

# City of Kelowna Public Hearing AGENDA



Tuesday, February 7, 2017  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

## 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after January 25, 2017(date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

## 2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

## 3. Individual Bylaw Submissions

<b>3.1</b>	<b>Text Amendments, TA16-0005 (BL11333) - Carriage House Regulations &amp; Secondary Suite Definition</b>	4 - 14
	To consider Text Amendments to Zoning Bylaw No. 8000 in order to restrict carriage houses on lots less than 1.0 hectare that rely on on-site sewage disposal and a housekeeping amendment to the definition of the term Secondary Suite.	
<b>3.2</b>	<b>1940 KLO Road, Z16-0055 (BL11339) - Mission Creek Mews Ltd. Inc. No. BC1094686</b>	15 - 28
	To rezone the subject property to the RU5 – Bareland Strata Housing Zone to permit a bareland strata development.	
<b>3.3</b>	<b>5425 Upper Mission Dr, OCP16-0012 (BL11344) &amp; Z16-0024 (BL11345) - Kestrel Ridge Holdings Ltd</b>	29 - 45
	Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate a single and two unit residential subdivision with park space for 5425 Upper Mission Drive.	
<b>3.4</b>	<b>170 Drysdale Blvd, Z16-0082 (BL11346) - City of Kelowna</b>	46 - 70
	To rezone the subject property to facilitate a two lot subdivision and the development of multiple dwelling housing on the subject property.	

**4. Termination**

**5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** December 12, 2016  
**RIM No.** 1250-04  
**To:** City Manager  
**From:** Community Planning Department (AC, EW)  
**Application:** TA16-0005  
**Subject:** Text Amendments - Carriage House Regulations & Secondary Suite Definition

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## 1.0 Recommendation

THAT Council receives, for information, the report from Community Planning dated December 12, 2016, with regards to proposed text amendments that would restrict carriage houses and mobile homes on septic systems that are less than 1.0 hectare;

AND THAT Text Amendment No. TA16-0005 to amend City of Kelowna Zoning Bylaw No. 8000, as outlined in "Schedule A" attached to the Report from Community Planning dated December 12, 2016, be considered by Council;

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

## 2.0 Purpose

To consider Text Amendments to Zoning Bylaw No. 8000 in order to restrict carriage houses on lots less than 1.0 hectare that rely on on-site sewage disposal and a housekeeping amendment to the definition of the term Secondary Suite.

## 3.0 Community Planning

### Carriage House Amendment

In January 2014, the Okanagan Basin Water Board (OBWB) updated their Sewage Grants 1.0 Hectare Policy. This policy requires grant recipients (including Kelowna) to update their bylaws to exclude development of accessory dwellings (carriage houses) on lots less than 1.0 hectare that rely on on-site sewage disposal.

Since 2007, the OBWB has required sewage grant recipients to have bylaws prohibiting subdivision of lots smaller than 1.0 hectare. The 1.0 hectare (minimum subdivision) policy is in line with provincial government rules, and was established recognizing that much of the pollution entering lakes and streams comes from failing or under-size septic systems. Septic is the highest human-produced source of phosphorus in the watershed. The premise behind the 1.0 hectare rule is that the more dwelling units there are using septic systems in a given area, the greater the risk that

systems may malfunction and less opportunity to find sufficient, suitable, available land for replacement effluent dispersal fields - potentially leading to water pollution and health threats.

Secondary suites that are tied into the existing domestic septic system are accepted (although not recommended by OBWB) if the sewage disposal system has adequate capacity as per health regulations. Overall, carriage houses create similar risks for system failure and water quality impairment as small-lot subdivisions, without creating a separate lot. Therefore, Staff are recommending that the Zoning Bylaw be amended as per the OBWB's request to prevent carriage houses that are on lots smaller than 1.0 hectare and use on-site septic disposal systems.

### Secondary Suite Amendment

Council has supported the text amendments to Zoning Bylaw 8000 (BL11263 - TA16-0004) in order to allow secondary suites within all single family dwellings<sup>1</sup>. The text amendments associated with BL11263 remove the requirement for operators of a secondary suite to hold a valid business license. The text amendment currently being considered is meant to enable bylaw enforcement to charge operators who have built secondary suites without receiving an occupancy permit (i.e. illegally), as enforcement was previously tied to the absence of a valid business license. This change requires wording to be added to the definition of Secondary Suite (see Schedule A).

## **4.0 Current Development Policies**

### 4.1 Kelowna Official Community Plan (OCP)

#### **Goals for a Sustainable Future<sup>2</sup>.**

Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

#### **Future Land Use Designation**

Permanent Growth Boundary (PGB)<sup>3</sup> Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

#### **Other Supporting Policies**

Policy 5.3.2 Compact Urban Form.<sup>4</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centre's (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Policy 6.1.1 Protect and enhance Kelowna's biodiversity.<sup>5</sup> Ensure the protection of biodiversity, the conservation of critical habitats and the sustainable use of biological resources through the incorporation of an integrated ecosystem management approach and the use of best available knowledge.

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<sup>1</sup> BL11263 (TA16-0004) was given third reading at the Nov 15, 2016 Public Hearing meeting.

<sup>2</sup> Chapter 1 - Introduction

<sup>3</sup> Chapter 4- Future Land Use

<sup>4</sup> Chapter 5- Development Process; Objective 5.3 -Focus development to designated growth areas

<sup>5</sup> Chapter 6 - Environment

**5.0 Technical Comments**

n/a

**Report prepared by:** Adam Cseke & Emily Williamson, Planners

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Schedule A - TA16-0005

Attachment A - Okanagan Basin Water Board Memorandum

**SCHEDULE A - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA16-0005**

<b>Zoning Bylaw 8000</b>				
<b>No.</b>	<b>Section</b>	<b>Existing Text</b>	<b>Proposed Text</b>	<b>Rationale</b>
1.	2 - Interpretation 2.3 General Definitions	<b>SECONDARY SUITE</b> means an additional <b>dwelling</b> unit located within a residential building that has a total floor space of no more than 90m <sup>2</sup> in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal <b>dwelling</b> unit and is a single real estate entity. This use does not include <b>duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.</b>	<b>SECONDARY SUITE</b> means an additional <b>dwelling</b> unit <b>that has been issued an Occupancy Permit,</b> located within a residential building that has a total floor space of no more than 90m <sup>2</sup> in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal <b>dwelling</b> unit and is a single real estate entity. This use does not include <b>duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.</b>	See Report
2.	9.5b - Carriage House Regulations	n/a	<b>9.5b.16 Carriage houses are permitted only on lots with an installed connection to the community sanitary sewer system (in accordance with the requirements of the City of Kelowna's Subdivision, Development, &amp; Servicing Bylaw) except carriage houses are permitted on lots that have an on-site sewage disposal system if the lot has a minimum area of 1.0 hectare.</b>	See Report

**SCHEDULE A**

This forms part of application  
# TA16-0005

  
**City of Kelowna**  
COMMUNITY PLANNING

Planner Initials EW



## MEMORANDUM

To: Okanagan Local Government Administrators

From: Anna Warwick Sears, Executive Director

Date: January 20, 2014

**Subject: Sewage Facilities Grant Program Policy on Small-lot Accessory Dwellings**

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**Summary:** The purpose of this memo is to update local governments on OBWB's sewage grants 1.0-hectare policy. This policy, which requires grant recipients to enact bylaws prohibiting the subdivision of small lots on septic, has now been expanded to include accessory dwellings (carriage houses) on lots smaller than 1.0-hectare. **The OBWB requests Okanagan local governments to update their bylaws to exclude development of accessory dwellings (carriage houses) on lots less than 1.0 hectare that rely on on-site sewage disposal. The OBWB further requests an update of zoning and/or subdivision and development servicing bylaws, requiring that secondary suites be tied to the sewage disposal system of the existing dwelling.**

This request only applies to the areas of your jurisdiction within the Okanagan Basin drainage area. Secondary suites that are tied into the existing domestic septic system are accepted (although not recommended) if the sewage disposal system has adequate capacity per health regulations.

**Background:** The OBWB's Sewage Facilities Assistance program provides funding for Okanagan communities to upgrade wastewater treatment plants and extend community sewer to areas on septic. The program was initiated in 1975.

Since 2007, the OBWB has required sewage grant recipients to have bylaws prohibiting subdivision of lots smaller than 1.0 hectare (see attached Terms of Reference). The 1.0 Hectare (minimum subdivision) Policy is in line with provincial government rules, and was established recognizing that much of the pollution entering lakes and streams comes from failing septic systems. Septic is the highest human-produced source of phosphorus in the watershed.

The premise behind the 1.0 hectare rule is that the more dwelling units there are using septic systems in a given area, the greater the chance that systems may malfunction and less opportunity to find sufficient, suitable, available land for replacement effluent dispersal fields – potentially leading to water pollution and health threats.

**ATTACHMENT A**

This forms part of application  
# **TA16-0005**

Planner  
Initials

EW



**City of  
Kelowna**  
COMMUNITY PLANNING



- The 1.0 Hectare Policy is based on a scientific assessment by the Ministry of Community, Sport and Cultural Development in the 1990s. Exceptions cannot be made for in-fill subdivision properties, because of the risk of cumulative impacts from many closely-spaced septic systems, and because for fairness reasons we must have a uniform policy throughout the Basin.
- There are many advances in on-site sewage treatment available. However, each of these solutions requires long-term maintenance or else there are continued risks of system failure. Following Provincial policy, the Water Board allows the 1.0 Hectare Policy to be waived only if a Liquid Waste Management Plan is prepared for the site, and if the system itself is adopted by the local government as permanent infrastructure.

In October, the OBWB received an inquiry whether development of secondary suites and detached accessory dwellings (carriage houses) on properties less than 1.0 hectare violates the 1.0 Hectare Policy within the OBWB sewage grant program. With respect to septic systems, adding a carriage house creates similar risks for system failure and water quality impairment as small-lot subdivision, without creating a separate title.

For this reason, the OBWB has now expanded the 1.0 Hectare Policy, and now requires all sewage grant recipients to have bylaws in place restricting carriage houses to properties greater than 1.0 hectare, or to properties with community sewer connections (see Terms of Reference section 3.6.1). Secondary suites that are tied into the existing domestic septic system are accepted (although not recommended) if the sewage disposal system has adequate capacity per health regulations.

Please do not hesitate to contact me with any questions, by email at: [anna.warwick.sears@obwb.ca](mailto:anna.warwick.sears@obwb.ca), or phone at: (250) 469-6251.

Sincerely,



Anna Warwick Sears  
Executive Director

# OKANAGAN BASIN WATER BOARD SEWAGE FACILITIES ASSISTANCE GRANTS

## TERMS OF REFERENCE

UPDATED 2014

### 1.0 Preamble

The 1974 Okanagan Basin Study identified nutrient pollution as the major cause of algal blooms and deteriorating water quality in Okanagan and Skaha Lakes. The biggest source of pollution was municipal sewer outfalls.

As local governments consider the lakes a regional resource, they established the Sewage Facilities Assistance (SFA) grant program to subsidize construction of tertiary sewage treatment plants and collection systems in valley communities. The program was funded by a valley-wide tax, levied on all properties in the basin and administered by the Okanagan Basin Water Board (OBWB).

By upgrading sewage infrastructure, the amount of phosphorus entering the lakes from municipal effluent has decreased more than 90%.

A significant proportion of this program's funds have gone toward community sewer projects intended to decrease water pollution coming from developments with small lots, and failing or over-capacity septic systems. To avoid repeating these costly fixes in the future, the OBWB now requires applicants to have in place zoning policies or bylaws prohibiting new development of lots less than 1.0 hectare that are not serviced by community sewers. This requirement is intended to encourage responsible development.

### 2.0 Operating Principles

2.1 The grant program funds upgrades to treatment plants using old technology and extensions of sewer service to subdivisions, created prior to 1978 that are still on septic.

2.2 As per the OBWB Supplementary Letters Patents, the Water Board can levy up to 21¢ per \$1000 assessed value for SFA grants on all properties within the Okanagan drainage area.

2.3 The funding formula for grants is as follows:

2.3.1 For projects approved and receiving payments before April 1, 2011, the OBWB will pay 18% of the total eligible project costs, with the community first paying 2.5 mills of the converted assessment amount.

2.3.2 For projects approved before April 1, 2011, but not yet receiving payments, the OBWB will pay 18% of the total eligible project costs, with the community first paying 2.5 mills of the converted 1988 assessment amount, or 16% of the total eligible project costs, if 1988 assessment values are not available.

2.3.3 For projects approved after April 1, 2011, the OBWB will pay 16% of the total eligible project costs - on average, the same net amounts as historical grants.

### **3.0 Eligibility**

3.1 Only communities employing tertiary treatment of sewage effluent are eligible for grants. (1977)

3.2 Areas outside the watershed, or that are not taxed for OBWB programs, are not eligible for grants.

3.3 In order to qualify for OBWB funding, projects must meet the minimum requirements for provincial funding, though they do not need to have received a funding award. (2007)

3.4 Projects which qualify for provincial government funding do not automatically qualify for OBWB funding. (2007)

3.5 Lots on septic at the time of the original grant program, 1977, will be eligible for funding when sanitary sewers are installed.

3.5.1 For projects in which sewer extensions will service both pre- and post-1977 development, only the proportion of the project servicing pre-1978 lots is eligible for funding.

3.6 The OBWB will only fund sewage infrastructure applications in communities that comply with its 1.0 Hectare Policy, where the community has zoning policies or bylaws prohibiting the creation of lots smaller than 1.0 hectare that are not serviced by community sewers. (2007)

3.6.1 Communities must also have policies and bylaws in place prohibiting the development of accessory dwellings (carriage houses) on properties less than 1.0 hectare that are not connected to community sewer (2013).

3.6.2 The 1.0 Hectare Policy is limited in geographic scope to the portions of the regional districts within the Okanagan watershed. Districts should be aware that subdivision of lots on septic smaller than 1.0 hectare outside the Okanagan watershed may jeopardize funding from provincial sources. (2007)

3.6.3 Each local government with subdivision approval authority is responsible for adopting the 1.0 Hectare Policy.

3.6.3.1 A Regional District's grant eligibility is not affected if a member municipality does not comply with the 1.0 Hectare Policy.

3.6.3.2 A Regional District's grant eligibility will be affected if one of its Electoral Areas (located in the Okanagan Basin) does not comply with the 1.0 Hectare Policy. (2007)

3.6.4 Home-site severance lots are exempted from the 1.0 Hectare Policy. (2004)

3.6.5 The 1.0 Hectare Policy may be waived through preparation of a Liquid Waste Management Plan (LWMP) that is approved by the province. Systems put in place under this waiver will be considered permanent infrastructure and will be ineligible for future SFA funds. The LWMP must be supported by appropriate bylaws (e.g., OCPs, zoning, subdivision standards). In addition, local government bylaws must be in place for the enforcement of operation and maintenance of these systems. All Type II and III package treatment systems serving multiple homes must be registered under the Municipal Sewage Regulations, which among other requirements specifies that developers must post a bond equivalent to the value of the wastewater treatment infrastructure.

#### **4.0 Application Policies**

There are three main steps to the SFA program: (1) an SFA Notification Form and Application for Provincial Review, (2) an SFA Application, and (3) an SFA Annual Reporting Form. All templates are provided by the OBWB on request.

4.1 Communities should submit an SFA Notification and (if applicable, see 4.4) an Application for Provincial Review to the OBWB indicating their intention to apply for a grant at the early stages of the planning process so that adequate funds can

be requisitioned. This notification should be provided to the OBWB at least one year in advance of a SFA Application.

4.2 Grants will not be paid retroactively. Grant payments to communities will commence in same year that debt payments commence. Applicants should submit an SFA Application to the OBWB at completion of project works.

4.3 Grants are awarded based on the information provided in the SFA Application. The OBWB reserves the right to review and revise grant awards if significant changes to the project occur after receiving approval for grant funding.

4.4 Communities that are not applying for Provincial funds must submit an Application for Provincial Review in order to ensure that projects meet best practice standards. Applicants will be required to submit additional documentation to meet this requirement.

4.5 Where communities are applying for provincial funding, the SFA Application must be received within one year after the confirmation of eligibility for provincial funding. (2001)

4.6 Applicants must provide a copy of the bylaw or policy that prohibits creation of lots smaller than 1.0 hectare that are not serviced by community sewers.

4.7 Applicants must disclose all sources of funding at the time of SFA Application.

4.7.1 Where receipt of an OBWB grant brings the total grant funding beyond 100% of the total project cost, the OBWB grant will be reduced to bring the total of all grant funding to equal 100% of the total project cost.

## **5.0 Financing and Payments**

5.1 Annual assessments are made based on the projected draw on the fund for each fiscal year. It is not always necessary to levy the full 21¢ per \$1000 assessment (allowed by legislation).

5.2 If the amounts to be paid are greater than the funds available for distribution, payments will be reduced proportionately such that all recipients are reduced by the same percentage. An exception is made for communities which have not previously qualified for assistance from the Board. In this case, the reduction will not apply for the first three years and any shortfall will be born proportionately by the other qualifying communities.

5.3 Water Board grants are made on a debt repayment basis. Grants are tied to a Municipal Finance Authority (MFA) issue and repaid over a 20 or 25 year period.

5.3.1 OBWB payments are made twice annually, in August and December, after the requisitioned tax monies are received. Payments will be made on receipt of invoice from recipients, timed to match recipient payment commitments.

5.4 OBWB grant payment amounts are recalculated when MFA financing is changed, usually 10 years after the initial repayment. It is the responsibility of the applicant to re-calculate their payment schedules on their annual report and submit supporting documentation.

5.5 When an MFA debt is retired or forgiven, OBWB grant payments will cease.

5.6 Communities that do not incur debt are still eligible for OBWB funding, paid over 20 years on a similar schedule to MFA debt repayment.

5.6.1 Where debt is not incurred, and the project (or portions of the project) is self-financed, an imputed debt payment schedule will be calculated using MFA interest and sinking fund rates from the year the project was completed.

5.6.2 In the case of self-financing, imputed debt schedules will be recalculated 10 years after the first payment, to match the new MFA interest and sinking fund rates.

5.7 To receive payments, communities must submit their SFA Annual Report and provide current documentation on their debt repayments, or certify that no changes have occurred since the previous annual report.

# REPORT TO COUNCIL



**Date:** January 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TH)

**Application:** Z16-0055      **Owner:** Mission Creek Mews Ltd. Inc.  
No. BC1094686

**Address:** 1940 KLO Road      **Applicant:** Mission Creek Mews Ltd.

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: A1 – Agriculture 1 zone

Proposed Zone: RU5 – Bareland Strata Housing Zone

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## 1.0 Recommendation

THAT Rezoning Application No. Z16-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Plan 12786 Section 17 Township 26, District Lot 131, located at 1940 KLO Road, Kelowna, BC from the A1 – Agricultural 1 zone to the RU5 – Bareland Strata Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 16, 2017;

## 2.0 Purpose

To rezone the subject property to the RU5 – Bareland Strata Housing Zone to permit a bareland strata development.

## 3.0 Community Planning

Community Planning supports the rezoning application to develop bareland strata lots on the subject property. The proposed strata lots will accommodate semi-detached dwellings (one dwelling per lot). The subject parcel is directly east of an existing RU5 zone parcel, 1960 KLO Rd (Gablecraft) with a similar housing form. The applicant is proposing 12 strata lots on the 2.0-acre parcel. These strata lots exceed the minimum depth, width and area of a strata lot required in the RU5 Zone. This property is outside of the

Permanent Growth Boundary which is not supportive of further subdivision, however the RU5 zone is consistent with Kelowna's Official Community Plan, Future Land Use Designation of S2RES – Single/Two Unit Residential. The application as proposed mimics the adjacent property land use, meets the Future Land Use designation and provides lot sizes that exceed minimum standards. No variances would be triggered by the proposed conceptual layout.

Further details of Kelowna's policies and goals with regards to development of this property are outlined in section 5.0 Current Development Policies of this report.

#### **4.0 Proposal**

##### **4.1 Background**

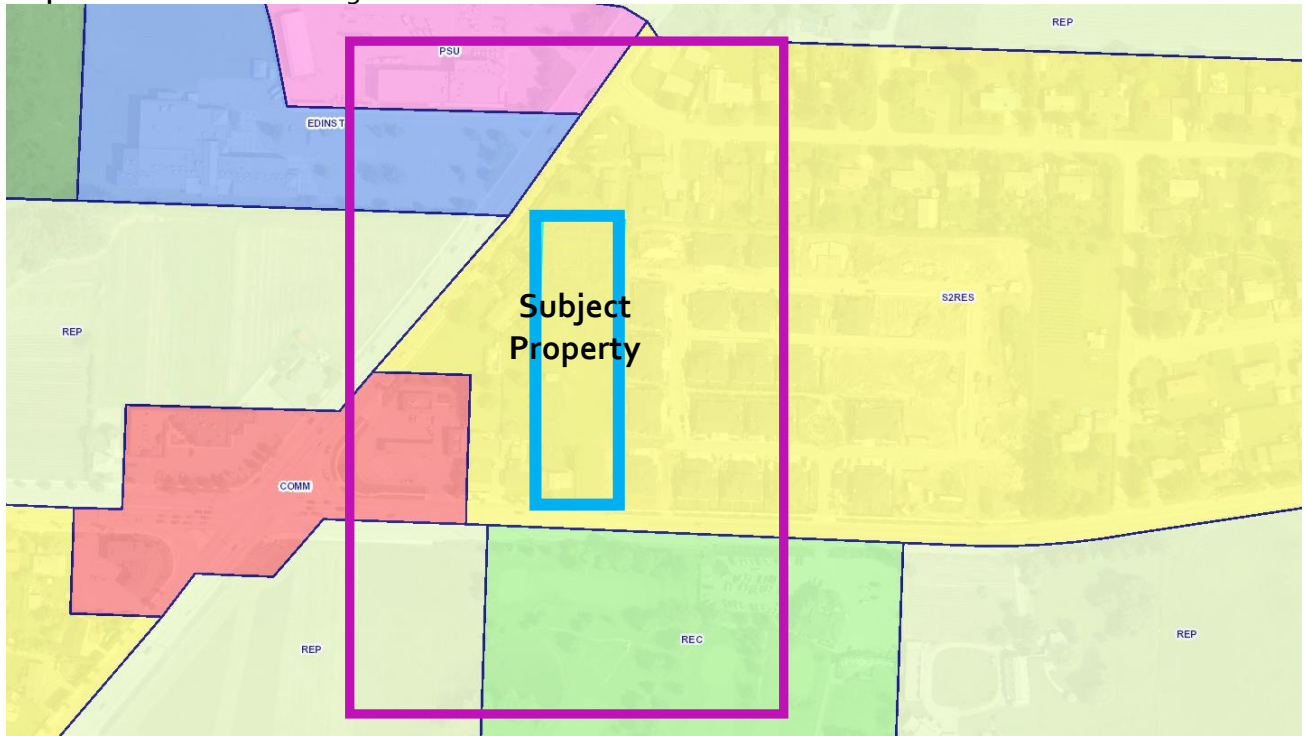
This property is currently zoned A1 – Agriculture 1 zone and is located outside the Permanent Growth Boundary. The Future Land Use Designation is S2RES – Single / Two Unit Residential. The property is located outside the Agricultural Land Reserve, but within a Farm Development Permit Area as ALR land exists to the south across KLO Road. The 8,054 m<sup>2</sup> (2.0 acre) property currently contains one principal dwelling with an attached garage.

The subject neighbourhood contains six Future Land Use designations within a 100 m diameter, or one-minute walking distance. They include:

- Resource Protection
- Private Recreation
- Single Family
- Public Services
- Institutional
- Commercial



**Map 1** Future Land Use Designations



**Map 2** Agricultural Land Reserve (in green)



#### 4.2 Project Description

The applicant is proposing to rezone the property from the A1 – Agriculture 1 zone to the RU5 – Bareland Strata Housing zone. The rezoning would accommodate a total of twelve units in the form of six duplex/semi-detached dwellings.

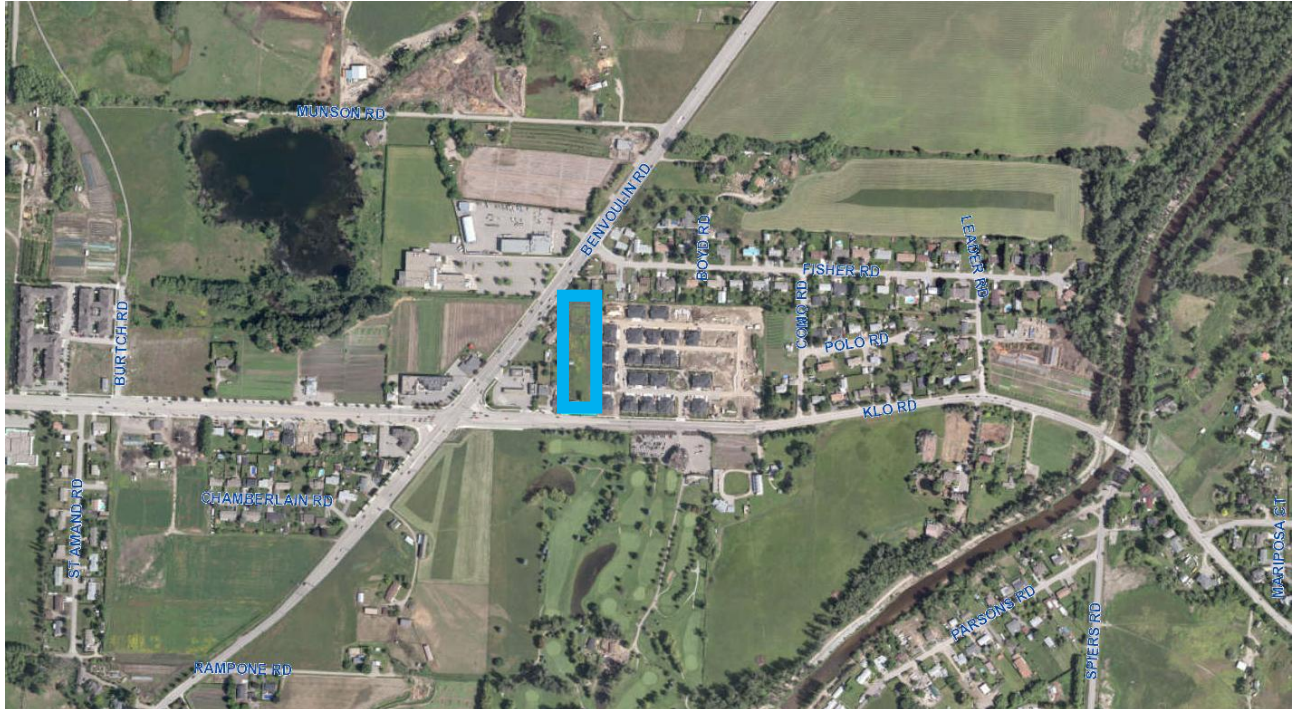
Site planning and design considerations will be evaluated through a corresponding Development Permits should the land use be supported. The current site plan as proposed in this application does not trigger any variances to Zoning Bylaw No. 8000 for the RU5 – Bareland Strata Housing zone.

In order to align with the front property lines of adjacent parcels on both sides, a road dedication in favour of the City is proposed which includes a 6.0m taper from west to east along the full frontage of KLO Road. The applicant is responsible for full frontage upgrades including landscaped boulevard, sidewalks, and any road painting that may result from the corresponding Development Permit. In the RU5 zone, only one dwelling is permitted per strata lot and secondary suites are not permitted.

**Map 3** Conceptual Site Plan



Map 4 Neighbourhood Context



Map 5: 1940 KLO Road



## 4.3 Site Context

The subject property is located on the north side of KLO Road east of its intersection with Benvoulin Road. It is located within the South Pandosy / KLO Sector of the City. Adjacent land uses are as follows:

	Zoning	Existing Land Use	Future Land Use
North	A1 – Agriculture zone	Single detached dwellings	Single / Two Unit Residential
East	RU5 – Bareland Strata Housing	Semi-detached residential	Single / Two Unit Residential
South	P3lp - Parks and Open Space (Liquor Primary) / ALR	Private recreation (golf course)	REC – Private Recreation
West	A1 – Agriculture zone	Single detached dwellings	Single / Two Unit Residential

## 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU5 ZONE REQUIREMENTS	PROPOSAL
Bareland Strata Subdivision Regulations		
Minimum Lot Area	1 Ha	8,053.53 m <sup>2</sup>
Minimum Lot Width	40 m	47.79 m
Minimum Lot width - strata lot	12 m	Avg. 14.0 m
Minimum Lot depth - strata lot	25 m	Avg. 38.6 m
Minimum Lot area - strata lot	325 m <sup>2</sup>	Avg. 538 m <sup>2</sup>
RU5 Bareland Strata Lot Development Regulations		
Maximum Height	lesser of 9.5 m or 2 ½ storeys	Less than 2 ½ storeys
Minimum Front Yard	4.5 m	6.0 m
Minimum Side Yard (Flanking)	3.0 m from a flanking road	6.0 m
Minimum Side Yard	3.0 m	3.0 m
Minimum Rear Yard	4.5 m for 1 storey building 6.0 m for 2 storey building	8.5 m +
Maximum Lot Coverage	50% for all buildings	< 50%
Other Regulations		
Minimum Site open space	10% open space other than required yard areas = 805 m <sup>2</sup>	900 m <sup>2</sup> +
Maximum number of buildings per lot	One residential dwelling per bareland strata lot	One Dwelling
Front Yard Landscape buffer	Level 1	Level 1
Rear Yard Landscape buffer	Minimum 3 m vegetative buffer or continuous opaque barrier	Continuous Opaque Barrier
Side Yard Landscape buffer	Minimum 3 m vegetative buffer or continuous opaque barrier	Existing Continuous Opaque Barrier
Minimum parking requirements	36 + 1 visitor	36 + 1 visitor

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Permanent Growth Boundary.**<sup>1</sup> Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Staff Note: Although this development is outside of the PGB, the rezoning is in line with the Future Land Use, mimics the adjacent land use, and meets or exceeds all minimum lot sizes for the zone.

**Compact Urban Form.**<sup>2</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Staff Note: The subject parcel is part of a sewer specification area that saw the construction of City sanitary sewer in 2007. The parcel is also on a transit route, with bus stops eastbound 280 m away, and westbound 290 m away (both under 5-minute walk). Commercial services are also located within 250 m. The official walk score of the site is 29 which notes that most errands require a car, and it is possible to get on a bus.

**Walled Developments.**<sup>3</sup> Prohibit developments enclosed on all sides by walls, gates or other physical or visual barriers if such developments compromise the principles embedded in the "Crime Prevention Through Environmental Design" guidelines and hinder efforts to create more pedestrian, bicycle and transit friendly communities, block access to public park land or inhibit the efficient use of infrastructure.

Staff Note: The development is encouraged to continue a similar low wall as the existing development to the east (Gablecraft).

**Housing Mix.**<sup>4</sup> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

**Urban Uses.**<sup>5</sup> Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.2 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

<sup>5</sup> City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).

**Housing in Agricultural Areas.**<sup>6</sup> Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

Staff Note: This development does not abut active agriculture. A golf course exists across KLO Road. This development should not negatively impact farming in the neighbourhood.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

- A dedication of road frontage is required and boulevard construction to City standards will be required as part of this rezoning.
- Refer to attached memorandum dated September 27, 2016 for full comments.

### 6.2 Fire Department (KFD)

- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant.

## 7.0 Application Chronology

Date of Application Received:	May 31, 2016 (Application incomplete)
Date of Completed Application	November 8, 2016
Date Public Consultation Completed:	December 1, 2016

**Report prepared by:** Tracey Hillis, Land Use Planner

**Reviewed by:** Todd Cashin, Suburban and Rural Planning Manager

**Reviewed by:** Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:** Doug Gilchrist, Divisional Director, Community Planning & Real Estate

### Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Layout

Attachment B: Conceptual Landscape Plan

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<sup>6</sup> City of Kelowna Official Community Plan, Policy 5.33.8 (Development Process Chapter).



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

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**Date:** September 27, 2016  
**File No.:** Z16-0055  
**To:** Community Planning (TY)  
**From:** Development Engineering Technologist (SS)  
**Subject:** 1940 KLO Road

A1 to RU5

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Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a 19-mm water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$10,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.4) Road Improvements

- (a) KLO Rd fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete separate sidewalk, storm drainage, landscaped boulevard complete with street trees and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$19,200.00**
- (b) All pavement marking adjustments for a left turn lane will be at the developer's expense.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate a 6.0m taper from west to east along the full frontage of KLO Rd
- b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

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

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.



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

.9) Servicing Agreements for Works and Services

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

.10) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Bonding and Levy Summary

(a) Bonding

Storm service upgrade	\$10,000.00
Water service upgrade	\$10,000.00
Sanitary service upgrade	\$10,000.00
Road Frontage Improvements	\$19,200.00

Total Bonding **\$49,200.00**

**NOTE:** The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

.12) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from KLIO Road.
- (ii) Indicate on the site plan, the locations of the garbage and recycle bins.


15. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.



Sergio Sartori  
Development Engineering Technologist



Development Engineering Manager  
(initials)

# ATTACHMENT A

This forms part of application  
# Z16-0055

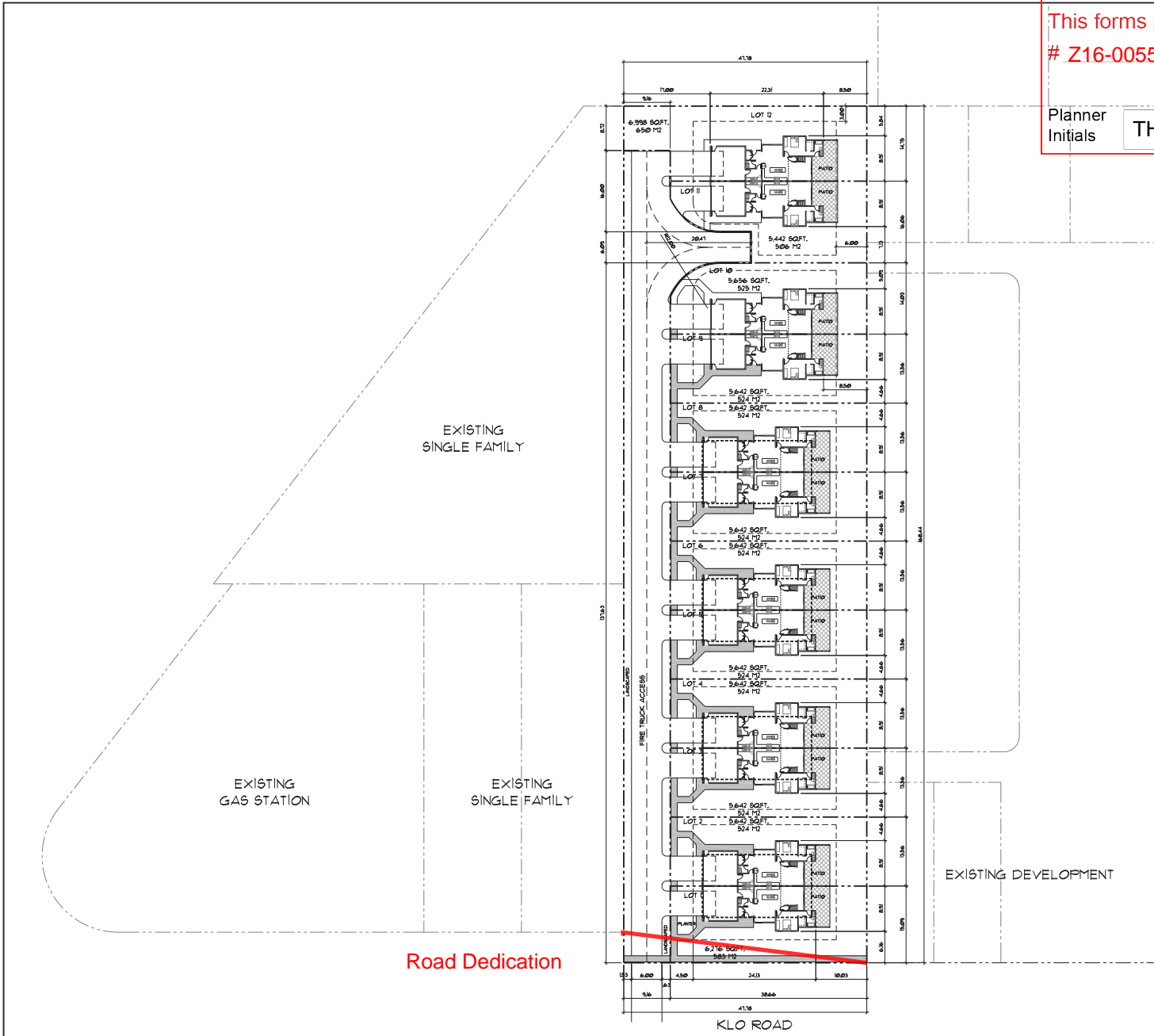


City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **TH**

PROJECT DATA		
CIVIC ADDRESS:	1940 KLO ROAD	
LEGAL DESCRIPTION:	LOT 2, PLAN 12786	
CURRENT ZONING:	A1	
ZONING BYLAW REQUIREMENTS		
ZONE RUS - BARELAND STRATA HOUSING		
SITE AREA + 86,641 SQFT. (8,043.2 SQM)		
GROSS FLOOR AREA		
GROSS FLOOR AREA DUPLEX:		
MAIN FLOOR	+ 1,680 SQFT. (156.1 SQM) X 10 = 16,800 SQFT.	
SECOND FLOOR	+ 645 SQFT. (59.7 SQM) X 10 = 6,450 SQFT.	
MAIN FLOOR STUDIOS	+ 645 SQFT. (59.7 SQM) X 2 = 1,290 SQFT.	
TOTAL MAIN FLOOR AREA	+ 18,090 SQFT. (1,680.8 SQM)	
	MINIMUM	PROPOSED (MIN)
LOT WIDTH	12.0 m	13.56 m
LOT DEPTH	25.0 m	32.21 m
LOT AREA	375 m <sup>2</sup>	375 sqm
SITE COVERAGE (MAXIMUM)	50% (4,074.6 sqm)	20.9% (1,680.8 sqm)
HEIGHT (m)	9.5 m 2.5 STOREYS	7.1 m 2 STOREYS
SETBACKS (m)		
FRONT	4.5 m	4.5 m
SIDE	3.0 m	3.0 m
REAR	6.0 m	6.0 m

PROJECT DATA						
CIVIC ADDRESS:	1940 KLO ROAD, KELOWNA, B.C.					
LEGAL DESCRIPTION:	LOT 2, PLAN 12786					
CURRENT ZONING:	A1					
ZONING BYLAW REQUIREMENTS						
ZONE RUS - BARELAND STRATA HOUSING						
SITE AREA + 86,641 SQFT. (8,043.2 SQM)						
LOT No.	AREA	WIDTH	LENGTH	% COVERAGE	OPEN SPACE	PARKING
I	538.1 M <sup>2</sup>	15.09 M	38.66 M	21% (156.1 M <sup>2</sup> )	204% (109.6 M <sup>2</sup> )	4
2-9	524.2 M <sup>2</sup>	13.56 M	38.66 M	28% (156.1 M <sup>2</sup> )	288% (151 M <sup>2</sup> )	4
10	525.5 M <sup>2</sup>	14.03 M	VARIES	25.1% (156.1 M <sup>2</sup> )	288% (151 M <sup>2</sup> )	4
II	505.6 M <sup>2</sup>	15.25 M	VARIES	30.9% (156.1 M <sup>2</sup> )	264% (131.6 M <sup>2</sup> )	4
12	650.1 M <sup>2</sup>	15.56 M	VARIES	24% (156.1 M <sup>2</sup> )	154% (109.5 M <sup>2</sup> )	4



1940 KLO ROAD LOT 2, PLAN 12786		
SCALE: 1" = 30'-0"	SITE PLAN	
DATE: SEPT 2024		
		DRAWING No. 1

# ATTACHMENT B

This forms part of application

# Z16-0055

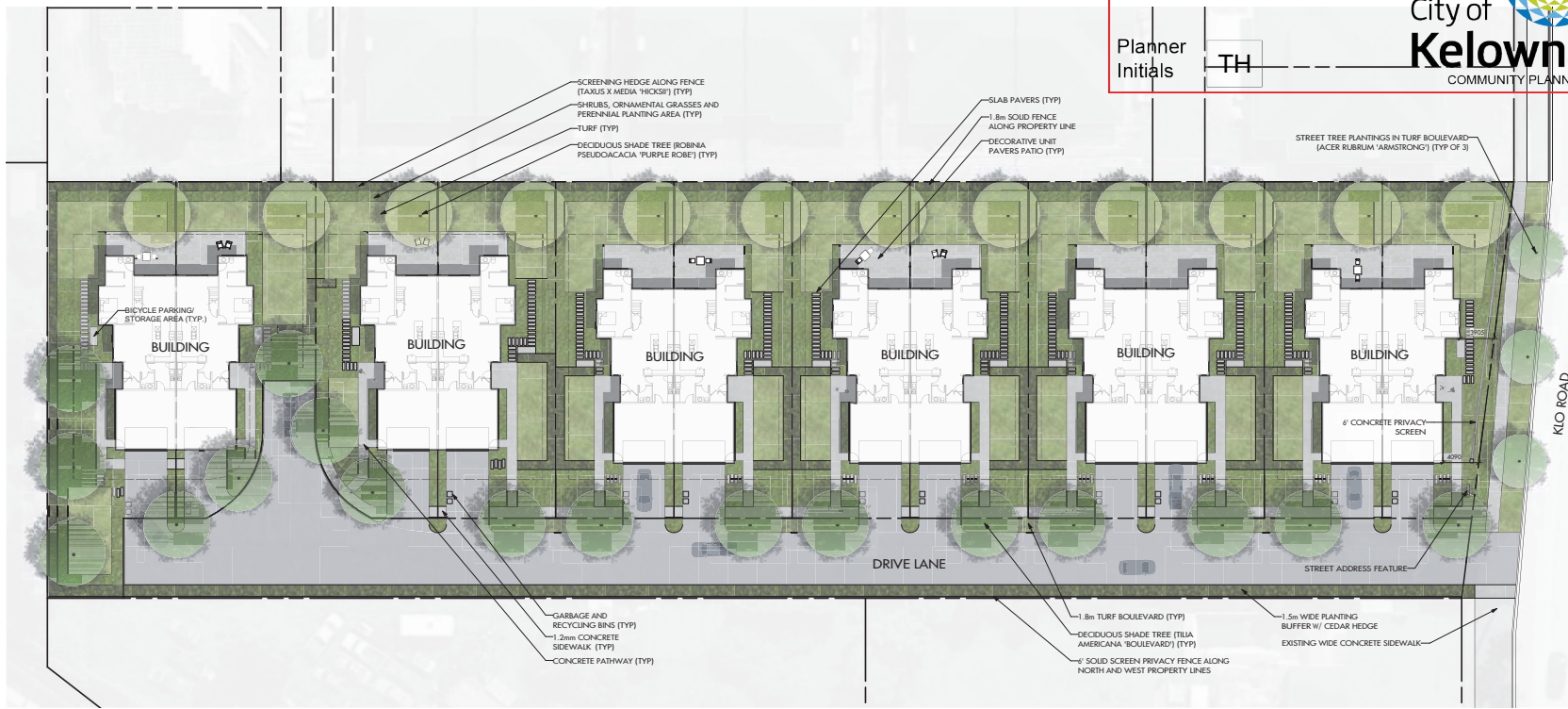
Planner Initials TH

City of Kelowna  
COMMUNITY PLANNING



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE  
**1940 KLO ROAD**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL  
LANDSCAPE PLAN**



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.I.N.A. STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3	6cm CAL
THUJA OCCIDENTALIS	NORTHERN WHITE CEDAR	66	1.5M HT
ROBINIA PSEUDOCACALIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	12	6cm CAL
TIJIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	17	6cm CAL
<b>SHRUBS</b>			
ACER THUNBERGII 'MONDRIJ'	CHERRY BOMB BARBERRY	160	#01 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'BAIHALO'	IVORY HALD DOGWOOD	70	#01 CONT. /1.5M O.C. SPACING
EURYNIMBUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	50	#01 CONT. /1.8M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BALMER'	ENDLESS SUMMER HYDRANGEA	70	#01 CONT. /1.5M O.C. SPACING
ROSA 'MORDEN SUNRISE'	MORDEN SUNRISE ROSE	70	#01 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF ROSEAN LILAC	70	#01 CONT. /1.5M O.C. SPACING
TAXUS X MEDIA 'HICKSI'	HICK'S YEW	226	#01 CONT. /1.2M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ACHILLEA FILIPENDULINA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	104	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	104	#01 CONT. /0.75M O.C. SPACING
EUPHONIA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	160	#01 CONT. /0.6M O.C. SPACING
HOSTA 'FRAGRANT BOUQUET'	FRAGRANT BOUQUET HOSTA	58	#01 CONT. /1.0M O.C. SPACING
HAEDEN GRASS	HAEDEN GRASS	40	#01 CONT. /1.2M O.C. SPACING
NERPETA X FRAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	104	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	58	#01 CONT. /1.0M O.C. SPACING
PENNETUM ALCOPEURIDES	FOUNTAIN GRASS	58	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATROPICIFOLIA	RUSSIAN SAGE	40	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FUGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	104	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	104	#01 CONT. /0.75M O.C. SPACING

ISSUED FOR REVISION

1	16.07.25	Review
2	16.10.28	Review
3		
4		
5		

PROJECT NO. 16054

DESIGN BY: FB

DRAWN BY: NS

CHECKED BY: FB

DATE: OCT 28, 2016

SCALE: 1:20



DRAWING NUMBER  
**L1/2**

ISSUED FOR REVIEW ONLY  
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# REPORT TO COUNCIL



**Date:** January 23, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (MS)

**Application:** OCP16-0012 / Z16-0024      **Owner:** Kestrel Ridge Holdings Ltd.

**Address:** 5425 Upper Mission Drive      **Applicant:** WSP / MMM Group Ltd

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

Existing OCP Designation: S2RES – Single / Two Unit Residential  
S2RESH – Single / Two Unit Residential (Hillside)  
PARK – Major Park and Open Space (public)

Proposed OCP Designation: S2RESH – Single / Two Unit Residential (Hillside)  
PARK – Major Park and Open Space (public)

Existing Zone: RU1H – Large Lot Housing (Hillside)

Proposed Zone: RH2 – Hillside Two Dwelling Zone  
P3 – Parks and Open Space Zone

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0012 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of *Lot A Section 24, Township 28 SDYD Plan 18646 except Plans KAP83995, KAP83997, KAP87210, KAP88425 and KAP92762* located at 5425 Upper Mission Drive, Kelowna, BC from S2RES – Single / Two Unit Residential to the S2RESH – Single / Two Unit Residential – Hillside; from S2RESH – Single / Two Unit Residential – Hillside to PARK – Major Park and Open Space; and from PARK – Major Park and Open Space designation to the S2RESH – Single / Two Unit Residential – Hillside, as shown on Map “A” attached to the Report from the Community Planning Department dated (January 23, 2017), be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated January 23, 2017;

AND THAT Rezoning Application No. Z16-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot A Section 24, Township 28 SDYD Plan 18646 except Plans KAP83995, KAP83997, KAP87210, KAP88425 and KAP92762* located at 5425 Upper Mission Drive, Kelowna, BC from the

RU1H – Large Lot Housing (Hillside Area) zone to the RH2 – Hillside Two Dwelling Zone; and the RU1H – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space Zone zone as shown on Map “B” attached to the Report from the Community Planning Department dated January 23, 2017 be considered by Council;

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

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the Development Engineering Manager’s approval.

## **2.0 Purpose**

Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate a single and two unit residential subdivision with park space for 5425 Upper Mission Drive.

## **3.0 Community Planning**

Community Planning supports the proposed OCP and zone amendments. Staff have worked with the applicants to better accommodate natural areas and drainage patterns with the development plan to achieve OCP objectives of natural open space and riparian area preservation. Key components to the amendments are:

- Including the hillside zone RH2 to the residential area;
- Road connectivity to proposed adjacent developments;
- The allowance for future trail connections; and
- Refinement of the location of the natural park areas to respond to Leon Creek Riparian Management Area and wetland areas.

## **4.0 Proposal**

### **4.1 Background**

The current OCP designates the subject property as single and two unit residential, single and two unit residential – hillside, and parks and open space. The applicant has worked with staff to establish a concept plan that respects the natural environment and hillside conditions, including drainage patterns and riparian areas. The amendment responds to the current concept plan and delineation of natural areas. In addition, all the residential areas will be assigned the hillside designation.

The subject property slopes from the Regional District of the Central Okanagan (RDCO) boundary in the south down to Upper Mission Drive. It contains several tributaries of Leon Creek as well as two wetlands.

A subdivision application (S16-0045), as well as an Environmental and Hazardous Development Permit application (DP16-0174) are currently under staff review.

#### 4.2 Project Description

The subject parcel is approximately 7.68 hectares (18.975 acres) in size. The development proposes 27 single and two unit residential lots as well as public park consisting of two parcels having a combined size of 1.89 hectare (4.67 acres).

The main vehicle access is via extension of existing Upper Mission Drive.

#### 4.3 Site Context

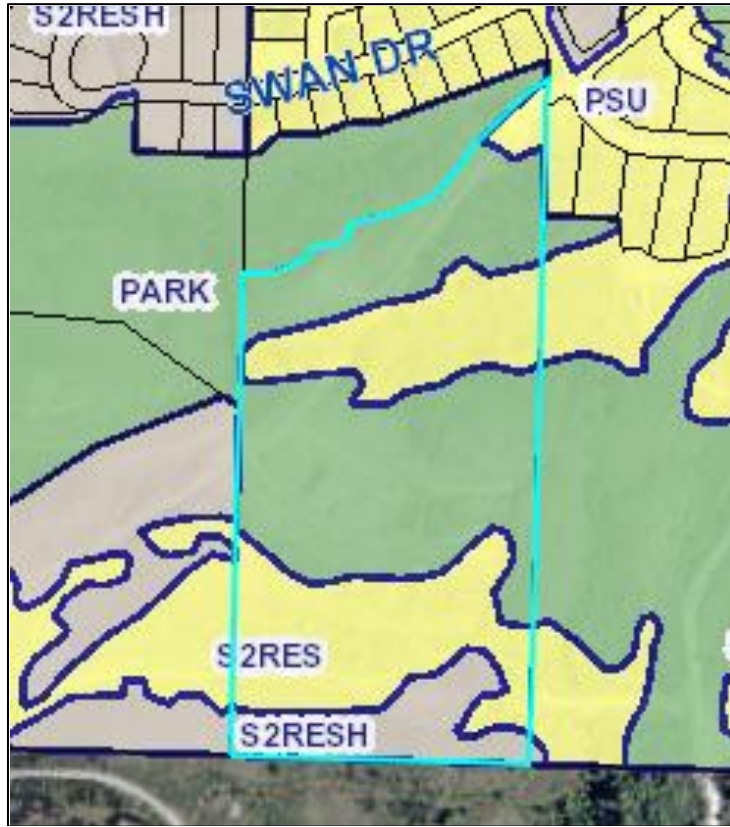
The subject property is located: within the Okanagan Mission Sector of the City; within the Permanent Growth Boundary; is located along Upper Mission Drive along the southern City Limits and east of the Adams Reservoir and Mountainside Park.

The proposed subdivision will be serviced by an existing City water main whose alignment corresponds with the proposed extension of Upper Mission Drive. A natural gas SROW runs diagonally across the southeast corner of the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space Zone	Leon Creek Linear Park
East	RU1hc – Large Lot Housing (Hillside Areas) with Carriage House	undeveloped
	RR3c – Rural Residential 3 with Carriage House	Residential and undeveloped
South	Not Applicable – outside City Limits	RDCO
West	A1 – Agriculture 1 Zone	Leon Creek Linear Park
	P3- Parks and Open Space Zone	Mountainside Park
	CD2 – Comprehensive Development Zone	undeveloped

Future Land Use Map: 5425 Upper Mission Drive

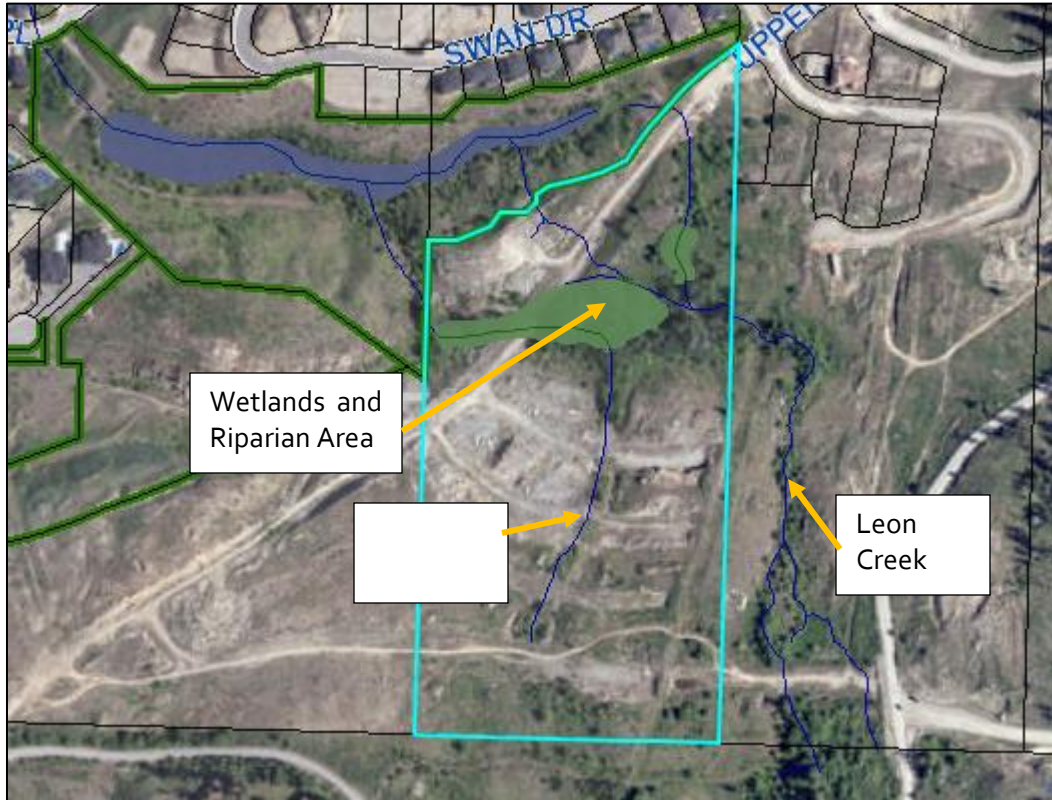


Neighbourhood Context Map: 5425 Upper Mission Drive





**Subject Property Map: 5425 Upper Mission Drive**



**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RH <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	1100 m <sup>2</sup> except where a lot contains only one single detached house, the minimum lot area is 600 m <sup>2</sup> .	628.9 m <sup>2</sup> to 1953.4 m <sup>2</sup>
Minimum Lot Width	25.0 m but it is 27.0 m for a corner lot. Where a lot contains only one single detached house, the minimum lot width is 21.0 m.	25.0 m but it is 27.0 m for a corner lot. Where a lot contains only one single detached house, the minimum lot width is 21.0 m.
Minimum Lot Depth	20.0 m	34 m to 50 m

**5.0 Public Notification**

The applicant has undertaken public notification in accordance with Council Policy #367. This has included delivery by courier as well as hand delivering a letter to those properties with residents, including a map of the proposed OCP Amendments to the residents and neighbouring property owners within 50 metres of the subject property. Staff notes that as much of the surrounding area is undeveloped, some of the mail was returned undeliverable.

## 6.0 Current Development Policies

### 6.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Steep Slopes.**<sup>1</sup> Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

**Design for People and Nature.**<sup>2</sup> Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

**Environmentally Sensitive Area Linkages.**<sup>3</sup> Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

**Provide active and passive parks for a diversity of people and a variety of uses.**<sup>4</sup>

**Provide a city-wide linear park and trail network.**<sup>5</sup>

### 6.2 Hillside Development Guidelines<sup>6</sup>

**Vision:** Hillside developments will be environmentally sensitive, functionally appropriate, aesthetically pleasing and economically feasible.

#### Principles for hillside development:

- Damage to the environment and natural features should be avoided;
- Suitable density and diversity of housing type mitigates impacts;
- All users are accommodated on neighbourhood streets;
- Views are preserved for resident and visitors;
- Locally appropriate drought tolerant plants are used; and
- Building sites are safe.

#### Visual Objectives:

- Significant natural features and landforms, including ridgelines, are retained or enhanced.

#### Grading / Retaining Objectives:

- Site grading and retaining walls respect existing terrain; that is, large cuts / fills are not used to create “build-able lots” or flat yards. Driveway grades follow the natural terrain, large single level building platforms are avoided, final lot grades mimic the natural slope and slopes are promptly re-vegetated;
- Significant natural scenic features, such as gullies, rock outcrops and knolls are at a minimum retained and preferably enhanced; and
- Retaining structures integrate well with the onsite architectural character and natural environment.

#### Housing Diversity and Design Objectives:

- Cluster housing is used to retain significant natural areas or avoid / mitigate development impacts.

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).  
<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).  
<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.15.3 (Development Process Chapter).  
<sup>4</sup> City of Kelowna Official Community Plan, Policy 7.12 (Infrastructure Chapter).  
<sup>5</sup> City of Kelowna Official Community Plan, Policy 7.13 (Infrastructure Chapter).  
<sup>6</sup> City of Kelowna Hillside Development Guidelines, October 2009

## 7.0 Technical Comments

### 7.1 Development Engineering

Development Engineering defers comments to the Suburban and Rural Planning Department for planning on hillsides with through the Natural Environment and Hazardous Condition Development Permit No. DP16-0174. Requirements for servicing are addressed under File S16-0045, (see Memorandum dated August 24, 2016, attached).

### 7.2 Policy and Planning

Ensure that linkages are provided from the various cul-de-sacs and street levels of the proposed development to provide easy walkability throughout the development and easy connection to other locations in Kettle Valley.

### 7.3 Infrastructure Planning

A trail connection from Mountainside / Rockview Park, in the west, is required south of the wetland and up the fill slope to the proposed Upper Mission Drive road right of way (ROW).

### 7.4 FortisBC Inc

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Upper Mission Drive, south of the proposed subject properties. However, extension work will be required in order to service the proposed lots. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

### 7.5 RDCO

RDCO staff has reviewed the Kelowna referral file Z16-0024 and advise that RDCO's interests are unaffected.

**8.o Application Chronology**

Date of Application Received: August 3, 2016  
Date Public Consultation Completed: January 6, 2017

**Report prepared by:** Melanie Steppuhn, Land Use Planner

**Reviewed by:** Todd Cashin, Subdivision, Suburban and Rural Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Development Engineering Services Memorandum (s16-0045, August 24, 2016)  
Map A – Proposed OCP Amendment  
Map B – Proposed Zoning Amendment  
Proposed Preliminary Subdivision Layout (WSP, Proposed Subidivision Lot A Plan 18646 Upper Mission Drive Site Plan, , 2016)

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

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**Date:** August 24, 2016  
**File No.:** S16-0045

**To:** Land Use Management Department (DB)

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

**Subject:** Engineering Comments

LOCATION:	5425 Upper Mission Drive	ZONE RH2 P3
APPLICANT:	MMM Group for Kestrel Ridge Holdings Ltd	
LEGAL:	Lot A Plan 18646	

**WORKS AND SERVICES REQUIREMENTS**

The City's Development Engineering Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan.

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

**.1) General**

- a) The subject property requires a Environmental Development Permit application to address the existing Wetlands, Steep Slopes and Wildland Fire Hazard. Requirements of the pending environmental development permit may impact the proposed road alignments and must be satisfied before PLR approval.
- b) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

## .2 Geotechnical Report

- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - (ii) Site suitability for development.
  - (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - (iv) Any special requirements for construction of roads, utilities and building structures.
  - (v) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
  - (vi) Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
  - (vii) Identify slopes greater than 30%.
  - (viii) Identify creek locations.
  - viii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
  - ix) Recommendations for items that should be included in a Restrictive Covenant.
  - x) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
  - xi) Any items required in other sections of this document.
  - xii) Recommendations for erosion and sedimentation controls for water and wind.
  - xiii) Recommendations for roof drains and perimeter drains.
  - xiv) Recommendations for construction of detention or infiltration ponds if applicable.

**.3 Water**

- a) The property is located within the City service area. Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- b) The City Infrastructure Planning Department notes that a water transmission main from Adams Reservoir to the Southcrest Reservoir will need to be built in the near future. A pre-design to establish the preferred watermain alignment will be available to the developer once complete. There is a possibility that a portion of the proposed watermain alignment will be within the Upper Mission Drive right-of-way.

**.4 Sanitary Sewer**

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.

**.5 Drainage**

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
  - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii) A detailed Stormwater Management Plan for this subdivision; and,
  - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Identify creek corridors. Thompson Creek (Leon Creek) crosses the upper site (confirm location) and needs to be addressed.

**.6) Roads**

- a) Upper Mission Drive is designated as an Urban Collector Roads. Dedicate and construct the road in accordance with City standard SS-H3 (15.0m dedication, 10.0m Road, barrier curb, boulevards and a separate sidewalk on one side complete with trees).
- b) Road 'I' is designated as an Urban Local Roads. Dedicate and construct the road in accordance with City standard SS-H13 (10.80m. dedication, 6.0m. Road, roll over curb and parking bays).
- c) Road 'D' is designated as Urban Local Roads. Dedicate and construct the road in accordance with City standard SS-H13 (12.3m dedication, 6.0 m Road, roll over curb, parking bays, sidewalk and trees) or TYP-01 (14.0m. dedication, 9.0 m. Road, roll over curb, parking, sidewalk and trees)
- d) Replace proposed lane with City Standard SS-H13 (10.80m. dedication, 6.0m. Road, roll over curb and parking bays)
- e) Verify that both vertical and horizontal alignments meet bylaw requirements.
- f) The City will install all signs and traffic control devices at the developer's expense.
- g) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- h) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.
- i) Re-locate existing poles and utilities, where necessary.
- j) Provide a turn-around at the terminus of roads
- k) Temporary asphalt cul-de-sacs will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

**.7) Power and Telecommunication Services and Street Lights**

- a) All proposed distribution and service connections are to be installed underground. Existing Overhead wires on the Forestry Road may remain overhead even if relocation is required.
- b) Street lights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.



**.8) Design and Construction**

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

**.9) Servicing Agreements for Works and Services**

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

**.10) Other Engineering Comments**

- a) No disturbance to parkland is permissible except as authorized by the City
- b) Barrier curbs to be provided along all park road frontages.
- c) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- d) If any road dedication affects lands encumbered by a Utility right-of-way (such as B.C. Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

- e) Obtain the approval of Fortis BC Gas for all proposed work within the Gas transmission main right-of-way.

**.11) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
- i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
  - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

- c) *Water Extended Service Area Latecomers:*

<i>ESA#</i>	<i>Frontender</i>	<i>Component</i>	<i>Anniversary (rates increase)</i>	<i>*Rate/unit \$</i>
<i>13</i>	<i>Randhawa</i>	<i>Upper Reservoir</i>	<i>Feb 11,2017</i>	<i>\$5,436.00</i>
<i>14</i>		<i>Adams Reservoir</i>	<i>Sep 29, 2016</i>	<i>\$3,990.00</i>

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

- e) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary (Spec area 1).
- f) Water Specified Area Administration Fee of \$250.00 to amend service boundary (Spec area 1).

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**Purvez Irani, MS, P.Eng, PTOE.**  
Development Engineering Manager  
JF

**Subject Property Note:**

Amend the OCP for a portion of the subject property from Single / Two Unit Residential (S2RES) to Single / Two Unit Residential - Hillside (S2RESH)

**Subject Property Note:**

Amend the OCP for a portion of the subject property from Single / Two Unit Residential (S2RES) to Park and Open Space (PARK)

**Subject Property Note:**

Amend the OCP for a portion of the subject property from Park and Open Space (PARK) to Single / Two Unit Residential (Hillside) (S2RESH).

**Subject Property Note:**

Amend the OCP for a portion of the subject property from Single / Two Unit Residential (S2RES) to Park and Open Space (PARK)

**Subject Property Note:**

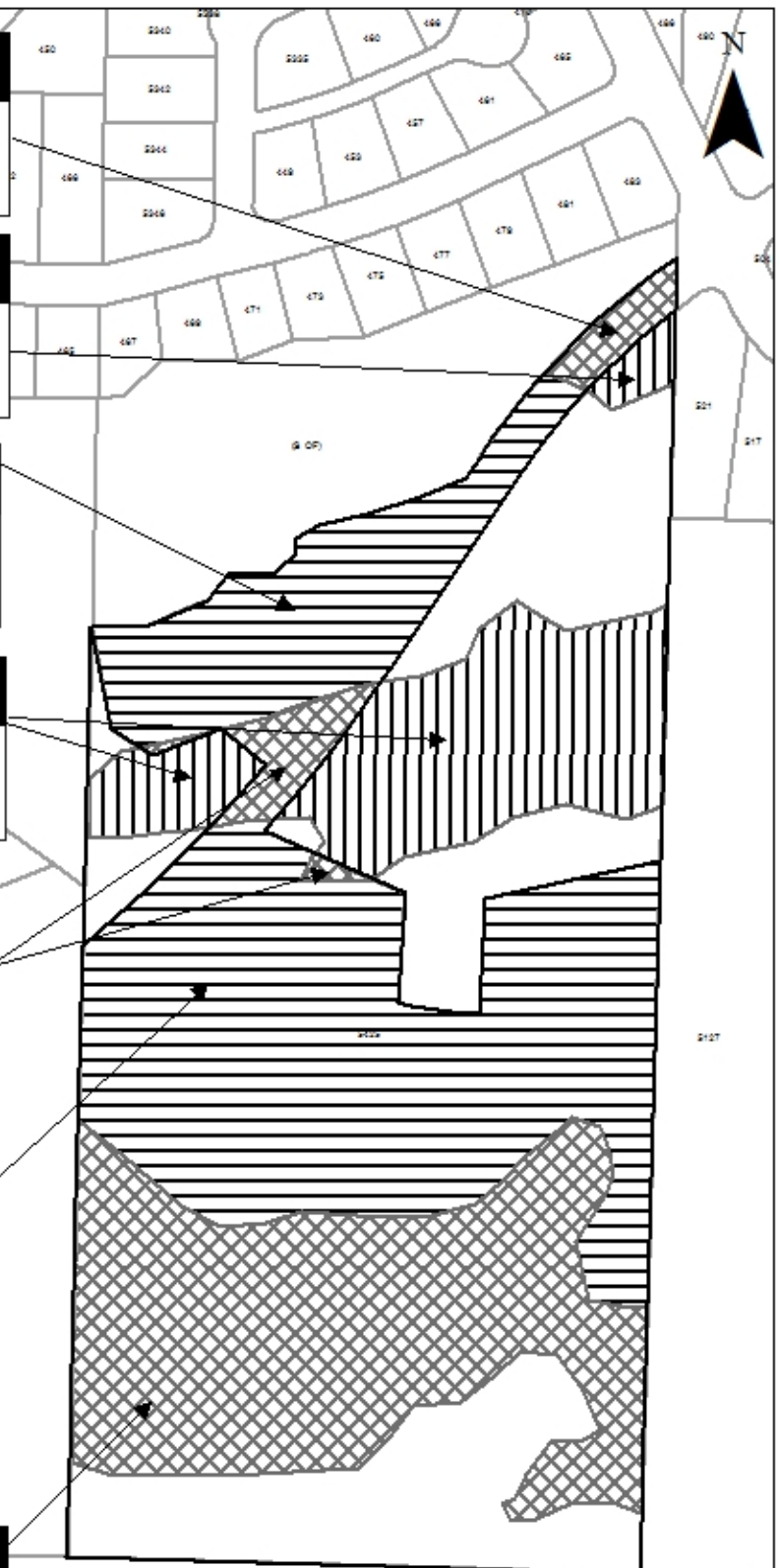
Amend the OCP for a portion of the subject property from Single / Two Unit Residential (S2RES) to Single / Two Unit Residential - Hillside (S2RESH)

**Subject Property Note:**




Amend the OCP for a portion of the subject property from Park and Open Space (PARK) to Single / Two Unit Residential (Hillside) (S2RESH).

**Subject Property Note:**

Amend the OCP for a portion of the subject property from Single / Two Unit Residential (S2RES) to Single / Two Unit Residential - Hillside (S2RESH)



**MAP "A" OCP AMENDMENT  
OCP16-0012**

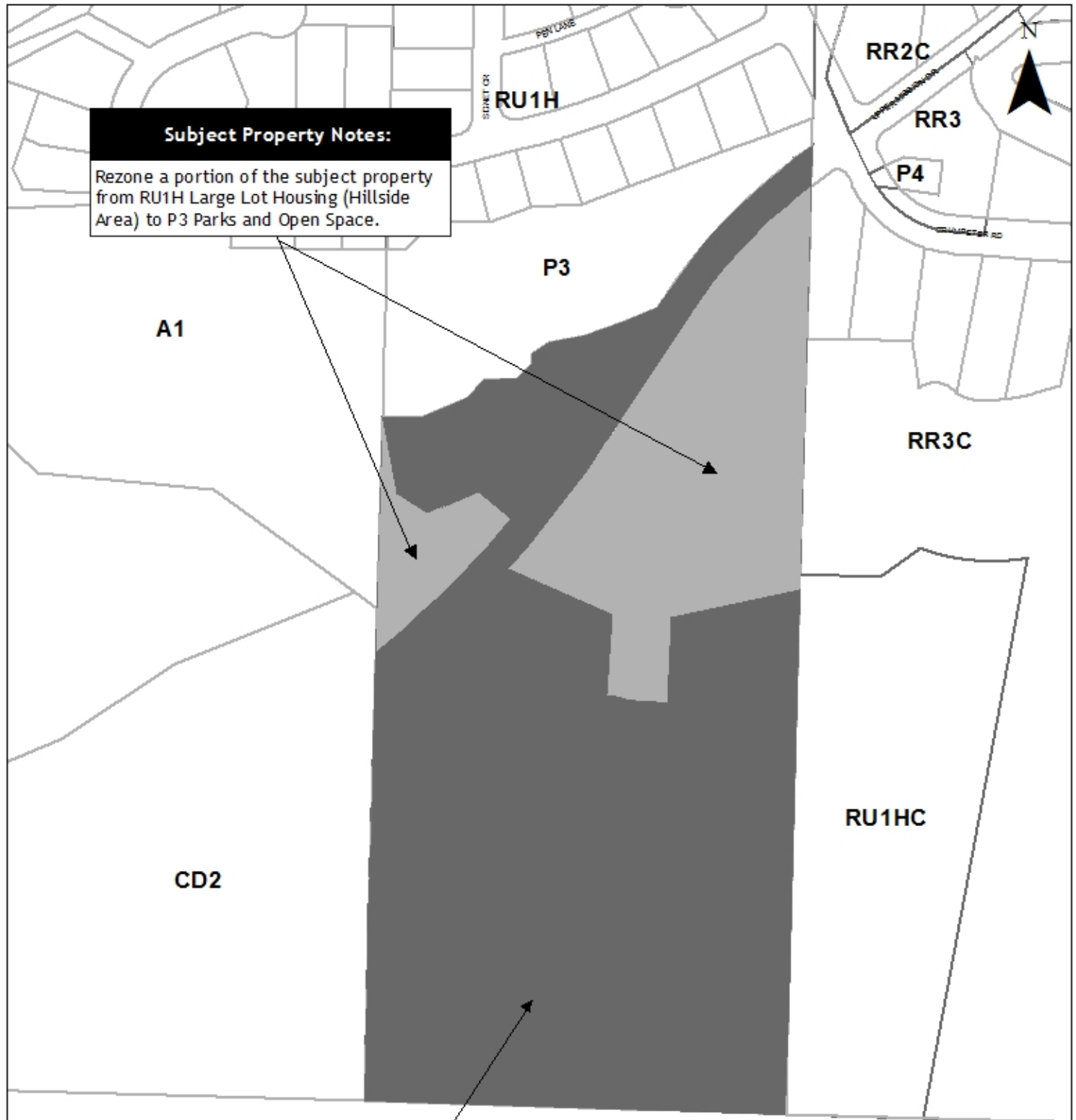
-  PARK to S2RESH
-  S2RES to PARK
-  S2RES to S2RESH

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

0 20 40 Metres

Rev. Monday, January 09, 2017





**Subject Property Notes:**  
 Rezone a portion of the subject property from RU1H Large Lot Housing (Hillside Area) to P3 Parks and Open Space.

**Subject Property Notes:**  
 Rezone a portion of the subject property from RU1H Large Lot Housing (Hillside Area) to RH2 Hillside Two Dwelling.

**MAP "B" PROPOSED ZONING**  
**File Z16-0024**

- RU1H to P3
- RU1H to RH2

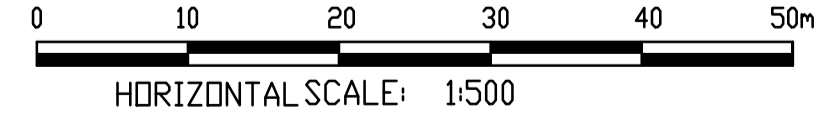
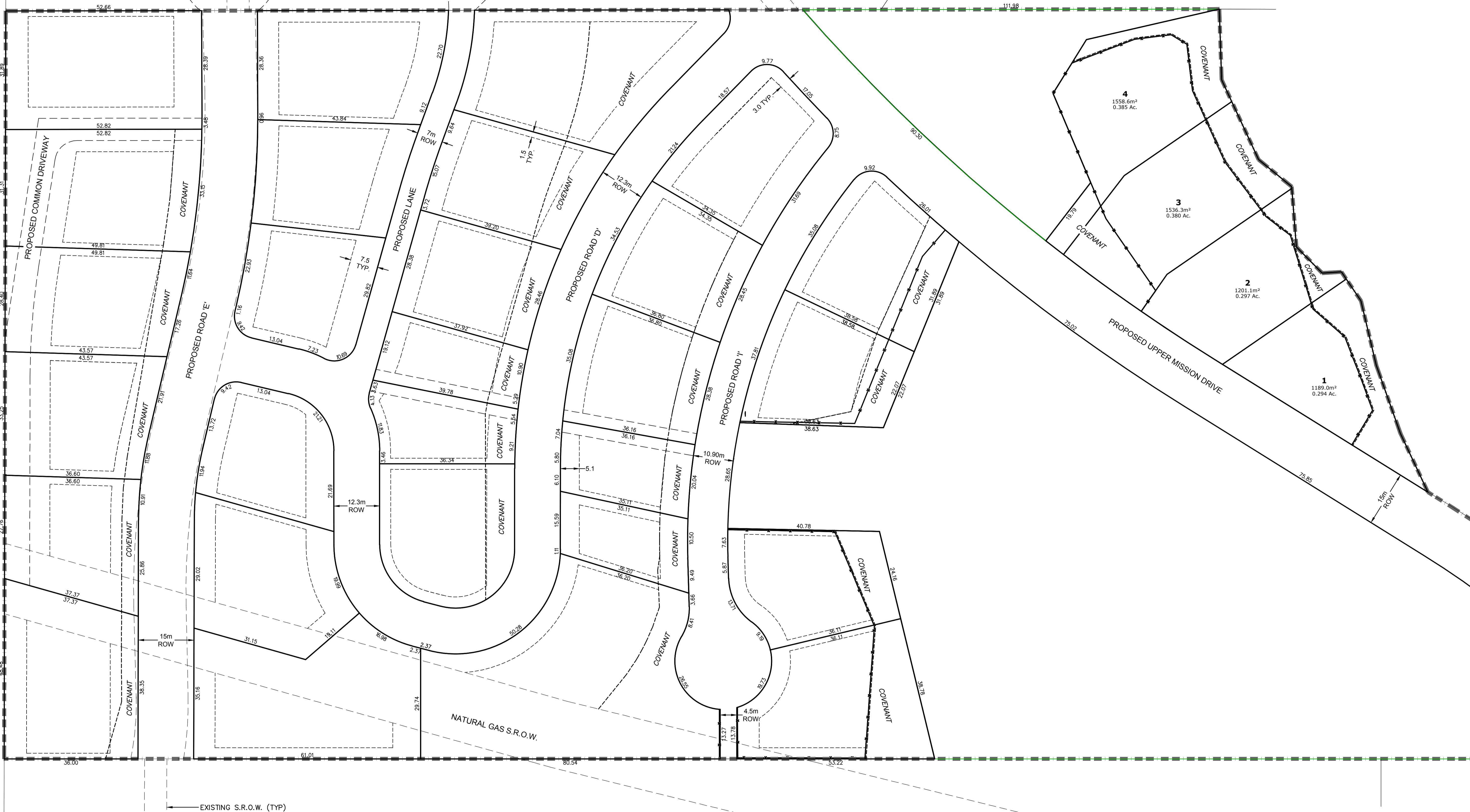
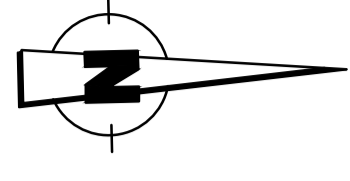
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 30 60 Metres

Rev. Monday, December 05, 2016



NOTES:  
AREAS NOTED AS COVENANT REFER TO PROPOSED NO-BUILD NO-DISTURB COVENANTS.



**LEGEND**

	WATER MAIN		PAVEMENT EDGE		POLE ANCHOR		GAS LOCATION MARKER
	SANITARY SEWER		TREE LINE		STREET LIGHT		
	STORM SEWER		CABLE VAULT		CABLE VAULT		
	NATURAL GAS		CURB STOP		JUNCTION BOX		
	ELEC./TEL./CABLE		HYDRANT		SERVICE BOX		
	FENCE		WATER VALVE		TRANSFORMER		
	ORIGINAL GROUND CONTOUR		MANHOLE				
	FINISHED GROUND CONTOUR		CATCH BASIN				
			UTILITY POLE				

NOTES:  
• OBJECTS WITH HEAVIER LINE WEIGHTS ARE DENOTING PROPOSED WORKS.  
• THE CONTOUR INTERVAL DEPICTED IN THIS DRAWING IS 0.5m

**WSP** | **MMM GROUP**  
 540 Leon Avenue, Kelowna, BC V1Y 6J6  
 t. 250.869.1334, f. 250.862.4849, www.mmm.ca  
 PROJECT No. 5116-009-01

NO.	DATE	BY	REVISION	CH'KD
B	2016-06-10	JRB	ISSUED FOR DEVELOPMENT PERMIT	DG
A	2016-04-25	JRB	ISSUED FOR PRELIMINARY LOT LAYOUT REVIEW	DG

DRAWN	JRB
DESIGN	JRB/DG
APPROVED	DG
DATE	2016-03-22
SCALE	1:500
HORIZ. VERT.	

**THE CITY OF KELOWNA**  
 ENGINEERING DEPARTMENT  
**KESTREL RIDGE SUBDIVISION**  
**5425 UPPER MISSION DR-LOT A KAP18646**  
**LOT LAYOUT PLAN**

CITY FILE	
DIVISION	
DRAWING NO.	REV. NO.
<b>C-003</b>	<b>B</b>

# REPORT TO COUNCIL



**Date:** January 23, 2017  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning Department (LK)  
**Application:** Z16-0082 **Owner:** City of Kelowna  
**Address:** 170 Drysdale Blvd **Applicant:** Vanmar Constructors Inc.  
**Subject:** Rezoning Application  
**Existing OCP Designation:** MRL - Multiple Unit Residential (Low Density)  
**Existing Zone:** A1 - Agriculture 1, P2 - Education and Minor Institutional  
**Proposed Zone:** RM3 - Low Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z16-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 4 Township 23 ODYD Plan EPP30767, located at 170 Drysdale Boulevard, Kelowna, BC from the A1 - Agriculture 1 zone and P2 - Education and Minor Institutional zone to the RM3 - Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 6, 2016;

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

## 2.0 Purpose

To rezone the subject property to facilitate a two lot subdivision and the development of multiple dwelling housing on the subject property.

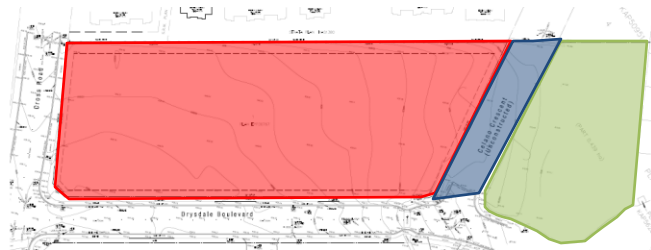
## 3.0 Community Planning

Community Planning Staff supports the proposed 69-unit multiple dwelling housing project on the subject 3.0-acre parcel. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRL - Multiple Unit Residential (Low Density). It meets all but one

of the Zoning Bylaw Regulations for RM3 - Low Density Multiple Housing. As part of the Development Variance Permit, a variance will be requested to reduce the minimum rear setback along the North property line facing Celano Crescent.

The parcel is located in the Glenmore Valley neighbourhood at the intersection of Cross Road and Drysdale Boulevard. It is directly across the street from the Dr. Knox Middle School site. Adding density at this location will be supported by the nearby parks, schools, transit, bike routes and proximity to Brandt's Creek shopping area. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the residential density of the property and neighbourhood. The project is also consistent with several other OCP Urban Infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

The proposed development will trigger the completion of Celano Crescent to connect with Drysdale Blvd. The 'hooked' parcel extends along Drysdale Blvd on both the north and south side of the designated Celano Crescent roadway as indicated in *Figure 1*. Once subdivided, the City will retain ownership of the North parcel which will be developed at a later date.



*Figure 1* - Red indicates the proposal site, Blue indicates Celano Cres roadway to be constructed, Green indicates City Owned (Future Development).

Currently, Celano Crescent provides access to the existing homes and the Glen Oaks multi-dwelling site and then ends at the subject property. The subject development currently fronts onto Cross Road and Drysdale Boulevard. Once constructed, Celano Crescent will become the third roadway 'frontage', although it is technically the rear of the parcel, triggering the need for the variance. Should Council support the proposed Rezoning, the requested variance would come before Council for further review.

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property.

## 4.0 Proposal

### 4.1 Background

In 2002, the City of Kelowna purchased a portion of the subject property, which was later consolidated with excess road right of way in 2010 to form the overall 170 Drysdale Blvd parcel. The property is currently zoned A1 - Agriculture 1 and is not within the ALR. The proposed rezoning to RM3 - Low Density Multiple Housing is consistent with the Official Community Plan (OCP) Future Land Use designation of MRL - Multiple Unit Residential (Low Density).

In May of 2016 Council approved the disposition of the southern portion of the parcel and retention of the northern portion for future development. The parcel was listed 'For Sale' with specific conditions attached. These conditions include the applicant be responsible for:

1. Rezoning and application for a two-lot subdivision of the entire parcel, including site servicing (S16-0040 currently under review).
2. The construction of Celano Crescent be completed with the project construction.
3. Project design construction to be LEED certified.

## 4.2 Project Description

The proposed development consists of 69 three-storey townhouse units with attached garages. There will be a total of eleven buildings: 4 eight-unit buildings, 4 six-unit buildings, 2 four-unit buildings and one five-unit building. All units are 3-bedrooms, have private amenity space in the form of balconies and meet on-site parking requirements.

The subject parcel is unique with three property lines adjacent to streets. This allows the development to have ground-oriented units facing to the street rather than being oriented to the interior of the site. Each unit has a front landscaped terrace area to delineate the private space from the public street which reduces the amount of fencing and gates. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming streetscape. Pathways between the buildings promotes walkability of the site and integration with the surrounding neighbourhood.

The architectural style of the development takes cues from the west adjacent multi-family development with similar roof pitches. Large windows and outdoor space provide access to both natural light and shade. The balconies also serve to lessen the visual impact of the garage doors below. The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development.

The project is oriented towards families with children through the provision of 3-bedroom units, many with an additional den that could be developed into a fourth bedroom, if needed. There is an internal green space on-site with a play area for children which has been set away from the street. The amenity area provides a south facing seating area as well as a large canopy tree shaded area for both passive and active recreation.

Site access will be from the newly constructed Celano Crescent, with a retractable bollard exit for emergency vehicles to Cross Road. The internal private roadway provides access throughout the site and draws on the *Woonerf*-style of street which encourages crossover use between pedestrians, bicycles and vehicles with traffic restricted to a slower pace. Each unit provides either a double car garage or single car garages with parking on the driveway for a second vehicle. Twelve additional visitor parking stalls beyond Zoning Bylaw minimum requirements are located throughout the site to be accessible for all units.

## 4.3 Site Context

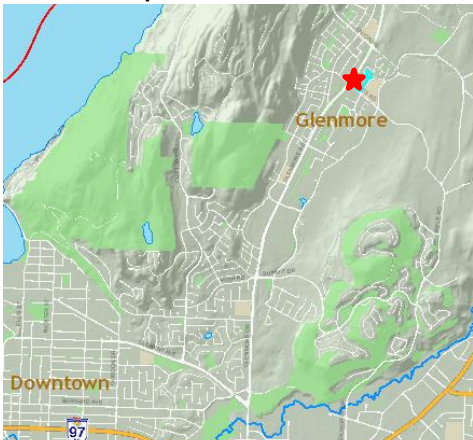
The subject property is located at the Northwest corner of the Cross Road and Drysdale Boulevard intersection. It is across the street from the Dr. Knox Middle School and walking distance to the future Glenmore Recreation Park and is adjacent to the Glenmore Valley Village Centre. The site is designated MRL - Multiple Unit Residential (Low Density) and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

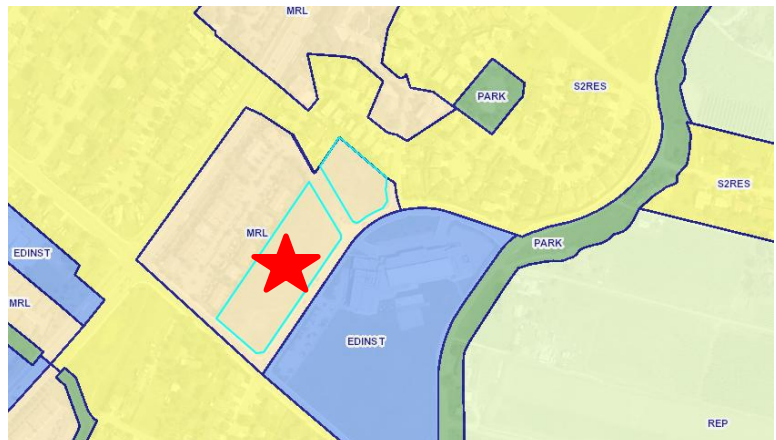
Orientation	Zoning	Land Use
North	RU2 - Medium Lot Housing RU6 - Two Dwelling Housing	Single Family Dwellings Duplex Dwellings
East	P2 - Education & Minor Institutional	Dr. Knox Middle School
South	RU1 - Large Lot Housing RU2 - Medium Lot Housing	Single Family Dwellings
West	RM2 - Low Density Row Housing RU2 - Medium Hot Housing	Multiple Dwelling Housing Single Family Dwellings



Context Map



Future Land Use



Subject Property Map: 170 Drysdale Boulevard



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m <sup>2</sup>	12,216 m <sup>2</sup>
Lot Width	30 m	62.3 m
Lot Depth	30 m	148.4 m
Development Regulations		
Floor Area Ratio	0.80	0.80
Height	10 m or 3 storeys	9.7 m & 3 storeys
Front Yard (Valley Rd)	1.5 m for ground oriented	3.0 m
Side Yard (east)	1.5 m for ground oriented	3.0 m
Side Yard (west)	4.0 m	4.5 m
Rear Yard (Celano Cr)	7.5 m	3.0 m <span style="color: red;">●</span>
Other Regulations		
Minimum Parking Requirements	138 stalls	140 stalls
Visitor Parking Stalls	10 stalls	12 stalls
Bicycle Spaces - Class II*	None required	7 spaces provided
Private Open Space	1,725 m <sup>2</sup>	2,318 m <sup>2</sup>
<p><span style="color: red;">●</span> Indicates a requested variance to vary the rear setback from 7.5 m required to 3.0 m proposed.</p> <p>* Class II bicycle spaces are intended for visitors to the site and are provided in the form of bike racks.</p>		

### 5.0 Current Development Policies

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

##### Development Process

**Complete Communities.**<sup>1</sup> Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes. (approx. 114 people / hectare proposed)

**Compact Urban Form.**<sup>2</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>3</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**Healthy Communities.**<sup>4</sup> Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

**Housing Mix.**<sup>5</sup> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

**Ground-Oriented Housing.**<sup>6</sup> Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - Spatial calculation should be provided for the building face adjacent to the property line.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within areas that may contain swelling clay soils. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- Fire resistance ratings are required for units, garages and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

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<sup>5</sup> City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

## 6.2 Development Engineering Department

- Refer to the attached memorandum dated December 6, 2016.

## 6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant.
- All buildings shall be addressed off of the street it is accessed from. One main address off of Celano Cr or Cross Rd access for the complex and unit numbers for the strata.
- Fire Department access is to be met as per BCBC 3.2.5. If the road is over 90 metres long, a turnaround facility shall be constructed.
- If this is a gated complex, an approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

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<sup>6</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

## 7.0 Application Chronology

Date of Application Received: November 30, 2016  
Date Public Consultation Completed: December 14, 2016

**Report prepared by:** Lydia Korolchuk, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Reviewed by:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Attachment A: Development Engineering Memorandum  
Attachment B: GEID Letter  
Schedule A: Site Plans  
Schedule B: Conceptual Elevations & Finish Schedule



## CITY OF KELOWNA

## MEMORANDUM

**Date:** December 6, 2016  
**File No.:** Z16-0082  
**To:** Planning & Development Services (RR)  
**From:** Development Engineering Manager (SM)  
**Subject:** 170 Drysdale Blvd. A1/P2 to RM3

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Ryan O'Sullivan

The Development Services Branch comments and requirements regarding this application to rezone the subject property from A1/P2 to RM3 are as follows:

1. **General.**

- a) Provide easements and Right of Ways as required.

2. **Geotechnical Study.**

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for the proposed development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. **Domestic water and fire protection.**

- (a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.

- (b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

**4. Sanitary Sewer.**

- a) The developer's consulting civil engineer will determine sanitary sizing and design for this development. Developer to finish connection of 200mm Sanitary main on Celano Crescent. Sewer service connection will be made to new main.
- b) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

**5. Drainage.**

- a) The developer is to provide an overall Storm Water Management Plan for the entire parent parcel of land which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The overall Storm Water Management Plan sets the maximum storm release rate for the subject property and the development of the property will require a Storm Water Management Plan that will respect the maximum release rates.
- b) Developer to connect 250 mm storm water main on Celano Crescent.

**6. Power and Telecommunication Services.**

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

**7. Street lights.**

Street lights must be installed on all fronting roads as per bylaw requirements. Design drawings to include level of illumination plan.

**9. Road improvements.**

- (a) Celano Crescent must be completed to connect Celano Crescent dead end to Drysdale Blvd. must be upgraded and extended and constructed to SS-R7 urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system connection including catch basins, Sanitary system connection manholes and pavement markings and signage if required and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) Celano Crescent will be a stop connection to Drysdale Blvd.
- (c) There will be no access to development from Drysdale Blvd. only from Celano Crescent. Emergency access will be allowed from Cross rd.

- (d) Landscaping improvement's must be made to Drysdale Blvd. and irrigation connected to Developments water system.

**10. Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Emergency access road must be constructed SS\_R2 standards.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**11. Survey Monuments and Iron Pins**

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

**12. Design and Construction**

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

**13. Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings or reports and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.



- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

**14. Other Engineering Comments**

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

**15. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

**16. Development Permit and Site Related Issues**

- (a) Access and Manoeuvrability
- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.
- (iii) Direct the roof drains into on-site rock pits or splash pads.

**17. Administration Charge**

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).



\_\_\_\_\_  
Steve Muenz, P.Eng.  
Development Engineering Manager  
RO



**Glenmore-Ellison Improvement District**

445 Glenmore Road  
Kelowna, BC V1V 1Z6

**Email:** glenmore.ellison@shaw.ca  
**Website:** www.glenmoreellison.com

**Phone:** 250-763-6506

**ATTACHMENT B**

This forms part of application  
# Z16-0082



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **LK**

**Fax:** 250-763-5688

December 12, 2016

City of Kelowna  
Community Planning and Real Estate  
1435 Water Street  
Kelowna, B.C. V1Y1J4

**Attention:** Lydia Korolchuk (via email: lkorolchuk@kelowna.ca; planninginfo@kelowna.ca)

**Re: City of Kelowna File Z16-0082, DP16-0292, DVP16-0294  
170 Drysdale Boulevard (Lot 1, Plan KAP82802)  
Rezoning, Development and Development Variance for Multi-Family Development**

Glenmore-Ellison Improvement District (GEID) has received a Rezoning, Development Permit and Development Variance Referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Zoning / DP / DVP approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facility building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, an application fee in the amount of \$150.00 payable to GEID is required.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,  
**GLENMORE-ELLISON  
IMPROVEMENT DISTRICT**

Mike Rojem  
Projects Coordinator  
sv/mr

cc: Owner: City of Kelowna, 1435 Water Street, Kelowna, B.C. V1Y 1J4

# Design Rationale

## What relevant contextual considerations does our design need to respond to?

The site is a 3.0-acre, reasonably flat parcel that is currently undeveloped.

It is located in a pleasant and quiet residential community, neighbouring low-density townhouses and single-family houses/duplexes.

The site has good access to local amenities, with Dr Knox Middle School located opposite and North Glenmore Elementary School a 15-minute walk away. A commercial village with a grocery and other stores, as well as the new Glenmore Recreation Park, are a two-minute drive or 15-minute walk away. The site is a 15-minute drive to downtown Kelowna.

The Official Community Plan supports intensification of the site from A1 zoning to RM3. The City wishes to see this site contribute positively to the Glenmore community through development of a well-designed townhouse project that adheres to the RM3 by-law.

City Planning Staff have emphasized the importance of the design being welcoming and inclusive of the surrounding community, noting that it should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the buildings.

City Engineering staff have confirmed that vehicle access should be provided from Celano Crescent for safety and congestion-related reasons.

## How does our design respond to these contextual considerations?

Our design responds to the above-listed contextual considerations through a thoughtfully designed townhouse development. The development is predominantly oriented toward families with children. Each of the townhouses will provide three bedrooms and parking for two cars. Interaction between neighbours is encouraged through the open and welcoming layout of the community.

The project will be LEED registered.

Vehicle access to the development will be from a new portion of Celano Crescent that our project will construct, with an exit for emergency vehicles only onto Cross Road. The vehicle entry from Celano Crescent leads into an internal access road that serves as the site's organizing access spine. This central spine draws on ideas from a Woonerf-style street and provides opportunities for informal gathering and play, such as street hockey.

The townhouses located around the perimeter of the project have front doors directly facing Cross Road, Drysdale Boulevard or Celano Crescent. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Drysdale and Celano (available outside of school drop-off hours) improves the liveability and functionality of these street-facing townhouse units. To bolster this street-facing concept, the development will provide a pedestrian-friendly boulevard along the Drysdale, Celano and Cross Road sidewalks, achieved by installing deciduous shade trees and turf.

The project is compliant with the RM3 by-law, except in one specific instance that relates to the setback from Celano Crescent (the by-law stipulates 7.5 metres, and our design contemplates 3.0 metres). This variance derives from our desire to make the townhouses facing Celano Crescent (technically the 'rear' of the site) read in a manner that is consistent with the townhouses facing Drysdale Boulevard and Cross Road (technically the 'front' and 'rear' of the site).

A community play/gathering space is located at the entrance and is the first thing experienced when coming into the community. This space is located safely away from traffic on Celano and Drysdale and can be seen from surrounding homes. Included in the space are the mail kiosk, community signage, play equipment and passive seating for families. The space is designed to provide a combination of exposed south-facing seating areas, as well as treed areas to provide shade and buffering to adjacent homes.

Attention is paid to the ends of buildings to create "strong corners," particularly on the most visible building ends facing Cross Road and Celano Crescent.

The townhouses are designed to have strong individuality. Each townhouse has its own gable roof form, a distinctive front entry, and landscape design to create a sense of arrival at each home. The garden terrace in front of each townhouse provides a delineation between the public and private realms but does so in a friendly, inclusive fashion and, where possible, avoiding the need for fences and gates.

Two different townhouse designs are provided, offering alternative layouts and price points. Both designs comprise open concept living spaces, 3 bedrooms, a den, a balcony/deck and parking for 2 cars. Architectural cohesiveness is achieved between the two unit types by continuing key external architectural proportions, expressions and themes.

The townhouses have a contemporary architectural design that responds to the Kelowna lifestyle and environment by providing big windows and outdoor spaces that balance access to sunshine and natural light with sufficient comfort and shade.

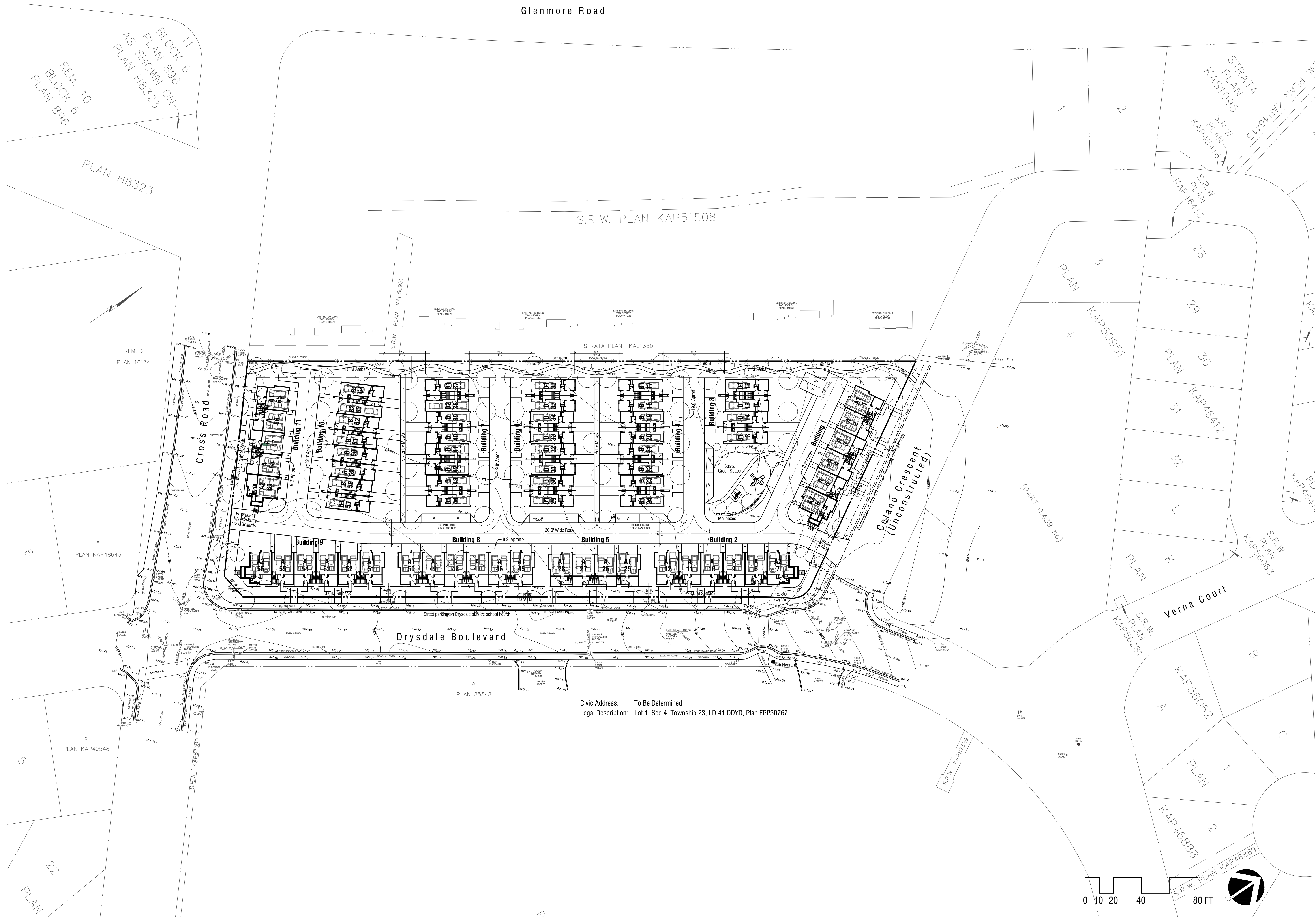
Each home has a balcony accessed directly from the principal living space. As well as providing important outdoor space, the balcony lessens the visual impact of the garage door below and softens the look of the driveway aisle and parking aprons.

The Okanagan's natural landscape informs the design's base colour palette, with dynamic colour accents used in certain areas to express the individuality of each home and define a contemporary and vibrant appearance, particularly around the front entry.

The landscape design is well integrated with the architectural design and is mindful of the hot, dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to soften the feel of the community and reduce heat gain.

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Revisions  
 Issued for Rezoning Pre-application Review  
 September 21, 2016  
 Issued for Rezoning & Development Permit  
 November 30, 2016



Civic Address: To Be Determined  
 Legal Description: Lot 1, Sec 4, Township 23, LD 41 ODYD, Plan EPP30767

Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

Overall Site Plan  
 1" = 40'-0"  
 November 30, 2016

**A-1.4**

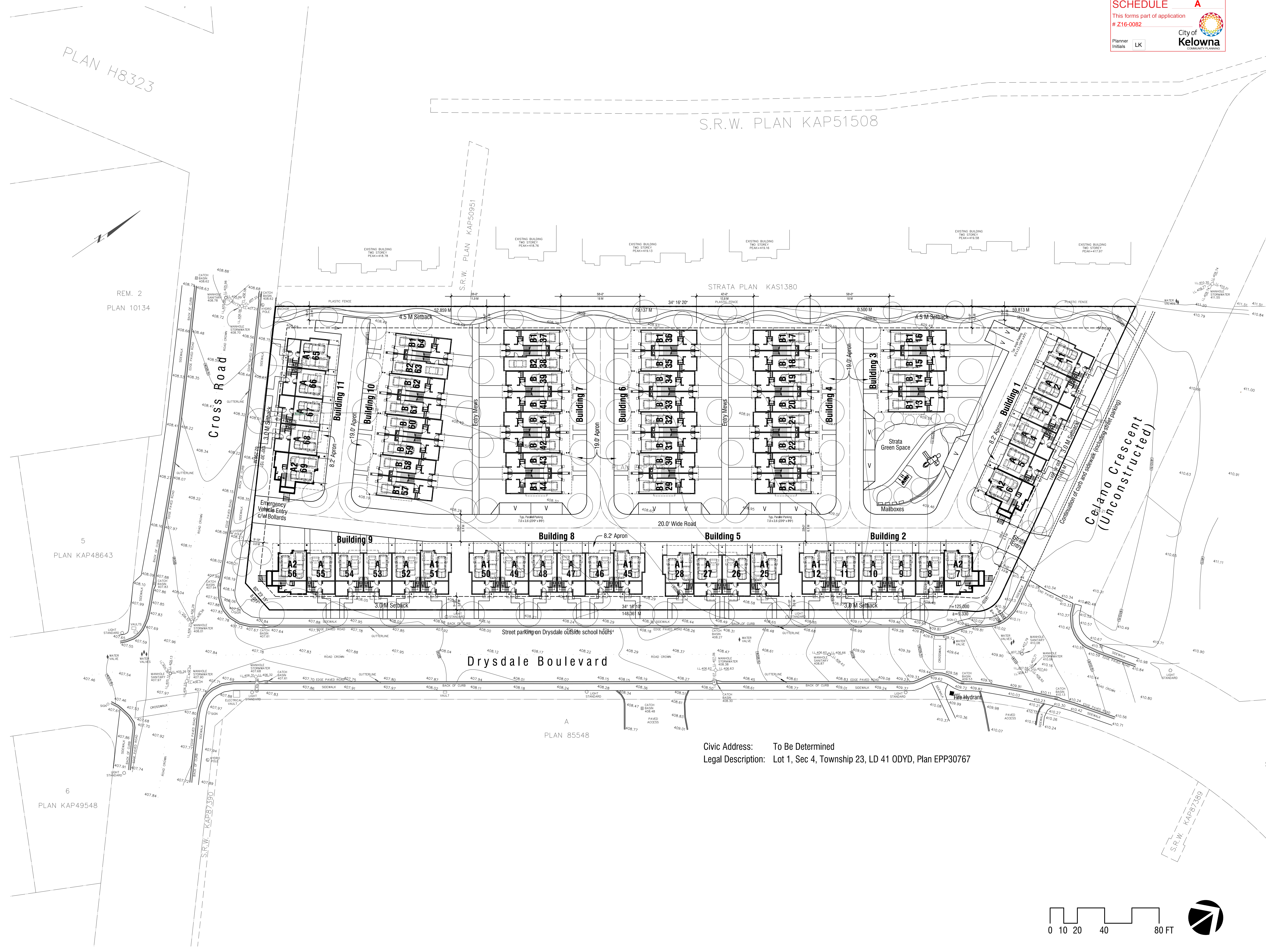
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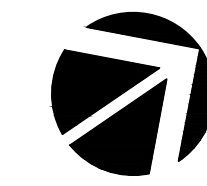
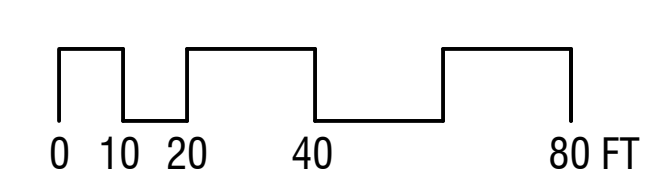
Client

Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

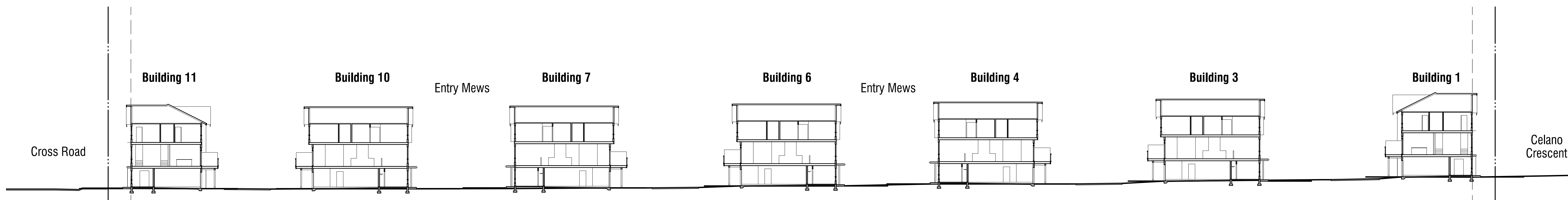
Site Plan  
 1" = 30'-0"  
 November 30, 2016



Civic Address: To Be Determined  
 Legal Description: Lot 1, Sec 4, Township 23, LD 41 ODYD, Plan EPP30767



**A-1.5**



Drysdale Boulevard



Client

Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

Site Section

NTS  
 November 30, 2016



Front Elevation (Street Entry)



End Elevation



Rear Elevation (Garage Entry)



End Elevation

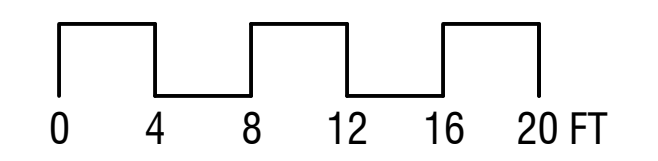
**Exterior Finish Legend**

1 Pitch Roof Asphalt Shingles	5a Windows Vinyl Frame Window, White	8 Posts & Beams Wood cladding, painted	12 Gutter & RWL Pre-finished aluminum white
2 Fascia Wood, painted	5b Windows Vinyl Frame Window, Black	9 Guard Rail Aluminum rails, supports & pickets, white	
3 Lap Siding Hardi Lap Siding straight edge, smooth	6 Entry Doors Wood, painted	10 Privacy Screen Wood slats, painted	
4 Wall Panels Hardi Panel Siding, smooth	7 Garage Doors Fibre Glass, painted	11 Privacy Screen Aluminum Frame w/ Frosted Glazing	

Client  
 Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

**Type A Building Elevations**  
 Buildings 1, 2, 8, 9 (6-plex)

1/8" = 1'-0"  
 November 30, 2016





Front Elevation (Mews Entry)



End Elevation



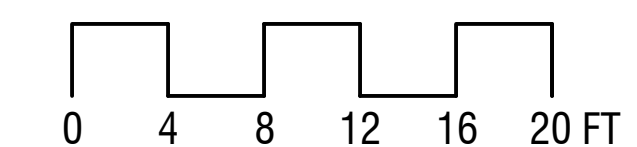
Rear Elevation (Garage Entry)



End Elevation

**Exterior Finish Legend**

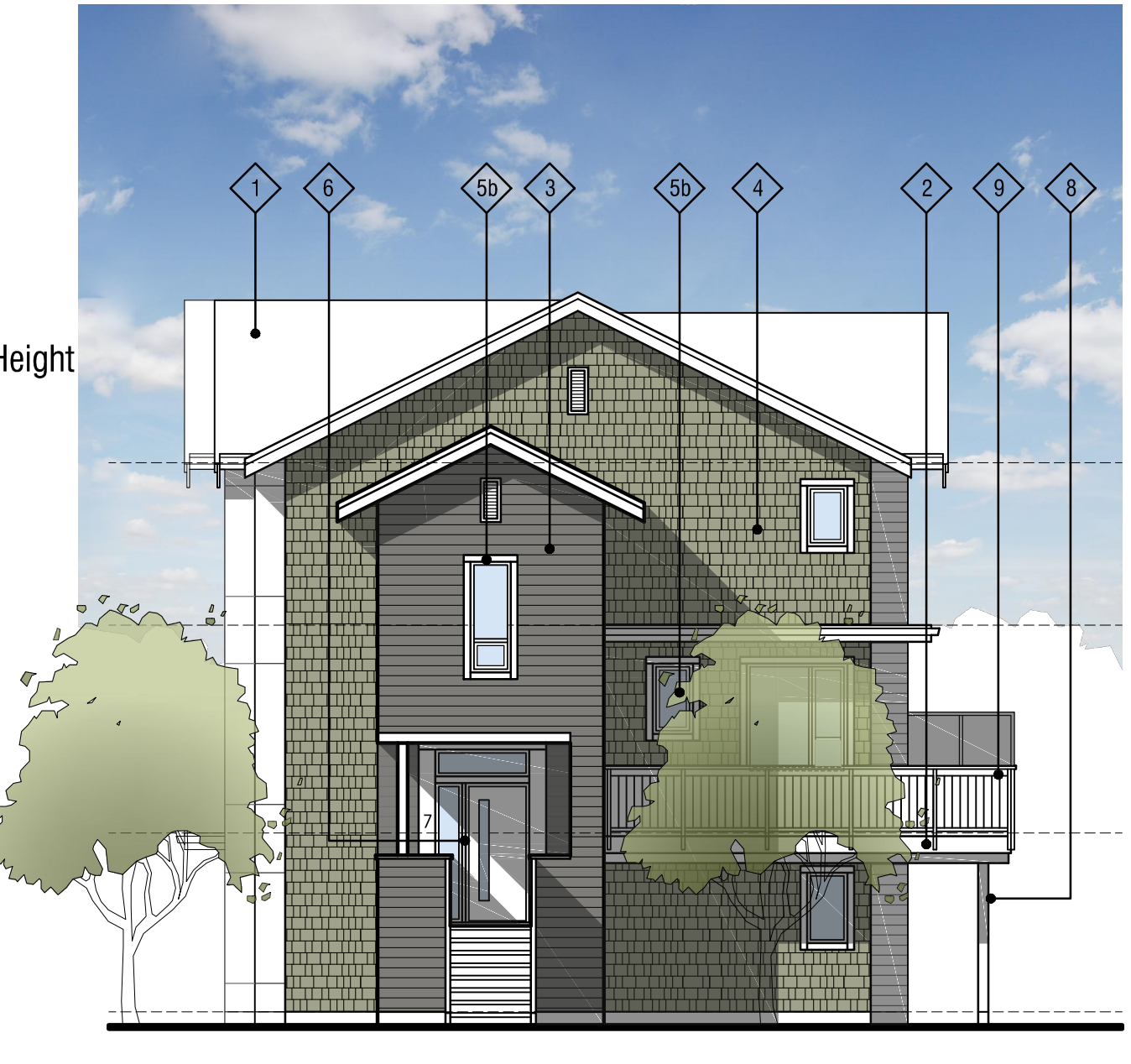
1 Pitch Roof Asphalt Shingles	5a Windows Vinyl Frame Window, White	8 Posts & Beams Wood cladding, painted	12 Gutter & RWL Pre-finished aluminum white
2 Fascia Wood, painted	5b Windows Vinyl Frame Window, Black	9 Guard Rail Aluminum rails, supports & pickets, white	
3 Lap Siding Hardi Lap Siding straight edge, smooth	6 Entry Doors Wood, painted	10 Privacy Screen Wood slats, painted	
4 Wall Panels Hardi Panel Siding, smooth	7 Garage Doors Fibre Glass, painted	11 Privacy Screen Aluminum Frame w/ Frosted Glazing	







Front Elevation (Street Entry)



End Elevation



Rear Elevation (Garage Entry)



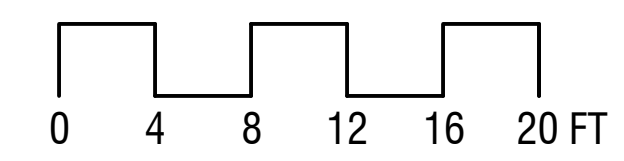
End Elevation

**Exterior Finish Legend**

1 Pitch Roof Asphalt Shingles	5a Windows Vinyl Frame Window, White	8 Posts & Beams Wood cladding, painted	12 Gutter & RWL Pre-finished aluminum white
2 Fascia Wood, painted	5b Windows Vinyl Frame Window, Black	9 Guard Rail Aluminum rails, supports & pickets, white	
3 Lap Siding Hardi Lap Siding straight edge, smooth	6 Entry Doors Wood, painted	10 Privacy Screen Wood slats, painted	
4 Wall Panels Hardi Panel Siding, smooth	7 Garage Doors Fibre Glass, painted	11 Privacy Screen Aluminum Frame w/ Frosted Glazing	

Client  
 Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

**Type A Building Elevations  
 Building 11 (5-plex)**  
 1/8" = 1'-0"  
 November 30, 2016





Front Elevation (Mews Entry)



End Elevation



Rear Elevation (Garage Entry)



End Elevation

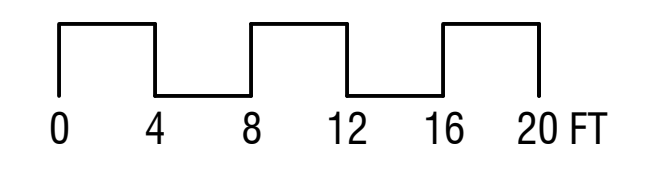
**Exterior Finish Legend**

1 Pitch Roof Asphalt Shingles	5a Windows Vinyl Frame Window, White	8 Posts & Beams Wood cladding, painted	12 Gutter & RWL Pre-finished aluminum white
2 Fascia Wood, painted	5b Windows Vinyl Frame Window, Black	9 Guard Rail Aluminum rails, supports & pickets, white	
3 Lap Siding Hardi Lap Siding straight edge, smooth	6 Entry Doors Wood, painted	10 Privacy Screen Wood slats, painted	
4 Wall Panels Hardi Panel Siding, smooth	7 Garage Doors Fibre Glass, painted	11 Privacy Screen Aluminum Frame w/ Frosted Glazing	

Client  
 Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

Type B Building Elevations  
 Buildings 4, 6, 7, 10  
 (8-plex)

1/8" = 1'-0"  
 November 30, 2016





Front Elevation (Mews Entry)



End Elevation



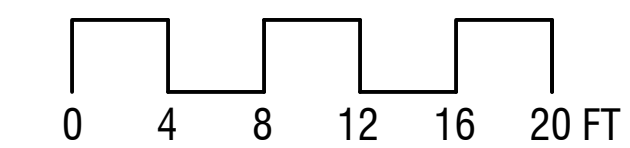
Rear Elevation (Garage Entry)



Side Elevation

**Exterior Finish Legend**

1 Pitch Roof	Asphalt Shingles	5a Windows	Vinyl Frame Window, White	8 Posts & Beams	Wood cladding, painted	12 Gutter & RWL	Pre-finished aluminum white
2 Fascia	Wood, painted	5b Windows	Vinyl Frame Window, Black	9 Guard Rail	Aluminum rails, supports & pickets, white		
3 Lap Siding	Hardi Lap Siding straight edge, smooth	6 Entry Doors	Wood, painted	10 Privacy Screen	Wood slats, painted		
4 Wall Panels	Hardi Panel Siding, smooth	7 Garage Doors	Fibre Glass, painted	11 Privacy Screen	Aluminum Frame w/ Frosted Glazing		



Client

Project  
**Drysdale Townhomes**  
 170 Drysdale Boulevard  
 Kelowna, BC  
 Lot 1, Sec 4, Township 23  
 LD 41 ODYD, Plan EPP30767  
 By  
 170 Drysdale Joint Venture

**Type B Building Elevations**  
 Building 3 (4-plex)

1/8" = 1'-0"  
 November 30, 2016



**Celano Crescent**  
Viewing South



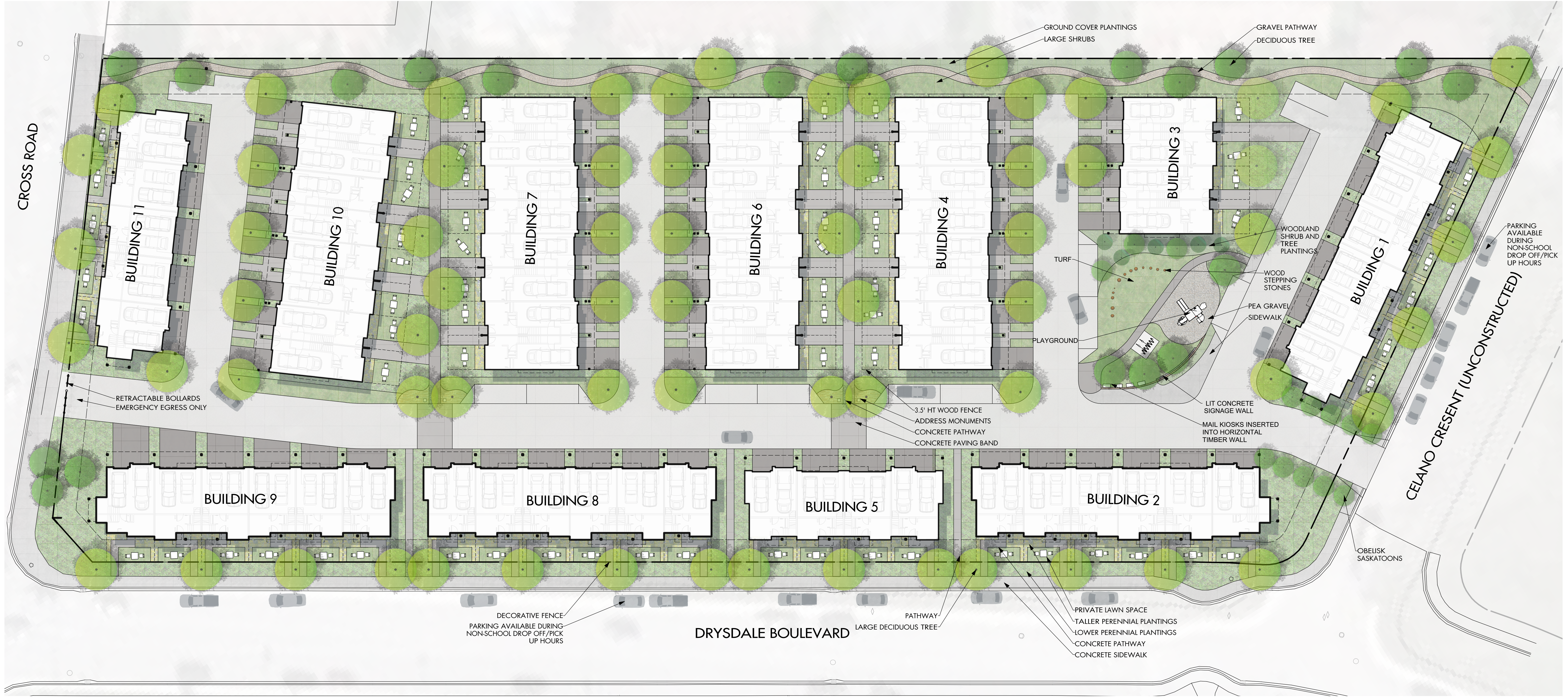
**Project Entry on Celano Crescent**  
Viewing West



**Entry Mews**  
Viewing West



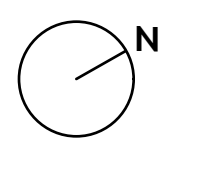
**Common Green Space**  
Viewing North



**SCHEDULE A**  
This forms part of application # 216-0082

Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING



PROJECT TITLE  
**DRYSDALE TOWNHOMES**  
Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	REVISION
1	16.11.25	Review
2		
3		
4		
5		

PROJECT NO: 16082  
DESIGN BY: FB  
DRAWN BY: NG  
CHECKED BY: FB  
DATE: NOV. 25, 2016  
SCALE: 1:250

SEAL



DRAWING NUMBER

**L1/1**

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SASKATOON	13	4cm CAL.
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	58	6cm CAL.
FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE WHITE ASH	19	6cm CAL.
POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	5	6cm CAL.
<b>SHRUBS</b>			
BERBERIS THUNBERGI 'MONOMBI'	CHERRY BOMB BARBERRY	160	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	160	#01 CONT. /1.2M O.C. SPACING
EUCONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	102	#01 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	102	#01 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	72	#01 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	72	#01 CONT. /1.8M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	118	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	81	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	183	#01 CONT. /0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	118	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	81	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	66	#01 CONT. /1.0M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	118	#01 CONT. /0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	45	#01 CONT. /1.2M O.C. SPACING
NERFETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	118	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	66	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	66	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	45	#01 CONT. /1.2M O.C. SPACING
RUDEBECKIA FULGIDA 'GOLDSURM'	GOLDSURM CONEFLOWER	183	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	118	#01 CONT. /0.75M O.C. SPACING

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

