

City of Kelowna Public Hearing AGENDA



Tuesday, December 15, 2015
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after December 1, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

2. Notification of Meeting

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

3. Individual Bylaw Submissions

3.1 2975 & 2980 Gallagher Road, BL11169 (OCP15-0015) - Gordon Kirschner et al 4 - 39

To amend the Official Community Plan to alter the eventual unit composition and density of the Kirschner Mountain development.

3.2 580 Patterson Avenue, BL11170 (Z15-0034) - Teresa Corea-Gaspari 40 - 57

To rezone the subject property to facilitate the development of four dwelling housing.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs,

sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: November 23, 2015

RIM No. 1250-20

To: City Manager

From: Community Planning Department

Application: OCP15-0015

Owner:

Gordon James Kirschner

Heidi Sabine-Kirschner

Donald Joseph Kirschner

Amy Ellen Kirschner

Allan Charles Kirschner

Angelica Betty Kirschner

Address: 2975 and 2980 Gallagher Road

Applicant: CTQ Consultants Ltd.

Subject: Official Community Plan Amendment

Existing OCP Designation: S2RESH, MRL, S2RES, PARK, MRL

Proposed OCP Designation: S2RESH, MRL, S2RES, PARK, MRC

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP15-0015 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 1 Section 12 and 13 Township 26 and Sections 7 and 18 Township 27 ODYD Plan KAP71697 except Plans KAP84278, KAP86315, KAP86363, KAP88598 and EPP36504 located at 2980 Gallagher Road, Kelowna, BC and portions of Section 12 Township 26 ODYD except (1) Plans 1380, 1639 and KAP44995 and KAP48770 (2) Parcel A (Plan B6800) (3) the SW ¼ of said section, located at 2975 Gallagher Road, Kelowna, BC from REP - Resource Protection Area to S2RESH - Single / Two Unit Residential Hillside, REP - Resource Protection Area to PARK - Major Park / Open Space (Public), S2RES - Single / Two Unit Residential to MRC - Multiple Unit Residential Cluster Housing, MRL - Multiple Unit Residential (Low Density) to S2RESH - Single / Two Unit Residential Hillside, S2RESH - Single / Two Unit Residential Hillside to MRC - Multiple Unit Residential Cluster Housing, MRL - Multiple Unit Residential (Low Density) to MRC - Multiple Unit Residential Cluster Housing, MRL - Multiple Unit Residential (Low Density) to PARK - Major Park / Open Space (Public), PARK - Major Park / Open Space (Public) to MRC - Multiple Unit Residential Cluster Housing, S2RES - Single / Two Unit Residential to S2RESH - Single / Two Unit Residential Hillside, PARK - Major Park / Open Space (Public) to S2RESH - Single / Two Unit Residential Hillside, S2RESH - Single / Two Unit Residential Hillside to PARK - Major Park / Open Space (Public) and S2RES - Single / Two Unit Residential to PARK - Major Park / Open Space

(Public) designations as shown on Map “A1” attached to the Report from the Community Planning Department dated November 2, 2015, be considered by Council;

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

AND FURTHER THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated November 23, 2015.

2.0 Purpose

To amend the Official Community Plan to alter the eventual unit composition and density of the Kirschner Mountain development.

3.0 Community Planning

Community Planning is supportive of the application to amend the Official Community Plan Future Land Use Map for the undeveloped Kirschner Mountain Development Lands. The additional density makes better use of Kelowna’s limited land base, increasing the overall unit count by more than 25% over the same footprint and providing an increased variety of housing options.

The shift away from traditional multi-family on the peak of the mountain to cluster-style multi-family on the south slope will reduce the visual impact of the development. This is in keeping with the evolution of hillside development planning in Kelowna since the adoption of the original plan.

The proposal is solely for an Official Community Plan amendment, and is highly conceptual in nature. Detailed review of road and park layout will take place during the later phases of the development approval process, including the re-zoning process, which will be subject to additional Council review and public scrutiny.

Servicing capacity in the area is adequate for the increased density, subject to the developer conducting already planned system improvements.

4.0 Proposal

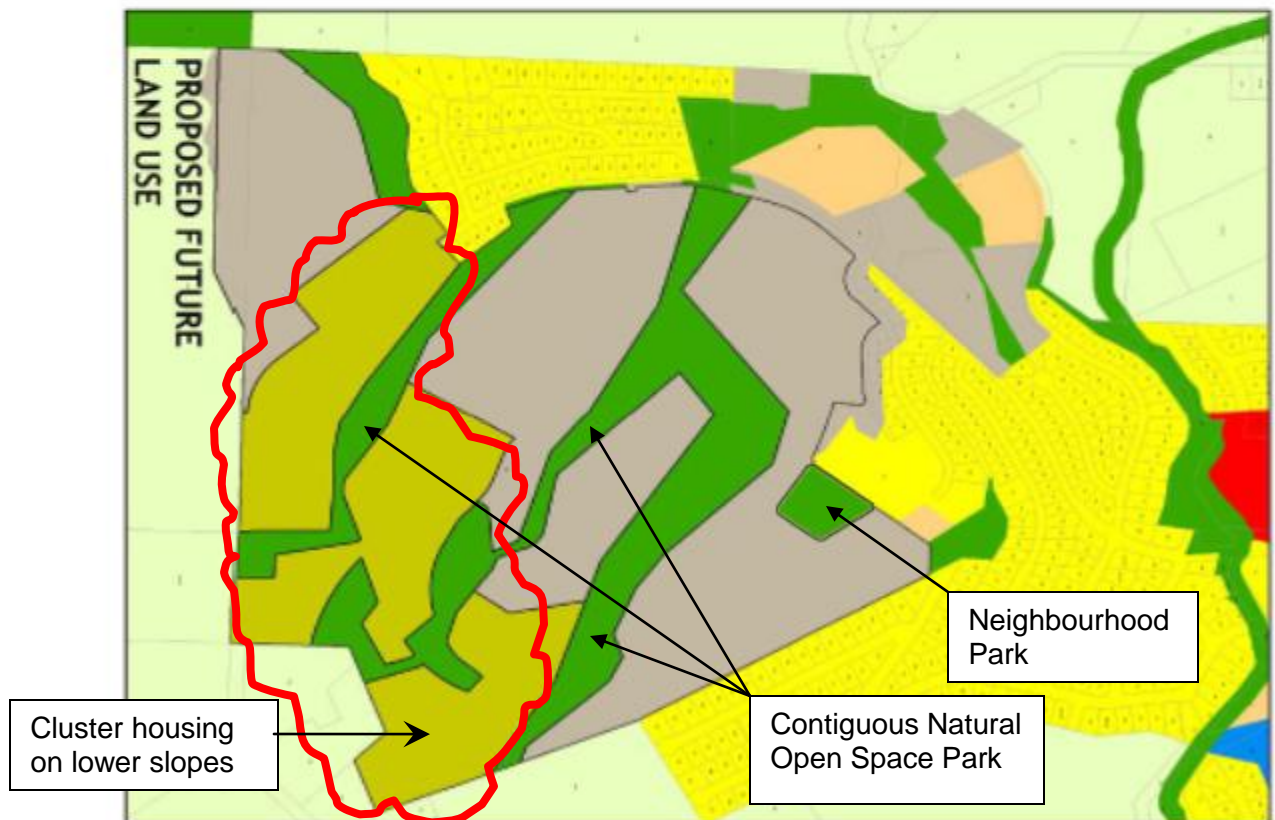
4.1 Background

In December of 2001, the Council of the day adopted the Kirschner Mountain Area Structure plan and associated Official Community Plan Amendments to allow for the development of the properties.

Since the adoption of the plan, more than 200 units have been constructed.

The applicant has entered into an agreement to sell the project, and as part of the sale, the new owner has indicated an interest to reconfigure the project to increase overall density.

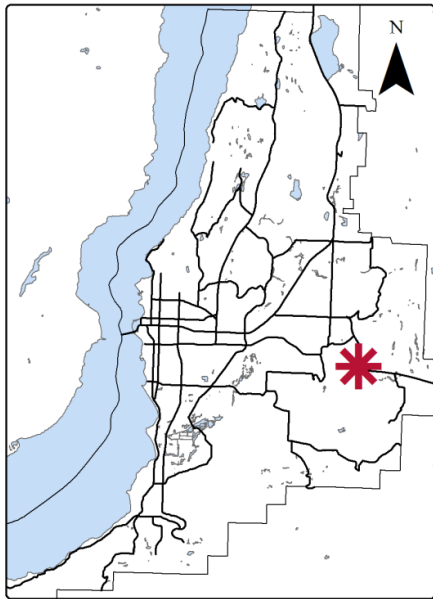
The property to the south of the development site, while owned by the same ownership group, is in the Agricultural Land Reserve, and will not be developed or altered as part of the Official Community Plan amendment process.



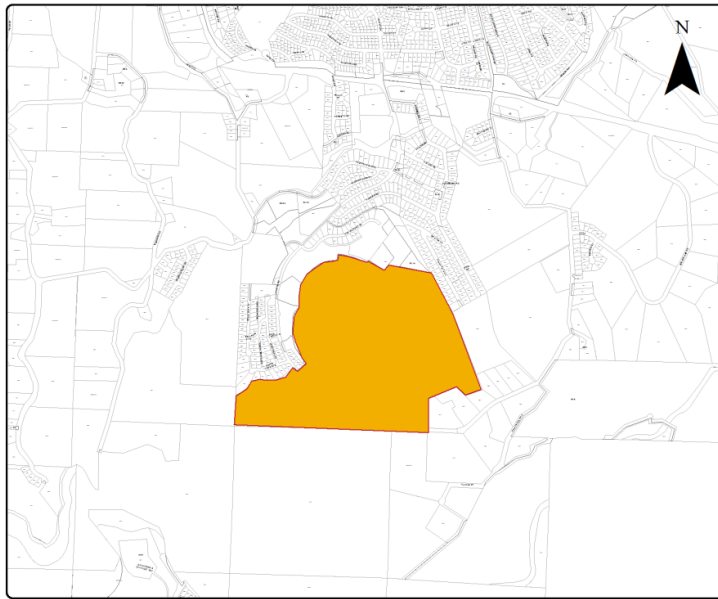
4.2 Site Context

The properties in question are located on the eastern side of the City, along Highway 33. The properties to the north have been developed extensively with single family residential units and some townhomes. The property to the south is partially in the ALR.

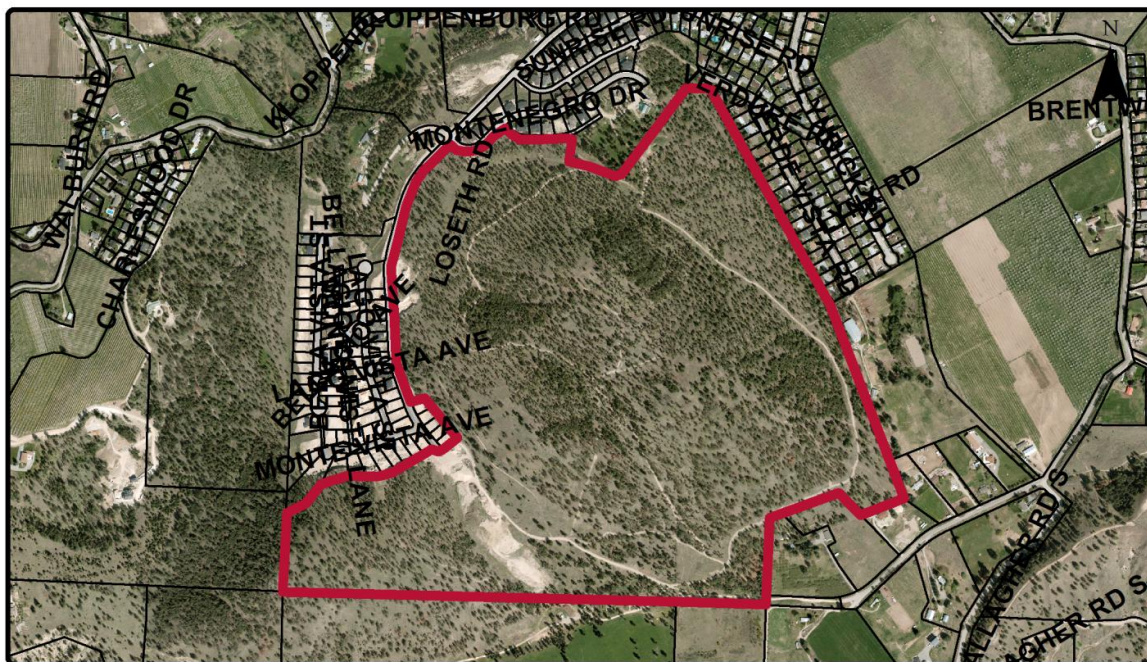
The property is dominated by the eponymous mountain, with development intended to be on the slopes. Portions of the mountain have slopes well in excess of 30%, and are not suitable for development. Those slopes would be protected with Park designations and where appropriate a public trail system established.



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.3 Project Description

The revised plan is intended to match more closely with the developer's goals for the site. It also better matches contemporary Kelowna planning practices, with the use of hillside designations and the removal of multi-family development from the peak of the mountain.

The most significant changes to the plan are:

- Removal of all S2RES (Single / Two Unit Residential) and replacement with S2RESH (Single/Two Unit Residential Hillside)
- Removal of MRL (Multiple Family Low Density) from peak of mountain
- Additional of MRC (Multiple Unit Residential Cluster Housing) to south slopes
- Green space amended for improved connectivity

The overall breakdown of new land designation is:

Land Use	Area (acres)	Area (ha)	Percentage
Single Family / Two Unit Hillside	98.41	39.84	46%
MRC Multiple Unit Residential - Cluster	49.64	20.10	23%
Park and Open Space	47.27	19.14	22%
Road (Major)	18.47	7.48	9%
Total	213.79	86.56	100%

4.4 Unit Counts

The Original Plan for the area would have seen a near term build-out of approximately 600 units. The new proposal increases the total number of multi-family units, likely mostly in the form of town homes, to 771 units.

Unit Type	Existing	Proposed	Total
Single	181	250	431
Multifamily	45	295	340
Total	226	545	771

For servicing purposes, units are looked at as Single Family Equivalents (SFEs). For the purposes of these calculations, a multi-family unit is calculated to be the equivalent of 0.65 SFE.

Unit Type	Existing	Proposed	Total
Single	181 SFE	250 SFE	431 SFE
Multifamily	30 SFE	197 SFE	227 SFE
Total Equivalent Units	211 SFE	447 SFE	658 SFE

Projected unit breakdown would be:

Unit Type	Existing	Proposed	Total
Single Family	181	250	431
Townhomes	45	235	280
Multifamily (Apartment)	0	60	60

All unit counts are preliminary, and may be subject to slight change during the rezoning, subdivision and development approvals processes. Over the long term, build out numbers will be subject to land use patterns and the allowable density in the zoning bylaw of the day.

4.5 Traffic

The applicant has conducted a traffic assessment on the project. Despite the increase in total units, the shift from single family to multiple-family units leads to only a slight increase in projected traffic exiting the development. Traffic generation from the new configuration is expected to increase by only 4.7% from the original plan.

At this time, all access to the development is along Loseth Road. However, as the project proceeds, the developer will be required to construct a connection to Gallagher Road along the south slope of the project, creating an additional access. This connection will be required as part of the multi-family phases on the lower slopes of the development.

Traffic calming measures and detailed roadway design will be addressed during the re-zoning and subdivision processes. The City has identified potential traffic calming solutions that will be required as part of future development approvals.

4.6 Parks and Green Space

The proposed amendments will reconfigure green space over the project.

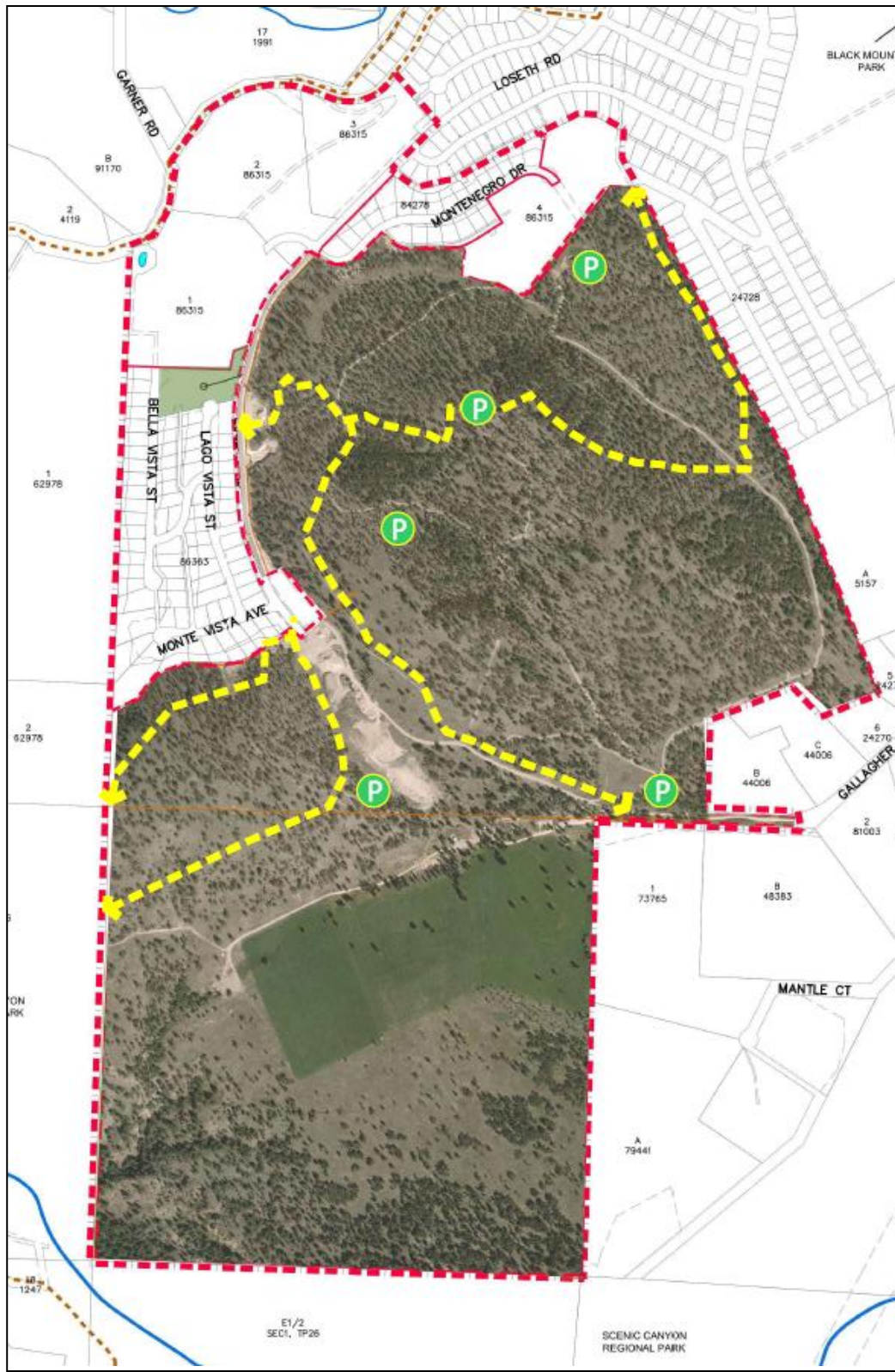
Currently, there are 19.7 ha of land dedicated as Park and Open Space on the site. The reconfiguration would dedicate an additional 19.14 ha, with another 3.0 ha to be determined during the zoning process for the provision of more active classifications of parks (neighbourhood, citywide, viewpoints, staging areas, etc.). The Village Clusters within the townhome developments may also add an additional 1.0 to 2.0 ha of natural open space, depending on final configuration.

The bulk of the lands dedicated as Park and Open Space would be on steep and sensitive slopes. Proposed parks have been identified on all significant peaks in order to protect them in public ownership, but detail design would need to take place during the rezoning phase to determine the specific boundaries.

The applicant is committed to providing a trail network linking the various park spaces and neighbourhoods over the site.

The trail layout is conceptual at this time, with precise alignments to be determined during more detailed phases of the approvals process.

Conceptual Trail Plan



**KIRSCHNER
VILLAGE**

CLUSTER DEVELOPMENT CONCEPT

- DUPLEX
- 3-6 PLEX TOWNHOUSE
- CONDOMINIUM APARTMENT
- AMENITY AREA
(Clubhouse, Tennis,
Open Storage, etc.)

0 100 Feet

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 4.1.

Cluster Housing. 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.

5.2 Public Consultation Policy #367

The applicant held a public open house on October 19th, per the requirements of Council Policy #367. Approximately 55 people attended. The Developer and Applicant provided information about the amended plan and indicated that Council would be considering the application in the near future.

6.0 Comments

6.1 Development Engineering Department

See attached Report dated October 15, 2015.

6.2 Fire Department

There were no concerns raised with the Wildfire Threat Assessment conducted as part of the process.

6.3 Irrigation District

Black Mountain Irrigation District has indicated that they have capacity to supply the development, subject to the developer installing improvements and facilities during later phases of the project.

7.0 Application Chronology

Date of Application Received:	September 4, 2015
Date of Application Addendum:	October 9, 2015
Date Public Consultation Completed:	October 19, 2015

Report prepared by:

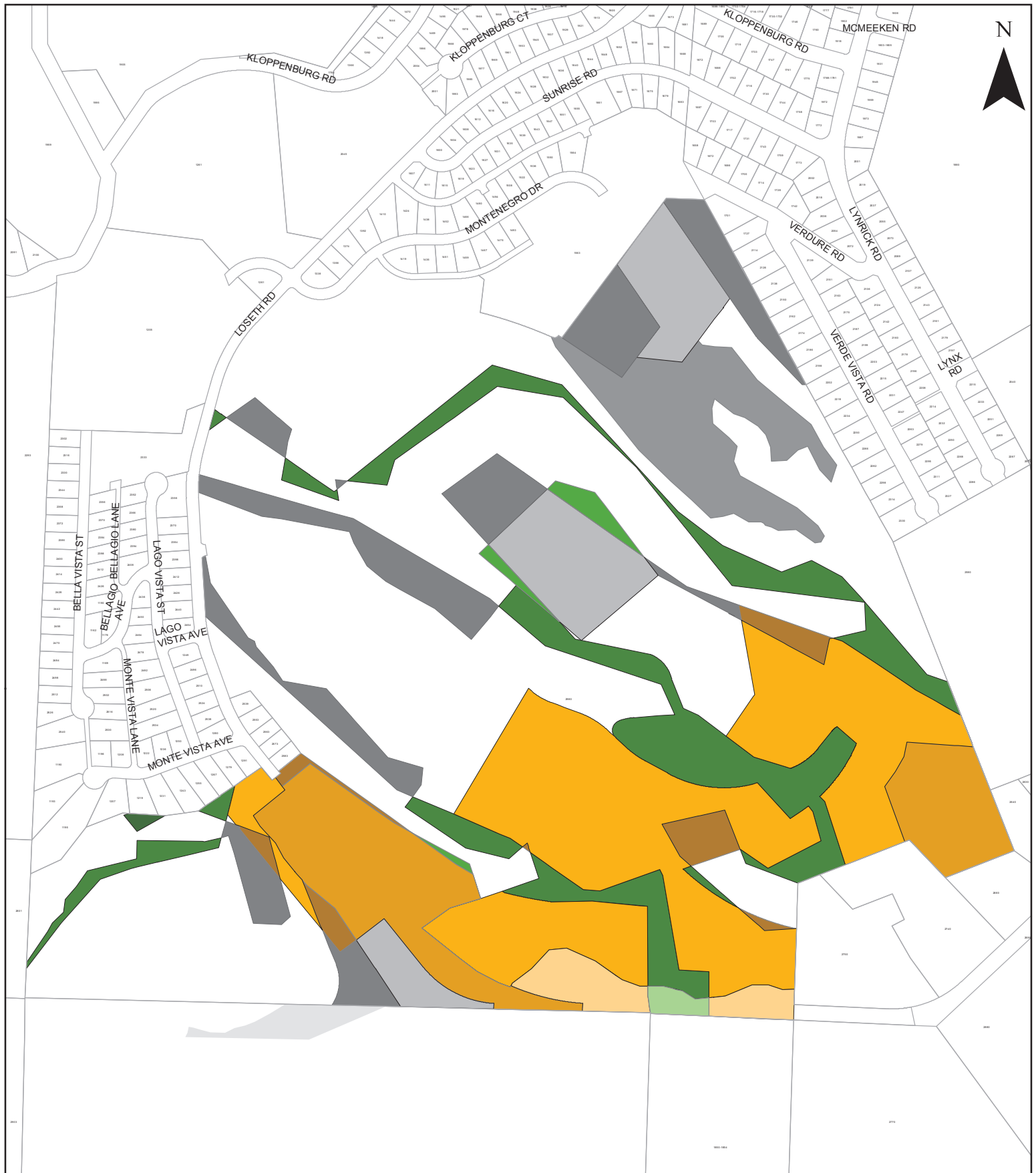
Ryan Roycroft

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

Attachments:

Applicant Submission





MAP "A1" OCP AMENDMENT OCP15-0015

REP to S2RESH	S2RESH to MRC	PARK to MRC	PARK to S2RESH
REP to PARK	MRL to MRC	MRL to S2RESH	S2RESH to PARK
S2RES to MRC	MRL to PARK	S2RES to S2RESH	S2RES to PARK

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

0 50 100
Metres

CITY OF KELOWNA

MEMORANDUM

Date: October 15, 2015
File No.: OCP15-0015
To: Urban Planning (RR)
From: Development Engineering Manager (SM)
Subject: 2980 Gallagher Road

The Development Engineering comments and requirements regarding this OCP amendment application are as follows:

The City's Transportation & Mobility Branch comments are as follows;

- a. The proposed OCP amendment/site area compared to the original plan area is unclear. It appears the current plan has a total area of 85.56 ha compared to 132 ha used in the original traffic assessment done in 2000.
- b. Section 4.0 Traffic Impact mentions 770 dwelling units are being contemplated in this new plan and this has an equivalent trip generation of 600 single family units originally proposed. This methodology seems to have excluded the single family residential homes already built. This means the total number of units will be significantly higher than originally envisioned.
- c. The CTQ report assumes duplex units to have the same trip generation characteristics as a multi-family dwelling unit. We recommend the standard ITE trip rates for the land use category Single Family Residential code 210. If square footage information supports, a compromise would be to use average of ITE Land Use Code 210 and 230 trip rates for duplex units.
- d. The original traffic assessment predicted traffic volumes on Loseth Rd to be under 5,000 vehicles/day. This threshold will likely be exceeded based on the existing volumes, development size, trip generation and expected traffic distribution.
- e. The OCP Map 7.3 identifies Loseth and Gallagher Rd as Major Collector Roads. Current cross-section standards will be applicable to upgrade these roads to service the site.
- f. Gallagher Rd in the vicinity of the site has sharp curves, lack of paved shoulder and sight distance deficiencies that should be addressed prior to connecting the road to Loseth Rd and opening it to service the site.

g. A number of new intersections are proposed within the area that will experience sight line issues for the road approach on the inside of the curve. A better alignment should be used or corners must be kept clear of sightline obstructions.

h. A mini traffic circle should be used at the Kloppenburg Rd/Loseth Rd intersection to mitigate downstream neighborhood traffic impact/traffic calming.

i. The increased traffic from this area will make it difficult for pedestrians to safely cross Loseth Rd to access the sidewalk on the east side. Crosswalks with flashers should be added where appropriate, for example at intersections, school walkways and park accesses.

j. Bike lanes should be painted on both Loseth and Gallagher Rd to accommodate pedestrians and cyclists from this development and to comply with the OCP policies.

k. Near the school paved walkways should be provided with a continuous walking infrastructure to/from this site.

These Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

***This Report is Supplementary to:
“The Application Form of the City of Kelowna
Development Proposal”***

August 31, 2015

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Final Land Use Designation
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Proposed Land Use Designation
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Main Roads
Water Servicing Concept
Sanitary Sewer Servicing Concept
Pre-development Storm Water Assessment
Post-Development Storm Water Assessment

1.0 Development Proposal and Rationale

1.1 Introduction

The Kirschner Mountain lands are located south of Highway 33 and north of Mission Creek. Together with the Black Mountain development area located on the opposite side of the highway, the Kirschner/Black Mountain complex forms a major development area of the city's eastern sector. Although the Kirschner Mountain lands were planned and development initiated, almost 15 years ago, a substantial part of the mountain remains undeveloped. Two formerly approved and zoned neighborhoods accounting for approximately 105 single family homes are built out. Some minor zoned lands at the base of the mountain exist but development has not proceeded in this area. In early 2015, Kirschner Mountain JV (the Developer) decided it was timely to revisit the plan for the entire property. In February, 2015 the developer retained the services of CTQ Consultants Ltd. (CTQ) (Engineering, Planning and Urban Design), along with a number of other specialist consultants. On-going discussions have been held with City Planning and Engineering Departments. The development proposal that has resulted in recent months is embodied in this Official Community Plan Amendment Application.

1.2 Current Land Use Designations

The subject lands are contained in two contiguous properties: the most northerly block that had received approval for residential development consists of the mountain with its undulating terrain and side hills; the southern block is largely designated as a resource protection area and partially within the Agricultural Land Reserve (ALR). A minor development area in the southern block is located only in the northwest corner of the property. Agricultural uses, including wineries may be permitted in the ALR.

The current City of Kelowna Future Land Use Designations for the subject lands, are conceptual only. The land uses depicted on the attached Figure are Residential and Open Space, and further defined as follows:

1-2 HRES	Single and Two Unit Residential – Hillside
1-2 RES	Single and Two Unit Residential
MF-L	Multiple Unit Residential (Low Density)
OS	Major Park and Open Space

The MF-L designated lands are spread out throughout the plan area causing some concern and ultimately the need for review. Furthermore, topography, views and aspect on the mountain has suggested some amendment to allocation of the land uses. The changes have further defined protection of open space where steep slopes, natural areas, and wildlife corridors prevail.

1.3 Proposed Land Use Changes

The Official Community Plan amendment is based on the proposed land use concept shown on attached Figure. The concept respects placement of various land uses relative to slopes, views and visual impact. It also addresses opportunity for clustering residential uses of similar type in small areas to protect diversity of landscape and respond to market reality.

An area of cluster development is proposed for the south side of the mountain where proximity to farmland will provide lifestyle amenity, local farm produce, and unobstructed views from many residential units towards Scenic Canyon Regional Park. The intent is to create pockets of low density multiple unit residential development that are interconnected by open space, trails, parks and community amenities. (See attached Figure)

The remainder of the mountain is proposed for low density single family and two unit homes where lot sizes can vary in accordance with the hillside environment. There will be four main areas or sub-neighborhoods created by major breaks in topography and large swaths of open space between the main areas. Each sub-neighborhood will have a strategically located neighborhood park connected by trails and walkways throughout the Kirschner Mountain Estates community. (See attached Figure)

The proposed land use designations are as follows:

- Single/Two Unit Residential – Hillside
- Multiple Unit Residential – Cluster Housing
- Major Park and Open Space

1.4 Projected Buildout

Upon reviewing the former plans for the mountain and recent City of Kelowna policy directives, it was determined that there was opportunity to increase residential density and thereby allow for slightly more low density multi-unit forms of development. The plan has therefore called for varying lot sizes for single family, duplexes, townhouses and even two or three low profile condo apartments. This approach respects sound community planning principles and reality of the future market.

Proposed buildout for Kirschner Mountain is still within the projected unit allocation of the Official Community Plan. The City of Kelowna suggests approximately 700 units would be accommodated in the short term, with another 450 units added for an ultimate neighborhood of approximately 1,150 equivalent units. CTQ prepared a series of scenarios, taking into consideration the existing built and zoned areas (210 units) and various projections for both incremental single family and multi-unit developments. Several projections were derived for overall buildout; all were between 600 and 900 units. (See attached calculation sheet) The projection of expected units for this OCP amendment application is 770 units. This build out equates to 600 SFE (Single Family Equivalent) for the traffic analysis, and 658 SFE for the servicing analysis. On site sanitary sewer, water and traffic infrastructure that is allocated for Kirschner Mountain will be designed accordingly. Off-site services

are readily available to continue the development at Kirschner Mountain. BMID approval for water is subject to payment of Capital Expenditure Charges as referenced in attached BMID correspondence dated May 19, 2015. More explanation regarding the servicing plans for water, sanitary sewer and storm drainage are noted in this report.

Approximate breakdown of the total area for various uses is as follows:

Single Family/Two Unit	98.41 Acres/39.84 Hectares (incl. Neighborhood Parks and Local Roads)
Cluster Development Area	49.64 Acres/20.10 Hectares
Open Space Park System	47.27 Acres/19.14 Hectares
Road (Major Only)	18.47 Acres/7.48 Hectares
TOTAL AREA	213.79 Acres/86.56 Hectares

2.0 *Development Rationale*

Further to the above-noted development proposal, we offer the following rationale in support of this amendment application:

1. **The Land Use Change is Minimal** – The new plan allocates 46% to single family (including neighborhood parks and local roads), 23% to cluster development (duplex and townhouses, and includes space of community amenity), and 22% to Open Space Park system. The clustering concept allows for similar build out as the previous plans, but includes more open space/protected area and slightly higher proportion of duplexes and townhouses to meet market demand and efficient use of the lands. Concept development based on the proposed OCP designations will allow for approximately 40% multi-unit development, including duplexes. If zoning and market conditions permit more duplex development in the single family/two unit designated area, the multi-unit proportion could reach closer to 60%.
2. **Zoning to Conform with Land Use Designations** – The City of Kelowna Zoning Bylaw provides a series of “shelf ready” zones that can be used to achieve the vision set out in this plan amendment. Examples may include many of the RU Zones (RU2-RU6), many of the RH Hillside Zones (RH1 -RH3), and some of the Multiple Unit Residential Zones (RM1 –RM3). These zones are sensitive to the hillside conditions while some are adequate for achieving the cluster concept and protection of open space within the developments. Any other small special area development may warrant a CD zoning approach but otherwise the development will be subject to land use controls provided in the current City of Kelowna Zoning Bylaw. The City can also impose the Development Permit process for any of the steep slope/hazard areas.
3. **Land Use Precedent** – The land use precedent has been set for much of the mountain development. The Official Community Plan and other policies of the City of Kelowna call for the area to be a residential neighborhood within a hillside environment. Preliminary phases of low density residential development have occurred along Loseth Road and on the sides of the mountain. Infrastructure is in place to continue development of future phases.
4. **Hillside Development** – Over the last 15-20 years, the City of Kelowna has accepted the fact that much of the future low density residential growth will occur on many of our hillsides, thereby protecting the sensitive lowlands, agricultural land, important natural areas and flat areas that are more suited to accommodate commercial and industrial uses. Kirschner Mountain contains a significant amount of land that is gently sloping (less than 30% cross-slopes) that will permit contiguous development of a series of sub-neighborhoods. Hillside roads, construction standards and types of house design will respect steep slope development guidelines that help create another new mountain community for Kelowna.
5. **Protection of ALR** – The north block (mountain area) is immediately adjacent to a small block of ALR lands that form part of the same ownership. A principle objective of the OCP amendment is to protect the integrity of this agricultural area. The land uses proposed for the development area will be buffered from the ALR by a new roadway (extension of Gallaghers Road), distance setbacks, parks and community amenity areas. It is also expected that the farmland can help form an integral part of the new community,

supplying the local residents with farm produce, community gardens, vineyards or a winery, all in keeping with the provisions of the Agricultural Land Commission Act.

6. **Natural Areas/Environment** – The study area consists of a young, uniform coniferous Ponderosa pine and interior Douglas-fir forest with no waterbodies or wetlands on the property. An environmental sensitivity analysis was undertaken and almost 60% of the study area consisted of Moderate value habitat due to the homogenous habitats that occur there. A total of 38% of the property was rated as High and 4% was rated as Low, with Low areas occurring in previously disturbed areas. There was no Very High value or critical habitat areas identified. Approximately 21% of the land area will be conserved as either park or open space, and these areas were strategically selected to also facilitate wildlife movement or to act as wildlife corridors, an improvement over previous land use plans for the site. Given the adjacency of Kirschner Mountain to Mission and Gopher Creeks, the movement of wildlife through Kirschner Mountain is deemed an important consideration and has largely been accomplished through the 21% set aside as natural area. Best Management Practices for development planning and specific recommendations to facilitate detailed designs in subsequent phases of Kirschner Mountain will help reduce potential environmental impacts.
7. **Cluster Development** – The cluster development concept is envisioned to achieve a number of goals for the new community. Some of the key aspects include housing affordability, diversity of housing product, sense of community, protection of forest and terrain, development efficiencies, views to the south (Scenic Canyon, Gallagher and agricultural lands) and close proximity to an extensive regional parks and trail system. Furthermore, this type of development respects sound planning principles and consumer preferences that are demanding smaller units in a predominantly residential area where quality views exist. Preference for parking in these developments will be in-structure or comprehensively planned for the site. This would include any parking for RV storage.
8. **Roads and Access** – Roads and access to the proposed development will proceed as originally planned. The main access to the area will be along the continuous route of Loseth Road, extending beyond Monte Vista Avenue and connecting with Gallagher Road. A loop road will serve as the main internal collector, with a hierarchy of local streets and common drives or lanes to access the homes and parks. Roadway standards for such hillsides will ensure sidewalks, curb and lighting as required. Wherever strata or cluster housing is envisioned, roads and lanes will be designed in accordance to respective zoning and development standards.
9. **Parks and Trails** – Neighborhood parks have been included for each sub-neighborhood. It is intended that the parks will be accessed via local roads and interconnected by a main trail/walkway system. At least one hilltop/view park will become part of the parks system and integrated with the water reservoir location at the top of Kirschner Mountain. A larger park and amenity area is proposed at the south end of the development area where the land is flatter or gently sloped and in close proximity to the cluster housing development. The trail system is proposed to permit access into the existing residential neighborhood to the north (and ultimately lead to Black Mountain Elementary School), and ultimately connect into a Regional Trail system leading towards Scenic Canyon.

10. **Community Amenities** – It is acknowledged that commercial development will not be supported in this area as commercial land is designated near the intersection of Highway 33 and Loseth Road. However, due to the relative isolation of this area and a forecast ultimate population of 1500 to 2000 residents, the plan envisions a small community amenity area in the form of a club house, tennis courts, lawn bowling, etc. It is expected that such amenity would form part of the residential development and be located in close proximity to a community or neighborhood park.
11. **Visual Impact** – Visual impact has been modeled from key perspectives towards the mountain. The main views are gained along Highway 33 eastbound (leaving the city) and westbound (entering the city). From the eastbound perspective, earlier developments, although quite distant (over 1 km) come into view as one climbs Highway 33 near the Garner Road corner. Some future low density residential development will come into view on slopes/bench above Loseth Road. However, a large swath of protected open space/forest will break up the mass. Subdivision design and siting of homes can also assist in mitigating most visual impact. Views of the main mountain ridgetop are minor from the west; but any visual impact will be mitigated by the hilltop park, siting of houses and strategic routing of the hillside roads. The ridge top on the second hill that is located at the southwest corner of the proposed development also comes into view going eastbound. The distance from the highway (over 2 km) and the fact that it is only in view momentarily due to the obstruction by the main mountain suggests limited visual impact. Once again, subdivision design and siting of homes along with the large swath of open space/forested area will break up the mass and mitigate visual impact.

From the westbound perspective, some of the townhouses at the back of the mountain will come into view. However the location along the highway where they become most visible is over 2 km away. Again the massing that may imply any visual impact will be mitigated by open space, agricultural fields and trees in the foreground as the development matures. Otherwise, distance and open space (in the foreground and on the hill) will mitigate any major visual impact.

The cluster housing development on the backside of the mountain is largely hidden from Highway 33 and any other major roadway. The overall massing of the developments will be broken up by significant green space interspersed throughout the projects. Although grading of the area will be required, additional landscaping will be incorporated with every new housing project. This entire area will be subject to form and character design guidelines that can stipulate quality of landscape, design of retaining walls, and character of buildings.

See attached visual impact graphics.

3.0 Servicing Introduction

CTQ has been retained by the Kirschner Mountain JV to develop concept designs for the infrastructure to service the remainder of developable lands on Kirschner Mountain. Individual Master Plans for Water, Sanitary Sewer and Storm Drainage utilities are presented in the following sections:

3.1 Water

3.1.1 Introduction

Black Mountain Irrigation District (BMID) is the water purveyor in the area of this development. Water for domestic use and for Fire Protection could be available through connections to BMID's existing system at the termination of Loseth Road, Montenegro Drive and Gallagher Road. (See Attached letter from BMID)

There will be two pressure zones to service the proposed development to BMID minimum and maximum pressure standards, PZ 720m and PZ 760m. There is an existing Booster Station that will pump to a Proposed Reservoir near the highest elevation of the developed area. An Upper Booster Station will draw from this reservoir and pump to developed areas at elevations higher than the maximum service elevation of the Reservoir.

All components will be sized to City of Kelowna and/or BMID guidelines based on population served. The value used for Maximum Daily Demand (MDD) is 1,800 l/capita per day, this value is consistent with the City of Kelowna Bylaw and the Kelowna Joint Water Committee.

A Concept drawing for the proposed water system has been included for reference.

3.1.2 Design Criteria

The following design criteria are incorporated:

Unit Counts for Kirschner Mountain Development:

Single Family – (existing)	181 units	181 SFE
Multi-Family – (existing allowance)	45 units	30 SFE
Single Family – (possible addition)	250 units	250 SFE
Multi-Family – (possible addition)	295 units	197 SFE
TOTAL =	658 SFE	

Population per unit:	Single Family	3 persons/unit
	Multi Family	2 persons/unit

Per Capita Max Daily Demand:	1800 l/cap/day
Total Domestic MDD Flow:	13.7 l/sec
Design Fire Flow Rates:	150 l/sec (Comm. Zones) 60 l/sec (SF Residential Zone)
Ultimate Build-out Design Flow Rate (MDD plus Comm. Fire):	163.7 l/sec
Per Capita Peak Hour Demand:	4000 l/cap/day
Peak Hour Demand Factor:	2.20 x Max Day Demand
Peak Hour Demand:	360 l/sec
Allowable Pipe Velocity:	
	Fire Flow Max: 4.0 m/sec
	Peak Hour Max: 2.0 m/sec

System Pressures:

Residual at Fire Flow	140 kPa (20 psi)
Min Service	280 kPa (40 psi)
Max Distribution	965 kPa (140 psi)

3.1.3 Existing Booster Station – BMID #5

An existing booster station (approximate elevation 605m) is located on Loseth Road, just north of Sunrise Road. It will supply water to a proposed reservoir through a dedicated supply main. An existing portion of the dedicated 250mm^ø cl 200 pvc reservoir supply main runs from Station #5 to a stub at the lane south of Montenegro Drive. This main will be extended to the proposed reservoir in an “as direct” a configuration as possible. The existing pumping capacity will likely need to be upgraded to meet an ultimate Maximum Daily Demand capacity to a TDH of 85 m.

3.1.4 Proposed Reservoir

The proposed reservoir will have a Top Water Level (TWL) of approximately 720m and will service to a maximum 690m elevation by gravity fed mains. It will also supply the suction side of the proposed Upper Booster Station that will service developed areas above the 690m elevation.

The reservoir size, according to BMID standards, to service the 658 SFE units is 2460 cu.m. It will also store 1,080 m³ of water for Fire Protection to provide for a 150 l/s flow for a 2 hour duration. A total capacity of 3,540 m³ would be required for the Kirschner Mountain Development.

The reservoir will be accessible to trucks for operation and maintenance purposes.

3.1.5 Proposed Upper Booster Station

There are proposed development areas above the 690m maximum service elevation of the proposed reservoir. These areas will be fed by a small booster station with variable frequency drive pumps, pressure tanks for domestic supply and a larger pump for fire protection. Standby power will be provided for the larger pump. This smaller booster station may be incorporated into the reservoir structure, depending on detailed site grading design.

The booster station will be located at an elevation of approximately 715m. The station will boost to an HGL of 760m. The design capacity of the small booster station will be determined by the number of units it services. The Upper Booster station will be accessible to trucks for operation and maintenance purposes.

3.1.6 Proposed Pressure Reducing Valve Stations

Looped water distribution mains for this development will improve flow capacities and water quality. In order to achieve the looped system when having several pressure zones, Pressure Reducing Valve Stations (PRVs) will be required. The PRVs will be sized based on the expected flow through each valve to City of Kelowna and/or BMID standards. At Preliminary Design stage these PRV locations will be examined to see if they are best configured as above-ground kiosk or below ground vault styles.

3.1.7 Fire Protection

Fire Protection throughout the developed areas will be provided by the water distribution network through mains and hydrants. These appurtenances will be sized to handle fire flows that will meet City of Kelowna Bylaw and BMID guidelines. Stored water in the Upper Reservoir will provide gravity fed fire flows to all zones except the highest 760m zone. Fire flows to this zone will be via a dedicated pump, with backup power, in the Upper Booster Station drawing water from the Upper Reservoir. The fire pump will have a capacity of 60 l/s to a TDH of approximately 25m.

3.1.8 Backup Power Generator

The proposed pumps will be driven by electric motors. In order to provide backup power in the case of electric power loss a generator set will be installed. This generator set will be diesel fuel powered and be located alongside of the new station in a weatherproof, sound-attenuated enclosure. The generator set will provide enough power to start and run the fire pump and building loads.

The generator set will be controlled to start automatically in the event of a utility power failure. It will have a battery charger to ensure it will start, and a coolant heater to allow for a short warm up time.

3.2 Sanitary Sewer

3.2.1 Introduction

Sanitary sewers exist in the neighborhoods to the west, north and northeast of the subject property. These sewers connect to the City of Kelowna's Gopher Creek trunk sewer, running through Rutland to join the NE trunk main at the corner of Highway 97 and Highway 33.

3.2.2 Design Criteria

The following design criteria are incorporated:

Unit Counts for Kirschner Mountain Development:

Single Family – (existing)	181 units	181 SFE
Multi-Family – (existing allowance)	45 units	30 SFE
Single Family – (possible addition)	250 units	250 SFE
Multi-Family – (possible addition)	295 units	197 SFE
TOTAL =		658 SFE

Population per unit:	Single Family	3 persons/unit
	Multi Family	2 persons/unit

Population Density: 1974 persons

Per Capita Flow: 300 l/cap/day

Harmon Peak Factor: 2.69

Reduction Factor for Peak: 0.75

Infiltration: 5,000 l/ha/day

Area of Infiltration: 86 ha

Roughness Coefficient: 0.011

Allowable Pipe Velocity:

Gravity Mains:	0.6 m/sec (min.)
Force Mains:	1.0 – 3.5 m/sec

3.2.3 Off-site Sewers

The design flows for the proposed development were supplied to the City of Kelowna for confirmation of capacity of the downstream. The city ran their sanitary model and confirmed there is capacity for the proposed flows.

The Kirschner Mountain Development, with its total developed number of SFE units = 658, will generate a total flow of 23.43 l/s. This flow is based on City of Kelowna's current bylaws. Results of additional monitoring tasks by the City may show this number to be a high estimate.

3.2.4 On-site Sewers

The proposed system will connect to the existing Gopher Creek System at three locations, Loseth Road, Montenegro Drive and Verde Vista Road. Approximately 50% of the developed units will connect by gravity mains to the existing system. The Southeastern portion of the developed area will drain to a proposed lift station at the SE edge of the subject property. A Concept drawing for the proposed sanitary system has been included for reference.

The lift station would service approximately 240 SFE units with a pumping capacity of 30 l/sec to a TDH of 67m through approximately 920m of 200mm diameter forcemain. There would be two 26 WHP pumps in the lift station. The pumps would have backup power provided by a diesel fueled generator set.

Detailed design tasks will include examining the possibility of using small sections of deep sewers to limit the number of units connecting to the proposed lift station.

3.3 Storm Sewer

3.3.1 Introduction

The total catchment area of this site is approximately 103ha. The future development of this site will increase the impermeable surface area on the property. The existing rainwater runoff must be safely collected and conveyed, and future development must restrict future runoff to the storm system to the values generated in this SWMP.

The objective of this SWMP is to identify peak flows and storage requirements and recommend effective measures to safely convey, store, and release excess runoff in an effective manner that will mitigate the risk of on-site flooding and control the impact to downstream watersheds. The storm water management plan will be prepared using Best Management Practices (BMP) and recommendations from the environmental report prepared by Ecoscape.

Please note: The information contained in this SWMP is based on information available at time of writing. Although every effort has been made to ensure information in this report is valid, the requirements may change due to design changes and new information.

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DESIGN

3.3.2 Design Criteria

This section summarizes the design parameters used for analysis. The criteria used for rainfall are based on the City of Kelowna Subdivision Development and Servicing Bylaw No. 7900, Schedule 4, Section 3 and where applicable, accepted best management practices for storm water.

3.3.2.1 Design Approach

Storm water management analysis includes analyzing two specific scenarios, a minor storm and a major storm. The City of Kelowna requires that a piped drainage network shall be in place to collect and convey a 1 in 5 year rainfall event (minor storm). In addition, overland drainage routes must be designed to safely convey and store runoff for up to a 1 in 100 year rainfall event (major storm). Storage facilities are designed such that the release rate from the development is equivalent to runoff from the pre-development storm event. The predevelopment and post development storm water scenarios have been modeled using Autodesk Storm and Sanitary Analysis 2015 modeling software.

3.3.2.2 Rainfall Criteria

The rainfall hyetographs from Table 3 of Schedule 4 section 3 of the City of Kelowna Subdivision and Servicing Bylaw were used to determine the volume of rainfall for the 5 year and 100 year 1 hour design storms.

3.3.2.3 StormNet Model Parameters

The same parameters were used for each subcatchment area. The parameters used are shown below.

Max Infiltration Rate: 12mm/hr

Min Infiltration Rate: 7mm/hr

N-Impervious: 0.016

N-Pervious: 0.25

Depression Storage Impervious: 2mm

Depression Storage Pervious: 5mm

3.3.3 ENGINEERING ANALYSIS

In preparation of this analysis we reviewed the report prepared by Stantec Consulting Ltd.: Kirschner Mountain Drainage Study Dated November 7, 2000.

It should be noted that the analysis completed produced results consistent with the Stantec report.

3.3.3.1 Predevelopment Storm System

The storm water analysis is separated into two main catchments areas. The north area drains into the Gopher Creek watershed (63 Ha) and the south area drains into the Mission Creek watershed (40 Ha). As such we have divided our comments into two sections. The Pre-Development Storm Water Assessment figure is included for reference.

3.3.3.1.1 Gopher Creek watershed

The existing drainage for this area has three main catchments with the North West side of the mountain draining to the Garner Road pond which has a capacity of 1,250 m³. This pond is built to its ultimate size and future development will not drain into this pond so we have not looked at it further. The North side of the mountain drains to the Gopher Creek pond which has a capacity of 4,000 m³ (information obtained from the "As Constructed drawings prepared by A.C Ponto Associates dated December 10, 2005) and is an offset pond to Gopher Creek. The drainage area is only 25% developed to date but the pond has been built to its ultimate size. The North East side of the mountain drains to Gopher Creek itself through a series of open ditches and piped systems. This area consists of existing single family developments and large lots.

3.3.3.1.2 Mission Creek watershed

The existing drainage for this area drains to Mission Creek in two locations. The South West area drains through a natural ravine and the South East area drains generally to Gallagher Road and directly to the south to Mission Creek.

3.3.3.2 Post Development Storm System

As with the pre-development condition we have separated the drainage areas into the two watersheds for clarity. We have analyzed the system based on gravity flow of the runoff and as such identified where ROW's will be required to convey the runoff to the creek. The Post-Development Storm Water Assessment figure is included for reference.

3.3.3.2.1 Gopher Creek watershed

There are two main catchment areas that drain to the Gopher Creek Pond. For modelling purposes we divided the catchments into 29 sub-catchments based on the proposed road infrastructure and land-use. Catchment area #1 drains west to Gopher creek through the Garner Road pond and is fully developed. Catchment area #2 drains north via multiple locations along Loseth Road to the Gopher Creek pond. The model analysis indicates that when we use the existing release rate from the Gopher Creek pond (70 L/s) the required storage is 3,335 m³, which is consistent with the Stantec report. The exist capacity of the Gopher Creek pond is 4,000 m³. The East side however is a little more complicated as it has several options where it could drain. The ultimate option should be decided during the predesign portion of development as road alignments and development

areas will be further refined. We have identified here the options as we see them to date. These options are indicated on the Post-Development Storm Water Assessment figure included.

Drain to pond #1 on the East side of the mountain with a controlled release rate (pre-development flow rate) to the existing open ditch system on Lynrick Road. This will require a ROW acquisition through private lands from the development boundary to Lynrick Road. This will then drain to Gopher Creek upstream of the Gopher pond.

Drain to pond #1 on the East side of the mountain with a controlled release rate (pre-development flow rate) to the south towards Gallagher Road and to Mission Creek. This will require a ROW acquisition through private land holdings from the development to the Mission Creek corridor.

Drain to pond #1 on the East side of the mountain with a controlled release rate (pre-development flow rate) North to the existing pipe near Verdure Road and then down to the Gopher Creek pond. This will require a ROW acquisition through private currently owned by the developer.

3.3.3.2.2 Mission Creek watershed

There are two main catchment areas that drain to Mission Creek. For modelling purposes we divided the catchments into 13 sub-catchments based on the proposed road infrastructure and land-use

The South West area will drain towards the natural ravine to a proposed pond that requires a storage volume of 2,440 m³ at a release rate of 62 l/s.

The South East area and the extension of Gallagher Road will drain to the South to mission Creek. A storage structure will be required with a volume of 270 m³ and a release rate of 150 L/s.

4.0 Traffic Impact

The Official Community Plan Amendment considers the transportation requirements in the form of roads, transit and bicycle paths entering the property as well as throughout the neighborhood. Roadway planning includes routing for collectors and a conceptual configuration for local roads.

A second access via Gallagher Road is planned. Gallagher Road improvements (as a two lane rural collector), from Lago Vista Road to the eastern limit of the Kirschner Mountain neighborhood are included with the City of Kelowna 20year Servicing Plan, as a DCC improvement scheduled for completion within the fourth quarter of the plan (2025 to 2030).

Hillside roadway standards will be incorporated where appropriate, including but not limited to: narrow carriageways, pullout/parking bays, divided lanes to protect sensitive features, steeper grades, and common access driveways.

Roads and transit planning will respect policy direction from City Master Plans and other pertinent regulations of various authorities. Bicycle paths will be considered as a component of a regional system connecting to nearby parks and trail network as well as an opportunity for alternative modes along the proposed roads.

Current plans are to develop up to 770 units, with a mix of single family homes, townhomes and mid-rise apartments. A Traffic Impact Assessment (TIA) was completed for the initial Kirschner Area Structure Plan in October of 2000. The original plan was based on the development of up to 600 single family homes. The revised build out of 770 units with a mixed type of housing is projected to generate an equivalent number of trips as the original plan of 600 single family homes. With a similar number of trip generated from the overall development (as were envisioned with the original area Structure Plan) the impact on the adjacent City of Kelowna and Ministry of Transportation roadway infrastructure, is as presented in the October 2000 TIA. A comparison of the trip generation rates is presented on the following Table T-1:

Original Single Family Development

Description / ITE Code	Units	ITE Vehicle Trip Generation Rates							Expected Units	Total Generated Trips			Total Distribution of Generated Trips			
		Weekday	AM	PM	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Single Family Homes ITE Code 210	Dwelling Unit	9.52	0.75	1.00	25%	75%	63%	37%	600.0	5,712	450	600	113	338	378	222
									600	5,712	450	600	113	338	378	222

Proposed Mixed Use Development

Description / ITE Code	Units	ITE Vehicle Trip Generation Rates							Expected Units	Total Generated Trips			Total Distribution of Generated Trips			
		Weekday	AM	PM	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Existing Single Family Homes ITE Code 210	Dwelling Unit	9.52	0.75	1.00	25%	75%	63%	37%	181.0	1,723	136	181	34	102	114	67
Existing Resd. Condo / Townhouse ITE Code	Dwelling Unit	5.81	0.44	0.52	17%	83%	67%	33%	45.0	261	20	23	3	16	16	8
Single Family Homes ITE Code 210	Dwelling Unit	9.52	0.75	1.00	25%	75%	63%	37%	250.0	2,380	188	250	47	141	158	93
Resd. Condo / Townhouse 230	Dwelling Unit	5.81	0.44	0.52	17%	83%	67%	33%	235.0	1,365	103	122	18	86	82	40
Mid-Rise Apartment ITE Code 223	Dwelling Unit	3.96	0.30	0.39	31%	69%	58%	42%	60.0	238	18	23	6	12	14	10
									771	5,968	464	600	107	357	383	217

Table T-1 Trip Generation Comparison

5.0 Geotechnical Assessment

Interior Testing Services Ltd of Kelowna, BC completed their geotechnical assessment of the subject lands at the end of May, 2015. The report is appended as part of the submission in support of the OCP Amendment for Kirschner Mountain Estates.

6.0 Wildfire Threat Assessment

Swanson Forestry Services Ltd of Kelowna, BC completed their Wildfire Threat Assessment and Mitigation Plan in March/April of 2015. The report is appended as part of the submission in support of the OCP Amendment for Kirschner Mountain Estates.

7.0 Environmental Inventory and Impact Assessment

Ecoscape Environmental Consultants Ltd of Kelowna, BC completed their EIA for the subject property in August, 2015. The report is appended as part of the submission in support of the OCP Amendment for Kirschner Mountain Estates.

REPORT TO COUNCIL



Date: November 23, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0034

Owner: Teresa Corea- Gaspari

Address: 580 Patterson Ave

Applicant: Lynn Welder Consulting

Subject: Rezoning Application

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

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM1 - Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0034 to amend the City of Kelowna Zoning Bylaw NO. 8000 by changing the zoning classification of Lot 3 District Lot 14 ODYD Plan 3249, located at 580 Patterson Avenue, Kelowna, BC from RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing Zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated November 23, 2015;

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

2.0 Purpose

To rezone the subject property to facilitate the development of four dwelling housing.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the construction of a new four-plex on the subject property.

The MRL - Multiple Unit Residential (Low Density) land use designation permits the proposed RM1- Four Dwelling Housing zone. Currently the subject parcel and adjacent parcels contain single family dwellings, many with carriage houses or a second dwelling.

Rezoning and development of RM1-Four Dwelling Housing has occurred throughout the immediate area, including two parcels on the same block of Patterson Avenue as indicated on the subject property map attached below. The proposed multi-residential use is consistent with the Official Community Plan (OCP) Future Land Use Map and consistent with the city policy for Compact Urban Form and Sensitive Infill.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius were provided with a circulation package in regards to the development.

4.0 Proposal

4.1 Project Description

The subject application has been through various modifications to address concerns regarding privacy to adjacent parcels resulting in the need for two variances. Balconies have been removed, with the remaining ones reduced to one foot Juliette style. This will ensure the primary outdoor space will be on the main floor level patios which are two feet above grade. A landscape buffer is provided through the placement of hedges along the length of the side property lines and multiple trees to ensure privacy for both the adjacent parcels and the subject parcel. All vehicular access will be taken from the rear laneway.



The first variance is to reduce the front yard setback requirement from 4.5 m required to 3.75 m proposed. This variance is required due to The City of Kelowna Development Engineering Department request for a 0.76m road dedication. This area is to allow for the possible future road widening of Patterson Avenue. All other building setback requirements have been met.

The second variance is to allow an off-street parking stall to be 1.0m from the side property line. The Zoning Bylaw states that any development over two units may not have an off-street parking stall within 1.5m of the side property line. The parking stall is required to be 3.30m wide in order to allow egress from the adjacent garage side door. The variance is required for the east parking stall only, as the west side provides a sufficient setback and also accommodates the garbage and recycling bins required for the site.

The subject property has a Future Land Use designation of MRL - Multiple Unit Residential (Low Density) in the Official Community Plan (OCP) and is currently zoned RU6 - Two Dwelling Housing. The property is within the Character Neighborhood Development Permit Area and the Mill Creek Flood Plain. All flood mitigation requirements and the location of mechanical equipment will be addressed at time of the building permit.

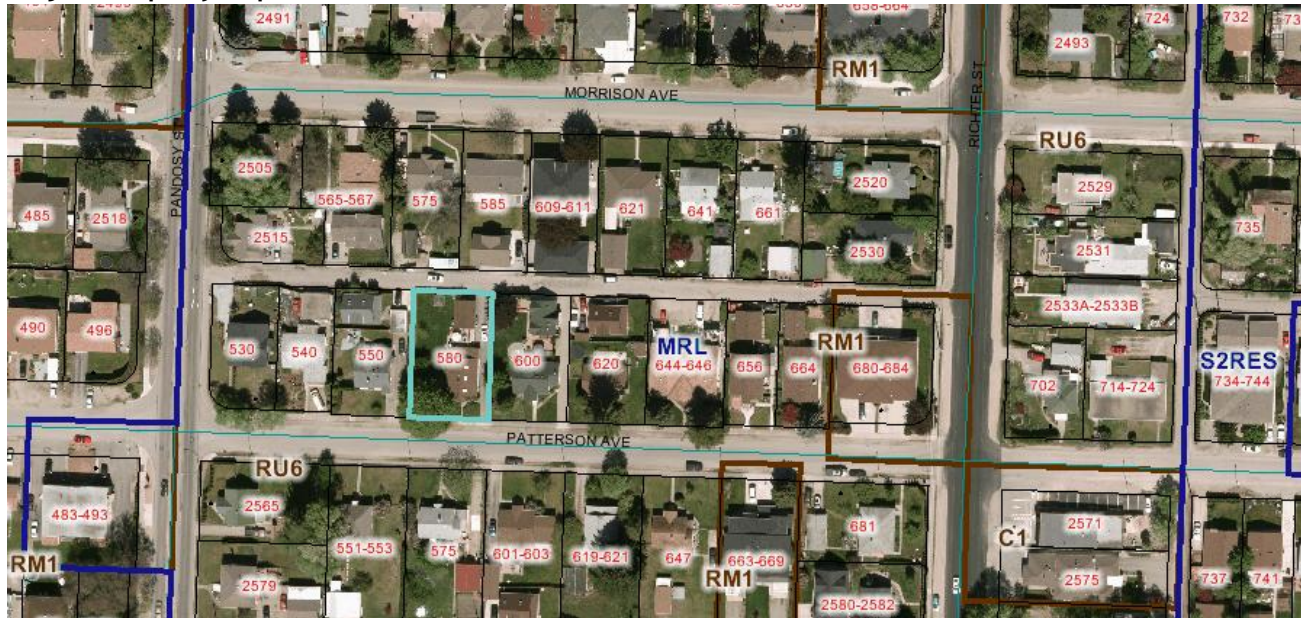
4.2 Site Context

The parcel is located mid-block on the north side of Patterson Avenue between Pandosy Street and Richter Street.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6- Two Dwelling Housing	Single Detached Dwelling w/ Carriage House & Two Dwelling Housing
East	RU6- Two Dwelling Housing	Single Detached Dwelling w/ Carriage House
South	RU6- Two Dwelling Housing	Single Detached Dwelling w/ Carriage House & Two Dwelling Housing
West	RU6- Two Dwelling Housing	Single Detached Dwelling w/ Carriage House & Two Dwelling Housing

Subject Property Map: 580 Patterson Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m ²	737.80 m ²
Minimum Lot Width	20 m	21.34 m
Minimum Lot Depth	30 m	34.60 m
Development Regulations		
Maximum Floor Area Ratio	0.6	0.59
Maximum Site Coverage (buildings)	40%	39.56%
Maximum Site Coverage (buildings, driveways and parking)	50%	48.60%
Maximum Height (Lessor of)	9.5 m or 2 ½ storeys	9.0 m
Minimum Front Yard	4.5 m	3.75 m ●
Minimum Side Yard (east)	2.5 m	4.3 m

Minimum Side Yard (west)	2.5 m	4.3 m
Minimum Rear Yard	7.5m	7.9 m
Minimum Rear Yard for Access. Building	1.5m	1.5 m
Other Regulations		
Minimum Parking Requirements	1.5 stalls/2 bdrm dwelling units (x4 units = 6 stalls req.)	6 stalls
Minimum Side Setback to a Parking Stall	1.5 m	1.0 m ❷
Minimum Private Open Space	25 m ² / unit	+38 m ² / unit
❶ Indicates a requested variance to the required front yard setback.		
❷ Indicates a requested variance to the required side yard setback to a parking stall.		

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 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Mechanical Room required and not shown
- Fire separation and Spatial calculation required at time of Building Permit Applications
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached Schedule A

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.

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

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

- All units shall have a posted address on Patterson Ave.
- Should a gate or fence be installed between north and south building the gate is to open without special knowledge (locking device).
- A man door shall be installed on the garage so that should there be a car fire access is through a man door and not an overhead door
- Emergency access is NOT from the lane to the north but from Patterson Ave.

7.0 Application Chronology

Date of Application Received:	June 22, 2015
Date Public Consultation Completed:	July 31, 2015
Date of Amended Plans Received	October 1, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

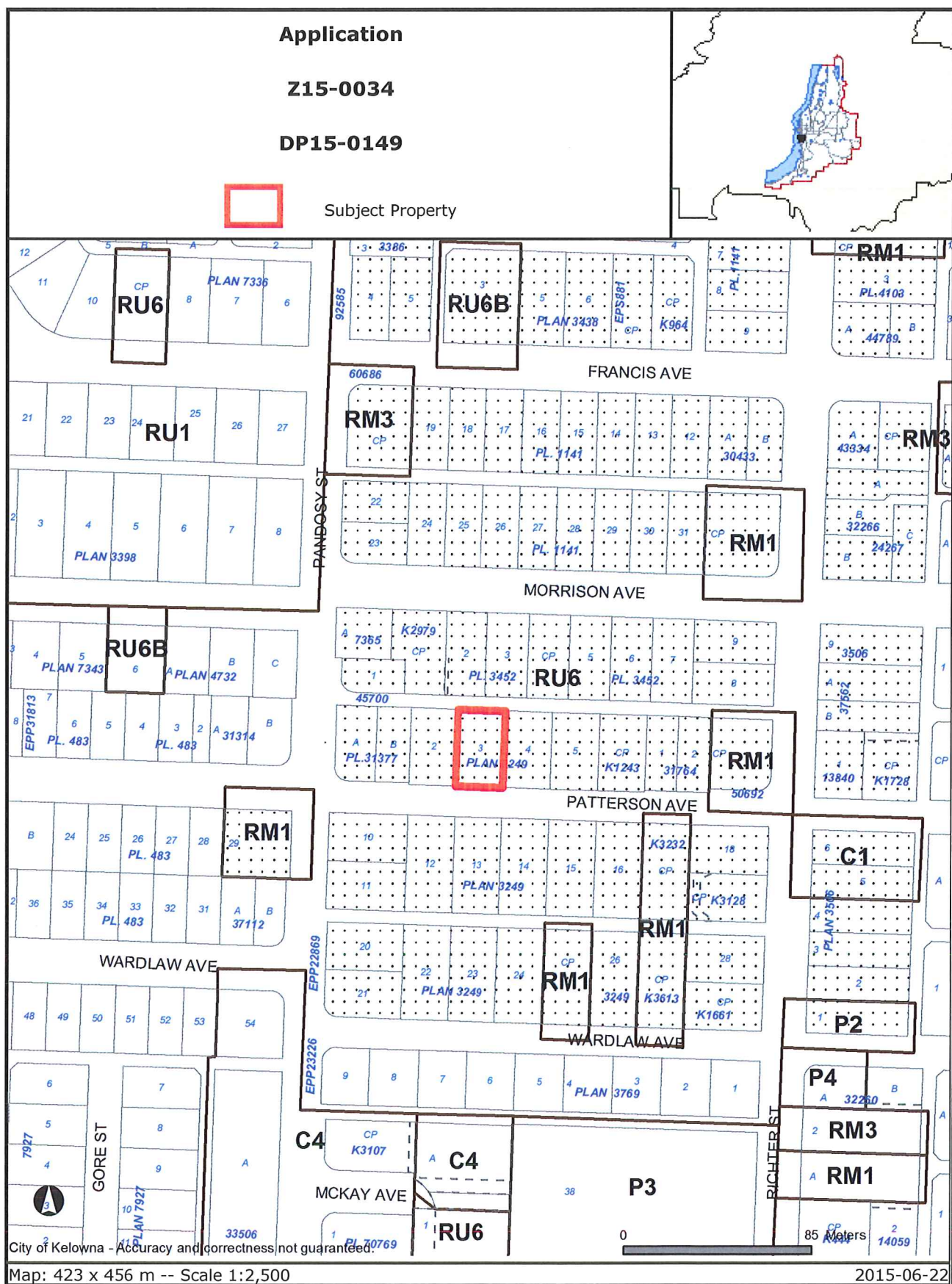
Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Attachment A - Development Engineering Memorandum
Site Plan
Conceptual Elevations
Landscape Plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: July 22, 2015
File No.: Z15-0034

To: Urban Planning Department (LK)
From: Development Engineering Manager
Subject: 580 Patterson Ave

RU6 to RM1

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

1. Domestic Water and Fire Protection

The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Road Improvements

Patterson Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$11,565.00 not including utility service cost**

CITY OF KELOWNA

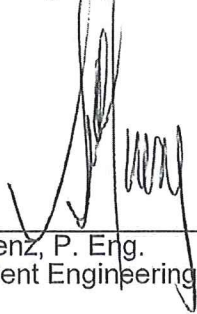
MEMORANDUM

Date: July 22, 2015
File No.: DP15-0149
To: Urban Planning (LK)
From: Development Engineer Manager (SM)
Subject: 580 Patterson Ave

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0034.



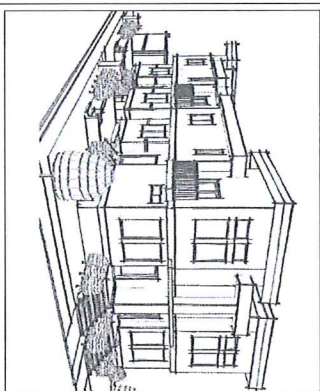
Steve Muenz, P. Eng.
Development Engineering Manager

SS

PATTERSON AVE. FOURPLEX KELOWNA, B.C.

RESIDENTIAL DEVELOPMENT

CONCEPTUAL RENDERING



LOCATION MAP



CONSULTANTS:

ARCHITECTURAL:
GTA ARCHITECT LTD.
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KELOWNA, BC V1Y 4V7
PHONE: (250) 979-1668 FAX: (250) 979-4366
EMAIL: gary@gtacbc.ca

CIVIL:
APLIN & MARTIN
CONTACT: CORY BARBER
454 LEON AVENUE
KELOWNA, BC V1Y 4V7
PHONE: (250) 440-0157
EMAIL: cory@aplinmartin.com

STRUCTURAL:
LIST OF DRAWINGS:
N/A FOR DEVELOPMENT PERMIT

MECHANICAL:
LIST OF DRAWINGS:
N/A FOR DEVELOPMENT PERMIT

ELECTRICAL:
LIST OF DRAWINGS:
N/A FOR DEVELOPMENT PERMIT

LANDSCAPE:
LIST OF DRAWINGS:
L1 LANDSCAPE PLAN

INTERIOR TESTING SERVICES LTD.
CONTACT: JERRY MCGILL
208 1888 SPALL ROAD
KELOWNA, BC V1Y 4V7
PHONE: 250-860-6540
EMAIL: jerry@interior-testing.com

OUTLAND DESIGNS LTD.
CONTACT: JONATHAN WILSON
208 1888 SPALL ROAD
KELOWNA, BC V1Y 4V7
PHONE: 250-868-9270
EMAIL: jonathan@outlanddesigns.ca

PROJECT INFO:
CIVIC ADDRESS: 380 PATTERSON AVENUE, KELOWNA, BC.
CURRENT: LOT 3, PLAN 3248, O.D.V.D.
LEGAL ADDRESS: FLOOR AREA: 737.2 m² (7942 SF)
BUILDING A
ZONING: R18 - TWO DWELLING HOUSING
CURRENT: R18 - TWO DWELLING HOUSING
PROPOSED: RM1 - FOUR DWELLING HOUSING
BUILDING A
NET FLOOR AREA: 214.6 m² (2310 SF)

GARAGE: AREA: 78.1 m² (842 SF)
BUILDING B
TOTAL AREA: 325.6 m²
BASEMENT: 104.8 m² (1125 SF)
1ST FLOOR: 104.3 m² (1123 SF)
2ND FLOOR: 117.2 m² (1262 SF)
NET FLOOR AREA: 221.5 m² (2385 SF)

SECTION 8 - PARKING AND LOADING
8.1 MINIMUM NUMBER OF PARKING SPACES
TABLE 8.1 (APARTMENT/TOWNHOUSING): 15 DWELLING UNIT
15 SPACES * 4 UNITS = 6 SPACES
PROP: 6 SPACES
8.1.7 PARKING SPACES FOR THE DISABLED
a) PER B.C. BUILDING CODE: NOT REQUIRED
PROP: NONE
8.1.8 VISITOR PARKING
TABLE 8.1 (APARTMENT/TOWNHOUSING): 17 DWELLING UNITS
4 UNITS * 1 VISITOR SPACE
PROP: 1 SPACE
8.1.9 RESIDENTIAL USE LOCATION
b) PARKING NOT PERMITTED IN RECD. FRONT YARD
PROP: PARKING IN REAR YARD
c) PARKING SETBACK
TABLE 8.1 (APARTMENT/TOWNHOUSING): 17 DWELLING UNITS
EAST PROPERTY LINE: MIN 1.5m
REAR PROPERTY LINE: MIN 1.5m
PROP: 1.5m
d) EASY ACCESS FROM VISITOR PARKING
TO BUILDING/DEVELOPMENT ACCESS
PROP: COMPLEES
8.1.11 SIZE
a) MIN. LOT WIDTH: 2.5m
PROP: 2.5m
b) MIN. LOT LENGTH: 6.0m
PROP: 6.0m
c) MIN. HEIGHT: 2.0m
PROP: 2.2m

SECTION 8.4 OFF-STREET BICYCLE PARKING
8.4.1 NUMBER OF SPACES
TABLE 8.3 (APARTMENT HOUSING):
CLASS 1 (5 DWELLING UNIT)
CLASS 2 (4 DWELLING UNIT) = 4 SPACES
CLASS 3 (3 DWELLING UNIT) = 3 SPACES
CLASS 4 (2 DWELLING UNIT) = 2 SPACES
CLASS 5 (1 DWELLING UNIT) = 1 SPACE
4 UNITS * 0.5 SPACES/UNIT = 0.4 SPACES
PROP: 1
SECTION 13 - URBAN RESIDENTIAL ZONES
13.2 RM1 - FOUR DWELLING HOUSING
13.2.1 PRINCIPLE USES
PROP: FOUR-PLEX HOUSING
13.2.4 BUILDINGS AND STRUCTURES PERMITTED
PROP: FOUR-PLEX HOUSING
13.2.5 SUBDIVISION REGULATIONS
a) MIN. LOT WIDTH: 20.0m
PROP: 21.24m
b) MIN. LOT DEPTH: 30.0m
PROP: 34.55m
c) MIN. LOT AREA: 700m²
PROP: 738.2m²

13.2.6 DEVELOPMENT REGULATIONS
a) MAX SITE COVERAGE: 40%
(852 * 1145 + 1145 = 3142) 3142 / 7842 = 0.3998
EXCEPT THE MAX. SITE COVERAGE OF BUILDINGS,
DRIVEWAYS AND PARKING SPACES: 50%
(1142 * 715 = 8167) 8167 / 17042 = 0.4856
PROP: 39.6%
PROP: 48.6%
b) MAX FLOOR AREA RATIO: 0.6
(852 * 1145 + 1145 = 3142) 3142 / 7842 = 0.3998
EXCEPT THE MAX. SITE COVERAGE OF BUILDINGS,
DRIVEWAYS AND PARKING SPACES: 50%
(1142 * 715 = 8167) 8167 / 17042 = 0.4856
PROP: 0.59
PROP: 2 1/2 STOREYS (0.4m)
PROP: 1 STOREY (0.2m)
PROP: 3.7m VARIANCE
c) MAX HEIGHT: LESSER OF 9.5m or 2 1/2 STOREYS
PROP: 2 1/2 STOREYS (0.4m)
d) MAX HEIGHT ACCESSORY BUILDING: 4.5m
PROP: 3.7m VARIANCE
e) MIN. SIDE YARD (1 OR 1 1/2 STOREYS): 2.0m
PROP: 4.3m
f) MIN. SIDE YARD (ACCESSORY BUILDING): 2.0m
PROP: 4.3m
g) MIN. REAR YARD (1 OR 1 1/2 STOREYS): 6.0m
PROP: 7.3m
h) MIN. REAR YARD (ACCESSORY STRUCTURE): 1.5m
PROP: 1.5m
i) MIN. REAR YARD (ACCESSORY BUILDING): 1.5m
PROP: 1.5m
j) MIN. AREA PRIVATE OPEN SPACE: 26m² DWELLING
4 UNITS * 26m² UNIT = 104m²
PROP: 104m² (1142 SF)
k) WHERE LANE ACCESS IS PROVIDED, NO VEHICLE ACCESS FROM THE FRONTING
STREET
PROP: AS APPLICABLE
l) ADDITIONAL REGULATIONS
PROP: AS APPLICABLE

DATE	BY	REVISION
2015-04-15	gta	1.0
2015-04-15	gta	1.1
2015-04-15	gta	1.2
2015-04-15	gta	1.3
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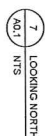


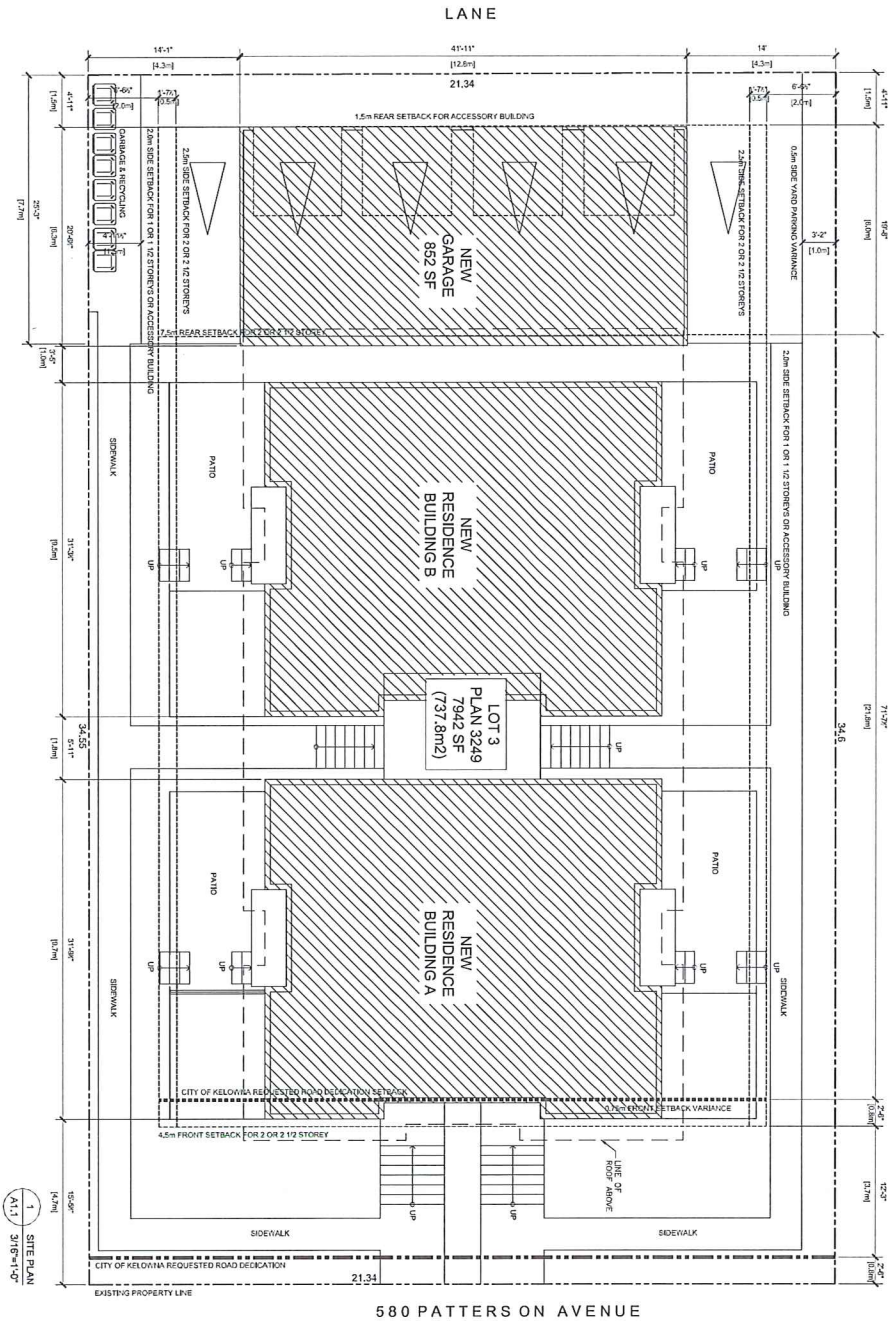
GEOR



PROJECT
FOURPLEX
580 PATTERSON AVE.
LAKE COUNTRY, BC
SHEET TITLE

DRINK	SPELL NO.
RB	
SCALE	
AS NOTED	A0.1
DATE	FILE: A1506
APRIL 2015	





580 PATTERSON AVENUE

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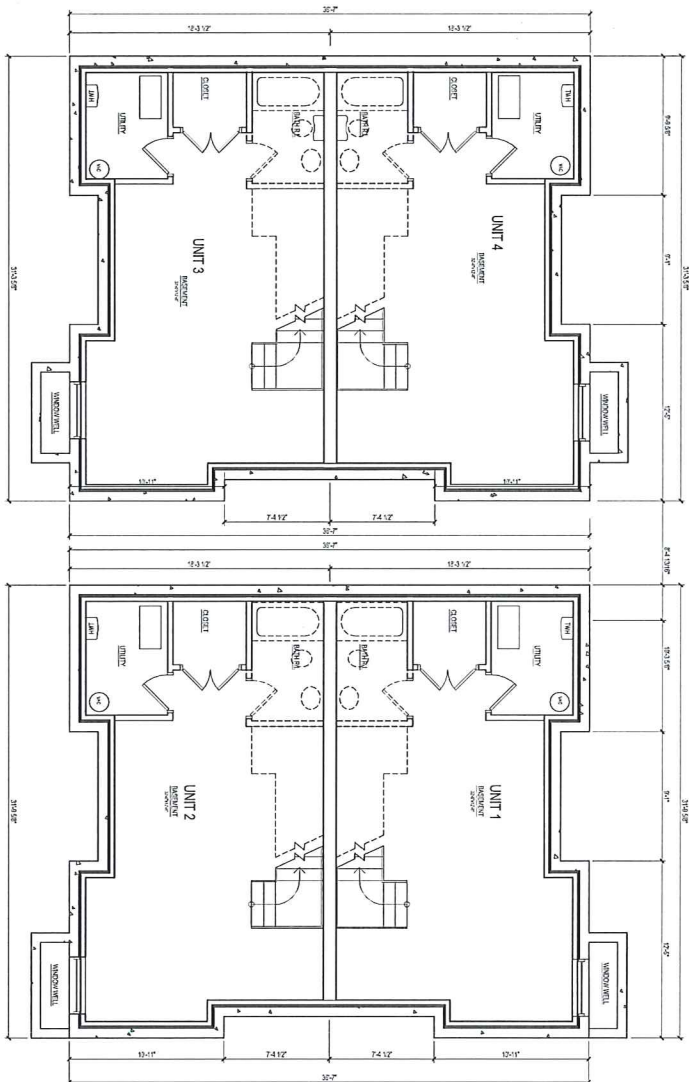
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6	6	2023/04/06
7	7	2023/04/06
8	8	2023/04/06
9	9	2023/04/06
10	10	2023/04/06

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Fax: 250.860.4206
Email: gta@gtarchitects.com

FOURTEX
580 PATTERSON AVE.
KELOWNA, BC

SITE PLAN

NO.	REVISION	DATE
1	1	2023/04/06
2	2	2023/04/06
3	3	2023/04/06
4	4	2023/04/06
5	5	2023/04/06
6	6	2023/04/06
7	7	2023/04/06
8	8	2023/04/06
9	9	2023/04/06
10	10	2023/04/06



2	UNIT 3 & 4 (BUILDING B)
A2.2	BASEMENT FLOOR PLAN
	1/4"=1'-0"

1	UNIT 1 & 2 (BUILDING A) BASEMENT FLOOR PLAN
A2.2	1/4"=1'-0"

DATA NO.	SHEET NO.
RE	A2.2
SCALE	
AS NOTED	
DATE	FILE: A13-06
APRIL 2015	

BASEMENT PLAN

KELOWNA, BC

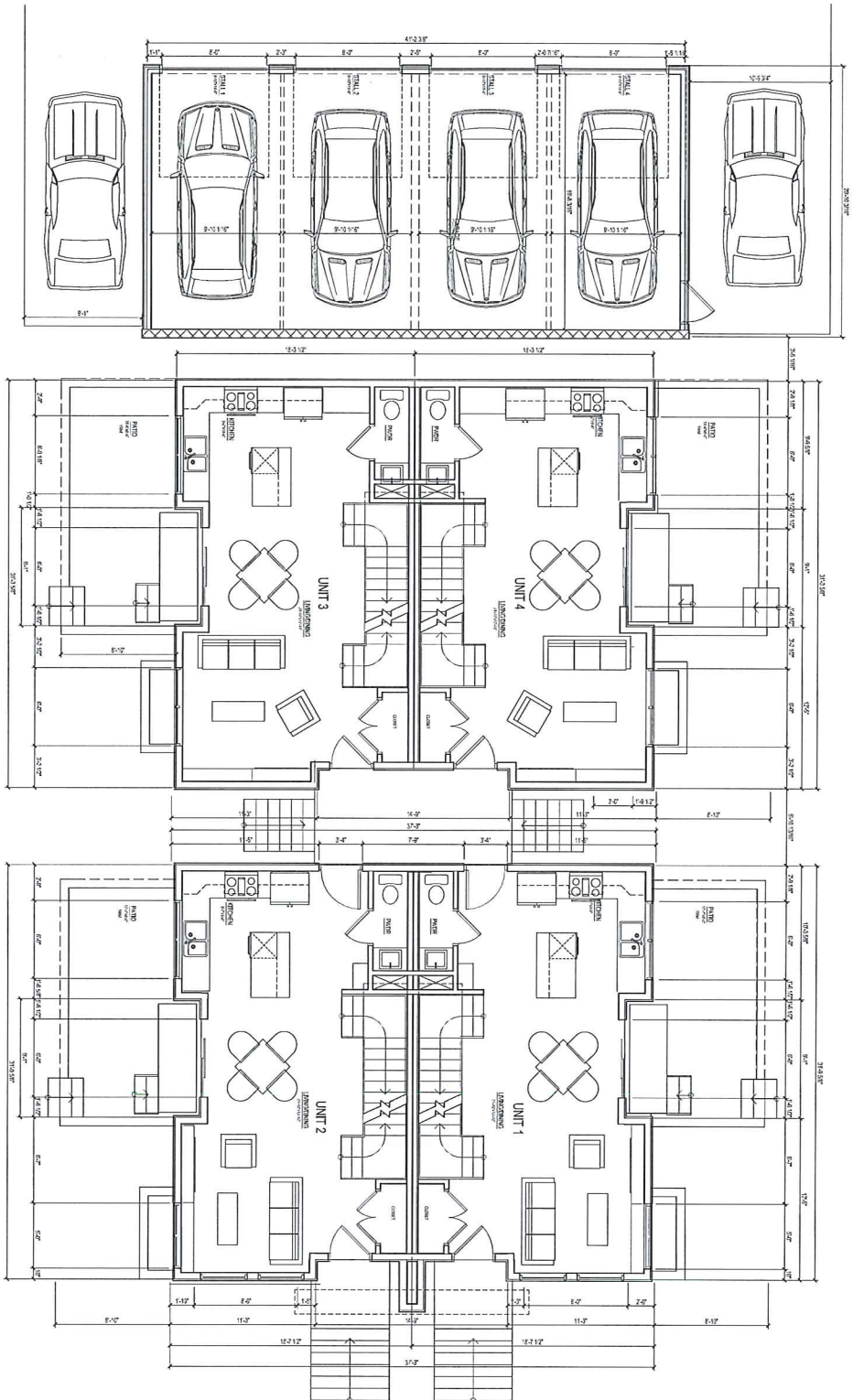
FOURPLEX
580 PATTERSON AVE.

GTA Architecture Ltd.
242-1009 Springfield Rd
Kelowna, British Columbia
V1Y 5V5
Fax: 250.879.4205
Telephone: 250.879.1660
email: info@gtarch.ca

5a

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REVISION	NO.	DATE	REVISION
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2	1	2013-04-15	ISSUED FOR PERMIT
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8	1	2013-04-15	ISSUED FOR PERMIT
9	1	2013-04-15	ISSUED FOR PERMIT
10	1	2013-04-15	ISSUED FOR PERMIT



2 UNIT 3 & 4 (BUILDING B)
MAIN FLOOR PLAN
A2.3 1/4"=1'-0"

1 UNIT 1 & 2 (BUILDING A)
MAIN FLOOR PLAN
A2.3 1/4"=1'-0"

MAIN FLOOR

DATE	2013-04-15
BY	AS NOTED
FILE	A2.3
DATE	2013-04-15
FILE	A2.3

gta

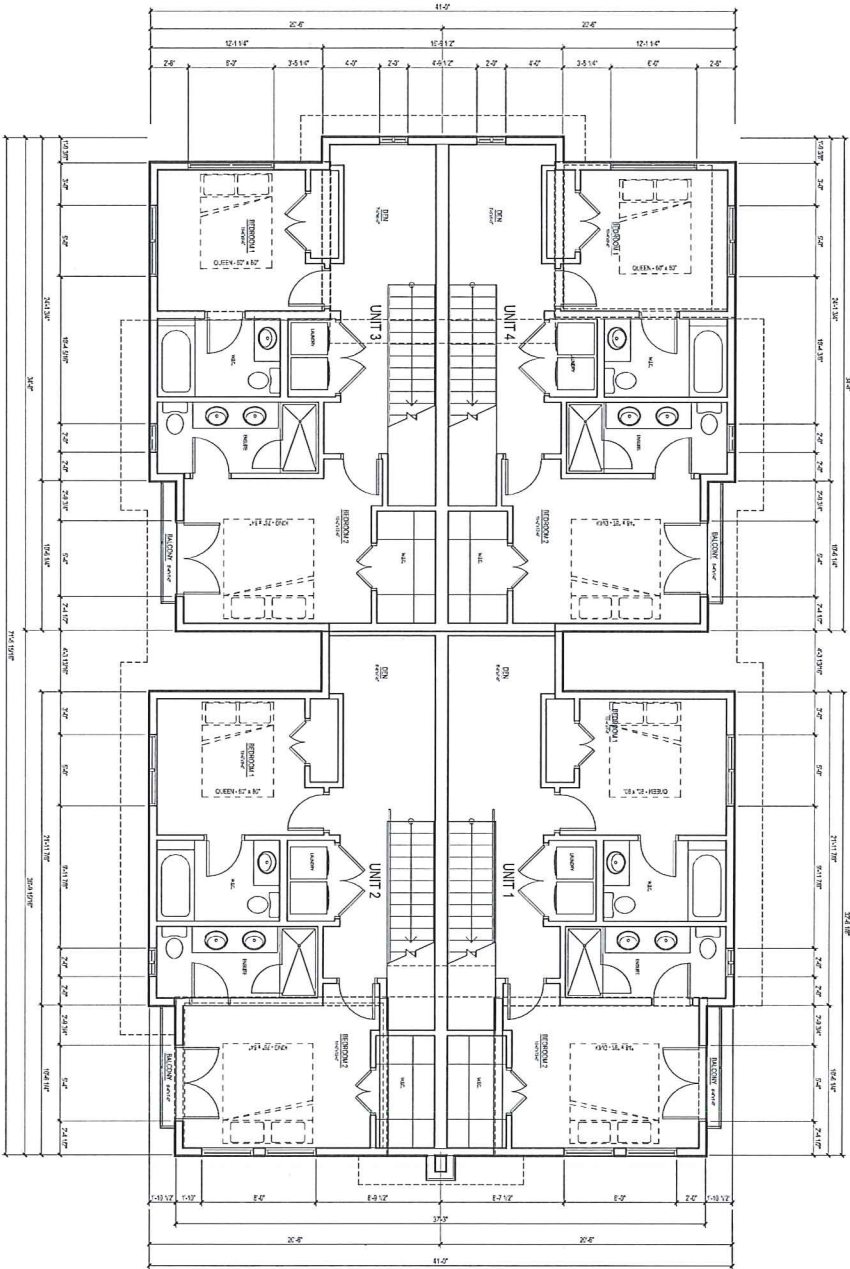
GTA ARCHITECTURE LTD.
30-300 PATERSON BLVD.
KELOWNA, BRITISH COLUMBIA
V1Y 9S2
TEL: 250-860-4422
TEL: 250-860-4422
WWW.GTAArchitect.com

FOURPLEX
500 PATERSON AVE.
KELOWNA, BC

DATE

1- THE DRAWING UNIT AND ITS SCALE.
2- VARY ALL DIMENSIONS AND VOLUME
TO THE ARCHITECT.
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ARCHITECT.

REVISION	NO.	DATE	DESCRIPTION
1	1	2015.04.15	ISSUED FOR PERMIT
2	2	2015.04.15	ISSUED FOR PERMIT
3	3	2015.04.15	ISSUED FOR PERMIT
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5	5	2015.04.15	ISSUED FOR PERMIT
6	6	2015.04.15	ISSUED FOR PERMIT
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8	8	2015.04.15	ISSUED FOR PERMIT
9	9	2015.04.15	ISSUED FOR PERMIT
10	10	2015.04.15	ISSUED FOR PERMIT



UNIT 3 & 4 (BUILDING B)
UPPER FLOOR PLAN
A2.4 1/8"=1'-0"

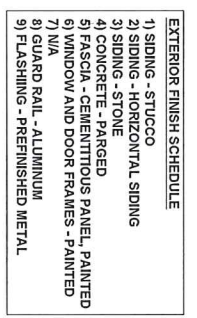
UNIT 1 & 2 (BUILDING A)
UPPER FLOOR PLAN
A2.4 1/8"=1'-0"

DATE	2015.04.15
BY	AS NOTED
FILE	A2.4
DATE	APRIL 2015
FILE	A2.4

UPPER FLOOR

FOURPLEX
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KELOWNA, BC

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Email: gta@gtainc.com

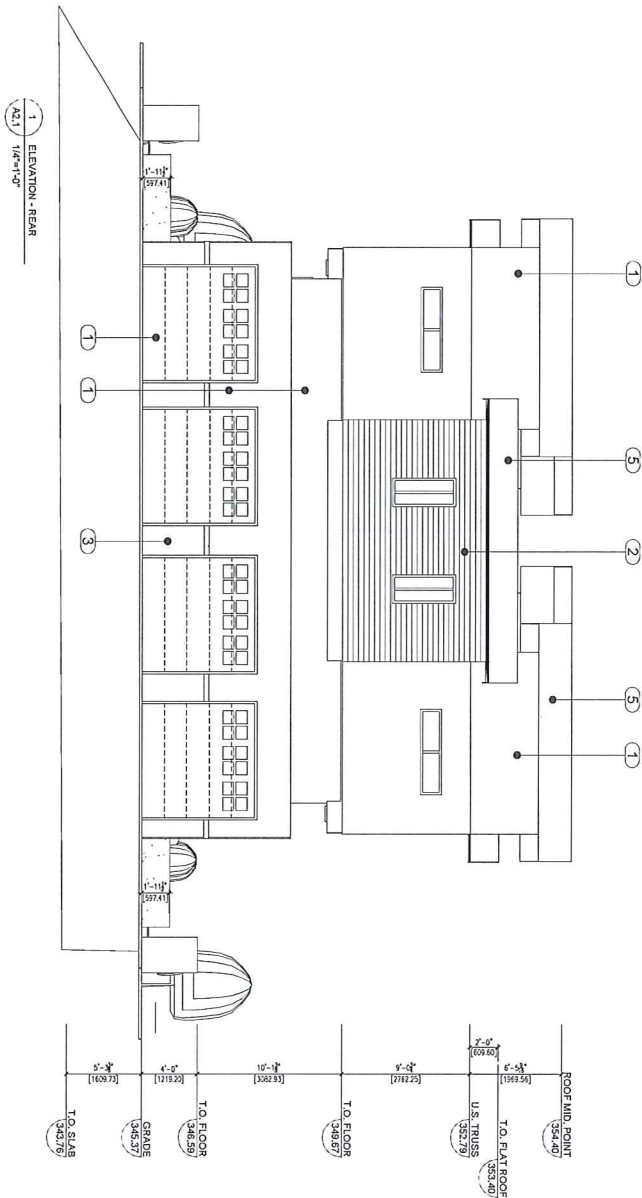


FOURTELEX
350 PATTERSON AVE.
KELOWNA, BC
K1P 6L7
KELOWNATHEATRE.COM

FRONT ELEVATION

STAIRS	UNIT NO.
RD	
ASIDE	
AS NOTED	
END APRIL 2015	FILE: A15-05

A3.1



ANALYSIS	REDUCED FORCE	
	R#	2
WATER	1	BUILD OUT OF
REMARKS	BY	PERFORM
DATE	NO.	

54

GTA Architecture Ltd.
242-1009 Springfield Rd
Kelowna, British Columbia,
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Telephone: 250.879.1660
email: gtaoffice@gtarch.ca

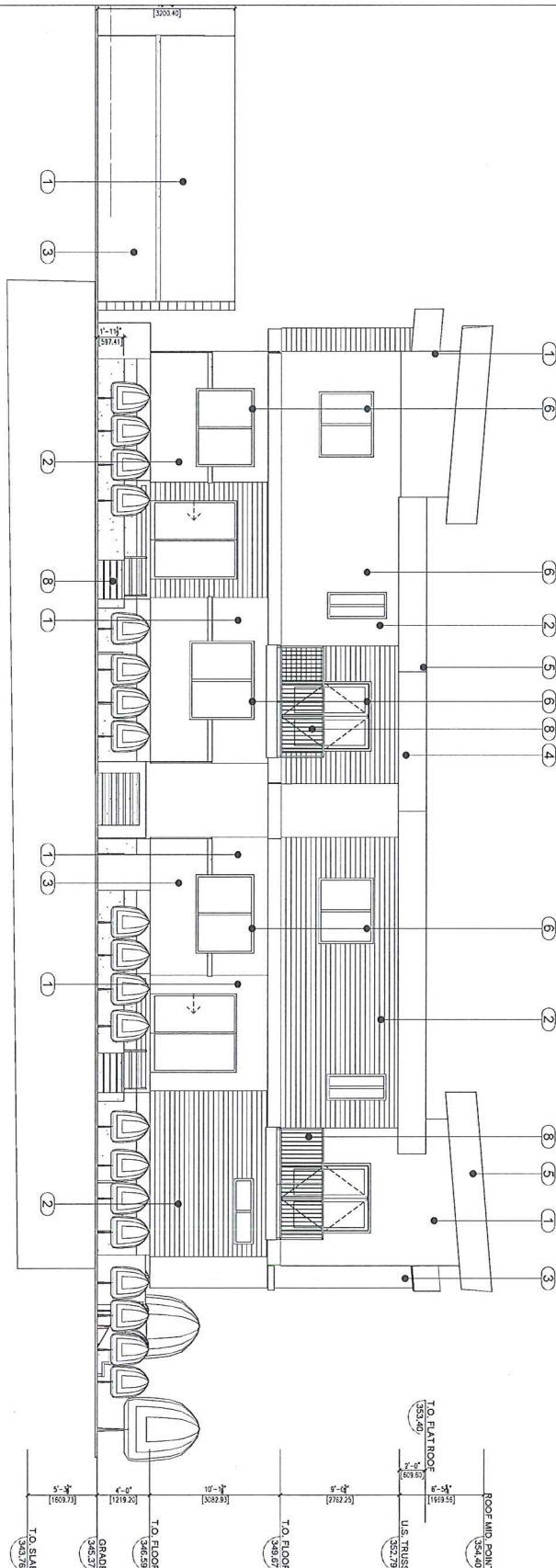
FOURPLEX
350 PATTERSON AVE.
KELOWNA, BC

REAR ELEVATION

STATUS	AS NOTED	AS NOTED
RD		
MCAL		
DATE	APRIL 2015	FILE: A13-06

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NO.	DESCRIPTION	DATE	BY	REVISION
1	ROOF MID-POINT	15/05/14	gta	1
2	T.O. FLOOR	15/05/14	gta	1
3	T.O. SLAB	15/05/14	gta	1
4	GRACE	15/05/14	gta	1
5	T.O. FLOOR	15/05/14	gta	1
6	T.O. FLOOR	15/05/14	gta	1
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19	T.O. FLOOR	15/05/14	gta	1
20	T.O. FLOOR	15/05/14	gta	1



1 ELEVATION - SIDE
A2.1 / 1/4"=1'-0"

SIDE ELEVATION

DATE	15/05/14
BY	gta
AS NOTED	
DATE	15/05/14
FILE	A15-06

FOURPLEX
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email: gta@gtarch.ca



FOURPLEX
550 PATTERSON AVE.
KELOWNA, BC

PERSPECTIVES

STATUS	AS NOTED	AS NOTED
REQ	AS NOTED	AS NOTED
DATE	APRIL 2015	FILE: A15-06