



CITY OF KELOWNA
MEMORANDUM

Date: ~~April 23, 2020~~ October 19, 2020
File No.: Z20-0023 (AMENDMENT 1)
To: Suburban and Rural Planning (BC)
From: Development Engineering Manager (JK)
Subject: 2160 Tower Ranch Blvd RU1/RU1h to RU5

WORKS AND SERVICES REQUIREMENTS

The Development Engineering Branch has the following comments and requirements associated with this application to rezone portions of the subject lot from RU1/RU1h to RU5 and to redefine the locations of Park Lots to reflect proposed layout plan. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is ~~Jim Hager (jhager@kelowna.ca)~~ Sarah Kelly (skelly@kelowna.ca).

This memo was compiled as a holistic memo for the off-site works and services of the following development applications for the subject lot:

Application	Development Proposal
DP20-0089	Farm Protection DP for proposed layout plan
DP20-0090	Natural Environment DP for the proposed layout plan
DVP20-0086	Development variance permit to reduce front yard setback from 4.5 m to 3.0 m
OCP20-0006	OCP amendment to adjust the locations of S2RES/S2RESH Single/Two Unit Residential and Single/Two Unit Residential Hillside Area, and to redefine the locations of Park Lots
S20-0010	490 194 single family RU5 Bareland Strata Housing Lots, plus common property, roads and parks dedication.

The red and strikethrough text in this amended memo reflect the changes to the original application based on the July 22, 2020 letter titled *ADDENDUM TO: OCP20-0006, Z20-0023, S20-0010, DVP20-0086, DP20-0089, DP20-0091 (Uplands at Tower Ranch application package) Lots 4 & 6, Sec. 31 Twp. 27 ODYD Plan KAP80993, 2160 & 856 Tower Ranch Boulevard, Kelowna* and the following documents:

- WSP drawing package (SP-1 through SP-16; SG-1 through SG-16; SS-1; SWM-1 through SWM-5; TR-1 through TR-2; L1 through L3)
- WSP drawing SRW1
- Table 1 – July 14, 2020 Uplands Development Engineering Comments Log

This memo was compiled under the understanding that the entire proposed road network is to be privately-owned with a statutory right of way to ensure access to any public parks and lands beyond. Furthermore, it is understood that Industry Brook is not being dedicated to the City as part of this development.

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No subdivision, consolidation, or registration of subject lots shall occur until a servicing agreement has been executed. Furthermore, no-build covenants will be required on all lots until the off-site works are substantially complete.

The City's Development Engineering Branch will coordinate the Works and Services requirements identified. Arrangements for construction must be made before making application for Final Approval of a subdivision plan.

1. GENERAL

- a) 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.
- b) 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.
- 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 lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID (including velocities) are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) 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, No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. 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.
- d) Confirm with the Interior Health Authority (IHA) that the proposed dead-end, bareland strata water mains will be permitted. It is the City's understanding that dead-end water mains >200 m in length are no longer receiving approval from IHA.
- e) Should any multi-family units end up being developed in this area, design flows are to be calculated as per Bylaw 7900 Schedule 4 Section 1.6 *Design Flows*. These design flows are to include Maximum Day Demand + Fire Flows (fire flows of 90 L/s for Three and Four Plex). Although not relevant to the requirements of this development, it is suggested that feasibility for providing these flows (i.e., 90 L/s for three & four plex housing, 150 L/s for apartments/townhouses) to the future MRL site at 1856 Tower Ranch Blvd be considered during the design of the proposed water works.

- f) Each lot dedicated to the City as Park is to be serviced with a water service prior to transfer. Contact the Development Technician to determine the size of the water service once the location and details of the parks have been determined. These services are to be complete with all necessary statutory right of ways. Note: It may be required that the City park(s) is/are to be serviced directly from BMID's watermain and SRW.

3) SANITARY SEWER SYSTEM

- a) The following comments related to the sanitary sewer servicing are based on *Figure 33 Site Servicing Plans WSP_SS-S1* included in the application package.
- b) The proposed site servicing results in a sewer service trespass on 1638 Tower Ranch Blvd (Tower Ranch Golf Course). Bylaw 7900 Schedule 4 Section 2.16 does not permit service connection trespasses. Please update the servicing plan to avoid the service trespass on adjacent lands. If possible, the servicing plan should include only a single service for the subject lot.
- c) Each new service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.
- d) Avoid any conflicts between geotechnical covenants and rear-yard private sanitary services, see proposed geotechnical covenants for lots 1-14 (*Figure 22 Grading Area 3 WSP_SG-5*) and 143-155 (*Figure 23 Grading Area 4 WSP_SG-6*).

4) STORM DRAINAGE

- a) The following comments related to the storm drainage servicing are based on *10. Technical Memo dated May 24, 2019 Storm Drainage Design Report* included in the application package.
- b) The subject lot is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this subdivision must discharge directly to an engineered storm system. The City will not permit infiltration to ground except for foundation drainage. Each lot shall require a storm system service connection.
- c) It is understood that Industry Brook and the entirety of the on-site storm system will not be transferred to the City of Kelowna. Have the servicing plan updated to remove all proposed stormwater infrastructure from City lands.
- d) ~~The extent of the legal protection(s) around Stormwater Pond #1 (DWGs SWM-4 and SWM-5) is to represent the high water level (HWL) and be based on continuous modeling. Depending on ownership and maintenance responsibilities, an additional 3.0 m wide maintenance access beyond the HWL and around the entirety of the pond may be required.~~ Furthermore, the discharge from storm pond #1 is eventually routed to the existing retention pond at the intersection of Tower Ranch Blvd and Tower Ranch Dr. All necessary drainage legal protections on the Tower Ranch Golf Course will be a requirement of this development. These legal protections are to include all elements of the municipal storm system within the Tower Ranch Golf Course. The City has been informed that the owners of the Tower Ranch Golf Course have received direction that storm pond #1 is to be regulated as a dam by the Province. The outfall and flow control system of storm pond will have to be considered in the context of the future regulation of storm pond #1 as a dam.
- e) Avoid any conflicts between geotechnical covenants and rear-yard private storm services, see proposed geotechnical covenants for lots 1-14 (*Figure 22 Grading Area 3 WSP_SG-5*) and 143-155 (*Figure 23 Grading Area 4 WSP_SG-6*).

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- f) Ensure all rainfall intensity values have been increased by 15% to account for climate change (as per Bylaw 7900, Schedule 4, Section 3.7.2 *Rainfall Intensity (I)*). Although the *Storm Drainage Design Report* states that “a 20% increase to design infrastructure flow capacity for climate change” was completed, the required increase is to be applied to the intensity values.
- g) Provide rationale for selection of the Hathaway formula as part of the Storm Drainage Analysis (p. 2 of *Drainage Design Report*).
- h) 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 development (compliant with Bylaw 7900, Schedule 4, Section 3. Stormwater Management); 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.
- i) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- j) Provide legal protections for all necessary overland flow routes receiving runoff from developed surfaces.
- k) 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 courses. It is **IMPORTANT TO NOTE** that final adoption of rezoning will not occur without the execution of all legal protections (SRWs, covenants, access easements) for storm drainage required for all phases of the proposed development. The City will require further clarification on the ownership and responsibility (operation and maintenance) of Stormwater Pond #1 before additional comments are provided. The City’s Real Estate Services team is to draft the statutory right of ways for A, B, C, D, E, and I, seen in WSP drawings SRW1 Rev No 3. Although in general agreement with the proposed scope of SRWs, the details are still to be determined. Due to the unknown status of storm pond #1 as a dam, the City reserves the right to require additional legal protections (SRWs or restrictive covenants) for the drainage infrastructure as a condition of rezoning once all details are known.
- l) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- m) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- n) 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. **Note:** Groundwater may be permitted to enter the public storm sewer system if it can be shown that it immediately enters an open channel without compromising the design capacity of the public storm utility.

- o) To minimize possible damage to the Tower Ranch Golf Course during overland flow events from Industry Brook, it is recommended that an open channel, opposed to the proposed 375-mm storm pipe, from Industry Brook to Stormwater Pond #1 be considered. Regardless of the selected option, the City will require more information on the ownership and responsibility of this section of pipe/channel. It is understood that the owner of the golf course prefers to maintain the existing 300-mm culvert that conveys Industry Brook to stormwater pond 1. Update drawing SWM-5 Rev No A to reference an easement for the 300-mm pipe as opposed to an SRW.
- p) Drawing SS-1 Rev No. B shows a storm manhole within the City's right of way. The proposed manhole is to be relocated outside of the City' right of way.
- q) Provide the SWMM files mentioned in the Technical Memo dated May 24, 2019 titled *Storm Drainage Design Report*.

5) DAM SAFETY

- a) The following comments related to Dam Safety are based on 9. *Technical Memo dated July 26, 2019 Dam Safety Summary* included in the application package.
- b) Prior to establishing the legal protections for stormwater pond #1 and the downstream stormwater infrastructure, the *Dam Breach and Inundation Study* completed by Golder Associates Ltd. is to be provided to the City. The City is relying on flooding/inundation maps produced in this report to provide further comment on the stormwater management plan. The City is currently working on acquiring the *Dam Breach and Inundation Study* for the Industry Brook Dam. Rezoning of the subject lot shall not be completed until a copy of this study has been received.
- c) In developing the legal protections for storm drainage, the Dam Safety Branch of British Columbia will be required to provide formal comment on the dam safety implications of the regulated dam above Lot 4 (Dam Safety File Number D2401155-01) and Stormwater Pond #1. The design floods for road crossings, culverts, detention sizing, and legal protection limits may need to be updated in response to the Province's formal comment.
- d) The City has been informed that the owners of the Tower Ranch Golf Course have received notification from the Province of British Columbia that storm pond #1 is to be regulated as a dam by the Province. The outfall and flow control system of storm pond #1 will have to be considered in the context of the future regulation of storm pond #1 as a dam.

6) ROAD IMPROVEMENTS

- a) A cul-de sac will be required at the terminal end of Tower Ranch Blvd (as per SS-R17). The cul-de-sac is to be complete with barrier curb, landscaped and irrigated boulevard, and street lighting.
- b) All private road accesses (i.e., terminal end of Tower Ranch Blvd) are to be delineated with a concrete letdown as per SS-C7 (non-residential standards).
- c) Tower Ranch Blvd east of Tower Ranch drive is to be upgraded including top lift asphalt (c/w all necessary utility appurtenance adjustments), street lighting, 1.5-m wide separate sidewalk



on the south side and landscaped and irrigated boulevards. The existing drainage ditch on the north side of Tower Ranch Blvd may need to be updated depending on the updates to the stormwater management plan.

- d) Landscaped boulevard is required to include street trees. Boulevard tree specifications including, but not limited to, completion timeline and tree selection to be consistent with Bylaw 7900 Schedule 4 Section 7B.5.
- e) The existing cart path crossing at the terminal end of Tower Ranch Blvd is to be updated to accommodate the anticipated increase in vehicle traffic. See existing golf cart path crossing on Tower Ranch Blvd for reference. The existing culvert under the cart path is to be updated to current standards (Bylaw 7900 Schedule 4 Section 3.9.4 Minimum Pipe Diameter).
- f) Note: The City does not currently have record drawings for the storm pipes and manholes at the terminal end of Tower Ranch Blvd (see image below). Record drawings for these utilities will be a requirement of this development.



7) VOLUNTARY GIFT AGREEMENT

- a) The October 4, 1996 Servicing Agreement between Tower Ranch Holding Corporation and the City of Kelowna required that the following road improvements be constructed:
 - Latta Rd Connection from the north end of Tallgrass Trail
 - Day Road upgrades

- McKenzie Rd upgrades
- McCurdy Rd upgrades
- Wallace Rd upgrades

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- b) Since this original servicing agreement was executed, some of the works have been completed and the Covenantor of the Servicing Agreement is no longer the master developer for the area. To replace the requirements of the previous servicing agreement Parkbridge and WSP have worked together to propose the following road upgrades to support this development:

- Latta Rd connection to Tallgrass trail to be completed
- McKenzie/Old Vernon Rd intersection improvements are to be completed
- Tree removal at the Latta Rd and Lakha Rd intersection

The City of Kelowna currently holds a \$1,177,960 letter of credit for off-site works related to the Latta Rd connection, Latta-Lakha Rd intersection, and Latta McKenzie Rd intersection upgrades.

- c) It is the recommendation of the Development Engineering Branch that the upgrades proposed by Parkbridge and the applicant be constructed. Performance security amounts are to be updated based on the total cost of works for this development (i.e., Latta Rd Connection, McKenzie Rd/Old Vernon Rd intersection upgrades, Latta/Lakha Rd intersection improvements, off-site works along Tower Ranch Blvd). Cost estimates (signed and sealed by a Professional Engineer) for these works are to be submitted to the Development Engineering Branch prior to the execution of the servicing agreement. These cost estimates are to be accompanied by issued for construction drawings and all necessary supporting documents. Should the City require additional performance securities above and beyond the currently held letters of credit, these performance securities will be required prior to the execution of the servicing agreement.
- d) Should the total value of the proposed off-site works (minus the required works along Tower Ranch Blvd) not equal to current letter of credit amount held by the City (\$1,177,960.00), the remaining funds are to be transferred to a local transportation project in the area (including any possible benefiting projects within the Regional District of the Central Okanagan).

8) CITY PARKS

- a) ~~A Fencing Plan is required prior to issuance of DP/PLR with fencing, curb and retaining walls outlined. To prevent private/public encroachment, the applicant will be required to delineate the private property line adjacent to park space (or future park) of proposed with a minimum 1.2 m high (4') black vinyl chain link fence black vinyl chain link with black powder coated posts, rails and hardware (or approved equivalent) located 150 mm (6") within the private property. However, where the applicant does not own the adjacent property (e.g. the golf course), the fence can be just inside at the proposed property line. The exception to this is along the cart path on the east side of Lot 6. There should be no fencing along the cart path.~~
- b) ~~Fence must not be adjacent to roadways, but instead a barrier curb must line all road edges to park. The exception to this will be curb let downs for pedestrian crossings. The intent of the barrier curb is to dissuade vehicles from driving in the park space.~~
- c) ~~Sidewalk network connectivity will be required for the park lots dedicated to the City. The sidewalk network is to be reviewed by the Development Engineering Branch once the final location of the park(s) is determined.~~



- d) Although Park 1, 2 and 3 have been removed from the proposal, on-site trail requirements remain.

9) POWER AND TELECOMMUNICATION SERVICES

- a) 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.
- ~~b) The subject lot is directly across the road from the Rutland Urban Centre boundary. Lots within the Rutland Urban Centre are subject to Council Policy 101 – Conversion of Overhead Powerlines to Underground Installation. The Development Engineering Branch is requesting that the overhead power and telecommunication lines fronting this development 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.~~
- c) Re-locate existing utilities, where necessary.
- ~~d) Each lot dedicated to the City as Park is to be serviced with an electrical service prior to transfer. Contact the Development Technician to determine the details of the electrical service once the location and details of the parks have been determined. These services are to be complete with all necessary statutory right of ways.~~

10) GEOTECHNICAL STUDY

- a) The Development Engineering Branch acknowledges that the following geotechnical reports were submitted as part of the development application package:

- i. 5. Solstice Lot 4 Geotechnical Engineering Assessment WSP Aug 24, 2017
- ii. 6. Solstice Lot 4 Geotechnical Engineering Assessment WSP June 26, 2019

Although these reports provide adequate background on the geotechnical conditions present on the subject lot, they do not address the hydrogeotechnical considerations necessary to address any "assessment / recommendations for any off-site works required as part of the proposed development" (June 26, 2019 Geotechnical Engineering Assessment Report by WSP, page 3). The off-site hydrogeotechnical impacts, primarily those associated with the increased drainage being directed to the Tower Ranch Golf Course Ponds, must be considered.

- b) Provide a hydrogeotechnical 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 subdivision. The hydrogeotechnical report should reference any possible implications of groundwater seepage from Stormwater Pond #1.
- c) The Hydrogeotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch 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.

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- 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, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.
- d) If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS – (k) and (g).
- e) ~~Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:~~

~~“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”~~

Although a DVP for over height retaining walls will not be required for any walls created as a condition of subdivision, the design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*). The proposed retaining walls in drawings SG-4, SG-5, SG-6, and SG-7 will require further review to confirm conformance with EGBC requirements.

- f) Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

11) 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 Works & Utilities 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.

12) 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.
- f) Should it be determined that any Park-related work be included under the scope of the Servicing Agreement, the Development Engineering Branch reserves the right to require a performance security for these works. Note: The Development Engineering Branch's Engineering and Inspection Fee will not include the scope of any Parks-related work.

13) CHARGES, FEES, AND SECURITIES

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Engineering and Inspection Fee: 3.5% of off-site construction value (plus GST).

James Kay

James Kay, P.Eng.
 Development Engineering Manager

ATTACHMENT

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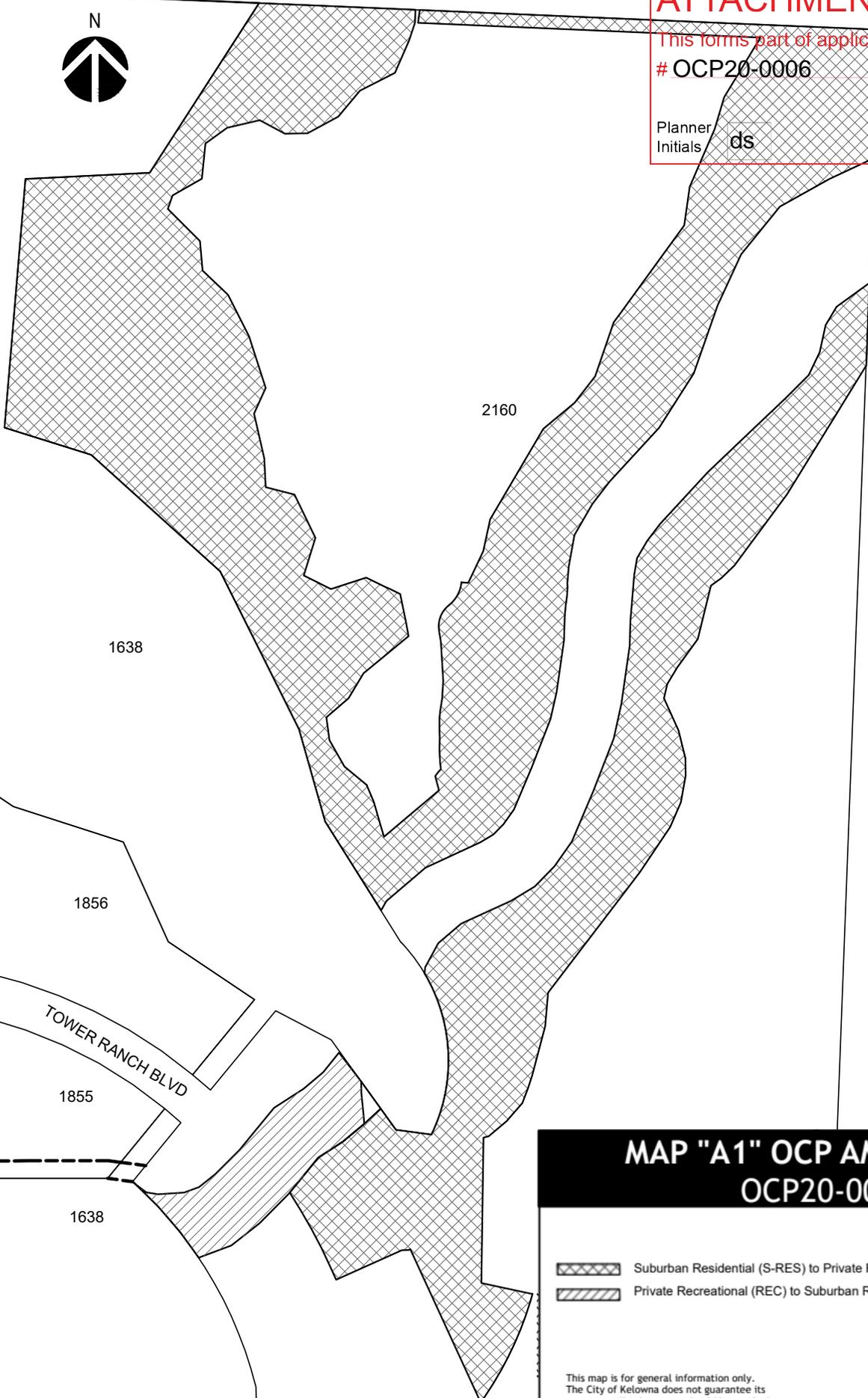
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MAP "A1" OCP AMENDMENT OCP20-0006

-  Suburban Residential (S-RES) to Private Recreational (REC)
-  Private Recreational (REC) to Suburban Residential (S-RES)

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The City of Kelowna does not guarantee its
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Rev. Friday, April 29, 2022





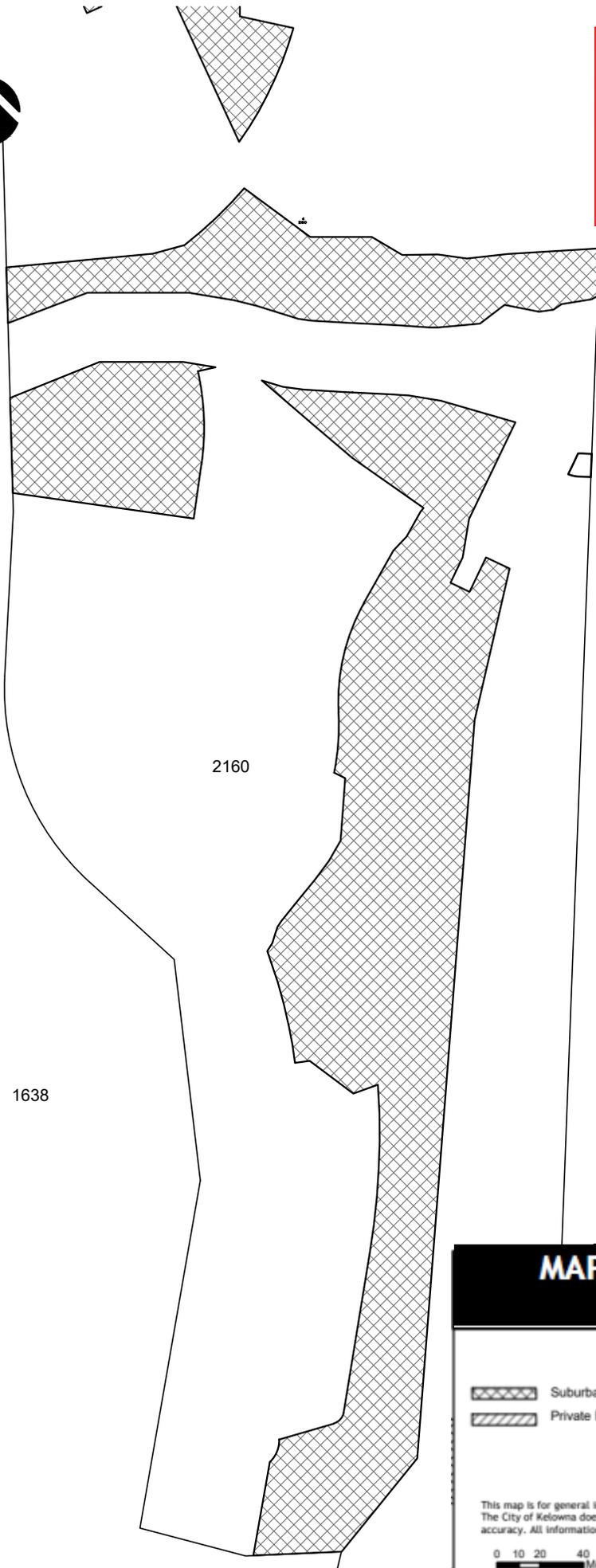
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MAP "A2" OCP AMENDMENT OCP20-0006

- Suburban Residential (S-RES) to Private Recreational (REC)
- Private Recreational (REC) to Suburban Residential (S-RES)

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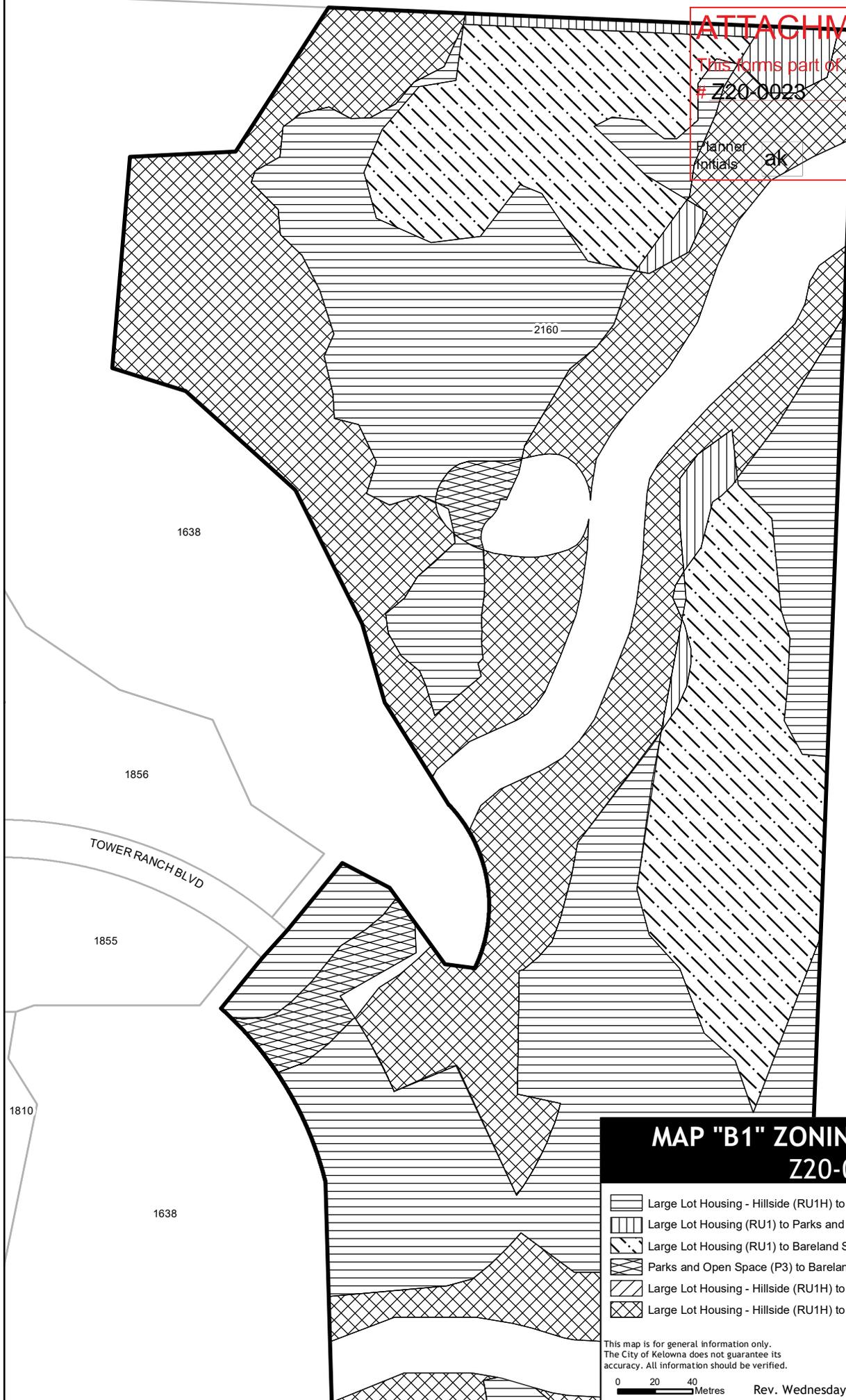
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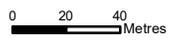
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MAP "B1" ZONING AMENDMENT Z20-0023

-  Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
-  Large Lot Housing (RU1) to Parks and Open Space (P3)
-  Large Lot Housing (RU1) to Bareland Strata (RU5)
-  Parks and Open Space (P3) to Bareland Strata (RU5)
-  Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
-  Large Lot Housing - Hillside (RU1H) to Parks and Open Space (P3)

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Rev. Wednesday, March 30, 2022



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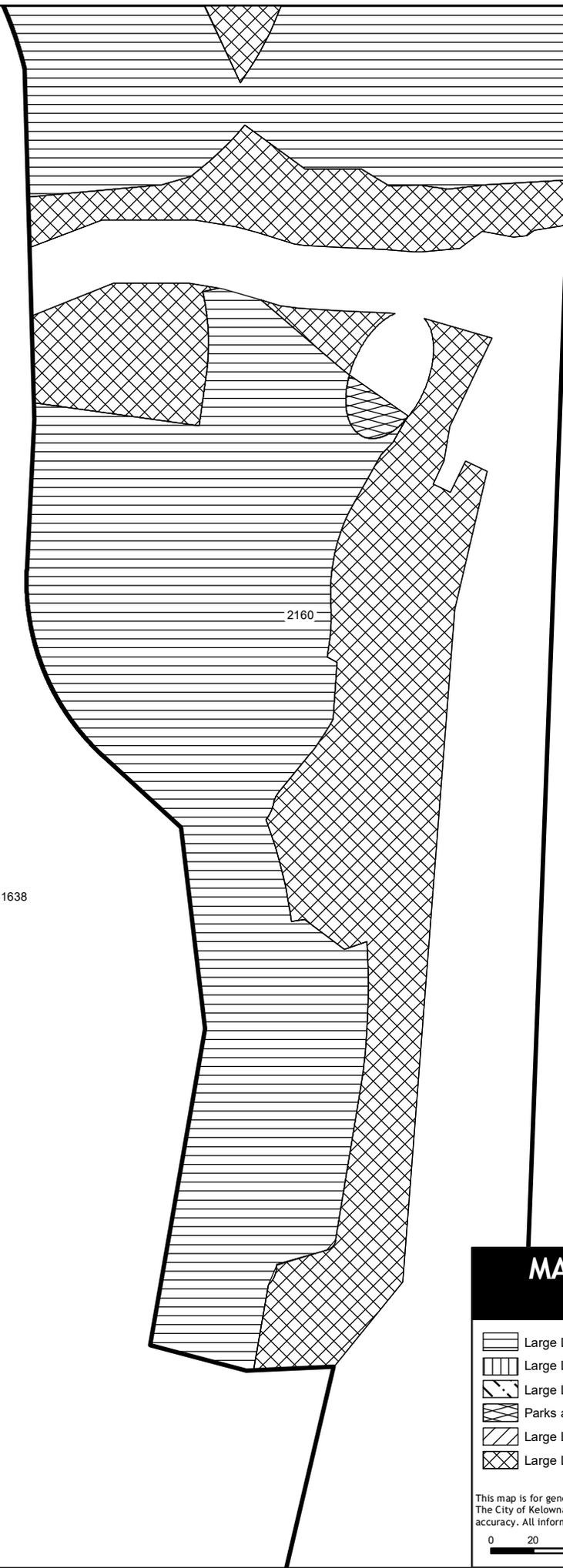
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MAP "B2" ZONING AMENDMENT Z20-0023

- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing (RU1) to Parks and Open Space (P3)
- Large Lot Housing (RU1) to Bareland Strata (RU5)
- Parks and Open Space (P3) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Bareland Strata (RU5)
- Large Lot Housing - Hillside (RU1H) to Parks and Open Space (P3)

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Uplands at Tower Ranch Public Consultation Report

October 8, 2021

ATTACHMENT	C
This forms part of application # Z20-0023	
Planner Initials	ds
 City of Kelowna DEVELOPMENT PLANNING	

In accordance with City of Kelowna Policy No. 367 (Public Notification and Consultation), the following summary and attachments serve to document the public consultation regarding development applications OCP20-0006 and Z20-0023 for the proposed Uplands neighbourhood (Lot 4, KAP80993; 2160 Tower Ranch Boulevard).

Parkbridge Lifestyle Communities hosted two Open Houses at the Tower Ranch Golf Course Clubhouse on September 15, 2021 from 5.00 pm to 9.00 pm and September 16, 2021 from 9.00 am to 5.00 pm. All materials were made available for public review and comment at the in-person Open Houses and posted on the Parkbridge website from September 15-30, 2021. All Covid protocols in effect at the time were followed.

Notification of the Open Houses and website dates was provided as follows:

1. An in-person meeting of Parkbridge senior staff with the Tower Ranch Community Association board made up of representatives from the golf course, major developers and community residents was held on August 26, 2021. Materials to be made available at the Open Houses were presented to the board members, who were encouraged to notify their constituents.
2. An in-person meeting was held with the Tower Ranch family on August 31, 2021 to share information about the proposed development, the Open Houses, and invite their participation and comments.
3. A letter was mailed on August 31, 2021 to 111 addresses within 300 metres of the Uplands property to introduce the proposed development, share information about the Open Houses and website, and invite comments and questions (see attached letter dated August 31, 2021). The letter included:
 - a. Location of the proposal
 - b. A description of the proposal
 - c. A site plan
 - d. Contact information for Parkbridge, and
 - e. Means for providing feedback
4. The same letter was emailed on August 31, 2021 to other residents of the Tower Ranch community using email addresses from the Community Association.
5. A large format development notification sign was prepared and installed at the entrance to the property at 2160 Tower Ranch Boulevard on September 1, 2021 by Signcraft (see attached photo). The sign included:
 - a. Pertinent proposal details
 - b. Site Plan
 - c. Contact information and project website for Parkbridge Lifestyle Communities



Note: Contact information for the City was not provided as Council consideration is not scheduled at this time.

6. Advertisements were placed in the September 1 and 7 issues of the Daily Courier and the September 2 and 9 issues of the Kelowna Capital News (see attached electronic versions of newspapers).
7. An invitation to the Open House was emailed to Mayor and Council, and City staff on September 8, 2021.

Information provided at the Open Houses and on the website:

1. A series of 11 slides were prepared and posted on boards at the Open Houses and on the website with accompanying narrative (see attached slides pages).
2. Staff from Parkbridge, Christy and Associates and WSP were available for questions/comments.

Attendance at the two Open Houses were as follows:

3. Wednesday September 15 – 15 people in attendance.
4. Thursday September 16 – 27 people in attendance
5. Website hits - We had 20 users:
 - 10 Kelowna
 - 2 Edmonton
 - 2 Penticton
 - 1 Calgary

Four emails were received: one question about whether proposed lots were to be freehold or land lease and housing types, and three requests to be kept up to date on the project.

Feedback from the Open House and website:

Concerns were expressed and acknowledged regarding:

- Traffic on Tower Ranch Drive during and after construction
- Traffic congestion once homes are built out
- Dust/ mud mitigation
- Completing Solstice before Uplands
- Timing for Uplands construction and marketing of lots
- Lay bys for parking
- Speeding on Tower Ranch Drive
- No Park space, only trails
- Timing of completion of trails
- Questions pertaining to plans for Lot 6 (RM3 zoned lot)
- One route in/ out to Uplands



In answer to concerns about traffic and access, it was explained that:

- Parkbridge is aware that the TRCA is seeking to introduce traffic calming measures on Tower Ranch Boulevard as a means of calming traffic in general as traffic and speeding concerns are not specifically construction related.
- An emergency egress option has been considered and provided at the south end of the proposed Uplands neighbourhood.
- Tallgrass Road has been upgraded by Parkbridge to provide another means of access to the Tower Ranch neighbourhood.

Questions were also answered about freehold vs landlease, proposed housing types and additional requests were received to be added to the project email list.

There was no objection to the proposed future land uses as those in attendance had general knowledge of the Tower Ranch Area Structure Plan and existing Official Community Plan designations. The care and attention devoted to preserving the most environmentally sensitive areas was acknowledged. Other than the comments about increasing on-street parking through additional lay-bys and the need to complete the planned trail system, the majority of feedback received related to disruption, construction noise and traffic. These concerns will be forwarded to the Parkbridge operations and construction management teams.

In conclusion, I can attest that the information session was organized and conducted in a manner consistent with the Objectives of Kelowna City Council Policy No. 367.

Respectfully submitted,

A handwritten signature in black ink that reads "Hazel Christy".

Prepared by
Hazel Christy, MBA, MCIP, RPP
Christy and Associates Planning Consultants Ltd.

Attachments:

1. Letter dated August 31, 2021
2. Large format development sign
3. Electronic versions of newspaper advertisements
4. Slides/Open House Boards
5. Photos of Open House



August 31, 2021

Dear Tower Ranch Residents,

Parkbridge is proud to introduce *The Uplands*, our newest neighbourhood in the Tower Ranch community, located at 2160 Tower Ranch Boulevard (*site plan on reverse*). The Uplands 36-hectare (89 ac.) property along the eastern boundary of the City of Kelowna has been designated for residential development since the City of Kelowna's approval of the Tower Ranch Area Structure Plan in 1993 and its inclusion in the Official Community Plan (OCP). Parkbridge is applying to amend the OCP and Zoning Bylaw to better align the conceptual future land use designations with the proposed residential lots and greenspace areas identified in The Uplands neighbourhood plan.

What is being proposed?

Parkbridge is working with the City of Kelowna to create a new community with 193 bareland strata lots (RU5 zone) that protects the most environmentally sensitive areas, reduces the impacts of development and restores previously disturbed areas to their natural state. Uplands residents will be afforded stunning views of the City of Kelowna, Okanagan Lake and the surrounding hillsides. Pedestrian connectivity is a central theme and The Uplands' 1.5 km of pedestrian trails plus sidewalks will connect to over 9 km of trails in Tower Ranch Mountain Park and Black Mountain Regional Park as well as local amenities and the golf course.

Where can I find more information?

Please connect with us in-person at our Open Houses to be held in the Tower Ranch Golf Course Club House conference room on **September 15, 2021 from 5.00 pm to 9.00 pm** and **September 16, 2021 from 9:00 am to 5:00 pm**. More information about The Uplands can also be obtained at info@parkbridgeuplands.com

All Covid protocols will be observed, including the wearing of masks and social distancing.

An electronic version of the Open House will be available from September 15 to 30, 2021 at: www.parkbridgeuplands.com/publicengagement.

Watch for:

1. A development application sign on the property with details of the planned development
2. This letter mailed or emailed to residents and stakeholders within the Tower Ranch community.
3. A newspaper advertisement which directs the public and interested parties to the in-person Open House or website.

We welcome your input and are happy to answer any questions you may have.

Sincerely,

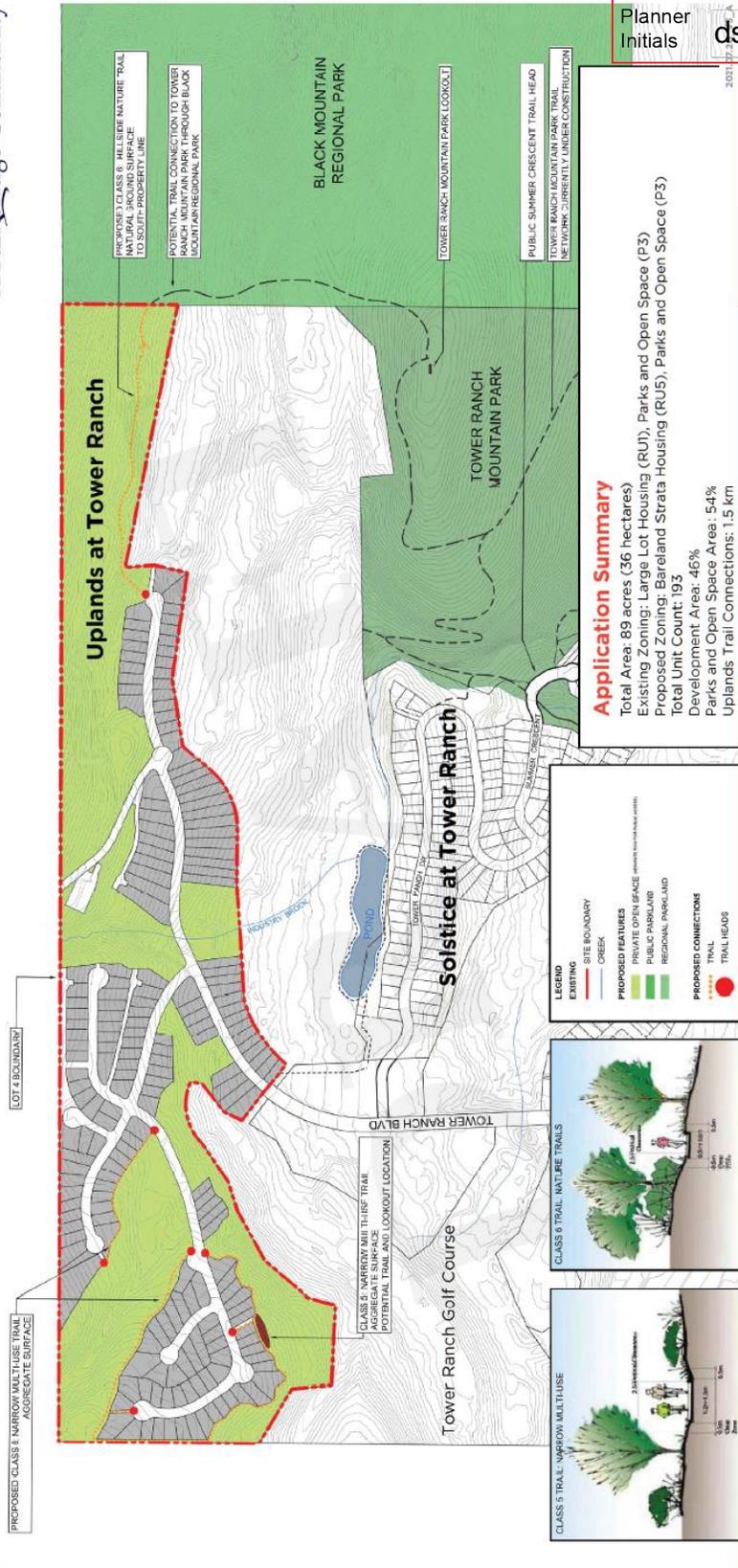
The Parkbridge Planning and Development Team



UPLANDS at Tower Ranch

A Parkbridge Community

Development Details and Design



ParkbridgeUplands.com

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This forms part of application

Z20-0023



City of
Kelowna
DEVELOPMENT PLANNING

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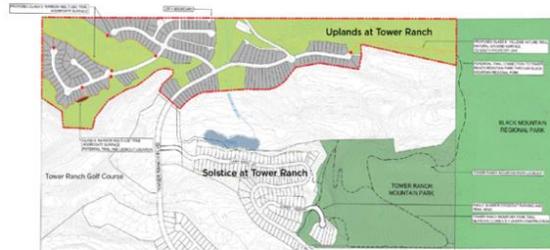
Newspaper Advertisement:

UPLANDS

at Tower Ranch

A Parkbridge Community

Parkbridge is hosting a **Public Open House**



Time	Location
Wednesday September 15, 2021 5 pm - 9 pm	Tower Ranch Golf Course Clubhouse 1855 Tower Ranch Blvd, Kelowna, BC V1P 1R2
Thursday September 16, 2021 9 am - 5 pm	



ParkbridgeUplands.com/publicengagement



Daily Courier Sept 1, 2021 page B12

http://kelownadailycourier.pressreader.com/the-daily-courier/20210901

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Westside Seniors hold their membership drive

LETTER Stop shutting down streets

COMMUNITY NEWS

THE WORLD'S FIRST HEARING AID THAT SEPARATES SPEECH AND BACKGROUND SOUNDS

3D-LIKE SOUND EXPERIENCE

SPECIAL INTRODUCTORY OFFER

PURCHASE A PAIR OF PURE CHARGE&GO AX HEARING AIDS

RECEIVE UP TO \$1,900 OFF TRY FOR 60 DAYS

RISK FREE WITH MONEY BACK GUARANTEE

CALL FOR AN APPOINTMENT TO SEE IF THIS NEW HEARING AID IS RIGHT FOR YOU

Convenience of in-clinic and Telehearing Care by appointment only

OKANAGAN HEARING CENTRE

4-1455 Harvey Avenue Kelowna, BC 778-721-5365

okanaganhearing.com

USE TAI CHI TO IMPROVE YOUR HEALTH

NEW CLASSES STARTING

UPLANDS

Partnership is hosting a Public Open House

Daily Courier Sept 7, 2021 page A4

http://kelownadailycourier.pressreader.com/the-daily-courier/20210907

Single talks up child care, sick leave, higher wages

Trudeau won't bow to 'anti-vaxxer mobs'

What are some key decisions when fighting forest fires?

Gun control advocates unimpressed with O'Toole's policy changes

Hurricane Ida left complex challenges in Louisiana

Talbot declares holdover province under control

Firefighters forever changed after 9/11

UPLANDS

Partnership is hosting a Public Open House

LCM

250.766.2214



Welcome

to our Open House for the Uplands Neighbourhood at the Tower Ranch Community

This public information session is being offered to:

- Introduce Parkbridge's newest neighbourhood Uplands at Tower Ranch, and
- Outline the development approval process as required by the City of Kelowna Community

We invite you to check out the website ParkbridgeUplands.com to learn more about the community and Uplands, and we invite your comments

Please sign in at the front desk

Parkbridge ParkbridgeUplands.com

Site Aerial Photo

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Parkbridge ParkbridgeUplands.com

Development Details and Design

Category	Area (hectares)
Total Area	89 acres (26 hectares)
Existing	1000
Proposed	1000
Development Area	48%
Open Space Area	52%
Uplands Trail Connections	1.5 km

Parkbridge ParkbridgeUplands.com

Development Process

Official Community Plan (OCP) and Zoning Bylaw amendments from Large Lot Residential (RUI) to Barend Strata Housing (RUS) are required to adjust OCP and Zoning boundaries.

The Uplands neighbourhood design reduces the anticipated development area by approximately 10 hectares (25 acres) with a corresponding increase in natural open space.

Parkbridge ParkbridgeUplands.com

History of Tower Ranch

Past
In 1960, Stan Tower bought a ranch near Kelowna and Tower Ranch Kelowna became part of the valley's agricultural history. Stan Tower's long-term vision was to create a planned residential community on his property, bordering the rugged hillside terrain. In the 1980's, he met golf architect Thomas McElroom and his longtime dream was launched.

Future
Our objective for the Uplands is to create a collection of premium homes within a managed development, that will provide a new level of housing diversity, affordability and convenience for current and future residents of Tower Ranch. The design of the community will emphasize and preserve the unique, natural features of the Okanagan environment and provide an appropriate mix of housing types designed for this natural setting.

The following boards highlight how we plan to achieve these community goals.

Parkbridge ParkbridgeUplands.com

Open Space, Trails & Access to Nature

The Uplands will:

- Create a community that has distinct characteristics that are fitting with the natural setting
- Open space and trails system that supports unprogrammed uses and preserves environmentally significant features
- Lookouts and resting areas will offer breath taking views of the City of Kelowna, Okanagan Lake and the surrounding hillsides
- A smaller, more sensitive development footprint provides the opportunity for more open space and trails. 54% of the total property area is designated Open Space and Recreation
- Provide access to nature through sensitive design and preservation of existing features such as ravines and hillside areas

Parkbridge ParkbridgeUplands.com

Complete Neighbourhood Design

The Uplands will:

- Provide for safe, accessible, and convenient travel for people on foot and by bike
- An integrated road network that conforms to the natural form of the hillside which provides seamless connections - for both pedestrian and vehicular - throughout the site
- Community spaces that provide a place for social gatherings, events and activities

Parkbridge ParkbridgeUplands.com

Range of Housing and Affordability

The Uplands will:

- Provide an appropriate mix of housing types, designed for the site's natural setting
- Home design and layouts that maximize the natural views and beauty of the site
- A density and human-scale that reflects the character and place of the community

Leo and Heidi Hood homes available at Solstice at Tower Ranch | Parkbridge Community

Parkbridge ParkbridgeUplands.com

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Z20-0023

UPLANDS at Tower Ranch
A Parkbridge Community



City of Kelowna
DEVELOPMENT PLANNING

Parkbridge

UPLANDS at Tower Ranch
A Parkbridge Community

Parkbridge Lifestyle Communities Inc. is Canada's largest owner-operator and developer of residential land lease communities.

We manage land lease communities for both retirees and families, and have been providing vibrant and attainable residential communities for Canadians since 1998. We own and operate 58 residential land lease family and retirement communities, each offering a unique approach to affordable homeownership.

Each Parkbridge community has a dedicated, experienced and professional on-site management team. Our communities are enhanced by quality amenities and services for residents. Shared activities bring homeowners together and nurture connections and support.

We are owned by BCI one of Canada's largest institutional investors, which provides investment management services for British Columbia's public sector pension plans.



What is Land Lease?

Land lease homeownership is a less expensive option for Canadians because it allows people to own a home without buying the land. Land lease provides an affordable way for first-time homebuyers to enter the housing market. It also allows active retirees to downsize and free up money for life's other priorities. In our experience, well-maintained homes in Parkbridge land lease communities can appreciate in value and sell similarly to freehold homes in the same market. Social connections and meaningful activities are nurtured within Parkbridge communities and around the shared amenities we provide. Parkbridge is also proudly a long-term partner for municipalities. We provide economic well-being and population growth in rural and smaller urban areas, and we assume the ongoing costs of infrastructure within our communities.

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Parkbridge

ParkbridgeUplands.com

Parkbridge

ParkbridgeUplands.com

How to stay informed?

UPLANDS at Tower Ranch
A Parkbridge Community

Website

Visit the Project website www.parkbridgeuplands.com

Sign Up

Sign up for information and participate in discussions on specific topics.

Contact

info@parkbridgeuplands.com



Parkbridge

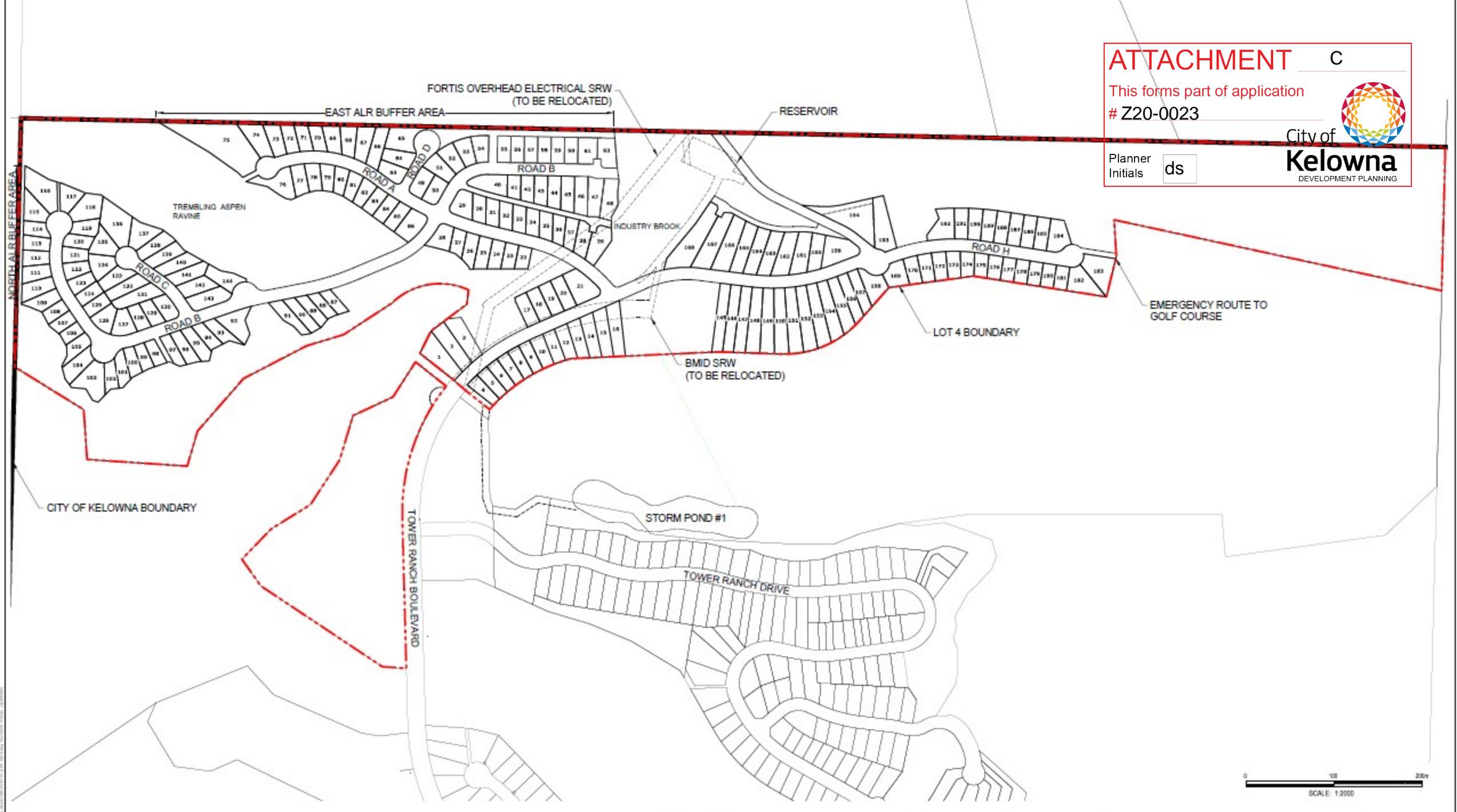
ParkbridgeUplands.com



Photos of Open House setup, boards and discussions

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LEGEND  <small>WSP CONSULTANTS INC. 1500 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5V6 TEL: 416-291-1111 FAX: 416-291-1112 WWW.WSPCONSULTANTS.COM</small> PROJECT No. 15M-D2127-01	D 2020-11-18 933 REBID FOR DEVELOPMENT APPROVALS DO C 2020-07-08 810 REBID FOR DEVELOPMENT APPROVALS SMC B 2020-05-20 761 ISSUE FOR REVIEW A 2019-09-18 600 ISSUE FOR DEVELOPMENT APPROVALS SMC	DRAWN JEB DESIGN JEB APPROVED SMC DATE 2019-05-15 SCALE METRIC 1:2000 FEET	THE CITY OF KELOWNA SUBMITTING DEPARTMENT TOWER RANCH - UPLANDS SITE PLAN	CITY FILE DESIGN DRAWING NO. SP-2 CD. NO. C
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SLOPE ANALYSIS	
COLOUR	SLOPE
Light Green	0 - 10%
Medium Green	10 - 20%
Dark Green	20 - 30%
Red	30 - 40%
Dark Red	> 40%

0 50 100
SCALE: 0:5000

LEGEND

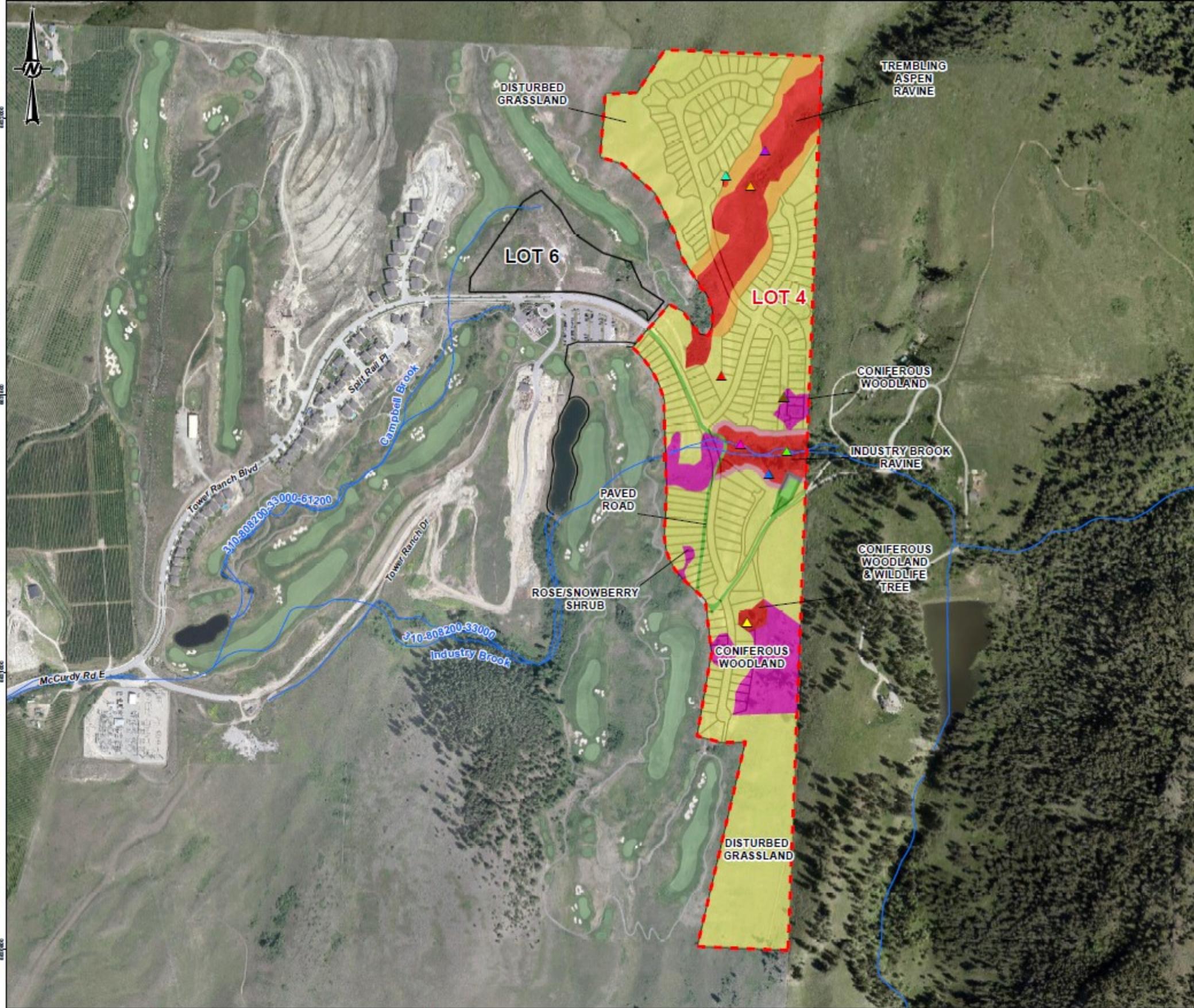


NO.	DATE	BY	REVISION	(H1)
B	2020-11-10	BD	ISSUED FOR DEVELOPMENT APPROVALS	DC
B	2020-07-10	KU	ISSUED FOR DEVELOPMENT APPROVALS	SAC
A	2019-09-18	BD	ISSUED FOR DEVELOPMENT APPROVALS	SAC

DRAWN	BD
DESIGN	JRB
APPROVED	SAC
DATE	2019-09-22
SCALE	
HORIZ.	1:2000
VERT.	

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
TOWER RANCH - UPLANDS
SLOPE ANALYSIS

CITY RULE	
DESIGN	
DRAWING NO.	NO. NO.
SG-0	C



- LEGEND**
- SITE BOUNDARY
 - CADASTRE
 - WATERCOURSE
- WILDLIFE OBSERVATION**
- BADGER DEN
 - BULLOCK'S ORIOLE NESTS
 - COUGAR SCAT/WILDLIFE TREE
 - DEER RUB
 - POTENTIAL SNAKE HIBERNACULA
 - SMALL MAMMAL DEN
 - SNAKE BASKING ROCK OUTCROP
 - WESTERN PAINTED TURTLE SHELL
 - WILDLIFE TREE
- ENVIRONMENTALLY SENSITIVE AREA**
- ESA 1 (VERY HIGH)
 - ESA 2 (HIGH)
 - ESA 3 (MODERATE)
 - ESA 4 (LOW)
 - TREMBLING ASPEN RAVINE BUFFER
 - INDUSTRY BROOK RAVINE RIPARIAN BUFFER (10m)

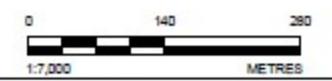
ATTACHMENT C

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REFERENCE(S)

1. HYDROGRAPHY DATA OBTAINED FROM THE PROVINCE OF BRITISH COLUMBIA. COPYRIGHT © 2018. ALL RIGHTS RESERVED.
2. ORTHO PHOTO OBTAINED FROM THE CITY OF KELOWNA ON OCTOBER 4, 2018. IMAGERY DATE: MAY 21, 2017.
3. ENVIRONMENTALLY SENSITIVE AREA DATA COLLECTED BY GOLDER.
4. CADASTRE OBTAINED FROM WSP CANADA GROUP LIMITED.
5. BASEMAP IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERGRID, IGN, AND THE GIS USER COMMUNITY. COORDINATE SYSTEM: NAD 1983 UTM ZONE 11N

CLIENT
PARKBRIDGE LIFESTYLES COMMUNITY INC.

PROJECT
OFFSETTING PLAN, UPLANDS LOT 4
KELOWNA, BC

TITLE
ENVIRONMENTALLY SENSITIVE AREAS

CONSULTANT	YYYY-MM-DD	2020-12-07
	DESIGNED	BB
	PREPARED	CN
	REVIEWED	DK
	APPROVED	DK