

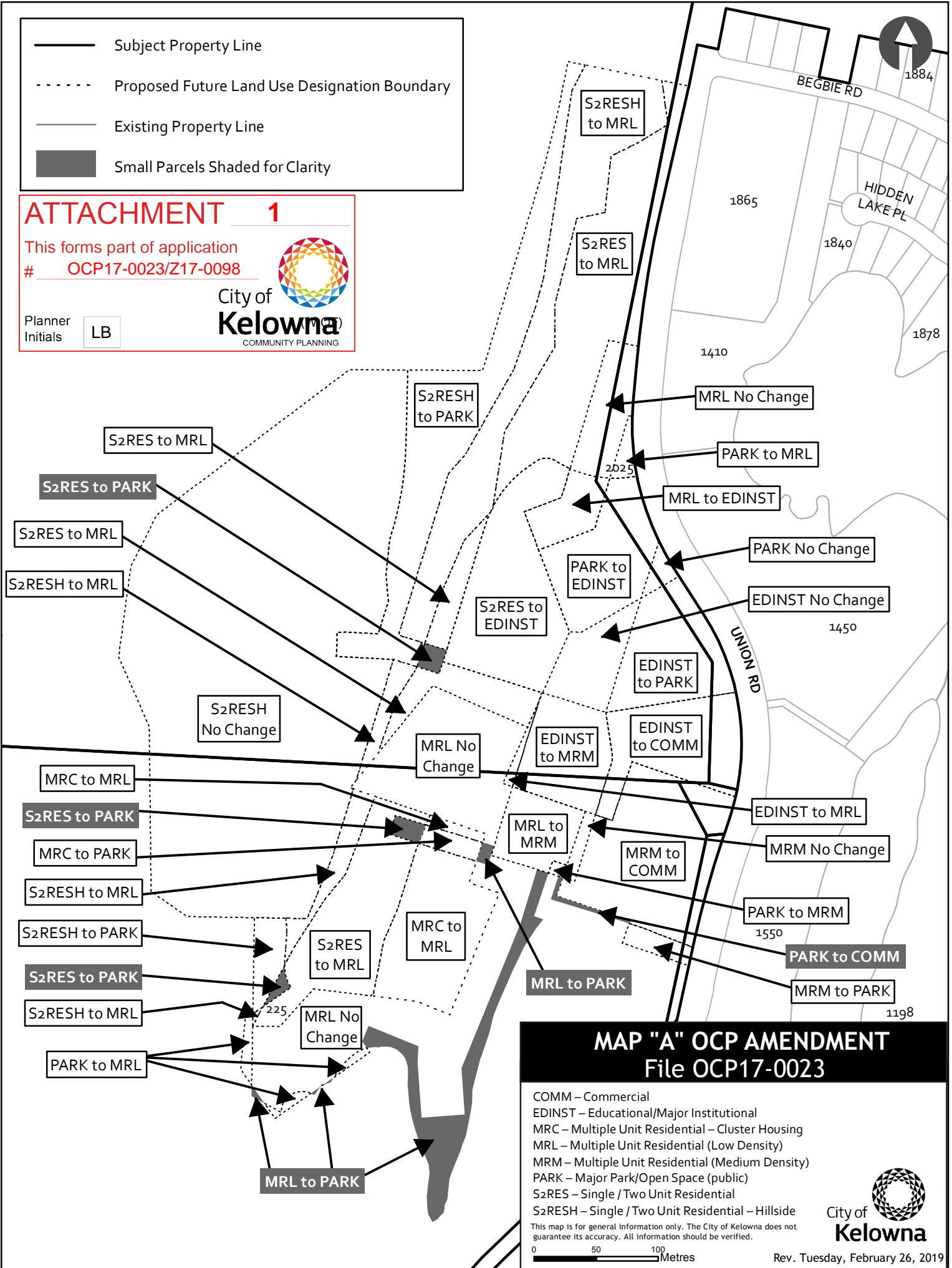
— Subject Property Line
 - - - - Proposed Future Land Use Designation Boundary
 — Existing Property Line
 ■ Small Parcels Shaded for Clarity

ATTACHMENT 1

This forms part of application
 # OCP17-0023/Z17-0098

Planner Initials **LB**

City of Kelowna
 COMMUNITY PLANNING



MAP "A" OCP AMENDMENT
File OCP17-0023

COMM – Commercial
 EDINST – Educational/Major Institutional
 MRC – Multiple Unit Residential – Cluster Housing
 MRL – Multiple Unit Residential (Low Density)
 MRM – Multiple Unit Residential (Medium Density)
 PARK – Major Park/Open Space (public)
 S2RES – Single / Two Unit Residential
 S2RESH – Single / Two Unit Residential – Hillside

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

0 50 100 Metres

City of Kelowna

Rev. Tuesday, February 26, 2019

ATTACHMENT 2

This forms part of application # **OCP17-0023/Z17-0098**

Planner Initials **LB**

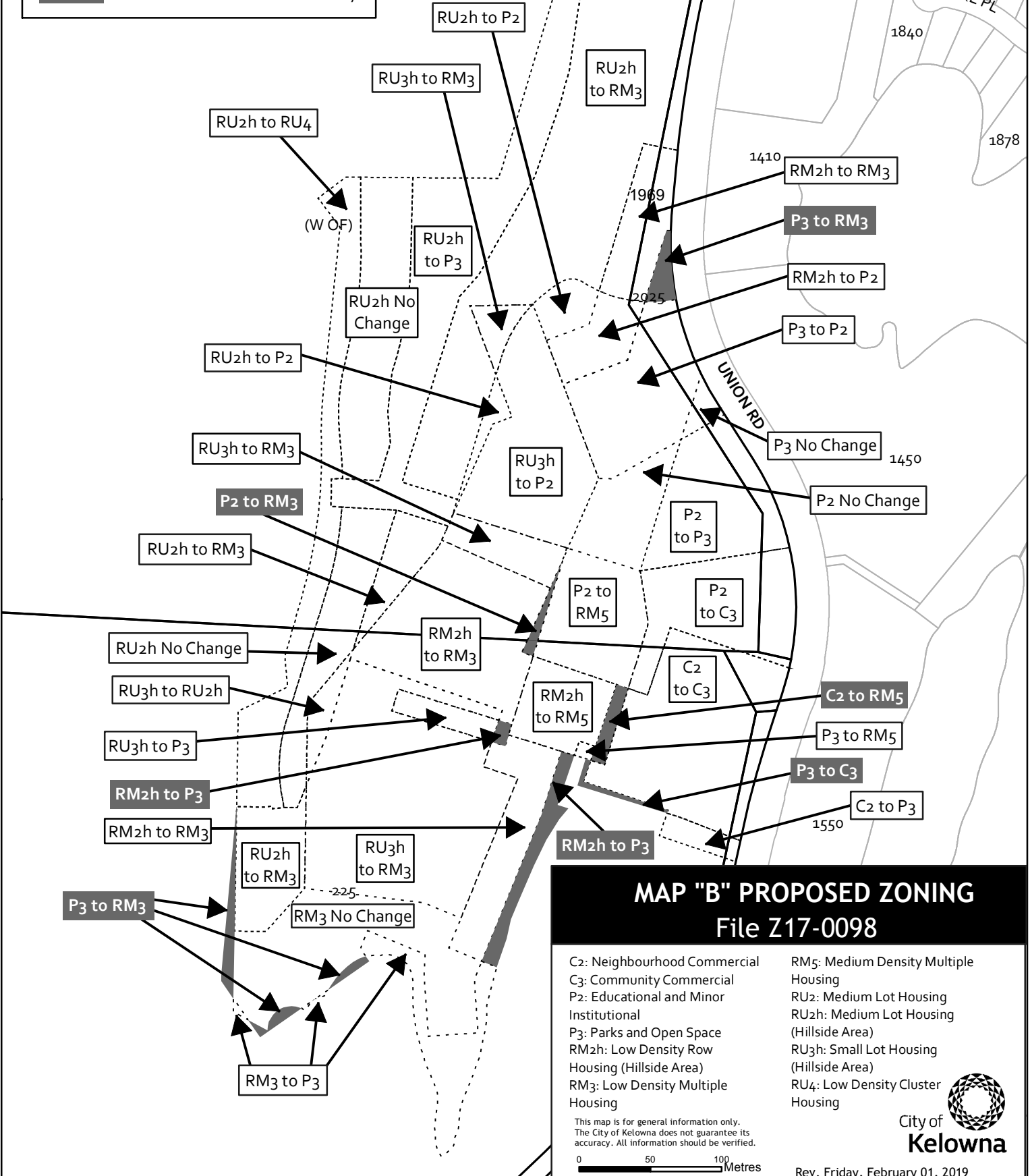
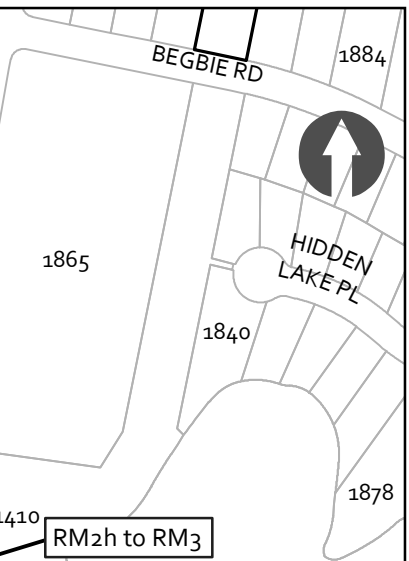
City of Kelowna
COMMUNITY PLANNING

— Subject Property Line

- - - Proposed Rezoning Boundary

— Existing Property Line

■ Small Parcels Shaded for Clarity



MAP "B" PROPOSED ZONING
File Z17-0098

- | | |
|---|--|
| C2: Neighbourhood Commercial | RM5: Medium Density Multiple Housing |
| C3: Community Commercial | RU2: Medium Lot Housing (Hillside Area) |
| P2: Educational and Minor Institutional | RU2h: Medium Lot Housing (Hillside Area) |
| P3: Parks and Open Space | RU3h: Small Lot Housing (Hillside Area) |
| RM2h: Low Density Row Housing (Hillside Area) | RU4: Low Density Cluster Housing |
| RM3: Low Density Multiple Housing | |

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0 50 100 Metres





CITY OF KELOWNA

MEMORANDUM

Date: April 25, 2018
File No.: Z17-0098 Revised
To: Community Planning (LB)
From: Development Engineering Manager (JK)
Subject: Rezone and OCP Application to facilitate an updated Wilden Village Neighbourhood Plan

LOCATION: 2025 Begbie Rd, 225 Clifton Rd	ZONE Residential Hillside
APPLICANT: Glenwest Properties (Blenk)	
LEGAL: Lot A PL 69724	

WORKS AND SERVICES REQUIREMENTS

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Ryan O'Sullivan

The following Works & Services are required for this Rezoning application to adjust the location and boundaries of existing zoning and proposed new zoning to facilitate an updated Wilden Village Neighborhood Plan. The proposed zones are: RU4, RU2h, RM3, RM5, C3, P2 and P3.

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) The Glenmore Highlands Phase One Concept Report (November 2001 Final Edition) prepare by Ekistics Town Planning Inc. outlines the servicing strategy proposed for this phase of development. Additional comments on the servicing strategies are noted below.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report and hydro-geotechnical report (3 copies), 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 subdivision.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

.3) Water

- a) The property is to be serviced by City of Kelowna
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- c) Confirmation is required from City of Kelowna that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- d) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections and inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost.
- b) Confirmation is required from City of Kelowna that the sanitary system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- c) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and water treatment before entering any storm water pond or wet land
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- d) Any Stormwater discharged to Stormwater ponds or wet lands must be approved by City of Kelowna, Suburban and Rural Planning Department.

.6) Roads

- a) Road standards are based on Hillside standards and in accordance with the Rezoning report (Western Ridge) for RU4 and RU2H road cross section to be SS-H7. This road will be a future connection to Upper Ridge road.
- b) All roads with Multi-Use Pathway will not require Bike Lanes with exception of Union Road.
- c) South Terrace and North Terrace:(Village Local Street, the developer has shown the use of the hillside standard SS-H11 please use SS-H12,
- d) "Village Collector Streets With MUP: The developer has shown the use of the hillside Modified SS-H4,
- e) Village Local Streets and Condition A: The developer has shown the use of the hillside Modified SS-H11 please use SS-H12,
- f) Union Road: According to the Glenmore Highlands Phase One Rezoning report Union road is to be constructed to SS-H1 modified and continued on with Village Centre to Begbie Road with minimum 3.0m MUP and 1.5m bike lanes.
- g) Village Centre 90-degree or angle parking will not be permitted. Parallel only.
- h) BEGBIE ROAD (offsite): The Begbie Road connection from the Highlands property line to Glenmore Road will need to be acquired and constructed to a rural modified Class I Collector standard (15m existing right of way; 7.2m road, 1.5m bike lanes, curb gutter and sidewalk) by the applicant. Once 5m of ALR lands can be removed as road right of way along Begbie road, Begbie can be completed to SS-R5 Urban standard. This road is not a City DCC project and therefore not subject to DCC credits. Begbie Road is a requirement of this Zoning File Service Agreement will need to be in place.
- i) INTERSECTION OF GLENMORE AND BEGBIE: At the intersection of Glenmore Road and Begbie Road, a separate northbound left-turn bay is required on Glenmore Road and right turn off Glenmore road to Begbie road, built to City/TAC standards for the proposed posted speed limit of 60 km/h. This will be at the applicant's cost. Signalization of this intersection will be cost shared with the City of Kelowna. City of Kelowna's cost share for signals will be in the 2019 budget. If construction proceeds with no signal, left out unto Glenmore will be restricted until signals are constructed and operational.
- j) All Lanes to be constructed to SS-H15 or SS-R2 with 6.0m clear asphalt roadway with no parking.
- k) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- l) Provide a Street Sign, Markings and Traffic Control Devices Drawing.

- m) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- n) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.
- o) All terminal ending roads that will not be extended in the future can be no more than 200m and must end with a cul-de-sac (Schedule 4 section 4.4 By-Law 7900) and emergency access will be required.
- p) All terminal ending roads that will be extended in the future can be no more than 400m and must end with a cul-de-sac (Schedule 4 section 4.4 By-Law 7900) and emergency access will be required.
- q) MoT Section 440H Solid Rock Cut Section please use detail for any and all rock cuts on Road Right of Way or pathway sections.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground.
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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.

.8) 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) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) 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).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction"

by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

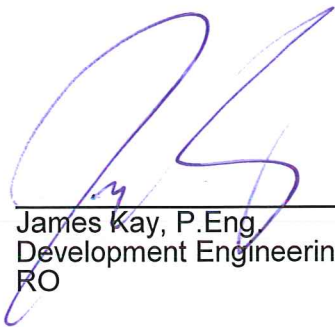
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The 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.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis BC, 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.

.11) Charges and Fees








- a) Development Cost Charges (DCC's) are payable at Subdivision or Building Permit.
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) 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 (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng
Development Engineering Manager
RO

LAND USE PLAN

LEGEND DECEMBER 2018

	Wilden Village Neighbourhood Boundary
	24% Single/Two Unit Residential - Hillside (S2RESH) 7.21 ha 17.82 ac
	29% Multiple Unit Residential (Low Density) (MRL) 9.00 ha 22.24 ac
	3% Multiple Unit Residential (Medium Density) (MRM) 0.94 ha 2.32 ac
	7% Commercial (COMM) 2.21 ha 5.46 ac
	29% Major Parks and Open Space (PARK) 8.77 ha 21.67 ac
	8% Educational/Institutional (EDINST) 2.44 ha 6.03 ac
100%	30.57 ha 75.54 ac



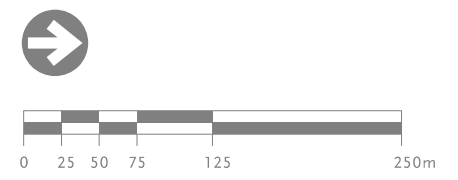
ATTACHMENT 4

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Planner Initials **LB**



City of Kelowna
COMMUNITY PLANNING

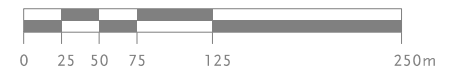
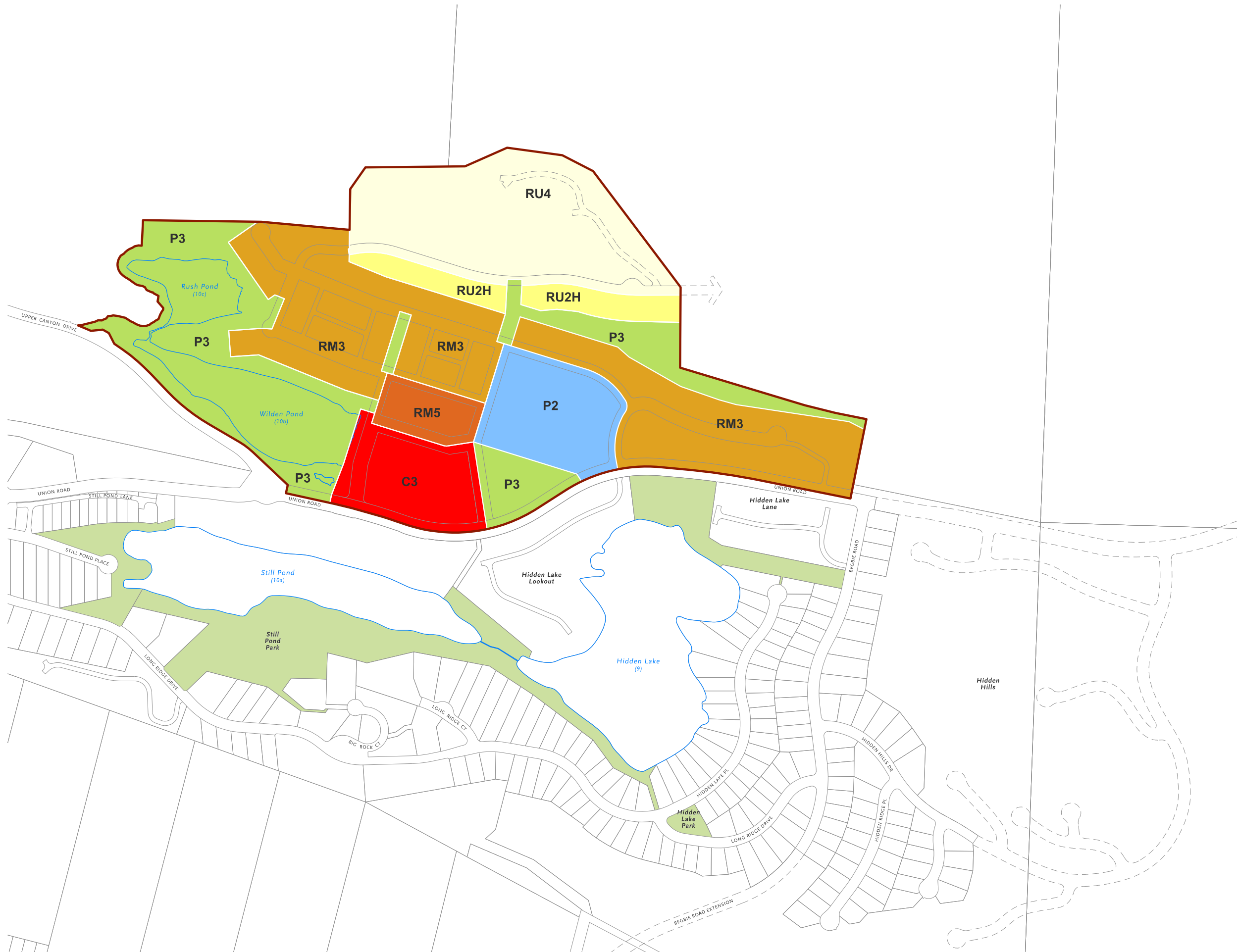


ZONING PLAN

LEGEND DECEMBER 2018

Wilden Village Neighbourhood Boundary

19%	Low Density Cluster Housing RU4	5.85 ha 14.46 ac
4%	Medium Lot Housing (Hillside Area) RU2H	1.37 ha 3.39 ac
30%	Low Density Multiple Housing RM3	9.21 ha 22.76 ac
4%	Medium Density Multiple Housing RM5	0.94 ha 2.32 ac
7%	Community Commercial C3	2.21 ha 5.46 ac
8%	Educational and Minor Institutional P2	2.44 ha 6.03 ac
28%	Parks and Open Space P3	8.55 ha 21.12 ac
100%		30.57 ha 75.54 ac



ILLUSTRATIVE PLAN

LEGEND MARCH 2018

 Wilden Village Neighbourhood Boundary

Note: For illustration purposes only. Final design to be determined through Development Permit.

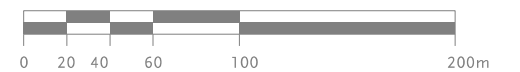
ATTACHMENT 5

This forms part of application # OCP17-0023/Z17-0098



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Planner Initials **LB**

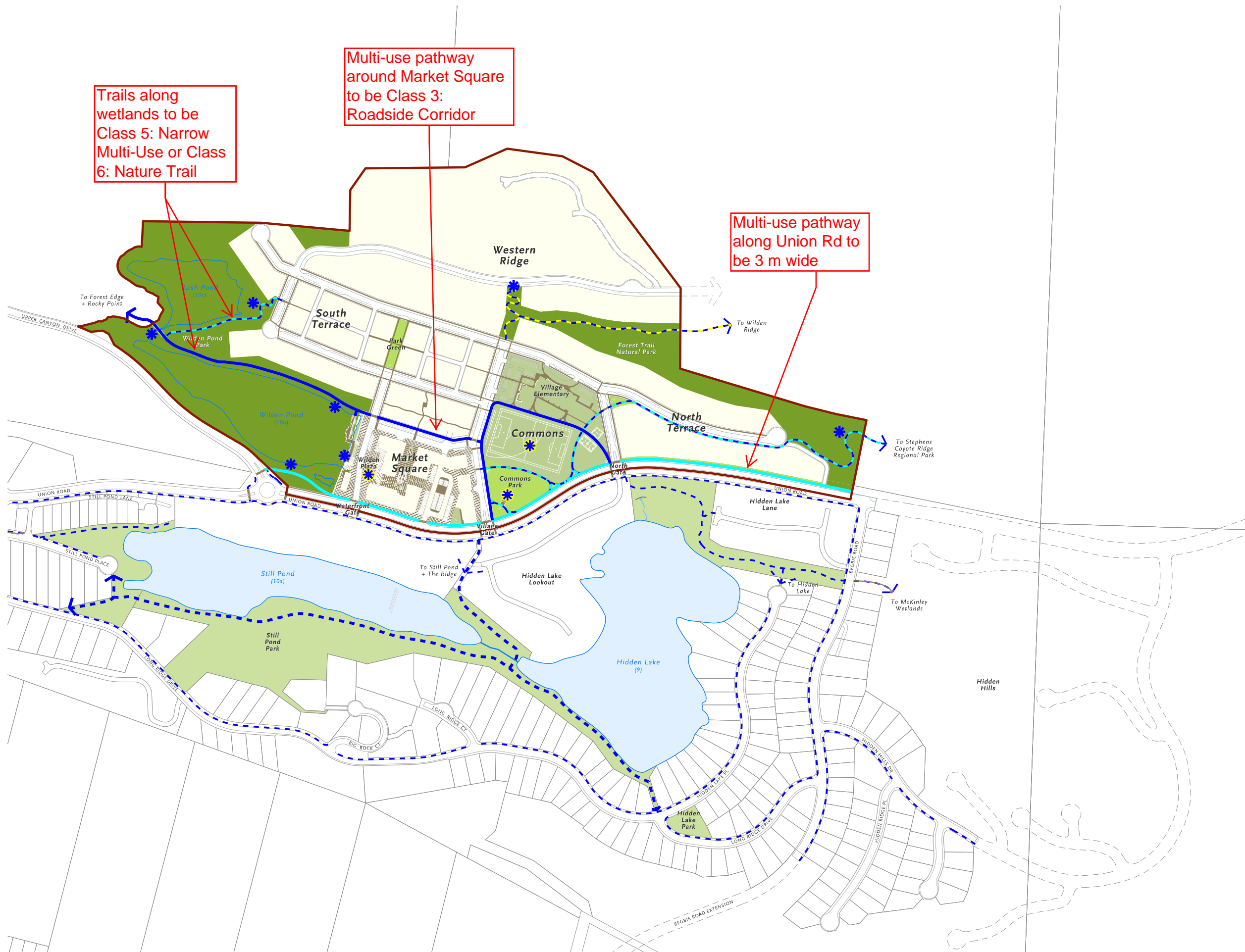


PARK & PATHWAY
PLAN

LEGEND MARCH 2018

-  Wilden Village Neighbourhood Boundary
-  Development Areas
-  School + Publicly Accessible Open Space
-  Community Park
-  Natural Area Park

-  Plaza
-  Sidewalk
-  Class 2 - Major Multi-Use Pathway | 4.0m
-  Class 2 - Major Multi-Use Pathway | 3.0m
-  Class 4 - Standard Multi-Use Pathway | 2.5m
-  Class 6 - Nature Trail | 1.2m
-  Existing Pathway
-  Public Gathering Space
-  Vantage Point



Trails along wetlands to be Class 5: Narrow Multi-Use or Class 6: Nature Trail

Multi-use pathway around Market Square to be Class 3: Roadside Corridor

Multi-use pathway along Union Rd to be 3 m wide

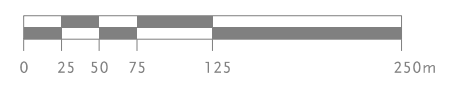
ATTACHMENT 6

This forms part of application # **OC17-0023/Z17-0098**

Planner Initials **LB**



City of **Kelowna**
COMMUNITY PLANNING



CONSULTATION SUMMARY

ATTACHMENT **7**

This forms part of application
OCP17-0023/Z17-0098



Planner
Initials **LB**

City of
Kelowna
COMMUNITY PLANNING

The Wilden Village Neighbourhood Update Application was prepared by EKISTICS Town Planning and Wilden Group. In line with the City of Kelowna's **Policy 367: Public Notification & Consultation for Development Applications**, a Public Consultation Plan was prepared to provide and increase meaningful engagement of local residents in the development of Wilden Village Neighbourhood. Policy 367 required the following Public Consultation Initiatives:

Neighbour Consultation

Following Policy 367's Public Notification + Consultation Procedures, Wilden Group in communication with the City of Kelowna, ensured existing residents within 100m of the proposed development were given adequate notice and several opportunities to provide feedback. Wilden used the following to fulfill this requirement: a large format development Notice Sign (see appendix); advertisements in both the Daily Courier and Capital News (see appendix); hand delivered Public Information Session invitations + Development Information Packages; Canada Post Mailout to Wilden Residents; and, an active website.

Public Information Session

EKISTICS Town Planning and Wilden Group hosted a Public Information Session on February 15th as part of the OCP + Rezoning Update Application process for the Wilden Village Neighbourhood.

The event was hosted at the Wilden Presentation Centre in Kelowna for existing Wilden and surrounding area residents, with a combined attendance of ~170 people, with 117 feedback forms received.

The following document presents a summary of the Public Consultation Process for the Wilden Village Neighbourhood Update OCP + Rezoning Application, including materials used for Neighbour Consultation and the Public Information Session.

The full summary of the neighbour consultation and public information session is available upon request from the Community Planning Department.