
CITY OF KELOWNA

MEMORANDUM

Date: September 27, 2021
File No.: Z21-0085
To: Planning and Development Officer (TC)
From: Development Engineering Manager (RO)
Subject: 651 Cambridge Ave & 602-664 Central Ave

SCHEDULE

A

This forms part of application
Z21-0085

Planner
Initials

TC



RU6 & RM3 to RM3r

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject properties from RU6 – Two Dwelling Housing & RM3 – Low Density Multiple Housing to RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) to facilitate a new multi-family development.

The Development Engineering Technician for this project will be Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area. There are currently four water services to the existing lots. Only one service will be permitted per legal lot.
- b. The Applicant, at their cost, will arrange for the removal of the existing services and the installation of one new larger metered water service for this development.
- c. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

- d. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- e. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

- a. A report is required to address if the existing sanitary infrastructure is sized adequately for the proposed development, in accordance with current City of Kelowna Bylaws and Policies. The report must indicate what, if any, system upgrading will be necessary.
- b. Existing 150mm AC main on Kingsway Street does not meet Bylaw standards for minimum pipe size. Connection of Development to this main will trigger upgrading of main to a 200mm PVC pipe.
- c. The Applicant will arrange for the disconnection and removal of the existing 200mm AC sanitary main, including all four existing service connections, which is located within an easement across the properties. Installation of one new service, complete with an inspection chamber (as per SS-S7 & SS-S9) will be required.
- d. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. 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.
- 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,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

- a. Cambridge Ave must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, removal and replacement of deteriorated sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, bus stop, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Kingsway must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, removal and replacement of deteriorated sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. Central Ave must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, removal and replacement of deteriorated sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- d. Existing BC Transit stop fronting the subject lot on Cambridge Ave is to be upgraded and designed as per BC Transit's Infrastructure Design Guide. Design must meet minimum standards for accessibility and include a passenger waiting area that incorporates the wheel chair boarding zone. The wheel chair and furnishings zone, including monolithic sidewalk, is to extend 3.0m from back of curb and must be 9m in length to allow for possibility of future shelter. Further details on the requirements for the bus pad can be requested from the Development Technician on this file at time of detailed design.
- e. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- f. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

6. **POWER AND TELECOMMUNICATION SERVICES**

- a. All proposed distribution and 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.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. **GEOTECHNICAL STUDY**

- a. At the time of Building Permit application the applicant is required to provide a comprehensive 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.

- b. 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. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.

8. **ROAD DEDICATION/SITE ACCESS**

- a. Only one driveway per frontage will be permitted with a maximum width of 6m.
- b. No access will be permitted within 5 metres on the leaving side of the bus stop on Cambridge Ave.
- c. Location of BC Transit stop must meet current minimum distance requirements from intersection as well as clearance for parking and/or entrance to the subject lot. Refer to “*Figure 1: Far-Side Bus Stop Configuration*” of *BC Transit Infrastructure Design Summary* for minimum distances.
- d. Indicate on the site, the locations of the garbage and recycle bins. Provide turning movements for a MSU vehicle to confirm manoeuvrability on site without requiring reverse movement onto City roads.

9. **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.

10. **SERVICING AGREEMENT FOR WORKS AND SERVICES**

- a. A Servicing Agreement is required for all offsite 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.


11. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Hydrant Levy Fee: \$250 per newly created lot (GST exempt).
 - iv. Engineering and Inspection Fee: 3.5% of frontage upgrades (plus GST).



Ryan O'Sullivan
Development Engineering Manager

SK

SCHEDULE		A
This forms part of application # Z21-0085		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Z21-0085



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials	TC
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Revision

Issued for Public Consultation
July 24, 2020

Issued for Development Permit

August 31, 2020

Re-issued for Development Pe
July 30, 2021

July 66, 1967



2021-07-30

Client

Prie

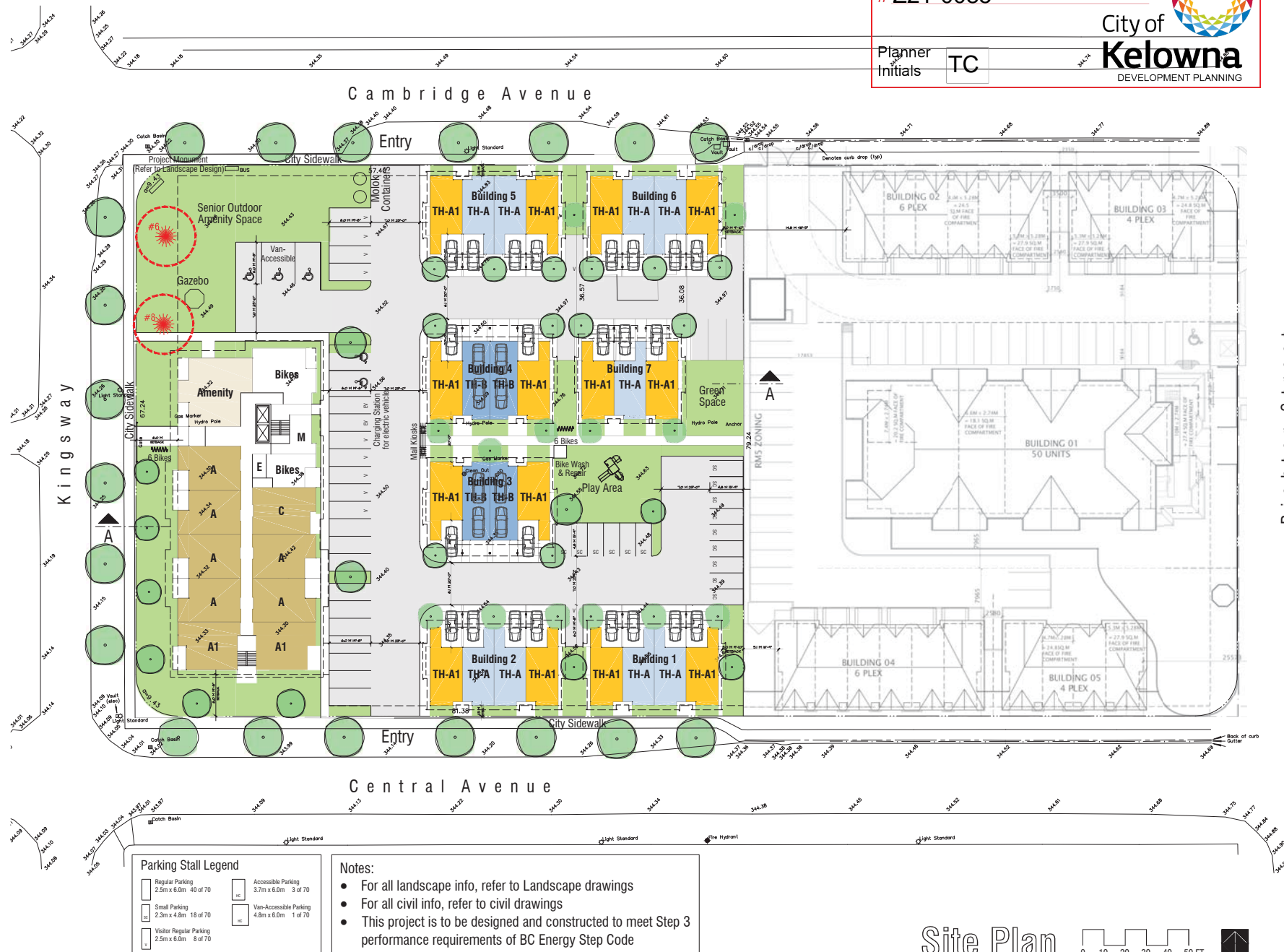
Pleasantvale 2

Kingsway
Kelowna, BC

By
Provincial Rental Housing Corporation

Site Plan
Apartment/Townhome

1* = 20'-0"
July 30, 2021



Site Plan



A-1.4

This forms part of application

Z21-0085

Planner
Initials

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City of
Kelowna
DEVELOPMENT PLANNING

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Revisions:

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July 24, 2020
Issued for Development Permit
August 31, 2020
Re-issued for Development Permit
July 30, 2021



2021-07-30

Client:

Project:

Pleasantvale 2
Kingsway
Kelowna, BC

By
Provincial Rental Housing Corporation

Apartment Rendering

July 30, 2021



Apartment Building Facing Kingsway

A-3.2



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Revisions:
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2021-07-30

Client:

Project:
Pleasantvale 2
Kingsway
Kelowna, BC
By
Provincial Rental Housing Corporation

Townhomes A1 & A
Rendering
July 30, 2021

Mary Lapointe
Community Relations & Public Consultation
5078 Weiss Court
Kelowna, B.C. V1W 4L9
250-826-7670

ATTACHMENT		B
This forms part of application		
# Z21-0085		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

October 15, 2021

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1Y 1J4
Attention: Tyler Caswell, Area Planner

**Re: 602-664 Central Ave., 651 Cambridge, Kelowna, B.C.
Pleasantvale 2 (BC Housing) Consultation Summary Report**

Background

On behalf of BC Housing, owner of the above-noted property, Society of Hope has applied to the City of Kelowna ("City") for Rezoning and Development Permit/Development Variance Permits to create 75 affordable homes for low-income seniors, people with disabilities and low to moderate income families. The project is effectively an extension of Pleasantvale Phase 1 which was completed in 2016.

BC Housing engaged the community during the summer of 2020, in connection with an earlier application for the same property. Over the past year, project plans have been updated to reflect the inclusion of an additional single-family lot on Cambridge. Rezoning approval (to RM3(r)), along with the development permit and development variance approvals is now required.

The following is a summary of the neighborhood consultation activities undertaken by the project team in conjunction with the new applications and in accordance with City of Kelowna's policy #367.

Neighbour Consultation

Policy #367 requires developers to complete neighbourhood consultation for both Rezoning and for Development Permit applications that contain variance requests.

Neighborhood consultation generally involves face to face discussion (either a series of one-on-one and door-to-door neighbourhood visits or a neighbourhood open house). Modified protocols related to the pandemic have been used and the consultation for this application was conducted using online tools, including an interactive website and an online forum with mailed notifications, advertising and project signage.

Neighbourhood Notification

A notification package was distributed to all properties within the area bounded by Ellis, Oxford, Richter and Broadway, including the current residents of Pleasantvale 1 (beyond the minimum 50 m boundary required by policy). The notification package included a project 'fact sheet' outlining key project details and a summary of the requested variances. The information was also provided to the Kelowna Downtown Knox Mountain Neighbourhood Association.



For more information and the opportunity to ask questions, neighbours were directed the BC Housing website (<https://letstalkhousingbc.ca/kelowna-pleasantvale2>), invited to register for an online forum/presentation and Q/A session and provided with the communityrelations@bchousing.org email address to submit questions and comments.

Online Community Forum

The online forum was held on **Thursday, September 23rd from 5:30-6:30 pm**. It was structured as a presentation (including information on site history, project background/purpose, application description, design rationale, key project statistics, site plan and elevations, variance summary) followed by a question and answer session.

Community Response

Response to the notification, both in terms of interface with the online information/website and participation in the online forum was as expected. Eighty (80) people have visited the site between June 1, 2021 and September 30, 2021 and, of those visits, 66 people reviewed some or all the material.

Seven people registered for the online forum and six people followed through to attend the event. The registration/attendance sheet is attached to this report. The questions asked and answered during the forum are summarized below.

- Will there be handicapped units?
- Will the playground be available to neighbourhood children?
- What is the ratio of seniors to family units?

- Will there be enough parking? (concern that there is not enough parking with the variance).
- The location of the 4 storey building in Pleasantvale 1 was better. Why aren't you proposing the same layout for Pleasantvale 2 (concern is about privacy; three people expressed concern over height and privacy issues).
- What measures will you take to protect roots of heritage trees during construction?
- Will there be additional public forums?
- Who do we contact with additional questions (construction, operations)?

Following the online forum, the community relations team has responded to questions received from **three (3)** neighbours who also came through the website. Verbatim submissions to the website are reproduced in the attachments to this letter.

Community Relations Team Response:

Society of Hope and BC Housing community relations team have responded to the questions and concerns that were submitted (through the online forum and the website). Additionally, and in response to a concern raised about the quality of a local bus stop:

"The bus stop at the corner of Ellis and Cambridge is not very visible and would benefit from a concrete pad, seating and shelter."

The Society of Hope team subsequently submitted a service request to BC Transit.

Next Steps

The BC Housing information website will continue to be hosted and input provided to communityrelations@bchousing.org will be monitored and responded to. The presentation from the forum has been added to the website for anyone requiring more detail. Additional formal interface will be considered if needed; however, the requirements of City of Kelowna Policy #367 have now been fulfilled.

Please contact the undersigned if you need additional information.

Best Regards,

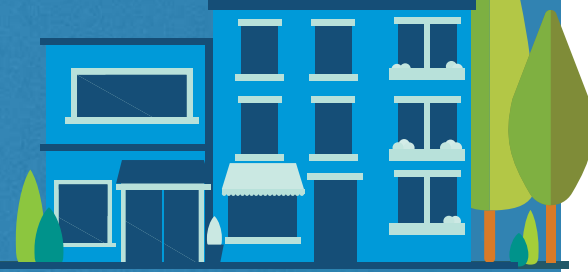
Mary Lapointe

On behalf of Society of Hope & BC Housing

Attach. Project Fact Sheet & FAQ (Distributed to Neighbours)
Website – 'Verbatim' Questions & Answers
City of Kelowna Neighbourhood Consultation Form

Pleasantvale 2

Affordable Housing



The updated proposal

BC Housing and the Society of Hope are proposing to develop Pleasantvale 2 in the vacant lot next to Pleasantvale 1 (with frontage on Central, Kingsway and Cambridge avenues). BC Housing owns the property and the Society of Hope has been selected as the operator.

The proposal is to build 75 new rental homes for people with low to moderate incomes. This would include 27 townhomes for families and individuals and 48 apartments for seniors. No supportive housing will be built on this site.

The updated proposal includes the addition of the lot at 651 Cambridge and the new site plan allows us to retain two heritage trees on the site.



What is affordable rental housing?

Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market.

Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location.

Pleasantvale 2 would provide a similar type of affordable housing as Pleasantvale 1.

Why affordable rental housing on this property?

Kelowna has a shortage of affordable rental housing. In 2018, the City of Kelowna created the Healthy Housing Strategy, which set out the priorities for the City to address the deficit in affordable housing by developing new, affordable rental units. This project would help move us toward that goal.

These affordable rental housing units would be divided into three rent levels, from low to moderate income. They would require verification of income and household size, along with confirmation that applicants:

- are able to live independently
- meet Canadian residency requirements and live in BC permanently
- have a source of income; and
- have tenant references.



Required Approvals

The property requires rezoning approval to RM3-R to accommodate rental housing for the proposed use and requires a Development Permit approval with five variance requests.

Required Variance	Explanation
1. Height	The zoning allows a maximum height of 10 metres/3 stories. The application seeks a height of 14 metres/4 stories for the apartment building.
2. Maximum Site Coverage	The zoning allows site coverage of 60%. The application seeks 66% (including parking areas and internal roads). The allowable site coverage by buildings alone, however, is 40% and this plan is for 32% coverage by buildings, meaning the site will have an ‘open’ feel.
3. Rear Yard Setback Variance	The eastern property line abutting Pleasantvale 1 is also the ‘Rear Yard’ and the required <u>building setback</u> is 7.5 metres. The proposed building setback is 3.0 metres.
4. Parking Setback Variance	For the eastern property line abutting Pleasantvale 1, the required <u>parking setback</u> is 1.5 metres. The request for this property line to accommodate parking is 0 metres so that onsite parking can be maximized.
5. Parking Variance	The required parking under the RM-3R zoning is 109 stalls. The request is to provide 79 parking stalls which is consistent with the parking ratio for Pleasantvale 1. Improvements to the street fronts (curb, gutter and sidewalks) would accommodate additional parallel parking.

Next steps

A rezoning and development permit application has been made.

Following the community engagement period and upon approval of the application, construction would commence.



How can I provide input?



Email
communityrelations@bchousing.org



Join us for an online information session on September 23rd at 5:30pm.

Visit LetsTalkHousingBC.ca/kelowna-pleasantvale2



BC HOUSING

Pleasantvale 2 – Frequently Asked Questions

What is ‘affordable’ rental housing?

Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market. Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location. Pleasantvale 2 would provide a similar type of affordable housing as Pleasantvale 1.

Why is this property being developed for affordable rental housing?

Kelowna has a shortage of affordable rental housing. In 2018, the City of Kelowna created the Healthy Housing Strategy which set out the priorities for the City to address the deficit in affordable housing by developing new, affordable rental units. This project would help move us toward that goal. The property is also central to services and transit.

What approvals are needed by BC Housing to create Pleasantvale 2?

The property is being rezoned to “RM3-R” to accommodate the proposed use (affordable rental units). An application has also been made for a Development Permit with a request for five variances. These include a variance to the allowable height from 3 stories to 4 stories - to accommodate the proposed seniors’ apartment building; a variance to the allowable building and parking setbacks (internally, between Pleasantvale 1 and Pleasantvale 2), a variance to the allowable site coverage to provide additional onsite parking and a variance to the required parking.

Would there be enough parking provided for the new residents?

The proposal is for 27 townhomes and 48 apartment units and provides a total of 79 on-site parking stalls, 57 long term bike stalls and 12 short term bike stalls. A parking variance is required to accommodate parking at a ratio below the bylaw level. Our experience with Pleasantvale 1 indicates that the proposed parking for Pleasantvale 2 should be enough to accommodate the need. Improvements to street fronts (curb, gutter, and sidewalks) would accommodate additional parallel parking.

What would happen to the existing house on the property on Cambridge?

The privately-owned home at 651 Cambridge has been purchased by the Provincial Rental Housing Corporation (PRHC) and is now a part of this updated proposal. The home is vacant and will be demolished before construction begins, allowing us to provide 7 additional townhomes on the site.

What would happen to the trees that are growing on the property?

Many of the trees onsite are not salvageable and the root systems and locations of the others are in conflict with the development plan and cannot be saved. However, two of the original trees have been deemed savable. In addition, the landscape plan for Pleasantvale 2, just like Pleasantvale 1, includes the planting of approximately two times the number of new trees and the size of the new trees at the time of planting would be sufficient to create an ‘instant’ landscape.

What is the timeline to develop Pleasantvale 2?

The timing for completion of the project depends on approval and construction timeframes. Rezoning and Development Permit applications have been submitted. When public engagement and the City of Kelowna approvals process is completed, construction can begin.

Who would be the operators/managers for Pleasantvale 2?

The operator for Pleasantvale 2 would be the Society of Hope, the operator for Pleasantvale 1.

How can I learn more and provide feedback on this plan?

BC Housing invites you to join us for an online information session on **Thursday, September 23rd at 5:30pm**. You can register for the forum at www.letstalkhousingbc.ca/kelowna/Pleasantvale2. You can also send your questions or feedback to communityrelations@bchousing.org.

Website Inquiries & Responses – Pleasantvale 2 (VERBATIM)

There were 5 inquiries regarding Pleasantvale II from June 1 to September 30, 2021:

<p>1. Question</p> <p>Sent: Thursday, September 23, 2021 6:39 PM To: Community Relations <communityrelations@bchousing.org> Subject: Pleasantvale 2 site plan documents</p> <p>Hello,</p> <p>I just attended the zoom presentation and would like to bring to your attention that there is discrepancy between the site layout presented and the site layout shown in the attached - downloaded from the Let's Talk Housing website. The site plan presented by zoom and the site plan shown in the attached document are not the same. Would you please address this error, confirm that the site plan presented on zoom is correct, and provide access to the correct site plan?</p> <p>Thank you,</p> <p>Lisa XXXXXXX</p> <p>XXX Cambridge Avenue</p>	<p>Answer:</p> <p>Community Relations</p> <p>Mon 9/27/2021 11:14 AM</p> <p>Hi Lisa,</p> <p>Thank you for your email. The site plan has changed based on community feedback. Please see attached the most current version which is available on Let's Talk as of last Friday. Apologies for any confusion.</p> <p>Sincerely,</p> <p>Emma</p> <p>BC Housing Community Relations Team</p>
<p>2. Question</p> <p>Mon 9/27/2021 8:58 PM</p> <p>Thanks Emma, that is what we saw at the meeting.</p> <p>To whom might I ask a follow-up question about the 2 trees that are being kept?</p> <p>Lisa XXXXXXX</p>	<p>Answer:</p> <p>Community Relations</p> <p>Tue 9/28/2021 9:40 AM</p> <p>Hi Lisa,</p> <p>you can email your questions here.</p> <p>Sincerely,</p> <p>Patia</p> <p>BC Housing Community Relations Team</p>

<p>3. Question</p> <p>Tue 9/28/2021 3:10 PM</p> <p>Hi Patia,</p> <p>Would it be possible to learn the names of the existing trees being retained, referred to by the numbers 6 & 8 on the plan?</p> <p>Thank you,</p> <p>Lisa XXXXXX</p>	<p>Answer:</p> <p>Community Relations</p> <p>Wed 9/29/2021 9:02 AM</p> <p>Hi Lisa,</p> <p>Thank you for your inquiry.</p> <p>The tree names for number 6 and 8 are European Birch and European Beech, respectively.</p> <p>Sincerely,</p> <p>Patia</p> <p>BC Housing Community Relations Team</p>
<p>4. Question</p> <p>Sat 9/25/2021 4:25 PM</p> <p>Sorry I was unable to participate on September 23 but I would like to offer some feedback.</p> <p>I live on Cambridge Ave. I am a senior who walks in the area daily.</p> <p>Cambridge is a very popular street for pedestrians to access Sutherland Park and Knox Mountain Park. Also it is popular with drivers accessing the boat launch.</p> <p>Improved sidewalks, even sidewalks on both sides of Cambridge would be welcome. The bus stop at the corner of Ellis and Cambridge is not very visible and would benefit from a concrete pad, seating and shelter. Ellis, and Broadway are busy with traffic accessing Knox Mountain Park, Sutherland park and the boat launch and pedestrian crossings on these streets would be helpful to keep seniors and families safe as they enjoy the parks.</p> <p>Thank you for your consideration.</p> <p>Norma XXXXX</p>	<p>Answer:</p> <p>Community Relations</p> <p>Mon 9/27/2021 2:01 PM</p> <p>Hi Norma,</p> <p>Thank you for your email. I passed your feedback along to our development team.</p> <p>Regarding any sidewalk issues and walkability in the area, please contact the city of Kelowna directly at 250-469-8645 or cityclerk@kelowna.ca.</p> <p>I hope this information helps.</p> <p>Sincerely</p> <p>Patia</p> <p>BC Housing Community Relations Team</p> <p>UPDATE:</p> <p>Community Relations</p> <p>Wed 10/6/2021 10:46 AM</p> <p>Hi Norma,</p> <p>We agree with your comments as safety and walkability are important to us as well. Please note that all the streets fronting our project (on Central, Kingsway and Cambridge) will be fully</p>

	<p>sidewalked with new curb and gutter at the Society of Hope's expense. We will also ensure that the bus stop on Cambridge and Kingsway will have a bus shelter constructed similar to the one constructed on Richter Street in front of Pleasantvale 1.</p> <p>The areas you refer to on Ellis and Broadway however are out of the scope of our construction responsibility, however a service request can be submitted to the City of Kelowna for transit upgrade and improvements to those areas.</p> <p>I hope you find this information helpful.</p> <p>Sincerely,</p> <p>Patia</p>
<p>5. Question</p> <p>From:</p> <p>Sent: Saturday, September 25, 2021 2:10 PM</p> <p>To: Community Relations <communityrelations@bchousing.org></p> <p>Subject: Pleasantvale 2 and pedestrian infrastructure</p> <p>Hi,</p> <p>Thank you for accepting inquiries about this much needed housing initiative.</p> <p>Unfortunately, I was not able to join the information / presentation session on September 23rd so my concerns may have already been addressed but I'd like to present them here as additional support of pedestrian safety measures for residents of Pleasantvale and the neighbourhood.</p> <p>As a resident of Cambridge Avenue, I see that it is important to increase safe access to the busses and parks surrounding the Pleasantvale housing complexes.</p> <p>Both Sutherland park and Knox Mountain Park are very popular and get a lot of pedestrian traffic from people living in the area and from</p>	<p>Answer:</p> <p>Community Relations</p> <p>Mon 9/27/2021 2:06 PM</p> <p>Hi Joanne,</p> <p>Thank you for your email. I passed your feedback along to our development team.</p> <p>Regarding any sidewalk issues, walkability in the area and parking, please contact the city of Kelowna directly at 250-469-8645 or cityclerk@kelowna.ca.</p> <p>I hope this information helps.</p> <p>Sincerely</p> <p>Patia</p> <p>BC Housing Community Relations Team</p> <p>UPDATE:</p> <p>Community Relations</p> <p>Wed 10/6/2021 10:33 AM</p> <p>Hi Joanne,</p> <p>We agree with your comments as safety and walkability are important to us as well. Please note that all the streets fronting our project (on</p>

<p>people parking along the streets near these parks.</p> <p>With the additional population density of this housing complex, and many of the residents being families and seniors, there needs to be more sidewalks and cross walks to accommodate foot traffic to the parks.</p> <p>The bus stop at the corner of Cambridge and Ellis is busy all year but in summer months many people don't notice it and park in front of it.</p> <p>This corner, (Ellis and Cambridge Ave) and the bus stop located here would be more noticeable, safer and less likely to be block by parked vehicles if it had a sidewalk and bench.</p> <p>Additionally, a crosswalk or two along Ellis near the entrances would be safer and help to slow traffic in that reduced speed area.</p> <p>The same could be added along Broadway where, again, there is increased pedestrian crossings.</p> <p>Thank you for your time and consideration,</p> <p>Joanne</p>	<p>Central, Kingsway and Cambridge) will be fully sidewalked with new curb and gutter at the Society of Hope's expense. We will also ensure that the bus stop on Cambridge and Kingsway will have a bus shelter constructed similar to the one constructed on Richter Street in front of Pleasantvale 1.</p> <p>The areas you refer to on Ellis and Broadway however are out of the scope of our construction responsibility, however a service request can be submitted to the City of Kelowna for transit upgrade and improvements to those areas.</p> <p>I hope you find this information helpful.</p> <p>Sincerely,</p> <p>Patia</p> <p>BC Housing Communications Team</p>
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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, Mary Lapointe on behalf, the applicant for Application No. Z21-0085
of BC Housing Society of Hope
for Pearsonville 2 Housing Development (75 units)
(brief description of proposal)

at 602-664 Central Ave, 651 have conducted the required neighbour
(address) Cambridge, Kelowna
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: Delivery of detailed application information to neighbours; hosting online project information and feedback forum; hosting / responding to additional email inquiries.

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

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

ATTACHMENT		B
This forms part of application # Z21-0085		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

City of Kelowna
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