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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** June 19, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION:** OCP07-0035 / Z07-0105      **OWNER:** MH Developments LTD., BC0775407  
**AT:** 1170 Brant Avenue      **APPLICANT:** Architecturally Distinct Solutions Inc

**PURPOSE:** TO AMEND THE OFFICIAL COMMUNITY PLAN FUTURE LAND USE DESIGNATION FROM SINGLE/TWO FAMILY TO LOW DENSITY MULTIPLE UNIT RESIDENTIAL AND TO REZONE THE SUBJECT PROPERTIES FROM RU1 – LARGE LOT HOUSING TO RM3 – LOW DENSITY MULTIPLE HOUSING.

**EXISTING OCP DESIGNATION:** SINGLE/TWO UNIT RESIDENTIAL  
**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED OCP DESIGNATION:** MULTIPLE UNIT RESIDENTIAL – LOW DENSITY  
**PROPOSED ZONE:** RM3 – LOW DENSITY MULTIPLE HOUSING

**REPORT PREPARED BY:** Alec Warrender

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**1.0**      **RECOMMENDATION**

THAT OCP Bylaw Amendment No. OCP07-0035 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of Lot 3, Section 30, Township 24, ODYD, Plan 10537, located at 1170 Brant Avenue, Kelowna, B.C., from the Single/Two Unit Residential designation to the Multiple Unit Residential - Low Density designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated October 5, 2007, **NOT** be approved by Council;

THAT Rezoning Application No. Z07-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 30, Township 24, ODYD, Plan 10537, located at 1170 Brant Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone **NOT** be approved by Council;

**2.0**      **SUMMARY**

The applicant is requesting approval to amend the Official Community Plan's Future Land Use Designation for the subject property from Single/Two Unit Residential to Multiple Unit Residential – Low Density and to rezone the subject property from RU1 - Large Lot Housing to RM3 - Low Density Multiple Housing. The applicant has also applied for a Development Permit to allow for the construction of 32 units of row housing. A Natural Environment Development Permit has also been submitted in order to address the road encroachment into the Creek setback.



### 3.0 ADVISORY PLANNING COMMISSION

*At a meeting held on May 20, 2008, the APC passed the following motions:*

THAT the Advisory Planning Commission support Official Community Plan Application No. OCP07-0035, for 1170 Brant Avenue; Lot 3, Plan 10537, Sec. 30, Twp. 26, ODYD by Architecturally Distinct (M. Johnston), to amend the OCP future land use designation from single/two family to low density multiple unit residential.

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0105, for 1170 Brant Avenue; Lot 3, Plan 10537, Sec. 30, Twp. 26, ODYD by Architecturally Distinct (M. Johnston), to rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.

### 4.0 THE PROPOSAL

The subject property is situated between the industrialized area at the north end of Gordon Drive and the adjacent residential neighbourhood to the east. The site will accessed via the private drive at the end of Brant Avenue. The required 58 parking stalls will be located at grade and spread throughout the site.

The proposed development is comprised of five buildings containing a total of 32 units. Parking and bicycle parking will be located at grade. Additional bicycle storage will be provided for within the garages. The applicant is proposing to construct 19 three bedroom townhomes, 2 three bedroom apartments, 6 two bedroom apartments and 5 one bedroom apartments. Each unit has either a private patio space or a covered balcony.

Various planting beds are proposed for the development. There are two common open space areas, a gathering space with a gazebo will be located in the NE corner of the development while the NW corner has a children's play area. The applicant has also agreed to put a sidewalk and street trees along the length of Brant Avenue, the sidewalk will continue South from Brant Avenue along Gordon Drive until the intersection of Gordon Drive and Clement Avenue.

The proposed building materials consist primarily of wicker and sage coloured horizontal vinyl siding and almond vertical vinyl siding. Textured exterior window trim will be applied to this development. As the slope presents challenging development conditions, the buildings are stepped in order to adjust to the contours.

The application conforms to the City's Zoning Bylaw No. 8000 as follows:

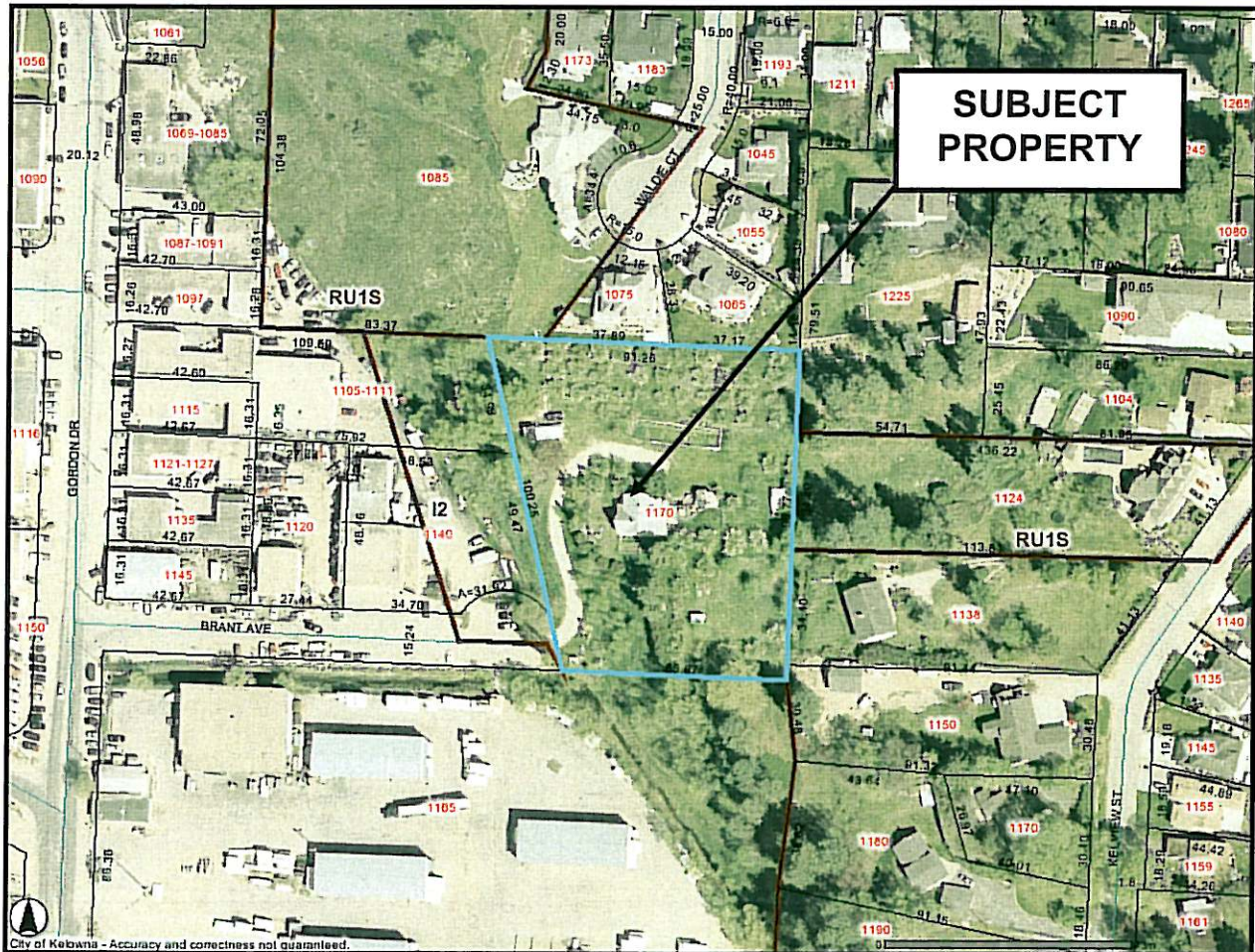
CRITERIA	PROPOSAL	RM3 REQUIREMENTS
Site Area (m <sup>2</sup> )	7,616 m <sup>2</sup>	900 m <sup>2</sup>
Site Width (m)	98.5 m	30.0 m
Site Depth (m)	78.6 m	30.0 m
<b>Development Regulations</b>		
Floor Area Ratio (FAR)	0.50	0.50
Height (m)	9.48 m	9.5 m
Storeys (#)	2.5 storeys	2.5 storeys



Setbacks (m)		
- Front (west)	4.5 m	4.5 m
- Rear (east)	7.5 m	7.5 m
- Side (north)	4.5 m	4.5 m
- Side (south)	4.5 m	4.5 m
Private open space	Meets Requirement	750m <sup>2</sup> 15m <sup>2</sup> per 1 bedroom unit 25m <sup>2</sup> per 3 bedroom unit
Additional Regulations		
Separation between principal buildings	3.0m	3.0m
Parking Stalls (#)	58 Spaces	58 Spaces
Bicycle Parking	Class I – 17 spaces Provided in each garage	Class I – 17 spaces Class II – 4 spaces

#### 4.1 Site Location Map

1170 Brant Avenue



#### 4.2 Site Context

The subject property is located at the end of Brant Avenue. Adjacent zones and land uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	I4 – Central Industrial	Industrial
West	I2 – General Industrial	Industrial

#### 5.0 CURRENT DEVELOPMENT POLICY

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan is not required in this case.

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

#### OCP07-0018

The subject property is designated as Single / Two Unit Residential in the OCP and as such the proposed use of this site would not be in compliance. The OCP supports the sensitive infill of increased density in all areas of the City. The OCP also provides for the potential to increase the density where there is an affordable housing component. The applicant has proposed to include eleven units (787m<sup>2</sup>) of affordable housing.

$$2 \text{ units @ } 77\text{m}^2 + 1 \text{ unit @ } 69 \text{ m}^2 + 2 \text{ units @ } 76 \text{ m}^2 + 2 \text{ units @ } 91 \text{ m}^2 + 4 \text{ units @ } 58 \text{ m}^2 = 787\text{m}^2$$

#### 5.1 Current Development Policy

##### 5.1.1 Kelowna Official Community Plan

The future land used designation for the subject properties identified in the Official Community Plan is Single/Two Family Residential. The proposal is not consistent with this designation.

**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 where

:

- 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.).*

The project meets some of the requirements outlined in the City of Kelowna's Official Community Plan. However, it should be noted that the property is adjacent to an industrial area. The OCP 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 should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility). There are concerns that the only access to the site is through an industrial area.
- All development should promote safety and security of persons and property within the urban environment (CPTED).

## **6.0 TECHNICAL COMMENTS**

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

## **7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

Staff are concerned with this project. From the beginning Staff have encouraged the applicant to consider taking advantage of the City's RU4 – Low Density Cluster Housing zone. While the proposed development would achieve more efficient use of the subject property, and does include an affordable housing component, it is noted that the proposed density is substantially higher than what might be supported under a cluster housing proposal. A clustered development would locate a limited number of units on the more developable portions of the site and retain the more steeply sloped areas in a natural state. This layout will require significant reshaping of the site to accommodate the road and buildings as proposed.

OCP Policy 8.5.35 states that the City of Kelowna will work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivisions and building permit applications that would allow for smaller lot sizes, suites,

duplexes etc that are sensitively integrated into a neighbourhood. That policy direction would support development within the existing Single / Two Unit Residential designation.

A major short-coming is that the project is vehicle-oriented and fails to have a high-degree of integration with the adjoining residential neighbourhoods to the east. In this regard, the internal portion of the site is predominantly hard-surfaced and dedicated to parking and vehicle circulation, and the edges don't connect to a pedestrian network. The sidewalk and plantings along Brant Avenue will help to clean up the area, but the increased densities in this area will be in conflict with the existing industrial area. The proposed children's play area is also a nice feature, although the location is perched above the industrial area is of concern. The potential exposure to air emissions from the industrial facilities should be noted.

This proposal for Multiple Unit Residential – low density represents a one increment bump in density over the Single / Two Unit Residential designation. In order to support this increase it is recommended that 50% of the housing gained from the proposed rezoning and OCP amendment must be affordable. As indicated the applicant has proposed to include eleven units (787m<sup>2</sup>) as affordable housing under a Housing Agreement. This contribution would satisfy the City's affordable housing requirement.

The subject property is also within a DP area for environmental and hazardous conditions as the site contains areas of steep slope and is located near to Brandt's Creek. The OCP requires that all development in such areas comply with the guidelines presented in Chapter 7 (Environment) of the OCP to be evaluated through the submission of Natural Environment and Hazardous Condition DP applications. This Environmental Development Permit application has been received and is being reviewed by City Staff. To date there have been no concerns noted in the Geo-technical report and the environmental analysis

## 7.0 ALTERNATE RECOMMENDATION

If Council choose to support the proposed development the following recommendations will be required:

THAT OCP Bylaw Amendment No. OCP07-0028 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of Lot 3, Section 30, Township 24, ODYD, Plan 10537, located at 1170 Brant Avenue, Kelowna B.C., from the Single/Two Unit Residential designation to the Multiple Unit Residential - Low Density designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated June 19, 2008, be considered by Council;

AND THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Planning & Development Services Department dated June 19, 2008;

THAT Rezoning Application No. Z07-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 30, Township 24, ODYD, Plan 10537, located at 1170 Brant Avenue, Kelowna B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

That Council forward Bylaw No. 10013 authorizing a Housing Agreement between the City of Kelowna and MH Developments LTD., BC0775407, which requires the owners to designate 11

*dwelling units for owner occupied affordable housing on Lot 3, Section 30, Township 24, ODYD, Plan 10537, located at 1170 Brant Avenue, Kelowna, B.C., for reading consideration.*

THAT the OCP Bylaw Amendment No. OCP07-0028 bylaw and the 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 properties;

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;



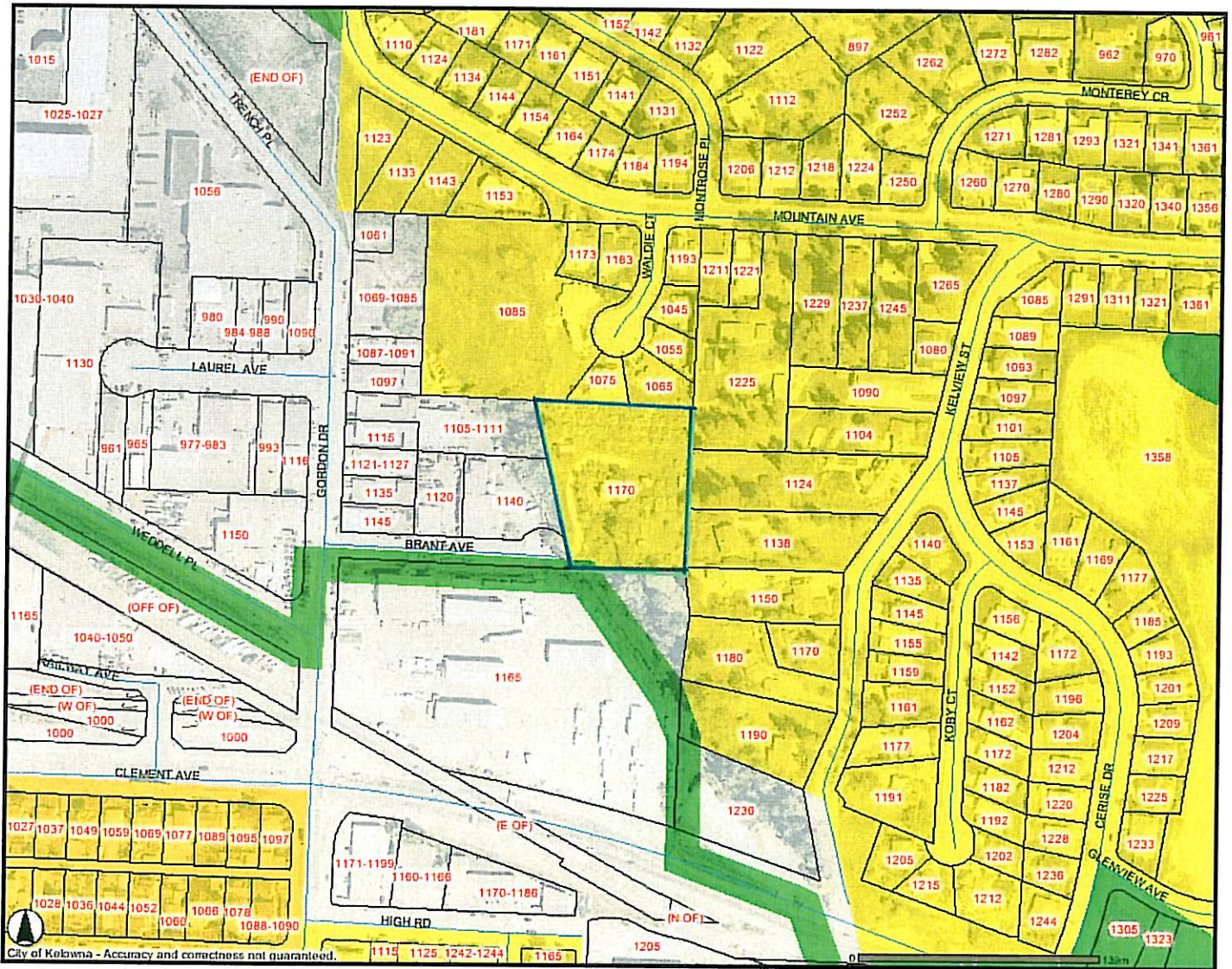
Shelley Gambacort  
Planning & Development Services  
SG/aw

Attach

- Location Map
- Future Land Use Map
- Colour Board
- Coloured Schematic
- Site Plan & Elevations
- Landscape Plan
- Circulation comments



# MAP "A"



Subject Property to have Future Land Use designation changed from "SINGLE/TWO UNIT RESIDENTIAL" to "MULTIPLE UNIT RESIDENTIAL – LOW DENSITY"

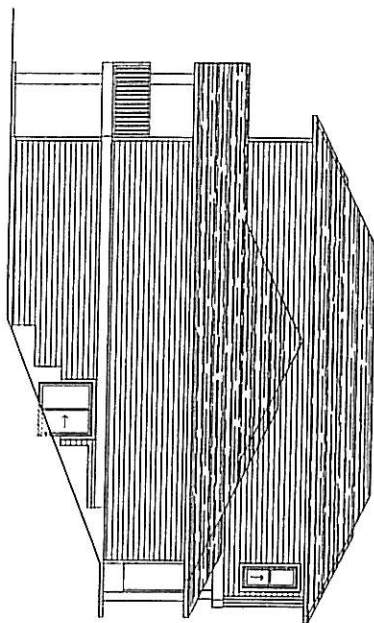




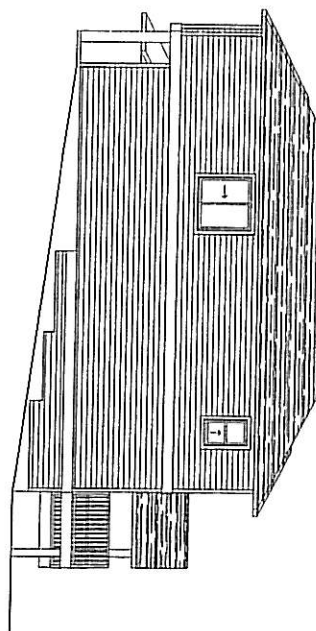




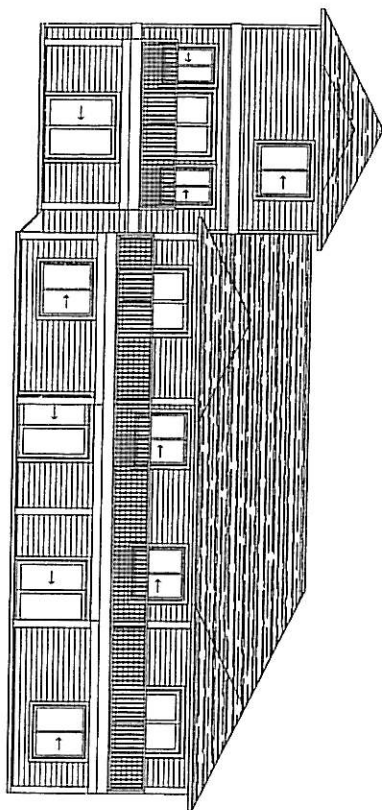
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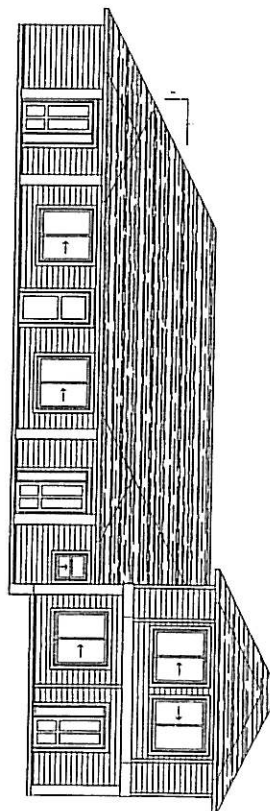
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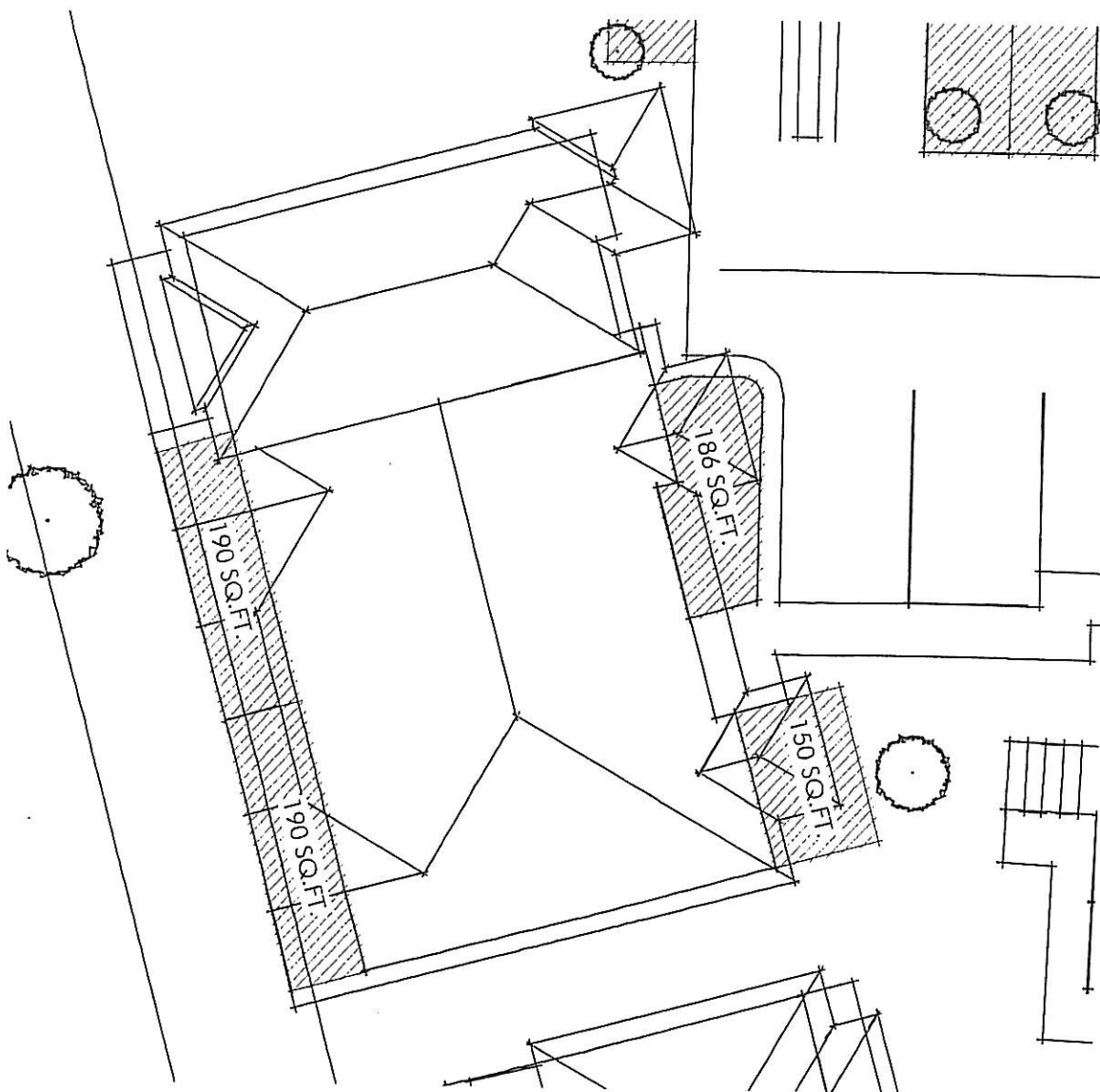


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2 EAST ELEVATION  
Scale 3/16" = 1'-0"





**PROJECT**  
1170 BRANT AVENUE  
KELOWNA, BC

**DRAWING**  
PRIVATE OPEN SPACE BUILDING B

**DATE**  
05.05.08

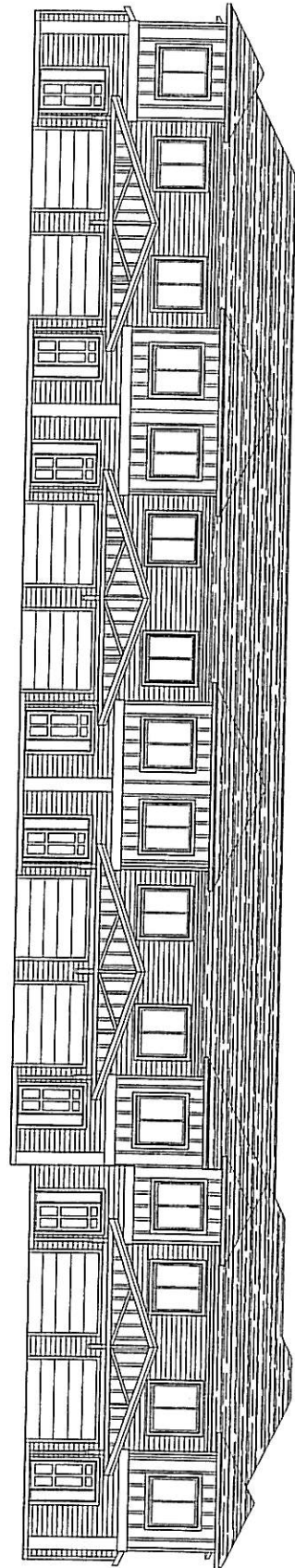
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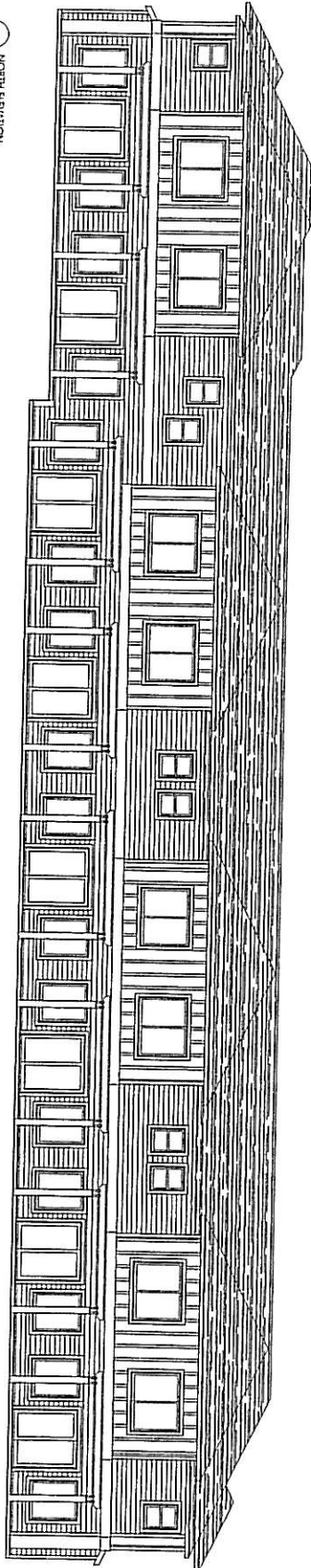


architecturally  
**DISTINCT**  
SOLUTIONS INC.

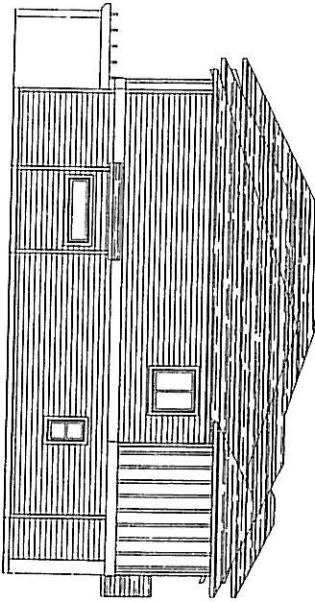
ph: 250-448-7801 fax: 250-448-7802  
550C West Ave., Kelowna, BC V1Y 4Z4



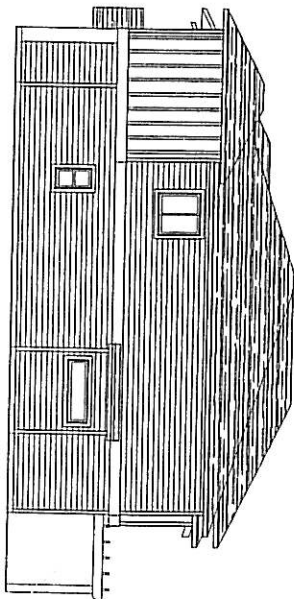
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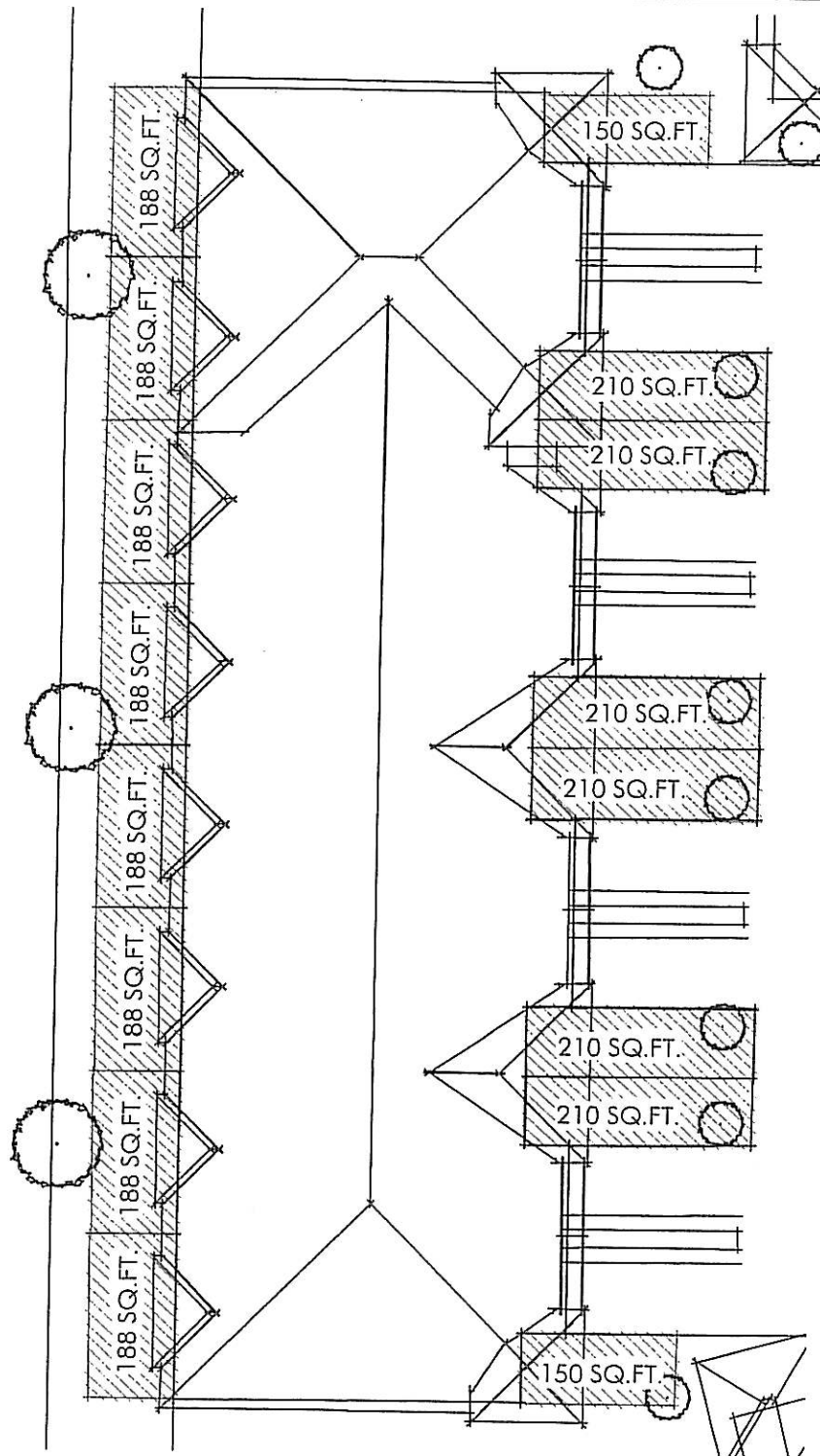


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4 EAST ELEVATION  
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**PROJECT**  
1170 BRANT AVENUE  
KELOWNA, BC

**DRAWING**  
PRIVATE OPEN SPACE BUILDING C

**DATE**  
05.05.08

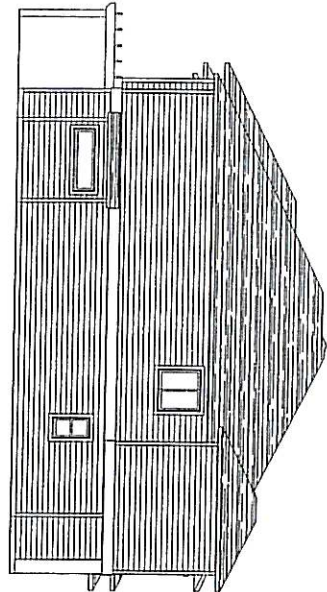
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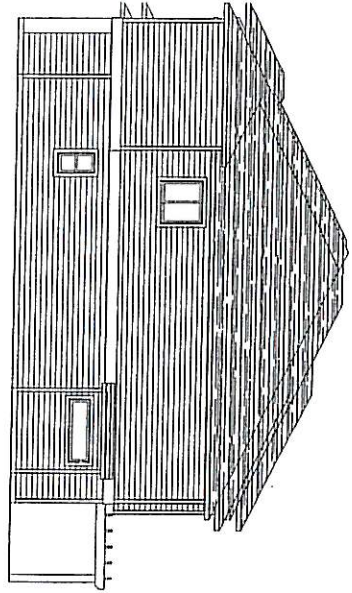


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SOLUTIONS INC.

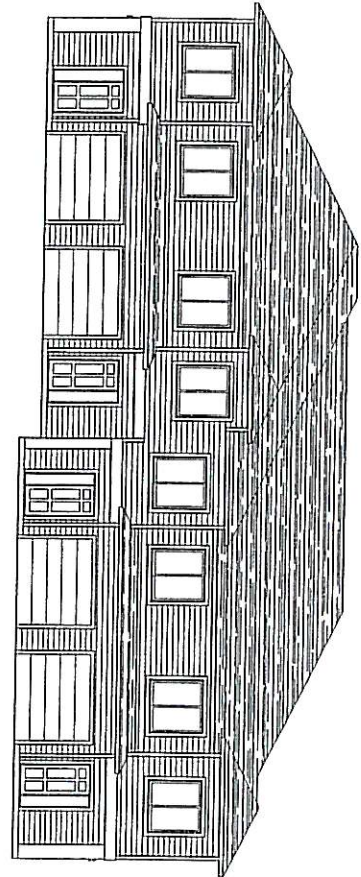
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550C West Ave., Kelowna, BC V1Y 4Z4



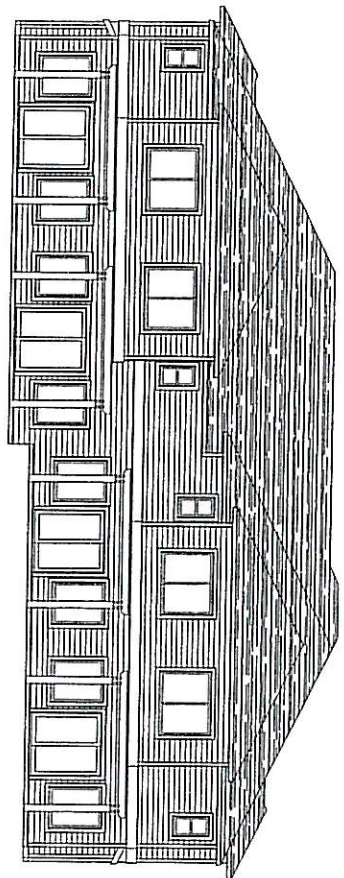
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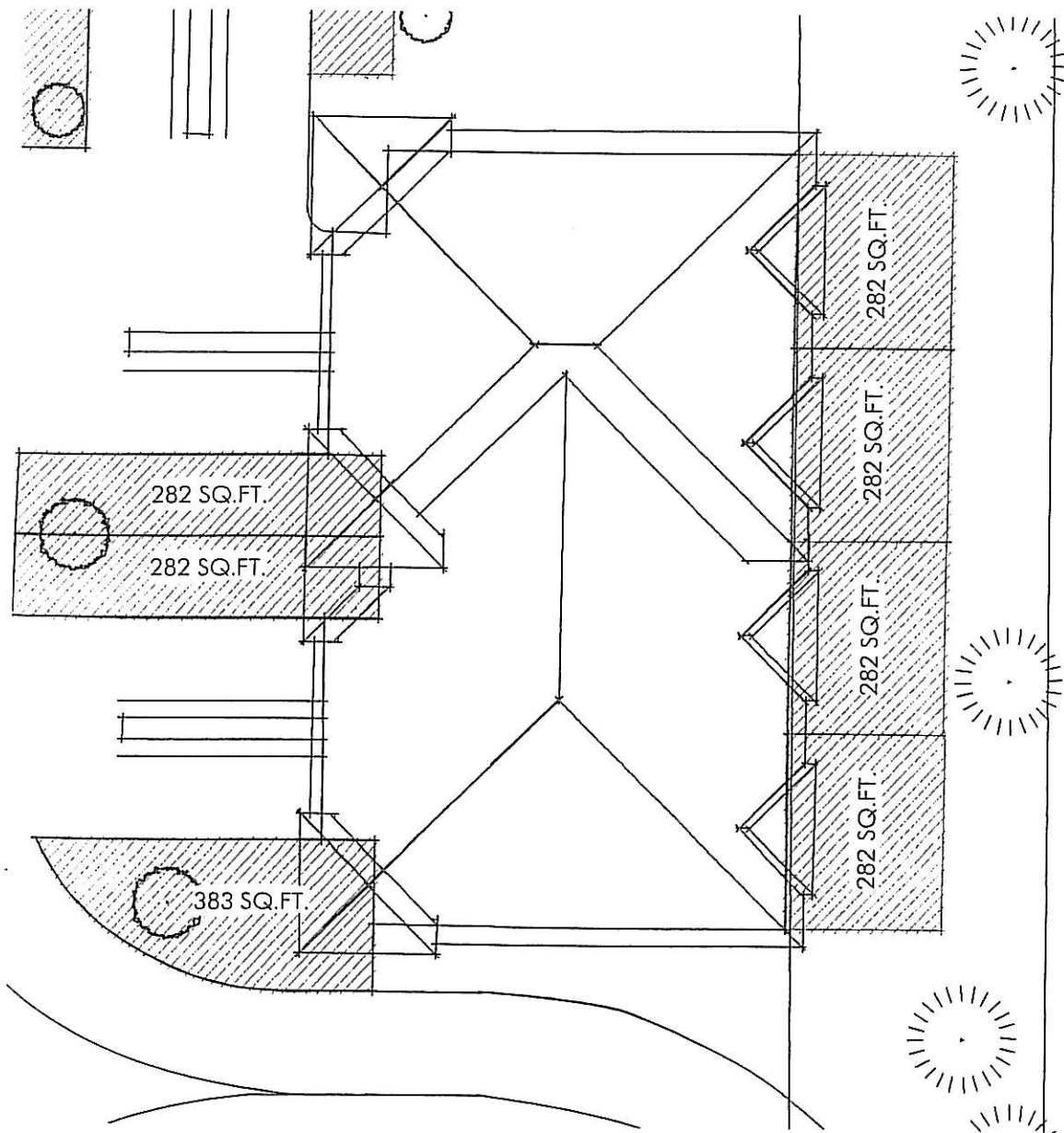


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**PROJECT**  
1170 BRANT AVENUE  
KELOWNA, BC

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**DATE**  
05.05.08

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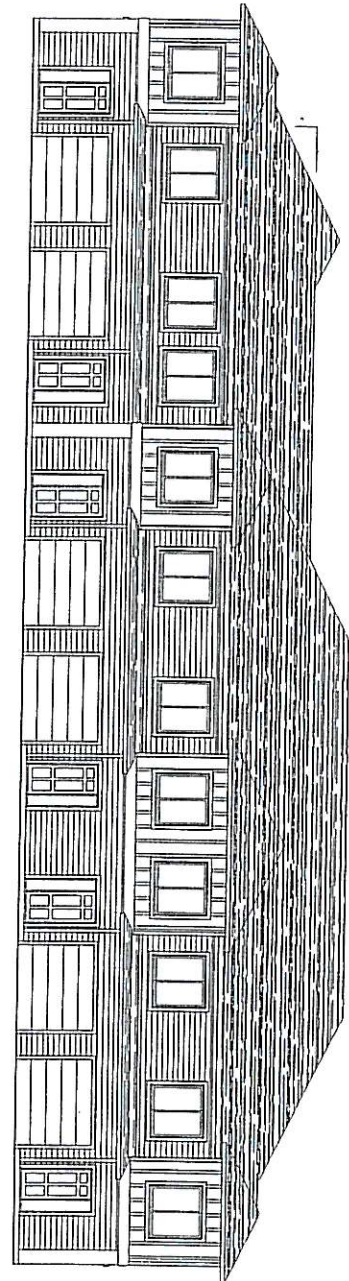
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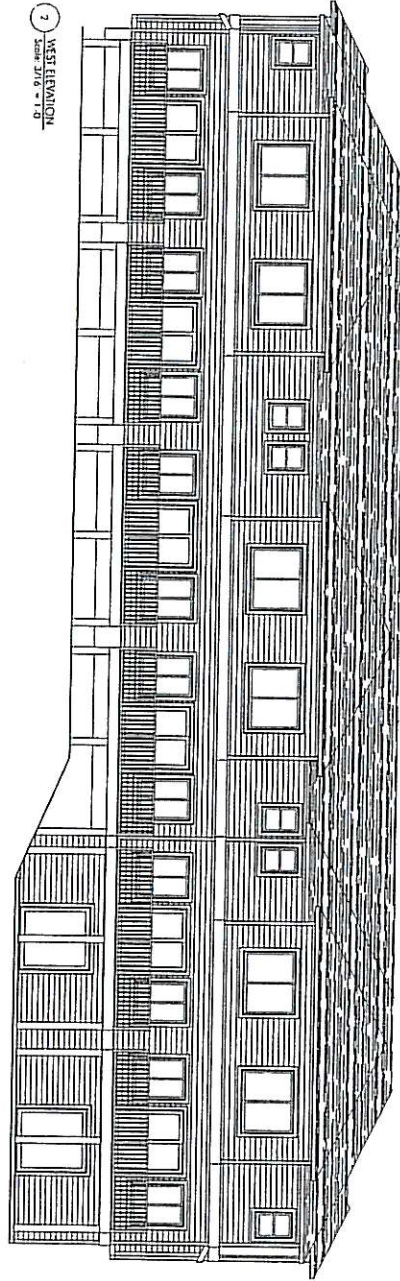
architecturally  
**DISTINCT**  
SOLUTIONS INC.

ph: 250-448-7801 fax: 250-448-7802  
550C West Ave., Kelowna, BC V1Y 4Z4

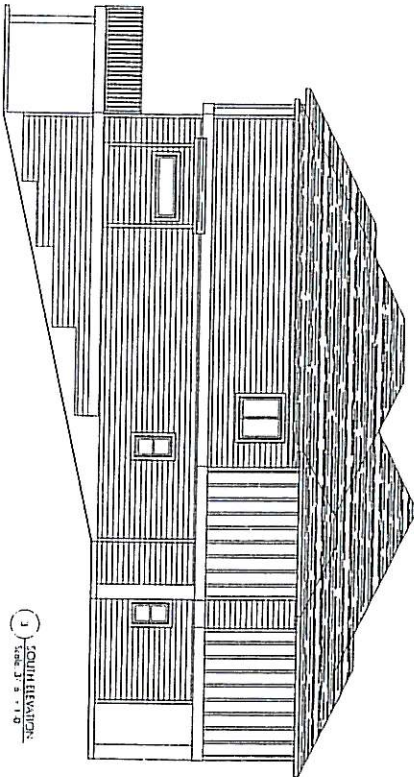




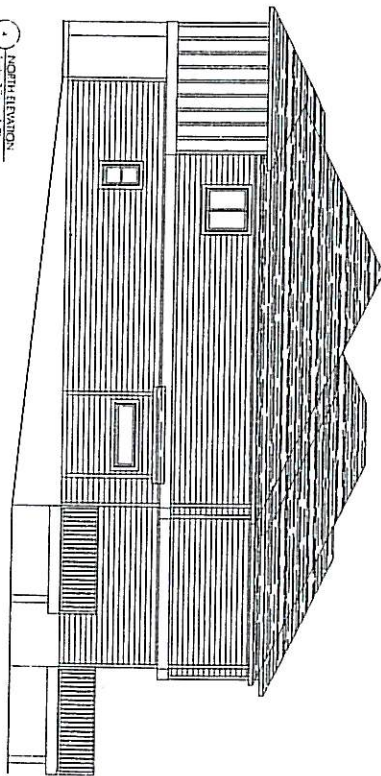
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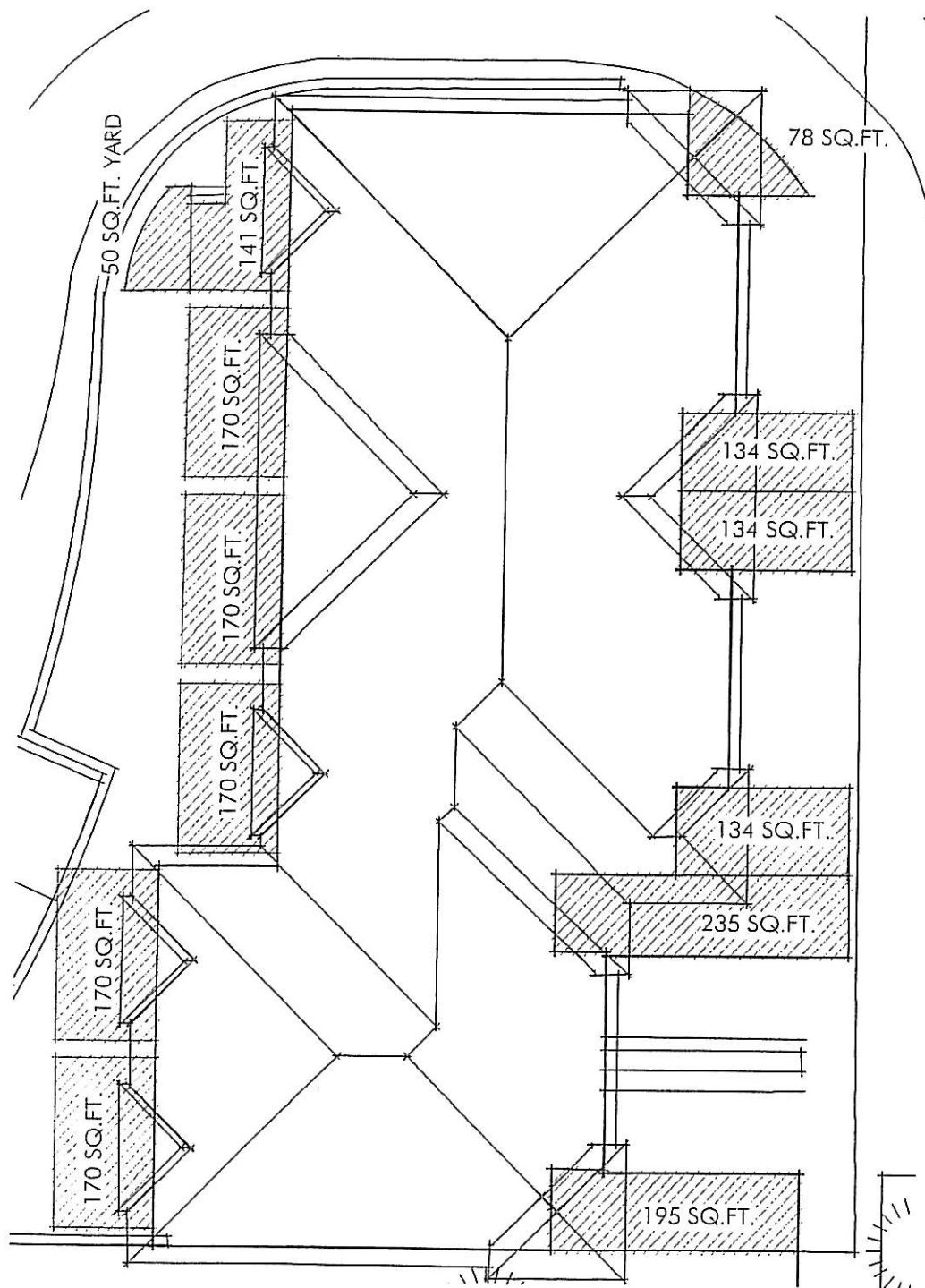
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4 NORTH ELEVATION  
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PROJECT  
1170 BRANT AVENUE  
KELOWNA, BC

DRAWING  
PRIVATE OPEN SPACE BUILDING E

DATE  
05.05.08

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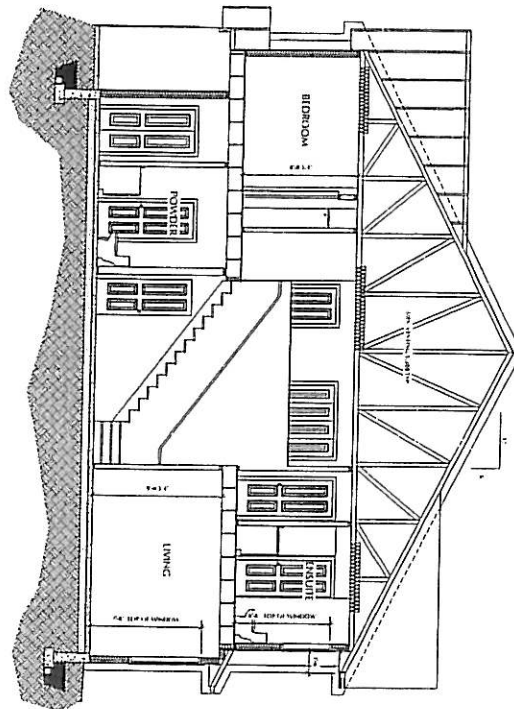
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SOLUTIONS INC.

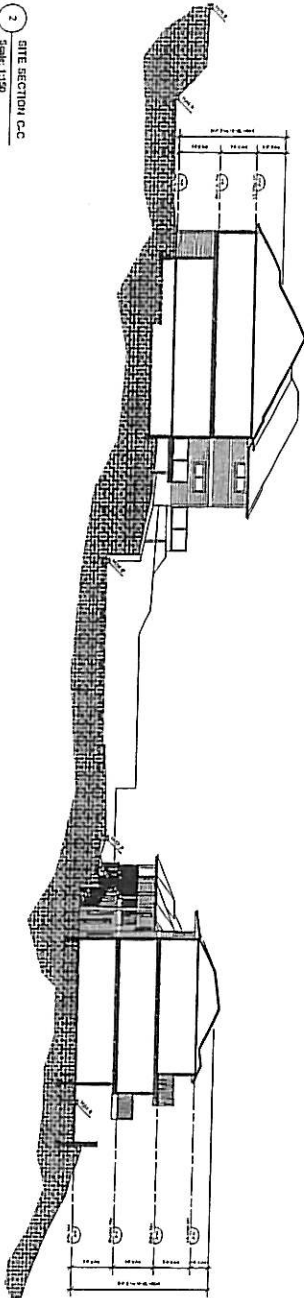
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550C West Ave., Kelowna, BC V1Y 4Z4

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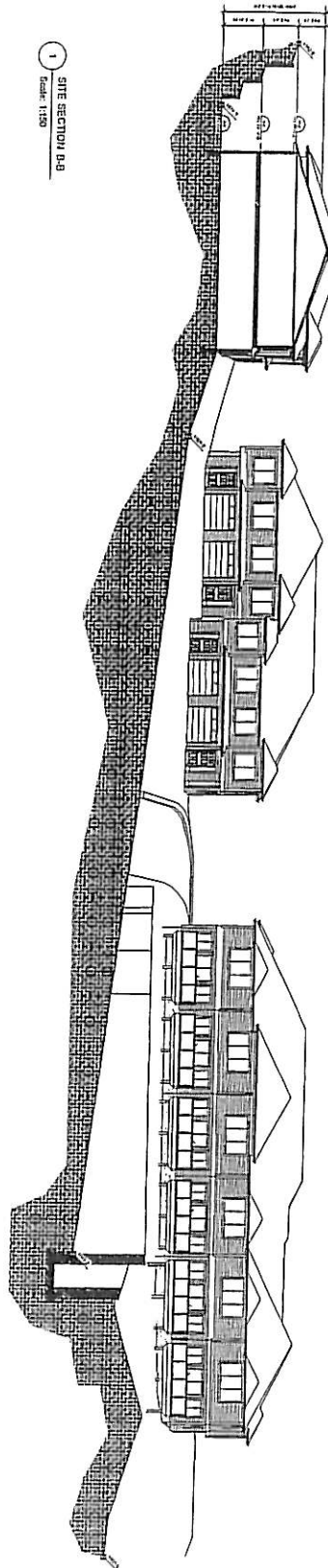


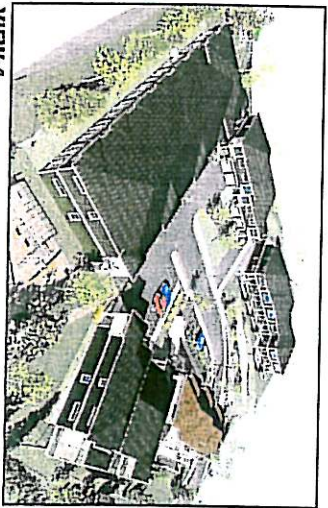


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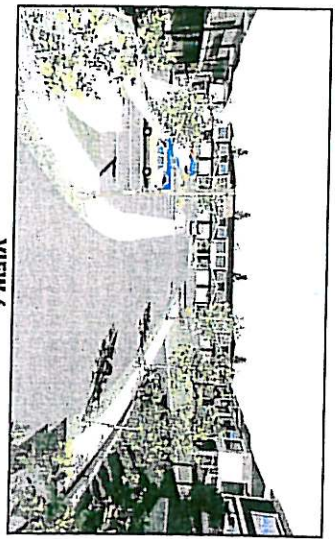


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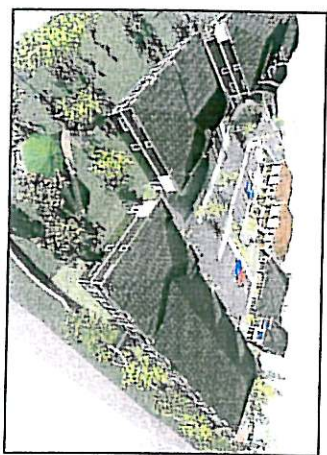




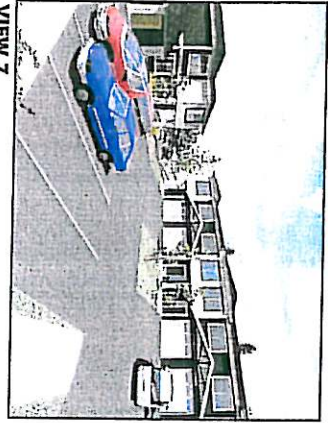
**VIEW 4**  
(from above, looking south east)



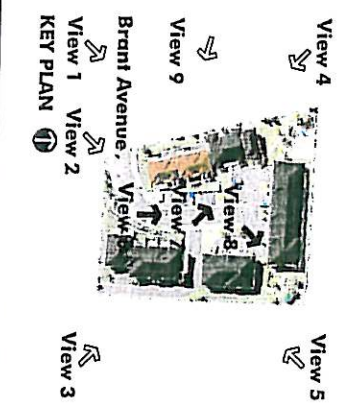
**VIEW 6**  
(from center of neighbourhood looking north)



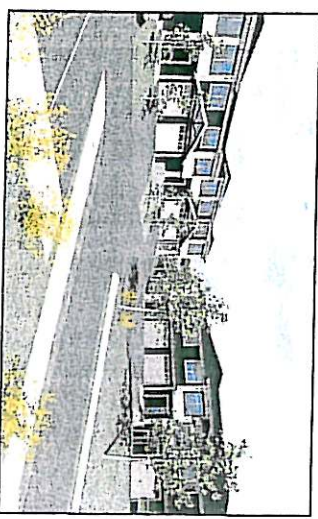
**VIEW 5**  
(from above, looking south west)



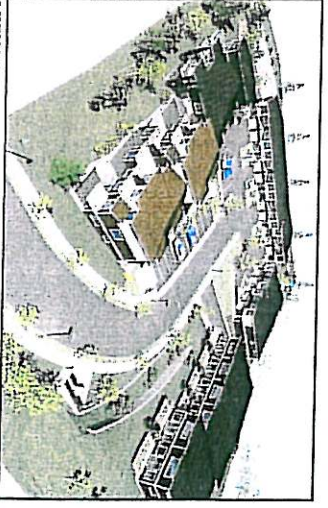
**VIEW 7**  
(from eye level looking north west)



**KEY PLAN**  
View 4  
View 5  
View 6  
View 7  
View 8  
View 9  
Brant Avenue  
View 1



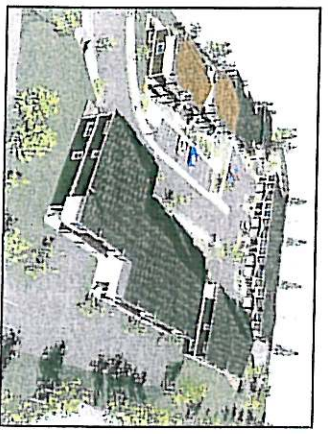
**VIEW 8**  
(from eye level looking north east)



**VIEW 1**  
(from above, looking north east)



**VIEW 9**



**VIEW 3**  
(from above, looking north west)

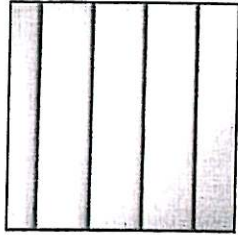


**VIEW 2**  
(looking north east from Brant Avenue)

**Note:**  
Perspective rendering and near yard perspective have been omitted for clarity from Landscape Drawing D045 for fence type and location



# MATERIAL/COLOUR BOARD:



**HORIZONTAL SIDING**  
(Vinyl T-3 Horizontal)



**VERTICAL SIDING**  
(Vinyl Board and Batten)



**TEXTURED EXTERIOR TRIM**  
(Smart Board Exterior Trim)



**HORIZONTAL SIDING COLOUR**  
(Wicker: Building A)



**HORIZONTAL SIDING COLOUR**  
(Sage: Buildings B, C, D, E)



**VERTICAL SIDING COLOUR**  
(Almond)



**RETAINING WALL SURFACE**  
(Concrete Split Face)



**ROOFING**  
(Match IKO Earthtone Cedar: Building A)



**ROOFING**  
(Match IKO North West Weatherwood: Buildings B, C, D, E)



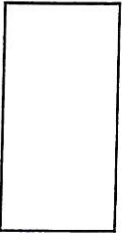
**VINYL DECKING**  
(Match Duradek Sanoma: Building A)



**VINYL DECKING**  
(Match Duradek Taupe: Buildings B, C, D, E)

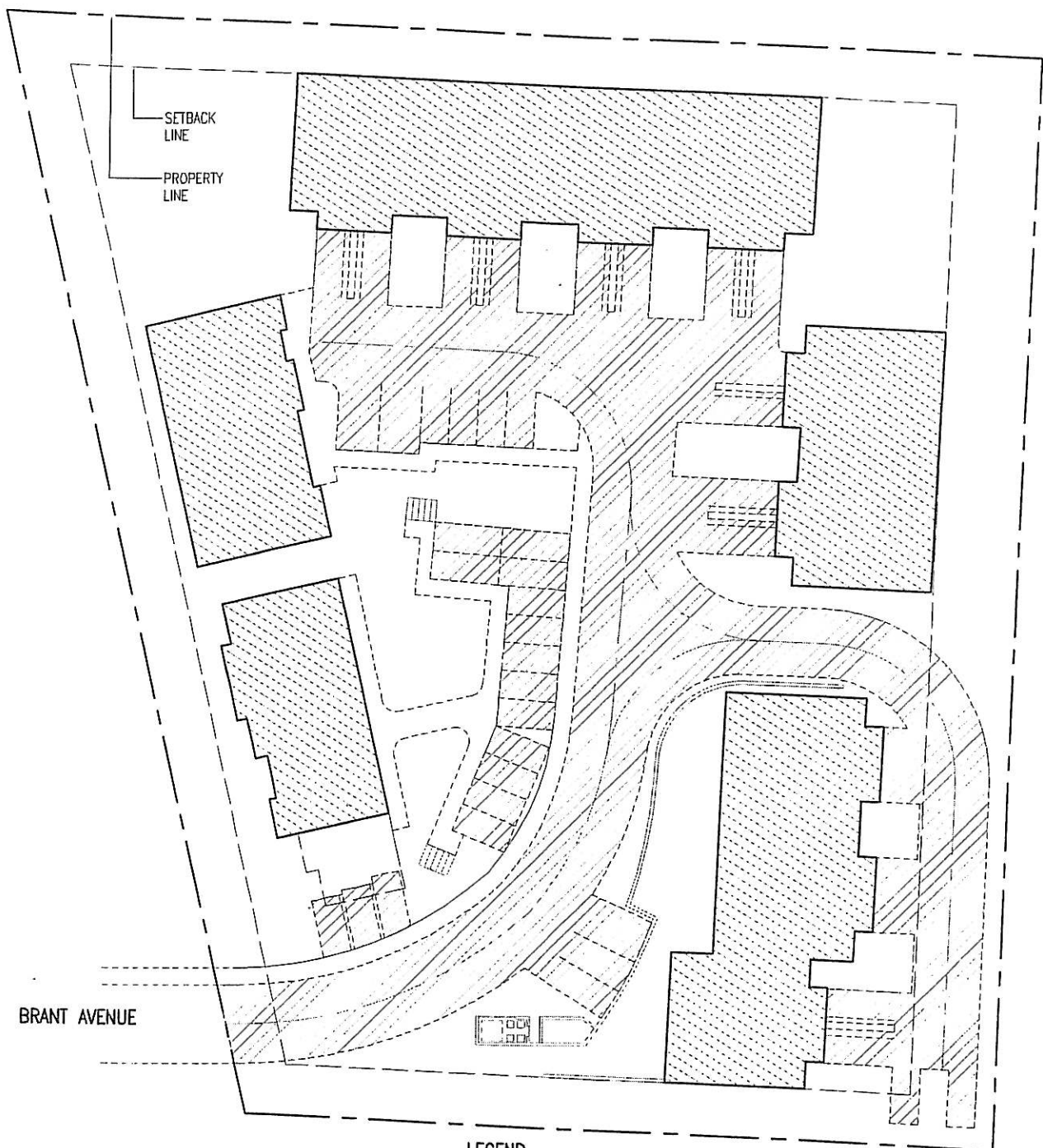


**ALUMINUM HANDRAILS**  
(Match Duradek Rideau Brown: Building A)



**ALUMINUM HANDRAILS**  
(Match Duradek Beige: Buildings B, C, D, E)





1 SITE COVERAGE  
PLAN  
N.T.S.

#### LEGEND

LOT AREA=	81,977 SQ.FT.
BUILDING SITE COVERAGE=	19,884 SQ.FT.
PARKING/DRIVEWAYS=	20,884 SQ.FT.
BUILDING/PARKING/DRIVEWAYS=	40,768 SQ.FT.
ALLOWABLE BUILDING/PARKING/DRIVEWAY COVERAGE=	40,989 SQ.FT.

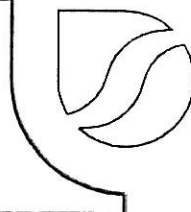
PROJECT  
1170 BRANT AVENUE  
KELOWNA, BC

DRAWING  
SITE COVERAGE PLAN

DATE  
05.05.08

DWG No.  
SK-SCP

SCALE  
N.T.S.



architecturally  
**DISTINCT**  
SOLUTIONS INC.  
ph: 250-448-7801 fax: 250-448-7802  
550C West Ave., Kelowna, BC V1Y 4Z4



File: Z07-0105

Application

File: Z07-0105

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only) 2007-12-06 2007-12-06
			Community Development & Real Estate Mgr 2007-12-06 2007-12-19	SALEXANC CD&RE 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.
			Environment Manager 2007-12-06	
			Fire Department 2007-12-06 2008-01-11	MNEID Code analysis to address, Exiting, Access Route Design and Building classification, detailed drawings are required showing article 3.2.5.6, Access Route Design, of the BC Building Code is met. No parking signs are required on both sides of the street as per article 2.5.1.5 of the BC Fire Code. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw 7900. Engineered fire flows are required and will help determine hydrant locations and if required volume is met. Supply detail equivalencies, if any.
			FortisBC 2007-12-06 2008-01-31	No response
			Inspections Department 2007-12-06 2007-12-14	RREADY History of previous slide area problems on adjacent properties! Hillside development guidelines apply to this application, registered profession to review issues related to site grading, foundation and roof drainage, building envelopes and retaining walls. All Part 3 buildings to meet fire fighting access provisions ie: gradient turnarounds as per subsection 3.2.5 and 3.2.5.6 of BCBC 2006. 4 storey group C buildings require sprinklers, hose and stand pipes. Handicap parking stalls required. Exiting requirements to meet 3.3.1.3, 3.4.4.3 of BCBC and stairs 3.2.3.13 of BCBC 2006.
			Mgr Policy, Research & Strategic Plannin 2007-12-06 2008-01-03	Comments too extensive for posting here. Please refer to related email dated January 3, 2007.
			Park/Leisure Services Dir. (info only) 2007-12-06 2007-12-06	
			Parks Manager 2007-12-06 2007-12-10	TBARTON No comment
			Public Health Inspector 2007-12-06 2007-12-21	See letter in file
			RCMP 2007-12-06 2007-12-28	No Comment
			School District No. 23 2007-12-06 2008-02-04	No response
			Shaw Cable 2007-12-06 2007-12-13	Owner/developer to install underground conduit system
			Telus 2007-12-06 2008-01-15	TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy
			Terasen Utility Services 2007-12-06 2008-01-02	No Comment
			Works & Utilities 2007-12-06 2008-02-13	see documents tab 2008 02 12 see documents tab





# Interior Health

December 19, 2007

City of Kelowna  
Planning and Development Services  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: Alec Warrender,

**Re: Rezoning Application Z07-0105, OCP 07-0035, DP07-0294, DVP07-0295,  
1170 Brandt Avenue**

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Interior Health, Public Health Inspection program, has no concerns regarding the water and sewer aspects of this proposal provided community water and sanitary sewer are available to the development.

The proximity to the industrial area, in particular the auto body facility located at 1140 Brandt Avenue which is directly adjacent to the development, may be a concern. The proposed daycare facility, playground and the potential exposure to air emissions from the industrial facilities close by may be a poor environment for this type of development.

Child care facility approvals are the jurisdiction of Community Care Facilities Licensing, Interior Health, and they will require plans be submitted for assessment purposes. I have forwarded this application to Community Care Facilities Licensing for their information and comments.

Sincerely,

Steve Pope, C.P.H.I. (C)  
Public Health Inspector

SP/jm

cc: Darlene Kuzyk  
Senior Licensing Officer  
Interior Health

RECEIVED

DEC 24 2007

CITY OF KELOWNA  
PLANNING DEPT.

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

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**Date:** February 6, 2008  
**File No.:** Z07-0105 OCP07-0035 DP07-0294 DVP07-0295  
**To:** Planning and Development Officer (AW)  
**From:** Development Engineering Manager  
**Subject:** 1170 Brant Ave Lot 3 Plan 10537

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The Works & Utilities Department have the following comments and requirements associated with these applications. 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

This property is also designated in the OCP as a natural environment development permit area for Brandt Creek. The zoning bylaw requires a ten meter riparian management area to be established from the top-of-bank. The top-of-bank is measured from the first significant break in slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 10 meters measured perpendicularly from the stream.

**The proposed roadway is within the stream setback area.**

A Development Variance Permit to vary the zoning and OCP setbacks is required. In addition, an Assessment Report in accordance with Section 4 of the Riparian Areas Regulation will also be required.

**.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) This property is designated in the OCP as a hazardous condition development permit area for steep slopes. The proposed roadway is located on top of the steep slope area. An engineered retaining wall of significant height will be required to retain the road above the creek and neighboring property. The proponent is to demonstrate a safe and sensitive design when proposing to develop areas of steep slope.

**.2 Geotechnical Report**

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of a Building Permit.

Contact Bob Shaughnessy of the City of Kelowna for the terms reference for this geotechnical report.

### .3 Water

- a) The property is located within the City Water service area.
- b) The existing lot is serviced with a small diameter water service. 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.
- c) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of the existing service at the main and the installation of fire hydrants and one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$10,600.00**
- d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- e) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- f) 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.
- g) Remove the existing creek water intake and the pump station site.

### .4 Sanitary Sewer

- a) A flow analysis check by the City has determined the impact of additional flow contributions to the existing Wilson avenue sanitary sewer system. The existing sewer lift station is in poor condition and not sufficient in capacity to support the



proposed development needs. Replacement of the sewer lift station will be required. The City will partner with the developer to facilitate the upgrade of the sanitary sewer lift station. Based on this development's projected peak flow of 0.83 litres per second, the developer's contribution towards the cost of the sanitary lift station replacement is determined to be **\$42,500.00**

- b) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The existing lot is connected with a small diameter sewer service. The applicant, at his cost, will arrange for the installation of one new larger service, as well as the capping of all existing unused services at the main. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$5,000.00**

## **.5 Drainage**

- a) 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.
- b) Provide the following drawings:
  - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii) A detailed Stormwater Management Plan for this subdivision; and,
  - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Provide details of cuts and fills on the Lot Grading Plan.

## **.6) Roads**

- a) Brent Avenue must be upgraded to a full urban standard (SS-R4 Cross Section) modified to include a barrier curb and gutter monolithic sidewalk on one side, storm drainage system including catch basins, manholes / drywells, fillet pavement, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. Dedicate and construct the cul-de-sac in accordance with City Standards (SS-R17) the estimated cost for this construction for bonding purposes is **\$ 36,400.00**.
- b) Construct a sidewalk on Gordon Drive so as to provide a pedestrian access link to the Clement Avenue and Gordon Drive signalized intersection. The estimated cost for construction for bonding purposes is **\$ 22,000.00**

- c) Provide a road profile with cross sections for the proposed access road to confirm that road grades are suitable.
- d) The internal road network should illustrate the ability of a Fire Ladder Truck to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- e) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.

**.7) Power and Telecommunication Services and Street Lights**

- a) All proposed distribution and service connections are to be installed underground.
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with FortisBC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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.

**.8) 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.

**.9) Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

**.10) Development Permit Site Related issues**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) The requested variance to reduce the parking stall requirements from 60 required to 51 proposed, is not supported by Works and Utilities

**.11) 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.

**.12) Bonding and Levy Summary****(a) Bonding**

Brant Avenue road improvements	\$ 36,400.00
Gordon Drive sidewalk link	\$ 22,000.00
Service upgrades	\$ 15,600.00
<b>Total Bonding</b>	<b>\$ 74,000.00</b>

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 4<sup>th</sup> reading of the zone amending bylaw.

**(b) Levies**

Developer's contribution to Sewer lift station Upgrade	<b>\$42,500.00</b>
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**.13) 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 **\$1,685.40** (\$1,590.00 + 95.40 GST)

---

Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf



Email: Page 1 of 2

To: Alec Warrender

City of Kelowna

May 15, 2008

**Re: 1170 Brant Avenue (The Site) – CPTED Strategies**

Dear City of Kelowna (Attn: Alec Warrender),

In response to the City of Kelowna's Crime Prevention through Environmental Design (CPTED) guidelines, we offer the following strategies employed during the design of the current proposal for 1170 Brant Avenue:

**Generally:**

**Natural Surveillance:**

- Front entry doors for the entire development are oriented toward the street, lane and/or parking areas.
- Sidewalks and streets have been oriented centrally to ensure an inviting and safe feeling within the neighbourhood.
- Even though The Site is sloped, the central vehicle and pedestrian circulation help to create continuous site lines.
- Garden areas and front entrances are generally located street side to ensure a strong visual connection with the central circulation corridor.

**Territorial Reinforcement**

Well developed separation between public and private spaces:

- Public garden and playground areas are well defined with excellent surveillance opportunities from adjacent residences.
- Semi-private zones are well defined between town homes and central circulation (via landscaping and defined driveways) and between apartment style homes and central circulation (via railed exterior circulation and a landscaped buffer).
- Private zones are clearly developed by way of separated patio, decks and rear yards.

**Natural Access Control and Target Hardening:**

- Further to the above indicated items, the notion of the public route is clearly defined by the central circulation idea versus the semi-private and private residential zones within the neighbourhood, while solid doors and limited glazing adjacent to entry points are employed at typical proposed front entries.

**Specifically in response to the Multi-Residential Character of the proposed neighbourhood:**

- Especially important in the design of the apartment style residences was the development of exterior access to all unit front doors. This approach ensures that no entry ways are obscured in corridors and an excellent visual connection is maintained between the street, parking areas and front entrances.
- All entry doors are visible from the street or lane that service them, and all entrance areas will be well lit.
- All facades of each building in the development have windows.
- The labelling recommendations contained in the CPTED Guidelines for surface parking space will be considered during the preparation of Contract Documents for the development, including avoiding direct relationships between unit numbers and parking space numbers as well as designating visitor parking.
- All parking areas are visible from windows and doors of neighbouring residences.
- Parking and pedestrian walkways will be well lit.
- The location of the playground in the development is such that it is not clearly visible from the street and yet is visible from the living areas of adjacent homes (including being located directly adjacent to a town home that was designed as a family child care centre opportunity).
- The neighbourhood screened garbage enclosure has been oriented in a public central location to avoid blind spot hiding areas.
- Cross street building locations ensure that buildings are visible to one another.
- Strong lighting and un-obscured entrances convey a clear identity.
- Once determined, mail box locations will be in an open and public location and/or located next to appropriate residences.
- All proposed balcony railings are of an open picket style to enhance visual connections between private, semi-private and public zones within the neighbourhood.
- Entrance doors will all include dead bolt locking hardware.
- Common building entrances and common doorways have been avoided.
- Specific hardware and door recommendations contained in the CPTED Guidelines will be considered during the preparation of Contract Documents for the proposed development, including (but not limited to): hinge orientations, locations of entry points from windows, sliding glass door operation and locking details.

As illustrated above, the neighbourhood design for 1170 Brant Avenue considered and incorporated many of the recommendations from Kelowna's CPTED Guidelines as integral influences toward the creation of a successful and safe neighbourhood.

Matt Johnston                      MAIBC, RAIC  
Architecturally Distinct Solutions Inc.



Email: Page 1 of 2

To: City of Kelowna

Re: **1170 Brant Avenue – Sustainability / Built Green Strategies**

We are pleased to submit this Sustainability and Built Green Strategy paper for the proposed residential development project at 1170 Brant Avenue.

**Sustainability:**

As part of the design rationale for the project as submitted for OCP amendment and Development Permit, the site was reviewed and the site planning considered in direct response to the City of Kelowna's Sustainability Checklist document. Specifically, the proposed site plan as submitted for DP incorporates the following characteristics:

**Mixed Uses:** including low income residential homes, accessible homes, family child care centre opportunity, single family town home residences, a playground area and community garden/gazebo space. This mixed use solution is complimented by the provision of exterior bike storage and the development of a pedestrian link from the site along the full extent of Brant Avenue to Gordon Drive, then continuing along Gordon to Clement Avenue, in order to promote pedestrian, public and bicycle transportation modes.

**Compact Urban Form:** previously approved for the development of 9 single family homes, the current proposal is for a total of 32 residential homes. As an existing urban location, our proposed increase in density of the site will allow the development to take advantage of the proximity of existing infrastructure and reduce the impact of urban sprawl in response to a growing local population.

The above noted characteristics contribute to a neighbourhood development that will encourage a use of the property that will meet the immediate needs of the neighbourhood as well as facilitate changing lifestyles over time thereby contributing to the long term social well being of the neighbourhood. Further to the issue of Sustainability, we offer the following written response to the City of Kelowna's Sustainability Checklist as well as a summarized list of details (from the Canadian Home Builder's Association 'Built Green' program) to be incorporated into the project:

1. **Direct employment created by this project during construction:**
  - a) number and duration of jobs (full time, part time): approximately 100 different people involved in the construction of the project, each contributing approximately 200 man hours for a total of approximately 20,000 man hours. Additional jobs include approximately 2 man years of commitment for General Contracting and approximately 2 man years of engineering and architectural professionals.
  - b) types of jobs (e.g., construction, design): required jobs will include skilled labourers, engineers, professional design consultants, project supervision and general contracting.
  - c) income range of jobs: will be market driven and can be expected to be as varied as the range of required ability for the project (from \$15/hour to \$160/hour)
2. **Direct employment after the project is completed (i.e., on the development site):**  
Yes - community support services (waste removal, letter carrying, expected paper and other delivery, utility maintenance,...)
3. **Other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation):** a select town home specifically designed to be developed as a Licensed Family Child Care facility within the community as well as Built Green strategies to be employed.

**Built Environment**

4. **Site planning components:**

Walking distance to:

- a) bus stop on Graham Street (in metres) from the property – 400m.
- b) to the start of the Rails with Trails corridor – 250m, City's bicycle lane on Gordon Drive – 250m, Market, pharmacy and other services at Centuria – 900m, Downtown Safeway store – 1,600m, Waterfront Park and the Rotary Marshes – 1,400m, Bankhead Elementary and Bankhead playing fields – 800m via sidewalk (350 m along Brant's Creek).

4.1 Provides additional support for alternative transportation use:

- bicycle storage in excess of zoning requirement, encouraging the development of a Licensed Family Child Care facility within the community by providing a residence specifically designed for that use thereby promoting pedestrian oriented use, pedestrian walkway development that connects existing public transportation directly to the site on Brant Avenue, use of small car parking spaces to promote energy efficient vehicles.

4.2 On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection) through landscape architect design of riparian areas and the inclusion of drought recommended plant species through out the development.

4.3 Site remediation forms part of the development process through landscaping the creek side of Brant Avenue.

4.4 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided) through the control of residential light use through Built Green strategies including (but not limited to) percentage of residential lighting on motion sensors and down lit street lamps

4.5 Enhanced waste diversion facility by way of a central waste management centre

5. **Water efficiency techniques:**

5.1 Water efficient landscaping through the use of drought resistant planting, increased top soil depth.

5.2 Water use reduction measures through low consumption fixtures.



Email: Page 2 of 2

**6. Energy use reduction and improved air quality:**

6.1 Energy efficiency of proposed structures by way of Reduction of asphalt paving at townhome driveways by incorporating light colour granular based accents

6.2 Use of renewable energy alternatives by entering the FortisBC PowerSense program

**7. Comment on the following methods for sustainable use and reuse of materials and resources:**

7.1 Management of construction wastes and the use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials<sup>3</sup>) by way of employing Built Green Strategies

7.2 Considered PowerSense Residential energy saving initiatives offered by FortisBC by entering the FortisBC PowerSense program

**8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:**

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open as outlined in the proposed Built Green Strategies

8.2 Design attempts to maximize exposure to natural light include responding to the existing topography, and locating the buildings at the site perimeter in order to allow a central open space oriented toward the south.

9. **The street layout and design encourage walking and cycling**, while providing vehicle use by way of a central vehicular access in response to realistic use while making a strong pedestrian connection as itemized in 4.1 above.

10. **Storm water management** via underground storage then allowing storm water to seep into Brant's Creek.

11. **Pedestrian connection** provided to existing urban infrastructure via the Brant Avenue upgrades.

13. **The proposed residential development is within a ten-minute walk** (approximately 800 meters) from: a school, child care facility, parks or trails, a bus stop, the Rails with Trails route and City Bicycle Route

**Natural Environment**

14. Green-space and natural environment are enhanced by way of the orientation and location of the buildings is in direct response to the natural topography of the site. Green space has been incorporated into portions of the site that offer a sense of privacy while maintaining vital visual links from adjacent homes to instill a sense of security to users.

14.1 The development in an environmental development permit area as outlined in the Environmental Assessment.

14.2 An environmental assessment of the property was completed concurrently with the design work for the project.

14.3 Provision of green-space and trees on site (includes retention of existing trees) noting the following calculations:

a) Amount of green-space in square feet: 35,000

b) Amount of usable open space in square feet: 14,500

c) Number and percentage of existing trees to be retained on site: 2 large Lombardy Poplar

d) Number of trees removed: Approximately 30 Fruit trees planted in high density orchard rows along the north edge of the property.

e) Number of trees to be planted: Approximately 40

14.4 Significant existing environmental features that are maintained or enhanced on the site include daylight capture in the south oriented open central core and the required landscaping of sensitive riparian area as well as the upgrades along Brant Avenue.

**Social Sustainability**

This development will contribute to the health and safety of Kelowna, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development provides attractive spaces that encourage social interaction.

15. Anticipated price range of units and average price per square foot as follows:

Town home units will range from between \$325K to \$399K per home for an approximate average price of \$240/sq.ft.

Affordable apartments will be approximately \$152K per home for an approximate average price of \$190/sq.ft.

16. The proposed development includes affordable market housing as follows:

a) number of (affordable market housing) units: 11

b) as a percentage of total units: 34%

c) form of tenure (e.g., rental, co-op, owner): market housing

d) targeted population, if applicable (e.g. seniors, family): young family

17. All densities of the residential development include direct ground-oriented access without any indoor entry corridors.

18. The project design incorporates Crime Prevention Through Environmental Design (CPTED) principles as outlined in the CPTED Report prepared in conjunction with the DP Application for this project.

19. The project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities through the inclusion of two market 'accessible' housing units (to the requirements of the BC Building Code)

20. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc. have been developed through landscape buffers and utilizing the natural change in grade from adjacent properties.

21. The project aims to enhance local identity and character through the use of natural muted tones and responds to the natural topography to ensure a quiet integration into the existing site without disturbing existing neighbourhoods.

22. The development incorporate space for public gathering and activities through the proposed public playground and garden/gazebo area.

The Developer engaged a Green Building experienced consultant in association with the development proposal for 1170 Brant Avenue who is a Member of the Canadian Green Building Council as well as a Certified Member of Built Green Canada.