

Memo



Date: October 30, 2009

To: City Manager

From: Community Sustainability Division

File No: OCP07-0022 / **Applicant:** Meiklejohn Architects Inc.
Z07-0073

At: 477 Osprey Avenue **Owner:** Al Stober Construction Ltd.

Purpose: To amend the OCP Future Land Use Designation from the "Multiple Unit Residential - Medium Density" Designation to the proposed "Commercial" Designation.

To rezone from the "P2 - Education And Minor Institutional" Zone to the "C4 - Urban Centre Commercial" Zone

Existing OCP Designation: Multiple Unit Residential - Medium Density

Proposed OCP Designation: Commercial

Existing Zone: P2 - Education and Minor Institutional

Proposed Zone: C4 - Urban Centre Commercial

Report Prepared by: Paul McVey

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0022 to amend Map 19.1 of the *Kelowna 2020* - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot 1, D.L. 14, O.D.Y.D., Plan 4280, located on Osprey Avenue, Kelowna, B.C., from the current "Multiple Unit Residential - Medium Density" designation to the proposed "Commercial" designation, as shown on Map "A" attached to the report of Land Use Management Department, dated October 30, 2009, be considered by Council;

AND THAT Council considers the Advisory Planning Commission public process, to be appropriate consultation for the purpose of section 879 of the *Local Government Act*;

AND THAT Rezoning Application No. Z07-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, D.L. 14, O.D.Y.D., Plan 4280, located on Osprey Avenue, Kelowna, B.C., from the existing P2 - Education and Minor Institutional zone to the proposed C4 - Urban Centre Commercial zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP07-0022 and zone amending bylaw 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 Development Engineering Department being completed to their satisfaction;

AND FURTHER 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 wishes to rezone the subject property from the existing "P2 - Education and Minor Institutional" zone to the proposed "C4 - Urban Centre Commercial" zone and consolidate with the parent property which is currently zoned C4. As the future land use designation for this property is "Multiple Unit Residential - Medium Density", an Official Community Plan amendment for the "Commercial" designation is required to facilitate the mixed-use development proposal.

3.0 ADVISORY PLANNING COMMISSION

The above noted application (OCP07-0022/Z07-0073) was reviewed by the Advisory Planning Commission at the meeting of September 25, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Official Community Plan Amendment No. OCP07-0022, for 477 Osprey Avenue, Lot 1, Plan 4280 by Meiklejohn Architects Inc. (Al Stober Construction), to amend the OCP Future Land Use designation from existing Multiple Unit Residential - Medium Density to Commercial;

AND THAT the Advisory Planning Commission support Rezoning Application No. Z07-0073, for 477 Osprey Avenue, Lot 1, Plan 4280 by Meiklejohn Architects Inc. (Al Stober Construction), to rezone from the existing P2 - Education and Minor Institutional to proposed C4 - Urban Centre Commercial.

4.0 THE PROPOSAL

The applicant is proposing to rezone the subject property to facilitate the consolidation of the property with the adjacent commercial property to the east. The consolidated property is proposed to be developed through an addition to the recently renovated commercial building (former Liquidation World). The proposed comprehensive site development creates a mixed-use commercial and residential development comprised of grade level retail spaces along Pandosy Street with direct access from the street, five storeys of office space, and one storey of residential units on the seventh floor of the proposed building. The parking structure being proposed as part of this development is wrapped by the commercial units along Pandosy Street, and siting the tower component adjacent to Osprey Avenue. The detailed zoning breakdown is attached for reference.

The applicant is seeking a Development Variance Permit to increase the permitted building height from 4 storeys or 15 m permitted up to 7 storeys or 28.3m proposed. The height bonusing provisions of the C4 zone would allow for a building height of 25m or 7 storeys where the parking is located entirely below natural grade and includes a co-op/car sharing program, and provides a public courtyard, and green roof.

Council will have an opportunity to review the form and character when the associated Development Permit and Development Variance Permit applications are considered in the future, should Council favourably support this land use.

4.1 Site Context

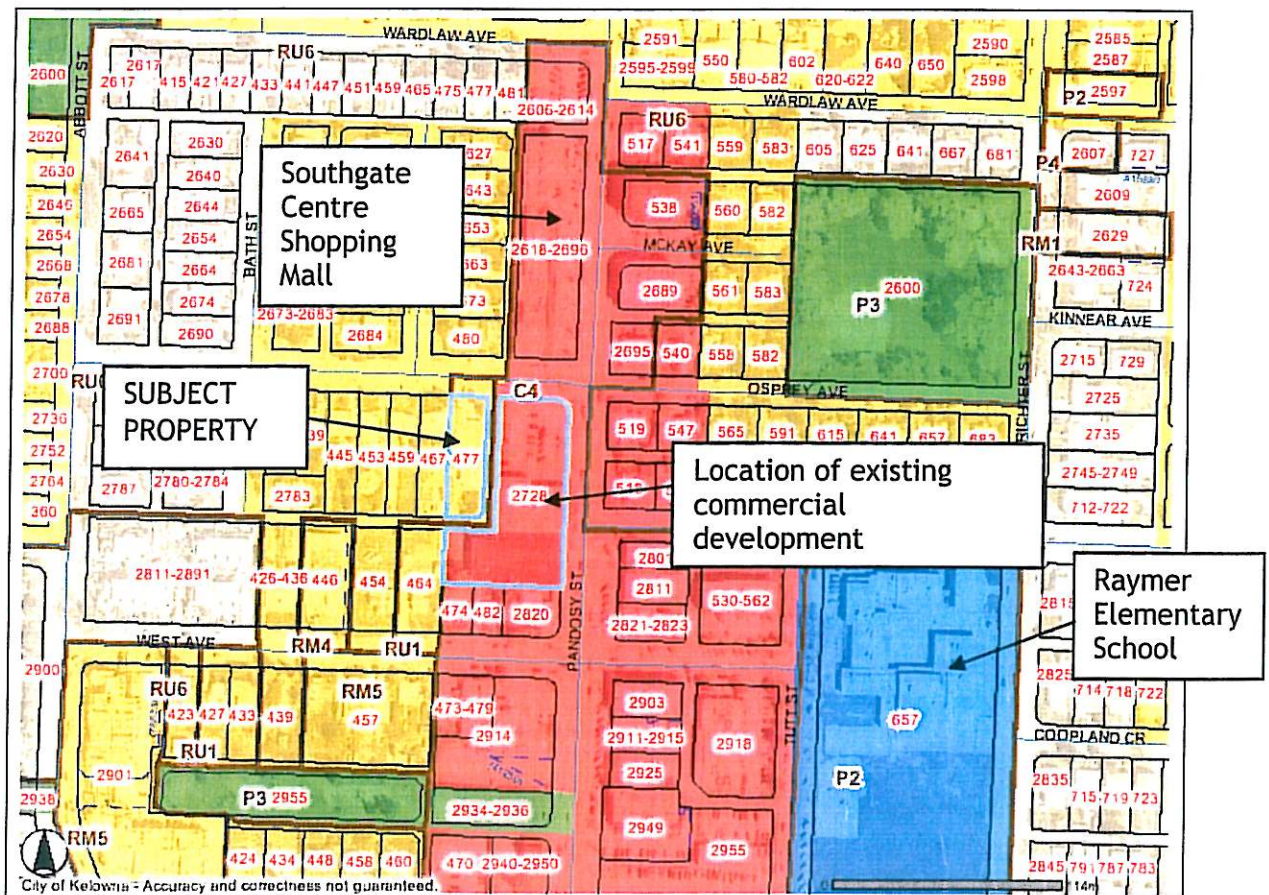
The subject property is occupied by a single dwelling unit that has been modified to be operated as a child day care centre. The applicant proposes to relocate the existing lane to the west side of the subject property, in order to allow the subject property to be consolidated with the neighbouring commercial property as part of a comprehensive redevelopment.

The development site is generally flat and level. The Pandosy Street Frontage has been urbanized as part of the South Pandosy Revitalization program of the late 1990's.

Adjacent zones and uses are, to the:

- North - C4 - Urban Centre Commercial/Osprey Avenue, Retail uses
RU6 - Two Dwelling Housing/Single Unit housing
- East - RU6 - Two Dwelling Housing/Single Unit housing
- South - C4 - Urban Centre Commercial/retail uses
- West - RU6 - Two Dwelling Housing/Single Unit housing

SUBJECT PROPERTY MAP



4.2 Proposed Development Potential

The purpose of the C4 - Urban Centre Commercial zone is to allow for the development of community commercial centres to serve more than one neighbourhood.

5.0 CURRENT DEVELOPMENT POLICY

5.1 Kelowna 2020 Official Community Plan

The subject property is designated as "Multiple Unit Residential - Medium Density" future land use. This OCP amendment application has been made to change the future land use designation to "Commercial".

The Kelowna 2020 Official Community Plan also includes the following statements in Section 6 - Urban Centre:

Objectives for Development within Urban Centres

- 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 the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).

The Kelowna 2020 Official Community Plan also includes the following statements in Section 9 - Commercial:

9.15 Urban Centre Focus. Encourage new retail, service, office, hotel/motel, and entertainment facilities to locate within the Urban Centres, in accordance with the provisions of Map 6.2 and the policies of Chapter 6.

9.35 Corner Lot Development. Generally encourage commercial developments in transition areas, consistent with OCP Future Land Use direction but requiring rezoning, to occur on corner locations first, rather than on mid-block locations.

5.2 South Pandosy/KLO Sector Plan

(a) Vision Statements

- A complete community with a balance of jobs, homes and shopping. The plan recognizes the need to encourage more local employment through commercial retail and service, offices and an enhanced agricultural industry. The ability to live close to inner-city employment will be fostered through a careful integration of higher density housing. A revitalized commercial district will improve access to a variety of services and retail businesses by tourists and local residents.
- Establishment of the South Pandosy Urban Town Centre with a mixture of commercial, multiple family housing forms and institutional uses.

(b) South Pandosy Town Centre Policies

- Locate commercial and mixed-use buildings within the core business area close to the road corridor to minimize the distance between the sidewalk and the building front. Parking and service site uses should be located behind or within the building.
- Develop pedestrian connections to provide a continuous network of efficient pedestrian routes, in particular, to and from key destinations.
- Encourage mixed-use and multiple family residential buildings with useable exterior balconies and arcades. Also, encourage landscaping on the balconies and roof structures of these buildings.

(c) Town Centre Commercial Policies

- Redevelopment of the commercial area should introduce elements to facilitate pedestrian movement wherever possible.
- Give favourable consideration to the redevelopment of the northern portion of the Town Centre area, especially along the east side of Pandosy Street (between Raymer and Wardlaw) to accommodate commercial uses.
- Create a unique image and identity for the Town Centre using design, marketing and tenant mix.

Staff recommends that the Advisory Planning Commission public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*.

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

6.0 TECHNICAL COMMENTS

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

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed OCP amendment and rezoning will facilitate a comprehensive redevelopment of the subject property with the larger property to the east, fronting Pandosy Street. The creation of residential units in association with the proposed office and retail spaces will provide opportunity for residents to live where they work, and reduce demand for transportation services. The proposed development also fosters a densification of development located in an area where urban services exist.

The larger development site will meet the objectives of the South Pandosy/KLO Sector Plan in that the proposed development creates additional retail and commercial opportunities while providing more residential dwelling units in the South Pandosy Urban Centre.

The subject applications have been delayed in processing pending the review of the site plan and the accommodation of the required transportation issues. The identified road widening along Pandosy Street required a redesign of the site plan to move the building back from the existing road dedication to provide additional room for the possible road widening of Pandosy Street. This redesign also added a floor of building height to the tower component. The applicant has also had to revisit the site plan design along the western boundary of the subject property in order to provide

adequate provision for the relocated lane. As well, the applicant has registered a road reserve agreement on title that protects the most encumbering possibility for widening along the Pandosy Street frontage.

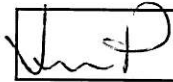
Council will have an opportunity to consider both the associated Development Permit and Development Variance Permit in the future, should Council choose to support this OCP amendment and rezoning application.

Land Use Management recommends support for the land use changes as the addition of the subject property to the adjacent commercial property to the east will improve the development capacity of the commercial property.



Shelley Gambacort
Director, Land Use Management

Approved for inclusion



Jim Paterson
General Manager, Community Sustainability

PMc/pmc/bn
Attach.

Attachments

Location Map
Site plan
Map "A"
Tracking System Print-out
Development Engineering Comments
Applicant Rationale letter
Elevations
Perspective Renderings
Zoning Comparison Table



ZONING COMPARISON TABLE

The proposal as compared to the C4 zone requirements is as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS	RM5 ZONE REQUIREMENTS ①
Site Area (m ²) (consolidated site)	5,433 m ²	460 m ² if abutting a lane	1,400 m ²
Site Width (m)	58.9 m	13 m if abutting a lane	40.0 m
Site Depth (m)	92.5 m	30 m min.	35.0 m
Site Coverage (%)	49%	75%	40% 60% buildings and paved areas
Total Floor Area (m ²) gross [includes medical bldg.] net	11,954.9 m ² 6,370.4 m ²	Max 7,062.6 m ²	Max 7,062.6 m ²
F.A.R.	1.17	Max FAR = 1.3 for mixed use	FAR = 1.3 with UG parking
Storeys (#)	7 storeys (28.3 m) ②	4 storeys (15 m)	4 storeys (16.5 m)
Setbacks (m)			
- Front (Osprey Ave.)	1.0 m	0.0 m	6.0 m
- Rear	0.6 m	0.0 m	7.5m with lane
- West Side	14.5 m	2.0 m adj to RU6 Zone	4.5 m @ 2½ storey 7.5 m for portions over 2½ storey
- East Side (Pandosy St.)	0.0 m	0.0 m (flanking street)	7.5 m to flanking street
Private Open Space	308.9 m ² provided	80 m ² required	150 m ²
Parking Stalls (#)	158 stalls provided	127 stalls required	
Loading Stalls (#)	2 stalls provided③	4 loading stalls required	N/A

NOTES:

①For comparison, this zone would apply under the existing OCP designation of Multiple Unit Residential - Medium Density.

Parking stalls

C4 commercial uses	-	1.75 per 100 m ² x 68.7	= 121
Apartment housing	-	1 per dwelling unit x 6 units	= 6
Parking required			127 stalls

Loading stalls

Required / 1 stall per 1900 m² 6878/1900 = 4 loading stalls

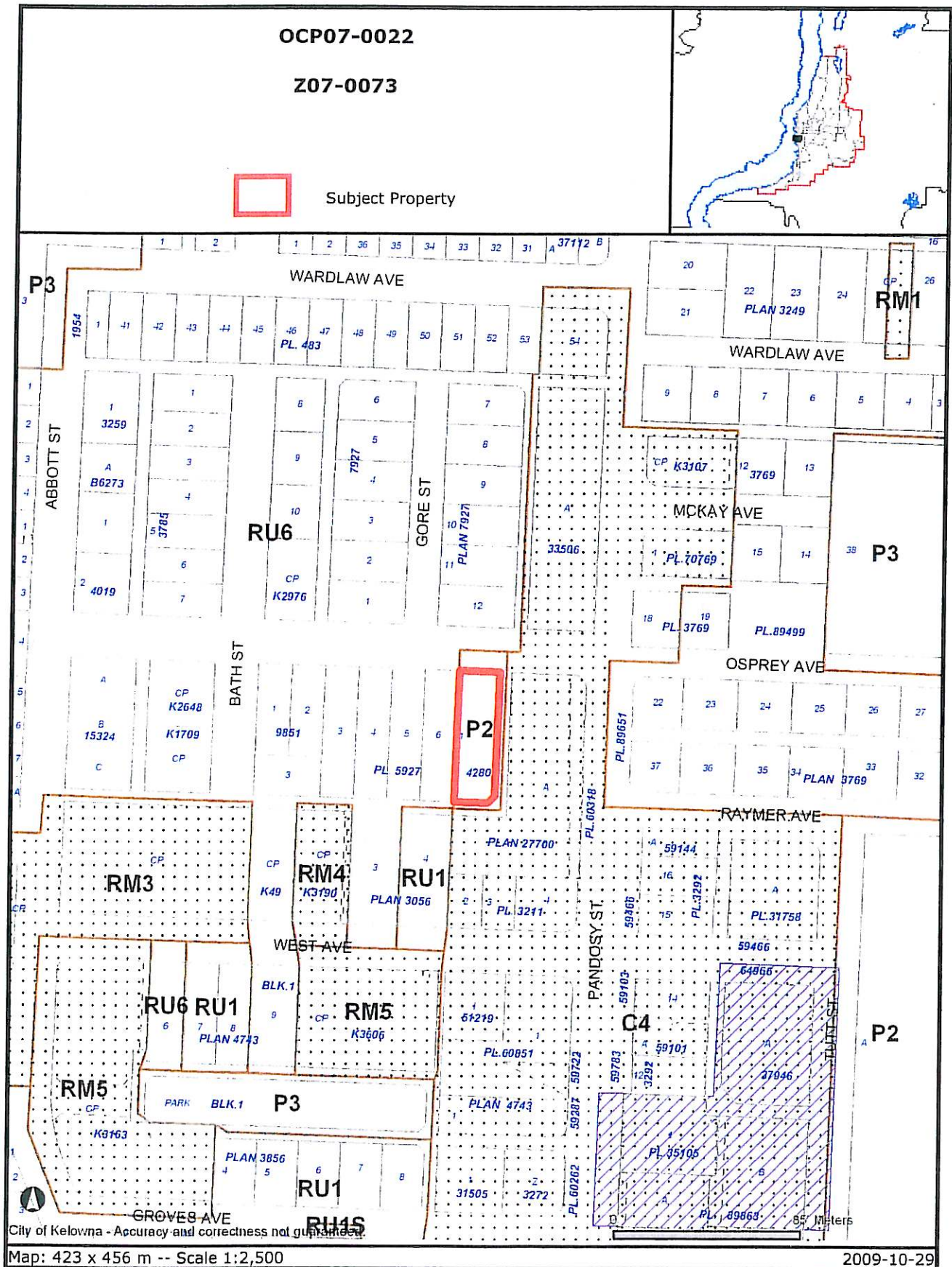
Variances Requested

② Section 14.4.5 (c) vary building height from 15.0 m or 4 storeys permitted to 28.3 m or 7 storeys proposed

③ Section 8 Parking and Loading - vary loading stall regulations from 1 loading stall per 1,900 m² GFA (4 stalls) required to 1 loading stall per 3,439 m² GFA (2 stalls) proposed.

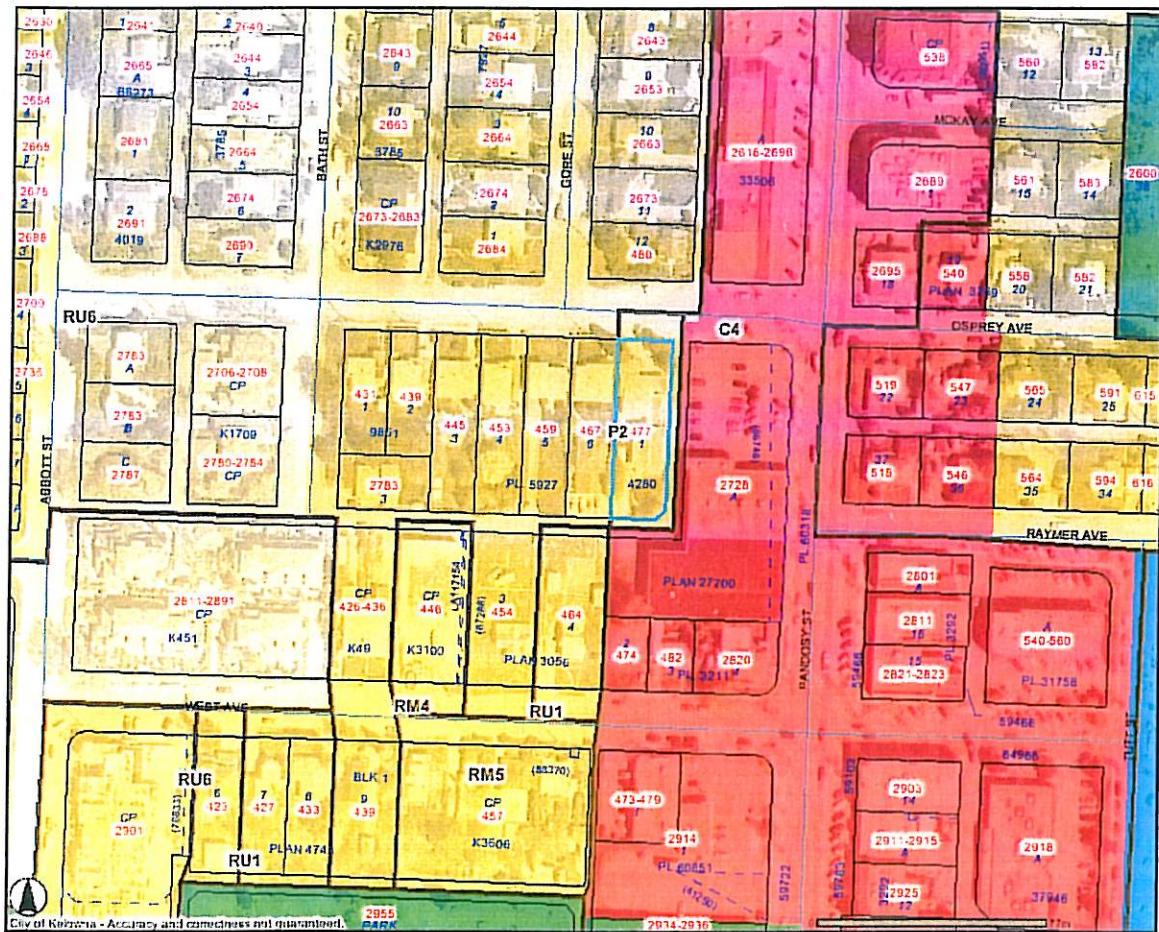
The C4 - Urban Centre Commercial zone for properties in the South Pandosy Urban Centre has provisions for the following density bonuses, up to a maximum of FAR = 2.35:

- a. Parking spaces provided entirely beneath habitable space, max bonus **0.2**
- b. Parking spaces provided entirely below natural grade and where there is a car sharing program, max bonus **0.84** (only applicable to South Pandosy Urban Centre)
- c. Provision of a publicly accessible public courtyard located at grade level, max bonus **0.18**



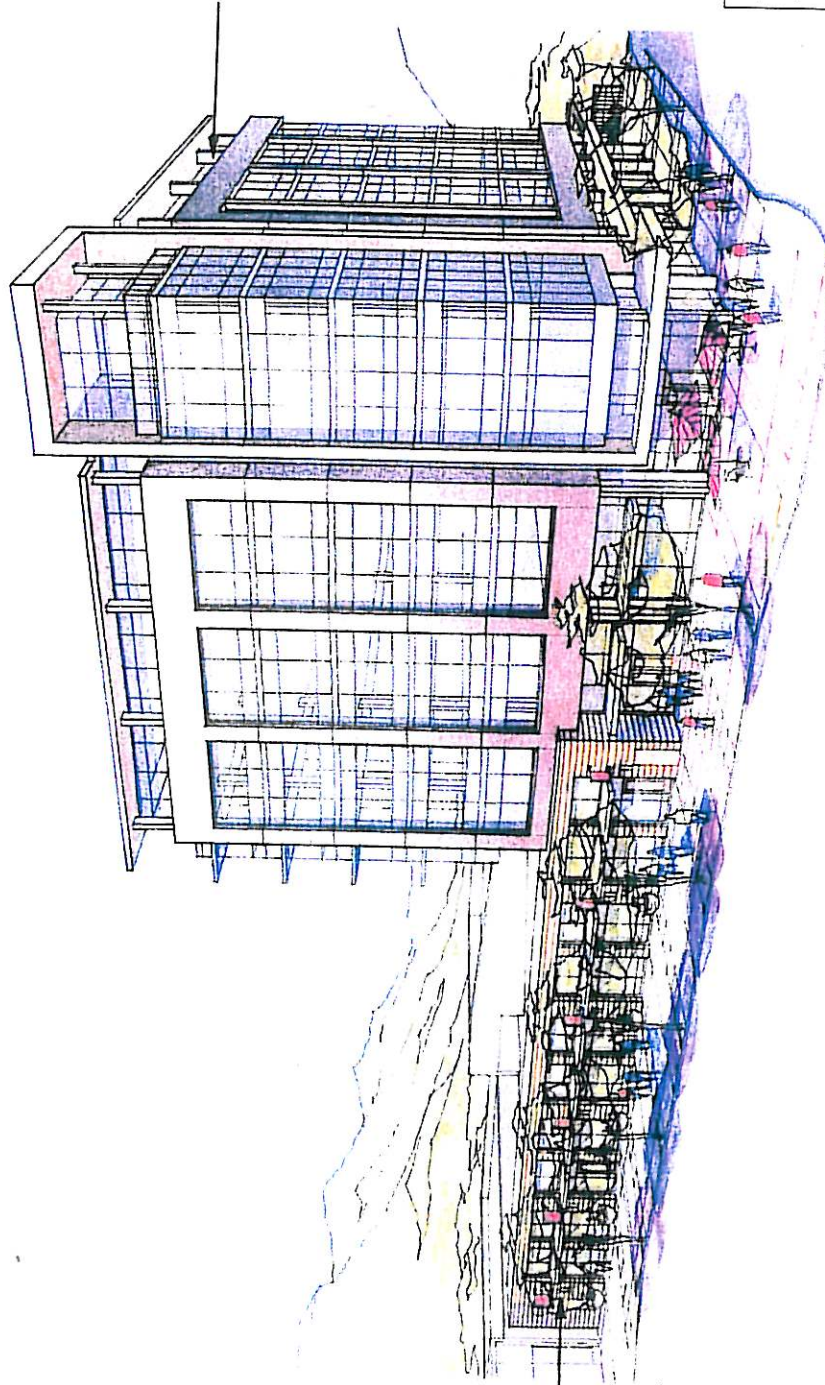
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

MAP "A"



Subject Property to have Future Land Use designation changed from "MULTIPLE UNIT RESIDENTIAL – MEDIUM DENSITY" to "COMMERCIAL"

RENDERING



RESIDENTIAL UNITS ON THE SEVENTH FLOOR.

THE SEVENTH FLOOR STEPS BACK 9' ON ALL SIDES TO SOFTEN THE MASSING AND TO TAPER THE BUILDING ALONG THE SKYLINE

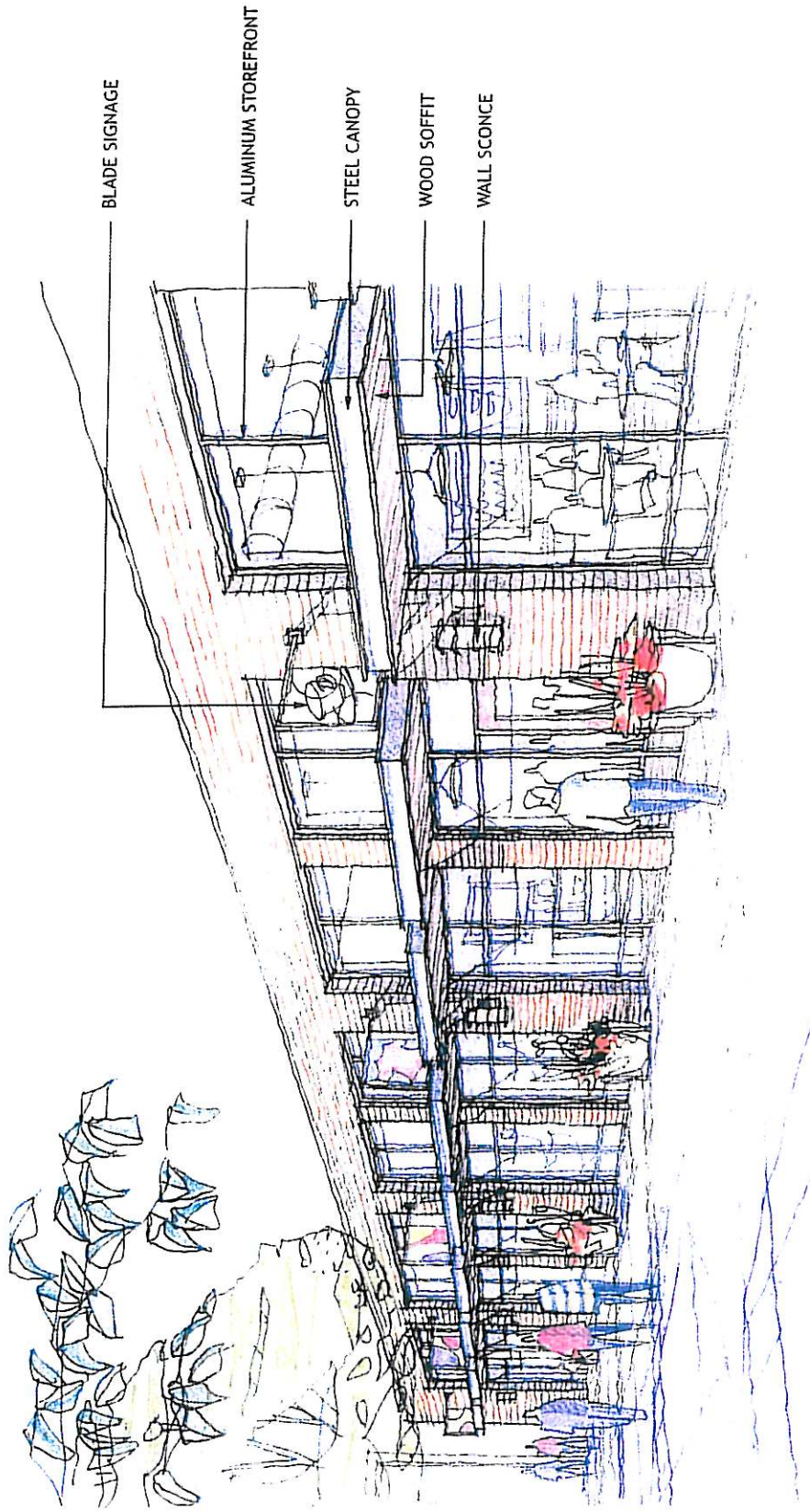
ONE OF THE MAIN GOALS WAS TO CREATE AN ACTIVE RETAIL EDGE ALONG PANDOSY STRENGTHENING BOTH THE STREET AND THE URBAN FABRIC OF THE NEIGHBORHOOD

RETAIL ALONG PANDOSY ALLOWS FOR ACTIVE USE ALONG THE STREET. THE RETAIL ALSO SCREENS THE PARKING GARAGE FROM VIEW.

MEIKLEJOHN ARCHITECTS

PERSPECTIVE

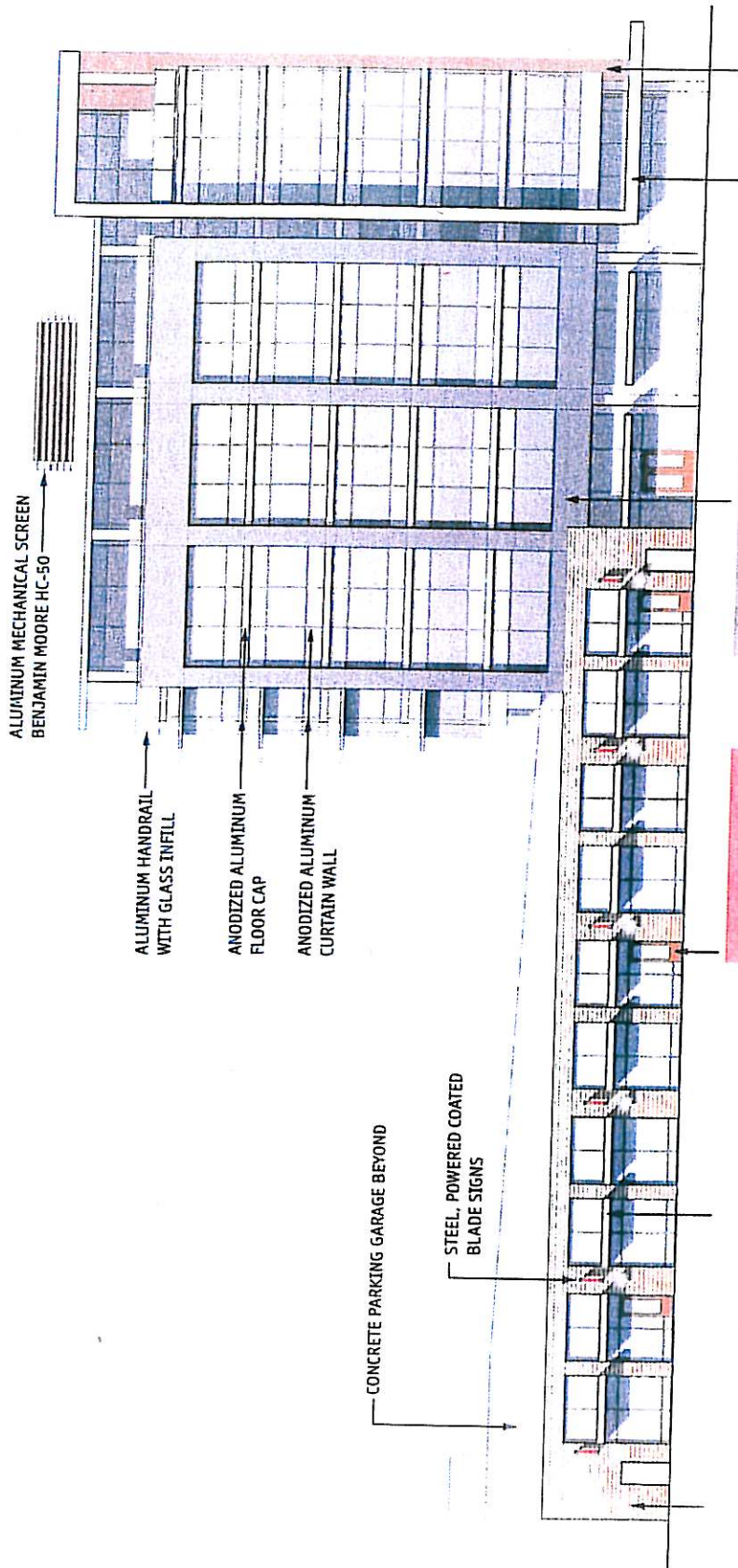
JUNE 3, 2008



MEIKLEJOHN ARCHITECTS

PERSPECTIVE

JUNE 3, 2008



MUTUAL MATERIALS
GOLDENROD, mission texture

STEEL CANOPY
BENJAMIN MOORE HC143

METAL DOORS
BENJAMIN MOORE HC-50

COLOR -
0001 OFF WHITE

COLOR -
0542 AMERETTO

PRECAST CONCRETE PANEL

ARPA - HIGH PRESSURE LAMINATE

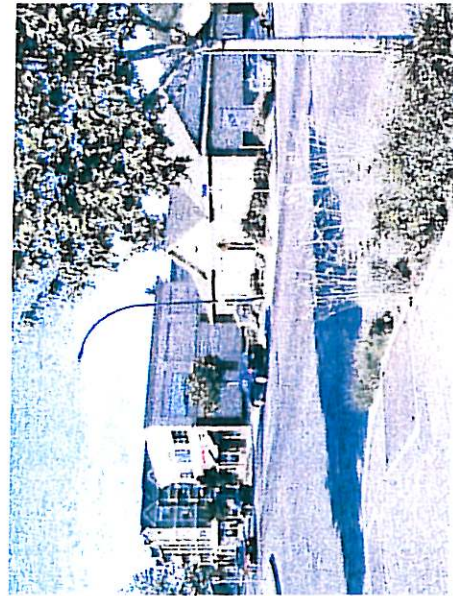
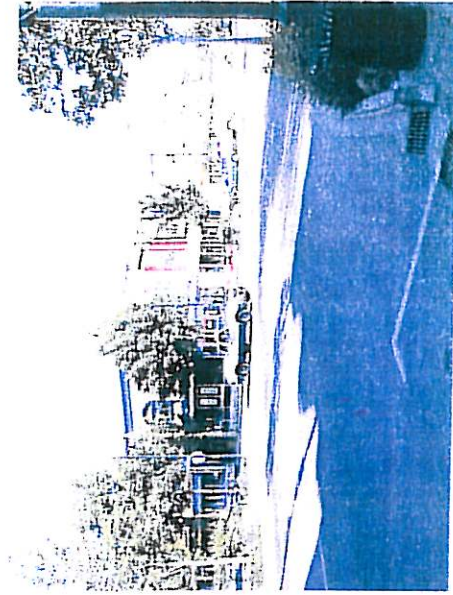
MEIKLEJOHN ARCHITECTS

MATERIAL BOARD

JUNE 3, 2008



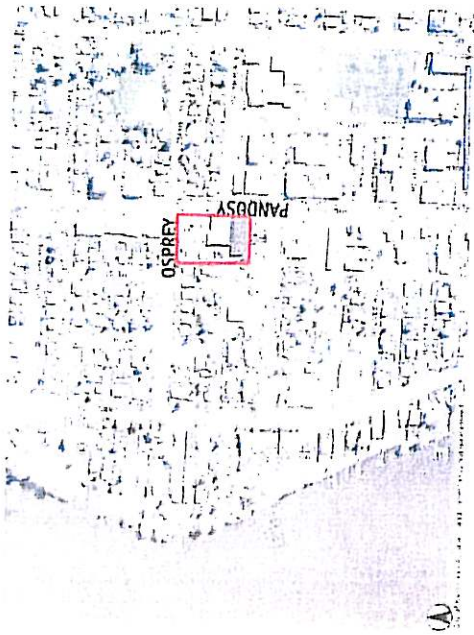
LIQUIDATION WORLD



MEIKLEJOHN ARCHITECTS

SITE PHOTOS

JUNE 3, 2008



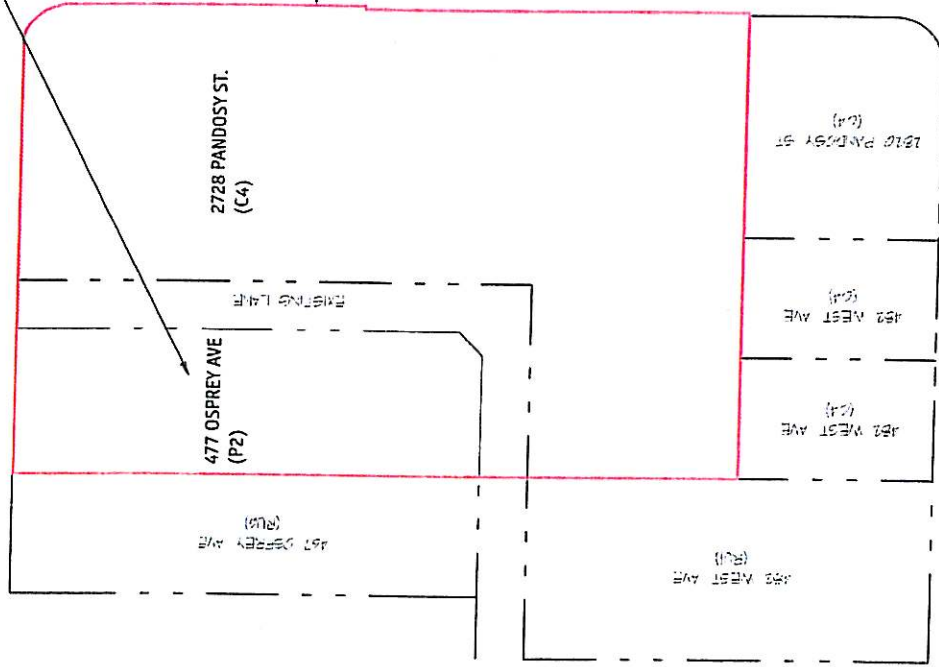
OSPREY AVENUE

PANDOSY STREET

We propose to change the zoning at 477 Osprey Ave. from P2 to C4. Changing the zoning would allow the property at 2728 Pandosy St. to become an efficient rectangular shape. Joining the two properties allow us to maximise the potential of the land for this Mixed-Use development.

The Existing Lane will be realigned to run north along the Western property line of 477 Osprey.

property line



REZONING

MEIKLEJOHN ARCHITECTS

JUNE 3, 2008

CITY OF KELOWNA
MEMORANDUM

Date: September 30, 2009
File No.: Z07-0073 DP07-0198 DVP07-0199 New Drawings Revised Comments
To: Planning and Development Officer (PMcV)
From: Development Engineering Manager (SM)
Subject: Osprey Pandosy 2728 Pandosy St. Lot A, Plan 27700

Development Engineering Services comments and requirements regarding this drawing revision are as follows:

1. Works and Utilities requirements for this application were addressed in City file No. DP07-0198 and are still valid.
2. Provide a 6.0m corner rounding (road reserve).
3. A lane dedication of 6.8m must be acquired from the subject property to the existing lane.
4. 3.0m x 2.7m (ultimately 3.0m) lane truncation is required.
5. Provide 1.80m widening (road reserve) along the 26.52m length property line.

Steve Muenz, P.Eng.
Development Engineering Manager

jf

CITY OF KELOWNA
MEMORANDUM

Date: January 11, 2008
File No.: Z07-0073 DP07-0198 DVP07- 0199 OCP07-0022
To: Planning & Development Services Department (PMvY)
From: Development Engineering Manager
Subject: 2728 Pandosy Street Plan 27700 Lot A Proposed Multi Use Development

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

1. Domestic Water and Fire Protection

- (a) The proposed development site is currently serviced with small diameter water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services at the mains and the installation of one new larger metered water service.
The estimated cost of this construction for bonding purposes is **\$20,000.00**
If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (c) 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.
- (d) 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.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with small diameter sewer services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The applicant, at his cost, will arrange for the installation of one larger service, as well as the capping of all existing services at the mains.
Only one service will be permitted for this development. The estimated cost of construction for bonding purposes is **\$15,000.00**
- (c) A downstream flow analysis check is required by a consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system and sewer lift station. If it is determined that upgrades to the existing facilities must be made, additional bonding will be required.

3. Storm 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. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$5,000.00**
- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Pandosy Street: Widening of Pandosy Street will require a new curb and gutter alignment, pavement widening, reconstruction of the sidewalk and boulevard treatment, relocation of catch basins and street lighting and or adjustment of utility appurtenances to accommodate the upgrading construction.

The City wishes to defer the widening of the Pandosy Street fronting this development. Therefore, cash-in-lieu of immediate construction is required.
The cash-in-lieu amount is determined to be **\$ 52,438.00**
- (b) In the interim, the existing driveway access to Pandosy Street must be removed and the curb and sidewalk reconstructed. The work must be constructed to City of Kelowna Standards. The estimated cost of this construction for bonding purposes is **\$8,000.00**
- (c) Osprey Avenue: The extension of the Osprey Avenue urbanization will require existing curb letdown and driveway removal and replacement, extension of the curb, gutter and sidewalk for the full frontage of this development. Construction of a new driveway access, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$26,200.00** (not including the cost of relocating or adjusting of utility poles and other appurtenances)

- (d) Public Lane: The proposed lane fronting the development site must be constructed to a paved commercial standard including a piped drainage system. The estimated cost of this construction for bonding purposes is **\$35,000.00**

5. Road Dedication and Subdivision Requirements

- (a) Dedicate a highway allowance widening for the full frontage of Pandosy Street. The widening consists of a wedge 7.0m wide at the Osprey Avenue intersection, tapering to 4.0m in width at the southerly property boundary.
- (b) Provide a 6.0m radius corner rounding.
- (c) Lane right-of-way is indicated as being closed. Transferring of various ownerships is to be dealt with the Community Development & Real Estate Manager.
- (d) Dedicate a 4.5m lane width along the full frontage of the westerly property boundary. Provide an additional 3.0m wide road reserve (lane) along this frontage, from Osprey Ave to where the existing lane intersects
- (e) If any road dedication or closer affects lands encumbered by a Utility right-of-way (such as Gas, 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 or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- (f) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (g) Provide a public lane access rights-of-way agreement over the road reserve (lane) along the westerly boundary of the development site.
- (h) Lot consolidation

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Bonding

Pandosy Street driveway access removal	\$ 8,000.00
Service upgrades	\$ 40,000.00
Osprey Avenue frontage improvements	\$ 26,200.00
Lane construction	\$ 35,000.00

Sub Total	\$109,200.00
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A deferred revenue amount of \$ 6,200.00 (DF189) was collected under
File Z03-0005 for Lot 1 Plan 4289 frontage improvements

- \$ 6,200.00

Total Bonding	\$ 103,000.00
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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.

(b) Levies

Pandosy Street Frontage improvements.
One-time cash payment for future road widening. **\$ 52,438.00**

11. Development Permit and Site Related Issues

- (a) The development variance permit to vary the maximum height requirement does not compromise Works and Utilities requirements.
- (b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing existing structures.
- (c) Set the building frontage and access elevations to accommodate the future widening of Pandosy Street.
- (d) Protect existing sidewalks and streetscapes during construction. Replacement of damaged works will be at the developer's expense.

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST) in the amount of **\$2,318.40** (\$2,208.00 + 110.40 GST)

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

File: Z07-0073

Application

File: Z07-0073

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
	B.C. Assessment Authority (info only)			
	2007-08-17	2007-08-17		
	Building & Permitting			High water table area. Handicap parking stalls to meet zoning bylaw requirements. Provide spatial separation calculations for between buildings
	2007-08-17	2007-09-26	RREADY	
2	Building & Permitting			Revised Plans
	2008-06-25			
	Community Development & Real Estate Mgr			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. Land Comments for Processing Information Only - Not for Council Report: It appears that the applicant needs to close and purchase a portion of land from the City? Existing lane will dead-end with no turnaround. Garbage storage and recycling facility doesn't appear to be large enough. Parks, any thought of bringing the lane through to Pandosy as a pedestrian link?
	2007-08-17	2007-09-04	KGENGE	
2	Community Development & Real Estate Mgr			Revised Plans
	2008-06-25	2008-07-03	SALEXANC	
3	Community Development & Real Estate Mgr			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-sized copy, together with an 8 ? x 11 copy, of any survey plans.
	2008-06-25	2008-07-03	SALEXANC	
	Development Engineering Branch			See "Documents" Tab.
	2007-08-17	2009-09-30		2009-08-11 See "Documents" Tab.
2	Development Engineering Branch			see documents tab Revised Plans
	2008-06-25	2008-08-07		
	Fire Department			
	2007-08-17	2008-07-11	MNEID	
2	Fire Department			Revised Plans
	2008-06-25	2008-07-11	MNEID	
3	Fire Department			Z07-0073 - 477 OSPREY AVE:
	2008-06-25	2008-07-11	MNEID	Fire protection information not provided. It appears fire flows for the complex may not be met. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required. Detailed building code analysis (detail equivalencies, if any) required for proposed building; to include exiting, fire protection information and fire departments access, occupancy classification, occupancy load, among other things. "Kelowna Fire Department additional requirements for high buildings" may need to be incorporated, contact the Kelowna Fire Prevention Branch for information.
	FortisBC			No response
	2007-08-17	2007-12-10		
2	FortisBC			Revised Plans
	2008-06-25			
	Kelowna Regional Transit/Operations Mgr			No Comment
	2007-08-17	2007-08-22		
	Park/Leisure Services Dir. (info only)			
	2007-08-17	2007-08-17		
2	Park/Leisure Services Dir. (info only)			Revised Plans
	2008-06-25	2008-06-25		

File: Z07-0073

Seq	Out	In	By	Comment
	Parks Planning Manager			
	2007-08-17	2007-08-20	TBARTON	<p>1. The Parks Division recommends that the developer install a streetscape treatment to match the existing South Pandosy Streetscape Design along Pandosy Street and Osprey Ave i.e. concrete sidewalk, pavers, street trees, tree grates, planting nodes, pedestrian lights, and an irrigation system (including drip irrigation for hanging baskets in the pedestrian lights).</p> <p>2. In order to grow healthy mature trees that produce substantial environmental benefits, Parks recommends that the trees are installed with engineered soil trenches or soil cell trenches below the sidewalk area that provide a larger volume of soil available for root growth. For details regarding tree planting details, please contact Terry Barton at (250)469-8830.</p> <p>3. A landscape plan, prepared by a qualified professional, must be submitted to the Parks Division for review and approval prior to granting the development permit. The landscape plan will include a planting list, irrigation drawing, tree planting details, layout and materials plan.</p>
2	Parks Planning Manager			
	2008-06-25	2008-07-07	TBARTON	Revised Plans
3	Parks Planning Manager			
	2008-06-25	2008-07-07	TBARTON	No comment
	Policy & Planning			
	2007-08-17	2007-09-19		Comments too extensive for posting here. Please refer to related comments in email dated Sept. 19, 2007.
2	Policy & Planning			
	2008-06-25	2008-07-23		Comments too extensive for posting here. Please refer to related comments in email dated July 23, 2008.
	Public Health Inspector			
	2007-08-17	2007-08-27		No Comment
2	Public Health Inspector			
	2008-06-25	2008-07-03		Revised Plans No comment.
	RCMP			
	2007-08-17	2007-08-29		No Comment
2	RCMP			
	2008-06-25	2008-07-03		Revised Plans No comment.
	School District No. 23			
	2007-08-17	2007-12-10		No response
	Shaw Cable			
	2007-08-17	2007-08-22		Owner/Developer to supply and install an underground conduit system per Shaw Cable drawings and specifications
	TDM			
	2007-08-17			
2	TDM			
	2008-06-25			Revised Plans
	Telus			
	2007-08-17	2007-09-21		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
2	Telus			
	2008-06-25	2008-07-25		Revised Plans TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy
	Terasen Utility Services			No response.
	2007-08-17	2007-12-10		
2	Terasen Utility Services			
	2008-06-25	2008-07-09		Revised Plans No comment