

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, September 19, 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 September 5, 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

<b>3.1</b>	<b>130 McCurdy Rd, OCP17-0007 (BL11460) and Z17-0021 (BL11461) - Father Delestre Columbus (2009) Society Inc</b>	<b>4 - 22</b>
	To consider an OCP amendment application from EDINST – Educational / Major Institutional to MXR – Mixed Use (Residential/Commercial) and to consider a rezoning application on the subject property from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone to facilitate the development of a supportive housing project on the subject property.	
<b>3.2</b>	<b>840 Mayfair Rd, Z17-0033 (BL11452) - Benjamin Page-et</b>	<b>23 - 35</b>
	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.	
<b>3.3</b>	<b>4653 Raymer Rd, Z15-0013 (BL11458)- Ronald Egert</b>	<b>36 - 62</b>
	To rezone the subject property to facilitate the development of five single detached dwellings on the subject property.	
<b>3.4</b>	<b>3511 Landie Rd, Z17-0043 (BL11459) - David Dombowsky</b>	<b>63 - 70</b>
	To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with carriage House to facilitate the future development of a carriage house.	
<b>3.5</b>	<b>3050 Sexsmith Road - Z17-0060 (BL11465) - CK16 Property Group Ltd. BC1098771</b>	<b>71 - 91</b>
	To consider a rezoning application on the subject property from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone.	
<b>3.6</b>	<b>4609 Lakeshore Road - OCP16-0023 (BL11468) &amp; Z16-0068 (BL11469) - Novation Design Studio</b>	<b>92 - 120</b>
	To amend the Official Community Plan to change the future land use designation on the subject property from S2RES – Single / Two Unit Residential to MRL – Multiple Unit Residential (Low Density), and to rezone the subject property from RU1 – Large Lot Housing to RM2 – Low Density Row Housing and P3 – Parks & Open Space to facilitate the development of low density row housing.	
<b>3.7</b>	<b>2755 McCurdy Road, OCP16-0004 (BL11472), TA11-0010 (BL10876) &amp; Z16-0030 (BL11473)- Prodev GP Ltd. and 1378310 Alberta Ltd.</b>	<b>121 - 184</b>
	To amend the Official Community Plan to change the future land use designation of and to rezone portions of the subject property to facilitate a 153 unit multiple unit residential hillside development.	

#### **4. Termination**

#### **5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);



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

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** August 14, 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** Z17-0021 & OCP17-0007      **Owner:** Father Delestre Columbus  
(2009) Society Inc. No. S-55623.

**Address:** 130 McCurdy Rd      **Applicant:** Freedom's Door (Tom  
Smithwick)

**Subject:** OCP Amendment and Rezoning Application

Existing OCP Designation: EDINST – Educational / Major Institutional

Proposed OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: A1 – Agriculture 1

Proposed Zone: C3 – Community Commercial

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0007 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2, Section 26, Township 26, ODYD, Plan 39917, located at 130 McCurdy Rd, Kelowna, BC from the EDINST – Educational / Major Institutional designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

THAT Rezoning Application No. Z17-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 26, Township 26, ODYD, Plan 39917, located at 130 McCurdy Rd, Kelowna, BC from the A1 - Agriculture 1 zone to the C3 – Community Commercial zone, be considered by Council;

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

AND FURTHER THAT final adoption of the OCP Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated August 14<sup>th</sup> 2017.

## **2.0 Purpose**

To consider an OCP amendment application from EDINST – Educational / Major Institutional to MXR – Mixed Use (Residential/Commercial) and to consider a rezoning application on the subject property from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone to facilitate the development of a supportive housing project on the subject property.

## **3.0 Community Planning**

Staff supports the Official Community Plan (OCP) amendment and rezoning applications. The applicant, Freedom's Door, has partnered with the property owner, Knight of Columbus (KofC), to develop a 4 storey supportive housing building which also incorporates a new KofC space. The supportive housing project run by Freedom's Door is intended to house graduates of the recovering addicts program facilitated by Freedom's Door.

The proposed C3 zone supports the supportive housing land use with ground floor commercial. The applicant and Staff contemplated the C4 zone but the C3 zone was determined to be a more suitable zone because the site is located outside an urban centre. The site is roughly 650 metres north of the Rutland Urban Centre.

If the rezoning is approved, Staff will review the form and character of the proposed building through a Development Permit application. Staff has encouraged the proponent to carefully consider the heritage registered property to the north and how the proposed project will interact and transition to the surrounding single family neighbourhood. While the existing condition of the surrounding properties is single family dwellings, the majority of the Rutland Road corridor is designated MRL – Multiple Residential (Low Density) which supports three storey apartment or townhouse style development. Currently, Staff are not tracking any variances associated with the proposed development.

The City has only one policy statement related to supportive housing initiatives. That policy states:

"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)."

There is no policy that regulates how supportive housing should be distributed throughout the City or with regards to proximity of schools and other land uses. Therefore, Staff reviews the merits of each application on a case by case basis. In this case, the site and the existing building have deteriorated over time. The proposed development will provide a new space for the KofC, while providing social housing run by Freedom's Door, cleaning up the overall site.

Generally, apartment style developments are mainly permitted within MRM and MXT OCP designations which predominately occur within urban centres. However, there are exceptions whereby those OCP designations exist outside of urban centres and they generally occur along arterial roads (such as Clement Avenue). Despite the subject property being located outside an official urban centre, the subject property is located at the corner of two major arterial roads and adjacent to a small commercial node and as a result, Staff support the use of an apartment building at this location.

### **3.1 Public Notification**

As per Council Policy 367 regarding public notification, the applicant held a public open house on April 6<sup>th</sup> 2017.

#### 4.0 Proposal

##### 4.1 Project Description

If the rezoning is approved, the applicant is proposing to build an apartment building. The apartment building is proposed to be utilized as a supportive housing facility in order to provide graduates of the Freedom's Door recovery program a safe, affordable and supportive housing option. The project details could change prior to Development Permit consideration, however, currently the proposal includes:

- a 4 storey apartment building;
- a 34 stall surface parking lot;
- 50 bicycle parking stalls;
- 49 supportive housing units on floors 2, 3, & 4;
- a ground floor consisting of:
  - two commercial retail units (718ft<sup>2</sup> per unit) facing MCCurdy Rd;
  - one caretaker suite on ground floor facing north;
  - communal Kitchen;
  - communal Dining area;
  - amenity space;
  - storage areas;
  - board room & office space.

If Council supports the rezoning, the applicant will finalize the design and Staff will update the project description in the Development Permit report.

##### 4.2 Site Context

The subject property is located in the north Rutland area, is connected to urban services, and is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	P2 - Education & Minor Institutional C2 – Neighbourhood Commercial	Institutional Commercial
South	RU6 – Two Dwelling Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 130 McCurdy Rd



#### 4.3 Zoning Analysis Table

The zoning analysis table shows the requirements of the C3 zone compared to the proposal:

Zoning Analysis Table		
CRITERIA	C3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0 commercial only	1.0
Max. Site Coverage	50%	28.8%
Max. Height	15m or 4 storeys	14m (4 storeys)
Min. Front Yard Setback (Rutland Rd N)	3.0m	6.0m
Min. Side Yard Setback (North)	7.0m	7.0m

Min. Flanking Side Yard Setback (McCurdy Rd)	2.0m	6.0m
Min. Rear Yard Setback	6.0m	>6.0m
Other Regulations		
Min. Parking Stalls	1 caretaker suite (1.5 stalls) 49 Suites (16.33 stalls) <u>Commercial (2.33 Stalls)</u> = 20.2 stalls	34 stalls
Min. Bicycle Stalls	32	50
Minimum Parking ratio	Full size: Min 50% Medium Size: Max 40% Compact Car: Max 10%	100% full size stalls

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

**Compact Urban Form.**<sup>1</sup> 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.

#### Residential Land Use Policies.<sup>2</sup>

- Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.
- Ensure context sensitive housing development.

**Relationship to the Street.**<sup>3</sup> Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;

**Relationship to the Street.**<sup>4</sup> Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

#### Support the creation of affordable and safe rental, non-market and/or special needs housing.<sup>5</sup>

- **Housing Availability.** 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).
- **City-Owned Land.** Continue to consider the potential to lease City-owned land to non-profit housing societies to assist in the delivery of affordable housing.
- **Housing Opportunities Reserve Fund.** Maintain a housing opportunities reserve fund.
- **Use of the Housing Opportunities Reserve Fund.** The Housing Opportunities Reserve Fund shall be used for the City to develop and partner to deliver affordable housing units.

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

<sup>2</sup> City of Kelowna Official Community Plan, Objective 5.22 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 3.1.1 (Chapter 14 Urban Design Guidelines).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 3.1.1 (Chapter 14 Urban Design Guidelines).

<sup>5</sup> City of Kelowna Official Community Plan, Policy 10.3.1-4 (Chapter 10 Social Sustainability).

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

No comment on rezoning.

### **6.2 Development Engineering Department**

See attached memorandum dated April 10<sup>th</sup> 2017.

### **6.3 Fire Department**

No comment on rezoning.

## **7.0 Application Chronology**

Date of Application Received: February 27<sup>th</sup> 2017

Date Public Consultation Completed: April 6<sup>th</sup> 2017

**Report prepared by:** Adam Cseke, Planner Specialist

**Reviewed by:** Lindsey Ganczar, Urban Planning Supervisor

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

### **Attachments:**

1. Attachment 'A' Development Engineering Memo dated April 10<sup>th</sup> 2017
2. Initial Architectural Drawing Package



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**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# **OCP17-0007 & Z17-0021**

Planner  
Initials

AC



**Date:** April 10, 2017  
**File No.:** Z17-0021  
**To:** Urban Planning Management (AC)  
**From:** Development Engineering Manager (SM)  
**Subject:** 130 McCurdy Road

A1 to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application for the property at 130 McCurdy Road to accommodate development of a 52-unit supportive housing project. The road and utility upgrading requirements outlined in this report will be requirements of this development.

The Development Engineering Technologist for this project is Jason Ough

**1. Domestic Water and Fire Protection**

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

**2. Sanitary Sewer**

- a) The subject property is currently within the sanitary Sewer Specified Area # 20 and is serviced by the municipal sanitary sewer collection system. Our records indicate that in 2005 a Spec Area fee was cash commuted for this property at a value equal to 2.34 Equivalent Dwelling Units (EDU). The developer will be responsible to cash commute the specified area charges for this development. The charge is currently set at \$ 2,458.33 per EDU, valid until March 31, 2017.  
The total charge is:  $(52 \times 0.5) - 2.34 = 23.66 \text{ EDU} \times \$2,458.33 = \$58,164.10$
- b) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. Contact Jason Ough (250 469 4519) for service work estimate.



<b>ATTACHMENT A</b>	
This forms part of application # OCP17-0007 & Z17-0021	
Planner Initials	AC
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

### 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.

### 4. Road Improvements

- a) Required frontage improvements along McCurdy include:
  - i. Realign the existing curb to accommodate a 1.5m bike lane.
  - ii. Construct a 3m asphalt walkway 0.3m from the property line and grass boulevard of varying width as per attached concept plan, including street trees and LED streetlights.
- b) Required frontage improvements along Rutland Road N include:
  - i. Construct 1.5m of sidewalk 0.3m from the property line, grass boulevard of varying width as per attached concept plan, including street trees and LED streetlights.
  - ii. Roadway to include a 3.0m right turn lane, and 1.8m bicycle lane including transition.
- c) Let-downs and crosswalks to be realigned.
- d) Replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Estimate provided as cash in lieu levy for frontage improvements.
- e) Provide a Traffic Signs/Pavement Marking design drawing.
- f) A landscape & irrigation design drawing for approval is required.
- g) The applicants civil engineering consultant will provide an estimated cost of required road improvement works for bonding purpose.

### 5. Subdivision and Dedication

- a) Approximately 2.7m of road dedication is required along the entire frontage of McCurdy Road to match the property line at 1001 Aldon Rd.
- b) Approximately 5m of road dedication is required along the entire frontage of Rutland Road N to match the property line at 1024 Rutland Rd N.
- c) 6m corner rounding is required at the intersection of McCurdy and Rutland Roads.
- d) Dedicate 5m width along the full frontage of Findlay Road to match the property line north of 1297 Findlay Road.
- e) 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. Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

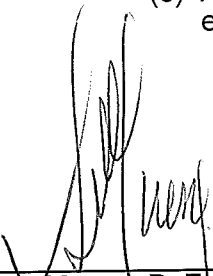
## 7. Electric Power and Telecommunication Services

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

## 8. 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 pisometers 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

jo

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# <u>OCP17-0007 &amp; Z17-0021</u>		
Planner Initials	AC	 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>



PERSPECTIVE VIEW - LOOKING SOUTH-WEST

SCALE



**RICHARD HUNTER**  
ARCHITECT INC.

500 - 153 SEYMOUR ST  
KAMLOOPS, BC V2C 2C7  
PHONE 250.372.8845  
richard@hunterarchitect.com

2017

FREEDOM'S DOOR /  
KIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC

FOR REVIEW	FOR REVIEW
ISSUED FOR CIP	ISSUED FOR CIP
Revision	By Date

Sheet Title

PERSPECTIVE VIEW

Scale

Date	FEBRUARY 2017
Drawn	JAM
Checked	JAM
Project	
Drawing No.	

A-0



500 - 153 SEYMOUR ST  
KAMLOOPS, BC V2C 2C7  
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richard@hunterarchitect.com



2017  
FREEDOM'S DOOR /  
KNIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC

UPDATED DP	HAM	25/08/17
ISSUED FOR DP	HAM	11/02/17
No. Revision	By	Date

SITE PLAN

Scale: 3/32"=1'-0"

Date	DECEMBER 20, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

A-1

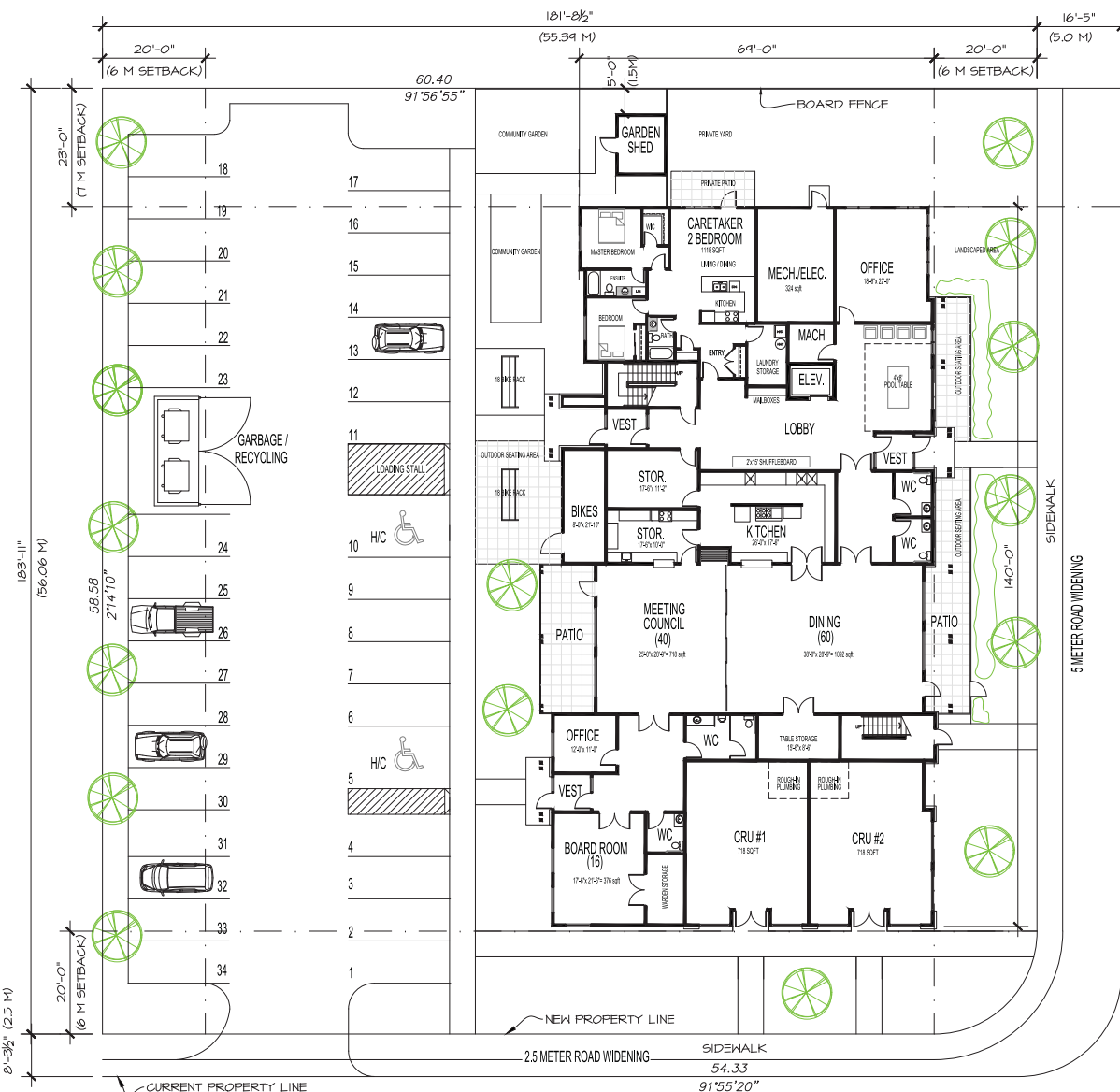
#### GENERAL NOTES:

ADDRESS: 130 McCURDY ROAD  
LEGAL: KID 344073 PLAN #39917 LOT #2  
LOT AREA: 0.767 AC. (3,105.16 SQM)  
(0.872 AC. PRIOR TO ROAD WIDENING)  
ZONING: CURRENTLY: A1  
PROPOSED: C4  
BUILDING AREA: 9627 SQFT (894.3 SQM)  
FLOOR AREA TOTAL: 34,620 SQFT (3216.2 SQM) 4 STOREYS  
FLOOR AREA RATIO (FAR): 1.036  
LOT COVERAGE - BUILDING: 28.8%  
LOT COVERAGE - BUILDING + PARKING: 61.06%  
PRIVATE OPEN SPACE: 7241 SQFT (672 SQM)  
SETBACKS: FRONT (RUTLAND RD.) 20'-0" (6.0m)  
SIDE (NORTH) 23'-0" (7.0m)  
STREET SIDE (McCURDY RD) 20'-0" (6.0m)  
REAR (WEST SIDE) 20'-0" (6.0m)  
BUILDING HEIGHT: 46'-0" (14.0m) - 4 STOREYS  
RESIDENTIAL SUITES: 52 TOTAL  
2 BEDROOM (CARETAKER) (1084 SQFT): 1  
STUDIO (308 SQFT): 49  
TOTAL: 50  
NON-RESIDENTIAL AREA: 3600 SQFT (334.4 SQM)  
PARKING:  
RESIDENTIAL (SUPPORTIVE HOUSING):  
1 CARETAKER SUITE x 1 STALL 1  
49 SUITES x 1 STALL / 3 SUITES 17  
NON-RESIDENTIAL:  
80 SEATS @ 1 STALL / 5 SEATS 16  
TOTAL REQUIRED: 34  
TOTAL PROVIDED: 34 STALLS  
FULL SIZE STALLS (6m x 2.5m): 32 STALLS  
H.C. STALLS (6.0m x 3.7m): 2 STALL  
BICYCLE STALLS (0.6m x 1.8m - Aisle 1.2m):  
LONG TERM - BIKE ROOM STALLS: 14 STALLS  
SHORT TERM - BIKE RACK: 36 BIKES  
LOADING STALLS (4.0m x 3.0m): 1 STALL

#### BUILDING CODE REVIEW

B.C. BUILDING CODE: 2012  
BUILDING DESIGNED UNDER: PART 3  
MAJOR OCCUPANCY: C / D / A2 / E  
CONSTRUCTION CLASS:  
C 3.2.2.50  
D 3.2.2.57  
E 3.2.2.63  
A2 3.2.2.24  
NUMBER OF STREETS FACING: 2  
BUILDING HEIGHT: 4 STOREY  
COMBUSTIBLE CONSTRUCTION: YES  
NON COMBUSTIBLE CONSTRUCTION:  
FIRE RESISTANCE RATING:  
FLOOR D / C 1 HR  
FLOOR RES / RES 1 HR  
ROOF 45 MIN  
SUPPORT STRUCTURE 1 HR  
SERVICE ROOM 1 HR  
SPRINKLERED: YES  
STAND PIPE: YES  
FIRE ALARM: YES  
WASHROOMS:  
A2 - 100 SEATS - 2F / 3M  
CRU: 1 R.I.P. PER UNIT  
RESIDENTIAL: 1 WASHROOM PER DWELLING UNIT

NOTE: GEODETIC DATUM - MAIN FLOOR 1341.86 FT (409 M)  
(VERIFY WITH SURVEY)



McCURDY ROAD

MAIN FLOOR PLAN  
SCALE: 3/32"=1'-0"

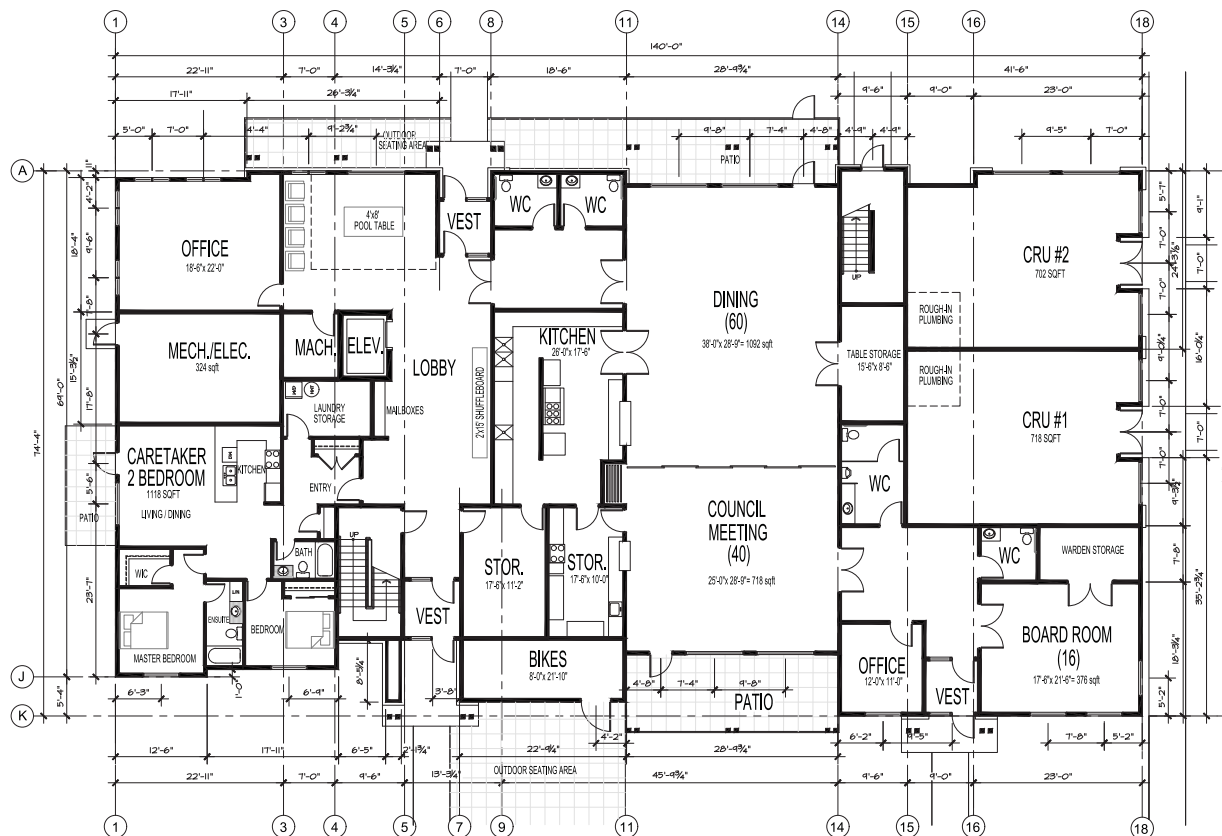
SCALE: 1"=10'-0"

SPONSOR GROUP  
FREEDOM'S DOOR  
KNIGHTS OF COLUMBUS #6233  
FATHER DELESTRE (2009) SOCIETY

PROJECT TEAM  
CULOS DEVELOPMENT  
INNOVATIVE HOUSING CONSULTANTS INC.  
RICHARD HUNTER ARCHITECT INC.



500 - 153 SEYMOUR ST  
KAMLOOPS, BC V2C 2C7  
PHONE 250.372.8845  
richard@hunterarchitect.com



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

RESIDENTIAL - 6027 SQFT  
KNIGHTS OF COLUMBUS - 2180 SQFT  
CRU - 2 UNITS - 1420 SQFT  
TOTAL FLOOR AREA = 9627 SQFT

2017

FREEDOM'S DOOR /  
KNIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC

UPDATED DP	HAM 25/05/17
ISSUED FOR DP	HAM 11/02/17
No. Revision	By Date

Sheet Title:  
MAIN FLOOR PLAN

Scale: 1/8" = 1'-0"

Date	MAY 10, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

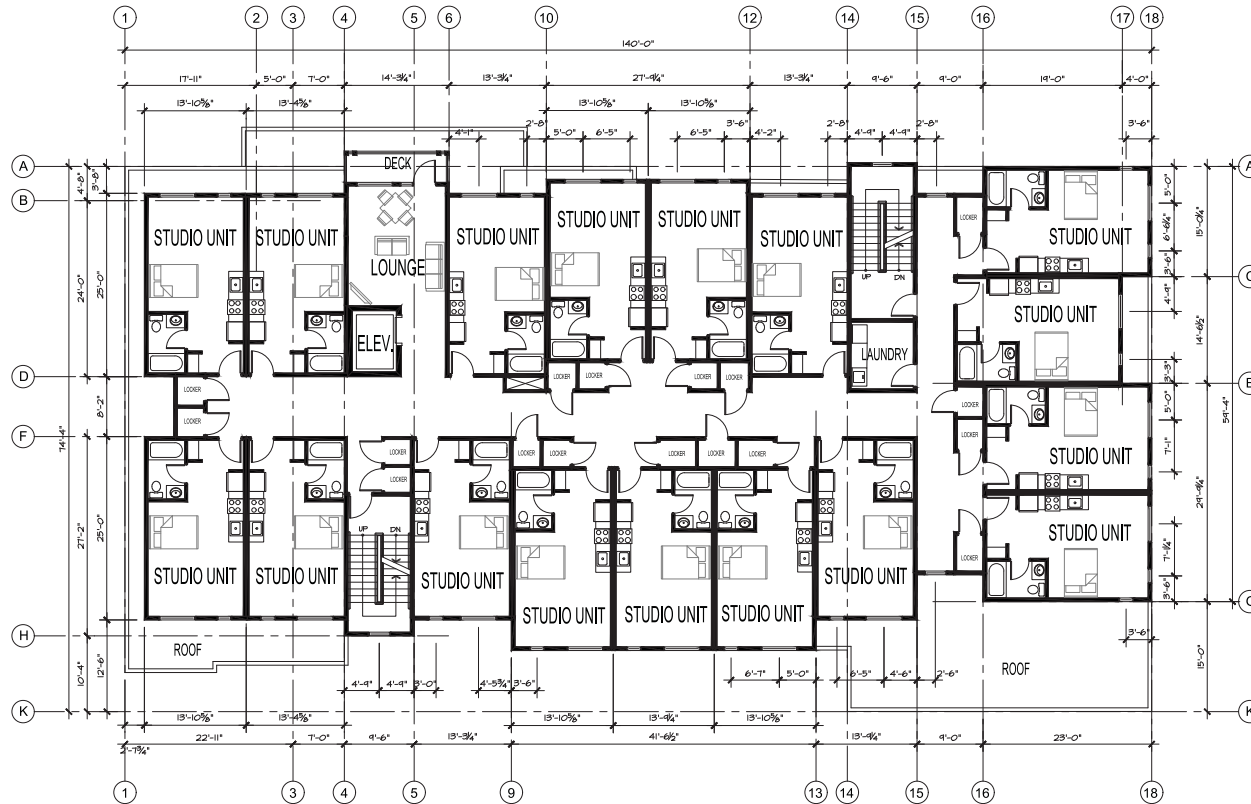
A-2





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**2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

17 UNITS  
STUDIO UNITS = 308 SQFT / 312 SQFT  
AREA = 8331 SQFT PER FLOOR

2017

FREEDOM'S DOOR /  
KIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC

UPDATED DP	HAM 25/05/17
ISSUED FOR DP	HAM 11/02/17
No. Revision	By Date

Sheet Title:

**2ND FLOOR PLAN**

Scale: 1/8"=1'-0"

Date	MAY 10, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

A-3



HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC

2	UPDATED DP	HAM	25/05/17
1	ISSUED FOR DP	HAM	17/02/17
No.	Revision	By	Date
Sheet Title:			

Scale: 1:150000

Date	MAY 10, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

[illegible]



## 3RD FLOOR PLAN

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

17 UNITS  
STUDIO UNITS = 308 SQFT / 312 SQFT  
AREA = 8331 SQFT PER FLOOR



HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC

	UPDATED DP	HAM	25/05/17
	ISSUED FOR DP	HAM	17/02/17
No.	Revision	By	Date

Date	MAY 10, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

The floor plan illustrates the second floor layout, featuring a central corridor and various functional areas. Key elements include:

- Studio Units:** Multiple units are distributed across the floor, each equipped with a desk, chair, and storage.
- Lounge:** A central lounge area with seating and a table.
- Deck:** An outdoor deck area located near the lounge.
- Laundry:** A dedicated laundry room with a sink and storage.
- Roof:** Several roof areas are indicated, including a large one on the left and smaller ones on the right.
- Staircases:** Multiple staircases are shown, including a main staircase and a smaller one near the laundry room.
- Grid Lines:** The plan is bounded by grid lines 1 through 18 horizontally and A through K vertically.
- Dimensions:** Various dimensions are provided, such as 14'-0" for the overall width and 24'-0" for the overall depth.

4TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

15 UNITS  
STUDIO UNITS = 308 SQFT / 312 SQFT  
AREA = 7409 SQFT PER FLOOR





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2017

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FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC


△	UPDATED DP	HAM	25/05/17
△	ISSUED FOR DP	HAM	11/02/17
No.	Revision	By	Date

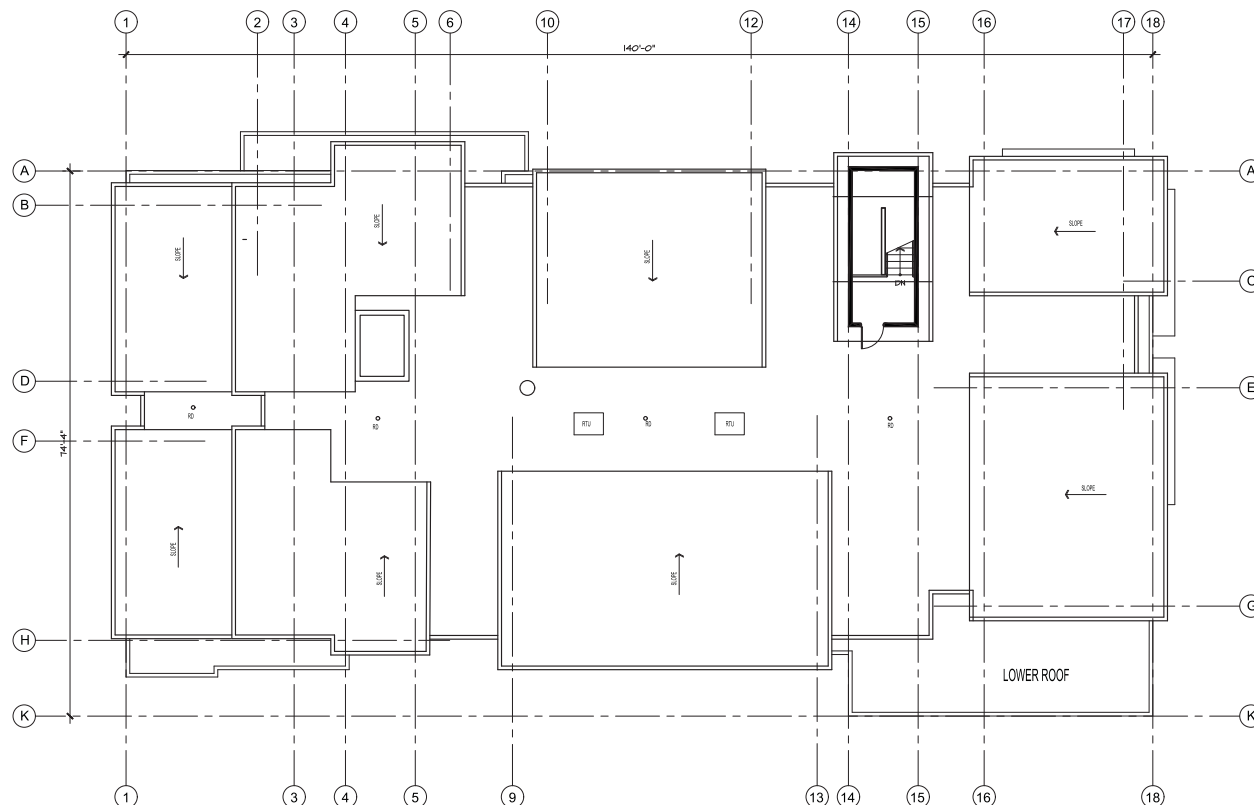
Sheet Title:

ROOF PLAN

Scale: 1/8"=1'-0"

Date	MAY 10, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

A-6



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

## BUILDING ENVELOPE CONSTRUCTION ASSEMBLIES

### EXTERIOR (BUILDING ENVELOPE) CONSTRUCTION ASSEMBLIES

#### ROOF ASSEMBLY - CEILING BELOW ATTIC

- 2-PLY 5B6 ROOFING MEMBRANE
- 5/8" T&G PLYWOOD ROOF SHEATHING
- WOOD JOISTS SEE STRUCTURAL
- R-50 INSULATION
- 6 MIL POLY V.B.
- 5/8" TYPE 'X' GYPSUM WALLBOARD (30 MIN FRR)

#### EXTERIOR WALL ASSEMBLY

- SIDING / STUCCO OR FACE BRICK (AS PER ELEVATIONS)
- 2 LAYERS - 30 MIN BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x6 WOOD STUDS AS PER STRUCTURAL
- RSI 3.5 (R-20) FIBERGLASS BATT INSUL.
- 1" RIGID INSULATION (R-5) CONTINUOUS
- 5/8" TYPE 'X' GYPSUM WALLBOARD

#### SLAB-ON-GRADE FLOOR ASSEMBLY

- FINISHED FLOORING
- 4" REINFORCED CONCRETE SLAB (SEE STRUCTURAL)
- 10 MIL POLY VAPOUR BARRIER
- GRANULAR BASE (SEE STRUCTURAL DRAWINGS)
- UNDISTURBED NATURAL SOIL

### INTERIOR CONSTRUCTION ASSEMBLIES

#### INTERIOR WALL ASSEMBLIES

##### TYPICAL PARTY WALL BETWEEN SUITES

- 1HR FRR - BCBG #1414 STC24
- 5/8" TYPE 'X' GYPSUM WALLBOARD
- 2x4 WOOD STUDS - SEE STRUCTURAL
- 3-1/2" ACOUSTIC BATT INSULATION
- 1" AIR SPACE
- 3-1/2" ACOUSTIC BATT INSULATION
- 2x4 WOOD STUDS - SEE STRUCTURAL
- 5/8" TYPE 'X' GYPSUM WALLBOARD
- SEE STRUCT. DWGS FOR SHEARWALL LOCATION

##### TYPICAL CORRIDOR WALL

- 1HR FRR - BCBG #1414 STC22
- 5/8" TYPE 'X' GYPSUM WALLBOARD
- 2x6 WOOD TOP & BTM PLATES
- STAGGERED 2x4 WOOD STUDS
- 3-1/2" ACOUSTIC BATT INSULATION
- 2 LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD
- SEE STRUCT. DWGS FOR SHEARWALL LOCATION

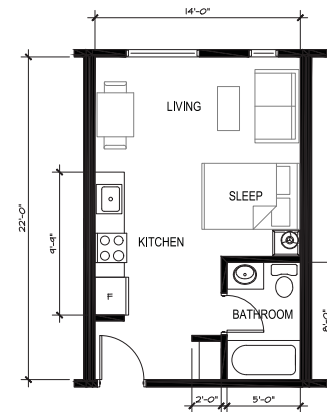
##### TYPICAL INTERIOR WALL

- 5/8" TYPE 'X' GYPSUM WALLBOARD
- 2x4 WOOD STUDS - SEE STRUCTURAL
- 5/8" TYPE 'X' GYPSUM WALLBOARD
- AQUA BOARD AROUND TUB

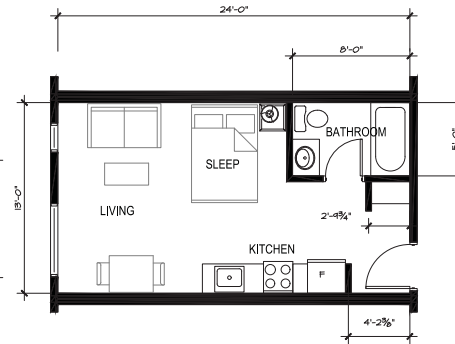
#### INTERIOR FLOOR ASSEMBLIES

##### TYPICAL 1HR FRR FLOOR ASSEMBLY

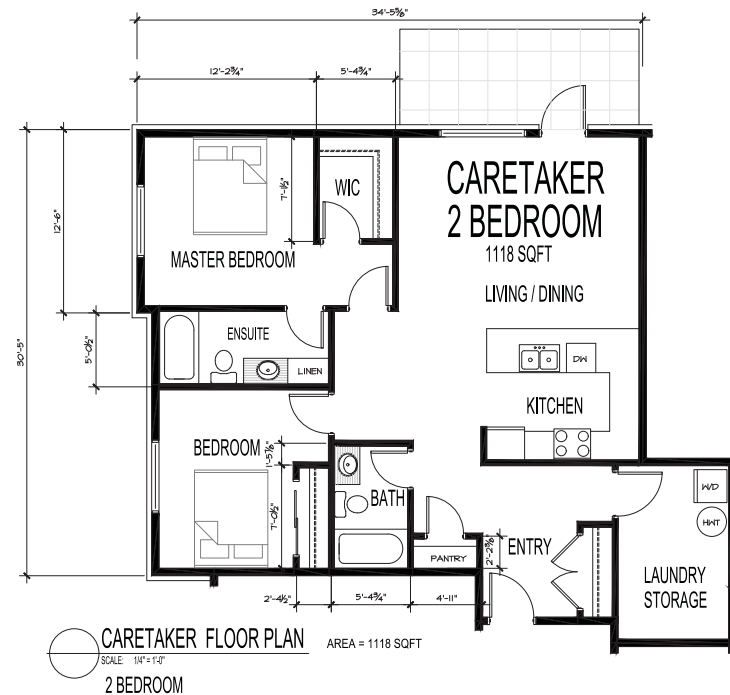
- 1HR FRR - BCBG #1414 STC21
- FINISHED FLOORING
- UNDERLAY
- 1-1/2" CONCRETE TOPPING
- 5/8" T&G PLYWOOD SUB FLOOR
- MANUFACTURED WOOD 1 JOISTS
- 6" MINERAL WOOL BATTS
- 3" RESILIENT METAL CHANNELS @ 16" O.C.
- 2 LAYERS - 5/8" TYPE 'X' GYPSUM WALLBOARD



UNIT A FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
AREA = 308 SQFT



UNIT B FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
AREA = 312 SQFT



CARETAKER FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
2 BEDROOM  
AREA = 1118 SQFT



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2017

FREEDOM'S DOOR /  
KNIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, BC







UPDATED DP	HAM	25/08/17
ISSUED FOR DP	HAM	11/02/17
No. Revision	By	Date

Sheet Title:

UNIT PLANS  
AND  
CONSTRUCTION ASSEMBLIES  
Scale: AS NOTED

Date	JUNE 3, 2016
Drawn	HAM
Checked	RH
Project	10971-17
Drawing No.	

A-7

	JAMES HARDI SIDING: COBBLESTONE	ROOF SHINGLES: COBBLESTONE	ALUMINUM EZY TRIMS: COLOR MATCHED TO ARCTIC WHITE
	JAMES HARDI SIDING: KHAKI BROWN	SMARTSTART FASCIA & TRIMS: IRON GRAY	ALUMINUM RAILINGS: BLACK
	JAMES HARDI PANEL: ARCTIC WHITE	METAL FLASHINGS AND SHEET METAL: IRON GRAY	GLULAM BEAMS AND POSTS: NATURAL CLEAR STAIN
	MASONRY BRICK: Mutual Martens - Inca Red	DOOR AND WINDOW FRAMES: BLACK	EXPOSED CONCRETE PARKING: NATURAL GREY
	STUCCO FINISH: Countrylane Red	DOOR AND WINDOW FRAMES: BLACK	
	STUCCO FINISH: AGED PEWTER	METAL DOOR PANELS: AGED PEWTER	

Color Legend  
1/4" = 1'-0"

NOTE:  
ALL COLORS REFERENCE THE  
JAMES HARDI COLOR PALETTE

#### Material Legend

- 1.1 ASPHALT SHINGLES
- 1.3 HARD-PLANK SIDING
- 1.4 HARD-PANEL WITH HORIZ. & VERT. EZY TRIMS
- 1.5 STUCCO FINISH
- 1.6 BRICK MASONRY FINISH
- 1.7 5/4" X 8" PTD. SMARTSIDE TRIM
- 1.8 5/4" X 4" PTD. SMARTSIDE FASCIA BOARD
- 1.9 5/4" X 8" PTD. SMARTSIDE FASCIA BOARD
- 1.10 5/4" X 10" PTD. SMARTSIDE FASCIA BOARD
- 1.11 5/4" X 12" PTD. SMARTSIDE FASCIA BOARD
- 1.12 CONCRETE ROOF CAP
- 1.13 PRE-FINISHED METAL FLASHING
- 1.14 WOOD POSTS
- 1.15 WOOD BEAMS
- 1.16 CONCRETE COLUMN
- 1.18 METAL FACED CANOPY ON WOOD FRAMING
- 2.1 8" CONC. FND. WALL
- 2.2 EXTERIOR 2"x4" WOOD WALL (R17.5)
- 2.3 CONC MASONRY BLOCK WALL
- 2.6 8" CONC. S.O.G.
- 2.7 ENGINEERED JOIST FLOOR
- 2.9 PRE-ENGINEERED TRUSS (R50)
- 2.10 PARALLEL CHORD TRUSS (R28)
- 2.11 WOOD FRAME ROOF
- 2.12 PRE-ENG ROOF TRUSS



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2017

FREEDOM'S DOOR  
KNIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, B.C.

#### BUILDING ELEVATIONS

Scale: As Indicated

Date:	2016-12-22
Drawn:	KMB
Checked:	KMB
Reviewed:	N/A

A-8

- JAMES HARDI SIDING: COBBLESTONE
- JAMES HARDI SIDING: KHAKI BROWN
- JAMES HARDI PANEL: ARCTIC WHITE
- MASONRY BRICK: Mutual Mortens - Inca Red
- STUCCO FINISH: Countrylane Red
- STUCCO FINISH: AGED FEWTER
- ROOF SHINGLES: COBBLESTONE
- SMARTSTART FASCIA & TRIMS: IRON GRAY
- METAL FLASHINGS AND SHEET METAL: IRON GRAY
- DOOR AND WINDOW FRAMES: BLACK
- DOOR AND WINDOW FRAMES: BLACK
- METAL DOOR PANELS: AGED FEWTER
- ALUMINUM EZY TRIMS: COLOR MATCHED TO ARCTIC WHITE
- ALUMINUM RAILINGS: BLACK
- GLULAM BEAMS AND POSTS: NATURAL CLEAR STAIN
- EXPOSED CONCRETE PARKING: NATURAL GREY

Color Legend  
1/4" = 1'-0"

NOTE:  
ALL COLORS REFERENCE THE JAMES HARDI COLOR PALETTE

- Material Legend
- 1.1 ASPHALT SHINGLES
  - 1.2 HARDI-PLANK SIDING
  - 1.4 HARDI-PANEL WITH HORIZ. & VERT. EZY TRIMS
  - 1.5 STUCCO FINISH
  - 1.6 BRICK MASONRY FINISH
  - 1.7 5/4" X 6" PTD. SMARTSIDE TRIM
  - 1.8 5/4 X 4" PTD. SMARTSIDE FASCIA BOARD
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  - 2.3 CONC. MASONRY BLOCK WALL
  - 2.6 8" CONC. S.O.G.
  - 2.7 ENGINEERED I-JOIST FLOOR
  - 2.9 PRE-ENGINEERED TRUSS (R50)
  - 2.10 PARALLEL CHORD TRUSS (R28)
  - 2.11 WOOD FRAME ROOF
  - 2.12 PRE-ENG ROOF TRUSS



1 SOUTH ELEVATION - McCURDY RD.  
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

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2017

FREEDOM'S DOOR  
KNIGHTS OF COLUMBUS #6233  
FATHER DELESTRE  
(2009) SOCIETY

HOUSING PROJECT  
130 McCURDY ROAD  
KELOWNA, B.C.

Client	City of Kelowna
Architect	Richard Hunter Architect Inc.
Project Name	Freedom's Door
Location	130 McCurdy Road, Kelowna, BC
Year	2017

BUILDING ELEVATIONS	
Scale:	As Indicated
Date:	2016-12-22
Drawn:	KMB
Checked:	KMB
Project:	N/A
Sheet:	A-9

# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0033 **Owner:** Benjamin & Perfecta Page-et

**Address:** 840 Mayfair Road **Applicant:** Benjamin Page-et

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 143 ODYD Plan 24833, located at 840 Mayfair Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated May 10, 2017.

## 2.0 Purpose

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.

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future development of a carriage house on the subject property. Rezoning the subject property to add the 'c' designation meets several of City of Kelowna policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary. The proposed rezoning is also consistent with the property's future land use designation and there are a number of properties in the neighbourhood currently zoned both RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing.

## 4.0 Proposal

### 4.1 Project Description

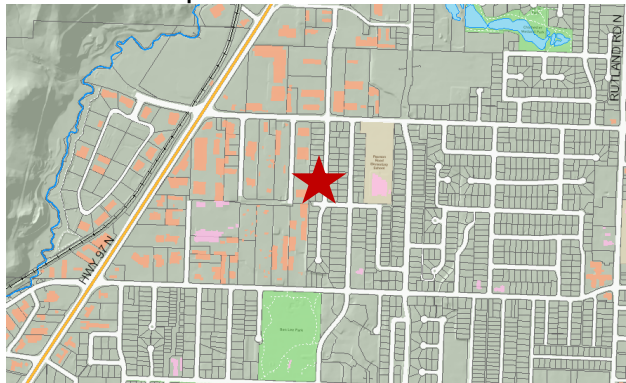
The applicant is proposing a single storey, three-bedroom carriage house in the northwest corner of the lot. The property does not have a rear lane, therefore all parking for the existing dwelling and the proposed carriage house will be from the existing front driveway. Three parking spaces are provided and no variances are anticipated, this will allow the project to proceed directly to a Building Permit.

### 4.2 Site Context

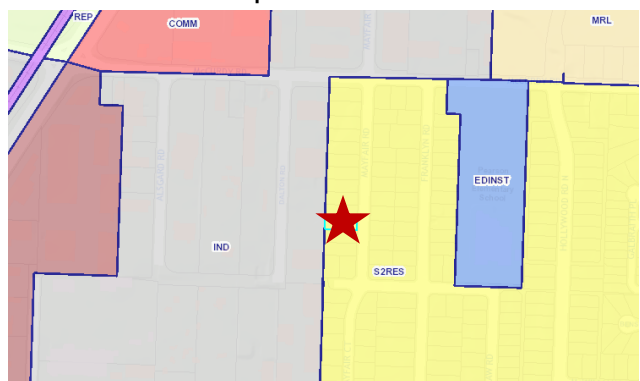
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing RU1c – Large Lot Housing with Carriage House	Single Family Homes, Carriage Houses
East	RU6 – Two Dwelling Housing RU1 – Large Lot Housing	Single Family Homes, Carriage Houses
South	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single Family Homes, Carriage Houses
West	A1 -Agriculture 1	Warehouse/Storage

Site Context Map:

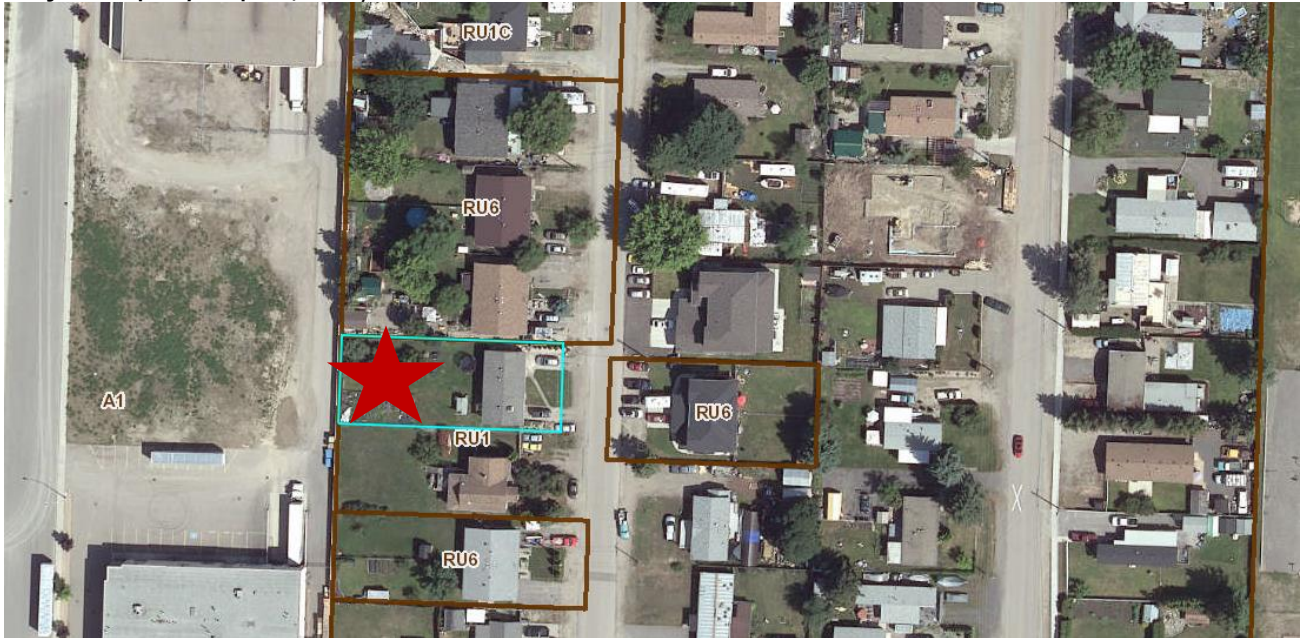


Future Land Use Map:





Subject Property Map: 840 Mayfair Road

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m <sup>2</sup>	971 m <sup>2</sup>
Lot Width	16.5 m	19.81 m
Lot Depth	30 m	50 m
Development Regulations		
Max. Site Coverage (Buildings)	40%	18.07%
Max. Site Coverage (Buildings & driveway & parking)	50%	21.13%
Max. Accessory Site Coverage	20%	9.19%
Max. Accessory Building Footprint	130 m <sup>2</sup>	89.19 m <sup>2</sup>
Max. Net Floor Area	100 m <sup>2</sup>	89.19 m <sup>2</sup>
Max. Net Floor Area to Principal Building	75%	51.27%
Maximum Height (Flat Roof)	4.8 m	3.66 m
Side Yard (north)	2.0 m	10.13 m
Side Yard (south)	2.0 m	2.36 m
Rear Yard	2.0 m	2.0 m
Min. Distance to Principal Building	3.0 m	16.07 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30 m <sup>2</sup>	+30 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> 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.**<sup>3</sup> 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 Apartments.**<sup>4</sup> 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

### 6.2 Development Engineering Department

- Refer to Attachment "A".

### 6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Mayfair Rd.
- If a fence is ever constructed between the units a clear width of 1100mm is required to be maintained for access

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

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

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).



6.4 BMID - Irrigation District

- Refer to Water letter sent from BMID dated May 12, 2017. Please contact BMID to ensure fees and requirements are addressed

6.5 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Mayfair Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- For more information, please refer to FBC(E)'s overhead and underground design requirements:  
FortisBC Overhead Design Requirements  
<http://fortisbc.com/ServiceMeterGuide>  
  
FortisBC Underground Design Specification  
<http://www.fortisbc.com/InstallGuide>
- Otherwise, FBC(E) has no concerns with this circulation. In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847).
- Please have the following information available in order for FBC(E) to set up the file when you call.  
Electrician's Name and Phone number  
FortisBC Total Connected Load Form  
Other technical information relative to electrical servicing
- It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction

7.0 **Application Chronology**

Date of Application Received: April 3, 2017  
Date Public Consultation Completed: April 18, 2017

**Report prepared by:** Lydia Korolchuk, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion by:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment A: Development Engineering Memorandum & BMID Letter  
Attachment B: Site Plan  
Attachment C: Conceptual Elevations

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** May 10, 2017  
**File No.:** Z17-0033

**To:** Urban Planning Management (LK)

**From:** Development Engineering Manager (SM)

**Subject:** 840 Mayfair Road RU1 to RU1c

---

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c to facilitate the development of a carriage house. The servicing requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

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.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
- b) This property is located within Sewer Specified Area #20. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application in addition to 0.5 SFE for the proposed carriage house. The total sewer Specified Area fee in 2017 will be calculated based on 1.5 SFE at \$2045.50 per SFE = \$3068.25

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.
- b) Maximum driveway width permitted is 6m.

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.

---

Steve Muenz, P. Eng.  
Development Engineering Manager  
jo



Office: (250) 765-5169  
Fax: (250) 765-0277  
www.bmid.ca

BMID File No. 2017.14

May 12, 2017

Perfecta and Benjamin Pae-et  
840 Mayfair Road  
Kelowna, BC  
V1X 5G6

RE: Water Service Requirements Lot 5, Plan 24833  
Z17-0033 Proposed Carriage House – 840 Mayfair Road

This letter sets out our requirements related to the proposed carriage house at 840 Mayfair Road. BMID has no objections to the rezoning applications as proposed.

#### Service Requirements and Charges:

For construction of a second dwelling on a property, each residence must have a separate water service and meter. A new service is required to be installed to service the carriage house. This work is to be done by BMID. Costs for the new service install will be invoiced after the work has been completed and will be based on actual costs for labour, materials and equipment. Please note that the owner is responsible to install the water service line from the property line to the building.

The connection fee is **\$300.00** for a new carriage house unit as outlined in BMID Bylaw No. 667.

Corix Utilities is outsourced by BMID for the installation of domestic water meters within the BMID service area. The cost for supply and installation of the new domestic water meters in both homes, including remote read technology, is \$435.00 each for a total of **\$870.00**.

In accordance with BMID Bylaw No. 706, a Capital Expenditure Charge of **\$3,350.00** applies for the addition of a carriage house on this property where a residence already exists. This money is to fund water source development and larger supply transmission mains as identified in the BMID Capital Plan. Capital charges are payable prior to construction of the second residence.

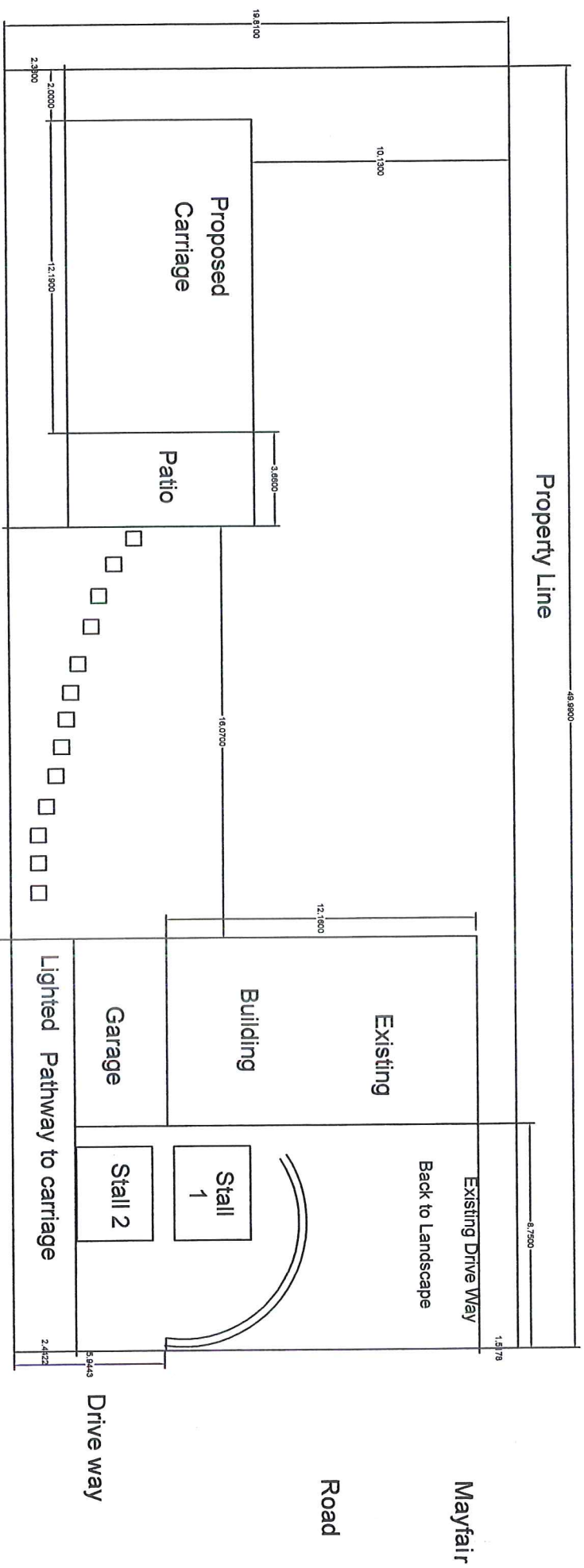
The authorized signatory (owner or authorized agent) must come in to our office to complete a *BMID Application for Building* form and a *BMID Work Order*, authorizing the new connection and water meter installations and to pay the charges as outlined. Once we have the signed forms on file and payment has been made, a *Water Certificate* can be issued for submission to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at [www.bmid.ca](http://www.bmid.ca).

Yours truly,  
**Black Mountain Irrigation District**

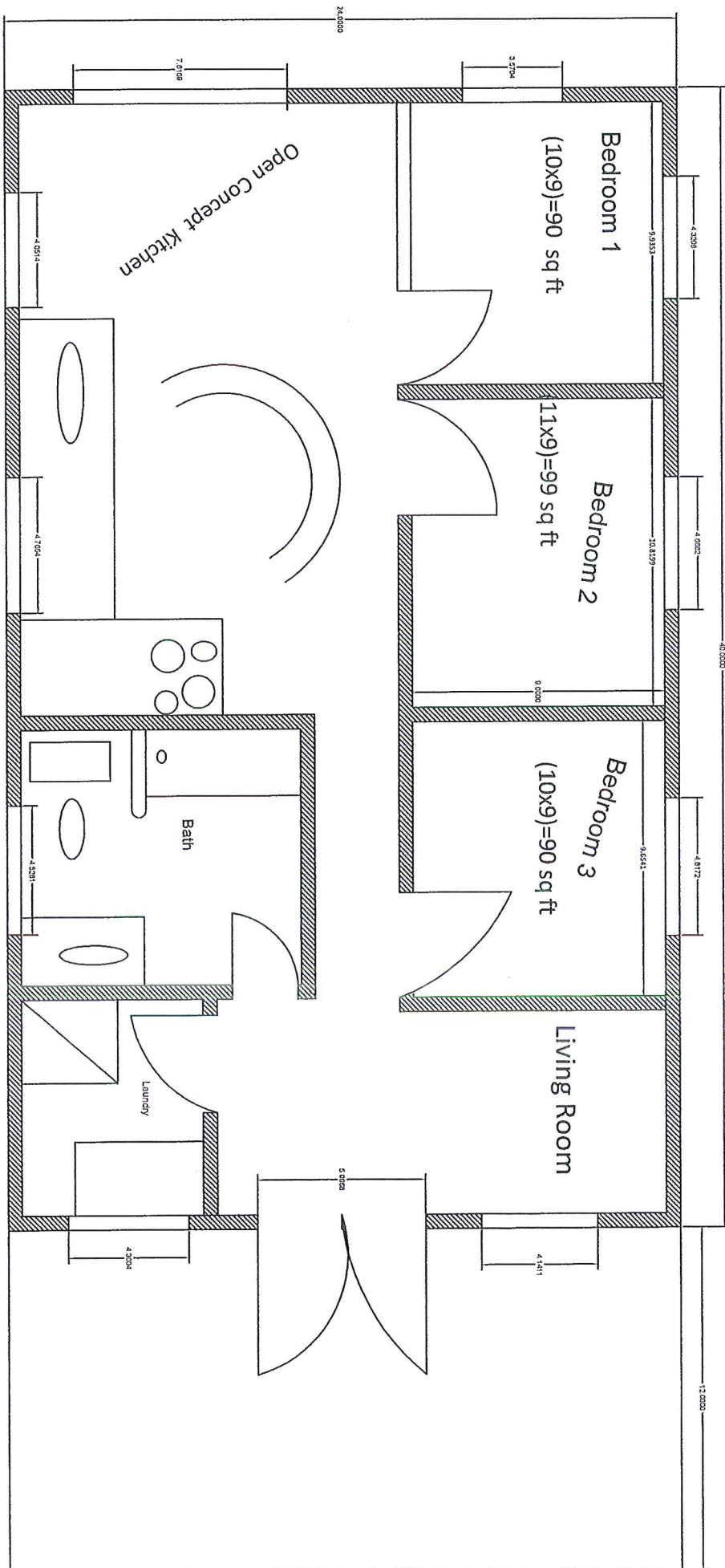
Dawn Williams  
Administrator

cc. Lydia Korolchuk, City of Kelowna Planner

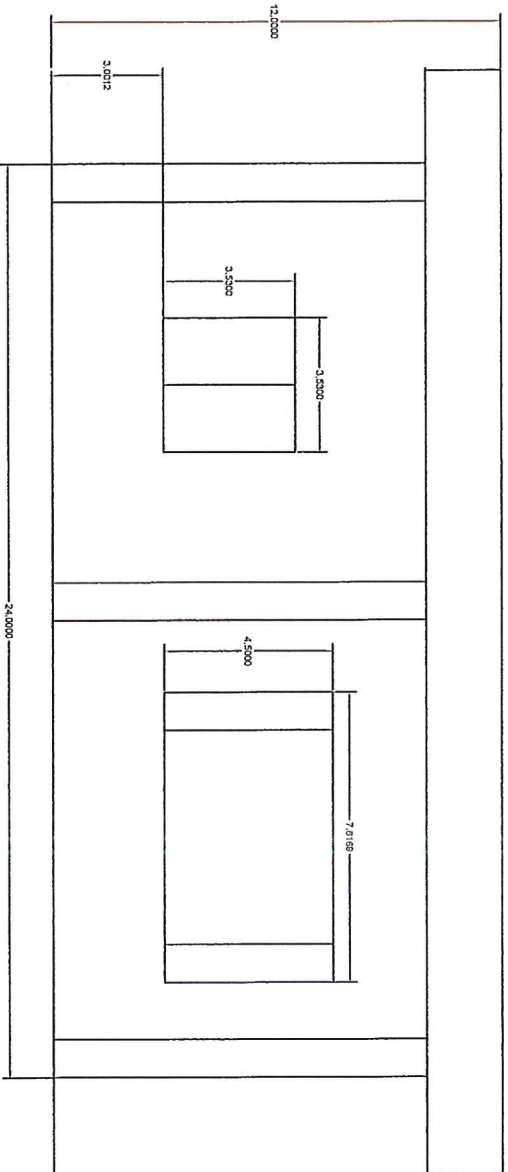


Scale:	Address:		Date:
	840 Mayfair Road	Site Plan	March 30, 2017

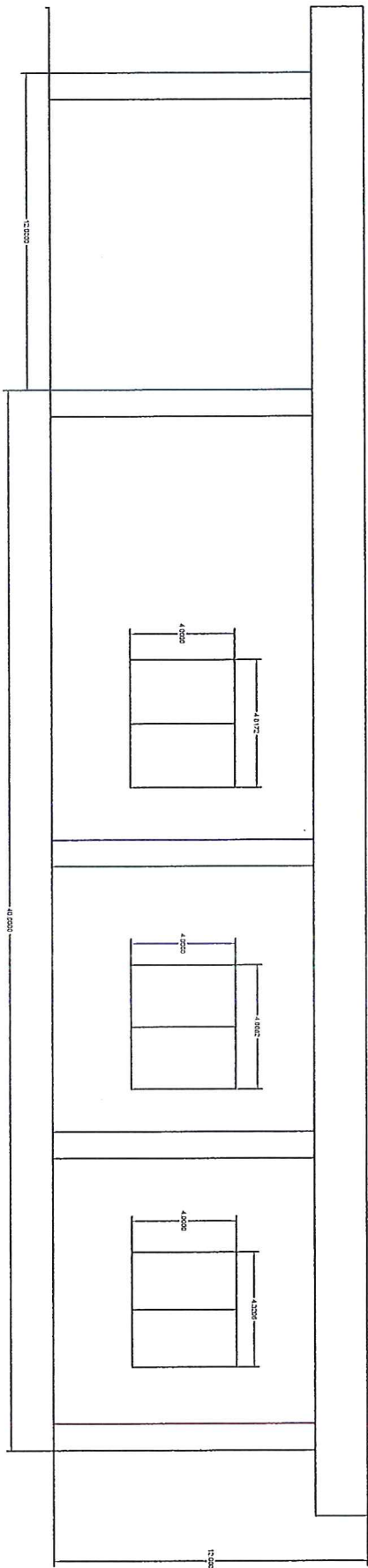




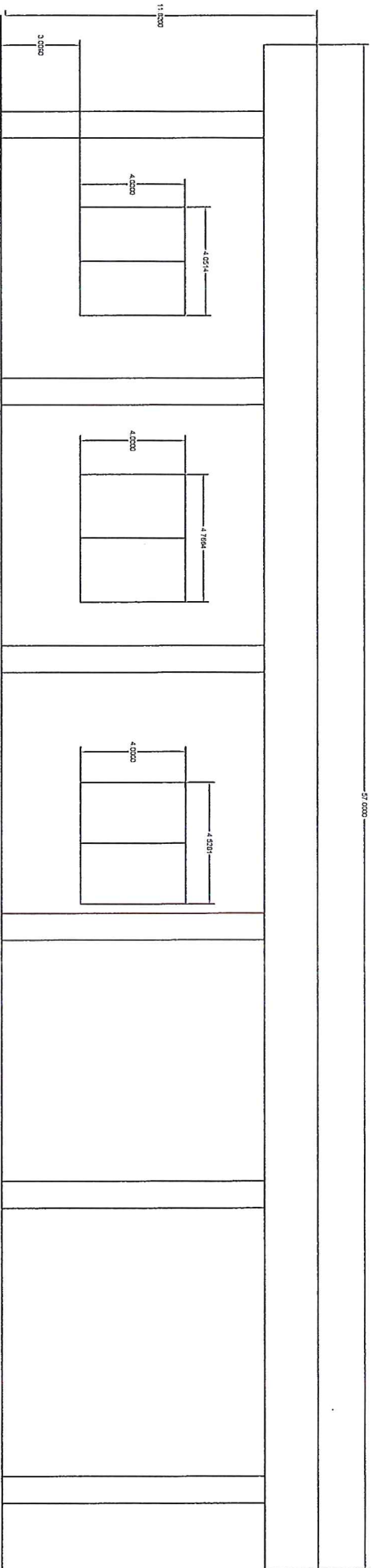
SCALE:	ADDRESS:	LAYOUT: SINGLE STORY	DATE:
1:200	840 MAYFAIR ROAD	FLOOR PLAN	MARCH 16, 2017



Scale:	Address:	Elevation:	Date:
	840 Mayfair Road	Rear Elevation	March 16, 2017

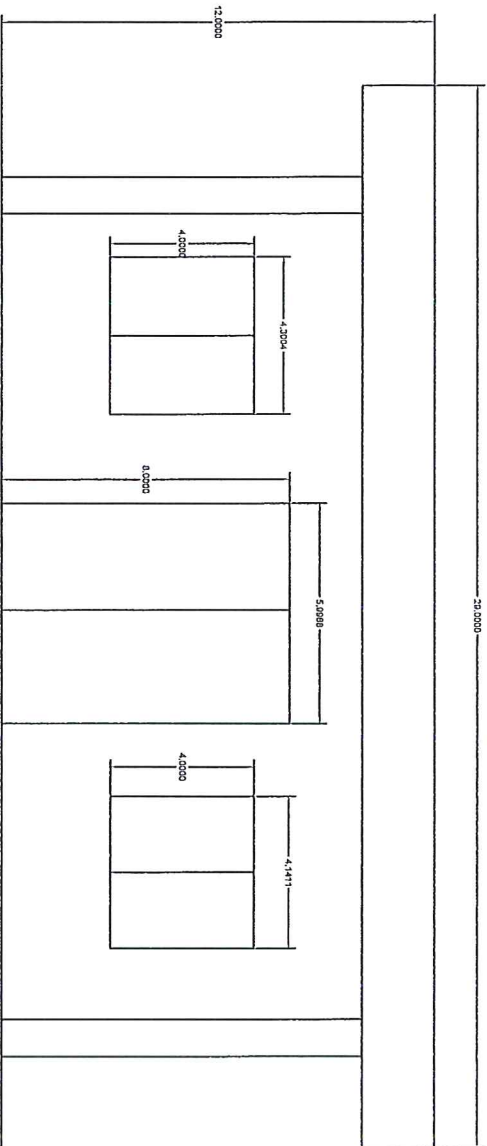


Scale:	Address:	Elevation:	Date:
	840 Mayfair Road	Right Elevation	March 16, 2017



Scale:	Address:	Elevation:	Date:
	840 Mayfair Road	Left Elevation	March 16, 2017





Scale:	Address:	Elevation:	Date:
	840 Mayfair Road	Front	March 16, 2017

# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z15-0013 **Owner:** Ronald Egert

**Address:** 4653 Raymer Road **Applicant:** Oasis Design

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Zoning

Proposed Zone: RU4 – Low Density Cluster Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z15-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 580A SDYD Plan 15364, located at 4653 Raymer Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Low Density Cluster Housing zone, be considered by Council;

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

AND THAT the Annexed Easement 127688E Over Part Lot 1 Plan 15364 Described in 127688E located at 4643 Raymer Road, Kelowna, BC, be discharged prior to Building Permit Occupancy approval.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the applicant registering on title a 4.5 m SRW in favor of the City of Kelowna as described in Schedule "A";

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated September 28, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the completion of a Natural Environment Development Permit for the subject property.

## 2.0 Purpose

To rezone the subject property to facilitate the development of five single detached dwellings on the subject property.

### 3.0 Community Planning

Community Planning Staff supports the proposed 5-unit low density cluster housing project on the subject 0.95-acre lot. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single Two Unit Residential. It meets all of the Zoning Bylaw Regulations for RU<sub>4</sub> – Low Density Cluster Housing.

The parcel is located in the North Mission – Crawford area and is accessed off of Gordon Drive. The parcel is mid-block between Hubbard Road and Hammer Avenue. Adding density at this location will be supported by nearby parks, schools, transit and bike routes. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the residential density of the property and neighbourhood. This project is also consistent with several other OCP Urban infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

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

### 4.0 Proposal

#### 4.1 Project Description

The RU<sub>4</sub> – Low Density Cluster Housing zone is utilized to preserve natural or environmentally sensitive features. This site is unique as it is adjacent to a formerly designated creek (North Fork Bellevue Creek) along the south side of the property. A 4.5 m Statutory Right of Way (SROW) will be provided along the Raymer Road frontage and along the south side of the parcel to allow City work crews access for maintenance purposes when required as it remains part of the City's drainage system.

As redevelopment within this area has been very limited to date, the dwellings have been designed well below the maximum height allowed within the zoning regulations. Each two-storey building has a low sloped roof to transition with the surrounding neighbourhood which mainly consists of one or 1 ½ storey dwellings. The site density is increasing from one unit to five but will remain below the maximum allowed within the zoning regulations for a parcel of this size. The parcel size would allow a maximum of six units on the parcel.

The proposed development consists of five single family dwellings with double attached garages. All units are three bedrooms, with an unfinished basement that could be developed with an additional bedroom if required. All on-site parking requirements are met with additional visitor parking spaces provided along the north side of the common drive aisle. Private amenity space in the form of decks along with a large accessible common green space extends along the south side of the parcel. The green space to the south of the dwellings and the large building setback on the north side of the parcel ensures privacy is provided for the adjacent neighbours.



The Zoning Bylaw requires 10 parking stalls (two per dwelling) be provided. Designated visitor stalls are not required for the development of single family dwellings. The development is providing an additional eight visitor parking stalls along the north side of the parcel to ensure that visitors to the site are able to park off-street.

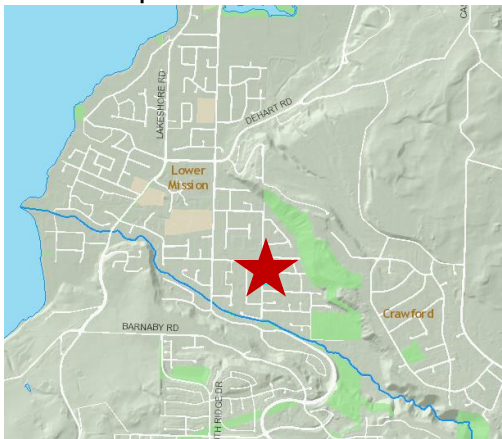
#### 4.2 Site Context

The subject property is located mid-block between Hubbard Road and Hammer Avenue on Raymer Road. The site is designated S2RES – Single/ Two Unit Residential and is within the Permanent Growth Boundary.

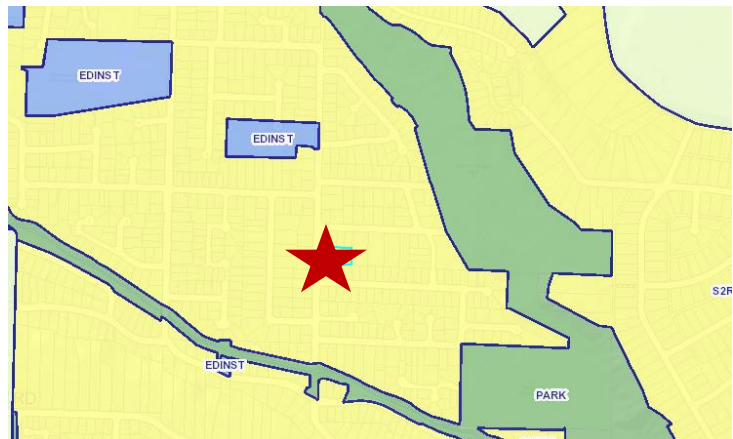
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House	Single Dwelling House, Carriage House
East	RU1 – Large Lot Housing	Single Dwelling House
South	RU1 – Large Lot Housing	Single Dwelling House
West	RU1 – Large Lot Housing	Single Dwelling House

**Context Map**



**Future Land Use**





Subject Property Map:



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>4</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Density	17 dwellings/ ha.	13 dwellings/ ha.
Site Coverage (Buildings)	35%	23.5%
Site Coverage (Buildings, driveways & parking areas)	45%	43.27%
Height	9.5 m or 2 ½ storeys	7.7 m & 2 storeys
Front Yard	4.5 m	5.51 m
Side Yard (south)	3.0 m	12.32 m
Side Yard (north)	3.0 m	11.71 m
Rear Yard	6.0 m	6.10 m
Other Regulations		
Minimum Parking Requirements	10 stalls	18 stalls

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Complete Communities.**<sup>1</sup> Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

**Compact Urban Form.**<sup>2</sup> 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.**<sup>3</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**Healthy Communities.**<sup>4</sup> 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.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Geotechnical report is required to address the sub soil conditions, water table, site drainage and minimum flood level at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

### 6.2 Development Engineering Department

- Refer to Attachment "A" dated September 28, 2016.

### 6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.

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

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

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

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

- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant
- All buildings shall be addressed off of the street it is accessed from. One main address and unit numbers for the strata.
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted should there be a gate.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.

#### **7.0 Application Chronology**

Date of Application Received: March 6, 2015

Date Public Consultation Completed: July 26, 2017

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

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

#### **Attachments:**

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan & Floor Plans

Attachment C: Conceptual Elevations & Renderings



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** September 28, 2016  
**File No.:** Z15-0013  
**To:** Community Planning (LK)  
**From:** Development Engineering Technologist (SS)  
**Subject:** 4653 Raymer Road *REVISED*

RU1 to RU4

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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.

.1) Domestic Water and Fire Protection

- (a) The development site is presently serviced with a small diameter (19-mm PVC) 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 **\$12,000.00**
- (b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters. The new water meter will need to be installed in an above grade building.

.2) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer must engage a consulting mechanical engineer to determine the requirements of this development. Only one service will be permitted for this development.
- (b) The applicant, at his cost, will arrange for the capping of unused services at the main and the installation of one larger service. The estimated cost of this construction for bonding purposes is **\$6,000.00**

.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 Subdivision, Development and Servicing Bylaw No. 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.



.4) Road Improvements

- (a) Raymer Road fronting this development must be upgraded to an urban standard to include a barrier curb and gutter, concrete sidewalk, pavement fillet, landscaped boulevard and street lighting and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) *Grant a 4.5m statutory right-of-way for the North arm of Bellevue creek.*
- (b) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

The electrical and telecommunication services to the site as well as the local distribution wiring must be installed in an underground duct system, and the buildings must be connected by underground ducting. 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) 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) 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.

.11) Bonding and Levy Summary

(a) Bonding

Sanitary services upgrade	\$ 6,000.00
Water services upgrade	\$12,000.00
Total Bonding	<u>\$18,000.00</u>

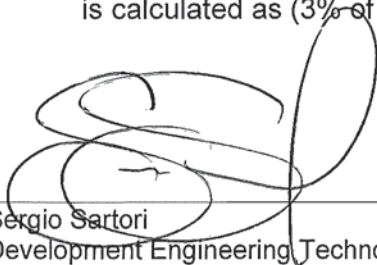
NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual 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.

Only the service upgrades must be completed at this time. The City wishes to defer the frontage upgrades to Raymer Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.


Item	Cost
Curb &Gutter	\$ 4,256.00
Sidewalk	\$ 5,320.00
Drainage	\$ 6,844.00
Street Lighting	\$ 1,436.00
Landscape Boulevard	\$ 2,660.00
Road Fillet	\$ 4,469.00
<b>Total</b>	<b>\$24,985.00</b>

.12) 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% of Total Off-Site Construction Cost plus GST).



Sergio Sartori  
Development Engineering Technologist



Development Engineering Manager  
(initials)



# **DEVELOPMENT REGULATIONS:**

ADDRESS: 4653 RAYMER ROAD, KELOWNA, B.C.  
LEGAL: LOT 2, PLAN F344, DL 580A SDYD.

CURRENT ZONING: RUI  
PROPOSED RE-ZONING: R14 - LOW DENSITY CLUSTER HOUSING  
SITE AREA: 41,214 SF (902.6 m<sup>2</sup>) (36 HO)  
BUILDING AREAS: 31,756 SF (2,962 m<sup>2</sup>)  
PARKING AREA: 8,104 SF (752 m<sup>2</sup>)

## **REGULATION**

MIN. SITE WIDTH: - 31.2 FT (9.5 m)  
MIN. SITE DEPTH: - 28.4 FT (8.6 m)  
MIN. SITE AREA: - 64,955 SF (6,000 m<sup>2</sup>)

MAX. SITE COVERAGE (BUILDINGS): - 35.0%  
MAX. SITE COVERAGE (W/ BUILDINGS AND PARKING AREAS): - 45.0%

DENSITY: - 17 UNITS PER HA  
6.5 UNITS

## **PROPOSED**

- 148.5 FT (45.2 m)  
- 217.6 FT (66.3 m)  
- 41,214 SF (902.6 m<sup>2</sup>)

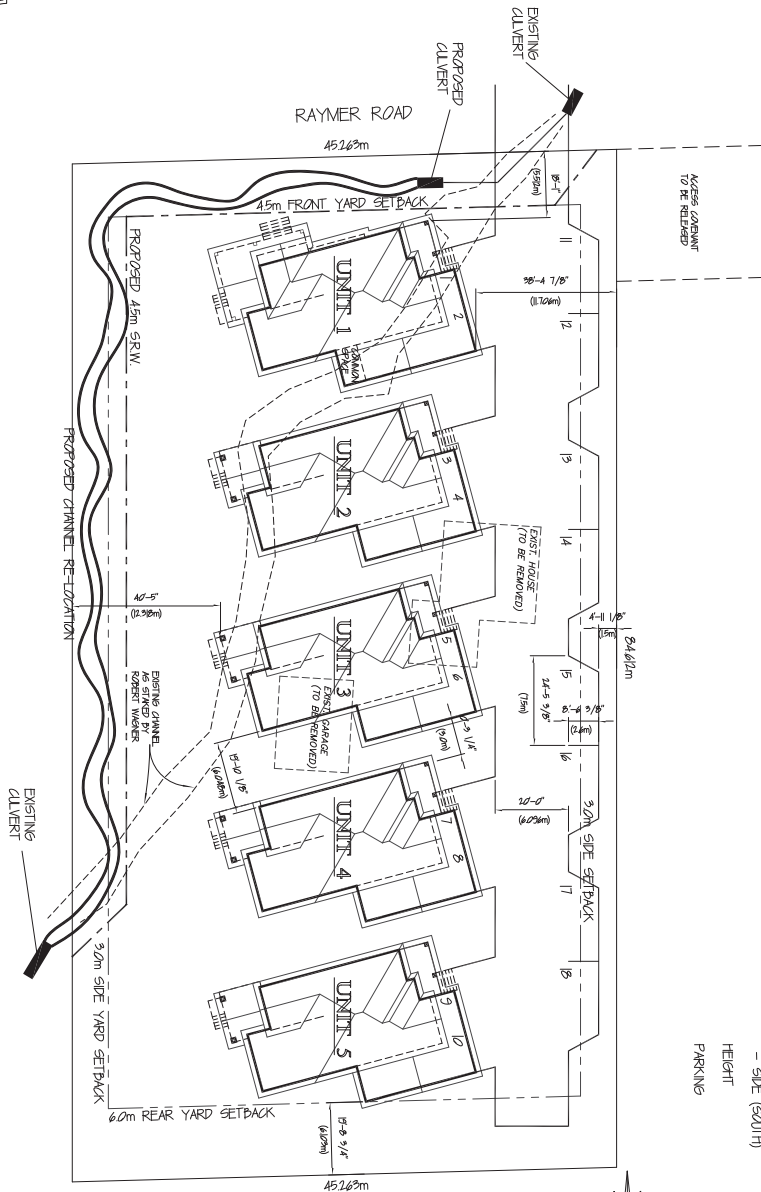
- 35.0%  
- 45.0%

- 5 UNITS

SETBACKS:  
- FRONT: - 14'-9 3/4" (4.5 m)  
- REAR: - 9'-8 1/4" (3.0 m)  
- SIDE (NORTH): - 9'-10 1/8" (3.0 m)  
- SIDE (SOUTH): - 31'-2" (9.5 m) OR 2 1/2 STOREYS

HEIGHT: - 2 STALLS PER DWELLING UNIT  
- 12 STALLS

- 15'-3 3/4" (4.7 m) AND 2 STOREYS  
- 10 STALLS TOTAL  
- 3 TO LABELED VISITOR



**SITE PLAN**  
1/8" = 1'-0"

**OASIS DESIGN**

868-2275 KELOWNA, BRITISH COLUMBIA, CANADA

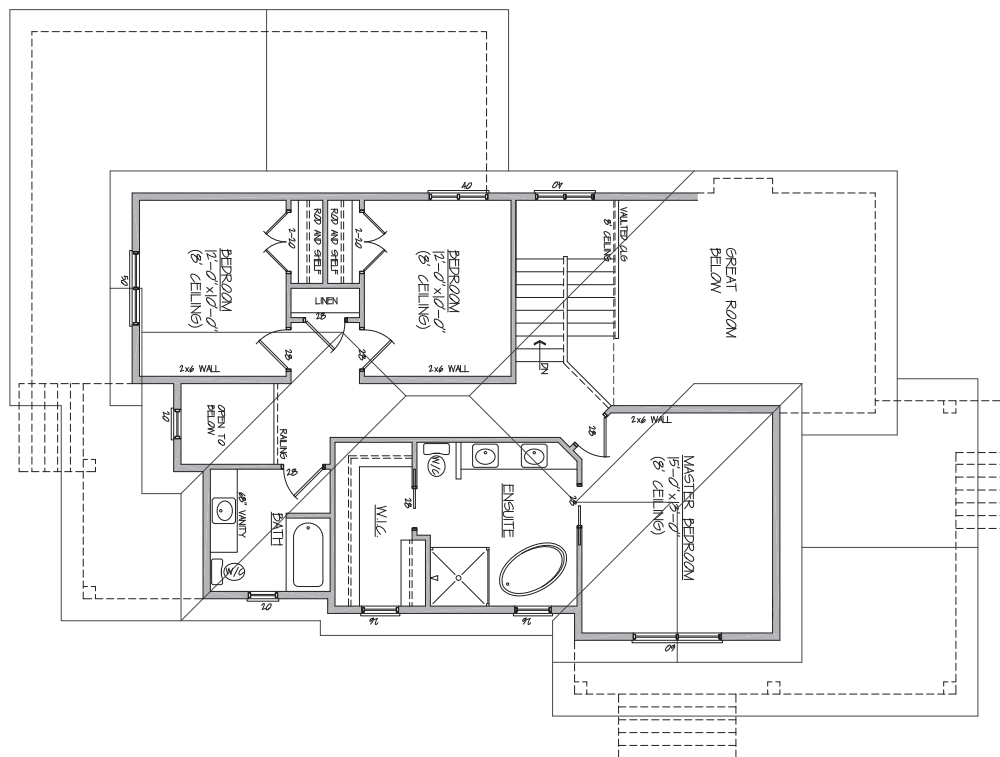
DESIGNED BY: JAMES W. HAASDYK

DATE: JULY 22, 2016

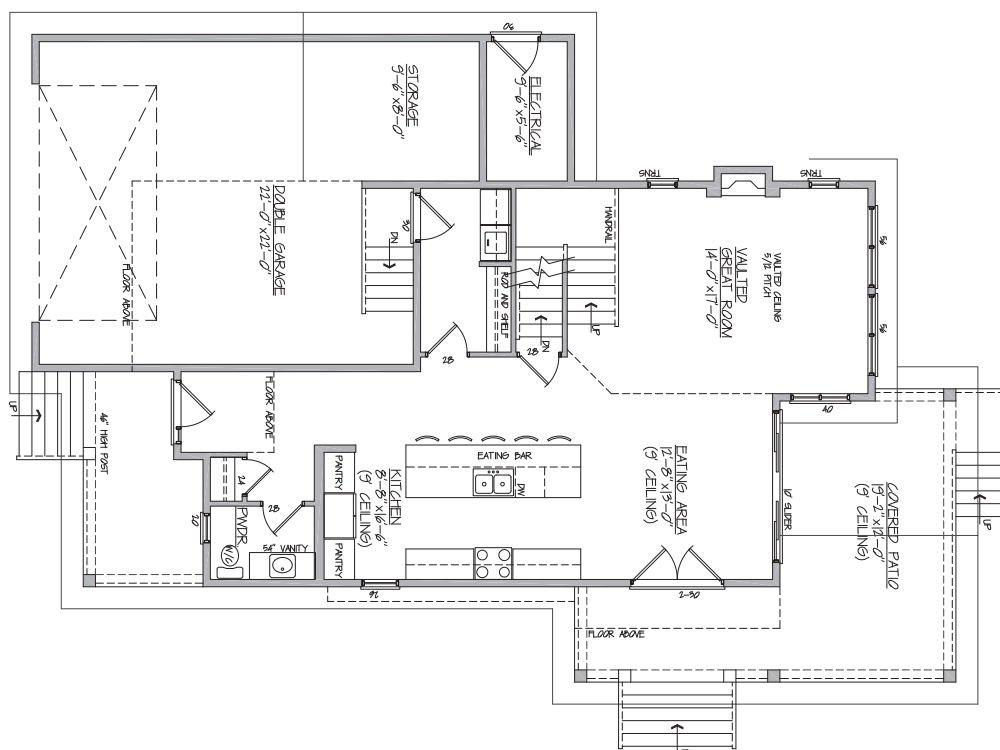
**SITE PLAN**

4653 RAYMER ROAD

SCALE: AS NOTED | DRAWING NUMBER: II-609-001 | REVISION:



922 SF.

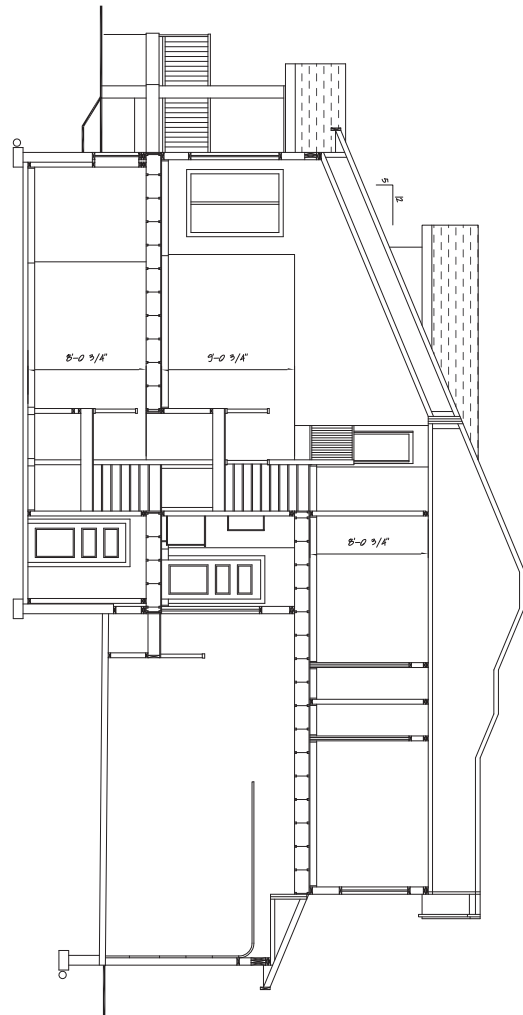


**MAIN FLOOR PLAN**  
1/4" = 1'-0"  
1035 SF.

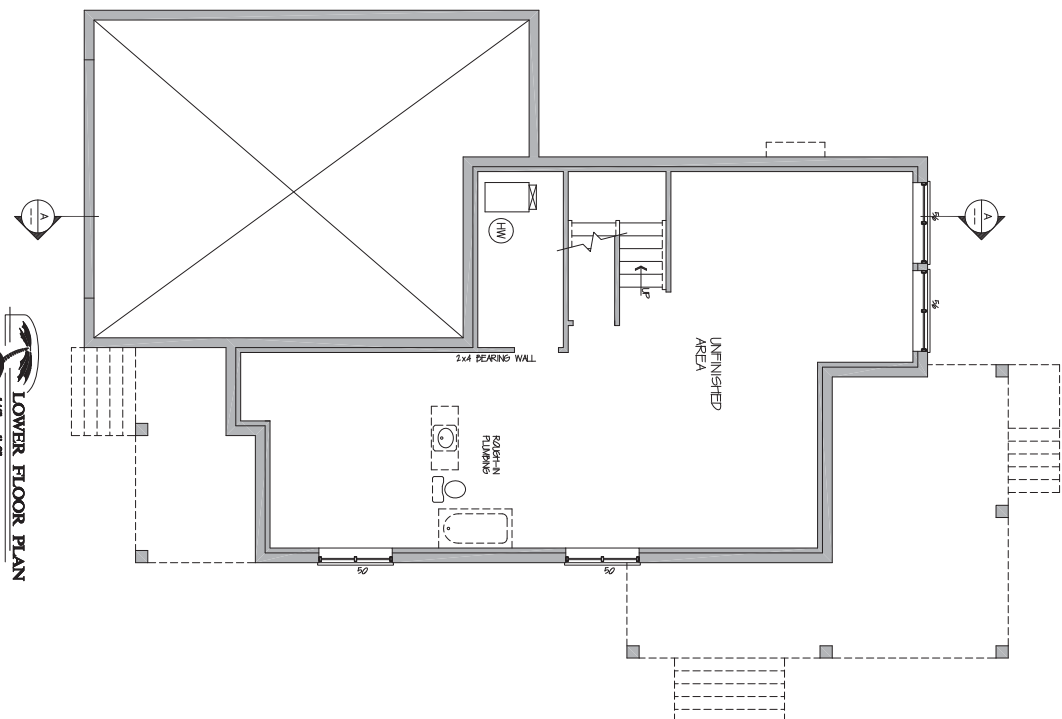




**BUILDING SECTION**  
1/4" = 1'-0"



**LOWER FLOOR PLAN**  
1/4" = 1'-0"



**ATTACHMENT B**  
This is a part of the application  
# 2160013  
City of Kelowna

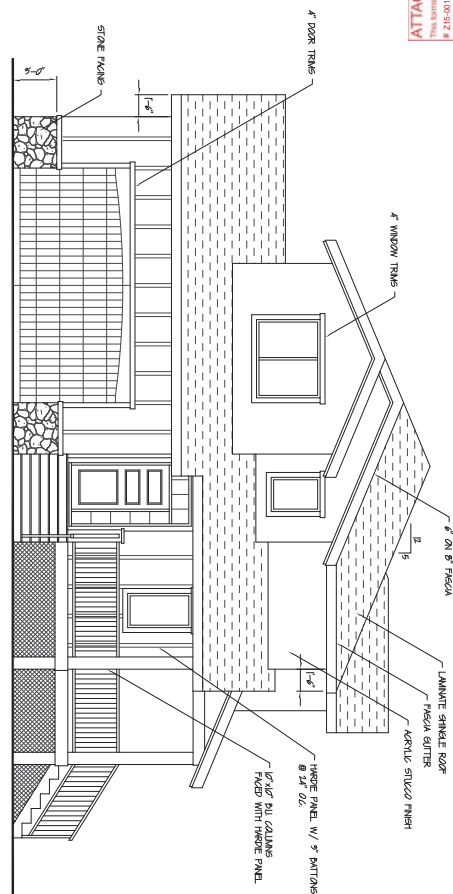
4653 RAYMER ROAD

**OASIS DESIGN**  
868-2275  
DESIGNED BY: JAMES W. HAASEDYK  
DATE: MAY 8, 2017

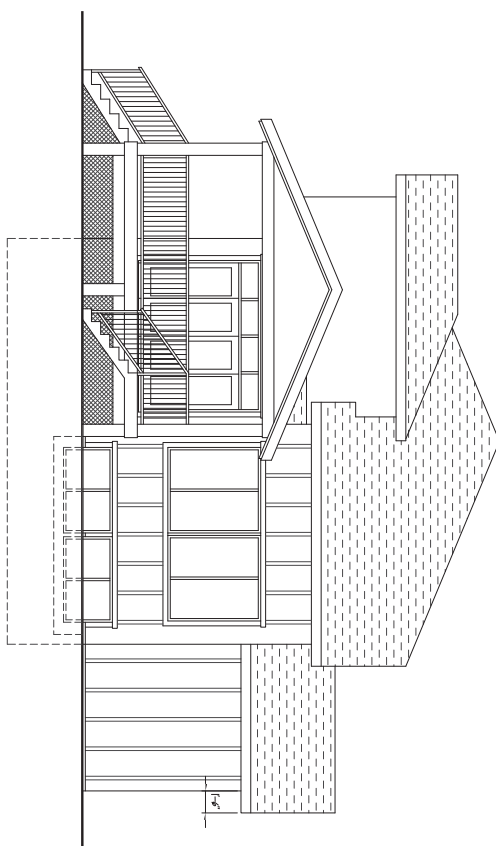
**LOWER FLOOR PLAN AND CROSS SECTION BUILDING 1**

SCALE: AS NOTED | DRAWING NUMBER: II-89-003 | REVISION:

FRONT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"



4653 RAYMER ROAD

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>

OASIS DESIGN

868-2275 KILGUS, BRITISH COLUMBIA V8Y 4Y4

DESIGNED BY: JAMES W. HAASEDYK

DATE: MAY 8, 2017

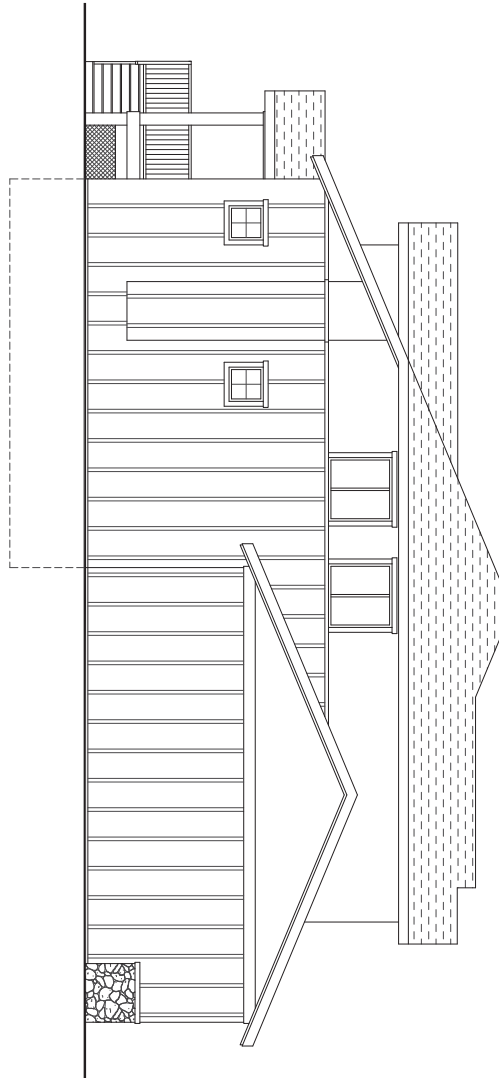
FRONT AND REAR ELEVATIONS

BUILDING 1

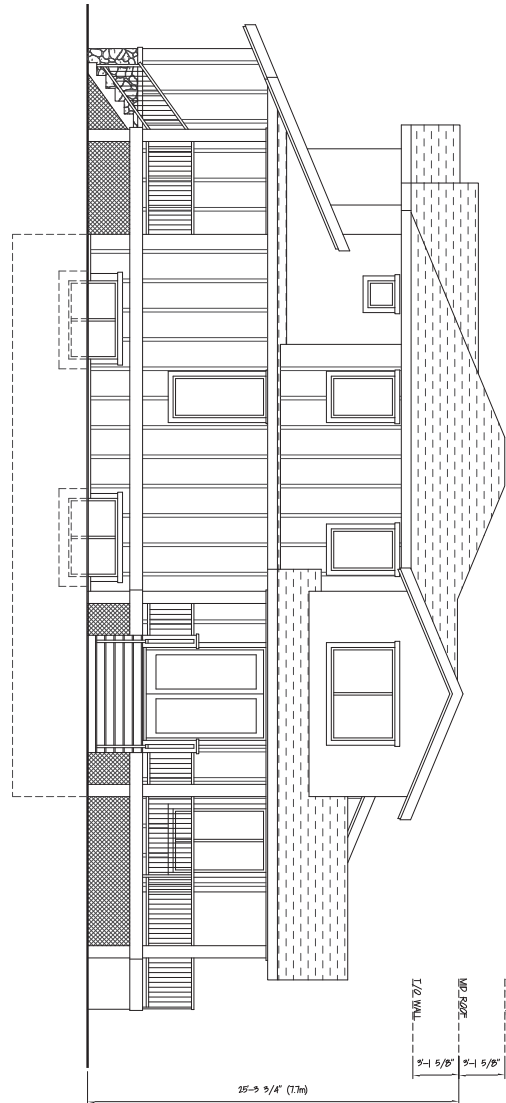
SCALE: AS NOTED | DRAWING NUMBER: II-89-004 | REVISION:



1/4" = 1'-0"  
LEFT ELEVATION



1/4" = 1'-0"  
RIGHT ELEVATION



4653 RAYMER ROAD

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>

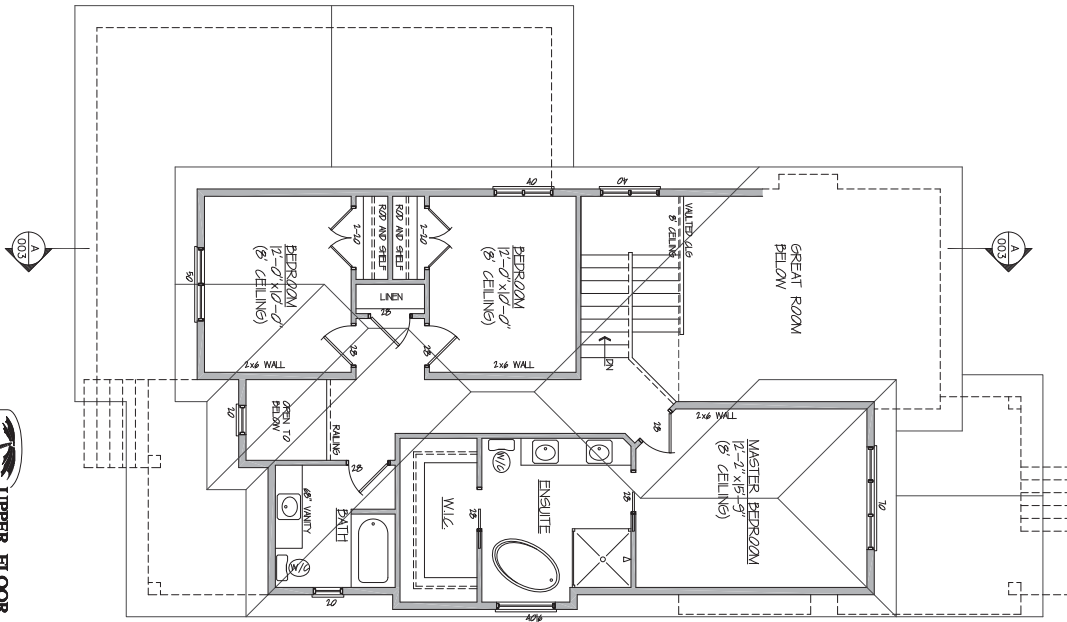
OASIS DESIGN

868-2275  
DESIGNED BY: JAMES W. HAASEDYK  
DATE: MAY 8, 2017

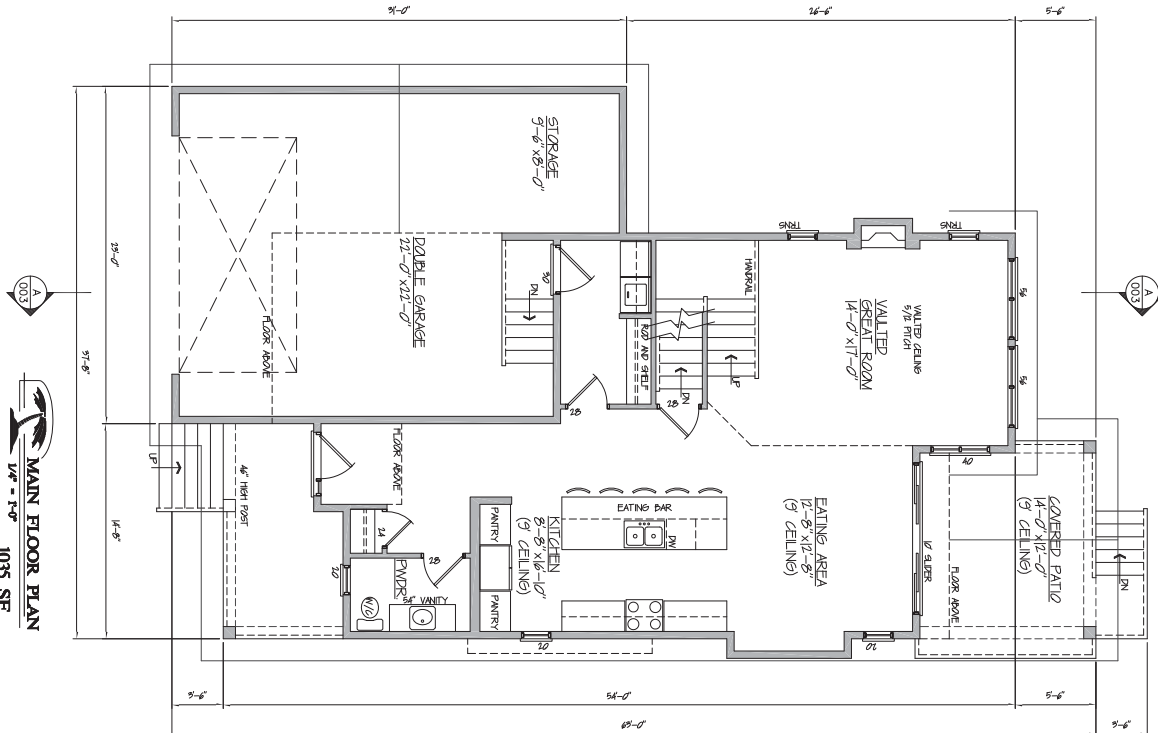
SIDE ELEVATIONS  
BUILDING1

SCALE: AS NOTED | DRAWING NUMBER: II-89-005 | REVISION:

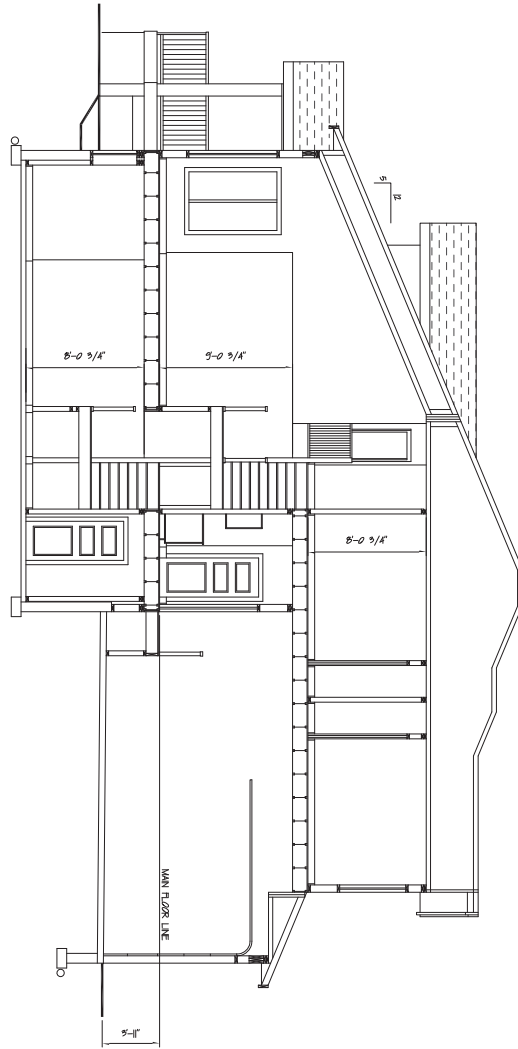
**UPPER FLOOR PLAN**  
1/4" = 1'-0"  
922 SF.



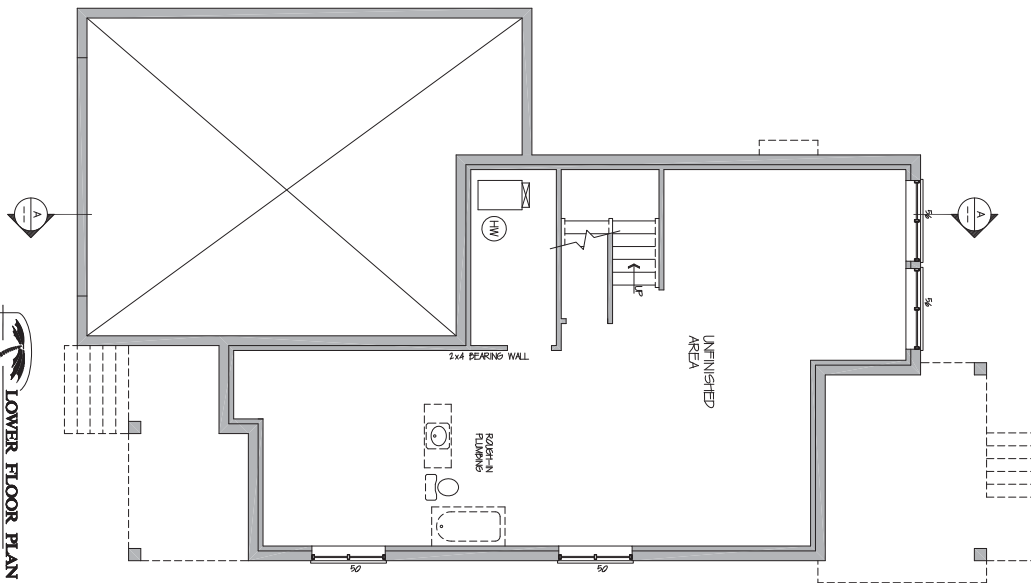
**MAIN FLOOR PLAN**  
1/4" = 1'-0"  
1035 SF.



**BUILDING SECTION**  
1/4" = 1'-0"



**LOWER FLOOR PLAN**  
1/4" = 1'-0"



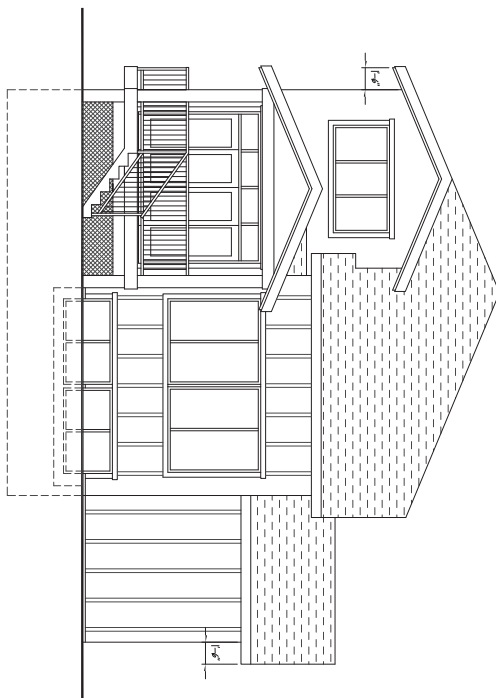
4653 RAYMER ROAD

**OASIS DESIGN**  
ARCHITECTS  
868-2275  
DESIGNED BY: JAMES W. HAASE  
DATE: MAY 8, 2017

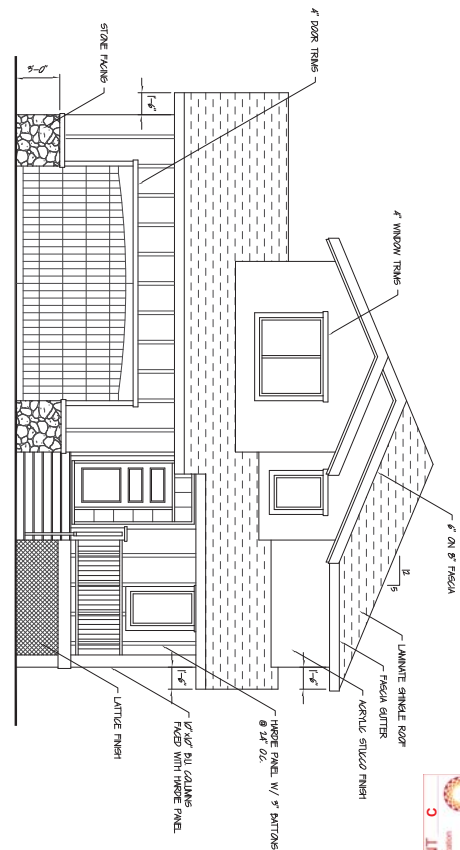
LOWER FLOOR PLAN  
AND CROSS SECTION  
BUILDINGS 2-5

SCALE: AS NOTED | DRAWING NUMBER: II-89-007 | REVISION:

REAR ELEVATION  
1/4" = 1'-0"



FRONT ELEVATION  
1/4" = 1'-0"



4653 RAYMER ROAD

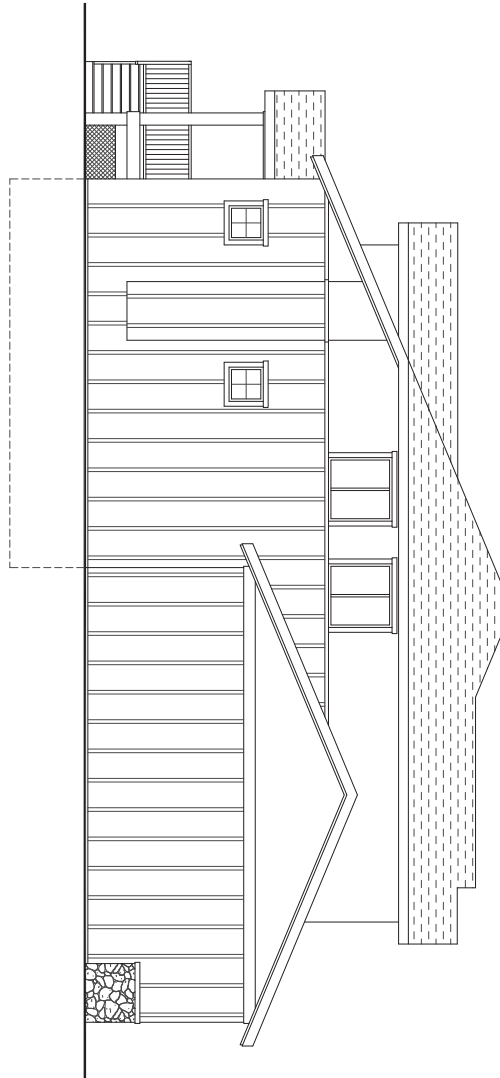
<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE WRITTEN CONSENT FROM OASIS DESIGN >>

**OASIS DESIGN**  
800-507-LOUPE ROAD 868-2275 KILGUNA, BRITISH COLUMBIA V0P 4P0  
DESIGNED BY: JAMES W. HAASEDYK  
DATE: MAY 8, 2017

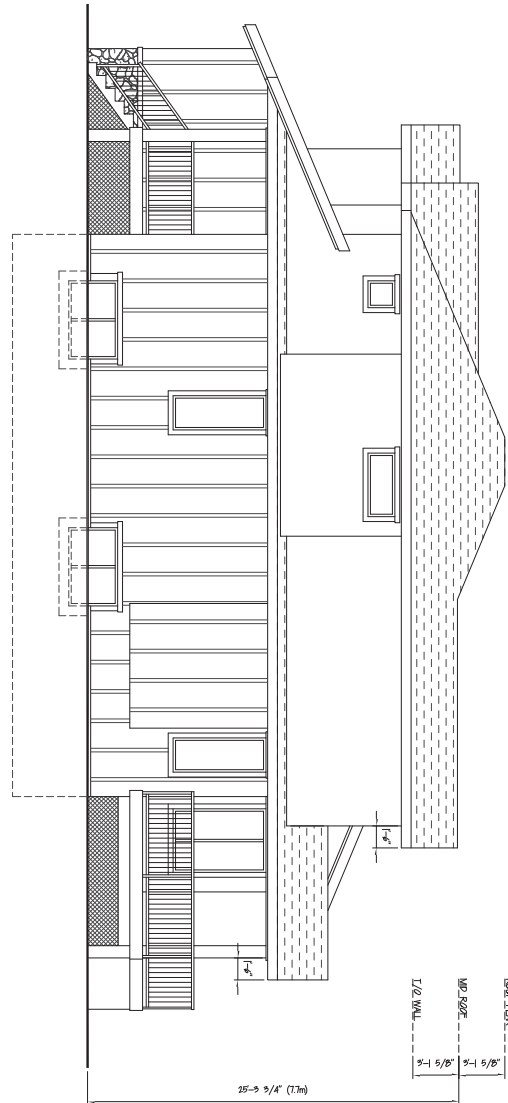
FRONT AND REAR ELEVATIONS  
BUILDINGS 2-5

SCALE: AS NOTED | DRAWING NUMBER: II-89-008 | REVISION:

1/4" = 1'-0"  
LEFT ELEVATION



1/4" = 1'-0"  
RIGHT ELEVATION



4653 RAYMER ROAD

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE WRITTEN CONSENT FROM OASIS DESIGN >>

OASIS DESIGN

868-2275

DESIGNED BY: JAMES W. HAASEDYK

DATE: MAY 8, 2017

SIDE ELEVATIONS

BUILDINGS 2-5

SCALE: AS NOTED | DRAWING NUMBER: II-88-009 | REVISION:











ILLUSTRATION / THE ARTS ALIVE



# ATTACHMENT C

This forms part of application

# Z15-0013

Planner  
Initials LK



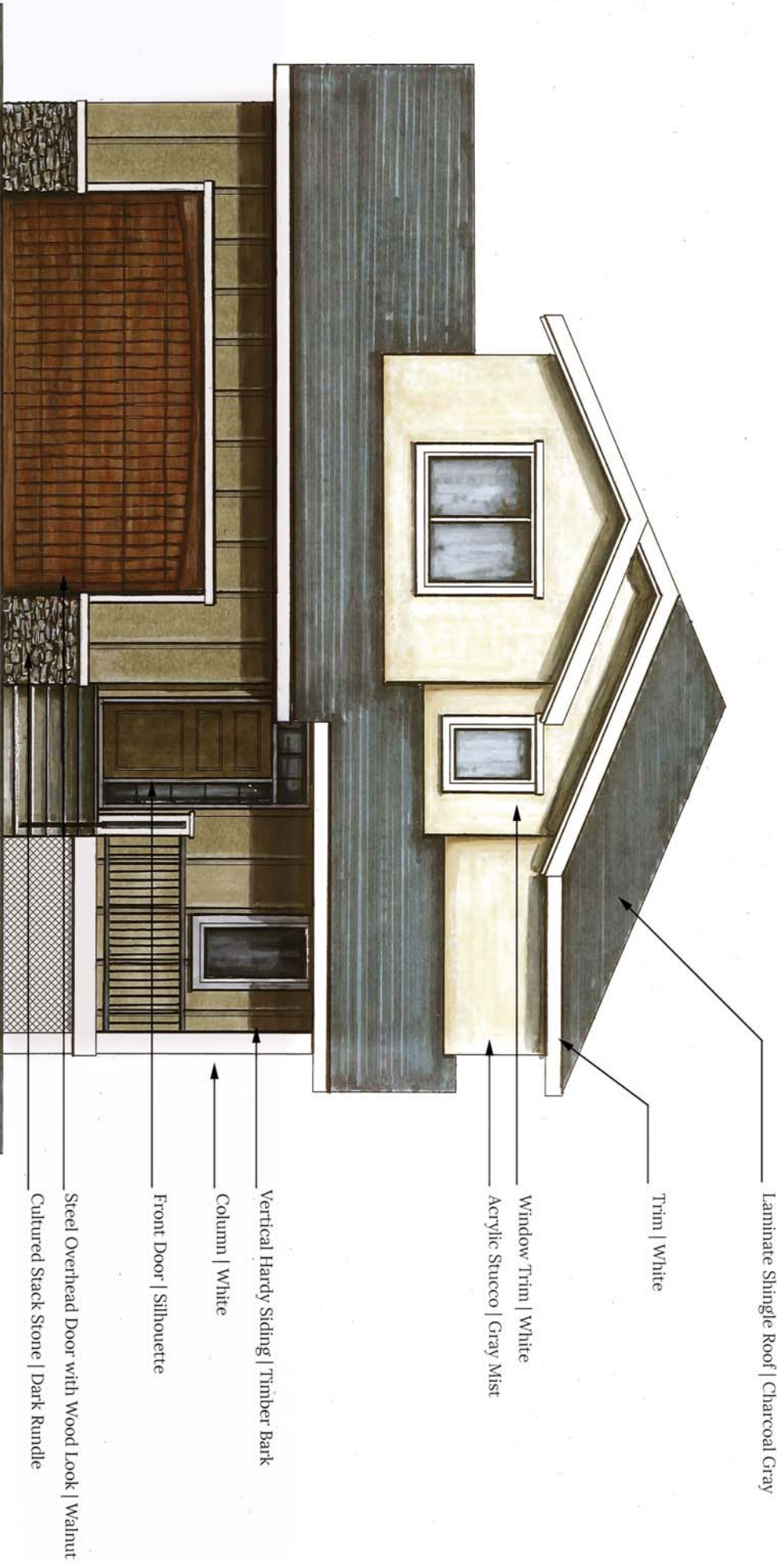
# ATTACHMENT C

This forms part of application  
# Z15-0013

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING





ATTACHMENT C

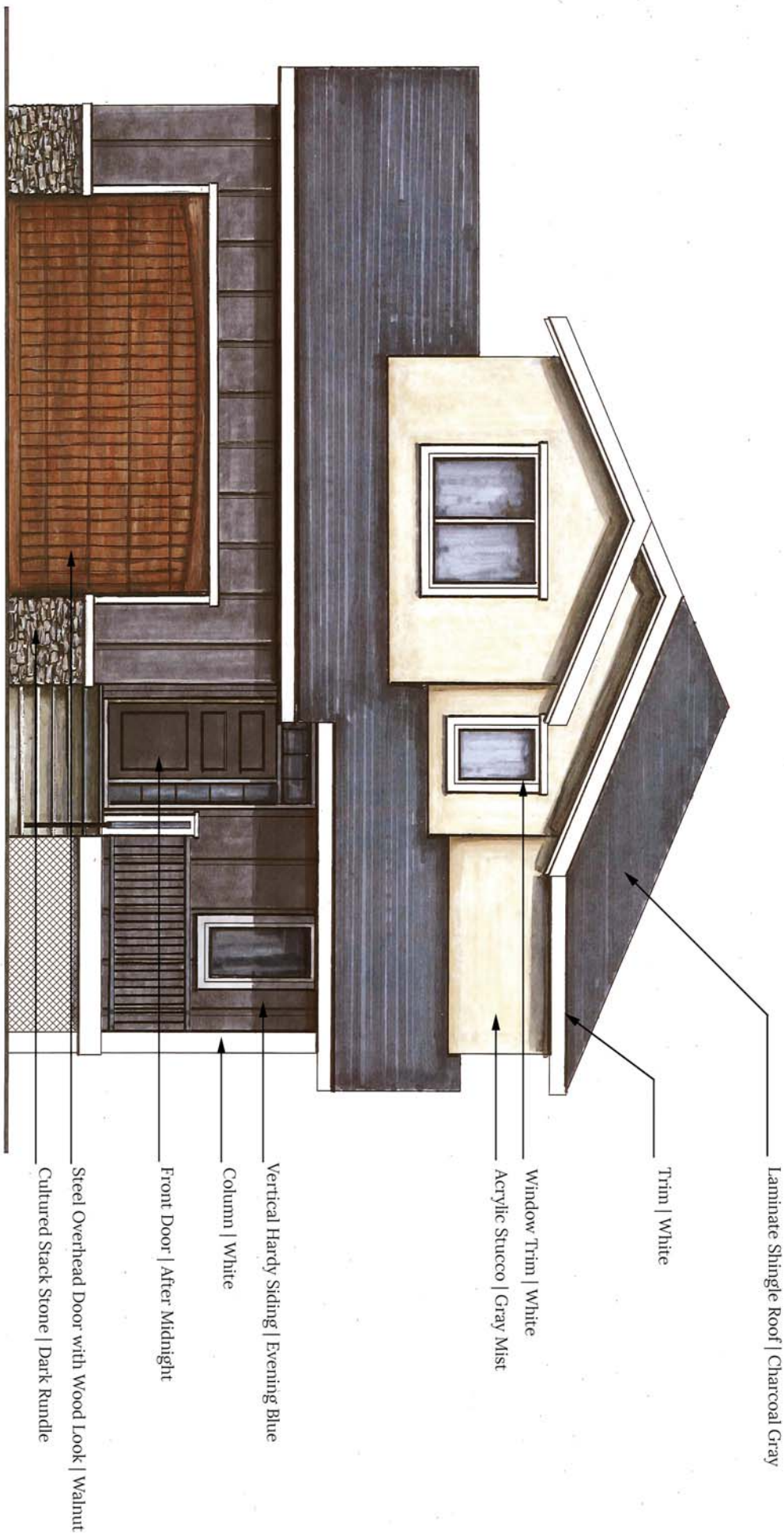
This forms part of application

# Z15-0013

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING







ATTACHMENT C

This forms part of application

# Z15-0013

Planner  
Initials

LK



62



# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0043 **Owner:** David Dombowsky

**Address:** 3511 Landie Road **Applicant:** Harmony Homes

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/ Two Unit Residential

Existing Zone: RU1 – large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 134 ODYD Plan EPP16841, located at 3511 Landie Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

## 2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with carriage House to facilitate the future development of a carriage house.

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. The subject property is located within the Permanent Growth Boundary in the South Pandosy/ KLO Sector of Kelowna. The parcel is designated as S2RES- Single/ Two Unit Residential in the Official Community Plan (OCP). Rezoning the subject property to add the 'c' designation meets several City policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary. The increase in density is supported by local amenities such as parks, school, transit and recreational opportunities in the immediate area. The

proposed rezoning is also consistent with the property's future land use designation and there are a number of properties in the neighbourhood that are currently zoned as RU1c.

In accordance with Council Policy No. 367, the applicant submitted a Neighbour Consultation Form outlining that the neighbours within 50m of the subject property were notified of the proposed rezoning application.

#### 4.0 Proposal

##### 4.1 Project Description

The proposal is to rezone the parcel from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone. The applicant is proposing a single storey, two-bedroom carriage house. The application meets all of the Zoning Bylaw Regulations for the development of a single storey carriage house.

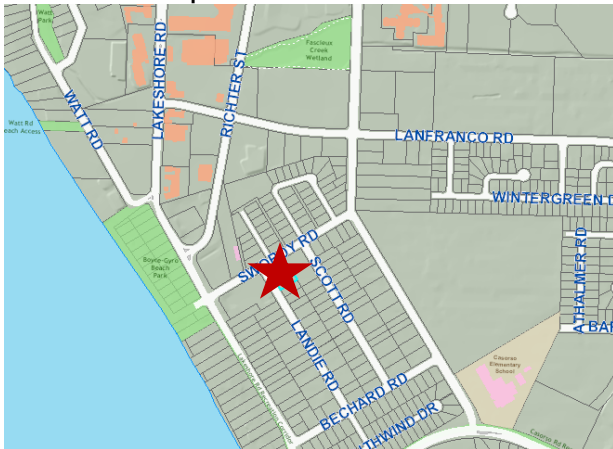
The carriage house will be located at the rear of the parcel. As there is no lane access for the site, the existing front driveway will be shared between the existing single family dwelling and the new carriage house.

##### 4.2 Site Context

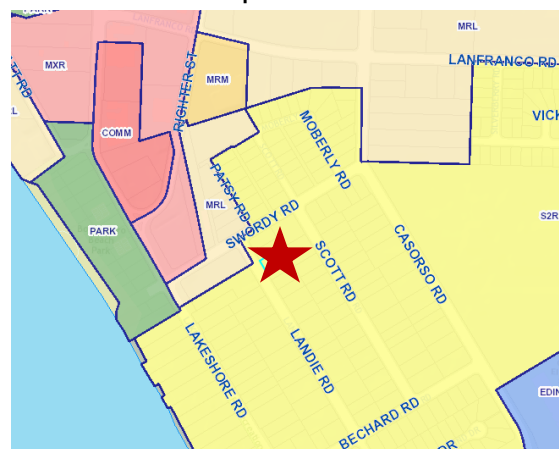
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU2 – Medium Lot Housing	Single Family Dwelling
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

Site Context Map:



Future Land Use Map:





## Subject Property Map: 3511 Landie Road



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m <sup>2</sup>	716 m <sup>2</sup>
Lot Width	16.5 m	17.43 m
Lot Depth	30 m	41.08 m
Development Regulations		
Max. Site Coverage (Buildings)	40%	39%
Max. Site Coverage (Buildings & driveway & parking)	50%	47.57%
Max. Accessory Site Coverage	20%	12.54%
Max. Accessory Building Footprint	130 m <sup>2</sup>	89.84 m <sup>2</sup>
Max. Net Floor Area	100 m <sup>2</sup>	89.84 m <sup>2</sup>
Max. Net Floor Area to Principal Building	75%	47.3%
Maximum Height (to mid-point)	4.8 m	4.1 m
Maximum Height (to peak)	6.4 m	5.36 m
Side Yard (northwest)	2.0 m	2.0 m
Side Yard (southeast)	2.0 m	5.35 m
Rear Yard	2.0 m	2.91 m
Min. Distance to Principal Building	3.0 m	12.16 m

Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30 m <sup>2</sup>	+30 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> 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.**<sup>3</sup> 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 Apartments.**<sup>4</sup> 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.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- At time of Building Permit application, the spatial calculations are to be provided from the designer.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 6.2 Development Engineering Department

- Refer to Attachment 'A' dated May 25, 2017.

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

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

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

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 Landie Road.

6.4 Fortis BC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Landie Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 **Application Chronology**

Date of Application Received: May 24, 2017

Date Public Consultation Completed: July 12, 2017

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion by:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment A: Development engineering Memorandum

Attachment B: Site Plan

Attachment C: Conceptual Elevations





## CITY OF KELOWNA

## MEMORANDUM

**Date:** May 25, 2017  
**File No.:** Z17-0043  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(SM)  
**Subject:** 3511 Landie Road Lot A Plan EPP16841 RU1 to RU1c 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

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

4. Electric Power and Telecommunication Services

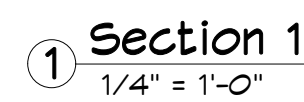
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.  
Development Engineering Manager

JA







LOT AREA	7706.32SF/715.94SM
PRIMARY HOUSE AREA	2020SF/187.66SM
CARRIAGE HOME AREA	9675F/89.84SM
DRIVEWAY AREA	1681.63SF/156.23SM

75% OF PRIMARY REMAINING AREA	1515SF/140.75SM 548SF/50.91SM
----------------------------------	----------------------------------

20% MAX LOT COVERAGE	1541.26SF/143.19SM
REMAINING AREA	574.26SF/53.35SM

MAX HOUSE & CARRIAGE @40%	3082.53SF/286.38SM
HOUSE + CARRIAGE	1984.18SF/184.34SM

MAX WITH DRIVEWAY @50%	3853.16SF/357.97SM
HOUSE+CARRIAGE+GARAGE	3665.81SF/340.57SM



INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD TO BOTH SIDES
- 2X4 SPF STUDS @16" O.C.

SLAB ON GRADE SLAB CONSTRUCTION

- 4" CONG. SLAB @20 MPA
- 6 MIL POLY. VAPOUR BARRIER
- 5" COMPACTED GRAN. FILL

## SECTION

## INTERIOR SWING DOORS

TOTAL EFFECTIVE RSI VALUE:	
REQUIRED RSI VALUE:	

TOTAL EFFECTIVE RSI VALUE:
REQUIRED RSI VALUE:

- \* ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE 2012, CURRENT ELECTRICAL AND PLUMBING CODES AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- \* ALL WORK SHALL BE PREPARED IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- \* ALL FLOOR JOISTS AND BEAMS TO BE D/FIR/JR/L2 OR BETTER UNLESS NOTED OTHERWISE
- \* ALL WORK IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LB. FELT, 6 MIL. POLY. OR OTHER APPROVED METHOD.
- \* PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS AT MAXIMUM 60" C/C AND AT ALL CORNERS.
- \* ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK.
- \* PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION AND TO THEIR APPROVAL.
- \* ALL JOISTS TO BE MINIMUM 12" DEPTH AND MINIMUM STRENGTH OF 20 MPA AT 28 DAYS.

ROUGH OPENING IS ALWAYS 82 1/2" HIGH X 2" GREATER THAN THE NOMINAL DOOR SIZE  
EX. 2/8 X 6/8 = 34" X 82 1/2"

ROUGH OPENINGS FOR 2 PANEL DOORS ARE 1 1/4" GREATER THAN THE NOMINAL DOOR WIDTH & 1 1/2" GREATER THAN DOOR HEIGHT.  
EX. 3/0 X 6/8 = 37 1/4" X 81 1/2"

ROUGH OPENINGS FOR 4 PANEL DOORS ARE 1" GREATER THAN THE NOMINAL DOOR WIDTH & 1 1/2" GREATER THAN DOOR HEIGHT.  
EX. 5/0 X 6/8 = 61" X 81 1/2"

PHONE: (250)765-5191  
#201 - 833 FINNS ROAD, KELOWNA, B.C.

DRAWING SCALE: As indicated

DATE: MAY 4, 2017

REV. DATE:

DRN. BY: J.A.S.

## AWARD WINNING BUILDER

# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** Z17-0060

**Owner:** CK16 Property Group Ltd.  
BC1098771

**Address:** 3050 Sexsmith Rd

**Applicant:** Protech Consulting - Grant  
Maddock

**Subject:** Rezoning Application

Existing OCP Designation: IND-L – Industrial Limited

Existing Zone: A1 – Agriculture

Proposed Zone: I6 – Low Impact Transitional Industrial

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 30, Section 3, Township 23, ODYD, Plan 18861, located at 3050 Sexsmith Rd, Kelowna, BC from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone, be considered by Council;

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

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

- To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated July 11<sup>th</sup> 2017.

## 2.0 Purpose

To consider a rezoning application on the subject property from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone.

## 3.0 Community Planning

Staff support the rezoning application from the A1 zone to the I6 zone. The Official Community Plan (OCP) designates the property as Industrial Limited (IND-L) which was created for the I6 zone.

The Industrial – Limited Future Land Use (IND-L) designation was established in 2011 after public consultation associated with the 2030 OCP review. The IND-L designation and I6 zone allow for a range of low-impact industrial land uses that are intended to act as a transition between the general industrial areas to the south and east and the rural residential areas to the north and west. The permitted uses, development regulations, screening requirements, parking restrictions, outdoor storage restrictions, and other regulations in the I6 zone are designed to mitigate the industrial uses on nearby residential, rural and agricultural uses in this area.

#### **4.0 Proposal**

##### **4.1 Project Description**

If the rezoning is supported by Council, the project will need a form and character development permit which will also be considered by Council. The applicant is proposing to build a multi-phased industrial development. The ultimate plan is to have 4 industrial buildings. The south-west building is the first building to be built. Currently, Staff are not tracking any variances associated with their proposal.

##### **4.2 Site Context**

The subject parcel is located within the Arab/Appaloosa area. The subject property is designated as Industrial – Transitional (IND-T) in the OCP and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	A1 - Agriculture	Agriculture/industrial/residential
East	A1 – Agriculture & I6 – Low Impact Transitional Industrial	Agriculture/industrial/residential
South	I2 – General Industrial	Industrial
West	A1 - Agriculture	Agriculture/industrial/residential



**Subject Property Map: 3050 Sexsmith Rd****4.3 Zoning Analysis Table**

The zoning analysis table shows the requirements of the proposed zone compared to the proposal:

Zoning Analysis Table		
CRITERIA	Proposed	I6
Development Regulations		
Buildings		
Max FAR	n/a	No Limit
Max Site Coverage	8.8%	50%
Max Height	7.6m	2 ½ stories & 9.5 m
Min Front Yard Setback	4.5 m	4.5 m 6.0 m for garages / carports
Min Side Yard Setback (east) Min Side Yard Setback (west)	43. m 4.5m	- 3.0 m for residential bldgs. - 4.5 m for industrial bldgs. - 7.5 m for industrial bldgs. when adjacent to a non-industrial future land use.
Rear Yard	66.6m	- 7.5 m for all bldgs. - 30.0 m when adjacent to a non-industrial future land use.
Other Regulations		



Outdoor Storage		
	Proposed	I6
Location	n/a	Not permitted in the setback areas and shall be consolidated into a single area per lot
Minimum Landscape buffer		
	Proposed	I6
Front	3.0 m	3.0m
Rear	opaque barrier	3.0m or opaque barrier
Side (east)	opaque barrier	3.0m or opaque barrier
Side (west)	opaque barrier	3.0m or opaque barrier
Parking		
	Proposed	I6
Parking lots over 50 vehicles – Minimum landscape island	n/a	2m <sup>2</sup> per parking stall = 314 m <sup>2</sup>
Outdoor Display		
	Proposed	I6
Location	n/a	Outdoor display / sales (& non-accessory parking) shall not encroach into the landscape areas

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

#### Industrial Land Use Policies

**Objective 5.28.**<sup>3</sup> Focus industrial development to areas suitable for industrial use.

**Industrial Supply Protection.**<sup>4</sup> 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.

**Secondary Housing in Light Industrial Areas.**<sup>5</sup> Consider the limited expansion of housing as a secondary use within industrial buildings in light or transitional industrial areas.

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

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6, Chapter 5 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

<sup>5</sup> City of Kelowna Official Community Plan, Policy 2, Objective 5.29, Chapter 5 (Development Process Chapter).

**Public and private open space.**<sup>6</sup> Design industrial developments to include outdoor break areas, green space, bicycle racks, skylights and windows in work areas, and linkages to recreational opportunities (e.g. linear parks).

**Transitional Industrial Design Guidelines.**<sup>7</sup>

In areas designated for Industrial – Limited use, these guidelines must be considered as well as all other guidelines in this section.

Policy #	Description
18.1	Industrial development adjacent to residential land uses must be planned, landscaped and screened to maintain the privacy of residential uses.
18.2	Where new industrial development is occurring adjacent to residential uses, window openings shall be placed to reduce the opportunity for overlook and be off set from residential windows.
18.3	Unfinished concrete block shall not be used as an exterior building material for principal facades or where the façade faces a residential land use.
18.4	Where loading doors face the street, they shall be set back from the main building plane.
18.5	The primary entrance of the main building on site should face the roadway.
18.6	Where security concerns limit windows and other openings, building design should employ other design techniques to avoid creating long blank walls.
18.7	Rooftop screening of mechanical and electrical equipment must be provided using materials consistent with the treatment of principal facades.
18.8	All lighting shall be oriented facing the site, pointed in a downward direction and constructed at the lowest practical elevation to minimize light trespass over surrounding properties.
18.9	Tall, broadcast or flood lights are not permitted.
18.10	Where possible, parking and outdoor storage should be located behind buildings or other structures. Where parking and storage is not behind buildings, it must be screened with landscaping or fencing.
18.11	Unpaved parking and storage surfaces should be made dust free through design or treatment.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

See attached memorandum dated July 11<sup>th</sup> 2017.

### 6.2 Building & Permitting Department

1. Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
2. Demolition Permit required for any existing structures
3. Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.

<sup>6</sup> City of Kelowna Official Community Plan, Policy 7.5, Chapter 14 (Urban Design Development Permit Areas).

<sup>7</sup> City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permit Areas).

4. Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
5. A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
6. A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit
  - b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
  - c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - d. If there is to be a caretaker unit located on this lot it should be defined as part of the DP.
7. 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. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
8. We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
9. Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
10. An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
11. Washroom requirements for base building are to be addressed in the building permit application. This will be addressed at time of building permit application
12. Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 6.3 Fire Department

1. Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
2. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant - 225 L/Sec is required for Industrial
3. This building shall be addressed off of the street it is accessed from with unit numbers

4. A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
5. Fire Department access is to be met as per BCBC 3.2.5. including the main entrance to be within 3-15 metres from the closest access route. Is Road B to be the required turn around as the access road exceeds 90
6. Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
7. All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications and high buildings
8. Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
9. Contact Fire Prevention Branch for fire extinguisher requirements and placement.
10. Fire department connection is to be within 45M of a fire hydrant - unobstructed.
11. Ensure FD connection is clearly marked and visible from the street
12. sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - no higher than 7 feet.
13. dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in a parkade
14. Upon completion, an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.

## **7.0 Application Chronology**

Date of Application Received: July 7<sup>th</sup> 2017  
Date Public Consultation Completed: July 8<sup>th</sup> 2017

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

### **Attachments:**

Attachment 'A' Development Engineering Memo dated July 11<sup>th</sup> 2017  
Initial Architectural Drawing Package

CITY OF KELOWNA

MEMORANDUM

**Date:** July 11, 2017

**File No.:** Z16-0060

**To:** Planning & Development Services Department (AC)

**From:** Development Engineer Manager (JK)

**Subject:** 3050 Sexsmith Rd., Lots 30, Plan 18861 A1 – I6

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A-1 to I6 are as follows:

1. **General**

- a) Access to the subject lots must ultimately be achieved off of Palomino Road as Sexsmith Road is designated as a 4 lane arterial and access will be restricted. Until such time that Palomino Road is built, the subject property is granted access onto Sexsmith Road under the condition.

2. **Geotechnical Study**

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

3. **Sanitary Sewer System**

- a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.
- a) The Connection Area #35 charge is currently set by Bylaw at \$19,700 per Single Family Equivalent (SFE). This Bylaw is currently under review for an update that will be presented to Council in 2016.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.

The assessed value is 4.33 Acres is **\$85,301.00**

4. **Water Servicing Requirements**

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

5. **Storm Drainage**

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

6. **Road Improvements**

- a.) The frontage of Sexsmith Road will be upgraded to a full 4 lane arterial urban standard in accordance with Bylaw 7900, complete with curb and gutter, storm works, sidewalk, fillet paving, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. This construction will be deferred until Sexsmith Road is upgraded to a 4 lane standard and a cash in lieu of construction payment of **\$23,700.00** is required for the combined frontage of the subject property.
- b.) Palomino Road at the rear of the property will be constructed to a full urban Standard (SS-R5) in accordance with Bylaw 7900, complete with curb, gutter, sidewalk, fillet paving, storm drainage works which extends and connects to the municipal system, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. The developer is responsible for contributing for their half of Palomino road for the combined frontage of the subject property. The cash in lieu of construction for these works is **\$39,550.00**

7. **Road Dedication and Subdivision Requirements**

- (a) The developer is required dedicate 5m of roadway fronting Sexsmith Road to achieve the 4 lane arterial urban standard width in accordance with Bylaw 7900
- (b) Grant Statutory Rights Of Way if required for utility services.
- (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.

8. **Power and Telecommunication Services**

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.



**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**

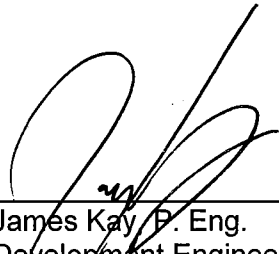
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The 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. DCC Credits**

None of the required improvements qualify for DCC credit consideration, as these levies are collected as cash in lieu.

**12. Bonding and Levies Summary**Levies

Sexsmith Road upgrades	\$23,700.00
Palomino Road construction	\$39,550.00
Connection. Area #35	<u>\$85,301.00</u>
<b>Total levies</b>	<b><u>\$148,551.00</u></b>

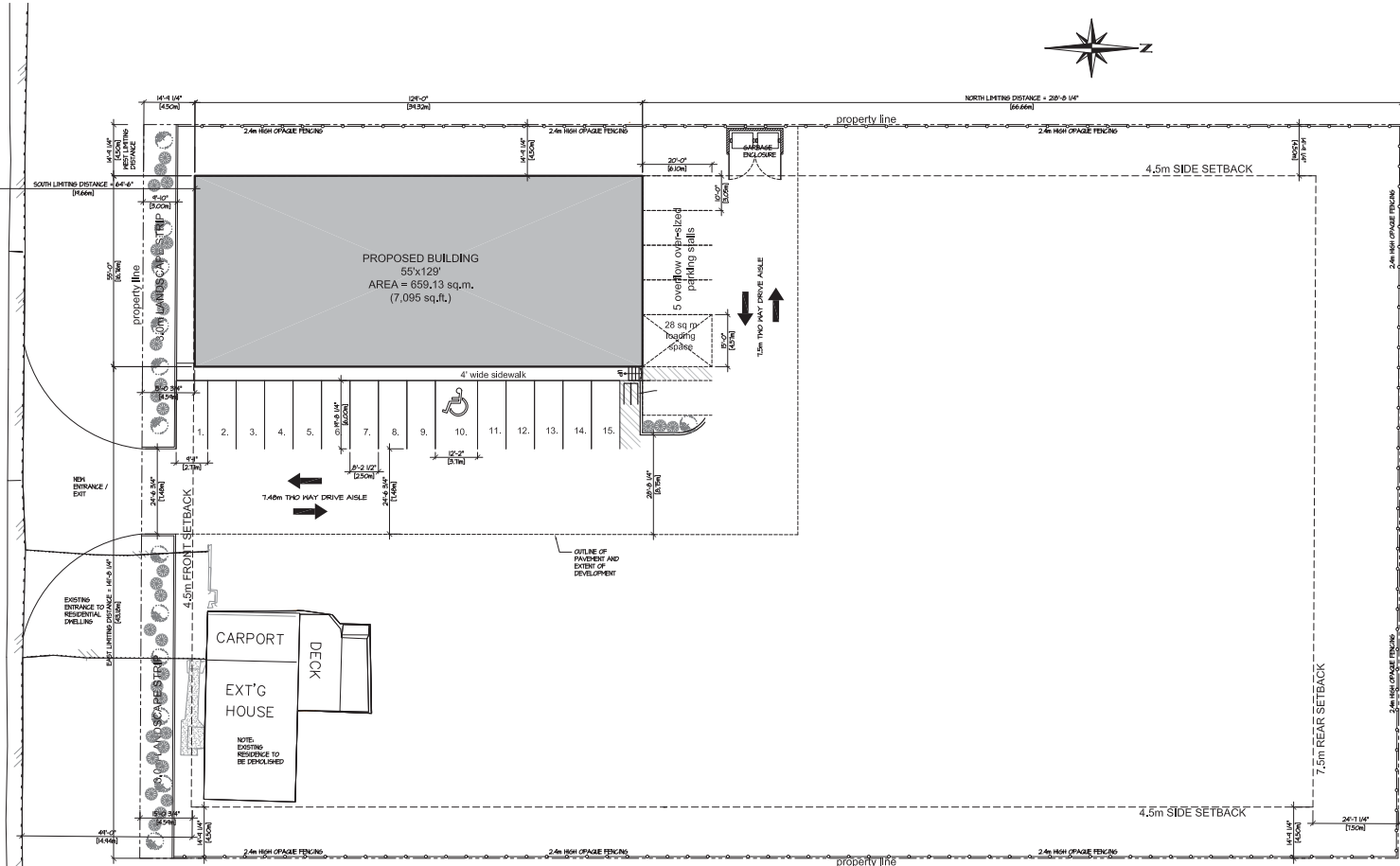
  
 James Kay, P. Eng.  
 Development Engineering Manager  
 R/O

<b>ATTACHMENT A</b>	
This forms part of application # Z17-0060	
Planner Initials	AC
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

CAD: JENNIFER, ACO 2023  
FILE: 3050 SEXSMITH.DWG  
DATE: 2023-06-20 10:58:11  
DRAWN BY: JENNIFER  
CHECKED BY: JENNIFER

CAMPION ST.

SEXSMITH ROAD



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

PROJECT DATA		
CIVIC ADDRESS:	3050 SEXSMITH ROAD, KELOWNA, BC	
LEGAL DESCRIPTION:	SECTION 3, LOT 30, PLAN KAP18861 PID 008-202-801	
CURRENT ZONING:	A1 AGRICULTURAL	
PROPOSED ZONING:	I-6 LOW IMPACT TRANSITIONAL INDUSTRIAL	
LOT AREA:	1.84 ACRES, 7444.17 sq.m. (8020.4 sq.ft.)	
INTENDED USAGE:	CONTRACTOR SERVICES, GENERAL	
ZONING BYLAW REQUIREMENTS		
<b>BUILDING AREAS:</b>		
GFA OF GROUND FLOOR	= 659.13 sq.m.	
GFA OF BASEMENT	= 111.55 sq.m.	
GFA OF 2ND FLOOR	= 109.85 sq.m.	
TOTAL NET FLOOR AREA	= 880.53 sq.m.	
PROPERTY & STRUCTURES		
PROPERTY TYPE	RESIDENTIAL	PROPOSED/INDUSTRIAL
LOT WIDTH (m)	40.0m	64.45m
LOT DEPTH (m)	50.0m	100.45m
LOT AREA (m <sup>2</sup> )	3300 sq.m.	7444.17 sq.m.
LOT COVERAGE (%)	50%	0.85%
BUILDING HEIGHT (m)	6.5m	16.2m
<b>SETBACKS (m)</b>		
FRONT (SEXSMITH RD)	4.5m	4.5m
SIDE (WEST)	4.5m	4.5m
SIDE (EAST)	4.5m	43.15m
REAR (NORTH)	7.5m	68.65m
<b>PARKING</b>		
237 / 100 sq.m. GFA (MIN. 5)	18.2 STALLS	15 PROVIDED
<b>LOADING SPACES FOR WAREHOUSE</b>		
1 SPACE / 100 sq.m. GFA	1 REQD	1 PROVIDED
<b>HANDICAP PARKING</b>		
1 SPACE FOR > 50 STALLS	0 REQD	1 PROVIDED
<b>BICYCLE PARKING SPACES</b>		
CLASS 11 OR 1 / 100 sq.m. GFA	1/8 REQD	2 PROVIDED
LANDSCAPING & SCREENING		
FRONT (SEXSMITH RD)	5.0m LANDSCAPE BUFFER	5.0m LANDSCAPE BUFFER
SIDE (WEST)	CONT OPAQUE BARRIER	CONT OPAQUE BARRIER
SIDE (EAST)	CONT OPAQUE BARRIER	CONT OPAQUE BARRIER
REAR (NORTH)	CONT OPAQUE BARRIER	CONT OPAQUE BARRIER

PALOMINO ROAD

CORNERSTONE

CONTRACT SERVICES

1010 CAMPLACK DRIVE, KELOWNA, BC V1Y 6A8  
TEL: 250-860-0000  
WWW.CORNERSTONECONTRACTSERVICES.COM

PROJECT NAME:

PROPOSED BLDG  
3050 SEXSMITH RD  
KELOWNA, BC

DRAWING TITLE:

SITE PLAN & ZONING  
BYLAW REVIEW

DRAWING NUMBER:

DP-1

DRAWN:

CHECKED:

SCALE:

DATE:

PROJECT NO.:

2015-000

REVISION

NO.

DESCRIPTION

BY

DATE

REVISION FOR

DESCRIPTION

BY

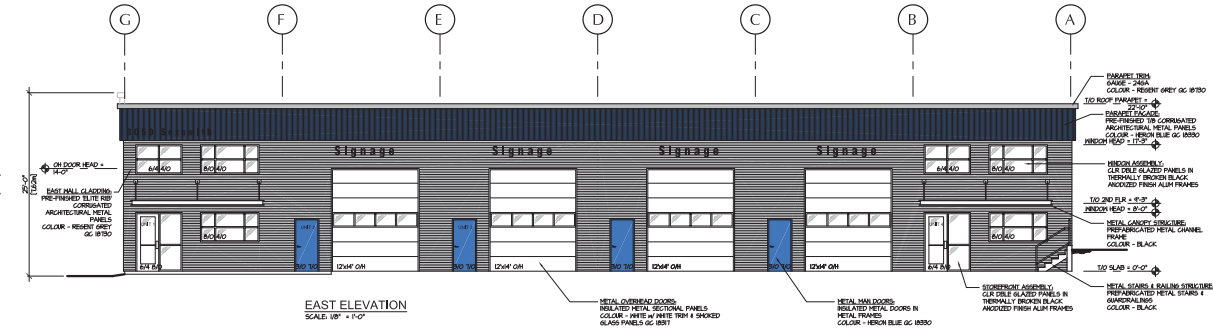
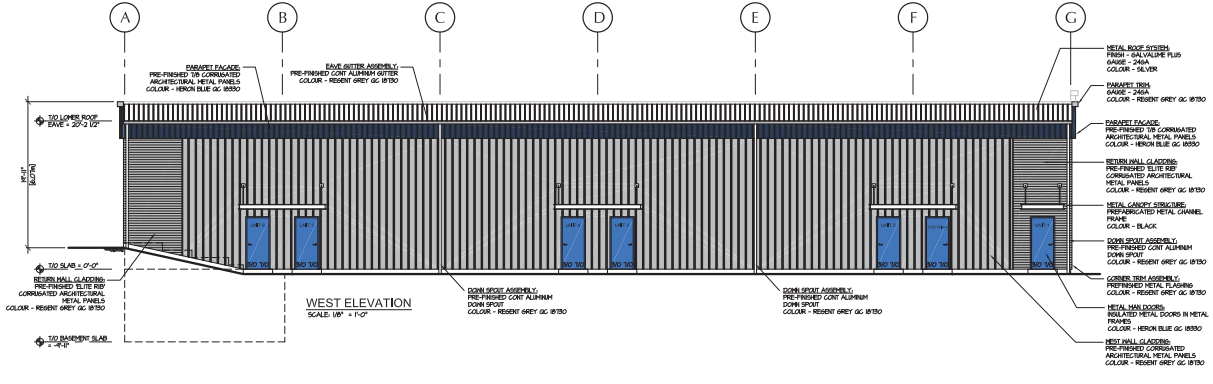
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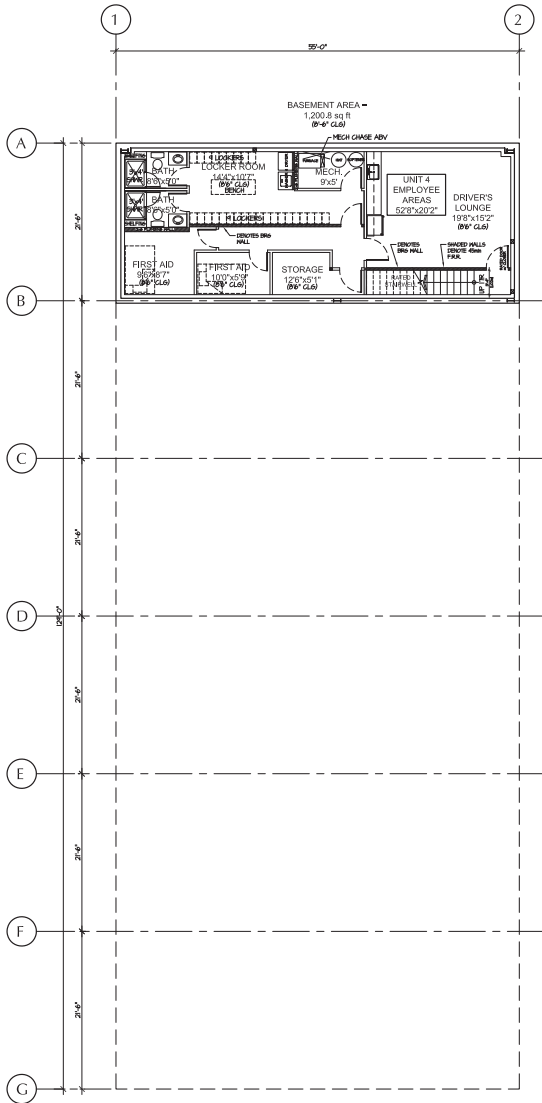
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FOR DEV. PERMIT

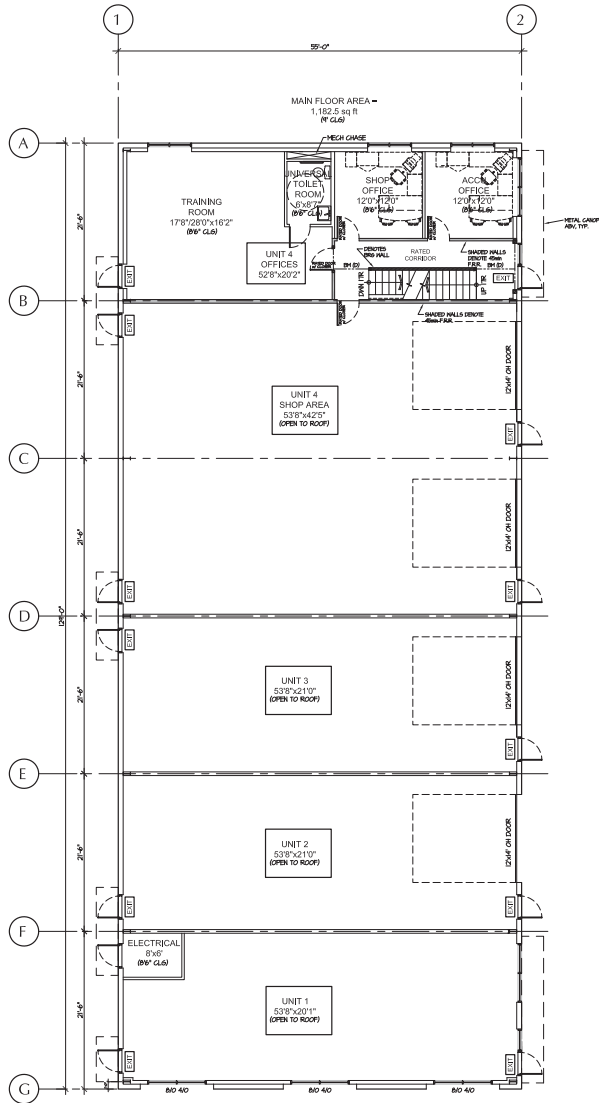
JUNE 2/17

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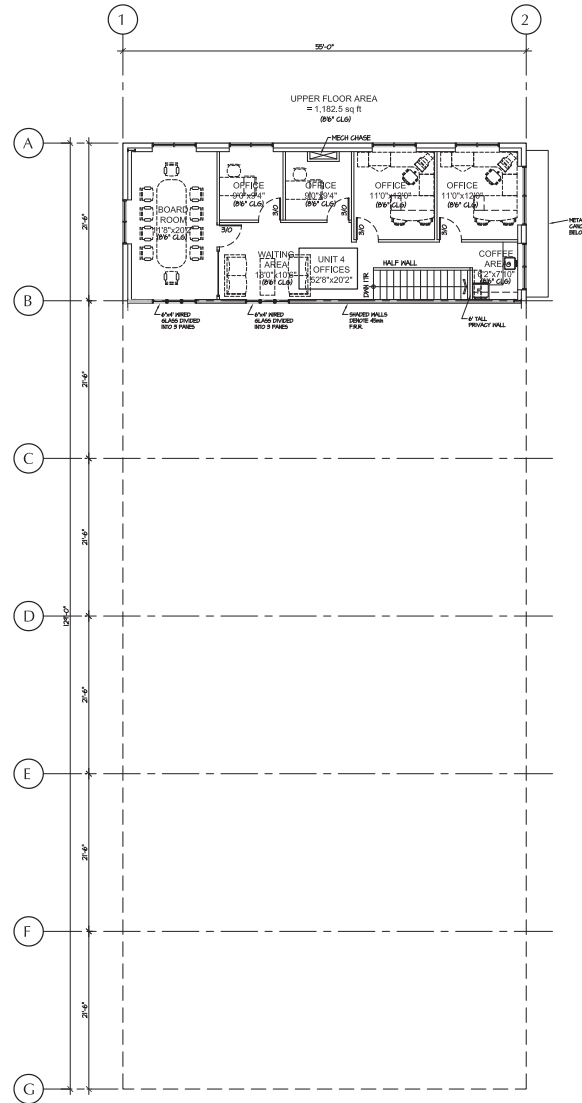




**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
1833 sq ft



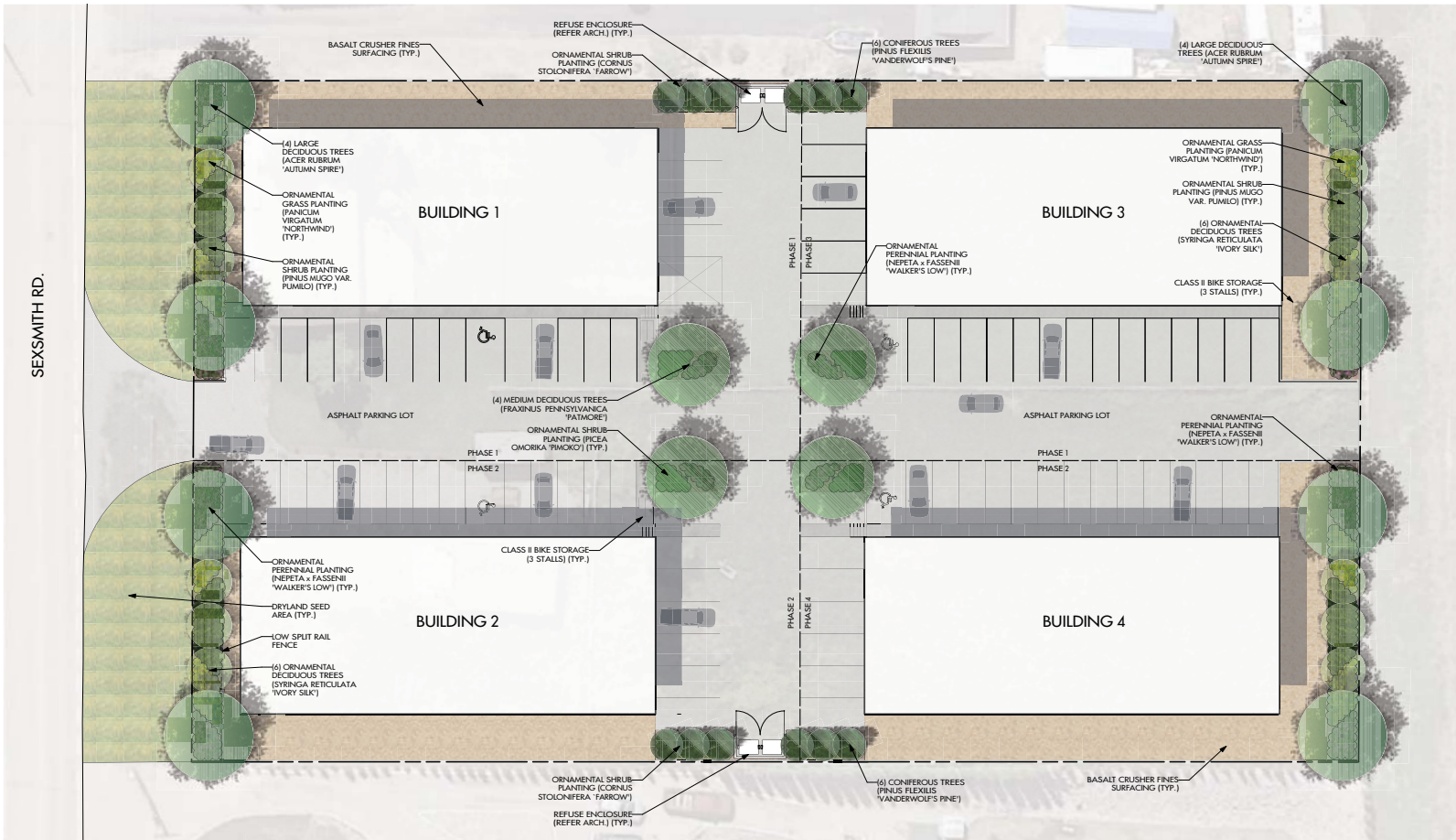
**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
1833 sq ft



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
1833 sq ft



0                      5                      10                      15                      20 M



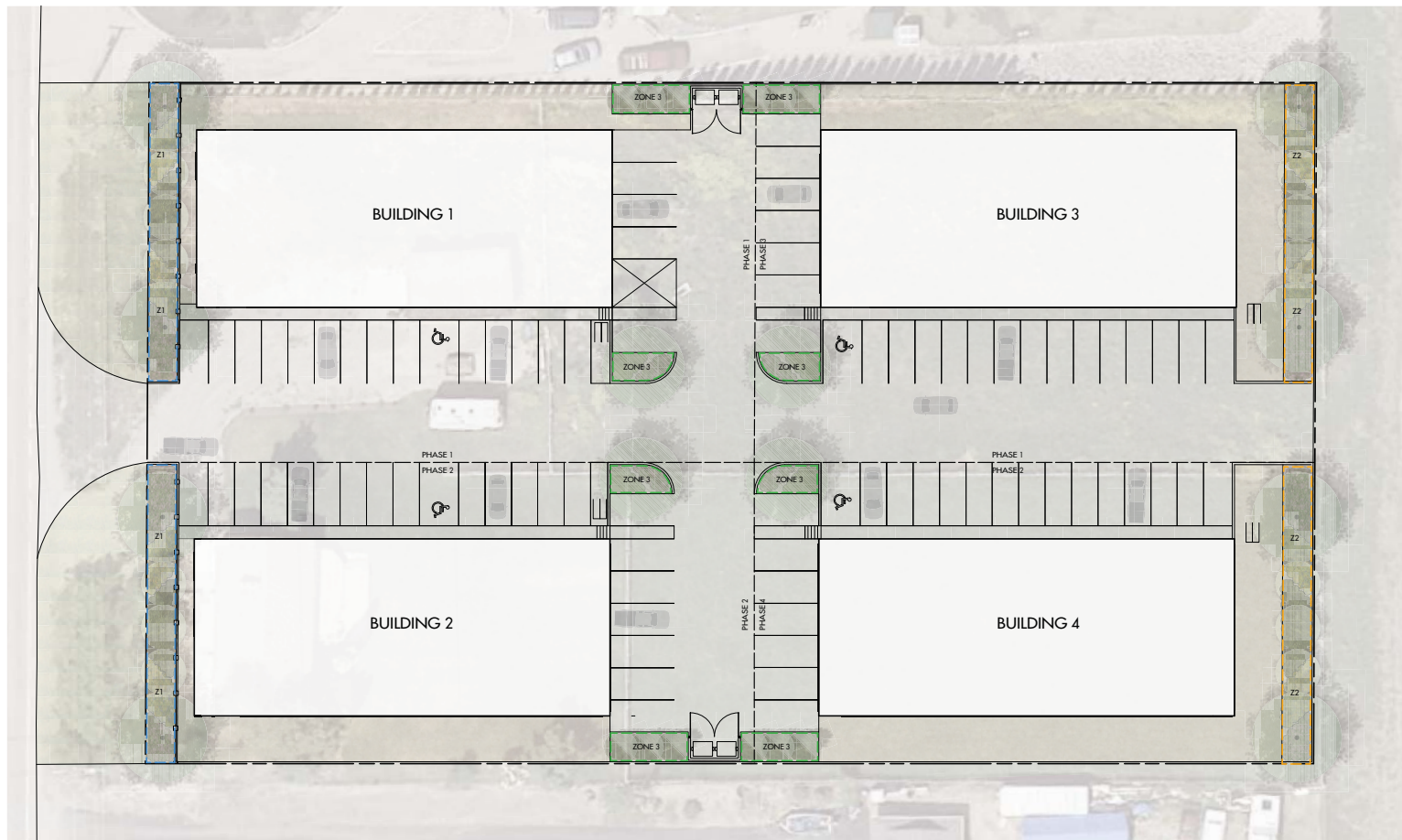
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.N.A. STANDARDS.
2. ALL SOIL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB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

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'AUTUMN SPARK'	AUTUMN SPARK RED MAPLE	8	6m CAL
FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE GREEN ASH	4	6m CAL
PINUS FLEXILIS 'VANDERVOEGT'S PINE'	VANDERVOEGT'S PINE	12	4m CAL
SYRINGA LILAC 'LILAC TWIG'	SYRINGA LILAC	12	4m CAL
<b>SHRUBS, PERENNIALS &amp; GRASSES</b>			
CORNUS STOLONIFERA 'FARROW'	FARROW WHITE CORNUS	2	75' x 75' / 1.0m C.C. SPACING
HYDRANGEA 'NINE CRACKS'	NINE CRACKS HYDRANGEA	2	75' x 75' / 1.0m C.C. SPACING
PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	27	50' x 101' / 0.6m C.C. SPACING
DIASYRIS 'PINKHO'	PINKHO DIASYRIS	27	50' x 101' / 0.6m C.C. SPACING
PINUS MUGO VAR. PUMILIO	MUGO PINO	21	50' x 101' / 1.0m C.C. SPACING





0 5 10 15 20 M



## IRRIGATION NOTES

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

## IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 161 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 89 cu.m.
- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 161 sq.m.  
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 89 cu.m.
- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 144 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 80 cu.m.

## WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WMB) = 1003 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 259 cu.m. / year  
WATER BALANCE = 744 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

**AARDVARK INDUSTRIAL  
COMPLEX**

3050 SEXSMITH

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR: REVISION

1	17.03.17	Development Permit
2		
3		
4		

PROJECT NO.

17027

DESIGN BY

SP

DRAWN BY

SR

CHECKED BY

FB

DATE

MAR 17, 2017

SCALE

1:200

SEAL



DRAWING NUMBER

**L2/2**

ISSUED FOR REVIEW ONLY

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Friday March 17, 2017

**Aardvark Industrial Complex – 3050 Sexsmith**

CK16 Property Group

PO Box 27031 Willow Park, Kelowna, BC

Attn: Mike Jakab

Re: Proposed Aardvark Industrial Complex – 3050 Sexsmith – Preliminary Cost Estimate for Bonding

Dear Mike:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Aardvark Industrial Complex – 3050 Sexsmith conceptual landscape plan dated 17.03.17;

**Phase 1**

- 386 square metres (4,155 square feet) of improvements = \$9,436.50

**Phase 2**

- 385 square metres (4,144 square feet) of improvements = \$9,435.50

**Phase 3**

- 116 square metres (1,259 square feet) of improvements = \$9,128.00

**Phase 4**

- 116 square metres (1,259 square feet) of improvements = \$9,128.00

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

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

Best regards,

Steve Petryshyn, MBCSLA, CSLA, CID

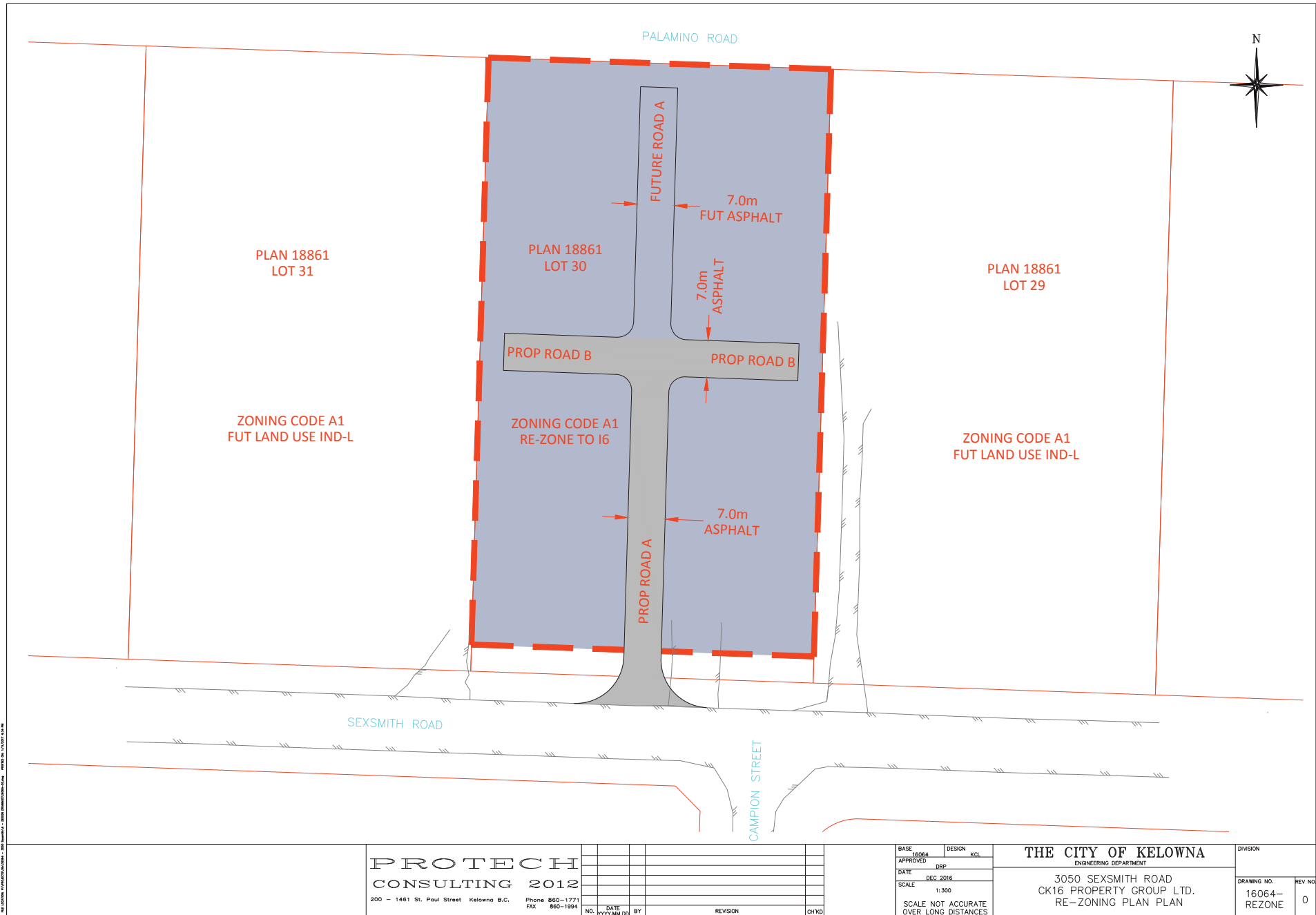
as per

Outland Design Landscape Architecture

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

[outlanddesign.ca](http://outlanddesign.ca)





**PROTECH**  
CONSULTING 2012

200 - 1461 St. Paul Street Kelowna B.C.

Phone 860-1771  
FAX 860-1994

NO.	DATE YYYY.MM.DD	BY	REVISION	CHND

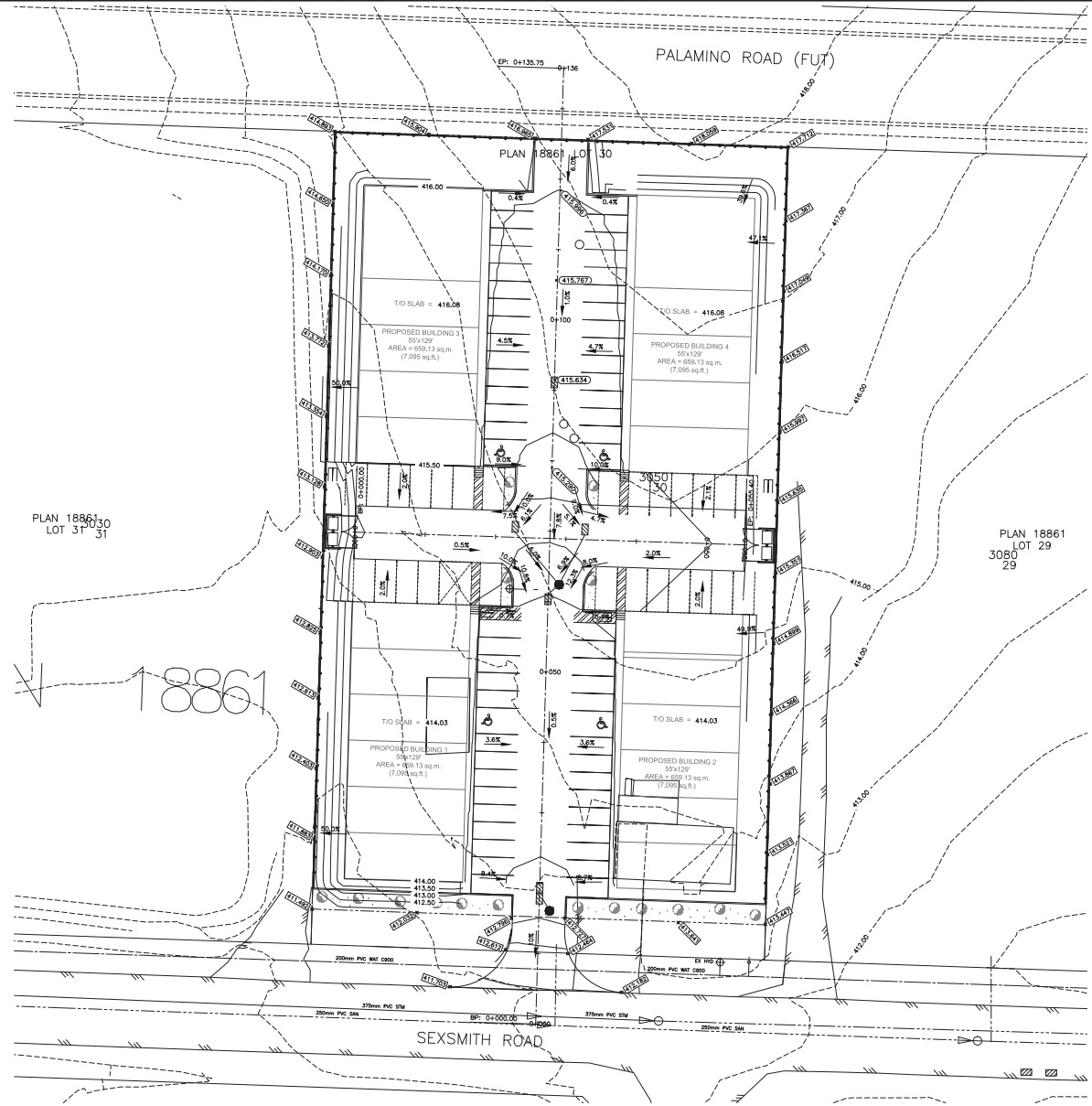
BASE 16064	DESIGN KCL
APPROVED DRP	
DATE DEC 2016	
SCALE 1:300	
SCALE NOT ACCURATE OVER LONG DISTANCES	

**THE CITY OF KELOWNA**  
ENGINEERING DEPARTMENT

3050 SEXSMITH ROAD  
CK16 PROPERTY GROUP LTD.  
RE-ZONING PLAN PLAN

DIVISION	
DRAWING NO. 16064- REZONE	REV NO. 0

- LEGEND**
- EXISTING CONTOURS (0.5m INTERVALS)
  - PROPOSED CONTOURS (0.5m INTERVALS)
  - PROPOSED FINISHED GRADE
  - OVERLAND FLOW ROUTE
  - EXCESS OF 100 YR STORM FLOOD ROUTING



- LEGEND**
- MANHOLE
  - UTILITY POLE
  - POWER POLE
  - LAMP STANDARD
  - CATCH BASIN
  - HYDRANT
  - TREES
  - SURVEY MONUMENT

**PROTECH CONSULTING 2012**  
 200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771 FAX 860-1994

NO.	DATE	BY	REVISION	CH'D

BASE	DESIGN
18864	KCL
APPROVED	DRP
DATE	DEC 2016
SCALE	1:300
SCALE NOT ACCURATE OVER LONG DISTANCES	

**THE CITY OF KELOWNA**  
 ENGINEERING DEPARTMENT  
 3050 SEXSMITH ROAD  
 CK16 PROPERTY GROUP LTD.  
 SITE GRADING PLAN

DIVISION	
DRAWING NO.	16064-SGP
REV NO.	0



**LEGEND**

EXISTING

- EX LEGAL LINE
- EX BUILDINGS
- EX TOP OF SLOPE
- EX TOE OF SLOPE
- EX DITCH OR RAVINE
- EX TREE LINE

NO.	DATE	REVISION	DR.

**OKANAGAN SURVEY & DESIGN LTD.**

15883 BARKLEY ROAD LAKE COUNTRY, BC  
 1.250.861.5656  
 WWW.OSDC.CA

DRAWN:	JE
CHECKED:	N/A
SURVEYOR:	JE
SURVEY FILE:	NONE
DRAWING FILE:	16-277 3050 Sexsmith.dwg
CORRESPONDENCE:	JON
GRID:	UTM
DATE:	11.15.2016
SCALE:	1:750 VERTICAL

647354 BC LTD.  
 3050 SEXSMITH  
 KELOWNA, BC

OSDC PROJECT No.	16-277
DRAWING No.	1

SHEET No.	REV. No.
SHEET-NO.	REVISION



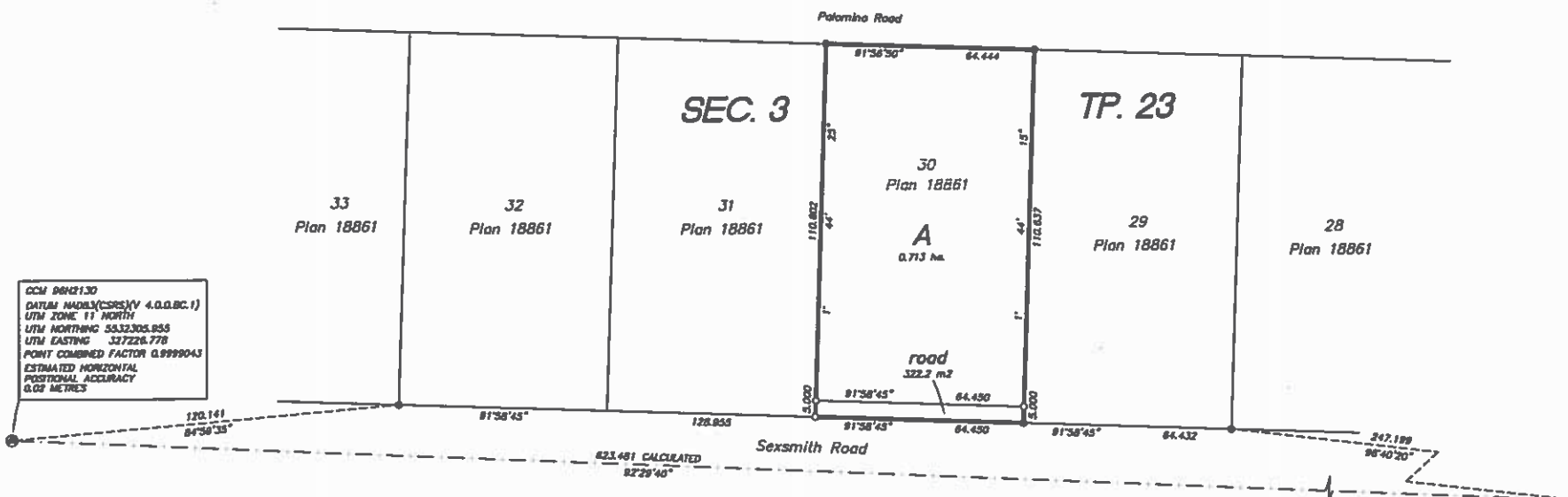
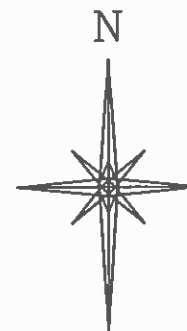
**REFERENCE PLAN OF LOT 30  
SEC. 3 TP. 23 O.D.Y.D. PLAN 18861.**

PURSUANT TO SECTIONS 107 AND 100(1)(a) OF THE LAND TITLE ACT.

BCGS 82E.084



The intended size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:1000.



CCM 96H2130  
DATUM NAD83(CSRS)(V 4.0.0.BC.1)  
UTM ZONE 11 NORTH  
UTM NORTHING 5532305.855  
UTM EASTING 337226.778  
POINT COMBINED FACTOR 0.9999043  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY  
0.02 METRES

CCM 96H2126  
DATUM NAD83(CSRS)(V 4.0.0.BC.1)  
UTM ZONE 11 NORTH  
UTM NORTHING 5532278.819  
UTM EASTING 337848.608  
POINT COMBINED FACTOR 0.9999002  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY  
0.02 METRES

**LEGEND**

All distances are in metres.

- Iron Post Found
- Iron Post Set
- ⊙ Control Monument Found

Grid bearings are derived from observations between geodetic control monuments 96H2126 and 96H2130.

Integrated survey area No. 4 - Kelowna  
NAD83 (CSRS) V 4.0.0.BC.1.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 96H2126 and 96H2130.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999032 which has been derived from geodetic control monuments 96H2126 and 96H2130.

This plan lies within the Central Okanagan Regional District.

This plan lies within the jurisdiction of the approving officer for the City of Kelowna.

The field survey represented by this plan was completed on the 3rd day of January, 2017.  
Douglas A. Goddard, BCLS 588.

17241 EPP69014 FB 392

D.A. Goddard Land Surveying Inc.  
103-1358 ST. PAUL STREET KELOWNA PHONE 250-783-3733

# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** OCP16-0023 Z16-0068

**Owner:** Cabianca Holdings Ltd., Inc.  
No, BCo496656

**Address:** 4609 Lakeshore Road

**Applicant:** Paul Schuster  
Novation Design Studio

**Subject:** Official Community Plan Amendment, Rezoning

Existing OCP Designation: S2RES – Single / Two Unit Residential  
PARK – Major Park / Open Space (Public)

Proposed OCP Designation: MRL – Multiple Unit Residential (Low Density)  
PARK – Major Park/ Open Space (Public)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM2 – Low Density Row Housing  
P3 – Parks & Open Space

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0023 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot A, DL 167, ODYD, Plan KAP85172, except Plan EPP52184, located at 4609 Lakeshore Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) designation, as shown on Map “A” attached to the Report from the Community Planning Department dated August 28, 2017, be considered by Council;

AND THAT Rezoning Application No. Z16-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A, DL 167, ODYD, Plan KAP85172, except Plan EPP52184, located at 4609 Lakeshore Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM2 – Low Density Row Housing zone and P3 – Parks & Open Space as shown on Map “B” attached to the Report from the Community Planning Department dated August 28, 2017 be considered by Council;

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

AND THAT Council considers the Public Hearing 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 August 28, 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 Environmentally Sensitive Areas;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the dedication of an approximate 15.0 m riparian area along Bellevue Creek as measured from top of bank and attuned to maintain a minimum 1.5 m setback from all proposed buildings;

AND THAT final adoption of 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 August 28, 2017;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to a Staff-issued Natural Environment Development Permit;

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 Development Permit for Form and Character for the subject property.

## **2.0 Purpose**

To amend the Official Community Plan to change the future land use designation on the subject property from S2RES – Single / Two Unit Residential to MRL – Multiple Unit Residential (Low Density), and to rezone the subject property from RU1 – Large Lot Housing to RM2 – Low Density Row Housing and P3 – Parks & Open Space to facilitate the development of low density row housing.

## **3.0 Community Planning**

Community Planning supports the Official Community Plan (OCP) Amendment and subsequent rezoning to facilitate the development of low density row housing at 4609 Lakeshore Rd. The proposed development increases density and housing diversity in the neighbourhood, while preserving and protecting the Environmentally Sensitive Areas (ESA).

The development is consistent with OCP objectives regarding Compact Urban Growth by increasing density in an area of the City that has existing infrastructure and services. It is anticipated the increase in density will help support nearby commercial uses and municipal services such as transit and nearby parks. Rezoning to RM2 – Low Density Row Housing is consistent with the OCP Policy of Sensitive Infill by providing ensuring a building height of 2 stories consistent with that of the existing single family area to the east.

As a function of this development, the applicant will be protecting two Environmentally Sensitive Areas (ESA) on the subject property; a spring-fed creek at the north-east corner, and the Bellevue Creek riparian area on the south portion. The spring-fed creek at the north-east corner will be protected through the use of a Section 219 Restrictive Covenant for no-disturb consistent with the Environmental Assessment that was completed in April 2017. The riparian area on the south portion of the property along Bellevue Creek will be dedicated to the City ensuring long term protection and maintenance of the ESA.

Staff has reviewed the OCP application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

#### **4.0 Proposal**

##### **4.1 Background**

In 2007 an OCP Amendment and Rezoning application was submitted to rezone the subject property to C2 for the development of a professional building. It was not supported by Staff and was ultimately turned down by Council as it was inconsistent with existing land use policies. Subsequent inquiries over the years regarding commercial development on the property have not been favorable. As per Staff recommendation, a new applicant has come forward with a residential proposal that does not include any commercial.

The applicant applied in September 2016, and in preliminary staff reviews it was determined that an unmapped creek was located on the north-western corner of the property. As such, the applicant hired an Environmental Consultant to determine the appropriate riparian setback along the creek, and amended the proposed site plan to accommodate these setbacks.

##### **4.2 Project Description**

The proposed OCP Amendment and Rezoning would facilitate the creation of low density row housing on the northern portion of the property (as per Map "A"). The southern portion of the property along Bellevue Creek has a Future Land Use of Park, and as such that portion of the property will be rezoned P3 - Parks & Open Space (as per Map "B") to protect the ESA and riparian area along the creek. A Section 219 Restrictive Covenant will be placed on the property to protect the ESA along the unmapped creek along the north-western corner. An approximate 15.0m riparian area dedication along the south property line bordering Bellevue Creek will ensure long term preservation and protection of the ESA.

The proposed OCP Amendment is in line with supporting higher density residential development in a Compact Urban Form, where infrastructure already exists and transit is a viable transportation option. The proposed zone is in line with OCP Policy of Sensitive Infill, and the increased density will help support nearby commercial uses and contribute to housing diversity.

The proposed development includes 12 three-bedroom townhome units within 3 buildings. The property is accessed from McClure Road, and all parking is located within double garages with room for visitor parking in the driveways of the units. The buildings have been kept to a modest 2 storeys to be sensitive to the average heights within the Single Family Dwelling neighbourhood. The units along Lakeshore are ground-oriented to provide an interaction between the public and private realm at a pedestrian level. Ample outdoor space is provided in rooftop garden spaces, and high quality exterior finishes have been selected.

Should Council support the OCP Amendment and Rezoning on the subject property, Staff will work with the applicant to issue a Natural Environment Development Permit; and a Development Permit for the Form and Character will be brought before Council for consideration. There are no requested variances at this time.

#### **5.0 Site Context**

The subject property is located on the corner of McClure Road and Lakeshore Road, north of Bellevue Creek. Nearby is the Surtees' property which is currently under a Heritage Revitalization Agreement Application which would allow increased commercial uses while protecting heritage assets and

contributing to the Linear Park network. There is modest neighbourhood commercial located nearby, with the majority of the neighbourhood is containing single family dwellings.

The location is serviced with transportation options including an active transportation corridor and a BC Transit Route. It is in close proximity to Lake Okanagan, local parks, and schools. It earns a WalkScore of 42 based on current amenities in the area. It is anticipated this walk score will increase as more density and commercial uses are developed in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	P2 – Educational & Minor Institutional	Religious Assembly
West	RU1 – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 4609 Lakeshore Road**





## 5.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.70	0.39
Site Coverage (Buildings)	50%	28%
Site Coverage (Buildings, Driveways, & Parking)	55%	43%
Height	9.5 m / 2.5 storeys	7.0 m / 2 storeys
Front Yard	1.5 m	1.5 m
Side Yard (east)	4.0 m	4.1 m
Side Yard (west)	1.5 m	1.5 m
Rear Yard	7.5 m	15.0 m
Other Regulations		
Minimum Parking Requirements	24 spaces	30 spaces
Private Open Space	375 m <sup>2</sup>	1500 m <sup>2</sup>

## 6.o Current Development Policies

### 6.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> 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.

**Protection Measures.**<sup>3</sup> Protect and preserve environmentally sensitive areas using one or more of the following measures, depending on which measures are appropriate to a given situation:

- Ensure setbacks on adjacent developments are adequate to maintain the integrity of the ESA and to minimize hazards created at the interface between natural areas and development. For example, ensure housing is setback an adequate distance adjacent to an interface area with potential tree, rockfall, flooding or fire hazards.

**OCP Amendment Applications.**<sup>4</sup> Ensure all development is consistent with the

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

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

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.15.7 (Development Process Chapter).

vision, goals and objectives of the OCP.

## 7.0 Technical Comments

### 7.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - Roof hatches are not allowed under the Building Code to access the town homes patio roofs. Access doors on vertical hinges c/w landings are required. Refer to comments from the fire department as well.
  - Roofs must be designed for adequate loading of plants and planter boxes which may require the review of a structural engineer.
- Full Perimeter guardrails are required for all roof top decks. The drawings provided don't clearly identify these requirements, but will be reviewed at time of building permit application. The appearance of these guards may affect the form and character of the building. Please provide connection details of the guards as they connect to the roof structure and how the roof membrane is affected
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of NAFS are being applied to this structure.

### 7.2 Development Engineering Department

- Please see attached Schedule "A".

### 7.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine fire hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant

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<sup>4</sup> City of Kelowna Official Community Plan, Objective 5.39 (Development Process Chapter).

- All buildings shall be addressed off of the street it is accessed from. One main address off of McClure access and unit numbers for the strata.
- Fire Department access is to be met as per BCBC 3.2.5. if the road is over 90 metres long, a turnaround facility shall be constructed.
- Approved Fire Department steel lock box acceptable to the Department is required by the entrance and shall be flush mounted should there be a gate.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met

#### 7.4 FortisBC Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Lakeshore Road and McClure Road. Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

### 8.o Application Chronology

Date of Application Received: September 27, 2016  
 Date Public Consultation Completed: November 11, 2016  
 Date of Revised Drawings Received: August 8, 2017

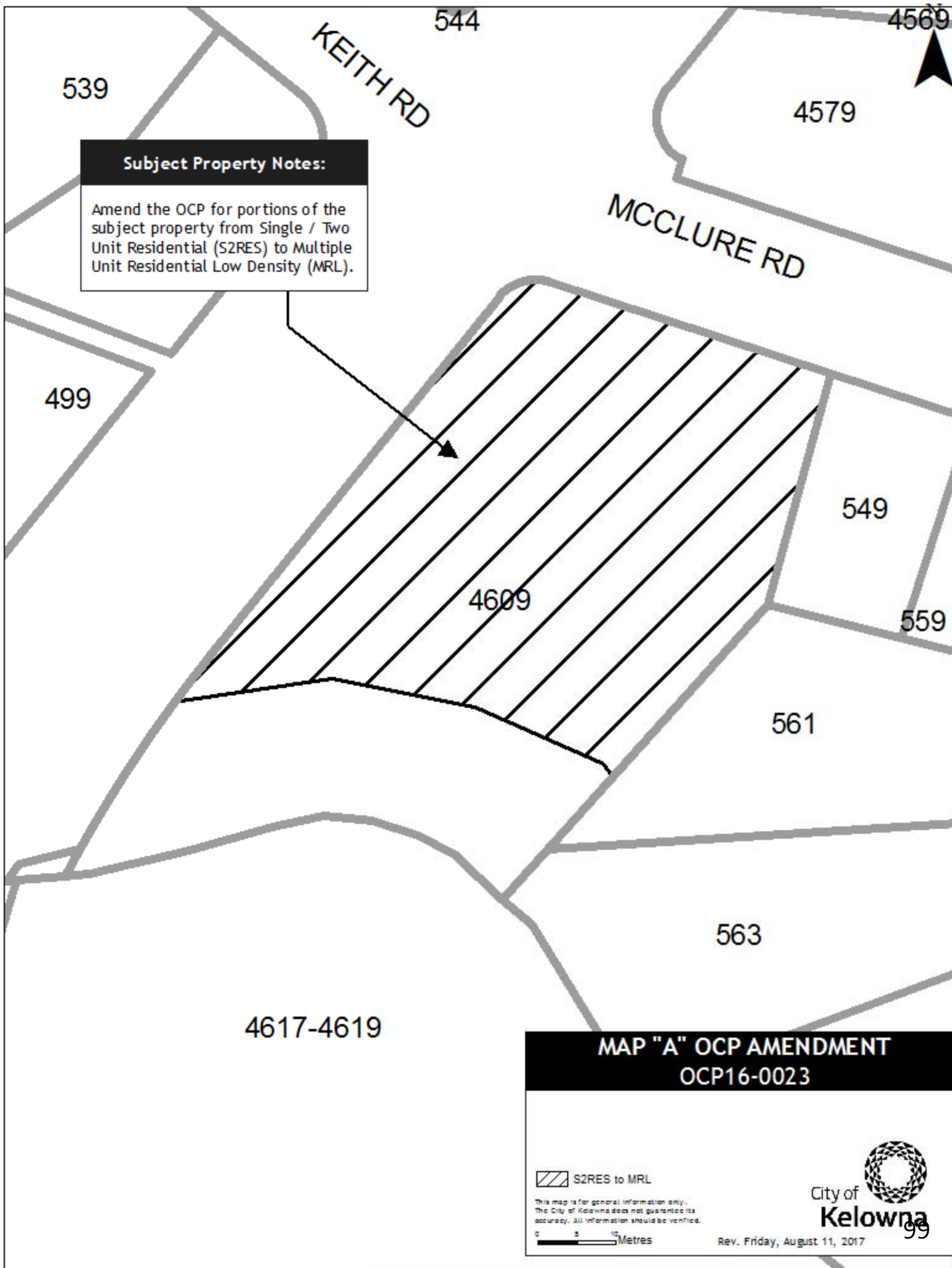
**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

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

#### **Attachments:**

Map "A": OCP Amendment  
 Map "B": Zoning Bylaw Amendment  
 Site Plan  
 Conceptual Elevations  
 Conceptual Renderings  
 Landscape Plan  
 Schedule "A": Development Engineering Memorandum



539

KEITH RD

4579

N

**Subject Property Notes:**

Rezone a portion of the property  
from RU1 - Large Lot Housing to  
RM2 - Low Density Row Housing

MCCLURE RD

499

**Subject Property Notes:**

Rezone a portion of the property  
from RU1 - Large Lot Housing to  
P3 - Parks & Open Space

4609

549

559

561

563

4617-4619

**MAP "B" PROPOSED ZONING**  
**Z16-0068**

-  RU1 to P3
-  RU1 to RM2

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

0 5 10 Metres



Rev. Friday, August 11, 2017



GENERAL NOTES:

- GENERAL**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS.
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  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS.

SYMBOL LEGEND:

- SYMBOL LEGEND:**
- 1. BUILDING SECTION
  - 2. SECTION NUMBER
  - 3. LOCATION OF SECTION DRAWING
  - 4. WALL SECTION
  - 5. LOCATION OF SECTION DRAWING
  - 6. BWA 2248
  - 7. LOCATION OF DETAIL DRAWING
  - 8. DETAIL NUMBER
  - 9. SCALE: 1/8" = 1'-0"
  - 10. LOCATION OF DETAIL DRAWING
  - 11. LOCATION OF DETAIL DRAWING

- Door Tags**
- LOOK NUMBER - SEE LOOK SHEET LOCAL
- Window Tags**
- WINDOW TYPE - SEE WINDOW DETAILS
- Assembly Tags**
- ASSEMBLY TYPE - SEE CONSTRUCTION SCHEDULE

CONSULTANTS:

**CONSULTANTS:**

NOVATION  
100-1000 Shawville Drive, Suite 100  
Shawville, Saskatchewan S0A 0A0  
TEL: (306) 746-1323

**LANDSCAPE ARCHITECT**  
200-1000 Shawville Drive, Suite 100  
Shawville, Saskatchewan S0A 0A0  
TEL: (306) 746-1323

DRAWING INDEX:

**Architectural Drawing List**

NO.	DRAWING
A1.00	PROJECT INFORMATION AND DRAWINGS INDEX
A1.01	SITE PLAN
A1.02	FOUNDATION PLAN
A1.03	ROOF PLAN
A1.04	BASEMENT FLOOR
A1.05	EXTERIOR ELEVATIONS
A1.06	EXTERIOR DETAILS

ILLUSTRATION:



CONTEXT SITE PLAN:



NOVATION  
100-1000 Shawville Drive, Suite 100  
Shawville, Saskatchewan S0A 0A0  
TEL: (306) 746-1323

**LANDSCAPE ARCHITECT**  
200-1000 Shawville Drive, Suite 100  
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**LANDSCAPE ARCHITECT**  
200-1000 Shawville Drive, Suite 100  
Shawville, Saskatchewan S0A 0A0  
TEL: (306) 746-1323

**SITE AREA = 4107 m<sup>2</sup>**



102

Soil

<input type="checkbox"/>	NOT completed. Revisions may be made without notice.
<input type="checkbox"/>	A CONTROLLED document. Revisions will be advised.
<input type="checkbox"/>	The first issue of the document.
<input type="checkbox"/>	A complete revision. Remove previous issues from use.
<input type="checkbox"/>	A partial revision. Remove previous issues of corresponding sheets / pages from use.
<input type="checkbox"/>	Not for Construction.



Project III

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project no. 460

## SITE PLAN

A1.01

Address:	4401 Lakeside Road, Atlanta, B.C.	
Address:	10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835,	





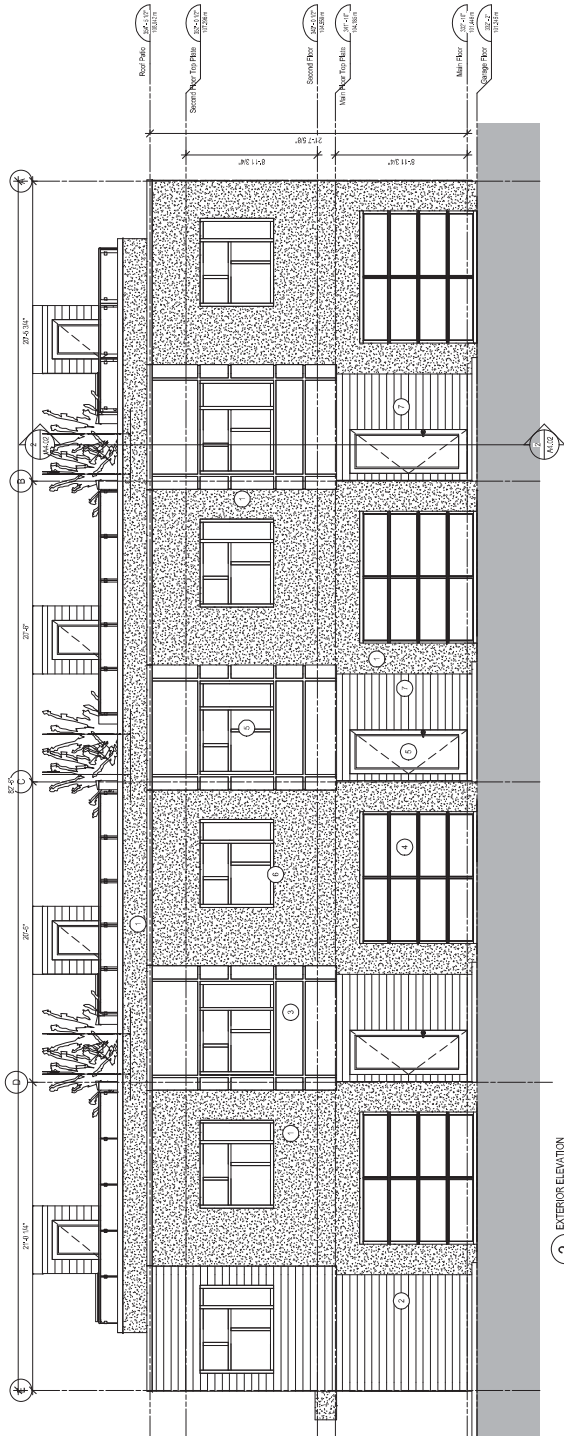




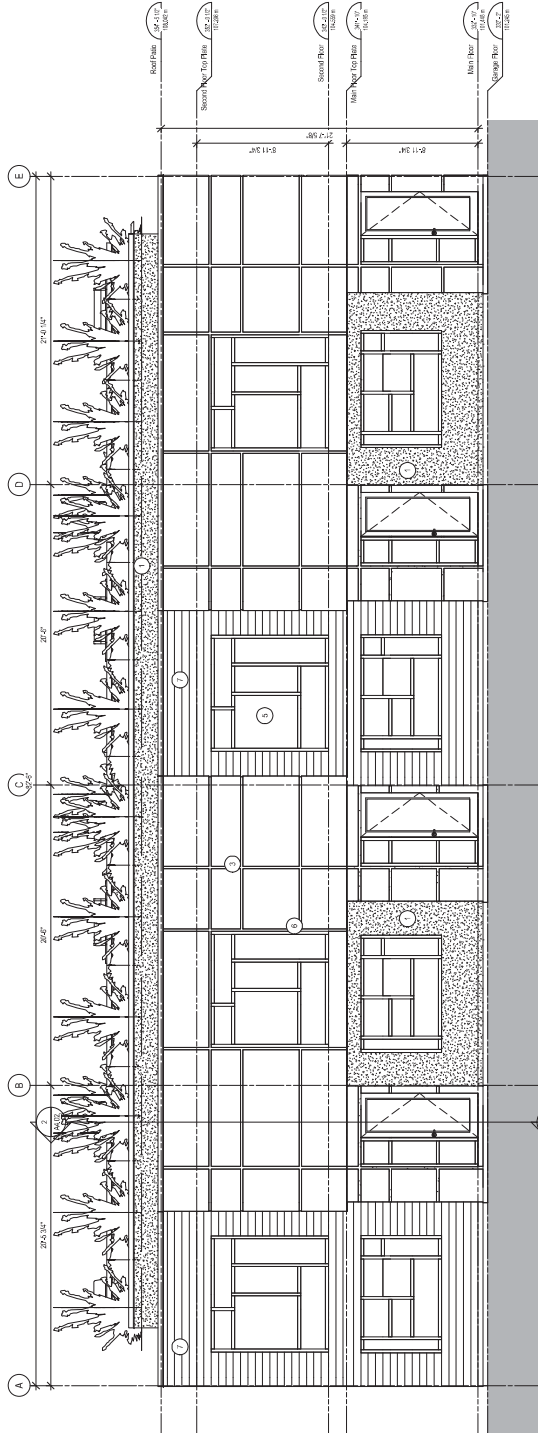




NOTES:  
 1. All exterior materials shall be approved by the architect and the client.  
 2. All exterior materials shall be approved by the architect and the client.  
 3. All exterior materials shall be approved by the architect and the client.  
 4. All exterior materials shall be approved by the architect and the client.  
 5. All exterior materials shall be approved by the architect and the client.  
 6. All exterior materials shall be approved by the architect and the client.  
 7. All exterior materials shall be approved by the architect and the client.



- 1 - BRICK
- 2 - STONE
- 3 - WOOD
- 4 - CLADDING
- 5 - CLADDING
- 6 - CLADDING
- 7 - CLADDING



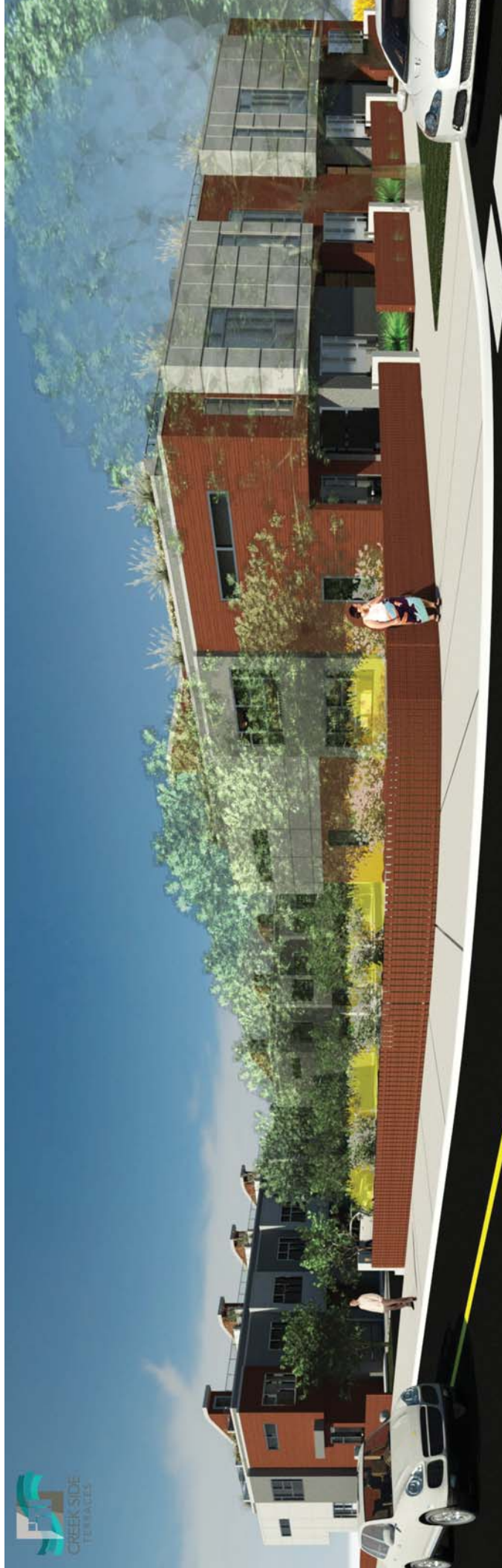
# EXTERIOR ELEVATIONS

Project No.	1503
Project Name	Creekside Terrace Building #3
Project Location	Helena, Montana
Project Date	10/15/2015
Project Status	10/15/2015
Project Owner	10/15/2015
Project Architect	10/15/2015
Project Engineer	10/15/2015
Project Designer	10/15/2015
Project Draftsman	10/15/2015
Project Checker	10/15/2015
Project Approver	10/15/2015

A3.01

ISSUED FOR DEVELOPMENT PERMIT



















## NOTES

- [illegible]

## PLANT LIST

[illegible]



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE  
204 - 1889 Seaf Road  
Kelowna BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

CREEKSIDE TERRACE

City Name, BC

DRAWING TITLE

WATER CONSERVATION  
/ IRRIGATION PLAN

SCHEDULE OF REVISIONS	
1	15.08.24
2	17.03.25
3	
4	
5	

PROJECT NO.	65065
DESIGN NO.	08
DRAWING NO.	145
CHECKED BY	FB
DATE	20.05.2023
SCALE	1:200

SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

This drawing is for review only and is not to be reproduced or used for any other purpose without the written consent of Outland Design.



**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** November 21, 2016  
**File No.:** Z16-0068  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 4609 Lakeshore Road

RM3

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

The Development Engineering Technologist for this project is Sergio Sartori

**1. Domestic Water and Fire Protection**

- (a) The existing lot is serviced with 25mm diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$12,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing service on Lakeshore Rd and the installation of one new larger metered water service. The new service should tie in to the main on McClure Rd.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

**2. Sanitary Sewer**

- (a) The existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing small diameter service and the installation of a new larger service. The new service should tie in to the main on McClure Rd. The estimated cost of this construction for bonding purposes is **\$10,000.00**

**3. Storm Drainage**

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan



This forms part of application

# OCP16-0023

Z16-0068

City of

**Kelowna**  
COMMUNITY PLANNING

must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is not serviced. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required. The estimated cost of this construction for bonding purposes is **\$5,000.00**

#### **4. Road Improvements**

- (a) Lakeshore Road has been upgraded to an urban standard along the full frontage of this proposed development. The existing driveway letdown must be removed and replaced with curb & gutter, landscaped boulevard complete with street trees, separate sidewalk and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$7,000.00**
- (b) McClure Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees, storm drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$33,000.00**

#### **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**

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

#### **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 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.

#### **9. Servicing Agreements for Works and Services**

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

#### **10. Other Engineering Comments**

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (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.

#### **11. Geotechnical Report**

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**
- Overall site suitability for development.
  - Presence of ground water and/or springs.
  - Presence of fill areas.
  - Presence of swelling clays.
  - Presence of sulphates.
  - Potential site erosion.
  - Provide specific requirements for footings and foundation construction.
  - Provide specific construction design sections for roads and utilities over and above the City's current construction standards.

This forms part of application

# OCP16-0023

Z16-0068

Planner  
Initials

TB

City of  
**Kelowna**  
COMMUNITY PLANNING**12. Bonding and Levy Summary****(a) Bonding**

Water service upgrades	\$ 12,000
Sanitary sewer service upgrades	\$ 10,000
Storm overflow services	\$ 5,000
Lakeshore Rd frontage improvements	\$ 7,000
McClure Rd frontage improvements	\$ 33,000
<b>Total Bonding</b>	<b>\$67,000.00</b>

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.

**13. Development Permit and Site Related Issues****(a) Access and Manoeuvrability**

- (i) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.
- (ii) Access to the site will be permitted from McClure Road and shall be a minimum 15m from the property line of Lakeshore Rd.

**14. 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

SS

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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** November 21, 2016

**File No.:** OCP16-0023

**To:** Community Planning (TB)

**From:** Development Engineering Manager (SM)

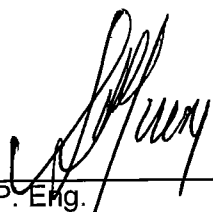
**Subject:** 4609 Lakeshore Road

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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 Z16-0068.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS

## CITY OF KELOWNA

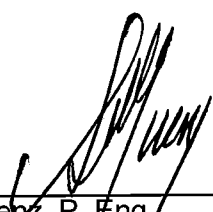
## MEMORANDUM

**Date:** November 21, 2016  
**File No.:** DP16-0249  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 4609 Lakeshore 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 Development Engineering Report under file Z16-0068.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS



# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LB)

**Application:** OCP16-0004 / TA11-0010 / Z16-0030      **Owner:** Prodev GP Ltd., Inc.No. A87135  
1378310 Alberta Ltd., Inc.No. A77231

**Address:** 2755 McCurdy Road      **Applicant:** Optus Advisors Inc.

**Subject:** Official Community Plan Amendment & Rezoning Application

Existing OCP Designation:	REP – Resource Protection Area PARK – Major Park / Open Space (Public)
Proposed OCP Designation:	MRL – Multiple Unit Residential (Low Density) REP – Resource Protection Area PARK – Major Park / Open Space (Public)
Existing Zone:	A1 – Agriculture 1
Proposed Zone:	A1 – Agriculture 1 RHM4 – Hillside Cluster Multiple Housing

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## 1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated August 28, 2017 with respect to Official Community Plan Amendment Application OCP11-0011, Zoning Bylaw Text Amendment Application No. TA11-0010 and Rezoning Application Z11-0069 for the property located at 2755 McCurdy Road;

AND THAT Bylaws No. 10875 (OCP11-0011), 10877 (Z11-0069) and 10886 (Housing Agreement) be forwarded for rescindment consideration and the files be closed;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0004 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 1 District Lots 124 and 415 ODYD Plan KAP84653 Except Plan EPP45174, located at 2755 McCurdy Road, Kelowna, BC, from the REP – Resource Protection Area designation to the MRL – Multiple Unit Residential (Low Density) designation, as shown on Map "A" attached to the Report from the Community Planning Department dated August 28, 2017, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated August 28, 2017;

AND THAT Bylaw No. 10876 (TA11-0010) be forwarded for rescindment consideration of second and third readings;

AND THAT Rezoning Application No. Z16-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 1 District Lots 124 and 415 ODYD Plan KAP84653 Except Plan EPP45174, located at 2755 McCurdy Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RHM4 – Hillside Cluster Multiple Housing zone, as shown on Map “B” attached to the Report from the Community Planning Department dated August 28, 2017, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw, the Text Amendment Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated August 28, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the conditions of approval as set out in Schedule “B” attached to the Report from the Community Planning Department dated August 28, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to registration of a Section 219 restrictive covenant limiting the number of units to be constructed on the property prior to a traffic impact assessment being conducted;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to approval from the Ministry of Transportation and Infrastructure;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Hazardous Condition and Natural Environment Development Permit by the Community Planning Department Manager;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter and final subdivision approval by the Approving Officer.

## **2.0 Purpose**

To amend the Official Community Plan and Zoning Bylaw No. 8000 to change the future land use designation of, and to rezone portions of the subject property to facilitate a 153 unit multiple unit residential hillside development.

## **3.0 Community Planning**

Staff support the requested amendments and rezoning to facilitate multiple unit residential development, known as Terreno, on a portion of the subject property. The proposed development represents a significant change in the future land use designation from REP – Resource Protection Area to MRL – Multiple Unit Residential (Low Density), and staff considered the application against the objectives of the Official Community Plan (OCP) as well as other major City policy documents. This evaluation involved reviewing the proposal based on its impact on urban development patterns, infrastructure, and the environmental and hillside context.

### *General Merits*

While the proposed development was not anticipated within the timeframe of the OCP, it is within the Permanent Growth Boundary (PGB) and does provide several community benefits, namely the dedication of the majority of the property to the City. A portion of this dedicated land will be used to accommodate the future extension of the Central Okanagan Multi-Modal Corridor (COMC) running north-south through the subject property. Since the precise alignment for this corridor is yet to be determined, the proposed dedication allows a high degree of flexibility for the City when detailed design of the corridor is pursued. The dedicated lands will also provide for the extension and upgrade of McCurdy Road to full urban standard in the future. Beyond these transportation needs, the dedication protects additional land along Mill Creek for habitat preservation, enhancement of riparian areas, and improvements to the linear park corridor. It also affords opportunities to formalize recreational trails for public use, with connections to Dilworth Mountain Park and the future Okanagan Rail Corridor.

### *Urban Development*

The OCP strategy for growth and development in the City is built around the concept of creating complete communities by directing development towards Urban and Village Centres. This concept represents good planning practice that aims to capitalize on the advantages provided by denser centres. While the subject property is within the PGB, it is not within either an Urban Centre or a Village Centre.

In the case of the proposed development, the nearest accessible Urban Centre is the Midtown Urban Centre, which is more than 3 km away by vehicle. Pedestrian access by trails reduces this distance to approximately 1.2 km. The eventual extension of McCurdy Road will bring the Rutland Urban Centre to within 1.8 km by vehicle. Walkability measurement standards are typically considered to be a 400 m and 800 m radii from key destinations, representing walking times of approximately 5 minutes and 10 minutes, respectively. Based on these standards, and considering future development in the area, it is unlikely that future residents of the proposed development would be within convenient walking distance of many amenities and services, beyond convenience commercial uses and recreational trails.

In addition, full development of McCurdy Road is outside of the 20-year timeframe of the OCP, and is not identified in the Transit Future Plan for any transit service. Therefore, for at least 20 years, the development will be accessible by vehicles exclusively from Mount Baldy Drive, and, as a result, is relatively isolated from necessary employment and services typically found in Urban Centres, except by trail.

### *Infrastructure*

The OCP 20-Year Major Road Network & Road Classification Plan shows McCurdy Road extending westward to connect to Rifle Road at Silver Place. The Plan anticipates only land acquisition, not construction, within the timeframe of the OCP. As part of the proposed rezoning, the applicant will dedicate the future alignment of McCurdy Road through the site, and pay cash-in-lieu for the City to construct the road at a future date. Land acquisition for the section of the eventual McCurdy Road connection between Rifle Road and the subject property has not been completed.

Without the ultimate alignment of McCurdy Road complete, all access to the proposed development will be from Mount Baldy Drive, which is a major collector road. As part of this application, Mount Baldy Drive will be upgraded and extended along the frontage of the subject property. The Traffic Impact Study for the previous application in 2011 identified the need for a traffic signal at the intersection of Mount Baldy Drive and Dilworth Drive / Rifle Road prior to the construction of any more than 200 units. The subject application proposes 153 units, a substantial reduction from the 343 units previously proposed for the site, and as such,

signalization of the intersection is not required. A restrictive covenant will be registered on title limiting the development to 153 units, or requiring a new Traffic Impact Study should additional units be proposed.

Staff also note the timing of this development may put pressure on the City to construct the McCurdy Road extension earlier than anticipated. This will be reviewed through the capital planning process in future years. Despite this consideration, staff have reviewed this application, and it may proceed without affecting either the City's Financial Plan or Waste Management Plan.

#### *Environmental & Hillside Context*

Dedication of the eastern portion of the property to the City provides for significant community benefits for future transportation connections and protection of riparian areas along Mill Creek. This land also offers opportunities for recreational trails through the site.

The new hillside cluster zone has the goal of facilitating high quality, sensitive hillside development, and the applicant has expended time and effort to create a sensitive hillside community. The results are evident in the design, layout and siting of the proposal, which features buildings that step back in accordance with the natural slope, minimize grading, and maximize the preservation of environmentally sensitive and visually significant features. Environmental restoration will be required for natural areas that are disturbed as part of the development process.

#### *Public Consultation*

As staff understand it, the applicant completed public consultation in accordance with Council Policy No. 367. The applicant team held a public open house on July 31, 2017 where display boards presented project information and members of the applicant team were available to answer questions. A total of 1,679 invitations were mailed out to nearby postal routes, including and extending beyond the required notification area. The applicant confirmed that 15 people attended the open house. Approximately five raised concerns about increased traffic to Mount Baldy Drive, and a few attendees asked about the existing trail network. Aside from those concerns with traffic, the applicant reported that most attendees indicated support for the general appearance of the development.

#### *Text Amendment*

The purpose of the RHM<sub>4</sub> – Hillside Cluster Multiple Housing zone is to provide for comprehensively planned clusters of low rise, low density apartment housing with urban services. The goal is to minimize impacts of development on the natural environment, topography, open space, and visual character of Kelowna. It is consistent with the MRL future land use designation as per the OCP, and building forms may include low rise apartments, stacked townhouses and townhouses. To improve building articulation and integration into hillside areas, the RHM<sub>4</sub> zone has specific regulations pertaining to height and step backs, differentiating it from other low density multiple dwelling housing zones that also fit within the MRL designation.

On July 29, 2014, Council gave third reading to Bylaw No. 10876 for the text amendment to introduce the RHM<sub>4</sub> zone. Should Council support this OCP Amendment and Rezoning application, final adoption of Bylaw No. 10876 is required in conjunction with adoption of the Rezoning Bylaw.

#### *Conditions of Adoption*

Should Council choose to support this application, the applicant must address several items prior to adoption of the Rezoning Bylaw, summarized as follows:

- Complete engineering and servicing requirements, as noted in Schedule "A";

- Complete parks requirements, as noted in Schedule “B”, including the subdivision and transfer of land to the City;
- Register a covenant limiting the number of units to be constructed on the property to 153 prior to a traffic impact study being conducted;
- Apply for and receive issuance of a Hazardous Condition and Natural Environment Development Permit related to subdivision and development of the property; and
- Apply for and receive issuance of a Preliminary Layout Review Letter and final subdivision approval by the Approving Officer.

Following bylaw adoption, Urban Design Development Permits would be required for the form and character of the proposed development. It is expected the developer would use the conceptual plans submitted as part of this application to form the basis of future development on the site, in keeping with the RHM<sub>4</sub> zone.

#### **4.0 Proposal**

##### **4.1 Background**

###### *Previous Development Application*

In 2011, an application was made to amend the future land use designation and rezone the subject property to allow for multiple unit residential development. The proposal that ultimately went before Council was for 343 units in row housing and low-rise apartment buildings. The area to be rezoned for development generally covered the same portion of the property as the current application, with more buildings and greater density across the development clusters.

Following Public Hearing on July 29, 2014, Council gave second and third readings to Official Community Plan Map Amending Bylaw No. 10875 and Rezoning Bylaw No. 10877 for the subject property, under applications OCP11-0011 and Z11-0069, respectively. The applicant chose not to move forward with that application, cancelling it in May 2016 and submitting a new development proposal under the subject application. Staff are requesting that Council rescind all readings on the above-noted bylaws.

In conjunction with the previous development proposal, Text Amendment application TA11-0010 was made to create the new RHM<sub>4</sub> zone. The previous applicant worked closely with staff to develop a zone that allows for low density multiple unit residential development in hillside settings. Council gave second and third readings to Zoning Bylaw Text Amending Bylaw No. 10876 on July 29, 2014. Should Council choose to support the subject OCP amendments and rezoning, staff are requesting that the Text Amending Bylaw be adopted in conjunction with the Rezoning Bylaw.

A portion of land was previously hooked with the subject property across Mill Creek, north of the Marshall Business Park. This land was subdivided from the subject property in 2015, following authorization from the Agricultural Land Commission for subdivision in the ALR.

###### *Infrastructure Considerations*

The City’s 20-Year Servicing Plan & Financing Strategy uses the OCP as a guide to plan for future infrastructure needs. Where the OCP anticipates significant growth and development, the 20-Year Servicing Plan will ensure that infrastructure is in place to accommodate such growth. Knowing this, contemplating a significant development outside of what is expected in the OCP becomes challenging, as it may require reconsideration of elements of the 20-Year Servicing Plan. This can have far-reaching consequences to other plans and documents, such as the Development Cost Charge (DCC) Bylaw.



This is a significant development outside of the OCP, and as part of the 2011 applications, the applicant and staff applied substantial resources to consider transportation infrastructure requirements, as well as water and sanitary services. After review, staff did not feel that any of the infrastructure requirements warranted revision of the DCC program.

#### 4.2 Project Description

The applicant is seeking to develop a total of 153 multiple unit residential dwelling units on the site in a mix of row housing and low-rise apartment housing over three phases, known as Terreno. Development is concentrated on the west side of the lot between the western property line and the existing gas utility right-of-way. The proposed development area is approximately 7.0 hectares, with the remaining 18.4 hectares to be dedicated to the City for park and transportation purposes or protected as open space under restrictive covenant. The units are divided between four general clusters on three proposed properties.

<b>Lot Description</b>	<b>Location</b>	<b>Units</b>	<b>Site Features</b>
Lot A (Phase I) 1.85 ha (4.57 ac)	North of McCurdy Road extension	45 unit apartment building 9 townhouse units	South-facing draw and tributary of Mill Creek along southern boundary
Lot B (Phase II) 1.31 ha (3.24 ac)	South of McCurdy Road extension	24 unit apartment building	North-facing slopes and draw
Lot C (Phase III) 3.87 ha (9.56 ac)	Knoll to southern development boundary	27 unit apartment building 18 unit apartment building 30 townhouse units	Well-defined knoll in the north portion and south-facing draw in the south portion

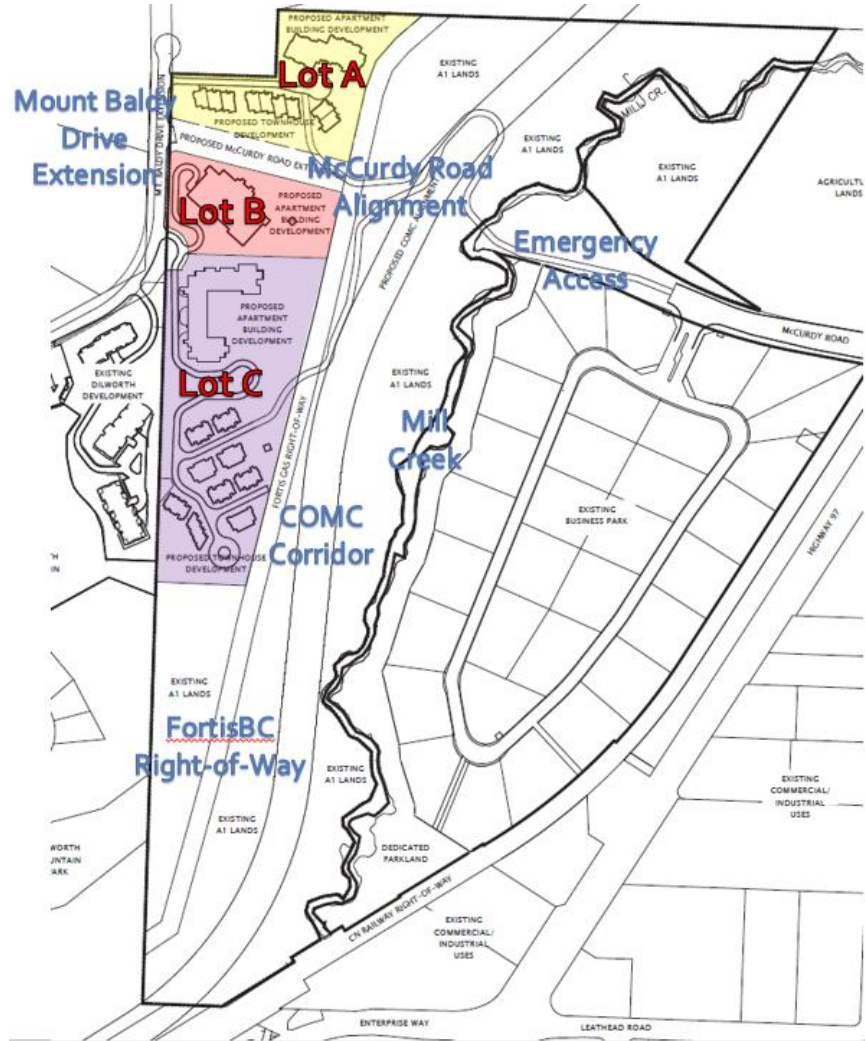
The applicant will be responsible for constructing and dedicating an extension of Mount Baldy Drive along the frontage of this development, and this will serve as access for all three lots. Strata roads will connect the various development clusters within the site, with an emergency access road across Mill Creek to the existing terminus of McCurdy Road to the east.

The alignment of McCurdy Road through the subject property will be dedicated to the City, and the applicant will pay cash-in-lieu for the construction of this portion of McCurdy Road to full arterial standard. Until such time that construction is warranted, it will remain as an emergency access, which also provides a pedestrian and cycling connection to Highway 97 and rapid transit service.

In addition to the dedication of the McCurdy Road extension, the remaining land will be dedicated to the City under the existing REP designation and A1 zone. This will serve both park and transportation purposes, with parkland along Mill Creek and land for the future COMC alignment, which is planned to run north-south through the property between the gas utility right-of-way and Mill Creek. The undevelopable land south of Lot C may either be dedicated to the City or be retained in private ownership with restrictive covenants to prohibit development on these steep slopes.

The development and road network have been designed and sited to minimize impacts on the prominent hillside and the natural environment. Grading will be minimized and suitable landscaping will be required to mitigate the visual impact where exposed cuts or fill slopes are needed. The building design will be sensitive to the hillside context, featuring reduced massing and increased building articulation in accordance with the RHM<sub>4</sub> zone and applicable design guidelines. Significant riparian restoration will also be required along Mill Creek to compensate for the environmental impacts of the development and extension of McCurdy Road.

Based on preliminary engineering work, water and sanitary services are expected to be extended from Highway 97 along the future McCurdy Road alignment to service the property. The site is within the Black Mountain Irrigation District (BMID) water service area, and a booster station is needed to provide adequate flows to the site. The development is expected to tie into new City sanitary infrastructure at the intersection of Highway 97 and McCurdy Road.



#### 4.3 Site Context

The subject property is located in the City's Highway 97 Sector between the Dilworth Mountain development to the west and Mill Creek to the east. The property is approximately 25.4 ha (62.8 ac) in area and is undeveloped, aside from some farm buildings in the northeast portion that were part of the original Marshall Feedlot. The property contains a mix of knolls and draws in the west, steep slopes through the centre, and relatively flat land in the east towards Mill Creek. The property is bisected by a statutory right-of-way for a FortisBC gas pipeline, which runs roughly parallel to the Creek.

The majority of the property is located within the PGB, with the exception of the northeast portion. All proposed development is within the limits of the PGB. Additionally, most of the property east of the utility right-of-way is within the Agricultural Land Reserve (ALR), and no development is proposed in this area.

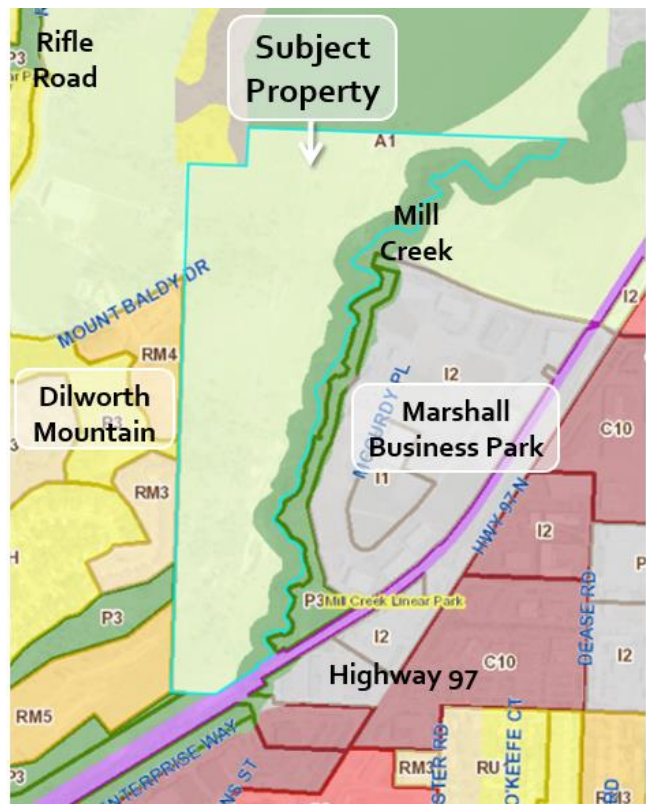
The subject parcel has Future Land Use designations of REP – Resource Protection Area and PARK – Major Park and Open Space, and is currently zoned A1 – Agriculture 1. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Open space
East	A1 – Agriculture 1	Mill Creek Agriculture
	P3 – Parks and Open Space	Mill Creek Linear Park
	I2 – General Industrial	Industrial (Marshall Business Centre)
South	A1 – Agriculture 1	Open space
	A1 – Agriculture 1	
	P3 – Parks and Open Space	
West	RM5 – Medium Density Multiple Housing	Vacant land
	P3 – Parks and Open Space	Dilworth Mountain Park
	RM3 – Low Density Multiple Housing	Multiple dwelling housing (Monashee Rise townhouses)
	RM4 – Transitional Low Density Housing	Multiple dwelling housing (Dilworth Heights apartments)
	A1 – Agriculture 1	Agriculture

Map 1: Subject Property



Map 2: Surrounding Designations &amp; Zoning



## 7.0 Current Development Policies

### 7.1 Kelowna Official Community Plan (OCP)

#### *Chapter 5: Development Process*

#### **Objective 5.2 Develop sustainably.**

**Policy 5.2.3 Complete Suburbs.** Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

**Policy 5.2.4 Complete Communities.** Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

#### **Objective 5.3 Focus development to designated growth areas.**

**Policy 5.3.1 Permanent Growth Boundary.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

**Policy 5.3.2 Compact Urban Form.** 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.

**Policy 5.3.3 Phasing.** Require development to proceed in a logical, sequential order, concurrently with availability of required urban services.

**Objective 5.10 Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.**

**Policy 5.10.1 Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

#### **Objective 5.14 Provide parks for a diversity of people and a variety of uses.**

**Policy 5.14.2 Dedication of Linear Parks.** At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or are shown on Map 5.9 – Linear Corridors / Paths. The 10-metre wide corridor may be in addition to,

and outside, any riparian management area requirements imposed through the Environmental Development Permit (see Chapter 12) requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the city as a park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

**Objective 5.15 Ensure environmentally sustainable development.**

**Policy 5.15.3 Environmentally Sensitive Area Linkages.** Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

**Policy 5.15.12 Steep Slopes.** Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

**Policy 5.15.13 Access Through Steep Slopes.** Discourage roads (public or private) through +30% slope areas intended to access lands beyond, except in cases where it can be demonstrated the road will be sensitively integrated (visual and aesthetic impacts minimized) with the natural environment and will present no hazards to persons or property, environmental threats or unreasonable servicing or maintenance challenges.

**Objective 5.22 Ensure context sensitive housing development.**

**Policy 5.22.1 Cluster Housing.** Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

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

**Policy 5.22.11 Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

**Objective 5.33 Protect and enhance local agriculture.**



**Policy 5.33.1 Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

**Objective 5.39 Ensure all development is consistent with the vision, goals and objectives of the OCP.**

**Policy 5.39.2 Servicing Plan.** The 20 Year Servicing Plan and Financing Strategy has been developed assuming that growth will occur as noted in this Official Community Plan. Development in locations or of types not anticipated in this plan may trigger a requirement for an impact study to be prepared at developer expense so that impacts on the 20 Year Servicing Plan and Financing Strategy can be identified and addressed. The impact studies, may include, but will not necessarily be limited to preparation of advance road plans that identify all vehicle, transit, cycle route, and trail linkages and provide a mix of trail, local, collector and major roads necessary to create a balanced road system on and off-site.

### ***Chapter 7: Infrastructure***

**Objective 7.8 Provide more active transportation infrastructure to: increase resilience in the face of higher energy prices; improve community health; and reduce greenhouse gas emissions.**

**Policy 7.8.3 New Residential Developments.** Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

**Policy 7.8.9 Utility and R.O.W. Corridors.** Seek cooperation for the pedestrian / bicyclist use of utility and right-of-way corridors. Should the right-of-way no longer be needed for utility purposes, the City would seek to preserve these corridors for future linear paths as part of the pedestrian and bicycle networks.

**Objective 7.12 Provide active and passive parks for a diversity of people and a variety of uses.**

**Policy 7.12.2 Natural Area Parks and Open Space.** Provide a city-wide network of natural area parks which meet the following criteria:

- Contains representative Okanagan ecosystems;
- Contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, silt slopes, canyons, and water edges);
- The land area is contiguous and forms part of a larger open space network
- Contains conservation areas;
- Protects viewshed corridors; and
- Where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

To achieve the above, the City will need to acquire land. In determining what land to acquire, the City will assess:

- Costs / benefits to ensure the City is receiving a public asset, rather than a maintenance liability;
- Liability from natural and manmade natural hazards (falling rocks, debris, hazardous trees, fuel modification etc.) to ensure hazards are mitigated in advance of acquisition;
- Maintenance access to ensure it is acceptable; and
- Opportunities for linear trails, view points, staging areas etc. to ensure availability of a public recreation component.

## 8.0 Technical Comments

### *Development Engineering*

- See Attachment 3: Schedule "A" dated May 29, 2017.

### *Fire Department*

- No concerns with zoning. Will comment on each development stage of the various proposed properties.

### *FortisBC – Electric*

- There are FortisBC Inc (Electric) primary distribution facilities along Mt. Baldy Drive and McCurdy Road. However, due to the size and configuration of the subject property, it is likely that extension work will be required to bring service to potential building sites, the cost of which may be significant. To date, arrangements have not been completed to meet the requirements to service the proposed development. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

### *FortisBC – Gas*

- Please be advised FortisBC has reviewed the above mentioned referral. Please be advised that we have no objection to this proposal. It has been noted that there are a few proposed access road crossings over FortisBC right-of-way. The proposal for construction of these access roads will require an engineering analysis and may require a pipeline inspection/upgrade. All costs must be borne by the applicant. In order to assess the proposal to construct the access roads, please kindly provide the following:
  - Geotechnical report should confirm the depth of the gas pipeline, soil types involved and confirm the impact of the proposed works over the gas pipeline in terms of vertical and horizontal ground movement.
  - How will the proposed works affect the gas pipeline in totality.
  - Provide complete civil drawings showing plan and profile view in relation to FortisBC gas pipeline.
  - Cross-sections in relation to FortisBC gas pipeline.
  - Design elevations.
- In order to construct the access roads, the FortisBC transmission pressure gas pipeline needs to be inspected and/or upgraded. Since the works are initiated by the applicant, all costs will be borne by the applicant.
- Geo-technical investigation works will be required to get the above data. Please kindly submit a permit application through our new and quick automated permit system at [www.fortisbc.com/rightofway](http://www.fortisbc.com/rightofway). If you have any questions please call 1-877-599-0996. A FortisBC inspector must be onsite during all works. FortisBC suggests that investigation works are done on top of the gas pipeline at every 10m but it is up to the discretion of the applicant/contractor.
- The customer will need to apply for a permit within 10m or crossing the transmission pressure pipeline or within the right of way. They can use our new system at [www.fortisbc.com/rightofway](http://www.fortisbc.com/rightofway). No blasting, rock hammering activities should be done within the

vicinity of the FortisBC gas pipeline. The stockpiling of excavated building or other materials within the right of way is prohibited. There is no deterioration of soil stability or drainage patterns within or adjacent to the right of way. No preloading within or adjacent to the right of way.

#### *Interior Health*

- An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

#### *Parks & Buildings Planning*

- See Attachment 4: Schedule "B" dated June 28, 2017.

#### *Ministry of Transportation and Infrastructure*

- Preliminary Approval is granted for the rezoning for one year (from October 27, 2016) pursuant to Section 52(3)(a) of the *Transportation Act*.

#### *School District No. 23*

- No objections to the application as proposed. If approved and moves forward to building permit phase, it will trigger the School Site Acquisition Charge which applies to residential development where new (additional) residential lots or dwellings are created through subdivision or new construction. Further details on the charge can be found in Division 10.1 of the *Local Government Act*.

### **9.0 Application Chronology**

Date of Application Received: May 19, 2016  
Date Public Consultation Completed: July 31, 2017

**Report prepared by:** Laura Bentley, Planner II

**Reviewed & Approved for  
Inclusion by:** Ryan Smith, Community Planning Department Manager

#### **Attachments:**

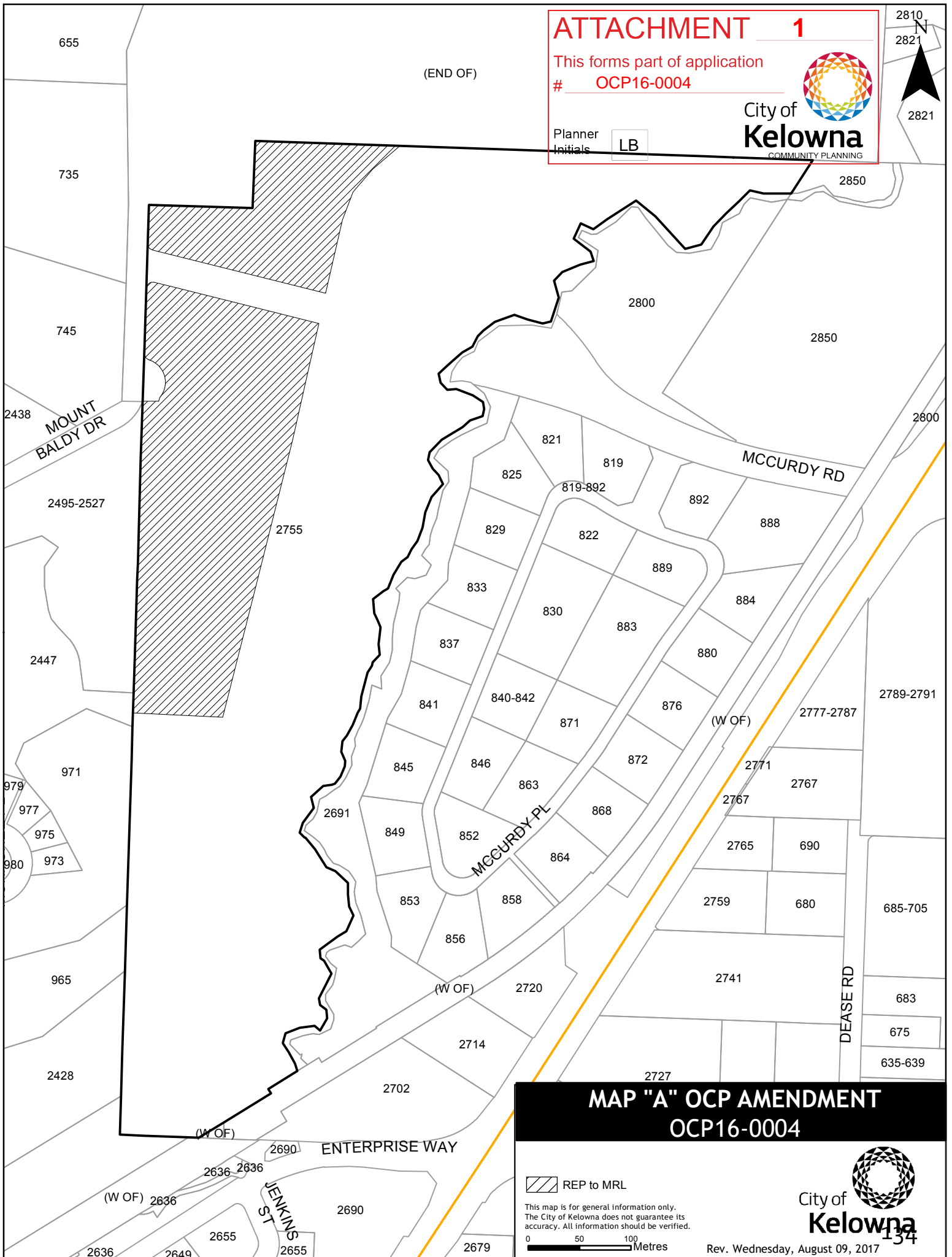
Attachment 1: Map "A" OCP Amendments  
Attachment 2: Map "B" Rezoning  
Attachment 3: Schedule "A" Development Engineering Memorandum  
Attachment 4: Schedule "B" Parks & Buildings Planning Memorandum  
Attachment 5: Zoning Bylaw Text Amending Bylaw No. 10876  
Attachment 6: Proposed Development Plan  
Attachment 7: Public Information Meeting Report

# ATTACHMENT 1

This forms part of application  
# OCP16-0004

Planner  
Initials LB

City of  
**Kelowna**  
COMMUNITY PLANNING



## MAP "A" OCP AMENDMENT OCP16-0004

REP to MRL

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

0 50 100  
Metres



City of  
**Kelowna**  
134

Rev. Wednesday, August 09, 2017

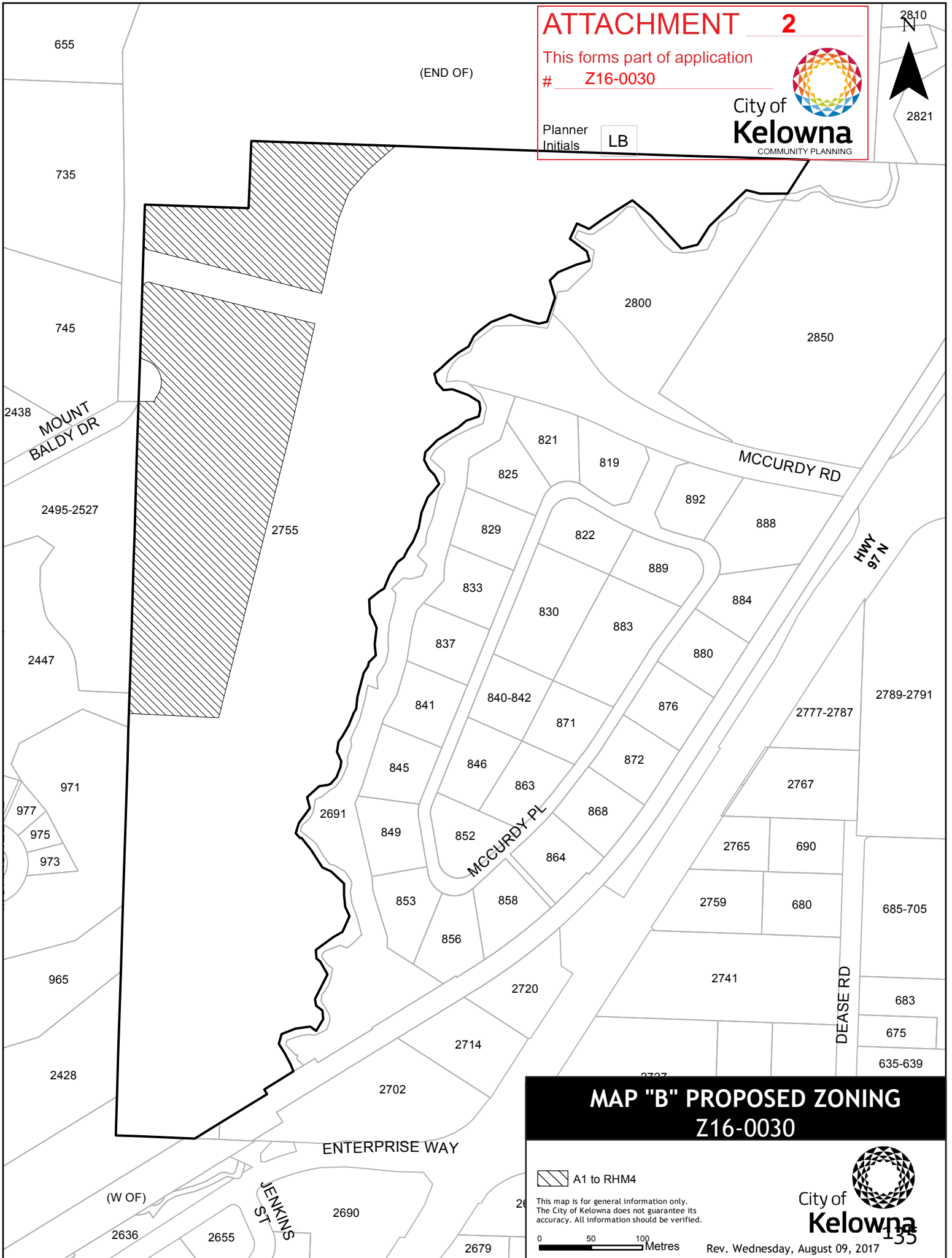
# ATTACHMENT 2

This forms part of application


# Z16-0030

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City of  
**Kelowna**  
COMMUNITY PLANNING



## MAP "B" PROPOSED ZONING Z16-0030

 A1 to RHM4

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

0 50 100  
Metres



City of  
**Kelowna**  
135

Rev. Wednesday, August 09, 2017



## CITY OF KELOWNA MEMORANDUM

**Date:** May 29, 2017  
**File No.:** Z16-0030  
**To:** Planning & Development Services (LB)  
**From:** Development Engineering Manager (PI)  
**Subject:** 2755 McCurdy Rd.

A1 to RM3 & RM5

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

The Development Services Branch comments and requirements regarding this application to rezone the subject property from A1 to RM3 & RM5 are as follows:

1. **General.**

- a) Provide easements and Right of Ways as required.
- b) The property cannot be further developed until the extension of Mt Baldy Dr. Right of way and McCurdy Rd. road dedication has been completed.

2. **Geotechnical Study.**

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for the proposed development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

<b>ATTACHMENT 3</b>	
This forms part of application # OCP16-0004 / Z16-0030	
Planner Initials	LB
City of Kelowna COMMUNITY PLANNING	
<b>SCHEDULE A</b>	
This forms part of application # Z16-0030	
Planner Initials	LB
City of Kelowna COMMUNITY PLANNING	

**3. 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.
- (c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

**4. Sanitary Sewer.**

- a) The developer's consulting civil engineer will determine sanitary sizing and design for this development. Depending on Sizing Developer to tie into new Manhole at the intersection of McCurdy and Hwy 97.
- b) New 200mm PVC main to be extended to MT Baldy Dr. and Future McCurdy Rd intersection. In exchange for the works at McCurdy Rd. and Hwy 97 Sanitary works installed by City of Kelowna.
- c) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

**5. Drainage.**

- a) The developer is to provide an overall Storm Water Management Plan for the entire parent parcel of land which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The overall Storm Water Management Plan sets the maximum storm release rate for the subject property and the development of the property will require a Storm Water Management Plan that will respect the maximum release rates.

**6. Power and Telecommunication Services.**

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

**7. Street lights.**

Street lights must be installed on all fronting roads as per bylaw requirements. Design drawings to include level of illumination plan.

**8. Development Permit and Site Related Issues**

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- c) The access to this site must be from Mt Baldy Dr. and not McCurdy Road.
- d) A restrictive covenant will be placed on title as a condition of rezoning that says anything more than the 154 units will require a TIA for this development.

**9. Road improvements.**

- (a) Mt Baldy Drive must be upgraded and extended with road dedication and constructed to SS-R12 urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) The future McCurdy Rd. Right of Way must be dedicated to road right of way and one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined based on developer's civil engineer and to be approved by Development Engineering Manager not including utility service cost.
- (c) Upgrades to McCurdy Rd. fronting this development will be deferred. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. Developer will provide Cash-in-lieu based on a stage 1 SS-R9 urban standard along the full frontage of this proposed development, including curb and gutter, medians, sidewalk, drainage system including catch basins, manholes and utility appurtenances if required to accommodate the upgrading construction.
- (d) The future access roads Right of Way must be dedicated to road right of way and be constructed to SS-R4 urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A SS-R17 cul-de-sac must be constructed on any access road end.
- (e) Both emergency access roads must be constructed to SS\_R2 standards. Emergency access must be provided from both Cul-de-sacs. Possible north Cul-de-sac to existing McCurdy Rd. with this work involves crossing of Mill Creek and a MOE section 9 approval is required.

**10. Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Dedicated full 20m right of way for Mt Baldy Dr. extension.
- (c) Dedicate full 30m right of way for McCurdy Rd
- (d) Dedicate full 15m right of way for all access roads

- (e) Emergency access road must be constructed SS\_R2 standards from both bulbs.
- (f) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**11. Survey Monuments and Iron Pins**

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

**12. Design and Construction**

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

**13. Servicing Agreements for Works and Services**

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

\$5,000,000 and the City is to be named on the insurance policy as an additional insured.

**14. Other Engineering Comments**

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

**15. Electric Power and Telecommunication Services**

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

**16. Development Permit and Site Related Issues**

- (a) Access and Manoeuvrability
  - (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
  - (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

**17. Administration Charge**

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

  
for Steve Muenz, P. Eng.  
Development Engineering Manager  
RO



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## CITY OF KELOWNA MEMORANDUM

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**Date:** June 28<sup>th</sup>, 2017  
**File No.:** Z16-0030 – OCP11-0011  
**To:** Suburban and Rural Planning (LB)  
**From:** Park and Landscape Planner (LC)  
**Subject:** 2755 McCurdy Road – Terreno Development - Lot A, plan KAP83361, District Lots 124 and 415 except plan KAP83915, and closed road shown on plan KAP\_\_\_ District Lot 124 ODYD.

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Infrastructure Planning, Parks Planning, comments and requirements regarding this rezoning application:

### 1. Parks & Public Places Requirements.

- a) The applicant will transfer the land area called 'Parkland Dedication' of ~6.59 ha to the City for park objectives as shown on the applicant's Development Area plan L0-3; the land shall be transferred to the City under the existing A1 zone. The applicant will transfer the land area called 'Potential Parkland' of ~7.45 ha to the City as natural area, as it is undevelopable due to its steep topography. Alternatively, the land area called 'Potential Parkland' must be placed under a no-build/no-disturb covenant.
- b) The land transferred to the City shall be kept in a natural, undisturbed condition except where approved by the City. Natural, undisturbed condition means no damage to natural vegetation; no regrading; no material and construction storage; and/or no contractor equipment parking. In order to minimize impacts of adjacent development activity these no disturb areas should be delineated with temporary fencing as per page 20 of the Parkland Acquisition Guidelines which can be found at:  
[https://www.kelowna.ca/sites/files/1/docs/parks-rec/2010\\_parkland\\_acquisition\\_guidelines.pdf](https://www.kelowna.ca/sites/files/1/docs/parks-rec/2010_parkland_acquisition_guidelines.pdf)
- c) While trail construction by the developer will not be a requirement, the applicant will be required prove out a trail connection between the existing Dilworth Mountain Park in the west, to the existing gas ROW in the east. The trail must be to City of Kelowna Class 6 trail standards, (see page 14 of the Linear Parks Master Plan [https://www.kelowna.ca/sites/files/1/docs/parks-rec/2009-11-18\\_linear\\_parks\\_master\\_plan-web.pdf](https://www.kelowna.ca/sites/files/1/docs/parks-rec/2009-11-18_linear_parks_master_plan-web.pdf)), without the construction of any structures (steps, staircases etc.). The preferred trail alignment will run parallel to the existing contour lines as much as possible but it may be necessary to include some switchbacks

<b>ATTACHMENT 4</b>	
This forms part of application # <b>OCP16-0004 / Z16-0030</b>	
Planner Initials	<b>LB</b>
<b>City of Kelowna</b> COMMUNITY PLANNING	
<b>SCHEDULE B</b>	
This forms part of application # <b>Z16-0030</b>	
Planner Initials	<b>LB</b>
<b>City of Kelowna</b> COMMUNITY PLANNING	

- d) Any publicly accessible trails within the development area will be required to be placed under a statutory ROW. Signage installed to be per City of Kelowna standard.
- e) The applicant will be required to obtain an RPF, or recognized equivalent, to develop and implement a plan to reduce potential wildfire hazards. The plan will address fuel reduction, forest health and the protection of significant characteristics of the forested area. The plan and work will be reviewed and approved by the City prior to undertaking any work. All approved recommendations of the RPF's report shall be implemented prior to transfer in ownership of the lands to the City of Kelowna.

The site may potentially include hazardous trees as determined by a registered professional forester (RFP) or recognized equivalent. Removal of hazardous trees to ensure adequate public safety must be conducted by the developer. All tree removals need to be identified in the Development Permit Application.

Note: access to natural area parkland for City of Kelowna maintenance operations to be planned for during site subdivision.

- f) The owner will be required to delineate the private property lines adjacent to public lands. The treatment and details will be reviewed by the City as part of the Development Permit Application.
- g) Buildings must be set back 10 metres from steep slope edges per City of Kelowna Wildfire Interface Area Guidelines (2030 Official Community Plan)
- h) All disturbed slopes that are not "landscaped" will be seeded with an appropriate native grassland seed mix to prevent establishment of noxious weeds. Developer to contact Parks Services to determine an appropriate seed mix. If the first application is not successful, the applicant must be prepared to re-seed several times until a grass cover is established.
- i) A 'Hazardous Conditions Development Permit' and 'Environmental Development Permit' will be required with consideration given to rock fall, environmental fencing, and protection against invasive species and erosion during and after construction.



# CITY OF KELOWNA

## BYLAW NO. 10876

### Text Amendment No. TA11-0010-Amendment to the City of Kelowna Zoning Bylaw No. 8000 - RHM4 - Hillside Cluster Multiple Housing Zone

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Table of Contents, Section 13: Urban Residential Zones** be amended by adding in the following in its appropriate location:  
     "13.17           RHM4 - Hillside Cluster Multiple Housing"
2. AND THAT **Section 1 - General Administration, 1.3 Zoning Map, 1.3.1** be amended by adding in its appropriate location the following:  

RHM4	Hillside Cluster Multiple Housing
------	-----------------------------------
3. AND THAT **Section 13 - Urban Residential Zones** be amended by adding in a new **Section 13.17 RHM4 - Hillside Cluster Multiple Housing Zone** as attached too and forming part of this bylaw as Schedule "A";
4. This bylaw may be cited for all purposes as "Bylaw No. 10876, being TA11-0010 - RHM4 - Hillside Cluster Multiple Housing Zone to Zoning Bylaw No. 8000".
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## **13.17 RHM4 - Hillside Cluster Multiple Housing**

### **13.17.1 Purpose**

To provide a zone for comprehensively planned clusters of low rise, low density apartment housing with urban services, typically in a strata format. The express goal is to minimize the impacts of development on the natural environment, topography, open space, and visual character of Kelowna. Site wide density including areas of voluntary dedication and protection is to be generally consistent with Multiple Unit Residential (Low Density) Official Community Plan future land use designation; however, the form and character of development may include low density apartment housing.

### **13.17.2 Definitions**

Despite conflicting definitions found elsewhere in this bylaw, the following definitions shall apply for the purposes of interpreting the regulations of this zone:

**HEIGHT** means, with respect to a building, the maximum vertical distance above a straight line drawn between the lowest corner of the front of the approved Building Envelope Covenant and the lowest corner of the rear of the approved Building Enveloped Covenant measured to the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof, excluding those structures identified in Section 6.6.1 of this bylaw.

### **13.17.3 Principal Uses**

- (a) multiple dwelling housing
- (b) boarding or lodging housing
- (c) congregate housing
- (d) group home, major
- (e) supportive housing

### **13.17.4 Secondary Uses**

- (a) agriculture, urban
- (b) care centres, major
- (c) home based businesses, minor
- (d) community recreation services

### **13.17.5 Buildings and Structures Permitted**

- (a) apartment housing
- (b) row housing
- (c) stacked row housing
- (d) permitted accessory buildings and structures

**13.17.6 Subdivision Regulations**

- (a) The minimum **site width** is 30.0 m.
- (b) The minimum **site depth** is 30.0 m.
- (c) The minimum **site area** is 5000 m<sup>2</sup>.

**13.17.7 Development Regulations**

- (a) The maximum floor area ratio is 0.5. Maximum density may be calculated using the original site area, but is dependent on the protection (dedicated or covenanted) of environmentally sensitive features, hazardous condition areas (including slopes greater than 30%), and visually significant features. It is possible that the maximum density may not be achievable on the resulting developable areas.

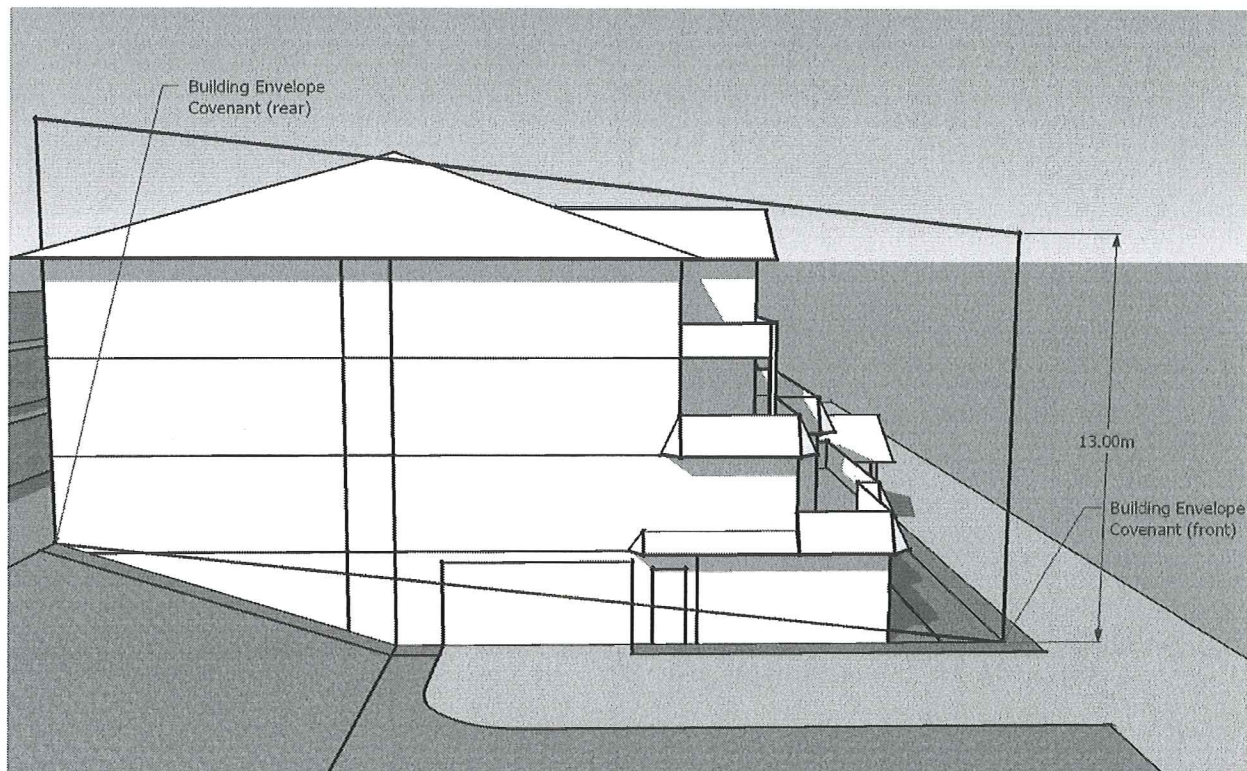
Where at least 75% parking spaces are provided totally beneath habitable space of a principal building, beneath useable common amenity areas, or in a garage/carport providing that in all cases, the parking spaces are screened from public view, the floor area ratio may be increased by 0.05.

- (b) The maximum site coverage is 50% and together with the areas of driveways and parking areas shall not exceed 60%. Those areas dedicated, covenanted or otherwise protected may not be used in calculating site coverage.
- (c) The minimum site front yard is 3.0m except that it is 4.5m, measured from the back of curb or sidewalk, whichever is closest, for any part of a building over the lesser of 7.5m or 2 storeys.
- (d) The minimum site side yard is 4.5m, except that it is 6.0m for any part of a building over the lesser of 7.5m or 2 storeys.
- (e) The minimum site rear yard is 7.5m, except that it is 9.0 m for any part of a building over the lesser of 7.5m or 2 storeys.
- (f) Dwellings or groups of dwellings must be separated by a minimum of 4.5 m. Vehicle parking or storage is not permitted in this area.
- (g) Accessory buildings and structures shall be set back 1.5m from any lot line, and shall be a minimum of 4.5m from any principal residential building.

**13.17.8 Building Form and Massing**

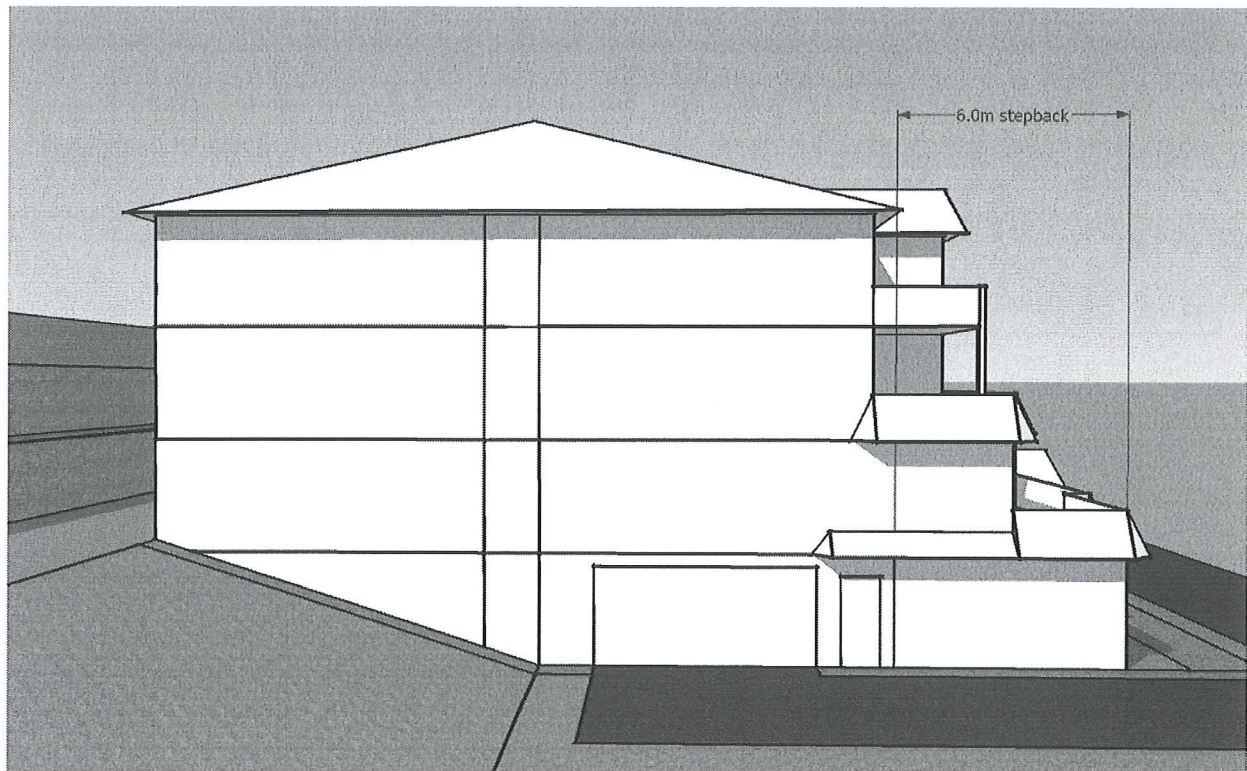
- (a) For **apartment housing**, the following Building Form and Massing regulations shall apply, with the intent of providing a flexible approach to building height while improving building articulation standards:
  - i. The maximum height is 13.0m. Where a principal building is located entirely on a natural bench having a natural grade of less than 20%, the maximum height is the lesser of 13.0m or 3 storeys. See Diagram 13.9.





**Diagram 13.9: 13m Maximum Height As Measured From Straight Line Between Building Envelope Points**

- ii. The maximum height of any vertical wall element facing down-slope is the lesser of 7.5m or 2 storeys, above which the down-slope building face must be stepped back by a minimum average cumulative depth of 6.0m. Where a principal building is located entirely on a natural bench having a natural grade of less than 20%, no down-slope step back is required. See Diagram 13.10.



**Diagram 13.10: Downslope Building Articulation**

- (b) For row housing or stacked row housing, the following Building Form and Massing regulations shall apply:
- i. The maximum height is 9.5m, except it is 4.5m for accessory buildings. See Diagram 13.11.

**Diagram 13.11: 9.5m Maximum Height As Measured From Straight Line  
Between Building Envelope Points**

- ii. The maximum height of any vertical wall element facing a front yard, rear yard or flanking street (including walkout basements) is the lesser of 7.5 m or 2 storeys above which the building face must be stepped back a minimum of 2.1 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in height to a maximum of 9.5m, provided that a deck and roof structure projecting a minimum of 3.0 m from the face of the wall breaks up the wall face. No wall face directly above or below the deck and roof structure may exceed 5.0m in height. See Diagram 13.12.

**Diagram 13.12: Downslope Building Articulation**

- iii. All decks (including the supporting posts or columns) shall not exceed 4.5 m or 1 storey in height inclusive of any support structure or retaining wall (within a horizontal distance of 1.2 m). Height will be



measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.

- iv. No horizontal wall face may exceed 7.5 m in length after which the wall face must be staggered or offset by a minimum of 0.45 m in a side yard, and by 1.2 m in a front yard, rear yard, or flanking street. See Diagram 13.12.
- v. A maximum of 6 ground oriented dwelling units per building is permitted.

#### 13.17.9 Other Regulations

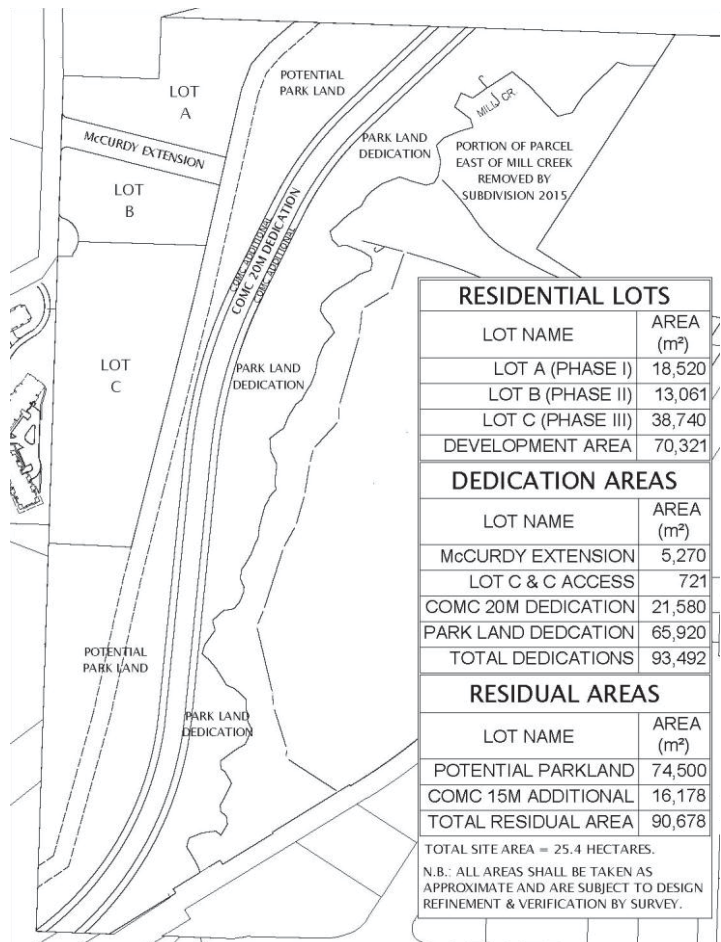
- (a) A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 25.0 m<sup>2</sup> of private open space shall be provided per dwelling with more than 1 bedroom. Despite Section 2.3.3, private open space may also include recreational trails and natural areas directly accessible by residents.
- (b) No continuous building frontage shall exceed 40.0 m for a building 3 storeys or greater, or 65.0m for a 2 storey building. An accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

**PURPOSE**

Prodev Limited Partnership and 1378310 Alberta Ltd. wish to develop 153 townhouse and apartment units on lands located in the Glenmore/Clifton/Dilworth Sector of Kelowna between Mill Creek and Mount Baldy Drive. The proposed development would generally be bordered by existing residential development to the west, the Fortis Gas right-of-way to the east, agricultural land to the north and potential park land to the south. The site falls within the Permanent Growth Boundary and lies immediately adjacent to the Core Area as defined by the 2030 Official Community Plan.

*The proposed development area constitutes 7.0 hectares of land within an overall property of 25.4 hectares.*

The proposed development area constitutes 7.0 hectares of land within an overall property of 25.4 hectares. Of the remaining portions, a thirty-five meter wide right-of-way would be dedicated to the City of Kelowna for the construction of the proposed COMC arterial. This dedication would be under the terms of an existing covenant. In addition, lands lying between the above-mentioned right-of-way and Mill Creek would be dedicated to the City of Kelowna as park land. This would also be done under the terms of an existing covenant. An additional portion of the property lying between the proposed lots A and B and extending from the Fortis right-of-way to Mt. Baldy Drive would



**PRODEV LIMITED PARTNERSHIP & 1378310 ALBERTA LTD.**

OPTUS ADVISORS INC.  
Terrence W. Johnston

Suite 200, 540 Grove Ave  
Kelowna, BC

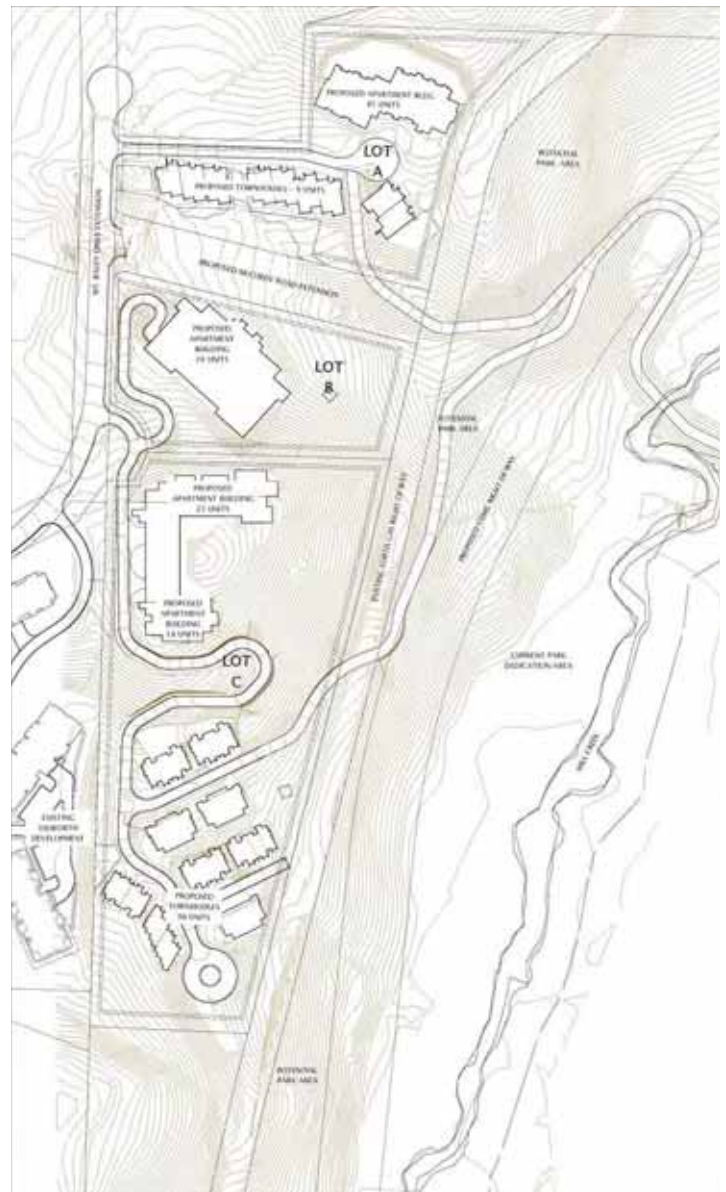
Tel.: 236-420-0070  
Cel.: 403-923-6145



*The proposed development would contain 153 apartment and townhouse units...*

be dedicated to provide a road reserve for future extension of McCurdy Road to connect with Mount Baldy Road. Remaining portions of the site, located between the COMC right-of-way and the proposed development area, would be the subject of discussions with the City of Kelowna with the potential for the sale of this remainder to supplement the park land already slated for dedication.

The proposed development would contain 153 apartment and townhouse units divided between three lots. A 45 unit apartment building and 9 townhouses would be sited in Lot A, located on the portion of the site north of the proposed McCurdy Road reserve. Immediately south of this proposed reserve would be Lot B, a parcel with a single 24 unit apartment building. South of this would be Lot C, composed of two apartment buildings of 27 and 18 units sharing a parking structure on the knoll, and a 30 unit townhouse development on land to the south.





*The residual lands totaling 18.4 ha will remain in Agriculture A1 and Parkland zoning.*

Each development lot will be zoned RHM4. Lands outside the development area would retain the current A1 zoning with the exception of the proposed parkland which would be designated P3.

Where practical within each lot, portions of the site will be set aside as natural open space. These will either be lands preserved in their natural condition or restored to resemble that condition. The result will be that significant portion of the 7.0 hectare development area would remain as natural open space. These open space areas would be located predominantly on slopes facing the City core and be contiguous with the undeveloped residual lands.

#### **FUTURE LAND CONSIDERATIONS**

The Lands that are the subject of this application currently comprise a single title in fee simple private ownership. A copy of the Certificate of Title is enclosed.

#### **Proposed Subdivision**

The development proposed contemplates subdivision and creation of three development parcels totaling 7.0 ha with rezoning suitable for strata residential development. The remaining lands totaling 18.4 ha will remain in Agriculture A1 and Parkland zoning.

These remaining lands are subject to two Covenants in favor the City of Kelowna:

Covenant LB105210 – Highway Reservation Agreement: The City of Kelowna shall be entitled to dedication of a highway corridor for the Central Okanagan Bypass of thirty five (35) meters in width (estimated to be 2.16 ha) to be conveyed at the City's request. Compensation of \$10.76 per square meter shall be paid to the land owner for the highway area within the reserve in excess of twenty (20) meters in width.

*Easements over these newly created public lands permitting recreational usage and storm water drainage for the proposed development are requested.*

Covenant LB105212 – Park Reserve: The City of Kelowna shall be entitled to the dedication of the Park Reserve in the area between Mill Creek and the road dedication for the Central Okanagan Bypass. Based on the proposed highway location the Park Reserve area is estimated to be 7.4 ha.

After deducting the areas identified in the two Covenants, the residual A1 land area will be approximately 7.5 ha. It is proposed that these lands be acquired by the City of Kelowna at fair market value, or for other considerations amenable to both the Owners and the City, and be combined with the Covenant areas and lands set aside for access right-of-ways to create a city owned public amenity/transportation area of 18.4 ha. Easements over these newly created public lands permitting recreational usage and storm water drainage for the proposed development are requested.



The lands referred to in this section are illustrated in the figure on page one of this section.

#### **Mt. Baldy Right of Way Acquisition**

The Mt. Baldy Drive right-of-way required to service this development contemplates the acquisition of additional lands from two adjoining landowners. Approximately 529 square meters will be acquired from the owner of Plan 35886, Lot 4 and approximately 4,859 square

meters will be acquired from the owner of Plan 36774, Lot A. Agreements to purchase will be finalized with each owner upon receipt of COK land use approval and prior to subdivision application.

#### **DIRECT COMMUNITY BENEFITS**

The public benefits offered by this development proposal are described below:

*Traffic impacts  
are anticipated  
to be minimal*

##### **Transportation**

The proposed development secures for the City of Kelowna a right-of-way and a road reserve necessary to the extension of the civic road network. A 35-meter-wide right-of-way for the proposed COMC will be dedicated as per Covenant LB105210 cited above. Land falling between Lots A and B will be dedicated as a road reserve for the extension of McCurdy Road. Land will be dedicated at the western junction of Lots B and C to create a right-of-way for access. Lands outside the site will be purchased and dedicated for the extension of Mount Baldy Drive. Traffic impacts are anticipated to be minimal and COK Transportation and Engineering have advised that a Traffic Impact Assessment is not required at this time.

##### **Park Dedication**

The proposed development will result in 6.6 hectares of land being transferred to the City for



use as park. An additional 7.5 hectares would be offered to the City for purchase. This represents a potential 14.1 hectare increase in City park land that would not only provide a contiguous link with the existing park network on Dilworth Mountain but would connect that park system to the riparian areas of Mill Creek, preserving the highly visible slopes above Mill Creek as a both a public amenity and a habitat.

### SITE & CONTEXT

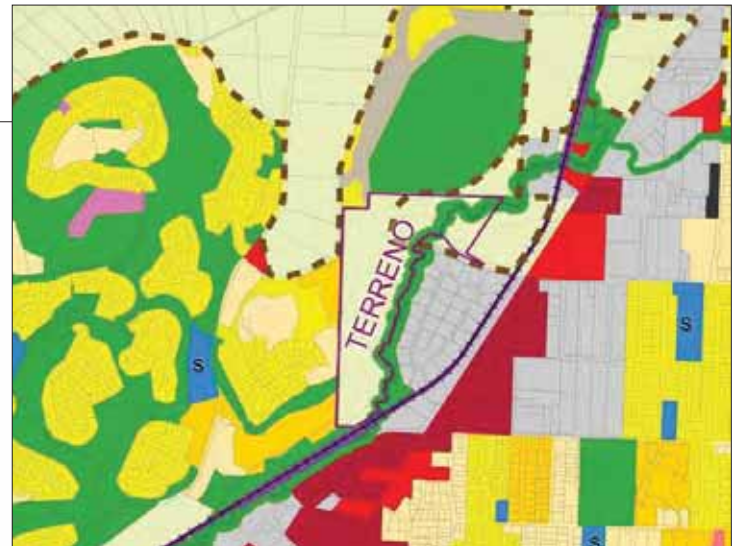
The site is currently in a largely undeveloped state, characterized by a central knoll and slopes that descend to Mill Creek. There is limited tree cover on the slopes, with the majority of the site being covered by grassland. The banks and lands immediately adjacent to Mill Creek are heavily vegetated.



The Dilworth Heights, an apartment building development composed of four three storey structures, and Monashee Rise, a duplex development, are immediately west of the site. These developments are zoned RM4 and RM3 respectively. A single family home, on a lot under A1 zoning, is located west of the proposed Mount Baldy Road extension. Lands to the north are undeveloped with an A1 zoning. To the east, beyond Mill Creek, and to the south are lands with various commercial and industrial zones.

## OCP & Planning Context

*The site falls within the Permanent Growth Boundary.*



*Current Generalized Future Land Use Map*

The site falls within the Permanent Growth Boundary and lies immediately adjacent to the Core Area as defined by the 2030 Official Community Plan. It is located within the Glenmore-Clifton-Dilworth sector. The proposed design assists the City in realizing several objectives outlined in the OCP. Among these is the creation of a linear park along the west side of Mill Creek, complementing existing parkland on the east side (OCP table 5.1). The land to be dedicated is well in excess of the 10 meters wide corridor prescribed in 5.14.2 and has the potential to be supplemented by a connection to



*The  
development  
also addresses  
appropriate  
sections of the  
OCP Residential  
Land Use  
Policies.*

the park lands above on Dilworth Mountain. In addition to the park land dedication, land will also be dedicated to meet the requirements for road reserves as prescribed under the same section. This will allow the City to improve road connectivity and efficiency in the area.

The development also addresses appropriate sections of the OCP Residential Land Use Policies. In areas of challenging topography, the built form will either be cluster housing (Lots A and C) or apartment housing (Lots A, B and C) which allows for preservation of slopes and sensitive areas in accordance with 5.22.1. Further, structures and roadways will be placed to ensure that, in addition to those areas dedicated for park, significant portions of each lot will be preserved as contiguous open space. As a consequence, the majority of the property will retain its existing character at the end of the development cycle.

The proposed extension of the McCurdy Road, to be undertaken by the City and facilitated by the dedication of the necessary road reserve would provide a direct link between the site and the City core. In addition the dedication of the COMC right-of-way respects the City's long term transportation goals.

The Terreno plan balances development with preservation, creating a community with an emphasis on retaining natural environment, connections to park amenities and access to trails. It is consistent with the objectives of the OCP and compatible with Kelowna's vision of the future.

**Zoning**

Currently the site is zoned as A1. It is anticipated that after subdivision, the portions of the site between the COMC right-of-way and the Mill Creek will become P3 area. The development areas would be divided into three parcels with RHM4 zoning. The remaining portions would remain as A1.



*The development areas would be divided into three parcels with RHM4 zoning.*

### Environmental

While no development occurs without some disruption to the natural environment, every effort has been made to site proposed roads and structures so as to minimize site disturbance. In addition, proposed restoration areas and storm water management practices will serve to reinforce most valuable ecosystems on the site. Detention, controlled release and infiltration of storm water from the developed area will assist in maintaining water flows and ground water recharge in this area.

Above the riparian area, disturbed slope will be returned to the semblance of a natural condition and the landscaping adjacent to development will be sensitive to surrounding environment, respecting natural plant pallets and incorporating drought tolerant materials in keeping with City of Kelowna guidelines. The intention is to blend the built and the natural environment into a seamless whole.

### Walking and Cycling

The development plan anticipates pedestrian connections between each development lot and well used trail running along the Fortis Gas right-of-way. It further anticipates the potential for the City to build a trail connecting the Fortis trail to the park network on Dilworth Mountain. This trail link would be located south of Lot C. This would increase both the utility and the number of users on the Fortis trail.

It should be noted that, although the trail on the Fortis Gas right-of-way is used by the general public as a recreational amenity, it is located on private property. This portion of the site is not part of the land dedications required by existing covenants.

Access to the trail on the Fortis right-of-way will be greatly improved by the proposed emergency access road connecting to the existing McCurdy stub. This will allow both pedestrians and cyclists to easily cross Mill Creek and enjoy the Dilworth highlands.

#### SITE PLANNING STRATEGY

The proposed development seeks to cluster structures and integrate them into the existing land forms so as to minimize site disruption and preserve existing slopes. In order to minimize visual impact from the core area, the apartment buildings are located so as to be partially obscured by existing land forms from various angles. The use of natural colors and textures will allow the buildings to blend with their surroundings.

*... development seeks to cluster structures and integrate them into the existing land forms...*



Major access to Lots B and C will be provided by an access road running west of the central knoll. This will hide it entirely from the City core area. The road access to Lot A will be similarly hidden by topography.

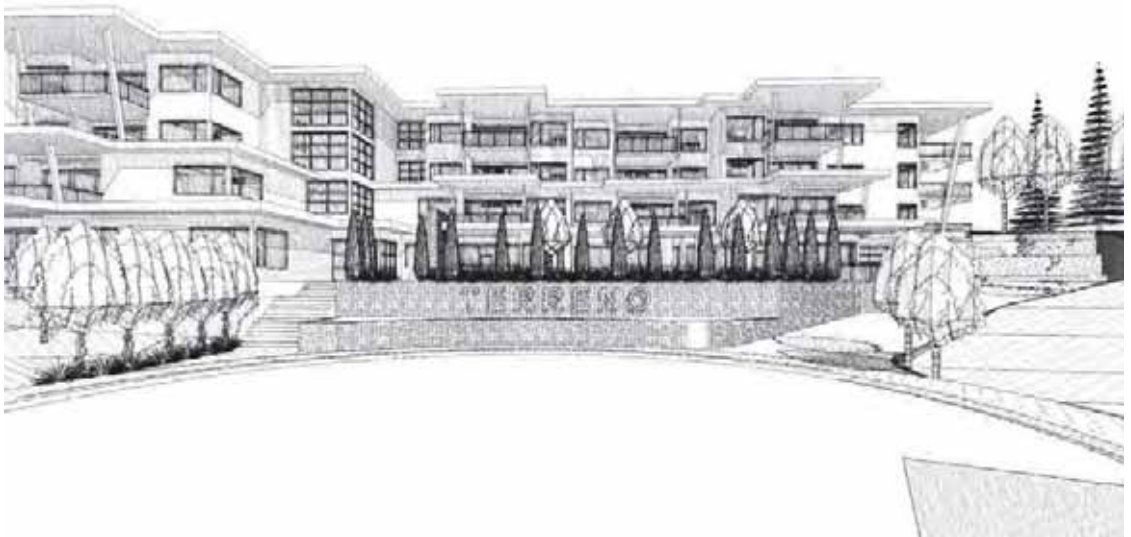
The following drawings represent design intent only but will be subject to adjustment and refinement.

**LOT A – TOWNHOUSE / APARTMENT DEVELOPMENT**



The Lot A occupies 1.85 hectares (4.57 acres) of land and contains a water channel along its southwestern edge. This site will contain one apartment building with 45 moderately sized apartments on its north portion and 9 townhouses south of a central access road connecting to an extension of Mount Baldy Road.

While the slope of the ground below the proposed townhouses is moderate, varying from 8 to 12 percent, the proposed location for the apartment building is steeper, approaching 29 percent in some areas. The steeper site conditions and an adjacent ridge to the east, allow the apartment building to be tucked back into the slope, reducing its visual impact when viewed from the core area below.



The townhouses will maintain appropriate clearances from the water channel to the southwest and preservation / restoration areas will be established in order to ensure the continued health of this feature.

The design of the buildings will emphasize articulated facades and natural colors. Buffer plantings and appropriate landscape treatments will provide filtered views of the development and connect it to the natural landscape.



The development would be provided with a pathway connection to the existing public trail on the Fortis gas right-of-way and connection through it to a variety of recreational opportunities including the Dilworth park system.

#### **LOT B – LARGER SIZE APARTMENTS**

The Lot B occupies 1.31 hectares (3.24 acres) of land between the knoll and the proposed McCurdy Road extension. A 24 unit building with larger, quality apartments is proposed for this site...think, “ranchers in the sky”. Vehicular access would be from the proposed extension of Baldy Mountain Road.



This site has a general slope of less than 4:1, allowing for construction of the proposed building without the need for extensive retention works and allowing for the retention of natural grade

and tree stands to the east of the proposed building. This building will have an articulated facade well punctuated by decks and balconies.

Preserved tree stands to the east will mitigate views of this building from the City core. Proposed tree clusters along the north property line would mitigate views of this building from the proposed McCurdy Road extension. More formal tree plants along the entry drive would filter views from the existing, adjacent apartment buildings.

The development would be provided with a pathway connection to the existing public trail on the Fortis gas right-of-way and connection through it to a variety of recreational opportunities including the Dilworth park system. This walkway will also provide access to an outdoor seating and recreation area.

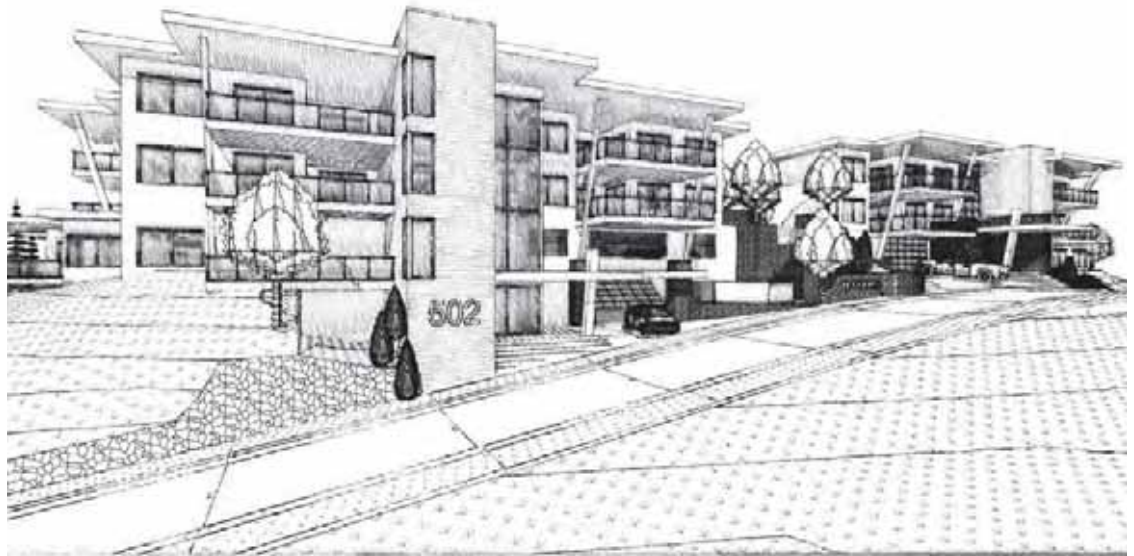
### **Lot C – KNOLL TOWNHOUSES**

The Lot C occupies 3.87 hectares (9.56 acres) which encompasses both the highest and lowest proposed building sites in this development

### **Knoll Apartment Buildings**

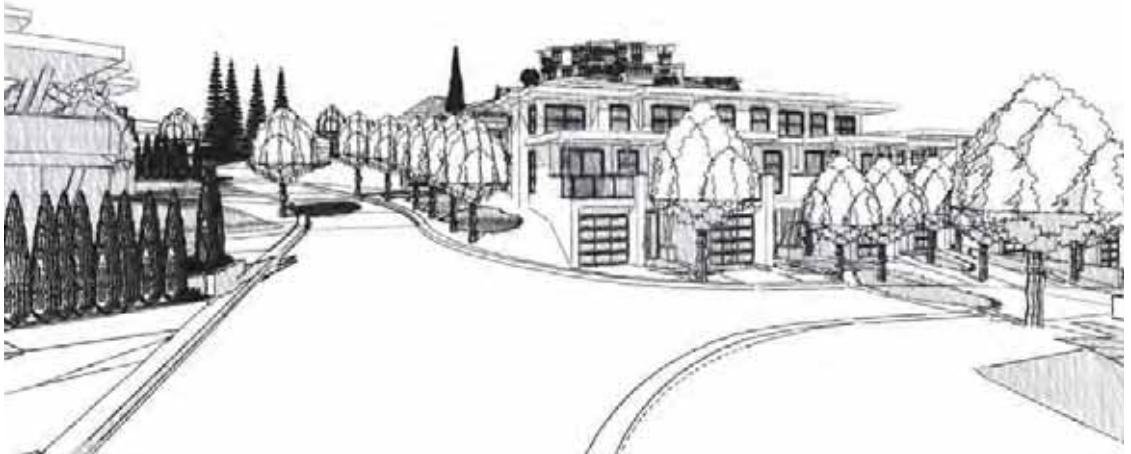
The knoll, located in the northern portion of Lot C, and centrally within the proposed development as a whole, will be the site of two apartment buildings which share a common parking structure. A 27 unit building will be located on the northwest portion of the knoll. An 18 unit building will be located on the southwest. The underground parking structure will be located on the west side. Access will be from a private road, also to the west.

This configuration will leave the eastern slope of the knoll, which faces the City core, undisturbed by development. The geometry of the knoll itself will significantly limit the visibility of the apartments buildings from the core and make it impossible for the buildings to be viewed in their entirety from any surrounding property. In addition, the design of the buildings is slope-adaptive, allowing them to sink into the natural contours of the land.



### **The Vale Townhouses**

To the south of the knoll is a natural bowl located immediately below the existing Dilworth Heights apartment development. This will be the site of 30 townhouse units arranged to take best advantage of the existing topography. Both uphill and downhill townhouse models will be used to create the best fit. Vehicular access would be from the north via a private road leading down from the Baldy Mountain Drive, the same road providing access to the knoll development.



The amenities would include a pathway link to the existing trail on the Fortis gas right-of-way. Through this connection, residents would have access to a variety of recreational opportunities including hiking and cycling.

### **CONCLUSION**

Terreno completes the local patterns of development, provides necessary linkages and meets OCP objectives. The dedication of a future rights-of-way for the COMC, dedication of a road reserve for extension of McCurdy Road, and the purchase of land for the right-of-way for the Mount Baldy Road extension, will provide the City with greater connectivity in the road grid.

The proposed built areas of the site are complimentary to the adjacent housing and sited to minimize disruption. They allow the retention of the greatest amount of visible slope and provide the opportunity for the City to create a high value park. The dedication of park land,

offer of additional land for sale as park assists in creating a contiguous park network extending from Mill Creek throughout Dilworth Mountain.

The anticipated built forms will be harmonious with their environment and sites so as to fit into the natural land forms. When complete, Terreno will define one edge of the Dilworth neighbourhood. It will create a gracious interface with the natural environment and continuity with the civic fabric beyond. It will also expand the Kelowna housing inventory and expand the civic tax base.

In combination, the issues highlighted above demonstrate the benefits this development accrues to the surrounding neighbourhood and the City as a whole. Terreno represents a gain for Kelowna and its residents, past and future.





DATE	ISSUED FOR	REV
2016-05-12	REZONING	-
2017-01-31	REZONING	1

This drawing has been prepared solely for the use of the client and there are no representations of any kind made by the landscape architect to any other party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes without the express written consent, signed and dated by the Landscape Architect.

**Consultants**

Civil: D.E. Pilling & Associates Ltd.  
Ecology: Ecological Consultants Ltd.  
Structural: Westcoast Engineering Ltd.  
Mechanical: Mechanical Engineering Ltd.  
Electrical: Electrical Engineering Ltd.

**Donald V. S. Duncan**  
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Project Leader	Drawn	Revision
1 D. Duncan	D. Duncan	D. Duncan

**TERRENO**  
LANDSCAPE ARCHITECTURE

a project by  
**PRODEV PARTNERSHIP**  
**A HILLSIDE COMMUNITY**  
in KELOWNA BC

**CONTEXT PLAN**

Drawing Title

Check Scale (may be photo reduced)  
0 10m 20m

Project No. 15-0002

Drawing No. LO-1





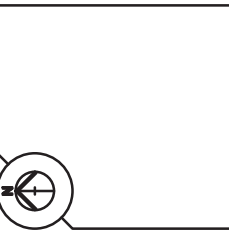
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2016-05-12	REZONING	-
2017-01-31	REZONING	1

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**Consultants**

**Civil:**  
D.E. Pilling & Associates Ltd.  
Landscape Consultants Ltd.  
Structural  
Mechanical  
Electrical



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	Drawn	D. Duncan
	Revision	D. Duncan

**TERRENO**  
a project by  
**PRODEV PARTNERSHIP**  
A HILLSIDE COMMUNITY  
IN KELOWNA BC

**SITE PLAN**

Check Scale (may be photo reduced)  
0 10m  
0 10m

Project No. 15-0002  
Drawing No. LO-2



02 SITE PLAN - EXISTING TOPOGRAPHY  
LO-2  
1:2000



01 SITE PLAN - AIR PHOTO  
LO-2  
1:2000



DATE	ISSUED FOR	REV
2016-05-12	REZONING	-
2017-01-31	REZONING	1

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This drawing shall not be used for construction purposes without the written consent of the Architect. Signed and sealed by the Landscape Architect.

**Consultants**

**Client:**  
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Landscape Consultants Ltd.  
Structural  
Water Engineering Ltd.  
Electrical

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**1** Project Leader  
D Duncan  
Drawn  
D Duncan  
Revision

**TERRENO**  
LANDSCAPE ARCHITECT

a project by  
**PRODEV PARTNERSHIP**  
A HILLSIDE COMMUNITY  
IN KELOWNA BC

Drawing Title  
**DEVELOPMENT AREA**  
ZONING, PHASING AND LOT AREAS

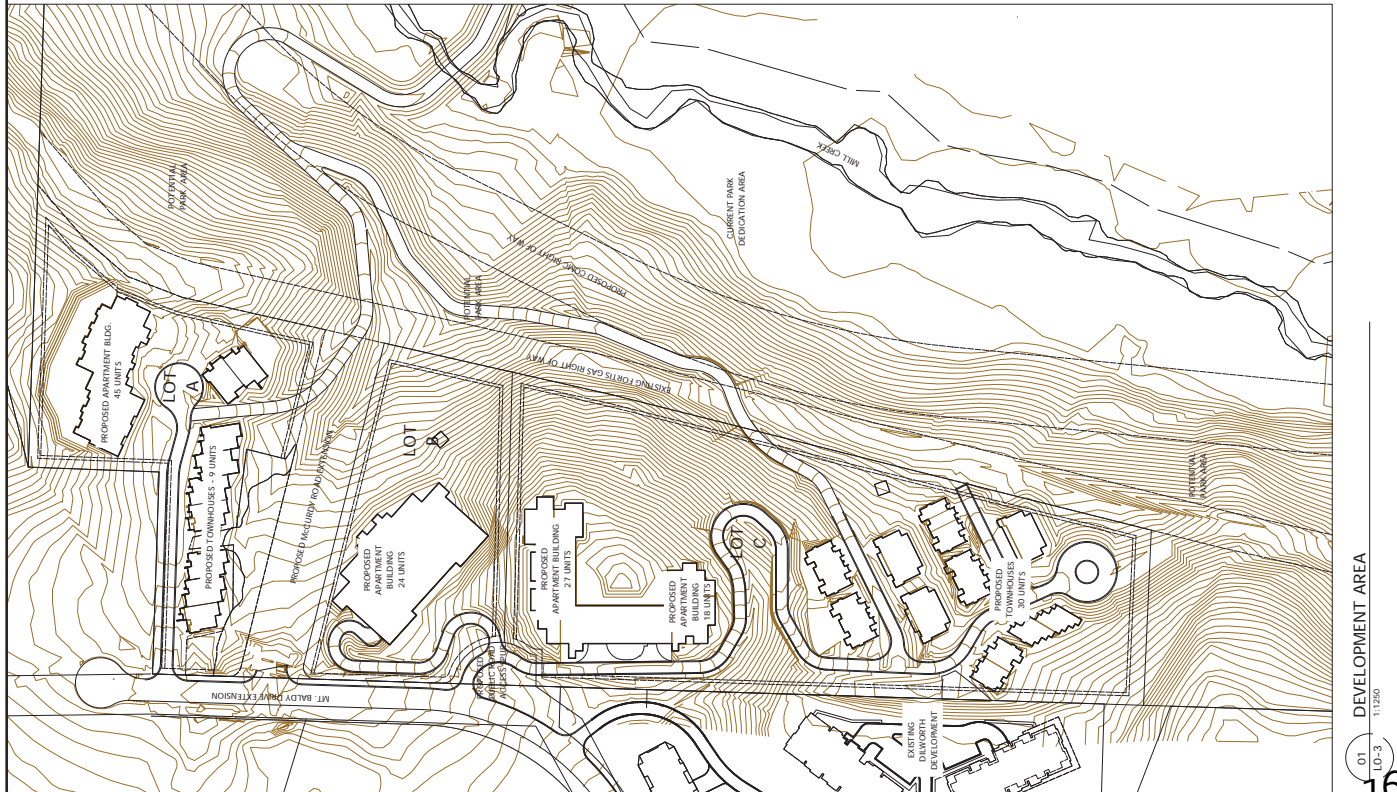
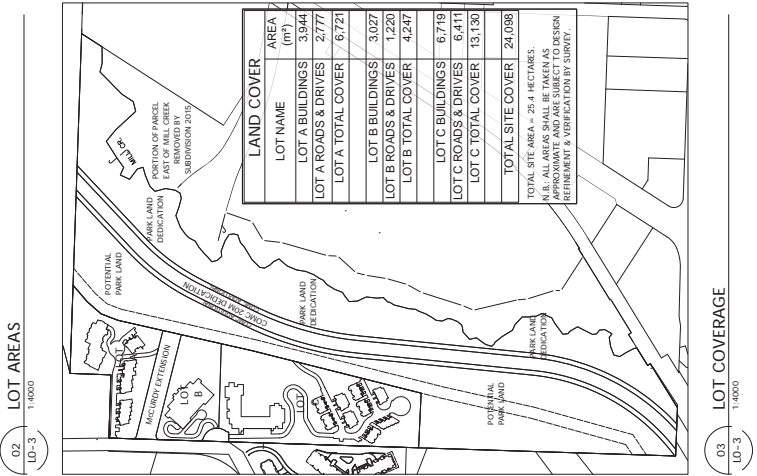
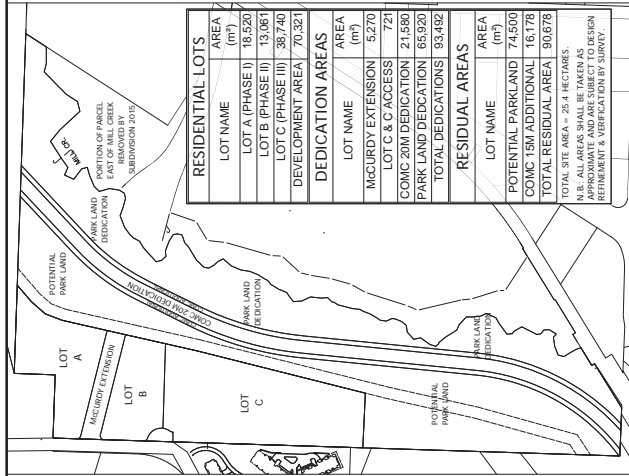
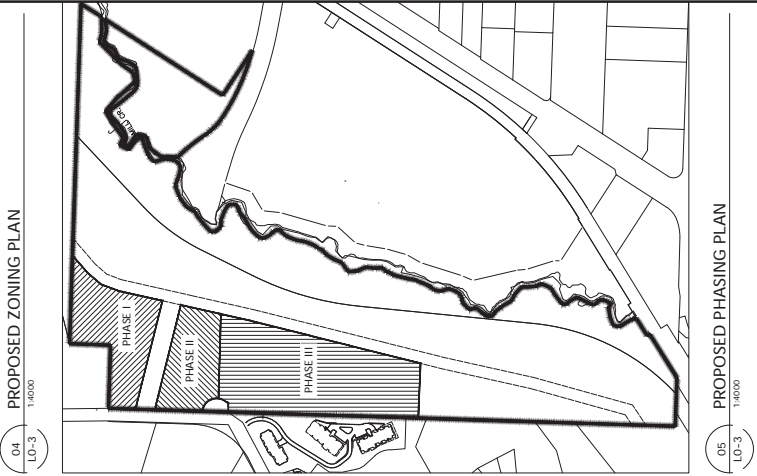
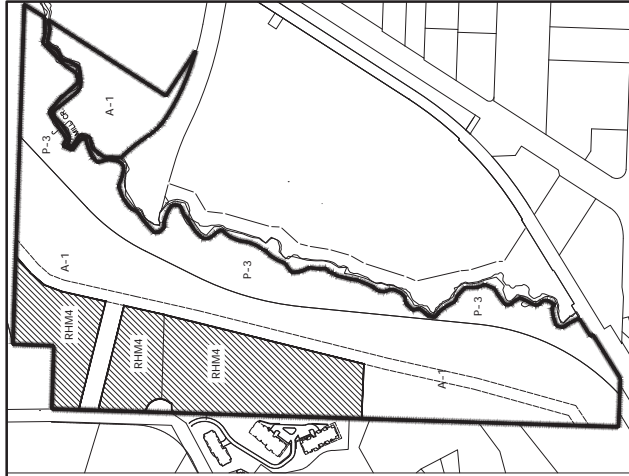
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0 10m

Project No. 15-0002  
Drawing No. LO-3

DATE	ISSUED FOR	REV
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2017-01-31	REZONING	1

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This drawing shall not be used for construction purposes without the written consent of the Architect. Signed and sealed by the Landscape Architect.





## DESIGN PROPOSAL

NOT FOR CONSTRUCTION

TERPENO  
RESEARCH COLLEGE

TERRENO -  
APARTMENTS

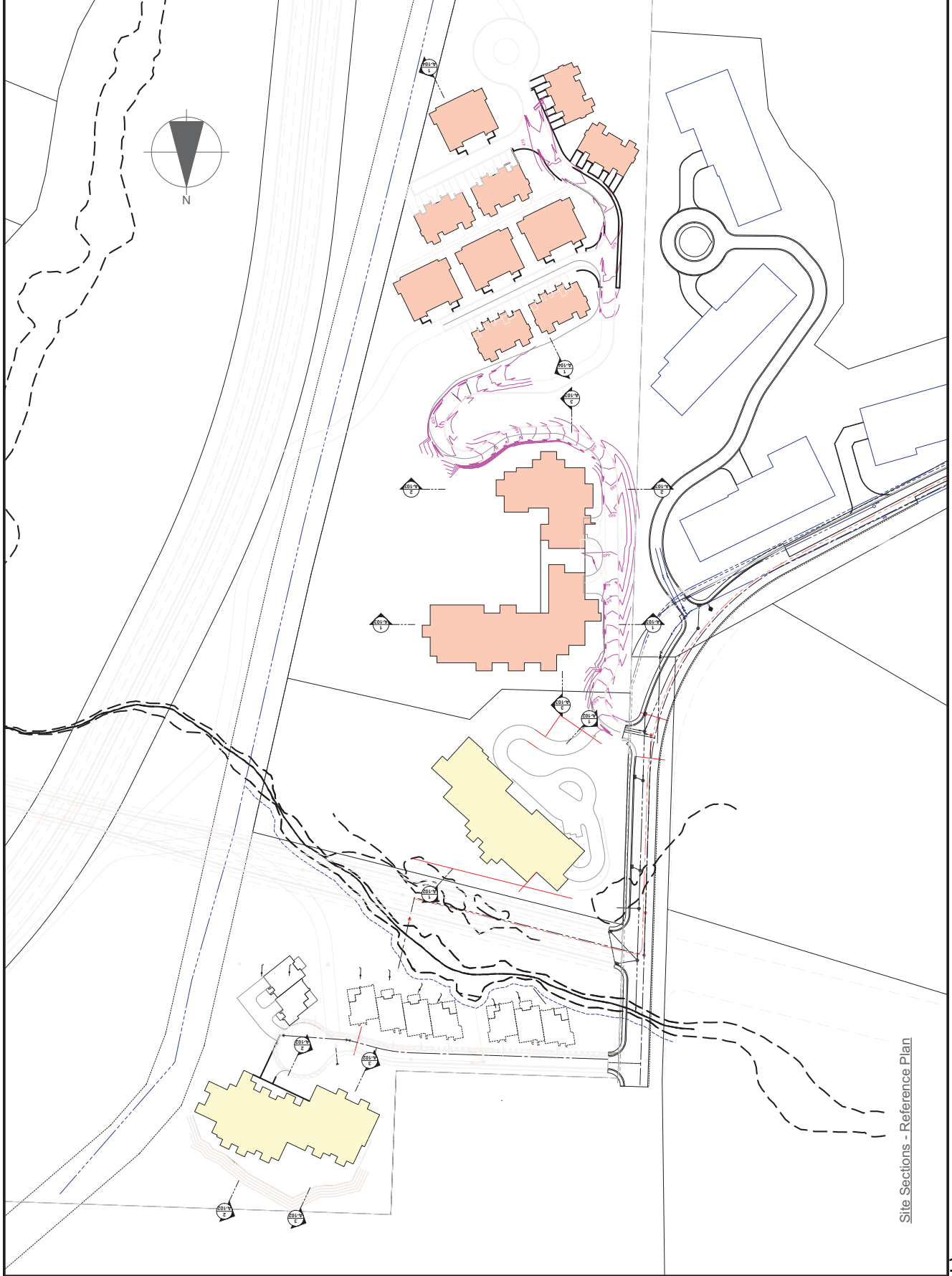
MARK	DATE	DESCRIPTION
	/ /	

DATE:	1/25/2017
MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
COPYRIGHT	

SHEET TITLE
Site Sections - Reference Plan

A-101

SHEET 3



## Site Sections - Reference Plan



## DESIGN PROPOSAL

NOT FOR CONSTRUCTION



TERRENO -  
APARTMENTS

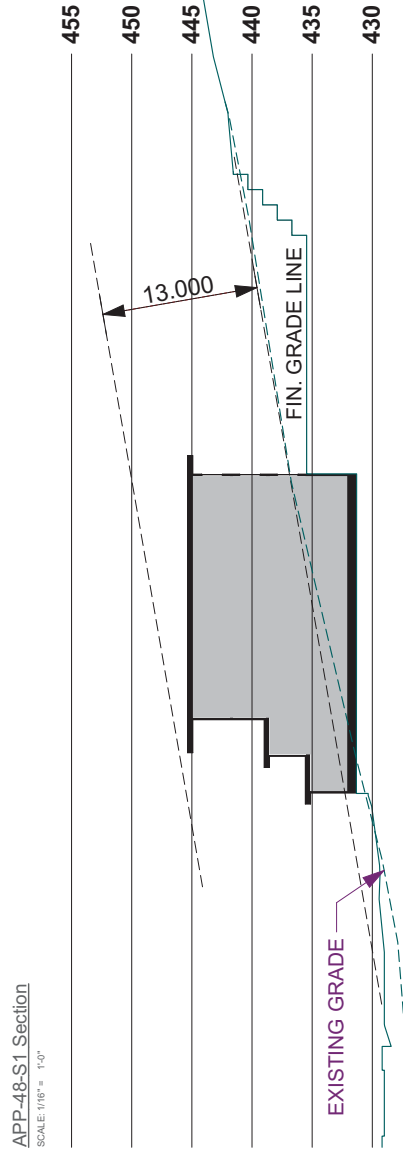
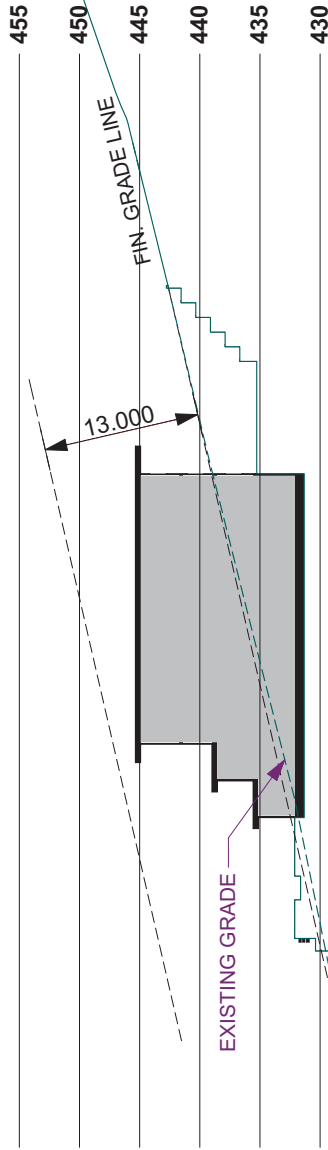
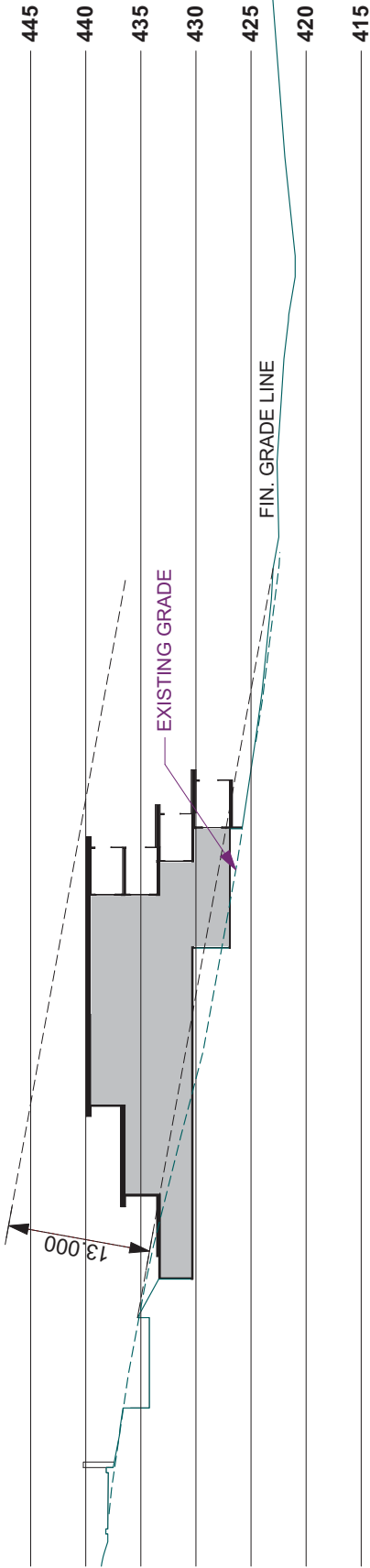
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DATE:	1/25/2017
MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
COPYRIGHT	

Site Sections - APP-22 &  
APP-48

A-102

SHEET 4







FELIX WESTERKAMP, dphg(ph)  
1600 WATER STREET  
KELOWNA B.C. V1Y - 8T8  
(250) 879-1640  
email: fwesterkamp@fwassoc.com  
web: www.fwassociates.com

CONSULTANTS

DESIGN PROPOSAL

NOT FOR CONSTRUCTION

TERRENO  
KELOWNA BRITISH COLUMBIA

TERRENO -  
APARTMENTS

MARK	DATE	DESCRIPTION
1/1		
2/1		
3/1		
4/1		
5/1		
6/1		
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9/1		
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11/1		
12/1		

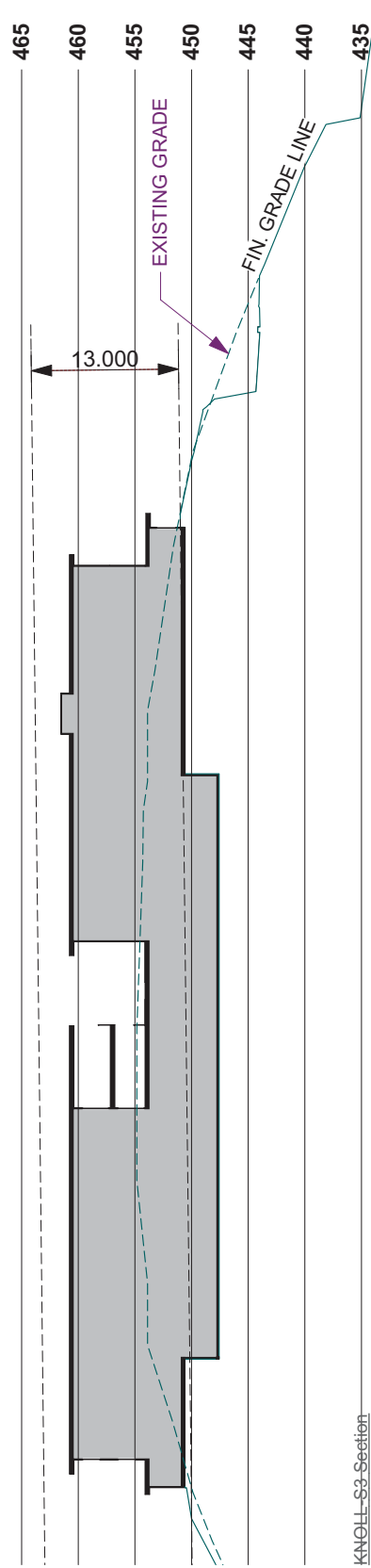
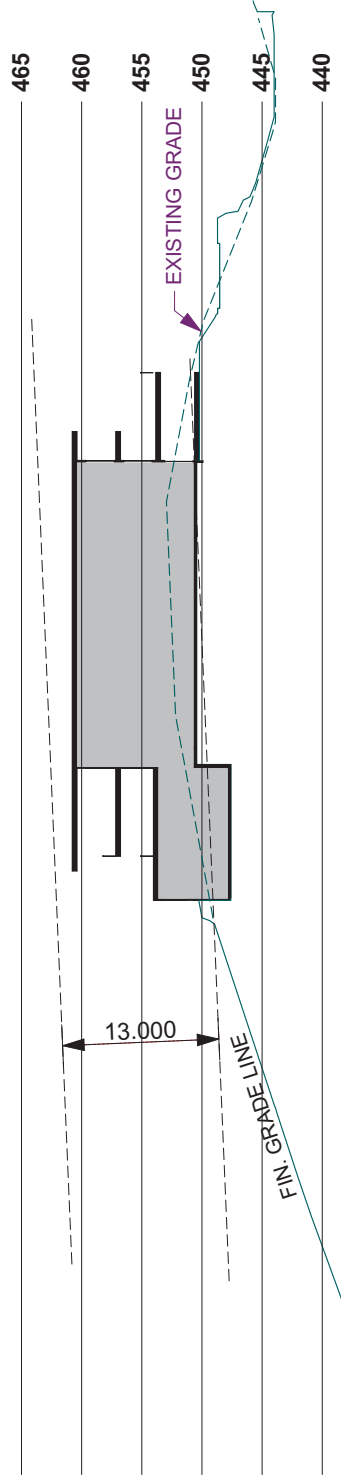
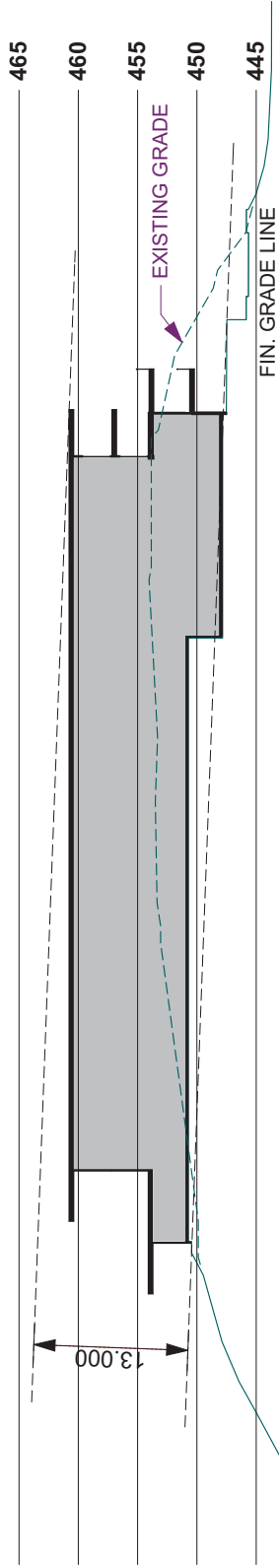
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COPYRIGHT	

SHEET TITLE

Site Sections - KNOLL

A-103

SHEET 5





FELIX WESTERKAMP, dphg(rh)  
1600 WATER STREET  
KELOWNA, B.C. V1Y - 8T8  
(250) 878-7640  
email: f.westerkamp@fwp.ca  
web: www.fwcrispdesigns.com

CONSULTANTS

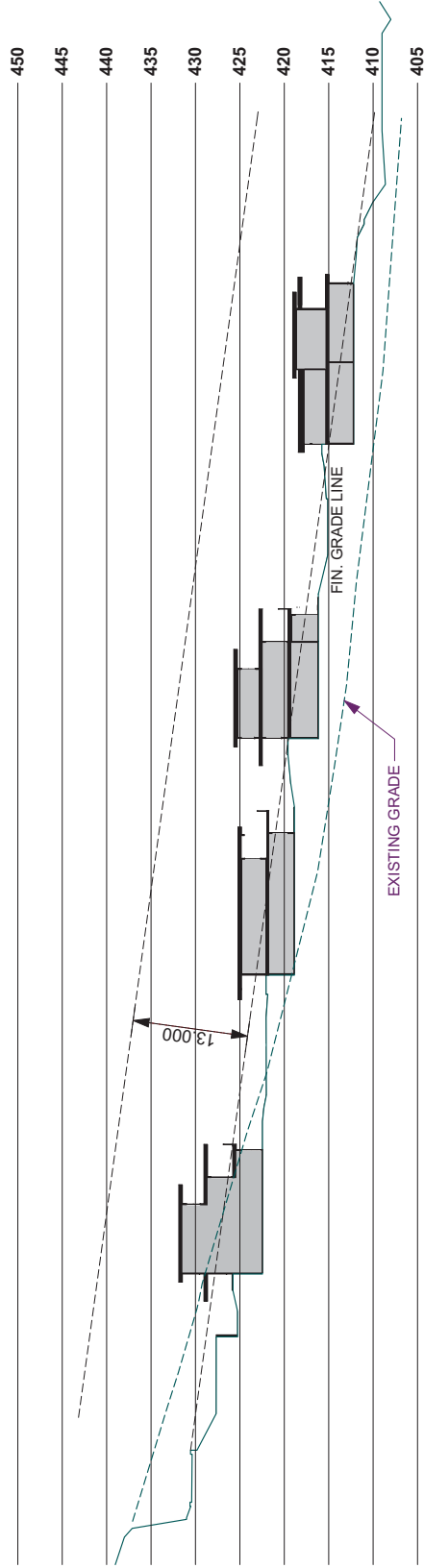
DESIGN PROPOSAL

NOT FOR CONSTRUCTION



TERRENO -  
APARTMENTS

TH-S1 Section  
SCALE: 1:250



MARK	DATE	DESCRIPTION
1/1		

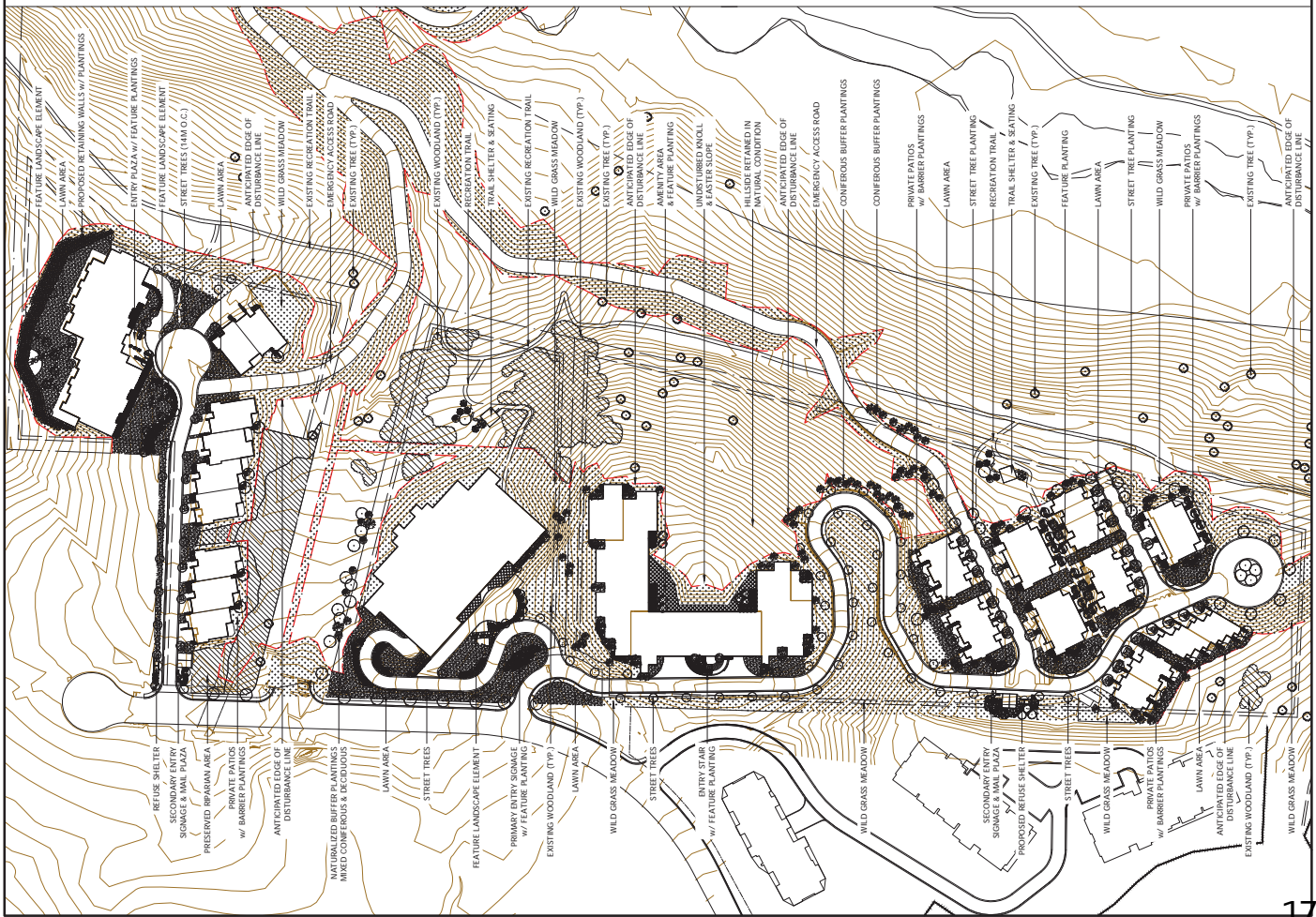
DATE: 1/25/2017  
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COPYRIGHT

SHEET TITLE

Site Sections - TH

A-104

SHEET 6



CANDIDATE PLANT LIST

- EXISTING CONIFER TO REMAIN
- ABIES CONCOLOR (WHITE FIR) - LARGE
- ABIES CONCOLOR (WHITE FIR) - SMALL
- PICEA MURICATA (BLUE SPRUCE) - LARGE
- PICEA MURICATA (BLUE SPRUCE) - SMALL
- PRINUS NIGRA (AUSTRIAN PINE) - LARGE
- PRINUS NIGRA (AUSTRIAN PINE) - SMALL
- ACTER PLATANUS (NORWAY MAPLE)
- BETULA PAPERIFERA (PAPERBARK BIRCH)
- QUERCUS MACROCARPA (BUR OAK)
- QUERCUS COBURG (ENGLISH OAK)
- ZELKOVA SERATA (JAPANESE ZELKOVA)
- Juniperus communis (Common Juniper)
- Pinus mugo 'Mughus' (Mugo Pine)
- Cornus stolonifera (Redtwig Dogwood)
- Cornus 'Flaviramea' (Yellowtwig Dogwood)
- Gaultheria shallon (Salal)
- Oemleria cerasiformis (Indian Plum)
- Philadelphus coronatus (Mock Orange)
- Physocarpus opulifolius (Ninebark)
- Potentilla fruticosa 'Abbotsford' (Shrubby Cinquefoil)
- Prunus x cistena (Purpleleaf Sand Cherry)
- Ribes sanguineum (Flowering Currant)
- Rosa 'Hansa' (Hansa Rose)
- Rubus spectabilis (Salmonberry)
- Sambucus racemosa (Red Elderberry)
- Symphoricarpos albus (Snowberry)
- Vaccinium ovatum (Evergreen Huckleberry)
- Vaccinium vitis-idaea (Lingonberry)
- Festuca ovina glauca 'Elijah Blue' (Elijah Blue Fescue)
- Polystichum munitum (Sword Fern)
- Lawn Area (Drought Resistant Ornamental Grass Mix)
- Wild Grass Meadow (Native Meadow Grass Mix)

01 LANDSCAPE KEY PLAN

1:1000

L3-0

GENERAL NOTES

1. CONSULT WITH THE LOCAL GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS FOR CONSTRUCTION.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS FOR CONSTRUCTION.
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RELEASE NOTES

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DATE	ISSUED FOR	REV
2016-05-12	REZONING	-
2017-01-31	REZONING	1

**PRELIMINARY**  
**FOR DISCUSSION ONLY**

Client:  
Ecology  
Landscape Architects Ltd.  
1000 West 10th Avenue  
Vancouver, BC  
V6H 1A1



**Duncan V.S. Duncan**  
**LANDSCAPE ARCHITECT**  
403-220 Bouverie Street  
Vancouver, BC  
V6H 1A1  
778-791-4323  
duncan@vancouver.ca

**1** Project Leader  
Duncan  
Revision  
**TERRENO**  
LANDSCAPE ARCHITECTS

a project by  
**PRODEV PARTNERSHIP**  
A HILLSIDE COMMUNITY  
IN KELOWNA BC

Drawing Title  
**LANDSCAPE KEY PLAN**  
AND GENERAL INFORMATION

Check Scale (may be photo reduced)  
Project No. 15-0002  
Drawing No. L3-0



## **Public Information Meeting Report**

### **Context**

The proposed TERRENO development site is located on the eastern slopes of Dilworth Mountain, descending and levelling out to Mill Creek at the east property line. The western extent of McCurdy Road terminates at the northern one-third of the site at Mill Creek. The site is bound to the east by an industrial park, to the west by residential low-rise apartment buildings, to the north by ALR land and future Mount Baldy park area and to the south by Highway 97.

A Development Proposal application to amend the OCP and rezone 27% of the property to low-density residential use was submitted to the City of Kelowna on February 14, 2017. On June 8, 2017, City planning staff confirmed the requirement for a Public Information Meeting prior to Council's first reading of the Bylaw.

(Note – Subsequent to the Public Information Session the Planning Department advised that First Reading of the Bylaw was scheduled for August 28, 2017 and Public Hearing and Second and Third reading of the Bylaw was scheduled for September 12, 2017).

### **Invitations and Distribution**

On July 12, 2017, CSEK Creative coordinated the printing and mailing of 1,679 postcard invitations to households within Postal Codes V1X and V1V which overlapped the required 300 meter notification area. Appendix A shows both sides of the 4"x6" postcard that was confirmed delivered by Canada Post (Statement of Mailing # C158168086). Included on the postcards were the meeting location, time of meeting, purpose of meeting, and map showing the location of the subject site. Also, Appendix A shows the maps of the delivery areas in Kelowna's V1V and V1X postal code catchment area.

A personal invitation was sent by email to the General Manager of Development at Emil Anderson Construction, developers of the multi-family apartment buildings to the west of the subject site.

It should also be noted that two standard City of Kelowna Development Proposal signs were installed on July 21, 2017 alerting neighbours of the application.



## Location

The meeting was held at the Kelowna Ramada Inn & Conference Centre located on Harvey Ave/Enterprise and Dilworth Drive. Given the lack of meeting space directly adjacent to the subject property, it was deemed reasonable to hold the meeting in an obvious and convenient location. The Ramada provided ample parking 3.5km from the subject site in a location readily passed by those traveling to and from downtown. If desired, the Ramada was also easily accessible by transit (#3 Bus).

## Time and Duration

The Marshall West Public Information Meeting was officially scheduled between 5pm and 8pm on a Monday, July 31, 2017. Visitors arrived early and conversations with neighbors took place between approximately 445pm and 730pm. This window of time was deemed appropriate for capturing both the “after-work” and “after-dinner” crowds.

## Displays and Information

Eight display boards on easels and on a large screen television visual images were shown in the meeting room of the Ramada to provide details of the development proposal application.

Attached are copies of the eight boards that were displayed provided the following information:

1. Site Location & Neighborhood Context
2. Site Conditions and Aerial Photography
3. The Plan – site plan of proposed subdivision, buildings and roads
4. The Plan Lot A – Showing 9 Townhouses and 45 Unit Condominium
5. The Plan Lot B – Showing a single 24 Unit Condominium
6. The Plan Lot C – Showing a 45 Unit Condominium built around the summit of the “knoll” and 30 Townhouse in the hollow to the south of the “knoll”.
7. Parks, Trails, Parkland and Transportation Covenants
8. TERRENO Development Visualization – photo-realistic rendering of development looking west from Hwy 97

The Applicant, Terrence Johnston from OPTUS Advisors Inc. and Peter Lacey from Prodev Limited Partnership, one of the land owners were present at the Public Meeting to answer questions and provide information about the displays and proposal.



## Visitors and Comments

Over the course of approximately 3.5 hours, 15 neighbours of the subject site from 11 households attended the public information meeting. A signed list of those in attendance is attached.

Of the 15 visitors, approximately 5 indicated concerns about increased traffic to Mt Baldy Drive. About 3 of these individuals reside in Cassiar Meadows, a townhouse and apartment strata at 2425 Mt Baldy Drive on the southeast corner of Dilworth Drive. Of particular concern was the safety of those turning south on Dilworth Drive from Mt Baldy Drive. It was indicated that a Traffic Study had been completed previously and the owner's traffic consultant has suggested reduction in speed limits and/or other traffic calming measure to mitigate potential hazards at that intersection given this pre-existing condition. The City of Kelowna traffic engineering has requested that improvements to the intersection be examined if future development exceeds the density proposed in this application. Several in attendance suggested that a traffic circle be considered for the intersection.

Another 3 to 4 visitors asked questions about impacts to the existing trail network on the subject site. Concerns were raised about impacts to connectivity and trail access. When it was explained that the rezoning process would formalize trails currently on private property and enhance the trails and networks, all individuals appeared content and even happy with the effect to the trails.

Beyond those visitors concerned with traffic issues, most indicated support for the development's aesthetics noted that the planning was performed in a way that integrated well with the existing hillside.

The owners of the 2 ALR land parcels to the west of the subject property were unable to attend but in follow up conversations they indicated support of the development proposal.

Submitted by:

Terrence Johnston  
OPTUS ADVISORS INC.  
Applicant

Date: August 8, 2017





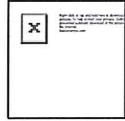
## Csek Creative

CREATIVE MARKETING | CUSTOM DESIGN | WEB APP DEVELOPMENT | MEDIA  
PLANNING & BUYING | BRANDING | PRINT SERVICES & ADVERTISING  
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## KelownaNow

STUFF THAT MATTERS  
[www.KelownaNow.com](http://www.KelownaNow.com)



## KamloopsBCNow

STUFF THAT MATTERS  
[www.KamloopsBCNow.com](http://www.KamloopsBCNow.com)

Begin forwarded message:

**From:** Rob Cupello <[rcupello@pulsegroup.ca](mailto:rcupello@pulsegroup.ca)>

**Subject:** Fwd: Service Ticket # 122558981 - status re: eSOM C158168086

**Date:** July 25, 2017 at 10:43:41 AM PDT

**To:** Nikki Csek <[nikki@csekcreative.com](mailto:nikki@csekcreative.com)>

From Canada Post for Terreno

## Rob Cupello

VP Business Development

Now with Offices in Kelowna, Kamloops, and Salmon Arm

t: 250.862.8010 t/f: 1.866.862.8010 f: 250.862.8069 e: [rcupello@csekcreative.com](mailto:rcupello@csekcreative.com)



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PLANNING & BUYING | BRANDING | PRINT SERVICES & ADVERTISING  
[www.csekcreative.com](http://www.csekcreative.com)

**From:** DONOTREPLY\_NEPASREPONDRE@CANADAPOST

[[mailto:DONOTREPLY\\_NEPASREPONDRE@CANADAPOST.CA](mailto:DONOTREPLY_NEPASREPONDRE@CANADAPOST.CA)]

**Sent:** July 25, 2017 11:17 AM

**To:** [akrawchuk@quantumgraphics.ca](mailto:akrawchuk@quantumgraphics.ca)

**Subject:** Service Ticket # 122558981 - status re: eSOM C158168086

\*\*\*\* DO NOT DELETE / NE PAS SUPPRIMER \*\*\*\*  
{ticketno:[122558981]}

\*\*\*\* DO NOT DELETE/ NE PAS SUPPRIMER \*\*\*\*

Good morning Ann,

As requested, here are the delivery details for eSOM C158168086:

00001 Planned deposit date: 2017/07/07  
Actual Deposit date 2017/07/11

622 pces

Delivery Start Date: 2017/07/12

Delivery End date: 2017/07/14

00002 Planned deposit date: 2017/07/07  
Actual Deposit date 2017/07/11

1,057 pces

Delivery Start Date: 2017/07/12

Delivery End date: 2017/07/14

Regards,  
Henry  
Canada Post  
Commercial Service Network  
1-866-757-5480



The Delivery Mode names that have an asterisk (\*) indicate Modes that are split between more than one (1) FSA.  
Les noms des modes de livraison avec un astérisque (\*) indiquent des modes partagés entre plusieurs RTA.



The Delivery Mode names that have an asterisk (\*) indicate Modes that are split between more than one (1) FSA.  
Les noms des modes de livraison avec un astérisque (\*) indiquent des modes partagés entre plusieurs RTA.

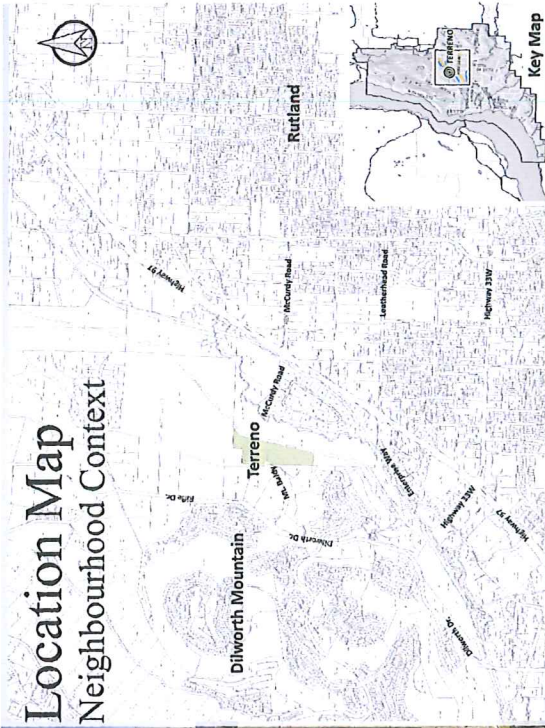




# TERRENO OPEN HOUSE PRESENTATION PANELS

## Site Location Map Local Neighbourhood Context

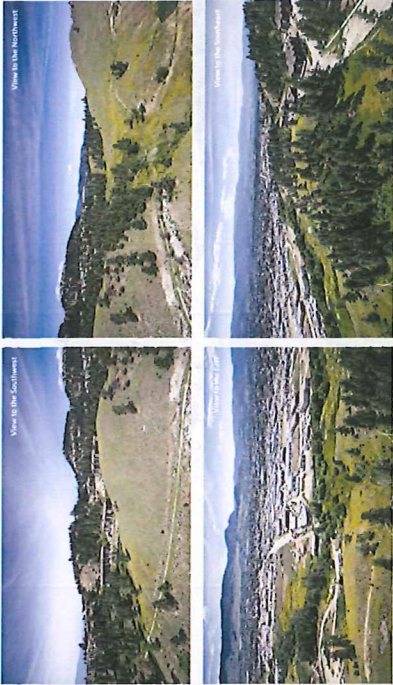
Terreno is located on the eastern slopes of the Dilworth Mountain overlooking Mill Creek. Access will be from Mount Baldy Drive via Dilworth Drive in the south and from Rifle Road in the north. There is potential for a future connection to McCurdy Road.



PROCELV LIMITED PARTNERSHIP & 17310 ALBERTA LTD  
CITY OF EDMONTON  
17310 ALBERTA LTD  
17310 ALBERTA LTD  
17310 ALBERTA LTD

## Site Conditions Aerial Photography

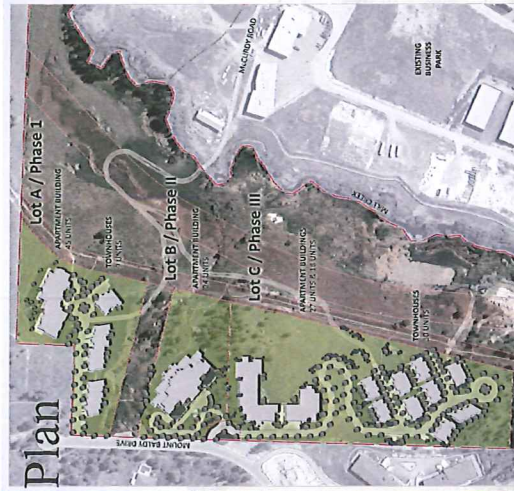
Terreno is currently undeveloped land located between a business park to the east and residential development on Dilworth Mountain to the west. The site is currently covered by grassland and sparse woodland.



PROCELV LIMITED PARTNERSHIP & 17310 ALBERTA LTD  
CITY OF EDMONTON  
17310 ALBERTA LTD  
17310 ALBERTA LTD  
17310 ALBERTA LTD

## The Plan

Terreno will be built in three phases, progressing from north to south. In total, the development will contain 153 Units, including 39 townhouses and 114 apartments. All buildings will be slope adaptive and feature natural finishes of wood and stone. Façades will be well articulated and balconies will be large.



PROCELV LIMITED PARTNERSHIP & 17310 ALBERTA LTD  
CITY OF EDMONTON  
17310 ALBERTA LTD  
17310 ALBERTA LTD  
17310 ALBERTA LTD

## The Plan Lot A

Terreno Lot A will feature a 45 unit apartment condominium building nestled in a hollow at the north end of the site and 9 townhouse units built on the downhill slope. All buildings will have slope adaptive design, allowing them to fit into the existing topography.



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CITY OF EDMONTON  
17310 ALBERTA LTD  
17310 ALBERTA LTD  
17310 ALBERTA LTD



# TERRENO OPEN HOUSE PRESENTATION PANELS

## The Plan Lot B

**Terreno Lot B** will contain a single 24 unit apartment condominium building located on the lower slope of the central knoll. The building will have slope adaptive design and feature natural materials. A large portion of the lot will be preserved as **natural open space**.

24 Unit Apartment Building

**Lot C / Phase III**

45 Unit Apartment Building

**Lot D / Phase IV**

30 Unit Townhouse Building

**Lot E / Phase V**

20 Unit Townhouse Building

**Lot F / Phase VI**

20 Unit Townhouse Building

**Lot G / Phase VII**

20 Unit Townhouse Building

**Lot H / Phase VIII**

20 Unit Townhouse Building

**Lot I / Phase IX**

20 Unit Townhouse Building

**Lot J / Phase X**

20 Unit Townhouse Building

**Lot K / Phase XI**

20 Unit Townhouse Building

**Lot L / Phase XII**

20 Unit Townhouse Building

**Lot M / Phase XIII**

20 Unit Townhouse Building

**Lot N / Phase XIV**

20 Unit Townhouse Building

**Lot O / Phase XV**

20 Unit Townhouse Building

**Lot P / Phase XVI**

20 Unit Townhouse Building

**Lot Q / Phase XVII**

20 Unit Townhouse Building

**Lot R / Phase XVIII**

20 Unit Townhouse Building

**Lot S / Phase XIX**

20 Unit Townhouse Building

**Lot T / Phase XX**

20 Unit Townhouse Building

**Lot U / Phase XXI**

20 Unit Townhouse Building

**Lot V / Phase XXII**

20 Unit Townhouse Building

**Lot W / Phase XXIII**

20 Unit Townhouse Building

**Lot X / Phase XXIV**

20 Unit Townhouse Building

**Lot Y / Phase XXV**

20 Unit Townhouse Building

**Lot Z / Phase XXVI**

20 Unit Townhouse Building

**Lot AA / Phase XXVII**

20 Unit Townhouse Building

**Lot AB / Phase XXVIII**

20 Unit Townhouse Building

**Lot AC / Phase XXIX**

20 Unit Townhouse Building

**Lot AD / Phase XXX**

20 Unit Townhouse Building

**Lot AE / Phase XXXI**

20 Unit Townhouse Building

**Lot AF / Phase XXXII**

20 Unit Townhouse Building

**Lot AG / Phase XXXIII**

20 Unit Townhouse Building

**Lot AH / Phase XXXIV**

20 Unit Townhouse Building

**Lot AI / Phase XXXV**

20 Unit Townhouse Building

**Lot AJ / Phase XXXVI**

20 Unit Townhouse Building

**Lot AK / Phase XXXVII**

20 Unit Townhouse Building

**Lot AL / Phase XXXVIII**

20 Unit Townhouse Building

**Lot AM / Phase XXXIX**

20 Unit Townhouse Building

**Lot AN / Phase XL**

20 Unit Townhouse Building

**Lot AO / Phase XLI**

20 Unit Townhouse Building

**Lot AP / Phase XLII**

20 Unit Townhouse Building

**Lot AQ / Phase XLIII**

20 Unit Townhouse Building

**Lot AR / Phase XLIV**

20 Unit Townhouse Building

**Lot AS / Phase XLV**

20 Unit Townhouse Building

**Lot AT / Phase XLVI**

20 Unit Townhouse Building

**Lot AU / Phase XLVII**

20 Unit Townhouse Building

**Lot AV / Phase XLVIII**

20 Unit Townhouse Building

**Lot AW / Phase XLIX**

20 Unit Townhouse Building

**Lot AX / Phase L**

20 Unit Townhouse Building

**Lot AY / Phase LI**

20 Unit Townhouse Building

**Lot AZ / Phase LII**

20 Unit Townhouse Building

**Lot BA / Phase LIII**

20 Unit Townhouse Building

**Lot BB / Phase LIV**

20 Unit Townhouse Building

**Lot BC / Phase LV**

20 Unit Townhouse Building

**Lot BD / Phase LVI**

20 Unit Townhouse Building

**Lot BE / Phase LVII**

20 Unit Townhouse Building

**Lot BF / Phase LVIII**

20 Unit Townhouse Building

**Lot BG / Phase LIX**

20 Unit Townhouse Building

**Lot BH / Phase LX**

20 Unit Townhouse Building

**Lot BI / Phase LXI**

20 Unit Townhouse Building

**Lot BJ / Phase LXII**

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**Lot BK / Phase LXIII**

20 Unit Townhouse Building

**Lot BL / Phase LXIV**

20 Unit Townhouse Building

**Lot BM / Phase LXV**

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**Lot BN / Phase LXVI**

20 Unit Townhouse Building

**Lot BO / Phase LXVII**

20 Unit Townhouse Building

**Lot BP / Phase LXVIII**

20 Unit Townhouse Building

**Lot BQ / Phase LXIX**

20 Unit Townhouse Building

**Lot BR / Phase LXX**

20 Unit Townhouse Building

**Lot BS / Phase LXXI**

20 Unit Townhouse Building

**Lot BT / Phase LXXII**

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**Lot BU / Phase LXXIII**

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**Lot BV / Phase LXXIV**

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**Lot BW / Phase LXXV**

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**Lot BX / Phase LXXVI**

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**Lot BY / Phase LXXVII**

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**Lot BZ / Phase LXXVIII**

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**Lot CA / Phase LXXIX**

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**Lot CB / Phase LXXX**

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**Lot CC / Phase LXXXI**

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**Lot CD / Phase LXXXII**

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**Lot CE / Phase LXXXIII**

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**Lot CF / Phase LXXXIV**

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**Lot CG / Phase LXXXV**

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**Lot CH / Phase LXXXVI**

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**Lot CI / Phase LXXXVII**

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**Lot CJ / Phase LXXXVIII**

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**Lot CK / Phase LXXXIX**

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**Lot CL / Phase LXXXX**

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**Lot CM / Phase LXXXXI**

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**Lot CN / Phase LXXXXII**

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**Lot CO / Phase LXXXXIII**

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**Lot CP / Phase LXXXXIV**

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**Lot CQ / Phase LXXXXV**

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**Lot CR / Phase LXXXXVI**

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**Lot CS / Phase LXXXXVII**

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**Lot CT / Phase LXXXXVIII**

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**Lot CU / Phase LXXXXIX**

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**Lot CV / Phase LXXXXX**

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**Lot CW / Phase LXXXXXI**

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**Lot CX / Phase LXXXXXII**

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**Lot CY / Phase LXXXXXIII**

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**Lot CZ / Phase LXXXXXIV**

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**Lot DA / Phase LXXXXXV**

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**Lot DB / Phase LXXXXXVI**

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**Lot DC / Phase LXXXXXVII**

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**Lot DD / Phase LXXXXXVIII**

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**Lot DE / Phase LXXXXXIX**

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**Lot DF / Phase LXXXXXX**

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**Lot DG / Phase LXXXXXXI**

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**Lot DH / Phase LXXXXXXII**

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**Lot DI / Phase LXXXXXXIII**

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**Lot DJ / Phase LXXXXXXIV**

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**Lot DK / Phase LXXXXXXV**

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**Lot DL / Phase LXXXXXXVI**

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**Lot DM / Phase LXXXXXXVII**

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**Lot DN / Phase LXXXXXXVIII**

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**Lot DO / Phase LXXXXXXIX**

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**Lot DP / Phase LXXXXXXX**

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**Lot DQ / Phase LXXXXXXI**

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**Lot DR / Phase LXXXXXXII**

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**Lot DS / Phase LXXXXXXIII**

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**Lot DT / Phase LXXXXXXIV**

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**Lot DU / Phase LXXXXXXV**

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**Lot DV / Phase LXXXXXXVI**

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**Lot DW / Phase LXXXXXXVII**

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**Lot DX / Phase LXXXXXXVIII**

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**Lot DY / Phase LXXXXXXIX**

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**Lot DZ / Phase LXXXXXXX**

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**Lot EA / Phase LXXXXXXI**

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**Lot EB / Phase LXXXXXXII**

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**Lot EC / Phase LXXXXXXIII**

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**Lot ED / Phase LXXXXXXIV**

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**Lot EE / Phase LXXXXXXV**

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**Lot EF / Phase LXXXXXXVI**

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**Lot EG / Phase LXXXXXXVII**

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**Lot EH / Phase LXXXXXXVIII**

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**Lot EI / Phase LXXXXXXIX**

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**Lot EJ / Phase LXXXXXXX**

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**Lot EK / Phase LXXXXXXI**

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**Lot EL / Phase LXXXXXXII**

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**Lot EM / Phase LXXXXXXIII**

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**Lot EN / Phase LXXXXXXIV**

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**Lot EO / Phase LXXXXXXV**

20 Unit Townhouse Building

**Lot EP / Phase LXXXXXXVI**

20 Unit Townhouse Building

**Lot EQ / Phase LXXXXXXVII**

20 Unit Townhouse Building



# TERRENO OPEN HOUSE - JULY 31, 2017

## RAMADA INN

### ATTENDEES

NAME	ADDRESS	TELEPHONE	EMAIL
<i>[Signature]</i>	3249 APPALOOSA DR	250-765-4356	5015212-ASTD@TELUS.NET
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Kevin Gurl	14-971 Monashee	250-812-8788	
Pinny Veri	2355 cascade	250-861-8662	861-0589