height and massing at		
	block ends and along Active Transportation Corridors as outlined in Figure 5.3.		
	The proposed rezoning would allow for ground-oriented townhouses.		
Objective 5.11 Incr	Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable		
and complete Core	Area.		
Policy 5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core Area		
Diverse Housing	that support a variety of households, income levels and life stages.		
Forms	The application proposes to add housing options to the neighbourhood.		

6.0 Application Chronology

Application Accepted: January 25, 2023 Neighbourhood Notification Summary Received: May 3, 2023

Report prepared by: Breanna Sartori, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

MEMORANDUM

Date: March 8, 2023

File No.: Z23-0007

To: Urban Planning (BS)

From: Development Engineering Manager (NC)

Subject: 215-235 Nickel Rd RU1 to MF2

ATTACHMENT A

This forms part of application
Z23-0007

City of

Planner Initials

BS

Kelowna

DEVELOPMENT PLANNING

The Development Engineering Department has the following comments associated with this application to rezone the subject properties from RU1 - Large Lot Housing and RU2 - Medium Lot Housing to MF2 - Townhouses to facilitate a townhouse development. The Development Engineering Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following comments and requirements are valid for a period of one (1) year 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 modify some or all items in this memo if an application for Building Permit is not made within this time.
- b. This proposed development may require the installation or modification of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and determine requirements.
- c. All City Trees must be protected as per Bylaw 8042 Schedule C Tree Barrier and Installation Policy requirements. Removal of City Trees will require prior approval of the City's Urban Forestry Supervisor and may be subject to replacement, at a minimum two for one ratio, and compensation payment as per the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.
- d. There is a possibility of a high groundwater table or surcharging of storm drains during major storm events. Non-basement buildings may be required. This should be considered in the design of the onsite system, lot grading, and minimum basement elevations.
- e. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. <u>DEVELOPMENT PERMIT COMMENTS AND SITE-SPECIFIC REQUIREMENTS</u>

a. Only one driveway of maximum 6.0m width, will be permitted. Letdown to be constructed to SS-C7. The proposed driveway configuration appears consistent with this requirement.



Z23-0007 - 215-235 Nickel Rd

Page 2 of 5

- b. Indicate, on the site, the locations of the garbage and recycle bins. Provide turning movements for a HSU vehicle to confirm maneuverability on site without requiring a reverse movement onto public roads.
- c. Approximately 1 m road dedication along the entire frontage of Nickel is required to achieve a ROW width of 22 m in accordance with OCP Functional Road Classification objectives.

3. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Black Mountain Irrigation District (BMID) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with BMID for all water servicing and fire protection requirements.
- b. All fire flow calculations are to be provided to the City's Development Engineering Department upon submittal of Building Permit application or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing and fire protection from BMID must be provided to the City Engineer prior to issuance of Building Permit.

4. SANITARY SEWER SYSTEM

- a. Our records indicate that these properties are each currently serviced with a 100 mm diameter sanitary service off Nickel Rd. Only one service connection will be permitted for this development.
- b. The Developer's Consulting Engineer will determine the sanitary sewer servicing requirements for this development. If upgrades are determined to be necessary to achieve adequate servicing, the Developer must complete any such upgrades at their cost.
- c. Service connections are to be completed as per SS-S7 with an inspection chamber and Brooks Box, with consideration given to SS-S50 for connections to mains. Any obsolete services must be fully decommissioned at the main.

5. STORM DRAINAGE

- a. The subject property is located within the City of Kelowna drainage service area. Only one service connection will be permitted per lot.
- b. The Applicant must engage a Consulting Engineer to provide the following drawings for the site, in accordance with Bylaw 7900 requirements:
 - i. A detailed Lot Grading Plan;
 - a. Indicate on the Lot Grading Plan the building slab elevations, finished grade elevations throughout the site, any slopes that are steeper than 30%, areas that have greater than 1.0 m of fill, finished grade slopes, and perimeter grades to match existing grades;
 - b. Grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;

Z23-0007 - 215-235 Nickel Rd

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- ii. A detailed Stormwater Management Plan;
 - a. Surface runoff during a storm event of 1:100 year return period from this development must not discharge from the site in excess of the 1:5 year pre-development rate;
 - b. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*;
 - c. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, applied to post-development rainfall intensity curve stage (IDF) in Section 3.7.2;
- iii. An Erosion and Sediment Control (ESC) Plan;
 - a. Prepare as per section 3.14 of Schedule 4 of Bylaw 7900 and best practices;
 - b. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. Register statutory right of ways on site for all storm water infrastructure or flow paths carrying, conveying, detaining and/or retaining storm water that is generated from the public properties or public road right of ways. Show details of dedications, rights-of-way, setbacks and non-disturbance areas.
- d. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. Intermittent pumping of groundwater for structures within seasonal range of the groundwater table may be permitted with some conditions. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

6. ROADWAY AND STREETSCAPE

- a. Nickel Rd is classified in the 2040 OCP as a Core Area Collector with Bike Lanes and must be upgraded to an urban standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross-section will be provided to consulting engineer upon request; please contact the development technician for this project.
- b. It is the responsibility of the Developer's consulting engineer to provide a design for the frontage such that is compatible with the existing conditions and sidewalk to the north and south of the subject lots.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

Z23-0007 - 215-235 Nickel Rd

Page 4 of 5

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

7. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed service connections are to be installed underground. It is the Developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City's approval before commencing construction.
- b. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

8. GEOTECHNICAL STUDY

- a. Provide a Geotechnical Report prepared by a Professional Engineer competent in the field of geotechnical or hydrogeological engineering as applicable. The Geotechnical Report must be submitted to the Development Services Department as part of the Building Permit submission and prior to the City's review of Engineering drawings. Geotechnical Report to address, at a minimum, any of the applicable items below:
 - i. Site suitability for development;
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property, as well as any monitoring required;
 - iii. Site soil characteristics (i.e., fill areas, unsuitable soils such as organic material, etc);
 - iv. Any special requirements for construction of roads, utilities, and building structures;
 - v. Recommendations for items that should be included in a Restrictive Covenant;
 - vi. Recommendations for erosion and sedimentation controls for water and wind;
 - vii. Any items required in other sections of this memo;
 - viii. Recommendations for roof drains, perimeter drains, and septic tank effluent on the site;

9. <u>DESIGN AND CONSTRUCTION OF OFFSITE WORKS</u>

- a. Offsite Works and Services are required of this development as outlined above. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to issuance of Building Permit.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.
 - i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
 - ii. Design must be completed by a suitably qualified and experience Consulting Engineer.

- iii. Engineering drawing submissions are to be in accordance with Council Policy 265 Engineering Drawing Submission Requirements. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer's Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 Security for Works and Services, Sections 7.1 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.
- d. Construction of the required Works and Services must be completed in accordance with Bylaw 7900 requirements and is subject to several approvals prior to work commencing. These include, but are not necessarily limited to, the following:
 - i. Before any construction of the Works commences, design drawings must be reviewed and approved for construction by the City Engineer.
 - ii. A "Consulting Engineering Confirmation Letter" (City template provided upon request) must be executed by the Owner and Consulting Engineer and provided to the City.
 - iii. The Developer's Consulting Engineer must undertake adequate inspections during construction of the Work, as outlined in EGBC's *Guide to the Standard for Documented Field Reviews During Implementation or Construction*. A Quality Control and Assurance Plan acceptable to the City Engineer must be submitted prior to construction approval. Refer to Bylaw 7900, Schedule 3.
 - iv. Insurance requirements are outlined in Bylaw 7900, Section 7.3. A compliant Certificate of Insurance must be provided prior to construction approval.
 - v. Contractor must provide a current WorkSafe BC Clearance Letter.
- e. Construction completion, maintenance period, and return of Performance Security requirements are outlined in Bylaw 7900, Sections 9.5 9.7 and Sections 10.0 10.4.

10. CHARGES, FEES, AND SECURITIES

- a. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii. Engineering and Inspection Fee: 3.5% of construction value (plus GST).

A Sangster on behalf of
Nelson Chapman, P.Eng.
Development Engineering Manager
SK



BYLAW NO. 12536 Z23-0007 215, 235 Nickel 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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 Section 27 Township 26 ODYD Plan 18533, located on Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone;
- 2. AND THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan 39232, located on Nickel Road, Kelowna, BC from the the RU2 Medium Lot Housing zone to the MF2 Townhouse Housing zone;
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this		
Approved under the Transportation Act this		
(Approving Officer – Ministry of Transportation)		
Adopted by the Municipal Council of the City of Kelowna	this	
-	Mayor	
-	City Clerk	



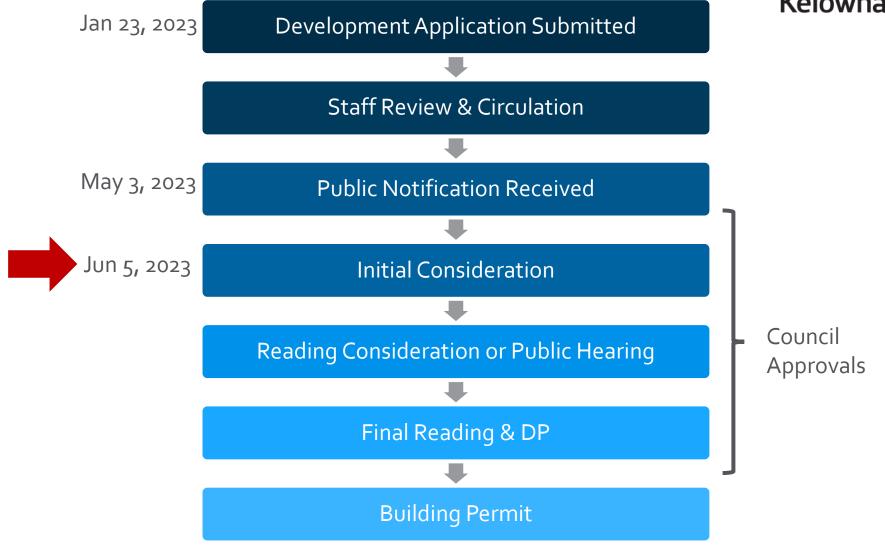


Purpose

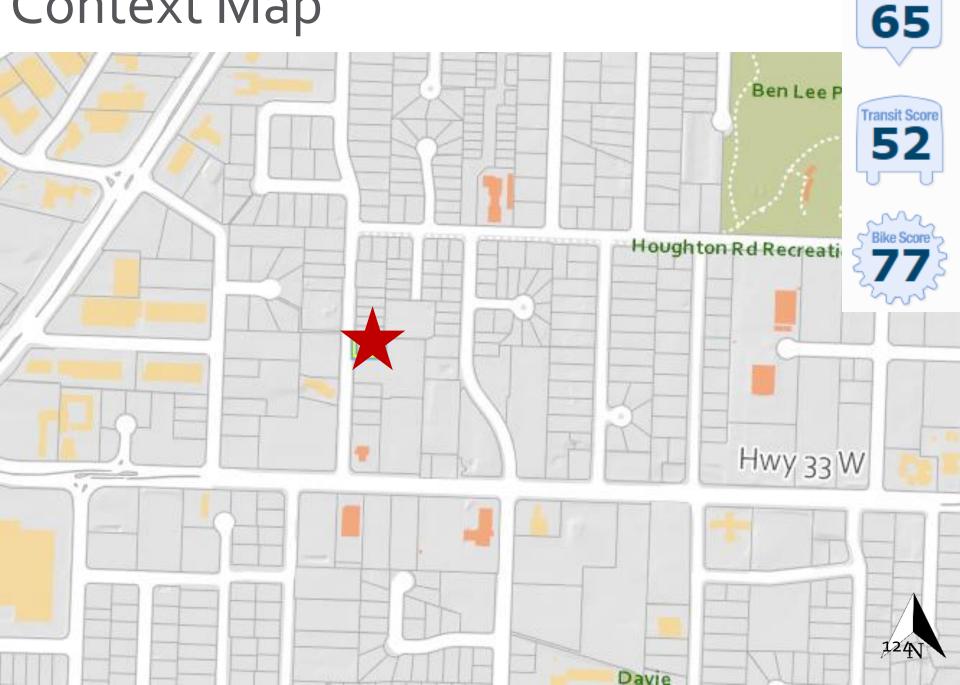
➤ To rezone the subject property from the RU1 — Large Lot Housing and RU2- Medium Lot Housing zone to the MF2 — Townhouse Housing zone to facilitate the development of townhouses.

Development Process





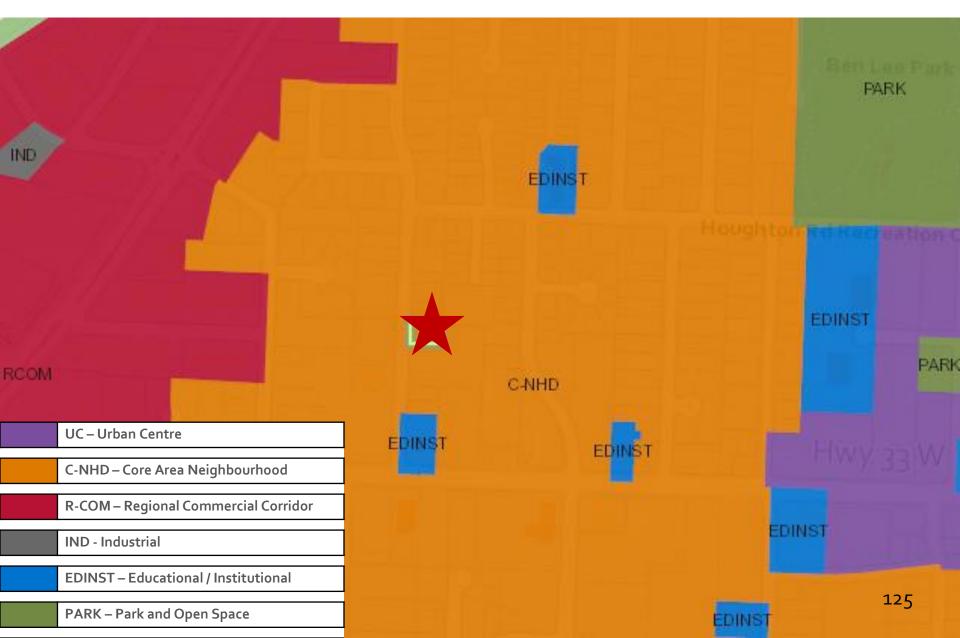
Context Map



Walk Score

OCP Future Land Use





Subject Property Map







Project Details

- ► C-NHD Core Area Neighbourhood
- ► MF2 Townhouse Housing
 - ▶ 3 storey height
 - ► Approx. 12 townhouse units
 - One vehicle access off Nickel Rd



OCP Objectives & Policies

- ► Policy 5.3.1 Ground Oriented Infill
 - ► Encourage ground oriented residential uses
- ▶ Policy 5.11.1 Diverse Housing Forms
 - Encourage a diverse mix of low and medium density housing forms in the Core Area



Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - Ground Oriented Infill
 - ▶ Diverse Housing Forms
 - Development Permit to follow

Report to Council



Date: June 5, 2022

To: Council

From: City Manager

Department: Office of the City Clerk

Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated June 5, 2023 with respect to three rezoning applications;

AND THAT Rezoning Bylaws No. 12522, 12530 and 12531 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12522, 12530 and 12531 and to give the bylaws further reading consideration.

Background:

Zoning bylaws that are consistent with the OCP do not require a public hearing. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The three Rezoning Applications were brought forward to Council for initial consideration on May 15, 2023. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Recommended Readings	Correspondence Received
1885 High Rd & 810 Glenmore Dr	Z21-0060	12522	1 st , 2 nd , 3 rd	O
385, 405 Leathead Rd & 530, 540 Dougall Rd N	Z23-0010	12530	1 st , 2 nd , 3 rd	0
550-552 Patterson Ave	Z22-0080	12531	1 st , 2 nd , 3 rd	0

These applications were brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaws.

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaws No. 12522, 12530 and 12531 further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: S Fleming, City Clerk

cc: Development Planning

BYLAW NO. 12522 Z21-0060 1885 High Road & 810 Glenmore 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 A Section 29 Township 26 ODYD Plan KAP58828 located on High Road, Kelowna, BC and Lot 2 Section 29 Township 26 ODYD Plan 4101 located on Glenmore Drive, Kelowna, BC from the C2 Vehicle Oriented Commercial zone and the RU1 Large Lot Housing zone to the MF3r Apartment Housing 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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

BYLAW NO. 12530 Z23-0010 385, 405 Leathead Road & 530, 540 Dougall Road North

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 Section 26 Township 26 ODYD Plan 17758, located on Dougall Rd N, Kelowna, BC;
 - b. Lot B Section 26 Township 26 ODYD Plan 17758, located on Dougall Rd N, Kelowna, BC;
 - c. Lot 19 Section 26 Township 26 ODYD Plan 3476 Except Plan A12943, located on Leathead Rd, Kelowna, BC;
 - d. Lot A Section 26 Township 26 ODYD Plan KAP80294, located on Leathead Rd, Kelowna, BC;

from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre 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

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

BYLAW NO. 12531 Z22-0080 550-552 Patterson Avenue

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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 14 ODYD Plan 3249, located on Patterson Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF1 – Infill 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, 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 DEVELOPMENT PERMIT

Date: June 5, 2023
To: Council

From: City Manager

Address: 3425 Hilltown Drive

File No.: DP22-0222

Zone: CD18 – McKinley Beach Resort



1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0222 for Lot 1 Section 28 Township 23 ODYD PLAN EPP76020, located at 3425 Hilltown Drive, 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 be a Registered Landscape Architect;

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

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

2.0 Purpose

To issue a Development Permit for the form and character of a townhouse development.

3.0 Development Planning

Staff are recommending support for the Development Permit for the 44-unit townhouse development on the subject property. The proposal consists of 16 townhouse buildings at a height of 3 storeys, containing a total of 44, 3-bedroom dwelling units. The proposal creates a strong interface with Hilltown Drive through ground-oriented units with front doors and landscaping facing the street. The height and massing of the buildings steps along the streetscape to account for the sloping grade and to allow for architectural detailing. Exterior building materials include silver metal siding and iron grey hardie board, vintagewood cedar cladding and black metal awnings to frame entrances. The townhouses are oriented on site to preserve site lines of the future amenity building to the North of the site. An elevated linear corridor provides a walkout "parkway" for the central units with a greater connection to the common landscaped amenity area for all residents to use. Landscape plantings include 76 new on-site trees, as well as a variety of shurbs, perrenials, and grasses.

The proposal meets all regulations of the Zoning Bylaw, and no variances have been requested. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Townhouse and Infill Development. Key guidelines that are met include:

- 2.1.3.a Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.
- 3.1.3.c Provide pedestrian pathways on site to connect: main building entrances to public sidewalks and open spaces; visitor parking areas to building entrances; from the site to adjacent pedestrian/trail/cycling networks (where applicable).
- 3.1.5.a Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.
- 3.1.6.d In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.

Lot Area	Proposed (m²)	
Gross Site Area	74, 595.6 m²	
Road Dedication	N/A	
Undevelopable Area	53, 699.2 m² (ESA + pond)	
Net Site Area	11,264.4 m²	

4.0 Subject Property & Background

4.1 Subject Property Map



4.2 <u>Background</u>

A Natural Environment and Hazardous Condition Development Permit was completed for the subject property to ensure the works are monitored throughout the duration of the project. This protects the wetland

riparian area to the South and ensures prevalent rock fall from the adjacent hillside does not impact the site. A park trail will be secured through the site to ensure pedestrian access around the wetland and connect to the extensive trail system throughout the McKinley Beach development site. Additionally, a consecutive Subdivision application for the subject property is in progress to subdivide the townhouse development from the future McKinley amenity centre to the North.

5.0 Zoning Bylaw Regulations Summary

UNIT COUNT AND FLOOR AREA		
Total Number of Units 44 units		
3-bed 44		
Townhome	16	

DEVELOPMENT REGULATIONS		
CRITERIA	CD18 ZONE	PROPOSAL
Total Maximum Floor Area Ratio		
Base FAR	N/A	0.581
Max. Site Coverage (buildings)	N/A	35.10 %
Max. Site Coverage (buildings, parking, driveways)	N/A	61.25%
Max. Height		
Base Height	38.25 m or 9 storeys	11.5 m / 3 storeys
Setbacks		
Min. Front Yard (West facing Hilltown Drive)	o.o m	3.0 m
Min. Side Yard (North facing amenity building)	o.o m	3.9 m
Min. Side Yard (East facing hillside)	o.o m	4.2 M
Min. Rear Yard (South facing retention pond)	o.o m	6.2 m
Amenity Space		
Total Required Amenity Space	N/A	1,460 m²
Common	N/A	1,000 m²
Private	N/A	460 m²
Landscaping		
Min. Number of Trees	N/A	77 trees

PARKING REGULATIONS			
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL	
Total Required Vehicle Parking	94 stalls	99 stalls	
Residential	88	88	
Visitor	6	11 (2 accessible)	
Ratio of Regular to Small Stalls	Min. 50% Regular	100 % Regular	
Ratio of Regular to Silian Stalls	Max. 50% Small	o % Small	
Diauda Challa Chart Tarm	4.0 or 1 per 5 units (whichever is	o stalls	
Bicycle Stalls Short-Term	greater)	9 stalls	
Bicycle Stalls Long-Term	No requirement	No requirement	

6.0 Application Chronology

Application Accepted: October 25, 2022

Report prepared by: Sara Skabowski, Planner 1

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Development Permit DP22-0222

Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

Development Permit

DP22-0222



ATTACHMENT

DP22-0222

SS

Planner

Initials

This forms part of application

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

3425 Hilltown Drive

and legally known as

Lot 1 Section 28 Township 23 ODYD PLAN EPP76020

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

Townhouse Development

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

<u>Date of Council Approval:</u> June 12, 2023

Development Permit Area: Form and Character

Existing Zone: CD18 – McKinley Beach Resort
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: Kinnikinnik Developments Inc. No. BCo62264

Applicant: McKinley Beach Group

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

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. DP22-0222 for Lot 1 Section 28 Township 23 ODYD PLAN EPP76020 located at 3425 Hilltown Drive, 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;

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 \$187,500.00

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. INDEMNIFICATION

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

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

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

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

THE PINES TOWNHOUSE DEVELOPMENT

ISSUED FOR DP AMENDMENT

MARCH 10, 2023

LOT 1, MCKINLEY BEACH



SCHEDULE This forms part of application # DP22-0222 Kelowna

SHEET#	SHEET NAME
A0.1	UNIT SUMMARY
A1.0	SITE PLAN - OVERALL
A1.1	SITE PLAN - ENLARGED
A1.2	VIEWS
A2.01	BUILDINGS 1-4 A2-UNITS
A2.02	BUILDINGS 7-10 B-UNITS
A2.03	BUILDINGS 11-13 C-UNITS
A2.04	BUILDINGS 5&6,14-16 A1 UNITS
A3.01	STREET ELEVATIONS
A3.02	STREET ELEVATIONS
A3.03	STREET ELEVATIONS & SECTION
A4.01	MATERAL BOARD

DISCLAMER: SITE RENDERING IS AN ARTISTIC IMPRESSION ONLY FOR FORM AND CHARACTER AND NOT AN ACCURATE REPRESENTATION OF FINAL ARCHITECTURE, LANDSCAPE, OR CIVIL DESIGN; REFER TO DETAILED DESIGN DRAWINGS FOR APPLICABLE DISCIPLINE

CLIENT CONTACT

HENRY BEREZNICKI NORTH AMERICAN GROUP henryb@nadg.com 780.909.9777

RUSS WATSON NORTH AMERICAN GROUP rwatson@nadg.com 250.575.0550

ARCHITECT CONTACT

BLUEGREEN ARCHITECTURE 100-1353 Ellis Street, Kelowna, BC, V1Y 1Z9 bluegreenarchitecture.com 236.420.3550

AARON WHALEN PROJECT DESIGNER awhalen@bluegreenarch.com 236.420.3550 x204

KEVIN RYAN PROJECT ARCHITECT kryan@bluegreenarch.com 250.374.1112 x304

LANDSCAPE ARCHITECT CONTACT

ECORA 200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5

FIONA BARTON LANDSCAPE ARCHITECT fiona@ecora.ca

CIVIL ENGINEERING CONTACT

PROTECH CONSULTING LTD. 300-3275 Lakeshore, Kelowna, BC, V1W 3S9

DAVID-JAMES PAULS PRINCIPAL djames@protech-consulting.com **BLUEGREEN** #100-1353 Ellis Street Kelowna, BC V1Y 1Z9 p:236.420.3550

> ISSUED FOR DP **AMENDMENT**

THIS DRAWING MUST NOT BE SCALED. - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT. NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

RECORD OF ISSUES NO. DATE DESCRIPTION A 2022.08.19 ISSUED FOR DP B 2023.03.10 ISSUED FOR DP AMENDMENT

RECORD OF REVISIONS

THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

COVER SHEET

21.1006 2023.03.10

B L U E G R E E ARCHITECTURE IN	N.C.					Lot 1 The Pines
BIG 1 (3 units)				2	023.01.25	
Unit 101 A2.1				PRIVATE OPEN SPA	CE PROVIDED	
3 Bedroom plus bonus room	Level 01 Level 02	346 SF 664 SF	32.1 sm 61.7 sm	0 SF 93 SF	0.0 sm 8.6 sm	
	Level 03 Building Area (site coverage)	685 SF 990 SF	63.6 sm 92.0 sm	O SF	0.0 sm	
	Net Unit area (1-3 excluding garage)	1695 SF	157.5 sm			
Unit 102 A2	Gross Area (1-3 w/ garage)	2339 SF	217.3 sm		0.0	
3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	O SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
Unit 103 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	O SF	0.0 sm	
o boardon plos bonos room	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm	
	Building Area (site coverage)	990 SF	92.0 sm	0.3F	0.0 5111	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
SUBTOTAL NET area for FAR		SF 4993 SF	sm 463.8 sm	0 SF	0.0 sm	
FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	g mechanical)	4770 01	310	279 SF	25.9 sm	
SUBTOTAL Building Area	All building area for site coverage	2970 SF	179.8 sm	277 31	20.7 3111	
SUBTOTAL Gross Area	All building areas including garage	6925 SF	643.3 sm			
DI I O						
BId 2 (3 units)				PRIVATE OPEN SPA	CE PROVIDED	
Unit 201 A2 3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	O SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
Unit 202 A2 3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
3 Bedicom plus bonos room	Level 03	663 SF	61.6 sm	0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm			
Unit 203 A2 3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	O SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
SUBTOTAL NET area for FAR		SF 4947 SF	sm 459.6 sm	0 SF	0.0 sm	
FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	g mechanical)		sierie siii	279 SF	25.9 sm	
SUBTOTAL Building Area	All building area for site coverage	2970 SF	179.8 sm			
SUBTOTAL Gross Area	All building areas including garage	6879 SF	639.1 sm			
Bld 3 (3 units)						
Unit 301 A2	Level 01	346 SF	32.1 sm	O SF	0.0 sm	
3 Bedroom plus bonus room	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm			
Unit 302 A2 3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm	
o bodicom pios bonos room	Level 03 Building Area (site coverage)	663 SF 990 SF	61.6 sm 92.0 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm			
Unit 303 A2	Level 01	346 SF	32.1 sm	O SF	0.0 sm	
3 Bedroom plus bonus room	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm			
	Gross Area (1-3 w/ garage)	2293 SF SF	213.0 sm		sm	
SUBTOTAL NET area for FAR	a machanicall	4947 SF	459.6 sm	0 SF	0.0 sm	
FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	g mecalancaj			279 SF	25.9 sm	
SUBTOTAL Building Area	All building area for site coverage	2970 SF	275.9 sm			
CURTOTAL Cross Aven	All building gross including general	4070 CE	/20 1 ama			

All building areas including garage **6879** SF 639.1 sm

B L U E G R E E I ARCHITECTURE INC						Lot 1
Bld 4 (3 units)						
Unit 401 A1.1 B Bedroom plus bonus room	Level 01	300 SF	27.9 sm	0 SF	0.0 sm	
bedroom plos benes reem	Level 02	556 SF	51.7 sm	78 SF	7.2 sm	
	Level 03 Building Area (site coverage)	604 SF 880 SF	56.1 sm 81.8 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage)	1460 SF	135.6 sm			
Init 402 A1	Gross Area (1-3 w/ garage)	2040 SF	189.5 sm			
Bedroom plus bonus room	Level 01	300 SF	27.9 sm	O SF	0.0 sm	
	Level 02 Level 03	556 SF 581 SF	51.7 sm 54.0 sm	78 SF 0 SF	7.2 sm 0.0 sm	
	Building Area (site coverage)	880 SF	81.8 sm			
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1437 SF 2017 SF	133.5 sm 187.4 sm			
Jnit 403 A1				0.05		
Bedroom plus bonus room	Level 01 Level 02	300 SF 556 SF	27.9 sm 51.7 sm	0 SF 78 SF	0.0 sm 7.2 sm	
	Level 03	581 SF	54.0 sm	O SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	880 SF 1437 SF	81.8 sm 133.5 sm			
	Gross Area (1-3 w/ garage)	2017 SF	187.4 sm			
UBTOTAL NET area for FAR		SF 4334 SF	sm 402.6 sm	0 SF	0.0 sm	
AR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	mechanical)			234 SF	21.7 sm	
UBTOTAL Building Area	All localists are a few sites and agreement	2640 SF	179.8 sm	254 31	21.7 3111	
_	All building area for site coverage					
SUBTOTAL Gross Area	All building areas including garage	6074 SF	564.3 sm			
BId 5 (3 units)						
Init 501 A1		202.25	07.0	PRIVATE OPEN SPA		
Bedroom plus bonus room	Level 01 Level 02	300 SF 556 SF	27.9 sm 51.7 sm	0 SF 78 SF	0.0 sm 7.2 sm	
	Level 03	581 SF	54.0 sm	0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	880 SF 1437 SF	81.8 sm 133.5 sm			
	Gross Area (1-3 excluding garage)	2017 SF	187.4 sm			
Jnit 502 A1 2 bedroom	Level 01	300 SF	27.9 sm	0 SF	0.0 sm	
bedroom	Level 02	556 SF	51.7 sm	78 SF	7.2 sm	
	Level 03	581 SF	54.0 sm	O SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	880 SF 1437 SF	81.8 sm 133.5 sm			
Jnit 503 A1	Gross Area (1-3 w/ garage)	2017 SF	187.4 sm			
3 bedroom	Level 01	300 SF	27.9 sm	0 SF	0.0 sm	
	Level 02	556 SF	51.7 sm	78 SF	7.2 sm	
	Level 03 Building Area (site coverage)	581 SF 880 SF	54.0 sm 81.8 sm	0 SF	0.0 sm	
	Net Unit area (1-3 excluding garage)	1437 SF	133.5 sm			
	Gross Area (1-3 w/ garage)	2017 SF SF	187.4 sm sm		sm	
UBTOTAL NET area for FAR AR total of floor areas all levels (exluding	mechanicall	4311 SF	400.5 sm	0 SF	0.0 sm	
RIVATE OPEN SPACE SUBTOTAL	,			234 SF	21.7 sm	
UBTOTAL Building Area	All building area for site coverage	2640 SF	179.8 sm			
UBTOTAL Gross Area	All building areas including garage	6051 SF	562.1 sm			
Bld 6 (2 units)						
Init 601 B1				PRIVATE OPEN SPA	CE PROVIDED	
Bedroom plus bonus room	Level 01	262 SF	24.3 sm	O SF	0.0 sm	
	Level 02 Level 03	640 SF 642 SF	59.5 sm 59.6 sm	107 SF 0 SF	9.9 sm 0.0 sm	
	Building Area (site coverage)	960 SF	89.2 sm	0.0.	*** ****	
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1544 SF 2242 SF	143.4 sm 208.3 sm			
Jnit 602 B1.1				0.05	0.0 0==	
Bedroom plus bonus room	Level 01 Level 02	262 SF 673 SF	24.3 sm 62.5 sm	0 SF 107 SF	0.0 sm 9.9 sm	
	Level 03	660 SF	61.3 sm	0 SF	0.0 sm	
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	960 SF 1595 SF	89.2 sm 148.2 sm			
	Gross Area (1-3 excluding garage)	2293 SF	213.0 sm			
SUBTOTAL NET area for FAR		SF 3139 SF	sm 291.6 sm	0 SF	0.0 sm	
AR total of floor areas all levels (exluding	mechanical)			214 SF	19.9 sm	
MITALL OI LIN STACE SUBIOIAL		1000.05	179.8 sm	∠14 3Γ	17.7 3111	
HIDTOTAL BUILDING A.						
SUBTOTAL Building Area	All building area for site coverage All building areas including garage	1920 SF 4535 SF	421.3 sm			

B L U E G R E E ARCHITECTURE IN	N c.					rines	BLUEGREEN ARCHITECTURE INC.					
BId 10 (3 units)						Bld 13 ((3 units)					
Unit 1001 A1.1 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 wt) garage)	300 SF 556 SF 604 SF 880 SF 1460 SF 2040 SF	27.9 sm 51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm	PRIVATE OPEN SPA 0 SF 78 SF 0 SF	CE PROVIDED 0.0 sm 7.2 sm 0.0 sm	Unit 1301 C 3 Bedroom plu	Le Le Bu Ne	vel 01 vel 02 vel 02 vel 03 ilding Area (site coverage) it Unit area (1-3 excluding garage) oss Area (1-3 w) garage)	310 SF 605 SF 665 SF 944 SF 1580 SF 2214 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	PRIVATE OPEN SPA 88 SF 106 SF 0 SF	CE PROVIDED 8.2 sn 9.8 sn 0.0 sn
Jnit 1002 A1 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF	27.9 sm 51.7 sm 54.0 sm 81.8 sm 133.5 sm 187.4 sm	O SF 78 SF O SF	0.0 sm 7.2 sm 0.0 sm	Unit 1302 C 3 Bedroom plu	us bonus room Le Le Le Bu Ne	vel 01 vel 02 vel 03 ilding Area (site coverage) it Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	310 SF 605 SF 665 SF 944 SF 1580 SF 2214 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	88 SF 106 SF 0 SF	8.2 sr 9.8 sr 0.0 sr
Init 1003 A1.1 I Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	300 SF 556 SF 604 SF 880 SF 1460 SF 2040 SF	27.9 sm 51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm	0 SF 78 SF 0 SF	0.0 sm 7.2 sm 0.0 sm	Unit 1303 C 3 Bedroom plu	Le Le Bu Ne	vel 01 vel 02 vel 03 iliding Area (site coverage) et Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	310 SF 605 SF 665 SF 944 SF 1580 SF 2214 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	88 SF 106 SF 0 SF	8.2 sr 9.8 sr 0.0 sr
SUBTOTAL NET area for FAR FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	mechanical)	4357 SF	404.8 sm	0 SF 234 SF	0.0 sm 21.7 sm		area for FAR areas all levels (exluding mechar N SPACE SUBTOTAL	nical)	4740 SF	440.3 sm	0 SF 582 SF	0.0 si
SUBTOTAL Building Area	All building area for site coverage	2640 SF	179.8 sm			SUBTOTAL Build		building area for site coverage	2832 SF	179.8 sm		
UBTOTAL Gross Area	All building areas including garage	6097 SF	566.4 sm			SUBTOTAL Gros	0.000,000,000,000,000,000,000,000,000,0	building areas including garage	6642 SF	617.0 sm		
Bld 11 (3 units)						Bld 14 (3	3 units)					
Unit 1101 B.1 B Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	262 SF 673 SF 660 SF 960 SF 1595 SF 2293 SF	24.3 sm 62.5 sm 61.3 sm 89.2 sm 148.2 sm 213.0 sm	PRIVATE OPEN SPAI 0 SF 107 SF 0 SF	CE PROVIDED 0.0 sm 9.9 sm 0.0 sm	Unit 1401 C 3 Bedroom plu	Le Le Bu Ne	vel 01 vel 02 vel 03 ilding Area (site coverage) it Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	310 SF 605 SF 693 SF 944 SF 1608 SF 2242 SF	28.8 sm 56.2 sm 64.4 sm 87.7 sm 149.4 sm 208.3 sm	PRIVATE OPEN SPA 88 SF 106 SF 0 SF	8.2 sm 9.8 sm 0.0 sm
Unit 1102 B 3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	262 SF 640 SF 642 SF 960 SF 1544 SF 2242 SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm 208.3 sm	0 SF 107 SF 0 SF	0.0 0.0 sm 9.9 sm 0.0 sm		Le Le Bu Ne	vel 01 vel 02 vel 03 ilding Area (site coverage) tt Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	310 SF 605 SF 665 SF 944 SF 1580 SF 2214 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	88 SF 106 SF 0 SF	0.0 8.2 sr 9.8 sr 0.0 sr
Jnit 1103 B 3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	262 SF 640 SF 642 SF 960 SF 1544 SF 2242 SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm 208.3 sm	0 SF 107 SF 0 SF	0.0 sm 9.9 sm 0.0 sm	Unit 1403 C.1 3 Bedroom plu	Le Le Bu Ne	vel 01 vel 02 vel 03 ilding Area (site coverage) H Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	310 SF 605 SF 665 SF 944 SF 1580 SF 2214 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	88 SF 106 SF 0 SF	8.2 sm 9.8 sm 0.0 sm
SUBTOTAL NET area for FAR AR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	mechanical)	4683 SF	435.1 sm	0 SF 321 SF	0.0 sm		area for FAR areas all levels (exluding mechar SPACE SUBTOTAL	nical)	4768 SF	442.9 sm	0 SF 582 SF	0.0 sn 54.1 sn
UBTOTAL Building Area	All building area for site coverage	2880 SF	179.8 sm			SUBTOTAL Build	Iding Area All	building area for site coverage	2832 SF	179.8 sm		
UBTOTAL Gross Area	All building areas including garage	6777 SF	629.6 sm			SUBTOTAL Gros	oss Area All	building areas including garage	6670 SF	619.6 sm		
BId 12 (2 units)						Bld 15 (3	3 units)					
Unit 1201 C.1 3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	310 SF 605 SF 693 SF 944 SF 1608 SF 2242 SF	28.8 sm 56.2 sm 64.4 sm 87.7 sm 149.4 sm 208.3 sm	PRIVATE OPEN SPA: 88 SF 106 SF 0 SF	CE PROVIDED 8.2 sm 9.8 sm 0.0 sm	Unit 1501 B 3 Bedroom plu	Le: Le: Bu: Ne	vel 01 vel 02 vel 03 ilding Area (site coverage) it Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	262 SF 640 SF 642 SF 960 SF 1544 SF 2242 SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm 208.3 sm	PRIVATE OPEN SPA 0 SF 107 SF 0 SF	CE PROVIDED 0.0 sm 9.9 sm 0.0 sm
Unit 1202 C 3 Bedroom plus bonus room	Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	310 SF 605 SF 665 SF 944 SF 1580 SF 2214 SF	28.8 sm 56.2 sm 61.8 sm 87.7 sm 146.8 sm 205.7 sm	88 SF 106 SF 0 SF	8.2 sm 9.8 sm 0.0 sm		us bonus room Le Le Le Bu Ne	vel 01 vel 02 vel 03 ilding Area (site coverage) tt Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	262 SF 640 SF 642 SF 960 SF 1544 SF 2242 SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm 143.4 sm 208.3 sm	0 SF 107 SF 0 SF	0.0 0.0 sn 9.9 sn 0.0 sn
SUBTOTAL NET area for FAR FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	mechanical)	3188 SF	296.2 sm	0 SF 388 SF	0.0 sm	Unit 1503 B 3 Bedroom plu	Le Le Bu	vel 01 vel 02 vel 03 ilding Area (site coverage)	262 SF 640 SF 642 SF 960 SF	24.3 sm 59.5 sm 59.6 sm 89.2 sm	0 SF 107 SF 0 SF	0.0 sm 9.9 sm 0.0 sm
SUBTOTAL Building Area	All building area for site coverage	1888 SF	179.8 sm					et Unit area (1-3 excluding garage) oss Area (1-3 w/ garage)	1544 SF 2242 SF	143.4 sm 208.3 sm		120
SUBTOTAL Gross Area	All building areas including garage	4456 SF	414.0 sm				area for FAR areas all levels (exluding mechar SPACE SUBTOTAL	nical)	4632 SF	430.3 sm	0 SF 321 SF	0.0 sm 29.8 sm
						SUBTOTAL Build		building area for site coverage	2880 SF	179.8 sm		

SUBTOTAL Gross Area

All building areas including garage 6726 SF 624.8 sm

Unit 701 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	O SF	0.0 sm
	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	640 SF 663 SF 990 SF 1649 SF	59.5 sm 61.6 sm 92.0 sm 153.2 sm	93 SF 0 SF	8.6 sm 0.0 sm
H=:4.700 A.0	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm		0.0
Unit 702 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 0.0 sm
	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm		
Unit 703 A2	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm		
3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm
	Level 03	663 SF	61.6 sm	0 SF	0.0 sm
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm		
	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm		
SUBTOTAL NET area for FAR		SF 4947 SF	sm 459.6 sm	0 SF	0.0 sm
FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	mechanical)	47-47-51	107.0 3111	279 SF	25.9 sm
SUBTOTAL Building Area	All building area for site coverage	2970 SF	275.9 sm		
SUBTOTAL Gross Area	All building areas including garage	6879 SF	639.1 sm		
BId 8 (3 units)					
Unit 801 A2				PRIVATE OPEN SPA	CE PROVIDED
3 Bedroom plus bonus room	Level 01 Level 02	346 SF 640 SF	32.1 sm 59.5 sm	0 SF 93 SF	0.0 sm 8.6 sm
	Level 03	663 SF	61.6 sm	0 SF	0.0 sm
	Building Area (site coverage) Net Unit area (1-3 excluding garage)	990 SF 1649 SF	92.0 sm 153.2 sm		
	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm		
Unit 802 A2 3 Bedroom plus bonus room	Level 01	346 SF	32.1 sm	0 SF	0.0 sm
	Level 02 Level 03	640 SF 663 SF	59.5 sm 61.6 sm	93 SF 0 SF	8.6 sm 0.0 sm
	Building Area (site coverage)	990 SF	92.0 sm	0 31	0.0 3111
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1649 SF 2293 SF	153.2 sm 213.0 sm		
Unit 803 A2.1					
3 Bedroom plus bonus room	Level 01 Level 02	346 SF 664 SF	32.1 sm 61.7 sm	0 SF 93 SF	0.0 sm 8.6 sm
	Level 03 Building Area (site coverage)	685 SF 990 SF	63.6 sm 92.0 sm	0 SF	0.0 sm
	Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	1695 SF 2339 SF	157.5 sm 217.3 sm		
SUBTOTAL NET area for FAR	Closs Aled (1 o m) galage)	4993 SF	463.8 sm	0 SF	0.0 sm
FAR total of floor areas all levels (exluding PRIVATE OPEN SPACE SUBTOTAL	mechanical)			279 SF	25.9 sm
SUBTOTAL Building Area	All building area for site coverage	2970 SF	275.9 sm		
SUBTOTAL Gross Area	All building areas including garage	6925 SF	643.3 sm		
Bld 9 (3 units)					
					CE PROVIDED
	Level 01 Level 02	300 SF 556 SF	27.9 sm 51.7 sm	0 SF 78 SF	0.0 sm 7.2 sm
Unit 901 A1.1 3 Bedroom plus bonus room	Level 02 Level 03	556 SF 604 SF	51.7 sm 56.1 sm	O SF	
	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage)	556 SF 604 SF 880 SF 1460 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm	0 SF 78 SF	7.2 sm
3 Bedroom plus bonus room Unit 902 A1	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 880 SF 1460 SF 2040 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm	0 SF 78 SF 0 SF	7.2 sm 0.0 sm
3 Bedroom plus bonus room Unit 902 A1	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm	0 SF 78 SF 0 SF 0 SF 78 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm
3 Bedroom plus bonus room Unit 902 A1	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage)	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 54.0 sm 81.8 sm	0 SF 78 SF 0 SF 0 SF	7.2 sm 0.0 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 54.0 sm	0 SF 78 SF 0 SF 0 SF 78 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm
	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 54.0 sm 81.8 sm 133.5 sm 187.4 sm	0 SF 78 SF 0 SF 0 SF 78 SF 0 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm 0.0 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room Unit 903 A1.1	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 1460 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 54.0 sm 81.8 sm 133.5 sm 187.4 sm	0 SF 78 SF 0 SF 0 SF 78 SF 0 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm 0.0 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room Unit 903 A1.1	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 01 Level 02 Level 03 Building Area (site coverage)	556 SF 604 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 2017 SF 300 SF 556 SF 604 SF 680 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 54.0 sm 81.8 sm 133.5 sm 187.4 sm 27.9 sm 51.7 sm 56.1 sm 81.8 sm	0 SF 78 SF 0 SF 0 SF 78 SF 0 SF 0 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm 0.0 sm 0.0 sm 7.2 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room Unit 903 A1.1	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03	556 SF 604 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 133.5 sm 133.5 sm 187.4 sm 27.9 sm 51.7 sm 56.1 sm	0 SF 78 SF 0 SF 0 SF 78 SF 0 SF 0 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm 0.0 sm 0.0 sm 7.2 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room Unit 903 A1.1 3 Bedroom plus bonus room	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 880 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF 880 SF 1400 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 51.7 sm 54.0 sm 81.8 sm 133.5 sm 187.4 sm 27.9 sm 56.1 sm 81.8 sm 135.6 sm	0 SF 78 SF 0 SF 0 SF 78 SF 0 SF 0 SF	7.2 sm 0.0 sm 0.0 sm 7.2 sm 0.0 sm 7.2 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room Unit 903 A1.1 3 Bedroom plus bonus room	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF 640 SF 1460 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 81.8 sm 133.5 sm 187.4 sm 27.9 sm 51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm	0 SF 78 SF 0 SF 0 SF 78 SF 0 SF 78 SF 0 SF	7.2 sm 0.0 sm 7.2 sm 0.0 sm 7.2 sm 0.0 sm 7.2 sm 0.0 sm
3 Bedroom plus bonus room Unit 902 A1 3 Bedroom plus bonus room Unit 903 A1.1 3 Bedroom plus bonus room	Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 w/ garage) Level 01 Level 02 Level 03 Building Area (site coverage) Net Unit area (1-3 excluding garage) Gross Area (1-3 excluding garage) Gross Area (1-3 w/ garage)	556 SF 604 SF 1460 SF 2040 SF 300 SF 556 SF 581 SF 880 SF 1437 SF 2017 SF 300 SF 556 SF 604 SF 640 SF 1460 SF	51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm 27.9 sm 51.7 sm 81.8 sm 133.5 sm 187.4 sm 27.9 sm 51.7 sm 56.1 sm 81.8 sm 135.6 sm 189.5 sm	0 SF 78 SF 0 SF 0 SF 0 SF 0 SF 0 SF	7.2 sm 0.0 sm 7.2 sm 0.0 sm 7.2 sm 0.0 sm 7.2 sm 0.0 sm

	E E N.					
Bld 16 (2 units)						
Unit 1601 B				PRIVATE OPEN SPA	CE PROVIDED	
3 Bedroom plus bonus room	Level 01	262 SF	24.3 sm	0 SF	0.0 sm	
	Level 02	640 SF	59.5 sm	107 SF	9.9 sm	
	Level 03	642 SF	59.6 sm	O SF	0.0 sm	
	Building Area (site coverage)	960 SF	89.2 sm			
	Net Unit area (1-3 excluding garage)	1544 SF	143.4 sm			
	Gross Area (1-3 w/ garage)	2242 SF	208.3 sm			
Unit 1602 B.1					0.0	
3 Bedroom plus bonus room	Level 01	262 SF	24.3 sm	O SF	0.0 sm	
	Level 02	673 SF	62.5 sm	107 SF	9.9 sm	
	Level 03	660 SF	61.3 sm	O SF	0.0 sm	
	Building Area (site coverage)	960 SF	89.2 sm			
	Net Unit area (1-3 excluding garage)	1595 SF	148.2 sm			
	Gross Area (1-3 w/ garage)	2293 SF	213.0 sm			
		SF	sm		sm	
SUBTOTAL NET area for FAR		3139 SF	291.6 sm	O SF	0.0 sm	
FAR total of floor areas all levels (exlu PRIVATE OPEN SPACE SUBTOTA				214 SF	19.9 sm	
SUBTOTAL Building Area	All building area for site coverage	1920 SF	179.8 sm			
SUBTOTAL Gross Area	All building areas including garage	4535 SF	421.3 sm			
TOTAL AREAS;						
SUBTOTAL NET Building Area for FAR total of floor areas all level		70475 SF	6547.1 sm			
SUBTOTAL Building Area	All building area for site coverage	42562 SF	3954.0 sm			
SUBTOTAL Gross Area	All building areas including garage	99147 SF	9210.8 sm			
PRIVATE OPEN SPACE SUBTOTA	AL			4953 SF	460.1 sm	



Lot 1 The Pines

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RECORD OF ISSUES

NO. DATE DESCRIPTION

A 2022.08.19 ISSUED FOR DP

B 2023.03.10 ISSUED FOR DP AMENDMENT

THE PINES

NO. DATE DESCRIPTION
RECORD OF REVISIONS

OT 1 MCVINIEV BEACH

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

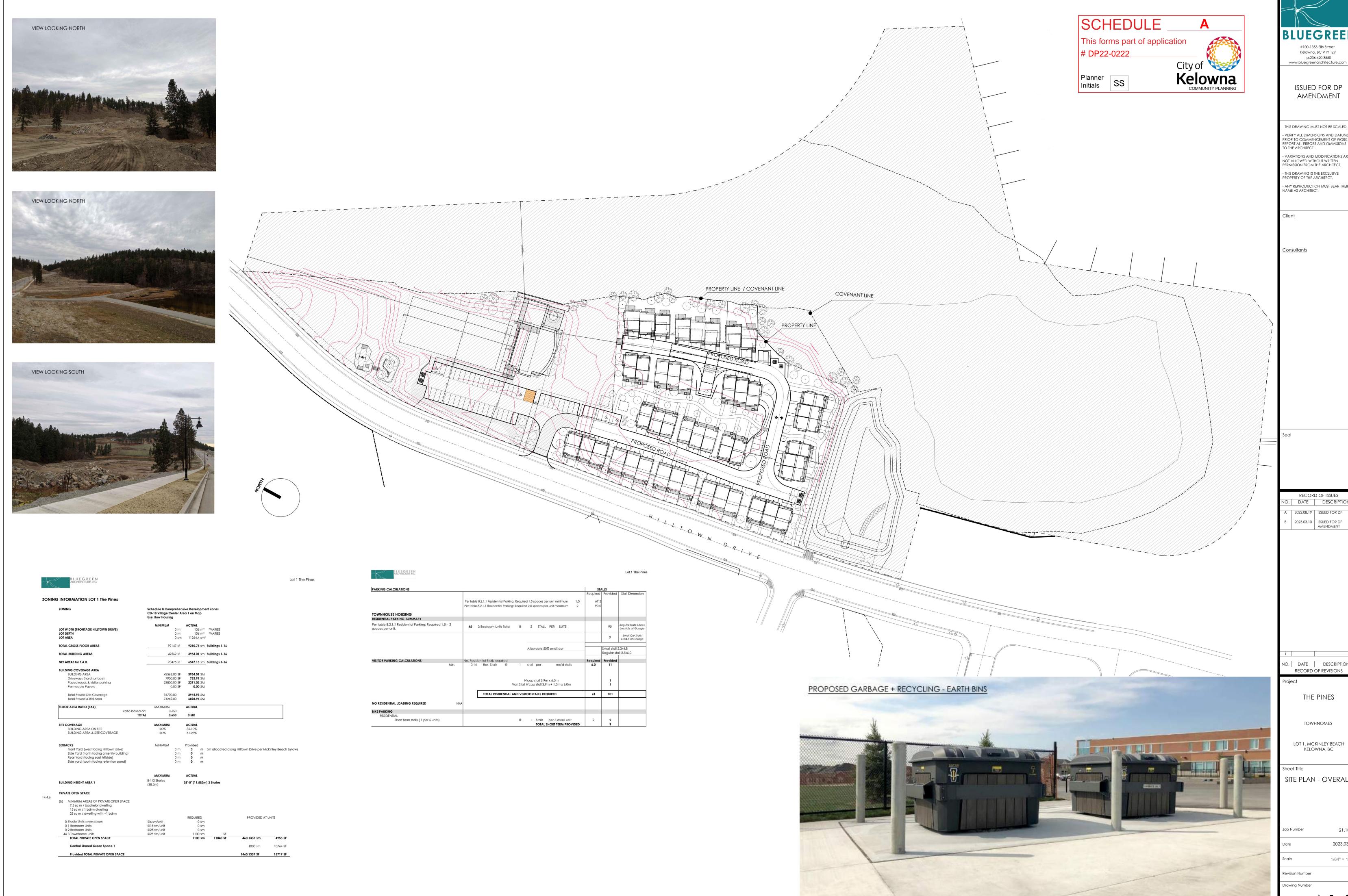
unit summary

Number 21.1006
e 2023.03.10
e

Revision Number

Drawing Number

40,1



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NO. DATE DESCRIPTION RECORD OF REVISIONS

THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

SITE PLAN - OVERALL

21.1006 2023.03.10 1/64" = 1'-0'







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D. DATE DESCRIPTION RECORD OF REVISIONS

> THE PINES TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

BUILDINGS 6, 11, 15, 16 **B-UNITS**

Job Number 21.1006 2023.03.10 1/8" = 1'-0" Revision Number

Drawing Number A2.Q2



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RECORD OF ISSUES O. DATE DESCRIPTION

D. DATE DESCRIPTION

THE PINES

TOWHNOMES LOT 1, MCKINLEY BEACH KELOWNA, BC

BUILDINGS 12-14 C-UNITS

21.1006 2023.03.1 1/8" = 1'-0' Revision Number Drawing Number

A2.Q3











*NOTE: ARTISTIC IMPRESSION ONLY





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B 2023.03.10 ISSUED FOR DP

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RECORD OF REVISIONS

Project Project

THE PINES

LOT 1, MCKINLEY BEACH

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

theet Title

Job Number 21.1006

Date 2023.03.10

Scale

Revision Number 0

A1,2



1-4 SOUTH ELEVATION 1/16" = 1'-0"



2 1-4 NORTH ELEVATION 1/16" = 1'-0"



3 5-7 SOUTH ELEVATION
1/16" = 1'-0"



4 5-7 NORTH ELEVATION 1/16" = 1'-0"



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AMENDMENT

no. Date description

RECORD OF REVISIONS

THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

Street Elevations

 Job Number
 21.1006

 Date
 2023.03.10

 Scale
 1/16" = 1'-0"

Revision Number

Drawing Number

A3.0,1





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AMENDMENT

NO. DATE DESCRIPTION

RECORD OF REVISIONS

THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

Street Elevations

 Job Number
 21.1006

 Date
 2023.03.10

 Scale
 1/16" = 1'-0"

Revision Number

Drawing Number

1 8-10 SOUTH ELEVATION 1/16" = 1'-0"



2 8-10 NORTH ELEVATION 1/16" = 1'-0"



3 11-13 SOUTH ELEVATION 1/16" = 1'-0"



4 14-16 WEST ELEVATION 1/16" = 1'-0"





SCHEDULE This forms part of application # DP22-0222 Planner SS Initials

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1/16" = 1'-0"



2 Section 1 1/16" = 1'-0"



NO. DATE DESCRIPTION
RECORD OF REVISIONS THE PINES TOWHNOMES LOT 1, MCKINLEY BEACH KELOWNA, BC Sheet Title Street Elevation & Section

RECORD OF ISSUES
NO. DATE DESCRIPTION

A 2022.08.19 ISSUED FOR DP

B 2023.03.10 ISSUED FOR DP AMENDMENT

2023.03.10 1/16" = 1'-0" Revision Number

Job Number

A3.Q3

21.1006



ASHPHALT SHINGLE ROOF COLOUR: HOLLOW GRAY MANUF/STYLE: TIMBERLINE OR EQUIL



PRE-FINISHED METAL CORRUGATED SIDING (VERTICAL) COLOUR: SILVER MANUF/STYLE: GALVALUM



NON COMBUSTIBLE "WOOD" LOOK CLADDING FINISH/COLOUR: VINTAGEWOOD CEDAR MANUF/STYLE: NICHIHA OR EQUIVILENT



PRE-FINISHED ALUMINUM SOFFIT COLOUR: PEBBLE KAKI MANUF/ STYLE: GENTEK OR EQUIVILENT



PRE-FABRICATED METAL AWNING COLOR: BLACK



CEMENTICIOUS FLAT CUT SHAKE COLOR: IRON GREY MANUF/ STYLE: HARDIE OR EQUIVILENT

2



CEMENTICIOUS LAP SIDING COLOUR: IRON GREY MANUF/STYLE: HARDIE OR EQUIVILENT

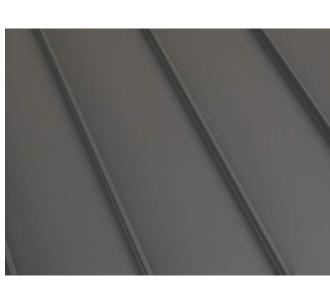
6 3

11

1 4



METAL CLAD VINYL WINDOWS COLOUR: BLACK STYLE: EUROCLAD ALUMINUM HYBRID, DUAL PANE, LOW E OR EQUAL



STANDING SEAM METAL ROOF COLOUR: BLACK MANUF/STYLE: CASCADIA METALS OR EQUAL



SCHEDULE

SS

DP22-0222

This forms part of application



NOTES:

City of **Kelowna**

1. COLOUR/FINISH SWATCHES PROVIDED ARE APPROXIMATE REPRESENTATIONS FOR THE INTENDED COLOUR SCHEME; CONTRACTOR TO SUBMIT COMPLETE FINAL COLOUR/FINISH SWATCHES FOR OWNER/ARCHITECT APPROVAL PRIOR TO PRODUCT

PROCUREMENT & PLACEMENT. 2. PROVIDE COLOUR/FINISH MOCK-UPS FOR ARCHITECT'S REVIEW.

3. ALL PRODUCTS SPECIFIED ARE PER THE FOLLOWING OR "APPROVED 4. ALL PRE-FINISHED METAL FLASHING TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISH MATERIAL COLOUR THAT IT SERVES OR IS ADJACENT TO; INCLUDING BUT NOT LIMITED TO DRIP FLASHING AROUND FIBRE CEMENT WINDOW/DOOR TRIMS.

5. ALL WOOD, FIBRE CEMENT ETC. CLADDING SHALL BE TRIMMED (IE. CORNER, TERMINATION, TRANSITION ETC.) USING 'LIGHT TRIM' EXTRUDED ALUMINUM TRIM (OR EQUAL); TRIM PROFILE TO SUIT THE APPROPRIATE APPLICATION. TRIM TO BE COLOUR MATCH TO FIELD COLOUR WHICH IT SERVES, OR THE DOMINANT FINISH WHERE SERVING MORE THAN ONE. PROVIDE MOCK-UP FOR ARCHITECT'S

EXTERIOR FINISH SCHEDULE

PRE-FINISHED ALUMINUM SOFFIT COLOUR: PEBBLE KAKI MANUF/ STYLE: GENTEK OR EQUIVILENT

CEMENTICIOUS FLAT CUT SHAKE COLOR: IRON GREY MANUF/ STYLE: HARDIE OR EQUIVILENT

CEMENTICIOUS LAP SIDING
COLOUR: IRON GREY
MANUF/STYLE: HARDIE OR EQUIVILENT

4 NON COMBUSTIBLE "WOOD" LOOK CLADDING

FINISH/COLOUR: VINTAGEWOOD CEDAR MANUF/STYLE: NICHIHA OR EQUIVILENT

PRE-FINISHED METAL CORRUGATED SIDING (VERTICAL)
COLOUR: SILVER
MANUF/STYLE: GALVALUM

PRE-FINISHED METAL TRIM/FLASHING COLOUR: CHARCOAL

FIBRE CEMENT TRIM/PANEL COLOUR: IRON GREY

MANUF/STYLE: HARDIE DREAM COLLECTION, SMOOTH FINISH

PRE-FINISHED ALUMINUM + GLASS GUARD RAIL COLOUR: BLACK STYLE: FASCIA MOUNTED POST, GLASS INSERT, TOP CAP

9 ALUMINUM PICKET GUARD RAIL COLOUR: PAINTED BLACK

METAL CLAD VINYL WINDOWS COLOUR: BLACK STYLE: EUROCLAD ALUMINUM HYBRID, DUAL PANE, LOW E OR EQUAL

PRE-FINISHED OVERHEAD DOOR FRAME: BLACK STYLE: SMOOTH

PRE-FABRICATED METAL AWNING COLOR: BLACK

PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS COLOUR: CHARCOAL

ASHPHALT SHINGLE ROOF
COLOUR: HOLLOW GRAY
MANUF/STYLE: TIMBERLINE OR EQUIL

STANDING SEAM METAL ROOF COLOUR: BLACK

MANUF/STYLE: CASCADIA METALS OR EQUAL

16 EXPOSED CONCRETE POURED-IN-PLACE







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B 2023.03.10 ISSUED FOR DP AMENDMENT

O. DATE DESCRIPTION RECORD OF REVISIONS

THE PINES

TOWHNOMES

LOT 1, MCKINLEY BEACH KELOWNA, BC

MATERIAL BOARD

21.1006

2023.03.1 AS INDICATED

Drawing Number





March 20, 2023

McKinley Beach Townhomes

North American Property Group #302-3275 Lakeshore Road

Attn: Russ Watson

Via email to: rwatson@nadg.com

Re: McKinley Beach Townhomes-Preliminary Cost Estimate for Bonding

Dear Russ:

As per the original bonding letter for the project McKinley Beach Townhomes dated October 19, 2022, the bonding amount for the project remains unchanged as outlined below for the proposed landscape works shown in the revised conceptual landscape plan dated 23.03.20.

• Landscape Improvements: 5,537 square metres (59,600 square feet) = \$150,000.00

This preliminary cost estimate is inclusive of hardscapes, site furnishings, trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

as per

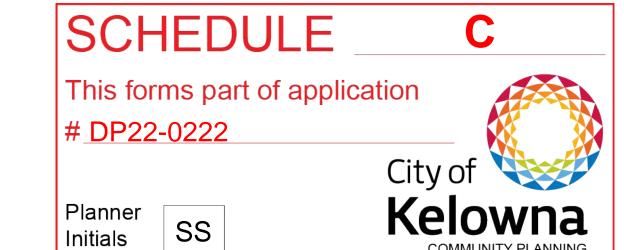
Ecora Engineering & Resource Group Ltd.

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

ecora.ca







ecora 200-2045 Enterprise Way Kelowna, BC V1Y 9T5 T (250) 469-9757 www.ecora.ca

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS.

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

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

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. HYDROSEED AREAS TO RECEIVE A MINIMUM OF 50mm DEPTH TOPSOIL PLACEMENT.

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

BY SPECIES

22%

6. HYDROSEEDING DRYLAND SEED AREAS: DRYLAND SEED MIXTURE BY WEIGHT BLUE BUNCH WHEAT GRASS 40% ROUGH FESCUE

25% 20% IDAHO FESCUE 15% 19% PERENNIAL RYEGRASS 10% **7**% SANDBERG BLUEGRASS 13% JUNE GRASS 18% CANADA BLUEGRASS

HYDROSEEDING APPLICATION RATE

NATIVE SEED DRYLAND SEED MIXTURE

125KG/HECTARE FERTILIZER 18-18-18-2, 50% SULPHUR COATED UREA 300KG/HECTARE MULCH CANFOR ECOFIBRE PLUS TAC 2,800KG/HECTARE TACKIFIER GUAR 3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREA AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

57

57

#01 CONT. /1.0M O.C. SPACING #01 CONT. /1.5M O.C. SPACING

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

#01 CONT. /1.2M O.C. SPACING #01 CONT. /1.0M O.C. SPACING

PLANT LIST

ECHINACEA 'CHEYENNE SPIRIT'

HOSTA 'NORTHERN EXPOSURE'

PANICUM VIRGATUM 'ROTSTRAHLBUSCH'

MATTEUCCIA STRUTHIOPTERIS

PENNISETUM ALOPECUROIDES

PEROVSKIA ATRIPLICIFOLIA

SEDUM 'AUTUMN JOY'

LUPINUS 'RUSSEL'S MIX'

BOTANICAL NAME TREES	COMMON NAME	QTY	SIZE/SPACING & REMARKS
ACER SACCHARUM 'REBA'	REBA SUGAR MAPLE	15	6cm CAL.
CARPINUS CAROLINIANA 'CCSQU'	PALISADE AMERICAN HORNBEAM	28	6cm CAL.
GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEE TREE	5	6cm CAL.
LIRIODENDRON TULIPIFERA 'FASTIGIATA'	COLUMNAR TULIP TREE	9	6cm CAL.
MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	2	6cm CAL.
PINUS PONDEROS	PONDEROSA PINE	18	2.5m HT MIN.
SHRUBS			
CORNUS SANGUINEA 'WINTER BEAUTY'	WINTER BEAUTY DOGWOOD	1 <i>7</i>	#02 CONT. /2.5M O.C. SPACING
CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	32	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	32	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	46	#02 CONT. /1.5M O.C. SPACING
PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	32	#02 CONT. /1.8M O.C. SPACING
SALIX PUPUREA 'NANA'	DWARF ARCTIC WILLOW	1 <i>7</i>	#15 CONT. /2.5M O.C. SPACING
SPIRAEA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	26	#02 CONT. /2.0M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	32	#02 CONT. /1.8M O.C. SPACING
TAXUS X MEDIIA 'HICKSII'	HICK'S YEW	72	#02 CONT. /1.2M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	39	#01 CONT. /1.2M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	39	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTE	R' KARL FOERSTER REED GRASS	39	#01 CONT. /1.2M O.C. SPACING

CHEYENNE SPIRIT CONEFLOWER

NORTHERN EXPOSURE HOSTA

RUSSEL'S MIX LUPINES

AUTUMN JOY STONECROP

RED SWITCH GRASS

FOUNTAIN GRASS

RUSSIAN SAGE

OSTRICH FERN



PROJECT TITLE

MCKINLEY BEACH **TOWNHOMES**

Kelowna, BC

drawing title

CONCEPTUAL LANDSCAPE PLAN

1	22.08.03	Issued for DP
2	22.08.22	Issued for DP
3	22.10.07	Issued for DP
4	22.11.16	Issued for DP
5	23.03.20	Issued for DP

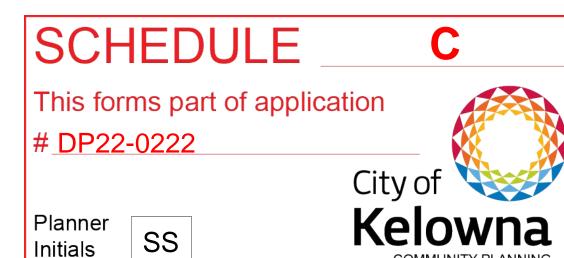
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DRAVVN BY	PH
CHECKED BY	FB
DATE	MAR. 20, 2023
SCALE	1:300
PAGE SIZE	24x36



drawing number

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,522 cu.m. / year ESTIMATED LANDSCAPE WATER USE (WU) = 1,410 cu.m. / year WATER BALANCE = 1,112 cu.m. / year *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

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

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

3. The Irrigation system shall be equipped with an approved backflow prevention device, water meter, and shut off valve LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" /

MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

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

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

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

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

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 73 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES

ESTIMATED ANNUAL WATER USE: 24 cu.m. ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 200 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES

ESTIMATED ANNUAL WATER USE: 67 cu.m. ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 175 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES

ESTIMATED ANNUAL WATER USE: 58 cu.m. ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 174 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 58 cu.m. ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION

FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 139 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 46 cu.m. ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY $\Gamma - - 1$ SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 29 cu.m. ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 87 sq.m.

TOTAL AREA: 182 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 61 cu.m. ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE

WATER USE PLANTING AREAS TOTAL AREA: 199 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 66 cu.m. ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 196 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 65 cu.m. ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE

L _ _ _ J WATER USE PLANTING AREAS TOTAL AREA: 144 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE ESTIMATED ANNUAL WATER USE: 48 cu.m. ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 75 sq.m.

MICROCLIMATE: NORTHWEST EXPOSURE ESTIMATED ANNUAL WATER USE: 64 cu.m. ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 100 sq.m. L _ _ _ J MICROCLIMATE: NORTHEAST EXPOSURE

ESTIMATED ANNUAL WATER USE: 86 cu.m.

ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS **L** _ _ _ **J** TOTAL AREA: 74 sq.m.

MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY ESTIMATED ANNUAL WATER USE: 63 cu.m. ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS

L _ _ _ J TOTAL AREA: 86 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 74 cu.m. ZONE #15: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS

L _ _ _ J TOTAL AREA: 86 sq.m.

MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 74 cu.m. ZONE #16: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS **L** _ _ _ **J** TOTAL AREA: 97 sq.m.

SHADED BY TREES ESTIMATED ANNUAL WATER USE: 83 cu.m. ZONE #17: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 96 sq.m. L _ _ _ J MICROCLIMATE: SOUTHEAST EXPOSURE

MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY

ESTIMATED ANNUAL WATER USE: 82 cu.m. ZONE #18: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS **L** _ _ _ **J** TOTAL AREA: 102 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 87 cu.m.

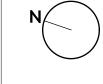
ZONE #19: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS **L** _ _ _ **J** TOTAL AREA: 72 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 62 cu.m.

ZONE #20: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS L _ _ _ J TOTAL AREA: 75 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 64 cu.m.

ZONE #21: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS L _ _ _ J TOTAL AREA: 91 sq.m.

MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 78 cu.m.

ZONE #22: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS L __ _ _ J TOTAL AREA: 81 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES ESTIMATED ANNUAL WATER USE: 69 cu.m.



PROJECT TITLE

MCKINLEY BEACH **TOWNHOMES**

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION / **IRRIGATION PLAN**

1	22.08.03	Issued for DP
2	22.08.22	Issued for DP
3	22.10.07	Issued for DP
4	22.11.16	Issued for DP
5	23.03.20	Issued for DP

PROJECT NO	22-0374	
DESIGN BY	AM	
DRAWN BY	PH	
CHECKED BY	FB	
DATE	MAR. 20, 2022	
SCALE	1:300	
PAGE SIZE	24x36	
-		_



DRAWING NUMBER

NOT FOR CONSTRUCTION

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1435 Water Street Kelowna, BC V1Y 1J4 250 469-8500 kelowna.ca

Landscape Water Conservation Report

APPLICANT INFORMATION

Owner	North American Property Group	Contractor co. name	Ecora Engineering & Resource Group Ltd.
Project address	Lot 1, 3425 Hilltown Drive	Contractor contact name	Fiona Barton
City	Kelowna	Contractor phone #	250-469-9757
Owner phone #	250-575-0550	Contractor email	fiona.barton@ecora.ca
Owner email	rwatson@nadg.com		
Province	BC Postal Code: V1Y 7S2	Preferred contact	Owner Contractor
NOTE: ALL	3 PAGES OF THE APPLICATION MU	JST BE COMPLETE	D AND SUBMITTED
LANDSCAPE	AND IRRIGATION CHECKLIST		
The Applicant in	submitting this application, has adhered to:		
✓	Applicable elctrical standards, plumbing stan	ndards, and backflow pre	evention standards
✓	Bylaw 7900 Schedule 4 and 5		
V	Requirements of Water Regulation Bylaw		
Where an exemp	ption is required (e.g. golf course or large sch	ool field), contact the V	Vater Smart program directly.
Note that checklis	sts for selecting an irrigation contractor are availab	ole through the IIABC or the	e IA. Below is the link to the IIABC checklist.
https://www.irrig	gationbc.com/page/selecting-a-contractor		
Applicant notes	pertaining to the application:		
COLIEDI			Page 1 of 3

This forms part of application

DP22-0222

City of

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Community Planning

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1435 Water Street Kelowna, BC V1Y 1J4 250 469-8500 kelowna.ca

Landscape Water Conservation Report

LANDSCAPE WATER USE AREA

Applicant: North American Property Group Address: Lot 1, 3425 Hilltown Drive

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

4204 sq.m.

(over 100 square meters)

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscap	e Treatments*	Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HY	DROZONE'	(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving	<u> </u> g)				
Mulch (Stone, bark or sand)		N/A	N/A	837	20%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima	a Pave)	N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A	762	18%	N/A
Naturalized area (Existing natural a	rea)	N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shru	lbs or groundcover)					
Planting Type	Irrig Efficiency					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Moderate (Spray orRotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	1571	37%	524
Moderate water use plants	Moderate (Spray orRotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Moderate (Spray orRotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas	Moderate (Spray orRotor)	1	0.7	1034	25%	886
Special Landscape Areas (SL	A)					
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray orRotor)	1	0.7		0%	0
Commercial sportsfield turf	Moderate (Spray orRotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				4204	100%	1410
Special Landscape Area (SLA) Sub to	ntal .			4204		1410

^{*}If proposed design conditions are not shown on the form please contact Water Smart 250-469-8502

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1435 Water Street Kelowna, BC V1Y 1J4 250 469-8500 kelowna.ca

Landscape Water Conservation Report

۸nn	licant	

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North American Property Group

Address: Lot 1, 3425 Hilltown Drive

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	4204	sq.m.
Landscape Water Budget (WB)	2522	cu.m./yr.
Estimated Landscape Water Use (WU)	1410	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	1,112 ok	cu.m./yr.
I confirm by completing the attached Landscape Water Cons for landscape and irrigation installation in Kelowna. I also a the Hydrozone areas as identified in the Landscape Area Wa	cknowledge that the l	
Name of Applicant (person submitting the form)		Date:
FOR CITY OF KELOWNA OFFICE USE ONLY		
The calculations above satisfy the requirements of the Water hereby APPROVED with the signature of the Water Manager		0480 Section 4.4.2 and 4.4.3.and the application is
Name of Kelowna Water Smart designate		Date:
For Water Manager		
SCHEDULE C		

Page 3 of 3

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

 The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations Apply To All Projects Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines
Page 18-9

Section 2.2 - Achieving High Performance Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4 Low & Mid-Rise Residential & Mixed Use

Page 18-34

Chapter 5 High-Rise Residential & Mixed Use

Page 18-42

*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.



Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

	CECTION - CENEDAL DECIDENTIAL AND MIN	(FD 116					
	SECTION 2.0: GENERAL RESIDENTIAL AND MIX		Ε				
	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
	s least complying & 5 is highly complying)						
	General residential & mixed use guidelines		ı	ı	ı	ı	
	1 Relationship to the Street	N/A	1	2	3	4	5
a.	Orient primary building facades and entries to the fronting street						~
	or open space to create street edge definition and activity.						
b.	On corner sites, orient building facades and entries to both	~					
	fronting streets.						
C.	Minimize the distance between the building and the sidewalk to						~
	create street definition and a sense of enclosure.						
d.	Locate and design windows, balconies, and street-level uses to						~
	create active frontages and 'eyes on the street', with additional						
	glazing and articulation on primary building facades.						
e.	Ensure main building entries are clearly visible with direct sight						~
	lines from the fronting street.			1			_
f.	Avoid blank, windowless walls along streets or other public open						~
	spaces.						
g.	Avoid the use of roll down panels and/or window bars on retail and	~					
	commercial frontages that face streets or other public open						
la	spaces.						
h.	In general, establish a street wall along public street frontages to						~
	create a building height to street width ration of 1:2, with a minimum ration of 1:3 and a maximum ration of 1:1.75.						
•	Wider streets (e.g. transit corridors) can support greater street-						
	wall heights compared to narrower streets (e.g. local streets);						
•	The street wall does not include upper storeys that are setback						
	from the primary frontage; and						
•	A 1:1 building height to street width ration is appropriate for a lane						
	of mid-block connection condition provided the street wall height						
	is no greater than 3 storeys.	NI/A	_	_	_	_	_
	2 Scale and Massing	N/A	1	2	3	4	5
a.	Provide a transition in building height from taller to shorter					\	
	buildings both within and adjacent to the site with consideration for future land use direction.						
h	Break up the perceived mass of large buildings by incorporating						
b.	visual breaks in facades.						'
С.	Step back the upper storeys of buildings and arrange the massing						
۲.	and siting of buildings to:					~	
	Minimize the shadowing on adjacent buildings as well as public						
	and open spaces such as sidewalks, plazas, and courtyards; and						
	Allow for sunlight onto outdoor spaces of the majority of ground						
	floor units during the winter solstice.						
	noor office doring the wifiter solution.			1			

	Initials 55		COMM	UNITY PLAN	NING		
2.1	.3 Site Planning	N/A	1	2	3	4	5
a.	Site and design buildings to respond to unique site conditions and						/
	opportunities, such as oddly shaped lots, location at prominent						
	intersections, framing of important open spaces, corner lots, sites						
	with buildings that terminate a street end view, and views of						
	natural features.						
b.	Use Crime Prevention through Environmental Design (CPTED)					/	
٠.	principles to better ensure public safety through the use of					*	
	appropriate lighting, visible entrances, opportunities for natural						
	surveillance, and clear sight lines for pedestrians.						
	Limit the maximum grades on development sites to 30% (3:1)						_
	• •						<u> </u>
d.	Design buildings for 'up-slope' and 'down-slope' conditions						~
	relative to the street by using strategies such as:						
•	Stepping buildings along the slope, and locating building						
	entrances at each step and away from parking access where						
	possible;						
•	Incorporating terracing to create usable open spaces around the						
	building						
•	Using the slope for under-building parking and to screen service						
	and utility areas;						
•	Design buildings to access key views; and						
•	Minimizing large retaining walls (retaining walls higher than 1 m						
•	should be stepped and landscaped).						
e.	Design internal circulation patterns (street, sidewalks, pathways)	~					
С.	to be integrated with and connected to the existing and planed	~					
	<u> </u>						
r	future public street, bicycle, and/or pedestrian network.			1			
f.	Incorporate easy-to-maintain traffic calming features, such as on-	~					
	street parking bays and curb extensions, textured materials, and						
	crosswalks.						
g.	Apply universal accessibility principles to primary building entries,					~	
	sidewalks, plazas, mid-block connections, lanes, and courtyards						
	through appropriate selection of materials, stairs, and ramps as						
	necessary, and the provision of wayfinding and lighting elements.						
2.1	.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	Locate off-street parking and other 'back-of-house' uses (such as						~
	loading, garbage collection, utilities, and parking access) away						
	from public view.						
b.	Ensure utility areas are clearly identified at the development			1	1		~
	permit stage and are located to not unnecessarily impact public or						
	common open spaces.						
C.	Avoid locating off-street parking between the front façade of a						
С.						'	
لم	building and the fronting public street.			+	-	-	_
d.	In general, accommodate off-street parking in one of the						'
	following ways, in order of preference:						
•	Underground (where the high water table allows)						
•	Parking in a half-storey (where it is able to be accommodated to						
	not negatively impact the street frontage);						

	Initials 55		COMM	UNITY PLAN	NING		
•	Garages or at-grade parking integrated into the building (located						
	at the rear of the building); and						
•	Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e.	Design parking areas to maximize rainwater infiltration through	~					
	the use of permeable materials such as paving blocks, permeable						
	concrete, or driveway planting strips.					<u> </u>	
f.	In cases where publicly visible parking is unavoidable, screen using strategies such as:					\	
•	Landscaping;						
	Trellises;						
	Grillwork with climbing vines; or						
	Other attractive screening with some visual permeability.						
	Provide bicycle parking at accessible locations on site, including:						
g. •	Covered short-term parking in highly visible locations, such as					_	
	near primary building entrances; and						
•	Secure long-term parking within the building or vehicular parking						
	area.						
h.	Provide clear lines of site at access points to parking, site						~
	servicing, and utility areas to enable casual surveillance and safety.						
i.	Consolidate driveway and laneway access points to minimize curb						~
	cuts and impacts on the pedestrian realm or common open						
	spaces.						
j.	Minimize negative impacts of parking ramps and entrances						~
	through treatments such as enclosure, screening, high quality						
	finishes, sensitive lighting and landscaping.						
	.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a.	Site buildings to protect mature trees, significant vegetation, and						~
1.	ecological features.			-		-	
b.	Locate underground parkades, infrastructure, and other services						/
_	to maximize soil volumes for in-ground plantings. Site trees, shrubs, and other landscaping appropriately to					1	
C.	maintain sight lines and circulation.						
d.	Design attractive, engaging, and functional on-site open spaces					1	./
۵.	with high quality, durable, and contemporary materials, colors,						•
	lighting, furniture, and signage.						
e.	Ensure site planning and design achieves favourable microclimate					/	
	outcomes through strategies such as:						
•	Locating outdoor spaces where they will receive ample sunlight						
	throughout the year;						
1	•						
•	Using materials and colors that minimize heat absorption;						
•	Planting both evergreen and deciduous trees to provide a balance						
•							
•	Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind.						
• •	Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. Use landscaping materials that soften development and enhance						~
• • f.	Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind.						~

	Initials SS		COMM	UNITY PLANI	VING		
g.	Plant native and/or drought tolerant trees and plants suitable for the local climate.						>
h.	Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.					~	
i.	Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	~					
j.	Design sites to minimize water use for irrigation by using strategies such as:						~
•	Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and						
k.	Using recycled water irrigation systems. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	~					
I.	Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.					~	
m.	Use exterior lighting to complement the building and landscape design, while:					~	
•	Minimizing light trespass onto adjacent properties; Using full cut-off lighting fixtures to minimize light pollution; and Maintaining lighting levels necessary for safety and visibility.						
n.	Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.					~	
2.1	.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a.	Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include:					~	_
•	Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;						
•	Repeating window patterns on each step-back and extension interval; Providing a porch, patio, or deck, covered entry, balcony and/or						
•	bay window for each interval; and Changing the roof line by alternating dormers, stepped roofs,						
	gables, or other roof elements to reinforce each interval.						
b.	Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.						~
	Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;						

ATTACHMENT B
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	ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and				
	trellises, pergolas, and arbors.				
C.	Design buildings to ensure that adjacent residential properties	~			
	have sufficient visual privacy (e.g. by locating windows to				
	minimize overlook and direct sight lines into adjacent units), as				
	well as protection from light trespass and noise.				
d.	Design buildings such that their form and architectural character				~
	reflect the buildings internal function and use.				
e.	Incorporate substantial, natural building materials such as			\	
	masonry, stone, and wood into building facades.				
f.	Provide weather protection such as awnings and canopies at				>
	primary building entries.				
g.	Place weather protection to reflect the building's architecture.				~
h.	Limit signage in number, location, and size to reduce visual clutter	~			
	and make individual signs easier to see.				
i.	Provide visible signage identifying building addresses at all				~
	entrances.				

	SECTION 4.0: TOWNHOUSES & INFILL								
	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5		
	s least complying & 5 is highly complying)								
_	Townhouses & Infill	,		1			ı		
3.1	.1 Relationship to the Street	N/A	1	2	3	4	5		
a.	Design primary unit entrances to provide:						~		
•	A clearly visible front door directly accessible from a public street								
	or publicly accessible pathway via a walkway, porch and/or stoop;								
•	Architectural entrance features such as stoops, porches, shared								
	landings, patios, recessed entries, and canopies;								
•	A sense of transition from the public to the private realm by								
	utilizing strategies such as changes in grade, decorative railings,								
	and planters; and								
•	Punctuation, articulation, and rhythm along the street								
b.	A maximum 1.2 m height (e.g. 5-6 steps) is desired for front						~		
	entryways or stoops. Exceptions can be made in cases where the								
	water table requires this to be higher.								
C.	In the case of shared landings that provide access to multiple						~		
	units, avoid having more than two doors in a row facing outward.								
d.	For buildings oriented perpendicularly to the street (e.g. shotgun					~			
	townhomes), ensure that the end unit facing the street is a custom								
	street-oriented unit with primary entry directly accessible from								
	the fronting street and primary living space at grade.								
e.	For large townhouse projects (e.g. master planned communities						~		
	with internal circulation pattern), Guidelines 3.1.1.a-d apply for								

	Initials 55		COMM	UNITY PLAN	NING	1	
	units facing strata roads as well as those units fronting onto public						
	streets.						
	.2 Scale and Massing	N/A	1	2	3	4	5
a.	Wherever possible, reflect the positive attributes of adjacent	~					
	housing while integrating new higher density forms of housing as						
	envisioned in the OCP.						
b.	Scale and site buildings to establish consistent rhythm along the						/
	street by, for example, articulating individual units through						
	integration of recessed entries, balconies, a change in materials						
	and slight projection/recess in the façade. Limit the number of connected townhouse units to a maximum of						
C.	6 units before splitting into multiple buildings.						/
	·						
•	In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large						
	proportion of 4 unit townhouse buildings to create a finer gran of						
	development and limit visual impacts.						
2.1	.3 Site Planning	N/A	1	2	3	4	5
a.	Gated or walled communities are not supported.	✓ ×	-	-	3	4	3
b.	For large townhouse projects, consider including communal	<u>~</u>					
٥.	amenity buildings.	*					
Со	nnectivity	<u> </u>	l	1	ı	1	
c.	Provide pedestrian pathways on site to connect:						~
•	Main building entrances to public sidewalks and open spaces;						
•	Visitor parking areas to building entrances;						
•	From the site to adjacent pedestrian/trail/cycling networks (where						
	applicable).						
d.	When pedestrian connections are provided on site, frame them					/	
	with an active edge – with entrances and windows facing the path						
	or lane.						
e.	For large townhouse projects (e.g. master planned communities						~
	with internal circulation pattern):						
•	Design the internal circulation pattern to be integrated with and						
	connected to the existing and planned public street network.						
Fac	cing Distances and Setbacks						
f.	Locate and design buildings to maintain access to sunlight, and						~
	reduce overlook between buildings and neighbouring properties.						
g.	Separate facing buildings on site a minimum of 10 – 12 m to					~	
	provide ample spatial separation and access to sunlight.						
h.	Limit building element projections, such as balconies, into setback						~
	areas, streets, and amenity areas to protect solar access.						
i.	Front yard setbacks on internal roads should respond to the height	~					
	of townhouses, with taller townhouses (e.g. 3 storeys) having						
	greater setbacks to improve liveability and solar access.						
	4 Open Spaces						
a.	7						/
	private outdoor amenity space.						

	Initials SS			UNITY PLAN		_	
b.	Design front yards to include a path from the fronting street to the						~
	primary entry, landscaping, and semi-private outdoor amenity						
	space.						
C.	Avoid a 'rear yard' condition with undeveloped frontages along						~
	streets and open spaces.						
d.	Design private outdoor amenity spaces to:					~	
•	Have access to sunlight;						
•	Have railing and/or fencing to help increase privacy; and						
•	Have landscaped areas to soften the interface with the street or						
	open spaces/						
e.	Design front patios to:					/	
•	Provide an entrance to the unit; and					•	
•	Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a						
•	semi-private transition zone.						
f.	Design rooftop patios to:	/					
•	Have parapets with railings;	_					
•	Minimize direct sight lines into nearby units; and						
	Have access away from primary facades.						
•						 	
g.	Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing.					'	
_							
•	Consider using balcony strategies to reduce the significant						
	potential for heat loss through thermal bridge connections which						
h.	could impact energy performance. Provide a minimum of 10% of the total site area to common					_	
11.						'	
_	outdoor amenity spaces that:						
•	Incorporate landscaping, seating, play space, and other elements						
_	that encourage gathering or recreation; and						
•	Avoid isolated, irregularly shaped areas or areas impacted by						
:	parking, mechanical equipment, or servicing areas.					1	
i.	For large townhouse projects, provide generous shared outdoor	~					
	amenity spaces integrating play spaces, gardening, storm water						
	and other ecological features, pedestrian circulation, communal						
	amenity buildings, and other communal uses.					 	
j.	Design internal roadways to serve as additional shared space (e.g.					\	
	vehicle access, pedestrian access, open space) using strategies						
	such as:						
•	High quality pavement materials (e.g. permeable pavers); and						
•	Useable spaces for sitting, gathering and playing.						
	.5 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	Provide landscaping in strategic locations throughout to frame						~
	building entrances, soften edges, screen parking garages, and						
	break up long facades.						
	e Servicing	1	1	1	1	1	1
b.	Exceptions for locating waste collection out of public view can be		1	1		'	
	made for well-designed waste collection systems such as Molok		1	1			
	bins.					1	
Pai	rking						

ATTACHMENT B	
This forms part of application	
#_DP22-0222	D
City of City of	Jun
Planner SS Kelowna	
COMMUNITY PLANNING	

		COMMUNITY PL	ANNING	
•	Off-setting the location of windows in facing walls and locating			
	doors and patios to minimize privacy concerns from direct sight			
	lines;			
•	Use of clerestory windows;			
•	Use of landscaping or screening; and			
•	Use of setbacks and articulation of the building.			
d.	In larger townhouse developments (e.g. master planned			>
	communities with internal circulation pattern), provide modest			
	variation between different blocks of townhouse units, such as			
	change in colour, materiality, building, and roof form.			





Purpose

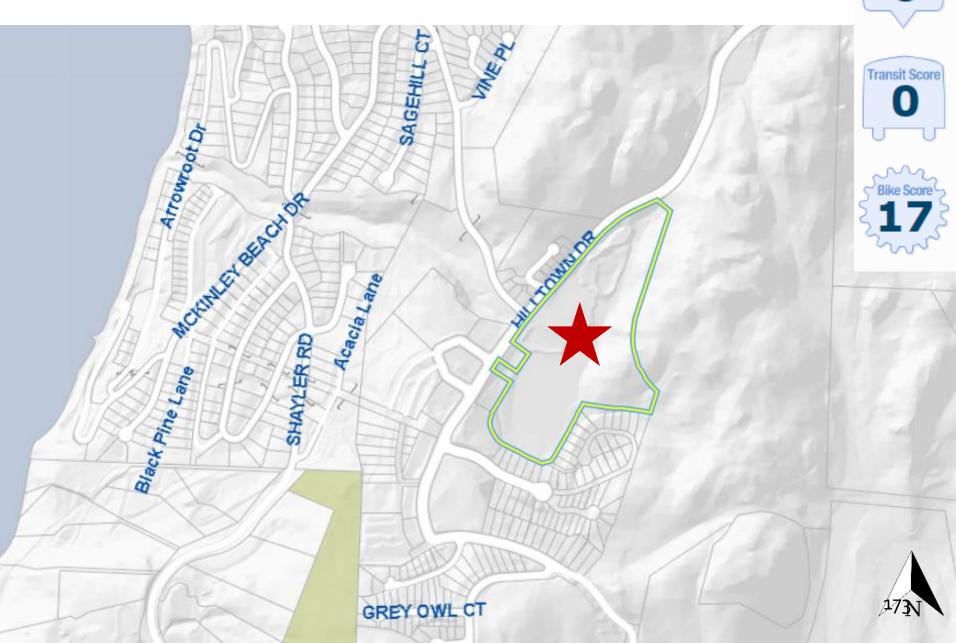
➤ To issue a Development Permit for the form and character of a townhouse development.

Development Process





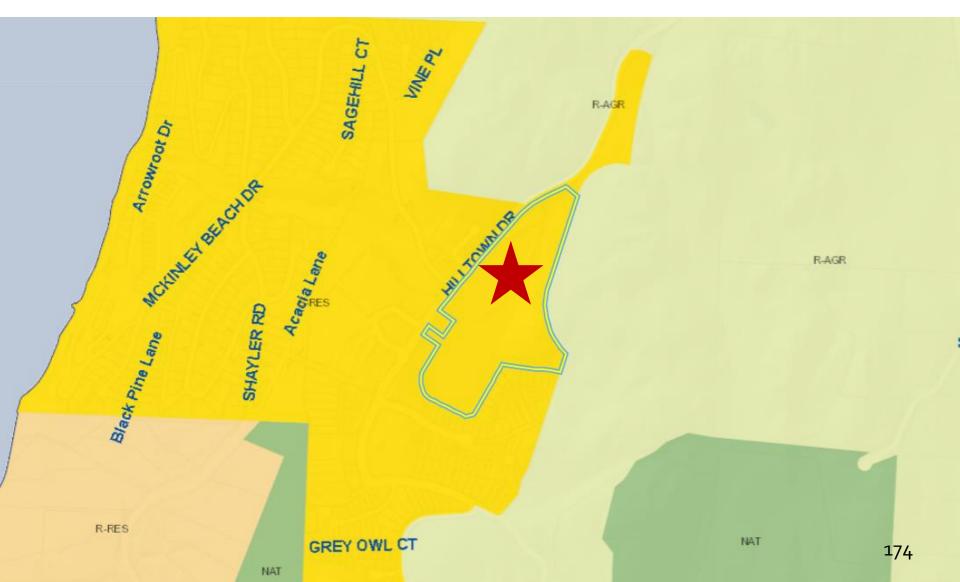
Context Map



Walk Score

Future Land Use Map





Subject Property Map





Site Photos





Technical Details

- ▶ 44-unit, 3-bedroom townhouse development
 - ▶ 16 buildings
 - 3 storeys
- ▶ 99 parking stalls
 - Private two-car garage
 - ▶ 11 visitor stalls (2 accessible stalls)
 - 9 short-term bike stalls
- ► Amenities:
 - > 77 proposed trees
 - ▶ Private balconies
 - Common landscaped parkway
 - Direct access to wetland and park trails
 - Adjacent to future amenity centre



Elevation – Hilltown Drive



North Elevation – fronting Hilltown Drive

South Elevation – fronting private strata road



Cross Section – Hilltown Drive



North Elevation – fronting Hilltown Drive



South Elevation – fronting private strata road

Materials Board



DIGUE HOLDER SALV BULL PROTUE THEREINE OF FOLE.





NON COMMUNITIES WINDOW LOOK CLADDING PRINCIPLIAN WINDOWS OF SQUARE MANUFACTURE MICHAEL OR SQUARE SAFE



ORBENTICIONE PLAT OUT SHAKE OCIONE SHOW SHET! MANUE OR EQUIVALENT



OSSENTICIONELLA BONO
OSCILIA RICHI MEDIFOR ROLLIVERIT



METAL CLAD VINYL WINDOWS COLOUR, BLACK STYLE: EUROCLAD ALUMINUM HYBRID, DUAL PANE, LOW E OR EQUAL



STANDING SEAM METAL ROOF COLOUR: BLACK MANUFISTYLE: CASCADIA METALS OR EQUAL



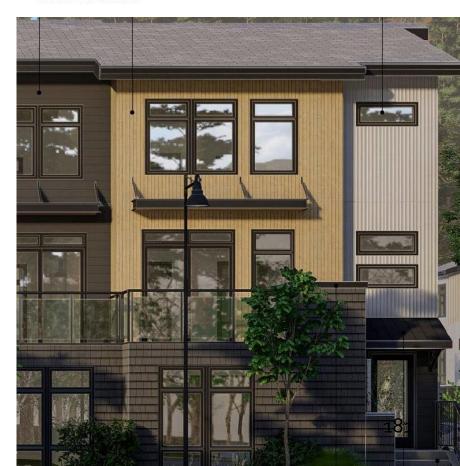
PRE-FINISHED OVERHEAD DOOR FRAME: SLACK STYLE: SMOOTH



PRE-FINISHED ALUMINUM SOFFIT
COLOUR: PEBBLE KARU
MANUF/ STYLE: GENTEK OR EQUIVILENT



PRE-FABRICATED METAL AWNING COLOR: BLACK



Landscape Plan





Rendering – facing North



Rendering – fronting Hilltown Drive





OCP Design Guidelines

- ► Ground-oriented entrances
- ► Strong interface with Hilltown Drive
- Variation between blocks of townhouse units
- ▶ Building facades articulate individual units
- ► Pedestrian pathways connect to site and park trails
- ► Located off-street parking away from public view
- Environmentally sensitive areas protected via covenant



Staff Recommendation

- ➤ Staff recommend **support** for the proposed development permit as it:
 - ► Aligns with the OCP Form and Character Design Guidelines for Townhouse Development
 - No variances to the Zoning Bylaw are proposed

Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Proposed Amendments to Second Residences in the ALR

Department: Development Planning

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department dated June 5, 2023, with respect to amending the Zoning Bylaw for changes to regulation for second residences on properties in the Agricultural Land Reserve;

AND FURTHER THAT Council direct staff to bring forth changes to the Zoning Bylaw No. 12375 as outlined in the report from the Development Planning Department dated June 5, 2023.

Purpose:

To facilitate a discussion with Council regarding second residences in the Agricultural Land Reserve and review options to regulate the secondary uses based on Council Priorities.

Background:

In May 2022, staff brought forward a report to Council which reviewed options for second residences in the ALR based on provincial regulation changes. Staff recommended a balanced approach of adopting the changes to ALR regulations with further restrictions with the intent of protecting ALR land in the City. At that time, Council endorsed the option, and the changes were subsequently made in the new Zoning Bylaw 12375. As part of this Council's strategic priorities, staff are reviewing the agricultural plan and related bylaws regarding secondary uses.

Council Priorities 2023-26 – Agriculture "Review the Agriculture Plan with respect to secondary uses."

Province and Agricultural Land Commission

On July 12th, 2021, the Province introduced new legislation to allow increased housing flexibility within the ALR, which is intended to help both farmer and non-farmers support families and businesses. Effective December 31st, 2021, the new ALR Use Regulation permits property owners to have an additional residence (e.g. carriage house, garden suite, manufactured home, etc.) conditional upon the size of the principal dwelling and the size of the property as outlined below, without an application to the

Agricultural Land Commission (ALC). Proposals that deviate from these restrictions will continue to be required to submit a Non-Adhering Residential Use Permit Application to the ALC.

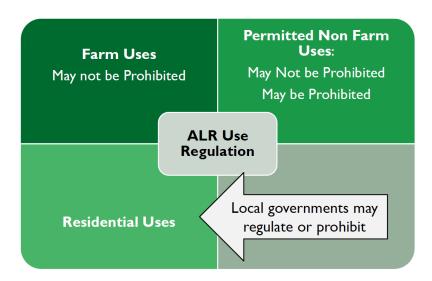
- For properties up to 40.0 ha and that have a principal dwelling that is less than 500m², a 90m² additional residence is permitted.
- For properties that are over 40.0 ha, a second residence up to 186m² is permitted. There are conditions associated with the size of the principal dwelling.

The Provincial intent is that the additional residence can be used for several purposes including rental (long or short term), agri-tourism accommodation, family, or farm-help. There is no longer a requirement that the additional residence must be used by the landowner or immediate family members.

As the ALR Use Regulation allows local governments to regulate or prohibit residential uses within the ALR, provided that those regulations are not more permissive, a decision needs to be made on if and how these new regulations will be applied in Kelowna.

Existing Considerations for Secondary Residences

Residential uses within the ALR are different than farm uses because local governments have the ability to decide how they want to regulate them.



There are several regulations the City has in place through policy or bylaws that can help formulate the City of Kelowna's approach to the new residential regulations.

Okanagan Basin Water Board (OBWB) - 1.0 Hectare Policy

The City's Zoning Bylaw and Subdivision, Development & Servicing Bylaw as well as the Okanagan Basin Water Board's Policies do not support the development of carriage houses on lots less than 1.0 hectare that rely on on-site sewage disposal. Since 2014, the Okanagan Basin Water Board (OBWB) has required grant recipients, including the City of Kelowna, to have bylaws in place restricting carriage houses to properties greater than 1.0 hectare or to properties with community sewer connections. As per the OBWB

Sewage Facilities Assistance Grants' Terms of Reference, OBWB will only fund sewage infrastructure applications in communities that comply with its 1.0 Hectare Policy.

This policy has been built into the Zoning Bylaw under Section 10.3 - Footnote .8:

A carriage house shall be connected to a community sanitary sewer unless the lot is at least 1.0 ha and meets the requirements of the City and the Medical Health Officer for septic disposal capacity.

Since the ALC's new regulations for second dwellings would fall under the same size requirements, the OBWB 1.0 ha policy should be implemented to avoid conflict with any future funding opportunities.

Farm Residential Footprint Covenant

The City of Kelowna requires Farm Residential Footprint covenants for all new residential buildings including additions to principal dwellings (exceeding 50m²). This Farm Residential Footprint covenant allows the Approving Officer more discretion when permitting new residential development. The goal is to limit the residential driveway access to one, as well as create a defined Homeplate, so residential uses are spread throughout the site. This regulation has been defined in the Zoning Bylaw under **Section 10.5** – **Footnote .1:**

^{.1} For any lot 8,000 m2 or greater in lot area, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m2. A second residential footprint up to 1,000 m2 may be registered for carriage houses.

If a new residential policy allowing second dwellings is adopted, it would be fair to adjust the above bylaw to require the Farm Residential Footprint covenant for all new residential development. The second dwelling would be required to be in a contiguous area with the principal dwelling and would instruct against having residential uses spread across the property.

Total Number of ALR Properties Affected

A GIS analysis of the City shows that there are 1946 properties that are either wholly or partially within the ALR. Total number of properties by size are as follows:

Property size	Number of properties
Less than 1 ha	617
1 ha to 40 ha	1296
> 2 ha (current	1087
minimum size for	
secondary residence)	
Greater than 40 ha	33

GIS analysis shows that 1,329 parcels in the ALR are over 1 ha in size. This means that should the City choose to amend its bylaws to reduce the minimum size, approximately 1,329 parcels could be affected with 1.0 ha minimum, however a number of properties have two dwellings located on them already.

Given the approximate construction rate of carriage houses within the City's urban areas (20-30 per year), it is estimated that about 25% or 332 units of the possible 1,329 would be constructed over a twenty-year period. It is anticipated that there may be 10-15 units built per year for the first few years of the policy. In the first eight months of the new regulations being adopted, one permit has been issued with an estimated 5-10 in varying levels of the process. Due to the limited number of units, it is not considered to have any additional servicing needs from the City.

Discussion:

Staff have considered the existing requirements and proposed changes to adjust secondary residences in the ALR regulation. An outline of the existing and proposed regulations is provided in the table below.

	<u>Regulations</u>	<u>Pros</u>	<u>Cons</u>
1. Current Regulations	 One secondary suite (within the principal dwelling) or one carriage house/mobile home will be permitted on a property; The property must be 2 ha in size or greater; All secondary residences must be located within the designated and covenanted residential footprint area as per the OCP's Farm Protection DP Guidelines; The maximum floor area of the secondary residences is gom2 or 986ft2; The maximum size of the principal dwelling must be 500m2 or less; and The secondary residence could not be subdivided or strata titled. 	- Limits the number of units per parcel - Limits size of unit - Creates a minimum parcel size to emphasize agricultural focus - Allows for housing flexibility for legitimate farmers while ensuring protection of viable agricultural land	- adds limited additional units outside of the PGB - Does not allow for as much flexibility as what the province/ALC allows
2. Proposed Regulations (as per provincial regulation)	Both one secondary suite (within the principal dwelling) and one carriage house/mobile home or suite within an accessory building would be permitted on a property;	- Consistent with provincial legislation - Reduced property size from 2 ha to 1 ha - More permitted units per property	- Increased number of units outside of the PGB - Most potential to impact agriculturally productive land and increase

•	The property must be 1 ha in size or greater; All secondary residences must be located within the designated and	- Increased size second dwellings for larger properties	residential footprints - Less likely for smaller properties
	covenanted residential footprint area as per the OCP's Farm Protection DP Guidelines;	- Can be constructed in accessory buildings - Provide the most	to be used primarily for agriculture
•	For properties up to 4oha, a 9om2 additional residence is permitted;	flexibility for agricultural land owners and	
•	For properties that are over 40ha, a second residence up to 186m2 is permitted;	businesses	
•	The maximum size of the principal dwelling must be 500m2 or less; and		
•	The secondary residence could not be		

As part of the Council Priorities, a measure of progress is identified as monitoring the percent of farmland that is being actively farmed, being maintained or is increasing (i.e. the percent of agricultural land that is actively farmed). Allowing more residences on a larger number of properties will cause further pressure on farmland and may increase residential impacts. However, the potential increased impacts will still be mitigated through existing City policy, specifically the Farm Residential Footprint requirements.

subdivided or strata titled.

Allowing secondary suites within accessory structures makes it more difficult to have the residential footprints contiguous and may spread out farm footprint areas. This includes expanding or second utility lines, driveways and septic systems. Current OCP policies require the footprints to be contiguous, maintaining this policy would be a challenge to implement and enforcement.

Conclusion:

After review of the secondary uses, current regulations and Council strategic direction, Staff are proposing to align directly with the ALC Act and Regulations with the exception of the 1.0 ha minimum of the Okanagan Basin Water Board requirements. This would include the following regulations and restrictions:

- Both one secondary suite (within the principal dwelling) and one carriage house/mobile home or suite within an accessory building will be permitted on a property;
- The property must be 1 ha in size or greater;
- All secondary residences must be located within the designated and covenanted residential footprint area as per the OCP's Farm Protection DP Guidelines;
- The maximum floor area of the secondary residences is 90m² or 986ft² for properties under 40 ha
 in size;

- The maximum floor area of the secondary residences is 186m2 or 2,002 ft² for properties over 40 ha in size;
- The maximum size of the principal dwelling must be 500m2 or less; and
- The secondary residence could not be subdivided, or strata titled.

Staff are proposing to align City bylaws with the ALC Act and Regulations which would allow for a greater number of properties to be permitted for second dwellings in addition to an increased number of potential units on those properties. This would give even greater flexibility to agricultural property owners and producers. Additionally, this regulatory change adds rental housing options on farm properties which may indirectly support Council's Priority of Affordable Housing.

Potential impacts to agricultural land include increased pressure from added residential densities to smaller properties that may not be used primarily for agriculture. However, all second residence options would be required to be within the Farm Residential Footprints similarly to what is required now.

Internal Circulation:

Department of the City Clerk

Considerations applicable to this report:

Legal/Statutory Authority:

Agricultural Land Commission Act, S.B.C. 2002 Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements Existing Policy Financial/Budgetary Considerations External Agency/Public Comments Communications Comments

Submitted by: Wesley Miles, Planner Specialist

Approved By: Dean Strachan, Community Planning & Development Manager

Approved By: T. Barton, Development Planning Department Manager

Approved for inclusion: R. Smith, Divisional Director, Planning and Development Services





Proposal

➤ To facilitate a discussion with Council regarding second residences in the Agricultural Land Reserve and review options to regulate based on Council Priorities.

Development Process



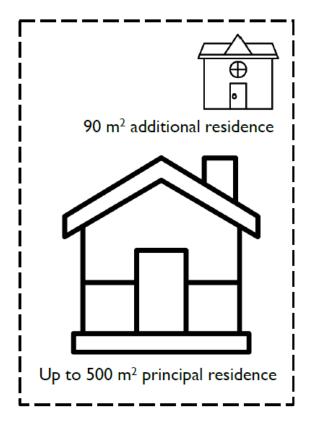




Legislation

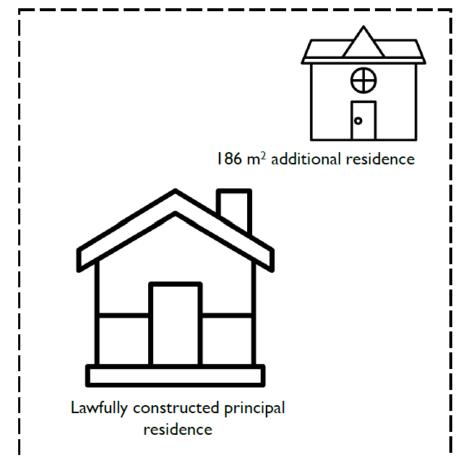
- ▶ (2021) ALC regulation allows a secondary dwelling for select properties within the ALR.
 - ► For properties up to 40ha and have a principal dwelling that is less than 500m², a 90m² additional residence is permitted.
 - ▶ For properties that are over 40ha, a second residence up to 186m² is permitted. There are conditions associated with the size of the principal dwelling.
- Secondary dwelling can be a carriage house, garden suite, manufactured home or suite within existing accessory building.
- ▶ Intent is to allow owners to have short/long-term rental, agritourism, family or farm help. No longer required to be for immediate family members.





OR

Parcels less than 40 ha



Parcels more than 40 ha





Current Regulations

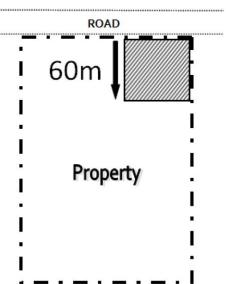
Adopted with Zoning Bylaw #12375

- One secondary suite (within the principal dwelling) or one carriage house/mobile home will be permitted on a property;
- The property must be 2 ha in size or greater;
- All secondary residences must be located within the designated and covenanted residential footprint area as per the OCP's Farm Protection DP Guidelines;
- The maximum floor area of the secondary residences is 90m2 or 986ft2;
- The maximum size of the principal dwelling must be 500m2 or less; and
- secondary residence could not be subdivided or strata titled

Farm Residential Footprint Covenant



- ▶ Staff require a Farm Residential Footprint covenant to be registered on Title.
 - ▶ This covenant area can be up to 2,000m2 (0.2ha) for the principal dwelling and 1,000m2 (0.1ha) for mobile home.
- ► This was introduced in-lieu of a Farm Development Permit with the intent to create a Homeplate.
- ▶ It is required for any new dwelling or addition over 30m2.



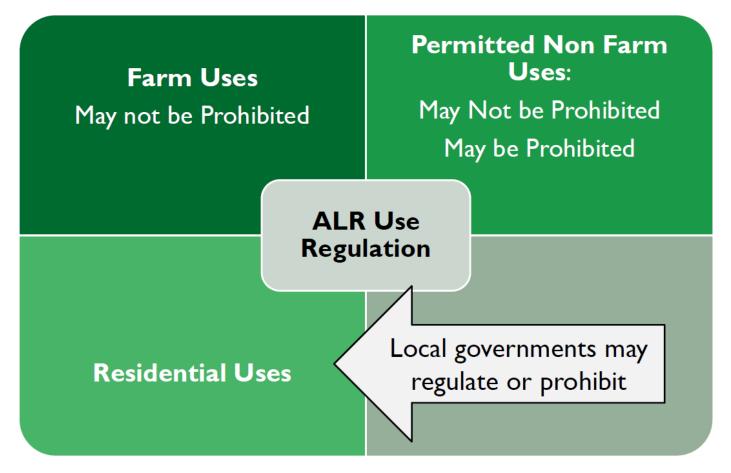




Property size	Number of properties
Less than 1 ha	617
1 ha to 40 ha	1296
> 2 ha (recommended minimum size for secondary residence)	1087
Greater than 40 ha	33

- ▶ There are 1,329 parcels in the ALR above 1 ha
- ▶ Many of these may also have homes over than 500m².





Potential Amendments



- ▶ Staff are proposing to align directly with the ALC Act and Regulations with the exception of the 1 ha minimum of the Okanagan Basin Water Board requirements. This would include the following regulations and restrictions:
 - Both one secondary suite (within the principal dwelling) and one carriage house/mobile home or suite within an accessory building will be permitted on a property;
 - The property must be 1 ha in size or greater;
 - All secondary residences must be located within the designated and covenanted residential footprint area as per the OCP's Farm Protection DP Guidelines;
 - The maximum floor area of the secondary residences is 90m2 or 986ft2 for properties under 40 ha in size;
 - The maximum floor area of the secondary residences is 186m2 for properties over 40 ha in size;
 - The maximum size of the principal dwelling must be 500m2 or less;
 and



- ➤ Staff are proposing to align secondary residential uses with the provincial regulations:
 - Allow for greater housing options and flexibility for property owners and agricultural producers;
 - Mitigate impacts through existing City policy, specifically the Farm Residential Footprint requirements;
 - Minimum lot size of 1ha helps to ensure OBWB guidelines met; and
 - Limited number of units anticipated. One permit has been issued in the first 8 months with an estimated 5-10 units in varying levels of the permitting process.

Examples (>1.0 ha but <2.0 ha)



1.1 ha/2.73 ac



1.8 ha/4.68 ac

Examples (<2.0 ha)



3.5 ha/8.75 ac



8.0 ha/20 ac



Conclusion of Staff Remarks

Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Complete Communities Program Grant

Department: Partnerships Office

Recommendation:

THAT Council receives, for information, the report from the Partnerships Office Department dated June 5, 2023 with respect to the Complete Communities Program Grant;

AND THAT Council directs staff to apply for grant funding for the Urban Centre Planning project through the UBCM Complete Communities Program;

AND THAT Council support the current proposed activities and endorse staff to provide overall grant management;

AND THAT, if the grant application is successful, the 2023 Financial Plan be amended to include the receipt of funds.

Purpose:

To support a grant application through the UBCM Complete Communities Program to fund a data-driven framework for Urban Centre planning efforts.

Background:

The Ministry of Housing is providing \$10 million of funding through the UBCM Complete Communities Program to support local governments to enhance their ability to make evidence-based land use planning decisions. Staff is proposing to leverage these resources to advance planning efforts for Kelowna's Urban Centres. This would provide needed directions for growth management for those neighbourhoods while helping deliver on Council Priorities, including:

- Affordable Housing. In conjunction with the Housing Needs Assessment and Infill Options Program, advancing Urban Centre planning allows for additional opportunities to deliver more housing options in Kelowna.
- Transportation. Urban Centre planning identifies transportation needs to accommodate growth beyond the 2040 OCP projections, addressing Council Priority Actions such as improving transit service, improving traffic flow, and enhancing traffic safety.

• Climate and Environment. Urban Centre planning applies a climate lens to neighbourhood planning, speaking to these neighbourhoods can both mitigate and adapt to climate change, addressing Council Priority Actions such as increasing the urban tree canopy.

Discussion:

Through the UBCM Complete Communities Program local governments are eligible for up to \$150,000 in funding to undertake planning work that analyzes and identifies strengths, opportunities, challenges, and potential actions that support the creation of more complete communities. The grant focuses on creating complete communities through planning efforts that include a lens on housing (need, supply and location), transportation (options including increasing walkability), and making connections to infrastructure and daily needs.

The Complete Communities grant funding will allow staff to create a unique interactive data-driven mapping tool that would assist the City, development community and Kelowna residents in decision making ahead of the completion of detailed Urban Centre Plans. This tool would also position the City to deliver those much needed Plans more quickly and would include revised population and employment projections for each Urban Centre, as assessment of areas that are more likely to see redevelopment and other information typically provided in the early stages of an individual Urban Centre planning process. This work would be undertaken in conjunction with development of the next Urban Centre Plan, making more efficient use of staff time and resources.

Conclusion:

The City actively pursues grants to reduce municipal taxation and to leverage City funding for infrastructure, services, and programs to support Council, corporate and community priorities.

Urban Centres are evolving rapidly, and an approach that advances planning efforts more quickly across those neighbourhoods is an important step in advancing Council's Priorities and implementation of the 2040 OCP. The Complete Communities funding can enhance decision making and livability in Urban Centres.

Internal Circulation:

Policy & Planning
Development Planning
Integrated Transportation
Development Engineering
Partnerships
Communications

Financial/Budgetary Considerations:

Should the City be successful in this grant application, the 2023 Financial Plan be amended to include the receipt of funds. These funds would supplement the \$75,000 of annual funding for Urban Centre Planning identified in the Policy and Planning base budget. Should the City not be successful in the Complete Communities Grant application, staff would explore options to accelerate Urban Centre planning work, with possible 2024 budget considerations.

Submitted by: M. Kam, Grants and Special Projects Manager

Approved for inclusion:	BE, Partnerships Office Director
cc: Policy & Planning	1

Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Extreme Temperature Risk Mapping, Assessment and Planning Grant

Department: Partnerships Office

Recommendation:

THAT Council receives, for information, the report from the Partnerships Office dated June 5, 2023 with respect to the Extreme Temperature Risk Mapping, Assessment and Planning Grant;

AND THAT Council directs staff to apply for grant funding for the "Extreme Cold Weather Support Plan for People Sheltering Outdoors in Kelowna" project through the UBCM grant;

AND THAT Council supports staff to execute all documents necessary to complete and manage the grant;

AND THAT, if the grant application is successful, the 2023 Financial Plan be amended to include the receipt of funds.

Purpose:

To inform Council of the Extreme Temperature Risk Mapping, Assessment and Planning Grant, and to receive support to apply for the grant funding.

Background:

The Extreme Temperature Risk Mapping, Assessment, and Planning grant is part of the Community Emergency Preparedness Fund which is a suite of funding programs provided by the Province of BC and administered by the Union of BC Municipalities (UBCM).

The intent of the Extreme Temperature Risk Mapping, Assessment, and Planning funding stream is to support eligible applicants to ensure they have accurate knowledge of the risks associated with extreme temperatures, how these risks will change over time, and to develop effective response plans and strategies to prepare, mitigate, and adapt to those risks.

Discussion:

The City of Kelowna will be applying to UBCM for funding to support an "Extreme Cold Weather Support Plan for People Sheltering Outdoors in Kelowna" project. Over 200 people are expected to be sheltering outdoors in Kelowna in 2023/2024 (Central Okanagan Journey Home Society). People sheltering

outdoors have higher health risks such as frostbite, hypothermia, and exacerbated mental health concerns, during extreme cold events due to increased exposure (including being outside for longer and more frequent periods). Mobilizing extreme cold response plans can reduce these risks.

Through this grant funding, the City intends to complete an Asset and Resources System Map and a subsequent Response Plan. The Systems Map will include a vulnerable population assessment, identify existing supports and resources available to our community, and demonstrate any gaps that may exist. Using the findings in the mapping, the Response Plan will include coordinating and maximizing community resources and building capacity in community organizations to be able to fill unmet needs during extreme cold weather.

This project will be completed in collaboration with local community organizations, Indigenous knowledge holders, people with lived experience, and other partners and organizations that support people sheltering outdoors.

Conclusion:

Internal Circulation: Risk Management

Risk Management

The City actively pursues grants to reduce municipal taxation and to leverage City funding for infrastructure, services, and programs to support Council, corporate and community priorities.

This funding opportunity will provide a roadmap and associated actions to support people in our community sheltering outdoors during extreme cold weather events.

Considerations not applicable to this report: Legal/Statutory Authority: Legal/Statutory Procedural Requirements: Existing Policy: Financial/Budgetary Considerations: External Agency/Public Comments: Communications Comments: Submitted by: M. Kam, Grants & Special Projects Manager Approved for inclusion: Bob Evans, Partnerships Office Director CC:

Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Sewerage System User Bylaw No. 3480 amendment to schedule 1 – Central Rutland

West

Department: Utility Services

Recommendation:

THAT Council receives for information, the report from Utility Services dated June 5, 2023, regarding the Sewerage System User Bylaw No. 3480 amendment to schedule 1 – Central Rutland West;

AND THAT Bylaw No. 12539 being amendment No. 40 to Sewerage System User Bylaw No. 3480 be given reading consideration.

Purpose:

To amend Bylaw No. 3480 to add 199 lots to the Septic Removal Specified Area.

Background:

In January 2022, Council amended Bylaw No. 3480 to include a Septic Removal Specified Area. The Septic Removal Specified Area identifies lots that have been pre-serviced to reduce the number of private septic systems within the City. Once a lot is identified in the Septic Removal Specified Area, the City has authority to collect a subsidized charge to offset the cost of servicing the subject lots. For 2023, the sewer development charge for a typical residential lot is \$7,800.

Discussion:

During a May 25, 2023 neighbourhood meeting for the Central Rutland Sewer project, some residents expressed their desire to take advantage of the excavated service trenches and complete some of their on-site plumbing before trenches are fully restored. Some landowners believe this will avoid duplication of work and decrease some costs on their own properties. This work requires a plumbing permit.

These plumbing permits cannot be issued until these lots are recognized as being part of the Septic Removal Specified Area (Schedule 1 of Bylaw No. 3480).

To limit the number of future map amendments to Bylaw No. 3480, the entire west side of the Central Rutland Sewer Connection Area is being added to Sheet 7 of Schedule 1, as shown in Attachment 1.

Conclusion:

By adopting the recommendation in this report to Council, homeowners in the western portion of the Central Rutland Sewer Connection Area are potentially able to benefit from decreased on-site costs by taking advantage of the City-contracted excavated service trenches.

Internal Circulation:

Financial Planning Revenue Utility Services Wastewater Utility

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

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

Submitted by: Jim Hager, Design Technician

Reviewed by: Rod MacLean, Utility Planning Manager

Approved for inclusion: Malcolm Logan, Infrastructure General Manager

Attachments: Attachment 1 - Amended Sheet 7 of Schedule 1

Attachment 2 - Sewerage System User Bylaw No. 3480 Amendment Presentation

cc: Divisional Director, Corporate Strategic Services

Divisional Director, Financial Services

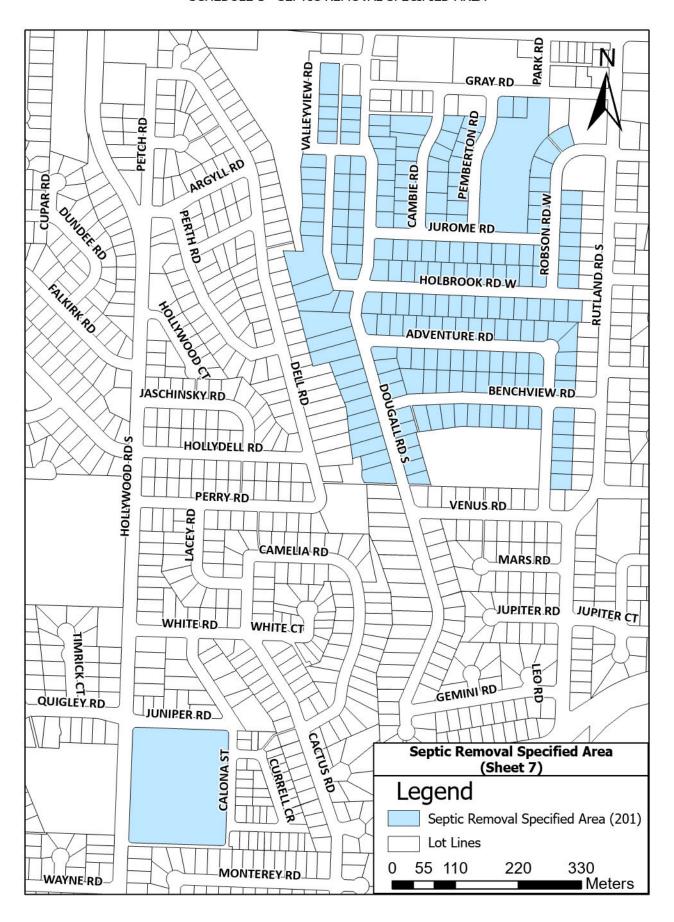
Divisional Director, Partnership & Investments

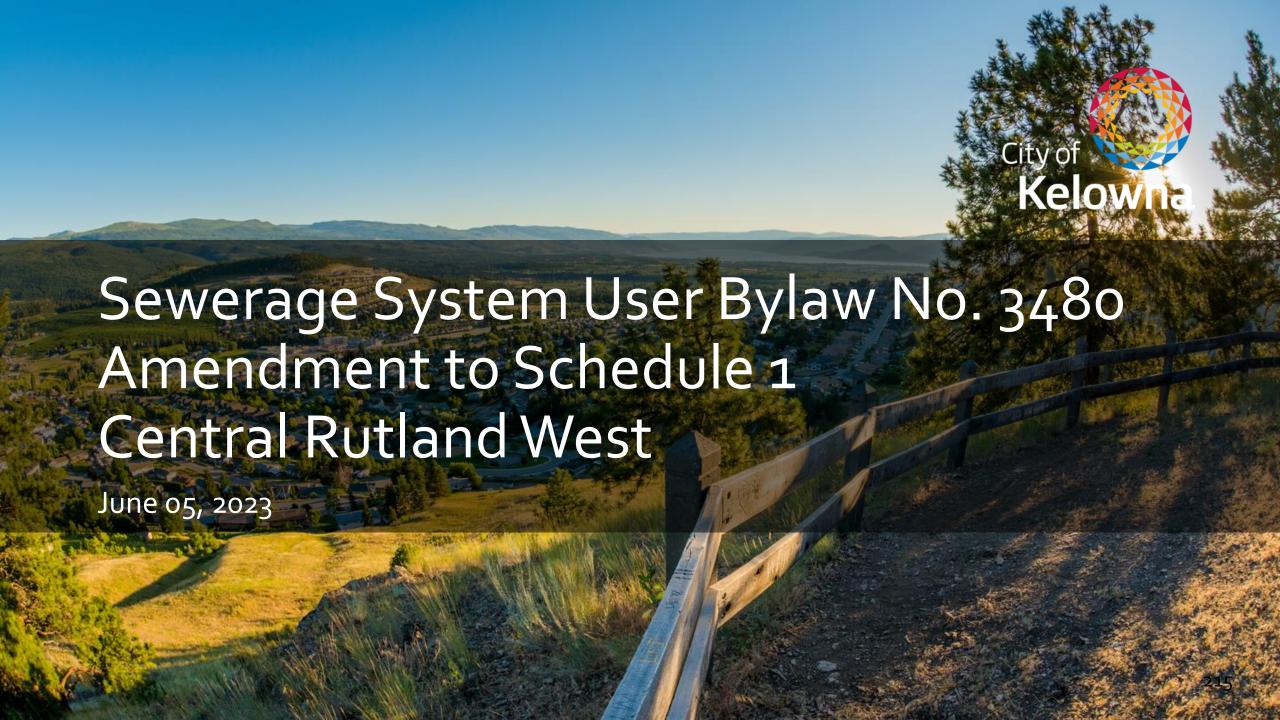
Divisional Director, Planning & Development Services

Director, Development Services

ATTACHMENT 1 - AMENDED SHEET 7 OF SCHEDULE 1

SCHEDULE 1 - SEPTIC REMOVAL SPECIFIED AREA







Purpose

► To amend Bylaw No. 3480 to add 199 lots to the Septic Removal Specified Area.

Bylaw 3480 amendment

- Amend Sheet 7 of Schedule 1 to add 199 lots to the Septic Removal Specified Area.
- The 199 lots will be serviced in 2023 and 2024 as part of the Central Rutland Sewer Connection Area project.
- ► Eastern portion of connection area will be added once the construction contract is in place.

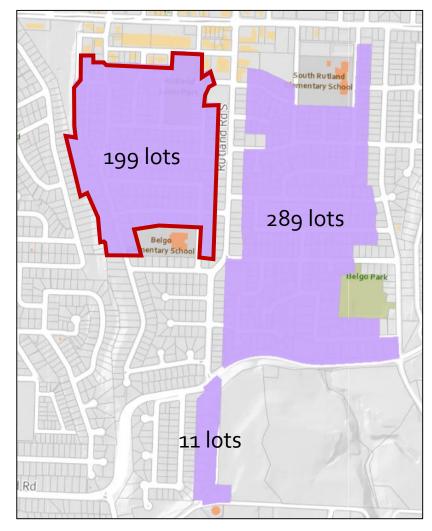


Figure 1: Central Rutland Sewer Connection Area (purple). Lots in the western portion of connection area (red outline) are to be added to the Septic Removal Specified Area.

Benefits to residents

- Including these lots in the Septic Removal Specified Area will:
 - Allow homeowners to pull plumbing permits for newly serviced lots immediately
 - Allow homeowners to do some on-site plumbing prior to full restoration of excavated areas.
 - ► Ensure the City collects the appropriate sewer development charge (\$7,800 for residential service).



Figure 2: Photo of excavated service trench in Central Rutland Sewer Connection Area.



Questions?

For more information, visit **kelowna.ca**.

CITY OF KELOWNA

Bylaw No. 12539

Amendment No. 40 to Sewerage System User Bylaw No. 3480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sewerage System User Bylaw No. 3480 be amended as follows:

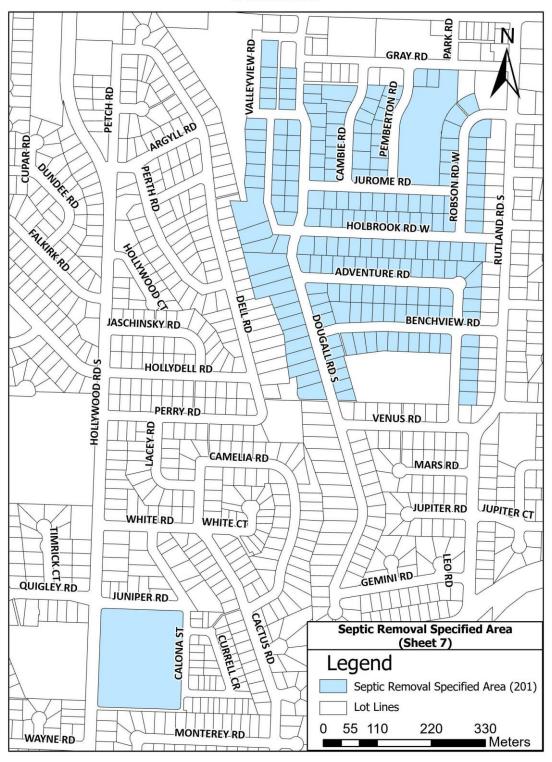
- 1. THAT **SCHEDULE 1 SEPTIC REMOVAL SPECIFIED AREA** be amended by deleting **(Sheet 7)** in its entirety, and replacing it with **SCHEDULE 1 SEPTIC REMOVAL SPECIFIED AREA (Sheet 7)** attached to and forming part of this bylaw.
- 2. This bylaw may be cited for all purposes as "Bylaw No. 12539, being Amendment No. 40 to Sewerage System User to Bylaw No. 3480."
- 3. 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

Adopted by the Municipal Council of the City of Kelowna this

Mayor
 City Clerk

SCHEDULE 1 - SEPTIC REMOVAL SPECIFIED AREA



Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Responsible Alcohol Use in Parks

Department: Parks and Buildings Planning

Recommendation:

THAT pursuant to section 73(2) of the Liquor Control and Licensing Act the Council of the City of Kelowna is empowered to regulate a public place that it has jurisdiction over as a place where alcohol may be consumed;

AND THAT the Council of the City of Kelowna wishes to designate a portion of parks and beaches as a place where alcohol may be consumed responsibly;

AND THAT, Council receives for information this report from the Parks & Buildings Planning, dated June 5, 2023, regarding the responsible consumption of alcohol in select parks;

AND THAT Council gives first, second and third reading to "Responsible Alcohol Consumption in Select Parks (Waterfront Park, Kinsmen Beach and Boyce Gyro Park from 12 PM to 9 PM)", as a pilot project from July 4, 2023 to October 6, 2023.

Purpose:

To consider a pilot project to allow the responsible consumption of alcohol in three beach parks.

Background:

Section 73(2) of the Liquor Control and Licensing Act empowers a municipal Council to regulate a public place that it has jurisdiction over as a place where alcohol may be consumed. Other jurisdictions have undergone pilot projects and subsequently allowed the responsible consumption of alcohol in parks. These are outlined below.

Penticton:

After three years of pilots, Penticton has permanently revised its bylaws to allow drinking on the primary beach parks on Okanagan Lake and Skaha Lake from 12pm to 9pm.¹ Penticton moved incrementally in both allowable time frames and designated areas. Areas of permissible consumption are clearly delineated on the beaches through posted signage and on their website.

RCMP and Bylaw Services in Penticton report a "negligible impact". Staff affirmed this with Penticton RCMP and Bylaw. A noted impact to the City was to their works department (i.e. heightened volumes of waste in these designated areas).

Other cities in the province have also undertaken pilot projects. These municipalities have gone on to allow the use permanently in select parks, noted in Table 1 below.

Table 1. British Columbia Municipalities that allow Responsible Consumption of Alcohol in Parks

		•	•	•	
	Pilot Year	Permanent	# Parks	Hours	Notes
Penticton	2020	2023	5	12pm – 9pm	All Beach Parks
Vancouver	2020	2023	47 + 7 Beaches	11am – 9pm	2023 Beaches Pilot
North Vancouver	2020	2020	3 + 4 Waterfront	11am - Dusk	Excludes playgrounds
Port Coquitlam	2020	2021	10	-	Parks w/ picnic tables
Coquitlam	2020	2022	50	Dawn - Dusk	Excludes pool areas

National Parks

Some national parks have allowed the responsible consumption of alcohol in campgrounds and picnic / Day-use areas. Notably in some campgrounds, alcohol consumption is prohibited during long weekends when enforcement resources are already stretched².

Potential Benefits:

- 1. **Encouraging Responsible Behavior:** By allowing designated areas for responsible alcohol consumption, we are creating an opportunity to promote responsible behavior.
- 2. **Advancing Equity:** Many people who live in multi-unit residential developments do not have access to private outdoor space. This was underlined during the pandemic, which motivated many municipalities to pilot the responsible consumption of alcohol in park spaces.
- 3. **Encouraging Community Interaction:** Public parks are often seen as gathering places for members of our community. By allowing responsible alcohol consumption in designated areas, we are creating an opportunity for people to come together and interact in a safe and enjoyable environment.

¹ City of Penticton, Feb.7, 2023. Council Report. <u>Bylaw 2023-05 Responsible Liquor Consumption in Designated Public Spaces</u>. Pentiction.ca

² Government of Canada, May 2023. What's new in the campground - Bruce Peninsula National Park (canada.ca)

Discussion:

The following criteria were used to select pilot parks for the responsible consumption of alcohol:

- 1. **High Passive & Formal Surveillance.** Parks that have good sightlines through the park, natural surveillance from other users, and effective access from bylaw and RCMP.
- 2. Available Amenities: Parks with washrooms, trash cans, and picnic areas.
- 3. **Access Options:** Parks that are easily accessible by transit or active transportation networks, reducing the potential for driving under the influence.
- 4. **Regular Maintenance and Inspections:** Parks that have regular maintenance and inspections.
- 5. **Mid to High Density Neighbourhoods:** Parks that are close to areas of mid to high residential density provide opportunities for residents to socialize out of doors, many of whom do not have access to private outdoor space.

The following criteria were used to identify parks that should be excluded or avoided:

- 1. **History of Bylaw Incidents:** Parks with a history of alcohol-related or other incidents.
- 2. **Playgrounds and Play Spaces:** To avoid consumption of alcohol in areas dedicated to children's play.
- 3. **Natural Areas:** Natural areas, such as linear parks, are typically low on facilities such as waste containers and washrooms. Additionally, they have lower frequency maintenance schedules. They are sometimes far from transit and require car access. Litter in areas such as creeks and steep slopes can be challenging to remove and are damaging to natural ecosystems, with potential migration into waterways.
- 4. **Remote Parks:** Remote parks are not ideal candidates for alcohol consumption, as access typically relies on the automobile, with few transit options. Additionally, these can be time consuming and challenging for bylaw services and RCMP to access.

Pilot Project

Based on the criteria above, the responsible use of alcohol is proposed, between the hours of 12pm and 9pm, in the following parks:

- Waterfront Park
- Kinsmen Park
- Boyce Gyro Park

Excluded areas within these parks are as follows:

- 15m from any playground, play equipment or any children's play areas
- Sports courts and fields (hard surfaced, grass and artificial turf)
- Parking lots

- Water bodies
- Piers / boardwalks without railings

Parks to specifically avoid for the pilot project, due to either high calls for service, and/or playgrounds or play spaces, include:

- City Park
- Kerry Park
- Stuart Park

Operation considerations include:

- July 4th to October 6th, 2023
- Avoid Canada Day, BC Day and Labour Day long weekends
- 12 noon to 9 pm hours
- Zero tolerance for glass
- Daily maintenance checks
- Signs at major entry points and on the website

During the one-year trial, the pilot project will be monitored, and subsequently assessed for continuation, cancelation or expansion.

Engagement:

Staff engaged with the following internal and external stakeholders during the development of this pilot project:

- Internal
 - Community Safety
 - RCMP
 - Bylaw Services
 - Active Living & Culture
 - Parks Operations
- External
 - Downtown Kelowna Association
 - Tourism Kelowna
 - Kelowna Downtown Knox Mountain Neighbourhood Association
 - KLO Neighbourhood Association

Conclusion:

The criteria to select parks to consider the responsible consumption of alcohol in parks, as well as the criteria to avoid other parks, establish three parks for consideration for a pilot project to allow responsible consumption in Waterfront Park, Kinsmen Park and Boyce Gyro Park.

Internal Circulation:

Divisional Director, Partnership & Investments Divisional Director, Active Living and Culture Divisional Director, Infrastructure Divisional Director, Financial Services
Manager, Community Safety
Manager, Bylaw Services
Department Manager, Infrastructure Operations
Manager, Parks Services
Manager, Community Communications
Manager, Real Estate
Manager, Transportation Planning
Manager, Financial Planning
RCMP

Legal/Statutory Authority:

Section 73(2) of the Provincial Liquor Control and Licensing Act

Legal/Statutory Procedural Requirements:

Existing Policy:

Bylaw 10680 - Parks and Public Spaces Bylaw Bylaw No. 10475 Bylaw Enforcement Bylaw Council Policy 223 — Liquor Licenses in Parks and Stadiums and Facilities

Financial/Budgetary Considerations:

The cost of the project is expected to be an increased need for litter control and waste container disposal and will be accommodated within 2023 approved budgets.

External Agency/Public Comments:

Considerations not applicable Communications Comments:	to this report:
Submitted by:	
Melanie Steppuhn, Parks Planr	ner er
Approved for inclusion:	Derek Edstrom, Divisional Director, Partnerships & Investments

CC:

C Cornock, Community Safety Services Manager

K. Hunter, Bylaw Services Supervisor

B. Stewart, Parks Services Manager

Attachment 1: Presentation – Responsible Alcohol Consumption Designated Areas in Parks

Attachment 2: Draft Bylaw



Planning Process





Other Municipalities







- Okanagan Lake and Skaha Lake Beach Parks
- 2021 and 2022 Pilot Projects
- 2023 February permanent / all year 12pm-9pm
- Few bylaw / police impacts additional waste



Vancouver

- 2020 2022 Non-beach parks
- Equitable space for social distancing in urban areas
- 2023 31 Year Round locations / 16 Summer only
- 2023 7 Pilot beach parks



North Vancouver

- 2020 pilot project
- 7 parks (4 waterfront and 3 community parks)
- Criteria close to public washrooms
- Excludes playgrounds

Other Municipalities





Port Coquitlam

- 2020 Pilot Project
- 10 parks
- Washrooms, picnic tables, weekly inspection
- Permanent after pilot



Coquitlam

- 2022 Approved 50 parks
- Excluded pool areas
- Dawn to dusk



Metro Vancouver

- Delta, Port Moody
- 112 parks in Metro Vancouver





Other Regulations

- Section 73(2) of LCLA municipality can designate public spaces for liquor consumption
- Smoking / Vaping is not permitted in parks
- Unlawful to be intoxicated in public
- Unlawful to drive intoxicated
- Unlawful to consume alcohol under age of 19
- Unlawful to drive boats intoxicated



Site Criteria Considerations



- Target parks:
 - Washrooms available
 - Picnic / seating tables / picnic Areas
 - Large capacity trash cans (or potential)
 - Daily maintenance
 - Mid to high density residential areas
 - High surveillance natural and bylaw

Avoid

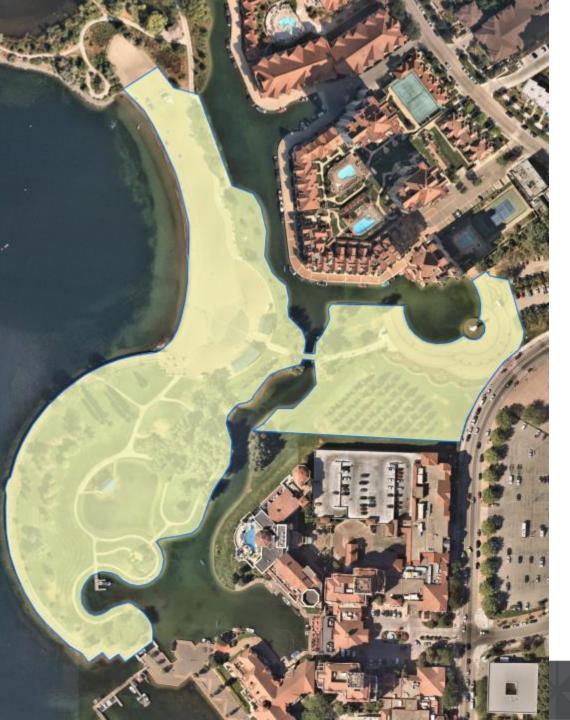
- Playgrounds / Play features / Playing Fields
- Natural Areas
- Remote parks
- Areas with high bylaw calls for service
- Parking lots
- Piers / Boardwalks without railings
- Water bodies





Pilot Parks

- Waterfront Park
- Kinsmen Park
- Boyce Gyro Park





- Avoid paths
- Avoid parking lot
- Avoid areas of low natural surveillance
- Minimum 15m
 from residences

Tugboat Beach / Waterfront Park





- Avoid playground
- Avoid sport court
- Avoid 15m from residences

Kinsmen Park





- Avoid paths
- Avoid zipline
- Avoid playground
- Avoid parking lot
- Avoid 15m from residences

Boyce Gryro Park



Operations



- Daily / weekly maintenance checks
- Signage on site and on website
 - Areas
 - Hours
- Avoid long weekends
- No tolerance for glass
- 12 noon to 9 pm hours
- Monitor
 - Bylaw & RCMP / Emergency calls for service
 - Service Request Complaints
 - Maintenance issues



Enforcement



- Bylaw Additional summer staff (parks / beaches)
- Bylaw increased bike / foot patrols
- Bylaw can issue tickets (nuisance, litter)
- Bylaw number on signage

- RCMP Community Safety Unit Downtown focus
- RCMP regular patrols Downtown/beaches
- RCMP no additional resources
- RCMP complaint response / proactive patrols



Maintenance



- High capacity waste bins (e.g. Boyce-Gyro)
- 'Smart' sensors on waste bins
- Regular maintenance staff in all 4 parks
- Regular mechanical beach cleaning
- Glass beverages prohibited in parks



Engagement



- Internal
 - Community Safety
 - RCMP
 - Bylaw Services
 - Active Living & Culture
 - Parks Operations
- External
 - Downtown Kelowna Association
 - Tourism Kelowna
 - Kelowna Downtown Knox Mtn Neighbourhood Association
 - KLO Neighbourhood Association

Pilot Program





• If successful, consider other waterfront parks and other parks in urban centres in 2024



Council Resolution

THAT pursuant to section 73(2) of the Liquor Control and Licensing Act the Council of the City of Kelowna is empowered to regulate a public place that it has jurisdiction over as a place where alcohol may be consumed;

AND THAT, the Council of the City of Kelowna wishes to designate a portion of parks and beaches as a place where alcohol may be consumed responsibly;

AND THAT, Council receives for information this report from the Parks & Buildings Planning, dated June 5, 2023, regarding the responsible consumption of alcohol in select parks;

AND THAT Council gives first, second and third reading to "Responsible Alcohol Consumption in Select Parks (Waterfront Park, Kinsmen Beach and Boyce Gyro Park from 12 PM to 9 PM)", as a pilot project from July 4,2023 to October 6, 2023.



Questions?

For more information, visit **kelowna.ca**.

CITY OF KELOWNA

Responsible Consumption of Liquor in Parks Bylaw No. 12537

WHEREAS the *Liquor Control and Licensing Act*, Section 73, allows a municipality to designate by bylaw a public place over which it has jurisdiction, or part of such a place, as a place where liquor may be consumed;

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

- 1. This bylaw may be cited as "Responsible Consumption of Liquor in Parks Bylaw No. 12537"
- 2. Definitions
 - 2.1. In this bylaw:

"Bylaw Enforcement Officer" means a person appointed from time to time by the Council to enforce and administer this bylaw and will include a Peace Officer.

"Designated Area" means part of Waterfront Park, Kinsmen Park, or Boyce-Gyro Beach Park, as shown on Schedules "A", "B", and "C".

"Liquor" means, subject to the Liquor Control and Licensing Regulation, beer, wine, spirits or other product that is intended for human consumption and that contains more than 1% alcohol by volume.

"Long Weekend" means the Saturday and Sunday immediately before or after a statutory holiday.

"Parks Services Manager" means the person appointed from time to time as the Parks Services Manager for the City of Kelowna and includes a person lawfully acting on their behalf.

3. Designation of Public Place and Hours

3.1. A person may consume liquor in a Designated Area between the hours of 12:00 p.m. and 9:00 p.m, except as prohibited in Section 5.

4. Signage

- 4.1. The Parks Services Manager will post a minimum of two signs per Designated Area setting out the boundaries of where liquor may be consumed.
- 4.2. A sign posted in a Designated Área designating where a person may consume liquor must:
 - 4.2.1. state the hours liquor may be consumed;
 - 4.2.2. be at least 60mm x 90mm in size;
 - 4.2.3. be posted on a post or affixed to another item at the boundary of a Designated Area.

5. Prohibitions

- 5.1. A person is not permitted to bring a glass liquor bottle or container into a Designated Area, except as permitted by Council Policy 233.
- 5.2. Liquor is not permitted to be consumed in a Designated Area on a statutory holiday or a Long Weekend, except where liquor is possessed pursuant to the requirements of Council Policy 223.
- 5.3. The Parks Services Manager may temporarily suspend a Designated Area or a part of a Designated Area as a public place where liquor may be consumed.
- 5.4. A person who violates a provision of this bylaw or who suffers or permits an act or thing to be done in contravention or in violation of a provision of this bylaw or who neglects or refrains from doing anything required to be done by a provision of this bylaw, or who does an act which constitutes an offence against the bylaw may be ordered to leave from a Designated Area by the Park Services

- Manager or a member of the Royal Canadian Mounted Police or Bylaw Enforcement Officer for a period of up to 48 hours.
- 5.5. No person will return to or enter a Designated Area once that person has been ordered to leave for a period of up to 48 hours and each violation will be considered a separate offence.
- 5.6. Offences set out in the *Liquor Control and Licensing Act* and the Bylaw Notice Enforcement Bylaw No. 10475 for the Parks and Public Spaces Bylaw No. 10680 will apply to a person who contravenes this bylaw.
- 6. The schedules attached to this bylaw form part of this bylaw.
- 7. This bylaw comes into force and takes effect on July 4, 2023.
- 8. This bylaw ceases to have force and effect after October 6, 2023.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayo
 City Clerk



Responsible Use of Liquor in Parks Waterfront Park

"Schedule A"







Responsible Use of Liquor in Parks Kinsmen Park "Schedule B"







Responsible Use of Liquor in Parks Boyce-Gyro Beach Park "Schedule C"





CITY OF KELOWNA

BYLAW NO. 12538

Amendment No. 7 to Parks and Public Spaces Bylaw No. 10680

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Parks and Public Spaces Bylaw No. 10680 be amended as follows:

1. THAT Part 3 – PROHIBITIONS, 3.27 be deleted in its entirety as follows:

"No Person shall be permitted in any Park to possess liquor at any time, except where the said liquor is possessed pursuant to the requirements of Council Policy 223. For clarity, bylaw enforcement officers and RCMP members have the authority to order a Person to dump out any liquor if so directed."

and replace it with the following:

"No Person shall be permitted in any Park to possess liquor at any time, except where the said liquor is possessed pursuant to the requirements of Council Policy 223 or Responsible Consumption of Alcohol in Parks Bylaw No. 12537. For clarity, bylaw enforcement officers and RCMP members have the authority to order a Person to dump out any liquor if so directed."

- 2. This bylaw may be cited for all purposes as "Bylaw No. 12538, being Amendment No. 7 to Parks and Public Spaces Bylaw No. 1068o."
- 3. This bylaw shall come into full force and effect and is binding on all persons upon the date of adoption.

Read a first, second and third time by the Municipal Co	uncil this	
Adopted by the Municipal Council of the City of Kelowi	na this	
		 Mayor
	_	City Clerk

Report to Council



Date: June 5, 2023

To: Council

From: City Manager

Subject: Community Task Force on Crime Reduction Appointments

Recommendation:

THAT Council approves the appointment of members to the Community Task Force on Crime Reduction as outlined in the report from the City Manager dated June 5, 2023.

Purpose:

To appoint members to the Community Task Force on Crime Reduction.

Background:

On May 1, 2023, Council endorsed the Terms of Reference for the Community Task Force on Crime Reduction and directed that recommendations for member appointments be brought forward for Council's consideration. The recommended appointees are:

Name	Representation
Karen Beaubier	Community organization
Mark Burley	Community organization
Ali Butler	Indigenous community
Ron Cannan	Councillor
Jane Cartwright	Legal expertise
Darren Caul	Subject matter expert
Ken Doige	Subject matter expert
Tom Dyas	Mayor
Jeff Meyers	Subject matter expert
Dan Price	Community organization
Carmen Remple	Social services sector
Micki Ruth	Subject matter expert
Laura Thurnheer	Member at large

The Task Force will be in place for a 12-month term, with the ability to extend, and will provide recommendations to Council on community-driven initiatives to reduce crime in Kelowna.

Considerations not applicable to this report: Legal/Statutory Authority: Legal/Statutory Procedural Requirements: Existing Policy: Financial/Budgetary Considerations: External Agency/Public Comments: Communications Comments:

Approved for inclusion: D. Gilchrist, City Manager

cc:

S. Leatherdale, Divisional Director, Corporate & Protective Services

L. Bentley, Deputy City Clerk

CITY OF KELOWNA

BYLAW NO. 12529

Road Closure and Removal of Highway Dedication Bylaw (Portion of Road Adjacent to 1885 High Rd & 810 Glenmore Rd)

A bylaw pursuant to Section 26 and 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway Adjacent to 1885 High Rd & 810 Glenmore Rd

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

- 1. That portion of highway attached as Schedule "A" comprising 309.5 m² shown in bold black as Road to be Closed on the Reference Plan prepared by Javier Siu, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 15th day of May, 2023.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

Bylaw No. 12529 - Page 2

Schedule "A"

