
CITY OF KELOWNA

MEMORANDUM

Date: June 29, 2021 *revised December 6, 2022 to update zoning references*
File No.: Z21-0056
To: Planning and Development Officer (KB)
From: Development Engineering Manager (NC)
Subject: 1975 Union Rd *C1 to MF3*

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject lots from the *C1 – Local & Neighbourhood Commercial* to the *MF3 – Apartment Housing* zone.

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 property is located within the Glenmore Ellison Improvement District (GEID) service area. The developer is required to make satisfactory arrangements with GEID for all water and fire protection-related issues. All charges for service connection 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 domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- c. 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.

3. **SANITARY SEWER SYSTEM**

- a. Our records indicate that each of the subject lots are currently serviced with a 200-mm diameter sanitary sewer service off Glenmore Rd. 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.
- b. If necessary, the applicant will arrange for the removal and disconnection of one of the existing services or, if necessary, both of the existing services and the installation of one new larger service at the applicants cost.
- c. If the existing service connection is to be utilized it must be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

4. **STORM DRAINAGE**

- a. Our records indicate that the subject lot is currently serviced with a 200-mm diameter sanitary sewer service. 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.
- b. 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.
- c. 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.
- d. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- e. 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.
- f. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- g. 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.

- h. 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. Glenmore Rd has been upgraded to a full urban standard no further frontage upgrades are required.
- b. Union Rd required frontage upgrades include; extension of storm drainage system, LED street lighting, landscaped and irrigated boulevard, burial of overhead wires and removal of poles, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IABC, 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.
- d. 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. 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.
- c. 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.”

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).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- e. 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.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. Only one driveway access, with a maximum width of 6 m, will be permitted for this development.
- b. Access must be from Union Rd and is required to be a minimum of 15 m from the property line of Glenmore Rd.

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

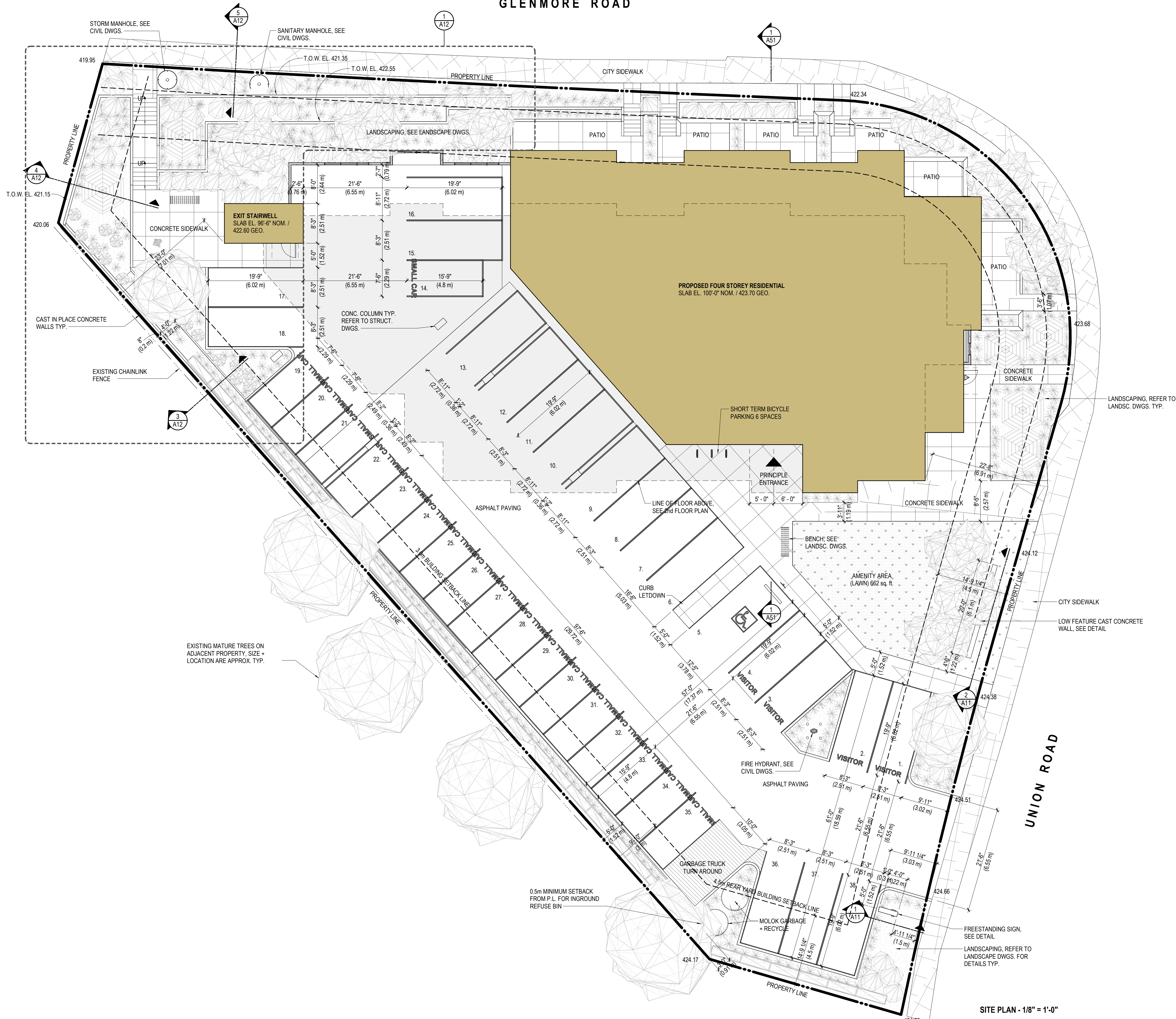
- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Hydrant Levy Fee: \$250 per newly created lot (GST exempt).
 - iv. Engineering and Inspection Fee: 3.5% of construction value (plus GST).



Nelson Chapman, P.Eng.
Development Engineering Manager

SK
revised by CM

GLENMORE ROAD



PROPERTY INFORMATION:

CIVIC ADDRESS: 1975 UNION ROAD, KELOWNA, BC
 LEGAL ADDRESS: PLAN KAP51847, LOT 27, SECTION 4, TOWNSHIP 23
 P.I.D. 018-677-878
 ZONING (CURRENT): C5 - TRANSITION COMMERCIAL
 ZONING (PROPOSED): MF-3 APARTMENT HOUSING ZONE
 SITE AREA: 0.23 HECTARES (2,339.88 sq. m.) / 0.578 ACRES (25,186.27 sq. ft.)
 BUILDING USE: PROPOSED APARTMENT HOUSING

MF3 ZONING ANALYSIS:

SITE COVERAGE OF ALL BUILDINGS: MAXIMUM 65%
 PROPOSED 28.18% [7,100 sq. ft.]

SITE COVERAGE OF ALL BUILDINGS, STRUCTURES AND IMPERVIOUS SURFACES:
 MAXIMUM 85%
 PROPOSED 82%

SITE SETBACKS: FRONT YARD AND FLANKING SIDE YARD FOR GROUND ORIENTATED UNITS:
 3.0m BUT CAN BE REDUCED TO 2.0m IF MAXIMUM FLOOR HEIGHT AND NET FLOOR AREA ARE MET

FRONT YARD SETBACK: 4.5m
 SIDE YARD SETBACK: 3.0m
 REAR YARD SETBACK: 4.5m

COMMON AND PRIVATE AMENITY SPACE:
 REQUIRED SPACE: 7.5 sq. m. PER BACHELOR UNIT
 15.0 sq. m. PER ONE BEDROOM UNIT
 25.0 sq. m. PER TWO BEDROOM UNIT

CALCULATION OF REQUIRED SPACE:
 5 Units x 7.5 = 37.5 sq. m.
 18 Units x 15 = 270 sq. m.
 6 Units x 25 = 150 sq. m.
 TOTAL REQUIRED = 457.5 sq. m. OR 4,924 sq. ft.

COMMON AND PRIVATE AMENITY PROVIDED:
 1,099 sq. ft. OF COMMON OUTDOOR SPACE
 726 sq. ft. OF COMMON INDOOR SPACE
 3,306.25 sq. ft. OF PRIVATE AMENITY SPACE (PATIOS + BALCONIES)
 TOTAL PROVIDED = 476.70 sq. m. OR 5,131.25 sq. ft.

BUILDING HEIGHT: MAXIMUM OF 18.0m AND FOUR STORIES
 PROPOSED = 15.24m AND FOUR STORIES

OFF-STREET PARKING ANALYSIS:

PARKING DESIGN PARAMETERS: STANDARD STALL 2.5m x 6.0m
 SMALL CAR STALL 2.3m x 4.8m
 ACCESSIBLE STALL 3.7m x 6.0m
 TWO WAY DRIVE AISLE 7.0m

REQUIRED PARKING SPACES: BACHELOR UNIT MIN. 0.9 SPACE
 ONE BEDROOM MIN. 1.0 SPACES
 TWO BEDROOM MIN. 1.25 SPACES
 VISITOR MIN. 0.14 SPACE PER UNIT

PARKING CALCULATIONS: 5 UNITS x 0.9 = 4.5 SPACES
 18 UNITS x 1.0 = 18 SPACES
 6 UNITS x 1.25 = 7.5 SPACES
 VISITOR 29 x 0.14 = 4 SPACES

TOTAL PARKING REQUIRED: 34 SPACES
 TOTAL PARKING PROVIDED: 38 SPACES

BICYCLE PARKING ANALYSIS:

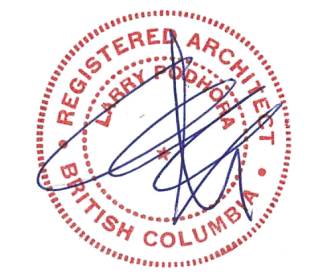
SHORT TERM BICYCLE PARKING REQUIRED - 6.0 PER ENTRANCE
 TOTAL REQUIRED = 6
 TOTAL PROVIDED = 6

LONG TERM BICYCLE PARKING REQUIRED
 0.75 SPACES PER BACHELOR, ONE BEDROOM + 2 BEDROOM UNITS
 TOTAL REQUIRED = 21.75 SPACES [29 x .75]
 TOTAL PROVIDED = 22 SPACES

ATTACHMENT B
 This forms part of application
 # Z21-0056

Planner Initials **KB**

SITE PLAN - 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

January 12, 2023

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

Attention: **Kimberly Brunet**
Planner II | City of Kelowna

**RE: Neighbourhood Consultation Summary Report for 1975 Union Rd
Application Z21-0056, DP21-0144**

Dear Kimberly,

In compliance with Council Policy No. 367, Larry Podhora Architecture Inc. is pleased to submit the following summary report in support of the Development Permit & Rezoning for the property at 1975 Union Rd.

The Development team interacted with the surrounding property owners and residents within 50m of the subject property noted above. The bulk of communication took place from December to January, 2022. The invitation package for the Public Information Session was distributed as outlined in the Public Notification & Consultation Policy along with personal engagement with as many members of the public as possible. A summary of activities and responses from participants is included below. Further comments and feedback are included in the Public Information Session Summary report.

Advertising for the Public Information Session included:

- Posting of 'It's your neighbourhood' sign on site as per the template provided by the City of Kelowna (Schedule A) – sign installation was completed on December 21, 2022
- Newspaper advertisement in the Kelowna Daily Courier (Schedule B) – advertisements were placed December 14 2022
- Mail-outs (40+ letters sent December 02, 2022) and hand delivered invitations were circulated to available property owners / tenants within the 50-meter boundary from the subject property. A sample of the invitation is available in Schedule C.

The completed Neighbour Consultation Form and log of community engagement is found in the schedule below.



ATTACHMENT	C
This forms part of application # Z21-0056	
Planner Initials	KB
 City of Kelowna DEVELOPMENT PLANNING	

We trust this report satisfies the notification portion of the Public Notification & Consultation section of Council Policy No. 367. Please see the Information Session Summary included along with this report.

Should you require clarification or further information, please feel free to contact me.

Kind regards,
Larry Podhora
AIBC

Inclusions:

Schedule A – Sign Photos

Schedule B – Kelowna Daily Courier Ad

Schedule C – Info Session Mailout

Schedule D – Neighbourhood Consultation Form and Materials


ATTACHMENT		C
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Schedule A – Site Signage

Development Proposal


In your neighbourhood


Application No: Z21-0056
Applicant: Krahn Engineering Ltd.





1975 Union Rd
A public information session regarding an application to rezone from the C1 - Local & Neighbourhood Commercial zone to the MF3 - Apartment Housing zone to facilitate the development of apartment housing.

Get involved and have your say

 Email
kbrunet@kelowna.ca

 Phone
250-469-8637

 Online
kelowna.ca/currentdevelopments

 Applicant's Information Meeting
January 4, 2023 - 6:00pm to 7:30pm
North Glenmore Elementary
125 Snowsall St N, Kelowna, BC

City of Kelowna

ATTACHMENT C

This forms part of application
Z21-0056

Planner Initials **KB**



City of
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Sign Image



ATTACHMENT C

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Z21-0056

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Schedule B – Newspaper Advertisement

Advertisements published Dec 14 2022 Online & in Print

VALLEYWIDE CLASSIFIEDS
THE OKANAGAN MARKETPLACE

Classifieds

What are you looking for?



Account

Place an ad

> Announcements

NOTICE OF PUBLIC INFORMATION MEETING



1975 Union Road

Larry Podhora Architecture Inc. has made an application to rezone the property from C1 - Local & Neighborhood Commercial to MF3 - Apartment Housing. This application is also being made for a development variance permit which will allow for a permit to construct of a four-storey apartment building.

The open house will be held Wednesday, January 4, 2023
6:00pm - 7:30pm
North Glenmore Elementary
125 Snowsell St N, Kelowna, BC V1V 2E3

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For inquiries, please contact Dave Batten

Phone (778) 808 - 5420

This ad has been viewed 2 times Posted December 14, 2022

Share



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Advertisement Proof

12/6/22, 11:36 AM

Kelowna Daily Courier Valleywide ClassifiedsClassifieds | Thank you

THANK YOU

Your order confirmation number is **OKV011662**.

You will receive an email confirmation for your order.

Once your ad has been reviewed and approved, it will start online on December 14, 2022 and in print on December 14, 2022.

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Schedule C – Information Session Invitation

Public Information Session

City of Kelowna Project No: Z21-0056 (Zoning) and DP21-0144 (Development Permit)

Re: Rezoning for 1975 Union Rd to MF-2 to allow for construction of a four-storey condo building

Larry Podhora Architecture Inc. has made an application to the City of Kelowna regarding 1975 Union Road. The application is to rezone the property from C1 – Local & Neighborhood Commercial to MF3 - Apartment Housing. This application is also being made for a development variance permit which will allow for a permit to construct of a four-storey apartment building.

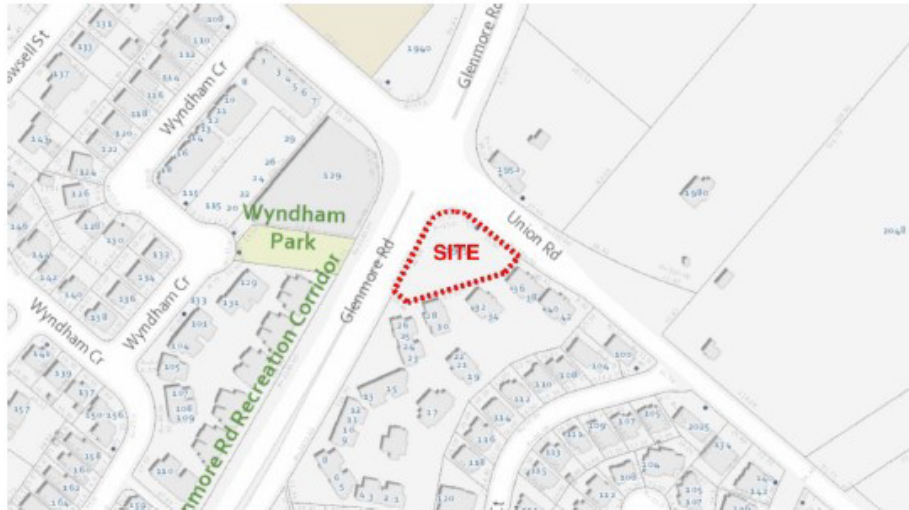
Two variances are being requested:

The first for encroachment on the 3.0m setback of the property line for parking, which is proposed at 1.22m from the property line.

The second for, Ground Orientated Unit first floor height (Section 13.5.3.A) to be increased from 1.2m to 1.38m

Project Site Location:

1975 Union Road



You are invited to attend a public information session to view the development proposal, and provide comments and feedback, prior to City Council's consideration of this application.

ATTACHMENT		C
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*Wednesday, January 4, 2023
6:00pm – 7:30pm
North Glenmore Elementary
125 Snowsell St N, Kelowna, BC V1V 2E3*



Project team members will be available at the meeting to answer any questions about the development and to receive your comments. The team members will be in attendance to provide an overview of the project, additional information, and answer any questions and concerns.

Alternatively, you can contact the applicant:

Larry Podhora, Architect AIBC, Architect AAA, MRAIC
Larry Podhora Architecture Inc.
778-255-0246
larryp@krahn.com

Dave Batten, Senior Director of Development
Krahn Engineering Ltd
778-808-5420
daveb@krahn.com

Or you may also contact the City Staff:

Kimberly Brunet
City of Kelowna
Planner II | City of Kelowna
250-469-8637 | kbrunet@kelowna.ca
Connect with the City | kelowna.ca

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Schedule D – Neighbour Consultation Form

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, Dave Batten, the applicant for Application No. Z21-0056 (Zoning) and DP21-0144 (Development Permit)
for Rezoning to allow for construction of a four-storey apartment building
(brief description of proposal)

at 1975 Union Rd. have conducted the required neighbour
(address)
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: Mailing packages to the
appropriate residents, sign posted on site,.

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

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

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

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Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
1952 Union Rd., Kelowna, BC V1V 2E8	No	Yes, Mailed	
129 Wyndham Cr., Kelowna, BC V1V 1Z2	No	Yes, Mailed	
1980 Union Rd., Kelowna, BC V1V 2E8	No	Yes, Mailed	
131 Wyndham Cr., Kelowna, BC V1V 1Z2	No	Yes, Mailed	
14-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
15-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
16-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
19-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
20-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
21-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
22-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
23-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
24-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
25-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
26-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
27-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
28-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
29-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
30-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
31-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
32-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
33-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
34-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
35-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
36-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
37-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
38-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
39-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
40-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
41-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
42-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
13-124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	
126 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
127 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
128 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
129 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
130 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
131 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
125 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
124 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
123 -133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
133 Wyndham Cr., Kelowna, BC V1V 1Y8	No	Yes, Mailed	
124 Verna Ct., Kelowna, BC V1V 1S9	No	Yes, Mailed	

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Schedule E – PIM Meeting

PIM Handout

HANDOUT

City of Kelowna Project No: Z21-0056 (Zoning) and DP21-0144 (Development Permit)

Re: Rezoning for 1975 Union Rd to MF-2 to allow for construction of a four-storey condo building

Dave Batten | Krahn Engineering Ltd. has made an application to the City of Kelowna regarding 1975 Union Road. The application is to rezone the property from C1 – Local & Neighborhood Commercial to MF3 - Apartment Housing. This application is also being made for a development variance permit which will allow for a permit to construct of a four-storey apartment building.

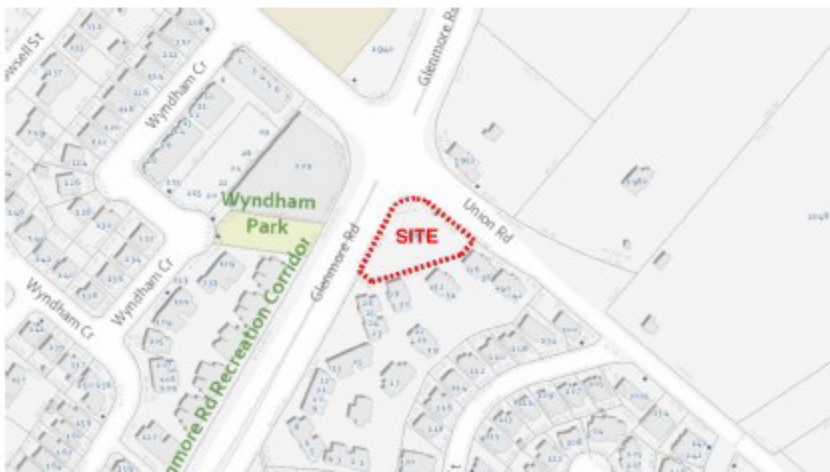
Two variances are being requested:

The first for encroachment on the 3.0m setback of the property line for parking, which is proposed at 1.22m from the property line.

The second for, Ground Orientated Unit first floor height (Section 13.5.3.A) to be increased from 1.2m to 1.38m

Project Site Location:

1975 Union Road



ATTACHMENT C
This forms part of application
Z21-0056

Planner Initials **KB**

City of **Kelowna**
DEVELOPMENT PLANNING

The Project

29 Unit, four-storey mixed-use commercial/residential building on a 0.578 ACRES (25,186.27 sq. ft.) site.

The main floor commercial area to be approximately

Main Floor 5,402 sq.ft. Gross Floor Area

2nd floor 7,100 sq.ft. Gross Floor Area

3rd floor 7,100 sq.ft. Gross Floor Area

4th floor 7,100 sq.ft. Gross Floor Area

Total: 26,702 sq.ft. Gross Floor Area



Sign In Sheet

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City of **Kelowna**
DEVELOPMENT PLANNING

Public Information Session - 1975 Union Road SIGN IN SHEET

Name	Address	Contact
REDACTED		

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City of
Kelowna
 DEVELOPMENT PLANNING

Poster Boards



WEST PERSPECTIVE - VIEW FROM INTERSECTION OF GLENMORE AND UNION



NORTH EAST PERSPECTIVE - VIEW FROM UNION



EAST PERSPECTIVE - VIEW FROM PARKING AREA



SOUTH PERSPECTIVE - VIEW FROM SOUTH WEST CORNER OF PROPERTY ON GLENMORE ROAD



GLENMORE ROAD STREETSCAPE ELEVATION



UNION ROAD STREETSCAPE ELEVATION

Meeting Comments

ATTACHMENT		C
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REDACTED

is in favour of the development and glad to see the site developed. She asked about parking and was informed that there is no parking variance being requested. The project meets the parking requirements set out in zoning bylaw and she was happy with that.

REDACTED

made no comment.