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

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**Date:** April 17, 2002  
**File No.:** Z01-1058 / OCP01-016

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:**

APPLICATION NO. Z01-1058 /  
OCP01-016

OWNER: CHRISTIAN AND  
MISSIONARY  
ALLIANCE

AT: 3690 GORDON DRIVE

APPLICANT: ART HUBER  
ARCHITECT INC.

PURPOSE: TO CHANGE THE FUTURE LAND USE DESIGNATION OF THE  
SUBJECT PROPERTY FROM LOW DENSITY MULTIPLE UNIT  
RESIDENTIAL AND MEDIUM DENSITY MULTIPLE UNIT  
RESIDENTIAL TO EDUCATIONAL / MAJOR INSTITUTIONAL

TO REZONE THE PROPERTY FROM THE A1 – AGRICULTURE  
1 ZONE TO THE P2 – EDUCATION AND MINOR  
INSTITUTIONAL ZONE TO PERMIT THE CONSTRUCTION OF  
A PRIVATE RECREATIONAL CLUB

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: KIRSTEN BEHLER

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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**1.0 RECOMMENDATION**

THAT OCP Bylaw Amendment No. OCP01-016 to amend Map 19.1 of the Kelowna Official Community Plan (1994 – 2013) Bylaw No. 7600 by changing the Future Land Use designation of Lot A, D.L. 134, ODYD, Plan KAP56005, located on Gordon Drive, Kelowna, BC, from the Multiple Unit Residential – Low and Medium Density designations to the Educational / Major Institutional designation, as shown on Map “A” attached to the report of Planning and Development Services Department, dated April 17 be considered by Council;

AND THAT Rezoning Application No. Z01-1058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, D.L. 134, ODYD, Plan KAP56005, located on Gordon Drive, Kelowna, BC, from the A1 – Agriculture 1 zone to the P2 – Education and Minor Institutional zone be considered by Council;

AND THAT the OCP Bylaw and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of OCP Bylaw and zone amending bylaw be considered subsequent to the registration of a road reserve along the west property line of subject property.

## 2.0 SUMMARY

The applicant wishes to construct a private recreational club on the corner of Gordon Drive and Casorso Road. The subject property is currently zoned A1 – Agriculture 1, and the applicant has asked to have the property rezoned to the P2 – Education and Minor Institutional zone. Furthermore, the proposed development requires an amendment of the Official Community Plan to change the future land use designation from Low and Medium Density Multiple Unit Residential to Educational / Major Institutional.

## 3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission reviewed the applications at their meeting on January 29, 2002, and the following recommendation was passed:

THAT the Advisory Planning Commission support the OCP amendment No. OCP01-016 and rezoning application No. Z01-1058, Lot A, D.L. 134, ODYD, Plan KAP56005, located on Gordon Drive, Kelowna, BC, to amend the Future Land Use designation from Multiple Unit Residential – Low and Medium Density to Educational / Minor Institutional and to rezone from the A1 – Agriculture 1 zone to the P2 – Education and Minor Institutional zone to facilitate the construction of a private recreational club.

## 4.0 BACKGROUND

### 4.1 The Proposal

The applicant proposes the construction of a 9,300m<sup>2</sup> large private recreational club in South Pandosy. The facility proposes to include outdoor and indoor pools, several gyms, an aerobic studio, squash courts, a spa, conference rooms, a restaurant and coffee shop, as well as health facilities. Furthermore, a multi-purpose sports court would be attached to the building, most likely to be used for tennis courts.

The proposed building will have two storeys, with a one-storey section for the multi-purpose sports court. The rezoning to P2 – Education and Minor Institutional does not require a Development Permit. However, to illustrate the proposed design of the building, the applicant submitted conceptual elevations, showing a building consisting mainly of brick and glass. Although it is recognized that the design is in its preliminary stages, the applicant is encouraged to revisit the north elevation, which has large, windowless expanses. In order to improve natural surveillance, it would be beneficial to add windows to this elevation. Alternatively, wall treatments, such as landscaped trellises, or rough surface treatments are recommended to discourage vandalism, in particular graffiti.

The building will be located at the rear of the lot. The parking area, providing parking for 315 vehicles, will be located in front of the building, with access from Casorso Road. A large bicycle rack, serving short term bicycle parking needs for visitors, will also be located in front of the building. Additional secure bicycle storage for employees will have to be provided inside the building. The parking lot would be highly visible from both

Gordon Drive and Casorso Road, as well as from the future Mission Springs Drive extension. Therefore, extensive landscaping will be important to buffer the parking lot and lessen the visual impact of the parking area. The applicant provided conceptual landscaping information. Detailed landscape plans will have to be submitted at the building permit stage. Overall landscaping should be consistent with Crime Prevention Through Environmental Design principles. For example, landscaping adjacent to the north wall should be designed as to eliminate opportunities for hiding spaces

The provision of handicapped parking spaces close to the building entrance, without needing to cross traffic lanes, is positive. However, there are additional measures that can be taken to improve the use of the building and facilities for people with disabilities. Usually these measures are not costly, and can include matters like choice of paint colour, as an example. The applicant is encouraged to consider these measures prior to making an application for building permit.

Initially, the main access to the site would be from Casorso Road, with a driveway at the southwest corner of the lot. The Mission Springs Drive extension will eventually run along the west property line of the subject property. The proposed recreational club has been designed with the future road in mind, including the dedication of a 12m wide road reserve. Once this road has been constructed, the only access to the site will be off the new road, and the Casorso Road entrance will have to be closed.

The proposal meets the requirements of the P2 – Education and Minor Institutional zone as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	26,190m <sup>2</sup>	660m <sup>2</sup>
Site Width (m)	117m	18.0m
Site Depth (m)	178m	30.0m
Floor Area Ratio	0.35	1.0
Site coverage	22% 60%	40% for buildings 60% for building, parking area and roads
Height (m) / Storeys (#)	2 storeys (10m)	3 storeys or 13.5m
Site Setbacks (m)		
- Front	108m	6.0m
- Rear	7.5m	7.5m
- West Side	40.75m	4.5m
- East Side	13.5m	6.0m
Landscape Buffers (m)		
- Front	6.0m landscape buffer	Level 2: 3m min. landscaping
- Rear	7.5m landscape buffer	Level 3: 3m landscaping or opaque barrier
- West Side	15.5m landscape buffer	Level 3: 3m landscaping or opaque barrier
- East Side	6.0m landscape buffer	Level 3: 3m landscaping or opaque barrier
Bicycle Parking	Bicycle rack outside ①	Class I: 1 per 25 employees: 4 Class II: 5 per public entrance: 15
Parking Stalls (#)	315	313

Notes:

- ① Additional bicycle parking will be required inside the building for secure long-term storage of bicycles.

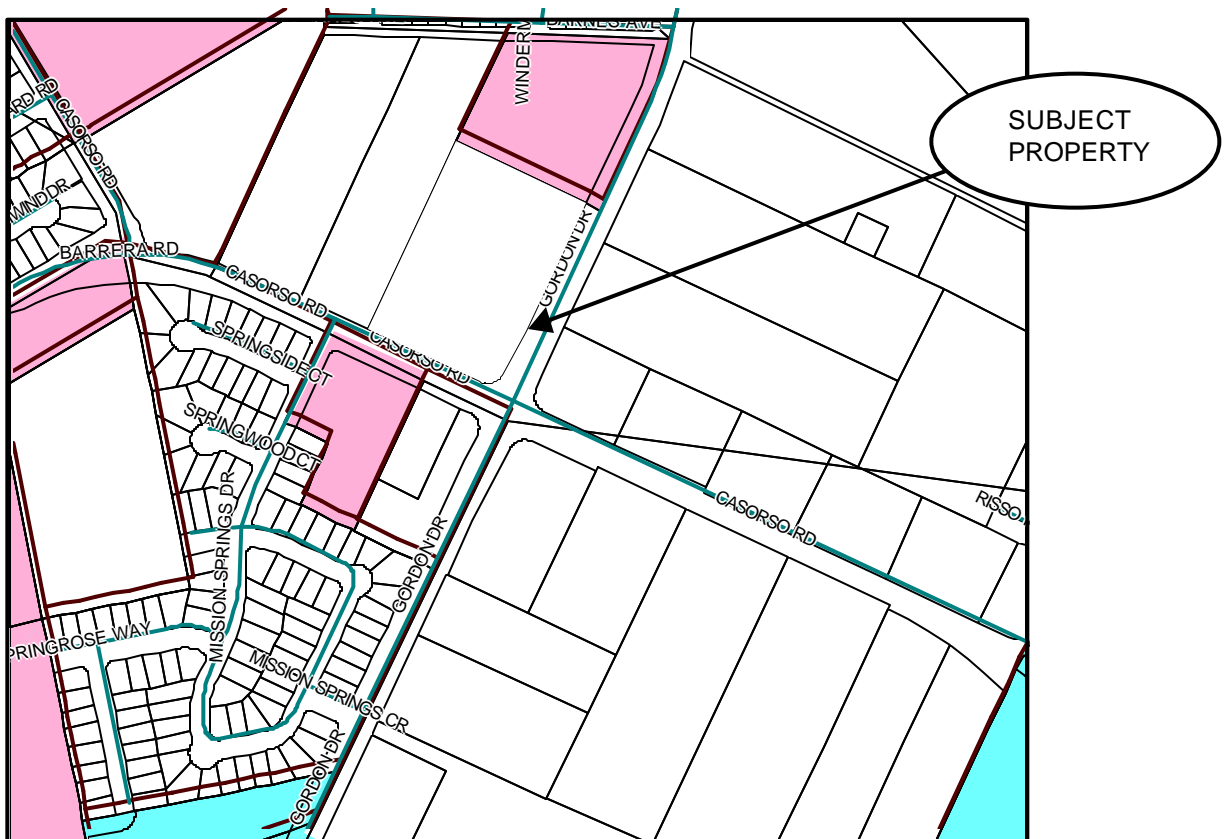
4.2 Site Context

The subject property is located in the South Pandosy / KLO Sector, at the northwest corner of the intersection of Gordon Drive and Casorso Road. The area is characterized by a mix of single-family, multiple dwelling residential and institutional zones.

Adjacent zones and uses are, to the:

- North - RM5 – Medium Density Multiple Housing - vacant
- East - A1 – Agriculture 1 - field
- South - RM4 – Transitional Low Density Housing - apartments; and P2 – Education and Minor Institutional – nursing home and church
- West - A1 – Agriculture 1 - field

Site Map



#### 4.3 Existing Development Potential

The subject property is zoned A1 – Agriculture 1. The purpose of this zone is to provide for rural areas and agricultural uses, as well as other complementary uses suitable in an agricultural setting.

#### 4.4 Current Development Policy

##### 4.4.1 Kelowna Official Community Plan

The Official Community Plan identifies the future land use designation of the subject property as Low Density Multiple Unit Residential. The proposed development is not consistent with this designation, and the applicant therefore wishes change the future land use designation of the lot to Educational / Major Institutional.

Institutional land uses have historically been supported in this area. South of Casorso Road, several lots are designated as Educational / Major Institutional. Overall, the proposed land use designation change is consistent with the mix of residential and institutional uses in the area.

##### 4.4.2 City of Kelowna Strategic Plan (1992)

The proposed development is consistent with the City's objective to develop fewer, larger and strategically located recreational centres offering a wider variety of recreational facilities.

##### 4.4.3 South Pandosy / KLO Sector Plan (1997)

The Sector Plan designates the future land use of the subject property as Low Density Multiple Family Residential, and the applicant has made application for an amendment to change the designation of the site to Educational / Major Institutional.

#### 5.0 TECHNICAL COMMENTS

The applications have been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

##### 5.1 Works & Utilities

###### 1. Domestic Water and Fire Protection

- (a) It will be necessary to extend the watermain on Gordon Drive north of Casorso Rd along the full frontage of this development and provide fire hydrants as required for fire protection. The cost of this watermain extension is \$53,900.00 for bonding purposes.
- (b) The existing watermain on Casorso Rd is of sufficient size to support the development.
- (c) The developer will be required to provide a water service of sufficient size to support the domestic and fire protection requirements of the proposed building. This must be installed at his cost.

- (d) A water meter is mandatory for this development and must be installed inside the 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.

If there is to be landscaping on the site, the developer must also purchase an irrigation sewer credit meter from the City and prepare a meter setter at his cost.

2. Sanitary Sewer

- (a) A sanitary sewer service can be provided at the developer's cost and connected to the existing sanitary sewer system on Casorso Rd.

3. Storm Drainage

- (a) It will be necessary for the developer to construct a storm drainage system on Gordon Dr. to accommodate road drainage on Gordon Dr fronting the proposed development. The cost is included in the Road upgrading item.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event with consideration for upstream water sources and downstream facility upgrading and / or provision of storm water retention facilities. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), and storm water services for each lot created and / or on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer.

4. Road Improvements

- (a) Gordon Drive

Gordon Drive fronting this development must be upgraded to a full urban standard including curb and gutter, separate sidewalk, piped storm drainage system including catch basins, manholes / drywells, pavement widening, landscaped boulevard complete with underground irrigation system, ornamental street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The cost for bonding purposes is \$215,900.00

- (b) Casorso Road

Casorso Road fronting this development must be upgraded to a full urban standard including curb and gutter, monolithic sidewalk, storm drainage pipe (existing) catch basins, manholes / drywells, pavement widening, landscaped boulevard complete with underground irrigation system, ornamental street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The cost for bonding purposes is \$63,500.00

(c) Future Mission Springs Road Extension.

Mission Springs Road will be extended in the future between Casorso Rd and Barnes Rd. This development must dedicate and bond for the future construction of one half of that portion of Mission Springs Road that fronts on the subject property. The cost for bonding purposes is \$165,900.00. This bonding may be converted to a one-time cash payment if so desired by the developer, and the City of Kelowna will contribute that share toward the construction of the road and utilities when the lands to the west develop.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Dedicate Mission Springs Rd. within the subject property as identified in the Traffic Impact Analysis provided by Earth Tech Canada Inc.
- (b) Grant statutory rights of way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by an underground service. 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.

7. Street Lighting

Ornamental street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

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. Development Cost Charge Reduction Consideration

The proposed construction on Gordon Drive is eligible to receive a DCC credit for a portion of the pavement widening. The amount of the DCC credit will be determined when the design engineer has submitted construction tender costs. DCC credit cannot exceed the

actual DCC assessed by the City, nor shall it exceed the actual cost of construction as substantiated by the actual construction cost.

10. Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- (a) Water main construction on Gordon Drive.
- (b) Storm drainage construction on Gordon Drive.

11. Geotechnical Report

As a requirement of this application and/or prior to issue of subdivision preliminary layout review (PLR) by the Approving Officer, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.
- (b) Site suitability for development; i.e., 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.

12. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

13. Bonding and Levy Summary

(a) Bonding

Gordon Dr. Watermain	\$53,900.00
Gordon Dr. Upgrade	\$215,900.00
Casorso Rd. Upgrade	\$63,500.00
Future Mission Springs Rd.	<u>\$165,900.00</u>

Total Bonding	<u>\$499,200.00</u>
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NOTE: The bonding amounts 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 as a condition of subdivision approval or building permit issuance, 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 prior to 4<sup>th</sup> reading of the zone amending bylaw or issuance of a building permit.

14. Site Related Issues

- (a) Our comments regarding the site related issues will be provided when a building permit application is made.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (c) Access and Manoeuvrability
  - The site plan should illustrate the ability of an SU-9 vehicle to manoeuvre onto and off-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.
  - The driveway access on Casorso Rd. must be relocated to west boundary of the site. This access must be considered temporary until a permanent access can be provided when Mission Springs Rd. is constructed. See the Transportation Department comments item 16.(c) and Recommendations items (c) & (d)

15. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

16. Traffic Impact Study

The following comments reflect the City Transportation Technician's review of the Transportation Impact Analysis (TIS) submitted by Earth Tech Canada Inc.

- a) It is necessary for the Planning Dept. to confirm the anticipated timing for development of adjacent vacant lands. The TIS assumed that the lands west of the subject site would not develop before 2010.
- b) We generally agree with the following TIS traffic conclusions:
  - The expected trips to be generated by this new facility.
  - The expected trip break down, 75% Primary vs. 25% Diverted.
  - The expected trip distribution of this new development.

- c) Access to the new site is the issue of greatest concern. The TIS is projecting 118 trips per hour exiting their site and wishing to make a left turn onto Casorso Road. They are proposing that these trips be directed to a Casorso Rd. access located 55 or 70m west of the Gordon Dr. signal. This will result in an unacceptable conflict with Casorso traffic adjacent to the Gordon drive intersection.

Transportation related Recommendations are as follows:

- (a) The long term street network for this area includes the extension of Mission Springs Road along the westerly boundary of the subject property connecting Casorso and Barnes Rd.
- (b) A road dedication is required over this development site, to protect the future ROW for the northerly extension of this Mission Springs Rd.
- (c) The TIS Drawing 1 identifies the location of the future Mission Springs Rd. relative to their site. This proposal should may be approved on the condition that when the Mission Springs extension is built, all Recreation Centre access will then be restricted to the new road along their west property line, and the Casorso Rd. access will then be closed.
- (d) Prior to development of the Mission Springs extension, one temporary access will be permitted directly onto Casorso Road. This temporary Casorso Rd access must be relocated from the proposed location on Drawing 1 to the west boundary of the subject site. This will locate it about 120m west of the Gordon Drive signal.
- (e) The west side of Gordon Drive, fronting this development site, will have to be urbanized to its ultimate cross-section. This will include the separate sidewalk, curb & gutter plus pavement fileet. See item 4. (a).
- (f) The north side of Casorso Road, fronting this development site, will have to be urbanized to its ultimate cross-section. This will include a separate sidewalk, curb & gutter plus pavement fillet. See item 4. (b).
- (g) The east side of the future Mission Springs Rd. extension will require bonding to cover the construction cost of an urbanized roadway. See item 4. (c).

17. OCP Amendment

Development Engineering does not have any requirements of the proposed OCP amendment.

5.2 Agricultural Advisory Committee

Gordon and Casorso Road provide a buffer to the ALR lands. However, the Committee is concerned about the increased traffic onto Casorso Road. The applicant submitted a Traffic Impact Study, as outlined in Section 5.1.1.

### 5.3 BC Gas

Gas is available to this development from Casorso Road. An application is required allowing eight weeks for scheduling.

### 5.4 Fire Department

Fire department access and hydrants as per the B C Building Code and City of Kelowna Subdivision By-law. Engineered fire flows should determine hydrant requirements. Contact F.P.O. for preferred locations

### 5.5 Parks Manager

- .1 The proposed sidewalk layout raises many questions regarding design, maintenance, snow clearing, etc.
- .2 Schematic landscape plan is insufficient in detail for landscape materials. No plant material list is attached. Are there any existing trees worth saving?
- .3 All entry feature signs for the proposed development to be located on private property and not on city Blvd. This includes any landscape treatment around the entry feature.
- .4 All trees planted in sidewalk and not in grass Blvd will require a vault and grate; and, all trees in grass Blvd to use root shield barriers.
- .5 The following applies for all boulevard (BLVD) landscape and park and is standard information required on a landscape plan:
  - A. Planting plan to include a proper plant materials list:
    - i) Latin name
    - ii) common name
    - iii) size at planting
    - iv) plant symbol key
    - v) indicate existing trees
  - B. Plant material specifications are as follows:
    - i) Deciduous Tree – caliper @300mm above rootball (min. 60mm)
    - ii) Deciduous Shrub - spread (min. 450mm)
    - iii) Coniferous Tree - height (min. 2.5m)
    - iv) Coniferous Shrub - spread (min. 450mm)
    - v) Seed/Sod Mix according to location and proposed activity use.
  - C. Shrub beds require plastic edge beside all areas abutting a city sidewalk of city land to prevent migration of mulch.
  - D. Scale of plan and north arrow clearly indicated on plan.
  - E. All plant materials (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
- .6 All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
- .7 BLVD maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.
- .8 All BLVD tree maintenance is responsibility of Parks Division.
- .9 Planting plan to include all u/g utility locations in BLVD.

### 5.6 Shaw Cable

Owner/contractor to supply/install conduit system as per Shaw drawings and specifications.

5.7 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install as per TELUS policy. TELUS will require an easement for telecommunications equipment.

5.8 Utilicorp Networks Canada

UNC will provide underground electrical service.

6.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns regarding the proposed rezoning and OCP amendment for the subject property. Although being a privately owned facility, the proposed recreational club would add a range of recreational facilities to the South Pandosy area, an area of the City that is currently lacking such facilities. The recreational opportunities provided by this facility are expected to complement future recreational services to be offered at Mission District Park. Moreover, although the proposed land use would be better situated closer in to the Town Centre, it is acknowledged that the subject site provides the on-site parking anticipated for the development and that no other sites within the Town Centre are currently as suited to fulfilling this requirement.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Development Services

KGB  
Attach.

**FACT SHEET**

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|---|--|
| 1. APPLICATION NO.:   | Z01-1058   |
| 2. APPLICATION TYPE:  | Rezoning   |
| 3. OWNER:   | Christian and Missionary Alliance –<br>Canadian Pacific District   |
| . ADDRESS   | 201 – 11472 Blacksmith Place   |
| . CITY  | Richmond, BC   |
| . POSTAL CODE   | V7A 4T7  |
| 4. APPLICANT/CONTACT PERSON:                                      | Art Huber Architect Inc.   |
| . ADDRESS   | 305 – 3330 Richter Street  |
| . CITY  | Kelowna, BC  |
| . POSTAL CODE   | V1Y 7X1  |
| . TELEPHONE/FAX NO.:  | 868-0900 / 868-0971  |
| 5. APPLICATION PROGRESS:  |  |
| Date of Application:  | December 27, 2001  |
| Servicing Agreement Forwarded to Applicant:                       |  |
| Servicing Agreement Concluded:                                    |  |
| Staff Report to APC:  | January 24, 2002   |
| Staff Report to Council:  | April 17, 2002   |
| 6. LEGAL DESCRIPTION:   | Lot A, D.L. 134, ODYD, Plan<br>KAP56005  |
| 7. SITE LOCATION:   | South Pandosy/KLO Sector, on the<br>northwest corner of the intersection of<br>Gordon Drive and Casorso Road |
| 8. CIVIC ADDRESS:   | 3690 Gordon Drive  |
| 9. AREA OF SUBJECT PROPERTY:                                      | 2.6 ha   |
| 10. AREA OF PROPOSED REZONING:                                    | 2.6 ha   |
| 11. EXISTING ZONE CATEGORY:                                       | A1 – Agriculture 1   |
| 12. PROPOSED ZONE:  | P2 – Education and Minor Institutional   |
| 13. PURPOSE OF THE APPLICATION:                                   | To construct a private recreational<br>club  |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:                            | N/A  |
| NOTE: IF LANDS ARE WITHIN 800 m OF A<br>CONTROLLED ACCESS HIGHWAY |  |
| 15. DEVELOPMENT PERMIT MAP 13.2<br>IMPLICATIONS                   | N/A  |

**ATTACHMENTS**  
**(Not included in electronic version of report)**

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- Location Map
- Site Plan
- Elevations
- Floor Plans