



Subject Properties Notes:
 Rezone a portion of the subject property from RU1 - Large Lot Housing to RM3 - Low Density Multiple Housing

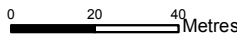
Subject Properties Notes:
 Rezone a portion of the subject property from P2 - Educational & Minor Institutional to RM3 - Low Density Multiple Housing

MAP "A" PROPOSED ZONING
 File Z17-0065

Amendment

-  P2 to RM3
-  RU1 to RM3

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



Rev. Friday, May 18, 2018

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

Date: August 23, 2017
File No.: Z17-0065
To: Urban Planning Management (TB)
From: Development Engineering Manager (JK)
Subject: 1759 Hwy 33 E RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this application to rezone a portion of the subject property from RU1 to RM3 to facilitate a multi-family development.

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 Andy Marshall.

1. **General**

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

2. **Domestic Water and Fire Protection**

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

3. **Sanitary Sewer**

This property is currently serviced with 100mm sanitary services. 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 removal and disconnection of the existing services and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.



4. **Storm Drainage**

The developer must engage a consulting civil engineer ~~to provide a storm water~~ management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. **Road Dedication and Subdivision Requirements**

- a) Provide ROW access agreement for a public walkway (Gopher Creek Linear Park) through this development. This public access walkway must remain unobstructed. City staff will determine the limits of this dedication.
- b) Grant statutory rights-of-way if required for utility services.

6. **Electric Power and Telecommunication Services**

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

7. **Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, 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.

8. **Geotechnical Report**

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

SCHEDULE **A**

This forms part of application ³
Z17-0065

Planner Initials TA

City of **Kelowna**
COMMUNITY PLANNING



9. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Ensure acceptable turning movements onsite for MSU design vehicle.
- (ii) Any bicycle racks included with this development shall be onsite.

10. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

Jason Ough
Development Engineering Technologist

Development Engineering Manager
(initials)



June 19, 2017
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Land Use Management Department | City of Kelowna

Re: Rezoning and Development Permit Application for Lot B, Plan KAP 29386, Section 18, Township 27, ODYD 1759 Highway 33, Kelowna, B.C.

Project Description

The proposal is to rezone a 1.98 ha parcel located at 1759 Highway 33 from RU1 large lot single family to RM-3 low density multifamily.

At present the lot is split zoned, RU1 and P3. the proposed rezoning will be for the RU1 portion only with the P3 to remain for a future early childhood education center.

The future land use as defined in the OCP for this area is for a higher residential density so the proposal conforms to the future land use

In addition to the Rezoning application we will be applying for a development permit concurrently.

The DP application will consist of a comprehensive residential rental project consisting of two distinct residential building types. The first building type will be 14 side by side three and four bedroom townhouses with tandem parking. The second will be a three story 35-unit apartment building consisting of one and two bed room units

Parking for the apartment on grade with access to the site by way of an existing access off Highway 33

There is at present existing house and out building which will be removed at construction

Design Rationale

The objective of the project is to provide affordable rental accommodation to a wide demographic including singles, families and seniors. To achieve this, the project will provide a diverse unit mix ranging from one and two bedroom apartments to 3 to 4 bedroom townhouses. In addition, three two -bedroom units will be suitable for people with disabilities.

Because of the size and semi -rural nature of the site The project will have the opportunity to create its own mini-community with some unique natural amenities such as an existing wetland at the southern end of the site and access to the Gopher Creek linear park

The Margret's Landing will provide a catalyst to create a new neighborhood while also creating much need affordable rental units for both families and elders

Sustainability

Smart urban growth prescribes higher residential density within appropriate areas that provide the necessary amenities for people to live, work and play without the need of cars. Higher density is also a sustainable solution since it allows the reduction or elimination of new infrastructure, including roads, utility services and the additional energy consumption associated with it. In addition to this the project would will be built to Leed Certified standards and provide a significant economic and sustainable benefit to the area by:

- 1) helping to fulfill the desperate need for entry level and affordable housing in Kelowna;
- 2) provide additional residential density support to the local businesses

Variances

The development of a purpose-built rental project has its challenges but given the fact that the site is rural in nature we are only requiring a slight variance for the building height of the apartment building from 10 m to 11 m

This is to accommodate the width of the building and the slope roof

Conclusion

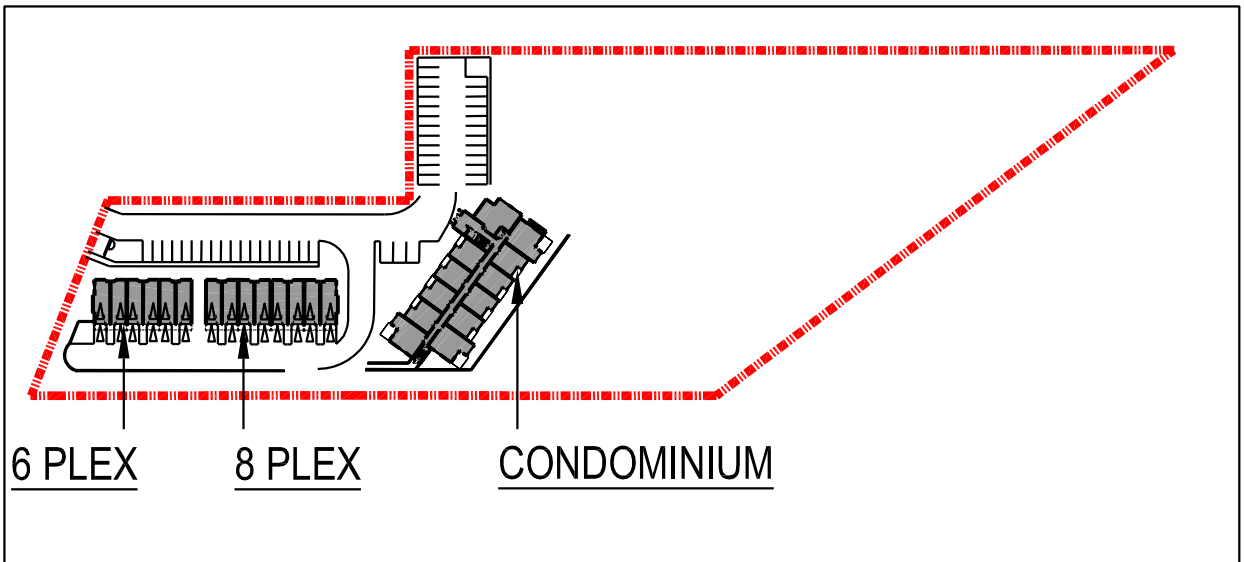
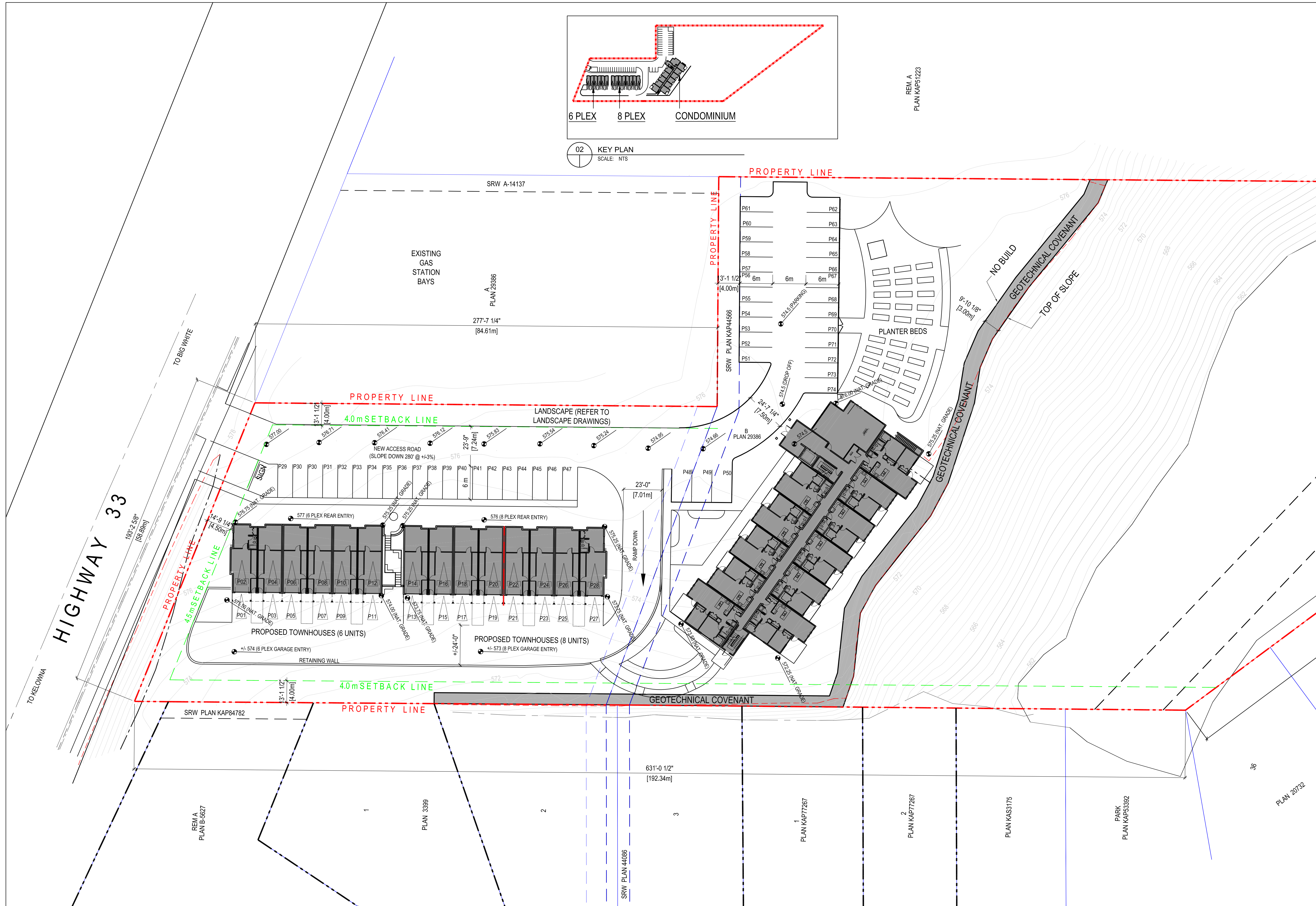
The design of this project attempts to balance good urban design with functional and financial viability. We believe it will fit well with the existing neighborhood as well as providing additional affordable housing for Kelowna

I trust that you will find our application in good order. For further building statistics, please refer to the cover page of the drawings, A0.0. Please contact our office if you require any further information.

Sincerely,



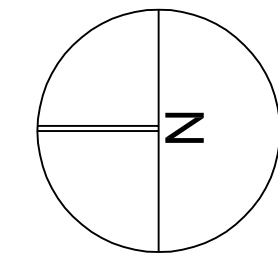
Patrick McCusker, Architect-AIBC, AAA, MRAIC
Principal
Patrick McCusker Architecture Inc.



02 KEY PLAN
SCALE: NTS

REM. A
PLAN KAP51223

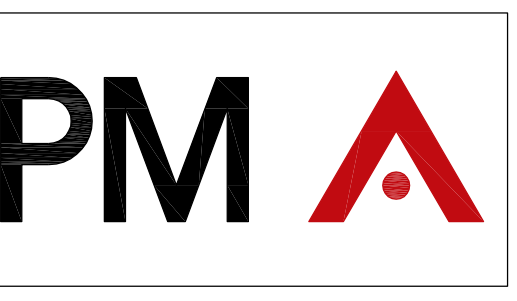
01 SITE PLAN: ENLARGED ALL BUILDINGS
AT LEVEL 01
SCALE: 1:300



Notes:
© Copyright Reserved. This drawing and design are, and at all times remain, the property of Patrick McCusker Architecture Inc. and can be reproduced only with written consent.
All drawings shall be read in conjunction with specifications and consultant details.
All work shall be carried out in accordance with Canadian standards, specifications, British Columbia Building Code (Current Edition) and local authority by-laws and regulations.
Tabulated scales refer to Arch D site drawing sheet.
This drawing must not be scaled.
Contractors shall verify all dimensions prior to commencement of work.
Any omissions or discrepancies shall be reported to the architect.

Seal

No.	Date	Description
02	2018.03.27	RE-ISSUED FOR DP
01	2017.06.16	ISSUED FOR DP



PATRICK McCUSKER
ARCHITECTURE INC.
AAA MAIBC MRAIC
3430 BENOULIN ROAD
KELOWNA BC V1W 4M5
Phone: 778-484-0223
patrickm@newtownservices.net

project title
MARGARET'S LANDING
1759 HIGHWAY 33
KELOWNA, BRITISH COLUMBIA
project no. 3362

drawing title	scale
SITE PLAN - OVERALL AND ENLARGED @ LEVEL 01 (ALL BUILDINGS)	VARIABLES
designed	PMc
drawn	JB
checked	PMc
drawing no.	

DP1.02a
plotted March 28, 2018 02:43 PM



Land Use Management
 1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8626
 kelowna.ca/landuse
 sustainability@kelowna.ca

Sustainability Checklist

Commercial or Multi-unit Development
 with Rezoning

Project Name or Location 1759 HWY 33 EAST

Applicant Name PATRICK MCCUSKER

Organization PATRICK MCCUSKER ARCHITECT INC

ECONOMIC SUSTAINABILITY

	Score	Points
Building uses: (IF APPLICABLE, SELECT ONE FROM LIST)		
<input type="checkbox"/> 3 or more uses (ie. Office space, retail & residential)		3
<input checked="" type="checkbox"/> 2 uses or types of residential (ie. retail & residential or townhouse & low-rise apartments)	2	2
Employs local contractors (some, most or all) during construction	5	2-5
Construction products and supplies sourced within the region	2	1-2
TOTAL	9	10

ENVIRONMENTAL SUSTAINABILITY

	Score	Points
Green Building Certification being sought		
<input checked="" type="checkbox"/> LEED	5	5
<input type="checkbox"/> BuiltGreen, Green Globe or other (please specify) _____	0	3
Recycled Materials used in Building Construction	2	2

Green Space

Design includes Shared Green Space (ie. Rooftop garden, community garden)	3	2-3
Environmentally-Sensitive Areas Protected during construction phase (ie. Fenced) or No Environmentally Sensitive Area to protect	2	2

Air Quality

Co-op Car(s) or Transit Passes for Building Occupants (secured through an agreement)	0	2
Natural Ventilation (ie. Windows that open)	2	2
Safe & Accessible Bicycle Storage Facilities	2	2
Trees planted on the site beyond zoning requirements (not including any replacement trees)		
<input type="checkbox"/> 1-5 trees		1
<input checked="" type="checkbox"/> 5 +	2	2
No Fast Food Drive Thru facilities	1	1

Water Quality & Quantity

Recycling of grey water		4
50% of area outside of permitted site coverage is permeable or unpaved surface	2	2
Irrigation system employs conservation technology (ie. Drip irrigation) or No irrigation system required for landscaping	2	2
Rainwater collection or Water conservation beyond building code requirements	0	2
Xeriscaping for water conservation		

<i>or</i> Landscaping with indigenous vegetation (drought resistant)	2	2
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Energy Conservation

Renewable Energy Source(s) for Building, such as geo-thermal, solar photovoltaic, air pumps, etc. Please Specify: _____	0	2-4
Building Orientated and/or Designed to Maximize Energy Savings		2
Low Energy Windows Installed throughout Building(s)	2	2
Pre-Heating Water Energy Technology to be Employed		2
Energy Efficient Features (lighting, appliances, etc.)	2	2
SUBTOTAL	29	45

SOCIAL SUSTAINABILITY

	Score	Points
Provides Indoor or Outdoor Social/Recreational Amenity (i.e. community meeting place, dog park, public community garden, etc.). Please Specify: AMENITY ROOM + COMMUNITY GARDENS	3	2-3
Designed According to Crime Preventions Through Environmental Design (CPTED) Principles (staff can provide document)	2	2
SUBTOTAL	5	5

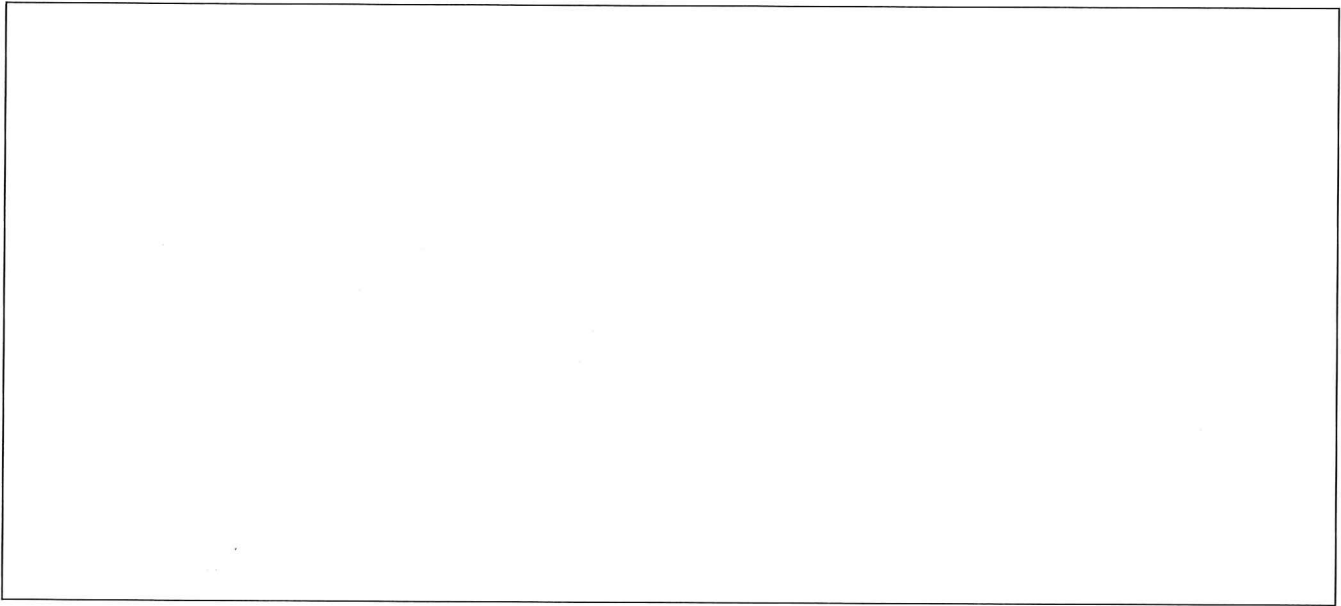
CULTURAL SUSTAINABILITY

	Score	Points
Voluntary Streetscaping Improvements, such as benches, planters, or lighting upgrades	3	2-4
City Design Guidelines & Staff Comments Addressed in Project Design	1	1-3
Heritage Site Identified and Recommendations for Conservation Followed <i>or</i> No Disturbance to a Heritage Site/ No Heritage Site	3	1-3 3
Public Art Provision <i>or</i> Significant Public Amenity (i.e. covered walkway, fountain, etc.) Please Specify: _____		1-3
Connectivity from site to Parks, Bike Paths, Pedestrian Walkways, or Local Amenities (shops, medical centre, etc.)		2
SUBTOTAL	10	15

BONUS

	Score	Points
Other Sustainability Measure(s), including but not limited to: ▶ Rehabilitation of a Natural Feature (i.e. wetland); Green Roof; Accessible Design Beyond Building Code; Child-Friendly Design. Please provide details below	6	1-10
ECCONMIC SUBTOTAL	6	10
ENVIRONMENTAL SUBTOTAL	29	45
SOCIAL SUBTOTAL	5	5
CULTURAL SUBTOTAL	10	15
TOTAL	50	85

ADDITIONAL DETAILS



Thank you for taking the time to complete the City of Kelowna Sustainability Checklist. Once you have completed the checklist, please email it to sustainability@kelowna.ca or drop it off on the 2nd floor of City Hall.

Thank you.