
CITY OF KELOWNA
MEMORANDUM

DATE: June 27, 2007
FILE NO.: **Z07-0051**

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. (Z06-0048) OWNER: MKS RESOURCES INC.
Z07-0051

AT: 529 & 537 MARTIN RD & 3869, APPLICANT: MKS RESOURCES INC.
3879, 3889-3899 TRUSWELL RD (Kamal Shoranick)

PURPOSE: TO REZONE THE SUBJECT PROPERTIES TO THE C9 –
TOURIST COMMERCIAL ZONE TO PERMIT THE
DEVELOPMENT OF AN APARTMENT HOTEL

EXISTING ZONE: RU1 – LARGE LOT HOUSING
RU6 – TWO DWELLING HOUSING

PROPOSED ZONE: C9 – TOURIST COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT second and third readings of zone amending bylaw No. 9753 be rescinded;

AND THAT zone amending bylaw no. 9753 be amended at first reading by adding Lot 2, Sec. 1, Twp. 25, O.D.Y.D., Plan 13261, and the closed portion of Martin Road to the bylaw;

AND THAT the amended 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 and Development Variance Permit on the subject property;

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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision for required creek dedications and road closures.

2.0 SUMMARY

The applicant originally proposed to rezone (Z06-0048) the subject 4 lot development property to the C9 – Tourist Commercial zone to permit the development of a 51 unit, 6 storey apartment hotel development. That application was considered by Council on April 3, 2007 after a successful Public Hearing, and the zone amending bylaw received 2nd and 3rd reading the same night. This amended application seeks to add a 5th property located at the end of Martin Road (Lot 2, Sec. 1, Twp. 25, O.D.Y.D., Plan 13261) and the closed portion of Martin Road to the list of properties included for development site to increase the size of the development property, as well as to increase the building setback from Mission Creek. The proposed use is consistent with the "Commercial" future land use designation of the City of Kelowna Official Community Plan.

2.1 Advisory Planning Commission

The above noted application (Z06-0048) was reviewed by the Advisory Planning Commission at the meeting of September 26, 2006, and again at the meeting of October 10, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0048, for 529 Martin Road; 3869, 3879, 3889-3899 Truswell Road, Lot 1, Plan 12199; Lot 2, Plan 15587; Strata Lots 1 & 2, Plan K58; & Lot 1, Plan 13261; Twp 25, Sec. 1, by MKS Resources (Kamal Shoranick), to rezone the subject properties from the RU1 – Large Lot Housing and the RU6-Two Dwelling Housing zone to the C9 – tourist commercial zone to permit the development of an apartment hotel;

3.0 The REVISED Proposal

The applicant has recently acquired Lot 2, Sec. 1, Twp. 25, O.D.Y.D., Plan 13261 in order that this lot can be added to the other 4 lots previously under application and create a larger development site. The acquisition of this additional property has also permitted the entire Martin Road right of way to be closed, and added to the development property as well.

As a result of the increase in development site size, it has been possible to reconfigure the ground floor of the proposed building, and locate the building further north away from Mission Creek, which in turn permits the proposed trail to be located out side of the 15m Riparian Management Area adjacent to Mission Creek. The increase in development site size has also permitted the designer to increase the unit yield from the original proposal of 51 units up to the proposed 63 units. However, the overall building height will remain at 4 storeys plus loft areas constructed on top of a 1 storey parking structure.

As a result of neighbourhood concerns expressed at the original Public Hearing, the applicant has reviewed the development site plan. Because of the additional area added to the development site, the applicant has been able to move the building footprint further away from Mission Creek to create a 15m Riparian Management Area along Mission Creek, as well as to provide adequate area between the proposed building and the RMA to permit the construction of a new trail outside of the RMA. The applicant has also redesigned the building to use a flat roof profile for the building to reduce the proposed overall building height. The revised building plan also includes additional

articulation and building stepping adjacent to the Mission Creek side to further reduce the potential building mass along the Mission Creek frontage.

Council will have an opportunity to review the form and character of the proposed development when the associated Development Permit and Development Variance Permit applications are considered prior to adoption of the zone amending bylaw, should Council support this revised rezoning application.

The proposal as compared to the C9 zone requirements is as follows:

CRITERIA	PROPOSAL	C9 ZONE REQUIREMENTS
Site Area (m ²) (Gross Area)	7,434 m ²	1,800.00 m ²
Site Width (m)	108m	30.0 m
Site Coverage (%)	55%	N/A
Total Floor Area (m ²) (net)	7,642.8 m ²	Max 11,151 m ² @ FAR = 1.5
F.A.R.	1.44	Max FAR = 1.5
Storeys (#)	6 storeys (20.5m)	6 Storeys (22m)
Setbacks (m)		
- Front (Truswell Rd)	4.5 m to parking structure ❶	6.0 m
- Rear	4.5 m to parking structure ❷	15.0 m
- North Side	7.5 m	3.0 m
- South Side (Mission Ck)	3.7 to new PL 18.7 m to natural boundary	3.0 m from Property Line 15.0 m from natural boundary
Parking Stalls (#)	101 stalls provided	1 stall per unit plus commercial

Variances Required:

❶ Front yard adjacent to Truswell Road – vary from 6.0 m required to 4.5 m proposed to parking structure

❷ Rear yard from 15 m required to 4.5 m proposed

3.1 Site Context

The subject property is located at the end of Truswell Road, bounded by Martin Avenue and Mission Creek. The site is generally level, and is currently developed with single unit and two unit residential buildings. It is proposed to close a portion of Truswell Road, and close the entire Martin Avenue and add this land to the development site.

Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Residential / Martin Avenue
- East - RU1 – Large Lot Residential – Single Unit Residential
- South - RU1 – Large Lot Residential / Mission Creek
- West - RU1 – Large Lot Residential
- C9 – Tourist Commercial – Mission Shores Apartment Hotel

SUBJECT PROPERTY MAP

The OCP also contains the following statement; "Consider commercial development for tourism related uses in the Capozzi / Truswell Road area as outlined in the South Pandosy / KLO Sector Plan".

3.3.2 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:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs

The City of Kelowna Strategic Plan 2004 also states as Goal 2;

"To foster a strong, stable and expanding economy "

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 2;

1. Aid in the growth and progress of Kelowna as a desirable place to do business.
2. Aid in the growth and progress of Kelowna as a desirable place to visit, shop and tour.
3. Increase the diversity of employment opportunities.

4.0 TECHNICAL COMMENTS

The Works and Utilities comments area based on the partial closure of Martin Road which was noted in the original development proposal. The revised proposal contemplates the closure of the entire Martin Road right of way, as the access from Martin Road is no longer required to serve 537 Martin Road, now that property has been added to the development site. There will be an opportunity for further review of the construction requirements at the development permit stage, prior to final adoption of the zone amending bylaw.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

This proposed revised rezoning application will facilitate changes to the original development proposal that were voiced at the Public Hearing by the neighbourhood and Council.

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

for 

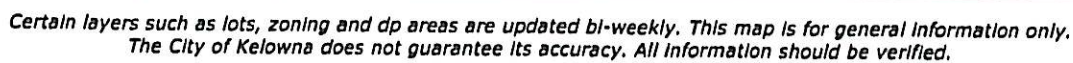
Shelley Gambacort
Current Planning Supervisor

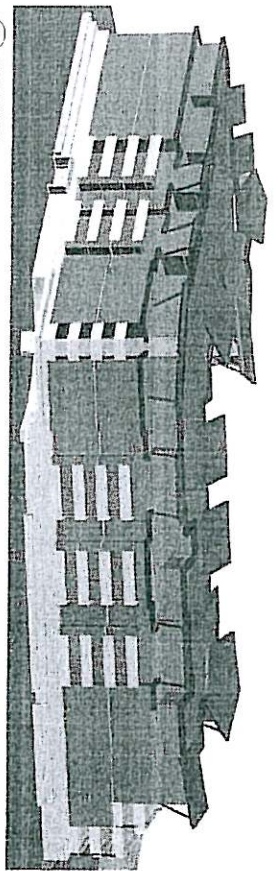
Approved for inclusion



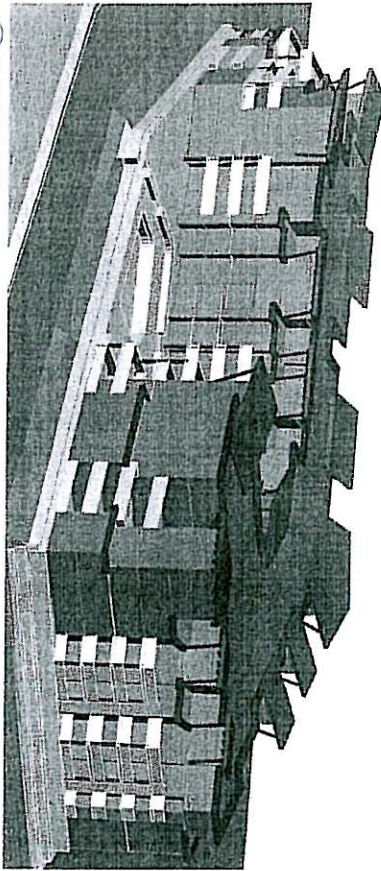
for Ron Dickinson
Inspection Services Manager

PMc/pmc
Attach.

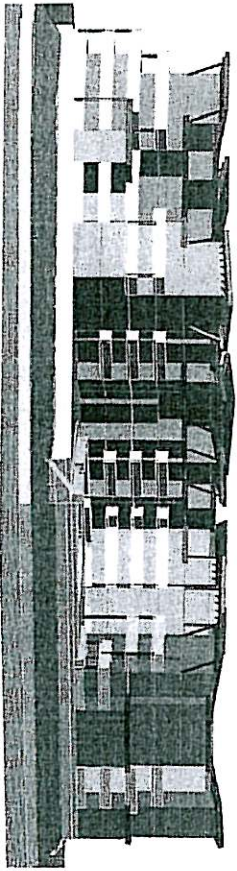




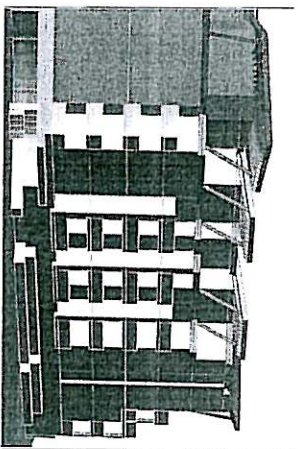
1 WEST ELEVATION
A0.2 NTS



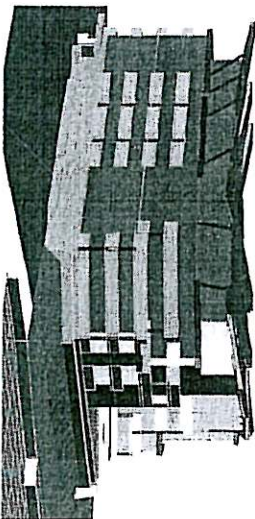
1 GREENIDGE APARTMENT BUILDING
A0.2 NTS



5 GREENIDGE APARTMENT BUILDING
A0.2 NTS



2 ENTRANCE
A0.2 NTS



4 SOUTH FACING APARTMENT BUILDING
A0.2 NTS

NOTE THAT DRAWINGS REPRESENT MASSING AND DO NOT REFLECT FINISH COLOURS

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	10/10/2018
BY	ARCHITECT
FOR	CLIENT
PROJECT	THE WATER'S EDGE
LOCATION	TRUSWELL RD, KILGORE, VIC 3014
SCALE	1:100
STATUS	CONCEPT
REVISIONS	
NO.	1
DATE	10/10/2018
BY	ARCHITECT
FOR	CLIENT

gta

GARY TAYLOR ARCHITECTS
241-1805 Springvale Rd
Wendouree, Vic 3086
Tel: 03 9479 1344
Fax: 03 9479 1344
Email: gta@gtarchitects.com.au

The Water's
Edge

Truswell Rd - Kilgore, VIC

CG MASSING MODEL
AND VIGNETTES
DEVELOPMENT
PERMIT

DATE	10/10/2018
BY	ARCHITECT
FOR	CLIENT
PROJECT	THE WATER'S EDGE
LOCATION	TRUSWELL RD, KILGORE, VIC 3014
SCALE	1:100
STATUS	CONCEPT
REVISIONS	
NO.	1
DATE	10/10/2018
BY	ARCHITECT
FOR	CLIENT



PRELIMINARY
NOT FOR CONSTRUCTION

Item	Description	Quantity	Unit	Price	Total
1	Excavation	100	m ³	10.00	1000.00
2	Foundation	100	m ²	20.00	2000.00
3	Structure	100	m ²	30.00	3000.00
4	Roofing	100	m ²	15.00	1500.00
5	Interior Finishes	100	m ²	25.00	2500.00
6	Exterior Finishes	100	m ²	10.00	1000.00
7	Landscaping	100	m ²	5.00	500.00
8	Utilities	100	m ²	10.00	1000.00
9	Other	100	m ²	10.00	1000.00
10	Subtotal				15500.00
11	Tax				1550.00
12	Grand Total				17050.00

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Geary Transportation Architects Ltd.
211-1100, 1000, 1000, 1000
V1V 2V2
Fax: 250-731-1100
www.gearytransportarchitects.com

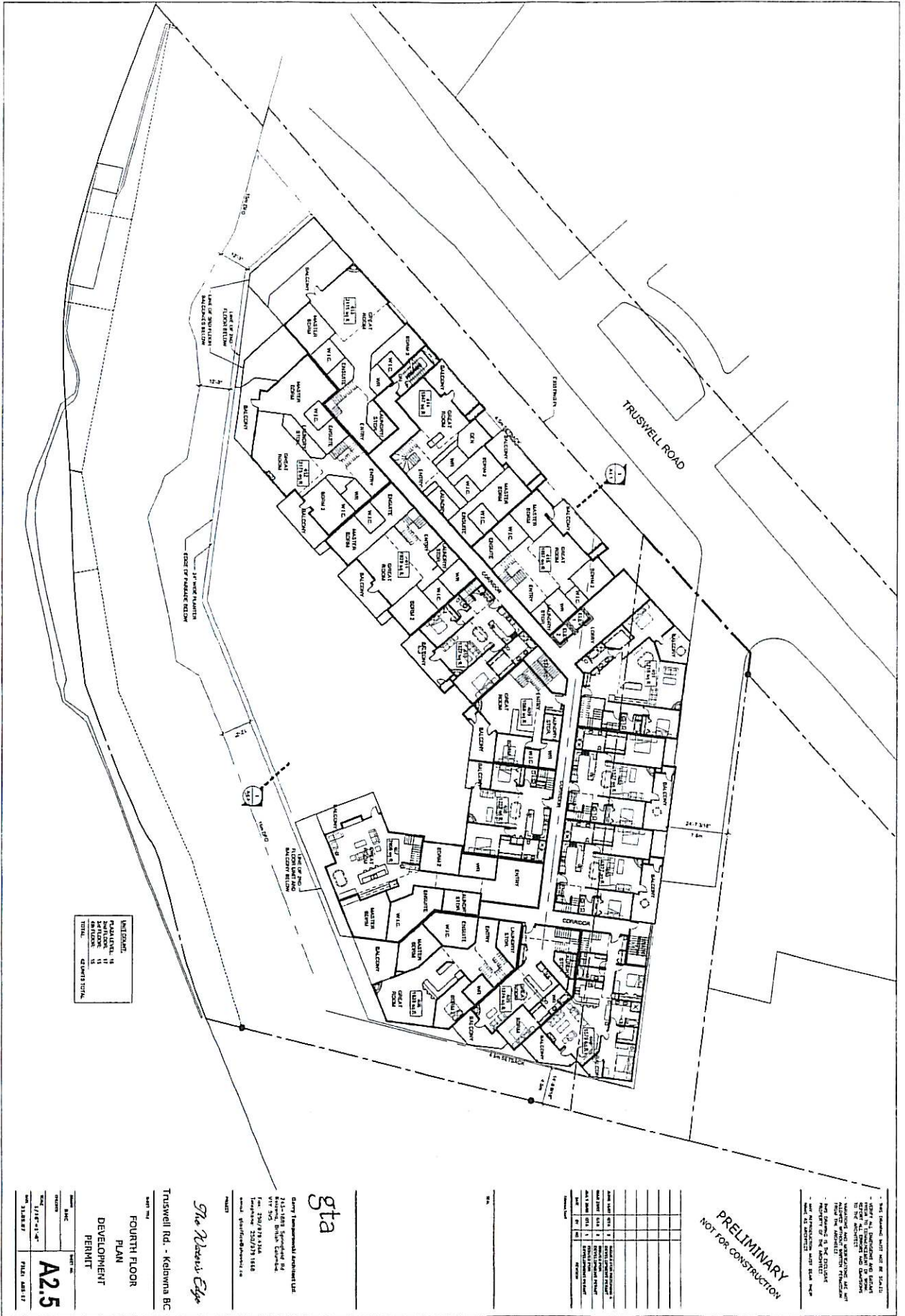
Mr. Robert Ego

Truswell Rd. - Kelowna BC

SITE PLAN
DEVELOPMENT
PERMIT

A1.2





UNIT 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500.

PRELIMINARY
not for construction

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	2018/03/15	XXX
2	REVISED	2018/03/15	XXX
3	REVISED	2018/03/15	XXX
4	REVISED	2018/03/15	XXX
5	REVISED	2018/03/15	XXX
6	REVISED	2018/03/15	XXX
7	REVISED	2018/03/15	XXX
8	REVISED	2018/03/15	XXX
9	REVISED	2018/03/15	XXX
10	REVISED	2018/03/15	XXX

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Gray Thompson Architects Ltd.
215-1181, Springfield Rd.
Vancouver, BC V6C 2K6
Tel: 604-681-1181
Fax: 604-681-1182
Email: gta@gtathompson.ca
Web: www.gtathompson.ca

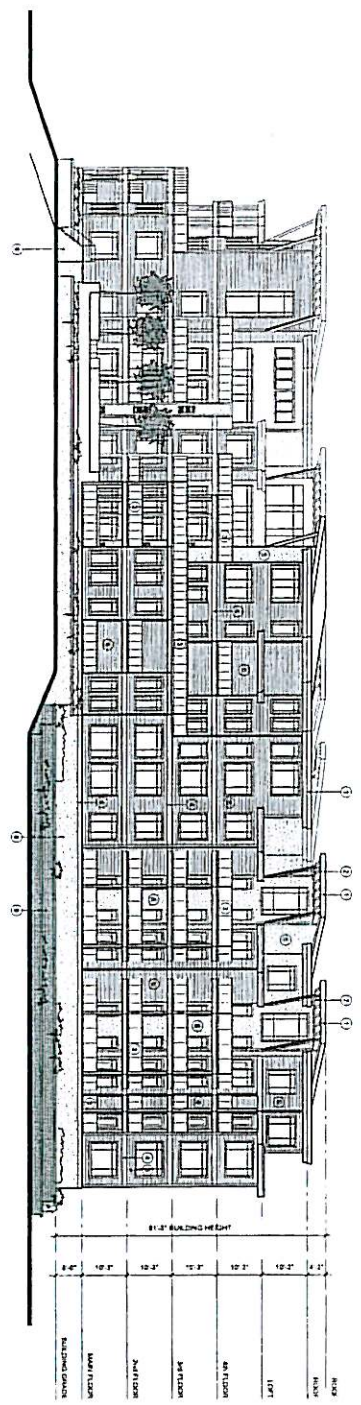
The Marine Edge

Truswell Rd. - Kelowna BC

FOURTH FLOOR
PLAN
DEVELOPMENT
PERMIT

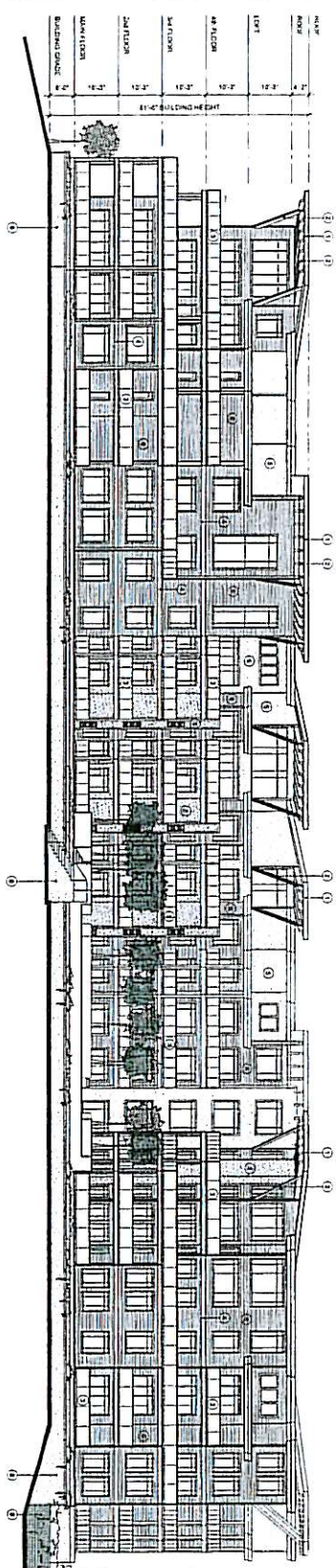
DATE: 2018/03/15
BY: XXX
SCALE: 1/8" = 1'-0"
SHEET: 17 OF 17
PROJECT: A2.5

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236TH FLOOR	2820.00	2820.00
237TH FLOOR	2832.00	2832.00
238TH FLOOR	2844.00	2844.00
239TH FLOOR	2856.00	2856.00
240TH FLOOR	2868.00	2868.00
241ST FLOOR	2880.00	2880.00
242ND FLOOR	2892.00	2892.00
243RD FLOOR	2904.00	2904.00
244TH FLOOR	2916.00	2916.00
245TH FLOOR	2928.00	2928.00
246TH FLOOR	2940.00	2940.00
247TH FLOOR	2952.00	2952.00
248TH FLOOR	2964.00	2964.00
249TH FLOOR	2976.00	2976.00
250TH FLOOR	2988.00	2988.00
251ST FLOOR	3000.00	3000.00
252ND FLOOR	3012.00	3012.00
253RD FLOOR	3024.00	3024.00
254TH FLOOR	3036.00	3036.00
255TH FLOOR	3048.00	3048.00
256TH FLOOR	3060.00	3060.00
257TH FLOOR	3072.00	3072.00
258TH FLOOR	3084.00	3084.00
259TH FLOOR	3096.00	3096.00
260TH FLOOR	3108.00	3108.00
261ST FLOOR	3120.00	3120.00
262ND FLOOR	3132.00	3132.00
263RD FLOOR	3144.00	3144.00
264TH FLOOR	3156.00	3156.00
265TH FLOOR	3168.00	3168.00
266TH FLOOR	3180.00	3180.00
267TH FLOOR	3192.00	3192.00
268TH FLOOR	3204.00	3204.00
269TH FLOOR	3216.00	3216.00
270TH FLOOR	3228.00	3228.00
271ST FLOOR	3240.00	3240.00
272ND FLOOR	3252.00	3252.00
273RD FLOOR	3264.00	3264.00
274TH FLOOR	3276.00	3276.00
275TH FLOOR	3288.00	3288.00
276TH FLOOR	3300.00	3300.00
277TH FLOOR	3312.00	3312.00
278TH FLOOR	3324.00	3324.00
279TH FLOOR	3336.00	3336.00
280TH FLOOR	3348.00	3348.00
281ST FLOOR	3360.00	3360.00
282ND FLOOR	3372.00	3372.00
283RD FLOOR	3384.00	3384.00
284TH FLOOR	3396.00	3396.00
285TH FLOOR	3408.00	3408.00
286TH FLOOR	3420.00	3420.00
287TH FLOOR	3432.00	3432.00
288TH FLOOR	3444.00	3444.00
289TH FLOOR	3456.00	3456.00
290TH FLOOR	3468.00	3468.00
291ST FLOOR	3480.00	3480.00
292ND FLOOR	3492.00	3492.00
293RD FLOOR	3504.00	3504.00
294TH FLOOR	3516.00	3516.00
295TH FLOOR	3528.00	3528.00
296TH FLOOR	3540.00	3540.00
297TH FLOOR	3552.00	3552.00
298TH FLOOR	3564.00	3564.00
299TH FLOOR	3576.00	3576.00
300TH FLOOR	3588.00	3588.00
301ST FLOOR	3600.00	3600.00
302ND FLOOR	3612.00	3612.00
303RD FLOOR	3624.00	3624.00
304TH FLOOR	3636.00	3636.00
305TH FLOOR	3648.00	3648.00
306TH FLOOR	3660.00	3660.00
307TH FLOOR	3672.00	3672.00
308TH FLOOR	3684.00	



2 ELEVATION FACING WEST
A3.1 11/18/14

- MATERIAL LEGEND**
- 1 PRY FINISH
 - 2 EXPOSED WOODEN STRUCTURE
 - 3 EXPOSED WOODEN STRUCTURE
 - 4 EXPOSED WOODEN STRUCTURE
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 - 99 EXPOSED WOODEN STRUCTURE
 - 100 EXPOSED WOODEN STRUCTURE



1 ELEVATION FACING NORTH
A3.2 11/18/14

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHK
1	11/18/14	ISSUED FOR PERMIT	GT	GT
2	11/18/14	REVISED FOR PERMIT	GT	GT
3	11/18/14	REVISED FOR PERMIT	GT	GT
4	11/18/14	REVISED FOR PERMIT	GT	GT
5	11/18/14	REVISED FOR PERMIT	GT	GT
6	11/18/14	REVISED FOR PERMIT	GT	GT
7	11/18/14	REVISED FOR PERMIT	GT	GT
8	11/18/14	REVISED FOR PERMIT	GT	GT
9	11/18/14	REVISED FOR PERMIT	GT	GT
10	11/18/14	REVISED FOR PERMIT	GT	GT

gta

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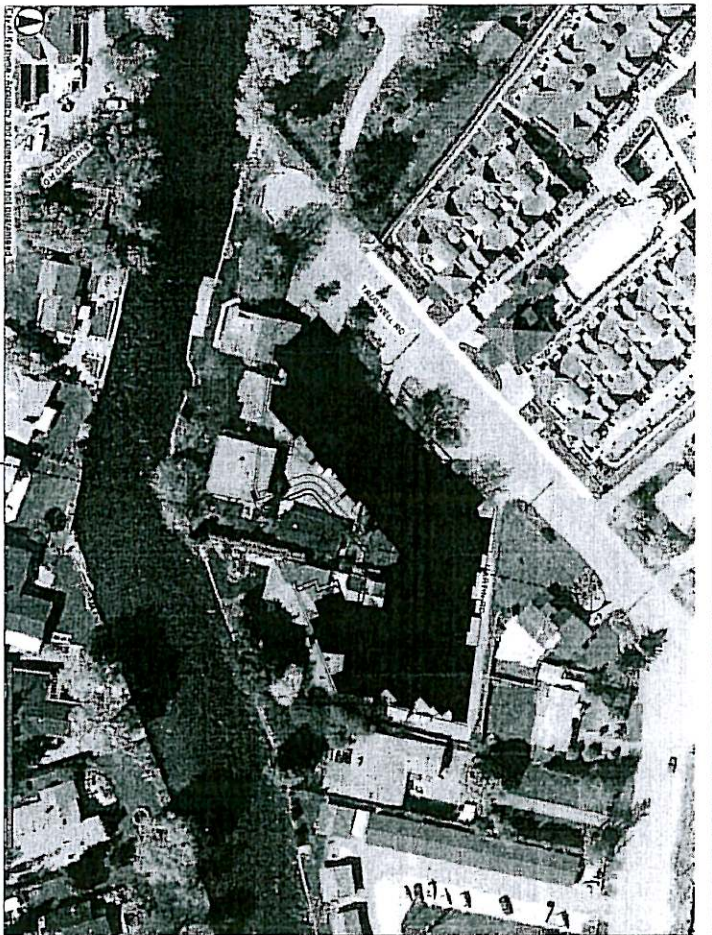
Gray's Market Edge

TRUSWELL RD. - KEDDY BC

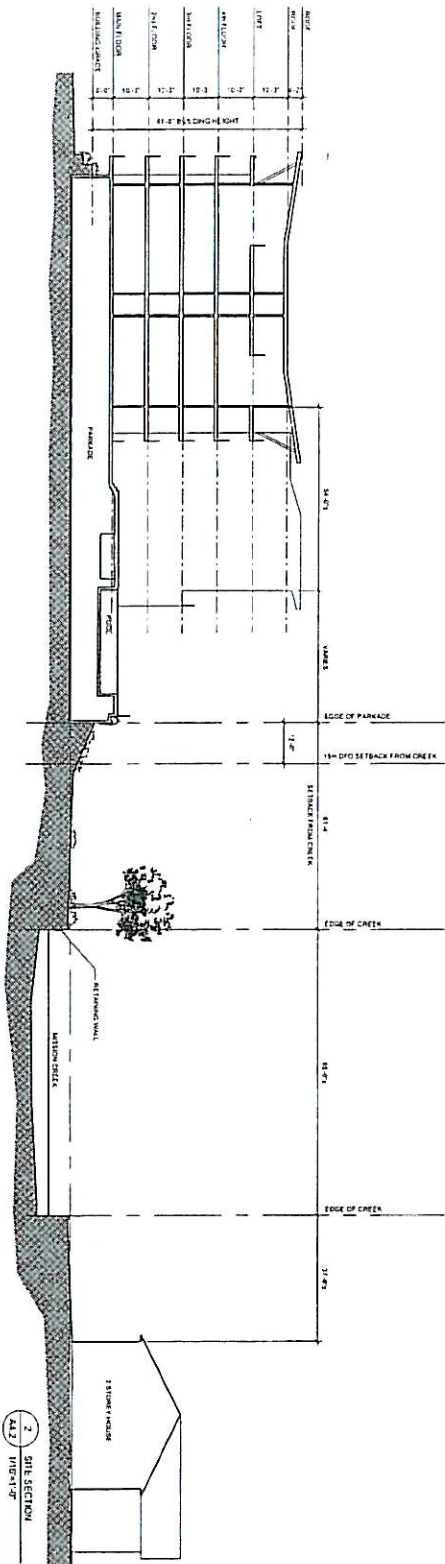
ELEVATIONS
DEVELOPMENT
PERMIT

NO.	DATE	DESCRIPTION	BY	CHK
1	11/18/14	ISSUED FOR PERMIT	GT	GT
2	11/18/14	REVISED FOR PERMIT	GT	GT
3	11/18/14	REVISED FOR PERMIT	GT	GT
4	11/18/14	REVISED FOR PERMIT	GT	GT
5	11/18/14	REVISED FOR PERMIT	GT	GT
6	11/18/14	REVISED FOR PERMIT	GT	GT
7	11/18/14	REVISED FOR PERMIT	GT	GT
8	11/18/14	REVISED FOR PERMIT	GT	GT
9	11/18/14	REVISED FOR PERMIT	GT	GT
10	11/18/14	REVISED FOR PERMIT	GT	GT

A3.2



1 SITE PLAN
A4.2 NTS



2 SITE SECTION
A4.2 VIEW 1-2"

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY DESIGN	10/1/00	W. J. B.	W. J. B.
2	REVISIONS			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			
6	REVISIONS			
7	REVISIONS			
8	REVISIONS			
9	REVISIONS			
10	REVISIONS			

PRELIMINARY
NOT FOR CONSTRUCTION

- All dimensions shall be in feet and inches.
- All dimensions shall be to the centerline of the road.
- All dimensions shall be to the centerline of the creek.
- All dimensions shall be to the centerline of the building.
- All dimensions shall be to the centerline of the parking area.
- All dimensions shall be to the centerline of the driveway.
- All dimensions shall be to the centerline of the sidewalk.
- All dimensions shall be to the centerline of the fence.
- All dimensions shall be to the centerline of the wall.
- All dimensions shall be to the centerline of the roof.
- All dimensions shall be to the centerline of the floor.
- All dimensions shall be to the centerline of the ceiling.
- All dimensions shall be to the centerline of the foundation.
- All dimensions shall be to the centerline of the basement.
- All dimensions shall be to the centerline of the attic.
- All dimensions shall be to the centerline of the garage.
- All dimensions shall be to the centerline of the porch.
- All dimensions shall be to the centerline of the deck.
- All dimensions shall be to the centerline of the stairs.
- All dimensions shall be to the centerline of the ramp.
- All dimensions shall be to the centerline of the bridge.
- All dimensions shall be to the centerline of the tunnel.
- All dimensions shall be to the centerline of the culvert.
- All dimensions shall be to the centerline of the pipe.
- All dimensions shall be to the centerline of the manhole.
- All dimensions shall be to the centerline of the vault.
- All dimensions shall be to the centerline of the chamber.
- All dimensions shall be to the centerline of the structure.
- All dimensions shall be to the centerline of the building.
- All dimensions shall be to the centerline of the parking area.
- All dimensions shall be to the centerline of the driveway.
- All dimensions shall be to the centerline of the sidewalk.
- All dimensions shall be to the centerline of the fence.
- All dimensions shall be to the centerline of the wall.
- All dimensions shall be to the centerline of the roof.
- All dimensions shall be to the centerline of the floor.
- All dimensions shall be to the centerline of the ceiling.
- All dimensions shall be to the centerline of the foundation.
- All dimensions shall be to the centerline of the basement.
- All dimensions shall be to the centerline of the attic.
- All dimensions shall be to the centerline of the garage.
- All dimensions shall be to the centerline of the porch.
- All dimensions shall be to the centerline of the deck.
- All dimensions shall be to the centerline of the stairs.
- All dimensions shall be to the centerline of the ramp.
- All dimensions shall be to the centerline of the bridge.
- All dimensions shall be to the centerline of the tunnel.
- All dimensions shall be to the centerline of the culvert.
- All dimensions shall be to the centerline of the pipe.
- All dimensions shall be to the centerline of the manhole.
- All dimensions shall be to the centerline of the vault.
- All dimensions shall be to the centerline of the chamber.
- All dimensions shall be to the centerline of the structure.

gta

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The River's Edge

Truswell Rd. - Kelowna BC

SITE SECTION

DEVELOPMENT

PERMIT

A4.2