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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 6, 2017  
**File No.:** Z17-0026  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(SM)  
**Subject:** 1350 – 1370 KLO Road

RM5

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Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. Domestic Water and Fire Protection

- (a) The development site is presently serviced with a small diameter (19-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The estimated cost of this construction for bonding purposes is **\$20,000.00**
- (b) 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 his cost.
- (c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting mechanical engineer will determine the servicing requirements of this proposed development. The estimated cost of this construction for bonding purposes is **\$8,000.00**
- (b) The downstream 250mm diameter sanitary sewer main in KLO Road (between Gordon Drive and Lowe Court) is limited in capacity. A flow analysis check is required by the developer's civil engineering consultant. If it is determined that upgrades to the main are required, the estimated cost to upgrade this section of main for bonding purposes is **\$100,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- (b) Only one service will be permitted for this development. The applicant, at their cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$12,000.00**

4. Road Improvements

- (a) KLO Road fronting this development has been urbanized. The existing driveway let-downs must be removed and replaced with barrier curb & gutter. The existing two way left turn lane must be upgraded to an all movement exclusive left turn lane cross section including concrete medians to be aligned with the access to 1359 KLO Road. The boulevard full frontage is landscaped complete with street trees. The estimated cost of this construction for bonding purposes is **\$60,000.00**

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Lot consolidation.
- (c) 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.

7. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development must be installed in an underground duct system. 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.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

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 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.

10. 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.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Bonding and Levy Summary(a) Bonding

Water works	\$20,000.00
Sanitary Service	\$ 8,000.00
Storm Service	\$12,000.00
KLO Rd works	\$60,000.00
Flow analysis and sewer pipe upgrade KLO Rd Gordon - Lowe	\$100,000.00
<b>Total Bonding</b>	<b>\$200,000.00</b>

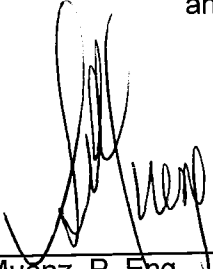
NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

## Access and Manoeuvrability

- (i) One site access for the development to KLO Rd is permitted and must be located opposite the access to 1359 KLO Road.
- (ii)
- (iii) The site plan should illustrate the ability of an MSU standard size vehicle to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
- (iv) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

  
 Steve Muenz, P. Eng.  
 Development Engineering Manager  
 SS



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**CITY OF KELOWNA**  
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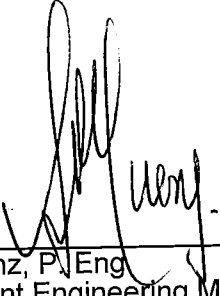
**Date:** June 5, 2017  
**File No.:** OCP17-0010  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1350 & 1370 KLO Road

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The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

1. **General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0026.



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Steve Muenz, P. Eng  
Development Engineering Manager

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CITY OF KELOWNA

MEMORANDUM

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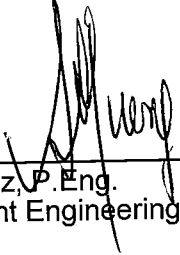
**Date:** June 5, 2017  
**File No.:** DP17-0068  
**To:** Community Planning (Lk)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1350 & 1370 KLO Road

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0026.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager

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**CITY OF KELOWNA**

**MEMORANDUM**

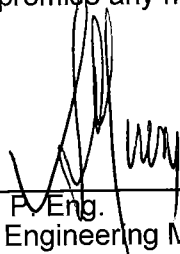
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**Date:** June 5, 2017  
**File No.:** DVP17-0069  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1350 & 1370 KLO Road

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

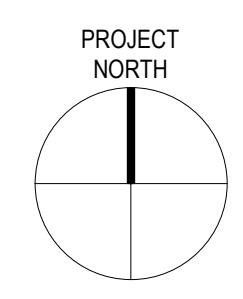
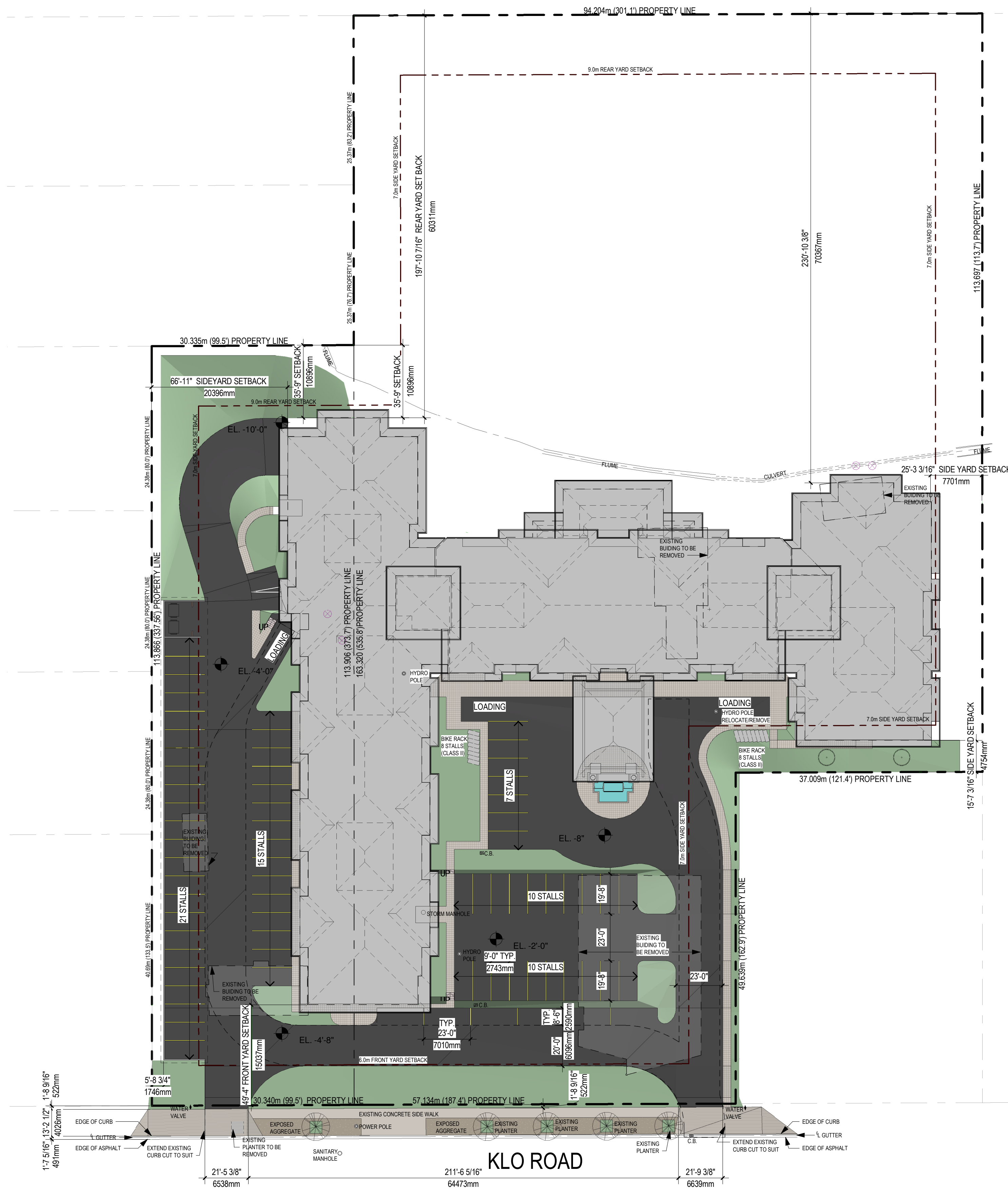
This development variance permit application to vary the building height and side yard setback does not compromise any municipal services.



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Steve Muenz, P.Eng.  
Development Engineering Manager

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ITEM	REQUIRED / ALLOWED	PROVIDED
<b>0. EXISTING SITE STATS</b>		
LAND PARCEL # 1		
STREET ADDRESS	1370 KLO ROAD	
LEGAL DISCRPTION	PLAN # 27982 LOT #1 EXCEPT KAP57931	
EXISTING ZONING	P2	
OFFICIAL COMMUNITY PLAN	EDINS - EDUCATIONAL / INSTITUTIONAL	
AREA	13x556.97 m <sup>2</sup> (145,926 ft <sup>2</sup> )	
LAND PARCEL # 2		
STREET ADDRESS	1350 KLO ROAD	
LEGAL DISCRPTION	PLAN # 1070 LOT # 15 EXCEPT PLAN KAP79079	
EXISTING ZONING	RU1	
OFFICIAL COMMUNITY PLAN	S2 RESIDENTIAL- SINGLE 182 UNIT RESIDENTIAL	
AREA	3,447,922 m <sup>2</sup> (37,113 ft <sup>2</sup> )	
<b>1. PROPOSED SITE STATS</b>		
PROPOSED SITE ZONING		RM5
COMBINED LOT AREA		17,004.9 m <sup>2</sup>
HEIGHT	4.5 STOREYS / (MAX) 18.0 m (58 ft)	5.0 STOREYS / 16 m (53 ft.)
TOTAL DWELLING UNITS		154 UNITS
LOT AREA	(MIN.) 1,400 m <sup>2</sup> (15069.5 ft <sup>2</sup> )	17,004.9 m <sup>2</sup> (183,039.2 ft <sup>2</sup> )
LOT AREA (NET)	1,400 m <sup>2</sup> (15069.5 ft <sup>2</sup> )	17,004.9 m <sup>2</sup> (183,039.2 ft <sup>2</sup> )
<b>2. SETBACKS</b>		
FRONT YARD (SOUTH)	6.0m	14.97m
SIDE YARD (SOUTH)	4.5m / 7m (14.76 ft/ 26.0 ft.)	4.75m (15.58 ft.)
SIDE YARD (WEST) CARPORTS	1.5m (4.72 ft.)	1.75m (5.74 ft.)
SIDE YARD (WEST) ≤ 2 1/2 STOREYS	4.5m / 7m (14.76 ft/ 26.0 ft.)	1.75m / 20.40m (5.74 ft./66.93 ft.)
SIDE YARD (EAST) < 2 1/2 STOREYS	4.5m / 7m (14.76 ft/ 26.0 ft.)	7.62m (25 ft.)
SIDE YARD (NORTH)	9.0m (29.53 ft.)	10.90m / (35.76 FT.)
<b>3. LANDSCAPE BUFFERS</b>		
FRONT YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 2	5.76m (18.90 ft.)
SIDE YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 3	4.75m (15.58 ft.)
SIDE YARD (WEST)	3.0 m (9.84 ft.) - LEVEL 3	1.5m / 4.11m (4.92 ft. / 13.48 ft.)
SIDE YARD (EAST)	3.0 m (9.84 ft.) - LEVEL 3	1.91m to 7.62m (6.27ft/ 25.0 ft.)
REAR YARD (NORTH)	3.0 m - LEVEL 3	10.88m to 60.46m (35.70 ft. / 198.36 ft.)
<b>4. FLOOR SPACE RATIO</b>		
FLOOR AREA RATIO	1.1	< 0.93
LOT AREA (NET)		17,004.9 m <sup>2</sup> (183,039.2 ft <sup>2</sup> )
FLOOR AREA (NET)	18,705.39m <sup>2</sup> (201,343.14 ft <sup>2</sup> )	15870 m <sup>2</sup> (170,823.3 ft <sup>2</sup> )
FLOOR AREA (GROSS)		17,600 m <sup>2</sup> (189,444.8 ft <sup>2</sup> )
<b>5. BUILDING SITE COVERAGE</b>		
MAX BUILDING FOOT PRINT (% OF SITE)	(MAX) 40%	23.4%
MAX BUILDING FOOT PRINT AREA	(MAX) 6801.96 m <sup>2</sup> (73,215.69 ft <sup>2</sup> )	3,984 m <sup>2</sup> (40,730.64 ft <sup>2</sup> )
MAX BUILDING FOOT PRINT & PARKING (% OF SITE)	65%	42.7%
MAX BUILDING FOOT PRINT & PARKING AREA	(MAX) 11053 m <sup>2</sup> (115,973.5 ft <sup>2</sup> )	7,277 m <sup>2</sup> (78,328.96 ft <sup>2</sup> )
<b>6. PARKING</b>		
ABOVE GROUND PARKING		53 STALLS
CARPORIT PARKING		23 STALLS
BELOW GRADE PARKING		46 STALLS
LOADING PARKING SPACES		3 STALLS
HANDICAP PARKING	2 STALLS	2 STALLS
STAFF PARKING	12 STALLS	
SLEEPING AREAS = 193	65 STALLS	
TOTAL PARKING STALLS REQUIRED = 193 / PROVIDED	77 STALLS REQUIRED	137 STALLS PROVIDED
<b>7. BICYCLE PARKING</b>		
CLASSIFICATION (CLASS I) 154 UNITS X 0.5	77 BIKE STALLS	24 BIKE STALLS
SCOOTER PARKING C/W RECHARGING OUTLET		22 SCOOTER STALLS
RESIDENTIAL STORAGE LOCKERS		56 STOR. LOCKERS
TOTAL BICYCLE PARKING (CLASS I)	77 BIKE STALLS REQUIRED	± 118 BIKE STORAGE
CLASSIFICATION (CLASS II) 154 UNITS X 0.1	16 BIKE STALLS	16 BIKE STALLS
TOTAL BICYCLE PARKING (CLASS II)	16 BIKE STALLS REQUIRED	16 BIKE STALLS
<b>8. DENSITY</b>		
STUDIO		4 UNITS
1 BEDROOM		111 UNITS
2 BEDROOM		39 UNITS
TOTAL		154 UNITS
<b>10. PRIVET OPEN SPACE</b>		
BACK YARD (NOT INCLUDING SETBACKS)		5232 m <sup>2</sup>
EXTERIOR DECKS		940 m <sup>2</sup>
AMENITY SPACE		3007 m <sup>2</sup>
TOTAL AREA	2670 m <sup>2</sup>	> 9179 m <sup>2</sup>

SUITE AREA CHART					
SUITE TYPE	NUMBER OF BEDROOMS	SUITE AREA	NUMBER OF SUITES	TOTAL SUITE AREA	OCCUPANTS
UNIT TYPE A	0	44 m <sup>2</sup>	4	176 m <sup>2</sup>	4
UNIT TYPE B	1	58 m <sup>2</sup>	9	518 m <sup>2</sup>	9
UNIT TYPE C	1	58 m <sup>2</sup>	8	463 m <sup>2</sup>	8
UNIT TYPE D	1	60 m <sup>2</sup>	62	3721 m <sup>2</sup>	62
UNIT TYPE D1	1	63 m <sup>2</sup>	11	689 m <sup>2</sup>	11
UNIT TYPE E	1.5	68 m <sup>2</sup>	6	410 m <sup>2</sup>	6
UNIT TYPE F	1.5	69 m <sup>2</sup>	3	208 m <sup>2</sup>	3
UNIT TYPE G	1.5	72 m <sup>2</sup>	4	289 m <sup>2</sup>	4
UNIT TYPE H	2	72 m <sup>2</sup>	3	217 m <sup>2</sup>	6
UNIT TYPE J	1.5	78 m <sup>2</sup>	8	621 m <sup>2</sup>	8
UNIT TYPE K	2	92 m <sup>2</sup>	4	368 m <sup>2</sup>	8
UNIT TYPE L	2	97 m <sup>2</sup>	6	582 m <sup>2</sup>	12
UNIT TYPE M	2	101 m <sup>2</sup>	6	605 m <sup>2</sup>	12
UNIT TYPE N	2	104 m <sup>2</sup>	16	1667 m <sup>2</sup>	32
UNIT TYPE P	2.5	119 m <sup>2</sup>	4	477 m <sup>2</sup>	8
TOTAL STAFF 12			154	11001 m <sup>2</sup>	193
				TOTAL NUMBER OF OCCUPANTS =	205



TREE	NAME	NO.	NO. IN PLACE
1	Small tree	10	10
2	Medium tree	5	5
3	Large tree	3	3
4	Shrub	20	20
5	Small shrub	15	15
6	Large shrub	10	10
7	Small tree	10	10
8	Medium tree	5	5
9	Large tree	3	3
10	Shrub	20	20
11	Small shrub	15	15
12	Large shrub	10	10
13	Small tree	10	10
14	Medium tree	5	5
15	Large tree	3	3
16	Shrub	20	20
17	Small shrub	15	15
18	Large shrub	10	10
19	Small tree	10	10
20	Medium tree	5	5
21	Large tree	3	3
22	Shrub	20	20
23	Small shrub	15	15
24	Large shrub	10	10
25	Small tree	10	10
26	Medium tree	5	5
27	Large tree	3	3
28	Shrub	20	20
29	Small shrub	15	15
30	Large shrub	10	10

SLIP	NAME	NO.	NO. IN PLACE
1	Small slip	10	10
2	Medium slip	5	5
3	Large slip	3	3
4	Small slip	10	10
5	Medium slip	5	5
6	Large slip	3	3
7	Small slip	10	10
8	Medium slip	5	5
9	Large slip	3	3
10	Small slip	10	10
11	Medium slip	5	5
12	Large slip	3	3
13	Small slip	10	10
14	Medium slip	5	5
15	Large slip	3	3
16	Small slip	10	10
17	Medium slip	5	5
18	Large slip	3	3
19	Small slip	10	10
20	Medium slip	5	5
21	Large slip	3	3

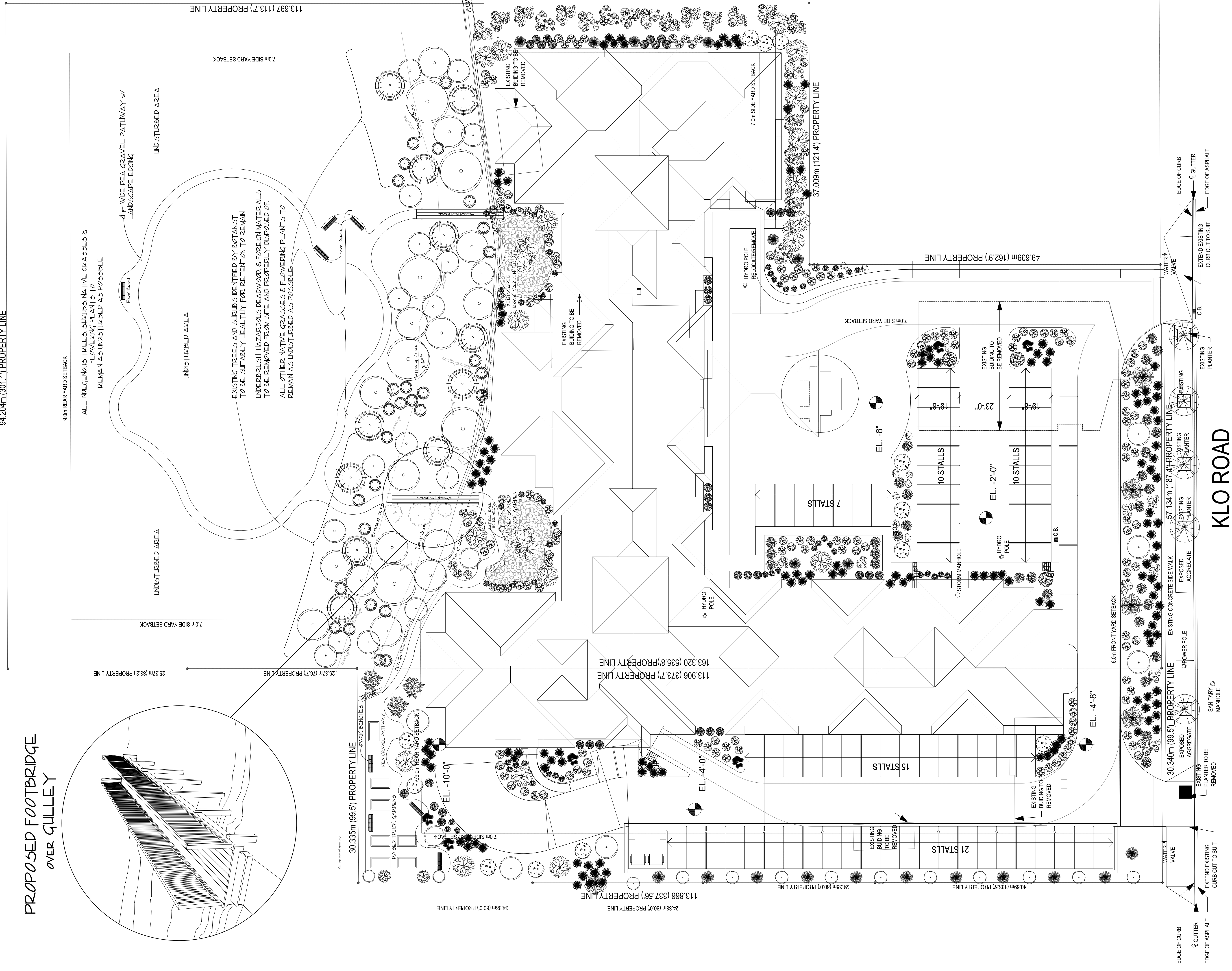
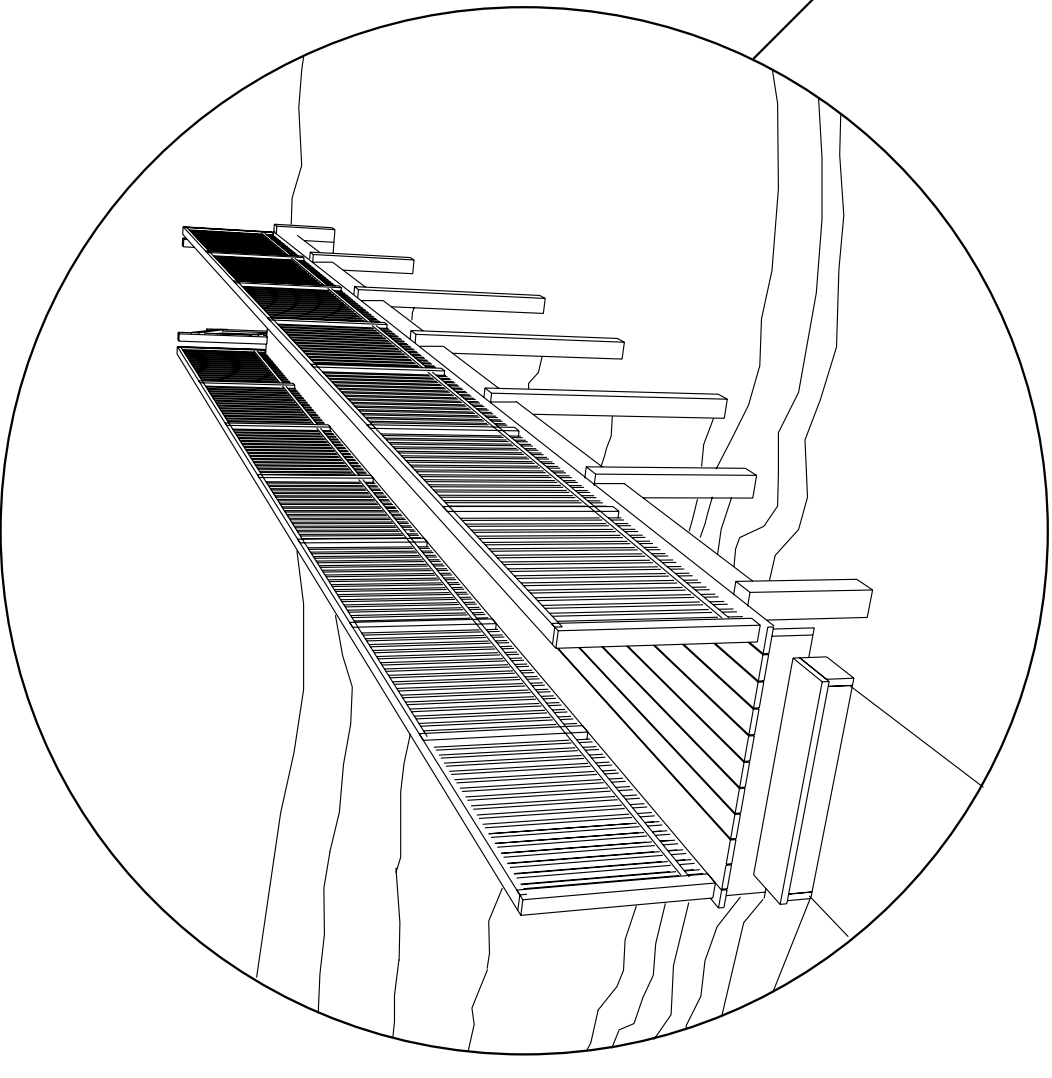
FLOWERS & GRASSES	NAME	NO.	NO. IN PLACE
1	Small flower	10	10
2	Medium flower	5	5
3	Large flower	3	3
4	Small grass	10	10
5	Medium grass	5	5
6	Large grass	3	3
7	Small flower	10	10
8	Medium flower	5	5
9	Large flower	3	3
10	Small grass	10	10
11	Medium grass	5	5
12	Large grass	3	3
13	Small flower	10	10
14	Medium flower	5	5
15	Large flower	3	3
16	Small grass	10	10
17	Medium grass	5	5
18	Large grass	3	3
19	Small flower	10	10
20	Medium flower	5	5
21	Large flower	3	3

ROUTES	NAME	NO.	NO. IN PLACE
1	Small route	10	10
2	Medium route	5	5
3	Large route	3	3
4	Small route	10	10
5	Medium route	5	5
6	Large route	3	3
7	Small route	10	10
8	Medium route	5	5
9	Large route	3	3
10	Small route	10	10
11	Medium route	5	5
12	Large route	3	3
13	Small route	10	10
14	Medium route	5	5
15	Large route	3	3
16	Small route	10	10
17	Medium route	5	5
18	Large route	3	3
19	Small route	10	10
20	Medium route	5	5
21	Large route	3	3

ROUTES	NAME	NO.	NO. IN PLACE
1	Small route	10	10
2	Medium route	5	5
3	Large route	3	3
4	Small route	10	10
5	Medium route	5	5
6	Large route	3	3
7	Small route	10	10
8	Medium route	5	5
9	Large route	3	3
10	Small route	10	10
11	Medium route	5	5
12	Large route	3	3
13	Small route	10	10
14	Medium route	5	5
15	Large route	3	3
16	Small route	10	10
17	Medium route	5	5
18	Large route	3	3
19	Small route	10	10
20	Medium route	5	5
21	Large route	3	3

94.204m (301.1) PROPERTY LINE

PROPOSED FOOTBRIDGE  
OVER GUILLEY



Regency  
Summerwood  
Retirement Resort



DRAFTING BY:  
Prestige  
Landscape & Design  
INC.  
11111 111th Street, Suite 100  
Prestige, WA 98148  
Phone: 206.835.1111  
www.prestigelandscapedesign.com

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED BY LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDING. FURNISH AND PROVIDE POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

LANDSCAPE LAYOUT	
Scale: AS 5:100VN	Approved By: CLC
Date: 06 MAR 2017	Checked By: ED HALL
REGENCY SUMMERWOOD	Drawing Number: PRELIMINARY





1 STREET VIEW (SOUTH) PERSPECTIVE



2 NORTH PERSPECTIVE VIEW

PERSPECTIVE

SUMMERWOOD RETIREMENT RESORT  
 STREET ADDRESS: 1350 & 1370 KLO ROAD, KELOWNA, BC  
 LEGAL ADDRESS: PLAN # 1070, LOT 15, EXCEPT KAP 79079 & PLAN # 27982, LOT #1, EXCEPT 57931

DRAWING:

A12

PROJECT:

DATE:

SCALE:

16040





April 27, 2017

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

**Attention:** Lydia Korolchuck, Planner, City of Kelowna

Dear Ms. Korolchuck:

**RE: Public Information Session Summary Report for 1350/1370 KLO Road  
Application No. Z17-0026, OCP17-0010, DP17-0068**

In compliance with Council Policy No. 367, Summerwood Retirement Resorts Holding Corp. (Summerwood) wishes to submit the following summary report in support of our current OCP Amendment and Rezoning applications for the properties at 1350 and 1370 KLO Road.

Summerwood hosted a Public Information Session on the 27<sup>th</sup> of April, 2017 between the hours of 4:00 pm and 6:00 pm. The session was hosted on site at 1370 KLO Road, with discussion taking place within the existing residence on site, and along the flume to show interested parties where the proposed environmentally sensitive protected area is. A photo of the event is attached as APPENDIX A.

The official sign in sheet captured 19 attendees, however as we were in conversation with interested parties the entire time, there were a number that did not sign in and we anticipate that there was a total of ~30 attendees to the Information Session. The sign in sheets are attached as APPENDIX B.

Advertising for the session included:

- the posting of 'It's your neighbourhood' sign on site as per the template provided by the City of Kelowna (APPENDIX C) – sign installation was April 10<sup>th</sup>, 2017
- a newspaper advertisement in the Kelowna Daily Courier (APPENDIX D) – ad placed April 12<sup>th</sup>, 2017
- mailing (10 letters) and hand delivery (22 letters) to all the property owners within the 50-meter boundary from the subject property as per the list provided by the City of Kelowna (APPENDIX E)
- the City of Kelowna was notified directly via email to Ryan Roycroft

The information presented included information on the company itself, an explanation of the OCP and the application to amend, an explanation of land zoning and the application to amend as well as a conceptual site plan and renderings (APPENDIX F). In addition, a full size set of plans were provided

**ATTACHMENT C**

This forms part of application

# OCP17-0010  
Z17-0026

Planner  
Initials **LK**



along with information on previous developments completed by Regency Retirement Resorts and an artist rendering of the proposed building.

Ed Hall (owner of Summerwood) and Jordan Hettinga (Senior Real Estate Advisor with Kent-Macpherson) were available to answer any questions and take comments from the public. The Neighbour Consultation Form has also been attached to this document (APPENDIX G). No City Staff attended the Information Session.

The attendees had a variety of comments and feedback during the Information Session. Although no written comments were given, the verbal feedback can be best summarized as:

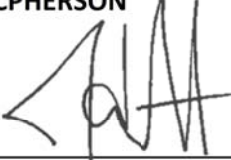
- Residents of Sunrise Village (1255 Raymer Road) were concerned over the potential loss of trees located directly south of their homes. We informed them that we would protect the trees and environmental area – yet acknowledged that some hazard trees may need to be removed along with underbrush.
  - The same residents wanted to know how the City could ensure this area was protected
- Residents on Holland Road were most interested in the height of the building, and proximity to their homes.
- The majority of the attendees' major concerns were regarding privacy and the environment.
- Most of the attendees were hoping for input on the building design rather than the OCP/Rezoning at hand.

Information and feedback received has been taken into consideration for further design and development of the property.

We trust that this report satisfies all requirements; should you need clarification or further information, please do not hesitate to contact me directly.

Sincerely,

**KENT-MACPHERSON**

Per:   
\_\_\_\_\_  
J. Hettinga, B.Sc., RI

- APPENDIX A – Photo of the event
- APPENDIX B – Sign In Sheet
- APPENDIX C – It's Your Neighbourhood Sign Photos
- APPENDIX D – Kelowna Daily Courier Advert
- APPENDIX E – Information Session Mail Out
- APPENDIX F – Information Session Poster Boards
- APPENDIX G – Neighbour Consultation Form



## APPENDIX A – Photo from Event



## APPENDIX B - Sign In Sheet

REAL ESTATE APPRAISAL, CONSULTATION & ARBITRATION



April 27, 2017

Kent Macpherson

**1350/1370 KLO Road – OCP Amendment, Rezoning, DP  
Summerwood Retirement Resorts Holdings Corp**

Name	Address	Contact info (optional)
JIM + MARY GOURLAY	559-1255 ROBIN S.	250-869-4920
BARB GOEBEL	558-1255 ROBINS (SUNRISE)	250-862-8090
PAT ROSINSKI	553-1255 RAYMER	250-262-3537
MIKE + DEB GILLETI	3099 HOLLAND RD	250 763 8668
DAVE + ELSIE	1330 KLO RD	250 868 3590
JOHN + ANNE	1255-557 RAYMER	250-869-7132
Rocky and Lori	3089 Holland Rd	250-860-1965
CARLO / Cecilia	3079 Holland RD	250 861 5562
Lois Nettleton	CFD + OKAPISAS Regional Library 1430 KLO RD	250 860-4033 (2471)
Dave & Elsie Lettman	1330 KLO RD Kel	250 878 2208
Arnold + Brigitte Strand	1429 KLO Rd	250 860 7280
GARTH BRACKEN	560-1255 RAYMER AVE	250-860-1287
Moshi CAR	560-1255 Raymer Av.	250-860 1287


*Handwritten notes:*  
 - A large arrow labeled "Name" points from the left margin to the "Name" column.  
 - A large arrow labeled "OR" points from the right margin to the "Contact info" column.  
 - A handwritten "CFD + OKAPISAS" is written above the "Lois Nettleton" row.



## APPENDIX C – Site Signage

Development Proposal

# In your neighbourhood



**1350 & 1370 KLO Road**  
OCP amendment from S2RES & EDINST to MRM and Rezoning from RU1 & P2 to RM5 to facilitate the development of apartment housing (Seniors Housing).

Application No: Z17-0026 & OCP17-0010  
Applicant: Kent-Macpherson

**Get involved and have your say**

Email [lkorolchuk@kelowna.ca](mailto:lkorolchuk@kelowna.ca) Phone 250-470-0631 Online [kelowna.ca/currentdevelopments](http://kelowna.ca/currentdevelopments) Applicant's Information Meeting Thursday, April 27, 2017 4pm-6pm @ 1370 KLO Road

City of Kelowna





# APPENDIX D – Newspaper Advert

**Notice of Public Information Session**

1350/1370 KLO Road, Kelowna

Summerwood Retirement Resort will be hosting a Public Information Meeting related to their application for OCP Amendment and Rezoning Application on the above properties.

This meeting will be held on the 27th of April from 4:00 pm to 6:00 pm at 1370 KLO Road, Kelowna.

Representatives from Summerwood Retirement Resort will be in attendance to provide a project overview and answer any questions from interested parties.

For enquiries, contact Jordan Hettinga at 250-763-2236.

2
KELOWNA  
THE DAILY COURIER, WEDNESDAY, APRIL 10, 2013
A3

**UTILITIES**

## Farmers fear they'll pay more under water system takeover

**Agricultural water rate charged by South East Kelowna Irrigation District 2/3 of what city charges**

By RON SEYMOUR  
The Daily Courier

South-east Kelowna farmers are concerned about water rates and service levels once the area's irrigation system is taken over by the city.

But homeowners in the area appear satisfied with benefits resulting from their water systems are joined.

"None of our domestic users are complaining about the idea of getting good quality water for cheaper rates than they pay now, and nor should they," says Pike, general manager of the soon-to-be dissolved South East Kelowna Irrigation District, said Thursday.

An information meeting Monday on the implementation of the irrigation district with the municipal system drew about 100 people, about 80 of whom were farmers, Pike said.

"What they're concerned about is two things: what's going to happen to their rates, and what's going to happen to the service they receive," Pike said.

Eighty per cent of the water distributed by SEKID goes toward irrigation, with the rest for domestic use.

Under the implementation agreement between the city and SEKID, there is an explicit pledge by municipal officials that Southeast Kelowna farmers will continue to pay their low rate.

However, the city has agreed to adopt many of SEKID's agricultural service policies and programs. And the city is committed toward implementing agricultural rate changes over time that are reasonable and fair, municipal officials say.

"The city has committed to equalize with the agricultural community before we set any new rates," says Ron Westlake, a city director. "Our goal is to complete this by the end of next year."

The elected board of trustees that oversees SEKID agreed to fold the operation into the city system as a way of accepting the reduction in provincial and federal funding for water upgrades. The money would not have been available to SEKID on its own.

With the substantial contribution from Victoria and Okanagan, a \$16-a-month water improvement exchange that had been killed to SEKID domestic users has already been dropped, effective April 1.

Over the next year, technical studies and engineering reports will be conducted on the best way to integrate the two systems. More than 10 kilometres of new pipelines will then have to be installed to create separate systems for domestic and agricultural use.

It's expected to be late 2013 before walking the city's water system, drawn from Okanagan Lake, starts drawing to domestic users in the Hill Road, McCulloch Road corridor and Gallagher's Canyon neighbourhood.

A longer range plan is for the city-run system to draw from Mission Creek instead of the lake, but that is not expected to occur for several years.

**VALLEY IN BRIEF**

### Possible case of child luring investigated in Armstrong

Armstrong RCMP are investigating after a man of 40 was charged with luring a child in a case last Thursday afternoon.

On April 6, Armstrong RCMP received a report of a potential incident involving a young boy being offered a ride.

The boy was reportedly walking home on Riverside Avenue at Colony Street just after 2:10 p.m., when a truck stopped and the male driver asked, "Hey, would a ride home?"

The boy declined, and the male driver started yelling at the boy, who ran away, said Sgt. Dan Mowbray in a release.

The vehicle then drove off.

According to the log, the truck was a two-door white pickup truck, possibly a Dodge, without a truck cap, and with a chrome grille and bumper.

The driver was described as a male with long hair wearing a brown vest.

Anyone with information is asked to contact RCMP at 250-463-3008 or Crime Stoppers at 1-800-252-8477.

**Students' paintings to be showcased tonight**

Chulucka Elementary School in Kelowna is hosting an art sale tonight, featuring students' original paintings.

Students from kindergarten to Grade 6 have created paintings under the theme of Canada 150.

Proceeds from the art sale will go to local merchants.

The sale will take place from 5:30 to 8 p.m. at Chulucka Elementary, 5242 Lake St.

**Walk of the Cross returns on Good Friday in Kelowna**

First United Church in Kelowna will host the annual Walk of the Cross on Good Friday.

The walk will begin immediately following the worship service at the church, 721 Bernard Ave., which runs from 10:30 to 11:30 a.m.

Walkers will start the church for a 45-minute walk through downtown Kelowna, stopping at four places along the way.

Participants will take turns carrying the cross as a way of marking Jesus' journey from Jerusalem to Calvary.

This year's stops will include Outreach Urban Health, 455 Leon Ave.; St. Joseph Mission, 295 Leon Ave.; the rainbow bridge at the intersection of Lawrence Avenue and Phyllis Street; and the 90-Loop-Na Friendship Bridge, 142 Leon Ave.

At each stop, a brief reproach will be read and a prayer will be offered by the church.

The walk will be followed by a lunch served in the First United Church.

**College to offer diploma in animation, starting in fall**

A new animation diploma program is coming to Okanagan College this fall.

The diploma will focus on 2D, digital 2D and 3D animation technology, and will include creative and programming skills.

The first group of students will begin the program this September, finishing in April 2015.

The provincial government is providing \$250,000 to support the first year of the two-year program.

"There is a dynamic animation industry flourishing in the Okanagan Valley," says the program's director, Jennifer Clark, M.A. for Westlake-Kelowna, in a news release. "This diploma program is a first for Kelowna and is a growing industry here at home or anywhere else in the world."

— The Daily Courier

**DEVELOPMENT**

## Waterfront project sent before public

By RON SEYMOUR  
The Daily Courier

The public will be able to comment on a developer's plan for a major waterfront development in the bottom.

Council on Monday advanced the Aqua project — which includes three high-rise towers — to a public hearing for the necessary rezoning after pre-qualifying some aspects of Mission Group's proposal for a 2.4 hectare site south of the Cook Street boat launch.

"I believe a rezoning is the right use for this area," Coun. Lake Stock said.

"Mission Group intends to do a lot of boat launches and that would be a great amenity," said Coun. Charlie Hoyle.

One particularly appealing part of the proposal, councilors said, was the plan to create a public boardwalk and public beach along the waterfront.

"It's ridiculous to have the freshwater open to the public," Coun. Tracy Gray said.

The plan includes a total of 300 units in towers of 15, 18 and 28 stories, as well as townhouses facing the water.

A major height restriction would be retained, as the current building limit for the site is envisioned to be six stories, but council has previously approved buildings of more than six stories in the neighbourhood.

Original plans for the Aqua project, before the onset of the recession in 2008, included 450 homes and a large private marina.

The revised plans reduce the number of units and drop the marina in favour of a four-story boat berth between an extension of Cook Road and Lakeshore Road.

While most councilors expressed general support for the proposal, Mayor Colin Baucus was more reserved.

"It's big for a lack of a more colloquial term," Baucus said. "That's a lot of building for that particular site."

A public hearing for the Aqua project will be held at city council on April 25.

**City drops proposed cap on number of workers allowed to live on farms**

By Daily Courier Staff

Hundreds of farm labourers could be allowed to live on Kelowna farms after all.

City council has dropped a proposal that would have set a hard cap of 40 workers living on any one farming parcel.

However, landowners wanting to house more than 40 workers would have to go through a rezoning process so adjacent property owners could comment on the housing plan.

Almost 1,800 Mexicans and Jamaicans were brought in by Okanagan farmers last year. Under a federal agreement between Canada and the Mexican and

**Golf touney targets world hunger**

A new local charity golf tournament is going to help tackle world hunger. The Swing at World Hunger tournament on April 29 will raise money for the Canadian Foodgrains Bank.

The tournament takes place at McCulloch Orchard Greens Golf Course, starting at 9 a.m. The entry fee includes a \$40 tax receipt.

For tickets and information, contact Jerry Klassen at 250-763-4949 or email [klassenj@shaw.ca](mailto:klassenj@shaw.ca).

— The Daily Courier

**Notice of Public Information Session**

1350/1370 KLO Road, Kelowna

Summerwood Retirement Resort will be hosting a Public Information Meeting related to their application for OCP Amendment and Rezoning Application on the above properties.

This meeting will be held on the 27th of April from 4:00 pm to 6:00 pm at 1370 KLO Road, Kelowna.

Representatives from Summerwood Retirement Resort will be in attendance to provide a project overview and answer any questions from interested parties.

For enquiries, contact Jordan Hettinga at 250-763-2236.



# APPENDIX E – Info Session Mail Out

REAL ESTATE APPRAISAL, CONSULTATION & ARBITRATION



Kent Macpherson

## Notice of Public Information Session

**Date:** Thursday, April 27<sup>th</sup>, 2017  
**Time:** 4:00 pm – 6:00 pm  
**Location:** 1370 KLO Road, Kelowna (House in middle of property)

**RE: Official Community Plan Amendment and Rezoning Application for 1350 & 1370 KLO Road, Kelowna (Lot 15, Plan 10710, except Plan KAP79079, ODYD & Lot 1, Plan 27982, except Plan KAP57931, ODYD) - Proposed independent supportive seniors residence**

The purpose of the Public Information Session is to provide information to the neighbouring residents and businesses on the following:

- 1) Official Community Plan Amendment
  - To amend the current OCP from Single/Two Unit Residential (1350 KLO Road) and Educational/Major Institutional (1370 KLO Road) to Multiple Unit Residential (Medium Density)
- 2) Zoning Bylaw Amendment
  - Rezone the site from RU1: Large Lot Housing (1350 KLO Road) and P2: Education & Minor Institutional (1370 KLO Road) to RM5: Medium Density Multiple Housing in accordance with the proposed changes to the OCP
- 3) Development Application
  - Development of an independent supportive senior's residence, consisting of ~154 units within a 5 story building



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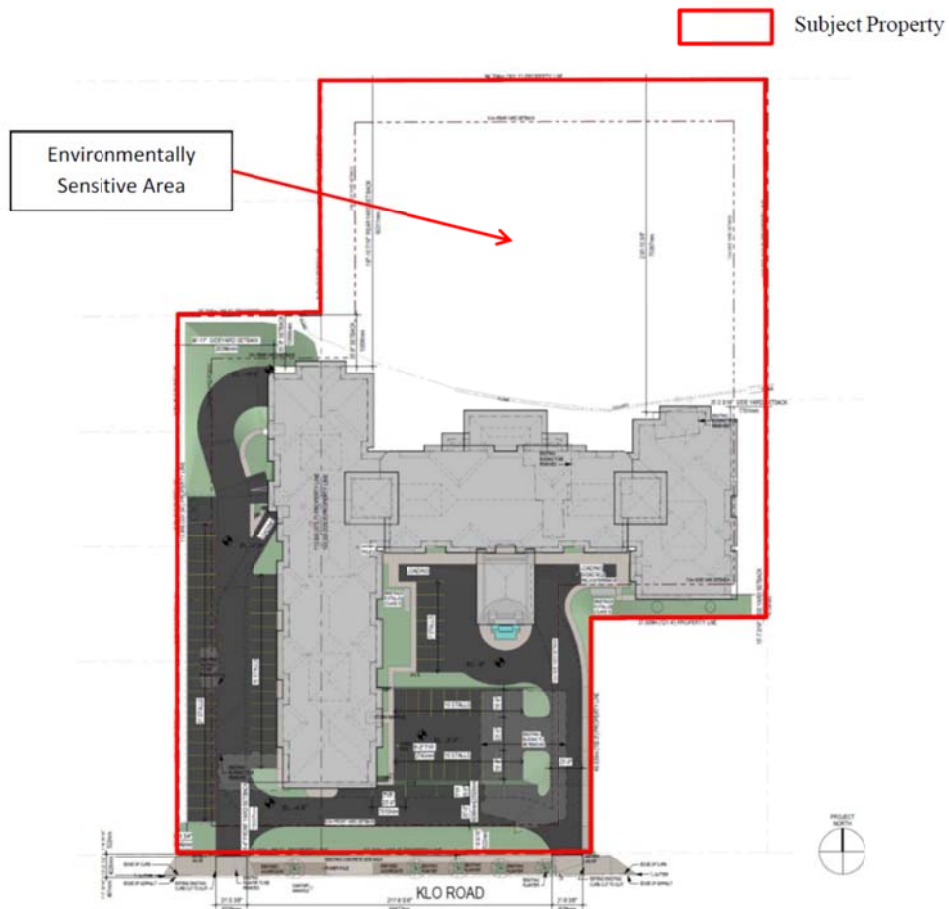


Representatives from Summerwood Retirement Resort Holding Ltd (the applicant) and Kent-Macpherson (the agent) will be in attendance to provide a project overview for interested property owners as well as answer any questions or concerns residents may have.

**Agent Contact:** Jordan Hettinga Senior Real Estate Advisor with Kent-Macpherson  
250-763-2236 or [jhettinga@kent-macpherson.com](mailto:jhettinga@kent-macpherson.com)

**City Staff Contact:** Lydia Korolchuk Planner at the City of Kelowna  
250-470-0631 or [lkorolchuk@kelowna.ca](mailto:lkorolchuk@kelowna.ca)

### Proposed Project Site Plan






## APPENDIX F – Info Session Poster Boards



# Official Community Plan Amendment

**What is an Official Community Plan (OCP)?**


- An OCP is a policy tool that shows the community's goals and objectives for future growth. It is to be used by the municipality and the public to evaluate development proposals and ensure they are in line with the community's desires. The OCP is a flexible and adaptive document that can change with the community and address changes within the municipality.



**What is this OCP Amendment for?**

- The OCP designation for the parcel of land at 1350 KLO Road is currently Single / Two Unit Residential, and the OCP designation for 1370 KLO Road is Educational / Major Institutional. Summerwood Retirement Resorts is proposing to amend the OCP for both parcels to Multiple Unit Residential (Medium Density) as it would support the proposed independent supportive seniors residence.






# Rezoning


**What is property zoning?**

- The Zoning Bylaw governs land use and the form, siting, height, and density of all development within the City boundaries to provide for the orderly development of the community and to avoid conflicts between incompatible uses.



**What is this rezoning application for?**

- The zoning for the parcel of land at 1350 KLO Road is currently RU1 (Large Lot Housing), and the zoning for 1370 KLO Road is P2 (Education & Minor Institutional). Summerwood Retirement Resorts is proposing to rezone both parcels of land to RM5 (Medium Density Multi-Family) as it would support the proposed independent supportive seniors residence.




## Summerwood Retirement Resorts



### Who is Summerwood Retirement Resorts?

Summerwood is a division of Regency Retirement Resorts based in Kelowna, BC.

Regency Retirement Resorts is a combination of two established Kelowna families who have been directly involved in the provision of superior retirement housing and care in the Okanagan for over 35 years. Regency has grown successful the old fashioned way, by providing excellent service and solid housing value, year after year, one customer at a time.

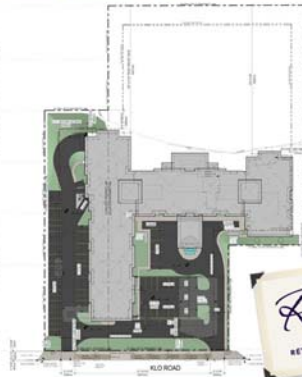
Our Vision is to combine beautiful living environments with extensive lifestyle amenities and caring personal service, to offer Okanagan seniors the finest in enjoyable and enriched retirement living.

Each Regency Retirement Resort has been designed and built, and continues to be owned and operated by the Regency Group. To date, there are five tasteful, charming and life enriching Regency Retirement Resorts in the Okanagan to choose from, each with its own individual architecture, character and personality.

With superior locations, distinctive buildings, lush landscaping and grounds, extensive recreational amenities and caring staff, we are able to offer a truly superior retirement lifestyle.



## Proposed Development



## Proposed Building Location





## APPENDIX G – 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, Jordan Hellinga of Kent-Macpherson, the applicant for Application No. Z17-0026, OCP17-0010, DP17-0068

for an OCP Amendment, Rezoning, DP for a new proposed independent supportive seniors residence  
(brief description of proposal)

at 1350/1370 KLO Road, Kelowna 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: \_\_\_\_\_

Sign placed on property on April 10, Newspaper Ad placed in Daily Courier on April 12, hand delivered 22 letters and mailed 10 letters.

Public information session held on site on April 27th.

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

- JH Location of the proposal;
- JH Detailed description of the proposal, including the specific changes proposed;
- JH Visual rendering and/or site plan of the proposal;
- JH Contact information for the applicant or authorized agent;
- JH Contact information for the appropriate City department;
- JH 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 250 862-3310  
kelowna.ca



Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
3009 Holland Road		Mail	April 7th
3029 Holland Road		Mail	April 7th
3049 Holland Road		Mail	April 7th
3079 Holland Road		Mail	April 7th
3089 Holland Road		Mail	April 7th
3095 Holland Road		Mail	April 7th
3099 Holland Road		Mail	April 7th
1330 KLO Road	Yes	Mail	April 7th & April 12th
1390 KLO Road (Building Healthy Families)	Yes	Hand Deliver	April 7th
1430 KLO Road (ORL)	Yes	Hand Deliver	April 7th
1456 KLO Road (RDCO)		Mail	April 7th
1429 KLO Road (Frank)	Yes	Mail	April 7th & April 12th
1359 KLO Road (COK)	Yes	Hand Deliver	April 7th
1319/1329 KLO Road (EV Housing)	Yes	Hand Deliver	April 11th
124-1255 Raymer Ave		Hand Deliver	April 7th
173-1255 Raymer Ave		Hand Deliver	April 7th
172-1255 Raymer Ave		Hand Deliver	April 7th
171-1255 Raymer Ave		Hand Deliver	April 7th
170-1255 Raymer Ave		Hand Deliver	April 7th
561-1255 Raymer Ave		Hand Deliver	April 7th
560-1255 Raymer Ave		Hand Deliver	April 7th
559-1255 Raymer Ave		Hand Deliver	April 7th
558-1255 Raymer Ave		Hand Deliver	April 7th
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551-1255 Raymer Ave		Hand Deliver	April 7th
549-1255 Raymer Ave		Hand Deliver	April 7th
552-1255 Raymer Ave		Hand Deliver	April 7th
562-1255 Raymer Ave	Yes	Hand Deliver	April 7th