

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

Date: October 2 2017
File No.: Z17-0077

To: Community Planning (AC)

From: Development Engineering Manager

Subject: 4638 Lakeshore Road Collett Road Lot A Plan 29078

Development Engineering Department have the following comments and requirements associated with this Development Permit Agreement. 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. 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) It is apparent that the existing 19mm diameter service and 150mm diameter water distribution system within Lakeshore Road and Collett Road will require upsizing to achieve the required domestic and fire flow requirements. The applicant, at his cost, at his cost will arrange for the required system and service upgrades.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected to the municipal sanitary system with a 100mm diameter service connection. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new larger service with inspection chamber.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of a drywell and piped drainage system within Collett Road with one new overflow service.

4. Road Improvements

- a) The construction of the Lakeshore Road / Collett Road roundabout is now near completion. The urbanization of Lakeshore Road must be extended for the full frontage length of this development including curb and gutter, 3m mixed-use pathway shall be saw cut concrete that will match the sections already in place, street lights, landscaped boulevards complete with trees and underground irrigation and adjustment and / or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Collett Road urbanization must be extended for the full frontage length including curb and gutter, separate sidewalk, driveway let down, landscaped boulevards complete with trees and underground irrigation, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- c) Re-locate existing poles and utilities, where necessary.

5. 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.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) 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 within the road right-of-way.
- c) Street lights must be installed on the road frontage.

7. Design and Construction

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

- (a) Dedicate sufficient road widening so as to include the fronting roundabout and road widening on Lakeshore Road and Collett Road. (see shaded area on attached map)
- (b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (c) 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. Security and Levy Requirements

- a) Bonding To be determined
- b) Bonding amounts are comprised of estimated construction costs escalated to include engineering design and contingency protection. The developer's consulting civil engineer shall provide detailed designs and obtain actual tendered construction costs. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.
- c) The owner must also enter into a servicing agreement in a form provided by the City.
- d) An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of the Total Off-Site Construction Cost plus GST)

13. Servicing Agreements for Works and Services

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


 James Kay, P. Eng.
 Development Engineering Manager
 JF

ATTACHMENT		A
This forms part of application		
# Z17-0077		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

DRAFT Development Permit DP17-0180



This permit relates to land in the City of Kelowna municipally known as

4673 Lakeshore Road

and legally known as

Lot A, Section 25, Township 28, SDYD, Plan 29078 Except Plan H13734

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: _____, 2018

Decision By: CITY COUNCIL

Issued Date: _____, 2018

Development Permit Area: Comprehensive Development Permit Area

File Manager: AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Zone: C3 – Community Commercial Zone

Future Land Use Designation: COMM (Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 4638 Lakeshore Road Ltd. Inc. No. BC1079452
Address: 2061 Abbott Street
City: Kelowna, BC
Phone: n/a

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- 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

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager approval, with no opportunity to extend.

3. 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.

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.

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.

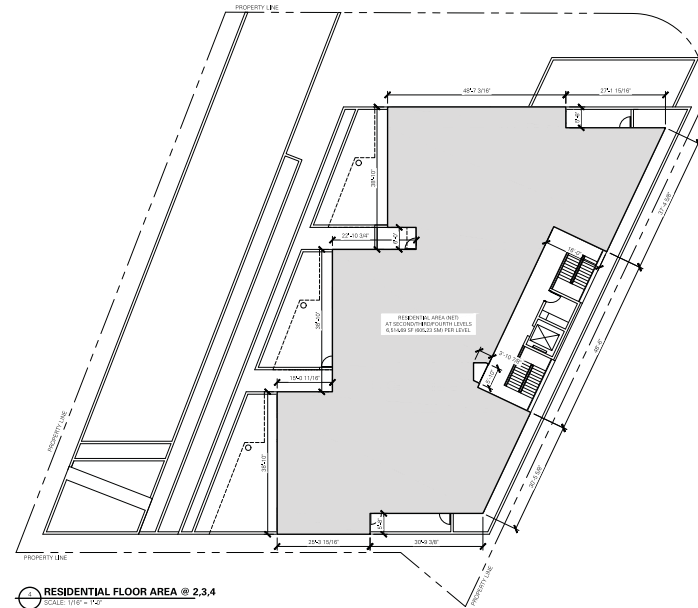
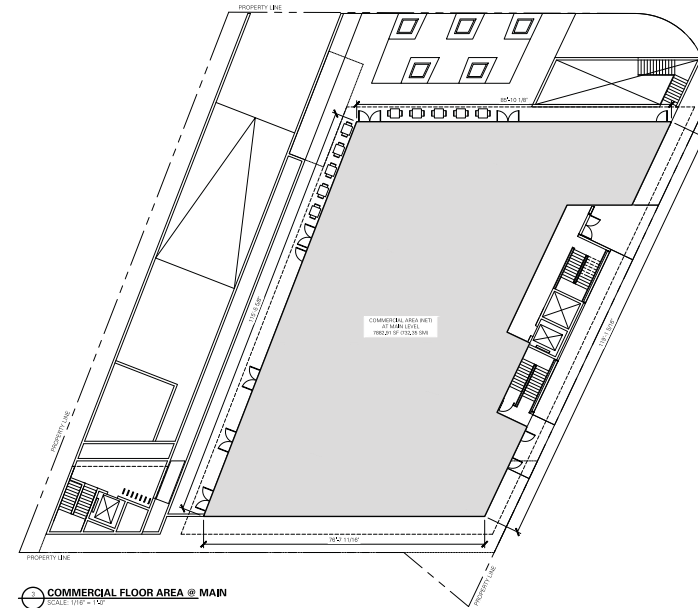
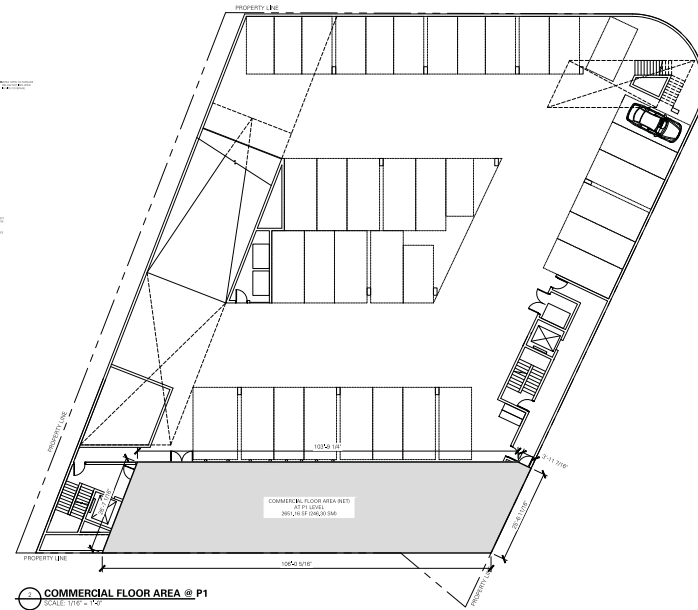
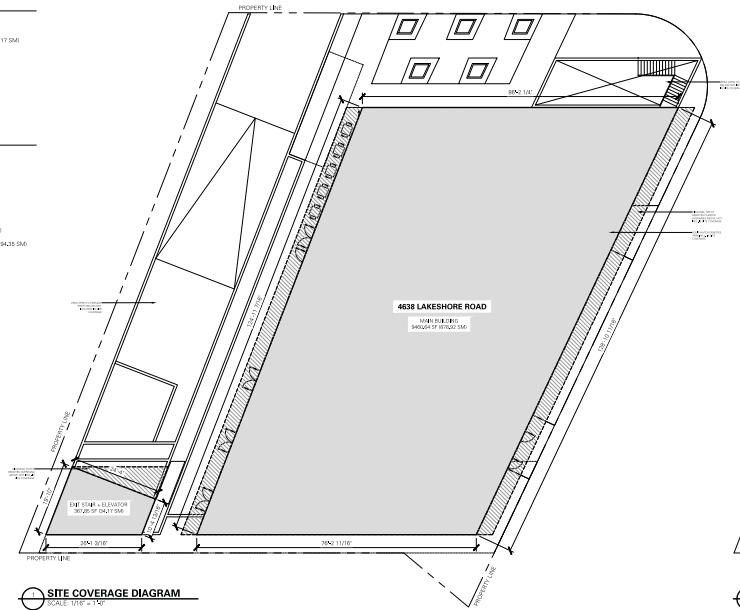
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SITE COVERAGE

ALLOWABLE SITE COVERAGE 80% SITE AREA	ALLOWABLE	PROPOSED
	40% MAX OF 196,000 SQM	MAX W/ 10% MAX OF 197,000 SQM EXT 10% + ELEVATOR + GARAGE + REAR OF 10,117 SQM TOTAL + 4,834.4 SF OF 191,835 SQM

FLOOR AREA

COMMERCIAL FLOOR AREA	ALLOWABLE	PROPOSED
	19,947.48 SF (185,000 SQM)	P1 LEVEL + 765.18 SF (7,042.26 SQM) MAIN LEVEL + 780.07 SF (720.25 SQM) TOTAL + 15,457.73 SF (142,247.51 SQM)
RESIDENTIAL FLOOR AREA	BASED ON MAX HEIGHT + SITE COVER	PROPOSED
		SECOND LEVEL + 4,514.49 SF (41,622.25 SQM) THIRD LEVEL + 6,514.49 SF (60,222.25 SQM) FOURTH LEVEL + 6,514.49 SF (60,222.25 SQM) TOTAL + 17,543.47 SF (161,066.75 SQM) COMBINED TOTAL + 32,991.20 SF (303,314.26 SQM)



D'ARCY JONES ARCHITECTURE INC.

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info@darcyjones.com

SCALE:
1/8" = 1'-0"
DATE:
2017-06-19
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CONSULTANT:

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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A0.1
SITE COVERAGE +
FLOOR AREA DIAGRAMS

SCHEDULE A & B

This forms part of application

DP17-0190

Planner Initials AC

City of Kelowna

2017-07-26



D'ARCY JONES ARCHITECTURE INC.

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SCALE:

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4638 LAKESHORE ROAD
KELOWNA BC

A0.2

EXISTING SITE CONTEXT

SCHEDULE A & B

This forms part of application
DP17-0180

Planner
Initials

AC

City of
Kelowna

COMMUNITY PLANNING



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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A0.3

AERIAL CONTEXT



LAKESHORE STREETSCAPE
SCALE: N/A



COLLETT STREETSCAPE
SCALE: N/A

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SCALE:

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CJ

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4638 LAKESHORE ROAD
KELOWNA BC

A0.4b
STREETSCAPE

SCHEDULE

A & B

This forms part of application

DP17-0180

Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING



SOUTH EAST CORNER
JUNE 21, 9:00AM



WEST FACING BALCONIES
JUNE 21, 3:00PM

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SCALE:

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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A0.5

RENDERINGS

SCHEDULE A & B	
This forms part of application # DP-17-0180	
Planner Initials	AC
City of Kelowna	



NORTH WEST CORNER
JUNE 21, 7:30PM

D'ARCY JONES ARCHITECTURE INC.

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mjd@darcyjones.com

SCALE:
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DATE:
2017-07-25

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DJ

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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A0.6

RENDERINGS



PROPOSED PARKING
P1: 27 COMMERCIAL
P2: 18 RESIDENTIAL SPOTS (2 PER UNIT) + 2 VISITOR SPOTS
TOTAL PROPOSED: 57 SPOTS

P1 LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

12'-0" CEILING

D'ARCY JONES ARCHITECTURE INC.

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

DATE: 2018-03-14

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62

Keywords: child sexual abuse; disclosure; social support

ISSUE:

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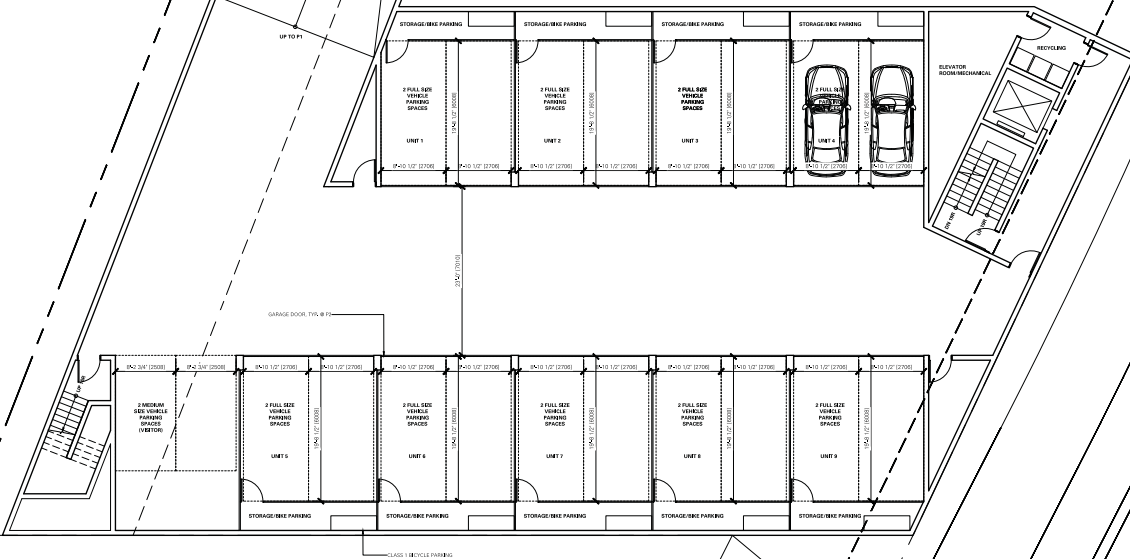
LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A2.1

PARKING LEVEL 1



PROPOSED PARKING
P1: 37 COMMERCIAL
P2: 18 RESIDENTIAL SPOTS (2 PER UNIT) + 2 VISITOR SPOTS
TOTAL PROPOSED: 67 SPOTS



D'ARCY JONES ARCHITECTURE INC.

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

DATE: 04-17-03

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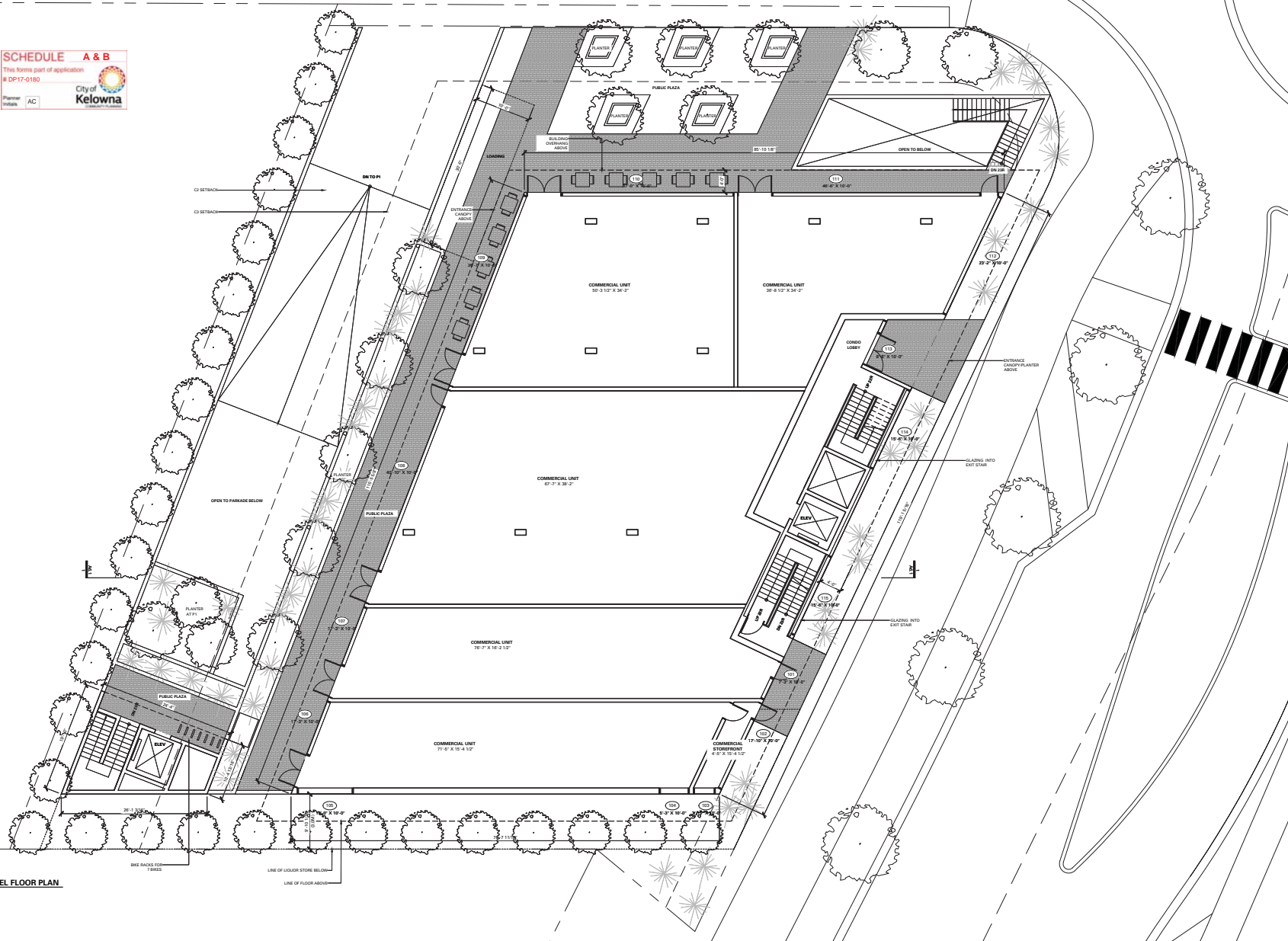
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4638 LAKESHORE ROAD
KELOWNA BC

A2.2



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

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SCALE:
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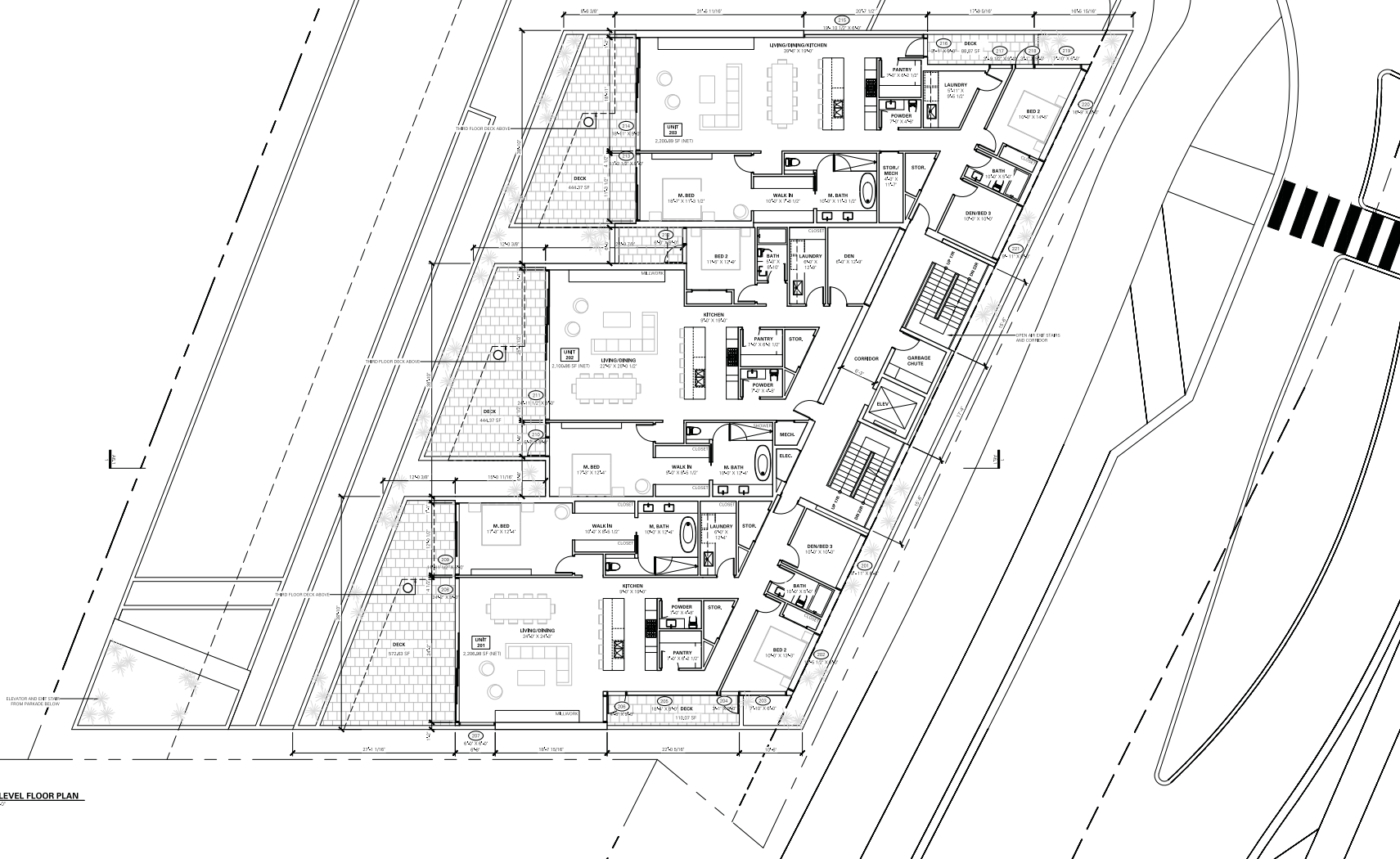
LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A2.3
GROUND LEVEL

SCHEDULE A & B
This forms part of application
DP17-0180

City of Kelowna
COMMUNITY PLANNING

Project: AC



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

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SCALE:
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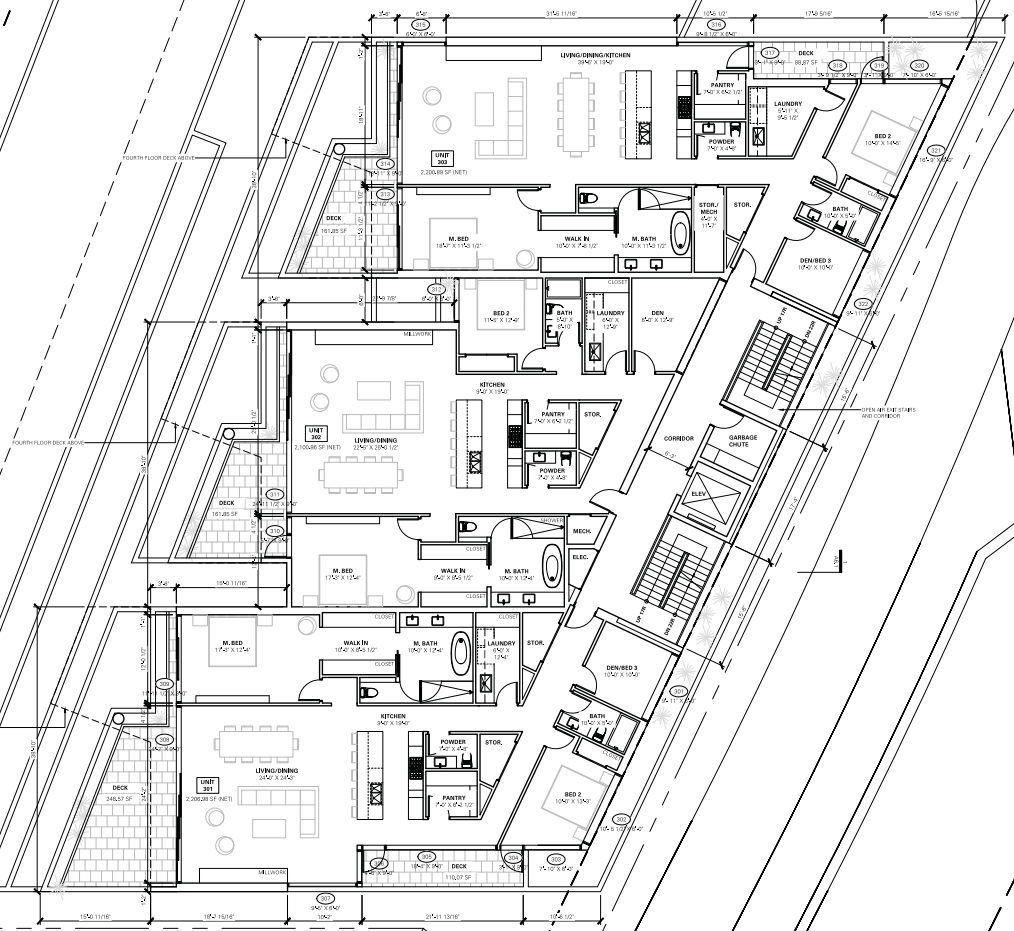
LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A2.4
SECOND LEVEL



ELEVATOR AND EMP. STAIR
FROM PARKADE BELOW

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



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SCALE:
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DRAWN:
DJ

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DJ

REVISION:
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ISSUE:
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CONSULTANT:
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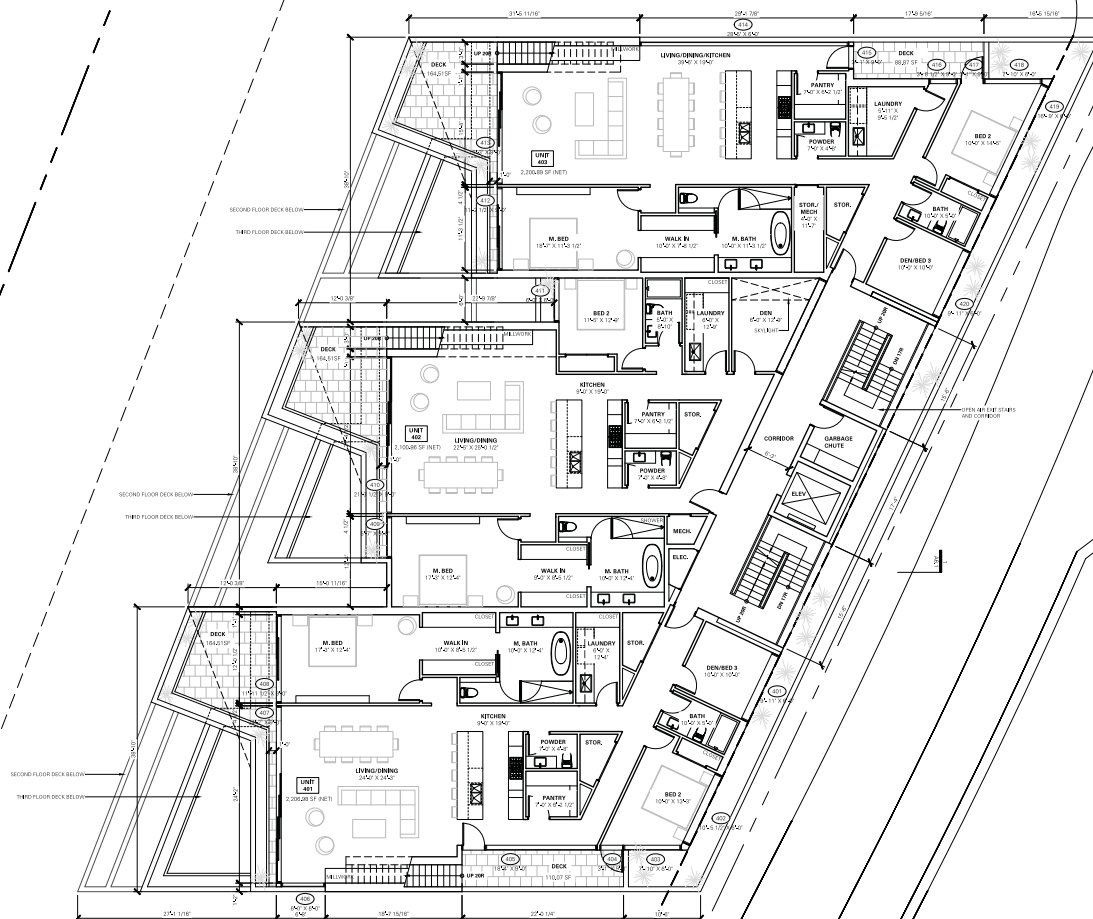
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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A2.5

THIRD LEVEL



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

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SCALE:
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DATE:
2017/07/25

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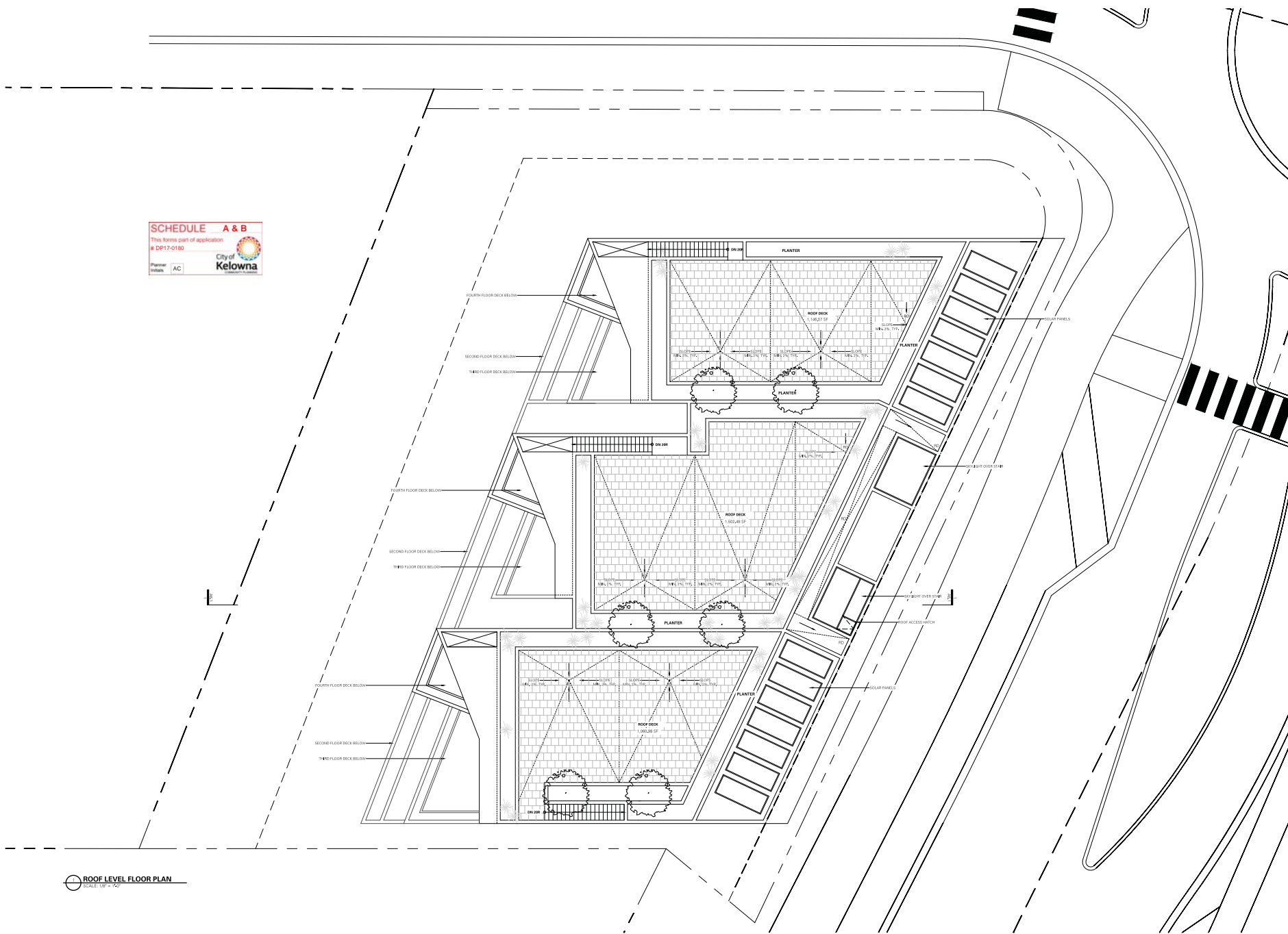
LAKEHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A2.6
FOURTH LEVEL

SCHEDULE A & B
This forms part of application
DP17-0180

City of Kelowna
Planning
JAC

ISSUED FOR REZONING 2017/07/25



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

D'ARCY JONES ARCHITECTURE INC.

3054-175 Broadway East
Vancouver BC V6T 1A2
T 604 609 2255
F 604 609 2251
info@djarcyjones.com

SCALE:

1/8" = 1'-0"

DATE:

2017/07/25

DRAWN:

DT

CHECKED:

DJ

REVISION:

ISSUE:

CONSULTANT:

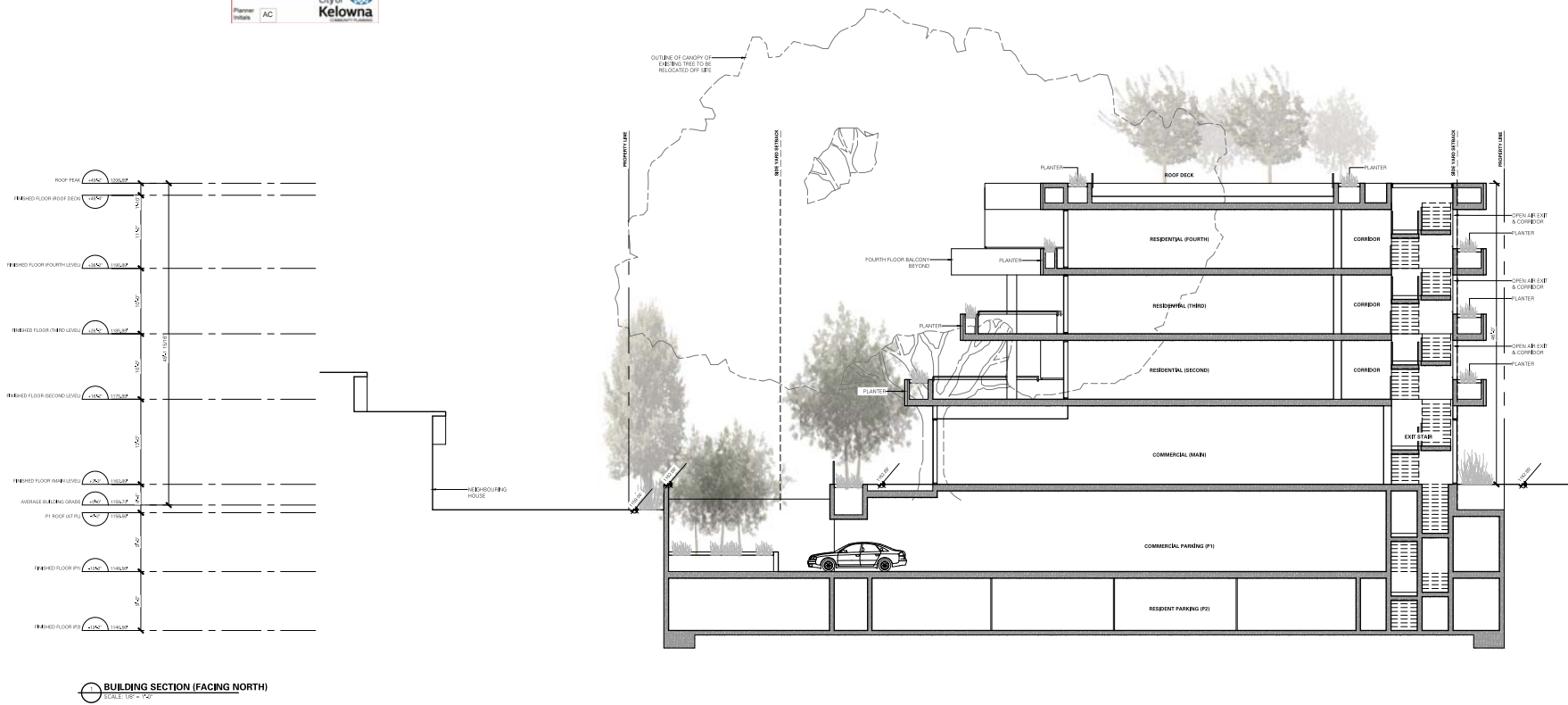
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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A2.7
ROOF LEVEL



D'ARCY JONES ARCHITECTURE INC.

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info@darcyjones.com

SCALE:

1/8" = 1'-0"

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2017/06/29

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ISSUE:

CONSULTANT:

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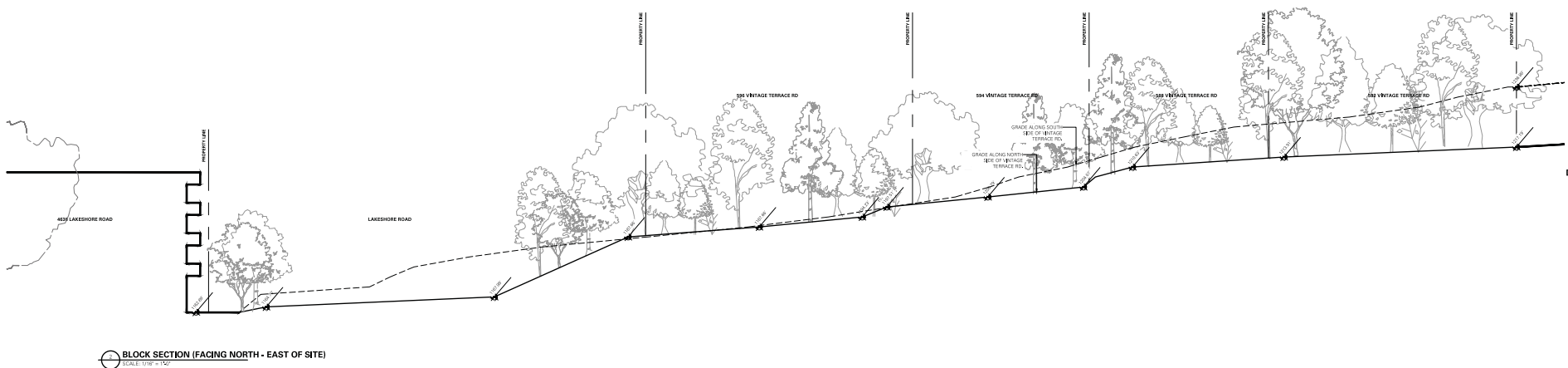
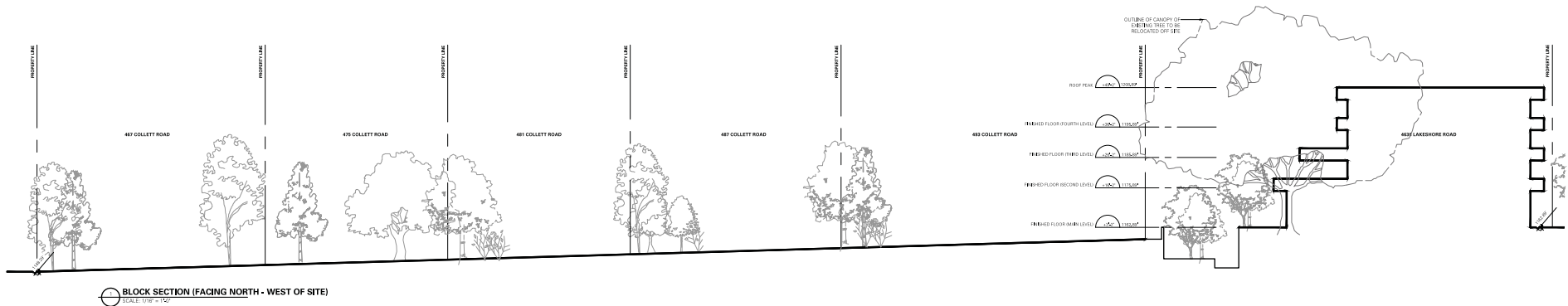
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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A6.1

BUILDING SECTION



D'ARCY JONES ARCHITECTURE INC.
304-175 Broadway East
Vancouver BC V6T 1A2
T 604 609 2255
F 604 609 2251
info@darcyjones.com

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

DATE:
2017/06/17

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DJ

REVISION:
-

ISSUE:
-

CONSULTANT:
-

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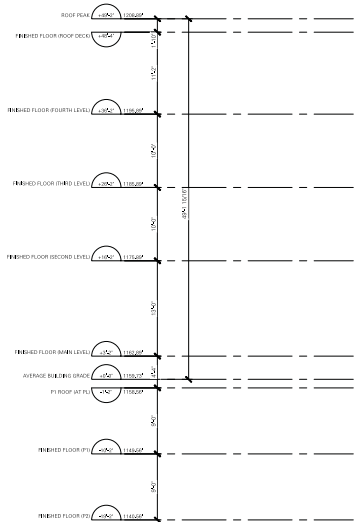
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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

A6.2
SITE SECTIONS

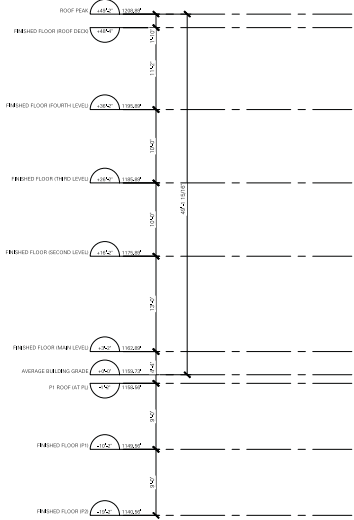




- MATERIALS**
- 1 EXPOSED CONCRETE
 - 2 CLAY BRICK (RED)
 - 3 METAL PANEL (CHARCOAL)
 - 4 ALUMINUM FRAME WINDOWS (CHARCOAL)
 - 5 STEEL GUARD (CHARCOAL)



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



- MATERIALS**
- 1 EXPOSED CONCRETE
 - 2 CLAY BRICK (RED)
 - 3 METAL PANEL (CHARCOAL)
 - 4 ALUMINUM FRAME WINDOWS (CHARCOAL)
 - 5 STEEL GUARD (CHARCOAL)



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



D'ARCY JONES ARCHITECTURE INC.

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Vancouver BC V6T 1W2
T: 604 609 2235
F: 604 609 2231
info@darcyjones.com

SCALE:

1/8" = 1'-0"

DATE:

2017-07-26

DRAWN:

by

CHECKED:

DJ

REVISION:

ISSUE:

CONSULTANT:

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LAKESHORE KELOWNA
4638 LAKESHORE ROAD
KELOWNA BC

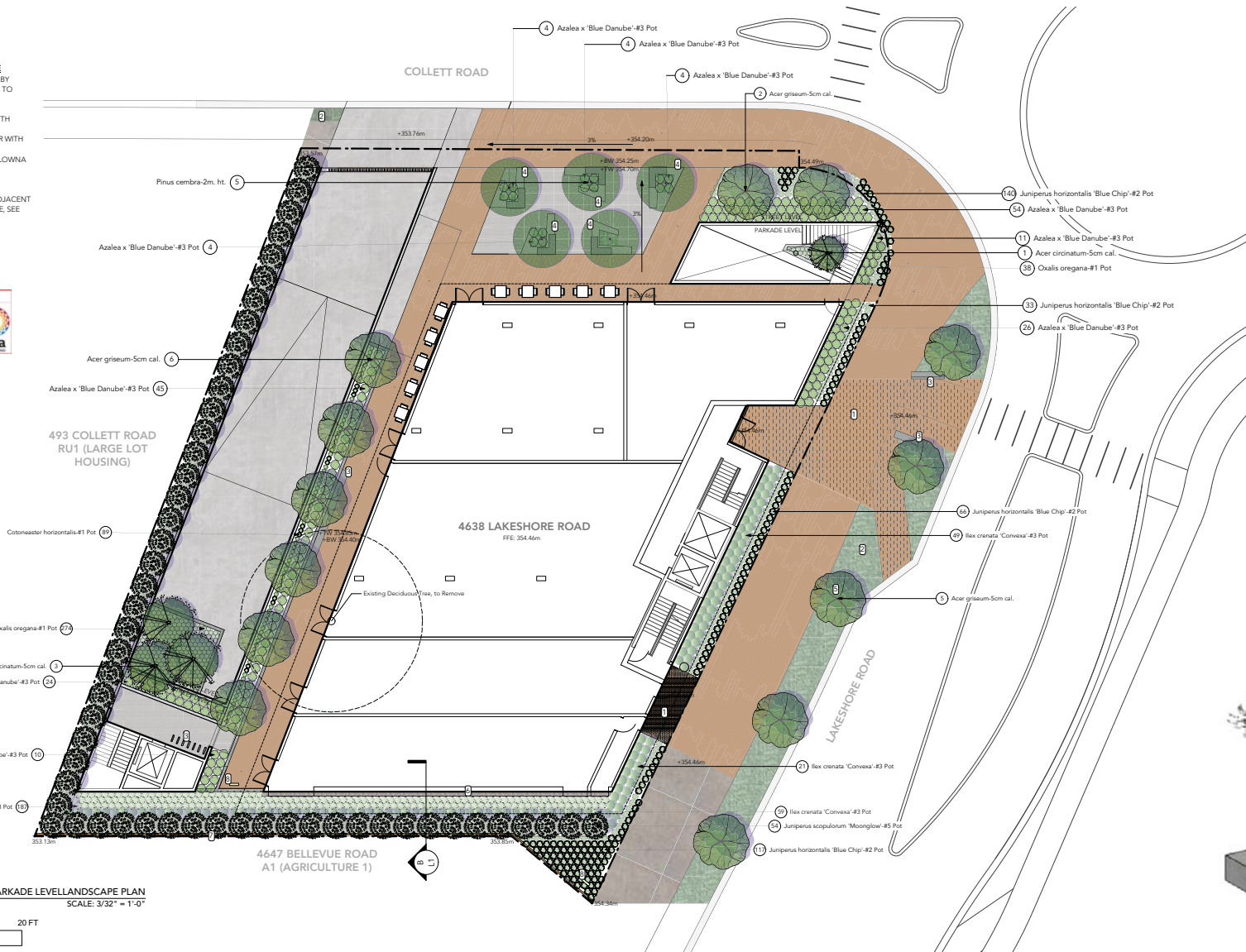
A7.2
ELEVATIONS

GROUND LEVEL LANDSCAPE

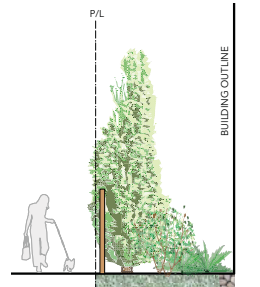
1. PROMENADE™ PLANK PAVEMENT BY UNILOCK, CUSTOM COLOURS TO MATCH BUILDING FACADE
2. SODDED LAWN
3. CIP CONCRETE SEAT WALL WITH WOOD TOP
4. CUSTOM CONCRETE PLANTER WITH WOOD BENCH TOP, SEE B/L1
5. STREET TREES TO CITY OF KELOWNA STANDARDS
6. GRAVEL STRIP
7. 6' HT CEDAR FENCE
8. BUFFER SIGN TO INDICATE ADJACENT AGRICULTURAL LAND RESERVE, SEE A/L1



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



A SAMPLE BUFFER SIGN



B SOUTH BUFFER SECTION LOOKING WEST



C CUSTOM CONCRETE PLANTER WITH WOOD BENCH TOP



B REISSUE FOR REZONING 18-2-16
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

202-175 East Broadway, Vancouver, British Columbia, V5T 1W2, www.ennsgauthier.com

PLANT LIST

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

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCNA 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



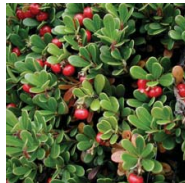
Azalea 'Blue Danube'
Evergreen Azalea



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



UNILOCK PAVER

Mayor and Council
City of Kelowna

July 26, 2017



Your Worship and Council,

This letter is to substantiate our Rezoning and Development Permit application for a proposed four storey mixed use development at 4638 Lakeshore Road, to amend the site's zoning from the current C2 Neighbourhood Commercial Zone to the C3 Community Commercial Zone.

PROJECT INTRODUCTION

The project will be comprised of nine strata residential dwelling units on three floors and 10,598.4 square feet of ground commercial space. The three bedroom residential units will each be approximately 2,000 square feet. Each residential unit will have its own two-vehicle parking garage with dedicated bicycle storage. The ground level commercial units vary in size. The largest unit will be approximately 2,000 square feet. These intentionally small commercial floor areas will attract professional services, boutique retail and locally owned food and beverage tenants. The commercial units at grade and in parking level P1 will be serviced by 37 customer parking spaces.

The parcel is irregular in shape and has an uncommonly varied context. It is flanked by a major arterial route to the east, ALR land to the south, a single-family residential neighbourhood to the west, and existing commercial buildings to the north. The challenges of the site have been optimistically embraced as opportunities, to create a development that will be a lively civic focal point by combining small commercial spaces with gracious residential units "above the shops". The proposed project successfully meets three important goals: The privacy and massing of the of the adjacent single-family residential neighbourhood has been deferred to, a symbiotic relationship with the existing commercial uses at the corner of Collette Road and Lakeshore Road is strengthened, and the natural beauty of the adjacent ALR lands will inspire a lushly landscaped development that functions as community gateway between the country and the city.

CONFORMITY TO OFFICIAL COMMUNITY PLAN

The proposed development will be aligned with the City of Kelowna's Official Community Plan (OCP) and its vision. A new, low-rise mixed use development in this location will support the key goals of the OCP to contain urban growth by reducing urban sprawl and developing great neighbourhoods. To achieve this, the City of Kelowna is aiming to balance the projected need for approximately 20,100 housing units by 2030, by directing this growth to the Urban Core and its supporting Urban Centres.

The City of Kelowna is projecting the need for an additional 3,000,000 square feet of commercial space by 2030 to accommodate and service the projected population growth within the city. Much of this new commercial growth is projected to be in the Urban Centres, supported by policies that aim to ensure that these Centres develop as vibrant commercial nodes. However, small amounts of commercial space are expected in suburban areas to facilitate the development of complete suburbs.

An underlying theme of the OCP is to create compact communities served by transportation routes, to encourage active living, and to invest in efficient infrastructure. The OCP has policies to support resource allocations in the Urban Core with the purpose of making safe, accessible, high-quality living and working environments, as seen in the recent extension to the Lakeshore Road Multi-use Corridor and roundabout at Collette Road and Lakeshore Road.

The proposed site is located at this new roundabout, so the proposed project is ideally situated to support the OCP's growth objectives:

1. By design, the proposed residential units will be family-oriented in size and layout. Suited to young families or seniors, this accessible development will provide appealing multifamily housing choices in the area, which is an essential element for a vibrant, mixed-use community centre.
2. Daily destinations are nearby at Sunshine Market, Quality Greens, T-Bones and the new Public/Private Partnership with Worman at the Surtees Property. Lake Okanagan and the Bellevue Creek Linear Park is a short walk away.
3. The site is located directly adjacent to sustainable transportation options for residents, including a well-developed sidewalk, a public transit corridor on Lakeshore Road that directly links to major regional destinations, the Abbott St/Lakeshore Road Multi-use Corridor, the Mission Creek Greenway and Kelowna's growing bicycle network. Lastly, Lakeshore Road is a Priority One Snow Clearance Route.
4. The proposed development follows several other residential developments located on Lakeshore Road, which have been well received by their communities and provide location-efficient housing for families. The proposed development will help to meet this demand while helping support the growth of the emerging Community/Village Centre between Bellevue Creek and Collette Road.

PROJECT GOALS

The goal for this proposed development is to create a unique and high-quality contemporary mixed use project that meets the OCP's built form goals for the area, which includes *(m)ulti-unit buildings up to four storeys, including attached residential and apartments on arterial and secondary arterial roads to serve more than one neighbourhood*. Additionally, the proposed design references the City of Kelowna's zoning guidelines in detail, meeting and exceeding the Urban Design Development Permit Guidelines. The proposed design's key intention is to *convey a strong sense of authenticity through urban design that is distinctive for Kelowna while providing a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience*.

The proposed design will orient each unit to respect the private space of neighbouring units within the development and between the proposed development and the mature single-family neighbourhood to the west. By balancing the goals for privacy and civic gathering, the proposed development will bring visual interest and community vibrancy to this corner of Collette Road and Lakeshore Road.

The unique shape of the lot provides the opportunity for each unit to have a significant amount of street orientation, providing "eyes on the street" while contributing to a sense of participation in the public realm.

The adjacent natural beauty of the ALR land to the south of the proposed project is woven into the project. Carefully placed pine and maple trees, lush balconies and roof gardens will create a park-like setting, softening and almost completely surrounding the proposed development's low slung four storey massing with greenery.

DESIGN HIGHLIGHTS

1. High-quality concrete construction, finished with traditional red brick.
2. Brick red sidewalks and public plazas create a strong sense of place on a busy roundabout.
3. Public plaza with built-in wood seating is softened with evergreen landscaping.
4. Evergreen plantings soften four wrap-around balcony and roof overhangs at all floor levels.
5. Horizontal massing makes the building appear smaller and lower.
6. Stepped massing on the west elevation transitions the 4 storey massing on Lakeshore Road to the single family massing of the neighbour to the west.
7. Exit stairs and the residential common hallways are exposed and open to Lakeshore Road, enlivening the public face of the proposed development, in lieu of a blank wall. Combined with the landscaped planters, the building will quietly fit in with the other buildings on the roundabout.

8. The commercial units are almost completely surrounded by glass, making the ground level open and transparent. From any perspective, the commercial units will add an inviting civic presence to the roundabout.
9. In a hot summer climate, overhangs and locating the largest plaza north on the site will allow community users to find shade. The plaza on the west will be a quiet and sunny alternative for the spring and fall.
10. The entire plaza is lushly landscaped, where even the parking ramp is softened with vines and shrubs.
11. A commercial retail unit located in the P1 parking level brings life and activity to the entrance zone at the bottom of a landscaped ramp.
12. The commercial spaces at grade are served by 37 parking stalls inside a uniquely landscaped P1 parking level provides ample parking in a safe, covered and pleasing space. The P1 parking level has two landscaped light wells and high ceilings, turning a space that is typically dark and cramped into an inviting "foyer".
13. Residential parking is on a partial P2 level, where each unit will have a private secure garage with combined bike storage. The residential units will share 2 guest parking spaces.
14. 7 bicycle stalls will be provided at the street level to accommodate a growing "car-lite" lifestyle.
15. Architectural detailing and guardrails made with dark metal will simulate traditional wrought iron.
16. Dark framed windows will simulate traditional commercial steel windows.
17. Mature street trees bring the landscape of the ALR land into the site, and down into the parking levels.
18. Glass guardrails require constant upkeep to stay clean and hinder the privacy of occupants and neighbouring sites. This proposed development incorporates low brick parapet guardrails with landscaped planters at all locations, to create a feeling of solidity and permanence. Sightlines into and outward from the proposed development are fine-tuned for privacy, natural light, and to impede headlight pollution into the residential units on Lakeshore Road.
19. Shading for the residential units is provided by the balcony above. Each unit's outdoor balcony space has a balance of full sun and full shade.
20. Planters in front of all west facing windows control the overlook between residential units, creating complete internal privacy.
21. A roof deck with mature trees softens the top floor massing from the surrounding area and from Lakeshore Road. 4th floor residential units will use these private rooftop deck areas in addition to their private west-facing balconies.
22. Solar panels on the roof will contribute electricity back into the grid, to operate common area lighting.

CONTRIBUTING TO KELOWNA'S SUSTAINABILITY

The proposed project acknowledges that a growing city must encourage environmental and economical stewardship to be truly sustainable.

According to recent community input, the citizens of Kelowna want a city where the economy is growing, vibrant and attracting new business. To create a sustainable city, environmental protection, economic growth, social development and cultural vibrancy need to be balanced. In any city, measuring the number of businesses with employees provides a snapshot of the efforts to attract and retain business. According to real estate data provider CoreNet Global, in 2017 North American workplaces average 151 square feet per employee. The proposed development will provide 10,598.4 square feet of new commercial space, with a net gain of 7,000 square feet compared to the current restaurant building on the site. This will create the space to generate at least 100 new full and part-time jobs in the community.

Reducing automobile trips is a significant component of reducing greenhouse gas emissions. The proposed development's central location is a short walk to shopping, transit routes and bicycle facilities to ensure that living a "car-lite" lifestyle is not only possible, but a significant economic, lifestyle and convenience advantage for the proposed development's residents. The proposed development's design assumes that walking, cycling and transit will be the primary transportation options for residents, supplemented by private two-car parking garages for residents whose jobs and lives require vehicle transportation.



Respecting the natural environment is a priority and the proposed development's objective is to protect and enhance natural areas, including expanding the open space network that protects sensitive ecosystems and links important habitat areas. This proposal will provide frontage upgrades to the Lakeshore Road Multi-use Corridor, the future Collette Road Multi-use Corridor as well as relocate the existing overhead transmission lines underground. A much-loved mature London plane tree will be moved by a professional arborist to the adjacent ALR land, where it will continue to be a neighbourhood icon.

A healthy natural environment positively impacts quality of life and economic vitality. To preserve the biodiversity and ecological landscape from development pressures, the proposed development will be replacing the entire existing tree canopy at the perimeter of the property for the benefit of the entire City of Kelowna, not just the private residents, owners and commercial tenants. The proposed development will provide an integrated ecosystem management approach to ensure that the environment is afforded a high priority in land use related decisions.

The proposed development will also feature residential living spaces with significant western exposure, ensuring bright, healthy outdoor space for each unit with solar gain benefits that will reduce the building's overall energy demand. The proposed development will create a net housing area gain, a net commercial space gain with no environmental degradation.

SUMMARY

The proposed development will be a positive, attractive and inspirational project that will help to support and create a vibrant neighbourhood node. This type of high-quality sensitive infill development is consistent with existing land uses and will represent positive, incremental change in the neighbourhood, providing additional infill housing in a location where it makes perfect sense.

Thank you for your consideration.

Sincerely,

Steve Nicholson
Strandhaus Developments Inc.



D'Arcy Jones
Architect AIBC
D'Arcy Jones Architecture Inc.

ATTACHMENT		B
This forms part of application		
# Z17-0077		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

The Magic of Tree Lined Streets.



The Magic of Tree Lined Streets. Our ancestors, who hadn't yet invented air-conditioning or automobiles, understood this. They knew that city building and tree planting went hand in hand. Thus, long before the introduction of zoning codes, cities passed laws requiring trees to be planted along the public right-of-way.³

As any orchard farmer knows, trees are an investment. As Kelowna grows, its right-of-ways

are not being consistently planted or re-planted with trees, making our public domain hotter, less pedestrian-friendly and less beautiful.

The Bellevue will plant 12 mature trees adjacent to Collette and Lakeshore, bringing the natural beauty of the adjacent farmland and treed grassland right into public plaza with 17 more mature shade trees along the property lines will protect and enhance The Bellevue's

adjacent neighbour's privacy.

Once complete, The Bellevue's combination of traditional red brick and mature trees will create an ambience that comfortably seems like it was always there.

This community hub will be enjoyed by the whole neighbourhood in every season.

³ Sarah Kobos, strongtowns.org

ATTACHMENT B	
This forms part of application # Z17-0077	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

Parking should be for people, not just for cars.



Surface parking lots create cities that are hostile to pedestrians and neighbourhoods. Parking lots are lifeless, hot in the summer, cold and windy in the winter, and unsafe after dark. When commercial uses are next to residential areas, surface parking lots are the blight no one wants to live near.

Current urban planning guidelines, virtually unchanged since the 1950's, continue to allow and encourage these parking craters¹ to disrupt urban life, deadening our beautiful Okanagan environment.

Parking creates a vicious cycle, when more parking was provided, more people drove. This has a huge impact on a city's health.²

If we want Kelowna's future to include small-scale incremental developments that encourage walking, boost our economy and improve our existing neighbourhoods, we need to ensure that our zoning codes enable high-quality architecture and design to happen. If we care about our neighbourhood's futures, we need to care about parking.

The Bellevue will reverse the trend of surface parking lots that overwhelm Kelowna. Its hidden parking lot will be enlivened by a commercial unit, will have high ceilings and will have two beautiful courtyards full of lush plants bathed in natural light. Which will leave lots of space at the corner of Collette and Lakeshore for the best kind of city life to happen.

¹ Angie Schmitt, usa.streetsblog.org

² Norm Garrick, University of Connecticut

To: Jason Monteleone, RM Kelowna, BC TR 0721

From: Lynn Lashuk, P.Ag
Manager, Agriculture Kelowna, BC TR 0721

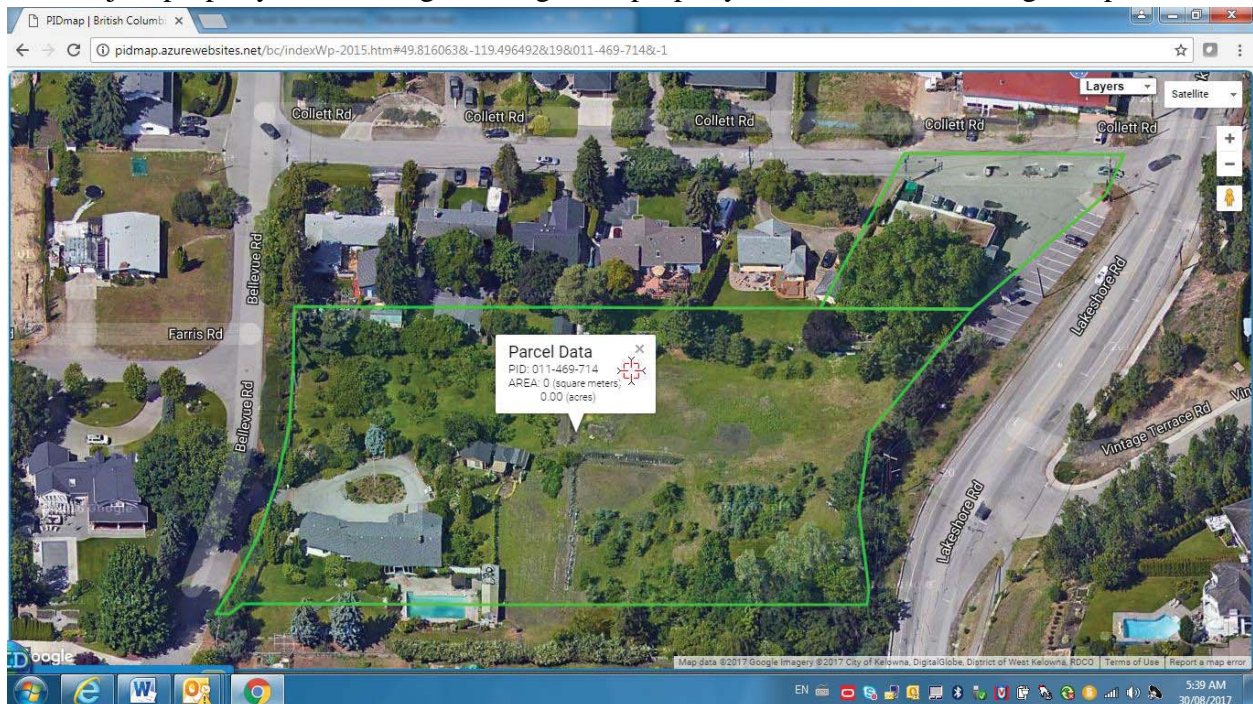
Date: August 29, 2017

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

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 3rd 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.



Lynn Lashuk, P.Ag

ATTACHMENT C	
This forms part of application # Z17-0077	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

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.

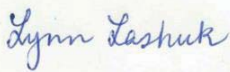
As for the future, there are too many variables and unknowns to allow for a meaningful opinion on the impact of neighbouring properties on farmland. The concepts/buzz words of "food security" and "grow local" are great taglines, seemingly replacing "sustainability" and "environmentally" in the popular 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

ATTACHMENT C	
This forms part of application # Z17-0077	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

October 04, 2017
02-17-0048

Steve Nicholson
Standhaus Developments Inc.
1839 – 3151 Lakeshore Road
Kelowna, BC, V1W 3S9



Dear Steve,

**Re: 4638 Lakeshore Road Mixed Use Development
Trip Generation Comparison**

Standhaus Developments Inc. are proposing to undertake a mixed-use development at 4638 Lakeshore Road, Kelowna, BC. The proposed development includes nine (9) residential units and approximately 10,400 sqft of various commercial uses. The existing site has a 3,800 sqft restaurant which is not currently operational.

The purpose of this letter is to provide Standhaus Developments with a high level comparison of anticipated trip generation from the existing restaurant use and the proposed mixed-use development.

The trip generation rates used in this comparison are based on the ITE Trip Generation Manual, 10th Edition. The exception is for the proposed bakery as a suitable rate from ITE was not available. The rate used in this exercise is based on observations and professional judgement. The pass by rate is based on the ITE Trip Generation Handbook. The Internal Capture rate is based on the procedure in the NCHRP 684 report.

The anticipated trip generation for the restaurant use is contained in Table 1 below.

Table 1 Restaurant Trip Generation

ITE Land Use	Size (ksqft)	Period	Rate	Split In	Split Out	Trips Total	Trips In	Trips Out	Internal Capture	Subtotal	Pass By	Total
ITE 932 High Turnover (Sit Down) Restaurant	3.8	AM	9.94	55%	45%	38	21	17	0%	38	43%	21
		PM	9.77	62%	38%	37	23	14	0%	37	43%	21

42 Total Trips Daily

The anticipated trip generation for the mixed-use development is contained in Table 2 below.

Table 2 : Trip Generation Proposed Development

ITE Land Use	Size (ksqft)	Period	Rate	Split In	Split Out	Trips Total	Trips In	Trips Out	Internal Capture	Subtotal	Pass By	Total
ITE 932 High Turnover (Sit Down) Restaurant	1.5	AM	9.94	55%	45%	15	8	7	16%	12	43%	6
		PM	9.77	62%	38%	15	9	6	18%	12	43%	6
ITE 221 Mid Rise Apartment	9	AM	0.36	26%	74%	3	1	3	16%	2	0%	2
		PM	0.44	61%	39%	4	3	2	18%	3	0%	3
ITE 630 Clinic	2	AM	3.69	78%	22%	7	6	2	16%	5	0%	5
		PM	3.28	29%	71%	7	2	5	18%	5	0%	5
ITE 710 General Office Building	2.3	AM	1.16	86%	14%	3	2	1	16%	2	0%	2
		PM	1.15	16%	84%	3	1	2	18%	2	0%	2
ITE 880 Pharmacy / Drugstore without Drive Through Window	2.6	AM	2.94	65%	35%	8	5	3	16%	6	53%	2
		PM	8.51	49%	51%	22	11	11	18%	18	53%	8
Specialty Bakery (Observation)	1	AM	6	50%	50%	6	3	3	16%	5	25%	3
		PM	3	50%	50%	3	2	2	18%	2	25%	1
				Total AM		42	26	17		32		20
				Total PM		53	27	27		41		24

This analysis indicates that the anticipated trip generation from the previous restaurant use and the proposed mixed-use development are similar in both the AM and PM peak periods. **44 Total Trips Daily**

Yours truly,
Bunt & Associates



Jason Dunn, P.Eng
Senior Transportation Engineer

JD/jd

ATTACHMENT D

This forms part of application
Z17-0077

Planner Initials

AC


City of Kelowna
COMMUNITY PLANNING

NEIGHBOURHOOD CONSULTATION

June 25, 2016

- Initial conversations with immediate neighbours (493 Collett) regarding our rough development idea. Subject of their potential desire to sell and discussed Terms and Pricing.

June 29, 2016

- Followup conversations with immediate neighbours (493 Collett) regarding our rough development idea. Subject of their potential desire to sell.

March 14, 2017

- Initial conversations with immediate neighbours started with Ben Smit living on Collett Rd. Rough ideas provided

June 29, 2017

- Followup conversations with immediate neighbours (493 Collett) regarding our development concept. Subject of their potential desire to sell and discussed potential of swap of a different property.

July 21

- Meeting with Owners of 493 Collett Rd to review proposal and discuss Landscape Plantings, replacement of the Fence and Privacy Screening. Agreed to a budget to provide Landscape Plantings and a New Pergola at our expense should we be successful in our application. Full application package provided.

Aug 1

- Meeting with Shane Worman to review proposal at MacDonald Realty Offices - at this time indicated something to the effect of Not Opposed and Competition is Good. Full application package provided
- Meeting with Shane Styles (Multiple Addresses McClure Road) to review proposal. Supported Full application package provided
- Meeting with Ownership of Tbones (Collett Road) to review proposal. Not Opposed. Full application package provided

Aug 23

- Meeting with Barbara from Barnaby Road review proposal. Full application package provided

Aug 25

- email correspondence from Mike and Lizzy's to confirm C3 as an appropriate use of the site. Full application package provided

ATTACHMENT		D
This forms part of application		
# Z17-0077		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

ATTACHMENT D	
This forms part of application # Z17-0077	
Planner Initials	AC
 City of Kelowna <small>COMMUNITY PLANNING</small>	

Aug 26

- Meeting with Owners of both 462 and 467 Collett to review a concept model for the rezoning to C3. Full application package provided

Aug 27

- Meeting with Mike Geddes of 4627 Bellevue to review a concept model for the rezoning to C3. Full application package provided. Discussed arrangements for relocating London Plain Tree.
- Meeting with Owners of both 481 Collett to review a concept model for the rezoning to C3. Full application package provided.
- Meeting with Gordie Sandhu of Sun City Cherries to discuss Development Proposal. Full Package of Application Drawings provided.

Sept 5

- Meeting with Owners of both 462, 467, 481 Collett to review a concept model for the rezoning to C3. Full application package provided and follow up with images of proposal from residences backyards.

Sept 7

- Meeting with Chris Persic of 4647 Bellevue to review a concept model for the rezoning to C3. Full application package provided.

Sept 15

- **thebelleuve.ca launched to provide easy access to project information with the ability to provide directly feedback.**

Sept 20

- **Development Proposal Signage Posted on Lakeshore Road Frontage and attached to building on Collett Rd Frontage. (attached)**

Sept 21

- **Hand Delivered 65 Notice of Public Open House Invitations to all Properties on Collett Rd, Bellevue Rd, Farris Rd and Fuller Road (attached)**
- **Hand Delivered 9 Notice of Public Open House Invitations to Properties on Vintage Terrace**

Sept 22

- Meeting with Rafael Perini of Lakeshore Place (Mike and Lizzy;s UPick) to review concept model and provided Full Application drawings.

Sept 26

- Meeting with owners of 409 Collett Rd for to review concept model and provided Full Application drawings.

Oct 5, 6, 7

- **Public Open House from 4:00 - 6:00 each day. Full Application Package Available with all supporting documents. Petition of Support made available**
 - **41 Supported**
 - **7 Opposed**
 - **1 Undecided**

Letters of Opposition: 2

Letters of Support 12

Web - Have your Say

13 respondents

ATTACHMENT D	
This forms part of application # <u>Z17-0077</u>	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

Website:

1947 Unique Visitors

Month	Unique visitors	Number of visits	Pages	Hits	Bandwidth
Sep 2017	578	714	2,699	11,003	3.19 GB
Oct 2017	625	747	2,804	12,566	3.10 GB
Nov 2017	142	178	527	2,210	491.95 MB
Dec 2017	148	184	417	1,605	964.19 MB
Jan 2018	148	187	455	1,880	482.18 MB
Feb 2018	231	266	592	2,900	495.94 MB
Mar 2018	75	85	221	857	145.00 MB
Total	1947	2361	7715	33021	8.81 GB

ATTACHMENT E

This forms part of application
Z17-0077

Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING



Neighbour Consultation Form (Council Policy No.367)

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

I, Steve Nicholson, the applicant for Application No. DP17-0180
Z17-0077

for Four Storey Mixed Use Commercial/Residential Building
(brief description of proposal)

at 4638 Lakeshore Road have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

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

I have consulted property owners and occupants by doing the following: Meeting in person the
neighbors immediately adjacent to our Parcel and within 50M, held a neighborhood information
open house Oct 5 - 7, and made available online at thebellevue.ca a description of our proposal.

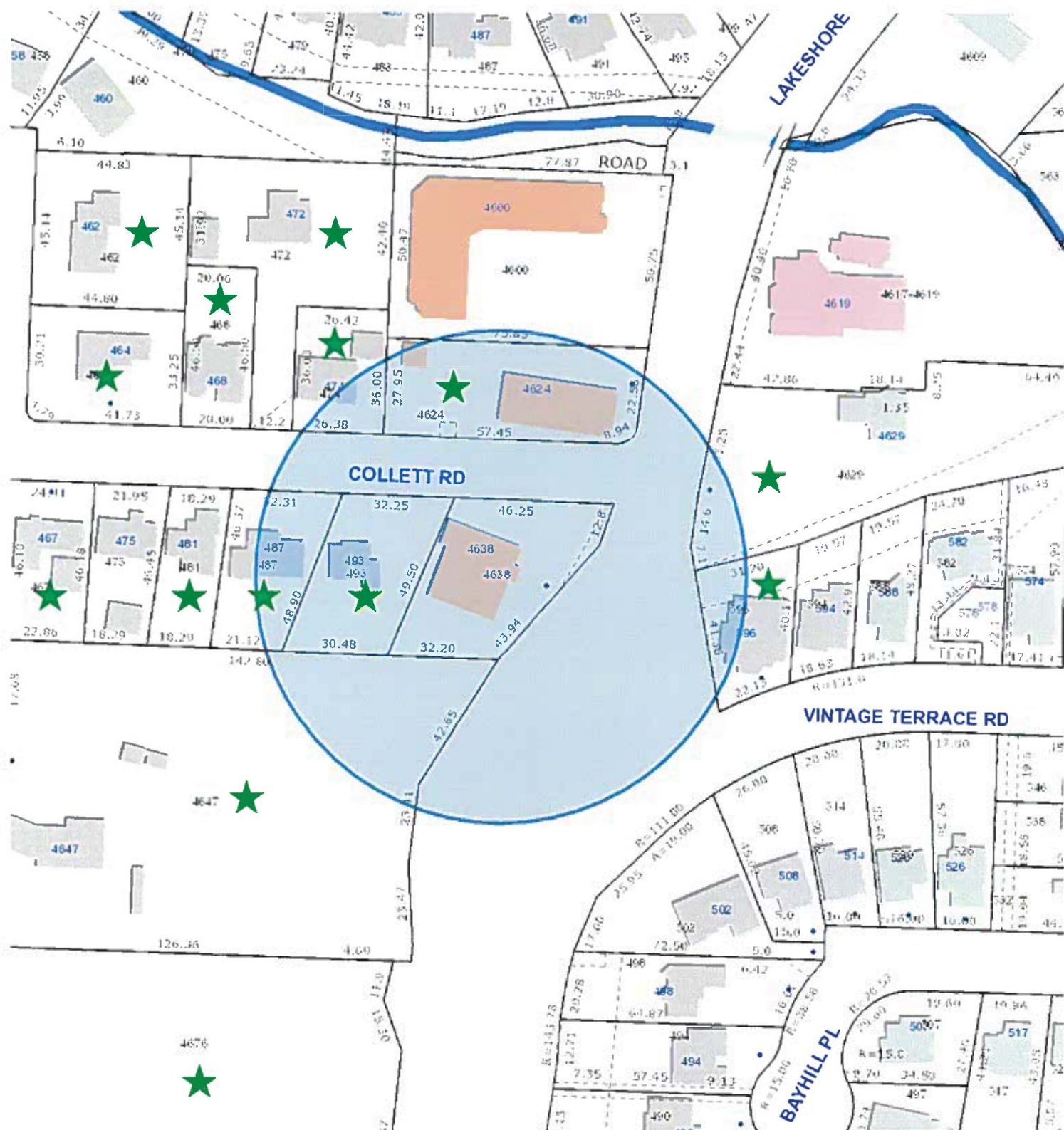
Please initial the following to confirm it has been included as part of the neighbour consultation:

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

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

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

[illegible]



ATTACHMENT E

This forms part of application

Z17-0077

Planner
Initials AC





Development Proposal THEBELLEVUE.CA

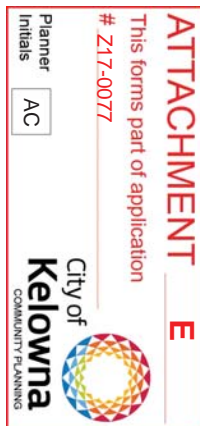
An application to re-zone from C2 (Neighbourhood Commercial) to C3 (Community Commercial) has been made by Strandhaus Developments Inc. to permit a terraced 4-storey residential mixed use building consisting of 9 residential condominium units with 6 commercial retail/office units at grade and 57 underground parking spaces.

PUBLIC OPEN HOUSE:

Oct 5 through Oct 7 from 3:00 - 6:00

STATUTORY PUBLIC MEETING:

Information will be posted once meeting is scheduled.



File # Z17-0077

For information contact:

Steve Nicholson, strandhaus™
250-212-2010
steve@strandhaus.ca

Loretta Nicholson, strandhaus™
250-212-8182
loretta@strandhaus.ca

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