

City of Kelowna

Regular Council Meeting

AGENDA



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

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Gray.
3. **Confirmation of Minutes** 1 - 11

Public Hearing - February 21, 2017.
Regular Meeting - February 21, 2017.
4. **Bylaws Considered at Public Hearing**
 - 4.1 **2025 Agassiz Rd, BL11358 (Z16-0052) - Exceling Investments Inc.** 12 - 12

To give Bylaw No. 11358 second and third readings in order to rezone the subject property to facilitate the development of a multi-family townhome complex.
 - 4.2 **403 Viewcrest Rd, BL11359 (Z16-0029) - Richard Mercier and Tracey Gronick** 13 - 13

To give Bylaw No. 11359 second and third readings in order to rezone the subject property from the RR2c – Rural Residential 2 with Carriage House zone to facilitate a carriage house.
 - 4.3 **3523 Landie Rd, BL11360 (Z16-0085) - Tracy Hansford** 14 - 14

To give Bylaw No. 11360 second and third readings in order to rezone the subject property to facilitate the future construction of a carriage house.
5. **Notification of Meeting**

The City Clerk will provide information as to how the following items on the Agenda were publicized.

6. Liquor License Application Reports

6.1 2130 Harvey Ave, LL16-0020 - Northland Properties Corporation 15 - 23

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward.

To seek Council's support to allow a permanent change in hours of operation to open earlier than currently allowed for a Liquor Primary license at the subject property.

7. Development Permit and Development Variance Permit Reports

7.1 380 Hardie Rd, BL11323 (Z16-0032) - Rukhmani & Shivnesh Reddy and Praneeta & Sinesh Naidu 24 - 24

To adopt Bylaw No. 11323 in order to rezone the subject property to facilitate the development of a second single family dwelling.

7.2 380 Hardie Road, DVP16-0270 - Rukhmani & Shivnesh Reddy and Praneeta & Dinesh Naidu 25 - 39

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To consider one variance to facilitate the development of a second single family dwelling on the subject property.

7.3 170 Drysdale Blvd, BL11346 (Z16-0082) - City of Kelowna 40 - 40

To adopt Bylaw No. 11346 in order to facilitate a two lot subdivision and the development of multiple dwelling housing on the subject property.

7.4 170 Drysdale Blvd, DVP16-0294 - City of Kelowna 41 - 90

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To consider the form and character and one variance to facilitate the development of a multiple dwelling housing project on the subject property.

7.5 1730-1756 Pier Mac Way, DVP17-0005 - 0942484 BC Ltd 91 - 93

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To review a Development Variance Permit for additional free standing signs proposed for the tenants (Tim Hortons and Dairy Queen restaurants).

8. Reminders

9. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 21, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Tracy Gray, Brad Sieben, Mohini Singh* and Luke Stack

Members Present Councillors Ryan Donn and Charlie Hodge

Staff Present Deputy City Manager, Joe Creron, City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner, Emily Williamson*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:01 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Notification of Meeting

The City Clerk advised that Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on February 8, 2017 and by being placed in the Kelowna Daily Courier issues on Friday February 10 and Wednesday February 15, 2017 and by sending out or otherwise mailing 628 statutory notices to the owners and occupiers of surrounding on February 7, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

3. Individual Bylaw Submissions

The City Clerk advised that the following correspondence and/or petitions had been received:

3.1 1050 Kelly Rd, (BL11342) Z16-0043 - Jonathon and Heather Tyre

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Applicant:

Tara Tschritter, San Michelle Court, Applicant Representative

- Believes this proposal is in good alignment with the neighbourhood and meets community need for rental housing.
- Confirmed the redesign of the structure in order to eliminate the height variance.
- Displayed photographs of the area and the new proposed structure.

No one from the Gallery came forward.

There were no further comments.

3.2 769 Barnaby Rd, (BL11341) Z16-0063 - Cathy Wolf

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.3 4039 Lakeshore Rd, (BL11343) Z16-0060 - Cindy and Thomas Netzlaw

Staff:

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

The City Clerk advised that the following correspondence had been received:

Letters of Opposition:

Gerry and Christine Whittaker, Belmont Rd.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was not present.

No one from the Gallery came forward.

There were no further comments.

3.4 1730 & 1740 Ethel St, (BL11353) Z16-0081 - 1080493 BC Ltd

Staff:

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

The City Clerk advised that the following correspondence had been received:

Letters of Opposition or Concern:

Alice Klemptner, Saucier Ave
A & A Ventures Inc., Saucier Ave
Nola Klemptner, Saucier Ave
Manhattan Ventures Inc., Saucier Ave
Adam Rumpel and John Silano, Saucier Ave

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Jesse Alexander, New Town Planning Services, Applicant Representative

- Displayed a PowerPoint Presentation, re: Ethel Street Re-development.
- Advised that there are currently two parcels that will be consolidated and commented that this property is the last of the single family lots in this area.
- Confirmed that the heritage tree on the property will be protected by way of a covenant and that the design of the proposal fit the needs of the tree.
- The design is contemporary and modern with large balconies and the exterior finishes are long lasting durable and low maintenance.
- Most parking is provided underneath the building; providing more than double the bicycle parking.
- Believes this project has been sensitive to the surrounding community with similar scales and same zoning which is also consistent with the Official Community Plan.

Gallery:

Alan Atkins, on behalf of Kooley Investments, Various Properties on Saucier Avenue

- In favour of the project and believes the design is good and is sensitive to the area.
- Pleased to see that there is extra parking.
- Raised concern with the renderings that show tiered glass patios and tenants placing items on the balconies that may be unsightly from the street view.

Jesse Alexander Applicant Representative

- May consider frosted glass for the patios as an option at the Development Permit stage.

There were no further comments.

3.5 815, 823-825, 829 & 831 Leon Ave and 814 & 822 Harvey Ave, Z15-0027 (BL11354) - 1409493 Alberta Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence had been received:

Letters of Opposition or Concern:

Dennis Fege, Leon Ave
Jenna Hindley, Leon Road
Yolonda Beaudry, Leon Avenue

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Jim Meiklejohn, Ellis Street, Applicant Representative

- Displayed a PowerPoint Presentation summarizing the application.
- Provided history of the project and spoke to how the scope of the project has reduced over time and that the staff report and attachments refer to an earlier larger proposal.
- Confirmed that there will be no parking variances.
- Noted that tall tree landscaping will be used to screen the parking.

Paul Hamilton, Alberta, Applicant Representative

- Spoke to the concerns raised in the correspondence that was submitted.
- This proposal is in-keeping with the RU6 zone which is the same as neighbouring properties.
- Advised that a traffic study was performed in 2015 for a proposed 115 units and now the proposal has been brought down to 93 units; the Ministry of Transportation has no objections.
- Advised that the building will be a mix of owner/occupied and rental units.
- This is not a large excavation and there will not be any heavy piles driven into the ground, therefore, do not anticipate construction damage to the neighbouring building; insurance will be taken out to address that type of concern.
- Questioned the need for a walkway between Leon and Harvey Avenues as there is one in the next building. Does not believe there is much foot traffic on Harvey Avenue.
- Responded to questions from Council.

Gallery:

Alan Atkins, on behalf of Kooley Investments Ltd.

- In favour of this application.
- Believes there is a lot of foot traffic and would like to see easy access along Harvey Avenue.
- Pleased that there is proper parking.
- Believes a very good job was done on the building design but thinks there should be higher density on this property.
- Responded to questions from Council.

There were no further comments.

3.6 1945 Bennett Rd, (BL11356) LUC16-0002 - Edward & Linda De Cazalet

Councillor Singh declared a conflict of interest as she resides on Bennett Road and departed the meeting at 7:01 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received:

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was not present.

Gallery:

Dan Pretty, Bennett Road

- Raised concerns with the discharge of land use contracts in general.
- Raised concern with lack of sanitary sewer and that development should be limited until sewer is put in.

There were no further comments.

Councillor Singh returned to the meeting at 7:06 p.m.

3.7 (E of) Upper Canyon Dr, (BL11355) OCP16-0027 & (BL11357) Z16-0075 - Glenwest Properties Ltd

Staff:

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

The City Clerk advised that the following correspondence or petitions had been received:

Letters of Opposition or Concern:

Joshua Trowsse Freeman, Uppercanyon Drive
 Brandy & Dustin Clevette, Lost Creek Lane
 Dubravka and Andrew Van Bergen, Lost Creek Lane
 Jeanie & Scott McLean, Lost Creek Lane
 Tacey Spence, formerly of Lost Creek Place
 Kristen Thompson and Dylan Tomlin, Lost Creek Lane
 Terry and Jan Gibbon, Lost Creek Lane
 Erik Larson, Triple Tree Place
 Jenny and Jon Adrian, Wilden Ridge Drive
 Sheila Millar, Lost Creek Lane
 Steve and Blake McAllister, Upper Canyon Drive

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

Gallery:

Jenny Adrian, Wilden Ridge Drive

- Resides adjacent to the proposal.
- Opposed to this application.
- Displayed a photograph of the area on the ELMO.
- Made reference to the City Hillside standards and stated that Wilden is not following those guidelines.
- Referenced correspondence that had been submitted outlining policies that she is referring to.
- Made reference to statements and assurances Wilden made to them as property owners that are not being honoured; what is being proposed is significantly different.
- Believes this proposal is negatively impacting her lot and privacy.
- Responded to questions from Council.

Sheila Millar, Lost Creek Lane

- Opposed to the application.
- Displayed maps and sketches on the EMLO showing what was stated by Wilden when they purchased and what is being proposed today which is in conflict.
- Believes this proposed development is not in keeping with the character of the Lost Creek neighbourhood.
- Believes this development will devalue their properties and undermine their privacy.
- Responded to questions from Council.

Dustin Clevette, Lost Creek Lane

- Opposed to this application.
- Raised concern whether three featured trees proposed to remain would survive the development.
- Raised concern with the 40 foot high gable retaining walls.
- Believes the proposal is trying to put in too many homes for the area.
- This proposal is different from what was shown upon the purchase of their lot.

Tammy Hutton, Wilden Ridge Drive

- Opposed to the retaining wall that will be constructed behind her property.
- Was aware there would be development behind her lot but never to this extent.
- Responded to questions from Council.

Eric Larson, Triple Tree Place

- Displayed a map on the overhead and the proposed additional P3 space.
- Suggested expanding and extending the P3 zoning to create a buffer to single family residents and higher units to provide a natural buffer.

Steve McAllister, Upper Canyon Drive

- Opposed to the application.
- Raised concern with lack of buffer between proposed development and his property.
- Raised concern with the large retaining wall and impact it will have on his views as well as the impact on property value.
- This development proposal is against what Wilden sold property owners on.

Russ Foster, Project Manager Wilden, Applicant

- Spoke to the Area Structure Plan undertaken for Wilden in the early 2000's and this development is in keeping with those studies.
- It was determined in 2007-2008 that duplexes would be a better land use than single family homes as duplexes are lower in building height than the RU1 homes would be.
- All owners who purchased lots since 2009 were aware that this area was to be developed as duplexes.
- Confirmed that the development is still encumbered by the Hillside Guidelines.
- Displayed a photo noting areas of natural forest and natural tree buffer for homes.
- Responded to questions from Council.

Staff:

- Responded to questions from Council on details of differences between the RU1h vs RU4h zones.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:14 p.m.

Mayor

/acm

City Clerk



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, February 21, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart*, Gail Given, Tracy Gray, Brad Sieben, Mohini Singh* and Luke Stack

Members Present Councillors Ryan Donn and Charlie Hodge

Staff Present Deputy City Manager, Joe Creron, City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 8:27 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Given.

3. Confirmation of Minutes

Moved By Councillor Sieben/Seconded By Councillor Gray

R140/17/02/21 THAT the Minutes of the Public Hearing and Regular Meeting of February 7, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 1050 Kelly Rd, BL11342 (Z16-0043) - Jonathon and Heather Tyre

Moved By Councillor Given/Seconded By Councillor Gray

R141/17/02/21 THAT Bylaw No. 11342 be read a second and third time.

Carried

4.2 769 Barnaby Rd, BL11341 (Z16-0063) - Cathy Wolf

Moved By Councillor Gray/Seconded By Councillor Given

R142/17/02/21 THAT Bylaw No. 11341 be read a second and third time.

Carried

4.3 4039 Lakeshore Rd, BL11343 (Z16-0060) - Cindy and Thomas Netzlaw

Moved By Councillor Gray/Seconded By Councillor Given

R143/17/02/21 THAT Bylaw No. 11343 be read a second and third time and be adopted.

Carried

4.4 1730 & 1740 Ethel St, BL11353 (Z16-0081) - 1080493 BC Ltd

Moved By Councillor Given/Seconded By Councillor Gray

R144/17/02/21 THAT Bylaw No. 11353 be read a second and third time.

Carried

4.5 815, 823-825, 829 & 831 Leon Ave and 814 & 822 Harvey Ave, BL11354 (Z15-0027) - 1409493 Alberta Inc

Moved By Councillor Sieben/Seconded By Councillor Singh

R145/17/02/21 THAT Bylaw No. 11354 be read a second and third time.

Carried

4.6 1945 Bennett Rd, BL11356 (LUC16-0002) - Edward & Linda De Cazalet

Councillor Singh declared a conflict of interest as she resides on Bennett Road and departed the meeting at 8:35 p.m.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R146/17/02/21 THAT Bylaw No. 11356 be read a second and third time.

Carried

Councillor Singh rejoined the meeting at 8:36 p.m.

4.7 (E of) Upper Canyon Dr, BL11355 (OCP16-0027) - Glenwest Properties Ltd

Moved By Councillor Sieben/Seconded By Councillor Singh

R147/17/02/21 THAT Bylaw No. 11355 be read a second and third time.

Carried

Councillors Sieben and Singh - Opposed

4.8 (E of) Upper Canyon Dr, BL11357 (Z16-0075) - Glenwest Properties Ltd

Moved By Councillor Singh/Seconded By Councillor Sieben

R148/17/02/21 THAT Bylaw No. 11357 be read a second and third time.

Carried
Councillor Sieben - Opposed

5. Notification of Meeting

The City Clerk advised that Notice of these (*amendments to Liquor Primary Licences*) were advertised by being posted on the Notice Board at City Hall on February 8, 2017, and by being placed in the Kelowna Daily Courier issues on Friday February 10 and Wednesday February 15, 2017 and by sending out or otherwise mailing 24 statutory notices to the owners and occupiers of surrounding on February 7, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

6. Liquor License Application Reports

6.1 124-948 McCurdy Rd, LL16-0016 - Victor Projects Ltd

Councillor DeHart declared a conflict of interest as a colleague of the Ramada Hotel is married to a principle of Victor Projects Ltd and due to the location of Mickey's Pub on the Ramada premises departed the meeting at 8:49 p.m.

Staff:

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

The City Clerk advised that the following correspondence had been received.

Letter in Favour
Additional information from the Applicant

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Merlin Brunage, Christ Brunage and Don MacLaughlin, Applicant

- Spoke to their good record with the Liquor Control Board over the past several years.
- Provided reasons why a 2:00 a.m. opening time is being requested and believes this extra time would not put a strain on RCMP resources.
- Would like to have the extra hour opening for business model flexibility in the future.
- Their business is located closer to the UBCO Campus and will provide a less expensive cab ride to and from the establishment than from UBCO and downtown.
- Spoke to the industrial setting of the neighbourhood and that just a few blocks away is residential neighbourhoods.
- Advised that historically there have been no calls to the RCMP other than for vehicle break ins.
- Responded to questions from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Given

R149/17/02/21 THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support for the application from Victor Projects LTD., Inc. No. BC1050457 at #124 948 McCurdy Road, Kelowna, BC, legally described as Lot 1 District Lot 143 ODYD Plan KAP65021, for a permanent change to a liquor primary licensed hours of sales for License Number 218268 (Freddy's Brew Pub) from '11:00 AM to 1 AM Monday to Saturday and 11:00 AM to Midnight Sunday' to '9:00 AM to 2 AM Monday to Sunday'.
2. That Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved;
The potential for noise is not compatible with the surrounding community as the immediate neighbourhood is mainly retail/commercial businesses within a primarily industrial district.
 - (b) The impact on the community if the application is approved:
 - (c) The potential for negative impact on the community is increased due to the isolated location of the business. Policing resources late at night, are centralized to the Downtown City Centre to manage the existing late night venues. This isolated location would strain the RCMP's ability to provide a reasonable response time and potentially limit overall policing effectiveness.

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

Defeated

Mayor Basran, Councillors Given and Stack

Moved By Councillor Stack/Seconded By Councillor Given

R150/17/02/21 THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

Council does not recommend support for the application from Victor Projects LTD., Inc. No. BC1050457 at #124 948 McCurdy Road, Kelowna, BC, legally described as Lot 1 District Lot 143 ODYD Plan KAP65021, for a permanent change to a liquor primary licensed hours of sales for License Number 218268 (Freddy's Brew Pub) from '11:00 AM to 1 AM Monday to Saturday and 11:00 AM to Midnight Sunday' to '9:00 AM to 2:00 AM Monday to Sunday'.

Council recommends support for the application from Victor Projects LTD., Inc. No. BC1050457 at #124 948 McCurdy Road, Kelowna, BC, legally described as Lot 1 District Lot 143 ODYD Plan KAP65021, for a permanent change to a liquor primary licensed hours of sales for License Number 218268 (Freddy's Brew Pub) from '11:00 AM to 1:00 AM Monday to Saturday and 11:00 AM to Midnight Sunday' to '9:00 AM to 1:00 AM Monday to Saturday and 9:00 AM to Midnight Sunday'.

That Council's comments on the prescribed considerations are as follows:

The potential for noise if the application is approved:

The potential for noise is compatible with the surrounding community as the immediate neighbourhood is mainly retail/commercial businesses within a primarily industrial district.

The impact on the community if the application is approved:

The potential for negative impact on the community is increased due to the isolated location of the business. Policing resources late at night, are centralized to the Downtown City Centre to

manage the existing late night venues. This isolated location would strain the RCMP's ability to provide a reasonable response time and potentially limit overall policing effectiveness.

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

Carried


7. Reminders – Nil.

8. Termination

The meeting was declared terminated at 9:19 p.m.

Mayor

/acm



City Clerk

CITY OF KELOWNA
BYLAW NO. 11358
Z16-0052 – 2025 Agassiz Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 129, ODYD, Plan EPP68381 located on Agassiz Road, Kelowna, B.C., from the RU1 – Large Lot Housing Zone to the RM5 – Medium Density Multiple Housing Zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of February, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11359
Z16-0029 – 403 Viewcrest Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing Lot16, Section 23, Township 28, Plan 18995, located at Viewcrest Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RR2c – Rural Residential 2 with Carriage House zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of February, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11360
Z16-0085 – 3523 Landie Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot C, District Lot 134, ODYD, Plan 29197 located at Landie Road, Kelowna, BC from the RU1 – Large Lot Housing zone and RU1c – Large Lot Housing with Carriage House zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of February, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 7, 2017

RIM No. 0930-50

To: City Manager

From: Community Planning Department (LK)

Application: LL16-0020

Owner: Northland Properties Corporation, Inc. No. Co839976

Address: 2130 Harvey Avenue

Applicant: Northland Properties Corp.

Subject: Liquor License

Existing OCP Designation: COMM - Commercial

Existing Zone: C4LP – Urban Centre Commercial

1.0 Recommendation

THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Northland Properties Corporation Inc. No. Co839976 located at 2130 Harvey Avenue, Kelowna, BC, legally described as Lot A District Lot 127 ODYD Plan 23746 except Plan KAP92440, for a permanent change to a liquor primary licensed hours of sales for License Number o65335 (Bar One) from '11:00 AM to Midnight Sunday to 10:00 AM to Midnight Sunday'.
2. That Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved;
The potential impact for noise is minimal and would be compatible with surrounding land uses.
 - (b) The impact on the community if the application is approved;
The potential for negative impacts is considered to be minimal.
 - (c) It is unlikely that the change in hours may result in the establishment being operated contrary to its primary purpose.

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

2.0 Purpose

To seek Council's support to allow a permanent change in hours of operation to open earlier than currently allowed for a Liquor Primary license at the subject property.

3.0 Community Planning

Community Planning staff supports the early opening request for Sunday's from 11:00 am to 10:00 am. The request to open earlier in the day represents a minor change to the establishment and one that staff have seen with many establishments across the city. Opening earlier in the day does not create the same enforcement and policing issues that occur with later closings. This will have a negligible impact to the surrounding area.

4.0 Proposal

4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor Control and Licensing Branch (LCLB) for their approval. Procedurally, all of these applicants need Local Government comments prior to the LCLB making a final decision:

- Permanent changes to the hours of operation for a liquor primary licensed establishments.

4.2 Project Description

Existing Hours of Sale for Bar One (Liquor Primary License # 065335):

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Close	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	Midnight

Proposed Hours of Sale for Bar One (Liquor Primary License # 065335):

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	10:00 AM
Close	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	Midnight

4.3 Site Context

The subject property fronts onto Harvey Avenue and backs onto Enterprise Way. It is located midblock between Cooper Road and Dilworth Drive. Bar one is located within the Sandman Hotel.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I3 – Heavy Industrial, I2 – General Industrial	Warehouse Sales, General Industrial uses
East	C9lp/rIs – Tourist Commercial (Liquor Primary/Retail Liquor Sales)	Hotel, Food Primary, Liquor Primary Establishment
South	C6 – Regional Commercial	Shopping Centre
West	C4 – Urban Centre Commercial	Food Primary Establishment

Subject Property Map: 2130 Harvey Avenue



5.0 Current Development Policies

5.1 Council Policy #359 – Liquor Licensing Policy and Procedures

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

Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc).

5.2 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Entertainment Venues.¹ Within designated Urban Centres, encourage private-sector provision of facilities which diversify the selection of venues and entertainment opportunities throughout the city.

¹ Policy 5.17.1 (Development Process Chapter 5, page 5.21)

6.o Application Chronology

Date of Application Received: October 25, 2016

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

LCLB Application



BRITISH
COLUMBIA

Application for a Permanent Change to a Liquor Licence

All Licence Types

Liquor Control and Licensing Form LCLB005b

FILLING OUT THIS FORM:

Complete all applicable fields then submit with payment as outlined in Part 10 of this application form.

- If you have any questions about this application, call Liquor Control and Licensing Branch (LCLB) toll-free at: 1 866 209-2111.
- LCLB forms and supporting materials referred to in this document can be found at: www.pesg.gov.bc.ca/lclb

Application Contact Information

The applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: Northland Properties Corporation Phone number: 604 730 6632

Fax number: _____ E-mail address: emilek@northland.ca

Licensee Information

Licensee name [as shown on licence]: Bar One

Establishment name [as shown on licence]: Sandman Hotel

Establishment

Location address [as shown on licence]: 2130 Harvey Ave Kelowna BC V1Y 6A8
Street City Province Postal Code

Mailing address: 310 - 1755 W. Broadway Vancouver BC V6J 4S5
(All correspondence will go to this address) Street City Province Postal Code

Business Tel with area code: _____ Business Fax with area code: _____

Business e-mail: _____

Contact Name: Milek / Erin Title/Position: Licensing Agent
last / first / middle

Type of Change Requested

Please check (✓) appropriate box(es) below and provide licence numbers affected for each requested change. You may complete more than one change section on this form. An incomplete application will be held for a maximum of thirty (30) days. If still incomplete after the thirty (30) day period, the application may be terminated. See Part 13 for the approval process for the change you have requested.

Type of change requested	Licence numbers affected MANDATORY	Job Number Office Use ONLY
<input type="checkbox"/> 1. Establishment/business or licence name change (p.2)		(C2-LIC) (sub)
<input type="checkbox"/> 2. Food-primary entertainment endorsement (p.2)		(C2-LIC) (sub)
<input type="checkbox"/> 3. Request for change in terms and conditions (p.2)		(C3-LIC) (sub)
<input type="checkbox"/> 4. Live theatres requesting liquor service (p. 2)		(C3-LIC) (sub)
<input type="checkbox"/> 5. Request for tied house restrictions exemption (p. 3)		(C3-LIC) (sub) <u>697157-36</u>
<input checked="" type="checkbox"/> 6. Change to hours of sale (p.3)	<u>065335</u>	(C3-LIC) (sub) <u>697157-36</u>
<input type="checkbox"/> 7. Catering endorsement (p.4)		(C3-LIC) (sub) <u>RECEIVED</u>
<input type="checkbox"/> 8. Temporary off-site sale endorsement (p.4)		(C2-LIC) (sub) <u>AUG 17 2016</u>

Applying for other permanent changes to your licence?

- To apply for alterations or additions to a licensed establishment (structural changes), use an *Application for a Structural Change*. For Liquor Primary and Liquor Primary Club, use form LCLB012a; for Food Primary, use LCLB012b; for Manufacturer and Winery Endorsements, use LCLB013; for Wine Store and Licensee Retail Store, use LCLB012c.
- To apply to have a third party management firm or licensee operate your licensed establishment, use the *Application to Add or Change a Licensee's Third Party Operator* (LCLB026) or to apply for a resident manager to operate your establishment, use the *Application to Add or Change a Licensee's Resident Manager* (LCLB025).
- To apply for a change to the shareholders, directors, licensee name or to add a receiver or executor, use the *Application for a Permanent Change to a Licensee* (LCLB005a).

PART 5. Request for Exemption from Tied House Restrictions (Manufacturers only) C3 - LIC

Fee: \$220 per affected licence x 1 licences = \$ 220
(where you are adding or removing an exemption)

Small and medium manufacturers may apply to have a tied house association with up to 3 licensed establishments (LP, LRS, FP, Catering) that are not located on the same site as the manufacturer and where the manufacturer's products may be sold.

Attach a signed letter for each manufacturing licence that you are applying for above, stating the following:

- ☐ Identify the manufacturer (by licence name and licence number) applying for the exemption. If the manufacturer is not yet licensed, provide the proposed licence name, location address and the job number assigned to your file.
- ☐ Identify the liquor licences (by name and number) that you wish to have exempted from the tied house restrictions (maximum you can ever apply for is three) as well as any licence where you want the exemption removed
- ☐ Disclose the manufacturer's production amount (minus spillage) for the previous year.

For more information on requests for exemption, see Policy Directive 13-03.

Also complete Parts 9 and 10

PART 6. Change to Hours of Sale C3 - LIC

(Liquor Primary, Liquor Primary Club, Food Primary & Manufacturer endorsements)

Pursuant to Section 12(3) of the Liquor Control and Licensing Act, the general manager may limit the days and hours that an establishment is permitted to be open for the sale of liquor.

Hours of liquor sales for Food Primary establishments must meet with the dining habits of the clientele expected. Liquor must not be served unless the establishment is open for the service of a varied selection of menu items.

Licensees may apply to revise hours of sale, subject to any restrictions within the *Liquor Control and Licensing Act*, Regulations, branch policies and/or original terms and conditions of licensing. In some instances, the general manager of the Liquor Control and Licensing Branch may require the licensee to post public notices before a decision to alter licence hours is considered.

Check ☒ the appropriate change, and provide the requested information and documents:

A) Food Primary

- ☒ (i) Request to change hours of liquor sales before midnight Fee: \$220 per licence x 1 licences = \$ 220
• complete proposed hours of sale table below

- ☐ (ii) Request to extend hours of liquor sales later than midnight Fee: \$330 per licence x 1 licences = \$ 330
• complete proposed hours of liquor sale table below, and

• request a local government/First Nation resolution commenting on the application (local government must complete Part 12 of this form, for further information on local government/First Nations resolutions, read Part 11)

Note: if you have patron participation entertainment, it must end by midnight

AUG 02 2016

B) Liquor-Primary, Liquor-Primary Club, Manufacturer Special Event Area or Manufacturer Lounge

- ☐ (i) Request to change the hours of liquor sales within the hours currently approved:
• complete proposed hours of sale table below Fee: \$220 per licence x 1 licences = \$ 220

- ☐ (ii) Request to change the hours of liquor sales outside the hours currently approved:
• complete proposed hours of liquor sale table below, and Fee: \$330 per licence x 1 licences = \$ 330

• request a local government/First Nation resolution commenting on the application (local government must complete Part 12 of this form; for further information on local government/First Nation resolutions, read Part 11).

Complete the table below, indicating proposed hours of liquor sales:

Current Hours of Liquor Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
OPEN	11:00am	11:00am	11:00am	11:00am	11:00am	11:00am	11:00am
CLOSED	1:00am	1:00am	1:00am	1:00am	1:00am	1:00am	Midnight

Proposed Hours of Liquor Sale:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
OPEN	11:00am	11:00am	11:00am	11:00am	11:00am	11:00am	10:00am
CLOSED	1:00am	1:00am	1:00am	1:00am	1:00am	1:00am	Midnight

NOTE - When relocating a Food-Primary establishment: An endorsement for hours of liquor service after midnight cannot transfer location without local government/First Nations comment and LCLB approval. Use this form to reapply for the endorsement but do not pay the application fee(s).

Are you submitting an application to transfer the location of a Food Primary licence with this application? ☐ Yes ☐ No

Also complete Parts 9 and 10

PART 9: Declaration

My signature (the licensee's) below indicates that I understand and acknowledge:

All of the information given is true and complete to the best of my knowledge. Section 15(2) of the *Liquor Control and Licensing Act* states, "A person applying for the issue, renewal, transfer or amendment of a licence who fails to disclose a material fact required by the form of application or makes a false or misleading statement in the form of application, commits an offence".

Signature of any shareholder of a private corporation, signing officer of a public corporation or society, sole proprietor or all individuals in a partnership is required below:

Note: An agent, lawyer, resident manager or third party operator **may not** sign the declaration on behalf of the applicant.

Name of Official: Gaegard, Robert Thomas
(last / first / middle)

Position: President

Date: 06/28/2016
(Day/Month/Year)

Signature: 

Name of Official: _____

(last / first / middle)

Position: _____

Date: _____

(Day/Month/Year)

Signature: _____

Name of Official: _____

(last / first / middle)

Position: _____

Date: _____

(Day/Month/Year)

Signature: _____

Name of Official: _____

(last / first / middle)

Position: _____

Date: _____

(Day/Month/Year)

Signature: _____

PART 10: Application Fees

TOTAL FEE Submitted: \$ _____

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check ☒ one):

☒ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a \$30 fee will be charged)

☐ Money order, payable to Minister of Finance

☐ Credit card: ☐ VISA ☐ MasterCard ☐ AMEX

☐ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.

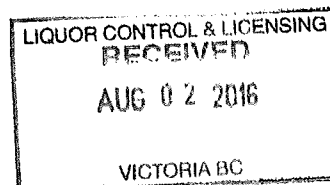
☐ I am submitting my application by fax or mail and have given my credit information in the space provided at the bottom of the page.

Liquor Control and Licensing Branch

Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1

For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8

Phone: 250 952-5787 Fax: 250 952-7066 Web: www.pssq.gov.bc.ca/lclb E-mail: liquor.licensing@gov.bc.ca



LCR005b

5 of 7

Application for Permanent Change to Liquor Licence

Credit Card Information (To be submitted by fax or mail only)

Name of cardholder (as it appears on card): _____

Credit card number: _____

Expiry date: _____

(Month)

(Year)

Signature: _____

PART 11: Local Government/First Nation Resolutions: (Information for the Applicant)

For the following changes a resolution from your local government or First Nation, commenting on the application is required:

- Part 2(B): Food-primary patron participation entertainment endorsement, and
- Parts 5(A)(ii) and 6(B)(ii): Change to hours of sale

Licensee responsibilities:

- Fill out appropriate change application sections in this form.
- Request your local government/First Nation to sign and date Part 12 of this form.
- Provide a photocopy of this form to the local government/First Nation and request that a resolution be provided within 90 days and sent directly to the Liquor Control and Licensing Branch, Victoria Head Office.
- Send the original form and application fees to the branch.
- The Liquor Control and Licensing Branch will follow up with the local government/First Nation if a resolution has not been received by the Branch within 90 days of the local government's receipt of your request.

Your local government/First Nation may decide that it does not wish to provide comment on your change request. However, they must still provide a resolution stating this decision and this resolution must be submitted to the Liquor Control and Licensing Branch.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at <http://www.pssg.gov.bc.ca/lclb>.

PART 12: Local Government/First Nation Confirmation of Receipt of Application

This application serves as notice from the Liquor Control and Licensing Branch (LCLB) that an application for one or more of the following changes to a liquor licence has been made within your community:

- Hours of liquor service past midnight for a food primary licence.
- Change to hours of liquor service for a liquor primary, liquor primary club, winery lounge or winery special event endorsement
- Addition of patron participation entertainment endorsement for a food primary licence.

Local government/First Nation (name): CITY OF KELOWNA

Name of Official: Lynna Korolchuk Title/Position: PLANNER
(last / first / middle)

Date of receipt of application: Oct. 18 / 16 Phone Number: 250-470-0631
(Day/Month/Year)

Signature of Official: _____

The Liquor Control and Licensing Branch (LCLB) requests that a resolution commenting on the application be sent to the LCLB Victoria Head Office within 90 days of the above date of receipt.

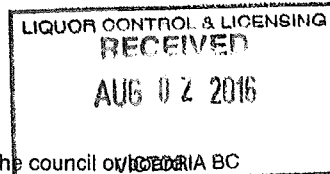
To comply with section 53 of the Liquor Control and Licensing Regulation, this resolution must:

- Comment on the following regulatory criteria:
 - the potential for noise if the application is approved;
 - the impact on the community if the application is approved; and
 - whether the amendment may result in the establishment being operated in a manner that is contrary to the primary purpose (provide comments only if the application is from a food-primary licence for an extension of hours of liquor service past midnight or the addition of patron participation entertainment).
- Indicate whether or not the views of residents were gathered, and if not, provide reasons why they were not gathered (residents include residents and business owners).
- If the views of residents were gathered explain:
 - the views of the residents;
 - the method used to gather the views of the residents; and
 - comments and recommendations with respect to the views of residents.
- Provide recommendation as to whether the amendment should be approved.

You must refer to and attach any report presented by an advisory body or sub-committee to the council or board of the local government or First Nation.

If more than 90 days is required to provide a resolution, please contact the branch to make a request to the general manager for an extension. If the local government/First Nation decides not to provide comment, a resolution indicating this decision must be provided to the branch. Please be advised that if the LCLB does not receive a resolution or a request for an extension within 90 days, the general manager is authorized to review the application without a resolution and make a decision about the application.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at <http://www.pssg.gov.bc.ca/lclb>.





N O R T H L A N D

October 4, 2016

The City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, BC V1Y 1J4
Canada

Dear Sirs/Mesdames:

**Re: Liquor Licence Application – Change of Hours
 Bar One – 2130 Harvey Avenue, Kelowna, BC V1Y 6G8
 Primary Applicant Contact Authorization**

Please find enclosed the following documents in support of our liquor licence change of hours application for the above noted location:

- Executed Liquor Licence Application Form;
- Our cheque in the amount of \$1,950.00 which represents the Change to an Existing Licence Fee \$450.00 and the Notification fee of \$1,500.00;
- Floor Plan; and
- Letter of Authorization from the Owner.

We believe that there will be a positive impact on the community as a result of the application. Bar One strives to provide the highest quality experience and food to all of our patrons. We are looking to be open one hour earlier on Sunday's, to better be able to accommodate the National Football League season, and allow customers to watch these games while being provided excellent service. Our staff are Serving it Right certified, and have experience running a Liquor Primary establishment.

We trust that you will find the above to be in order. If you have any questions please do not hesitate to contact Erin Milek by phone at (604)730-6632 or by email at Emilek@northland.ca.

Yours truly,

NORTHLAND PROPERTIES CORPORATION

Per:

Erin Milek
Legal Assistant
Encl.

NORTHLAND PROPERTIES CORP.

Suite 310 - 1755 West Broadway, Vancouver, BC Canada V6J 4S5 T 604. 730.6610 F 604. 730.4645 www.northland.ca

CITY OF KELOWNA

BYLAW NO. 11323

Z16-0032– Rukhmani & Shivnesh Reddy and Praneeta & Sinesh Naidu 380 Hardie Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a Lot 5, Section 26, Township 26, ODYD, Plan 14462 located on Hardie Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 21st day of November, 2016.

Considered at a Public Hearing on the 13th day of December, 2016.

Read a second and third time by the Municipal Council this 13th day of December, 2016.

Approved under the Transportation Act this 21st day of December, 2016.

____Audrie Henry_____
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 7, 2017

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DVP16-0270 **Owner:** Rukhmani & Shivnesh Reddy
Praneeta & Dinesh Naidu

Address: 380 Hardie Road **Applicant:** Lupul Properties Ltd.

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Final Adoption of Rezoning Bylaw No. 11323 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0270 for Lot 5 Section 26 Township 26 ODYD Plan 14462 located at 380 Hardie Road, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 6.0 m proposed.

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

2.0 Purpose

To consider one variance to facilitate the development of a second single family dwelling on the subject property.

3.0 Community Planning

Community Planning Staff supports the proposed variance to the rear yard setback in order to facilitate the construction of a second dwelling on the subject property. The requested variance allows the separation

between the existing and proposed dwellings to be maximized, while still maintaining a small rear yard amenity area for the proposed dwelling.

The subject parcel has a Future Land Use of S2RES – Single/ Two Unit Residential designation which permits the proposed RU6 – Two Dwelling Housing zone. Increased density already exists in the area as the surrounding neighbourhood contains a mix of single family and multi-residential dwellings. The proposed two dwelling housing use also meets the OCP Urban Infill policies. The increase in density is further supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Ministry of Transportation has provided approval of the Rezoning application and all Rezoning conditions of approval have been met. 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

The subject parcel has an existing 1½ storey single detached dwelling which was constructed in 1964. The dwelling had an existing non-conforming secondary suite in the basement. The various owners have maintained a City of Kelowna business license for the suite dating back to 1995. With the homeowner's plans to develop a second primary dwelling on the subject parcel, the secondary suite has now been removed and documented through a decommissioning permit to ensure the Zoning Bylaw regulations allowing a maximum of two dwelling on the subject property are met.

4.2 Project Description

The existing dwelling has a single vehicle carport that will be retained and the existing driveway will provide shared access for both the existing and proposed dwellings. With the existing dwelling offset to the west side of the property, sufficient driveway access to the proposed second dwelling is provided. In having a shared driveway, the overall amount of impervious paved surface is minimized. The new dwelling is a 1½ storey dwelling with an attached single car garage. The driveway of each dwelling provides space for the second required parking stall to meet the Zoning Bylaw requirements.

The new single detached dwelling has been designed and sited on the parcel to meet OCP guidelines and Zoning Bylaw requirements, with the exception of one variance. The Zoning bylaw requires a 7.5 m minimum rear yard setback. Staff is supportive of this variance, as the intention of the rule is to ensure that outdoor amenity space is provided, as well as sufficient separation distance from the adjacent parcel. The proposed dwelling has been sited as proposed to ensure maximum separation from the existing dwelling, while providing a large private amenity area in the rear yard. The size of the lot does provide extensive green space at the rear of the proposed dwelling and for the existing dwelling. This provides Staff with a level of comfort that the approval of this variance will not negatively affect the subject or adjacent parcels.

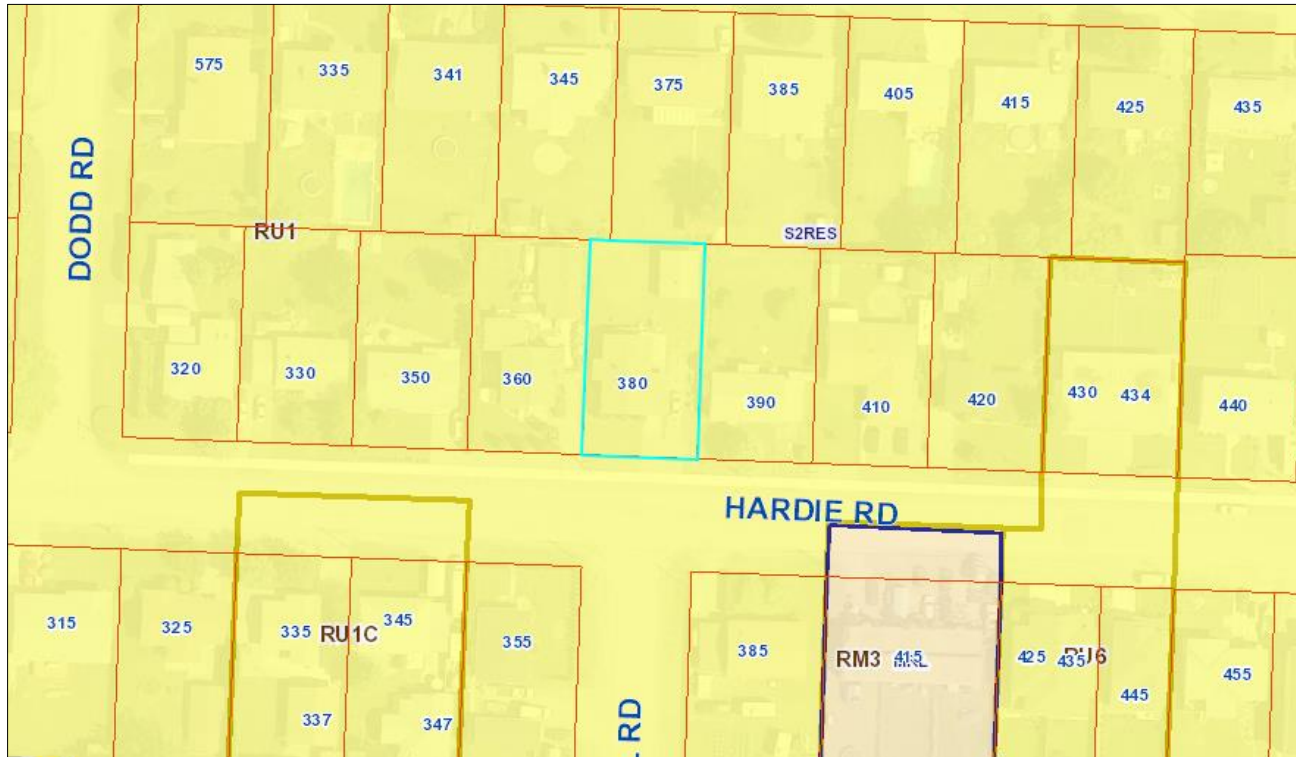
Numerous new trees are provided across the rear property line and along both sides to provide privacy for both the subject parcel and all adjacent parcels. At-grade patios provide private amenity space for each dwelling and are de-lineated by new fencing and hedges to provide screening for privacy between the two dwellings.

4.3 Site Context

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 380 Hardie Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	802.5 m ²
Lot Width	18 m	20.72 m
Lot Depth	30 m	38.64 m
Development Regulations		
Maximum Site Coverage (buildings)	40 %	32 %
Maximum Site Coverage (buildings, driveways and parking)	50 %	48 %
Maximum Height (lessor of)	9.5 m or 2 ½ stories	5.63 m or 1 ½ stories
Minimum Front Yard	4.5 m	7.4 m to existing house
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	3.27 m

Minimum Rear Yard	7.5 m	6.0 m ❶
Minimum Distance Between Dwellings	4.5 m	14.8 m
Other Regulations		
Minimum Parking Requirements	2 stalls / dwelling	2 stalls / dwelling
Minimum Private Open Space	30 m ²	Meets requirement
❶ Indicates a requested variance to the rear yard setback of the proposed dwelling.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Compact Urban Form.¹ 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.² 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.

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 Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment 'A'.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Hardie Rd. for emergency response.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: May 30, 2016
Date Public Consultation Completed: September 30, 2016
Date of Rezoning Public Hearing, 2nd & 3rd Readings December 13, 2016

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Rutland Waterworks District Letter
Schedule A: Site Plan & Floor Plans
Schedule B: Conceptual Elevations

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP14-0149

Issued To: Rukhmani & Shivnesh Reddy
Praneeta & Dinesh Naidu
Site Address: 380 Hardie Road
Legal Description: Lot 5 Section 26 Township 26 ODYD Plan 14462
Zoning Classification: RU6 – Two Dwelling Housing
Development Permit Area: N/A

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 6.0 m proposed.

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

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

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

If the Permit Holder does not register the subdivision permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

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

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

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

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

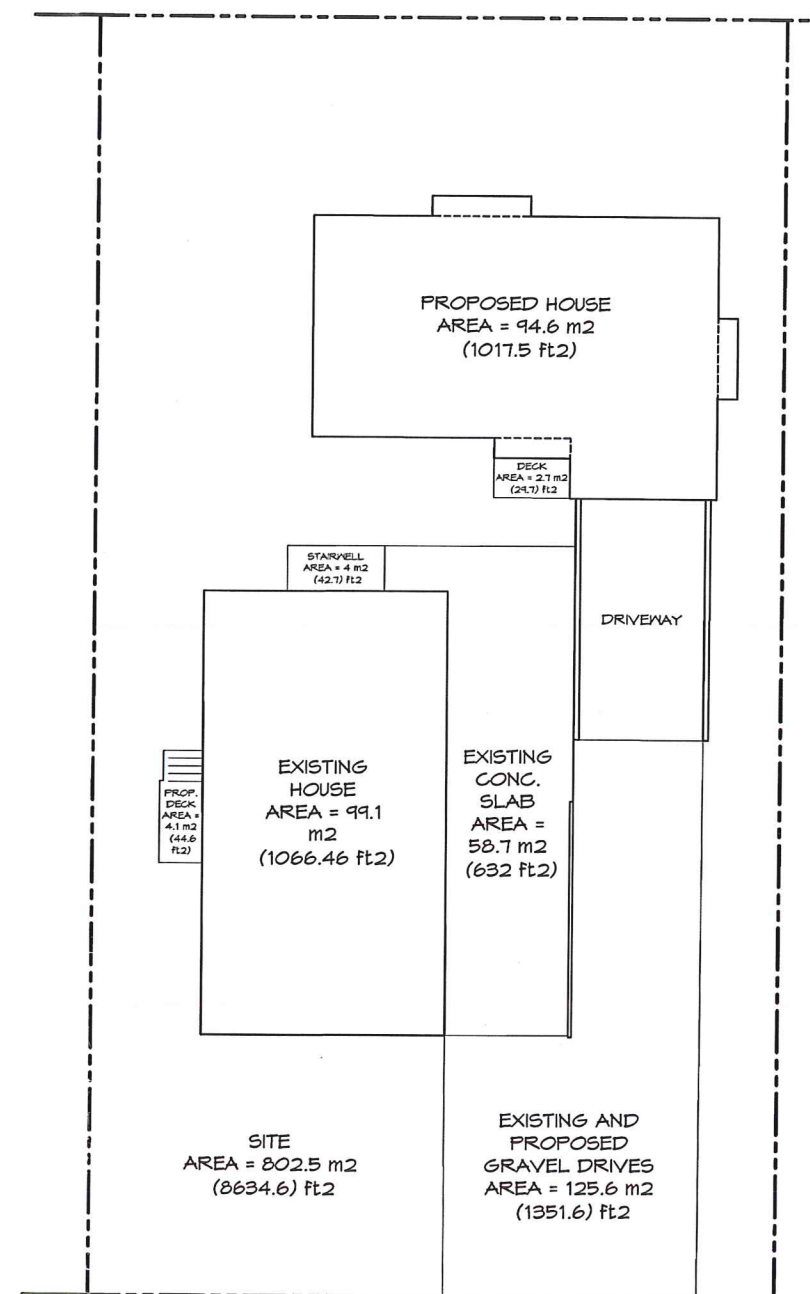
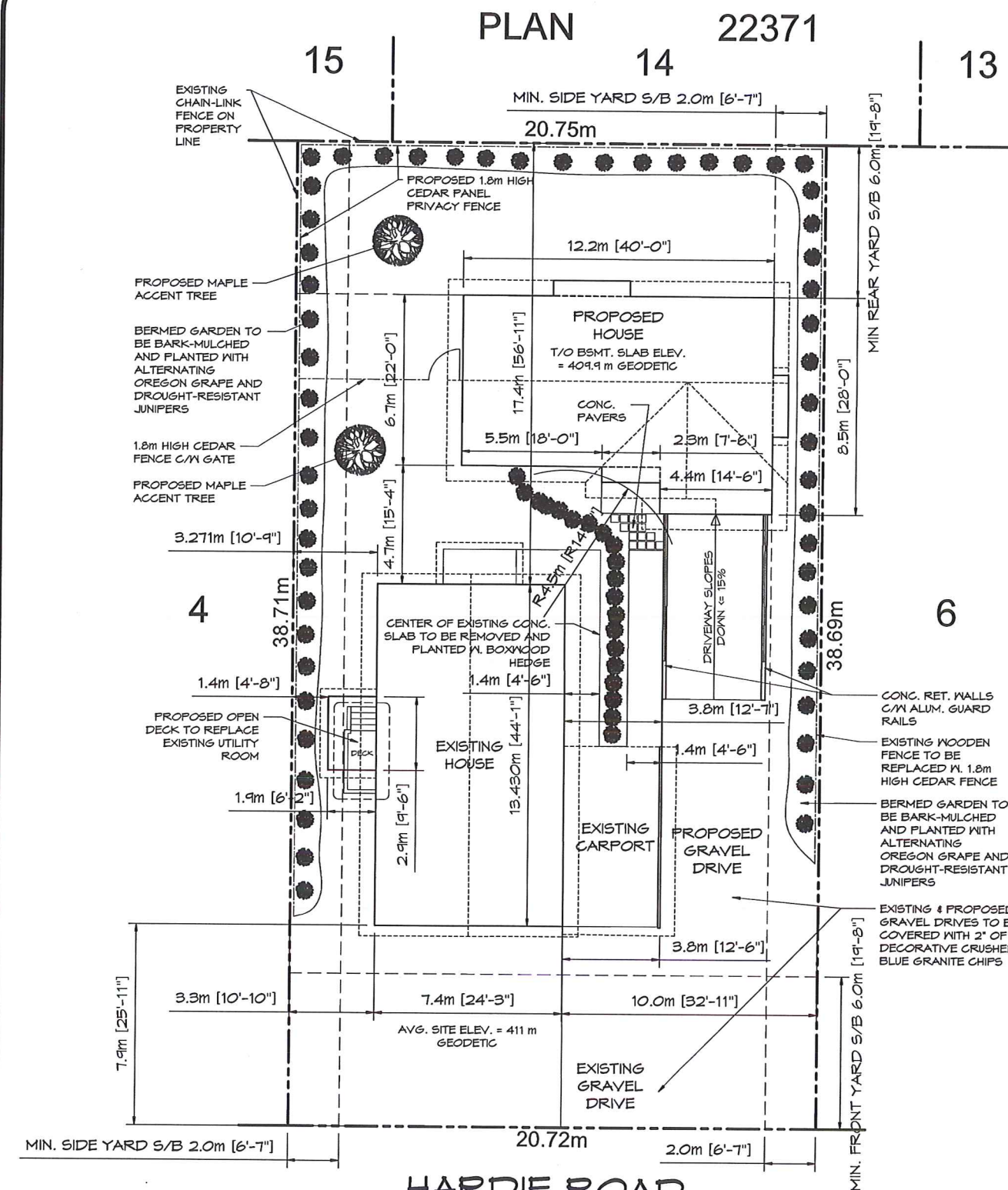
5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

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



SCHEDULE A

This forms part of application
DVP16-0270

Planner Initials **LK**

City of Kelowna
COMMUNITY PLANNING

SITE PLAN
SCALE: 1:100

LEGAL DESCRIPTION

380 HARDIE ROAD
LOT 5, SEC.26
TWP.26, LD 41, PLAN
KAP 14462.

SITE AREA: 802.5 m²
TOTAL SITE COVERAGE: 388.8 m²
SITE COVERAGE (%): 48%
ALLOWABLE SITE COVERAGE (%): 50%

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY



Willow CADD Services

1371 ORCHARD DRIVE
KELOWNA, B.C. V1Y 5V1
PH. (250) 215-0461

No.	REVISIONS	DATE

JOB TITLE
DEVELOPMENT PROPOSAL FOR 380 HARDIE ROAD

DRAWING TITLE
SITE PLAN AND SITE COVERAGE

DATE
APRIL 06 / 2016

DRAW BY
D.P.

JOB No.
WCS 01-16

SCALE
1:100

DRAWING No.

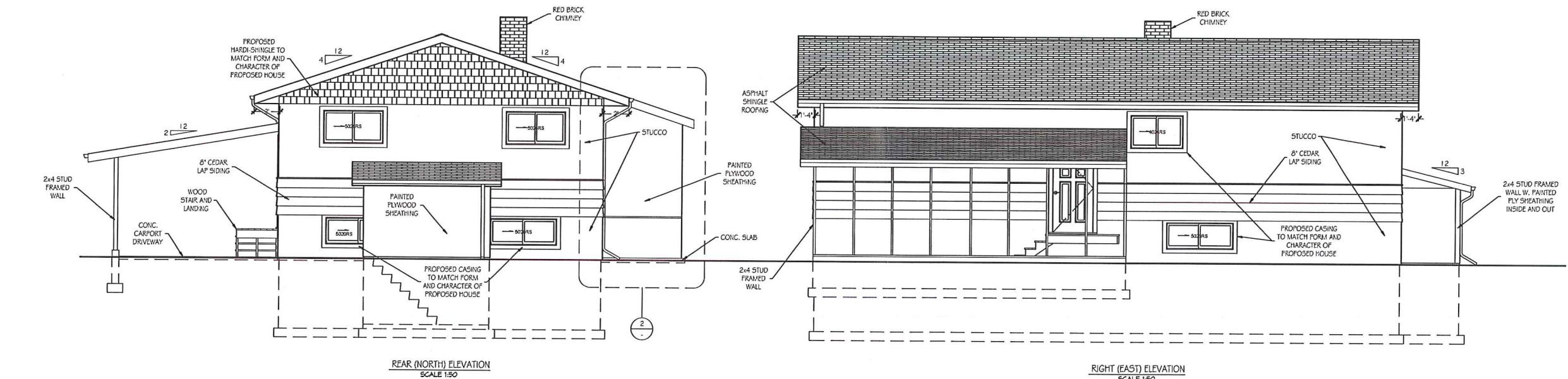
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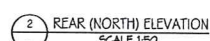
DEVELOPMENT
PROPOSAL FOR
380 HARDIE
ROAD

EXISTING
BUILDING
ELEVATIONS

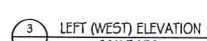
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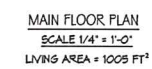
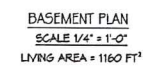
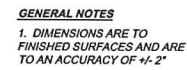


- ALL WOOD SURFACES THAT WILL COME INTO CONTACT WITH BARE TOUCH TO BE SANDED SMOOTH TO REMOVE EXCESS DANGER OF SPLINTERS



City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY



A3

34

[illegible]

JOB TITLE

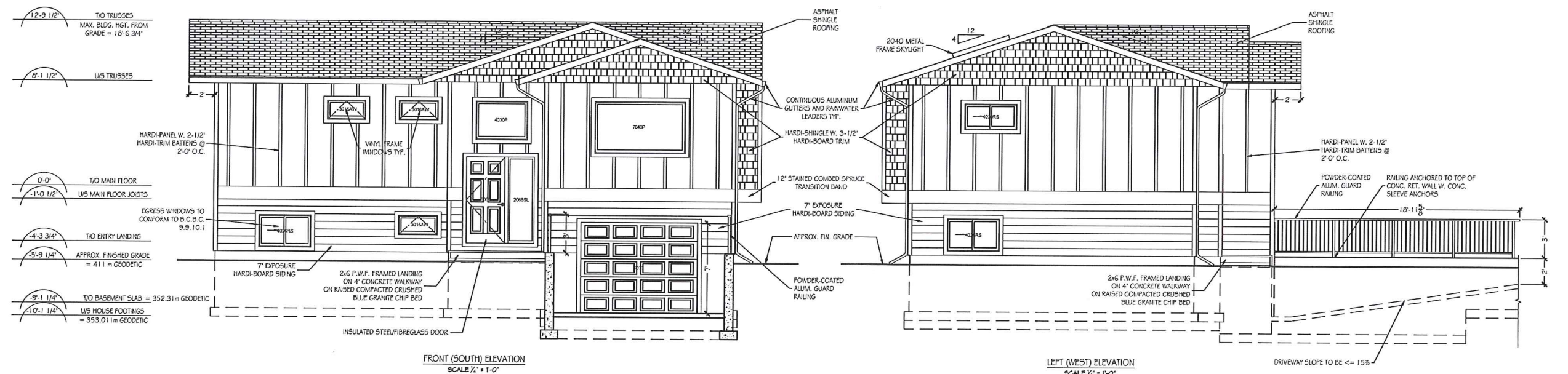
DEVELOPMENT
PROPOSAL FOR
380 HARDIE
ROAD

DRAWING TITLE

PROPOSED
BUILDING
ELEVATIONS

DATE	APRIL 07/2016
DRAWN BY	D.P.
JOB No.	WCS 01-16
SCALE	1/4" = 1'0"
DRAWING No.	

A4

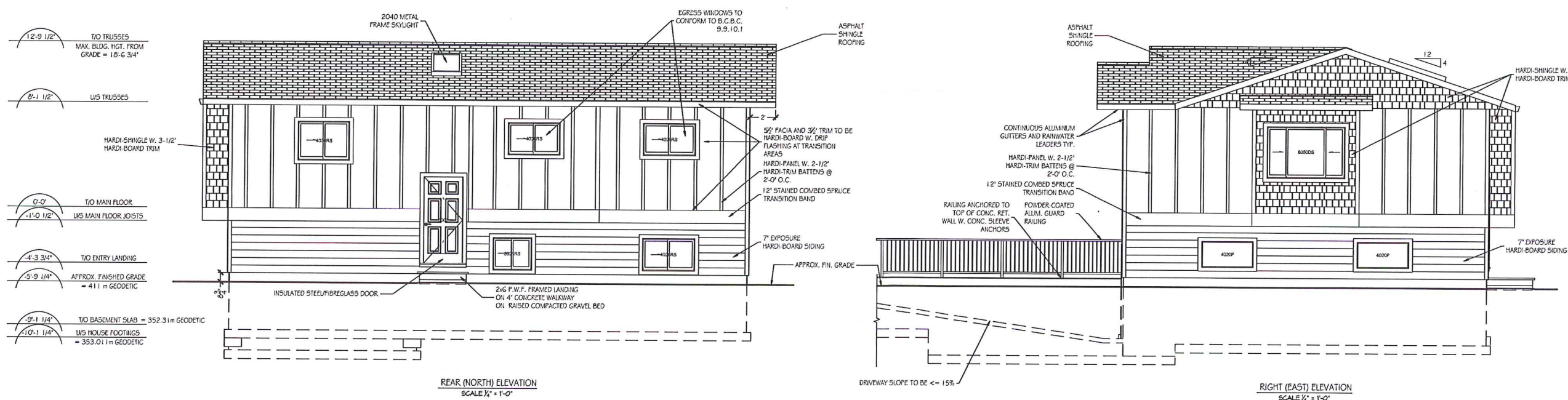


SCHEDULE B

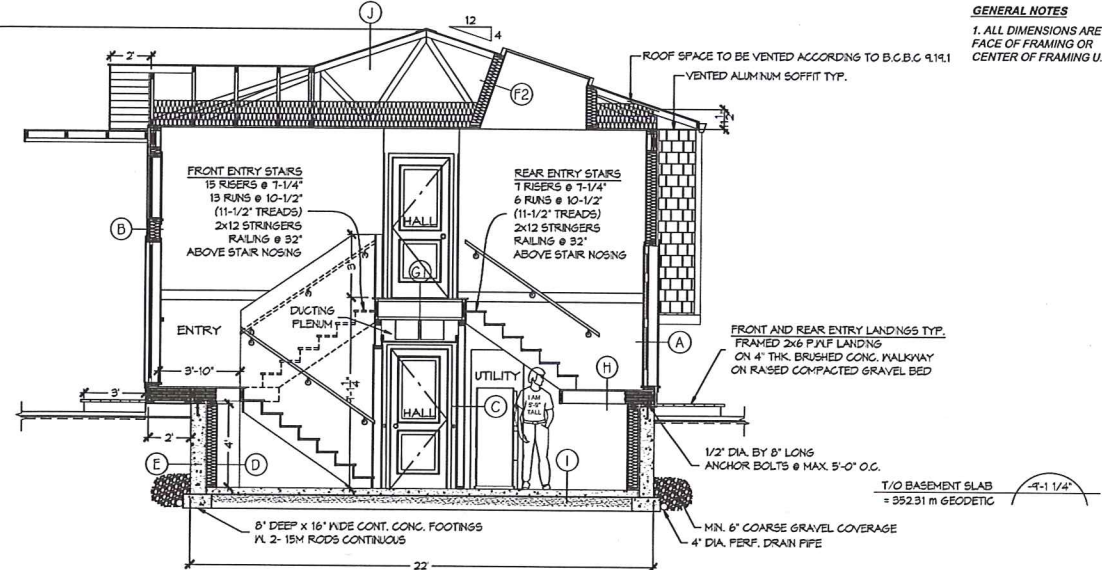
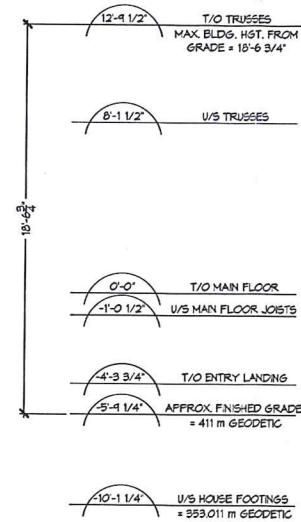
This forms part of application
DVP16-0270



City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY



(A)

TYP. LOWER EXT. WALL
HORIZ. 1"-1/4" HARD-LAP SIDING
BUILDING PAPER
1/16" O.S.B. SHEATHING
26 STUDS @ 2'-0" O.C.
RSI 4.2 (R24) BATT INSUL.
6 MIL. POLY. VAP. BARRIER
1/2" GYP. WALL BOARD

TYP. UPPER EXT. WALL
HARDI-BOARD AND BATTEN
OR HARDI-SHINGLE SIDING
BUILDING PAPER
1/16" O.S.B. SHEATHING
26 STUDS @ 2'-0" O.C.
RSI 4.2 (R24) BATT INSUL.
6 MIL. POLY. VAP. BARRIER
1/2" GYP. WALL BOARD

(B)

<p>(C) <u>TYP. INT. WALL</u> 2'x4 @ 16" O.C. 1/2" G/ALB BOTH SIDES</p>	<p><u>PLUMBING/STRUCTURAL INT. WALL</u> 2'x6 @ 16" O.C. 2-PLY 2'x10 5/8" LINTEL OVER OPENING 1/2" G/ALB BOTH SIDES</p>
<p>(D) <u>2'x6 @ 24" O.C.</u> F51 5.5 (R20) BATT INSUL. 6 MIL. POLY. VAP. BARRIER 1/2" G/ALB ON INSIDE FACE</p>	<p><u>INSULATED INT. 2'x6 WALL</u> 1/2" G/ALB 2'x6 @ 24" O.C. 6 MIL. POLY. VAP. BARRIER F51 4.2 (R24) BATT</p>
<p>(E) <u>TYP. FOUNDATION WALL</u> 8" CONC. FOUNDATION WALL 1" LH RESBAR @ 24" O.C. GRID 1" BITUMINOUS DAMP-PROOFING APPLIED TO EXTERIOR FROM GRADE LINE TO BOTTOM OF FOOTINGS</p>	<p>F2 2'x6 (NOT ON SKYLIGHT WALLS)</p> <p><u>BUILDING SECTION A-A</u></p>

55 (G1) —

MAN STOREY FLOOR
3/4" T&S FLY SUBFLOOR
2-1/2" x 11-7/8" JOISTS @ 12" O.C.
W. BLOCKING @ MAX. 7'-0" O.C.
3/4" GYP. BOARD CEILING

2-1/2" FLY FLOOR ABOVE GARAGE

(G2) —

3/4" T&S FLY SUBFLOOR
2-1/2" x 11-7/8" JOISTS @ 12" O.C.
R2B FIBERGLASS BATT INSULATION
W. BLOCKING @ MAX. 7'-0" O.C.
3/4" GYP. BOARD CEILING

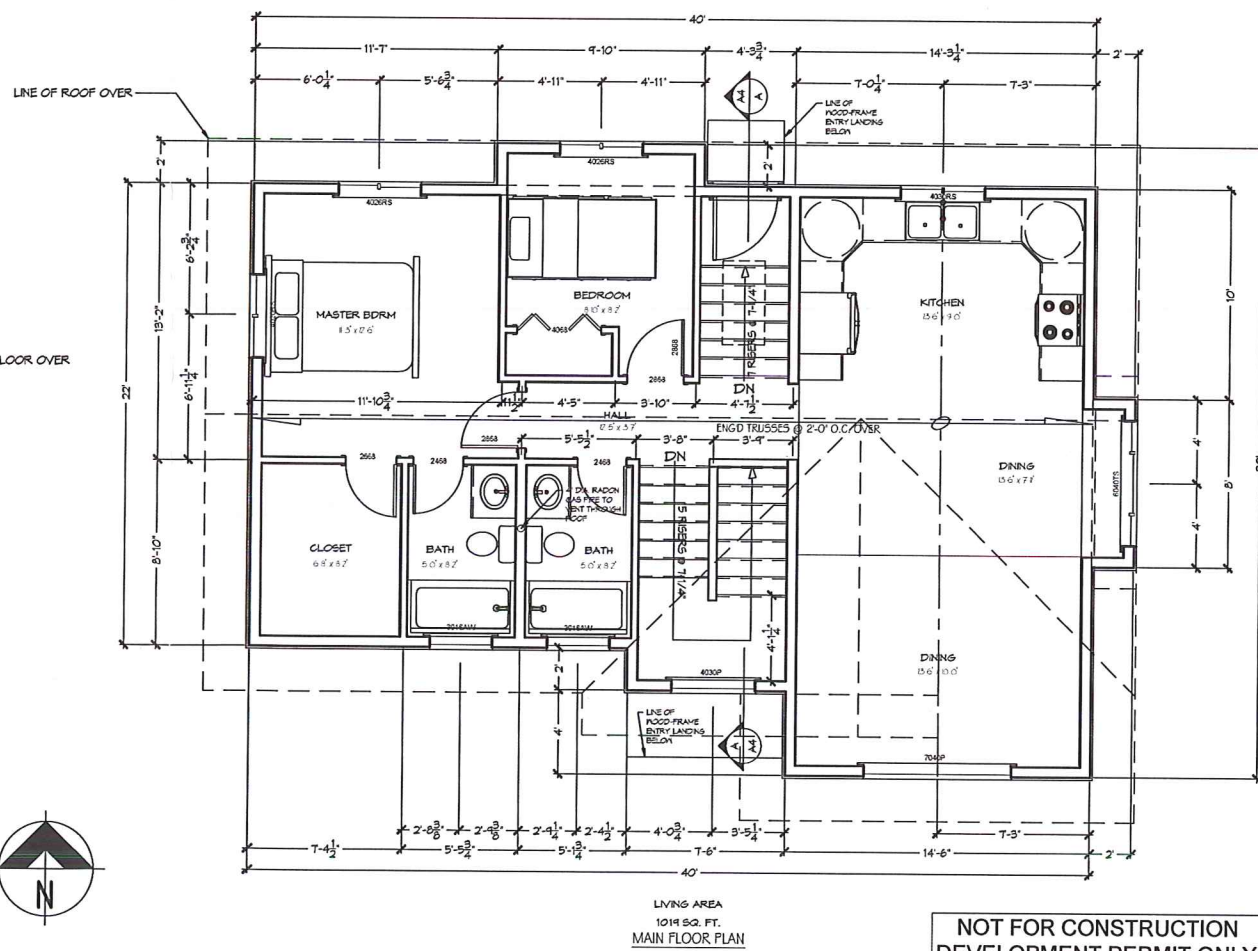
STAIR LANDINGS

(H) —

3/4" T&S FLY SUBFLOOR
2x6 2" x 12" BTR. SFF JOISTS @ 16" O.C.
W. BLOCKING @ MAX. 7'-0" O.C.
R2B F.B. BATT INSULATION OR
EQUIV. SPRAY FOAM INSULATION AT
OVERHANG AREAS AND JOIST ENDS

BASEMENT SLAB FLOOR
 4" CONC. SLAB
 1/4 10# REBAR ON 2'-0" GRID
 ON 6 MIL. POLY. VAP. BARRIER
 ON 5" COMPACTED GRANULAR BASE

MAIN ROOF
 ASPHALT SHINGLES
 ON 1/8" FELT PAPER
 1/4 120 FELT AT EAVES
 ON 3/4" O.S.B. SHEATHING
 TRUSSES @ 2'-0" O.C.
 R51 (R.0) 2"0" BLOW-N-IN INSULATION
 VAPOUR BARRIER
 3/8" GYPSUM BOARD CEILING



NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY





CITY OF KELOWNA
MEMORANDUM

Date: July 21, 2016
File No.: Z16-0032

To: Community Planning (LK)

From: Development Engineering Manager (PI)

Subject: 380 Hardie Rd

RU1 to RU6

E-MAILED
Aug 11/16

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 Jason Ough

1. Domestic Water and Fire Protection

- a) The property is located within the Rutland Water District (RWD) 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 RWD staff for any service improvements and the decommissioning of existing services.
- b) RU6 lots require two water services in accordance with the City of Kelowna domestic water servicing requirements. Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- c) 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.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Jason Ough by email jough@kelowna.ca or phone, 250-469-8721.
- b) The subject property is serviced by the Municipal Wastewater system and is located within the Specified Area #20; 1 Single Family Equivalent (SFE) was paid in 2005. The creation of the additional dwelling triggers the payment of Specified Area charges for an additional Single Family Equivalent (SFE). The payment is in the amount of **\$2,458.33** and is valid until April 30, 2017.

3. Road Improvements

- a) Hardie Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$11,797** not including utility service cost.
- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Hardie Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,738.00
Curb &Gutter	\$2,100.00
Sidewalk	\$0.00
Street Lighting	\$709.00
Road Fillet	\$5,250.00
Blvd Landscaping	\$0.00
Total	\$11,797.00

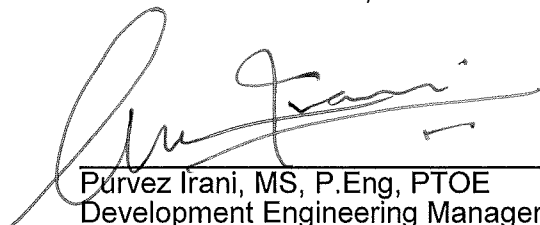
4. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

Access permitted through one driveway letdown only

5. 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.



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



106 – 200 Dougall Road North
 Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
 f: (250) 765-7765
 e: info@rutlandwaterworks.com

July 8, 2016

Lupul Properties Ltd
 PO Box 25039 RPO Mission Park
 Kelowna BC V1W 3Y7

RE: Lot 5, Plan 14462 – 380 HARDIE RD Z16-0032, DP16-0138; RWD File 16/07

In response to City of Kelowna request for comment the following is a summary of Rutland Waterworks District requirements:

- | | | |
|----|---|------------|
| 1. | Capital Expenditure Charges
Please pay by separate cheque, noting file # 16/07CEC | \$2,200.00 |
| 2. | Water Service Works Deposit (Twin Existing Service)
Please pay by separate cheque, noting file # 16/07 Works
(Includes new water meter) | 1,780.00 |

Upon receipt of above noted fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

Kevin Reynolds
 Assistant Manager

c. City of Kelowna (Planning Department)

CITY OF KELOWNA
BYLAW NO. 11346
Z16-0082 – 170 Drysdale Blvd

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 4, Township 23, ODYD, Plan EPP30767 located at 170 Drysdale Blvd, Kelowna, BC from the A1 – Agriculture 1 and P2 – Education and Minor Institutional zone to the RM3 – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of January, 2017.

Considered at a Public Hearing on the 7th day of February, 2017.

Read a second and third time by the Municipal Council this 7th day of February, 2017.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 7, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: DP16-0292 & DVP16-0294

Owner: City of Kelowna

Address: 170 Drysdale Blvd

Applicant: Vanmar Constructors Inc.

Subject: Development Permit & Development Variance Permit

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

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11346 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0292 for Lot 1 Section 4 Township 23 ODYD Plan EPP30767, located at 170 Drysdale Boulevard, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0294 for Lot 1 Section 4 Township 23 ODYD Plan EPP30767, located at 170 Drysdale Boulevard, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 3.0 m proposed.

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

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

2.0 Purpose

To consider the form and character and one variance to facilitate the development of a multiple dwelling housing project 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 meets the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate for the context of the site. The proposal also meets many of the OCP's Urban Infill objectives and it meets all but one of the Zoning Bylaw Regulations for RM3 – Low Density Multiple Housing.

The property is within the Permanent Growth Boundary 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. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50m radius of the subject parcel.

4.0 Proposal

4.1 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.



Figure 1 – Site plan indicating 11 buildings. The development faces three street frontages.

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 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 2*. Once subdivided, the City will retain ownership of the North parcel which will be developed at a later date.

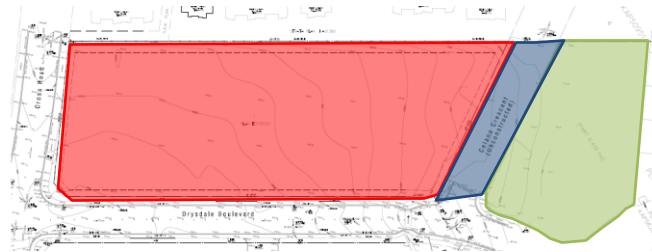


Figure 2 - Red indicates the proposal site, Blue indicates Celano Cres roadway to be constructed, Green indicates City Owned (Future Development).

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.

The requested variance is to reduce the required rear setback from 7.5 m to 3.0 m proposed. The uniqueness of the site has the rear of the parcel facing onto a street frontage rather than to a rear lane. A rear yard is generally required to provide an amenity space for the dwelling. In this case, each of the townhouse units provides a balcony and an at-grade patio area, thus meeting this requirement. The reduced rear yard allows the development to provide a consistent 'front yard' streetscape along all three roadways which allows the development to blend consistently with the existing adjacent neighbourhood.



Figure 3 – Site entry from Celano Crescent. Ground oriented units facing all street frontages.

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.



Figure 4 – Street facing elevation, similar colour palette and design for all buildings.

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

encourages multi-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.

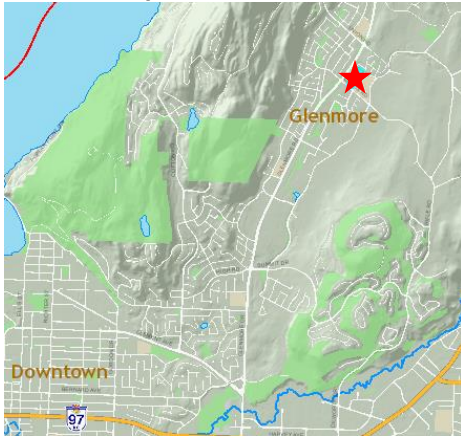
4.2 Site Context

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.

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**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	900 m ²	12,216 m ²
Minimum Lot Width	30 m	62.3 m
Minimum Lot Depth	30 m	148.4 m
Development Regulations		
Maximum Floor Area Ratio	0.80	0.80
Maximum 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 ❶
Other Regulations		
Minimum Parking Requirements	138 stalls	140 stalls
Visitor Parking Stalls	10 stalls	12 stalls
Minimum Bicycle Parking – Class II	None required	7 spaces provided *
Minimum Private Open Space	1725 m ²	2360 m ²
<p>❶ Indicates a requested variance to vary the rear yard setback from 7.5 m required to 3.0m 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)

Chapter 5: Development Process

Complete Communities.¹ 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.² 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.³ 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.⁴ 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.

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

Ground-Oriented Housing.⁶ 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.

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

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

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

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

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

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

- 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.
- 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.

7.0 Application Chronology

Date of Application Received:	November 30, 2016
Date Public Consultation Completed:	December 14, 2016
Date of Rezoning Public Hearing, 2 nd & 3 rd readings:	Feb 21, 2016

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: 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

Schedule C: Landscape Plans

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0292/DVP16-0294

Issued To: City of Kelowna
Site Address: 170 Drysdale Blvd
Legal Description: Lot 1 Section 4 Township 23 ODYD Plan EPP30767
Zoning Classification: RM3 – Low Density Multiple Housing
Development Permit Area: N/A

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0292 for Lot 1 Section 4 Township 23 ODYD Plan EPP30767, located at 170 Drysdale Boulevard, Kelowna, BC to allow the construction of a multiple dwelling housing be approved subject to the following:

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

- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 3.0 m proposed.

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ _____ OR
- b) A Certified Cheque in the amount of \$ _____ OR
- c) An Irrevocable Letter of Credit in the amount of \$ _____ .

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

3. DEVELOPMENT

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

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

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

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

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

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

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

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

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



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



Phone: 250-763-6506

Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

ATTACHMENT B	
This forms part of application # Z16-0082	
Planner Initials	LK
City of Kelowna COMMUNITY PLANNING	

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 TEAM

Owner	VanMar Homes Drysdale Ltd.
General Contractor	VanMar Constructors Inc.
Development Management	MGC Projects Ltd.
Architect	Raymond Letkeman Architects Inc.
Landscape	Outland Design Landscape Architecture
Interior	Laura Vroom Design Corporation
Survey	Runnels Denby Land Surveying
Civil	Protech Consulting Ltd.
Geotechnical	GeoPacific Consultants Ltd.
Sustainability	Blue Camas

DRAWING LIST

A-1.0	Context Plan & Photos	A-3.0	Type A Unit Plans
A-1.1	Survey Plan	A-3.1	Type Aa Unit Plans
A-1.2	Design Rationale	A-3.2	Type A1 Unit Plans
A-1.3	Development Summary	A-3.3	Type A2 Unit Plans
A-1.4	Overall Site Plan	A-3.4	Type B Unit Plans
A-1.5	Site Plan	A-3.5	Type B1 Unit Plans
A-1.6	Site Section and Streetscape Elevations	A-3.6	Type B2 Unit Plans
A-2.0	Type A 6-plex Building Plans	A-4.0	Colour and Material Board
A-2.1	Type A 6-plex Building Plans	A-5.0	Renderings
A-2.2	Type A 6-plex Building Elevations	A-5.1	Renderings
A-2.3	Type A 4-plex Building Plans	L1/1	Conceptual Landscape Plan
A-2.4	Type A 4-plex Building Elevations	L2/2	Water Conservation & Irrigation Plan
A-2.5	Type A 5-plex Building Plans		
A-2.6	Type A 5-plex Building Plans		
A-2.7	Type A 5-plex Elevations		
A-2.8	Type B 8-plex Building Plans		
A-2.9	Type B 8-plex Building Plans		
A-2.10	Type B 8-plex Building Elevations		
A-2.11	Type B 4-plex Building Plans		
A-2.12	Type B 4-plex Elevations		



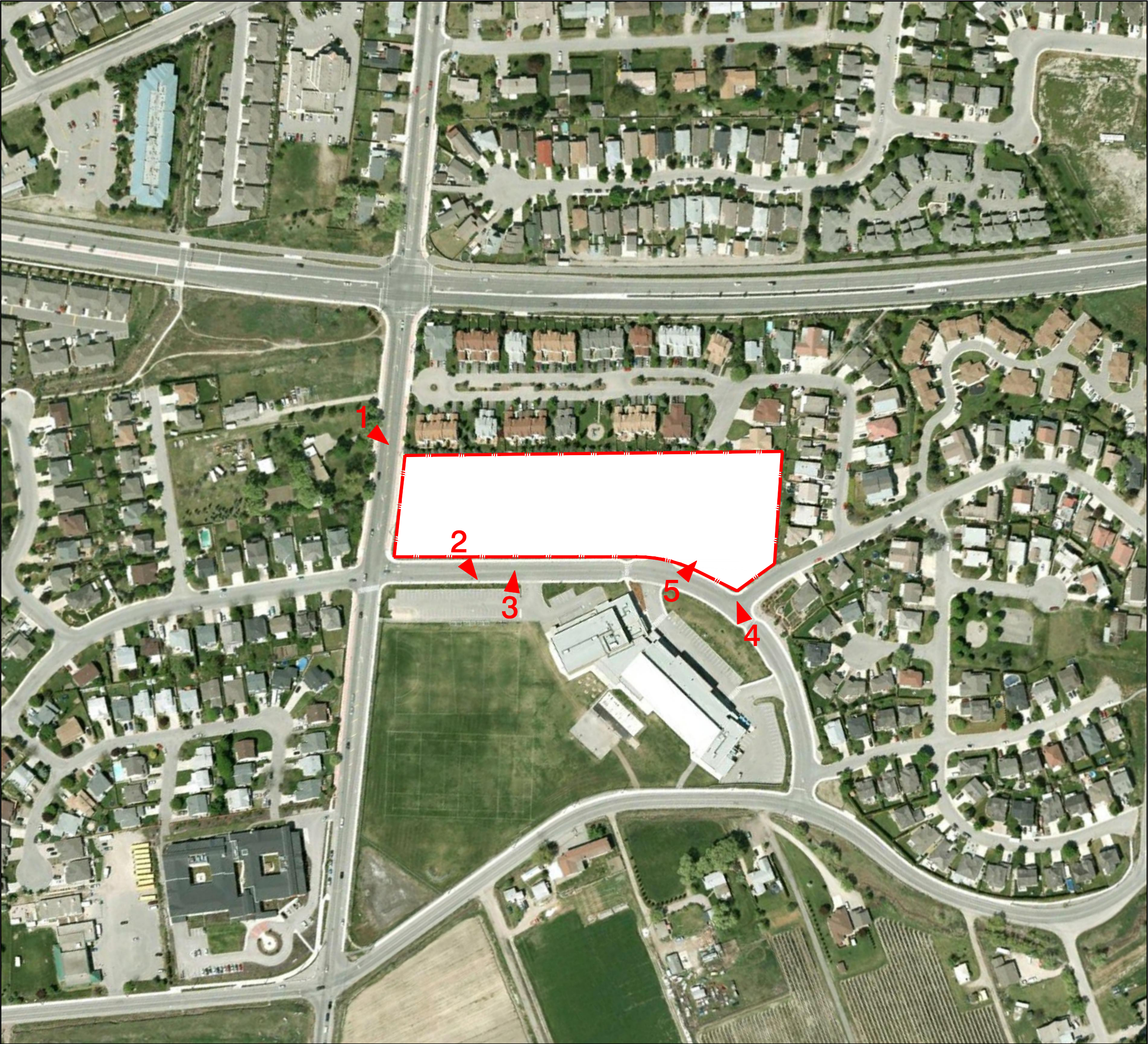
DRYSDALE ROW
170 Drysdale Boulevard, Kelowna, BC
Re-Issued Development Permit Submission
February 6, 2017



1



2



3



4



5

Client

Project

Drysdale Townhomes

170 Drysdale Boulevard

Kelowna, BC

Lot 1, Sec 4, Township 23

LD 41 ODYD, Plan EPP30767

Context Plan

February 6, 2017



A-1.0



RAYMOND LETKEMAN
architects inc.

200-970 Homer St. Vancouver, B.C. V6S2W7
Tel: 604.609.3339 Fax: 604.609.5661

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Revisions

Issued for Rezoning Pre-application Review
September 21, 2016
Issued for Rezoning & Development Permit
November 30, 2016
Re-Issued for Rezoning & Development Permit
February 6, 2017

Client

Project

Drysdale
Townhomes
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767

Site Plan

1" = 30'-0"
February 6, 2017

S.R.W. PLAN KAP51508

STRATA PLAN KAS1380

PLAN EPP30767

Drysdale Boulevard

PLAN 85548

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

0 10 20 40 80 FT



A-1.1

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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Civic Address:	To Be Determined		
Legal Description:	Lot 1, Sec 4, Township 23, LD 41 ODYD, Plan EPP30767		
Gross Site Area:	3.02 Acres	131,500 sf	12,216 SM
Zoning Classification:	RM3		
Permitted FSR:	0.75	98,625 sf	9,162 SM
(Potential additional 0.05 if garages screened)	0.05	6,575 sf	611 SM
Total	0.80	105,200 sf	9,773 SM
Proposed FSR:	0.80	105,200 sf	9,773 SM
		0 sf Contingency	
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (not including decks)	34%		
Permitted Site Coverage of Buildings, Driveways, Parking:	60%		
Proposed Site Coverage of Buildings, Driveways, Parking:	43%		
Permitted Height:	10 M or 3 Storeys (the lesser of the two)		
Proposed Height:	3 Storeys at 9.7 M (31'-11")		
Permitted Setbacks:			
Front with front door facing street (Cross Road)	1.5 M		
Rear with front door facing street (Celano Crescent)	7.5 M		
Side with front door facing street (Drysdale)	1.5 M		
Side (adjacent to residential housing)	4.0 M		
Proposed Setbacks:			
Front (Cross Road)	3.0 M		
Rear (Celano Crescent, units face the street)	3.0 M (Require variance)		
Side (Drysdale)	3.0 M		
Side (adjacent to residential housing)	4.5 M		
Required Private Open Space Per Dwelling:	25 SM	269 sf for dwellings more than 1,725 SM	
69 dwellings total		17,255 sf total for 69 dwellings	
Proposed Private Open Space (including balconies):	2,360 SM	25,404 sf total for 69 dwelling	

Required Parking:		
2 cars per residential unit		138 cars
In order to qualify 0.80 FSR, at least 75% parking spaces to be beneath habitable space of a principal building		104 cars 75%
1 visitor car per 7 dwelling units		10 cars
Total Required Parking		148 cars
Proposed Parking:		
Double garages (Types A, A1, A2, B2)		54 cars
Single garages (Types B, B1)		32 cars
Total in Garages		86 cars
Apron Parking (Type B, B1, B2)		36 cars
Overall Residential Parking		122 cars
Visitor Parking		12 cars
Total Provided Parking		134 cars
Required Bicycle Parking:		
Class 2 0.1 per dwelling unit		7 spaces
Total required bicycle parking		7 spaces
Provided Bicycle Parking:		
Class 2		7 spaces
Total Provided Bicycle Parking		7 spaces

Issued for Rezoning Pre-application Review
September 21, 2016

Issued for Rezoning & Development Permit
November 30, 2016

Re-Issued for Rezoning & Development Permit
February 6, 2017

Drysdale Townhomes

**170 Drysdale Boulevard
Kelowna, BC**

**Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767**

February 6, 2017



RAYMOND LETKEMAN
architects inc.

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Client

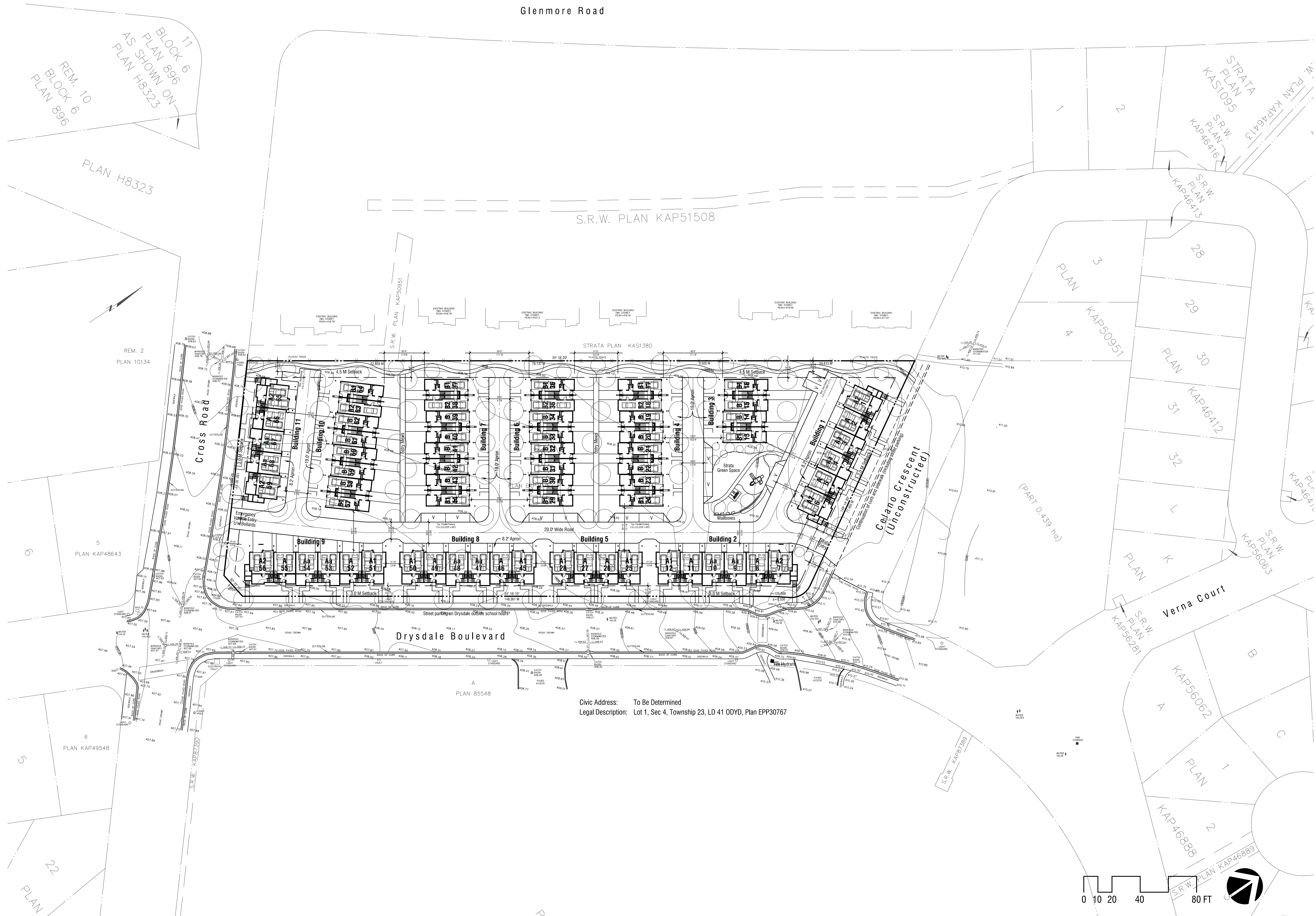
Project

Drysdale
Townhomes
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767

Overall Site Plan

1" = 40'-0"
February 6, 2017

A-1.4



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



RAYMOND LETKEMAN
architects inc.
200-970 Homer St. Vancouver, B.C. V6S2W7
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Revisions

Issued for Rezoning Pre-application Review
September 21, 2016
Issued for Rezoning & Development Permit
November 30, 2016
Re-issued for Rezoning & Development Permit
February 6, 2017

Client

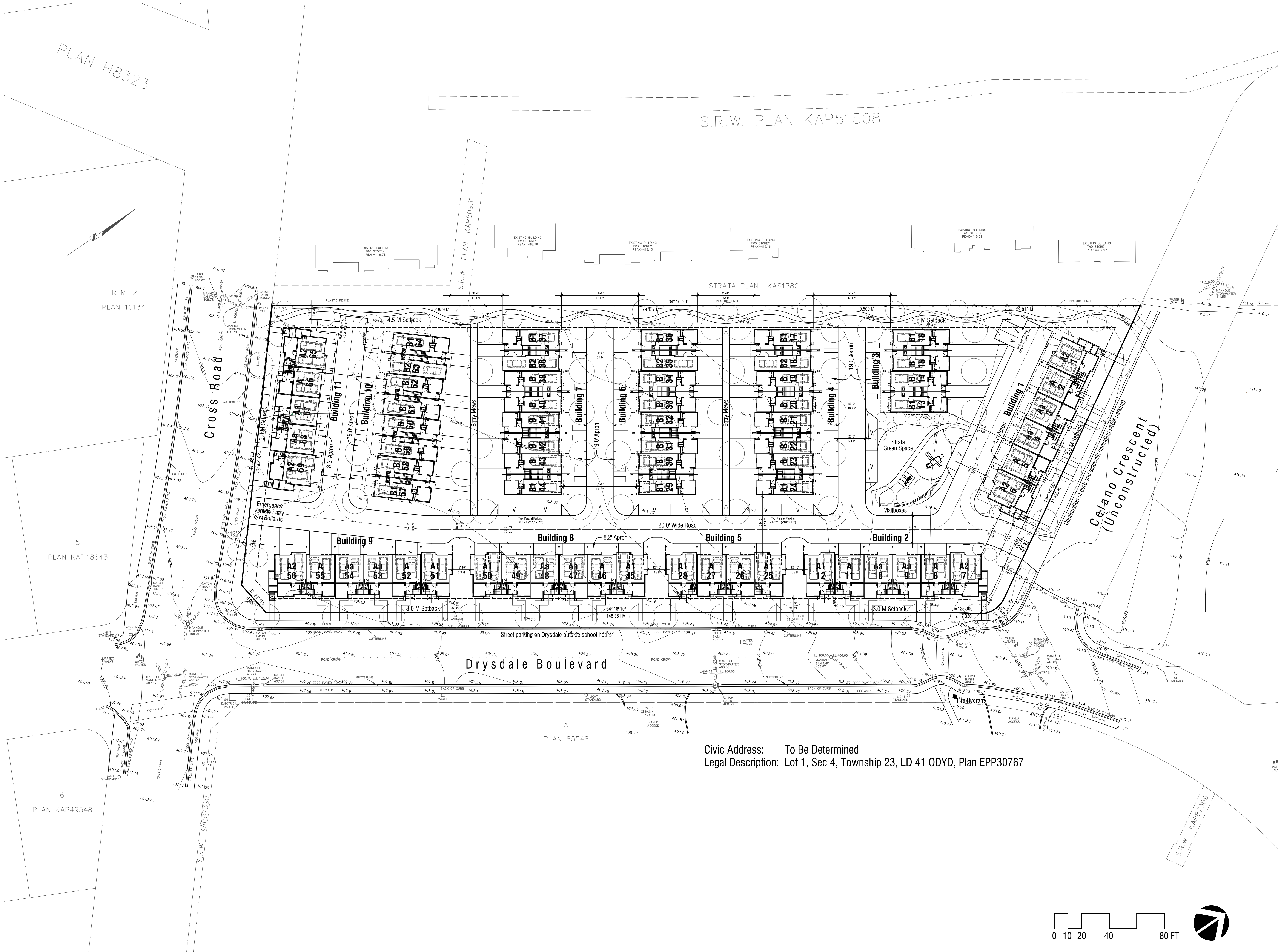
Project

Drysdale
Townhomes
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767

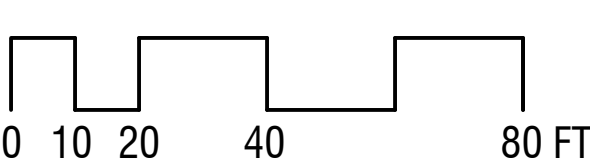
Site Plan

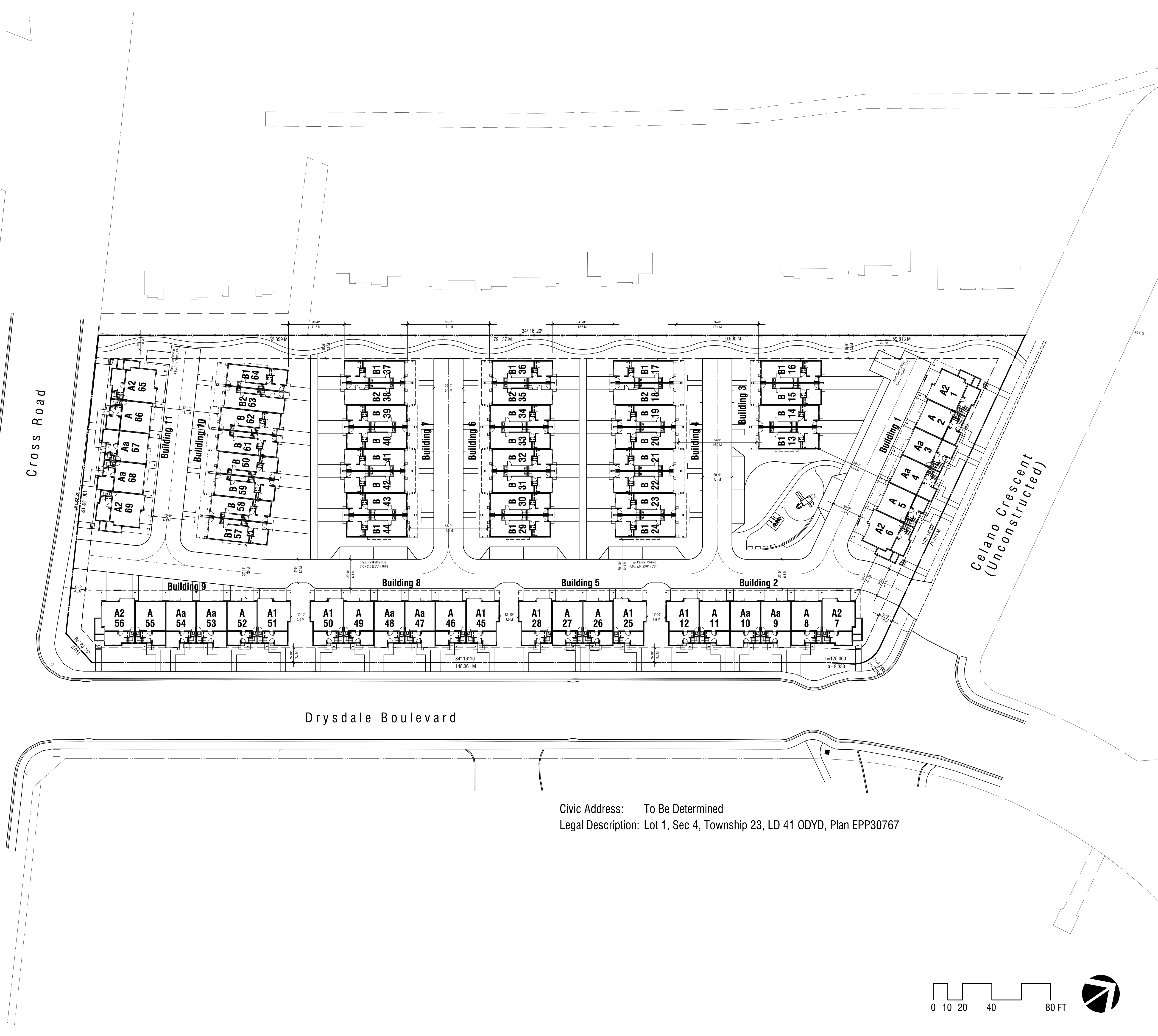
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February 6, 2017

A-1.5

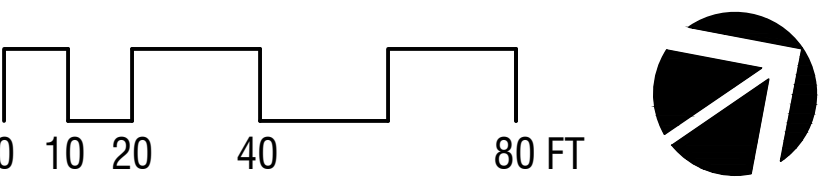


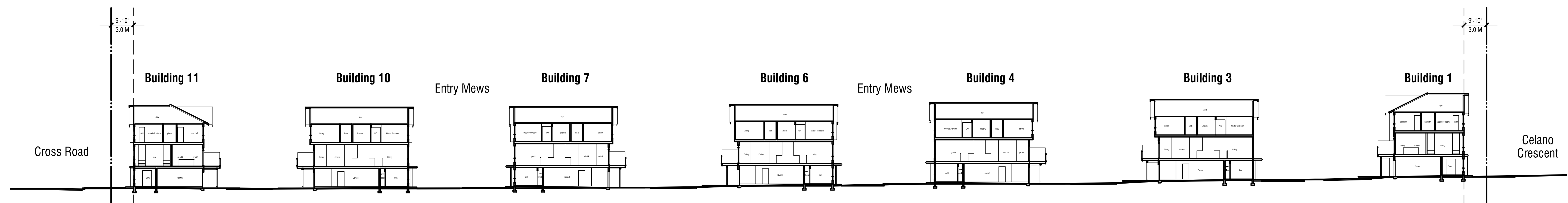
Civic Address: To Be Determined
Legal Description: Lot 1, Sec 4, Township 23, LD 41 ODYD, Plan EPP30767





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





Drysdale Boulevard



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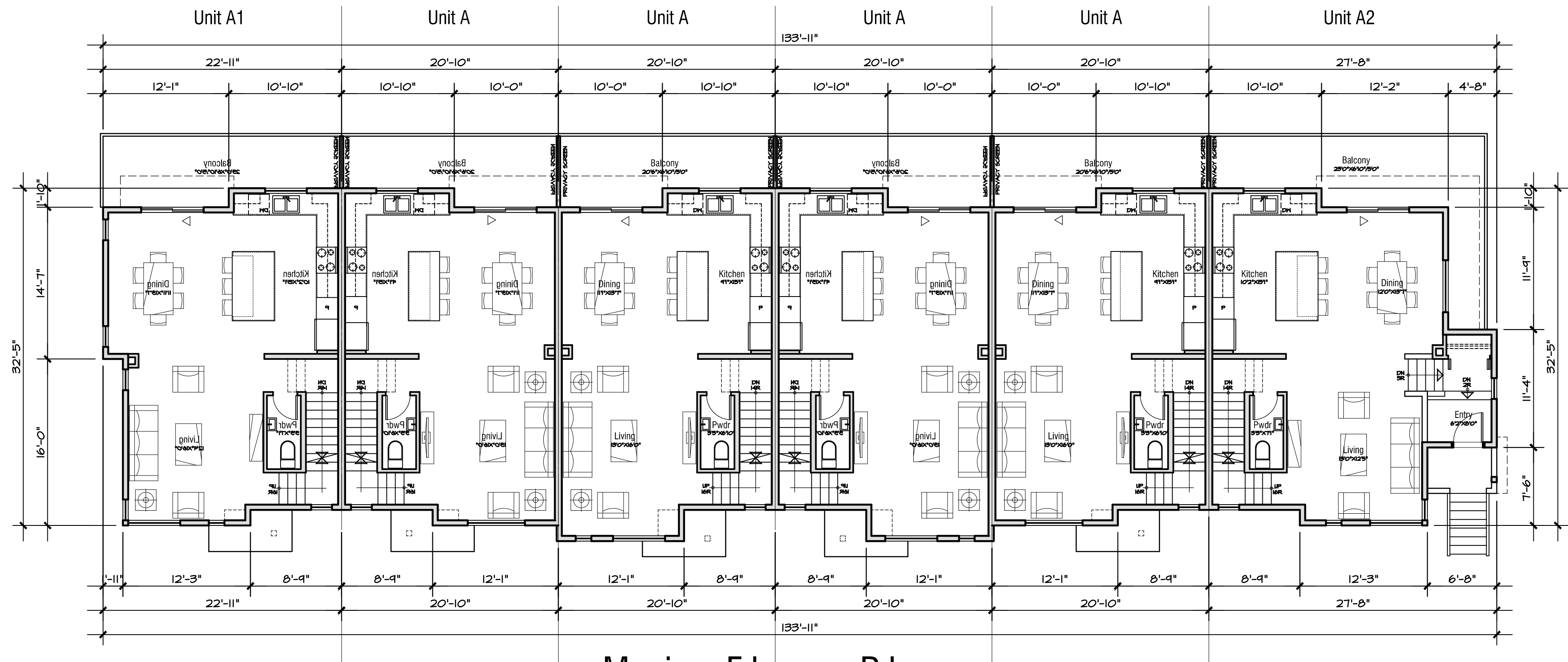
Client

Project

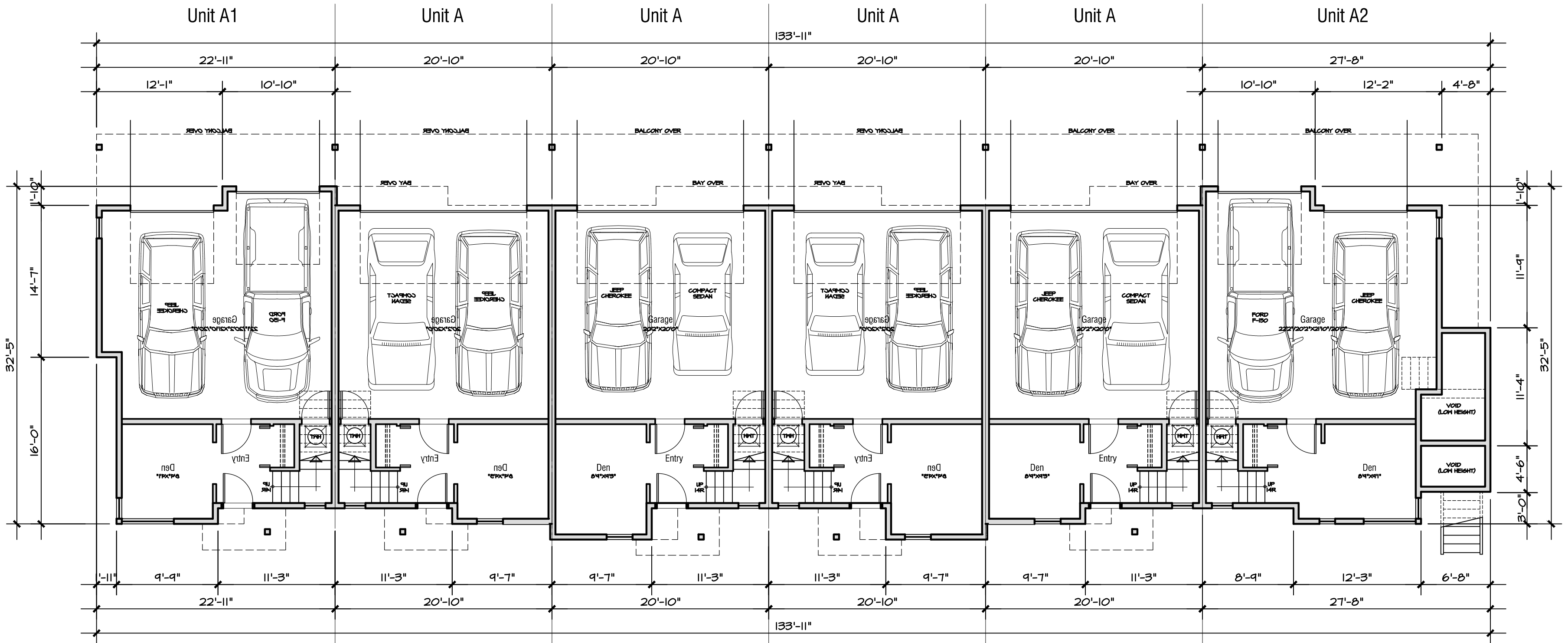
**Drysdale
Townhomes**
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767

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

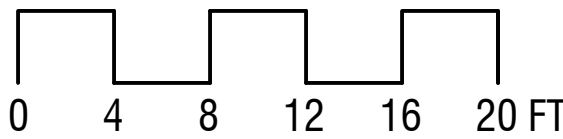
1/8" = 1'-0"
February 6, 2017

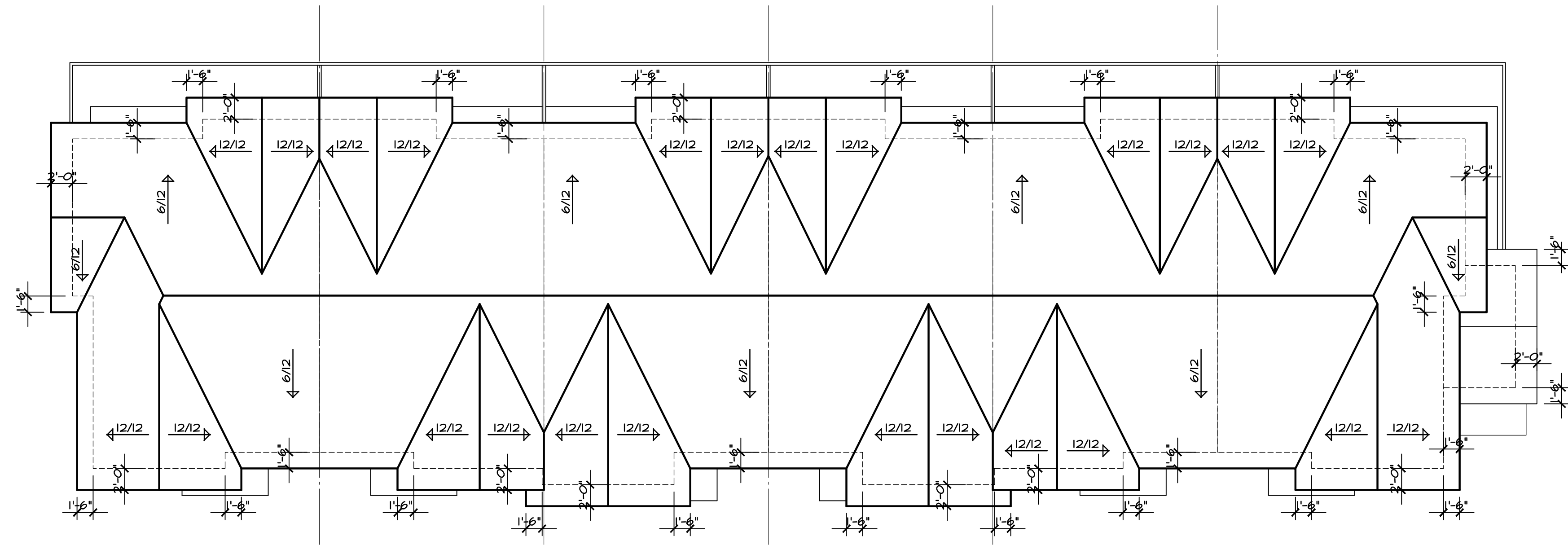


Main Floor Plan
Building Area 4,037 sf

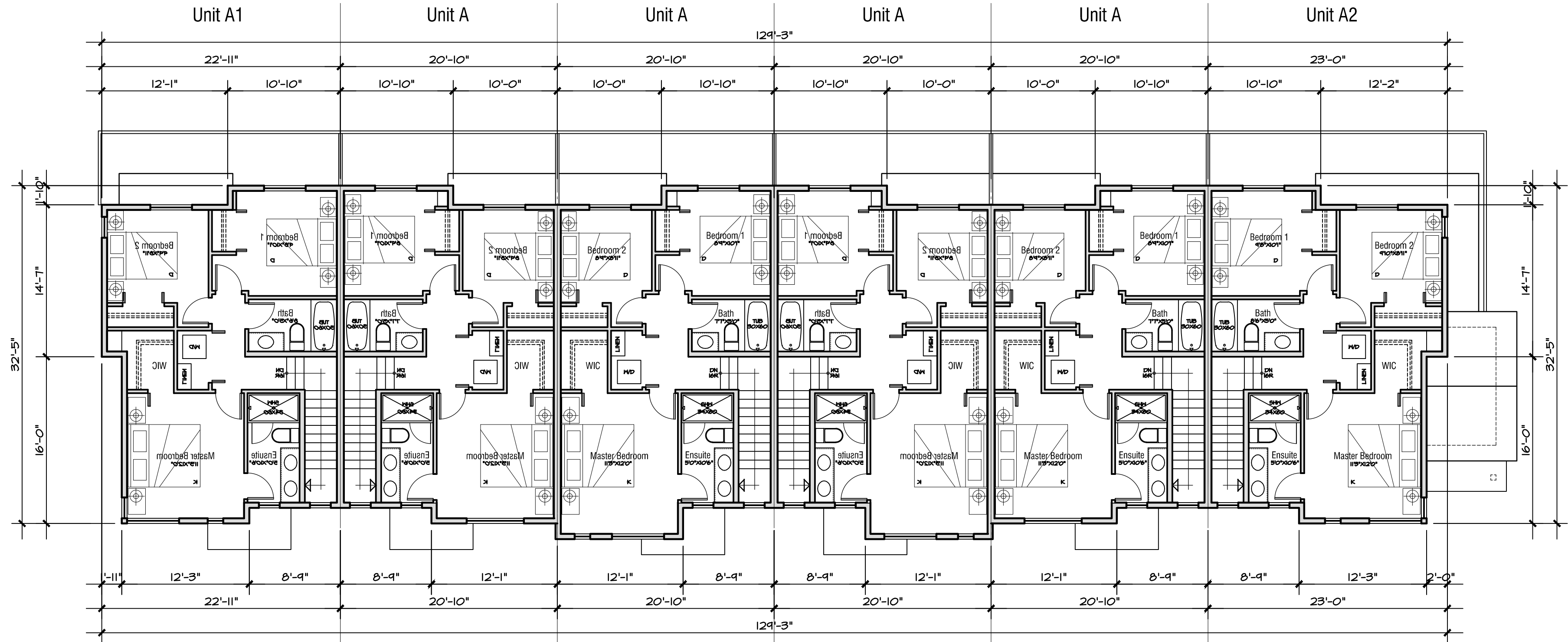


Lower Floor Plan
Building Area 3,967 sf



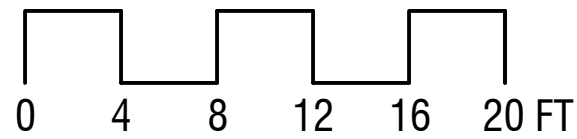


Roof Plan



Upper Floor Plan

Building Area 3,962 sf



Client

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

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

1/8" = 1'-0"
February 6, 2017



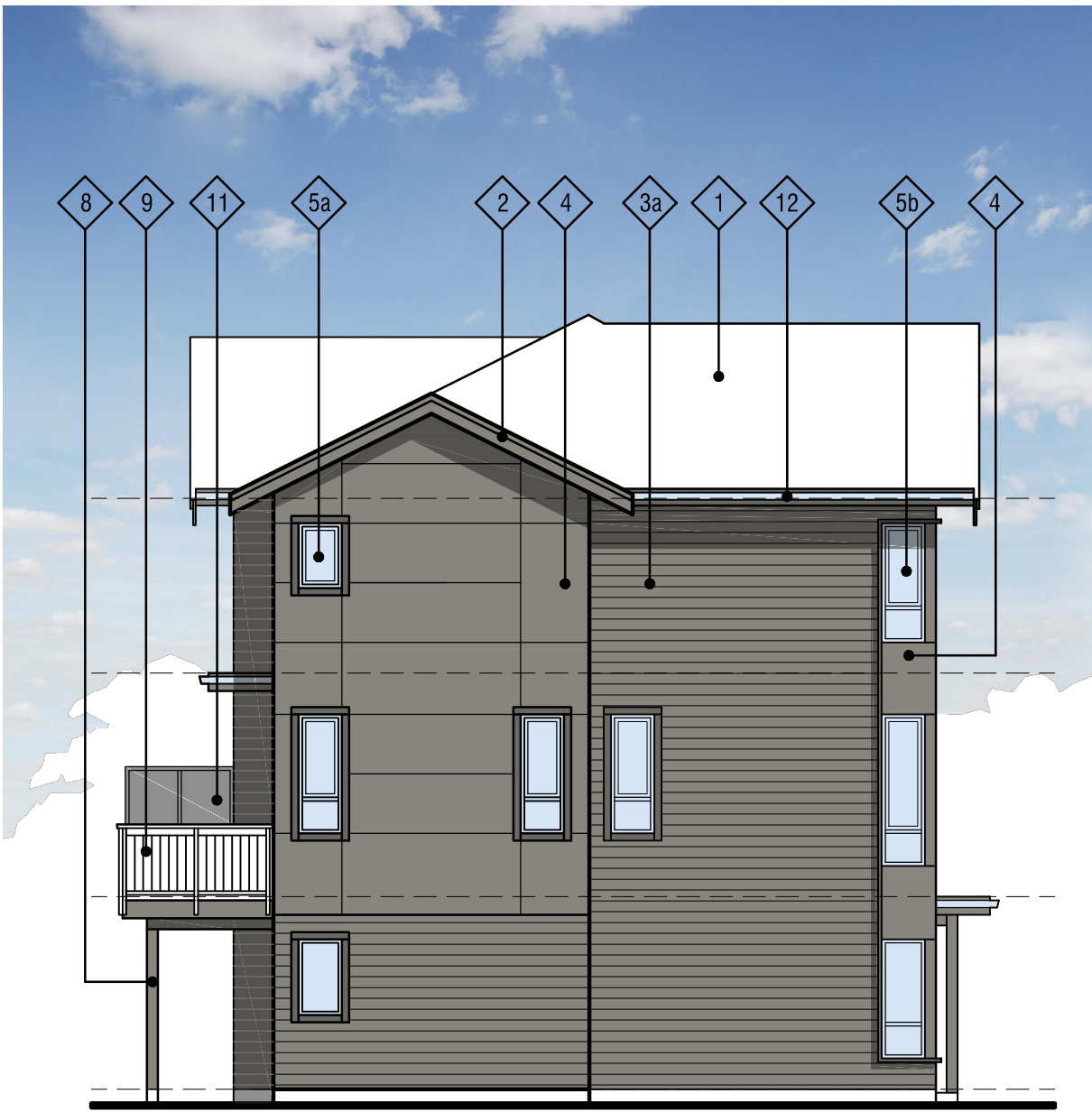
Front Elevation (Street Entry)



End Elevation



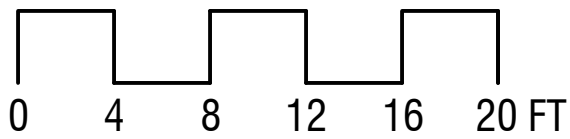
Rear Elevation (Garage Entry)

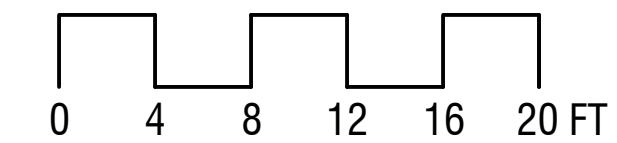
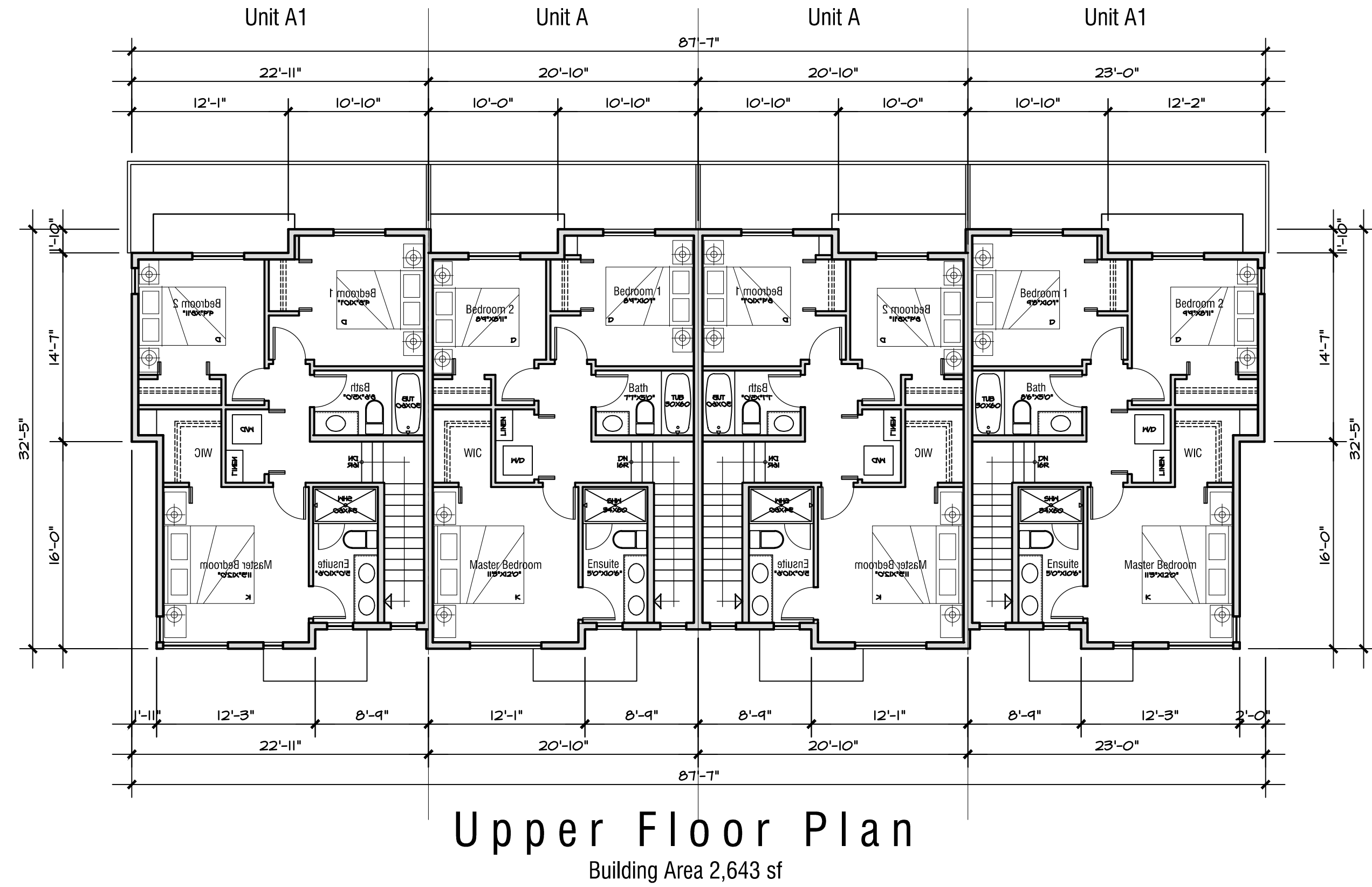
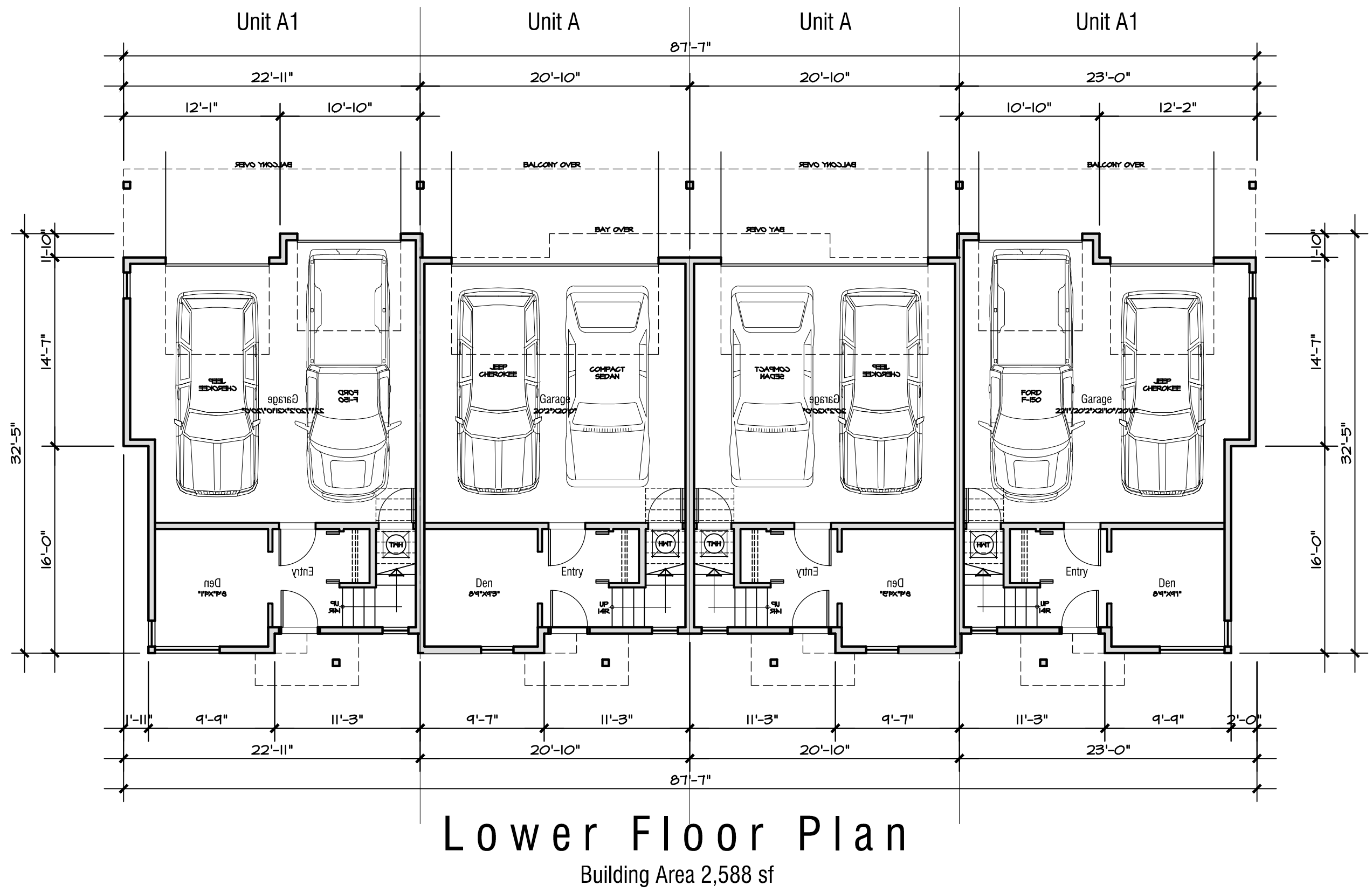
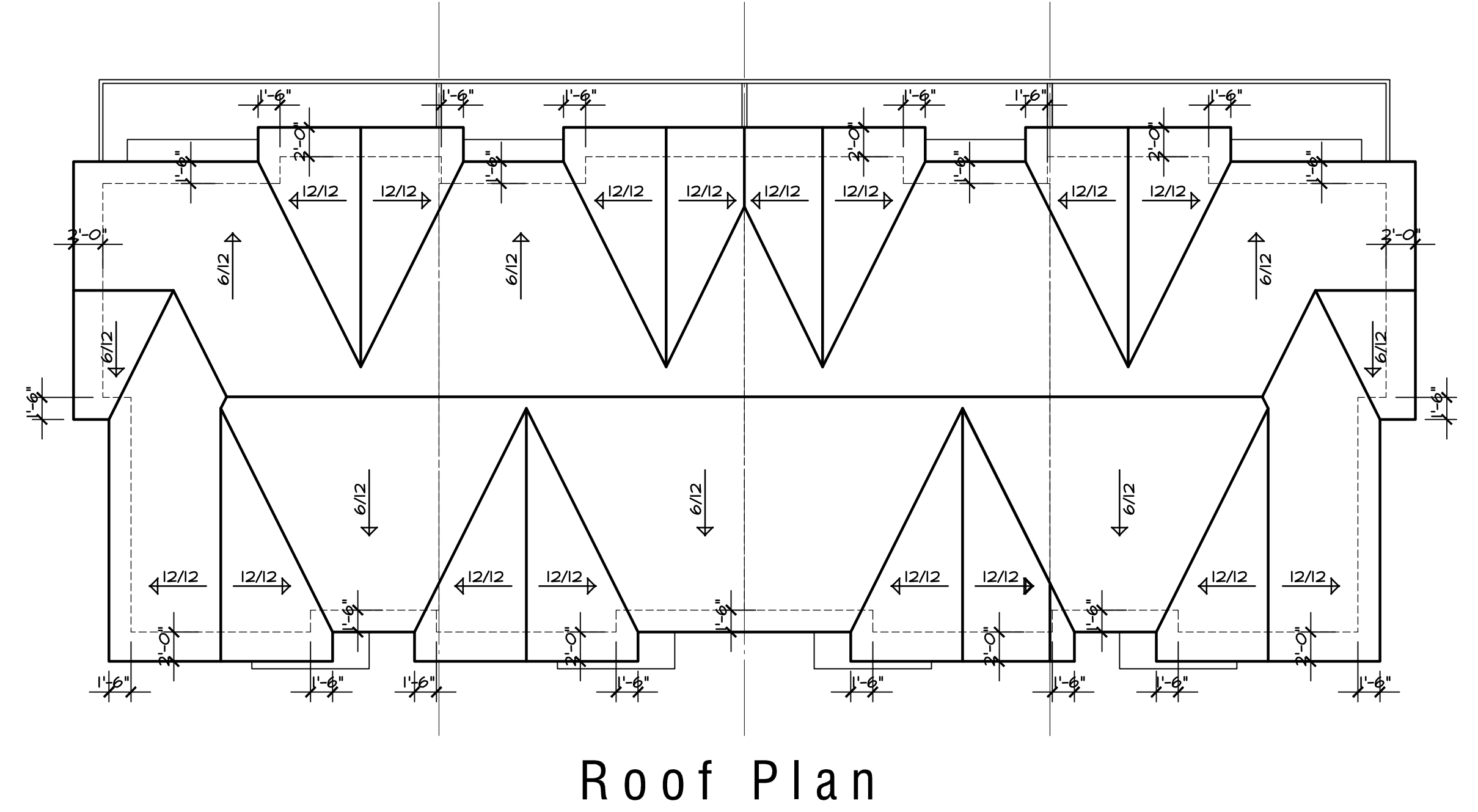
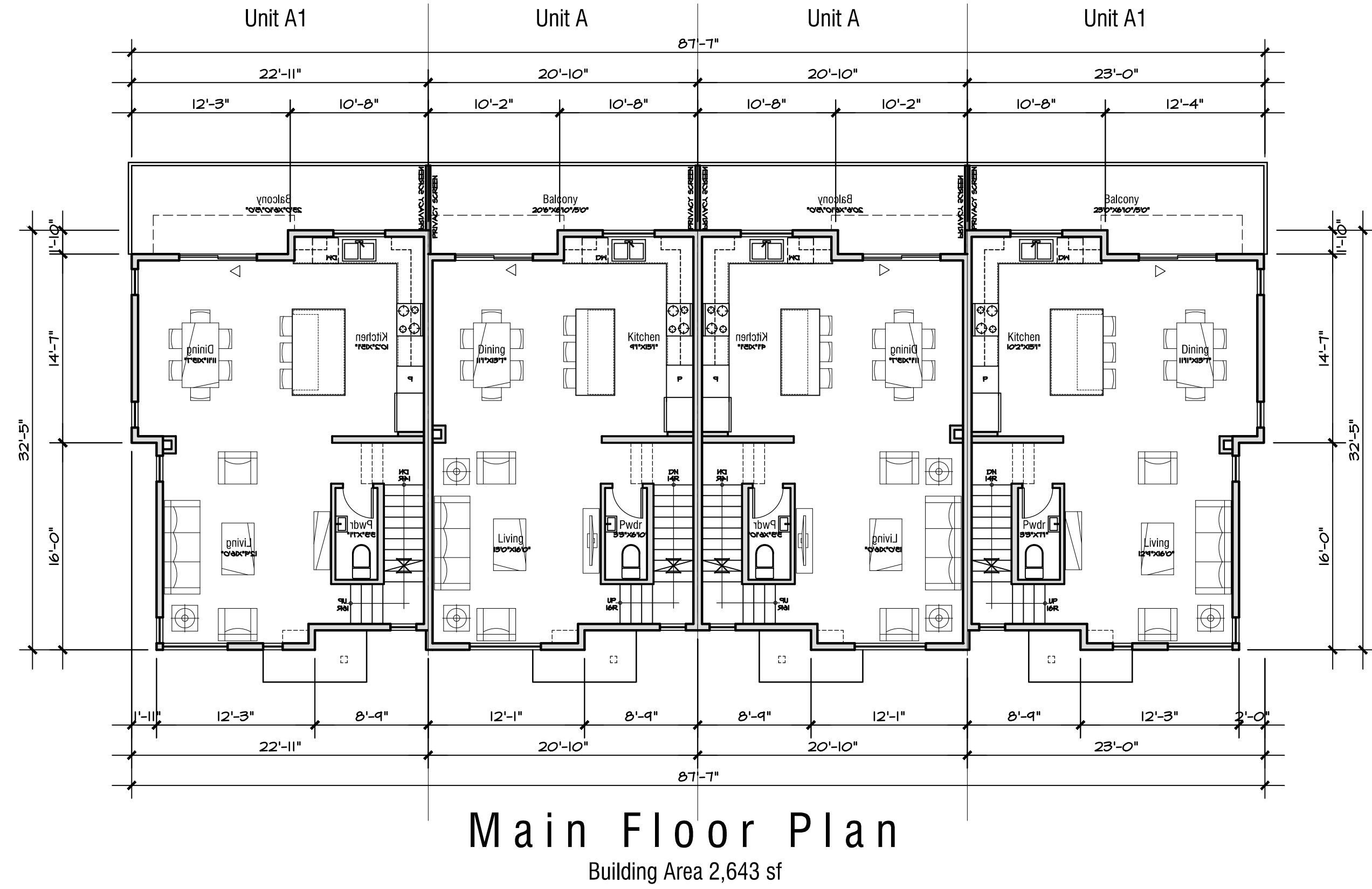


End Elevation

Exterior Finish Legend

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







Front Elevation (Mews Entry)



End Elevation



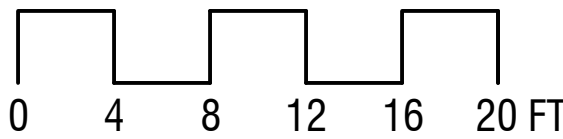
Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

Pitch Roof	Asphalt Shingles	Wall Panels	HardiePanel Smooth, c/w reveal joints	Garage Doors	Fibre Glass, painted	Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
Fascia	Wood, painted	Windows	Vinyl Frame Window, White	Posts & Beams	Wood cladding, painted	Gutter & RWL	Pre-finished aluminum, white
Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth	Windows	Vinyl Frame Window, Black	Guard Rail	Aluminum rails, supports & pickets, white		
Shingles	HardieShingle straight edge, 7" exposure	Entry Doors	Wood veneer, painted	Privacy Screen	Wood slats, painted		



Revisions

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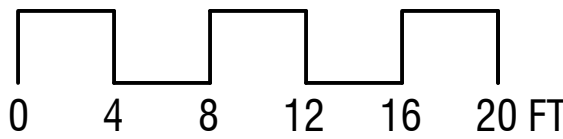
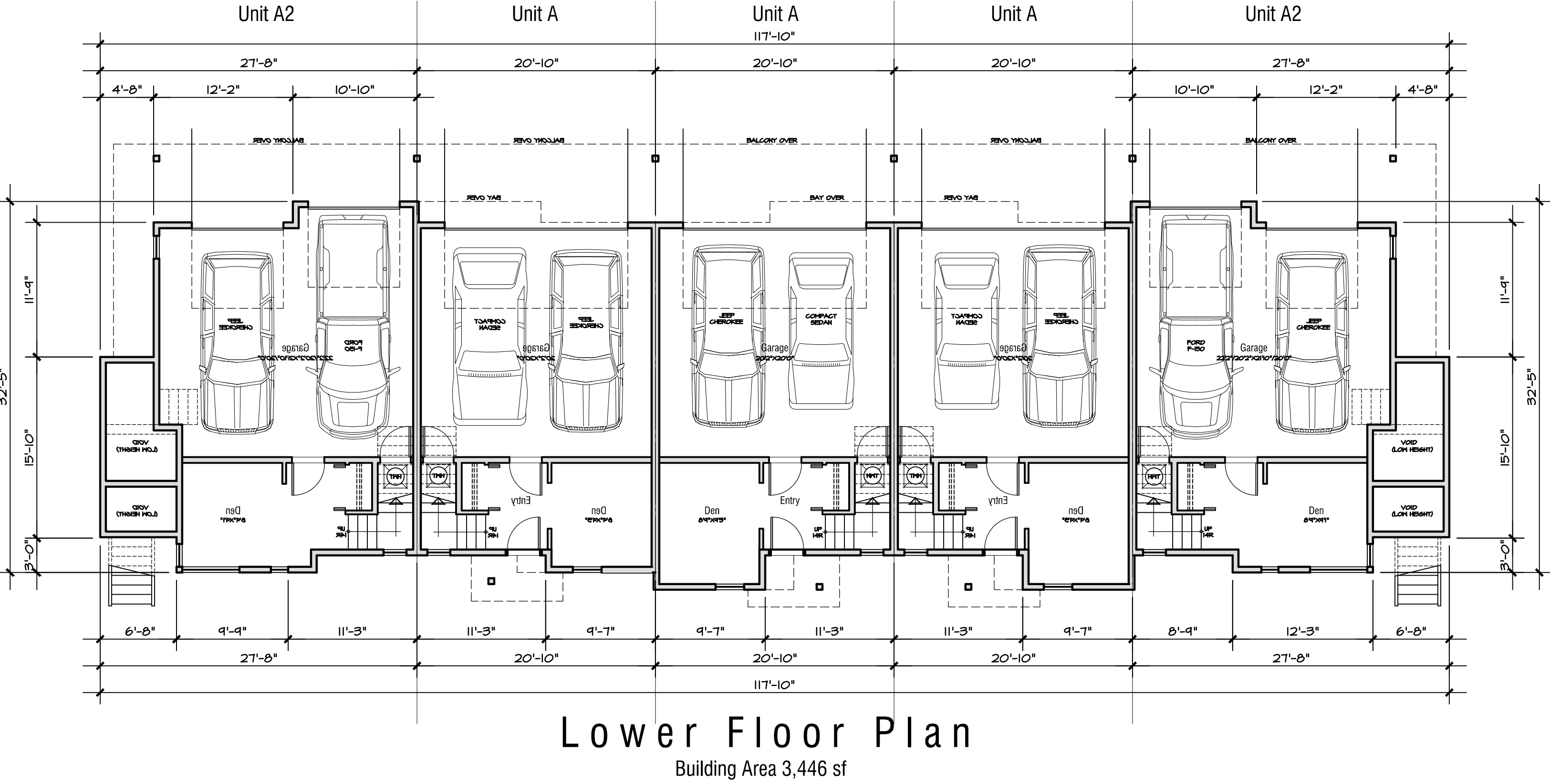
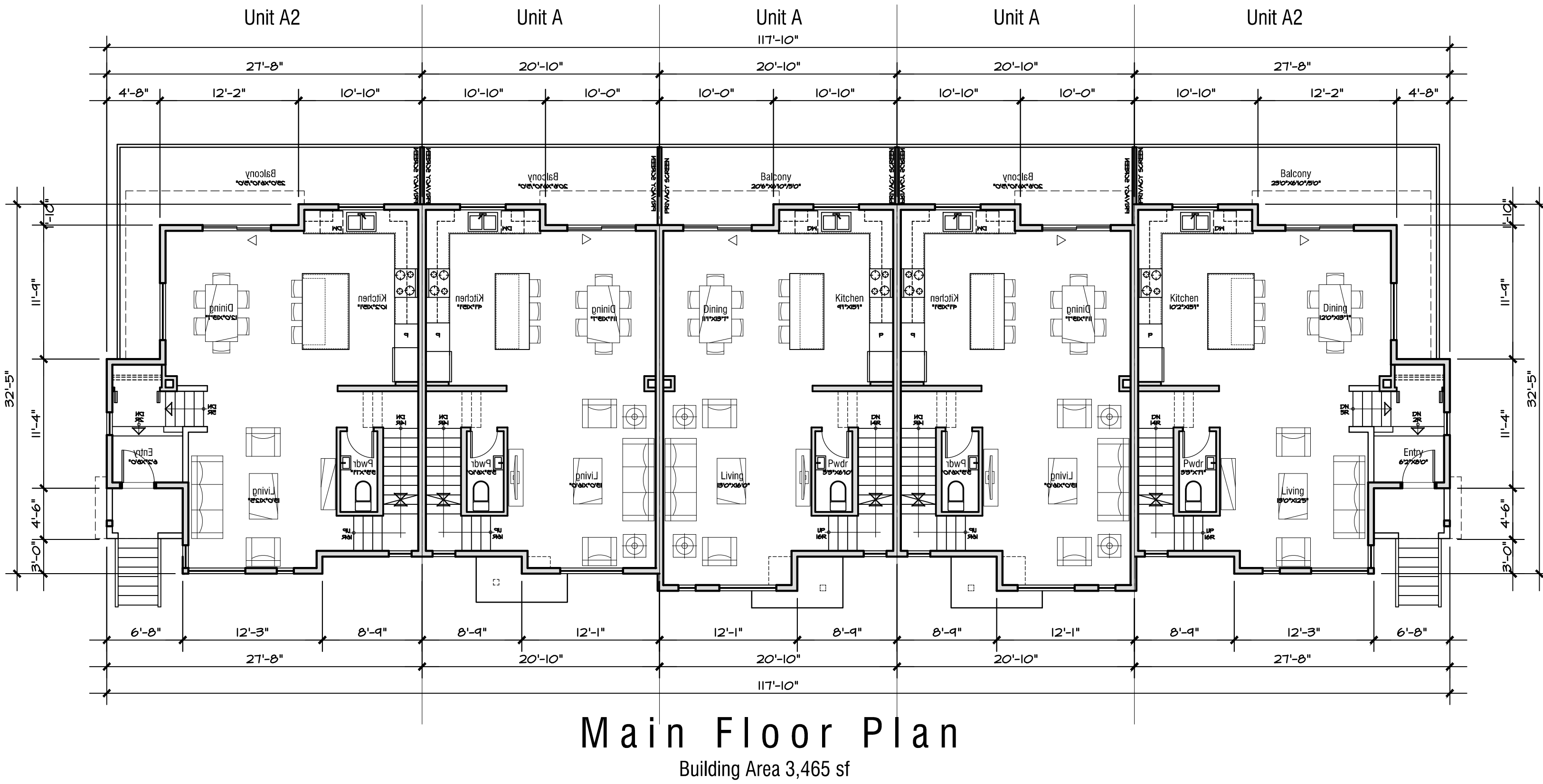
Client

Project

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

**Type A Building Plans
Building 11 (5-plex)**

1/8" = 1'-0"
February 6, 2017





RAYMOND LETKEMAN
architects inc.

200-970 Homer St. Vancouver, B.C. V6S2W7
Tel. 604. 669. 3339 Fax. 604. 669. 5661

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Revisions

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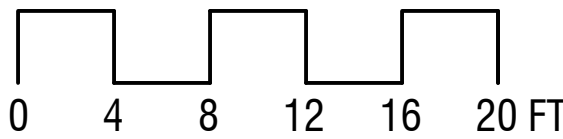
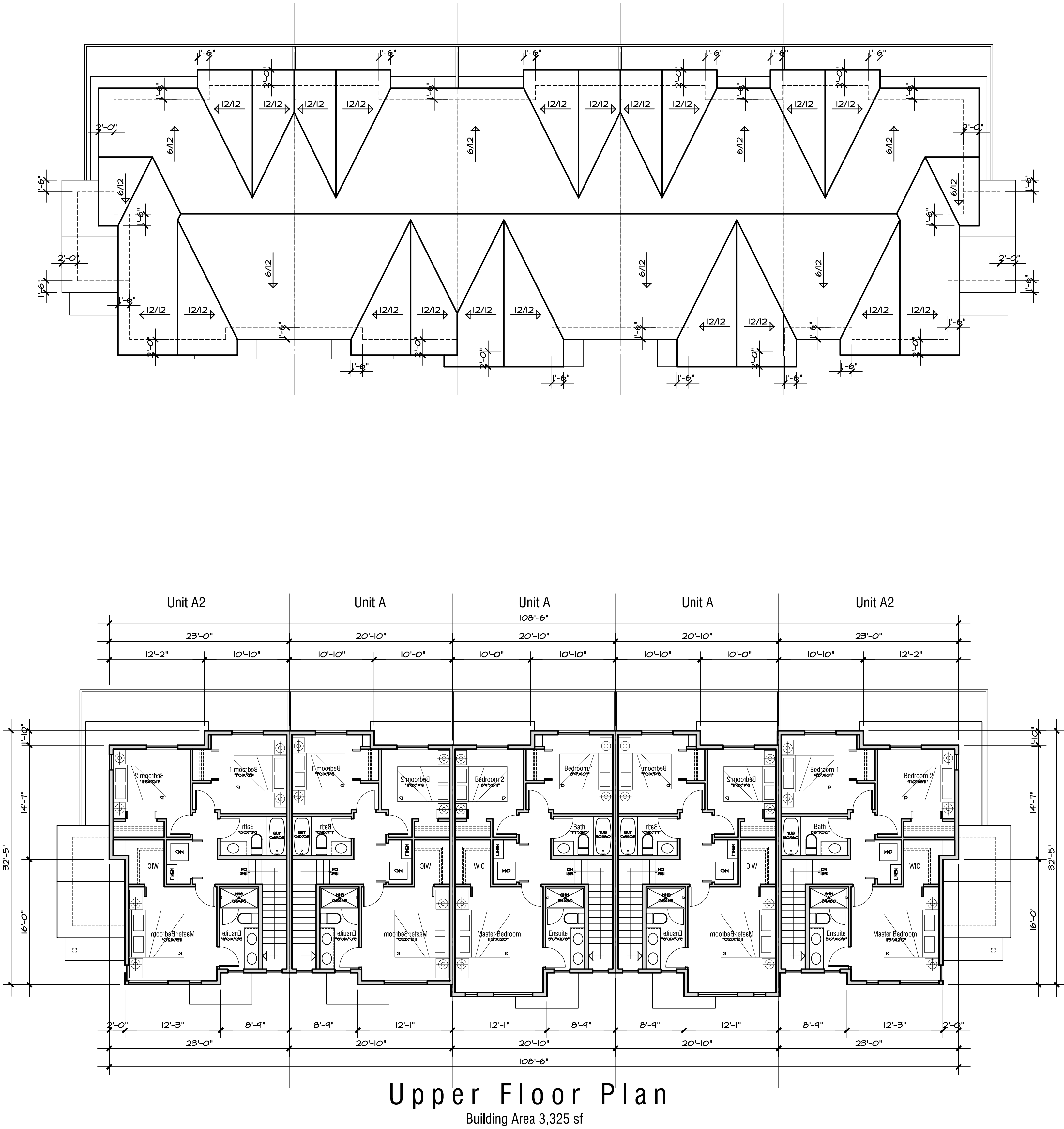
Client

Project

Drysdale
Townhomes
170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767

Type A Building Plans
Building 11 (5-plex)

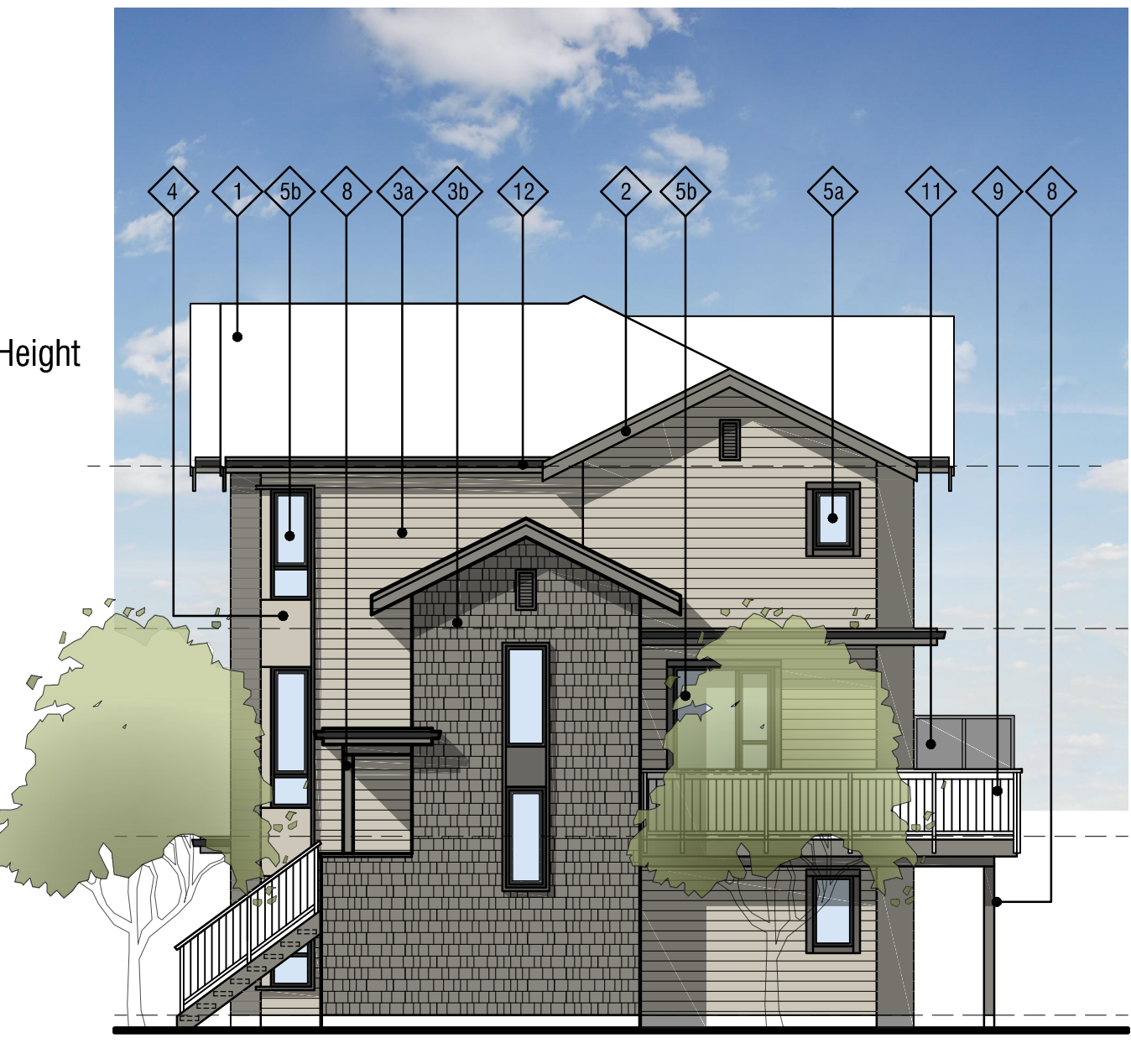
1/8" = 1'-0"
February 6, 2017



A-2.6



Front Elevation (Street Entry)



End Elevation



Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

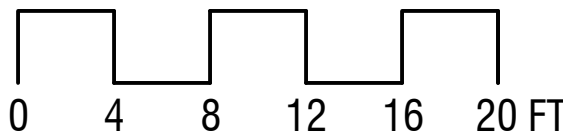
1 Pitch Roof	Asphalt Shingles	4 Wall Panels	HardiePanel Smooth, c/w reveal joints	7 Garage Doors	Fibre Glass, painted	11 Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
2 Fascia	Wood, painted	5a Windows	Vinyl Frame Window, White	8 Posts & Beams	Wood cladding, painted	12 Gutter & RWL	Pre-finished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

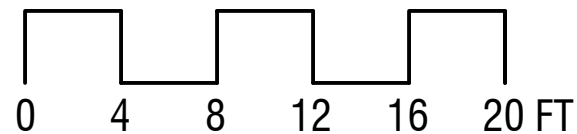
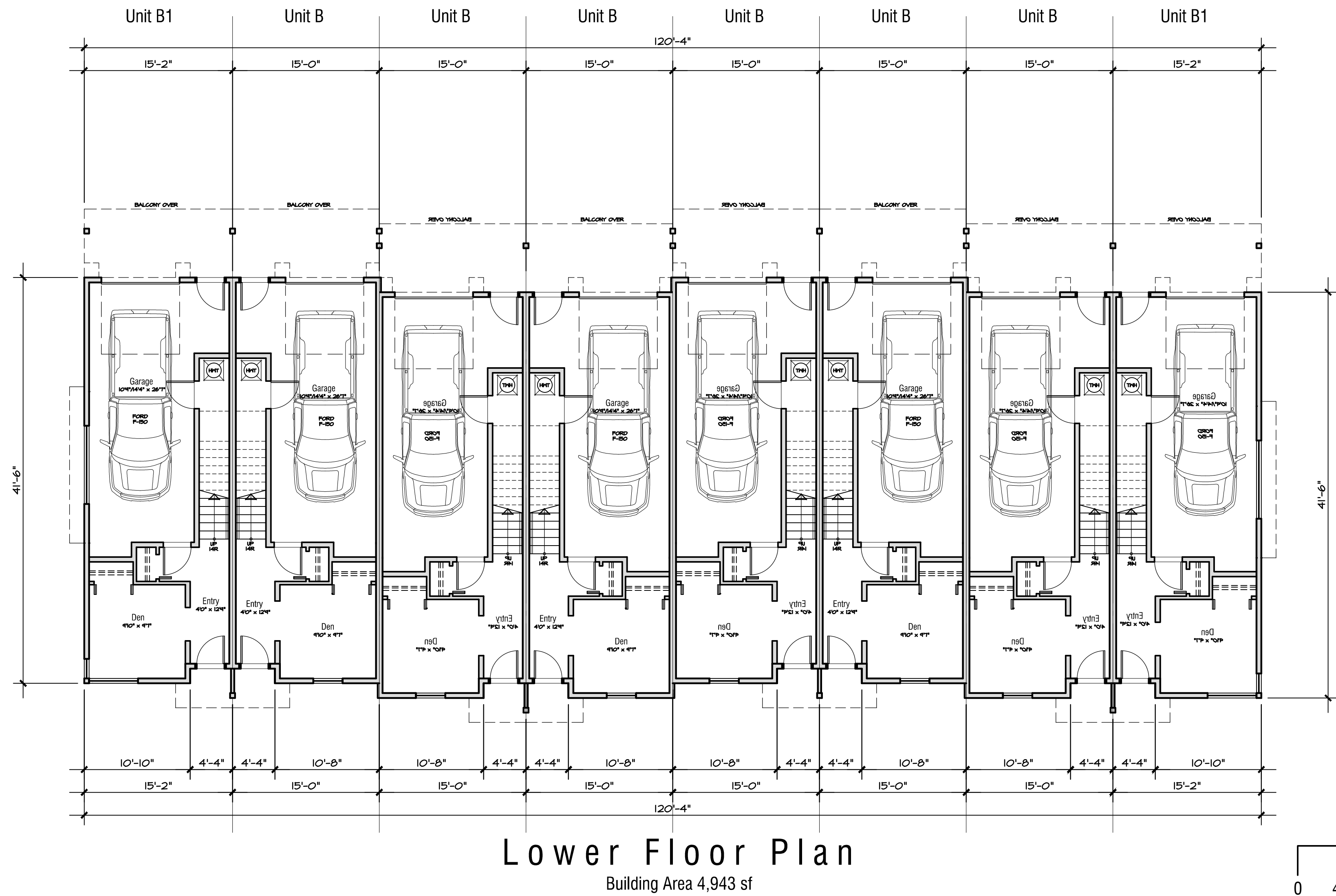
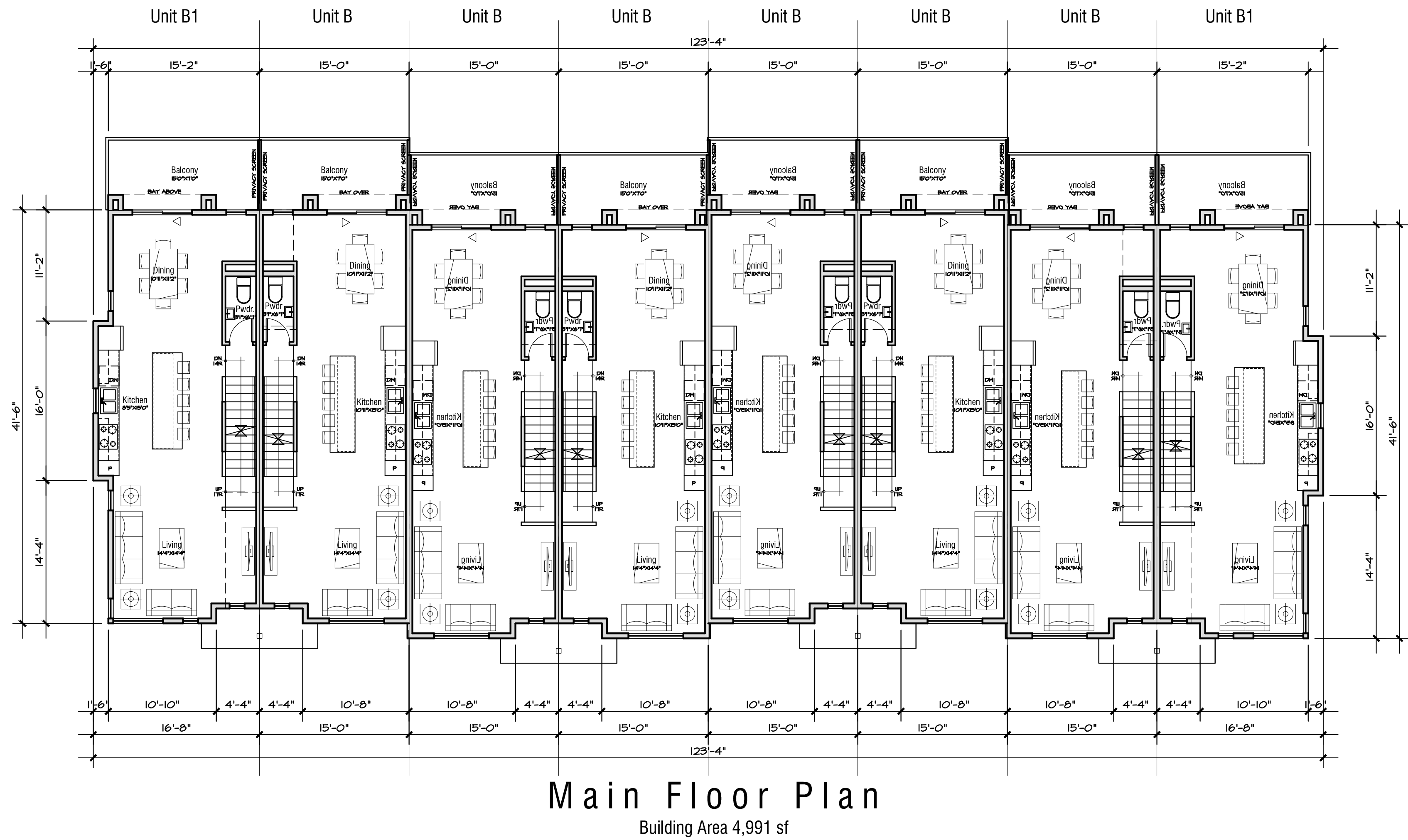
Client

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

Type A Building Elevations
Building 11 (5-plex)

1/8" = 1'-0"
February 6, 2017





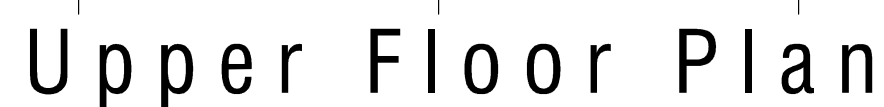


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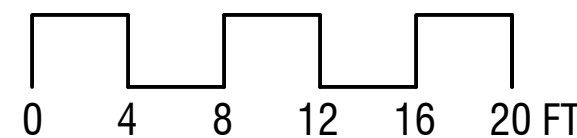
Issued for Rezoning Pre-application Review
September 21, 2016

Issued for Rezoning & Development Permit
November 30, 2016

Re-Issued for Rezoning & Development Perm
February 6, 2017



Building Area 5,120 sf



Client

Project

Drysdale Townhomes

**170 Drysdale Boulevard
Kelowna, BC
Lot 1, Sec 4, Township 23
LD 41 ODYD, Plan EPP30767**

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

1/8" = 1'-0"
February 6, 2017

A-2.9



Front Elevation (Mews Entry)



End Elevation



Rear Elevation (Garage Entry)



End Elevation

Exterior Finish Legend

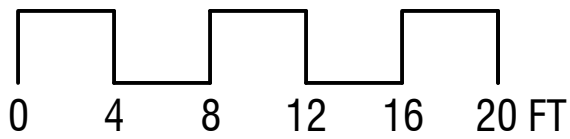
1 Pitch Roof	Asphalt Shingles	4 Wall Panels	HardiePanel Smooth, c/w reveal joints	7 Garage Doors	Fibre Glass, painted	11 Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
2 Fascia	Wood, painted	5a Windows	Vinyl Frame Window, White	8 Posts & Beams	Wood cladding, painted	12 Gutter & RWL	Pre-finished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

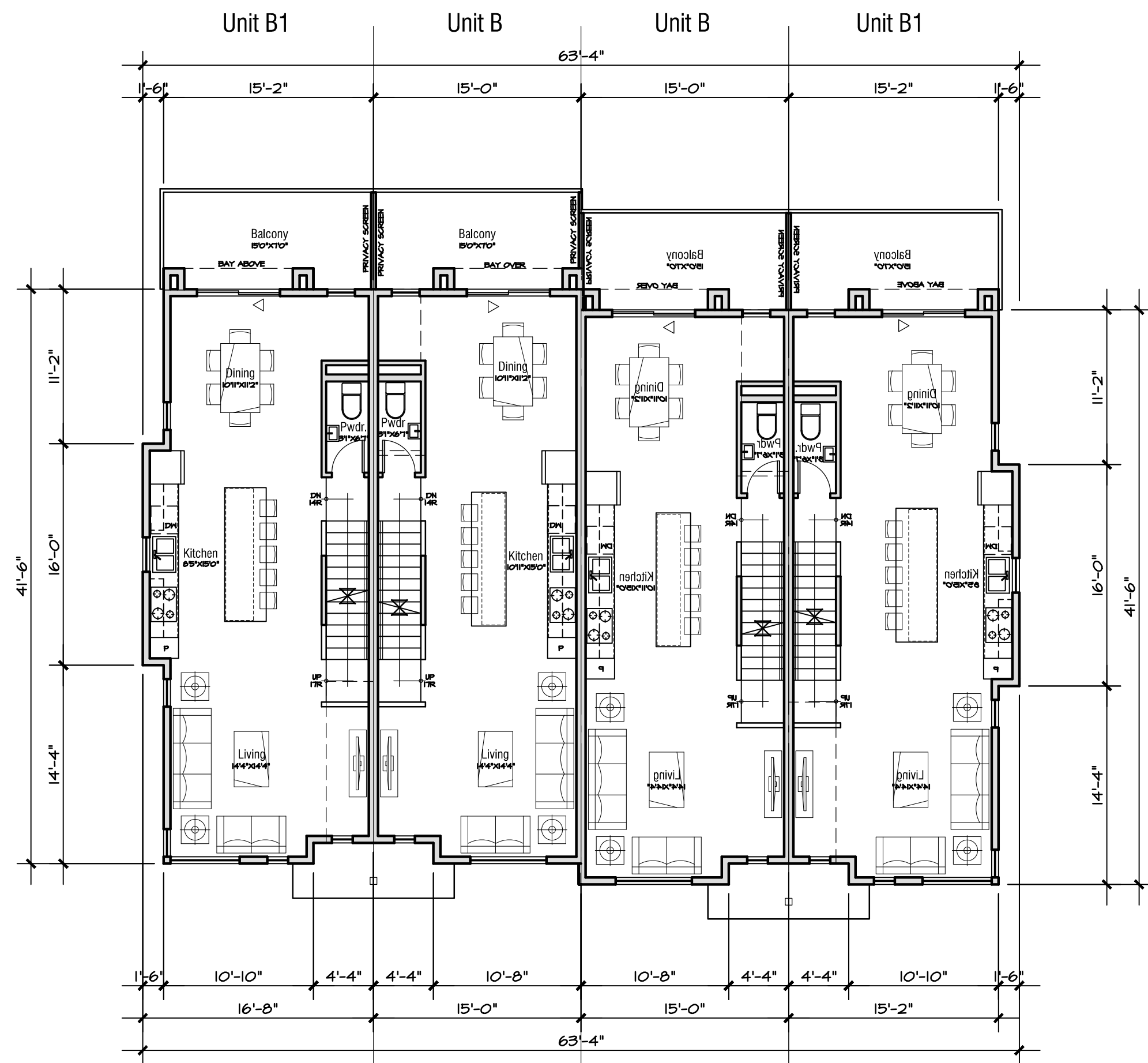
Client

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

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

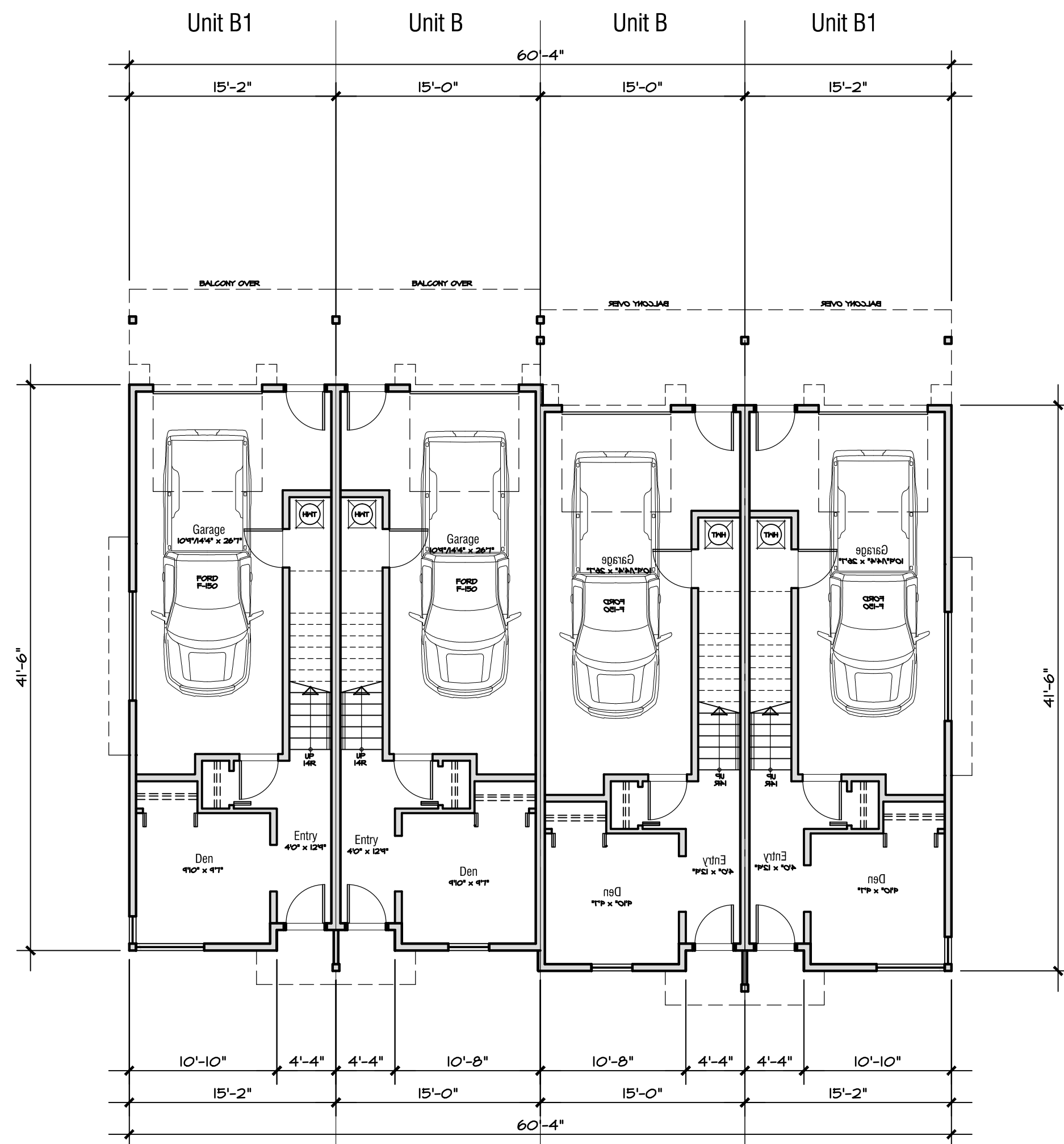
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February 6, 2017





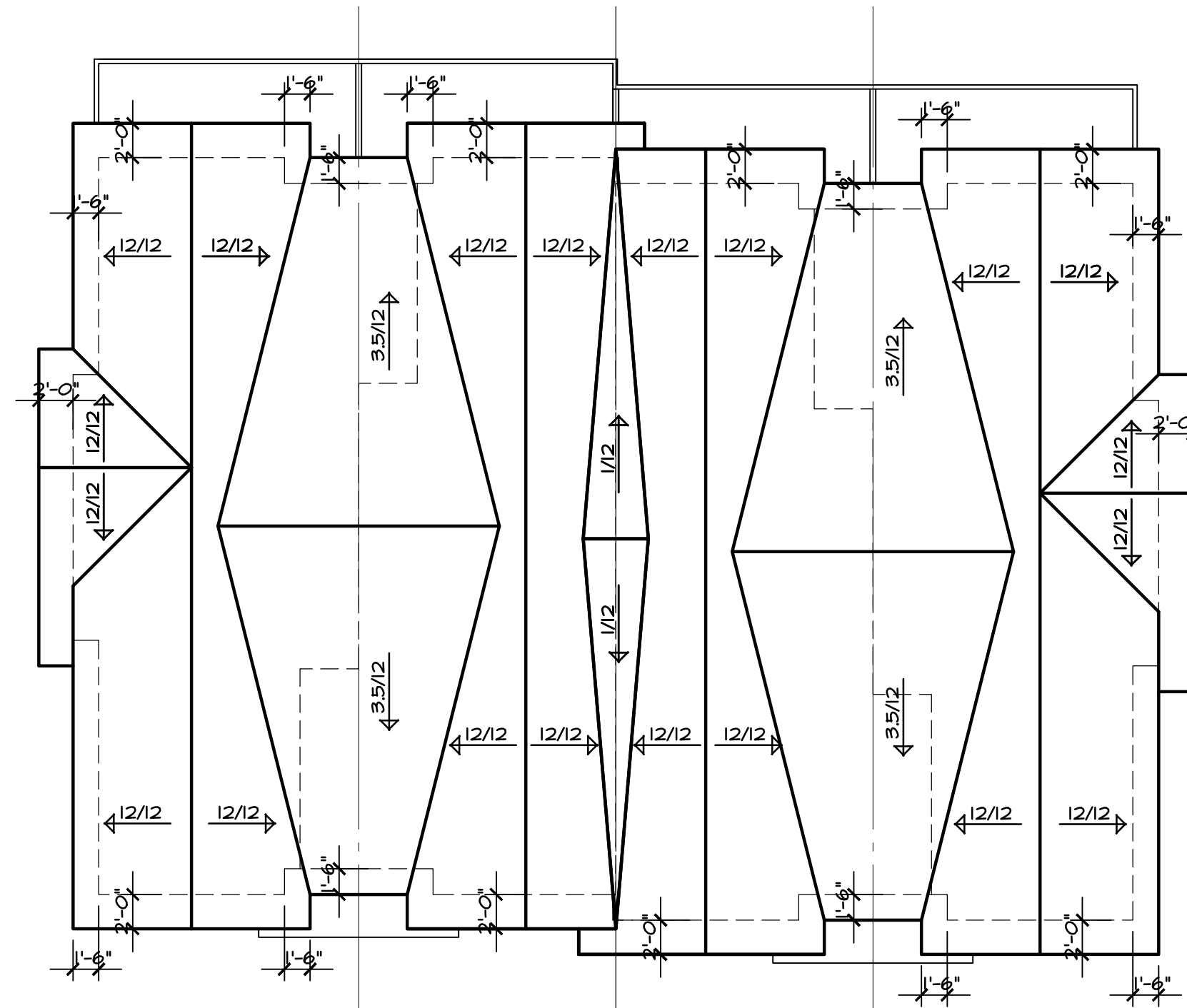
Main Floor Plan

Building Area 2,526 sf

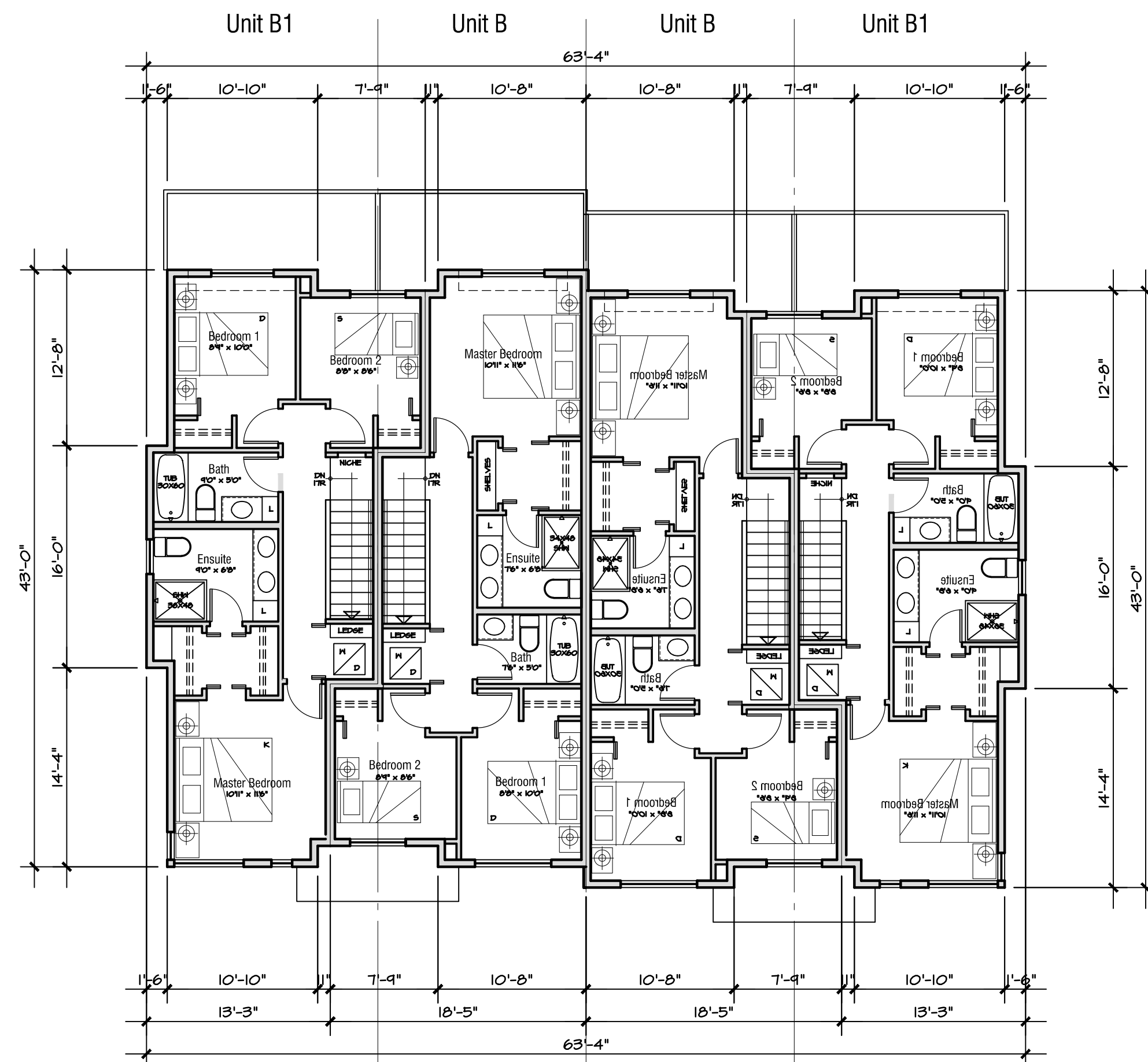


Lower Floor Plan

Building Area 2,478 sf

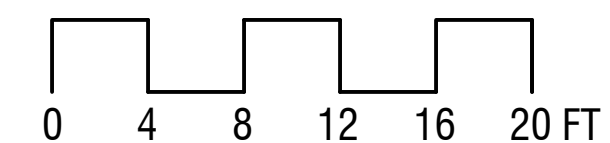


Roof Plan



Upper Floor Plan

Building Area 2,591 sf





Front Elevation (Mews Entry)



End Elevation



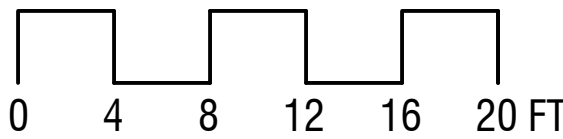
Rear Elevation (Garage Entry)

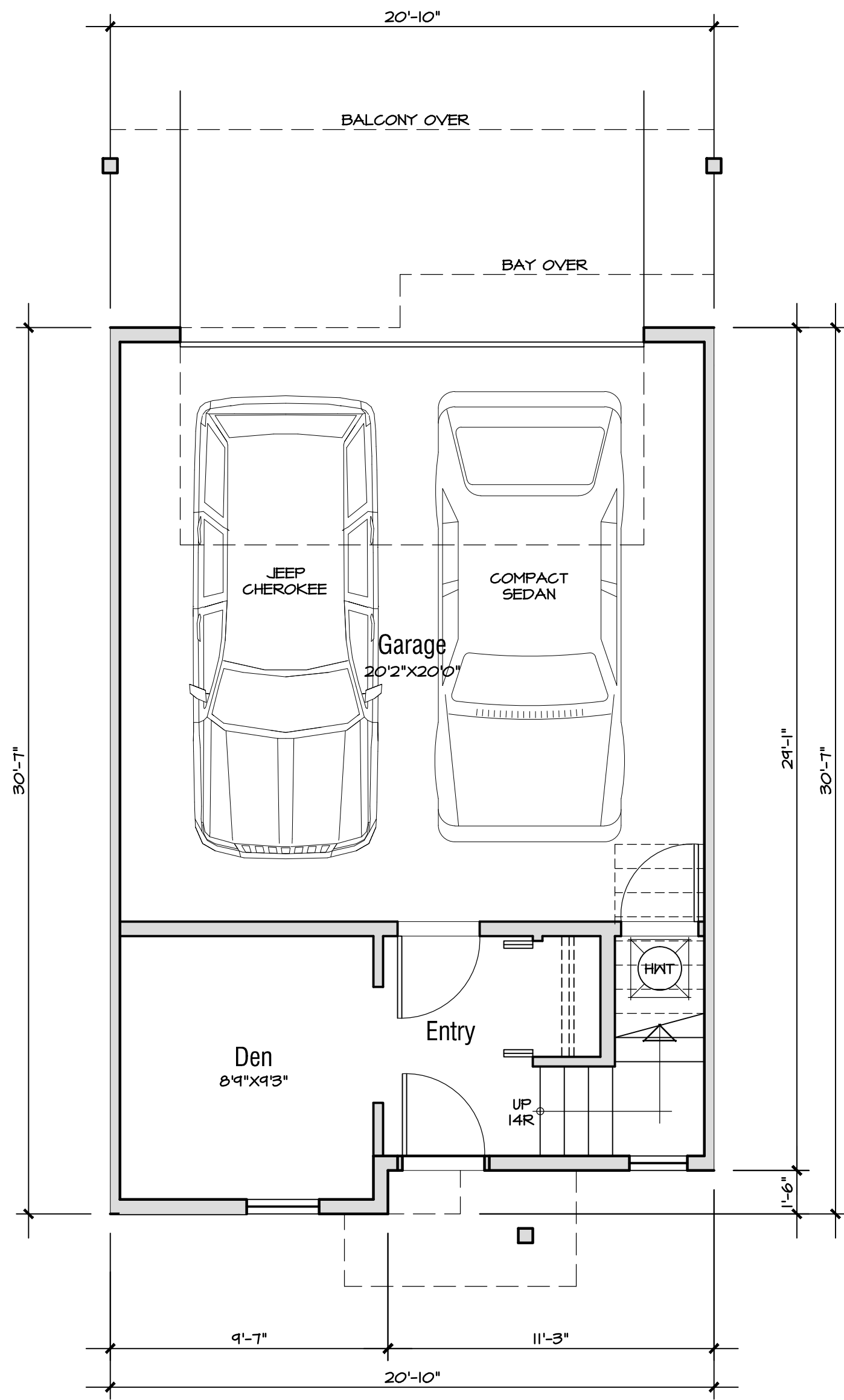


Side Elevation

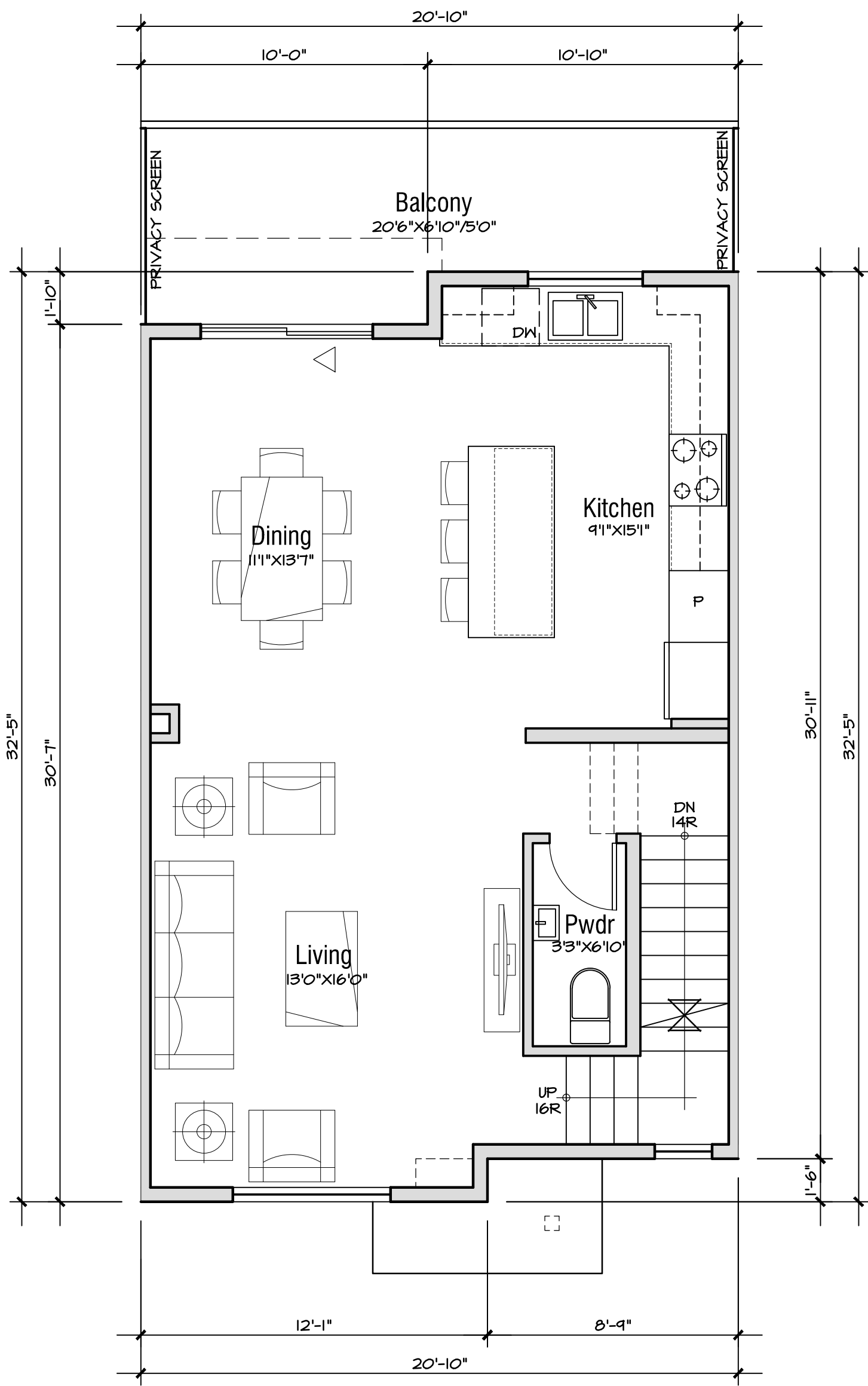
Exterior Finish Legend

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

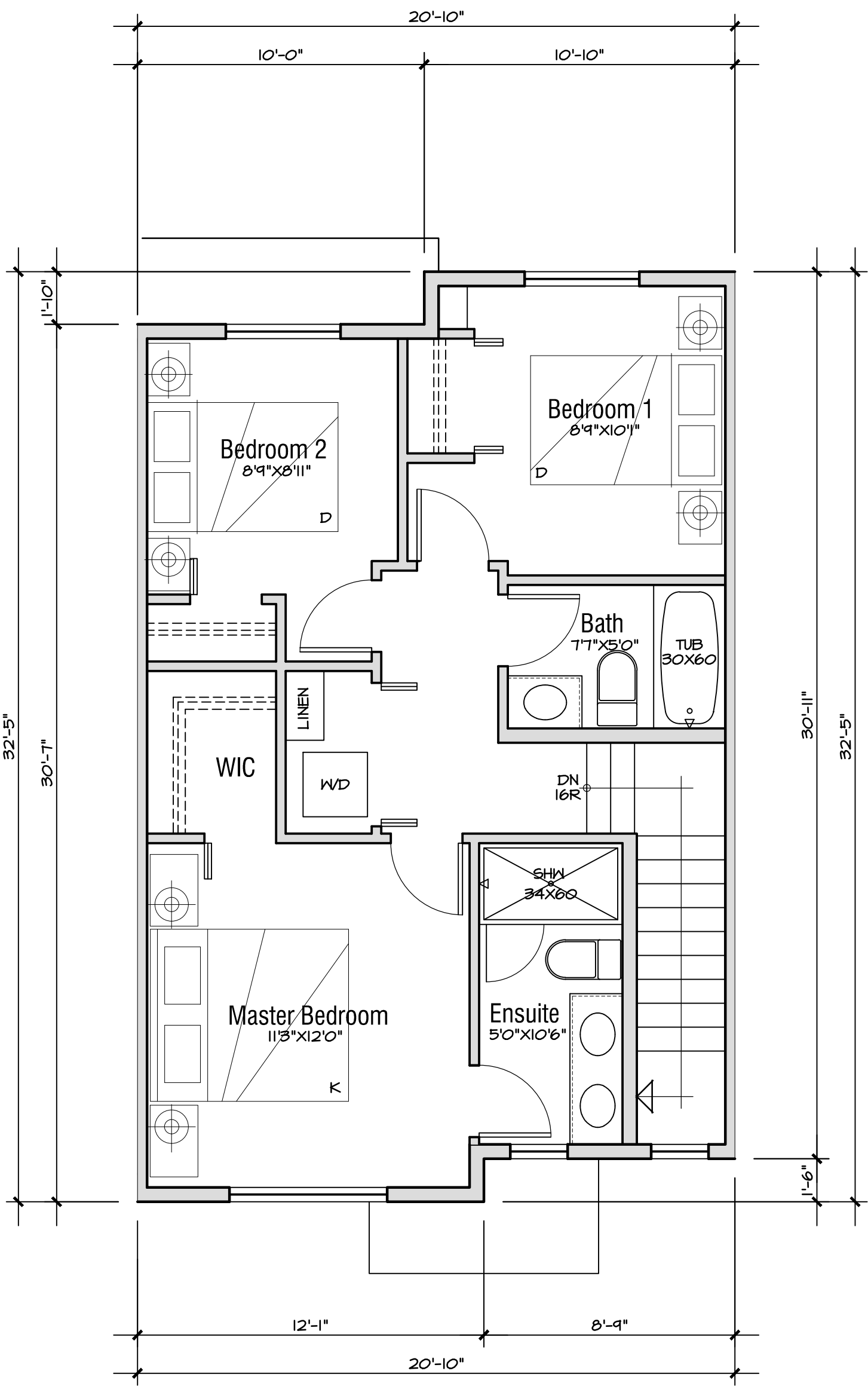




Lower Floor Plan
188 sf FSR

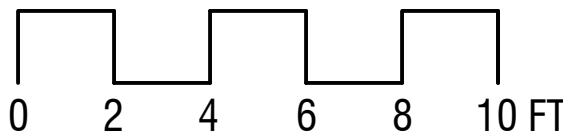


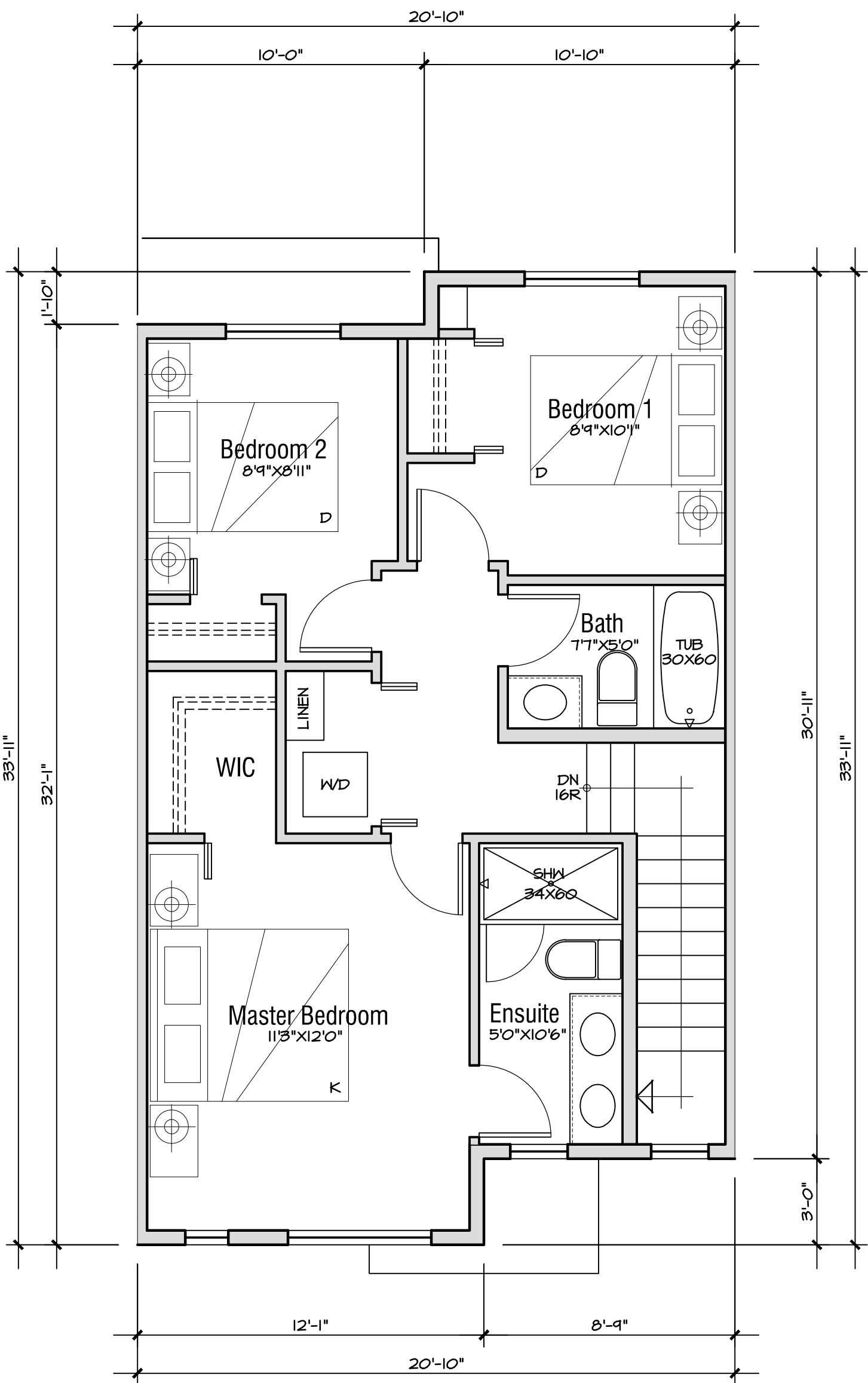
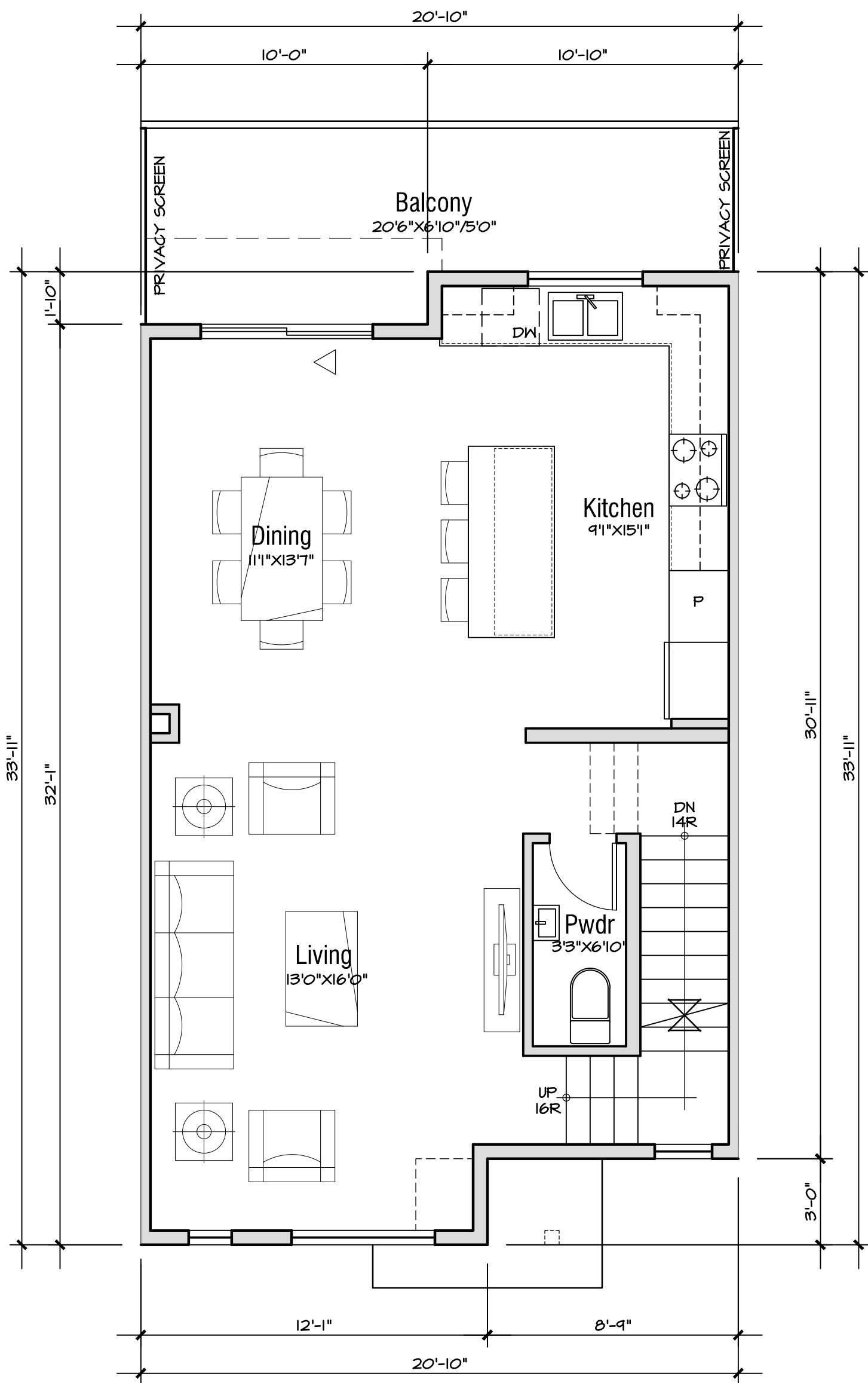
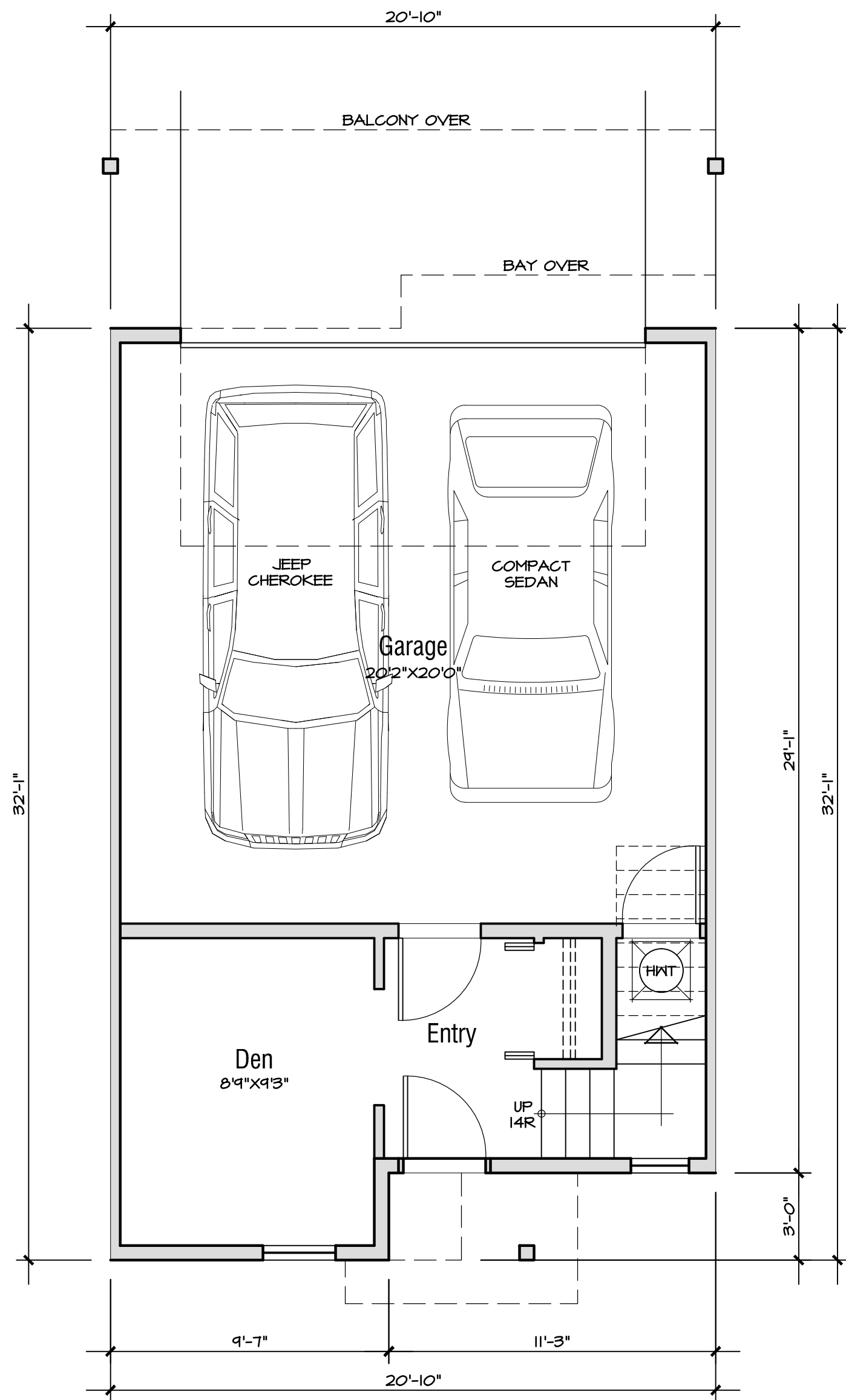
Main Floor Plan
644 sf FSR



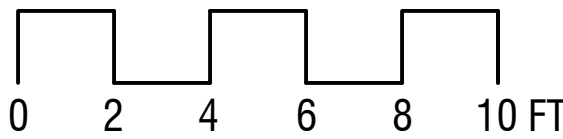
Upper Floor Plan
644 sf FSR

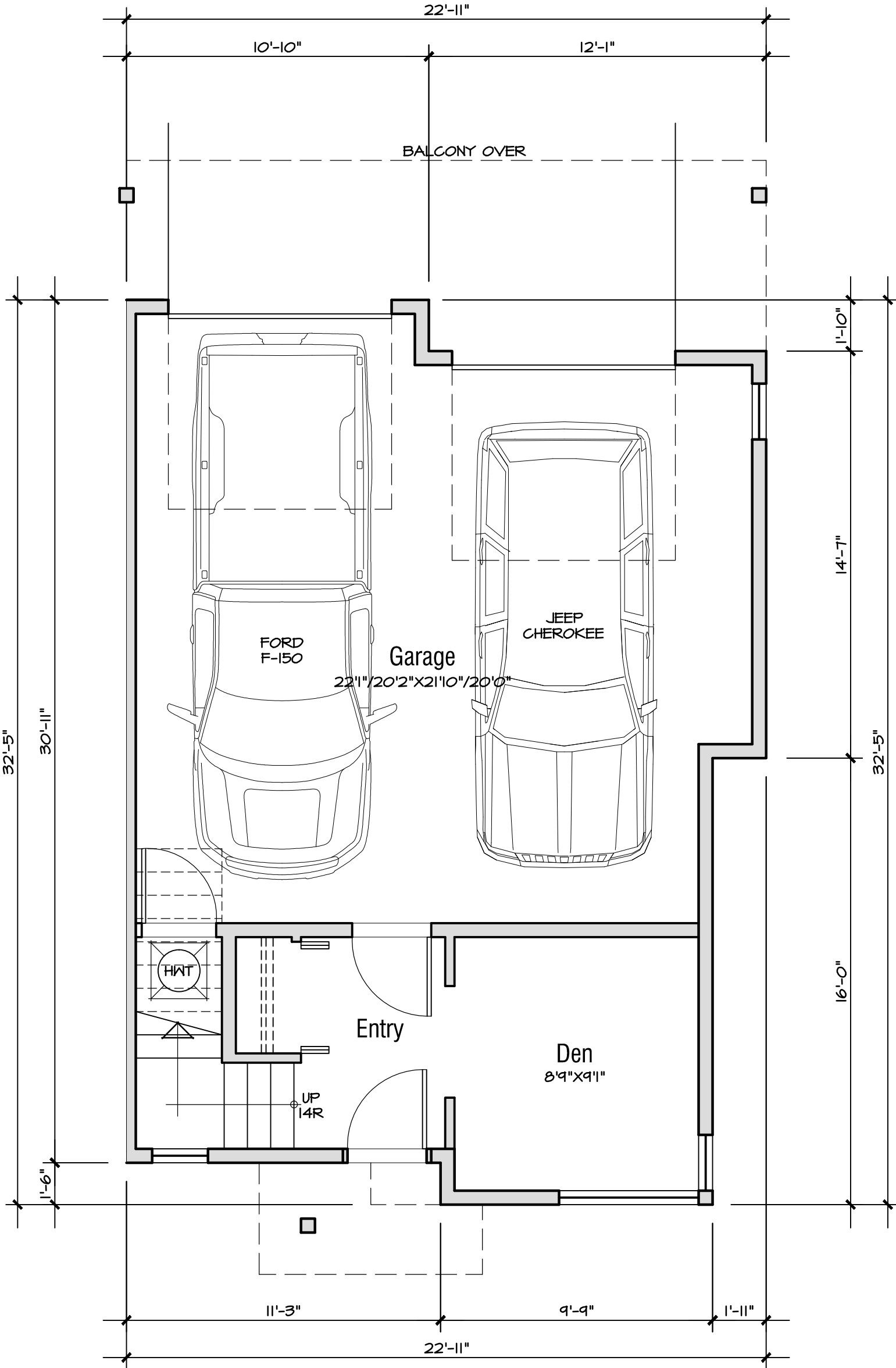
TYPE A PLAN
1,476 sf FSR



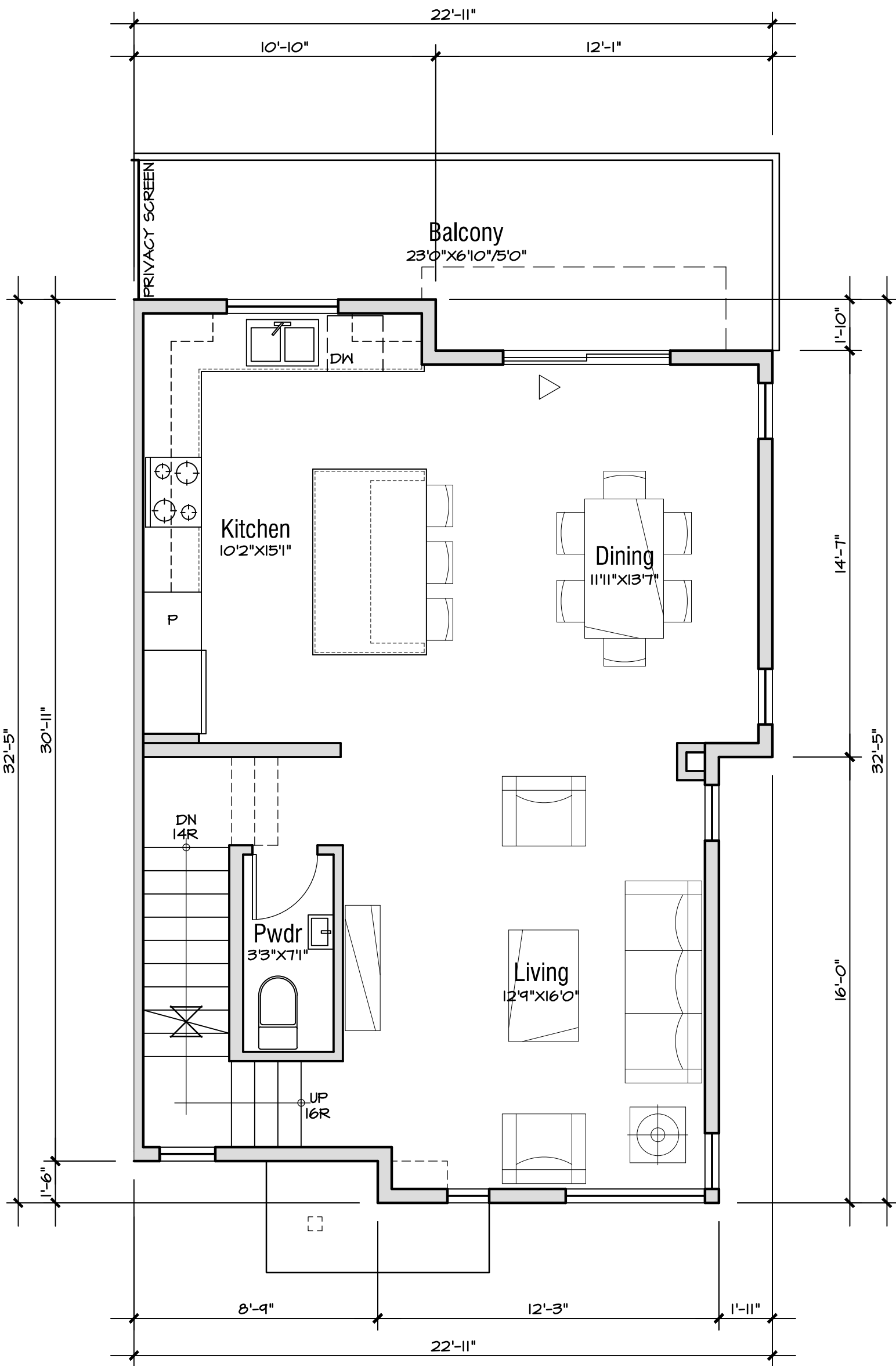


TYPE Aa PLAN
1,526 sf FSR

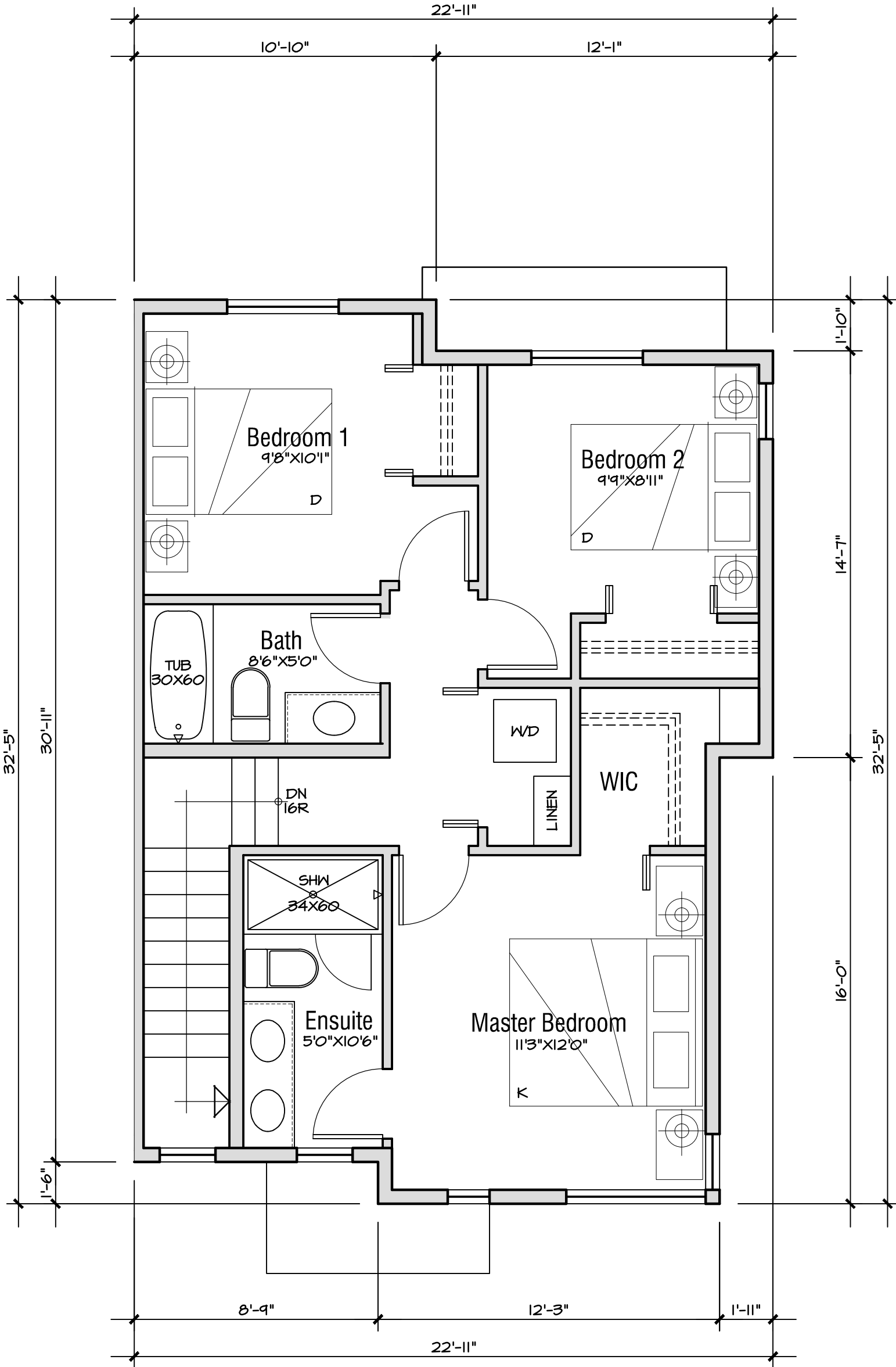




Lower Floor Plan
190 sf FSR

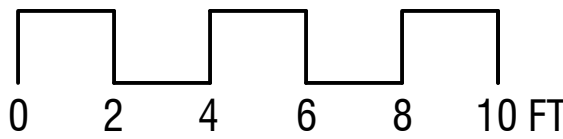


Main Floor Plan
677 sf FSR



Upper Floor Plan
677 sf FSR

TYPE A1 PLAN
1,544 sf FSR



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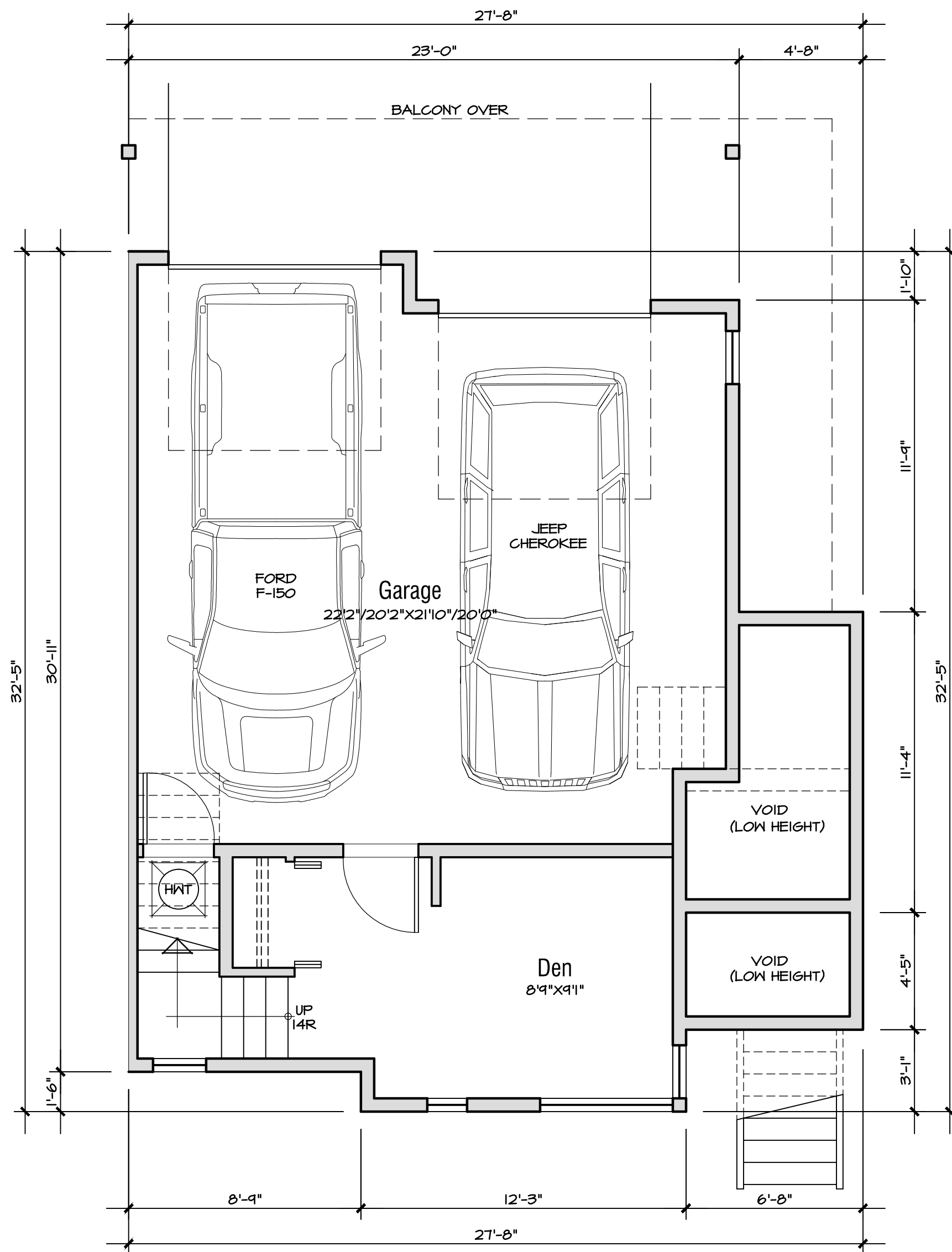
Project

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

Unit A2 Plans

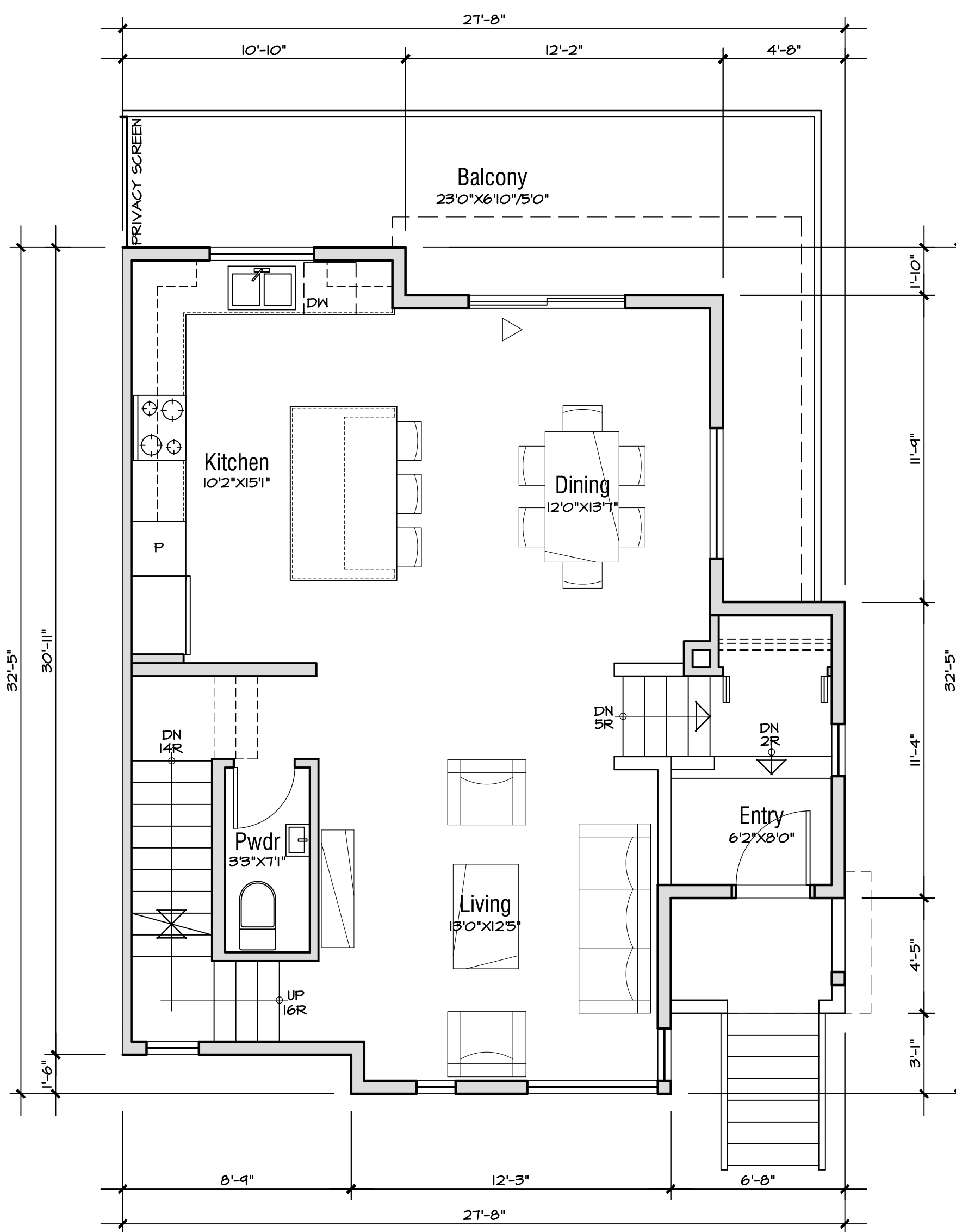
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February 6, 2017

A-3.3



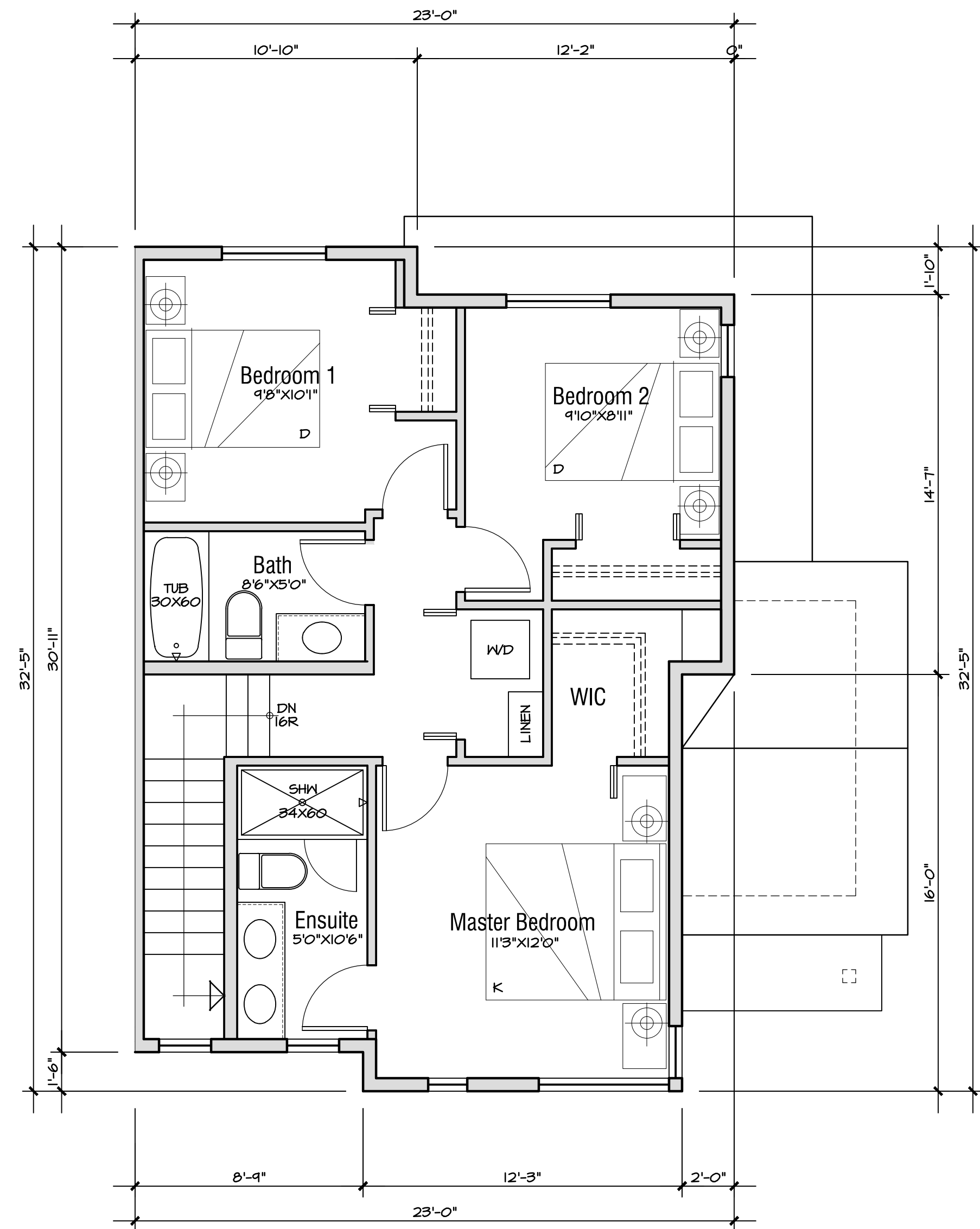
Lower Floor Plan

192 sf FSR



Main Floor Plan

748 sf FSR

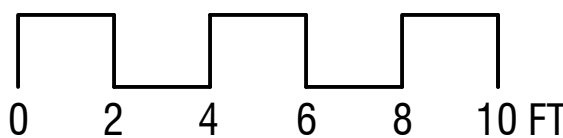


Upper Floor Plan

678 sf FSR

TYPE A2 PLAN

1,619 sf FSR



Revisions

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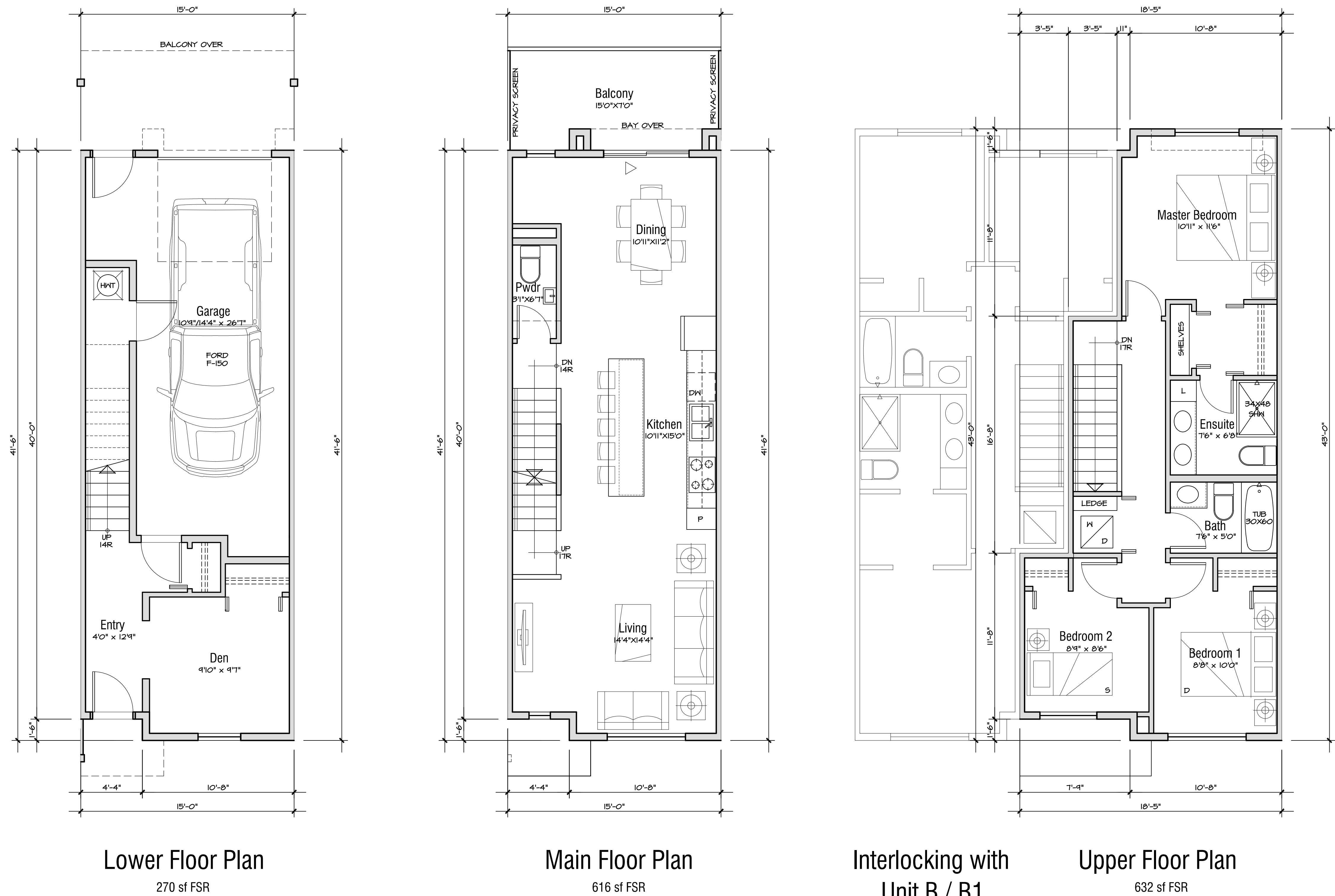
September 21, 2016

Issued for Rezoning & Development Permit

November 30, 2016

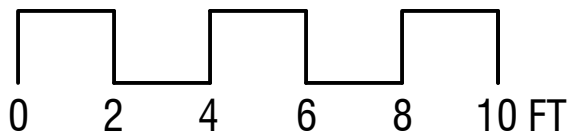
Re-Issued for Rezoning & Development Permit

February 6, 2017



TYPE B PLAN

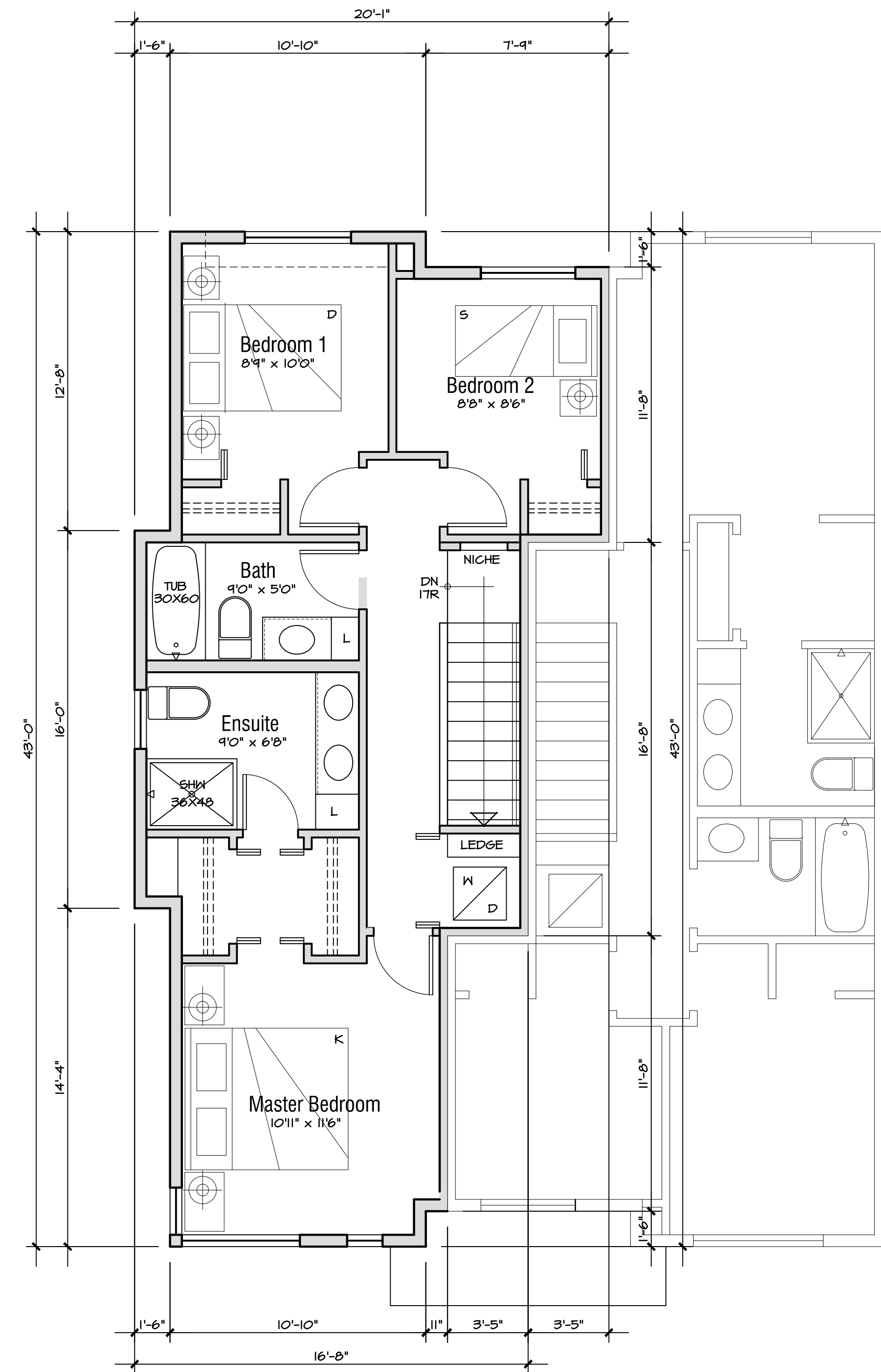
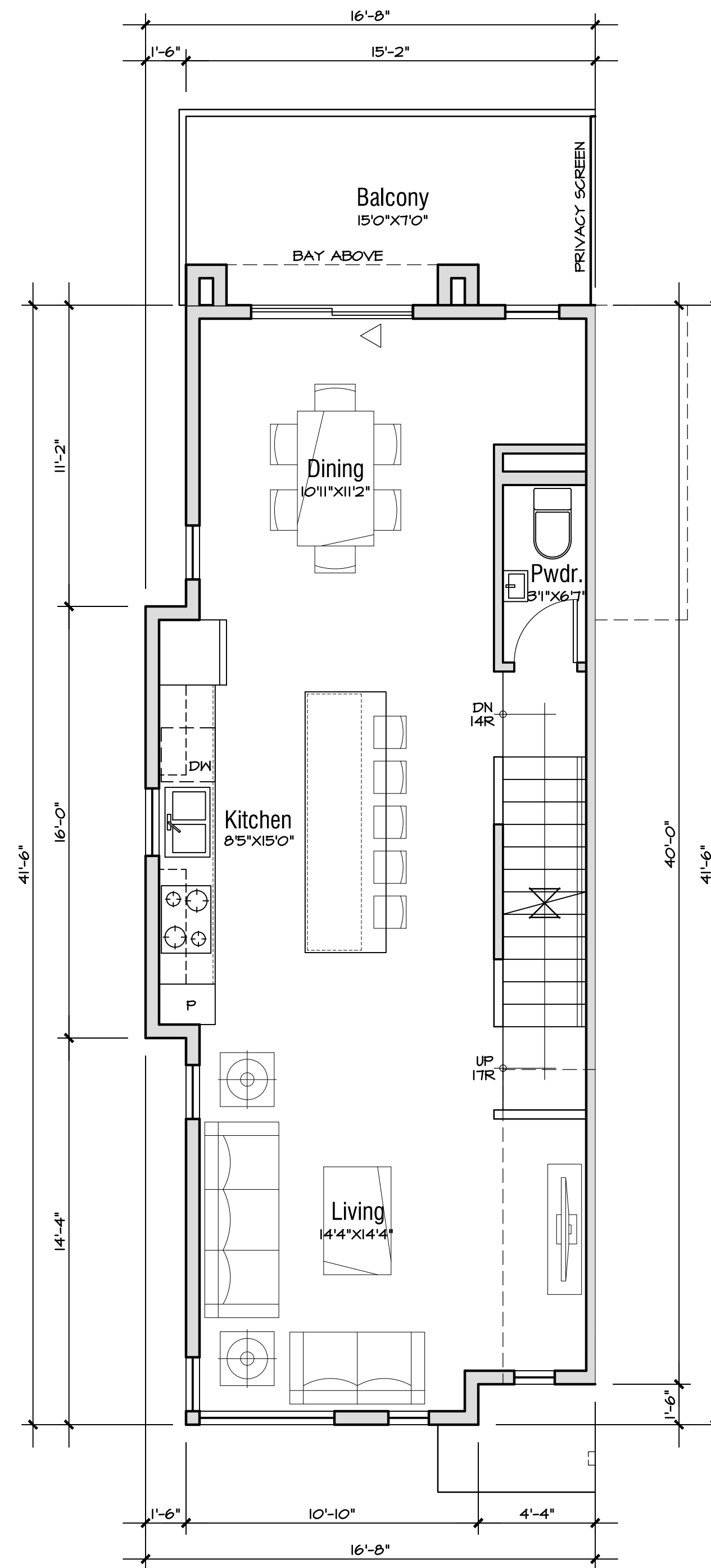
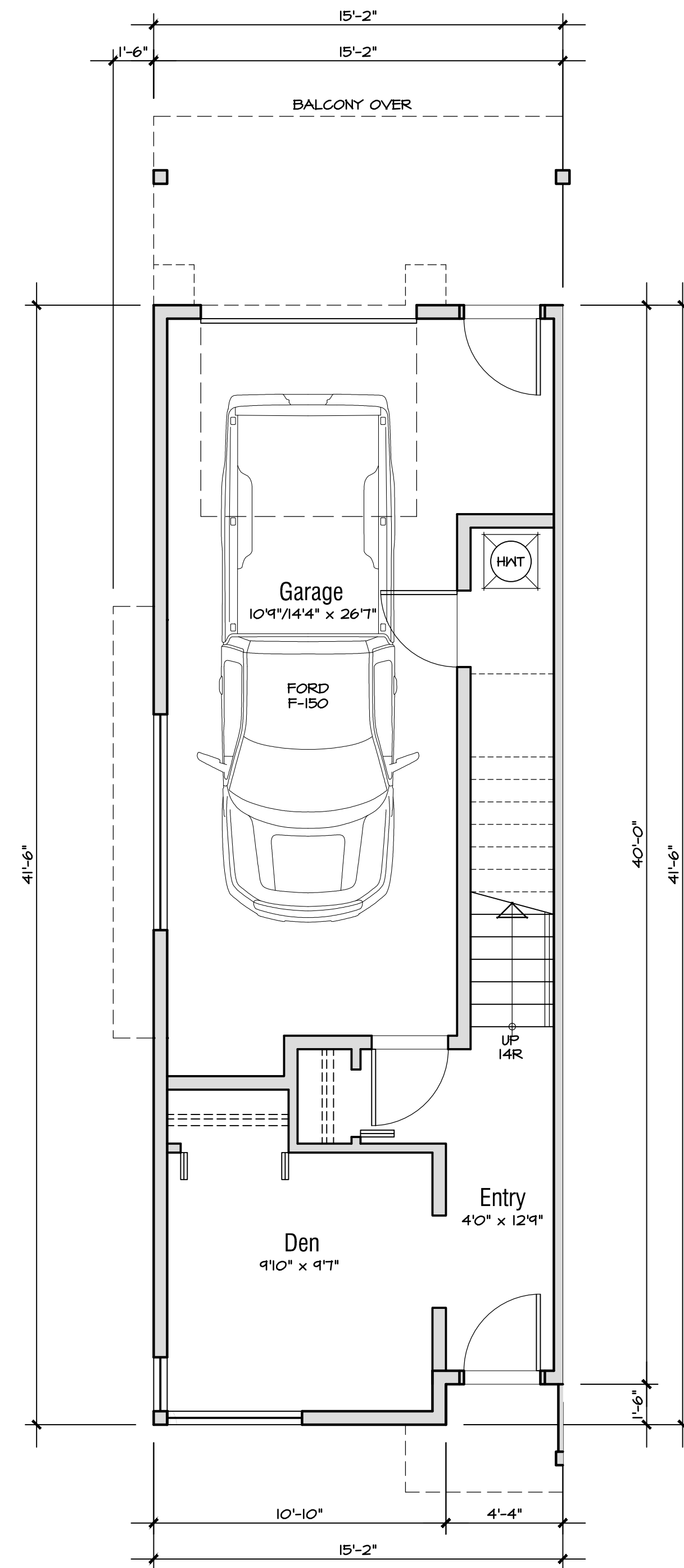
1,518 sf FSR



Unit B Plans

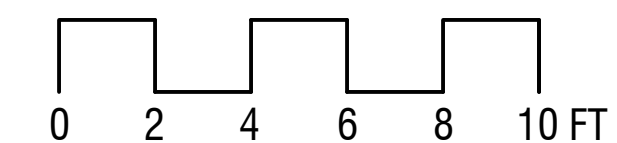
1/4" = 1'-0"

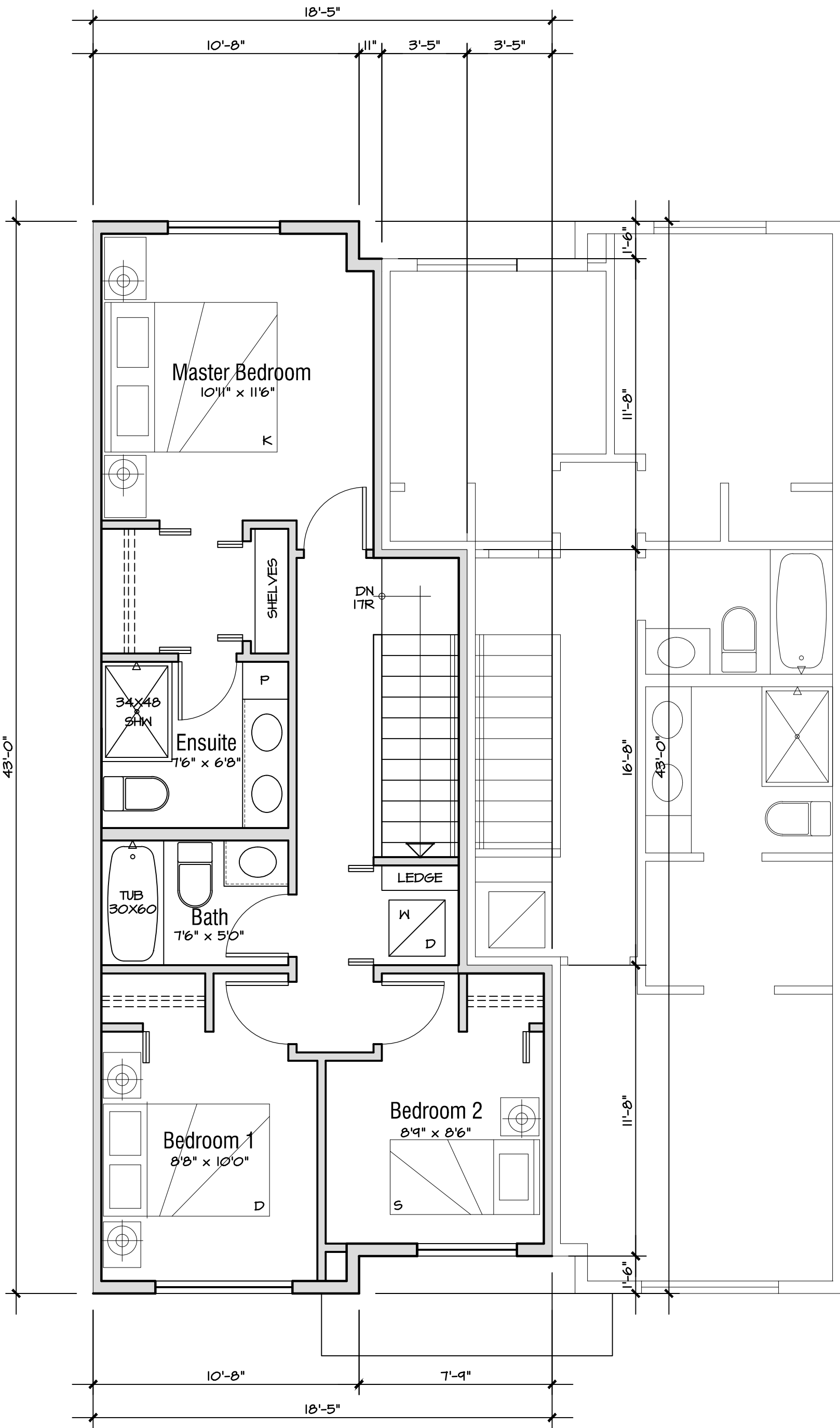
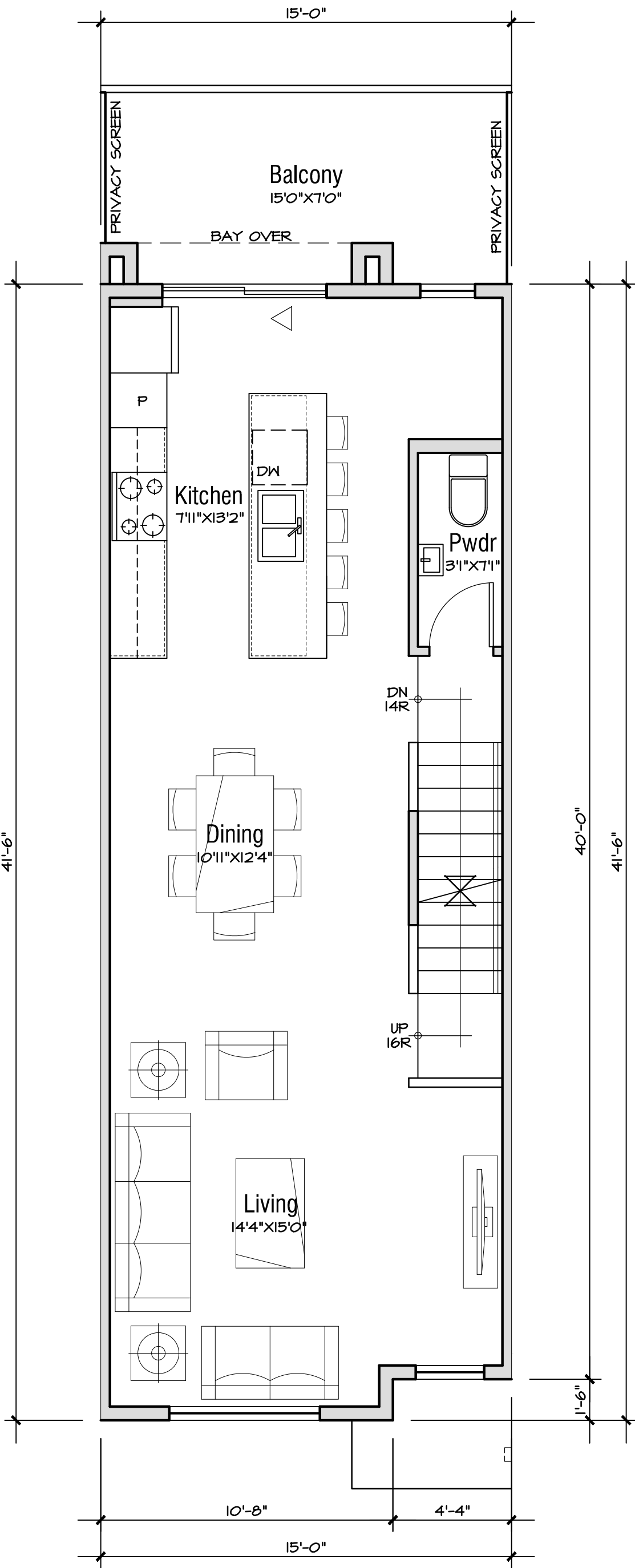
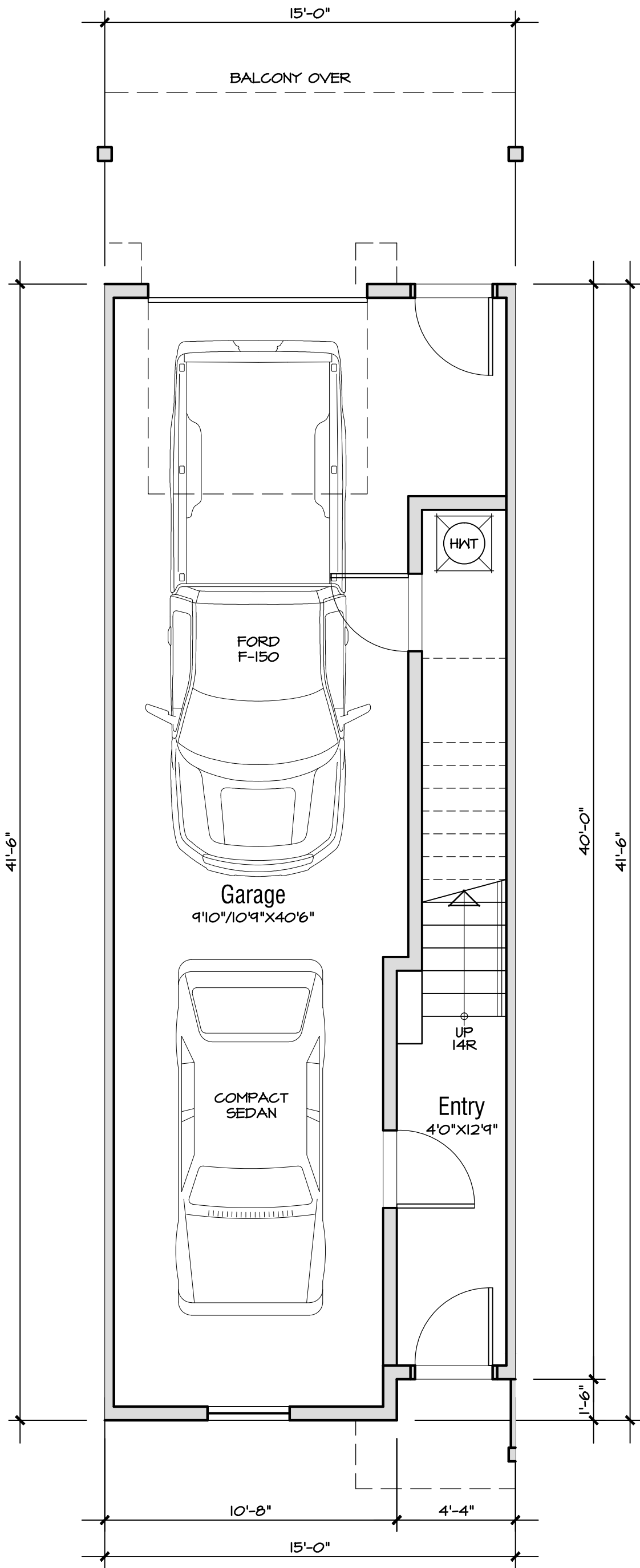
February 6, 2017



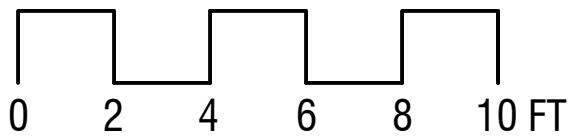
TYPE B1 PLAN

1,582 sf FSR





TYPE B2 PLAN
 1,379 sf FSR



Revisions

Issued for Rezoning Pre-application Review
September 21, 2016
Issued for Rezoning & Development Permit
November 30, 2016
Re-Issued for Rezoning & Development Permit
February 6, 2017

Client

Project

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

Colour & Material

3/8" = 1'-0"
February 6, 2017



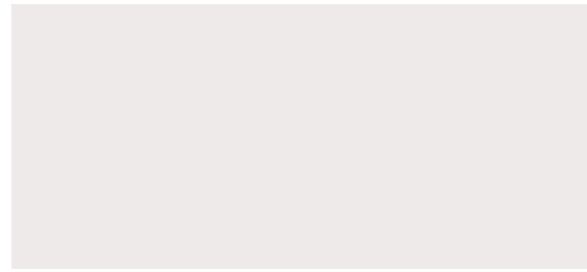
Hardie Lap Siding/Panel Smooth:
Benjamin Moore HC-168 Chelsea Gray



Hardie Lap Siding/Panel Smooth:
Benjamin Moore HC-172 Revere Pewter



Hardie Lap Siding/Panel Smooth:
Benjamin Moore HC-166 Kendall Charcoal



Hardie Lap Siding/Panel Smooth:
Benjamin Moore 2115-70 Oyster



PITCH ROOFING:
Asphalt roof shingles
GAF Timberline HD Birchwood

FASCIA:
2x4 on 2x10 wood, painted, BM HC-168 Chelsea Gray

WINDOW TRIMS:
2x4 wood, painted, as shown on elevations

SHADOW BOX WINDOW TRIMS:
2x6 wood on edge, painted, BM HC-166 Kendall Charcoal

PANEL:
Hardipanel Smooth w/ reveal joints
Painted, as shown on elevations

LAP SIDING:
HardiePlank lap siding smooth, 6" exposure,
Painted, as shown on elevations

WINDOWS:
Double glazed, vinyl frames
End unit, black
Inside unit, black or white, as shown on elevations

CANOPY:
Flat roof with SBS membrane and light grey cap sheet

SHINGLES AT END ELEVATIONS:
HardieShingle siding, straight edge, 7" exposure

UNIT NUMBER:
Pin Raised Lettering on painted trim, HC-168 Chelsea Gray
"Avantgarde" fonts

POST & BEAM
Wood, painted, BM HC-168 Chelsea Gray

DOOR:
Wood Veneer Fibreglas with glazed panel, stained



Celano Crescent
Viewing South



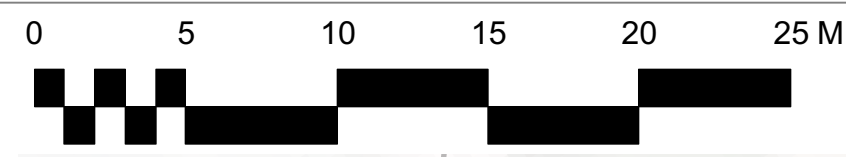
Project Entry on Celano Crescent
Viewing West



Entry Mews
Viewing West

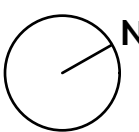


Common Green Space
Viewing North



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PROJECT TITLE

**DRYSDALE
TOWNHOMES**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	16.11.25	Review
2	17.01.30	Review
3		
4		
5		

PROJECT NO	16082
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	JAN. 30, 2017
SCALE	1:250

SEAL



DRAWING NUMBER

L1/2

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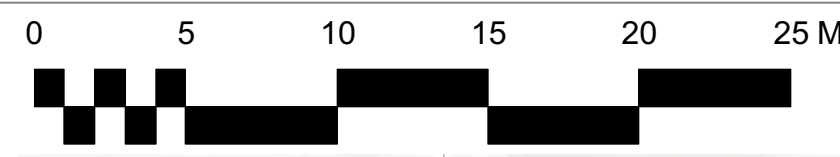
PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OYATION SASKATOON	10	4cm CAL.
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	67	6cm CAL.
POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	22	6cm CAL.
SHRUBS			
BERBERIS THUNBERGII 'MONOM'	CHERRY BOMB BARBERRY	148	#01 CONT. / 1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	148	#01 CONT. / 1.2M O.C. SPACING
EUCONYMIUS ALATUS 'SELECT'	FIRE SAIL BURNING BUSH	94	#01 CONT. / 1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	94	#01 CONT. / 1.5M O.C. SPACING
SYRINGA MEYERI 'PALUBIN'	DWARF KOREAN LILAC	66	#01 CONT. / 1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	66	#01 CONT. / 1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	109	#01 CONT. / 0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	75	#01 CONT. / 0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	170	#01 CONT. / 0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	109	#01 CONT. / 0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	75	#01 CONT. / 0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	61	#01 CONT. / 1.0M O.C. SPACING
HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	109	#01 CONT. / 0.75M O.C. SPACING
MOJINIA ARUNDINACEA	TALL WOOD GRASS	42	#01 CONT. / 1.2M O.C. SPACING
NEPETA X FAASSENNII 'WALKERS LOW'	WALKER'S LOW CATMINT	109	#01 CONT. / 0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	61	#01 CONT. / 1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	61	#01 CONT. / 1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	42	#01 CONT. / 1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	170	#01 CONT. / 0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	109	#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.





DRYSDALE BOULEVARD

CELANO CRESCENT (UNCONSTRUCTED)

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 3225 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 2743 cu.m. / year
WATER BALANCE = 482 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7"/ MONTH (KELLOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

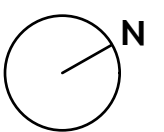
IRRIGATION LEGEND

	ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 90 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 129 cu.m.		ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 77 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, HEAVILY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 109 cu.m.		ZONE #25: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 213 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 118 cu.m.
	ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 87 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 124 cu.m.		ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 48 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, HEAVILY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 69 cu.m.		ZONE #26: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 159 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 88 cu.m.
	ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 54 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 cu.m.		ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 57 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, HEAVILY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 81 cu.m.		ZONE #27: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 137 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 76 cu.m.
	ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 24 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 34 cu.m.		ZONE #18: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 154 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 86 cu.m.		ZONE #28: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 207 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 115 cu.m.
	ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 106 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 151 cu.m.		ZONE #19: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 91 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 51 cu.m.		ZONE #29: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 191 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 106 cu.m.
	ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 95 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 136 cu.m.		ZONE #20: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 134 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 74 cu.m.		ZONE #30: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 194 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 108 cu.m.
	ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 95 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 136 cu.m.		ZONE #22: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 211 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 117 cu.m.		
	ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 89 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 127 cu.m.		ZONE #23: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 215 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 119 cu.m.		
	ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 95 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 136 cu.m.		ZONE #24: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 229 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 127 cu.m.		
	ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 95 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 136 cu.m.				
	ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 78 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 109 cu.m.				



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE

DRYSDALE TOWNHOMES

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION & IRRIGATION PLAN

ISSUED FOR: REVISION

1	16.11.25	Review
2		
3		
4		
5		

PROJECT NO

16082

DESIGN BY

SP

DRAWN BY

SR

CHECKED BY

FB

DATE

NOV. 25, 2016

SCALE

1:250

SEAL

STEVE PEKISHIN

STEVE PEKISHIN

DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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REPORT TO COUNCIL



Date: March 7th, 2017

RIM No. 0940-50

To: City Manager

From: Community Planning Department (AC)

Application: DVP17-0005

Owner: 0942484 BC Ltd.

Address: 1730-1756 Pier Mac Way

Applicant: Mission Group Commercial Ltd.

Subject: Development Variance Permit Application

OCP Designation: COMM – Commercial

Zoning: CD15 – Airport Business Park (Commercial)

1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit DVP17-0005 for Lot A, Section 14, Township 23, ODYD, Plan EPP47885, located on 1730-1756 Pier Mac Way, Kelowna, BC.

AND THAT the variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 6 Specific Zone (Industrial and Commercial Zones)

- Increase the maximum number of free-standing signs in the CD15 – Airport Business Park zone from 3 to 5 free standing signs.

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

2.0 Purpose

To review a Development Variance Permit for additional free standing signs proposed for the tenants (Tim Hortons and Dairy Queen restaurants).

3.0 Community Planning

This site dimensions' result in a maximum number of three free-standing signs. The site has three free-standing signs. There are two drive-thru restaurants (Tim Hortons and Dairy Queen) and a single menu board sign was permitted per drive-thru restaurant. Those menu boards were not considered separate free-standing signs as they were shown on the original Development Permit. After issuance of the Development Permit, the restaurants have asked for an additional pre-menu board sign. Staff do consider this a minor request and understand it is a standard operation in many drive-thru restaurants. However, not showing the signs on the original Development Permit has triggered a Development Variance Permit to consider the

two additional pre-menu board signs. Staff warn applicants that all signage (in terms of scale & location) should be shown on Development Permits, however, in this case it was missed. Therefore, Staff are recommending support for this Development Variance Permit.

4.0 Proposal

4.1 Project Description

The variance is to consider two additional pre-menu board signs located in the drive-thru lanes adjacent to Building C and Building E. The signs will be mounted securely on the concrete sidewalk.

4.2 Background

An application for the original shopping centre followed the timeline outlined below:

Original Development Permit (DP14-0260)	
Application for Development Permit	Dec 23 rd 2014
Development Permit Approved	June 15 th 2015
Development Permit Issued (bonding submitted)	October 15 th 2015
Amended Development Permit (DP16-0008) To allow the Tim Hortons Drive Thru	
Application for Amended Development Permit	Jan 6 th 2016
Amended Development Permit Approved	Feb 2 nd 2016
Amended Development Permit Issued (bonding submitted)	Feb 3 rd 2016

4.3 Site Context

The site is located within the Airport Business Park. The subject property is designated Commercial and the lot is within the Permanent Growth Boundary.

Subject Property Map: 1730-1756 Pier Mac Way



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14 - Comprehensive Development Permit Area (Multiple Unit Residential, Commercial, and Industrial Design Guidelines):	
Section 17 - Signs	
17.1	Integrate signage that contributes to the overall quality and unique character of a development (e.g. coordinate proportion, materials, and colour);
17.2	Do not compromise the scale and visual qualities of a building with the size and number of signs;
17.3	Locate, size, and format signs such that they can be easily read by pedestrians.
17.4	Where signage is proposed for buildings with historical character or heritage significance (i.e. Listed on the Heritage Register, with Heritage Designation and/or located in the Abbott Street and Marshall Street Heritage Conservation Areas) that signage should use design inspiration from historical influences (e.g. non-illuminated and non-animated).

6.0 Technical Comments

No department is affected by the variance request.

7.0 Application Chronology

Date of Application Received:

December 23rd 2016

Date Public notification:

February 7th 2017

Report Prepared by:

Adam Cseke, Urban Planning Manager

Reviewed & Approved by:

Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memo dated January 19th 2017

DVP17-0005