

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, July 11, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

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

The Oath of Office will be read by Councillor Gray.
3. **Confirmation of Minutes** 1 - 15

Public Hearing - June 27, 2017
Regular Meeting - June 27, 2017
4. **Bylaws Considered at Public Hearing**
 - 4.1 **Temporary Farm Worker Housing OCP Amendments - OCP16-0022 (BL11373)** 16 - 18

Requires a majority of all members of Council (5)

To give Bylaw No. 11373 second and third readings in order to amend the 2030 Official Community Plan Bylaw No. 10500 regarding Temporary Farm Worker Housing.
 - 4.2 **Temporary Farm Worker Housing Amendments - TA16-0015 (BL11374)** 19 - 22

To give Bylaw No. 11374 second and third readings in order to amend Zoning Bylaw No. 8000 regarding Temporary Farm Worker Housing.
 - 4.3 **170 & 230 Nickel Road, Z17-0039 (BL11429) - 554764 BC Ltd** 23 - 23

To give Bylaw No. 11429 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.
 - 4.4 **1287 & 1297 Findlay Road - Z16-0083 (BL11430) - 0725353 BC Ltd Inc** 24 - 24

To give Bylaw No. 11430 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing Zone to the RM3 - Low Density Multiple Housing zone.

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|-------------|---|----------------|
| 4.5 | 540 Jaginder Lane, Z16-0086 (BL11431) - Michael and Edgar Hiebert | 25 - 25 |
| | To give Bylaw No. 11431 second and third readings in order to rezone the subject property from A1 - Agriculture 1 zone to the RR3c - Rural Residential 3 with Carriage House. | |
| 4.6 | 454 Glenwood Ave, Z17-0031 (BL11432) - Lindsay Gibson and Meghan Wise | 26 - 26 |
| | To give Bylaw No. 11432 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage Suite zone. | |
| 4.7 | 2045 Loseth Rd and 1261 Kloppenburg Rd, OCP17-0009 (BL11435) - Kirschner Mountain Estates | 27 - 28 |
| | Requires a majority of all members of Council. (5) | |
| | To give Bylaw No. 11435 second and third readings in order to change the Future Land Use designation for the subject properties as per Map A. | |
| 4.8 | 2045 Loseth Rd and 1261 Kloppenburg Rd, Z17-0024 (BL11436) - Kirschner Mountain Estates | 29 - 31 |
| | To give Bylaw No. 11436 second and third readings in order to rezone the subject properties as per Map B. | |
| 4.9 | 5317 Chute Lake Road, OCP17-0001 (BL11437) - 1104053 BC Ltd | 32 - 32 |
| | Requires a majority of all members of Council. (5) | |
| | To give Bylaw No. 11437 second and third readings in order to change the Future Land Use designation from Major Park/Open Space (public) (PARK) to Single/Two Unit Residential (S2RES) designation. | |
| 4.10 | 5317 Chute Lake Road, TA17-0002 (BL11438) - 1104053 BC Ltd | 33 - 39 |
| | To give Bylaw No. 11438 second and third readings in order to amend the CD2 - Kettle Valley Comprehensive Development Zone in Zoning Bylaw No. 8000. | |

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 2210 Abbott St, HAP17-0001 - Richard, Judith and Craig Mohr

40 - 73

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 Staff recommendation to NOT issue a Heritage Alteration Permit for proposed semi-detached housing with a detached accessory building.

7. Reminders

8. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, June 27, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillor 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; Suburban & Rural Planning Manager, Todd Cashin*; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 Tuesday, June 13, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, June 16, 2017 and Wednesday, June 21, 2017 and by sending out or otherwise mailing 752 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 13, 2017.

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

3. Individual Bylaw Submissions

3.1 861 Rose Ave, Z17-0012 (BL11411) - Pillar West Developments Inc.

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.

Ken Capos, Casorso Road

- Comments made will apply to all three applications on Rose Avenue.
- Raised concern with the existing density and believes the area is overdeveloped.
- Raised concern with traffic congestion and pedestrian safety.
- Questioned whether these developments are merely cash grabs by the owners.

There were no further comments.

3.2 775 Rose Ave, Z17-0013 (BL11412) - Wes and Tammy Jones

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.

Gallery:

Ken Capos, Casorso Road

- Comments made apply to all three applications on Rose Avenue.
- This proposed application is in my neighbourhood.
- The adjacent areas to the south, east and north already house very large structures.
- Raised concerns with density, increased vehicles and traffic impacts.

Sid Molenaar, Applicant

- Canvassed the neighbourhood and did not receive any opposition; neighbours expressed that they loved the design.

There were no further comments.

Mayor Basran advised that Item 3.4 would be heard next.

3.4 815 Rose Ave - Z16-0022 (BL11416) - Paul Neufeld and Douglas Kirk

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.

Gallery:

Ken Capos, Casorso Road

- Comments made apply to all three applications on Rose Avenue.
- Spoke to four area neighbours most affected who raised concerns and are opposed to this application.
- There are already higher density homes in the immediate area.
- Raised concerns with density and traffic impacts.
- Suggested that it would be nice if some of these applications were for students or social housing at a reduced monthly rent.

There were no further comments.

3.3 300 & 310 Dougall Rd N, Z17-0014 (BL11413) - Nadeem Hussain

Staff:

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

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.

Keith Funk, New Town Planning, Applicant

- Displayed a PowerPoint Presentation, re: Mixed Use Corner – Dougall Road & McIntosh Road
- Commented that the C4 zone complies with the Official Community Plan forecast.
- The laneway will be closed at McIntosh Road to provide a safer public interface.
- Made comment on the developer's obligation for improvements and the obligations of the gas tax funds upgrades.
- Very pleased with the design interaction with staff.

No one from the gallery came forward.

There were no further comments.

3.5 614 Barnaby Rd, Z16-0070 (BL11417) - Brent Hancock and Whitney Smith

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters in Support:

Dr. Rafael Perini, Lakeshore Pl
Ruth & Bruce Benedict, Barnaby Rd
Chris & Nicole Thomson, Barnaby Rd

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.

3.6 1700 & 1638 Tower Ranch Blvd, OCP16-0005 (BL11418) & Z16-0078 (BL11419) - Emil Anderson Construction Inc. 0935343 BC Ltd

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.

3.7 1420 Inkar Rd, Z17-0008 (BL11420) - Bruno and Christine Cloutier

Staff:

- Displayed Map Viewer on the City's website identifying the subject property and an OCP Map of the area.

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.

Gallery:

Ken Capos, Casorso Road

- Recommended that there be a social housing development fee in the future.
- No objection to this application.

There were no further comments.

3.8 1360 Belaire Ave, Z17-0023 (BL11421) - Gurpreet Pannu

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters in Support:

Bob Ens (Okanagan Halfway House Society, Chandler St)
Tom Smithwick, (Freedom's Door, Centennial Cres)

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

Keith Funk, New Town Planning, Applicant

- Displayed a PowerPoint Presentation, re: Attainable Infill Housing
- Each neighbouring property hosts Transition/Recovery Home and confirmed that neither property owner is interested in selling their property to create a larger land assembly.

- The project proposal supports various Council Policy objectives contained in the OCP and provides the following:
 - o 17 affordable households;
 - o 16 rental homes and a caretaker's unit;
 - o Micro suite dwellings with balconies and terraces
 - o Energy and water conservation standards.
- Spoke to the floor area ratio vs. households/Ha for determining density.
- The proposal meets the RM5 requirement without variances.
- The proposal is supported by abutting neighbours.
- This is a unique opportunity to build low cost affordable housing that is sustainable.
- Responded to questions from Council.

Gallery:

Ken Capos, Casorso Road

- Compliments to the Applicant and Planners on this application.
- Believes this area is most eclectic in the City.
- While generally opposed to increased density and development, am supportive of social housing initiatives.
- As there is public transportation nearby suggested that there be no parking for tenants.
- Believes similar projects to this one should be looked into but in a different neighbourhood.

Darren Schlepp, Resident

- Believes that the benefits of this project outweigh density concerns raised by staff.

Keith Funk, New Town Planning, Applicant

- Confirmed this proposal is close to transit.
- Available for further questions.

There were no further comments.

3.9 2446 Harvard Rd, Z17-0011 (BL11422) - Wayne and Denise Henney

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.

3.10 1187 Sunset Dr, Z16-0077(BL11423) - Sunset Drive Properties Ltd

Staff:

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

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

Letters of Concern:

Adinet Lock and Clare Koning, Sunset Drive

Glenn Martin, Sunset Drive

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

Henry Bereznicki, McKinley Beach and Don Kasian, Applicant

- Introduced the Applicant team.
- Spoke to the insight behind the design.
- Displayed a PowerPoint Presentation, re: ONE Okanagan Urban
- The project direction received from the client was Okanagan Urban blending world class design and components for the community and residents.
- Made comment on materials and forms that are very urban looking as well as colour pallets, lighting and transparency from indoor and outdoor.
- Spoke to outdoor amenities including fully landscaped area, pool and pool deck.
- The length of the perimeter on Sunset Drive, Ellis and Water Street is all ground level streetscaping; intention is to make this a very interesting place for retailers.
- Provided many setbacks and will be attractive for people to walk around the site.
- Both towers are strategically placed and are taller and thinner with many view corridors.
- The towers will be sculptural and different heights which is more attractive than being identical.
- Available for any questions.

Gallery:

Daniel Jameson, Raymer Street

- Speaking on behalf of a relative who lives on Sunset Drive.
- Supportive of the development in general but raised concerns regarding guest parking.
- Raised concern with the fate of the marmots who reside on site and suggested they be relocated rather than exterminated.

Glenn Martin, Sunset Drive

- Spoke to correspondence previous submitted.
- The topic of development in this area was discussed at a recent strata meeting.
- Raised concerns with parking and access.
- Had asked for a parking study from the developer but notes there is now one in the agenda package.
- There are some concerns regarding height and shadowing.
- The Strata would like to work with the developer and the City to identify and resolve any issues.

There were no further comments.

3.11 4975 Buckhaven Ct, OCP16-0017 (BL11424) and Z16-0058 (BL11425)- Vincent and Pamela Blaskovich

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.

Dave Lange, Land Manager of the Project, Applicant

- Displayed a PowerPoint Presentation summarizing the proposal.
- Provided comment on area development and site context.
- With plan refinement and lot line adjustment the net result is benefit of park space.
- The plan conforms with the Official Community Plan and Area Structure Plan with the road and trail systems and land use coinciding from those documents.

No one from the gallery came forward.

There were no further comments.

3.12 437 Bay Ave, TA17-0007 (BL11428)- Carbon Capture Mini Storage

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.

Carlo DiStefano, Jaud Architecture

- Displayed a PowerPoint Presentation re: EcoLock Self Storage
- Spoke to the different land uses in the I4 and I2 zones and commented that Ellis Street reflects diversity.
- Spoke to the potential customer base and use of self-storage within the site.
- Spoke to the environmental stewardship and green design aspects of the project.

No one from the gallery came forward.

There were no further comments.

Council:

- Inquired as to modifying staff report recommendation for Item 3.3.

4. Termination

The Hearing was declared terminated at 8:26 p.m.

Mayor

/acm

City Clerk



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, June 27, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillor 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; Suburban & Rural Planning Manager, Todd Cashin*; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 8:40 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Given.

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Donn

R523/17/06/27 THAT the Minutes of the Public Hearing and Regular Meeting of June 12, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 861 Rose Ave, Z17-0012 (BL11411) - Pillar West Developments Inc.

Moved By Councillor Gray/Seconded By Councillor Hodge

R524/17/06/27 THAT Bylaw No. 11411 be read a second and third time.

Carried

4.2 775 Rose Ave, Z17-0013 (BL11412) - Wes and Tammy Jones

Moved By Councillor Gray/Seconded By Councillor Hodge

R525/17/06/27 THAT Bylaw No. 11412 be read a second and third time.

Carried

Mayor Basran moved Item 4.4. to be heard after Item 4.2.

4.4 815 Rose Ave, Z16-0022 (BL11416)- Paul Neufeld and Douglas Kirk

Moved By Councillor Hodge/Seconded By Councillor Gray

R526/17/06/27 THAT Bylaw No. 11416 be read a second and third time

Carried

4.3 300 & 310 Dougall Rd N, Z17-0014 (BL11413) - Nadeem Hussain

Moved By Councillor Hodge/Seconded By Councillor Gray

R527/17/06/27 THAT Bylaw No. 11413 be read a second and third time

Carried

4.5 614 Barnaby Rd, Z16-0070 (BL11417) - Brent Hancock and Whitney Smith

Moved By Councillor Given/Seconded By Councillor Donn

R528/17/06/27 THAT Bylaw No. 11417 be read a second and third time

Carried

4.6 1700 & 1638 Tower Ranch Blvd, OCP16-0005 (BL11418) - Emil Anderson Construction Inc. 0935343 BC Ltd

Moved By Councillor Given/Seconded By Councillor Donn

R529/17/06/27 THAT Bylaw No. 11418 be read a second and third time

Carried

4.7 1700 & 1638 Tower Ranch Blvd, Z16-0078 (BL11419) - Emil Anderson Construction Inc. 0935343 BC Ltd

Moved By Councillor Donn/Seconded By Councillor Given

R530/17/06/27 THAT Bylaw No. 11419 be read a second and third time

Carried

4.8 1420 Inkar Rd, Z17-0008 (BL11420) - Bruno and Christine Cloutier

Moved By Councillor Singh/Seconded By Councillor DeHart

R531/17/06/27 THAT Bylaw No. 11420 be read a second and third time

Carried

4.9 1360 Belaire Ave, Z17-0023 (BL11421) - Gurpreet Pannu

Moved By Councillor Singh/Seconded By Councillor Sieben

R532/17/06/27 THAT Bylaw No. 11421 be read a second and third time

Carried

4.10 2446 Harvard Rd, Z17-0011 (BL11422) - Wayne and Denise Henney

Moved By Councillor Singh/Seconded By Councillor DeHart

R533/17/06/27 THAT Bylaw No. 11422 be read a second and third time

Carried

Councillor Donn - Opposed

4.11 1187 Sunset Dr, Z16-0077 (BL11423) - Sunset Drive Properties Ltd

Moved By Councillor DeHart/Seconded By Councillor Stack

R534/17/06/27 THAT Bylaw No. 11423 be read a second and third time

Carried

4.12 4975 Buckhaven Ct, OCP16-0017 (BL11424) - Vincent and Pamela Blaskovich

Moved By Councillor Stack/Seconded By Councillor DeHart

R535/17/06/27 THAT Bylaw No. 11424 be read a second and third time

Carried

4.13 4975 Buckhaven Ct, Z16-0058 (BL11425) - Vincent and Pamela Blaskovich

Moved By Councillor DeHart/Seconded By Councillor Stack

R536/17/06/27 THAT Bylaw No. 11425 be read a second and third time

Carried

4.14 437 Bay Ave, TA17-0007 (BL11428) - Carbon Capture Mini Storage

Moved By Councillor Stack/Seconded By Councillor DeHart

R537/17/06/27 THAT Bylaw No. 11428 be read a second and third time

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these *Development Variance Permit Applications* was given by sending out or otherwise mailing 49 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 13, 2017.

Notice of these *Liquor Primary Licences* were advertised by being posted on the Notice Board at City Hall on Tuesday, June 13, 2017, and by being placed in the Kelowna Daily Courier issues on Friday, June 16, 2017 and Wednesday, June 21, 2017 and by sending out or otherwise mailing 82 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 13, 2017.

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

6. Liquor License Application Reports

6.1 731 Baillie Ave, LL17-0004 - Edward Fuhrmann

Councillor Sieben declared a conflict of interest on Items 6.1, 6.3 and 7.1 due to his interest in a family owned business that includes a craft brewery and departed the meeting at 9:22 p.m.

Staff:

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

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

Letters in Support:

Sarah Stang, Spall Road

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.

Moved By Councillor Donn/Seconded By Councillor Gray

R538/17/06/27 THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):
In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:

Council recommends support of an application from Kettle River Brewing Company Ltd. located at 731 Baillie Ave, Kelowna, BC, legally described as Lot 37, Section 30, Township 26, ODYD, Plan 1014, for a manufacturer lounge and special event area endorsement from '10:00 AM to 10:00PM Monday to Sunday.

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

The potential for noise if the application is approved;
The potential impact for noise is minimal and would be compatible with surrounding land uses.
The impact on the community if the application is approved;
The potential for negative impacts is considered to be minimal.

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

Carried

Councillor Sieben rejoined the meeting at 9:26 p.m.

6.2 551 Recreation Ave, LL17-0011 - City of Kelowna

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.

Jock Tyre, General Manager Kelowna Curling Club

- Advised that the Curling Club is celebrating its 75th Anniversary this year.
- Spoke to the benefits the amended license would have for the Club based on the provincial liquor laws.
- This liquor license would enable the Club to gain additional revenue.
- Responded to questions from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Singh

R539/17/06/27 THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

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

Council recommends support of an application from Kelowna Curling Club, located at 551 Recreation Ave, Kelowna, BC, legally described as Lot A, District Lot 139, ODYD, Plan 76448, for an application to transition from a 'Liquor Primary Club License' to a 'Liquor Primary License'.

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

The potential for noise if the application is approved;
The potential impact for noise is minimal and would be compatible with surrounding land uses.
The impact on the community if the application is approved;
The potential for negative impacts is considered to be minimal.

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

Carried

6.3 1080-1090 Richter St, LL17-0010 - Bromax Property Group Ltd.

Councillor Sieben declared a conflict of interest due to his interest in a family owned business that includes a craft brewery and departed the meeting at 9:30 p.m.

Staff:

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

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.

Adam Semeniuk, Ellis Street, Applicant

- Advised that the plan is not to always be open to midnight however just want to have the option.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor DeHart

R540/17/06/27 THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

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

Council recommends support of an application from Red Bird Brewing located at 1080-1090 Richter St, Kelowna, BC, legally described as Lot 1, District Lot 139, ODYD, Plan 7858, for a manufacturer lounge and special event area endorsement from "4:00 PM to Midnight Thursday to Friday" and "Noon to Midnight on Saturdays".

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

The potential for noise if the application is approved;

The potential impact for noise is minimal and would be compatible with surrounding land uses.

The impact on the community if the application is approved;

The potential for negative impacts is considered to be minimal.

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

Carried

7. Development Permit and Development Variance Permit Reports

7.1 1232 Ellis St, DVP17-0012 - RG Lot 3., Ltd

Staff:

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

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.

Leo Mariotto RG Lot 3 Ltd. New Westminster, Applicant

- Made comment on the small size of the lot and that they've been working with staff for several months on a design for the building, noting there have been 3 or 4 changes to the design due to parking.

- Spoke to the form and character of the building and noted that due to the small size of the lot they have elaborated the landscaping and balconies.
- Spoke to parking and parking requirements and advised they would be paying cash in lieu of parking.
- Responded to questions from Council.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Given

R541/17/06/27 THAT Council authorizes the issuance of Development Permit No. DP17-0011 for Lot 3, District Lot 139, ODYD, Plan KAP60698, located at 1232 Ellis St, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
5. Payment-in-Lieu of parking be provided for 39 stalls according to the fee structure in Bylaw No. 8358 prior to building permit issuance.

AND THAT Council authorize the issuance of Development Variance Permit DVP17-0012 for Lot 3, District Lot 139, ODYD, Plan KAP60698, located at 1232 Ellis St, Kelowna, BC;

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

Schedule 'B' – Comprehensive Development Zones (CD5 – Multi-Purpose Facility)

Section 1.6 [Maximum Height of Buildings and Structures]:

To vary the maximum height from 12 storeys or 37 metres to 14 storeys or 49 metres.

Section 1.4 (b) [Conditions of Use]:

To vary the minimum amount of commercial frontage on the front lot line from 90% to 67%; &

To vary the minimum ratio of commercial floor area on the first floor from 50% to 39%

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 27 2017 be completed prior to Building Permit issuance.

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

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

Carried

Councillors Gray, Hodge and Singh - Opposed

Councillor Sieben rejoined the meeting at 10:15 p.m.

7.2 1994 Ethel St, DVP17-0026 - Sandra Morris

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.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R542/17/06/27 THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0026 for Lot A District Lot 138 ODYD Plan EPP72690, located at 1994 Ethel St, Kelowna BC to allow the construction of an attached garage;

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

Section 13.6.6.(h) RU6 – Two Dwelling Housing Development Regulations
To vary the minimum site rear yard from 7.5m required to 1.5m proposed.

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

Carried

8. Reminders – Nil.

9. Termination

The meeting was declared terminated at 10:19 p.m.

Mayor

/acm

City Clerk

CITY OF KELOWNA

BYLAW NO. 11373

Official Community Plan Amendment No. OCP16-0022 – Temporary Farm Worker Housing

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 "*Kelowna 2030* – Official Community Plan Bylaw No. 10500", **Chapter 5 – Development Process, Agricultural Land Use Policies**, Objective 5.34 Preserve productive agricultural land, policy .2 be deleted that reads:

"Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:

- agriculture is the principal use on the parcel, and
- the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.

Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified."

And replace it with:

"Farm Help Housing. As a first option, farm help housing should be located within the Permanent Growth Boundary providing access to amenities for workers. Accommodation for farm help on the same farm unit will be considered only where:

- agriculture is the principal use on the parcel, and
- the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that help is deemed necessary.

Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified."

2. THAT "*Kelowna 2030* – Official Community Plan Bylaw No. 10500", **Chapter 15 – Farm Protection DP Guidelines, Category** be amended by deleting:

"Sec. 919 (c) of the Local Government Act for the protection of farming."

And replace it with the following:

"Sec. 488 (1) (c) of the Local Government Act for the protection of farming."

3. THAT "*Kelowna 2030* – Official Community Plan Bylaw No. 10500", **Chapter 15 – Farm Protection DP Guidelines, Properties Affected 1. b ii** be amended by deleting the reference to "agri-tourist accommodation" and renumber subsequent sub-paragraphs;

4. THAT "*Kelowna 2030* – Official Community Plan Bylaw No. 10500", **Chapter 15 – Farm Protection DP Guidelines, Guidelines** be amended by adding a new section 1.8 in its appropriate location:

"1.8 Design temporary farm working housing such that:

- Temporary farm worker housing should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- Temporary farm worker housing footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- Temporary farm worker housing should have a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.

5. 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 2nd day of May, 2017.

Amended at first reading by the Municipal Council this 19th day of June, 2017.

Re-considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved by the Ministry of Agriculture this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11374
TA16-0015 – Temporary Farm Worker Housing 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 City of Kelowna Zoning Bylaw No. 8000, **Section 2 – Interpretation, 2.3 General Definitions**, be amended by deleting the definition for **AGRICULTURAL DWELLINGS, ADDITIONAL** that reads:

"AGRICULTURAL DWELLINGS, ADDITIONAL means any **dwelling** on a bona fide agricultural operation that is used to house full-time permanent or seasonal farm workers employed on the same site as the agricultural operation only. This may include but is not limited to single detached houses, **mobile homes**, or bunkhouses."

and replace it with a new definition as follows:

"AGRICULTURAL DWELLING(S), ADDITIONAL means any **dwelling** on a bona fide agricultural operation that is used to house full-time permanent or **temporary farm workers** employed on the **farm unit**. This may include but is not limited to single detached houses, **mobile homes**, or bunkhouses."

2. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 2 – Interpretation, 2.3 General Definitions**, be amended by adding a new definition for:

- a) **FARM UNIT** in its appropriate location that reads:

"FARM UNIT means one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, within City limits, which forms and is managed as a single farm."

- b) **ON-FARM PROCESSING** in its appropriate location that reads:

"ON-FARM PROCESSING means the undertaking of processes, including grading, packing, mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, and biological treatments on a **farm unit** to:

- Prepare value added products from farm products to sell, or
- Prepare feed for livestock, poultry, farmed game, located on the farm

But excludes on-farm composting, on-farm soil preparation, and on-farm soilless medium production."

- c) **RESIDENTIAL FOOTPRINT** in its appropriate location that reads:

"RESIDENTIAL FOOTPRINT means the portion of a lot that includes all structures, landscaping, driveways and parking areas associated with the principal **dwelling**, including but not limited to the principal **dwelling, mobile home** for family, **home based business (minor, major and rural)**, accessory structures including garage and storage, recreation areas (including pools and sport courts), and outdoor living areas. Structures not included in the **residential footprint** are **agricultural structures**, including **greenhouses, agricultural and garden stands** and those structures associated with the **temporary farm worker housing footprint**."

d) **TEMPORARY FARM WORKER(S)** in its appropriate location that reads:

"TEMPORARY FARM WORKER(S) means an individual or individuals who carry out agricultural work on a temporary and seasonal basis on a **farm unit**."

e) **TEMPORARY FARM WORKER HOUSING (TFWH)** in its appropriate location that reads:

"TEMPORARY FARM WORKER HOUSING (TFWH) means a dwelling to temporarily accommodate **temporary farm worker(s)**, which is accessory to a **farm unit**, that is used to provide space for cooking, sanitary, living and sleeping."

f) **TEMPORARY FARM WORKER HOUSING (TFWH) FOOTPRINT** in its appropriate location that reads:

"TEMPORARY FARM WORKER HOUSING (TFWH) FOOTPRINT means the portion of a lot that includes all structures, driveways and parking areas associated with the **temporary farm worker housing**, including but not limited to structures for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer."

3. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 9 – Specific Use Regulations**, be amended by adding a new section **9.13 Temporary Farm Worker Housing** as follows:

"9.13 Temporary Farm Worker Housing

9.13.1 The following requirements must be met prior to the issuance of a permit for a **Temporary Farm Worker Housing (TFWH)** structure:

- (a) Farm Classification for the parcel, as determined by the *BC Assessment Act*.
- (b) Minimum farm unit size is 3.8 ha.
- (c) The need for **temporary farm worker housing** onsite to house **temporary farm workers** must be demonstrated through documentation such as a contract with the federal government through a migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and / or previous employment records, and/or a farm plan prepared by a professional agrologist.
- (d) New **TFWH** structures shall include a communal kitchen.
- (e) The **TFWH** shall be occupied only during the **farm unit's** growing, harvesting and pruning periods.
- (f) A statutory declaration must be filed with the City of Kelowna annually, by January 31st, stating that the building will be used only for **TFWH** and specify the time(s) of year when the **TFWH** will be occupied. The specified period of time may be no greater than ten months of that calendar year."
- (g) If the **temporary farm worker housing** is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structures for **temporary farm worker housing**, and remove or decommission any existing buildings that had been repurposed for **temporary farm worker housing** purposes, by December 31st of the second year of vacancy.

9.13.2 **TFWH Footprint Size**

- a) **TFWH footprint** may not exceed 0.20 ha for **structure(s)** to accommodate a maximum of forty **temporary farmworkers** and may not exceed 0.30 ha for **structure(s)** to accommodate a maximum of sixty **temporary farm workers**."

9.13.3 **TEMPORARY FARMWORKER ALLOCATION**

- (a) **Structure(s)** to accommodate a maximum of **forty temporary farm workers** per each city sector as identified on **Official Community Plan Map 5.4** for parcels up to eight hectares. For parcels eight hectares or more, **structure(s)** to accommodate a maximum of sixty **temporary farm workers** per each city sector as identified on **Official Community Plan Map 5.4**.
- (b) **Farm units** with **greenhouses** and/or **on-farm processing** structures may increase allowable number of workers by 1 worker per each 1000 m2 of **greenhouse** and/or **on-farm processing** structures.
- (c) Where a **farm unit** comprises multiple parcels of land, a restrictive covenant shall be registered on all **farm unit** parcels within the same sector of the **temporary farm worker housing** as identified on **Official Community Plan Map 5.4** restricting the development of further **TFWH** on said parcels within that sector.

4. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 11 – Agricultural Zones**, be amended by:

- a) Deleting "**agricultural dwellings additional**" in section 11.1.3 Secondary Uses and replacing it with "**agricultural dwelling(s) additional**"; and
- b) Adding a new subparagraph (f) to **Section 11.1.4 Buildings and Structures Permitted** that reads:

"f) **TFWH** may be in one of the following structure types:

- i. Existing **structure** with a Building Permit that was approved at least 2 years prior to **TFWH** application, to be converted into **TFWH**, on the parcel within the **farm unit**.
- ii. New **TFWH** must be in temporary **structures** on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted."

5. 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 2nd day of May, 2017.

Amended at first reading by the Municipal Council this 19th day of June, 2017.

Re-Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Approved by the Ministry of Agriculture this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11429
Z17-0039 – 170 & 230 Nickel Rd

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 A Section 27 Township 26 ODYD Plan 25115 Except Plan KAP65522 located on Nickel Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 19th day of June, 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. 11430
Z16-0083 – 1287 & 1297 Findlay Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Section 35 Township 26 ODYD Plan 18811 located on Findlay Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 19th day of June, 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. 11431
Z16-0086 – 540 Jaginder Lane

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 A Section 24 Township 26 ODYD Plan 19310 Except Plan KAP88059 located on Jaginder Lane, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR3c – Rural Residential 3 with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26^h day of June, 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. 11432
Z17-0031 – 454 Glenwood Ave

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 Parcel A (DD 143142F and Plan B6681) of Lot 3, District Lot 14, ODYD, Plan 3910 located on Glenwood Ave, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of June, 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. 11435

Official Community Plan Amendment No. OCP17-0009 2045 Loseth Road and 1261 Kloppenburg 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 portions of:
 - Lot 3 Section 13 Township 26 ODYD Plan KAP86315, located on Loseth Road, Kelowna, BC from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation, and from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation; and
 - Lot 2 Section 13 Township 26 ODYD Plan KAP86315, located on Kloppenburg Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the PARK – Major Park / Open Space (Public) designation;as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of June, 2017.

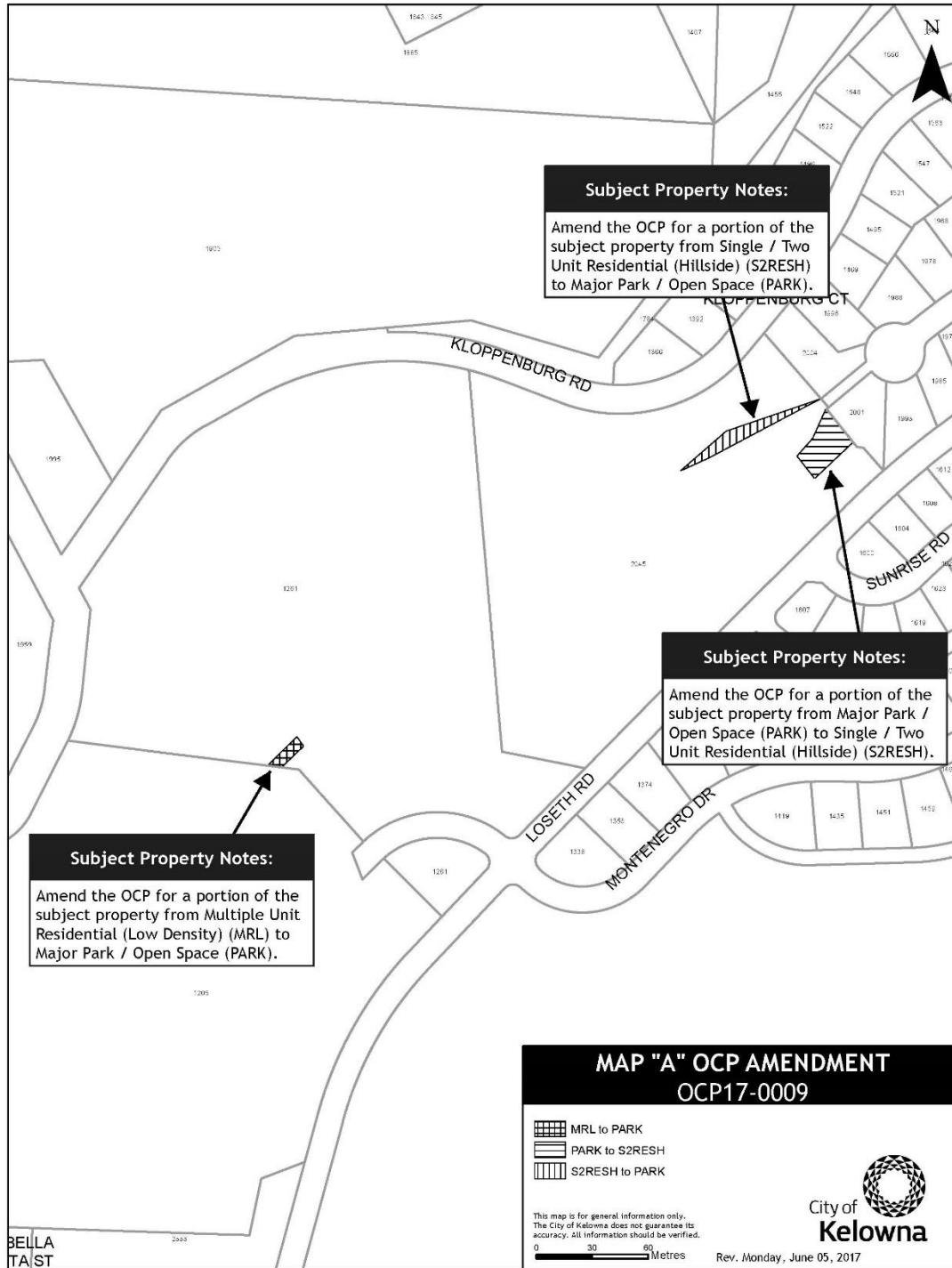
Considered at a Public Hearing on the

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. 11436

Z17-0024 – 2045 Loseth Road and 1261 Kloppenburg Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of:
 - Lot 3 Section 13 Township 26 ODYD Plan KAP86315, located at 2045 Loseth Road, Kelowna, BC from the RU4h – Low Density Cluster Housing (Hillside Area) zone to the P3 – Parks and Open Space zone, and from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone; and
 - Lot 2 Section 13 Township 26 ODYD Plan KAP86315, located at 1261 Kloppenburg Road, Kelowna, BC from the RM3h – Low Density Multiple Housing (Hillside Area) zone to the RM3 – Low Density Multiple Housing zone, and from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone.

As shown on Map "B" 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 26th day of June, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

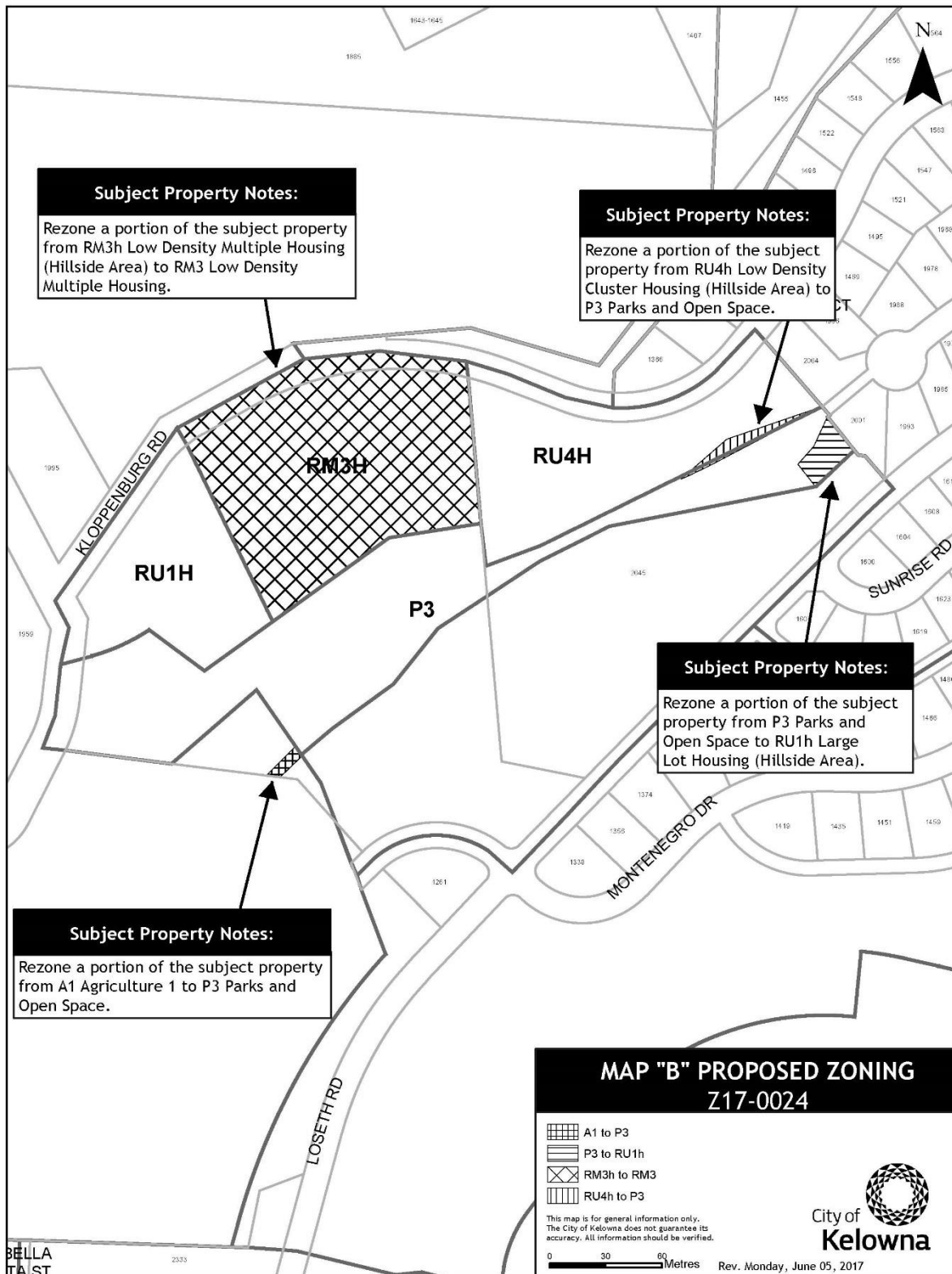
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11437

Official Community Plan Amendment No. OCP17-0001 5317 Chute Lake 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 on Lot 20, Sections 23 and 24, Township 28, SDYD, KAP74693 located on Chute Lake Road, Kelowna, B.C., from the Major Park/Open Space (public) (PARK) designation to the Single/Two Unit Residential (S2RES) 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 26th day of June, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Amended at third reading and Adopted by the Municipal Council this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11438 - TA17-0002 – CD2 – Kettle Valley Comprehensive Development

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 **Schedule B – CD 2 – Kettle Valley Comprehensive Development Zone** be amended by:
 - a) Deleting the "Kettle Valley Proposed Regulating Plan" map in its entirety as attached to and forming part of this bylaw as Map A;
 - b) Deleting the "Kettle Valley Regulating Plan" map as attached to and forming part of this bylaw as Map B and replacing it with a new "Kettle Valley Regulating Plan" Map as attached to and forming part of this bylaw as Map C;
 - c) Deleting the "CD2 – Kettle Valley Comprehensive Residential Development – Map 1 Page 4 of 17" map in its entirety as attached to and forming part of this bylaw as Map D;
 - d) Deleting the "CD2 – Kettle Valley Comprehensive Residential Development – Map 1 Page 5 of 17" map as attached to and forming part of this bylaw as Map E and replacing it with a new "CD2 – Kettle Valley Comprehensive Residential Development – Map 1 Page 5 of 17" as attached and forming part of this bylaw as Map F ;
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 26th day of June, 2017.

Considered at a Public Hearing on the

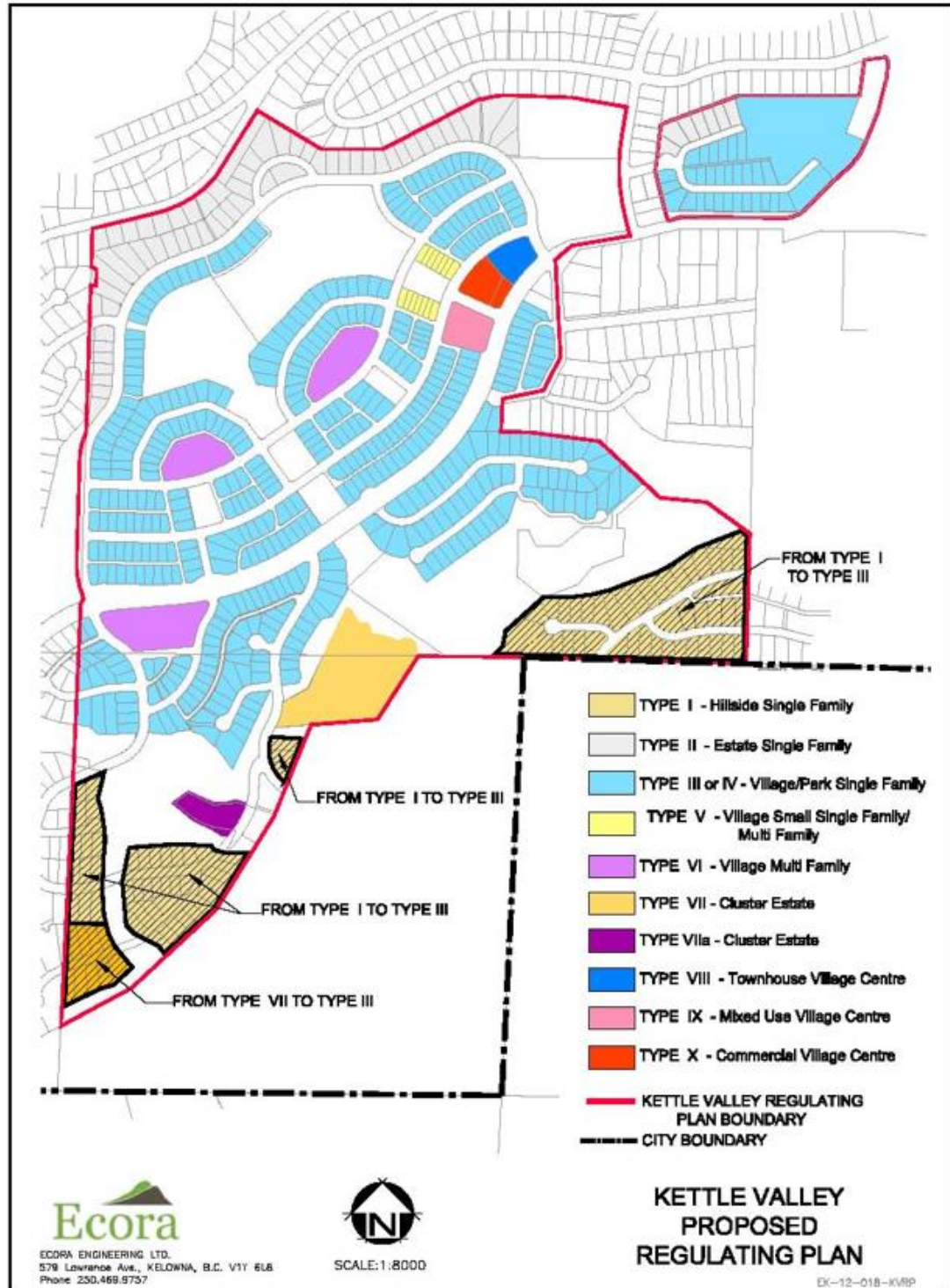
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

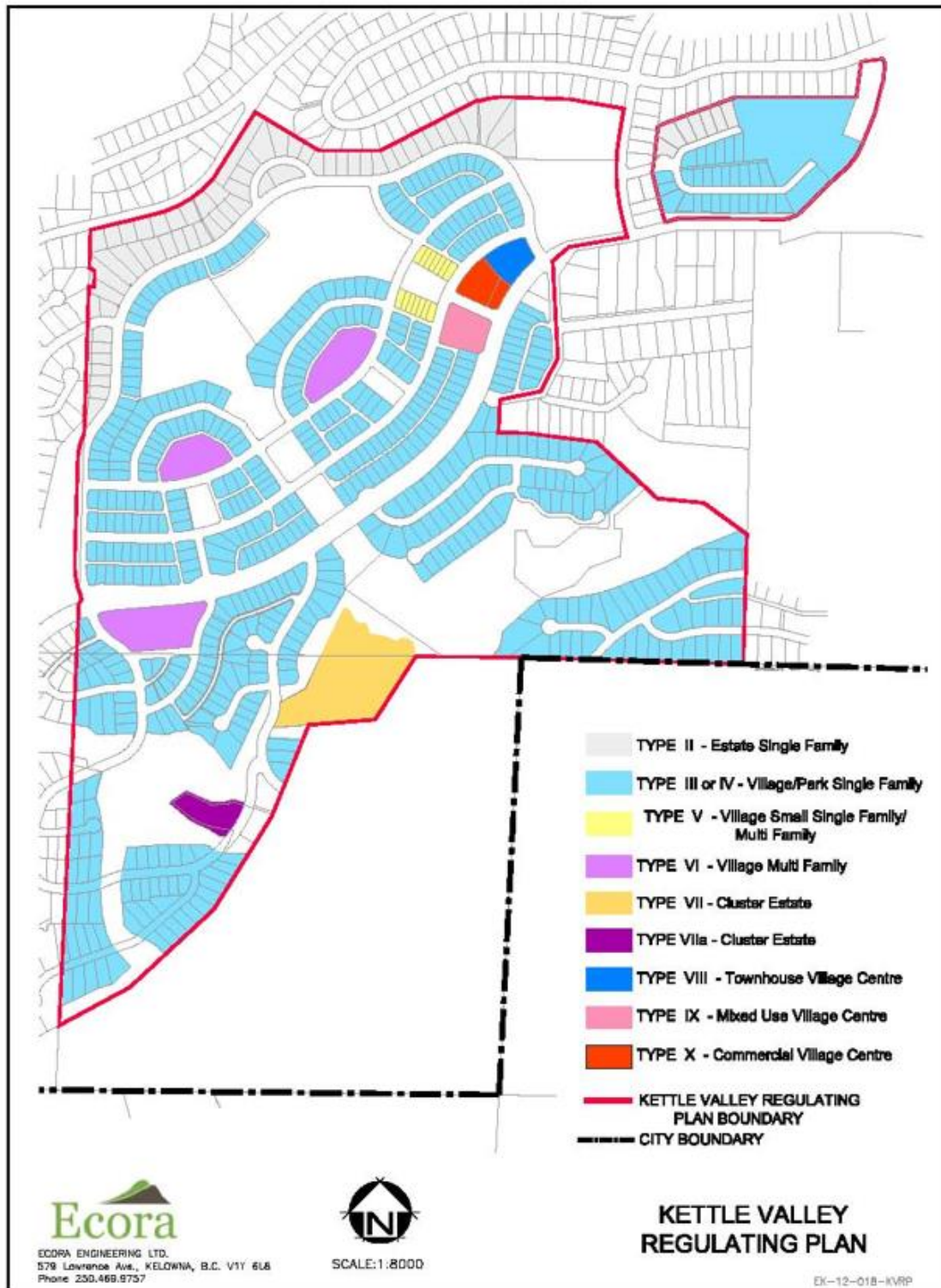
Mayor

City Clerk

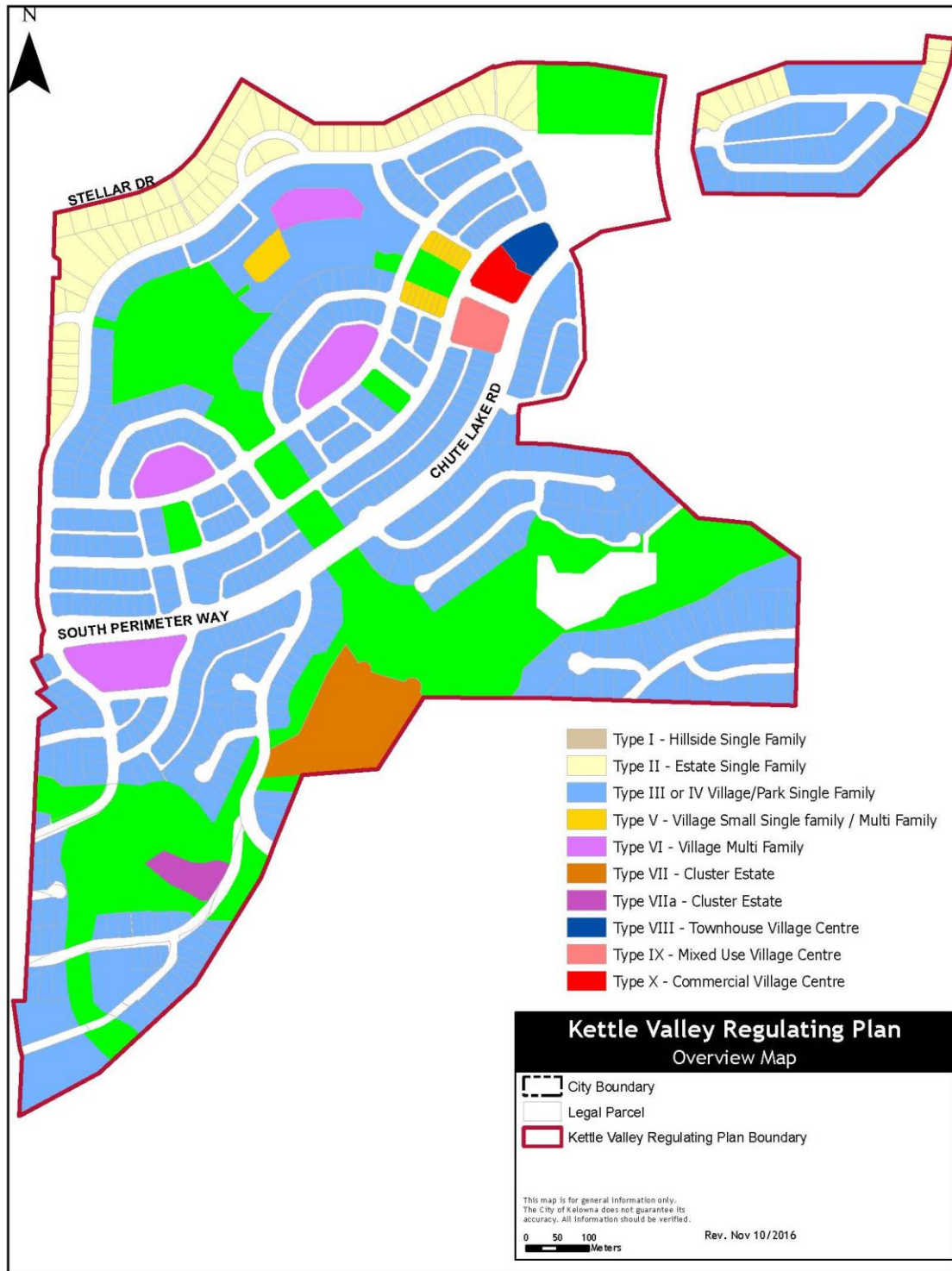
Map A



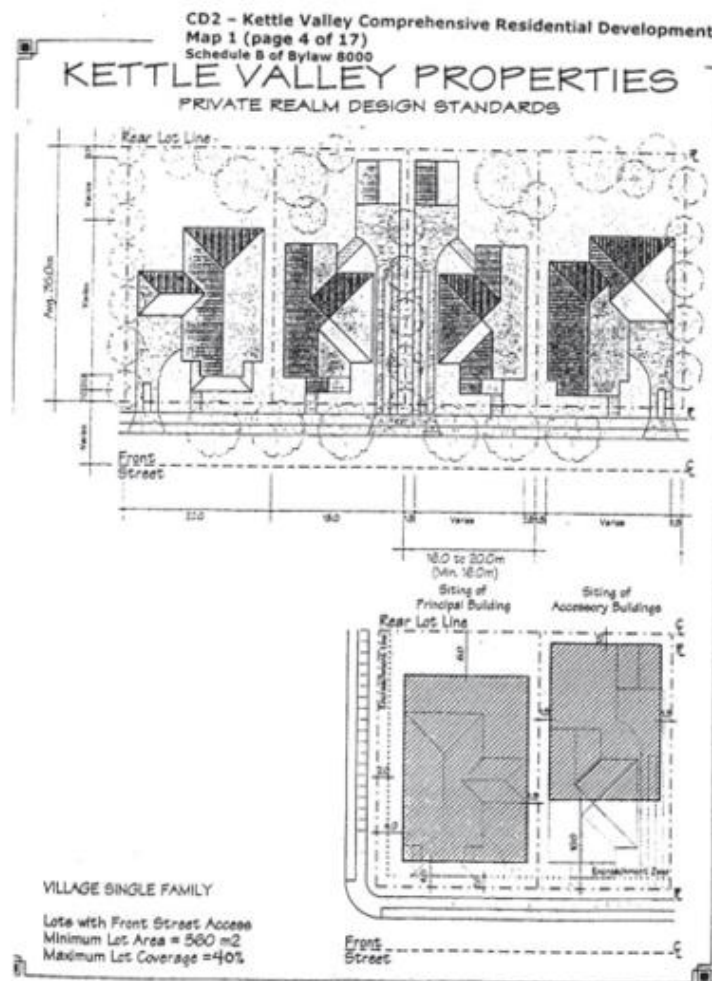
Map B

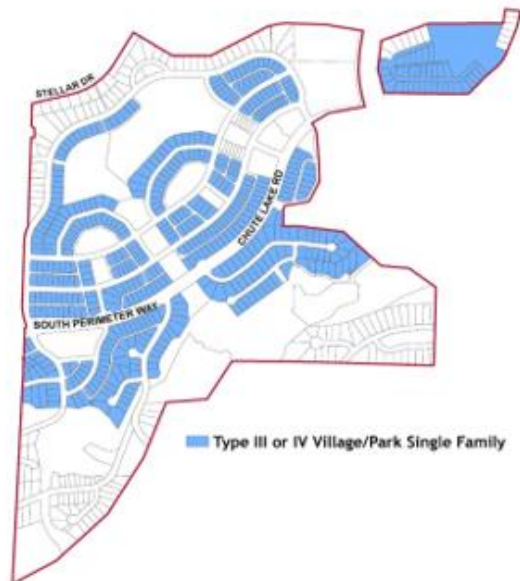
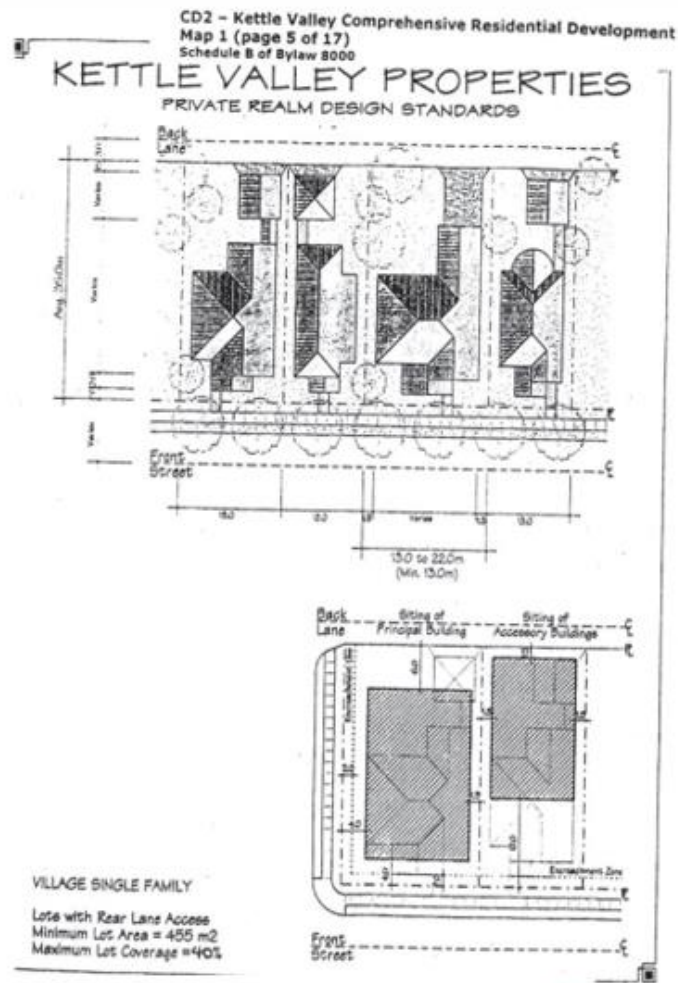


Map C

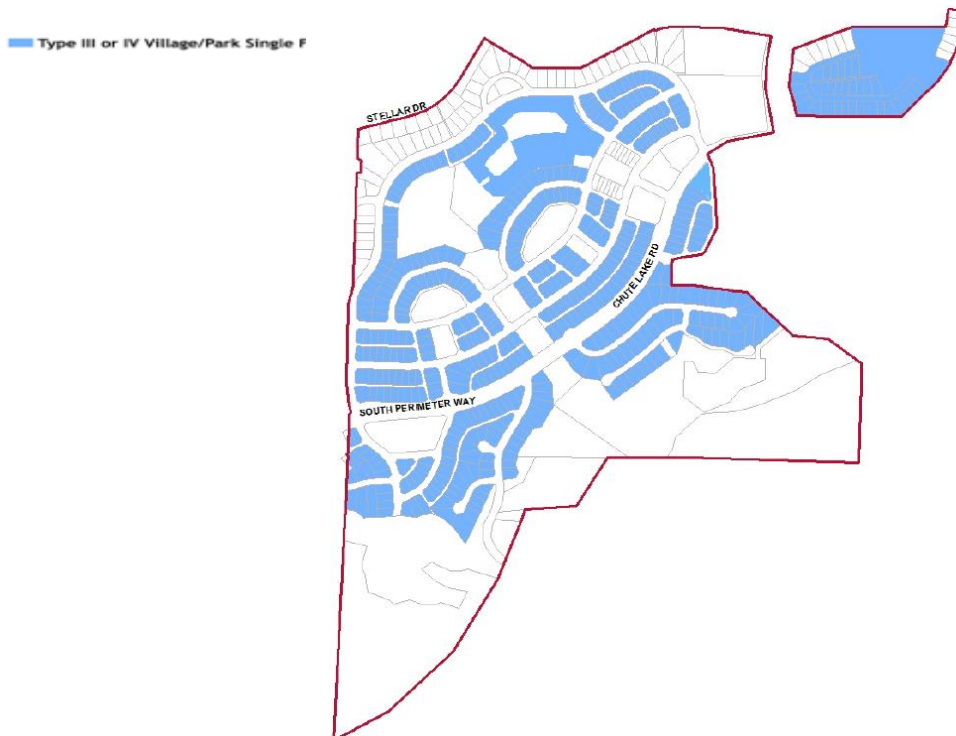
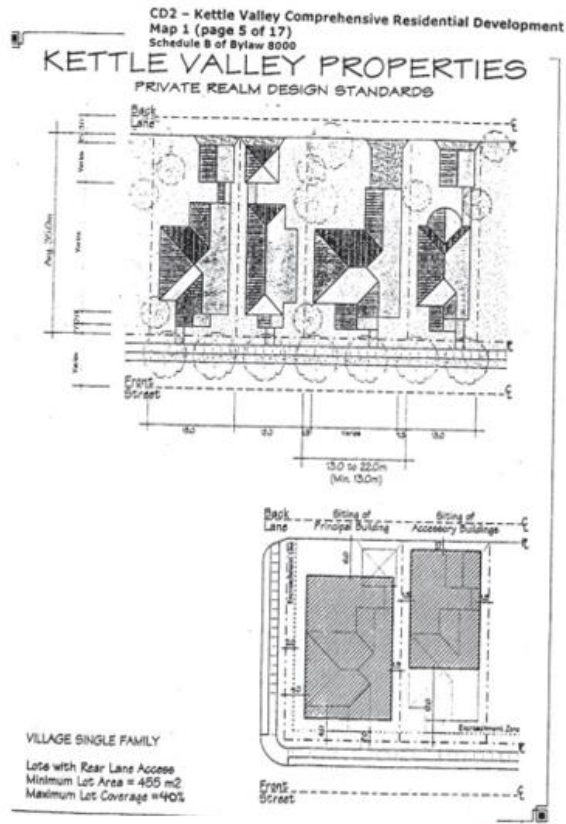


Map D





Map F



REPORT TO COUNCIL



Date: June 27, 2017

RIM No. 0940-60

To: City Manager

From: Community Planning Department (TB)

Application: HAP17-0001

Owner: Richard Mohr

Judith Lynn Mohr

Craig Richard Mohr

Address: 2210 Abbott Street

Applicant: Craig Richard Mohr

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council NOT authorize the issuance of Heritage Alteration Permit No. HAP17-0001 for Lot 27, DL 14, ODYD, Plan 535, located at 2210 Abbott Street, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation to NOT issue a Heritage Alteration Permit for proposed semi-detached housing with a detached accessory building.

3.0 Community Planning

Community Planning staff do not recommend support for the proposed Heritage Alteration Permit for the semi-detached housing and detached accessory building because the proposed height, massing, scale, and setbacks would have a significant impact in the area and be inconsistent with the Heritage Conservation Area Guidelines. Four variances are requested within the Heritage Alteration Permit including front yard setback, side yard setback, a height variance on the semi-detached housing, and a height variance on the accessory building. The combination of these variances creates massing that is inconsistent with the streetscape and the surrounding Heritage Conservation Area. The siting of the over-height detached accessory building is at 1.2m from the front property line and therefore is inconsistent with the established setbacks and heights for the residential block. The subject property is in a prominent location on the corner of the Abbott Street Recreation Corridor and Royal Avenue Beach Access making the project highly visible.

4.0 Proposal

4.1 Background

The subject property is located within the Abbott Street Heritage Conservation Area. The subject property was previously identified as Early Suburban, and the dominant style for the block is Late Arts and Crafts. There are several other new builds in the area that are of a modern design and are not consistent with the dominant style of the block.

The subject property was rezoned in 2015 to RU6 – Two Dwelling Housing, and a Heritage Alteration Permit (HAP14-0014) was issued for semi-detached housing. The Heritage Alteration Permit was Council issued and included three variances for maximum height of an accessory building (4.5m required, 5.6m approved), flanking street setback (4.5m required, 2.0m approved), and front yard setback for an accessory building (9.0m required, 1.2m proposed). The development was never realized, and under new ownership the proposal has been significantly redesigned and requires a new Heritage Alteration Permit and Council consideration of new variances. The variances requested under the previous Heritage Alteration Permit were not as significant. Please see Attachment “A” for a rendering of the original HAP14-0014.

4.2 Project Description

The applicant has proposed to construct semi-detached dwelling units with a detached accessory building in a modern style that is inconsistent with the dominant style for the block (Late Arts and Crafts) as identified in the Abbott Marshall Heritage Conservation Area Design Guidelines. However, the building is architecturally cohesive and consistent in the proposed modern style. The building features a flat roof, with a mix of stone, concrete, and glass and large stone chimneys. The applicant has stated that the design was inspired by Frank Lloyd Wright’s famous Fallingwater (Kaufmann Residence) constructed in 1935 in rural southwestern Pennsylvania. The applicant’s proposed project utilized a series of horizontal planes, Cherokee-red window frames, multi-sash window assembly, and decorated soffits. The three storey proposal includes generous living space and square footage including access to multiple patios and balconies.

The site plan maintains driveway access from Royal Avenue with parking located within attached and detached garages for a total of 6 covered parking stalls. The detached garage features a single parking stall for each unit with bonus rooms located above.

The applicant has provided an attractive landscape plan that includes a variety of hedges, deciduous trees, and ornamental grasses, along with improvements to the Royal Avenue sidewalk to access the public beach. However, the opaque privacy fence that wraps around the property along the public interface is contrary to the OCP Heritage Conservation Area Guidelines that discourage opaque fences in the front yards of properties in the Conservation area and encourages sight lines to the front yard and residence from the front street in order to maintain a connection between public and private spaces and to improve the pedestrian experience.

4.3 Variances

The Heritage Advisory Committee reviewed the application on March 16th, 2017 and recommended non-support with several anecdotal comments. The applicant was able to apply some of the comments and made a site plan revision to reduce the initial number of variances by eliminating a site coverage variance and eliminating an Okanagan Site Line variances. However, the proposal still requires several variances that are of significant concern to Staff when examined in relationship to the OCP Design Guidelines for the

Heritage Conservation Area and with relationship to the streetscape of the Abbott Street Recreation Corridor.

The first two variances are related to the semi-detached main dwelling units on the rear of the property facing Okanagan Lake. One variance is to vary the side yard setback from the flanking Royal Avenue from 4.5m required to 2.3m proposed, and the other is to allow the building to be 3 storeys as proposed, when 2.5 are required. The definition of a half storey in the zoning bylaw does not accommodate a half storey with a flat roof, therefore the upper level is considered a 3rd full storey. The applicant has proposed to use this space as a living area for a future live-in caretaker, and it features a bedroom, recreation room, and large balcony. The flat roof adds considerably to the massing of the building, and the visual impact of the 3rd storey is significant when viewed from Abbott Street, Royal Avenue, and the public beach access. The OCP Heritage Conservation Area Guidelines state that new construction is encouraged to maintain the massing of the streetscape, and also larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing. Supporting this variance would set a precedence in the Heritage Conservation Area which has many streets with modest single storey homes that would be negatively impacted by a 3 storey home adjacent.

Figure 1: Rendering of Proposal as Viewed from Royal Avenue



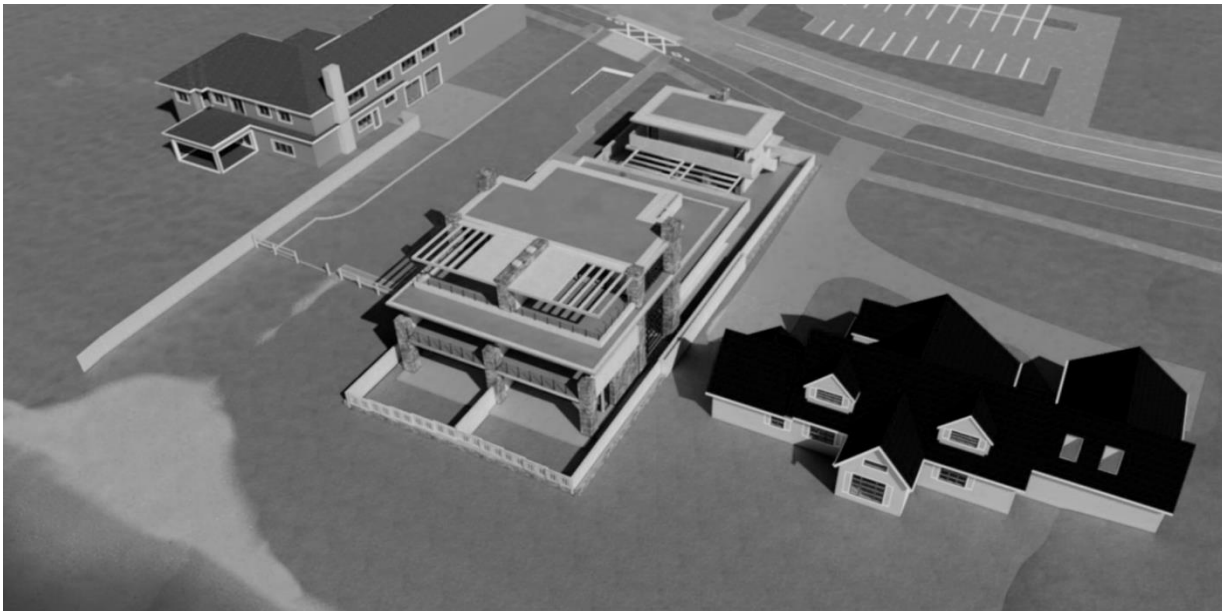
The other two variances are related to the accessory building which features two garage spaces with two office spaces above along with an outdoor wrap around covered balcony. The applicant has requested a variance to the front yard setback for a detached accessory building from 18.0m required to 1.21m proposed. This is to locate the detached garage in what is considered the front yard without maintaining the required front yard setback from Abbott Street and the recreation corridor. This is contrary to the OCP Heritage Conservation Area Guidelines regarding maintaining established front yard setbacks by placing additions and new constructions within 10% of the adjacent building setback. However, it is often the case with properties that have riparian setbacks or topographical challenges that a variance to the required front yard setback for an accessory building could be supported.

The final variance is for the height of the accessory building from 4.5m maximum to 5.95m proposed. The combination of the minimal front yard setback variance and the height variance on the accessory building create significant massing at the front property line. This is inconsistent with the established streetscape for this portion of Abbott Street and will have a negative impact on the pedestrian realm.

Figure 3: Rendering of Accessory Building as Viewed from Across Abbott Street



Figure 4: Rendering Showing Setback Variance on Accessory Building



4.4 Site Context

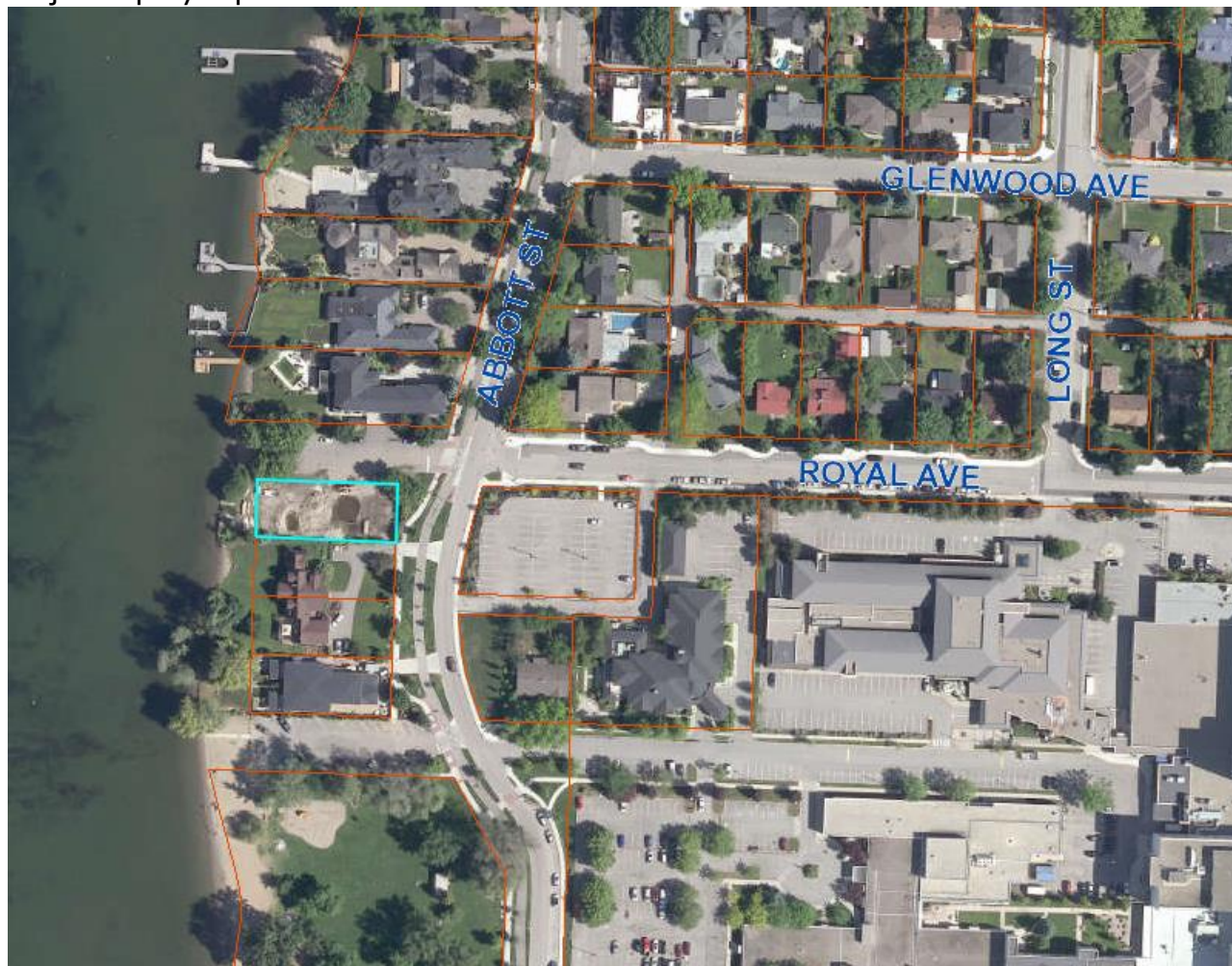
The subject property is located within the Abbott Street Heritage Conservation Area. The subject property was previously identified as Early Suburban, and the dominant style for the block is Late Arts and Crafts. There are several other new builds in the area that are of a modern design and are not consistent with the dominant style of the block.

The property is located south of the Royal Avenue beach access and immediately to the west of Kelowna General Hospital and parking areas. It is a prominent and highly visible corner on the popular Abbott Street recreation corridor.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Road	Royal Avenue Public Beach Access
East	HD1 – Kelowna General Hospital	Parking Lot
South	RU1 – Large Lot Housing	Single Family Residential
West		Okanagan Lake

Subject Property Map: 2210 Abbott Street



4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5m or 2.5 stories	9.5m or 3 stories ❶
Minimum Front Yard	9.0 m (detached accessory building)	1.2 m ❷
Minimum Side Yard (south)	2.3 m	2.31 m
Minimum Side Yard (north)	4.5 m	2.31 m ❸
Minimum Rear Yard	7.5 m	7.6 m
Maximum Site Coverage (buildings)	40%	39.9%
Maximum Site Coverage (buildings, driveways, and parking)	50%	50%
Maximum Height of Accessory Building	4.5m (to mid-point)	5.947m (to mid-point) ❹
Maximum Accessory Building Footprint	90m ²	50.6m ²
❶ Indicates a requested variance to the maximum number of stories of the semi-detached dwellings.		
❷ Indicates a requested variance to the minimum front yard for a detached accessory building.		
❸ Indicates a requested variance to the minimum side yard for a flanking street.		
❹ Indicates a requested variance to the maximum height of an accessory building.		

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Heritage Policies

Conservation Areas.¹ Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbot Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

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)
- HPO (Home Protection Office) approval or exemption is required at time of Building Permit application.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s). Minimum building elevations are required to be established prior to the release of the Development Permit.
- 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.

¹ City of Kelowna Official Community Plan Chapter 9.2.4 (Arts, Culture & Heritage)

6.2 Development Engineering Department

- Please see Schedule “C” attached to the Report from Community Planning dated June 27, 2017.

6.3 Heritage Advisory Committee

The above noted application was reviewed by the Community Heritage Committee at the meeting held on March 16, 2017 and the following recommendations were passed:

THAT the Heritage Advisory Committee recommends that Council not support Heritage Permit Application No. HAP17-0001 for the property located at 2210 Abbott Street to:

- vary the maximum number of stories of a semi-detached dwelling from 2.5 stories permitted to 3 stories proposed;
- vary the minimum front yard setback for a detached accessory building from 9.0m permitted to 1.2m proposed;
- vary the minimum side yard setback for a flanking street from 4.5m permitted to 2.31m proposed;
- vary the maximum site coverage including buildings, driveways and parking from 60% permitted to 62.4% proposed;
- vary the maximum height of an accessory building from 4.5m permitted to 5.95m proposed; and
- vary the Lake Okanagan Sight Line (adjacent property).

Anecdotal Comments:

- The Heritage Advisory Committee recommends revisions to the application in order to reduce the massing of the structures for consistency with the adjacent properties and to reduce the number of parking spaces proposed. The Heritage Advisory Committee is concerned that the accessory building is too large and pushes the project above what is acceptable in the Heritage Conservation area. The variances indicate a clear desire to do more than the zone allows and noted that without the detached accessory building, fewer variances would be required, which would include the site coverage and Okanagan Lake Site Line, and the minimum parking requirement would still be met.

7.0 **Application Chronology**

Date of Application Received: January 13, 2017

Date Public Consultation Completed: May 6, 2017

8.0 **Alternate Recommendation**

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP17-0001 for Lot 27, DL 14, ODYD, Plan 535, located at 2210 Abbott Street, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule “AA,”
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule “BB”;

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

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

To vary the maximum height of the principal building from 2.5 storeys required to 3 storeys proposed;

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

To vary the maximum height of an accessory building/structure from 4.5 m required to 5.95 m proposed;

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

To vary the required minimum side yard from a flanking street from 4.5 m required to 2.3 m proposed;

Section 6.5.8(a): Accessory Development

To vary the required front yard setback for a detached accessory building/structure from 18.0m required to 1.21m proposed;

AND THAT Council's consideration of this Heritage Alteration Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 27, 2017;

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

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

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Original HAP14-0014 Expired

Attachment "B": Heritage Conservation Area Guidelines

Attachment "C": Conceptual Renderings

Draft Heritage Alteration Permit HAP17-0001

Schedule "A": Development Engineering Requirements

Schedule "AA": Site Plan and Floor Plans

Schedule "BB": Elevations

ORIGINAL *APPROVED DUPLEX*

This forms part of application
HAP14-0014

Planner
Initials

TB

City of
Kelowna
COMMUNITY PLANNING



ILLUSTRATION / THE ARTS ALIVE

TO: Kelowna City hall

FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES

Urban Planning:

The proposed development compliments other existing or approved Frank Lloyd Wright inspired dwellings in the Abbott Street Heritage Conservation Area and retains some features of the “Early Suburban” style. The dwelling is in keeping with heritage principles and policies to maintain the residential character of the area and provides an example of sensitive redevelopment.

The property is located in the Abbott Street Heritage Conservation Area but is not listed on the city’s Heritage Register. The Abbott Street Heritage Conservation Area Development Guidelines identifies the dominant style of the block as “Arts & Crafts” (late) and “Early Suburban”. A semi-detached dwelling in the Frank Lloyd Wright / Prairie style was approved for 2248 Abbott street and a single detached dwelling in the Arts & Crafts (late) style is located on the double wide lot at 2228 Abbott Street.

Form & Character

The architecture of this new semi-detached dwelling takes design cues from the Early Suburban style with: the A-symmetrical façade, Cherokee red window frames, decorated soffits, Upper storey belting to help massing, horizontal design, vertical hung window openings, multi sash window assembly, multiple pain windows, side yard parking, authentic aged stone and stucco exterior. The design is inspired by Frank Lloyd Wright’s Falling Water build in the late 30’s in Pennsylvania and complements the approved semi-detached dwelling at 2248 Abbott Street as well as existing dwellings at 2195 Abbott Street, which was constructed in the late 1950’s.

From Abbott Street and Royal Avenue the structure has the appearance of a single family dwelling because of the recessed entrances and single driveway access. The development respects established building spacing and driveway access as per the Abbott Street/Marshal Street Conservation Areas Development Guidelines. The cladding materials and landscaping also reflect the site context. The intent is to use grass-crete for some of the parking areas and 100% permeable paver stones which are especially beneficial on lakefront properties.

The Drive way access from Royal Avenue will be retained but reduced to less than 5m in width. The established streetscape will be maintained because the existing access off Royal Avenue will be used to enter the detached front garages. The detached garage includes one enclosed parking space per dwelling with one additional surface space parking on either side of the garage.

TO: Kelowna City hall

FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES

Variances

Four variances are required to the Zoning Bylaw:

To vary the accessory building height from 4.5m permitted to 5.947 proposed.

To vary the front yard from 4.5m permitted to 1.208m proposed.

To vary the north side yard from 4.5m permitted to 2.313m proposed.

To vary the number of stores from 2.5 permitted to 3 proposed

The variance for the height of the accessory building is due to the second storey bonus room above the garage. The second storey is set back 1.22m from the east exterior wall for the first storey and includes a balcony and windows facing Abbott Street; which reduces the massing and improves the façade along the street. If the garage was attached to the dwelling it would not be limited to 4.5m in height.

Additionally, height is measured to the highest point on a non-sloping roof as opposed to the midpoint of a sloping roof; therefore, a sloping roof could have a similar peak height.

The detached garage requires a variance to be located 1.208m from the front lot line. Detaching the the single garage from the dwelling reduces the structures massing and allows for sightlines through the property. Unlike most properties along Abbott Street, the property line is set back from the Abbott Street recreational corridor by up to 10m at the North end of the property. The existing hedge and mature tree between the property line and the recreational corridor provide a buffer and will screen the first storey of the garage when view along Abbott street (see detailed colored 3D renderings). The landscaping is located within the city's right of way. Additional landscape shrubs will be planted inside a stone and stucco yard fencing on the garage's east elevation (facing Abbott Street); to create more natural screening and Architectural character.

The North side yard is along a flanking street (Royal Avenue) and a variance is required to reduce the side yard to 2.03 and 2.313m. The portions of the dwelling that extend into the side yard setback are adjacent to the pocket park and associated parking area at the West end of Royal Avenue and would comply with the regular side yard requirements if the street was not considered flanking. Overall the semi – detached dwelling has a smaller footprint and larger setbacks that the prior dwelling.

The variance for the 3rd story is due to the addition of a living room, three piece bathroom, bedroom with closet and small wet bar compete with sink, dishwasher and full height fridge. There are two patios on the third level, one off the bedroom facing East and the other off the living room facing North towards the lake. The intent for this space is to accommodate a future live-in care giver as the property owners intend to live in the dwelling as long as health permits. The Son will be living in the other half of the duplex to care for the parents until a live in caregiver is required. Great care was taken, in design, to step the building back from one floor to the next (away from Abbott Street) to minimize

TO: Kelowna City hall

FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

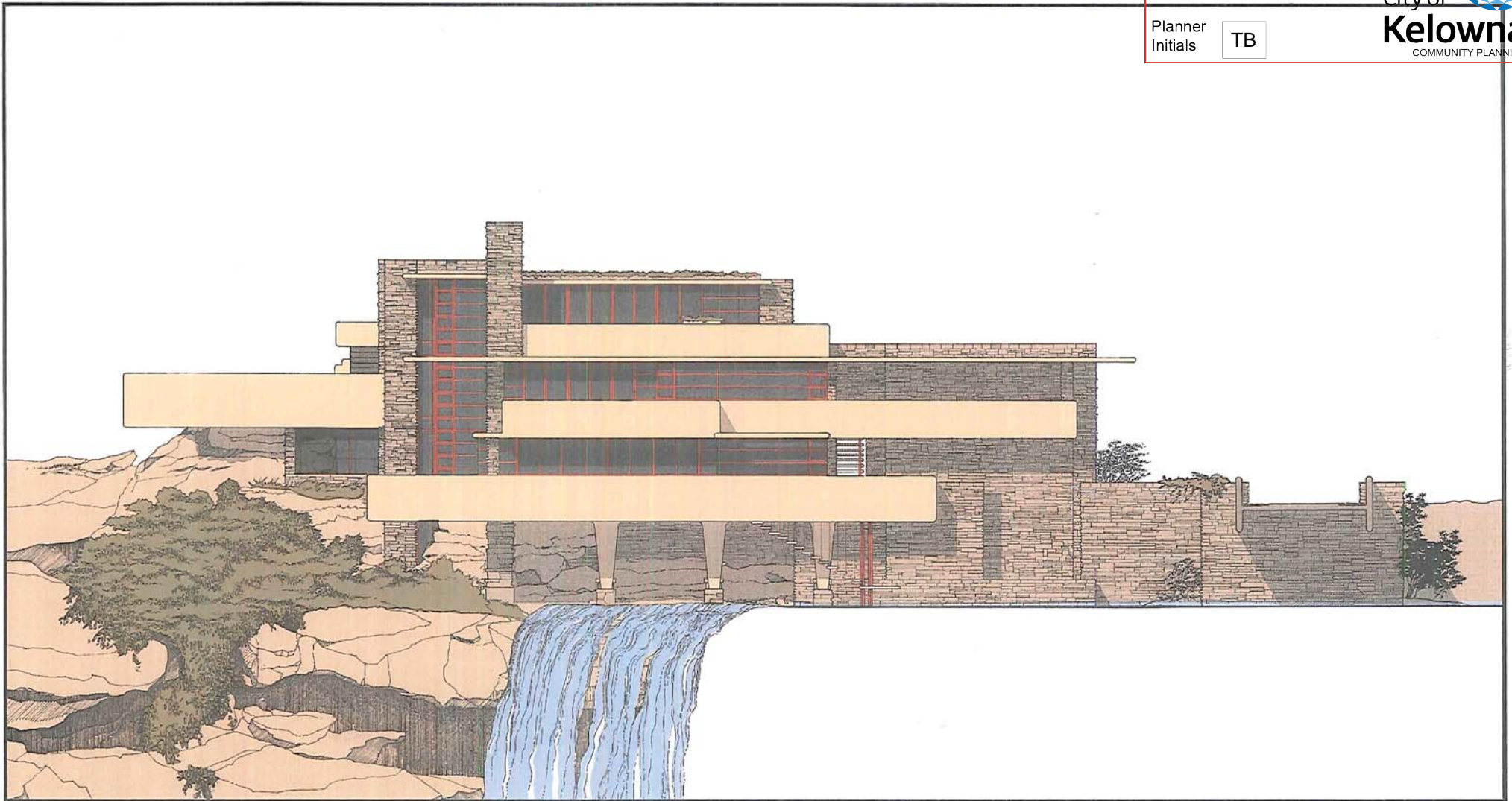
SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES

Variances (continued)

the impact of the developed space on the third level. The total height of the dwelling conforms extremely well with the neighboring houses as shown on the 3D renderings. The Renderings accurately depict the roof heights of both neighboring houses in relation to the new dwelling. The renderings indicate no height difference from the North neighbour and a one foot height difference from the neighbour to the South. Note that the structure does not require a height variance.

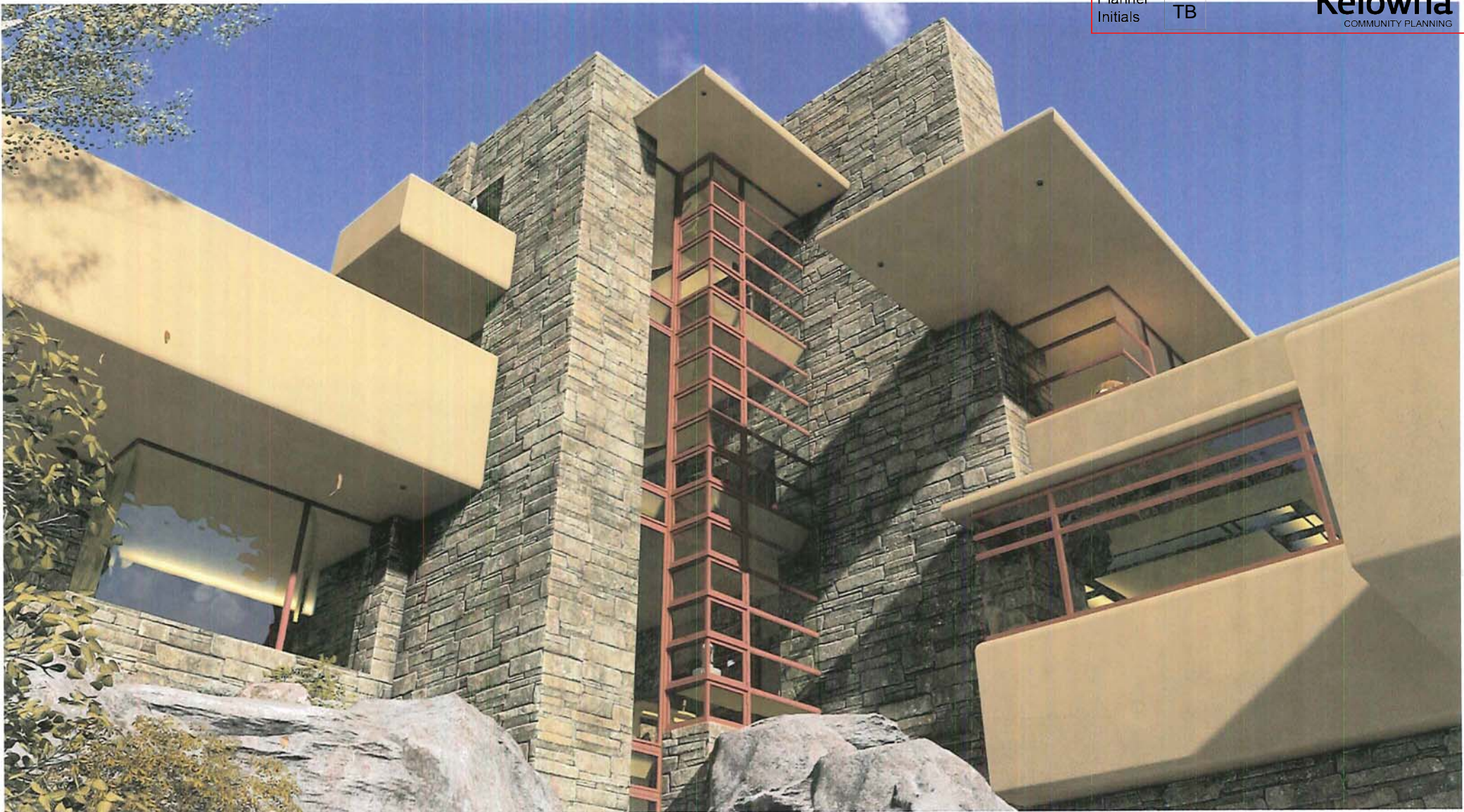
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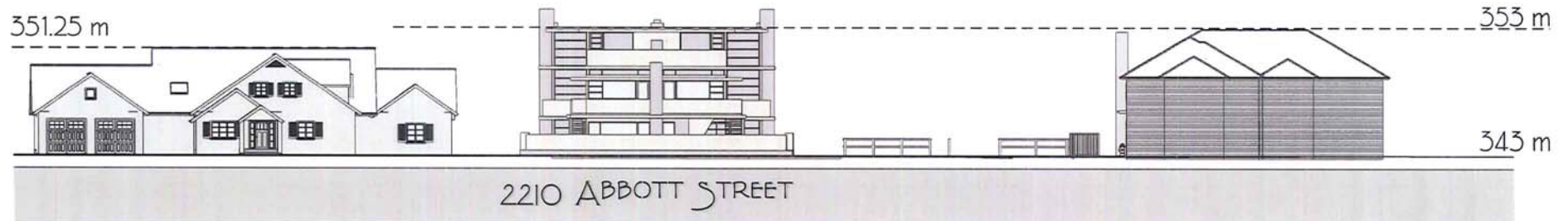
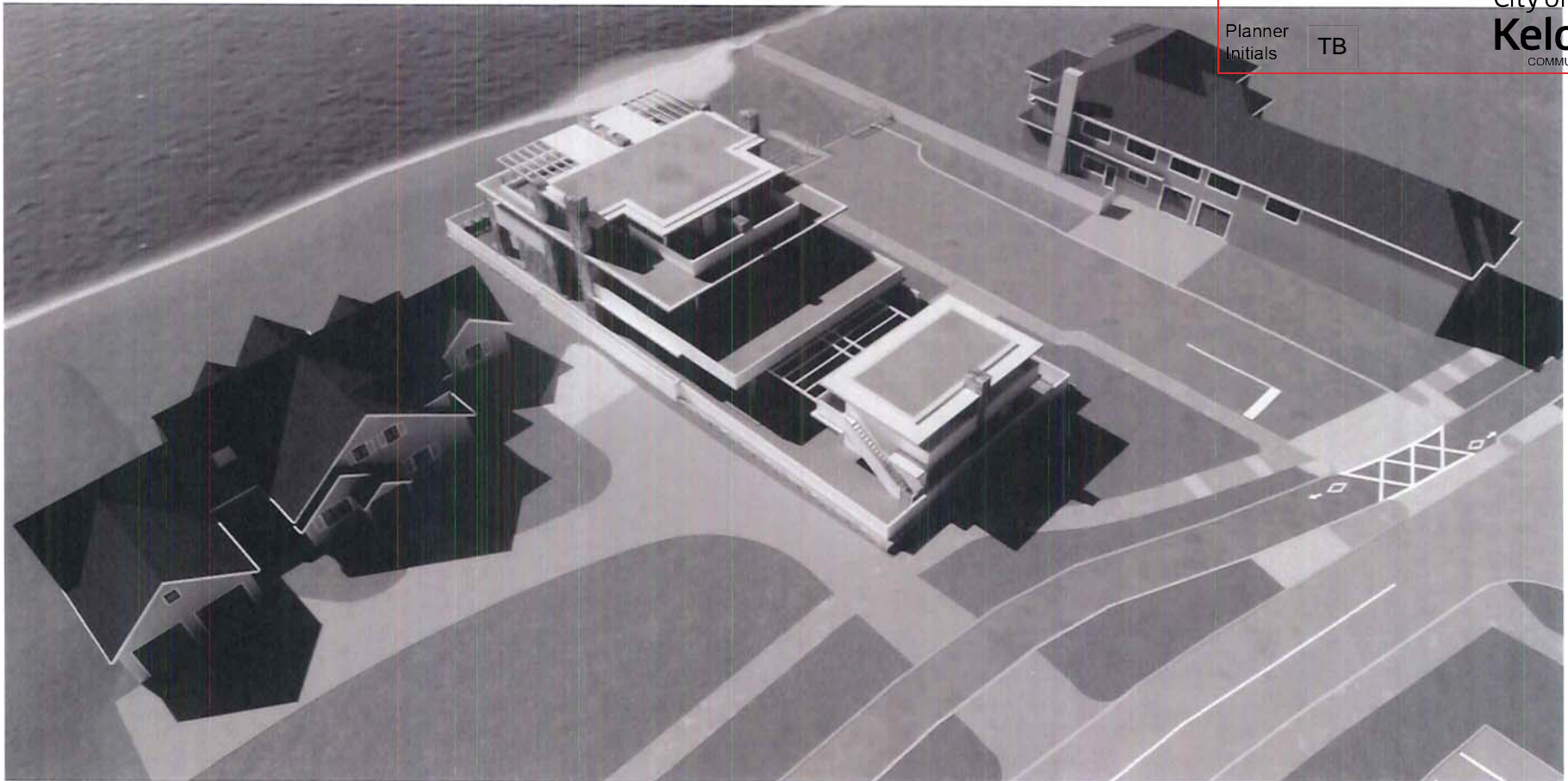
Richard, Judy and Craig Mohr

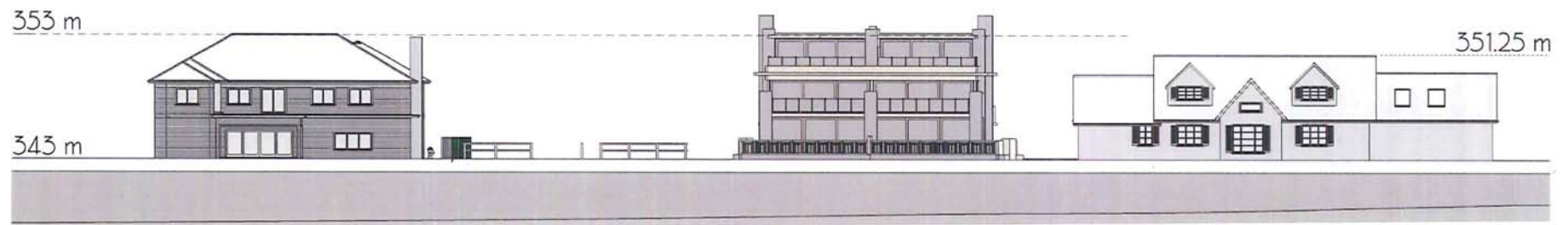
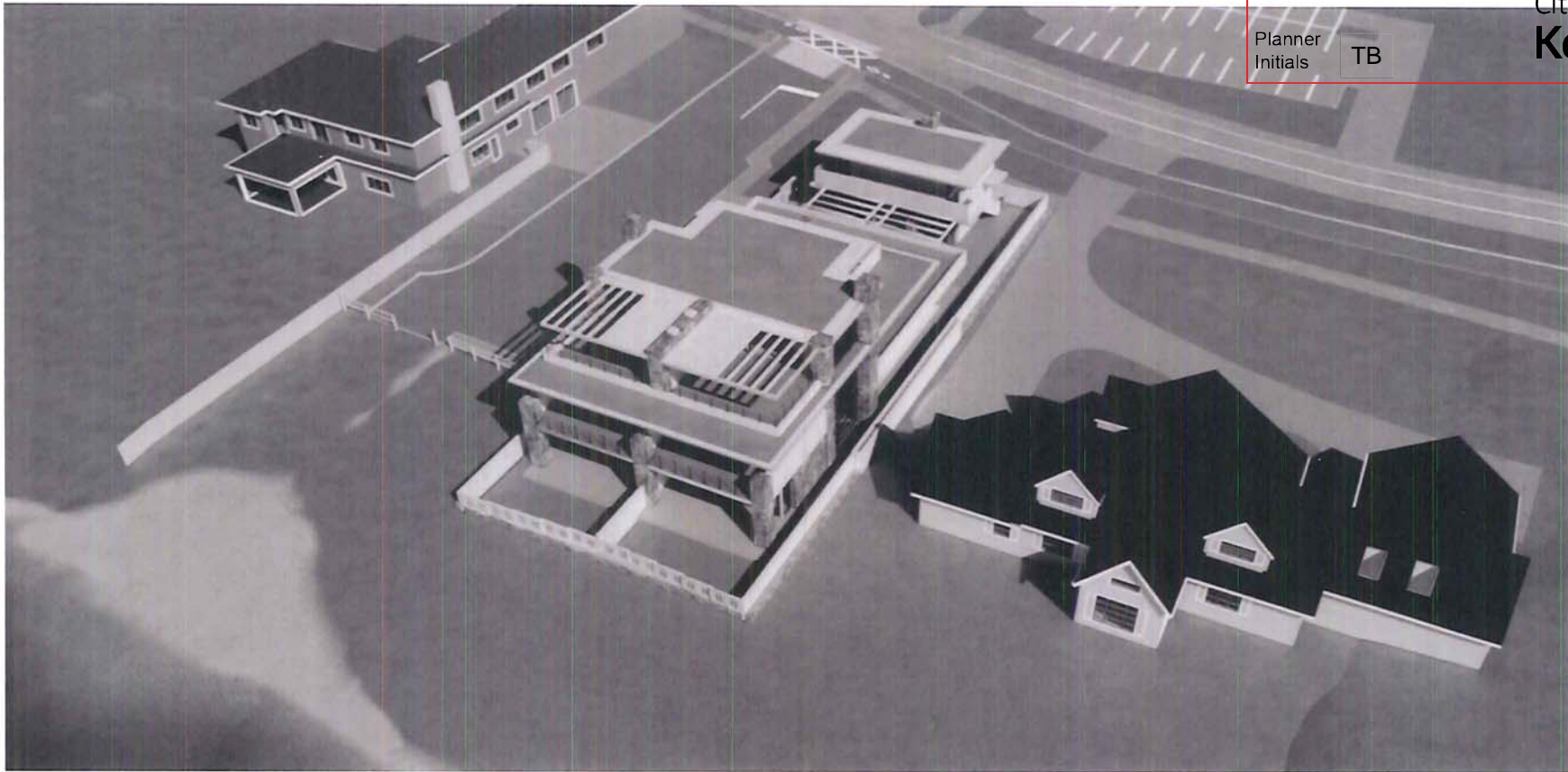


FALLINGWATER

SOUTH ELEVATION







2210 ABBOTT STREET

This forms part of application

HAP17-0001

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Kelowna
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This forms part of application

HAP17-0001

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PROJECT NORTH

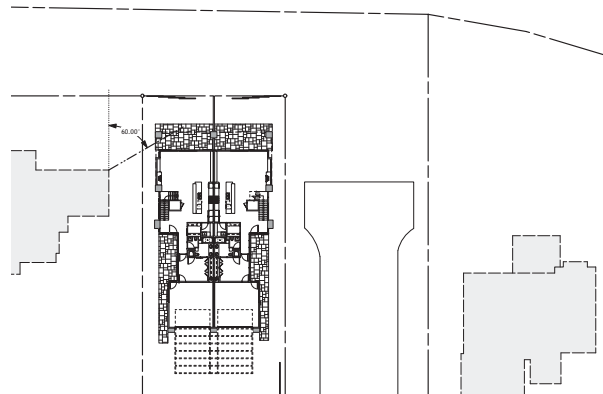
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KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

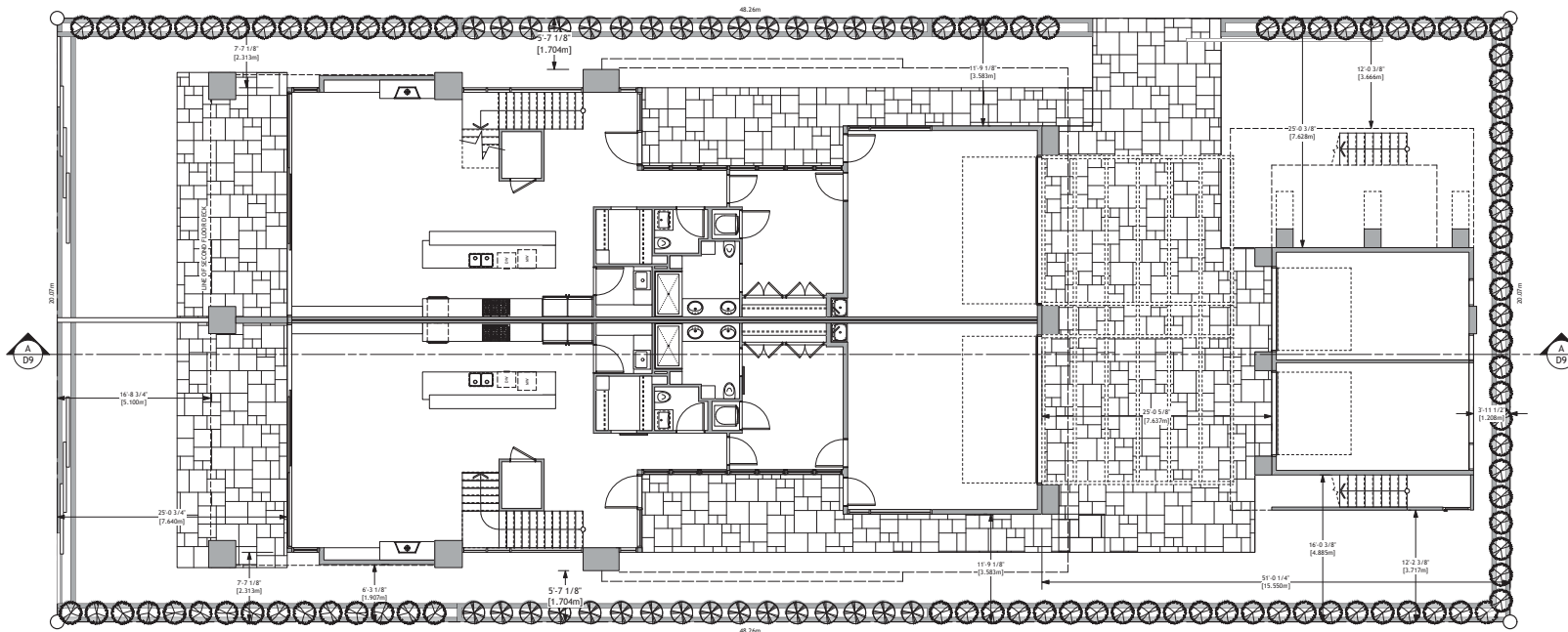
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DATE
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DRAWING NUMBER
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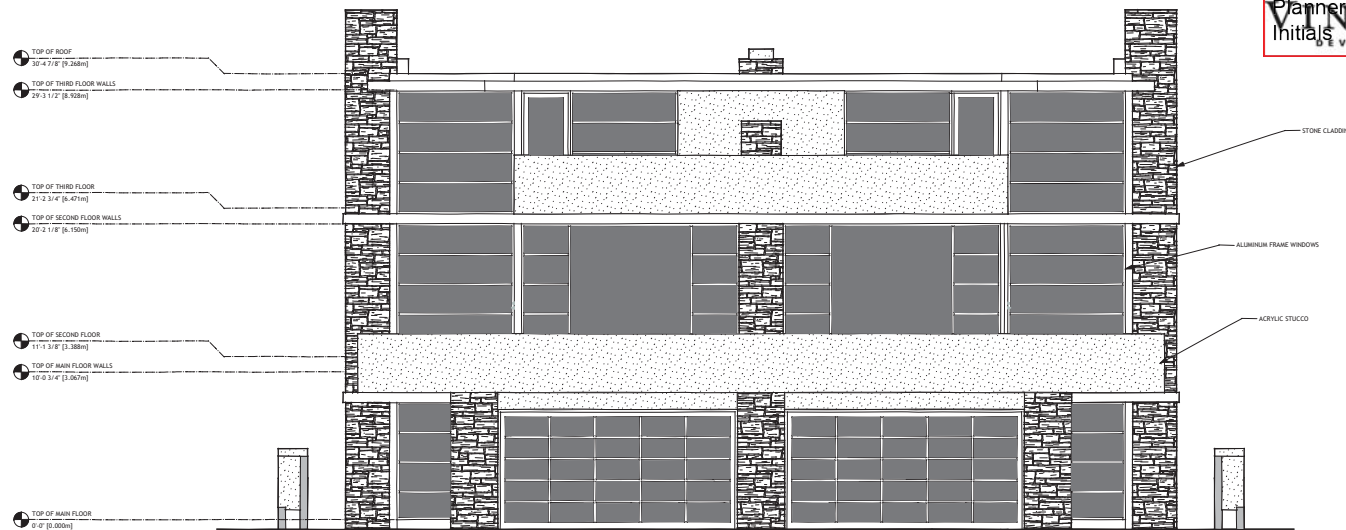


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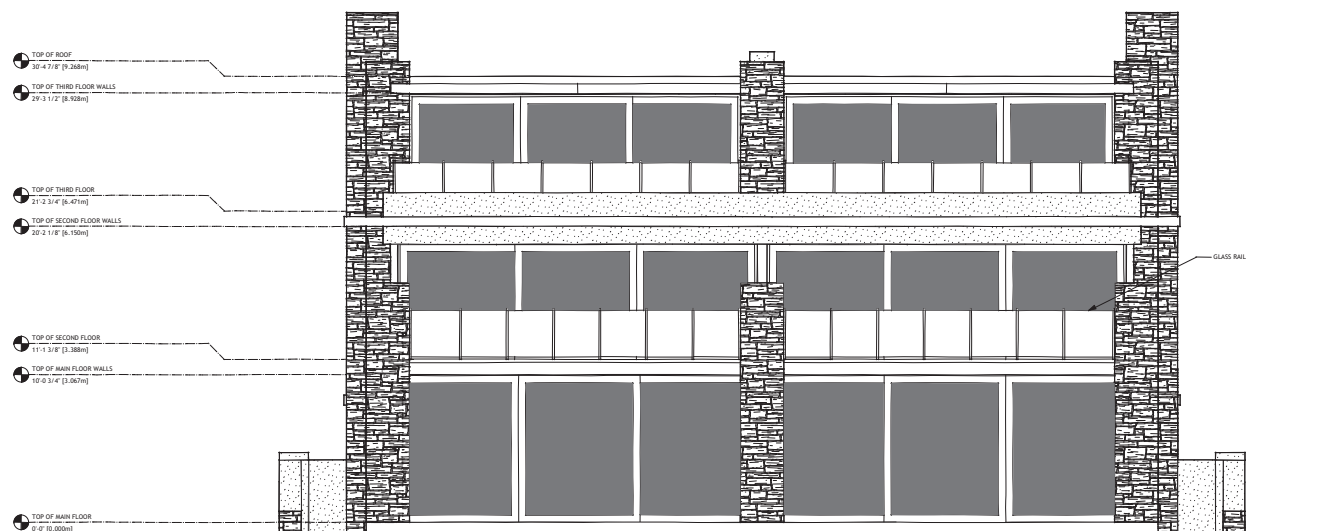


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Scale: 1:75





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2 WEST ELEVATION
Scale: 1/4" = 1'-0"

City of Kelowna

COMMUNITY PLANNING

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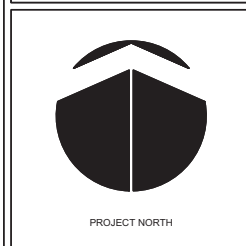
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2210 ABBOTT STREET
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ELEVATIONS

DATE
OCTOBER 22, 2016

DRAWING NUMBER
2 of 9

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PROJECT

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2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
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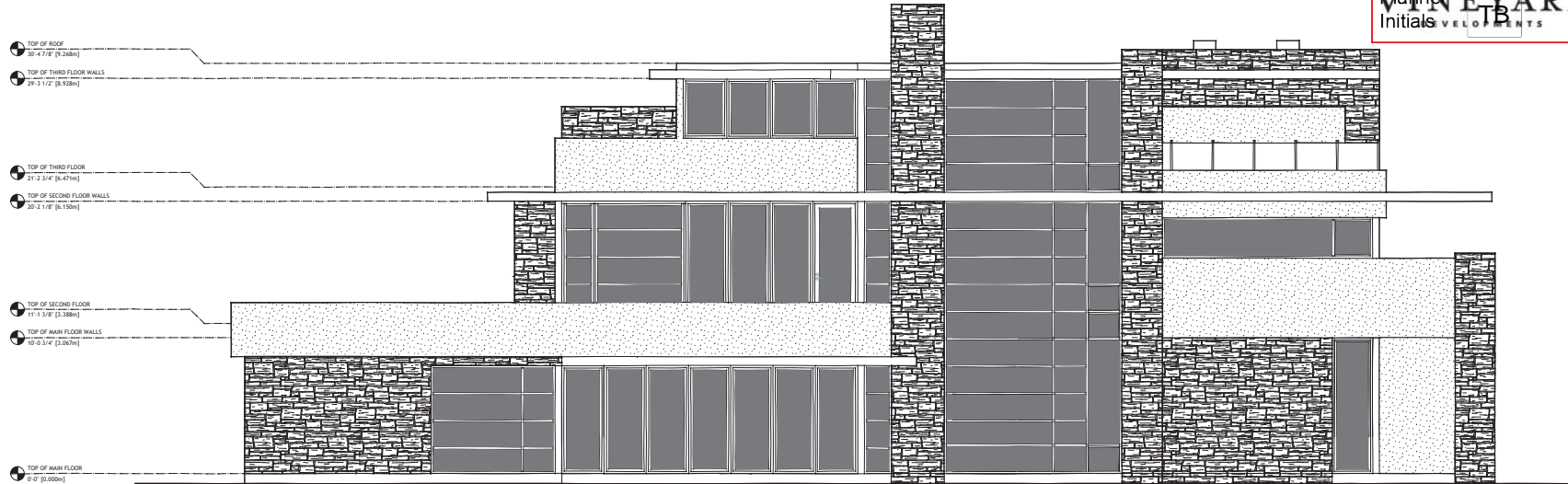
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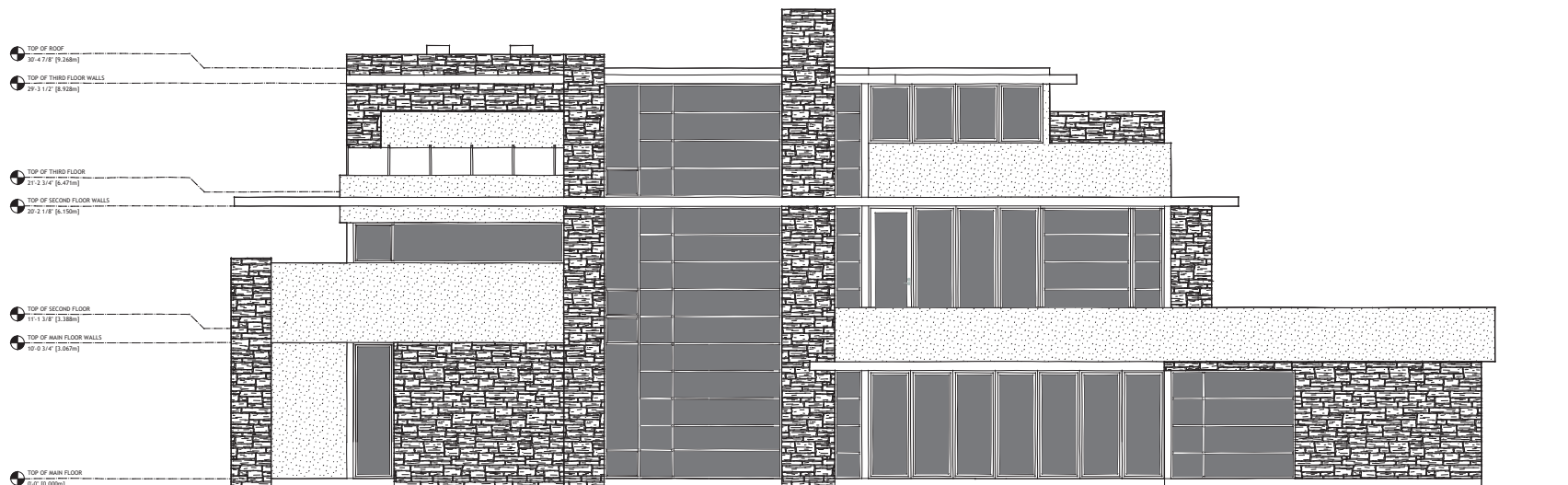
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1 SOUTH ELEVATION
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PROJECT NORTH

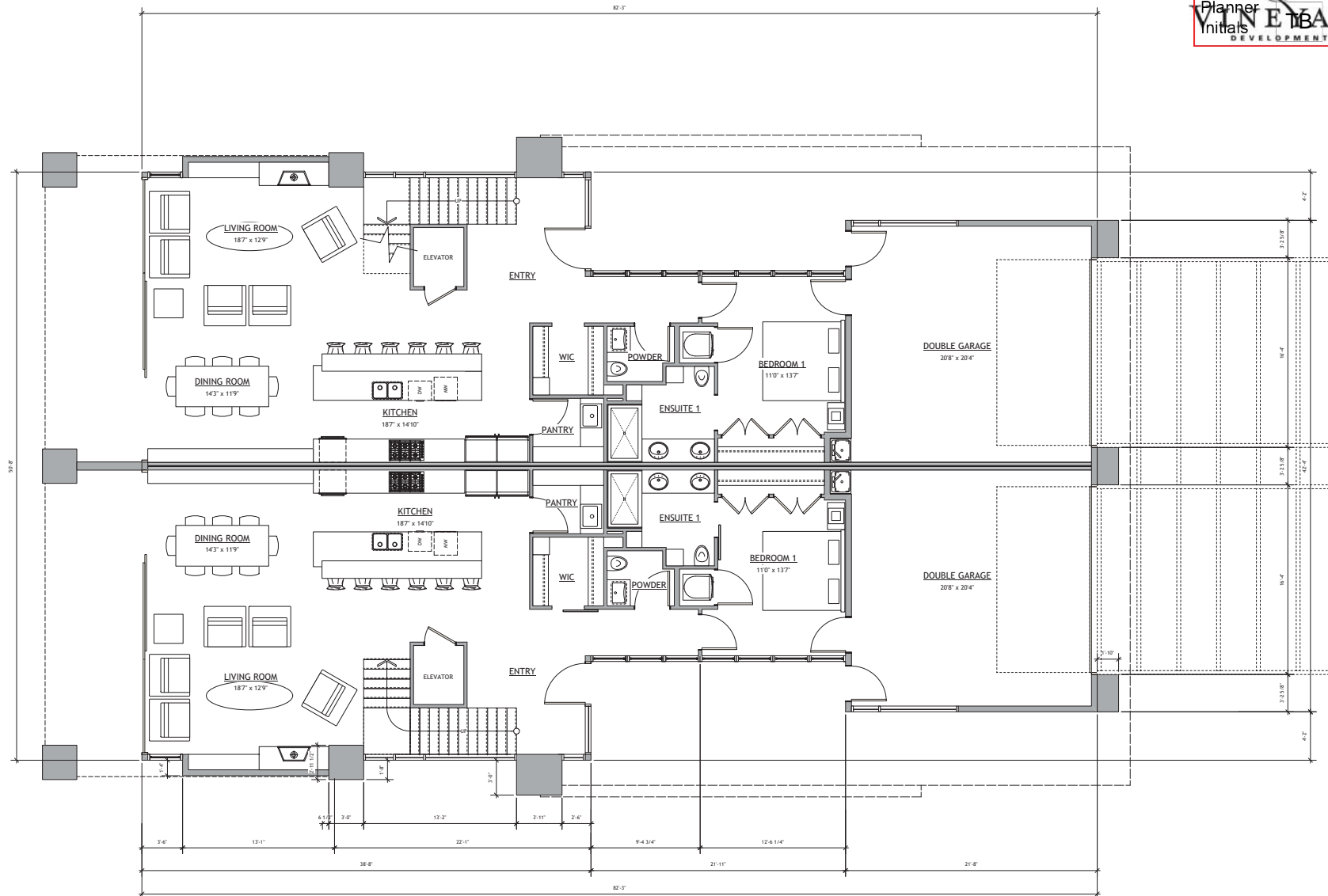
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PROJECT
DUPLEX DEVELOPMENT
 2210 ABBOTT STREET
 KELOWNA, BC V1Y 1E1
 LOT 27 PLAN KAP535

DRAWING TITLE
MAIN FLOOR PLAN

DATE
 OCTOBER 22, 2016

DRAWING NUMBER
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 9



1 MAIN FLOOR PLAN
 Scale: 1/4" = 1'-0"
 NORTH FFA = 1357 SQ. FT.
 SOUTH FFA = 1357 SQ. FT.

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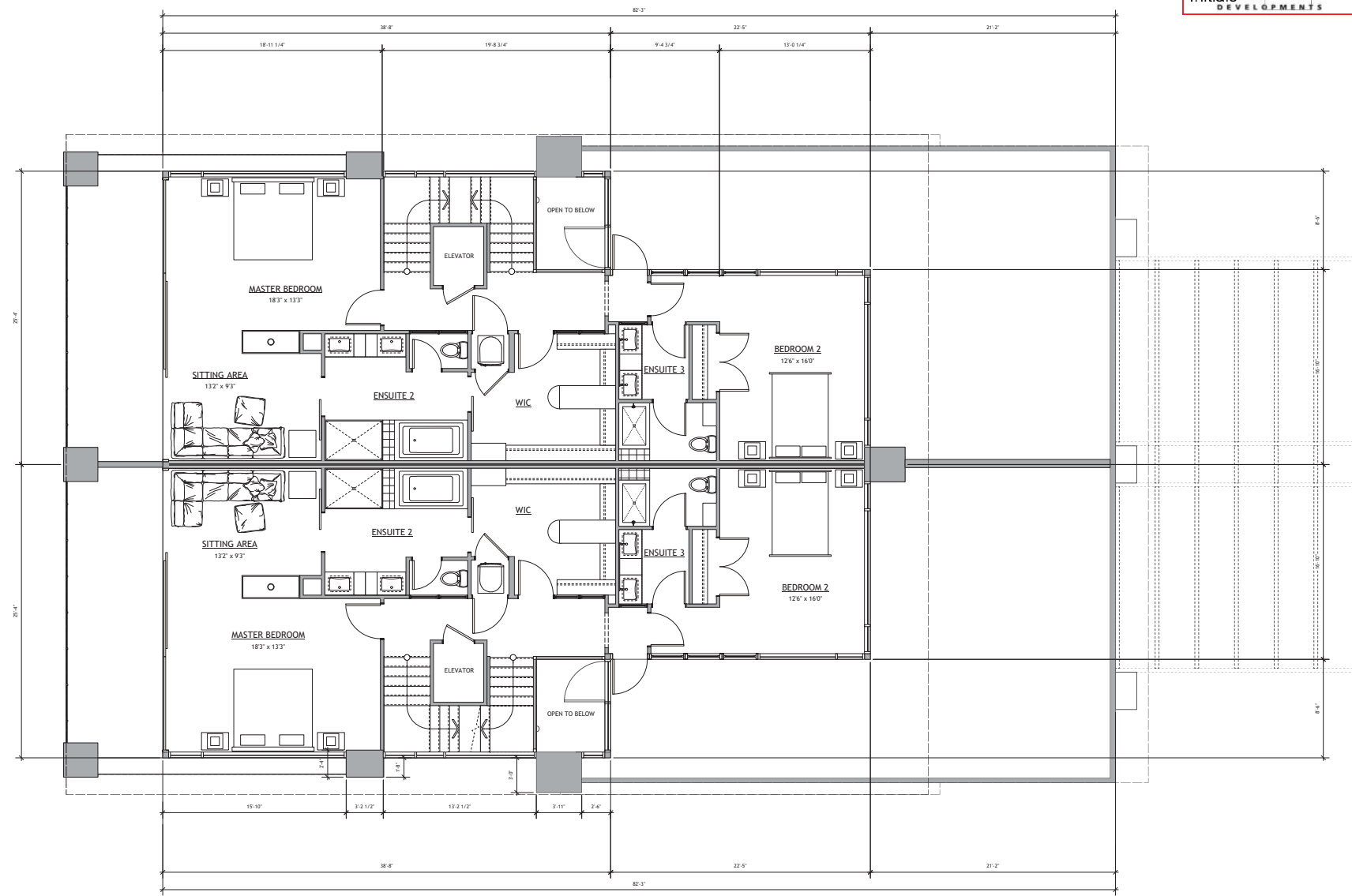
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DUPLEX DEVELOPMENT
2210 ABBOTT STREET
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LOT 27 PLAN KAP535

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SECOND FLOOR PLAN

DATE
OCTOBER 3, 2016

DRAWING NUMBER
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9



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0" NORTH FFA = 1309 SQ. FT.
SOUTH FFA = 1309 SQ. FT.

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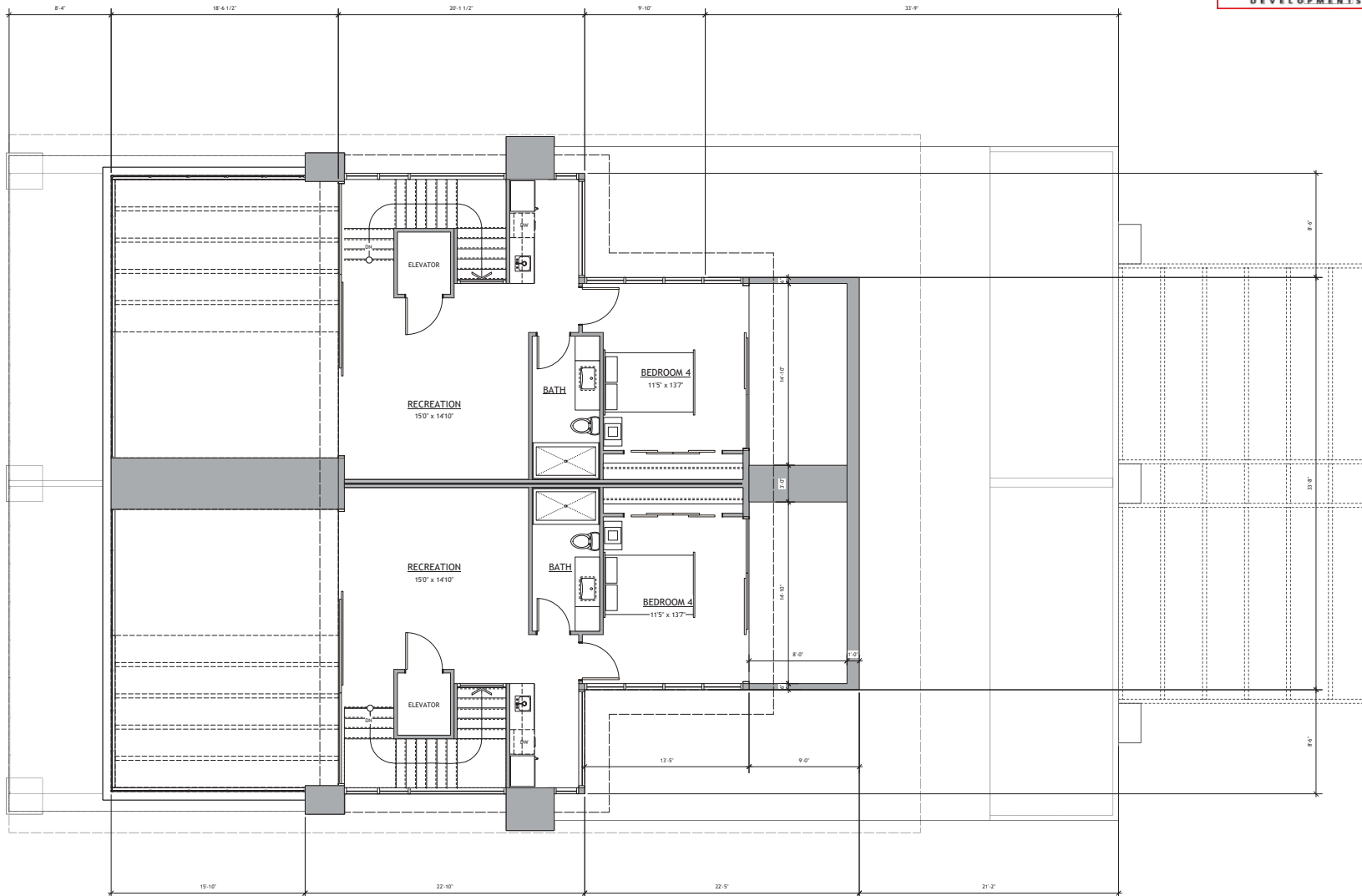
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PROJECT
DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

DRAWING TITLE
THIRD FLOOR PLAN

DATE
OCTOBER 3, 2016

DRAWING NUMBER
6 of 9



1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"
NORTH FFA = 675 SQ.FT.
SOUTH FFA = 675 SQ.FT.



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REVISION	DATE	DESCRIPTION

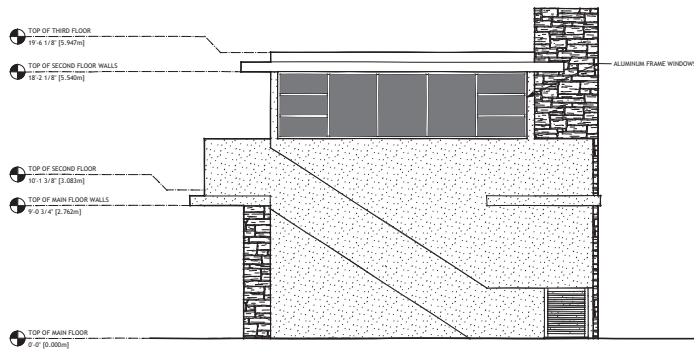
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KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

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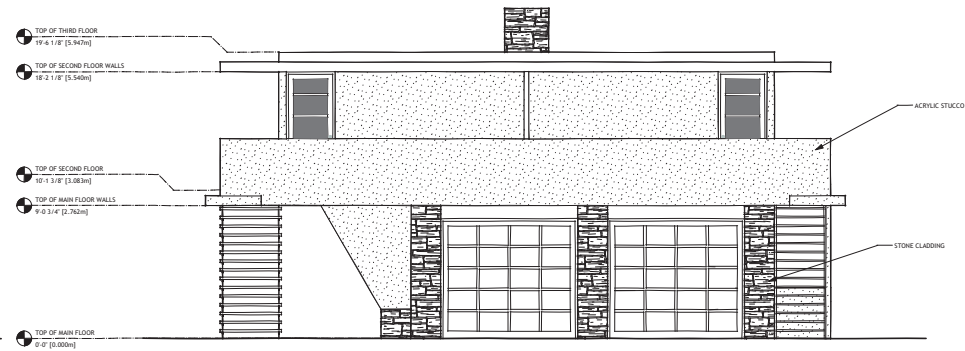
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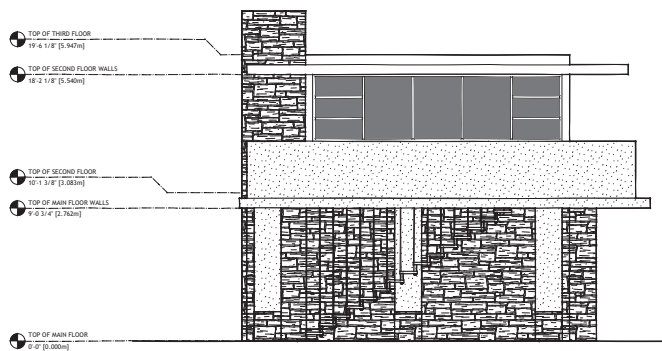
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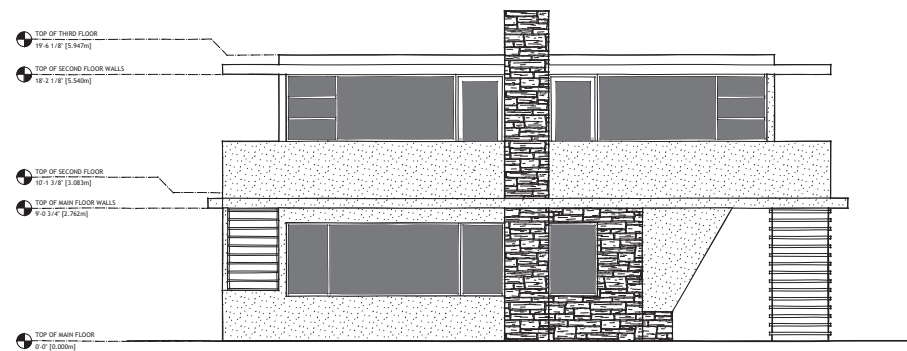
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2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 EAST ELEVATION
Scale: 1/4" = 1'-0"



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PROJECT NORTH

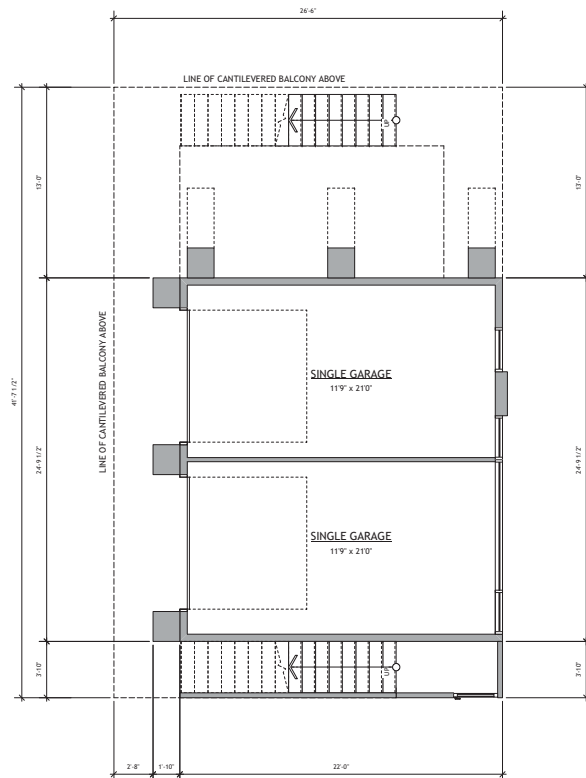
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PROJECT
DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

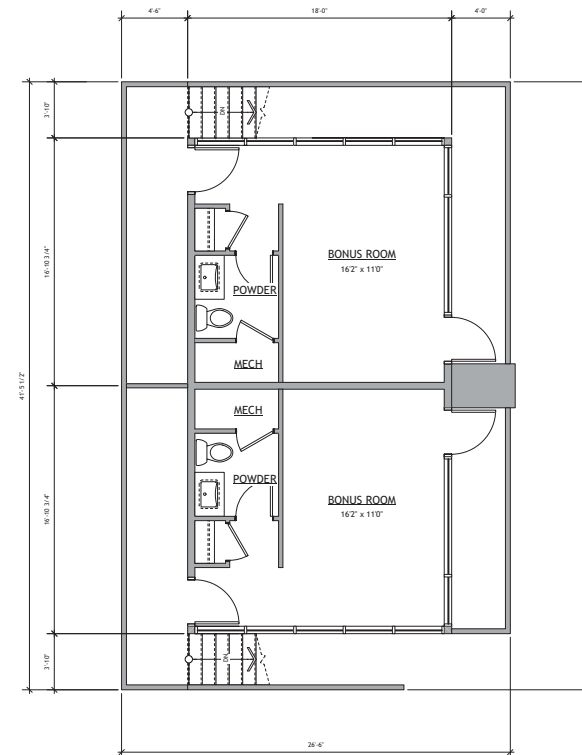
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ACCESSORY BLDG PLANS

DATE
OCTOBER 3, 2016

DRAWING NUMBER
8
— of —
9



1 ACCESSORY BUILDING MAIN FLOOR
Scale: 1/4" = 1'-0" BUILDING FOOTPRINT AT GRADE = 545.42 SQ.FT. (50.67m²)



2 ACCESSORY BUILDING SECOND FLOOR
Scale: 1/4" = 1'-0" FFA = 304 SQ.FT./UNIT

HAP17-0001



City of Kelowna
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PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

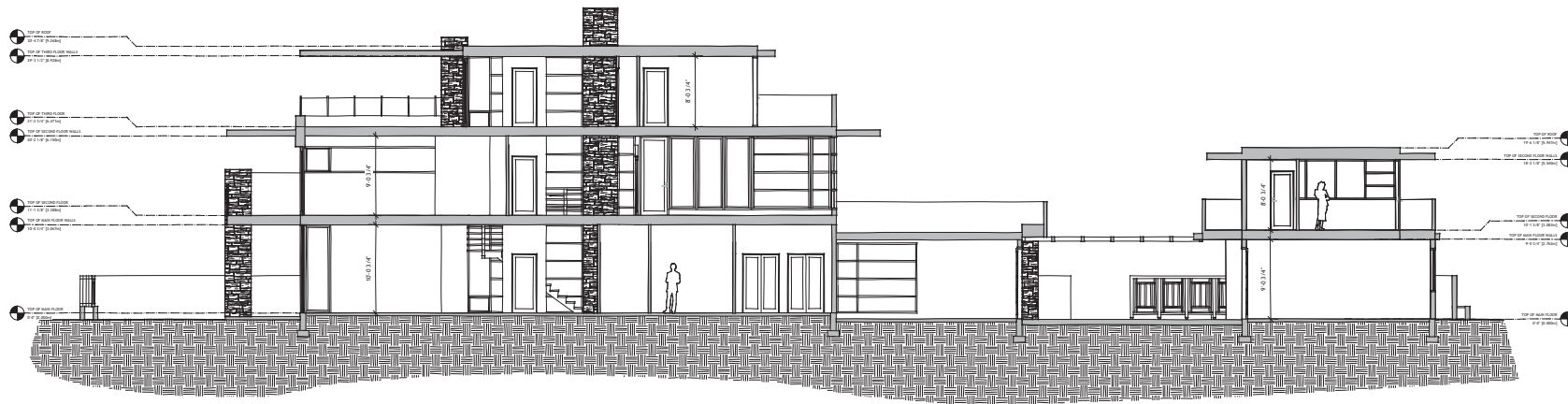
DRAWING TITLE

SITE SECTION

DATE OCTOBER 3, 2016

DRAFTING NUMBER

$\frac{9}{9}$ of $\frac{\quad}{9}$



1 SITE SECTION
Scale: 1:75

TB



Kobayashi, BC

800-762-7827

FORM FOR VISITOR		
1	10.12.27	Family
2		
3		
4		
5		

PROJECT NO.	16-299
DESIGN BY	SP
REVIEW BY	AF
CHECKED BY	FJ
DATE	DEC. 22, 2016
SCALE	1"=10'

31



LEARNING OBJECTS

L1/1

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

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER GINATUM "PAFIC FRIE"	PACIFIC FRIE MAPLE	1	1 cm HT / MULTI-STEM
CARPINUS BETULUS "FRANG FORTANE"	FRANG FORTANE HORNBAM	5	6m CAN
SHRUBS			
BURSERIA SERRA MOUNTAIN	GREEN MOUNTAIN BOWWOOD	14	#01 CONT / 11m O.C. SPACING
CORNIUS SYGONOTA "TAREW"	RED EYED DOGWOOD	14	#02 CONT / 11m O.C. SPACING
CHONOLYMBUS "SPARTAN"	SPARTAN JUNPLIR	10	1.5m HT / 1.2m O.C. SPACING
PHORBEA "JUNCEY"	JUNCEY WREATH	8	#02 CONT / 11m O.C. SPACING
RIEES APENNIN	ALPINE CURBANT	7	#02 CONT / 11m O.C. SPACING
BRICKNACHIA "CROCH"	WREATH PROCCANT SUHAC	14	#01 CONT / 11m O.C. SPACING
SPERALE "SNOWITE"	SNOWHITE SPEREA	7	#01 CONT / 11m O.C. SPACING
TARUS I MEDIA "ICEE"	ICEE TEEW	28	#01 CONT / 0.75m O.C. SPACING
PERENNIALS & GRASSES			
ADY'S MANTLE	ADY'S MANTLE	42	#01 CONT / 0.6m O.C. SPACING
ASTREJA JAPONICA "PEACH BLOSSOM"	PEACH BLOSSOM ASTREBJA	42	#01 CONT / 0.75m O.C. SPACING
BECKMANNIA "ALCUTRA CANE FORSTER"	FOURSTORY BECKMANNIA	42	#01 CONT / 0.75m O.C. SPACING
HEUCHERA "FROSTED VICE"	FROSTED VIOLET CANE BELLS	26	#01 CONT / 11m O.C. SPACING
HOSTA "FRAGRANT BOUGLET"	FRAGRANT BOUGLET HOSTA	42	#01 CONT / 0.6m O.C. SPACING
HEUCHERA "WAXE HERAS"	RED WITCH GRASS	42	#01 CONT / 0.75m O.C. SPACING
PENNEMERIDE ALPESCURENSES "HAKIN"	DWARF TOWNLAIN GRASS	19	#01 CONT / 0.75m O.C. SPACING
YUCCA NEROPOLITA "SALVA"	YUCCA SALVA	42	#01 CONT / 0.6m O.C. SPACING
THYMUS SERAPILLAM "TUN"	EURN TUN	42	#01 CONT / 0.6m O.C. SPACING