

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, November 21, 2017

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councilor Gray.

3. Confirmation of Minutes

1 - 14

Public Hearing - November 7, 2017

Regular Meeting - November 7, 2017

4. Bylaws Considered at Public Hearing

4.1 1888 Abbott St, (Z17-0066) BL11511 - James Theriault and Sheila Roth

15 - 15

To give Bylaw No. 11511 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

5. Notification of Meeting

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

6. Liquor License Application Reports

6.1 1250 Ellis Street, LL17-0016 - Whitworth Holdings Ltd

16 - 25

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward.

To seek Council's support for an amendment to a liquor primary license to facilitate an expansion to an existing liquor primary establishment.

7. Development Permit and Development Variance Permit Reports

- | | | |
|-----|---|-----------|
| 7.1 | TA17-0009 (BL11426) - Multiple Dwelling Housing Amendments | 26 - 26 |
| | To adopt Bylaw No. 11426 in order to amend the definition for "Multiple Dwelling Housing" in the Zoning Bylaw No. 8000. | |
| 7.2 | 2673 Gore St, Z17-0025 (BL11427) - Stanley Tessmer | 27 - 27 |
| | To adopt Bylaw No. 11427 in order to rezone the subject property from RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone. | |
| 7.3 | 2673 Gore St, DP17-0064 & DVP17-0065 - Stanley Tessmer | 28 - 72 |
| | City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward. | |
| | To consider a form and character of a 4 unit stacked townhouse project in the RM5 zone and to consider variances for site coverage, as well as side and rear yard variances. | |
| 7.4 | 720-740 Valley Rd, DP17-0174 & DVP17-0175 - Valley Land Subdivision Ltd | 73 - 116 |
| | City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward. | |
| | To consider a Development Permit for the form and character of a five storey multiple unit residential building and to consider a Development Variance Permit to vary the required parking stall size ratios and the maximum building height. | |
| 7.5 | 3626 Mission Springs Dr, DP17-0231 & DVP17-0232 - Green Square Development Ltd | 117 - 168 |
| | City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward. | |
| | To consider a Development Permit for the form and character of a multi-family housing project; and to vary the minimum side (south) yard setback from 7.0 m required to 4.5 m proposed, the minimum front yard (east) setback from 6.0 m required to 1.5 m proposed, and to vary the maximum height from 18.0 m or 4.5 storeys required to 21.7 m or 6 storeys. | |

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To extend a Temporary Use Permit to allow the western portion of the existing building on the subject property to continue to be used as the "ReStore" operated through the organization Habitat for Humanity.

8. Reminders

9. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, November 7, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Absent Councillors Charlie Hodge and Brad Sieben

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

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Notification of Meeting

The City Clerk advised that Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on Tuesday, October 24, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, October 27, 2017 and Wednesday, November 1, 2017 and by sending out or otherwise mailing 96 statutory notices to the owners and occupiers of surrounding properties on Tuesday, October 24, 2017.

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

3. Individual Bylaw Submissions

3.1 934 Grenfell Rd, Z17-0058 (BL11494) - Allan and Annette Lipkovits

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.2 486 Cadder Ave, HRA17-0002 (BL11495) - Dr. Alan Broome Inc

Staff:

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

The City Clerk advised that no correspondence had been received.

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

Hazel Christy, Christy & Associates, Applicant Representative

- Thanked staff for thorough and complete report.
- This application is a good example of a HRA and noted the Applicant has been in this location for 20 plus years and there hasn't been any complaints or issues with this property.
- This land use change is part of pre-retirement planning for the owner.
- Available for questions.

No one from the Gallery came forward.

There were no further comments

3.3 440 Edith Gay Rd, Z17-0030 (BL11496) - Harbrinder Khangura

Staff:

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

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.4 1869 Maple St, Z17-0045 (BL11499) - Gregory and Linda Bauer

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.5 9590 McCarthy Rd, Z17-0074 (BL11501) - 0954717 BC Ltd Inc

Staff:

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

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.6 1257 Rio Dr, Z17-0064 (BL11502) - Scott and Shelley LaHay

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.7 4623 Gordon Dr, Z17-0052 (BL11505) - 1104166 BC Ltd Inc

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

4. Termination

The Hearing was declared terminated at 6:33 p.m.

Mayor

/acm



City Clerk

DRAFT



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, November 7, 2017
Location: Council Chamber
City Hall, 1435 Water Street

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

Members Absent Councillors Charlie Hodge and Brad Sieben

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

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:33 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Given.

3. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor DeHart

R912/17/11/07 THAT the Minutes of the Public Hearing and Regular Meeting of October 17, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 934 Grenfell Rd, Z17-0058 (B11494) - Allan and Annette Lipkovits

Moved By Councillor Gray/Seconded By Councillor Given

R913/17/11/07 THAT Bylaw No. 11494 be read a second and third time.

Carried

4.2 486 Cadder Ave, HRA17-0002 (BL11495) - Dr. Alan Broome Inc.

Moved By Councillor Given/Seconded By Councillor Gray

R914/17/11/07 THAT Bylaw No. 11495 be read a second and third time.

Carried

4.3 440 Edith Gay Rd, Z17-0030 (BL11496) - Harbrinder Khangura

Moved By Councillor Gray/Seconded By Councillor Given

R915/17/11/07 THAT Bylaw No. 11496 be read a second and third time.

Carried

4.4 1869 Maple St, Z17-0045 (BL11499) - Gregory and Linda Bauer

Moved By Councillor Given/Seconded By Councillor Gray

R916/17/11/07 THAT Bylaw No. 11499 be read a second and third time.

Carried

4.5 9590 McCarthy Rd, Z17-0074 (BL11501) - 0954717 BC Ltd Inc

Moved By Councillor DeHart/Seconded By Councillor Singh

R917/17/11/07 THAT Bylaw No. 11501 be read a second and third time.

Carried

4.6 1257 Rio Dr, Z17-0064 (BL11502) - Scott and Shelley LaHay

Moved By Councillor DeHart/Seconded By Councillor Singh

R918/17/11/07 THAT Bylaw No. 11502 be read a second and third time.

Carried

4.7 4623 Gordon Dr, Z17-0052 (BL11505) - 1104166 BC Ltd Inc.

Moved By Councillor Singh/Seconded By Councillor DeHart

R919/17/11/07 THAT Bylaw No. 11505 be read a second and third time and be adopted.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise mailing 98 statutory notices to the owners and occupiers of surrounding properties on Tuesday, October 24, 2017.

Notice of these Temporary Use Permits were advertised by being posted on the Notice Board at City Hall on Tuesday, October 24, 2017, and by being placed in the Kelowna Daily Courier issues on Friday, October 27, 2017 and Wednesday, November 1, 2017 and by sending out or

otherwise mailing 48 statutory notices to the owners and occupiers of surrounding properties on Tuesday, October 24, 2017.

Notice of these Liquor Primary Licences were advertised by being posted on the Notice Board at City Hall on Tuesday, October 24, 201, and by being placed in the Kelowna Daily Courier issues on Friday, October 27, 2017 and Wednesday, November 1, 2017 and by sending out or otherwise mailing 623 statutory notices to the owners and occupiers of surrounding properties on Tuesday, October 24, 2017.

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

6. Liquor Licence Application Reports

6.1 3762 Lakeshore Rd, LL17-0017 - Manteo Resort Ltd

Councillor DeHart declared a conflict of interest as her employer operates a hotel and bar and departed the meeting at 6:41 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Singh

R920/17/11/07 THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):
In accordance with Section 53 of the Liquor Control and Licensing Regulation and Council Policy #359, BE IT RESOLVED THAT:

1. Council comments on LCLB's prescribed considerations for the application from Manteo Resort Limited Partnership to add Patron Participation Entertainment to an existing Food Primary license for Lot1 District Lot 134 and Section 6 Township 26 ODYD Plan EEP55101, located at 3762 Lakeshore Rd, Kelowna, BC are as follows:

The potential for noise if the application is approved:
The potential impact for noise is minimal and would be compatible with surrounding land uses.

The impact on the community if the application is approved:
The potential for negative impacts are considered to be minimal.

If the amendment may result in the establishment being operated in a manner is contrary to its primary purpose:

The endorsement is being sought to offer an additional level of service to the food primary establishment. The focus of the establishment will be as a food primary establishment. Council's comments on the views of residents (if applicable) are as contained within the minutes of the meeting at which the application was considered by Council.

Carried

Councillor DeHart rejoined the meeting at 6:45 p.m.

7. Development Permit and Development Variance Permit Reports

7.1 775 Rose Ave, BL11412 (Z17-0013) - Wes and Tammy Jones

Moved By Councillor DeHart/Seconded By Councillor Singh

R921/17/11/07 THAT Bylaw No. 11412 be adopted.

Carried

7.2 775 Rose Ave, DP17-0031 and DVP17-0032 - Wes and Tammy Jones

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

Moved By Councillor Donn/Seconded By Councillor Gray

R922/17/11/07 THAT final adoption of Rezoning Bylaw No. 11412 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0031 and DVP17-0032 for Lot 7 DL 136 ODYD Plan 11487, located at 775 Rose Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

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

Section 8.1.9(c) Parking and Loading: Location

To allow two required parking stalls to be located within 1.5m of the side property lines on the east and west sides;

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

Carried

7.3 861 Rose Ave, BL11411 (Z17-0012) - Pillar West Developments Inc.

Moved By Councillor Singh/Seconded By Councillor DeHart

R923/17/11/07 THAT Bylaw No. 11411 be adopted.

Carried

7.4 861 Rose Ave, DP17-0036 and DVP17-0037 - Pillar West Developments Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

Moved By Councillor DeHart/Seconded By Councillor Given

R924/17/11/07 THAT final adoption of Rezoning Bylaw No. 11411 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0036 and DVP17-0037 for Lot 7 DL 136 ODYD Plan 8116, located at 861 Rose Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

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

Section 8.1.9(c) Parking and Loading: Location

To allow two required parking stalls to be located within 1.5m of the side property lines on the east and west sides;

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

Carried

7.5 4646 McClure Rd, DVP16-0241 - Pillar West Developments Inc.

Staff:

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

City Manager:

- Confirmed that the matter before Council this evening is whether or not to grant a variance for a minimum lot width for Lot B and not those matters under the purview of the Subdivision Approving Officer.

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

Letters of Opposition:

Darrell & Carrie Skinner, Needham Ct.
Elaine Johnston, Needham Ct.
Bill and Ursula Thiessen, Needham Ct.
Gary Maeers, Needham Ct.
Tim Sullivan and Karen Smart, McClure Rd
Carrie Skinner, Needham Ct..

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

The Applicant was present and available for questions.

Gallery:

Darrell Skinner, Needham Court

- Opposed to this application.
- Raised concerns with boulevard trees that had been cut down earlier today by the City.
- The neighbourhood believed the decision regarding this application was already made and there was no point in attending this evening.
- Raised concerns with amount of trees to be removed for a three lot subdivision.
- In support of a 2 lot subdivision but believes a three lot subdivision is squeezing too many into one area.
- Raised concerns with the impact this development will have on the environment.
- Responded to questions from Council.

Max Boake, McClure Road

- Opposed to this application.
- Resided here for 44 years.
- Not opposed to change but this application is not in keeping with the neighbourhood.
- In support of a 2 lot subdivision.

Carrie Skinner, Needham Court

- Opposed to this application.
- Raised the question whether the riparian area would be kept with the Parks designation or would it become a grass staging area.
- In support of a 2 lot subdivision and believes it would be in keeping with the neighbourhood.
- Would like more greenspace to be preserved.
- Raised concerns with students hanging out at the trails and leaving garbage.
- Opposed to a public access pathway right-of-way.

Sid Molenaar, Henderson Drive and Ron Cannon Redrock Court, Applicant

- While some trees will be removed the large cedar trees will be kept.
- The client purchased the area for the view of the riparian area and wants it preserved.
- Thanked staff for their work and assistance with this application.
- Met with many of the immediate neighbours and understand their concerns and their preference of 2 lots as the 3rd lot has triggered a variance.
- Made comment to the benefits to the City should this application move forward.
- Responded to questions from Council.

Staff:

- Responded to questions from Council regarding the recent removal of boulevard trees on Needham Court.
- Advised that tree pruning and removal had been undertaken by the Parks Department crews as a result of damage during the recent snow storm.
- Advised that the removed trees will be replaced.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

R925/17/11/07 THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0241 for Lot 2 Section 25 TWP 28 SDYD Plan 29484, located on McClure Road, Kelowna, BC;

AND THAT variance to the following section[s] of Zoning Bylaw No. 8000 be granted:
13.1.5 Subdivision Regulations

(a) The minimum **lot width** is 16.5 m permitted to:
Lot B – 15.72 m proposed on the subject property.

AND THAT Council's consideration of the Development Variance Permit be considered whereby the Bellevue Creek Floodplain and Riparian Management Area be dedicated to the City of Kelowna as a lot as a condition of and concurrent to subdivision, and the installation of a 1.2m tall black chain link fence be installed 150mm inside the owner's new property line adjacent to the dedicated area; and the registration on title of a 3.5 m wide Statutory Right of Way in favour of the City for flood protection and public access from McClure Road to Bellevue Creek; and the installation of a 1.2m tall black chain link fence be installed at the edge of the Statutory Right of Way, in accordance with Attachment A;
AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

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

Carried

7.6 4610 Darin Pl, DVP17-0144 - Randall Schmidt & Josephine Pirolì

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was not present.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

R926/17/11/07 THAT final adoption of Rezoning Bylaw No. 11463 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0144 for Lot 5 District Lot 357 ODYD Plan KAP57058, located at 671 Darin Place, Kelowna, BC;

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

Section 9.5b.14: Carriage House Development Regulations

To vary the required minimum side yard from 2.0 m permitted to 1.06 m proposed;

Section 9.5b.15: Carriage House Development Regulations

To vary the required minimum rear yard from 2.0 m permitted to 1.47 m proposed

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

Carried

7.7 204 Poplar Point Dr, DVP17-0167 - Rodney & Jody Hazard

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

Moved By Councillor Stack/Seconded By Councillor DeHart

R927/17/11/07 THAT Council authorize the issuance of Development Variance Permit No. DVP17-0167 for Lot 1, District Lot 219, O.D.Y.D., Plan 4561, located on 204 Poplar Point Drive, Kelowna BC;

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

Section 6.11.1 – Okanagan Lake Sight Lines –

To vary the required Okanagan Lake 120° Panoramic Sight Line to 86 proposed, resulting from the west sight line being reduced from 60° required, to 26° proposed as shown on Schedule "A".

Carried

7.8 3029 Appaloosa Rd, TUP17-0003 - T190 Enterprises Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support.
- Responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

Dora Gromsdahl, Appaloosa Road, Applicant

- Made reference to the OCP supporting an Industrial future land use.
- Using the property for storage as a source of income and believed it would be in compliance with the OCP.
- Raised concerns with how the Palamino Road improvements would impact her property.
- Raised concerns with how neighbouring properties negatively impact the subject property and that storage is one of the few land uses available; almost impossible to do anything with our property and is unsellable.
- Believes that it is unrealistic to ask area property owners to band together and hire consultants, engineers, planners and lawyers; we are not developers and a better solution is greatly needed for this neighbourhood.
- Responded to questions of Council.

Gallery:

Dave Cullen, CTO Consultants

- Advised that he is not representing this application but rather the next application.
- Asked if Council would defer consideration of this TUP until after hearing input on the following application and consider both in whole.

Angus Aitken, Appaloosa Road

- Currently has an application in stream and advised that numerous property owners are working on applications and that it would have been useful to know that staff would prefer numerous applications be brought forward simultaneously.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Singh

R928/17/11/07 THAT Council defer further consideration of Item 7.8 until after Item 7.9 has been heard.

Carried
Mayor Basran - Opposed

7.9 3128 Appaloosa Rd, TUP17-0004 - 1056175 BC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support.

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

Letters of Opposition:

Ballet Gill, Shetland Rd (2 letters submitted)

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

Darcy Holloway, Owner

- Advised that there is a modular home and 32 recreation vehicles currently on the property
- Purchased the property in 2015 for the potential of the I6 zone.
- Made comment on the years of confusion and failed planning initiatives for this area and that owners want to move forward; owners are not planners and developers.

- Believes rezoned lots would result in increased tax base for the City.
 - Responded to questions from Council.
- Gallery:

Dave Cullen, CTQ Consultants, St. Paul Street

- Has had discussions with the applicant but does not formally represent the applicant.
- Displayed a map of the overall area on the ELMO and the two subject properties being discussed.
- This is a complex issue and property owners are not developers. A developer would consolidate in this area, would take the lead and would be able to afford a latecomer program for servicing; what is being asked of these owners is beyond the usual purview of the neighbourhood.
- Believes the City needs to take a more active role to create a strategy for this area.
- It is difficult to bring a number of properties together for the whole neighbourhood as they do not have the same goal.
- The City will have an increased tax base if the area is rezoned to I6.
- Responded to questions from Council.

Darcy Holloway, Owner

- There are 9 or 10 property owners willing to proceed with local area service or latecomer and ask the city to work with the rest of these properties so we can move forward with the I6 zone.

There were no further comments

Moved By Councillor Stack/Seconded By Councillor Donn

R929/17/11/07 THAT Council NOT authorize the issuance of Temporary Use Permit No. TUP17-0004 to allow outdoor storage (RV's & boat storage) for Lot 11, Section 3, Township 23, ODYD, Plan 18861, located at 3128 Appaloosa Rd, Kelowna, BC

Carried

Deferred Item 7.8 - 3029 Appaloosa Rd, TUP17-0003 - T190 Enterprises Ltd was now considered by Council.

Moved By Councillor Donn/Seconded By Councillor Stack

R930/17/11/07 THAT Council NOT authorize the issuance of Temporary Use Permit No. TUP17-0003 to allow outdoor storage for Lot 41 Section 3 Township 23 ODYD Plan 18861, located at 3029 Appaloosa Rd, Kelowna, BC.

Carried

8. **Reminders – Nil.**

9. **Termination**

The meeting was declared terminated at 8:51 p.m.

Mayor

/acm

City Clerk

CITY OF KELOWNA

BYLAW NO. 11511

Z17-0066

1888 Abbott Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 3916 located on Abbott Street, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6th day of November, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 21, 2017

RIM No. 0930-60

To: City Manager

From: Community Planning Department (LK)

Application: LL17-0016

Owner: Whitworth Holdings LTD., INC.
No. 1059455

Address: 1250 Ellis Street

Applicant: BNA Brewing

Subject: Liquor License Application

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

Existing Zone: C1oLP – Service Commercial (Liquor Primary)

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

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

1. Council recommends support of an application from BNA Brewing for a liquor primary license amendment for Lot 1 District Lot 139 ODYD Plan 660, located at 1250 Ellis Street, Kelowna, BC to increase the interior capacity of 278 persons to 415 persons.
2. Council's comments on LCLB's prescribed considerations are as follows:
 - a. The location of the establishment:

The application is for an expansion of an established brewpub (BNA Brewing) which opened for business in June of 2015. The proposal is to expand into a portion of the former Flashbacks nightclub space.
 - b. The proximity of the establishment to other social or recreational facilities and public buildings:

The surrounding social and recreational facilities would not conflict with the proposed expansion to the existing establishment. The expansion will add an entertainment venue which will support the cultural district in which it is located. The purpose of the cultural district is to develop and to enhance the cultural district as a centre for arts and entertainment, and a catalyst for community and cultural development. The establishment complements and enhances the entertainment and service value of the neighbourhood.

- c. The person capacity and hours of liquor service of the establishment:

The application is to increase the approved establishment capacity from 278 persons to 415 persons. The expansion affects the second storey area only. The current licensed capacity of the second floor is 106 persons. With the expansion, the capacity would increase by 137 persons to a total second floor capacity of 243 persons. The main floor and outdoor patio area will remain unchanged. The hours of operation will remain unchanged.

- d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location:

The proposed expansion of the brewpub is intended to provide a meeting place for people to have dinner, socialize and celebrate in groups. The expansion would see the addition of six bowling lanes with each lane providing a living room style area. The existing single Bocce lane will be maintained and an additional seating area and a full-service bar area is proposed. While separated from the main pub, it is open and accessible from the existing brew pub area.

- e. The impact of noise on the community in the immediate vicinity of the establishment:

The potential impact for noise is minimal and would be compatible with surrounding land uses. The noise levels would not increase for the surrounding area, as the proposal is for an expansion of the existing brew pub into a portion of the former Flashbacks nightclub. The Train Station Pub is located across the intersection of Clement Avenue and Ellis Street. Both of these businesses increase the vibrancy of the streetscape and area.

- f. The impact on the community if the application is approved:

The potential for negative impacts is considered minimal as the previous use of the expansion space was a Nightclub. The use of this space is transitioning from Nightclub to a less intensive land use for the area.

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

2.0 Purpose

To seek Council's support for an amendment to a liquor primary license to facilitate an expansion to an existing liquor primary establishment.

3.0 Community Planning

The proposed amendment to the existing liquor primary license for the existing BNA Brewing Pub would see an expansion at the second floor level of the existing building. BNA Brewing would like to expand into a portion of the second floor area that was formerly part of Flashbacks nightclub. The property owner intends to convert the remainder of the former Flashbacks area to a retail space at some point in the future (not part of this application). The subject expansion area would include a six lane bowling alley with each lane having a furnished living room style adjoining area. This will provide a relaxing atmosphere and a separate eating area to give group's some privacy from the main pub area.

While under a Liquor Primary License, the applicant's proposed expansion for the bowling alley is more focused on a restaurant feel with full food service along with the recreational aspect of the proposed 6-lane bowling alley and existing bocce lane. Currently, BNA Brewing has a total capacity of 278 people (38 –

outdoor patio, 134 – main floor area and 106 on the mezzanine/second floor). The expansion would increase the capacity on the second floor by 137 people for a total capacity of 415 people within the premises. By contrast, Flashbacks had an approved capacity of 490 people for the 2nd floor area they occupied.

The proposal fits within Council Policy #359 Liquor Licensing Policy and Procedures, which encourages the support of alternative entertainment options which are less focused on alcohol consumption in order to add a mix of entertainment options to the Downtown area. The Policy states that large establishments (person capacity over 249 people) should be located within an Urban Centre and be a minimum of 100 m to a medium establishment. The Train Station Pub is a medium sized establishment and the separation of the two uses is approximately 150 m and the subject property is within the City Centre area. Prospera Place is also a large establishment licensed as Liquor Primary, but the venue is event focused rather than a pub and does not have the same draw within the community.

In consideration of the above, the Community Planning Department backed by the RCMP recommends support for the expansion of the use within the heritage building and the amendment to the liquor primary license application as the applicant agrees to implement the following safety and security measures:

- Security staff must be on duty after 8:00 p.m. daily at a minimum ratio of 1:50 patrons. Designated security staff must have completed a minimum of BST level training and possess a valid licence while employed in the capacity of Security Staff.
- The applicant must install and operate a patron identification system, Servall Biometrics, after 10 p.m. Friday and Saturday.
- The applicant must install and operate a high definition security camera system which records and retains data for a period of no less than 7 days. The camera system must provide video coverage of the entire floor space and immediate area outside of their establishment including all entrances and exits.

The above requested conditions are now standard practices for all major late night establishments operating in downtown core and are intended to maintain the highest level of safety for the public and employees.

Discussion of the LCLB's regulatory criteria for Local Government comment on liquor license endorsement applications is as contained within Staff's recommendation at the beginning of this report.

4.0 Proposal

4.1 Project Description

An application has been forwarded by the licensee to the Provincial Liquor Control and Licensing Branch (LCLB) for their approval. Procedurally, all of these applications need Local Government comment prior to the LCLB making a final decision:

- An amendment to an existing liquor primary license.

Proposed License Summary:

Existing Hours of Sale:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	midnight	midnight	midnight	midnight	1:00am	1:00am	1:00am

Licensed Area	Existing Capacity	Proposed Capacity
First Floor Sitting area	134 persons	134 persons
First Floor outdoor patio area	38 persons	38 persons
The Second Floor Mezzanine area	106 persons	243 persons
Total Person Capacity	278 persons	415 persons*

*The proposed capacity is based on preliminary floor plans, which are subject to approval by the Building & Permitting Branch and the LCLB.

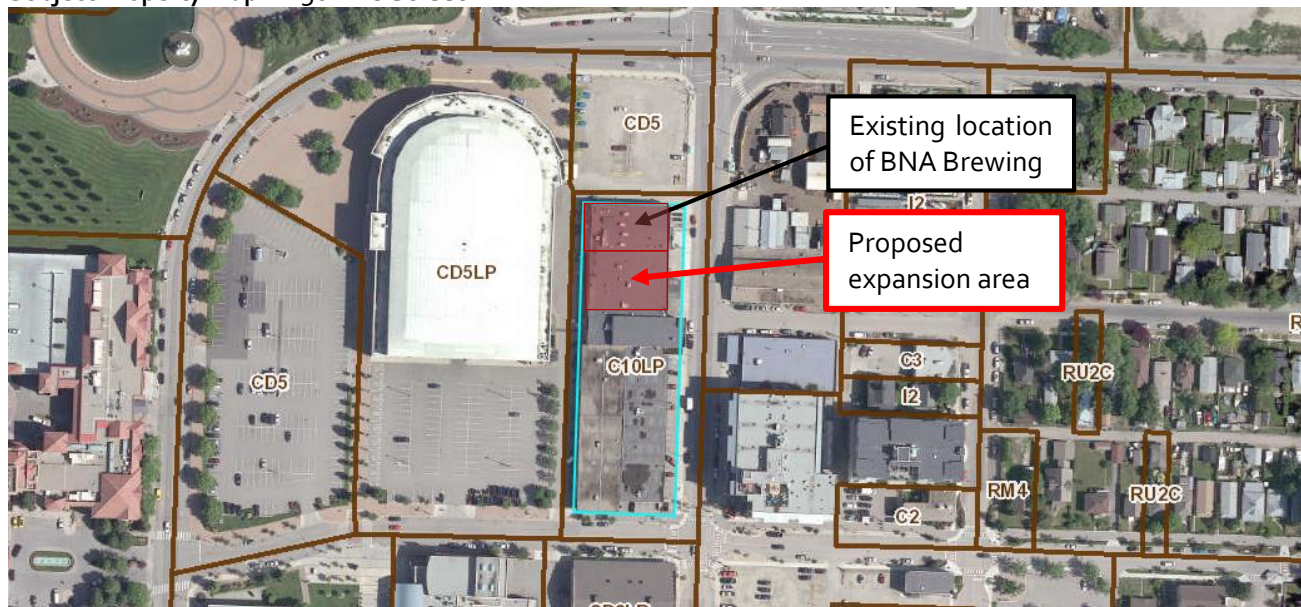
4.2 Site Context

The subject property is located on the west side of Ellis Street south of Clement Avenue.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD5 – Multi Purpose Facility	Parking Lot
East	I4 – Central Industrial	Metal Manufacturing
South	C10 – Service Commercial	Various commercial uses
West	CD5 - Multi Purpose Facility	Prospera Place Arena

Subject Property Map: 1250 Ellis Street



5.0 Current Development Policies

5.1 Council Policy #359 – Liquor Licensing Policy & Procedures

The following sections of Policy #359 are applicable to this application:

Liquor Primary Establishments

1. Siting/Density Guidelines:

- No establishment with a person capacity greater than 500 persons should be permitted.
- Large establishments (with person capacity greater than 249 persons):

- i. Should only be located within an Urban Centre.
 - ii. Should be located a minimum of 250m from another Large establishment.
 - iii. Should be located a minimum of 100m from a Medium establishment.
 - iv. Should not be located beside a Small establishment.
- c. Medium establishments (with person capacity between 100-249 persons):
 - i. Should only be located within an Urban or Village Centre.
 - ii. Should be located a minimum of 100m from a Large or Medium establishment.
 - iii. Should not be located beside a Small establishment.
- d. Small establishments (with person capacity less than 100 persons):
- e. Should not be located beside another liquor primary establishment

For the purposes of determining proximity, the shortest walking distance (door-to-door) will be applied. These distances are meant to guide staff in their recommendations for particular applications, however, a number of other factors should be considered, including (but not limited to):

- a. Pertinent input from the RCMP;
 - b. Vehicular and pedestrian traffic patterns for area and current zoning;
 - c. Availability of on-site and off-site parking; proximity of playgrounds, schools, and other social facilities;
 - d. Surrounding land-uses, and general impact on the local neighbourhood;
 - e. Correspondence received from abutting property owners;
- Past licensee compliance and performance issues as may be provided by the LCLB

2. Other Policies:

Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc).

5.2 Kelowna Official Community Plan (OCP)

Entertainment Venues.¹ Within designated Urban Centres, encourage private-sector provision of facilities which diversify the selection of venues and entertainment opportunities throughout the city.

6.0 Technical Comments

6.1 Building & Permitting Department

- No concerns with Liquor License area. A building permit for the proposed interior renovations is required.

6.2 Fire Department

- No concerns.

¹ Policy 5.17.1 (Development Process Chapter 5, page 5.21)

7.0 Application Chronology

Date of Application Received: June 15, 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: LCLB Application

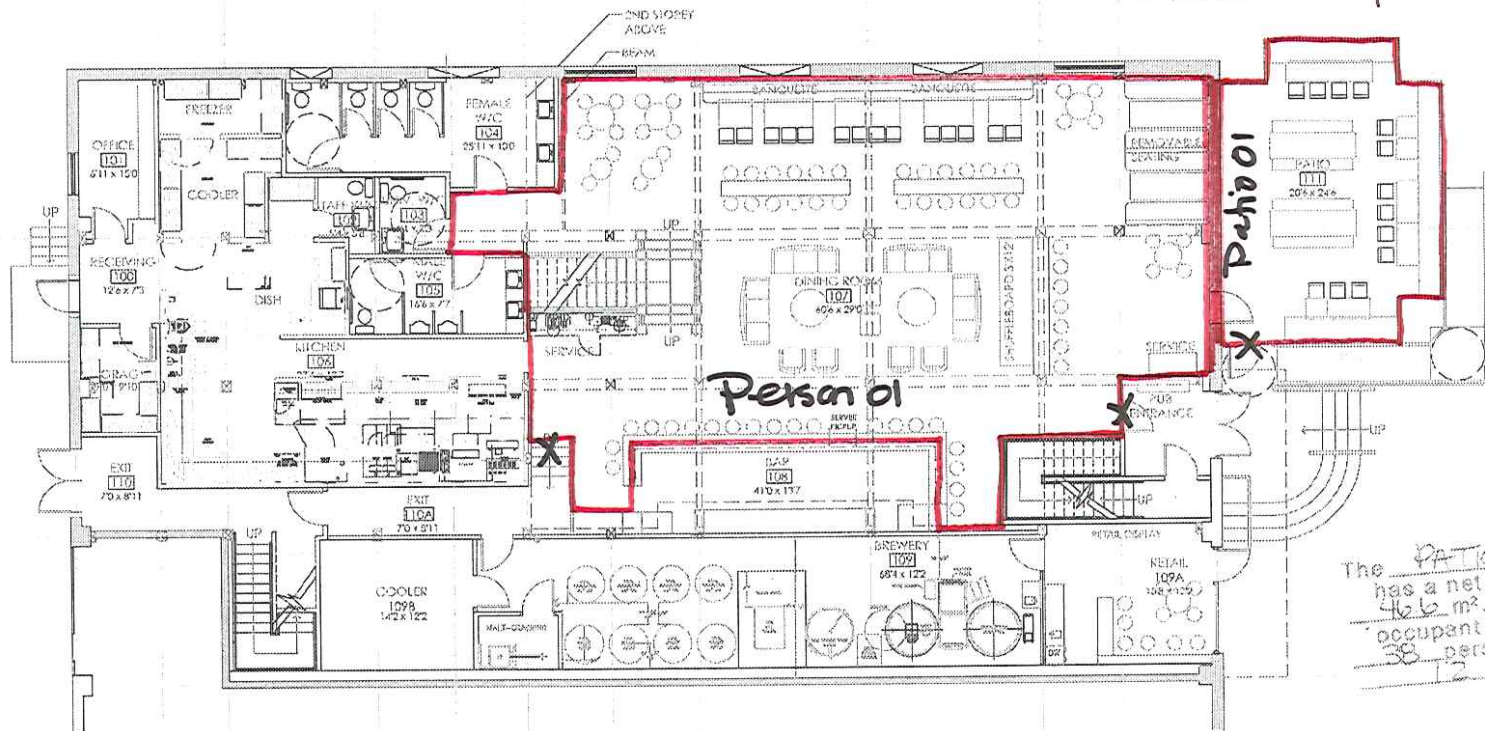
Attachment B: Proposed Floor Plan Expansion

Liquor Primary (BrewPub)
1250 Ellis Street, Kelowna

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND
AVAILABLE FOR INSPECTION AT ALL TIMES
Date Issued: May 28, 2015
Licence #: 306443 General Manager

LIQUOR CONTROL AND LICENSING BRANCH
FLOOR PLANS - APPROVAL IN PRINCIPLE
DATE May 28, 2015
For Draft - LICENSING ADMINISTRATOR
Maximum Capacity Person 01 - 134 persons
Unless otherwise approved by the General Manager, Liquor Control and
Licensing, approval is subject to the terms and/or conditions specified in
the approval letter(s) dated:
PSA PCA - AIP May 28/15

Patio 01 - 38 persons



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

The MAIN FLOOR DINING
has a net floor area of
1615 m². The maximum
occupant load shall be
134 persons, based on
1.2 m²/person.

The PATIO
has a net floor area of
466 m². The maximum
occupant load shall be
38 persons, based on
1.2 m²/person.

Reviewed
by City of Kelowna
Inspection Services
7/10/15
MAY 26/15.

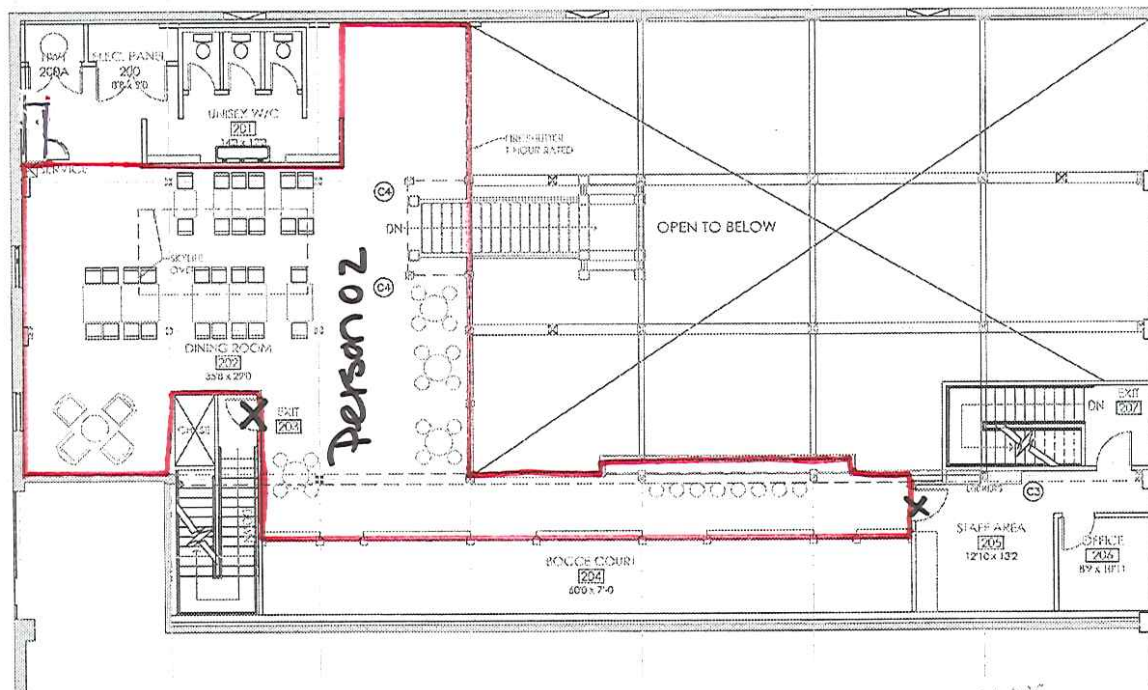
Liquor Primary (BrewPub)
1250 Ellis Street, Kelowna

LCLB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND
AVAILABLE FOR INSPECTION AT ALL TIMES

Date Issued: May 28, 2015

Licence #: 306443

General Manager



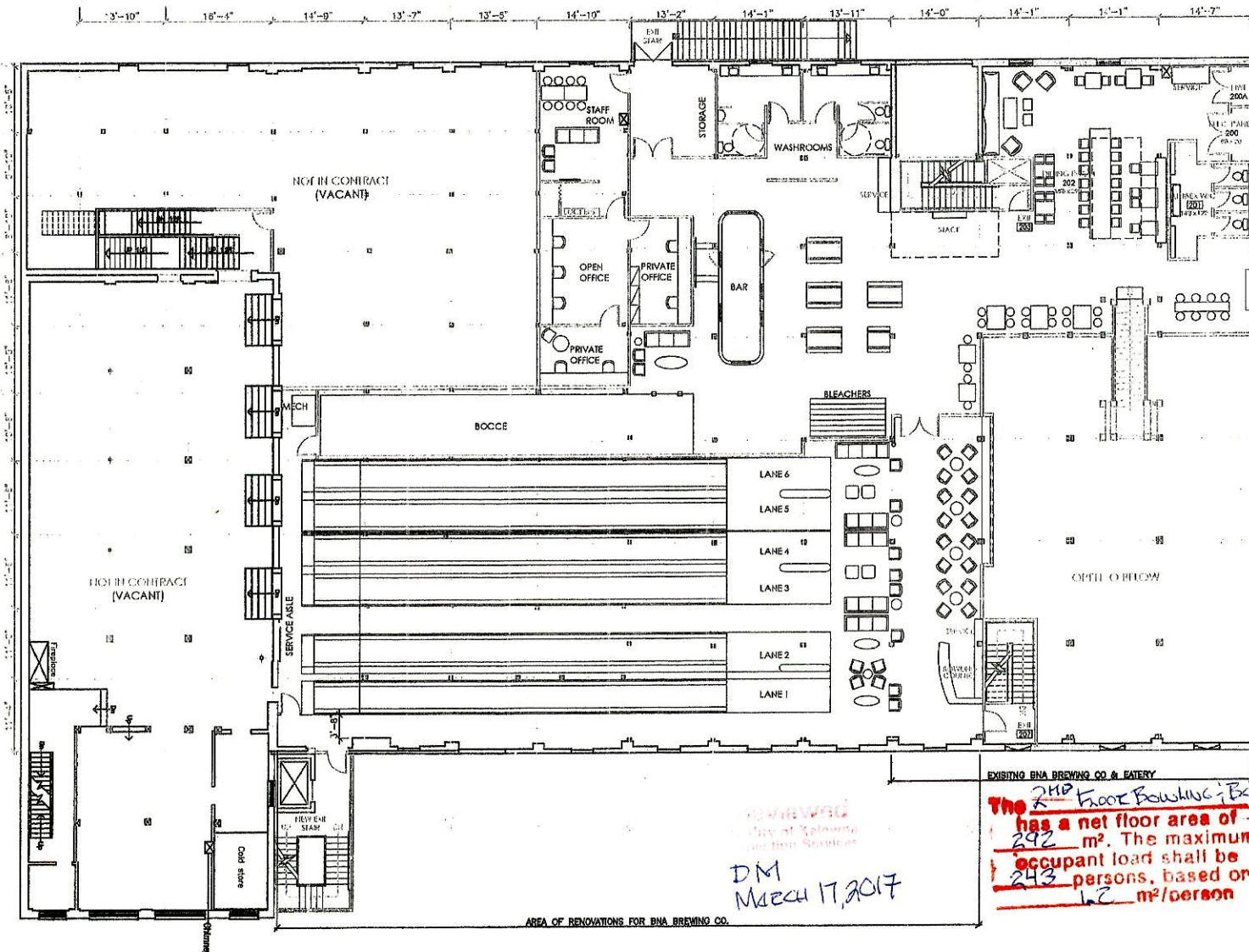
SECOND FLOOR

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

The SECOND FLOOR DINING
has a net floor area of
1272 m². The maximum
occupant load shall be
106 persons, based on
1.2 m²/person.

LIQUOR CONTROL AND LICENSING BRANCH
FLOOR PLANS - APPROVAL IN PRINCIPLE
DATE May 28, 2015
FOR Staff
LICENSING ADMINISTRATOR
Maximum Capacity: Person 02 - 106 persons
Unless otherwise approved by the General Manager, Liquor Control and
Licensing, approval is subject to the terms and/or conditions specified in
the approval letter(s) dated:
PSA PSA PC AP May 28, 2015

Reviewed
by City of Kelowna
Inspection Services
7. Kild
MAY 26/15



PRELIMINARY LIQUOR
LICENSE OCCUPANT
LOAD CALCULATION,
BUILDING PERMIT
NOT APPLIED FOR
NOT SITE VERIFIED

01.	28/02/17	OCCUPANT LOAD CALC
NO.	DATE	REVISION

Forme Interior Design Inc.
Tel: 250.575.8484
www.formehd.ca

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All dimensions shall be verified on site by contractor before proceeding with work.
Superiority of plans bearing previous revision number.

JOB TITLE
BNA BREWING CO. &
EATERY
EXPANSION PROJECT
1251/1268 ELIAS STREET
KELOWNA, BC

DRAWING
LEVEL 2
PROPOSED
EXPANSION
SPACE PLAN

JOB NO.	2016 009
DATE	JAN 18, 2017
SCALE	1/16"=1'-0"

DRAWING NO.
ID.0102

DM
March 17, 2017

EXISTING BNA BREWING CO. & EATERY
The 2nd Floor Bowling, Bar, & Mech Area has a net floor area of 292 m². The maximum occupant load shall be 243 persons, based on 1.2 m²/person

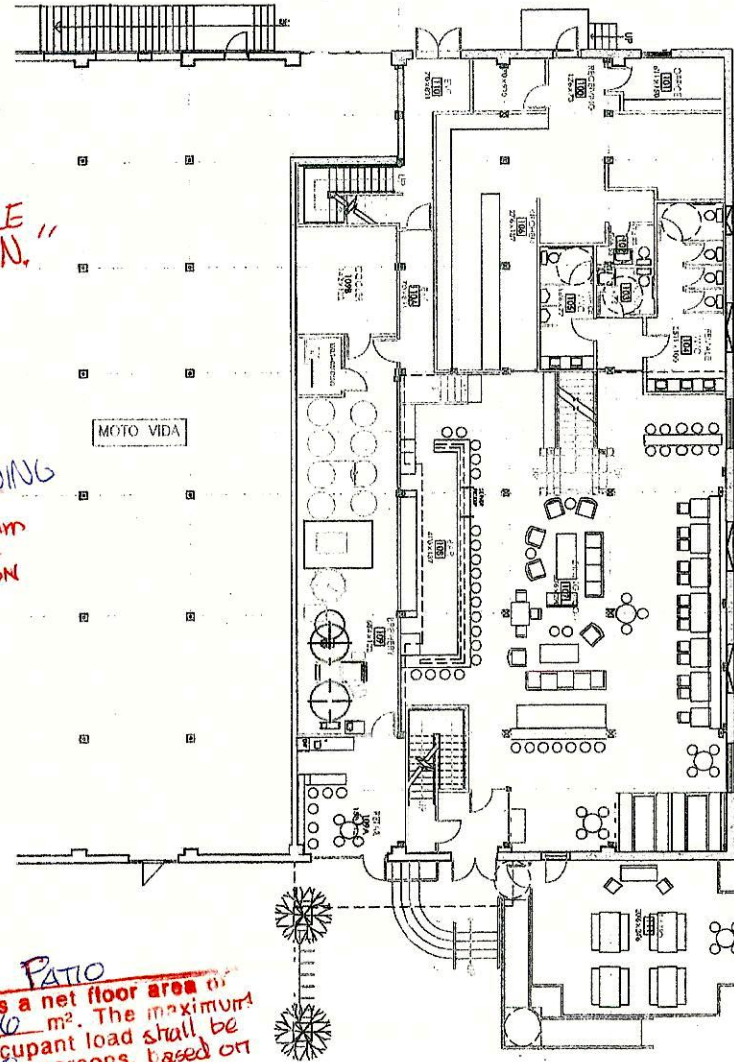
ANE

"PRELIMINARY LIQUOR LICENCE
OCCUPANT LOAD CALCULATION,
NOT SITE VERIFIED"

The MAIN FLOOR DINING
has a net floor area of
101.5 m². The maximum
occupant load shall be
134 persons, based on
1.2 m²/person

VIEWED
City of Kelowna
DM1
MARCH 17, 17

The PATIO
has a net floor area of
40.6 m². The maximum
occupant load shall be
38 persons, based on
1.2 m²/person



01.	28/02/17	OCCUPANT LOAD CALC
NO.	DATE	REVISION

REVISIONS

Forme Interior Design Inc.
Tel: 250.875.8484
www.formeinc.co

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All dimensions shall be verified on site by contractor before proceeding with work. Supersedes all plans bearing previous number.

JOB TITLE
BNA BREWING CO. &
EATERY
EXPANSION PROJECT
1250/1268 ELLIS STREET
KELOWNA, BC

DRAWING
LEVEL 1 EXISTING
BNA
SPACE PLAN

JOB NO.	2016 009
DATE	JAN 16, 2017
SCALE	1/16"=1'-0"

DRAWING NO.
ID.01

CITY OF KELOWNA
BYLAW NO. 11426
TA17-0009 – Multiple Dwelling Housing Amendments

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

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

1. THAT **Section 2 – Interpretation, 2.3 General Definitions "MULTIPLE DWELLING HOUSING"** be deleted in its entirety that reads:

"MULTIPLE DWELLING HOUSING means housing on a single **lot** other than a **bareland strata lot** that contains five or more **dwelling** units."

And replacing it with:

"MULTIPLE DWELLING HOUSING means housing on a single **lot** other than a **bareland strata lot** that contains three or more **dwelling** units."

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of June, 2017.

Considered at a Public Hearing on the 25th day of July, 2017.

Read a second and third time by the Municipal Council this 25th day of July, 2017.

Approved under the Transportation Act this 27th day of July, 2017.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11427
Z17-0009 – 2673 Gore Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 11, District Lot 14, ODYD, Plan 7927 located on Gore Street, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of June, 2017.

Considered at a Public Hearing on the 25th day of July, 2017.

Read a second and third time by the Municipal Council this 25th day of July, 2017.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 21st, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (MS)

Application: DP17-0064 & DVP17-0065 **Owner:** Stanley J. Tessmer

Address: 2673 Gore St. **Applicant:** Worman Resources Inc.

Subject: Rezoning and Text Amendment Application

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

Existing Zone: RM5 –Medium Density Multiple Housing

1.0 Recommendation

THAT final adoption of Rezoning Text Amendment Bylaw No. 11426 be considered by Council;

AND THAT final adoption of Rezoning Bylaw no. 11427 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0064 for *Lot 11, District Lot 14, ODYD, Plan 7927*, located at 2673 Gore St, Kelowna, BC, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0065 for *Lot 11, District Lot 14, ODYD, Plan 7927*, located at 2673 Gore St, Kelowna, BC, Kelowna, BC;

AND THAT variances to the following section[s] of Zoning Bylaw No. 8000 be granted:

Section 13.11.6(b): Site Coverage

- To vary the required site coverage from 40% to 60.4% proposed.

Section 13.11.6(e): Side Yard Setbacks

- To vary the required side yard setback (north and south) for:
- Portions of the building not over 2 ½ stories, from 4.5m to 2.32m; and
- Portions of the livable area of the building over 2 ½ stories, from 7.0m to 3.96m; and
- Portions of the stairwell and elevator shaft areas of the building over 2 ½ stories from 7.0m to 2.32m.

Section 13.11.6(f): Rear Yard Setback

To vary the required rear yard setback from 7.0m to 1.61m proposed.

AND THAT Council's consideration of this Development Permit/ Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated November 21, 2017;

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

2.0 Purpose

To consider a form and character of a 4 unit stacked townhouse project in the RM5 zone and to consider variances for site coverage, as well as side and rear yard variances.

3.0 Community Planning

Staff support the development permit and associated variances. The proposed stacked townhouse form fits well within the context of the neighbourhood. The proposed townhouse units are oriented out towards the street as well as towards the back laneway each with individual ground floor accesses. A more traditional multi-family building form would likely have units facing the neighbouring properties and so despite the side yard setback variance request, this approach should provide a benefit to the adjacent properties in terms of privacy and minimizing visual impact.

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

- **South Pandosy**¹. Build to generally 4 storeys.
- **South Pandosy Urban Design**². Encourage urban design that differentiates this a "grander" or more "stately" image than other residential areas which will enhance the desired character of the corridor.

The application meets the Comprehensive Development Permit Guidelines³ through its effective street edge, open spaces that take advantage of sunlight, public and private transition, recognizable entrances and durable materials. The front yard patios provide a smooth transition to the street, with landscaping that softens the building form and a low rail fence treatment that defines the public from the private realm. Balconies, canopies, window treatments and articulated rooflines provide variation to the building mass. The top two stories are set back which lightens the sense of mass. The material textures are varied, and there is pedestrian movement around the site and through to the laneway. In addition, the parking is accessed from the rear and is internal to the building.

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

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

³ City of Kelowna Official Community Plan, Chapter 14. Comprehensive Development Permit Area Guidelines

The proposed project requires variances for site coverage and setbacks, however, the form of the building achieves many of the OCP's design guidelines objectives such as: extensive open spaces, ground oriented units with identifiable front entries, as well as the variation in both materials and building form. Articulation through window detailing, roof definition and cornice treatments further refine the character of the building and reflect a high quality of design.

3.1 Project Description

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

Proposal Rendering: 2673 Gore St.



3.2 Variances

Section 13.11.6(b): Site Coverage. *To vary the required site coverage from 40% to 60.4% proposed.*

The site coverage variance is in keeping with many recently approved RM5 developments (see chart below for examples). Staff are currently reviewing the RM5 zone and will likely be recommending an increase in allowable site coverage.

Sample of recently approved projects with Site Coverage variances				
	Zone	Site Coverage allowed	Site Coverage Varied	Approved
1883 Water St (Magala Pl)	RM5	40%	80%	January 2017
1545 Bedford Ave	RM5	40%	69.7%	October 2016
925 Leon Ave (Cambridge House)	RM6	50%	83.4%	June 2016
1295 St. Paul	RM4	50%	71.3%	March 2016
125 Dundas Rd	RM5	40%	40.3%	February 2016
1525 Dickson Ave (The Flats)	RM5	40%	66.3%	April 2015

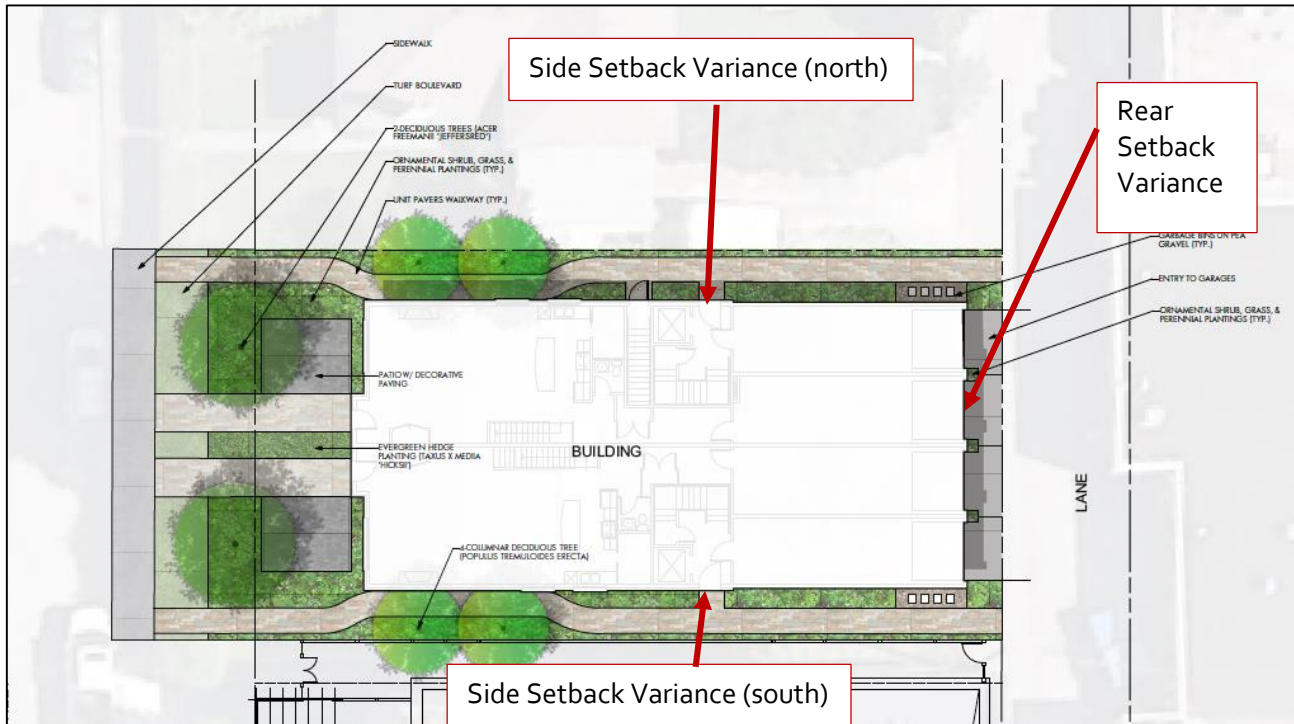
Section 13.11.6(e): Side Yard Setbacks. *To vary the required side yard setback (north and south):*

For portions of the building not over 2 ½ stories, from 4.5m to 2.32m proposed; for the livable areas of the building over 2 ½ stories, from 7.0m required to 3.96m proposed; and for the stairwell and elevator shaft areas of the building over 2 ½ stories, from 7.0m required to 2.32m proposed.

The applicant is proposing to reduce the side yard setback on the first 2 ½ storeys to be consistent with the single family zoning setbacks (2.3m). The building design's third and fourth levels provide greater setbacks at 3.96m for the livable areas with the exception of the stairwell and elevator shaft areas which remain at 2.32m for only a small portion of the side yard (approximately 4.0m length on northern elevation and approximately 6.5m length on the southern elevation). Staff agree with the applicant that the setbacks for this stack townhouse project could be reduced based on the subject property's location in an Urban Centre and the orientation of the units facing out towards the street and towards the laneway and not towards the neighbouring properties. Due to the project meeting most of the City's Urban Design Guidelines and the OCP encouraging innovative infill density, Staff are willing to recommend support for this side yard setback variance in order to analyze the acceptability of this type of housing product.

Section 13.11.6(f): Rear Yard Setback. To vary the required rear yard setback from 7.0m to 1.61m proposed. The rear yard setback was reduced to accommodate structured parking and for the developer to achieve the desired density (FAR). The City's mixed-used use zones (C4 & C7) have no setbacks to rear yards adjacent to laneways while the City's multi-family residential only zones (RM3, RM4, RM5) currently do not have this same provision. Due to the subject property's location within a town centre and adjacency to other commercial buildings, staff are supportive of this variance request.

Site Plan: 2673 Gore St.



3.3 Site Context

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

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

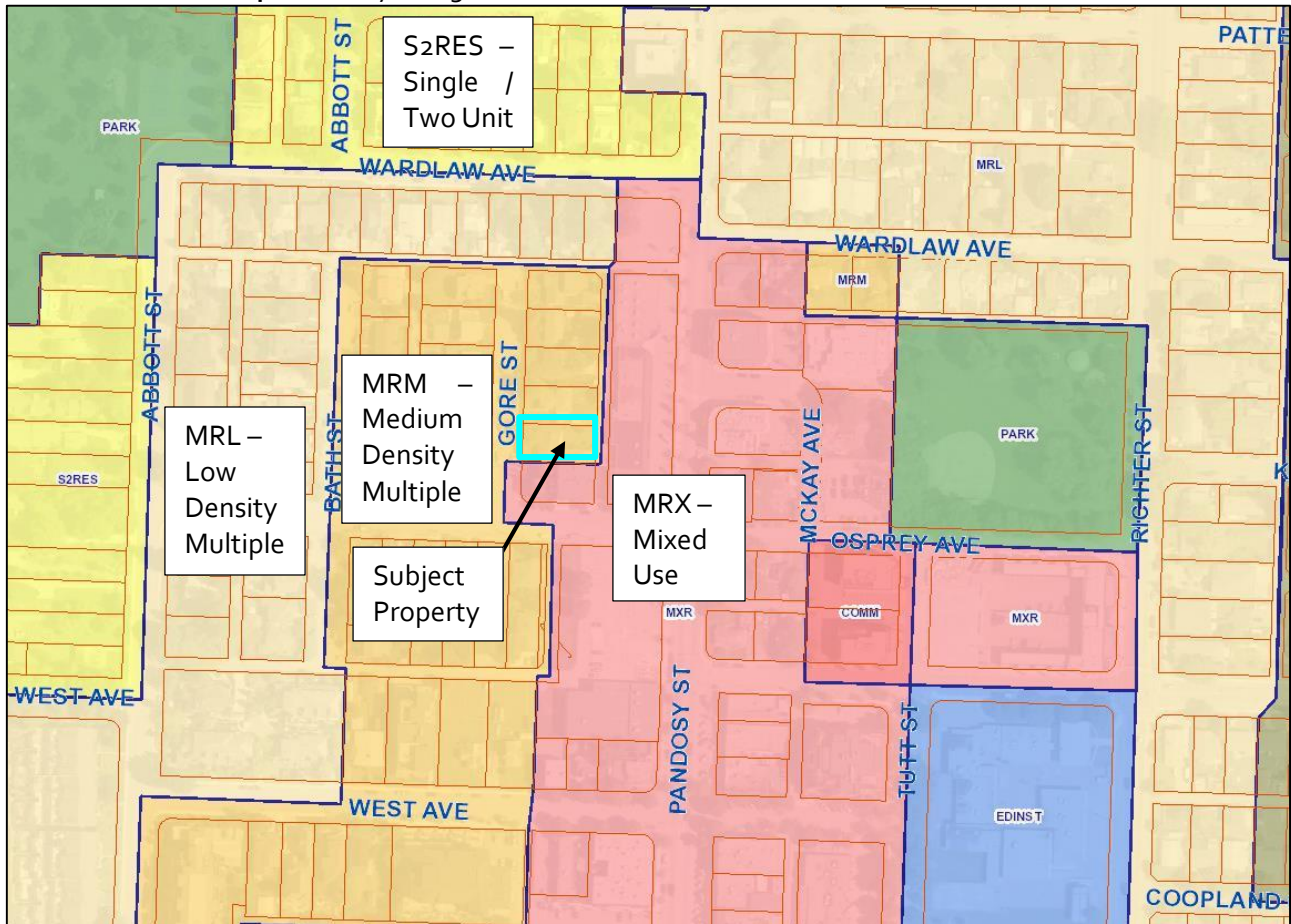
Context Map: Pandosy Village Centre



Subject Property Map: 2673 Gore Street



Future Land Use Map: Pandosy Village Centre



Urban Centre Map: South Pandosy Urban Centre



3.4 Zoning Analysis Table

The zoning analysis is included in the table below.

Zoning Analysis Table		
CRITERIA	RM ₅ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio*	1.3	1.3
Height	18m / 4.5 storeys	14.33m / 4.0 storeys
Front Yard**	2½ storeys = 1.5m Over 2½ storeys = 6.0m	2½ storeys = 4.5m Over 2½ storeys = 10.7m
Side Yard (south)	4.5m / 7.0m	2.32m / 3.96m/2.32m ^❶
Side Yard (north)	4.5m / 7.0m	2.32m / 3.96m/2.32m ^❷
Rear Yard	7.0m	1.61m ^❸
Site Coverage (w/ bonus for POS)	50% w/ POS	60.4% ^❹
Site Coverage incl. driveways and parking	65%	63.47%
Other Regulations		
Minimum Parking Requirements	2 stalls x 4 units = 8	8
Bicycle Parking	Class I@ .5/unit x 4 units = 2 Class II@ .1/unit x 4 units = 1	2 1
Private Open Space (POS)	25m ² / unit x 4 units = 100m ² (min 25m ² each)	181m ² (min 30m ² each)
^❶ Variance to reduce the side yard setback (south) ^❷ Variance to reduce the side yard setback (north) ^❸ Variance to reduce the rear yard setback ^❹ Variance to reduce the site coverage		

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Area Guidelines

OBJECTIVES

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and

- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007

5.0 Application Chronology

Date of Application Received:	March 15 th 2017
Date of Applicant's Public Open House:	April 6, 2017
Date Public Consultation Completed:	April 16, 2017
Date Circulation Comments Completed:	April 25, 2017
Date of Initial Consideration:	June 12, 2017
Date of Public Hearing:	July 25, 2017

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

Attachments:

Applicant's Letter of Rationale
Draft Development Permit / Development Variance Permit



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

February 27, 2017

Re: 2673 Gore Street
Development and Variance Rationale Letter

Dear City Staff and Council,

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

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

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

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



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL


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

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

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

Sincerely,

Shane Worman
Worman Homes/ Worman Commercial



NORTH

PROJECT DATA

CIVIC ADDRESS: 2673 GORE STREET, KELOWNA, BC
LEGAL DESCRIPTION: LOT 11, PLAN KAP7927, DL 139, O.D.Y.D.
CURRENT ZONING: RUB - TWO DWELLING HOUSING

ZONING BYLAW REQUIREMENTS

PROPOSED ZONE RUS - MEDIUM DENSITY MULTIPLE HOUSING
SITE AREA = 6,904.5 SQ.FT. (641.4 SQ.M.)
BUILDING AREA (NET)
MAIN FLOOR = 2,068 SQ.FT. (192.1 SQ.M.)
SECOND FLOOR = 1,917 SQ.FT. (178.1 SQ.M.)
THIRD FLOOR = 2,192 SQ.FT. (203.6 SQ.M.)
FOURTH FLOOR = 2,420 SQ.FT. (224.8 SQ.M.)
TOTAL NET BUILDING AREA = 8,597 SQ.FT. (798.6 SQ.M.)

	REQUIRED	PROPOSED
LOT WIDTH	30.0m	18.29m
LOT DEPTH	35.0m	35.07m
LOT AREA	1,400 sq.m.	641.4 sq.m.
FAR (w/ PARKING & URBAN CENTRE)	1.4 (898.0 sq.m.)	1.30 (830.8 sq.m.)
SITE COVERAGE (w/ BONUS FOR POS)	40% (256.6 sq.m.)	60.4% (387.1 sq.m.)*
SITE COVERAGE INCL. DRIVEWAYS & PARKING	65% (416.9 sq.m.)	60.4% (387.1 sq.m.)
HEIGHT (m)	18.0m/4.5 STOREYS	14.3m/4 STOREYS

SEDBACKS (m)
FRONT (GORE STREET) 1.5m 4.50m
OVER 2 1/2 STOREYS 6.0m 10.7m
SIDE (NORTH) 4.5/7.0m 2.3m/3.96m*
SIDE (SOUTH) 4.5/7.0m 2.3m/3.96m*
REAR (LANE) 7.0m 1.61m*

PARKING
RESIDENTIAL @ 2/DWELLING UNIT x 4 UNITS = 8 STALLS
BICYCLE PARKING
CLASS I @ 5/DWELLING UNIT x 4 UNITS = 2 SPACES
CLASS II @ 1/DWELLING UNIT x 4 UNITS = 1 SPACE
PRIVATE OPEN SPACE
25 sq.m./UNIT x 4 UNITS = 100 sq.m. (1,076 sq.ft.) 181 sq.m. (1,950 sq.ft.)

LANDSCAPE BUFFERS (m)
FRONT (GORE STREET) 3.0m 4.5m
SIDE (NORTH) 3.0m** 2.32m**
SIDE (SOUTH) 3.0m** 2.3m**
REAR (EAST) 3.0m** 2.0m**
** OR OPAQUE FENCING

LANDSCAPE TREATMENT LEVELS
FRONT (GORE STREET) 2 2
SIDE (NORTH) 3 3
SIDE (SOUTH) 3 3
REAR (EAST) 3 1*

* VARIANCE REQUIRED

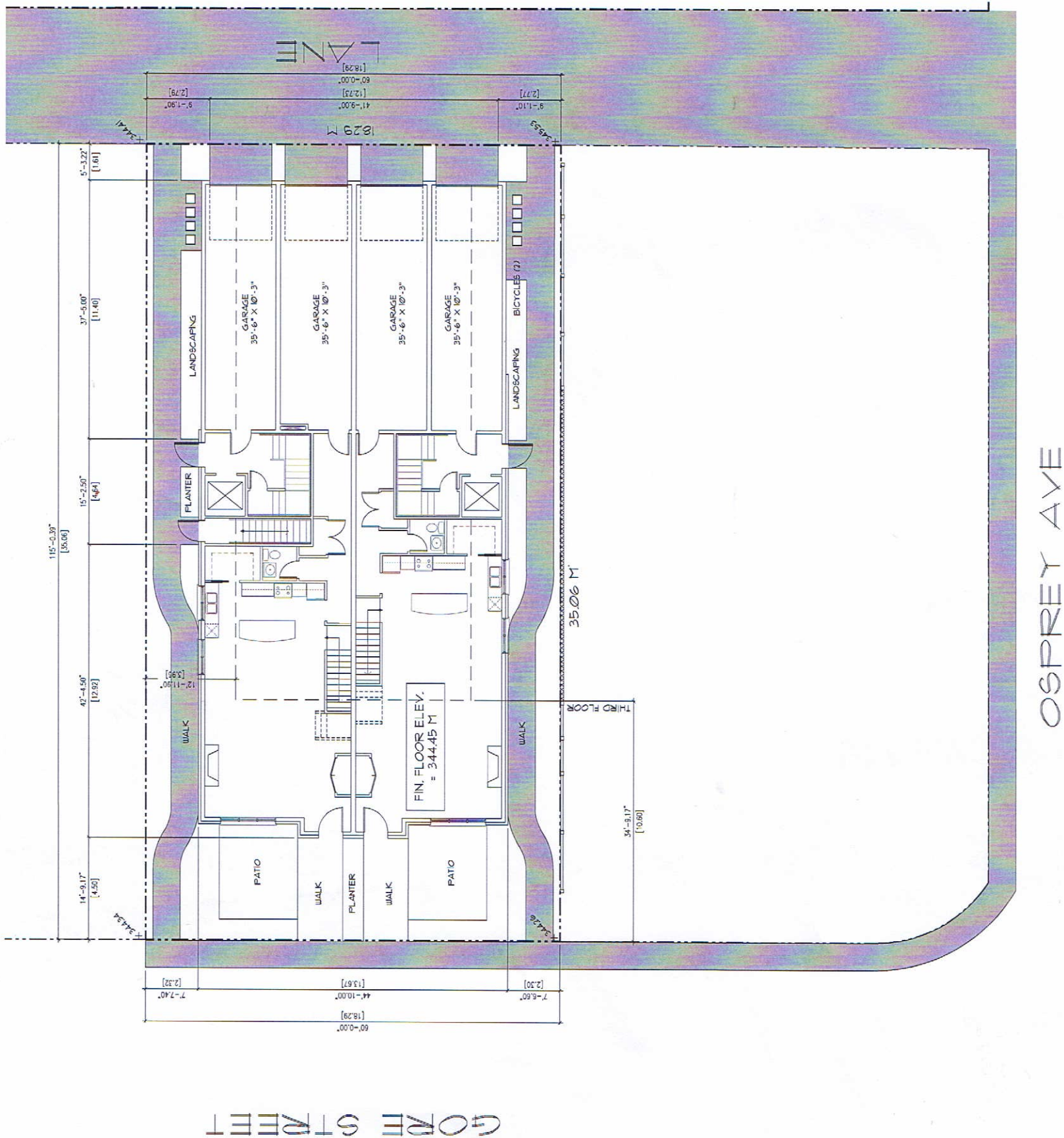
SCHEDULE A (1of10)

This forms part of application

DP17-0064/
DVP17-0065

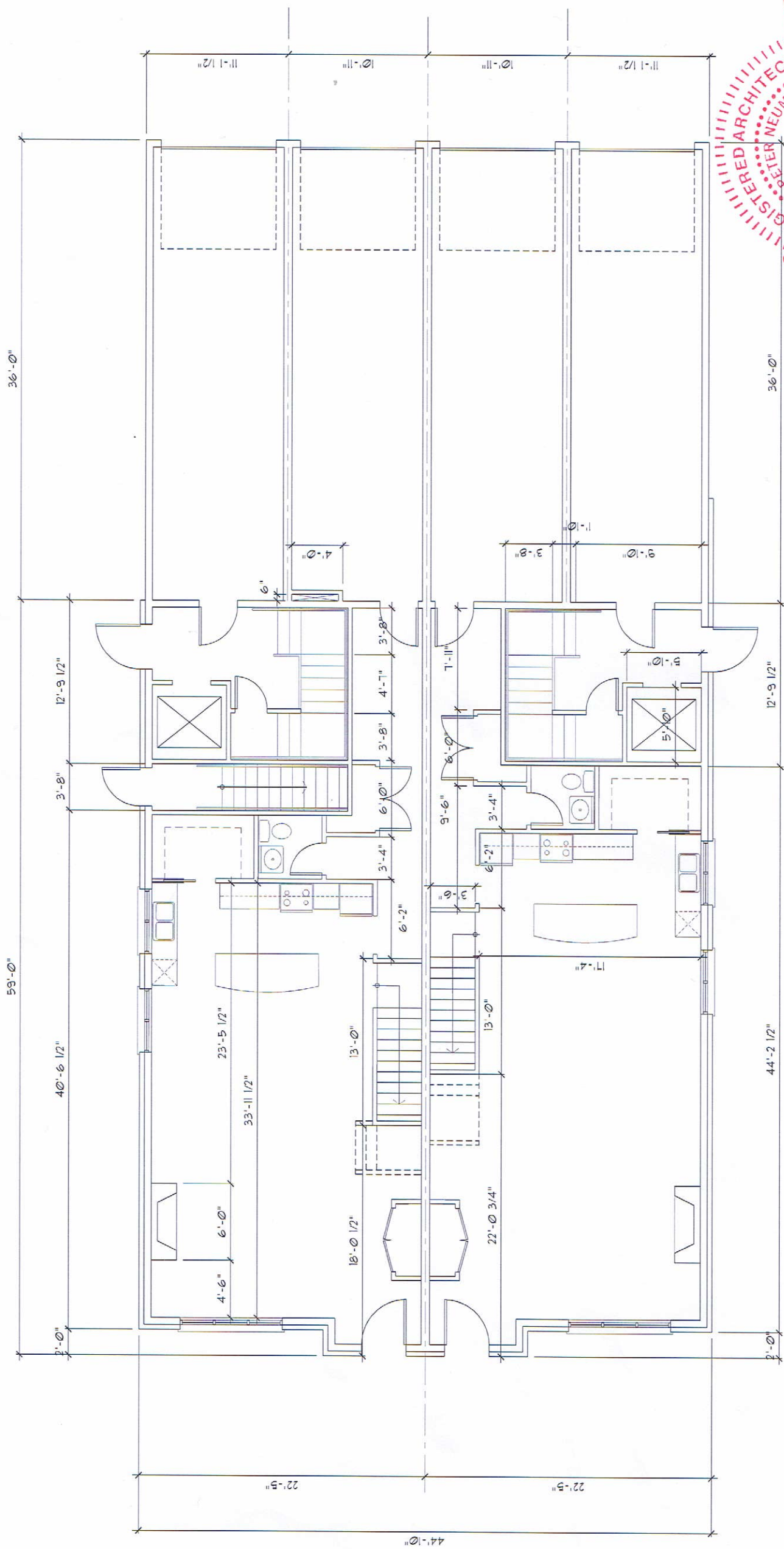
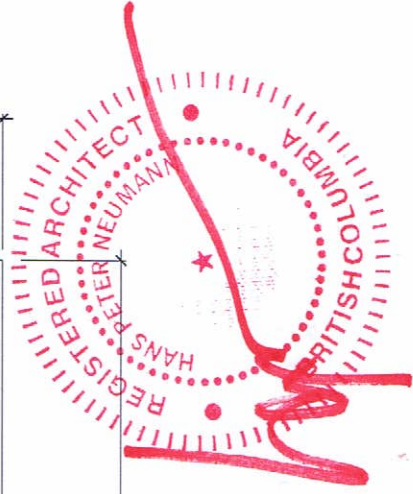
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Initials

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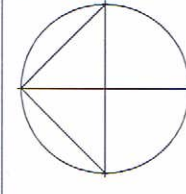



SITE PLAN
SCALE: 1/8" = 1'-0"

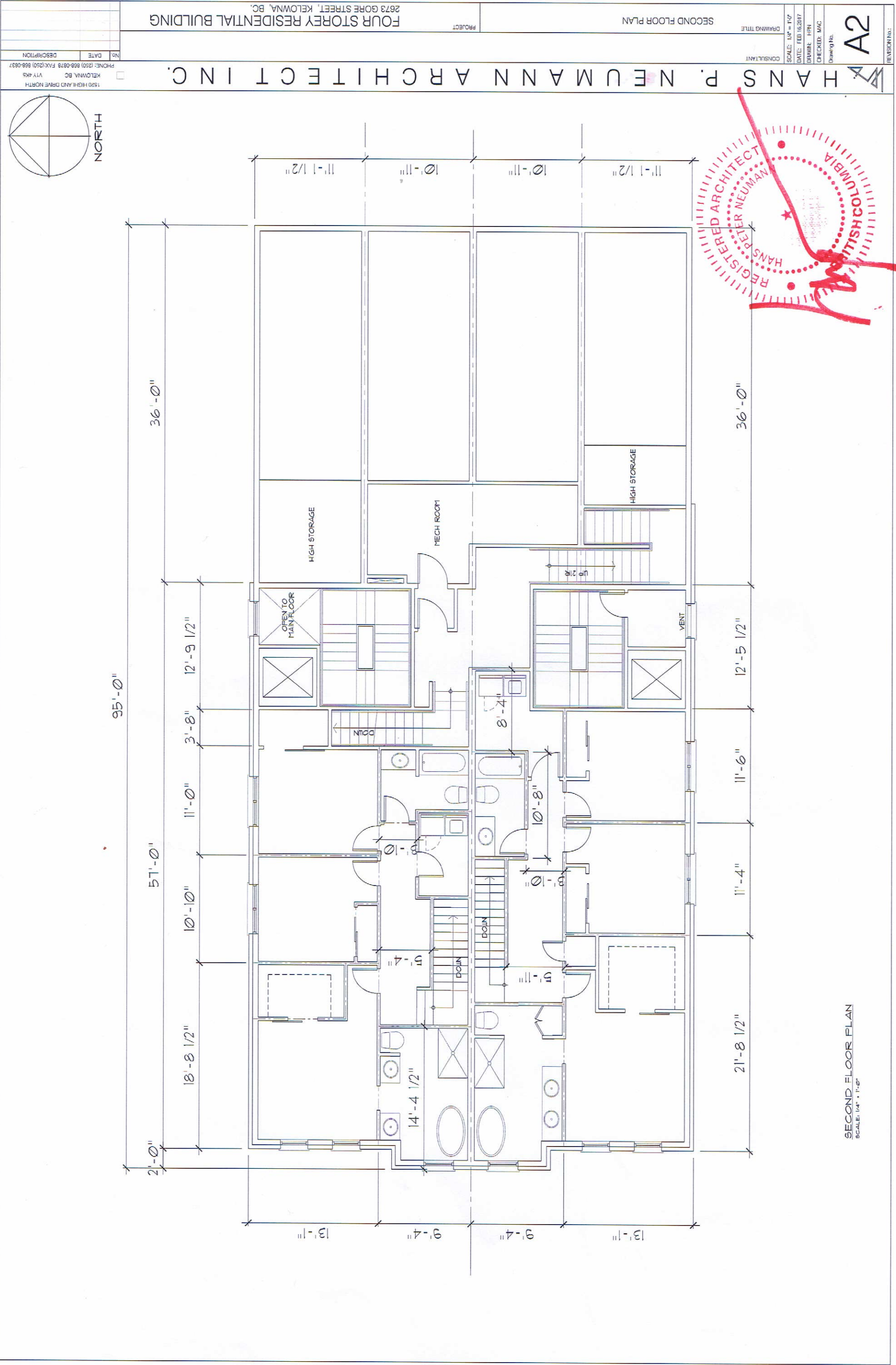
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH



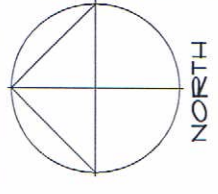
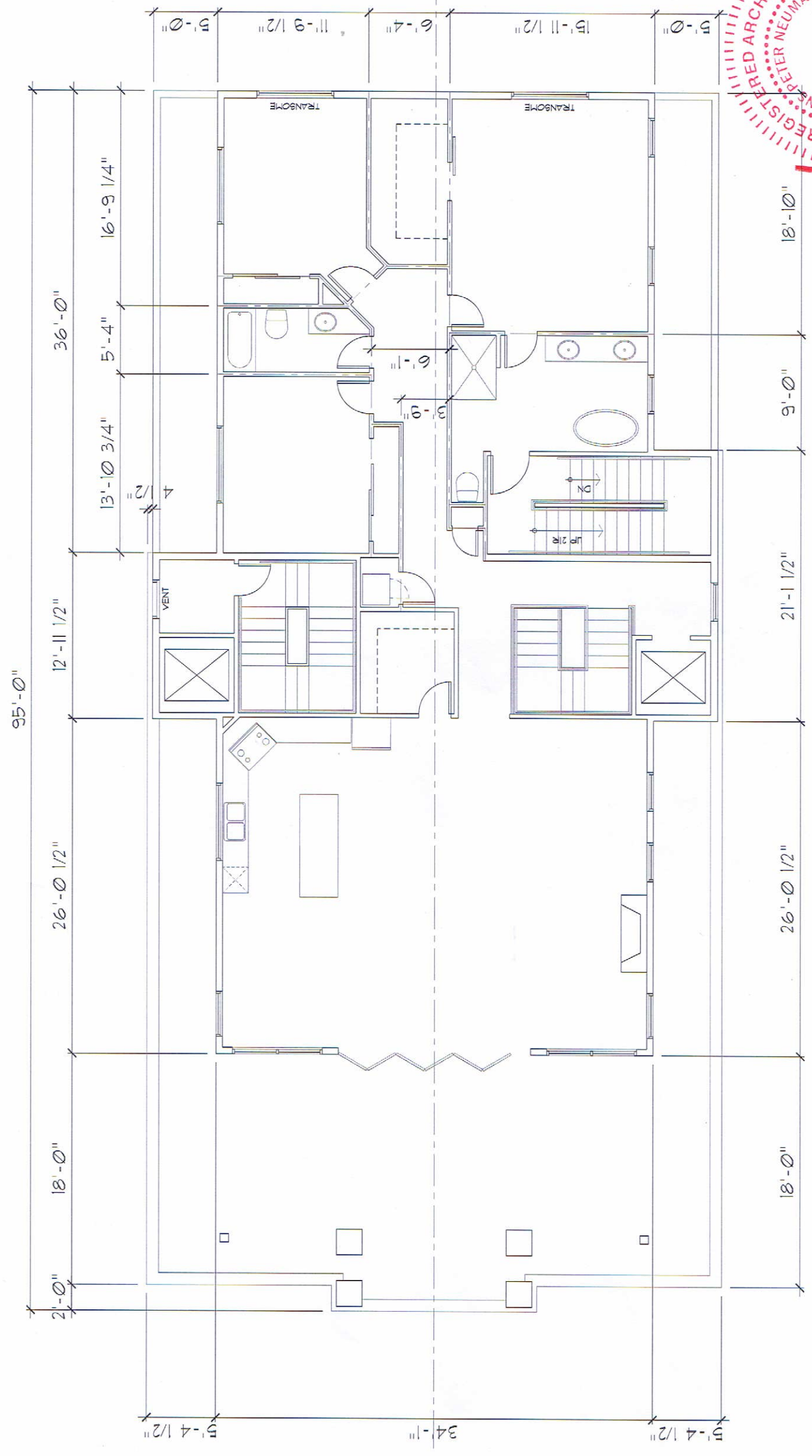
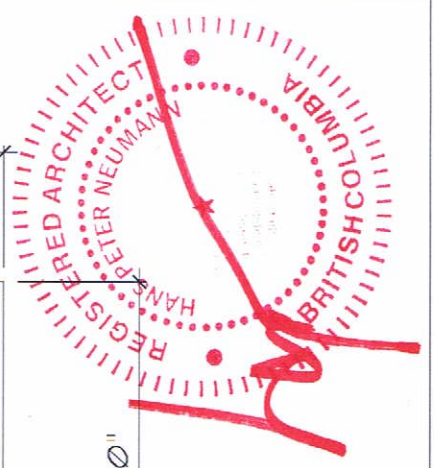
		HANS P. NEUMANN ARCHITECT INC.		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5		PHONE: (250) 868-0878 FAX: (250) 868-0837		<input type="checkbox"/>	
CONSULTANT		DATE: FEB 16, 2017		DRAWN: HFN		CHECKED: MAC		Drawing No.	
PROJECT		MAIN FLOOR PLAN		FOUR STOREY RESIDENTIAL BUILDING		2673 GORE STREET, KELOWNA, BC.			
DRAWING TITLE		SCALE: 1/4" = 1'-0"		DATE: FEB 16, 2017		DRAWN: HFN		CHECKED: MAC	
REVISION NO.		A1							




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

A2

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

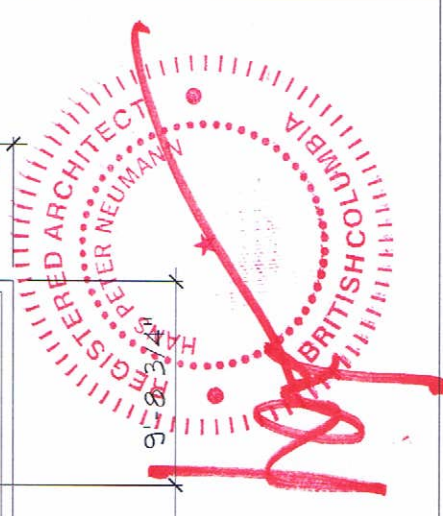
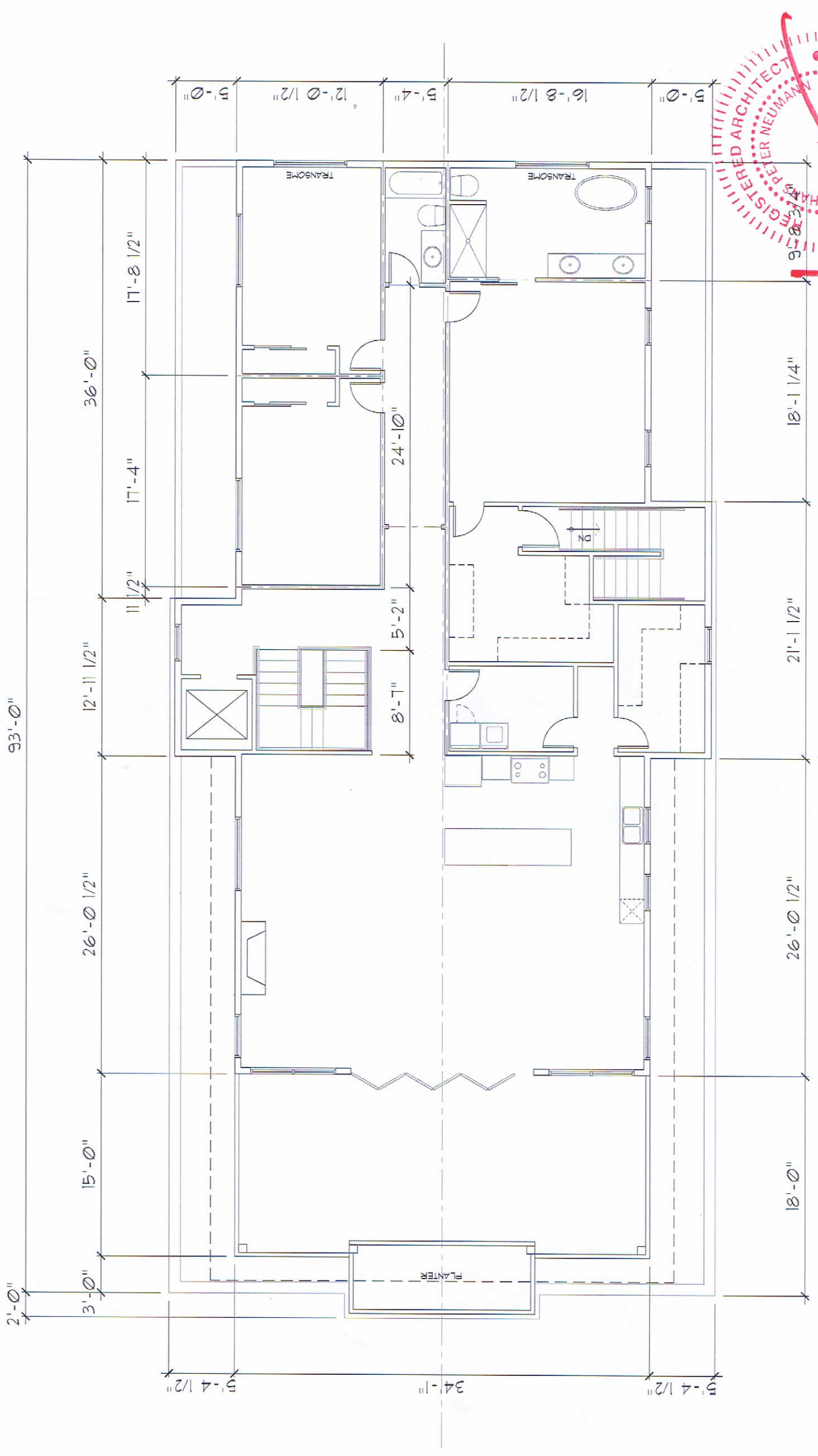


<div> HANS P. NEUMANN ARCHITECT INC.</div>		CONSULTANT		DRAWING TITLE		PROJECT	
		No. DATE DESCRIPTION		THIRD FLOOR PLAN		FOUR STOREY RESIDENTIAL BUILDING	
<div>1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0878 FAX: (250) 868-0837</div>		SCALE: 1/4" = 1'-0"		DATE: FEB 16/2017		2673 GORE STREET, KELOWNA, BC.	
		DRAWN: HPN		CHECKED: MAC			
		Drawing No.				A3	
						REVISION NO.:	

A3

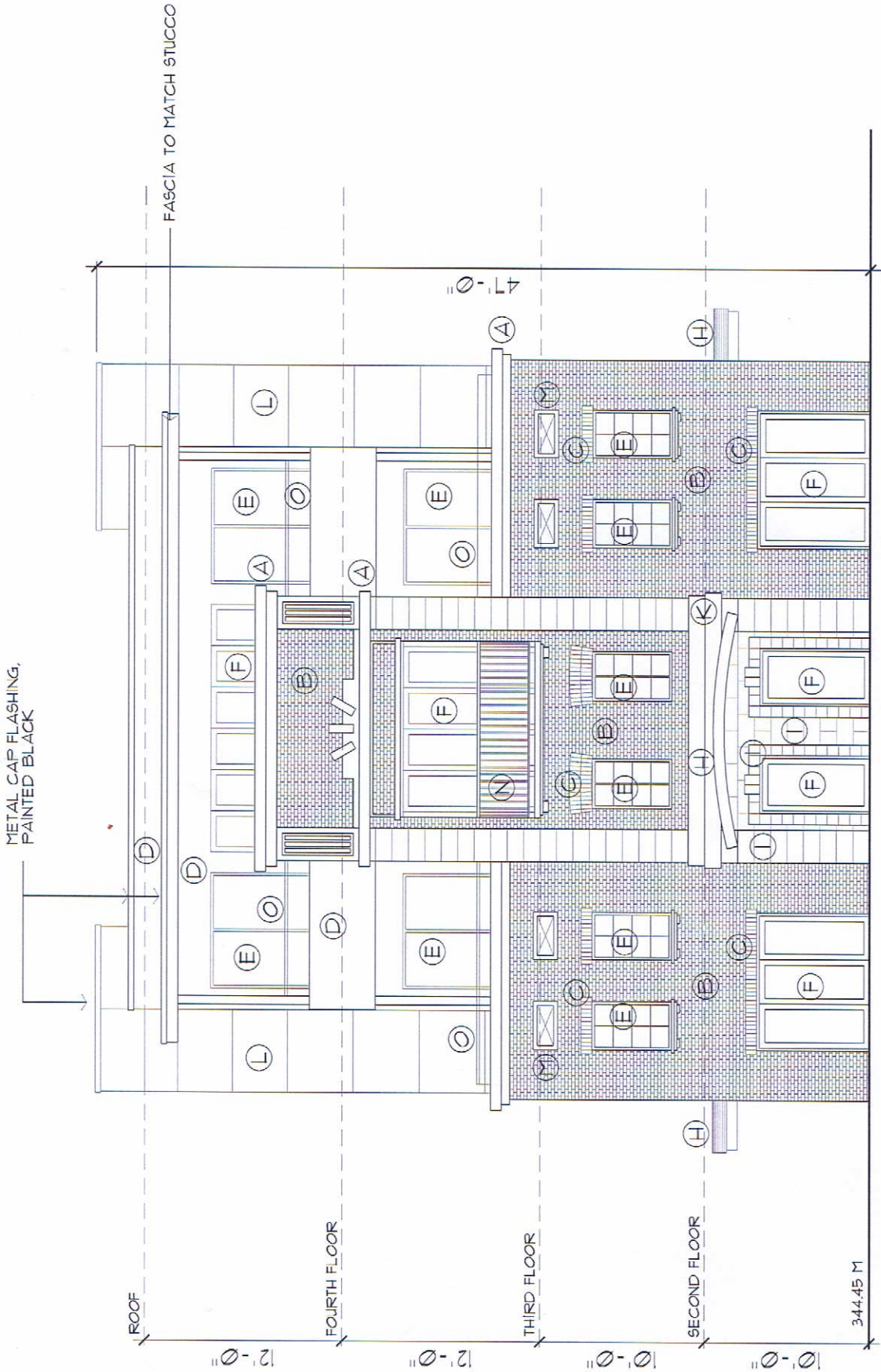
REVISION No.:

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



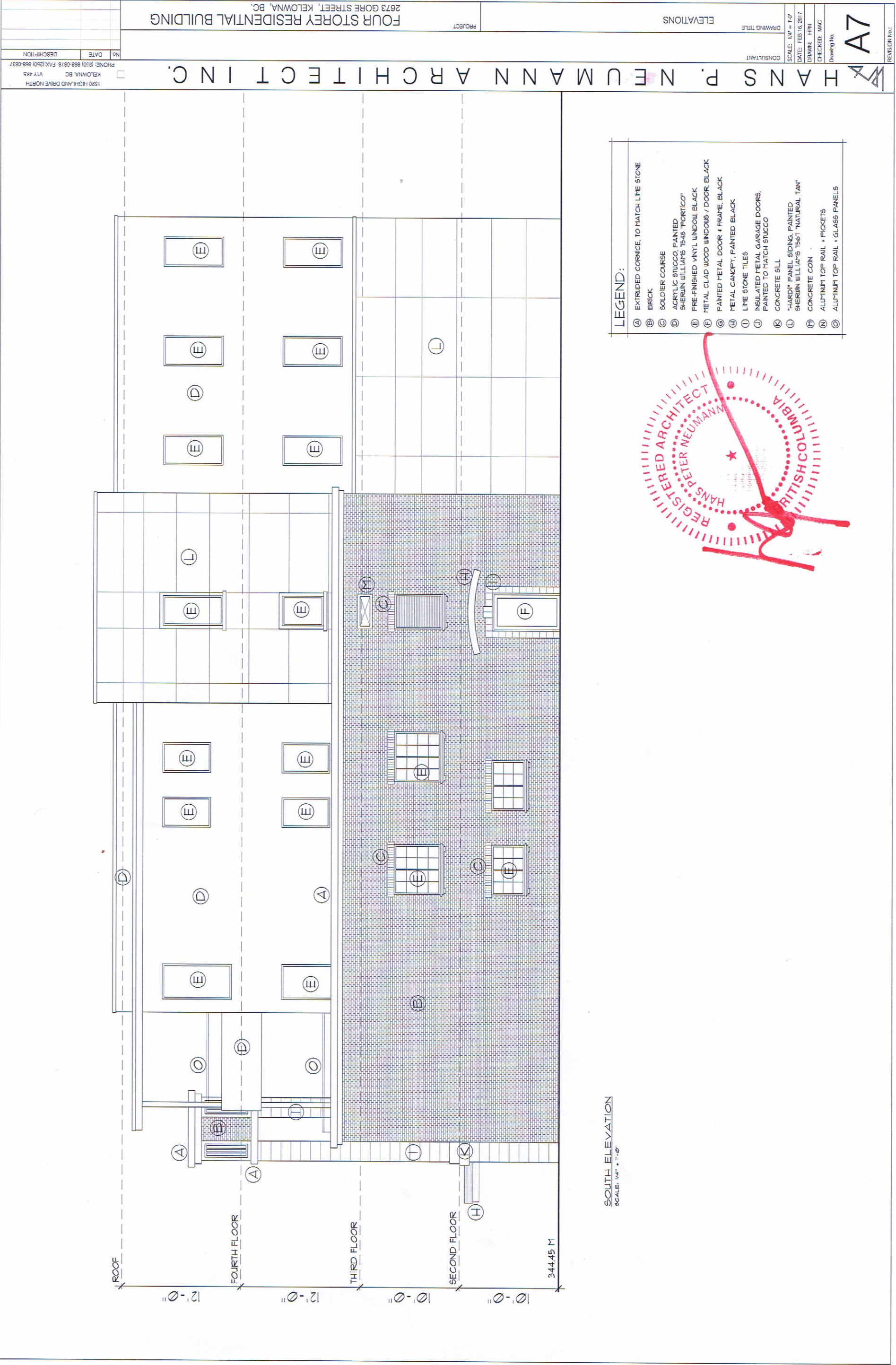
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SCALE: 1/4" = 1'-0"		DATE: FEB 16, 2017		DRAWN: HPN		CHECKED: MAC		Drawing No.		A4	
1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0876 FAX: (250) 868-0837		DESCRIPTION		DATE		No.		No.		No.	

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



LEGEND:

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



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

LEGEND:

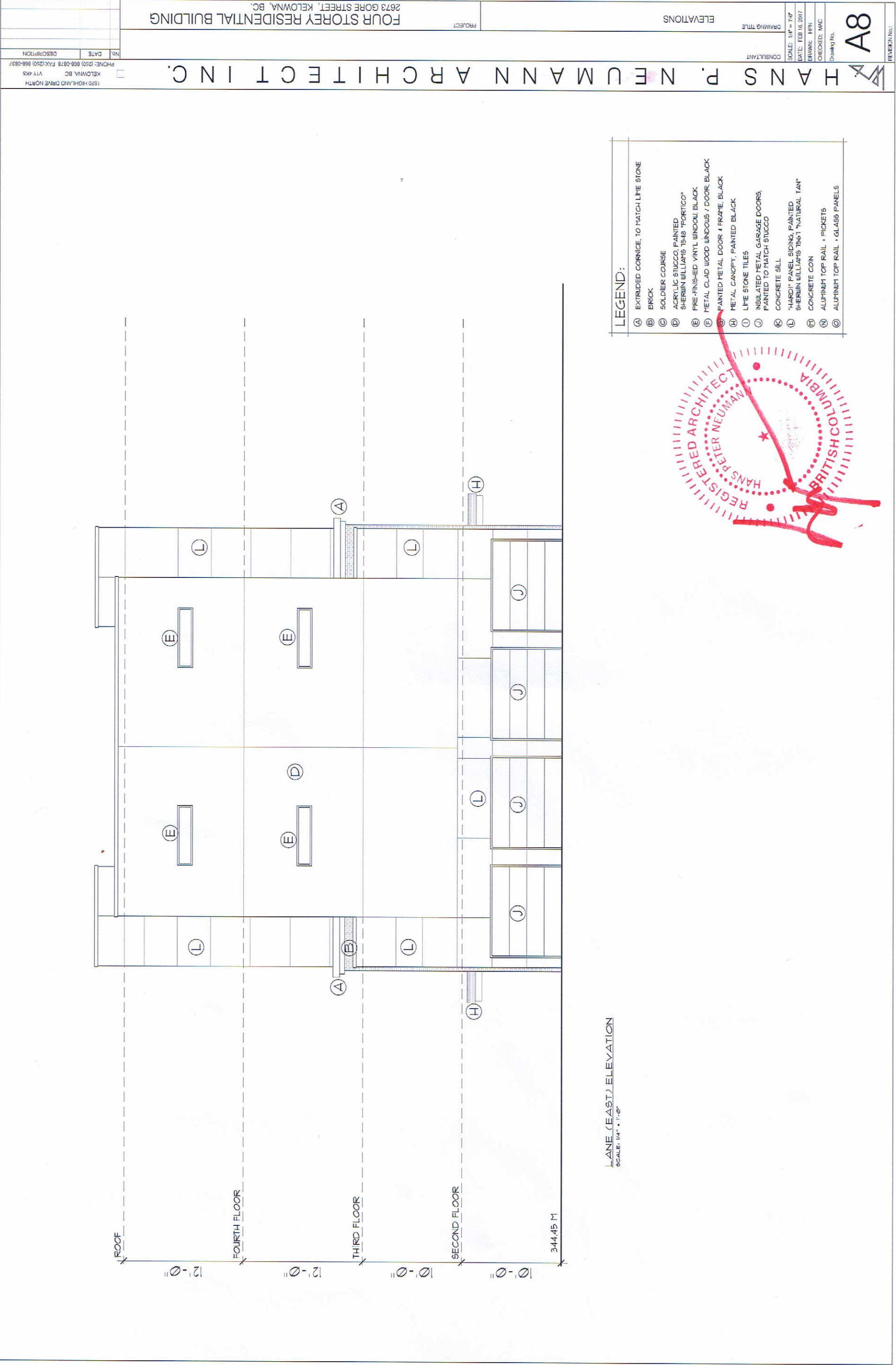
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(B)	BRICK
(C)	SOLDIER COURSE
(D)	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS '5448 'PORTICO'
(E)	PRE-FINISHED VINYL WINDOW BLACK
(F)	METAL CLAD WOOD WINDOWS / DOOR BLACK
(G)	PAINTED METAL DOOR & FRAME, BLACK
(H)	METAL CANOPY, PAINTED BLACK
(I)	LIME STONE TILES
(J)	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
(K)	CONCRETE SILL
(L)	"HARDI" PANEL SIDING, PAINTED SHERWIN WILLIAMS '1561 "NATURAL TAN"
(M)	CONCRETE CON
(N)	ALUMINUM TOP RAIL & PICKETS
(O)	ALUMINUM TOP RAIL & GLASS PANELS

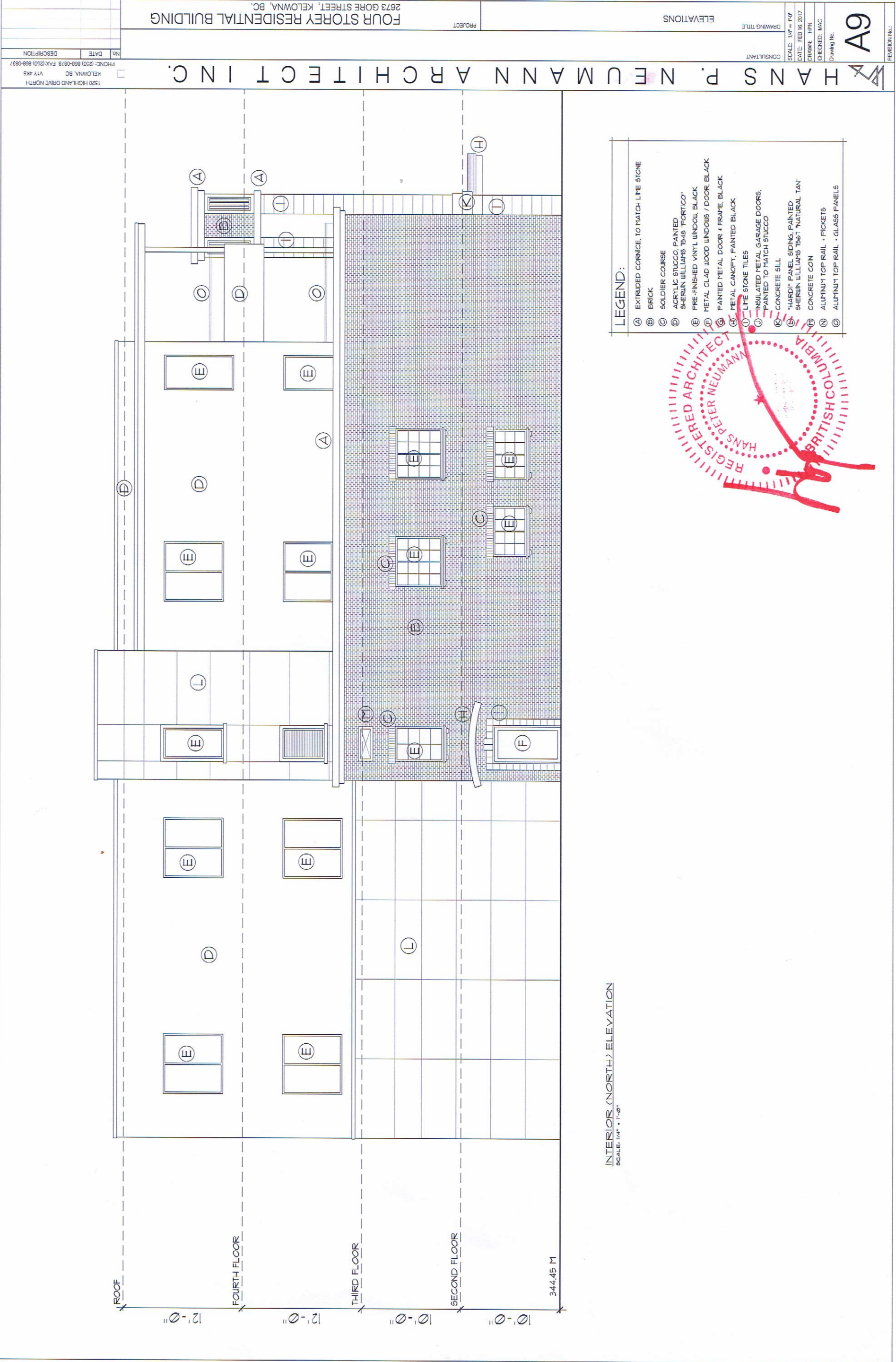
A7

REVISION No.:

CONSULTANT
DRAWING TITLE
ELEVATIONS
PROJECT
FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.
1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837









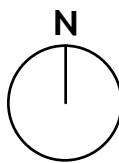
SCHEDULE C (1of2)

This forms part of application

DP17-0064/
DVP17-0065

Planner
Initials MS

City of
Kelowna
COMMUNITY PLANNING



PROJECT TITLE

2673 GORE STREET

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.02.14	Review
2		
3		
4		
5		

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

SEAL



DRAWING NUMBER

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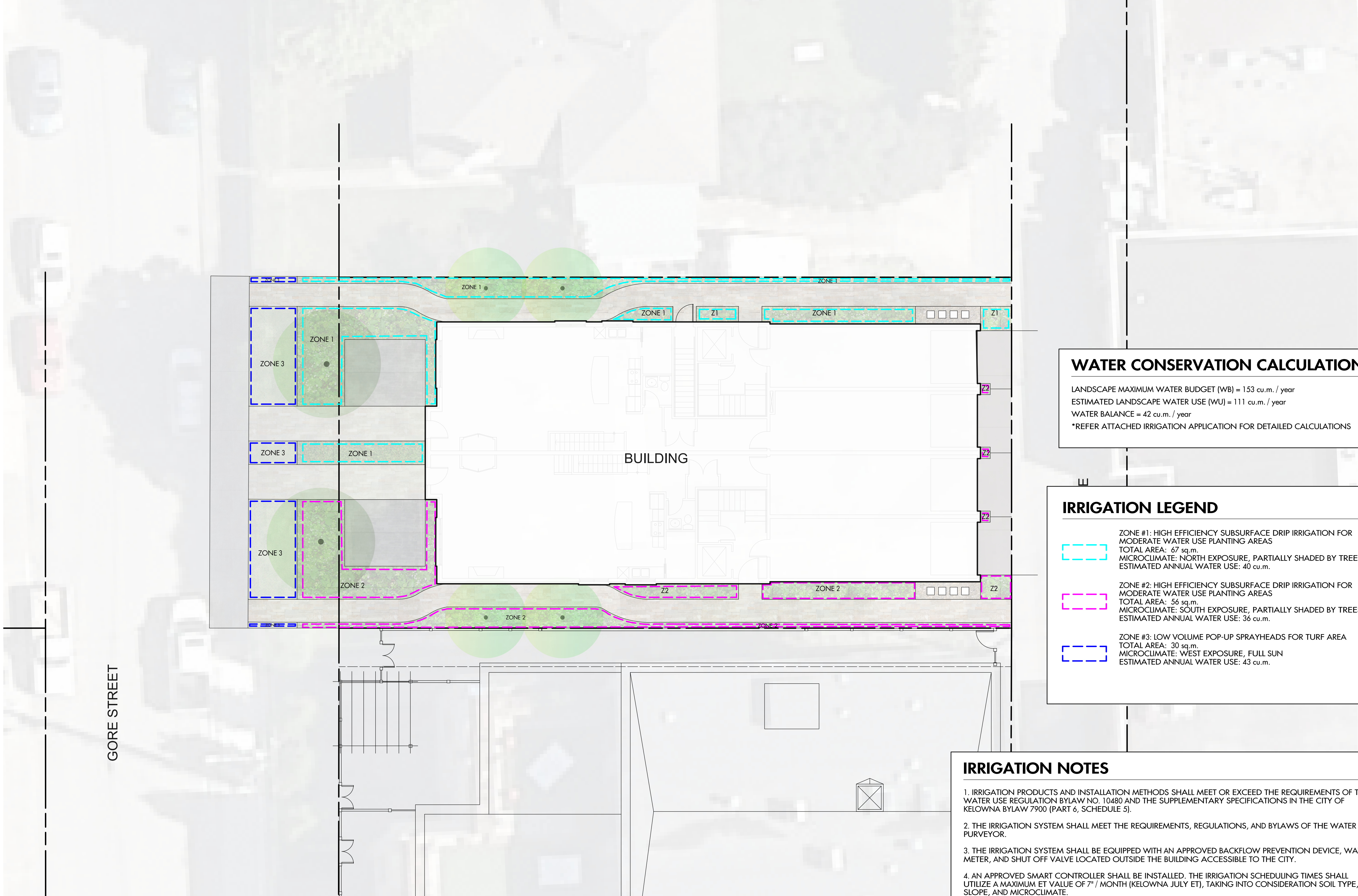
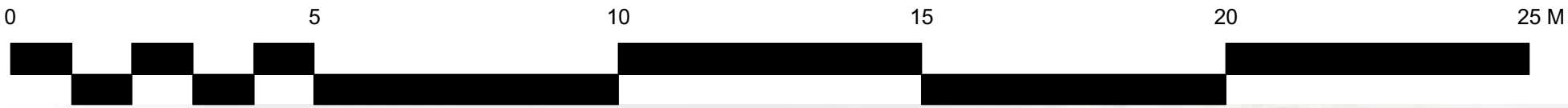
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PLANT LIST

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

NOTES

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



WATER CONSERVATION CALCULATIONS

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

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 67 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 40 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 56 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 36 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 30 sq.m.
MICROCLIMATE: WEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 43 cu.m.

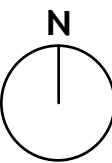
IRRIGATION NOTES

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 KELOWNA 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 (KELOWNA 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.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

2673 GORE STREET

Kelowna, BC

DRAWING TITLE

IRRIGATION PLAN

ISSUED FOR / REVISION

1	17.02.14	Review
2		
3		
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PROJECT NO

17013

DESIGN BY

FB

DRAWN BY

NG

CHECKED BY

SP

DATE

FEB. 14, 2017

SCALE

1:100

SEAL



DRAWING NUMBER

L2/2

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DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP17-0064) / DEVELOPMENT VARIANCE PERMIT (DVP17-0065)

Issued To: Worman Resources Inc.
Site Address: 2673 Gore St
Legal Description: Lot 11, District Lot 14, ODYD, Plan 7927

Zoning Classification: RM5 – Medium Density Multiple Housing
Development Permit Area: COMPREHENSIVE DEVELOPMENT PERMIT AREA

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0064 for Lot 11, District Lot 14, ODYD, Plan 7927, located at 2673 Gore St, Kelowna, BC, to allow for the construction the development be approved subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

Section 13.11.6(b): Site Coverage

To vary the required site coverage from 40% to 60.4% proposed.

Section 13.11.6(e): Side Yard Setbacks

To vary the required side yard setback (north and south) for:

Portions of the building not over 2 ½ stories, from 4.5m to 2.32m; and

Portions of the livable area of the building over 2 ½ stories, from 7.0m to 3.96m; and

Portions of the stairwell and elevator shaft areas of the building over 2 ½ stories from 7.0m to 2.32m.

Section 13.11.6(f): Rear Yard Setback

To vary the required rear yard setback from 7.0m to 1.61m proposed.

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$_____ tbd _____ OR
- b) A Certified Cheque in the amount of \$_____ tbd _____ OR
- c) An Irrevocable Letter of Credit in the amount of \$_____ tbd _____ .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit

for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

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

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS

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

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

 Date

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

**The PERMIT HOLDER is the CURRENT LAND OWNER.
 Security shall be returned to the PERMIT HOLDER.**



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

February 27, 2017

Re: 2673 Gore Street
Development and Variance Rationale Letter

Dear City Staff and Council,

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

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

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

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



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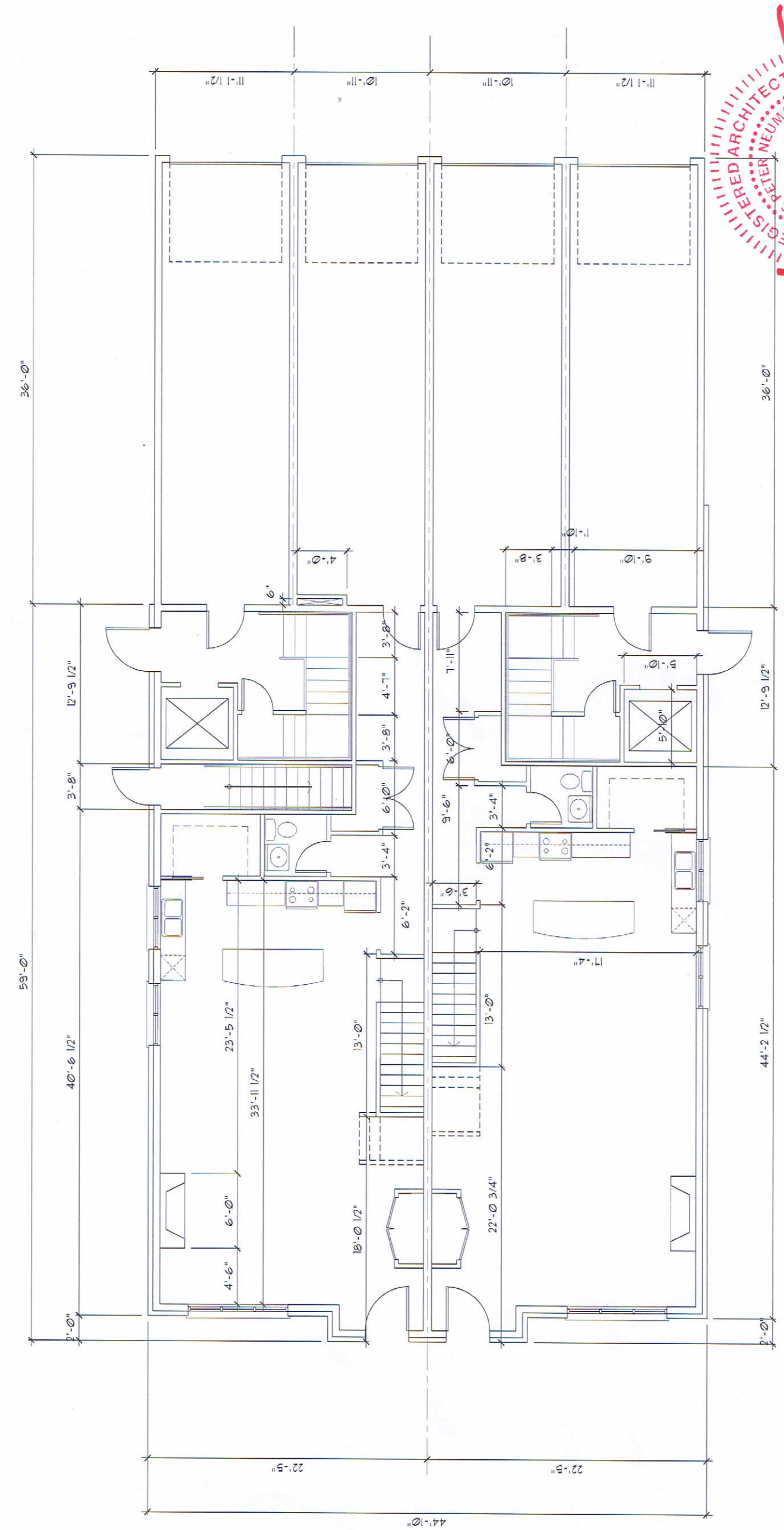
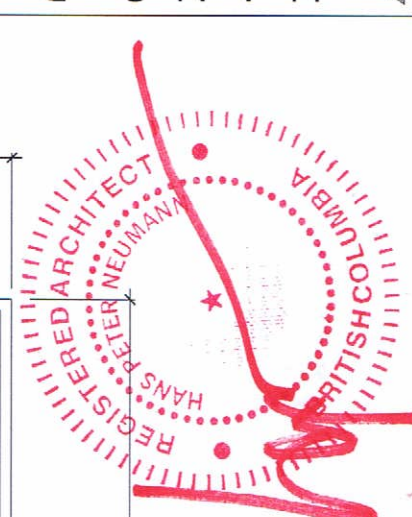
Site coverage wise, because we incorporated our parking in enclosed garages our building coverage is over the allowable limit, however it is worth noting when we include our driveways and parking areas we are then below the maximum site coverage allowed: in other words, we have achieved the desired landscaped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

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

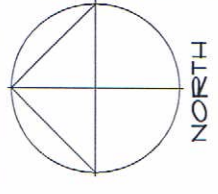
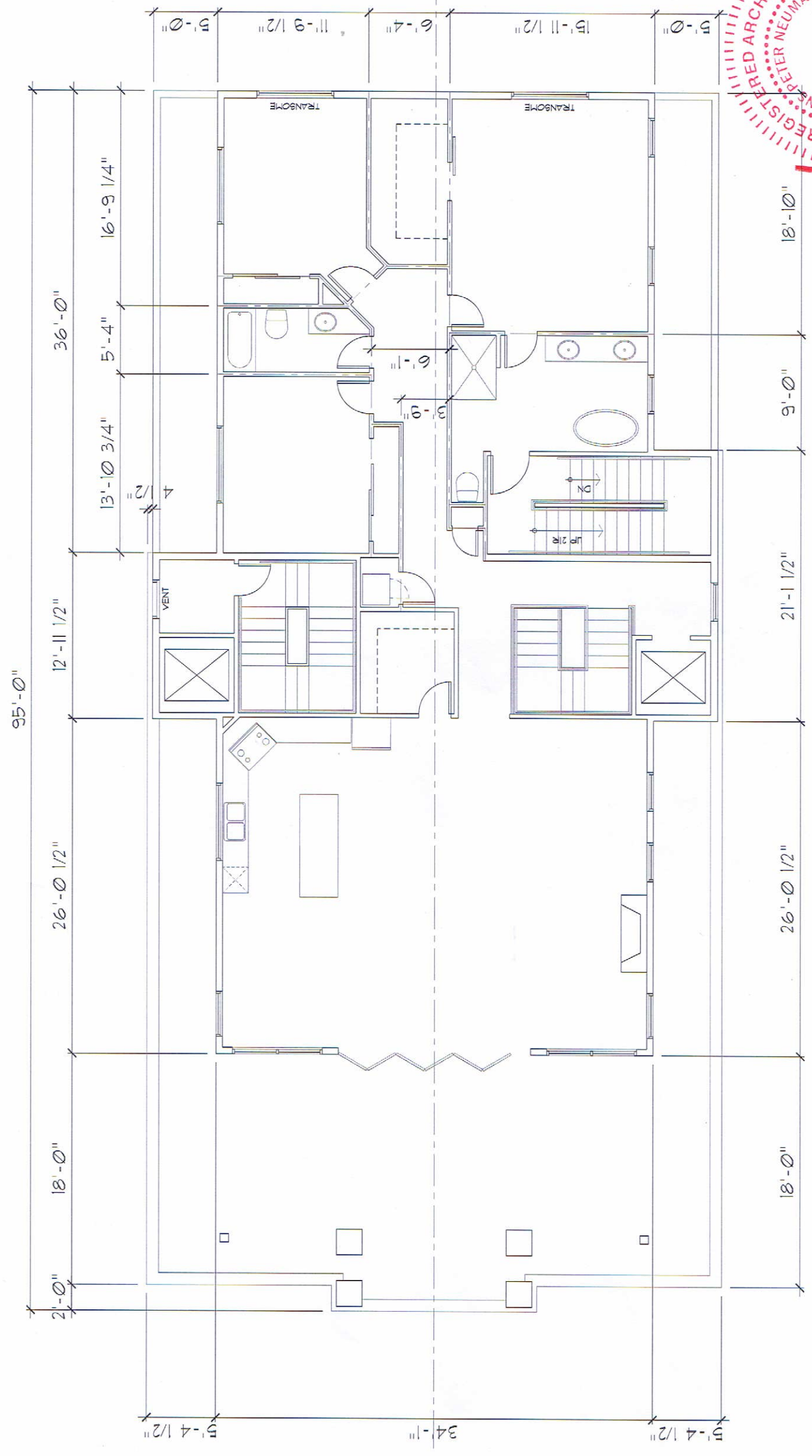
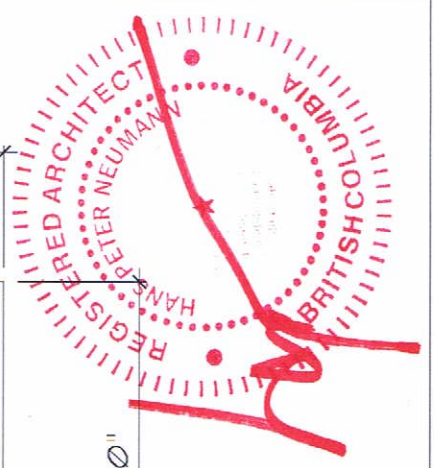
We believe our application is a creative solution to density on small lots while at the same time being as sensitive as the site will allow to the neighbourhood. We hope you will see this as an asset to the South Pandosy urban fabric and look forward to the application's approval.

Sincerely,

Shane Worman
Worman Homes/ Worman Commercial



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

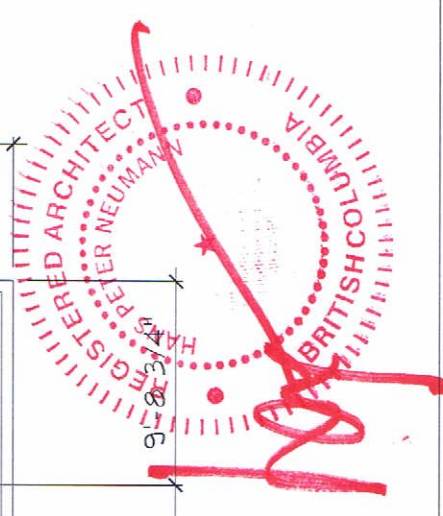
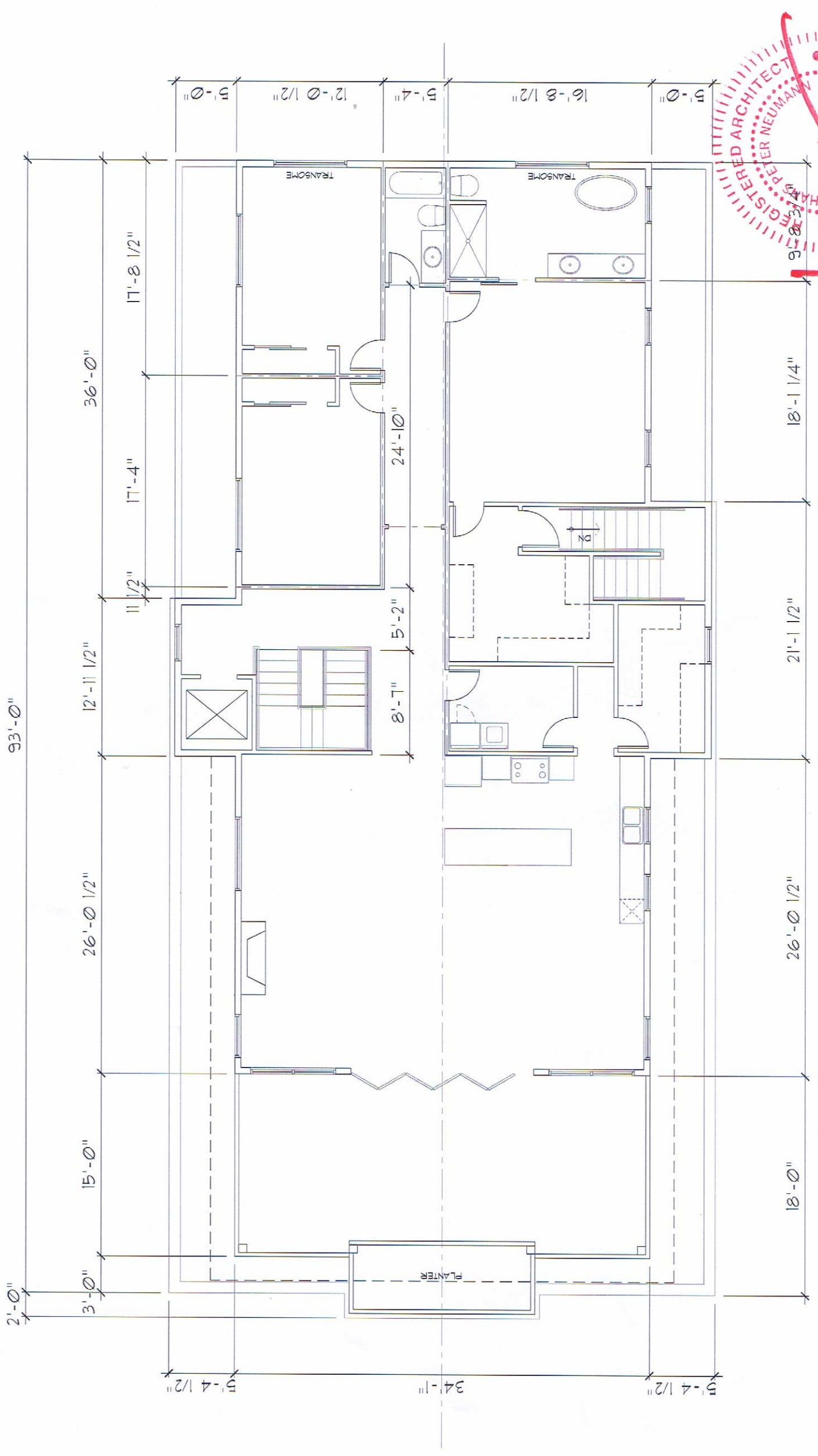


CONSULTANT		DRAWING TITLE		PROJECT	
SCALE: 1/4" = 1'-0"		DATE: FEB 16/2017		THIRD FLOOR PLAN	
DRAWN: HPN		CHECKED: MAC		FOUR STOREY RESIDENTIAL BUILDING	
Drawing No.				2673 GORE STREET, KELOWNA, BC.	
A3					
REVISION NO.:					
HANS P. NEUMANN ARCHITECT INC.					
1520 HIGHLAND DRIVE NORTH					
KELOWNA, BC V1Y 4K5					
PHONE: (250) 868-0878 FAX: (250) 868-0837					
No.		DATE		DESCRIPTION	

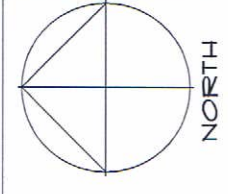
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REVISION No.:

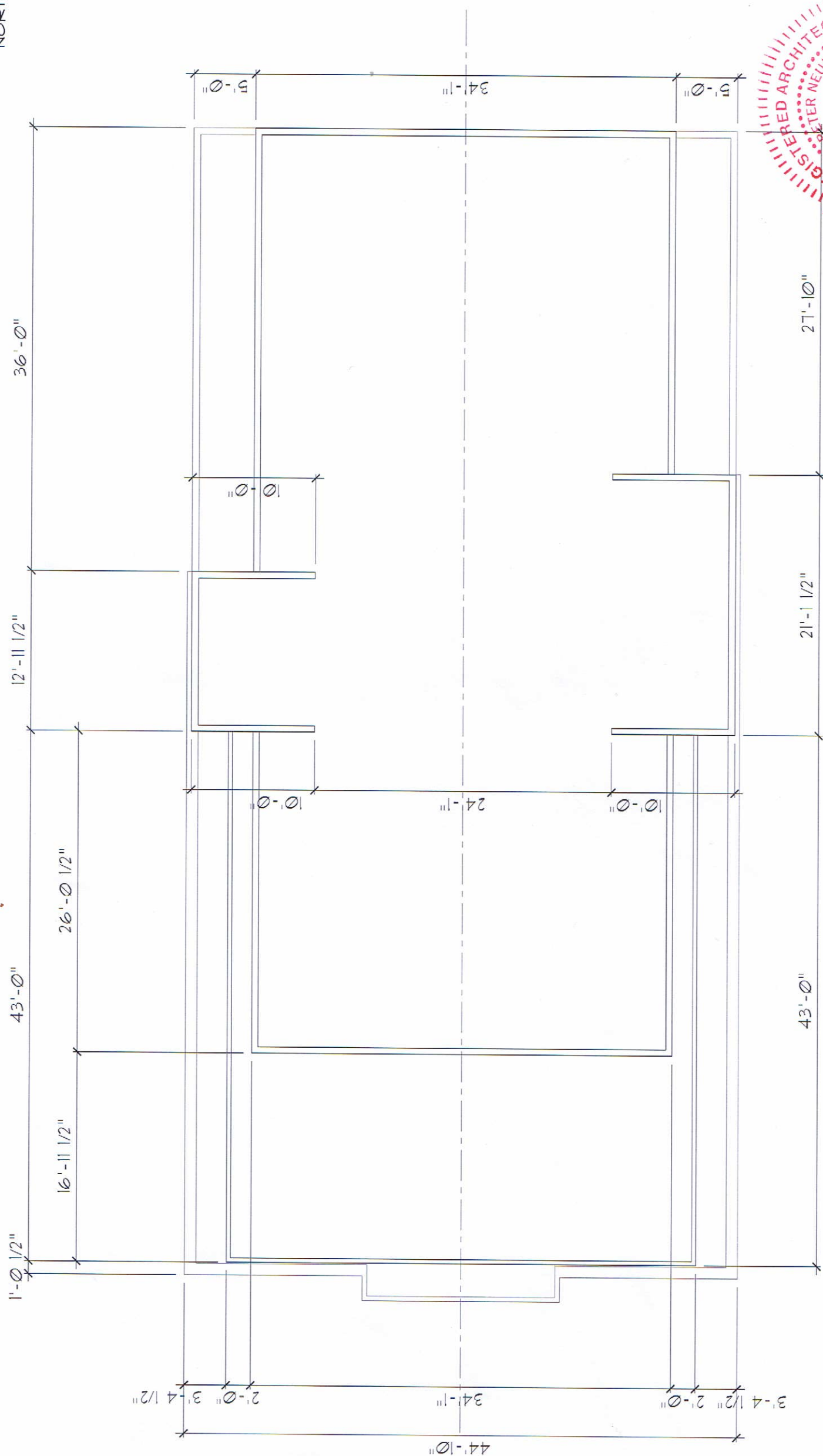
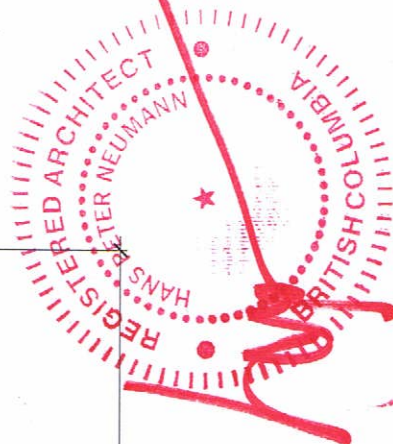
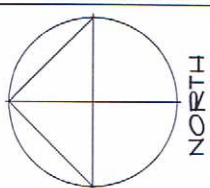
FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



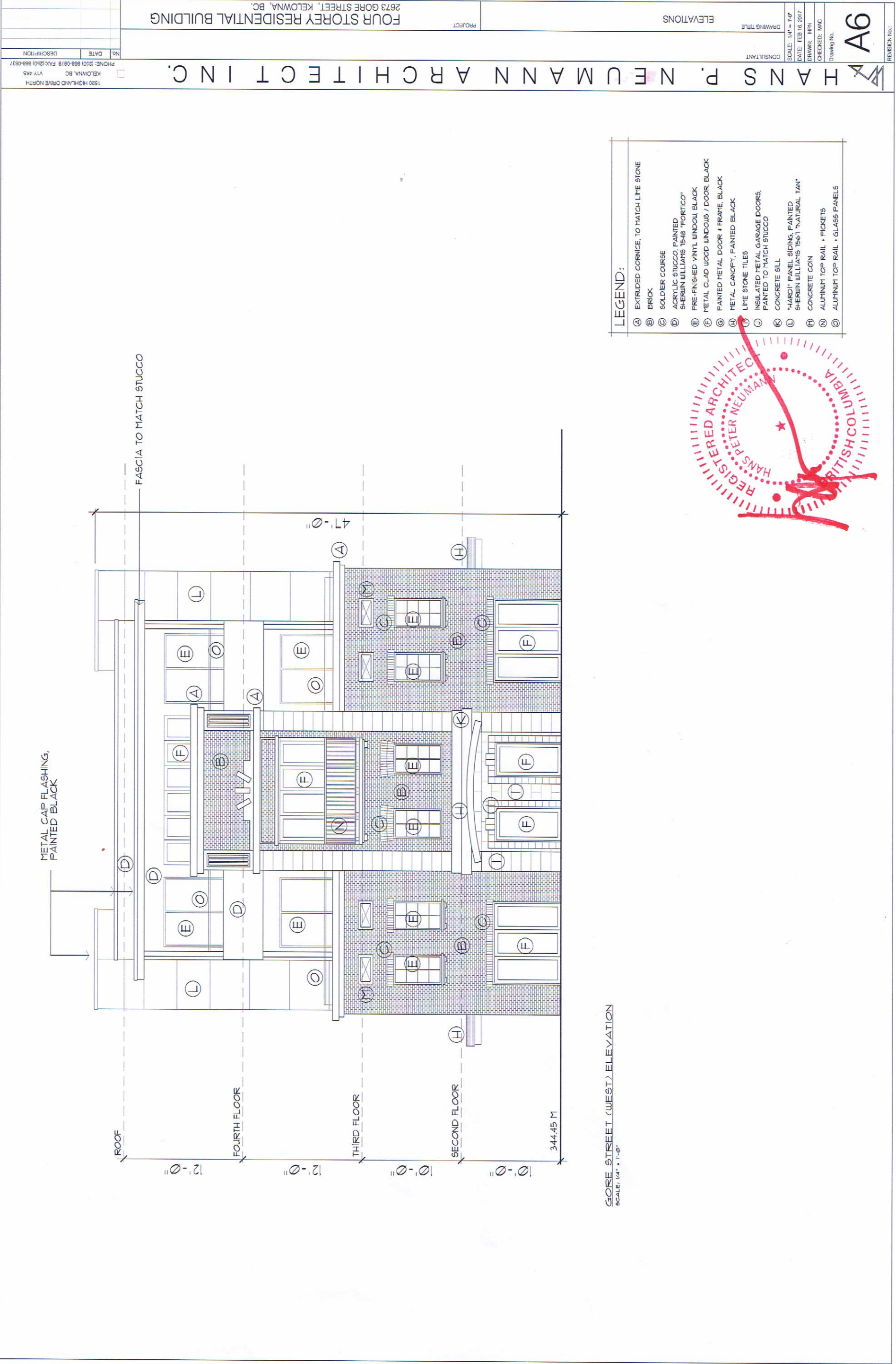
HANS P. NEUMANN ARCHITECT INC.

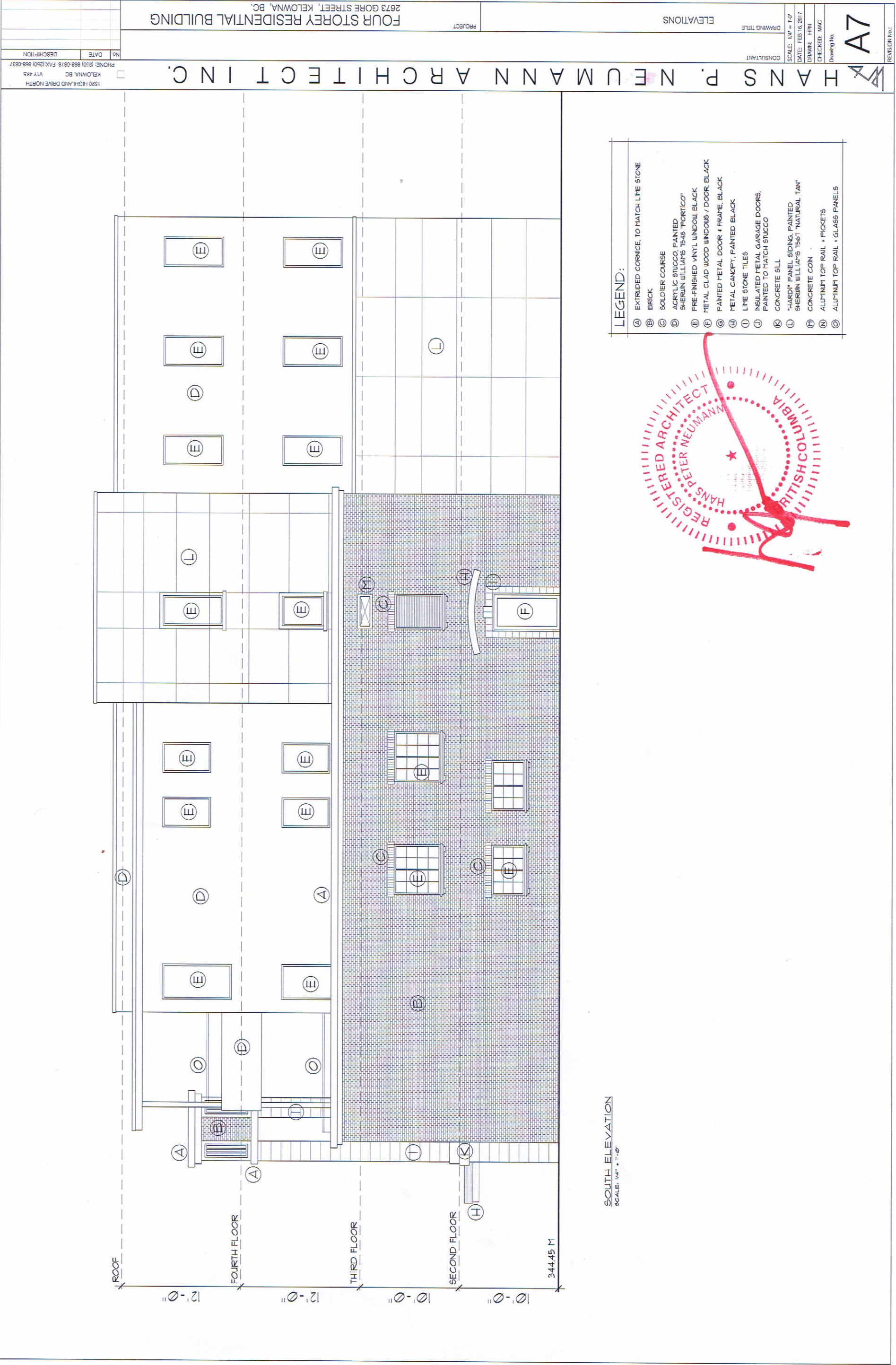


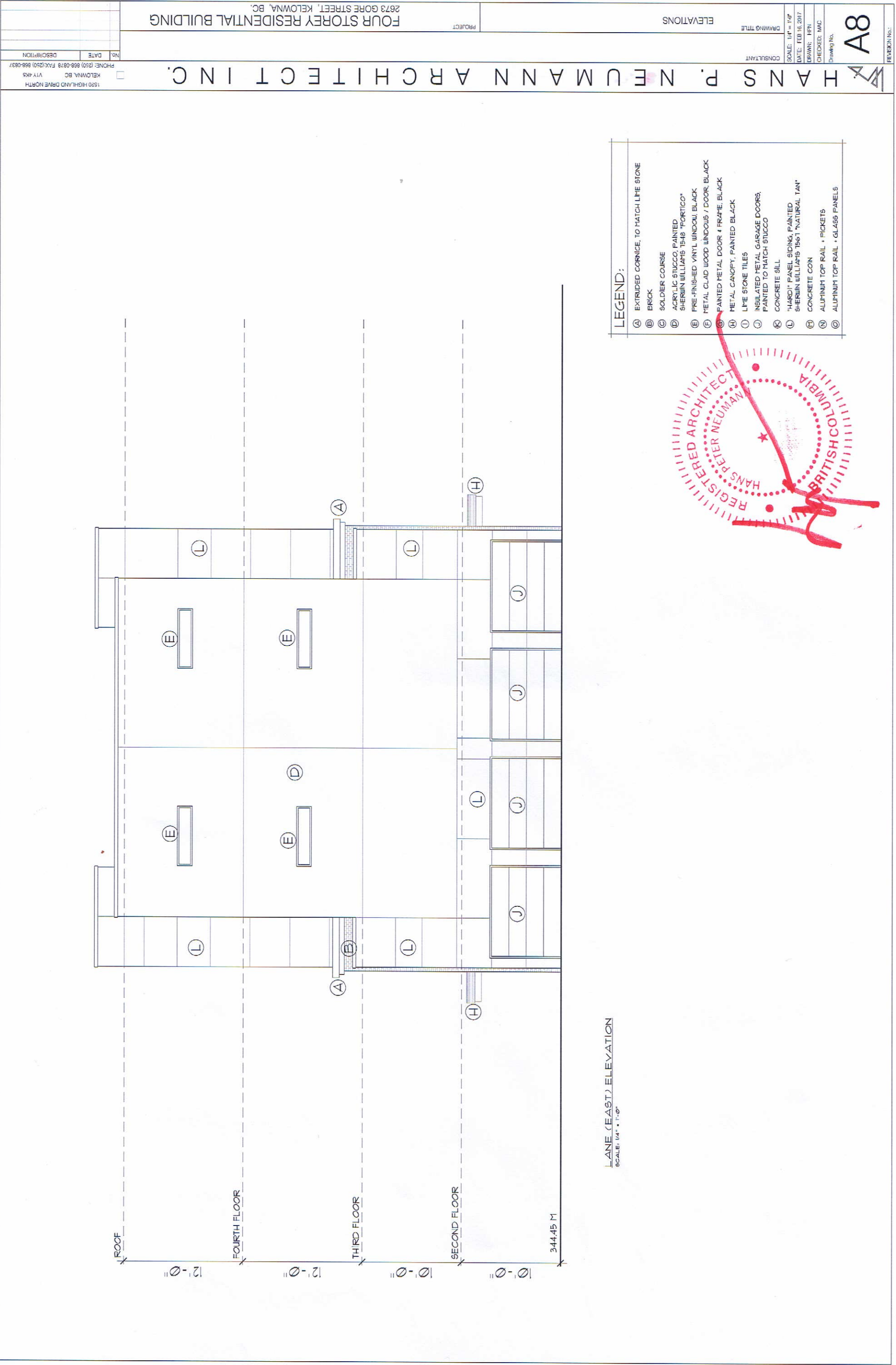
CONSULTANT		DATE: FEB 16, 2017	SCALE: 1/4" = 1'-0"
DRAWING TITLE		DRAWN: HPN	CHECKED: MAC
PROJECT		Drawing No.	
FOURTH FLOOR PLAN		A4	
FOUR STOREY RESIDENTIAL BUILDING		2673 GORE STREET, KELOWNA, BC.	
DESCRIPTION		PHONE: (250) 868-0876 FAX: (250) 868-0837	
1520 HIGHLAND DRIVE NORTH		KELOWNA, BC V1Y 4K5	

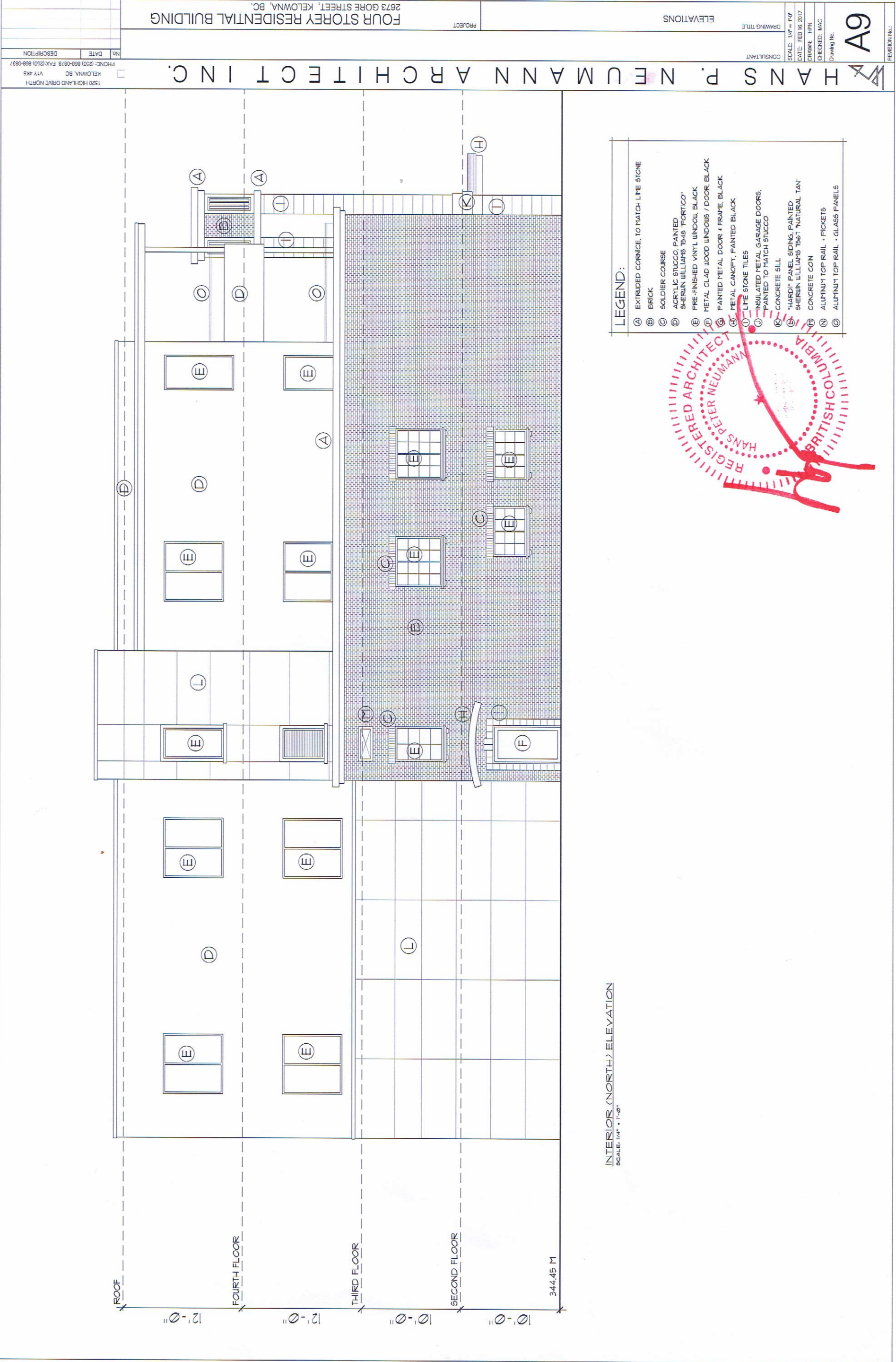


ROOF PLAN
SCALE: 1/4" = 1'-0"











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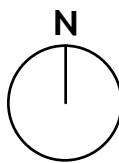
SCHEDULE C (1of2)

This forms part of application

DP17-0064/
DVP17-0065

Planner
Initials MS

City of
Kelowna
COMMUNITY PLANNING



PROJECT TITLE

2673 GORE STREET

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.02.14	Review
2		
3		
4		
5		

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

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

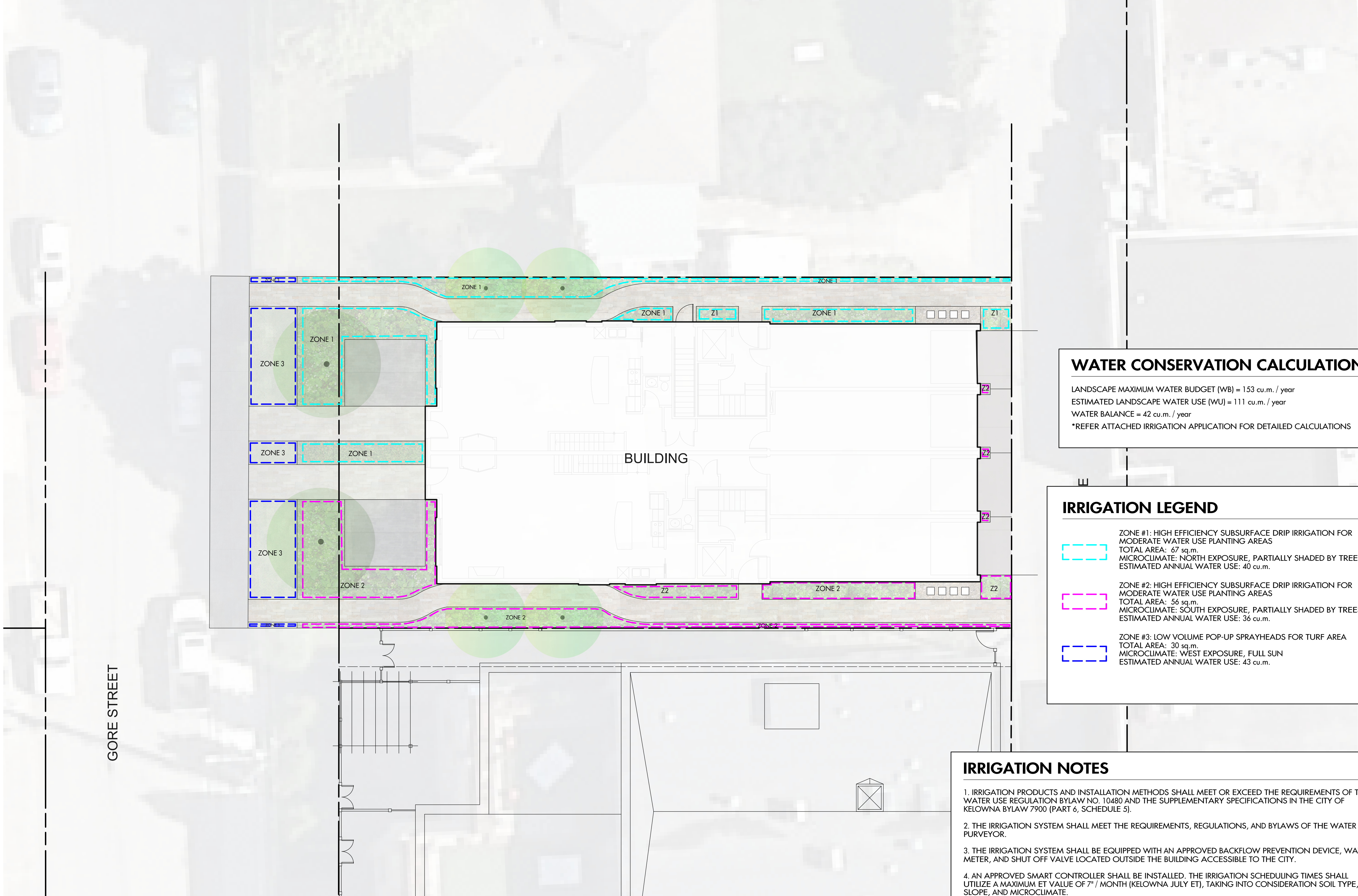
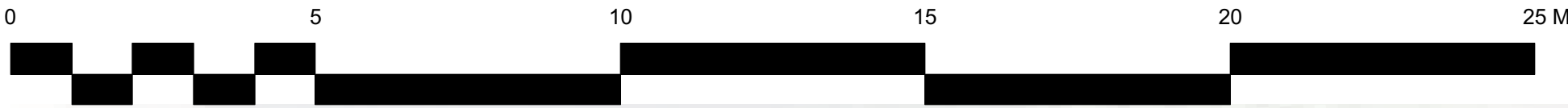
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PLANT LIST

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

NOTES

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



WATER CONSERVATION CALCULATIONS

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

IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 67 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 40 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 56 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 36 cu.m.
- ZONE #3:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 30 sq.m.
MICROCLIMATE: WEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 43 cu.m.

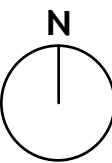
IRRIGATION NOTES

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 KELOWNA 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 (KELOWNA 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.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

2673 GORE STREET

Kelowna, BC

DRAWING TITLE

IRRIGATION PLAN

ISSUED FOR / REVISION

1	17.02.14	Review
2		
3		
4		
5		

PROJECT NO

17013

DESIGN BY

FB

DRAWN BY

NG

CHECKED BY

SP

DATE

FEB. 14, 2017

SCALE

1:100

SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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REPORT TO COUNCIL



Date: November 21, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LB)

Application: DP17-0174 / DVP17-0175 **Owner:** Valley Land Subdivision Ltd.

Address: 720-724 Valley Road **Applicant:** Stantec Architecture Ltd.

Subject: Development Permit & Development Variance Permit Application

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

Existing Zone: CD27 – Valley Land Subdivision

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0174 for a portion of Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720-724 Valley Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a Letter of Credit in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0175 for a portion of Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720-724 Valley Road, Kelowna, BC;

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

Section 8.1.11(b): Parking and Loading Off-Street Vehicle Parking

To vary the required parking ratio from 50% full, 40% medium, and 10% compact stalls permitted to 57% full, 29% medium, and 14% compact stalls proposed.

Section 8.5 Table 8.1: Parking and Loading Parking Schedule

To vary the required parking from 142 stalls permitted to 133 stalls proposed.

Section 13.11.6(c): RM5 – Medium Density Multiple Housing

To vary the required height from 4.5 storeys permitted to 5 storeys proposed.

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

2.0 Purpose

To consider a Development Permit for the form and character of a five storey multiple unit residential building and to consider a Development Variance Permit to vary the required parking stall size ratios and the maximum building height.

3.0 Community Planning

Staff support the Development Permit and Development Variance Permit applications for the proposed apartment building. The form and character is in general accordance with the relevant Development Permit objectives and guidelines as well as the Master Development Permit that governs site layout, and the variances are mitigated through the site characteristics.

Form and Character

The form and character of the building and site layout is in keeping with the Comprehensive Development Permit Guidelines. Articulation and relief for the otherwise large structure is achieved through the application of different exterior materials, projections, rooflines, and distinct design features. The exterior cladding, wood entry features and window projections create a more dynamic exterior, while the angled roofs delineate different portions of the building. Parkade screening is provided through site grading and landscaping along the on-site sidewalks and roads. Some of the building forms and materials relate to the first building in the project, currently under construction to the east, while creating a distinct contemporary character that will provide a transition to the remaining buildings to be constructed to the south.

The site has excellent access to nearby services, including shopping, schools, parks, and transit and active transportation routes. On-site amenities further support recreation and active transportation with defined gathering areas and separated pedestrian pathways.



Figure 1: View from South (internal road)



Figure 2: View from Southeast (Valley Rd entrance)



Figure 3: View from Northeast (Chartwell)



Figure 4: View from Southwest (Conservatory)

Variances

The request to reduce the parking by nine stalls to 133 proposed stalls represents 6.3% of the required 142 parking stalls. The applicant designed the surface and structured parking to accommodate as many vehicles as reasonably feasible without impacting the outdoor amenity spaces or pathways that connect through the site, which are key features of the Master Development Permit.

The reduced parking ratio and number of stalls is offset by proximity to services and amenities and access to other viable transportation options. Hillside Plaza is 125 m away, and the commercial part of the Glenmore Village Centre is within 1.75 km by road or pathway. The development includes excess bicycle parking for residents as well as the on-site bicycle maintenance facility. The site is also within 400 m of four bus stops on two transit routes that connect to Downtown, Glenmore Village Centre, Orchard Park Mall, and several schools. Any spillover parking would be contained to internal roads since parking is not permitted on any adjacent public roads.

In terms of height, the site transitions from the existing six storey Conservatory building to the proposed three storey townhouses north of this building and the Chartwell strata beyond that. The additional storey helps to achieve the anticipated density for the site. At its tallest point, the absolute height of the building is still within the 18.0 m permitted in the zone, and the height steps down with the change in grade across the site. The shape of the building also limits potential shadowing impacts on adjacent properties.

Neighbourhood Consultation

The applicant has confirmed they have completed neighbourhood consultation in accordance with Council Policy No. 367 by meeting with and / or providing information materials to adjacent property owners, including the Chartwell strata, the existing Conservatory building, and the single family home across Valley Road. The applicant reported some comments and questions with the building design and parking variance. More information is available in the applicant's Neighbourhood Consultation Report in Attachment C.

4.0 Proposal

4.1 Background

The master planned 720 Valley Lands project is on the site formerly associated with the Conservatory, and this is the second building in the project. Council approved Master Site DP16-0173 on December 5, 2016, which laid out the development layout and common landscape design features of the entire site. Council subsequently approved the Development Permit for the first building on the site on March 27, 2017 – a 166-unit purpose built rental apartment building that is currently under construction.

The remainder of the 720 Valley Lands project will include a dementia care and assisted living facility, an independent living building, and townhouses. Development Permit applications have been submitted for the dementia care and assisted living building as well as the townhouses, and these will be brought forward for Council's consideration once they are through the application process. Site works also include realigning, restoring and protecting Brandt's Creek adjacent to Valley Road.

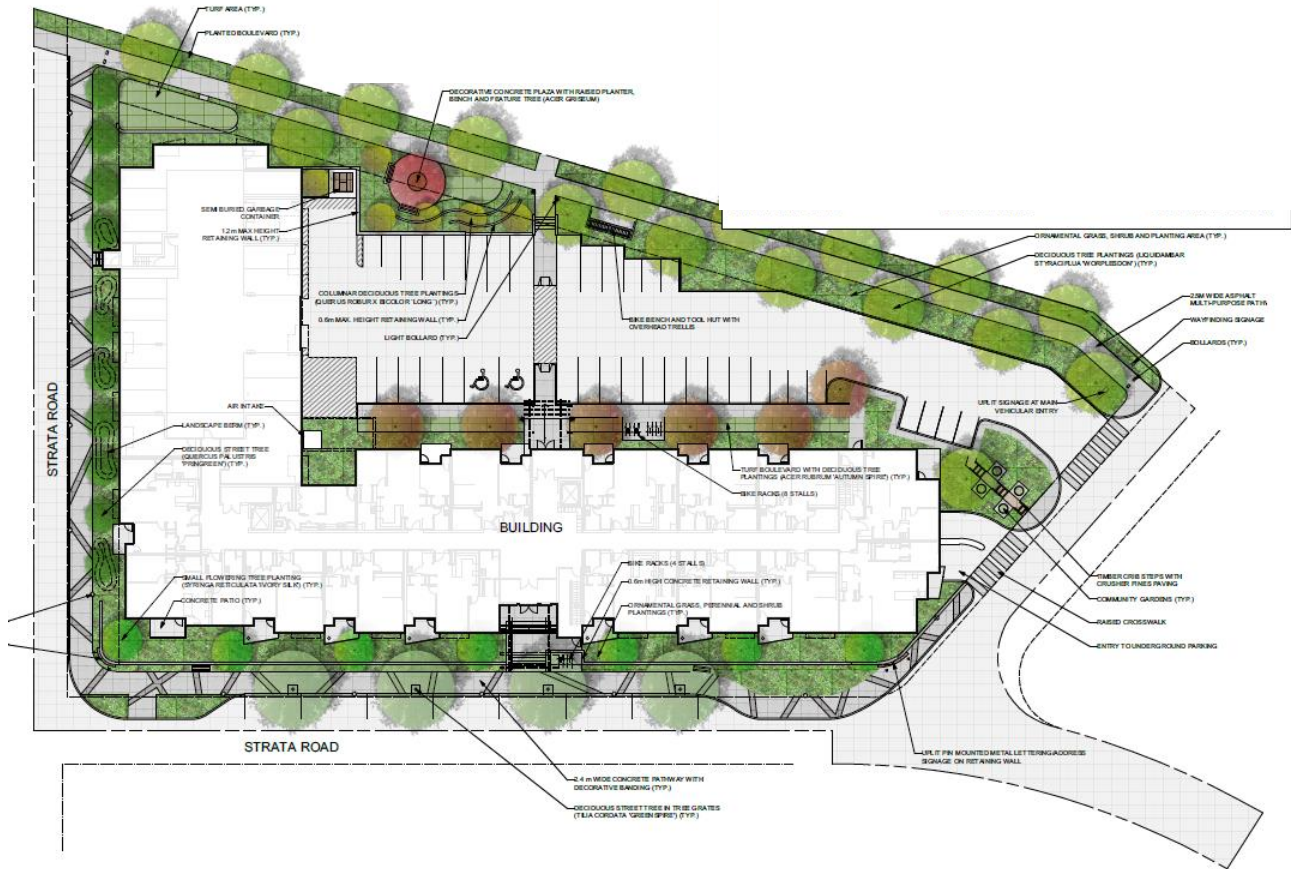
4.2 Project Description

The proposed development is a five storey, 105-unit apartment building, consisting primarily of one and two bedroom suites with some bachelor units. It is intended to be developed as a building strata. Vehicular access to the building is via private roads internal to the site, and the majority of the parking is under the building. The limited surface parking behind the building will not be visible from public roads or the main internal roads.

The building generally transitions from four storeys in height in the northwest to five storeys in the southeast, corresponding with the change in grade across the site. The base of the building is anchored by a slate coloured thin brick with the bulk of the exterior clad in grey and white hardie panel siding. Entry features, projections and other accents are clad in cedar coloured hardie panel siding or wood.

Site landscaping includes a variety of shade and columnar trees as well as plantings of shrubs, perennials and grasses. The site is bounded by sidewalks or pathways on all sides, in keeping with the intent of the Master Development Permit to provide pedestrian connections through the site separate from the main roadways. Outdoor gathering areas and amenities include some small turfed spaces, a plaza, and community gardens, in addition to a rooftop patio on a portion of the building. An outdoor bicycle maintenance area with an air pump and tools is also provided for the benefit of residents.

This proposal differs somewhat from the approved layout in the Master Development Permit in that it combines two buildings into one and shifts some on-street parking to a combined surface parking area. This configuration allows for a shared entry and parkade and is a better fit with the change in grade while minimizing potential shadowing impacts on adjacent properties. It also allows for the provision of defined gathering spaces. Staff are of the view that the goals of the Master Development Permit are still achieved.



4.3 Site Context

The subject property is located in the City's Glenmore – Clifton – Dilworth Sector and is within the Permanent Growth Boundary. The 720 Valley Lands project is immediately adjacent to the existing Conservatory rental apartment building, a new rental apartment building and the new Hillside Plaza at the intersection of Glenmore Road and Summit Drive, as well as the Chartwell strata to the north. The surrounding area has a mix of uses, including single detached residential neighbourhoods, elementary schools, a golf course, neighbourhood parks, and agricultural land. The site is within 1.75 km of the commercial area in Glenmore Village Centre, connected by Brandt's Creek Linear Park.

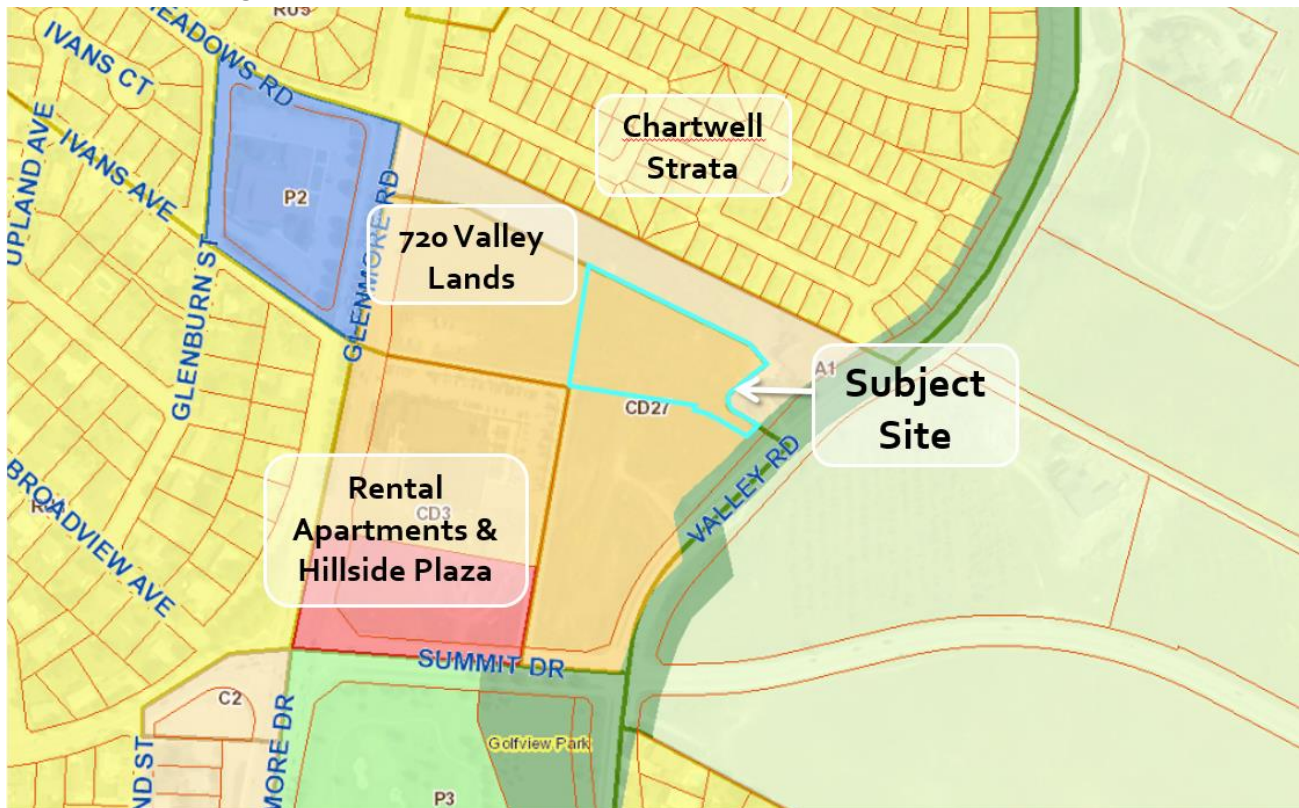
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 RU5 – Bareland Strata Housing	Vacant land (future townhouses) Single & two dwelling housing (Chartwell)
East	A1 – Agriculture 1	Vacant land (future townhouses)
South	CD3 – Community Commercial	Multiple dwelling housing (Conservatory)
West	CD27 – Valley Land Subdivision	Multiple dwelling housing (rental apartment)

Map 1: Subject Property



Map 2: Surrounding Context



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD27 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage	40%	31.5%
Max. Site Coverage (buildings, driveways & parking)	65%	49.4%
Max. Floor Area Ratio	1.2	1.12
Max. Height	18.0 m or 4.5 storeys	18.0 m or 5 storeys ❶
Min. Front Yard	6.0 m	6.0 m
Min. Side Yard (south)	7.0 m	7.0 m
Min. Side Yard (north)	7.0 m	7.0 m
Min. Rear Yard	9.0 m	9.0 m
Other Regulations		
Min. Parking	142 stalls	133 stalls ❷
Min. Parking Ratio	50% full, 40% medium, 10% compact	57% full, 29% medium, 14% compact ❸
Min. Bicycle Parking	53 Class 1 11 Class 2	84 Class 1 12 Class 2
Min. Private Open Space	2,015 m ²	2,346 m ²
❶ Indicates a requested variance to increase the maximum height from 4.5 storeys permitted to 5 storeys proposed. ❷ Indicates a requested variance to decrease the minimum parking from 142 stalls permitted to 133 stalls proposed. ❸ Indicates a requested variance to adjust the parking ratios from 50% full, 40% medium, 10% compact to 57% full, 29% medium, 14% compact		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Chapter 5: Development Process**

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.

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 5.10.1 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.

Policy 5.11.1 Parking Relaxations. Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on

adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 – Future Land Use).

Chapter 14: Urban Design Development Permit Guidelines

Comprehensive Development Permit Area Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes; and
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Relevant guidelines are noted in Attachment D.

6.0 Technical Comments

6.1 Development Engineering Department

- All offsite infrastructure and services upgrades are addressed as part of Rezoning Application Z16-0046 and Subdivision Application S16-0085.

6.2 Irrigation District

Issued detailed letter with conditions of water service on October 19, 2017.

7.0 Application Chronology

Date of Application Received: August 1, 2017

Date Public Consultation Completed: October 2-4, 2017

Report prepared by: Laura Bentley, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

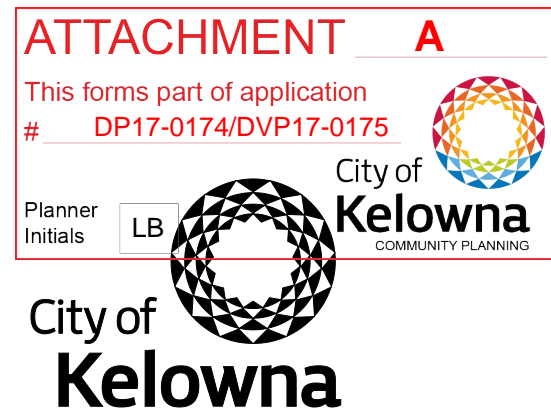
Attachment A: Draft Development Permit / Development Variance Permit DP17-0174 / DVP17-0175

Attachment B: Application Documents (Letter of Rationale, Drawings, Renderings, Shadow Study)

Attachment C: Neighbourhood Consultation Report

Attachment D: Development Permit Guidelines Checklist

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP17-0174/ DVP17-0175

Issued To: Valley Land Subdivision Ltd.
Site Address: 720-724 Valley Road
Legal Description: Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061
Zoning Classification: CD27 – Valley Land Subdivision

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit / Development Variance Permit No. DP17-0174 / DVP17-0175 for a portion of Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720-724 Valley Road, Kelowna, BC to allow the construction of a multiple unit residential development be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

Section 8.1.11(b): Parking and Loading Off-Street Vehicle Parking

To vary the required parking ratio from 50% full, 40% medium, and 10% compact stalls permitted to 57% full, 29% medium, and 14% compact stalls proposed.

Section 8.5 Table 8.1: Parking and Loading Parking Schedule

To vary the required parking from 142 stalls permitted to 133 stalls proposed.

Section 13.11.6(c): RM5 – Medium Density Multiple Housing

To vary the required height from 4.5 storeys permitted to 5 storeys proposed.

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

2. PERFORMANCE SECURITY

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

- a) A Certified Cheque in the amount of \$140,061.25 OR
- b) An Irrevocable Letter of Credit in the amount of \$140,061.25.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. INDEMNIFICATION

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

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

5. APPROVALS

Issued and approved by Council on the 21st day of November, 2017.

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

Date

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



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Consultants

Legend

This forms part of application
DP17-0174/DVP17-0175

Planner Initials LB

Notes

Revision	By	Appd.	YY.MM.DD

RE-ISSUED FOR DP	MD	JT	17.09.25
Issued	By	Appd.	YY.MM.DD

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD
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Permit-Seal

Client/Project
TRAINEE DEVELOPMENT

APARTMENT BUILDING
722 VALLEY ROAD
KELOWNA, BRITISH COLUMBIA

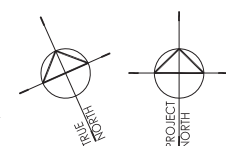
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SITE DATA

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Drawing No.	Sheet	Revision

DP-02

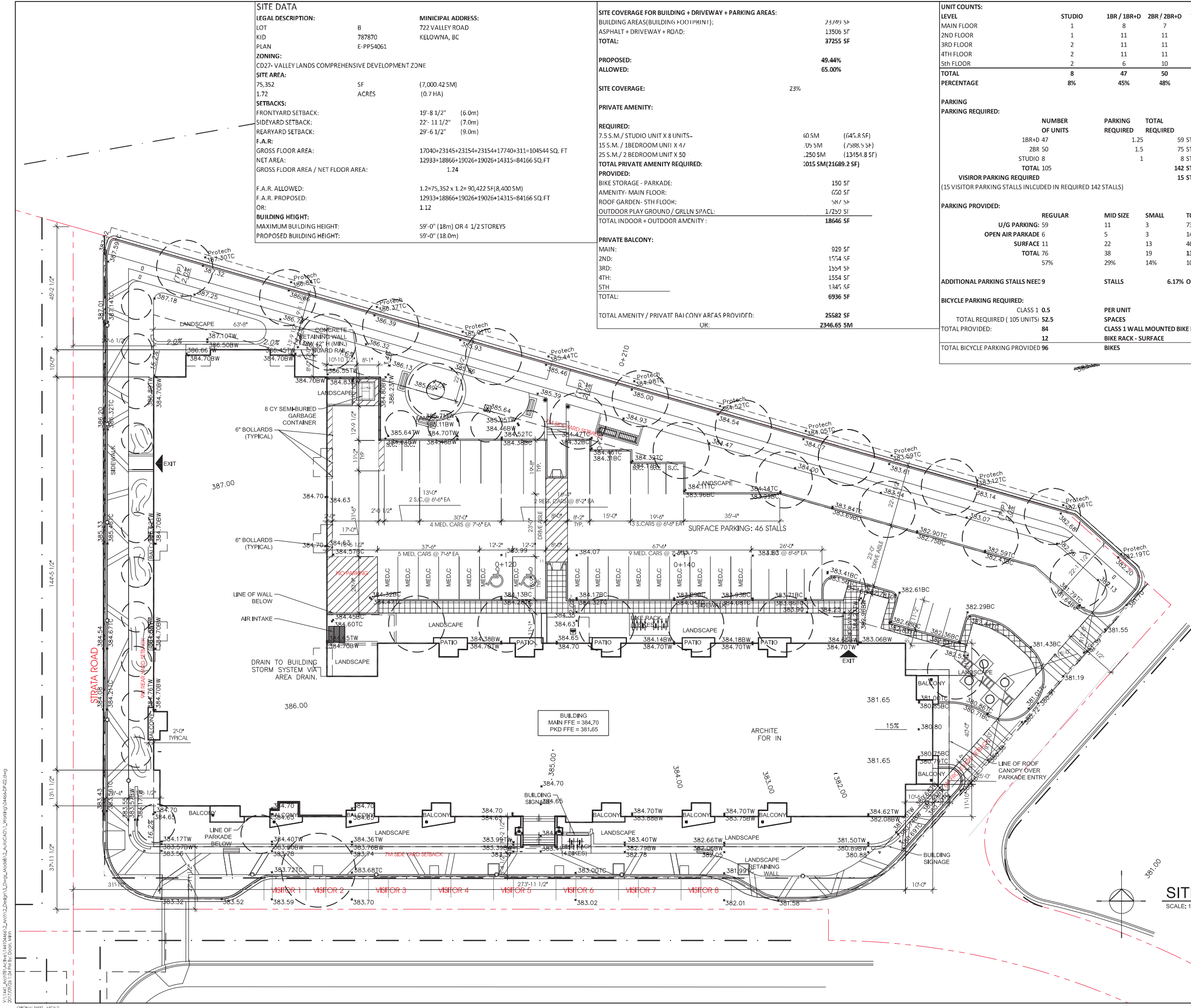
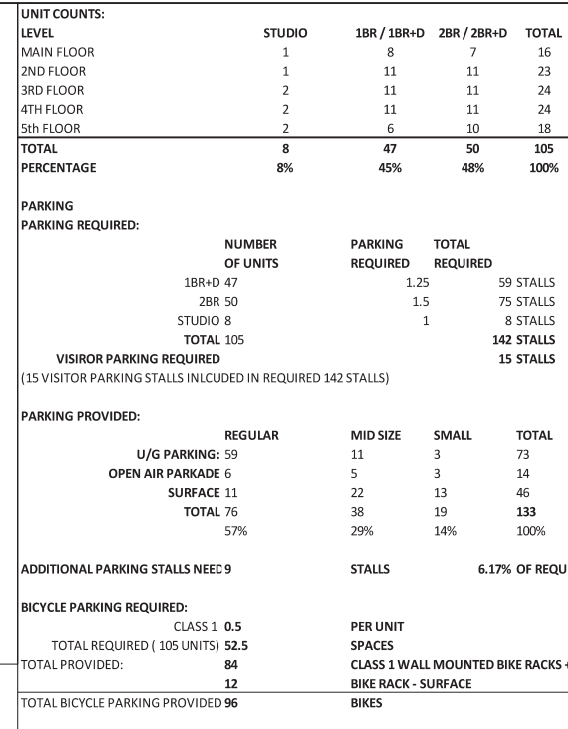
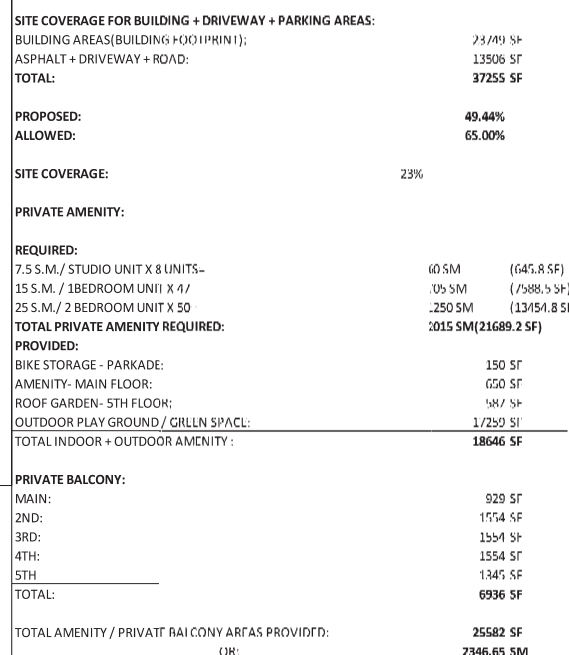
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84



SITE PLAN

SCALE: 1/16" = 1'-0"



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2017/09/26 1:24 PM Rev. Donn. Mch

ORIGINAL SHEET ARCHIVE

SCHEDULE B

This forms part of application
DP17-0174/DVP17-0175

Planner Initials **LB**



Notes

Revision	By	Appd.	YY.MM.DD
RE-ISSUED FOR DP	MD	JT	17.09.25
Issued	By	Appd.	YY.MM.DD

File Name:			
Permit-Seal	Dwn.	Chkd.	Dign.
			YY.MM.DD

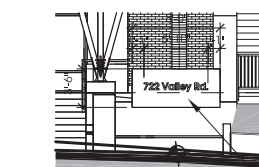
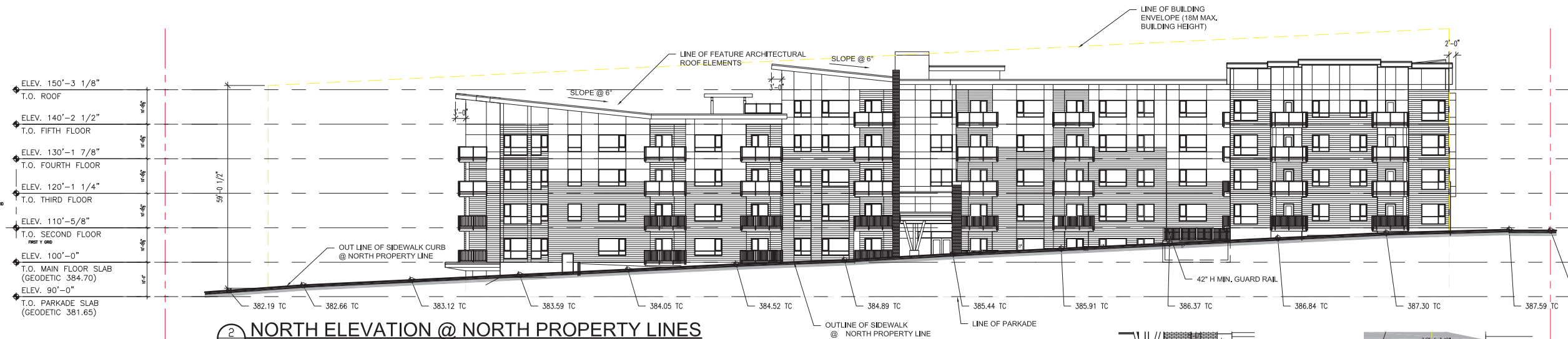
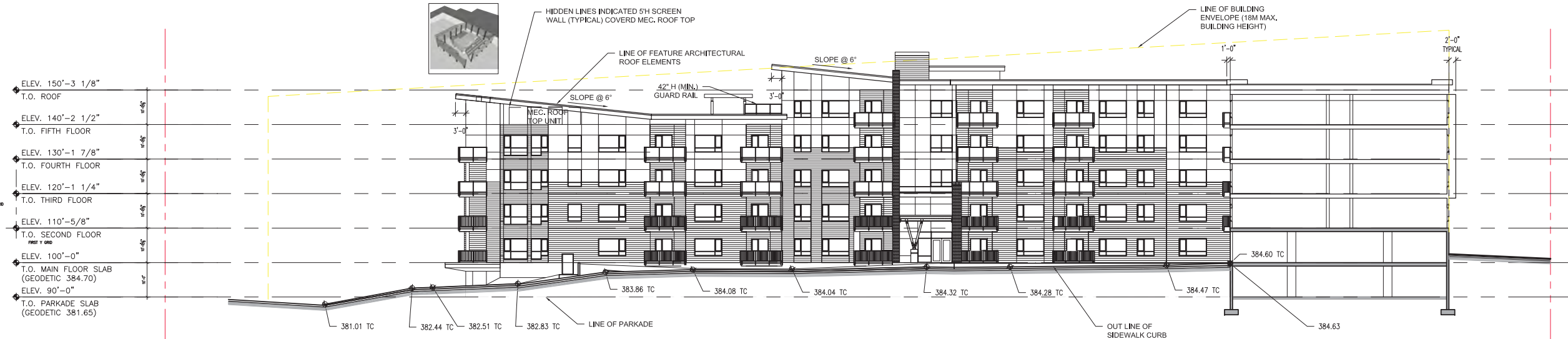
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TRAINE DEVELOPMENT

APARTMENT BUILDING
722 VALLEY ROAD
KELOWNA, BRITISH COLUMBIA

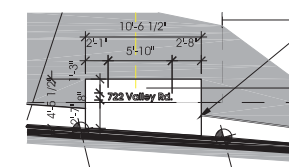
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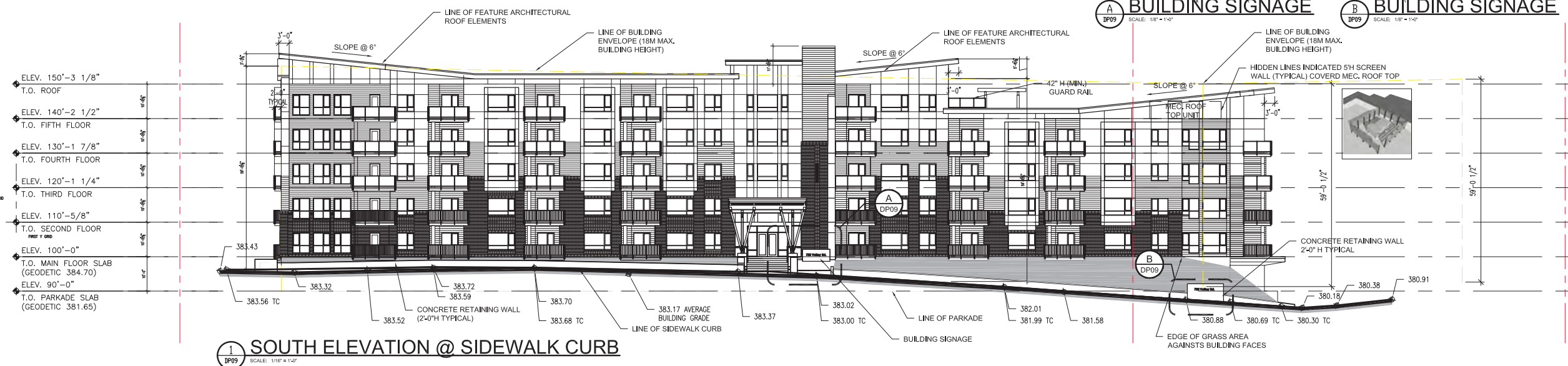
DP-09 of 85



A BUILDING SIGNAGE
SCALE: 1/8" = 1'-0"



B BUILDING SIGNAGE
SCALE: 1/8" = 1'-0"



ELEVATION LEGEND

- JAMES HARDIE PANEL SIDING
COLOUR: GRAY SLATE
FINISH: SMOOTH
- JAMES HARDIE PANEL SIDING
COLOUR: CUSTOM COLOUR
FINISH: SMOOTH
- JAMES HARDIE LAP SIDING
COLOUR: NIGHT GRAY
FINISH: SMOOTH
- JAMES HARDIE PANEL SIDING
COLOUR: ARCTIC WHITE
FINISH: SMOOTH
- PVC WINDOW
COLOUR: WHITE
- ALUMINUM STORE FRONT
CLEAR ANODIZED
- ALUMINUM PERFORATED PANEL
60% VISIBLE
- ENDICOTT
COLOUR: MAGANESE IRONSPOT
UTILITY SIZE: 2 3/4" H x 3 3/4" D x 7 3/4" H
- WOOD CEDAR ACCENTS
ENTRANCE CANOPY / SUPPORT
- ALUMINUM RAIL
COLOUR: CHARCOAL
- GENTEK ALUMINUM SOFFIT
COLOUR: CASHMERE
- GENTEK ALUMINUM SOFFIT
COLOUR: CASHMERE
- CLEAR GLASS
- MEDIUM SAND BLASTED
CONCRETE FINISH

SCHEDULE B

This forms part of application
DP17-0174/DVP17-0175

Planner
Initials LB

City of
Kelowna
COMMUNITY PLANNING

Notes

Revision By Appd. YY.MM.DD

RE-ISSUED FOR DP MD JT 17.09.25
Issued By Appd. YY.MM.DD

File Name: Dwn. Chkd. Dgn. YY.MM.DD

Permit-Seal

Client/Project
TRAINE DEVELOPMENT

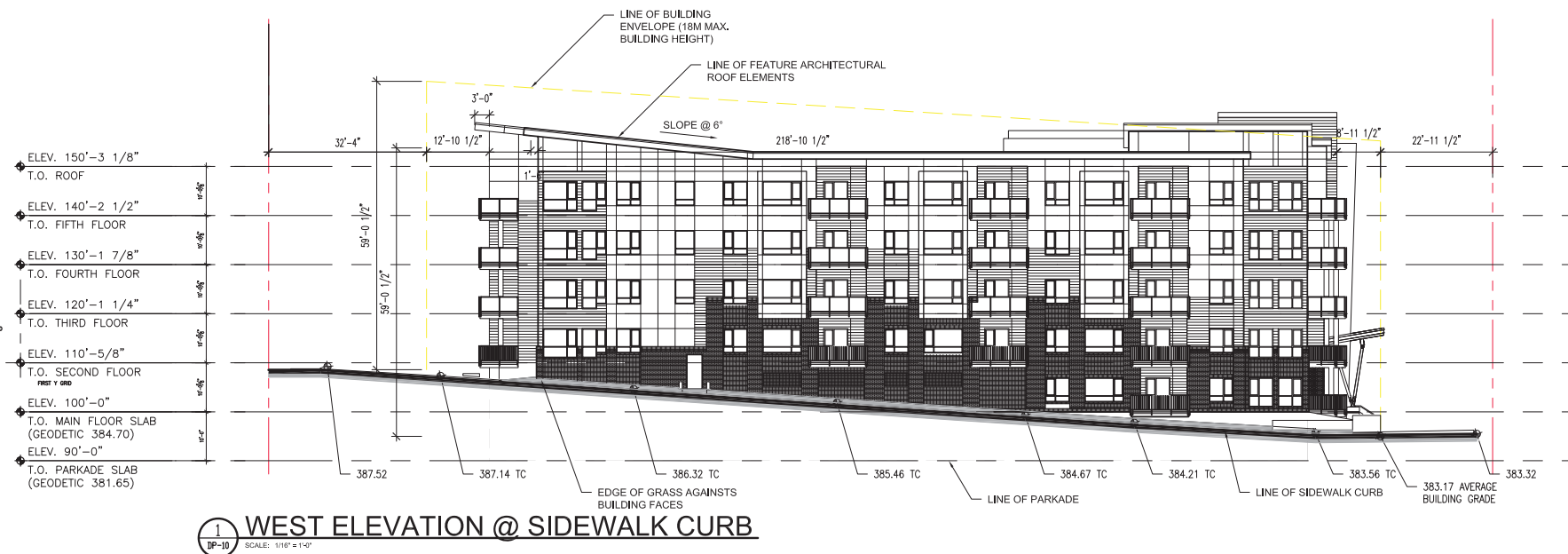
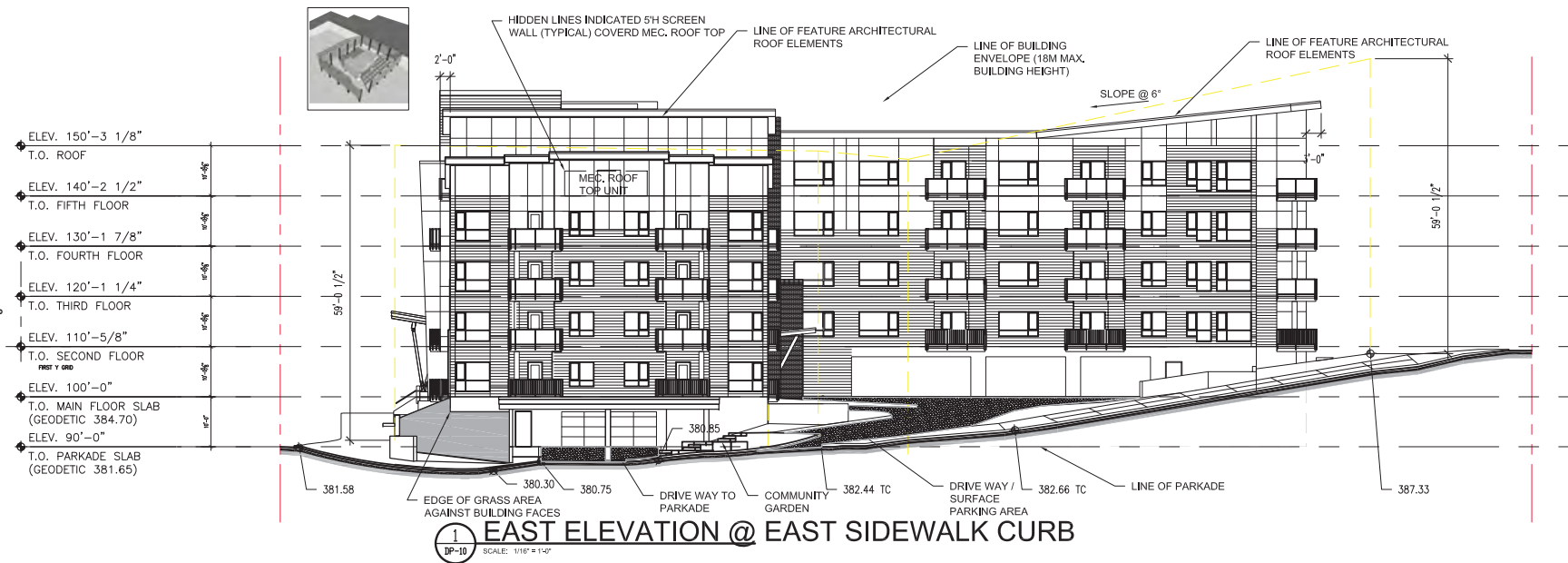
APARTMENT BUILDING
722 VALLEY ROAD
KELOWNA, BRITISH COLUMBIA

Title
ELEVATIONS

Project No. 144104466 Scale AS NOTED

Drawing No. Sheet Revisor

DP-10 of 86



VIEW LOOKING @ NW
SCALE: 1/16" = 1'-0"



VIEW LOOKING @ NE
SCALE: 1/16" = 1'-0"

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Consultants

Legend

SCHEDULE B

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DP17-0174/DVP17-0175

Planner Initials LB



Notes

Revision	By	Appd.	YY.MM.DD
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RE-ISSUED FOR DP	MD	JT	17.09.25
Issued	By	Appd.	YY.MM.DD

File Name:	Dwn.	Chkd.	Dgn.	YY.MM.DD
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Permit-Seal

Client/Project
TRAINE DEVELOPMENT

APARTMENT BUILDING
722 VALLEY ROAD
KELOWNA, BRITISH COLUMBIA

Title
CONCEPT COLOUR ELEVATIONS

Project No. 144104466	Scale AS NOTED
Drawing No.	Sheet

DP-10A of Revision 87



1 EAST ELEVATION @ EAST SIDEWALK CURB
DP-10A SCALE: 1/16" = 1'-0"



1 WEST ELEVATION @ WEST SIDEWALK CURB
DP-10A SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION @ NORTH PROPERTY LINE
DP-10A SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION @ SOUTH SIDEWALK CURB
DP-10A SCALE: 1/16" = 1'-0"

ELEV. 150'-3 1/8"
T.O. ROOF
ELEV. 140'-2 1/2"
T.O. FIFTH FLOOR
ELEV. 130'-1 7/8"
T.O. FOURTH FLOOR
ELEV. 120'-1 1/4"
T.O. THIRD FLOOR
ELEV. 110'-5/8"
T.O. SECOND FLOOR
ELEV. 100'-0"
T.O. MAIN FLOOR SLAB
(GEODETIC 384.70)
ELEV. 90'-0"
T.O. PARKADE SLAB
(GEODETIC 381.65)

ELEV. 150'-3 1/8"
T.O. ROOF
ELEV. 140'-2 1/2"
T.O. FIFTH FLOOR
ELEV. 130'-1 7/8"
T.O. FOURTH FLOOR
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(GEODETIC 384.70)
ELEV. 90'-0"
T.O. PARKADE SLAB
(GEODETIC 381.65)



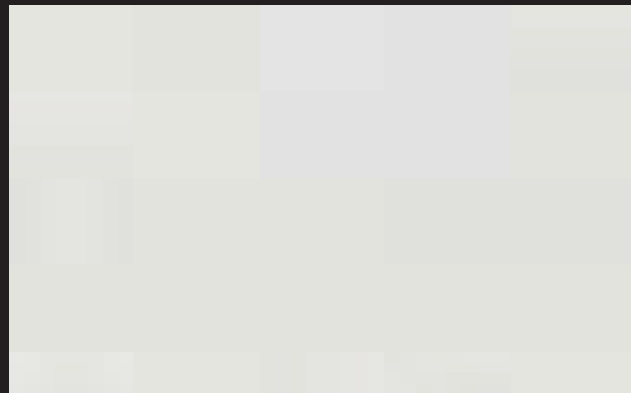
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FINISH: SMOOTH



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COLOUR: CUSTOM COLOUR
FINISH: SMOOTH



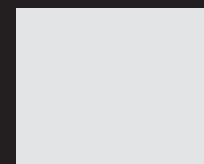
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COLOUR: NIGHT GRAY
FINISH: SMOOTH



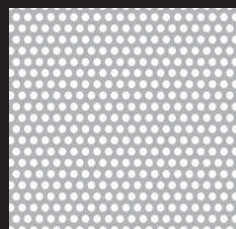
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COLOUR: ARCTIC WHITE
FINISH: SMOOTH



5- PVC WINDOW
COLOUR: WHITE



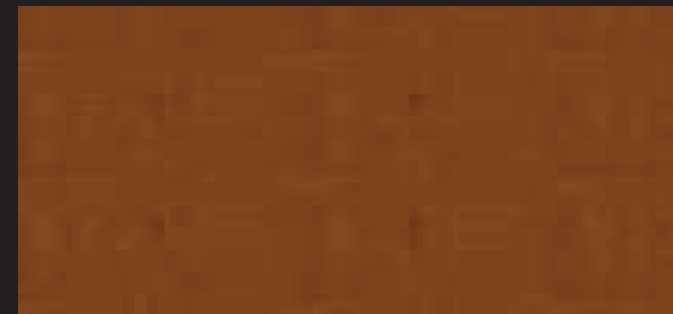
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ALUMINUM STORE FRONT



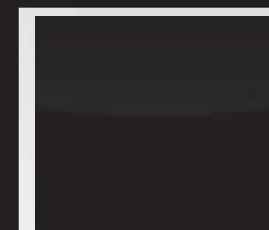
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PANEL - 60% VISIBLE



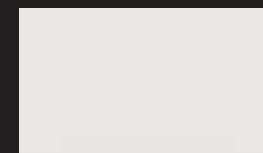
8- ENDICOTT
COLOUR: MAGANESE IRONSPOT
UTILITY SIZE: 2 1/4"H x 3 5/8" D x 75/8" W



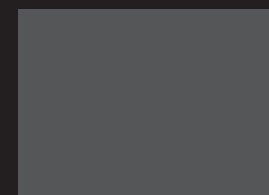
9- WOOD CEDAR ACCENTS:
ENTRANCE CANOPY / SUPPORT



10- ALUMINUM RAIL
COLOUR: CHARCOAL



11- GENTEK ALUMINUM
SOFFIT
COLOUR: CASHMERE



12- PREFINISHED METAL FALSHING
COLOUR: CHARCOAL



13- CLEAR GLASS



14- MEDIUM SAND BLASTED
CONCRETE FINISH

SCHEDULE

B

This forms part of application

DP17-0174/DVP17-0175

Planner Initials

LB

City of Kelowna

COMMUNITY PLANNING

SCHEDULE

B

This forms part of application

DP17-0174/DVP17-0175

Planner

Initials

LB

City of Kelowna

COMMUNITY PLANNING





NOTES

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

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GRISEUM	PAPERBARK MAPLE	1	6cm CAL.
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	6	6cm CAL.
LIQUIDAMBOUR STYRACIFLUA 'WOPPLESDON'	WOPPLESDON SWEETGUM	17	6cm CAL.
QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	10	6cm CAL.
QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	6	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	7	6cm CAL.
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	4	6cm CAL.
SHRUBS, PERENNIALS & GRASSES			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	86	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICUM 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	86	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	86	#01 CONT. /0.75M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	48	#02 CONT. /1.0M O.C. SPACING
ECHINACEA PUPUREA 'MAGNIUS'	MAGNIUS CONEFLOWER	133	#01 CONT. /0.6M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	22	#02 CONT. /2.0M O.C. SPACING
FESTUCA OVINA	GREEN FESCUE	39	#01 CONT. /1.5M O.C. SPACING
HEMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	86	#01 CONT. /0.75M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	33	#02 CONT. /1.2M O.C. SPACING
HYDRANGEA PANICULATA 'DVPINKY'	PINKY WINKY HYDRANGEA	86	#02 CONT. /0.75M O.C. SPACING
IRIS GERMANICA 'EDITH WOLFOLD'	YELLOW AND BLUE BEARDED IRIS	245	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	133	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	33	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	59	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	88	#01 CONT. /1.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	133	#02 CONT. /0.6M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	12	#02 CONT. /2.0M O.C. SPACING
ROSA 'MORDEN FIREGLOW'	MORDEN FIREGLOW ROSE	88	#02 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM CONEFLOWER	86	#01 CONT. /0.75M O.C. SPACING
SYRINGA MEYERI 'PALININ'	DWARF KOREAN LILAC	21	#01 CONT. /1.5M O.C. SPACING

SCHEDULE C

This forms part of application
DP17-0174/DVP17-0175

Planner
Initials LB



PROJECT TITLE

720 VALLEY ROAD
LOT B

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.09.29	Development Permit
2		
3		
4		
5		

PROJECT NO. 17-081

DESIGN BY KG

DRAWN BY VVC

CHECKED BY KG

DATE SEPT. 29, 2017

SCALE 1:200

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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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 KELOWNA 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 (KELOWNA 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: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 49 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 70 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 19 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 27 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 64 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 91 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 148 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 82 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 206 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 114 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 107 sq.m.
MICROCLIMATE: NORTH EXPOSURE, HEAVILY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 115 cu.m.
- ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 159 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 88 cu.m.
- ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 196 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 109 cu.m.
- ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 125 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 84 cu.m.
- ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 289 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 161 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1,467 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 926 cu.m. / year
WATER BALANCE = 541 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application
DP17-0174/DVP17-0175

Planner
Initials

LB



PROJECT TITLE

**720 VALLEY ROAD
LOT B**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION
AND IRRIGATION PLAN**

ISSUED FOR / REVISION

1	17.09.29	Development Permit
2		
3		
4		
5		

PROJECT NO. 17-081

DESIGN BY KG

DRAWN BY VVC

CHECKED BY KG

DATE SEPT. 29, 2017

SCALE 1:200

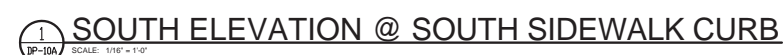
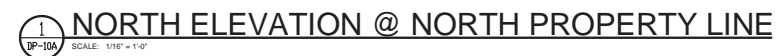
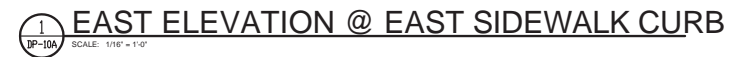
SEAL



DRAWING NUMBER

L2/2

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Notes

Minimum parking varied to 133 stalls.

[illegible]

File Name: _____ Dwn. Chkd. Dsgn. YY.MM.DD
 Permit-Seal _____

Drawing No.	Sheet	Revision
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This forms part of application
DP17-0174/DVP17-0175



Planner
Initials

LB



July 19, 2017

Attention: Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4

Reference: 720 Valley Road, Kelowna, BC

Please find below a summarized design rationale for the above referenced 105 units – rental apartment building.

- 1 The proposed development is a 5 storey wood frame, over a concrete parkade structure – This building contains a mix of 105 rental units c/w common indoor + outdoor amenity spaces.
- 2 The building flanks the public roadways to the west and south providing an animated street edge. The resulting “L” shaped configuration significantly minimizes any negative privacy and sunshadow impact on the adjacent development to the north
- 3 The design has taken full advantage of the existing site grading by introducing a full, single level “conditioned underground parkade” and an additional open air parkade accessed from a surface parking area screened and internal to the site. The accommodation of three parking choices helps address affordability for the rental occupants of the building by accommodating a choice of 3 different parking rental rates.
- 4 Upgraded finishes and building articulation have been provided along the public street faces to enhance the streetscape. Here, the uses of brick, wood entry features, and “bay window” suite bump outs help break up and articulate the building facades. The intended aesthetic for the building is somewhat contemporary, while complimenting the recently approved multi-family residential development to the west. Large flowing angular roofs make up the main architectural expression with complimentary angular balcony structures on the south and west elevations. Corners of the building are emphasized by accentuated suites with extensively glazed living spaces occupying the corners. All balconies are zoned off of bedroom areas rather than the traditional locations off of living spaces, allowing significantly more light penetration into suite living spaces. This will allow for extended periods of the day without the need to supplement the spaces by turning on lights leading to a passive sustainable measure for the tenants. The remainder of the building is clad with a combination of cementitious siding and panels which further breaks up the building through the use of texture and colour.
- 5 The use of traditional metal pickets and glass railings, in combination, add additional materiality to the facades.
- 6 Two main building entrances, accessing a shared lobby, allow access from the south and internal parking area to the north. The entrances are enhanced with the use of Brick / Glazing and glulam structure



July 19, 2017

Page 2 of 2

Reference: 720 Valley Road, Kelowna, BC

- 7 The use of accent exterior lighting at building corners and feature / entries / parkade entry points will help enhance the nighttime experience and contribute to the CPTED principles for the site.
- 8 The southeast end of the building and parkade entry feature are enhanced and articulated to help accentuate this prominent building elevation as seen from Valley Road to the east.
- 9 The building mass steps down one storey towards the east end of the development to allow for a common roof top amenity with views of the valley to the north, south and east.
- 10 Enhanced landscaping, retaining structures and site grading along the south and west facades screen the blank parkade wall and softens the pedestrian edge along the buildings south façade.

Joe Tkalcic

Senior Principal
Stantec

1060 112 Street, Edmonton AB T5K 2L6

Phone: (780) 917-7005

Cell: (780) 975-5591

joe.tkalcic@stantec.com

STANTEC ARCHITECTURE LTD.

uk document16

July 21, 2017

City of Kelowna – Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8626
www.kelowna.ca

RE: 720 Valley Road – Design Rationale Statement

Dear Ms. Laura Bentley,

As supplement to our recent Development Permit Application for 720 Valley Road, please accept the following comprehensive design rationale.

Project Details

- Land Size – 0.73 ha (1.80 ac)
- Number of Units – 105
- Number of underground/covered parking stalls – 87
- Number of surface parking stalls – 46
- Number of residential use floors – 5

Form & Character

The proposed building is the second phase of a 5 lot, master planned community of multi-family housing. The overall community is intended to portray a consistent character while allowing for some individual building uniqueness. As such, the massing of the building was designed to complement the neighbouring building on lot A. While the proposed building is 5 storeys as compared to the neighbouring building at 4.5 storeys, the natural gradient of the land means that its geodetic height is somewhat lower than the first building. Project uniqueness was achieved through the use of sloping roof lines and the use of a lighter exterior colour palette. That said, the general shape, window patterning and material selections adhere to the Master Development guidelines and are complementary to the first building, which is scheduled to commence construction in early August, 2017. The subject lot steps down significantly (+/- 18') from the NW corner to the SE corner so the top line of the building was stepped down a full storey moving from east to west to follow the natural lay of the land. Additionally, a large portion of the lot is over roadway and thus unbuildable so to ensure adequate parking, a section of the main floor of the building was converted to a second tier of covered parking. This allowed for the integration of the master site east to west trail system along with 3 unique outdoor amenities.

Objectives

In planning for the site, it was important to achieve a reasonable unit yield to ensure that the overall site density objectives were attained. Due to the unbuildable section of the lot, this required that we design above 4 storeys. Other objectives were to complement and enhance the overall development, provide a highly attractive building, and provide exceptional outdoor spaces for the enjoyment of the future tenants. As Master Developer for the overall site, we worked tirelessly to design an building that is an improvement over what was conceptually planned when the overall site was under development.

Amenities

The unbuildable area of the site was also unusable for amenity or outdoor spaces. This presented a challenge as we intended to provide above average amenity spaces for the future building occupants. Our anticipated primary tenant demographics are young professionals, students and empty nesters. As such, the provided amenities cater to those groups. There is an outdoor community garden in the SE corner of the lot, this is a feature often looked for by empty nesters. Along the pathway, we plan for a bicycle servicing station complete with air pump and repair tools, all under a covering roof. This will appeal to our younger target audience but will also serve the greater development as it will not be locked off. Lastly, a path-side conversation/rest plaza, a main floor community room and a generously sized roof top deck will allow for congregation of all demographics in comfortable, purpose built gathering spaces.

Variances

There are two variances being requested for the site:

Parking: In spite of including a full parkade, surface parking lot and an additional second tier parkade, we are left short of the bylaw required number of parking stalls by 9. While there is room in the NE corner of the lot to allow for 9 stalls in the northern side yard setback, we felt it was more important that space be landscaped to allow a buffer to the pathway. The site location is well connected to the area and downtown core of the City by biking and walking trails. We felt that this challenge of having a handful fewer parking stalls than what is required could be overcome by allowing for additional bike parking. This was achieved through the inclusion of wall mounted bike racks at the end of each parkade stall. By including these racks, we far exceed the number of required bicycle parking stalls. Lastly, our previously mentioned anticipated demographic are much less reliant on multiple vehicles than others. As developer, we also anticipate operating the building at completion and are comfortable with the parking allowed.

Height: As indicated earlier, in order to achieve an acceptable unit yield, we felt it necessary to increase the height of the building by a full storey above the currently permitted height in the RM5 zone. While we understand it is the future goal of Community Planning to allow for this height of building within the RM5 zone, it is not currently the case. With the additional storey, we still maintain an FAR under 1.0, well below the permitted FAR within the zone. To ensure the height is not a detriment to the rest of the site, we stepped the building down a full storey at the lowest point of the lot as well as softened the upper storey facades through the use of bump outs and articulation. Extra care was taken to increase the quality of finish of the building exterior to ensure that the building was attractive to the eye.

We are pleased to submit this application to the City of Kelowna for consideration and are excited by what this project will add to our community.

Sincerely,



Chad Davidson
Development Manager



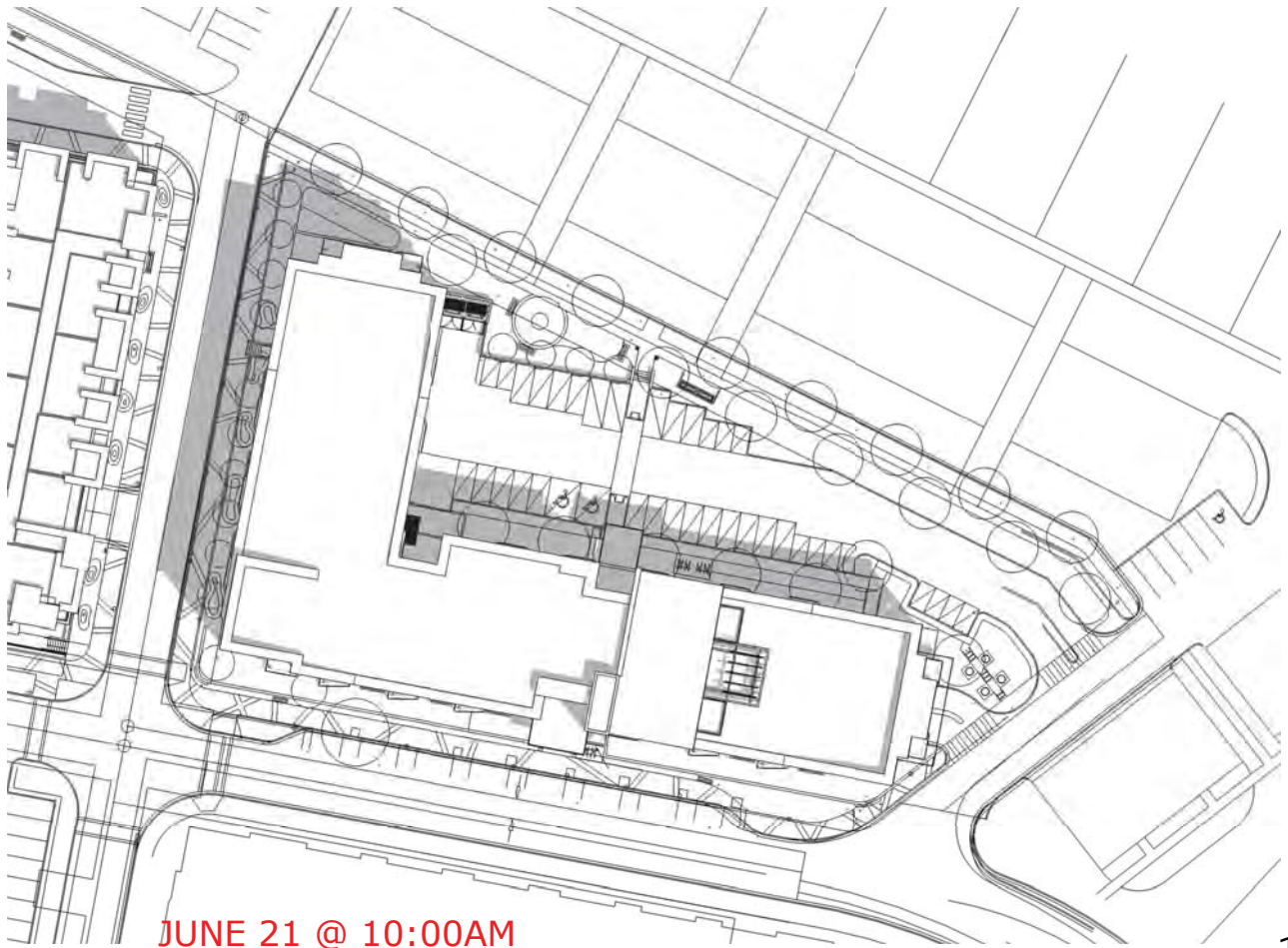
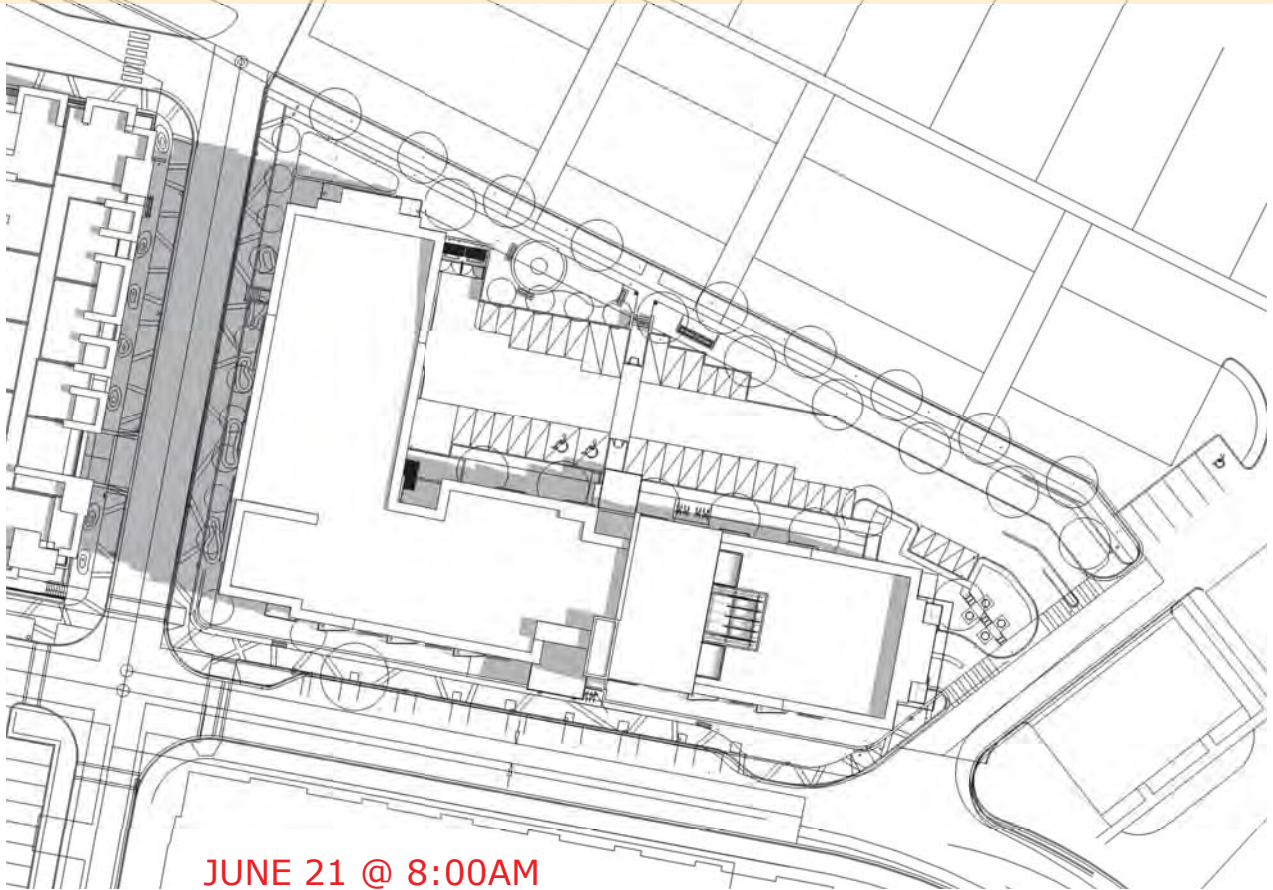




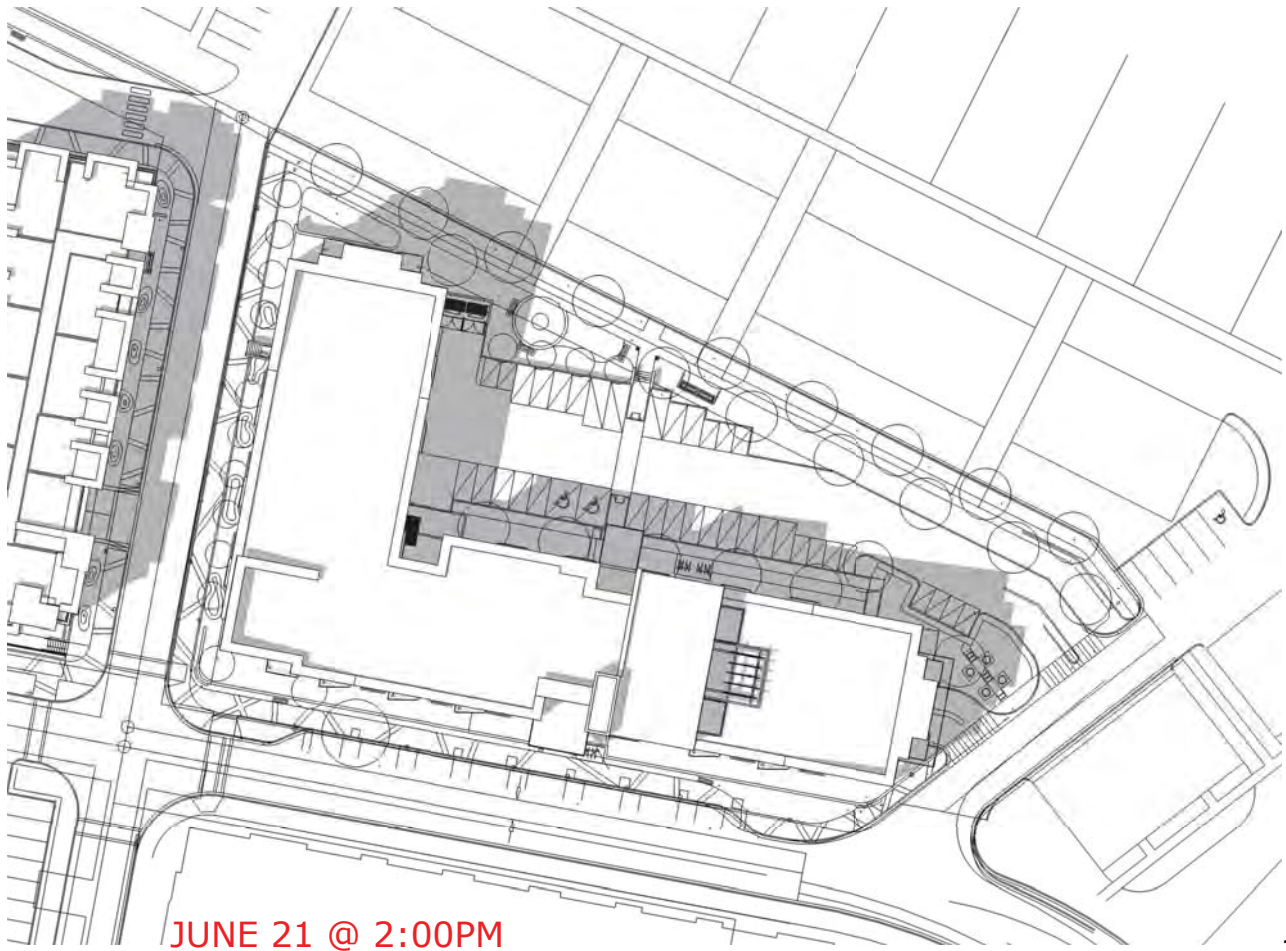
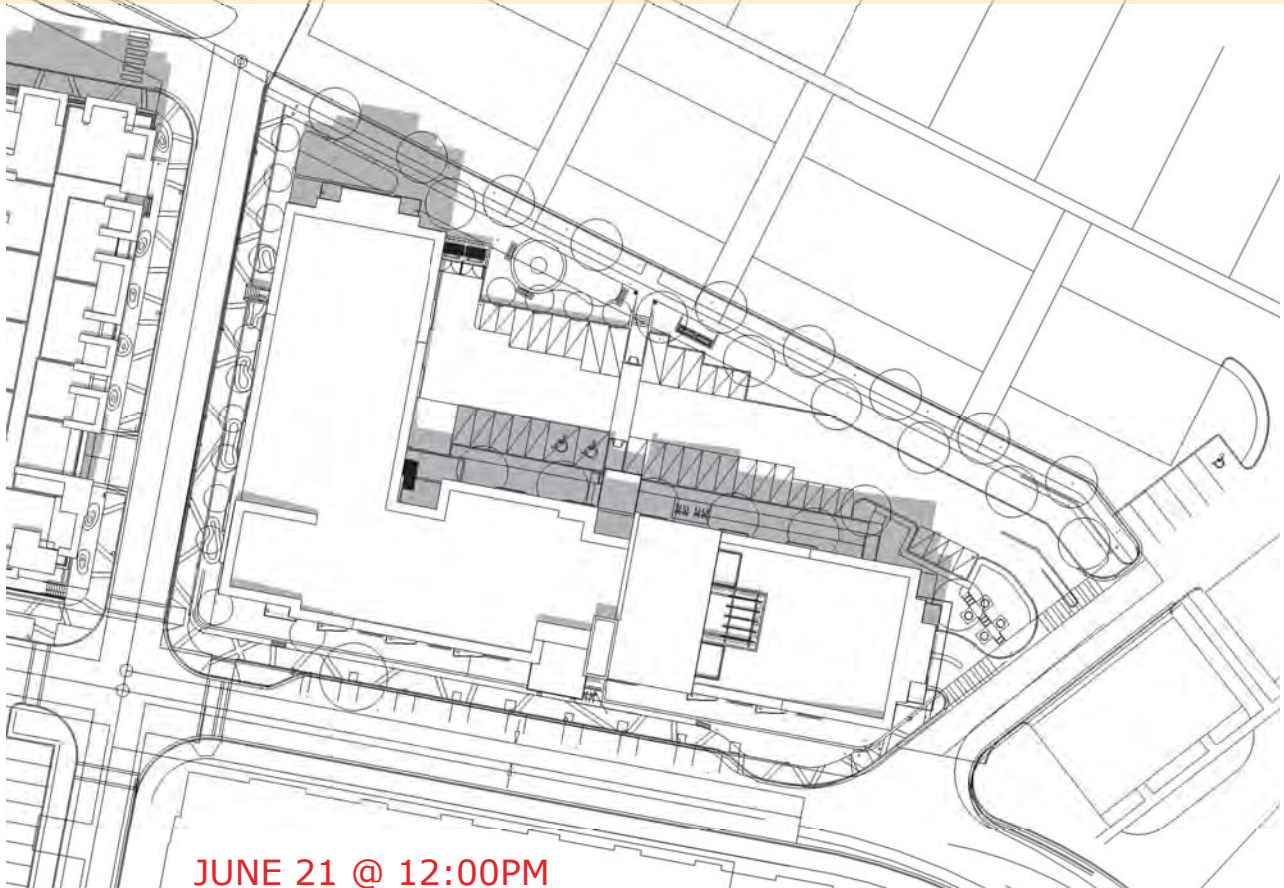




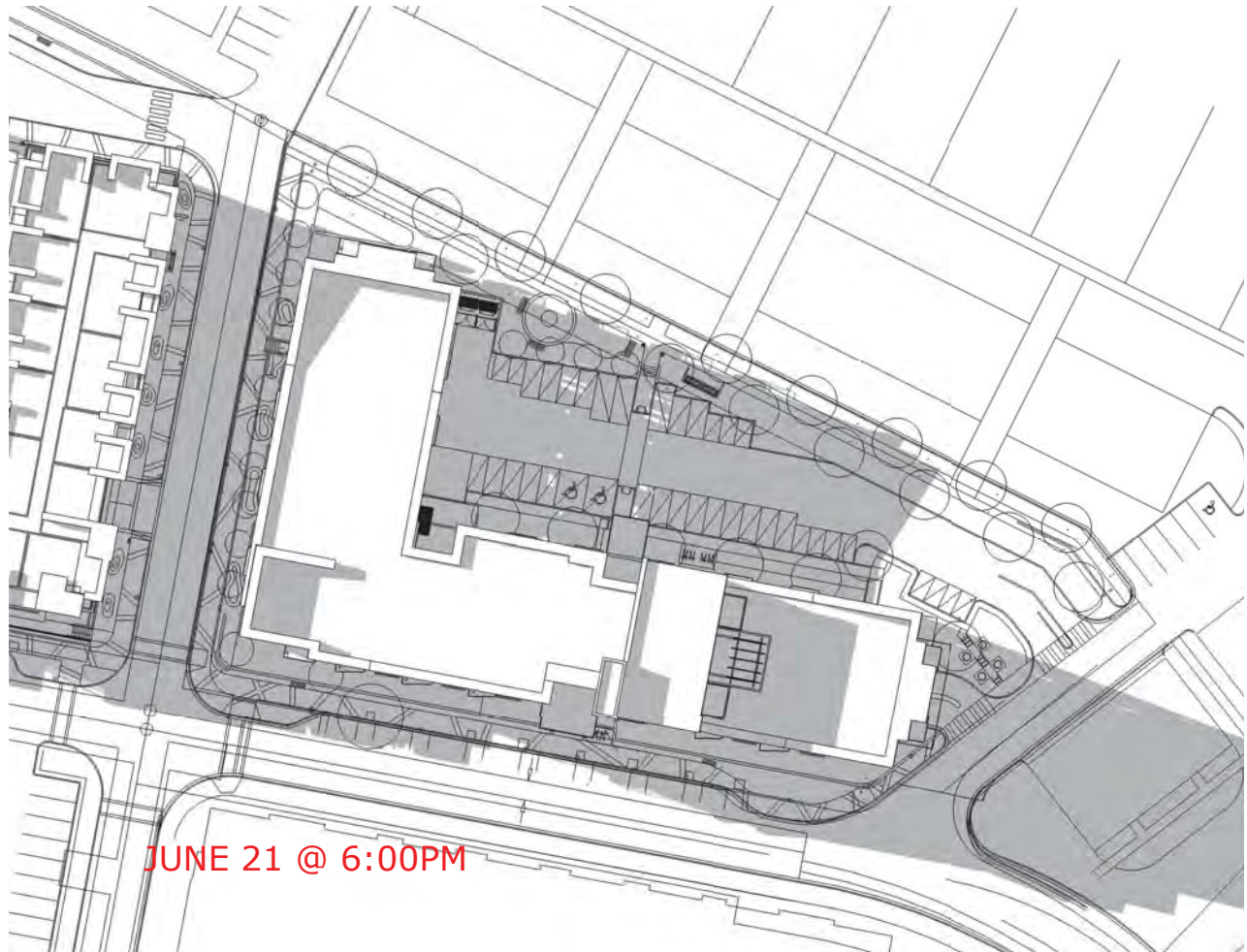
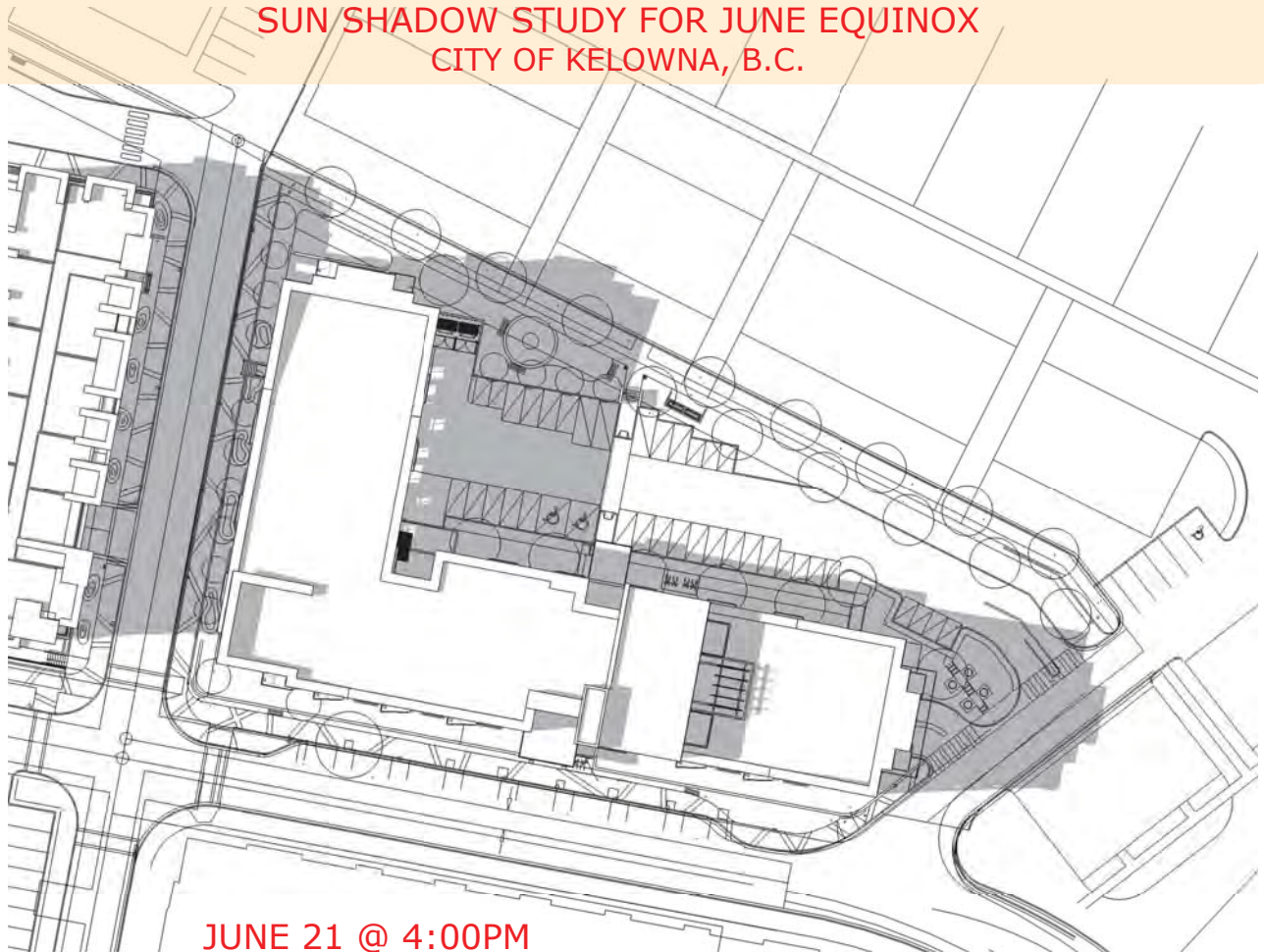
PROPOSED DEVELOPMENT
SUN SHADOW STUDY FOR JUNE EQUINOX
CITY OF KELOWNA, B.C.



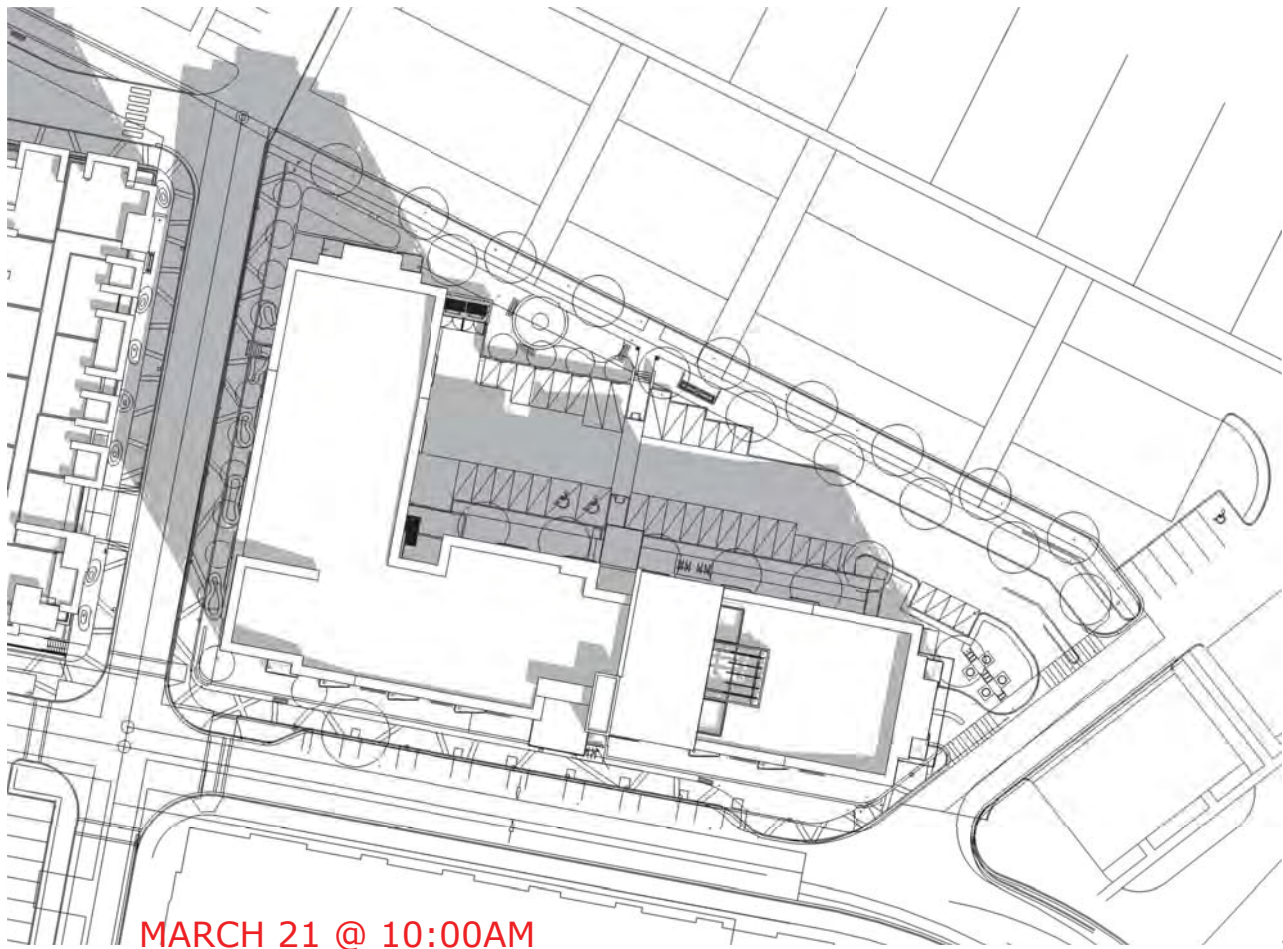
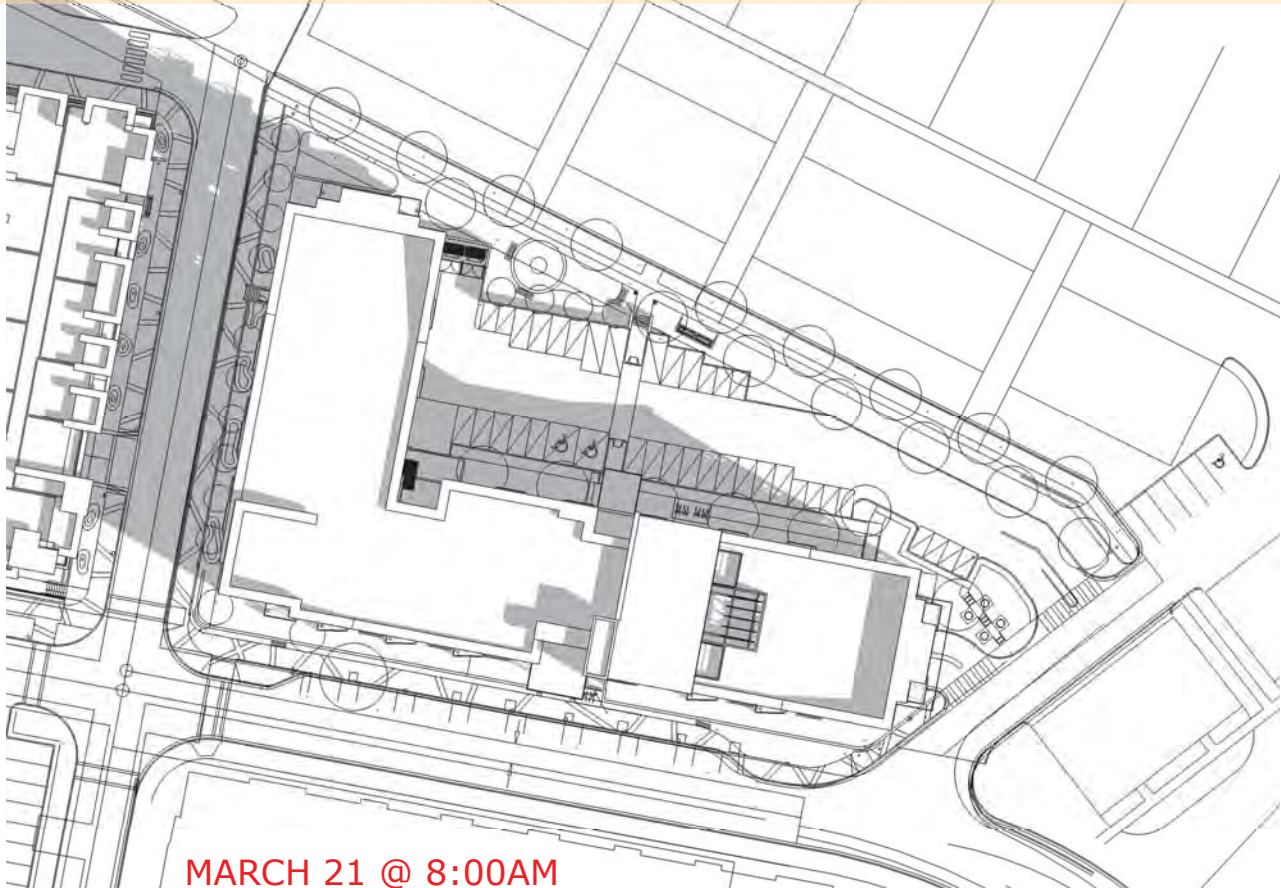
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CITY OF KELOWNA, B.C.



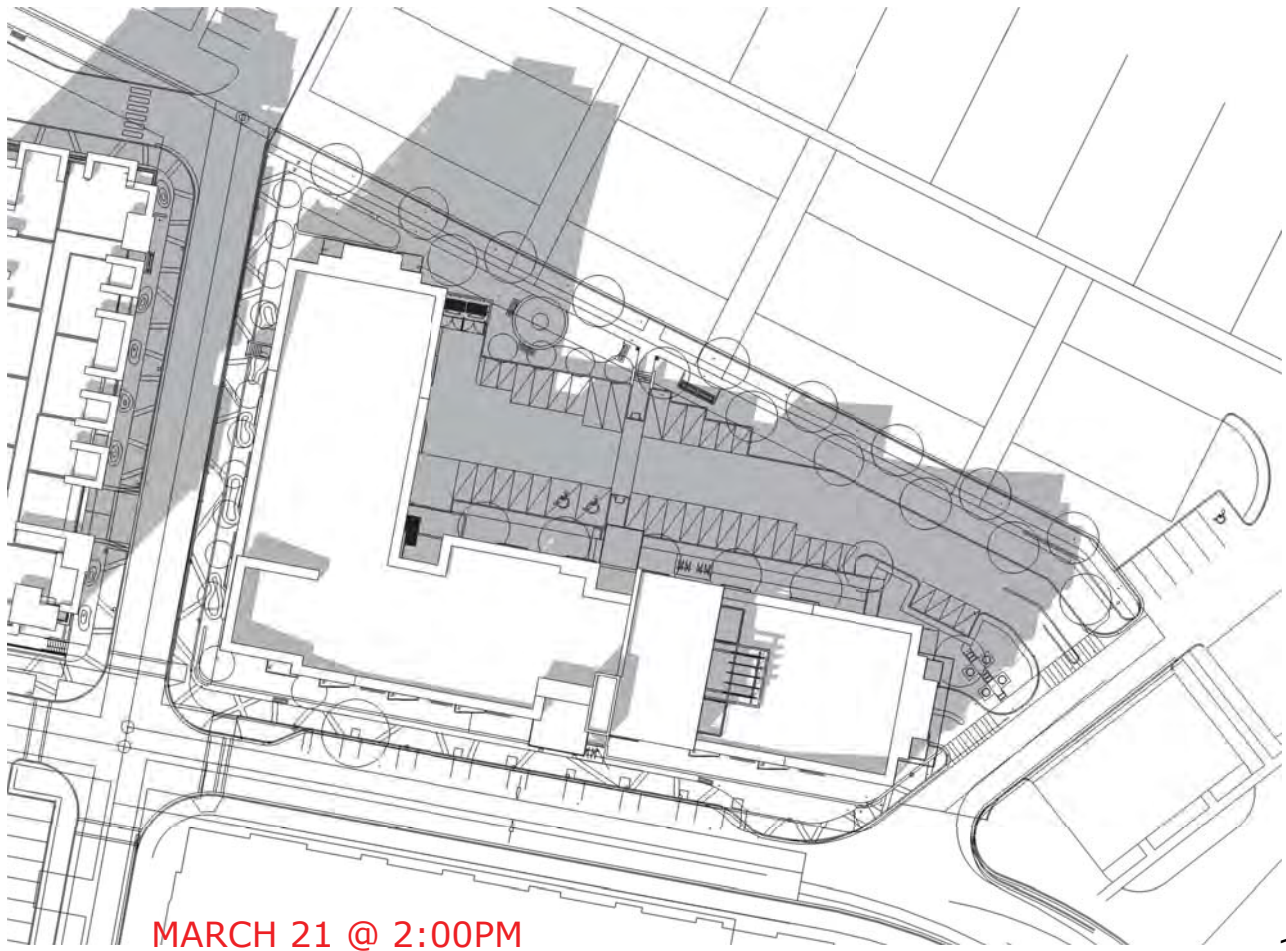
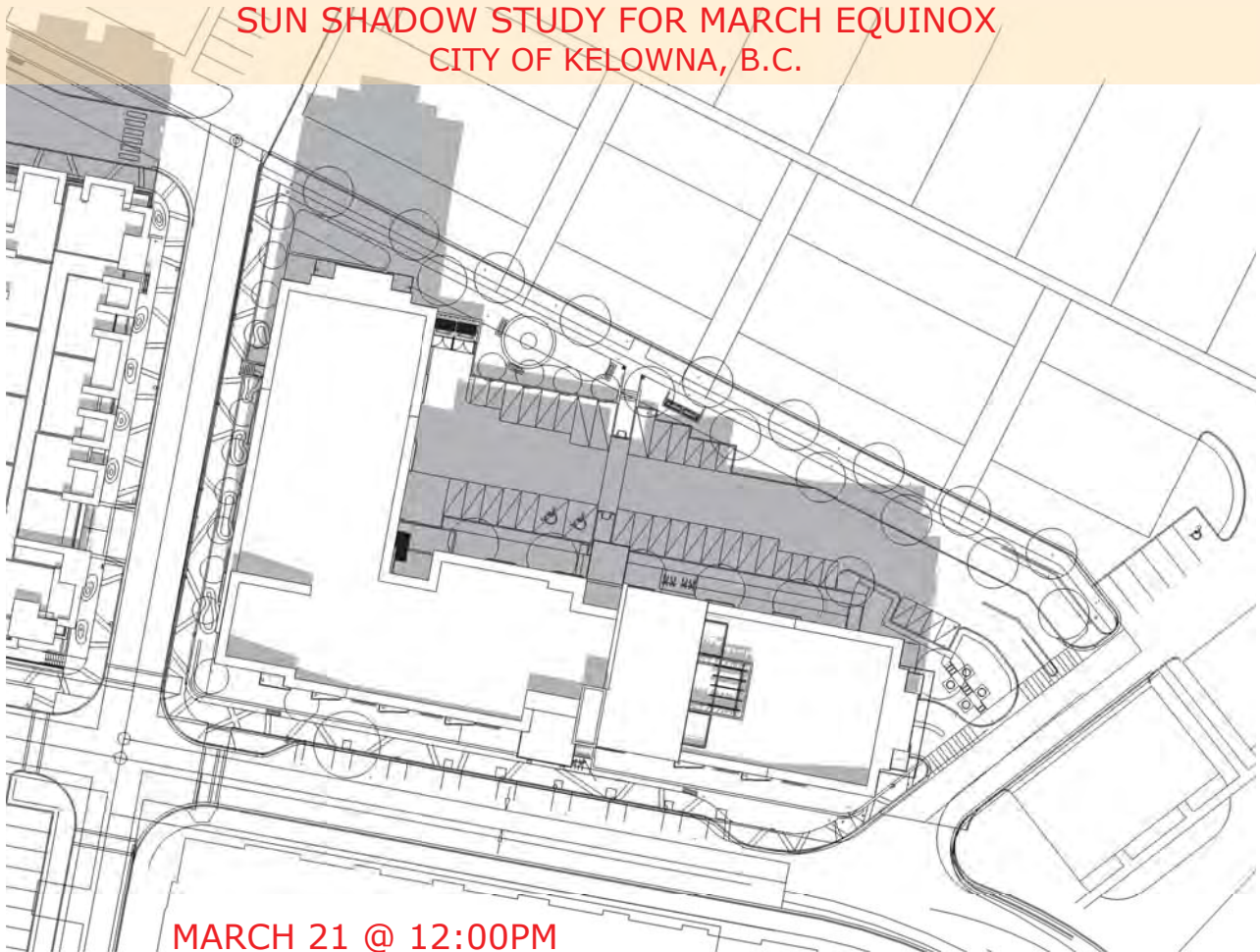
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CITY OF KELOWNA, B.C.



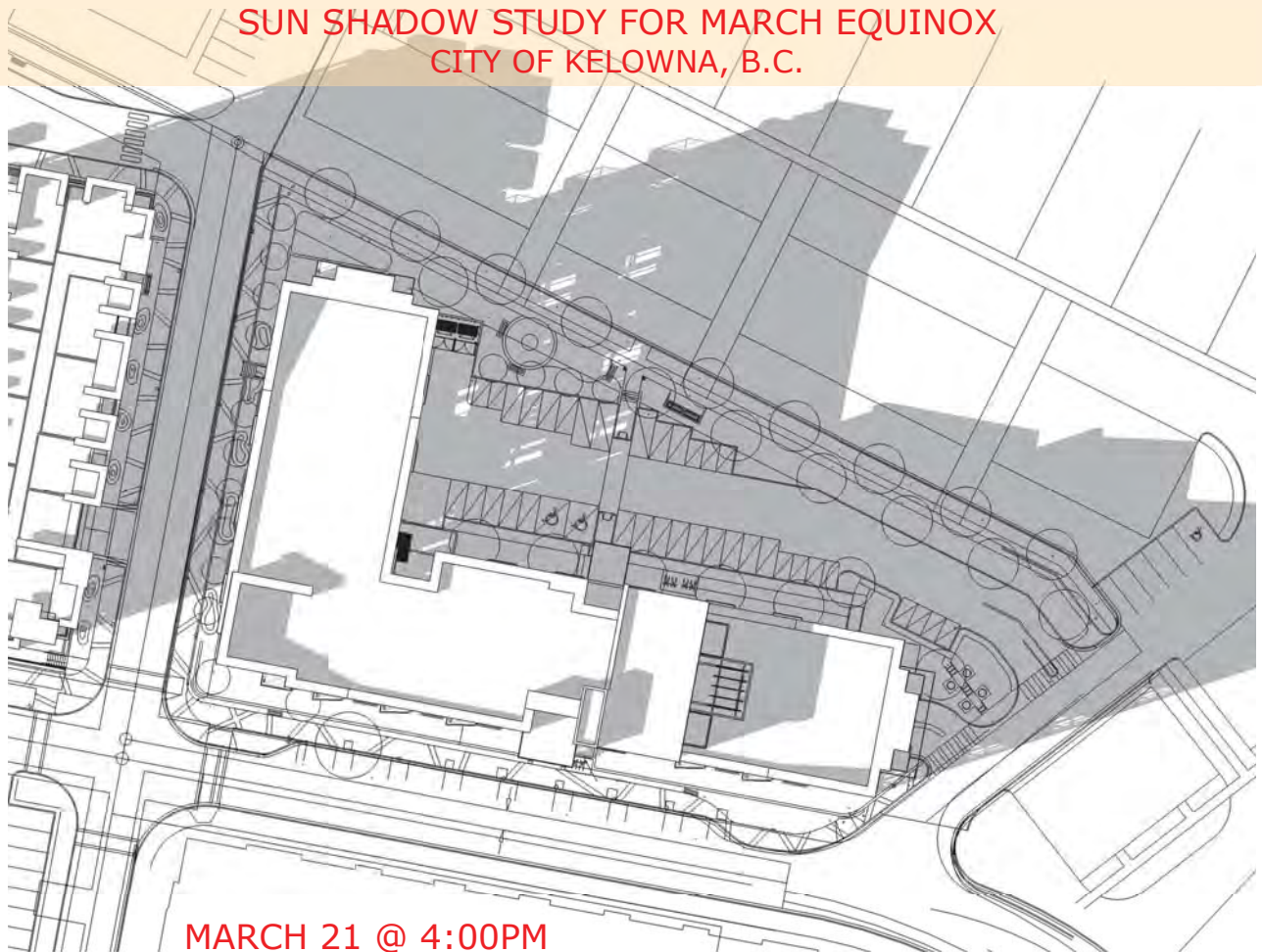
PROPOSED DEVELOPMENT
SUN SHADOW STUDY FOR MARCH EQUINOX
CITY OF KELOWNA, B.C.



PROPOSED DEVELOPMENT
SUN SHADOW STUDY FOR MARCH EQUINOX
CITY OF KELOWNA, B.C.



PROPOSED DEVELOPMENT
SUN SHADOW STUDY FOR MARCH EQUINOX
CITY OF KELOWNA, B.C.



MARCH 21 @ 4:00PM



MARCH 21 @ 6:00PM
(SUNSET @ 5:46PM)



October 5th 2017

City of Kelowna
C/O Laura Bentley
1435 Water Street
Kelowna, BC V1Y 1J4

RE: Neighbourhood Consultation Report for 722 Valley Road, Kelowna

Dear Ms Bentley,

In compliance with Council Policy NO. 367, Traine Construction Ltd wishes to submit the following summary report in support Development Permit Variance application.

Traine Construction has engaged with neighbouring property owners and tenants both in person and in a written handout format. Properties engaged for the consultation are listed in Appendix A. The information provided included details regarding the two variations included in the application, parking and building height. Contact information was provided for feedback. A copy of the handout is included in Appendix B.

Feedback from the face to face consults can best be summarised as:

- Generally pleased with the design of the building and the efforts made to maintain the landscaped corridor/trail to the north
- Happy with the location of the building on the site, given its orientation to the east-west internal road and the reduction in density of the northern wing
- Comments regarding the parking were positive, particularly with the level of parkade supplied lots
- Some questions regarding where any overflow parking may go, satisfied that it would remain on the property
- Most additional questions and comments were on construction timing and matters unrelated to the development permit application

We trust that this report satisfies the requirements, however should you need clarification or further information, please don't hesitate to be in touch.

Regards,



Chad Davidson
Development Manager
Traine Construction Ltd

APPENDIX A – Properties Consulted

Address	Method	Date Completed
Chartwell Residents Committee	Meeting held with a representative strata-appointed committee at Traine Construction Boardroom	October 2 nd
711 Valley Road	Handout delivered in person	October 4 th
773 Glenmore Road	Building owner was sent a copy of the information package directly. Property manager hand delivered a copy for posting on the community board	October 3 rd
Chartwell Units 10/11/12/13/14/15/16/ 17/18/19/20/74/75/76/ 77/78/79/80/81/82/83	Door to door in person canvassing occurred in combination with delivery of the informational handout.	October 4 th



Sept 29 2017

Dear Neighbour,

RE: Development Permit Variance Application for 722 Valley Road, Kelowna (Proposed Lot B, Plan EPP 54061, ODYD)

Traine Construction has submitted a Development Permit Variance for the property located at 722 Valley Road. In compliance with the development application bylaw, this notice is to inform you of the application and proposed variances. Your feedback is welcomed now ahead of a public council meeting at a later date.

The proposed variances include:

Development Permit Variances	Zoning Requirement	Proposed Project
Parking	142	133
Storeys	4.5	5



Parking Variance

The zoning bylaw calls for provision of 142 parking stalls for the building design which is 1.35 stalls per unit. The proposed provision is 133 stalls at a ratio of 1.27 stalls per unit. 46 of these stalls are on the surface and 87 are in the parkade areas.

Traine has made the choice to maintain a landscape buffer and trail corridor rather than add parking along the northern property line. The design has included 96 bicycle racks which exceeds the city bike requirements for the zone. With good public transit options and the commercial centre in construction to the south, Traine is comfortable that the proposed stalls will suit the requirements of the building.



Storey Variance

The property zoning follows the storey requirements of the RM-5 zone, 4.5 storeys. The proposed building is variance requested is a half storey for a total of 5 storeys.

With the slope of the property the geodetic top of building is lower than the neighbouring building under construction to the west. The northern wing of the building will appear as a four storey above grade line and steps to the roof line have also been made to the eastern wing.



Contact Information

Feedback welcomed to either of the following:

Traine Construction
Chad Davidson
Development Manager
cdavidson@traine.ca
778-478-8761

City of Kelowna
Laura Bentley
Planner on File
lbentley@kelowna.ca
250-469-8839

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?		✓	
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		✓	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	✓		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?	✓		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	✓		

REPORT TO COUNCIL



Date: November 21, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP17-0231 DVP17-0232 **Owner:** Green Square Development Ltd Inc. No. BC0928148

Address: 3626 Mission Springs Drive **Applicant:** Green Square Development Ltd.

Subject: Development Permit and Development Variance Permit

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

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0231 and DVP17-0232 for Lot 1 DL 134 ODYD Plan EPP23035, located at 3626 Mission Springs Drive, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "AA";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "BB";
3. Landscaping to be provided on the land be in accordance with Schedule "CC";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "DD":

Section 13.11.6(c): RM5 – Medium Density Multiple Housing Development Regulations

To vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed;

Section 13.11.6(d): RM5 – Medium Density Multiple Housing Development Regulations

To vary the front yard (east) setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5 m proposed;

Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations

To vary the side yard (south) setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed;

AND THAT the applicant be required to complete the requirements of Schedule “A” as attached to the Report from Community Planning dated November 21st, 2017;

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

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

2.0 Purpose

To consider a Development Permit for the form and character of a multi-family housing project; and to vary the minimum side (south) yard setback from 7.0 m required to 4.5 m proposed, the minimum front yard (east) setback from 6.0 m required to 1.5 m proposed, and to vary the maximum height from 18.0 m or 4.5 storeys required to 21.7 m or 6 storeys.

3.0 Community Planning

Community Planning recommends support for the proposed Development Permit for the Form and Character and the associated variances for Phase 2 of the Green Square development at 3626 Mission Springs Drive. The subject property is located near the South Pandosy Urban Centre and is a suitable location for maximizing density in the RM5 zone. It is in close proximity to Casorso Elementary School, the future Casorso Park, transit stops along Gordon Drive and Lakeshore Road, and Rotary Beach Park. There are several other complementary RM5 – apartment housing projects in the neighbourhood at four storeys in height. Phase 1 of the Green Square development is already completed and is located on the north and west sides of the subject property. It includes 56 2 ½ storey townhomes providing a height transition to the existing single-family neighbourhood north of Barnes Rd.

The original application for Phase 2 of Green Square was presented to Council on September 19, 2017 and was defeated for the approval and issuance of the Development Permit and the Development Variance Permit based on concerns related to parking and height. On October 16, 2017, Council voted on a motion brought forth by the Mayor to waive the 6-month minimum wait time for a new application as required in the Development Application Procedures Bylaw No. 10540 (Section 2.13). The applicant re-applied on October 19th, 2017 with changes to the floor plans and unit count in order to reduce the parking requirements and eliminate the parking variance. Several two bedroom units on the 6th floor of building B and C were converted into larger units, effectively reducing the number of units (from 141 to 134) and therefore the parking requirement (from 209 required to 202 stalls). In addition, the applicant was able to re-configure the parkade plan under building A by reducing the size of a storage area to provide 3 additional compact stalls in tandem with existing medium stalls for a total of 30 tandem stalls (see Figure 2 on Page 3), and was able to provide 1 additional stall at-grade. With these changes, the parking requirements are met according to the Zoning Bylaw and no variance is needed. The form and character of the buildings remain the same, as do the other three variances including height, side yard setback, and front yard setback.



Figure 1: Proposed Site Plan

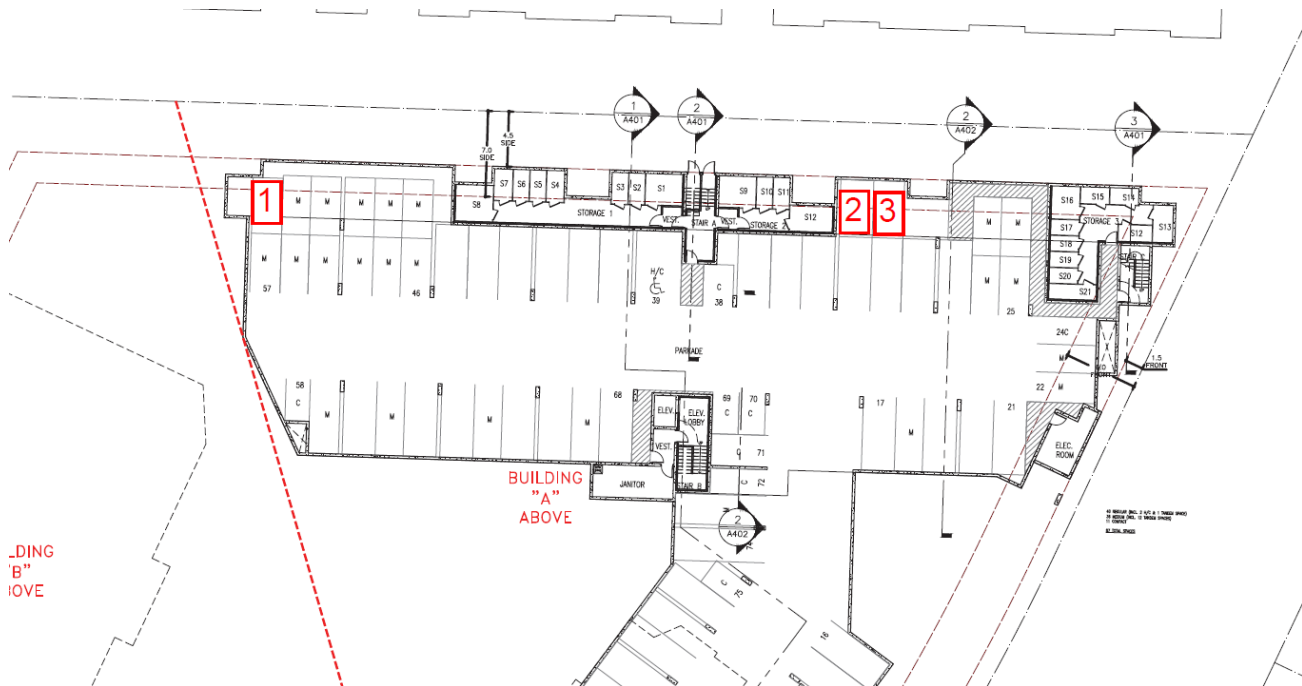


Figure 2: Additional 3 compact parking stalls in Parkade "A" Level 0

The proposed built form takes the shape of ground-oriented townhomes that wrap around a parkade at-grade. Four buildings are situated on top of this common parkade oriented around a central outdoor amenity space. The site layout allows for ample outdoor space including a community garden, large balconies for the majority of the units, and rooftop amenity space on two of the buildings. The proposal meets the majority of the Official Community Plan Urban Design Guidelines for multi-family buildings including material selection, landscaping, and interaction between public and private spaces.

There are three variances being requested by the applicant: i) side yard setback (south), ii) front yard setback (east), and iii) height (to six storeys). The side yard and front yard setbacks relate to the provision of 3-bedroom at-grade townhouses that should result in a positive interface to the streetscape along Mission Springs Drive and the City's future Casorso Park. The variance only applies to the third storey of the townhomes, as the setback for the first two storeys is met. The height variance is due to the applicant's desire to reach the maximum Floor Area Ratio for the RM5 zone (1.2) while reducing building footprint to provide increased open space at ground level. This rearrangement in massing creates a large central green courtyard that should become a key feature of the project. A taller building form allows the mass of the overall project to be broken into 4 thinner buildings reducing the potential horizontal massing of shorter, wider buildings.

4.0 Proposal

4.1 Background

The subject property was created in 2011 when the City acquired 4.22 acres of land to the south for future community park space (Casorso Park), leaving a 5.95-acre parcel for future development. In 2012, the applicants submitted a proposed rezoning for the subject property. The initial submission made by the applicants was for RM4 – Transitional Low Density Housing for the entire site. Conceptual plans were provided that showed the entire development conforming with the RM4 zone which has a maximum height of 3 storeys. Through discussions with Staff at the time, it was determined that split zoning the property would be preferred and would promote a greater mix of housing types including ground-oriented townhome units and higher density apartments. The direction at that time was to rezone to RM3 – Low Density Multiple Housing on a portion of the site, and RM5 – Medium Density Multiple Housing on the remainder.

The applicant subsequently adjusted their application to amend the Official Community Plan and to Rezone the property RM3 – Low Density Multiple Housing, and RM5 – Medium Density Multiple Housing. The maximum height of RM3 is 3 storeys and the maximum height of RM5 is 4.5 storeys. In the Report to Council from January 10, 2012 Staff provided additional rationale that the split zone approach should provide a level of transition between the existing single-family residential neighbourhood to the north and the school site to the west while allowing higher densities and height with the RM5 parcel fronting Mission Springs Drive.

A Council issued Development Permit was approved on July 10, 2012 for 56 three bedroom townhomes 2 ½ storeys in height on the RM3 parcel. The height was selected to be sensitive to the single family neighbourhood to the north. That project is now fully built out and the applicant has come forward with a revised Development Permit and Development Variance Permit application for the RM5 portion of the site.

The Development Engineering Requirements that were established in 2012 as a function of the OCP Amendment and rezoning included a Servicing Agreement which required upgrades to Barnes Road and Mission Springs Drive to improve traffic flow and safety. The dedication and construction of Mission

Springs Drive to a full urban standard is included in this agreement and will be required as a function of this phase of the development. This will alleviate traffic on Barnes Avenue and provide a second route for traffic to flow rather than using Gordon Drive or the neighbourhood to the north.

4.2 Project Description

The application for the RM5 portion of the subject property features 134 units in a mix of housing types including one, two, and three bedroom units. A parkade podium sets the layout of the site, with townhome units wrapping around the exterior of the parkade and four buildings constructed on the podium. The buildings are arranged such that an outdoor central amenity area is provided for all residents of the development.

In pre-application meetings the applicant stated that the four buildings would have one 4 storey building, two 5 storey buildings, and one 6 storey building. However, in order to maximize Floor Area Ratio while preserving the central amenity space, the applicant has increased the heights to three 6 storey buildings and one 5 storey building. The buildings are designed to be tall and narrow in order to minimize massing and preserve ground level outdoor space. Each unit features a large balcony, and two of the buildings will have rooftop amenity space.

A key component of this application is the large amount of outdoor amenity space provided for the residents. This is achieved through a site layout with smaller building footprints, clustered around an internal courtyard that includes pedestrian pathways and green space. Fire aisle access is maintained between Building A and D leading into the courtyard on an engineered reinforced turf lane. Formal review of Building Code and Fire Regulations will be completed through the Building Permit review process. Should any changes affect the Form and Character Development Permit or the Council approved variances, the applicant will be required to apply for an amendment which would need to come back to Council for re-approval as per the Development Applicant Procedures Bylaw No. 10540. For full comments from the Fire Department – see Section 6.3.

All resident parking is provided in a parkade with a mixture of compact, medium, and regular stalls including 30 tandem stalls. Several of the townhomes have direct access from the parkade to their unit which is a unique layout feature. The parkade is shielded from public view by the townhomes that flank them. The units meet the OCP guideline of Ground-Oriented units as they provide 3 bedrooms and have a defined entrance on the ground floor. Visitor parking and loading is provided at grade, and portions of the parkade roof have been designed as a green roof, providing increased private outdoor space for the townhomes. Bicycle parking is achieved in common secure bicycle rooms that will include a maintenance and washing station.

The material is predominantly cement board in brown, blue, white, and wood grain appearance. Balconies feature glass railings, and windows and doors are scaled appropriately. The entrances to the townhomes are at grade, contributing to the ground-oriented feel and improving the pedestrian experience. Public entrances to the larger buildings are well defined off of the central green common amenity area. The proposed project meets the majority of the Comprehensive Design Guidelines for multi-family as shown in Section 5.2 of this report.



Figure 3: Proposed Rendering from Mission Springs Drive

4.3 Variances

The proposed development requires 3 variances to side yard setback (south), front yard setback (east), and height. The setback variances predominantly apply to the townhomes that wrap around the complex and only apply to the third floor. Zoning Bylaw No. 8000 Section 13.11.6 (d) states that for portions of a building greater than 2 ½ storeys the front yard setback increases from 1.5 m to 6.0 m. Similarly, Section 13.11.6 (e) states that for portions of a building greater than 2 ½ storeys the side yard setback increases from 4.5 m to 7.0 m. In order to maximize the living space of the townhomes on the east and south sides, the applicant requests a variance to the third storey setback to match the setbacks of the first and second storeys. Staff feel this variance is reasonable as it only applies to the third storey after which the four buildings are stepped back to meet the required setbacks. This allows 3 full bedrooms to be achieved in each of the townhomes by increasing the interior space.

The height variance to the tallest building is to vary the maximum height from 18.0 m or 4.5 storeys to 21.7 m or 6 storeys. The other three buildings feature heights of 20.1 m, 19.9 m, and 17.0 m. By increasing the height, the applicant is able to achieve more outdoor space both at grade and on the podium level rather than having shorter, wider buildings which would have a larger footprint. The taller thinner buildings also allow potential for view corridors through the site.

This revised application has eliminated the parking variance by adjusting the floor plan on the top floor of building B and C to create fewer larger units, thereby reducing the parking requirement to 202 stalls. By reconfiguring the parkade and reducing the storage space under Building A, three additional compact tandem stalls were achieved, as well as one additional surface stall for visitor parking. In addition, the applicant has provided increased bicycle parking in secure bike rooms that also feature a maintenance area and bike wash. As a further transportation benefit, the applicants have provided an agreement with OGO

CarShare to locate provide and locate one electric car in a surface parking stall for the benefits of the residents and community.

4.4 Site Context

The property is located between Gordon Drive and Lakeshore Drive, north of Casorso Road. It is approximately a 500 m walk to the edge of the nearby South Pandosy Urban Centre. Amenities in the area include Casorso Elementary School, Mission Recreation Park, Lakeshore Road Active Transportation Corridor and Rotary Beach Park. The walk Score of the property is 34, meaning it is a car-dependent site, and the Transit Score is 37 meaning there are some public transportation options.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Family Residential
East	RM5 – Medium Density Multiple Housing	Multi-Family Residential
South	A1 – Agriculture	Casorso Park
West	P2 – Educational & Minor Institutional	Casorso Elementary

Subject Property Map: 3626 Mission Springs Drive



4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.2	1.18
Site Coverage of Buildings	50%	43%
Site Coverage of Buildings, Driveways, and Parking	60%	50%
Height	4.5 storeys or 18.0m	Building A: 6 storeys or 19.9m Building B: 6 storeys or 21.7m ^① Building C: 6 storeys or 20.1m Building D: 5 storeys or 17.0m
Side Yard (north)	4.5 m & 7.0 m (over 2 ½ storeys)	Part of existing RM3 site
Front Yard (east)	1.5 m & 6.0 m (over 2 ½ storeys)	1.5 m ^②
Rear Yard (west)	9.0 m	Part of existing RM3 site
Side Yard (south)	4.5 m & 7.0 m (over 2 ½ storeys)	4.5 m ^③
Other Regulations		
Minimum Parking Requirements	202 stalls	202 stalls
Full Size	Minimum 50%	103 stalls or 50%
Medium & Compact	Maximum 50%	99 stalls or 50%
Bicycle Parking Class I	72 Spaces	18 spaces
Bicycle Parking Class II	15 spaces	32 spaces
Private Open Space	2,960.0 m ²	4,287.6 m ²
<p>^① Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 13.11.6.c to vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed.</p> <p>^② Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 13.11.6.d to vary the front yard setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5m proposed.</p> <p>^③ Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 13.11.6.e. to vary the side yard setback for portions of a building over 2 ½ storeys from 7.0 m to 4.5 m.</p>		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Ground-Oriented Housing.² Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

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

² City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter)

5.2 Development Permit Guidelines

Comprehensive Development Permit Area – Multi-Family

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna.
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures.
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area.
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages.
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character.
- Encourage an appropriate mix of uses and housing types and sizes.

6.0 **Technical Comments**

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) 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.
- 3) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 4) Requirements of the City of Kelowna fire prevention regulations bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings. Please add these to the requirements outlined in BCBC 3.2.6 for High Buildings
- 5) A Structural, Mechanical and Code Analysis peer review may be required at time of building permit application
- 6) 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.
- 7) 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.
- 8) Dewatering & Shoring plans must be provided to the Engineering Department for approval.
- 9) Fire Department access to site, turn a rounds requirement for equipment, travel distance from the truck access to the front doors of the units and private hydrant locations if required are too be verified with Kelowna Fire Department. The Fire truck is required to be able to drive up to access the front door within a range of 3 meters to 15 meters on an unobstructed hard surface path. Distance from the building to the outside garbage collection area is to be reviewed with the Fire Department. The suspended concrete slab is to be designed for the Fire Department vehicle loads on the road access path.
- 10) 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. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - e. Vestibules are required between suites and parking areas and are to be air pressurized spaces which may require a rated horizontal shaft. BCBC 3.3.5.7. (4). This may affect the unit layouts in phase two where the units back onto the parking garage
 - f. Single exit units are required to have a second exit if the single exit proposed is higher than 1.5 meters above the adjacent ground level BCBC 3.3.4.4. (3)
 - g. The terrace / roof top areas require a secondary means of egress as per BCBC 3.3.1.3. (2).
 - h. The elevator lobbies should be separated from the exit stair shafts per BCBC 3.4.4.1 (1).
- 11) 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.
 - 12) 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.
 - 13) 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.
 - 14) 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.
 - 15) 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

Please see Schedule "A" attached to the Report from the Community Planning Department dated November 21, 2017.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- NFPA 1710 (the best practice and widely accepted code for fire service deployment) KFD cannot meet the minimum manning for an initial alarm.
- Fire Department access is to be met as per BCBC 3.2.5. including the main entrance to be within 3m-15m from the closest access route.
- Building B appears to have a challenging access for a ladder truck with the road being constructed from reinforced turf. The turf must support the weight of a truck at 38,500 KG including during periods of significant rain and/or snow.
- Access to building B is unsafe for firefighting. The close proximity of the NE corner of Building B and west side of Building A would leave Building B unprotected in a fire event. A truck would NOT be committed to this confined space. As recently seen in the Truswell fire, adjacent buildings are vulnerable while under construction even when the Fire Department does have access. The collapse zone of building A and B would hinder chance of access to Building B.
- 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 as well as a fire pre-plan as per City of Kelowna Fire and Life Safety Bylaw No. 10760.
- Approved Fire Department steel lock box acceptable to the Fire Department is required by the entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw No. 10760 shall be met for communications.
- The fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Sprinkler zone valves shall be accessible as per City of Kelowna Fire and Life Safety Bylaw No. 10760 - less than 7 feet in height.
- Standpipe connections to be on intermediate landings in stairwell. Where a standpipe system is to be installed in a building under construction, the system shall be installed progressively and shall not be more than one floor below the highest forms, staging, and similar combustible elements at all times.
- Fire department connection is to be within 45m of a fire hydrant - unobstructed.
- Ensure FD connection is clearly marked and visible from the street.
- Upon completion an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- Upon completion, a certificate is required to verify CANULC 561 Compliance

7.0 Application Chronology

Date of Initial Application (DP17-0125 DVP17-0126) Received:	May 3, 2017
Date of Council Consideration (DP17-0125 DVP17-0126):	September 19, 2017
Date of Revised Application (DP17-0231 DVP17-0232) Received:	October 19, 2017
Date of Neighbourhood Consultation Submitted:	October 27, 2017

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

Attachments:

Schedule "A": Development Engineering Requirements
DRAFT Development and Development Variance Permit DP17-0231 DVP17-0232
Schedule "AA": Site Plan, Floor Plans, Roof Amenity Plan
Schedule "BB": Elevation, Sections, and Colour Board
Schedule "CC": Landscape Plan
Schedule "DD": Zoning Analysis Table for Variances

CITY OF KELOWNA

MEMORANDUM

Date: October 25, 2017
File No.: DP17-0231
To: Community Planning (TB)
From: Development Engineering Manager (JK)
Subject: 3626 Mission Springs Rd Lot B PL 91847 **Green Square** Multi-Family **RM5**

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

The Development Engineering Technologist for this project is John Filipenko ASCT

1. General

- (a) Development Engineering servicing and frontage improvement requirements were addressed under File Z11-0030 The requirements of the Servicing Agreement related to the RM5 Zone including additional bonding must be satisfied prior to issuance of the Development Permit.
- (b) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

2. Domestic Water and Fire Protection

- (a) The property is located within the City of Kelowna service area.
- (b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.
- (c) 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.
- (d) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system.

SCHEDULE		A
This forms part of application # DP17-0231 DVP17-0232		
Planner Initials	TB	 City of Kelowna <small>COMMUNITY PLANNING</small>

3. Sanitary Sewer

- (a) The construction of a sanitary sewer main within the new Mission Springs Road right-of-way from the Casorso Road main, to the development site was installed to service the RM₃ Zoned development. The installed 200mm diameter sanitary service will be adequate for both RM₃ and RM₅ Zones. Only one service will be permitted for this subject parcel.

4. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) The construction of a storm drainage main within the new Mission Springs Road right-of-way from the Casorso Road main to the development site, was completed for the RM₃ zoned development.. The installed 200mm diameter overflow service will be adequate for both RM₃ and RM₅ Zones.
- (c) Only one service will be permitted for this development.

4. Road Improvements

- a) Mission Springs Road must be constructed from the existing terminus, to Casorso Rd. This development must construct to a full urban standard including curb and gutter, sidewalk, storm drainage pipe catch basins, manholes / drywells, pavement, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction
- b) Landscaped boulevards, complete with street trees and underground irrigation, is required on Lakeshore Road.
- c) Re-locate existing poles and utilities, where necessary.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all road frontages.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

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 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. 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. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is in place that addresses the RM5 development on the subject parcel under file Z11-0030. All required works and services on City Lands that are triggered with this application and will require securities in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.

- (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.

12. 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 Fortis Gas, 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.

12. Development Permit and Site Related Issues

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.

13. Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
- i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - (i) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement

James Kay, P. Eng.
Development Engineering Manager

JF

DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP17-0231 & DVP17-0232

Issued To: Green Square Development Ltd. Inc. No. BC0928148
Site Address: 3626 Mission Springs Drive
Legal Description: Lot 1 DL 134 ODYD Plan EPP23035
Zoning Classification: RM5 – Medium Density Multiple Housing
Development Permit Area: Comprehensive Development – Multi-Family

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0231 and Development Variance Permit No. DVP17-0232 for Lot 1 DL 134 ODYD Plan EPP23035, located at 3626 Mission Springs Drive, Kelowna, BC to allow the construction of multiple housing be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "AA";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "BB";
- c) Landscaping to be provided on the land be in accordance with Schedule "CC";

- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section[s] of Zoning Bylaw No. 8000 be granted in accordance with Schedule "DD":

Section 13.11.6(D): RM5 – Medium Density Multiple Housing Development Regulations

To vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed;

Section 13.11.6(c): RM5 – Medium Density Multiple Housing Development Regulations

To vary the front yard setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5 m proposed;

Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations

To vary the side yard setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated November 21, 2017;

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

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

2. PERFORMANCE SECURITY

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

- a) A Certified Cheque in the amount of \$224,541.56 OR
- b) An Irrevocable Letter of Credit in the amount of \$224,541.56

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

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

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

5. APPROVALS

Issued and approved by Council on the 21dy day of November, 2017.

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

Date

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





These plans were prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the Province of British Columbia. I am not providing these plans for any other project or purpose without the written consent of the client. I am not providing these plans for any other project or purpose without the written consent of the client.

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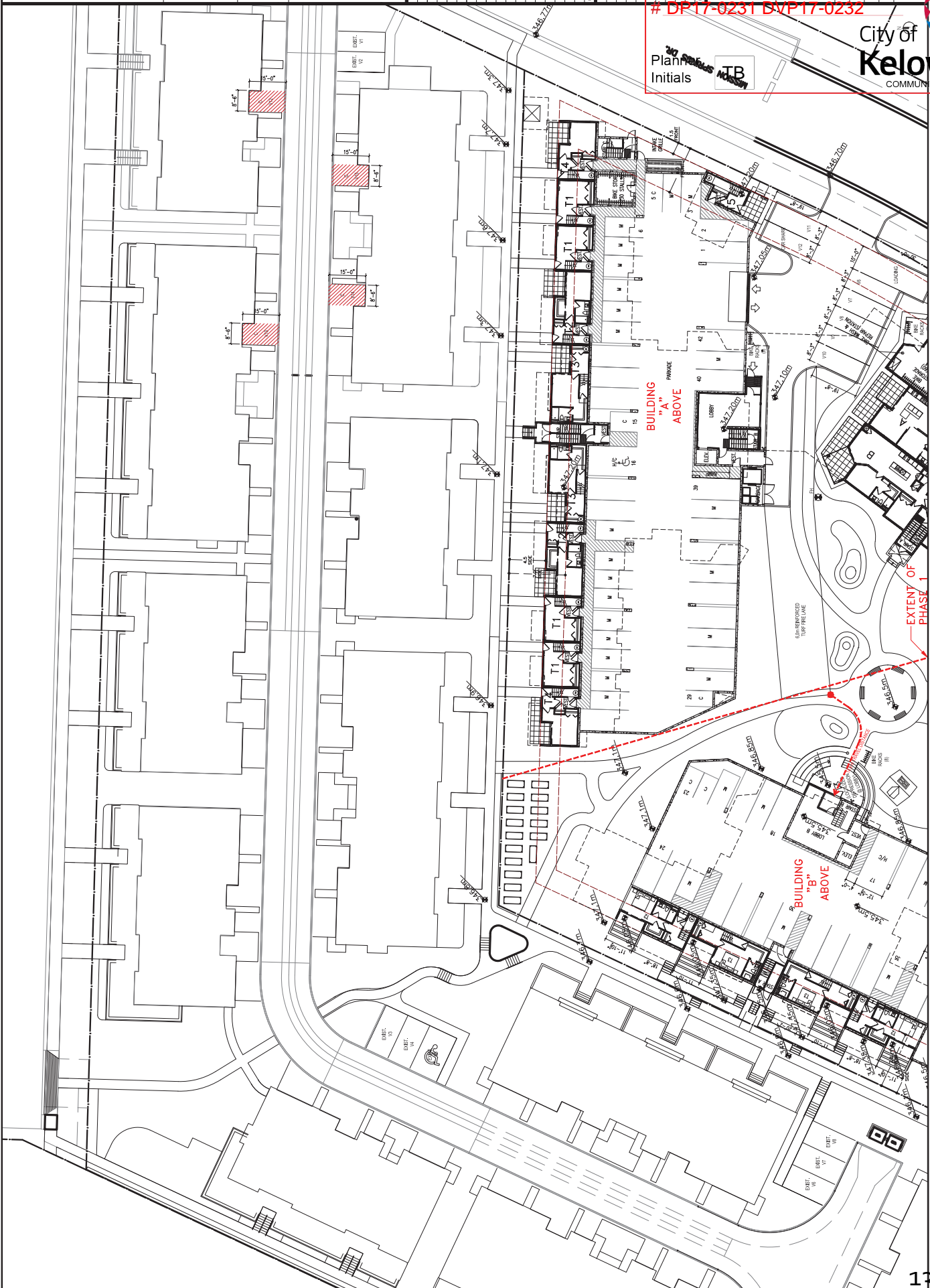
City of Kelowna COMMUNITY PLANNING

AA A2.1

GREEN SQUARE
 RESIDENTIAL DEVELOPMENT
 PHASE 1 - BUILDING "A" ABOVE
 PHASE 2 - BUILDING "B" ABOVE

LEVEL SITE PLAN

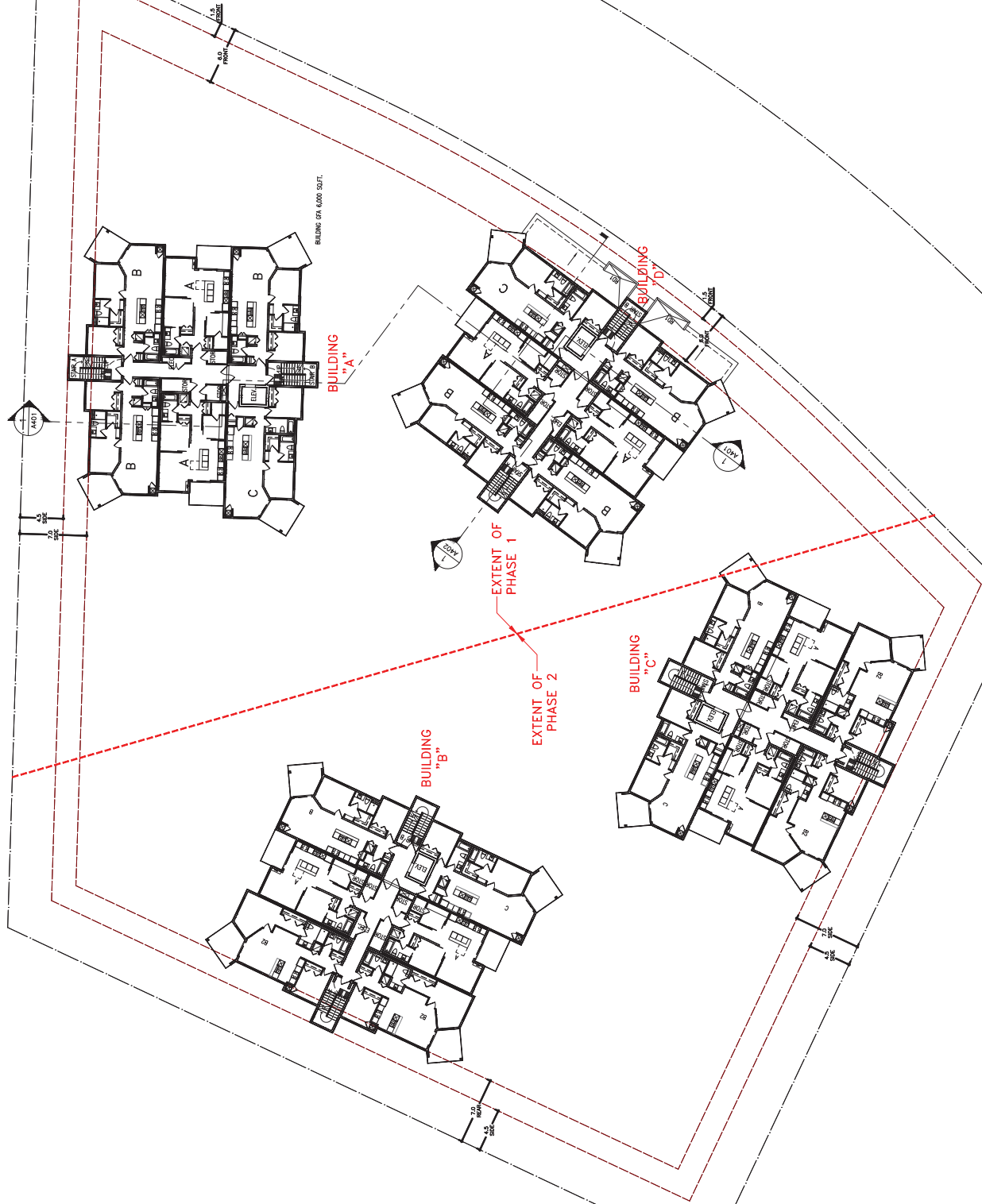
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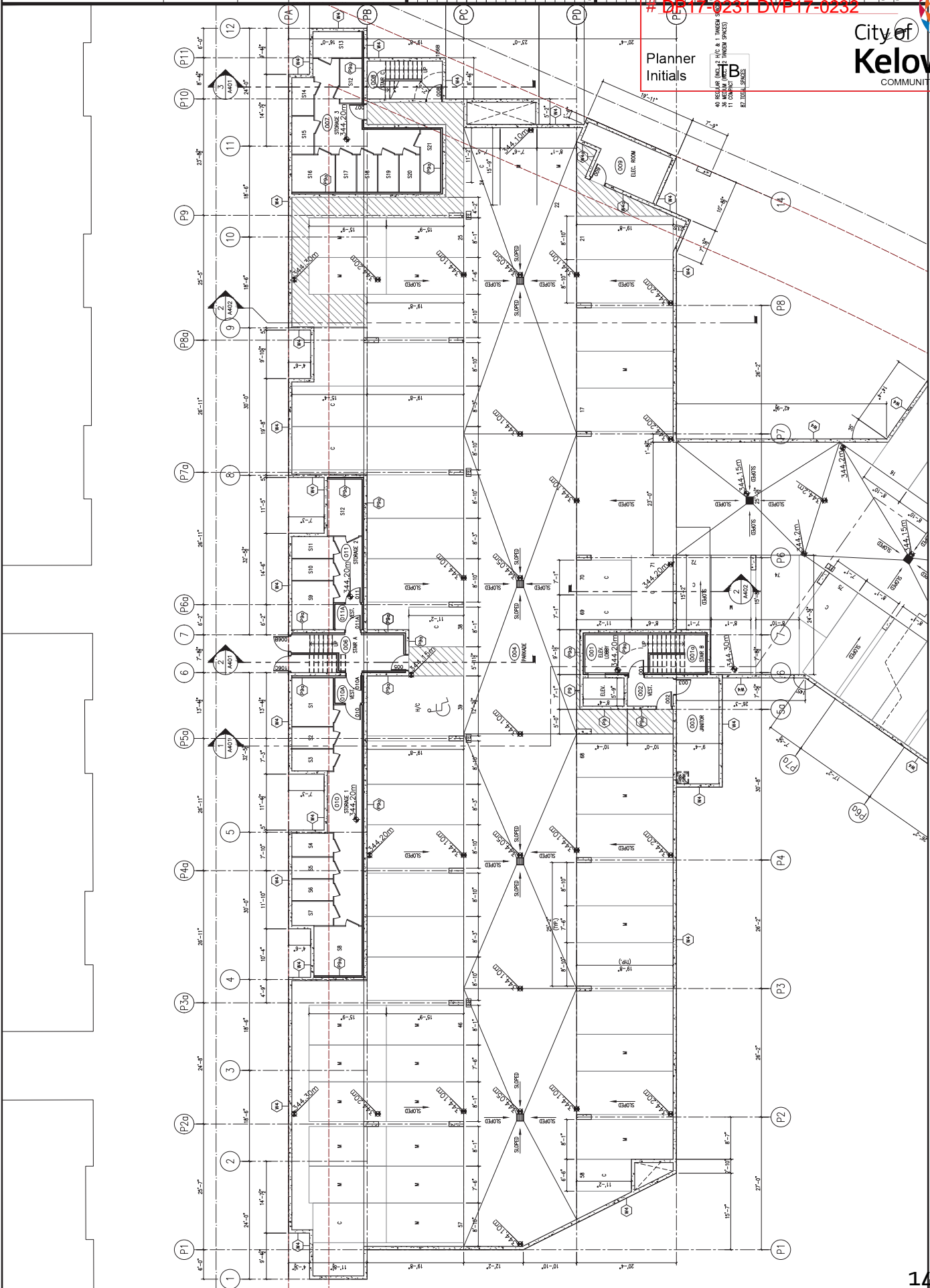
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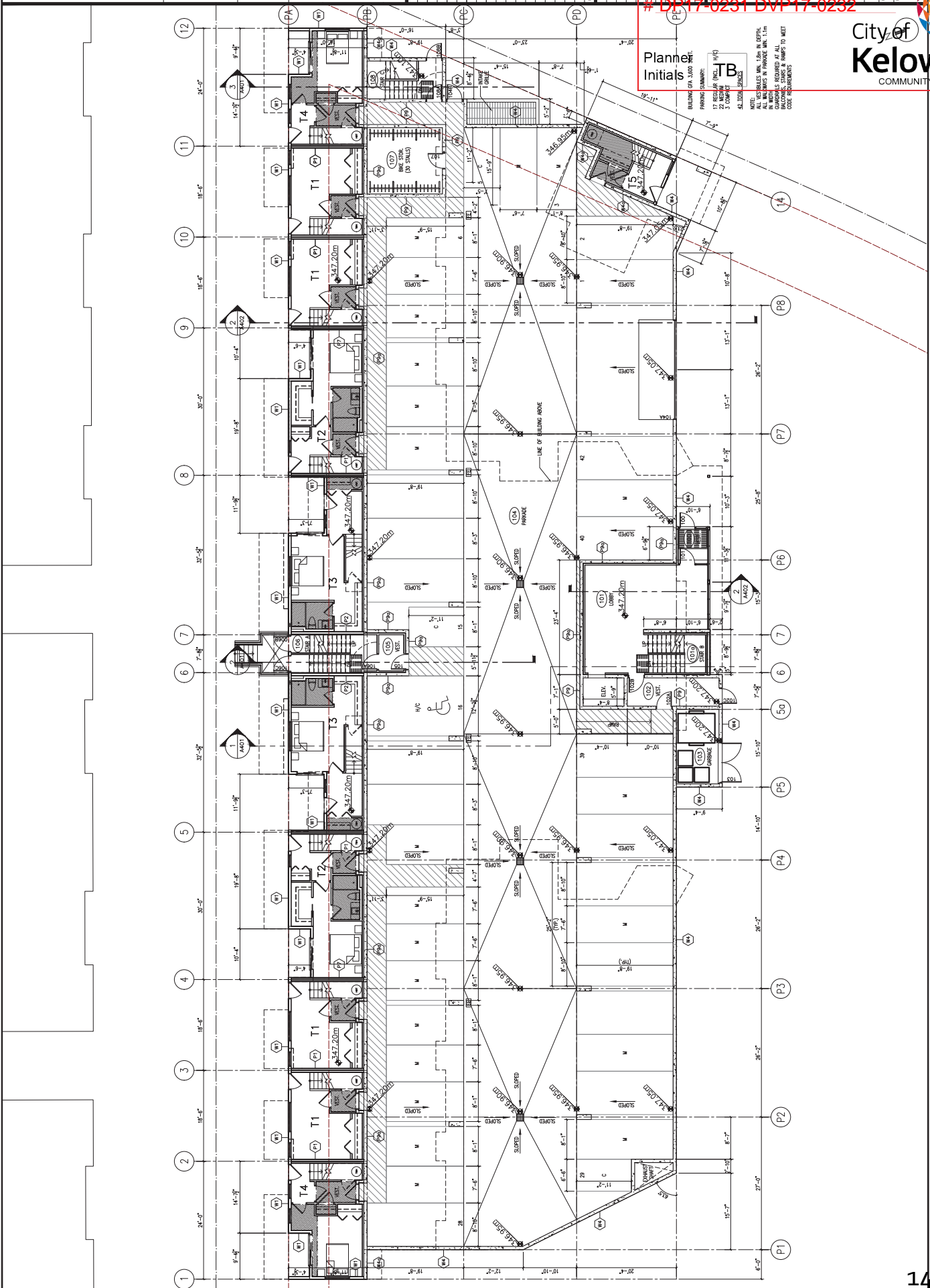
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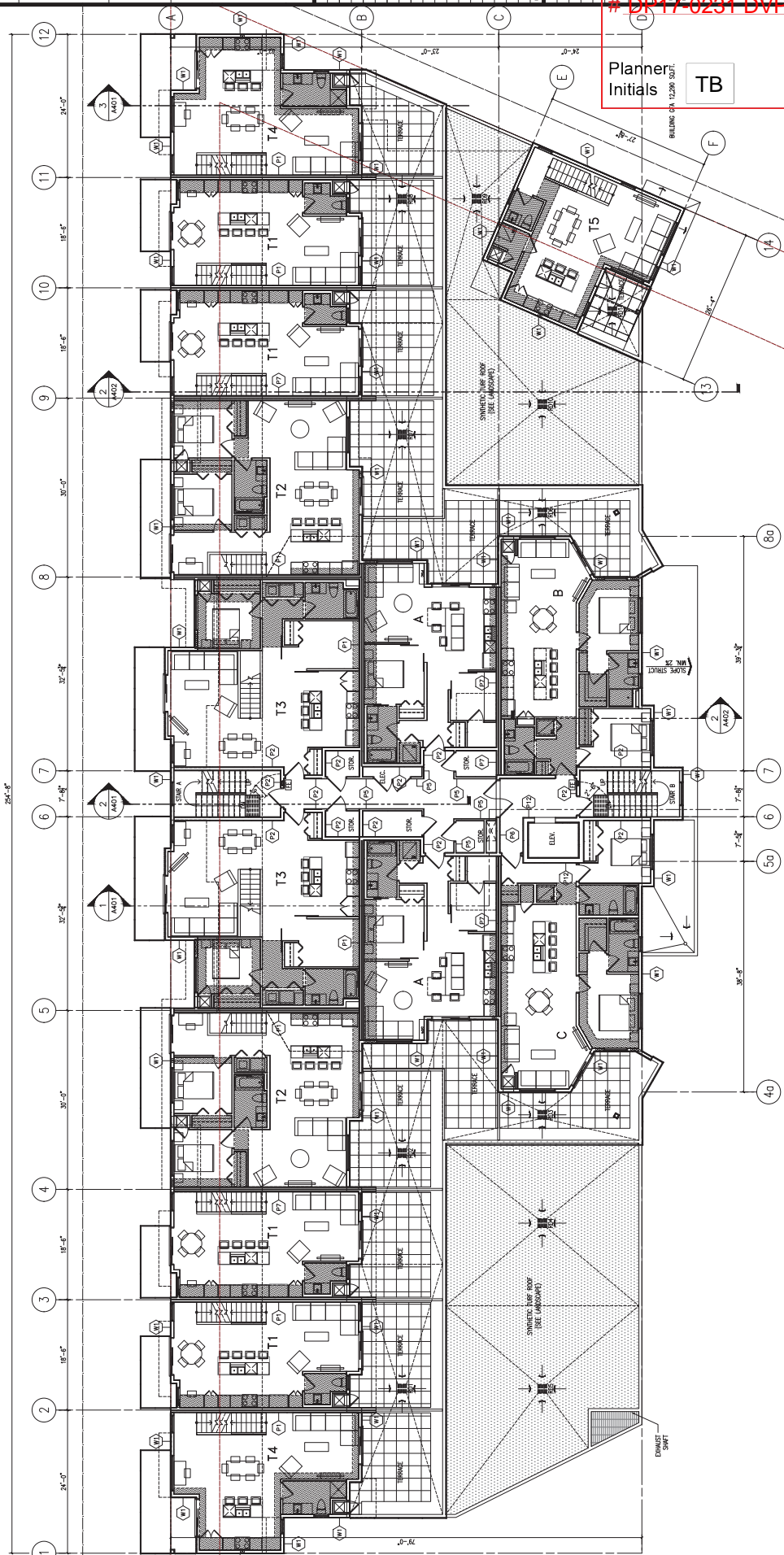
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City of Kelowna
 COMMUNITY PLANNING

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Drawings

NO.	DATE	REVISIONS
1	2017-08-15	Initial Design
2	2017-08-15	Final Design

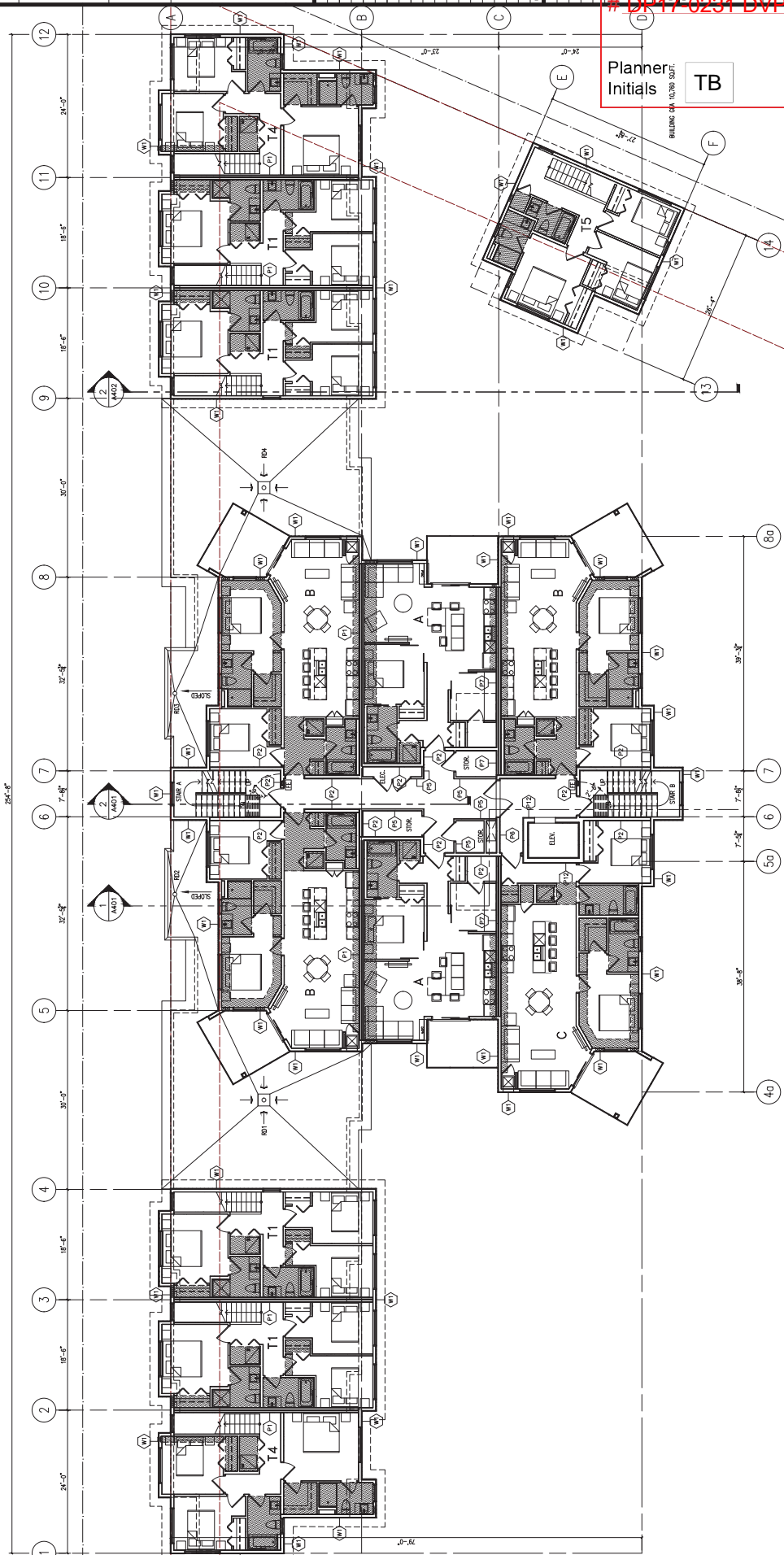
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City of Kelowna
 COMMUNITY PLANNING

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4020 - 170 Ave. 2nd Floor
Kelowna, BC V1Y 9V7
P: 778.733.6600
www.bluegreenvestments.com

☐ KAMLOOPS
☒ KELOWNA



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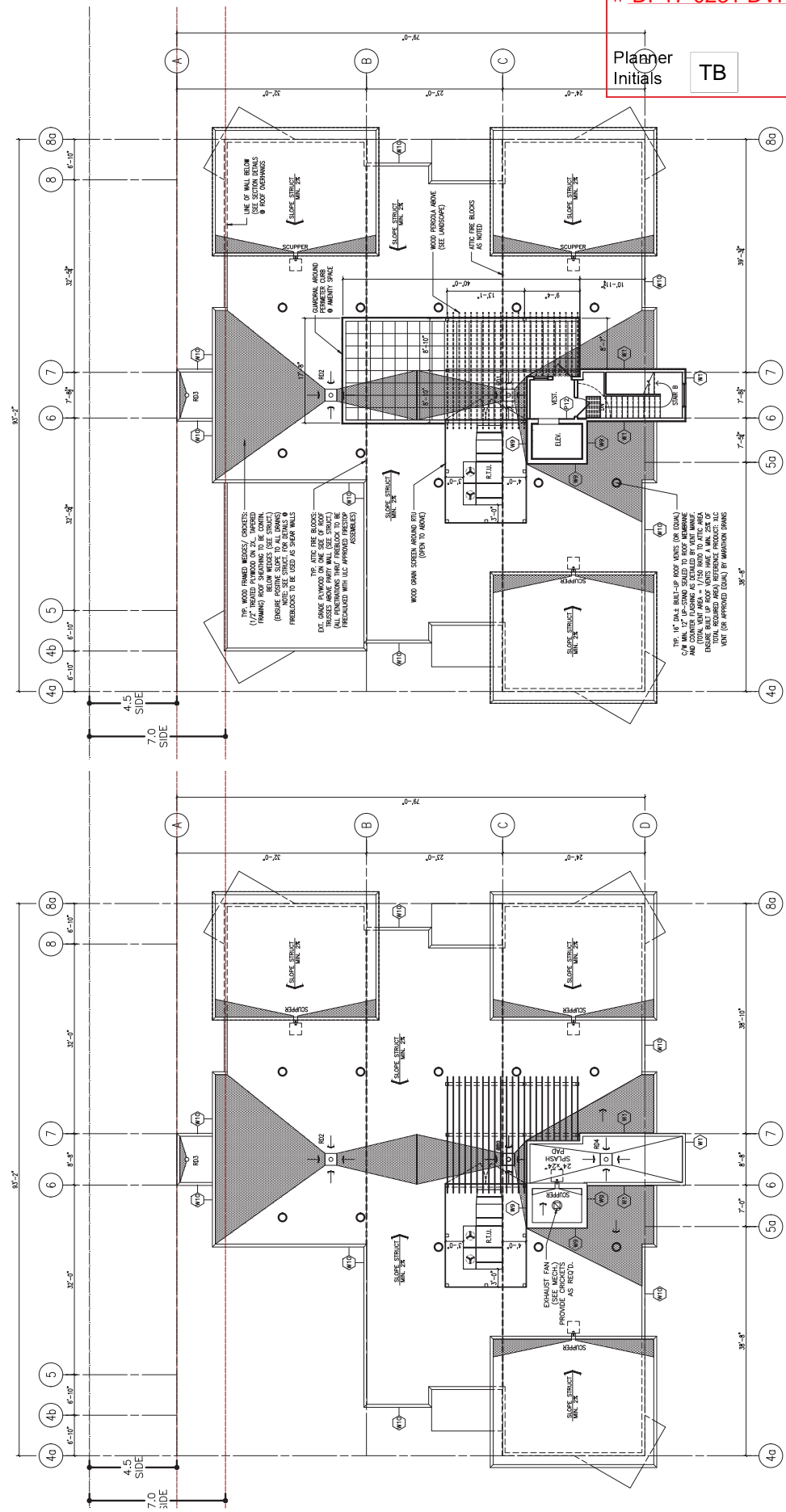


City of Kelowna
COMMUNITY PLANNING

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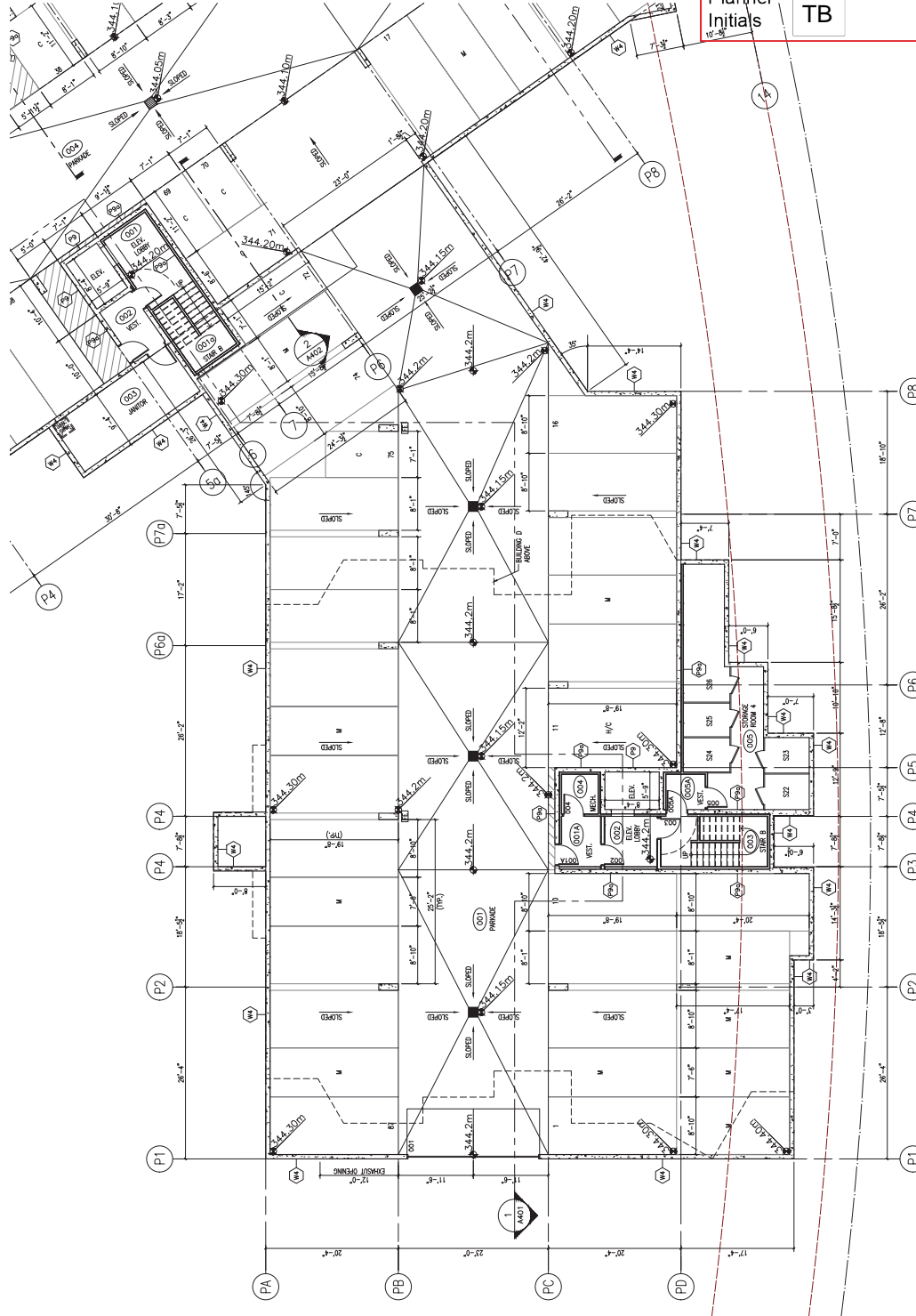
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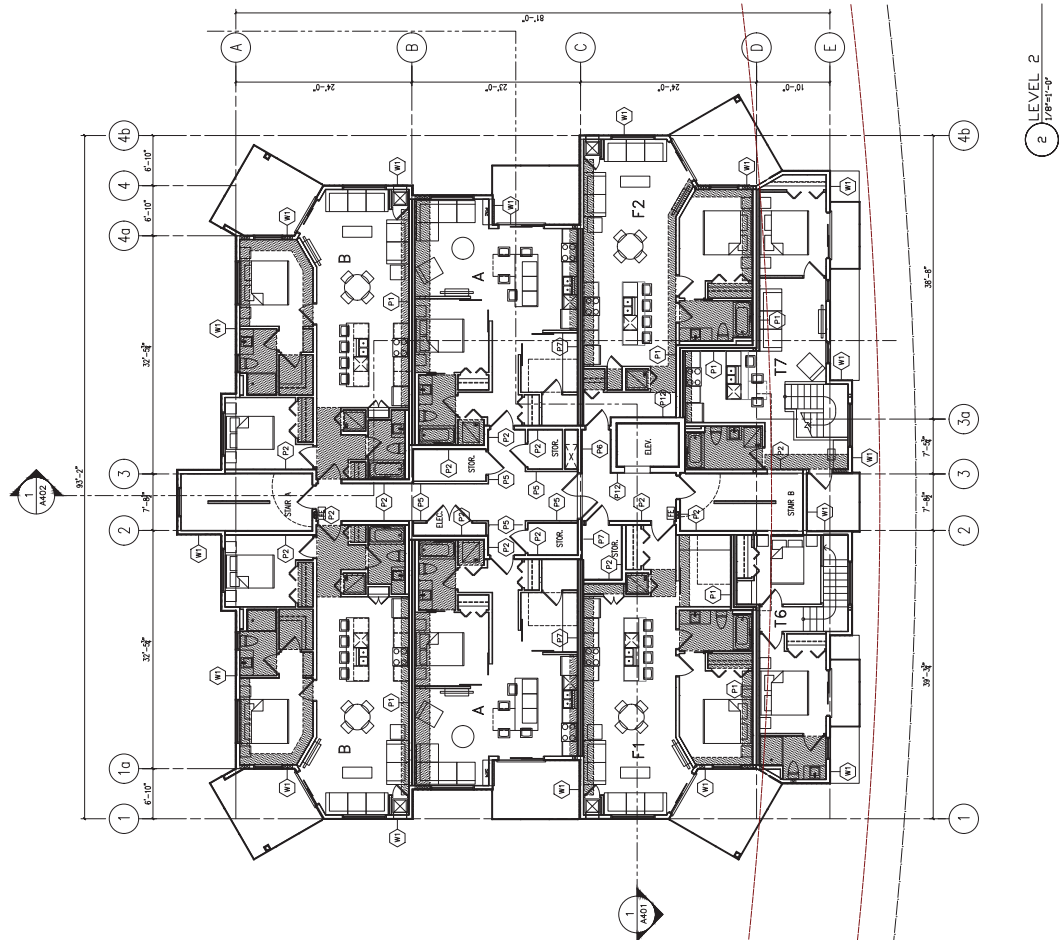
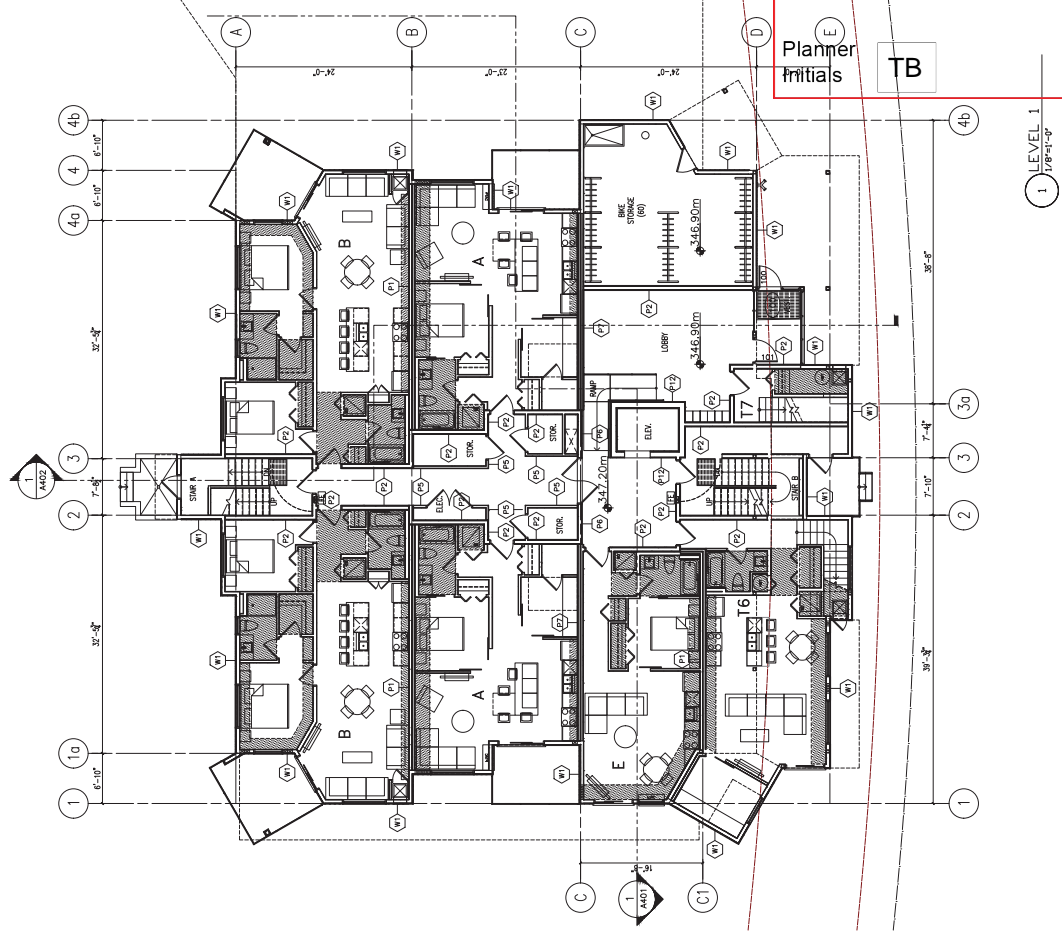
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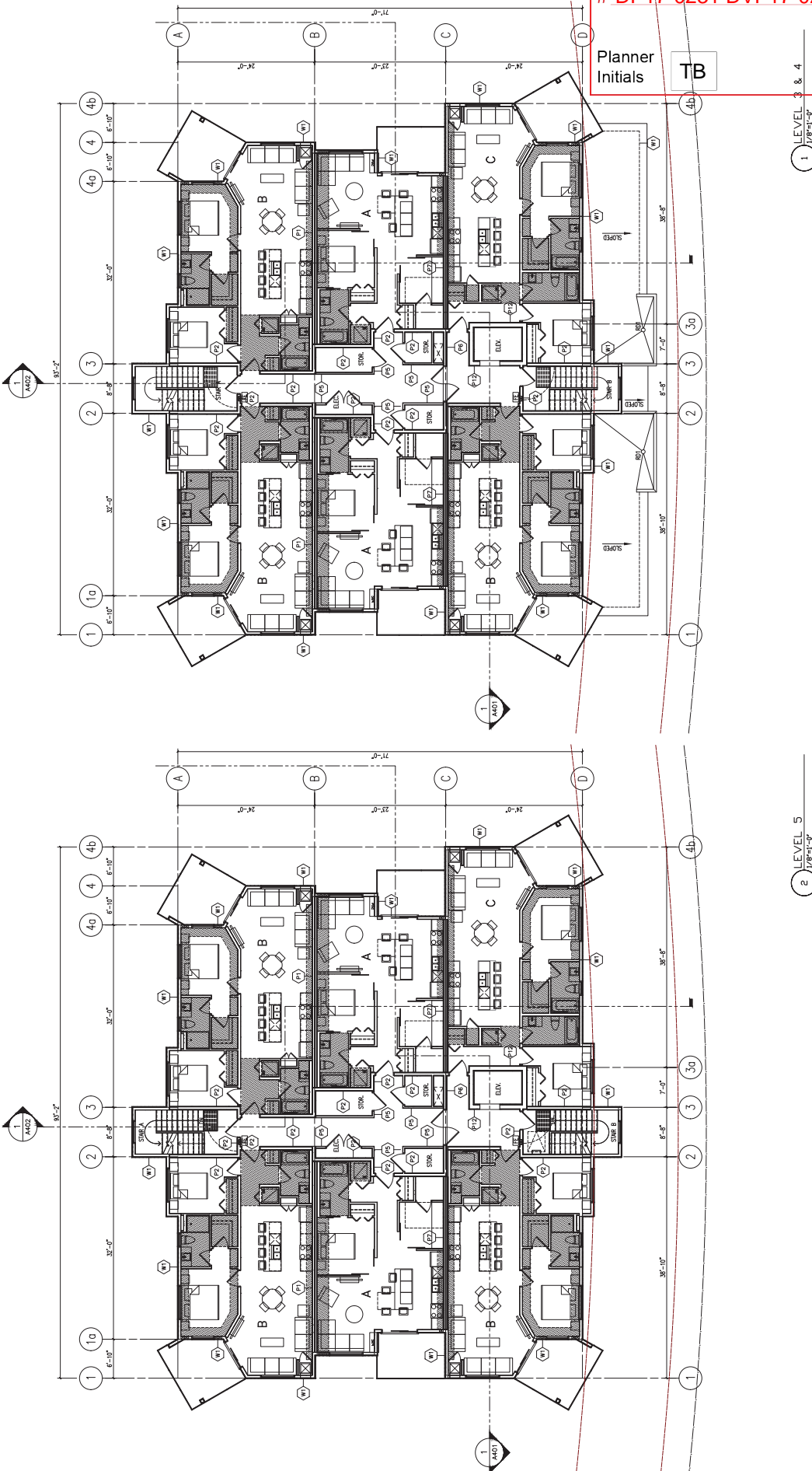
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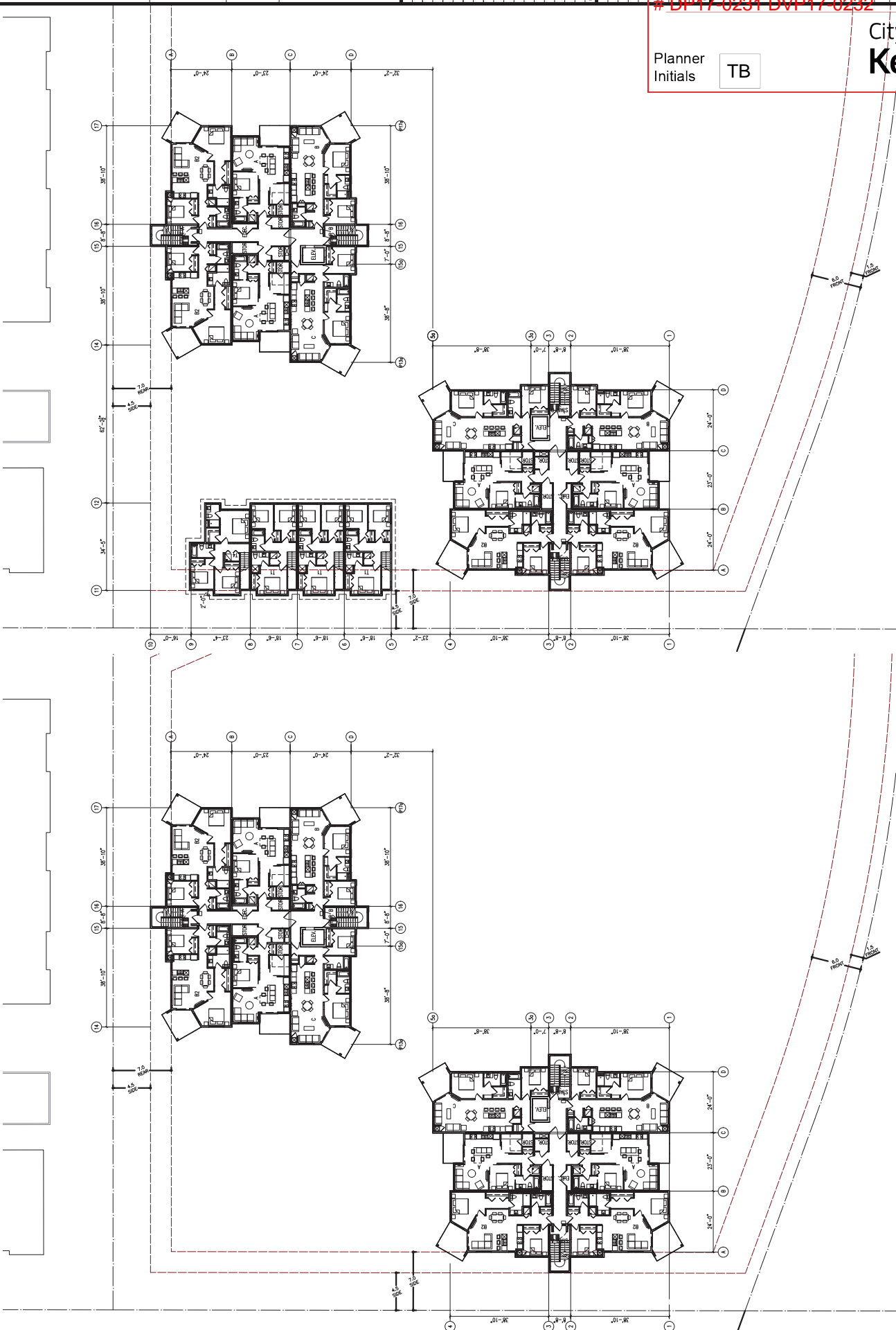


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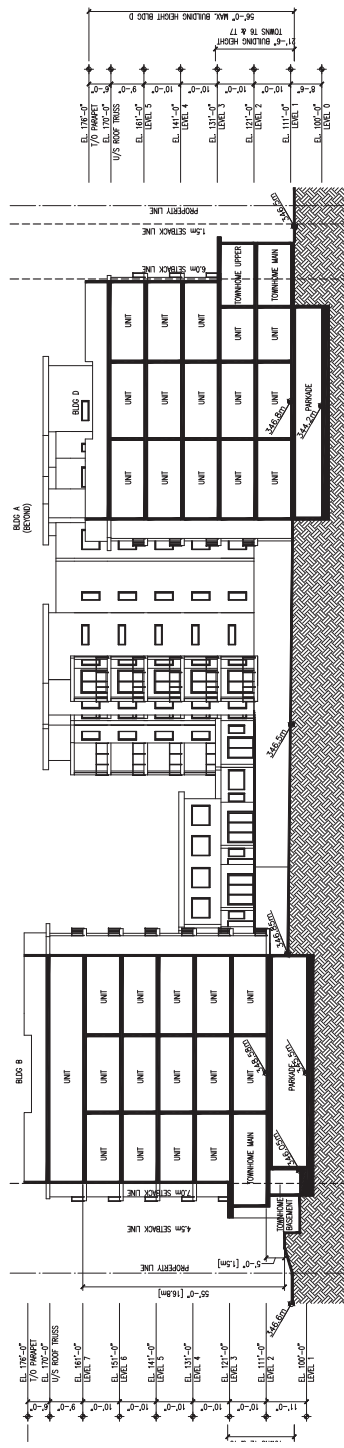


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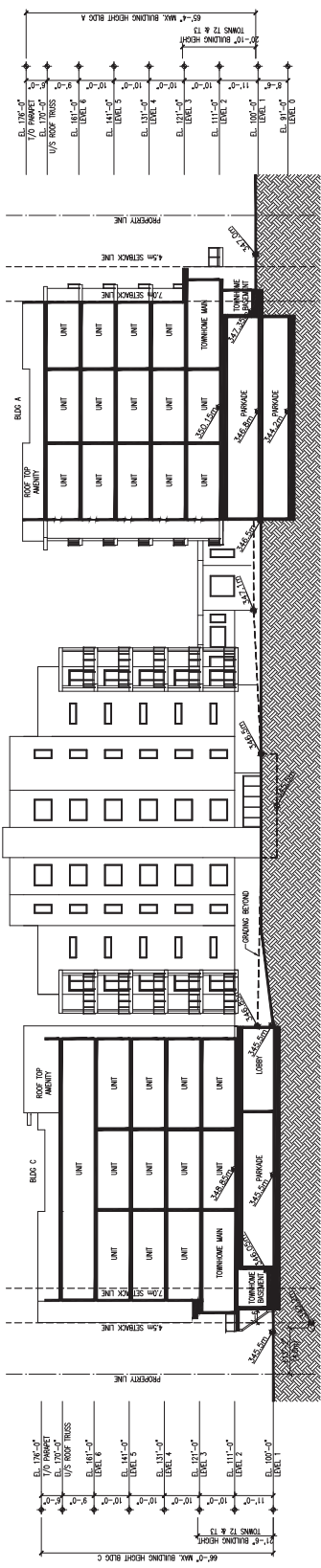
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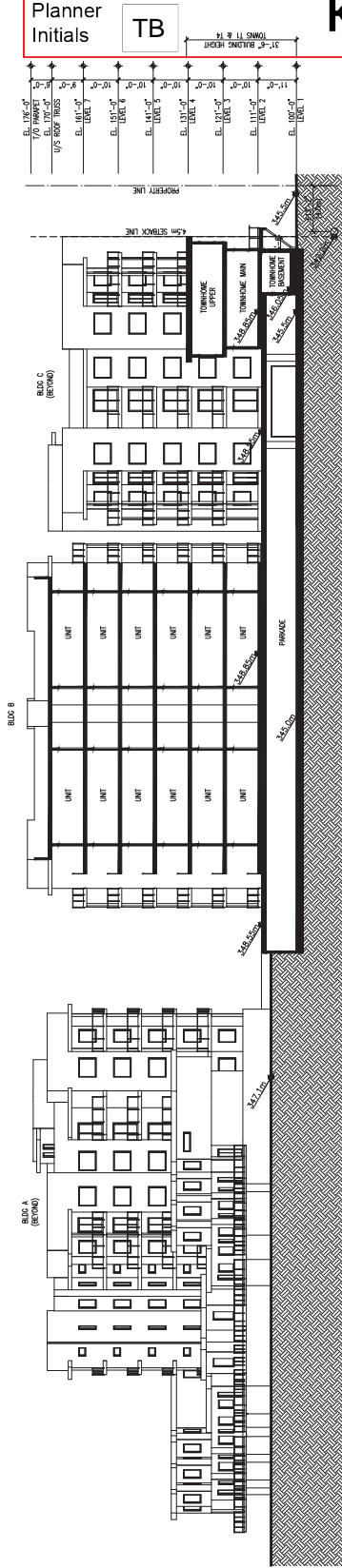
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This is part of application # DP17-0231 DVP17-0232

GREEN SQUARE

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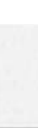










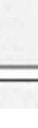


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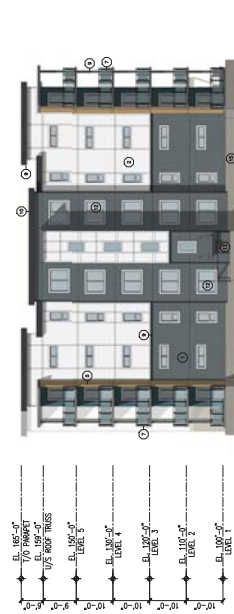
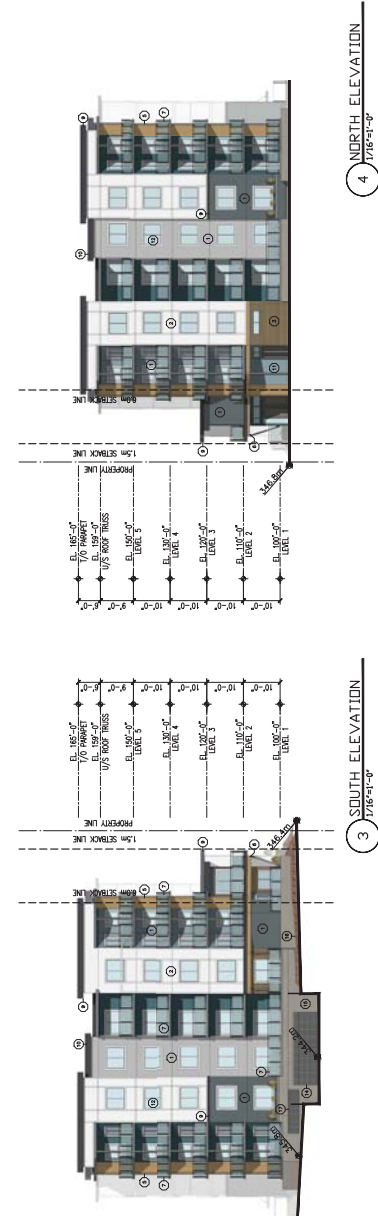
A4.

City of Kelowna

COMMUNITY PLANNING

162

HORIZONTAL FIBRE CEMENT BOARDS		FIBRE CEMENT PANEL	N.L.T. PANEL	WOOD GRAIN CLADDING	TRIM BOARD
	LIGHT GREY				
	DARK GREY/BLUE				
	LIGHT BLUE				



ELEVATION KEY NOTES LEGEND	
1	EXISTING GRADE
2	PROPOSED GRADE
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100	PROPOSED GRADE

[illegible]



GREEN SQUARE

NUMBER OF BICYCLE PARKING SPACES	Class 1 0.5 per total units x 141 units Total = 70.5 less min. 10 = 60.5 (round up to 61)	Class 1: 30 bike racks within secure bike storage rooms in parkade Class 2: 30 bike racks at grade (one on each plot)
NUMBER OF LOADING SPACES	1	
DRIVE IN/OUT SPACES (IF PROPOSED)	N/A	
FLOOR AREA, NET	2,156.91 ± 1 m ² max. net area	2,156.91 ± 1 m ²
CURRENT NET AREA ON THIS SITE	2,147.2 ± 1 m ² max. net area	2,147.2 ± 1 m ²
REMAINING NET AREA ALLOWABLE	1 ± 1,809.5 m ² max. net area	
FLOOR AREA RATIO (F.A.R.)	1.1 (2.92/2.6) (x 0.1 parking bonus)	1:1.8
FLOOR AREA RATIO (F.A.R.)	1.1 (2.92/2.6) (x 0.1 parking bonus)	
HEIGHT (M)	Part of ceiling (RMS) side 4.5m & 7.2m (over 2 1/2 stories)	44.5m & 7.2m (over 2 1/2 stories)
SOUTH (RZ)	4.5m & 7.2m (over 2 1/2 stories) -Variance Requested	44.5m & 7.2m (over 2 1/2 stories) -Variance Requested
EAST (P/ONT)	6.0m	41.5 & 6.0m (over 2 1/2 stories)
WEST (REAR)	Part of existing RM3 side	44.5m & 7.2m (over 2 1/2 stories)
VARIANCE SUMMARY		
BUILDING HEIGHT	5-6 STOREYS (SEE BUILDING HEIGHTS NOTED ABOVE)	
SIDE YARD SETBACK	SEE STAIRS ABOVE 2' OF BUILDING FACE, 1' OF BUILDING HEIGHT VARIANCE TO CONFORM WITH 5m SIDE YARD SETBACK PROJECTIONS, 2' OF BUILDING FACE, 1' OF BUILDING HEIGHT VARIANCE TO CONFORM WITH 5m SIDE YARD SETBACK PROJECTIONS	

PARKING CALCULATIONS

FULL SIZE STALL	8'-3"
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	UNIT	UNIT	BALC/J
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FIRE PROTECTION: 324/325/326

LOCATION OF INCIDENT TO

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINT)
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ACCESSIBILITY REQUIREMENTS

	REQUIRED
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WASHROOM FIXTURES REQUIREMENTS

MIN. 1 RECD / DWELLING UNIT

[illegible]

MAY PARKADE I EVER (10):	46cm
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SPATIAL SEPARATION: 331

REFERENCES

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65 PERSONS

3.1 TO 3.6

REQUIRED EXITS

SPATIAL SEPARATION: 331

1	2	3	4	5	6	7	8	9	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
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Scale	Revision Number	Drawing Number
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REPORT TO COUNCIL



Date: November 21, 2017

RIM No. 0940-93

To: City Manager

From: Community Planning Department (TB)

Application: TUP17-0002 **Owner:** 0838232 BC Ltd Inc No
BC0838232

Address: 2092 Enterprise Way **Applicant:** Argus Properties Ltd.

Subject: Temporary Use Permit

Existing OCP Designation: IND - Industrial

Existing Zone: I3 – Heavy Industrial

1.0 Recommendation

THAT Council authorize Temporary Use Permit No. TUP17-0002 to extend TUP14-0005 to allow the use of a portion of the subject property to be used as a Thrift Store for Lot 3, District Lots 127 & 531, ODYD, Plan KAP54290, located at 2092 Enterprise Way, Kelowna, BC, for a three (3) year period commencing from Council approval;

AND FURTHER THAT no further extensions are permitted as per the regulations of Section 497 of the Local Government Act.

2.0 Purpose

To extend a Temporary Use Permit to allow the western portion of the existing building on the subject property to continue to be used as the "ReStore" operated through the organization Habitat for Humanity.

3.0 Community Planning

Staff recommends that Council supports this Temporary Use Permit Application to extend the original TUP14-0005. The TUP will allow the continued sale of used or discontinued construction material and home décor for the operation of "ReStore" through the organization Habitat For Humanity. This proposed location accepts donations of used or discontinued construction material and home decor by contractors or commercial retailers that may otherwise end up in the landfill. This is an appropriate location for a reuse program as the storage and refurbishing of construction materials requires an industrial zone while the sale of these products requires a commercial zone. The subject property borders both of these land uses with industrial on all immediate property lines, commercial businesses to the south separated by Enterprise Way.

Section 8 – Parking and Loading of the Zoning Bylaw 8000 indicates that “Retail Store, Convenience Retail Store, General Flea Markets, and Second-hand Stores with GFA greater than 1,000m² require 3.0 parking spaces per 100m² GFA. The required parking for this proposed use is a total of 63 stalls. The other current uses of the existing building require 0.5 parking spaces per 100m² GFA. “Warehousing and Storage” requires a total of 57 stalls. Currently the proposed site plan shows a total of 101 parking stalls. This leaves the parking requirements for the proposed use deficient by 19 parking stalls. However, parking has not been a problem in the previous 3 years of the Temporary Use Permit, which leads Staff to believe that it will continue to not be an issue. In accordance with the Local Government Act, this is the last time the Temporary Use Permit can be extended.

The proposed temporary use is confined to the western portion of the existing building at approximately 2,111m². The neighbouring property, 2076 Enterprise Way currently operates as an industrial operation.

4.0 Proposal

4.1 Background

The subject property is currently zoned I₃ – Heavy Industrial. The existing TUP was approved by Council on December 9, 2014. The Temporary Use Permit extension will give 0838232 BC and additional three years for temporary use of the property. Staff have encouraged the applicant to pursue an I₂ zone or a new location at the end of this period. At this time, Ministry of Transportation has stated they will not support a major rezoning for this property (e.g. commercial zone) without extensive off-site improvements to the road network.

4.2 Project Description

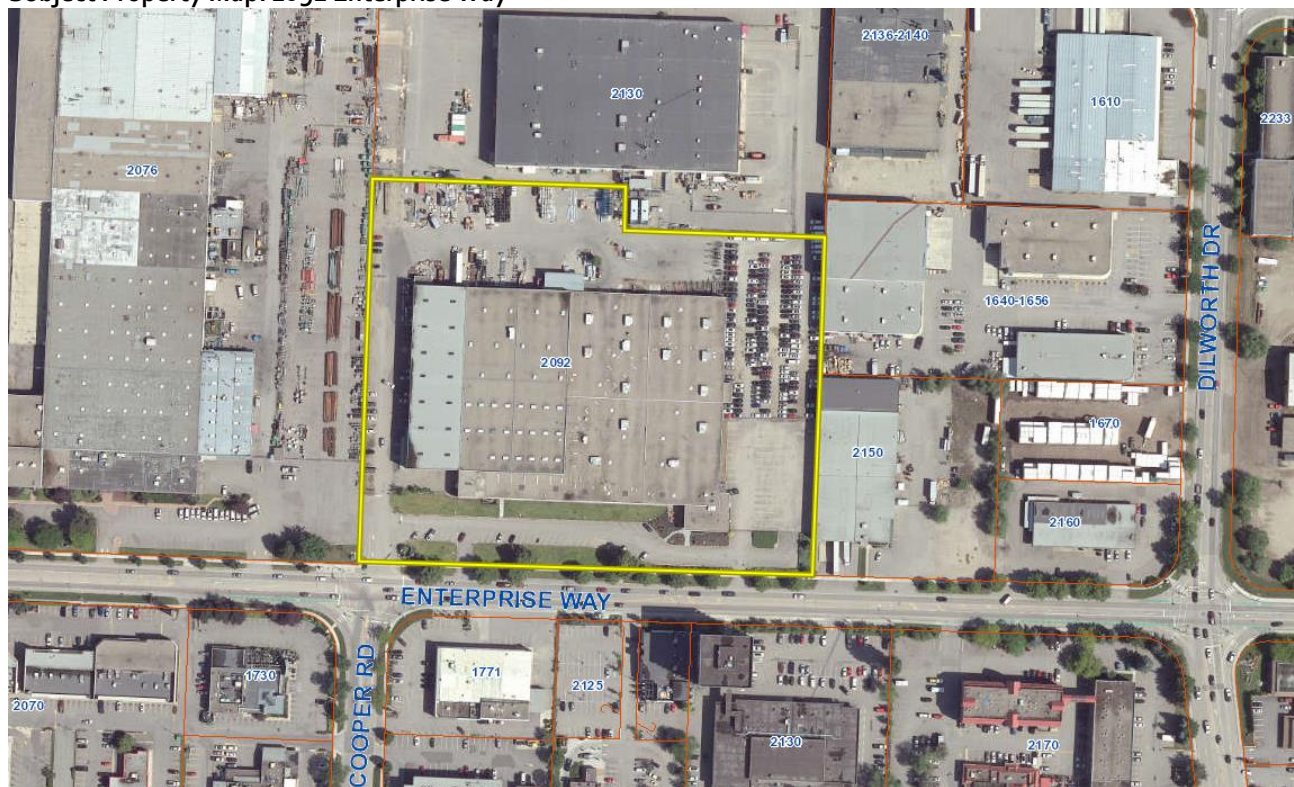
The existing building footprint is approximately 13,490m², with the proposed portion utilizing 2,111m² in the west side end the building. The ReStore operation services the construction and commercial sales industry in Kelowna allowing the cost free drop off of reusable materials. The operation also services the smaller construction companies as well as home owners with the sale of these items at wholesale cost.

4.3 Site Context

The subject property is located on the north side of Enterprise Way, between Hardy Street and Dilworth Drive. The property is currently zoned I₃, identified in Kelowna’s Official Community Plan as Industrial, and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₁ – Business Industrial	Custom Indoor Manufacturing & Technical Service Businesses
East	C ₇ – Central Business Commercial I ₂ – General Industrial	Automotive Parts Sales Window Manufacturing
South	C ₄ – Urban Centre Commercial C ₄ – Urban Centre Commercial C ₄ LP - Urban Centre Commercial (Liquor Primary)	Commercial Business Restaurant Hotel
West	I ₂ – General Industrial	Power Line Contracting & Dry Coating Paint Business

Subject Property Map: 2092 Enterprise Way**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Chapter 4 – Future Land Use - Temporary Use Permits (TUP)**

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

The OCP allows Temporary Use Permits within “the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education /Institutional, Industrial, Mixed Use or Public Service / Utility.” The OCP defines Industrial as “uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.” The retail sales to the general public that this proposed use accommodates does blend in with the adjacent land uses to the south. The subject property fronts Enterprise Way, south of the subject property along Enterprise Way are future land uses of Mixed Use (Residential/Commercial) as well as Commercial.

Chapter 7 - Infrastructure – Solid Waste Policies

Divert solid waste from landfills¹ Ensure Regional Strategies for waste management are followed.

Resource Recovery² Provide opportunities for resource recovery from reuse and utilization of waste transported for disposal in order to reduce the carbon footprint associated with waste.

6.o Application Chronology

Date of Application Received: June 15, 2017
Date of Revisions Received: September 15, 2017
Date Public Consultation Completed: October 17, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

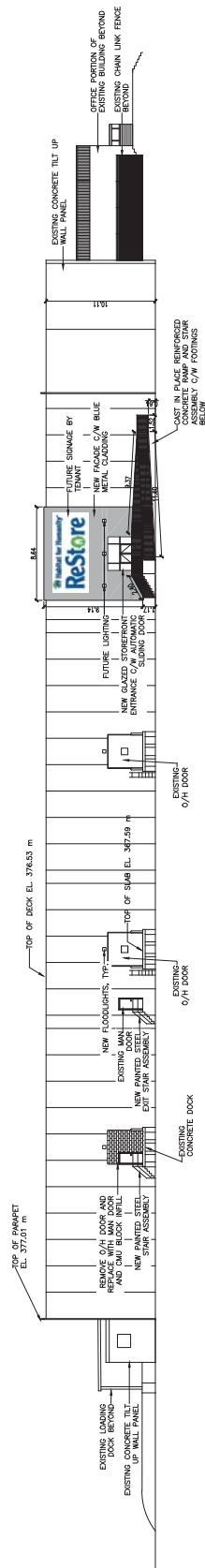
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attached:

Site Plan
Floor Plan
Elevations

¹ City of Kelowna Official Community Plan, Policy 7.24.1 (Infrastructure Chapter).

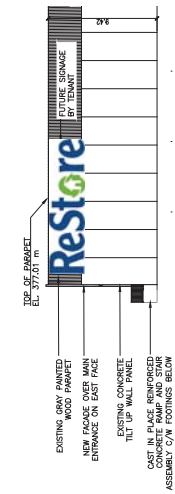
² City of Kelowna Official Community Plan, Policy 7.25.1 (Infrastructure Chapter).



WEST ELEVATION
1:200



NORTH ELEVATION
1:200



SOUTH ELEVATION
1:200

5		
4		
3		
2		
1	ISSUED FOR TUP	14.08.29
NO.	REVISIONS	DATE



YAY
PROPERTIES LTD.
 #300-1060 Manhattan Dr., Kelowna, B.C. V1Y 9K5
 PH (250) 763-6789 FAX (250) 763-6799

PROJECT:
TEMPORARY
USE PERMIT

2092 ENTERPRISE WAY
KELOWNA, BC

DRAWING:
ELEVATIONS

DRAWN BY:	CRM	CHECKED BY:	DS
DATE:	AUG.26-14	SCALE:	AS NOTED
PROJECT NO.:	8555	DRAWING NO.:	A4.0
ACAD DWG NAME:			