

SCHEDULE 'A' Proposed I4 Text Amendment
TA18-0010

SCHEDULE A

This forms part of application
TA18-0010

Planner Initials: **LK**



City of
Kelowna
COMMUNITY PLANNING

Section	Existing Text	Proposed Text	Rationale
<p>Section 15.4.2 Principal Uses</p>	<p>Principal Uses</p> <p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> (a) analytical testing (b) animal clinics, major (c) auctioneering establishments (d) automotive and equipment repair shops (e) automotive and minor recreation vehicle sales/rentals (f) breweries and distilleries, major (g) breweries and distilleries, minor (h) broadcasting studios (i) bulk fuel depots (j) cannabis production facilities (k) child care centre, major (l) commercial storage (m) concrete and asphalt plants (n) contractor services, limited (o) contractor services, general (p) custom indoor manufacturing (q) equipment rentals (r) fleet services (s) food primary establishment (t) gas bars (u) general industrial uses (v) industrial high technology research and product design (w) liquor primary establishment, minor (x) mobile catering food services (y) non- accessory parking 	<p>Principal Uses</p> <p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> (a) analytical testing (b) animal clinics, major (c) auctioneering establishments (d) automotive and equipment repair shops (e) automotive and minor recreation vehicle sales/rentals (f) breweries and distilleries, major (g) breweries and distilleries, minor (h) broadcasting studios (i) bulk fuel depots (j) cannabis production facilities (k) child care centre, major (l) commercial storage (m) concrete and asphalt plants (n) contractor services, limited (o) contractor services, general (p) custom indoor manufacturing (q) equipment rentals (r) fleet services (s) food primary establishment (t) gas bars (u) general industrial uses (v) industrial high technology research and product design (w) liquor primary establishment, minor (x) mobile catering food services (y) multiple dwelling housing * 	<p>The subject property is zoned I4 which is the appropriate zone for this parcel. Community Planning has received a development variance permit application for the first phase on a multi-phased industrial development site. <i>Multiple Dwelling Housing</i> is not a listed use in the I4 zone but staff feels that this site could be a pilot project test site for introducing residential with industrial uses.</p> <p>Building Code concerns have been addressed as an Alternative Solution has been received and accepted by the Development Services Director.</p> <p>Staff does not want to see <i>Multiple Dwelling Housing</i> added to the entire I4 zone as multiple dwelling housing may not be appropriate on other parcels zoned I4 in the city.</p>

	<p>(z) participant recreation services, indoor (aa) pawnshop (bb) private clubs (cc) rapid drive-through vehicle services (dd) recycled materials drop-off centres (ee) service stations, major (ff) service stations, minor (gg) temporary parking lot (hh) temporary shelter services (ii) utility services, minor impact (jj) warehouse sales</p>	<p>(z) non- accessory parking (aa) participant recreation services, indoor (bb) pawnshop (cc) private clubs (dd) rapid drive-through vehicle services (ee) recycled materials drop-off centres (ff) service stations, major (gg) service stations, minor (hh) temporary parking lot (ii) temporary shelter services (jj) utility services, minor impact (kk) warehouse sales</p> <p>* Applicable only to Lot A Section 30 Township 26 ODYD Plan 18927 (907 Ethel Street).</p>	
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CITY OF KELOWNA

MEMORANDUM

Date: October 30, 2018
File No.: DVP18-0213
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 907 Ethel Street

SCHEDULE B

This forms part of application
TA18-0010

Planner Initials

City of Kelowna
COMMUNITY PLANNING



The Development Engineering comments and requirements regarding this DVP application are as follows:

The request for a variance to vary the maximum building height from 18.0m allowed to 20.1m proposed and a text amendment to add Multiple Dwelling Housing to the I4 zone - applicable only to Lot A, Section 30, Township 26, ODYD Plan 18927 (907 Ethel Street) does not compromise any municipal services.

However, at building permit, the city will be asking for the following:

- Full frontage improvements on both Crowley Ave and Ethel Street.
 - o Curb/Gutter
 - o Sidewalk
 - o Landscaped BLVD c/w irrigation and trees
 - o Road construction
 - o Storm drainage
 - o Street lights
 - o Proposed driveway access
 - o Paint markings
- Decommission of existing services
- Installation of proposed utilities
- Decommissioning of existing driveways
- Service agreement
- Detailed design drawings
- Bonding

James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date: October 30, 2018
File No.: TA18-0010
To: Community Planning (LK)
From: Development Engineer Manager (JK)
Subject: 907 Ethel Street

SCHEDULE	B
This forms part of application # TA18-0010	
Planner Initials	<input type="text" value="LK"/>
 City of Kelowna COMMUNITY PLANNING	

The Development Engineering comments and requirements regarding this Text Amendment application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are listed in the Development Variance Report under file DVP18-0213 and will become a requirement at Building Permit.



James Kay, P. Eng.
Development Engineering Manager

JA



SCHEDULE C

This forms part of application

TA18-0010

Planner
Initials

LK



December 27, 2018

Victoria File: 26250-20/22002

SITE: 22002

VIA EMAIL ONLY: mfjacobs@eac.bc.ca and cdavis@kelowna.ca

Emil Anderson Construction
907 Ethel Street
Kelowna, BC V1Y 2W1
Attention: Michael Jacobs

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: Corey Davis

Dear Michael Jacobs and Corey Davis:

Re: Release Request – Development and Variance Applications
907 Ethel Street, Kelowna
PID: 008-183-911

This letter is to acknowledge receipt of the above-referenced release request. According to our records, there is an outstanding requirement for a preliminary site investigation for the subject site as outlined in our site profile decision letter dated October 29, 2018.

Based on the information provided by the applicant, please accept this letter as notice pursuant to the *Local Government Act* (section 557(2)(b)) that the City of Kelowna may approve the development and variance permit applications under this section because the Director does not require site investigation prior to approval of these applications. This decision is for the limited purpose of the current development and variance applications.

Please note that the requirement for a site investigation is not extinguished by this release and this outstanding requirement will suspend the approval of future applications for the site identified in section 40 of the *Environmental Management Act* (the Act) until:

- the proponent has applied for, and obtained one of the following contaminated sites legal instruments, as applicable: a Determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a Certificate of Compliance confirming the satisfactory remediation of the site. A copy of the legal instrument must be provided to the approving authority; or

- the approving authority has received notice from the ministry that it may approve a specific application because a) in the opinion of the Director, the site would not present a significant threat or risk if the specified application were approved; b) the Director has received and accepted a Notification of Independent Remediation with respect to the site; or c) the Director has indicated that a site investigation is not required prior to the approval of the specified application.

Investigation of all environmental media must be conducted until the full extent of any contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "[Site Profile Freeze and Release Provisions](#)" and Administrative Guidance 6, "[Site Profile Decisions and Requesting Release Where Local Government Approvals are Required](#)" available on the Site Remediation Section Website at <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation>.

Please be advised of the following:

- The absence of a requirement to undertake a site investigation does not necessarily mean that the site is not a contaminated site. It is recommended that the proponent retain a qualified environmental consultant to identify and characterize any soil and/or groundwater of suspect environmental quality encountered during any subsurface work at the subject site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 115 and 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

Please contact the undersigned at 604-582-5246 if you have any questions about this letter.

Yours truly,



Kelli Larsen
for Director, *Environmental Management Act*

PROPOSED PHASING:

- 1: BUILD BUILDING A
RELOCATE OFFICE IN EXISTING BUILDING D TO NEW BUILDING A
REDUCE EQUIPMENT YARD
- 2: BUILD BUILDING B
REDUCE EQUIPMENT YARD FURTHER
- 3: BUILD BUILDING C
RELOCATE REMAINING EQUIPMENT

ATTACHMENT A

This forms part of application

TA18-0010

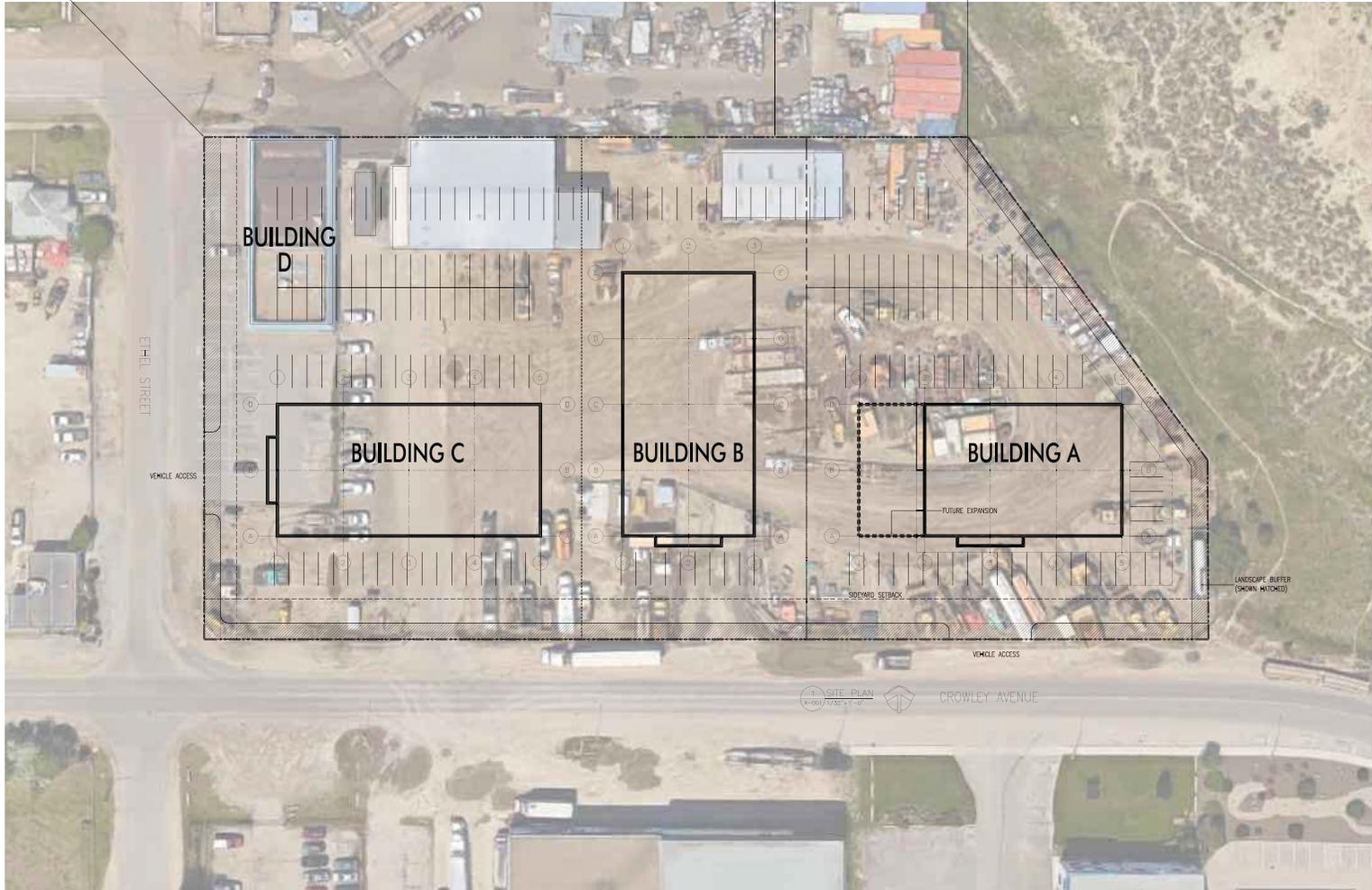
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Initials **LK**



City of
Kelowna
COMMUNITY PLANNING

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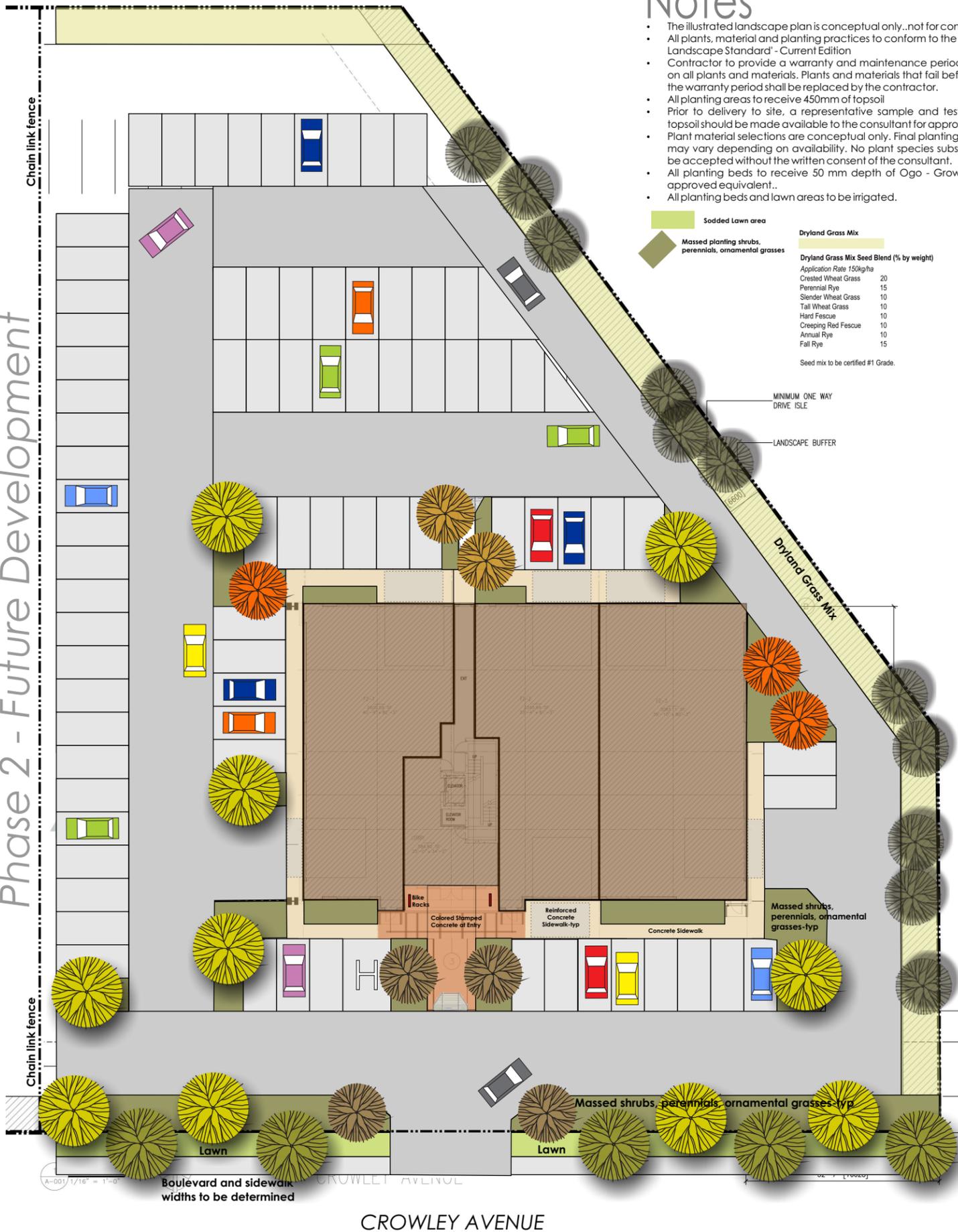


Revision No., Date and Description
04.10.18 FOR CITY DISCUSSION

Plot Date 10-Apr-18	Drawing No. A-002
PROJECT EA - 907 ETHEL ST.	
DRAWING TITLE SITE/PHASING PLAN	

FOR DISCUSSION ONLY

Phase 2 - Future Development



Notes

- The illustrated landscape plan is conceptual only..not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard' - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 450mm of topsoil
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow mulch or approved equivalent..
- All planting beds and lawn areas to be irrigated.

Sodded Lawn area	Dryland Grass Mix
Massed planting shrubs, perennials, ornamental grasses	Dryland Grass Mix Seed Blend (% by weight)
	Application Rate 150kg/ha
	Crested Wheat Grass 20
	Perennial Rye 15
	Slender Wheat Grass 10
	Tall Wheat Grass 10
	Hard Fescue 10
	Creeping Red Fescue 10
	Annual Rye 10
	Fall Rye 15
	Seed mix to be certified #1 Grade.

ATTACHMENT A

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COMMUNITY PLANNING



CROWLEY AVENUE MULTI-USE DEVELOPMENT

Conceptual Landscape Plan

0 5 10 15 METERS

CTO ENGINEERING PLANNING URBAN DESIGN

