
CITY OF KELOWNA

MEMORANDUM

DATE: APRIL 27, 2007

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. OCP07-0002
Z07-0003

OWNER: TROIKA DEVELOPMENTS
INC.
TRI-MOOR HOLDINGS LTD.
MAMRE HOLDINGS INC.

AT: 2209 PANDOSY STREET
2219 PANDOSY STREET
2227 PANDOSY STREET
2235 PANDOSY STREET
2241 PANDOSY STREET
2247 PANDOSY STREET
2255 PANDOSY STREET
2265 PANDOSY STREET

APPLICANT: PAT MCCUSKER
NEW TOWN
ARCHITECTURAL
SERVICES INC.

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN FUTURE LAND USE DESIGNATION FROM MULTIPLE UNIT RESIDENTIAL – LOW DENSITY TO MULTIPLE UNIT RESIDENTIAL – MEDIUM DENSITY

TO REZONE THE SUBJECT PROPERTIES FROM THE RU6-TWO DWELLING HOUSING ZONE TO THE RM5-MEDIUM DENSITY MULTIPLE HOUSING ZONE TO ALLOW FOR THE CONSTRUCTION OF A 4.5 STOREY, 52 UNIT CONDOMINIUM BUILDING

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0002 to amend Map 19.1 of the Kelowna Official Community Plan (2000 - 2020) Bylaw No. 7600 by changing the Future Land Use designation of Lot 2, District Lot 14, ODYD Plan 413 except the Westerly 10 feet of said lot; Lot 3, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 4, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 5, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 6, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 7, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 8, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 9, District Lot 14, ODYD Plan 413 Except Westerly 10 Feet thereof; located on Pandosy Street, Kelowna, B.C., from the Multiple Unit Residential – Low Density designation to the Multiple Unit Residential – Medium Density designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated April 24th, 2007, not be considered by Council;

THAT Rezoning Application No. Z07-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD Plan 413 except the Westerly 10 feet of said lot; Lot 3, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 4, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 5, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 6, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 7, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 8, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 9, District Lot 14, ODYD Plan 413 Except Westerly 10 Feet thereof, located on Pandosy Street, Kelowna, B.C. from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone not be considered by Council;

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone in order to accommodate a 52 unit condominium development. In order to allow for this rezoning, the applicant has also applied to amend the Official Community Plan Future Land Use Designation from Multiple Unit Residential – Low Density to Multiple Unit Residential Medium Density.

The proposed project would be located on eight consolidated lots along Pandosy Street one block south of Kelowna's Abbott/Marshall St. Heritage Conservation Area and located across the street from one of Kelowna's largest employers. The parking requirements will be achieved by way of one level of underground parking with the remainder to be surface level. Access to parking will be off the existing lane. Garbage and recycling will be enclosed within the grade level structure with access also from the lane. The garbage area will be screened by way of a masonry structure.

The main entry to the residential complex will be off Pandosy Street. Approximately 30% of the units will have street level entry points creating pedestrian friendly entrances around the entire project. Several units at grade will have private landscaped yards. Typical units are provided with private balconies and/or terraces. The project will be providing two amenity roof terraces.

The Building Design is focused on creating a "sense of belonging" to the surrounding community through many key elements. The building is situated on the lot leaving room for mature existing trees to be preserved. A majority of the parking is hidden within a parking garage with some parking off the lane creating wonderful green landscaped areas for occupant use and increased pedestrian relationship. This creative and careful site design will integrate the natural surrounding with the buildings, proving a strong connection between the built and natural environments and minimizing adverse impacts on the non-built portions of the site.

A single corridor with four separate buildings enhances a sense of multi-level town homes. The units around the base of the building have separate entrances, which is unique to this type of complex, supporting a strong pedestrian relationship. The introduction of town homes North and South of the project not only reduce density against adjacent properties but creates a better neighbour relationship with street access and private yards. The height of the building was considered by transitioning the mass and density away from surrounding homes. The transitional design from 2-1/2 stories to 4-1/2 was important in creating green amenity space for occupants while alleviating high ridge lines and unnecessary neighbouring shadows. The incorporation of traditional style roof slopes and roof top terraces not only respect the existing heritage design of the area, but also allow for greater use of the space while reducing the overall height and mass of the building. The exterior materials are a balanced response to the

surrounding neighbourhood with the combination of brick and stucco. The concept is to use different colored and textured brick on different portions of the building conveying a sense of individuality and decreasing the sense of mass.

The applicant has submitted a comprehensive landscape plan which allows for low-level gated access to the walk-up units, privacy fencing on the south side of the development and a variety of soft/hard landscape treatments on site.

The development as proposed triggers several variances to the City's Zoning Bylaw including variances to parking, building height and side yard setbacks.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of February 13, 2007 it was resolved:

That the Advisory Planning Commission supports Official Community Plan OCP07-0002, for 2209, 2219, 2227, 2235, 2241, 2247, 2255 & 2265 Pandosy Street/Lots, 2, 3, 4, 5, 6, 7, 8 & 9, Plan 413, ODYD, except the West 10 feet thereof, by New Town Architectural (P. McCusker), to amend the Official Community Plan Future Lane Use designation from low density multiple unit residential to medium density multiple unit residential;

That the Advisory Planning Commission supports Rezoning Application Z07-0003, for 2209, 2219, 2227, 2235, 2241, 2247, 2255 & 2265 Pandosy Street/Lots, 2, 3, 4, 5, 6, 7, 8 & 9, Plan 413, ODYD, except the West 10 feet thereof, by New Town Architectural (P. McCusker), to rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to accommodate a 52 unit condominium development.

Note: The Advisory Planning Commission recommends the City create a process to allow developers to make cash contributions in lieu of affordable housing for Official Community Plan Amendments.

4.0 DEVELOPMENT STATISTICS

The application compares to the requirements of the RM5 – Medium Density Multiple Housing zone as follows:

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Lot Area (m ²)	4456m ²	1400m ²
Lot Depth (m)	122m	35.0m
Lot Width (m)	36.58m	30.0
Area of Buildings at Grade	1736m ²	1784m ²
Area of Pavement, Accessory Buildings, etc.	406m ²	N/A
Site Coverage (%) (Buildings)	38%	40%
Site Coverage (%) (Buildings and parking)	48%	60%
Net Floor Area (m ²)	5046m ²	N/A
Floor Area Ratio (FAR)	1.13	1.1 + 0.12 for Parking Under Building Total: 1.22

Parking Spaces	Covered stalls: 44 On Grade stalls: 20 Visitor stalls: 12 Total: 76 stalls^①	1.25 stalls x 14 (1 bedroom units) 1.5 stalls x 30 (two bedroom units) 2 stalls x 8 (three bedroom units) Total: 79 stalls
Bicycle Parking	52	32 stalls
Storeys (#)	4.5 ^②	4
Height (m)	15.9m	16.5m
Setbacks(m)		
- Front (Royal Avenue)	11.3m	6.0m
- Rear (south)	9.5m	9.0m
- East Side (lane)	7.4m	7.5m
- West Side	5.7m ^③	7.5m
Private Open Space	2000m ²	1048m ²
Drive Aisle Width	7.0m	7.0m
Refuse Bins (Setback from abutting residential areas)	3.0m - Screened.	Refuse bins located at grade screened from view. Minimum 3.0m setback.

①Note: Applicant is seeking to vary the parking from 79 stalls required to 76 stalls proposed.

②Note: The applicant is seeking to vary the height from 4 storeys permitted to 4.5 storeys proposed.

③Note: The applicant is seeking to vary the western (flanking) side yard setback from 7.5m required to 5.7m proposed.

5.0 SITE CONTEXT

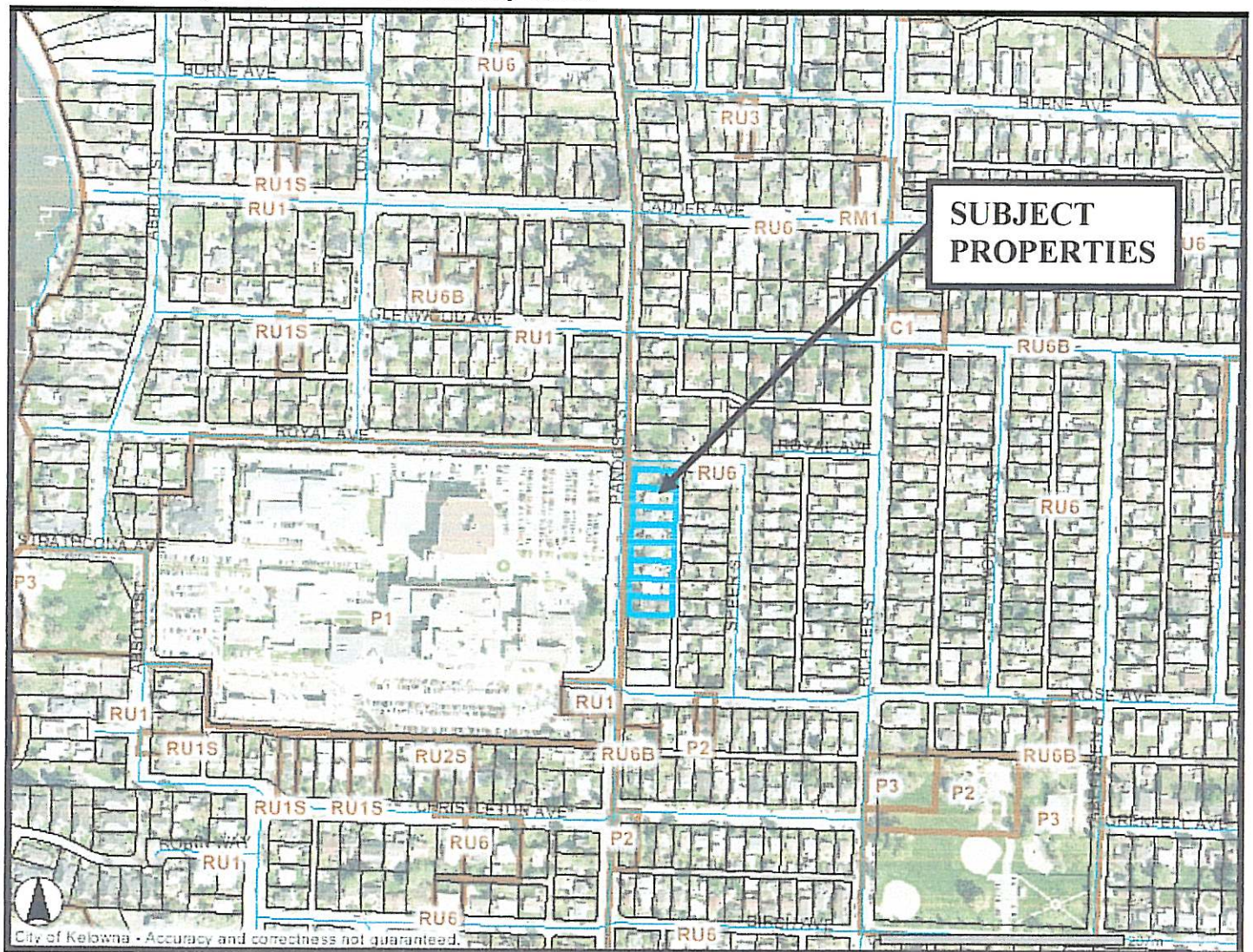
The subject properties are located on the east side of Pandosy Street between Royal Avenue and Rose Avenue.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing – Single Family Dwellings
- East - RU6 – Two Dwelling Housing – Single Family Dwellings
- South - RU6 – Two Dwelling Housing – Single Family Dwellings
- West - P1 – Major Institutional – Kelowna General Hospital

6.0 SITE LOCATION MAP

Subject Properties: 2209-2265 Pandosy Street



7.0 EXISTING AND PROPOSED DEVELOPMENT POTENTIAL

The subject properties are currently zoned RU6 – Two Dwelling Housing. The purpose of this zone is to provide for development of a maximum of two dwelling units per lot. The applicant is seeking to rezone the properties to the RM5 – Medium Density Multiple Housing zone. The purpose of the RM5 zone is to provide primarily for medium density apartments.

8.0 Current Development Policy

8.1 Kelowna Official Community Plan

The future land used designation for the subject property identified in the Official Community Plan is Low Density Multiple Family. The proposal is not consistent with this designation.

Section 8 of the Official Community Plan provides the following policy guidance for applicants requesting rezoning to higher densities than designated on the Future Land Use Map:

Rezoning to Higher Densities. Consider supporting an OCP amendment and rezoning application for residential densities greater than those provided for on the Generalized Future Land Use Map 19.1 in those cases where:

- *A portion of the proposed units are available for affordable, special needs or rental housing identified to be in short supply (guaranteed through a Housing Agreement); and*
- *Appropriately designated sites can be proven to be functionally unsuitable for the proposed housing; and*
- *Supporting infrastructure is sufficient to accommodate the proposed development (or the developer is prepared to upgrade the necessary infrastructure); and*
- *The proposed densities do not exceed the densities provided for on Map 19.1 by more than one increment (e.g. medium density multiple units might be entertained where low-density has been provided for, and low-density multiple units might be entertained where single/two unit residential densities have been provided for); and*
- *The project can be sensitively integrated into the surrounding neighbourhood, with no more than a one-storey height gain between the proposed development and the height permitted within land uses assigned to adjacent parcels (Where the property being proposed for redevelopment is large, consideration may be given to providing greater heights at the centre of the property provided that the new building is sensitively integrated with the surrounding neighbourhood); and*
- *Approval of the project will not destabilize the surrounding neighbourhood or threaten viability of existing neighbourhood facilities (e.g. schools, commercial operations etc.).*

While the project arguable meets a majority of the criteria listed above, the applicant has indicated that no units will be designated for affordable housing which staff considers to be the most important criteria. Staff recommends that

half of the increased density achieved through this rezoning be dedicated to affordable housing units.

Staff has reviewed this application, and it may move forward but approval may affect the City's Financial Plan and Waste Management Plan. The overall impacts are difficult to consider without reviewing a much broader context which staff has not been able to accomplish at this point.

The Official Community Plan also contains the following objectives for context and design for new multiple family developments:

Objectives for Multiple Unit Residential Development

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development within Urban Centres and Village Centres should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

Guidelines for Multiple Unit Development

The application addresses the guidelines for Multiple Unit Development as follows:

Landscaping

- enhances public views
- provides noise buffering
- complement building's architectural features
- enhance the edges of buildings
- screen parking areas from view (with vegetation, berms, low walls, fences etc.)
- creates shade
- creates design interest
- contribute to a sense of personal safety and security
- facilitate access, enjoyment and social activities for all authorized users

Relationship to the Street

- First storey units provide ground-level access and some outdoor amenity space is provided.
- The principle front entranceway is located at the front of the development.
- Porches/balconies are provided.

Building Massing

- Development is generally compatible with the massing and rhythm of the developing streetscape along Pandosy Street but it must be greater in mass than the single family residential areas to the north, south and east.
- Variation between architectural bays within each façade is provided.

Walls

- End walls visible from a public street or residential lots are finished to provide an attractive appearance.

Ancillary Services/Utilities

- Refuse bins are located in an enclosure adjacent to the lane and will be screened from view.
- Utility service connections will be screened from view or be located so as to minimize visual intrusion.

Amenities

- Large decks/patios will be provided as well as landscaped areas at grade.

Access

- Vehicle access and on-site circulation minimize interference with pedestrian movement.

Parking

- Underground parking is provided. Visitor parking is provided adjacent to the rear lane.

8.2 Kelowna Strategic Plan (2005)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. Also redeveloping transitional areas to increase densities for more efficient use of existing land. Also recommended is that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

8.3 Crime Prevention Through Environmental Design

Natural Surveillance

- dumpsters should not create blind spots or hiding areas;
- lighting should be even to avoid casting shadows where people can hide; using numerous low wattage lights accomplishes this better than a few high wattage lights;
- loading areas should not create hiding places;
- all four facades of a building should have windows;
- the lower branches of existing trees should be kept at least ten feet (3 metres) off the ground;
- exterior of buildings should be well-lit;
- wherever it is appropriate, a mix of uses should be encouraged to increase natural surveillance at different times of the day; placement of residential uses above commercial is a good example of this;
- elevators and stairwells should be clearly visible from windows and doors;
- shrubbery should be no more than three feet (one metre) high for clear visibility;
- stairwells should be well-lit and open to view; not behind solid walls.

Territorial Reinforcement

- property boundaries, where possible, should be marked with hedges, low fences or gates;
- private and semi-private areas should be easily distinguishable from public areas;
- all public and semi-private areas should be well-maintained to convey pride and ownership, which discourage negative activity;

Natural Access Control

- Public paths should be clearly marked;
- signs should direct patrons to parking and entrances;
- there should be no easy access to the roof;
- entrances to dwellings within a commercial building should be separate from the commercial entrance to enable distinction of residential visitors from those frequenting businesses;
- rear access to shops should be provided from rear parking lots.

9.0 TECHNICAL COMMENTS

9.1 Inspection Services

Applicant must identify handicap parking stalls, minimum corridor widths to meet code requirements to exit stairways, travel distance requirements not met on 4th floor dead end corridors exist (distance is measured from suite doors), exposure concerns on exiting from lobby area to exterior of building do not meet requirements of BCBC 2006.

9.2 Works and Utilities

The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-6 to RM-5. 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 John Filipenko. ASCT

9.2.1 Domestic Water and Fire Protection

The existing eight lots are serviced with small -diameter copper water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.

Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new larger metered water service.

The estimated cost of this construction for bonding purposes is \$10,000.00
If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

The applicant, at his cost, will arrange for the decommissioning of the eight existing small diameters services. The estimated cost of this work for bonding purposes is \$18,000.00

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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

9.2.2 Sanitary Sewer

The existing eight lots are connected with sewer services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.

The applicant, at his cost, will arrange for the installation of one larger service, as well as the capping of all existing unused services. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is \$15,000.00

9.2.3 Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is \$5,000.00

Provide a lot-grading plan.

9.2.4 Road Improvements

Pandosy Street: Access closer to Pandosy Street will require curb letdown and driveway removal. Service upgrades will require road cuts and pavement restoration work within Pandosy Street. The estimated cost of this construction for bonding purposes is \$20,000.00

Royal Avenue: Access closer to Royal Avenue will require curb letdown removal. The urbanization of Royal Avenue will also require the upgrade of the existing catch-basin to a side inlet standard, as well as the construction of a monolithic. The estimated cost of this construction for bonding purposes is \$15,000.00

Public Lane: The lane is in poor condition. It is anticipated that the existing lane will be resurfaced for the full frontage of this development with upgrades to the drainage facilities to meet current standards. Upgrades will also include the removal, re-location or adjustment of existing utility appurtenances to accommodate this development.

The estimated cost of this construction for bonding purposes is \$16,000.00

9.2.5 Road Dedication and Subdivision Requirements

The ultimate horizontal alignment for Pandosy Street has not been finalized. This widening will be accomplished by 10m road reserve already registered on the Kelowna General Hospital property.

Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

9.2.6 Electric Power and Telecommunication Services

The electrical and telecommunication services to this building 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.

9.2.7 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.

9.2.8 Geotechnical Report

As a requirement of this application and building permit approval 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:

Area ground water characteristics, including water sources on the site.

Site suitability for development; i.e. unstable soils, foundation requirements etc.

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, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

Additional geotechnical survey may be necessary for building foundations, etc.

9.2.9 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.

9.2.10 Bonding and Levy Summary

Bonding

Pandosy Street frontage improvements	\$ 20,000.00
Royal Avenue frontage improvements	\$ 15,000.00
Service upgrades	\$ 38,000.00
Lane frontage improvements	\$ 16,000.00
Total Bonding	\$ 89,000.00

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 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 4th reading of the zone amending bylaw.

9.2.11 Development Permit and Site Related Issues

The development variance permit to vary the maximum height requirement from 4-storeys to 4 1/2-storeys does not compromise Works and Utilities requirements.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to moving existing houses.

9.2.12 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 Total Off-Site Construction Cost plus GST) in the amount of \$2,021.59 (\$1907.16 + 114.43 GST)

9.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows will determine if present hydrant location and size will be adequate. No parking signs may be required for the back road way.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has worked extensively with the developer on the proposed form and character of the proposed development. While staff acknowledges that the proposed design is of good quality and meets many of the Official Community Plan's design guidelines for Multiple Family development, there remains a some concern with regard to the density of land use. The Official Community Plan future land use designation for the subject properties is Multiple Family Residential – Low Density and the applicant has applied to amend this to a medium density designation to increase the allowable density/height. That applicant has not proposed any affordable housing component on-site and therefore staff is unable to support this change in density. In addition, staff is also concerned about the long term future of the neighborhood surrounding the hospital given tentative plans by the Interior Health Authority for major expansion. Of primary concern is the potential precedent of the project and the impact of similar projects in this neighborhood without a more detailed land-use review and the possible impacts on the transportation network which could impact access to the hospital in the long-term.

The applicant has made the argument that the number of units may be similar regardless of whether the project is developed in the RM3 zone or the RM5 zone. This may be true for the number of units but it is slightly inaccurate when the size of the units is considered because more floor area (roughly 1850m²) is available for development in the RM5 zone. This means that in an RM5 style development there would be larger units with likely more bedrooms.

While unable to support this project at the present time, staff is of the opinion that a more extensive neighborhood planning exercise needs to occur in this area in the near future. The subject properties are located in very close proximity to Kelowna General Hospital which is one of the Okanagan's largest employers and as such, good planning practice would suggest the development of a variety of housing options in close proximity to such a facility. While conceptually this may be a good idea, at this point staff is not in a position to recommend such a change in density/land-use without the support of a detailed neighborhood planning process which should include consultation of relevant stakeholders.

Should Council choose to support this application, staff recommend that consideration be given to the re-designation of other multi-family designated sites in this area or the development of specific policy criteria for evaluating similar projects in this area in the future.

8.0 ALTERNATE RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0002 to amend Map 19.1 of the Kelowna Official Community Plan (2000 - 2020) Bylaw No. 7600 by changing the Future Land Use designation of Lot 2, District Lot 14, ODYD Plan 413 except the Westerly 10 feet of said lot; Lot 3, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 4, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 5, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 6, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 7, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 8, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 9, District Lot 14, ODYD Plan 413 Except Westerly 10 Feet thereof; located on Pandosy Street, Kelowna, B.C., from the Multiple Unit Residential – Low Density designation to the Multiple Unit Residential – Medium Density designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated April 24th, 2007, be considered by Council;

THAT Rezoning Application No. Z07-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD Plan 413 except the Westerly 10 feet of said lot; Lot 3, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 4, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 5, District

Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 6, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 7, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 8, District Lot 14, ODYD Plan 413 Except the West 10 Feet thereof; Lot 9, District Lot 14, ODYD Plan 413 Except Westerly 10 Feet thereof, located on Pandosy Street, Kelowna, B.C. from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;


AND THAT the OCP Bylaw Amendment No. OCP07-0002 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 in conjunction with Council's consideration of a Development Variance Permit on the subject property;

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

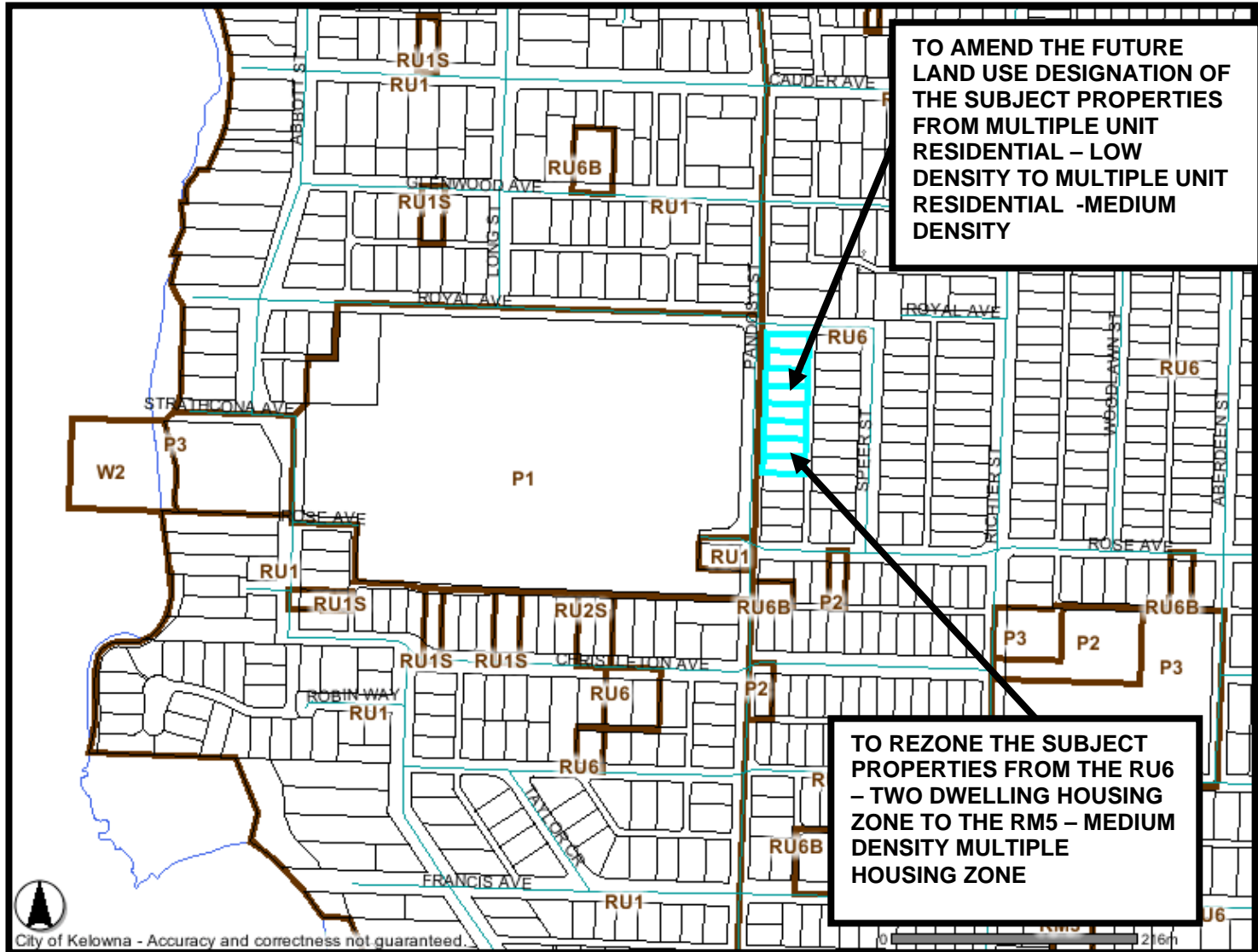

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion: 

 Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach

MAP "A" – OCP07-0002/Z07-0003





I hereby certify that the above is a true and correct copy of the original as the same appears in the records of the County of ... State of ...



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THE AVENUE
FOR TROIKA DEVELOPMENTS
0000 ROYAL AVENUE
Kelowna, B.C.

WATSON ARCHITECTURAL

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Year of entry	Location
1971	As 11/77

THE

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157-5000

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1- DETAIL NUMBER
4-8 LOCATION OF DETAIL CHANGED

Index

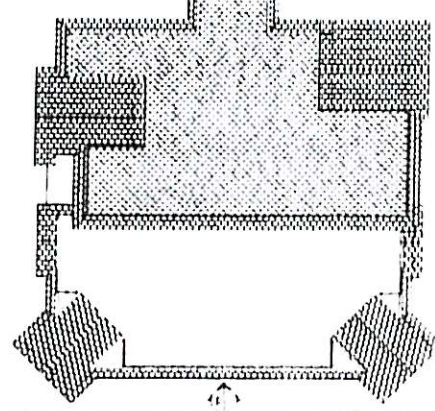
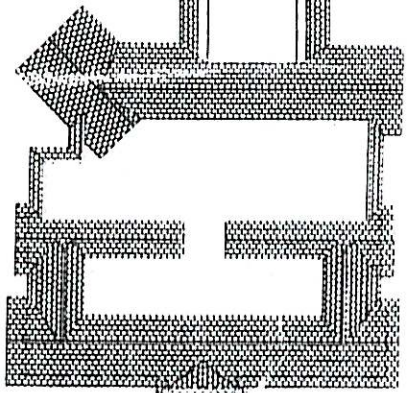
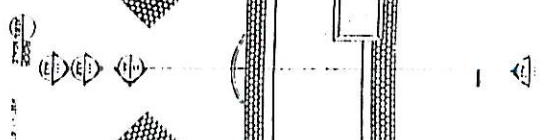
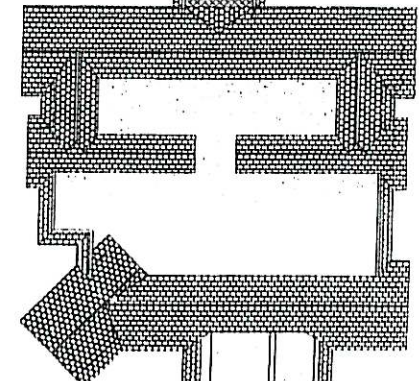
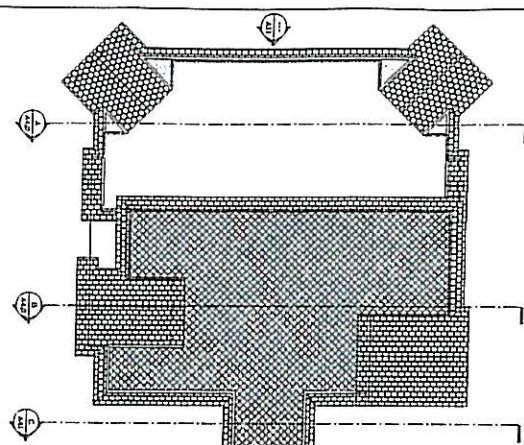
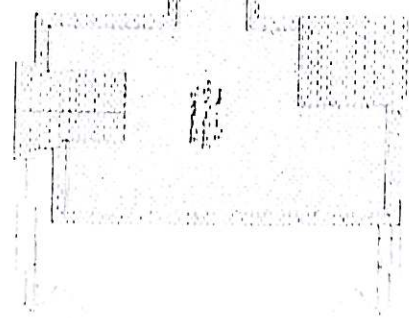
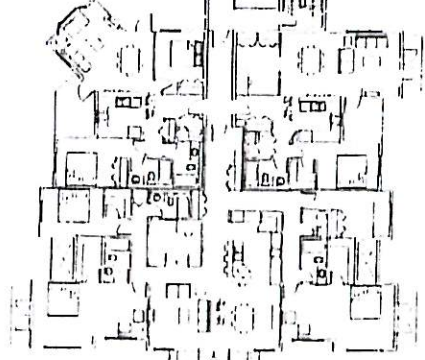
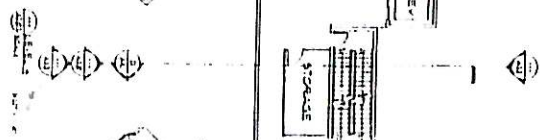
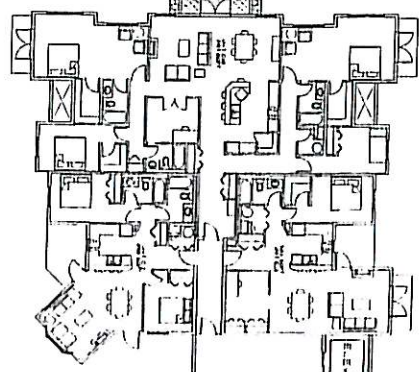
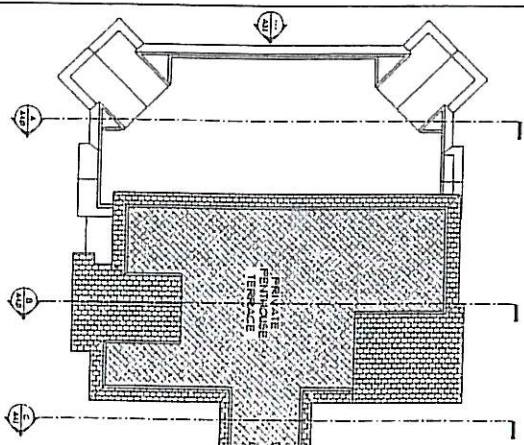
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DO NOT WRITE IN THESE SPACES

1900

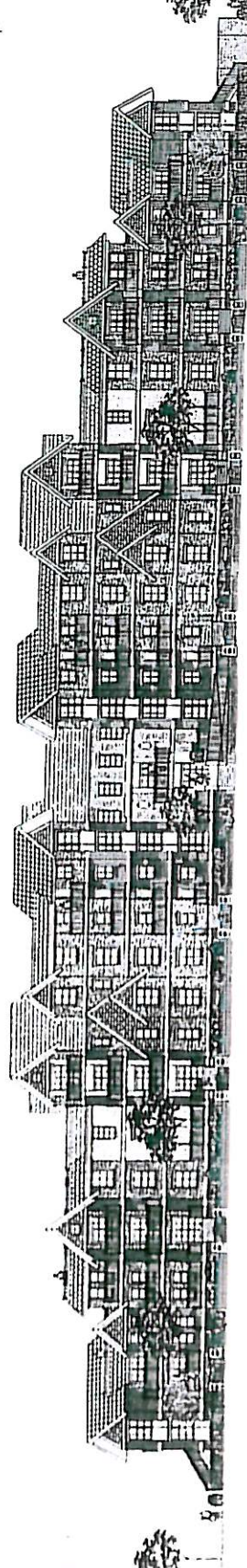
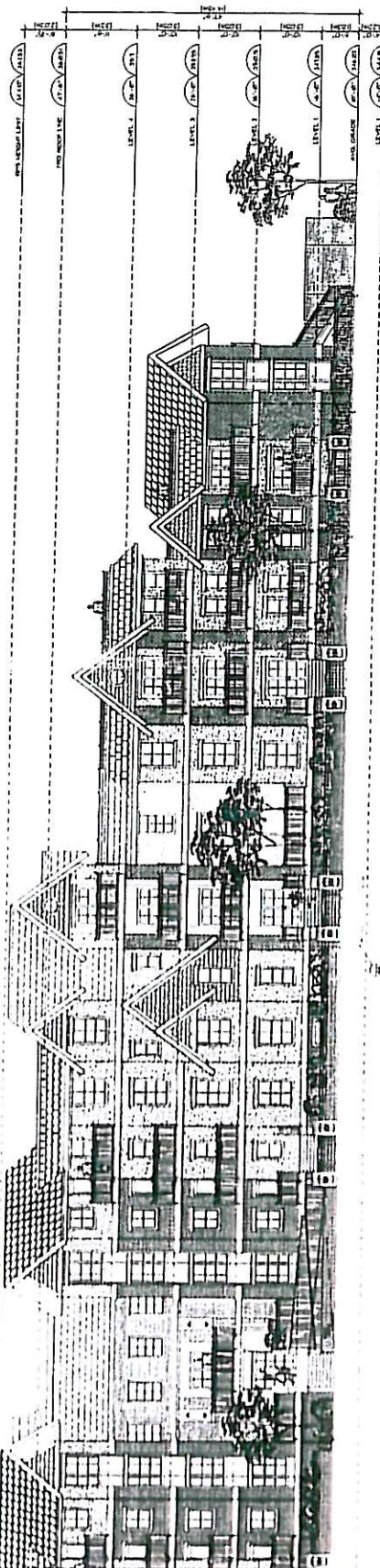
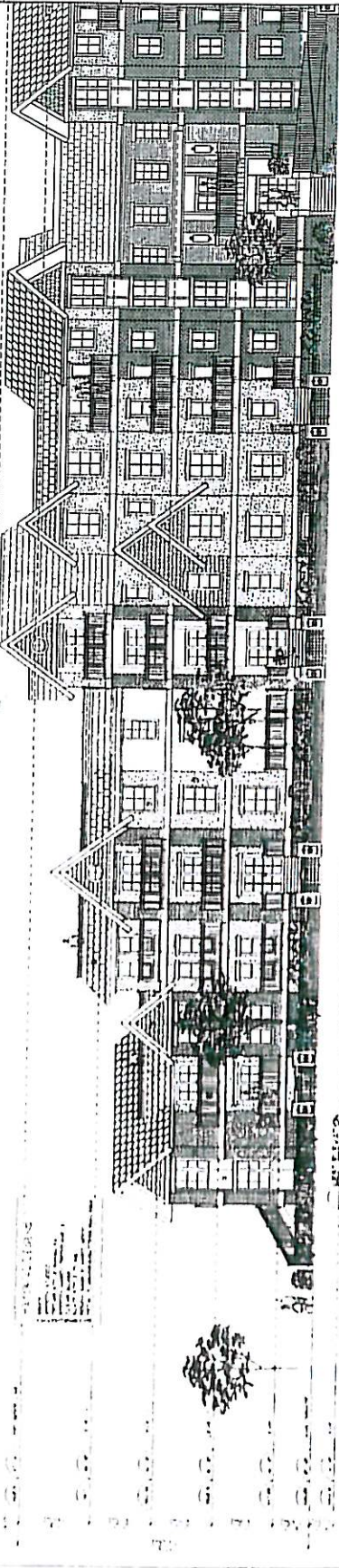
13

① EXTENDED FORM - FULL



THE AVENUE
 FOR TROIA DEVELOPMENTS
 0000 ROYA AVENUE
 KOGA EC

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS.
3. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND CONSTRUCTION METHODS.
4. SEE ARCHITECTURAL DRAWINGS FOR LANDSCAPE AND PLANTING SCHEDULES.
5. SEE ARCHITECTURAL DRAWINGS FOR FURNITURE AND EQUIPMENT SCHEDULES.
6. SEE ARCHITECTURAL DRAWINGS FOR LIGHTING AND ELECTRICAL SCHEDULES.
7. SEE ARCHITECTURAL DRAWINGS FOR MECHANICAL AND PLUMBING SCHEDULES.
8. SEE ARCHITECTURAL DRAWINGS FOR STRUCTURAL AND FOUNDATION SCHEDULES.
9. SEE ARCHITECTURAL DRAWINGS FOR ROOFING AND CLADDING SCHEDULES.
10. SEE ARCHITECTURAL DRAWINGS FOR INTERIORS AND EXTERIORS SCHEDULES.



THE AVENUE
FOR TROIKA DEVELOPMENTS
0000 ROYAL AVENUE
KELLOWA, B.C.

NEW TOWN
ARCHITECTURAL
1 N.E.

PROJECT NO. 1000
DATE 01/01/2000
DRAWN BY J. SMITH
CHECKED BY J. SMITH

WEST ELEVATION
PARTIAL

DP3.0
APRIL 03, 2000

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PROPOSED

NOT TO SCALE - 1/8" = 1'-0"

THE AVENUE
FOR TROKA DEVELOPMENTS
0000 ROYAL AVENUE
Kelowna, B.C.

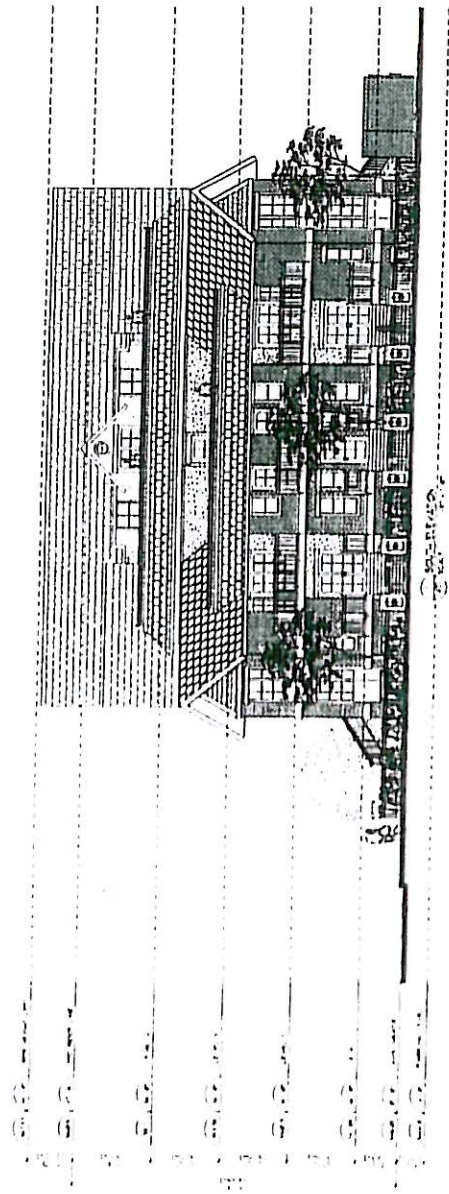
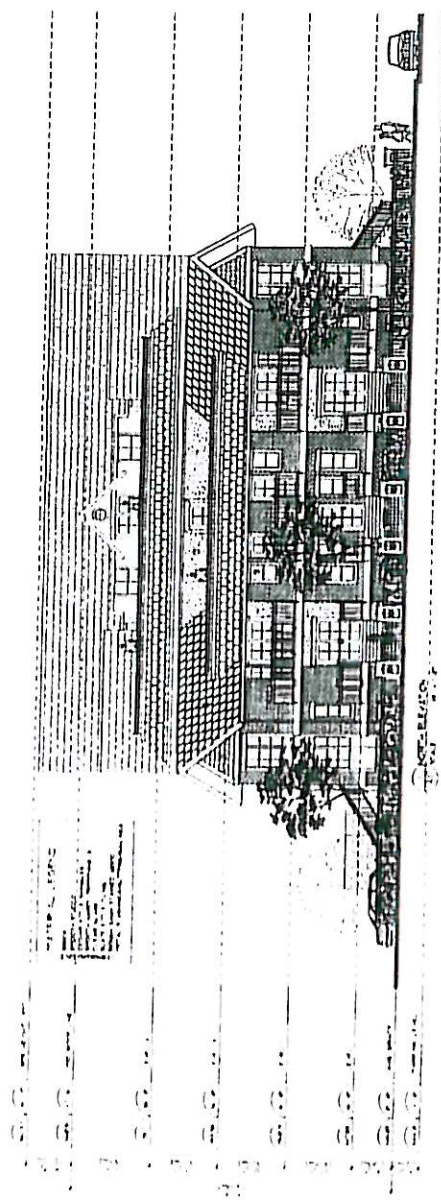
NEW TOWN
ARCHITECTURAL
INC.

1000 Pacific Street, Kelowna, B.C. V1Y 1Y1
Tel: 250-860-1000 Fax: 250-860-1001
www.newtownarchitectural.com

NORTH/SOUTH
ELEVATIONS

Project No. 1000
Drawing No. DP3.0
Scale: 1/8" = 1'-0"

DATE: 01.10.2010



NOT TO SCALE - 1/8" = 1'-0"

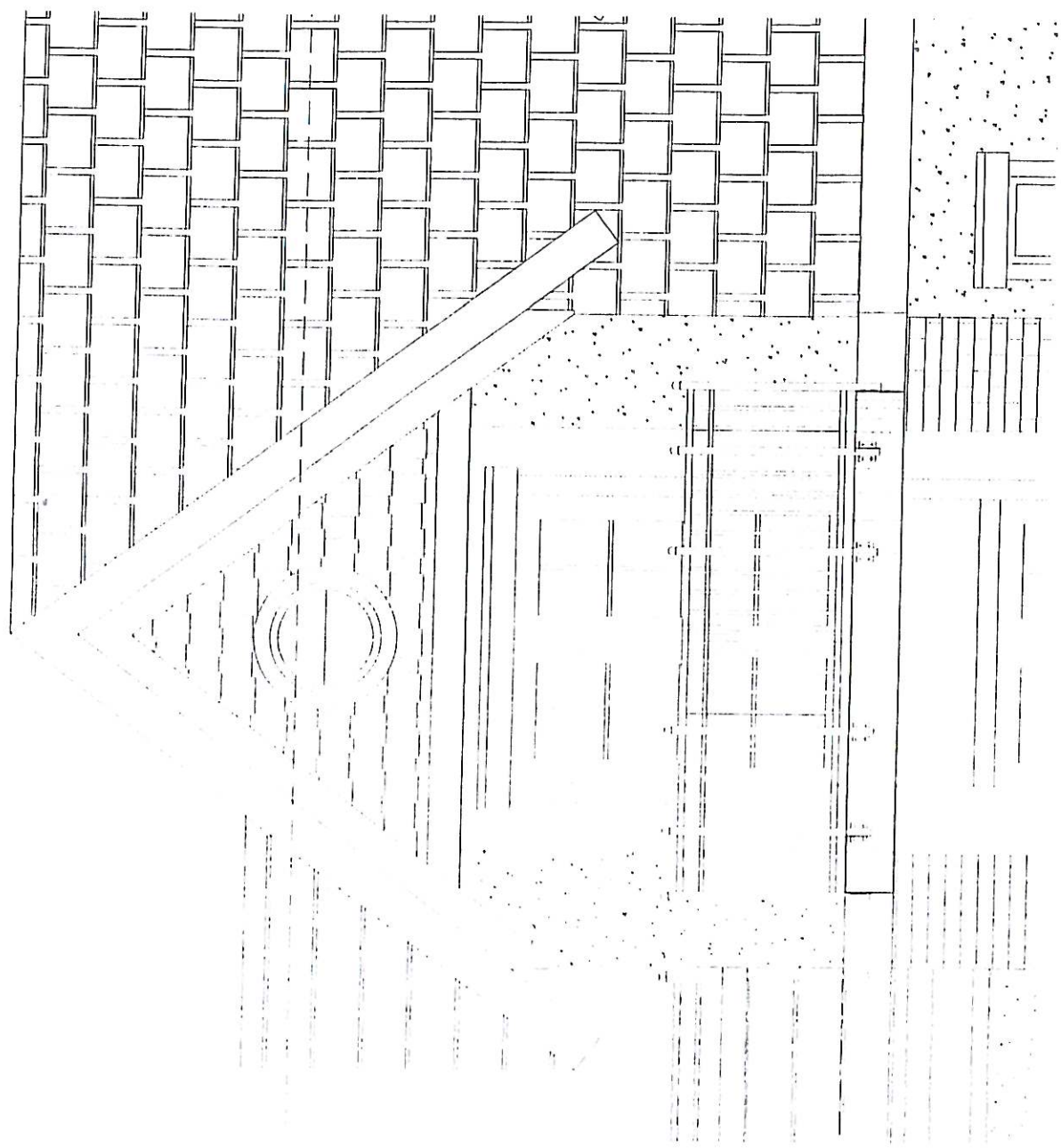
THE AVENUE
FOR TROKA DEVELOPMENTS
0000 ROYAL AVENUE
Kelowna, B.C.

NEW TOWN
Architectural
Associates Ltd.

PROJECT NO. 2410
DATE JAN 28 1978
PROJECT NAME THE AVENUE
PROJECT LOCATION 0000 ROYAL AVENUE
PROJECT CLIENT TROKA DEVELOPMENTS

ENLARGED
ELEVATION

DATE 1/28/78
SCALE 1/4" = 1'-0"
DRAWN BY J. H. HARRIS
CHECKED BY J. H. HARRIS
PROJECT NO. 2410
PROJECT NAME THE AVENUE
PROJECT LOCATION 0000 ROYAL AVENUE
PROJECT CLIENT TROKA DEVELOPMENTS



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III	(3)

111

ENLARGED ELEVATION	Drawing no.		DP3.1
	Scale	Sheet	
	Revision	Project	
	Author	Check	

**NEW TOWN
ARCHITECTURAL
SERVICES, INC.**

THE AVENUE
FOR TROIKA DEVELOPMENTS
0000 ROYAL AVENUE
Kelowna, B.C.

NOV 18 1966 - ISSUED FROM DFB

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[illegible]

THE AVENUE
FOR TROIKA DEVELOPMENTS
0000 ROYAL AVENUE
Kelowna, B.C.

NEW TOWN
Architectural
INC.

1000 Kingsway, Kelowna, B.C. V1Y 1A1
Tel: (250) 860-1111
Fax: (250) 860-1112
E-mail: info@newtown.ca
Website: www.newtown.ca

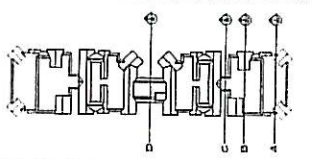
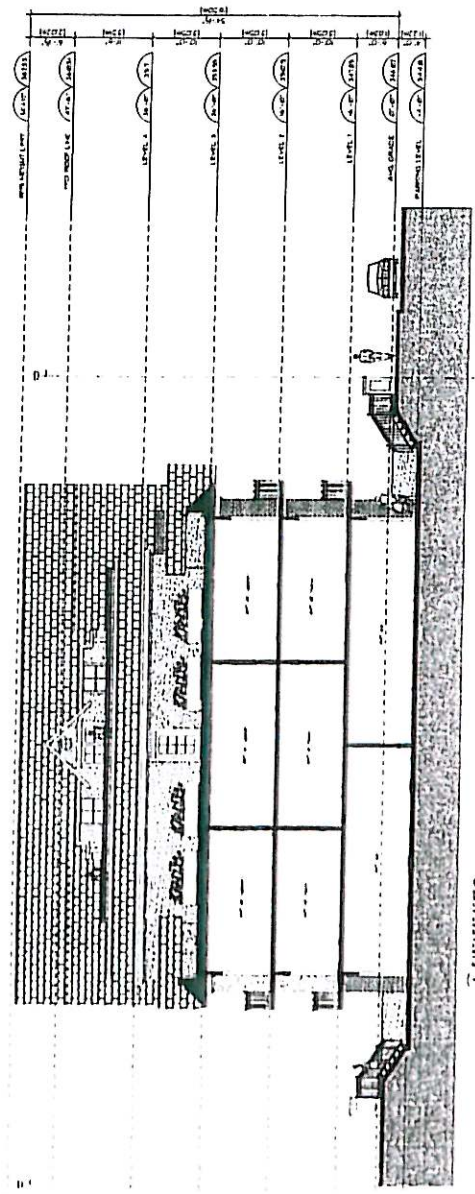
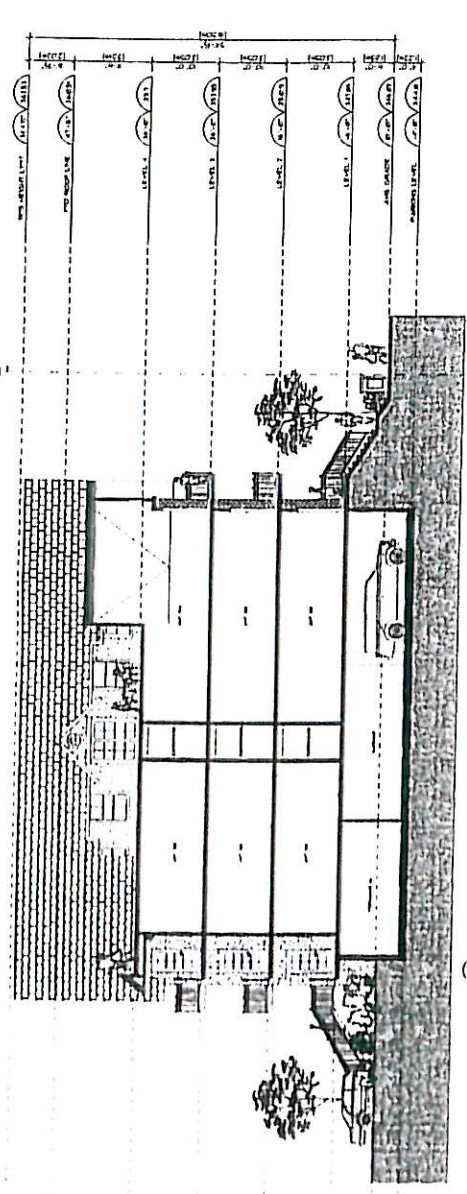
PROJECT NO. 240
DATE: 2004
DRAWN BY: J.M. 2004
CHECKED BY: J.M. 2004

EAST/WEST
SECTION A & B

DP4.0

DATE: 2004
SCALE: 1/8" = 1'-0"

NOT TO SCALE - SEE PLAN FOR DIMENSIONS
PROJECT



8. Economic Situation: Not covered and studies are ongoing and based on

NOT TO SCALE - PRELIMINARY PLAN ONLY
 PROJECT
 DRAWN BY
 CHECKED BY
 DATE

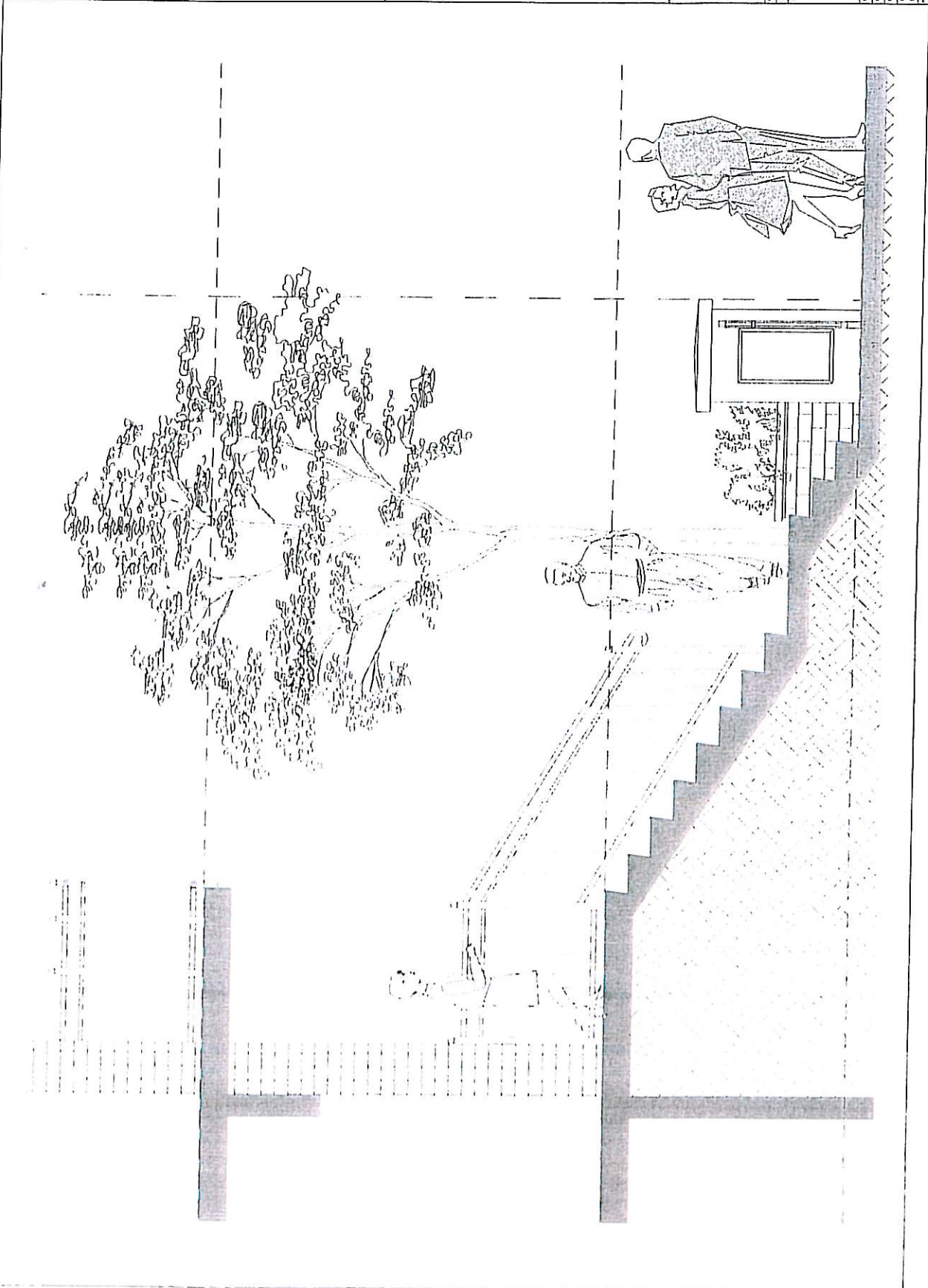
THE AVENUE
 FOR TROIKA DEVELOPMENTS
 0000 ROYAL AVENUE
 Kelowna, B.C.

NEW TOWN
 ARCHITECTURAL
 INC.

1000 West Beaver Creek Rd. Unit 10
 Richmond Hill, Ontario L4B 1N2
 Tel: (905) 709-1111 Fax: (905) 709-1112
 PROJECT NO. 1000
 DATE: Jan 24, 1998
 SHEET NO. 1

STREET LEVEL UNIT
 ENTRY SECTION

Scale: 1/4" = 1'-0"
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 DATE: 1/24/98
 SHEET NO. 1 OF 1



1. All drawings shall be prepared in accordance with the requirements of the Uniform Building Code, 1990 Edition, and the International Building Code, 1990 Edition, as amended.

2.

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4. All drawings shall be prepared in accordance with the requirements of the Uniform Building Code, 1990 Edition, and the International Building Code, 1990 Edition, as amended.

5.

THE AVENUE
FOR TROKA DEVELOPMENTS
0000 ROYAL AVENUE
Kelowna, B.C.

NEW TOWN
ARCHITECTURAL
FIRM

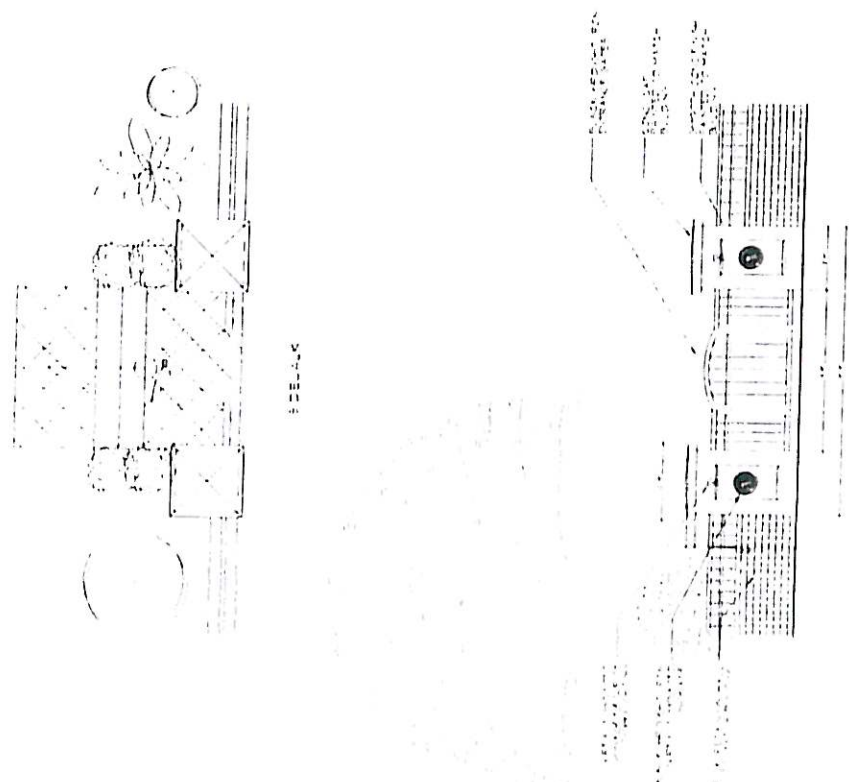
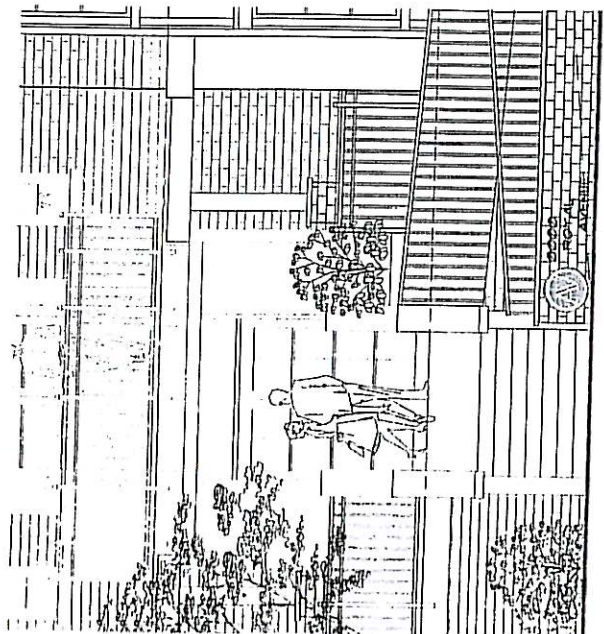
10000 Royal Avenue, Kelowna, B.C. V1Y 1A1
Tel: (250) 860-1111 Fax: (250) 860-1112
E-mail: newtown@newtownarchitectural.com

PROJECT: 0000 ROYAL AVENUE
DATE: 01/01/2000
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS

SIGNAGE
DETAILS

DATE: 01/01/2000
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: 1/8" = 1'-0"

DP5.0

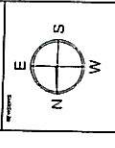


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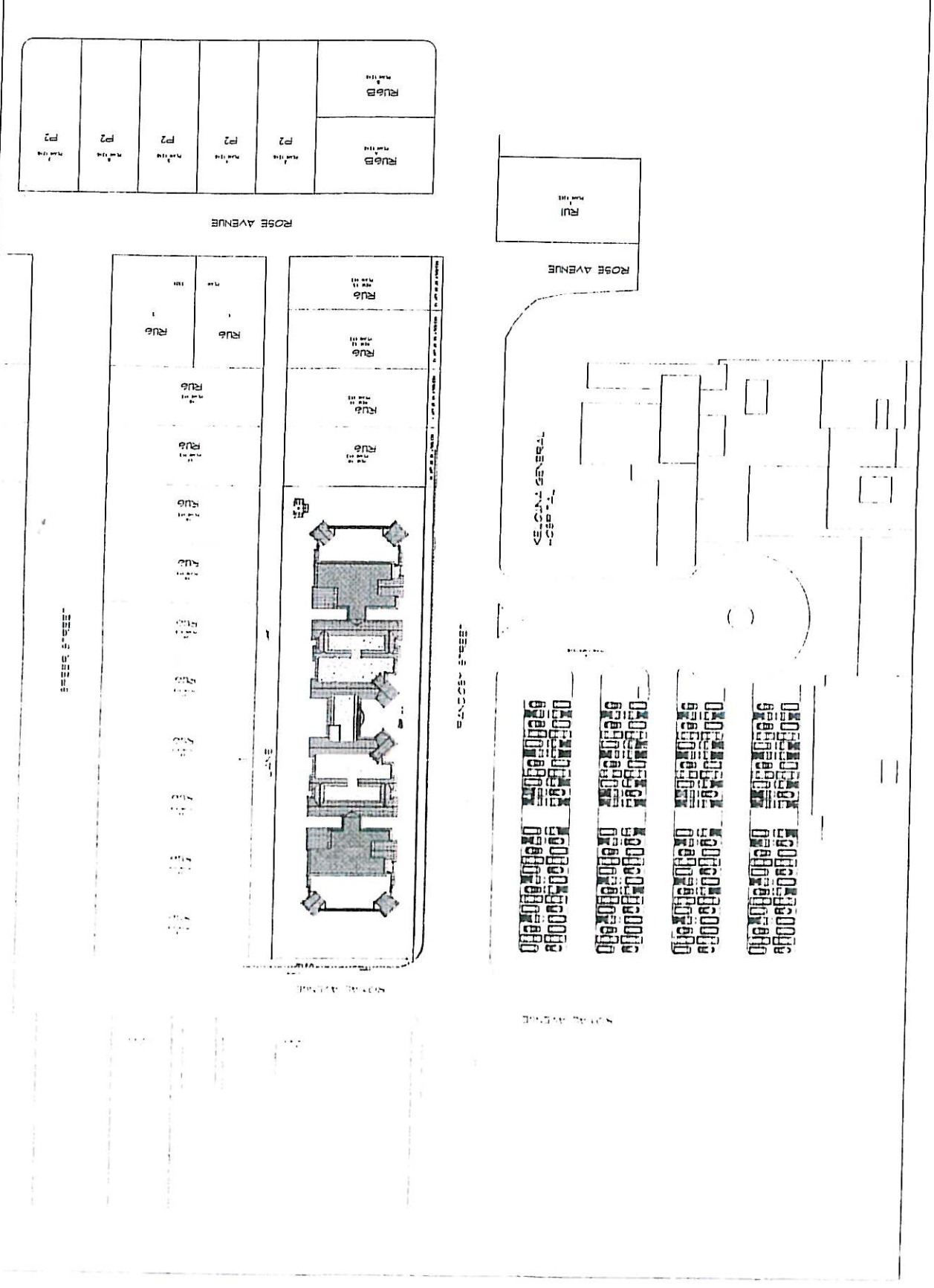
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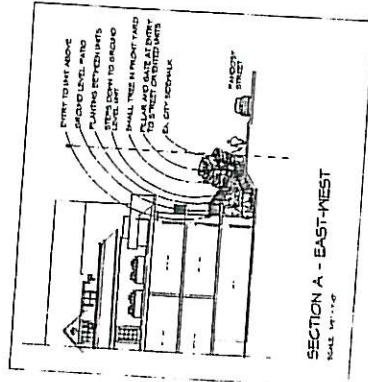
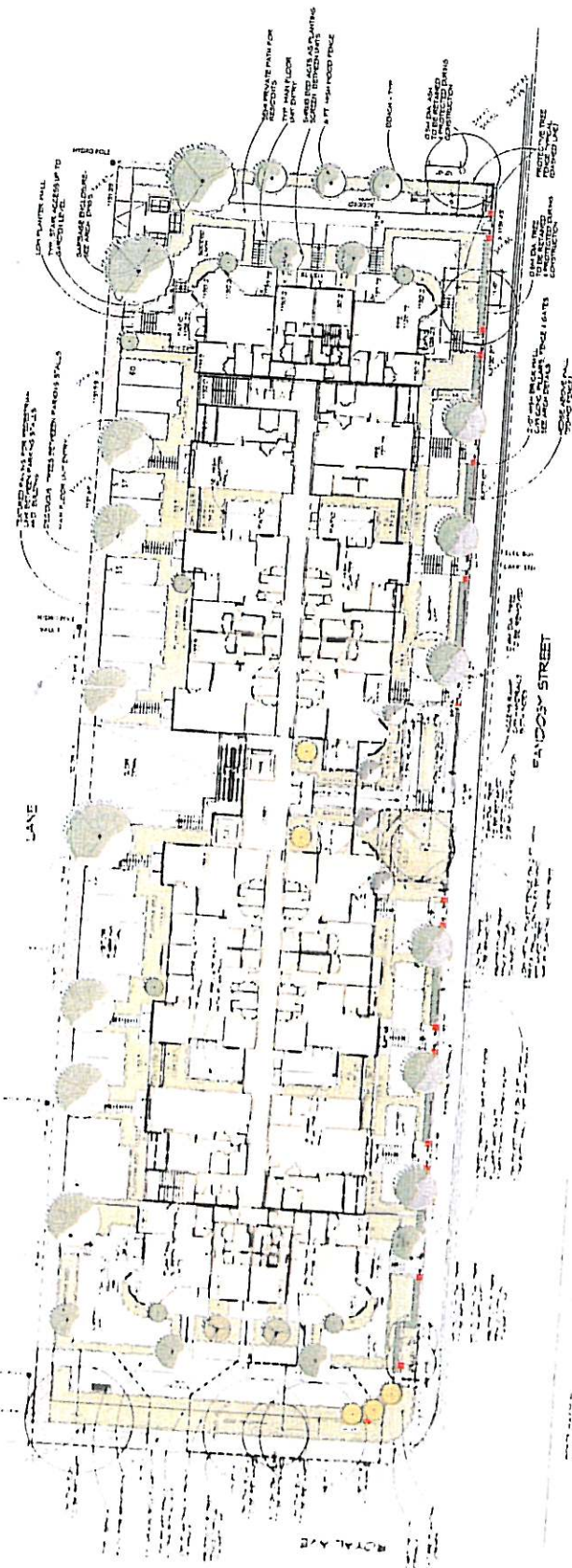
NEW TOWN
 TOWN OF KALOUNA
 0000 ROYAL AVENUE
 KALOUNA, B.C.

THE AVENUE
 FOR TROKA DEVELOPMENTS
 0000 ROYAL AVENUE
 KALOUNA, B.C.



NOT TO SCALE - TYPICAL FOR CITY
 PROJECT





CONCOURSE NAME	SPACING	SIZE
CONCOURSE 1	10m	10m x 10m
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CONCOURSE 97	10m	10m x 10m
CONCOURSE 98	10m	10m x 10m
CONCOURSE 99	10m	10m x 10m
CONCOURSE 100	10m	10m x 10m

VIEWPOINT

LANDSCAPE ARCHITECTS

1111 PANDOSY STREET

VANCOUVER, BC V6E 2M4

PANDOSY & ROYAL

PANDOSY STREET & ROYAL AVE

RENOVATION

TROJKA DEVELOPMENTS

LANDSCAPE CONCEPT

DATE: 2006-10-20

BY: [Signature]

NOV 2006

27 NOV 2006

1/8" = 1'-0"

L1 OF 1

