

O.D.Y.D., Plan 896, Exc. Plans 10134, 18662, KAP48643, & H8323, located on Cross Road,, Kelowna, B.C. from the existing A1 – Agriculture 1 zone to the proposed RU1 – Large Lot Housing, RM3 – Low Density Multiple Housing and P3 – Parks and Open Space zones as shown on Map "B" attached to the report of Planning & Corporate Services Department, dated March 21, 2007 be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP06-0025 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

The applicant has made application for an Official Community Plan amendment to relocate Brandt's Creek from the location currently indicated in the OCP to a location that increases the size of the Multiple Unit Residential - Low Density designated portion of the property. As well, there has been an application made to rezone the subject property from the existing A1 – Agriculture 1 zone to the proposed RM3 – Low Density Multiple Housing, RU1 – Large Lot Housing, and P3 – Parks and Open space zones to facilitate development of a 38 unit townhouse development, an 8 lot single unit subdivision, and the construction of the Brandt's Creek trail through the property. The applicant is also seeking a Development Permit to authorize construction of a 38 unit townhouse development.

2.1 Advisory Planning Commission

The above noted applications (OCP06-0025 / Z06-0069) were reviewed by the Advisory Planning Commission at the meeting of January 16, 2007 and the following recommendations were passed:

THAT the Advisory Planning Commission supports Official Community Plan Application No OCP06-0025, for 1967 Cross Road, Lot 10, Plan 896, Sec 4, Twp 23, O.D.Y.D, by Maxwell House Development Ltd (K Gulenchyn), to amend to OCP Future Land Use Designation for Lot 10, Plan 896, Sec 4, Twp 23, O.D.Y.D, to relocate the Brandt's Creek corridor to increase the size of the Multi-Unit Residential area, and to reduce the Single/Two unit residential area;

AND THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0069, for 1967 Cross Road, Lot 10, Plan 896, Sec 4, Twp 23, O.D.Y.D, by Maxwell House Development Ltd (K Gulenchyn), to rezone the subject property from A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing zone, P3 – Parks and Open Space zone, and the RU1 – Large Lot Housing zone;

3.0 BACKGROUND

The proposed "Glenmore Bypass" has been identified since the Glenmore Sector Plan was completed in the early 1990's. Since that time, there have been several developments which have closed the dedicated but unconstructed highway right of way which was dedicated in the 1960's, and runs diagonally across the Glenmore area between Glenmore Road and Highway 97. The application on the subject property will close a portion of this unconstructed right of way, and dedicate a portion of the proposed new alignment of the Glenmore Bypass between Glenmore Road and Cross Road.

3.1 The Proposal

The subject property is proposed to be developed with two forms of development, which would be separated by the relocated Brandt's Creek.

The portion of the site located on the south west side of Brandt's Creek is designated as a Multiple Unit Residential – Low Density future land use, except for the portion located between the current location of Brandt's Creek and the proposed new location. There has been an application made for an Official Community Plan amendment to change the future land use designation of this portion of the property from the existing Single/Two Unit Residential to the proposed Multiple Unit Residential – Low Density future land use designation. The portion of the site located on the north east side of Brandt's Creek will remain designated "Single/Two Unit Residential" future land use. This portion is proposed to be rezoned to the RU1 – Large Lot Housing zone, and developed with an 8 lot subdivision.

The Multiple Unit Residential – Low Density area is proposed to be rezoned to the RM3 – Low Density Multiple Housing zone. The site plan submitted with the application indicates access to the development from Glen Park Drive, near the bulb at the corner. This portion of the site is proposed to be developed with a total of 38 residential units contained within ten buildings. Nine buildings contain four units, and one building would contain two units. Each of the buildings are designed as 1½ storeys, with a lower floor containing one master bedroom and either a smaller bedroom or a recreation room, depending on where the unit is located within the building. The upper floor of each of the units contains one bedroom, and living and dining areas. The design proposes a total of 20 – Three bedroom units, and 18 – Two bedroom units.

The drive aisle from Glen Park Drive proceeds into the central portion of the site, where the driveway turns 90°, and proceeds towards the relocated Brandt's Creek. There are buildings located on both sides of the driveway. There are 4 visitor parking stalls located at the end of the driveway, and an additional 3 visitor stalls located at the turn. There is also an additional parking stall located adjacent to the space between each of the building. Each of the dwelling units has a single garage and an open parking stall located adjacent to the entrance.

The exteriors of the proposed building are designed to be finished with horizontal siding and wood shake siding in the gable ends facing the internal drive aisle. The columns supporting the carports and the roof areas over the entry doors are designed to have stone finishes at the base. The walls are proposed to be finished with a horizontal siding in either a medium grey, light grey, or a beige colour, and a natural wood colour for the shingled areas. The door and window trim, as well as the eave and gutters are proposed to be painted white. The roof is proposed to be finished with a sculpted asphalt shingle product that has multi-coloured flecks that incorporates the wall colours.

The landscape plan indicates a substantial amount of landscape plantings around the perimeter of the proposed development. There are also landscaped planting beds located within the site between the buildings. The area adjacent to Brandt's Creek is well landscaped, and proposes to have a path located on one side of the creek within the creek dedication. Each of the dwelling units has an outdoor patio area at grade.

Council will have an opportunity to review the form and character of the proposed development in the future, should Council support this application and advance the application to a Public Hearing.

The proposal as compared to the RM3 zone requirements is as follows:

CRITERIA	PROPOSAL	RM3 ZONE REQUIREMENTS
Site Area (m ²)	12,692 m ²	900 m ²
Site Width (m)	130 m	30.0m
Site Coverage (%) Buildings Bldg & Pavemnt	27.4% 50%	40% for buildings 50% for bldgs, dwys, parking area
Total Floor Area (m ²)	5,076 m ²	6,346 m ² @ FAR = 0.5
F.A.R.	0.40	Max Far = 0.5
Storeys (#)	1½ storeys (6.86m)	2 ½ storeys or 9.5 m max
Setbacks (m)		
- Front - Glen Park Drive	4.5 m	4.5 m
- Front – Glenmore Bypass	7.5 m	4.5 m
- North Side (Brandt's Ck.)	4.5 m	4.0 m for 1 or 1½ storey portion
- South Side	4.5 m	4.0 m for 1 or 1½ storey portion
Parking Stalls (#)	76 stalls provided (11 visitor stalls)	67 stalls required
Bicycle Parking	38 provided	Class I 0.5 per unit – 19 Class II 0.1 per unit – 2 req
Private Open Space	1,379 m ² provided	25.0 m ² per unit = 950m ² req'd

Parking Calculations

3 bedroom – 20 units @ 2 stalls = 40 stalls
 2 bedroom – 18 units @ 1.5 stalls = 27 stalls
 Total parking stalls required 67 stalls

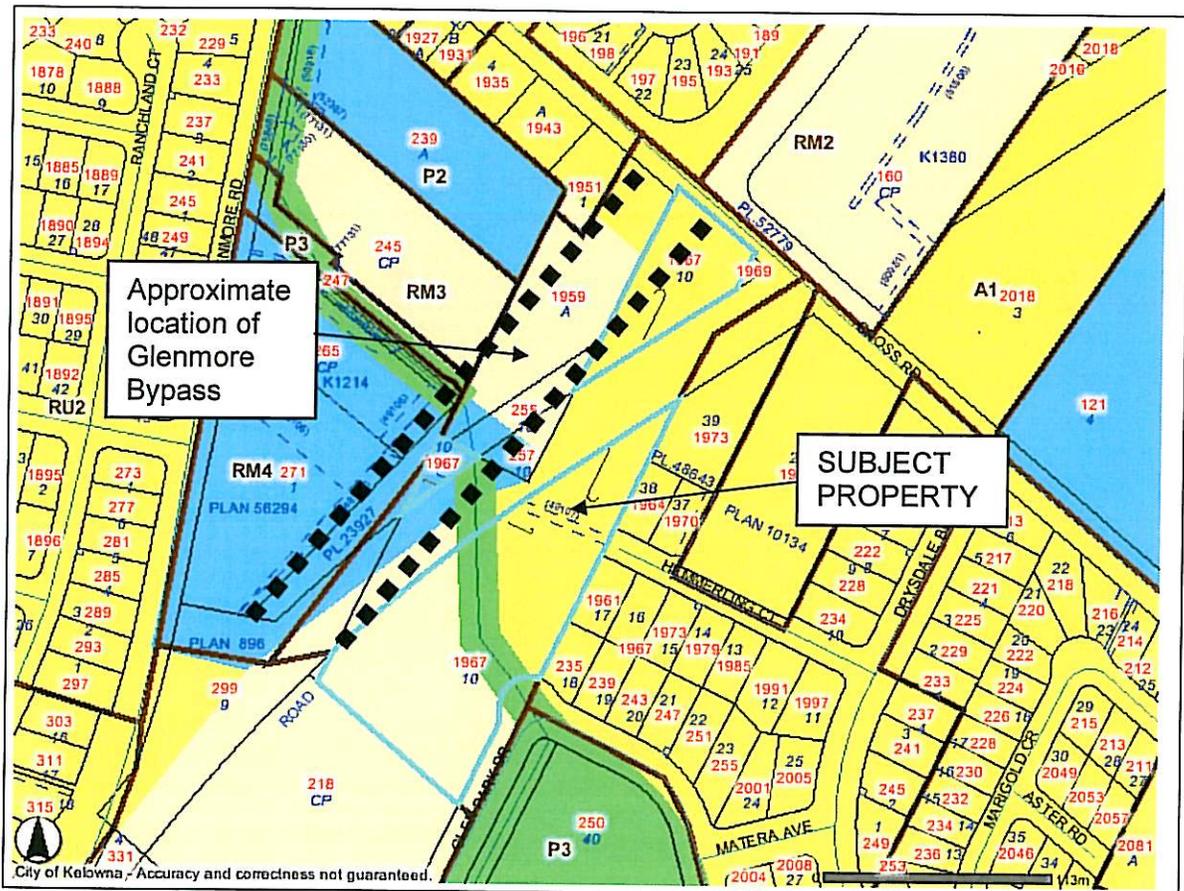
3.2 Site Context

The subject property and the adjacent unconstructed road right of way are vacant, and generally level. There is an existing, poorly defined creek channel for Brandt's Creek which runs across a portion of the property. The area has several recently constructed townhouse developments located nearby. The single unit residential subdivision located to the southeast of the property was created in the early 1990's.

Adjacent zones and uses are, to the:

- North - RU3 – Small Lot Housing - single unit dwellings
 RM2 – Low Density Row Housing – Row Housing units
- East - RU1 – Large Lot Housing – single unit dwellings
- South - RM3 – Low Density Multiple Housing - Townhouses
- West - RM4 – Transitional Low Density Housing – Church & apartments
 A1 – Agriculture 1 -Vacant

SUBJECT PROPERTY MAP



3.3 Proposed Development Potential

The proposed zone of RM3 – Low Density Multiple Housing zone allows for: Multiple Dwelling Housing, Congregate Housing, group home – major and Boarding and Lodging houses as principal permitted uses, and Care Centre – Major, Home Based Business – minor, and Community Recreation services as permitted secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

This proposal is consistent with the Official Community Plan which designates the subject property as Multiple Unit Residential – Low Density future land use.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- Embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decision made by the City.

The City of Kelowna Strategic Plan 2004 also states as Goal 3;
"To foster the social and physical well-being of residents and visitors."

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 3;

1. Promote health and wellness initiative.
 - a. Develop or support programs that address the needs and engage the energies of seniors.
2. Ensure the availability of fiscal and human resources to provide quality services.
3. Realize construction of housing forms and prices that meet the needs of Kelowna residents.
 - a. Work in partnership with housing organizations and finance institutions to monitor the range of housing options required in the City.
 - b. Identify ways to establish partnerships with builders, developers and other levels of government in an effort and legislative tools to influence the supply and diversity of housing and to increase the supply of affordable housing.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows should determine hydrant requirements.

The City of Kelowna Subdivision Bylaw may require more water for fire flows than the BC Building Code.

4.2 Irrigation District (GEID)

Prior to issuance of a water letter for the proposed development, GEID requires the following;

- Payment of applicable Capital Expenditure Charges (CEC) once final number of units is confirmed;

- Payment of any latecomer fees that may be in force at the time of the CEC payment;
- Copy of Statutory Rights of Way registered at Land Title Office in favour of GEID;
- Submission of two copies of engineering plans by the Applicant in accordance with City of Kelowna and GEID servicing bylaws and policies. The plans shall be completed by a Professional Engineer who is registered and insured in the Province of British Columbia;
- Connection costs as determined by GEID (to be based on approved design drawings);
- Fire Underwriters Survey fire flow calculation sheet for the multifamily development, stamped and signed by the applicant's engineer;
- Performance bonding for the completion of water works (amount to be determined based on GEID's review of an estimate to be provided by the applicant's engineer);
- Administration costs (to be determined);
- Inspection and observation fees for off-site works; and
- New account fees.

4.3 Inspection Services Department

Soil conditions require sulphate resistant concrete for foundations. Flooding / ground water is an issue with proposed four ft. (1.2 m). basements related to Brandt's Creek. Ensure fire fighting access maintained, consult Fire Department.

NOTE; It is anticipated that the proposed site grading of the development site will address any concerns related to Brandt's Creek and proposed depth of basement.

4.4 Parks Manager

The Parks Division comments and requirements regarding this application to rezone and subdivide the subject property are as follows:

The applicant is proposing to relocate Brandt's Creek, reduce the OCP environmental setback of 10.0m to 7.0m and dedicate a 15.0 m wide corridor (7.0m each side of the creek measured from top-of-bank) to the City for a linear park. As part of the creek relocation, the applicant will be responsible for landscaping the linear park to achieve environmental objectives and a multi-use recreation trail.

In order to accommodate the proposed plan, we require the following conditions for the linear park:

1. The applicant is responsible for all necessary environmental approvals including all approvals necessary for the requirements outlined below.
2. The applicant is proposing to centre the creek within the 15m corridor providing approximately 7.0 m from top of bank on each side of the creek. We recommend that the applicant meander the creek and vary the corridor widths on each side i.e. 10m on one side, 5m the other side, etc.

3. As a selling feature for the single family phase and the existing neighbourhood, we recommend that a trail connection extend between the main trail and Hemmerling Court across the creek.
4. The trail will be constructed to meet the Parks Division's Standard for a 2.0 metre wide Pedestrian Pathway:
 - a. Organics and soft soils removed from site and subsurface compacted;
 - b. $\frac{3}{4}$ " minus crush aggregate to be 6" depth rolled and compacted to 95% SPD.
 - c. Installation of crusher chips at min. 2" depth rolled and compacted;
5. To improve pedestrian security and surveillance at night time, we recommend that street lights be located at the 2 entrances to the linear park: Glen Park Drive and Hemmerling Court.
6. To prevent vehicles from entering the linear park, yet provide pedestrian and park maintenance access, we will need 3 concrete bollards, collars, and chain at each of the 2 entrance points: Glen Park Drive and Hemmerling Court.
7. The applicant shall provide a metered water service for irrigation purposes from the local water purveyor (50mm diameter, 80psi minimum service), and metered electrical service (120/240 volts, 60 amps minimum) within the linear park. The water service and electrical service accounts shall be transferred to the City at the time of land transfer.
8. The applicant will be required to submit a detailed grading plan and cross section of the linear park to the Parks Division prior to subdivision approval showing proposed and existing grades within the linear park including the relationship with the adjacent properties.
9. The applicant will be required to delineate the private property line adjacent to the park with a minimum 4' high black chain link fence or approved equivalent located 6" within the private property. This includes clearly delineating the private/public property line near Glen Park Drive. The installation of the fence will conform with Master Municipal Specifications (MMCD) Section 02831.
10. The applicant shall install a irrigation system within the linear park to help establish the plant material. The irrigation system will be designed and installed to conform to the Parks Division's Irrigation Standards, Approved Product List and Specs (see attachment) and the applicant will be required to submit an irrigation design drawing to the Park's Division for review and approval prior to installation. The system will need back flow protection as specified by Parks.
11. Grass seeding will conform with Master Municipal Specifications (MMCD) Section 02933 and the see mix will meet the Parks Division's Standard for

Dryland/Banks and Slopes Grass mixture with the following percentage of weight:

- 30% Sheep fescue
- 20% Creeping red fescue
- 20% Kentucky blue grass
- 10% Crested wheat grass
- 10% Annual rye grass
- 10% Canada blue grass

12. The planting of trees, shrubs and ground covers will conform with Master Municipal Specifications Section 02950 and British Columbia Landscape Standards (1997) Section 9.3. All trees will need to be reviewed and inspected by Parks Staff at the nursery prior to delivery and installation.
13. Due to the heavy watering requirements of the proposed Autumn Blaze Maples and the clay soils within the Linear Park, we recommend that the applicant substitute with "Autumn Purple" White Ash (*Fraxinus Americana* 'Autumn Purple').
14. All shrub and tree beds shall be installed with 75mm (3") depth of 'Glenmore Grow' or approved landscape mulch by Parks Staff. No landscape fabric to be used.
15. Topsoil and Finish Grading will conform with Master Municipal Specifications (MMCD) Section 02921. A sample of the topsoil shall be submitted to the Parks Division for inspection, testing and approval at least (10) ten days prior to installation.
16. The parkland shall be free and clear of noxious weeds, debris and garbage.
17. The applicant, through the landscape contractor will be responsible for the maintenance and replacement of all plants, trees, and ground covers for a minimum 1 year establishment period. After this time period, the applicant should schedule an inspection meeting with Parks Staff.
18. The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

NOTE;

The applicant has secured appropriate approvals to relocate the creek, and has entered into an Environmental Landscape Agreement to address the proposed creek relocation, and associated plantings.

4.5 Shaw Cable

Owner/Developer to install Shaw conduit as per Shaw specifications and drawings

4.6 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

4.7 Works and Utilities Department

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan.

.1) General

- a) The Drainage Division noted that Brandt's Creek crosses the lands. The creek may affect the layout. The City tries to leave the creeks open. Dedication and the extension of the Brandt's Creek Linear Park is required.
- b) A pre-plan is required for adjacent lands to confirm intersection and road alignments.
- c) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- d) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

.2) Dedications

- a) Cross Road to be established 10.0m from the existing mean centreline by legal survey plan registered in the Land Title Office.

.3) Geotechnical Report

- 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.

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. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.
- viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for erosion and sedimentation controls for water and wind.
- xiii. Recommendations for roof drains and perimeter drains.
- xiv. Recommendations for construction of detention or infiltration ponds if applicable.

.4) Water

- a) The property is to be serviced by Glenmore Ellison Improvement District.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. 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.
- c) Confirmation is required from GEID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- d) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.5) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections. Only one service is to be provided to the RM-3 site.
- b) Our records indicate that three existing service connection exists to this site. Decommissioning of the existing small diameter services and the installation of the new service will be at the applicant's cost.

.6) Drainage

- a) Our records indicate that an existing 150mm service connection exists on Glen Park Drive.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan. These plans may be combined on one drawing.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- d) Grade the future Glenmore Bypass frontage to the future road grades. Consider future grades for any fencing proposed and show this on the Lot Grading Plan.
- e) The Drainage Division noted that Brandt's Creek crosses the lands. The creek may affect the layout. The City tries to leave the creeks open.

.7) Roads

- a) On Glen Park Drive provide sidewalk, street lights and landscaped boulevards, complete with underground irrigation fronting the site.
- b) Cross Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. City Standard SS-R5
- c) On the Future Glenmore Bypass, the development is responsible for works and services for ½ the road fronting the site. The City wishes to defer this construction which is premature at this time. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.
- d) Driveway access is not permitted onto the Future Glenmore Bypass. A restrictive covenant in favour of the City of Kelowna, registrable under Section 219 of the Land Title Act, must be granted to the effect that vehicular access is not permitted from this property. The covenant must be registered as a priority charge.
- e) If the RM-3 driveway access is to be gated, a turn-around acceptable to the city is required that allows an SU-9 (garbage truck) type vehicle to turn around without backing out if denied access.
- f) Hemmerling Court is designated an urban class 2 local road. Dedicate and construct the road in accordance with City standard SS-R4, (15.0m dedication, 9.0m road).
- g) Re-locate existing poles and utilities, where necessary.
- h) Private access roads must be constructed and paved to the City standard SS-R2.
- i) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.8) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Remove aerial trespass(es)

.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) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.12) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3% of construction value (plus GST).
- d) The Cash-in-lieu amount for construction of the ½ road frontage of Glenmore Bypass is **\$180,000.00**.
- e) The Cash-in-lieu amount for construction of the ½ road frontage of Cross Road is **\$21,500.00**.
- f) There was a fronting Latecomer for previous works on Glen Park Drive (storm drainage, sanitary sewer and some road works) however; our records indicate that this Latecomer Agreement expired on August 15, 2002. Therefore there are no further charges related to these works.
- g) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

City of Kelowna Community Development and Real Estate department staff have been working with the applicant to negotiate a suitable land arrangement to facilitate a land swap to close the existing dedicated road right of way and to dedicate the required alignment for the proposed "Glenmore Bypass" route. Associated with this process, there has also been a proposal to relocate "Brandt's Creek" through the subject property to a location which increases the size of the Multiple Unit Residential – Low Density area.

The applicant has worked with the City of Kelowna Environment Department and Parks Department staff to ensure that the proposed relocated creek meets provincial regulations. The applicant has also worked with the City of Kelowna Parks Department to address the linear trail along Brandt's Creek to ensure that the trail meets the Parks Department requirements.

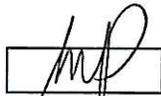
The application as submitted does not seek any variances to the zoning bylaw. Council will have an opportunity to review the associated Development Permit in the future, should Council support this application and forward this application to a Public Hearing.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.



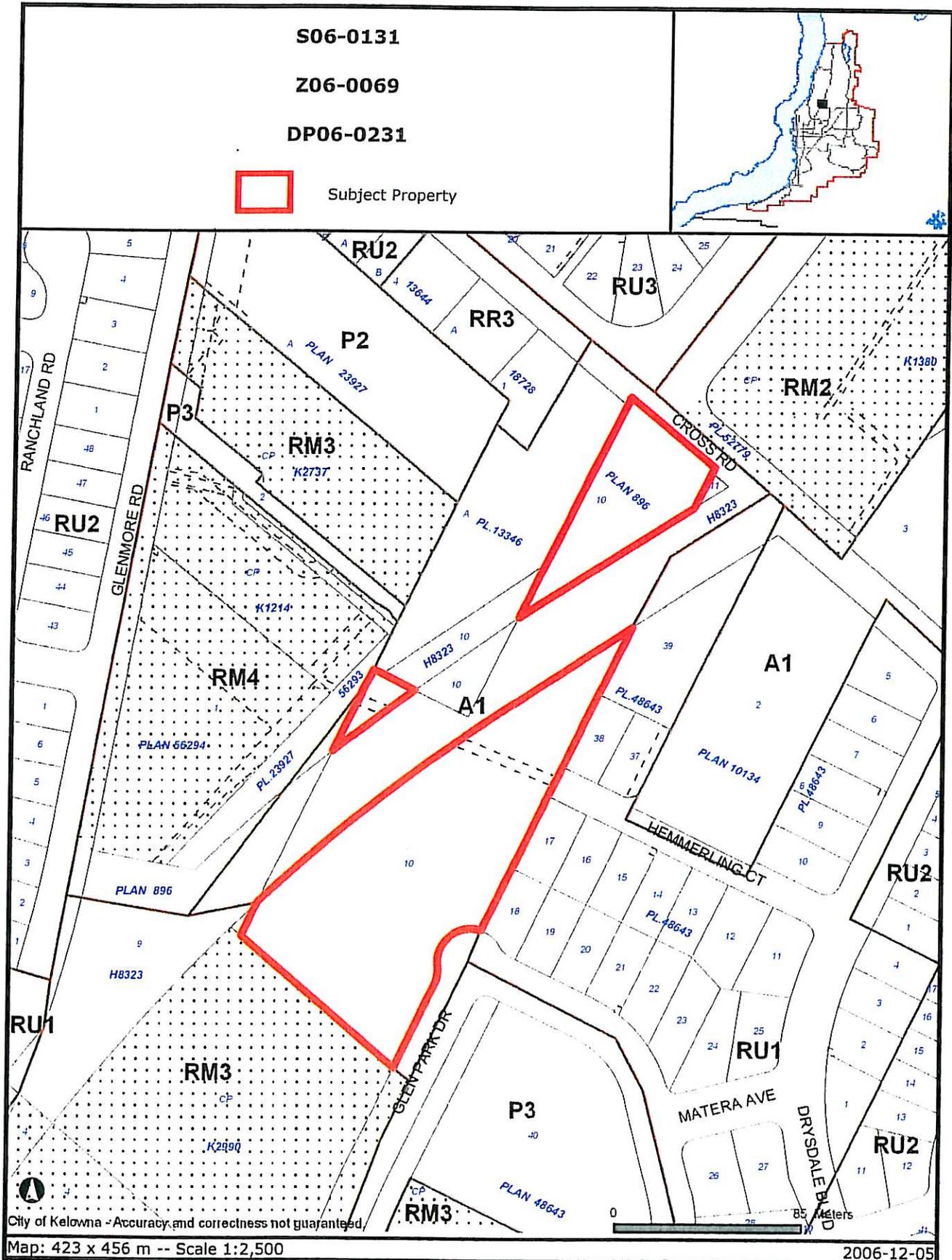
Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

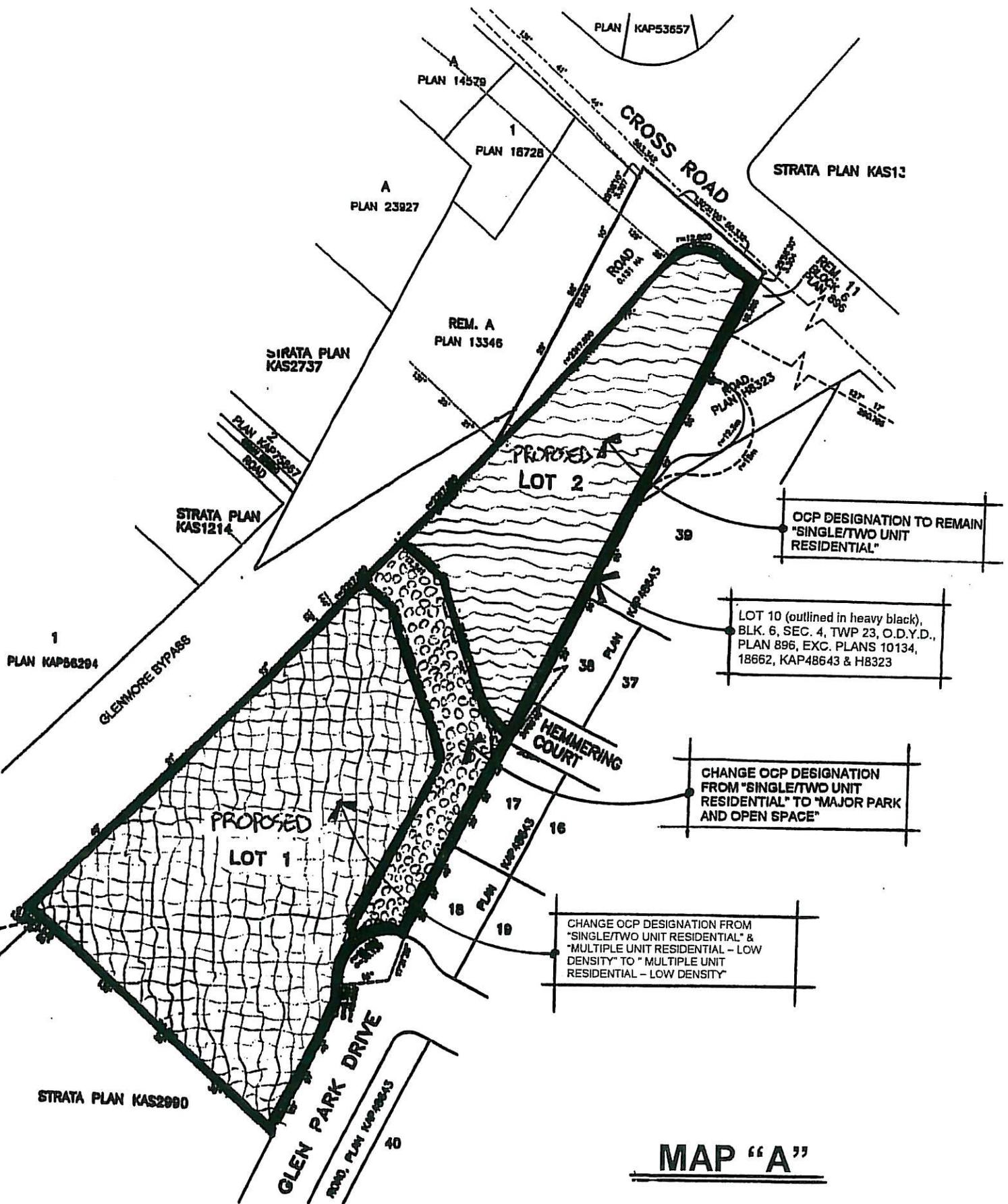


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

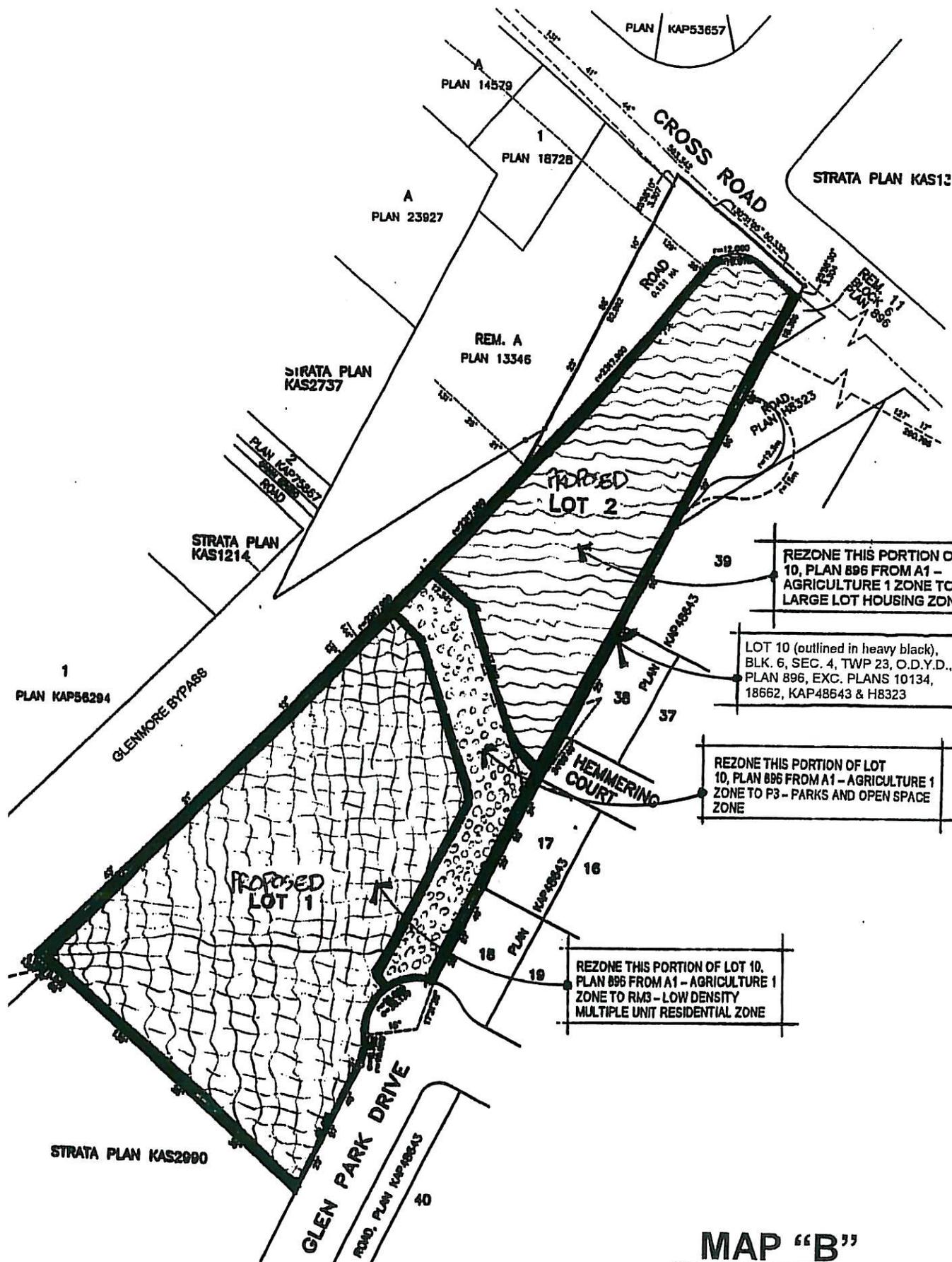
PMc/pmc
Attach.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



MAP "A"



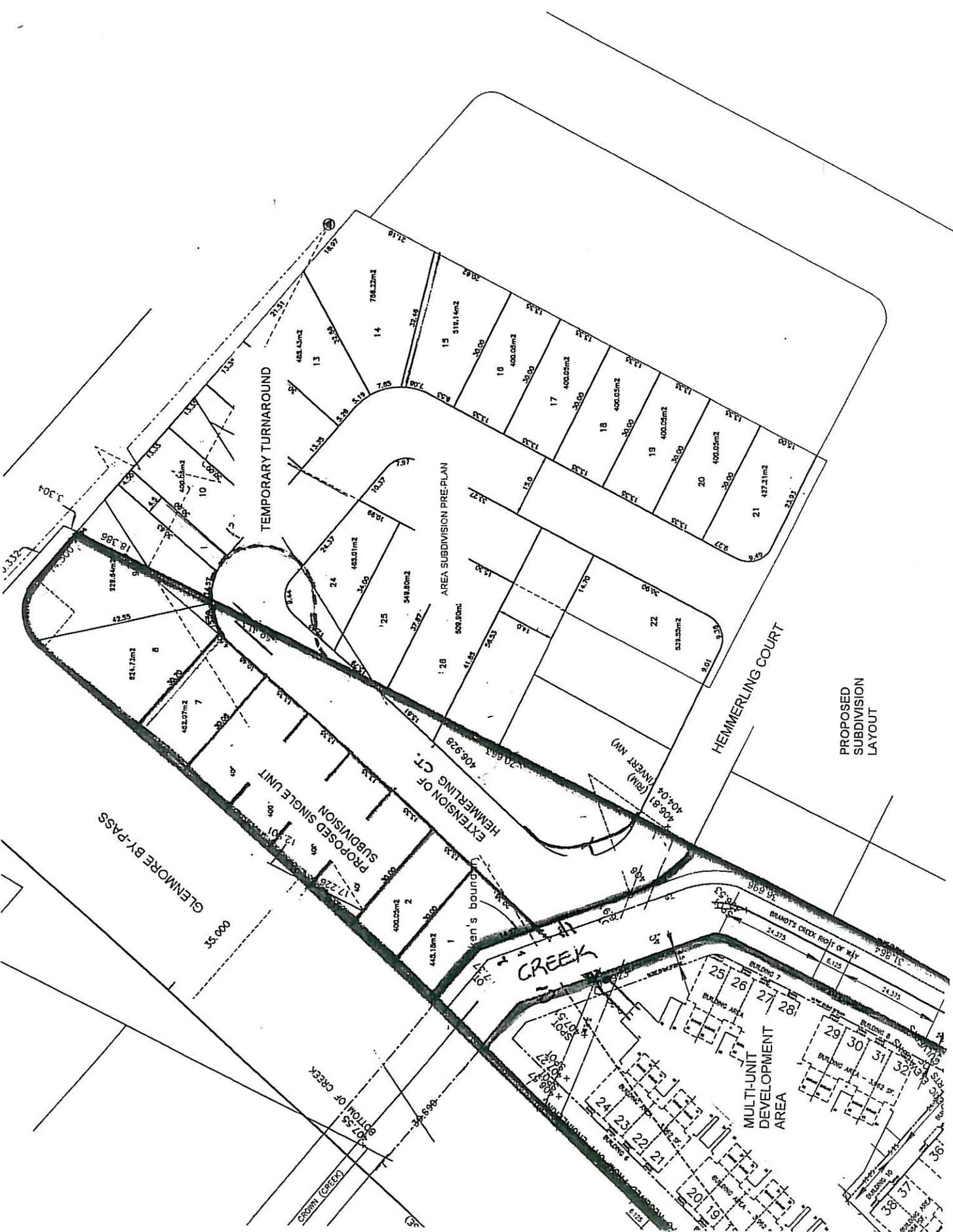
REZONE THIS PORTION OF LOT 10, PLAN 896 FROM A1 - AGRICULTURE 1 ZONE TO RU1 - LARGE LOT HOUSING ZONE

LOT 10 (outlined in heavy black), BLK. 6, SEC. 4, TWP 23, O.D.Y.D., PLAN 896, EXC. PLANS 10134, 18662, KAP48643 & H8323

REZONE THIS PORTION OF LOT 10, PLAN 896 FROM A1 - AGRICULTURE 1 ZONE TO P3 - PARKS AND OPEN SPACE ZONE

REZONE THIS PORTION OF LOT 10, PLAN 896 FROM A1 - AGRICULTURE 1 ZONE TO RM3 - LOW DENSITY MULTIPLE UNIT RESIDENTIAL ZONE

MAP "B"



PROPOSED
SUBDIVISION
LAYOUT

TEMPORARY TURNAROUND

AREA SUBDIVISION PRE-PLAN

HEMMERLING COURT

CREEK

MULTI-UNIT
DEVELOPMENT
AREA

GLENMORE BY-PASS

EXTENSION OF CT.
HEMMERLING CT.

PROPOSED SINGLE UNIT
SUBDIVISION

RIGHT OF CREEK

BRAND'S CREEK RIGHT OF WAY

(RM)
INVEST (MM)

406.81
406.928

17.228

12.91

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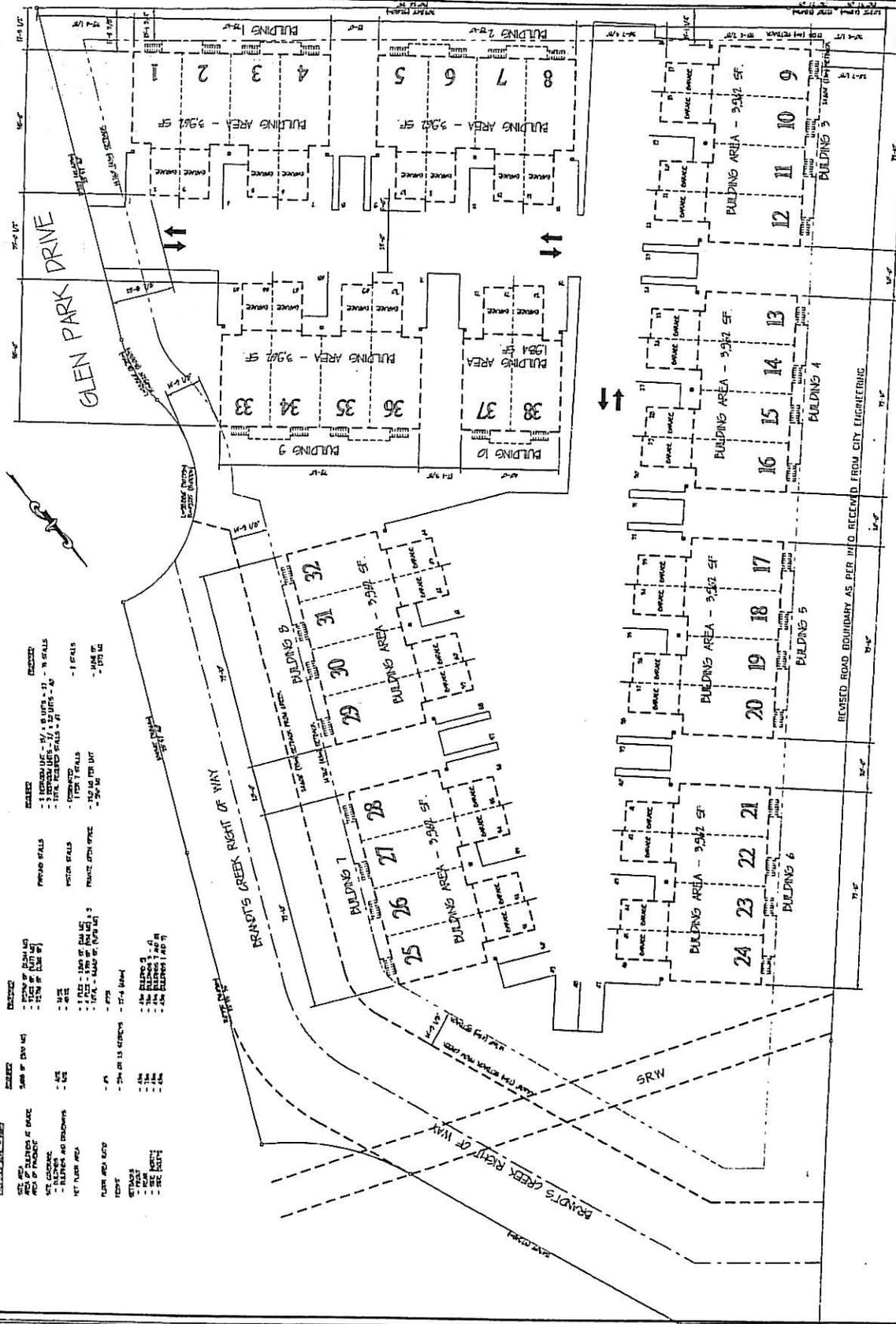
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DEVELOPMENT REQUIREMENTS

- RECEIVED:
 - 1 PERMANENT USE - 1/4" x 8" RISERS - 11" W. WALLS
 - 1 TEMPORARY USE - 1/4" x 8" RISERS - 11" W. WALLS
 - 1 PERMANENT USE - 1/4" x 8" RISERS - 11" W. WALLS
 - 1 PERMANENT USE - 1/4" x 8" RISERS - 11" W. WALLS
- PERMANENT WALLS:
 - 1 PERMANENT WALLS - 11"
 - 1 PERMANENT WALLS - 11"
 - 1 PERMANENT WALLS - 11"
 - 1 PERMANENT WALLS - 11"
- TEMPORARY WALLS:
 - 1 TEMPORARY WALLS - 11"
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 - 1 TEMPORARY WALLS - 11"
 - 1 TEMPORARY WALLS - 11"
- REVISIONS:
 - 1 PERMANENT WALLS - 11"
 - 1 PERMANENT WALLS - 11"
 - 1 PERMANENT WALLS - 11"
 - 1 PERMANENT WALLS - 11"



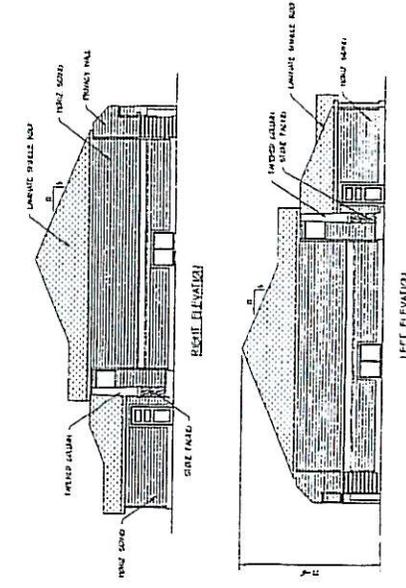
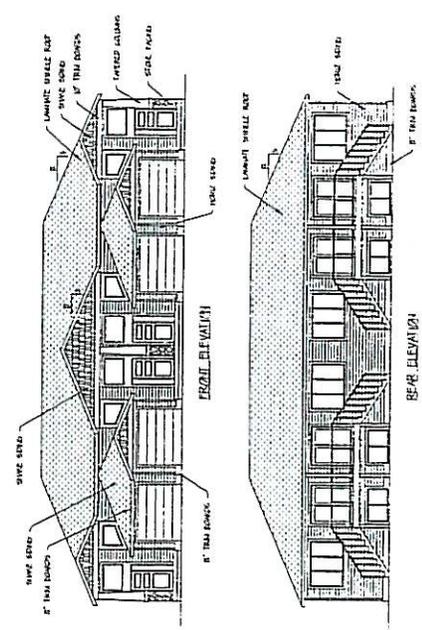
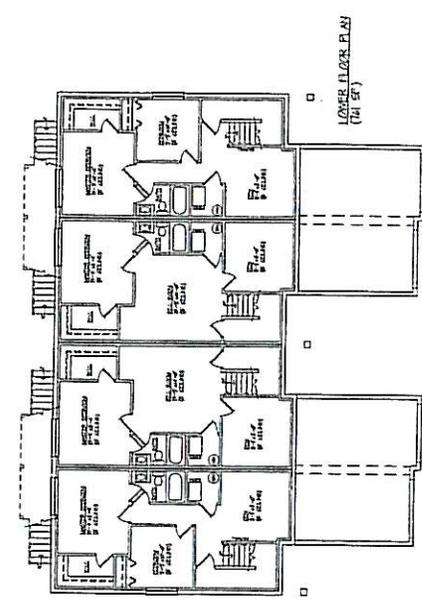
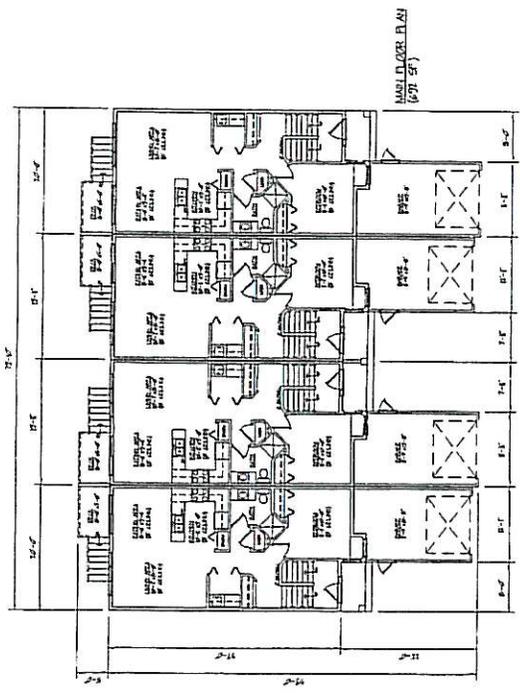
MAXWELL HOUSE DEVELOPMENTS LTD.

OASIS DESIGN
 868-2275
 DESIGNED BY: JAMES W. HAASDYK
 DATE: FEBRUARY 27, 2007

SITE PLAN

SCALE: 1/16" = 1'-0" | DRAWING NUMBER: 06-69-001 | REVISION: A

- REVISED -



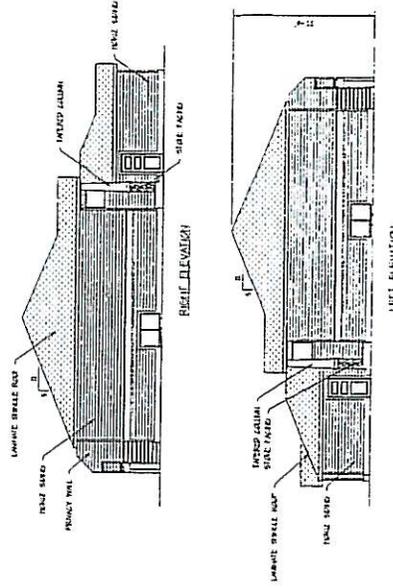
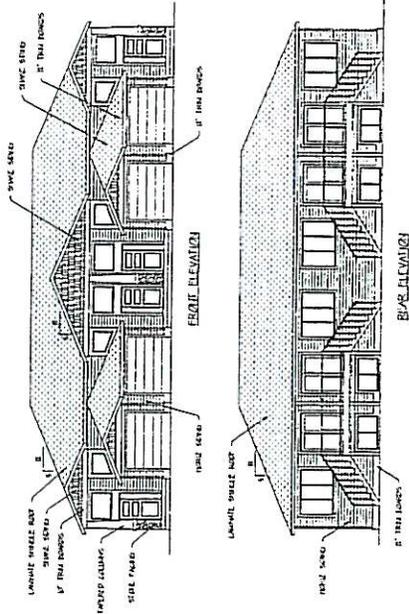
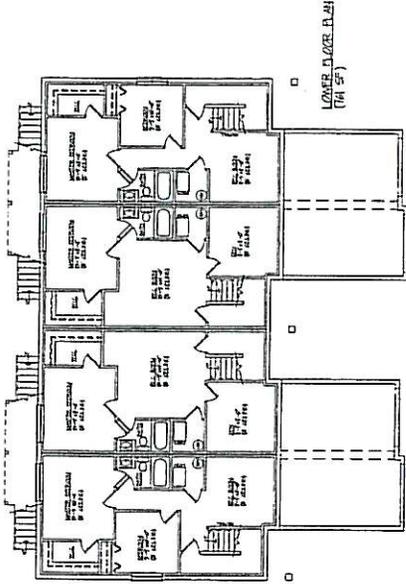
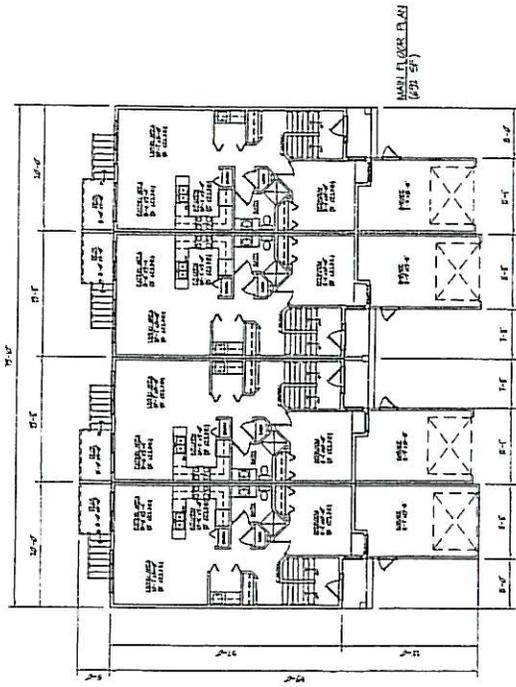
MAXWELL HOUSE DEVELOPMENTS LTD.

OASIS DESIGN

DESIGNED BY: JAMES W. HASTDYK
 868-2275
 1000 WEST GARDEN

BUILDINGS 1 - 6
FLOOR PLANS AND ELEVATIONS
 SCALE: 1/8" = 1'-0" | DRAWING NUMBER: 06-69-002 | REVISION: DP

DATE: NOVEMBER 1, 2006



MAXWELL HOUSE DEVELOPMENTS LTD.

OASIS DESIGN

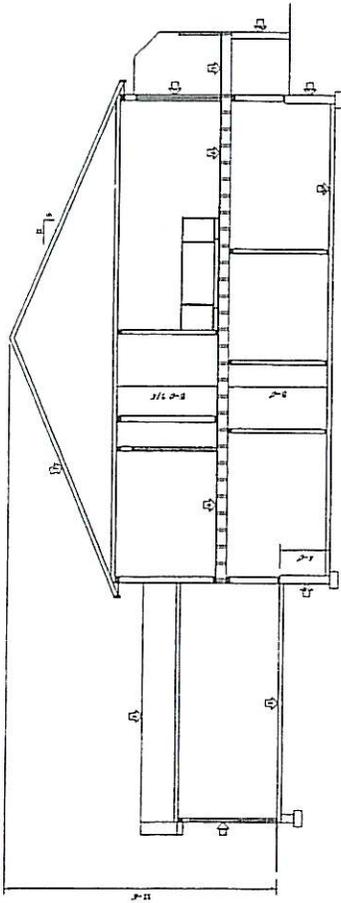
DESIGNED BY: JAMES W. HAADYK

DATE: NOVEMBER 1, 2006

BUILDINGS 7 - 9

FLOOR PLANS AND ELEVATIONS

SCALE: 1/8" = 1'-0" | DRAWING NUMBER: 06-659-003 | REVISION: DP



- ① - ROOF RISE AND RUN
- ② - ROOF TRUSS
- ③ - ROOF JOIST
- ④ - ROOF INSULATION
- ⑤ - ROOF SHEATHING
- ⑥ - ROOF GUTTER
- ⑦ - ROOF FLASHING
- ⑧ - ROOF VENT
- ⑨ - ROOF DRAIN
- ⑩ - ROOF BRACE
- ⑪ - ROOF HANGING
- ⑫ - ROOF TRUSS BRACE
- ⑬ - ROOF TRUSS JOIST
- ⑭ - ROOF TRUSS CHORD
- ⑮ - ROOF TRUSS END PLATE
- ⑯ - ROOF TRUSS GIRDLE
- ⑰ - ROOF TRUSS BRACE
- ⑱ - ROOF TRUSS JOIST
- ⑲ - ROOF TRUSS CHORD
- ⑳ - ROOF TRUSS END PLATE
- ㉑ - ROOF TRUSS GIRDLE
- ㉒ - ROOF TRUSS BRACE
- ㉓ - ROOF TRUSS JOIST
- ㉔ - ROOF TRUSS CHORD
- ㉕ - ROOF TRUSS END PLATE
- ㉖ - ROOF TRUSS GIRDLE
- ㉗ - ROOF TRUSS BRACE
- ㉘ - ROOF TRUSS JOIST
- ㉙ - ROOF TRUSS CHORD
- ㉚ - ROOF TRUSS END PLATE
- ㉛ - ROOF TRUSS GIRDLE
- ㉜ - ROOF TRUSS BRACE
- ㉝ - ROOF TRUSS JOIST
- ㉞ - ROOF TRUSS CHORD
- ㉟ - ROOF TRUSS END PLATE
- ㊱ - ROOF TRUSS GIRDLE
- ㊲ - ROOF TRUSS BRACE
- ㊳ - ROOF TRUSS JOIST
- ㊴ - ROOF TRUSS CHORD
- ㊵ - ROOF TRUSS END PLATE
- ㊶ - ROOF TRUSS GIRDLE
- ㊷ - ROOF TRUSS BRACE
- ㊸ - ROOF TRUSS JOIST
- ㊹ - ROOF TRUSS CHORD
- ㊺ - ROOF TRUSS END PLATE
- ㊻ - ROOF TRUSS GIRDLE
- ㊼ - ROOF TRUSS BRACE
- ㊽ - ROOF TRUSS JOIST
- ㊾ - ROOF TRUSS CHORD
- ㊿ - ROOF TRUSS END PLATE



OASIS DESIGN
DESIGN & CONSTRUCTION

ACTIVATION 888-2275
DESIGNER: JAMES W. HAADYK

BUILDINGS 1 - 10

BUILDING CROSS SECTION

SCALE: 1/8" = 1'-0" | DRAWING NUMBER: 06-459-005 | REVISION: DP

MAXWELL HOUSE
DEVELOPMENTS LTD.

WE DEVELOPERS OF THIS PLAN OF INTEREST WANT TO BE ASSURED THAT YOU WILL BE

DATE: NOVEMBER 1, 2006