

City of Kelowna
Regular Council Meeting
AGENDA



Monday, June 17, 2024
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

This 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.

2. Confirmation of Minutes

3 - 6

PM Meeting - June 3, 2024

3. Public in Attendance

3.1 Community Safety Plan Annual Update

7 - 24

To provide Council with the second annual progress report for Kelowna's Community Safety Plan.

4. Development Application Reports & Related Bylaws

4.1 Rutland Rd N 375, 395 - Z24-0011 (BL12670) - Siddarth Malhotra and Sunaina Malhotra

25 - 41

To rezone the subject properties from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

4.2 Saucier Ave 761, 771, 781, 791, 801-803 - Z23-0037 (BL12671) - Barneet Singh Mundi

42 - 61

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

4.3 Monterey Ct 1095-1097 - Z23-0076 (BL12672) - 1280331 BC Ltd., Inc.No. BC1280031

62 - 82

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

4.4	Vista Rd 425, 445, 455 - Z24-0010 (BL12673) - Cashoffer GP Ltd., Inc. No. BC1197853	83 - 99
	To rezone the subject properties from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing	
4.5	Rezoning Bylaws Supplemental Report to Council	100 - 101
	To receive a summary of notice of first reading for Rezoning Bylaw No. 12669 and to give the bylaw further reading consideration.	
4.6	Lanfranco Rd 1007 - BL12669 (Z24-0008) - 1445833 B.C. Ltd, Inc.No. BC1445833	102 - 102
	To give Bylaw No. 12669 first, second and third reading in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.	
4.7	Valleyview Rd 205-235 - DP24-0035 - C.O. Valleyview Development Corp., Inc.No. BC1455119	103 - 156
	To issue a Development Permit for the form and character of an apartment housing development.	
5.	Bylaws for Adoption (Development Related)	
5.1	Clifton Rd N 491 - BL12636 (Z23-0048) - Michael Georg Anton Holzhey	157 - 158
	To adopt Bylaw No. 12636 in order to rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone.	
5.2	Cara Glen Ct 1402 - BL12660 (Z23-0078) - Prime Clifton Homes Inc., Inc.No. A0116073	159 - 159
	To adopt Bylaw No. 12660 in order to rezone the subject property from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone.	
6.	Non-Development Reports & Related Bylaws	
6.1	North Entry Monument and Signature Sign	160 - 170
	To provide an update on and advance the north entry monument and City signature sign projects.	
7.	Mayor and Councillor Items	
8.	Termination	



City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, June 3, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Mohini Singh*, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Gord Lovegrove
Staff Present	City Manager, Doug Gilchrist*; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Sustainability and Development Services Ryan Smith*; Planner, Tyler Caswell*; Urban Planning Manager, Jocelyn Black*; Development Planning Department Manager, Nola Kilmartin*; Community Communications Manager, Christine Matte*; Acting City Manager, Derek Edstrom*; Partnerships Coordinator, Nicole Cantley*; Purchasing Manager, Darren Tompkins*; Legal & Administrative Coordinator, Lisa Schell; Planner, Alissa Cook
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest Participating Remotely	Catherine Knaus*, Director Ipsos

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

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

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2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of May 27, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

Councillor Singh joined the meeting at 1:32 p.m.

3.1 Galiano Rd 2160 - A23-0004 - Gurjit and Gurpreet Judge

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Agricultural Land Reserve Application No. A23-0004 for Lot A Section 9 Township 23 ODYD Plan 38902 Except Plan KAP85942, located at 2160 Galiano Road, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

3.2 Lanfranco Rd 1007 - Z24-0008 (BL12669) - 1445833 B.C. Ltd, Inc. No. BC1445833

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Rezoning Application No. Z24-0008 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot C District Lot 135 ODYD Plan 20294 located at 1007 Lanfranco Rd, Kelowna, BC, from the MF1 - Infill Housing zone to the MF2 - Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 3, 2024.

Carried

4. Non-Development Reports & Related Bylaws

4.1 2024 Citizen Survey Results

Staff:

- Introduced the 2024 Citizen Survey Results and Catherine Knaus, Director Ipsos.

Catherine Knaus, Director Ipsos, participating remotely

- Shared a PowerPoint Presentation that summarized the 2024 Citizen Survey results and responded to questions from Council.

The City Manager left the meeting at 2:20 p.m.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Communications Department dated June 3, 2024, with respect to the results of the City's bi-annual Citizen Survey.

Carried**4.2 2024 Community Resilience Investment Funding**

Staff:

- Provided an outline of the grant application for FireSmart initiatives through the 2024 Community Resilience Investment Funding and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Partnerships Office dated June 3, 2024, with respect to the 2024 Community Resilience Investment Funding;

AND THAT Council directs staff to apply for provincial grant funding from the 2024 Community Resilience Investment grant program, administered through the Union of BC Municipalities (UBCM);

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

AND FURTHER THAT upon confirmation of the grant award, the Financial Plan be amended to include the receipt of funds.

Carried**4.3 Finance and Real Estate Council Policy Updates**

Staff:

- Displayed a PowerPoint Presentation providing rationale to revise or rescind several Council Policies related to Real Estate and Finance.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives for information from this report from the Finance Division and Real Estate Department dated June 3, 2024;

AND THAT Council Policy No. 76, being Disposal of City Property, be revised as outlined in the Report from the Finance Division and Real Estate Department dated June 3, 2024;

AND THAT Council Policy No. 135, being Posting of Security, be rescinded;

AND THAT Council Policy No. 159, being Pay Telephone Booth Locations on Public Property, be rescinded;

AND THAT Council Policy No. 164, being Travel Expenses – Officers and Employees, be rescinded;

AND FURTHER THAT Council Policy No. 182, Airline Travel Bonus Points, be rescinded.

Carried**5. Mayor and Councillor Items**

Councillor DeHart:

- Spoke to their attendance at the Chamber of Commerce Conference at KF Aerospace.
- Spoke to their attendance at the ribbon cutting ceremony at DSW Shoe Warehouse Store.
- Spoke to their attendance at the YMCA Cycle for Kids event.
- Spoke to their attendance at the Italian Club Festa della Repubblica Celebration.

Councillor Stack:

- Spoke to their attendance at a Yamabiko Drumming performance at the Mary Irwin Theatre.

Councillor Cannan:

- Will bring forward a Notice of Motion to consider a sani-dump station with the City of Kelowna.
- Will be attending the Federation of Canadian Municipalities Convention.
- The Mayors of Richmond and New Westminster have been commenting on Provincial legislation and the impacts on certain areas of their cities.
- Provided congratulations to the owners of the new Ellis Street Market.
- Spoke to the upcoming CPL Soccer game and associated events on Father's Day weekend.

Councillor Webber:

- Spoke to their attendance at the Chamber of Commerce Conference at KF Aerospace.
- Spoke to the Downtown Kelowna Association launch of the Night Market at Kerry Park.

Councillor Singh:

- Spoke to their attendance at the Capstone Program event at Kelowna Senior Secondary.
- Spoke to the Ashes to Action public discussion regarding mitigation of wildfires hosted by UBC Okanagan.
- Congratulated the Access Dental Clinic for providing free dental services for children without dental coverage.

Councillor Wooldridge:

- Acknowledged Pride Month is observed in the month of June and noted there are many events that will be occurring.

Councillor Hodge:

- Will be attending the Okanagan Basin Water Board meeting in Penticton.
- Will be attending the Fintry Barns Centennial Celebrations on June 8, 2024.

Councillor Lovegrove:

- Thanked Mayor Dyas for providing a presentation at the Sunrise Rotary Club.
- Commented on a potential sani-dump location.

Mayor Dyas:

- Thanked Peter's Independent Grocer for their efforts to bring in ethnic foods to respond to community needs and hosting the Ambassador of Indonesia.

6. Termination

This meeting was declared terminated at 2:55 p.m.

Mayor Dyas

City Clerk

/acm

Report to Council



Date: June 17 2024
To: Council
From: City Manager
Subject: Community Safety Plan Annual Update
Department: Community Safety

Recommendation:

THAT Council receives, for information, the report from the Community Safety Department dated June 17, 2024, with respect to the 2024 progress of Kelowna’s Community Safety Plan.

Purpose:

To provide Council with the second annual progress report for Kelowna’s Community Safety Plan.

Council Priority Alignment:

- Crime & Safety
- Affordable Housing
- Homelessness

Background:

In 2021, the City convened and led the development of the first-ever Kelowna Community Safety Plan (CSP) through a comprehensive and collaborative process with social, health, education, and justice system leaders. It was informed by the diverse voices of nearly 900 people including community members, representatives from 30+ organizations, City Council, and national subject matter experts.

The CSP is a five-year action plan to reduce risk, vulnerability, and harm, and create a community where all people are safe and feel safe. It is intentionally pragmatic with its focus on “upstream” actions that are realistically achievable through concerted efforts locally. The CSP provides a strategy to align the work and resources of diverse sectors and agencies and to re-shape how we, together, prioritize issues and interventions, and improve our collective response. The CSP was endorsed by City Council in spring 2022 and this report reflects progress and results accomplished in the second year of implementation.

Implementation:

Five Priorities, 15 Recommendations, 30 Actions

Since 2022, implementation has been led by a Stewardship Team comprised of senior representatives from City of Kelowna, RCMP, Interior Health, Ministry of Children & Family Development, Ministry of Social Development & Poverty Reduction, Okanagan College, School District 23, and KCR Community

Resources (KCR). This Team, supported by operational Action Teams, has advanced all five CSP Priorities with quantitative and qualitative data in place to monitor and evaluate. Notably, 55 organizations and agencies have actively engaged, to date, on a pathway to impactful results for our community through their CSP Action Team participation. Currently, 12 of the 30 Actions are at various stages of implementation, including five projects that deemed “completed” in the last year (Table 1).

Table 1: CSP Actions Completed & In Progress (June 2024)

#	Action	Lead Agency/Organization	Status	Estimated Timing
1 Crime Prevention, Intervention and Sense of Safety				
1.1	Enhance effectiveness of referral systems/committees (e.g., KOaST) with the mandate to connect at-risk people to appropriate services.	City of Kelowna	Initiated	2024 - 2025
1.2	Explore the creation of alternative, community-based responses (e.g., intervention, outreach, and social navigation) to police calls involving people in crisis.	City of Kelowna and RCMP	Completed	
2.2	Support and expand family support services (e.g., through a community hub) to promote and strengthen healthy lifestyles and to enhance child and family development.	Ministry of Children and Family Development	Initiated	2024 - 2025
2.4	Build on early intervention and prevention approach to identify and connect at-risk youth to integrated, wrap-around supports and services with the goal of reducing school disengagement, preventing homelessness, and connecting youth requiring mental health supports.	BGC Okanagan and School District 23	Completed	
4.3	Expand the Strong Neighbourhoods program to further support neighbour connection, engagement, safety, and sense of belonging. Empowering residents to animate and enhance public spaces, and inspiring new social opportunities.	City of Kelowna	Planning	2024 - 2026
2 Domestic Violence and Intimate Partner Violence				
7.2	Enhance collaborative community partnerships to wrap around affected youth and adults.	Ministry of Children and Family Development	Completed	
3 Housing and Homelessness				
8.2	Improve planning and emergency responses to vulnerable populations. (e.g., warming/cooling stations, shelters, and disaster response).	City of Kelowna	Monitoring	2022 - 2024
9.1	Advance city planning initiatives to ensure Kelowna has a balanced housing system positioned to address the social and economic needs of the region. (e.g., Healthy Housing Strategy and Official Community Plan 2040)	City of Kelowna	Monitoring	2022 - 2025
9.2	Support individuals who are precariously housed or experiencing homelessness with connections to income support and services within the community.	Ministry of Social Development and Poverty Reduction	Monitoring	2022 - 2026
9.3	Implement an anti-stigma campaign aimed at changing people’s perceptions and levels of understanding regarding homelessness, especially those experiencing unsheltered homelessness.	City of Kelowna	Completed	
4 Mental Health and Problematic Substance Use (including alcohol)				
10.2	Improve accessibility of mental health services for youth.	Interior Health	Monitoring	2022 – 2024
5 Racism and Discrimination				
13.2	Create an action table to assess and explore strategies to reduce racism and discrimination.	KCR Community Resources, United Against Discrimination Coalition	Completed	

Highlights over the last year are offered in Appendix A.

Learnings and Opportunities:

1. Role of Stewardship Team Members and City Secretariat

As with all collaborative initiatives, the ability of senior leaders from partnering organizations to fully participate amidst the pressures and constraints of their respective portfolios can be challenging. Even with these realities, CSP Stewardship Team members are demonstrating exceptional commitment and dedication. Their participation, and the critical ongoing support from their respective organizations, remains paramount to the ultimate success of the vision and CSP.

Re-prioritizing work within the Community Safety Department enabled a dedicated person to serve as a “Secretariat” for the CSP and the Stewardship Team. Facilitating resources, establishing communication channels, and staying abreast of community and other developments that influence implementation is ensuring the long-term success and sustainability of the CSP.

2. Metrics and Evaluation

Increasingly, there is a realization that evaluating and monitoring comprehensive multi-sector initiatives is challenging and complex. A multitude of questions such as what outcomes to focus on in each priority area, what indicators should be chosen and how information can be sought and collected from the Action Teams continue to arise.

In May 2024, the Canadian Centre for Safer Communities (CCFSC) selected the City of Kelowna as one of 10 pilot cities for the Community & Urban Safety Monitoring Project. This project offers guidance, tools, and training on evaluating and monitoring our local CSP, while creating a cross-Canada support network.

Next steps and Timelines:

Action 1.1 will initiate an Action Team focused on enhancing the effectiveness of referral systems/committees (e.g., KOaST) in collaboration with outreach community partners to connect at-risk people to appropriate services.

Action 4.3 Team has established their project framework to expand the Strong Neighbourhoods program, intentionally focused on expanding the Block Connector Program to have a presence in targeted neighbourhoods based on community safety data. This Action will also support Recommendation 2.1 of the Mayor’s Task Force on Crime Reduction.

In Q3, four CSP Actions are on target to conclude, creating an opportunity for new Actions to be initiated by the Stewardship Team. The CCFSC Community & Urban Safety Monitoring Project has initiated its onboarding and training process, and the first steps of applying the framework will soon follow.

Conclusion:

The CSP is on track, and while the results highlighted within this report show positive progress, we continue to explore new and well-defined ways to describe the achievements of each Action Team with the assurance we stay on track for final project resolution.

The CSP continues to inspire and, importantly, enable a shift in “how we work”; from siloed organizations advancing isolated interventions toward a truly coordinated and collaborative approach in which this

cross-section of organizations and people work differently by elevating their partnerships to accomplish collective impact.

Momentum amongst the Stewardship Team and the supporting Action Teams is evident as measurable actions and results emerge. The breadth of initiatives, their “reach” in terms of the number of community organizations and members involved, and their impact is significant and growing. The Stewardship Team is well positioned for continued advancement of the CSP.

Internal Circulation:

Active Living & Culture
Communications Department

Submitted by: D. Caul, Community Safety Director

Approved for inclusion: Stu Leatherdale, Divisional Director, Corporate & Protective Services

cc: J. Gabriel, Divisional Director, Active Living & Culture
L. Corcoran, Acting Divisional Director, Corporate Strategic Services

APPENDIX A: Highlights

Priority 1: Crime Prevention, Intervention & Sense of Safety

CSP Recommendation: Strengthen upstream prevention and early intervention to reduce risks, harm, crime, and victimization.

Action 1.2: The creation of an alternative, community-led peer-assisted (non-police) model for responding to select police calls involving a person in crisis.

Results:

Through a collaborative process involving government and non-government social and health partners, the Downtown Kelowna Association and RCMP, an evidence-based model was developed. In support of Action 1.2, City Council recently approved \$250K for 2024, increasing to \$500K ongoing in 2025. This funding enables City staff to engage potential funding partners (i.e., provincial government and/or grants) in discussions to fully realize and operationalize this ~\$1.2M annual initiative.

Action 2.4: CSP-action enabled BGC Okanagan to increase grant funding available to the Upstream Program; a community-based initiative that provides prevention and early intervention services to Grade 8 students and families.

Results:

Three schools participated – KLO, Spring Valley and Dr Knox Middle Schools

- 702 students surveyed
- 243 identified as needing support
- 110 new referrals consented to support

Of 158 participants, 93 per cent report improvement in their mental health and well-being

This initiative fosters a sense of belonging and an increased resilience for students, offering comprehensive services and support to keep youth in school and prevent homelessness. The long-term goal is to have this program in ALL schools in the Okanagan.

Priority 5: Racism & Discrimination

CSP Recommendation: Recognize and reject racism and discrimination in Kelowna.

Action 13.2: Identification and strengthening of a community table to continue to explore strategies to reduce racism and discrimination. Comprehensive reviews and community engagement activities were conducted to understand the prevalence and causes of racism and discrimination, leading to the development of actionable strategies and initiatives.

Results:

- Increased awareness and stronger allyship in the community
- Public awareness campaigns and educational initiatives reached a wide range of organizations and agencies across the Central Okanagan
- Collaboration efforts with KCR Community Resources provided an opportunity for residents to engage in anti-racism work and network with community members in a safe space.

This initiative has emphasized the need to strengthen the ability to address racism and hate to build a safe and inclusive community for all.



Kelowna's Community Safety Plan

Annual Progress Update

June 17, 2024

Progress Update

- Current State
- Highlights / Key Accomplishments
- Learnings & Opportunities
- Next Steps & Timelines





CSP Objectives

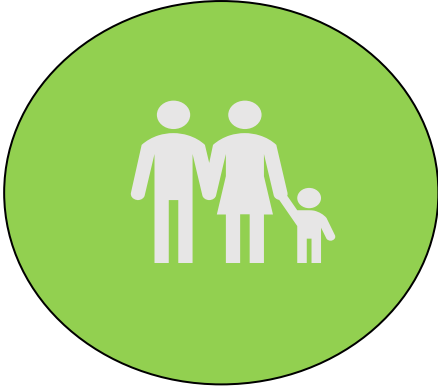
- ✓ Reduce risk, vulnerability and harm in our community
- ✓ Develop partnerships and governance structures among system leaders to advance community safety strategies
- ✓ Timelier, targeted and tailored supports available for vulnerable populations before costly, crisis intervention is required
- ✓ Improve *how* systems work together to achieve greater coordination and collaboration

A community where all people feel safe and are safe

CSP Priorities



Crime
Prevention,
Intervention
& Sense of Safety



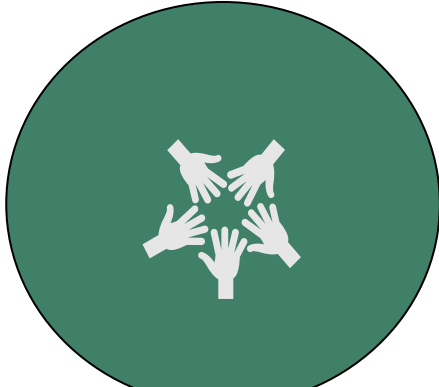
Domestic &
Intimate Partner
Violence



Housing &
Homelessness



Mental Health
& Problematic
Substance Use



Racism &
Discrimination

CSP Priority Status (Year 2)

Implementation of CSP Actions						
	Initiated	Planning	Executing	Monitoring	Complete	2025-2027
Priority 1 (11)	2	1	0	0	2	6
Priority 2 (4)	0	0	0	0	1	3
Priority 3 (5)	0	0	0	3	1	1
Priority 4 (4)	0	0	0	1	0	3
Priority 5 (6)	0	0	0	0	1	5
CSP Totals	2	1	0	4	5	18

Measuring & Evaluating



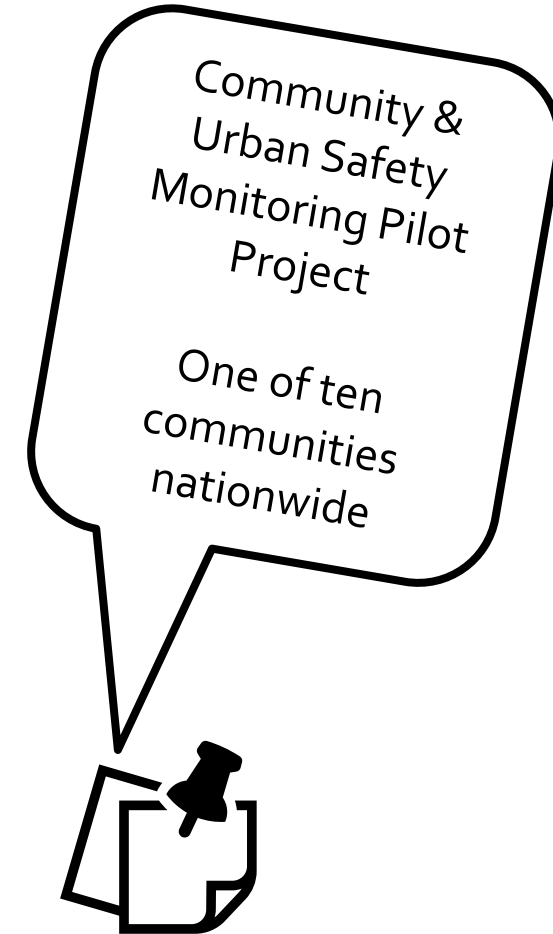
What outcomes should be the focus in each priority?



What should the performance indicators be?



How and where can the information be collected from?



CSP Priority 1 – Crime Prevention, Intervention & Sense of Safety

Action 2.4

Build on Kelowna's Upstream Program, early intervention and prevention approach



**Central Okanagan
Public Schools**
Together We Learn

Results

Three Kelowna middle schools

- 702 students surveyed
- 243 identified as needing support
- 110 new referrals consented to support
- Of 158 participants, 93 per cent report improvement in their mental health and well-being.

CSP Priority 5 – Racism and Discrimination

Action 13.2

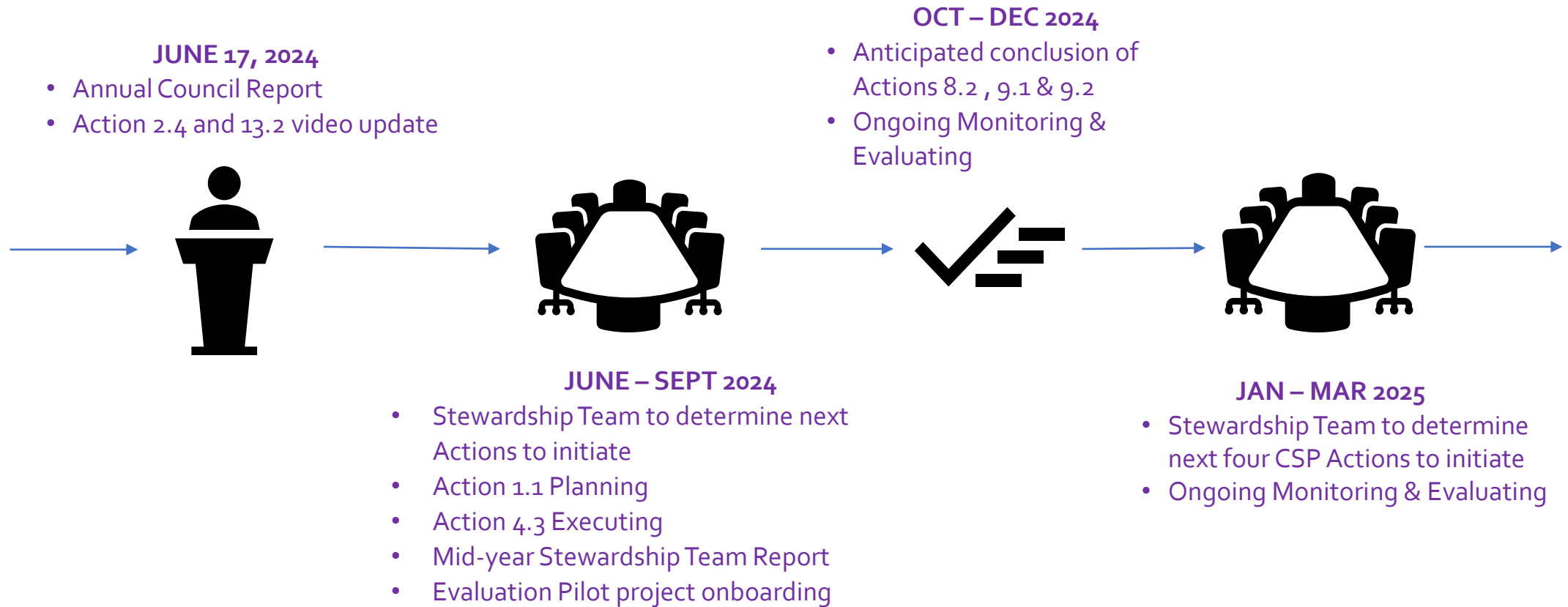
Create an action table to assess and explore strategies to reduce racism and discrimination



Results

1. Strengthening community ability to address racism and hate, building an inclusive and safe community for all
2. Public awareness campaigns reached wide range of local organizations and agencies
3. Collaboration efforts with KCR provided opportunity for a safe space for residents to engage in anti-racism work and network with others

Next Steps & Timelines



Active Stewardship & Action Team Partners (n=55)





Questions?

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REPORT TO COUNCIL REZONING



Date: June 17th, 2024
To: Council
From: City Manager
Address: 375, 395 Rutland Rd N
File No.: Z24-0011

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₄ – Rutland Urban Centre	UC _{4r} – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan 3513 Except Plan 37956, located at 375 Rutland Rd N, Kelowna, BC and Lot 2 Section 26 Township 26 ODYD District Plan 3513, located at 395 Rutland Rd N, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone, be considered by Council;

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

2.0 Purpose

To rezone the subject properties from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate a six-storey mixed-use rental apartment housing development which is supported by key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rental apartment housing use is also consistent with OCP Policies which encourage medium and high-density residential development and diverse housing tenures within the Urban Centre. The proposal will also add commercial units at grade, which will face Rutland Rd N.

The applicant is required to dedicate approximately 5.0 m along the entire frontage of Mugford Rd, 5.0 m along the entire frontage of Rutland Rd N and a 5.0 m x 5.0 m corner cut on the intersection of Rutland Rd N and Mugford Rd.

Lot Area	Proposed (m ²)
Gross Site Area	1,640.76 m ²
Road Dedication	355.3 m ²
Undevelopable Area	n/a
Net Site Area	1,285.46 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Townhouses
East	UC ₄ – Rutland Urban Centre	Semi-Detached Housing
South	P ₂ – Education and Minor Institutional	Religious Assembly
West	UC ₄ – Rutland Urban Centre	Apartment Housing and Single Detached Housing

Subject Property Map: 375-395 Rutland Rd N



The subject properties are located at the intersection of Mugford Rd and Rutland Rd N. The surrounding area is zoned UC₄ - Rutland Urban Centre, MF₁ – Infill Housing and P₂ – Education and Minor Institutional. There are six BC Transit bus stops within 300.0 m of the subject properties located on Rutland Road N, Shepherd Rd and Leathead Rd. The subject properties are also in close proximity to Rutland Centennial Park and Briarwood Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.7. Focus new development in Rutland strategically to create a new high-density business and residential hub to support improved services and amenities.	
Policy 4.7.1. Rutland Building Heights.	Undertake a building heights study as part of an Urban Centre Plan process for the Rutland Urban Centre. Until this process is complete, support development in the Rutland Urban Centre that is generally consistent with the building heights outlined in Map 4.7 to accomplish the following: <ul style="list-style-type: none"> Focusing taller buildings between Shepherd Road, Dougall Road, Rutland Road and Highway 33 to support the viability of Rutland’s

	<p>designated high streets, the Rutland Transit Exchange, and Rutland Centennial Park;</p> <ul style="list-style-type: none"> • Directing more modest heights along the Highway 33 and Rutland Road corridor to support transit use and the viability of commercial uses in those two corridors; • Tapering heights down towards surrounding Core Area Neighbourhoods.
	<p><i>The subject properties are located on the Rutland Rd corridor, and the proposed mid-rise six-storey mixed-use building will add commercial uses at grade and support the transit uses along Rutland Road.</i></p>
<p>Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.</p>	
<p>Policy 4.12.3. Diverse Housing Tenures</p>	<p>Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee simple row housing, co-ops, and rent-to-own.</p>
	<p><i>The proposal includes a rental apartment in an established neighbourhood that primarily has single-detached housing.</i></p>

6.o Application Chronology

Application Accepted: March 26th, 2024
 Neighbourhood Notification Summary Received: May 10th, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:
 Attachment A: Summary of Neighbourhood Consultation
 Attachment B: Draft Site Plan

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

NEIGHBOURHOOD CONSULTATION REPORT: Required by City of Kelowna Council Policy #367 – Public Notification & Consultation for Development Applications

SUBJECT PROPERTY: 375-395 Rutland Rd N.

APPLICATION NUMBER: Z24-0011.

PROPOSAL: Rezoning application from UC4 to UC4r to support rental housing.

ATTACHMENT A

This forms part of application
Z24-0011

Planner
Initials

TC


City of Kelowna
DEVELOPMENT PLANNING

NEIGHBOUR ADDRESS	NAME (please print)	CHOOSE (please circle)	INFORMED OF PROPOSAL (note date)
145 Briarwood Rd.		Owner, or Tenant	May 9, 2024
147 Briarwood Rd.		Owner, or Tenant	May 9, 2024
120 McIntosh Rd.	STRATA	Owner, or Tenant	May 9, 2024
140 McIntosh Rd.	STRATA	Owner, or Tenant	May 9, 2024
160 McIntosh Rd.	STRATA	Owner, or Tenant	May 9, 2024
350 Rutland Road N.	STRATA	Owner, or Tenant	May 9, 2024
135 Mugford Rd.		Owner, or Tenant	May 9, 2024
150 Mugford Rd.		Owner, or Tenant	May 9, 2024
155 Mugford Rd.		Owner, or Tenant	May 9, 2024
132 Mugford Rd.		Owner, or Tenant	May 9, 2024
134 Mugford Rd.		Owner, or Tenant	May 9, 2024
136 Mugford Rd.		Owner, or Tenant	May 9, 2024
138 Mugford Rd.		Owner, or Tenant	May 9, 2024
140 Mugford Rd.		Owner, or Tenant	May 9, 2024
100 Ponto Rd.		Owner, or Tenant	May 9, 2024
105 Ponto Rd.		Owner, or Tenant	May 9, 2024
115 Ponto Rd.		Owner, or Tenant	May 9, 2024
340 Sadler Rd.		Owner, or Tenant	May 9, 2024
415 Rutland Rd. N. (8 units)		Owner, or Tenant	May 9, 2024




DETAILS PROVIDED: A letter including building details such as storeys, façade, uses, and proposed zoning. The letter has been provided for reference.

FEEDBACK FROM NEIGHBOURHOOD As of May 21, 2024, no feedback or key issues were provided from any neighbours.

DELIVERY METHOD: Mail-out.

CHANGES RESULTING FROM NOTIFICATION: No changes occurred due to the lack of comments from the neighbourhood.

ATTACHMENT <u> </u> A	
This forms part of application # Z24-0011	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	



MAY 2024

JMJ INTERNATIONAL
375 / 395 RUTLAND ROAD
KELOWNA, BC

Rezoning Application at 375 / 395 Rutland Road
City Application No. Z24-0011

Dear Neighbour,

We are pleased to announce our proposal for rezoning at 375 / 395 Rutland Road. The property will be rezoned from UC4 – Rutland Urban Centre to UC4r – Rutland Urban Centre (rental only). As part of the development process, the City of Kelowna requires we inform our neighbours of our development plans. As shown on the attached site plan; a 6-storey mixed-use building is proposed. The rental-only zone is a way to solidify rental in the proposed building, which has been sought after since the beginning of the project.



The City of Kelowna Planner assigned to the project is Tyler Caswell. He can be reached at 250.469.8967 or TCaswell@kelowna.ca. If you have any questions about our plans, please contact Siddharth at 204.583.4932 or malhotra.6@gmail.com.

Your Neighbours,

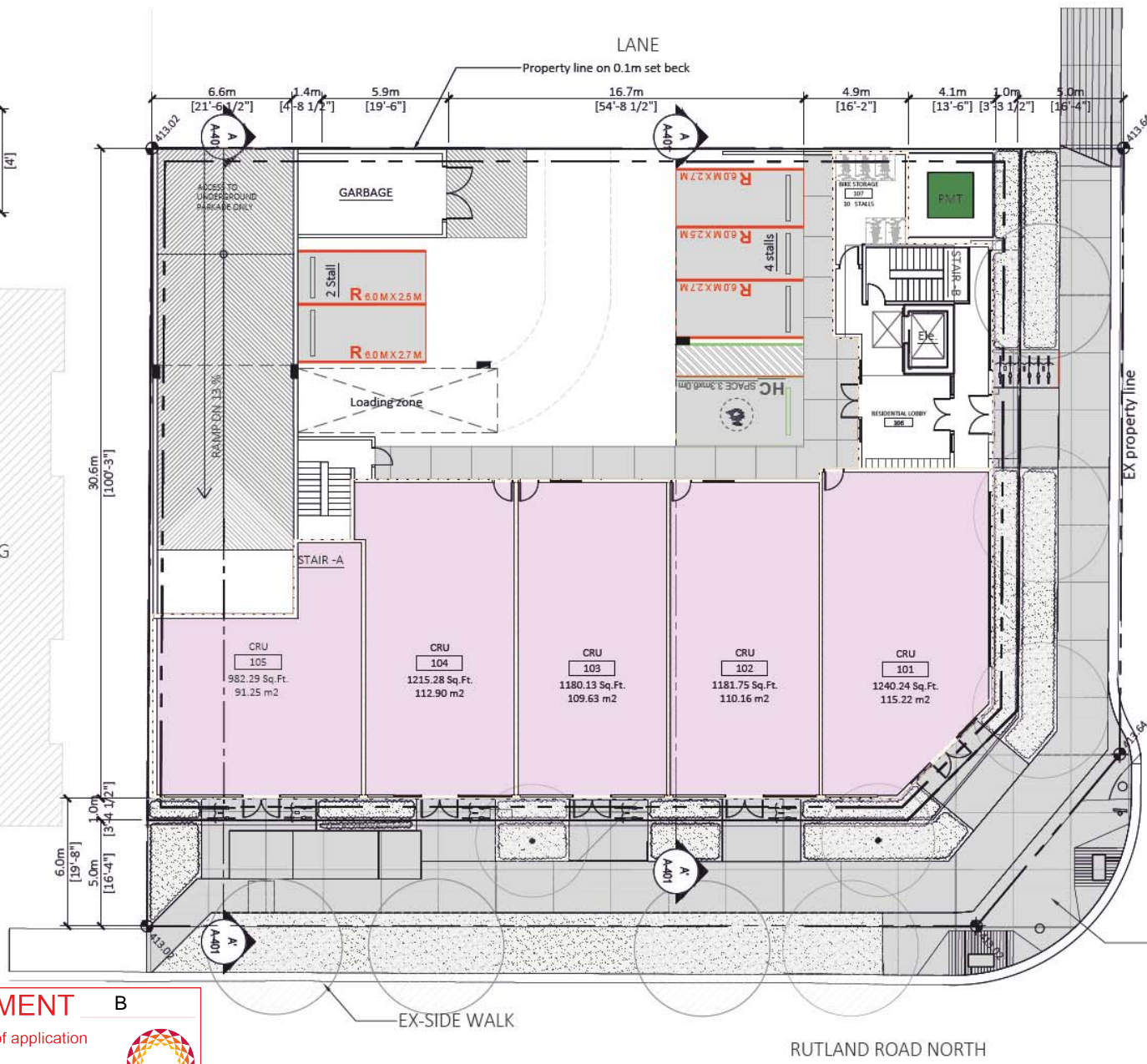
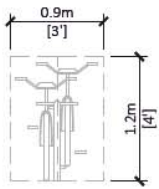
SIDDHARTH & SUNAINA MALHOTRA

ATTACHMENT A

This forms part of application
Z24-0011

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



NOTE : PLEASE REFER A- 2.1 FOR FLOOR DETAILS

ATTACHMENT B

This forms part of application # Z24-0011

Planner Initials **TC**

City of Kelowna DEVELOPMENT PLANNING



REV	DESCRIPTION	DATE

1 Site plan
Scale: 1/200' = 1" (1:229)

CITY OF KELOWNA
BYLAW NO. 12670
Z24-0011
375, 395 Rutland Road N

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 1 Section 26 Township 26 ODYD Plan 3513 Except Plan 37956, located on Rutland Rd N, Kelowna, BC; and
 - b. Lot 2 Section 26 Township 26 ODYD District Plan 3513, located on Rutland Rd N, Kelowna, BC;from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z24-0011

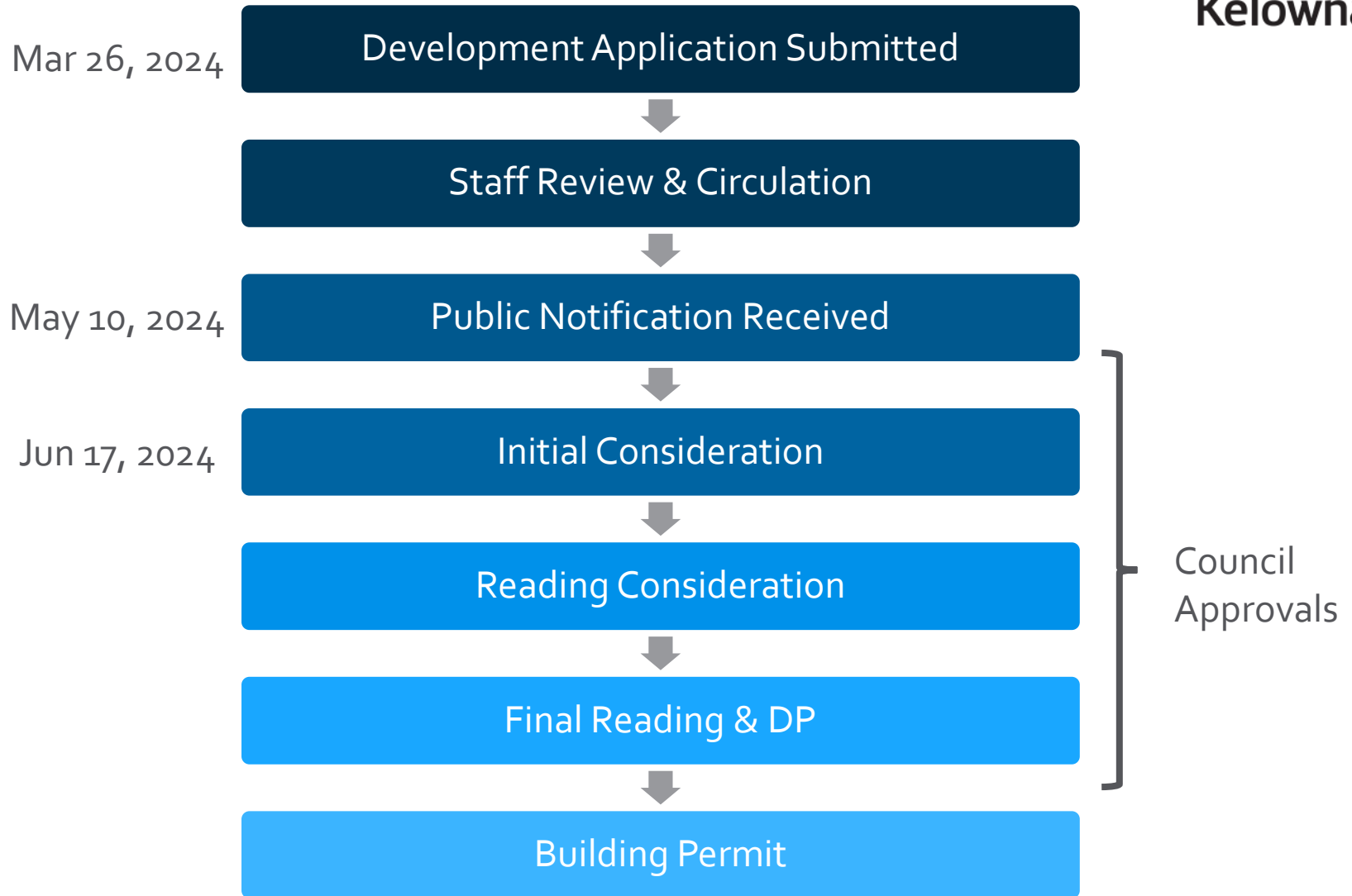
375-395 Rutland Road N

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

Development Process

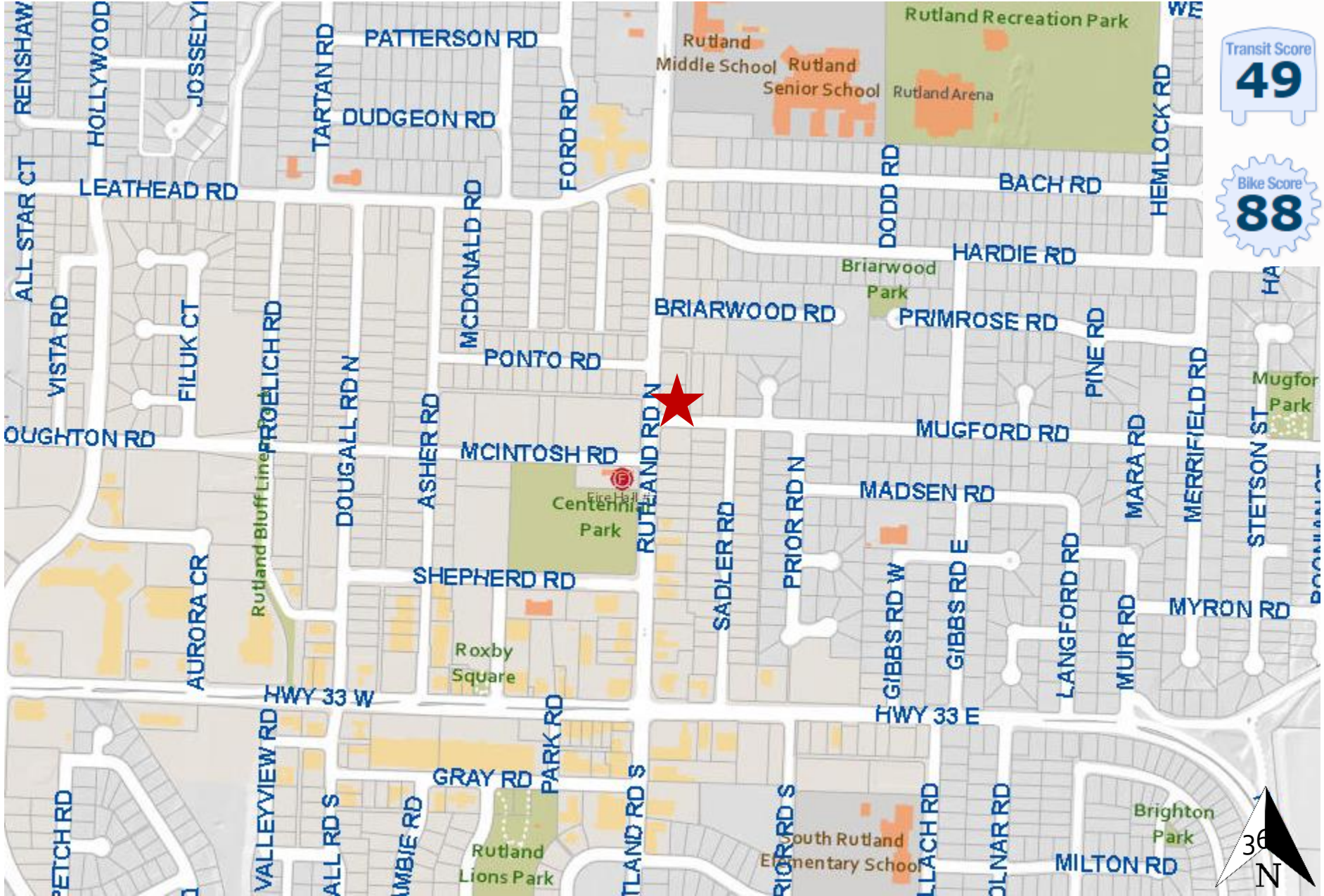


Context Map

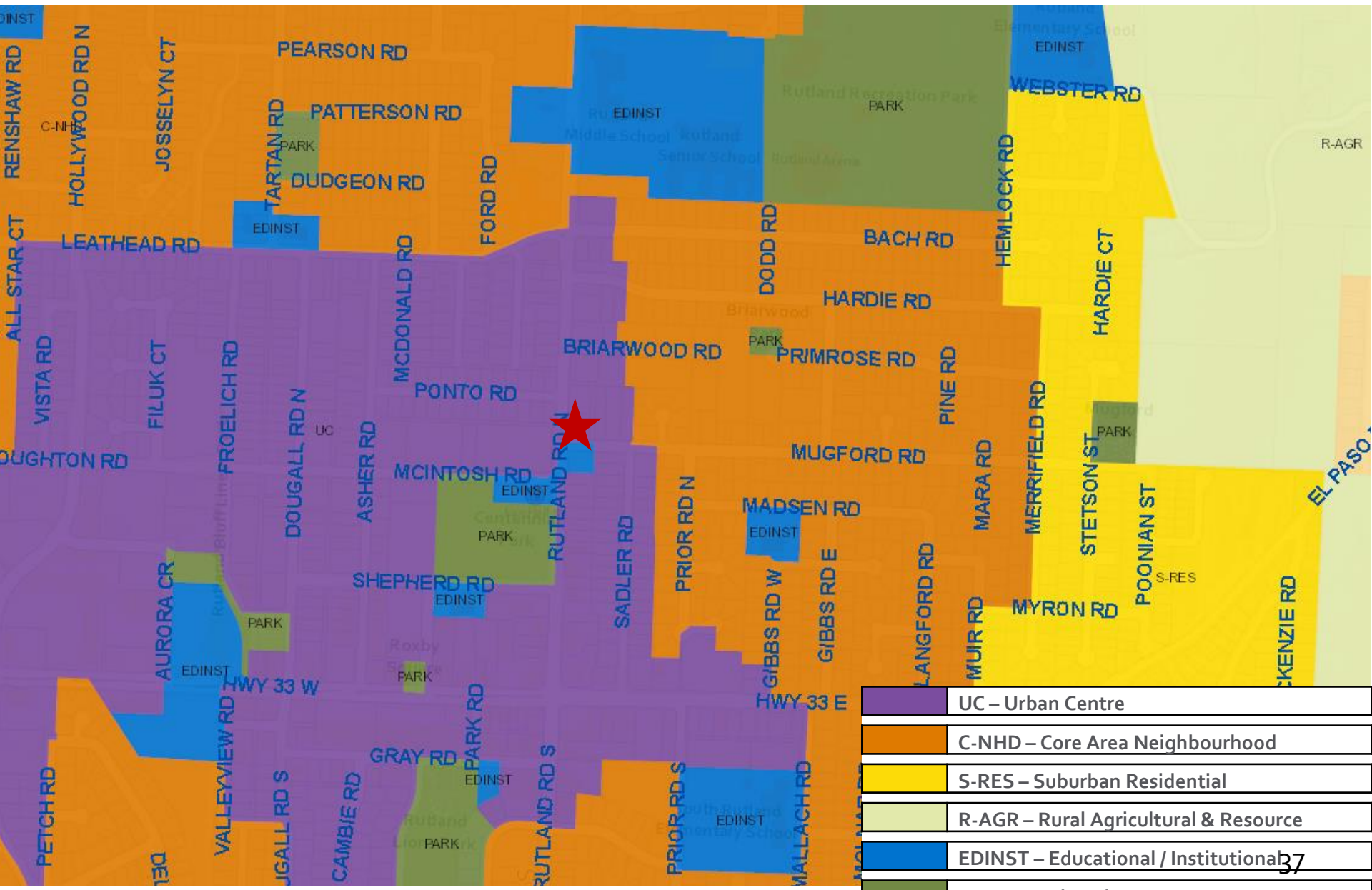
Walk Score
83







Transit Score
49

Bike Score
88



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Subject Property Map



Project Details

- ▶ The properties have the Future Land Use Designation of UC – Urban Centres.
- ▶ The proposed rezoning to UC_{4r} will facilitate a six-storey mixed-use development.
 - ▶ Rental-Only
 - ▶ 65 residential units
 - ▶ Commercial units at grade abutting Rutland Rd N.
 - ▶ All vehicular access off laneway.

OCP Objectives & Policies

- ▶ **Policy 4.7.1. Rutland Building Heights.**
 - ▶ The subject properties are located on the Rutland Road corridor, and the proposed mid-rise six-storey mixed-use building will add commercial uses at grade to support transit uses on Rutland Road.

- ▶ **Policy 4.12.3. Diverse Housing Tenures**
 - ▶ The proposal includes a rental apartment in an established neighbourhood that primarily consists of single-detached dwellings and townhouses.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Urban Centres
 - ▶ OCP Objectives in Chapter 4 – Urban Centres
 - ▶ Rutland Building Heights.
 - ▶ Diverse Housing Tenures
 - ▶ Development Permit to follow.

REPORT TO COUNCIL REZONING



Date: June 17th, 2024
To: Council
From: City Manager
Address: 761, 771, 781, 791, 801-803 Saucier Avenue
File No.: Z23-0037

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Block 2 District Lot 138 ODYD Plan 7117 located at 761 Saucier Avenue, Kelowna, BC; Lot 6 Block 2 District Lot 138 ODYD Plan 7117 located at 771 Saucier Avenue, Kelowna, BC; Lot 7 Block 2 District Lot 138 ODYD Plan 7117 located at 781 Saucier Avenue, Kelowna, BC; Lot 8 Block 2 District Lot 138 ODYD Plan 7117 located at 791 Saucier Avenue, Kelowna, BC; and Lot 9 Block 2 District Lot 138 ODYD Plan 7117, located at 801-803 Saucier Avenue, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 17th, 2024;

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

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are located in a transition area away from the Transit Supportive Corridor (TSC) on Richter Street. The transition area contemplates heights of 3-4 storeys, which transitions down in density and form from the six storeys permitted on TSCs.

The proposal includes both a four-storey apartment on the west side of the subject property and three storey stacked townhouses on the east side. The MF3 zone allows for a maximum of four storeys on properties that do not directly abut a TSC.

The applicant is required to dedicate 1.1 m along the frontage on Saucier Road. The completion of the dedication is a condition of final adoption of the zone.

Lot Area	Proposed (m ²)
Gross Site Area	4,141 m ²
Road Dedication	41.8 m ²
Undevelopable Area	n/a
Net Site Area	4,099.2 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF ₁ – Infill Housing and MF _{3r} – Apartment Housing Rental Only	Single Detached Dwellings and Apartment Housing
East	MF ₁ – Infill Housing	Single Detached Dwelling(s)
South	MF ₁ – Infill Housing	Single Detached Dwelling and Semi-Detached Housing
West	MF ₁ – Infill Housing	Single Detached Dwelling(s)

Subject Property Map: 761-803 Saucier Ave



The subject properties are located on Saucier Avenue, and the zones of the surrounding area consist of MF₁ – Infill Housing, MF_{3r} – Apartment Housing Rental Only, P₂ – Educational and Minor Institutional, P₃ – Parks and Open Space and P₄ – Utilities. There are nine BC transit bus stops within 300.0 m of the subject properties on Saucier Avenue, Sutherland Avenue, Harvey Avenue and Leon Avenue. The subject property is also in close proximity to Rowcliffe Park and Central School Programs & Services.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3. Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.2. Transition from Transit Supportive Corridors	Provide a transition area allowing for 3-4 storeys in height, as outlined in Figure 5.3, serving as a transition from the medium density along the Transit Supportive Corridors and lower density residential in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition area. <i>The proposal includes a four-storey apartment and three-storey stacked townhouses. The apartment is located on the west side of the site in the transition area away from Richter Street (TSC).</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.	
Policy 5.11.1. Diverse Housing Forms.	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <i>The proposal adds increased density into the established primarily single detached housing neighbourhood.</i>

6.0 Application Chronology

Application Accepted: June 9th, 2023
 Neighbourhood Notification Summary Received: May 17th, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Summary of Neighbourhood Consultation
 Attachment C: Site Plan

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

CITY OF KELOWNA
MEMORANDUM

Date: June 21, 2023
File No.: Z23-0037
To: Urban Planning Manager (TC)
From: Development Engineering Manager (NC)
Subject: 761, 771, 781, 791, 801-803 Saucier Ave. RU4to MF3

The Development Engineering Department has the following requirements associated with this application to rezone the subject properties from RU4 – Two-Dwelling Housing to MF3 – Apartment Housing. Works and Services requirements directly attributable at time of Building Permit are contained in the Development Engineering Branch memo under file DP23-0118.

The Development Engineering Technician for this file is Aaron Sangster (asangster@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. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw has not been adopted within this time.
- b. Where an application to rezone land is proposed within 800 m of an intersection with Highway 97 or Highway 33, Development Engineering comments will be subject to the review of the Ministry of Transportation and Infrastructure.

2. PROPERTY-SPECIFIC REQUIREMENTS

- a. Approximately 1.1 m road dedication along the entire frontage of Saucier Ave is required to achieve a ROW width of 18.0 m in accordance with Typical Section SS-R3.
- b. A Section 219 Restrictive Covenant must be placed on title restricting the Required Fire Flow (as calculated by the Fire Underwriters Survey: Water Supply for Public Fire Protection in Canada, 2020) for any buildings on the site to a maximum of 150 L/s.



Nelson Chapman, P.Eng.
Development Engineering Manager
AS

ATTACHMENT A

This forms part of application
Z23-0037

Planner Initials TC


City of Kelowna
DEVELOPMENT PLANNING

Neighbourhood Notification Summary- 761-803 Saucier Ave

Purpose:

To notify neighboring properties of the proposed development of 761, 771, 781, 791, 801/803 Saucier Avenue and provide the opportunity to ask questions and give feedback.

- a) **Notification Date:** May 3, 2024
- b) **Notification Method:** The attached Development Notice was mailed to 42 addresses located within 50 m of the subject properties in accordance with the policy of the City of Kelowna.
- c) **Addresses:** The Development Notice was mailed to the following addresses.

Street Number	Street Name
728	DeHart Ave
732	DeHart Ave
744-746	DeHart Ave
750	DeHart Ave
768	DeHart Ave
780	DeHart Ave
800	DeHart Ave
808	DeHart Ave
818	DeHart Ave
828	DeHart Ave
1735	Richter St
711	Saucier Ave
736	Saucier Ave
741	Saucier Ave

ATTACHMENT B

This forms part of application
Z23-0037

Planner
Initials

TC



City of
Kelowna

DEVELOPMENT PLANNING

746	Saucier Ave
751	Saucier Ave
756	Saucier Ave
761	Saucier Ave
770-772	Saucier Ave
771	Saucier Ave
778	Saucier Ave
781	Saucier Ave
791	Saucier Ave
792	Saucier Ave
801-803	Saucier Ave
802-812	Saucier Ave
809	Saucier Ave
819-821	Saucier Ave
822	Saucier Ave
832	Saucier Ave
790-792	DeHart Ave
827-835	Saucier Ave
790	DeHart Ave
792	DeHart Ave
801	Harvey Ave
809	Harvey Ave
819	Harvey Ave
831	Harvey Ave

ATTACHMENT	B
This forms part of application # Z23-0037	
Planner Initials	TC
 City of Kelowna <small>DEVELOPMENT PLANNING</small>	

d) Information Provided: The development notice outlined the location, proposed zoning, density and renderings of the development. The notice welcomed recipients to contact the developer for more information or with any questions, comments or concerns. The notice included contact information (email and phone) for the developer as well as the City Planner managing the application.

e) **Neighbourhood Feedback:** To date Mundi Construction has received one response by email from a resident of DeHart Avenue. The email was generally supportive of infill housing but only in the form of townhouse development. The email expressed the following concerns:

- Opposed to the four-storey apartment component of the development for the following reasons:
 - Kelowna has enough small apartments/condos
 - Family housing is more suitable in the form of 2-3 bedroom townhouses
 - Apartment building will not have private yard/gardens
 - Apartment building will impact the privacy of the houses behind it
- Concerns related to the construction of the below grade parking, specifically geotechnical, sound and vibration impacts.
- Concerns regarding the aesthetic design of the development, noting a preference for natural wood, plants or historically inspired craftsman elements.

f) **Changes Resulting from Neighbourhood Feedback:** We appreciate the comments provided and how the proposed development may impact adjacent properties. We recognize the importance of providing family housing, accordingly, 38 of the 70 units in the development are two-bedroom units and of those 38 units 20 are provided in townhouse format. The development includes extensive landscaping for both the apartment and townhouse units providing active and passive recreational areas. An exterior common amenity garden and dog run is provided along the rear of the building, with a stair down to grade providing a grass area for dogs to roam. The exterior path and outdoor spaces that exist in the space between the two 3-Storey buildings provide further space for activities, while private patios or balconies are provided for each unit. Landscape screening is provided along the rear of the development site and building height for the apartment has been kept to four-stories to respect the adjacent existing development.

The design of the building is cognisant of what future development in the neighbourhood is expected to be, with the building stepping down along the street to better match the building heights and character of the properties West of the site. The development site is not located within a heritage conservation area and the design of the building complies with the City of Kelowna – 2040 Official Community Plan Development Permit Area Guidelines. The design of the building eases the Architecture into its urban context, the design seeks to make the community more cohesive, vernacular, and beautiful. The material palette of the building is kept simple and serves to create an order to the site. A base cladding of brick on the ground floor provides textural depth to the ground plane while helping to ground the building with a material that conveys mass and security. The upper stories of the building feature warm wood tones and cedar screening contrasting with white cementitious panels and metal trim. Window frames on the façade are kept simple and staggered in such a way

as to provide shadow depth to the façade. Vertical and horizontal material planes are kept throughout the building elevations to ensure that there is a sense of order, hierarchy, and craft to the building face.

To address concerns regarding sound and vibration from the construction of the parking structure, Mundi Construction will be taking the following steps:

- All construction will be under the supervision of a professional geotechnical and structural engineer.
- The parking structure sits partially below ground with 1.2 m above grade which will significantly reduce excavation impacts.
- All work will take place in accordance with the City of Kelowna construction noise regulations accordingly, there will be no construction noise before 7:00 am or after 9:00 pm.

Thank you,



Brianne McCourt, RPP, MCIP
Development Manager, Mundi Construction Ltd

ATTACHMENT **B**

This forms part of application
Z23-0037

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

The logo for the City of Kelowna, featuring a colorful circular pattern of triangles.

Dear Neighbour,

Mundi Construction Ltd., invites you to review information and provide comments regarding our request for rezoning and development permit at 761, 771, 781, 791, 801/803 Saucier Avenue. Our application proposes to rezone the subject properties from RU4 to MF3 to facilitate the construction of a new 70-unit multi-family development comprised of a four-storey apartment building and three-storey stacked townhouses. The development will share common amenities including courtyard and landscaped areas and underground parking.

We invite you to ask questions or share comments about the proposed development.

Mundi Construction Ltd.

Brianne McCourt, Development Manager
b.mccourt@mundiconstruction.ca
250-299-4272

City of Kelowna

Tyler Caswell, Planner II
TCaswell@kelowna.ca
250-469-8967

We look forward to hearing from you.

Sincerely,

Mundi Construction Ltd.



Mundi Construction Ltd.
1250 Rogers Way
Kamloops BC V1S 1N5

ATTACHMENT B
This forms part of application
Z23-0037
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

- THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

Client

Seal

RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
A	2023.01.31	ISSUED FOR DEVELOPMENT PERMIT
B	2023.04.04	RE-ISSUED FOR DEVELOPMENT PERMIT
C	2024.02.20	RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
2	24.02.20	Revision 2
1		ISP REV 1

RECORD OF REVISIONS

Project

SAUCIER AVENUE MULTIFAMILY
 RESIDENTIAL DEVELOPMENT

761, 771, 781, 791 AND 801/803 SAUCIER AVE, KELOWNA, BC

Sheet Title
 SITE PLAN + ZONING

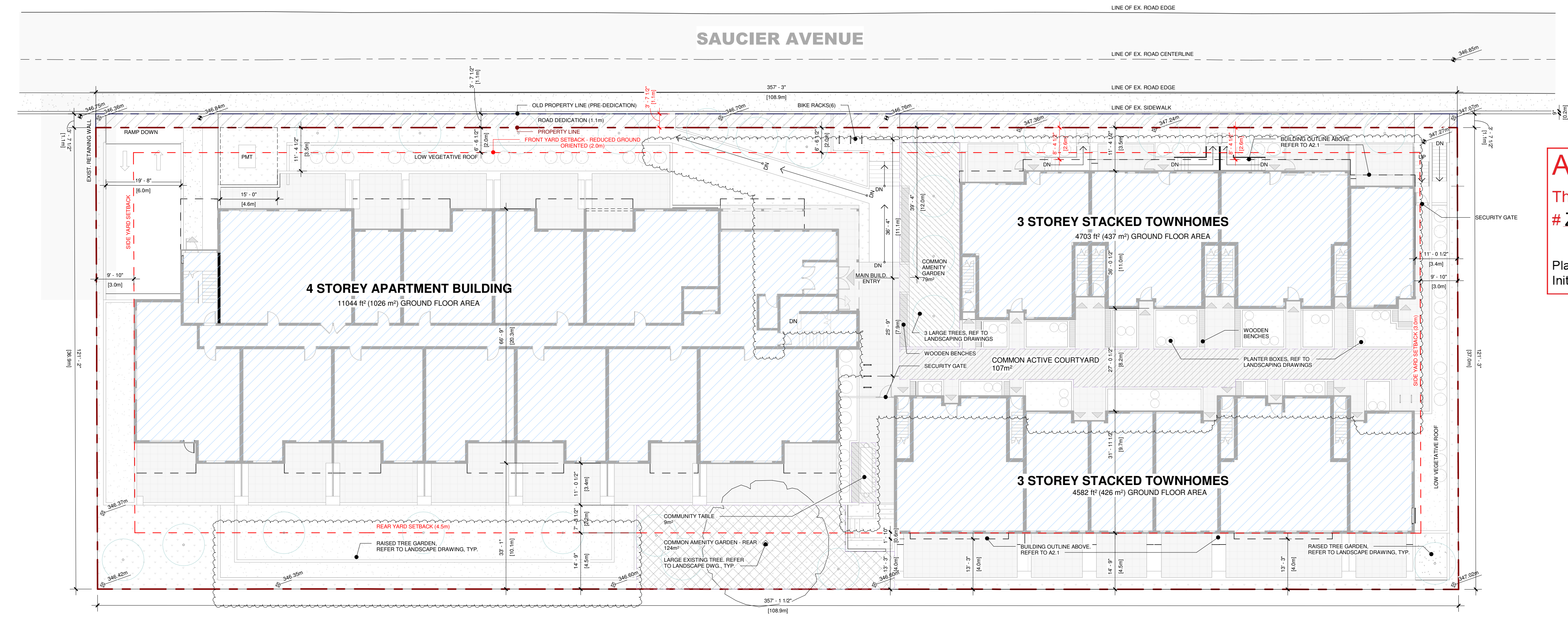
Job Number 22.1066

Date 24.01.24

Scale 1 : 200

Revision Number 0

Drawing Number



ATTACHMENT C
 This forms part of application # Z23-0037
 Planner Initials TC
 City of Kelowna DEVELOPMENT PLANNING

1 SITE PLAN
 1 : 200

SAUCIER TOWNHOMES		
	REQUIRED	PROVIDED
CURRENT ZONING: RU4		
PRINCIPLE USE	MF3	MF3
	(P) APARTMENT HOUSING	(P) APARTMENT HOUSING
	(S) STACKED TOWNHOUSES	(S) STACKED TOWNHOUSES
PARCEL SIZE	MINIMUM 1400 M ²	4141 M ²
LOT WIDTH	MINIMUM 30 M	108.9 m
LOT DEPTH	MINIMUM 30 M	38 m
NET FLOOR AREA	N/A	5219 m ²
GROSS FLOOR AREA	N/A	6056 m ²
PARKADE FLOORPLATE	N/A	3657 M ²
MAIN FLOOR FLOORPLATE	N/A	1949 M ²
FLOOR AREA RATIO	1.3	1.26
MAXIMUM LOT COVERAGE (BUILDINGS)	65%	47%
MAXIMUM LOT COVERAGE (BUILDINGS & IMPERMEABLE...)	85%	83%
MAXIMUM BUILDING HEIGHT	18M (4 STOREY)	14.7M (4 STOREYS)
NET FLOOR AREA FOR GROUND ORIENTED RESIDENTIAL UNITS ON THE FIRST FLOOR	MINIMUM 11 M ²	570 M ²
FIRST FLOOR HEIGHT ABOVE CURB LEVEL FOR GROUND ORIENTED RESIDENTIAL UNITS	MAXIMUM 1.2 M	1.2 m
SETBACKS (FRONT - GROUND ORIENTED)	FRONT - GROUND ORIENTED YARD (GROUND-ORIENTED HOUSING & LOBBY) - 3M - 9'-10 1/9"	FRONT - GROUND ORIENTED YARD - GROUND-ORIENTED HOUSING & LOBBY (NORTH) - 2M
SETBACKS (FRONT - GROUND ORIENTED REDUCED)	FRONT - GROUND ORIENTED REDUCED YARD (GROUND-ORIENTED HOUSING & LOBBY) - 2M - 6'-6 3/4"	FRONT - GROUND ORIENTED REDUCED YARD - GROUND-ORIENTED HOUSING & LOBBY (NORTH) - 2.3M
SETBACKS (FRONT)	FRONT YARD (NORTH) - 4.5M - 14'-9 1/6"	FRONT YARD - NORTH (NORTH) - 7.6M
SETBACKS (SIDE)	SIDE YARD (EAST) - 3M - 9'-10 1/9"	SIDE YARD - EAST (EAST) - 3.4M
SETBACKS (REAR)	REAR YARD (NO LANE) - 4.5M - 14'-9 1/6"	REAR YARD - NO LANE (SOUTH) - 4.5M
SETBACKS (SIDE)	SIDE YARD (WEST) - 3M - 9'-10 1/9"	4.50
BUILDING FRONTAGE	MAXIMUM 100M	56.4 m
BETWEEN DETACHED PRINCIPAL BUILDINGS	N/A	2.9 m
COMMON AMENITY	STUDIO - 7.5 M ²	SEE PRIVATE OPEN SPACE CALCS
	1 BEDROOM - 15 M ²	SEE PRIVATE OPEN SPACE CALCS
	MORE THAN 1 BEDROOM - 25 M ²	SEE PRIVATE OPEN SPACE CALCS
ON A TRANSIT SUPPORTIVE CORRIDOR?	NO	
WITHIN URBAN CORE / CORE AREA?	YES	
LANE ACCESS?	NO	
ABUTS AN RU1, RU2, RU3, RU4 OR RUS ZONE?	YES	
CANTERLEVERED PROJECTION 30% PER STOREE NO MORE THEN 4M, 1.5M APART.	YES	

AREA CALCULATIONS	NO.	SF	%	TOTAL SF	TOTAL SM
A - 1 BEDROOM + DEN	28	642	40%	17,976	1670.03
B - STUDIO	4	312	6%	1,248	115.94
C - 2 BEDROOM	4	980	6%	3,920	364.18
D - 2 BEDROOM	4	869	6%	3,476	322.93
E - 2 BEDROOM	4	887	6%	3,548	329.62
F - 2 BEDROOM	4	986	6%	3,944	366.41
G - 2 BEDROOM	2	934	3%	1,868	173.54
TH 1-A - 2 BEDROOM	1	1,057	1%	1,057	98
TH 1-B - 2 BEDROOM	2	1,025	3%	2,050	190
TH 1-C - 2 BEDROOM	2	1,028	3%	2,056	191.01
TH 2-A - 2 BEDROOM	5	1,002	7%	5,010	465.44
TH 2-B - 2 BEDROOM	10	1,002	14%	10,020	930.89
NET RESIDENTIAL	70		100%	56,173	5,219
SITE AREA	44,577		FAR =	1.26	

UNIT MIX	NO.	AVG SF	%	TOTAL SF	TOTAL SM
STUDIO	4	312	6%	1,248	115.94
1 BEDROOM	28	642	40%	17,976	1670.03
2 BEDROOM	38	977	54%	36,949	3432.67
3 BEDROOM	0	0	0%	0	0
TOTAL	70	802	100%	56,173	5,219

PRIVATE OPEN SPACE	REQ'D POS (SF)	REQ'D POS (SM)	PROVIDED POS (SF)	PROVIDED POS (SM)
A - 1 BEDROOM + DEN	4,521	420	4,172	388
B - STUDIO	323	30	495	46
C - 2 BEDROOM	1,076	100	658	61
D - 2 BEDROOM	1,076	100	565	52
E - 2 BEDROOM	1,076	100	779	72
F - 2 BEDROOM	1,076	100	790	73
G - 2 BEDROOM	538	50	262	24
TH 1-A - 2 BEDROOM	269	25	167	16
TH 1-B - 2 BEDROOM	538	50	374	35
TH 1-C - 2 BEDROOM	538	50	776	72
TH 2-A - 2 BEDROOM	1,345	125	970	90
TH 2-B - 2 BEDROOM	2,691	250	1,240	115
OTHER AMENITY			4,332	579
TOTALS	15,069	1,400	17,480	1,624

TOTAL COMMON / PRIVATE AMENITY PER DWELLING UNIT	TOTAL UNITS
DWELLING UNITS	70
REQUIRED - 4.0 m ² PER DWELLING	3,014
PROVIDED	280
COMMON GARDEN - REAR	1,337
COMMON GARDEN - FRONT	850
COMMON GARDEN - FRONT	79
COMMUNITY TABLE	100
AMENITY ROOM - FIRST FLOOR	894
COMMON ACTIVE COURTYARD	1,151
TOTAL	4,332

PARKING			
	TOTAL...	PARKING...	PARKING REQ'
TOTAL	4	1.0	4.00
STUDIO	28	1.2	33.60
1 BEDROOM	38	1.4	53.20
2 BEDROOM	0	1.6	0.00
3 BEDROOM		0.14	9.80
VISITOR SPACES			
SUB-TOTAL	70		100.60
BIKE PARKING INCENTIVE		5% REDUCTION	-5.00
TOTAL			96

SPACE REQUIREMENTS	REQ'D	PROVIDED
REGULAR SIZE PARKING FOR...	45 (47%)	48 (49%)
SMALL SIZE PARKING FOR...	48 (50%)	46 (47%)
ACCESSIBLE PARKING	2 (2%)	3 (3%)
VAN ACCESSIBLE PARKING	1 (1%)	1 (1%)
TOTAL	96	98

BIKES			
UNIT TYPE	NO.	RATIO	REQ'D
STUDIO	4	1.3	5
1 BEDROOM	28	1.5	42
2 BEDROOM	38	1.5	57
3 BEDROOM	0	2.0	0
TOTAL	70	0	104

TYPE REQUIREMENTS		
	REQ'D	PROVIDED
FLOOR MOUNTED	52 (50%)	98 (82%)
WALL MOUNTED	52 (50%)	21 (18%)
FLOOR MOUNTED (OPEN)		18
TOTAL	104	119

CITY OF KELOWNA

BYLAW NO. 12671

Z23-0037

761, 771, 781, 791, 801-803 Saucier 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:
 - a. Lot 5 Block 2 District Lot 138 ODYD Plan 7117, located on Saucier Avenue, Kelowna, BC;
 - b. Lot 6 Block 2 District Lot 138 ODYD Plan 7117, located on Saucier Avenue, Kelowna, BC;
 - c. Lot 7 Block 2 District Lot 138 ODYD Plan 7117, located on Saucier Avenue, Kelowna, BC;
 - d. Lot 8 Block 2 District Lot 138 ODYD Plan 7117, located on Saucier Avenue, Kelowna, BC;
and
 - e. Lot 9 Block 2 District Lot 138 ODYD Plan 7117, located on Saucier Avenue, Kelowna, BC;from the MF₁ – Infill Housing zone to the MF₃ – Apartment Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

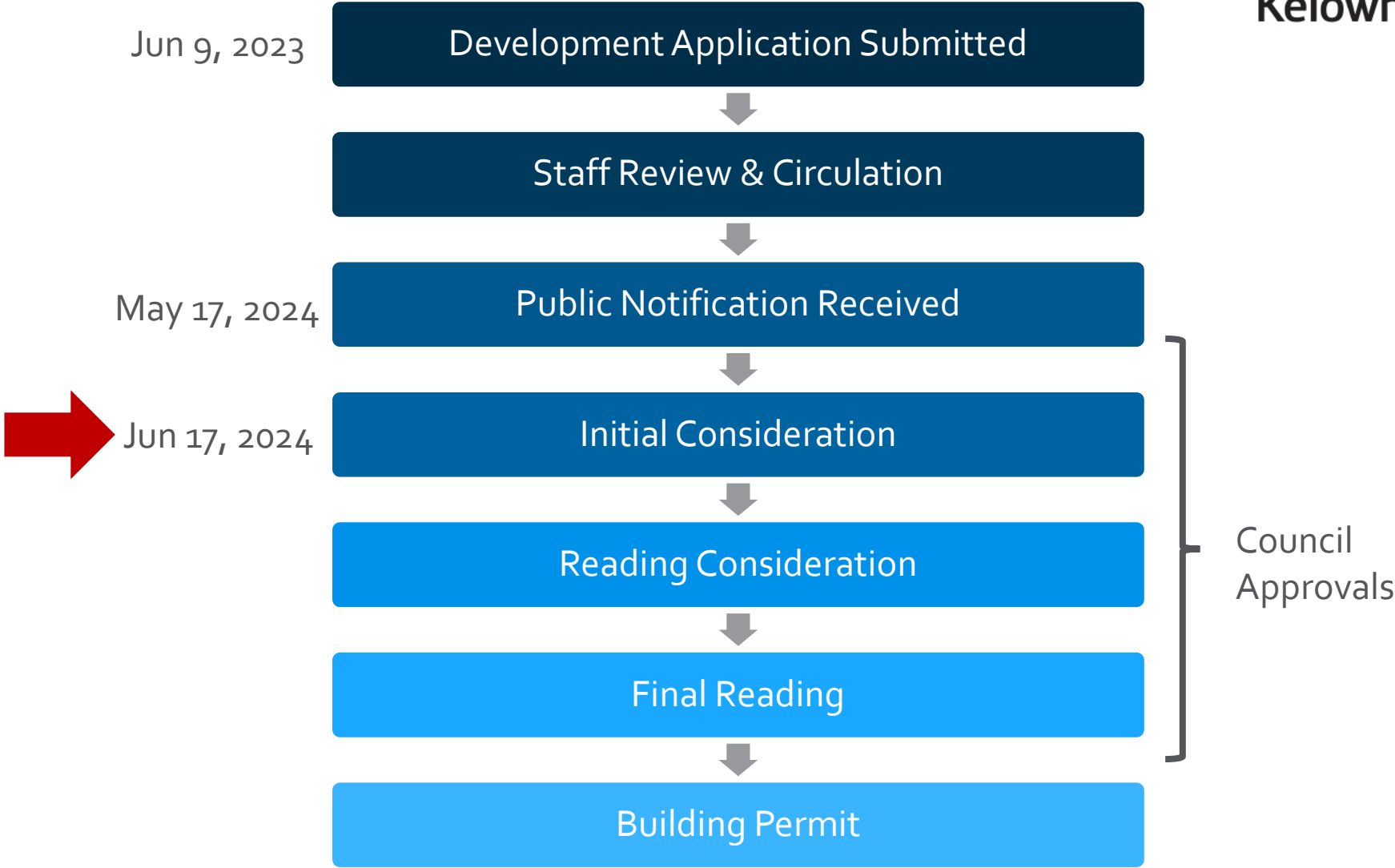
Z23-0037
761 – 803 Saucier Ave

Rezoning Application

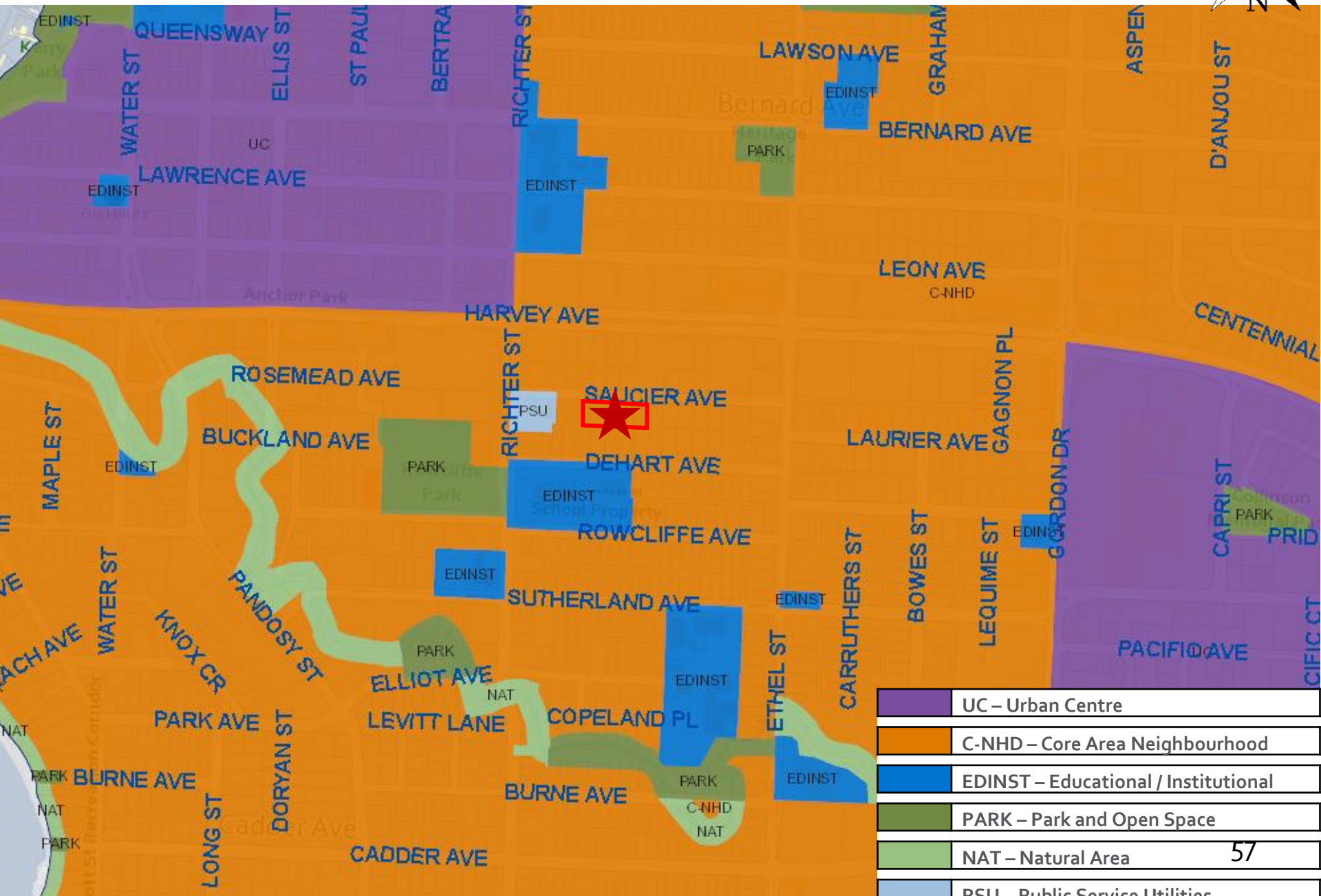
Purpose







- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF₃ – Apartment Housing zone to facilitate the development of apartment housing.

Development Process



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities

Subject Property Map

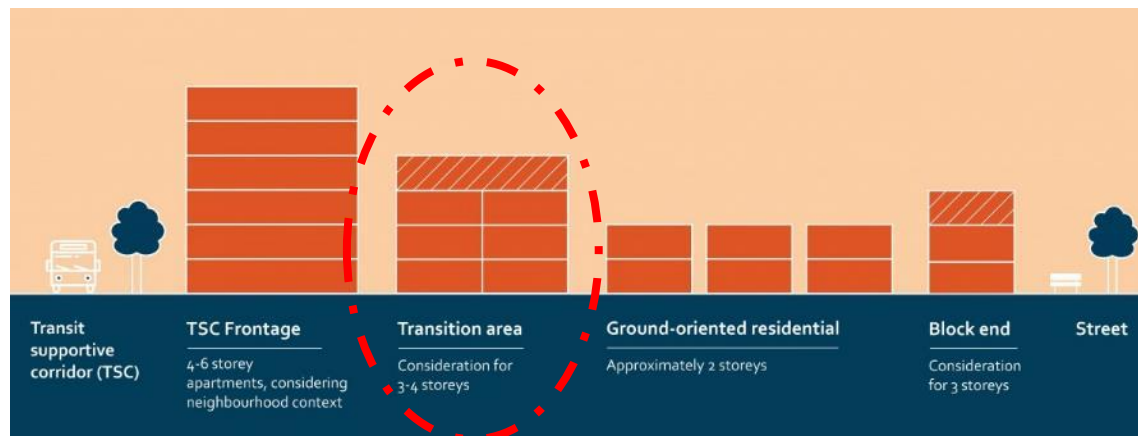


Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ The property is in the Transition Area away from the Transit Supportive Corridor on Richter Street.
- ▶ MF3 – Apartment Housing:
 - ▶ 4-storey apartment and stacked townhouses;
 - ▶ 70 residential units;
 - ▶ 96 parking spaces.

OCP Objectives & Policies

- ▶ Policy 5.3.2. Transition from Transit Supportive Corridor:
 - ▶ The proposal includes a four-storey apartment and three-storey stacked townhouses. The apartment is located on the west side and steps down in height.



Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transition from Transit Supportive Corridor
 - ▶ Development Permit to follow.

REPORT TO COUNCIL REZONING



Date: June 17th, 2024
To: Council
From: City Manager
Address: 1095-1097 Monterey Ct
File No.: Z23-0076

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0076 to amend the City of Kelowna No. 12375 by changing the zoning classification of Lot 4, Section 23 Township 26 ODYD Plan 25174, located at 1095-1097 Monterey Ct, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 17th, 2024.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development. The subject property has the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and is larger than the typical single dwelling housing property, allowing for an increase in density.

The proposal meets the intent of the Core Area Neighbourhood policies, which are intended to accommodate much of the City’s growth through sensitive residential infill such as ground-oriented multi-unit housing. The proposal aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

Lot Area	Proposed (m ²)
Gross Site Area	1,665 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,665 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Semi-Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Semi-Detached Housing

Subject Property Map: 1095-1097 Monterey Court



The subject property is located at the end of the cul-de-sac on Monterey Ct and is near the intersection with Cactus Road. The surrounding area is zoned MF1 – Infill Housing, P4 – Utilities and RU1 – Large Lot Housing. The subject property is in close proximity to Mission Creek Regional Park and Hollywood Rd Educational Services Centre. There are two BC Transit bus stops within 400 m on Springfield Rd.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area	
Policy 5.11.1. Diverse Housing Forms	Ensure a diverse mix of low and medium density forms in the Core Area that support a variety of household types and sizes, income levels and life stages. <i>The proposal adds increased density into the established single detached housing neighbourhood.</i>
Policy 5.11.3. Ground Oriented Housing	Incorporate ground-oriented units in the design of multi-family developments in the Core Area to support a variety of household types and sizes. <i>The proposal will include ground-oriented units onto Monterey Court.</i>

6.0 Application Chronology

Application Accepted: November 16th, 2023
Neighbourhood Notification Summary Received: May 23rd, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Summary of Neighbourhood Consultation
Attachment C: Draft Site Plan

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

CITY OF KELOWNA
MEMORANDUM

Date: December 11, 2023
File No.: Z23-0076
To: Urban Planning Manager (JB)
From: Development Engineering Manager (NC)
Subject: 1095-1097 Monterey Ct MF1 to MF2

The Development Engineering Department has the following comments associated with this application to rezone the subject property from MF1 - Infill Housing to MF2 - Townhouse Housing.

Works and Services attributable at the time of Building Permit are contained in the Development Engineering memo under file DP23-0210.

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

1. GENERAL

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if an application for Building Permit is not made within this time.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. All fire flow calculations are to be provided to the City's Development Engineering Department, with confirmation of adequate fire flow to the subject property (at least 150 L/s) from RWD being provided to the City Engineering prior to adoption of the zone amending bylaw.



Nelson Chapman, P.Eng.
Development Engineering Manager
CP

ATTACHMENT A

This forms part of application
Z23-0076

Planner Initials TC


City of Kelowna
DEVELOPMENT PLANNING



May 23, 2024

File #: Z23-0076 / DP23-0210

City of Kelowna
Attn: Tyler Caswell, Planner II
1435 Water Street
Kelowna BC V1Y 1J4

**Re: Proposed Townhouse Development at 1095 Monterey Court, Kelowna
Summary of Neighbour Notification**

Dear Mr. Caswell ,

At this time, we are writing to provide a summary of neighbour consultation completed in accordance with Council Policy no. 367.

Mailouts (attachment #1) were delivered to all 10 residences within 50 meters of the site on May 7th 2024, as noted in the attached consultation form. *Please see attachment 2 for all addresses.*

Summary of Feedback.

We received no inquiries via phone, emails, letters, etc. Based on the lack of response, we consider this evidence that this sensitive increase to density is consistent with the existing building typologies in the area, while still improving and modernizing the design on the property.

Please feel free to contact me with any questions or matters requiring clarification at 778-829-6641 or email kyle@empowered-development.com.

Regards,
Empowered Development Ltd.



Kyle Stewart, Principal.
Director of 1208331 BC Ltd.

Attachments:

1. Neighbour Mail-out.
2. CoK - Neighbourhood Consultation Form.

DEVELOPMENT NOTICE

A rezoning development application has been submitted to the CITY OF KELOWNA for property located at:

1095 & 1097 Monterey Court,

We are seeking neighbour input in accordance with Kelowna's Public Consultation Policies.

Location of the Subject Property:



View from Monterey Court



View from Springfield Rd.

Proposed Development Background:

The proposed project consists of 9 townhouse units, 3 storeys in height, in two buildings (4-plex and 5-plex). Each townhouse unit will have 3 bedrooms.

To facilitate this project, the applicant is proposing to amend the zoning from MF1 to MF2. The proposal requires no variances and is fully compliant with the proposed MF2 zone.

The proposed MF2 zone allows for small-scale townhouses that are strategically incorporated into the area, providing a sensitive increase in density from the existing duplex buildings in the neighbourhood.

The proposed building form and style serves to maintain consistency with existing building typologies in the area, while still improving and modernizing the design on the property. The form and material selection are sensitive to the neighbourhood to ensure that the development will fit into its context both before and after surrounding lots get developed. Simplified massing is utilized to ensure both energy efficiency in the exterior wall layout, as well as cost effective construction.

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

- I. Provide a sensitive increase in density to a neighbourhood where this density is desired.
- II. Provide 3-bedroom units to accommodate the need for family-oriented housing.
- III. Provide a building typology that fits into the context and allows for a cost-effective and energy-efficient built-form.

Neighbourhood Consultation purpose

We are seeking the input of the neighbourhood in accordance with Kelowna’s Public Consultation Policies. Notices are being distributed to residents within **50m** of the subject property. If you have any questions or feedback you wish to provide in regard to this notice, please contact **Kyle Stewart** by telephone **778-829-6641** or email @ kyle@empowered-development.com

City Contact:

To discuss the proposal with the City of Kelowna, please reach out to Tyler Caswell, Planner II by email, to tcaswell@kelowna.ca

ATTACHMENT		B
This forms part of application		
# Z23-0076		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Neighbour Consultation Form (Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Kyle Stewart, the applicant for Application No. Z23-0076/DP23-0210

for New Construction, 9 Three-Storey Townhomes in two buildings (4-plex and 5-plex), 3 bedrooms
(brief description of proposal)

at 1095 Monterey Court have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

Preparing an information package describing the development and mailing it to each homeowner.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.

ATTACHMENT **B**

This forms part of application
Z23-0076

City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**



City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

1095 MONTEREY COURT, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 1095 MONTEREY COURT, KELOWNA, BC
 LEGAL: LOT 4, PLAN KAP25174, SECTION 23, TOWNSHIP 26

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING
 CORE AREA NEIGHBOURHOOD
 PROPOSED: MF2 ZONING

SITE INFORMATION:

GROSS SITE AREA =	17,924 SF (1,665m ²)	
SITE COVERAGE =	55% (9,858 SF)	ALLOWED/REQUIRED 34% (6,368 SF)
SITE COVERAGE + HARDSCAPING =	80% (13,443 SF)	67% (11,984 SF)
FAR =	1.0 (17,924 SF)	0.8 (13,730 SF)
HEIGHT =	11.0m (3 STOREYS)	10.0m (3 STOREYS)
PRIVATE & COMMON AMENITY SPACE:		
COMMON =	N/A	0 SF
PRIVATE =	N/A	-175-300 SF/UNIT
YARD SETBACKS:		
FRONT YARD =	3.0m	3.1m
FRONT YARD (GROUND ORIENTED) =	2.0m	2.0m
FLANKING SIDE YARD (EAST) =	3.0m	3.0m
SIDE YARD (WEST) =	2.1m	2.5m
REAR YARD =	4.5m	4.5m
PARKING CALCULATIONS:		
3 BEDROOM UNITS =	9 UNITS x 1.6 = 14.4	18
VISITOR =	9 UNITS x 0.14 = 1.26	1
TOTAL =	16	19
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)
SHORT-TERM BICYCLE STORAGE:	4	4

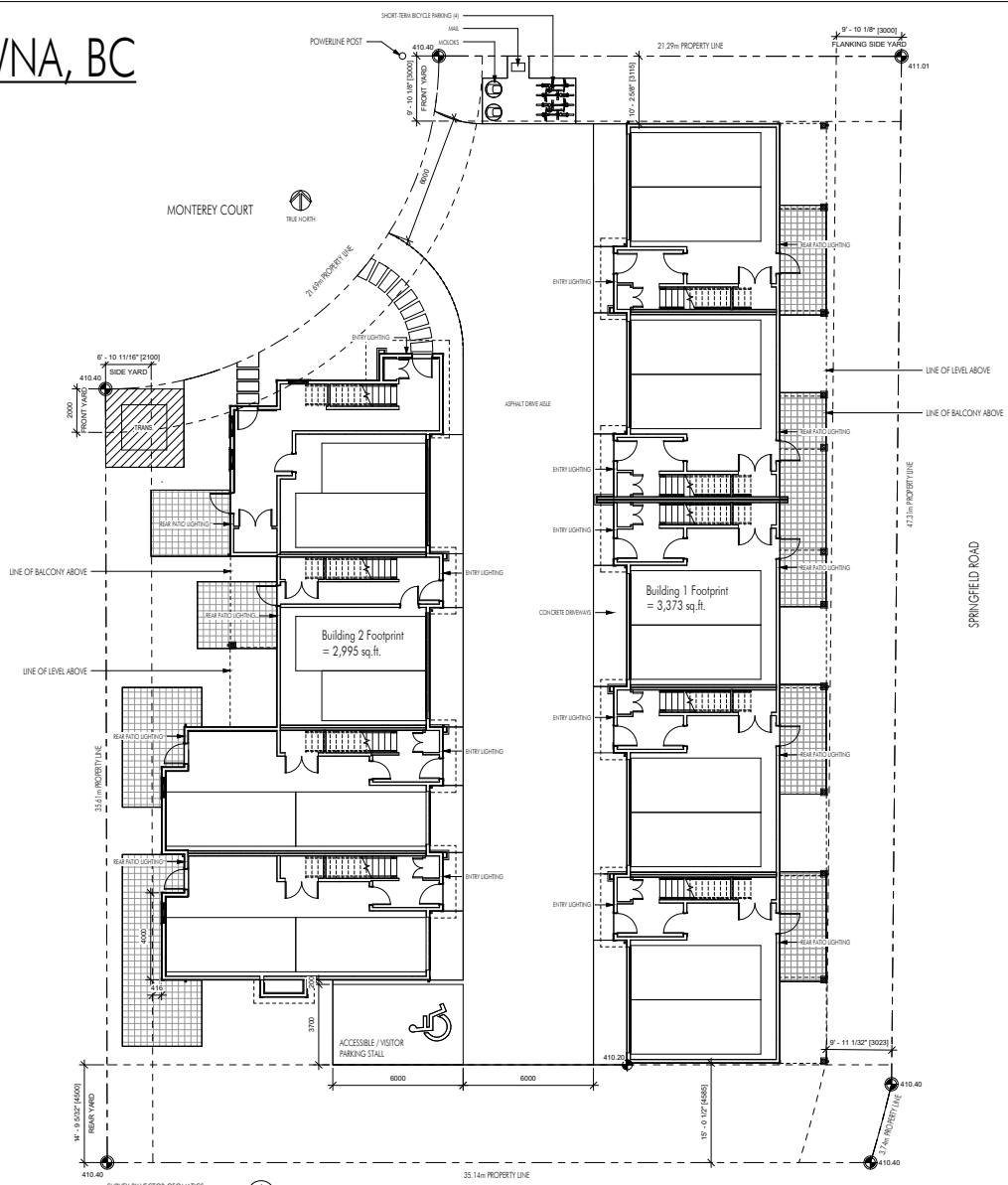
PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
16	REGULAR - 90 deg
12	SMALL - 90 deg
19	

ATTACHMENT C

This forms part of application

Z23-0076

Planner Initials **TC**



SURVEY BY VECTOR GEOMETRICS
 DATED JULY 6, 2023

1 SITE PLAN
 A-003 1/8" = 1'-0"

FOR REZONING



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

All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - latest amendments including all published revisions and addenda. All trades shall ensure full responsibility for the location and protection of all under and above ground utilities, sewer and water connections, including (but not limited to) electric, water, gas, fibre and telephone.

Revision No., Date and Description
 11.03.23 FOR REZONING / D/P
 04.22.24 FOR REZONING

Plot Date: 4/23/2024 12:50:26 PM

PROJECT: 1095 Monterey Court

DRAWING TITLE: SITE PLAN & PROJECT DATA

Drawing No. A-003



CITY OF KELOWNA
BYLAW NO. 12672
Z23-0076
1095-1097 Monterey Court

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 4 Section 23 Township 26 ODYD Plan 25174, located on Monterey Ct, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

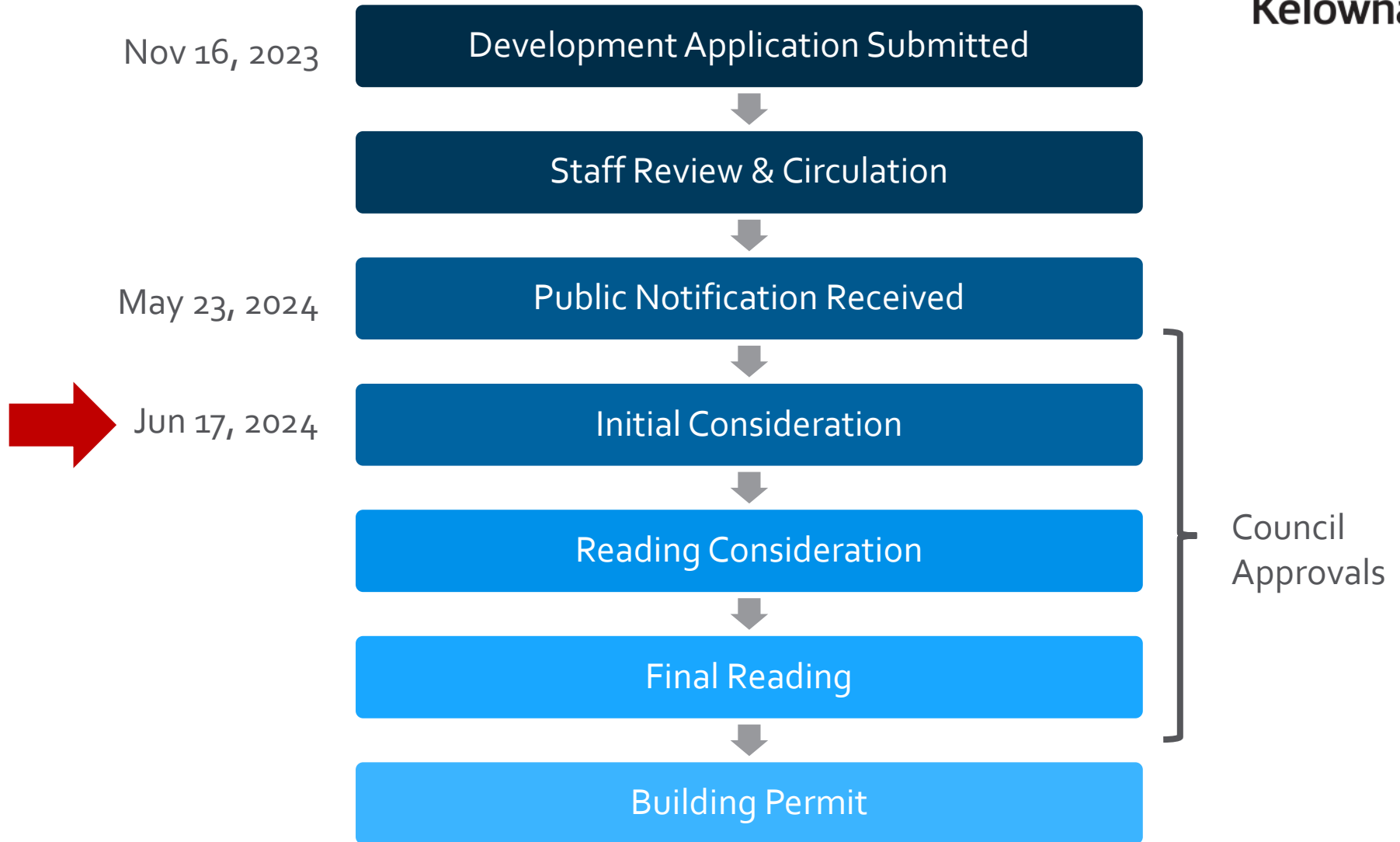
Z23-0076 1095-1097 Monterey Ct

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone to facilitate the development of a townhouse development.

Development Process

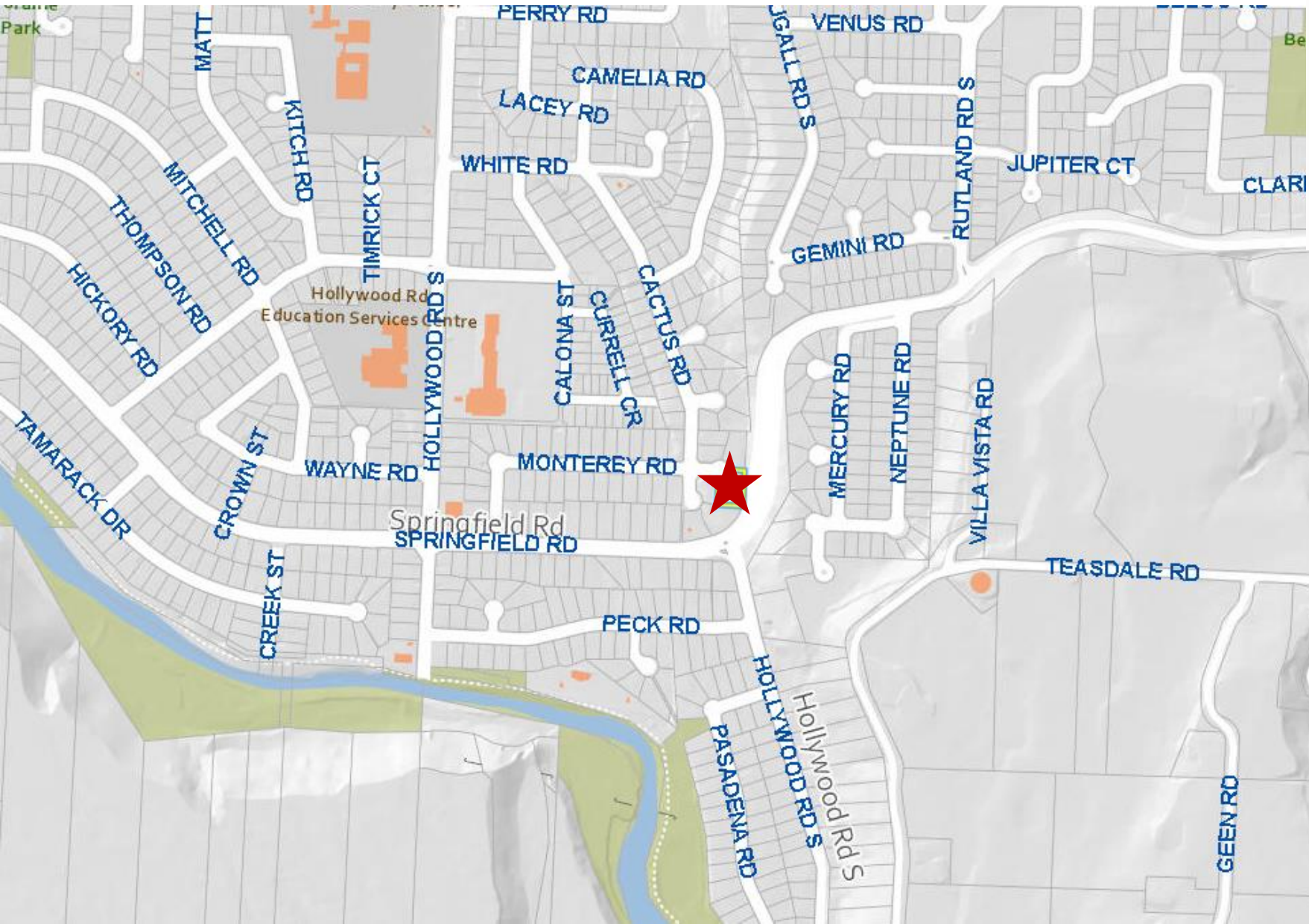


Context Map

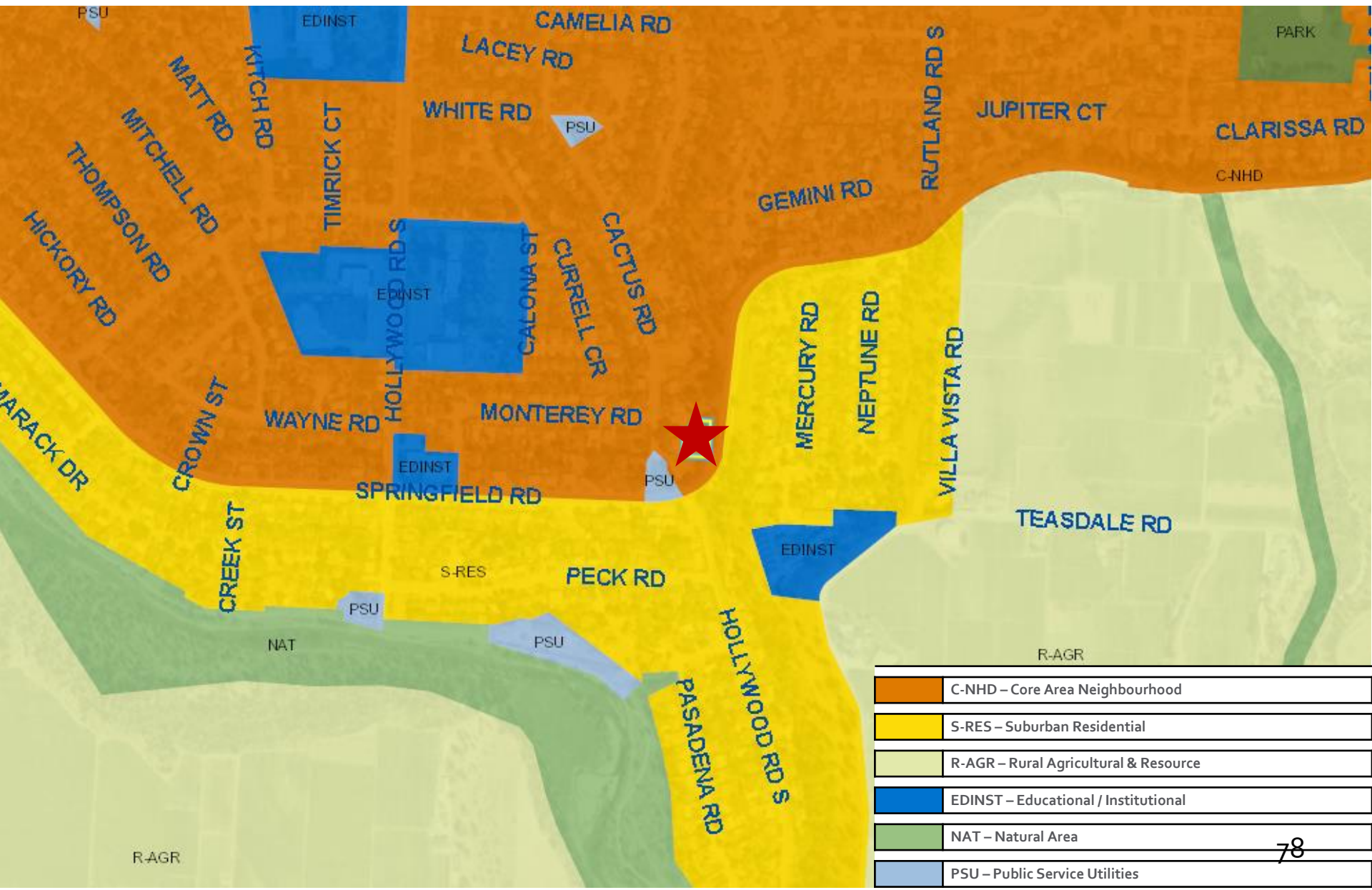
Walk Score
26







Transit Score
35

Bike Score
44



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	NAT – Natural Area
	PSU – Public Service Utilities

Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ The property is larger than the typical lot within the City.
- ▶ MF2 – Townhouse Housing zone
 - ▶ 8 units

OCP Objectives & Policies

- ▶ Policy 5.11.1. Diverse Housing Forms
 - ▶ The proposal adds meaningful density into the established single detached housing neighbourhood.
- ▶ Policy 5.11.3. Ground Oriented Housing
 - ▶ The proposal will include ground-oriented units onto Monterey Ct.

Staff Recommendation

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

REPORT TO COUNCIL REZONING



Date: June 17, 2024
To: Council
From: City Manager
Address: 425, 445, 455 Vista Rd
File No.: Z24-0010

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₄ – Rutland Urban Centre	UC _{4r} – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application Z24-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 16 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 425 Vista Rd, Kelowna, BC;
- Lot 17 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 445 Vista Rd, Kelowna, BC; and,
- Lot 18 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 455 Vista Rd, Kelowna, BC;

from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 17, 2024;

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

2.0 Purpose

To rezone the subject properties from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the UC_{4r} – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre. The proposed Rental Only subzone and the apartment housing use are consistent with OCP Policies which encourage medium- and high-density residential development and diverse housing tenures within the Urban Centre.

The applicant is required to dedicate approximately 0.5 m of road frontage along the entire frontage of Hollywood Rd. N. to achieve a right-of-way width of 25.5 m to accommodate the future primary active transportation corridor. No road dedication is required along the Vista Rd frontage.

Lot Area	Proposed (m ²)
Gross Site Area	2,510
Road Dedication	Approx. 40
Undevelopable Area	N/A
Net Site Area	Approx. 2,470

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre MF ₁ – Infill Housing	Single Detached Housing Townhouse Housing
East	UC ₄ – Rutland Urban Centre	Single Detached Housing Townhouse Housing
South	UC ₄ – Rutland Urban Centre	Single Detached Housing
West	UC ₄ – Rutland Urban Centre MF ₂ – Townhouse Housing MF ₃ – Apartment Housing	Single Detached Housing Townhouse Housing

Subject Property Map: 425, 445, 455 Vista Rd



The subject properties are located mid-block and are double fronting onto Hollywood Rd N. to the east and Vista Rd to the west. Public transit stops are located approximately 200 m to the north along Leathead Rd and approximately 500 m to the south along Hwy 33 W. The subject properties are located within walking distance to the Houghton Rd Recreation Corridor, to Rutland Elementary, Middle and Senior Schools, several

parks, and variety of commercial retail uses that are largely located along Highway 33. The surrounding neighbourhood primarily consists of single detached dwellings, with townhouse development and several low-medium density apartment buildings to the west of the site.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6 High Density Residential Development	Direct medium and high-density development to Urban Centres to provide a greater mix of housing near employment and to maximise use of existing and new infrastructure, services and amenities. <i>The proposed rezoning would increase residential density within the Urban Centre.</i>
Policy 4.12.3 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee simple row housing, co-ops, and rent-to-own. <i>The proposed Rental Only zoning will ensure the proposed apartment housing will be developed and maintained as long-term rental units.</i>

6.0 Application Chronology

Application Accepted: March 12, 2024
 Neighbourhood Notification Summary Received: April 8, 2024

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment A: Development Engineering Memorandum, dated March 25, 2024
 Attachment B: Draft Site Plan
 Attachment C: Summary of Neighbourhood Notification

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

CITY OF KELOWNA
MEMORANDUM



Date: March 25, 2024
File No.: Z24-0010
To: Urban Planning (BC)
From: Development Engineering Manager (NC)
Subject: 425, 445 & 455 Vista Rd UC4 to UC4r

The Development Engineering Department has the following comments associated with this application to rezone the subject property from the UC4 - Rutland Urban Centre to UC4r – Rutland Urban Centre Rental Only rental apartment housing development.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP24-0055.

The Development Engineering Technologist for this file is Michael James-Davies (mjames-davies@kelowna.ca).

1. GENERAL

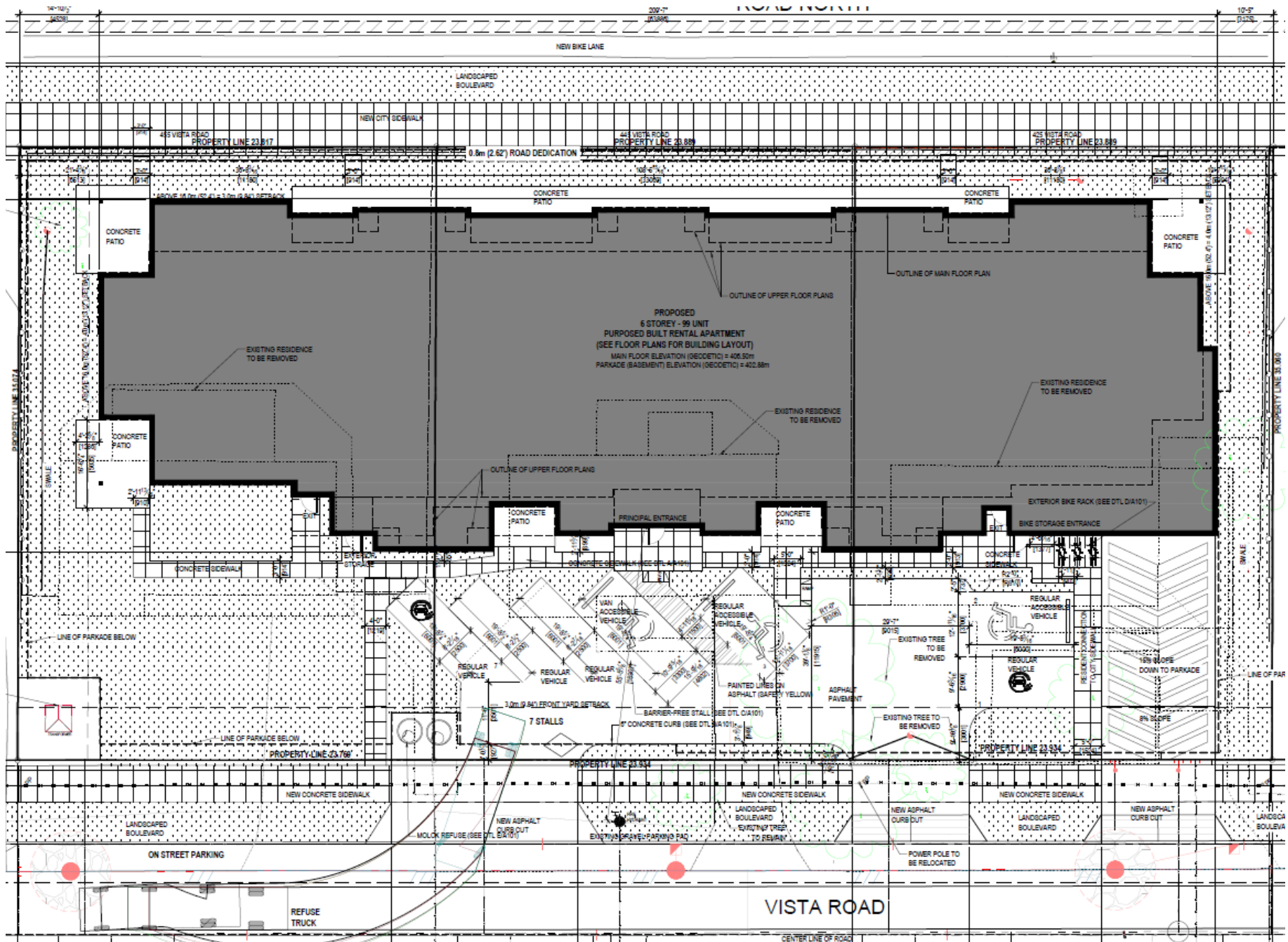
- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw has not been adopted within this time.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. PROPERTY-RELATED REQUIREMENTS

- a. Vista Road is classified in the 2040 OCP as an Urban Centre Local Road with a ROW of 20.0m. No road dedication is required along this frontage.
- b. Hollywood Road N is classified in the 2040 OCP as an Urban Centre Major Arterial (3 lane) and approximately 0.5m of road dedication along the entire frontage is required to achieve a ROW width of 25.5m to accommodate the future primary active transportation corridor in accordance with OCP Functional Road Classification objectives.



Nelson Chapman, P.Eng.
Development Engineering Manager
MJD



ATTACHMENT B
 This forms part of application
 # Z24-0010

Planner Initials **BC**



City of Kelowna
DEVELOPMENT PLANNING



Neighbour Consultation Form (Council Policy No.367)

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Richard Boerger, the applicant for Application No. Z24-0010, DP24-0055 and DVP24-005

for 6 storey, (99)-unit Rental Apartment Building
 (brief description of proposal)

at 425,445,455 Vista Road have conducted the required neighbour
 (address)

consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: dropping off
information pamphlets with each home owner. Please see attached

Please initial the following to confirm it has been included as part of the neighbour consultation:

- x Location of the proposal;
- x Detailed description of the proposal, including the specific changes proposed;
- x Visual rendering and/or site plan of the proposal;
- x Contact information for the applicant or authorized agent;
- x Contact information for the appropriate City department;
- x Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.*

CITY OF KELOWNA
BYLAW NO. 12673
Z24-0010
425, 445, 445 Vista Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 16 Sections 26 and 27 Township 26 ODYD Plan 20663, located on Vista Rd, Kelowna, BC;
 - b. Lot 17 Sections 26 and 27 Township 26 ODYD Plan 20663, located on Vista Rd, Kelowna, BC; and
 - c. Lot 18 Sections 26 and 27 Township 26 ODYD Plan 20663, located on Vista Rd, Kelowna, BC;from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z24-0010

425, 445, 455 Vista Rd.

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing

Development Process

Mar 12, 2024

Development Application Submitted



Staff Review & Circulation



Apr 8, 2024

Neighbourhood Notification Received



June 17, 2024

Initial Consideration



Reading Consideration



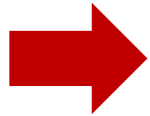
Final Reading



Development Permit

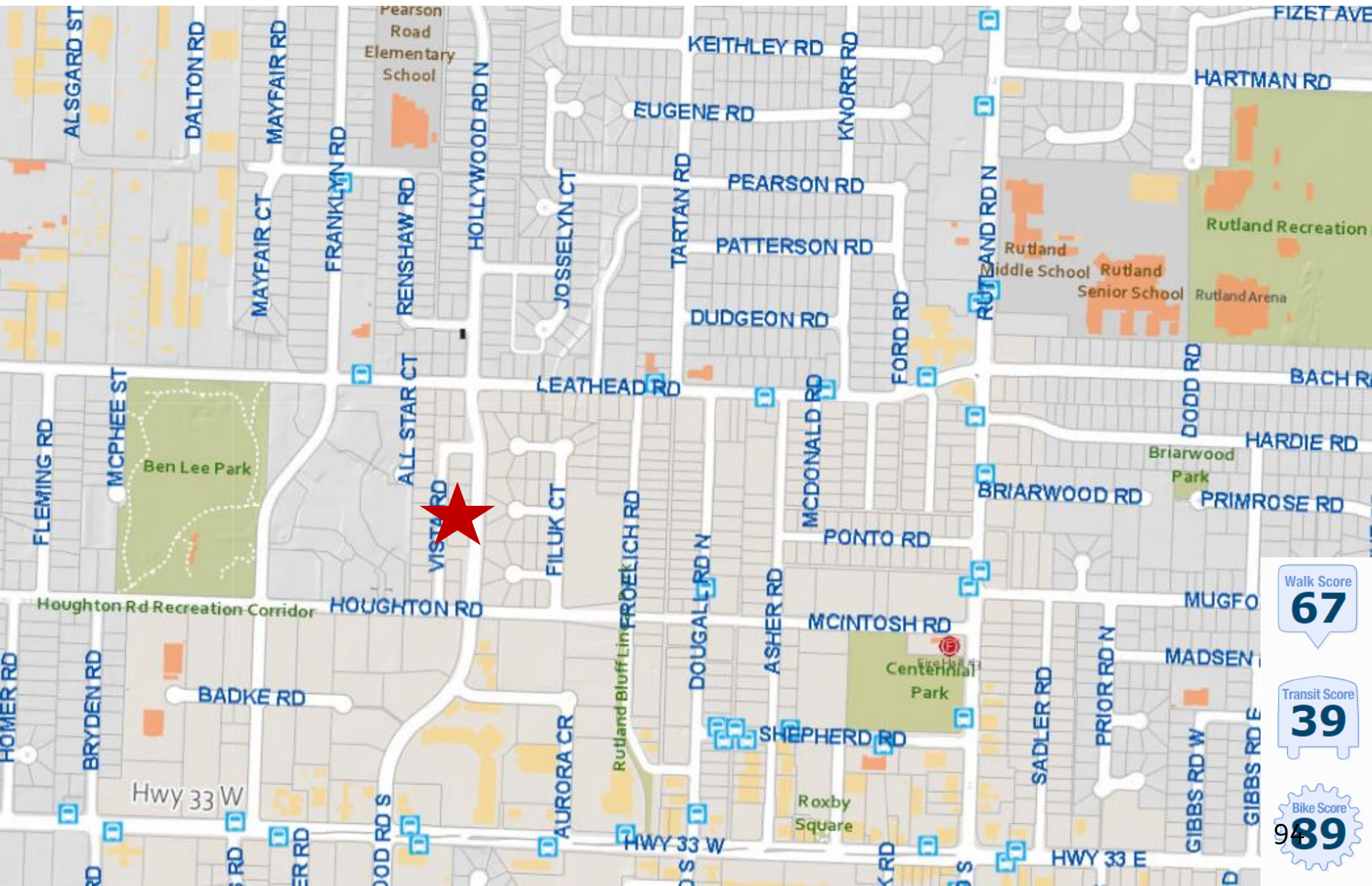


Building Permit



Council
Approvals

Context Map

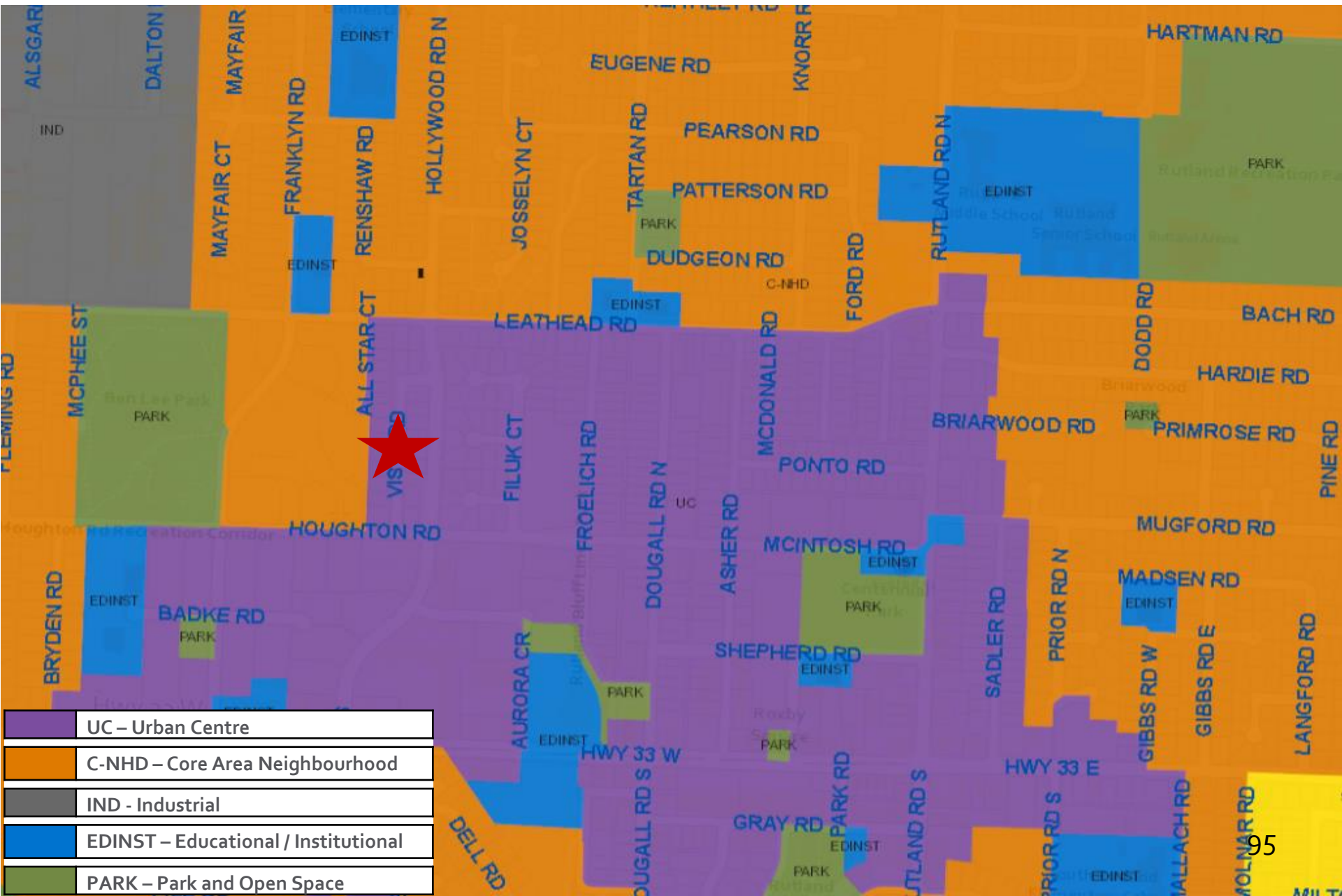


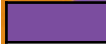




Walk Score
67

Transit Score
39

Bike Score
89

OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Project Details

- ▶ UC – Urban Centre
- ▶ UC_{4r} – Rutland Urban Centre Rental Only
 - ▶ Three lot rezoning & consolidation
 - ▶ Long term apartment housing rental
 - ▶ Site access from Vista Rd
 - ▶ Road dedication
- ▶ Close to transit stops, recreation corridor, parks, schools, commercial retail uses

OCP Objectives & Policies

- ▶ Policy 4.1.6: High Density Residential Development
 - ▶ Direct medium and high-density development to Urban Centres to provide a greater mix of housing near employment and to maximise use of existing and new infrastructure, services and amenities.

- ▶ Policy 4.12.3: Diverse Housing Tenures
 - ▶ Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages. Promote underrepresented forms of tenure.

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use UC
 - ▶ OCP Objectives in Chapter 4 Urban Centre
 - ▶ High Density Residential Development
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration

Report to Council



Date: June 17, 2024
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated June 17, 2024, with respect to one rezoning application;

AND THAT Rezoning Bylaw No. 12669 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaw No. 12669 and to give the bylaw further reading consideration.

Background:

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The one Rezoning Application was brought forward to Council for initial consideration on June 3, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
1007 Lanfranco Rd	Z24-0008	12669	No	1 st , 2 nd , 3 rd	3

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12669 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

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

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: L Klaamas, Legislative Technician

Approved for inclusion: L. Bentley, City Clerk

cc: Development Planning

CITY OF KELOWNA
BYLAW NO. 12669
Z24-0008
1007 Lanfranco Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot C District Lot 135 ODYD Plan 20294 located on Lanfranco Road, Kelowna, BC from the MF1 - Infill Housing zone to the MF2 - Townhouse Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: June 17th, 2024
To: Council
From: City Manager
Address: 205-235 Valleyview Road
File No.: DP24-0035
Zone: UC4 – Rutland Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0035 for Lot A Section 23 Township 26 ODYD Plan EPP108690, located at 205 Valleyview Road, Kelowna, BC, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740, located at 215 Valleyview Rd, Kelowna, BC, and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740, located at 235 Valleyview Road, 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND THAT lot consolidation be required prior to issuance of the Development Permit;

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

2.0 Purpose

To issue a Development Permit for the form and character of an apartment housing development.

3.0 Development Planning

Staff support the Development Permit for the form and character of a 117-unit 6-storey apartment housing development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Low & Mid-Rise Residential & Mixed-Use Development. Key guidelines that are met include:

- Orienting building facades and entries to the fronting streets and incorporating an individual entrance;
- Locating balconies and windows on the front building façade to create an active frontage and 'eyes on the street'; and

- Including a large, shared amenity space at the roof level.

Materials that are proposed include woodgrain metal siding, peppercorn-coloured lap siding, white panel siding and brick. Common amenity spaces include a shared rooftop amenity space with benches, seating areas, a barbeque area, and trees. Each unit includes a private balcony to meet the amenity space requirements. Site landscaping includes several species of trees that range in size that are located at the front, sides, and rooftop of the building.

The applicant has included 96 parking stalls, split between the surface level at the rear and an underground parkade. The proposal meets all regulations of the Zoning Bylaw, and no variances are being requested.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject properties are located on Valleyview Road in the Rutland Urban Centre. The surrounding area is primarily zoned UC4 – Rutland Urban Centre and MF1 – Infill Housing. There are ten BC Transit bus stops within 300.0 m of the subject properties and the properties are also located in the Rutland Bus Exchange Transit Oriented Area. The properties are also in close proximity to Rutland Lions Park and commercial businesses along the Hwy 33 W corridor.

4.2 Background

In November 2023, the Province of British Columbia passed Bill 44 and Bill 47 related to multi-unit housing and increased density in transit-oriented areas; in response to this legislation, the City of Kelowna adopted Zoning Bylaw and OCP Amendments to reflect these changes.

The subject properties are within 400.0 m of the Rutland Bus Exchange, which is a designated Transit Oriented Development Area. These areas allow up to six storeys in height, 2.5 FAR and do not require any residential parking stalls other than universal accessible stalls.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		2,852 m ²
Total Number of Units		117
Bachelor		21
1-bed		63
2-bed		21
3-bed		12
Net Residential Floor Area		7,212 m ²
DEVELOPMENT REGULATIONS		
CRITERIA	UC ₄ ZONE	PROPOSAL
Total Maximum Floor Area Ratio ❶	2.5	2.47
Max. Site Coverage (buildings)	85%	54.9%
Max. Site Coverage (buildings, parking, driveways)	90%	83.6%
Max. Height ❶	22.0m / 6 storeys	19.18 m / 6 storeys
Setbacks		
Min. Front Yard (South)	3.0 m	3.5 m
Min. Flanking Side Yard (West)	3.0 m	3.27 m
Min. Side Yard (East)	0.0 m	3.03 m
Min. Rear Yard (North)	0.0 m	4.02 m
Step backs		
Min. Fronting Street (South)	3.0 m	3.05 m
Min. Flanking Street (West)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	1,251 m²	2,035 m²
Common	468 m ²	874 m ²
Private	783 m ²	1,161 m ²
Landscaping		
Min. Number of Trees	15 trees	15 trees
Min. Large Trees	50%	53%
PARKING REGULATIONS		
CRITERIA	UC ₄ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking ❶	3 stalls	96 stalls
Residential (Regular/Small)	0	91 stalls
Accessible Stalls	3 stalls	5 stalls
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	58% Regular 42% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	91 stalls	92 stalls
Bike Wash & Repair	yes	yes
❶ The subject properties are located in a Transit Oriented Area (TOA). This area permits a maximum of 6 storeys, 2.5 FAR and the only parking required are universal accessible stalls.		

6.0 Application Chronology

Application Accepted: February 27th, 2024
Neighbour Notification Received: N/A

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:

Attachment A: Draft Development Permit - DP24-0035
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
Attachment B: OCP Form and Character Development Permit Guidelines

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

Development Permit

DP24-0035



This permit relates to land in the City of Kelowna municipally known as
205 Valleyview Road, 215 Valleyview Road and 235 Valleyview Road
and legally known as

Lot A Section 23 Township 26 ODYD Plan EPP108690, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740, and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740

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.

Date of Council Approval: **June 17th, 2024**
Development Permit Area: Form and Character
Existing Zone: UC4 – Rutland Urban Centre
Future Land Use Designation: UC – Urban Centres

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: C.O. Valleyview Development Corp., Inc.No. BC1455119
Applicant: Stretch Construction

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT	A
This forms part of application # DP24-0035	
Planner Initials	TC
City of Kelowna DEVELOPMENT PLANNING	

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. DP24-0035 for Lot A Section 23 Township 26 ODYD Plan 108690, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740 and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740 located at 205 Valleyview Road, 215 Valleyview Road and 235 Valleyview Road, 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 FURTHER THAT this Development 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 **\$149,961.73**

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.

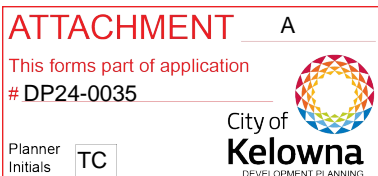
4. INDEMNIFICATION

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 **CURRENT LAND OWNER**.



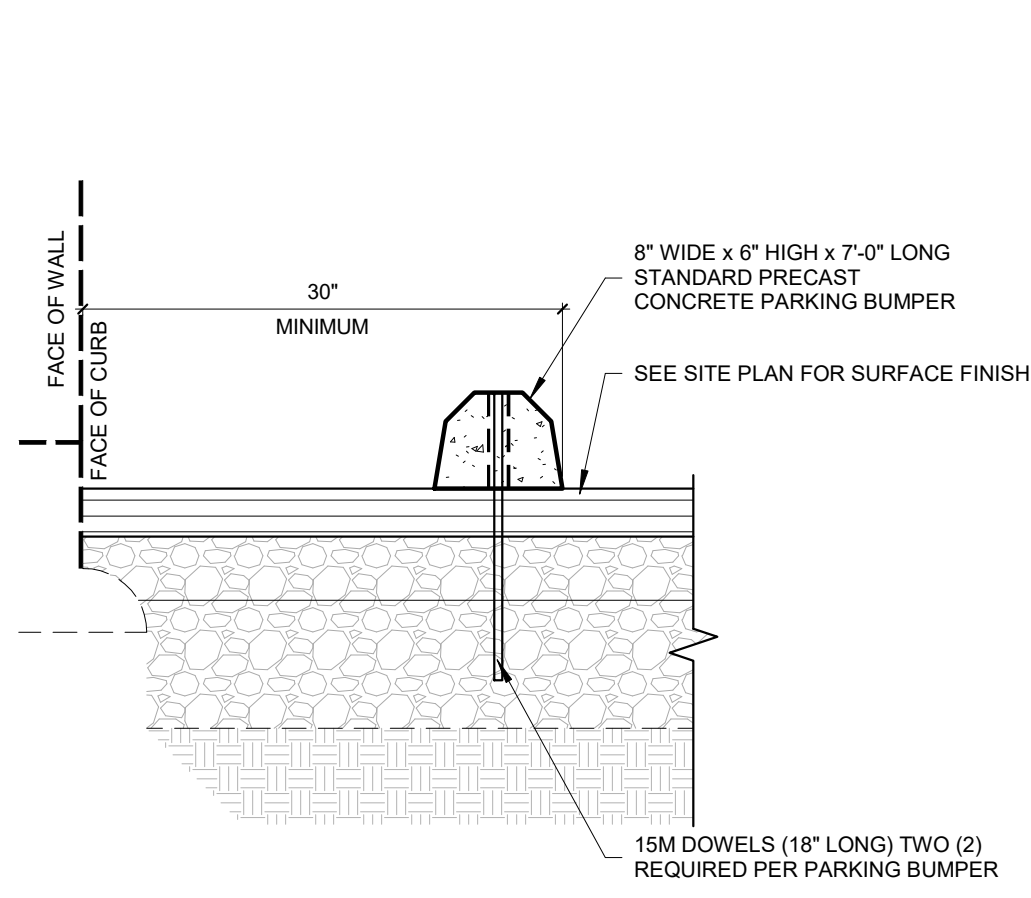
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

DRAFT

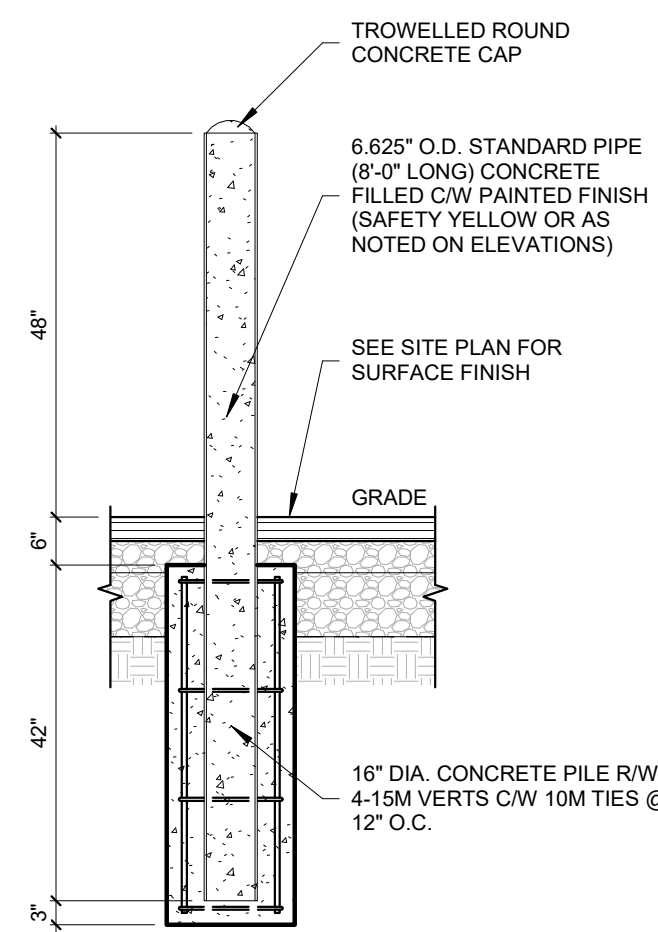
ATTACHMENT	<u> A </u>
This forms part of application	
# DP24-0035	
Planner Initials	City of Kelowna DEVELOPMENT PLANNING
<input type="text" value="TC"/>	

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

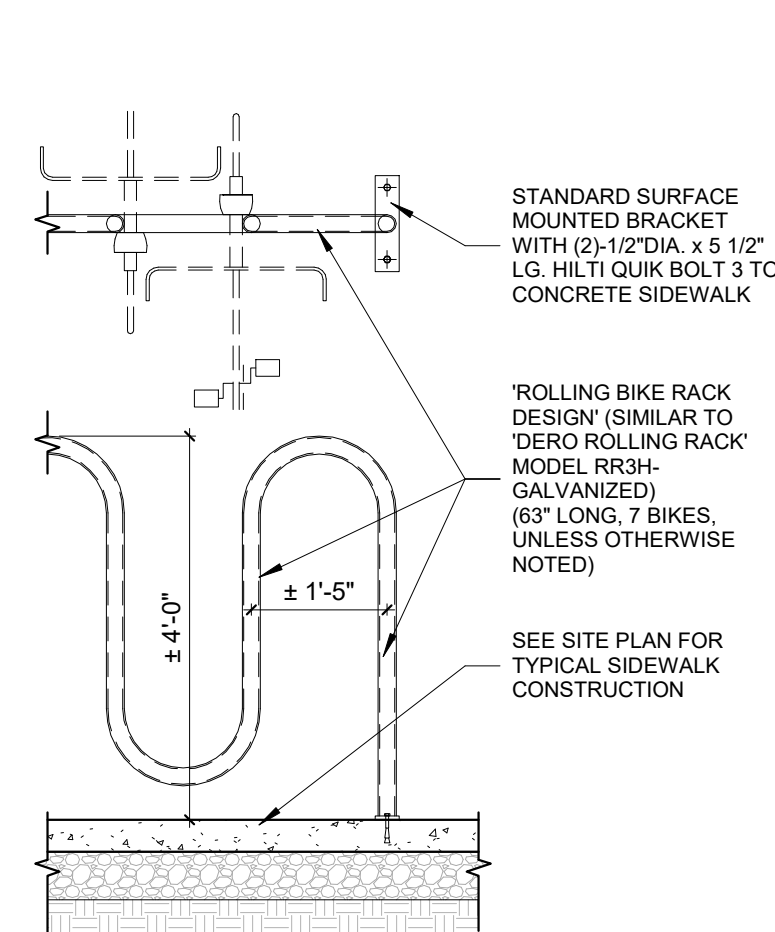
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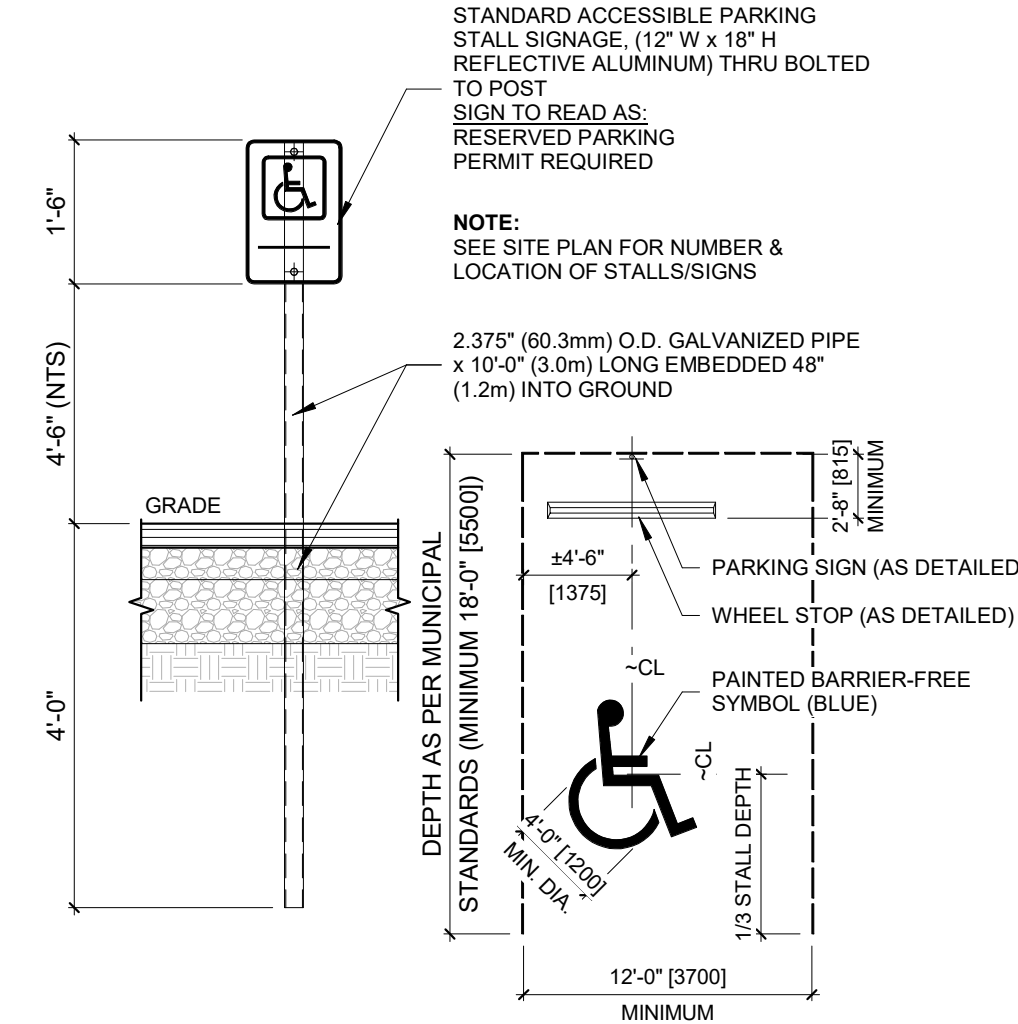
5 Precast Wheel Stop
1" = 1'-0"



4 Pipe Bollard
1/2" = 1'-0"



3 Bicycle Rack
1/2" = 1'-0"



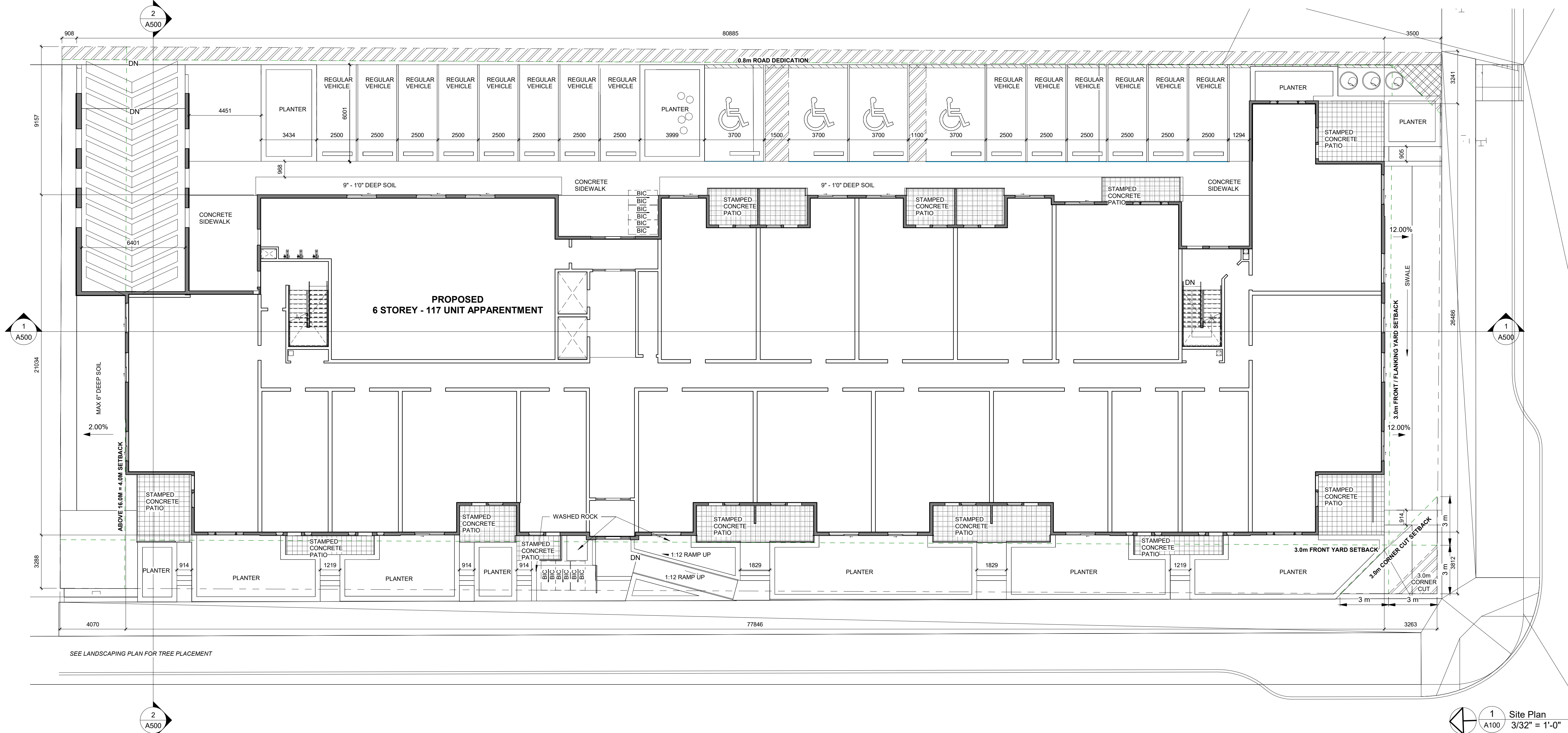
2 Barrier-Free Parking Stall & Sign
1/2" = 1'-0"

SCHEDULE A

This forms part of application
DP24-0035

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



1 Site Plan
3/32" = 1'-0"

STRETCH CONSTRUCTION LIMITED est.1990

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST REALTY INC.
Real Estate. Rethought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT

LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

REGISTERED ARCHITECT
SHERRI TURPIN
MICHELLE JUDY
BRITISH COLUMBIA

DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

DATE	DESCRIPTION

Drawing Title:
SITE PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB


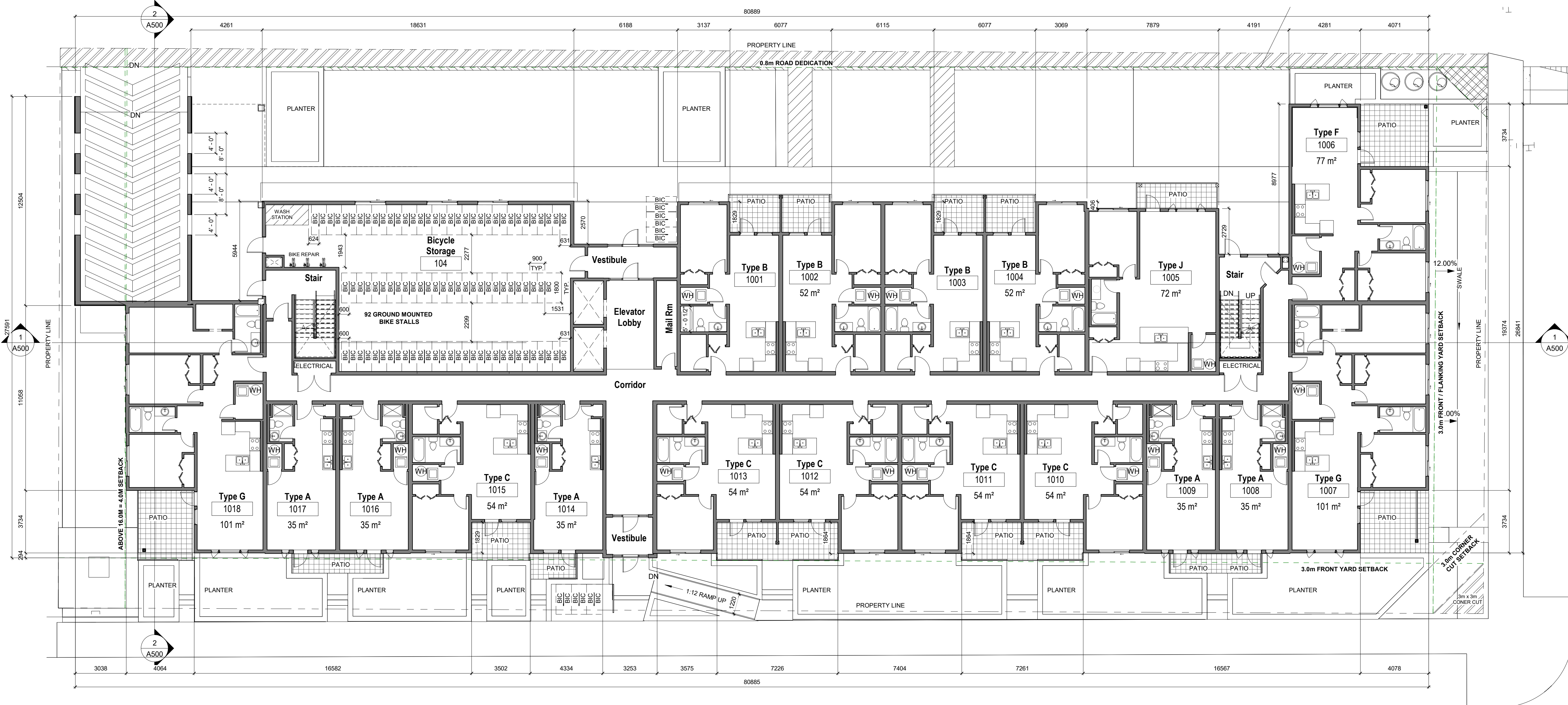
A100

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SCHEDULE A

This forms part of application
DP24-0035

Planner Initials **TC**

1 Floor Plan Level 1
A200 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



VANTAGEWEST
REALTY INC.
Real Estate. Rethought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:


DATE	DESCRIPTION
2024-05-21	ISSUED FOR DP
2024-05-07	ISSUED FOR DP
2024-02-22	ISSUED FOR DP
2023-11-14	ISSUED FOR DP

DATE	DESCRIPTION

Drawing Title:
MAIN FLOOR PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB


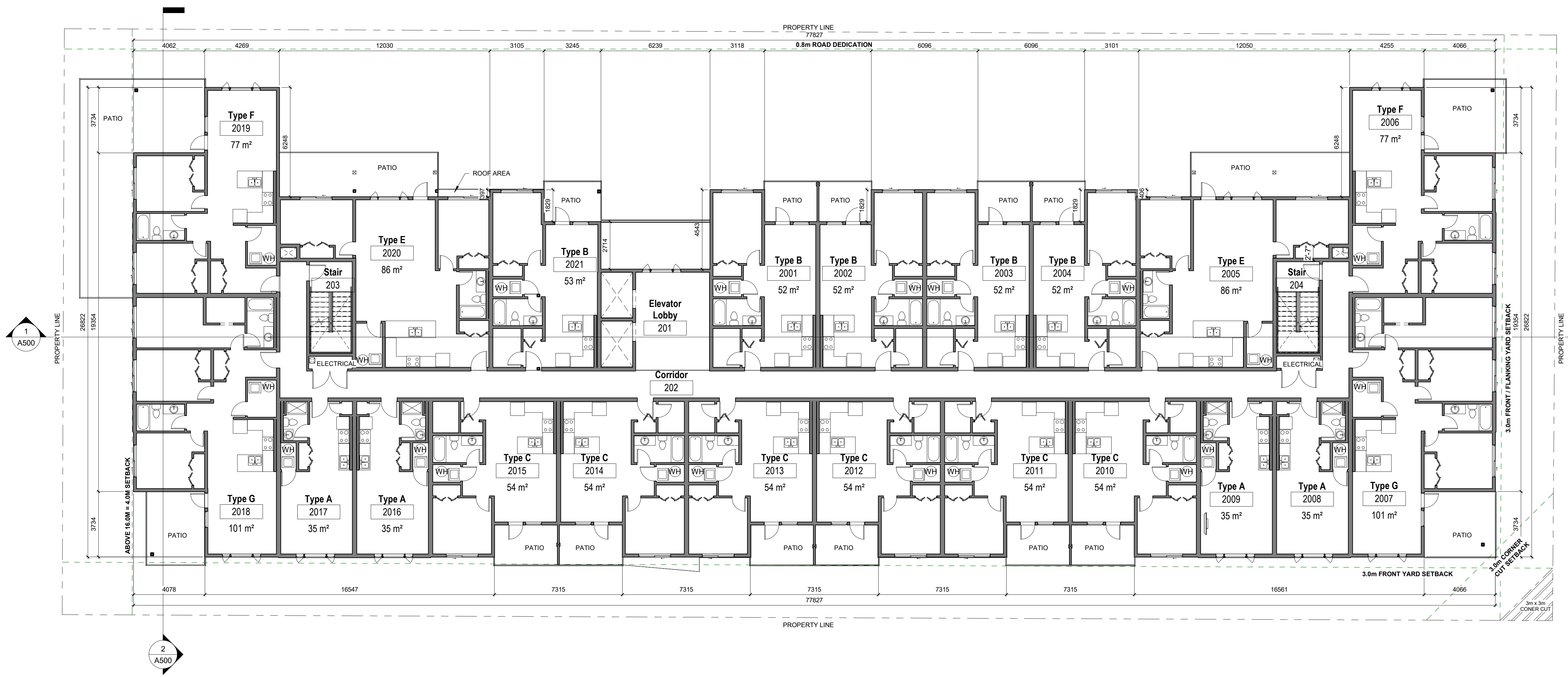
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SCHEDULE A

This forms part of application
DP24-0035

Planner Initials TC

1 Floor Plan Level 2
A202 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



Real Estate. Rethought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



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DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SECOND-FIFTH FLOOR PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A202


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SCHEDULE A

This forms part of application
DP24-0035

Planner Initials **TC**



City of
Kelowna
DEVELOPMENT PLANNING



1 Floor Plan Level 6
A203 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SIXTH FLOOR PLAN

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB


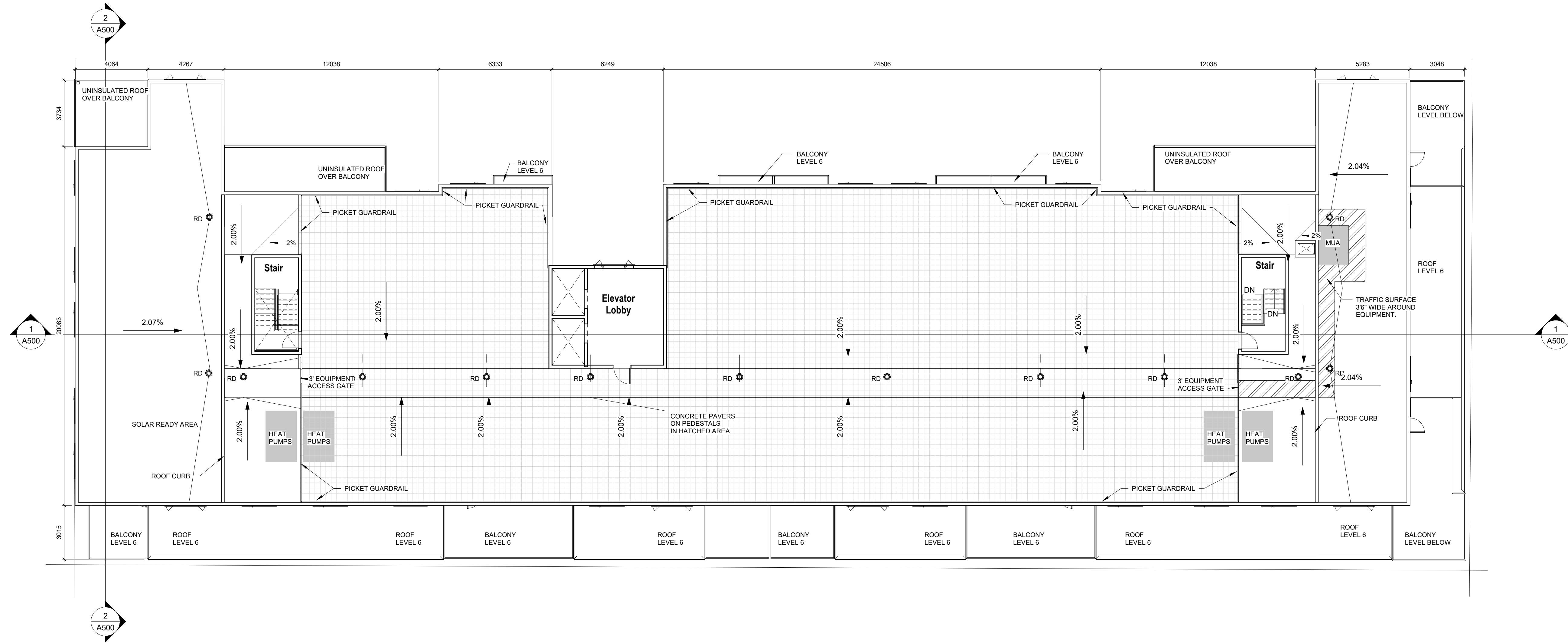
A203

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SCHEDULE A

This forms part of application
DP24-0035

Planner Initials **TC**

1 Roof Plan
A204 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



Sherri Turpin Architect
Keremeos, BC
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PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

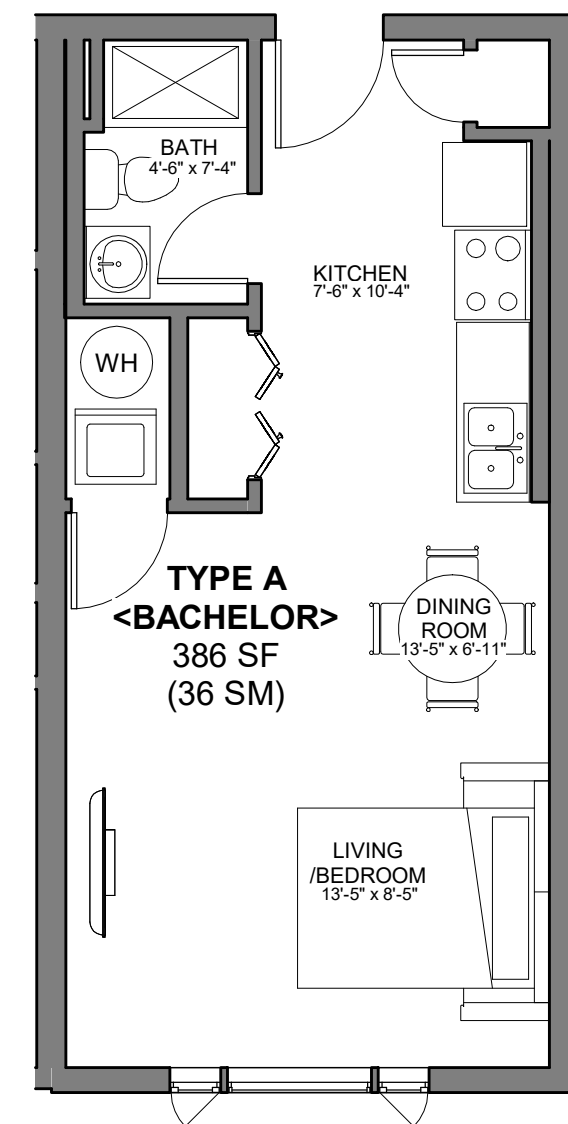
Drawing Title:
ROOF PLAN

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB

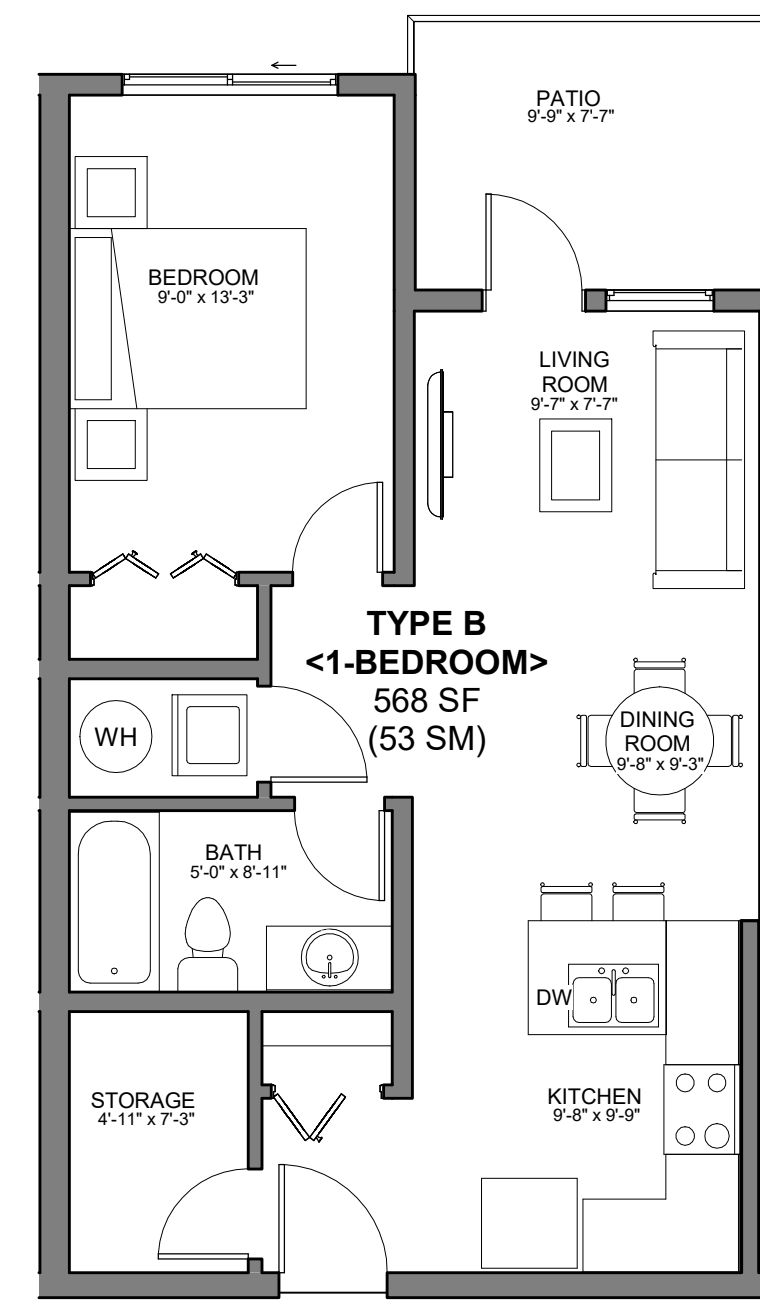
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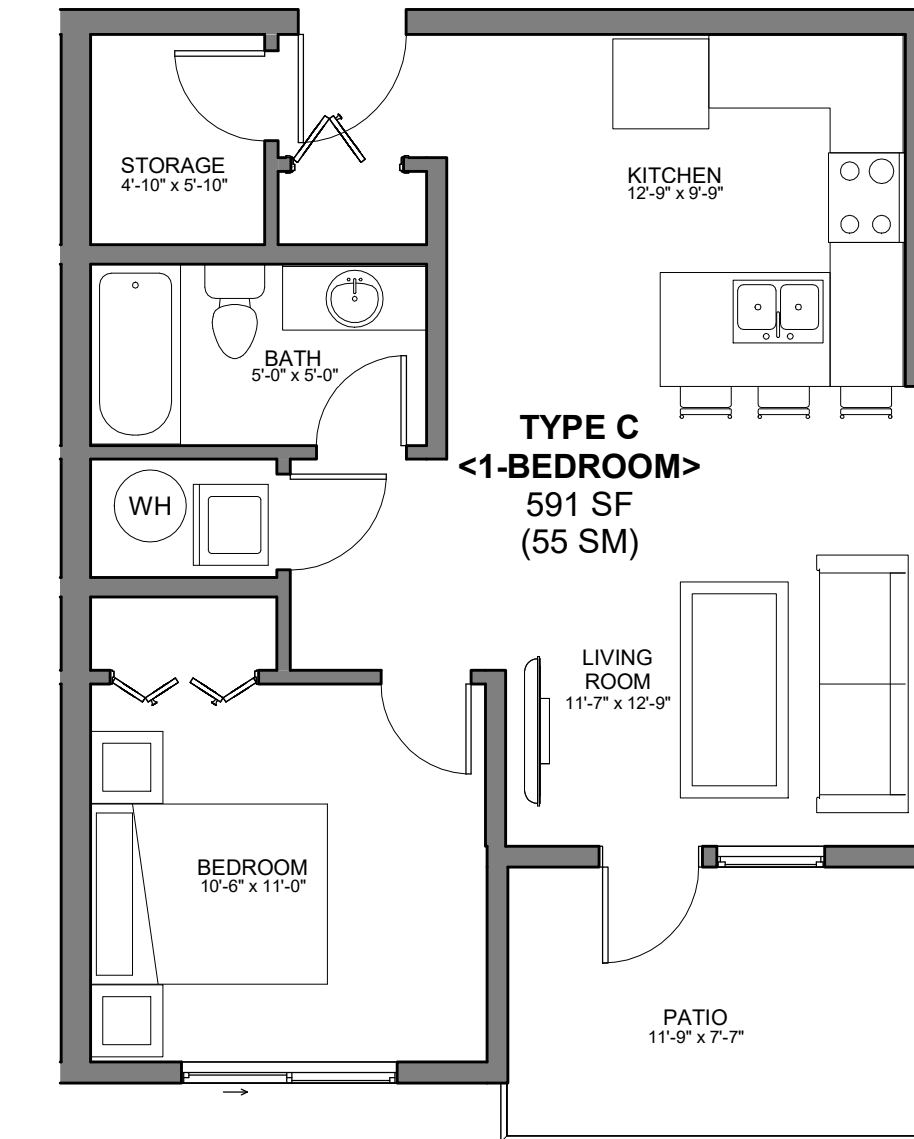
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1 Suite Type A
A300 3/16" = 1'-0"



2 Suite Type B
A300 3/16" = 1'-0"

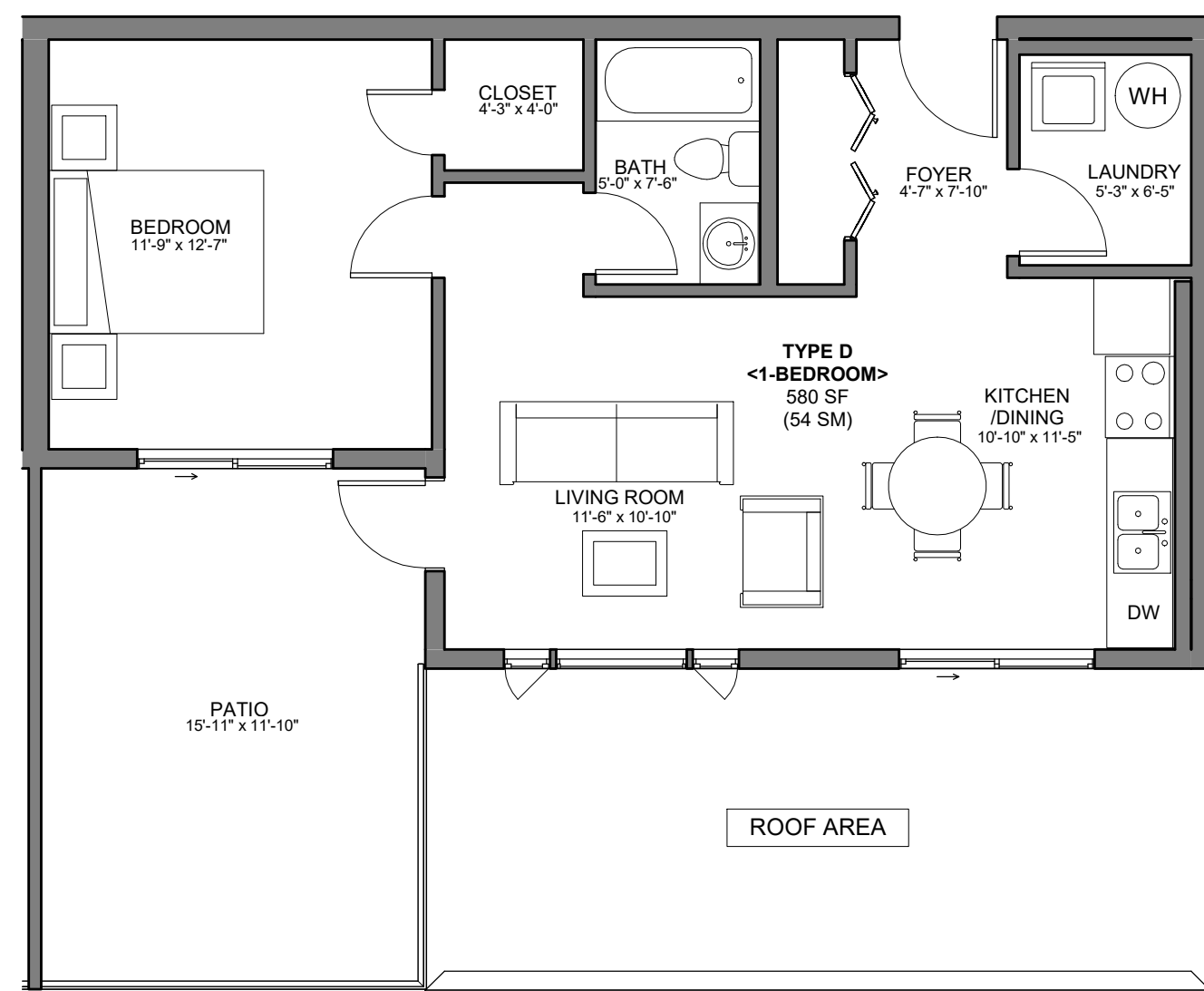


3 Suite Type C
A300 3/16" = 1'-0"

SCHEDULE A

This forms part of application
DP24-0035

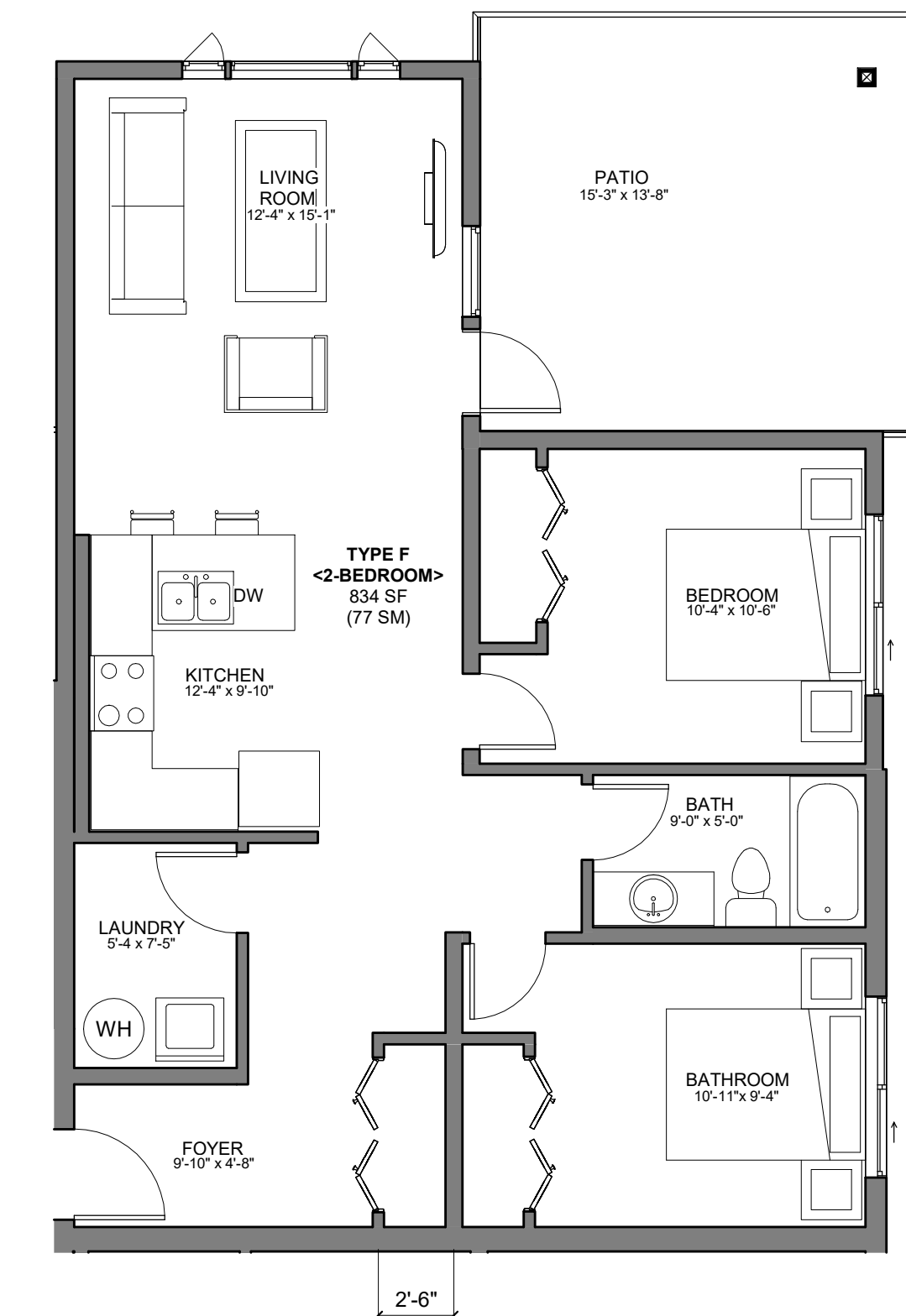
Planner Initials **TC**



4 Suite Type D
A300 3/16" = 1'-0"



5 Suite Type E
A300 3/16" = 1'-0"



6 Suite Type F
A300 3/16" = 1'-0"

310-550 WEST AVE
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PROJECT INFORMATION
VALLEYVIEW APARTMENT
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VALLEYVIEW RD
KELOWNA, BC

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2024-05-07	ISSUED FOR DP
2024-02-22	ISSUED FOR DP
2023-11-14	ISSUED FOR DP

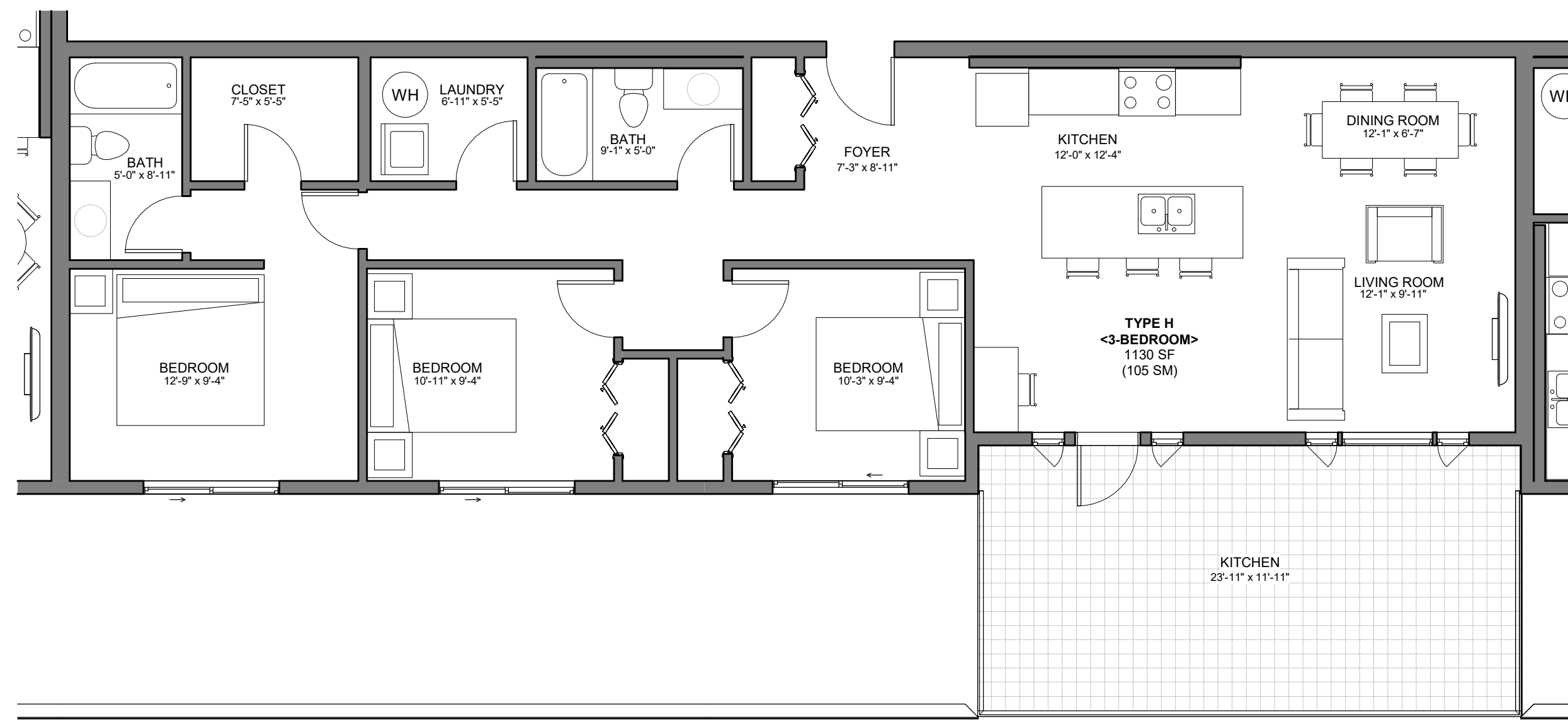
DATE	DESCRIPTION

Drawing Title:
UNIT PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A300

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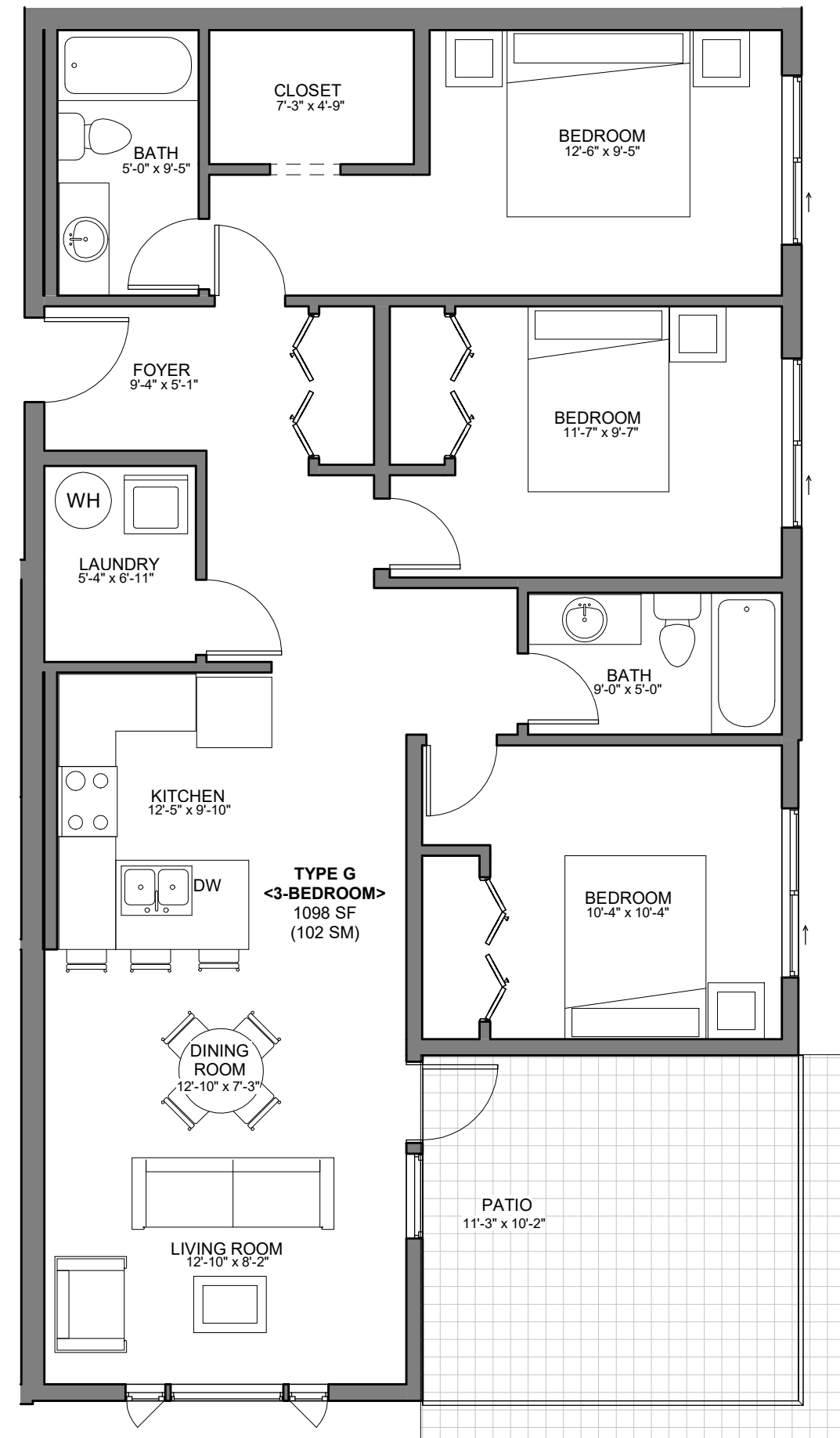


2 Suite Type H
A301 3/16" = 1'-0"

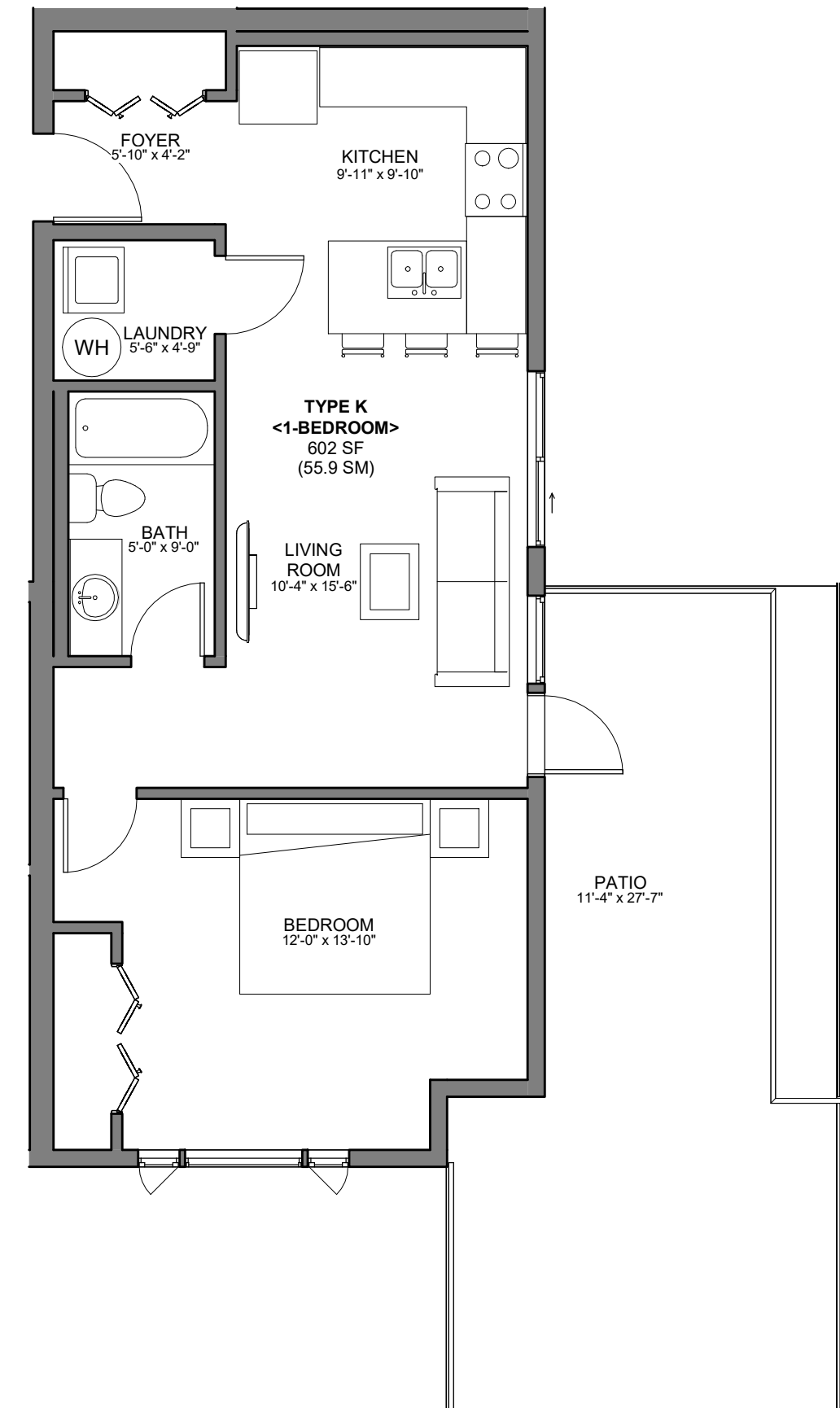
SCHEDULE A

This forms part of application
DP24-0035

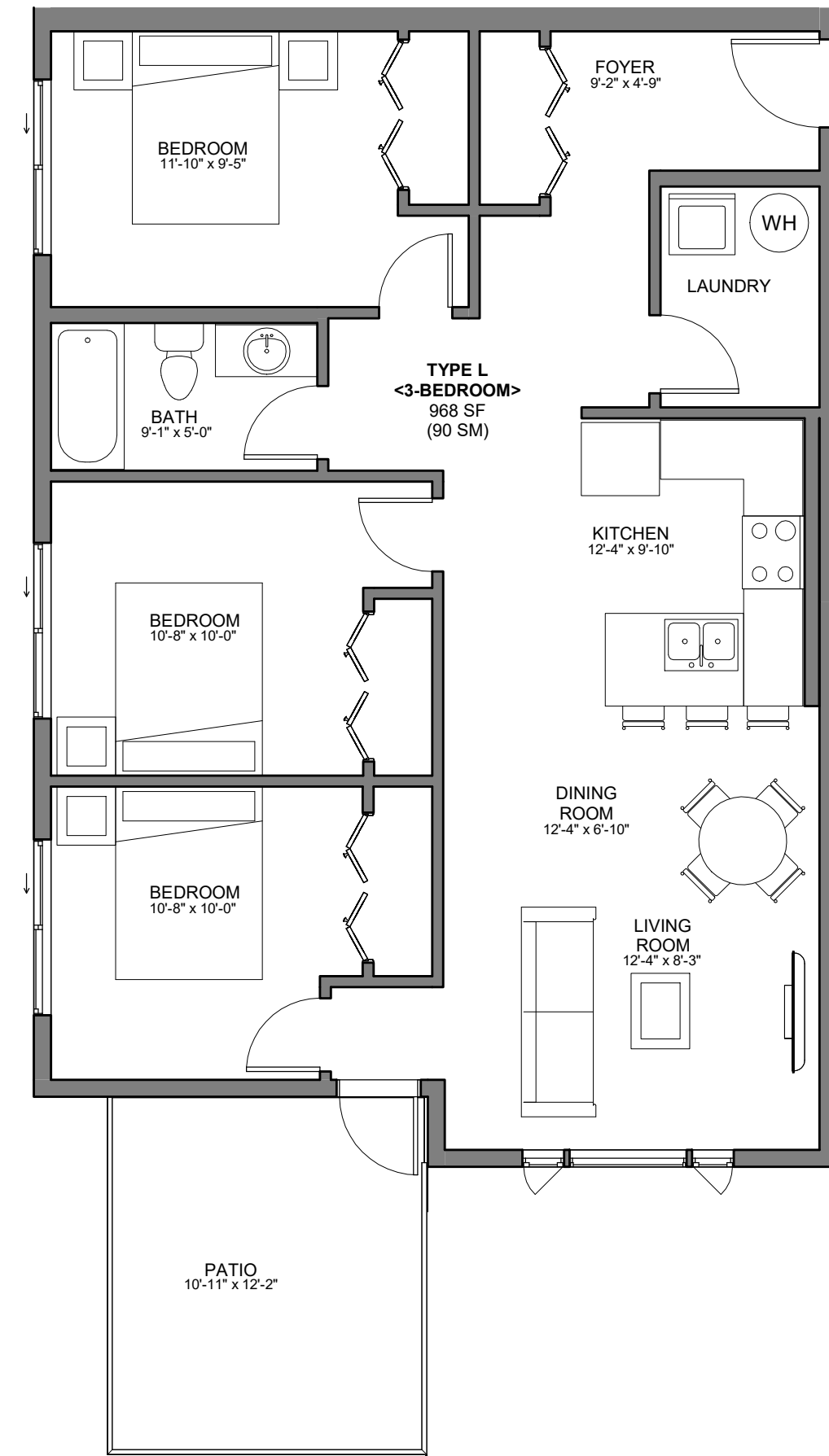
Planner Initials **TC**



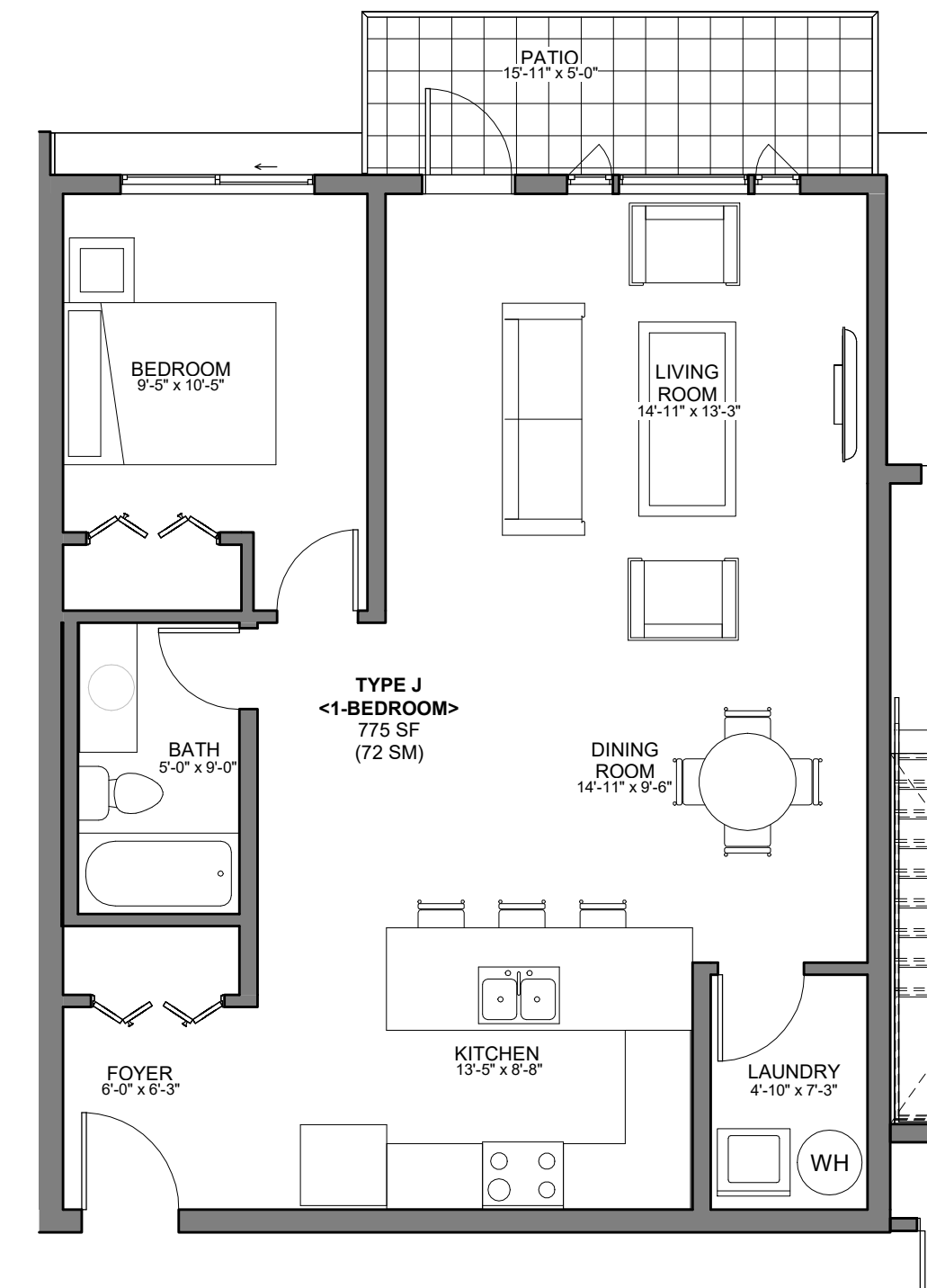
1 Suite Type G
A301 3/16" = 1'-0"



4 Suite Type K
A301 3/16" = 1'-0"



5 Suite Type L
A301 3/16" = 1'-0"



3 Suite Type J
A301 3/16" = 1'-0"

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
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Real Estate. Rethought.

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PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

Blank area for additional stamps or notes.

DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
UNIT PLANS

JOB No. ---
DATE: May 23, 24
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A301

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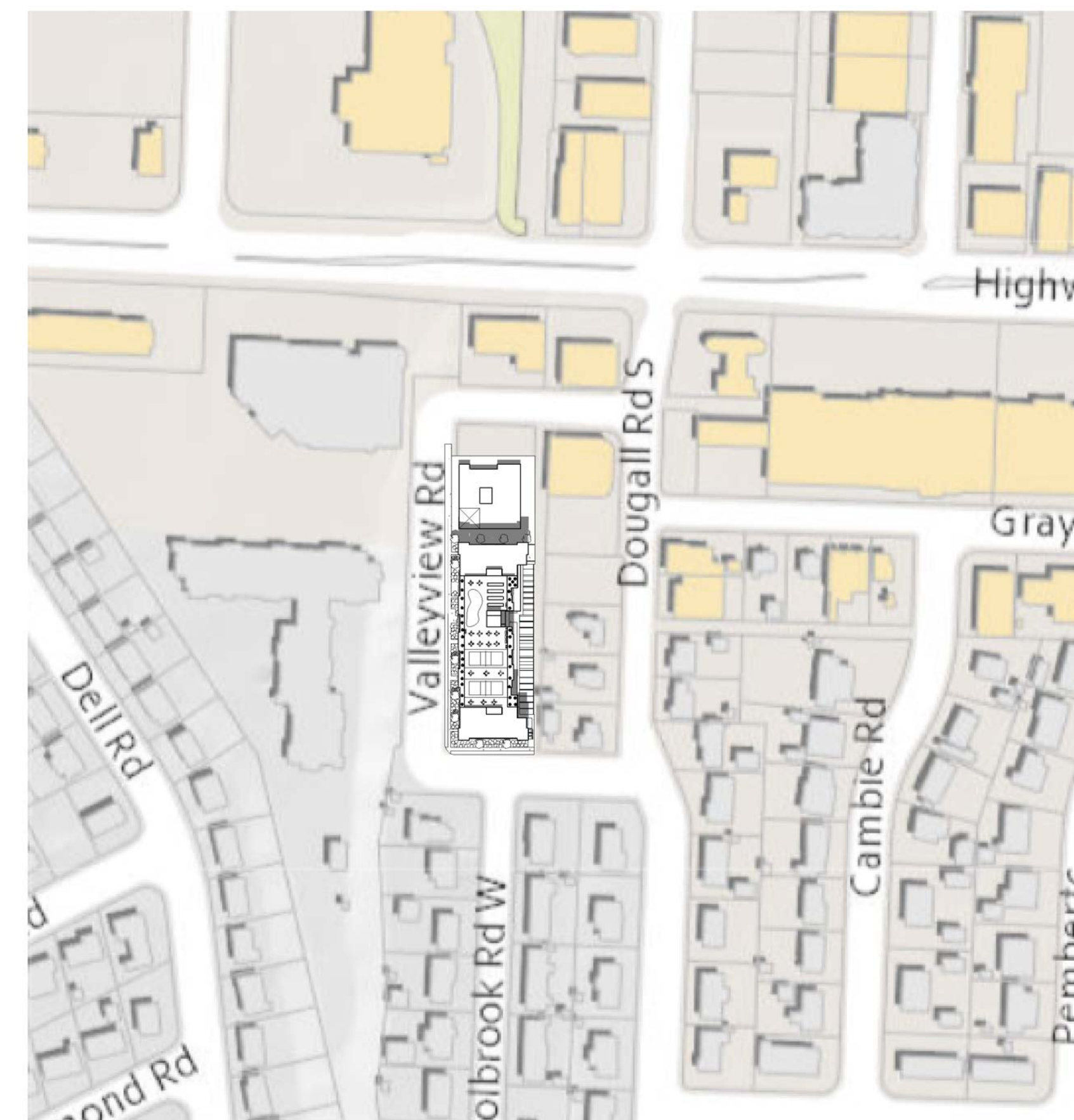
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SCALE:



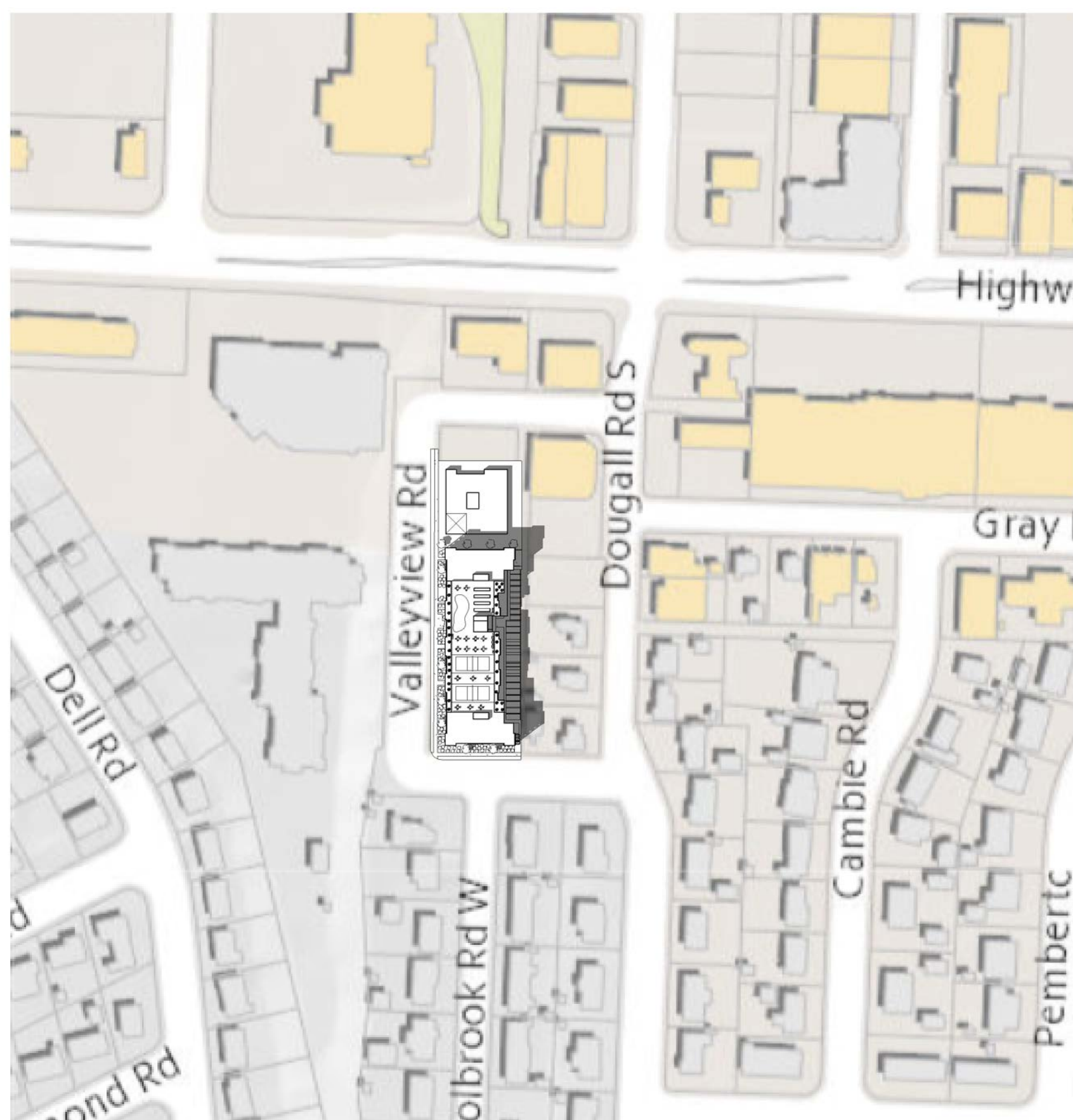
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SCALE:



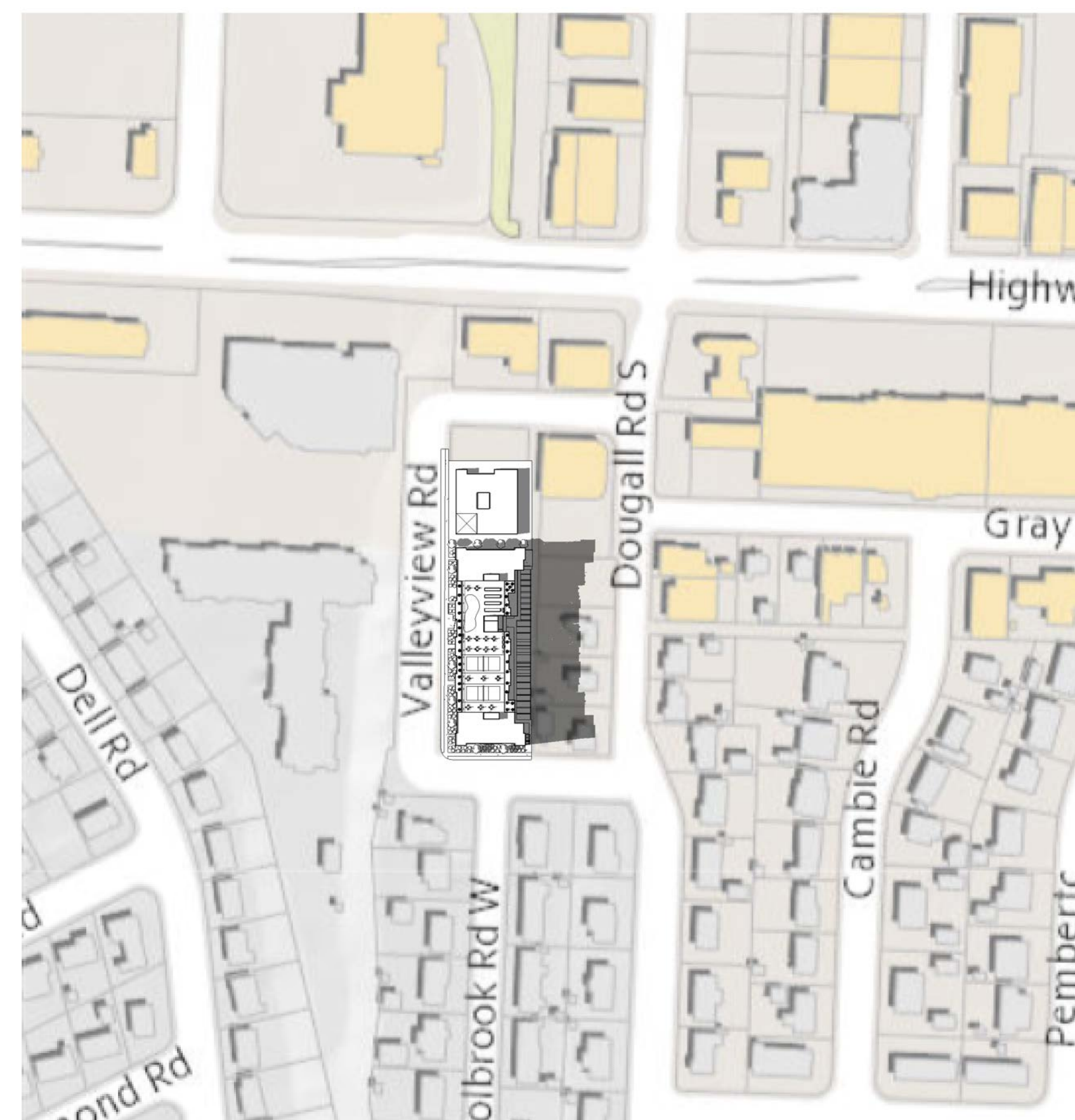
Shadow-June 21st 12pm

SCALE:




Shadow-June 21st 2pm

SCALE:



Shadow-June 21st 4pm

SCALE:

SCHEDULE		A
This forms part of application		
# DP24-0035		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



310-550 WEST AVE
 KELOWNA, BC V1Y 4Z4
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PROJECT INFORMATION
VALLEYVIEW APARTMENT
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 BLOCK: -
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 CIVIC ADDRESS: 205, 215, 235
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F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SHADOW STUDY - JUNE

JOB No. ---
 DATE: May 21, 24
 DRAWN: RSB

A404

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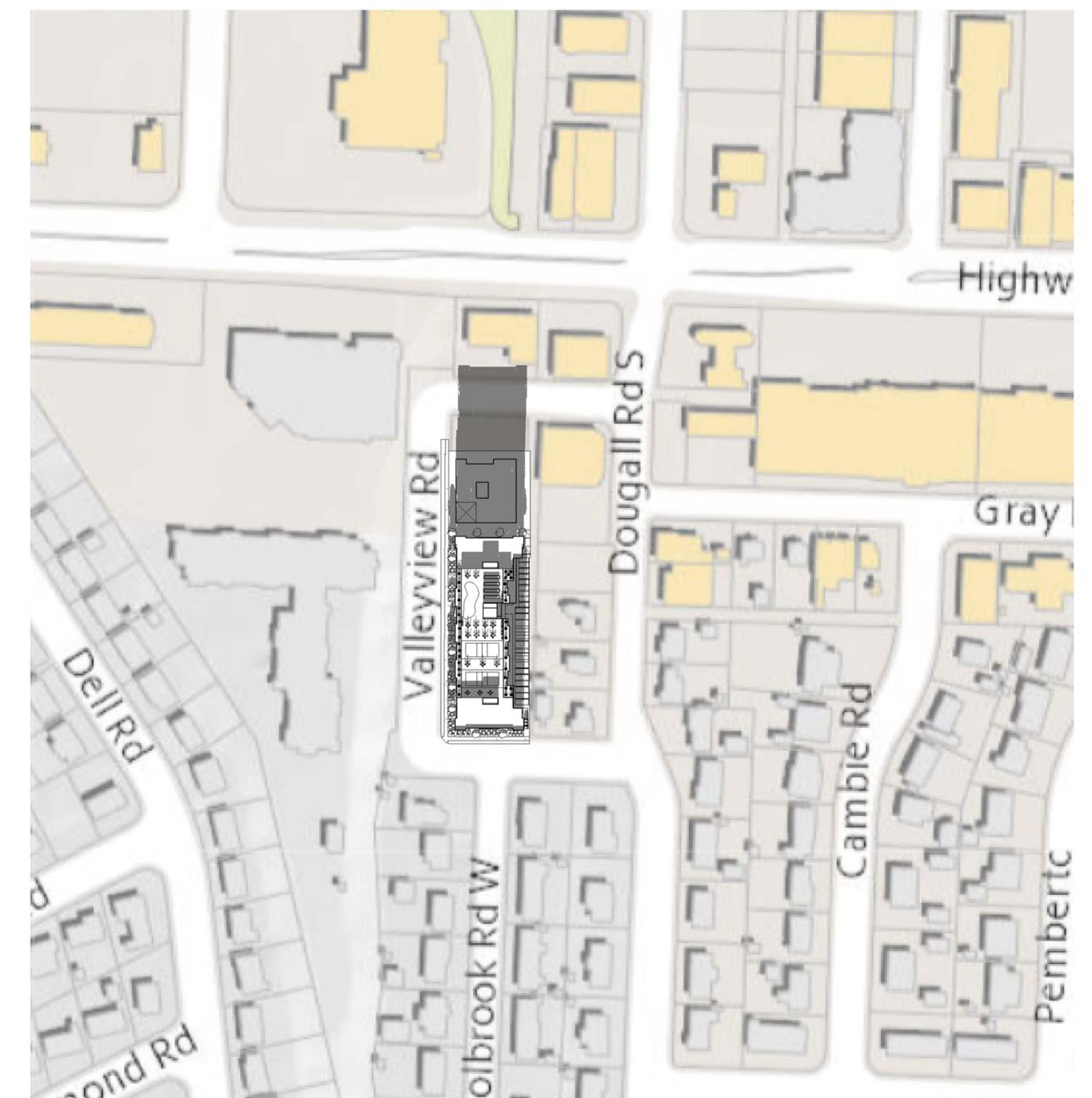
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SCALE:



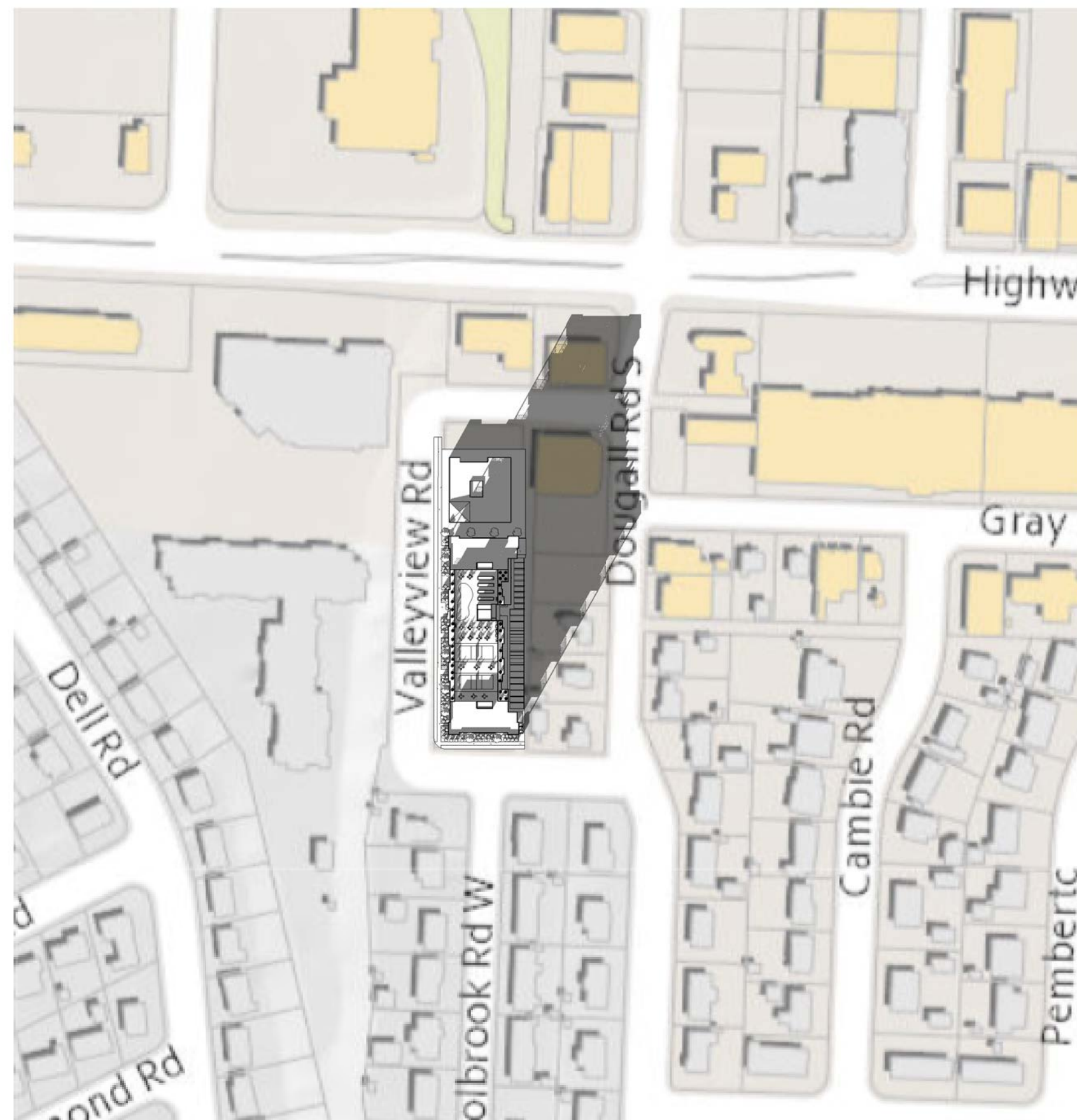
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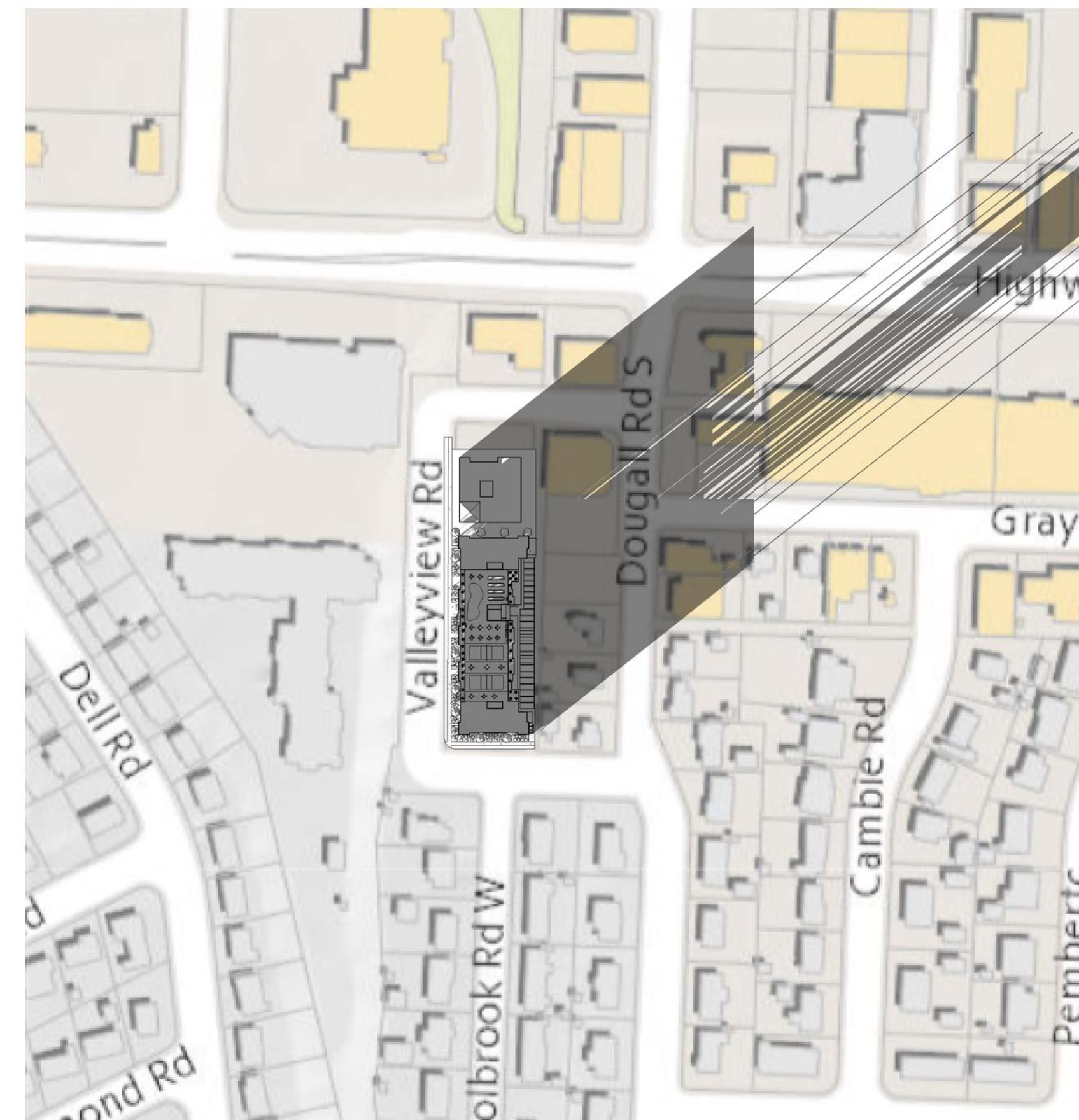
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SCALE:



Shadow-Dec 21st 2pm

SCALE:



Shadow-Dec 21st 4pm

SCALE:

SCHEDULE		A
This forms part of application # DP24-0035		
Planner Initials	TC	

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

Real Estate. Rethought.

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turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
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KELOWNA, BC

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E 2023-11-14	ISSUED FOR DP

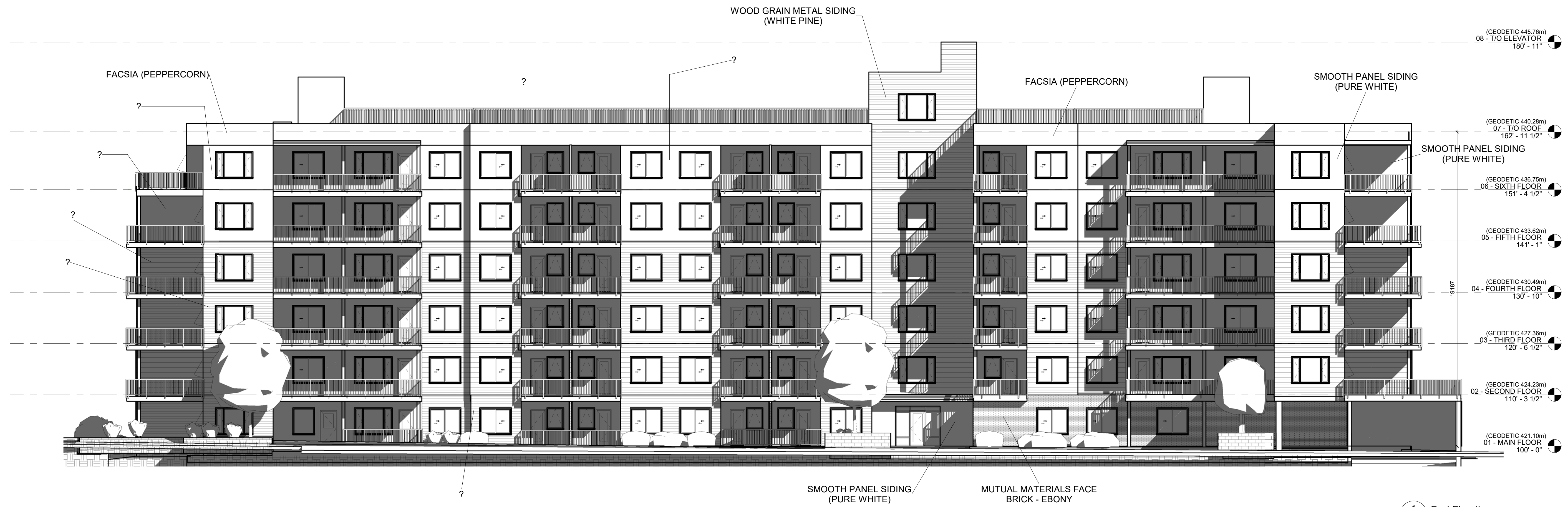
Drawing Title:
SHADOW STUDY - DECEMBER

JOB No.	---
DATE:	May 21, 24
DRAWN	RSB

A405

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1 East Elevation
A401 3/32" = 1'-0"



2 North Elevation
A401 3/32" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0035

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**

STRETCH CONSTRUCTION LIMITED est.1990

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST REALTY INC.
Real Estate. Rethought.

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587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT

LOT: A, 5, 6
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CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

DATE	DESCRIPTION
2024-05-21	ISSUED FOR DP
2024-05-07	ISSUED FOR DP
2024-02-22	ISSUED FOR DP
2023-11-14	ISSUED FOR DP

DATE	DESCRIPTION

Drawing Title:
ELEVATIONS

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A401



PRIVACY WALLS TO MATCH SURROUNDING MATERIALS



WOODGRAIN METAL SIDING WESTFORM- LIGHT PINE



HORIZONTAL LAP SIDING ALLURA - PEPPERCORN



SMOOTH PANEL SIDING ALLURA - PURE WHITE



BRICK MUTUAL MATERIALS - FACE BRICK EBONY (SUBJECT TO SAMPLE APPROVAL)



DURADEK SUPREME CHIP - GRANITE



POSTS & FASCIA TO MATCH PEPPERCORN



SIDE MOUNT PICKET RAILINGS BLACK



PVC WINDOWS / DOORS BLACK



WESTFORM SOFFIT - LIGHT PINE (ALTERNATIVE OPTION: BLACK)



VALLEYVIEW APARTMENTS
235 VALLEYVIEW ROAD

SCHEDULE B
This forms part of application # DP24-0035

Planner Initials **TC**

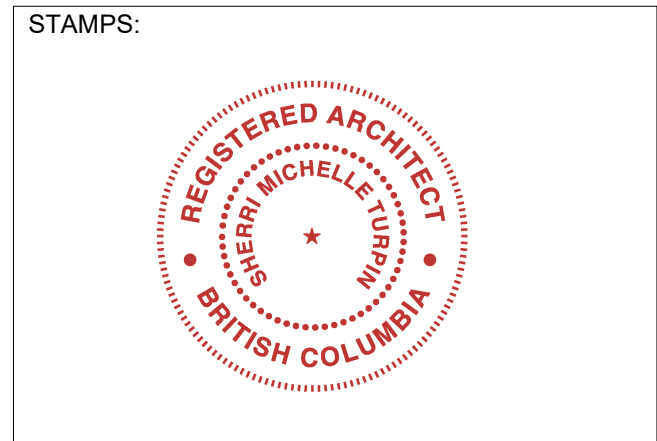


310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



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turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
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BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235 VALLEYVIEW RD
KELOWNA, BC



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
COLOUR BOARD

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB

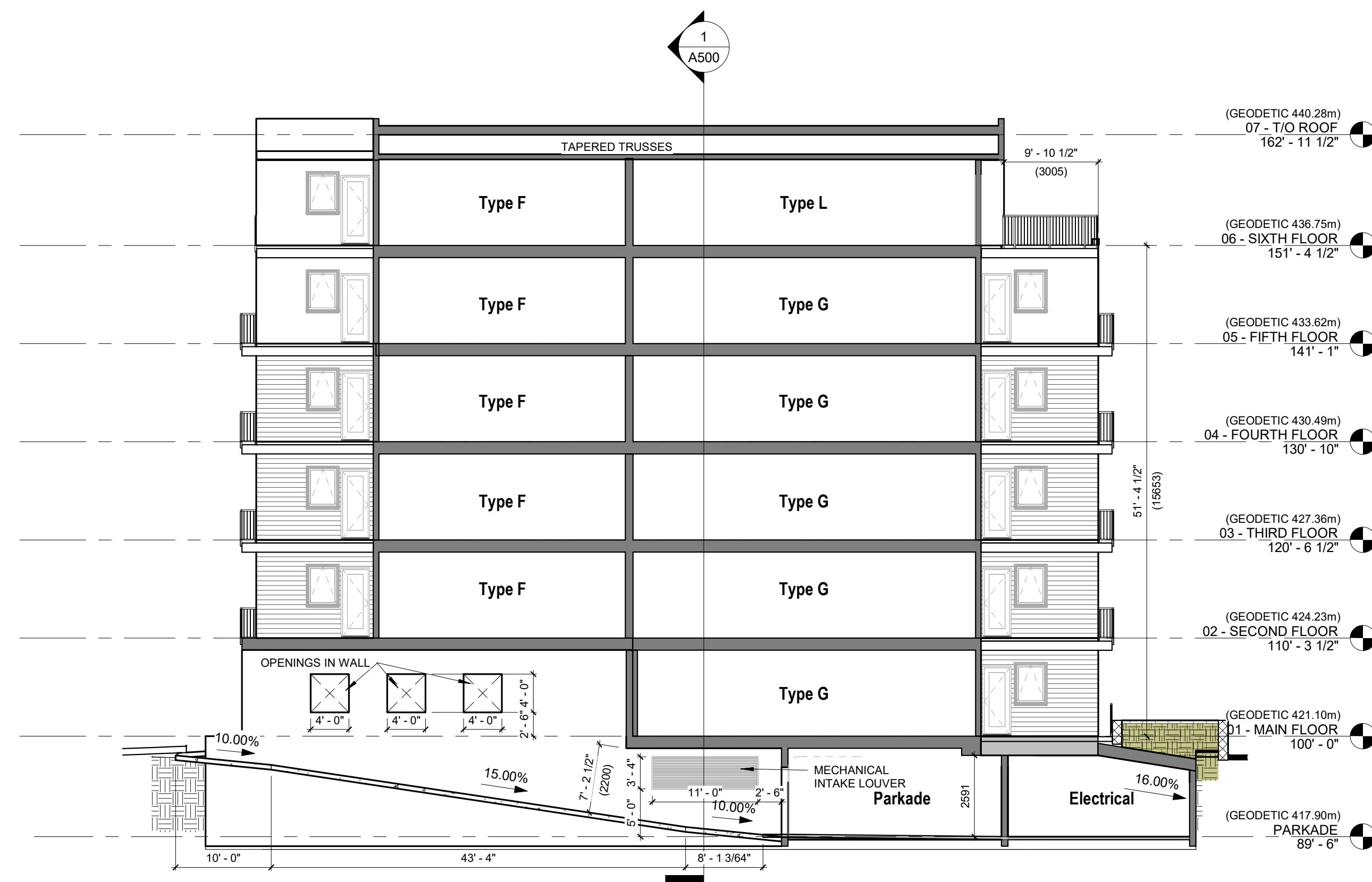
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1 Building Section
3/32" = 1'-0"



2 Section 02
3/32" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0035

Planner Initials **TC**



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



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PROJECT INFORMATION
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H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
BUILDING SECTION

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A500

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 MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 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.						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
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: <ul style="list-style-type: none"> 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. 						✓
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:						✓

<ul style="list-style-type: none"> 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 planned future public street, bicycle, and/or pedestrian network.					✓	
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.					✓	
b. Ensure utility areas are clearly identified at the development 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 building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> 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); Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						✓
e. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 						✓
f. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> 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. 						✓
g. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
h. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.					✓	

i. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.					✓	
2.1.5 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 maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> • 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. 						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓
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.						✓
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: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 					✓	
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.					✓	

Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; 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. Provide visible signage identifying building addresses at all entrances.						✓
SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	N/A	1	2	3	4	5
g. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
h. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> Locating enclosed parking garages away from street frontages or public open spaces; Using ground-oriented units or glazing to avoid creating dead frontages; and When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting. 						✓
Residential & Mixed Use Buildings						
i. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping. 						✓
j. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓

k. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
4.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.					✓	
b. Residential buildings should have a maximum width of 24 m.						✓
4.1.3 Site Planning	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: <ul style="list-style-type: none"> • 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.	✓					
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property. 						✓
b. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 						✓
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
Outdoor amenity areas						
b. Design internal courtyards to: <ul style="list-style-type: none"> • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. 	✓					

<ul style="list-style-type: none"> Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						
c. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
d. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening. 						✓
e. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> Secure trees and tall shrubs to the roof deck; and Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 					✓	
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Break up the building mass by incorporating elements that define a building’s base, middle and top.						✓
b. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
c. Articulate the façade using design elements that are inherent to 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 byproduct of massing.					✓	
d. 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.					✓	
e. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> Primary building entrances,; Adjacent to bus zones and street corners where people wait for traffic lights; Over store fronts and display windows; and Any other areas where significant waiting or browsing by people occurs. 						✓
f. 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	✓					

located on highways and/or major arterials in alignment with the City's Sign Bylaw.						
g. Avoid the following types of signage: <ul style="list-style-type: none"> Internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs. 						✓
h. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓

ATTACHMENT B

This forms part of application
DP24-0035

Planner Initials **TC**



City of
Kelowna
DEVELOPMENT PLANNING



City of
Kelowna

DP24-0035
205-235 Valleyview Road

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of an apartment housing development.

Development Process

Feb 27th, 2024

Development Application Submitted



Staff Review & Circulation



Jun 17th, 2024

DP Consideration



Council Approvals



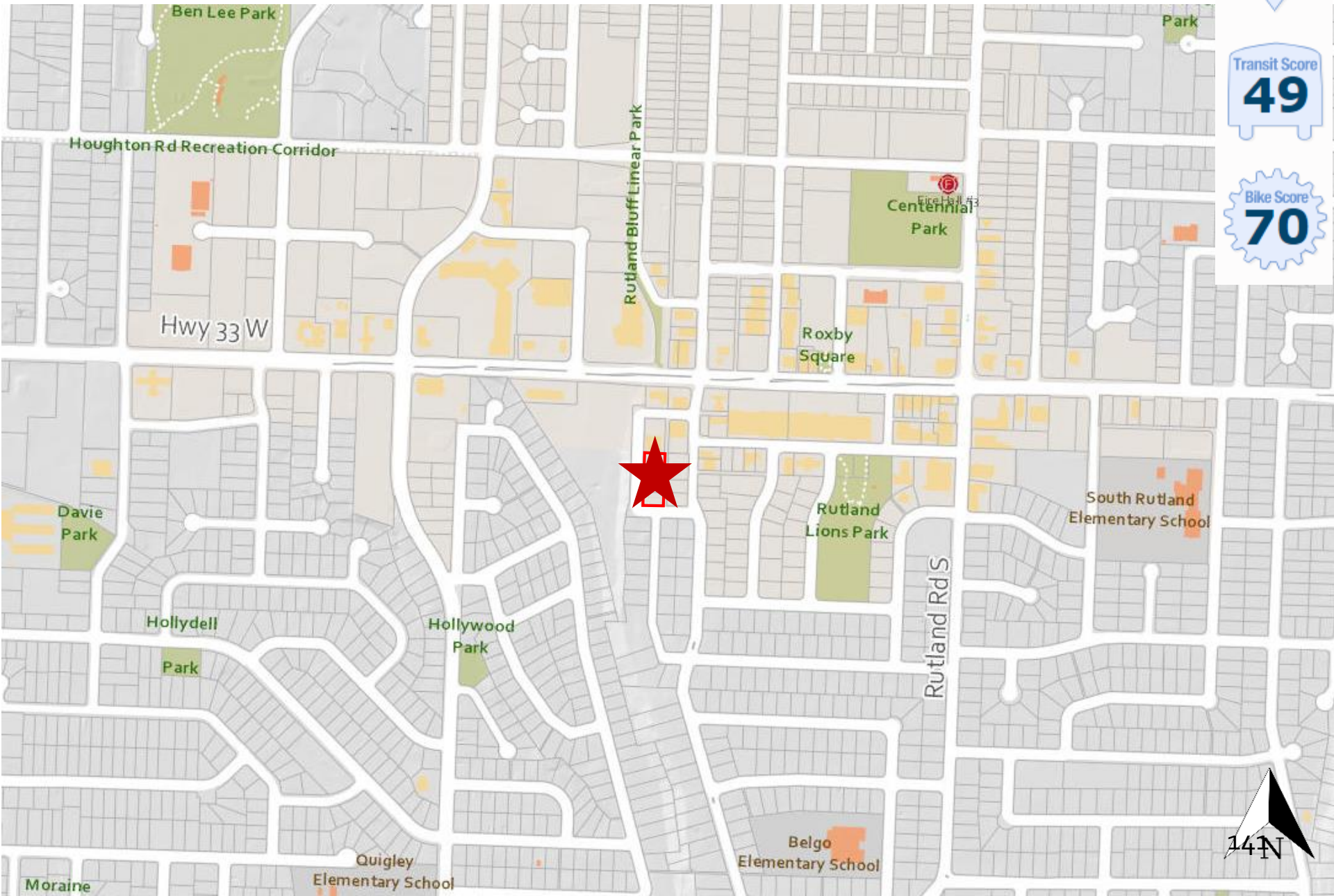
Building Permit

Context Map

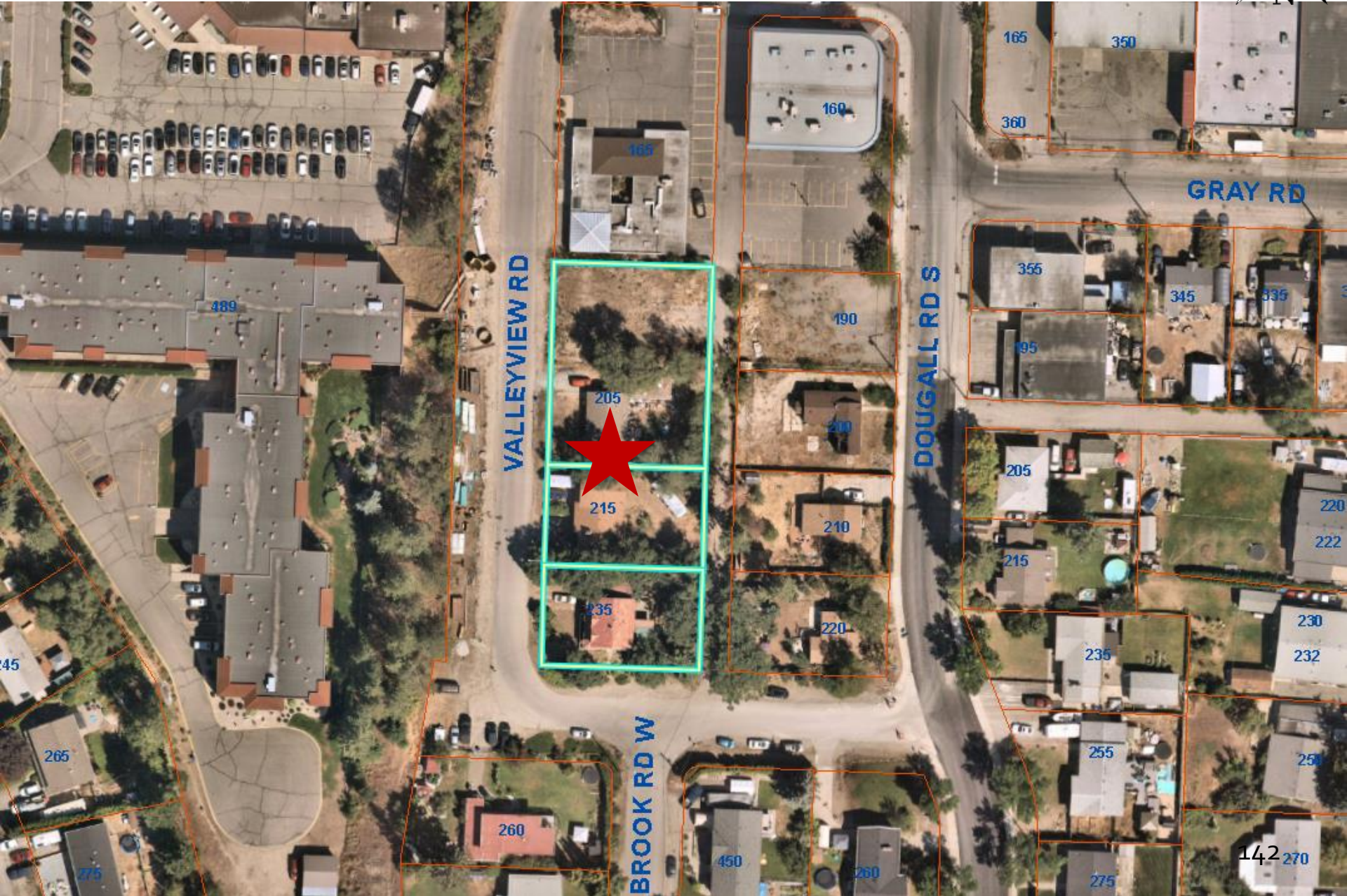
Walk Score
83

Transit Score
49

Bike Score
70



Subject Property Map



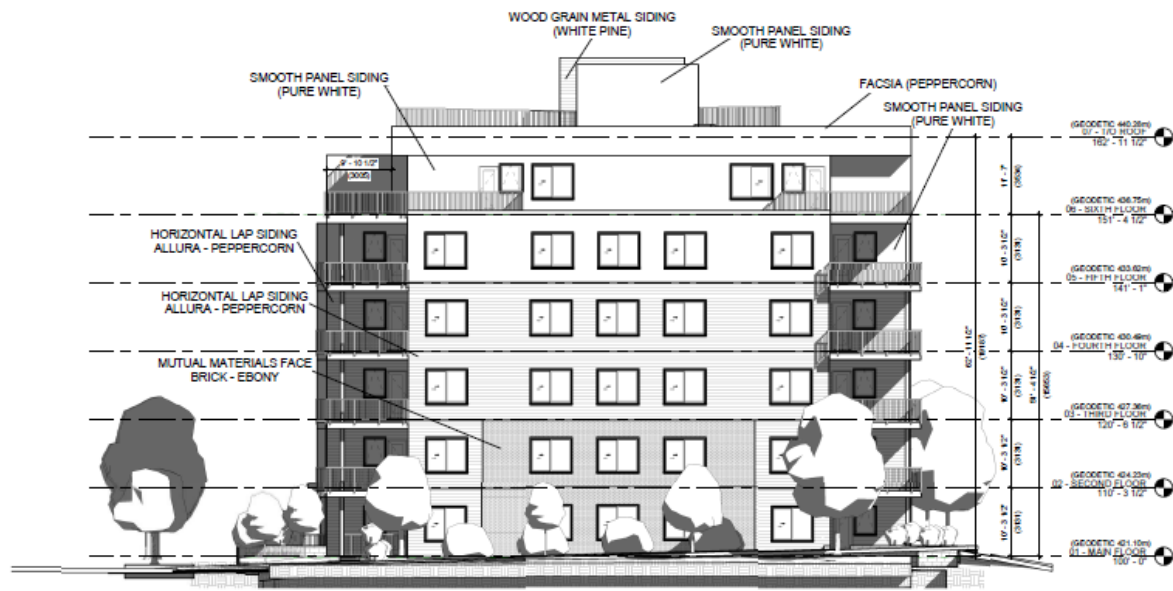
Transit Oriented Area (TOA)



Technical Details

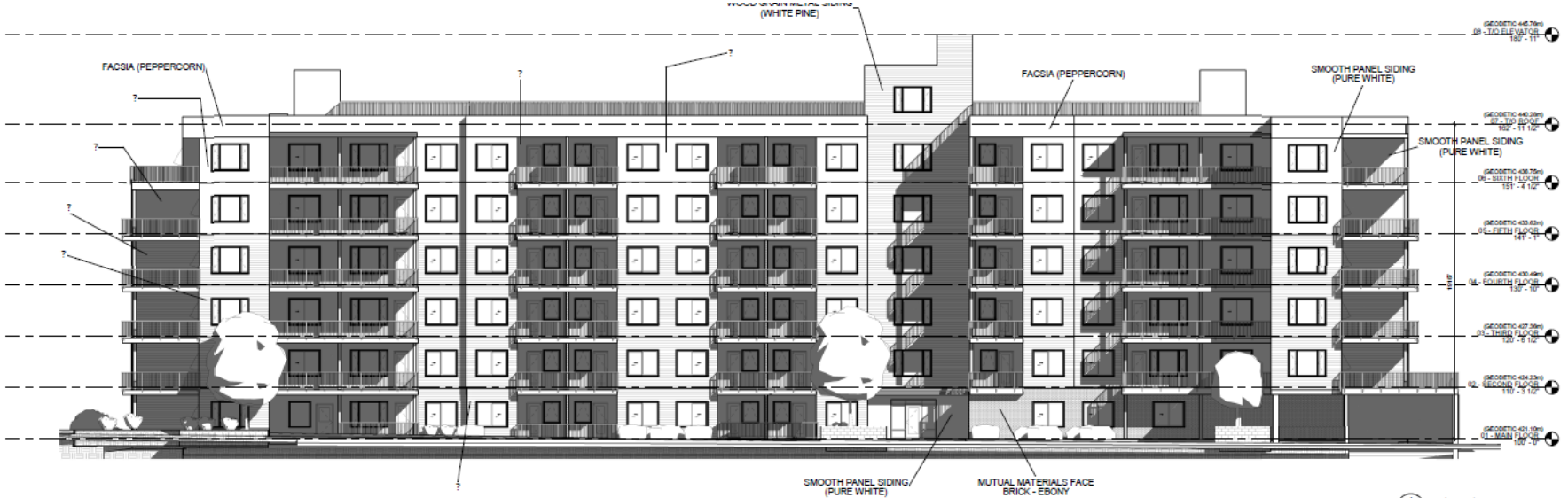
- ▶ Development Permit for a six-storey apartment housing development.
 - ▶ 117 units
 - ▶ 21 – studio
 - ▶ 63 – 1-bed units
 - ▶ 21 – 2-bed units
 - ▶ 12 – 3-bed units
 - ▶ 96 parking stalls
 - ▶ 5 accessible stalls
 - ▶ 92 long-term bicycle stalls
 - ▶ 6 short-term bicycle stalls

Elevations – West and South

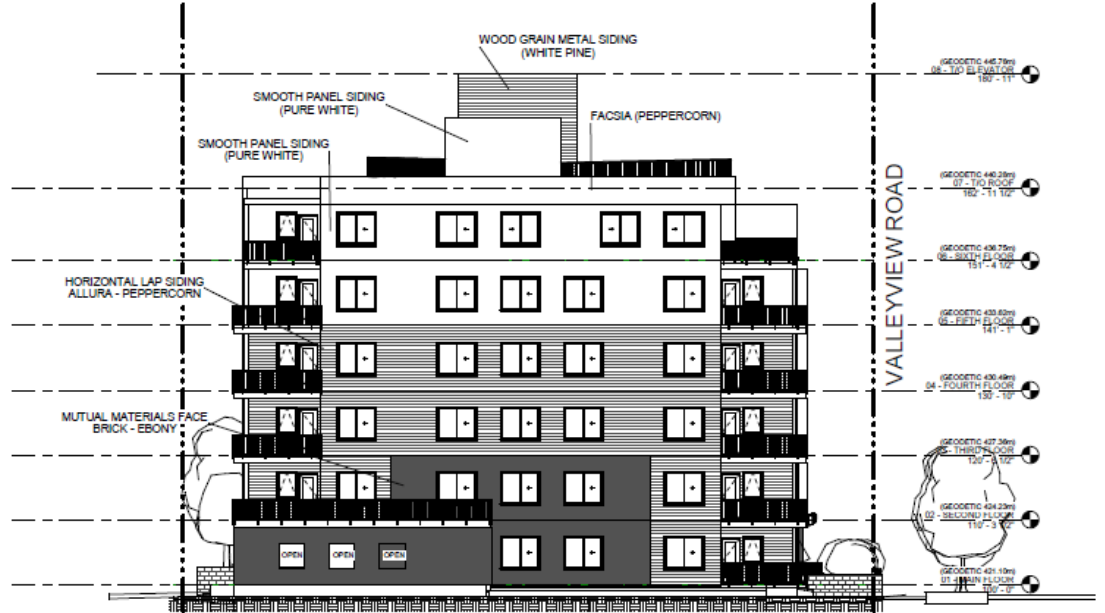


1 West Elevation
4/16 3/32" = 1'-0"

Elevations – East and North



1 East Elevation
 A481 3/32" = 1'-0"
 A481



2 North Elevation
 A481 3/32" = 1'-0"
 A481

Materials Board



PRIVACY WALLS TO MATCH SURROUNDING MATERIALS



WOODGRAIN METAL SIDING WESTFORM- LIGHT PINE



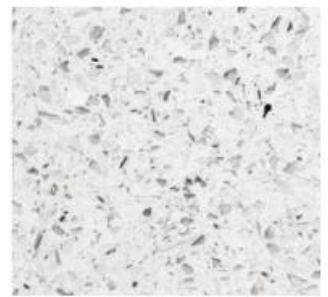
HORIZONTAL LAP SIDING ALLURA - PEPPERCORN



SMOOTH PANEL SIDING ALLURA - PURE WHITE



BRICK MUTUAL MATERIALS - FACE BRICK EBONY (SUBJECT TO SAMPLE APPROVAL)



DURADEK SUPREME CHIP - GRANITE



POSTS & FASCIA TO MATCH PEPPERCORN



SIDE MOUNT PICKET RAILINGS BLACK



PVC WINDOWS / DOORS BLACK

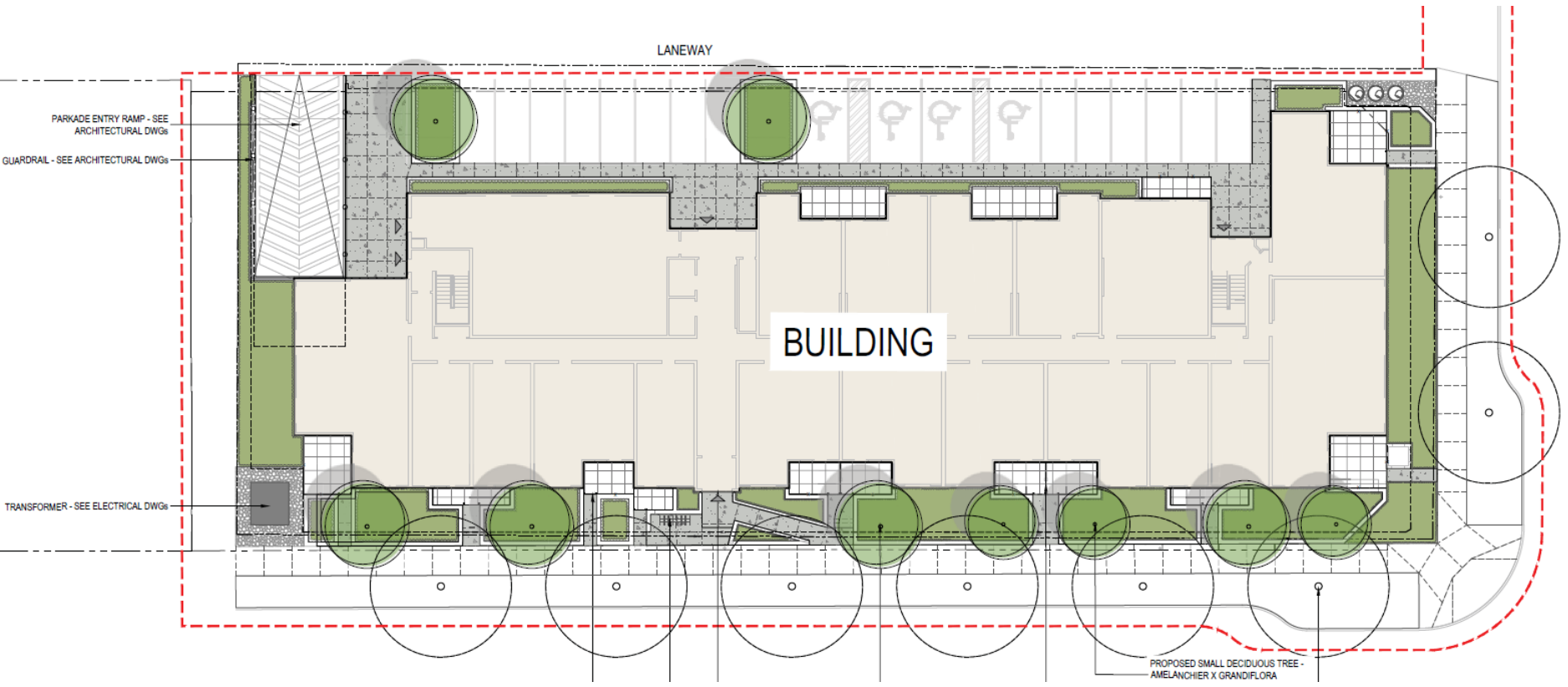


WESTFORM SOFFIT - LIGHT PINE (ALTERNATIVE OPTION: BLACK)

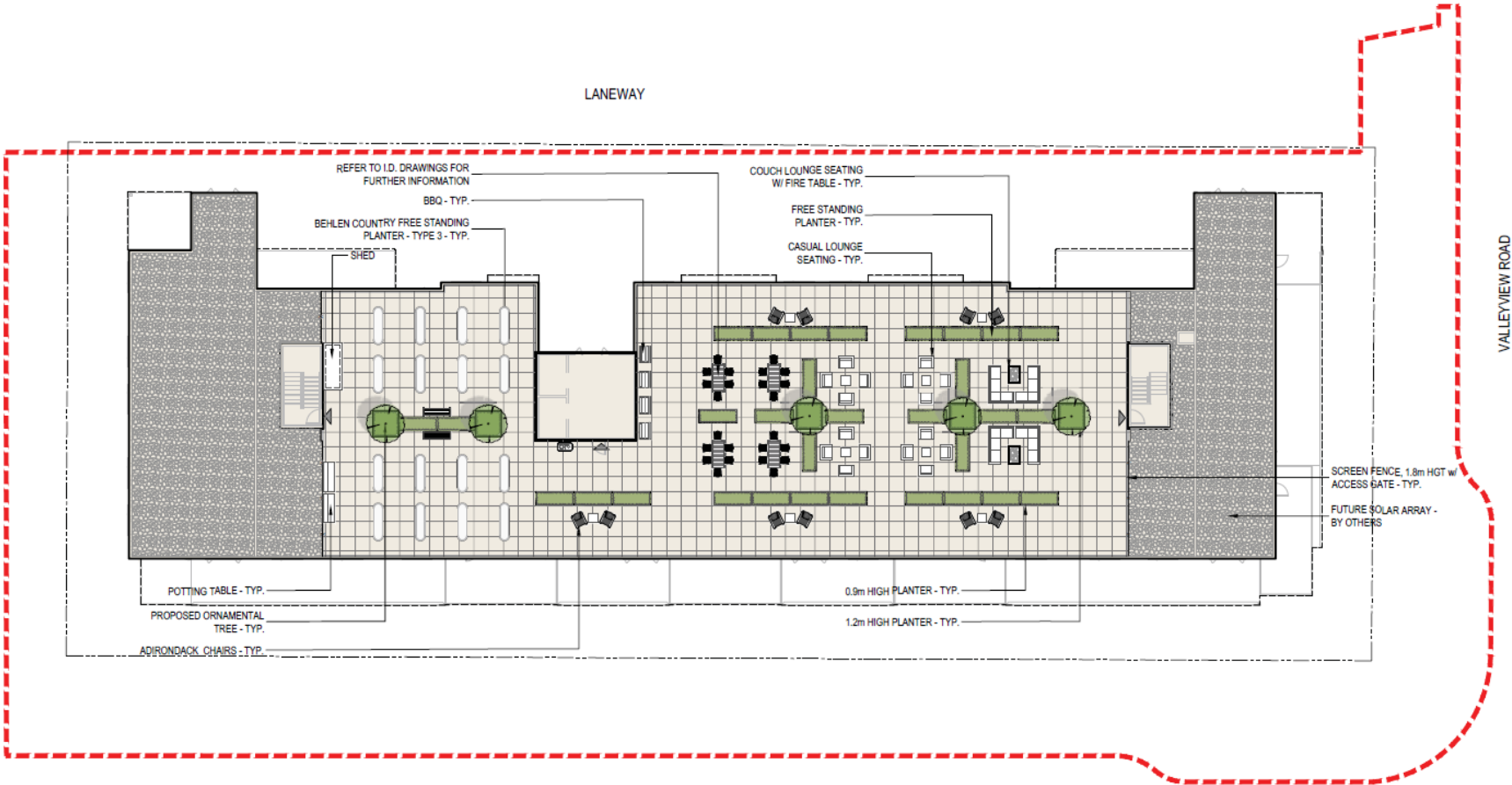


VALLEYVIEW APARTMENTS
235 VALLEYVIEW ROAD

Landscape Plan



Landscape Plan - Rooftop



Rendering – West



Rendering – East (Laneway)



Rendering – Southwest



Rendering – Southeast



OCP Design Guidelines

- ▶ Providing building façade and entries to be facing Valleyview Road;
- ▶ Locating balconies and entrances to being oriented towards the frontage to create 'eyes of the street'
- ▶ Including large, shared amenity space at roof level.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of the OCP Design Guidelines;
 - ▶ Provides density in Rutland Urban Centre
 - ▶ No variances are required.

CITY OF KELOWNA
BYLAW NO. 12636
Z23-0048
491 Clifton Road North

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

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

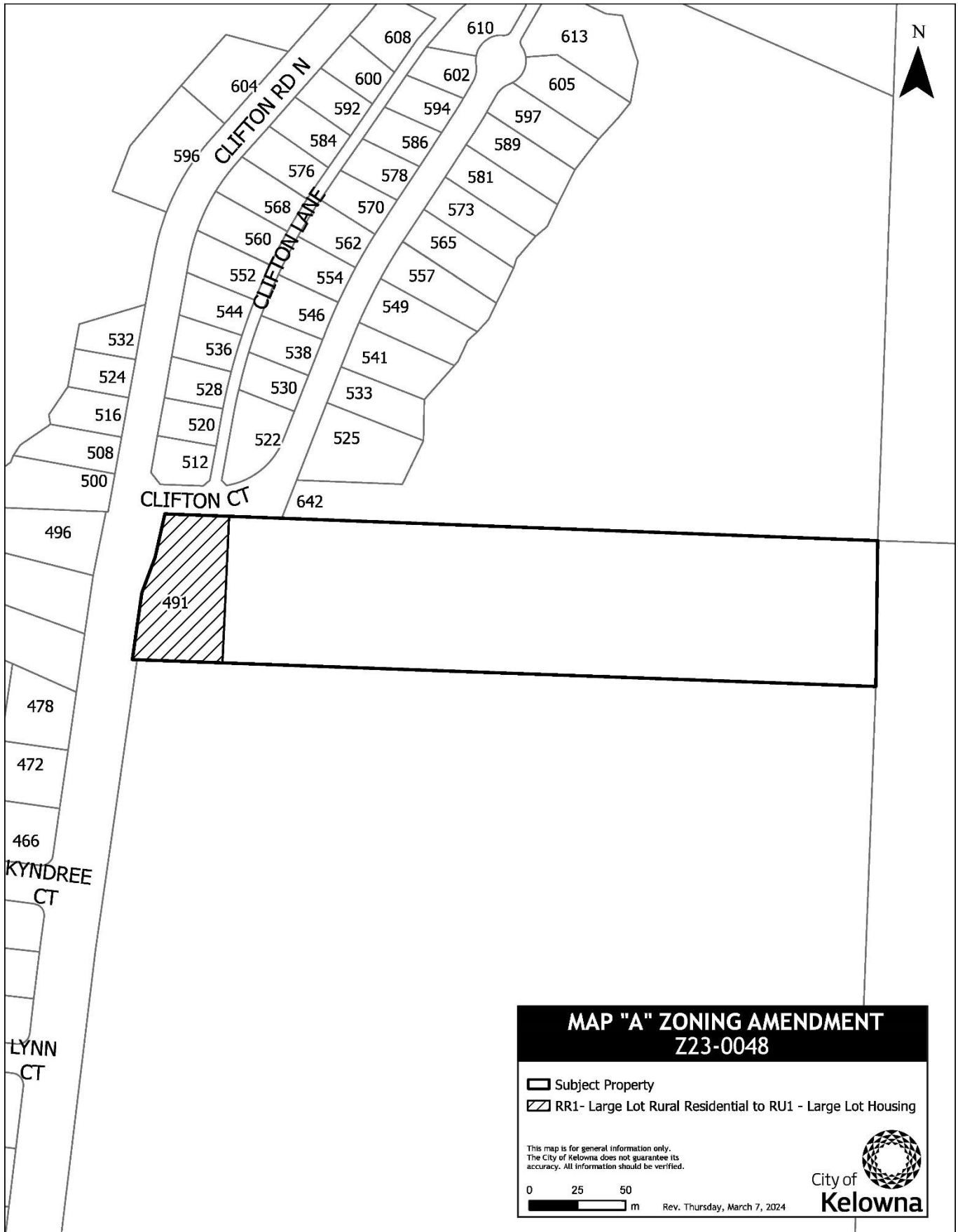
1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of a portion of Lot 1 Section 8 Township 23 ODYD Plan 29568 located on Clifton Road North, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8th day of April, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12660

Z23-0078

1402 Cara Glen Ct

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 31 Township 26 ODYD Plan EPP100150 located on Cara Glen Ct, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 27th day of May, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: June 17, 2024
To: Council
From: City Manager
Subject: North Entry Monument and City Signature Sign – Project Updates
Department: Parks and Buildings Planning

Recommendation:

THAT Council receives, for information, the report from the Parks & Buildings Planning Department, dated June 17, 2024, regarding the north entry monument and signature sign projects.

AND THAT Council approve the proposed design review processes, recommendations and future Council milestone check-in dates, as outlined in this report.

Purpose:

To provide and update on the north entry monument and City signature sign projects.

Background:

The City of Kelowna’s former northern city sign was removed to accommodate Provincial improvements for a larger intersection. Another site located further north on Highway 97 between Ellison Lake and Old Vernon Road was determined by the City, and agreed to by BC Ministry of Transportation. The new site is appropriately situated at the beginning of the 2040 Official Community Plan’s (OCP) Gateway District as the symbolic northern entry into the City of Kelowna.

In 2020, a public art concept was prepared based on the principles and goals of Imagine Kelowna using allegorical human symbols as the City’s entry feature. The design proposal and selection process were not endorsed by the Council of the day, and it did not proceed.

Discussion:

Both the City signature sign and north entry monument projects will create memorable public places that focus on transforming our City’s outdoor spaces through strengthening people’s connections and experiences within them. This process, known as ‘placemaking’, helps create socially significant, public spaces that improve urban vitality and promote people’s health, happiness and wellbeing.

A city sign and entry monument serve different purposes. A *city sign* includes a city’s specific name, municipal colors, and other recognizable corporate branding or graphic design elements on a single

sign panel to announce arrival into a city. An *entry monument* is a freestanding architectural structure that is a feature to welcome travelers into a city. For Kelowna, the entry is intended as a civic monument that is mainly figurative in nature, but also has a city sign component within it as well as other identified municipal outcomes including:

- a traditional sylix / Okanagan territory welcome,
- promotion of local tourism,
- advancement of economic development and global linkages,
- respectful of environmental quality,
- and outstanding aesthetic expression.

Whereas the *City signature sign* is a higher-profile, 'Kelowna' large letter sign intended to be playful, creative and engaging, yet able to differentiate itself from other similar letter signs in other cities. Signature signs are purposely located in heavily frequented pedestrian environments specifically with photo opportunities in mind.

North Entry Monument

Changes in the landscape character along highways usually occur at prominent focal points called 'landmarks' which people use to orient themselves. The north entry monument will be a key landmark to establish a sense of arrival into our city, enhance the landscape environment along that portion of Highway 97, and be the focal centerpiece to a future hierarchy of other smaller monuments designed to help travelers orient themselves at key points during their journey through Kelowna.

Throughout November and December of 2023, consultants prepared design entries for a new iconic and impactful entry monument with its foremost design prerequisite being to capture Kelowna's unique sense-of-place. Local firms were purposefully invited as their professional staff possessed the best knowledge of Kelowna, yet their teams were also encouraged to collaborate with other renowned designers throughout Canada. After all compulsory submission requirements were met, eight submissions were approved for further peer review through a design committee on 1 March 2024. The review committee consisted of twelve recognized professionals from both private and public backgrounds, whose design acumen focused upon urban design, landscape architecture, architecture, long-range planning, communication and graphic design specialists, as well as the city's artist-in-residence and prominent sylix/Okanagan artists.

A shortlist of the three-top ranking submissions that best demonstrated design excellence, appropriate vision and concept development, and executed all municipal and project parameters, was selected. A second committee meeting was held on 8 March 2024, to evaluate the top-three submissions through additional design critique and group discussion. Ultimately, one entry monument submission was recommended, receiving ninety percent consensus from committee members votes.

Currently, the recommended entry submission is being assessed for constructability and costs, and reviewed for operational and tourism impacts, with all relevant comments and revisions captured prior to presentation to City Council, in August 2024.

City Signature Sign:

The signature sign project was created to cultivate a cultural identity that best reflects our community's special sense of place. The signature sign will be freestanding oversized 'Kelowna' letters that welcomes travelers to Kelowna.

At present, development of a program, design brief and comprehensive scope of work are being confirmed, including site feasibility studies along the waterfront, site servicing and supportive infrastructure costs. Over the summer of 2024, an Expression of Interest (EOI) for the project will be posted for all interested bidders that can highlight compulsory technical expertise, examples of past projects and current references. The five top scoring submissions received through the EOI will be advanced for further peer review, again through a design committee consisting of both private tourism and business advisors as well as staff. The goal of the committee will be to select one recommended City signature sign submission. It is anticipated that by November 2024, the recommended submission will have undergone both internal operations and technical reviews so that all relevant comments are captured prior to the city signature sign's presentation to City Council.

The new north entry monument is intended to become the inspiration for a collection of other monuments of a consistent form, at varying scales at other entry points into the City (ie. Hwy 97 and 33 and other important locations such as the Rail Trail and YLW). Staff will present an overall entry monument strategy to the Council in the future.

Next Steps:

The following Council reports will occur:

- August 2024 – The recommended design for the North Entry Monument will be brought forward to Council. Fabrication would then occur, subject to funding.
- August 2024 – The design brief and location for the City signature sign will be brought to Council.
- November 2024 – The final design for the City signature sign will be brought forward to Council, before proceeding to fabrication.

The public will be informed at each Council report through City of Kelowna communications methods.

Conclusion:

City staff have adhered to a time proven, highly effective and impartial civic monument design process for both projects. The forthcoming north entry monument and City signature sign recommendation to Council will be selected to serve as distinguishing city landmarks and welcoming agents, because of their professional teams of designers have balance popular opinion, historical resonance and invention with their own creativity, expertise, and consideration for the specific sense-of-place.

Internal Circulation:

Parks Operations
Active Living & Culture
Community Communications
Infrastructure
Long Range Policy Planning

Real Estate
Partnerships Office
Active Transportation
Financial Services

Considerations applicable to this report:

Existing Policy:

Imagine Kelowna - identified several visions for the City. Relevant to this report are its principles and goals working together as a system to help the community achieve its vision.

2040 Official Community Plan (OCP) and Amendments – topics covered by the OCP are fundamental to understanding the complex trends and changes that affect long-term planning for Kelowna.

Financial/Budgetary Considerations:

The City signature sign will be funded through a Council resolution providing funding approval from the Growing Communities Fund and Council Strategic Initiatives dated October 16, 2023. A budget request for the construction of north end monument will be brought forward in the 2025 Budget.

Communications Comments:

The public will be informed about both the north entry monuments and signature sign projects through traditional City of Kelowna communication means and methods as each project advances. For both projects, staff propose the following key milestones as occasions for Council to check-in:

- Pre-Design and Process – including Expression of Interest and confirmation of preferred site location(s).
- Concept – including recommended submission and confirmation of all materiality and built forms, plus identified site, utility and infrastructure costs.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Consultation and Engagement:

Submitted by:

S Johansson & K Pinkoski, Parks and Buildings Planning

Approved for inclusion: D. Edstrom, Divisional Director, Partnerships & Investments



North Entry Monument and Signature Sign Projects



Report to Council
June 17, 2024

Previous Council Direction

Former City Sign

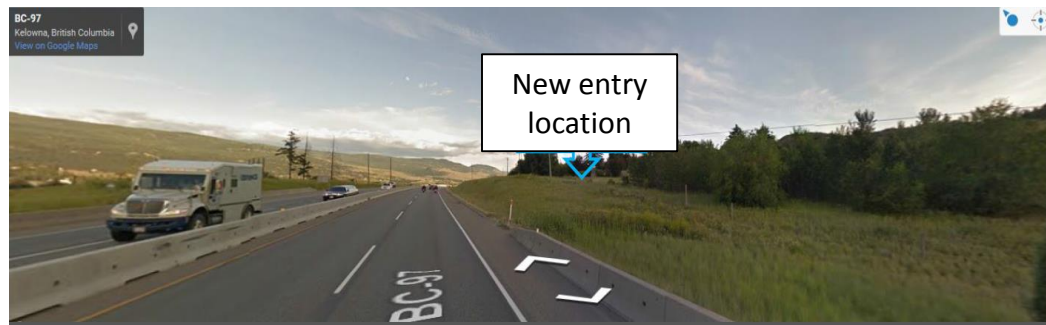
- Removed to accommodate improvements for a larger intersection.

New Entry Site

- New site secured along Highway 97 between Ellison lake and Old Vernon Road (BC Ministry Transportation and Infrastructure).

2020 Entry Design

- 2020 design concept produced on the *Imagine Kelowna* principles but not supported by Council.





Discussion:

Placemaking

creating memorable public places that transform our city into socially significant public spaces by strengthening people's connections and experiences within them.

- improving urban vitality and promoting people's health, happiness, and well-being.

What Makes a Great Place?



Discussion:

City Sign

bears a city's name, municipal colors, and other recognizable corporate branding/ graphics.

Entry Monument

civic monument that is mainly figurative in nature but also has a city sign component in it, as well as other outcomes:

- syilx/Okanagan territory welcome,
- promotion of local tourism,
- economic development/ global linkages advancement,
- respectful of environmental quality,
- outstanding aesthetic expression.



Discussion:

Signature Sign

project was created to cultivate a cultural identity that reflects our city's values and special sense-of-place.

higher-profile, civic monument that is creative and engaging, yet able to differentiate itself from other mainstream works.

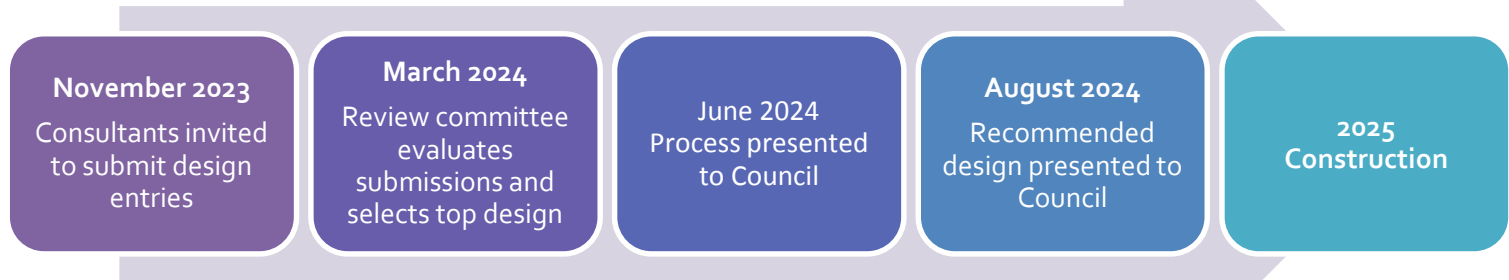
Signature signs are purposely located in heavily frequented pedestrian environments

- entry monuments placed along major roadways.

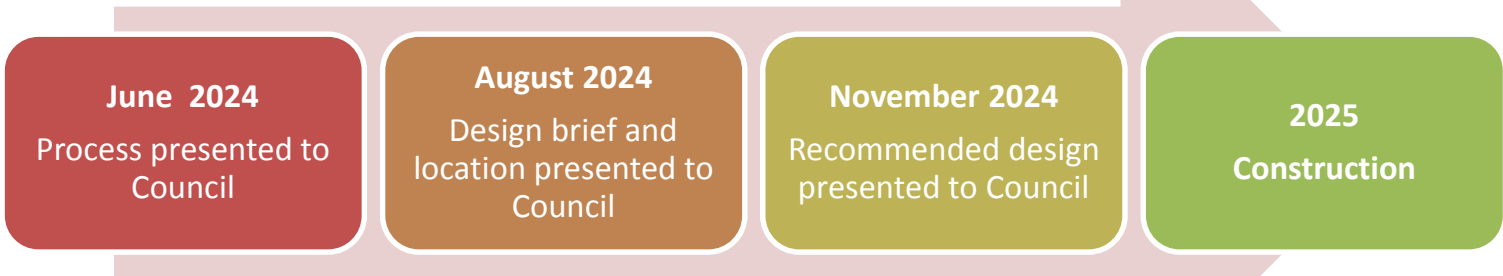


Project Timelines:

North Entry Monument



Signature Sign



Questions?

For more information, visit kelowna.ca.

