

Memo



Date: September 23, 2011
To: City Manager
From: Land Use Management, Community Sustainability
Application: Z11-0033/OCP11-0003 **Owner:** OCORP Development Ltd.
Address: 1966-1968 Kane Road **Applicant:** PC Urban Properties
Subject: Rezoning & OCP Amendment

Existing & Proposed OCP Designations: Commercial
MRL - Multiple Unit Residential - Low Density
MRM - Multiple Unit Residential - Medium Density

Existing Zoning: A1 - Agriculture 1

Proposed Zoning: C3 - Community Commercial
RM3 - Low Density Multiple Housing
RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP 11-0003 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of a portion of Lot 44, Section 33, Township 26, ODYD, Plan KAP48643, located at 1966-1968 Kane Road, Kelowna, BC from the Multiple Unit Residential (Medium Density) designation to the Commercial designation, as shown on Map "A" attached to the report of Land Use Management Department dated September 23, 2011, 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 Land Use Management Department dated September 23, 2011.

THAT Rezoning Application No. Z11-0033 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of portions of Lot 44, Section 33, Township 26, ODYD, Plan KAP48643, located at 1966-1968 Kane Road, Kelowna, BC from the A1 - Agriculture 1 zone to the C3 - Community Commercial, RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing zones, be considered by Council;

AND THAT the 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 Branch and Glenmore-Ellison Improvement District being completed to their satisfaction;

A handwritten signature in blue ink, appearing to be "W. J. F.", located in the bottom right corner of the page.

AND FURTHER THAT final adoption of 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 Purpose

This application seeks to rezone the subject property from the A1 - Agriculture 1 zone to the C3 - Community Commercial, RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing zones, to facilitate a proposed retail shopping centre, and future multi-family development. The proposed zoning requires an amendment to the existing OCP future land use designations, including an expansion of the existing Commercial designation.

3.0 Land Use Management

Recently adopted OCP2030 expands on the amount of commercial floor area planned for Village Centre locations in the interests of ensuring viable, pedestrian-orientated centres for surrounding neighbourhoods. As such, the proposed expansion to the Commercial designation allows for this additional floor area to be accommodated on the last vacant commercial site within the Glenmore Valley Village Centre. The revisions to the MRL and MRM designations generally respect the existing future land use areas, and reflect the ultimate alignment of Drysdale Blvd.

The additional commercial floor area allotted for Village Centres was not identified for specific locations within the future land use designation map; rather, it was envisioned that private development could decide where additional floor area could be accommodated - through infill of existing commercial property, or development of vacant commercially designated lands. This allows for adequate site-specific consideration for amending the future land use designation boundaries.

In support of the increased floor area, the applicant has also obtained a professional market impact and feasibility analysis, which provides strong support for the proposed commercial space, as well as future expansion. These additional commercial opportunities are expected to enhance the Glenmore Village Centre as a commercial destination for surrounding residents.

Within the Commercial designation, the C3 - Community Commercial zone is considered the most appropriate zone for this location within the Glenmore Valley Village Centre. Whereas Urban Centres are planned as highly-urbanized environments supported by high residential density, Village Centres are smaller scale areas, providing convenience for area residents, typically focused along one or two arterial roads. Additional street level retail assists on-going efforts to create a pedestrian-friendly environment in the Glenmore Valley Village Centre.

The Advisory Planning Commission expressed concerns that the site plan is automobile dominated, that the urban design lacks a unique response to its Village Centre context, and the proposal is an under-utilization of prime development land. Since APC consideration, the applicant has made landscape and surface treatment improvements to increase the pedestrian-orientation of the development. In addition, a revised design concept has been submitted which includes roof lines and finishing materials that are more sensitive to the surrounding context, creating a more eclectic, village-like feel. While the applicant has considered numerous development options to add additional density and uses to the site, they have expressed that market realities and the costs of structured parking have limited the current development potential of the site.

The Land Use Management Department recommends that the rezoning and OCP amendments be supported, and welcomes the opportunity to further develop a vibrant, mixed-use Village Centre, with adequate commercial services for Glenmore residents. This property is seen as a critical

site for catalyzing the Village Centre urban design concept for this neighbourhood. In this regard, staff will continue to work with the applicant to improve the site, urban form and landscape plans to achieve the goals set out in the Official Community Plan for Village Centres.

Subject to Council's approval of the zone amending bylaw, a Development Permit to approve the form & character of the commercial centre and a Development Variance Permit to address variances for building setback and parking requirements will be forwarded to Council for consideration. Urban Design Development Permits for the multi-family portion of the development site would be submitted at a later date, when market conditions permit.

4.0 Proposal

4.1 Project Description

An application has been made to rezone the property from the existing A1 - Agriculture 1 zone to the C3 - Community Commercial, RM5 - Medium Density Multiple Housing and RM3 - Low Density Multiple Housing zones. The C3 zone would allow the development of a retail shopping centre, while the RM5 and RM3 zones would typically be utilized for condominiums and townhomes respectively.

The proposed zoning is congruent with existing OCP future land uses. All of the existing commercial lands within the Glenmore Valley Village Centre are zoned C3, which as per the Zoning Bylaw "provides for the development of community commercial centres to serve more than one neighbourhood." This property represents the final vacant commercial property in this Village Centre.

The zoning boundaries proposed require an amendment to the Official Community Plan to change the Future Land Use Designations for the subject property. The existing Commercial designation would be expanded to the southeast property boundary, while the existing MRL and MRM designations would be refined to reflect the future alignment of Drysdale Blvd, which would be extended through the site as part of this application.

The expanded area of the Commercial future land use designation meets the new Official Community Plan, where the total amount of commercial floor area allotted for Village Centres is expanded from a total commercial floor area of 9,300m² in OCP2020 to 15,000m² in OCP2030.

The proposed commercial development consists of a four building retail shopping centre, situated at the southern end of the subject property. The total site area proposed for the commercial lot is 13,000 m², which would be subdivided from the remainder of the parcel.

The applicants have provided a preliminary site plan that considers both the commercial development at to the south, and multi-family development to the north. However, the submitted Development Permit is limited to the commercial development opportunity at this time. The multi-family residential development would be pursued by the land owner at a future date through a separate Development Permit process.

Should Council give favourable consideration to the rezoning application, the associated Development Permit and Development Variance Permit would be presented at a later date. Variance requests include:

- Limiting the required front yard setback from 3.0m to 1.5m and the required side yard (Kane) from 2.0m required to 1.5m proposed. The applicant has requested these variances to provide an urban edge to the road frontages, particularly at the Kane/Drysdale intersection.

- Limiting the required rear yard (east) setback from 6.0m required to 4.5m proposed. The applicant has requested this variance to assist their site planning, and have provided a landscape buffer and fencing treatment to mitigate the request.
- Reducing the amount of parking stalls required from 179 to 171.

The commercial shopping centre proposal conforms to Zoning Bylaw No. 8000 (with variances noted) as follows:

Criteria	Proposal	C3 Zone Requirements
Existing Lot/Subdivision Regulations		
Site Area (m ²)	12,921m ²	1300m ²
Site Width (m)	96m	40.0m
Site Depth (m)	125m	30.0m
Development Regulations		
Maximum Building Floor Area	4,181 m ²	12,921m ²
F.A.R.	0.324	1.0
Maximum Height (m)	7.3m	15.0m
Maximum Height (storeys)	1 storey	4 storeys
Site Coverage	32.4%	50%
Required Setbacks		
Front (Drysdale) ❶	1.5m	3.0m
Side (Kane) ❷	1.5m	2.0m
Side (north)	4.5m	0.0m
Rear (east) ❸	4.5m	6.0m
Other Regulations		
Bicycle Parking	To meet requirements	Class I (Long-term): 9 spaces Class II (Short-term): 26 spaces
Vehicle Parking ❹	171 spaces	'Shopping Centres' 4.4 spaces per 100 m ² GLA @ 4,052 m ² = 179 spaces
Loading Spaces	3 spaces	1 space per 1,900 m ² GFA = 3 spaces
❶ Indicates a requested variance to the minimum front yard setback from 3.0m required to 1.5m proposed. ❷ Indicates a requested variance to the minimum building setback from a flanking street from 2.0m required to 1.5m proposed. ❸ Indicates a requested variance to the minimum rear yard setback from 6.0m required to 4.5m proposed. ❹ Indicates a requested variance to the minimum parking requirements from 179 stalls required to 171 stalls proposed		

4.2 Site Context

The subject property is located on in the Glenmore Valley Village Centre. The property is accessed from Kane Road/Drysdale Blvd at the south, and Glenpark Dr to the north. The surrounding area is a mix of Village Centre commercial, existing and future multi-family development, and single-family housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing/ RU2 - Medium Lot Housing	Single-Family Neighbourhood
East	A1 - Agriculture 1	Vacant (Future Multi-Family)
South	RM5 - Medium Density Multiple Housing A1 - Agriculture 1	Multi-Family (Condos) Vacant (Future Multi-Family)
West	C3 - Community Commercial RM3 - Low Density Multiple Housing RM5 - Medium Density Multiple Housing P3 - Parks & Open Space	Glenpark Village Commercial Multi-Family (Townhomes) Multi-Family (Condos) Whitman Glen Park

4.3 Subject Property Map: 1966-1968 Kane Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Policies

Complete Suburbs.¹ Support of mix of uses within Kelowna’s suburbs, in accordance with “Smart Growth” principals to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses at densities appropriate to their context.

Maximize Pedestrian/Cycling Connectivity.² Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including the provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter)

² City of Kelowna Official Community Plan, Policy 5.10.1 (Development Process Chapter)

site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs, and large activity areas.

Parking Relations.³ Consider parking requirement relaxations, in areas that are not part of cash-in-lieu programs, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking regulations would not create parking spill-over problems on adjoining neighbourhood streets.

Infrastructure Policies

Ease of Movement.⁴ Ensure that pedestrians, bicyclists and transit users can move about pleasantly and conveniently and that they are not unduly impeded in their movements by provisions for enhanced automobile mobility.

Evaluation Checklist (OCP Amendment Applications)⁵

Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development contribute to preserving lands with slopes greater than 30%? - *Yes.*
- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1)? - *Yes.*
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses within individual buildings or larger development projects? - *Yes. The overall site calls for a mix of commercial and multi-family uses.*
- Is the proposed development located in an Urban Centre? *No. The site is located within a Village Centre.*
- Does the proposed development increase the supply of affordable (as defined in the OCP) apartments or townhouses? *No affordable housing component is considered at this time.*
- Is the property serviced with water and City sanitary sewer at the time of application? *Yes.*
- Would the proposed project help decrease the rate of travel by private automobile, especially during peak hours? *Yes. The increase commercial space would create a greater critical mass in the Glenmore area, limiting automobile trips to other areas.*
- Is there transit service within 400 metres of non-residential projects or major employment generators (50+ employees)? *Yes.*
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? *Yes.*
- Does the proposed project result in the creation of substantially more public open space than would be available if the development were not to proceed (not including required open space dedications or non-developable areas)? *No.*
- Is there a deficiency of properties within the applicable Sector (see Map 5.4) that already have the required OCP designation? *Yes. This is the final remaining commercial designated parcel in the Glenmore Valley Village Centre.*

³ City of Kelowna Official Community Plan, Policy No. 9.11.1, (Development Process Chapter)

⁴ City of Kelowna Official Community Plan, Policy No. 7.7.2, (Infrastructure Chapter)

⁵ City of Kelowna Official Community Plan, Policy No. 5.40.1, (Development Process Chapter)

- Does the project avoid negative impacts (shadowing, traffic, etc.) on adjoining properties where those adjoining properties are not slated for land use changes? *Adjoining properties are currently vacant, but designated for multi-family development in the future.*
- Is the project consistent with the height principles established in the OCP? *Yes.*
- If the project goes ahead, would surrounding property owners be likely to develop their properties as per OCP Future Land Use and other City policy provisions? *The proposed development would not impede surrounding property owners from developing as per OCP Future Land Use and other City policy provisions.*
- Would approval of the project enhance the surrounding neighbourhood? *The proposal would provide for additional commercial opportunities for surrounding residents.*
- Could the project be supported without over-burdening existing park and other community resources or threatening the viability of existing neighbourhood resources? *Yes.*

6.0 Technical Comments

6.1 Development Engineering Branch

See attached Memorandum.

6.2 Irrigation District (GEID)

See attached.

7.0 Application Chronology

Date application received:	May 6, 2011
DP/DVP application received:	June 15, 2011
Advisory Planning Commission	July 19, 2011
Additional information provided:	Sept. 9, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on July 19, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission NOT support Official Community Plan Amendment Application No. OCP11-0003 for 1966-1968 Kane Road to amend the future land use designations of the subject property to expand the "Commercial" designation and to realign the multi-family designations with the future Drysdale Boulevard extension.

THAT the Advisory Planning Commission NOT support Rezoning Application No. Z11-0033 for 1966-1968 Kane Road to rezone the subject property from the A1 - Agriculture 1 zone to the C3 - Community Commercial, RM5 - Medium Density Multiple Housing and RM3 - Low Density Multiple Housing zones.

APC Comment:

The Advisory Planning Commission did not support the Official Community Plan Amendment Application or the Rezoning Application as there was no compelling reason to change the future land use designation for the subject property given the fact that the Applicant has not worked with the adjoining property owner and the proposal does not conform to the Village Centre concept as outlined in the Kelowna 2030 Official Community Plan. Development of the site should not be driven strictly on the market conditions at the time and should be more comprehensive with a more long term view for

growth in the area as this represents an underutilization of the commercial potential for this last commercial property within the Village Centre.

As the Official Community Plan Amendment Application and Rezoning Application were not supported by the Advisory Planning Commission, the Advisory Planning Commission did not consider the Development Permit Application or Development Permit Variance Application.

Discussion on the expansion of the Commercial future land use designation is provided above. The applicant has also made improvements to the design concept and landscape plans which would be deliberated at a future date.

Report prepared by:



Luke Turri, Urban Land Use Planner

Reviewed by:



Shelley Gambacort, Director, Land Use Management

Approved for Inclusion:



Jim Paterson, GM, Community Sustainability

Attachments:

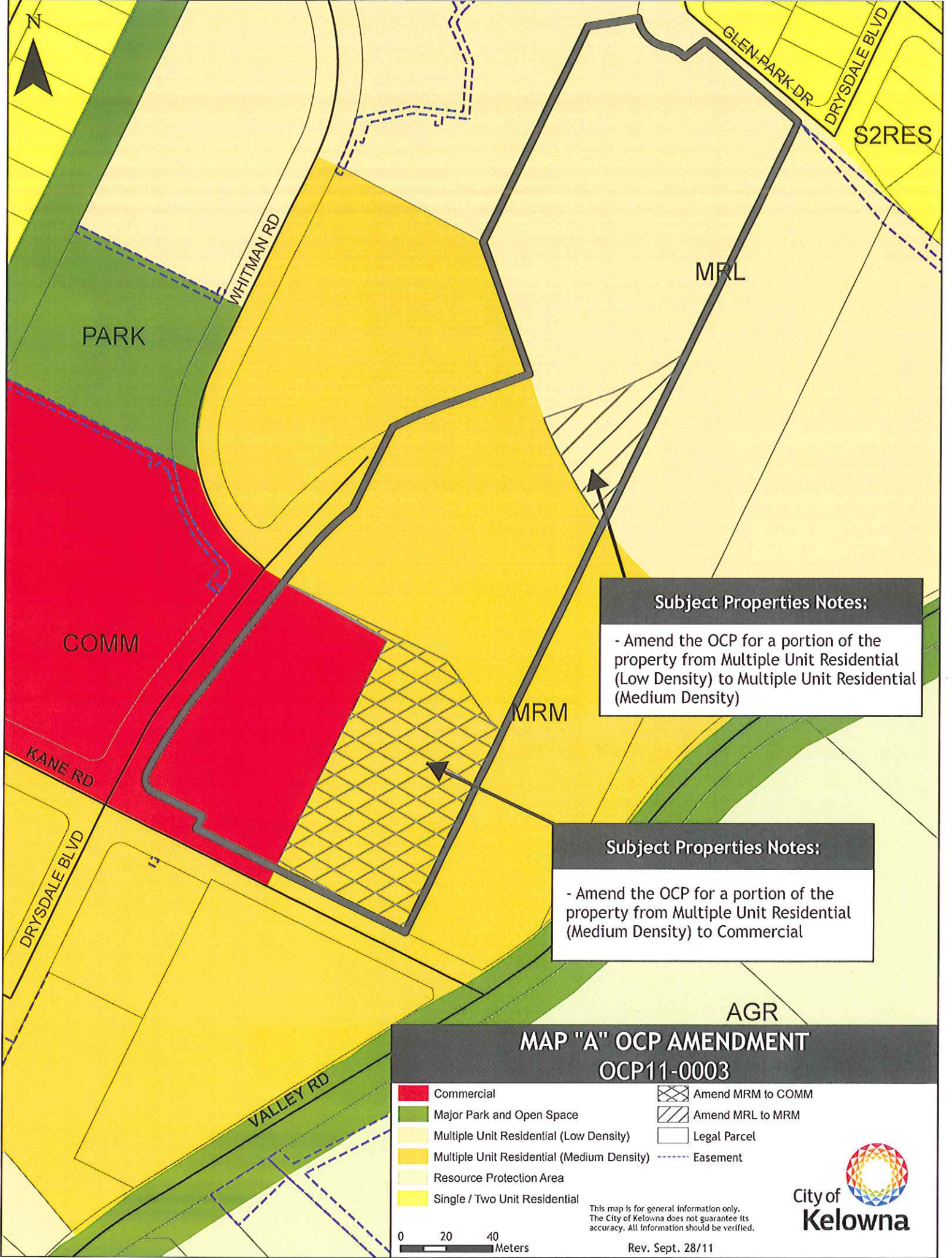
Subject Property Map

Site Plan

Conceptual Elevations

Development Engineering Branch comments

Glenmore-Ellison Improvement District comments













Subject Properties Notes:

- Amend the OCP for a portion of the property from Multiple Unit Residential (Low Density) to Multiple Unit Residential (Medium Density)

Subject Properties Notes:

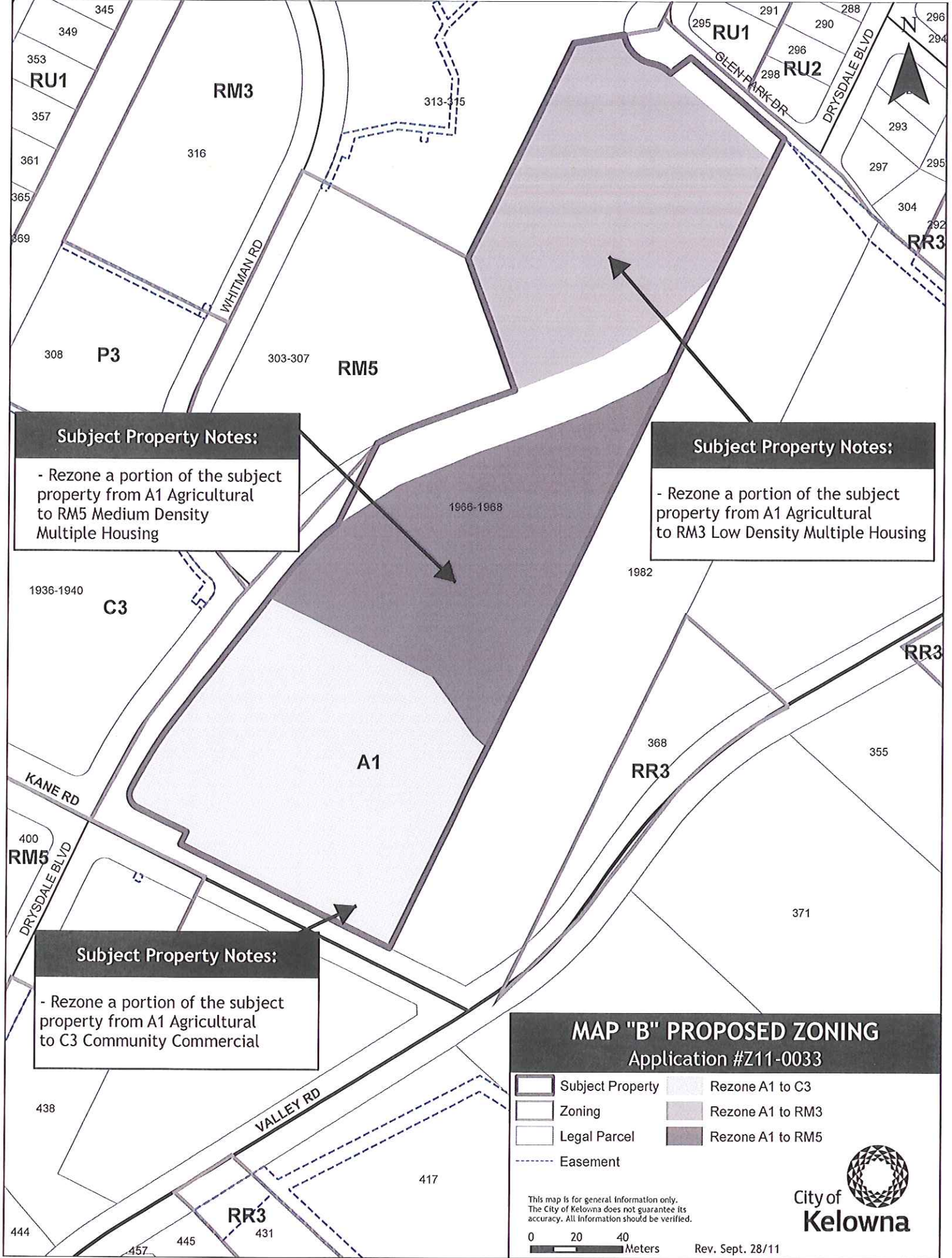
- Amend the OCP for a portion of the property from Multiple Unit Residential (Medium Density) to Commercial

**MAP "A" OCP AMENDMENT
OCP11-0003**

- | | |
|--|---|
|  Commercial |  Amend MRM to COMM |
|  Major Park and Open Space |  Amend MRL to MRM |
|  Multiple Unit Residential (Low Density) |  Legal Parcel |
|  Multiple Unit Residential (Medium Density) |  Easement |
|  Resource Protection Area | |
|  Single / Two Unit Residential | |

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.





Subject Property Notes:

- Rezone a portion of the subject property from A1 Agricultural to RM5 Medium Density Multiple Housing

Subject Property Notes:

- Rezone a portion of the subject property from A1 Agricultural to RM3 Low Density Multiple Housing

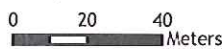
Subject Property Notes:

- Rezone a portion of the subject property from A1 Agricultural to C3 Community Commercial

MAP "B" PROPOSED ZONING
Application #Z11-0033

- Subject Property
- Zoning
- Legal Parcel
- Easement
- Rezone A1 to C3
- Rezone A1 to RM3
- Rezone A1 to RM5

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

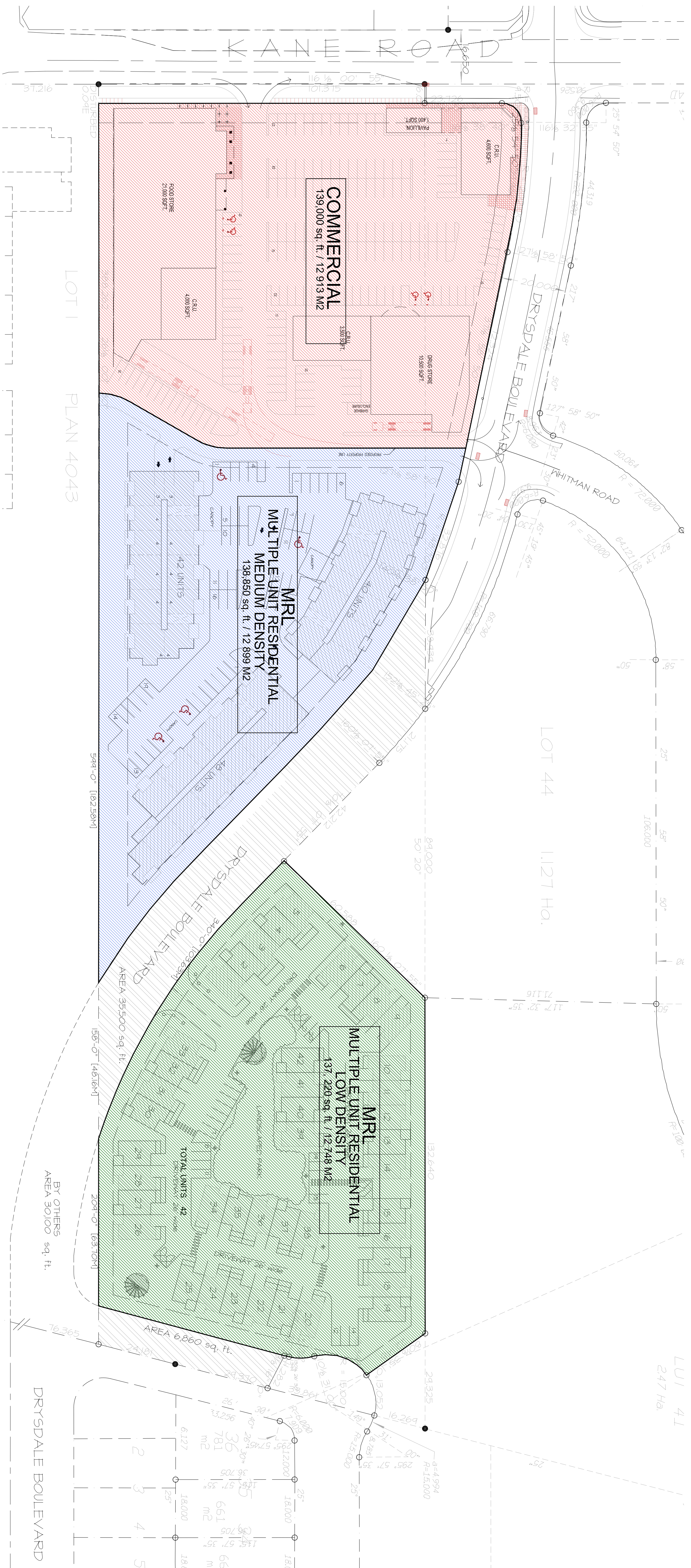


Rev. Sept. 28/11



**SUBMITTED FOR
REZONING**

LEGAL DESCRIPTION
 LOT # 44
 PLAN # KAP49643
 KELOWNA, B.C.



1966 KANE ROAD: OFFICIAL COMMUNITY AMENDMENT PLAN

DRAWINGS REVIEWED BY:
 G. B. EMBLETON & ASSOCIATES LTD.
 ARCHITECTURE LTD.
 CHARLES WILLS
 M. A. I. B. C.
 PO BOX 137
 VERNON, B.C.
 PH: 250.550.1466
 email: charles@charleswills.com

KALAMALKA
 Architecture Ltd
 M. A. I. B. C.
 PO BOX 137
 VERNON, B.C.
 PH: 250.550.1466
 email: khal@khal.ca

NOTES:
 1. DRAWINGS TO CHECK ALL DIMENSIONS, DATE, ELEVATIONS & PRESENTATION OF DIMENSIONS AND ELEVATIONS OF ARCHITECTURAL DRAWINGS TO SCALE OF CONSTRUCTION.
 2. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.
 3. NOT TO SCALE FOR PRINTING.

PROJECT:
 SITE DEVELOPMENT
 KANE ROAD
 KELOWNA, B.C.
 PREPARED FOR:
 PHOENIX (200).....

DRAWING TITLE:
 OFFICIAL COMMUNITY AMENDMENT PLAN

SCALE: 50'-0" = 1'-0"

DATE: 04/21/2011

DRAWN: RJV/DE

CHECKED:

DRAWING NO.:

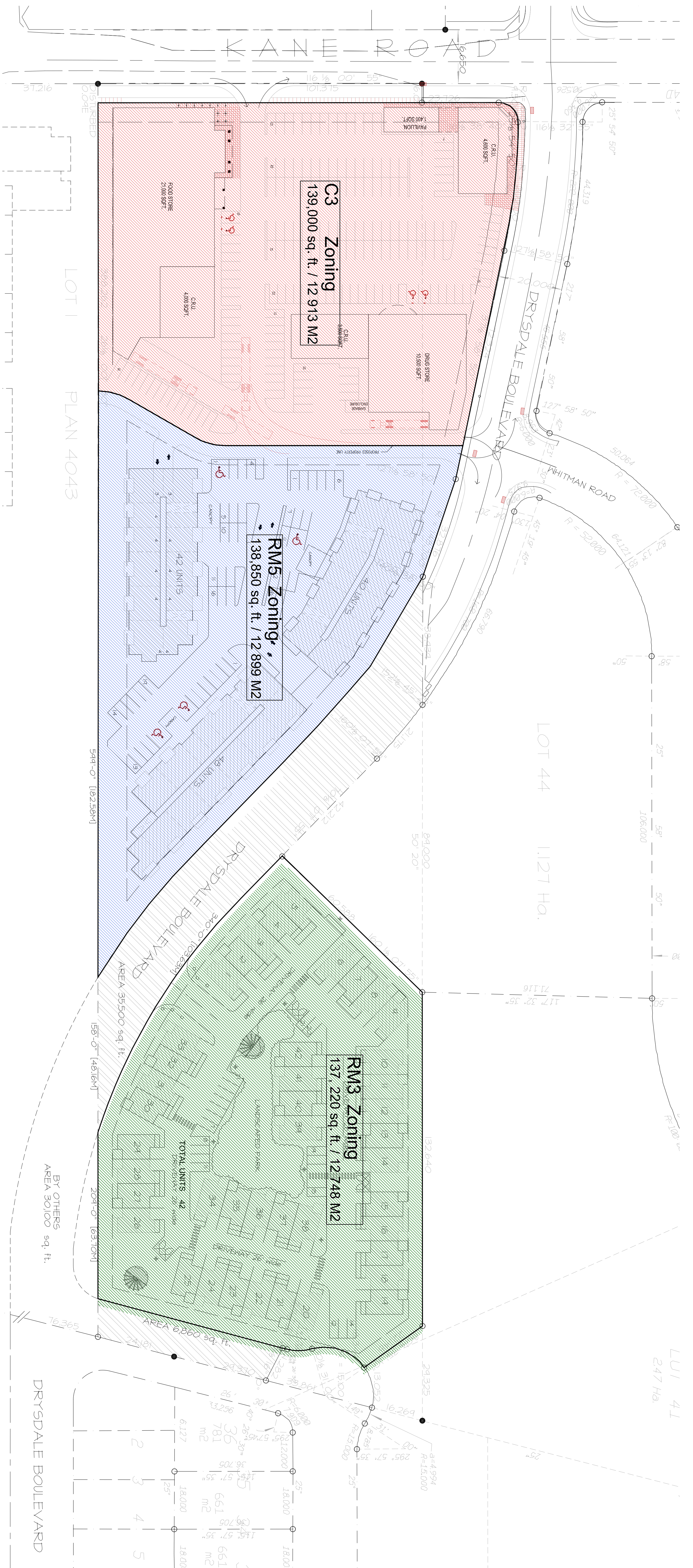
NO.	REVISION	DATE
1		

1 of 1

COMPONENT MATERIAL:

**SUBMITTED FOR
REZONING**

LEGAL DESCRIPTION
 LOT # 44
 PLAN # KAP49643
 KELOWNA, B.C.



DRAWING REVIEWED BY:
 G. B. EMBLETON & ASSOCIATES LTD.
KALAMALKA
 Architecture Ltd
 CHARLES WILLS
 M. A. I. B. C.
 PO BOX 137
 VERNON, B.C.
 PHONE # (250) 549-1466
 email: kwill@kelshier.com

NOTES:
 1. DRAWING TO CHECK ALL DIMENSIONS, DATE REVISIONS & PRESENTATION OF DIMENSIONS AND NUMBER OF REVISIONS. REFER TO SHEET OF CONSTRUCTION.
 2. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.
 3. NOT TO SCALE. THIS DRAWING IS FOR INFORMATION ONLY.

PROJECT:
 SITE REDEVELOPMENT
 KANE ROAD
 KELOWNA, B.C.
 PREPARED FOR:
 PHOENIX (200) -
 DRAWING TITLE:
 REZONING PLAN

SCALE: 50'-0" = 1'-0"
 DATE: 04/21/2011
 DRAWN: RJV/DE
 CHECKED: -
 DRAWING NO.:
 SHEET NO.:
 1 of 1

NO.	REVISION	DATE
1		

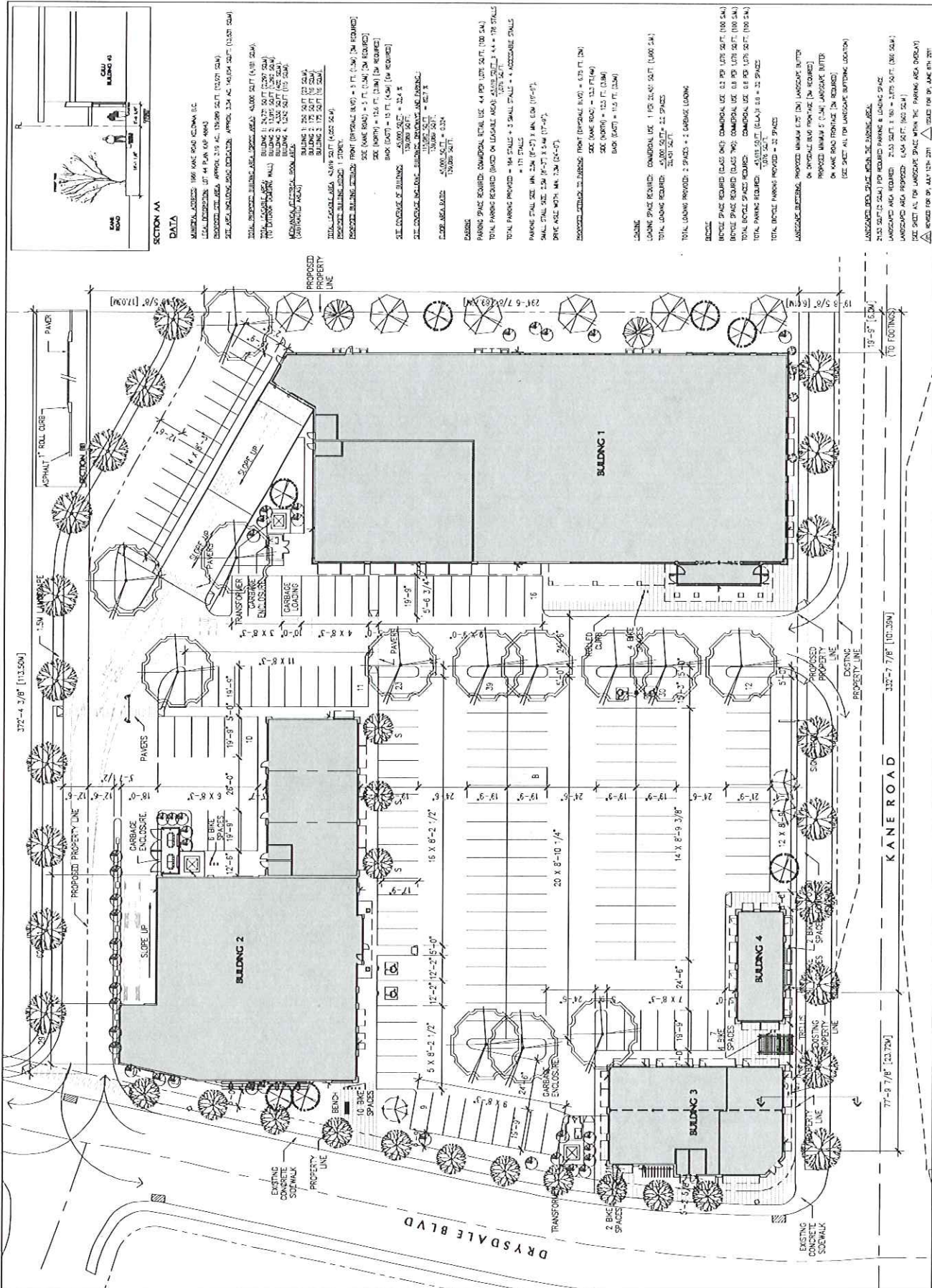
CONTRACTOR: THE BUILDING GROUP
 100 KANE ROAD, KELOWNA B.C.
 V1Y 9K7
 TEL: 250.860.1234
 FAX: 250.860.1235
 WWW.BUILDINGGROUP.COM

PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

SITE PLAN
 PROJECT DATA

HYMEL JONES ARCHITECT
 2500 KENNEDY STREET
 VANCOUVER, B.C. V6M 2Y7
 TEL: 604.273.1234
 FAX: 604.273.1235
 WWW.HYMELJONES.COM

A1



SECTION A-A

DATA

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

LANDSCAPING:
 1. ALL PLANTING IS TO BE DONE BY THE CONTRACTOR.
 2. ALL PLANTING IS TO BE DONE WITHIN THE SPECIFIED TIME FRAME.
 3. ALL PLANTING IS TO BE DONE WITHIN THE SPECIFIED BUDGET.
 4. ALL PLANTING IS TO BE DONE WITHIN THE SPECIFIED AREA.
 5. ALL PLANTING IS TO BE DONE WITHIN THE SPECIFIED SPECIFICATIONS.

CONSTRUCTION:
 1. ALL CONSTRUCTION IS TO BE DONE BY THE CONTRACTOR.
 2. ALL CONSTRUCTION IS TO BE DONE WITHIN THE SPECIFIED TIME FRAME.
 3. ALL CONSTRUCTION IS TO BE DONE WITHIN THE SPECIFIED BUDGET.
 4. ALL CONSTRUCTION IS TO BE DONE WITHIN THE SPECIFIED AREA.
 5. ALL CONSTRUCTION IS TO BE DONE WITHIN THE SPECIFIED SPECIFICATIONS.

HYWEL JONES ARCHITECTS
 2502 HAWOOD STREET
 VANCOUVER, BRITISH COLUMBIA
 CANADA V6H 2V1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.HYWEIJONES.COM
 DATE: JUNE 05, 2011
 DRAWING NO.: 1046-100-01-010
 PROJECT NO.: 1046-100-01-010

PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

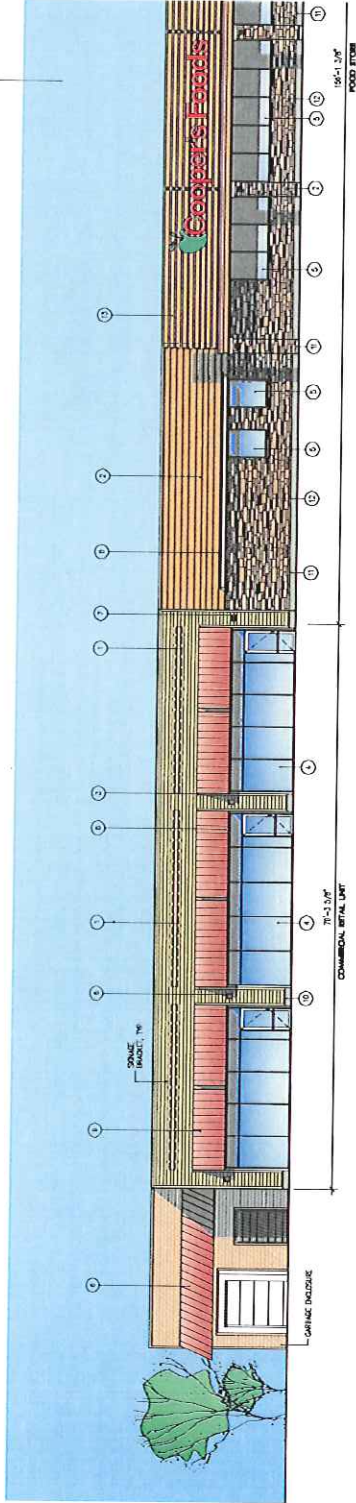
COLOUR ELEVATION
 BUILDING 1

HYWEL JONES
 ARCHITECT

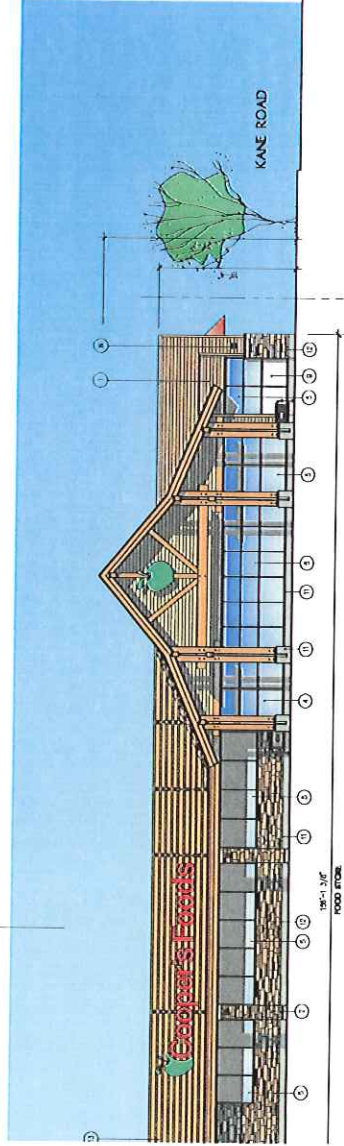
2502 HAWOOD STREET
 VANCOUVER, BRITISH COLUMBIA
 CANADA V6H 2V1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.HYWEIJONES.COM
 DATE: JUNE 05, 2011
 DRAWING NO.: 1046-100-01-010
 PROJECT NO.: 1046-100-01-010

A3

MATCH LINE

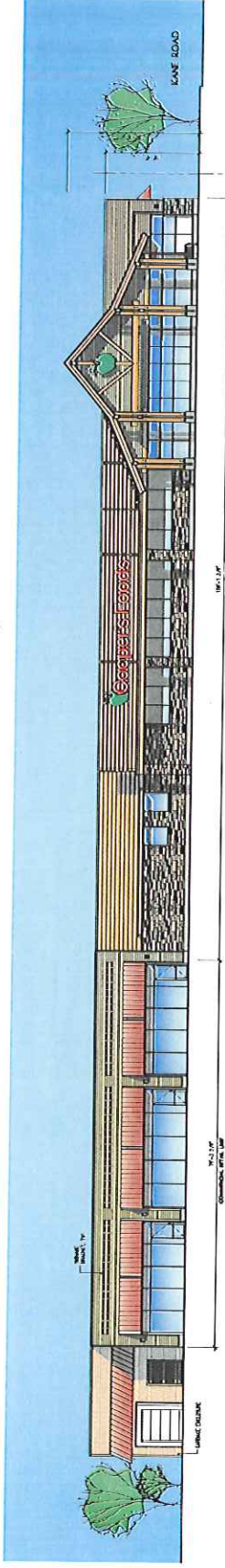


MATCH LINE



- MATERIAL LEGEND**
1. HARDPLANK - 6" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDPANEL
 4. HARDTILE
 5. CLEAR ANODIZED ALUMINUM STOCKTIGHT WITH SEALED CLEAR DOUBLE GLAZING
 6. ASPHALT SHADOW FORM SHINGLES
 7. PAINTED STEEL ROOF OR CANOPY
 8. DECORATIVE LIGHT FIXTURE
 9. SPANDREL PANEL
 10. WOOD TRELLIS
 11. CONCRETE JACK RUBBED
 12. LEADSTONE
 13. WOOD STANDE

WEST ELEVATION



WEST ELEVATION NTS

△ REVISED 19th OF JUNE 05, 2011

NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT
 ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT
 ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT

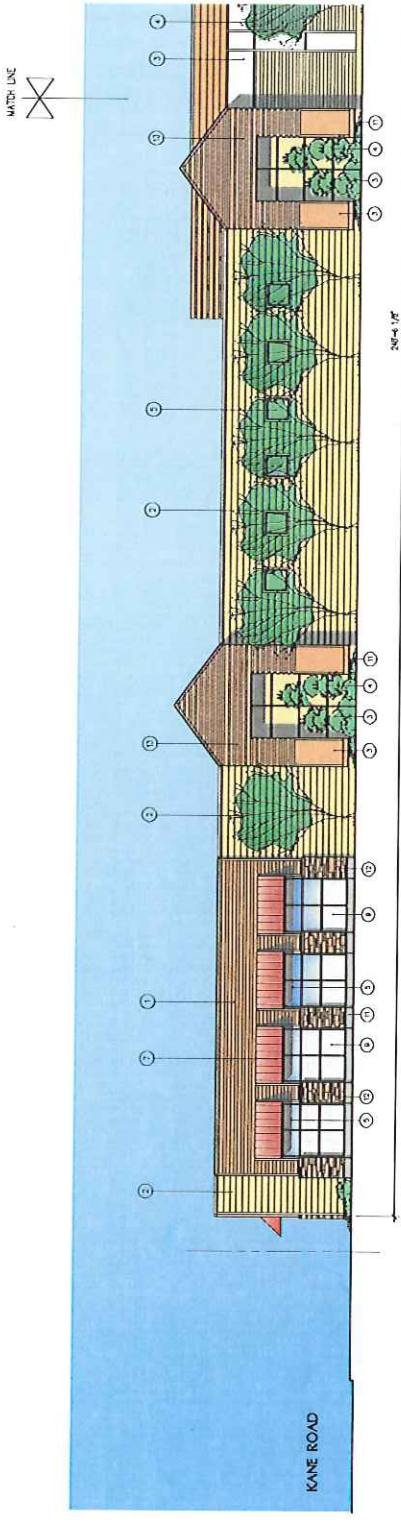
PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

COLOUR ELEVATIONS
 BUILDING 1

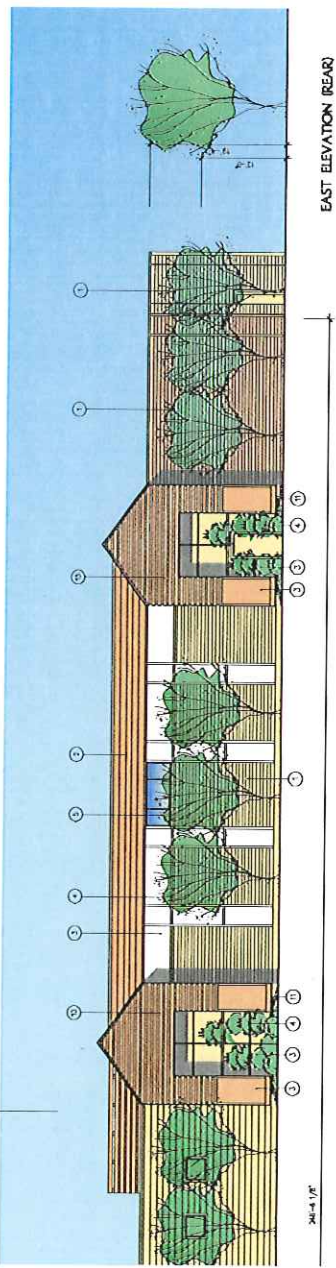
HYWEL JONES ARCHITECT

2302 HEMLOCK STREET
 VANCOUVER BRITISH COLUMBIA
 CANADA V6P 2Y1
 PHONE 604 278 8800
 FAX 604 278 8801
 WWW.HYWELJONES.COM
 DATE: 11/06/2011
 DRAWN BY: J. J. J. J. J.
 CHECKED BY: J. J. J. J. J.
 SCALE: 1/8" = 1'-0"

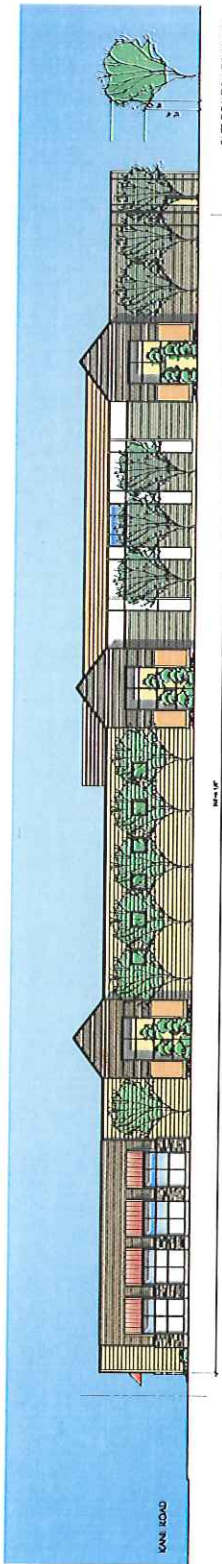
A4



- MATERIAL LEGEND**
1. HARDPLANK - 1" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDPANEL
 4. HARDPANEL
 5. CLEAR ANODIZED ALUMINUM STAKEPOINT WITH
SEALD CLEAR DOUBLE GLAZING
 6. ASPHALT SHADOW FORM SHINGLES
 7. PAINTED STEEL ROOF OR CANOPY
 8. GEOMETRIC LIGHT FIXTURE
 9. SPANSEL PANEL
 10. WOOD TRILLS
 11. CONCRETE SICK RUBBED
 12. LIDESTONE
 13. MCKA STAINED



EAST ELEVATION (REAR)



EAST ELEVATION (FRONT)

△ DESIGNED BY: JUNE 01, 2011

HYWEL JONES ARCHITECTS
 2302 HEMLOCK STREET
 VANCOUVER, BRITISH COLUMBIA
 V6J 2Y1
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.HYWELJONES.COM
 PROJECT: PROPOSED RETAIL CENTRE
 1966 KANE ROAD, KELOWNA, B.C.
 DRAWING NO.: 1966_KR_010
 DATE: 01/20/2011
 DRAWN BY: J. HARRIS
 CHECKED BY: M. JONES

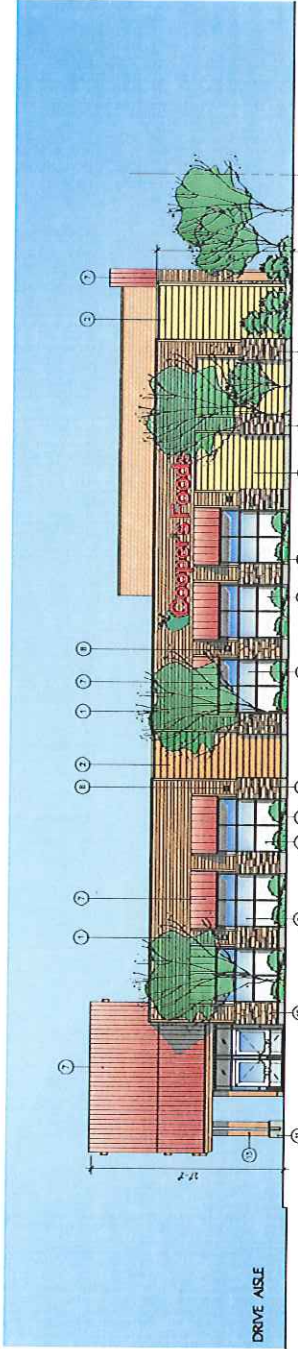
PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

COLOUR ELEVATIONS
 BUILDING 1

HYWEL JONES ARCHITECTS

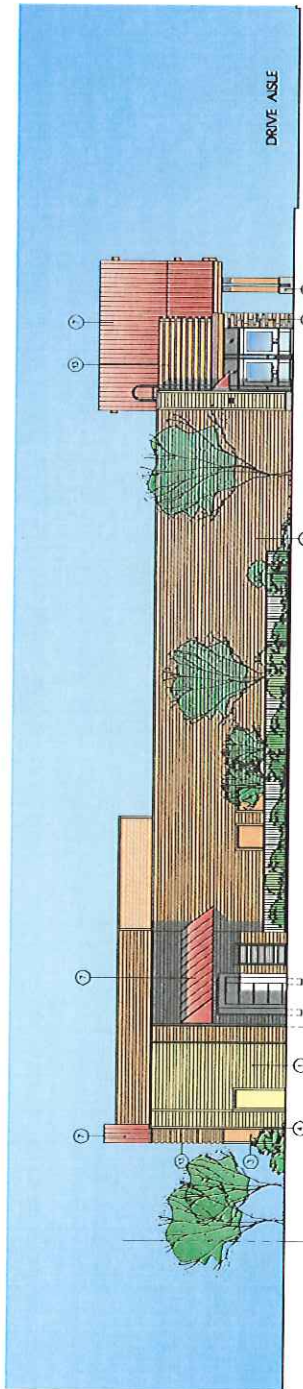
2302 HEMLOCK STREET
 VANCOUVER, BRITISH COLUMBIA
 V6J 2Y1
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.HYWELJONES.COM
 PROJECT: PROPOSED RETAIL CENTRE
 1966 KANE ROAD, KELOWNA, B.C.
 DRAWING NO.: 1966_KR_010
 DATE: 01/20/2011
 DRAWN BY: J. HARRIS
 CHECKED BY: M. JONES

A5



SOUTH ELEVATION
 (TO KANE ROAD)

- MATERIAL LEGEND**
1. HARDPLANK - 6" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDPANEL
 4. HARDTIM
 5. CLEAR ANODIZED ALUMINUM STICKERFRONT WITH
 SEALED CLEAR DOUBLE GLAZING
 6. ASPHALT SHAKEN TOWN SHINGLES
 7. PAINTED STEEL ROOF OR CANOPY
 8. DECORATIVE LIGHT FIXTURE
 9. SPANSEL PANEL
 10. WOOD TRILLS
 11. CONCRETE SLOK RUBBED
 12. LIDGESTONE
 13. WOOD STAINED



NORTH ELEVATION

△ ISSUED FOR P.P. JAN 20 2011

CONCEPT DESIGN ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DRAWING IS THE PROPERTY OF HYWEL JONES ARCHITECTS AND SHALL REMAIN THEIR PROPERTY. ANY REPRODUCTION OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HYWEL JONES ARCHITECTS IS STRICTLY PROHIBITED.

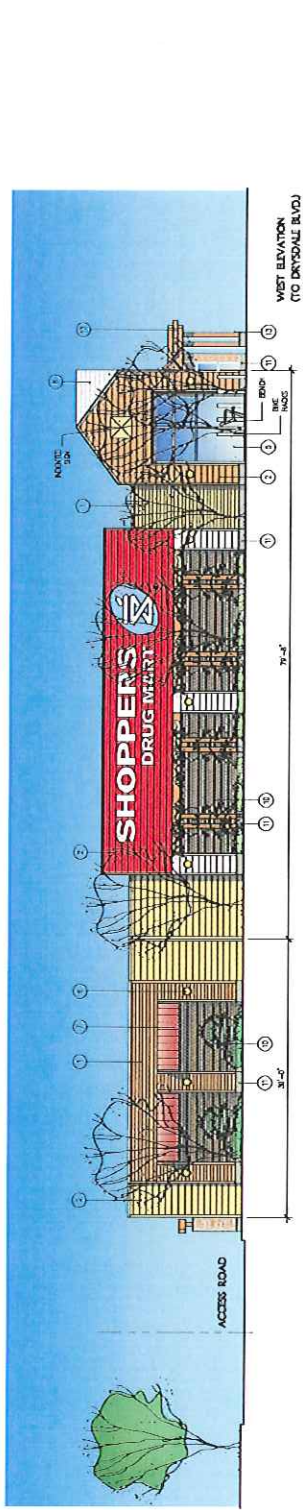
PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

COLOUR ELEVATION
BUILDING 2

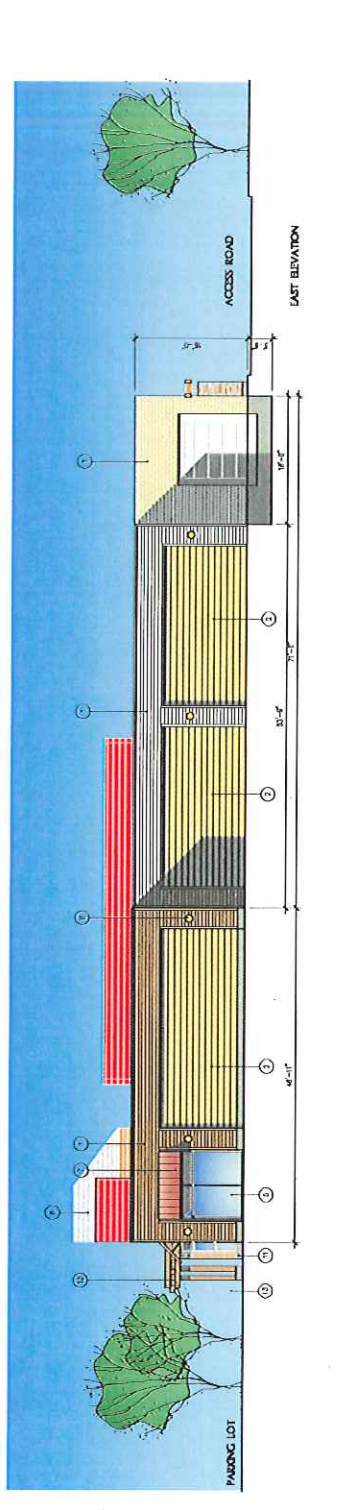
HYWEL JONES
ARCHITECTS

2300 HUNGER STREET
VANCOUVER, BRITISH COLUMBIA V6K 3Y6
TEL: 604-273-1222
FAX: 604-273-1223
WWW.HJARCHITECTS.COM
DATE: JUN 23, 2011
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
NO. 2411 1977 00 2011

A8



- MATERIAL LEGEND**
1. HARDPLANK - 6" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDPANEL
 4. HARDTRIM
 5. CLEAR ANODIZED ALUMINUM STOREFRONT WITH GLAZED CLEAR DOUBLE GLAZING
 6. ASPHALT SHINGLE FORM SHINGLES
 7. PAINTED STEEL CANOPY
 8. DECORATIVE LIGHT FIXTURE
 9. SPANREL PANEL
 10. WOOD TRIM
 11. CONCRETE SACK RUBBED
 12. LEDGESTONE
 13. WOOD STAINED



△ ELEVATION FOR PLAN DATE: JUN 23, 2011

CONCEPT RENDERING, NOT TO SCALE
 ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF HYWEL JONES ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HYWEL JONES ARCHITECTS IS STRICTLY PROHIBITED.

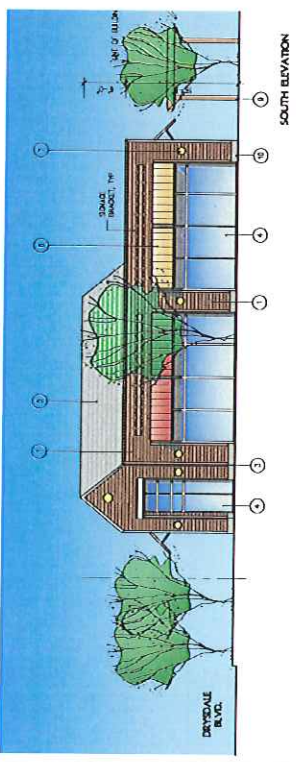
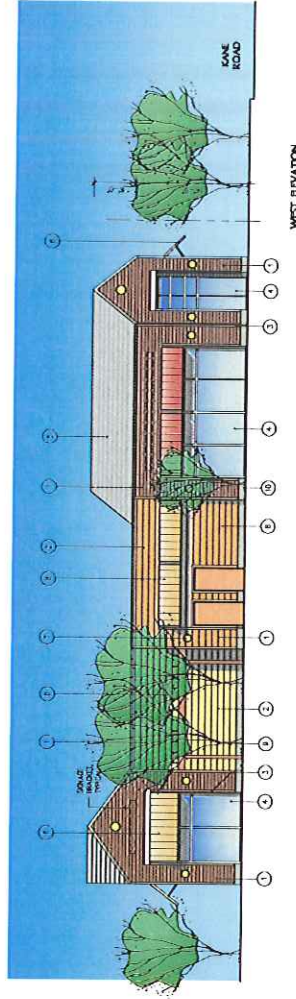
PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

ELEVATIONS
 BUILDING 3

HYWEL JONES
 ARCHITECT

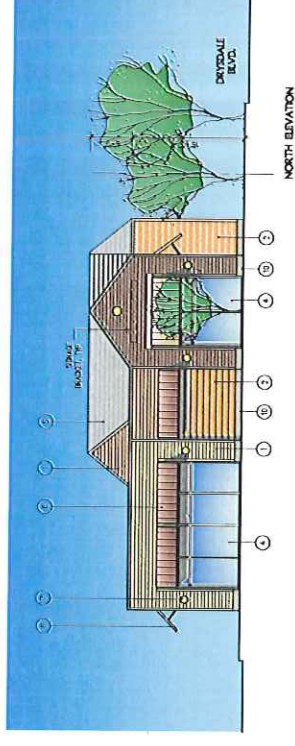
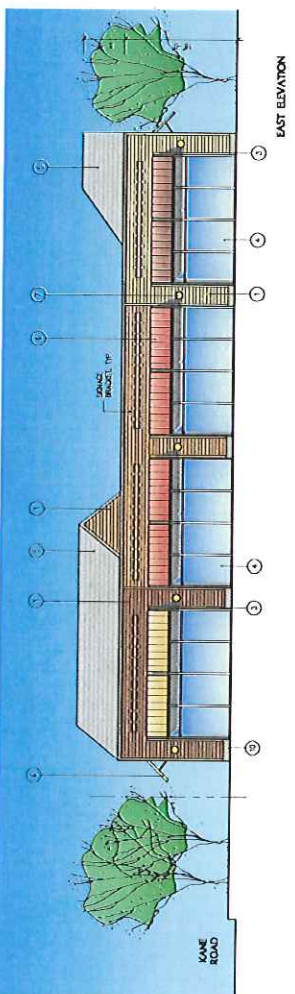
2005 HENDRICK STREET
 VANCOUVER, BRITISH COLUMBIA
 CANADA V6K 2V9
 604-273-1566 604-273-1522
 PROJECT: 1966 KANE RD
 DATE: JAN 28, 2011
 DRAWN BY: JACOB W. COOPER
 CHECKED BY: JACOB W. COOPER
 SCALE: 1/8" = 1'-0"

A10



MATERIAL LEGEND

1. HORIZONTAL - 4" COVERAGE
2. HORIZONTAL - 10 3/4" COVERAGE
3. HORIZONTAL
4. CLEAR ANODIZED ALUMINUM STOCKFRONT WITH SEALED CLEAR DOUBLE GLAZING
5. ASPHALT SHADOW FROM SHINGLES
6. PAINTED STEEL CANOPY
7. DECORATIVE LIGHT FIXTURE
8. SPANREL PANEL
9. WOOD TRELLIS
10. CONCRETE SALK RUBBER



CONCEPT ARCHITECTS, INC. DRAWING NO. 2014-001
 1000 - 1000 STREET
 VANCOUVER, BC V6H 2Y1
 CANADA
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.CONCEPTARCHITECTS.COM
 ALL RIGHTS RESERVED
 THIS DRAWING IS THE PROPERTY OF CONCEPT ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CONCEPT ARCHITECTS, INC.

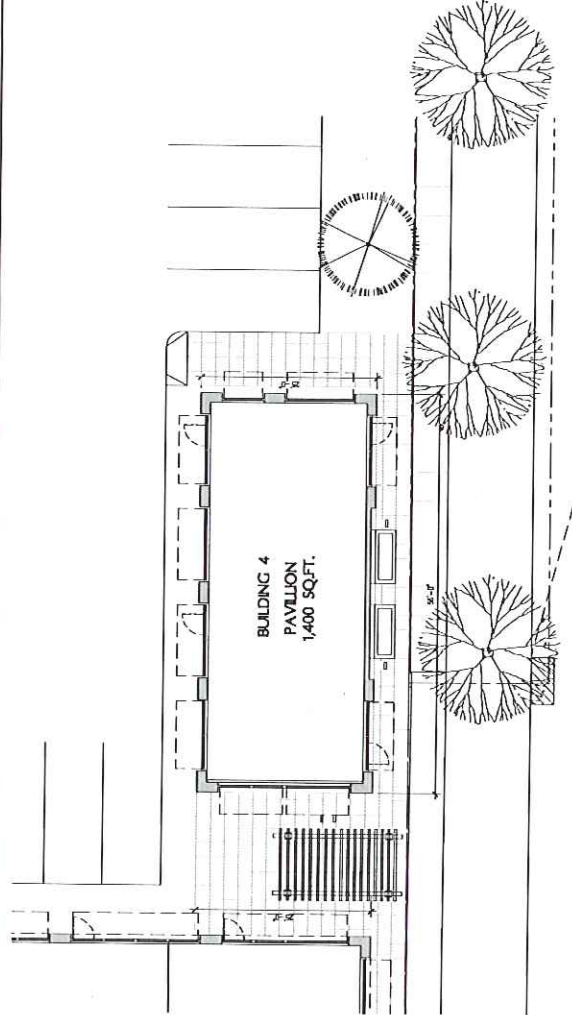
PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

FLOOR PLAN AND
 ELEVATIONS
 BUILDING 4

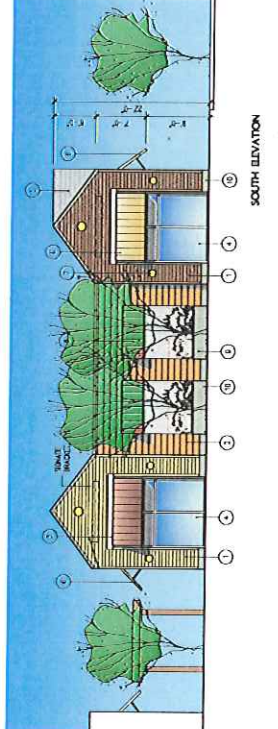
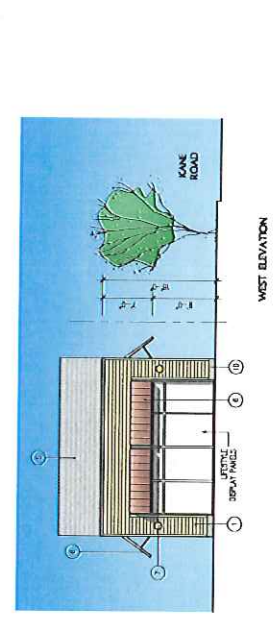
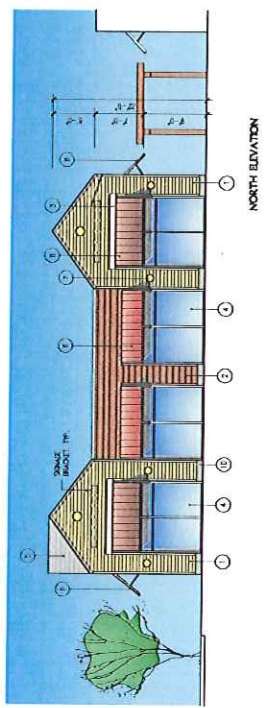
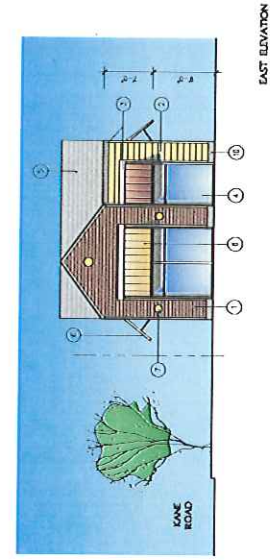
HYWEL JONES
 ARCHITECT

1000 - 1000 STREET
 VANCOUVER, BC V6H 2Y1
 CANADA
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.HYWELJONES.COM
 ALL RIGHTS RESERVED
 THIS DRAWING IS THE PROPERTY OF HYWEL JONES ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HYWEL JONES ARCHITECTS

A11



- MATERIAL LEGEND**
1. HARDPLANK - 6" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDTROM
 4. CLEAR ANODIZED ALUMINUM STOREFRONT WITH SEALED CLEAR DOUBLE GLAZING
 5. ASPHALT SHADOW FRAM DRINKING
 6. PAINTED STEEL CANOPY
 7. DECORATIVE LIGHT FIXTURE
 8. SPANDEK PANEL
 9. WOOD TRELLIS
 10. CONCRETE JACK RUBBER



CITY OF KELOWNA

MEMORANDUM

Date: June 30, 2011 Revised
File No.: Z11-0033 OCP11-0003

To: Land Use Management (LT)

From: Development Engineering Manager

Subject: 1966-1968 Kane Rd, Lot 44, Plan 48643

The Development Engineering Branch comments and requirements regarding this application to rezone from A-1 to C3, RM-5 and RM-3 are as follows:

.1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements as may be required.
- d) The proposed 127 apartment units, 42 townhouse units and approximately 44,000sqft of commercial space trigger a traffic impact assessment. The applicants transportation engineer shall contact the city's Transportation Planning group who will determine the terms of reference for the study.
- e) Provide a longer throat length off the Kane Road access by closing the first parking access. Revise the parking stalls accordingly.
- f) Provide a mutual access easement to 1982 Kane Rd.

.2) Dedications

- a) On the Kane Road frontage, provide an additional 6m (approximate) dedication for a roadway allowance matching the adjacent parcels to the west.
- b) Dedicate and construct Drysdale Boulevard to a SS-R5 (20m) standard, matching the existing Drysdale Blvd.

- c) Dedicate and construct Glen Park Drive to a SS-R5 (20m) standard, matching the existing Glen Park Drive.

.3) Geotechnical Study.

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

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.4) Water

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

.5) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided per lot.
- b) Decommissioning of the existing small diameter services and the installation of the new service will be at the applicant's cost.
- c) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

.6) Drainage

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with design details of the required City owned storm water detention facility. Please see the attached email dated May 18, 2011 from Utility Technologist Fred Schaad for details.
- b) Provide a detailed Site Grading Plan including erosion and sedimentation controls required onsite and on Kane Road.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Kane Road is designated an urban collector road. Dedicate and construct the road to match the existing road section to the west including curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- b) On Kane Road a future asphalt overlay is required for the full road frontage up to the centre line of the road however, the City wishes to complete this work at a later date as part of a larger project; **therefore cash in-lieu of construction is required in the amount of \$15,880 for the overlay.**
- d) Drysdale Boulevard is designated an urban collector road. Dedicate and construct to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. **Existing overhead wires are to be located underground.**
- e) Glenpark Drive shall be constructed to a SS-R5 standard along the applicants frontage complete with curb and gutter, sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation and street lights.
- f) Provide a temporary turnaround at the end of Drysdale Boulevard. This can be accomplished by registration of a right of way in favour of the City of Kelowna.

.8) Power and Telecommunication Services and Street Lights

- a) Prior to issuance of Building Permit, the applicant must make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.9) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.10) Servicing Agreements for Works and Services

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

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.12) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
- c) Sewer Development Charge of \$300.00.

Steve Muenz, P. Eng.
Development Engineering Manager
DC



Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

Fax: 250-763-5688

Phone: 250-763-6506

June 20, 2011

City of Kelowna
Land Use Management Department
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: **Luke Turri**

Re: **Rezoning Appn No. Z11-0033 & OCP11-0003 – 1966/1968 Kane Rd.
OCORP Development – Lot 44, KAP48643**

FILE COPY

Thank you for the May 6, 2011 referral for the proposed development. The subject property is located within Glenmore-Ellison Improvement District (GEID) boundaries and is assessed by GEID with 10 acres "A" grade, or land with water. Currently, the property is serviced with two domestic water connections on Kane Rd and a blow-off on Drysdale Rd. which is designated as the irrigation connection for the property. Capital Expenditure Charges are considered paid for two single family houses

According to the development proposal, the Applicant intends to create a mixed use development with approximately 4181 m² of commercial space, 128 apartment units zoned RM5, and 42 townhouse units zoned RM3.

The following comments outline GEID's general requirements for the proposed subdivision.

1. Water Servicing

Development of this property was contemplated by OCORP when servicing the 2007 development (Wingate Crossing/Mosaic) of Lot A, KAP82608. The available fire flows in the area meet the City of Kelowna requirements in Bylaw 7900 for commercial and multi-family developments.

Upon development, the existing water services for the property must be removed and capped at GEID's watermains on Kane Rd and Drysdale Rd.

We note that the Applicant is responsible for servicing the on-site water system, and for installing all water mains within new subdivisions and developments, including those that will be turned over to GEID. The Applicant's Engineer is to complete inspections during construction, in accordance with GEID's inspection policy, attached.

GEID's policy since late 2006 has been to own water mains and hydrants within strata developments, where practical, to ensure that ongoing maintenance and flushing of the water mains and hydrants is completed. If on-site hydrants are planned, GEID requests that the water main servicing the development be owned and operated by GEID, and that a statutory right of way (SRW) be provided.

GEID has a standard SRW agreement and the Applicant's lawyer should contact GEID's lawyer (Ross Langford of Farris, Vaughan, Wills and Murphy LLP) to discuss requirements for a draft document which will be reviewed by GEID. All legal, application and registration fees, and survey costs associated with any SRWs will be paid by the Applicant.

The Applicant must submit two (2) copies of engineered plans for review which comply with City of Kelowna and GEID servicing bylaws and policies. One set of review comments will be provided at no cost. GEID is currently reviewing existing bylaws, and a fee for review of each revision to the engineered plans may be assessed to the Applicant.

Upon completion of the water works, the Applicant's Engineer must provide the following prior to connection of the new works to the existing GEID-owned water mains:

- A stamped certificate that all waterworks have been constructed according to the approved plans and good engineering practices;
- Bacteriological testing results;
- Pressure test results.

2. Irrigation and Metering

All units will require water meters. GEID requires that irrigation systems conform to GEID Bylaw No. 76.

3. Fireflow Availability and Hydrants

No plans showing proposed water works for servicing the proposed subdivision have been provided to GEID at this time. Fire hydrant spacing and flow rates must conform to City of Kelowna Bylaw # 7900.

GEID requests that the Applicant have hydrant locations and spacing reviewed by the City of Kelowna Fire Department, and that a written response be provided by the Fire Department to GEID prior to constructing the proposed water works.

While the City of Kelowna Bylaw 7900 minimum fire flows for multifamily developments are 150 L/s, the fire flows for many multifamily buildings are much higher. Infrastructure upgrades were completed by OCORP when servicing the 2007 development (Wingate Crossing/Mosaic) of Lot A, KAP82608 to increase fire flows in excess of 150 L/s. The developer will be required to submit an FUS calculation showing fire flows needed for each building at the time of development permit.

4. Performance and Maintenance Bond

A performance bond in the amount of 125% of the estimated cost to complete the water works is required at time of subdivision application. An estimated construction cost for the site works should be provided by the Applicant's Engineer to GEID for review once design drawings are submitted and approved.

The performance bond will be released upon completion of the water works, remediation of all deficiencies, acceptance of these facilities by GEID, and receipt of a maintenance

bond. The maintenance bond shall be in the amount of 10% of the construction cost of the water works, and shall be provided to GEID for a minimum one-year period after final inspection and acceptance of the works by GEID. In the event that works are not completed to the satisfaction of GEID, the works may not be accepted, or a longer maintenance bonding period may be required.

5. Connection, Administration, Inspection and New Account Fees

The Applicant is responsible for GEID connection, administration, observation and inspection fees for the on-site and off-site works.

GEID Bylaw #76 states that all new accounts or transfer of ownership shall pay a fee of \$20.00/unit. Thus, for the apartment and townhouse development with a total of 170 units, the fees would be \$3,400.00 (170 units x \$20.00/unit). Further information is required to calculate the fees for the commercial development

6. Capital Expenditure Charges

GEID Bylaw #84 (as amended by Bylaw #87) provides a listing of CEC rates for various types of development. All rates are subject to change without notice, and CEC's will be charged as per the Bylaw that governs at the time of payment. A new CEC bylaw is expected in the summer of 2011.

7. Summary of Engineering Submissions and Payables

Prior to issuance of a water letter for the proposed subdivision, GEID requires the following:

- Payment of applicable Capital Expenditure Charges;
- Submission of two (2) copies of engineering plans by the Applicant, in accordance with City of Kelowna and GEID servicing bylaws and policies. The plans shall be completed by a Professional Engineer who is registered and insured in the Province of British Columbia;
- Connection costs as determined by GEID (to be based on approved design drawing);
- Performance bonding in the amount of 125% of the construction cost for the completion of water works (amount to be determined based on GEID's review of an estimate to be provided by the Applicant's Engineer);
- Administration costs (to be determined);
- Inspection/observation fees for water works; and
- New account fees.

Prior to permitting waterworks construction to proceed, GEID requires the following:

- Written confirmation from Kelowna Fire Department that they have reviewed and approve the hydrant spacing; and
- Provide Interior Health Authority Waterworks Construction Permit, for the revised off site works.

Prior to permitting connection to GEID's existing water works, GEID requires all of the above, and the following:

- Submission of daily inspection reports by the Applicant's Engineer in accordance with GEID's inspection requirements; and
- Stamped certification by the Applicant's Engineer that all works have been installed in accordance with approved plans;
- Satisfactory water works pressure test results and bacteriological results;

Prior to the release of the construction performance bond, GEID requires all of the above, and the following:

- Maintenance bond in the amount of 10% of the value of the works that will become property of GEID; and
- Completion of all water works in accordance with GEID standards, including satisfactory inspection by GEID and amendment of all deficiencies.
- Prior to the release of the maintenance bond, GEID requires that a final inspection is satisfactorily conducted by GEID; that signed and stamped as-built drawings be provided, that any required registered Statutory Right of Way is provided; and that all deficiencies that arise during the one year maintenance bonding period be remedied to GEID's satisfaction.

If you have any further questions please contact me at (250) 763-6506.

Sincerely,

**GLENMORE-ELLISON
IMPROVEMENT DISTRICT**



Darren Schlamp, B.Sc.
Operations Manager

cc: Sam Sandhu, OCORP development (*via email: samsandhu@ocorpltd.com*)