

City of Kelowna Public Hearing AGENDA



Tuesday, July 25, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after July 12, 2017 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

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

2. Notification of Meeting

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

3. Individual Bylaw Submissions

- | | | |
|------------|--|---------|
| 3.1 | 2800 Hwy 97 N, OCP16-0021 (BL11405) & Z16-0072 (BL11406), o8o2333 BC Ltd. - Reconsideration | 4 - 13 |
| | To reconsider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designation to IND-Industrial and rezone a portion of the property to I2 - General Industrial. | |
| 3.2 | 2673 Gore St, TA17-0009 (BL11426) and Z17-0025 (BL11427) - Stanley Tessmer | 14 - 43 |
| | To consider a rezoning application on the subject property from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone and to consider a Text Amendment to change the definition of Multiple Dwelling Housing from five units or greater to three units or greater. | |
| 3.3 | 1350 and 1370 KLO Rd, OCP17-0010 (BL11433) and Z17-0026 (BL11434) - Summerwood Retirement Resort Holding Corporation | 44 - 72 |
| | To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of supportive housing on the subject properties. | |
| 3.4 | 2375 Abbott St, Z17-0038 (BL11442) - Aurora Exteriors Ltd | 73 - 81 |
| | To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house. | |

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 resrepresentation (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.

DRAFT RESOLUTION

Re: 2800 Hwy 97 N, OCP16-0021 (BL11405) & Z16-0072 (BL11406), o802333 BC Ltd. – Reconsideration

THAT Council Resolution No. R438/17/05/30 be rescinded;

AND THAT Bylaw No. 11405 (OCP16-0021) and Bylaw No. 11406 (Z16-0072) be forwarded to a Public Hearing further consideration.

BACKGROUND:

Official Community Plan Bylaw Amendment Application No. OCP16-0021 and Rezoning Application No. Z16-0072 were considered by Council during the May 30, 2017 Public Hearing with the OCP Amending Bylaw defeated at second reading.

Pursuant to Section 131 of the *Community Charter* and Section 5.33 of *Council Procedure Bylaw No. 9200*, the Mayor may require Council to reconsider and vote again on a matter that was the subject of a vote.

A copy of staff's Report to Council dated May 15, 2017 is attached for reference.

Date: June 26, 2017

File: 0610-51-2017-06-26

REPORT TO COUNCIL



Date: May 15, 2017

RIM No. 1250-20, 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: OCP16-0021
Z16-0072

Owner: o802333 BC Ltd., Inc. No.
BCo802333

Address: 2800 Hwy 97 N

Applicant: Stephen M. St Paul Butler

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Proposed OCP Designation: IND – Industrial

Existing Zone: A1 – Agriculture

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment Application No. OCP16-0021 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498, located at 2800 Hwy 97 N, Kelowna, BC from the REP – Resource Protection Area designation to the IND - Industrial designation as shown on Map "A" attached to the Report from the Community Planning Department dated May 15, 2017, be considered by Council;

AND THAT Rezoning Application No. Z16-0072 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498, located at 2800 Hwy 97 N, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone as shown on Map "B" attached to the Report from the Community Planning Department dated May 15, 2017, be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated May 15, 2017;

AND FURTHER THAT final adoption of the Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment 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 May 10, 2017.

2.0 Purpose

To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designation to IND - Industrial and rezone a portion of the property to I2 – General Industrial.

3.0 Community Planning

Community Planning supports the proposed Official Community Plan Amendment and Rezoning application as it is consistent with the use of the property and will allow the entire property to fall under one designation. The subject property is not developable under the existing A1 - Agriculture zone due to an irregularly shaped and narrow lot.

4.0 Proposal

4.1 Background

The subject property is a narrow remnant parcel that is flanked by the previous CN Rail line and Highway 97 N. It has a split zone between I2 – General Industrial and A1 – Agriculture. The Future Land Designation for the entire property is REP – Resource Protection Area, and it is not located within the Agricultural Land Reserve. It is currently used for outdoor storage with a small construction office located on the Industrial portion of the land. Ministry of Transportation and Infrastructure recently required a highway dedication along the entire length of the property, causing the lot to become even narrower.

4.2 Project Description

The proposed OCP Amendment and subsequent rezoning would allow the whole subject property to be one zone, I2 – General Industrial instead of split-zoned. This is consistent with the current use of the property which is outdoor storage. The recent land acquisition by Ministry of Transportation and Infrastructure to widen Highway 97 N resulted in 2 permanent access points for the subject property, as well as a sewer connection and boulevard improvements. Under the current zoning of A1 – Agriculture, the property is not developable due to large setbacks in the zone. The property is not located in the Agricultural Land Reserve, and due to the irregular shape it is not suitable for Agriculture.

The property is flanked by the old CN Rail line, now known as Rails with Trails on the west, and Highway 97 N on the east. This makes it suitable for industrial use and development. At this time the applicant has no plans for development. Some potential future uses include automotive sales, commercial storage, contractor services, equipment rentals, food primary establishments, service stations, and others.

Other zones in the nearby vicinity include C10 – Service Commercial, C3 – Community Commercial, A1 – Agriculture, and I2 – General Industrial.

The applicant completed Neighbourhood Consultation in accordance with Council Policy #367 in September 2016, and completed the Public Information Session for a major OCP Amendment on April 1, 2017. Staff have reviewed the application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

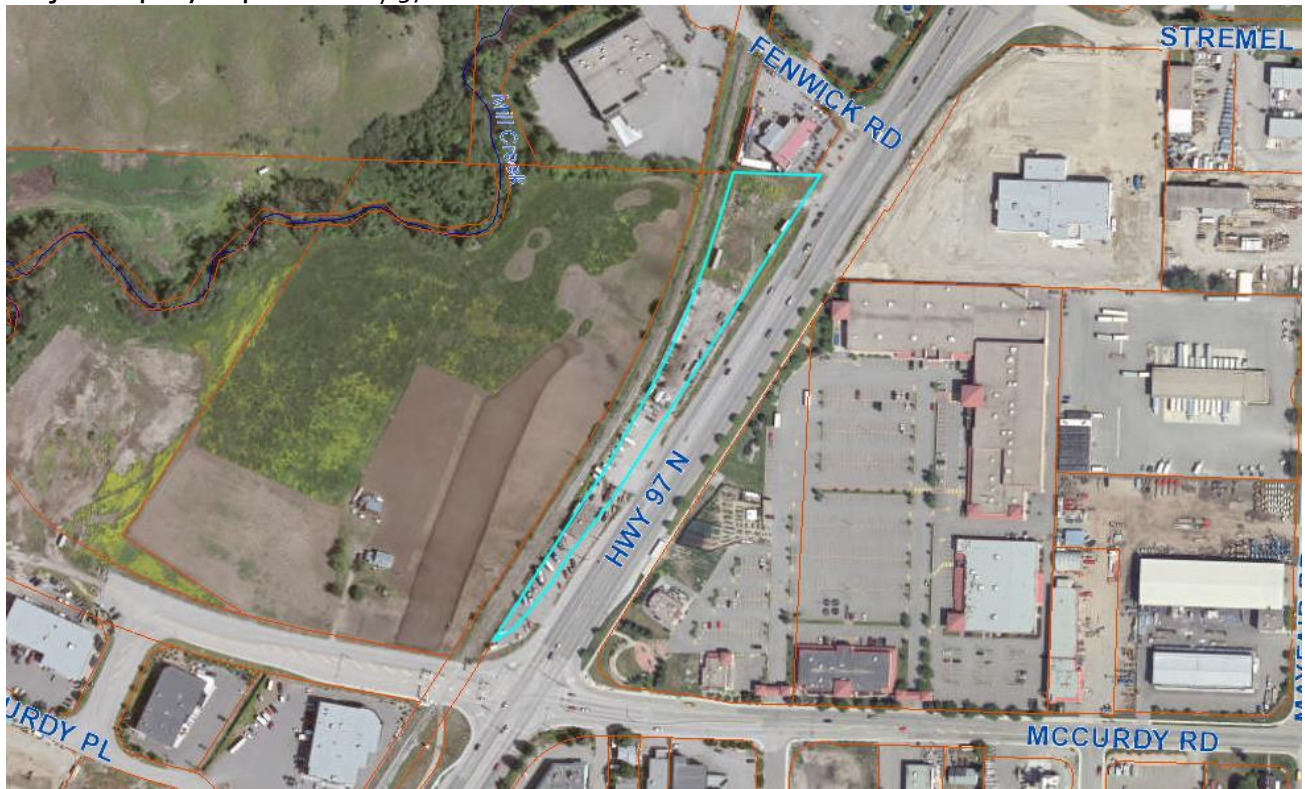
4.3 Site Context

The subject property is located in the Highway 97 City Sector, north of McCurdy Road. It is flanked by the Rails with Trails property and Highway 97 N. It is near Mill Creek and any future development would be required to adhere to any riparian setbacks and floodplain requirements.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Automotive Centre
East	C3 – Community Commercial	Shopping Centre
South	A1 – Agriculture/ I2 – General Industrial	Vacant/ Automobile Dealership
West	A1 - Agriculture	Rails with Trails

Subject Property Map: 2800 Hwy 97 N



5.0 **Current Development Policies**

- 5.1 Kelowna Official Community Plan (OCP)
Development Process

Industrial Land Use Intensification.¹ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

Industrial Supply Protection.² Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

6.o Application Chronology

Date of Application Received: October 26, 2016
Date Public Consultation Completed: September 2016
Date of Public Information Session: April 1, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A": Official Community Plan Amendment
Map "B": Zoning Amendment
Schedule "A": Memorandum dated November 1, 2016

¹ City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

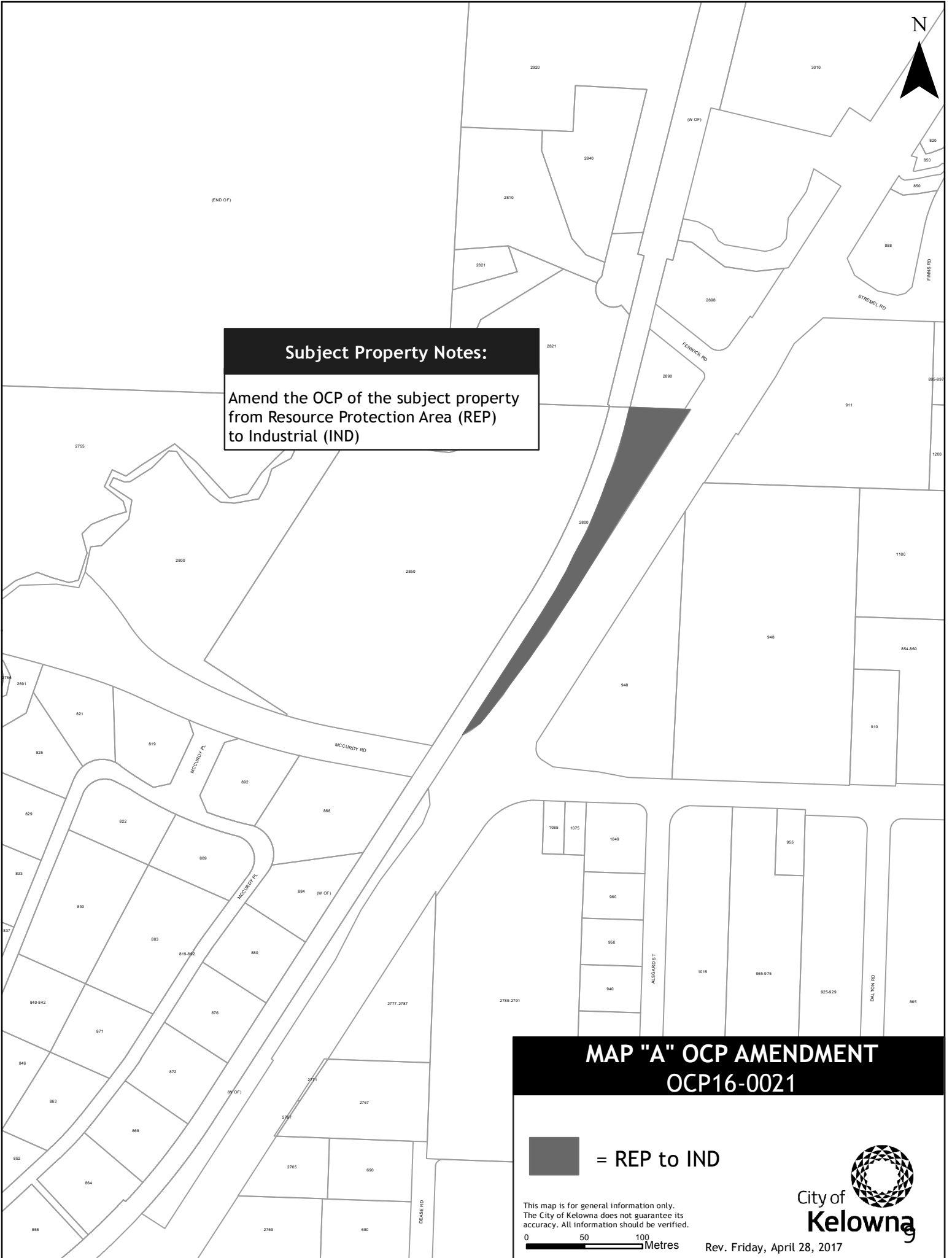
² City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).

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Subject Property Notes:

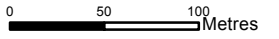
Amend the OCP of the subject property from Resource Protection Area (REP) to Industrial (IND)



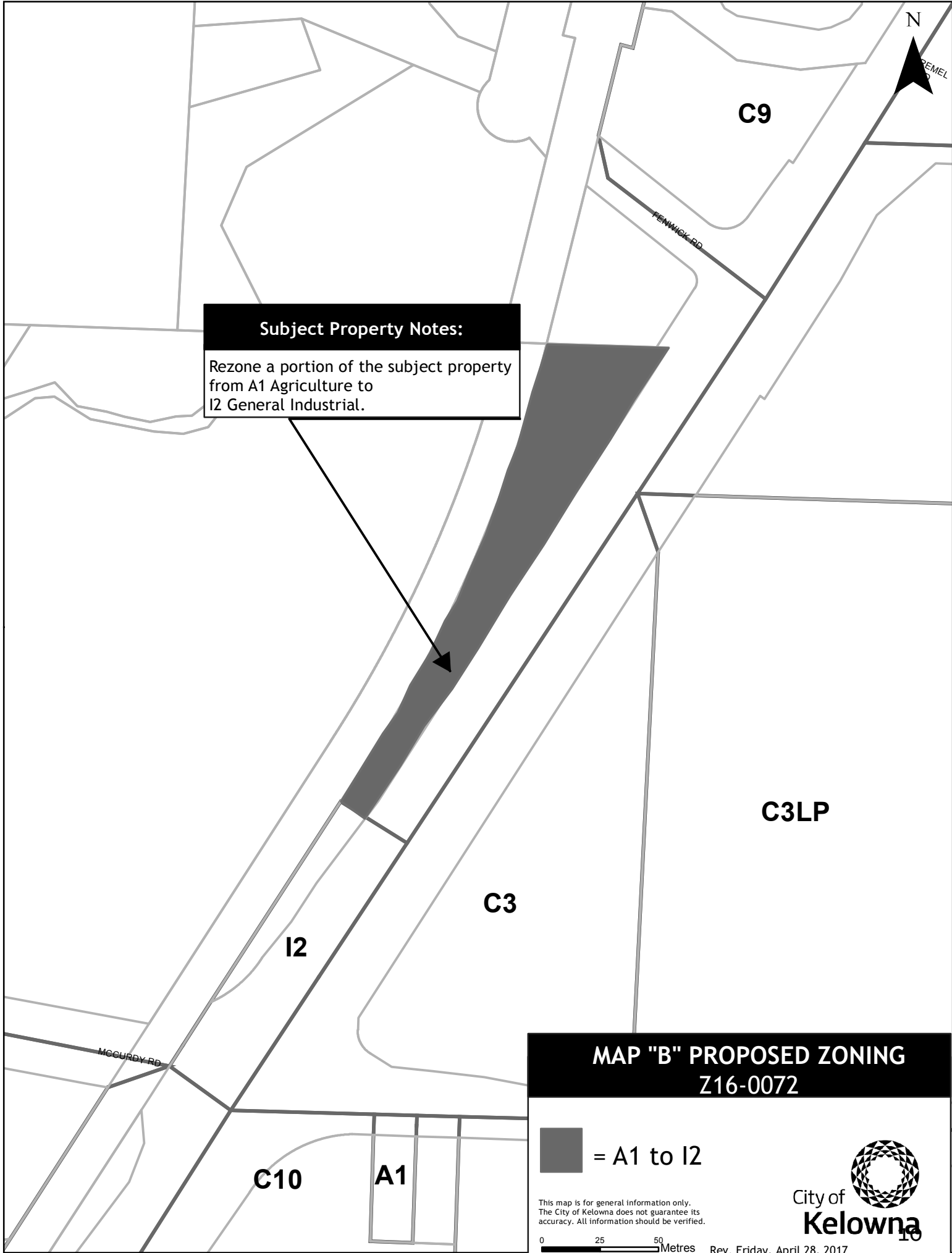
**MAP "A" OCP AMENDMENT
OCP16-0021**

 = REP to IND

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




Rev. Friday, April 28, 2017



Subject Property Notes:
Rezone a portion of the subject property from A1 Agriculture to I2 General Industrial.

**MAP "B" PROPOSED ZONING
Z16-0072**

 = A1 to I2

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

0 25 50 Metres



Rev. Friday, April 28, 2017



CITY OF KELOWNA

MEMORANDUM

Date: November 01, 2016
File No.: Z16-0072
To: Urban Planning Management (TB)
From: Development Engineering Manager (SM)
Subject: 2800 Hwy 97 N A1 to I2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 2800 Hwy 97 N from A1 to I2.

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

The Development Engineering Technologist for this project is Ryan O'Sullivan

1. **Domestic Water and Fire Protection**

- a) The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Our records indicate the subject property does not have an existing sanitary sewer service. The applicant will arrange, if necessary, for any service improvements that are required at the applicants cost.

3. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage

SCHEDULE A

This forms part of application
 # OCP16-0021
 Z16-0072

City of Kelowna
 COMMUNITY PLANNING



Initials TB

service for the lot and /or recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- a) Right in and right out Driveway access to Hwy 97 must be combined to one entrance into property
- b) The applicant will provide a cash in lieu payment of **\$81,813.00** for sidewalk and boulevard improvements.

5. Road Dedication and Subdivision Requirements

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

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

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

8. Survey Monuments and Iron Pins

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

SCHEDULE A

This forms part of application
OCP16-0021
Z16-0072

Planner Initials **TB**

City of **Kelowna**
COMMUNITY PLANNING



9. Other Engineering Comments

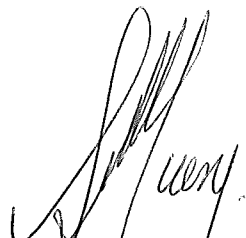
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application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

10. Servicing Agreements for Works and Services

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

11. Administration Charge

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



Steve Muenz, P.Eng,
Development Engineering Manager

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REPORT TO COUNCIL



Date: June 12, 2017
RIM No. 1250-30
To: City Manager
From: Community Planning Department (MS)
Application: Z17-0025 & TA17-0009 **Owner:** Stanley J. Tessmer
Address: 2673 Gore St. **Applicant:** Worman Resources Inc.
Subject: Rezoning and Text Amendment Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)
Existing Zone: RU6 – Two Dwelling Housing
Proposed Zone: RM5 –Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 11, District Lot 14, ODYD, Plan 7927*, located at 2673 Gore St, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 –Medium Density Multiple Housing zone, be considered by Council;

THAT Zoning Bylaw Text Amendment Application No. TA17-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated May 29th 2017 and on Schedule "A", be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw & the Text Amendment Bylaw be subsequent to the following:

To the outstanding conditions identified in Schedule "B" associated with the report from the Community Planning Department dated May 29th, 2017.

AND FURTHER THAT, subsequent to fourth reading of the above bylaw, a Development Permit and Development Variance Permit will be required as outlined in the report from the Community Planning Department dated May 29th, 2017.

2.0 Purpose

To consider a rezoning application on the subject property from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone and to consider a Text Amendment to change the definition of Multiple Dwelling Housing from five units or greater to three units or greater.

3.0 Community Planning

Staff support the rezoning and text amendment bylaws. The proposal would achieve a medium density multi-family residential project on an existing infill lot in the South Pandosy Town Centre. The applicant has provided a solution that meets the density objective of the Official Community Plan (OCP) Multiple Residential Medium Density (MRM) designation without the requirement of lot consolidation. The project meets the Floor Area Ratio (FAR) target for the zone with a unit count lower than normally expected.

Location is a key consideration with this application. Of particular note, the property lies within the South Pandosy Urban Centre, and has commercial uses to the east and south of the property. A smaller apartment building form fits well within the context of the neighbourhood and has potential urban design benefits over larger more traditional style apartment forms.

The proposal reflects several objectives of the Official Community Plan (OCP) for the South Pandosy Urban Centre, including:

- **South Pandosy¹**. Build to generally 4 storeys.
- **South Pandosy Urban Design²**. Encourage urban design that differentiates this a “grander” or more “stately” image than other residential areas which will enhance the desired character of the corridor.

Additionally, the proposal provides a residential form with three bedrooms, large in square footage (each unit size above 2000 sf), suitable for families, near services, parks and transit, that would provide a housing option not common in the City. It addresses several objectives of the OCP, notably:

- **Housing Mix³**. Support a greater mix of housing unit size, form and tenure in new multi-unit residential.
- **Family Housing⁴**. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).
- **Ground-Oriented Housing⁵**. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets, especially where such can be provided on non-arterial and non-collector streets.
- **Adaptable Housing⁶**. Encourage the use of adaptable design to increase flexibility of housing.

In addition to the zoning amendment, the proposed text amendment changes the definition of Multiple Dwelling Housing from five units or greater to three units or greater. This change will align the City’s Zoning Bylaw with the OCP and the Subdivision & Servicing Bylaw. The goal is to have a consistent definition in all three major development bylaws in which single and two-unit residential housing is clearly differentiated from multiple unit housing at three units and above.

¹ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.20.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.22.10 (Development Process Chapter).

Proposal

3.1 Project Description

The application is for a multiple dwelling development modelled after the housing type known as the Brownstones. The project includes two, side by side, ground oriented townhouse units facing Gore Street, and two single storey condominium units on the third and fourth floors. Each unit will have private, dedicated access to the ground floor, and private parking accessed from the alley. Each unit has three bedrooms, and private outdoor space. The townhouse units will have personal private patio spaces that provide a transition from public to private space. The upper floor condominium units each have outdoor deck space with landscape features.

The application seeks a solution to infill housing at the multiple dwelling unit density with an existing lot configuration. The design has worked with the zoning bylaw to provide a solution to achieve the desired density on smaller lots without the consolidation of multiple lots. Such consolidation can be challenging to achieve in the urban core and often a barrier to redevelopment. The application has provided a solution to meet the density target through an infill model. To this end, a number of variances are requested to achieve the density on the site.

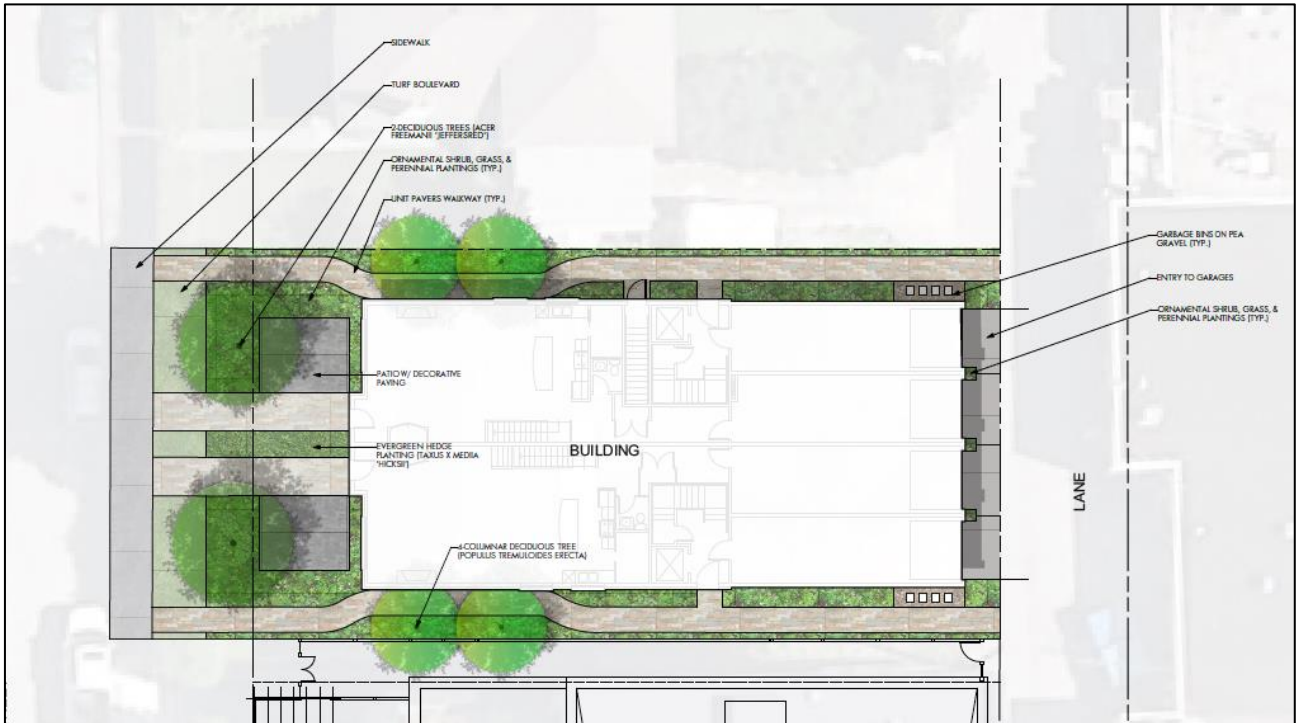
The side yard setbacks are the first variance request. The setback request is consistent with the RM4 zone, at 2.32 metres, with the upper stories at 3.96 metres. The rear yard setback is also a variance request, from 7.0 metres permitted to 1.61 metres proposed. A lane is at the rear of the parking, which provides access to enclosed garages, with living areas above. The rationale notes that the neighbour across the alley is commercial, and the setback and form corresponds with the that of the neighbour. The applicant also notes a rear yard variance would not be required if the parking was open. The request for the relaxation in the side and rear yard landscaping areas and levels are corresponding variances responding to this building form.

A further result of the enclosed parking building form is a site coverage variance request, to 60.4% from a permitted 50%, including a bonus for additional private open space provided in the plan. The applicant notes that the permitted site coverage including parking and driveways is 65%. A detailed outline of variance requests is provided in the table in Section 4.3 below.

Proposal Rendering: 2673 Gore St.



Landscape Plan: 2673 Gore St.



3.2 Site Context

The site is located in the South Pandosy Urban Centre. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	C4 – Urban Centre Commercial	Commercial
South	C4 – Urban Centre Commercial	Commercial
West	RU6 – Two Dwelling Housing	Residential

3.3 Zoning Analysis Table

The zoning analysis is included in the table below.

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio*	1.3	1.3
Height	18m / 4.5 storeys	14.33m / 4.0 storeys
Front Yard**	2½ storeys = 1.5m Over 2½ storeys = 6.0m	2½ storeys = 4.5m Over 2½ storeys = 10.7m
Side Yard (south)	4.5m / 7.0m	2.32m / 3.96m ❶
Side Yard (north)	4.5m / 7.0m	2.32m / 3.96m ❶
Rear Yard	7.0m	1.61m ❶
Site Coverage (w/ bonus for POS)	50% w/ POS	60.4% ❶
Site Coverage incl. driveways and parking	65%	63.47%
Other Regulations		
Minimum Parking Requirements	2 stalls x 4 units = 8	8
Bicycle Parking	Class I@ .5/unit x 4 units = 2 Class II@ .1/unit x 4 units = 1	2 1
Landscape Buffers	Front 3m Side (south) 3m** Side (north) 3m** Rear 3m**	4.5m 2.32m ❶ 2.32m ❶ 1.61 ❶
Landscape Levels	2 3 3 3	2 3 3 1 ❶
Private Open Space (POS)	25m ² / unit x 4 units = 100m ² (min 25m ² each)	181m ² (min 30m ² each w/ POS bonus)
*Including bonuses for covered parking and urban centre **Or opaque fencing. ❶ Indicates a requested variance as noted.		

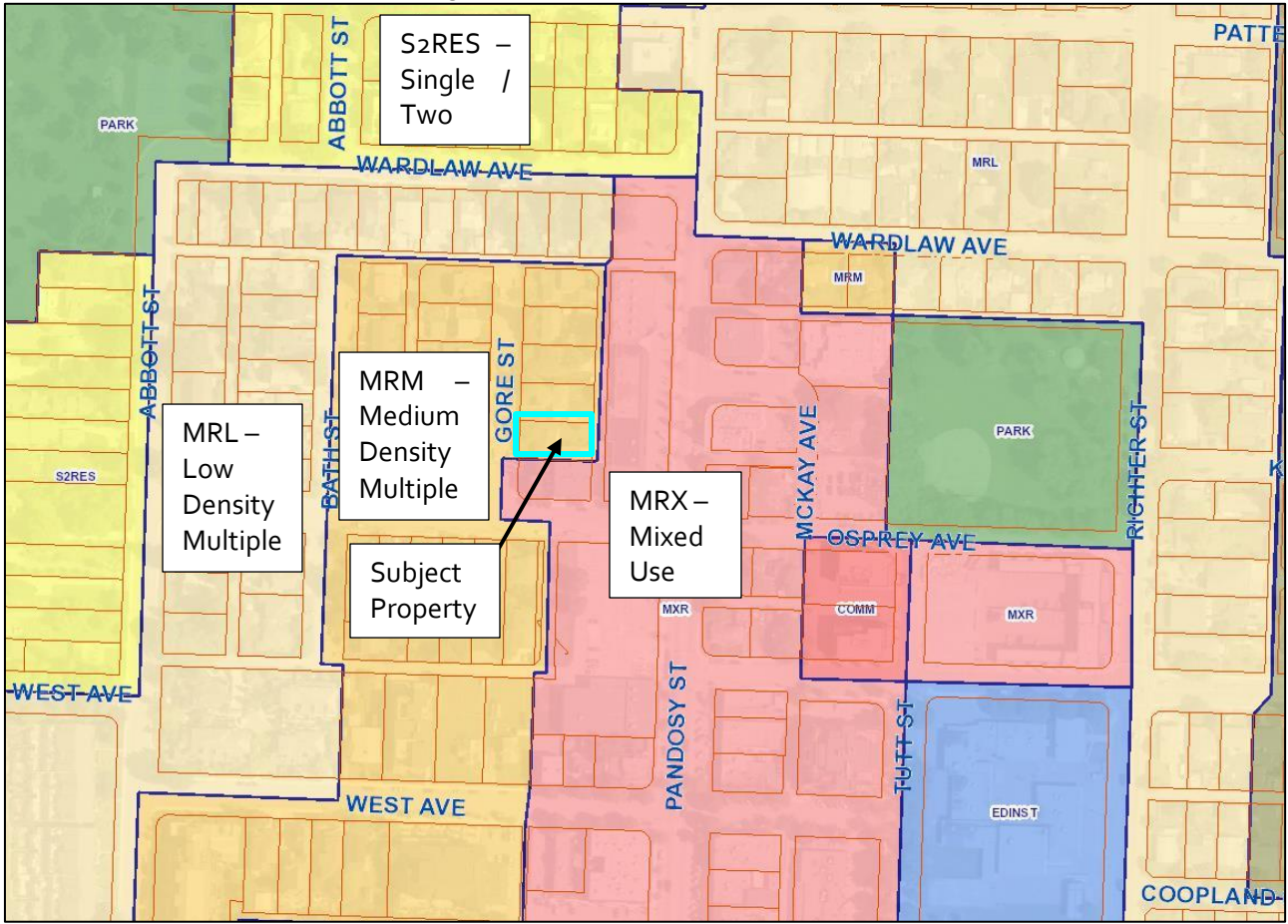
Context Map: Pandosy Village Centre



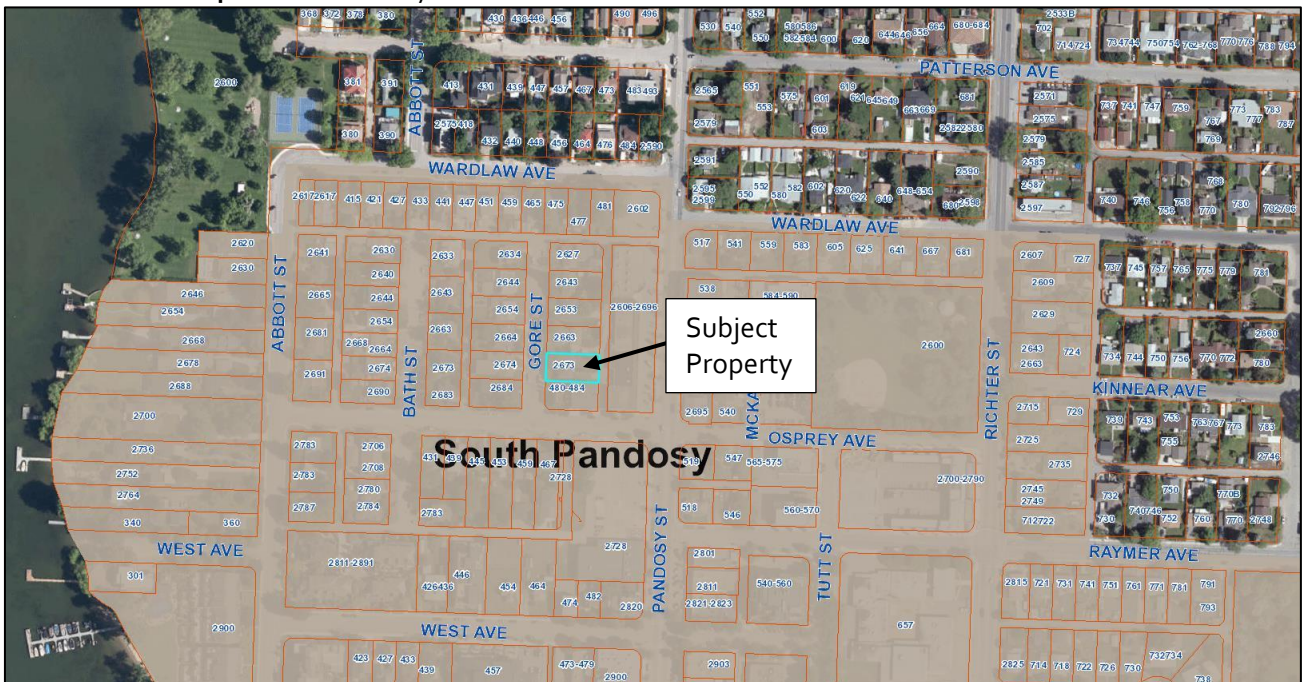
Subject Property Map: 2673 Gore Street



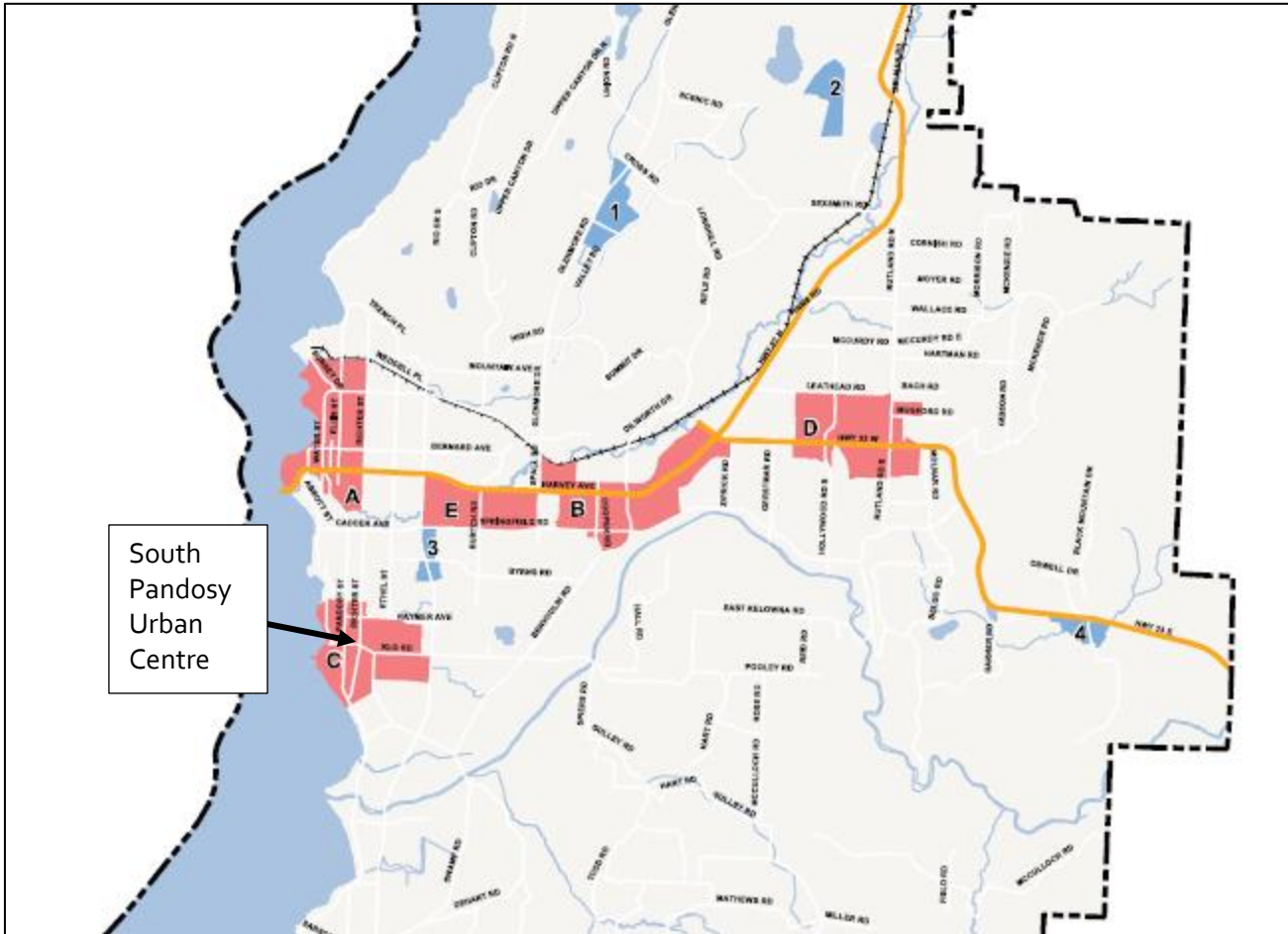
Future Land Use Map: Pandosy Village Centre



Urban Centre Map: South Pandosy Urban Centre



Urban Centre Map 5.3 OCP (Excerpt)



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.⁷ 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.

South Pandosy⁸. Generally 4 storeys. Six storeys within C₄ or C₉ zoned areas. Potential for 8 storeys where an architecturally distinct and significant buildings is placed at a corner, gateway or view terminus location that is of significance to the community or where a building is of cultural significance to the community.

South Pandosy Urban Design⁹. Ensure that the urban design for South Pandosy clearly differentiates this commercial district from others in the City and interior of BC. To this end,

⁷ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁸ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

⁹ City of Kelowna Official Community Plan, Policy 5.20.2 (Development Process Chapter).

redevelopment should encourage the development of residential buildings fronting on the Abbott / Watt Road corridor to present a “grander” or more “stately” image than other residential areas which will enhance the desired character of the corridor.

Adaptable Housing¹⁰. Encourage the use of adaptable design to increase flexibility of housing by referring developers to adaptable design guidelines.

Housing Mix¹¹. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing¹². Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing¹³. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

5.0 Technical Comments

5.1 Building & Permitting Department

A Building permit is required for the civil works portion of the parking lot. A Civil engineer is required to provide drawings and schedules at time of permit application.

- The floor areas may be required to be redesigned to accommodate a public corridor with two exit stair shafts which would change the building.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit.

5.2 Development Engineering Department

See attached memorandum dated April 25, 2017.

5.3 Fire Department

No concerns with text amendment or zoning change.

¹⁰ City of Kelowna Official Community Plan, Policy 5.22.10 (Development Process Chapter).

¹¹ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

¹² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

¹³ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

6.0 Application Chronology

Date of Application Received: March 15th 2017
Date of Applicant's Public Open House: April 6, 2017
Date Public Consultation Completed: April 16, 2017
Date Circulation Comments Completed: April 25, 2017

Report prepared by: Melanie Steppuhn, Planner Specialist
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" – Text Amendment TA17-0009
Schedule "B" - Development Engineering Memo dated April 25th 2017
Applicant's Letter of Rationale
Initial Drawing Package

SCHEDULE "A" - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA17-0009

Zoning Bylaw 8000				
No	Section	Existing Text	Proposed Text	Rationale
1.	2.3.3 General Definitions	MULTIPLE DWELLING HOUSING means housing on a single lot other than a bareland strata lot that contains five or more dwelling units.	MULTIPLE DWELLING HOUSING means housing on a single lot other than a bareland strata lot that contains three or more dwelling units.	See Report

Schedule "B"

CITY OF KELOWNA

MEMORANDUM

Date: April 25, 2017
File No.: Z17-0025

To: Community Planning (MS)

From: Development Engineering Manager(SM)

Subject: 2673 Gore Street

RU6 to RM5

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

The Development Engineering Technologist for this project is Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with a small diameter (13-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) It is apparent that the existing 150mm diameter watermain within Gore Street is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Osprey Ave and the installation of one new larger water service. The estimated cost of this construction for bonding purposes is **\$60,000.00**.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service and the installation of a new larger service if required.
- (b) The existing 150mm sanitary main is substandard and must be upgraded to a 200mm main from Osprey Ave including the full frontage of this development. The estimated cost of this construction for bonding purposes is **\$50,000.00**

.3) Storm Drainage

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

- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$7,000.00**

.4) Road Improvements

- (a) Gore Street fronting this development must be upgraded to an urban standard to including barrier curb & gutter, concrete sidewalk, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$15,000.00**
- (b) The lane fronting this development is constructed to a paved standard, therefore the only upgrade that is required is the pavement widening. The estimated cost of the road improvements for bonding purposes is **\$1,500.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate 0.8m width along the full lane frontage.
- b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

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

.7) Engineering

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

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

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

.9) Servicing Agreements for Works and Services

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

.10) Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- i) Watermain and Sanitary replacement within Gore Street

.11) Survey Monuments and Iron Pins

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

.12) Bonding and Levy Summary

(a) Bonding

Water main and service upgrade	\$60,000.00
Sanitary main and service upgrade	\$50,000.00
Storm service upgrades	\$ 7,000.00
Gore Street Frontage Improvements	\$15,000.00
Lane Frontage Improvements	\$ 1,500.00

Total Bonding **\$133,500.00**

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

.13) Administration Charge

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

14) Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The access to this site must be from the lane. Access to Gore Street is not permitted as per bylaw.

15. Geotechnical Report

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

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

Steve Muenz, P. Eng.
Development Engineering Manager
SS



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

February 27, 2017

Re: 2673 Gore Street
Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for 2673 Gore Street is a mixed type residential building modeled after the very popular housing type commonly referred to as Brownstones. The development features two, side by side, two story townhomes with 2 single story condominium style homes above on floors 3 and 4. The two ground floor oriented townhomes are 3 bedroom units featuring at grade patio spaces designed to relate well to the existing neighbourhood. The upper floor, 3 bedroom condominiums feature private, at grade entrances, with private lifts to each of the units. Each of the upper floor homes include generous outdoor living space on large decks with landscape features.

The future land use designation for this property is medium density (RM5). The challenge is that increased density on small lots is difficult to achieve while working within the boundaries of the current zoning bylaws. Zones such as the new C7 zone have started to address the challenges of how to achieve maximum density on smaller lots. When it comes to the medium density designation however, the zoning bylaw's assumption is large lots. Within infill areas large lots are rare and property assembly is difficult in existing neighbourhoods. Our challenge with this property was how to achieve this desired density while working within the framework of existing zoning bylaws. Our current application, even as creative as it is, has 4 variance requests in order for us to achieve the desired density under the OCP.

Our goal with this project was to ensure we maintained a reasonable relationship with the existing neighbours while at the same time working to maximize density in an area where it is clearly desired. We maintained a single family setback to the front yard (keeping with the existing pattern on the street) while also maintaining a reasonable side yard setback for the first 2 stories and even larger setbacks on the upper floors with the exception of the elevator shafts. The sideyard setbacks are the first of our variance requests. Again, our goal was to fit into the existing neighbourhood as well as we could so we chose to ensure the sideyard setbacks were the same as lower density zones such as RU6 and even RM4.

Our rear yard setback to the lane also required a variance. Since we were accessing enclosed garages, and with a commercial development as our rear neighbour, we felt a tighter setback was more appropriate. If we had chosen to leave the required setback it would have simply served as an open parking area so we felt enclosing the parking was actually a more desirable outcome.



WORMAN

WORMAN HOMES | WORMAN COMMERCIAL

Site coverage wise, because we incorporated our parking in enclosed garages our building coverage is over the allowable limit, however it is worth noting when we include our driveways and parking areas we are then below the maximum site coverage allowed: in other words, we have achieved the desired landscaped areas under the zone.

Finally, due to our proximity to the lane and the fact that we require almost full width access to the rear garages, we are unable to meet the landscape requirement to the lane. There has been a small amount of greenery provided where possible.

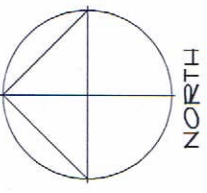
We believe our application is a creative solution to density on small lots while at the same time being as sensitive as the site will allow to the neighbourhood. We hope you will see this as an asset to the South Pandosy urban fabric and look forward to the application's approval.

Sincerely,

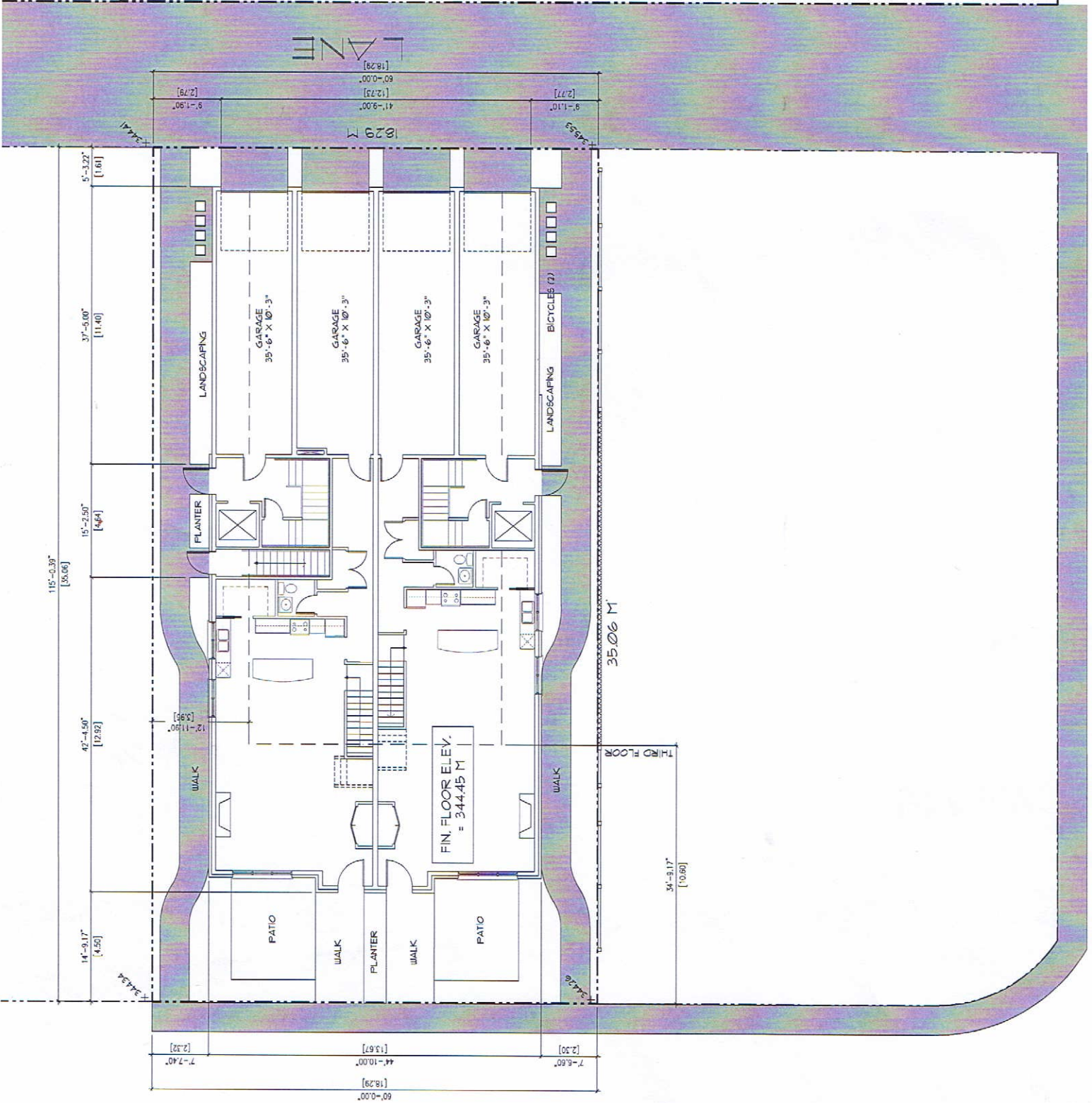
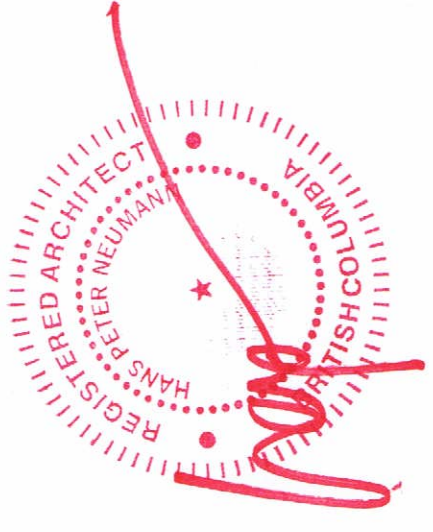
Shane Worman
Worman Homes/ Worman Commercial



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL



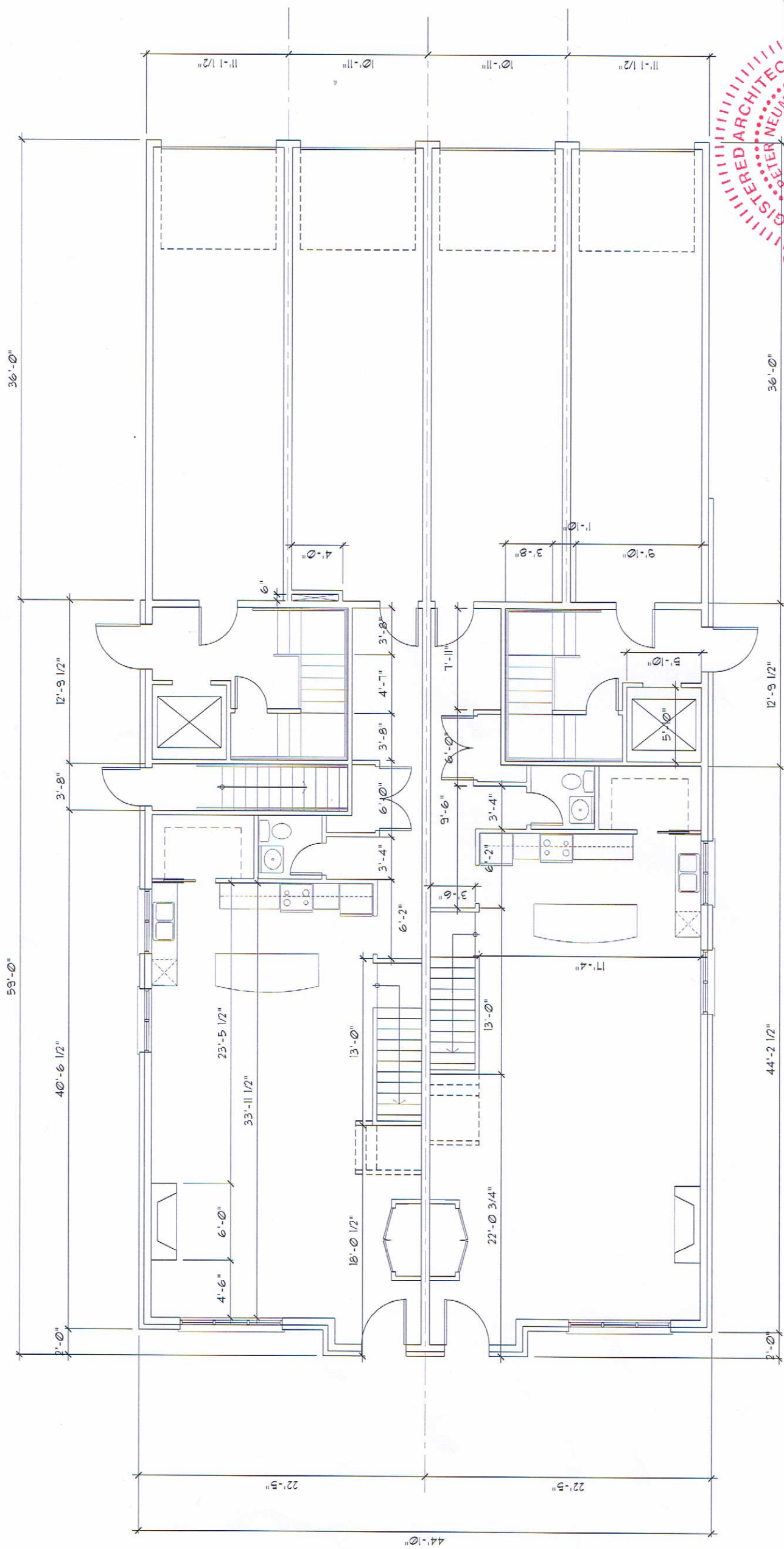
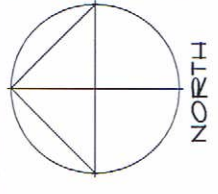
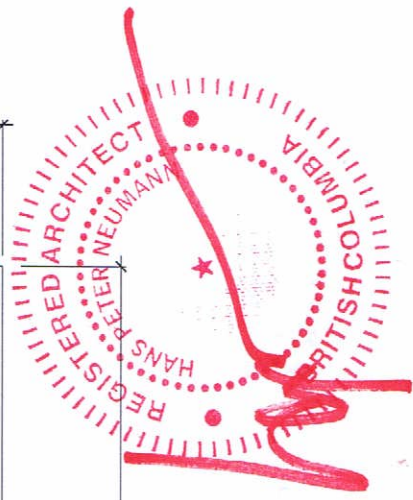
PROJECT DATA	
CMC ADDRESS: 2673 GORE STREET, KELOWNA, BC	
LEGAL DESCRIPTION: LOT 11, PLAN KAP7927, DL 139, O.D.D.	
CURRENT ZONING: RUB - TWO DWELLING HOUSING	
ZONING BYLAW REQUIREMENTS	
PROPOSED ZONE RM5 - MEDIUM DENSITY MULTIPLE HOUSING	
SITE AREA = 6,904.5 SQ.FT. (641.4 SQ.M.)	
BUILDING AREA (NET)	
MAIN FLOOR =	2,058 SQ.FT. (192.1 SQ.M.)
SECOND FLOOR =	1,917 SQ.FT. (178.1 SQ.M.)
THIRD FLOOR =	2,192 SQ.FT. (203.6 SQ.M.)
FOURTH FLOOR =	2,420 SQ.FT. (224.8 SQ.M.)
TOTAL NET BUILDING AREA = 8,597 SQ.FT. (798.6 SQ.M.)	
LOT WIDTH	30.0m
LOT DEPTH	18.29m
FAR (W/ PARKING & URBAN CENTRE)	641.4 sq.m.
SITE COVERAGE (W/ BONUS FOR POS)	1.4 (898.0 sq.m.)
SITE COVERAGE INCL. DRIVEWAYS & PARKING	40% (256.6 sq.m.)
HEIGHT (m)	18.0m / 4.5 STOREYS
SETBACKS (m)	14.3m / 4 STOREYS
FRONT (GORE STREET)	1.5m
OVER 2 1/2 STOREYS	4.50m
SIDE (NORTH)	6.0m
SIDE (SOUTH)	4.5/7.0m
REAR (LANE)	4.5/7.0m
PARKING	7.0m
RESIDENTIAL @ 2/DWELLING UNIT x 4 UNITS = 8 STALLS	8 STALLS
BICYCLE PARKING	2 SPACES
CLASS I @ .5/DWELLING UNIT x 4 UNITS = 2 SPACES	2 SPACES
CLASS II @ .1/DWELLING UNIT x 4 UNITS = 1 SPACE	1 SPACE
PRIVATE OPEN SPACE	25 sq.m. / UNIT x 4 UNITS = 100 sq.m. (1,076 sq.ft.)
LANDSCAPE BUFFERS (m)	181 sq.m. (1,950 sq.ft.)
FRONT (GORE STREET)	3.0m
SIDE (NORTH)	3.0m**
SIDE (SOUTH)	3.0m**
REAR (EAST)	3.0m**
LANDSCAPE TREATMENT LEVELS	** OR OPAQUE FENCING
FRONT (GORE STREET)	2
SIDE (NORTH)	3
SIDE (SOUTH)	3
REAR (EAST)	3
* VARIANCE REQUIRED	



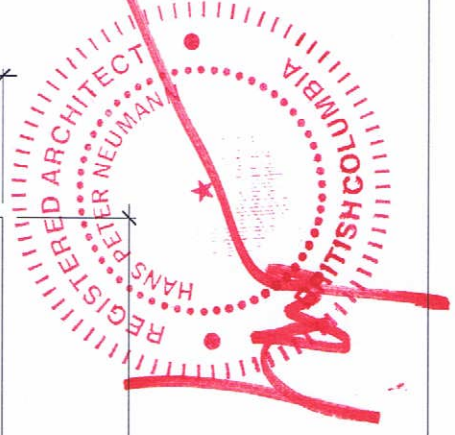
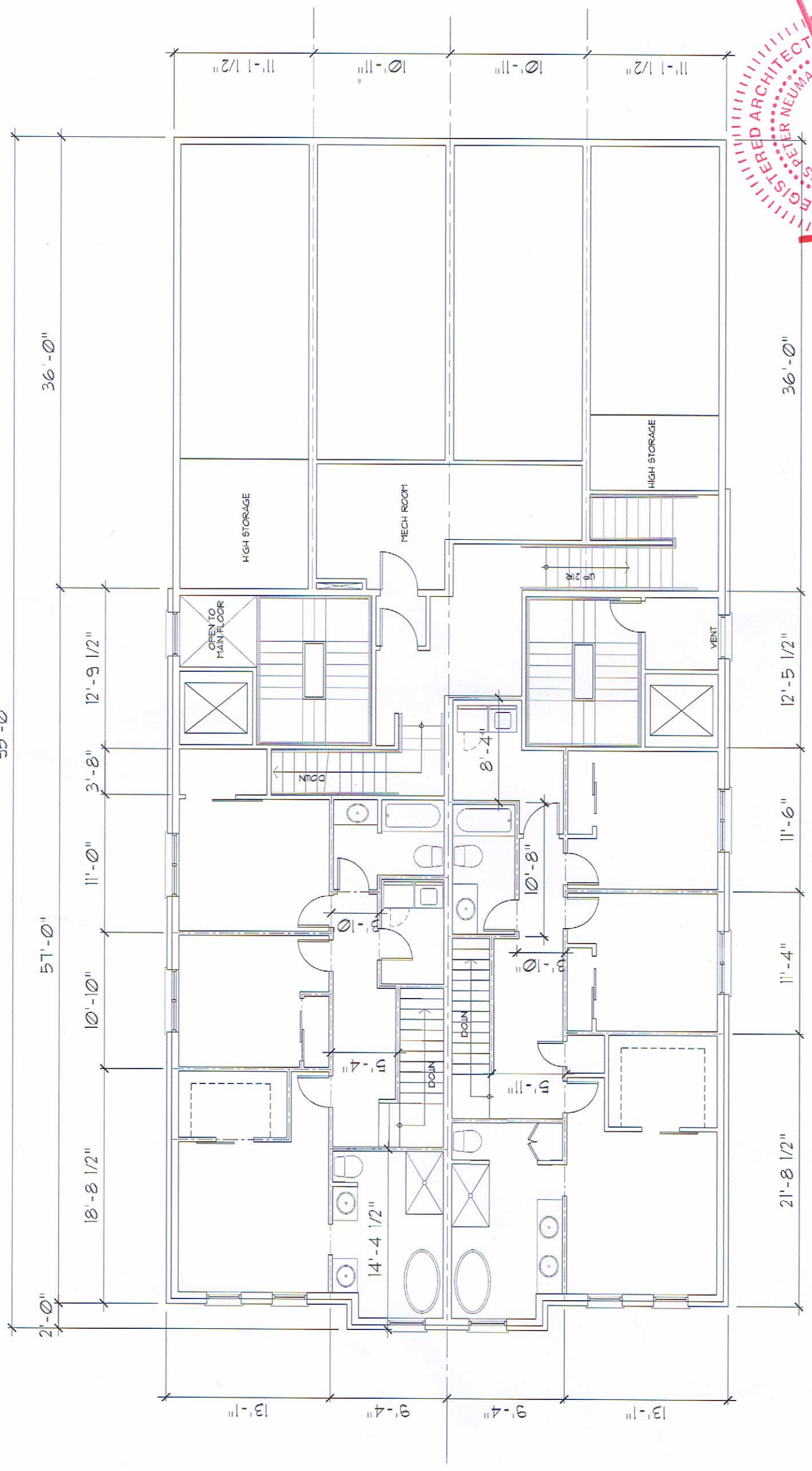
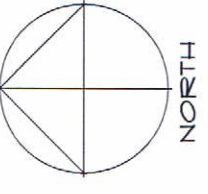
OSPREY AVE

GORE STREET

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



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

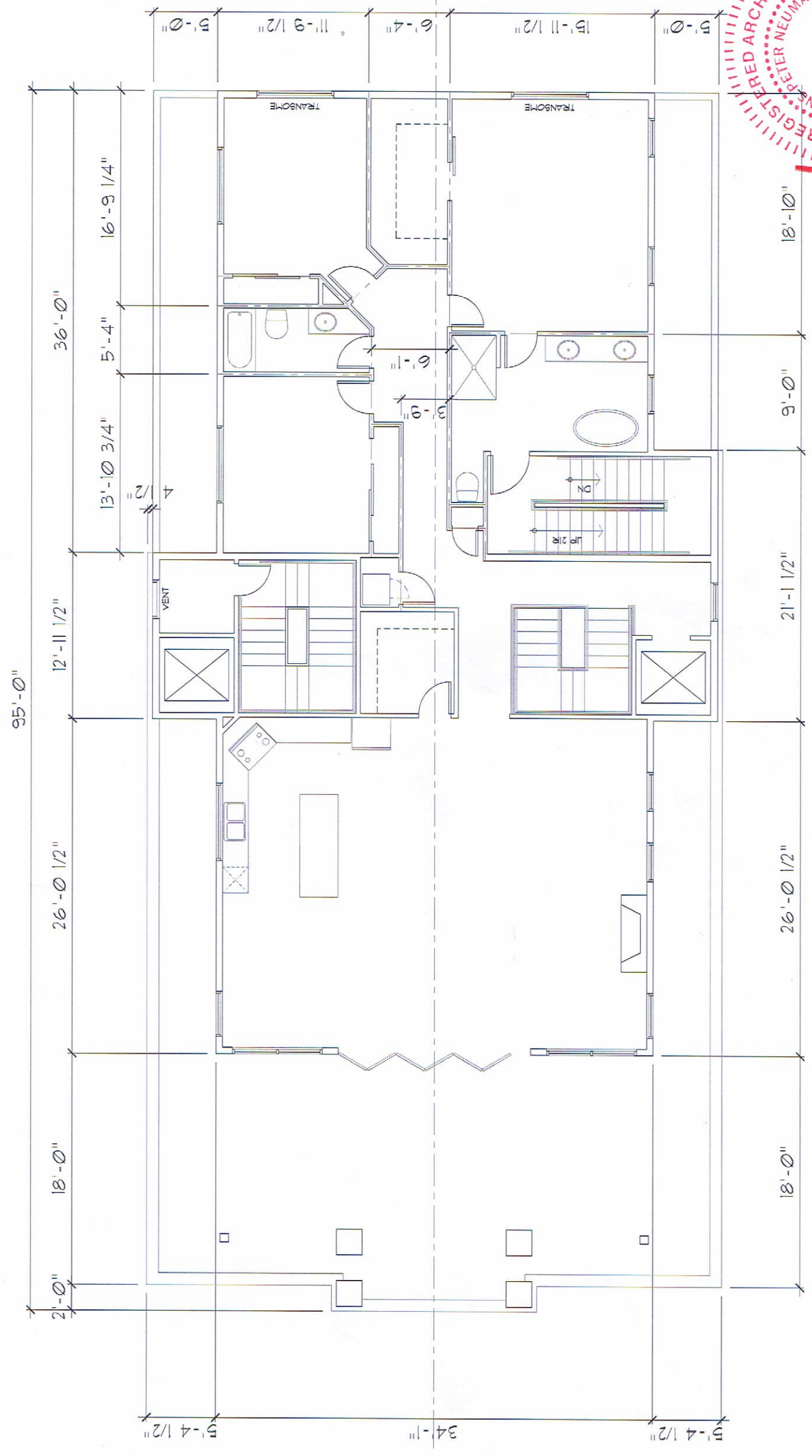
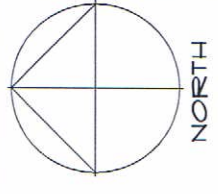
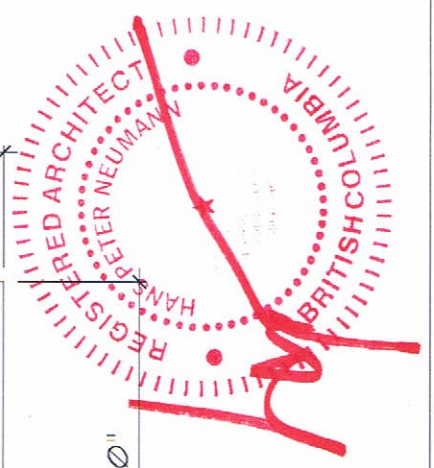


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

No.	DATE	DESCRIPTION

1530 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

HANS P. NEUMANN ARCHITECT INC.



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

A4

REVISION NO.:

DRAWING TITLE

CONSULTANT

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

DATE: FEB 16, 2017

DRAWN: HFN

CHECKED: MAC

Drawing No.

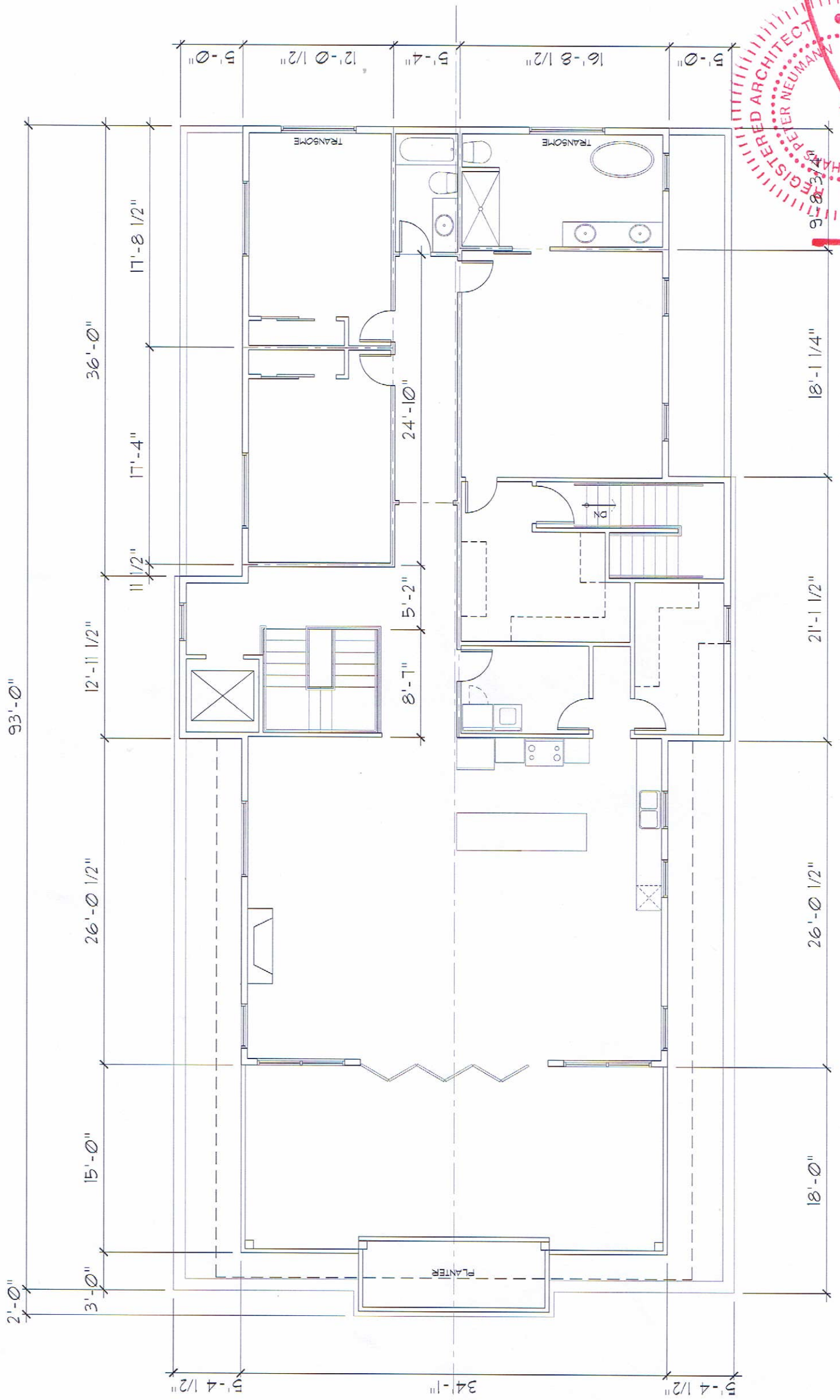
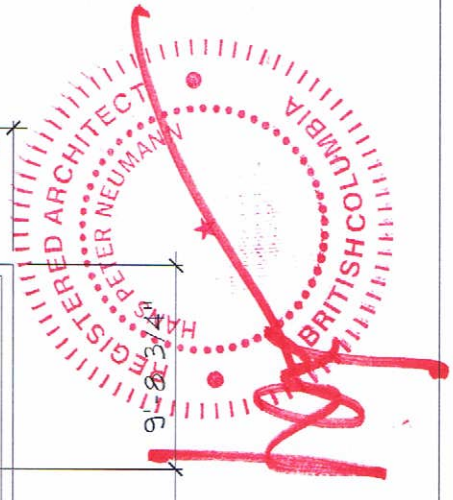
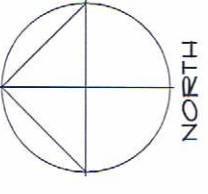
FOURTH FLOOR PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0377



FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

A5

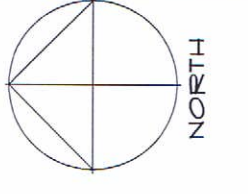
REVISION No.:

CONSULTANT
DRAWING TITLE
PROJECT

ROOF PLAN

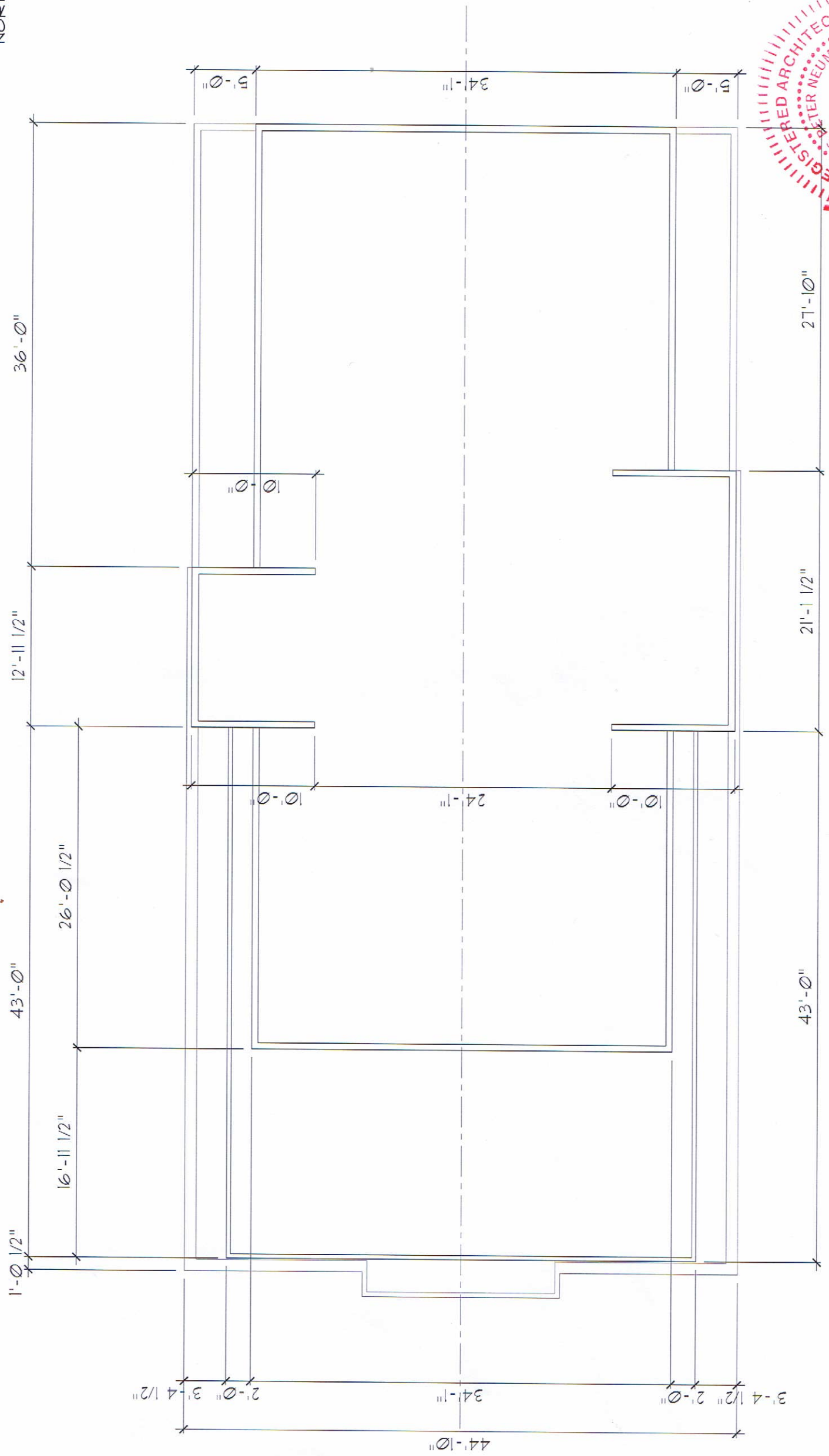
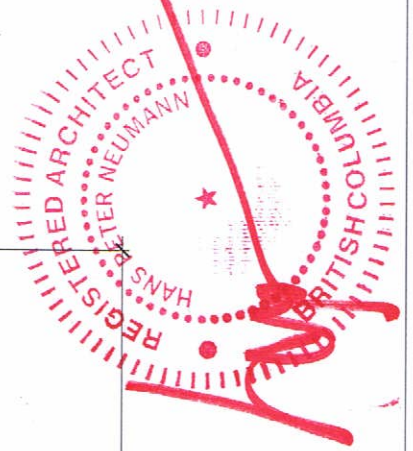
FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

No.	DATE	DESCRIPTION

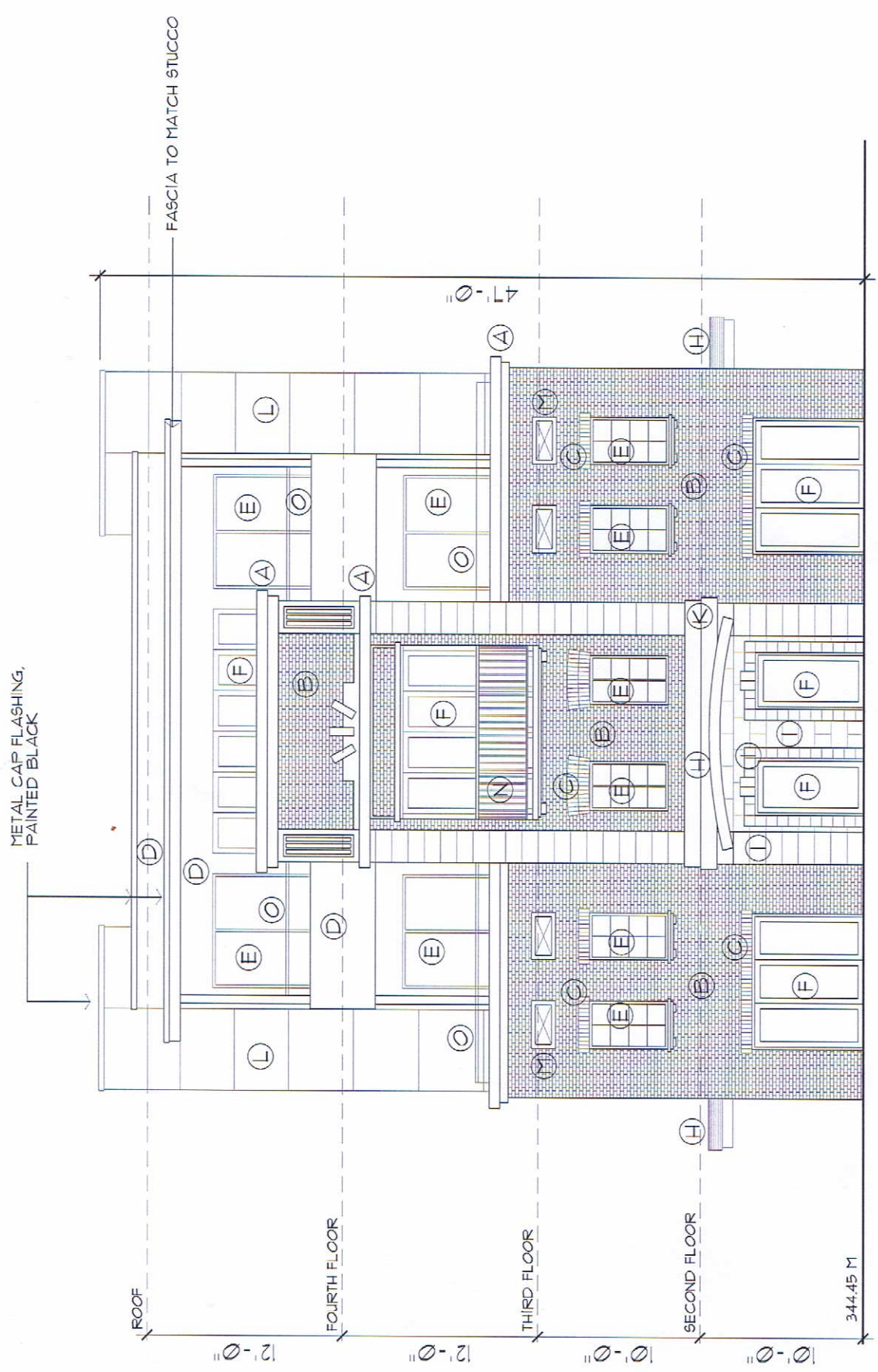


HANS R. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 866-0878 FAX: (250) 866-0877



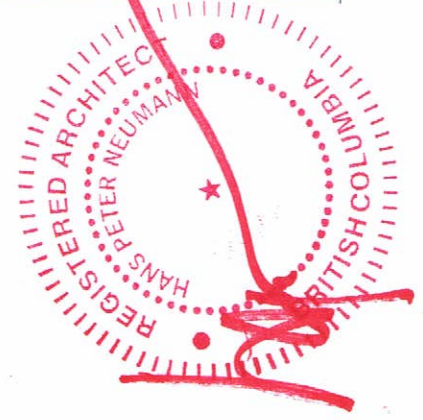
ROOF PLAN
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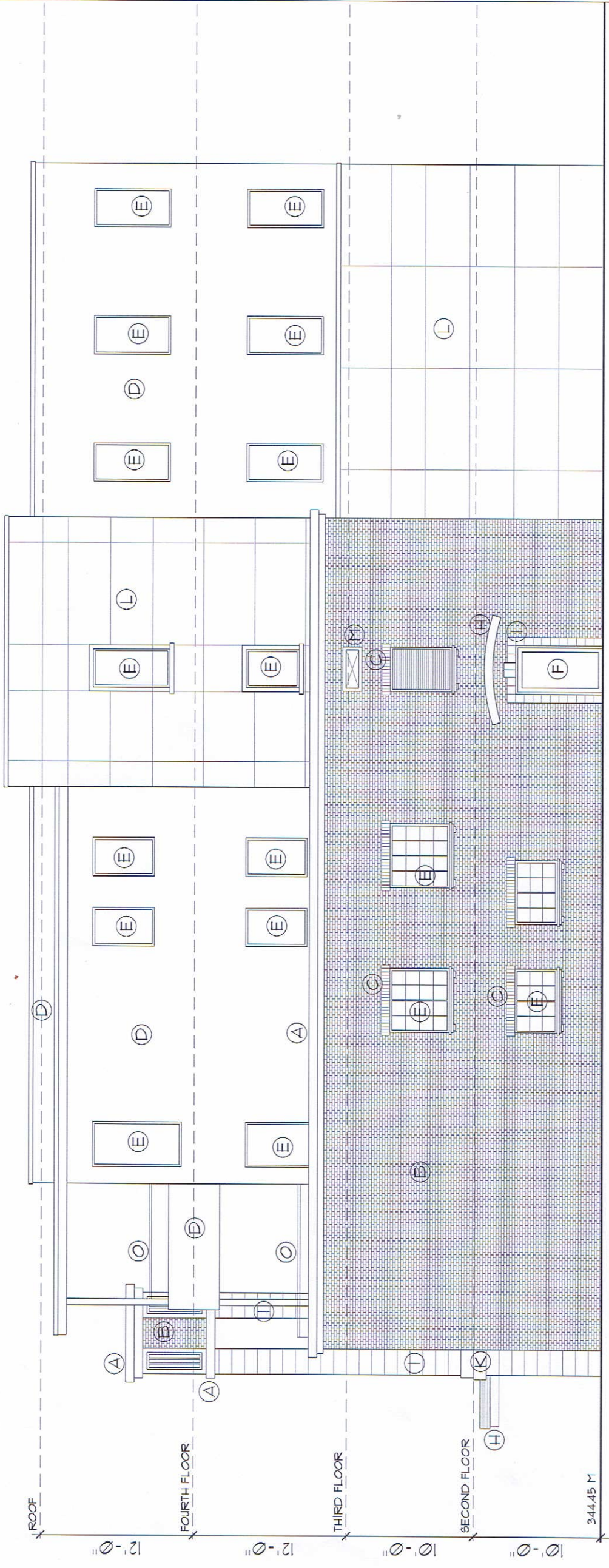


GORE STREET (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"

LEGEND:

A	EXTRUDED CORNICE, TO MATCH LIME STONE
B	BRICK
C	SOLDIER COURSE
D	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 'B-48 'FORTICO'
E	PRE-FINISHED VINYL WINDOWS / DOOR, BLACK
F	METAL CLAD WOOD WINDOWS / DOOR, BLACK
G	PAINTED METAL DOOR + FRAME, BLACK
H	METAL CANOPY, PAINTED BLACK
I	LIME STONE TILES
J	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
K	CONCRETE SILL
L	'HARDI' PANEL SIDING, PAINTED SHERWIN WILLIAMS 'B-61 'NATURAL TAN'
M	CONCRETE COIN
N	ALUMINUM TOP RAIL + PICKETS
O	ALUMINUM TOP RAIL + GLASS PANELS

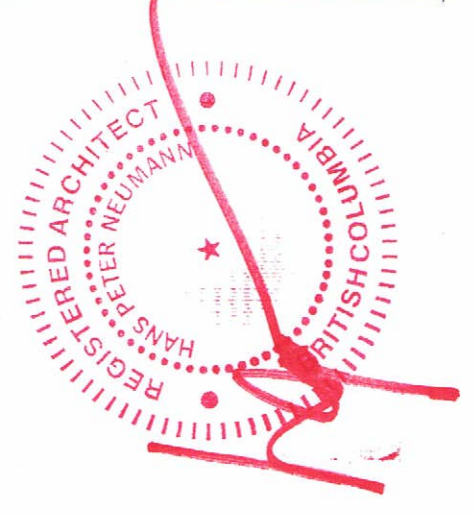


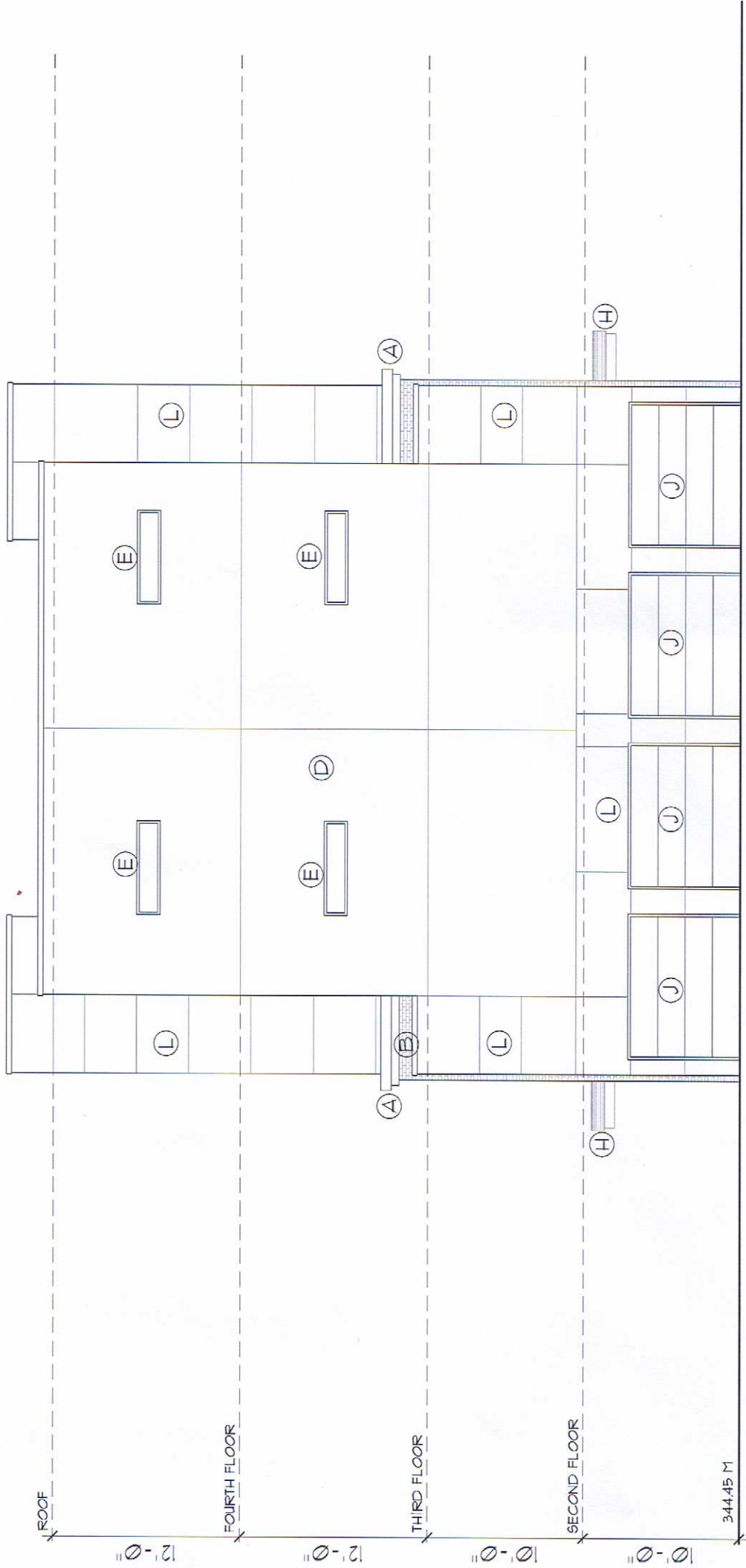


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

LEGEND:

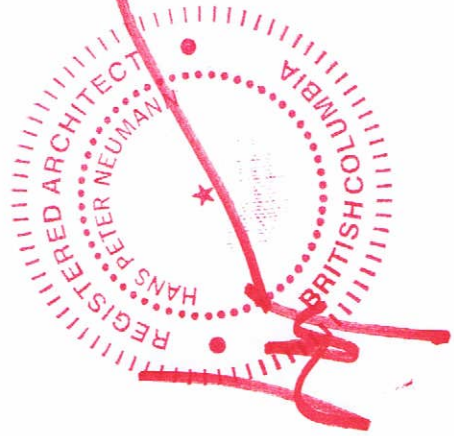
(A)	EXTRUDED CORNICE, TO MATCH LIME STONE
(B)	BRICK
(C)	SOLDIER COURSE
(D)	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 7548 "FORTICO"
(E)	FIRE FINISHED VINYL WINDOW / BLACK
(F)	METAL CLAD WOOD WINDOW / DOOR, BLACK
(G)	PAINTED METAL DOOR + FRAME, BLACK
(H)	METAL CANOPY, PAINTED BLACK
(I)	LIME STONE TILES
(J)	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
(K)	CONCRETE SILL
(L)	"HARDY" PANEL SIDING, PAINTED SHERWIN WILLIAMS 1561 "NATURAL TAN"
(M)	CONCRETE CON
(N)	ALUMINUM TOP RAIL + PICKETS
(O)	ALUMINUM TOP RAIL + GLASS PANELS

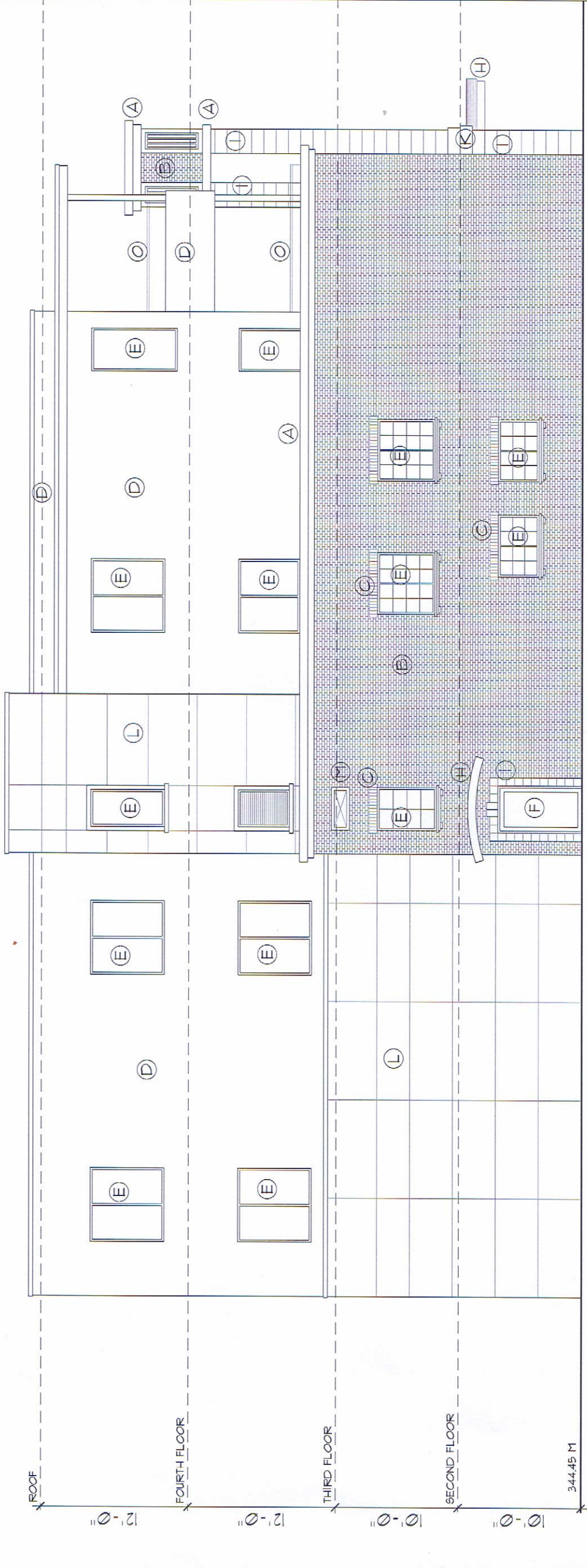




LANE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

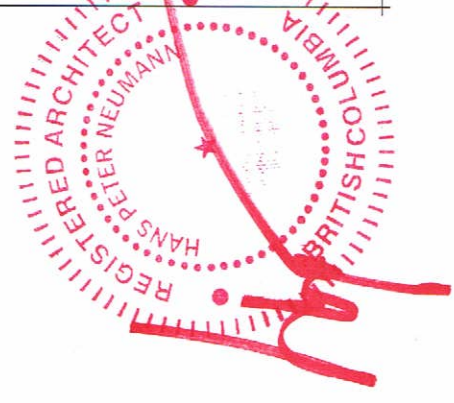
- LEGEND:**
- (A) EXTRUDED CORNICE, TO MATCH LINE STONE
 - (B) BRICK
 - (C) SOLDIER COURSE
 - (D) ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 'S48 "FORTICO"
 - (E) PRE-FINISHED VINYL WINDOW BLACK
 - (F) METAL CLAD WOOD WINDOWS / DOOR, BLACK
 - (G) PAINTED METAL DOOR + FRAME, BLACK
 - (H) METAL CANOPY, PAINTED BLACK
 - (I) LINE STONE TILES
 - (J) INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
 - (K) CONCRETE SILL
 - (L) "HARDI" PANEL SIDING, PAINTED SHERWIN WILLIAMS 'S61 "NATURAL TAN"
 - (M) CONCRETE CON
 - (N) ALUMINUM TOP RAIL + PICKETS
 - (O) ALUMINUM TOP RAIL + GLASS PANELS

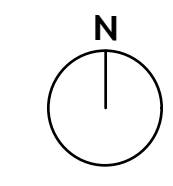




INTERIOR (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"

- LEGEND:**
- (A) EXTRUDED CORNICE, TO MATCH LIFE STONE
 - (B) BRICK
 - (C) SOLDIER COURSE
 - (D) ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS '548 'FORTICO'
 - (E) PRE-FINISHED VINYL WINDOW, BLACK
 - (F) METAL CLAD WOOD WINDOW / DOOR, BLACK
 - (G) PAINTED METAL DOOR & FRAME, BLACK
 - (H) METAL CANOPY, PAINTED BLACK
 - (I) LIFE STONE TILES
 - (J) INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
 - (K) CONCRETE SILL
 - (L) "HARDI" PANEL SIDING, PAINTED SHERWIN WILLIAMS '561 'NATURAL TAN'
 - (M) CONCRETE COIN
 - (N) ALUMINUM TOP RAIL, PICKETS
 - (O) ALUMINUM TOP RAIL, GLASS PANELS





PROJECT TITLE
2673 GORE STREET

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.02.14	Review
2		
3		
4		
5		

PROJECT NO	17013
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	FEB. 14, 2017
SCALE	1:100

SEAL



DRAWING NUMBER

L1/2

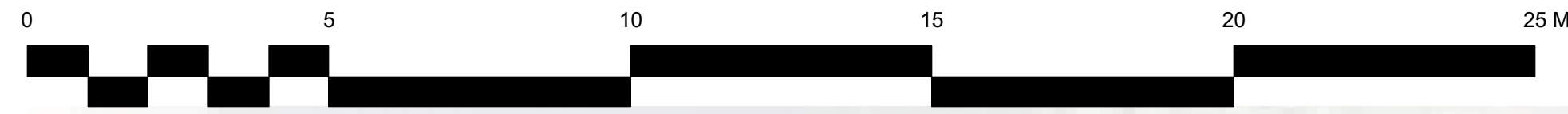
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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.
POPULUS TREMULOIDES ERECTA	COLUMNAR SWEDISH ASPEN	4	6cm CAL.
SHRUBS			
CORNUS STOLONIFERA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	21	#01 CONT. /1.0M O.C. SPACING
PINUS STROBUS 'MERRIMACK'	MERRIMACK PINE	13	#01 CONT. /1.5M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	31	#01 CONT. /1.0M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	22	#01 CONT. /0.6M O.C. SPACING
PERENNIALS & GRASSES			
MISCANTHUS SINENSIS 'HEURON SUNRISE'	HEURON SUNRISE MAIDEN GRASS	21	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	47	#01 CONT. /0.75M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	26	#01 CONT. /1.0M O.C. SPACING

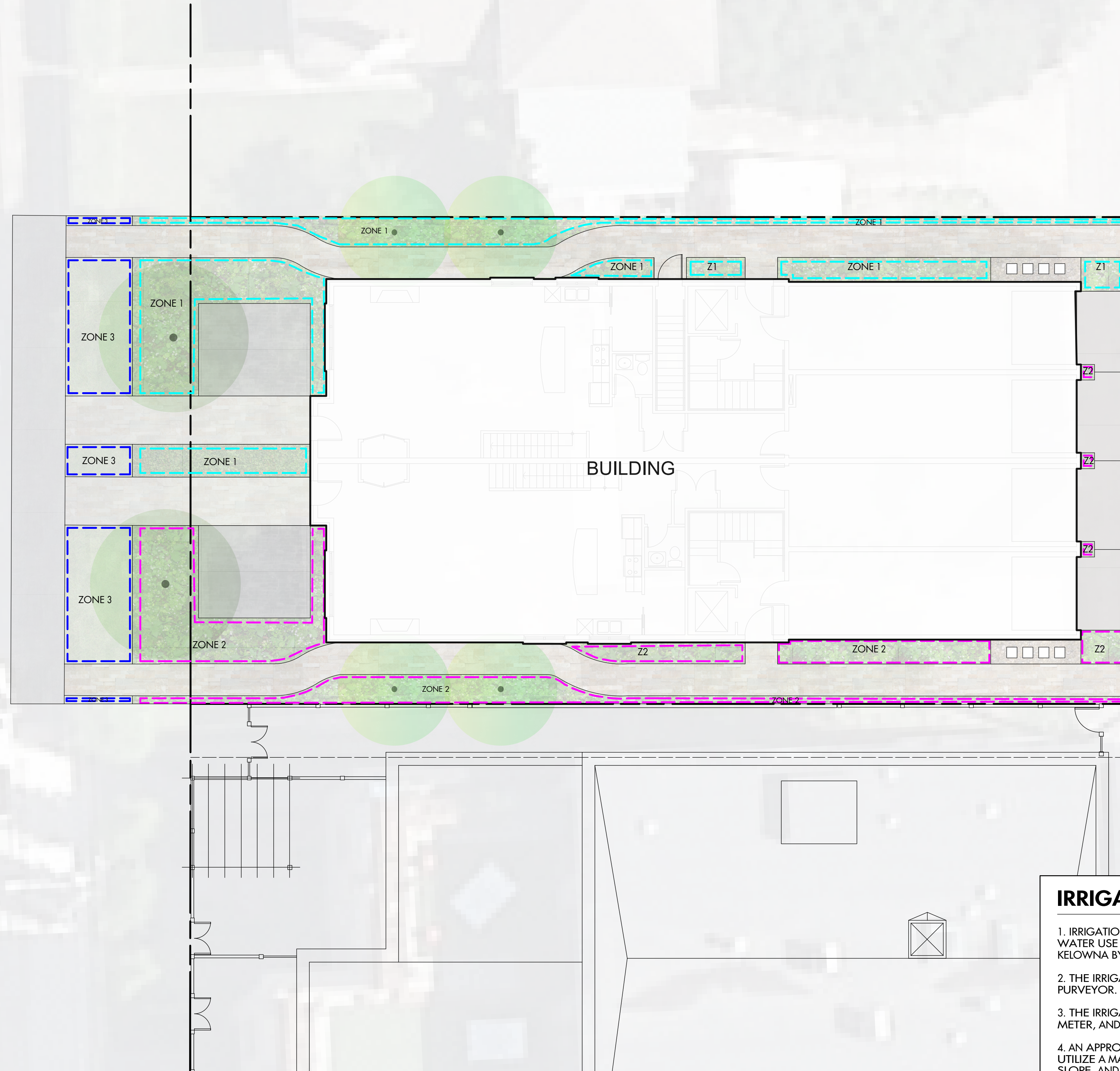
NOTES

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



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 153 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 111 cu.m. / year
 WATER BALANCE = 42 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

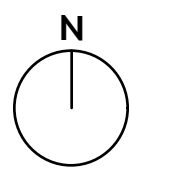
ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 67 sq.m.
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 40 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 56 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 36 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
 TOTAL AREA: 30 sq.m.
 MICROCLIMATE: WEST EXPOSURE, FULL SUN
 ESTIMATED ANNUAL WATER USE: 43 cu.m.

IRRIGATION NOTES

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



PROJECT TITLE
2673 GORE STREET

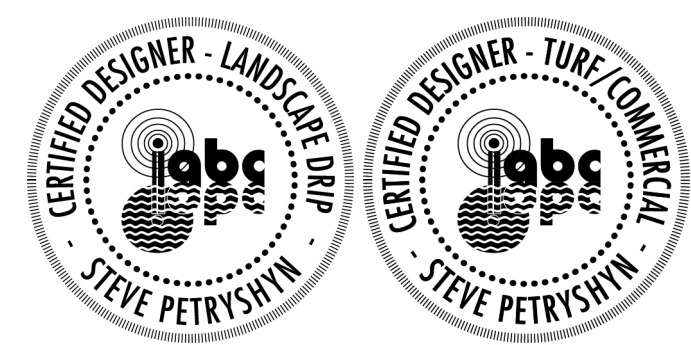
Kelowna, BC

DRAWING TITLE
IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	REVISION
1	17.02.14	Review
2		
3		
4		
5		

PROJECT NO	17013
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	SP
DATE	FEB. 14, 2017
SCALE	1:100

SEAL



DRAWING NUMBER

L2/2

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REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 0920-20

To: City Manager

From: Community Planning Department (LK)

Application: OCP17-0010 & Z17-0026 **Owner:** Summerwood Retirement Resort Holding Corporation, Inc. No. BC1090350

Address: 1350 & 1370 KLO Road **Applicant:** Kent-Macpherson

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: S2RES – Single Two /Unit Residential & EDINST – Educational/ Major Institutional

Proposed OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing & P2 – Education and Minor Institutional

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0010 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation and the EDINST – Educational/Major Institutional designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated June 26, 2017;

THAT Rezoning Application No. Z17-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the P2 – Educational / Minor Institutional zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 26, 2017;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the applicant being required to register on the subject property a section 219 no disturb/no build restrictive covenant to ensure the ongoing protection of the environmentally sensitive habitat;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of both a Natural Environment Development Permit, a Form & Character Development Permit & a Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of supportive housing on the subject properties.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the development of supportive housing for an independent seniors living facility at 1350 & 1370 KLO Road. The addition of supportive housing at this location will add density to the area, but more importantly it will add 154 seniors housing units to the limited supply and the growing demand within the City. The proposal meets the OCP objective of providing a core housing need to allow seniors to age in place.

Rezoning the two parcels to RM5 – Medium Density Multiple Housing is in keeping with the neighbourhood context which has existing multi-residential developments in the area, with the most recent currently under construction at 1459 KLO Road (DP16-0124) and 3090 Burtch Road (DP15-0294). In exchange for allowing the supportive housing project, the applicant will be protecting a significant environmental feature at the rear of the property (a remnant woodland and creek channel).

Should the OCP Amendment and Rezoning be supported by Council, the applicant would be required to apply for a Form and Character Development Permit and a Development Variance Permit for the two proposed variances. One is to the side setback and the other is to increase the maximum height of the building. A Technical Subdivision application will be required prior to final adoption of the rezoning in order to consolidate the two existing parcels into one larger parcel.

Consideration has been given to the 20 Year Servicing Plan and Financing Strategy. It is deemed that this application will not trigger an impact study as KLO Road is an existing four lane arterial roadway.

4.0 Proposal

4.1 Project Description

The developer's proposal of supportive housing includes 154 self-contained dwelling units which vary in size from a bachelor suite (under 500 square feet) up to 2-bedroom + den units (approx. 1300 square feet). Most units have balconies which provide a private outdoor amenity space, along with a common kitchen, dining area, and many lifestyle amenities provided on site. Some of the amenities included are: a theatre, a

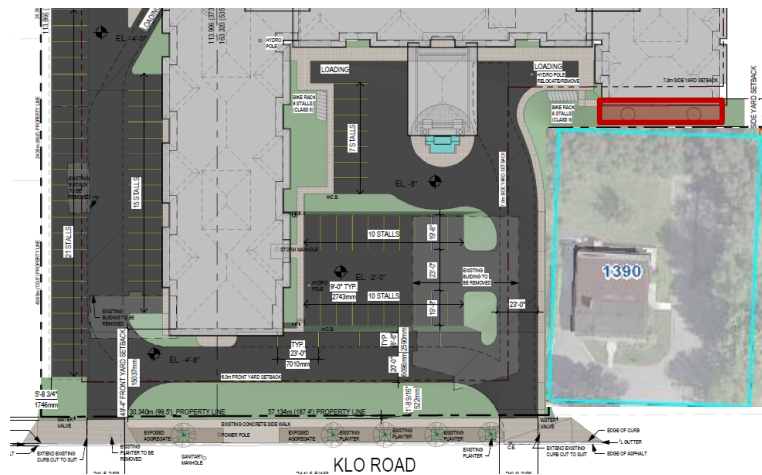
chapel, a fitness room and salon. The development provides multiple rooms focused towards occupants varied interests including a dance hall, sports lounge, wood workshop, crafts room, cards/games room and a library & computer room.

The site provides 137 parking stalls, with 48 stalls in the underground parkade, 76 at-grade stalls (23 within a carport and 53 at-grade open air stalls). The parkade also provides a storage room dedicated to scooters and residents bike storage. There are also an additional 16 Class II bike racks located near the main entry for visitors to the site.

Variances

The proposed development would require two variances, one to increase the maximum building height by half a storey from 4.5 storeys to 5 storeys (for a portion of the building). The second variance is to reduce the east side setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed.

The project has been designed such that in the future, should the property located at 1390 KLO Road (outlined in blue) become available, the proposed development could extend the building south towards KLO Road. In the meantime, the applicant is requesting a variance to reduce the side setback, for that portion of the property line which is shared with the rear of the 1390 KLO Road property. The area of the variance is indicated in red.



Rezoning and OCP Amendment

The applicant has applied to amend the Official Community Plan and Rezone the subject properties to facilitate the development of supportive housing. The current OCP designation for the properties is S2RES – Single/Two Unit Residential and EDINST – Educational/ Major Institutional. Supportive housing is not an allowable use within the RU1 – Large Lot Housing zone and is restricted to a secondary use within the P2 – Education and Minor Institutional zone.

Environmentally Sensitive Area (ESA)

The collective area of both subject parcels is 1.70 ha (17,005.0 m²). The northern portion of the site, approximately 0.56 ha (5,666 m²), is an Environmentally Sensitive Area (ESA) which will be protected through 'no build' and 'no disturb' covenants. A detailed Environmental Impact Assessment will be required as part of the Natural Environment Development Permit. It will set the terms and conditions for adequately protecting the ESA and will allow limited construction in order to provide a pathway and benches throughout this area so it may be utilized and enjoyed by the residents. The Environmental Development Permit will also remove invasive plant material and include restoration plantings to further enhance the ecology of the ESA.

The parcels have an existing irrigation channel running across the north portion of the parcel. This channel is a remnant woodland and creek channel which has a number of red listed plants (this includes plants

which are either endangered or threatened). The area is green space and also includes several species of birds.

4.2 Public Consultation

Council Policy No. 367 – Public Notification & Consultation for Development Applications requires the applicant to consult the public regarding the proposed OCP Amendment and Rezoning for the subject property. The public engagement completed by the applicant includes:

- Open House – April 27, 2017 from 4pm -6pm at the existing house located at 1370 KLO Road (attendance approx. 19 people) – advertising included:
 - 'It's your neighbourhood' (4' x 8') sign located on site and was installed April 10, 2017.
 - Newspaper advertisement in the Kelowna Daily Courier – ad placed April 12, 2017.
 - Mail-outs and hand delivery to all property owners within 50 m of the subject properties.

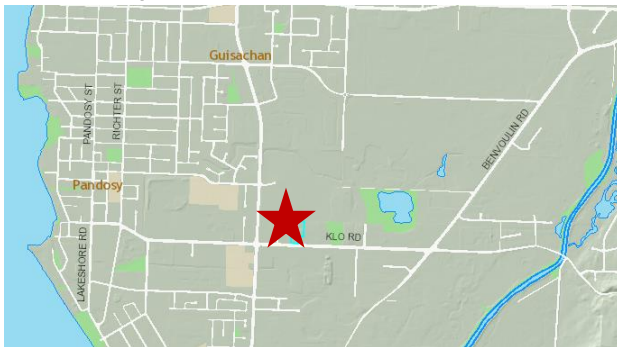
4.3 Site Context

The subject parcels are 1.70 ha (17, 005.0 m²) in area and are located between Gordon Drive and Benvoulin Boulevard on the north side of KLO Road. The parcels are within the Permanent Growth Boundary and are in the South Pandosy- KLO sector of Kelowna. The north 0.56 ha portion of the parcels are within an environmentally sensitive area.

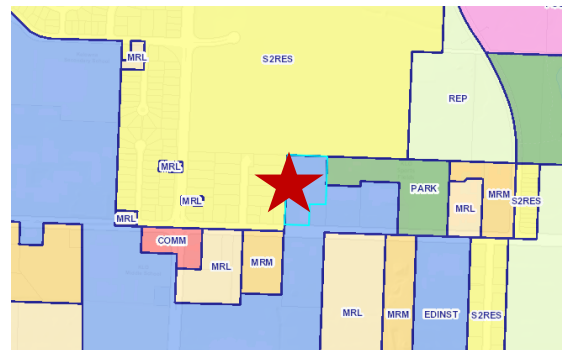
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing RM ₇ – Mobile Home Park	Single Dwelling Homes Mobile Home Park
East	P ₁ – Major Institutional P ₄ - Utilities	Okanagan Regional Library RDCO Offices
South	P ₄ – Utilities RM ₄ – Transitional Low Density Housing	City of Kelowna Parks Offices Multiple Dwelling Housing
West	RU ₁ – Large Lot Housing	Single Dwelling Homes

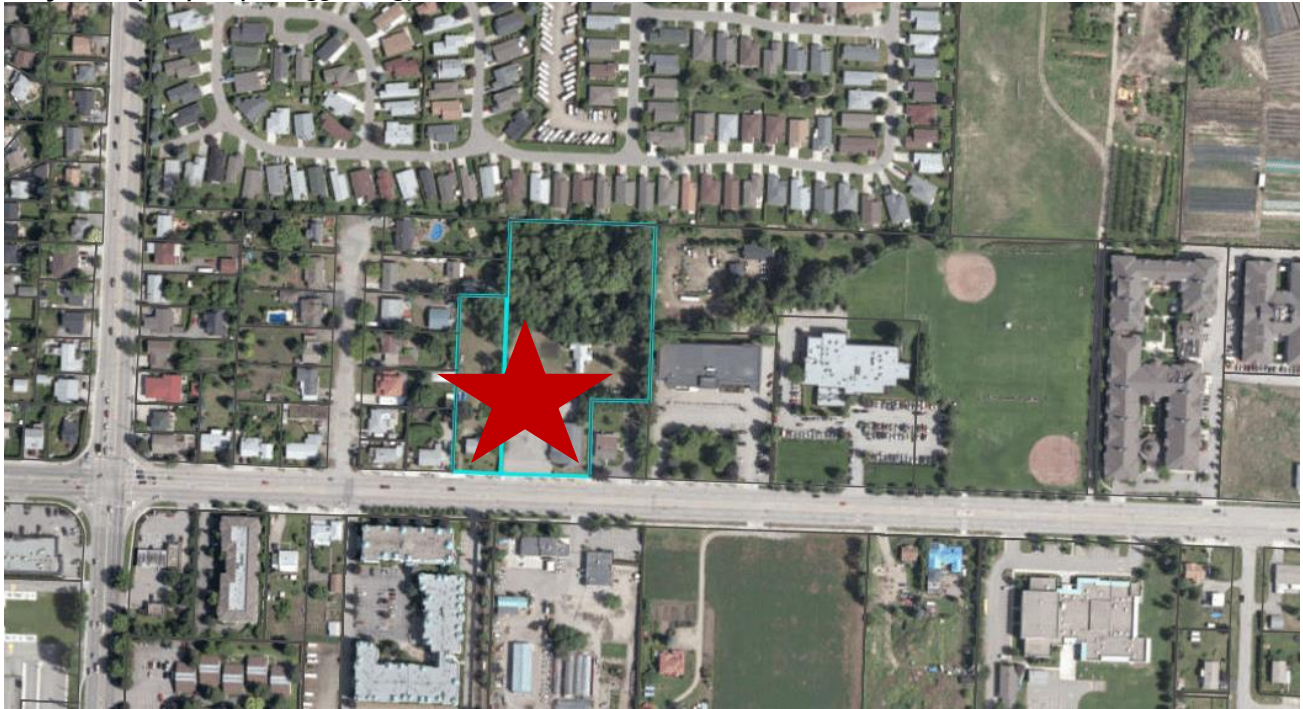
Context Map:



Future Land Use:



Subject Property Map: 1350 & 1370 KLO Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₄ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400 m ²	17,005 m ²
Lot Width	30 m	87 m
Lot Depth	35 m	+163 m
Development Regulations		
Floor Area Ratio	1.1	0.65
Height	4.5 storeys/ 18 m	5.0 storeys/ 17.5 m ❶
Front Yard	6.0 m	14.97 m
Side Yard (west)	7.0 m	20.40 m
Side Yard (east)	7.0 m	4.75 m ❷
Rear Yard	9.0 m	10.9 m
Other Regulations		
Minimum Parking Requirements	77 stalls	137 stalls
Bicycle Parking		
Private Open Space	m ²	m ²
Loading Space	m ²	m ²
Okanagan Lake Sightlines	120°	
❶ Indicates a requested variance to increase the maximum building height from 4.5 storeys to 5 storeys proposed.		
❷ Indicates a requested variance to the east side setback from 7.0 m required to 4.75 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Neighbourhood Impact.¹ When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Environmentally Sensitive Area Linkages.² Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Housing Availability.³ Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments for Rezoning.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- No comments for Rezoning.

7.0 Application Chronology

Date of Application Received: March 21, 2017

Date Public Consultation Completed: April 27, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Strategic Investments

¹ City of Kelowna Official Community Plan, Policy 5.22.9 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.39.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Chapter).

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan, Landscape Plan and Proposed Renderings

Attachment C: Public Consultation Open House – April 27, 2017

CITY OF KELOWNA
MEMORANDUM

Date: June 6, 2017
File No.: Z17-0026
To: Community Planning (LK)
From: Development Engineering Manager(SM)
Subject: 1350 – 1370 KLO Road

RM5

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

1. Domestic Water and Fire Protection

- (a) The development site is presently serviced with a small diameter (19-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The estimated cost of this construction for bonding purposes is **\$20,000.00**
- (b) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- (c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting mechanical engineer will determine the servicing requirements of this proposed development. The estimated cost of this construction for bonding purposes is **\$8,000.00**
- (b) The downstream 250mm diameter sanitary sewer main in KLO Road (between Gordon Drive and Lowe Court) is limited in capacity. A flow analysis check is required by the developer's civil engineering consultant. If it is determined that upgrades to the main are required, the estimated cost to upgrade this section of main for bonding purposes is **\$100,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$12,000.00**

4. Road Improvements

- (a) KLO Road fronting this development has been urbanized. The existing driveway let-downs must be removed and replaced with barrier curb & gutter. The existing two way left turn lane must be upgraded to an all movement exclusive left turn lane cross section including concrete medians to be aligned with the access to 1359 KLO Road. The boulevard full frontage is landscaped complete with street trees. The estimated cost of this construction for bonding purposes is **\$60,000.00**

6. Subdivision

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

7. Electric Power and Telecommunication Services

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

8. Engineering

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

9. Design and Construction

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

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

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

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

12. Bonding and Levy Summary(a) Bonding

Water works	\$20,000.00
Sanitary Service	\$ 8,000.00
Storm Service	\$12,000.00
KLO Rd works	\$60,000.00
Flow analysis and sewer pipe upgrade KLO Rd Gordon - Lowe	\$100,000.00
Total Bonding	\$200,000.00

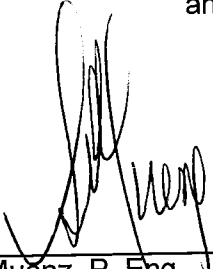
NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual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

The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) One site access for the development to KLO Rd is permitted and must be located opposite the access to 1359 KLO Road.
- (ii)
- (iii) The site plan should illustrate the ability of an MSU standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
- (iv) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.


 Steve Muenz, P. Eng.
 Development Engineering Manager
 SS

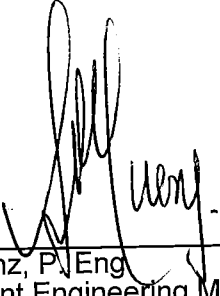
CITY OF KELOWNA
MEMORANDUM

Date: June 5, 2017
File No.: OCP17-0010
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 1350 & 1370 KLO Road

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

1. **General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0026.



Steve Muenz, P. Eng
Development Engineering Manager

SS

CITY OF KELOWNA

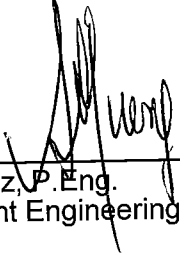
MEMORANDUM

Date: June 5, 2017
File No.: DP17-0068
To: Community Planning (Lk)
From: Development Engineer Manager (SM)
Subject: 1350 & 1370 KLO Road

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 Z17-0026.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

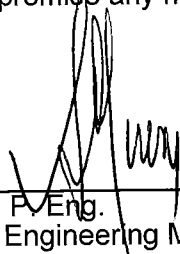
CITY OF KELOWNA

MEMORANDUM

Date: June 5, 2017
File No.: DVP17-0069
To: Community Planning (LK)
From: Development Engineer Manager (SM)
Subject: 1350 & 1370 KLO Road

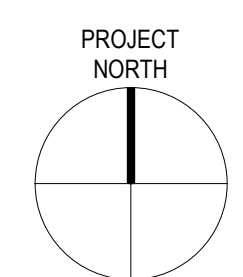
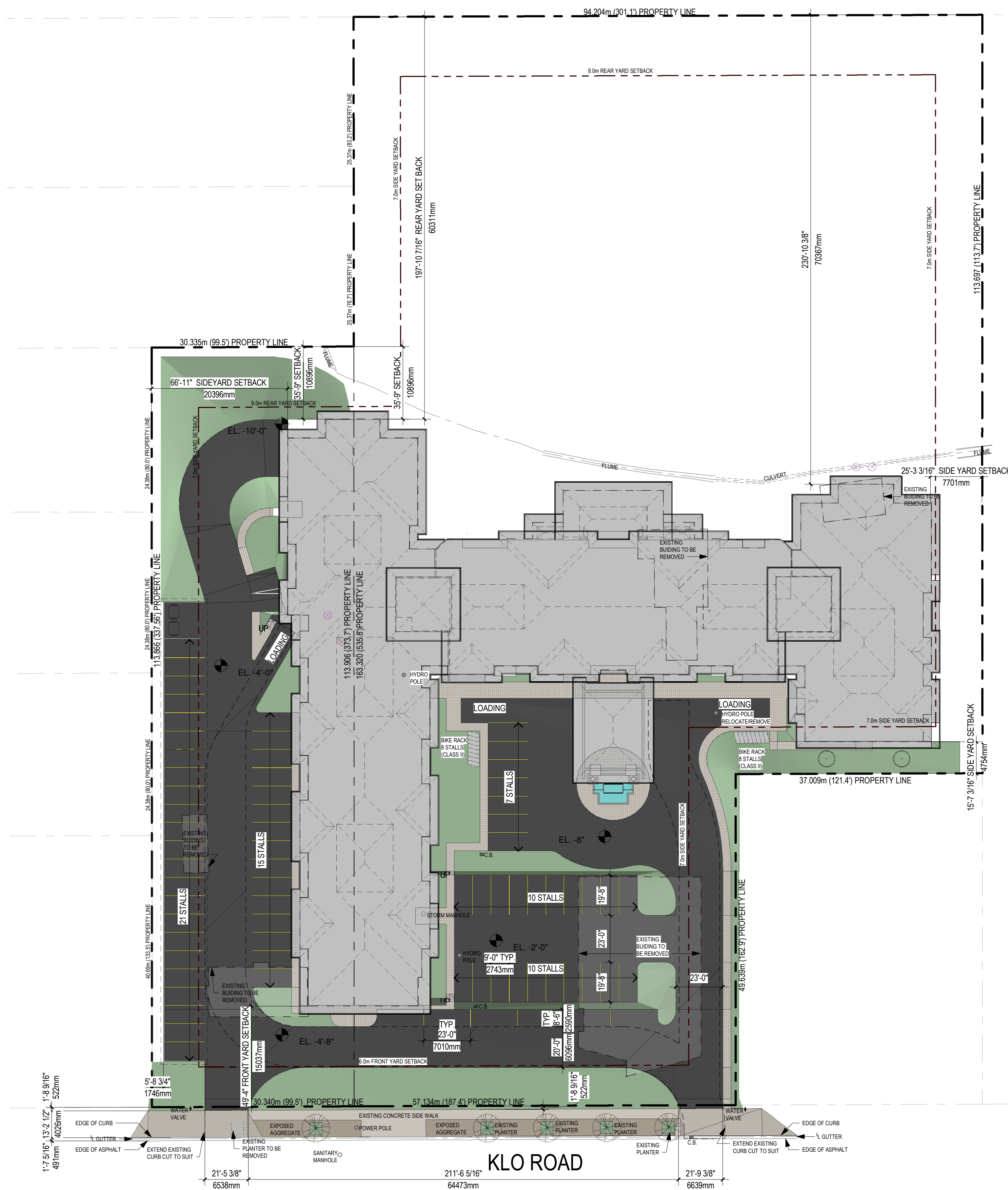
The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application to vary the building height and side yard setback does not compromise any municipal services.



Steve Muenz, P.Eng.
Development Engineering Manager

SS



ITEM	REQUIRED / ALLOWED	PROVIDED
0. EXISTING SITE STATS		
LAND PARCEL # 1		
STREET ADDRESS	1370 KLO ROAD	
LEGAL DISCRPTION	PLAN # 27982 LOT #1 EXCEPT KAP57931	
EXISTING ZONING	P2	
OFFICIAL COMMUNITY PLAN	EDINS - EDUCATIONAL / INSTITUTIONAL	
AREA	13x556.97 m ² (145,926 ft ²)	
LAND PARCEL # 2		
STREET ADDRESS	1350 KLO ROAD	
LEGAL DISCRPTION	PLAN # 1070 LOT # 15 EXCEPT PLAN KAP79079	
EXISTING ZONING	RU1	
OFFICIAL COMMUNITY PLAN	S2 RESIDENTIAL- SINGLE 182 UNIT RESIDENTIAL	
AREA	3,447,922 m ² (37,113 ft ²)	
1. PROPOSED SITE STATS		
PROPOSED SITE ZONING		RM5
COMBINED LOT AREA		17,004.9 m ²
HEIGHT	4.5 STOREYS / (MAX) 18.0 m (58 ft)	5.0 STOREYS / 16 m (53 ft.)
TOTAL DWELLING UNITS		154 UNITS
LOT AREA	(MIN.) 1,400 m ² (15069.5 ft ²)	17,004.9 m ² (183,039.2 ft ²)
LOT AREA (NET)	1,400 m ² (15069.5 ft ²)	17,004.9 m ² (183,039.2 ft ²)
2. SETBACKS		
FRONT YARD (SOUTH)	6.0m	14.97m
SIDE YARD (SOUTH)	4.5m / 7m (14.76 ft/ 26.0 ft.)	4.75m (15.58 ft.)
SIDE YARD (WEST) CARPORTS	1.5m (4.72 ft.)	1.75m (5.74 ft.)
SIDE YARD (WEST) ≤ 2 1/2 STOREYS	4.5m / 7m (14.76 ft/ 26.0 ft.)	1.75m / 20.40m (5.74 ft./ 66.93 ft.)
SIDE YARD (EAST) < 2 1/2 STOREYS	4.5m / 7m (14.76 ft/ 26.0 ft.)	7.62m (25 ft.)
SIDE YARD (NORTH)	9.0m (29.53 ft.)	10.90m / (35.76 FT.)
3. LANDSCAPE BUFFERS		
FRONT YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 2	5.76m (18.90 ft.)
SIDE YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 3	4.75m (15.58 ft.)
SIDE YARD (WEST)	3.0 m (9.84 ft.) - LEVEL 3	1.5m / 4.11m (4.92 ft. / 13.48 ft.)
SIDE YARD (EAST)	3.0 m (9.84 ft.) - LEVEL 3	1.91m to 7.62m (6.27ft/ 25.0 ft.)
REAR YARD (NORTH)	3.0 m - LEVEL 3	10.88m to 60.46m (35.70 ft. / 198.36 ft.)
4. FLOOR SPACE RATIO		
FLOOR AREA RATIO	1.1	< 0.93
LOT AREA (NET)		17,004.9 m ² (183,039.2 ft ²)
FLOOR AREA (NET)	18,705.39m ² (201,343.14 ft ²)	15870 m ² (170,823.3 ft ²)
FLOOR AREA (GROSS)		17,600 m ² (189,444.8 ft ²)
5. BUILDING SITE COVERAGE		
MAX BUILDING FOOT PRINT (% OF SITE)	(MAX) 40%	23.4%
MAX BUILDING FOOT PRINT AREA	(MAX) 6801.96 m ² (73,215.69 ft ²)	3,984 m ² (40,730.64 ft ²)
MAX BUILDING FOOT PRINT & PARKING (% OF SITE)	65%	42.7%
MAX BUILDING FOOT PRINT & PARKING AREA	(MAX) 11053 m ² (115,973.5 ft ²)	7,277 m ² (78,328.96 ft ²)
6. PARKING		
ABOVE GROUND PARKING		53 STALLS
CARPORT PARKING		23 STALLS
BELOW GRADE PARKING		46 STALLS
LOADING PARKING SPACES		3 STALLS
HANDICAP PARKING	2 STALLS	2 STALLS
STAFF PARKING	12 STALLS	
SLEEPING AREAS = 193	65 STALLS	
TOTAL PARKING STALLS REQUIRED = 193 / PROVIDED	77 STALLS REQUIRED	137 STALLS PROVIDED
7. BICYCLE PARKING		
CLASSIFICATION (CLASS I) 154 UNITS X 0.5	77 BIKE STALLS	24 BIKE STALLS
SCOOTER PARKING C/W RECHARGING OUTLET		22 SCOOTER STALLS
RESIDENTIAL STORAGE LOCKERS		56 STORAGE LOCKERS
TOTAL BICYCLE PARKING (CLASS I)	77 BIKE STALLS REQUIRED	± 118 BIKE STORAGE
CLASSIFICATION (CLASS II) 154 UNITS X 0.1	16 BIKE STALLS	16 BIKE STALLS
TOTAL BICYCLE PARKING (CLASS II)	16 BIKE STALLS REQUIRED	16 BIKE STALLS
8. DENSITY		
STUDIO		4 UNITS
1 BEDROOM		111 UNITS
2 BEDROOM		39 UNITS
TOTAL		154 UNITS
10. PRIVET OPEN SPACE		
BACK YARD (NOT INCLUDING SETBACKS)		5232 m ²
EXTERIOR DECKS		940 m ²
AMENITY SPACE		3007 m ²
TOTAL AREA	2670 m ²	> 9179 m ²

SUITE AREA CHART					
SUITE TYPE	NUMBER OF BEDROOMS	SUITE AREA	NUMBER OF SUITES	TOTAL SUITE AREA	OCCUPANTS
UNIT TYPE A	0	44 m ²	4	176 m ²	4
UNIT TYPE B	1	58 m ²	9	518 m ²	9
UNIT TYPE C	1	58 m ²	8	463 m ²	8
UNIT TYPE D	1	60 m ²	62	3721 m ²	62
UNIT TYPE D1	1	63 m ²	11	689 m ²	11
UNIT TYPE E	1.5	68 m ²	6	410 m ²	6
UNIT TYPE F	1.5	69 m ²	3	208 m ²	3
UNIT TYPE G	1.5	72 m ²	4	289 m ²	4
UNIT TYPE H	2	72 m ²	3	217 m ²	6
UNIT TYPE J	1.5	78 m ²	8	621 m ²	8
UNIT TYPE K	2	92 m ²	4	368 m ²	8
UNIT TYPE L	2	97 m ²	6	582 m ²	12
UNIT TYPE M	2	101 m ²	6	606 m ²	12
UNIT TYPE N	2	104 m ²	16	1667 m ²	32
UNIT TYPE P	2.5	119 m ²	4	477 m ²	8
TOTAL STAFF 12			154	11001 m ²	193
				TOTAL NUMBER OF OCCUPANTS =	205

TREE	NAME	NO.	NO.	NO.
1	Small tree	10	10	10
2	Medium tree	20	20	20
3	Large tree	30	30	30
4	Shrub	40	40	40
5	Plant	50	50	50
6	Grass	60	60	60
7	Flower	70	70	70
8	Gravel	80	80	80
9	Gravel	90	90	90
10	Gravel	100	100	100

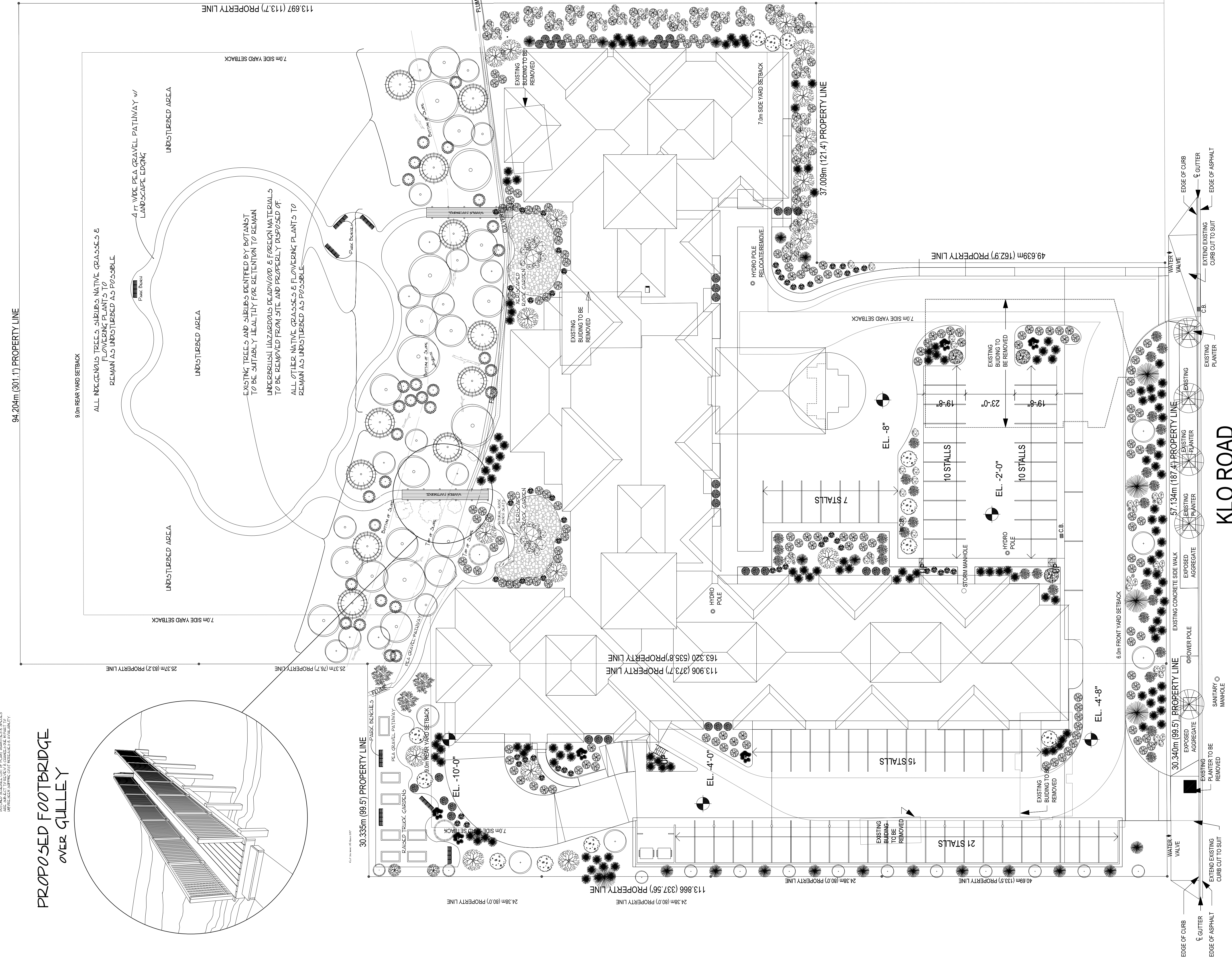
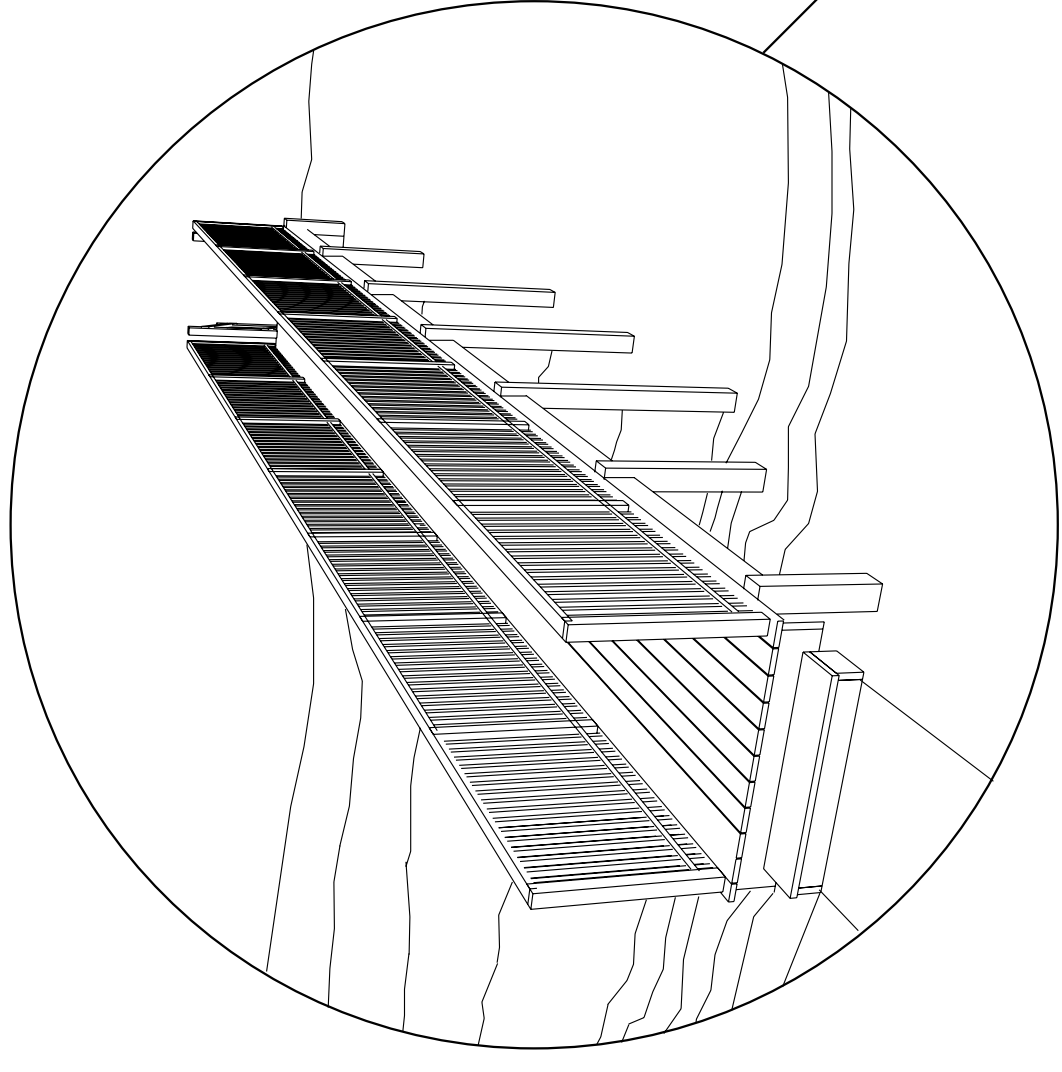
SLIPES	NAME	NO.	NO.	NO.
1	Gravel	10	10	10
2	Gravel	20	20	20
3	Gravel	30	30	30
4	Gravel	40	40	40
5	Gravel	50	50	50
6	Gravel	60	60	60
7	Gravel	70	70	70
8	Gravel	80	80	80
9	Gravel	90	90	90
10	Gravel	100	100	100


FLOWERS & GRASSES	NAME	NO.	NO.	NO.
1	Flower	10	10	10
2	Grass	20	20	20
3	Grass	30	30	30
4	Grass	40	40	40
5	Grass	50	50	50
6	Grass	60	60	60
7	Grass	70	70	70
8	Grass	80	80	80
9	Grass	90	90	90
10	Grass	100	100	100

ROUTES	NAME	NO.	NO.	NO.
1	Route	10	10	10
2	Route	20	20	20
3	Route	30	30	30
4	Route	40	40	40
5	Route	50	50	50
6	Route	60	60	60
7	Route	70	70	70
8	Route	80	80	80
9	Route	90	90	90
10	Route	100	100	100

ROUTES	NAME	NO.	NO.	NO.
1	Route	10	10	10
2	Route	20	20	20
3	Route	30	30	30
4	Route	40	40	40
5	Route	50	50	50
6	Route	60	60	60
7	Route	70	70	70
8	Route	80	80	80
9	Route	90	90	90
10	Route	100	100	100

**PROPOSED FOOTBRIDGE
OVER GUILLEY**



DRAFTING BY:

 Planning & Design
 1000 10th Street, Suite 100
 Phoenix, AZ 85001
 Phone: 602.973.1311
 Email: info@profoot.com

NOTE:
 THE CONTRACTOR IS RESPONSIBLE FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED BY LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDING. FURNISH AND PROVIDE POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

LANDSCAPE LAYOUT	
Scale:	AS SHOWN
Drawn By:	CLC
Checked By:	ED HALL
Drawing Number:	REGENCY SUMMERWOOD PRELIMINARY



1 STREET VIEW (SOUTH) PERSPECTIVE



2 NORTH PERSPECTIVE VIEW

**ATTACHMENT C**

This forms part of application

OCP17-0010
Z17-0026Planner
Initials **LK**

April 27, 2017

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Lydia Korolchuck, Planner, City of Kelowna

Dear Ms. Korolchuck:

**RE: Public Information Session Summary Report for 1350/1370 KLO Road
Application No. Z17-0026, OCP17-0010, DP17-0068**

In compliance with Council Policy No. 367, Summerwood Retirement Resorts Holding Corp. (Summerwood) wishes to submit the following summary report in support of our current OCP Amendment and Rezoning applications for the properties at 1350 and 1370 KLO Road.

Summerwood hosted a Public Information Session on the 27th of April, 2017 between the hours of 4:00 pm and 6:00 pm. The session was hosted on site at 1370 KLO Road, with discussion taking place within the existing residence on site, and along the flume to show interested parties where the proposed environmentally sensitive protected area is. A photo of the event is attached as APPENDIX A.

The official sign in sheet captured 19 attendees, however as we were in conversation with interested parties the entire time, there were a number that did not sign in and we anticipate that there was a total of ~30 attendees to the Information Session. The sign in sheets are attached as APPENDIX B.

Advertising for the session included:

- the posting of 'It's your neighbourhood' sign on site as per the template provided by the City of Kelowna (APPENDIX C) – sign installation was April 10th, 2017
- a newspaper advertisement in the Kelowna Daily Courier (APPENDIX D) – ad placed April 12th, 2017
- mailing (10 letters) and hand delivery (22 letters) to all the property owners within the 50-meter boundary from the subject property as per the list provided by the City of Kelowna (APPENDIX E)
- the City of Kelowna was notified directly via email to Ryan Roycroft

The information presented included information on the company itself, an explanation of the OCP and the application to amend, an explanation of land zoning and the application to amend as well as a conceptual site plan and renderings (APPENDIX F). In addition, a full size set of plans were provided

along with information on previous developments completed by Regency Retirement Resorts and an artist rendering of the proposed building.

Ed Hall (owner of Summerwood) and Jordan Hettinga (Senior Real Estate Advisor with Kent-Macpherson) were available to answer any questions and take comments from the public. The Neighbour Consultation Form has also been attached to this document (APPENDIX G). No City Staff attended the Information Session.

The attendees had a variety of comments and feedback during the Information Session. Although no written comments were given, the verbal feedback can be best summarized as:

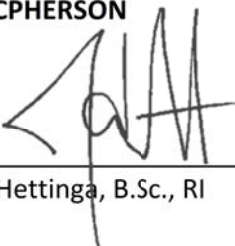
- Residents of Sunrise Village (1255 Raymer Road) were concerned over the potential loss of trees located directly south of their homes. We informed them that we would protect the trees and environmental area – yet acknowledged that some hazard trees may need to be removed along with underbrush.
 - The same residents wanted to know how the City could ensure this area was protected
- Residents on Holland Road were most interested in the height of the building, and proximity to their homes.
- The majority of the attendees' major concerns were regarding privacy and the environment.
- Most of the attendees were hoping for input on the building design rather than the OCP/Rezoning at hand.

Information and feedback received has been taken into consideration for further design and development of the property.

We trust that this report satisfies all requirements; should you need clarification or further information, please do not hesitate to contact me directly.

Sincerely,

KENT-MACPHERSON

Per: 

J. Hettinga, B.Sc., RI

- APPENDIX A – Photo of the event
- APPENDIX B – Sign In Sheet
- APPENDIX C – It's Your Neighbourhood Sign Photos
- APPENDIX D – Kelowna Daily Courier Advert
- APPENDIX E – Information Session Mail Out
- APPENDIX F – Information Session Poster Boards
- APPENDIX G – Neighbour Consultation Form

APPENDIX A – Photo from Event



APPENDIX B - Sign In Sheet

REAL ESTATE APPRAISAL, CONSULTATION & ARBITRATION



April 27, 2017

Kent-Macpherson

**1350/1370 KLO Road – OCP Amendment, Rezoning, DP
Summerwood Retirement Resorts Holdings Corp**

Name	Address	Contact info (optional)
JIM + MARY GOURLAY	559-1255 ROBIN S.	250-869-4920
BARB GOEBEL	558-1255 ROBINS (SUNRISE)	250-862-8090
PAT ROSINSKI	553-1255 RAYMER	250-262-3537
MIKE + DEB GILLETI	3099 HOLLAND RD	250 763 8668
DAVE + ELSIE	1330 KLO RD	250 868 3590
JOHN + ANNE	1255-557 RAYMER	250-869-7132
Rocky and Lori	3089 Holland Rd	250-860-1965
CARLO / Cecilia	3079 Holland RD	250 861 5562
Lou Nettleton	^{CFO - OKAPISAS} Regional Library 1430 KLO RD	250 860-4033 (2471)
Dave & Elsie Lettman	1330 KLO RD Kel	250 878 2208
Arnold + Zuzette Strand	1429 KLO Rd	250 860 7280
GARTH BRACKEN	560-1255 RAYMER AVE	250-860-1287
Moshi CAR	560-1255 Raymer Av.	250-860 1287


Handwritten notes:
 - A large arrow labeled "Name" points from the "Name" column to the "Contact info" column.
 - A large arrow labeled "OR" points from the "Contact info" column back to the "Name" column.
 - The entry for "Lou Nettleton" has "CFO - OKAPISAS" written above the address.



APPENDIX C – Site Signage

Development Proposal

In your neighbourhood



1350 & 1370 KLO Road
OCP amendment from S2RES & EDINST to MRM and Rezoning from RU1 & P2 to RM5 to facilitate the development of apartment housing (Seniors Housing).

Application No: Z17-0026 & OCP17-0010
Applicant: Kent-Macpherson

Get involved and have your say

Email lkorolchuk@kelowna.ca Phone 250-470-0631 Online kelowna.ca/currentdevelopments Applicant's Information Meeting Thursday, April 27, 2017 4pm-6pm @ 1370 KLO Road

City of Kelowna



APPENDIX D – Newspaper Advert

Notice of Public Information Session
 1350/1370 KLO Road, Kelowna
 Summerwood Retirement Resort will be hosting a Public Information Meeting related to their application for OCP Amendment and Rezoning Application on the above properties.
 This meeting will be held on the 27th of April from 4:00 pm to 6:00 pm at 1370 KLO Road, Kelowna.
 Representatives from Summerwood Retirement Resort will be in attendance to provide a project overview and answer any questions from interested parties.
 For enquiries, contact Jordan Hettinga at 250-763-2236.

UTILITIES
Farmers fear they'll pay more under water system takeover
 Agricultural water rate charged by South East Kelowna Irrigation District 2/3 of what city charges
 By RON SEYMOUR
 South-east Kelowna farmers are concerned about water rates and service levels once the area's irrigation system is taken over by the city.
 But homeowners in the area appear satisfied with benefits resulting from the takeover of the two systems are joined.
 "None of our domestic users are complaining about the idea of getting good quality water for cheaper rates than they pay now, and nor about this," says Pike, general manager of the soon-to-be dissolved South East Kelowna Irrigation District, said Thursday.
 An information meeting Monday on the implementation of the irrigation district with the municipal system drew about 100 people, about 80 of whom were farmers, Pike said.
 "What they're concerned about is two things: what's going to happen to their rates, and what's going to happen to the service they receive," Pike said.
 Eighty per cent of the water distributed by SEKID goes toward irrigation, with the rest for domestic use.
 SEKID's agricultural water rate is only about one-third that charged by the City of Kelowna for the few farmers connected to the municipal system.
 Under the implementation agreement between the city and SEKID, there is an explicit pledge by municipal officials that Southeast Kelowna farmers will continue to pay that low rate.
 However, the city has agreed to adopt many of SEKID's agricultural service policies and programs. And the city is committed toward implementing agricultural rate changes over time that are reasonable and fair, municipal officials say.
 "The city has committed to equalize with the agricultural community before we set any new rates," says Ron Westlake, a city director. "Our goal is to complete this by the end of next year."
 The elected board of trustees that oversees SEKID agreed to fold the operation into the city system as a way of securing that solution by provincial and federal funding for water upgrades. The money would not have been available to SEKID on its own.
 With the substantial contribution from Victoria and Okanagan, a \$16-a-month water improvement exchange had been funded to SEKID domestic users but already been dropped, effective April 1.
 Over the next year, technical studies and engineering reports will be conducted on the best way to integrate the two systems. More than 10 kilometers of new pipelines will then have to be installed to create separate systems for domestic and agricultural use.
 It's expected to be late 2013 before walking the city's end system, drawn from Okanagan Lake, starts drawing to domestic users in the Hill Road, McCulloch Road corridor and Gellagher's Canyon neighbourhood.
 A longer range plan is for the city-run system to draw from Mission Creek instead of the lake, but that is not expected to occur for several years.

VALLEY IN BRIEF
Possible case of child luring investigated in Armstrong
 Armstrong RCMP are investigating after a man of 40 was charged with luring a child in a case last Thursday afternoon.
 On April 6, Armstrong RCMP received a report of a potential incident involving a young boy being offered a ride.
 The boy was reportedly walking home on Riverside Avenue at Colony Street just after 2:10 p.m., when a truck stopped and the male driver asked, "Hey, would a ride home?"
 The boy declined, and the male driver started yelling at the boy, who ran away, said Sgt. Dan Mowbray in a release.
 The vehicle then drove off.
 According to the log, the truck was a two-door white pickup truck, possibly a Dodge, without a truck cap, and with a chrome grille and bumper bumpers.
 The driver was described as a male with long hair wearing a brown vest.
 Anyone with information is asked to contact RCMP at 250-463-3008 or Crime Stoppers at 1-800-222-8477.

Students' paintings to be showcased tonight
 Chulucka Elementary School in Kelowna is hosting an art sale tonight, featuring students' original paintings.
 Students from kindergarten to Grade 6 have created paintings under the theme of Canada 150.
 Proceeds from the sale will go to support the school's art program.
 The sale will take place from 5:30 to 8 p.m. at Chulucka Elementary, 5242 Lakeshore.

Walk of the Cross returns on Good Friday in Kelowna
 First United Church in Kelowna will host the annual Walk of the Cross on Good Friday.
 The walk will begin immediately following the worship service at the church, 721 Bernard Ave., which starts from 10:30 to 11:30 a.m.
 Walkers will start the church for a 45-minute walk through downtown Kelowna, stopping at four places along the way.
 Participants will take turns carrying the cross as a way of making a spiritual journey from Jerusalem to Calvary.
 This year's stops will include Outreach Urban Health, 455 Leon Ave.; St. Joseph Mission, 295 Leon Ave.; the rainbow bridge at the intersection of Lawrence Avenue and Pelly Street; and the 90-Loop-Na Friendship Bridge, 142 Leon Ave.
 At each stop, a brief reproach will be read and a prayer will be offered by the church.
 The walk will be followed by a lunch served in the First United Church.

College to offer diploma in animation, starting in fall
 A new animation diploma program is coming to Okanagan College this fall.
 The diploma will focus on 2D, digital 2D and 3D animation technology, and students will develop artistic creativity and programming skills.
 The first group of students will begin the program this September, finishing in April 2013.
 The provincial government is providing \$250,000 to support the first year of the two-year program.
 "There is a dynamic animation industry flourishing in the Okanagan Valley," says the program's director, Westlake-Kelowna, in a news release. "This diploma program is a first for Kelowna and is a growing industry here at home or anywhere else."
 — The Daily Courier

Waterfront project sent before public
 By RON SEYMOUR
 The public will be able to comment on a developer's plan for a major waterfront development in the bottom.
 Council on Monday advanced the Aqua project — which includes three high-rise towers — to a public hearing for the necessary rezoning after pre-consultation with the city.
 "I believe the project is a good fit for the waterfront," said Coun. Tracy Gray.
 The plan includes a total of 300 units in towers of 15, 18 and 28 stories, as well as townhouses facing the water.
 "The revised plans reduce the number of units and drop the marina in favour of a four-story town home between an extension of Cook Road and Lakeshore Road." While most councillors expressed general support for the proposal, Mayor Colin Baucus was more reserved.
 "It's big for a lack of a more intellectual term," Baucus said. "That's a lot of building for that particular site."
 A public hearing for the Aqua project will be held at city council on April 25.

City drops proposed cap on number of workers allowed to live on farms
 By Daily Courier Staff
 Hundreds of farm labourers could be allowed to live on Kelowna farms after all.
 City council has dropped a proposal that would have set a hard cap of 40 workers living on any one farming parcel.
 However, landowners wanting to house more than 40 workers would have to go through a rezoning process so adjacent property owners could comment on the housing plan.
 Almost 1,000 Mexican and Jamaican workers were brought in by Okanagan farmers last year. Under a federal agreement between Canada and the Mexican and

Golf touney targets world hunger
 A new local charity golf tournament is going to help tackle world hunger. The Swing at World Hunger tournament on April 29 will raise money for the Canadian Foodgrains Bank.
 The tournament takes place at McCulloch Orchard Greens Golf Course, starting at 9 a.m. The entry fee includes a \$40 tax receipt.
 For tickets and information, contact Jerry Klassen at 250-763-4949 or email jklassen@cfdbank.ca.
 — The Daily Courier

City of Kelowna
 City in action
 Timey details about what's going on
 Public Notices

Notice of Public Information Session
 1350/1370 KLO Road, Kelowna
 Summerwood Retirement Resort will be hosting a Public Information Meeting related to their application for OCP Amendment and Rezoning Application on the above properties.
 This meeting will be held on the 27th of April from 4:00 pm to 6:00 pm at 1370 KLO Road, Kelowna.
 Representatives from Summerwood Retirement Resort will be in attendance to provide a project overview and answer any questions from interested parties.
 For enquiries, contact Jordan Hettinga at 250-763-2236.

APPENDIX E – Info Session Mail Out

REAL ESTATE APPRAISAL, CONSULTATION & ARBITRATION



Kent Macpherson

Notice of Public Information Session

Date: Thursday, April 27th, 2017
Time: 4:00 pm – 6:00 pm
Location: 1370 KLO Road, Kelowna (House in middle of property)

RE: Official Community Plan Amendment and Rezoning Application for 1350 & 1370 KLO Road, Kelowna (Lot 15, Plan 10710, except Plan KAP79079, ODYD & Lot 1, Plan 27982, except Plan KAP57931, ODYD) - Proposed independent supportive seniors residence

The purpose of the Public Information Session is to provide information to the neighbouring residents and businesses on the following:

- 1) Official Community Plan Amendment
 - To amend the current OCP from Single/Two Unit Residential (1350 KLO Road) and Educational/Major Institutional (1370 KLO Road) to Multiple Unit Residential (Medium Density)
- 2) Zoning Bylaw Amendment
 - Rezone the site from RU1: Large Lot Housing (1350 KLO Road) and P2: Education & Minor Institutional (1370 KLO Road) to RM5: Medium Density Multiple Housing in accordance with the proposed changes to the OCP
- 3) Development Application
 - Development of an independent supportive senior's residence, consisting of ~154 units within a 5 story building



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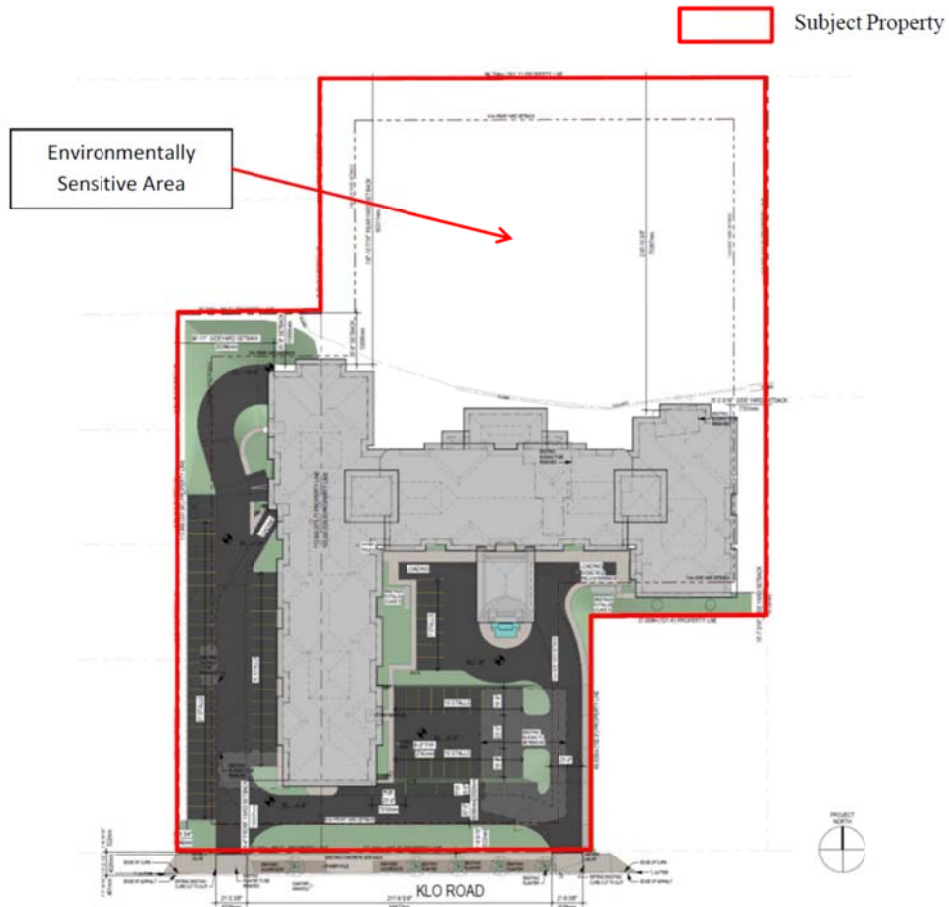


Representatives from Summerwood Retirement Resort Holding Ltd (the applicant) and Kent-Macpherson (the agent) will be in attendance to provide a project overview for interested property owners as well as answer any questions or concerns residents may have.

Agent Contact: Jordan Hettinga Senior Real Estate Advisor with Kent-Macpherson
250-763-2236 or jhettinga@kent-macpherson.com

City Staff Contact: Lydia Korolchuk Planner at the City of Kelowna
250-470-0631 or lkorolchuk@kelowna.ca

Proposed Project Site Plan



APPENDIX F – Info Session Poster Boards

Official Community Plan Amendment

What is an Official Community Plan (OCP)?

- An OCP is a policy tool that shows the community's goals and objectives for future growth. It is to be used by the municipality and the public to evaluate development proposals and ensure they are in line with the community's desires. The OCP is a flexible and adaptive document that can change with the community and address changes within the municipality.

What is this OCP Amendment for?

- The OCP designation for the parcel of land at 1350 KLO Road is currently Single / Two Unit Residential, and the OCP designation for 1370 KLO Road is Educational / Major Institutional. Summerwood Retirement Resorts is proposing to amend the OCP for both parcels to Multiple Unit Residential (Medium Density) as it would support the proposed independent supportive seniors residence.

Rezoning

What is property zoning?

- The Zoning Bylaw governs land use and the form, siting, height, and density of all development within the City boundaries to provide for the orderly development of the community and to avoid conflicts between incompatible uses.

What is this rezoning application for?

- The zoning for the parcel of land at 1350 KLO Road is currently RU1 (Large Lot Housing), and the zoning for 1370 KLO Road is P2 (Education & Minor Institutional). Summerwood Retirement Resorts is proposing to rezone both parcels of land to RM5 (Medium Density Multi-Family) as it would support the proposed independent supportive seniors residence.



Summerwood Retirement Resorts



Who is Summerwood Retirement Resorts?

Summerwood is a division of Regency Retirement Resorts based in Kelowna, BC.

Regency Retirement Resorts is a combination of two established Kelowna families who have been directly involved in the provision of superior retirement housing and care in the Okanagan for over 35 years. Regency has grown successful the old fashioned way, by providing excellent service and solid housing value, year after year, one customer at a time.

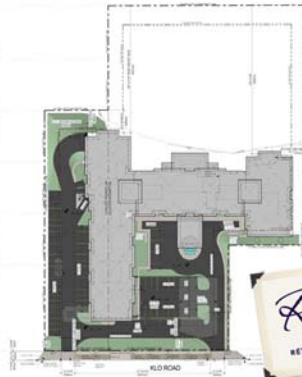
Our Vision is to combine beautiful living environments with extensive lifestyle amenities and caring personal service, to offer Okanagan seniors the finest in enjoyable and enriched retirement living.

Each Regency Retirement Resort has been designed and built, and continues to be owned and operated by the Regency Group. To date, there are five tasteful, charming and life enriching Regency Retirement Resorts in the Okanagan to choose from, each with its own individual architecture, character and personality.

With superior locations, distinctive buildings, lush landscaping and grounds, extensive recreational amenities and caring staff, we are able to offer a truly superior retirement lifestyle.



Proposed Development



Proposed Building Location



APPENDIX G – Neighbour Consultation Form

Neighbour Consultation Form (Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Jordan Hellinga of Kent-Macpherson, the applicant for Application No. Z17-0026, OCP17-0010, DP17-0068

for an OCP Amendment, Rezoning, DP for a new proposed independent supportive seniors residence
(brief description of proposal)

at 1350/1370 KLO Road, Kelowna have conducted the required neighbour
(address)

consultation in accordance with Council Policy No. 367.

- My parcel is located outside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located inside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

Sign placed on property on April 10, Newspaper Ad placed in Daily Courier on April 12, hand delivered 22 letters and mailed 10 letters.

Public information session held on site on April 27th.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- JH Location of the proposal;
- JH Detailed description of the proposal, including the specific changes proposed;
- JH Visual rendering and/or site plan of the proposal;
- JH Contact information for the applicant or authorized agent;
- JH Contact information for the appropriate City department;
- JH Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3310
kelowna.ca



4.0 Proposal

4.1 Project Description

The applicant is proposing a single storey, one-bedroom carriage house in the rear, on the east portion of the property. Access for the proposed carriage house will come from the existing rear lane. Three parking spaces are provided and no variances are anticipated. Proposed building materials include white stucco, cultured stone, black trim and cedar hardieboard accents. The carriage house design includes a low-pitched roof with solar panels and a roof top deck. The applicant’s proposed plans are attached for review.

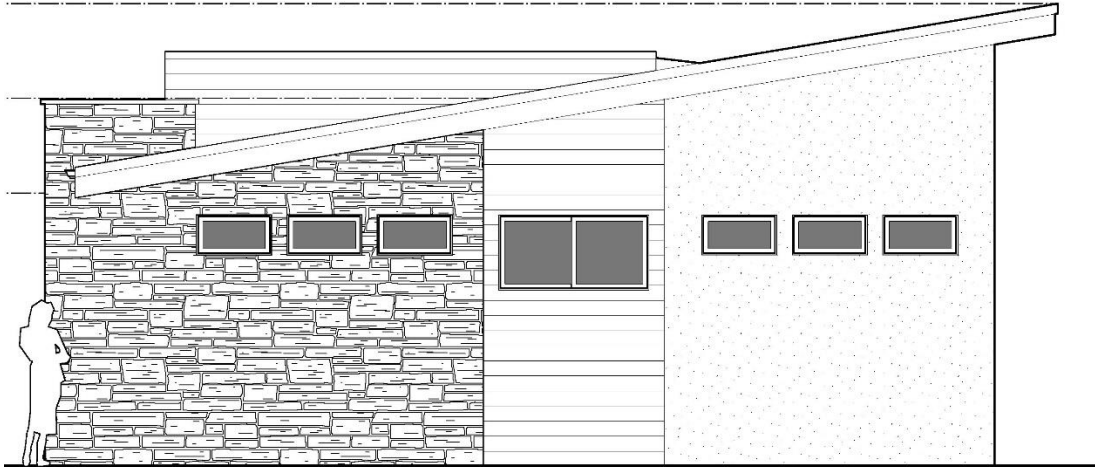


Figure 1. Proposed elevation of carriage house as viewed from the rear lane.

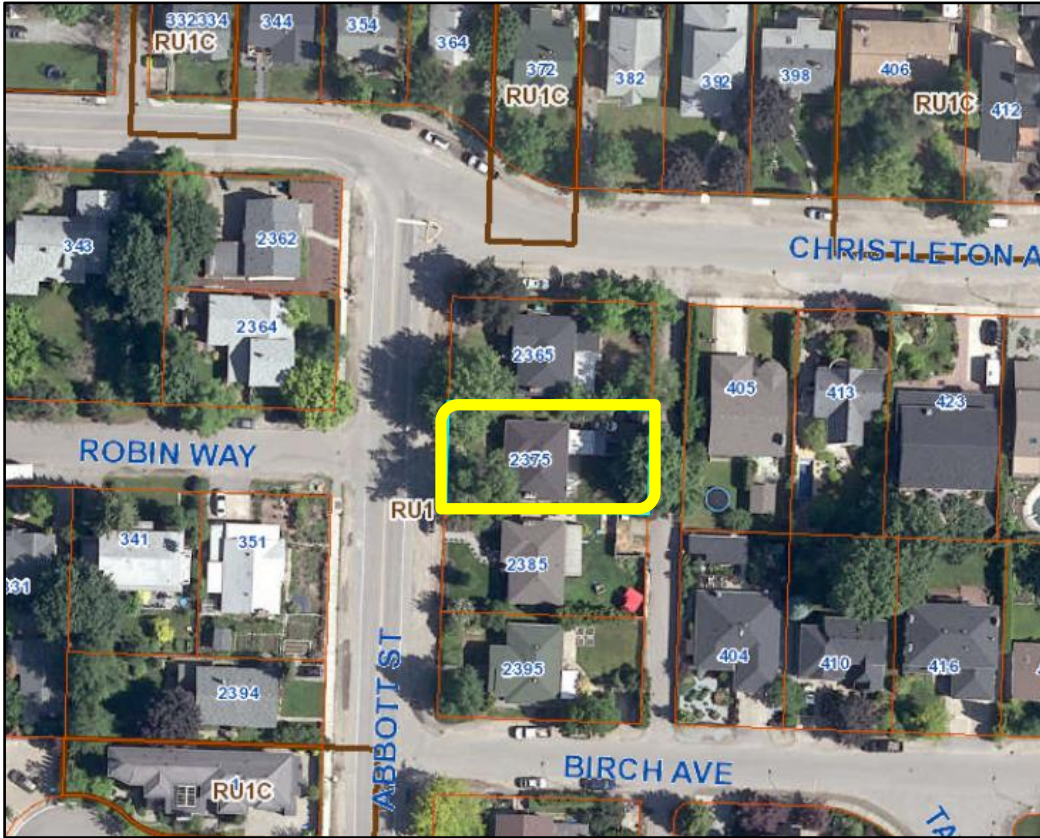
4.2 Site Context

The parcel is located in the South Pandosy - KLO City sector and is within the Permanent Growth Boundary. The subject property is 688 m².

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 2375 Abbott St



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1C ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550m ²	688 m ²
Minimum Lot Width	16.5m	18.59 m
Minimum Lot Depth	30.0m	35.97 m
Development Regulations		
Max. Site Coverage (buildings)	40%	28%
Max. Site Coverage (buildings, driveways, and parking)	50%	35%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	13%
Max. Accessory Building Footprint	130m ²	88 m ²
Max. Net Floor Area	100m ²	88 m ²
Max. Net Floor Area to Principal Building	75%	44%
Maximum Height (to mid-point)	4.8 m	3.7 m
Maximum Height (to peak)	5.5 m	4.7 m

Minimum Side Yard (north)	2.0 m	3.3 m
Minimum Side Yard (south)	2.0 m	6.9 m
Minimum Rear Yard	2.0m	2.0 m
Min. Distance to Principal Building	3.0m	3.9 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30m ²	36m ²

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 neighborhood with respect to building design, height and siting.

Healthy Communities.³ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Carriage Houses & Accessory Apartments⁴. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC’s) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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).
³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).
⁴ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.2 Development Engineering Department

- See 'Attachment A' memorandum dated May 7, 2017.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Abbott St.
- If a fence is ever constructed between the units a clear width of 1100mm is required to be maintained for access.
- Maintain access to the carriage house from Abbott St as laneways are not reliable for emergency access.

7.0 Application Chronology

Date of Application Received: March 30, 2017
Date Public Consultation Completed: May 14, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" – Development Engineering Memorandum dated May 7, 2017
Attachment "B" – Proposed Carriage House Plans

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

Date: May 7, 2017
File No.: Z17-0038
To: Community Planning (EW)
From: Development Engineering Manager(SM)
Subject: 2375 Abbott Street

This forms part of application
Z17-0038

Planner
Initials EW



Carriage House

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

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. 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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

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 Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access is permitted from the lane per bylaw.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

A handwritten signature in black ink, appearing to read "Steve Muenz". The signature is written in a cursive, somewhat stylized font.

Steve Muenz, P. Eng.
Development Engineering Manager

SS



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihdesign.com
(250) 212-7938

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PROJECT NORTH

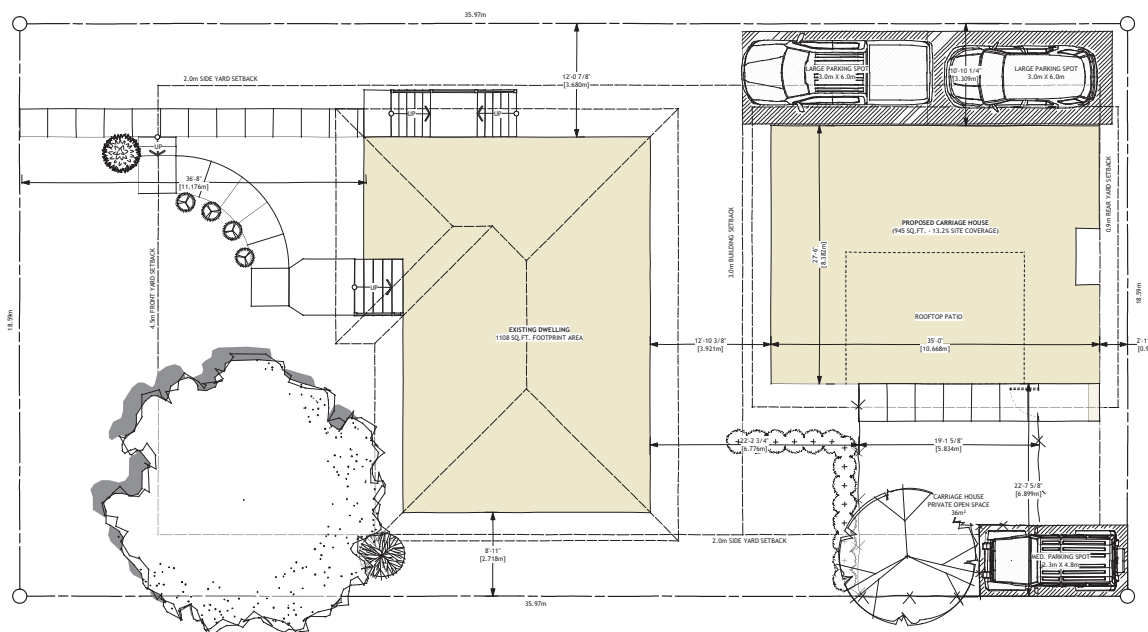
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A	29/FEB/2016	ISSUED FOR TRUSS DESIGN

PROJECT
CARRIAGE HOUSE DEVELOPMENT
2375 ABBOTT STREET
KELOWNA, BC V1Y 1E7
LOT 10 PLAN KAP6701

DRAWING TITLE
ELEVATIONS

DATE
JANUARY 18, 2016

DRAWING NUMBER
1
of
3



1 SITE PLAN
Scale: 1:75

ATTACHMENT B

This forms part of application
Z17-0038

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING



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 1392 MINE HILL DRIVE
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 www.ihdesign.com
 (250) 212-7938

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PROJECT NORTH

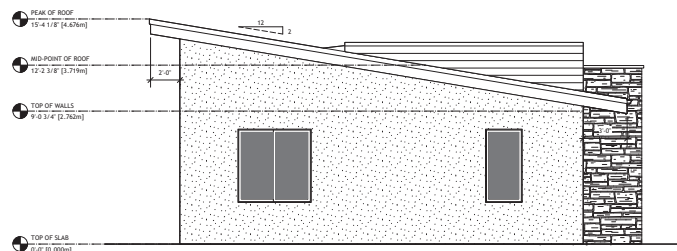
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A	29FEB2016	ISSUED FOR TRUSS DESIGN

PROJECT
 CARRIAGE HOUSE DEVELOPMENT
 2375 ABBOTT STREET
 KELOWNA, BC V1Y 1E7
 LOT 10 PLAN KAP6701

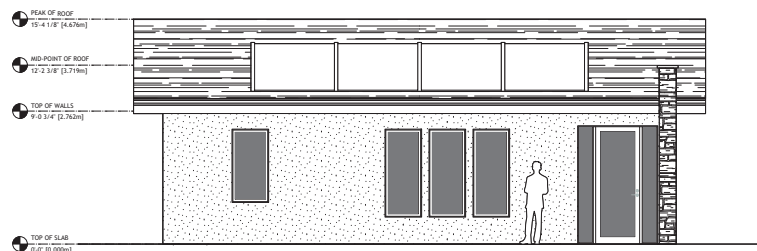
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 ELEVATIONS

DATE
 MARCH 25, 2017

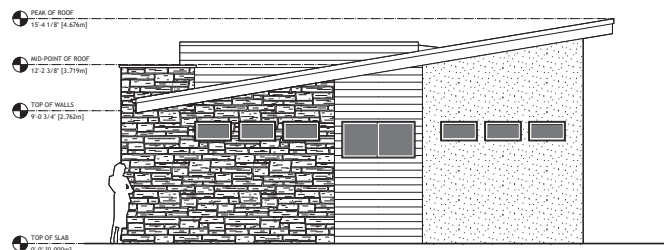
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 of
 3



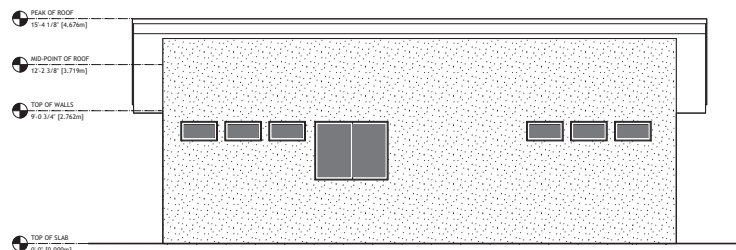
1 WEST ELEVATION
 Scale: 1/4" = 1'-0"



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



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



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

ATTACHMENT B

This forms part of application
 # Z17-0038

Planner Initials **EW**

City of Kelowna
 COMMUNITY PLANNING





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PROJECT NORTH

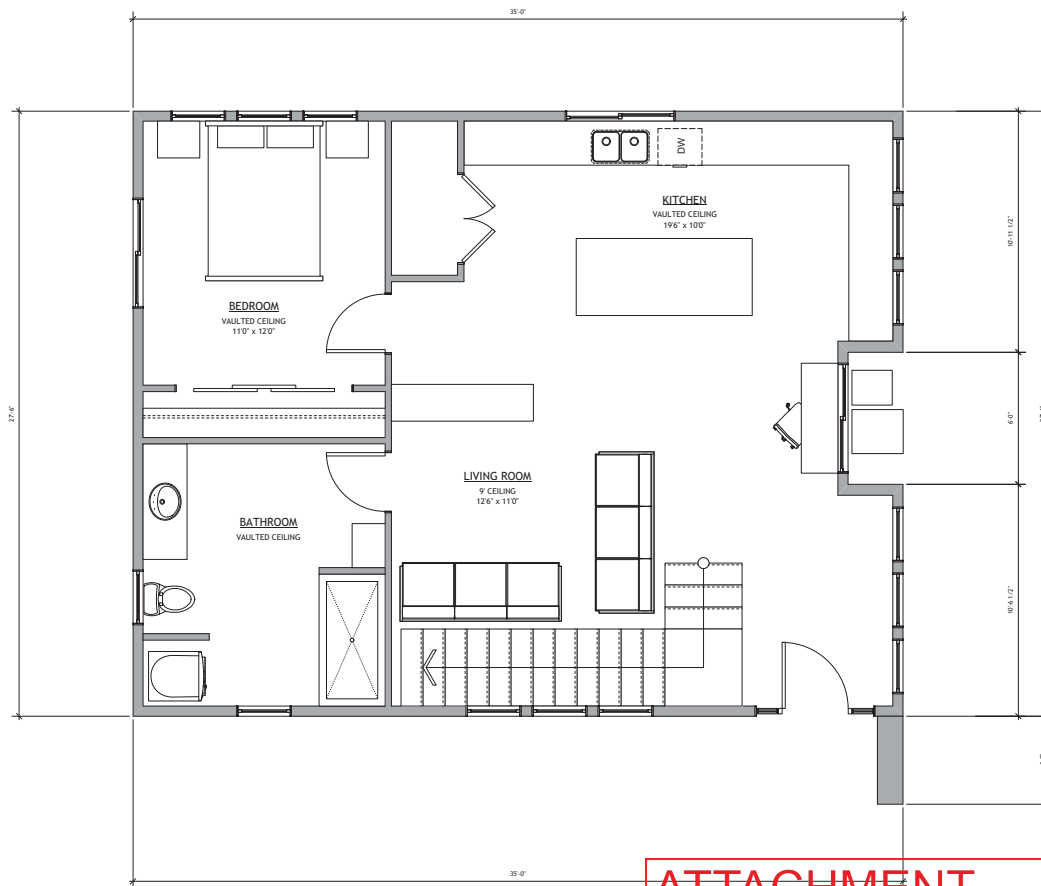
REVISION	DATE	DISCUSSION
A	29FEB2016	ISSUED FOR TRUSS DESIGN

PROJECT
CARRIAGE HOUSE DEVELOPMENT
2375 ABBOTT STREET
KELOWNA, BC V1Y 1E7
LOT 10 PLAN KAP6701

DRAWING TITLE
FLOOR PLAN

DATE
MARCH 25, 2017

DRAWING NUMBER
3
of
3



1 MAIN FLOOR PLAN
Scale: 3/8" = 1'-0" FFA = 948 SQ.FT.

ATTACHMENT B

This forms part of application
Z17-0038

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING