ATTACHMENT A
This forms part of application
DVP18-0081
Planner Initials BC
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: April 24, 2018

File No.: DVP18-0081

To: Suburban and Rural Planning (BC)

From: Development Engineering Manager (JK)

Subject: 1511 Tower Ranch Dr.

Lot A Sect. 31 Tp 27 ODYD Plan EPP66524 Except Strata Plan EPS2195

Setback Variance

Development Engineering has the following comments and requirements associated with this application.

The application for a development variance permit to vary the minimum front yard setback for the proposed subdivision lots from 4.50m required to 1.5m proposed (lots 104-105, 137-146) and 4.50m to 3.0m proposed (lots 91-103,106-136, 147-160) does not compromise any City of Kelowna municipal infrastructure.

James Kay, P. Eng.
Development Engineering Manager

agm

ATTACHMENT B
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DVP18-0081
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City of Kelowna
COMMUNITY PLANNING

February 09, 2018

Revised June 4, 2018, per City request

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attn: Barbara Crawford

Subject: Solstice Ph. 3 + 4 | Front Yard Development Setback DVP

On behalf of Parkbridge Lifestyle Communities Inc. (Parkbridge) please accept this Development Variance Permit (DVP) application for front yard development setbacks to the Phase 3 and 4 proposed subdivision lots. The current legal description of the parent parcel, which was issued a PLR (S17-0040) in November 2017 is:

LOT A SECTION 31 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP66524 EXCEPT STRATA PLAN EPS2195

On November 3, 2017, the City provided Parkbridge a PLR letter for Phase 3 and 4 within the Solstice development, which encompasses 70 bareland strata lots and will comply with the RU5 zone development regulations. In preparation for Parkbridge's Final Subdivision application submission, we are aspiring to achieve this subject DVP.

PROPOSED APPLICATION

The Phase 3 and 4 subdivision area presents multiple hillside development challenges, resulting in extreme lot siting 'pinch-points'. The drawings and figures accompanying Parkbridge's Development Permit (DP) application submittal (Spring 2017) clearly illustrate the site's challenging topography, varying hillside grades, and environmentally sensitive areas.

Parkbridge aspires to honour the City's policies, goals, objectives, and imposed PLR conditions as it relates to hillside development, best-practice hillside development approaches, and legal registration of no-build covenants. While the foregoing is achievable, it requires a relaxation of the City's RU5 front yard development setback regulation. Therefore, the request for the Phase 3 and 4 DVP includes a variance to the required 4.5 metre front yard setback stipulated within the RU5 development regulations of the City's zoning bylaw. The specifics of the proposed front yard development setbacks are noted within the following table and illustrated within the enclosed supplemental figures.

540 Leon Avenue
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Proposed Lot-Specific Development Setback Variances

Phase 3 + 4 Subdivision Lots	Zoning	Bylaw 8000 Required Front Yard Setback	Proposed Front Yard Setback
104 -105, 137-146	RU5	4.5 metres	1.5 metres
91-103, 106 -122, 124, 125, 130-136, 147- 160	RU5	4.5 metres	3.0 metres

The granting of a variance to front yard development setbacks will enable the siting of housing structures on building lots to be located closer to the street front, yet farther from hillside slopes and environmentally sensitive areas. In applying this site development approach:

1) 'Cut and fill' impacts are minimized;
2) Visual hillside scaring is limited;
3) Attractive and safe streetscapes, complete with sidewalks and street trees are achieved;
4) Enhanced pedestrian-friendly streetscape through the home's orientation, reduced setback, massing and design is enabled, which will be consistent with Phases 1 and 2;
5) Social opportunities for residents to interact with neighbours and pedestrians that considers the neighbourhood's target demographic is encouraged; and
6) A softening effect to the vehicle carriage-way is added, thus enriching the public realm.

NOTABLE CONTEXT + BACKGROUND

As part of this proposed DVP application, we wish to highlight the following:

1 At the inception of this project in 2013, our team communicated to City staff that a front yard setback DVP throughout each development phase would be need to facilitate the overall development. City staff indicated guarantees on DVP approvals could not be provided. However, City staff understood the site development challenges Parkbridge faced and relayed a front yard development setback DVP for the Solstice development would be support (as illustrated within DWG 'SP-5);

2 While we are requesting two different front yard development setback relaxations for various parcels, please note that all site development on each lot will include a 6.0 metre setback from back of curb to face of garage, per Sec. 13.5.6 (f) of Bylaw No. 8000.

APPLICATION INFORMATION

As required, please find enclosed the following information in support of this application:

- 1 completed City of Kelowna Development Proposal Application form;
- 1 Certificate of Title; and
- 1 authorization letter from the landowner.

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SUPPLEMENTAL APPLICATION INFORMATION

In an effort to enhance this DVP application, we have included the following supplemental application information for your review:

a) one comprehensive drawing illustrating proposed Phase 3 and 4 variances (SP-5);
b) drawings illustrating specific location of each proposed variance and conformance to Sec. 13.5.6 (f) of Bylaw No. 8000 (SP - 1A through SP-2C);
c) a draft boulevard plan demonstrating Tower Ranch Drive streetscape (L5); and
d) a 'typical' road cross-section illustrating the relationship between the streetscape and homes (L8).

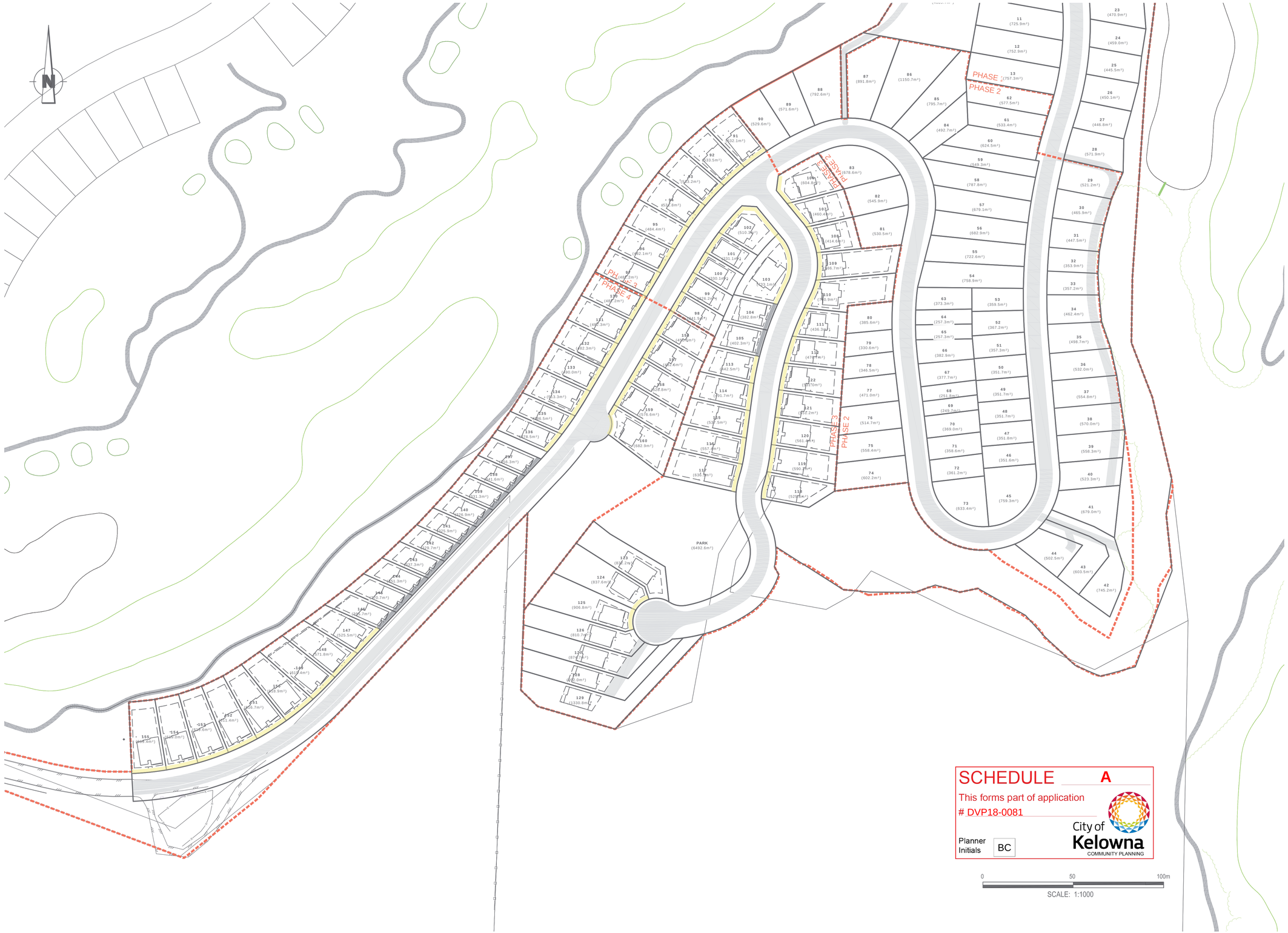
Should you have any questions or require clarification on any aspect of this application, feel free to contact me at 250-469-7735 or by email me at: **Davin.Shillong@wsp.com**.

Sincerely,

[ORIGINAL SIGNED]

Davin A. Shillong, MCIP, RPP

Project Manager



legend

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- ELECTRICAL POWER
- COMMUNICATIONS
- PAVEMENT EDGE
- GRAVEL EDGE
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NOTES:
- OBJECTS WITH HEAVIER LINE WEIGHTS ARE DENOTING PROPOSED WORKS.
- THE CONTOUR INTERVAL DEPICTED IN THIS DRAWING IS 1.0m

MMM GROUP
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no	date	description	by
C	2018-06-04	ISSUED FOR PLR UPDATE	SC
B	2017-10-17	ISSUED FOR PLR SUBMISSION	SC
A	2017-03-08	ISSUED FOR PLR SUBMISSION	SC

revision

client

PARKBRIDGE LIFESTYLE COMMUNITIES INC.

variances

- FRONT YARD VARIANCE TO 3.0m SETBACK
- FRONT YARD VARIANCE TO 1.5m SETBACK

project

SOLSTICE at Tower Ranch
A Parkbridge Community

sheet

REQUIRED VARIANCES

designed by	DG
drawn by	SC
checked by	DG
project no.	5113-050-000
scale	1:1000

sheet no. SP-5

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PLOTTED: 2018/06/04 - 3:18 PM

LEGEND

PHASE 3/4 LIMIT OF WORK

SURFACING LEGEND

P-1 **C.I.P. CONCRETE SIDEWALK**
COLOUR: NATURAL
FINISH: LIGHT BROOM

P-2 **STONE MULCH - 200mm DEEP OVER FABRIC**
TYPE: WASHED RIVER ROCK - 1 PART 100mm, 1 PART 150mm, 1 PART 200mm
SUPPLIER: TBD

P-3 **CRUSHED AGGREGATE - 150mm DEEP OVER FABRIC**
TYPE: 10mm CRUSHED AGGREGATE
SUPPLIER: BURNCO (1-250-707-3945)

P-4 **BARK MULCH - 50mm DEEP**
TYPE: CLEAN FIR / LARCH
SUPPLIER: TBD

SOLSTICE PHASE 3 & 4 BOULEVARD PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H x W)	NOTES
TREES	73						
PPP	18	Prunus cerasifera 'Pissardi'	Pissardi Purple Leaf Plum	60mm Cal.	B&B	6.00m x 5.00m	1.8m Clear Stem Height
OMA	30	Sorbus hybrida	Oak Leaf Mountain Ash	60mm Cal.	B&B	9.00m x 6.00m	1.8m Clear Stem Height
ISL	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	60mm Cal.	B&B	6.00m x 4.00m	1.8m Clear Stem Height

PAINTED PEDESTRIAN SIDEWALK
PEDESTRIAN LET DOWN
1.2m WIDE C.I.P. CONCRETE SIDEWALK -TYP. (P-1)
C.I.P. CONCRETE DRIVEWAY, SEE CIVIL DWGs - TYP. (P-1)
ISL - TYP.
PPP - TYP.
OMA - TYP.
RE-ALIGNED INDUSTRY BROOK
STONE MULCH (P-2)
BARK MULCH (P-4)
FIRE HYDRANT - TYP.
3.0m WIDE C.I.P. CONCRETE MULTIUSE PATH (P-1)
PUBLIC ON STREET PARALLEL PARKING
CULVERT, SEE CIVIL DWGs - TYP.
1.5m CoK CLASS 5 TRAIL LEADING TO VIEWING AREA (P-3)
CRUSHED AGGREGATE TOWER RANCH MOUNTAIN PARK PARKING LOT - APPROX. 15 STALLS (P-3)
3.0m CoK CLASS 5 TRAIL (P-3)
1.5m TOWER RANCH MOUNTAIN PARK TRAIL (CoK CLASS 6 TRAIL)

SUMMER CR.
TOWER RANCH DRIVE
PHASE 4
PHASE 3A
PHASE 3B

1 / L5 PHASE 3 & 4 BOULEVARD PLAN
SCALE 1:1000

NORTH

SCHEDULE A
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City of Kelowna COMMUNITY PLANNING

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no	date	description	by
B	2018-02-09	ISSUED FOR DVP	RF
A	2017-03-01	ISSUED FOR DISCUSSION	RF

revision

client
PARKBRIDGE LIFESTYLE COMMUNITIES INC.

project
SOLSTICE AT TOWER RANCH
KELOWNA, BC

sheet
PHASE 3 & 4 BOULEVARD PLAN

designed by	RF
drawn by	BL
checked by	RF
project no.	5113-050-000
scale	1:1000

sheet no. L5

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1
L8
SECTION A / A
SCALE 1:75



2
L8
SECTION B / B
SCALE 1:150

SCHEDULE A
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COMMUNITY PLANNING

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no	date	description	by
A	2018-02-09	ISSUED FOR DVP	RF

revision

client
PARKBRIDGE LIFESTYLE COMMUNITIES INC.

project
SOLSTICE AT TOWER RANCH
KELOWNA, BC

sheet
PHASE 3 & 4
STREETSCAPE SECTIONS

designed by	RF
drawn by	BL
checked by	RF
project no.	5113-050-000
scale	1:150

sheet no.
L8

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legend

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- ELECTRICAL POWER
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no	date	description	by
A	2018-01-18	FOR DVP SUBMISSION	MTD

revision

client

PARKBRIDGE LIFESTYLE COMMUNITIES INC.

variances

FRONT YARD VARIANCE TO 1.5m SETBACK

project

SOLSTICE at Tower Ranch
A Parkbridge Community

sheet

ZONE RU5 VARIANCE (1.5m FYSB)

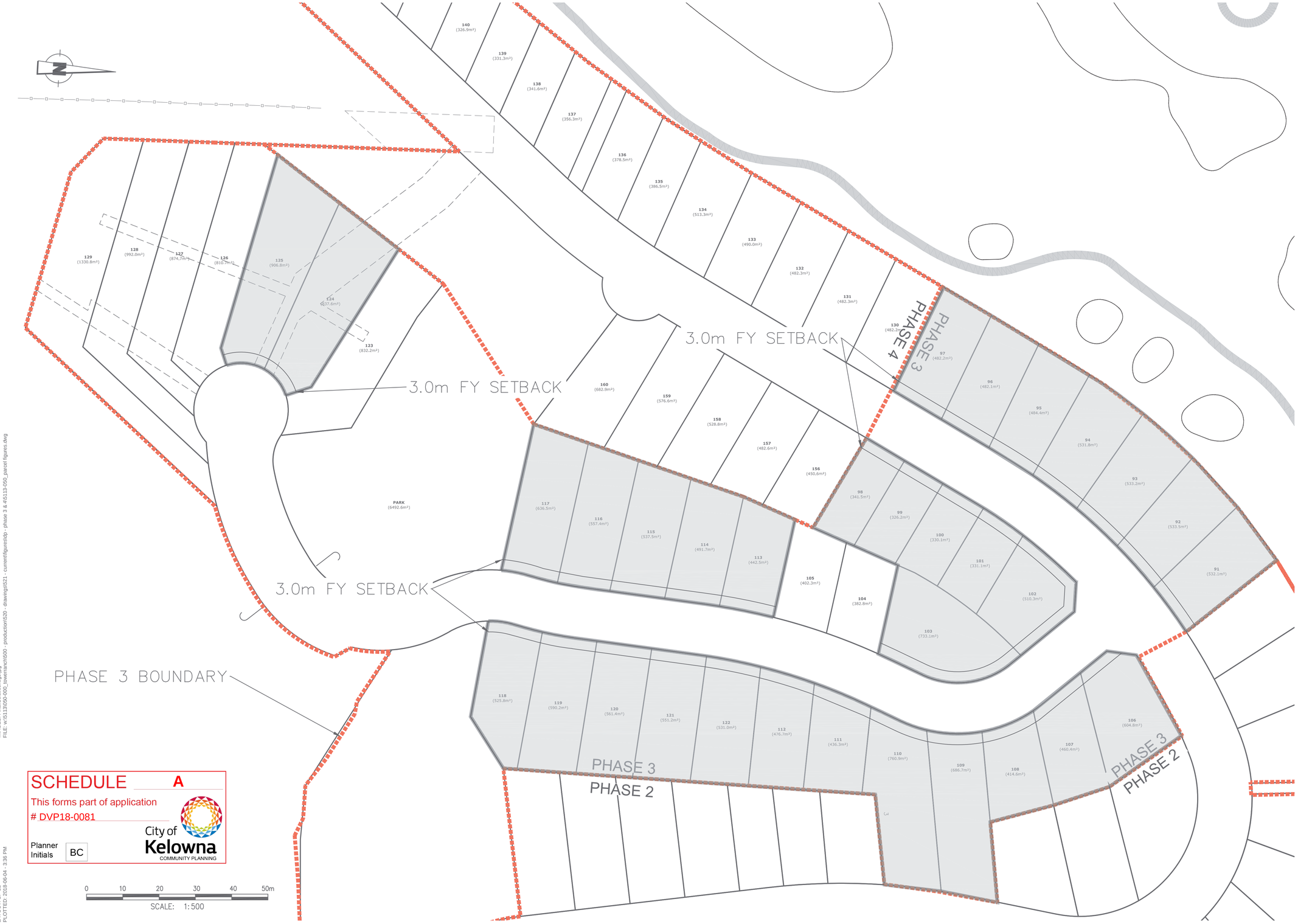
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checked by	DG
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sheet no. SP-1A

SCHEDULE A
This forms part of application
DVP18-0081
Planner Initials BC
City of Kelowna COMMUNITY PLANNING

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legend

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- S — SANITARY SEWER
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no	date	description	by
B	2018-04-30	FOR DVP SUBMISSION	SMC
A	2018-01-18	FOR DVP SUBMISSION	MTD

revision

client

PARKBRIDGE LIFESTYLE COMMUNITIES INC.

variances

FRONT YARD VARIANCE TO 3.0M SETBACK

project

SOLSTICE at Tower Ranch
A Parkbridge Community

sheet

ZONE RU5 VARIANCE (3.0m FYSB)

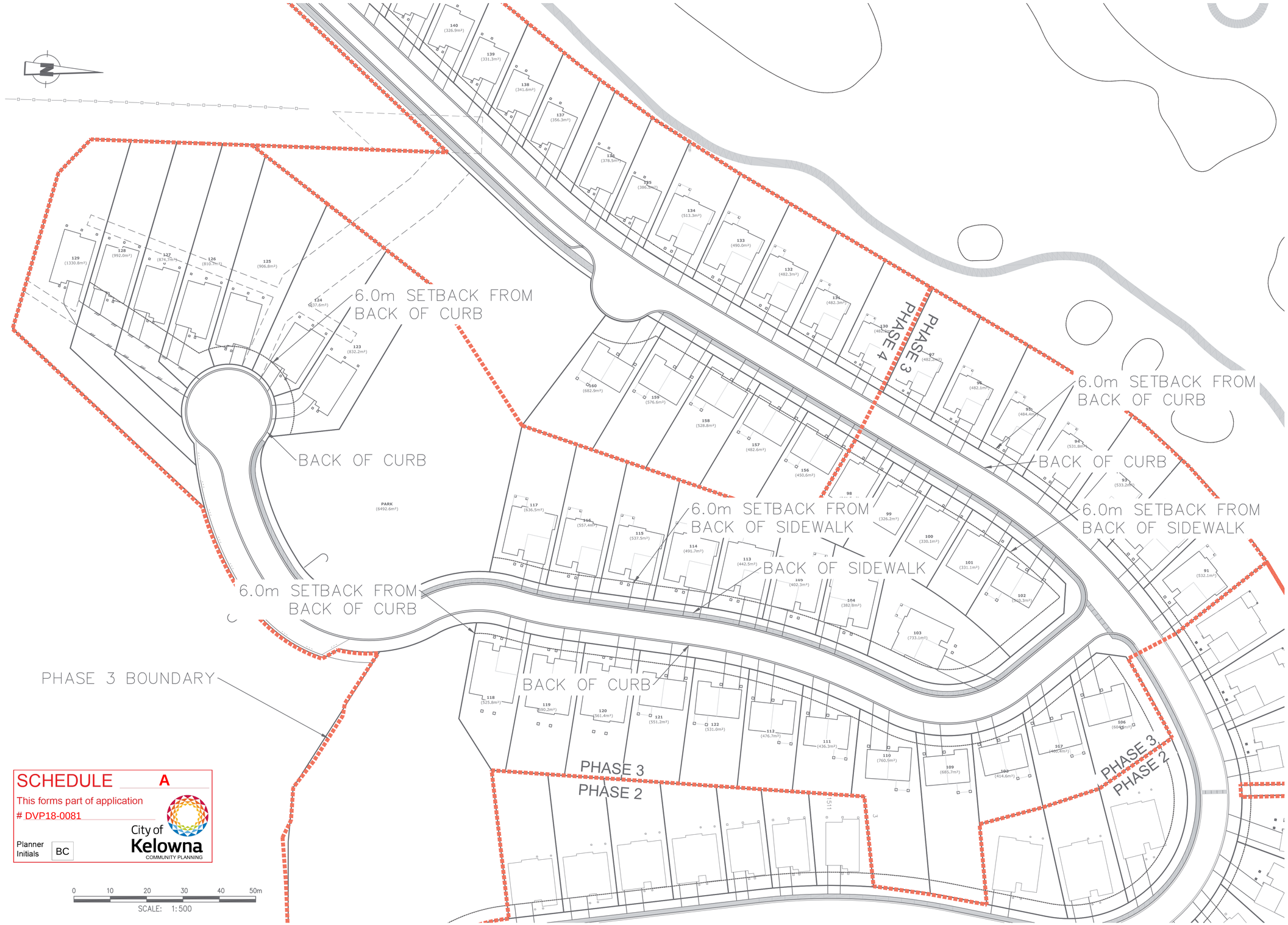
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sheet no. SP-1B

SCHEDULE A
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DVP18-0081
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City of Kelowna COMMUNITY PLANNING

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legend

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D	STORM SEWER		REDUCER
G	NATURAL GAS		LINE VALVE
E	ELECTRICAL POWER		
T	COMMUNICATIONS		MANHOLE
	PAVEMENT EDGE		
	GRAVEL EDGE	CB	CATCH BASIN
X X	FENCE	DW	DRYWELL
	CONTOUR		
	BOTTOM OF SLOPE		UTILITY POLE
	TOP OF SLOPE		POLE ANCHOR
		E	ELEC BOX
		T	TEL BOX
		C	CABLE BOX

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Planner Initials BC

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MMM GROUP
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no	date	description	by
A	2018-01-18	FOR DVP SUBMISSION	MTD

revision

client
PARKBRIDGE LIFESTYLE COMMUNITIES INC.

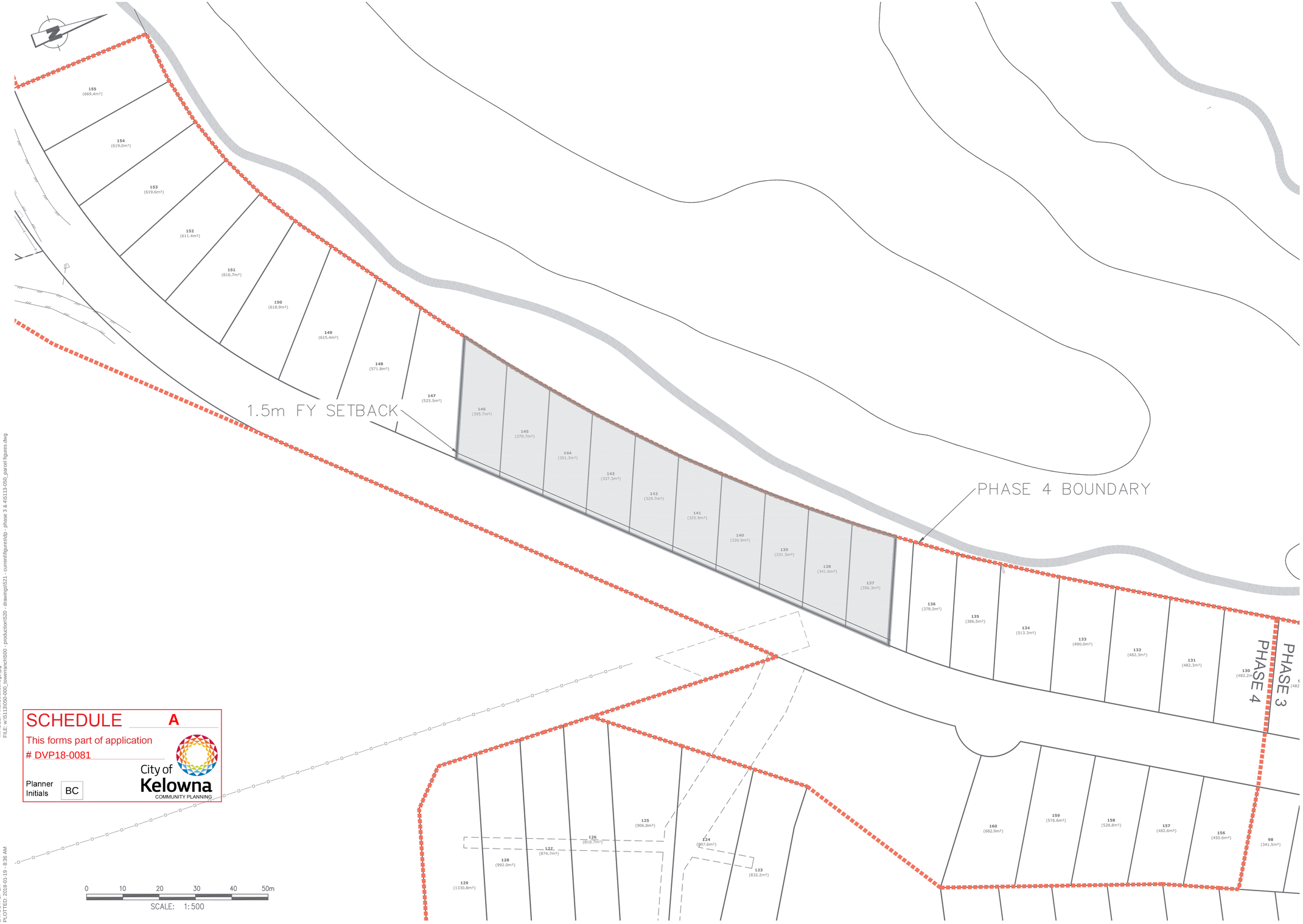
variances

project
SOLSTICE at Tower Ranch
A Parkbridge Community

sheet
DRIVEWAY SETBACKS

designed by	DG
drawn by	SC
checked by	DG
project no.	5113-050-000
scale	1:500

sheet no. SP-1C



SCHEDULE **A**

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DVP18-0081

City of Kelowna COMMUNITY PLANNING

Planner Initials BC

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legend

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PARKBRIDGE LIFESTYLE COMMUNITIES INC.

variances

FRONT YARD VARIANCE TO 1.5m SETBACK

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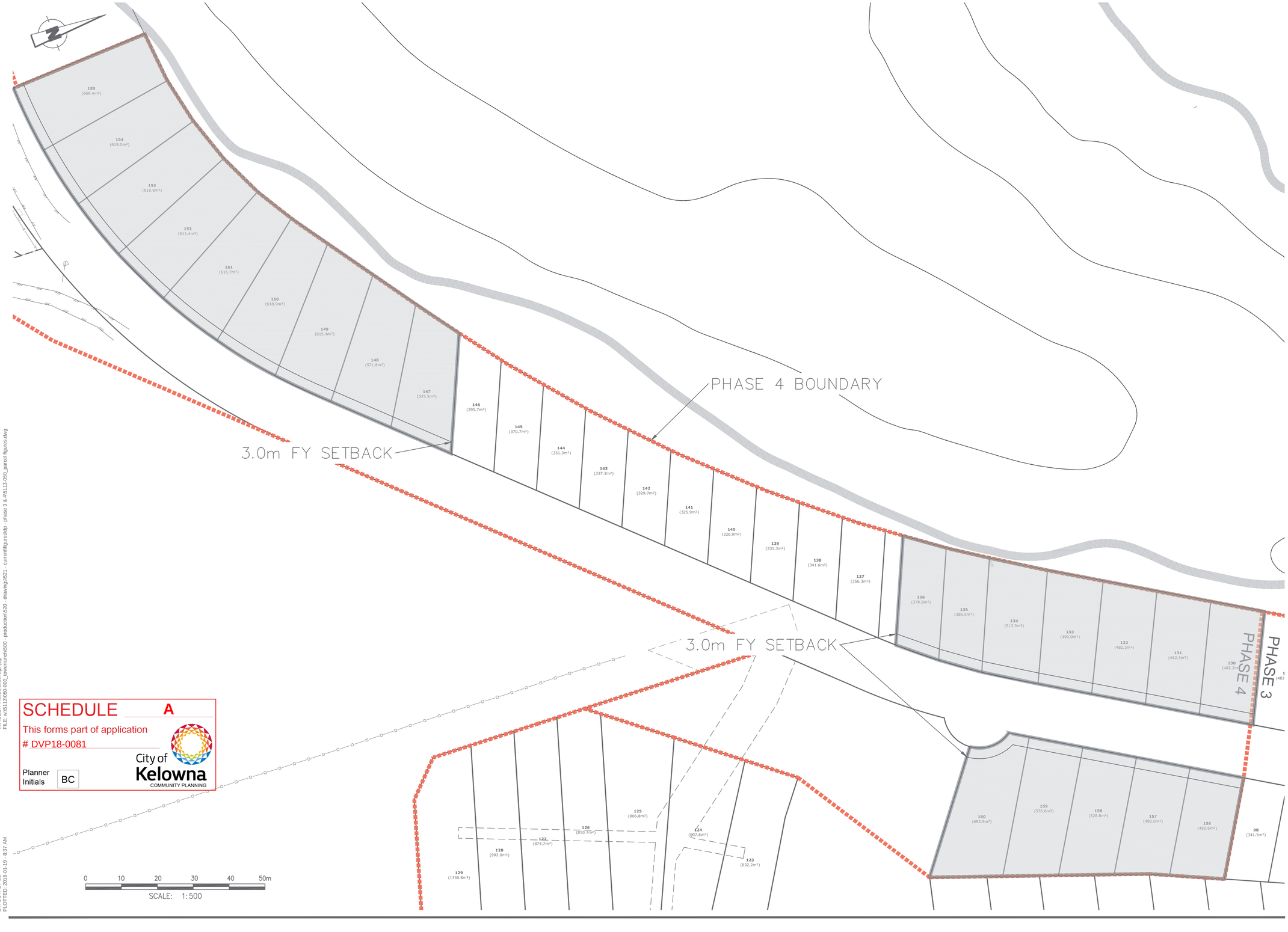
SOLSTICE at Tower Ranch
A Parkbridge Community

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ZONE RU5 VARIANCE (1.5m FYSB)

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variances

FRONT YARD VARIANCE TO 3.0m SETBACK

project

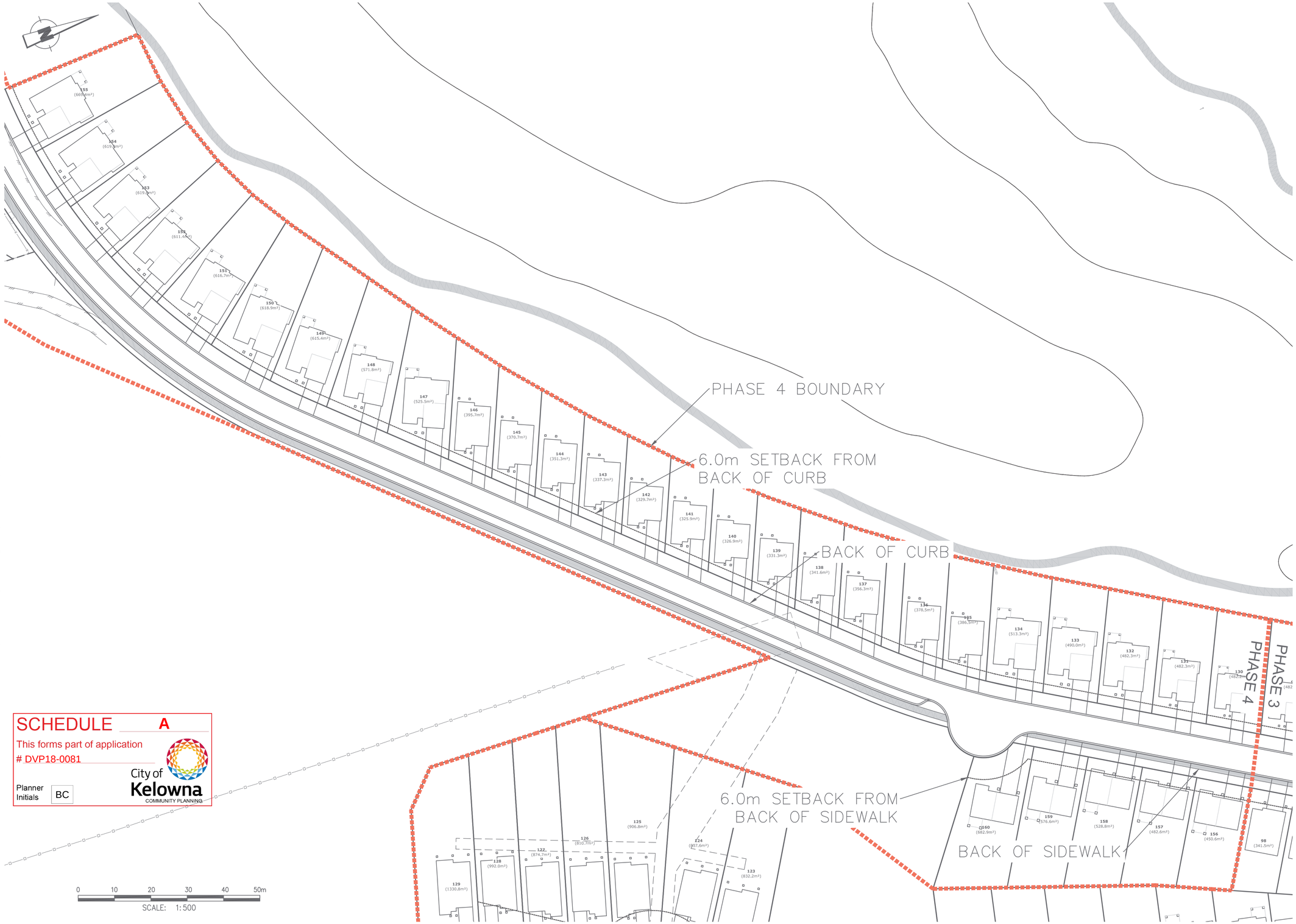
SOLSTICE at Tower Ranch
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sheet

ZONE RU5 VARIANCE (3.0m FYSB)

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project no.	5113-050-000
scale	1:500

sheet no. SP-2B



SCHEDULE **A**

This forms part of application

DVP18-0081

City of Kelowna COMMUNITY PLANNING

Planner Initials BC

0 10 20 30 40 50m

SCALE: 1:500

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IMAGES: Final Solstice logo.jpg
FILE: w:\5113\050-5000_pwerman\5000 - production\520 - drawings\5521 - current\figure\dp - phase 3 & 4\5113-050_parcel figures.dwg

USER: danyluk
CTB: _mmm-fullblack.ctb
LAYOUT: SP-2C
PLOTTED: 2018-01-19 - 8:37 AM

legend

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER		HYDRANT
D	STORM SEWER		REDUCER
G	NATURAL GAS		LINE VALVE
E	ELECTRICAL POWER		
T	COMMUNICATIONS		MANHOLE
	PAVEMENT EDGE		
	GRAVEL EDGE	CB	CATCH BASIN
X	FENCE	DW	DRYWELL
	CONTOUR		
	BOTTOM OF SLOPE		UTILITY POLE
	TOP OF SLOPE		POLE ANCHOR
		E	ELEC BOX
		T	TEL BOX
		C	CABLE BOX

MMM GROUP
540 Leon Avenue, Kelowna, BC V1Y 6J6
t. 250.869.1334, f. 250.862.4849, www.mmm.ca

no	date	description	by
A	2018-01-18	FOR DVP SUBMISSION	MTD

revision

client

PARKBRIDGE LIFESTYLE COMMUNITIES INC.

variances

project

SOLSTICE at Tower Ranch
A Parkbridge Community

sheet

DRIVEWAY SETBACKS

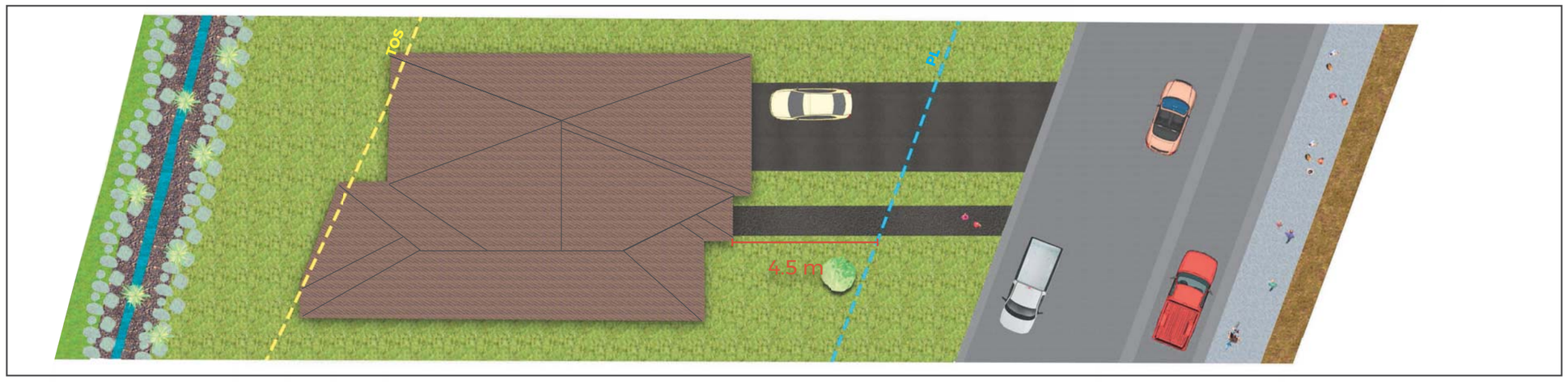
designed by	DG
drawn by	SC
checked by	DG
project no.	5113-050-000
scale	1:500

sheet no. SP-2C

Bylaw 8000 Required Front Yard Setback (4.5 m)



Section View



Plan View

SCHEDULE B

This forms part of application

DVP18-0081

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COMMUNITY PLANNING

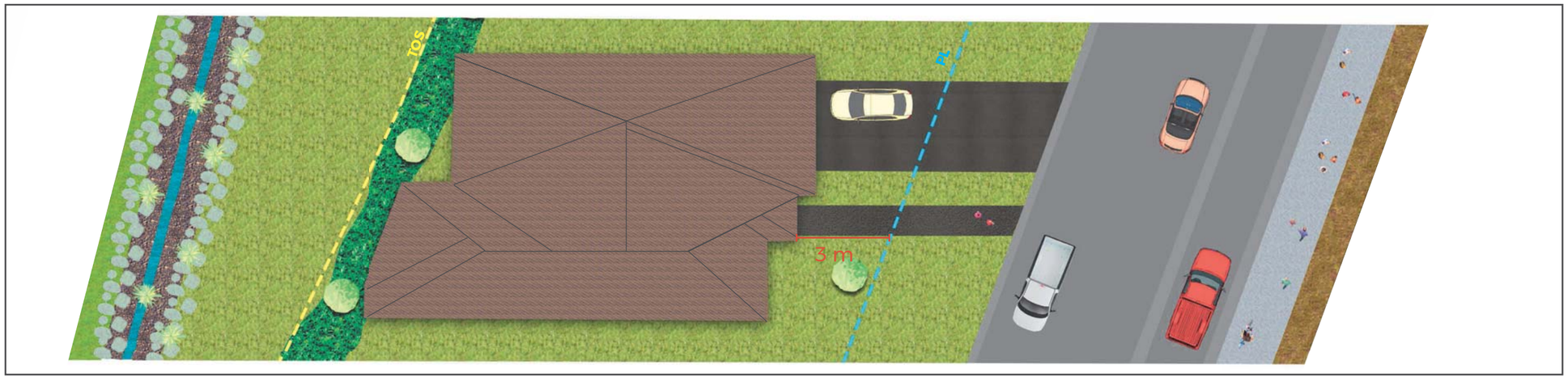
wsp
540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

Proposed 3.0 m Front Yard Setback



- **A** CUT/FILL MINIMIZED
- **B** HILLSIDE SCARRING MINIMIZED
- **C** COMPLETE STREETSCAPE
- **D** SEPARATED PEDESTRIAN ZONE
- **E** SOCIAL CONNECTEDNESS
- **F** SOFTENED VEHICLE CARRIAGEWAY

Section View



Plan View

SCHEDULE **B**

This forms part of application

DVP18-0081

Planner Initials BC

City of Kelowna
COMMUNITY PLANNING

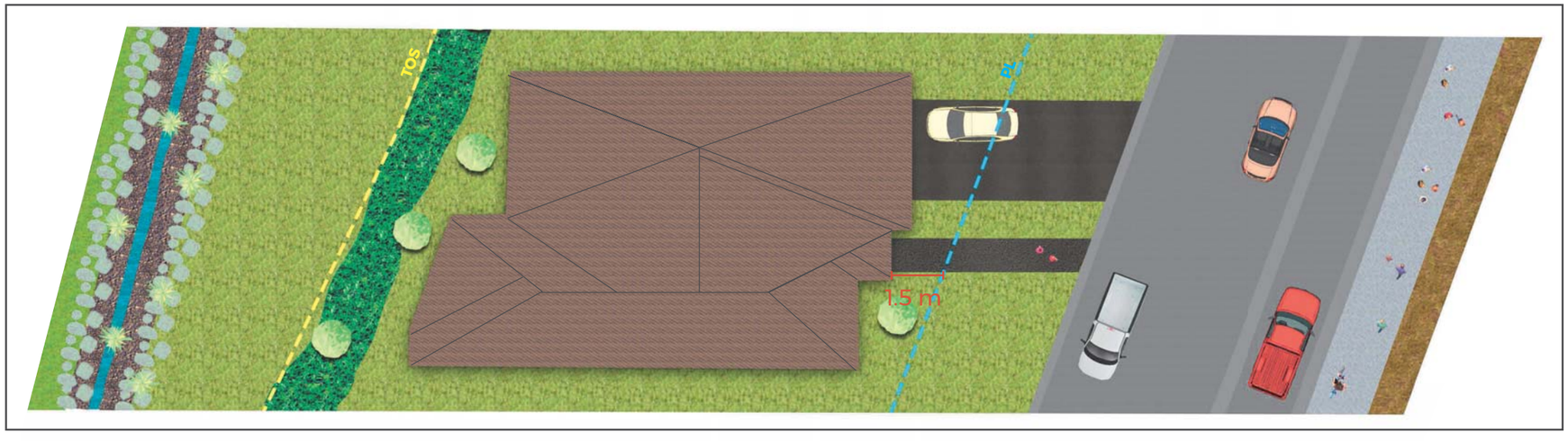
wsp
540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

Proposed 1.5 m Front Yard Setback



Section View

- **A** CUT/FILL MINIMIZED
- **B** HILLSIDE SCARRING MINIMIZED
- **C** COMPLETE STREETSCAPE
- **D** SEPARATED PEDESTRIAN ZONE
- **E** SOCIAL CONNECTEDNESS
- **F** SOFTENED VEHICLE CARRIAGEWAY



Plan View

SCHEDULE **B**

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