

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, April 25, 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 Singh.
3. **Confirmation of Minutes** 1 - 6
Public Hearing - April 4, 2017.
Regular Meeting - April 4, 2017.
4. **Bylaws Considered at Public Hearing**
 - 4.1 **BL11376 (TA16-0007) - Medical Marihuana Amendments** 7 - 9
To give Bylaw No. 11376 second and third readings in order to clarify marihuana related regulations and definitions
 - 4.2 **1225 Hwy 33 W, BL11380 (OCP16-0024) - Seventh Day Adventist Church** 10 - 10
Requires a majority of all members of Council (5)
To give Bylaw No. 11380 second and third readings in order to change the Future Land Use Designation of the subject property to EDINST – Educational/Major Institutional Designation.
 - 4.3 **1225 Hwy 33 W, BL11381 (Z16-0071) - Seventh Day Adventist Church** 11 - 11
To give Bylaw No. 11381 second and third readings in order to rezone the property from RU1 – Large Lot Housing to P2 – Educational & Minor Institutional.
 - 4.4 **Arab Ct, Appaloosa Rd and Sexsmith Rd, BL11382 (OCP17-0008) - Various Owners** 12 - 14
Requires a majority of all members of Council (5)
To give Bylaw No. 11382 second and third readings in order to change the Future Land Use of 31 properties that are without ready access to sewer and industrial standard roads.

5. Notification of Meeting

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

6. Development Permit and Development Variance Permit Reports

6.1 1511 Tower Ranch Drive, DVP16-0304 - Parkbridge Lifestyle Communities Inc. 15 - 29

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 a request by the applicant to reduce the required 4.5m front yard setback stipulated within the RU5 development regulations of the City's zoning bylaw.

6.2 225 Rutland Road South, DVP16-0298 - Suntec Holdings Corporations Inc. No. BC0995201 30 - 57

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 construction of the proposed 4-storey, mixed-use building on the subject property.

6.3 990 Guisachan Rd DVP15-0308 - GDI BC Projects Inc 58 - 83

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 variances to the site coverage and side yard setbacks of a multiple unit residential building.

7. Reminders

8. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, April 4, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Planner, Trisa Brandt*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:00 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 March 21, 2017 and by being placed in the Kelowna Daily Courier issues on Friday March 24 and Wednesday March 29, 2017 and by sending out or otherwise mailing 282 statutory notices to the owners and occupiers of surrounding properties on March 22, 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.

Councillor Sieben joined the meeting at 6:04 p.m.

3. Individual Bylaw Submissions

3.1 4377 Kensington Drive, (BL11361) Z16-0042 - Gary Lupul

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters of Opposition or Concern:

John and Suzanne Falconer, Sarsons Rd
 Steve and Bonnie Reily, Sarsons Rd
 Quentin Dyck and Alison Cook, Kensington Dr
 Rene Beaumier, Sarsons Rd
 Marion and Graham Bender, Sarsons Rd
 Allan Fabb, Sarsons Rd
 Wayne & Donna Jessee, Sarsons Rd
 Petition and package submitted by Gary and Kathleen Turner, Kensington Drive
 Christy Lovig & William Trent Green, Kensington Drive

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

Birte Decloux, Urban Options Planning & Permits, Applicant Representative

- Displayed a PowerPoint Presentation summarizing the application.
- Believes this is good infill as the property is very large in size to house another building and it is also close to amenities.
- Believes this application provides a good transition and a gentle increase in density.
- Intend to maintain mature vegetation on site; a landscape architect was retained to ensure the site is well planned.
- The current owner will be moving into the smaller dwelling which is just over 2000 square feet in size.
- Commented on surprise with neighbourhood concerns as many were supportive of the project.
- Does not anticipate noise to be an issue with the large size of the lot.
- The closest distance between neighbours is 6 meters and the furthest is 12 meters as well there is a 6-foot concrete wall that will act as a buffer for noise.
- There will be 5 dedicated parking stalls with the driveway being expanded on site so there will be no congestion of vehicles having to stack up.

Gary Lupul, Owner

- Confirmed the larger home will be sold and he will reside in the smaller home which will be more suitable for his retirement needs.
- The proposed single storey home is also in an attempt to minimize impact to neighbouring properties.
- There will be an extensive landscape plan and believes the property will be aesthetically pleasing.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Gallery:

Steve Reily, Sarsons Road

- Resides directly behind the subject property.
- Read from letter previously submitted.
- Raised concern with the proximity of the subject property to his patio and the negative impacts this proposal would have on the use, quietness and privacy of their backyard.
- Believes this development does not fit within the character of the RU1 lots and raised concern with keeping the neighbourhood single family as it is now.
- Raised concern that this proposal will create more noise and pollution in the area.
- Raised concern that this will set a precedence allowing a second home on large lots and will change the quality of the neighbourhood.
- Opposed to this application.
- Responded to questions from Council.

Gary Turner, Kensington Drive

- Resides two houses from the subject property.
- Opposed to this application.
- Spoke to the Statutory Building Scheme on title prohibiting a second dwelling on lots in this neighbourhood and rezoning this lot to an RU-6 would expose the City to a legal challenge.
- Suggested that the lot be subdivided and sold as two lots rather than be rezoned to RU6 in order to maintain the feel and integrity of neighbourhood.
- Believes this application is out of character with a neighbourhood made up of RU1 lots.
- Responded to questions from Council.

Rene Beaumier, Sarsons Road

- Displayed cell phone photographs on the ELMO.
- Does not believe this is the right neighbourhood for higher density.
- Has been negatively impacted by neighbourhood wood smoke and late night party noise.
- Raised concern with pollution that a second dwelling bring.
- Raised concern with increased traffic, noise and parking issues.
- Raised concern with the new building blocking sunlight to her property.
- Raised concern with the poor upkeep of the current property.

Trent Green, Kensington Drive

- Resides next door to the subject property.
- Opposed to this application.
- Raised concern that this development will devalue his property.
- There is no development like this in the area as the neighbourhood is made up of large single family homes; these lots and houses are very expensive.
- Believes the extended driveway will negatively impact his property.
- The current owner does not keep his property well maintained.
- There is an issue with rats in the neighbourhood and believes they may be originating from the subject property.
- Believes this application is not in keeping with the neighbourhood.
- Responded to questions from Council.

Birte Decloux, Applicant Representative

- Confirmed that the site coverage has not been exceeded.
- Advised that it is not possible to subdivide the lot due to frontage requirements.
- There is a wall encroaching onto the subject property.
- The owner intends to have less items on the property once the second dwelling is built and will implement the landscape plan as provided.

Gary Lupul, Owner

- Spoke to the proposed terms of easement that would be given to his neighbor to maintain access for their trailer.
- Responded to questions from Council.

There were no further comments.

3.2 757 Raymer Road, (BL11368) Z17-0005 - Daniel Joinson

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Sid Molenaar, Integrity Service Inc., Applicant Representative

- The existing building is being retired and will be building two new contemporary homes.
- Available for any questions.

Gallery:

Rory Kapchinsky, Nathan Road

- Adjacent property owner.
- Not against infill or this type of change.
- Raised concern that once the subject property is rezoned it could further be rezoned to permit carriage homes.

Staff:

- Advised that an owner could rezone to RU2(c) which would require a public process.

There were no further comments.

3.3 1449 Ethel Street, (BL11371) HRA16-0001 - Donald McDonald and Linda Scott-McDonald

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence 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.

3.4 289-291 Valley Road, (BL11372) Z17-0002 - City of Kelowna

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 Support with Comment:

Brandt's Creek Mews, Cross Road

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

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:27 p.m.

Mayor

/acm



City Clerk



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, April 4, 2017
Location: Council Chamber
City Hall, 1435 Water Street

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

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Planner, Trisa Brandt*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 7:27 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Sieben

3. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor Gray

R235/17/04/04 THAT the Minutes of the Public Hearing and Regular Meeting of March 21, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 4377 Kensington Drive, BL11361 (Z16-0042) - Gary Lupul

Moved By Councillor Gray/Seconded By Councillor Donn

R236/17/04/04 THAT Bylaw No. 11361 be read a second and third time.

Carried
Councillor Sieben – Opposed

Moved By Councillor Sieben/Seconded By Councillor Stack

R240/17/04/04 THAT Council authorizes the issuance of Temporary Use Permit No. TUP16-0004 to allow outdoor storage for Lot 2, Section 23, Township 26, ODYD, Plan 18642, located at 140-146 Gray Road, Kelowna, BC for a three (3) year period commencing from Council approval subject to the following conditions:

1. That the outdoor storage is limited to two temporary sea-cans;
2. That the area where the sea-cans are stored shall remain in the rear of the property and not visible from the front street;
3. That the area on the rear of the property shall remain fenced;

AND FURTHER THAT any application to extend the permit must be approved by Council prior to this permit expiring.

Carried
Councillor Donn – Opposed

7. Reminders

City Clerk:

- Advised that there are several reports scheduled to the April 25, 2017 Public Hearing date.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R241/17/04/04 THAT Council direct staff to divide applications between the April 25, 2017 and May 2, 2017 Public Hearings.

Carried

Moved By Councillor Hodge/Seconded By Councillor Gray

R242/17/04/04 THAT this meeting be closed to the public pursuant to Section 90(1) (b), of the Community Charter.

Carried

The meeting adjourned to a closed session at 7:54 p.m.

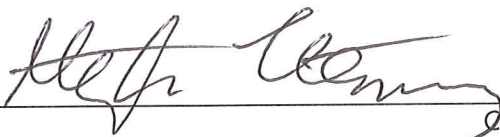
The meeting reconvened to an open session at 8:02 p.m.

8. Termination

The meeting was declared terminated at 8:02 p.m.

Mayor

/acm



City Clerk

CITY OF KELOWNA
BYLAW NO. 11376
TA16-0007 – Medical Marihuana Amendments

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 **Section 2 – Interpretation, 2.3 General Definitions** be amended by:

a) deleting the definition for **MEDICAL MARIHUANA PRODUCTION FACILITY** that reads:

"MEDICAL MARIHUANA PRODUCTION FACILITY means a facility for the producing, processing, setting, providing, shipping, delivering and destroying of medical marihuana and can include analytical testing in permitted industrial zones and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations (SOR/210 -119)."

And replacing it with:

"MEDICAL MARIHUANA PRODUCTION FACILITY means a facility for the producing, processing, setting, providing, shipping, delivering and destroying of medical marihuana and can include analytical testing in permitted industrial zones and must be licensed by Health Canada. This **use** does not include the retail sale or dispensing of marihuana."

b) deleting the definition for **RETAIL STORE – CONVENIENCE** that reads:

"RETAIL STORE – CONVENIENCE means **development** used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from **business premises** which do not exceed 235 m² in **gross floor area**. Typical **uses** include but are not necessarily limited to: small food stores, drug stores, florists, or variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical items, personal care items, hardware, printed matter, seasonal or tourism related rentals or the rental of videos. In the W2 Zone, this includes items normally required by people using marina facilities, but does not include the rental of personal watercraft or rental of automobiles."

And replacing it with:

"RETAIL STORE – CONVENIENCE means **development** used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from **business premises** which do not exceed 235 m² in **gross floor area**. Typical **uses** include but are not necessarily limited to: small food stores, drug stores, florists, or variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical items, personal care items, hardware, printed matter, seasonal or tourism related rentals or the rental of videos. This **use** does not include the retail sale or dispensing of marihuana. In the W2 Zone, this includes items normally required by people using marina facilities, but does not include the rental of personal watercraft or rental of automobiles."

c) deleting the definition for **RETAIL STORE, GENERAL** that reads:

"RETAIL STORE, GENERAL means **premises** where goods, merchandise and other material are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical **uses** include but are not

limited to grocery, hardware, pharmaceutical, clothing, appliance and sporting goods stores. This **use** excludes **warehouse sales** and sale of gasoline, heavy agricultural and industrial equipment, second-hand goods, and retail stores requiring **outdoor storage**."

And replacing it with:

"RETAIL STORE, GENERAL means **premises** where goods, merchandise and other material are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical **uses** include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance and sporting goods stores. This **use** excludes **warehouse sales** and sale of gasoline, heavy agricultural and industrial equipment, second-hand goods, and retail stores requiring **outdoor storage**. This **use** does not include the retail sale or dispensing of marihuana."

- d) deleting the definition for **RETAIL STORES, HEALTH PRODUCTS** that reads:

"RETAIL STORES, HEALTH PRODUCTS means a retail outlet where products related to the health industry are sold, rented, custom fitted or repaired. Such uses include but are not limited to pharmacies, health food stores, naturopathic stores, uniform stores. Limited convenience retail is permitted as a secondary use."

And replacing it with:

"RETAIL STORES, HEALTH PRODUCTS means a retail outlet where products related to the health industry are sold, rented, custom fitted or repaired. Such uses include but are not limited to pharmacies, health food stores, naturopathic stores, uniform stores. Limited convenience retail is permitted as a secondary use. This **use** does not include the retail sale or dispensing of marihuana."

- e) deleting the definition for **RETAIL STORE, SERVICE COMMERCIAL** that reads:

"RETAIL STORE, SERVICE COMMERCIAL means **premises** where goods, merchandise or other materials are offered for sale at retail to the general public and require extensive on-site storage to support the store's operations, either for product storage, or for processing, manufacturing or repairing goods sold on site. Typical **uses** include but are not limited to sales of automotive parts, and bakeries and butchers that process on site."

And replacing it with:

'RETAIL STORE, SERVICE COMMERCIAL means **premises** where goods, merchandise or other materials are offered for sale at retail to the general public and require extensive on-site storage to support the store's operations, either for product storage, or for processing, manufacturing or repairing goods sold on site. Typical **uses** include but are not limited to sales of automotive parts, and bakeries and butchers that process on site. This **use** does not include the retail sale or dispensing of marihuana."

- f) deleting the definition for **HEALTH SERVICES, MAJOR** that reads:

"HEALTH SERVICES, MAJOR means a **development** used for the provision of physical or mental **health services** on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical **uses** include, but are not limited to, medical and dental **offices**,

chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services.”

And replacing it with:

“HEALTH SERVICES, MAJOR means a **development** used for the provision of physical or mental **health services** on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical **uses** include, but are not limited to, medical and dental **offices**, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This **use** does not include the retail sale or dispensing of marihuana.”

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 10th day of April, 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. 11380

Official Community Plan Amendment No. OCP16-0024 – 1225 Hwy 33 W

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1, Section 22, Township 26, ODYD, Plan EPP64302, located on Hwy 33 W, Kelowna, B.C., from the S2RES – Single / Two Unit Residential designation to the EDINST – Educational / Major Institutional designation.
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 10th of April, 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. 11381
Z16-0071 – 1225 Hwy 33 W

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 22, Township 26, ODYD, Plan EPP64302 located on Hwy 33 W, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the P2 – Educational & Minor Institutional 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 10th day of April, 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. 11382

Official Community Plan Amendment No. OCP17-0008 – Arab Court, Appaloosa Road and Sexsmith Road

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of various lots, located on Arab Court, Appaloosa Road and Sexsmith Road, Kelowna, B.C., from the Industrial – Limited (IND-L) designation to the Resource Protection Area (REP) designation as per Schedule 'A' attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 10th day of April, 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

Schedule A

| Legal Description | Address |
|---|-------------------|
| LOT 38 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 2855 Appaloosa Rd |
| LOT 1 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 2856 Appaloosa Rd |
| LOT 2 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 2876 Appaloosa Rd |
| LOT 3 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 2906 Appaloosa Rd |
| LOT 37 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 2909 Appaloosa Rd |
| LOT 4 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 2936 Appaloosa Rd |
| LOT 7 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3020 Appaloosa Rd |
| LOT 41 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3029 Appaloosa Rd |
| LOT 8 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3036 Appaloosa Rd |
| LOT 42 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3039 Appaloosa Rd |
| LOT 9 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3066 Appaloosa Rd |
| LOT 43 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3089 Appaloosa Rd |
| LOT A SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 35661 | 3096 Appaloosa Rd |
| LOT 44 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3109 Appaloosa Rd |
| LOT B SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 35661 | 3116 Appaloosa Rd |

| | |
|---|-------------------|
| LOT 11 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3128 Appaloosa Rd |
| LOT 45 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3139 Appaloosa Rd |
| LOT 12 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3156 Appaloosa Rd |
| LOT 13 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3166 Appaloosa Rd |
| LOT 46 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3169 Appaloosa Rd |
| LOT 14 SECTIONS 2 AND 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3196 Appaloosa Rd |
| LOT 47 SECTIONS 2 AND 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 3199 Appaloosa Rd |
| LOT 6 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 265 Arab Ct |
| LOT 40 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 185 Arab Rd |
| LOT 36 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 210 Arab Rd |
| LOT 39 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 18861 | 215 Arab Rd |
| THAT PART OF LOT 32 SHOWN ON PLAN B5251; SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 546 | 2870 Sexsmith Rd |

REPORT TO COUNCIL



Date: April 4, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (MS)

Application: DVP17-0304 **Owner:** Parkbridge Lifestyle Communities Inc.

Address: 1511 Tower Ranch Drive **Applicant:** MMM Group Ltd. (WSP)

Subject: Development Variance Permit – Front Yard Setbacks

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

Existing Zone: RU5 – Bareland Strata Housing
RMh2 – Low Density Row Housing (Hillside)

1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP16-0304, for variances for a portion of *Lot 3, Section 31, TWP 27, ODYD, Plan KAP80993, except Strata Plan EPS2195 (Phase 1)* located at 1511 Tower Ranch Drive, Kelowna, BC;

AND THAT Council considers the public process outlined in the Staff Report dated April 4, 2017 to be appropriate consultation for the purpose of Section 879 of the Local Government Act;

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

Section 13.5.6 (c): RU5 – Bareland Strata Housing (*Development Regulations*)

To vary the lot front yard from 4.5 m permitted to 3.0m proposed for Lots 29-57, 71-73, and 76-90, with the exception that a garage or carport shall be no less than 6.0 metres from a curb or sidewalk; and

To vary the lot front yard from 4.5 m permitted to 1.5m proposed Lots 61-62, and 74-75 ; with the exception that a garage or carport shall be no less than 6.0 metres from a curb or sidewalk.

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

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

2.0 Purpose

To consider a request by the applicant to reduce the required 4.5m front yard setback stipulated within the RU5 development regulations of the City's zoning bylaw.

3.0 Community Planning

SAE staff are supportive of the proposed variances to the Zoning Bylaw to accommodate the proposed design. These are consistent with the front yard setback variances permitted in Phase I of this project, and reduce the impact of the footprint on the hillside. The variance is considered in the context of the Development Permit (DP15-0275) which identifies a No-Build / No-Disturb area along the back yards of the lots, the No-Disturb area along Industry Brook, the challenges of reducing cut and fill slopes in a hillside area, and the provision of a trail system connected to sidewalk through the development.

The variance is not expected to result in any negative impacts on adjoining properties.

4.0 Proposal

4.1 Background

In 2012, Tower Ranch Lots 3, 4 and 6 were purchased by Parksbridge Lifestyle Communities Inc. (Parksbridge). Parksbridge develop communities based on a life lease concept, whereby the owner developer maintains ownership and management through the life of the development.

The proposed Development Variance Permit has been designed in accordance with their Phase II Development Plan, as well as geotechnical and environmental assessments, under DP15-0275. The setbacks are consistent with the variances to the front yard setback authorized in the Phase I of the same development.

4.2 Project Description

The applicant is seeking variances to the minimum front yard required in order to accommodate the challenges of a hillside development, and reduce the overall site grading required, and allow for trails and a sidewalk. Staff notes that the required 6.0 m from the garage to the back of curb and/or sidewalk will be maintained in all cases, such that an additional car may be accommodated in this location, while allowing for pedestrian passage along the sidewalk.

Section 13.5.6 RU5 – Bareland Strata Housing (*Development Regulations*)

To vary the lot front yard from 4.5 m permitted to 3.0m proposed for Lots 29-57, 71-73, 76-90, and with the exception that a garage or **carport** shall be no less than 6.0 metres from a curb or sidewalk; and

To vary the lot front yard from 4.5 m permitted to 1.5m proposed Lots 61-62, and 74-75 ; with the exception that a garage or **carport** shall be no less than 6.0 metres from a curb or sidewalk.

In all cases, Tower Ranch Boulevard is considered the front yard of each lot, even in those cases where there is lane access.

4.3 Site Context

The site is located on the upper McCurdy Bench in the Rutland Sector of the OCP. The Tower Ranch Golf Course lies to the west and east of Lot 3. Solstice Phase I lies to the north of Phase II. The Tower Ranch

Clubhouse lies further to the north. The site also has a statutory right of way registered for public access along a proposed trail system, linking into Tower Ranch Mountain Park, to the south.

Residential properties are further to the west along Tower Ranch Boulevard and Split Rail Place, and more residences are being developed to the north of Tower Ranch Boulevard.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|---|
| North | RU5 – Bareland Strata Housing | Bareland Strata Housing (Solstice Phase I) |
| East | P3 – Private Recreation | Golf Course |
| South | A1 – Agriculture 1 / P3 – Park & Open Space | Rural Residential / Tower Ranch Mountain Park |
| West | P3 – Private Recreation | Golf Course |

Map 1. Subject Property – 1511 Tower Ranch Drive



4.4 Zoning Analysis Table

A comparison of required and proposed zoning regulations for RU5 is shown in the table below.

| Zoning Analysis Table | | |
|----------------------------------|---|---|
| CRITERIA | ZONE REQUIREMENTS RU5 | PROPOSAL |
| Development Regulations | | |
| Front Yard | 4.5 m or 6.0m for a garage or carport | 3.0 m (58 lots) ① 1.5 m (4 lots) ① 6.0m for a garage or carport |
| Side Yard | 3.0 m | 3.0 m |
| Rear Yard | 6.0 m | 6.0 m |
| Other Regulations | | |
| Minimum Parking Requirements | | |
| Bicycle Parking | N/A | N/A |
| Private Open Space | Required yards and 10% of site shall be open space | Required yards and 10% of site shall be open space |
| ① Indicates a requested variance | | |

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Cluster Housing.² Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- Promote overall cost savings on infrastructure installation and maintenance; and
- Provide opportunities for social interaction, walking and hiking in open space areas.

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

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Ground-Oriented Housing.³ 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.

Pedestrian Connectivity.⁴ Improve the permeability of strata developments by ensuring that active transportation connections are facilitated where possible.

Design for People and Nature.⁵ Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering comments and requirements regarding this Development Variance Permit application to reduce front yard setbacks are as follows:

- a) The proposed strata road is designed to a reduced cross-section from typical Hillside Standards as per Bylaw 7900. A Statutory Right of Way will be registered over this road for public access through the subject property to Park Lands beyond.
- b) In the interest of public safety along with ease of pedestrian and bicycle mobility, prescribed front yard setbacks should be maintained where the possibility of driveway parking encroachment over the public Right of Way exists.

6.2 Fortis BC

Please be advised FortisBC Gas has reviewed the above mentioned referral and we have no concerns.

6.3 Regional District of the Okanagan (RDCO)

RDCO staff has reviewed the above mentioned referral, and has no comments or concerns.

7.0 Public Notification

As staff understands it, the applicant has conducted public notification per Council Policy 367 prior to March 6, 2017.

³ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

8.o Application Chronology

Date of Application Received: December 12, 2016

Circulation Comments Received: January 10, 2017

Public Consultation Received: March 6, 2017

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by:

☐

Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Reviewed by Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Approved for Inclusion:

☐

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

DVP16-0304 - DRAFT
Site Plans – Schedule A
Conceptual Elevations
Landscape Plan

DRAFT – DEVELOPMENT VARIANCE PERMIT



DRAFT - ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0304

Issued To: Parkbridge Lifestyle Communities Inc.
Site Address: 1511 Tower Ranch Drive
Legal Description: Lot 3, Plan KAP80993, Section 31, TWP 27, ODYD,
Zoning Classification: RU5 – Bareland Strata 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. DVP16-0304 for a portion of Lot 3, Plan KAP80993, Section 31, TWP 27, ODYD, located at 1511 Tower Ranch Drive, Kelowna, BC to allow the construction of a RU5 Bare Land Strata Development be approved, as shown in Schedule 'A' and subject to the following:

THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown below:

Section 13.5.6 RU5 – Bareland Strata Housing (*Development Regulations*)

To vary the lot front yard from 4.5 m permitted to 3.0m proposed for Lots 29-57, 71-73, 76-90, with the exception that a garage or **carport** shall be no less than 6.0 metres from a curb or sidewalk; and

To vary the lot front yard from 4.5 m permitted to 1.5m proposed Lots 61-62, 74-75; with the exception that a garage or **carport** shall be no less than 6.0 metres from a curb or sidewalk.

In all cases, Tower Ranch Boulevard is considered the lot front yard, even in those cases where there is lane access.

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 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. Indemnification

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

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

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 ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**



legend

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|--|------------------|--|--------------|
| | WATER MAIN | | CS CURB STOP |
| | SANITARY SEWER | | HYDRANT |
| | STORM SEWER | | REDUCER |
| | NATURAL GAS | | LINE VALVE |
| | ELECTRICAL POWER | | MANHOLE |
| | COMMUNICATIONS | | CATCH BASIN |
| | PAVEMENT EDGE | | DW DRYWELL |
| | GRAVEL EDGE | | UTILITY PO |
| | FENCE | | POLE ANGLE |
| | CONTRIBUTOR | | ELEC BOX |
| | BOTTOM OF SLOPE | | TEL BOX |
| | TOP OF SLOPE | | CABLE BOX |



540 Leon Avenue, Kelowna, BC V1Y 6J6
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| A | 2016-11-23 | FOR DVP SUBMISSION |
| no | date | description |
| | | revision |

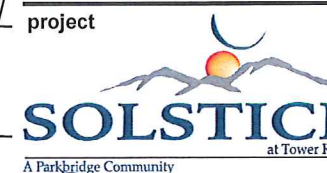
client

**PARKBRIDGE LIFESTYLE
COMMUNITIES INC.**

variances

FRONT YARD VARIANCE
TO 1.5M SETBACK

project



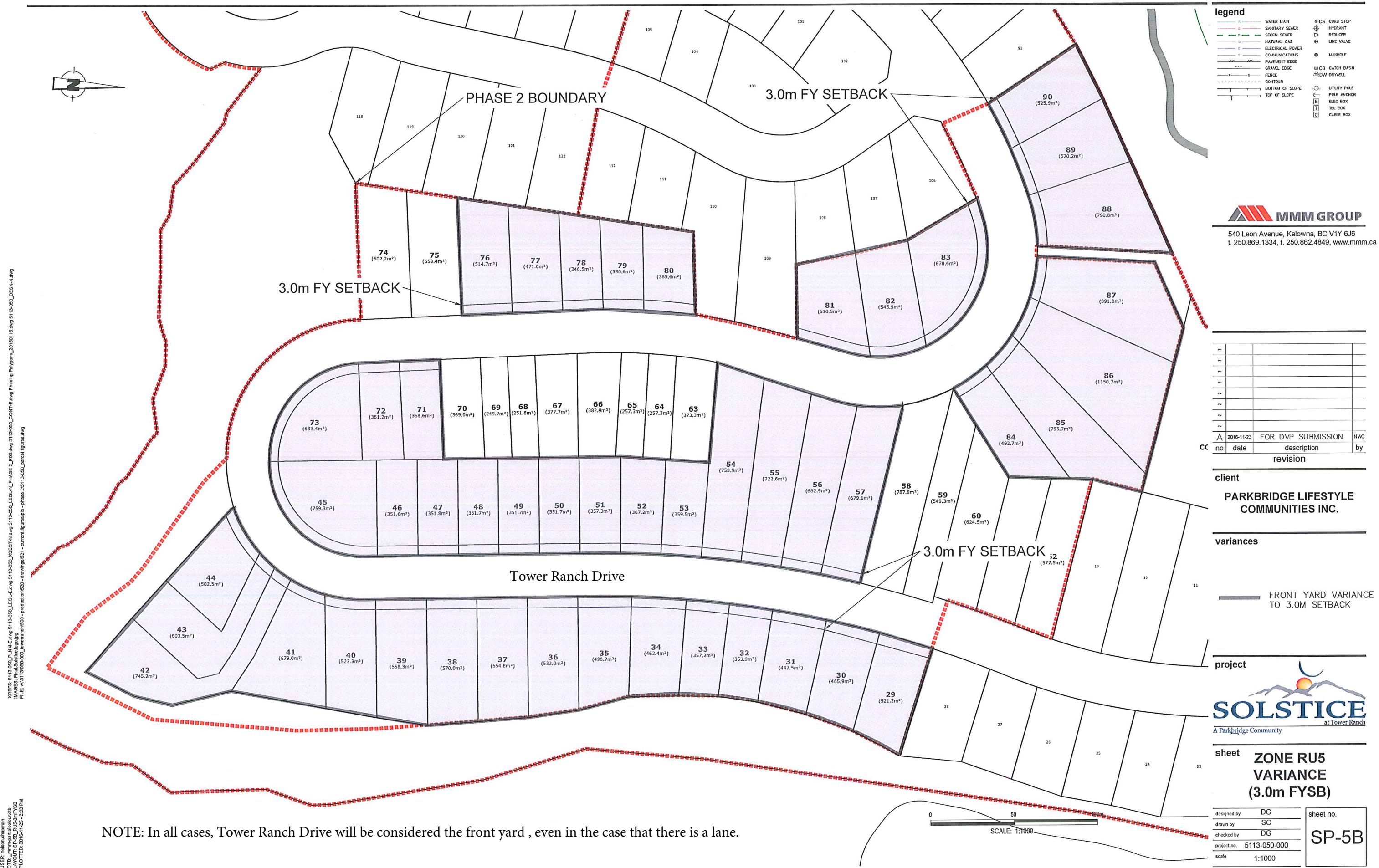
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**ZONE RU5
VARIANCE
(1.5m FYSB)**

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| designed by | DG |
| drawn by | SC |
| checked by | DG |
| project no. | 5113-050-000 |
| scale | 1:1000 |

sheet no.

SP-5

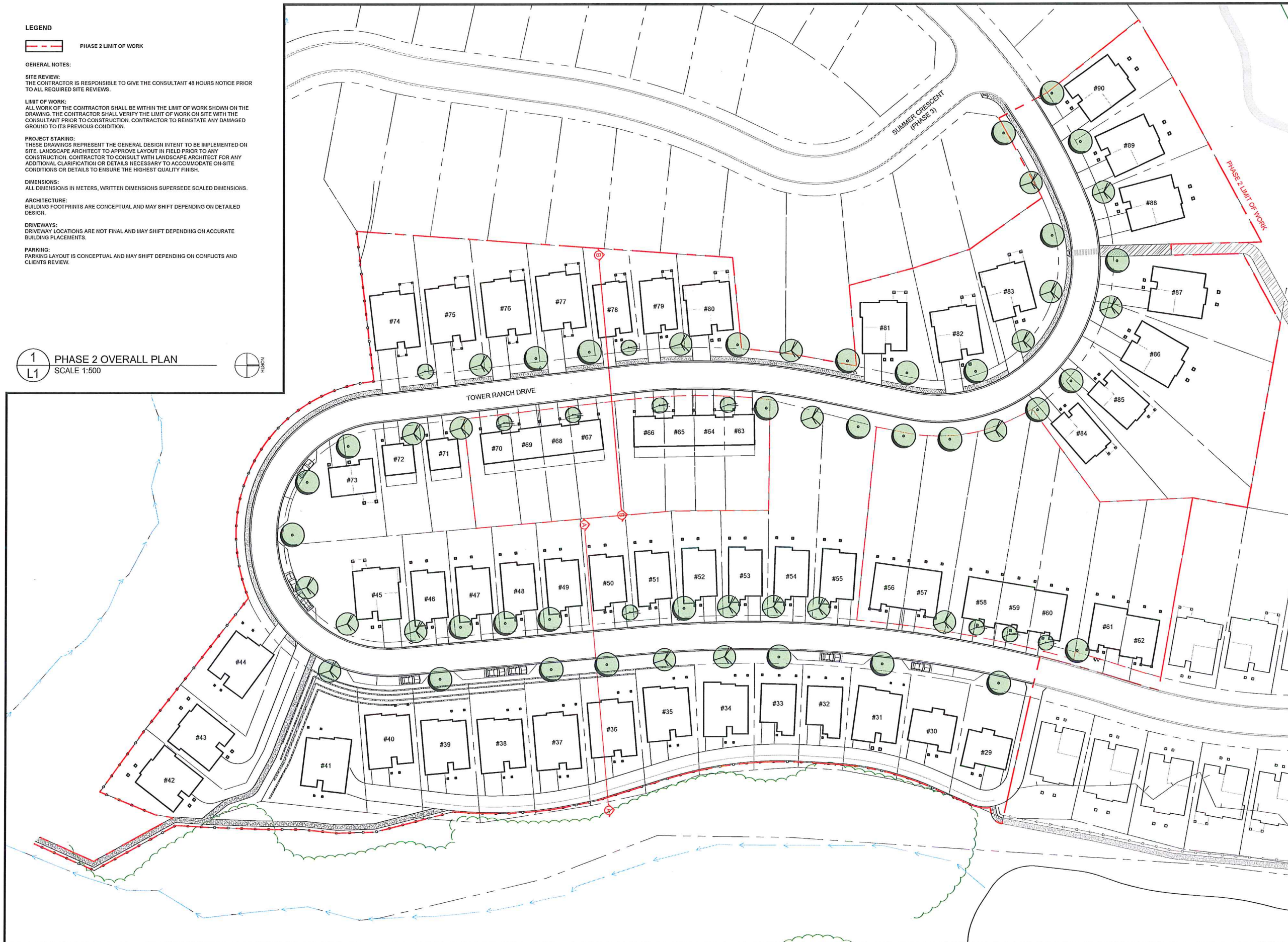


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LAYOUT: L1
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LEGEND
--- PHASE 2 LIMIT OF WORK

GENERAL NOTES:
SITE REVIEW:
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE CONSULTANT 48 HOURS NOTICE PRIOR TO ALL REQUIRED SITE REVIEWS.
LIMIT OF WORK:
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE CONSULTANT PRIOR TO CONSTRUCTION. CONTRACTOR TO REINSTATE ANY DAMAGED GROUND TO ITS PREVIOUS CONDITION.
PROJECT STAKING:
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON SITE. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN FIELD PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO CONSULT WITH LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE ON-SITE CONDITIONS OR DETAILS TO ENSURE THE HIGHEST QUALITY FINISH.
DIMENSIONS:
ALL DIMENSIONS IN METERS, WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
ARCHITECTURE:
BUILDING FOOTPRINTS ARE CONCEPTUAL AND MAY SHIFT DEPENDING ON DETAILED DESIGN.
DRIVEWAYS:
DRIVEWAY LOCATIONS ARE NOT FINAL AND MAY SHIFT DEPENDING ON ACCURATE BUILDING PLACEMENTS.
PARKING:
PARKING LAYOUT IS CONCEPTUAL AND MAY SHIFT DEPENDING ON CONFLICTS AND CLIENTS REVIEW.

1 PHASE 2 OVERALL PLAN
L1 SCALE 1:500



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| no | date | description | by |
|----------|------------|------------------------|----|
| C | 2016-11-28 | RE-ISSUED FOR DVP | RF |
| B | 2016-11-25 | ISSUED FOR DVP | RF |
| A | 2016-11-23 | ISSUED FOR INFORMATION | RF |
| revision | | | |

client

PARKBRIDGE LIFESTYLE
COMMUNITIES INC.

project

SOLSTICE AT TOWER RANCH
KELOWNA, BC

sheet

PHASE 2
OVERALL PLAN

| | | |
|-------------|--------------|----------|
| designed by | RF | sheet no |
| drawn by | EL | |
| checked by | RF | |
| project no | 5113-050-000 | |
| scale | 1:500 | |

L1







REPORT TO COUNCIL



Date: May 2, 2017

RIM No. 0940-40

To: City Manager

From: Community Planning Department (LK)

Application: DP16-0297 & DVP16-0298

Owner: Suntec Holdings Corporation
Inc. No. BC0995201

Address: 225 Rutland Road S

Applicant: Blue Green Architecture Inc.

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: MXR – Mixed Use Residential/Commercial

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0297 for Lot A Section 23 Township 26 ODYD Plan KAP84050, located at 225 Rutland Road S, Kelowna, BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the buildings to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the 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 Council authorizes the issuance of Development Variance Permit NO. DVP16-0298 for Lot A Section 23 Township 26 ODYD Plan KAP84050, located at 225 Rutland Road S, Kelowna, BC;

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

Section 14.4.5(e): C4 – Urban Centre Commercial Development Regulations

To vary the required minimum side yard from 4.5 m permitted to 2.0 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 date January 31, 2017;

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

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

2.0 Purpose

To consider the form and character and one variance to facilitate the construction of the proposed 4-storey, mixed-use building on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the proposed development as it is consistent with the objectives of the Official Community Plan Comprehensive Development Permit Guidelines for the Rutland Urban Centre to achieve a high quality design that enhances the Urban Centre's main street character and that promotes interesting, pedestrian-friendly streetscapes.

While designed as a contemporary building, the proposed development also incorporates a 'historic flavour', notably along the ground level, to address the main street context of the Rutland Urban Centre. Together with the newer Interior Savings building located directly adjacent, the proposed development will extend a strong street interface along Rutland Road South. A strong sense of street identity is provided through the use of significant glazed openings and brick at the street level and above, and through the use of pedestrian-scale elements such as precast concrete entry archways and fabric awnings. The contrasting use of brick and stucco has been used at different heights to generate visual interest and to contribute to perceived facade depth. The primary building entry is highlighted by a central component of full-height brick finishing and a precast concrete archway with wrought iron gate.

The proposed development transitions well to the established single family area to the south, with a stepped facade above the first storey, and with street-level design detail wrapping the building's corner and extending along the Robson Road frontage. The building also transitions well to the existing single family property to the east, with the majority of the building set back 13.2 m from the side property line.

A variance is being sought to reduce the required side yard setback for the north portion of the site to accommodate one storey of covered parking. The proposed residential building above this area is setback 6.0 m from the side property line and complies with the minimum side yard setback requirement of the C4 zone. Staff supports the proposed variance to accommodate this discrete portion of covered parking. It will be of negligible impact, as it is limited to one storey in height (approx. 3.0 m), and set back 2.0 m from the side property line with a continuous 2.0 m landscaped buffer and 1.8 m high fence. Arguably, providing low-profile covered parking where adjacent to the residential neighbour's side yard area may yield more privacy than a permitted open parking area.

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

4.0 Proposal

4.1 Background

In 2014, Council approved DP14-0016 & DVP14-0017 for the same development. The owner did not proceed with the project and has since sold the parcel. The previously approved applications have now expired. The new owner is coming forward with new applications for the same project and is eager to see this project through to completion.

4.2 Project Description

The applicant is proposing to develop the subject site with a 4-storey, mixed-use building under the existing C₄ – Urban Centre Commercial zone. The proposed development is an L-shaped configuration, with the long elevation fronting Rutland Road South, and consists of ground-floor commercial with 3 storeys of residential development above. A combination of covered and open at-grade parking is provided on the east side of the property, with access from Robson Road.

The proposed, ground-floor commercial will accommodate a minimum of two commercial units, with primary frontage on Rutland Road South and separated by a central building access and pedestrian walkway. The proposed walkway creates an active access between the street and the residential lobby, and adds to the project's main street entry identity. In response to the perceived demand for affordable student housing in proximity to the UBC Okanagan campus, the residential component is largely intended to provide market rental student housing. Of the 22 residential units proposed, the majority are configured as four-bedroom suites. A caretaker's suite is also provided in the development to accommodate a full-time, on-site caretaker.

The primary proposed building materials include a traditional red/brown brick and beige stucco, with black accents. Precast concrete archway entries are provided along Rutland Road South and Robson Road. The brick finishing is employed at the street level and for portions of the building at the second level. It is also used to full-height above the central entry. Larger glazed openings with black mullions and awnings are provided along the street level to highlight the ground-level commercial space.

A variance is proposed to reduce the required rear yard setback adjacent to the existing residential property to the east from 6 m required to 2 m proposed, to accommodate one storey of covered parking at the north end of site. The proposed residential building above is setback 6 m from the rear property line and complies with the minimum rear yard setback requirement. A minimum 1.8 m fence will be provided along the full length of the rear property line, as well as a 2 m landscaped buffer with trees and shrubbery. The exterior east wall of the covered parking area adjacent to the existing residential property will also be visually softened by planting of creeping evergreen vines.

The property owner has submitted an application for a Revitalization Tax Exemption (RTE), which is presently under review. The RTE Agreement would be forwarded for Council consideration should the subject Development Permit and Development Variance Permits be approved.

4.3 Site Context

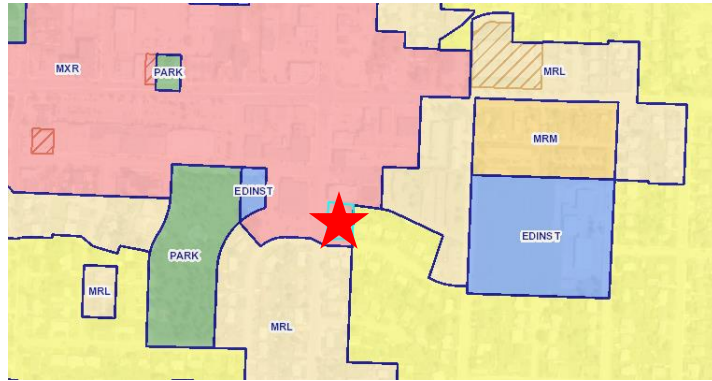
Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|--|
| North | C ₄ – Urban Centre Commercial | Commercial (Interior Savings) |
| East | RU ₁ – Large Lot Housing | Single Family Residential |
| South | RU _{1c} – Large Lot Housing with Carriage House | Single Family Residential |
| West | C ₄ – Urban Centre Commercial | Commercial (Salvation Army Thrift Store) |

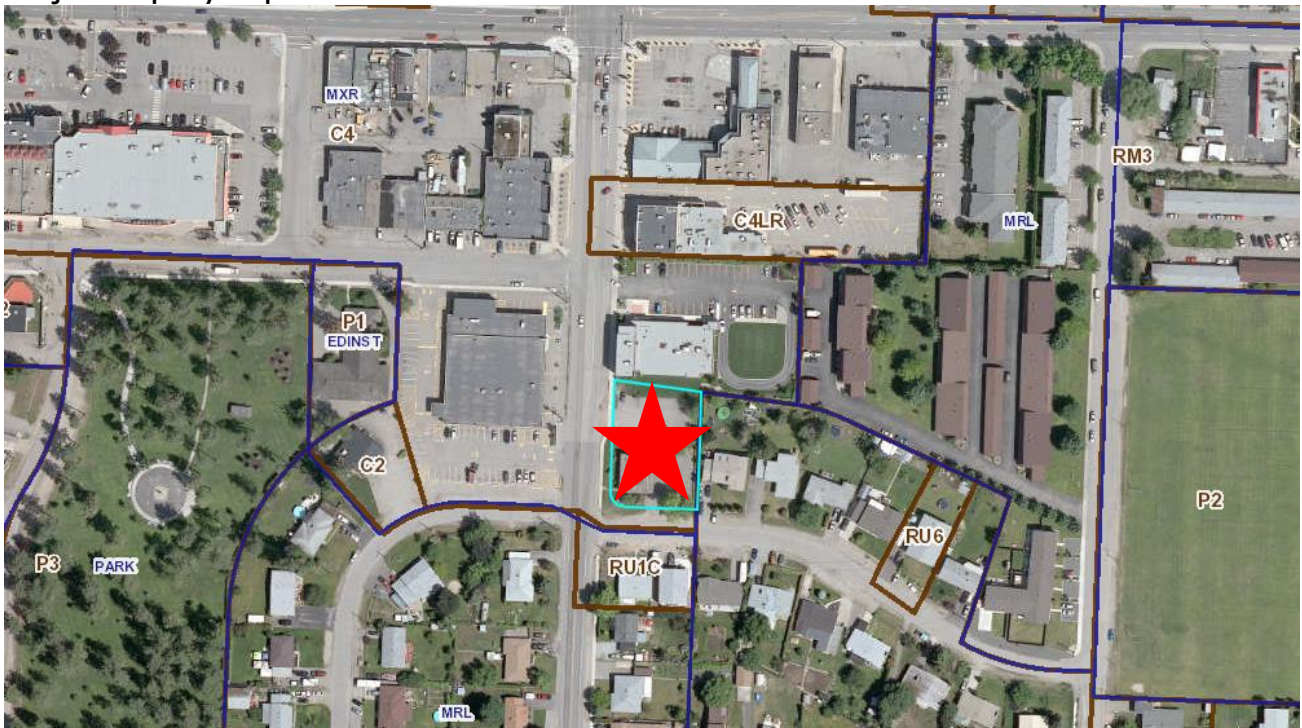
Context Map:



Future Land Use:



Subject Property Map:



4.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|--------------------------------------|-----------------------------|----------------------|
| CRITERIA | C4 ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot/Subdivision Regulations | | |
| Lot Area | 1,300 m ² | 1,767 m ² |
| Lot Width | 40 m | 51.43 m |
| Lot Depth | 30 m | 36.68 m |
| Development Regulations | | |
| Floor Area Ratio | 1.44 | 1.43 |
| Height | Lesser of 15 m or 4 storeys | 15 m and 4 storeys |
| Site Coverage | 75 % | 63.1 % |
| Front Yard (Robson Rd) | 0 m | 1.4 m |

| | | |
|---|--|---------------------------------------|
| Side Yard (East) | 4.5 m abutting a residential zone | 2.0 m ❶ |
| Side Yard (Rutland Rd) | 0 m (flanking street) | 1.0 m |
| Rear Yard (North) | 0 m | 0 m |
| Other Regulations | | |
| Minimum Parking Requirements | 30 spaces (8 commercial + 22 residential) | 30 spaces |
| Bicycle Parking | 14 Class 1 spaces 6 Class 2 spaces | 14 Class 1 spaces 6 Class 2 spaces |
| Private Open Space | 525 m ² | 534.9 m ² |
| ❶ Indicates a requested variance to reduce the required side yard from 4.5 m minimum to 2.0 m proposed. | | |

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Rutland & Downtown Revitalization Tax Exemption.¹ Provide a revitalization tax exemption for the municipal portion of the annual taxes on improvements for development within the City Centre and Rutland Town Centre as per Revitalization Tax Exemption Bylaw No. 9561.

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.

Revitalization Design Guidelines.³

Objectives:

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street;
- Improve existing streets and sidewalks to promote alternative transportation.

¹ City of Kelowna Official Community Plan, Policy 5.1.3 (Development Process Chapter).

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

³ City of Kelowna Official Community Plan, Objectives (Urban Design DP Guidelines Chapter).

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).
- Demolition Permit required for any existing structures.
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s): a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect. b. Handicap Accessibility to the main floor levels to be provided, ramps may be required. Location of H/C parking is required on the drawings. c. Glazing to meet minimum provincial standards as outline in the Building Code.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. 7) 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.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
- 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 complex at time of permit application.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca.
- Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.
- This building shall be addressed off of the street it is accessed from.
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- Fire Department access is to be met as per BCBC 3.2.5.
- 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.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
 - ensure FD connection is clearly marked and visible from the street.
 - standpipes to be located on intermediate landings.
 - sprinkler zone valves shall be accessible as per fire prevention bylaw (10760)

7.0 **Application Chronology**

Date of Application Received: December 5, 2016
Date Public Consultation Completed: December 27, 2016

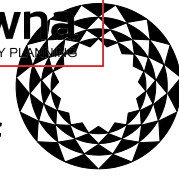
Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Draft Development/Development Variance Permit
Attachment B: Development Engineering Memorandum
Schedule A: Site Plan
Schedule B: Conceptual Elevations
Schedule C: Landscape Plan



DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT

APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0297/DVP16-0298

Issued To: Suntec Holdings Corporation Inc. No. BC0995201
Site Address: 225 Rutland Road S
Legal Description: Lot A Section 23 Township 26 ODYD Plan KAP84050
Zoning Classification: C4 – Urban Centre Commercial
Development Permit Area: Revitalization

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. DP16-0297 for Lot A Section 23 Township 26 ODYD Plan KAP84050, located at 225 Rutland Rd S, 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 Council authorizes the issuance of Development Variance Permit No. DVP16-0298 for Lot A Section 23 Township 26 ODYD Plan KAP84050, located at 225 Rutland Rd S, Kelowna, BC;

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

Section 14.4.5(f): C4 – Urban Centre Commercial Development Regulations

To vary the required minimum side yard from 4.5 m permitted to 2.0 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: January 31, 2017
File No.: DP16-0297
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 225 Rutland Road – Lot A, PLAN 84050

The Development Engineering Services comments and requirements regarding this Development Permit application for the construction of a 4 storey mixed use building with ground level commercial and 3 storeys of student housing residences mixed use development are as follows:

1. Subdivision

Provide easements as may be 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 development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- 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) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD

b) Robson Road

The applicant is responsible to upgrade Robson Road to a paved urban collector standard (SS-R5). The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. Provide an estimate for the cost of this work for bonding purposes.

8. Street lights.

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities. See attached standard for poles and LED lights.

9. Design and Construction.

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

10. Servicing Agreement for Works and Services.

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

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

11. Access.

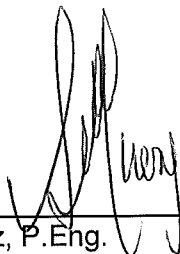
The access to the proposed development meets the City of Kelowna transportation network plan objectives with regard to the distance to the intersection.

12. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgrades are not identified in the current DCC schedules.

13. Bonding and Levies Summary.

- a) Performance Bonding will be secured based on 130% of the construction estimate provided by the applicant's civil engineering consultant.
- b) Administration and Inspection fee (3.5 % of construction costs).

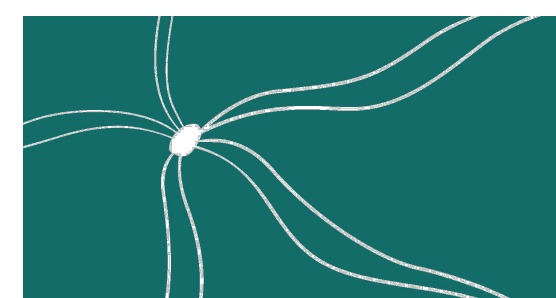


Steve Muenz, P.Eng.
Development Engineering Manager

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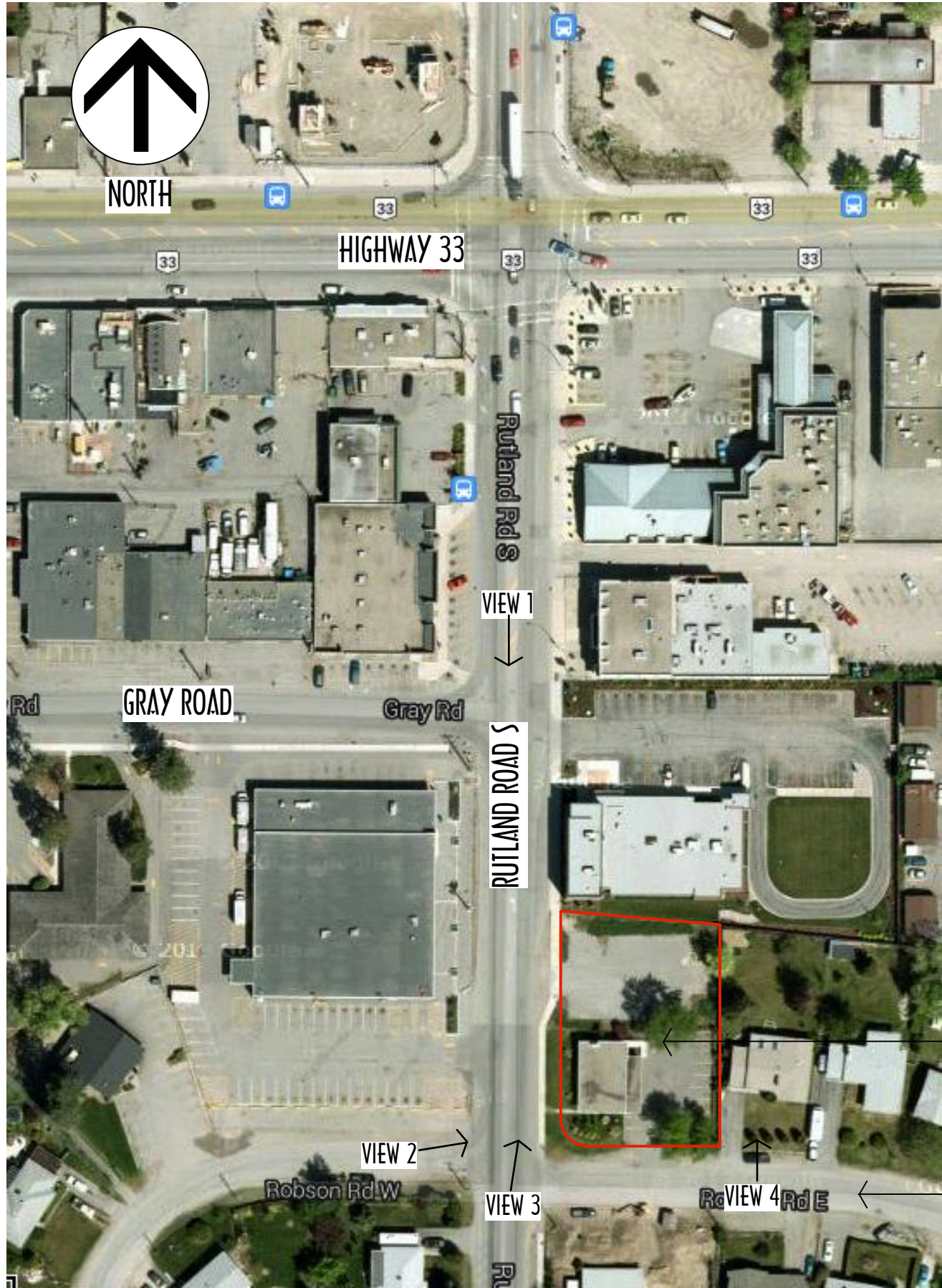
ROBSON MEWS COMMERCIAL / STUDENT HOUSING DEVELOPMENT



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1 SITE LOCATION
NOT TO SCALE



2 SITE CONTEXT PLAN
1:500

PROJECT LOCATION

ROBSON RD. E

ZONING SUMMARY

| ZONING | C4 | URBAN CENTRE COMMERCIAL |
|---|-----------------------|------------------------------|
| | MINIMUM | ACTUAL |
| MINIMUM LOT WIDTH | 13 m | 51.43 m |
| MINIMUM LOT DEPTH | 30 m | 35.69 m |
| MINIMUM LOT AREA | 460 sm | 1767 sm |
| TOTAL GROSS FLOOR AREAS | | |
| MAIN FLOOR | | 551.64 sm |
| STUDENT RESIDENTIAL | | 2606.75 sm |
| TOTAL | | 3158.37 sm |
| BUILDING AREAS FOR F.A.R. CALCULATIONS | | |
| COMMERCIAL | | 455.21 sm |
| STUDENT HOUSING | | 2075.39 sm |
| TOTAL | | 2530.6 sm |
| BUILDING COVERAGE AREA | | |
| BUILDING AREA | 11994.80 SF | 1114.32 SM |
| FLOOR AREA RATIO (FAR) | | |
| MAXIMUM | 1.300 | |
| MIXED-USE INCREASE | 0.142 | |
| TOTAL | 1.442 | 1.432 |
| CALCULATED FAR BONUS: (22/3)x .2=1.442 | | |
| 1.442x1.767= 2548 = 27,425 SF | | |
| 2 BONUS FOR ALL STALLS COVERED | | |
| SITE COVERAGE | | |
| BUILDING AREA/SITE AREA | MAXIMUM 75% | ACTUAL 63.06% (1114.32/1767) |
| SETBACKS | | |
| FRONT (RUTLAND) | MINIMUM 0 m | ACTUAL 0 m |
| REAR YARD | 6 m | 2 m |
| FLANKING SIDE STREET | 0 m | 1.3 m |
| SIDE | 0 m | 0 m |
| BUILDING HEIGHT | | |
| | MAXIMUM 4 stories/15m | ACTUAL 4 stories/15m Max. |
| ADDITIONAL REGULATIONS | | |
| MINIMUM AREAS OF PRIVATE OPEN SPACE | | |
| 6 sq m / bachelor dwelling, Cong. Housing bdrm or group home bdrm | | |
| 10 sq m / 1 bdrm dwelling | | |
| 15 sq m / dwelling with +1 bdrm | | |
| | REQUIRED | PROVIDED |
| 21 units @ +1 bedroom= | 315 sm | 3390.63 SF |
| 1 unit @ 1 bedroom = | 10 sm | 107.639 SF |
| TOTAL PRIVATE OPEN SPACE | 325 sm | 3498.27 SF |
| | | 366.788 sm |
| | | 3948.067 SF |

PROJECT ADDRESS

CIVIC ADDRESS: 205 - 225 RUTLAND ROAD SOUTH

LEGAL DESCRIPTION: LOT 6 AND LOT 7, PLAN 10372, SECTION 22, TWP. 26

PARKING/LOADING SUMMARY

| | GFA | GLA | PARKING CALCULATIONS | STALLS |
|---|----------------|--------|--------------------------------|--------|
| | Sq. Ft. | Sq. m | Sq. Ft. | Sq. m |
| COMMERCIAL - MAIN FLOOR | | | | |
| COMMERCIAL BUILDING 1 AREA SUMMARY | | | | |
| Main Floor | 4900 | 455.21 | | |
| TOTAL | 4900 | 455.21 | GFA @ 1.75 STALLS per 100 sm = | 8.0 |
| 9 | | | | |
| Loading | | | | |
| Commercial | 4900 | 455.21 | GFA @ 1 STALL per 1900 sm = | 0.2 |
| TOTAL | 4900 | 455.21 | TOTAL LOADING | 0.2 |
| 1 | | | | |
| Bikes | | | | |
| Class 1 | | | GFA @ 0.2 STALLS per 100 sm = | 0.9 |
| Class 2 | | | GFA @ 0.6 STALLS per 100 sm = | 2.7 |
| 3 | | | | |
| APARTMENT HOUSING | | | | |
| STUDENT HOUSING AREA SUMMARY- 4 STOREYS | | | | |
| Main Floor | 0 | 0 | | |
| 2nd net | STUDENT SUITES | 7399.9 | 687.45 | |
| COMMON/CIRCULATION | | 1262.4 | 117.28 | |
| 3rd net | STUDENT SUITES | 7399.9 | 687.45 | |
| COMMON/CIRCULATION | | 1262.4 | 117.28 | |
| 4th | STUDENT SUITES | 7540.2 | 700.48 | |
| COMMON/CIRCULATION | | 1238.5 | 120.63 | |
| AREA - GROSS | TOTAL | 26163 | 2430.8 | |
| AREA - NET (FOR FAR) | | 22340 | 2075.4 | |
| *REQUIRE 1 PER 7 PARKING STALLS TO BE FOR VISITOR PARKING | | | | |
| CALCULATION: 50 / 7 = 5 VISITOR STALLS. | | | | |
| TOTAL STALLS REQUIRED | | | | 30.0 |
| TOTAL STALLS PROVIDED | | | | 30 |
| Loading | | | | |
| Bikes | | | | |
| Class 1 | | | GFA @ 0.5 Stalls per 100 sm = | 12.2 |
| Class 2 | | | GFA @ 0.1 Stalls per 100 sm = | 2.4 |
| TOTAL CLASS 1 BIKE STALLS REQUIRED | | | | 13.1 |
| TOTAL CLASS 2 BIKE STALLS REQUIRED | | | | 5.2 |
| | | | | 14 |
| | | | | 6 |



SITE CONTEXT - VIEW 1



SITE CONTEXT - VIEW 3



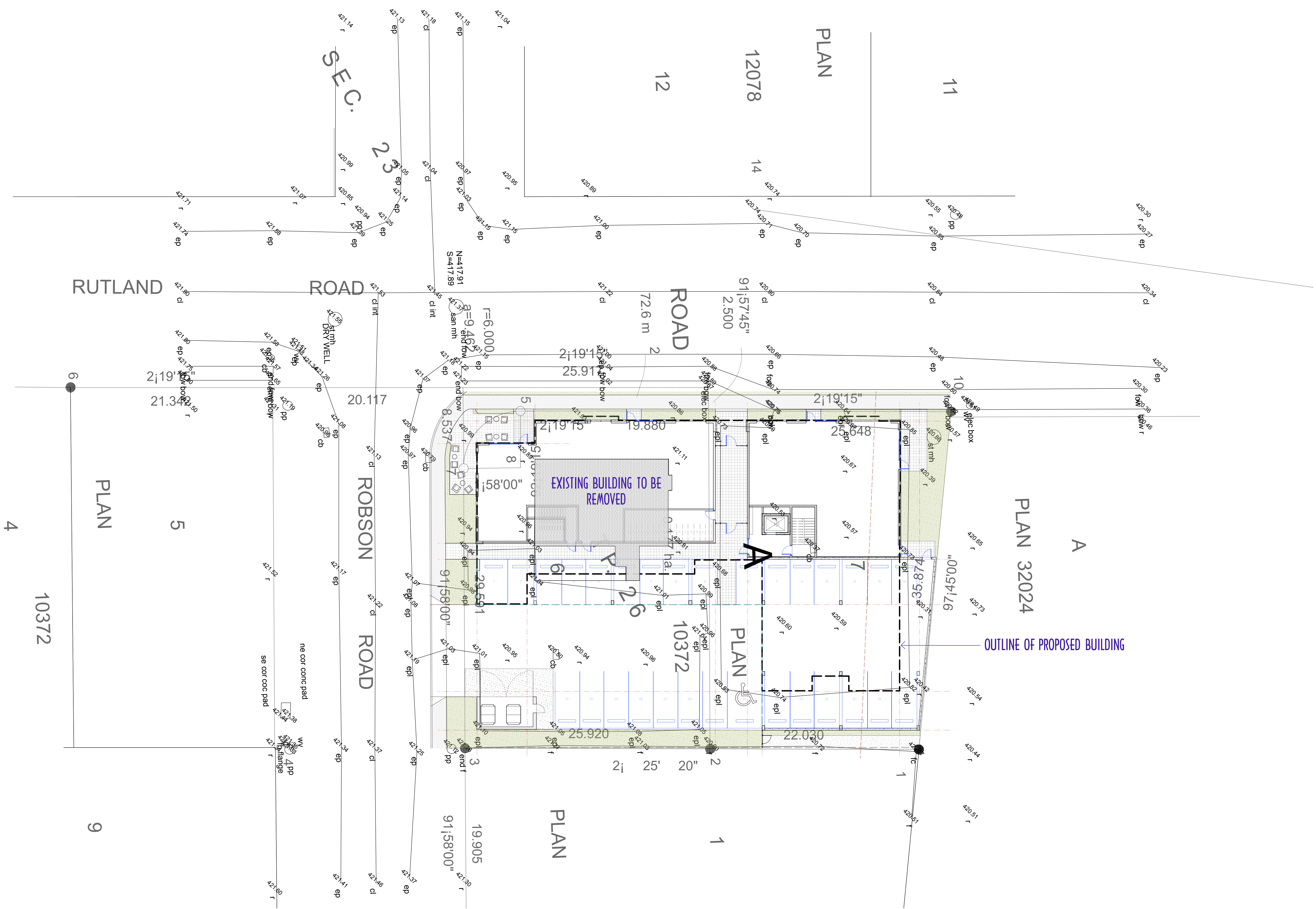
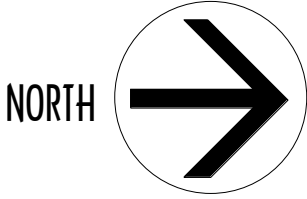
SITE CONTEXT - VIEW 2



SITE CONTEXT - VIEW 4

UNIT AND COMMON AREA SUMMARY

| | | | |
|---------------------------|------------|-----------|---|
| MAIN FLOOR | | | |
| UNIT C1 | 2114 SF | 196.4 sm | |
| UNIT C2 | 2786 SF | 258.8 sm | |
| UNIT AREA TOTAL | 4900 SF | 455.2 sm | |
| COMMON | 1038 SF | 96.4 sm | |
| SUBTOTAL GROSS AREA | 5938 SF | 551.6 sm | (INCL. HOUSING STAIRS,BIKES STOR & LOBBY SPACE) |
| PRIVATE OPEN SPACE | | | |
| | 775 SF | 72.0 sm | AT GRADE |
| 2ND FLOOR | | | |
| 201 | 1027.4 SF | 95.4 sm | |
| 202 | 1027.4 SF | 95.4 sm | |
| 203 | 1112 SF | 103.3 sm | |
| 204 | 1034.4 SF | 96.1 sm | |
| 205 | 1035.5 SF | 96.2 sm | |
| 206 | 1053.6 SF | 97.9 sm | |
| 207 | 1109.6 SF | 103.1 sm | |
| UNIT AREA SUBTOTAL | 7399.9 SF | 687.5 sm | |
| COMMON IN | 1262.4 SF | 117.3 sm | |
| PRIVATE OPEN SPACE | | | |
| | 910 | 84.5 sm | |
| PRIVATE DECKS | 367 | 34.1 sm | |
| COMMON DECKS | 689.2 | 64.0 sm | |
| INTERIOR | 1966.2 | 182.7 sm | |
| SUBTOTAL P.O.S. | 9351.5 SF | 868.8 sm | (NOT INCL. OUTDOOR P.O.S.) |
| SUBTOTAL GROSS AREA | | | |
| 3RD FLOOR | | | |
| 301 | 1027.4 SF | 95.4 sm | |
| 302 | 1027.4 SF | 95.4 sm | |
| 303 | 1112 SF | 103.3 sm | |
| 304 | 1034.4 SF | 96.1 sm | |
| 305 | 1035.5 SF | 96.2 sm | |
| 306 | 1053.6 SF | 97.9 sm | |
| 307 | 1109.6 SF | 103.1 sm | |
| UNIT AREA SUBTOTAL | 7399.9 SF | 687.5 sm | |
| COMMON | 1262.4 SF | 117.3 sm | |
| PRIVTE OPEN SPACE | | | |
| | 689.2 SF | 64.0 sm | |
| INTERIOR | 9351.5 SF | 868.8 sm | |
| SUBTOTAL GROSS AREA | | | |
| 4TH FLOOR | | | |
| 401 | 1027.4 SF | 95.4 sm | |
| 402 | 1027.4 SF | 95.4 sm | |
| 403 | 558.3 SF | 51.9 sm | |
| 404 | 688.4 SF | 64.0 sm | |
| 405 | 1034.4 SF | 96.1 sm | |
| 406 | 1035.5 SF | 96.2 sm | |
| 407 | 1053.6 SF | 97.9 sm | |
| 408 | 1115.2 SF | 103.6 sm | |
| UNIT AREA SUBTOTAL | 7540.2 SF | 700.5 sm | |
| COMMON | 1298.5 SF | 120.6 sm | |
| PRIVATE OPEN SPACE | | | |
| | 517.8 SF | 48.1 sm | |
| INTERIOR | 9356.5 SF | 869.2 sm | |
| SUBTOTAL GROSS AREA | | | |
| TOTAL NET HOUSING AREA | 22340 SF | 2075.4 sm | UNIT AREA |
| TOTAL NET COMMERCIAL | 4900 | 455.2 sm | GROSS LEASEABLE |
| TOTAL NET BUILDING AREA | 27240 | 2530.6 sm | |
| TOTAL BUILDING GROSS AREA | | | |
| | 33997.5 SF | 3158.4 sm | GROSS FLOOR AREA (NOT INCL. EXTERIOR SPACE) |

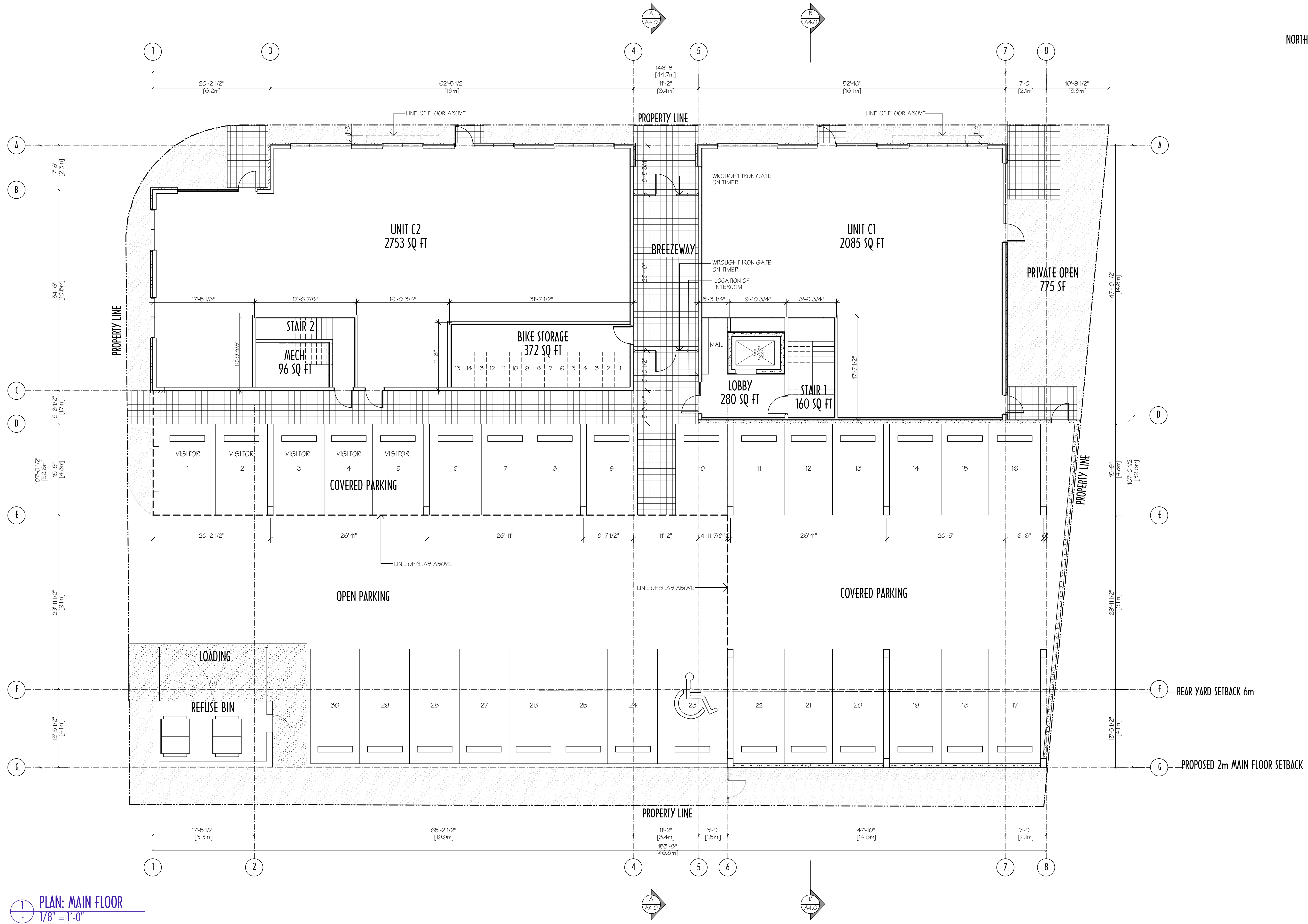
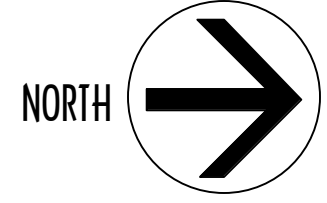


ROBSON MEWS
COMMERCIAL/STUDENT HOUSING

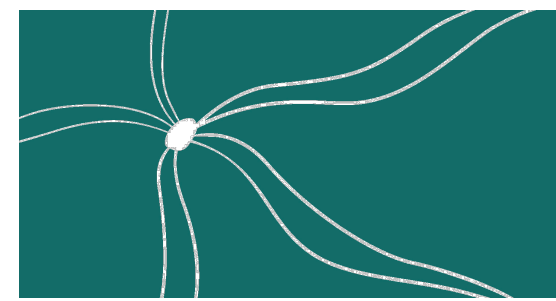
SURVEY PLAN

DATE 2016.11.29
SCALE 1 : 200
ISSUED FOR DP
PROJECT 13.336

A.I.I



PLAN: MAIN FLOOR
1/8" = 1'-0"



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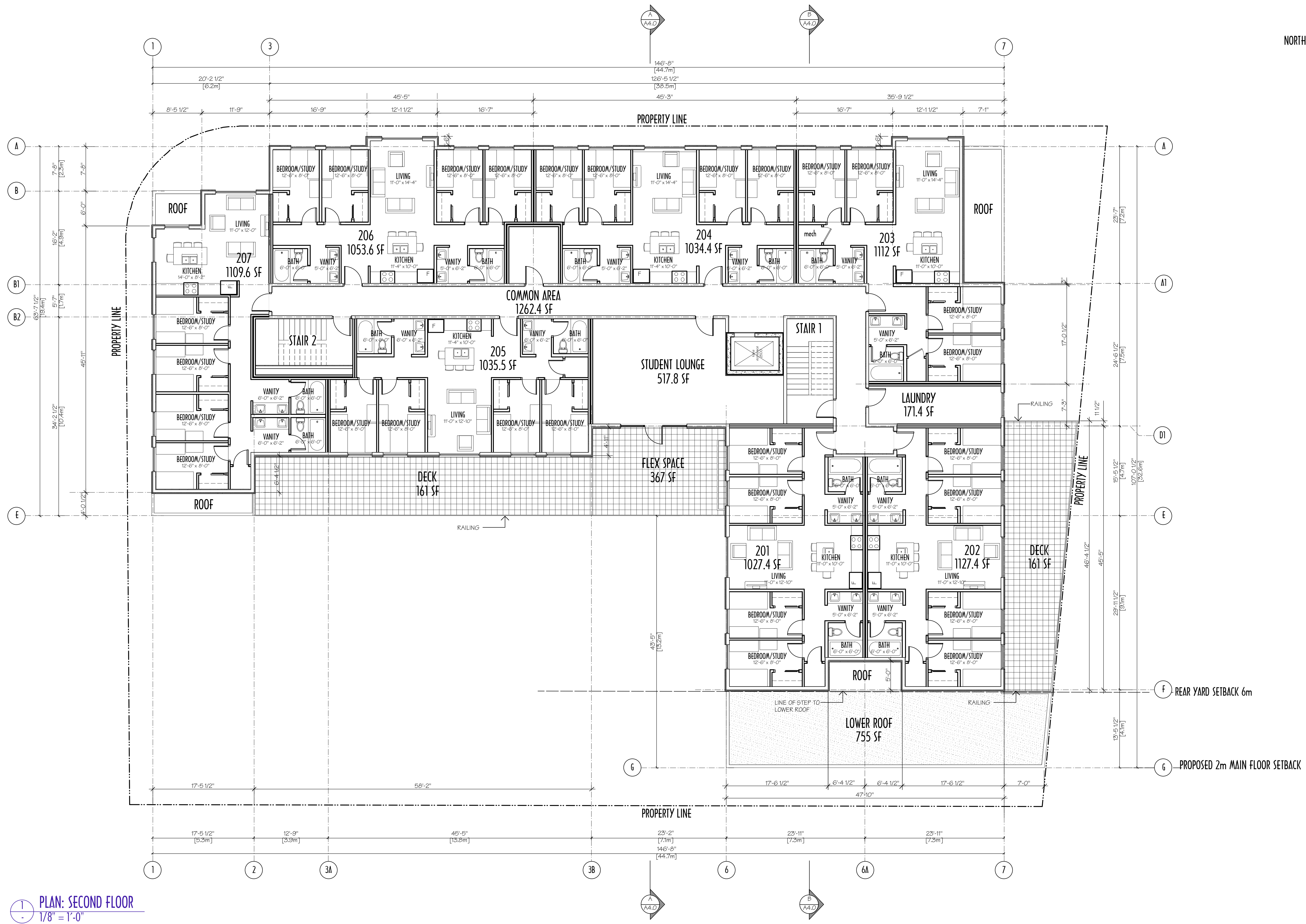
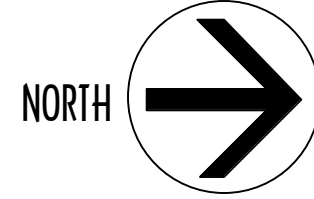
**ROBSON MEWS
COMMERCIAL/STUDENT HOUSING**

FLOOR PLAN: LEVEL 1

DATE 2016.11.29
SCALE 1/8" = 1'-0"
ISSUED FOR DP

PROJECT 13.336

A2.0



PLAN: SECOND FLOOR
1/8" = 1'-0"

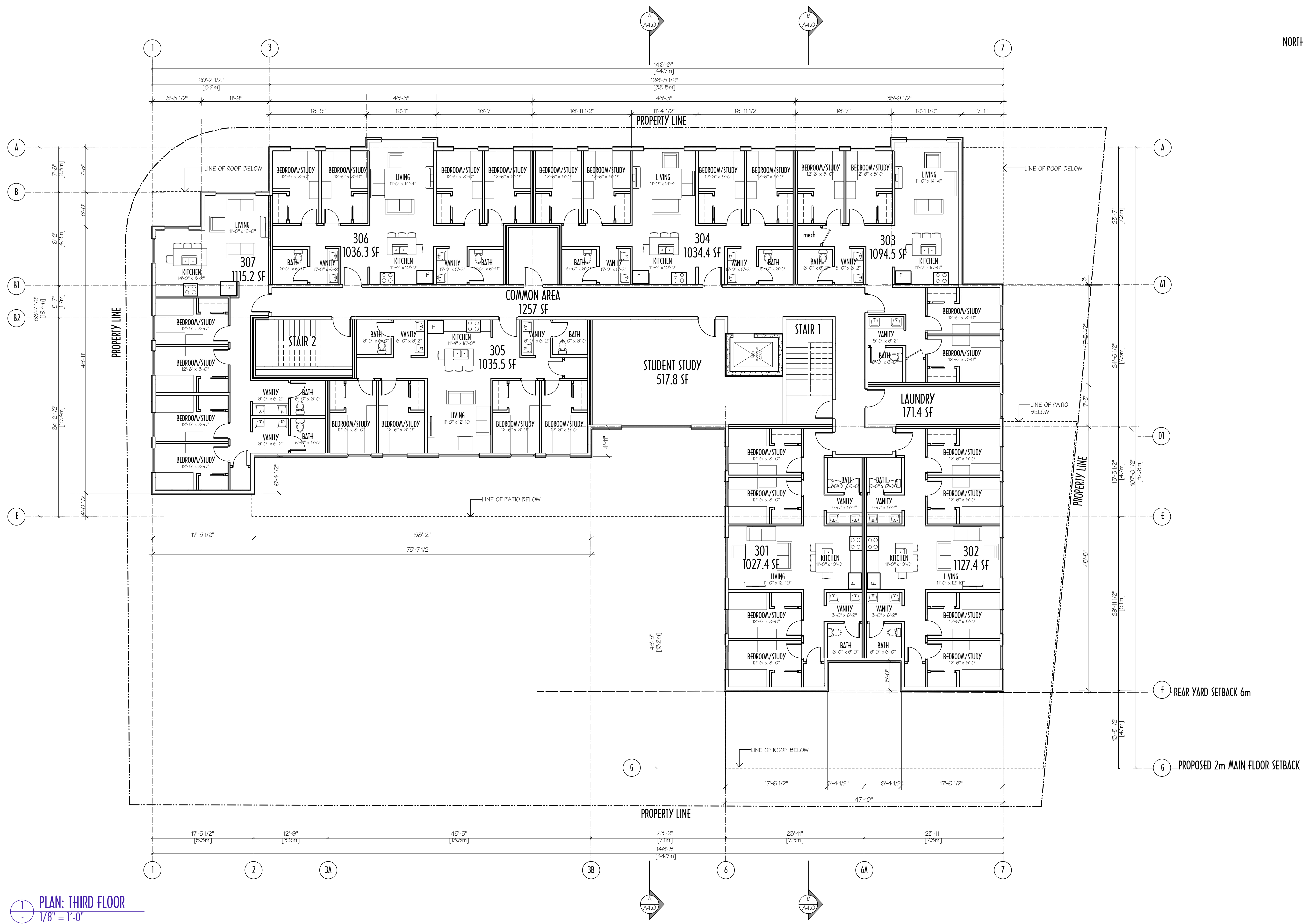
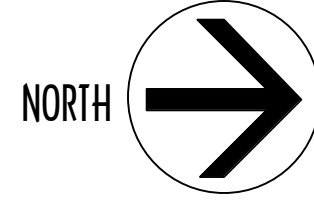


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**ROBSON MEWS
COMMERCIAL/STUDENT HOUSING**

FLOOR PLAN: LEVEL 2

DATE 2016.11.29
SCALE 1/8" = 1'-0"
ISSUED FOR DP
PROJECT 13.336
A2.1



PLAN: THIRD FLOOR
1/8" = 1'-0"

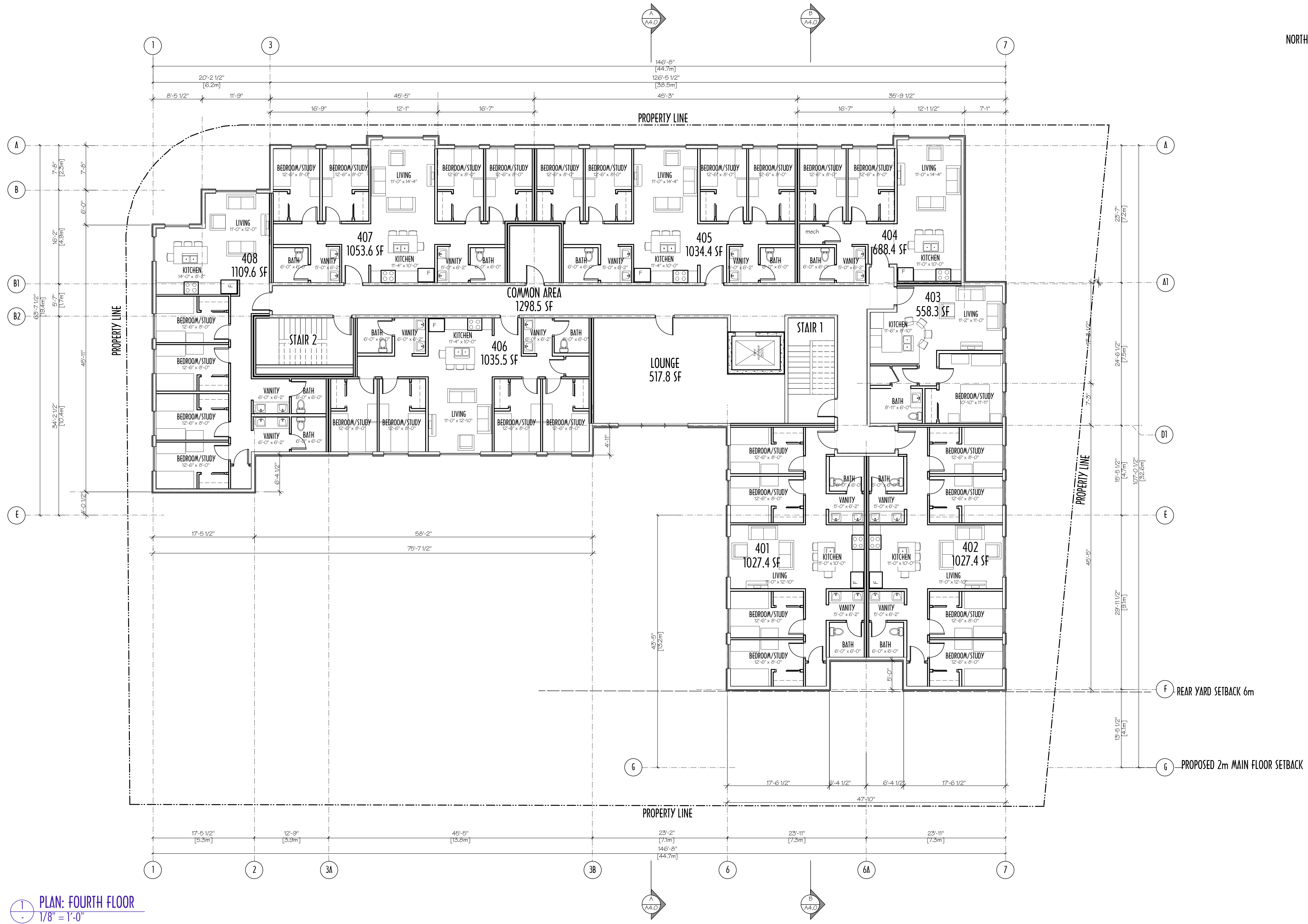
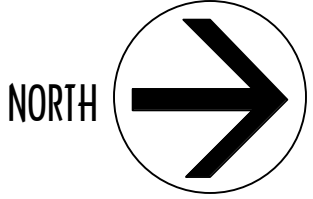


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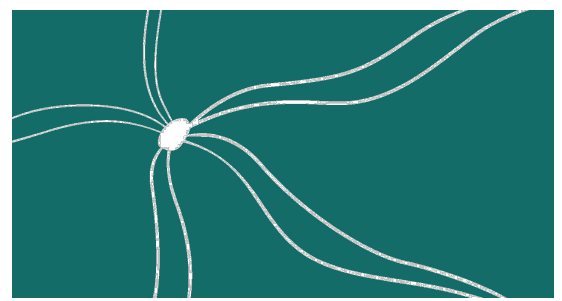
**ROBSON MEWS
COMMERCIAL/STUDENT HOUSING**

FLOOR PLAN: LEVEL 3

DATE 2016.11.29
SCALE 1/8" = 1'-0"
ISSUED FOR DP
PROJECT 13.336
A2.2



PLAN: FOURTH FLOOR
1/8" = 1'-0"



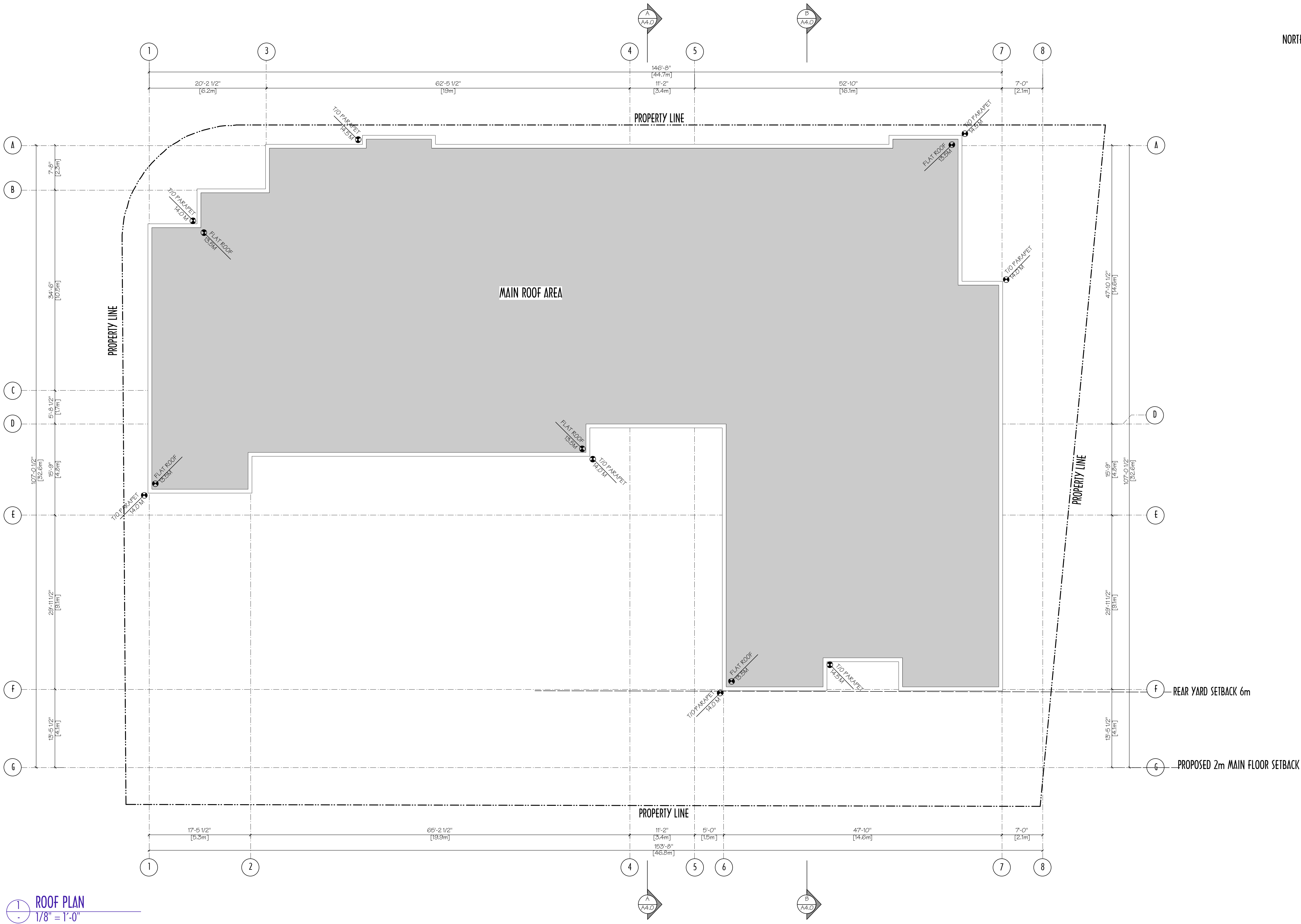
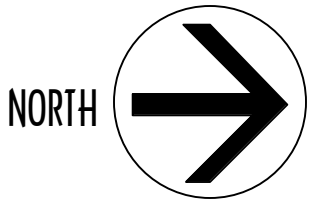
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ROBSON MEWS
COMMERCIAL/STUDENT HOUSING

FLOOR PLAN: LEVEL 4

DATE 2016.11.29
SCALE 1/8" = 1'-0"
ISSUED FOR DP
PROJECT 13.336

A2.3





EXTERIOR FINISH LEGEND

- | | |
|--|---|
| 1 STUCCO FINISH MAIN COLOUR Col: Shaker Beige HC-45 Benjamin Moore Paints | 8 COMMERCIAL STORE FRONT GLAZING Aluminum Col: Black |
| 2 STUCCO FINISH ACCENT COLOUR Col: Tyler Taupe HC-43 Benjamin Moore Paints | 9 ALUMINUM RAILING & GUARD Pre-finished Col: Black |
| 3 STUCCO FINISH ACCENT COLOUR Col: 2127-10 Twilight Zone Benjamin Moore Paints | 10 WINDOWS Metal Clad Vinyl. Col: Black |
| 4 BRICK Interstate Brick Col: Old Baltimore | 11 PRE-FINISHED METAL FLASHING Col: Black |
| 5 PAINTED CONCRETE Col: Tyler Taupe HC-43 Benjamin Moore Paints | 12 PAINTED STEEL DOORS Col: 2127-10 Twilight Zone Benjamin Moore Paints |
| 6 FAUX CONCRETE ENTRY HEARTH Col: Light Grey | 13 METAL VENTING & A/C UNITS Col: Black |
| 7 AWNING FABRIC Col: Black Sunbrella Fabric | 14 LIGHT FIXTURE Wall Mount. Col: Black |

1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



2A SOUTH ELEVATION
1/8" = 1'-0"

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2 - 436 Lorne Street, Kamloops BC V2C 1W3
P | 250.374.1112 F | 250.374.2279

ROBSON MEWS
COMMERCIAL/STUDENT HOUSING

ELEVATIONS

DATE 2016.11.29
SCALE 1/8" = 1'-0"
ISSUED FOR DP
PROJECT 13.336

A3.0



3
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- | | |
|--|---|
| 1 STUCCO FINISH MAIN COLOUR Col: Shaker Beige HC-45 Benjamin Moore Paints | 8 COMMERCIAL STORE FRONT GLAZING Aluminum Col: Black |
| 2 STUCCO FINISH ACCENT COLOUR Col: Tyler Taupe HC-43 Benjamin Moore Paints | 9 ALUMINUM RAILING & GUARD Pre-finished Col: Black |
| 3 STUCCO FINISH ACCENT COLOUR Col: 2127-10 Twilight Zone Benjamin Moore Paints | 10 WINDOWS Metal Clad Vinyl. Col: Black |
| 4 BRICK Interstate Brick Col: Old Baltimore | 11 PRE-FINISHED METAL FLASHING Col: Black |
| 5 PAINTED CONCRETE Col: Tyler Taupe HC-43 Benjamin Moore Paints | 12 PAINTED STEEL DOORS Col: 2127-10 Twilight Zone Benjamin Moore Paints |
| 6 FAUX CONCRETE ENTRY HEARTH Col: Light Grey | 13 METAL VENTING & A/C UNITS Col: Black |
| 7 AWNING FABRIC Col: Black Sunbrella Fabric | 14 LIGHT FIXTURE Wall Mount. Col: Black |



3A
1/8" = 1'-0"



4
1/8" = 1'-0"

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ROBSON MEWS
COMMERCIAL/STUDENT HOUSING

ELEVATIONS

DATE 2016.11.29
SCALE 1/8" = 1'-0"
ISSUED FOR DP
PROJECT I3.336

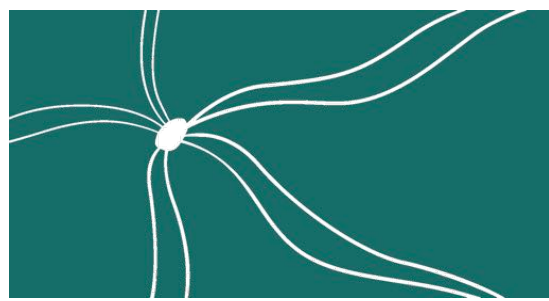
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1
 RUTLAND STREET ELEVATION
 1/8" = 1'-0"



2
 ROBSON STREET ELEVATION
 1/8" = 1'-0"

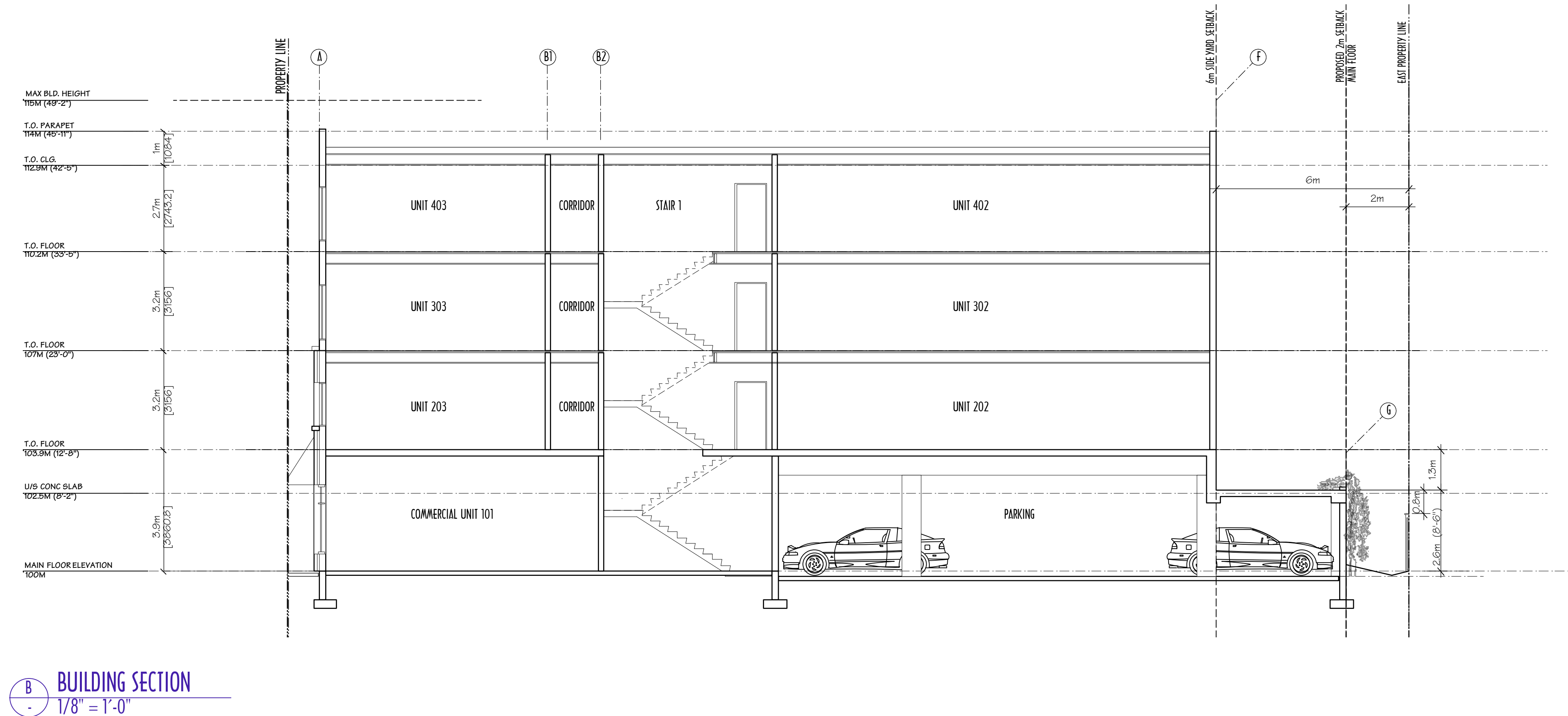
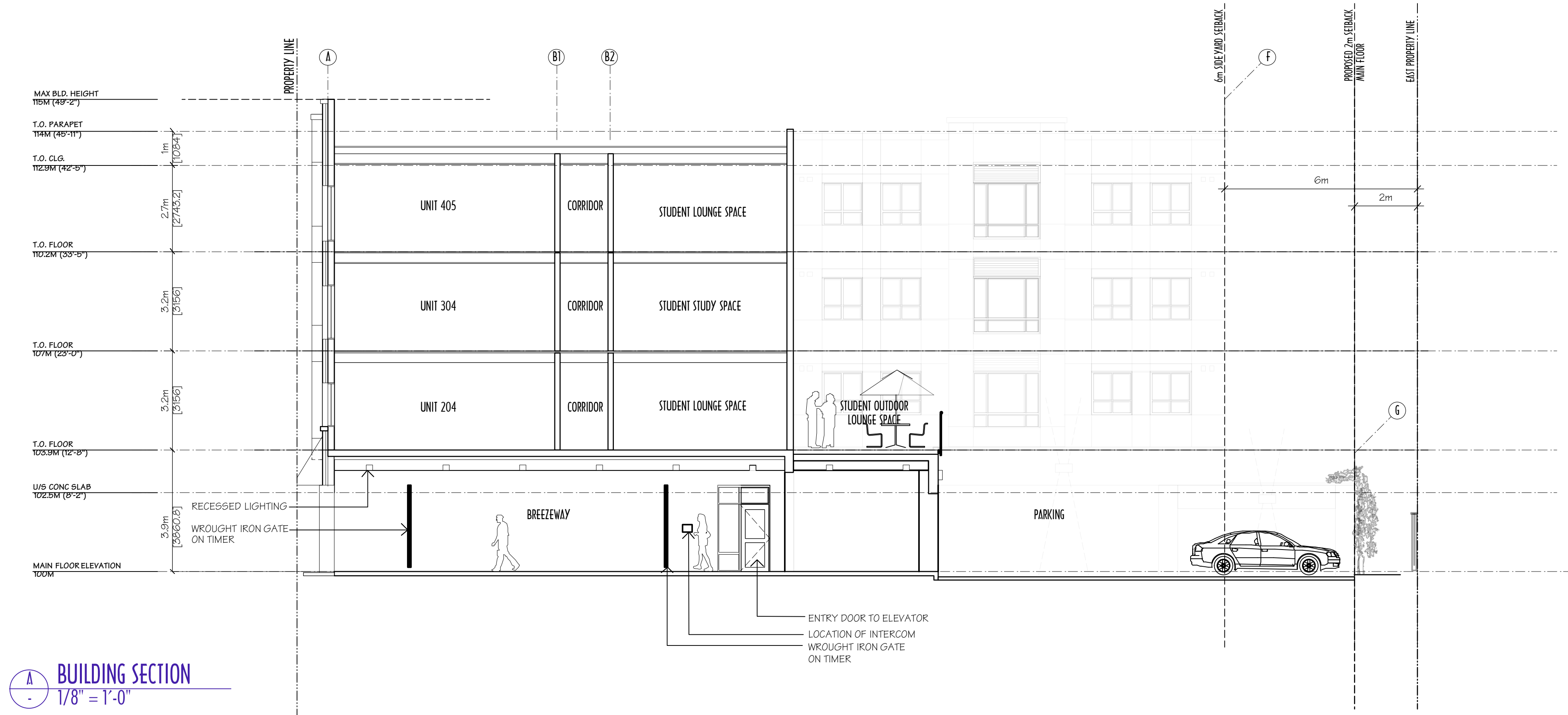


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ROBSON MEWS
 COMMERCIAL/STUDENT HOUSING

STREET ELEVATIONS

DATE 2016.11.29
 SCALE 1/8" = 1'-0"
 ISSUED FOR DP
 PROJECT 13.336
A3.2





PLANT LIST

| BOTANICAL NAME | COMMON NAME | QTY | SIZE / SPACING & REMARKS |
|--|----------------------------|-----|------------------------------|
| TREES | | | |
| ACER NEGUNDO 'SENSATION' | SENSATION BOXELDER | 4 | 6cm CAL. |
| CELTIS OCCIDENTALIS | HACKBERRY | 3 | 6cm CAL. |
| POPULUS TREMULA 'ERECTA' | SWEDISH COLUMNAR ASPEN | 5 | 6cm CAL. |
| SHRUBS, PERENNIALS & GROUNDCOVERS | | | |
| ACHILLEA MILLEFOLIUM | YARROW | 52 | #01 CONT. /0.5m O.C. SPACING |
| BUDDLEIA X 'BLUE CHIP' | LO & BEHOLD BUTTERFLY BUSH | 13 | #01 CONT. /1.0m O.C. SPACING |
| CORNUS STOLONIFERA 'FARROW' | ARCTIC FIRE DOGWOOD | 58 | #01 CONT. /1.0m O.C. SPACING |
| DESCHAMPسيا CAESPITOSA | TUFTED HAIR GRASS | 52 | #01 CONT. /0.5m O.C. SPACING |
| HEDERA HELIX | ENGLISH IVY | 9 | #01 CONT. /1.8m O.C. SPACING |
| NIEPETA X FAASSENII 'WALKER'S LOW' | WALKER'S LOW CATMINT | 72 | #01 CONT. /0.5m O.C. SPACING |
| RUDBECKIA FULGIDA 'GOLDSTURM' | GOLDSTURM CONEFLOWER | 52 | #01 CONT. /0.5m O.C. SPACING |
| SPIRAEA 'SNOWHITE' | SNOWWHITE SPIREA | 18 | #01 CONT. /1.0m 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 75mm 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.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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SCHEDULE

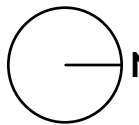
This forms part of application
DP16-0297 & DVP16-0298

Planner
Initials

LK



City of
Kelowna
COMMUNITY PLANNING



PROJECT TITLE

225 Rutland Road

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

| | | |
|---|----------|--------------------|
| 1 | 14.11.29 | Development Permit |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO 13042

DESIGN BY KG

DRAWN BY SR

CHECKED BY FB

DATE NOV. 29, 2016

SCALE 1:125

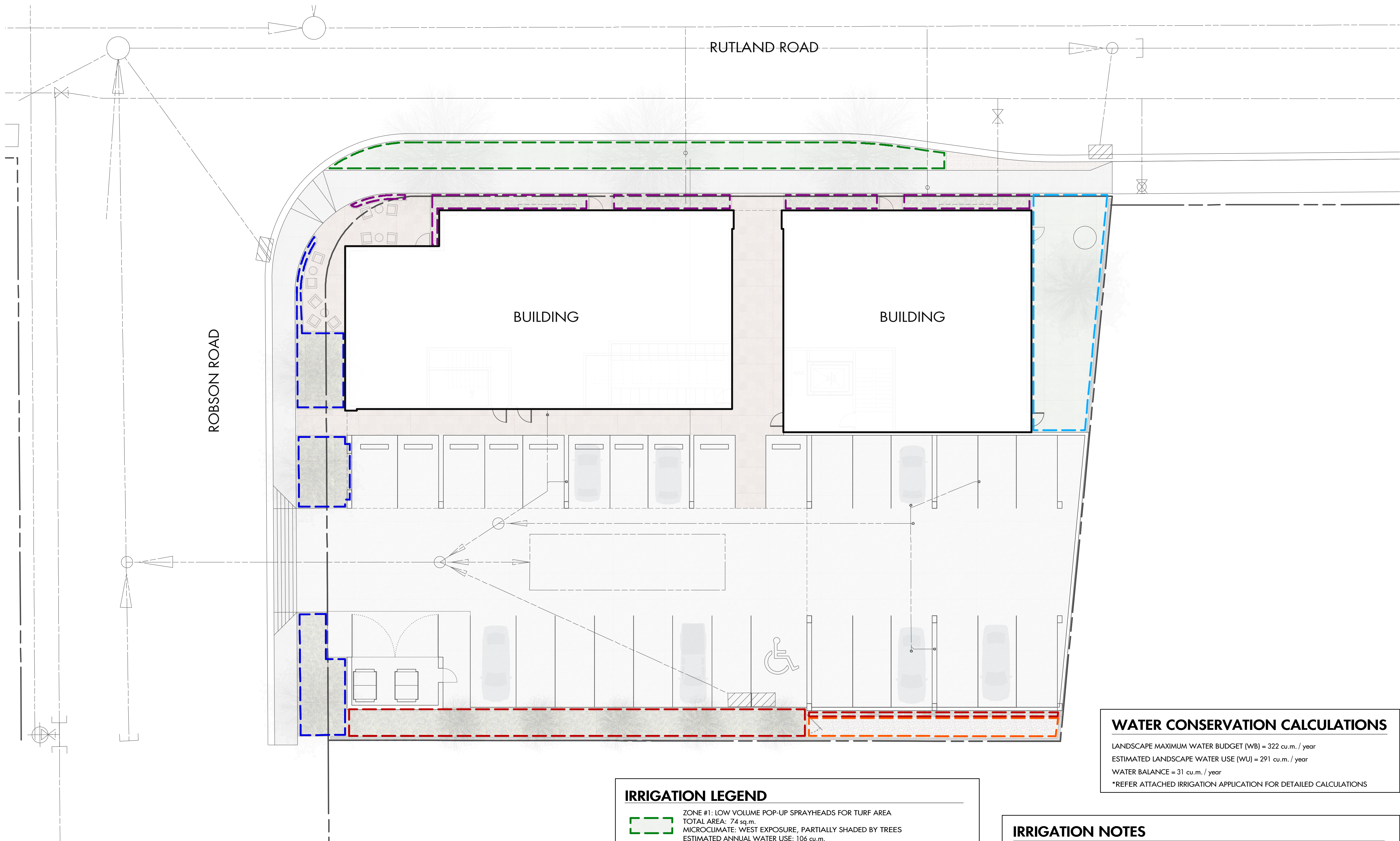
SEAL



DRAWING NUMBER

L1/2

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IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 74 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 106 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 68 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 97 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDINGS
TOTAL AREA: 40 sq.m.
ESTIMATED ANNUAL WATER USE: 22 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
TOTAL AREA: 60 sq.m.
ESTIMATED ANNUAL WATER USE: 33 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND FENCE
TOTAL AREA: 66 sq.m.
ESTIMATED ANNUAL WATER USE: 37 cu.m.
- UNWATERED PERVIOUS AREA: COBBLE MULCH
TOTAL AREA: 22 sq.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 322 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 291 cu.m. / year
WATER BALANCE = 31 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- 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.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- 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.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

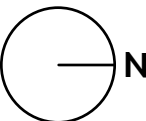
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SCHEDULE C

This forms part of application
DP16-0297 & DVP16-0298



Planner Initials LK



PROJECT TITLE

225 Rutland Road

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION
AND IRRIGATION PLAN

ISSUED FOR / REVISION

| | | |
|---|----------|--------------------|
| 1 | 16.11.29 | Development Permit |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO 13042

DESIGN BY SP

DRAWN BY KG

CHECKED BY FB

DATE NOV. 29, 2016

SCALE 1:125

SEAL



DRAWING NUMBER

L2/2

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REPORT TO COUNCIL



Date: April 25, 2017

RIM No. 0940-50

To: City Manager

From: Community Planning Department (TH)

Application: DVP15-0308 DP15-0307

Owner: GDI BC Projects Inc

Address: 990 Guisachan Road

Applicant: Glencoe Developments

Subject: Development Variance Permit and Development Permit Applications

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0307 for Lot A District Lot 136 ODYD Plan EPP64719, located at 990 Guisachan Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be installed on the land 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 of the landscaping, as determined by a Registered Landscape Architect.

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0308 for Lot A District Lot 136 ODYD Plan EPP64719, located at 990 Guisachan Road, Kelowna, BC;

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

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

1. To vary the maximum site coverage from 50% permitted to 53% proposed;

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

2. To vary the required minimum side yard setback from 4.0 m required to 0.75 m proposed (west);

3. To vary the required minimum side yard setback from 1.2 m required to 0.9 m proposed (east).

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

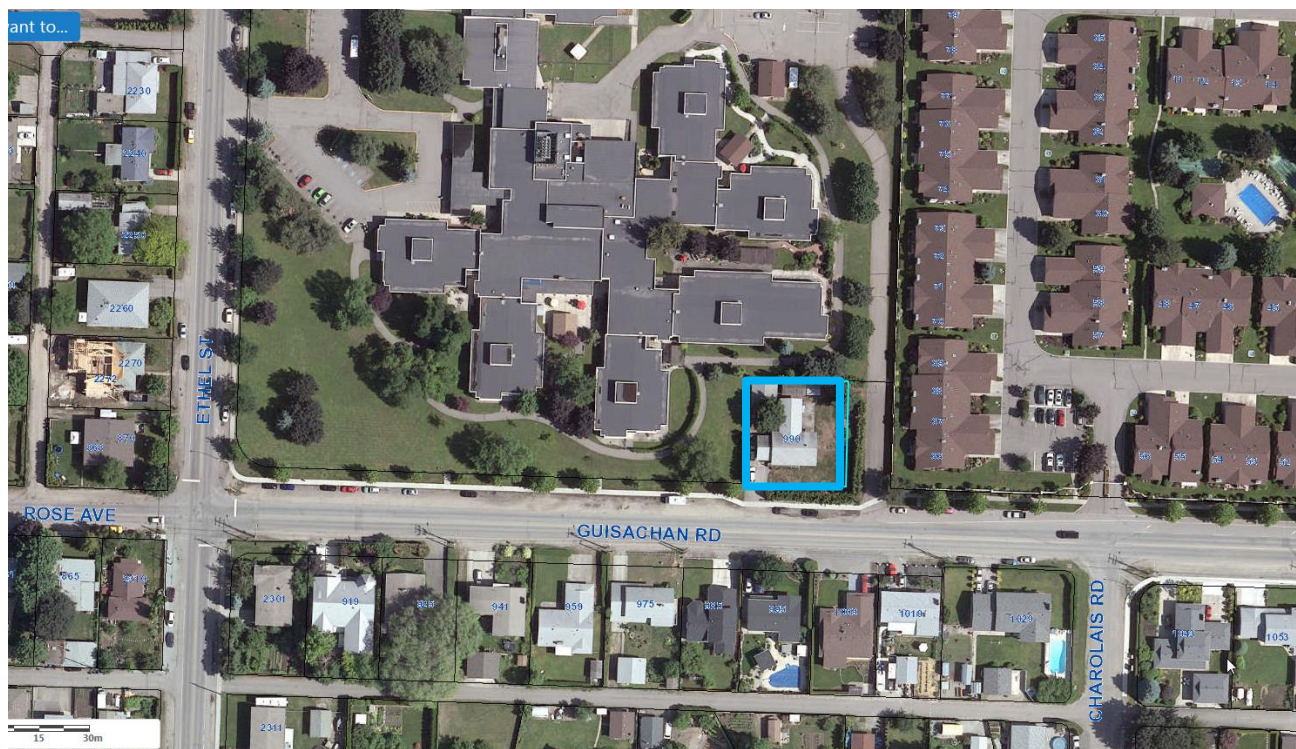
2.0 Purpose

To consider the form and character and variances to the site coverage and side yard setbacks of a multiple unit residential building.

3.0 Community Planning

Community Planning supports the Development Permit and Development Variance Permit applications as the proposed development will see the addition of five ground oriented dwelling units in a neighbourhood that is centrally located between three Urban Centres and one Village Centre. The development meets the Official Community Plan, Urban Design Guidelines and the requested variances do not negatively impact adjacent land use. There are also a number of Kelowna's Official Community Plan goals achieved with this proposal, described in detail in sections 4.6 and 5.0 of this report.

Map 1: Subject Property 990 Guisachan



4.0 Proposal

4.1 Background

The subject property currently contains one single family dwelling constructed in the 1960s. The property is surrounded on the north and west property lines by Interior Health Authority (IHA), Cottonwoods Care Centre, zoned P2 – Educational and Minor Institutional. The previous owner was in discussion with IHA to see if IHA had interest in acquiring the subject parcel. IHA was not interested in purchasing the property and the parcel was put up for sale. The current owner wishes to remove the existing dwelling, and construct

a five unit, three storey residential building. The applicant intends to complete a Party Wall agreement subdivision after construction, creating five individual RM₃ freehold lots.

4.2 Site Context

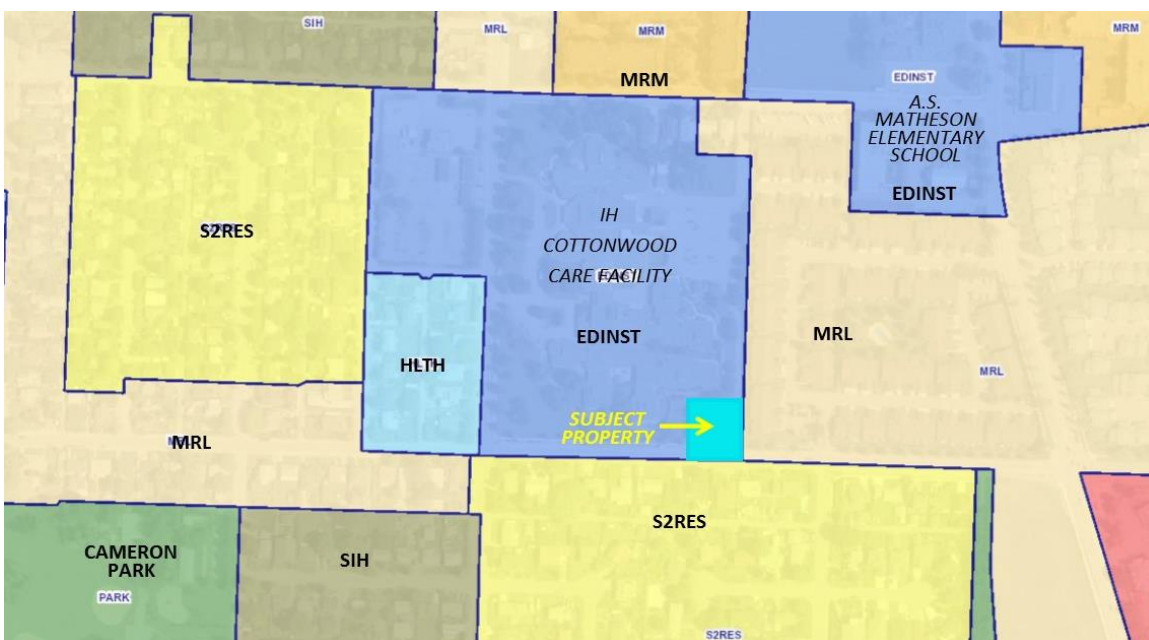
The subject property is located on the north side of Guisachan Road, between Ethel Street and Gordon Drive. The Future Land Use is Multiple Unit Residential (Low Density), with neighbouring uses designated as Educational / Major Institutional and Single/Two Unit Residential. The parcel is zoned RM₃ – Low Density Multiple Housing, and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|-----------------|---------------------------|
| North | P ₂ | Cottonwoods Care Facility |
| East | RM ₂ | Gated Community |
| South | RU ₁ | Single Family Dwellings |
| West | P ₂ | Cottonwoods Care Facility |

The unique location of the subject property includes shared property lines to the north and west with IHA. The east property line runs along a City of Kelowna lane, and the south portion of the property fronts Guisachan Road.

Map 2: Future Land Use Map



4.3 Project Description

The residential building is proposed with two storeys of living space, the third storey portion of each unit are the individual stairwells that access the proposed rooftop patios. Each third storey rooftop patio access (stairwell) is set back 8.5 m from the front of the building and 4.0 m from the west and east sides of the building. The front façade of each dwelling (facing Guisachan Road) provides front door access to each unit, and is dominated by glazing on the first and second storeys. Brick is used to accent the front façade glazing. Each side of the building is brick with minimal glazing accents.

Each dwelling is designed with a two vehicle garage that face the rear of the property which meets an OCP goal of deterring developments with garage doors dominating the streetscape. Private open space is located in the front yard of each unit, providing 19.5 m² per dwelling at grade in each front yard. An additional 15.5 m² is provided on the rooftop of each dwelling. Total private open space per unit is 35 m².

4.4 Zoning Analysis Table

| Zoning Bylaw No. 8000 Analysis Table | | |
|---|---|---|
| CRITERIA | RM ₃ ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot/Subdivision Regulations | | |
| Lot Area | 900 m ² | 983.2 m ² |
| Lot Width | 30.0 m | 30.4 m |
| Lot Depth | 30.0 m | 32.3 m |
| Development Regulations | | |
| Floor Area Ratio | 0.75 | Shown Below |
| FAR | 0.80 | (861 m ²) 0.80 |
| Site Coverage of Buildings | 40% | Shown below |
| Site Coverage Bonus | 50% | 53 % ❶ |
| Site Coverage of buildings, driveways and parking | 60% | Shown Below |
| Site Coverage of buildings, driveways and parking | 65% | 65 % |
| Height | 10.0 m or 3 storeys | 8.7 m / 3 storeys |
| Front Yard | 1.5 m (front door facing the street) | 6.4 m before dedication 3.4 m after dedication |
| Side Yard (west) | 4.0 m | 0.75 m ❷ |
| Side Yard (east) | 1.2 m | 0.9 m ❸ |
| Rear Yard | 7.5 m | 8.0 m |
| Other Regulations | | |
| Minimum Parking Requirements | 2 spaces per dwelling unit | 2 spaces per dwelling unit |
| Bicycle Parking | n/a | n/a |
| Private Open Space | 25 m ² / unit 28 m ² / unit to qualify for 50% site coverage | 19.5 m ² at grade 15.5 m ² on rooftop patio 35 m ² Total / unit |
| ❶ Indicates a requested variance to maximum allowable site coverage of buildings | | |
| ❷ & ❸ Indicates a requested variance to the minimum setback of a building from a side property line | | |

4.5 Variances

The first variance is minor in nature as the applicant is proposing a site coverage that is 3% over the maximum as regulated in Zoning Bylaw No. 8000. The 3% requested additional site coverage equates to 25 m². The increase in site coverage is mitigated with a development design that contains all required parking under habitable area, has private open space area that exceeds the bylaw minimum requirements and uses permeable paving for the internal drive aisle. As such the minimal site coverage variance is supported by Staff.

The second and third variances are to reduce the west side yard setback by 3.25 m, and the east side yard setback by 0.3m. Both of these variances are being supported by Staff as this RM₃ zoned parcel is located directly adjacent on two sides to a P₂ – Educational and Minor Institutional, and the third property line is abutting a City lane. As such, there are no residential land uses that will be directly affected by the reduction in side yard setbacks. There will however be the opportunity for this proposed building to be exposed and visible to the neighbourhood on both the west and east sides of the property. The applicant has included architectural features such as change in materials and windows along the fronting 30% of the side of the building along these property lines to reduce the monotony of a bare wall appearance that would come from a two storey structure with only one exterior finish. The third floor is set back substantially from all exterior walls of the building and has an open air arbor structure over the outdoor patio area providing visual interest.

The west side of the building will be screened with deciduous trees planted on the neighbouring IHA property. The IHA parcel has a large amount of open space directly adjacent to the subject property. The two property owners have an agreement to allow the applicant to plant trees as per Zoning Bylaw No. 8000 as shown on Schedule "C".

Image 1: West Elevation



Official Community Plan

The proposed five-unit development with front doors facing Guisachan Road would help achieve Kelowna's Official Community Plan goals of:

Growth Projections: Kelowna's OCP New Housing Distribution seeks to see **1,150** Multiple Unit homes in the South Pandosy Area by 2030.

- As of December 2015 City has issued only 180 permits for Multiple Family Dwelling Units in the South Pandosy Area.

Focusing development to designated growth areas: Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

- This property is fully serviced with water, sewer, waste management, snow removal, and adjacent pedestrian boulevards.

This will be done by increasing densities within a 400 metre walking distance of transit stops is required to support the level of transit service.

- BC Transit – Gordon Dr bus route which runs every 15 minutes during peak times.

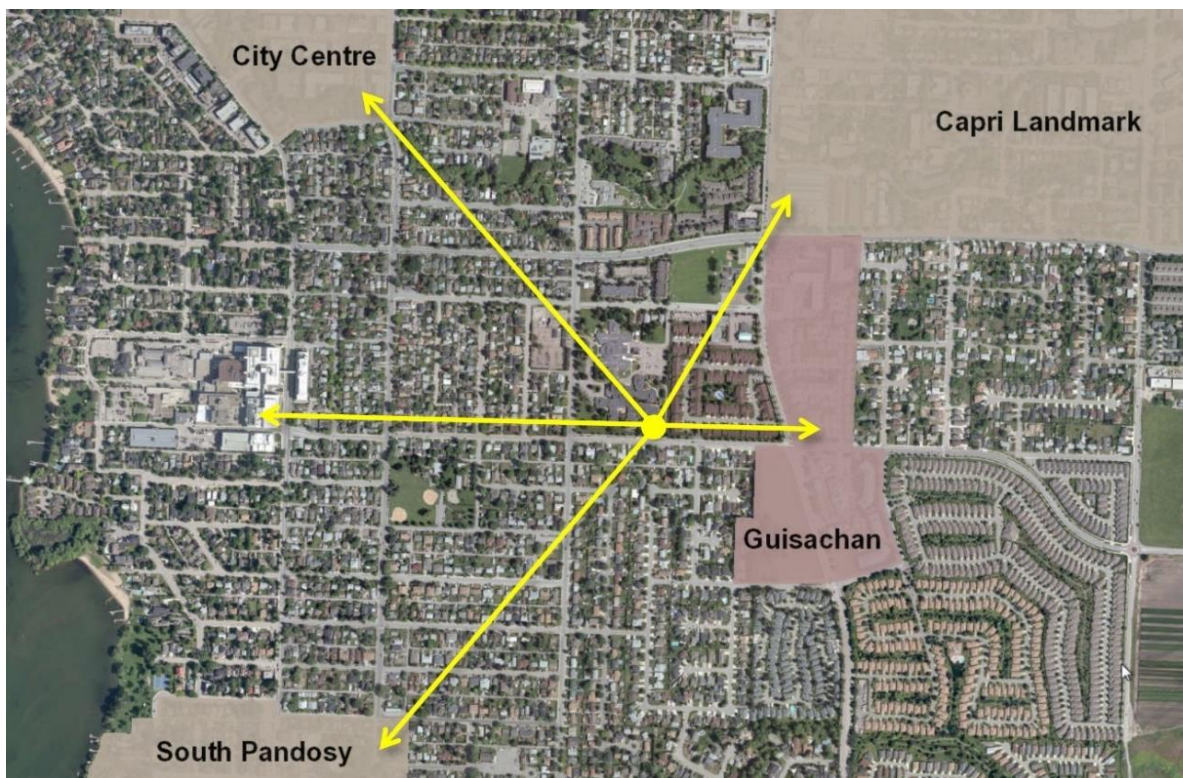
Urban Run-off Impacts: Require the mitigation of urban run-off impacts through the effective use of stormwater detention and treatment facilities prior to discharging to receiving waters.

- An engineered permeable paver for the entire driveway area is proposed.

Further development policies are detailed in Section 6.0 of this report.

The subject properties are located within 400 m of a village centre (Guisachan) which has a wide range of C3 – Community Commercial amenity opportunities. There is potential for a live/work/play opportunity on the subject property as the property is situated central (appx 800 m) to City Centre, Capri Landmark and South Pandosy Urban Centres as well as Kelowna General Hospital.

Map 3: Centres Within 12 Minute Walk (900 m)



4.6 Bonus Options in the RM3 Zone

Zoning Bylaw No. 8000 as directed in Kelowna's OCP, incorporates incentives in the form of increase in site coverage or FAR for innovative use of amenity areas and permeable paving. This development application takes advantage of three of the bonus options in the RM3 zone.

- FAR maximum is 0.75
 - If a development has at least 75% of its on-site parking under habitable area, the FAR increases by 0.05.
 - ✓ All parking is provided for in attached garages, this development may have a FAR of a maximum of 0.80.
- Site coverage maximum for all buildings is 40%
 - If a development has private open space provided in the form of a deck, patio, balcony or rooftop patio which exceeds the bylaw requirement by 10%, the site coverage may increase to 50%
 - The minimum private open space for this development is 25 m².
 - ✓ Each dwelling unit is provided a total of 35 m² of private open space, therefore the new maximum site coverage for all buildings is 50%
- Site coverage maximum for all buildings, driveways & parking areas is 60%
 - If drive surfaces and parking are in the form of permeable surfaces, site coverage may be increased to 65%
 - ✓ All driveway area on the development is an engineered permeable paving system, this development may utilize 65% of the site for buildings and driveways.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

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

Housing Mix.² Deliver services and infrastructure and create financial structures that will support the aim of having 57% of new housing units in the form of townhouses and apartments.

Ease of Movement.³ Ensure that pedestrians, bicyclists and transit users can move about pleasantly and conveniently and that they are not unduly impeded in their movements by provisions for enhanced automobile mobility.

Ground-Oriented Housing.⁴ 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

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 7.3.1 (Infrastructure Chapter).

³ City of Kelowna Official Community Plan, Policy 7.7.2 (Infrastructure Chapter).

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.

Building Height.⁵ In determining appropriate building height, the City will take into account such factors as: Contextual fit into the surrounding urban fabric; Shadowing of the public realm; View impacts; Overlook and privacy impacts on neighbouring buildings; Impacts on the overall skyline;

6.0 Technical Comments

This five-unit multi-family dwelling is not able to be subdivided into five freehold lots until the building is constructed. As such, the entire development will be constructed with five separate water and sewer connections, separate addressing and garbage collection. Once complete, subdivision into five smaller lots will be considered subsequent to a registered Party Wall agreement.

6.1 Building & Permitting Department

- Demolition permits are required for any existing structures
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 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):
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 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.

6.2 Development Engineering Department

- All Development Engineering requirements were met as part of rezoning of the subject property, Z15-0065 (BL11211).

7.0 Application Chronology

Date of Application Received: December 12, 2015
 Date of Updated Application Received: January 31, 2017
 Date Public Consultation Completed: February 26, 2016

⁴ City of Kelowna Official Community Plan, Policy 5.2.1 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

7.1 Public Notification

As per Council Policy 367, the applicant completed Public Notification & Consultation in the form of neighbourhood circulation within 50 m of the subject properties and a Public Information Session.

- Circulated information to neighbours January 20, 2016.
 - No written correspondence was submitted to the City of Kelowna
- Held Public Information Session February 26, 2016 at 2250 Abbott Street. Approximately 7 people attended, 4 of whom lived in the neighbourhood.

Report prepared by: Tracey Hillis, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

| | |
|-------------|--|
| DRAFT | Development Permit / Development Variance Permit |
| Schedule A: | Site Plan & Architectural Plans |
| Schedule B: | Architectural Elevations |
| Schedule C: | Landscape Plans |

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP15-0307 DVP15-0308

Issued To: GDI BC PROJECTS INC
Site Address: 990 GUI SACHAN ROAD
Legal Description: LOT A DISTRICT LOT 136 ODYD PLAN EPP64719
Zoning Classification: RM₃ – LOW DENSITY MULTIPLE HOUSING
Development Permit Area: MULTIPLE UNIT RESIDENTIAL

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. DP15-0307 / DVP15-0308 for LOT A DISTRICT LOT 136 ODYD PLAN EPP64719, located at 990 GUI SACHAN ROAD, Kelowna, BC to allow the construction of a MULTIPLE UNIT RESIDENTIAL BUILDING 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 noted on attached Schedule "A":

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

1. To vary the maximum site coverage from 50% permitted to 53% proposed;

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

2. To vary the required minimum side yard setback from 4.0 m required to 0.75 m proposed (west);
3. To vary the required minimum side yard setback from 1.2 m required to 0.9 m proposed (east).

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$_____ OR
- b) 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.

4. 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.

5. Indemnification

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

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

6. APPROVALS

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

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

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**

SCHEDULE

This forms part of application

DP15-0307/

DVP15-0308

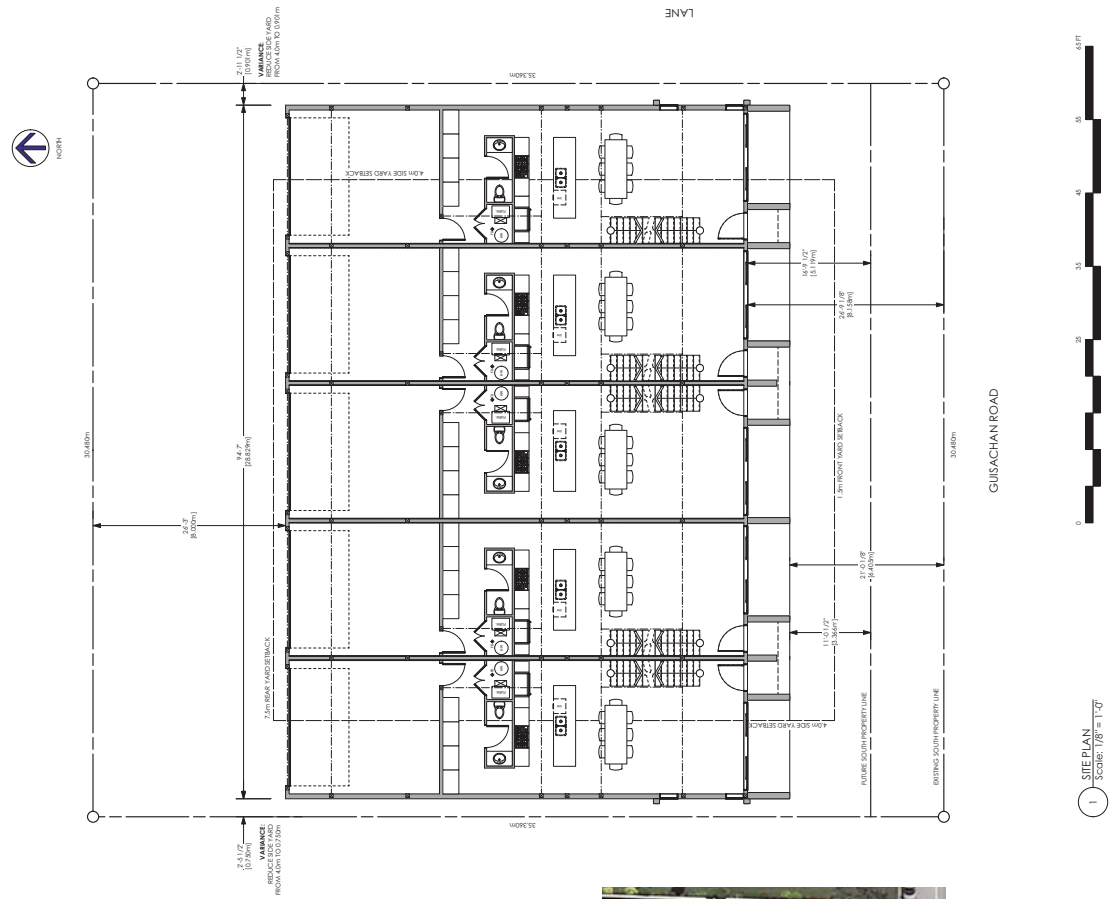
Planner Initials

TH

City of Kelowna

COMMUNITY PLANNING

| | | |
|---------------------------------------|--|--|
| PROJECT DATA, CIVIC ADDRESS | | 990 GUISSACHAN ROAD |
| LEGAL ADDRESS | | KEDLOWNA, BC V1Y 1W8 |
| CURRENT ZONING | | LOT 182 PLAN KAP1470 |
| PROPOSED ZONING | | R11 - LARGE LOT HOUSING |
| PROPOSED ZONING | | R11 - LOW DENSITY MULTIPLE HOUSING |
| SITE AREA | | 840.00m ² |
| PROPOSED BUILDING FOOTPRINT AT GRADE | | 553.00m ² |
| MAIN FLOOR FINISHED FLOOR AREA UNIT | | 795.55m ² (770.14m ²) |
| SECOND FLOOR FINISHED FLOOR AREA UNIT | | 972.55m ² (940.3m ²) |
| FAR | | 0.74 |
| PROPOSED DRIVE ISLE AREA | | 217.00m ² |
| SITE COVERAGE | | 51.4% |
| BUILDING HEIGHT OF PROPOSED DWELLING | | 9.30m (3.12 STOREYS) |
| PARKING SPACES PROVIDED | | 10 |
| PRIVATE OPEN SPACE | | 25.00m ² |
| FRONT (SOUTH) YARD SETBACK TO PL | | 4.50m |
| SIDE (EAST) YARD SETBACK | | 4.50m |
| SIDE (WEST) YARD SETBACK | | 4.50m |
| SIDE (NORTH) YARD SETBACK | | 4.50m |
| SIDE (WEST) YARD SETBACK | | 0.75m |



2 KEY PLAN
N15

3 SITE LOCATION
N15

1 SITE PLAN
SCALE: 1/8" = 1'-0"

BLUEGREEN
ARCHITECTURE INC.
202-1150 HWY. 33 Kelowna BC V1Y 1X1
P1 778.783.2600 F1 778.783.1444
P1 250.514.1116 F1 250.514.4278

990 GUISSACHAN ROAD
KELOWNA, BC

TOWNHOUSE DEVELOPMENT
SITE PLAN

DATE 2017.01.18
SCALE 1/8" = 1'-0"
ISSUED FOR DEVELOPMENT PERMIT
PROJECT 16-530
A1.0

SCHEDULE A

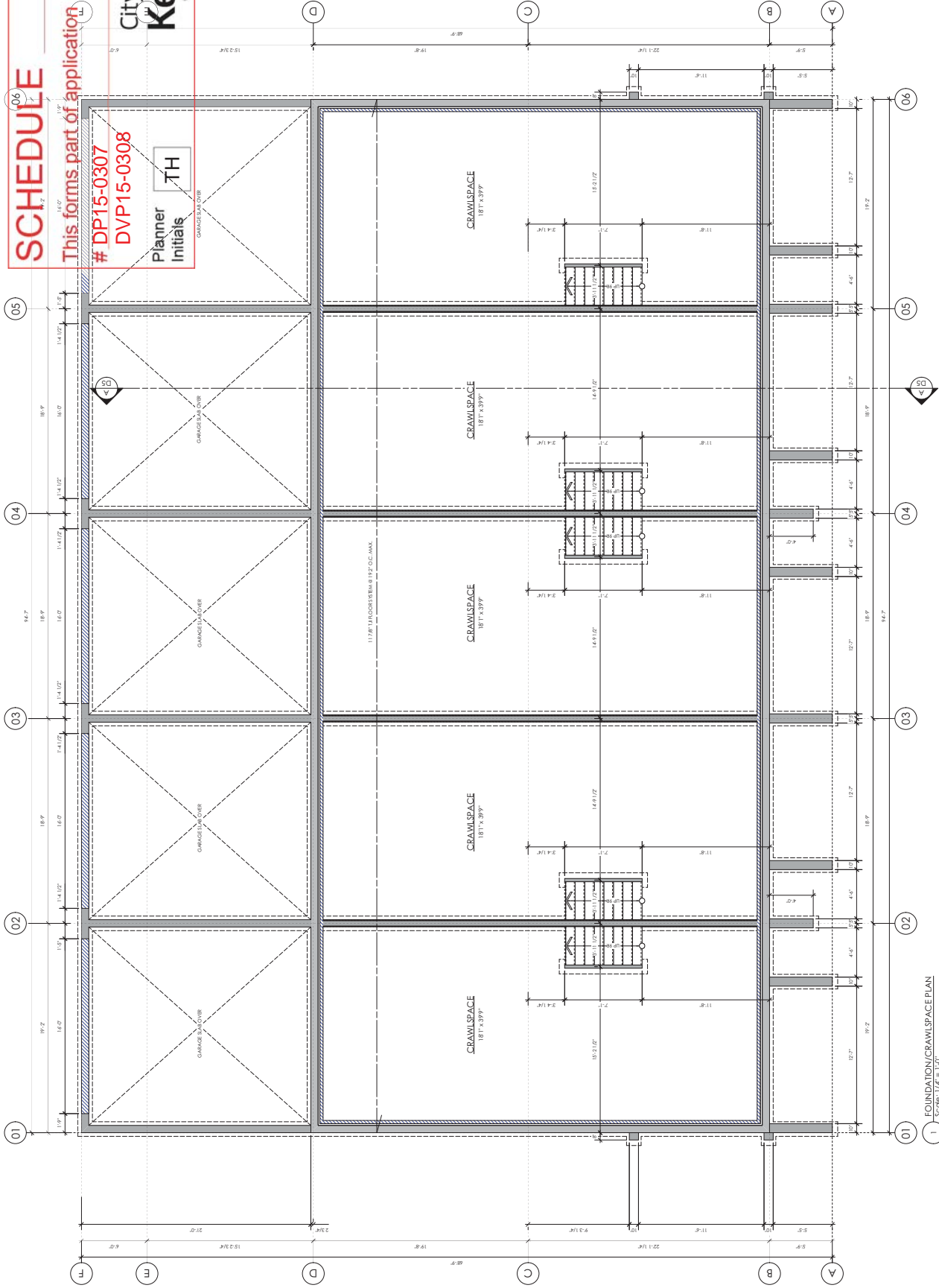
This forms part of application

DP15-0307
DVP15-0308

Planner
Initials
TH



City of
Kelowna
COMMUNITY PLANNING



**BLUEGREEN
ARCHITECTURE INC.**
202-1510 HWY. 33 Kelowna BC V1Y 1X3
P 1778 932600 F 1778 703 1446
2-430 Lower Street Kelowna BC V2C 1V3
P 250 514 116 F 250 514 278

990 GUISSACHAN ROAD
KELOWNA, BC

TOWNHOUSE DEVELOPMENT
CRAWLSPACE PLAN

DATE 2017.01.18
SCALE 1/4" = 1'-0"
ISSUED FOR DEVELOPMENT PERMIT
PROJECT 16-530
A2.0

SCHEDULE

A

This forms part of application

DP15-0307

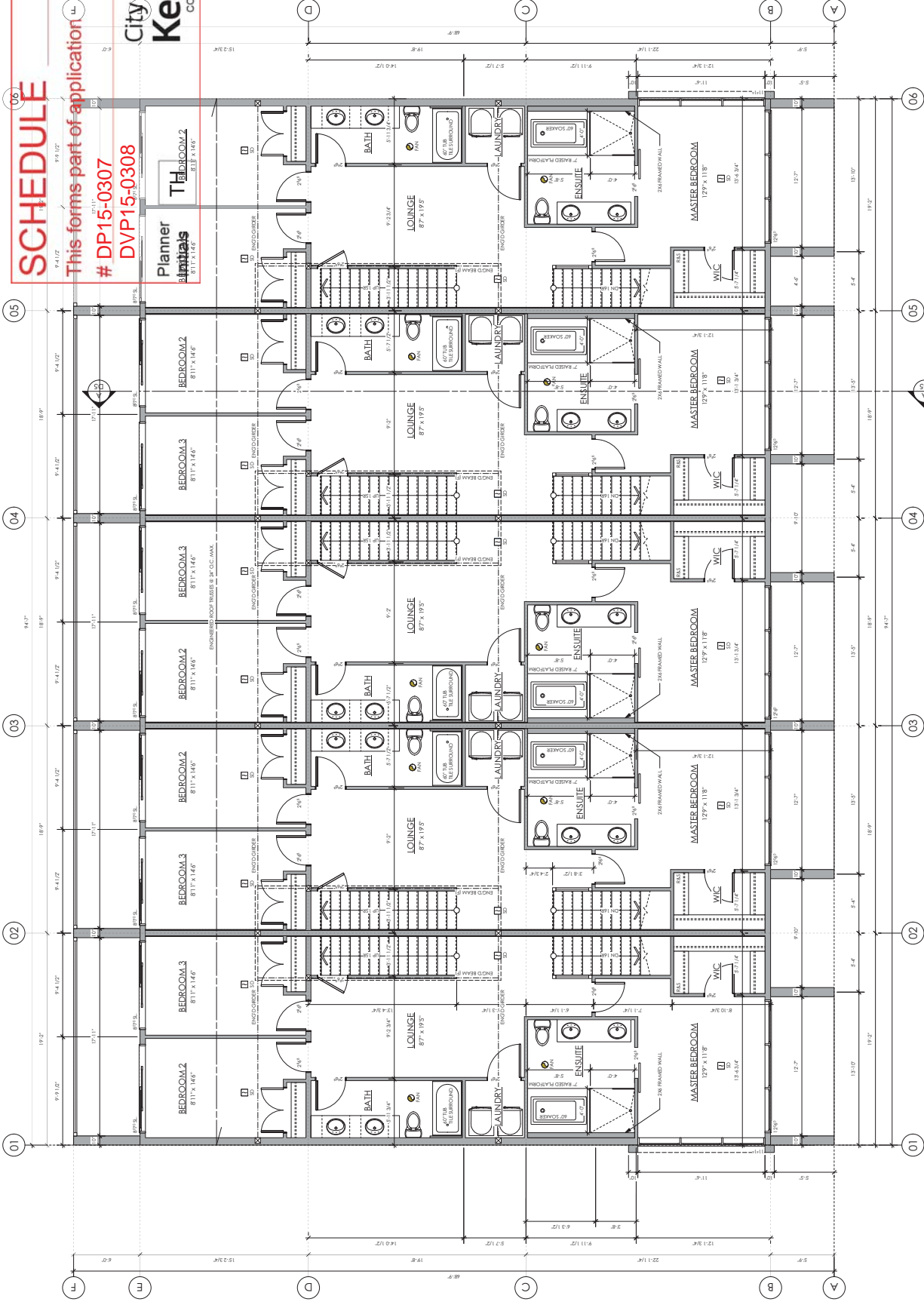
DVP15-0308



City of Kelowna
COMMUNITY PLANNING

Planner initials

TH BEDROOM 2
8'11" x 14'6"



BLUEGREEN
ARCHITECTURE INC.
202-1510007, 333 Kelowna BC, V1Y 1X7
P: 778.783.2600 F: 778.783.1446
P: 250.766.8966 F: 250.766.8978

990 GUISACHAN ROAD
KELOWNA, BC

TOWNHOUSE DEVELOPMENT
SECOND FLOOR PLAN

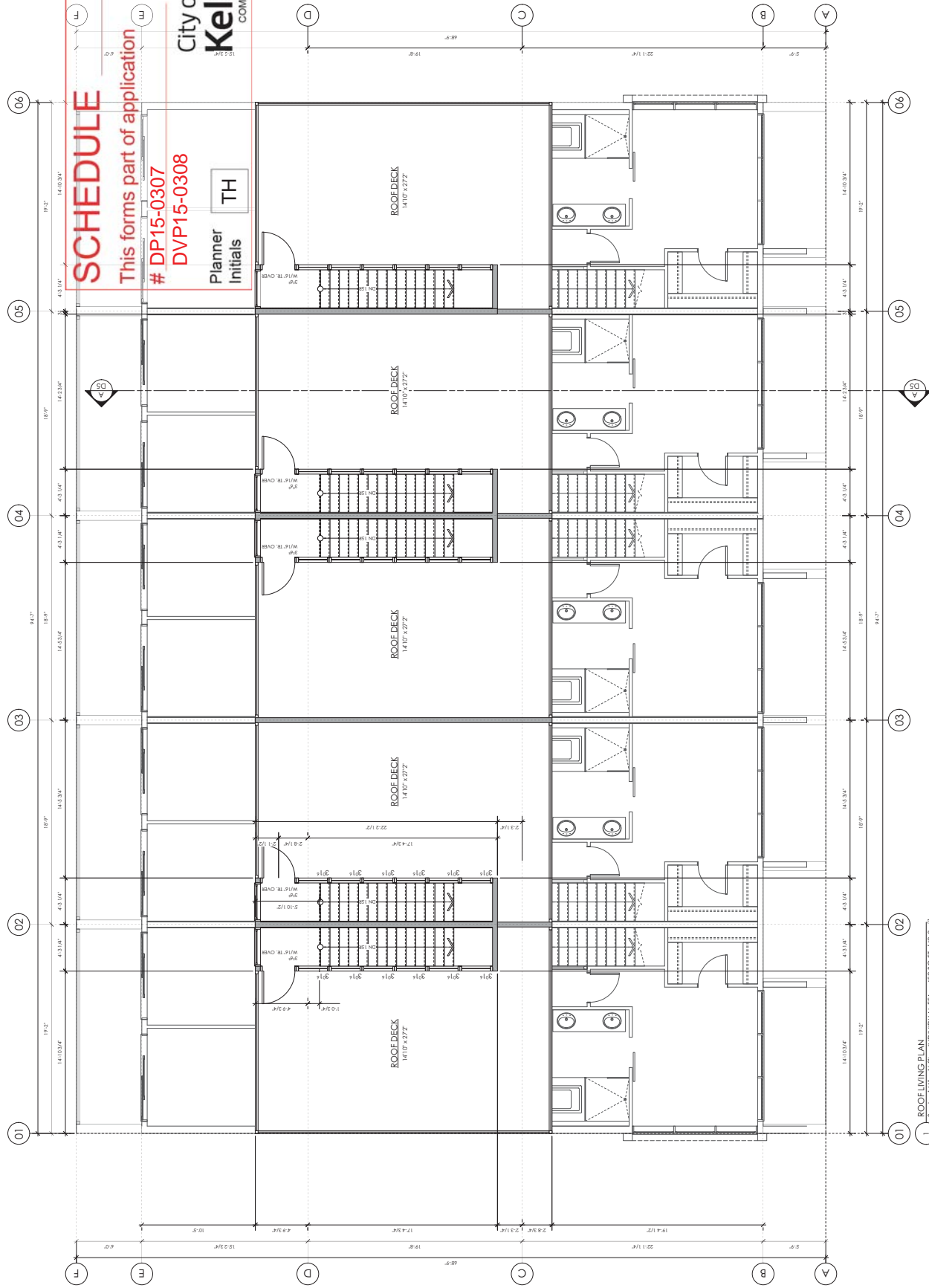
DATE: 2017.01.18
SCALE: 1/4" = 1'-0"
ISSUED FOR DEVELOPMENT PERMIT
PROJECT: 16-530
A2.1

SCHEDULE A

This forms part of application

DP15-0307
DVP15-0308

Planner
Initials
TH



1 ROOF LIVING PLAN
Scale: 1/4" = 1'-0" INDIVIDUAL FIA = 452 SQ. FT. (42.0m²)

BLUEGREEN ARCHITECTURE INC.
202-1521007, 33 Kelowna BC, V1Y 1X7
P 1778 753 2600 F 1778 753 1445
2-450 Lower Street, Kelowna BC, V2C 1V3
7-250-514-1116 7-250-514-2278

990 GUISACHAN ROAD
KELOWNA, BC

TOWNHOUSE DEVELOPMENT
ROOF PLAN

DATE 2017.01.18
SCALE 1/4" = 1'-0"
ISSUED FOR DEVELOPMENT PERMIT
PROJECT 16-530
A2.3





SCHEDULE B

This forms part of application

DP15-0307
DVP15-0308

City of

Kelowna
COMMUNITY PLANNING

Planner
Initials

TH

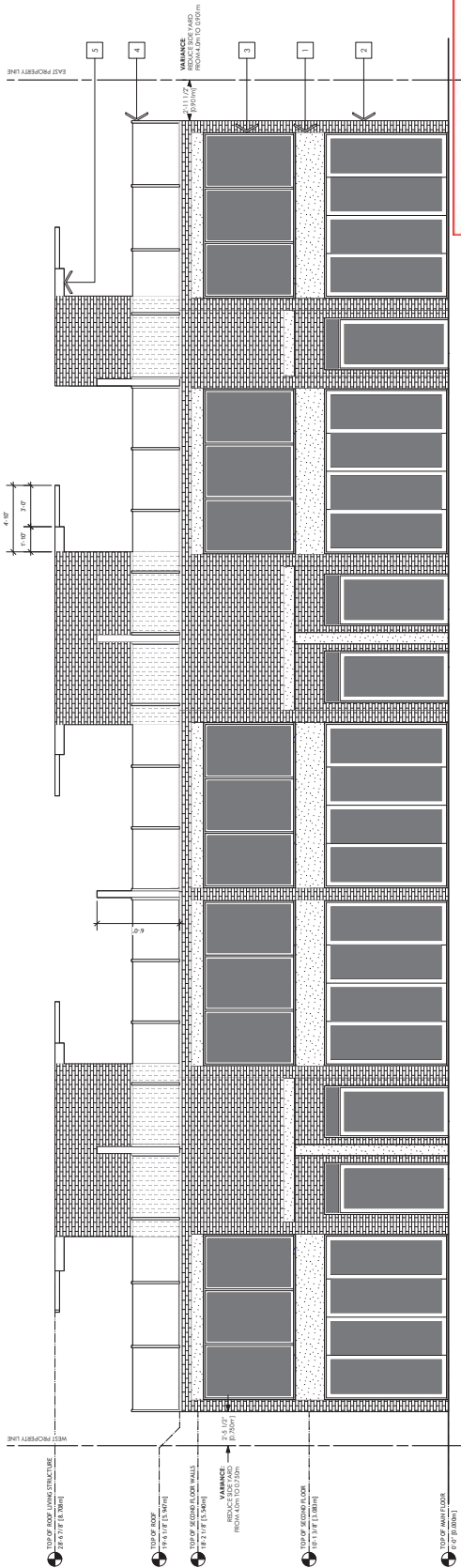
**BLUEGREEN
ARCHITECTURE INC.**
202-110 HWY. 33 Kelowna BC V1Y 1X7
P 1 778 932 6900 F 1 778 793 1446
2-430 Lower Street, Kelowna BC V2C 1V3
P 250 514 1116 F 250 514 2274

990 GUISSACHAN ROAD
KELOWNA, BC

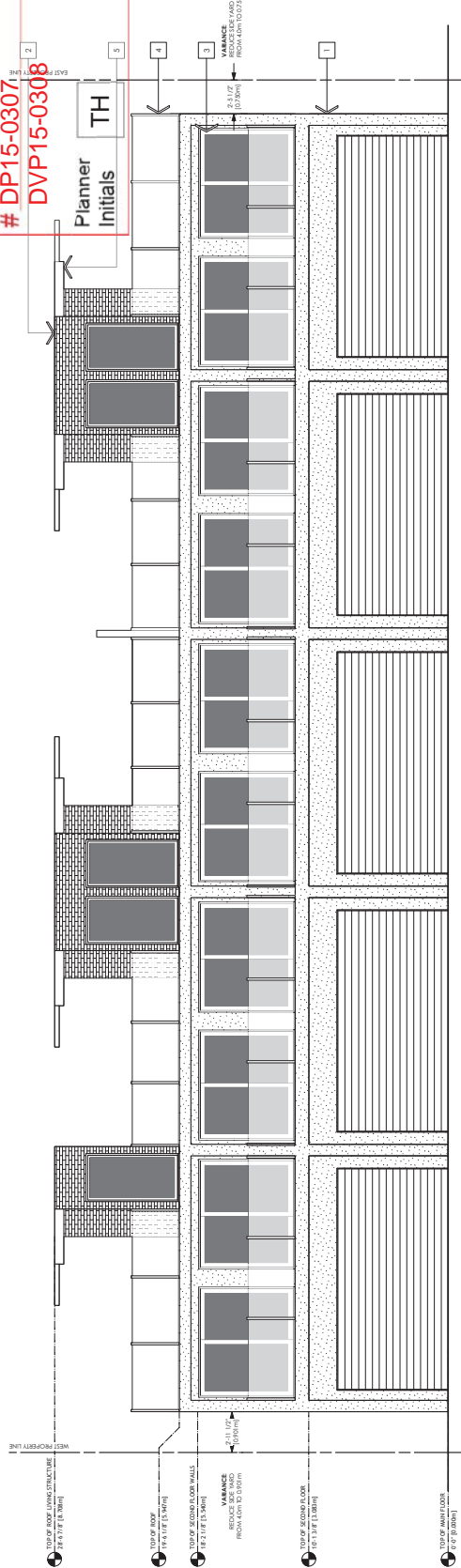
TOWNHOUSE DEVELOPMENT

DATE 2017.01.18
SCALE 1/4" = 1'-0"
ISSUED FOR DEVELOPMENT PERMIT
PROJECT 16-530
A0.0





1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

| | |
|---|---|
| 1 | STUCCO FINISH Benjamin Moore Paint |
| 2 | BRICK Black Company Colour Rosemont |
| 3 | WINDOW FRAMES Aluminum Colour Black |
| 4 | EXTERIOR SAILING Aluminum Colour Black |
| 5 | FINISH Aluminum Colour Black FF Pulver-Minwax Gristlock 231 |

SCHEDULE B

This forms part of application

DP15-0307
DVP15-0308

Planner Initials
TH



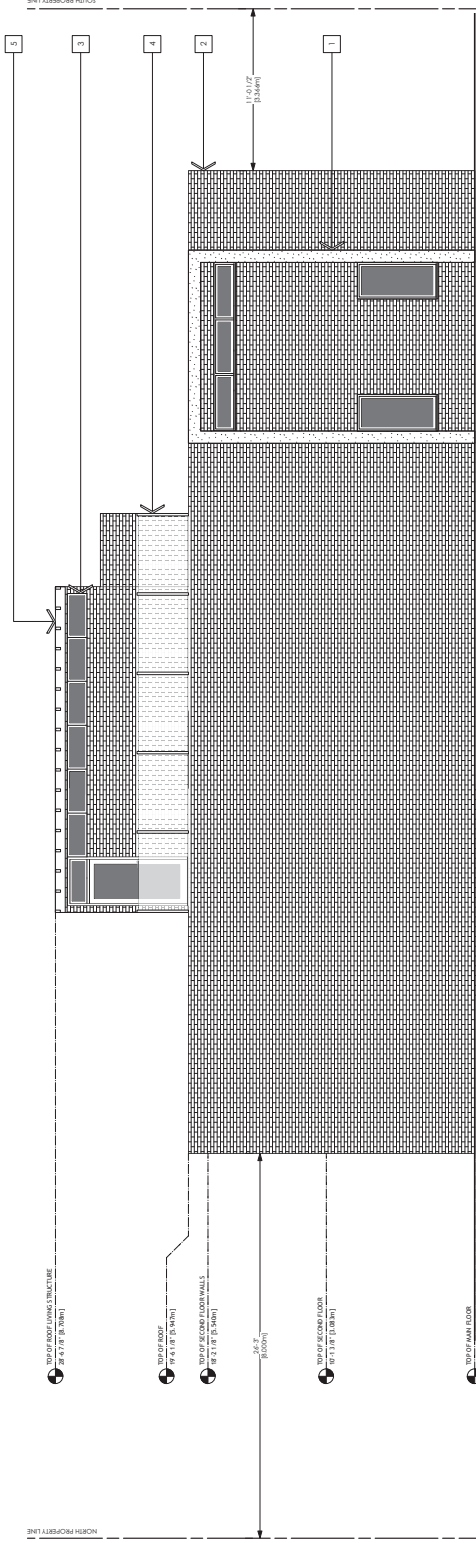
BLUEGREEN ARCHITECTURE INC.
202-150 HWY. 33 Kelowna BC V1Y 1X7
P 1 778 783 2600 F 1 778 783 1446
P 250 551 1116 F 250 551 4278

990 GUISSACHAN ROAD
KELOWNA, BC

TOWNHOUSE DEVELOPMENT
ELEVATIONS

DATE 2017.01.18
SCALE 1/4" = 1'-0"
ISSUED FOR DEVELOPMENT PERMIT
PROJECT 16-530
A3.0

| EXTERIOR FINISH LEGEND | |
|------------------------|---|
| 1 | STUCCO FINISH Benjamin Moore Benjamin Moore Paints |
| 2 | BRICK Benjamin Moore Paints |
| 3 | WINDOOR FRAME Aluminum Colour Black |
| 4 | EXTERIOR SAILING Aluminum Colour Black |
| 5 | BRICK Aluminum Colour Black FF Pulvic Miramax Granite 231 |

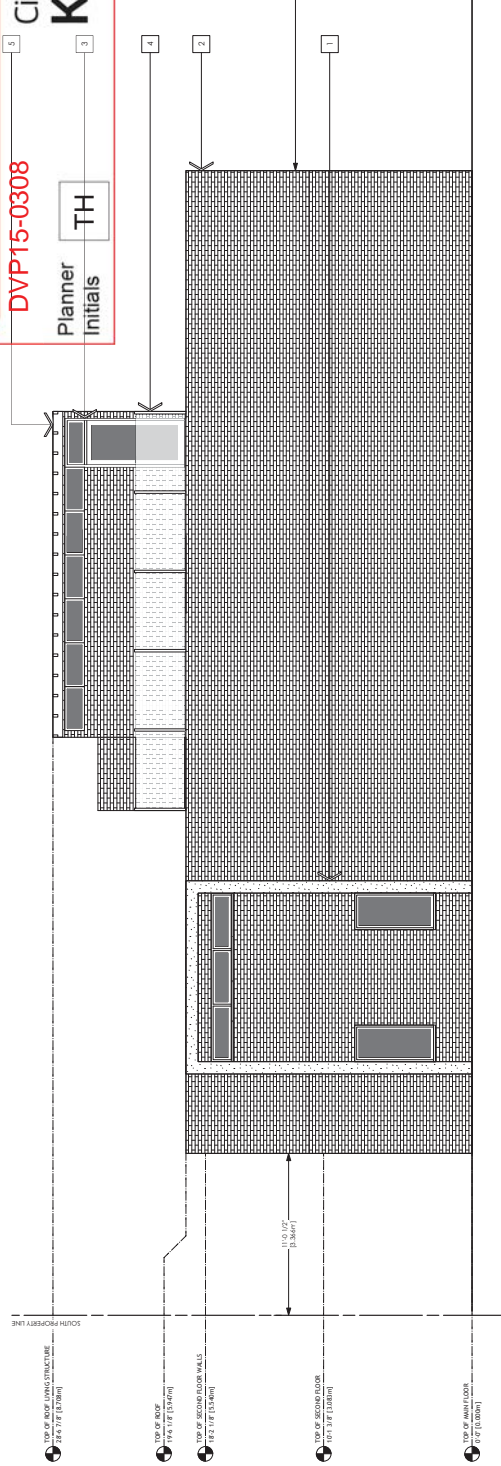


SCHEDULE B

This forms part of application
 # DP15-0307
 DVP15-0308

City of Kelowna
 COMMUNITY PLANNING

Planner Initials: TH



BLUEGREEN ARCHITECTURE INC.
 200-1150 HWY. 33 Kelowna, BC V1Y 1X1
 P: 778.783.2600 F: 778.783.1444
 P: 250.551.1116 F: 250.551.4278

990 GUISSACHAN ROAD
 KELOWNA, BC

TOWNHOUSE DEVELOPMENT
 ELEVATIONS

DATE: 2017.01.18
 SCALE: 1/4" = 1'-0"
 ISSUED FOR DEVELOPMENT PERMIT
 PROJECT: 16-530
A3.1



2006 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
9900 GUISACHAN ROAD

Kelowna, BC

CONCEPTUAL LANDSCAPE PLAN

| ISSUED FOR / REVIEW | |
|---------------------|----------|
| 1 | 17.03.08 |
| 2 | Review |
| 3 | |
| 4 | |
| 5 | |

| | |
|------------|--------------|
| PROJECT NO | 15093 |
| DESIGN BY | SP |
| DRAWN BY | KG |
| CHECKED BY | RB |
| DATE | MAR. 8, 2017 |
| SCALE | 1:100 |

75

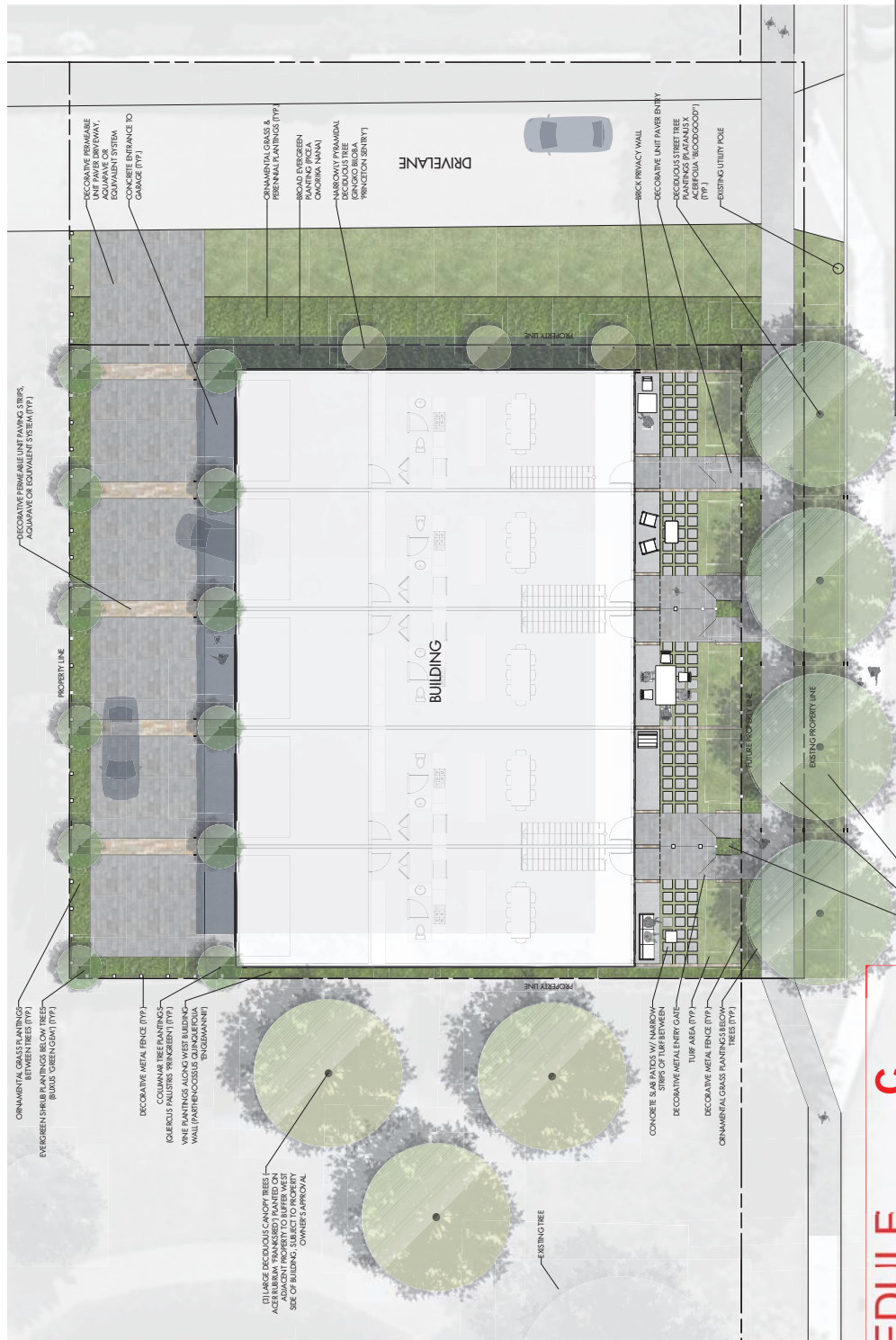


DRAWING NUMBER

 $L^{1/2}$

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PLANT LIST

[illegible]

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.I.N.A STANDARDS.
2. ALL SOIL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIED UNDERGROUND IRRIGATION SYSTEM.
3. TREES AND SHRUB BEDS TO BE DESIGNED IN A MINIMUM 50mm WOOD MULCH DO NOT NEEDED FOR THE TREE AND SHRUB BEDS.
4. TREES AND SHRUB BEDS TO RECEIVE A MINIMUM 30mm DEPTH TOPSOIL PLACEMENT
5. TURF AREAS FROM GROUND SHALL BE 1 CM GRADE GROUN TO CERTIFIED SEED OF IMPROVED CLONAL ROOT STOCK FOR SALE IN B.C. AND SHALL BE TENDED DURING PERIOD OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM SHALL BE MAINTAINED AT ALL TIMES. TURF AREAS SHALL BE SOWN WITH GRASSES AND LAWN SURFACES FLUSH.

SCHEDULE

This forms part of application

DP15-0307

DVP15-0308

Planner

H



City of

Kelowna

COMMUNITY PLANNING



SCHEDULE

This forms part of application

DP15-0307

DVP15-0308

City of Kelowna

COMMUNITY PLANNING

Planner Initials

TH

WATER CONSERVATION CALCULATIONS

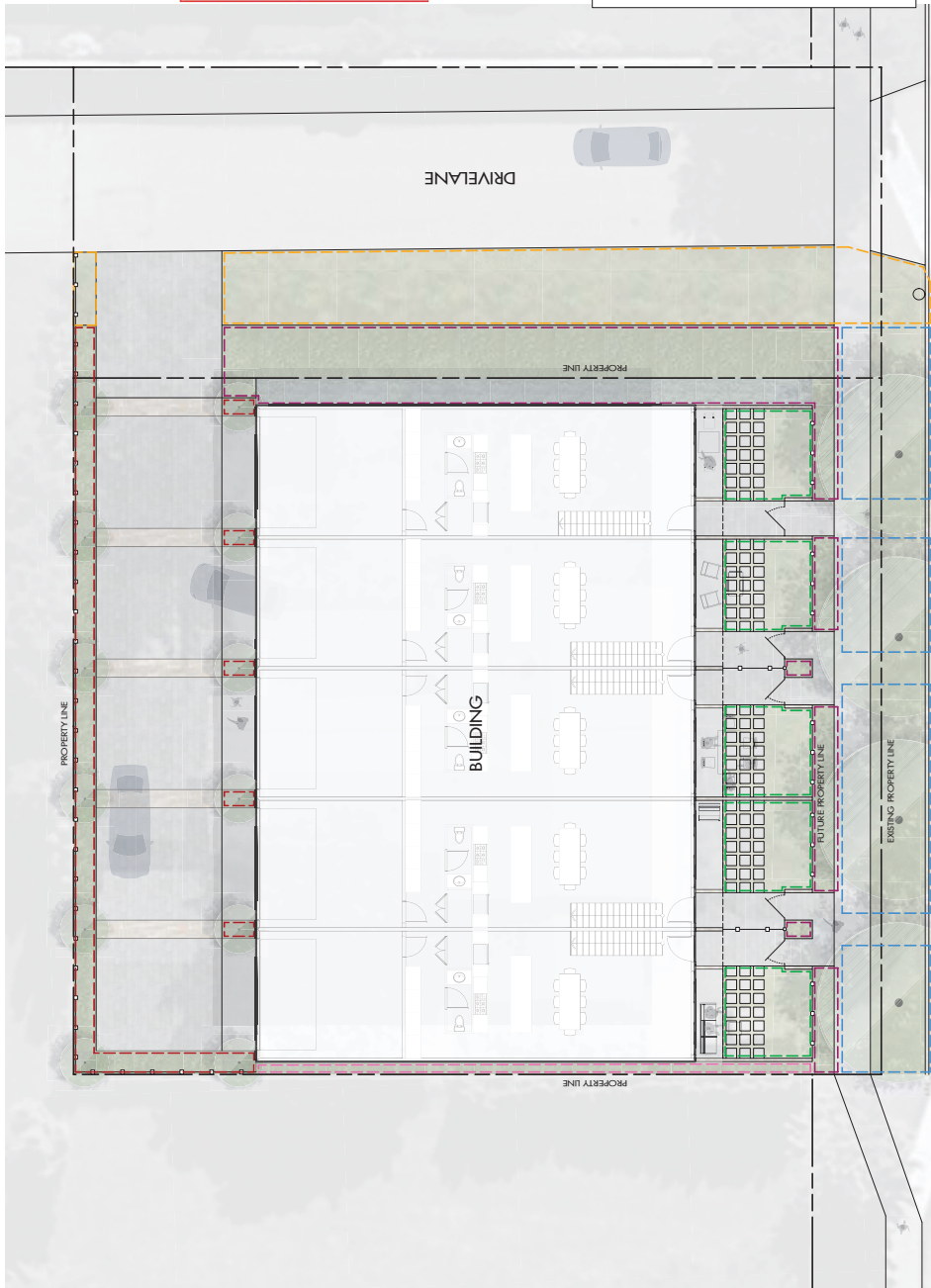
LANDSCAPE MAXIMUM WATER BUDGET (MWB) = 440 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (EWU) = 440 cu.m. / year
WATER BALANCE = 0 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

| | |
|---|--|
| | ZONE 1: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA ACCOMPAGNATE WITH EXPOSURE, FULL SUN TOTAL AREA: 10.0 sq.m. ESTIMATED ANNUAL WATER USE: 150 cu.m. |
| | ZONE 2: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA ACCOMPAGNATE WITH EXPOSURE, PARTIALLY SHADED BY TREES TOTAL AREA: 10.0 sq.m. ESTIMATED ANNUAL WATER USE: 150 cu.m. |
| | ZONE 3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREA ACCOMPAGNATE WITH EXPOSURE, FULL SUN TOTAL AREA: 10.0 sq.m. ESTIMATED ANNUAL WATER USE: 150 cu.m. |
| | ZONE 4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREA ACCOMPAGNATE WITH EXPOSURE, PARTIALLY SHADED BY TREES TOTAL AREA: 10.0 sq.m. ESTIMATED ANNUAL WATER USE: 150 cu.m. |
| | ZONE 5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREA ACCOMPAGNATE WITH EXPOSURE, FULL SUN TOTAL AREA: 10.0 sq.m. ESTIMATED ANNUAL WATER USE: 150 cu.m. |
| | ZONE 6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR TURF AREA ACCOMPAGNATE WITH EXPOSURE, PARTIALLY SHADED BY TREES TOTAL AREA: 10.0 sq.m. ESTIMATED ANNUAL WATER USE: 150 cu.m. |

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA (PART 705 (PART 6, SCHEDULE 6)).
 - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - 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.
 - 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.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 - A FLOW SENSOR AND METER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**ADDITION:
3 LARGE TREES ON IHA
PROPERTY COMPLETE WITH
IRRIGATION**



PROJECT TITLE
990 GUISACHAN ROAD
Kelowna, BC

DRAWING TITLE
WATER CONSERVATION & IRRIGATION PLAN

| | | |
|--------------|--------------|--------------|
| DESIGNED BY | REVISED BY | DATE |
| 1. J. J. J. | 2. J. J. J. | 3. J. J. J. |
| 4. J. J. J. | 5. J. J. J. | 6. J. J. J. |
| 7. J. J. J. | 8. J. J. J. | 9. J. J. J. |
| 10. J. J. J. | 11. J. J. J. | 12. J. J. J. |

| | |
|-------------|---------|
| PROJECT NO. | 15003 |
| DESIGNED BY | JP |
| DRAWN BY | MS |
| CHECKED BY | TH |
| DATE | 8. 2017 |
| SCALE | 1:100 |

SHEET



DRAWING NUMBER

L2/2

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without the written consent of Outland Design



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

| | | |
|---|-----------|---|
| SCHEDULE | | C |
| This forms part of application | | |
| # DP15-0307 DVP15-0308 | | |
| Planner Initials | TH |  City of Kelowna COMMUNITY PLANNING |

February 8, 2017

990 Guisachan Road
BlueGreen Architecture Inc.
Suite 202 – 110 Highway 33
Kelowna, BC V1X 1X7
Attn: Rosalyn Rossol
Via email to: rrossol@bluegreenarch.com

Re: Proposed 990 Guisachan Road Development – Preliminary Cost Estimate for Bonding

Dear Rosalyn:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 990 Guisachan Road conceptual landscape plan dated 17.02.08;

- 460 square metres (4,951 square feet) of improvements = \$32,390.00

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

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

Best regards,



Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

ADDITION:
3 LARGE TREES ON IHA PROPERTY
COMPLETE WITH IRRIGATION

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270
outlanddesign.ca

APPLICATION IDENTIFICATION

| | | | | |
|----------------------|---------------------------------------|------------------|--|----------------------|
| Owner: | BlueGreen Architecture Inc. | Subject Address: | 990 Guisachan Road | |
| Agent if applicable: | Steve Petryshyn | Telephone: | 250-868-9270 | |
| Title: | Certified Irrigation Designer | Fax No: | | |
| Company: | Outland Design Landscape Architecture | Email: | steve@outlanddesign.ca | |
| City: | Kelowna, BC | Mailing Address: | 206-1889 Spall Road, Kelowna | |
| | | Province: | BC | Postal Code: V1Y 4R2 |

LANDSCAPE WATER CONSERVATION CHECKLIST

Note: all boxes are to be checked - see instruction page

- ☒ Install Backflow prevention devices to meet City of Kelowna standards to isolate the outdoor irrigation system from the potable water system.
- ☒ Group planting into 'hydrozones' of high, medium and low water-use plants or unirrigated/unwatered areas.
- ☒ Minimize mown turf areas that are high water use areas - ideally to 50% of the landscape area or less - substitute with areas of lower water use treatments like unwatered native woods or meadow, mulch, spaced wood deck, pervious paving.
- ☒ Provide adequate topsoil or growing medium of depth and quality to meet the BC Landscape Standard, published by the BC Society of Landscape Architects and the BC Landscape and Nursery Association. General minimum depths over poor subsoils are 150mm for lawn and 300mm for shrubs groundcover.
- ☒ Group irrigation circuits/zones into 'hydrozones' of high, medium, and low or unirrigated areas consistent with the landscape planting plan. Provide a separate irrigation valve for each irrigated hydrozone.
- ☒ Minimize use of high-volume spray heads, and employ drip or low volume irrigation where practical.
- ☒ When spray or rotor irrigation is used, design and install head to head coverage in accordance with manufacturer's specifications, and avoid overspray outside landscape areas.
- ☒ Ensure matched precipitation rates within all irrigation circuits.
- ☒ Design and install pipe and head layout so flow velocity does not exceed 1.5 m/s, and to minimize elevation change or pressure variation in circuits. Provide check valves to stop low head drainage.
- ☒ Ensure irrigation mainlines are proved leak-free with hydrostatic tests.
- ☒ Provide pressure regulating devices to ensure irrigation outlets are operating at the manufacturer's optimum pressure range.
- ☒ Install - and program to minimize water use - 'Smart Controllers' to meet standards of the City of Kelowna Water Regulation Bylaw.
- ☒ Install an irrigation master shut-off valve (isolation valve) located outside the building in a location accessible to the City that when closed shall stop the supply of water from the potable water supply to the outdoor irrigation system and shall be capable of being closed and locked off by the City.

Applicant Notes on the Landscape Water Conservation Checklist:

LANDSCAPE WATER CONSERVATION TABLE

| | |
|---|------------------------------------|
| Applicant: BlueGreen Architecture Inc. | Address: 990 Guisachan Road |
|---|------------------------------------|

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

460 sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

| Step 2: Divide Into Landscape Treatments* | | Plant Factor | Irrig Efficiency | Hydrozone Area | % of Total LA | Estimated Water |
|---|-------------------------|--------------|------------------|----------------|---------------|-----------------|
| Note: each of the areas below are a 'HYDROZONE' | | (PF) | (IE) | (HA) | | (WU) |
| Unwatered Pervious Areas (not impervious paving) | | | | | | |
| Mulch (Stone, bark or sand) | | N/A | N/A | | 0% | N/A |
| Pervious deck (Spaced wood deck) | | N/A | N/A | | 0% | N/A |
| Pervious paving (AquaPave, Rima Pave) | | N/A | N/A | | 0% | N/A |
| Naturalized meadow (wildflowers) | | N/A | N/A | | 0% | N/A |
| Naturalized area (Existing natural area) | | N/A | N/A | | 0% | N/A |
| Other: | | N/A | N/A | | 0% | N/A |
| Swimming or ornamental pool | | 1 | 1 | | 0% | 0 |
| Watered Planting Beds (shrubs or groundcover) | | | | | | |
| <i>Planting Type</i> | <i>Irrig Efficiency</i> | | | | | |
| Low water use plants | High (Drip or Bubbler) | 0.3 | 0.9 | 180 | 39% | 60 |
| Low water use plants | Low (Spray or Rotor) | 0.3 | 0.7 | | 0% | 0 |
| Moderate water use plants | High (Drip or Bubbler) | 0.5 | 0.9 | | 0% | 0 |
| Moderate water use plants | Low (Spray or Rotor) | 0.5 | 0.7 | | 0% | 0 |
| High water use plants | High (Drip or Bubbler) | 0.7 | 0.9 | | 0% | 0 |
| High water use plants | Low (Spray or Rotor) | 0.7 | 0.7 | | 0% | 0 |
| Watered Mown Lawn Areas | | | | | | |
| Low | | 1 | 0.7 | 280 | 61% | 400 |
| Special Landscape Areas (SLA) | | | | | | |
| Vegetable Garden | High (Drip or Bubbler) | 1 | 0.9 | | 0% | 0 |
| Vegetable Garden | Low (Spray or Rotor) | 1 | 0.7 | | 0% | 0 |
| Sports Lawn | Low (Spray or Rotor) | 1 | 0.7 | | 0% | 0 |
| Rainwater or Recycled Water Use | | 0.3 | 1 | | 0% | 0 |
| Totals | | | | 460 | 100% | 460 |
| Special Landscape Area (SLA) Sub total | | | | | | |

*If proposed design conditions are not shown on the form please contact the City at 250 469-8502

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

| | | |
|--|--------|-----------|
| Note: For Evapotranspiration (ET _o) in Kelowna use 1000m | Amount | Units |
| Total Landscape Area | 460 | sq.m. |
| Landscape Maximum Water Budget (WB) | 460 | cu.m./yr. |
| Estimated Landscape Water Use (WU) | 460 | cu.m./yr. |
| Under (-OVER) Budget (Must be under Water Budget WB) | 0 | cu.m./yr. |
| | OK | |

I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.

Signature of Applicant

Date: _____

FOR CITY OF KELOWNA OFFICE USE ONLY

The Irrigation Application and calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and is hereby APPROVED with the signature of the Water Manager or designate.

Signature of Kelowna Water Smart designate
For Water Manager

Date: _____

Print Name

NOTE: Post Signed and approved application at Smart Controller for future reference