

# SCHEDULE

# A

This forms part of application

# Z17-0077



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

AC

Landscape Buffer Notes:

Buffer Definition

verb

verb: buffer; 3rd person present: buffers; past tense: buffered; past participle: buffered; gerund or present participle: buffering

1. lessen or moderate the impact of (something).

"the massage helped to buffer the strain"

synonyms: shield, protect, defend, cushion, insulate, screen, guard

"she tried to buffer the children from the troubles"

*noun*

noun: **buffer**; plural noun: **buffers**; noun: **buffer solution**; plural noun: **buffer solutions**

1. a person or thing that prevents incompatible or antagonistic people or things from coming into contact with or harming each other."family and friends can provide a buffer against stress"

1. *synonyms*: cushion, bulwark, shield, barrier, guard, safeguard "a buffer against market fluctuations"

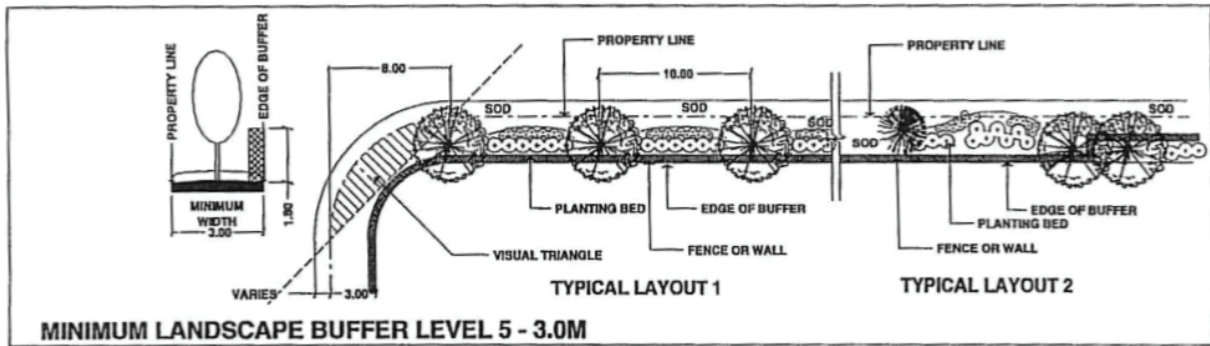
2.

Our building purposely has minimal glazing on the side facing ALR at grade and only to be effective in making aware trespassers on the buffer area. The floors above have no openings windows and only 10% of the facade is glazing.

[ALC Landscaped Buffer Specifications](#) (PDF 1993)

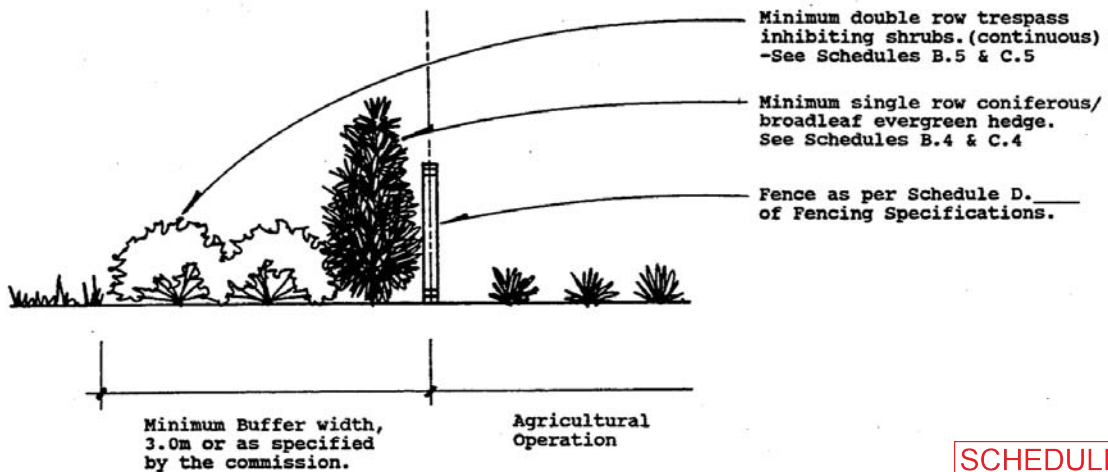
[\[?\]Section 07 - Landscaping and Screening.pdf \(2017-09-15\)\[?\]](#)

City of Kelowna Level 5 Landscape Buffer Design



**MINIMUM LANDSCAPE BUFFER TREATMENT ALR - LEVEL 5**  
**Diagram 7.6**

ALC Minimum Landscape Buffer Design



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**Excerpts from the ALC Buffering**

**2.5 Edge Strategy - Shared Responsibility**

The success of edge planning relies on shared responsibility.. This philosophy requires that both agricultural and urban land users and decision makers seek opportunities and adopt approaches to ensure compatibility.. More specifically, successful agricultural - urban edge planning relies on:

- recognition that it is reasonable for landowners along both sides of the agriculture--urban boundary to share the benefits and impacts from edge planning and implementation;
- public education that increases agricultural awareness and promotes neighbourhood--friendly land use; and

- ability of landowners to realize optimum land use which increases long term certainty and security for agricultural and urban land uses.

### 3.9 Enhancing Agricultural Awareness

Communication tools can be used to enhance compatibility between farming and non—farm uses. Whenever possible, they should be used in conjunction with the other compatibility mechanisms listed in this Guide. These tools can increase the awareness of urban residents living near the farm edge about impacts from normal farm practices that they may experience.. The awareness tools can be used even where existing urban development makes it impractical to address subdivision and housing design, or buffering.

#### 3.9a Disclosure Statements

A disclosure statement,, in the form of a restrictive covenant under section 219 of the *Land Title Act* can be a very effective tool.. It can inform the prospective land buyer that the property is close to an agricultural area where acceptable farm practices may result in noise,, dust, odour &/or other impacts during certain times of the year. To be accepted by the Registrar of Land Titles,, the covenant must have a "rrestrictive"" aspect.. Such "rrestriction"" could include other urban--side tools discussed above – e..gg.,, no building in the yards adjacent to the ALR;; If new development occurs in the Edge Planning Area,, within 300 metres of the ALR boundary,, a covenant could be placed on land titles disclosing the proximity of the agricultural area and the potential implications..

WE are prepared and suggest this is appropriate for our Proposal

#### 3.9b Signage

Local governments should consider using signs along the agriculture--urban boundary that inform residents and prospective purchasers of the proximity of farm operations within the immediate area and the possible activities associated with farm operations.. Here is a sample buffer sign.

WE are prepared and suggest this is appropriate for our Proposal

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Interesting other Facts from the ALC Buffering:

### **Farm Side Setback Distances**

The following setback distances apply to buildings and structures located with designated EPAs. Setback distances are measured from ALR/Urban boundary on the Farm side.

**15M for:**

- Greenhouses
- Crop Storage

**30M for;**

- Mushroom Barns
- Sent Compst Storage

**50 M for;**

- Boilers
- Open Loading Areas



- Refrigeration Units

### ALR Soil Information Finder

### ALR Soils Capability

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 6 LAND IN THIS CLASS IS NON-ARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

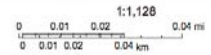
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Planner Initials	<input type="text" value="AC"/>
 City of <b>Kelowna</b> COMMUNITY PLANNING	

ArcGIS Web Map



August 28, 2017  
BC\_Soil\_Map\_SIFT\_Ag - AgCapability Leading Class

4
5
6
?



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Solarmat, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BC Soil Information Finder Tool  
© Okanagan, Kelowna, DigitalGlobe | Esri, HERE, Garmin, IFC, NRCAN |

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City of  
**Kelowna**  
COMMUNITY PLANNING

To: Jason Monteleone, RM

Kelowna, BC

TR 0721

From: Lynn Lashuk, P.Ag  
Manager, Agriculture

Kelowna, BC

TR 0721


Date: August 29, 2017

**COMMENTARY: STEVE NICHOLSON BUILD SITE  
4638 Lakeshore Road, Kelowna, BC**

**SCHEDULE A**

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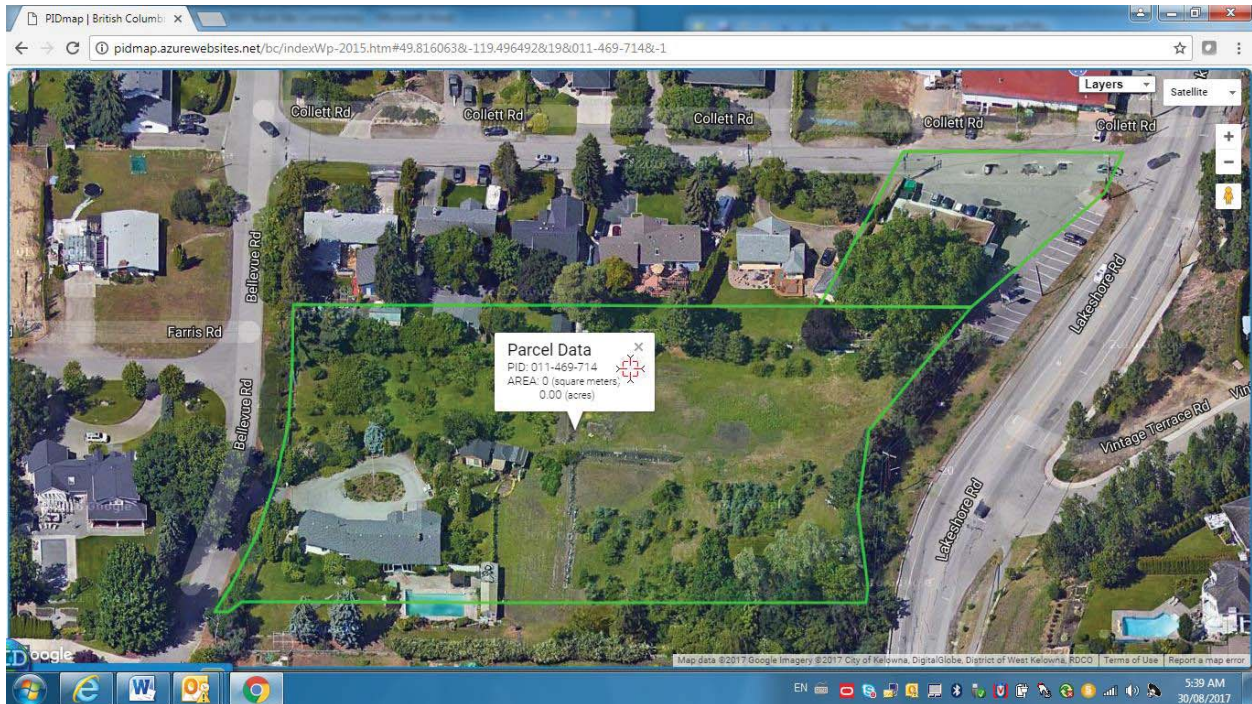


City of  
**Kelowna**  
COMMUNITY PLANNING

This Agriculture Manager Commentary has been prepared in response to a request by CAM Jason Monteleone on Thursday, August 24, 2017 for client support for a commercial building project adjacent to ALR land in Kelowna, BC. There may be a perceived conflict of interest with a BMO Agrologist opinion, so this commentary is to serve as a guideline only to the developer for future discussions with a 3<sup>rd</sup> party Agrologist and/or City of Kelowna Staff and Council.

The Ag Manager visited the subject property on Tuesday, August 29, 2017 with the client. The owner, Mr. Steve Nichol, explained the development and provided background on the site and the neighbourhood. The Ag Manager walked the property and viewed the neighbouring agricultural land over the fence.

The subject property and the neighbouring ALR property are shown in the GoogleMap below.



The larger parcel, shown below the subject property is 4647 Bellevue Road, a 2.822 acre property which is included the Agricultural Land Reserve. The land is currently assessed at \$4,740 which indicates that BC Assessment Authority has concluded that the revenue from the farm for agricultural products grown on site meets or exceeds the current criteria for farm land (\$2,500 per year). It is unclear to me at this time how this parcel meets the farm status criteria.

The developer reported that the City of Kelowna has requested a setback from the neighbouring ALR land to provide a buffer that will allow for agricultural activities and mitigate conflict between the development and any agricultural uses, now or in the future.

I contacted Mr. Carl Withler, BC Ministry of Agriculture Tree Fruit and Grape Specialist, former Resource Agrologist with the BC Ministry of Agriculture to enquire about recent changes to bylaws and/or pending changes for development on lands adjacent to farmland within the City boundaries. Carl did not know of any bylaw changes but did state that the City of Kelowna staff has been working on protecting farmland and that there may be new requirements for developers. The current Resource Agrologist has been seconded to work at the Provincial Emergency Response Centres.

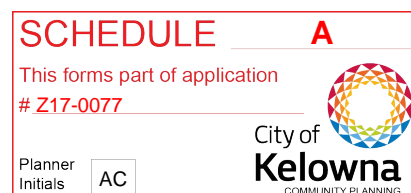
I also spoke with Councillor Mohini Singh, a strong advocate for Agriculture, and Ms. Singh also stated that there had been no recent bylaw changes to her knowledge, that would dictate buffer zone set back distances for developers.

The developer is challenged with explaining how the project will not incur negative impact to the neighbouring farm's activities.

In my opinion, at this point in time, from an agronomic perspective with consideration for air, soil and water quality, and the economics of farming the neighbouring parcel, given the type of farm, there will be no negative impacts to the neighbour farm's activities, regardless of buffer zone size.

As for the future, there are too many variables and unknowns to allow for a meaningful opinion on the impact of neighbouring properties on farmland. The concepts/buzz words of "food security" and "grow local" are great taglines, seemingly replacing "sustainability" and "environmentally" in the popular lexicon. The meaning of the buzz words and the impact of their interpretation need to be clearly defined and communicated before public policy and land use decisions are based these concepts.

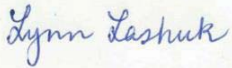
- The depth of the water table and potential for contamination from agricultural uses due to run-off and irrigation.



- The proximity of neighbours and contamination from chemical drift using normal farm practises (for example, with air blast sprayers) for high value horticultural production.
- The smells from agricultural activities (for example, manures, vegetative waste products or growth room exhaust).
- The sounds from agricultural activities (equipment, animals, pest deterrents for starlings and crows)
- The light from potential greenhouse operations.
- The farm access requirements for shipping and receiving on agricultural land.
- The overall economics of farming on a small parcel of land.

Please feel free to call/email me to discuss.

Respectfully submitted by,



29-August-2017

Lynn Lashuk, P.Ag

Manager, Agriculture, BC Division

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## LONDONPLAIN TREE

Nov 23

- Initiated conversation with Real Estate to arrange for Londonplain Tree to be relocated to the Roundabout as a centre piece at my expense. Explored with all appropriate Departments and ultimately given the short timeline was not possible. Had we more time it could have been engineered correctly but the Roundabout Construction would have been delayed another year.

May 15

- Met in person with Mike Geddes to suggest relocating the Londonplain Tree to his parcel approximately 120M to the south. He agreed with enthusiasm

Sept 15

- Confirmation from Mike Geddes of his Support for our proposal as well as his willingness to have the Londonplain Tree relocated to his property at our expense

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From: **Ben Walker** BWalker@kelowna.ca  
 Subject: FW: 4638 Lakeshore Rd the Round About and the Tree  
 Date: November 23, 2016 at 2:58 PM  
 To: **Blair Stewart** bstewart@kelowna.ca, **Andrew Hunsberger** AHunsberger@kelowna.ca, **Rafael Villarreal Pacheco** RVillarreal@kelowna.ca, **Brian Beach** BBeach@kelowna.ca  
 Cc: **Steve Nicholson** steven@strandhaus.ca, **John Saufferer** JSaufferer@kelowna.ca

Gentlemen,

Steve Nicholson, whom has recently acquired the Minstrel Café, is looking to redevelop the site which will go a long way to re-energizing the existing commercial node. As part of this redevelopment, Steve would like try and save the existing London Plane tree and would like to engage in conversation with the City about incorporating the tree into the proposed roundabout. Obviously there are challenges in moving a tree of this size but Steve has been working with Mike Gates of Okanagan Tree Sales and Mike believes it is achievable. Before we move this any further I would ask that you please provide some comments and thoughts on if this is something you would believe worth exploring. Some comments I have are as follows:

- One of the goals of the roundabout is to slow down north bound traffic as it moves down the hill. If people are moving through the roundabout at 25km/hr does this proposal allow for proper sightlines (if the canopy is trimmed accordingly). To me it wouldn't be much different than the running man installed in the Queensway roundabout (similar diameter "trunk")
- The diameter of the tree is roughly 30m, which is the same diameter as the roundabout (centre out to the edge of asphalt). Is it possible to:
  - Trim the canopy so that it meets traffic needs (i.e. not interfere with the truck route)
  - Raise the centre of the roundabout to give more height? Or other options?
- What is the risk for the City should the tree not survive?

I look forward to exploring this creative and unique plan in saving this tree. If you can please provide me with your feedback by Tuesday, November 30, 2016 it would be greatly appreciated.

Cheers,

Ben

Benjamin Walker, B.L.Arch, BCSLA  
 Property Officer II  
 250-469-8472 | bwalker@kelowna.ca

<b>SCHEDULE</b>		<b>A</b>
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-----Original Message-----

From: Steve Nicholson [mailto:steven@strandhaus.ca]  
 Sent: Wednesday, November 23, 2016 12:56 PM  
 To: Ben Walker <BWalker@kelowna.ca>; John Saufferer <JSaufferer@kelowna.ca>; Blair Stewart <bstewart@kelowna.ca>; Adam Cseke <ACseke@kelowna.ca>  
 Subject: 4638 Lakeshore Rd the Round About and the Tree

Hi Ben et al,

I've been working more with Mike Gates on a viable option to relocate the existing "Minstrel

Tree”.

He has done considerable research on large tree moving and is confident he can move it successfully. We’ve approached the immediate neighbour on ALR land along Lakeshore Rd and he’s not terribly interested in having the tree on his property as it would in his opinion reduce the value of his land.

I was having a discussion with an acquaintance and it was suggested we relocate the Tree to the centre of the proposed roundabout. Thinking further on the subject it does have considerable merit...

Who would we need to include in this conversation to move forward?

The costs and risks associated with moving the tree would ideal be shared by the parties.

Thoughts?

Steve



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**From:** Mike Geddes <[mike.geddes@naiokanagan.ca](mailto:mike.geddes@naiokanagan.ca)>  
**Subject:** RE: Request  
**Date:** September 15, 2017 at 1:21:59 PM PDT  
**To:** Steve Nicholson <[steven@strandhaus.ca](mailto:steven@strandhaus.ca)>

Attention:

City of Kelowna – Mayor, Council and whom it may concern,

I have reviewed and would like to hereby express support for the proposed development by Steve Nicholson and Strandhaus Developments at 4638 Lakeshore Rd.

I own and live at the 4.5acre ALR farm parcel at 4676 Bellevue Rd., one property (~100m) directly south of the subject property of 4638 Lakeshore Rd. Steve Nicholson and I have met regarding the proposed development on numerous occasions and I have agreed to accept into my property at the developers request and expense the relocation of the large London Plane shade tree currently at 4638 Lakeshore Rd. I have a horse pasture area into which the tree would most likely transplant and adapt given soils & hydrology similarities.

Should there be any questions or to discuss further please feel free to contact me.

Sincerely,

**Mike Geddes, B.Comm.**

Personal Real Estate Corporation

Principal

CELL 250-878-6687


FAX 888-877-4805

[mike.geddes@naiokanagan.ca](mailto:mike.geddes@naiokanagan.ca)

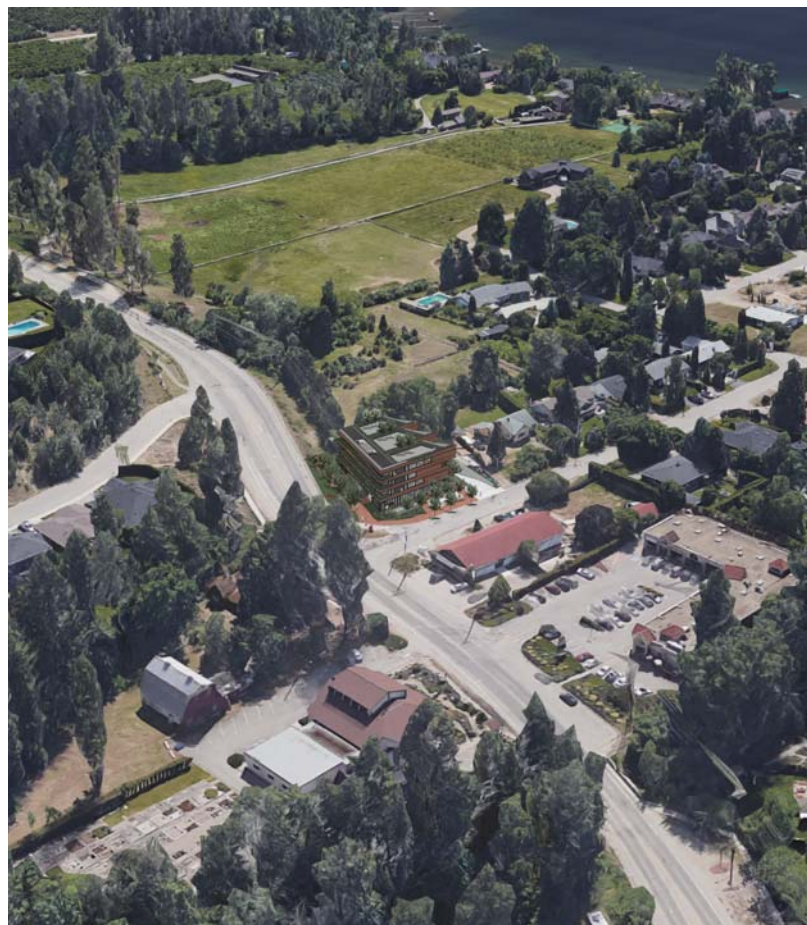
1980 Cooper Rd, Suite 219

Kelowna, BC V1Y 8K5



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# SCHEDULE

# B

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# **Z17-0077**

Planner  
Initials **AC**



City of  
**Kelowna**  
COMMUNITY PLANNING

#### D'ARCY JONES ARCHITECTURE INC.

304-175 Broadway East  
Vancouver BC V6T 1Y2  
T 604 669 2255  
F 604 669 2251  
mjd@darcyjones.com

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

DATE:  
2017-07-26

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DJ

CHECKED:  
DJ

REVISION:  
-

ISSUE:  
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CONSULTANT:  
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LAKESHORE KELOWNA  
4638 LAKESHORE ROAD  
KELOWNA BC

# A0.3

AERIAL CONTEXT

**SCHEDULE B**

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Initials **AC**



City of  
**Kelowna**  
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**LAKESHORE STREETScape**  
SCALE: N/A



**COLLETT STREETScape**  
SCALE: N/A

**D'ARCY JONES ARCHITECTURE INC.**  
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Vancouver BC V6B 1K2  
T 604 699 2255  
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m@darcyjones.com

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2017-06-12

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**LAKESHORE KELOWNA**  
4638 LAKESHORE ROAD  
KELOWNA BC



**SCHEDULE B**

This forms part of application  
# Z17-0077

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**City of Kelowna**  
COMMUNITY PLANNING



SOUTH EAST CORNER  
JUNE 21, 9:00AM



WEST FACING BALCONIES  
JUNE 21, 3:00PM

**D'ARCY JONES ARCHITECTURE INC.**  
304 - 275 Broadway East  
Vancouver BC V6T 1W2  
T 604 669 2220  
F 604 669 2221  
m@darcyjones.com

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

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2017-07-26

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DJ

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DJ

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**LAKESHORE KELOWNA**  
4638 LAKESHORE ROAD  
KELOWNA BC

**A0.5**  
RENDERINGS





NORTH WEST CORNER  
JUNE 21, 7:30PM

**SCHEDULE B**

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City of  
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**D'ARCY JONES ARCHITECTURE INC.**  
 204-178 Broadway East  
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 F 604 689 2231  
 mail@darcyjones.com

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2017-03-25

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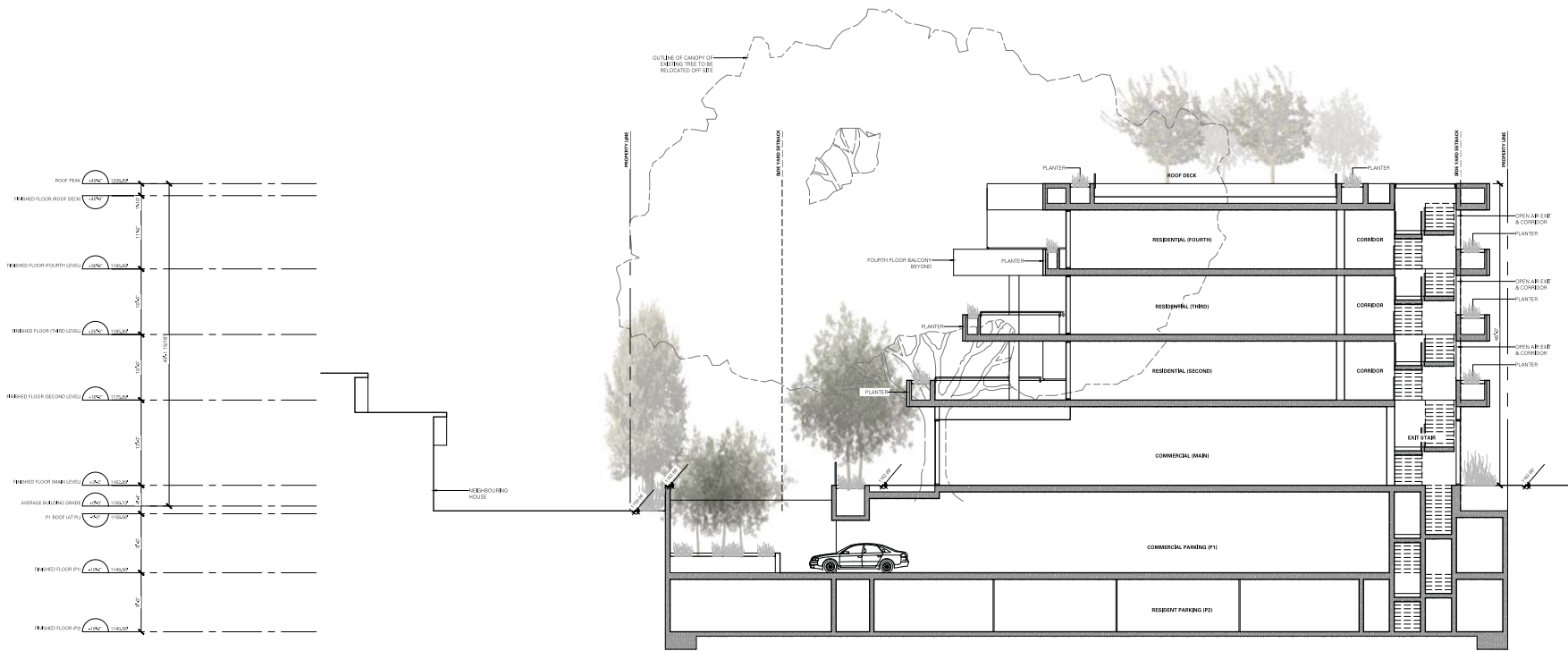
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**LAKESHORE KELOWNA**  
 4638 LAKESHORE ROAD  
 KELOWNA BC

# A0.6

RENDERINGS



**BUILDING SECTION (FACING NORTH)**  
SCALE: 1/8" = 1'-0"

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T 604 868 2255  
F 604 868 2251  
m@darcyjones.com

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

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2017/06/29

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DJ

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DJ

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LAKESHORE KELOWNA  
4638 LAKESHORE ROAD  
KELOWNA BC

**A6.1**

BUILDING SECTION

**SCHEDULE B**

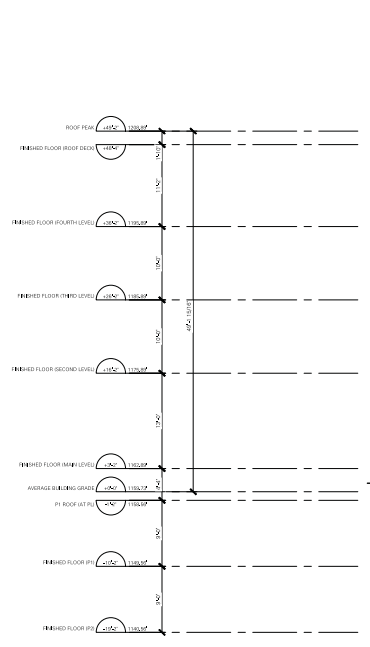
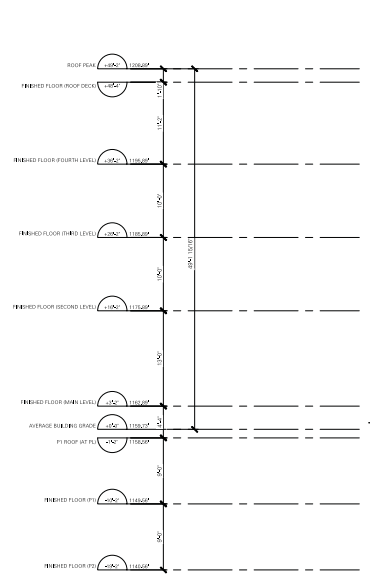
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City of **Kelowna**  
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City of Kelowna  
COMMUNITY PLANNING

**D'ARCY JONES ARCHITECTURE INC.**  
304-175 Broadway East  
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T 604 699 2255  
F 604 699 2231  
info@darcyjones.com

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**LAKESHORE KELOWNA**  
4638 LAKESHORE ROAD  
KELOWNA BC

**A7.2**  
ELEVATIONS

**PROJECT INFORMATION**

PROJECT ADDRESS: 4638 LAKESHORE ROAD, KELOWNA BC, V1Y 1W2  
 LEGAL DESCRIPTION: 70-146-0001-0001-0001-0001 LOT 4 TOWNSHIP 19S, RANGE 12E, DISTRICT 54  
 APPLICABLE ZONING REGULATION: CITY OF KELOWNA  
 APPLICABLE BUILDING REGULATION: CURRENTLY FOR REZONING APPLICATION FOR OX  
 BUILDING CODE: BCBC 2012

**ZONING ANALYSIS**

**C3 (PROPOSED REZONING)**

**NET COVERAGE**  
 SITE AREA: 19,542.00 SF (1,802.20 SM)  
 MAX SITE COVERAGE ALLOWED (80%): 15,633.60 SF (1,442.40 SM)  
 NET COVERAGE PROPOSED: 15,633.60 SF (1,442.40 SM)

**PROPOSED AREA**  
 MAX COMMERCIAL FLOOR ALLOWED (1.20): 19,542.00 SF (1,802.20 SM)  
 PROPOSED NET COMMERCIAL AREA: 15,633.60 SF (1,442.40 SM)  
 MAX RESIDENTIAL FLOOR ALLOWED: BASED ON MAX HEIGHT + SITE COVERAGE  
 PROPOSED RESIDENTIAL AREA: SECOND LEVEL = 45,124.00 SF (4,162.20 SM)  
 THIRD LEVEL = 45,124.00 SF (4,162.20 SM)  
 FOURTH LEVEL = 45,124.00 SF (4,162.20 SM)

**TOTAL PROPOSED AREA**  
 COMMERCIAL TOTAL: 15,633.60 SF (1,442.40 SM)  
 RESIDENTIAL TOTAL: 135,372.00 SF (12,488.40 SM)

**MINIMUM HEIGHTS AND SETBACKS**  
 MINIMUM HEIGHT ALLOWED: 40 FT (12.20 M) - 4 STOREYS  
 HEIGHT PROPOSED: 40 FT (12.20 M) - 4 STOREYS  
 MIN FRONT YARD SETBACK: 30.00 M (98.40 FT)  
 MIN FRONT YARD SETBACK: 30.00 M (98.40 FT)  
 MIN REAR YARD SETBACK: 30.00 M (98.40 FT)  
 MIN REAR YARD SETBACK: 30.00 M (98.40 FT)  
 MIN SIDE YARD SETBACK (PLANNING STREET): 4.00 M (13.12 FT)  
 MIN SIDE YARD SETBACK (OTHER STREET): 4.00 M (13.12 FT)  
 MIN SIDE YARD SETBACK (PLANNING STREET) ZONE: 12.00 M (39.37 FT) - HALF BUILDING HEIGHT  
 MIN SIDE YARD SETBACK (OTHER STREET) ZONE: 4.00 M (13.12 FT)  
 BUILDING GRACE: 115.00 FT

**PARKING REQUIREMENTS**

**RESIDENTIAL**  
 APARTMENT HOUSING: 1 PER UNIT  
 1 PER STALL PER 7 UNITS

**COMMERCIAL**  
 FOOD PRIMARY ESTABLISHMENT: 1 PER 4 SEATS  
 100 SEATS: 1 PER 100 SQ SM (107.64 SF) - 2 STALLS  
 OFFICE: 0.5 PER 100 SQ SM (107.64 SF) - 1 STALL  
 RETAIL, LIQUOR SALES: 3 PER 100 SQ SM (107.64 SF) - 3 STALLS  
 RETAIL STORE, CONVENIENCE STORE <1000 SM: 0.5 PER 100 SQ SM (107.64 SF) - 1 STALL  
 1000-5000 SM: 3 PER 100 SQ SM (107.64 SF) - 3 STALLS  
 DOCTORS OFFICE: 0.5 PER 100 SQ SM (107.64 SF) - 1 STALL  
 REQUIRES RESIDENTIAL: 11 STALLS IN + 2 MOTOR  
 PROPOSED RESIDENTIAL: 20 PER + 2 MOTOR  
 REQUIRES COMMERCIAL: 37 STALLS  
 PROPOSED COMMERCIAL: 37 STALLS

**LOADING REQUIREMENTS**

**COMMERCIAL**  
 1 PER 1000 SM (100.44 SF)

**PROPOSED**  
 1

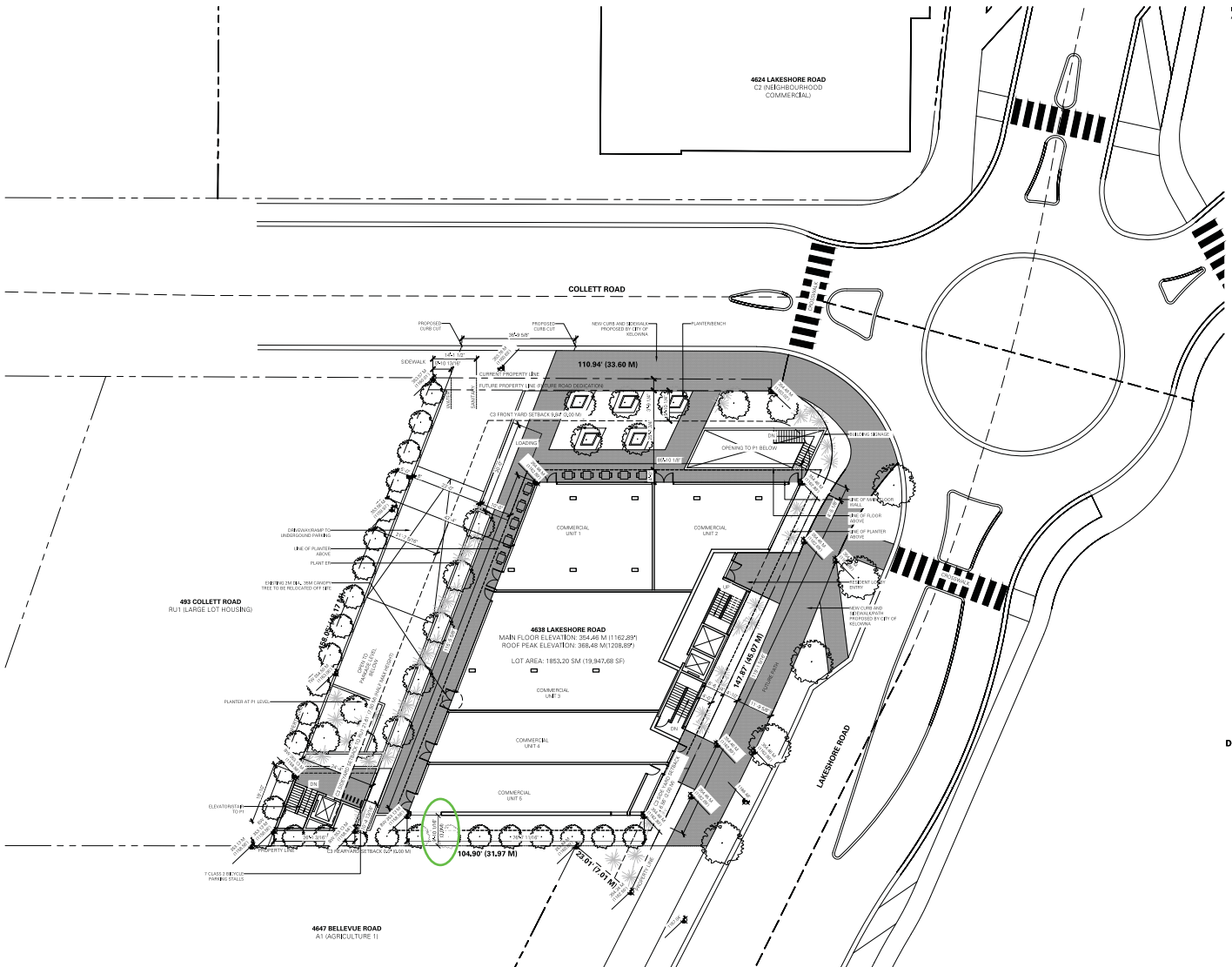
**BICYCLE PARKING REQUIREMENTS**

**RESIDENTIAL**  
 CLASS 1 (24 PER DWELLING UNIT)  
 CLASS 2 (24 PER DWELLING UNIT)

**COMMERCIAL**  
 CLASS 1 (24 PER 100 SM (107.64 SF))  
 CLASS 2 (24 PER 100 SM (107.64 SF))

**REQUIRES CLASS 1**  
 7 (5 RESIDENTIAL, 2 COMMERCIAL)

**REQUIRES CLASS 2**  
 7 (5 RESIDENTIAL, 2 COMMERCIAL)



D'ARCY JONES ARCHITECTURE INC.

304 - 775 Broadway Street  
 Vancouver BC V6E 1W2  
 T 604 699 2235  
 F 604 699 2231  
 info@darcyjones.com

SCALE: 1:100 = 1"=10'  
 DATE: 2017-02-19  
 DRAWN: [initials]  
 CHECKED: [initials]  
 REVISION: [initials]  
 ISSUE: [initials]  
 CONSULTANT: [initials]

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 All dimensions to be verified by contractor. Joints to be confirmed. Any discrepancies shall be brought to the attention of the Architect.  
 The owner or contractor using this drawing shall be responsible to D'ARCY JONES ARCHITECTURE INC. for any duplication or revision.  
 LAKESHORE KELOWNA  
 4638 LAKESHORE ROAD  
 KELOWNA BC

**A0.0**

SITE PLAN

**SCHEDULE C**

This forms part of application  
 # Z17-0077

Planner Initials **AC**

City of Kelowna  
 COMMUNITY PLANNING

**SITE PLAN**  
 SCALE: 1:100 = 1"=10'

# SCHEDULE C

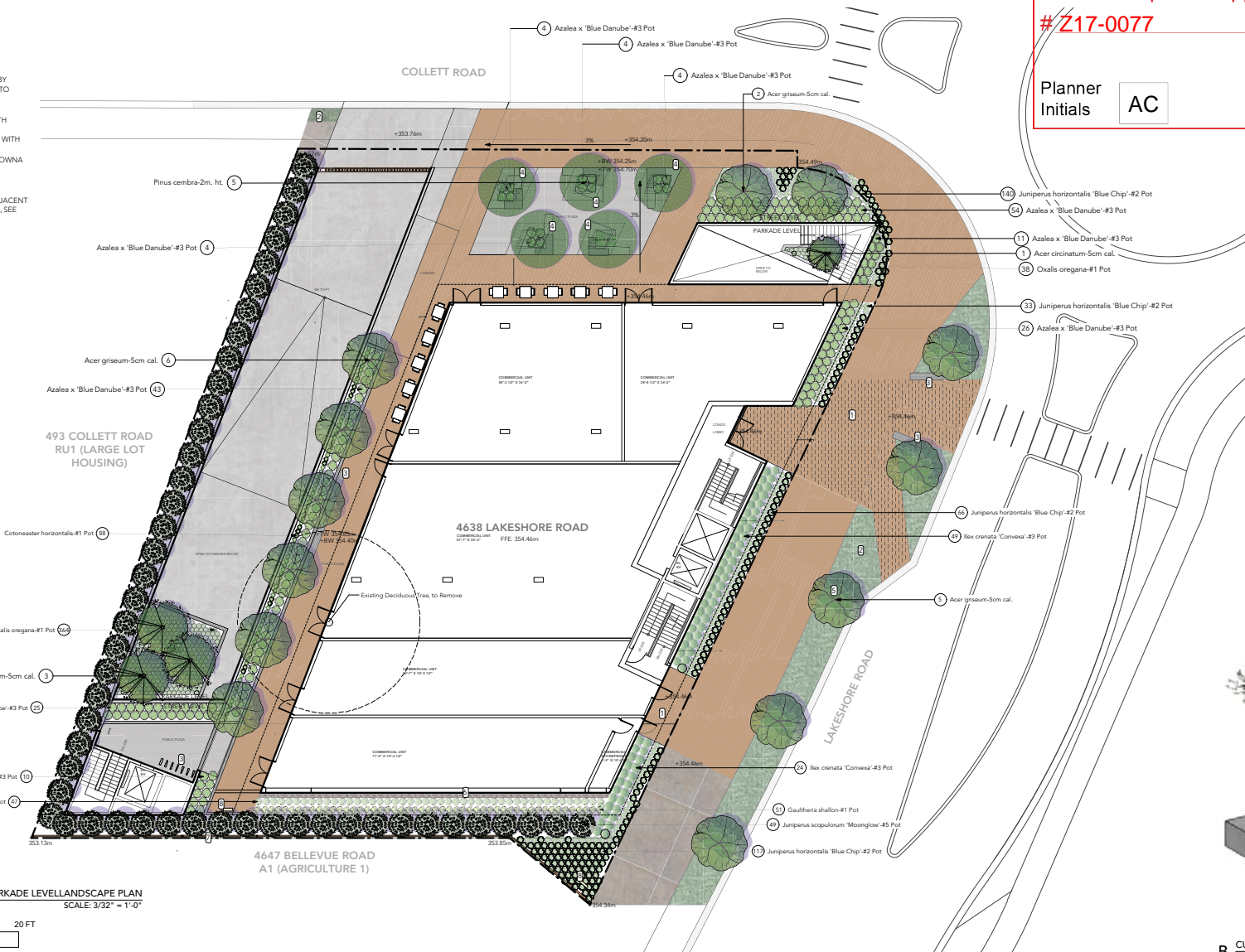
This forms part of application  
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Planner  
Initials AC



## GROUND LEVEL LANDSCAPE

1. PROMENADE™ PLANK PAVER BY UNILOCK, CUSTOM COLOURS TO MATCH BUILDING FACADE
2. SODDED LAWN
3. CIP CONCRETE SEAT WALL WITH WOOD TOP
4. CUSTOM CONCRETE PLANTER WITH WOOD BENCH TOP, SEE B/1
5. STREET TREES TO CITY OF KELOWNA STANDARDS
6. GRAVEL STRIP
7. 6' HT CEDAR FENCE
8. BUFFER SIGN TO INDICATE ADJACENT AGRICULTURAL LAND RESERVE, SEE A/1

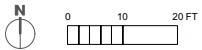


A SAMPLE BUFFER SIGN



B CUSTOM CONCRETE PLANTER WITH WOOD BENCH TOP

1 GROUND LEVEL + PARKADE LEVEL LANDSCAPE PLAN  
SCALE: 3/32" = 1'-0"



A REISSUE FOR REZONING 17-12-13

4638 LAKESHORE ROAD  
Landscape Design  
4638 Lakeshore Road  
Kelowna, BC

4638 LAKESHORE RD LTD.  
17090  
Rezoning  
June 2017

L1  
CONCEPT PLAN - LEVEL 1



## PLANT LIST

	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
<b>TREES:</b>						
	19	<i>Acer griseum</i>	Paperbark Maple	5cm cal.		B&B Specimen, Multistem.
	4	<i>Acer circinatum</i>	Vine Maple	5cm cal.		B&B Specimen, Multistem.
<b>CONIFERS:</b>						
	5	<i>Pinus cembra</i>	Swiss Stone Pine	2m. ht.		B&B Specimen, Twisted shape
	49	<i>Juniperus scopulorum</i> 'Moonglow'	Moonglow Juniper	#5 Pot		
<b>SHRUBS:</b>						
	264	<i>Arctostaphylos uva-ursi</i>	Bearberry, Kinnikinnick	#1 Pot	1'0" o.c.	
	955	Azalea x 'Blue Danube'	Blue Danube Azalea	#3 Pot	2'0" o.c.	
	1151	<i>Cotoneaster horizontalis</i>	Rockspray or Rock Cotoneaster	#1 Pot	1'0" o.c.	
	51	<i>Gaultheria shallon</i>	Salal	#1 Pot	1'6" o.c.	
	73	<i>Ilex crenata</i> 'Convexa'	Japanese Holly	#3 Pot	2'0" o.c.	
	356	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	#2 Pot	1'6" o.c.	
<b>GROUNDCOVERS / FERNS:</b>						
	402	<i>Oxalis oregana</i>	Rewood Sorrel	#1 Pot	2'0" o.c.	
	47	<i>Polystichum munifolium</i>	Western Sword Fern	#3 Pot	1'8" o.c.	

### NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPE PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.

## PLANT PRECEDENTS



*Pinus nigra*  
Austrian pine



*Acer circinatum*  
Vine Maple



*Acer griseum*  
Paperbark Maple



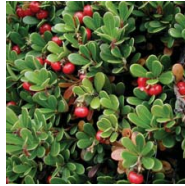
Azalea 'Blue Danube'  
Evergreen Azalea



*Juniperus scopulorum* 'Medora'  
Medora Rocky Mountain Juniper



Oxalis  
Wood Sorrel



*Arctostaphylos uva-ursi*  
Akebono Yoshino Cherry



*Juniperus horizontalis* 'Blue Chip'  
Creeping Juniper



*Cotoneaster horizontalis*  
Rock Cotoneaster



*Ilex crenata* 'Convexa'  
Convex-Leaf Japanese holly

## MATERIAL PRECEDENTS



BIKE RACK — STAINLESS STEEL



CONCRETE BENCH WITH WOOD TOP

SCHEDULE C

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UNILOCK PAVER

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4638 Lakeshore Road  
Kelowna, BC

4638 LAKESHORE RD LTD.  
17090  
Rezoning  
June 2017

**L7**  
**PLANT LIST AND PRECEDENT IMAGES**

202—175 East Broadway, Vancouver, British Columbia, V5T 1W2, www.enngauthier.com

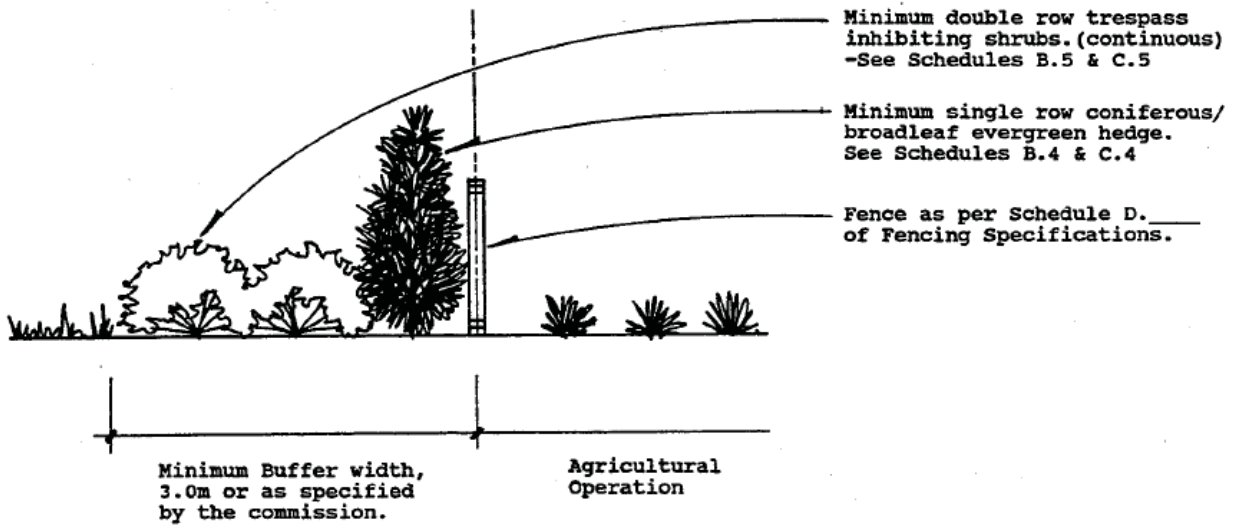
# ATTACHMENT A



Subject: 4673 Lakeshore Road

1.1 Agricultural Land Commission – Schedule 'A' Buffer types (1993) –  
A1: Minimum Vegetative Screen (Evergreen Hedge)

Minimum visual screening and protection of farmland from trespass and vandalism.



**ATTACHMENT A**

This forms part of application  
# Z17-0077

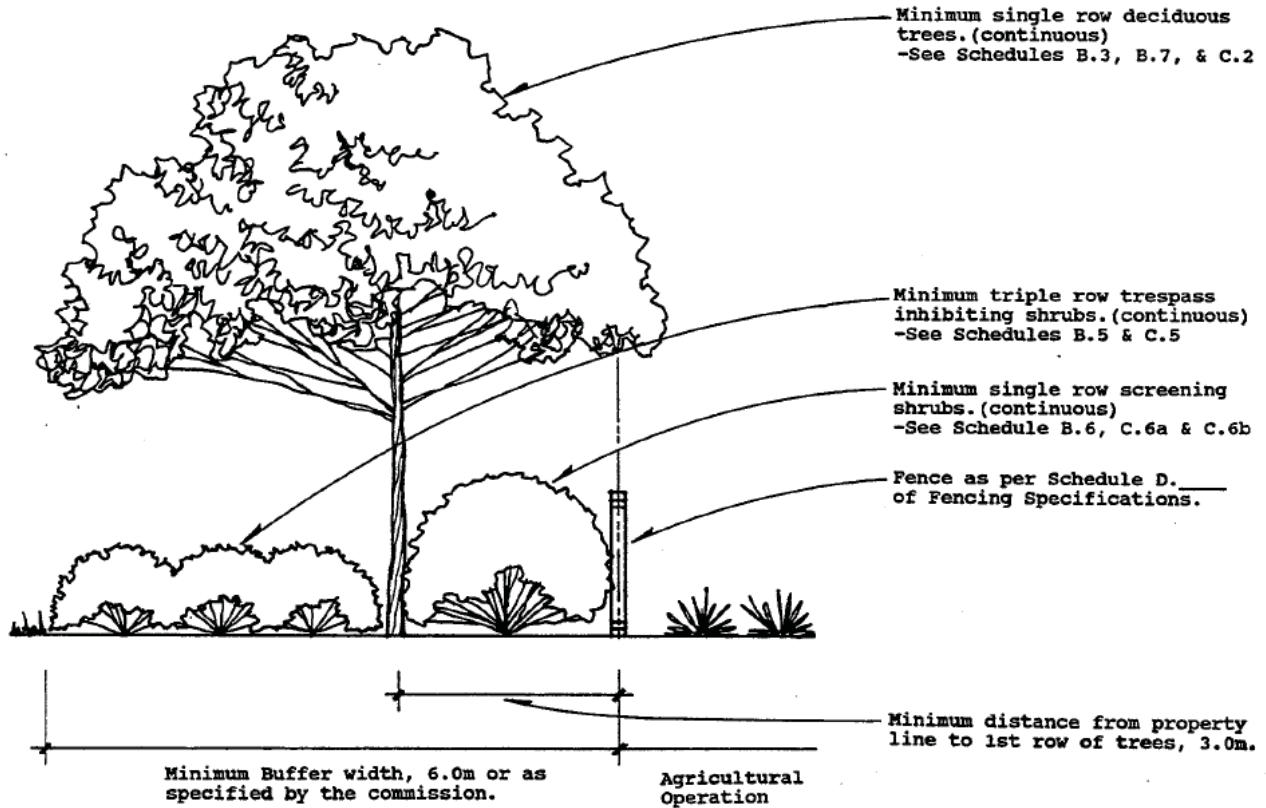
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The logo for the City of Kelowna, featuring a stylized circular geometric pattern to the right of the text "City of Kelowna".

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COMMUNITY PLANNING

1.2 Agricultural Land Commission – Schedule 'A' Buffer types (1993) –  
A2: Minimum Vegetative Screen (Medium Height Trees)

Inhibits trespass and vandalism while providing protection to non-farm developments from the movement of dust and pesticide spray from adjacent agriculture operations.



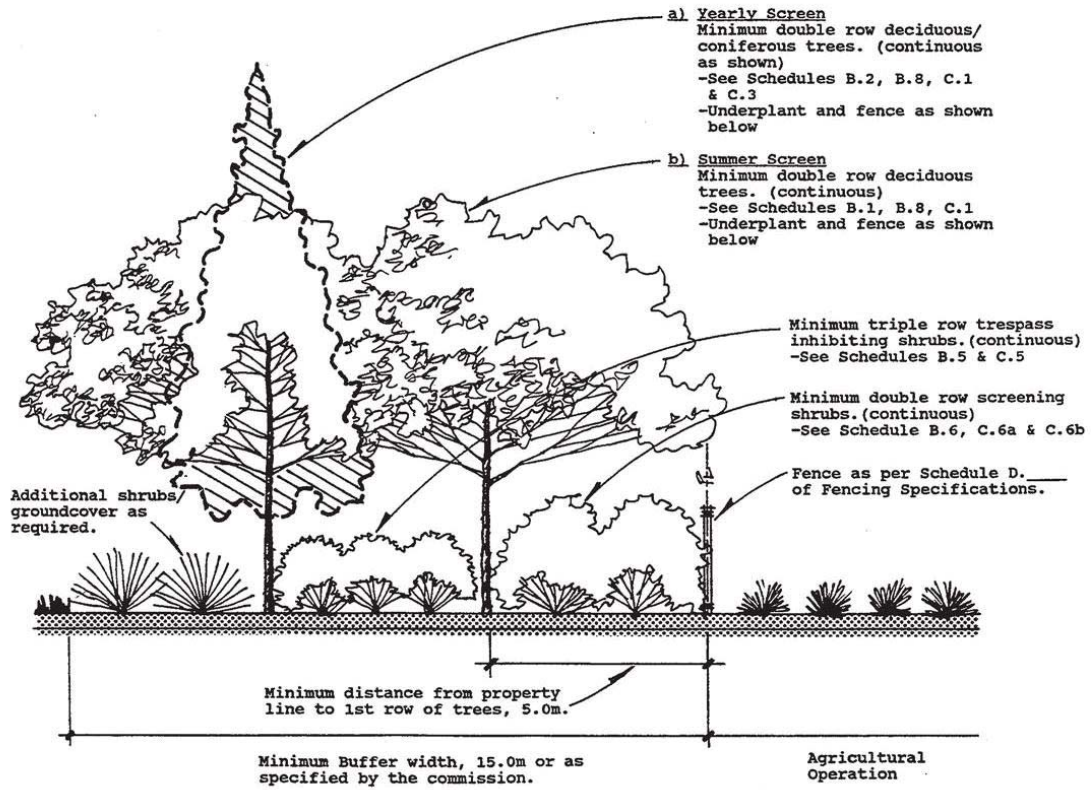
**ATTACHMENT A**

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1.3 Agricultural Land Commission – Schedule 'A' Buffer types (1993) –  
A3: Airborne Particle and Visual Screen (a. Yearly Screen / b. Summer Screen)



**ATTACHMENT A**

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1.4 Agricultural Land Commission – Schedule 'A' Buffer types (1993) –  
 A4: Noise, Airborne Particle & Visual Screen (a. Yearly Screen / b. Summer Screen)

To Buffer agricultural land from trespass and vandalism, visually screen incompatible uses, reduce the exchange of particulate matter between adjacent land uses and reduce the transmission of noise. (Note: Coniferous trees should be used in the buffer in situations where visual and particulate screening is required on a year round basis. Solution A.4a)

**ATTACHMENT A**

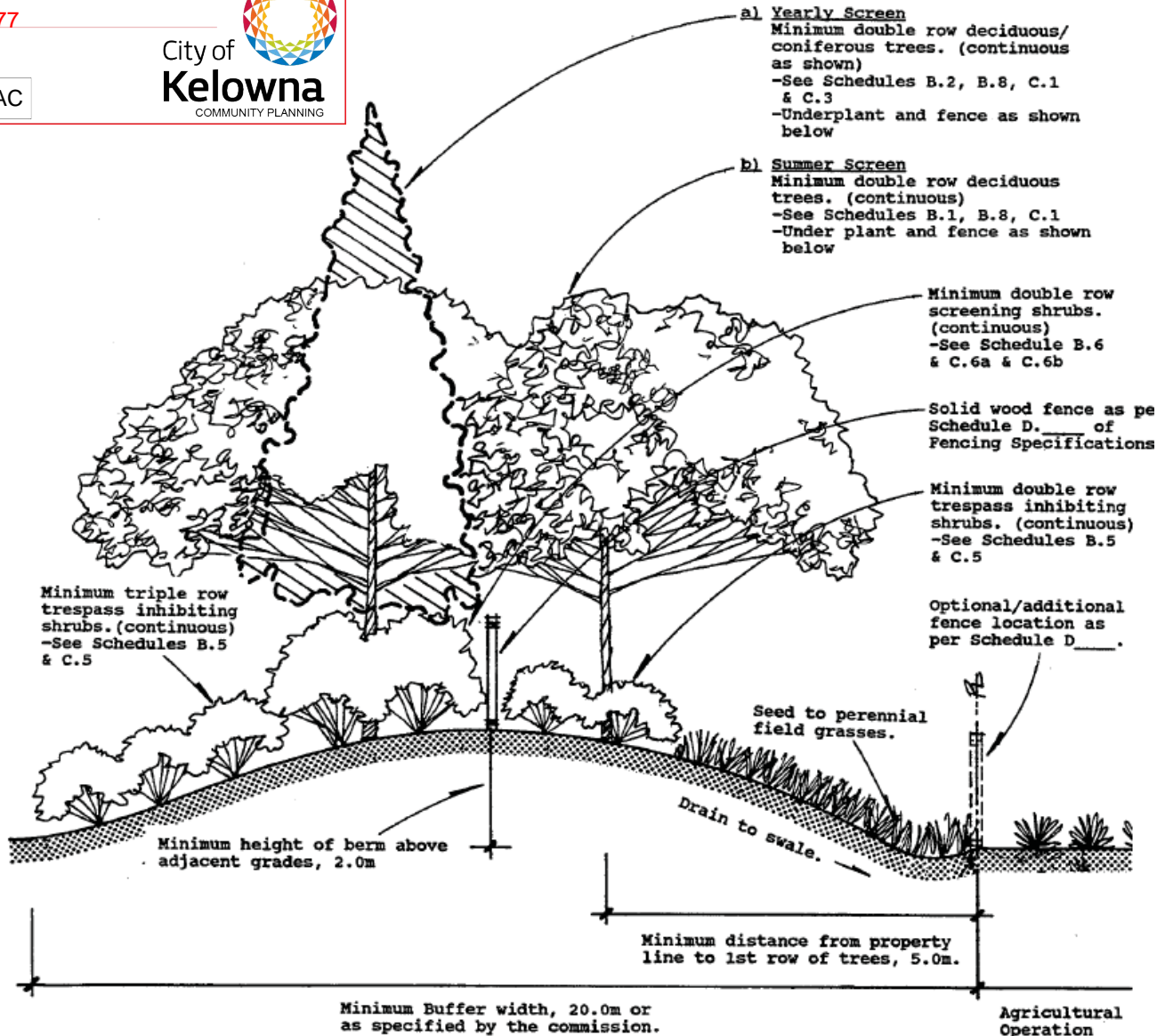
This forms part of application

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### 3.8 Urban-side buffer design specifications

Below are the setback distances for principal buildings and design criteria for installing an urban-side buffer along the agriculture-urban boundary. Four examples of design specifications and layouts follow.

#### Urban-Side Setback & Buffer Design Criteria for Urban-Agriculture EPAs

	Setback Distance and Buffer Size	Buffer Height	Buffer Design Features
<b>Level 1</b> Urban-side Residential Setback & Buffer*	<b>Setback</b> <b>30 m</b> from agricultural area boundary  <b>Buffer Width</b> <b>15 m</b> – buffer is located within the 30 m setback	6 m ** (finished height)	<ul style="list-style-type: none"> <li>Mixed planting of fast growing tree and shrub species with foliage from base to crown – long thin foliage desirable. Include at least 60% evergreen conifers to collect dust &amp; spray drift.</li> <li>No gaps in buffer and no tightly packed hedges; crown density of 50-75%. Design as wedge shaped if odour dilution desired.</li> <li>Design specifications and layout will be as per urban-side Buffer A or B (p.24); or existing vegetation may be retained as part of buffer (Buffer C, p.26).</li> <li>Leave 2 m of low growing or no vegetation from agricultural area boundary.</li> <li>If paths and passive recreational uses (e.g. picnic areas) are part of the landscaped buffer, the recreational features will not take up more than 1/3 the width of the buffer and they will be located away from the agricultural area boundary.</li> <li>If community forest/gardens are included use of the buffer then the uses should be located away from the agricultural area boundary and protected with vegetation.</li> </ul>
<div style="border: 1px solid red; padding: 10px; display: inline-block;"> <p><b>ATTACHMENT B</b></p> <p>This forms part of application # Z17-0077</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>Planner Initials <span style="border: 1px solid black; padding: 2px 5px;">AC</span></p> </div> <div style="text-align: center;">   <p>City of Kelowna COMMUNITY PLANNING</p> </div> </div> </div>			
<b>Level 2</b> Urban-side Non-Residential Setback & Buffer  (e.g. passive recreation, industrial, or commercial)	<b>Setback</b> <b>15 m</b> from agricultural area boundary  <b>Buffer Width</b> <b>8 m</b> – buffer is located within the 15 m setback	6 m** (finished height)  **See Note 2 below	<ul style="list-style-type: none"> <li>Either a double row of mixed deciduous/coniferous (with at least 60% evergreen conifers) or just coniferous, and hedging/screening shrub species with foliage from base to crown.</li> <li>Design specifications and layout will be as per urban-side Buffer D (p.27); or retain existing vegetation (Buffer C, p.26).</li> <li>Leave 2 m of low growing or no vegetation from ALR boundary.</li> </ul>

\* Exception to Level 1 Residential Urban-side Buffer requirements:

Residential parcels that are separated from the agricultural area by a road allowance can reduce the size of the Level 1 buffer, provided new driveway accesses from these parcels onto the subject road allowance are avoided. The siting of the residence should still be 30 m but the vegetative buffer can be reduced to 7.5 metre width and located as near and parallel to the agricultural area boundary as possible.

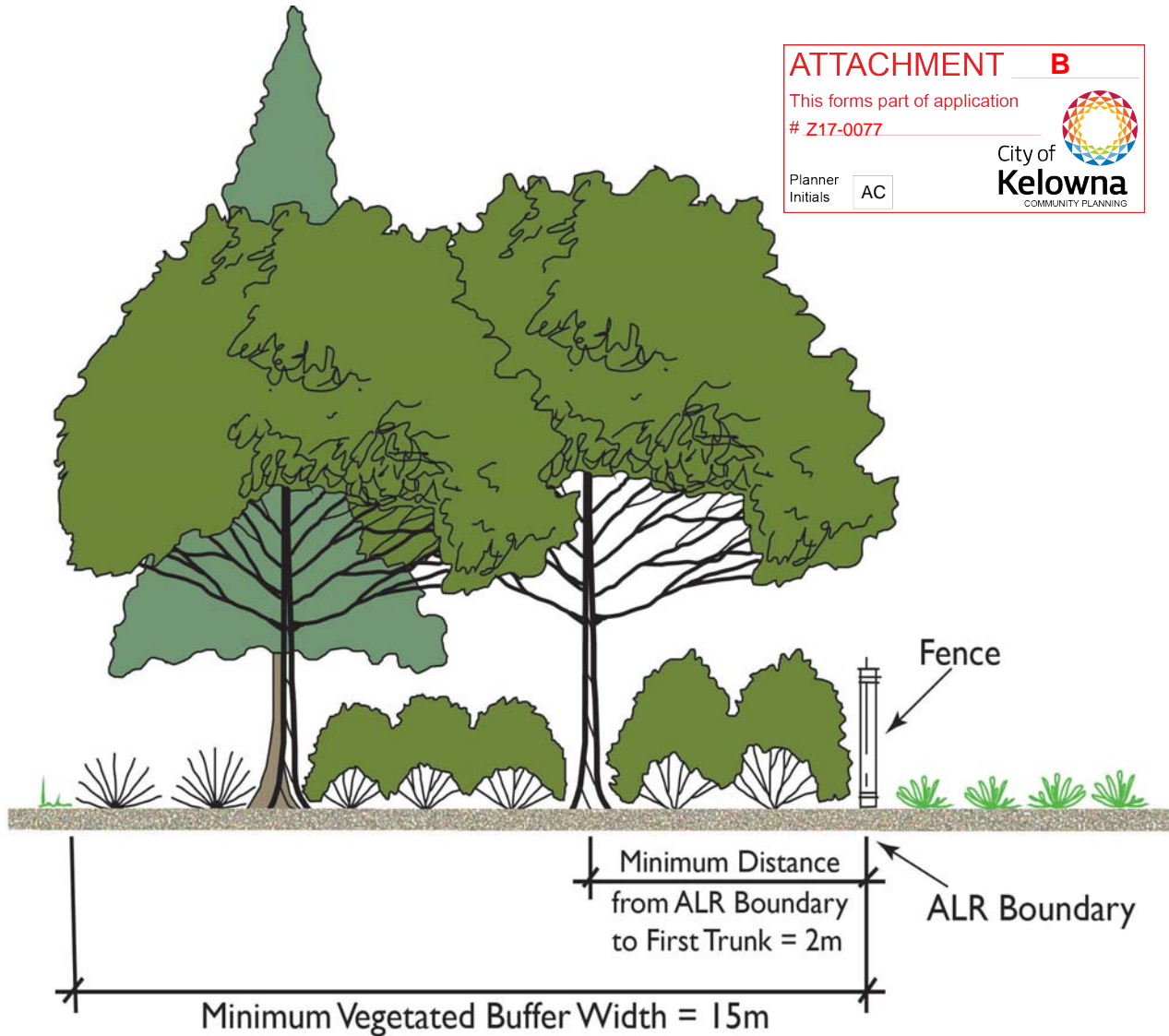
\*\* If spray drift is a concern, tree height should be 1.5 times the spray release height or target height, whichever is higher.



### 3.8.a Urban-Side Buffer A (no berm) – Design Specifications & Layout

The Urban-side **Buffer A** includes:

- double row deciduous/coniferous trees (see Appendix B for plant list)
- triple row trespass inhibiting shrubs (see Appendix B for plant list)
- double row screening shrubs (see Appendix B for plant list)
- solid wood fence or chain link fence with a height of 6 feet (1.8 metres) and built as per Appendix C or as per the local government’s fencing specifications.



**ATTACHMENT B**  
This forms part of application  
# Z17-0077

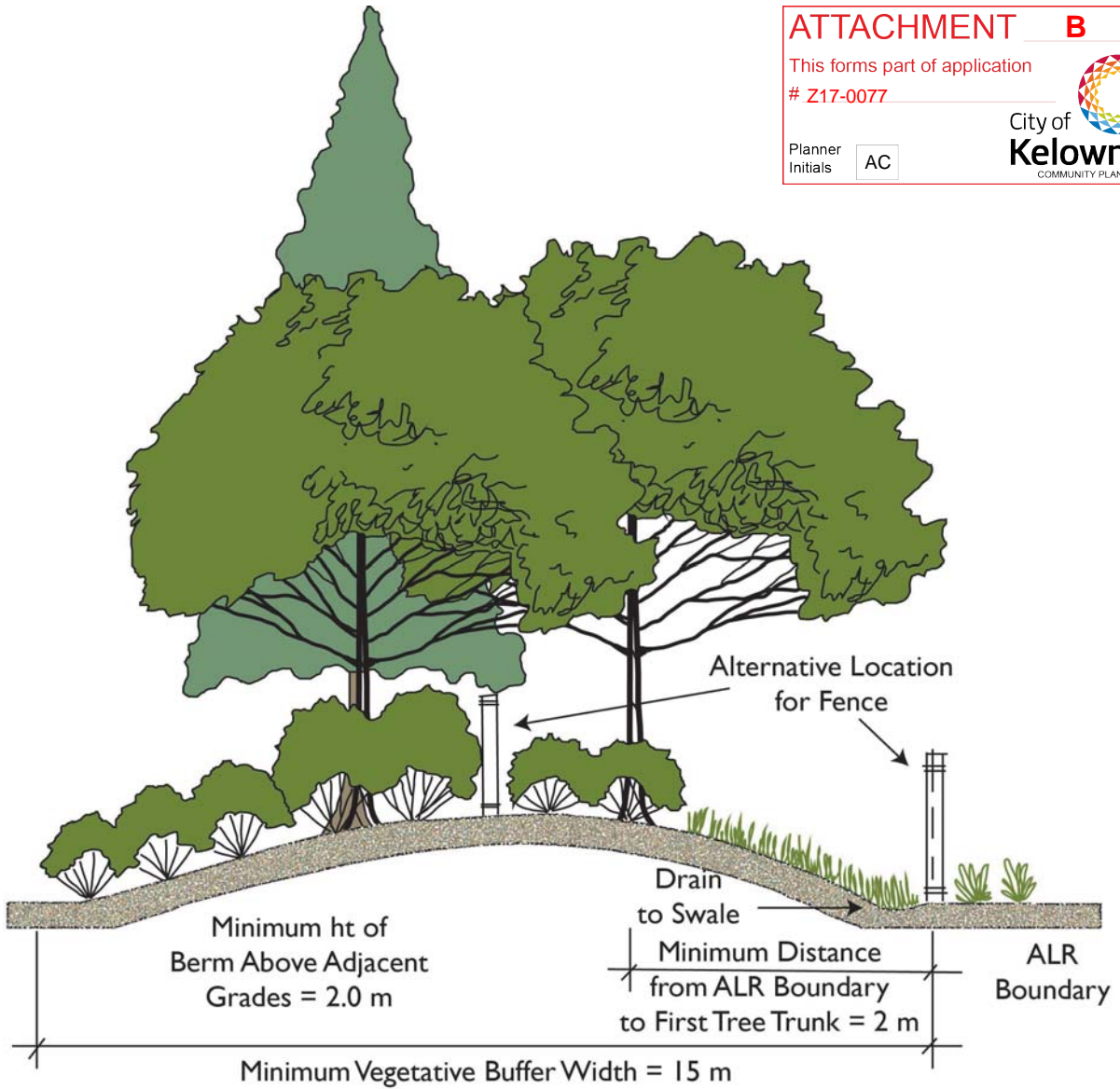
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### 3.8.b Urban-Side Buffer B (with berm) – Design Specifications & Layout

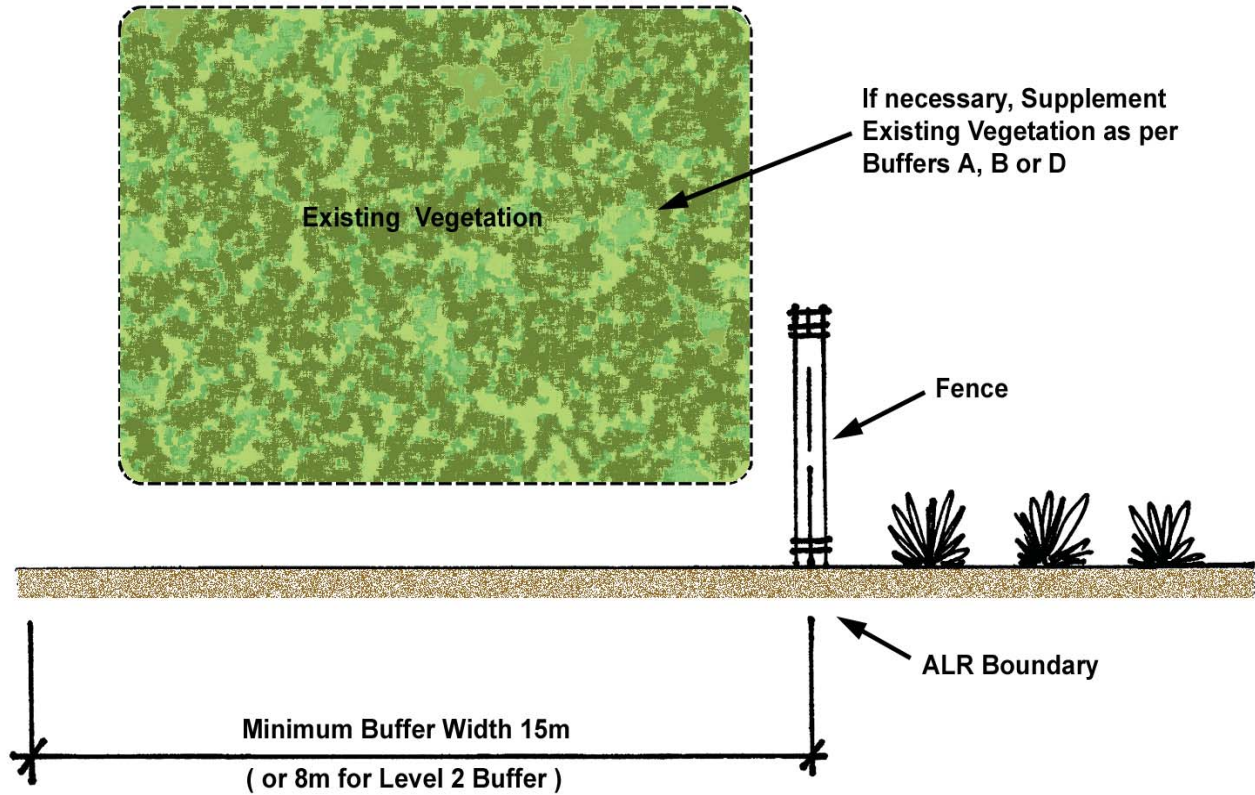
Urban-side **Buffer B** includes all elements of **Buffer A**, as well as a berm with a minimum height of 2 metres above the adjacent grades. There are two alternatives for locating a fence, either at the lowest or highest points of the berm. This choice should be made according to design and use of adjacent properties. The main intent of the berm in this example is to provide increased storm water retention capabilities of the buffer, although a berm may provide more effective noise reduction and visual screening as well.

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### 3.8.c Urban-Side Buffer C (Existing Vegetation) - Design Specifications & Layout

Urban-side **Buffer C** should retain existing vegetation and use either a solid wood or chain-link fence with a height of 6 feet (1.8 metres), built as per Appendix C or as per the local government's fencing specifications.



**ATTACHMENT B**

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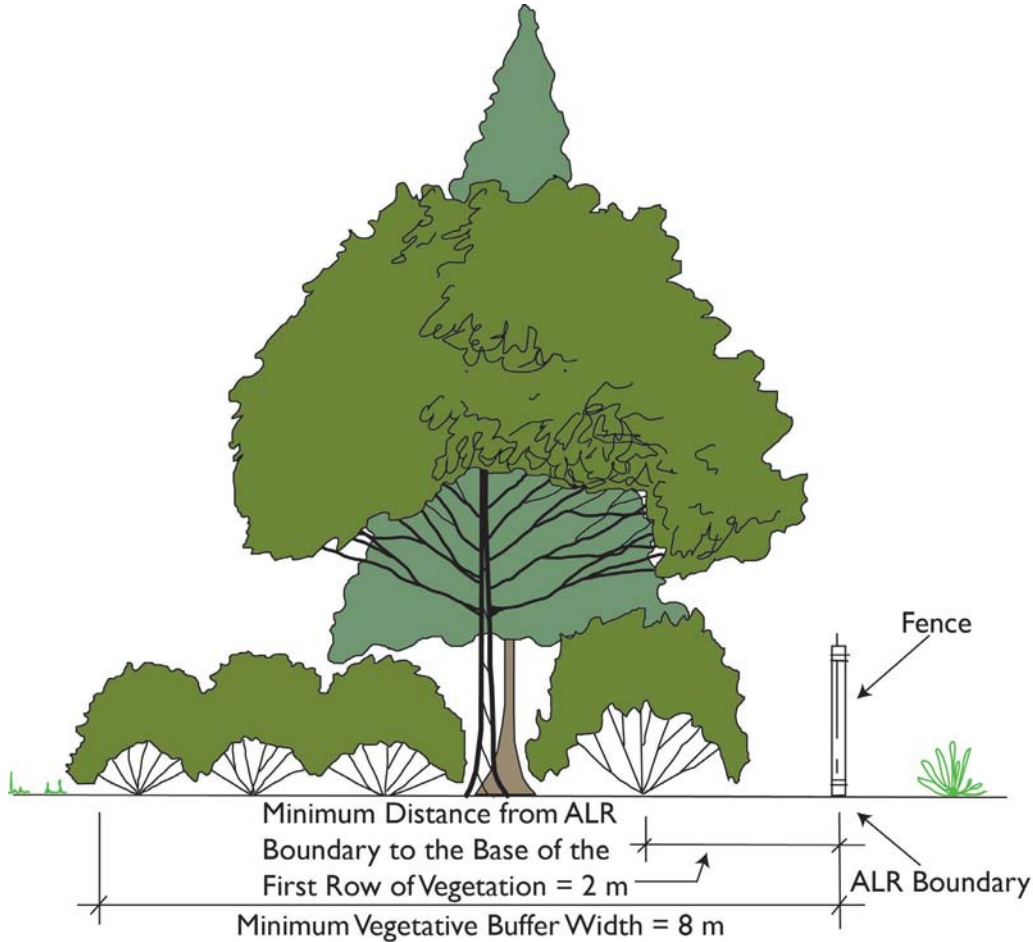
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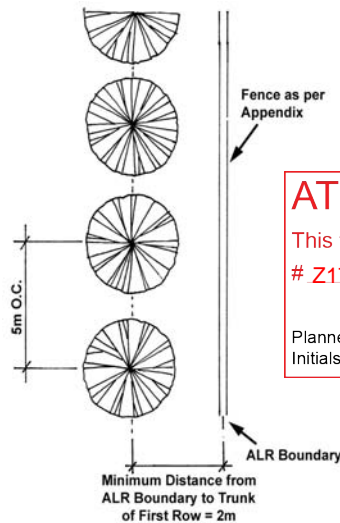
### 3.8.d Urban-Side Buffer D - Design specifications, layout & spacing

Urban-side **Buffer D** includes:

- single row deciduous or coniferous or just coniferous trees (see Appendix B for plant list)
- triple row trespass inhibiting shrubs (see Appendix B for plant list)
- single row screening shrubs (see Appendix B for plant list)
- solid wood fence or chain link fence with a height of 6 feet (1.8 metres) and built as per Appendix C or as per the local government’s fencing specifications.



**Single row screening shrubs**



**Single Row Deciduous/Coniferous Trees**

**ATTACHMENT B**

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# Z17-0077

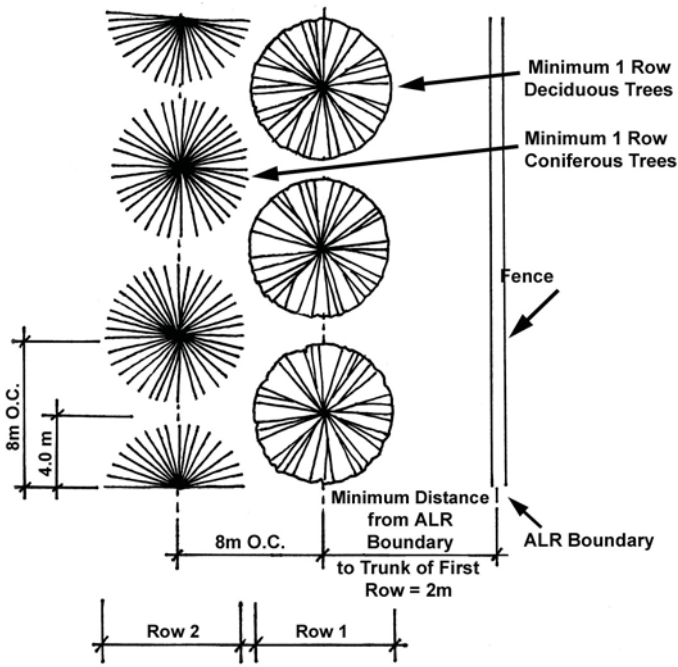
Planner Initials AC



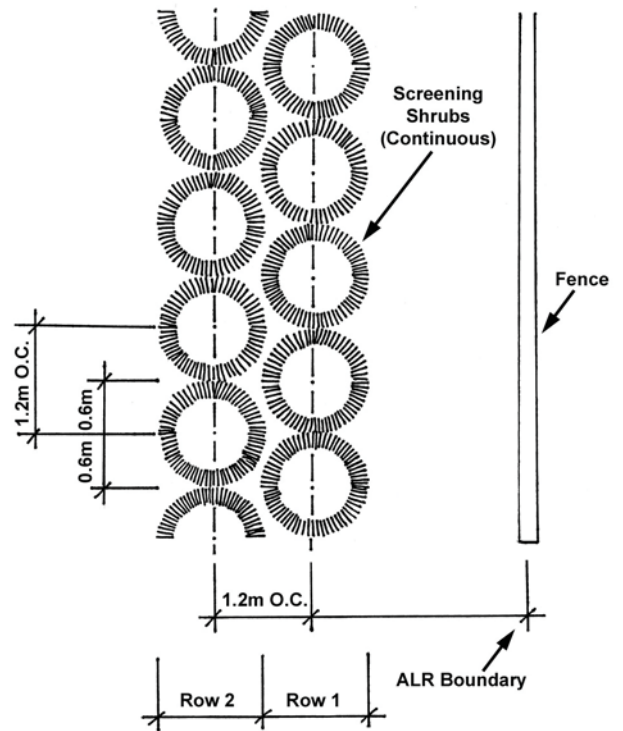
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### 3.8.e Urban-Side Buffer Spacing (Buffers A, B or D)



**Double row deciduous/coniferous trees**



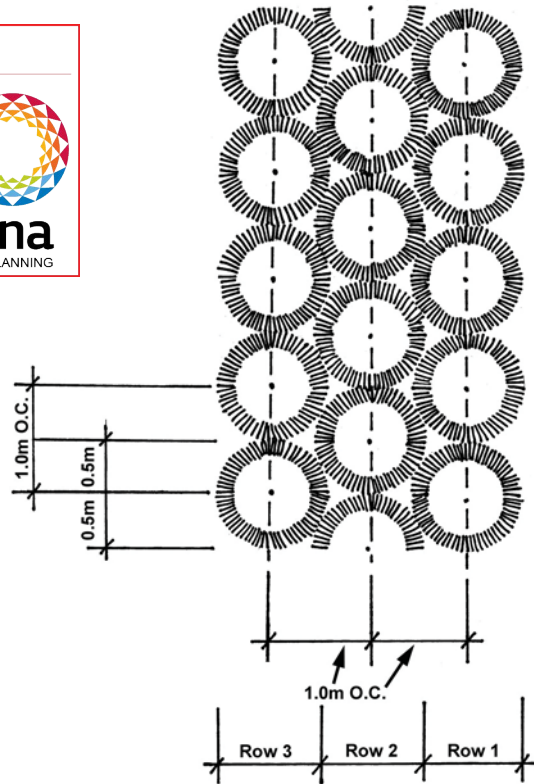
**Double row screening shrubs**

**ATTACHMENT B**  
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**Triple row trespass inhibiting shrubs**

## 3.9 Enhancing Agricultural Awareness

Communication tools can be used to enhance compatibility between farming and non-farm uses. Whenever possible, they should be used in conjunction with the other compatibility mechanisms listed in this Guide. These tools can increase the awareness of urban residents living near the farm edge about impacts from normal farm practices that they may experience. The awareness tools can be used even where existing urban development makes it impractical to address subdivision and housing design, or buffering.

Please refer to Appendix A for an example of how the agriculture awareness tools in this section can be applied within Development Permit Area guidelines.

### 3.9.a Disclosure statements

A disclosure statement, in the form of a restrictive covenant under section 219 of the *Land Title Act* can be a very effective tool. It can inform the prospective land buyer that the property is close to an agricultural area where acceptable farm practices may result in noise, dust, odour &/or other impacts during certain times of the year.

To be accepted by the Registrar of Land Titles, the covenant must have a “restrictive” aspect. Such “restriction” could include other urban-side tools discussed above – e.g., no building in the yards adjacent to the ALR; houses or other habitable buildings must have extra sound-proofing.

If new development occurs in the Edge Planning Area, within 300 metres of the ALR boundary, a covenant could be placed on land titles disclosing the proximity of the agricultural area and the potential implications.

### 3.9.b Signage

Local governments should consider using signs along the agriculture-urban boundary that inform residents and prospective purchasers of the proximity of farm operations within the immediate area and the possible activities associated with farm operations. Here are two sample buffer signs.



#### Farmers in this area sometimes:

- Make noises to keep wildlife away from crops
- Plough fields on dry, dusty days
- Spread manure to fertilize fields
- Spray crops to eliminate weeds or plant disease
- Drive big, slow machines between fields
- Harvest crops day or night when ripe

<b>ATTACHMENT B</b>	
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