City of Kelowna Regular Council Meeting AGENDA



Tuesday, August 15, 2023 4:00 pm Council Chamber City Hall, 1435 Water Street

Pages

Call to Order

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

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

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

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

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

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

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

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Cannan.

3. Confirmation of Minutes

1 - 13

Tuesday Meeting - July 11, 2023

4. Call to order the Regular Meeting

5.	Liquor	License	Application	Reports
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City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

5.1 START TIME 4:00 PM - Enterprise Way 220-2544 - LL23-0013 - Simple Pursuits Inc., Inc.No. BC1206854

To seek Council's support for a new Liquor Primary License with an occupant load of 40 persons.

5.2 START TIME 4:00 PM - Jim Bailey Rd 8999 - LL23-0014 - Britannia Brewing Lake Country Company Corp., Inc.No. BC1275857

37 - 64

14 - 36

To seek Council's support for a new Lounge Endorsement for a Manufacturer with an occupancy of 187 persons.

5.3 START TIME 4:00 PM - High Road 1170-1186 - LL23-0016 - Paul Leinemann Construction Ltd, Inc.No. 131963

65 - 78

To seek Council's support for a permanent change to an existing Liquor License to amend the hours of sale.

6. Development Permit and Development Variance Permit Reports

City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

6.1 START TIME 4:00 PM - Hilltop Cres 1830 - DP22-0163 DVP23-0106 - AP1830 Developments Ltd., Inc.No. BC1338382

79 - 170

To issue a Development Permit and Development Variance Permit for the form and character of Apartment Housing; with a variance to the minimum amount of habitable space within any exposed storey.

6.2 START TIME 4:30 PM - Highway 97 N 2479 - DP23-0011 DVP23-0123 - Victor Projects Ltd., Inc.No. BC1326399

171 - 214

To issue a Development Permit for the form and character of Canadian Tire and a Development Variance Permit to vary the maximum number of signs.

- 7. Termination
- 8. Call to Order the Public Hearing
- 9. Individual Bylaw Submissions

9.1	START TIME 4:30 PM - Amendments to Secondary Residences in the ALR - TA23-
	0006 (BL12560)

215 - 235

236 - 237

To amend the Zoning Bylaw A1 – Agriculture zone in order to change regulations for secondary residences within the Agricultural Land Reserve.

- 10. Termination
- 11. Call to Order the Regular Meeting
- 12. Bylaws Considered at Public Hearing
 - 12.1 START TIME 4:30 PM Amendments to Secondary Residences in the ALR BL12560 (TA23-0006)

To give Bylaw No. 12560 second and third reading in order to change regulations for secondary residences within the Agricultural Land Reserve.

13. Termination

15.1

- 14. Call to Order the Public Hearing
- 15. Individual Bylaw Submissions
 - (12524) Kettle Valley Holdings Ltd., Inc.No. 551772

 To amend the Official Community Plan to change the future land use designation

START TIME 5:00 PM - Providence Ave 410 - OCP23-0001 (BL12523) Z23-0001

238 - 286

To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

- 16. Termination
- 17. Call to Order the Regular Meeting
- 18. Bylaws Considered a Public Hearing
 - 18.1 START TIME 5:00 PM Providence Ave 410 BL12523 (OCP23-0001) Kettle Valley Holdings Ltd., Inc.No. 551772

287 - 288

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

To give Bylaw No. 12523 second and third reading in order to change the future land use of portions of the subject property 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.

18.2 START TIME 5:00 PM - Providence Ave 410 - BL12524 (Z23-0001) - Kettle Valley Holdings Ltd., Inc.No. 551772

To give Bylaw No. 12524 second and third reading in order to rezone portions of the subject property 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.

19. Reminders

20. Termination

21. Procedure on each Bylaw Submission

- a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representations to Council regarding the project.
- (c) The Chair will call for representation from the public participating in person and online as follows:
- (i) Any person wishing to make representations during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

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



City of City of Kelowna Regular Council Meeting Minutes

Date: Location: Tuesday, July 11, 2023 Council Chamber

City Hall, 1435 Water Street

Members Present

Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge, Gordon Lovegrove, Mohini Singh, Rick Webber and Loyal Wooldridge*

Members participating Remotely

Councillor Luke Stack

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith, Policy & Planning Department Manager, Danielle Noble-Brandt*; Long Range Policy Planning Manager, Robert Miles*; Current Planning Manager, Terry Barton*; Community Planning and Development Manager, Dean Strachan*; Development Engineering Manager, Nelson Chapman*; General Manager, Infrastructure, Mac Logan*; Plannar Chapman*; Trip Attack of the Ingilating Technician Nature of the Ingilating Technican Nature of the Ingilating Technican Nature of the Ingilating Technican Nature o Planner Specialist, Trisa Atwood*; Legislative Technician, Natasha Beauchamp

Staff participating Remotely

Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

Call to Order 1.

Mayor Dyas called the meeting to order at 3:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Wooldridge.

Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Public Hearing and Regular Meeting of June 13, 2023 and June 20, 2023 be confirmed as circulated.

Carried

4. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 3:02 p.m.

5. Individual Bylaw Submissions

5.1 STARTTIME 3:00 PM - OCP22-0008 (BL12421) - Downtown Building Heights Mapping for Ellis Street Amendment - City of Kelowna

Councillor Wooldridge declared a conflict as he owns property in the subject area and left the meeting at 3:04 p.m.

Staff:

Displayed a PowerPoint Presentation summarizing the application.

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

No one came forward from the gallery or online.

Staff responded to questions from Council.

There were no further comments.

6. Termination

The Hearing was declared terminated at 3:32 p.m.

Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 3:32 p.m.

8. Bylaws Considered at Public Hearing

8.1 START TIME 3:00 PM - BL12421 (OCP22-0008) - Downtown Building Heights Mapping for Ellis Street Amendment - City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12421 be read a second and third time and be adopted.

Defeated

Mayor Dyas, Councillors Cannan, Hodge, Lovegrove and Webber - Opposed

9. Termination

The meeting was declared terminated at 3:42 p.m.

10. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 3:42 p.m.

11. Individual Bylaw Submissions

11.1 START TIME 3:00 PM - OCP Amendment regarding Rental Conversion Policies - OCP23-0005 (BL12535) - City of Kelowna

Staff:

Displayed a PowerPoint Presentation summarizing the application.

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

No one came forward from the gallery or online.

There were no further comments.

12. Termination

The Hearing was declared terminated at 3:45 p.m.

13. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 3:45 p.m.

14. Bylaws Considered at Public Hearing

14.1 START TIME 3:00 PM - OCP Amendment regarding Rental Conversion Policies - BL12535 (OCP23-0005) - City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12535 be read a second and third time and be adopted.

Carried

15. Termination

The meeting was declared terminated at 3:46 p.m.

16. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 3:46 p.m.

17. Individual Bylaw Submissions

17.1 START TIME 3:00 PM - Various Chapters and Policy Map Amendments - OCP23-0006 (BL12546) - City of Kelowna

Staff:

Displayed a PowerPoint Presentation summarizing the application.

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

No one came forward from the gallery or online.

There were no further comments.

18. Termination

The Hearing was declared terminated at 3:51 p.m.

19. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 3:51 p.m.

20. Bylaws Considered at Public Hearing

20.1 START TIME 3:00 PM - Various Chapters and Policy Map Amendments - BL12546 (OCP23-0006) - City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12546 be read a second and third time and be adopted.

Carried

21. Termination

The meeting was declared terminated at 3:51 p.m.

22. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 3:52 p.m.

23. Individual Bylaw Submissions

23.1 START TIME 3:00 PM - Lapointe Dr 6320 - TA23-0005 (BL12544) - City of Kelowna

Staff:

Displayed a PowerPoint Presentation summarizing the application.

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

No one came forward from the gallery or online.

There were no further comments.

24. Termination

The Hearing was declared terminated at 3:54 p.m.

Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 3:54 p.m.

26. Bylaws Considered at Public Hearing

26.1 START TIME 3:00 PM - Lapointe Dr 6320 BL12544 (TA23-0005) - City of Kelowna

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12544 be read a second and third time.

Carried

27. Termination

The meeting was declared terminated at 3:54 p.m.

28. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 3:54 p.m.

29. Individual Bylaw Submissions

29.1 START TIME 3:20 PM - Benvoulin Road 2809 - OCP22-0010 (BL12520) Z22-0059 (BL12521) - Gurdwara Guru Amardas Darbar Sikh Society Inc.No. S0040725

Councillor Singh stated that contrary to concerns raised by some neighbours, she does not have a conflict of interest due to her religious faith.

Staff:

Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options and Planning, Applicant

- Displayed a PowerPoint presentation.
- Confirmed an updated letter of rationale removed showers and some of the other concerns raised by neighbours.
- Provided comments on the proposed development.

- Spoke to traffic studies undertaken to minimize neighbourhood impacts.
- Confirmed Temple wishes to be a good neighbour.

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

Gallery:

Kelly Paley, Director of Community Engagement, Bridge Youth and Family Services

- Provided comments on services offered by Bridge Services.
- Spoke to the partnership between the Bridge and Gurdwara.
- Supportive of the application.

Tarsem, Goraya, Dunster Rd.

- The subject property is not currently being farmed.
- Supportive of the application.

Resident, East Kelowna Rd.

- Ten year-old Student at the Gurdwara.
- Supportive of the application.
- Spoke to the need for a bigger assembly place and library.

Inderjit Dhial, Hollydell Rd.

- Supportive of the appointment.
- Congregation has outgrown their current space.
- Encouraged Council to approve the application.

Parnjit San (Phil Patera), no address provided

- Supportive of the application.
- Spoke to the first Gudwara built on Rutland Road in 1982.
- Spoke to the need for more space.

Dhilon, Cilano Cr.

- Raised concern with the size of the Gurdwara.
- Made comments regarding on-site parking and potential agreements with nearby lots.
- Supportive of the application.
- Spoke to the increase in parking stall capacity.

Sana Gosegle, Student

- Spoke to the importance of the Gurdwara on their development.
- Supportive of the application.
- Spoke to not enough room for food and meal preparation.

Rojin Vahan, Goldfinch Pl.

- Supportive of the application.
- Addressed concerns regarding two events raised by the neighbourhood.
- Spoke to the confirmation of banning fireworks and future parades by the Gudwara committee.

Harish V, Barnaby Rd.

- Supportive of the application.
- Spoke to the Gudwara being instrumental in his mental health.

Indie Goraya, Dunster Rd.

- Supportive of the application.
- Spoke to the importance of nature in the Sikh sacred texts.
- Supportive of the location.

Terry Robertson, Como Rd.

Referenced petition of opposition, submitted previously to Council.

- Concerned with traffic implications the development will bring to the neighbourhood.
- Application not supported by the OCP, and OCP should be respected.
- Respectfully opposed to the application.

Martina Suter, Fischer Rd

- Opposed to the application.
- Moved from Vancouver.
- Spoke to living near places of workshop in Lower Mainland and spoke to negative traffic impacts.
- Asked Council to respect the OCP as people make land use decisions based on the OCP.

Heather Friesen, Cerise Rd

- Supportive of the application.
- Spoke to the traffic concerns as any place of worship create traffic implications.
- Supportive of the partnership between Bridges and the temple and their work in mental health.
- Spoke to the need for more community help with citizens.

Surinder Bopari, Treetop Rd.

- Supportive of the application.
- Spoke to the importance of the Gurdwara in their life.
- Need a larger facility and larger lot.

Wendy Howell, Fisher Rd.

- Opposed to the application.
- Issue is not whether more space is required, but rather whether this is an appropriate location for the temple.
- Raised concerns with traffic safety due to the speed which vehicles travel Benyoulin Road.
- Raised concerns with the traffic implications.

(Resident) Singh, Cowell Cr.

- Volunteer teacher at the Gudwara.
- Congregation will come from all over the area, not just Rutland.
- Spoke to the need for a larger area for teaching the children.
- Supportive of the application.

Brian Pahl, Scenic Rd.

- Adjacent property owner.
- Raised concerns with traffic implications.
- Already difficult to turn onto Fisher Rd.
- Against the application at this location.

Brad Heinzman, Boyd Rd.

- Adjacent property owner.
- Raised concerns with impacts on his farm and animals.
- Concerned with impacts of fireworks on livestock.
- 8m buffer not sufficient between subject property and their farm.
- Raised concerns with traffic impacts.
- Opposed to the application.

Tanya Miles, Fisher Rd.

- Opposed to the application.
- Spoke to previous traffic calming initiatives and use of Fisher Rd as a cut through to the need for speed bumps on Fisher Road.
- Concerned with traffic and safety.

Megan Paul, Boyd Rd.

Opposed to the application.

- Not the right location.
- Concerned with traffic implications.
- Raised concerns with safety implications.

Navjit Khun, Benson Law, Stetson St.

- Supports the application.
- Spoke to anticipated number of weddings that may be held on site, and that they won't be as
 disruptive as anticipated.
- Spoke to alcohol being prohibited at the Gudwara.

Singh Khun Khun, Stetson Pl.

- Student at UBC and member of the Armed Forces.
- Spoke to how Sikh values have shaped them.
- Supportive of the application.
- Spoke to how a larger space allowing more younger members to the congregation is needed.

Resident, Ponds Ave

- In support of the application.
- Spoke to the need for larger learning and religious spaces.

Narinder Gosal, Fitzgerald Rd.

- Supportive of the application.
- Spoke to the importance of farming in their life.
- Spoke to Council having the ability to address community concerns.

Ryan Markewich, Leader Rd.

- Torn over this application.
- Doesn't see the connection between farming and this location for the Gurdwara.
- Raised concerns with traffic implications.
- Raised concern with lack of space to grow in future at this location.

Sandeep Singh, Kelowna St.

- Supportive of the application.
- Aware of traffic concerns raised by neighbours and has met with City staff and neighbours to address them.
- Right in and right out options will be implemented if the application is approved.

Malvinder Hoonjan, Water Birch Circle

Supportive of the application.

David Miles, no address provided

- Raised concerns with traffic implications.
- Doubts right in and right out turning would work.
- Raised concerns with traffic safety implications.
- Not the right location for this land use.

Bernadette Casorso, Fisher Rd.

- Opposed to the application.
- Concerned with impacts on wildlife in the area.
- Spoke to the different species noted in the area who would be impacted by the development.

The meeting recessed at 5:52 p.m.

The meeting reconvened at 6:08 p.m.

Gurlinger Handal, no address provided

- Supportive of the application.
- Spoke to the need for more space to bring community and family together.

Spoke to parking being available during the week.

Lawrence Obassy, KLO Rd.

- Opposed to the application.
- Raised concerns with the application.
- Commented that the proposed site is already too small.

Narinder Goyaya, Dunster Rd.

- Supports the application.
- Traffic concerns won't be as bad as imagined. Shuttles could also be used from parking lots available further away.
- They have not seen many animals in the area.
- Spoke to the need for youth to have a place.

Resident, Okanagan Way, Vernon

- Supports the application.
- Spoke to traffic safety being the responsibility of the drivers.

Alan Crozier Fischer Rd.

- Wondered if any studies were undertaken on the impacts to marsh lands in the area.
- Raised concerns with traffic implications and local speeding on Benvoulin.
- Opposed to the application.

Kiran Hundle, no address provided

- Supports the application.
- Spoke to the importance of the Gurdwara in their life.
- Spoke to the existing Gurdwara being too small for growing families including stroller and activity space for children.
- Spoke to the temple being a resource for the elderly population for such things as blood bank donations and flu vaccinations.
- Spoke to the need for a larger facility.
- Spoke to traffic concerns and safety.
- Spoke to the space being used by neighbourhood children.

Resident, Rutland

Supportive of the application.

Rawinder Paul, Camelback Dr.

- Supportive of the application.
- Spoke to the beneficial communal aspects of the Gurdwara.
- Traffic impacts won't be as bad as claimed by opponents.

Dennis Miller, Boyd Rd.

- Opposed to the application.
- Benyoulin corridor should be protected for agriculture as per previous Council direction.
- Staff did not support the application.
- Site too small for their needs with insufficient on-site parking.
- Raised concerns with use of Gurdwara will be more than just on Sundays.
- Access to Boyd and Fisher the main issue for the neighbourhood.
- Protect the Benvoulin corridor for agriculture.

Resident, Ponds Ave.

- Spoke to other properties considered for the Gurdwara.
- Spoke to size of congregation, Gurdwara use and potential growth.
- Doesn't believe off site parking lots will be used much as they each have their own restrictions on use.

Manijh Guhr, Camelback Dr.

- Okanagan School of Business Instructor and entrepreneur.
- Spoke to the community benefits of the Gurdwara.
- Supportive of the application.

Cassandra Heinzmen, Boyd Rd.

- Opposed to the application.
- Not questioning need for a new temple.
- Land use is the guestion before Council.

Applicant in Response:

- OCP amendment required for a new institutional use.
- Over 200 other sites considered.
- ALR locks in boundaries of the site on two sides.
- City traffic engineers are supportive.
- Confirmed no fireworks will be allowed.
- Confirmed right-in and right-out on Benvoulin.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

The City Clerk advised the Fire and Life Safety Bylaw prohibits the use of fireworks without a City permit.

There were no further comments.

30. Termination

The Hearing was declared terminated at 7:26 p.m.

31. Call to order the Regular Meeting

Mayor Dyas called the meeting to order at 7:26 p.m.

32. Bylaws Considered at Public Hearing

32.1 START TIME 3:20 PM - Benvoulin Rd 2809 - BL12520 (OCP22-0010) - Gurdwara Guru Amardas Darbar Sikh Society Inc.No. S0040725

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12520 be read a second and third time.

Carried

Councillors Cannan, Hodge and Stack - Opposed

32.2 START TIME 3:20 PM - Benvoulin Rd 2809 - BL12521 (Z22-0059) - Gurdwara Guru Amardas Darbar Sikh Society Inc.No. S0040725

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12521 be read a second and third time.

Carried

Councillor Cannan - Opposed

The meeting recessed at 7:57 p.m.

The meeting reconvened at 8:11 p.m.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT the meeting continue past 8:00 p.m.

Carried

Councillor DeHart declared a conflict of interest as they own property across the street and left the meeting at 8:13 p.m.

33. Development Permit and Development Variance Permit Reports

33.1 START TIME 5:45 PM - Ellis St 1070-1130 - DP21-0277 DVP21-0278 - Waterscapes Homes Ltd., Inc.No. BC0767408

Staff:

Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT the meeting continue past 8:30 p.m.

Carried

Ward Ledingham Mccallister, Applicant

- Displayed a PowerPoint presentation.
- Spoke to the original development.
- Provided comments on form and character aspects of the proposed development.
- Spoke to design to mitigate wind impact and input of their wind consultant.
- Spoke to rationale for the requested variances.
- Showed a "flyby" animated video of the proposed development.

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

Bernard Dumont, Sunset Dr.

- Displayed a PowerPoint presentation.
- Showed different views of the proposed towers with respect to other downtown towers.
- Opposed to the five story podium.
- Raised concerns with impacts on views of existing Waterscape development.
- Application not in accordance with the OCP 2040.
- Spoke to the existing Waterscapes neighbourhood.
- Raised concerns with the wind tunnel effect.
- Opposed to the application.

Brad Cronic, Sunset Dr.

- Opposed to the application.
- Concerned with the increased traffic congestion and impact on infrastructure.

Joe Simpson, Turri Ave

- Concerned with application.
- Raised concerns with towers on top of podiums, and quoted bylaw regulations regarding podiums.
- Questioned whether podium meets Zoning Bylaw requirements.
- Opposed to the application.

Cathy Gibson, Sunset Dr.

Displayed a PowerPoint presentation.

- Raised environmental concerns with high rise buildings on the living environment.
- Cited various academic and other studies on the negative impacts of tall buildings.
- Raised concerns on flooding and other environmental impacts.
- Opposed to the application.

Jim Nuffield, Strata Council EPS7397, Water St.

Raised concerns with wind funnelling impacts on neighbouring buildings.

- Wanted to know if wind funnelling studies were completed and what the conclusions were for One Water Street.
- Request the applicant to inspect neighbouring buildings prior to construction.

Brenda Sbrossi, Sunset Dr.

Opposed to the application.

Referenced previous correspondence sent to Council.

Displayed a PowerPoint presentation.

Raised concerns with negative impacts on privacy and sunlight.

 Made comments on statements contained in the disclosure statement that said subject properties would have four story townhouses constructed on them.

Rick Walcer, Sunset Dr., participating remotely

Opposed to the application.

Spoke to the interface with the proposed development and his adjacent unit.

Raised concerns with the impact of the podium and how to soften the impact on their building.

Resident, Sunset Dr.

Disappointed with the change from town houses to towers.

Raised concerns with impacts on infrastructure the towers would create.

Raised concerns with traffic impacts and parking in the neighbourhood.

David Bulaze, Sunset Dr.

Opposed to the application.

Commented that four towers on the site won't work.

Not the right thing to do.

Proposed a maximum of two towers.

Nancy Grenow, One Water Street

Supportive of previous speakers.

Spoke to concerns with deck furniture and wind tunnel impacts.

Spoke to the change in development from four storeys to high towers.

- Commented it is wrong to put towers where it was planned for townhouses.
- Opposed to the application.

Diane Georges, Sunset Dr.

- Concerned with the construction of four towers being too big for the area.
- Concerned with impacts on the environment and negative impacts on wildlife.
- Opposed to the application.

Heather Friesen, Cerise Rd.

Tentatively supportive of the application.

Amenity contribution would benefit many in the community.

Spoke to having a community housing crisis.

John Devitt, Sunset Dr. participating remotely

- Spoke to the unknown impacts and lack of study regarding construction vibration. Too many unanswered questions to have the development go forward.
- Concerned with the lack of answers from applicant to Strata questions.
- Spoke to the traffic impact study.
- Opposed to the application.

Moved By Wooldridge/Seconded Councillor Singh

THAT the meeting continue past 9:00 p.m.

Carried

Applicant in Response:

- Responded to concerns raised.
- Spoke to the landscaping around the surrounding area.
- Confirmed that the Zoning Bylaw permits four towers.
- Responded to questions from Council.

Staff responded to questions from Council.

There were no further comments.

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP21-0277 & Development Variance Permit DVP21-0278 for Lot 2 District Lot 139 ODYD Plan KAP86331, located at 1070-1130 Ellis St, 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,"
- The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C";
- The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- The applicant be required to make a payment into the Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b. in Zoning Bylaw No. 12375;

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

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

- a. Section 9.11.1 Table 9.11 Tall Building Regulations: To vary the minimum building separation measured from the exterior face of the building from 30.0 m required to 27.0 m proposed internal to the subject property;
- Section 9.11.1 Table 9.11 Tall Building Regulations: To vary the maximum floor plate for Level 6 between 16.0 m and 23.0 m from 750 m2 required to 1,846 m2 proposed on south podium; 751 m² proposed on tower three; and 860 m² proposed on tower four;

c. <u>Section 9.11.1 Table 9.11 – Tall Building Regulations:</u> To vary the tower stepback above podium on the front building façade of tower two on the south podium from 3.0 m required to 0.0 m proposed;

d. <u>Section 14.11 – Commercial and Urban Centre Zone Development Regulations:</u> To vary the minimum side yard setback above 16.0 m in height from 4.0 m required to 0.0 m proposed between 16.0 m and 16.6 m in height;

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

Carried

Councillors Cannan, Hodge and Lovegrove - Opposed

34. Reminders

There were no reminders.

35. Termination

The meeting was declared terminated at 10:45 p.m.

Mayor Dyas

City Clerk

sf/cm

REPORT TO COUNCIL LIQUOR LICENSE

Date: August 15th, 2023

To: Council

From: City Manager

Address: 220-2544 Enterprise Way

File No.: LL23-0013

	Existing	Proposed		
OCP Future Land Use: IND – Industrial		IND – Industrial		
Zone:	C2 – Vehicle Oriented Commercial	C2 – Vehicle Oriented Commercial		

City of

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9(71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- 1. Council recommends support of an application from Golf Evolution Inc. for a Liquor Primary License for Lot 2 District Lot 125 ODYD Plan KAP69740, located at 220-2544 Enterprise Way, Kelowna, BC for the following reasons:
 - a. Council Policy No. 359 recommends supporting alternative entertainment options, and/or establishments which are less focused on alcohol consumption;
- 2. Council's comments of LCLB's prescribed considerations are as following:
 - a. The location of the establishment:

The proposed location is suitable for a small establishment liquor primary license as it's located in a commercial area.

b. The proximity of the establishment to other social or recreational facilities and public buildings:

The location is not in close proximity to other Liquor Primary Establishments and borders the Rail Trail to the North.

c. The person capacity and hours of liquor service of the establishment:

The hours are consistent with similar businesses in the City and has a max capacity of 40 persons.

d. <u>The number and market focus or clientele of liquor-primary establishments within a reasonable distance of the proposed location:</u>

The location is not in close proximity to other liquor primary establishments.

e. The impact of noise on the community in the immediate vicinity of the establishment:

The potential impact for noise is minimal due to the location of the unit and it would be compatible with surrounding land uses.

f. The impact on the community if the application is approved:

The impact for negative impacts is minimal.

3. Council's comments on the view of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To seek Council's support for a new Liquor Primary License with an occupant load of 40 persons.

3.0 Development Planning

Staff support the request for a new liquor primary license for the commercial business known as Golf Evolution Inc. The proposed location for an establishment of this size is appropriate given the unit location and the business model. The proposed business is looking to install golf simulators and the primary use isn't focused on alcohol consumption. The impact on the surrounding community will be minimal and noise not anticipated to be an issue due to a combination of factors including:

- Indoor occupancy of 40 persons; and
- Compatible with surrounding land uses.

Council Policy No. 359 recommends supporting liquor primary license applications for establishments supporting alternative entertainment options and/or establishments which are less focused on alcohol consumption.

4.0 Project Details

Proposed Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Close	Indoor	11:00 PM						

5.0 Site Context & Background

Orientation	Zoning	Land Use		
North	P ₃ – Parks and Open Space	Rail Trail		
East	C2 – Vehicle Orientated Commercial	Automotive & Equipment		
South	C2 – Vehicle Orientated Commercial	Retail		
West	C2 – Vehicle Orientated Commercial	Automotive & Equipment		

Subject Property Map: 2544 Enterprise Way



The subject property has the Future Land Use of Industrial and is surrounded by areas designated as Industrial to the East and West and Regional Commercial to the South. The property is accessed off Enterprise Way, near the intersection with Banks Road. The surrounding area is primary retail, general industrial and automotive businesses.

6.0 Current Development Policies

6.1 <u>Council Policy #359 – Liquor Licensing Policy and Procedures</u>

The following sections of Policy #359 are applicable to this application:

• Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.

7.0 Technical Comments

7.1 <u>R.C.M.P.</u>

7.1.1 Based on the provided information, the RCMP has no concerns with respect to the application.

8.o Application Chronology

Application Accepted: May 23rd, 2023 Neighbourhood Notification: July 13th, 2023

Report prepared by: Tyler Caswell, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

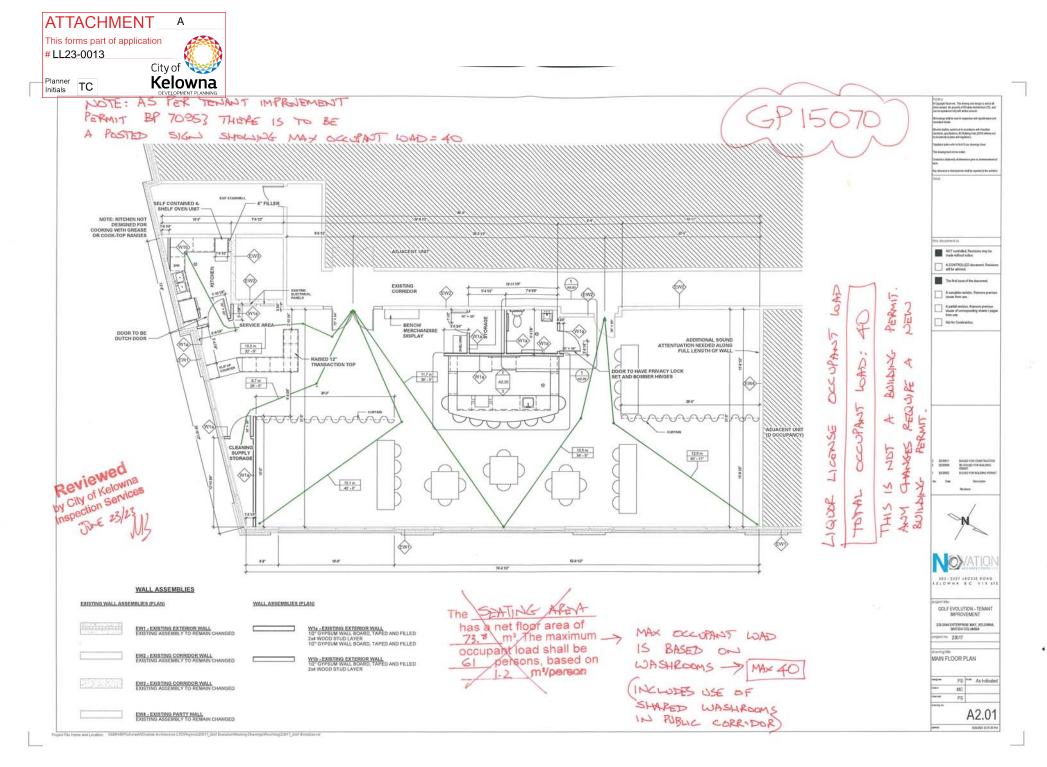
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Floor Plan/Site Plan/Occupant Load

Attachment B: Letter of Rationale

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







<u>Project Rationale – Golf Evolution Inc.</u>

Location – Unit 200, 2544 Enterprise Way, Kelowna, BC, V1X 7X5



Proximity to other social/recreational facilities and public buildings — Golf Evolution is located in between the BMW Car Dealership and the Honda Car Dealership. There are no social establishments in our immediate area however there is Cactus Club on Banks Road that isn't too far from our building. There is a recreational building in our complex, located behind our building at 2540 Enterprise Way called Ninja Gym Kelowna. There is also another recreational building called Simplex Sportszone located between Banks and Hwy 33. Other publicly accessible buildings include Kelowna Car Centre, Supplement King, Iron Nation Gym, Strong Roots Flooring, Innolux Cabinets, Fix Auto, VPS (Car detailing/autobody), Michaels, Home Depot, Golf Town. Commercial/Retail complexes on Banks/Enterprise/Harvey.



Person capacity – Our General Permit 15070 allows a maximum capacity of 40 people.

Hours of Liquor Service – We plan on being open from 9am – 11pm daily and we can see the need for liquor service to be either from 9am or 11am as per City Council's recommendation. With the tourism season, we can envision many folks coming in with friends while on holidays prior to 11am and perhaps wanting a coffee and baileys for example.

Number of/and Market Focus of liquor-primary license establishments within a reasonable distance of Golf Evolution – Cactus Club, Joeys, Montana's, 97 pub are all establishments within a short distance from 2544 Enterprise Way. Market Focus are families and adults for social experiences.

Impact of Noise on the community in the immediate vicinity of Golf Evolution – We are directly across from a Weight lifting Gym that is open 24 hours/day and next to an upcoming Orthodontist business. We will have ambient music playing that will not contain explicit lyrics to the best of our ability and the sounds of golf clubs striking a ball, and social chatter. We will be hanging noise dampening platforms from the ceiling in our unit and noise dampening material on the wall adjoining us and the Orthodontist office. Typically, we will be our busiest when the Orthodontist office would be closed for the evening.

Impact on the community if approved — Golf Evolution will, in our humble opinion, meet a growing and desired need in Kelowna. We will be the premium choice golf simulation business in Kelowna that offers not only golf simulation fun for the community but also golf instruction/coaching for the young and old to enjoy.

Golf Evolution will also look to partner with local charities to positively impact the community in which we conduct business. We have already partnered on a charity hocky/golf tournament where we were a title sponsor to raise funds for the Kelowna Food Bank.

We want to partner with the local school programs (University & High School) to offer coaching and practicing in our facility.

We will also have golf club maintenance on things like shaft replacements, club head repairs, club fitting, and grip replacements. Where we will be different is with our approach. We will have much more room than other establishments in terms of Bays/Square footage. Having more room to swing and socialize is a premium offering in Kelowna. In addition, we will offer a food and beverage serving, focused on a customer service mentality that want to create a social atmosphere for anyone entering our space.

To summarize, we want to create an establishment that benefits golfers and the community. Improving golfer's abilities, benefits the individual's skills and enjoyment of the great game. This will indirectly, positively impact the local golf courses that they go to, and all the golf course's staff. While also being able to offer a casual menu for guests who just like a social environment.



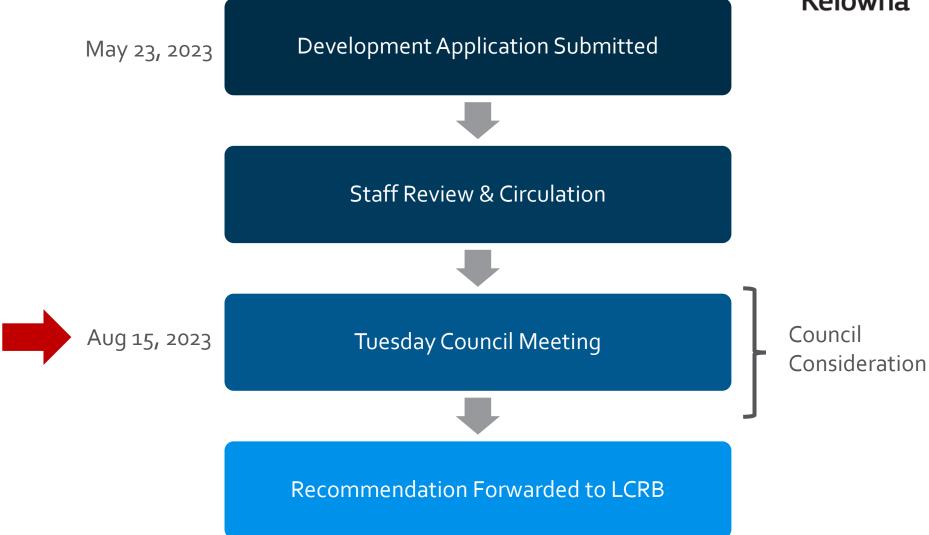


Purpose

► To seek Council's support for a new liquor primary license with an occupant load of 40 persons.

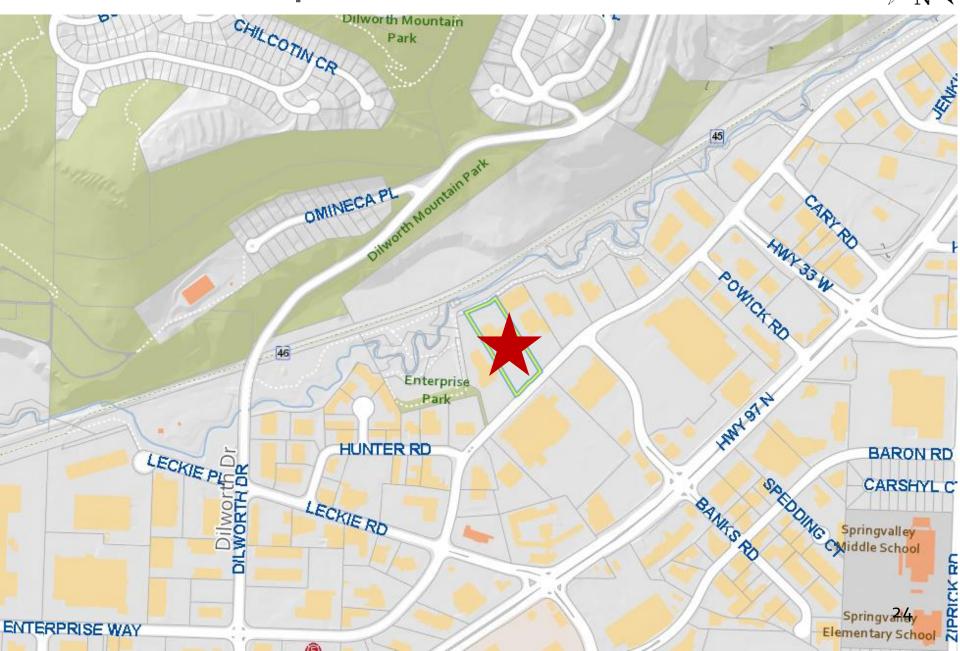
Development Process





Context Map





Subject Property Map



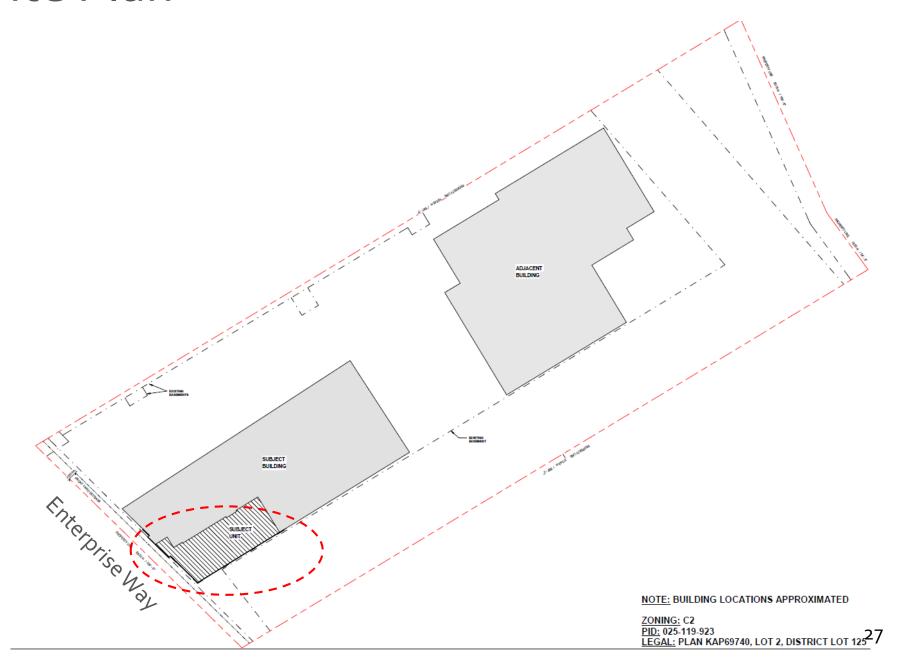


Hours of Sale

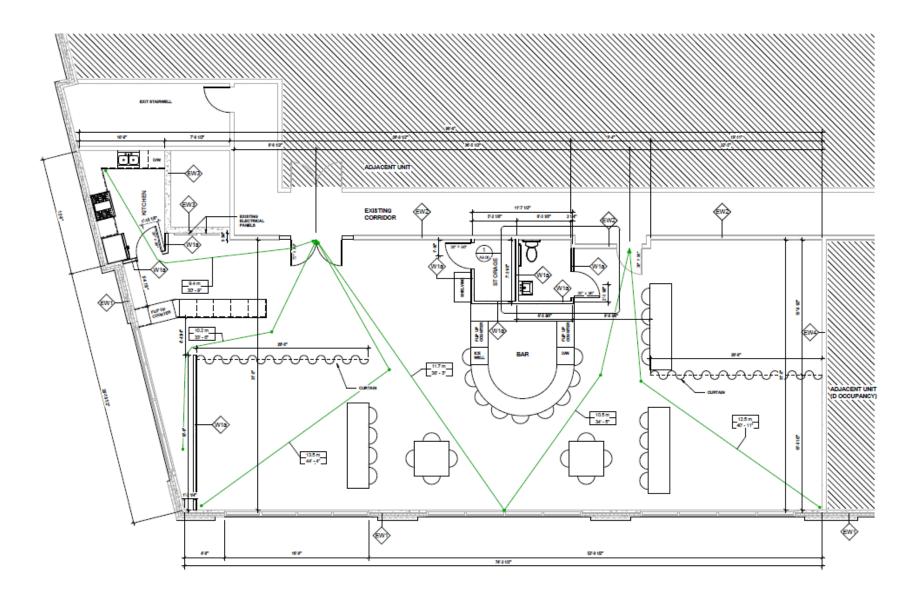
Proposed:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Close	Indoor	11:00 PM						

Site Plan



Floor Plan





Council Policy #359

Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.



Staff Recommendation

- Staff recommend support for the proposed liquor license as it is consistent with:
 - Council Policy #359
 - ► Low capacity of 40 persons
 - ▶ Hour consistent with surrounding land uses.
- ➤ That Council directs Staff to forward a resolution of support to the LCRB.



Liquor Primary Application www.golfevolutionkelowna.ca

Who Are We?





Jonathan Garratt

- Canadian & UK PGA Golf Professional
- Canadian Permnanent Resident of 4 years
- Married and father to one daughter



Randy Wood

- Owner of Keystone Technical Resourses for 15 years
- Born and raised in Kelowna
- Married 25 years and father to 2 daughters





- A one stop shop indoor golfing experience designed to cater for all abilities and ages.
- We will offer golf lessons, practice, and play time as well as golf club fittings and repairs.
- We will be utilizing best in class indoor golf simulator technology for people to enjoy and partnering with top golf brands for fittings.
- Our space will comprise of three 16ft by 20ft golf hitting bays, small lounge and bar area, kitchen, and a golf repair workshop.
- To compliment our golfing areas, lounge & bar we hope to offer a small, clean, and fresh food menu supported by a simple drink menu consisting of alcoholic and non alcohic beverages.
- Our proposed opening time will be from 9am to 11pm daily with food and beverage service to run in conjunction with this and within provincial liquor service laws.





- We strive to be a benefit to not just only the community immediately surrounding our building but also the the city as whole.
- Benefits will include tailored individual and group coaching sessions (including fitness) as well as summer and winter camps for children.
- School and university programs have also been included to help elevate the level of the next generation of golfers.
- Simple, quick, clean food and drinks will also give local business another option for dining during hectic lunch hours and after work whilst also participating in a fun and safe physical activity.
- Having our food and liquor license will allow us to help support many local farms, breweries, and wineries as we strive to 'support local' as much as we can through our menus.
- At Golf Evolution we also believe we are filling a space in the market as we continue to see the overall price of outdoor golf continue to rise. Golf Evolution will be able to provide a much more cost-effective option for many who maybe can not afford the significantly higher prices of outdoor golf (\$60/hr for up to 4 players).
- Due to the shorter outdoor golfing season in Kelowna, Golf Evolution will be able to provide a year-round golfing experience helping people escape the heat as well as the bitter cold in winter.

Overall Feedback



- General feedback from the golfing community and local residents has been overwhelmingly supportive with an eagerness for Golf Evolution to open as soon as possible.
- Neighbouring businesses have all shown signs of support, with many committing to use our services themselves and for staff functions.
- With a maximum occupancy of 40 people, we see no significant negative impact to any of the local businesses either inside or out of #220—2544 Enterprise Way.



Thank You for your consideration of our Liquor Primary Application

REPORT TO COUNCIL LIQUOR LICENSE

Date: August 15th, 2023

To: Council

From: City Manager

Address: 8999 Jim Bailey Rd

Address.	oggg Jill Dalley Ku						
File No.:	LL23-0014						
	Existing	Proposed					
OCP Future Land Use:	IND – Industrial	IND – Industrial					
Zone:	I2- General Industrial	I2- General Industrial					

City of

Kelow

1.0 Recommendation

THAT Council direct Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- 1. Council recommends support of an application from Britannia Brewing for a Lounge Endorsement for a Manufacturer's License for Lot 1 Section 2 Township 20 ODYD Plan EPP98124, located at 8999 Jim Bailey Road, Kelowna, BC for the following reasons:
 - The addition of a Lounge Endorsement to the Manufacturer's License is perceived to have a minimal impact on the community and surrounding properties as this is in an existing industrial building and there are limited residential properties in the area.
- 2. Council's comments on the LCRB's prescribed considerations are as follows:
 - a. The location of the manufacturer's lounge:

The proposed location is suitable for a lounge endorsement for a manufacturer's license because it is located in an industrial building, not in close proximity to residential uses.

b. The proximity of the manufacturer's lounge other social or recreational facilities and public buildings:

The location is close proximity to the Rail Trail and is in close proximity to one other social gathering establishment.

c. The person capacity of the manufacturer's lounge:

The proposed capacity is 187 persons (97 inside and 90 on patio). The inside and patio areas will close at 10:00 PM or 11:00 PM depending on the day.

d. <u>Traffic, noise, parking and zoning:</u>

The potential impact for noise is minimal and would be compatible with surrounding land uses. The business would be required to follow the City's Good Neighbour Bylaw.

e. The impact on the community if the application is approved:

The impact for negative impacts is minimal.

3. Council's comments on the views of resident's are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

2.0 Purpose

To seek Council's support for a new lounge endorsement for a manufacturer with an occupancy of 187 persons.

3.0 Development Planning

Staff are supportive of the Manufacturer – lounge endorsement in order to allow customers to consume the manufacturer's product on-site. The surrounding industrial area is home to other breweries and tasting rooms. The establishment is surrounded by industrial properties and there are limited residential uses in the vicinity. As a result, the impact on the surrounding community will be minimal and noise is not anticipated to be an issue due to a combination of factors including:

- The industrial nature of the surrounding area, making it compatible with surrounding land uses; and
- Hours of operation are in-line with similar businesses in the City.

Britannia Brewing would be subject to the City's Good Neighbour bylaw. The patio will be consistent with other approved patios and the Bernard Avenue Sidewalk program:

- Patio hours of operation: 9:00 am 11:00 pm
- Last call for drinks: 10:30 pm

4.0 Project Details

Proposed Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Close	Indoor	10:00 PM	11:00 PM	11:00 PM				
	Patio	10:00 PM	11:00 PM	11:00 PM				

Occupant Load:

	Existing	Proposed
Indoor	n/a	97
Outdoor	n/a	90

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 — General Industrial	General Industrial
East	I ₃ – Heavy Industrial	Vacant
South	I2 — General Industrial	General Industrial
West	FNR – First Nations Reserve	General Industrial

Subject Property Map: 8999 Jim Bailey Rd



The subject property has the Future Land Use of Industrial and is surrounded by areas designated as industrial to the North, East and South. FNR (First Nations Reserve) land is to the West. The property is accessed off Jim Bailey Road and the surrounding uses are primarily general industrial.

6.0 Current Development Policies

6.1 <u>Council Policy #359 – Liquor Licensing Policy and Procedures</u>

The following sections of Policy #359 are applicable to this application:

 New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

7.0 Technical Comments

7.1 <u>R.C.M.P.</u>

7.1.1 Based on the provided information the Kelowna RCMP do not have any concerns with this application and proposed business especially consideration the proposed hours of operation.

8.0 Application Chronology

Application Accepted: June 2nd, 2023 Neighbourhood Notification: July 11th, 2023

Report prepared by: Tyler Caswell, Planner II

Julian Loutsik, Co-op Student

Reviewed by: Jocelyn Black, Urban Planning Manager

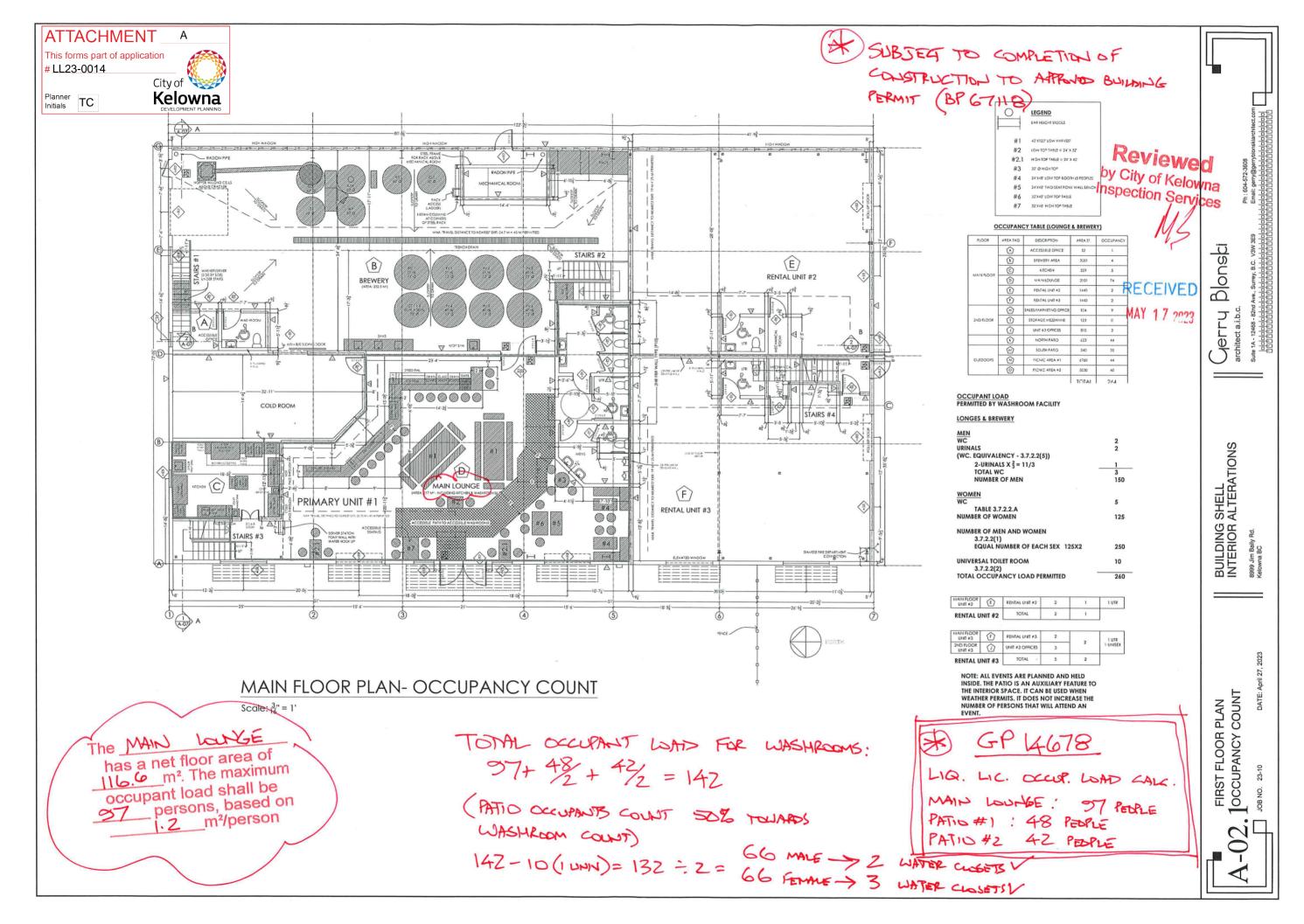
Reviewed by: Terry Barton, Development Planning Department Manager

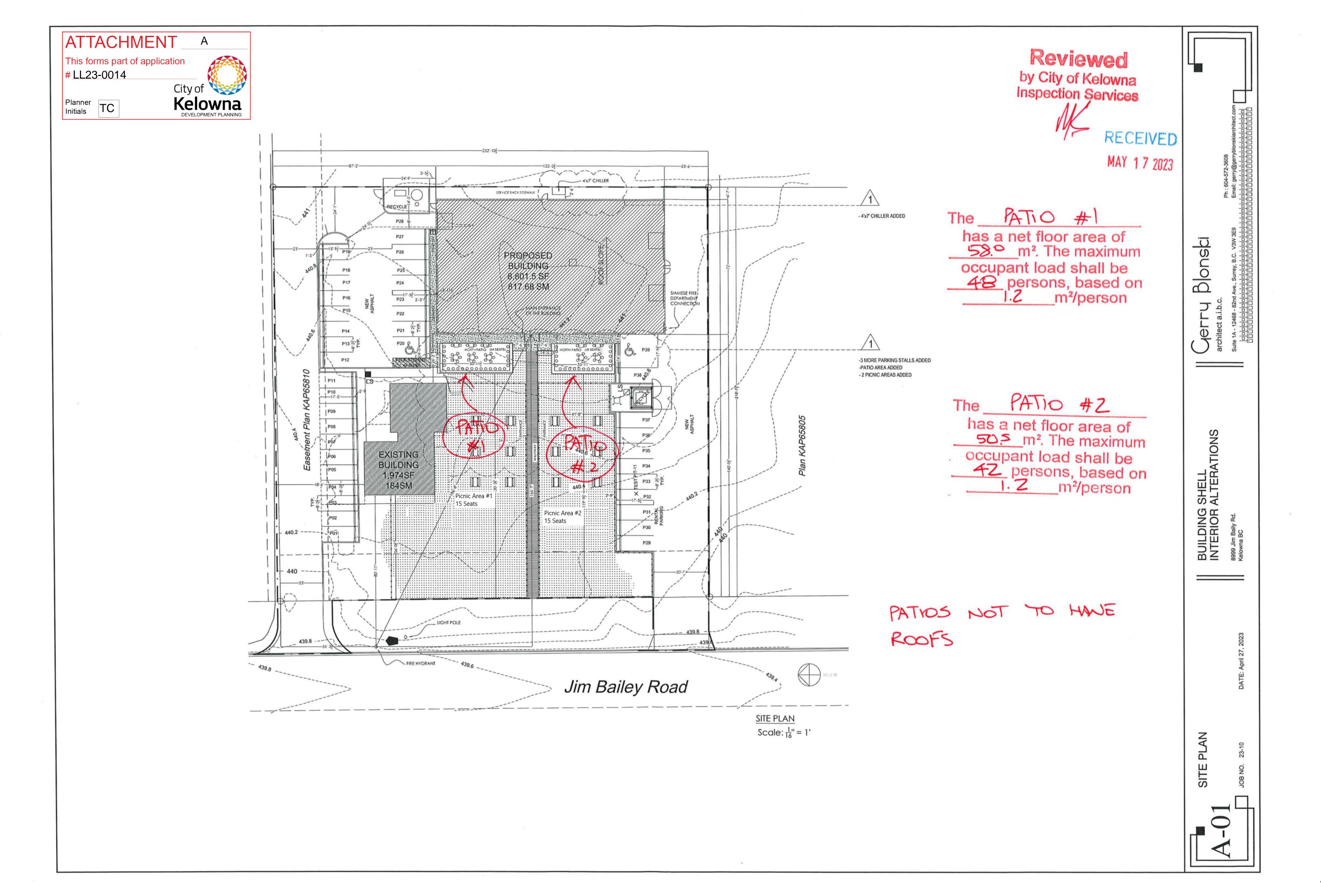
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Floor Plan/Site Plan/Occupant Load

Attachment B: Letter of Rationale





Britannia Brewing Project Rationale

Summary of Operations

Britannia Brewing Company is a beer production business with a future on-site restaurant/patio, picnic area and manufacturing facility, located at 8999 Jim Bailey Rd. All beer sold on site will be produced on site with a 20-hL brewing system, accompanied by a 20-hL fermenter tanks and brite tanks. We also have an additional 40-hL fermenter tank. The beer we produce is a high quality, sociable beer style that has a focus on drinkability. The market focus will be beer drinkers looking to make their way into the craft beer market in search of a more approachable product that is brewed local and fresh.

The brewery will provide 8-12 core styles of beer that will be sold in the restaurant/lounge, and for wholesale. The restaurant/lounge will also provide multiple other styles on a rotating basis. Local ciders, and a few local wines by the glass will be offered to those who wish to come to the brewery but prefer to not have beer. A food menu will be provided in the restaurant/lounge area to satisfy liquor laws. In house food offerings are expected to be salads, burgers, fish and chips, power bowls, appetizers, and some desserts.

The hours of operation for the restaurant/lounge are anticipated to be:

- 9 am 10 pm Sunday to Thursday
- 9 am 11 pm Friday & Saturday

The manufacturing side of the business will operate outside of the above hours, however, no liquor service to the public will fall outside of these hours. The hours of operation may change with seasonal demands and slowdowns. Beer in the restaurant/lounge will be offered in 16oz (473ml) sleeves, 4-6oz (710ml) flights, 64oz pitchers (1.89L) and 6oz (175ml) or 9oz (266ml) wine glasses for on site consumption.

For take home or off-site consumption the brewery will offer 64oz (1.89L) growlers, 4 packs of 16oz cans (1.89L), and 6 packs of 12oz cans (2.13L). Growler bottles will be available for purchase and growler fills be charged upon request.

Beer for wholesale to local vendors will be provided in 4 packs of 16oz cans (1.89L) 6 packs of 12oz cans (2.13L), as well as 20L and 50L kegs.





Britannia Brewing Community Impact

Britannia Brewing will be a family and pet friendly brewery. The intent is to provide a comfortable space for social gathering with a focus on community involvement and inclusion. The beer provided will be highly approachable, high quality, moderate alcohol beers brewed true to style. The brewery will be a place that everyone, no matter what experience or knowledge of the craft beer industry, will feel welcome to come in, enjoy a glass of their favorite beer and feel comfortable trying something new. The brewery will have an inviting and inclusive atmosphere. No one should feel out of place. The brewery will focus on the local economy as much as possible sourcing ingredients from the Okanagan, British Columbia, and Canada.

The location at 8999 Jim Bailey Rd. is in a mixed used industrial area, with many hard-working individuals that would welcome a beer after a long hard day. The area needs a positive social gathering hub, and as more residential projects unfold in the area; the brewery will provide a space to fill this void.

As the brewery is located in the industrial area of Lake Country, there will be an increase in traffic and noise on Jim Bailey Road. This should not impact the neighboring businesses too much, as the space and property are quite large. We have 27 designated guest parking spaces, plus handicap parking directly on the property. There are also well over 20 parking spaces right across the street from the brewery to accommodate additional guests, if and when needed. These spots are actual pull in spaces, and not street lined parking.

It is the full intention of the brewery to offer a space for peaceful enjoyment. There are no residential buildings within the immediate vicinity of the brewery, however, if noise at all becomes an issue, it will be dealt with immediately and protocols will be implemented to eliminate future nuisances. Britannia Brewing wants everybody to be able to enjoy genuinely good beer in a respectable environment.









Purpose

► To seek Council's support for a new liquor primary license with an occupant load of 187 persons.

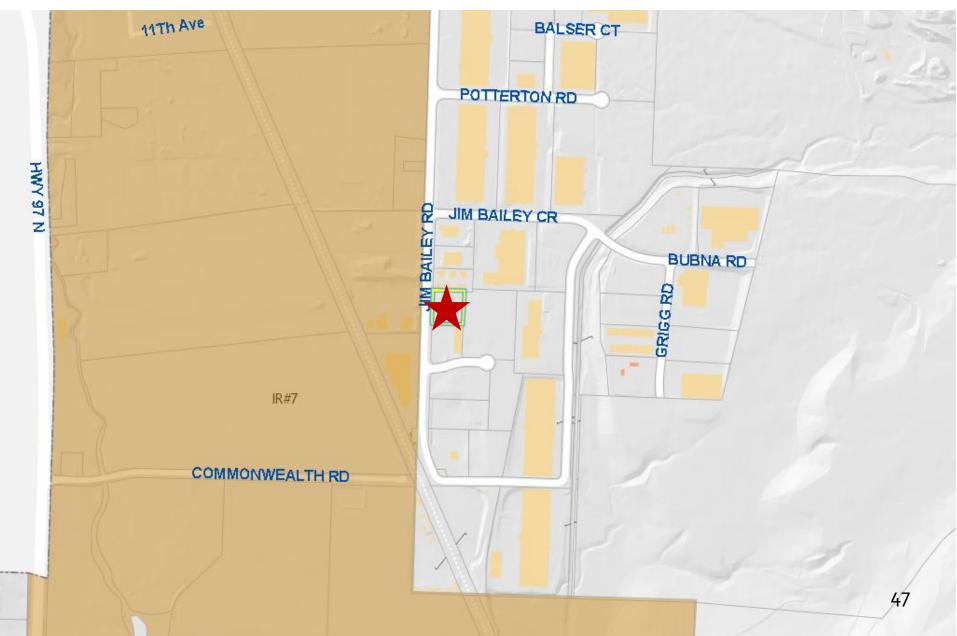
Development Process



Development Application Submitted Jun 2, 2023 Staff Review & Circulation Council Aug 15, 2023 **Tuesday Council Meeting** Consideration Recommendation Forwarded to LCRB

Context Map





Subject Property Map





Hours of Sale

Proposed:

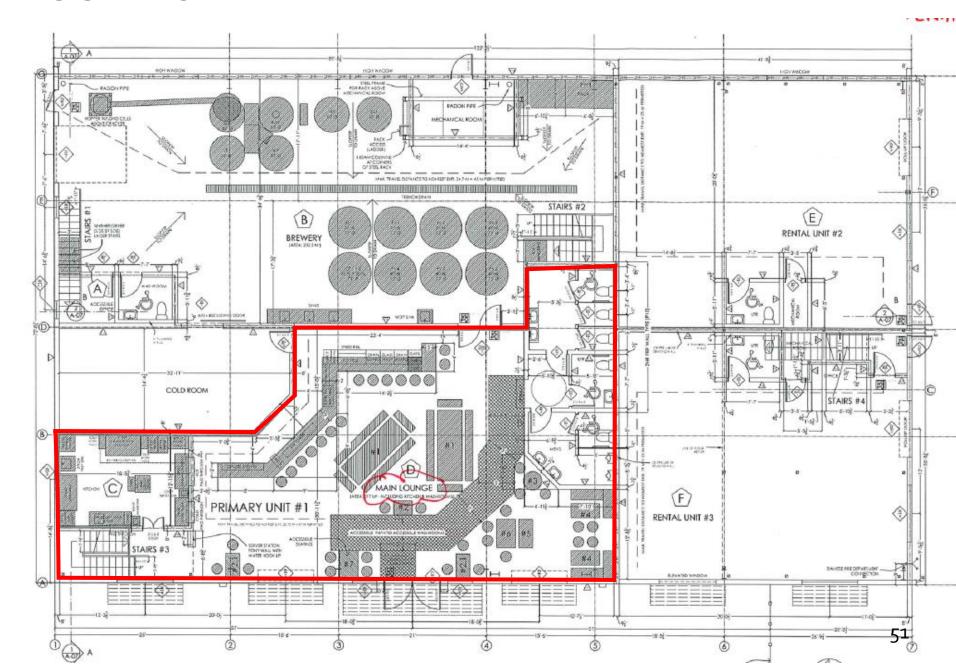
		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Class	Indoor	10:00 PM	11:00 PM	11:00 PM				
Close	Outdoor	10:00 PM	11:00 PM	11:00 PM				



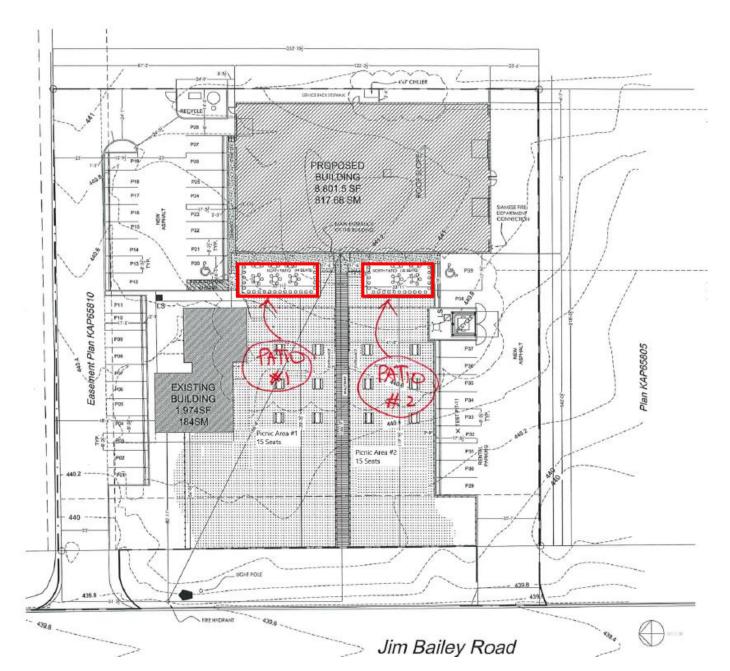
Occupant Load

	Existing	Proposed
Indoor	n/a	97
Outdoor	n/a	90

Floor Plan



Floor Plan - Patio





Council Policy #359

New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.



Staff Recommendation

- Staff recommend support for the proposed liquor license as it is consistent with:
 - ► Council Policy #359
 - ► Hour consistent with surrounding land uses and similar businesses within Kelowna.
 - City's Good Neighbour Bylaw is required to be followed.
- ➤ That Council directs Staff to forward a resolution of support to the LCRB.



BRITANNIA BREWING CO

Company Profile

Agenda

Introduction

Locations

Products and Services

Production Process

Facility and Location

Owners

Summary



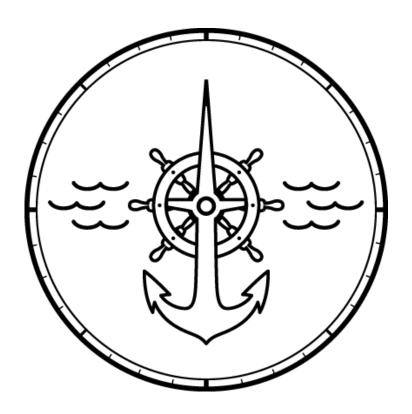
Introduction

A dedicated group of craft beer makers, working hard to build a brand.

Britannia Brewing was established on August 21, 2014, and after construction of the brewery we were granted a manufacturing license in November of 2015.

Having invested early in building our brand and reputation, we are now starting to see positive results as we emerge a leader in our local and new markets alike.

Our new location in Kelowna has already been well received by the local businesses around us. The anticipation is growing, and the excitement is high for the opening of our new brewery and restaurant.



2 Locations in Vancouver

Full-Service restaurants with food, beer, wine and cocktail menus.

50 seats in Steveston 100 seats in Ladner

Britannia Brewing Steveston



Britannia Brewing Ladner



Kelowna Location

6500 SF Brewery, tasting room, restaurant, patio and picnic areas.

Total Occupancy 187 in the restaurant and patio areas. 30 seats in the picnic area.

Full menu being offered with food, beer, wine and cocktails.



Products & Services

We provide high quality and innovative new products, focusing on having eleven ales on tap at all times. Six will always be our core ales, with five rotating seasonal taps at any given time.

We have been able to perfect our products and recipes while focusing on building key accounts and a loyal customer base.

Britannia aims to work with local leaders to continuously improve our community and further develop our neighborhood for the better.











Production Process

The new brewery will increase from a 10-hectolitre system to a larger 25-hectolitre system.

The core ingredients that go into our brewing process include malt/barley, hops, yeast and water. As a craft brewer we also tend to add seasonal, fresh and specialty hops/fruits, to a select bunch of our ales.

Brewing Process:

- Milling and Mashing
- Lautering
- Boiling
- Wort Settling and Cooling
- Fermentation
- Storage and Maturation
- Taste Test





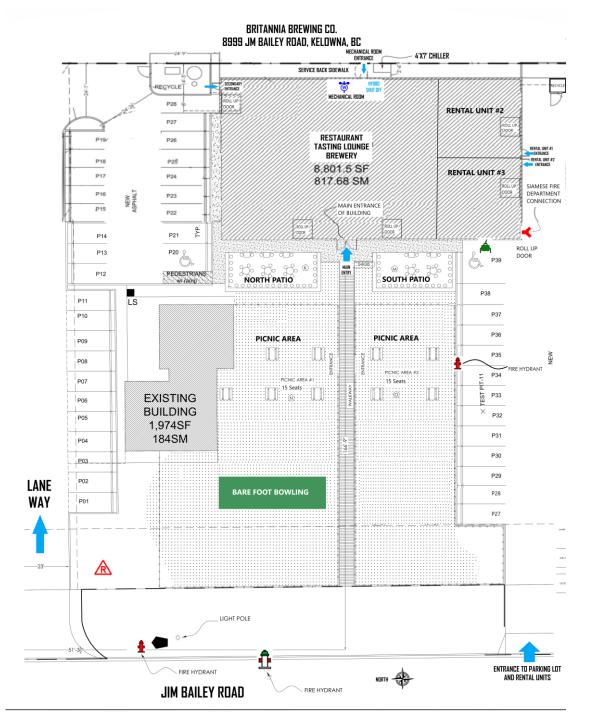
Facility and Location

The new building is over 8800 SF. Located on the old Hiram Walker site; the brewery is in the industrial area of Kelowna.

The larger facility will enable us to grow our existing manufacturing volume and introduce our ales to many more hospitality and liquor stores within the region.

The SF is comprised of a brewery, restaurant and 2 rental units. Also located on the property will be an outdoor patio, picnic area, and bare foot bowling.

Many businesses surround the location, including residential communities close by.



Owners

Britannia Brewing was intentionally formulated and organically grown by 3 partners.

Lloyd Kinney COO



Operations Management will be headed by Lloyd Kinney.

Lloyd's background stems from applying and refining knowledge gained while earning his Bachelor's' degree from Brock University. Since this time, he has spent more than twenty-five years working in sales and operation management roles for million/billion-dollar companies.

His operational management experience spans from IR,
Marketing/HR, Legal, Licensing,
Sales/Training, Organizational
Development, Financial Control, and
Project Management, including
Construction Management
coordination.

Trystam Hayden



Brew master and Director of Food and Beverage, Trystam Hayden brings more than 20 years of experience to the kettle.

His experience in Craft Beer started with an apprenticeship at the Lord Nelson Brewery Hotel in Sydney Australia. From there he took over as head brewer and gained experience in all facets of the brewing industry. He helped The Lord Nelson Brewery expand and grow their sales and oversaw the contract brewing of 6500HL annually.

Trystam has completed the Siebel Institute Concise Course in Brewing Technology.

Kyle Brailean



Facilities Manager and Assistant to Brew master, Kyle Brailean attended Sault College of Applied Arts and Science for Welding.

He is a Journeyman Welder and is "Lloyd's Certified" welder. Kyle has more than 15 years' experience working as a welder. Currently and for the past 10 years, Kyle spends his day repairing boilers, valves, and engines for BC Ferries. Kyle is known for his meticulous maintenance and environmental quality standards.

Kyle will manage the facility and all equipment. Regular maintenance and coinciding logs including safety measures will be controlled by Kyle, along with assisting the brew master to turn all brews.

Summary

The owners and team at Britannia Brewing are excited for the next steps in the growth of the business. With a larger manufacturing facility and potential for continued growth, we are eager to bring a new brewery to the area for all customers to enjoy. Come join us to celebrate life and enjoy a glass of ale together.

Thank you for your time.
Britannia Brewing Co.



REPORT TO COUNCIL LIQUOR LICENSE

Date: August 15, 2023

To: Council

From: City Manager

Address: 1170 - 1186 High Road

File No.: LL23-0016

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	I2 — General Industrial	I2 — General Industrial

City of

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- 1. Council recommends support of an application from Railside Brewing Ltd. for a Manufacturer License with Lounge Endorsement amendment for Lot 3 Section 30 Township 26 ODYD Plan 19104, located at 1170-1186 High Road, Kelowna, BC for the following reasons:
 - A permanent change to the current hours of operation from 2:00 pm to 9:00 pm Tuesday to Wednesday, 12:00 pm to 10:00 pm on Thursday, 11:00 am to 11:00 pm on Friday and Saturday, and 11:00 am to 9:00 pm on Sunday to 9:00 am to 12:00 am on Sunday through Saturday would not have an adverse effect on the surrounding community, as the establishment has been operating and serving alcohol on the patio until 11:00 PM on Fridays and Saturdays since 2022 with no complaints or issues.
- 2. Council's comments on LCRB's prescribed considerations are as follows:
 - a. The potential for noise if the application is approved:
 - This is an existing business located in close proximity to other commercial and industrial uses with some residential uses in close proximity. The patio is currently permitted to remain open until 11:00 pm on Fridays and Saturdays and has been operating for one year with no complaints.

b. The impact on the community if the application is approved:

- The potential impact for noise is minimal and would be compatible with surrounding land uses.
- 3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures.

2.0 Purpose

To seek Council's support for a permanent change to an existing Liquor License to amend the hours of sale.

3.0 Development Planning

Staff are supportive of the proposed liquor license amendment to expand to the hours of sale to allow the applicants the option to open earlier for certain events and to allow more flexibility to adjust the hours of sale. Staff do not foresee any negative impacts to the surrounding neighbourhood if this proposal is approved. The proposal is in alignment with the 2040 Official Community Plan (OCP), as it encourages entertainment options beyond the standard workday hours. The RCMP had no concerns with the application as the establishment has been operating and serving alcohol on the patio until 11:00 PM on Fridays and Saturdays since 2022 with no complaints or issues.

4.0 Project Details

Existing Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		11:00 AM	Closed	2:00 PM	2:00 PM	12:00 PM	11:00 AM	11:00 AM
Close	Indoor	9:00 PM	Closed	9:00 PM	10:00 PM	10:00 PM	11:00 PM	11:00 PM
	Patio	9:00 PM	Closed	9:00 PM	10:00 PM	10:00 PM	11:00 PM	11:00 PM

Proposed Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Close	Indoor	12:00 AM						
	Patio	10:00 PM	11:00 PM	11:00 PM				

Under the proposed patio hours, alcohol sales would cease at 10:00 pm from Sunday to Thursday and at 11:00 pm on Friday and Saturday. Following the conclusion of alcohol sales, a one-hour grace period would be provided for patrons to vacate the patio.

5.0 Site Context & Background

The initial manufacturer's license with a lounge endorsement was granted in 2022 for a brewery with an indoor capacity of 77 persons and an outdoor patio with a capacity of 38 persons. Due to the number of washrooms, the total capacity at any given time may not exceed 100 persons. The subject property is designated as C-NHD Core Area Neighbourhood in the 2040 OCP and is in close proximity to the Downtown Urban Centre. The site directly faces High Road and backs onto Clement Avenue. The area to the north is mainly industrial, while the south side of Clement Avenue is residential, with a mix of single-family and multifamily developments.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 — General Industrial	General Industrial
East	P ₃ – Parks and Open Space	Parks
South	Ru4 – Duplex Housing	Single Detached Housing
West	Ru4 – Duplex Housing	Single Detached Housing

Subject Property Map: 1170 - 1186 High Road



6.0 Current Development Policies

6.1 <u>Council Policy #359 – Liquor Licensing Policy and Procedures</u>

The following sections of Policy #359 are applicable to this application:

 New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

Application Accepted: June 16, 2023

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: Letter of Rationale

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

Railside Brewing Ltd

1186 high rd Kelowna, V172bY 250-863-7949 matt@railsidebrewing.ca

17 May 2023

Matt Grieve

Owner , Railside Brewing 215 dundas rd kelowna, v1x3x6

To whom it concerns,

Im writing this letter to clarify that in our request for extended hours for Railside Brewing we are seeking 9am - midnight seven days a week for the tasting room and inside the lounge only , as well as 9am - 11pm for the patio on friday and saturday as well as 9am - 10 pm for the rest of the week

Sincerely,

Matt Grieve



ATTACHMENT A

This forms part of application
LL23-0016

City of

Planner Initials

GA

City Of

City

Project rational Railside Brewing

This proposal for expanding our hours of operation to the maximum possible will give us the flexibility to provide a community driven destination for locals and tourists, Extended hours will also benefit okanagan rail trail users especially on long weekend holidays and early morning events that we are currently unable to be open for .

With expanded hours and days of operation we will have the option to be open earlier for special events such as Olympics and other international sports like soccer and hockey televised in different time zones . In the spring and summer we would like to have the flexibility to open early for a monthly sunday market where local small businesses and crafters could set up in our parking lot . In the evenings we can host live music and comedy shows held inside that our current hours make timing these events difficult and the flexibility to stay open later occasionally would make these nights possible .

Being located at the outside edge of the downtown core ,and immersed in the local community as well as being adjacent to the Okanagan rail trail . We believe our unique location and large parking area , we can help to better serve our community, not only from the immediate neighborhood,But also cater to a larger portion of kelowna that is made available by the okanagan rail trail and the city's expanding cycling paths .

While our building is zoned i4 and it is central to several neighborhoods and with the rapidly expanding condensed living in the downtown core , We can provide a warm and inviting destination for locals , young professionals and tourists alike with more hours of service .

As we are one of the only locations on the rail trail that provides a place for users to stop, relax and enjoy some quality craft beer and refreshments. We would be better equipped to fulfill a need for locals and rail trail users with more flexible hours and days for service.

In conclusion with more days available to us and combined with more flexible hours we can better provide our service to the expanding downtown core, as well as a very busy okanagan rail trail, while further integrating ourselves within the community.

Potential Community Impact

Whilst we recognize that expanded hours of operation may have an impact to the surrounding community, with a possible increase in traffic and availability of on-street parking, it is unlikely to impede traffic flow, or access to the community.

We regularly receive positive guest feedback about our location, being that it is "within walking or biking distance from home". With new retail businesses opening in the same complex, we have created a small hub for locals to walk to, in what was once an industrial business center. Our little strip also offers craft roasted coffee and baking.

Overall we will have a positive impact on our immediate community by offering more hours of service.







Purpose

➤ To seek Council's support for a permanent change to an existing Liquor License to amend the hours of sale.

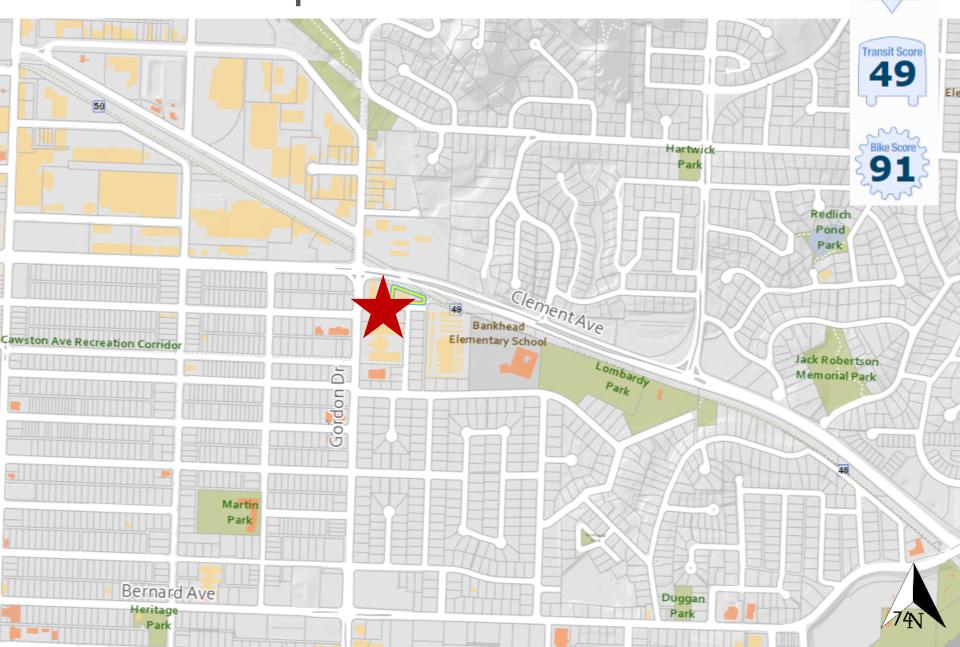
Development Process



Jun 16, 2023 **Development Application Submitted** Staff Review & Circulation Council Aug 15, 2023 **Tuesday Council Meeting** Consideration Recommendation Forwarded to LCRB

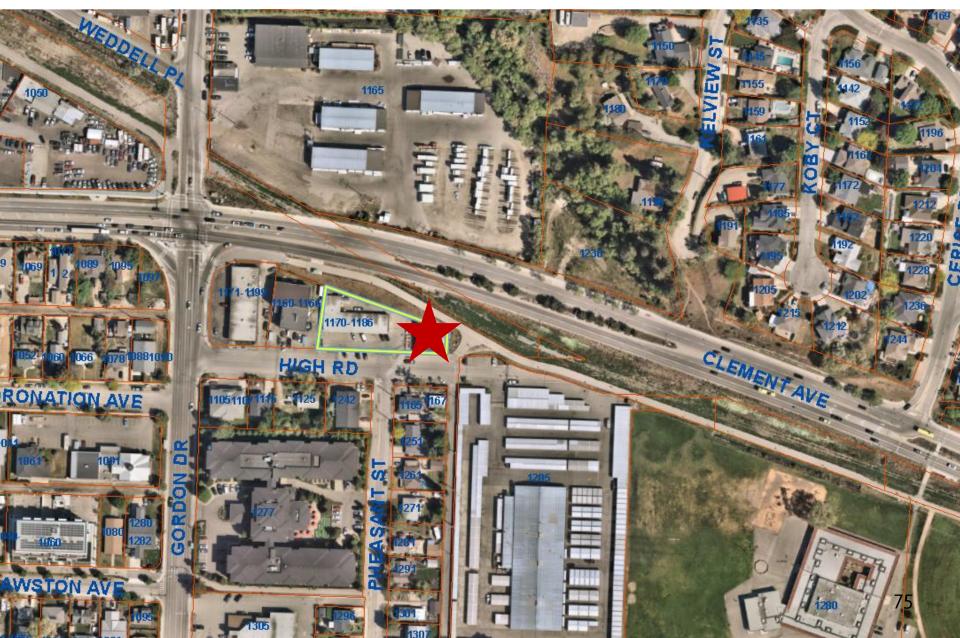
Context Map





Subject Property Map







Hours of Sale

Existing:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		11:00 AM	Closed	2:00 PM	2:00 PM	12:00 PM	11:00 AM	11:00 AM
Close	Indoor	9:00 PM	Closed	9:00 PM	10:00 PM	10:00 PM	11:00 PM	11:00 PM
	Patio	9:00 PM	Closed	9:00 PM	10:00 PM	10:00 PM	11:00 PM	11:00 PM

Proposed:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Close	Indoor	12:00 AM						
	Patio	10:00 PM	11:00 PM	11:00 PM				



Council Policy #359

➤ Patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.



Staff Recommendation

- Staff recommend support for the proposed liquor license amendment as it is consistent with:
 - Council Policy #359
- ➤ That Council directs Staff to forward a resolution of support to the LCRB.

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: August 15th, 2023

To: Council

From: City Manager

Address: 1830 Hilltop Crescent
File No.: DP22-0163 & DVP23-0106

Zone: CD₁8 – McKinley Beach Resort

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0163 and Development Variance Permit No. DVP23-0106 for Lot 5 Section 28 Township 23 ODYD Plan EPP76020, located at 1830 Hilltop Crescent, Kelowna, BC subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- 2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

Section 15.4.5 [.3]: CD18 Development Regulations

To vary the minimum amount of habitable space within an exposed storey from 60% required to 0% proposed.

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

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

2.0 Purpose

To issue a Development Permit and Development Variance Permit for the form and character of Apartment Housing development with an associated variance to the minimum amount of habitable space within any exposed storey.

3.0 Development Planning

Staff are recommending support for both, the Form and Character Development Permit as well as the Development Variance Permit. The proposal consists of two apartment buildings (East and West) on top of a common parkade, with a total of 120 units.

3.1 Form and Character Development Permit

The proposal creates a strong pedestrian-oriented interface with Hilltop Crescent through ground-oriented units, landscaping, and distinct architectural treatments. Pedestrian entrances are located on Hilltop Crescent through the main lobbies in buildings East and West. In order to provide a ground-oriented development, the principal vehicular entrance is located in Building West from Hilltop Crescent into an underground common 2-storey parkade. Building West consists of 36 units and building East consists of 84 units; both buildings contain a mix of 1 to 3-bedroom units. Due to the topography of the site, the height of the buildings varies; from Hilltop Crescent, building West is 6 storeys and Building East is 7 storeys. The proposed development provides a human scaled experience along the street by articulating the façade, stepping back the building mass from the street, repeating window patterns, and access to ground oriented units and amenities. Exterior building materials include metal cladding, hardie panel, natural concrete, slate wood, and glass guard rails. The proposal meets the number of required parking and bicycle parking, as well as exceeds amenity space requirements. The proposed amenities include: a rooftop terrace, pool terrace, outdoor firepit and lounge areas, indoor lounge area, fitness gym, and a co-working space. The Environmental Development Permit has identified the downslope environmentally sensitive areas. This area includes a number of mature trees and vegetation that are to be protected via covenant. Several trees within the building footprint will be removed, however, 14 new large trees will be planted including other ornamental plantings throughout the site.

The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Low and Mid-Rise Residential Mixed-Use. Key guidelines that are met include:

- 2.1.4.c Avoid locating off-street parking between the front façade of a building and the fronting public street;
- 2.1.5.a Site buildings to protect mature trees, significant vegetation, and ecological features;
- 4.1.1.k Design internal courtyards to provide amenities such as play areas, arbecues, and outdoor seating where appropriate; and provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users

Due to the topography, functionality, and orientation of the building, the following guidelines cannot be met:

- 2.1.1.f Avoid blank, windowless walls along streets or other public open spaces;
- 2.1.2.b Break up the perceived mass of large buildings by incorporating visual breaks in facades;
- 4.1.6.b Break up the building mass by incorporating elements that define a building's base, middle, and top

3.2 <u>Development Variance Permit</u>

Staff are recommending support for the Development Variance Permit to vary the minimum amount of habitable space within any exposed storey from 60% required to 0% proposed. The purpose of this regulation is to ensure a high-quality building elevation interface with the downslope hillside of the McKinley Beach Area. The McKinley development area permits larger apartment buildings typically associated with parkades, which may result in challenging building design with the hillside. The regulation is to ensure that these larger buildings on the downhill slope side limit the amount of blank walls and provide an aesthetically

attractive elevation from key public views such as from the lake, sidewalks, roads, trails, playgrounds and other common amenity areas.

This proposal includes an exposed 2-storey parkade on the downhill slope side without including any habitable space, thus triggering the necessity for the variance. The site is sloped such that some portions of the exterior walls of the parkade will be located entirely below grade (Hilltop Crescent point of view) and other portions will be located entirely above grade (rear slope side point of view). A point location exercise was conducted to visualize the impact of the exposed wall from key public views (see Attachment D). The parkade exposure increases in scale up to 15.4 m in height from the street down the slope to the no build / no disturb covenant line. In this case, the exposed downslope parkade and foundation wall is interfacing into a significantly sloped gully with mature vegetation that provides effective screening of the parkade wall from key public views. The proposal includes several mitigative measures to soften the portions of parkade wall including high-quality architectural treatment and existing mature landscaping.

4.0 Subject Property & Background

4.1 Subject Property Map



4.2 Background

A Natural Environment and Hazardous Condition Development Permit has been submitted and will require the works are monitored throughout the duration of the project. This protects the natural landscape and ensures prevalent rock fall from the hillside does not impact the site or the downslope. The existing park trail to the North will remain and be secured through the site to ensure pedestrian access and connect to the extensive trail system throughout the McKinley Beach development site.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS			
Gross Lot Area	11,681.97 m²		
Undevelopable Land (riparian, 30% slope, etc.)	6,222.45 m²		
Total Number of Units	120		
1-bed	30		
2-bed	67		
3-bed	23		

DEVELOPMENT REGULATIONS				
CRITERIA	CD18 ZONE	PROPOSAL		
Total Maximum Floor Area Ratio	N/A	2,231 m²		
Base FAR	N/A	0.19		
Max. Site Coverage (buildings)	N/A	19 %		
Max. Site Coverage (buildings, parking, driveways)	N/A	19 %		
Max. Height	38.25 m or 9 storeys	Varies		
Building West		19.59 m or 7 storeys 🛭		
Building East		22.76 m or 8 storeys 0		
Setbacks				
Min. Front Yard (South facing Hilltop Crescent)	o.o m	> 3.0 m		
Min. Side Yard (West)	o.o m	3.9 m		
Min. Side Yard (East)	o.o m	3.2 m		
Min. Rear Yard (North)	o.o m	> 16.0 m		
Amenity Space				
Total Required Amenity Space	2,700 m²	5,063. 32 m²		
Common		2,736.36 m²		
Private		2,326.96 m²		
Landscaping				
Min. Number of Trees	N/A	14 trees		
• Indicates a requested variance to the	minimum amount of habitable space	within any exposed storey where		

[•] Indicates a requested variance to the minimum amount of habitable space within any exposed storey where parking is provided within the building from 60% required to 0% proposed.

PARKING REGULATIONS				
CRITERIA	CD18 ZONE REQUIREMENTS	PROPOSAL		
Total Required Vehicle Parking	201 stalls	201 stalls		
Residential	184	184		
Visitor	17	17		
Accessible Stalls	6 (2 van)	7 (2 van)		
Patio of Pagular to Small Stalls	Min. 50% Regular	53% Regular		
Ratio of Regular to Small Stalls	Max. 50% Small	47% Small		
Bicycle Stalls Short-Term	22 stalls	30 stalls		

Bicycle Stalls Long-Term	96 stalls	136 stalls
Bike Wash & Repair	Yes	Yes

6.0 Application Chronology

Application Accepted: August 2nd, 2022

Neighbour Notification Received: June 15th 2023 & July 11th, 2023

Report prepared by: Sara Skabowski, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Dean Strachan, Community Planning & Development Manager Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0163 & DVP23-0106

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

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant Rationale Letter

Attachment D: Neighbourhood Consultation Package

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

Development Permit & Development Variance Permit

DP22-0163 & DVP23-0106



ATTACHMENT

This forms part of application

DP22-0163 & DVP23-0106

SS

Planner

Initials

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

1830 Hilltop Crescent

and legally known as

Lot 5 Section 28 Township 23 ODYD PLAN EPP76020

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

Apartment Housing

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> August 15th, 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: AP1830 Developments Ltd. Inc. No. BC1338382

Applicant: Davignon Martin Architecture + Interior Design

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. DP22-0163 and Development Variance Permit No. DVP23-0106 for Lot 5 Section 28 Township 23 ODYD PLAN EPP76020 located at 1830 Hilltop Crescent, 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;

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

Section 15.4.5[.3]: CD18 Development Regulations

To vary the minimum amount of habitable space within an exposed storey from 60% required to 0% proposed.

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 \$145,432.50

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. 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 **ONLY** be returned to the signatory of the Landscape Agreement or their designates.



DAVIGNON MARTIN

Copyright: Plans, sketches, graphic representations and specifications as

instruments of service, whether the project is executed or not shall remain the

property of Davignon Martin Architecture. You may retain copies, including

reproducible copies, of plans sketches, drawings, graphic representations and

occupancy of the project. Except for reference purposes, the plans, sketches,

drawings, graphic representations and specifications shall not be used for additions or alterations to the project or any other project. All parts of these

drawings shall not be reproduced or used without the permission of the Davignon

The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misunderstanding must be

specifications for information and reference in connection with your use and

General References

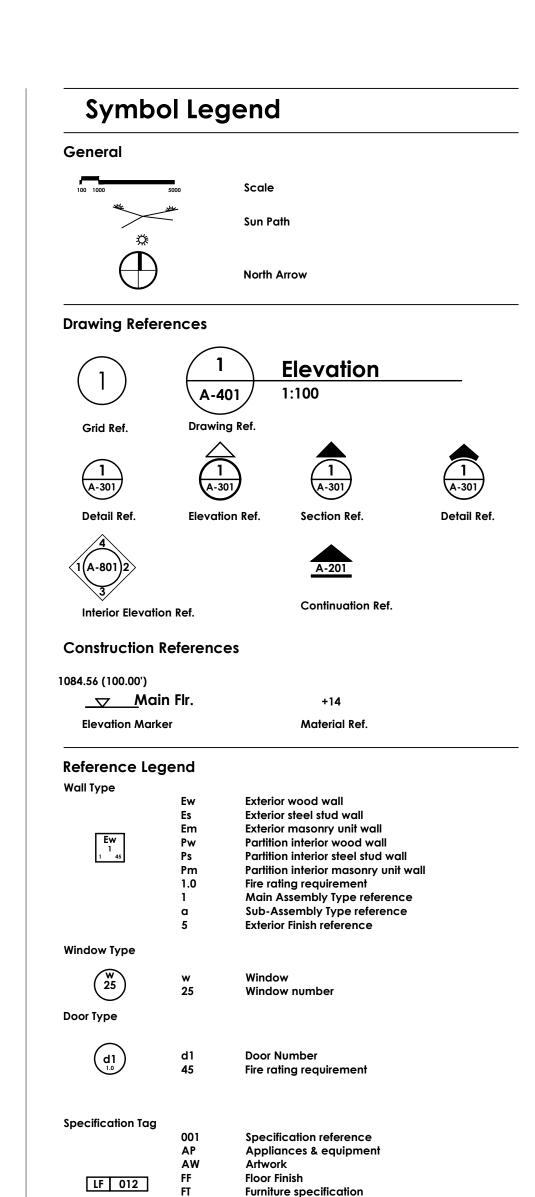
Architectural

Annotation Legend

Acoustical Ceiling Tiles A.F.F. **Above Finished Floor** Alum. Aluminum Approx. B.D. **Approximate** Blkg. Bttm. Clg. Cl. Blocking **Bottom** Ceiling CenterLine Clr. C.M.U. Clear Concrete Masonry Unit Col. Column Conc. C.T.F. Concrete Cut to Fit C/W Completed With Dwgs. Ea. Elec. Eq. Each Electrical Equip. Equipment Existing Exterior Face of Finish F.O. Finished Opening Face of Stud Finish F.R.T. Fire Retardant Treated Ga. Gauge Galv. G.C. Galvanized **General Contractor** G.w.b. Gypsum Wall Board Handicapped **Hollow Metal** Horiz. Horizontal Interior Joint Jt. K.D. **Knock Down** L.L. Lease Line Max. Mdf. Mfg. Maximum **Medium Density Fiberboard** Manufacturer Mechanical Min. Minimum Misc. Mtd. Miscellaneous Mounted Mtl. Metal N.I.A. Not In Contract N.T.S. Not To Scale O.C. On Centre O.F.C.I. Owner Furnished, Contractor Installed Owner Furnished, Owner Installed O.F.O.I. Pblg. P.M. **Project Manager** Pwd. Prefab. Rad. R.C.P. Req'd Prefabricated **Reflected Ceiling Plan** Required R.O. Rough opening Susp. Temp. T.B.D. Suspended To Be Determined Typ. U.N.O. V.I.F. W/ Typical **Unless Noted Otherwise**

Verify In Field

W/O Wd.



Lighting fixture

Structures Wiring

001 24 x 12 Office

Office

Mechanical fixtures

Millwork specification

General Information

Architectural

Project Address

MUNICIPAL ADDRESS:

Hilltop Drive

LEGAL ADDRESS:

Lot 5 / EPP76020 / 030-601-681

LOT 5 SECTION 28 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP76020

National Building Code - BC Edition

City of Kelowna Zoning Bylaw

Project Classification

CD18 - Comprehensive Mixed Use Development Area I - Village Centre

0.19

SITE AREA

sq.m. 11,682.00 125,744.00

PROJECT SUMMARY

LOT COVERAGE

Building	sq.m.	sq.ft.	#units	#parking
1 (WEST)	1,493.00	16167.39	36	
2 (EAST)	738.00	7,951.30	84	
TOTAL	2,231.00	24,118.690	120	220

Consultants

Architectural

Contact Information

Davignon Martin Architecture Suite 420, 237 8 Avenue SE Calgary, Alberta, T2G 5C3 **Richard Davignon** t 403.282.6082 e richard@davignonmartin.ca

Structural

Contact Information

Mechanical

Contact Information

Electrical

Contact Information

Other

Contact Information

Deron Miller Scatliff Miller Murray [SMM] Landscape E: dmiller@scatliff.ca

Sergio Rueda-Guevara **Morrison Hershfield** E: srueda@morrisonhershfield.com

Sheet Reference

Architectural

Page	Title
A-000	Title Sheet
A-001	Site Plan
A-002	Site Plan
A-101	Level P2
A-101 A-102	Level P1
A-102 A-103	Level L1
A-103 A-104	Level L2
A-104 A-105	Level L3
A-105 A-106	Level L4
A-106 A-107	Level L5
A-108	Level L6
A-109 A-110	Level L7
_	Callouts / Details
A-111	Entrance Callouts
A-111.1	Ramp Section
A-112	Units Layouts
A-401	Elevations
A-402	Elevations
A-403	Elevations
A-404	Elevations
A-405	Elevations
R-101	Emotive Renders

Structural

Pag	e Title	
S-100	Structura	l sheets

Mechanical

Page	Title
M-100	Mechanical sheets

Electrical

Page	Title
E-100	Electrical sheets

CONSULTANTS

PROFESSIONAL SEAL(s)

ISSUE

REVISION

1 ISSUED FOR REVIEW 2 ISSUED FOR DP PRE-APPLICATION

3 RE-ISSUED FOR DP PRE-APPLICATION
4 ISSUED FOR DP APPLICATION

5 RE-ISSUED FOR DP APPLICATION 6 RE-ISSUED FOR DP APPLICATION

7 RE-ISSUED FOR DP APPLICATION 8 RE-ISSUED FOR DP APPLICATION 9 RE-ISSUED FOR DP APPLICATION

10 RE-ISSUED FOR DP APPLICATION



PROJECT

McKinley Beach

Lot 5

2023.06.08

SCALE

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Title Page

SHEET NUMBER

A///000

Key / Site Plan Google Map

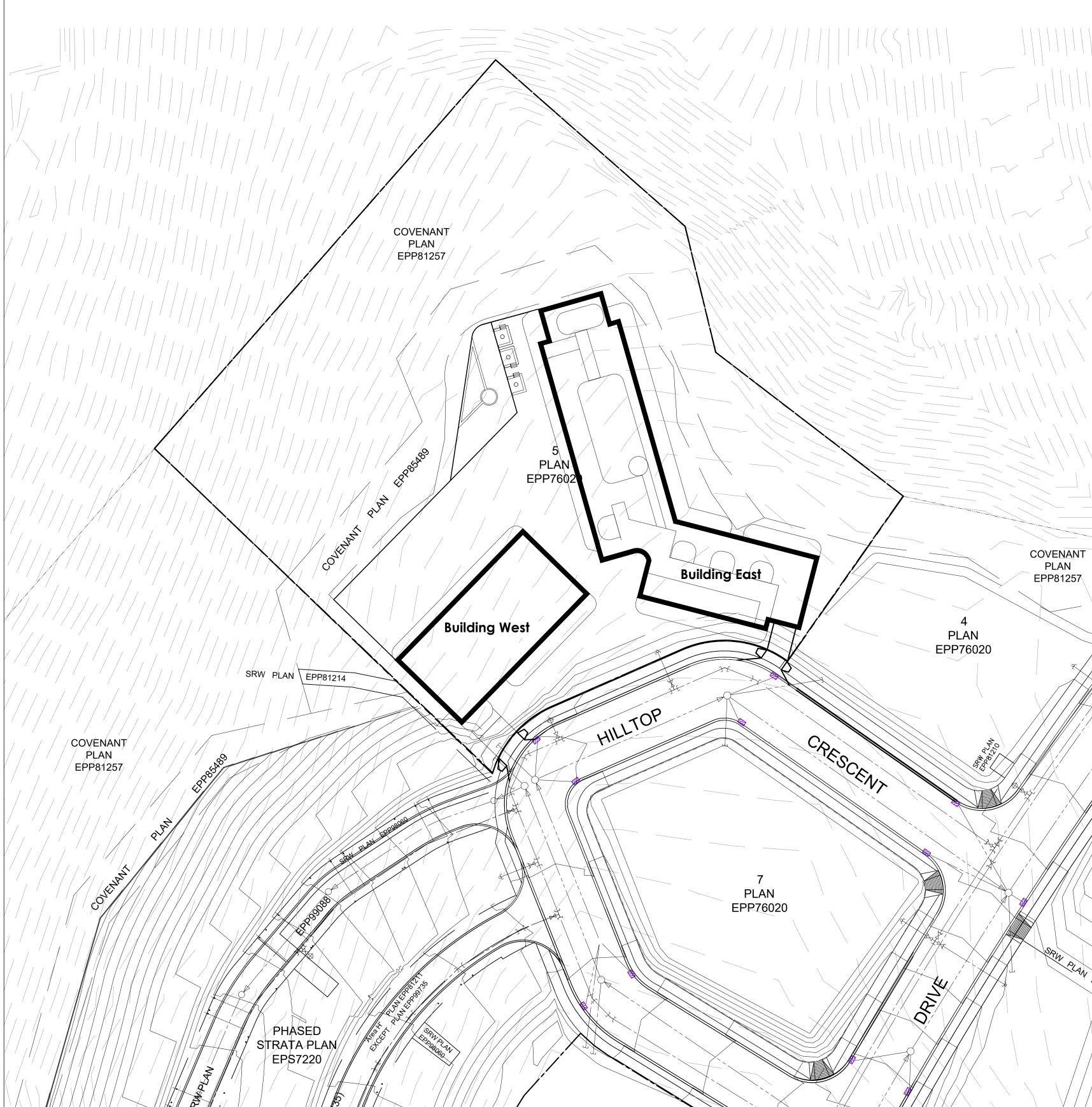


Project Images



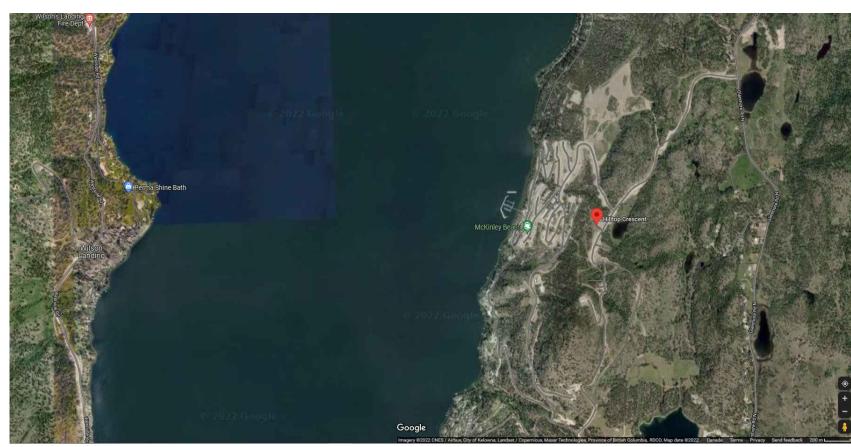


1 SITE CONTEXT PLAN
1:500

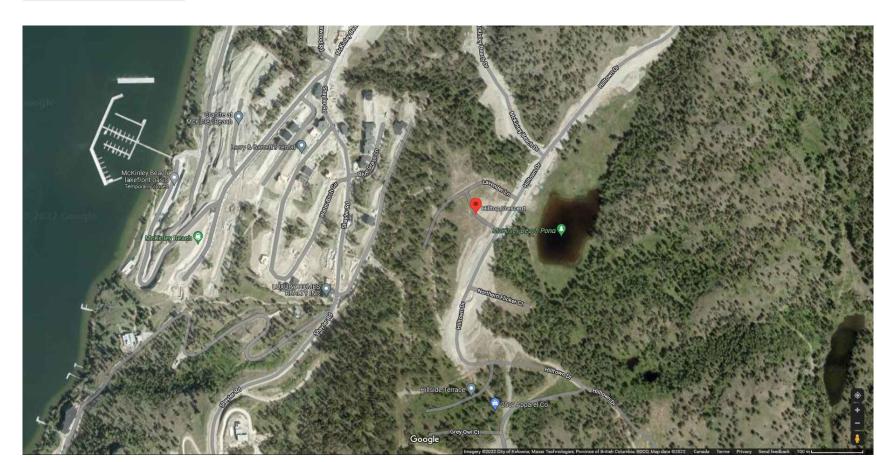




SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



VIEW OF LAKE

2021///19

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ISSUE No.	DATE
REVISION	
I ISSUED FOR REVIEW	220119
2 ISSUED FOR DP PRE-APPLICATION	22050
3 RE-ISSUED FOR DP PRE-APPLICATION	220624
4 ISSUED FOR DP APPLICATION	22072
RE-ISSUED FOR DP APPLICATION	22081
S RE-ISSUED FOR DP APPLICATION	221123
RE-ISSUED FOR DP APPLICATION	23012
8 RE-ISSUED FOR DP APPLICATION	23040
9 RE-ISSUED FOR DP APPLICATION	230513
10 RE-ISSUED FOR DP APPLICATION	230608

PROFESSIONAL SEAL(s) CONSULTANTS



PROJECT

SCALE

McKinley Beach Lot 5

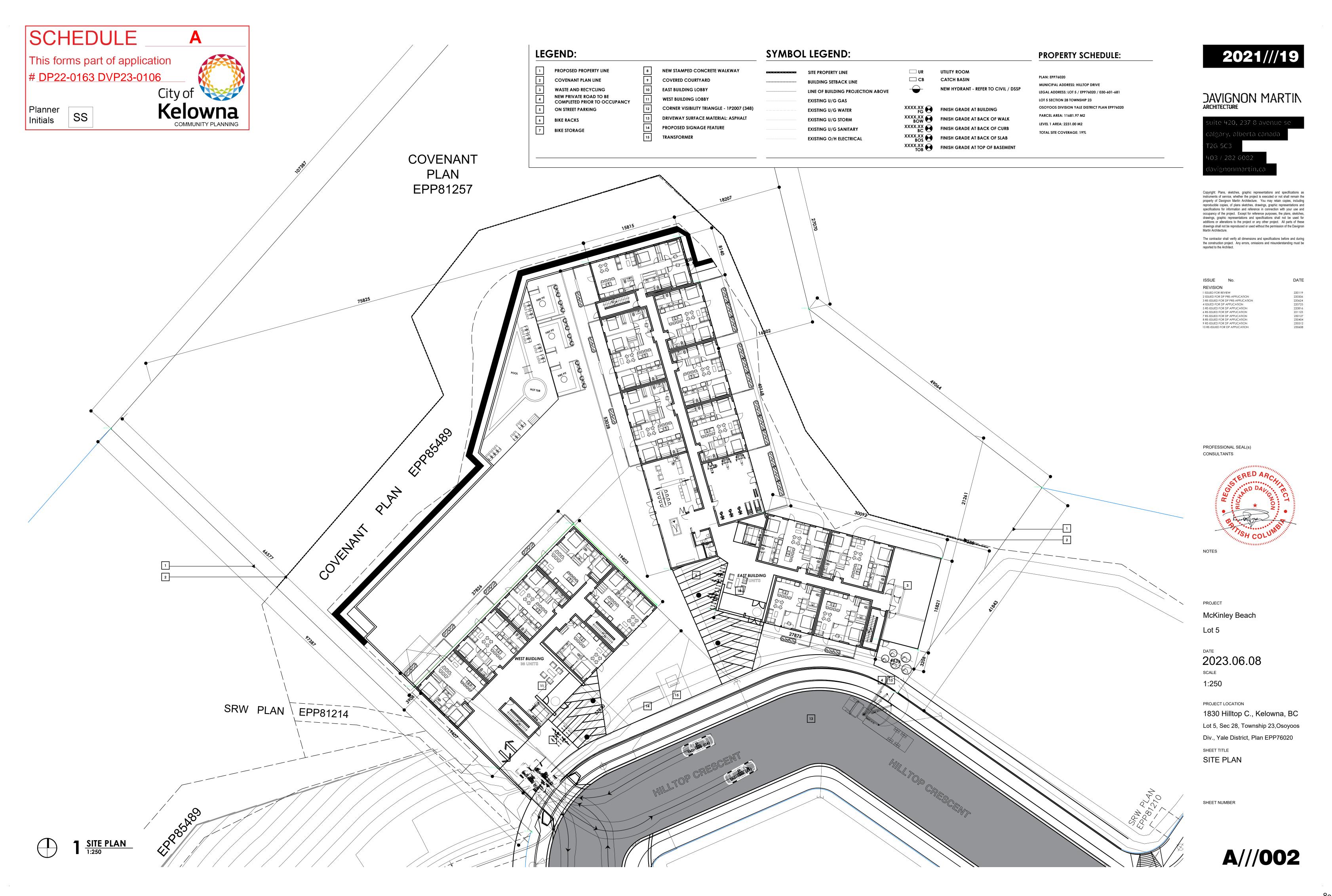
DATE 2023.06.08

PROJECT LOCATION

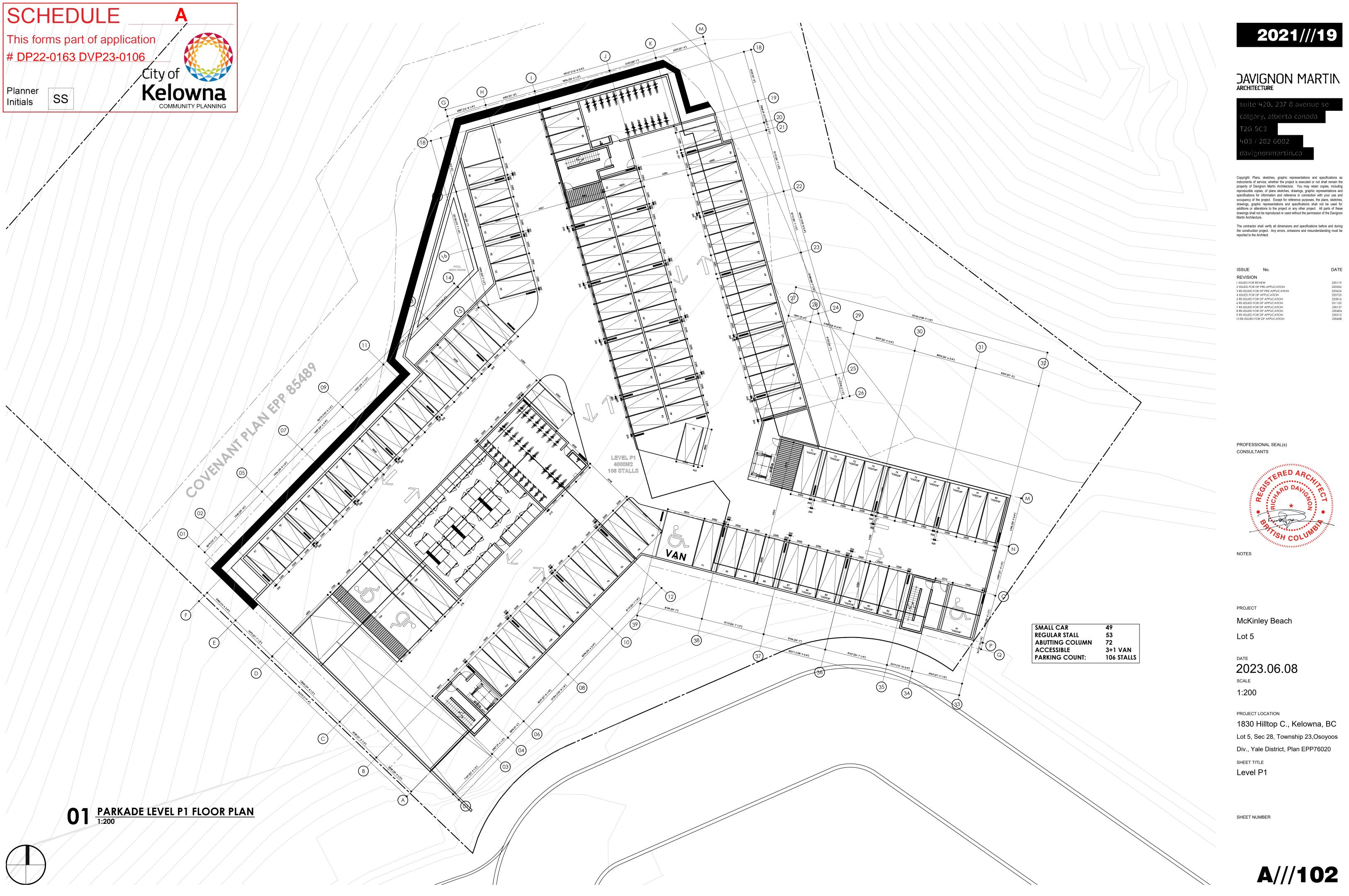
1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos Div., Yale District, Plan EPP76020 SHEET TITLE

SITE CONTEXT PLAN AND PHOTOS

SHEET NUMBER











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ISSUE No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
3 RE-ISSUED FOR DP PRE-APPLICATION	220
4 ISSUED FOR DP APPLICATION	220
5 RE-ISSUED FOR DP APPLICATION	2208
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7 RE-ISSUED FOR DP APPLICATION	230
8 RE-ISSUED FOR DP APPLICATION	230
9 RE-ISSUED FOR DP APPLICATION	230
10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s)
CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Level 02

SHEET NUMBER



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ISSUE No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
3 RE-ISSUED FOR DP PRE-APPLICATION	220
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9 RE-ISSUED FOR DP APPLICATION	230
10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s) CONSULTANTS



PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE Level 03

SHEET NUMBER



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1550E No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
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8 RE-ISSUED FOR DP APPLICATION	230
9 RE-ISSUED FOR DP APPLICATION	230
10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s) CONSULTANTS



PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Level 04

SHEET NUMBER



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ISSUE No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
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PROFESSIONAL SEAL(s)
CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Level 05

SHEET NUMBER



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ISSUE No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
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9 RE-ISSUED FOR DP APPLICATION	230
10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s)
CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

SCALE

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC

Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Level 06

SHEET NUMBER



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ISSUE No.	DA
REVISION	
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10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s)
CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE
Level 07

SHEET NUMBER



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ISSUE	No.	DATE
REVISION	l	
1 ISSUED FOR F	REVIEW	220119
2 ISSUED FOR I	DP PRE-APPLICATION	220506
3 RE-ISSUED FO	OR DP PRE-APPLICATION	220624
4 ISSUED FOR I	DP APPLICATION	220725
5 RE-ISSUED FO	OR DP APPLICATION	220816
6 RE-ISSUED FO	OR DP APPLICATION	221123
7 RE-ISSUED FO	OR DP APPLICATION	230127
8 RE-ISSUED FO	OR DP APPLICATION	230404
9 RE-ISSUED FO	OR DP APPLICATION	230512
10 RE-ISSUED F	OR DP APPLICATION	230608

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PROFESSIONAL SEAL(s)

CONSULTANTS

PROJECT

Lot 5

1:50

McKinley Beach

2023.06.08

PROJECT LOCATION

SHEET TITLE

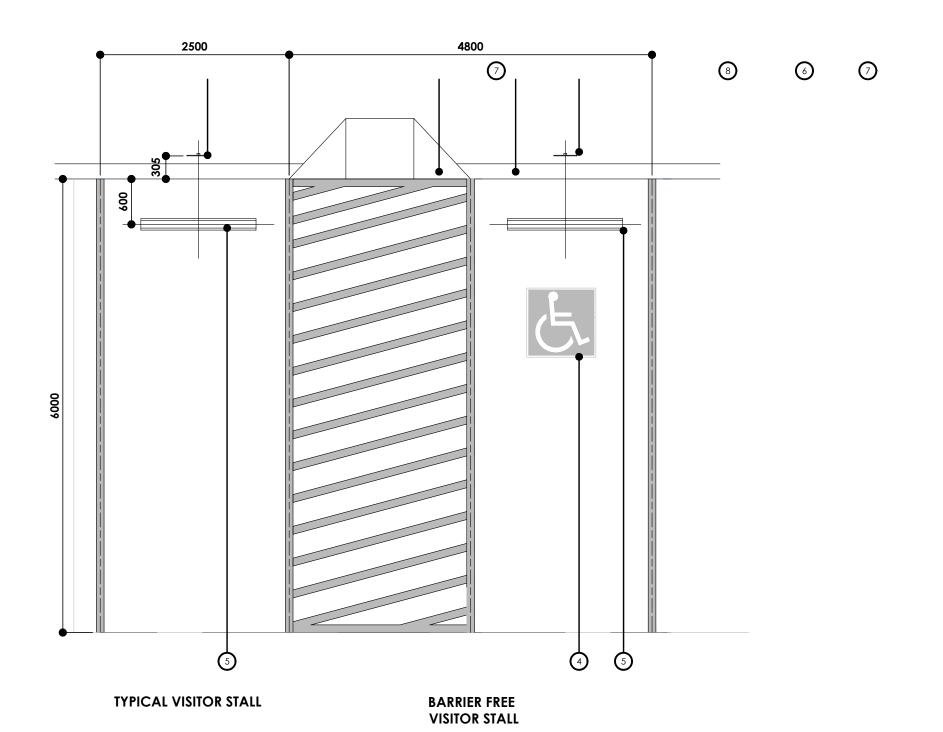
SHEET NUMBER

1830 Hilltop C., Kelowna, BC

Lot 5, Sec 28, Township 23, Osoyoos

Div., Yale District, Plan EPP76020

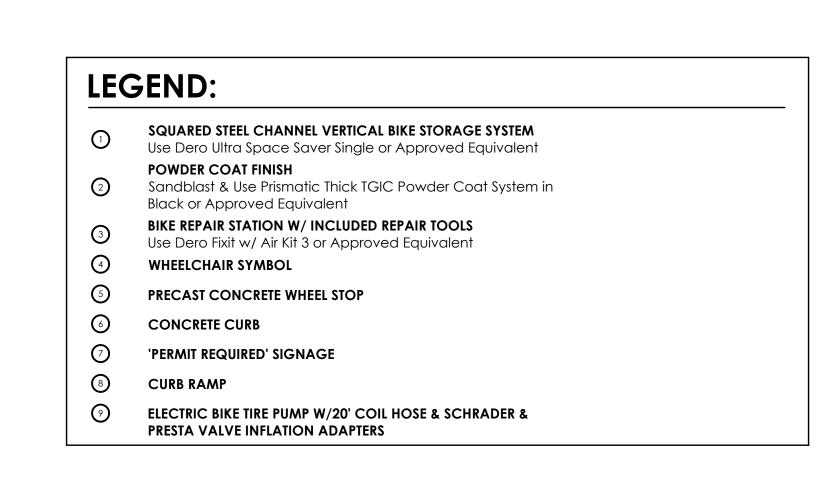
CALLOUTS, DETAILS

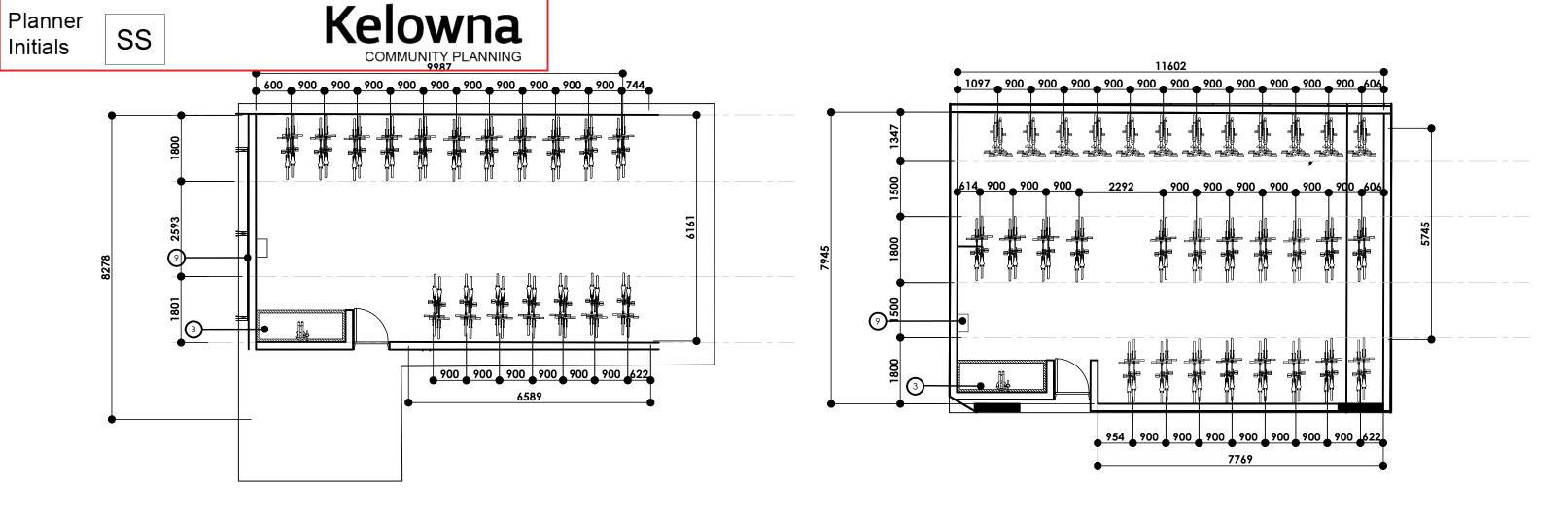


 $06_{\frac{1:50}{1:50}}$

900 900 900 900 900 900 622

03 BICYCLE ROOM P2 FLOOR ENLARGED PLAN





01 BICYCLE ROOM P1 FLOOR ENLARGED PLAN
1:100

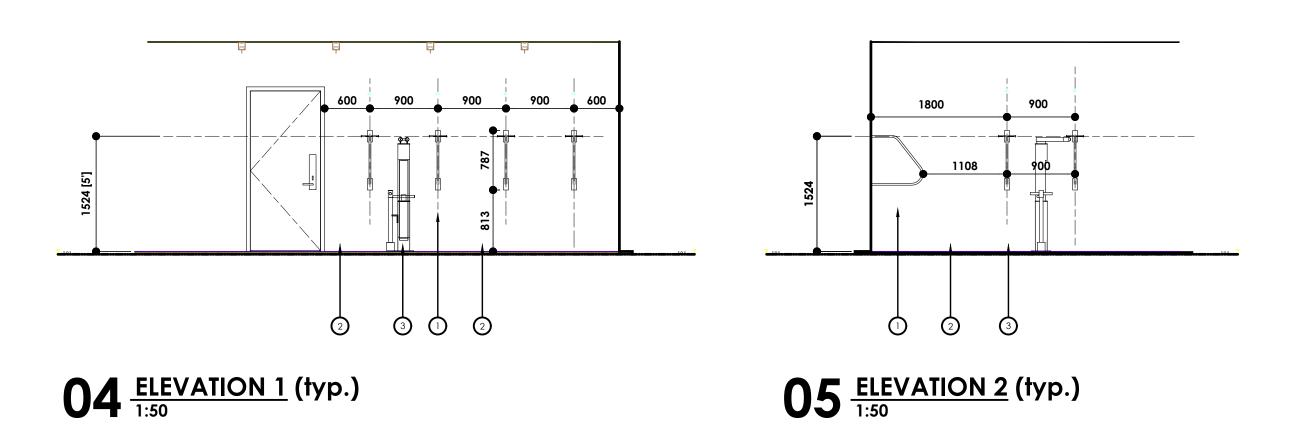
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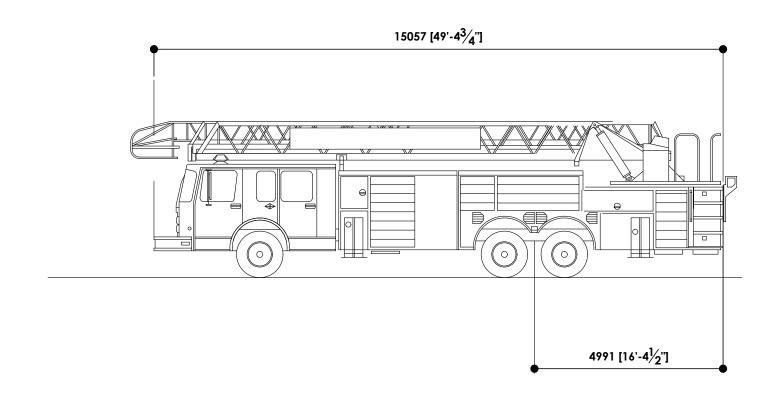
This forms part of application

City of

#_DP22-0163 DVP23-0106

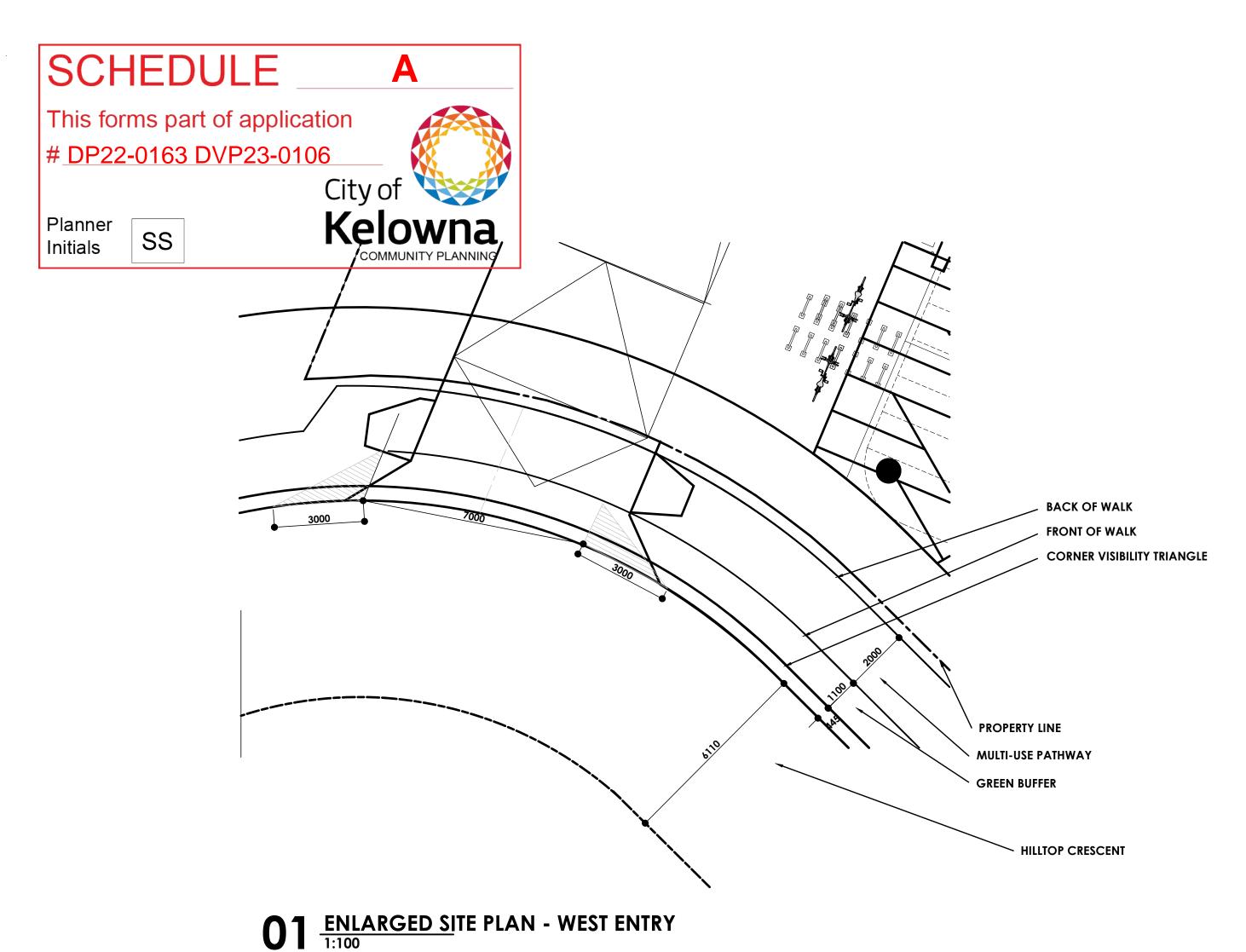
02 BICYCLE ROOM P1 FLOOR ENLARGED PLAN
1:100

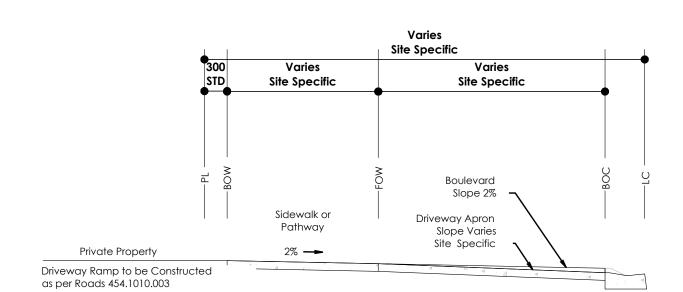




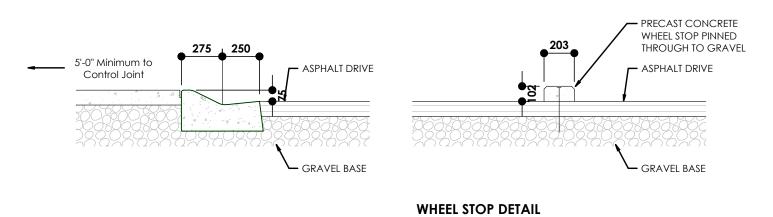
SPARTAN GLADIATOR CLASSIC GA40M TURNING RADIUS CURB TO CURB: TURNING RADIUS WALL TO WALL:

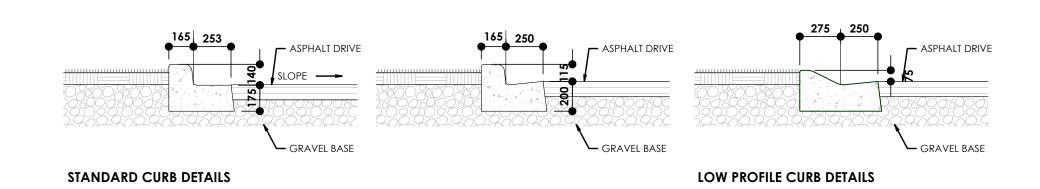
07 SPARTAN GLADIATOR CLASSIC



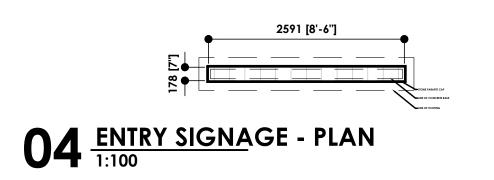


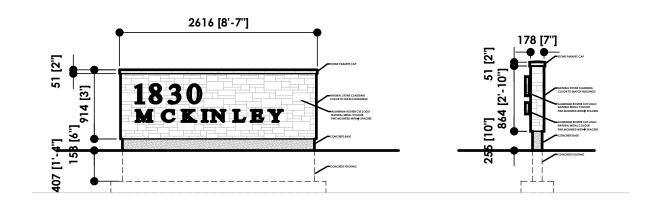
02 SEPARATE SIDEWALK CROSSING SECTION





O3 CURB DETAILS (typ.)





05 ENTRY SIGNAGE - ELEVATION 1:100

06 ENTRY SIGNAGE - SIDE ELEVATION 1:100

2021///19

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ISSUE	No.	D
REVISION	N	
1 ISSUED FOR	REVIEW	2
2 ISSUED FOR	DP PRE-APPLICATION	2
3 RE-ISSUED FO	OR DP PRE-APPLICATION	2:
4 ISSUED FOR	DP APPLICATION	2
5 RE-ISSUED FO	OR DP APPLICATION	2
6 RE-ISSUED FO	OR DP APPLICATION	2
7 RE-ISSUED FO	OR DP APPLICATION	2
8 RE-ISSUED FO	OR DP APPLICATION	2
9 RE-ISSUED FO	OR DP APPLICATION	2
10 RE-ISSUED F	FOR DP APPLICATION	2

PROFESSIONAL SEAL(s)
CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

1:50

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

CALLOUTS, DETAILS

SHEET NUMBER

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SSUE	No.	DATE
REVISION	١	
ISSUED FOR I	REVIEW	220119
ISSUED FOR	DP PRE-APPLICATION	220506
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ISSUED FOR	DP APPLICATION	220725
RE-ISSUED FO	OR DP APPLICATION	220816
RE-ISSUED FO	OR DP APPLICATION	221123
RE-ISSUED FO	OR DP APPLICATION	230127
RE-ISSUED FO	OR DP APPLICATION	230404
RE-ISSUED FO	OR DP APPLICATION	230512
RE-ISSUED F	OR DP APPLICATION	230608



NOTES

PROJECT

McKinley Beach

Lot 5

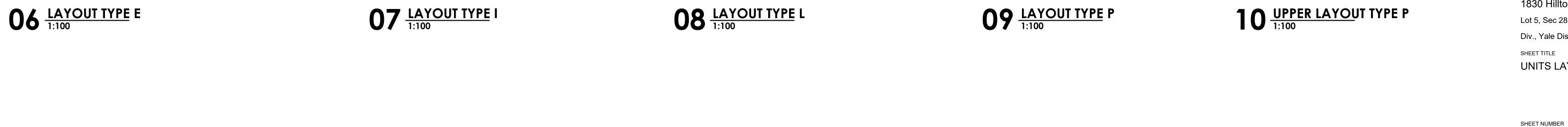
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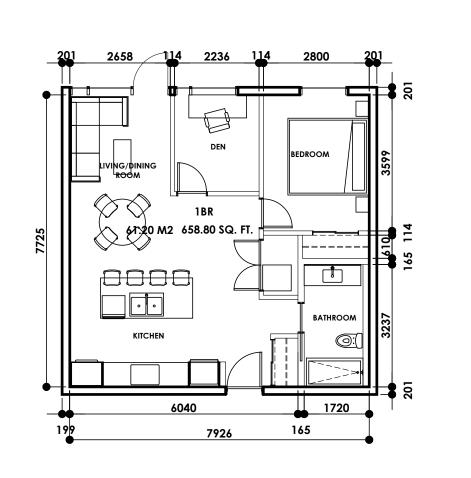
SCALE 1:100

PROJECT LOCATION 1830 Hilltop C., Kelowna, BC

Lot 5, Sec 28, Township 23, Osoyoos Div., Yale District, Plan EPP76020

SHEET TITLE **UNITS LAYOUTS**





 $01_{\frac{1:100}{1:100}}$

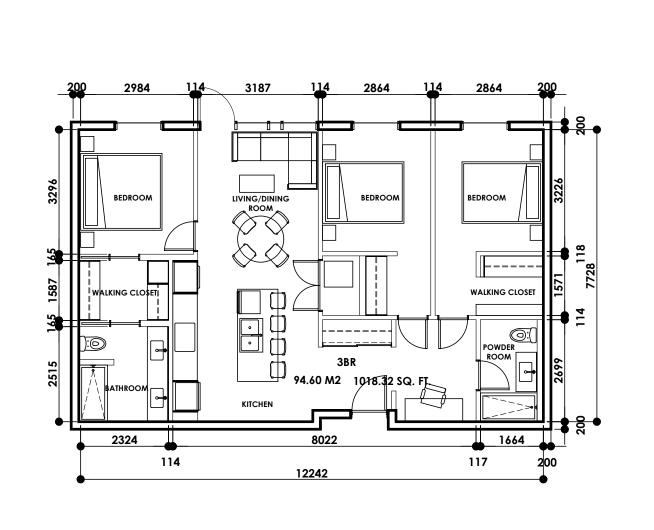
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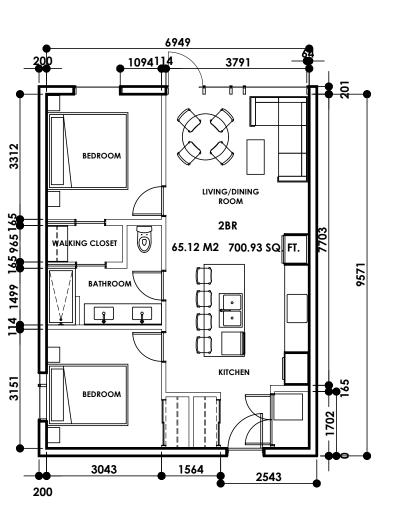
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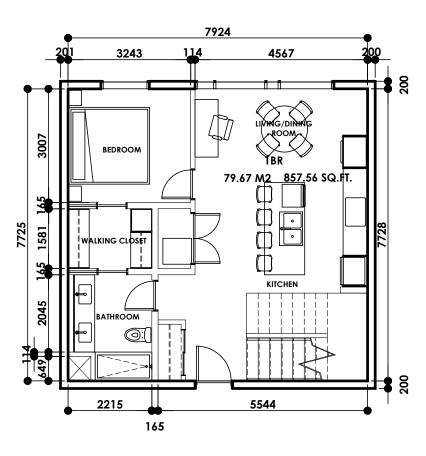
This forms part of application

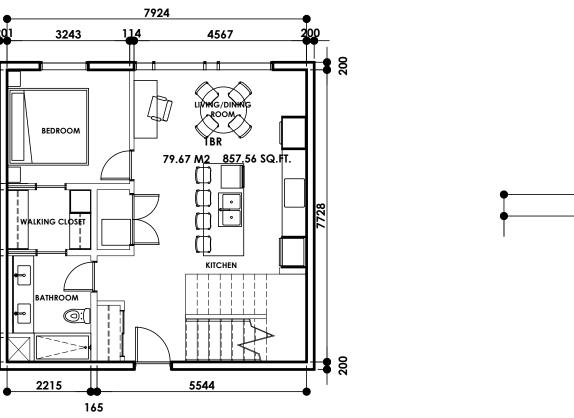
City of

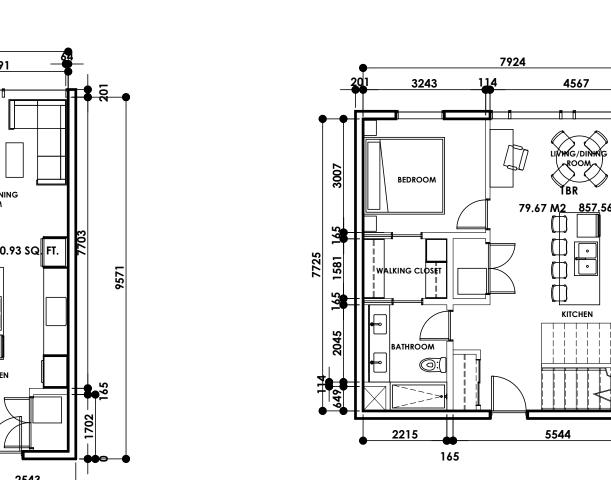
DP22-0163 DVP23-0106



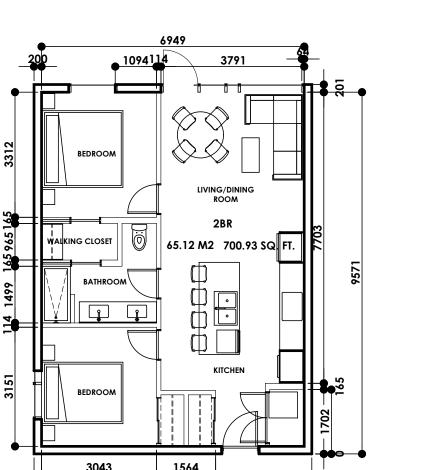


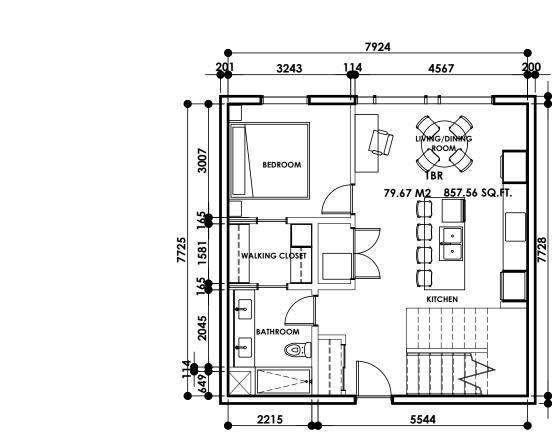






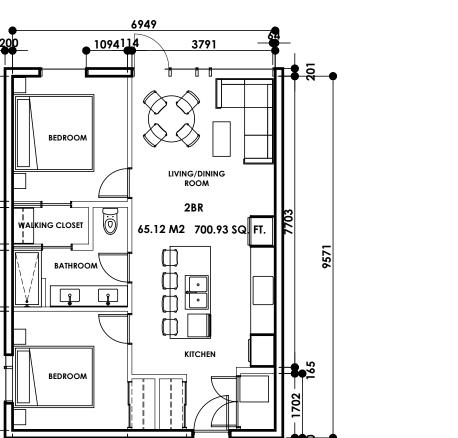
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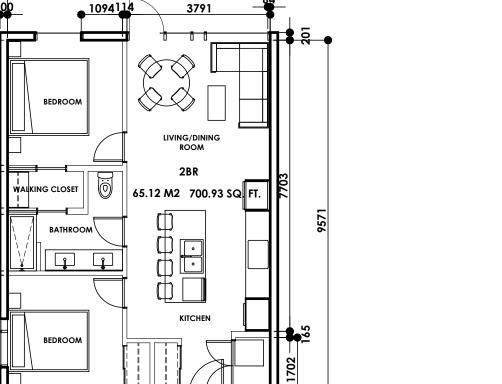


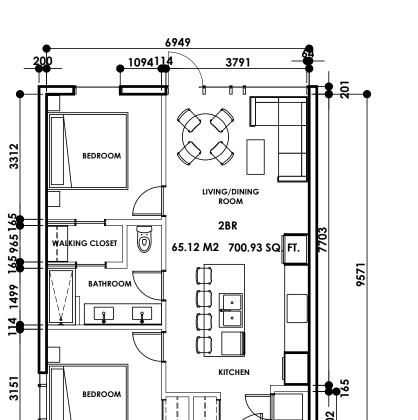


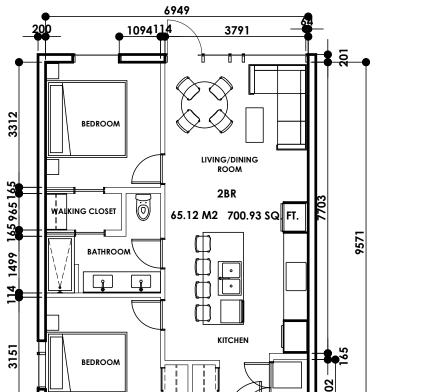
LIVING/DINING ROOM

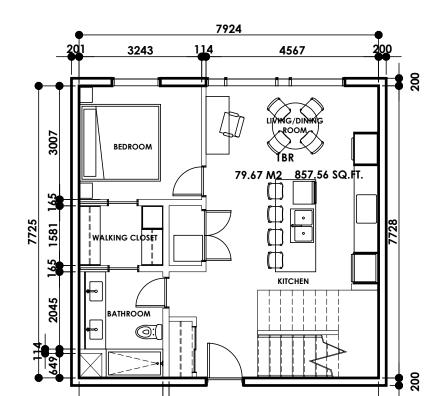
670.98 SQ FT







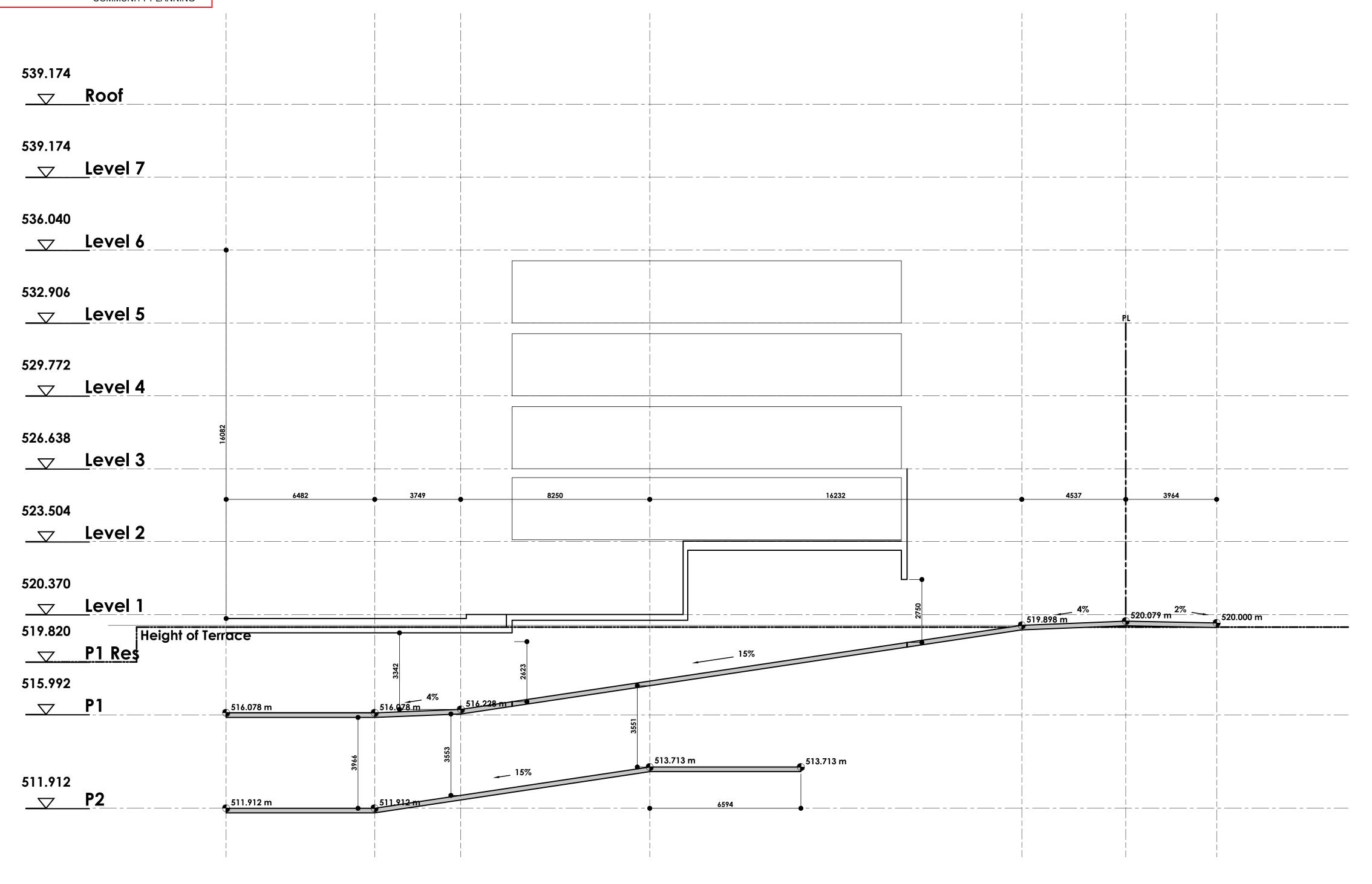




 $05_{\frac{1:100}{1:100}}$

02 LAYOUT TYPE B 1:100

03 LAYOUT TYPE B1 1:100



O1 RAMP SECTION 1:100

2021///19

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ISSUE No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
3 RE-ISSUED FOR DP PRE-APPLICATION	220
4 ISSUED FOR DP APPLICATION	220
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7 RE-ISSUED FOR DP APPLICATION	230
8 RE-ISSUED FOR DP APPLICATION	230-
9 RE-ISSUED FOR DP APPLICATION	230
10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s)
CONSULTANTS



PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

SCALE

1:50
PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

RAMP SECTION

SHEET NUMBER

A///111.1



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ISSUE	No.	DATE
REVISION	J	
1 ISSUED FOR F	REVIEW	220119
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9 RE-ISSUED FC	OR DP APPLICATION	230512
10 RE-ISSUED F	OR DP APPLICATION	230608

PROFESSIONAL SEAL(s) CONSULTANTS



PROJECT

McKinley Beach

Lot 5

2023.06.08

SCALE 1:200

PROJECT LOCATION 1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Elevation 1,2

SHEET NUMBER

A///401

12 CONCRETE RETAINING WALL: Specformliner Devil's slide Strata / Ashlar

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ISSUE	No.	
REVISION		
1 ISSUED FOR REVIE	W	1
2 ISSUED FOR DP PI	RE-APPLICATION	2
3 RE-ISSUED FOR DI	P PRE-APPLICATION	1
4 ISSUED FOR DP A	PPLICATION	
5 RE-ISSUED FOR DI	PAPPLICATION	1
6 RE-ISSUED FOR DE	APPLICATION .	1
7 RE-ISSUED FOR DE	APPLICATION .	
8 RE-ISSUED FOR DI	PAPPLICATION	:
9 RE-ISSUED FOR DI	APPLICATION	
10 RE-ISSUED FOR E	P APPLICATION	:

PROFESSIONAL SEAL(s) CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

2023.06.08

SCALE 1:200

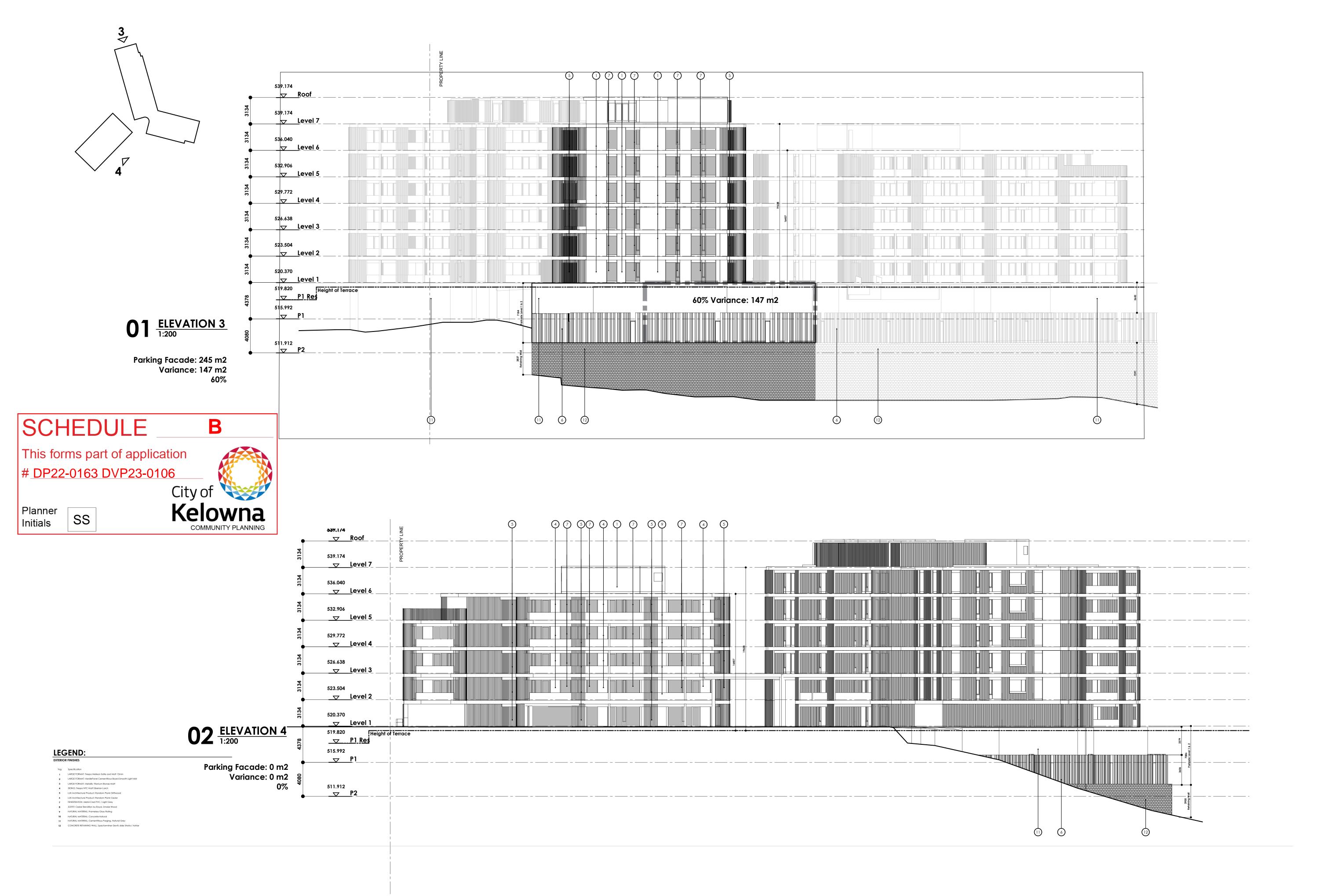
PROJECT LOCATION 1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos

Div., Yale District, Plan EPP76020

SHEET TITLE

Elevation 3,4

SHEET NUMBER



2021///19

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PROFESSIONAL SEAL(s)



PROJECT

McKinley Beach

Lot 5

2023.06.08

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC

Lot 5, Sec 28, Township 23,Osoyoos

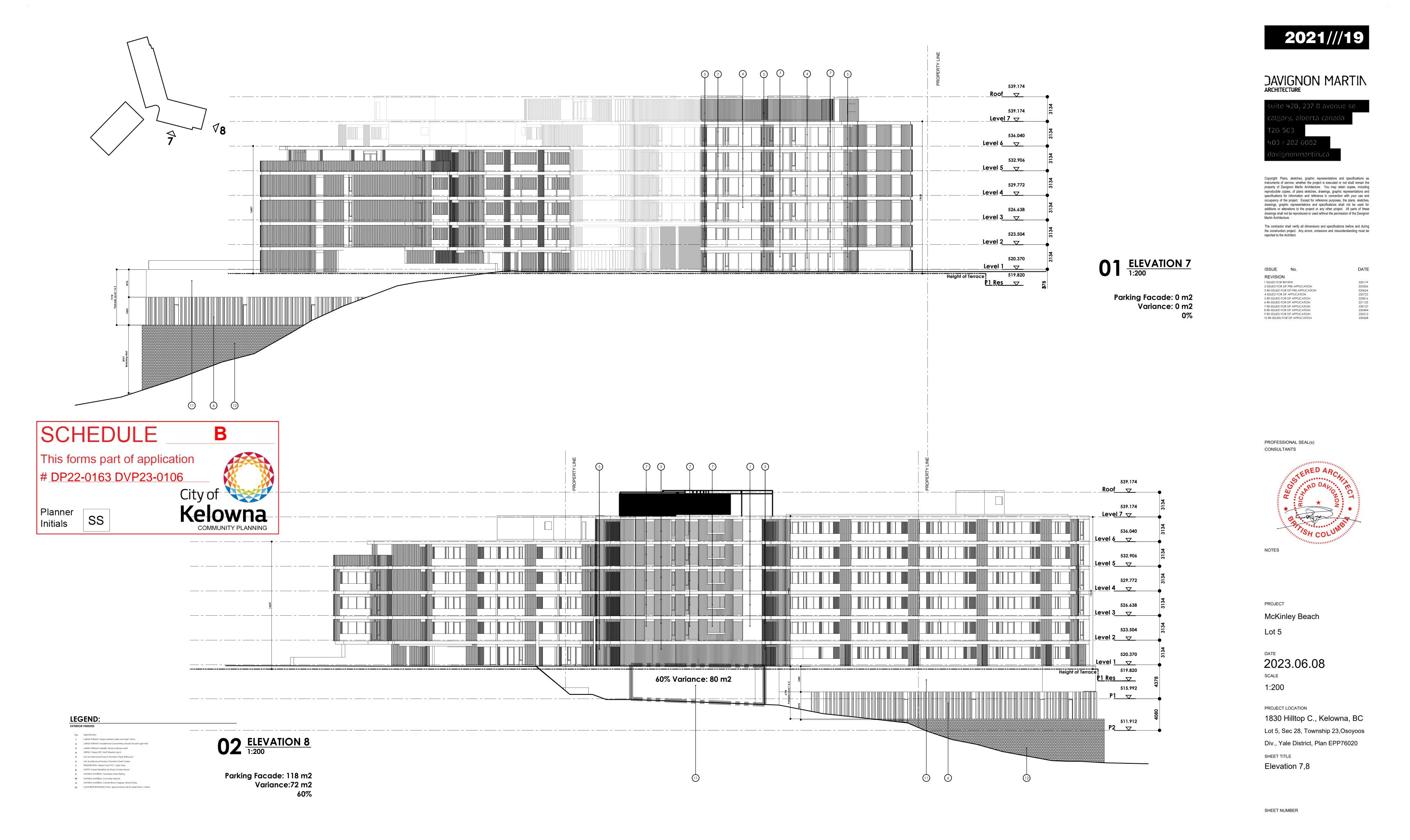
Div., Yale District, Plan EPP76020
SHEET TITLE

Elevation 5,6

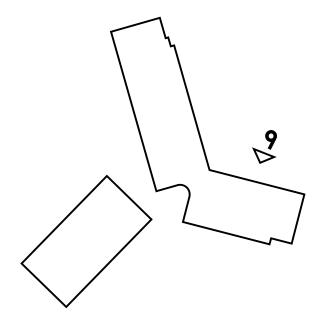
SHEET NUMBER

A///403





A///404





2021///19

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ISSUE	No.	DA
REVISION	l	
1 ISSUED FOR R	REVIEW	220
2 ISSUED FOR I	OP PRE-APPLICATION	2205
3 RE-ISSUED FO	OR DP PRE-APPLICATION	2206
4 ISSUED FOR I	OP APPLICATION	2207
5 RE-ISSUED FC	OR DP APPLICATION	2208
6 RE-ISSUED FC	R DP APPLICATION	2211
7 RE-ISSUED FC	R DP APPLICATION	230
8 RE-ISSUED FC	OR DP APPLICATION	230-
9 RE-ISSUED FO	OR DP APPLICATION	230
10 RE-ISSUED F	OR DP APPLICATION	230

PROFESSIONAL SEAL(s)



PROJECT

McKinley Beach

Lot 5

2023.06.08

SCALE 1:200

PROJECT LOCATION 1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23, Osoyoos

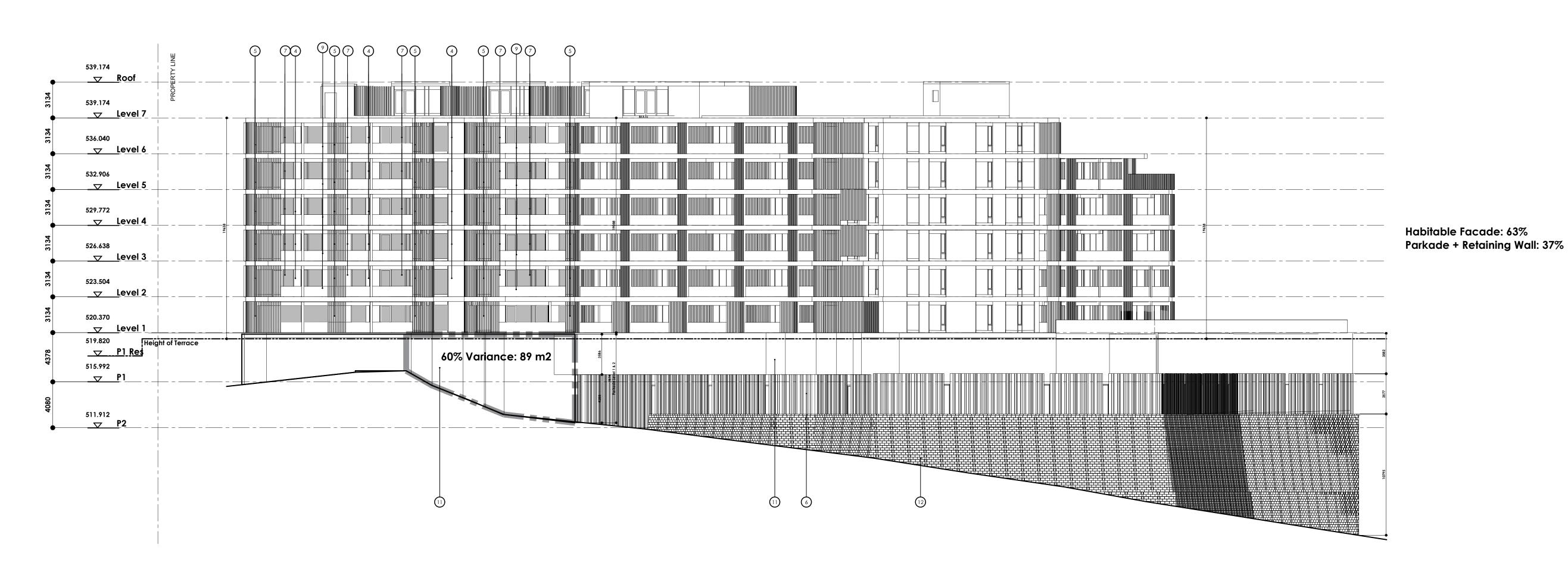
Div., Yale District, Plan EPP76020

SHEET TITLE

Elevation 9

SHEET NUMBER

A///405



01 ELEVATION 9

LEGEND: EXTERIOR FINISHES

- Tag Specification

 1 LARGE FORMAT: Trespa Meteon Saite and Matt 13mm

 2 LARGE FORMAT: HardiePanel Cementitious Board Smooth
- 3 LARGE FORMAT: Metallic Titanium Bronze Matt
 4 SIDING: Trespa NFC Matt Siberian Larch
 5 LUX Architectural Product: Random Plank Drithwood
- LUX Archihectural Product: Random Plank Cedar
 FENESTRATION: Metal Clad PVC / Light Grey
 SOFFIT: Cedar Rendition by Royal, Smoke Wood
 NATURAL MATERIAL: Frameless Glass Railing
- 10 NATURAL MATERIAL: Concrete Natural
 11 NATURAL MATERIAL: Cementitious Parging, Natural Grey 12 CONCRETE RETAINING WALL: Specformliner Devil's slide Strata / Ashlar

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ISSUE	No.	DATE
REVISION	I	
1 ISSUED FOR F	REVIEW	220119
2 ISSUED FOR I	DP PRE-APPLICATION	220506
3 RE-ISSUED FO	OR DP PRE-APPLICATION	220624
4 ISSUED FOR I	DP APPLICATION	220725
5 RE-ISSUED FO	OR DP APPLICATION	220816
6 RE-ISSUED FO	OR DP APPLICATION	221123
7 RE-ISSUED FO	OR DP APPLICATION	230127
8 RE-ISSUED FO	OR DP APPLICATION	230404
9 RE-ISSUED FO	OR DP APPLICATION	230512
10 RE-ISSUED E	OR DR APPLICATION	230408

PROFESSIONAL SEAL(s) CONSULTANTS



PROJECT

McKinley Beach

Lot 5

2023.06.08

SCALE N/A

PROJECT LOCATION 1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

Div., Yale District, Plan EPP76020

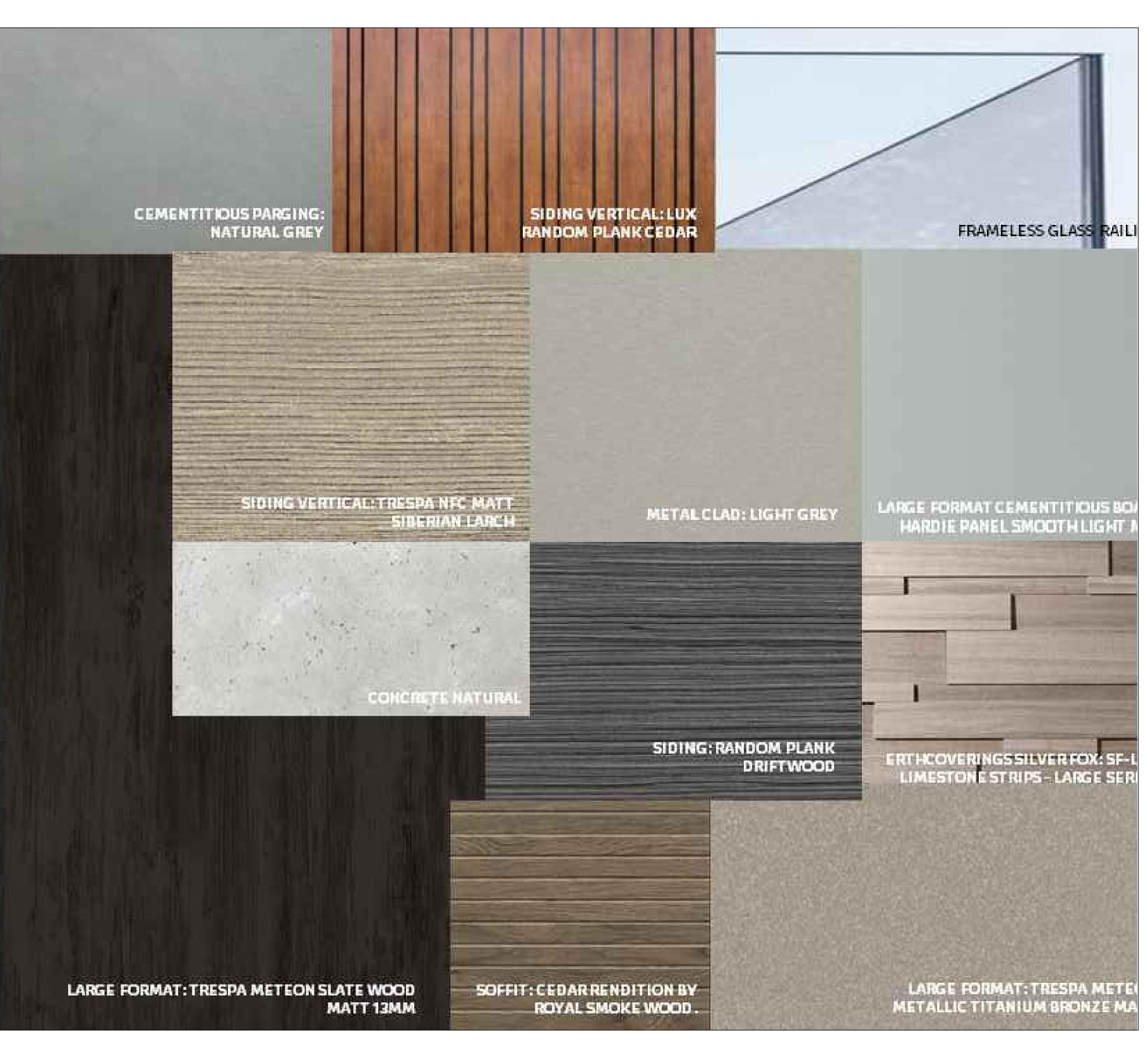
SHEET TITLE

Materials Board

SHEET NUMBER







O1 MATERIALS BOARD

SCHEDULE B This forms part of application # DP22-0163 DVP23-0106 City of Kelowna COMMUNITY PLANNING







02 NW VIEW NTS



03 SE VIEW

2021///19

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ISSUE No.	DA
REVISION	
1 ISSUED FOR REVIEW	220
2 ISSUED FOR DP PRE-APPLICATION	220
3 RE-ISSUED FOR DP PRE-APPLICATION	220
4 ISSUED FOR DP APPLICATION	220
5 RE-ISSUED FOR DP APPLICATION	2208
6 RE-ISSUED FOR DP APPLICATION	221
7 RE-ISSUED FOR DP APPLICATION	230
8 RE-ISSUED FOR DP APPLICATION	230-
9 RE-ISSUED FOR DP APPLICATION	230
10 RE-ISSUED FOR DP APPLICATION	230

PROFESSIONAL SEAL(s)
CONSULTANTS



NOTES

PROJECT

McKinley Beach

Lot 5

DATE 2023.06.08

1:200

PROJECT LOCATION

1830 Hilltop C., Kelowna, BC Lot 5, Sec 28, Township 23,Osoyoos

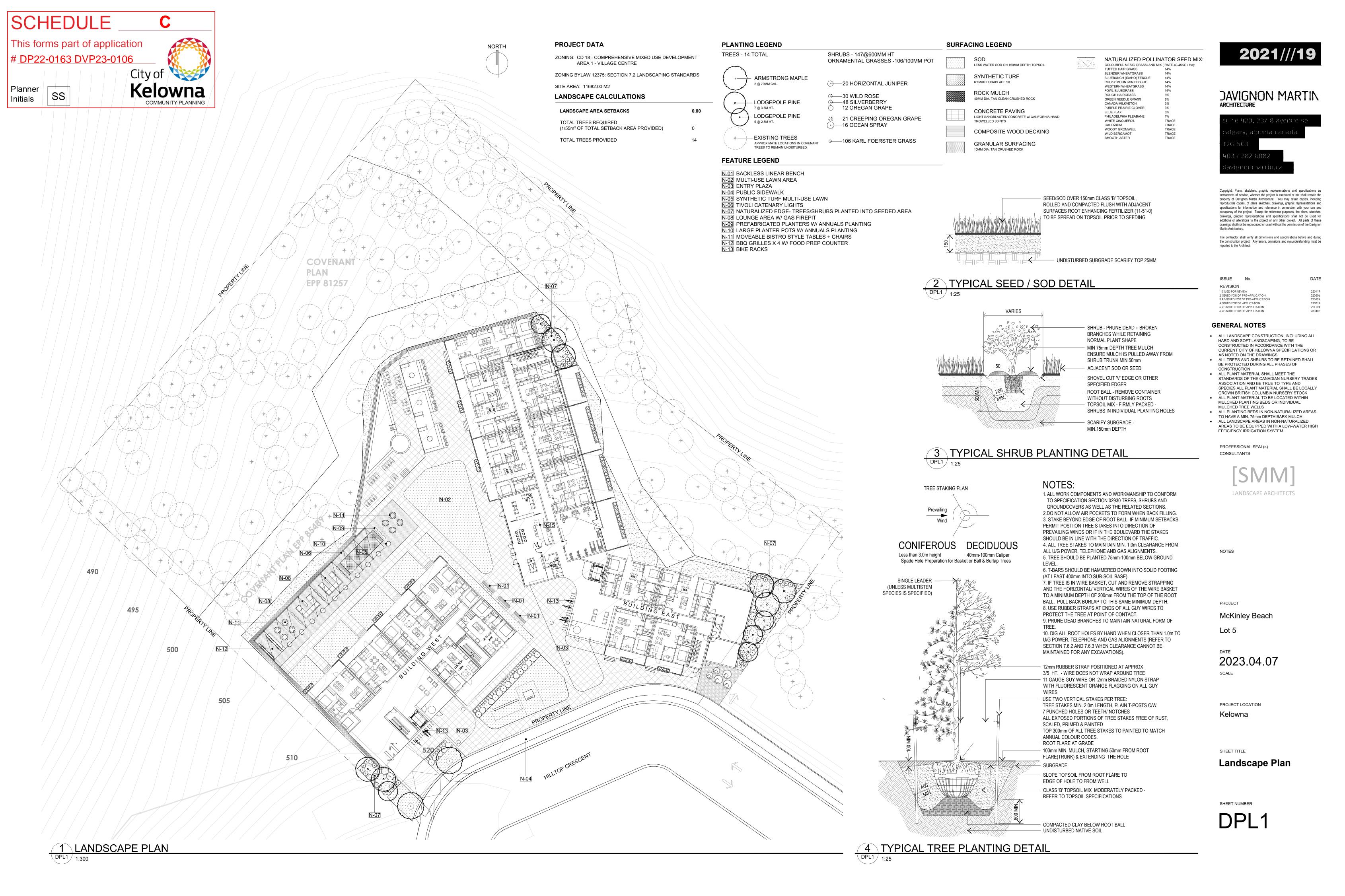
Div., Yale District, Plan EPP76020

SHEET TITLE

Emotive Renders
Building 1

SHEET NUMBER

R///101







McKinley Lot05 | Budget Cost Estimate: Landscape Works

Date: July 7, 2023

Project Name: McKinley Lot05

Town File Number:

Prepared by: Scatliff+ Miller+ Murray inc. [SMM]

1.0 Softscape I On Site Works

Item	Description	Qty	Unit	Unit Cost	Total Estimated Cost
1.1	Coniferous Trees – 3.5m ht	7	ea	\$750.00	\$5250.00
1.2	Coniferous Trees – 2.5m ht	5	ea	\$650.00	\$3250.00
1.3	Deciduous Trees - 70mm caliper	2	ea	\$600.00	\$1200.00
1.4	Deciduous Shrubs - #3	127	ea	\$25.00	\$3302.00
1.5	Coniferous Shrubs - #3	20	ea	\$35.00	\$700.00
1.6	Ornamental Grasses – 10cm pot	106	ea	\$15.00	\$1590.00
1.7	Sod	537	m2	\$6.50	\$3490.50
1.8	Naturalized Seed	414	m2	\$2.00	\$828.00
1.9	Shredded Bark Mulch	209	m2	\$10.00	\$2090.00
1.10	Topsoil + Fine Grading	1136	m2	\$10.00	\$12496.00
	Softscape Sub-total:				\$34,196.00
2.0	Hardscape I On Site Works				
2.1	Concrete Walkways	822	m2	\$50.00	\$41,100.00
2.2	Composite Decking	305	m2	\$50.00	\$15,250.00
2.3	Synthetic Turf	27	m2	\$250.00	\$6750.00
2.4	Prefab Planters	31	ea	\$150.00	\$4650.00
2.5	Bench	5	ea	\$1200.00	\$6000.00
2.6	Bike Racks	28	ea	\$300.00	\$8400.00
	Hardscape Sub-total:				\$82,150.00

We trust you will find the above in order.

\$116, 346.00

\$116,346.00

Sincerely,

SCATLIFF+MILLER+MURRAY landscape architects



Deron Miller Principal BES MLArch BCSLA AALA CSLA

SMM 604-First Street SW Calgary Alberta, Canada T2P 1N3 scatliff.ca 403.262.9744

TOTAL ON SITE LANDSCAPE WORKS:

GRAND TOTAL ON SITE LANDSCAPE WORKS:

Planner Initials SS FORM & CHARACTER COMMUNITY PLANNING

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

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:

	SECTION 2.0: GENERAL RESIDENTIAL AND MIX	KED US	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		,	•	•		
	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.						
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						
	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 11:3 and a maximum ration of 1:1.75.						
•	Wider streets (e.g. transit corridors) can support greater streetwall						
	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.						
2.1	2 Scale and Massing	N/A	1	2	3	4	5
а.	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.						
b.	Break up the perceived mass of large buildings by incorporating				~		
	visual breaks in facades.						
C.	Step back the upper storeys of buildings and arrange the massing				~		
	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.						
	ss dorning the winter solution	<u> </u>		1	l	<u> </u>	1

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)						~
	principles to better ensure public safety through the use of						
	appropriate lighting, visible entrances, opportunities for natural						
	surveillance, and clear sight lines for pedestrians.						
C.	Limit the maximum grades on development sites to 30% (3:1)	✓					
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)	✓					
	to be integrated with and connected to the existing and planed						
	future public street, bicycle, and/or pedestrian network.						
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.						
	.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					~	
	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						~
.1	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);				<u> </u>	<u> </u>	

•	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						
e.	secondary street wherever possible. Design parking areas to maximize rainwater infiltration through						
е.	the use of permeable materials such as paving blocks, permeable						~
	concrete, or driveway planting strips.						
f.	In cases where publicly visible parking is unavoidable, screen using						_
l	strategies such as:						•
•	Landscaping;						
•	Trellises;						
•	Grillwork with climbing vines; or						
•	Other attractive screening with some visual permeability.						
g.	Provide bicycle parking at accessible locations on site, including:						~
•	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						~
.	ecological features.						
b.	Locate underground parkades, infrastructure, and other services						~
	to maximize soil volumes for in-ground plantings.						
C.	Site trees, shrubs, and other landscaping appropriately to						
	and the state of the billion of the state of the state of						
	maintain sight lines and circulation.						
d.	Design attractive, engaging, and functional on-site open spaces						~
d.	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors,						~
	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						~
d. e.	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. Ensure site planning and design achieves favourable microclimate					✓	~
e.	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as:					✓	~
	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: Locating outdoor spaces where they will receive ample sunlight					~	~
e.	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. 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;					~	~
e.	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. 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; Using materials and colors that minimize heat absorption;					~	~
e. •	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. 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; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance					~	~
e. •	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. 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; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and					~	~
e. •	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. 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; Using materials and colors that minimize heat absorption; 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.					~	~
e. •	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. 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; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and					~	

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 Using recycled water irrigation systems.						
k.	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				~		
•	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;						

	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: LOW & MID-RISE RESIDENTIAL MI	XED U	SE				
RATI	E PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
(1 is l	east complying & 5 is highly complying)						
4.1 L	ow & mid-rise residential & mixed use guidelines						
	Relationship to the Street	N/A	1	2	3	4	5
	insure lobbies and main building entries are clearly visible from he fronting street.						~
• L	void blank walls at grade wherever possible by: ocating enclosed parking garages away from street frontages or oublic open spaces;			~			
• [Jsing ground-oriented units or glazing to avoid creating dead rontages; and						
ir	When unavoidable, screen blank walls with landscaping or ncorporate a patio café or special materials to make them more isually interesting.						
Resid	dential & Mixed Use Buildings			•			
fı z e	bet back residential buildings on the ground floor between 3-5 m rom the property line to create a semi-private entry or transition one to individual units and to allow for an elevated front entryway or raised patio.						>
е	maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.						
t	exceptions can be made in cases where the water table requires his to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						

				,			
I.	Incorporate individual entrances to ground floor units accessible						~
	from the fronting street or public open spaces.						
m.	Site and orient buildings so that windows and balconies overlook						~
	public streets, parks, walkways, and shared amenity spaces while						
	minimizing views into private residences.						
	2 Scale and Massing	N/A	1	2	3	4	5
a.	5					~	
-	m. A length of 40 m is preferred.						
b.	Residential buildings should have a maximum width of 24 m.					<u> </u>	/
C.	Buildings over 40 m in length should incorporate a significant					~	
٦	horizontal and vertical break in the façade.						
d.	For commercial facades, incorporate a significant break at	~					
	intervals of approximately 35 m.	NI/A	_			_	_
	3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.					'	
b.	Site buildings to be parallel to the street and to have a distinct						~
	front-to-back orientation to public street and open spaces and to						
	rear yards, parking, and/or interior court yards:						
•	Building sides that interface with streets, mid-block connections						
	and other open spaces and should positively frame and activate						
	streets and open spaces and support pedestrian activity; and						
•	Building sides that are located away from open spaces (building						
	backs) should be designed for private/shared outdoor spaces and						
	vehicle access.						
C.	Break up large buildings with mid-block connections which should				~		
	be publicly-accessible wherever possible.						
Ь	Ground floors adjacent to mid-block connections should have						/
۵.	entrances and windows facing the mid-block connection.						*
4.1	.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
	Vehicular access should be from the lane. Where there is no lane,	,				7	<i>-</i>
	and where the re-introduction of a lane is difficult or not possible,						ľ
	access may be provided from the street, provided:						
•	Access is from a secondary street, where possible, or from the						
	long face of the block;						
•	Impacts on pedestrians and the streetscape is minimised; and						
•	There is no more than one curb cut per property.						
b.	Above grade structure parking should only be provided in	_					
	instances where the site or high water table does not allow for						
	other parking forms and should be screened from public view with						
	active retail uses, active residential uses, architectural or						
	landscaped screening elements.						
C.	Buildings with ground floor residential may integrate half-storey	~					
	underground parking to a maximum of 1.2 m above grade, with						
	the following considerations:						
		•			•		

	buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:						
a.	Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential					~	
4.1	6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
	and ensure drainage is accommodated.						
•	Ensure soil depths and types are appropriate for proposed plants						
•	Secure trees and tall shrubs to the roof deck; and						
g.	Reduce the heat island affect by including plants or designing a green roof, with the following considerations:	~					
	adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						
•	Controlling sight lines from the outdoor amenity space into						
	where privacy is desired; and						
	amenity space areas through the use of pergolas or covered areas						
•	Limiting sight lines from overlooking residential units to outdoor						
	accessible to residents and to ensure a balance of amenity and privacy by:						
	space and rooftop gardens on the top of a parkade) to be						
f.	Design shared rooftop amenity spaces (such as outdoor recreation						~
Ro	oftop Amenity Spaces						
٠.	and landscaping.						~
e.	specific needs of surrounding residents and/or users. Design mid-block connections to include active frontages, seating						~
•	Provide a balance of hardscape and softscape areas to meet the						
	seating where appropriate.						
•	Provide amenities such as play areas, barbecues, and outdoor						
d.	Design internal courtyards to:						~
•	Be located in sunny, south facing areas.						
•	Be animated with active uses at the ground level; and						
•	Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities;						
c.	Design plazas and urban parks to:					~	
-	tdoor amenity areas						
	from adjacent units.						
.	penetration, minimize noise disruptions, and minimize 'overlook'						
b.	Locate semi-private open spaces to maximize sunlight						_
	courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.						
a.	Integrate publicly accessible private spaces (e.g. private						~
	5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
	walls and barriers to accessibility are minimized.						
	condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank						
•	Where conditions such as the high water table do not allow for this						
	and be at a comfortable distance from street activity; and						
•	Semi-private spaces should be located above to soften the edge						

•	Façade Modulation – stepping back or extending forward a					
	portion of the façade to create a series of intervals in the façade;					
•	Repeating window pattern intervals that correspond to extensions					
	and step backs (articulation) in the building façade;					
•	Providing a porch, patio, deck, or covered entry for each interval;					
•	Providing a bay window or balcony for each interval, while					
	balancing the significant potential for heat loss through thermal					
	bridge connections which could impact energy performance;					
•	Changing the roof line by alternating dormers, stepped roofs,					
	gables, or other roof elements to reinforce the modulation or					
	articulation interval;					
•	Changing the materials with the change in building plane; and					
•	Provide a lighting fixture, trellis, tree or other landscape feature					
h	within each interval.			_		
b.	Break up the building mass by incorporating elements that define			~		
C.	a building's base, middle and top. Use an integrated, consistent range of materials and colors and		+			/
۲.	provide variety, by for example, using accent colors.					•
d.	Articulate the façade using design elements that are inherent to		+		~	
u.	the buildings as opposed to being decorative. For example, create				•	
	depth in building facades by recessing window frames or partially					
	recessing balconies to allow shadows to add detail and variety as a					
	by product of massing.					
e.	Incorporate distinct architectural treatments for corner sites and				>	
	highly visible buildings such as varying the roofline, articulating					
	the façade, adding pedestrian space, increasing the number and					
	size of windows, and adding awnings or canopies.					
f.	Provide weather protection (e.g. awnings, canopies, overhangs,					~
	etc.) along all commercial streets and plazas with particular					
	attention to the following locations:					
•	Primary building entrances;,					
•	Adjacent to bus zones and street corners where people wait for					
	traffic lights;					
•	Over store fronts and display windows; and					
•	Any other areas where significant waiting or browsing by people					
	occurs.		1			
g.	Architecturally-integrate awnings, canopies, and overhangs to the					~
	building and incorporate architectural design features of buildings					
	from which they are supported.		1			
h.	Place and locate awnings and canopies to reflect the building's					~
-	architecture and fenestration pattern.		1			
i.	Place awnings and canopies to balance weather protection with				~	
	daylight penetration. Avoid continuous opaque canopies that run					
-	the full length of facades. Provide attractive signage on commercial buildings that identifies		+			
j.	Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather	~				
	than the motorist. Some exceptions can be made for buildings					
	than the motorist. Joine exceptions can be made for bolidings	1	1	l		

	located on highways and/or major arterials in alignment with the City's Sign Bylaw.				
k.	Avoid the following types of signage:	~			
•	Internally lit plastic box signs;				
•	Pylon (stand alone) signs; and				
•	Rooftop signs.				
I.	Uniquely branded or colored signs are encouraged to help				~
	establish a special character to different neighbourhoods.				



suite 420, 237 8 avenue se calgary, alberta T2G 5C3 403 282 6082 davignonmartin.ca

DATE /// 2023.07.14

TO /// City of Kelowna

1435 Water Street Kelowna, BC V1Y 1J4 T 250.469.8626

ATTN /// Planner Specialist City of Kelowna

PROJECT /// 2021-19 **FILE REF ///** 2.8.2

PAGES /// 2 (including cover)

ITEMS /// DESIGN RATIONALE - Revised

RE: Kelowna Lot 5 Development 1830 Hilltop Crescent CD 18 - Comprehensive Mixed Use

CD 18 - Comprenensive Mixed Use

Development

Please accept the following design rationale as part of the development submission application.

Our architectural strategy aims primarily at capitalizing on the many angled view sheds available from the site. This development folds and expands to the numerous outstanding views where all elevations are prime elevations, and a large number of units can take advantage of the view sheds. As such, we elected to meander as many elevations as we could on the site to create as much elevation exposure to the lake views as possible. Creating this meandering architecture form allows for increased access to the great features of the site.

In so doing we also elected to pursue two buildings instead of a single development. This was done not only to manage the technical requirements of the build but also to provide us with the opportunity to have elevations of varying scales, to open the site to the street to create simultaneously panoramic settings and an active intimate streetscape.

Further benefits came from the formation of the two strategically engaged buildings. We created a pause on the site where street and lake can



connect, where a view shed remains to the streetscape and there is circulation connectivity. This is not a residual side yard but a main contextual condition that becomes part of the design.

ATTACHMENT

SS

Planner

Initials

This forms part of application # DP22-0163 DVP23-0106

The main floor plateau serves to promote a strong outer and inner pedestrian connectivity through the site for the resident. The base of the development is no longer just a front and back yard. It forms part of the experience of living at this address. While the upper floors have nested balcony views overseeing the plateau, the main floor expands and connects various aspect of the development.

The largest units are placed at the ends of each of the building wings, large 2 bedroom units flank the remaining perimeter of the elevations towards the various view sheds, having direct access to the natural setting of the slopes and vistas. Smaller unit types as well as entrances, vestibules, stairs and general project servicing features are directed towards the street as more affordable offerings. The folding and separation of the architectural form was the driving force behind the design.

The unit types favour larger family units. A large number of units are 2 and 3 bedrooms all of which have priority access to the view shed elevations. Promoting more accessible larger sized bungalow

Principal /// **RICHARD DAVIGNON** Architect, AAA

Principal /// **DORIS MARTIN** Licensed Interior Designer, AAA



suite 420, 237 8 avenue se calgary, alberta T2G 5C3 403 282 6082 davignonmartin.ca

type units mixed with optional dens creates a product that appeals to a broader demographic.

The planning and location of specific units is very important. Design consideration prioritizes our unit layout to be a gradient throughout the block & site. It is our opinion that all the units in this proposal have a desirable site condition and will provide something for any future homeowner. This functional adaptability will allow the developer to attempt to attract families with children while catering to the current smaller professional, down sizers or retirees' needs.

Designing for a majority of larger units with more bedrooms, although appealing to families, created an enhanced parking requirement when compared to a smaller 1 bedroom development. The site "plateau" is created by using the hillside space to build a lower parkade and thereby creating a developable site with a main floor elevation at street level. Two pre-application meetings and an urban design review formed part of our development process. Comments provided during this engagement process further supported the strategy of the connective plateau as the comments encouraged ground connectivity and no surface parking. As such all visitor and resident parking or storage i.e. all non-active uses where to be relegated in a structure that was "downhill" or below the main floor of the development, allowing to maximize active uses towards the street such as patios, building entrances and amenity rooms

The architecture aims at a modern, curvilinear, clean design that is very topographical in nature, This system allows units to have large elongated balconies and patios, a scheme that gives depth, shadows and features to the architectural form and promotes additional protected living spaces for each unit are part of the connection to the slopes, amenities or green areas.

Our approach further utilizes textures, materials and details that are varied and paired to create visual interest. While fresh and modern, post and beam details, wood screening and soffits, highlighted wood construction details have been selected for an Okanagan architectural premise. The elevations work to be attractive from the street but at the same time cohesive, continuous and topographical, a direct pairing with our site and environment.

As previously mentioned, the orientation of our floor plans allows for generous wide units facing the lake or park and roadside. For the units proper, this provides us with the opportunity to get bright welcoming well lit interior spaces. While in their dwellings residents connect back to their neighborhood from generous balconies and ample windows.

We feel we successfully navigated unit typologies and architectural form to get functional / flexible unit types and a project that engages the site, especially by providing connectivity through the site for the development.

Please receive the enclosed transmittal with planning analysis rationale to accompany our application. We hope our reasoning for this site satisfies the planning team, we will stand by for further review / approval of our application. If you need any additional documentation or further explanation, please contact me so that I can provide you with additional clarification.

Sincerely,

Authorized by ///

DAVIGNON MARTIN ARCHITECTURE

Richard Davignon, Principal Architect, AAA, OAA, AIBC, SAA, MRAIC

Principal /// RICHARD DAVIGNON Architect, AAA
Principal /// DORIS MARTIN Licensed Interior Designer, AAA



1830 HILLTOP CRESCENT

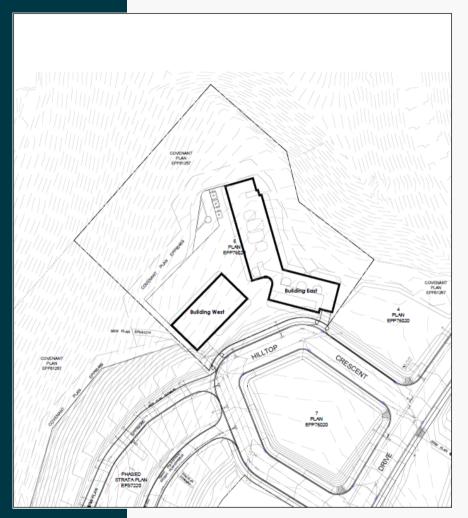
AQUILA PACIFIC DEVELOPMENTS





At Aquila Pacific Developments we build better by creating unique spaces with care and precision. Our goal is to deliver well-engineered construction projects that are both beautiful and functional. In doing so, customer satisfaction remains a top priority.

LOCATION



Discover 1830 Hilltop
Crescent, located in the
serene community of
McKinley Beach.

This visionary project
harmoniously blends
stunning architecture,
captivating landscapes,
and sustainable design,
setting a new standard in
modern living.



VIEWPOINTS



Mckinley Beach Dr (NE)



Shayler Rd (N)



Lavender Ln (NW)



Acacia Ln (NW)



Acacia Ln (N)



This exciting new development project comprises two buildings, the West Building and the East Building, offering a total of 120 thoughtfully designed residential units.

EAST Building: 84 unitsWEST Building: 36 units

The West Building stands at six storeys tall, while the East Building reaches a height of seven storeys, offering sweeping views of the breathtaking Okanagan Lake from both buildings. With a variety of floor plans ranging from 1 to 3 bedrooms, residents can find the perfect living space that suits their needs and preferences.

Residents will have access to an array of amenities and services designed to provide a remarkable living environment. These include a state-of-the-art fitness center, a luxurious lounge, secure underground parking and storage, and a beautifully designed outdoor area with an infinity pool, hot tub, and firepits that are perfect for relaxation. Residents can unwind on their private balcony or enjoy the shared rooftop terrace, complete with comfortable seating areas and lush landscaping.

This project is designed to align seamlessly with the surrounding community, fostering a sense of cohesion and harmony. The design and architectural elements of the buildings have been carefully planned to complement the aesthetic and character of the McKinley Beach neighborhood.



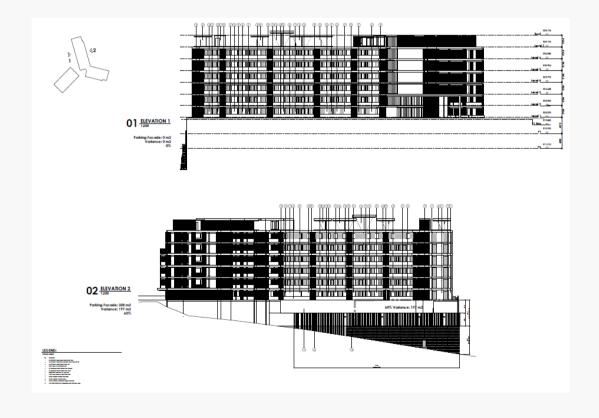
We have configured the site plan such that all parking and items pertaining to cars ought to be removed from the ground floor level and relocated below grade. The idea being that the units and project amenities could take center stage and promote a pedestrian-oriented layout and design with street-oriented units and elevated living spaces.

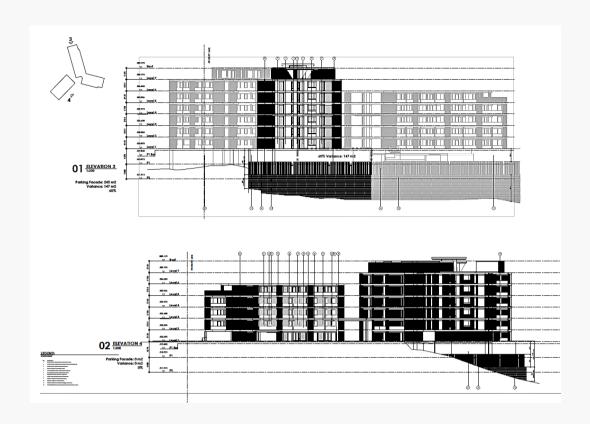
However, this design of the parkade exposed elevation projections below street level, requires that 60% of the level must include habitable spaces. Would habitable spaces be placed at parkade levels, they would function at best as "basement" suites and would be divorced from pedestrian-oriented features of the development born from the reconfiguration.

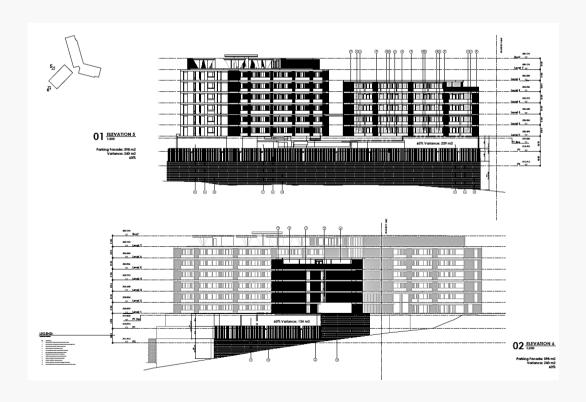
Therefore, the design and development team have requested a variance for the parkade projections that are at the basement level as they do not have any habitable space, yet still above grade to conform with the recommendations of the planning department and urban specialist for this project.

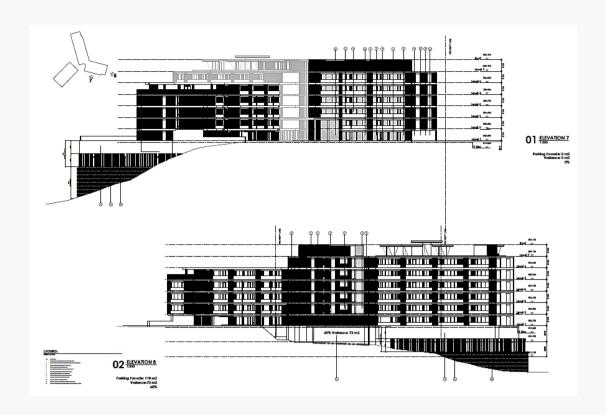
ELEVATION CUTS WITH VARIANCE

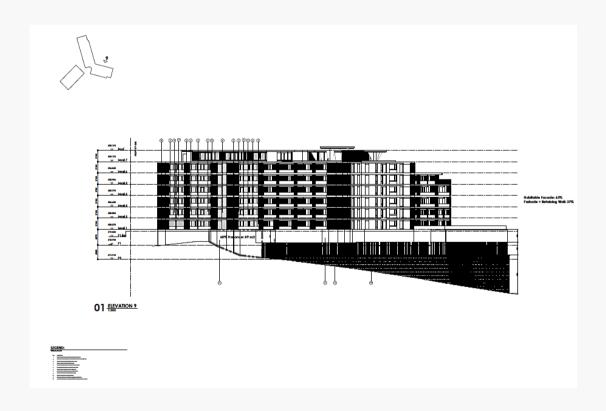
Elevation	1	2	3	4	5	6	7	8	9
	m2	m2	m2	m2	m2	m2	m2	m2	m2
Exposed Storey where Parking	0	328.93	245.23	0	398.46	223.69	0	119.49	148.42
% of Parking Level that includes Habitable space	0	0	0	0	0	0	0	0	0
Variance	0	197.36	147.14	0	239.08	134.22	0	71.69	89.05











THANK YOU



We are committed to working hand in hand with the community. We value your feedback and encourage you to reach out to us with any inquiries, suggestions, or comments you may have.

The variance and development permit will be presented to Council for a Public Hearing as well, providing the community with a chance to participate and be heard. To ensure broad awareness, the Public Hearing will be announced at least 2 weeks prior to the scheduled session. Our dedicated team is here to listen and provide the information you need.

We appreciate your support and trust in us as we work together to create a remarkable living experience in the McKinley Beach neighborhood.



Get in touch

Eagle Crest Construction: bc@eaglecrestconstruction.ca
City of Kelowna, Development Planning Department:
planninginfo@kelowna.ca | 250-469-8626



Development Permit & Development Variance Permit

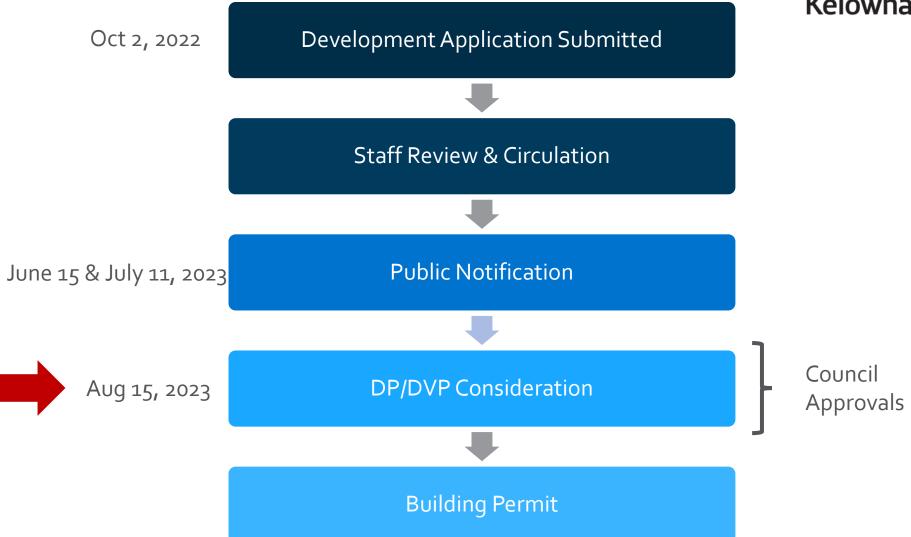


Purpose

➤ To issue a Development Permit and Development Variance Permit for the form and character of Apartment Housing development with an associated variance to the minimum amount of habitable space within any exposed storey.

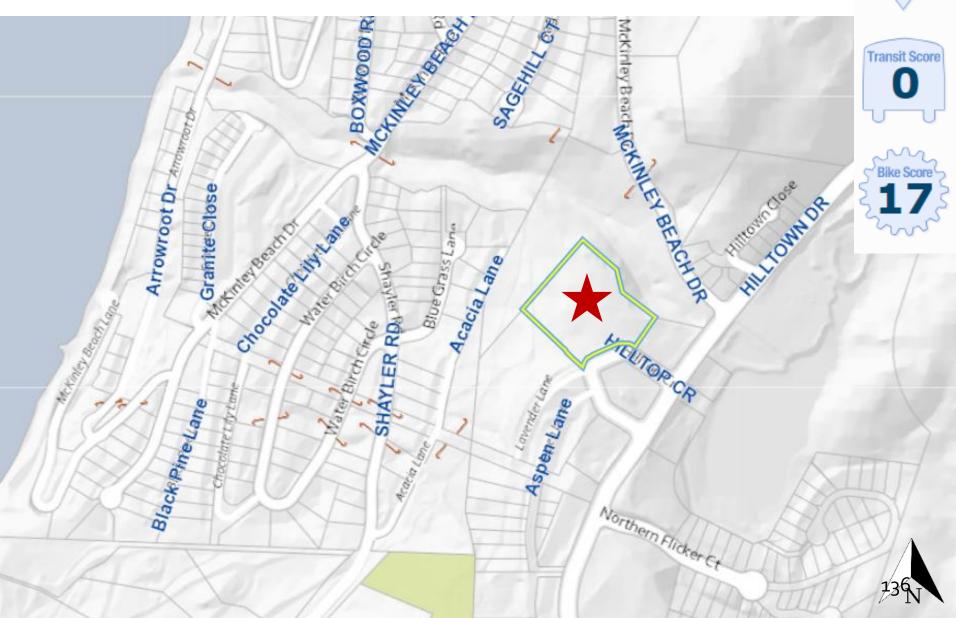
Development Process



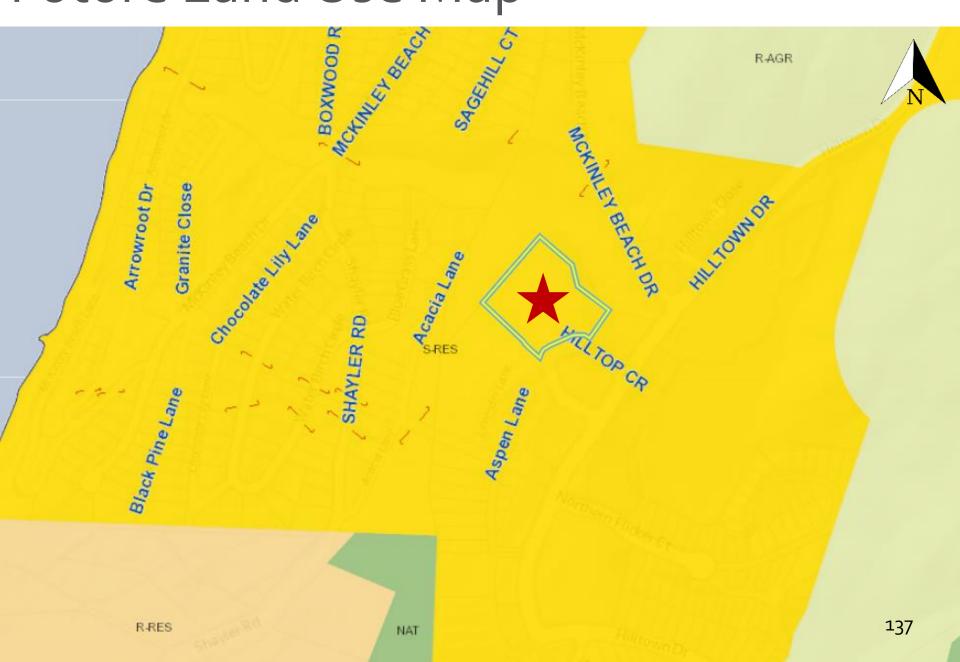


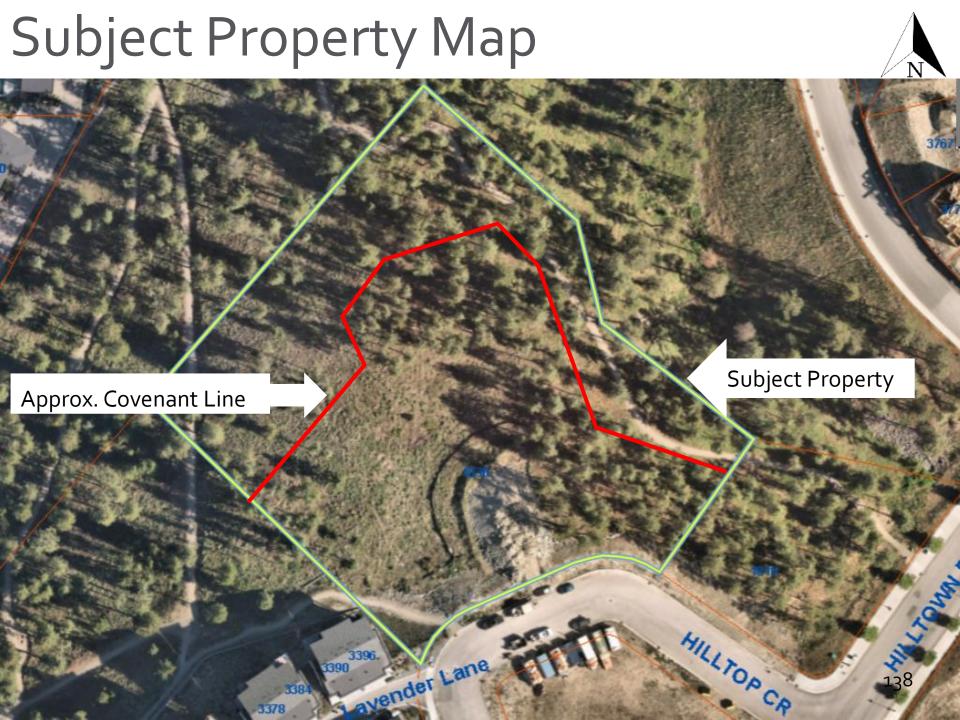
Context Map





Future Land Use Map

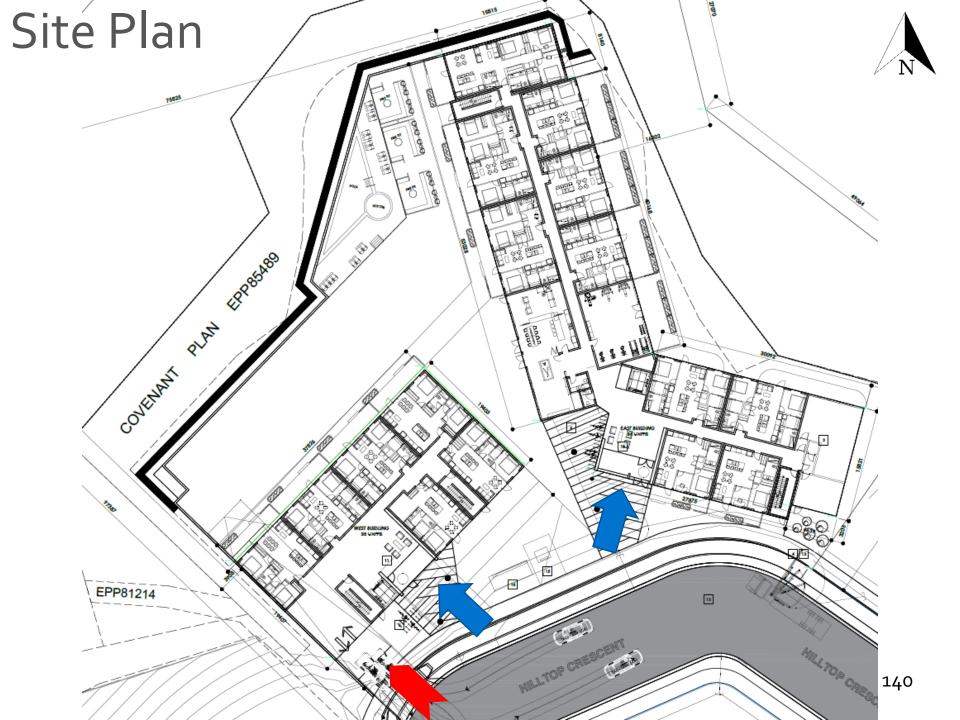


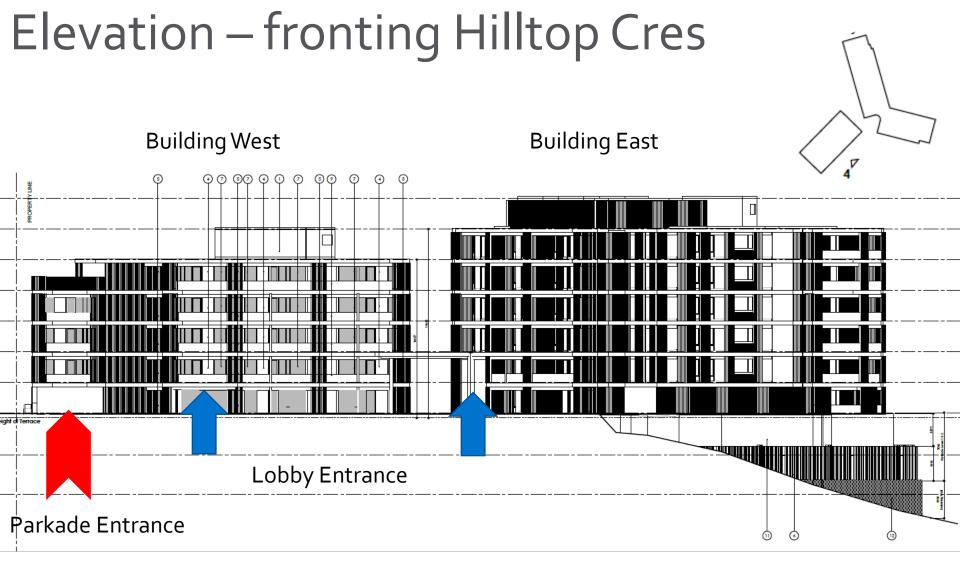




Technical Details

- 2 apartment buildings (West and East)
 - > 30 1-bed units
 - ▶ 67 2-bed units
 - 23 3-bed units
- ▶ 201 parking stalls
 - 2-storey underground/exposed parkade
 - ▶ 184 residential stalls
 - ▶ 17 visitor stalls
 - ▶ 136 long-term bike stalls and bike wash/repair station
 - > 30 short-term bike stalls
- Amenities:
 - Private balconies, rooftop terrace, pool terrace
 - Outdoor firepit area, indoor lounge, fitness gym, co-working space
 - Adjacent to park trails, playground, and future McKinley amenity building

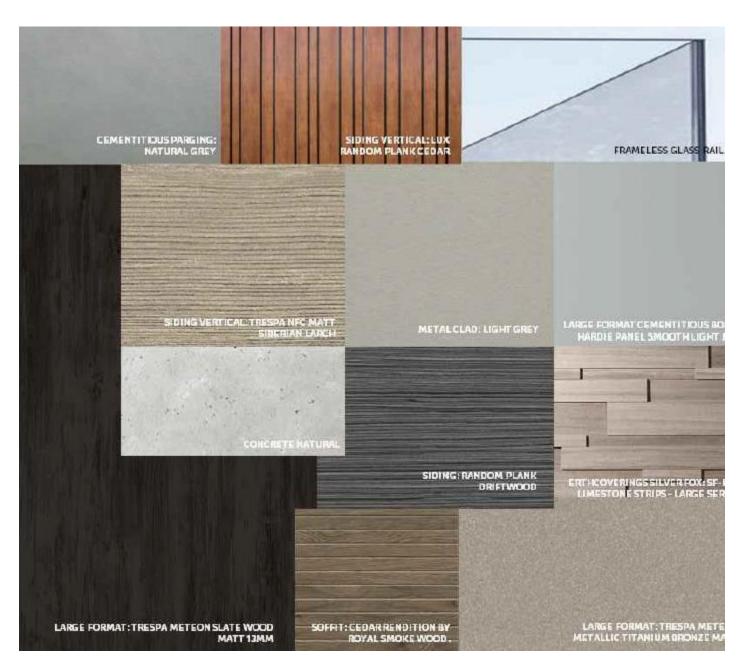


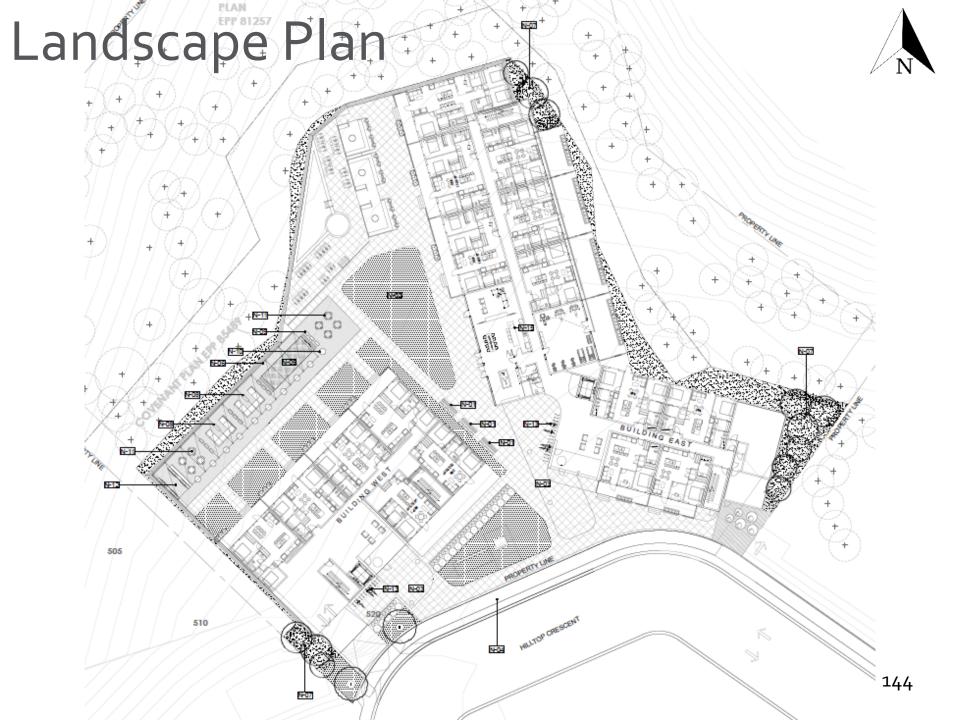


Elevation – rear downslope **Building West Building East** 60% Variance: 239 m2

6

Materials Board





Rendering



Rendering

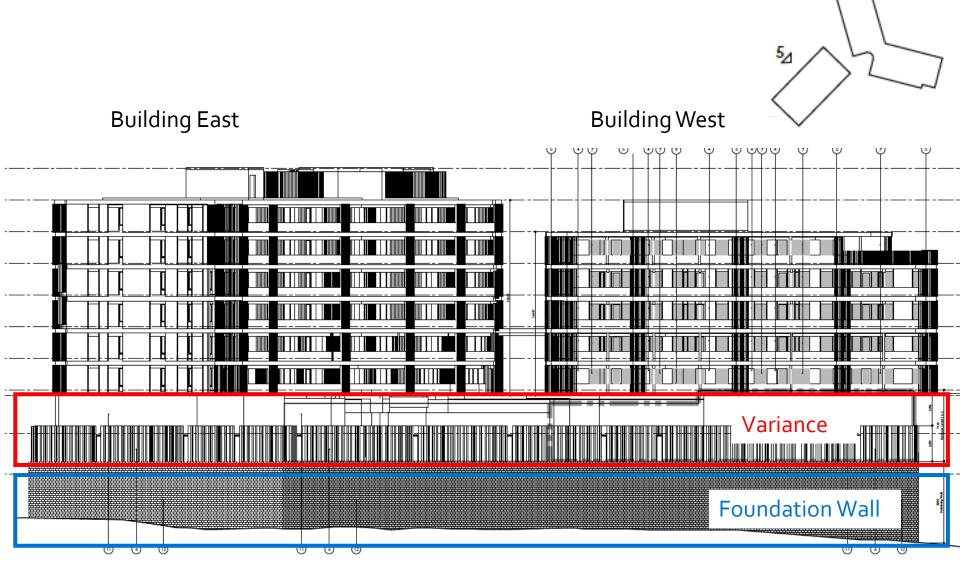




Variance

- ➤ To vary the minimum amount of habitable space within any exposed storey from 60% required to 0% proposed.
- Exposed 2-storey parkade cannot accommodate habitable space
 - Exposed foundation wall and parkade to reach up to 15.4 m in height
 - Parkade wall does not directly face the street, rather into the covenant area/ hillside
 - Screened wall with mature landscaping
 - Architectural treatment to the wall

Variance – exposed storey



Variance – exposed storey



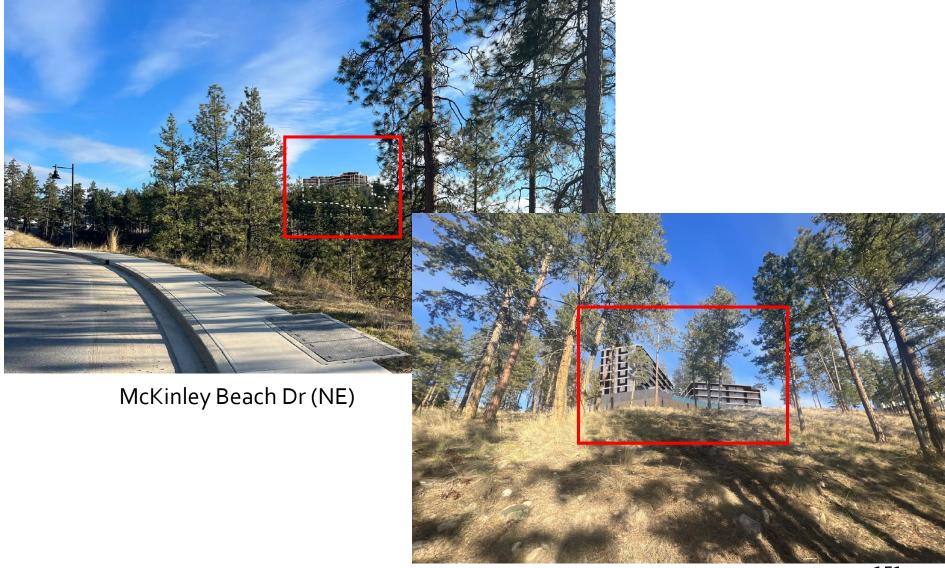
Rear of site (North)

2-storey parkade & foundation wall up to 15.4 m

Variance – exposed storey



Location Point Exercise



151



OCP Design Guidelines

- ► Modern, curvilinear design
- Ground-oriented entrances, pedestrian-oriented plaza
- Architectural treatment of the building/ exposed wall
- Variation between building façade, increased number of windows
- Located parking underground
- Environmentally sensitive areas protected via covenant



Staff Recommendation

- ➤ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ► Aligns with the OCP Form and Character Design Guidelines for Low and Mid-Rise Development
 - Variance has been mitigated through extensive landscaping and exposed wall treatment

1830 Hilltop Crescent Development & Variance

Permit



Project Presentation for Council – August 15, 2023





About the Site

- Located along Hilltop Crescent Road
- Zoning:
 - CD18 Comprehensive Mixed-Use
 Development
 - Area 1 Village Center



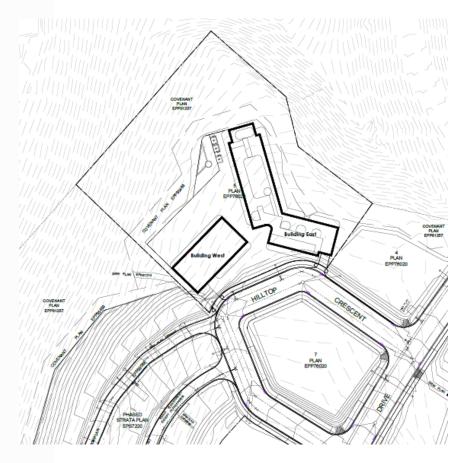
Site Location – Extends from Hilltown Drive & adjacent to Lavender Lane



View of Lake



Site Context



Site Plan

• 2 proposed buildings (EAST & WEST)



Site Area – 125,744 sq. ft.



Principles

• To provide multi-family ownership opportunities

- Add to existing single family / ground-oriented opportunities in area
- Provide more affordable type of housing ownership

Create a hub of social vitality

- Lounge
- Swimming pool
- Fitness center
- Outdoor communal spaces







Viewpoints



McKinley Beach Dr (NE)



Lavender Ln (NW)



Viewpoints







Acacia Ln (N) Acacia Ln (NW) Shayler Rd (N)



Building Elements

Building Density

• Site coverage – 19%

120 Units

Ranging from 1 – 3 bedrooms

220 Parking Spaces on 2 levels

- 17 visitor stalls
- 166 bike parking stalls

Building	# of Units	# of Parking	Height
1(WEST)	36		5 Storeys
2(EAST	84		6 Storey
TOTAL	120	220	



Building Elements

Views

- Units are provided balconies and windows to take advantage of the beautiful views of the lake.
- The building does not obstruct any view corridors for its surroundings.



Rear Elevation



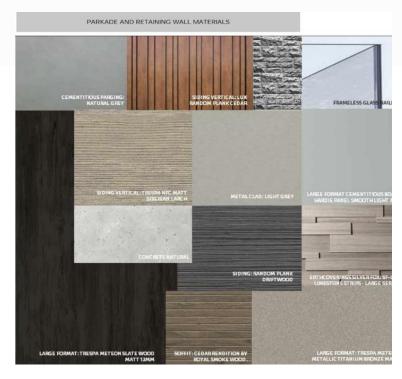
Building Elements

Materials

 The design and architectural elements have been carefully selected to fit seamlessly with the surrounding community.

Retaining Wall

- Lower retaining portion will be articulated as a landscape gravity wall more syncopated with the hill.
- Parkade portion will have additional articulations to mitigate the height both using a vertical siding with wood tones to its lowest level combined with a parged colored treatment for the upper level.



Material Board



Exposed Parkade Walls



Landscape Plan

 No trees are planned to be removed from the covenant area and it will remain undisturbed.





Development Variance

Parkade Structure & Retaining Wall Variance Rational

• We require a variance of 681m2 under section 15.4.5 – Footnote 3, which state any building or structure in Area 1 which exceeds 6 storeys, then any storey where parking is provided must include 60% of the exposed area as habitable space.

Objective

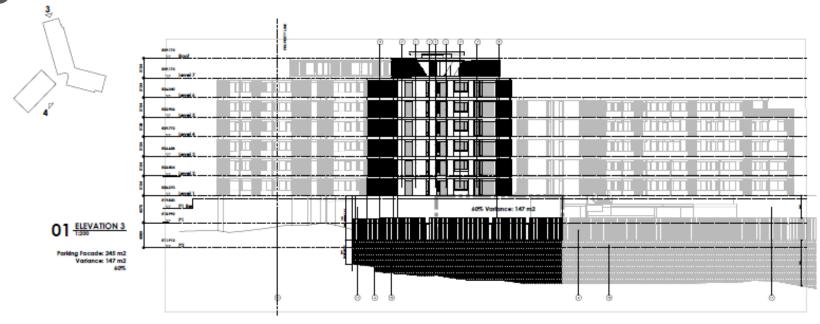
- Allow units and project amenities to take the center stage
- Promote a pedestrian oriented layout

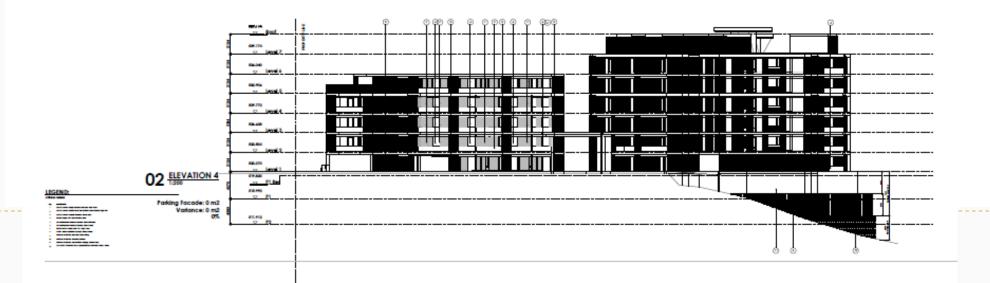
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Exposed Storey where Parking	0	328.93	245.23	0	398.46	223.69	0	119.49	148.42
% of Parking Level that includes Habitable space	0	0	0	0	0	0	0	0	0
Variance	0	197.36	147.14	0	239.08	134.22	0	71.69	89.05

Elevation Cuts with Variance

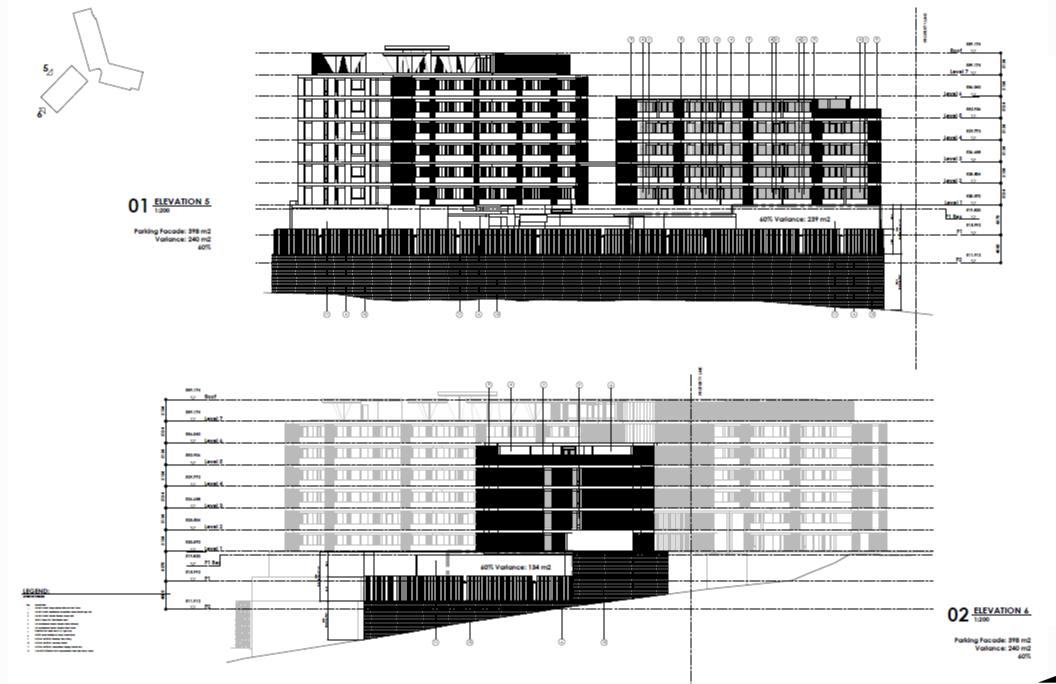


Building Elevations

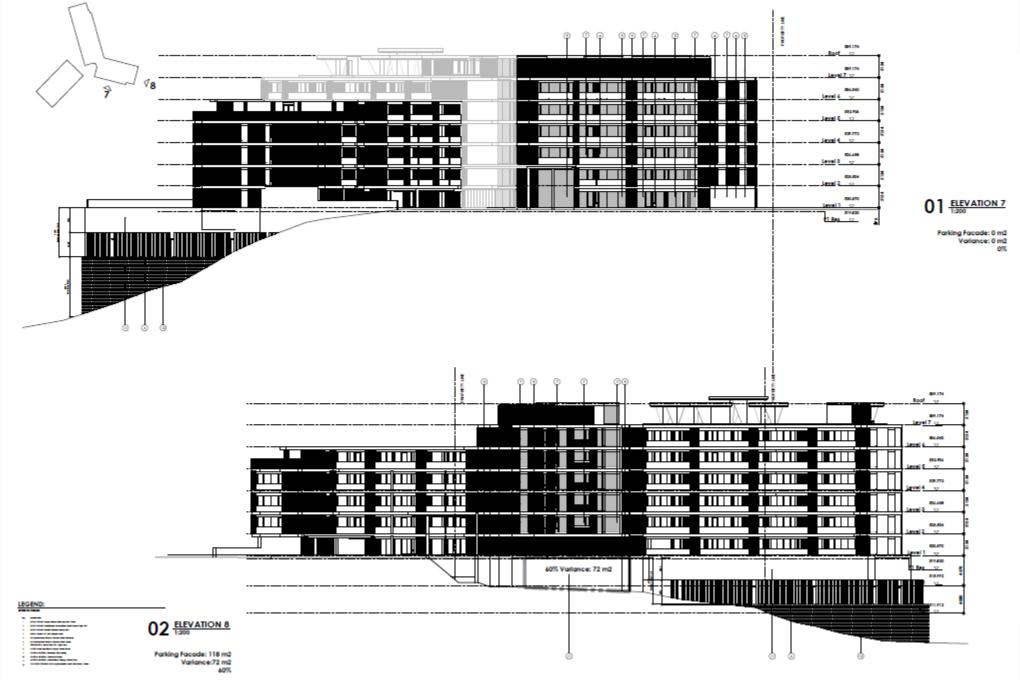






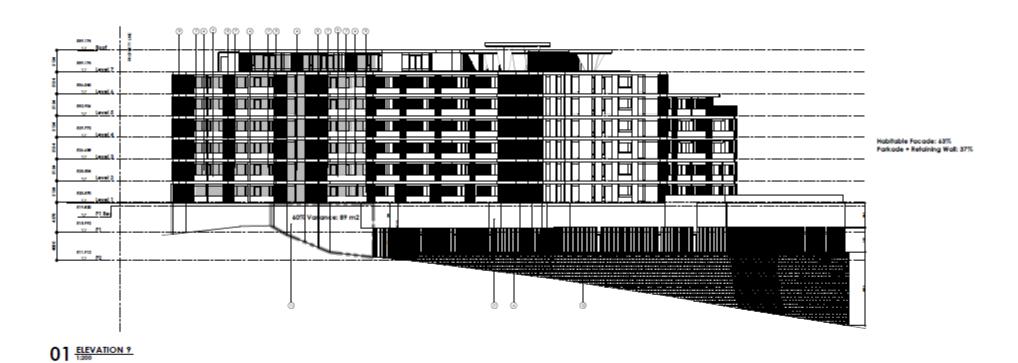












LEGENI

1**Aguila** Pacific

Conclusion

Home Ownership

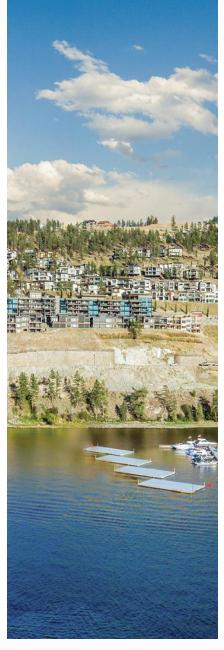
- 120 units
- Diversity of unit size
- Many resident amenities

Efficient Parking Solutions

- Excellent space for bike storage
- Underground parking for residents
- Visitor parking

Comfortable Form

- Promotes a pedestrian-oriented layout and design with streetoriented units and elevated living spaces
- Within height limits of OCP
- Aligns with the aesthetic & character of McKinley Beach
- Aims to preserve the surrounding natural landscape





Thank You





REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: August 15, 2023

To: Council

From: City Manager

Address: 2479 Highway 97 N File **No.:** DP23-0011 DVP23-0123

Zone: C2 – Vehicle Oriented Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0011 and Development Variance Permit No. DVP23-0123 for Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607, located at 2479 Hwy 97 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 finish of the building to be constructed on the land be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 10.3(b)a.: Major Commercial Zones, Signage Regulations

To vary the maximum number of non-illuminated Fascia or Window signs per business from 2 non-illuminated Fascia or Window Signs permitted to 1 non-illuminated Fascia sign and 3 Window Signs proposed.

Section 10.3(b)g.: Major Commercial Zones, Signage Regulations

To vary the maximum number of illuminated Fascia Signs per business from 2 illuminated Fascia Signs permitted to 10 illuminated Fascia Signs proposed.

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

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

2.0 Purpose

To issue a Development Permit for the form and character of Canadian Tire and a Development Variance Permit to vary the maximum number of signs.

3.0 Development Planning

Staff support the proposed Development Permit for the Form & Character of Canadian Tire and the proposed Development Variance Permit to vary the maximum number of signs. The proposal generally conforms to the Official Community Plan (OCP) Form & Character Development Permit Design Guidelines for Commercial Development. Key guidelines that are met include:

- Providing direct, safe, continuous, and clearly defined pedestrian access from the surrounding road network, public sidewalks, parking areas, and transit stops to the building entrance;
- Using trees to define the public realm, and distributing trees and landscaping throughout the site to soften property edges, and break up large rows of parking;
- Designing the primary entrance to exhibit design emphasis, provide weather protection with canopies, and using natural building materials including masonry and wood.

Due to the large size of the proposed building, the nature of service commercial development, and its location adjacent to two provincial highways and a City road, there are some challenges to meeting all of the Development Permit Design Guidelines.

The proposal attempts to better connect the development to the surrounding neighbourhood by providing enhanced pedestrian access to the site. A new sidewalk is proposed along the driveway access from Highway 97N to provide a safe connection to the nearby transit stops. A new sidewalk access will also be provided from Highway 33 to provide a more direct route from the Highway 97/33 intersection to the front door of the building. Enhanced building materials have been used to emphasize the front entrance, including metal panels, stone cladding, and entrance canopies.

The large surface parking lot is broken up with significant landscape plantings. 179 total trees are proposed on the completed site, including 88 existing trees which will be protected through the development. 6 electric vehicle charging spaces are proposed in the parking lot. Portions of the garden centre compound will use permeable pavement.

Variances

The applicant proposes variances to the City's Sign Bylaw with respect to the maximum number of illuminated Fascia Signs and the maximum number of non-illuminated Fascia or Window signs.

For Major Commercial zones (including the C2 zone) signage is regulated on a *per business* basis. As such, the regulations are restrictive to ensure that there is not excessive signage on buildings that have numerous different tenants. As this development is a very large building on a large property with a single tenant, the proposed signage is not considered to be excessive or dominate the site.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located at the intersection of Hwy 33 and Hwy 97 N. Transit stops are located adjacent to the property on Ziprick Road, and 116 m to the west on Baron Road, and 215 m to the west on Hwy 97 N. An access easement is registered on the title of the subject property and the neighbouring gas station for the shared driveway from Hwy 97 N.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS			
Gross Lot Area 45,561 m ²			
Total Number of Units	1		
Commercial Floor Area	19,414 m²		

DEVELOPMENT REGULATIONS				
CRITERIA	C ₂ ZONE	PROPOSAL		
Total Maximum Floor Area Ratio	0.9	0.37		
Max. Site Coverage (buildings)	65%	37%		
Max. Site Coverage (buildings, parking, driveways)	85%	85%		
Max. Height	12.0 m	8.o3 m		
Setbacks				
Min. Front Yard (west)	2.0 M	~83 m		
Min. Flanking Side Yard (north)	2.0 M	10.3 m		

Min. Flanking Side Yard (south)	2.0 M	~23.0 m		
Min. Rear Yard (east)	o.o m	~1.3` m		
Landscaping				
Min. Number of Trees	42 trees	179 trees		

SIGN REGULATIONS				
CRITERIA	C ₂ ZONE REQUIREMENTS	PROPOSAL		
Maximum number of Awning,				
Canopy, non-illuminated Fascia,		4		
Projecting, Suspended,	2	(1 non-illuminated Fascia & 3		
Directory, Wall, or Window		Window Signs)		
Signs <u>per business</u>				
Maximum number of				
illuminated Fascia Signs <u>per</u>	2	10		
<u>business</u>				

PARKING REGULATIONS			
CRITERIA	C2 ZONE REQUIREMENTS	PROPOSAL	
Total Required Vehicle Parking	402 stalls	402 stalls	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	99.5% Regular 0.5% Small	
Min. Loading Stalls	10 stalls	10 stalls	
Bicycle Stalls Short-Term	8 stalls	8 stalls	
Bicycle Stalls Long-Term	39 stalls	39 stalls	
Bonus Stalls Provided for Parking Reduction	n		
End of Trip Facilities	У	у	
Bike Wash & Repair	у	у	

6.0 Application Chronology

Application Accepted: Jan 26, 2023 Neighbors Notification: July 20, 2023

Report prepared by: Mark Tanner, 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: Draft Development Permit DP23-0011 & Development Variance Permit DVP23-0123

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

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

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

Development Permit & Development Variance Permit

DP23-0011 DVP23-0123



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

2479 Hwy 97 N

and legally known as

Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607 and permits the land to be used for the following development:

Retail, Automotive & Equipment, and Offices

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>

Development Permit Area:

Form & Character

Existing Zone: C2 – Vehicle Oriented Commercial

Future Land Use Designation: RCOM – Regional Commercial

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: Victor Projects Ltd., Inc. No. BC1326399

Applicant: McElhanney Ltd.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance





1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0011 and Development Variance Permit No. DVP23-0123 for Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607 located at 2479 Hwy 97 N, 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;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 10.3(b)a.: Major Commercial Zones, Signage Regulations

To vary the maximum number of non-illuminated Fascia or Window signs per business from 2 non-illuminated Fascia or Window Signs permitted to 1 non-illuminated Fascia sign and 3 Window Signs proposed.

Section 10.3(b)g.: Major Commercial Zones, Signage Regulations

To vary the maximum number of illuminated Fascia Signs per business from 2 illuminated Fascia Signs permitted to 10 illuminated Fascia Signs proposed.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit OR certified cheque OR a Surety Bond in the amount of \$321,860

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.





VEHICLE PARKING PROVIDED PARKING TYPE No. of SPACES ACCESSIBLE PARKING LOADING SPACE SMALL CAR STANDARD PARKING VAN ACCESSIBLE PARKING

> SITE COVERAGE: MAXIMUM ALLOWABLE SITE COVERAGE: 85%

CURRENT SITE AREA: 44,560.94m² CURRENT LANDSCAPED OR PERMEABLE AREA: 6,700.00 m²

TOTAL SITE COVERAGE: 85%

PARKING CALCULATION:

GENERAL PARKING REQURIEMENTS: COMMERCIAL / RETAIL C2 (COMMERICAL OVER 20,000m²): 3 SPACES / 100m² COMMERCIAL / SERVICE CENTER / TIRE WAREHOUSE C2 (COMMERICAL OVER 20,000m 2): 3 SPACES / 100m² WAREHOUSE: 0.5 SPACES / 100m²

INCLUDED IN TOTAL REQUIRED PARKING:

ACCESSIBLE SPACE REQUIREMENTS, GFA >20,000m² ACCESSIBLE: 7 SPACES, INCLUDING 2 VAN ACCESSIBLE

LOADING SPACE REQUIREMENTS: COMMERCIAL LOADING: 1 SPACE / 1900m² 10 SPACES TOTAL

LOADING SPACES PROVIDED: 10

COMMERCIAL - RETAIL AREA, SERVICE CENTER, TIRE STORAGE 11,673m ²: 352 SPACES WAREHOUSE - 7,128m²: 36 SPACES

TOTAL PARKING REQUIRED: 412 PARKING SPACES TOTAL PARKING CURRENTLY PROVIDED: 412 PARKING SPACES

BICYCLE PARKING CALCULATION: 39 BIKE PARKING REQUIREMENTS: SHORT TERM BIKE PARKING: 4.0 / ENTRANCE LONG TERM BIKE PARKING: 0.2 / 100m²

TOTAL BICYCLE PARKING REQUIRED: SHORT TERM SPACES: 8

CURRENTLY PROVIDED:

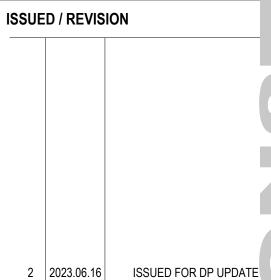
4 LAVATORIES 4 SHOWERS

0.5 LOCKERS / LONG TERM BICYCLE SPACE 20 LOCKERS REQUIRED

END OF TRIP BICYCLING FACILITIES TO BE PROVIDED INSIDE BUILDING.

REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR PLANTING, GRADING, SIDEWALK MODIFICATIONS AND TURNING STUDIES NOMINALLY SHOWN ON ARCHITECTURAL PLANS. REFER TO TRAFFIC ENGINEERING STUDIES AS REQUIRED.

TATISTICS	(IMPERIAL/METRIC)
	CT PROPOSED RETAIL
	EXTENSION
RETAIL	
1 GROUND FLOOR	107,333 / 9,972
WAREHOUSE	
2 GROUND FLOOR	45,482 / 4,225
3 ECOMM	1,381 / 128
4 MEZZANINE	29,858 / 2,774
5 TOTAL	76,721 / 7,128
SERVICE CENTRE	
6 GROUND FLOOR	14,201 / 1,319
7 MEZZANINE	533 / 50
8 TOTAL	14,734 / 1,369
OFFICES	
9 GROUND FLOOR	2,835 / 263
10 MEZZANINE	3,235 / 301
11 TOTAL	6,070 / 564
GROUND FLOOR COVERAGE	
12 CTC TOTAL (ROWS 9+6+3+2+1)	171,232 / 15,908
13 2HR FIRE RATED TIRE STORAGE	4,090 / 382
14 TOTAL (13+12)	175,322 / 16,290
15 BUILDING STRUCTURAL AREA (ROWS 14+10+7)	179,116 / 16,640
16 BUILDING FUNCTIONAL AREA (ROWS 15+4)	208,974 / 19,414
GARDEN CENTRE	
17 CANOPY	-
18 COMPOUND	25,683 / 2,386
19 TOTAL	25,683 / 2,386
20 CTC TOTAL GROUND COVERAGE (ROW 14)	175,322 / 16,290
21 CTC STORE SITE AREA	7.52 AC / 3.04 HA
22 CTC STORE SITE PARKING	398
23 PARKING RATIO / 1000S.F	24.43
24 PARKING RATIO / 100 S.M	2.44



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ARCHITECTURE INC. to any party with whom NEXT ARCHITECTURE INC. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose. The contractor is solely responsible for verification of all site conditions in relation to the architectural design. The contractor is to verify all dimensions, elevations and set out points, reporting any errors and/or discrepancies to NEXT ARCHITECTURE INC. prior to construction.

True North

CTR 353 KELOWNA

2479 Hwy 97 N, Kelowna, BC

Legal Description Plan: KAP45081 Lot: 2

Stamp Scale Project No. 1:520 22016 Checked By Drawn By

Drawing PROPOSED SITE PLAN

Sheet No. **A.10**

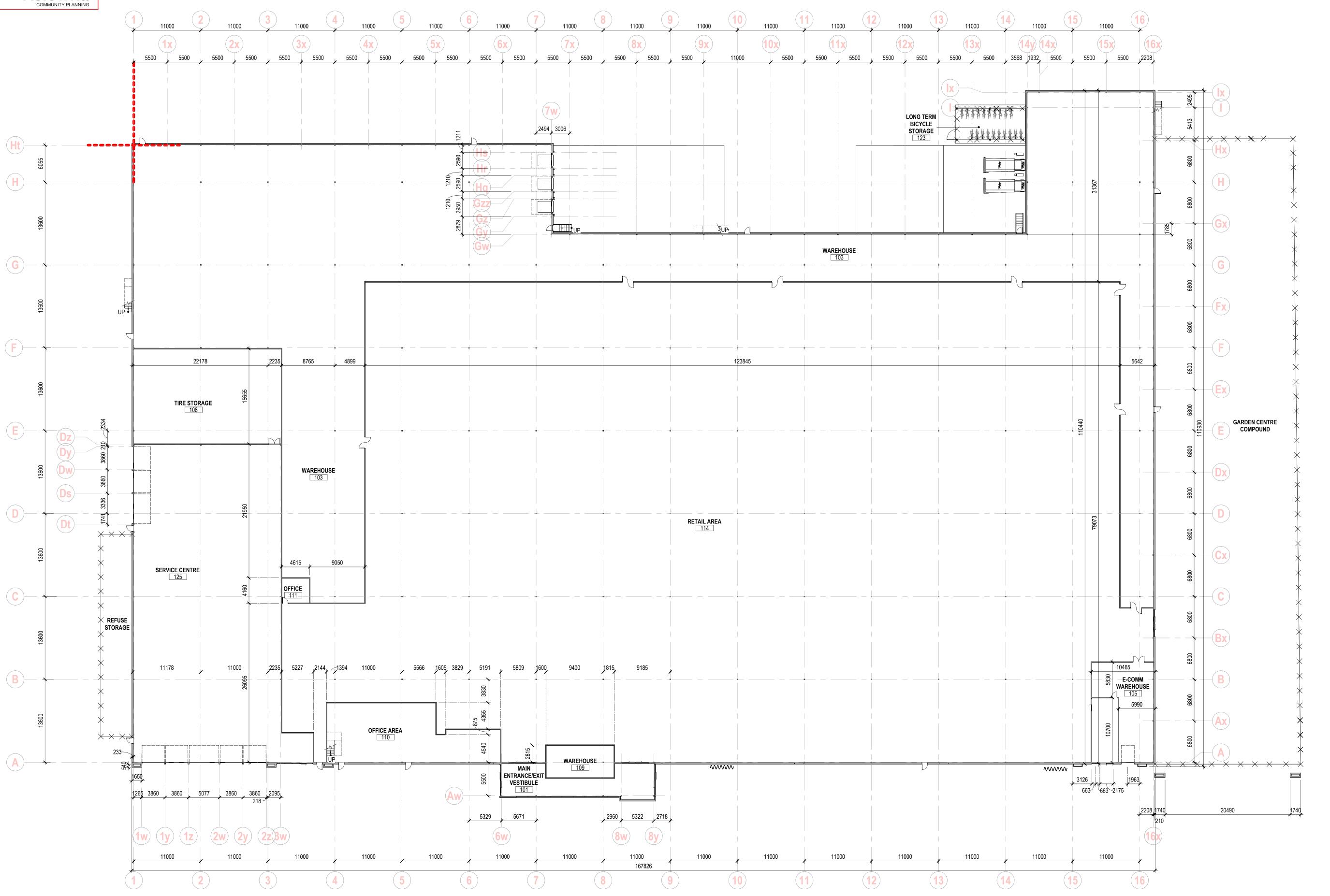
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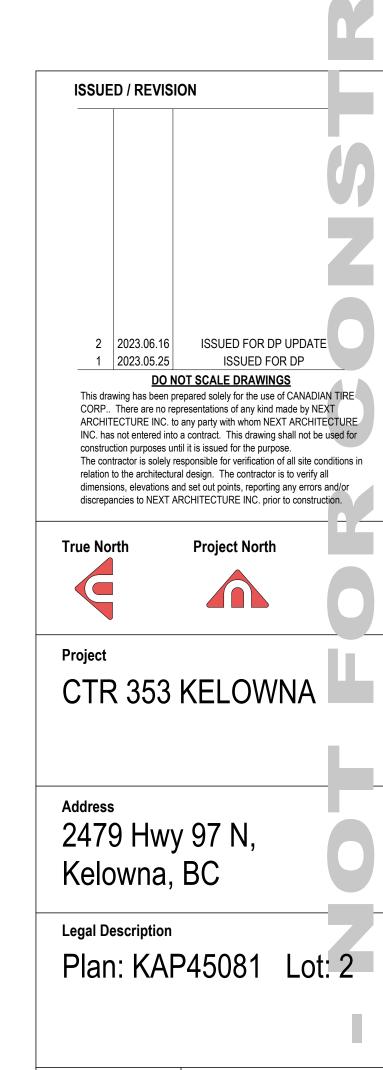
Revision No.

302, Alberta Block 10526 Jasper Avenue NW Edmonton AB

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PROPOSED SITE PLAN
SCALE: 1:520





Stamp

Stage

3

Developed Design

Scale

1: 300

Project No.

22016

Drawn By

Checked By

Approved By

Drawing MAIN FLOOR

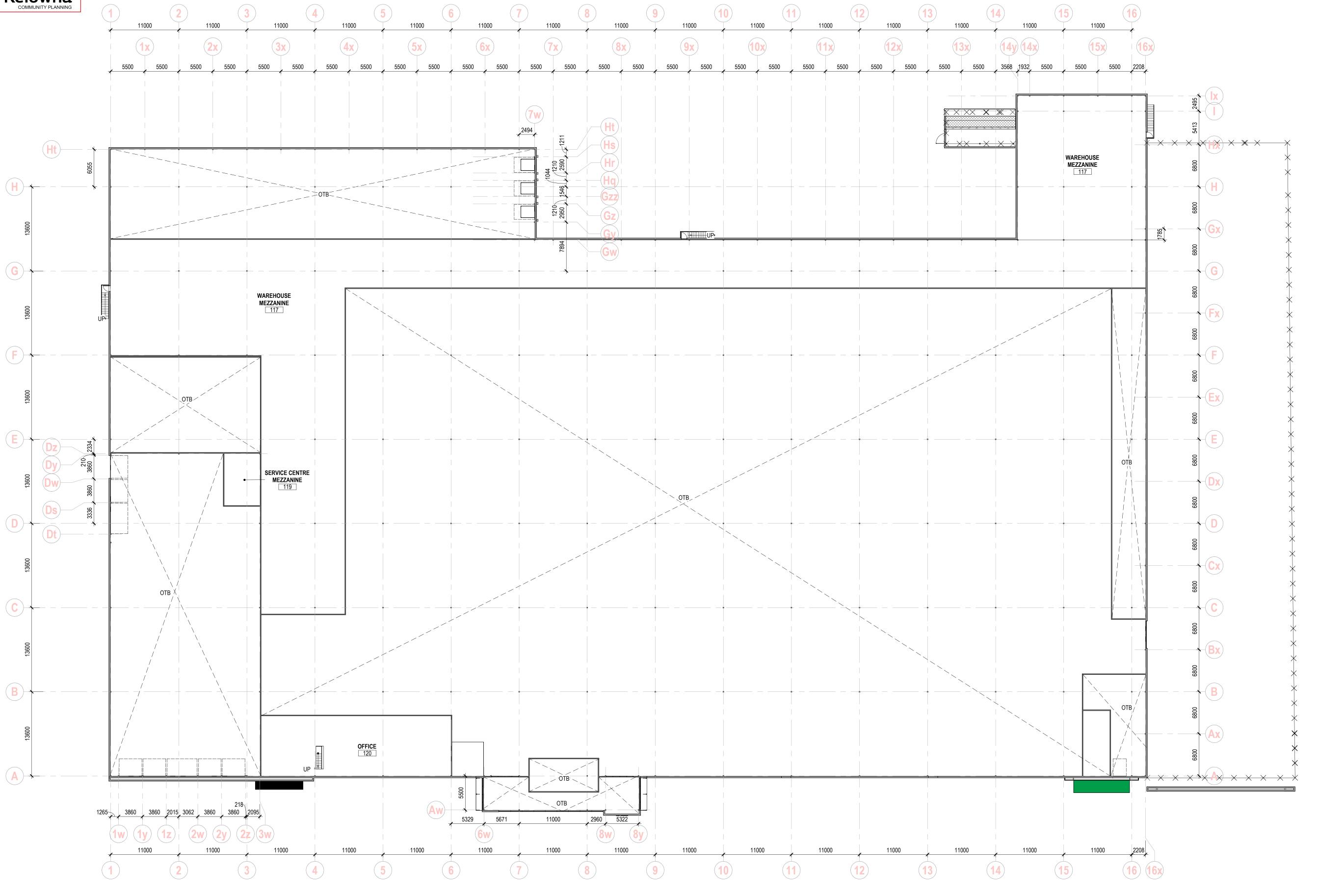
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NOTE: ALL EXITS TO BE REVIEWED BY ARCHITECT

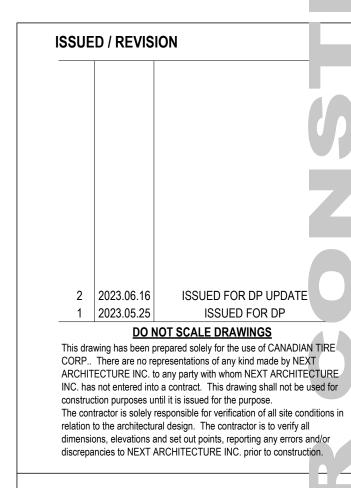
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NOTE: ALL EXITS TO BE REVIEWED BY ARCHITECT



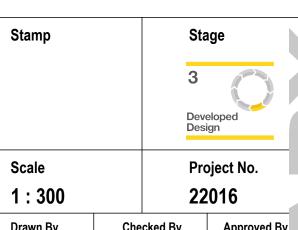
True North



CTR 353 KELOWNA

Address 2479 Hwy 97 N, Kelowna, BC

Legal Description
Plan: KAP45081 Lot: 2



Drawn By Checked By Approved

Drawing

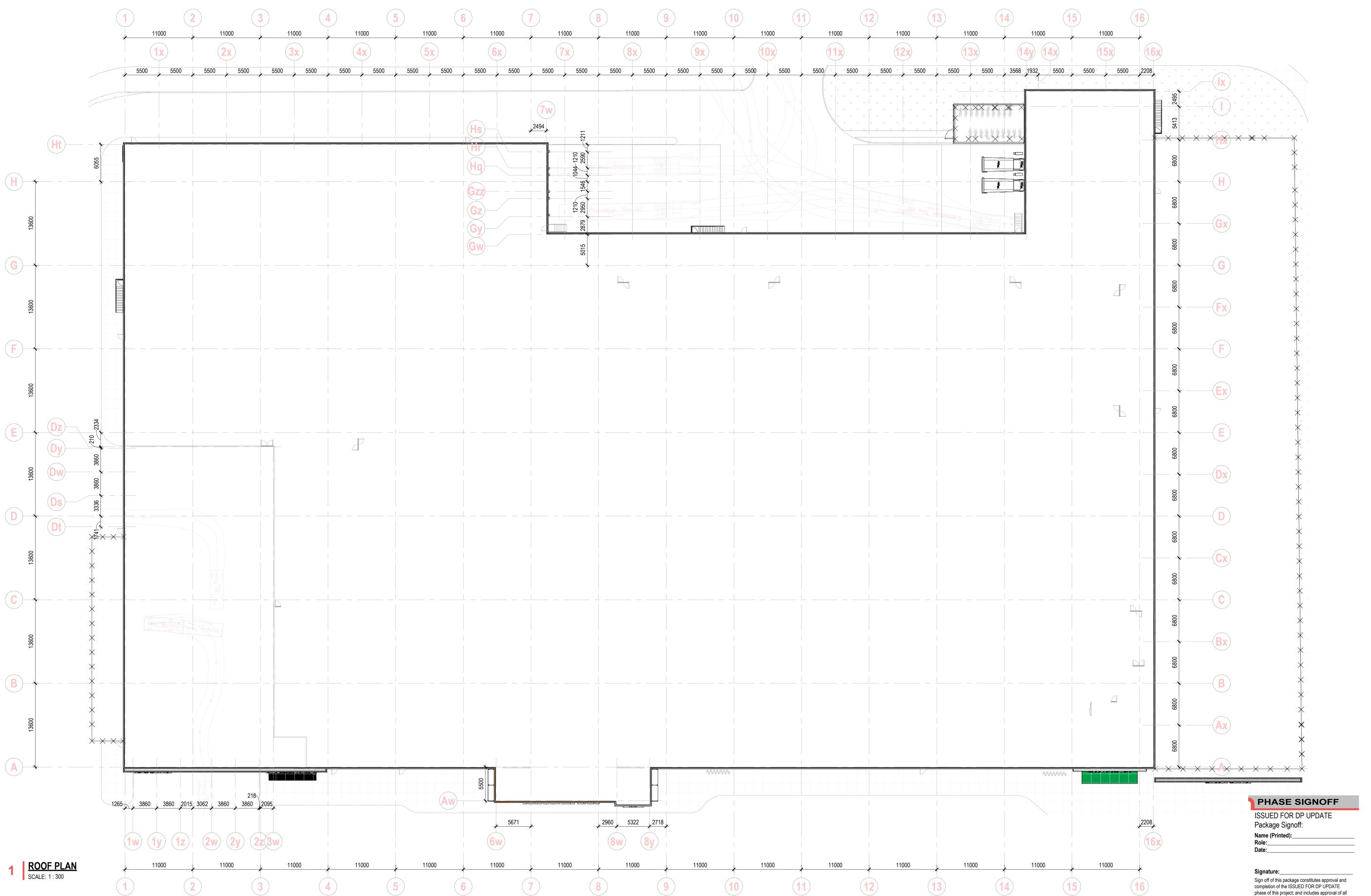
MEZZANINE FLOOR

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CTR 353 KELOWNA

Address 2479 Hwy 97 N, Kelowna, BC

Legal Description Plan: KAP45081 Lot: 2

Stamp Stage Project No. Scale 1:300 22016 Checked By Drawn By

Drawing

ROOF PLAN

Sheet No. **A.23**

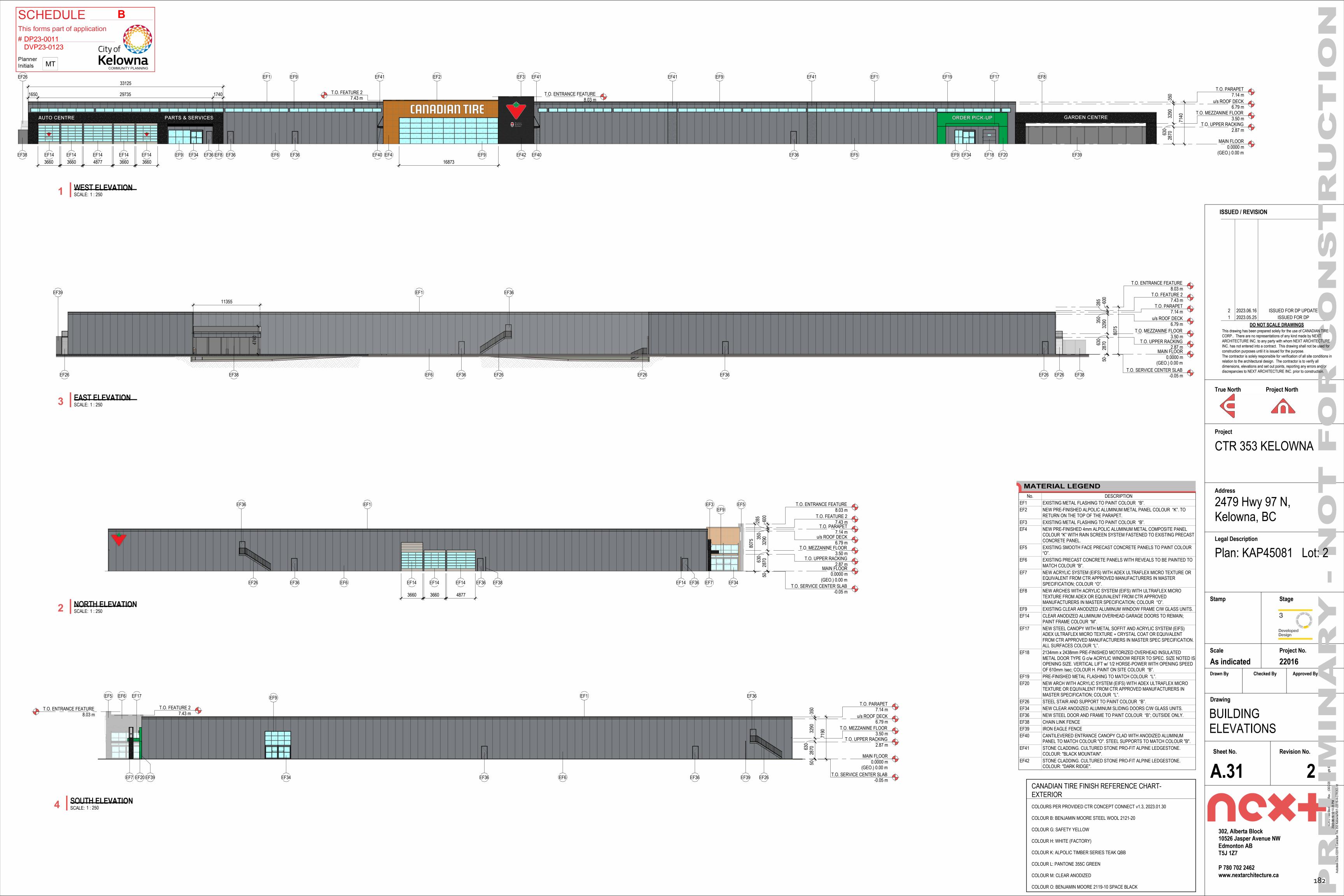
presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes

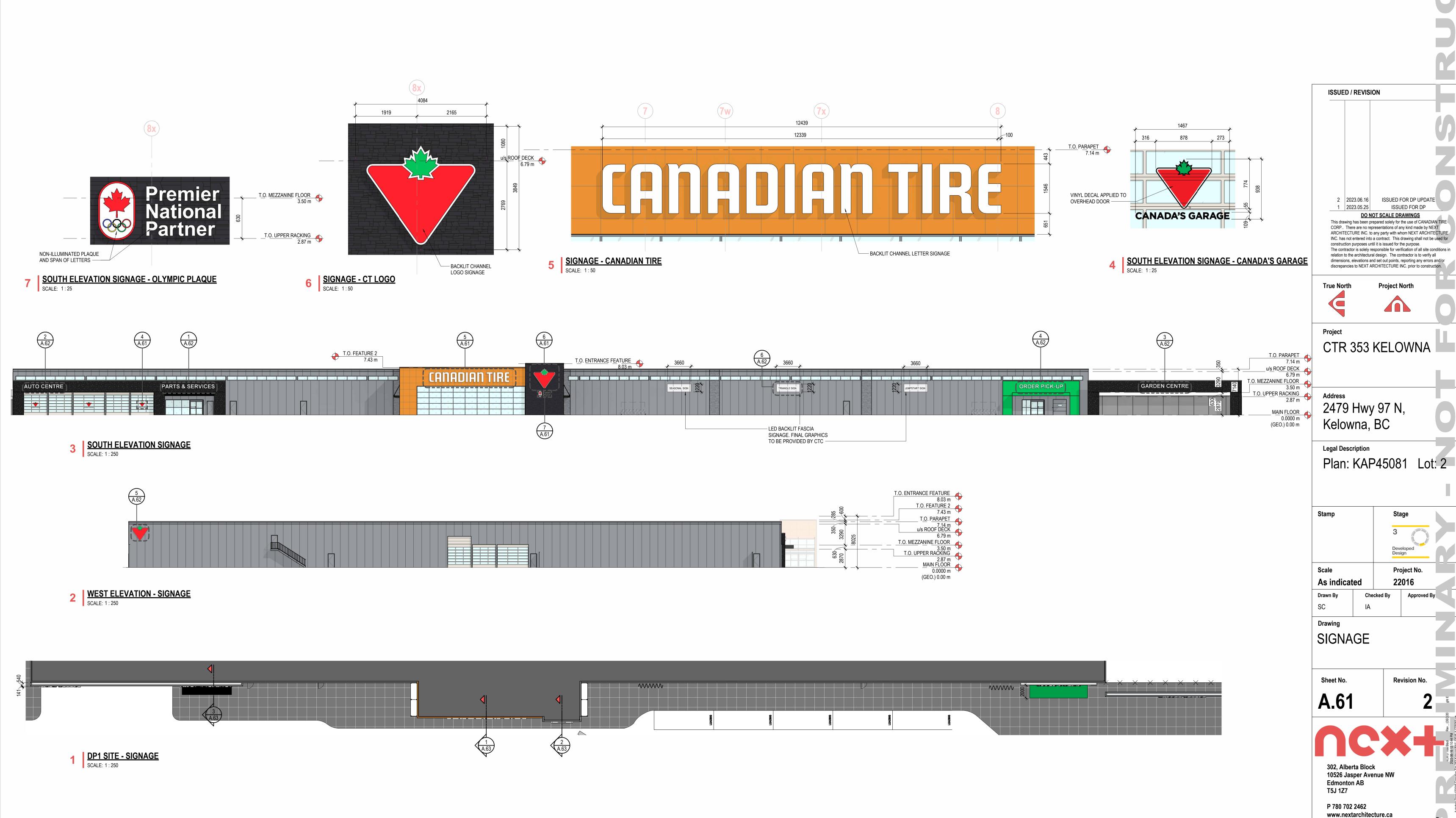
hereafter approval of this package may be subject to additional fees, at the discretion of the

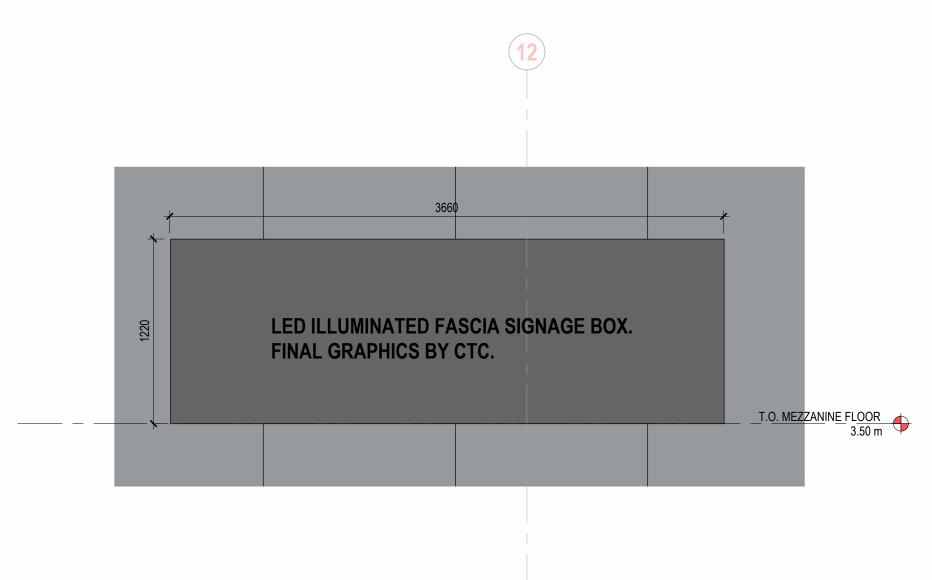
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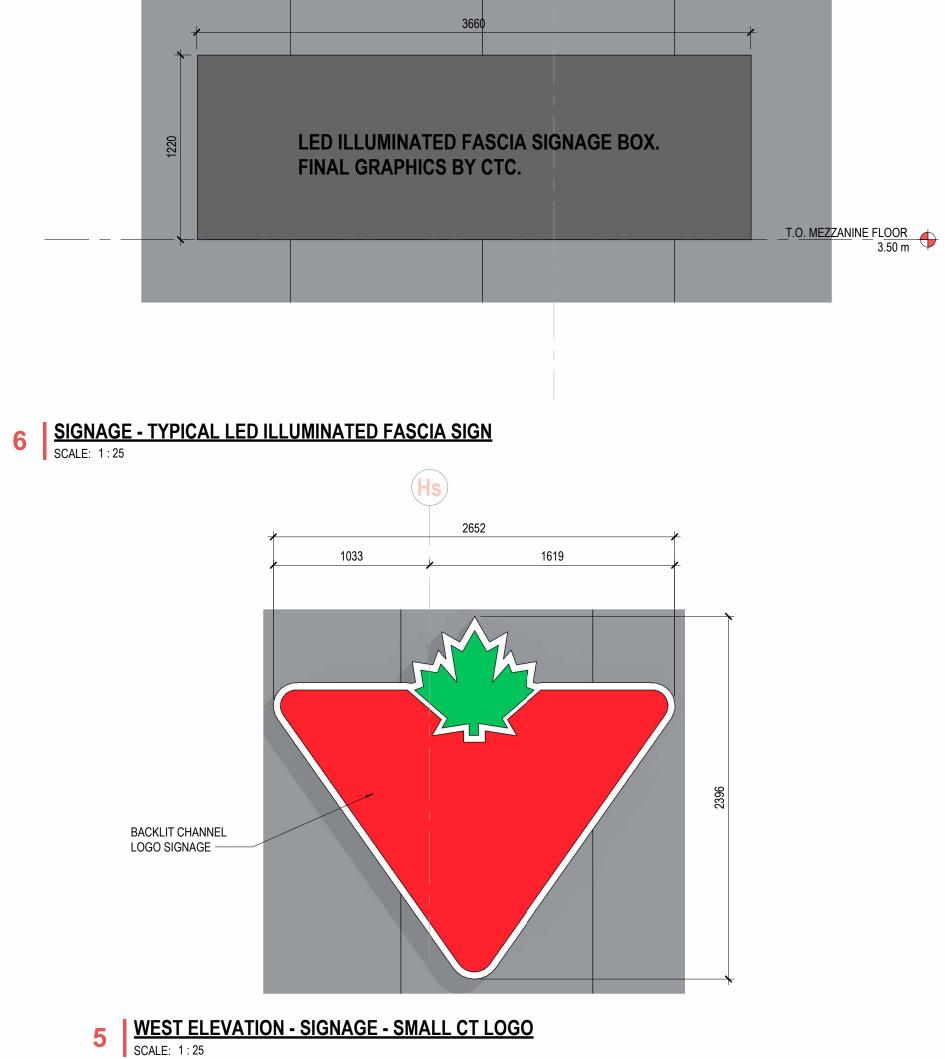
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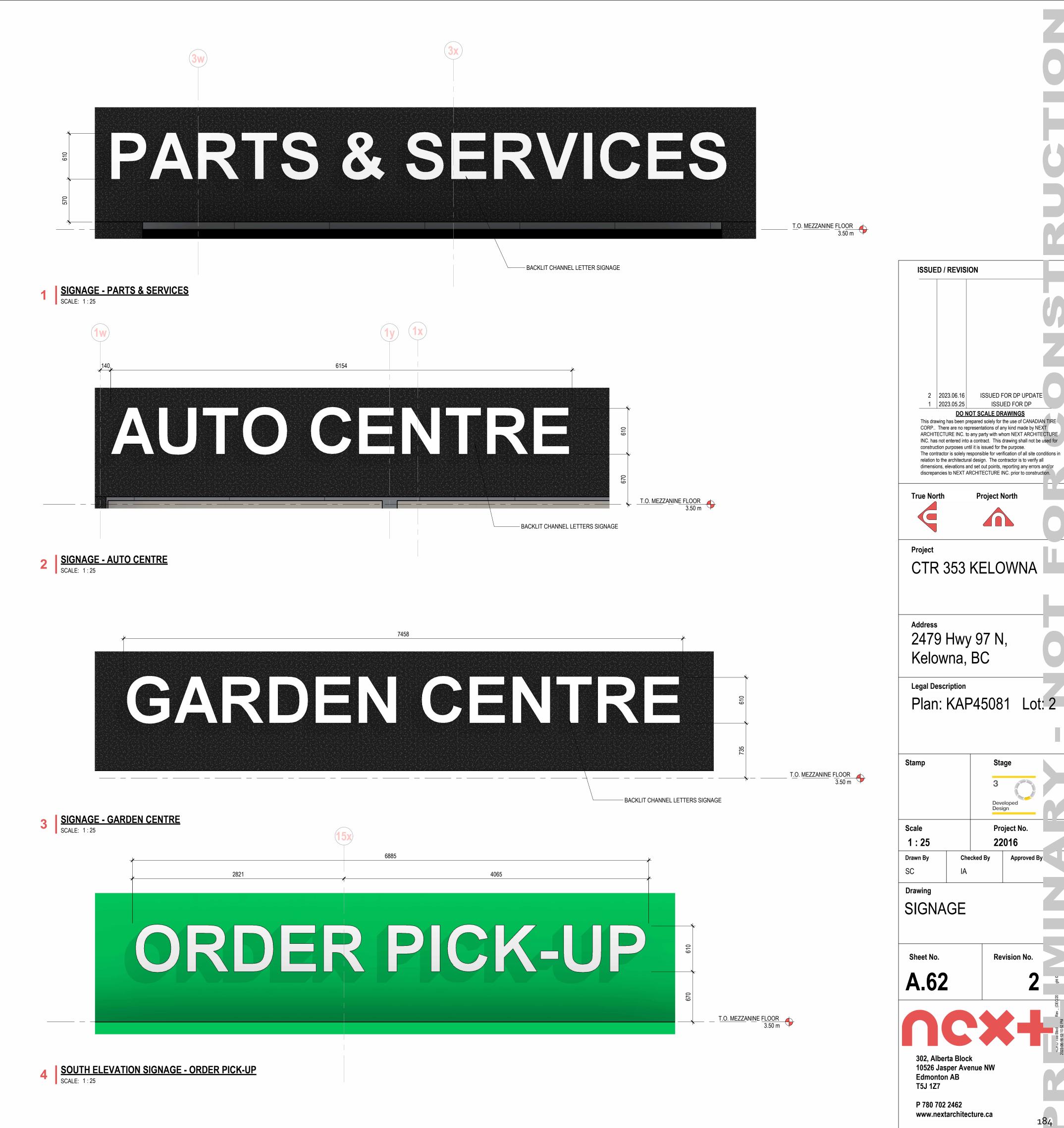
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2 2023.06.16

1 2023.05.25

True North

Legal Description

ISSUED FOR DP UPDATE ISSUED FOR DP

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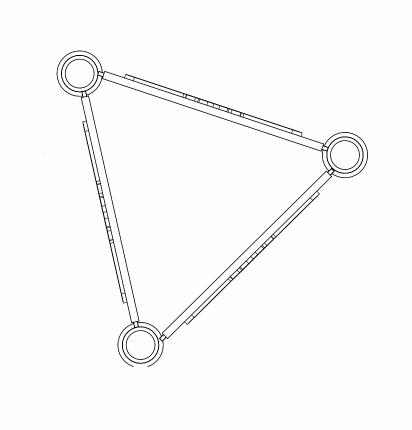
10526 Jasper Avenue NW

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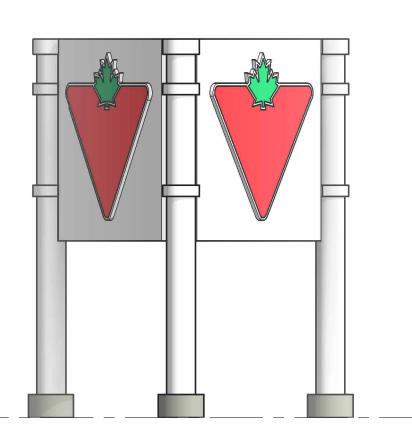
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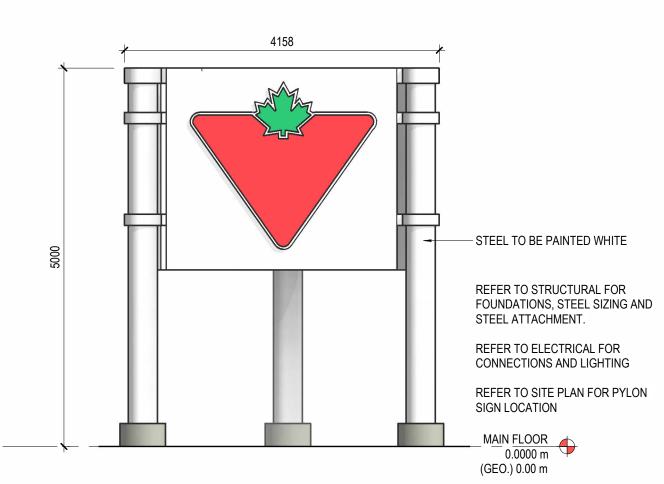
relation to the architectural design. The contractor is to verify all dimensions, elevations and set out points, reporting any errors and discrepancies to NEXT ARCHITECTURE INC. prior to construction

SCHEDULE This forms part of application #_DP23-0011 DVP23-0123 City of Kelowna COMMUNITY PLANNING Planner Initials MT



3 TRIANGLE PYLON TOP VIEW
SCALE: 1:50





PHASE SIGNOFF ISSUED FOR DP UPDATE Package Signoff: Name (Printed):

Signature:_ Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project; and includes approval of all phase of this project; and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes hereafter approval of this package may be subject to additional fees, at the discretion of the

2 | 2023.06.16 | ISSUED FOR DP UPDATE 1 2023.05.25 ISSUED FOR DP

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dimensions, elevations and set out points, reporting any errors and/or discrepancies to NEXT ARCHITECTURE INC. prior to construction.

CTR 353 KELOWNA

2479 Hwy 97 N, Kelowna, BC

Legal Description Plan: KAP45081 Lot: 2

Scale Project No. 22016 1:50 Drawn By Checked By Approved By Checker

Approver

Stamp

Drawing PYLON SIGNAGE DETAILS

Sheet No.

Revision No. **A.66**

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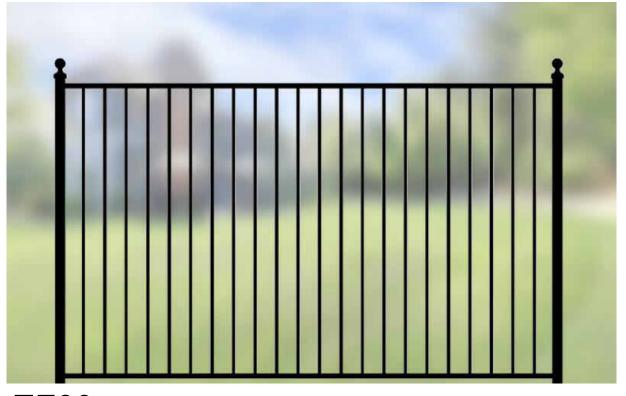
2 PYLON SIDE VIEW
SCALE: 1:50 1 PYLON FACE VIEW
SCALE: 1:50







EF42



EF39

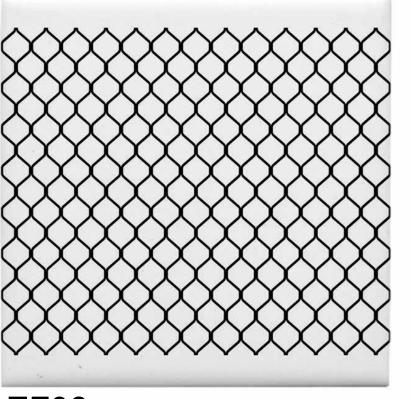


SBS ROOF MEMBRANE

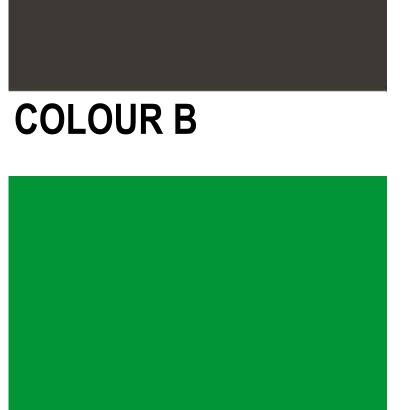




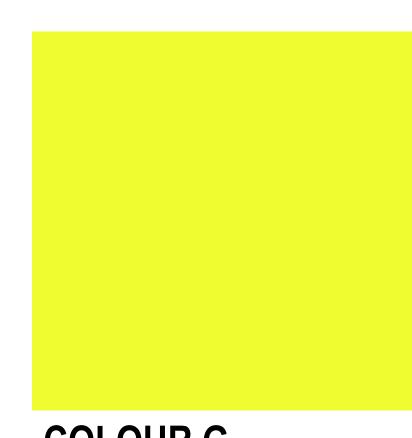
COLOUR K



EF38



COLOUR L



COLOUR G



COLOUR O

MATERIAL LEGEND

EXISTING METAL FLASHING TO PAINT COLOUR "B". NEW PRE-FINISHED ALPOLIC ALUMINUM METAL PANEL COLOUR "K". TO RETURN ON THE TOP OF THE PARAPET. EXISTING METAL FLASHING TO PAINT COLOUR "B".

DESCRIPTION

NEW PRE-FINISHED 4mm ALPOLIC ALUMINUM METAL COMPOSITE PANEL COLOUR "K" WITH RAIN SCREEN SYSTEM FASTENED TO EXISTING PRECAST CONCRETE PANEL.

EXISTING SMOOTH FACE PRECAST CONCRETE PANELS TO PAINT COLOUR EXISTING PRECAST CONCRETE PANELS WITH REVEALS TO BE PAINTED TO

MATCH COLOUR "B". NEW ACRYLIC SYSTEM (EIFS) WITH ADEX ULTRAFLEX MICRO TEXTURE OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION; COLOUR "O".

NEW ARCHES WITH ACRYLIC SYSTEM (EIFS) WITH ULTRAFLEX MICRO TEXTURE FROM ADEX OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION; COLOUR "O". EXISTING CLEAR ANODIZED ALUMINUM WINDOW FRAME C/W GLASS UNITS. CLEAR ANODIZED ALUMINUM OVERHEAD GARAGE DOORS TO REMAIN;

PAINT FRAME COLOUR "M". NEW STEEL CANOPY WITH METAL SOFFIT AND ACRYLIC SYSTEM (EIFS) ADEX ULTRAFLEX MICRO TEXTURE + CRYSTAL COAT OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPEC SPECIFICATION. ALL SURFACES COLOUR "L".

DESCRIPTION

2134mm x 2438mm PRE-FINISHED MOTORIZED OVERHEAD INSULATED METAL DOOR TYPE G c/w ACRYLIC WINDOW REFER TO SPEC. SIZE NOTED IS OPENING SIZE. VERTICAL LIFT w/ 1/2 HORSE-POWER WITH OPENING SPEED OF 610mm /sec; COLOUR H. PAINT ON SITE COLOUR "B". PRE-FINISHED METAL FLASHING TO MATCH COLOUR "L".

NEW ARCH WITH ACRYLIC SYSTEM (EIFS) WITH ADEX ULTRAFLEX MICRO TEXTURE OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION; COLOUR "L". STEEL STAIR AND SUPPORT TO PAINT COLOUR "B".

NEW CLEAR ANODIZED ALUMINUM SLIDING DOORS C/W GLASS UNITS. NEW STEEL DOOR AND FRAME TO PAINT COLOUR "B"; OUTSIDE ONLY.

EF38 CHAIN LINK FENCE IRON EAGLE FENCE CANTILEVERED ENTRANCE CANOPY CLAD WITH ANODIZED ALUMINUM

PANEL TO MATCH COLOUR "O". STEEL SUPPORTS TO MATCH COLOUR "B". STONE CLADDING. CULTURED STONE PRO-FIT ALPINE LEDGESTONE. COLOUR: "BLACK MOUNTAIN". STONE CLADDING. CULTURED STONE PRO-FIT ALPINE LEDGESTONE.

COLOUR: "DARK RIDGE".

CANADIAN TIRE FINISH REFERENCE CHART-

EXTERIOR

COLOURS PER PROVIDED CTR CONCEPT CONNECT v1.3, 2023.01.30

COLOUR B: BENJAMIN MOORE STEEL WOOL 2121-20 COLOUR G: SAFETY YELLOW

COLOUR H: WHITE (FACTORY)

COLOUR K: ALPOLIC TIMBER SERIES TEAK QBB

COLOUR L: PANTONE 355C GREEN COLOUR M: CLEAR ANODIZED

COLOUR O: BENJAMIN MOORE 2119-10 SPACE BLACK

SCHEDULE This forms part of application #_DP23-0011 DVP23-0123 Kelowna

2 2023.06.16 ISSUED FOR DP UPDATE 1 2023.05.25 ARCHITECTURE INC. to any party with whom NEXT ARCHITECTURE INC. has not entered into a contract. This drawing shall not be used for relation to the architectural design. The contractor is to verify all dimensions, elevations and set out points, reporting any errors and/or discrepancies to NEXT ARCHITECTURE INC. prior to construction.

CTR 353 KELOWNA

2479 Hwy 97 N, Kelowna, BC

Legal Description Plan: KAP45081 Lot: 2

Stamp

Scale Project No. 22016 1:1 Drawn By Checked By Approved By Checker Approver

Drawing PROPOSED

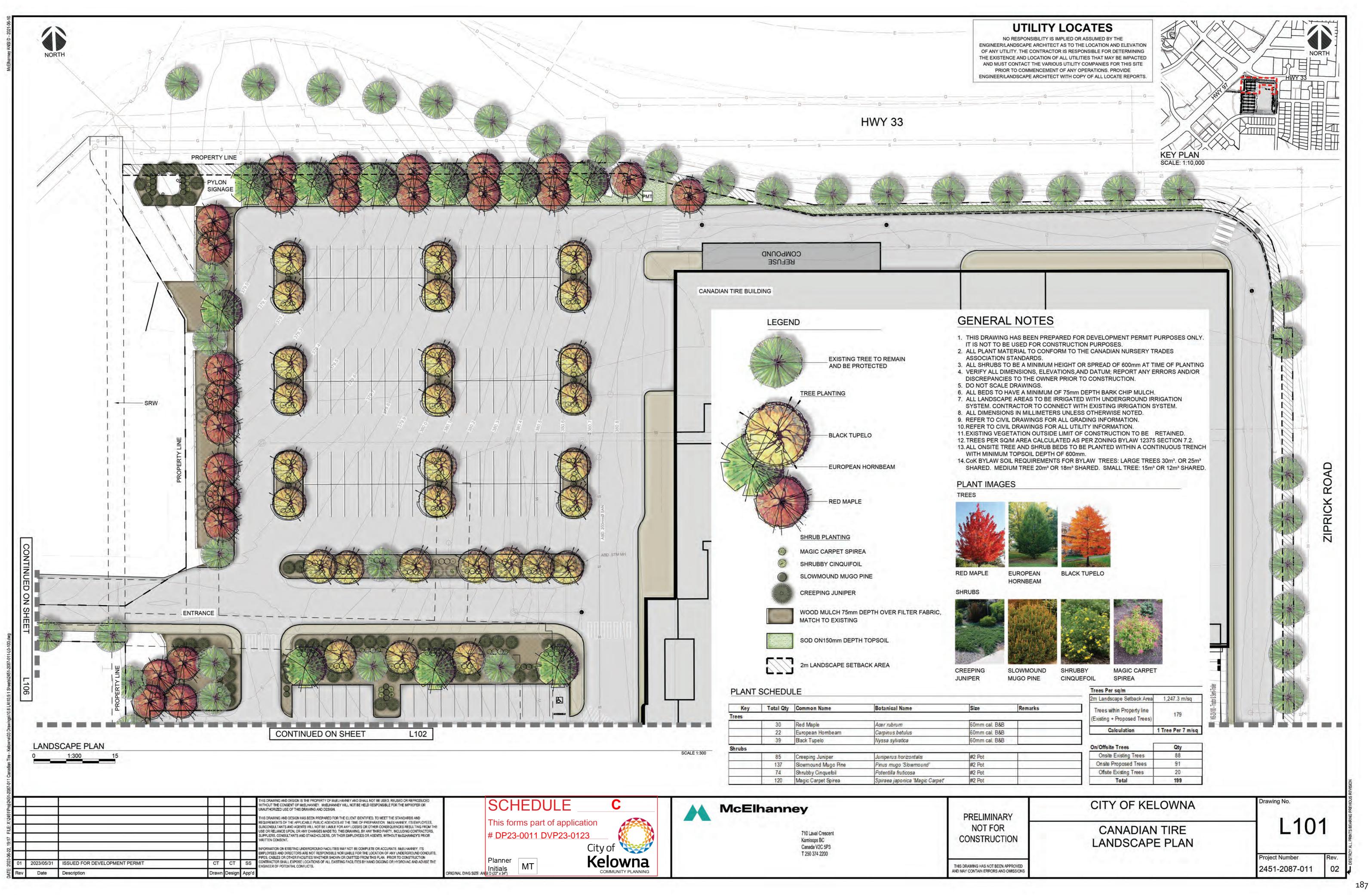
MATERIALS

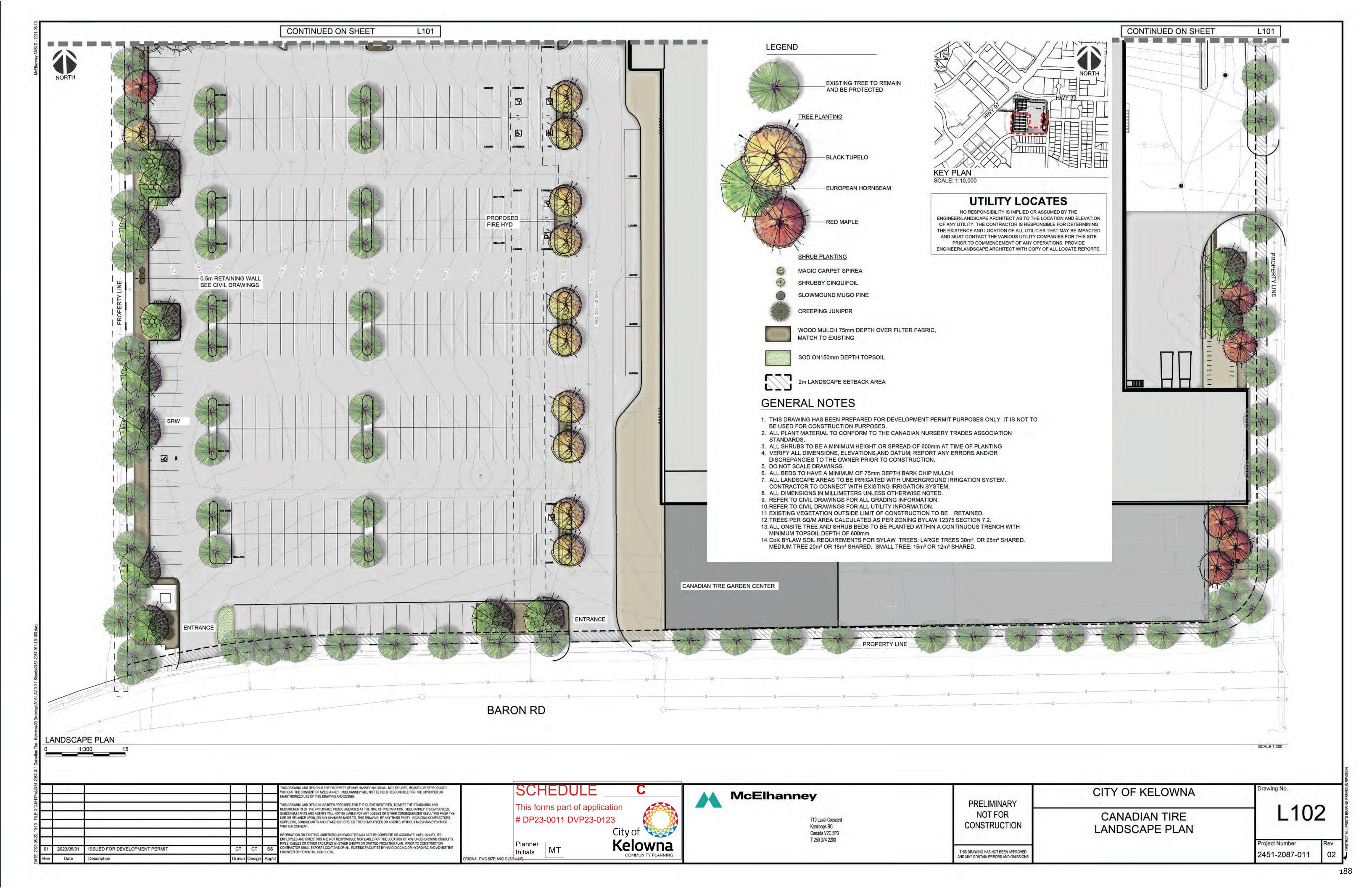
Sheet No. **A.64** Revision No.

302, Alberta Block

10526 Jasper Avenue NW **Edmonton AB**

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FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

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

SECTION 6.o: RETAIL, COMMERCIAL AND INDUSTRIAL							
RA	ATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
(1	is least complying & 5 is highly complying)						
6.:	ւ General Guidelines						
6.:	1.1 Relationship to the Street	N/A	1	2	3	4	5
a.	Orient the long side of each building to be parallel to the public street.					✓	
b.	Locate entries to be visible and directly accessible from the public street.		√				
C.	For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.						✓
d.	Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.			✓			
6.:	1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a.	Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b.	Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						\
C.	Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						✓
d. • •	Distribute trees and landscaping throughout the site in order to: Soften property edges facing the street; Define internal roads, pedestrian routes, and open spaces; Create pleasant pedestrian conditions; Screen parking, loading, service, and utility areas; Manage stormwater on-site; and Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; Use permeable materials such as paving blocks or permeable					 	√
	concrete in parking areas to maximize rainwater infiltration.					\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
f. •	Pedestrian pathways should provide clear sight lines and connect the following: Parking areas to building entrances; Main building entrances to public sidewalks (where applicable);						√
•	Main building entrances to transit stopes (where applicable); Between buildings on adjacent lots.						
g.	Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and						✓



	distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.						
h.	Base new development on an internal circulation pattern that						/
11.	allows logical movement throughout the site and that will						V
	accommodate, and not preclude, intensification over time.						
6 4	.3 Site Servicing, Access, and Parking	N/A	_				_
	<u>- </u>	IN/A	1	2	3	4	5
a.	Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.						√
b.	Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.						✓
C.	The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.				✓		
d.	Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.					✓	
e.	Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.				√		
f.	Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by:					√	
•	Integrating these facilities into the footprint of the building; or						
•	Screening using fencing, walls, and/or landscaping						
6.1	.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a.	Avoid facing unarticulated facades to the street and use				√		
	projections, recesses, arcades, awnings, color, and texture to						
	improve the pedestrian experience						
b.	Design primary entrances to face the street, exhibit design						√
	emphasis, and provide weather protection by means of canopy or recessed entry.						
C.	Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial						√
	building, a large format retail mall).						
d.	Design signage as an integral element of the building's façade and						√
	to be compatible in scale and design with the design, color and material of the building.						
e.	Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and						✓
	signage back-lit signs from dominating the site.						
f.	Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					
~	Provide weather protection at building entrances close to transit						/
g.	Provide weather protection at boilding entrances close to transit						√
l	stops, and in areas with podostrian amonities						
h	stops, and in areas with pedestrian amenities.						,
h.	Incorporate substantial, natural building materials such as						√
	Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						
h.	Incorporate substantial, natural building materials such as						✓ ✓



6.3 Large Format Retail							
6.3.1 Relationship to the Street	N/A	1	2	3	4	5	
a. Locate active uses at grade, such as restaurants, boutique shops,		✓					
food concessions and waiting areas and use clear windows and							
doors to make the pedestrian level façade highly transparent							
6.3.2 Site Planning and Landscaping	N/A	1	2	3	4	5	
a. Break parking areas into smaller blocks defined by landscaped						✓	
islands and pedestrian paths (min. 1.5 m wide) in order to							
minimize the amount of paved areas.							
b. Design the internal circulation pattern to have direct connections						✓	
to surrounding streets.							
c. Provide publicly-accessible open space on-site to provide places to		√					
linger.							
d. Provide site furnishings, such as seating, bike racks, and shelters					✓		
at building entrances and amenity areas.							
6.3.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5	
a. Provide sheltered bicycle parking in visible and well-lit locations					√		
near building entrances and pedestrian walkways.							
6.3.4 Building Articulation, Features & Materials	N/A	1	2	3	4	5	
a. Design the façade of buildings with multiple storefronts so that	✓						
each is defined through individual signage, entrances, canopies,							
and/or materiality.							
b. Wrap large format retail uses with smaller retail units around the		√					
periphery with individual entries accessed from the fronting							
sidewalk or open space.							



PHASE SIGNOFF

ISSUED FOR DP UPDATE Package Signoff: Name (Printed):

Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project; and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical
Documentation stages of this project. Any major
design concept and/or floor plan changes
hereafter approval of this package may be subject
to additional fees, at the discretion of the ISSUED / REVISION

2 | 2023.06.16 | ISSUED FOR DP UPDATE

1 2023.05.25 ISSUED FOR DP **DO NOT SCALE DRAWINGS** This drawing has been prepared solely for the use of CANADIAN TIRE CORP.. There are no representations of any kind made by NEXT ARCHITECTURE INC. to any party with whom NEXT ARCHITECTURE

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CTR 353 KELOWNA

2479 Hwy 97 N, Kelowna, BC

Legal Description

Plan: KAP45081 Lot: 2

Scale Project No. 22016

Checked By Drawn By

> Drawing COVER

> > Sheet No.

Revision No.

302, Alberta Block 10526 Jasper Avenue NW Edmonton AB T5J 1Z7

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CTR 353 KELOWNA ISSUED FOR DEVELOPMENT PERMIT ISSUE DATE: JANUARY 12, 2023

- IMAGE FOR ILLUSTRATION PURPOSES ONLY -





1 MAIN ENTRANCE PERSPECTIVE SCALE:

2 MAIN ENTRANCE PERSPECTIVE 2
SCALE:



ORDER PICK-UP

3 OVERALL PERSPECTIVE 1
SCALE:

4 OVERALL PERSPECTIVE 2
SCALE:



ISSUED / REVISION

2 | 2023.06.16 | ISSUED FOR DP UPDATE ISSUED FOR DP 1 2023.05.25

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CTR 353 KELOWNA

2479 Hwy 97 N, Kelowna, BC

Legal Description

Plan: KAP45081 Lot: 2

22016 Checked By

Drawing

3D RENDERS

A.90

PHASE SIGNOFF

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presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further

development of the project will be completed in

upcoming Design Development and Technical
Documentation stages of this project. Any major
design concept and/or floor plan changes
hereafter approval of this package may be subject
to additional fees, at the discretion of the

Package Signoff:

Revision No.

302, Alberta Block 10526 Jasper Avenue NW Edmonton AB T5J 1Z7

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1 FRONT EXIT CANOPY OPTION BLACK
SCALE:

2 | FRONT ENTRANCE CANOPY OPTION BLACK SCALE:



3 EYE LEVEL MAIN ENTRANCE PERSPECTIVE SCALE:



2 2023.06.16 ISSUED FOR DP UPDATE
1 2023.05.25 ISSUED FOR DP

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ISSUED / REVISION

CTR 353 KELOWNA

Address 2479 Hwy 97 N, Kelowna, BC

Legal Description

Plan: KAP45081 Lot: 2

Scale Project No. 22016

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IA Checker Appro

Drawing

3D RENDERS

Sheet No. **A.9**

Signature:

Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project; and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes hereafter approval of this package may be subject to additional fees, at the discretion of the Architect.

PHASE SIGNOFF

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Package Signoff:

Name (Printed):_

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Revision No.



INTERIOR ENTRANCE PERSPECTIVE SCALE:



2 INTERIOR VESTIBULE EXIT PERSPECTIVE SCALE:



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CTR 353 KELOWNA

2479 Hwy 97 N, Kelowna, BC

Legal Description

Plan: KAP45081 Lot: 2

Scale

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Drawing

3D RENDERS

Sheet No. **A.92** Revision No.

302, Alberta Block 10526 Jasper Avenue NW Edmonton AB T5J 1Z7 P 780 702 2462

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3 FRONT EXIT CANOPY OPTION WOOD SCALE:



Development Permit & Development Variance Permit

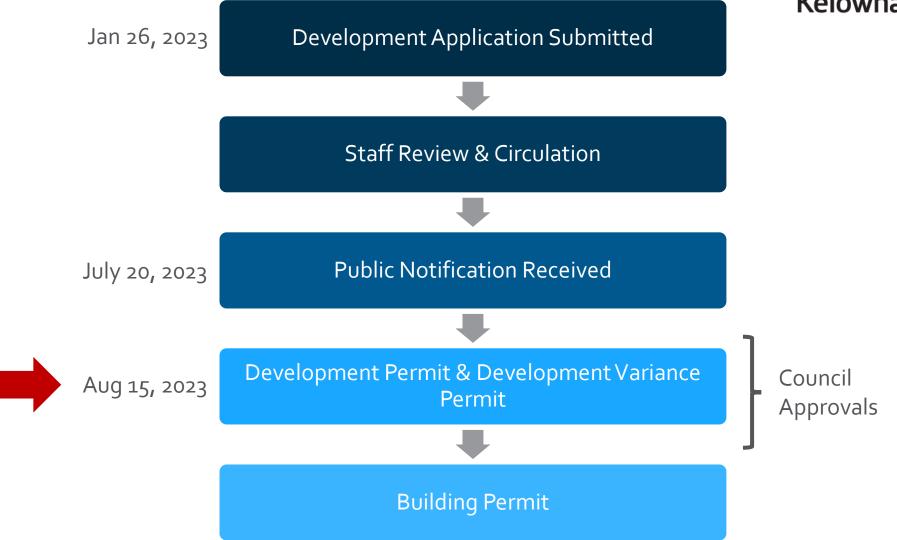


Purpose

➤ To issue a Development Permit for the form and character of Canadian Tire and a Development Variance Permit to vary the maximum number of signs.

Development Process





Context Map **Walk Score** Keehn Rd **Transit Score** Enterprise hay Highway 33 W **Bike Score** Terai Rd Baron Rd Springvalley Middle School Elwyn Rd 199 Renfreur

Subject Property Map





Technical Details

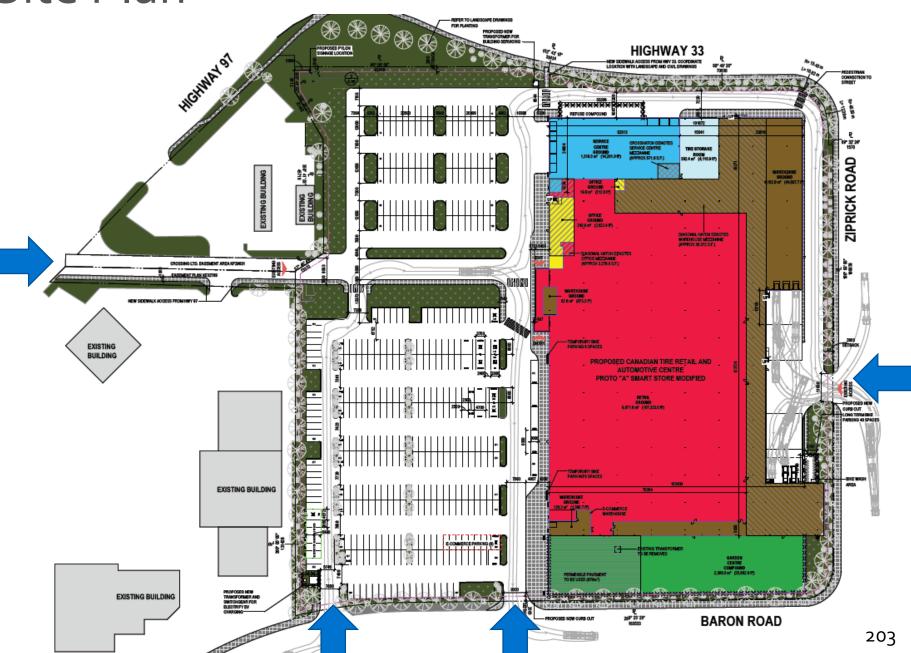
- ► Canadian Tire
 - ▶ Retail store
 - Automotive service centre
 - Garden centre
 - Warehouse
- ▶ 402 vehicle parking stalls
- ▶ 179 on-site trees
 - ▶ 88 existing trees protected



Variances

- ➤ Vary the maximum number of illuminated Fascia Signs per business from 2 to 10
- ► Vary the maximum number of non-illuminated Fascia or Window signs per business from 2 to 4

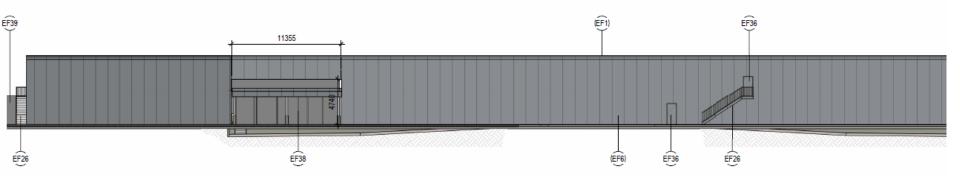
Site Plan

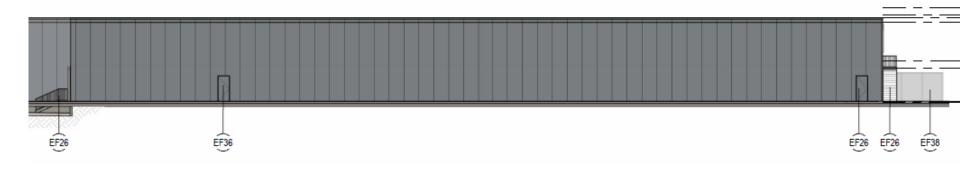


Elevation – West

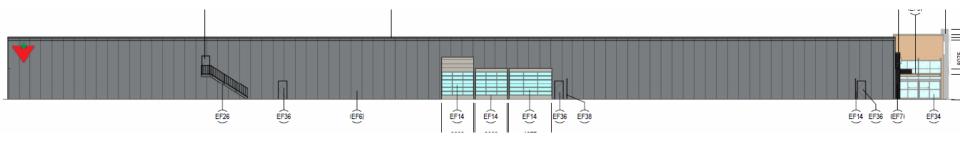


Elevation – East

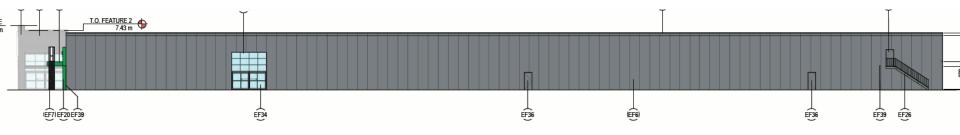




Elevation – North



Elevation – South



Materials Board



Landscape Plan - North



Landscape Plan - South



Rendering – Front Entrance



Rendering – Front Entrance





OCP Design Guidelines

- Provide direct, safe, continuous and clearly defined pedestrian access from the surrounding road network, sidewalks and transit stops to the building entrance
- ▶ Use trees to define the public realm, soften property edges, and break up large rows of parking
- Design primary building entrances to exhibit design emphasis, provide weather protection with canopies and use natural building materials including masonry and wood



Staff Recommendation

- ➤ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - Aligns with OCP Design Guidelines for Commercial Development
 - ▶ Variances are due to size of single tenant development
 - Signage does not overwhelm the site

REPORT TO COUNCIL TEXT AMENDMENT

Date: July 24, 2023

To: Council

From: City Manager TA23-0006



1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing Section 10 – Agriculture and Rural Residential Zones as identified in Schedule "A" and outlined in the Report from the Development Planning Department dated July 24, 2023 be considered by Council;

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

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

2.0 Purpose

To amend the Zoning Bylaw A1 – Agriculture zone in order to change regulations for secondary residences within the Agricultural Land Reserve.

3.0 Development Planning

As part of Council Priorities 2023-26 – Agriculture "Review the Agriculture Plan with respect to secondary uses", staff reviewed the agricultural plan, related bylaws and presented Council with options to help achieve Councils' strategic objectives. The proposed text amendments are based on Council direction to align the A1 Agriculture Zone and secondary residence regulations with the provincial Agricultural Land Commisssion.

Staff are proposing to align the regulations 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 1.0 ha in size or greater;
- All secondary residences must be located within the designated and covenanted residential footprint area as per the Official Community Plan (OCP) Farm Protection DP Guidelines;
- The maximum floor area of the secondary residences is 90 m² or 986 ft² for properties under 40.0 ha in size;
- The maximum floor area of the secondary residences is 186 m² or 2,002 ft² for properties over 40.0 ha in size;

- The maximum size of the principal dwelling must be 500 m² or less; and
- The secondary residence could not be subdivided, or strata titled.

The proposed changes 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.

3.1 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.

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.

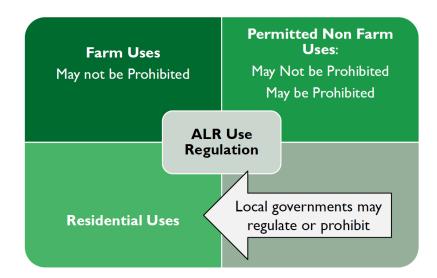
- For properties up to 40.0 ha and that have a principal dwelling that is less than 500 m², a 90 m² additional residence is permitted.
- For properties that are over 40.0 ha, a second residence up to 186 m² is permitted. There are conditions associated with the size of the principal dwelling.

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 50 m²). 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 1,946 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	1,296
> 2 ha (current	1,087
minimum size for	
secondary residence)	
Greater than 40 ha	33

GIS analysis shows that 1,329 parcels in the ALR are over 1.0 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.

4.0 Current Development Policies

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

Objective 8.1 Protect	and preserve agricultural land and its capability		
Policy 8.1.1. Protect	Retain the agricultural land base by supporting the ALR and by		
Agricultural Land	protecting agricultural lands from development. Ensure that the primary use		
	of agricultural land is agriculture, regardless of parcel size.		
	The intent of the secondary residences is to directly support farming families and		
	agricultural businesses. Residential footprint area requirements help mitigate		
	residential impact on agricultural land.		
Policy 8.1.9 Farm	As a first option, encourage farm help housing to be located within		
Help Housing	the Permanent Growth Boundary, providing access to amenities for workers.		
	As a second option, accommodation for farm help on agricultural land on the		
	same farm unit, where approved by the ALC, will be considered only when:		
	Agriculture is the principal use on the parcel; and		
	The applicant demonstrates that on-site housing for farm workers is		
	necessary for the overall operation of the farm. The primary		

	consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.
	Temporary farm working housing, such as bunkhouse accommodation on non-permanent foundations, is the preferred solution where farm worker housing is justified.
	Farm Help Housing is in increasing demand in the Okanagan, the flexibility to have a secondary residence for farm help directly supports the farming community.
Policy 8.1.10 Homeplating	Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontag.
	The secondary residence would only be permitted within the designated residential footprint area which supports our homeplating policy direction.

Objective 8.4 Stop u	rban sprawl into Rural Lands
Policy 8.4.2.	Discourage further subdivision of properties outside the Permanent Growth
Discourage	Boundary.
Subdivision	Subdivision of any secondary residence would not be permitted.
Policy 8.4.3. Housing	Discourage additional residential development (both expansions and new
in Agricultural Areas	developments) in areas surrounded by ALR and non-ALR agricultural lands.
	Secondary suites may be permitted in a permitted primary dwelling. Carriage
	houses may be considered on Rural Residential lands where the property is 1.0
	hectares or greater and where proposal is consistent with the Farm Protection
	Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.
	The proposed changes would be considered an extension of this policy and would
	allow for carriage house options on ALR land over 1.0 ha

5.0 Application Chronology

Application Accepted: City Initiated

Public Information Session: N/A
Neighbourhood Notification Summary Received: N/A

Report prepared by: Wesley Miles, Planner Specialist

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

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

Attachments:

Schedule A: A1 – Agriculture - Text Amendments

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



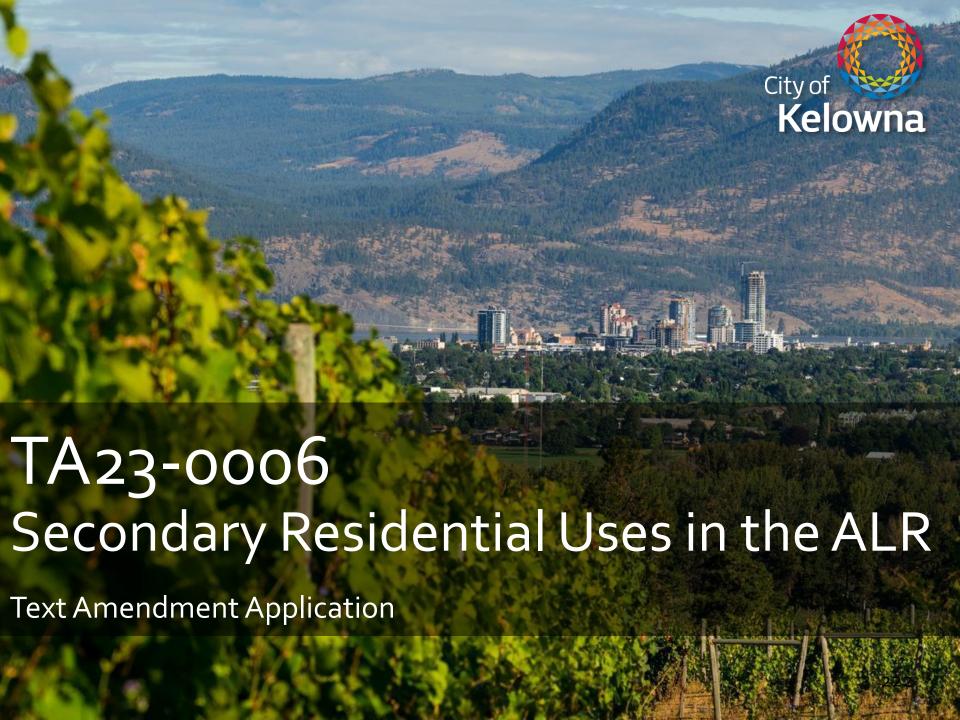
TA23-0006 Schedule A – Proposed A1 Text Amendments

Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 10.3.11 — Permitted Land Uses	Lots with carriage houses in the A1 zone must have a minimum lot area of 20,000 m². Mobile homes may be used as carriage houses in the A1 zone.	Lots with carriage houses in the A1 zone must have a minimum lot area of 10,000 m². Mobile homes may be used as carriage houses in the A1 zone.	Reduce to minimum property size from 2.0ha to 1.0ha. The ALC does not have a minimum property size requirement. The 1 ha minimum is to maintain the Okanagan Basin Water Board requirements.
2.	Section 10.3 – Permitted Land Uses (Carriage House Row & A1 Column)	S ·2 , ·11	S .11	The deletion of this footnote allows more than one secondary use to exist on the property (i.e. one secondary suite and one carriage house) To remove the restriction of the number of secondary dwellings and align with the provincial ALC regulations.
3.	Section 10.5.1 — A1 Agricultural and Development Regulations	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	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	To allow for larger carriage houses on properties over 40 ha in size and align the with provincial ALC regulations.



No.	Section	Current Wording	Proposed Wording	Reason for Change
		be registered for carriage	be registered for carriage	
		houses.	houses. <u>The maximum gross</u>	
			floor area for a carriage house	
			on any lot 40,000 m² or larger	
			<u>is 186 m².</u>	
4-	Section 10.5 - A1 Agricultural and Development Regulations (Single Detached Housing Row & Max. Gross Floor Area Column)	n/a ·¹	500 m ² .1	The maximum size for a Single Detached House in the ALR is 500 m2 as required by ALC regulation.





Purpose

➤ To consider a Text Amendment application to the A1 – Agriculture Zone to change regulations to secondary residences within the Agricultural Land Reserve.

Development Process



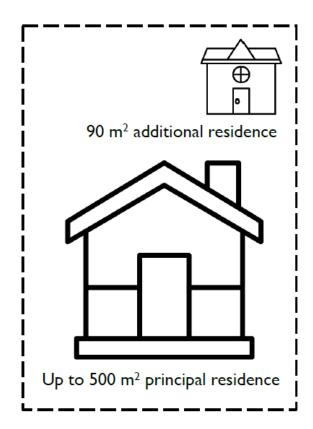




Legislation

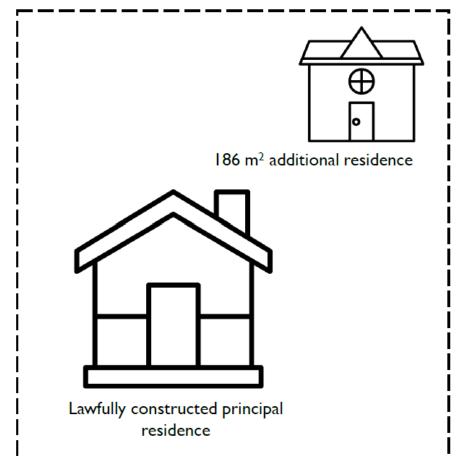
- ▶ (2021) ALC regulation allows a secondary dwelling for select properties within the ALR.
 - ► For properties up to 40 ha and have a principal dwelling that is less than 500 m², a 90 m² additional residence is permitted.
 - ▶ For properties that are over 40 ha, a second residence up to 186 m² is permitted. 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

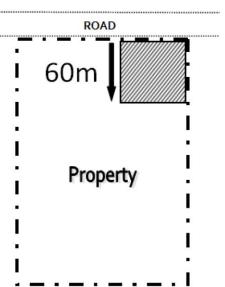
Adopted with Zoning Bylaw #12375

- 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 90 m² or 986 ft²;
- The maximum size of the principal dwelling must be 500 m² 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 2,000 m² (0.2 ha) for the principal dwelling and 1,000 m² (0.1 ha) 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 30 m².



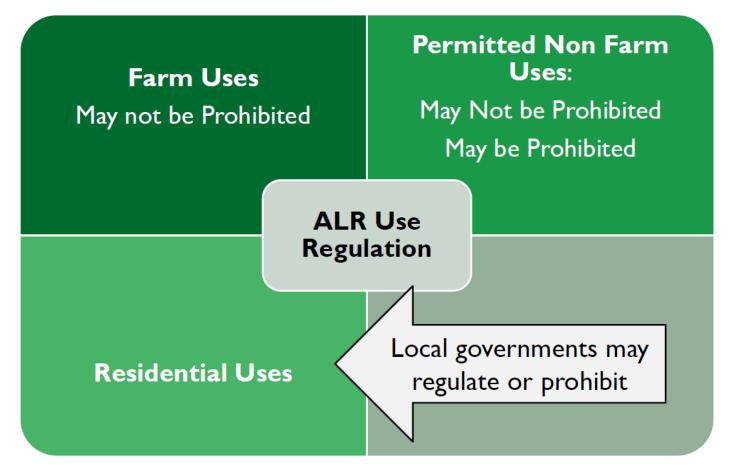




Property size	Number of properties
Less than 1 ha	617
1 ha to 40 ha	1,296
> 2 ha (recommended minimum size for secondary residence)	1,087
Greater than 40 ha	33

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





Proposed 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 986 ft² for properties under 40 ha in size;
 - The maximum floor area of the secondary residences is 186 m² for properties over 40 ha in size;
 - The maximum size of the principal dwelling must be 500 m² or less; and
 - The secondary residence could not be subdivided, or strata titled.



- ➤ 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 1 ha 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

CITY OF KELOWNA

BYLAW NO. 12560 TA23-0006 — Amendments to Secondary Residences in the ALR

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. Section 10 Agriculture & Rural Residential Zones, Section 10.3 Permitted Land Uses, FOOTNOTES ¹¹ be amended by deleting "20,000 m²" and replacing it with "10,000 m²";
- 2. AND THAT Section 10 Agriculture & Rural Residential Zones, Section 10.3 Permitted Land Uses, Carriage House be amended by deleting "S .2, .11" under "A1" and replacing it with "S .11";
- 3. AND THAT Section 10 Agriculture & Rural Residential Zones, Section 10.5 A1 Agricultural and Development Regulations, FOOTNOTES ¹ be amended by adding the following after "registered for carriage houses.":

"The maximum gross floor area for a carriage house on any lot 40,000m2 or larger is 186 m2.";

- 4. AND FURTHER THAT Section 10 Agriculture & Rural Residential Zones, Section 10.5 A1

 Agricultural and Development Regulations, Single Detached Housing be amended by deleting "n/a .1" under "Max. Gross Floor Area" and replacing it with "500 m² .1";
- 5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24th day of July, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna	a this
	Mayor
	City Clerk

REPORT TO COUNCIL



Date: May 15, 2023

To: Council

From: Divisional Director of Planning and Development Services

Department: **Development Planning**

Kettle Valley Holdings Ltd. Inc Application: OCP23-0001 & Z23-0001 Owner:

No 551772

Placemark Design Studio Inc. – Address: 410 Providence Ave Applicant:

Theo Finseth

Subject: OCP Amendment, Rezoning Application

Existing OCP Designation: EDINST - Educational / Institutional and PARK - Parks

S-RES – Suburban Residential and S-MU – Suburban Multiple Unit and **Proposed OCP Designation:**

PARK - Parks

Existing Zone: P2 - Education and Minor Institutional

RU1 – Large Lot Housing and RU2 – Medium Lot Housing and RU3 -Proposed Zone:

Small Lot Housing and MF2 – Townhouse Housing and P3 – Parks and

Open Space

Recommendation 1.0

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;

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.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

3.0 Development Planning

Staff are recommending support for the proposed Official Community Plan (OCP) and Rezoning Application to accommodate future subdivision and development on the subject property. The proposal is consistent with the existing residential makeup of the Kettle Valley neighborhood and the development form provides a variety of housing types in keeping with the neighbourhood context.

The proposal offers substantial park dedication (2.51 ha) and development including a full-size soccer field, gathering pavilion, and community green space as neighborhood amenities. Further amenities include an expanded trail network connecting Quilchena Park to Main Street Park. The proposed park will be fully constructed as part of the overall project which meets and exceeds overall parks planning policies and objectives of the OCP. The applicants are also voluntarily contributing \$240,000 to the Frost Road extension project which is intended to help advance the road project for earlier completion. The extension would provide additional north-east transportation route options for the proposed development and help distribute traffic coming from the upper Mission.

The site layout utilizes the existing topography, maintains existing view corridors, and is sensitively integrated against adjacent upslope residences. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 <u>Background</u>

The subject property is primarily designated EDINST - Educational/Major Institutional as it was previously earmarked for a school site dating back to 1996. In November of 2012, School District #23 elected not to pursue their option to purchase the property and in 2015 an agreement was reached to relinquish all further rights of SD23 in the property to Kettle Valley Holdings Ltd.

An OCP and Text Amendment application was made for the property in 2016 and proposed 82 units in a mix of single family and multi-family dwellings with 20% park dedication. The application also includes relocation of the Soccer Field, front access garages located on large lots.

An OCP and Text Amendment application was made for the property in 2020 and proposed 67 units of Single Detached Dwellings with 25% park dedication. The application also included a 'Super 8' Soccer Field, lane accessed homes, and 5m greenway through the site.

The site had an existing 64m x 100m sports field which was originally developed by Kettle Valley in partnership with the city. The field was leased to the City of Kelowna but the lease was not extended and is currently not in use.

Kettle Valley Comprehensive Residential Development zone allowed for a maximum density of 1028 units. The current neighbourhood proposal build-out will result in approximately 1019 units.

4.2 <u>Project Description</u>

The applicant has applied for a OCP and Rezoning application to accommodate a future subdivision which will be accessed from two primary access points on Quilchena Drive. The proposal is for 99 units with a diversity of unit types including: Single Detached Dwelling, Duplex Housing, and Townhouses. The proposal maintains the same density as the 2020 proposal just in a smaller buildable area as a result of additional park land being dedicated from the previous proposal. The subdivision would be accessed by a looping municipal road and there would be a cul-de-sac adjacent to Quilchena Park.

The units will be located on a large portion of the site that is relatively flat. The land use plan aims to avoid slopes that run along the south portion of the site. The proposed lots will be accessed via laneways to screen garages and encourage front door connection to the streetscape contributing to the overall feel of the Kettle Valley Community.

Park and Open Space

The proposed park space totals 2.51 hectares in size which is about 44% of the total property. The full-size soccer field is 90m x 60m. Quilchena Park and Main Street Park will be connected by a linear park section to provide connectivity through the site and to the overall park space within Kettle Valley.

Transportation

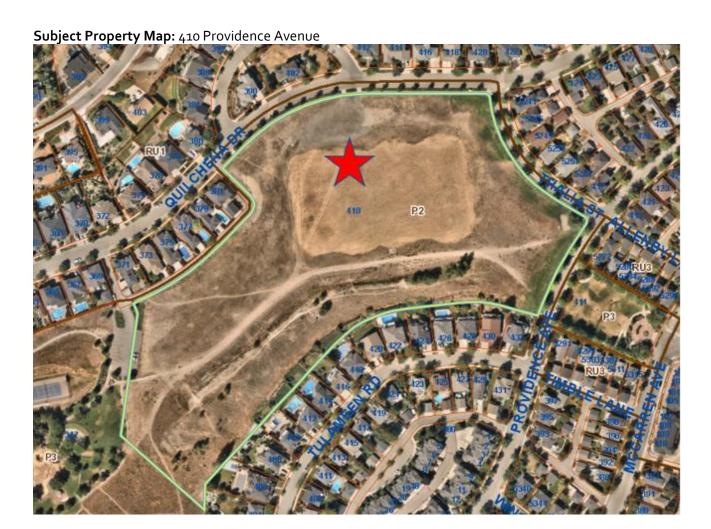
Based on the traffic impact letter provided by the applicants (Attachment B) by Howes Technical Advantage Ltd., April 11, 2023, the 99 units proposed in the development would represent about 3-8% of peak hour traffic to the local road network and specifically the Frost Road Extension. The Frost Road construction project would connect Chute Lake Road, at the Chute Lake Crescent intersection, to the existing section of Frost Road to the east. The construction project is estimated at a cost of approximately \$3 million. The voluntary contribution by the applicant would be \$240,000 which is 8% of the estimated cost of the road extension project. The extension would provide additional north-east route options for the neighbourhood and help distribute traffic coming from the upper Mission.

4.3 Site Context

The subject property is located in the South Mission in the heart of the Kettle Valley neighbourhood and is approximately 14.11 acres in size. The property has three fronting roads, Providence Avenue, Thalia Street and Quilchena Drive. The surrounding neighbourhood is single family residential and has a number of existing park areas including Quilchena Park and Main Street Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning Land Use		
North	RU1 – Large Lot Housing	Single Family Residential	
East	RU1 – Large Lot Housing, P3 – Parks and Open Space	Single Family Residential and Park	
South	RU1 – Large Lot Housing	Single Family Residential	
West	RU1 – Large Lot Housing, P3 – Parks and Open Space	Single Family Residential and Park	



5.0 Current Development Policies

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

The Big Picture: 10 Pillars to Realize our Vision

- 1) Take Action on Climate / Protect and Restore Environment: Half of the vacant 14-acre site is being preserved for park land, community amenity, and greenspace. The result is only half of the land is being developed for residential uses.
- **2)** Incorporate Equity into City Building / Promote more Housing Diversity: The proposal identifies a variety of housing types from large, medium, and small lots to townhouses. This housing variety will likely offer differing price points and better meet the OCP's objectives for more ground oriented multi-unit housing.

Objective 7.1 Creat	te more complete communities in Suburban Neighbourhoods.	
Policy 7.1.1 Area	Support development that is consistent with adopted Area Structure Plans	
Structure Plan	(ASPs) in Suburban Neighbourhoods.	
Consistency	The Kettle Valley Community had residential unit limit of 1028 units. This final phase	
·	of the development will result in less than the intended maximum number of units.	
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.	
	The site will be entirely made up of low-density and ground-oriented housing types.	
	These units are being proposed on half of the developable footprint of the site.	
Policy 7.2.3	Integrate the design of active parks with adjacent natural areas while maintaining	
Integrate Nature	individual park standards. Reduce the impacts of parks on adjacent natural	
	systems.	
	Natural areas and hillsides are being preserved and avoided. Existing parks are being	
	tied into the design and being expanded upon.	
Objective 7.3 Des	ign Suburban Neighbourhoods to be inclusive, safe and to foster social	
interaction		
Policy 7.3.1 Private	Encourage the development of private open space amenities as part of new multi	
Open Space	unit residential development in Suburban Neighbourhoods.	
	Large portion of the site is preserved for private open space with the creation of a	
	community green space and construction of gathering pavilion.	

Objective 10.1 Acq	Objective 10.1 Acquire new parks to enhance liveability throughout the City.		
Policy 10.1.3 Park	Serve growth, particularly in Urban Centres and the Core Area, and other areas		
Acquisition	of multi-family residential development characterized by limited private outdoor		
Priorities	recreational space.		
	Development is partially characterized by proposed multi-family development, park		
	dedication will serve this growth.		
Policy 10.1.6 Park	In phased developments, ensure that park needs are met by requiring that all		
Designation	future parks and open space networks are identified and confirmed through		
Phasing	zoning prior to the residential development that relies on them.		

	Proponent has indicated a phased approach to park development, having some park elements ahead of residential development.
Policy 10.1.19	Services and standards shall be in accordance with the City of Kelowna Park
Servicing	Acquisition Guidelines, as amended
Suburban Parks	The park proposal broadly meets Parks Acquisition Guidelines.

Objective 10.2 Ensure parks and public spaces are connected to each other and accessible for all citizens	
Policy 10.2.1	Maximize the value and accessibility of the parks network through landscaped
Connected Parks	and pedestrian-friendly connections.
	Proponent has maintained and proposed improvements to pedestrian connection
	through the site, improving overall community connectivity.
Policy 10.5.5	Encourage partnerships with other agencies and community groups to deliver
Community	high quality public space and park amenities, as well as maintenance agreements.
Partnerships	Proponent is proposing park dedication and development which exceed City
	standards of 2.51 ha (6.2 ac).

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

- Refer to Development Engineering Memo dated April 17, 2023.

7.0 Application Chronology

Date of Application Accepted: January 9, 2023
Date Public Information Session: March 8, 2023

Report prepared by: Jason Issler, Planner I

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Rationale and Proposed Land Use Designations

Attachment B: Traffic Engineering Opinion Letter Re: Frost Road Extension

Map A: OCP Amendment
Map B: Zoning Amendment

CITY OF KELOWNA

Initials

WM

MEMORANDUM

Date: February 7, 2023 April 17, 2023

File No.: Z23-0001

To: Community Planning Manager (WM)

From: Development Engineering Manager (NC)

Subject: 410 Providence Ave (Rev 1) Rezoning

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from P2 – Educational and Minor Institutional to RU1 – Large Lot Housing, RU2 – Medium Lot Housing, RU3, Small Lot Housing, MF2 - Townhouse Housing, and P3 - Parks and Open Space to accommodate a 99 unit, single family, duplex and townhouse residential development.

The Development Engineering Technician for this file is John Filipenko (jfilipenko@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first,
- b. On-site/internal utility and transportation servicing requirements will be established at time of Subdivision. In order to determine that the City's utility networks can support the proposed zones, as a condition of rezoning the Developer must prepare a Functional Servicing Report specific to this development to identify any offsite utility servicing needs in accordance with Subdivision, Development, and Servicing Bylaw 7900 requirements. Please contact the Development Technician for this file to arrange Terms of Reference for the study.
- c. The City will accept a voluntary direct funding contribution of \$240,000.00 toward the Frost 1 Road Extension DCC project (Killdeer Rd to Chute Lake Rd), in addition to their required contribution to the City's Road DCCs, as proposed by the Applicant. The voluntary contribution is intended to help advance the road project for earlier completion in order to receive the anticipated benefits of improved accessibility to and from the proposed development.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the 551 m pressure zone of the City of Kelowna Water Supply Area.
- b. The Developer's Consulting Engineer will determine the domestic water servicing and fire protection requirements for this development. The minimum available fire flow for High-Density Residential Lots is 150 L/s. If upgrades are necessary to achieve adequate servicing

- or fire flow, the Developer must complete any such upgrades at their cost and any obsolete services must be fully decommissioned at the main.
- c. The Developer must demonstrate that both the calculated FUS fire flow demand or any internal building sprinkler demands within the proposed development does not exceed the Bylaw 7900 requirement of 150 L/s for High-Density Residential land use.
- d. Please contact the development technician for this project to arrange for formal engineering modeling analysis of the City Network's ability to adequately supply the subject property.

3. SANITARY SEWER SYSTEM

- a. 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.
- b. Provide full build out unit counts for all phases of this development. Please contact the development technician for this project to arrange for formal engineering modeling analysis of the City Network's ability to adequately supply the subject property.

4. STORM DRAINAGE

- a. At time of Subdivision, the Developer must engage a Consulting Engineer to prepare a Stormwater Management Report that addresses the requirements of Bylaw 7900, including accommodation of upstream systems and mitigation of impacts on downstream systems.
- b. At time of Subdivision, the Developer must engage a Consulting Engineer to prepare 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;
 - 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*. Explore opportunities for decentralized storage throughout the drainage corridors.
 - 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. Registration of 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 will be required at time of Subdivision. Show details of dedications, rights-of-way, setbacks and non-disturbance areas.

5. ROADWAY AND STREETSCAPE

- a. Internal road network criteria and access locations to Quilchena Drive will be established at time of Subdivision.
- d. 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.
- e. 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.

6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed services and 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.

7. **GEOTECHNICAL STUDY**

- a. Provide a Geotechnical Report prepared by a Professional Engineer competent in the field of geotechnical or hydrogeological engineering as applicable at time of Subdivision.
 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, sulphate content, unsuitable soils such as organic material, etc);
 - iv. Any special requirements for construction of roads, utilities, and building structures;

- v. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site:
- vi. Identify slopes greater than 30%;
- vii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations;
- viii. Any special requirements that the proposed development should undertake so that it will not impact the banks(s), including erosion and structural requirements;
- ix. Recommendations for items that should be included in a Restrictive Covenant;
- x. Recommendations for erosion and sedimentation controls for water and wind;
- xi. Any items required in other sections of this memo;
- xii. Recommendations for roof drains, perimeter drains, and septic tank effluent on the site;
- b. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:
 - i. 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.
 - ii. 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*).
 - iii. Where walls are on the high side of a municipal road and retaining private property, the City's preference is that the walls are situated on private property. Where the walls are retaining a municipal road, the City's preference is that the wall be located within the ROW, with additional dedication provided for maintenance and equipment access. Geogrids or tie-backs for private walls must not encroach into municipal ROW.
- c. 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.
- d. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS.
- e. Any exposed natural rock surface or constructed rock cut that has the potential for materials to displace, causing a hazardous condition, must be reviewed by a qualified professional engineer, with appropriate measures undertaken as prescribed by the engineer for rockfall hazard mitigation. For adequate Rockfall Protection adjacent to walls and rock cuts, refer to BC MoTI Supplement to TAC Geometric Design Guide Figure 440-H, which outlines a ditch

bottom width depending on wall height. Additional ROW may be required to accommodate catchment ditches adjacent to municipal roads. Sidewalks and utilities should be kept out of rockfall catchment area.

8. <u>DESIGN AND SECURITY FOR OFFSITE WORKS</u>

- a. Offsite Works and Services may be required of this development as a condition of Rezoning. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to adoption of the rezoning bylaw.
- 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.

Nelson Chapman, P.Eng.

Development Engineering Manager

JF



KETTLE VALLEY LEGACY NEIGHBOURHOOD

OCP + Rezoning Application

December 2022





December 7th, 2022

Mr. Wesley Miles,
Planning Specialist + Approving Officer
City of Kelowna
1435 Water Street,
Kelowna, BC, V1Y 1J4
Canada

Re: Kettle Valley Legacy Neighbourhood | OCP + Rezoning Application

Mr. Miles,

On behalf of Kettle Valley Holdings Ltd, Placemark is pleased to submit this OCP Amendment + Rezoning Application for **Kettle Valley's Legacy Neighbourhood**, located within the Village of Kettle Valley.

Please accept this letter and attached documentation as our formal OCP + Rezoning Application for the properties legally described as:

Parcel ID: 027-321-592
Legal Description:
LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT,
PLAN KAP85435

Kettle Valley is nearing its full build out 25 years after the approval of the initial Masterplan and establishment of the CD-2 Zone. The Legacy Neighbourhood presents a significant opportunity to complete the community vision through this final phase. Reimagining the former school site, the Legacy Neighbourhood is the final residential phase within the core of Kettle Valley offering expanded public parkland and recreational amenities — from full-size sports field to community pavilion — along with a range of home options to meet the needs of the community.

In response, the Application includes updated Zone Boundaries and a design summary for the neighbourhood.

This OCP Amendment + Rezoning Application includes:

- All completed Kelowna Application Forms + associated fees;
- Comparison Plans of the current and proposed Zoning conditions;
- Title Certificates for the parcel within Kettle Valley;
- · Community Engagement Summary; and,
- Design Rationale and updated materials illustrating the proposed Legacy Neighbourhood Update and associated Technical Plans.



PARTNERING WITH THE COMMUNITY

Following the July 2021 Public Hearing, Kettle Valley has undertaken extensive community engagement with its neighbours.

The initial community engagement began as a **Listening Tour** in October 2021 to better understand the concerns of the community and adjacent residents. Organized as 6 in-person workshops across three days, the Listening Tour offered the opportunity for over 50 attendees to inform the future development of the 14 Acre Legacy Neighbourhood, including:

- Kettle Valley Merchants
- KV Resident Assoc.
- Chute Lake PAC
- Thalia Residents
- Tulameen Residents
- Quilchena Residents and
- Heart of Kettle Valley representatives.

The Listening Tour recorded the specific concerns, desired program elements and supported design changes for the new Neighbourhood.

In February 2022, Kettle Valley hosted part two of the Community Engagement with a **What We Heard** Tour through a series of 4 in-person meetings and 1 online webinar for community members to participate remotely. The meetings focused on presenting an inventory of the October 2021 Listening Tour findings with a **revised Design Concept** for the Legacy Neighbourhood.

Following the five-month engagement of the community, Kettle Valley Holdings submitted an OCP Amendment + Rezoning Application in March 2022. In support of this application, Kettle Valley hosted an in-person **Public Open House** in April 2022 through 12 illustrated panels highlighting the community feedback, the shared vision, and **the final plan for the Legacy Neighbourhood**.

The Community Engagement has served to:

- Establish direct engagement between residents and Kettle Valley;
- Encourage all sides to be reasonable and cooperative in seeking a viable Plan; and,
- Promote honest dialogue + transparency among participants.



BUILDING A LEGACY

The 14-acre Legacy Neighbourhood design has been re-imagined within the context of the final phase of the Kettle Valley community through extensive community engagement. To develop a residential Legacy Neighbourhood – one worthy of its name – has meant articulating a viable shared vision that balances interests to best complete the community. The attached application meets this goal with a shared vision that has been developed in collaboration + consultation with Kettle Valley residents.

We look forward to working with the City of Kelowna towards a new neighbourhood within the core of Kettle Valley. Should you have any questions over the course of your review, please do not hesitate to contact the Placemark team at 604-365-7574.

Sincerely yours,

Paul Fenske Principal Theo Finseth Partner

Placemark Design + Development



Design Rationale

UNDERSTANDING THE DESIGN

Following the July 2021 Public Hearing, Kettle Valley undertook a three-part community engagement to collaborate with the community in developing a shared vision for Kettle Valley's final phase. Reimagining the former school site, the Legacy Neighbourhood is the final residential phase within the core of Kettle Valley offering expanded public parkland and recreational amenities – from full-size sports field to community pavilion – along with a range of homes options to meet the needs of the community.

The Legacy Neighbourhood proposes a compact, pedestrian-scaled residential Neighbourhood of 99 homes, structured by a local public street, lanes + sidewalks, featuring expanded public parkland with retained grassland hillside, realigned Cedar Creek Path + Wildway, new full-size soccer field, Orchard Meadows and Community Green with gathering Pavilion to celebrate the heart of Kettle Valley.

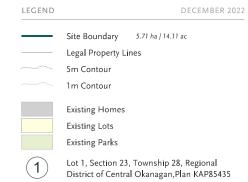
Today, our challenge is to provide homes that address the needs of the community - younger homebuyers and families, as well as downsizers wanting to stay within Kettle Valley. The emphasis on compact village homes, aims to achieve a complete market offering for a diverse range of residents. The Legacy Neighbourhood update realizes a range of urban homes – from single-family, duplexes and townhomes – all set within the heart of the existing Village of Kettle Valley.

In keeping with the established Kettle Valley design principles, the design resubmission proposes the following:

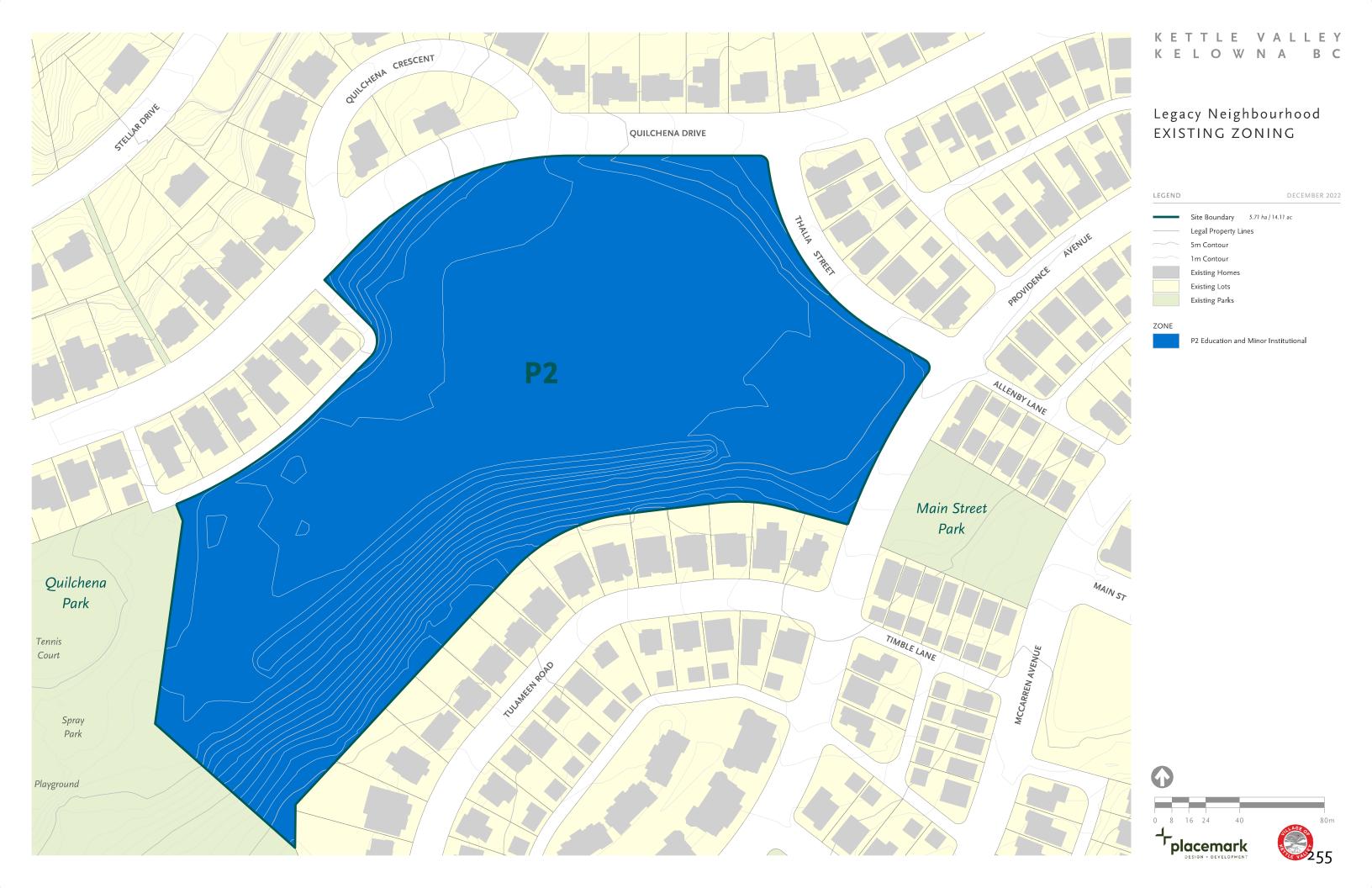
- ~50% of the site dedicated as public park, including the construction of:
 - o Retained grassland hillside + natural greenspace;
 - o Realigned Cedar Creek Path + Wildway with Bioswale;
 - o New full-size soccer field;
 - o Orchard Meadows; and,
 - o Community Green with Gathering Pavilion.
- Reduced development footprint with a collection of 99 Single family, Duplex and Townhomes - maintaining the same buildable square footage as the 2021 submission.
- In addition, the plan also documents the following changes vocalized by the community:
 - o Slowing traffic on Quilchena Drive with a proposed roundabout at the intersection with the new local street and Quilchena Drive;
 - o Expanding parking capacity of existing parking lot within Quilchena Park.
 - o Improving safety on Providence Avenue with narrowed street crossing between the future Community Green and Main Street Park.
- Legacy Neighbourhood access distributes traffic through 2 intersections along the Quilchena Drive Collector;
- An integrated public and strata street network provides a looping circulation pattern to better circulate neighbourhood traffic while providing on-site residential parking;
- Hidden garages and rear lanes of both single-family homes and townhomes, offers improved traffic distribution, pedestrian safety and experience;
- Improved pedestrian connections through the site, linking Main Street commercial to Quilchena Park using a re-established Cedar Creek Path + Wildway;
- Diversity of home sizes, including 19 Village Single Family Homes and 80 Townhome
 + Duplexes, offering homes for a variety of lifestyles and life stages.

KETTLE VALLEY KELOWNA BC

Legacy Neighbourhood LEGAL PARCEL PLAN



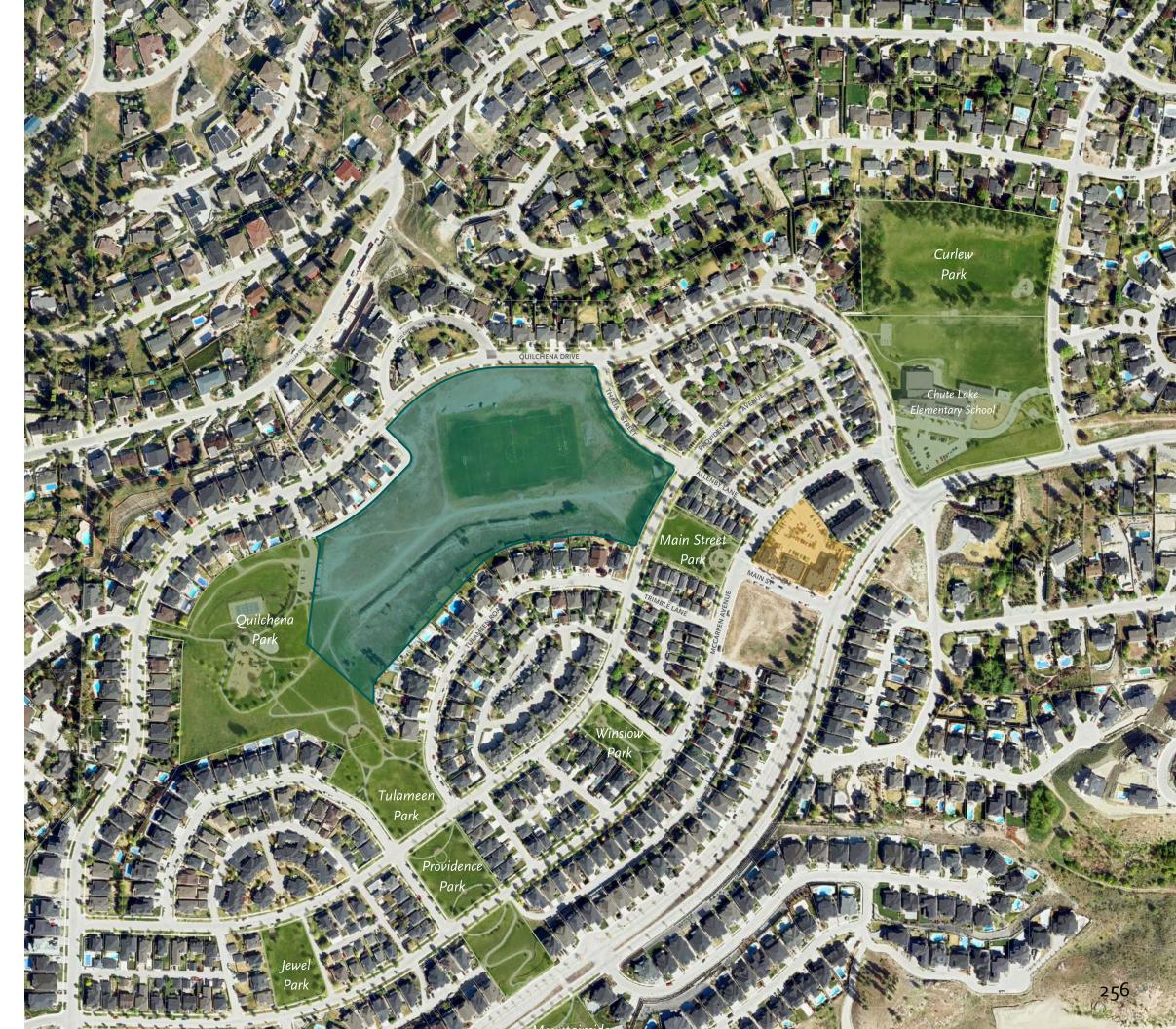




KETTLE VALLEY'S FINAL PHASE

THE LEGACY NEIGHBOURHOOD

- Having launched the success of Kettle Valley through its new urbanist Masterplan in 1994, Kettle Valley has re-engaged with the planning team to undertake the design of the community's the final phase.
- Through its 25 years, Kettle Valley has won numerous awards including "Best Community in Canada" and remains a landmark community in the Okanagan.
- Kettle Valley has enjoyed great success due to it's commitment to the original Masterplan, creating a community that residents are proud to be a part of.
- With Kettle Valley's success, the cost of homes often price out the families that are seeking to make Kettle Valley home.
- The Legacy Neighbourhood is Kettle Valley's final phase, and provides a opportunity to complete the community with homes for everyone in the heart of Kettle Valley.



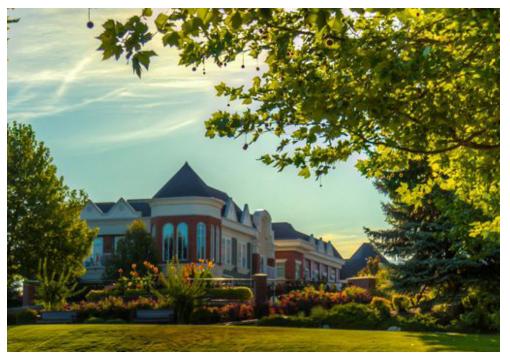
THE PROMISE OF KETTLE VALLEY

RETURNING TO NEW URBANIST ROOTS

- In the early 90s, the property that would become Kettle Valley was slated for a golf course community. When the land was sold to a new developer, the planning team seized the opportunity to create a 'traditional town' concept based on New Urbanist principles.
- New urbanism began in the late 20th century as a direct response to suburban development and poor planning. These "single-use suburbs" provided people a home and a place to live, but offered little else and no real connection to a community.
- While today, the principles of new urbanism are widely acknowledged as the foundation of good city planning - 25 years ago, launching Kettle Valley was not without its challenges.
- Today, our challenge is to provide homes that address the needs of the community younger homebuyers and families, as well as dowsizers wanting to stay within Kettle Valley.

















TIMELESS DESIGN

NEW URBANIST PRINCIPLES

- From narrow tree-lined streets + hidden garages, to local main street shops and parks, timeless design principles create a sense of place, and serve to slow traffic and increase safety for young families who call the community home.
- The following principles are at the foundation of Kettle Valley's success:
 - 1. Narrow Streets
 - 2. Lanes and Hidden Garages
 - 3. Town and Village Centres
 - 4. Generous Public Realm
 - 5. Streets and Squares
 - 6. Connected Patterns
 - 7. On Street Parking















REALIZING A SUSTAINABLE COMMUNITY

LIVING WELL

A NETWORK OF PARK + PATHWAYS

- Provide public parks that are accessible within a 5-minute walking distance of each home.
- Link neighbourhoods with a pedestrian network.
- Program active and passive community parks for gatherings + recreation.
- Create a variety of parks to accommodate different activities and age groups.
- Plan shared recreational facilities to ensure maximum community use and cost effectiveness.
- Celebrate the unique views and vistas.

LIVING LOCAL

A VIBRANT COMMUNITY

- Accommodate a range of lifestyles and life-stages.
- Plan for "aging in place".
- Create a walkable neighbourhood for shopping, recreation and social gathering.
- Incorporate residential density to support local businesses and community facilities.
- Incorporate a sense of place in the design.
- Rekindle the spirit of the public realm, especially streets, parks, plazas for arts and culture.

LIVING LIGHTLY

WALKABLE NEIGHBOURHOODS

- Create a sense of place within each neighbourhood.
- Provide a coherent neighbourhood pattern of streets + pathways with a variety of home + lot sizes.
- Design streets for people and ensure an enjoyable pedestrian experience.
- Promote neighbourhood safety by designing homes that address the public realm with "eyes on the street and the park."
- Provide dedicated neighbourhood bike and pedestrian pathways to link community destinations.
- Reduce vehicle trips by locating basic neighbourhood services close to home.









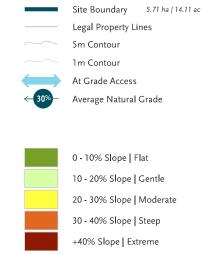






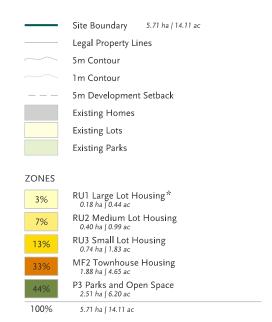


SLOPE ANALYSIS





PROPOSED ZONING PLAN



 Single Family Development Reserve area of encroaching existing backyards of properties on Tulameen Road



Donna Howes, P.Eng., PTOE, FEC Howes Technical Advantage Ltd.

927 Beaconsfield Road North Vancouver, BC V7R 1S7

April 11, 2023

Mr. Theo Finseth
Partner
Placemark Design Studio Inc.
#300 – 2318 Oak Street
Vancouver BC V6H 4J1



Dear Theo

Re: Legacy Neighbourhood, Kelowna, BC - Opinion on Frost Road Extension

This letter is a response to the Developer / Consultant's request to provide a rationale for the proposed direct funding contribution by Kettle Valley Holdings towards the Frost Road Extension. This funding is related to the development of the Legacy Neighbourhood in Kettle Valley, and is in addition to their contribution to the City's Major Roads DCCs. This letter provides high level input using engineering judgment, supported by available information, as no data collection or detailed traffic analysis was undertaken.

The Legacy Neighbourhood consists of 99 homes and falls within Neighbourhood 1 of the Southwest Mission Sector (SWMS). The development cap for Neighbourhood 1 is 1,028 homes. The current build-out plan is 1,016 units, which is well within the projections for SWMS. In addition, the previously planned High School for the subject site will not be developed which will significantly reduce traffic into and out of the area.

Legacy Neighbourhood Trip Types and Distribution

Future peak hour traffic related to the Legacy Neighbourhood will be destined to and from places of work and well as to schools, shopping, recreational and personal business opportunities outside of the neighbourhood. Of these trip types, work related trips likely make up between 50% and 70% of all trips on the road network. For work, shopping, recreational and personal business trips, there are three main destinations: the main Kelowna downtown and waterfront area, the Airport/UBCO area and the Rutland/Costco area. The nearest High School is Okanagan Mission Secondary on Gordon Avenue. Most trips will therefore be to/from the north using Chute Lake Road and Lakeshore Road, or to/from the north-east using Gordon Drive and Swamp Road, or to/from the new South Perimeter Way.

Frost Road Extension

Future transportation networks for this area are planned as outlined in the 2040 Transportation Master Plan. The Frost Road Extension is part of this future road network and will provide a new connection from Killdeer Street to Chute Lake Road. Frost Road is planned as a collector road and is included in the City's 10-year plan servicing plan and its associated DCC rates.

The implementation of the Frost Road Extension will provide a new and direct east-west connection between Chute Lake Road and Gordon Drive and is expected to change the current routing of the Legacy neighbourhood trips. This new link will provide an alternative route to Chute Lake Road for destinations in the north-east. As such, it will provide relief for north-south peak hour traffic on Lakeshore Drive and distribute traffic via multiple routes. It will also provide an additional route for emergency access.

The projected traffic on Frost Road is not fully known at this time. Publicly available data¹ show that in 2017 the existing peak hour two-way traffic on Chute Lake Road and Gordon Drive was in the order of 1,000 veh/h. It is estimated that the range of peak hour traffic on Frost Road would be up to about 30-50% of volumes on the arterial roads of Lakeshore Drive and Chute Lake Road/Gordon Drive. Therefore, it is estimated that the peak hour volumes on the Frost Road Extension, if constructed today, could range from 300 veh/h on the low side, to 500 veh/h on the high side.

Legacy Neighbourhood Contribution to Frost Road Extension

The forecast peak hour traffic to and from the Legacy Neighbourhood (99 residential units) is in the range of 50-70 vehicles per hour based on typical ITE² trip rates. This traffic is expected to distribute 70% to the north and 30% to the north-east. As such, site trips on Frost Road could be in the order of 15 to 20 vehicles in the peak hour which could result in an estimated range of 3% to 8% of the peak hour traffic on the Frost Road Extension.

The cost of construction for the Frost Road Extension is approximately \$3 million as per recent discussions with the City. The contribution proposed by Kettle Valley Holdings is \$240,000 which represents 8% of the road extension project.

The new Frost Road Extension will provide route options for the neighbourhood as a whole, provide relief for the north-south routes, help to distribute traffic, provide additional connections to new routes and provide an alternative emergency access.

In summary, the contribution to the extension of Frost Road will provide funding in excess of the likely impact of the development on this route but is considered appropriate as it will provide benefits to the larger Neighbourhood 1 in terms of accessibility and emergency access.

Respectfully submitted,

Donna Howes, P.Eng., FEC, PTOE

Director

Howes Technical Advantage Ltd. Permit to Practice # 1000164

Proudly certified as a leader in quality management under Engineers and Geoscientists BC's OQM Program from 2015 to 2021

April 11, 2023

CONFIDENTIALITY: This letter report was prepared by Howes Technical Advantage Ltd. for Placemark Design Studio Inc. The scope of work and related responsibilities are defined in the Conditions of Assignment. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions.

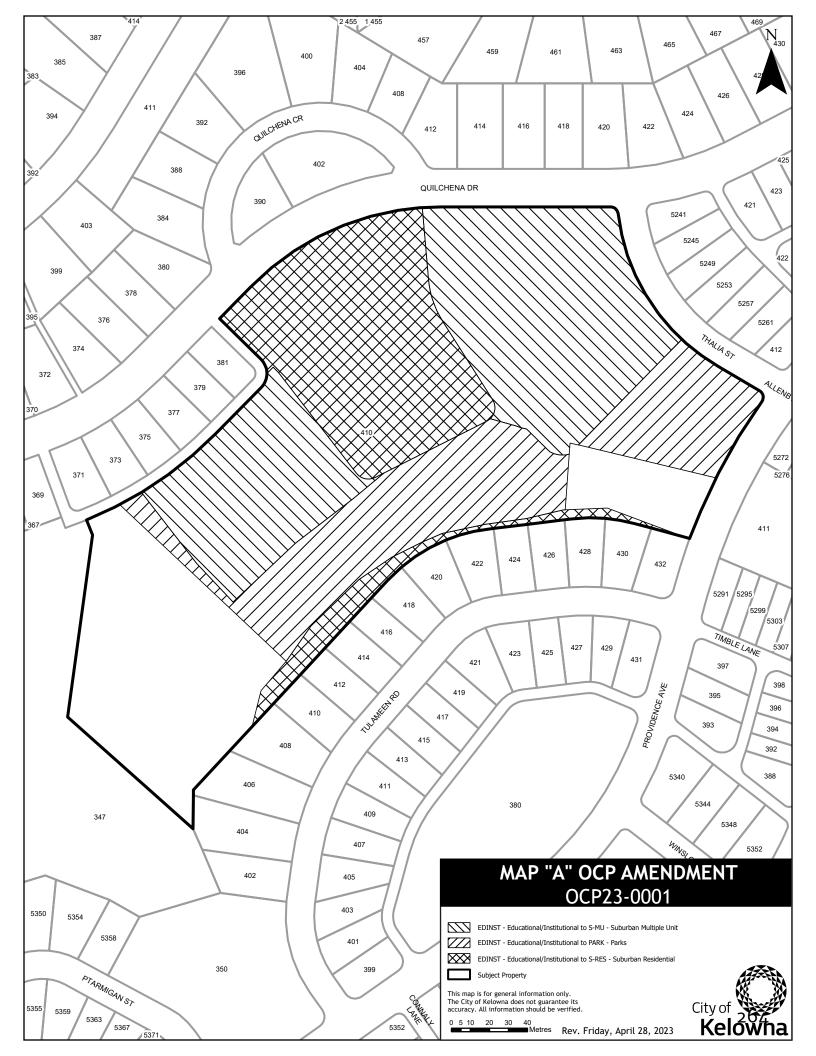
Howes Technical Advantage Ltd.

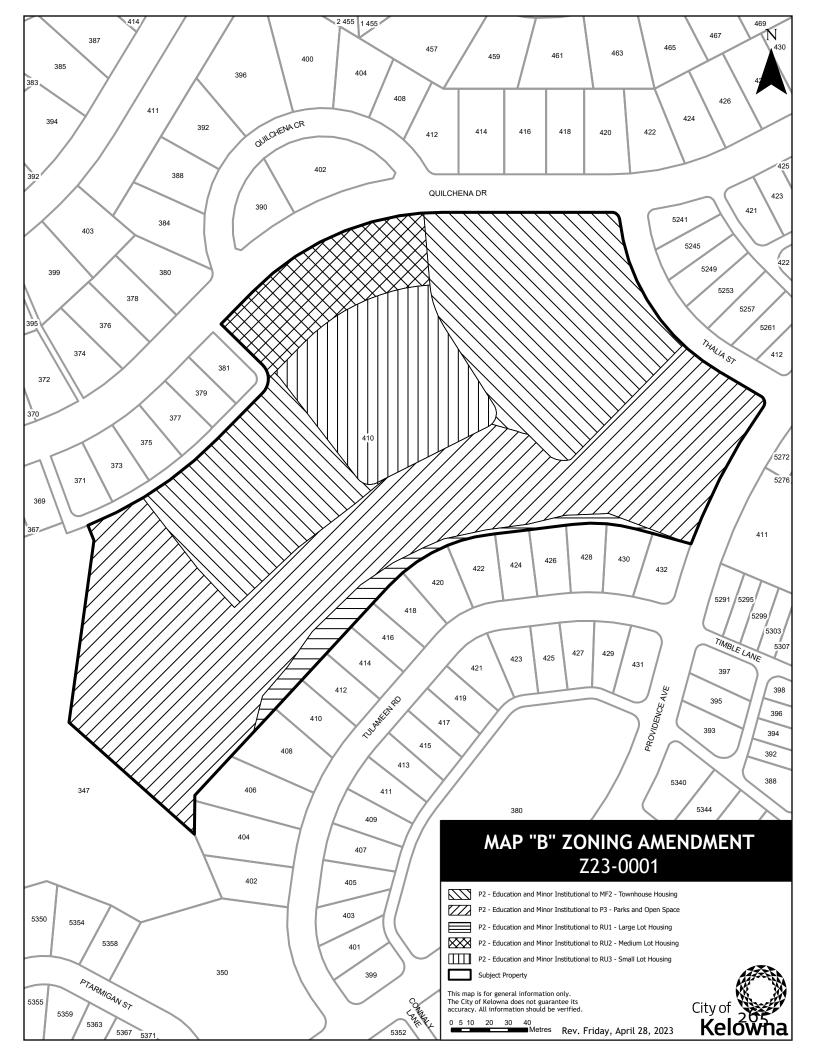
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April 11, 2023

¹ Report to Council, May 1, 2017, Southwest Mission Sector Transportation Update

² Institute of Transportation Engineers Trip Generation Manual, 11th edition





Memo



Date:

May 9, 2023

To:

Dean Strachan, MCIP, RPP

From:

Mike Walroth – Assistant Chief

Subject:

External - Memo 015 - Wildfire Concerns - Kettle Valley Legacy Project

File:

0100-00 KFD #015-2023

We understand that there are some concerns regarding a development application within the Kettle Valley community (Kettle Valley Legacy Project). The proposed residential units are in line with the original Area Structure Plan for the neighborhood and the number of total units, including the new ones proposed, fall below the density allocated to this area.

As a growing area within the City of Kelowna, we are looking at how to maintain appropriate resources for the area, including preplanning for wildland interface fires. This year the Fire Department engaging a consultant to produce an updated Master Plan. This Master Plan will review the current Fire Department response zones across the fire protection area. Kettle Valley will be included in that review.

With that said, this proposed development does not appear to change the overall risk profile within Kettle Valley, and is consistent with the area's future response planning.

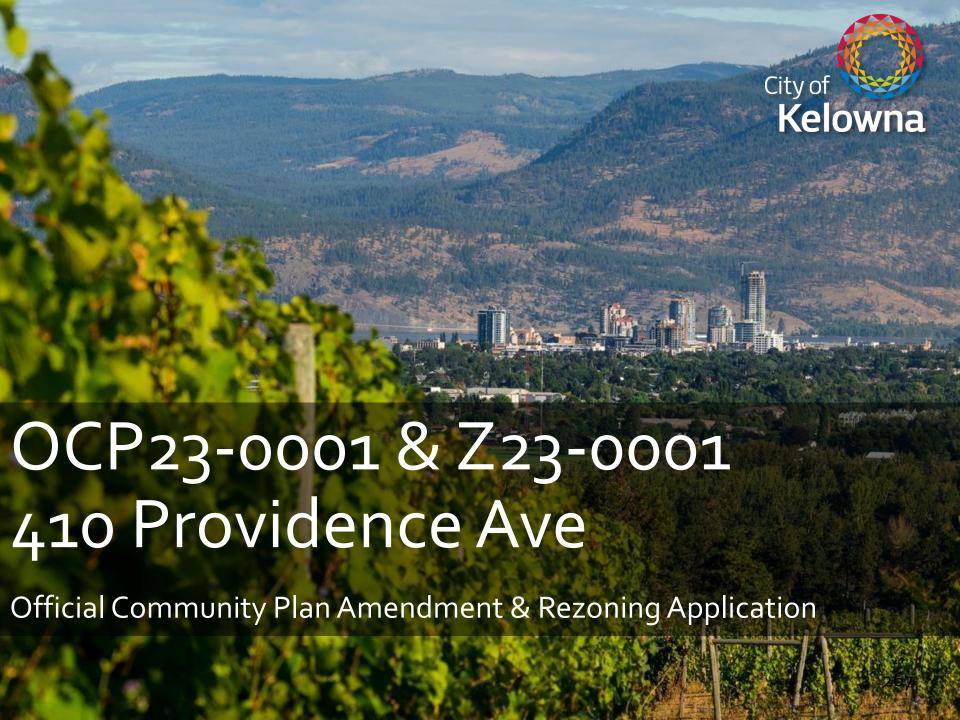
Please contact the undersigned if you require any further information.

Sincerely,

Mike Walroth

Assistant Chief | Kelowna Fire Department 250-469-8769 | mwalroth@kelowna.ca

City of Kelowna Station 1 2255 Enterprise Way Kelowna, BC V1Y 8B8 TEL 250 469-8801 FAX 250 862-3371 kelowna.ca



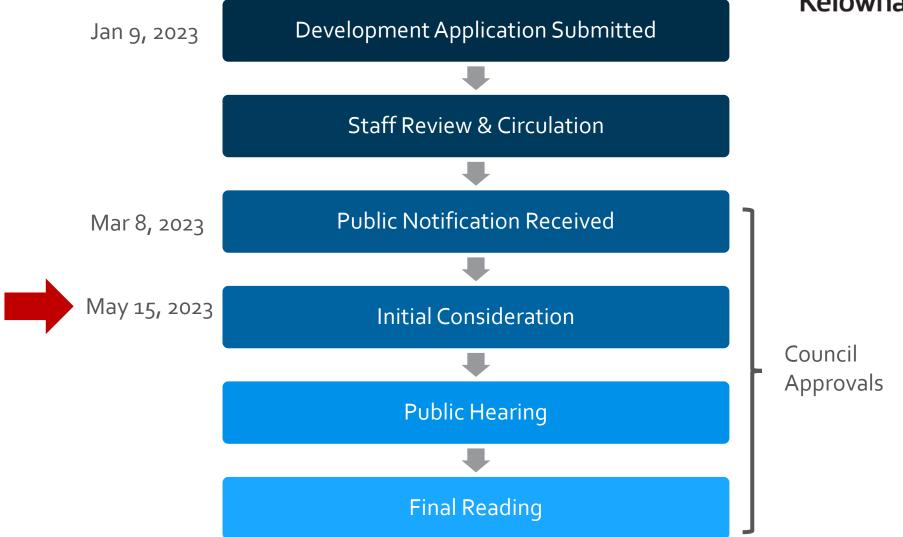


Purpose

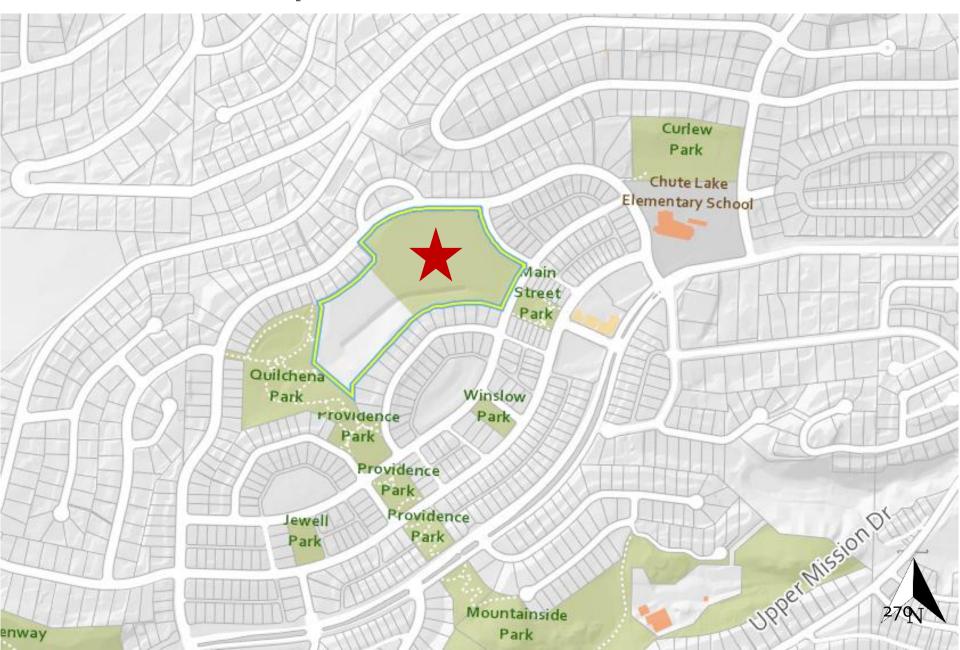
▶ To amend the Official Community Plan designation from the EDINST - Education/Major Institutional to the S-RES – Suburban Residential and S-MU – Suburban Multiple Unit and PARK – Parks and to rezone the subject property from the P2 – Education and Minor Institutional zone to the RU1 - Large Lot Housing zone and RU2 -Medium Lot Housing zone and RU3 - Small Lot Housing zone and MF2 – Townhouse Housing zone and P3 – Parks and Open Space zone to accommodate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

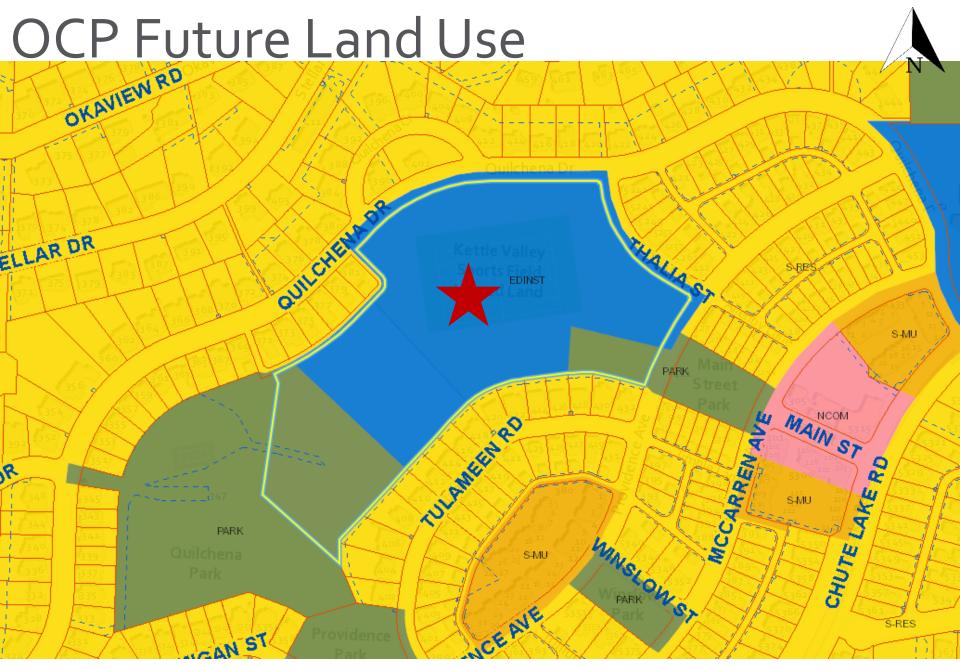
Development Process





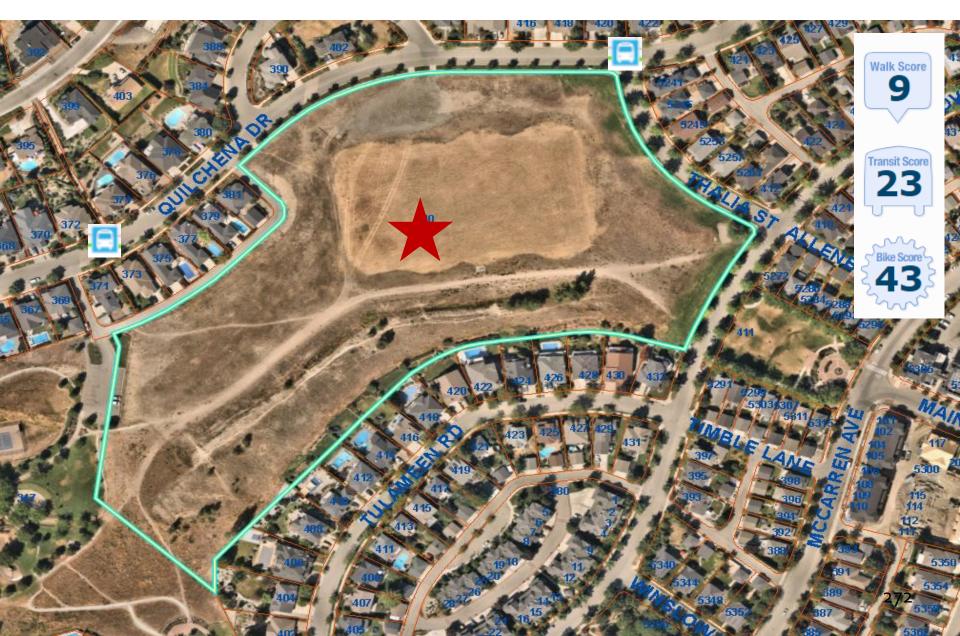
Context Map





Subject Property Map





Background



- ► Kettle Valley CD Maximum Density
 - ▶ 1028 total units permitted
 - Approximately 800+ constructed
- ► Soccer Field
 - ▶ 1998 a partnership between the developer and the City brought about the public soccer field.
 - ► That agreement ended in 2022 and the soccer field is no longer active
- ► School District
 - 2015 an agreement was made with Kettle Valley Ltd to withdraw their option to purchase and relinquish all further rights in the property.
- ▶ 2021 Application
 - ▶ 67 Single Family Residential Lots
 - ▶ 3.5 acres of parkland and Super Soccer Field (65m x 50m)

Project Details

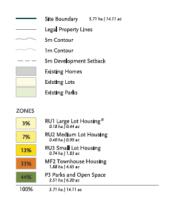


- ▶ 99 Residential Units
 - Single Detached, Duplex, and Townhomes
- ➤ Park space totals approximately 2.51ha/6.2 ac in size which is about 44% of the total property
 - ▶ Includes a full size Soccer Field (9om X 6om)
 - ► The two park open space areas will be connected by a multi-use path greenway to provide connectivity

Land Use/Zoning Map



PROPOSED ZONING PLAN



 Single Family Development Reserve area of encroaching existing backyards of properties on Tulameen Road



Transportation



- ▶ Transportation
 - ► Voluntary funding contribution to the Frost Road Extension construction project of \$240,000



OCP Objectives & Policies Suburban Neighborhoods + Parks



- Policy 7.1.1 Area Structure Plan Consistency
 - Proposal will be below 1028 unit limit
- Policy 7.2.1 Ground Oriented Housing
 - Residential units will be low-density and ground orientated
- ▶ Policy 7.2.3 Integrate Nature
 - Natural areas and hillsides being protected
- Policy 7.3.1 Private Open Space
 - Large portion preserved for private open space

- Policy 10.1.3 Park Acquisition Priorities
 - Park dedication will serve growth of new residential units.
- Policy 10.1.6 Park Designation Phasing
 - Park construction will be part of first phase of construction
- Policy 10.1.19 Servicing Suburban Parks
 - Park proposal meets Park Acquisition Guidelines
- ▶ Policy 10.2.1 Connected Parks
 - Proposal provides improvements to pedestrian connections.
- Policy 10.5.5 Community Partnerships
 - Park being developed to City standards.



Staff Recommendation

- ➤ Staff recommend **support** for the proposed OCP Amendment and Rezoning as it is consistent with:
 - Consistent with existing residential Kettle Valley neighborhood.
 - ▶ 6.2 acres of developed park land with full size Soccer Field
 - Within Maximum anticipated unit count for Kettle Valley
 - Provides funding contribution to local transportation network improvements
 - Supported by OCP policy within:
 - Chapter 7 Suburban Neighbourhoods
 - ▶ Chapter 10 Parks



KETTLE VALLEY | The Legacy Neighbourhood

Public Hearing - August 2023



PLANNED COMMUNITY

Changing Needs

THE VALUE

1996 MASTER PLAN

- The Kettle Valley Master Plan was approved for 1,028 residential + commercial units and schools, currently with 917 units built.
- In the Master Plan, the site was designated as Educational Institution allowing for a multi-storey secondary school with a full height gymnasium, playfield, 300 stall parking lot + bus drop-off loop.

A SCHOOL DISTRICT DECISION

- Kettle Valley permitted the City to operate a temporary sports field until the School District needed the site.
- In 2014, the School District selected an alternate site for the secondary school and determined that the land was no longer required.

COMMUNITY NEEDS

- No longer a school, the site offers the opportunity to reimagine the future and address community needs.
- The site is located at the core of the Village within an easy walking distance of Chute Lake School, parks, shops, + bus service.
- The lands' 14-acre size, gentle topography and central position all afford the opportunity to complete the Village with a range of housing + neighbourhood amenities serving the broader Kettle Valley community.



APPLICATION HISTORY

Extended Engagement









2017 APPLICATION

THE SUBDIVISION APPROACH

- In 2017, Kettle Valley submitted a Rezoning Application supported by staff, the application proposed the following:
 - 82 Single Family and Townhomes;
 - 20% dedicated as Park;
 - Soccer Field relocation;
 - Predominant front access garages;
 - Larger lots with higher price points;
 - Public street loop with single access from Quilchena Drive.

2020 APPLICATION

THE NEW URBANIST APPROACH

- The 2020 Rezoning Application was developed in response to community feedback and Council's 2017 direction, reflecting a stronger focus on the new urbanist planning principles and proposed the following:
 - 67 Single Family Homes;
 - 25% dedicated as Park;
 - Super 8 Soccer Field;
 - Predominant lane-fed homes;
 - Park fronting homes;
 - 5m Greenway through the site to Quilchena Park to maintain pedestrian flow;
 - Looping public street with cul-de-sac extension.

2023 APPLICATION

THE COMMUNITY APPROACH

The 2023 Rezoning Application proposes the following in responding to Council's 2021 direction and community feedback:

- 99 Single family, Duplex and Townhomes;
- ~50% dedicated as Park;
- Cedar Creek Wildway and Gathering Pavilion + Community Green as an extension of Main Street Park;
- Relocated Fullsize Soccer Field;
- Hidden garages and rear lanes of both single-family homes and townhomes;
- Improved pedestrian connections through the site, linking Main Street Park to Quilchena Park using a re-established Cedar Creek Trail;
- Looping public street distributing traffic through 2 intersections along the Quilchena Drive Collector.

COMMUNITY ENGAGEMENT PROCESS

Learning What's Important

In **October 2021**, a **Listening Tour** was undertaken – recording specific concerns, desired program elements and design changes supported by the neighbours.

In **February 2022**, Kettle Valley hosted a **What We Heard Tour** through a series of 4 in-person meetings and 1 online webinar – presenting an inventory of the Listening Tour findings with a revised Design Concept for the Legacy Neighbourhood.

In **December 2022**, following the community engagement, Kettle Valley submitted an **OCP Amendment + Rezoning Application** and hosted an **Open House in March 2023** highlighting the community feedback, the shared vision, and the final plan for the Legacy Neighbourhood.

COMMUNITY ENGAGEMENT TIMELINE



Public Engagement #1

Listening Tour

October 2021



Public Engagement #2

What We Heard

February 2022



Public Engagement #3

April 2022







Community
Check-In

Public Engagement #5

Open House

Open House OCP + Rezoning

December 2022

January 2023

March 2023



After the Listening Tour, we proceeded to map the Recurring Themes with the location and extents of the existing Site Elements.



We retained and - where required - repositioned the existing Site Elements to preserve their function and enhance their experience.



The retained and repositioned Site Elements were then set within a complete neighbourhood as part of a new enlarged public park.

WHERE WE ARE NOW

2023 Application





Retain natural hillside greenspace +

neighbour privacy



Heart

Bioswale Enhance habitat + integrated with winding



Recognize Community Heart along Thalia St

with new Commons Park



Expand Parkland to nearly ~50% of site



Orchard New Orchard Meadow Park

Retain gentle pedestrian-friendly 2.5m wide Cedar Creek trail as park connector linking

Main St and Quilchena Park



Retain and repositioned Full-Size Sportsfield adjacent to existing parking and washrooms



Diversity Provide variety of Single Family, Duplex + Townhomes



Traditional Retain Traditional Character in Design



Community New Community Social Events Heart



New Thalia Green to open up sitelines + access at corner of Thalia and Quilchena



New Forms Introduce Duplex homes along public street



Matching Replace Townhomes with 2-storey Duplexes Neighbours to match Thalia + Quilchena neighbours



Parking

Additional parking within Quilchena Park



Traffic

Traffic Calming with Quilchena Roundabout + Providence narrowed crosswalks.



+ Tables

Enhance park features with new benches + picnic tables



Density

Diversity of home sizes, including Village Single Family Homes, Townhomes + Duplexes, offering homes for a variety of life styles and life stages.



RELATING TO OUR NEIGHBOURS

Buffering with Park + Preserving Lake Views



WORKING WITH THE LAND

- Existing Tulameen homes sit 1 3 storeys above the Legacy Neighbourhood terrace.
- This elevation change separates the Ridge homes – physically and visually – and preserves views to Okanagan Lake.
- The Plan provides new public park as the transition with adjacent Tulameen homes.
- The design addresses existing neighbours on Quilchena, Providence and Thalia Street, ensuring privacy with either new park or landscape screening.









CONTINUING THE CONVERSATION

Responding to Community Questions



50% PARK DEDICATION

Half the 14-acre site dedicated for Public Park - increasing parks to 23% of KV's area – 4x the typical requirement of 5-7%.



NEW SOCCER FIELD + FACILITIES

Construction of a full-size soccer field, while also protecting the natural hillside, providing new facilities, and enhancing Cedar Creek Trail between Main St and Ouilchena Parks.



ENHANCED ENVIRONMENT

Without 1 single tree removed, the plan adds +200 new trees to the urban tree canopy, along with an orchard meadow, a restored bioswale, and a Community Green.



MISSING MIDDLE HOUSING

New small single-family, duplex and townhomes addressing urgent housing needs, especially the "missing-middle", and aligning with the City's 2040 OCP.



BELOW PERMITTED DENSITY

With 99 new homes, Kettle Valley remains below its density cap of 1,028 units – and removes traffic from a previously anticipated secondary school.



NEW ROADS + TRANSIT CONNECTIONS

Providing \$240k to the Frost Rd Extension, which with the Mission Network Restructure Initiative, significantly improves KV's road and transit connections.



LOW WILDFIRE RISK

Identified as "Low Risk" for Wildfire by the City in April 2023 and now has a 2nd exit route in case of emergency via the new South Perimeter Way.



BEST SUITED FOR RESIDENTIAL

Following the School District's 2014 decision not to proceed - and without any institutional inquiries since - the site is ready to provide much needed housing.



LEGACY NEIGHBOURHOOD

The Heart of Kettle Valley





CITY OF KELOWNA

BYLAW NO. 12523

Official Community Plan Amendment No. OCP23-0001 410 Providence Avenue

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

i ne Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:			
L.	be amended by changing the Future Land Use Township 28 SDYD Plan KAP85435, located on F EDINST – Educational/Institutional designation an – Suburban – Residential designation, the S-MU – S	AT Map 3.1 – Future Land Use of " <i>Kelowna 2040</i> – Official Community Plan Bylaw No. 12300" amended by changing the Future Land Use designation of portions of Lot 1 Section 23 which 28 SDYD Plan KAP85435, located on Providence Avenue, Kelowna, B.C., from the NST – Educational/Institutional designation and the PARK – Parks designation to the S-RES uburban – Residential designation, the S-MU – Suburban – Multiple Unit designation, and the RK - Parks designation as shown on Map "A" attached to and forming part of this bylaw.	
2.	This bylaw shall come into full force and effect and of adoption.	is binding on all persons as and from the date	
Read a first time by the Municipal Council this 15 th day of May, 2023.			
Considered at a Public Hearing on the			
Read a second and third time by the Municipal Council this			
Adopted by the Municipal Council of the City of Kelowna this			
		Mayor	
		City Clerk	



CITY OF KELOWNA

BYLAW NO. 12524 Z23-0001 410 Providence 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:

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 1 Section 23 Township 28 SDYD Plan KAP85435, located on Providence Avenue, 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 and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

of adoption.			
ead a first time by the Municipal Council this 15 th day of May, 2023.			
Considered at a Public Hearing on the			
Read a second and third time by the Municipal Council this			
Adopted by the Municipal Council of the City of Kelowna this			
	Mayor		
	City Clerk		

