
CITY OF KELOWNA

MEMORANDUM

DATE: OCTOBER 15, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z07-0046 **OWNER:** TERRY & JOAN RAISANEN

AT: 1975 KANE RD. **APPLICANT:** EIDSE BUILDERS (GARY
TEBBUTT)

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE A1 – AGRICULTURE 1 ZONE TO THE RM5 - MEDIUM DENSITY MULTIPLE HOUSING ZONE TO ALLOW FOR THE CONSTRUCTION OF A 4 STOREY, 123 UNIT CONDO DEVELOPMENT.

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Plan 22004, Sec. 33, Twp. 26, ODYD, located on Kane Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RM5 - Medium Density Housing zone be considered by Council;

AND THAT Rezoning Application No. Z07-0046 be forwarded to a Public Hearing for further consideration;

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

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.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone in order to accommodate a 123 unit condo development. The project will formally be marketed as the “Blackstone” in Glenmore. Development Variances for site coverage and excessive parking requirements are being sought with this proposal.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of July 3, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0046, for 1975 Kane Road, Lot B, Plan 22004, Secs. 32 & 33, Twp. 26, ODYD by Eidse Builders (G. Tebbutt), to rezone the subject property from A1 - Agriculture 1 zone to the RM5 - Medium Density Multiple Housing zone to allow for a multiple dwelling development.

4.0 BACKGROUND

The proposed project would be located on a corner lot location having prominence along Kane and Valley Roads, and is situated within the Glenmore Valley village centre. The parking requirements will be achieved by way of under-building parking with visitor stalls allocated throughout the site.

The development project aims to target a family demographic as an integrated housing development, and accordingly is proposing a licensed daycare that comprises an area of 130 m². The main floor units facing Kane Road will have individual sidewalk access to the street from the patios with a gate at the perimeter fencing.

The 123 unit condo project will comprise of the following suite mix:

Studio	16
One Bedroom	20
Two Bedroom	58
Two Bedroom Townhouse	8
Three Bedroom	21
Total	123

Building amenities (ie. swimming pool/hot tub, etc) have been eliminated in order to reduce the monthly strata fees. While no units are being offered through a formal housing agreement, the project will be marketed as an 'attainable' housing alternative, and is well suited to a wide demographic profile with close proximity to schools, shopping, park/playground areas and other neighbourhood facilities.

The Building Design is focused on creating a "sense of belonging" to the community through pedestrian orientated elements. The building form and placements have been situated as to create a unique 'gateway' to an internal courtyard, offering a localized sense of identity, community and privacy to the residents while maintaining a relationship to the street environment.

The development as proposed triggers two variances to the City's Zoning Bylaw including variances to site coverage and parking requirements.

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

CRITERIA	PROPOSAL	RM5 ZONE REQUIREMENTS
Lot Area (m ²)	9110m ²	1400m ²
Lot Depth (m)	134.11m	35.0m
Lot Width (m)	107.25m	30.0m
Site Coverage (%) (Buildings)	48.4% ❶	40%
Site Coverage (%) (Buildings and parking)	56%	60%
Floor Area Ratio (FAR)	1.3	1.3 (Parking Under the Building)
Parking Spaces	Covered stalls: 236 Visitor stalls: 18 Daycare staff: 2 Total: 256 stalls ❷	1.5 stalls x 12 (2 bedroom units) 2 stalls x 46 (3 bedroom units) 161 Residential Required 18 Visitor Stalls Required Total: 181 stalls
Storeys (#)	4	4
Height (m)	15.2m	16.5m
Setbacks(m)		
- Front	6.0m	6.0m
- Rear	9.0m	9.0m
- East Side	7.5m	7.5m
- West Side	7.5m	7.5m
Private Open Space	+/- 5238m ²	+/- 2595m ²

❶Note: Applicant is seeking to vary the total site coverage from 40% required to 48.4% proposed.

❷Note: Applicant is seeking to vary the maximum allowable parking requirements of 125% (226 stalls) permitted to 141% (256 stalls) proposed.

5.0 SITE CONTEXT

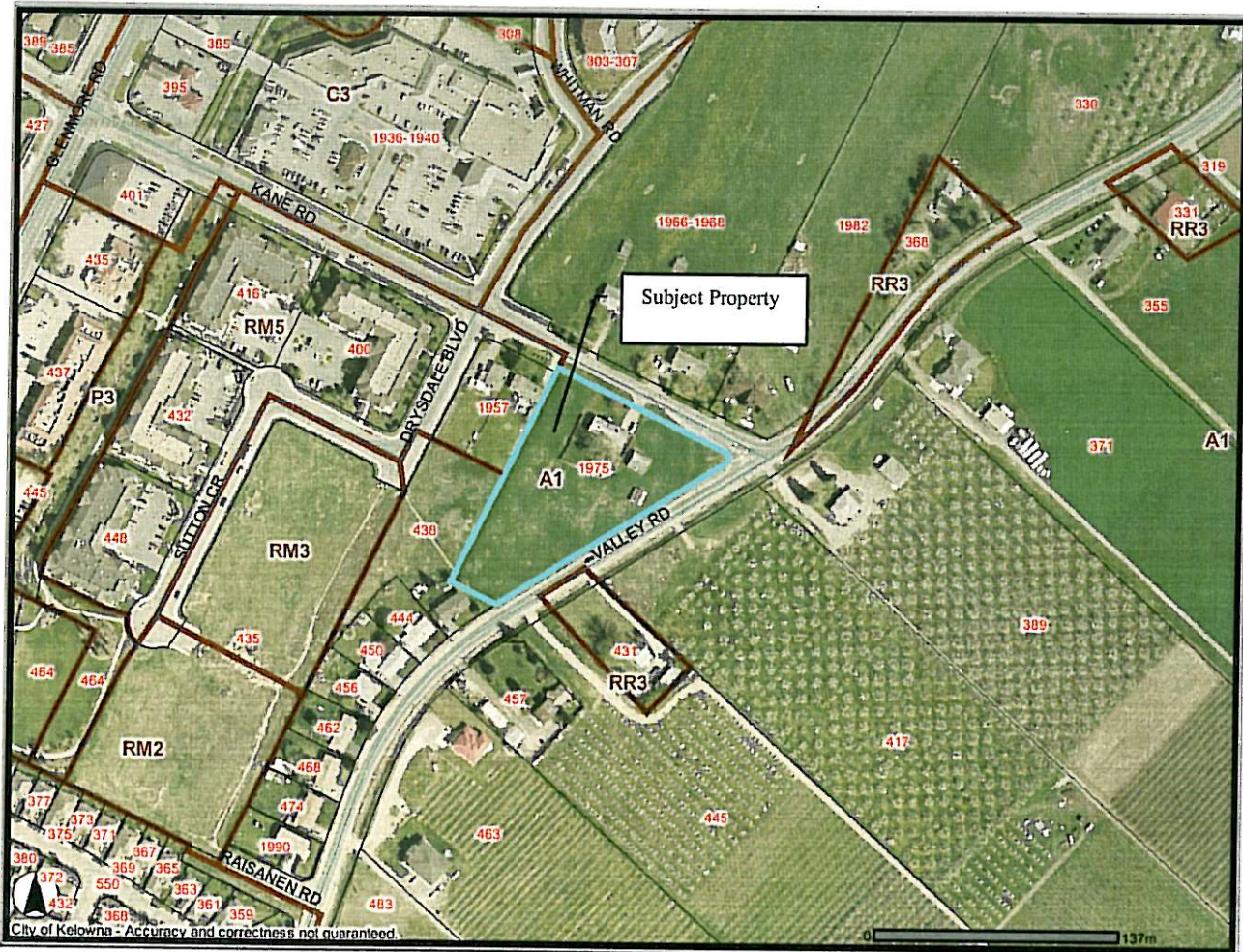
The subject property is located on the western side of Valley Road, just south of IGA grocery store.

Adjacent zones and uses are:

North	A1 – Agriculture 1
East	RR3 – Rural Residential 3 and A1 – Agriculture 1
South	A1 – Agriculture 1
West	RM5 – Medium Density Multiple Housing & RM3 – Low Density Multiple Housing

6.0 SITE LOCATION MAP

Subject Property: 1975 Kane Rd.



7.0 EXISTING AND PROPOSED DEVELOPMENT POTENTIAL

The subject property is currently zoned A1 – Agriculture 1. The applicant is seeking to rezone the property to the RM5 – Medium Density Multiple Housing zone. The purpose of the RM5 zone is to provide primarily for medium density apartments.

7.1 Current Development Policy

7.1.1 Kelowna Official Community Plan

The future land used designation for the subject property identified in the Official Community Plan is Medium Density Multiple Unit residential. The proposal is consistent with this designation.

7.1.2 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. Additionally, 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.

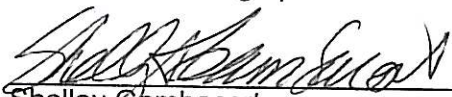
8.0 TECHNICAL COMMENTS
As attached.

9.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department 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 concern with regard to the massing of the site. While the RM5 zone being sought reflects the future land use designation, the adjacent lands designated as ALR necessitate comprehensive land use planning along critical portions of agriculture's interface in the form of edge planning. Agriculture is particularly vulnerable at its point of interface with other land uses. The building design needs to be reflective of the rural land uses within close proximity and respect the spirit of the neighboring agricultural parcels. It will be recommended at the Development Permit stage to register a covenant on title to alert all residents that the subject property is adjacent to lands within the agricultural land reserve and may be affected by normal farm practices carried out by the owners of the farm land.

The subject property is also within the designated Glenmore Valley Village Centre and will require compliance with the Urban Centre Development Permit Guidelines as well as the general Multiple Unit Development Permit Guidelines. The Glenmore area is undergoing significant change in terms of new development, and properties within the Village Centre are slated for higher density via different building forms to be deemed acceptable. As such, the proposed land use (consistent with the OCP), is supported as being congruent with the changing face of the area, especially the need for a wider range of residential land uses. The proposed RM5 zoning is therefore considered to be appropriate use of the site.

The development goals of accommodating on-site daycare, provision of a range of floorplans appealing to a wide demographic profile, and being situated within close proximity to neighborhood facilities and services lends this parcel to fulfilling a host of community planning goals and providing an alternate housing profile to accommodate the shortage of family-orientated housing options.


Shelley Gambacort
Current Planning Supervisor

SG/DN

ATTACHMENTS

Technical Comments
Subject Property Map
Site Plan
Coloured Rendering
Building Elevations
Parking Level Plan
Conceptual Landscape Plan

CITY OF KELOWNA
MEMORANDUM

Date: October 16, 2007
File No.: Z07-0046 & DP07-0113
To: Planning and Development Officer (DN)
From: Development Engineering Manager
Subject: 1975 Kane Rd, Lot B, Plan 22004 **Revised Comments**

The Works & utilities Department comments and requirements regarding this application to rezone from A-1 to RM-5 are as follows:

.1) General

- a) 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.
- b) 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.
- c) Provide easements as may be required.

.2) Dedications

- a) On the Kane Road frontage, provide an additional 3m (approximate) dedication for a roadway allowance for a length of 60m matching the adjacent parcels to the west. For the Valley Road provide an additional 3m dedication and required corner rounding/radius for the proposed roundabout.

.3) Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.

- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.4) Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place.

.5) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided to the site.
- b) Decommissioning of the existing small diameter services and the installation of the new service will be at the applicant's cost.

.6) Drainage

- a) Provide an adequately sized drainage connection.
- b) Provide a detailed Site Grading Plan including erosion and sedimentation controls required onsite and on Kane Road.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- e) Storm drainage detention is provided by offsite community detention facilities.
- f) A "storm interceptor" control device is required prior to discharge into the City system (for information on this contact John McKay at 862-3339 local 385).

.7) Roads

- a) Kane Road is designated an urban collector road. Dedicate and construct the road to match the existing road section to the west including curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- b) On Kane Road a future asphalt overlay is required for the full road frontage up to the centre line of the road however, the City wishes to complete this work at a later date as part of a larger project; **therefore cash in-lieu of construction is required in the amount of \$5,400 for the overlay.**
- c) Landscaped boulevard, complete with underground irrigation, is required on Kane Road.

- d) Valley Road is designated an urban collector road. Dedicate and construct to a full urban standard including curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- e) Provide an additional highway allowance widening of 3.0m (varies) for the widening of Valley. This widening is to be accomplished by:
 - i) A dedication on the subdivision plan.
 - ii) Sale of the land to the City of Kelowna provided sufficient funds are available in the City's current budget. Contact Mr. Doug Gilchrist, the City's Manager, Community Development & Real Estate, if this option is selected.
 - iii) A Road Reservation Agreement with the City of Kelowna. Enclosed is a sample document that the City will prepare if the owner elects this option. Please contact Mr. Doug Gilchrist, the City's Manager, Community Development & Real Estate, to have this documentation prepared. The document must be accompanied by a plan prepared by a B.C. Land Surveyor. The subdivision plan must be endorsed to the effect that there is an agreement to be registered under Section 526 of the Local Government Act. This agreement must be registered as a priority charge.

.8) Power and Telecommunication Services and Street Lights

- a) Prior to issuance of Building Permit, the applicant must 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.

.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 offsite 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) 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, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
- c) Sewer Development Charge of \$300.00.

Steve Muenz, P. Eng.
Development Engineering Manager
Ss

File: Z07-0046

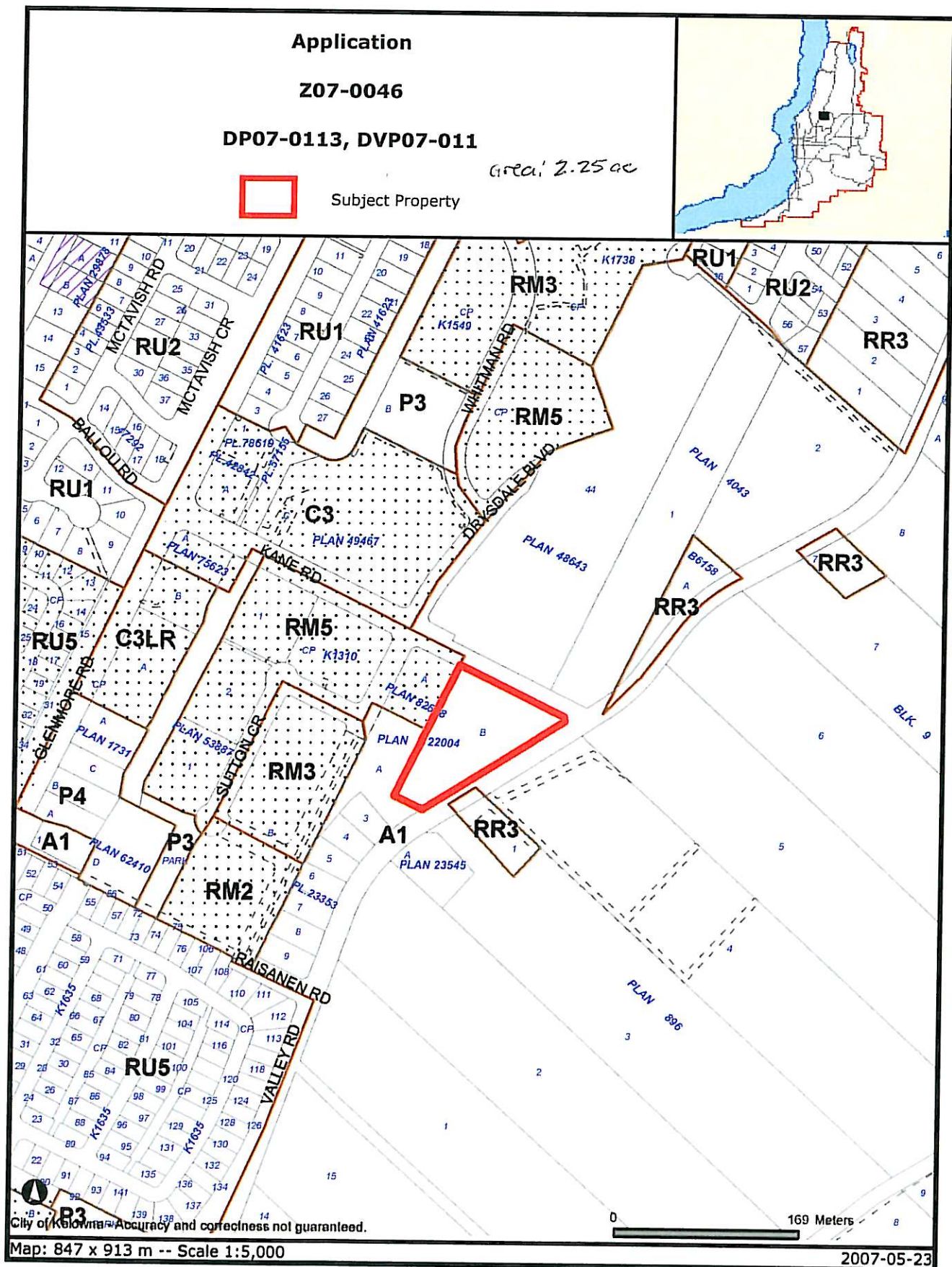
Application

File: Z07-0046

Type: REZONING

File Circulation

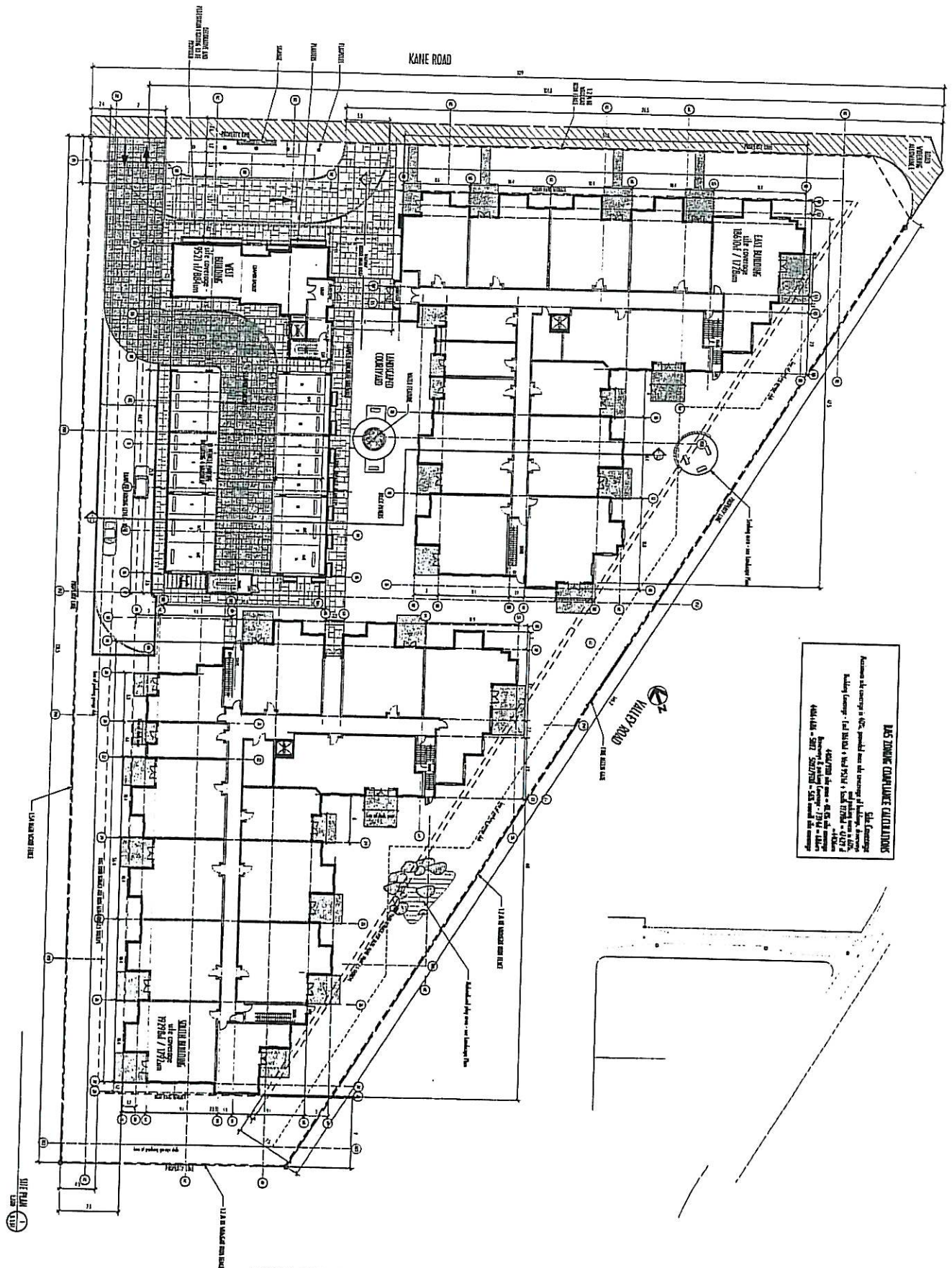
Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only) 2007-05-28 2007-05-28
				Community Development & Real Estate Mgr 2007-05-28 2007-05-29
			SALEXANC	Land Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Fire Department 2007-05-28 2007-06-28
			MNEID	Fire Dept access, fire flows and hydrants, as per BC Building Code and City of Kelowna Subdivision Bylaw. Building code analysis required for proposed building related to building classification/const. type, fire separations/rating, location of access routes, access route design, exiting etc. It appears article 3.2.5.5 and 3.2.5.6, and section 3.3 of the BCBC are not met. Detailed drawings showing the measurements and description of the turning radius as per article 3.2.5.6 for fire department access is required. Equivalency report is required if equivalencies are used. Engineered fire flows are required to determine if existing hydrants are adequate or if additional hydrants are required, existing hydrants are to be located on the plans. Location of the fire alarm panel(s) and alarm zoning is needed. If the building is sprinklered; location of the Siamese connection(s) is required.
				FortisBC 2007-05-28 2007-07-31
				Inspections Department 2007-05-28 2007-06-06
			RREADY	Type 50 concrete required due to soil conditions. Water table level to be determined related to construction. Fire access at archway between buildings to be reviewed by Fire Dept. Spatial separation calculations required for all buildings. Vestibules required for exit stair shafts from parkade. Double (back to back) parking stalls not permitted ie: stalls 177-188. Travel distance requirements not met in parkade. No fire fighting access at south building main entrance. Elevation difference between deck level and parkade require guardrails. Fabric trelles may not be allowed in exit path of travel. Dead end corridor, 3rd floor, west building. Exit from 2nd floor of west building townhouses not to section 3.3 of BCBC. Ensure definition of exits in BCBC 2006 met for all exits from building.
				Irrigation District - GEID 2007-05-28 2007-06-27
				Mgr Policy, Research & Strategic Plannin 2007-05-28 2007-06-25
				Z07-0046 The proposed land use is consistent with the Future Land Use map in the OCP.
				DP07-0113 The building design and landscaping are generally well done. The colors, the fencing, and use of concrete pavers are good. Ground-oriented units along Kane Rd., and parking below grade are positive features.
				DVP07-0114 A variance is being requested for the site coverage. However, the project feels quite dense for the site and there is concern for the lack of usable open space.
				Recommendations 1. A pedestrian path should be incorporated along the irrigation ditch on Dry Valley Road. 2. To reduce the building footprint and increase open space at grade, consideration should be given to providing two-storey lofts with a mezzanine as part of the upper floor.
				Park/Leisure Services Dir. (info only) 2007-05-28 2007-05-28
				Parks Manager 2007-05-28 2007-08-14
				Public Health Inspector 2007-05-28 2007-05-29
				RCMP 2007-05-28 2007-08-10
				School District No. 23 2007-05-28 2007-05-28
				Shaw Cable 2007-05-28 2007-05-29
				Telus 2007-05-28 2007-06-13
				Owner/developpe to install u/g conduit. TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.



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.



ARCHITECTURE / 2000 000 000 000



LAS ZONING COMPLIANCE CALCULATIONS

Assumes lot coverage is 40%, provided per the zoning of building. Assumes building footprint is 100% of lot area.

Building Footprint: 1st Floor: 100,000 sq. ft. 2nd Floor: 100,000 sq. ft. Total: 200,000 sq. ft.

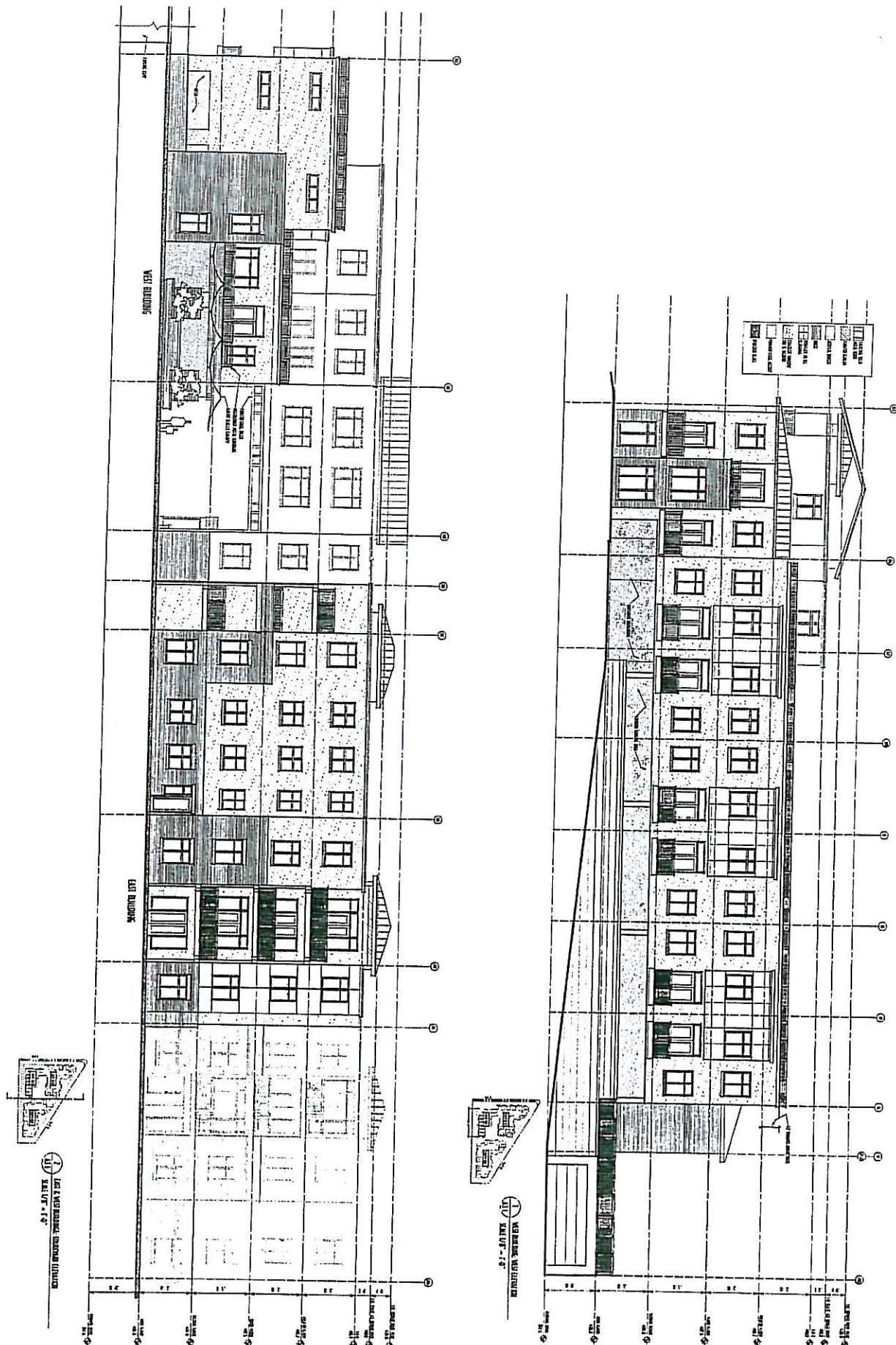
Lot Area: 500,000 sq. ft.

Lot Coverage: 40% (200,000 sq. ft. / 500,000 sq. ft.)

40% Lot Coverage is within the 40% maximum allowed by zoning.

40% Lot Coverage is within the 40% maximum allowed by zoning.

NOT ISSUED FOR CONSTRUCTION



NOT ISSUED FOR CONSTRUCTION

COAST ARCHITECTURAL GROUP
 1775 West 2nd Avenue, Vancouver, BC V6L 4K5
 604 683-1111 Fax 604 683-1112
 427 251250 Lower 10, Kelowna, BC V2Y 5Y4 Tel 250 861 2279

BLACKSTONE
 1775 KAYE ROAD, KELOWNA, BC

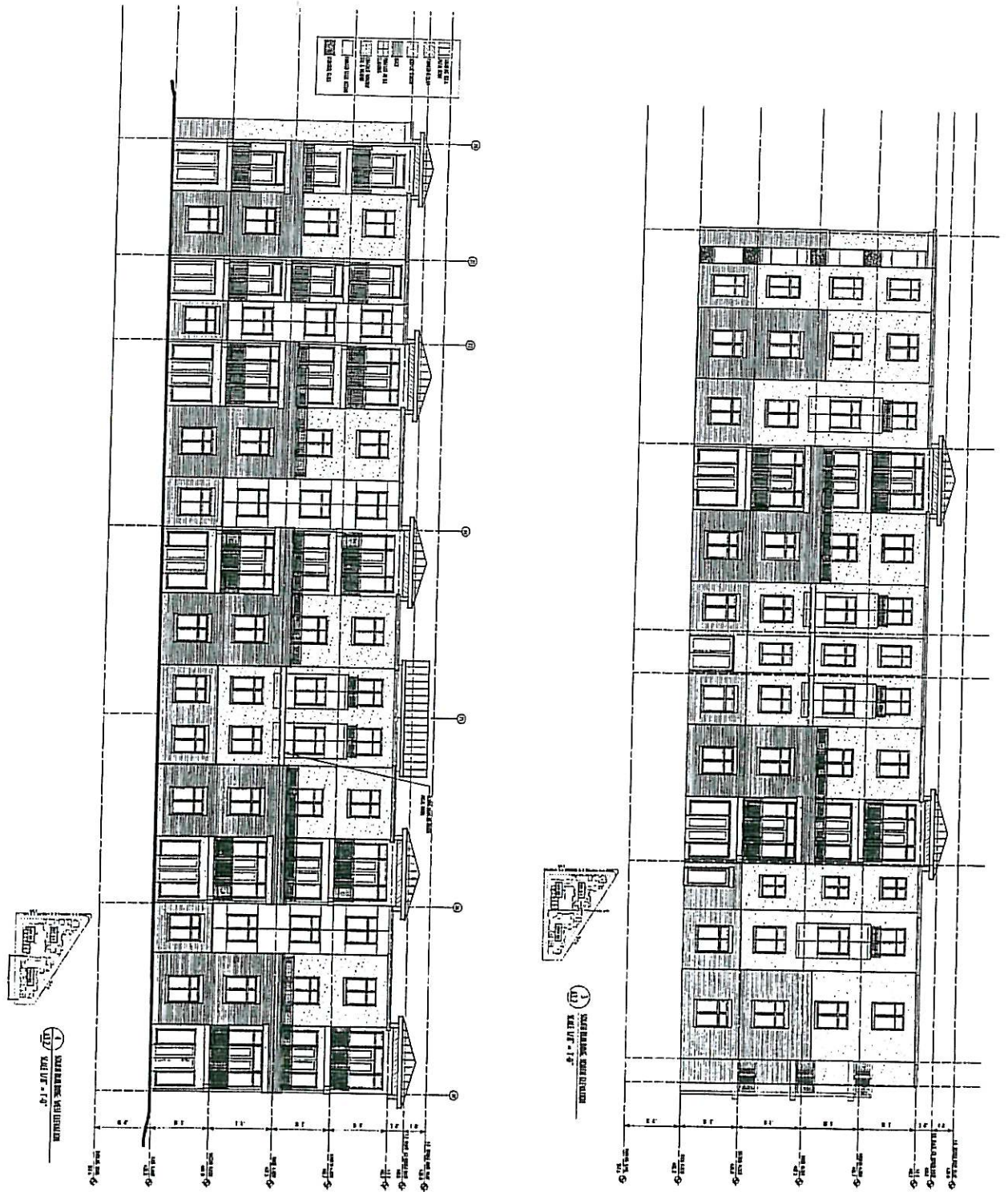
ELEVATIONS
 WEST BUILDING

The Architect warrants that the drawings are true and correct as far as the design is concerned.
 The Engineer warrants that the drawings are true and correct as far as the engineering is concerned.
 The Contractor warrants that the drawings are true and correct as far as the construction is concerned.

Date: 01/20/11
 Scale: 1/4" = 1'-0"
 Sheet: 11
 Of: 12
 Project: 1111

Drawn by: [Signature]
 Checked by: [Signature]
 Approved by: [Signature]

A3.1



NOT ISSUED FOR CONSTRUCTION

COAST ARCHITECTURAL GROUP
 8512 West 2nd Avenue, Vancouver, B.C. V6P 4G8
 604-681-1111 Fax 604-681-1112
 427-720-1770 Laramie, B.C. 254-314-1122 Fax 254-314-2271

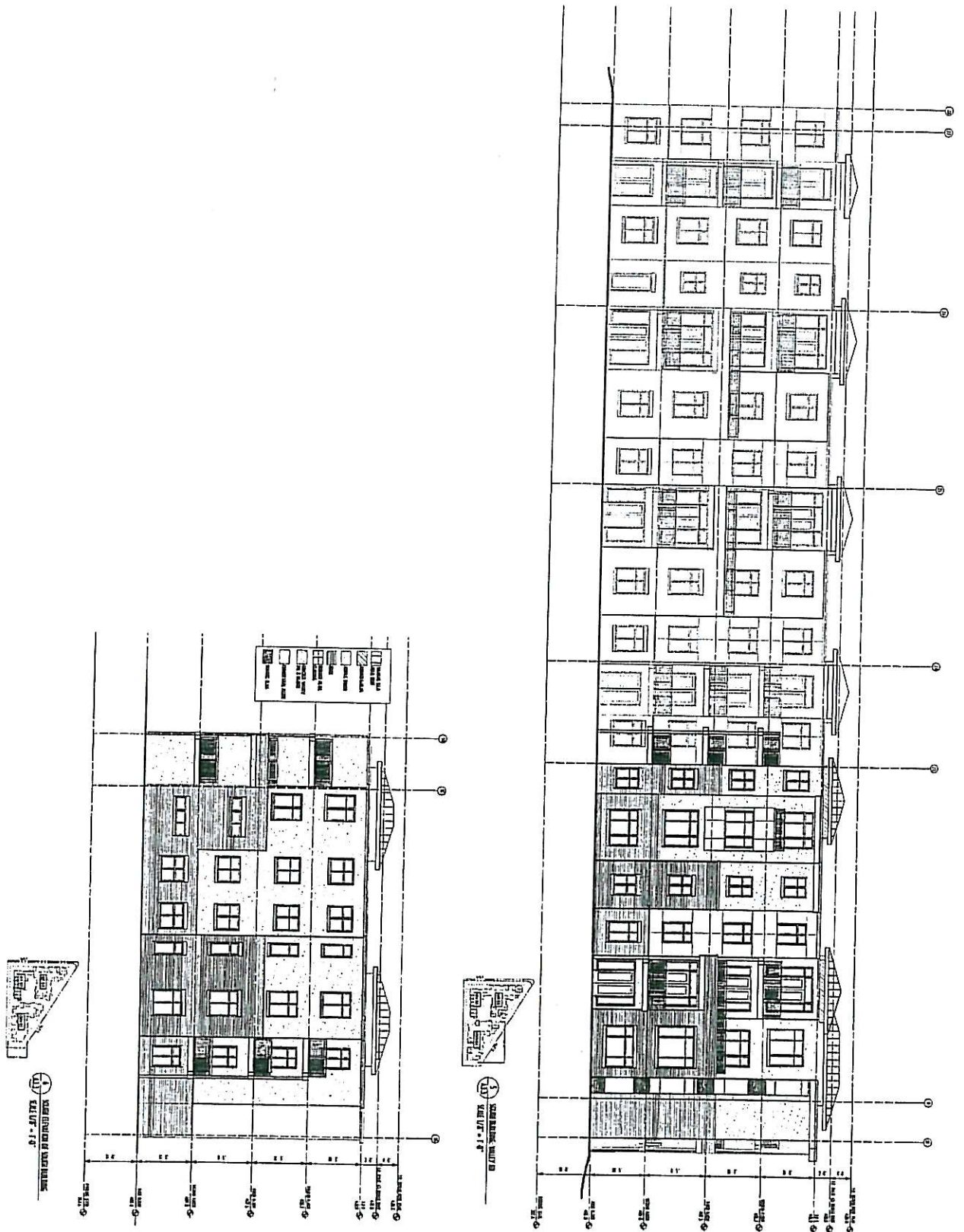
BLACKSTONE
 1975 KANE ROAD, KELOWNA, BC

ELEVATIONS
SOUTH BUILDING

These drawings are submitted for review, on the basis of the project description and the information provided by the client. The client is responsible for the accuracy of the information provided and for the results of the review.

Scale: 1/4" = 1'-0"
 Date: 11/20/22
 Drawn by: [Signature]
 Checked by: [Signature]
 Project No.: [Number]

Sheet: **A3.2**



NOT ISSUED FOR CONSTRUCTION

COAST ARCHITECTURAL GROUP
 8110 West 2nd Avenue, Vancouver, B.C. V6P 4Z9
 604 428 1811 / fax 604 443 1491
 427 120 120 Avenue B, Kelowna, B.C. V1Y 0A1
 250 864 1122 / fax 250 874 7279

BLACKSTONE
 1975 KAHE ROAD, KELOWNA, BC

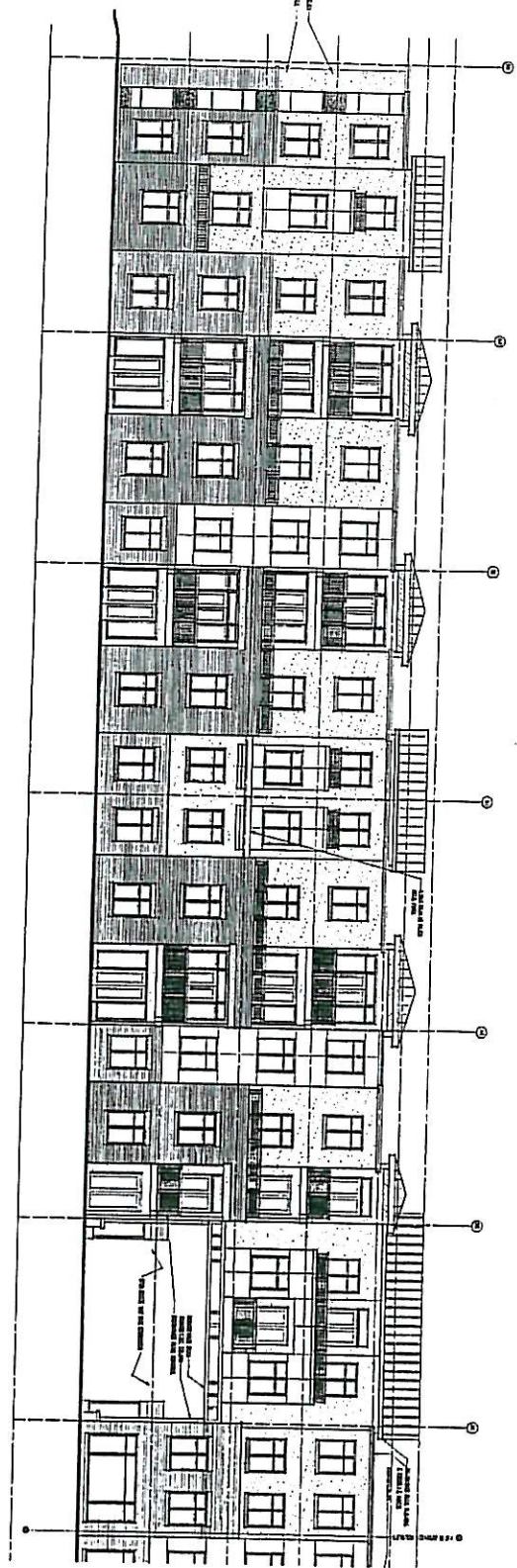
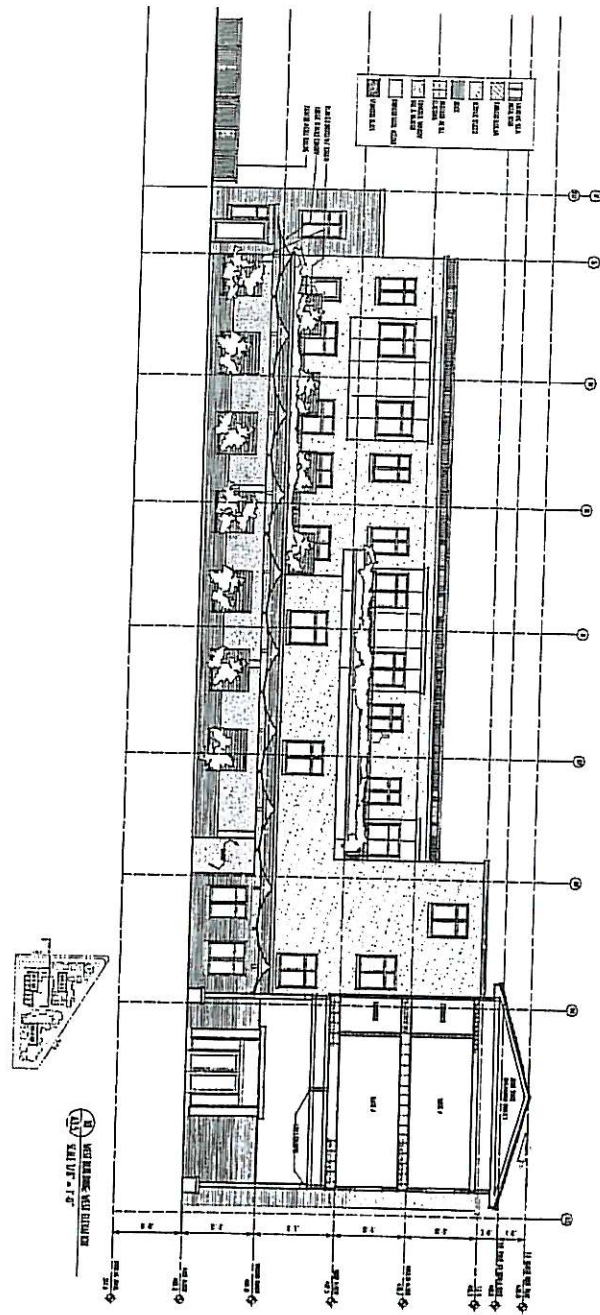
ELEVATIONS
SOUTH BUILDING

These drawings are not intended to be used for construction without the approval of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

Scale: 1/4" = 1'-0"
 Date: 01/20/07
 Drawn: J.T.
 Checked: J.T.
 Project No. 073

Approved by:
 DEVELOPMENT PERMIT

Sheet No. **A3.3**



NOT ISSUED FOR CONSTRUCTION

COAST ARCHITECTURAL GROUP
 1975 West 2nd Avenue, Vancouver BC V6C 2K8
 Tel: 604 681 1111 Fax: 604 681 1112
 127 3rd Avenue, Kelowna BC V1Y 1A1 Tel: 250 860 2271

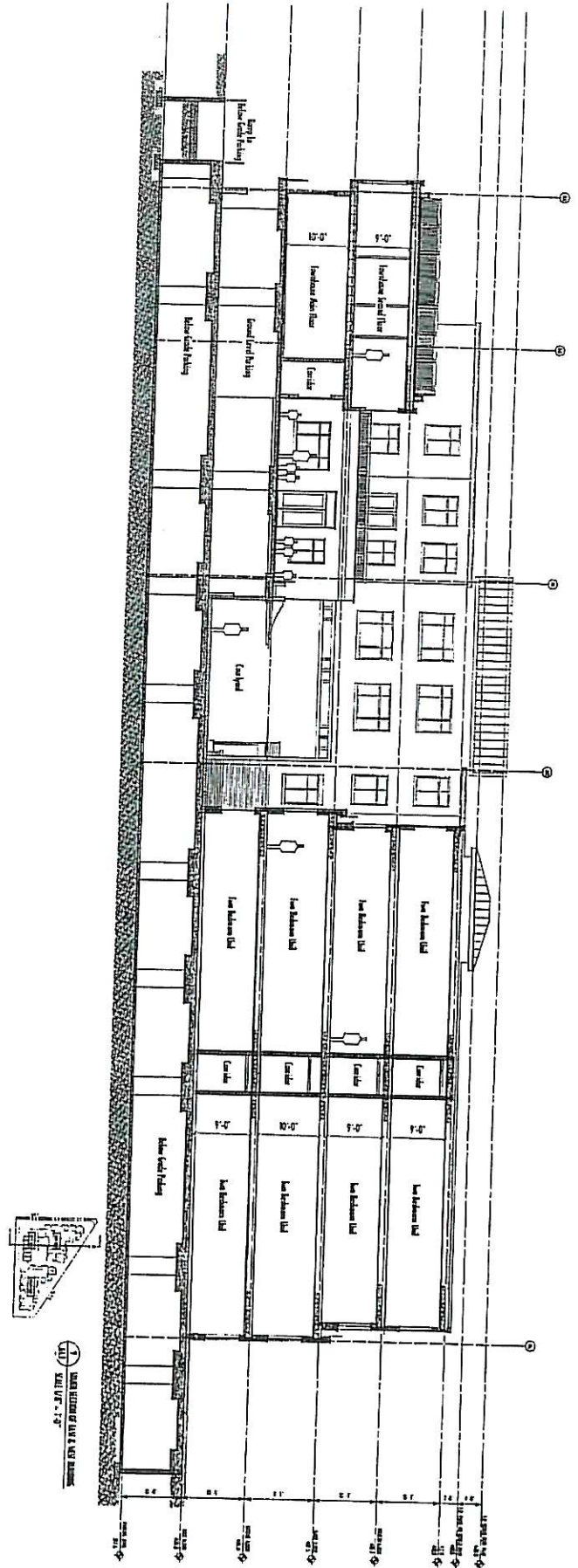
BLACKSTONE
 1975 KANE ROAD, KELOWNA, BC

ELEVATIONS
 EAST & WEST BUILDINGS

Keep drawings for reference, if copies are for the project only.
 If the drawings are used for construction, they must be approved by the architect.
 No alterations or additions should be made without the architect's approval.
 All dimensions are in feet and inches, unless otherwise specified.
 All work is to be done in accordance with the contract.

Scale: 1/4" = 1'-0"
 Date: 11/11/11
 Drawn by: [Name]
 Checked by: [Name]
 Project No: [Number]

Sheet: A3.5



NOT ISSUED FOR CONSTRUCTION

COAST ARCHITECTURAL GROUP
 1110 West 2nd Avenue, Vancouver, B.C. V6C 1K8
 604 681 1111 / 604 681 1112 / 604 681 1113

BLACKSTONE
 1975 KANE ROAD, KELOWNA, B.C.

BUILDING SECTION

1. This drawing is a preliminary drawing and is not to be used for construction purposes.
 2. The drawing is not to be used for construction purposes.
 3. The drawing is not to be used for construction purposes.

Scale: 1/4" = 1'-0"
 Date: 11/11/11
 Drawn: [Signature]
 Checked: [Signature]

Sheet: A4.1

[illegible][illegible]

COAST ARCHITECTURAL GROUP
 1410 West 2nd Avenue Vancouver, B.C. 604 682 0121 Fax 604 682 1451
 417-230-1710 Kamloops, B.C. 250 374-1012 Fax 250 374-2779

PARKING LEVEL PLAN

The following are extracts only of items: the exclusive property of the publisher and cannot be reprinted or used for reproduction without the publisher's prior written permission.

Date	04/2007
Order	As shown
Drawn	31
Checked	V2
Project No.	

Issued for
**DEVELOPMENT
PERMIT**

A 2.01



May 3, 2007

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

Re: "Blackstone" in Glenmore, 1975 Kane Road

Please find enclosed:

- Rezoning Application
- Development Permit with Variance Application

The requested zoning is RM5, which is the designated zoning within the current OCP. The Development Application with Variance is for a 123 unit Condo Development to be called "Blackstone".

The developers of Blackstone are a Joint Venture comprising of "Eidse Builders Partnership" who are the same developers of Capstone Estates and Capstone Lane, Compass Real Estate Developments Ltd. and Terry and Joan Raisanen who will be holding their interest in a yet to be Incorporated Newco.

The Development

We are proposing a 123 unit Condo Development comprised of the following suite mix:

Studio	16
One Bedroom	20
Two Bedroom	58
Two Bedroom Townhouse	8
Three Bedroom	<u>21</u>
Total	123

In keeping with current planning trends we have designed Blackstone as an integrated housing development inclusive of unit designs which can facilitate for students, singles, young couples, small families, families caring for a relative and retirees.



Glenmore Residents Association

All of the plans contained within this application will be presented to the Glenmore Residents Association prior to the first Council Meeting.

Prior to the Association meeting we will hand deliver an invitation & notification of the meeting to an approximate 300 yard radius of the site to ensure maximum attendance and disclosure to the Community surrounding this proposed development.

It is our hope to be able to include a letter from the Glenmore Residents Association, which confirms that there was no opposition to this development including the requested variance.

Low Cost Housing

This project is not intended to be low cost housing or subsidized housing but rather "Affordable Housing". There is an alarming shortage of affordable housing available within the City of Kelowna. The quality of finishing materials, the density and quality of the proposed landscaping and the design of the units would match any newer quality development within the City of Kelowna. There are very few affordable options for new families starting out. The affordability of these units, the design of these units, the close proximity of schools, shopping, proposed recreational facilities and park/playground areas make this project very well suited to the neighborhood and surrounding amenities. We also feel the close proximity of the IGA retail development and other surrounding commercial services allows young families to keep their transportation costs to a minimum which also contributes to the health of the environment. The reverse of this is the addition of further residential density in close proximity to these retail and commercial services contributes to the financial health of those businesses.

In addition to this incorporated into the design of Blackstone is a Daycare. The Daycare comprises an area of 1398 Sq. ft. of indoor area plus a lobby and 1347 square feet of outdoor play area only accessible from the Daycare. It is our intention that the Daycare will be fully licensed and we currently have fully certified staff available.

In keeping with "Affordability" we have not included amenities such as a swimming pool/hotub or other such amenities that require expensive ongoing maintenance, which adds significantly to the monthly "Strata Fees" which further add to the burden of affordability.



Parking

The current parking requirements for RM5 zoning are :

Residential Parking	161
Visitor Parking	18
Daycare Staff	<u>2</u>
Total:	181

We are providing:

Residential Parking	236
Visitor Parking	18
Daycare Staff	<u>2</u>
Total:	256

All of the Residential parking is contained within the secured parkade and out of view. The 2 staff and 16 of the 18 visitor parking stalls are covered surface stalls and the remaining two visitor stalls are adjacent to the front entrance/lobby of the development. The 2 entrance/lobby stalls allow for easy drop off and pick up without imposing or blocking the onsite access and flow of traffic. The covered visiting stalls are located behind the main lobby and are out of view surrounding neighborhood, therefore to the surrounding neighborhood what you see is the architectural and landscape features of Blackstone and no open paved parking lots.

We also believe that the modern family for the most part is a two-car family. Therefore we have provided an additional 75 parking stalls for the residents accordingly. This not only allows the parking to truly meet the needs of the residents but also significantly minimizes the impact of additional parking in the neighborhood. It is becoming a common site in the City of Kelowna to see street parking full at all times to meet the needs of the adjacent developments.

Kane Road Street Front

The main floor units facing Kane Road will have individual sidewalk access to the street from the patios with a gate at the perimeter fencing. The patio doors on these units will be French Doors rather than Sliding Patio Doors in keeping with a Street Front presence along Kane Road.

Built Green

Eidse Builders Partnership in conjunction with the development of "Capstone Lane" has received full certification from the Canadian Home Building Association and "Built Green" as a Built Green developer. Capstone Lane, the first certified Built Green multi family development in Kelowna was a pilot project for Built Green and all 32 units have been certified at the "Gold" Standard.



Currently Eidse Builders Partnership and all of their Site Superintendents are the only certified Built Green developer in the City of Kelowna. It is our intention to continue this process by developing Blackstone in Glenmore to meet the Built Green Gold Standard.

If you have any questions please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to be "Gary Tebbutt", written over a circular stamp or seal that is partially obscured by the signature.

Gary Tebbutt