

City of Kelowna Public Hearing AGENDA



Tuesday, April 9, 2013
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1.(a)The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b)All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by Castanet.

(c)All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public.The correspondence and petitions received after March 26, 2013 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d)Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e)It must be emphasized that Council will not receive any representation from the

applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

- 3.1 **Bylaw No. 10820 - Rezoning Application No. Z13-0010 - Blenk Development Corporation - Various Wilden Properties** 5 - 10

This application is considered to be a minor amendment to the Phase 2C Wilden neighbourhood. The amendment is to address inconsistencies with the approved subdivision plan and the existing zones. Essentially, it is a 'clean-up' amendment to ensure that all uses are accurately reflected.

- 3.2 **UPDATED - Bylaw No. 10815 - Rezoning Application No. Z13-0001 - The Mission Group - 674 Old Meadows Road** 11 - 40

The application seeks to rezone the subject property from A1 - Agriculture 1 to RM4 - Transitional Low Density Housing, to facilitate the comprehensive redevelopment of the site for row house and duplex development (approximately 108 units).

- 3.3 **Bylaw No. 10809 - Rezoning Application No. Z12-0068, Supplemental Report - Meiklejohn Architects Inc. - 1121, 1131, 1141 and 1151 Brookside Avenue** 41 - 61

To provide a summary of the Public Information Meeting hosted by the applicant and to make note of a few changes to the project based on the City of Kelowna's Text Amendment application TA13-0003 considered by Council at the March 11th, 2013 meeting and to forward the application to the April 9th, 2013 Public Hearing.

- 3.4 **Bylaw Nos. 10822 and 10823 - Official Community Plan Bylaw Amendment Application No. OCP13-0004 and Rezoning Application No. Z13-0005 - 641 and 683 Osprey Avenue, 600 Raymer Avenue and 2764 Richter Street** 62 - 88

To amend the Official Community Plan Future Land Use Designation from Multiple Unit Residential - Medium Density and Commercial to Mixed Use (Residential / Commercial), and to rezone two of the subject properties from RU6 - Two Dwelling Housing to the C4 - Urban Centre Commercial zone in order to permit the construction of a mixed use development.

4. Termination

5. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

RU1H - Large Lot Housing (Hillside Area) to RU2H - Medium Lot Housing (Hillside Area) and a portion of Lot 12, Section 5, Township 23, ODYD, Plan EPP9195, located at 1410 Rocky Point Drive from P3 - Parks & Open Space to RU1H - Large Lot Housing (Hillside Area) as shown on Map 'B' attached to the report of the Land Use Management Department, dated February 22nd, 2013 be considered by Council;

AND FURTHER THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

2.0 Purpose

This application is considered to be a minor amendment to the Phase 2C Wilden neighbourhood. The amendment is to address inconsistencies with the approved subdivision plan and the existing zones. Essentially, it is a 'clean-up' amendment to ensure that all uses are accurately reflected.

3.0 Land Use Management

During the Phase 2C detailed design process, Staff had requested that the area originally zoned and designated for public park should be shifted to a nearby alternate site that was deemed to be preferable from a park perspective. Staff and the applicant moved forward with this change but the zoning was not adjusted at the time of subdivision. As the majority of the Wilden development was rezoned when the Area Structure Plan was adopted, it is not uncommon to refine the land use line work to reflect the detailed design topographical realities.

4.0 Proposal

4.1 Background

The Glenmore Highland ASP was adopted in 2002 and has guided the Wilden community development. The ASP is a high level document that outlined where development should be located and how it should take shape. When the ASP was adopted, most of the land was pre-zoned at the same time based on the work done through the ASP. Staff recently submitted a large amendment for the Wilden development but these properties were not dealt with accordingly.

4.2 Project Description

This application is considered to be a minor amendment to the Phase 2C Wilden neighbourhood. The Phase 2C amendments are to address inconsistencies with the approved subdivision plan and the existing OCP Future Land Use Designation and the zone. It is a 'clean-up' amendment to ensure that all uses are accurately accounted for.

4.3 Site Context



5.0 Technical Comments

5.1 Building & Permitting Department

No comment

5.2 Development Engineering Department

The adjustment to the zoning boundaries as indicated does not compromise any municipal services.

5.3 Fire Department

Fire Hydrants and flows as per the City of Kelowna Subdivision Bylaw #7900. Wilden is an interface area and all areas required fuel modifications as per the Fire Smart Guidelines. Fuel treatments should include up to 100 meters from home sites on sloped areas.

5.4 Fortis BC - Gas

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected.

FortisBC (electric) reviewed the attached referral and based on the information received have identified two areas that Fortis will require SRW for protection of existing Fortis facilities over the approximate areas shown in the two attached sketch plans. Fortis has no other objections with the proposal subject to any changes to this application which would require further review and comment by Fortis.

6.0 Application Chronology

Date Application Received: February 21st, 2013

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by:

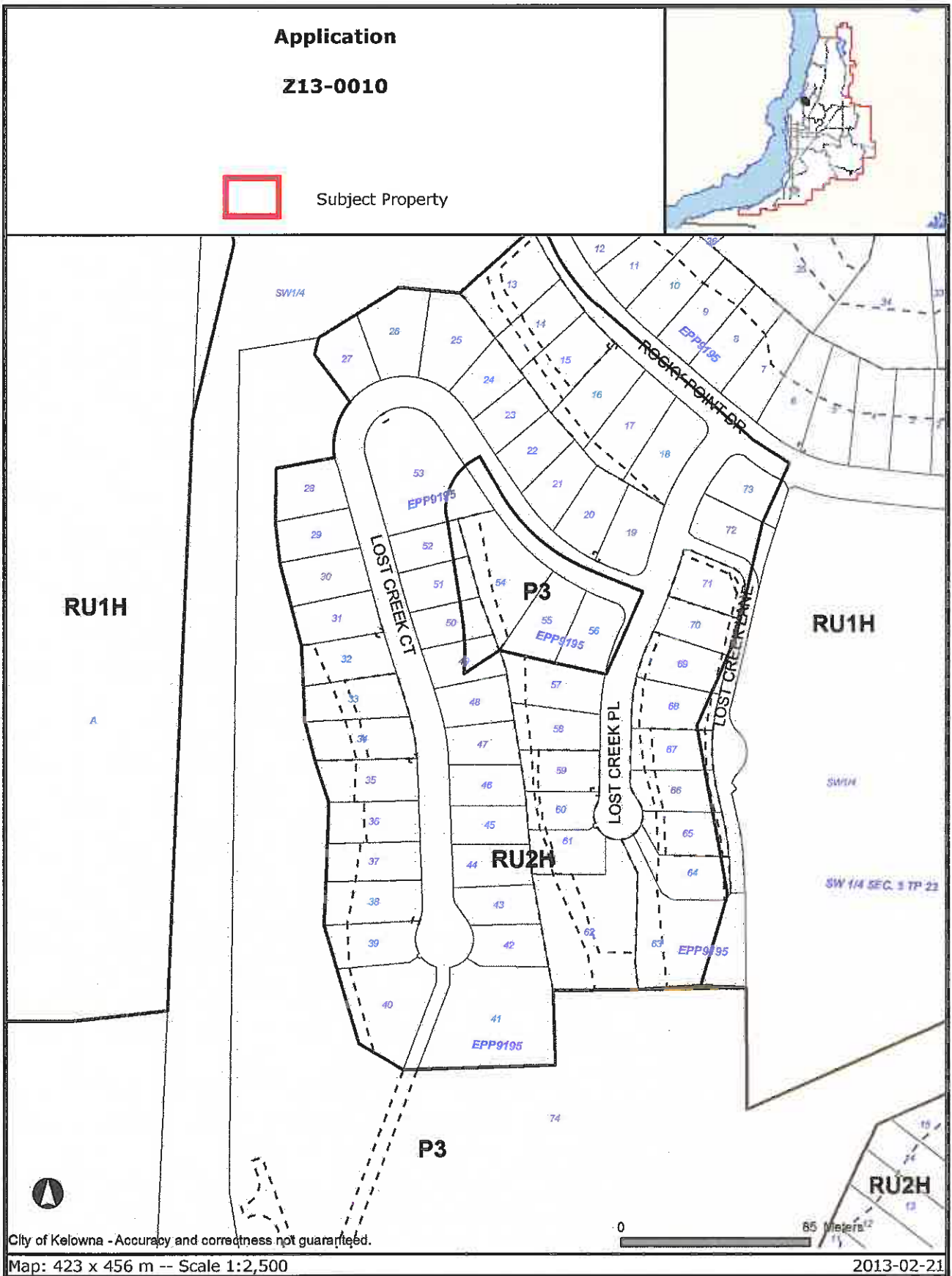
Danielle Noble, Manager of Urban Land Use

Approved for Inclusion:

Doug Gilchrist, A. General Manager, Community Sustainability

Attachments:

Subject Property Map
Map 'B'

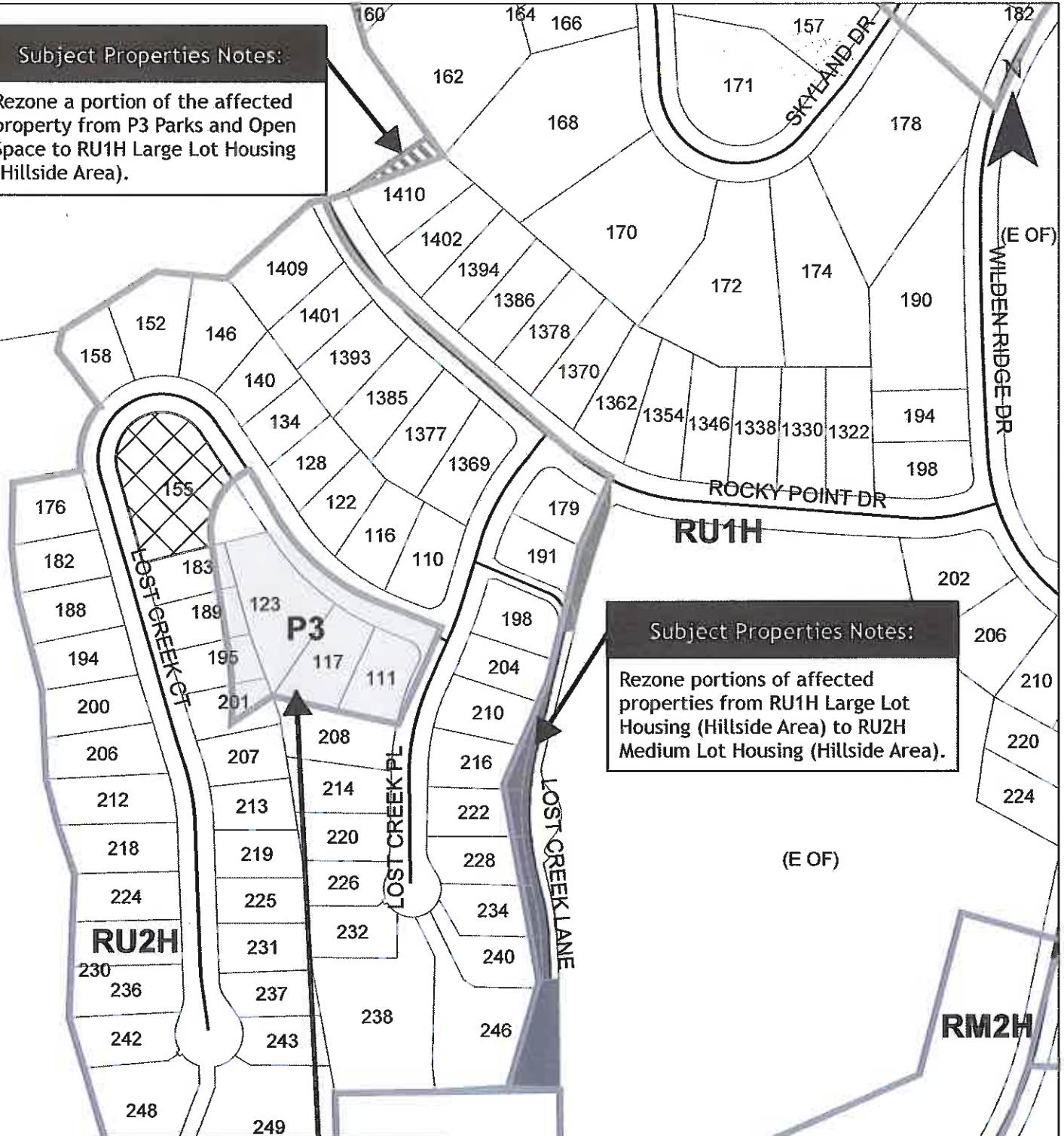


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

Subject Properties Notes:

Rezone a portion of the affected property from P3 Parks and Open Space to RU1H Large Lot Housing (Hillside Area).

RU1H



Subject Properties Notes:

Rezone portions of affected properties from RU1H Large Lot Housing (Hillside Area) to RU2H Medium Lot Housing (Hillside Area).

Subject Properties Notes:

Rezone the affected properties and portions of affected properties from P3 Parks and Open Space to RU2H Medium Lot Housing (Hillside Area).

1285

P3

1284

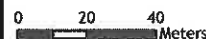
RU2H

MAP "B1" PROPOSED ZONING

Application #Z13-0010

- Zoning
- P3 to RU2H
- RU1H to RU2H
- P3 to RU1H
- RU2H to P3

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



Rev. Feb. 25/13



REPORT TO COUNCIL



Date: February 15, 2013
RIM No. 1250-30
To: City Manager
From: Land Use Management, Community Sustainability (AR)

Application: Z13-0001 **Owner:** Mission Group Old Meadows G.P. Ltd., Inc. No. BC0954893
Address: 674 Old Meadows Road **Applicant:** The Mission Group
Subject: Rezoning Application

Existing OCP Designation: Multiple Unit Residential (Medium Density)
Existing Zone: A1 - Agriculture 1
Proposed Zone: RM4 - Transitional Low Density Housing

1.0 Recommendation

THAT Rezoning Application No. Z13-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the fractional south west $\frac{1}{4}$ of Section 6, Township 26, ODYD exclusive of District Lot 358, ODYD except: (1) Plans B1246, 1384, 4873, 4912, 5547, 10613, 19017 and H17715; (2) part described in D.D. 190710F, located at 674 Old Meadows Road, Kelowna, BC from the A1 zone to the RM4 zone, 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 in conjunction with Council's consideration of a Development Permit for Form and Character and a Natural Environment Development Permit for the subject property;

AND THAT final adoption of the zone amending bylaw be considered subject to the applicant demonstrating that a no disturb/no build Section 219 Restrictive Covenant in favour of the City of Kelowna has been registered under the Land Title Act against the title of the subject property to preserve the Riparian Management Area, measuring 15 m upland from the top of bank of Thompson Brook;

AND THAT final adoption of the zone amending bylaw be considered subject to the applicant demonstrating that a Section 219 Restrictive Covenant in favour of the City of Kelowna has been registered under the Land Title Act against the title of the subject property to ensure no

vehicular access to the subject property on Gordon Drive;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

The application seeks to rezone the subject property from A1 - Agriculture 1 to RM4 - Transitional Low Density Housing, to facilitate the comprehensive redevelopment of the site for row house and duplex development (approximately 108 units).

3.0 Land Use Management

Land Use Management staff is supportive of the proposal, as it is seen to meet the objectives and supporting policies of the Official Community Plan (OCP). The RM4 - Transitional Low Density Housing zone is consistent with the Multiple Unit Residential (Medium Density) (MRM) land use designation, and facilitates a form of housing that transitions well from Gordon Drive (4-lane arterial) to the surrounding established single-family community to the west and south. The subject site is located along the Gordon Drive bus route, and within walking distance of Ecole de l'Anse-au-sable and Dorothea Walker Elementary School, as well as the Capital News Centre, the H₂O Adventure and Fitness Centre, and Mission Creek Recreational Park.

Consistent with OCP guidelines for Riparian Management Areas (RMA), the proposal includes a 15 m setback measured upland from the top of bank of Thomson Brook, for the protection of the associated riparian habitat. Prior to final adoption, a no disturb/no build Section 219 Restrictive Covenant will be required to be registered on title, as well as submission of a Natural Environment Development Permit Application to oversee the protection and restoration of this environmentally sensitive area.

A Development Permit Application for Form and Character will also be required prior to final adoption of a zone amending bylaw. The Comprehensive Urban Design Guidelines will apply to proposed development on the site, and a detailed design review will be undertaken upon receipt of the application. Of primary consideration will be provision of a strong built form orientation and presence along the street frontages, notably the interface between Gordon Drive and the façade treatment of the proposed row-end dwelling units, and accommodation of resident pedestrian mobility.

4.0 Proposal

4.1 Project Description

The purpose of this application is to rezone the subject property from A1 - Agriculture 1 to RM4 - Transitional Low Density Housing to allow the site to be comprehensively developed with ground-oriented row house and duplex development. The development will consist of approximately 108 dwelling units, comprised of 42 two-bedroom units and 66 three-bedroom units, and provided in 22 two- and three-storey buildings. Unit parking is proposed to be provided in a combination of individual garages and carports, with visitor parking provided at surface in a few locations on the site. Vehicular access will be provided from Old Meadows Road, with a controlled emergency access on Gordon Road. A semi-circular private road will provide internal vehicular circulation within the site.

The proposal contemplates a generally continuous edge of street-fronting units with main entries and porches along the Old Meadows Road frontage, creating a strong pedestrian orientation. An improved interface along the Gordon Drive frontage is anticipated, with provision of street-facing

entries for the abutting, row-end units; several gateway points enabling direct access to public sidewalk; and drive aisles screened from view by landscape features. A 15 m setback measured from the top of bank of Thomson Brook is provided at the north end of the site for protection of the associated riparian area.

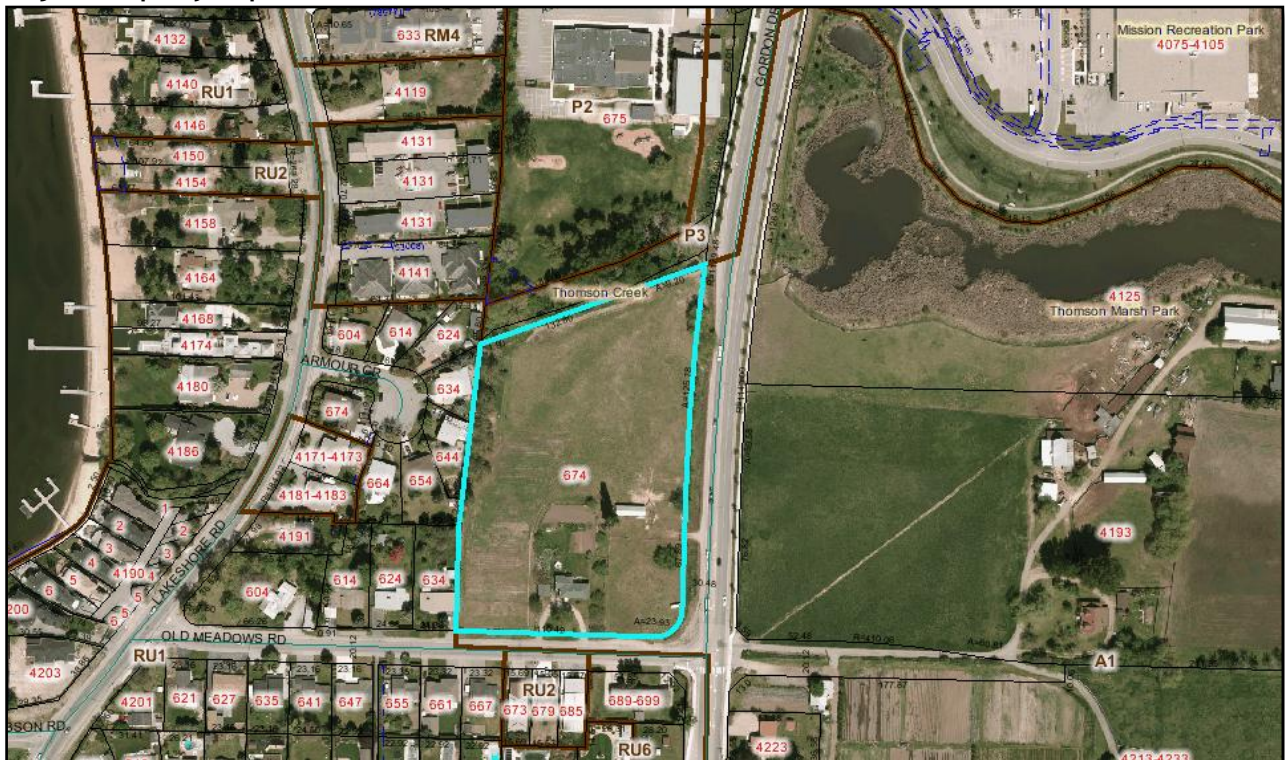
4.2 Site Context

This 2.27 ha site is located at the northeast corner of Old Meadows Road and Gordon Road, with a future land use designation of Multi Unit Residential (Medium Density). Thomson Brook borders the northern property line of the subject property, with the Ecole de l’Anse-au-sable located further beyond. The surrounding area to the west and south is characterized by established single-family development. Across Gordon Drive to the east are agricultural lands located in the Agricultural Land Reserve (ALR), as well as the Thomson Marsh to the north and the Capital News Centre, the H₂O Adventure and Fitness Centre, and Mission Creek Recreational Park beyond.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks & Open Space P2 - Educational & Minor Institutional	Thomson Brook School (École de l’Anse-au-sable)
East	A1 - Agricultural 1	Agricultural
South	RU1 - Large Lot Housing RU2 - Medium Lot Housing	Single Family Residential
West	RU1 - Large Lot Housing	Single Family Residential

Subject Property Map: 674 Old Meadows Road



The conceptual proposal compares to the proposed RM4 zone requirements as follows:

Zoning Analysis Table		
CRITERIA	RM-4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	22,663 m ² (2.27 ha)
Lot Width	30 m	Approx. 110 m
Lot Depth	30 m	Approx. 160 m
Development Regulations		
Floor Area Ratio	0.65, with max. 0.20 bonus	Approx. 0.615
Site Coverage (buildings)	50%	Approx. 33%
Site Coverage (buildings, driveways, parking areas)	60%	Approx. 48%
Height	Lesser of 13 m or 3 storeys	Max. 13 m or 3 storeys
Front Yard	4.5 m (if 2 storeys or less)	Min. 4.5 m
Side Yard (east)	4.5 m (flanking street)	Min. 4.5 m
Side Yard (west)	4.5 m (if more than 2 storeys)	Min. 4.5 m
Rear Yard	7.5 m (if 2 storeys or less)	Min. 7.5 m
Other Regulations		
Min. Parking Requirements	195 spaces	223 spaces
Bicycle Parking	Class 1: 0.5/unit; Class 2: 0.1/unit	Will meet requirement
Visitor Parking	16 spaces	Will meet requirement
Private Open Space	25 m ² per unit	Min. 25 m ² per unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use (Chapter 4)

Multiple Unit Residential (Medium Density) (MRM): Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e., care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 - Transitional Low Density Housing and RM5 - Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Development Process (Chapter 5)

Policy 5.3.2 - Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Policy 5.23.1 - Ground-Oriented Housing. Encourage all multi-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms to provide a family housing choice within multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

Comprehensive Development Permit Objectives (Chapter 14):

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;

- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permits required for any structures prior to them being taken down.
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction.
- This property falls within an area that may have a high ground water table. Minimum building elevations are required to be established prior to the release of the Development Permit. These buildings may be designed to low (basements), which may affect the form and character of the buildings.
- A code analysis may be required for the structures at time of building permit applications. No drawings showing layouts, elevations or cross sections were provided at this time to review.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Memorandum.

6.3 Fire Department

- Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900.
- The Subdivision Bylaw requires a minimum of 150 ltr/sec flow.
- The access road is to be a minimum of 6 m in width with no parking signs provided along the roadway.
- Additional comments will be required at the building permit applications.

6.4 Environment & Land Use Branch

- The Environment & Land Use Branch recommends that the riparian area of Thompson Brook be protected via a no build/no disturb Section 219 Restrictive Covenant to be registered under the Land Title Act against the title of the subject property. The Riparian Management/No Disturb Covenant area is all the land within the property measured 15 meters upland from the top of bank of Thompson Brook.
- It is recommended that the Thompson Brook Riparian Management Area be defined and protected along its boundary with a black - 4 foot high chain link fence.
- It is recommended that the Thompson Brook Riparian Management Area undergo riparian restoration/enhancement. The Riparian enhancement plan will include removal of all weeds and planting of a mixture of native trees, shrubs and grasses. The riparian restoration plan must be signed off by a Registered Professional Biologist and authorized by the City of Kelowna. A 5 year riparian restoration maintenance plan must accompany the riparian restoration plan (the maintenance plan takes into account annual weeding, fertilizing, watering and replanting/reseeding of the restoration site).
- It is recommended that rezoning be contingent upon the City of Kelowna Environment & Land Use Branch issuing an authorized Natural Environment Development Permit prior to final adoption.

It is important to note that the recommendations above are consistent with the guidelines within Chapter 12 of the OCP.

6.5 Interior Health Authority

This application will create approximately 108 homes within a neighbourhood that is within walking distance of schools and recreation opportunities. From a health perspective creating environments where the healthy choice is the easy choice will improve health outcomes by offering easy opportunities for people to engage in physical activity. Physical inactivity is directly related to the increasing prevalence of chronic diseases such as diabetes, cardiovascular disease and some cancers. Interior Health is in support of this application.

7.0 Application Chronology

Date of Application Received: January 1, 2013

Report prepared by:

Abigail Riley, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use

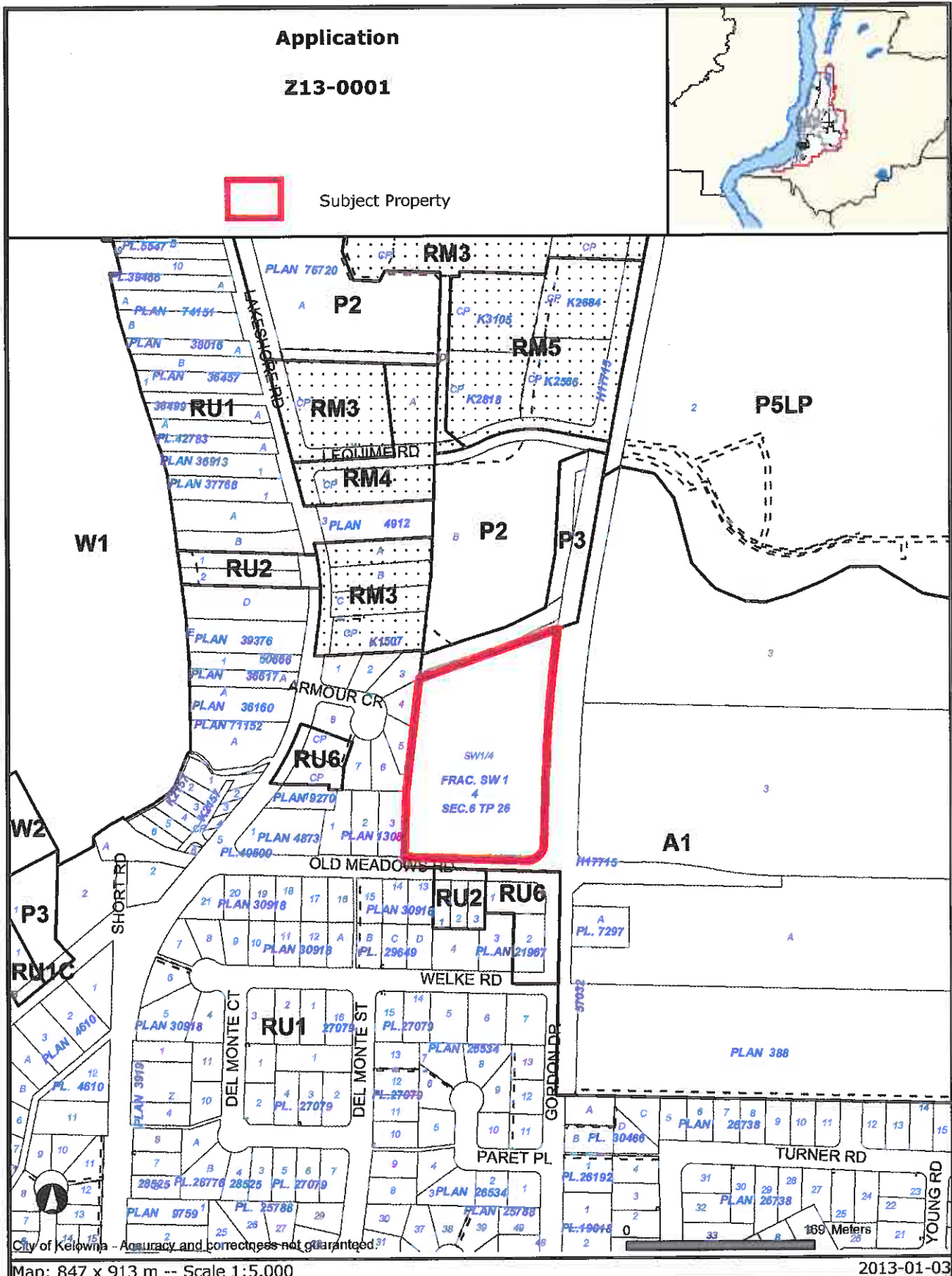
Approved for Inclusion



Doug Gilchrist, Acting General Manager, Community Sustainability

Attachments:

- Subject Property Map
- Land Use Concept Plan
- Development Engineering Memorandum



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.

CITY OF KELOWNA
MEMORANDUM

Date: February 13, 2013
File No.: Z13-0001

To: Land Use Management Department (AR)

From: Development Engineering Manager

Subject: 674 Old Meadows Road – Lot SW1/4, Plan T26 S6 **REVISED** A1 to RM4

The Development Engineering Department has the following comments and requirements associated with this rezoning application. 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 Sergio Sartori

1. Domestic Water and Fire Protection

- a) The subject property is currently serviced with two water services (50mm & 37mm). 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. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service.
- b) The area has two hydrants 190m apart which exceeds the Bylaw for multi-family developments. A second hydrant will be required at the west end of the proposed development and the existing 150mm. A.C. main in Old Meadows Road for the full development frontage should be replaced with a 200mm PVC main.

2. Sanitary Sewer

The subject property is currently serviced with three 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

The property is located in Sewer Specified Area No. 17 and therefore; all units (factored for multi family to 0.7) to be created will be subject to the debt charges for this service. The applicant must pay-out the outstanding financial obligation for each unit. The previous owner has previously cash commuted 1 EDUs therefore the new units must be paid. Sewer Specified Area fee is \$136.42 and is valid until March 31, 2013.

3. Storm Drainage

- a) The subject property is not currently serviced. 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.

4. Transportation

- a) The proposed development traffic flows and the Transportation Servicing Plan indicates the need for a traffic signal at the intersection of Gordon Drive and Old Meadows Road. The traffic signal should be constructed in conjunction with the Gordon Drive upgrading enhancing traffic and pedestrian safety at this intersection.

5. Road Improvements

- (a) Old Meadows Road must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) Gordon Drive must be upgraded to an urban standard (SS-R9) along the full frontage of this proposed development, including curb and gutter, separate sidewalk, drainage system including catch basins, manholes, landscaped boulevard and pavement fillet, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (c) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- (d) Landscaped boulevards, complete with underground irrigation, is required on Gordon Drive.
- (e) Driveway access is not permitted onto Gordon Drive. A restrictive covenant in favour of the City of Kelowna, registrable under Section 219 of the Land Title Act, must be granted to the effect that vehicular access is not permitted from the development site.

6. Electric Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b) Streetlights must be installed on all roads.
- c) 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. 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 Development Engineering 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.

8. 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.

9. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (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.

10. Geotechnical Report

- a) Provide a comprehensive geotechnical report 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.
 - Overall site suitability for development.
 - Presence of ground water and/or springs.

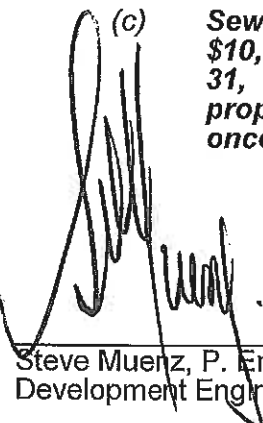
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

11. Development Permit and Site Related Issues

- (a) The development will be required to contain and dispose of site generated storm water on the site by installing an oil separator and ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (b) Access and Manoeuvrability
- (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

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 (HGST exempt) – only if disturbed.
- (iii) Engineering and Inspection Fee: 3% of construction value (plus HST).
- (iv) Latecomer Processing Fee: \$1,000.00 (plus HST) per agreement (no charge for 1 day agreements), if applicable.
- (c) ***Sewer Specified Area No 17. Total payment amount required is \$10,271.86 (\$136.42/unit x 0.7 x (108 units-1 unit credit). Valid until March 31, 2013. Payment of this fee can be deferred for the rezoning of the property, but must be paid prior to issuance of the Development Permit once the unit count has been confirmed.***


 Steve Muenz, P. Eng.
 Development Engineering Manager

ss

REPORT TO COUNCIL



Date: March 18, 2013
RIM No. 1250-30
To: City Manager
From: Land Use Management, Community Sustainability (AR)

Application: Z13-0001 **Owner:** Mission Group Old Meadows G.P. Ltd., Inc. No. BC0954893
Address: 674 Old Meadows Road **Applicant:** The Mission Group
Subject: Supplementary Report - Rezoning Application

Existing OCP Designation: Multiple Unit Residential (Medium Density)
Existing Zone: A1 - Agriculture 1
Proposed Zone: RM4 - Transitional Low Density Housing

1.0 Recommendation

That Council receives for information the supplemental report from the Land Use Management Department dated March 18, 2013.

2.0 Purpose

The purpose of this report is to respond to Council’s resolution provided at the March 4, 2013, Council meeting, requesting that the Applicant “...submit development permit concept drawings for consideration of Council and the public prior to the Public Hearing”.

3.0 Background

On March 4, 2013, Council received the staff report dated February 15, 2013, for Rezoning Application Z13-0001, proposing to rezone the property at 674 Old Meadows Road from A1-Agriculture 1 to RM4 - Transitional Low Density Housing, to facilitate the comprehensive redevelopment of the site for row house and duplex development (approximately 108 units).

At this meeting, Council moved that the zone amending bylaw be forwarded to a Public Hearing, but that also that staff encourage the Applicant to submit development permit conceptual drawings for consideration of Council and the public prior to the Public Hearing.

On March 15, 2013, the Applicant submitted a Development Permit and Development Variance Permit applications. The applications are presently under review and in circulation for technical comments and requirements.

4.0 Proposal

As outlined in the preceding rezoning report tabled on March 4, 2013, the purpose of the rezoning application is to rezone the subject property from A1 - Agriculture 1 to RM4 - Transitional Low Density Housing to allow the site to be comprehensively developed with ground-oriented row house and duplex development, consisting of approximately 108 dwelling units.

Attached to the subject report is a copy of the site plan and elevation drawings submitted with the Development Permit application on March 15, 2013, as well as a conceptual landscape plan and rendering of the Old Meadows Road frontage.

A Development Variance Permit application was also submitted that requests variances to the Zoning Bylaw to:

- Reduce the required front yard setback on Old Meadows Road from 6.0 m required to 1.8 m proposed;
- Reduce the required side yard (flanking street) setback on Gordon Drive from 4.5 m required to 1.6 m proposed;
- Reduced the required visitor parking from 28 spaces required to 22 spaces proposed.

Based on the proposed site layout, it would appear that a further variance would be needed for the proposed visitor parking spaces located adjacent to the Gordon Drive frontage and adjacent to the west property line, as the Zoning Bylaw requires that no off-street parking be located within 1.5 m of side property line or within 3 m of a flanking street.

5.0 Application Chronology

Date Rezoning Application Received: January 1, 2013

Date Development Permit & Development Permit Applications Received: March 15, 2013

Report prepared by:

Abigail Riley, Land Use Planner

Reviewed by:

Danielle Noble, Manager, Urban Land Use

Approved for Inclusion

Doug Gilchrist, Acting General Manager, Community Sustainability

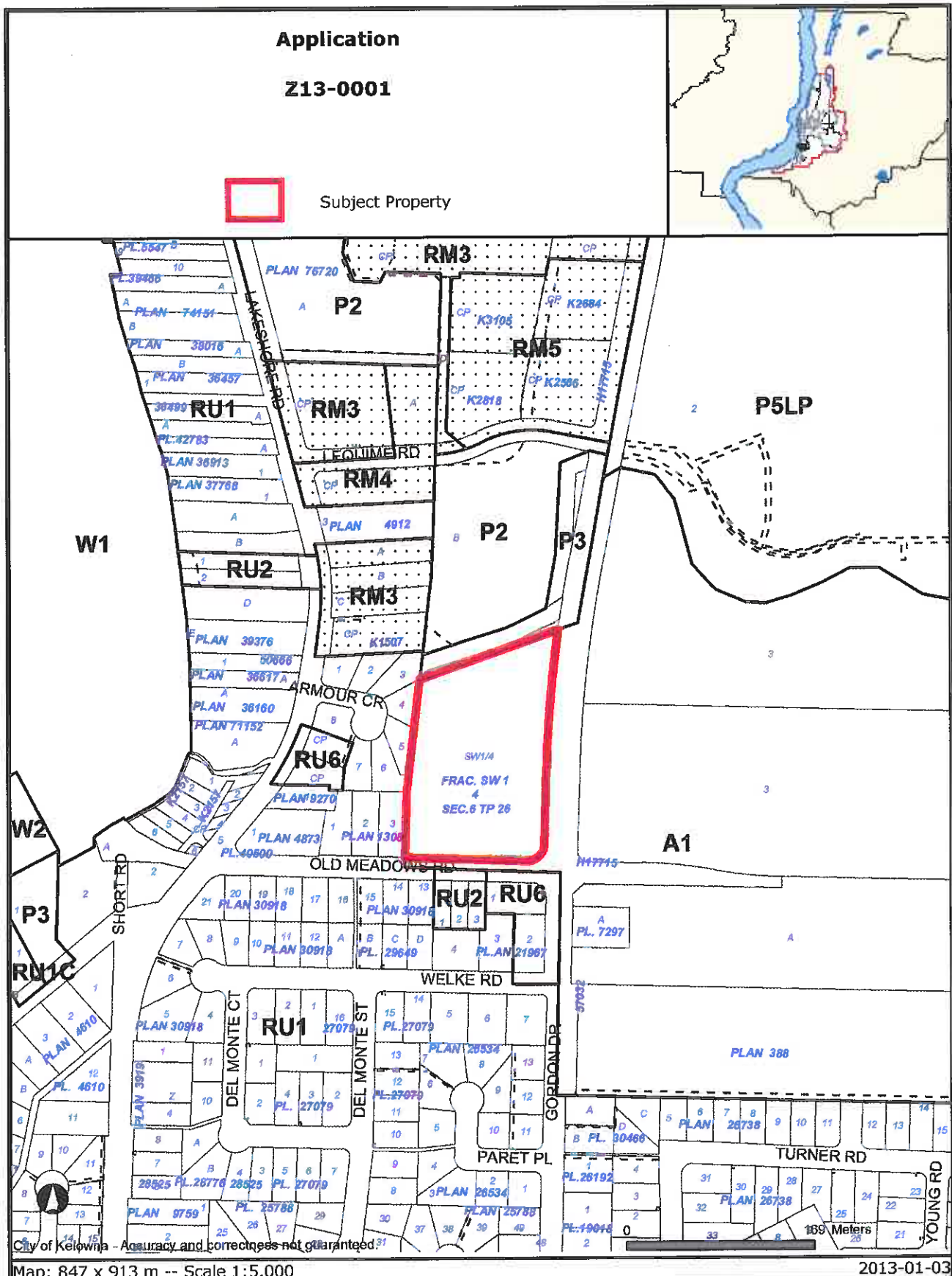
Attachments:

Site Plan

Building Elevations - Old Meadows Road & Gordon Drive Frontages

Conceptual Landscape Plan

Conceptual Renderings - Old Meadows Road & Gordon Drive Frontages



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.

CITY OF KELOWNA
MEMORANDUM

Date: February 13, 2013
File No.: Z13-0001

To: Land Use Management Department (AR)

From: Development Engineering Manager

Subject: 674 Old Meadows Road – Lot SW1/4, Plan T26 S6 **REVISED** A1 to RM4

The Development Engineering Department has the following comments and requirements associated with this rezoning application. 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 Sergio Sartori

1. Domestic Water and Fire Protection

- a) The subject property is currently serviced with two water services (50mm & 37mm). 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. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service.
- b) The area has two hydrants 190m apart which exceeds the Bylaw for multi-family developments. A second hydrant will be required at the west end of the proposed development and the existing 150mm. A.C. main in Old Meadows Road for the full development frontage should be replaced with a 200mm PVC main.

2. Sanitary Sewer

The subject property is currently serviced with three 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

The property is located in Sewer Specified Area No. 17 and therefore; all units (factored for multi family to 0.7) to be created will be subject to the debt charges for this service. The applicant must pay-out the outstanding financial obligation for each unit. The previous owner has previously cash commuted 1 EDUs therefore the new units must be paid. Sewer Specified Area fee is \$136.42 and is valid until March 31, 2013.

3. Storm Drainage

- a) The subject property is not currently serviced. 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.

4. Transportation

- a) The proposed development traffic flows and the Transportation Servicing Plan indicates the need for a traffic signal at the intersection of Gordon Drive and Old Meadows Road. The traffic signal should be constructed in conjunction with the Gordon Drive upgrading enhancing traffic and pedestrian safety at this intersection.

5. Road Improvements

- (a) Old Meadows Road must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) Gordon Drive must be upgraded to an urban standard (SS-R9) along the full frontage of this proposed development, including curb and gutter, separate sidewalk, drainage system including catch basins, manholes, landscaped boulevard and pavement fillet, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (c) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- (d) Landscaped boulevards, complete with underground irrigation, is required on Gordon Drive.
- (e) Driveway access is not permitted onto Gordon Drive. A restrictive covenant in favour of the City of Kelowna, registrable under Section 219 of the Land Title Act, must be granted to the effect that vehicular access is not permitted from the development site.

6. Electric Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b) Streetlights must be installed on all roads.
- c) 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.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. 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 Development Engineering 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.

8. 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.

9. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (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.

10. Geotechnical Report

- a) Provide a comprehensive geotechnical report 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.
 - Overall site suitability for development.
 - Presence of ground water and/or springs.

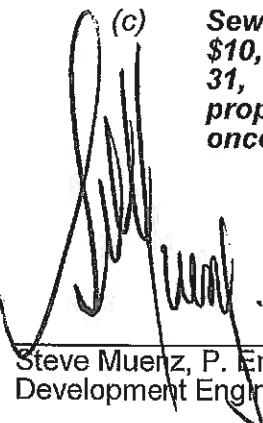
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

11. Development Permit and Site Related Issues

- (a) The development will be required to contain and dispose of site generated storm water on the site by installing an oil separator and ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (b) Access and Manoeuvrability
- (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

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 (HGST exempt) – only if disturbed.
- (iii) Engineering and Inspection Fee: 3% of construction value (plus HST).
- (iv) Latecomer Processing Fee: \$1,000.00 (plus HST) per agreement (no charge for 1 day agreements), if applicable.
- (c) ***Sewer Specified Area No 17. Total payment amount required is \$10,271.86 (\$136.42/unit x 0.7 x (108 units-1 unit credit). Valid until March 31, 2013. Payment of this fee can be deferred for the rezoning of the property, but must be paid prior to issuance of the Development Permit once the unit count has been confirmed.***


 Steve Muenz, P. Eng.
 Development Engineering Manager

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1 SITE PLAN
199707

LAND USE INFORMATION:

PROPOSED:
 PLOT: A1 OF 1981 B04
 GROSS AREA: 121,000 sq ft
 NET AREA: 107,510 sq ft (89% of gross area)
 Building: 9 stories or 42m height (120)
 Parking: 2 per 2 bedroom dwelling + 0.6 (1/2 2 bedroom units)
 2 per 3 bedroom dwelling + 1.25 (1/2 3 bedroom units)
 Value: \$18m - \$20m (22)
 Total (proposed): 239
 Maximum gross floor area: 144,000 sq ft (144,000 sq ft)
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ACTUAL/AS SHOWN:
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REVISIONS

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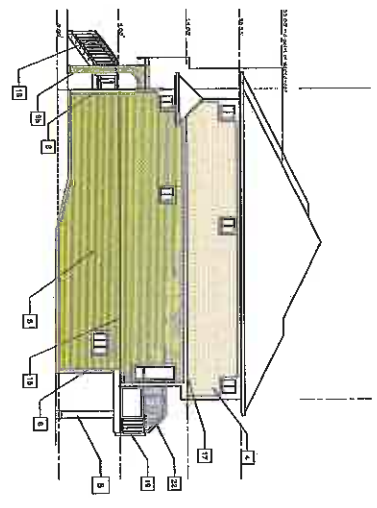
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DTN
 david tyrell architects

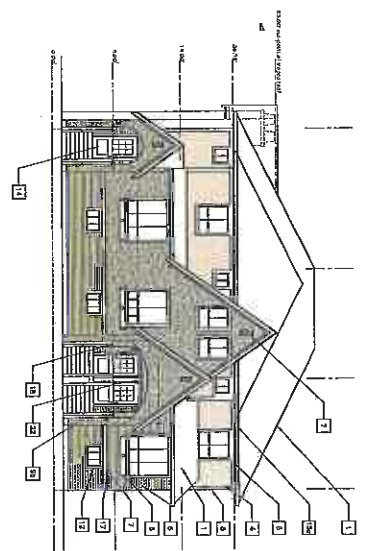
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 Courtnotes
 Kelowna, BC

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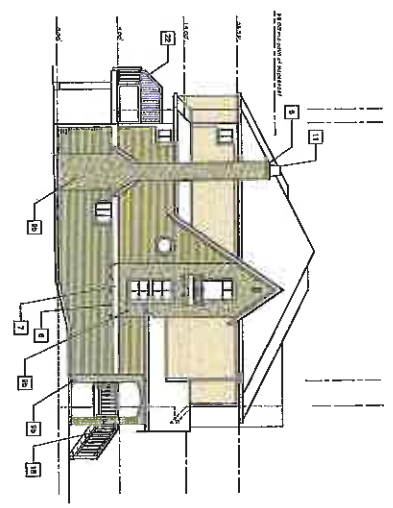
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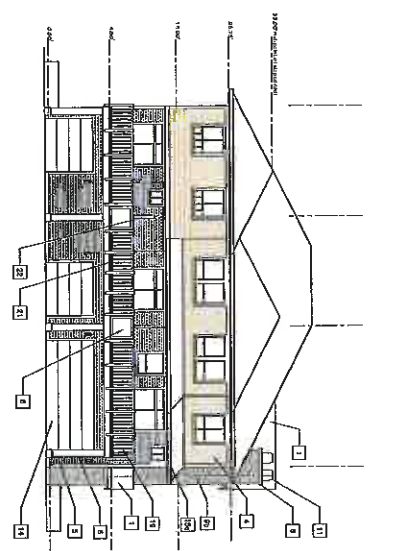
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2 SOUTH ELEVATION
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3 WEST ELEVATION
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4 NORTH ELEVATION
1/8"=1'-0"

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12	01/15/13	ISSUED FOR PERMITS	DTM	DTM

REVISIONS	
NO.	DATE

DTM
 david tyrell architect
 1400 W. 10TH AVENUE
 DENVER, CO 80202

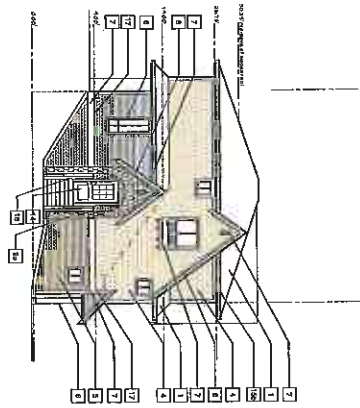
MISSION GROUP

Old Meadows
 Road
 Townhomes
 Redoula, DC

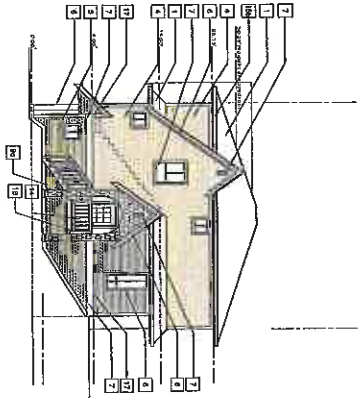
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OLD MEADOWS RD.

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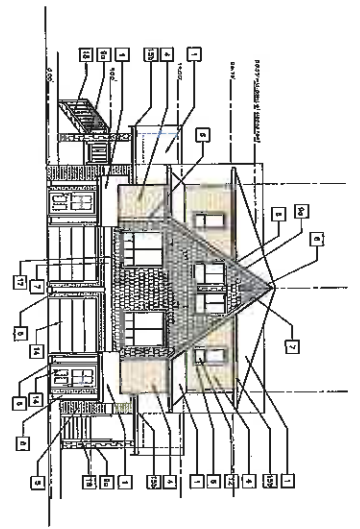
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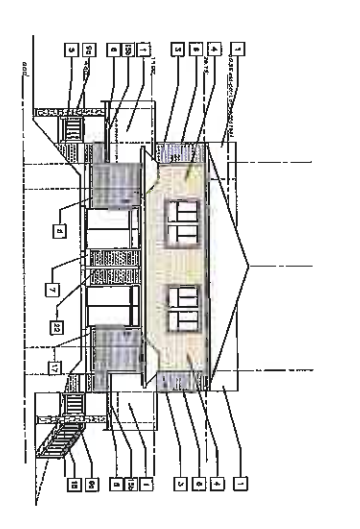
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2 NORTH ELEVATION




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MISSION GROUP



DTA

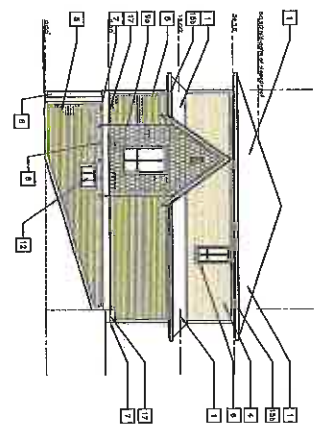
 david tyrell architecture

1000 WESTERN AVENUE
 VANCOUVER, BC V6V 1Y4
 TEL: 604.273.1111

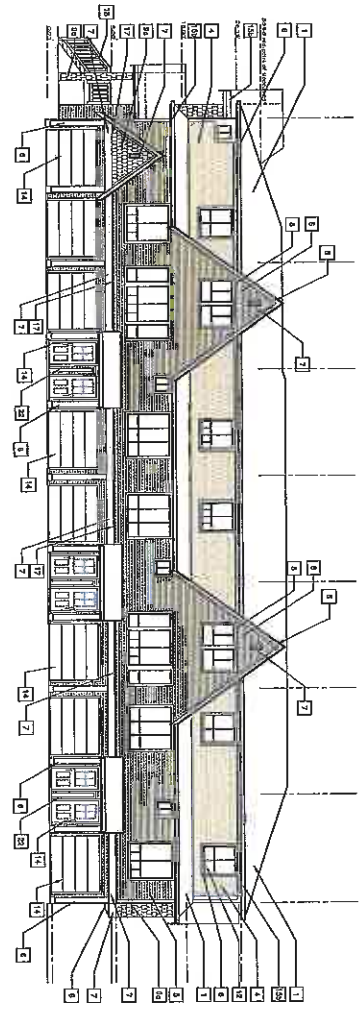
Old Meadows
 Road
 Touchstones
 Kelowna, BC

BUILDING 17
 GARAGE LEVEL
 PLAN
glenn on DE

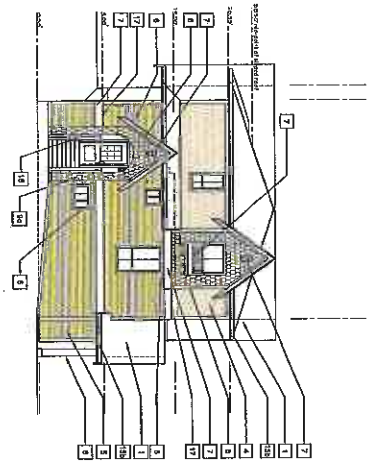
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 DATE 05/15/13



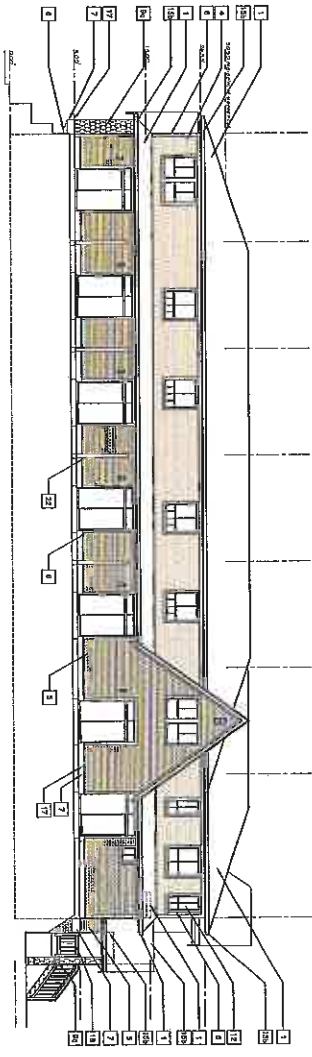
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B19 B21

REVISIONS

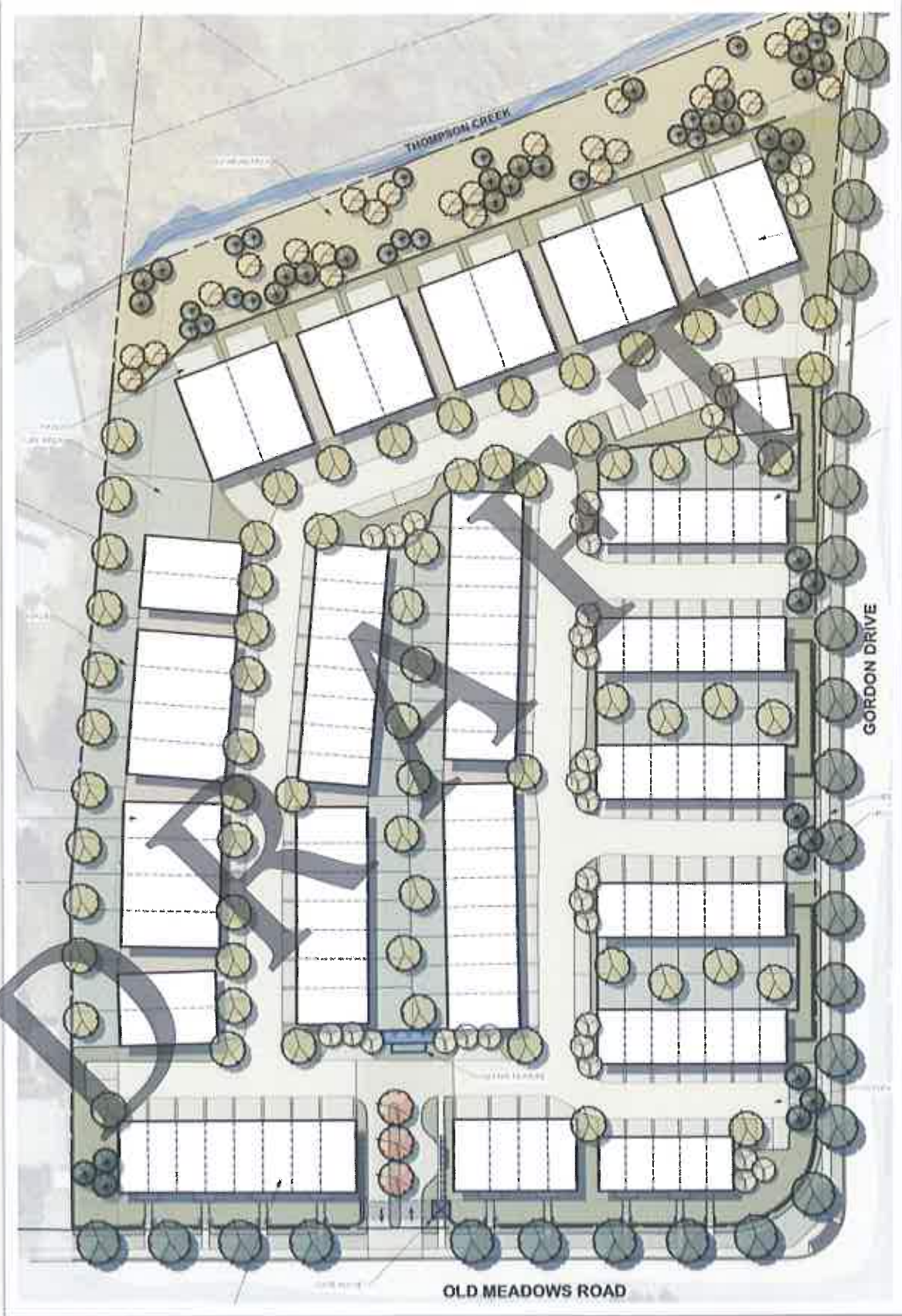
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14	ISSUED FOR PERMITS	12/15/13

PROJECT NO. **MISSION GROUP**

DTA
david tynal architect

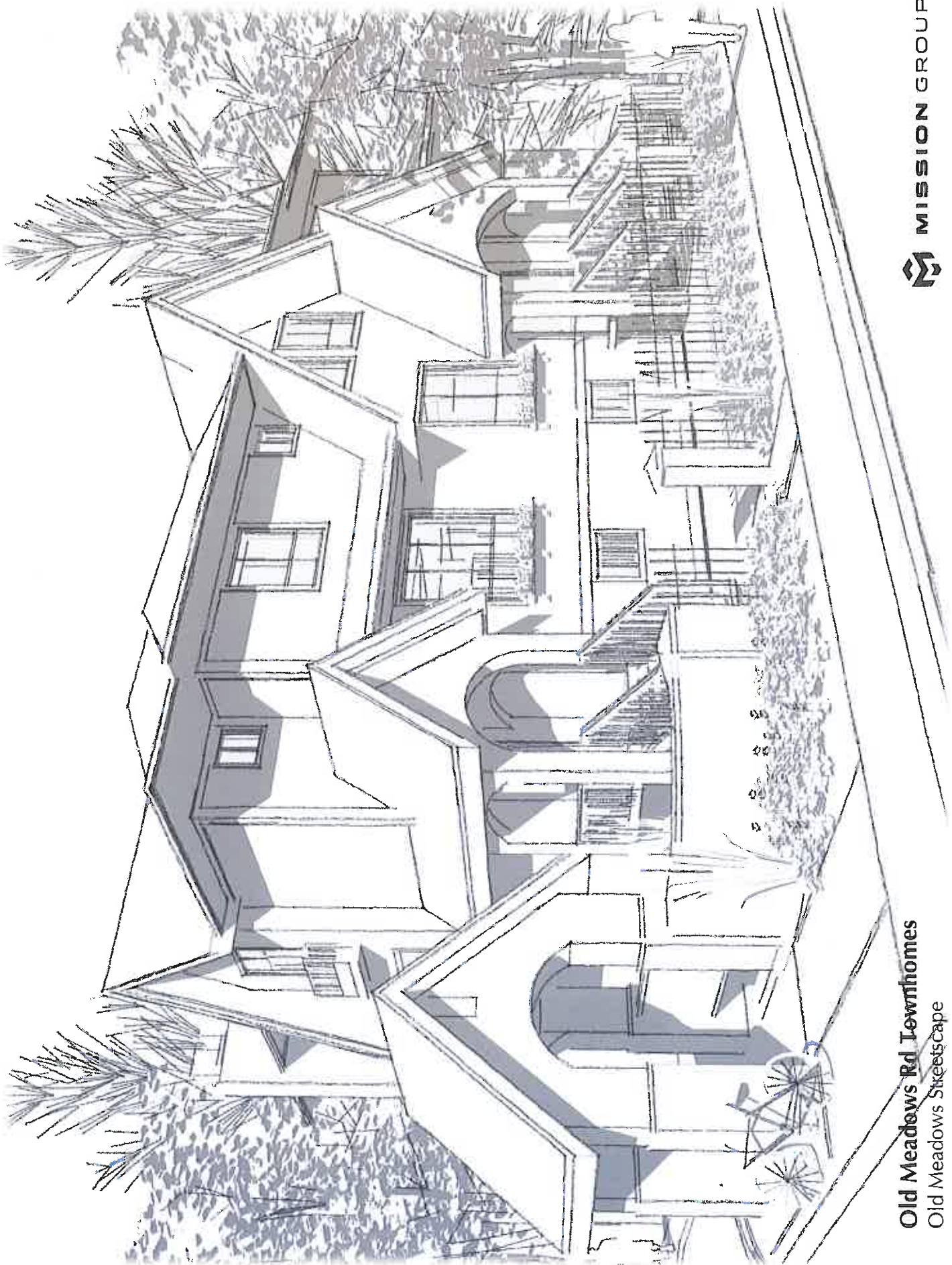
Old Meadows Road
Townhomes
Salem, MA
BUILDINGS 1 & 21
ELEVATIONS
Gerson Inc.

DATE: 12/15/13
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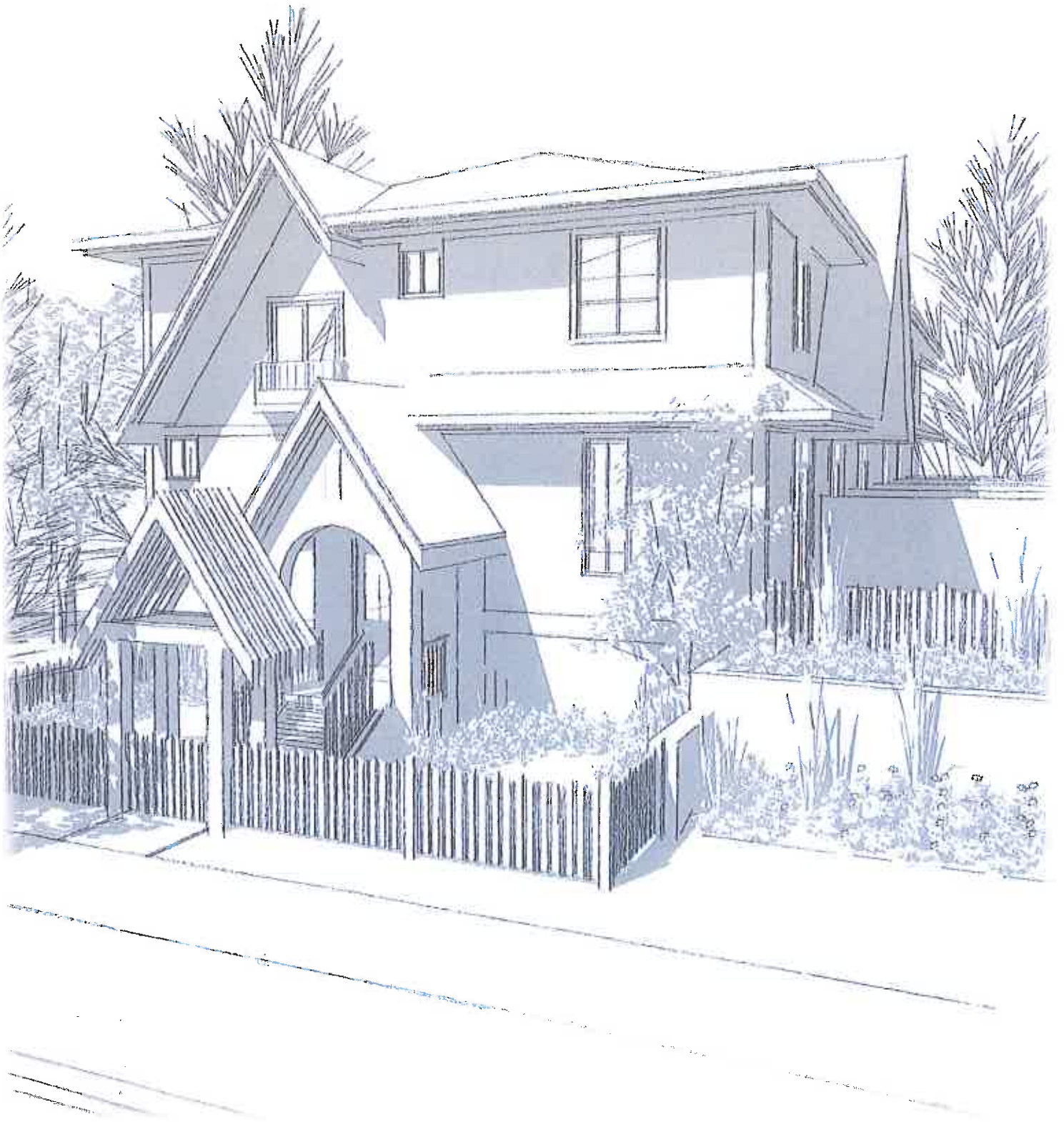


Z13-0001

Old Meadows Road Townhomes
Conceptual Landscape Plan
(DRAFT)



Old Meadows Rd Townhomes
Old Meadows Streetscape



REPORT TO COUNCIL



Date: March 15th, 2013
RIM No. 1250-30
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: Z12-0068 **Owner:** Evergreen Lands Limited, Inc. No. 382754
Address: 1121, 1131, 1141 & 1151 Brookside Ave. **Applicant:** Meiklejohn Architects Inc.
Subject: Supplemental Report - Rezoning Application
Existing OCP Designation: Multiple Unit Residential - Low Density
Existing Zone: RU6 - Two Dwelling Housing
Proposed Zone: RM3 - Low Density Multiple Housing

1.0 Recommendation

That Council receives for information the supplemental report from the Land Use Management Department dated March 15th, 2013 with respect to Rezoning Application No. Z12-0068;

AND THAT Rezoning Application No. Z12-0068 be forwarded to the April 9, 2013 Public Hearing.

2.0 Purpose

To provide a summary of the Public Information Meeting hosted by the applicant and to make note of a few changes to the project based on the City of Kelowna's Text Amendment application TA13-0003 considered by Council at the March 11th, 2013 meeting and to forward the application to the April 9th, 2013 Public Hearing.

3.0 Land Use Management

The applicant decided to withdraw the application from the March 12th, 2013 Public Hearing as originally scheduled. Staff and the applicant agreed that additional public consultation in advance of the Public Hearing was important to ensure that the neighbourhood had the opportunity to have a dialogue with the applicant. Accordingly, the applicant hosted a Public Information Meeting on March 14th, 2013 (a summary of the meeting is attached). The applicant has also modified the design of the project to take advantage of the proposed amendments to the RM3 zone that Staff have forwarded to Council for consideration as a broader text amendment to the multiple-unit residential zone regulations. This has resulted in an additional 4 units being added to the development for a total of 72 units.

4.0 Proposal

4.1 Project Description

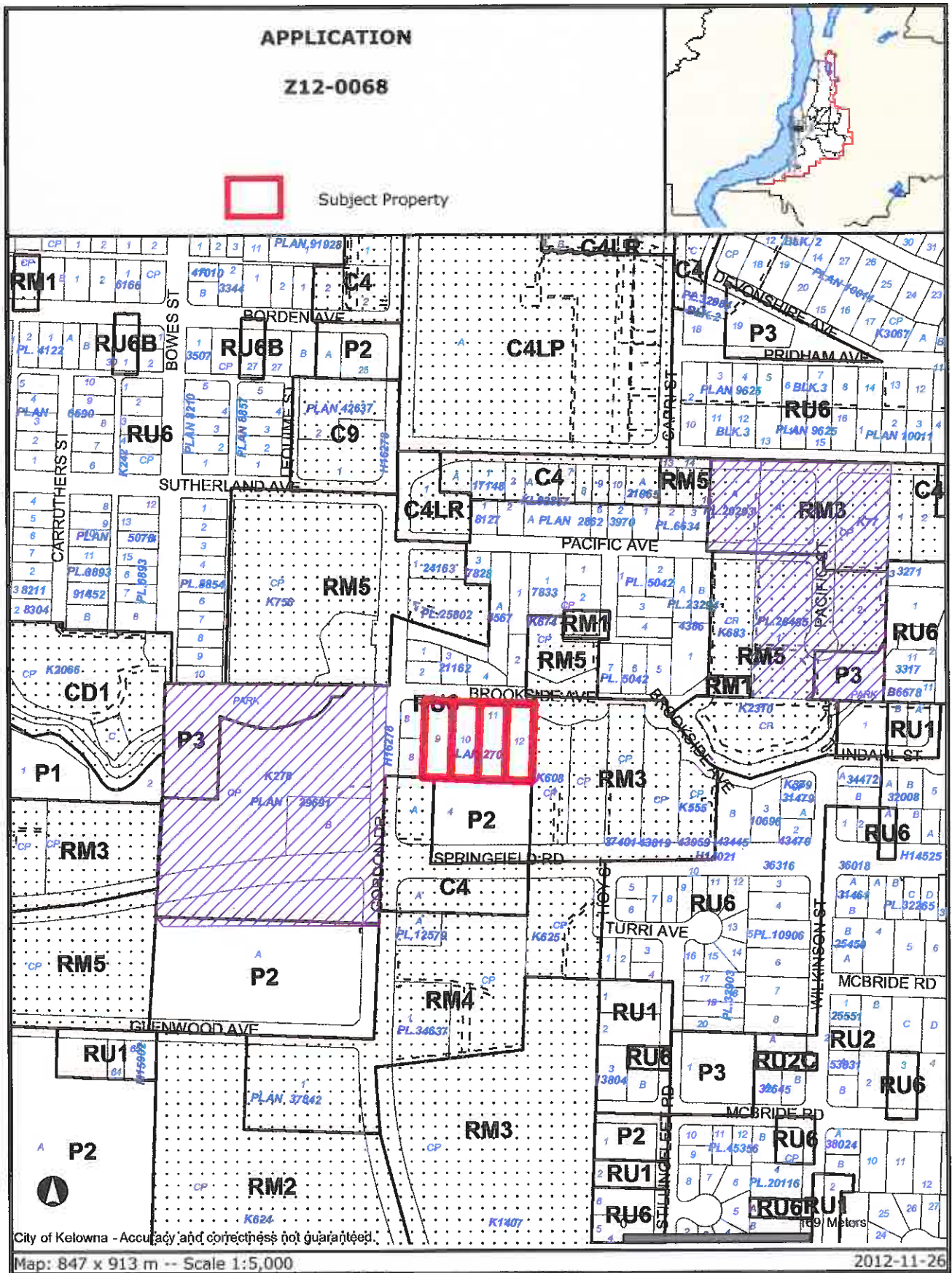
The proposed development consists of a total of 72 dwelling units; 36 - 1 bedroom units and 36 - 2 bedroom units. Principal vehicular access for the units is via a driveway from Brookside Avenue. Parking for the development is located at the centre of the property with 48 of the stalls provided within carports. The applicant has proposed a parking variance which would provide each unit with 1 parking stall and a total of 11 visitor parking stalls. As this property is located within an Urban Centre, \$7,500.00 per stall as cash-in-lieu would be the appropriate mechanism to overcome this shortfall. However, as this is a purpose built housing project the applicant has asked that the parking be varied in accordance with the recently adopted Housing Strategy. Section 15 of the Housing Strategy suggests that parking should be reduced for multi family housing projects located within the Urban Core.

Long term bicycle parking is provided within individual storage units, and short term bicycle parking is provided near the centre of the site adjacent to the visitor vehicle parking. The Brookside Avenue frontage provides a strong pedestrian orientation, with main building entrances and patios. Such design elements serve to activate these building frontages with heightened levels of pedestrian activity. The buildings are representative of a more contemporary aesthetic, having flat roofs and clean building lines. There are still three variances associated with the project as shown in the table, and specifically the proposal compares to Zoning Bylaw No. 8000 as follows:

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.573 0.85 - Proposed Amendment	0.752
Site Coverage - Buildings	40%	43.8% ¹
Site Coverage - Buildings & Drive	50% 60% - Proposed Amendment	66.3% ²
Height	9.5m / 2.5 storeys 10.0m / 3 Storeys - Proposed	8.8m / 3.0 storeys
Front Yard	4.5m 1.5m - Proposed Amendment	4.57m
Side Yard (east)	4.5m 4.0m - Proposed Amendment	15m
Side Yard (west)	4.5m 4.0m - Proposed Amendment	4.5m
Rear Yard	7.5m	7.5m
Other Regulations		
Minimum Parking Requirements	99 stalls	83 stalls ³
Bicycle Parking	Class I: 36 stalls Class II: 8 stalls	Class I: 48 stalls Class II: 8 stalls
Private Open Space	1425m ²	1639m ²
¹ To vary site coverage for buildings from 40% permitted to 43.8% proposed. ² To vary site coverage for buildings, driveways and parking areas from 60% permitted to 66.3% proposed. ³ To vary parking from 99 stalls required to 83 stalls proposed.		

4.2 Site Context

Public Information Meeting Summary
Site Plan
Elevations



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.

Alec Warrender

Subject: FW: Public Information Meeting Summary
Attachments: FW: Revised Plans
Importance: High

From: Ken Webster
Sent: Friday, March 15, 2013 4:25 PM
To: 'Alec Warrender'; Danielle Noble
Subject: RE: Public Information Meeting Summary

Alec,

Please accept this email as our summary of the "Neighbourhood Information Open House" held for our rezoning application for Brookside Avenue Z12-0068:

- The "Neighbourhood Information Open House" was held in a meeting room at the Kelowna Seventh Day Adventist Church at 1170 Springfield Road, Kelowna
- The "Neighbourhood Information Open House" was held from 4pm to 7pm on Thursday March 14, 2013
- The Open House was attended by 36 people from the neighbourhood area and/or general public, plus 6 others made up of professionals/consultants from our team, City of Kelowna LUM staff and media(list attached).
- Affected property owners were notified of the "Neighbourhood Information Open House" by way of a bright green "NOTICE"(attached) hand delivered to each property highlighted in green on the attached map, with multiple copies as needed, on Saturday March 9th, 2013. Also two signs were posted on the property being rezoned in exactly the same place as the notice of rezoning signs(photo attached) on Monday March 11th, 2013. Also, the Kelowna Daily Courier ran a story on page 3 on Thursday March 14th, 2013 clearly stating the time and location of the "Neighbourhood Information Open House".
- 6 large information boards were displayed on easels at the "Neighbourhood Information Open House"(attached) and the developer, the architect, the traffic engineer/consultant and the Land Use Planner from the City of Kelowna were all present to answer any questions.
- The Open House was an opportunity to answer questions, dispel rumor and outline the development background and project facts. Many neighbours seemed satisfied with the information and some objected to the rezoning application. Regardless of where individuals stood they all left with the facts and having had the opportunity to have their questions answered.

We trust that this is a satisfactory summary of the "Neighbourhood Information Open House". If you require any further clarification or information please contact us directly.

Yours Truly,

Evergreen Lands Ltd.
Per: Ken Webste

NOTICE

To: Resident/Owner

From: Meiklejohn Architects Inc – Applicant
Evergreen Lands Ltd. – Owner

Date: March 8, 2013

Re: Rezoning Application Z12-0068
For 1121, 1131, 1141 and 1151 Brookside Avenue
Neighbourhood Information Open House

Please be advised that the previously scheduled Public Hearing for the abovementioned re-zoning application on Tuesday, March 12th, 2013 has been postponed in order to facilitate a neighbourhood information open house for the abovementioned re-zoning application.

This information open house will be held within the neighbourhood at the Kelowna Seventh-Day Adventist Church, 1130 Springfield Road, on Thursday March 14, 2013 from 4 pm to 7 pm. Access to the open house is off the parking lot at the rear of the church.

If you are unable to attend this neighbourhood information open house, please feel free to call Meiklejohn Architecture Inc at 250 762-3004 or Evergreen Lands Ltd at 250 763-6600 for information about the abovementioned re-zoning application.

We look forward to seeing you Thursday, March 14th, 2013 anytime between 4 pm and 7 pm at the Kelowna Seventh-day Adventist Church at 1130 Springfield Road.

NOTICE

Neighbourhood Information Open House Rezoning Application Z12-0068 for 1121, 1131, 1141 and 1151 Brookside Avenue

Please be advised that the previously scheduled Public Hearing for the abovementioned re-zoning application on Tuesday, March 12th, 2013 has been postponed in order to facilitate a neighbourhood information open house for the abovementioned re-zoning application.

This information open house will be held within the neighbourhood at the Kelowna Seventh-Day Adventist Church, 1130 Springfield Road, on Thursday March 14, 2013 from 4 pm to 7 pm. Access to the open house is off the parking lot at the rear of the church.

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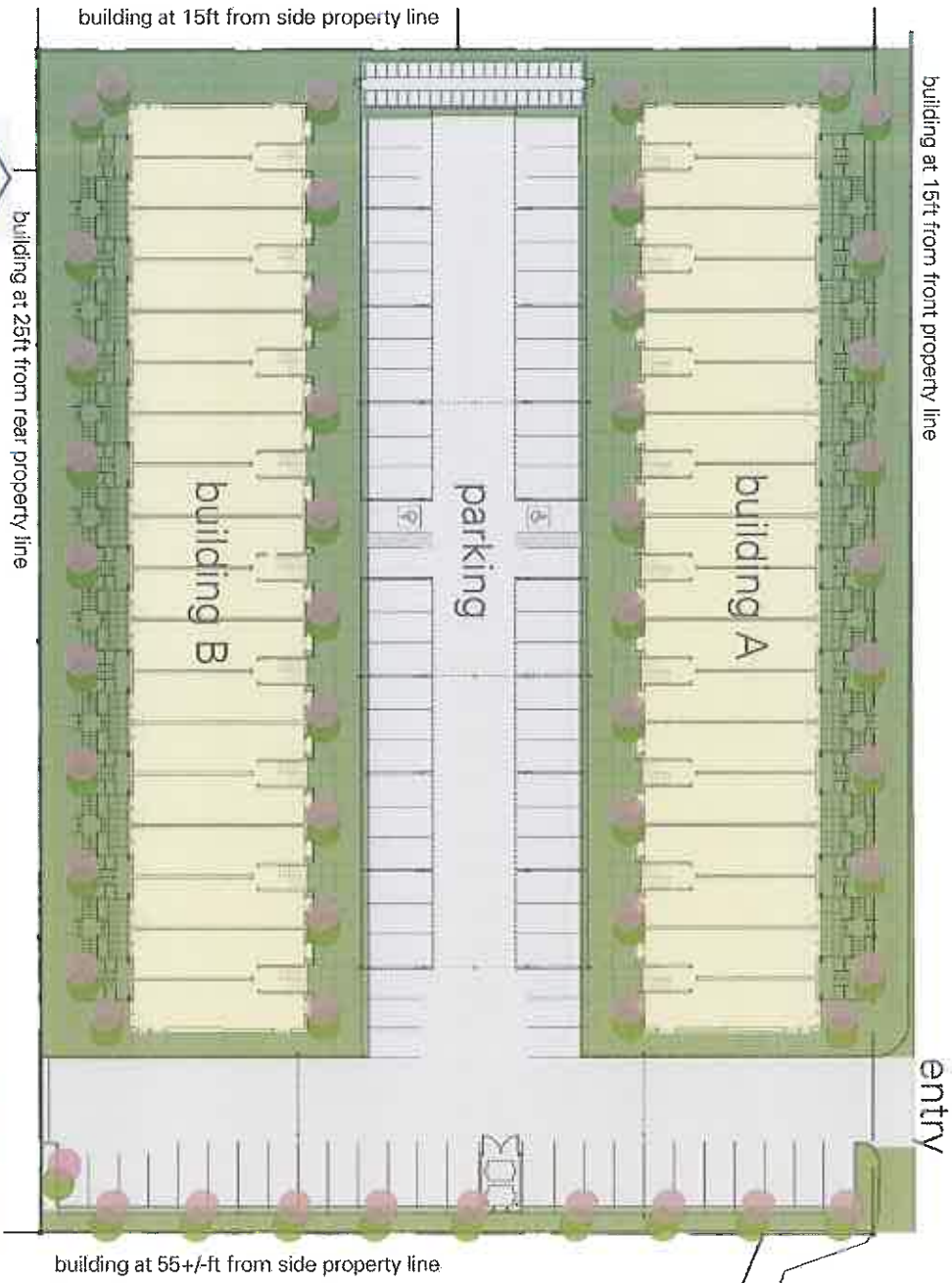
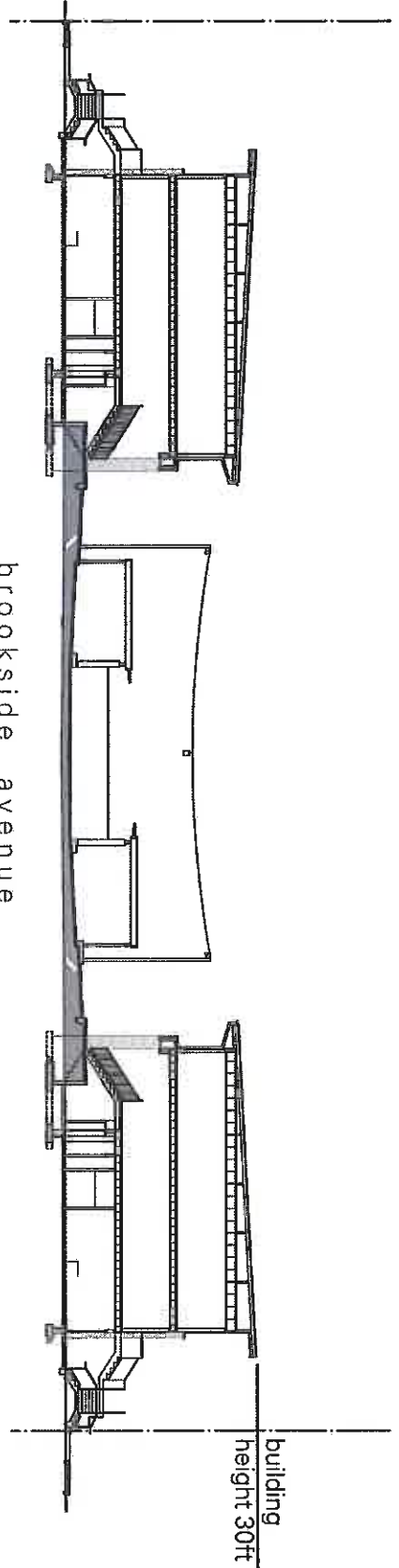
We look forward to seeing you Thursday, March 14th, 2013 anytime between 4 pm and 7 pm at the Kelowna Seventh-day Adventist Church at 1130 Springfield Road.



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



generalized
current
zoning



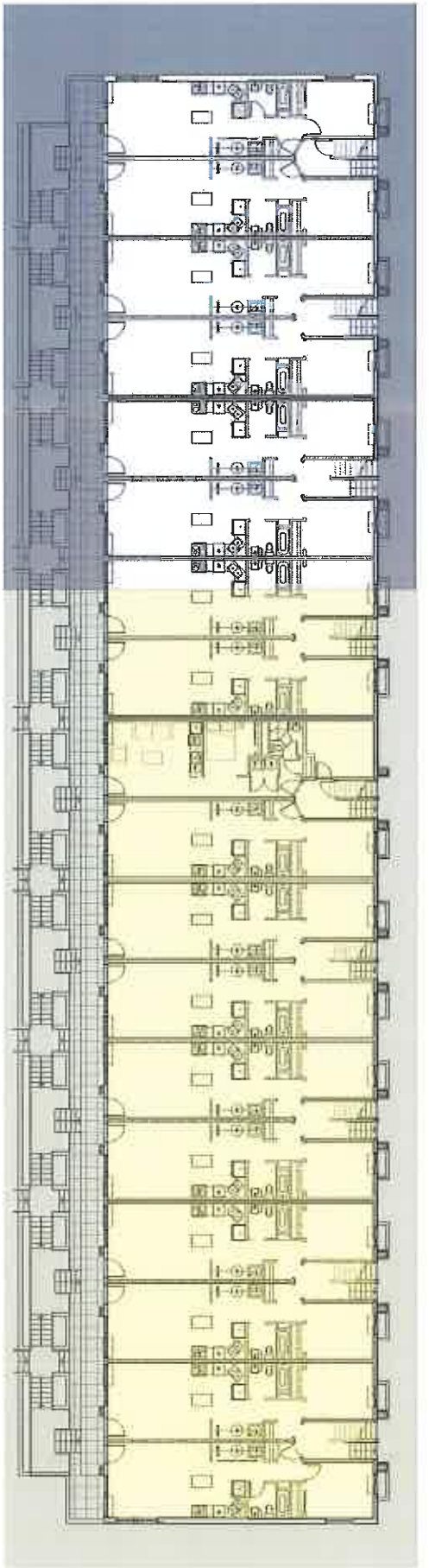
MEIKLEJOHN ARCHITECTS

EVERGREEN LANDS

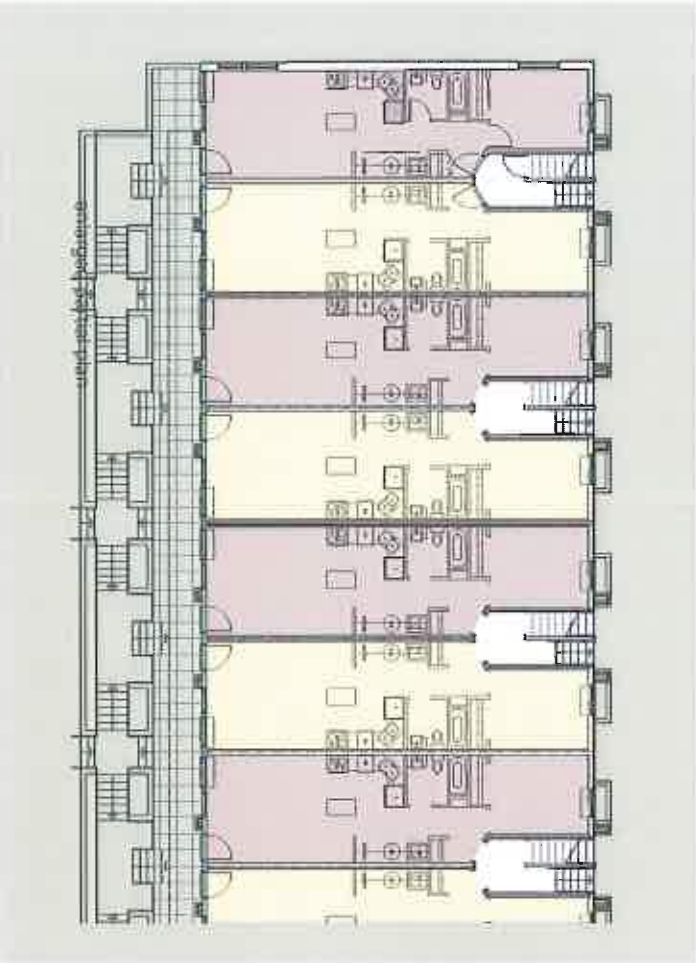
Cityhomes at Brookside

Site plan & zoning & building sections

march 14, 2013



building block - overall floor plan

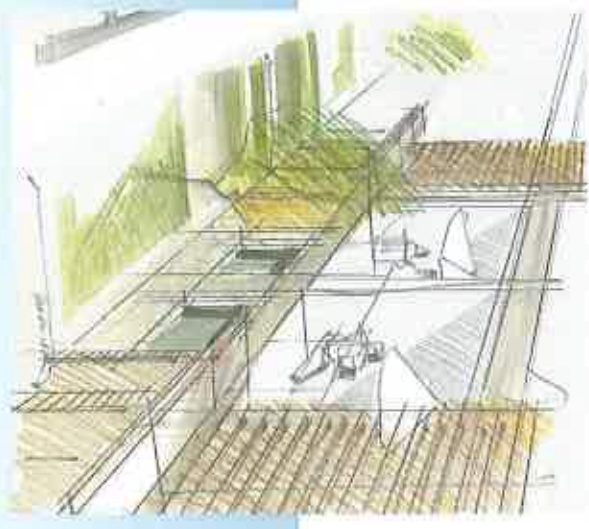
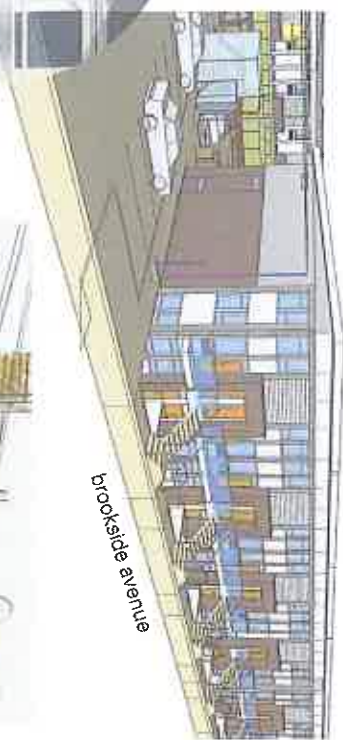


facade image along brookside ave

artist rendering



brooks side avenue



facade fronting brooks side avenue

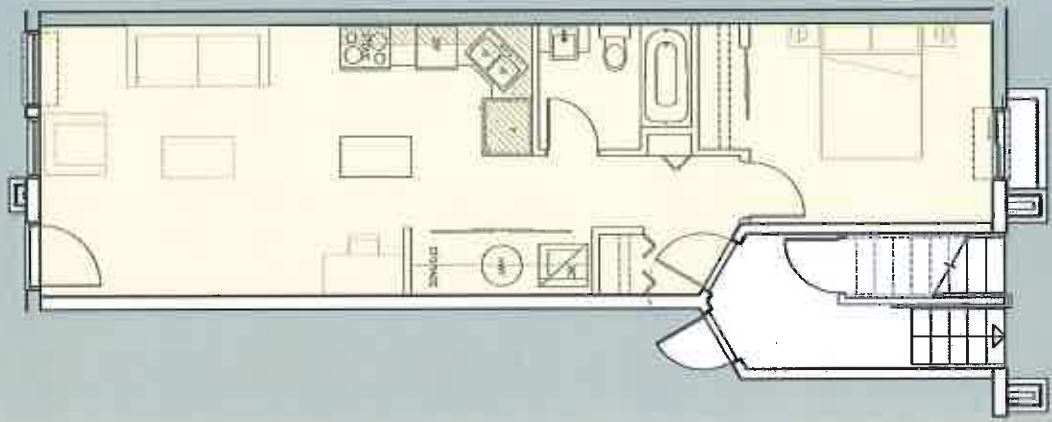
WEIKLEJOHN ARCHITECTS



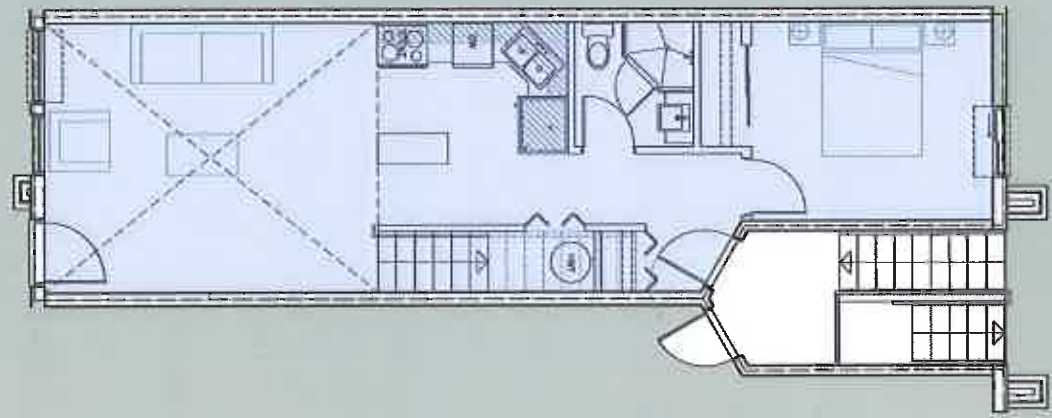
Cityhomes in Brookside

building facade & rendering

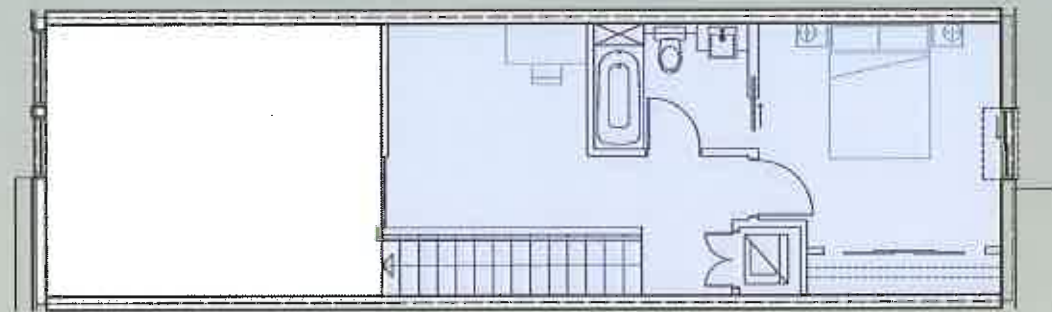
march 14, 2013



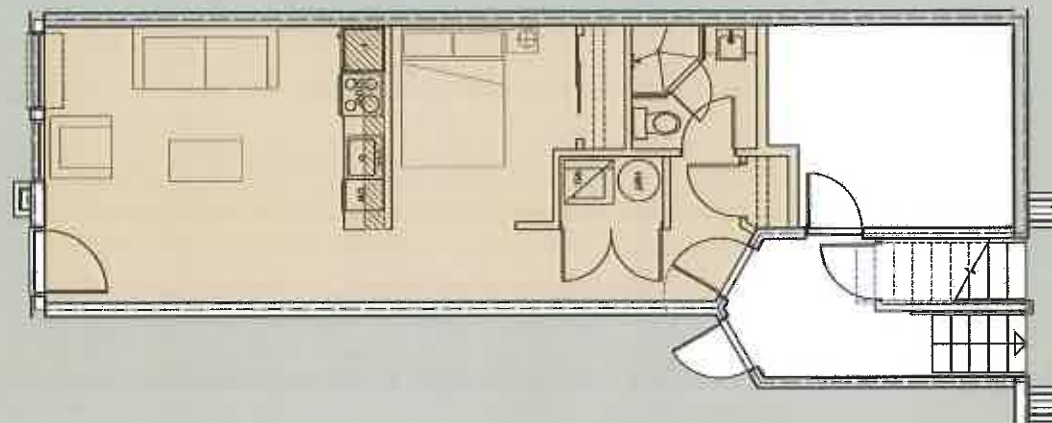
type A



type B - 2nd level



type B - 3rd level



type C - studio

DEVELOPMENT BACKGROUND

1121-1151 Brookside assembled over the past 23 years by Evergreen Lands Ltd. for re-development as per the City of Kelowna Official Community Plan(OCP).

City of Kelowna OCP designates re-development of 1121-1151 Brookside as multi-family low density (i.e. RM3 zone) several years ago.

City of Kelowna creates Housing Strategy in 2011-2012 including incentive to stimulate development of market rental housing.

Evergreen Lands Ltd. explores potential re-development of 1121-1151 Brookside utilizing the City of Kelowna's Housing Strategy in conjunction with the OCP designation.

Location of 1121-1151 Brookside within Kelowna's urban centre close to public transit, employment, retail, health services, schools, recreation, and more all contributes to suitability for urban redevelopment.

Evergreen Lands Ltd. engages Meiklejohn Architecture explores stacked row townhouse design for 1121-1151 Brookside.

Evergreen Lands Ltd. applies for and receives a City of Kelowna grant reducing development cost charges in exchange for creating market rental housing by way of a Housing Agreement.

Evergreen Lands Ltd. applies for rezoning and development permit for 1121-1151 Brookside.

Evergreen Lands Ltd. engages CTO Consultants to confirm that there is no negative impact on traffic.

City of Kelowna Land Use Management reports and recommends to Council approval of rezoning and development permit.

Kelowna City Council forwards rezoning application to public hearing with positive support.

Evergreen Lands Ltd. holds neighbourhood information open house to explain the development to the neighbours before proceeding to public hearing.

PROJECT FACTS

72 unit stacked row townhouse development containing 2 bachelor units, 34 one bedroom units and 36 two bedroom units.

The 4 current titles/addresses will be consolidated into one property title and one address(1155 Brookside).

Each home will have one parking stall available to them, either covered(carport) or uncovered. If they do not have a car and do not need a parking stall then their stall will be able to be used by tenants wanting a second stall. Additional parking, guest parking and bicycle parking provided on the property.

Separate secure storage lockers will be available on a first come, first served basis.

Designed to live like urban apartments except with individual front and rear exterior entries but apartment style patios/decks.

An "upstairs/downstairs" or "brownstone" style of living typical of urban townhomes, inspiring the name "Cityhomes on Brookside".

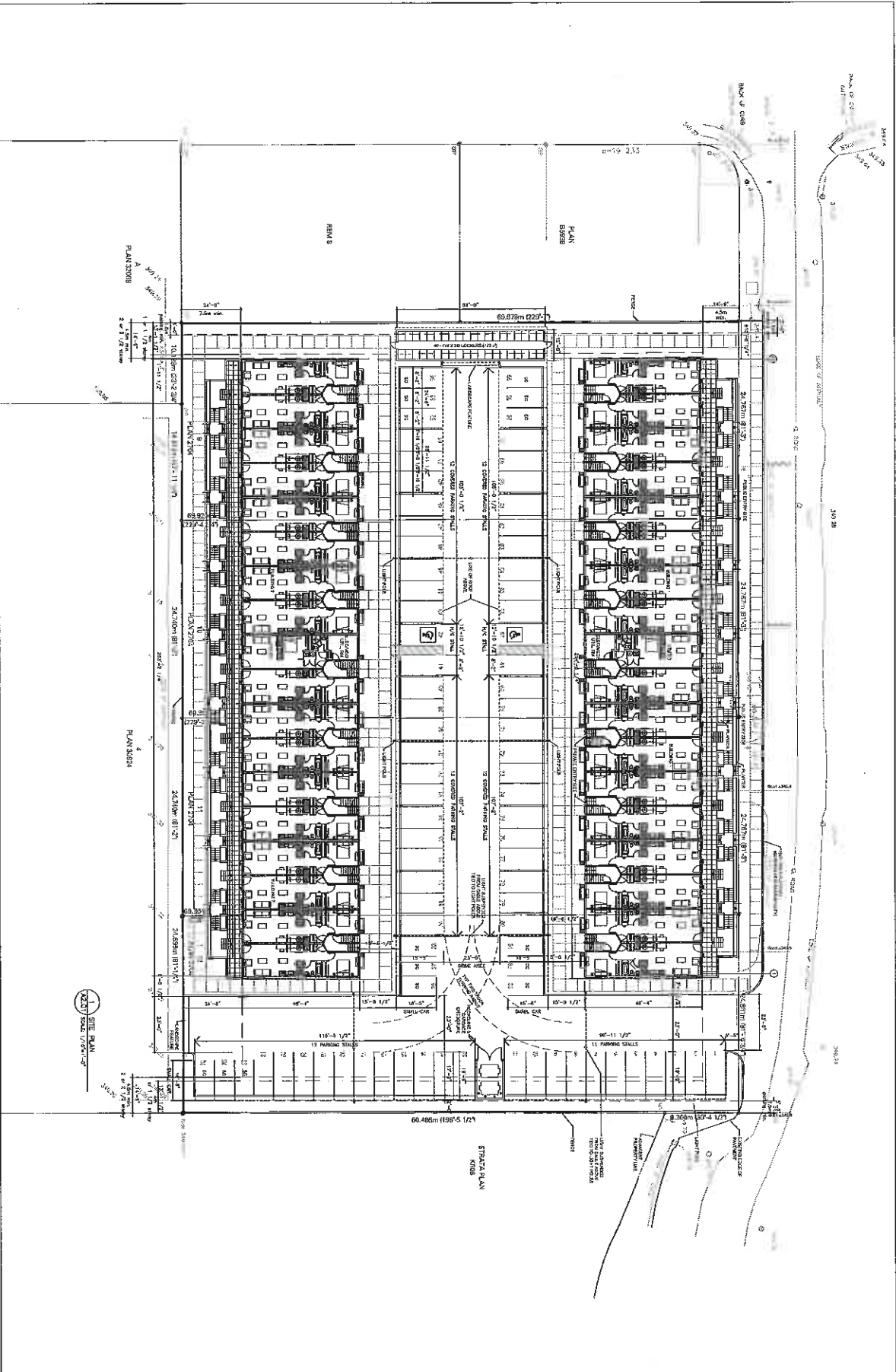
The completed development will be managed "hands on" locally by Evergreen Lands Ltd. with a resident manager, governed by the City of Kelowna bylaws and the BC Residential Tenancy Act.

The residential rental target market includes individuals, couples, small families and retirees who are:

- *Starting out in life and want to rent until they are ready to purchase.
- *Selling their home and now prefer to rent and be free of home ownership.
- *Maintaining a primary home elsewhere but work and/or play in Kelowna("Pied a Terre").

Typical rental terms currently utilized by Evergreen Lands Ltd. include a minimum one year lease, no pets and no smoking.

The development will fully urbanize the development frontage including curb, gutter, sidewalk, boulevard, storm drainage, water, sewer, asphalt and underground services including electrical.



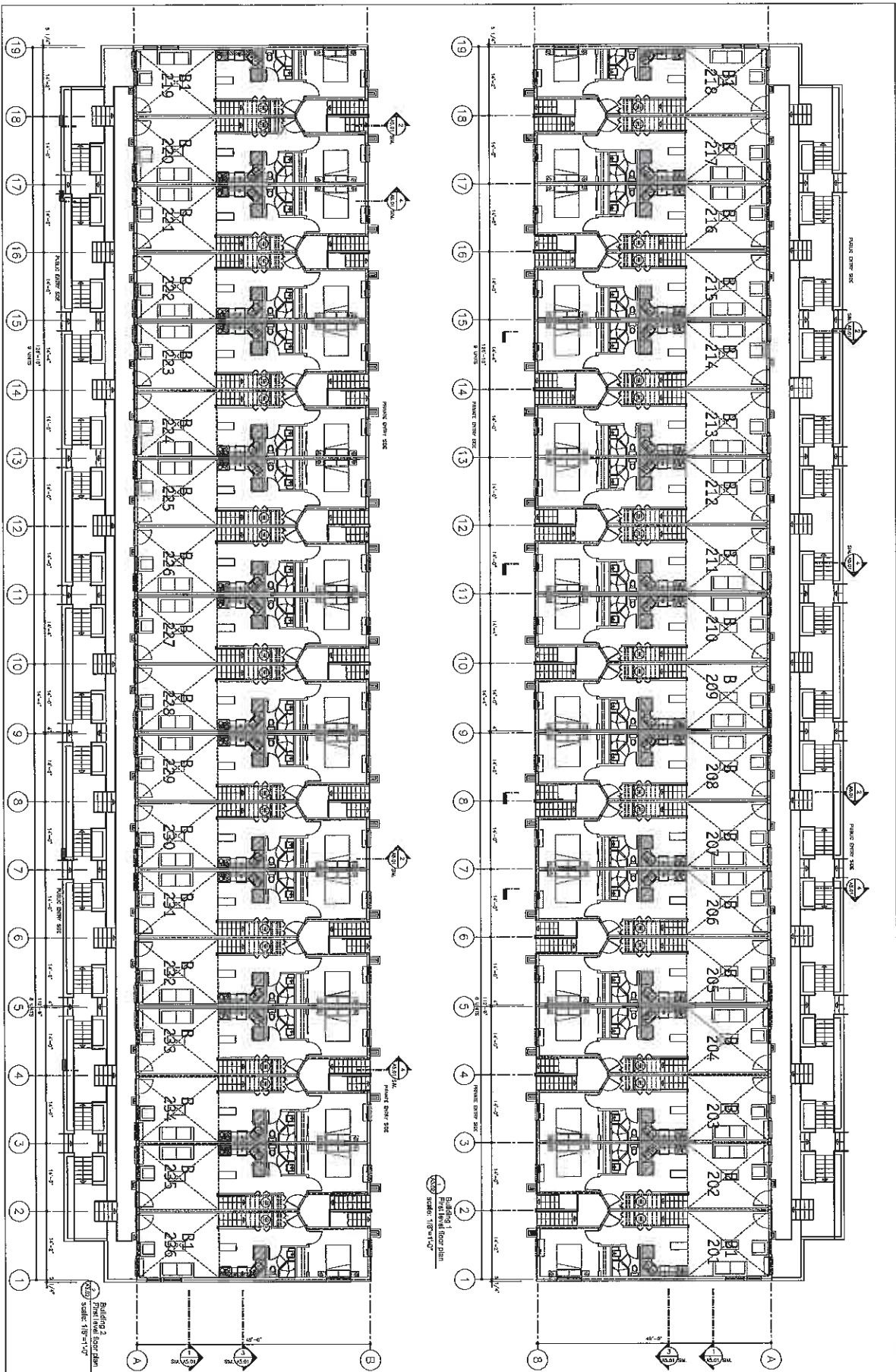
MEKLEJOHN ARCHITECTS, INC.
 424-3410000
 1000 W. 12th Street, Suite 100
 Minneapolis, MN 55402
 www.meklejohn.com

THE NORTH

A2.01
 OF
 3301 BROADWAY BROOKSIDE CITY
 HOMES - 72 UNITS
 ELIMINATED

SITE PLAN
 OPTION 7

DATE	DESCRIPTION
10/11/11	ISSUED FOR PERMIT
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07/11/11	ISSUED FOR PERMIT
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A3.02
 OF
FIRST LEVEL
FLOOR PLANS
BUILDING 1 & 2

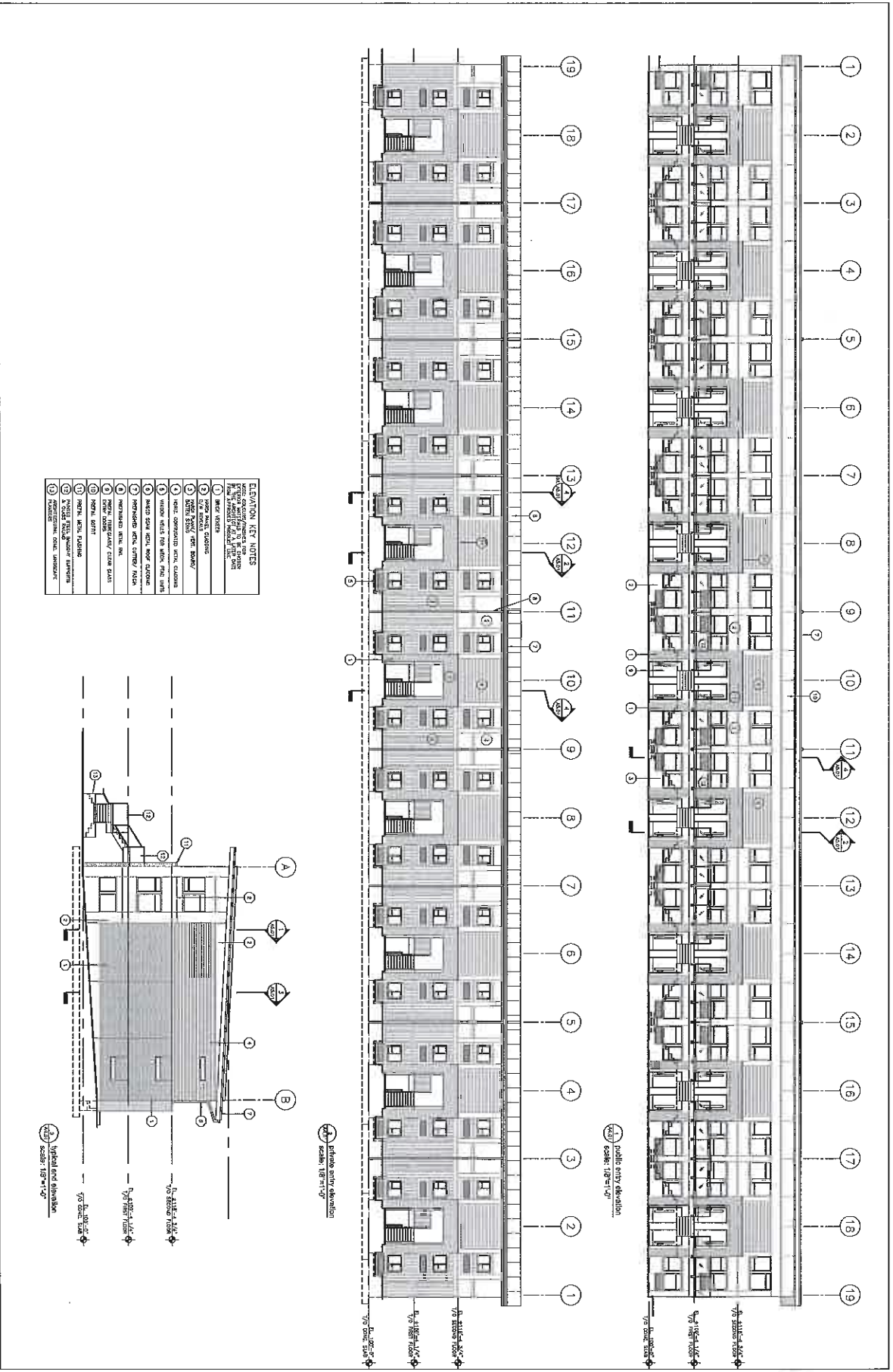
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 CHECKED BY: [Name]

MEKLEJOHN ARCHITECTS, INC.
 300 SOUTH BROADWAY
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.MEKLEJOHN.COM

MEKLEJOHN ARCHITECTS, INC.
 300 SOUTH BROADWAY
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m+m
 MEKLEJOHN ARCHITECTS, INC.

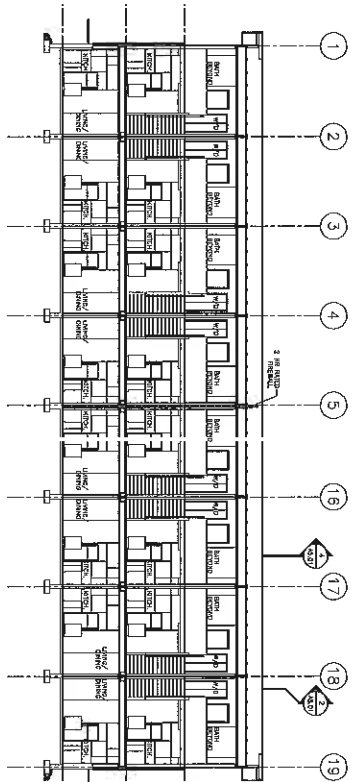


2515 S BROAD STREET
 SUITE 100
 DENVER, CO 80222
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.MEKLEJOHN.COM
 MEKLEJOHN ARCHITECTS, INC.
 ARCHITECTS

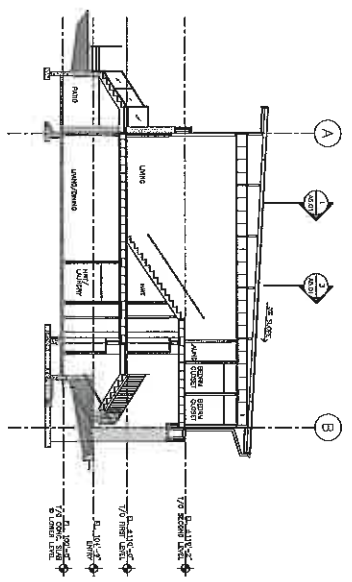
A4.01
 OF:
BUILDING 1 & 2
ELEVATIONS

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 2515 S BROAD STREET, DENVER, CO 80222
 DATE: 01/15/14

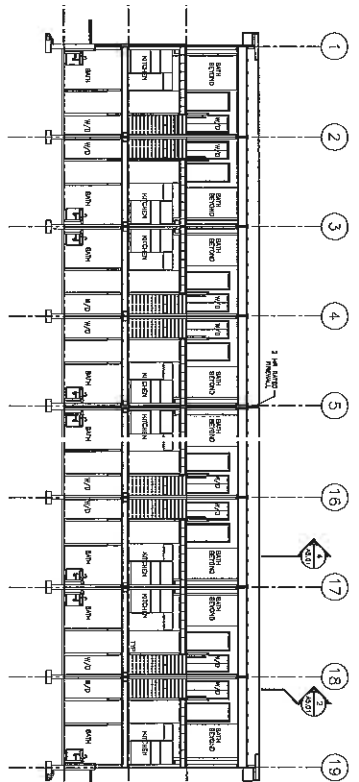
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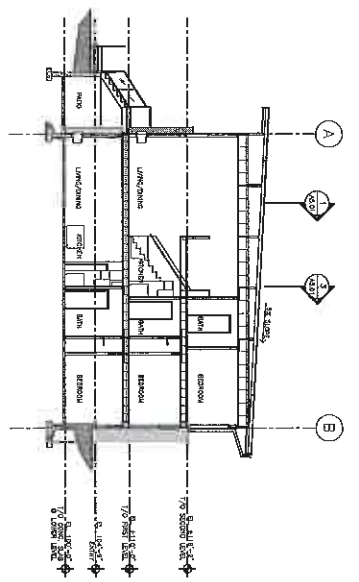
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2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

MECKLEJOHN ARCHITECTS, INC.
1111 17th Street, Suite 200
Baltimore, MD 21202
Tel: 410.528.1100
Fax: 410.528.1101
www.mecklejohn.com

PROJECT: 3 STOREY BROOKSIDE CITY HOMES - 72 UNITS
DATE: 11/11/11
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: 1/8" = 1'-0"

NO. 1 OF 2

MECKLEJOHN ARCHITECTS, INC.
1111 17th Street, Suite 200
Baltimore, MD 21202
Tel: 410.528.1100
Fax: 410.528.1101
www.mecklejohn.com



REPORT TO COUNCIL



Date: March 8th, 2013

RIM No. 1250-30

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: OCP13-0004 / Z13-0005 **Owner:** Simple Pursuits Inc., Inc. No. BC0449611

641 & 683 Osprey Avenue

Address: 600 Raymer Avenue **Applicant:** Simple Pursuits Inc., Inc. No. BC0449611

2764 Richter Street

Subject: OCP Amendment & Rezoning Applications

Existing OCP Designation: Commercial & Multiple Unite Residential - Medium Density

Proposed OCP Designation: Mixed Use (Residential / Commercial)

Existing Zone: C4 - Urban Centre Commercial & RU6 - Two Dwelling Housing

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

That Official Community Plan Bylaw Amendment No. OCP13-0004 to amend Map 19.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot C, D.L. 14, ODYD, Plan EPP15783, located at 641 Osprey Avenue and Lot D, D.L. 14, ODYD, Plan EPP15783, located at 600 Raymer Avenue from Commercial to Mixed Use (Residential / Commercial) and by changing the Future Land Use designation of Lot 2, D.L. 14, ODYD, Plan EPP16791, located at 2764 Richter Street and Lot 1, D.L. 14, ODYD, Plan EPP16791 located at 683 Osprey Avenue from Multiple Unit Residential - Medium Density to Mixed Use (Residential / Commercial), as shown on Map "A" attached to the Report of the Land Use Management Department dated March 8th, 2013, be considered by Council;

AND THAT Council considers the applicant's March 5th, 2013 Public Open House 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 March 8th, 2013;

AND THAT Rezoning Application No. Z13-0005 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, D.L. 14, ODYD, Plan EPP16791, located at 2764 Richter Street and Lot 1, D.L. 14, ODYD, Plan EPP16791 located at 683 Osprey Avenue from

RU6 - Two Dwelling Housing to C4 - Urban Centre Commercial be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

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 properties;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the submission of a plan of subdivision to consolidate the properties.

2.0 Purpose

To amend the Official Community Plan Future Land Use Designation from Multiple Unit Residential - Medium Density and Commercial to Mixed Use (Residential / Commercial), and to rezone two of the subject properties from RU6 - Two Dwelling Housing to the C4 - Urban Centre Commercial zone in order to permit the construction of a mixed use development.

3.0 Land Use Management

The subject properties are located within the South Pandosy Urban Centre, located east of the Pandosy commercial corridor between Pandosy and Richter Streets. The applicant's land assembly efforts will allow for a coordinated approach to the redevelopment of this area. While the applicant has applied for a comprehensive development of the subject properties, the development is designed in a way that will allow it to be phased over time. Redeveloping the subject properties will achieve various objectives within the 2030 OCP.

OCP Future Land Use Designation

The existing medium density residential designation was intended to provide a housing mix to support the principles of live, work, play for this urban centre. The Mixed Use / Residential designation within the Pandosy Town Centre was intended to accommodate the existing and future commercial needs within the Town Centre and the surrounding residentially designated properties would provide support those businesses. While Staff would prefer a larger residential component to support the future land use designation change, eight rental townhouse units have been incorporated into the project to help ensure this large block is occupied and animated outside of normal business hours. The units are located across from Osprey Park and Raymer Elementary, helping to introduce more people into the area. Staff would have preferred to have a residential Richter Street frontage but the high voltage lines located along this property line have deterred the applicant from pursuing this option. Taking these details into consideration and recognizing the mix of uses and objectives that must be achieved within the South Pandosy Urban Centre, this project would be a welcomed addition to the area.

Site Context - Residential Designation

Directly across from Osprey park is an ideal residential location where residents would have convenient access to the community park, and provide eyes on the street in the evening when a commercial development and Raymer Elementary would typically be unoccupied. Proximity to the adjacent school site also lends itself to a strong argument of ensuring 'complete

communities' with residential uses that would attract families ensuring vibrancy and a synergy with the neighbourhood amenities.

Site Planning

The applicant will be applying a similar level of streetscaping that can be found within the commercial core of the South Pandosy Urban Centre which will help to improve pedestrian mobility in the area. The revised project has strong street edge conditions that help to animate the streetscape while de-emphasizing the parking to be sited at the core of the project. Each street frontage provides a varied design approach which will help to create a diverse user experience and draw a wide cross section of people to the area.

Variances

The additional storey proposed by the applicant has been well integrated into the project, and by stepping the 5th storey back the impact of the height is reduced while additional private open space is provided for the office component of the project. While Staff do not typically support private open space variances for residential developments, the location across from Osprey Park and within the South Pandosy Urban Centre provides multiple opportunities for residents to enjoy outdoor recreational experiences.

In summary, Staff are supportive of the proposed development. It will help to introduce more retail, office and residential uses within this important town centre location. The building and site design are appropriate forms of development that will help to animate and draw people to the South Pandosy Urban Centre. While Staff would prefer a larger proportion of residential units, the applicant has done a good job of addressing the various technical and policy details impacting the subject properties. Should Council support the land use, a Development Permit and Development Variance Permit will be submitted for Council consideration at a later date.

4.0 Proposal

4.1 Background

Council endorsed rezoning 565 & 641 Osprey Avenue and 560-580 & 600 Raymer Avenue from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial and the associated OCP amendment to accommodate a 4 phased commercial development. Phase 1 is near completion and the Phase 2 building is underway. Since the original concept plan, the applicant has revisited the vision for this block and has developed a new concept for the balance of the project.

4.2 Project Description

The project features three different forms organized into one comprehensively planned development. There are two levels of parking, the lower level will be private parking with access from Osprey Avenue and the second level will be publicly accessible with access from Raymer Avenue. Moving from West to East, the project includes a 5 storey building with retail (678m²) at grade and office space (3158m²) spread over the next four stories. This component of the project has 'Natural Grey' concrete at grade, three stories of brick and stucco with wood soffits on the 5th floor. The townhouse component is broken into two with four units facing Raymer and four units facing Osprey, stucco with wood highlights are the principle materials. The Richter Street retail frontage has a glass feature on each corner highlighting the project. As a requirement of the high voltage line along Richter Street, a one storey building is permitted at grade with a larger setback required for portions of a building above one storey in height. This setback is required to preserve access to the high voltage wires for repair and maintenance. The proposed

streetscape / landscape plan will be similar to the pattern established throughout South Pandosy providing wider sidewalks and street trees.

There are two variances associated with the project as follows:

1. Vary height from 15.0m / 4 storeys permitted to 19.4m / 5 storeys proposed;
2. Vary private open space for the 8 residential units from 120m² required to 32m² proposed.

The applicant has successfully placed the height and massing of the project in the centre of the parcel with the goal of mitigating any negative impacts associated with the height by stepping back the top storey.

The project compares to Zoning Bylaw No. 8000 as follows:

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.3	1.29
Height	15.0m / 4 Storeys	19.4m / 5 Storeys ¹
Front Yard	0.0m	0.0m
Side Yard (south)	0.0m	0.0m
Side Yard (north)	0.0m	0.0m
Rear Yard	0.0m	0.0m
Site Coverage	75%	50%
Other Regulations		
Minimum Parking Requirements	114 stalls req'd (114 x 125% maximum = 143 stalls)	137 stalls
Bicycle Parking	Class I: 10 spaces Class II: 30 spaces	Class I: 10 spaces Class II: 30 spaces
Private Open Space	120m ²	32m ² ²
Loading Space	4 stalls	4 stalls
¹ Vary height from 15.0m / 4 Storeys permitted to 19.4m / 5 Storeys proposed ² Vary private open space for residential units from 120m ² required to 32m ² proposed		

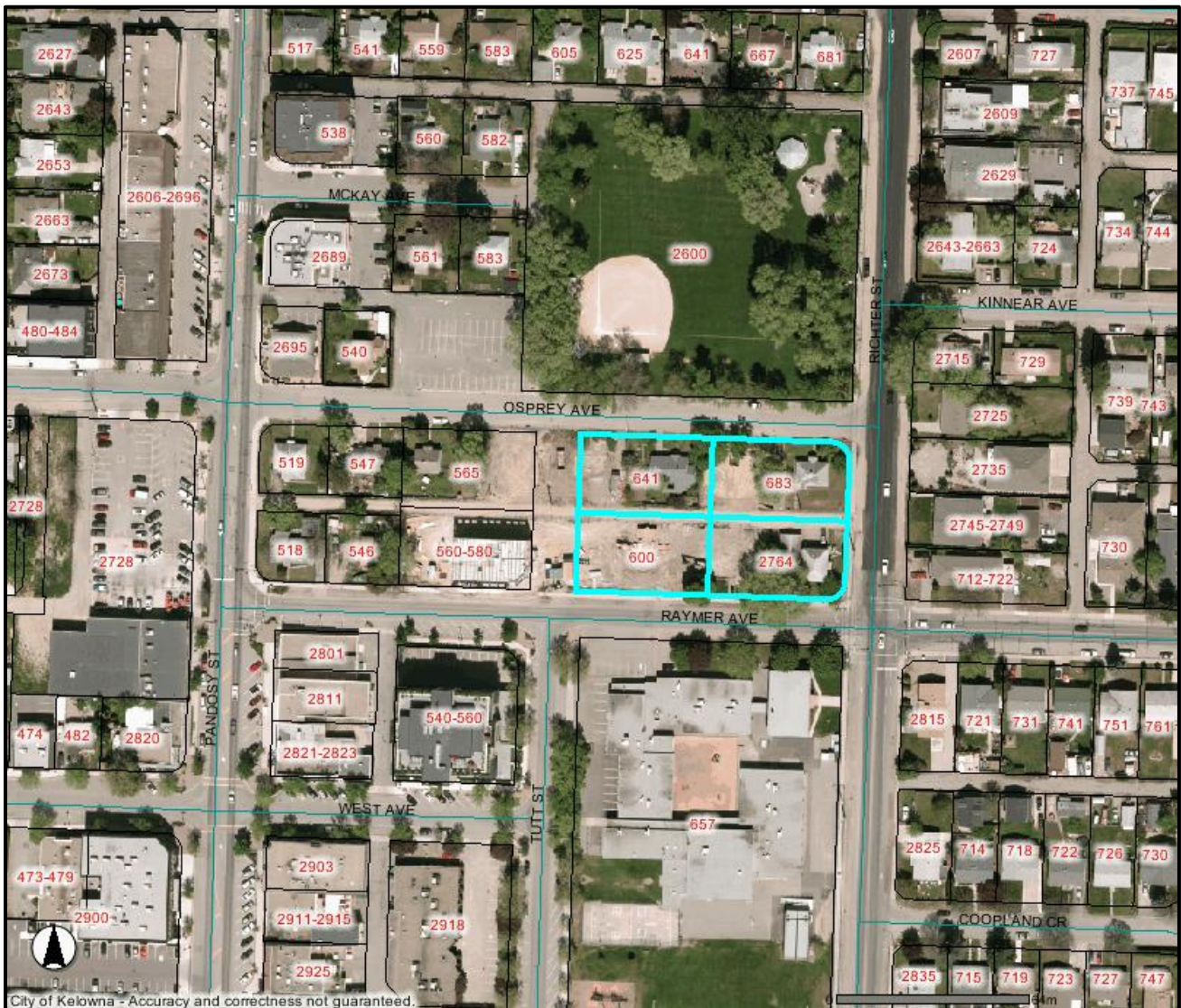
4.3 Site Context

The subject property is located in an area of transition between Pandosy and Richter Streets and adjacent to Osprey Park and Raymer Elementary in the South Pandosy Town Centre area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks & Open Space	P3 - Parks & Open Space
East	RU6 - Two Dwelling Housing	RU6 - Two Dwelling Housing (Multiple Unit Residential - Low Density FLU Designation)
South	P2 - Educational & Minor Institutional	P2 - Education & Minor Institutional
West	C4 - Urban Centre Commercial	RU6 - Two Dwelling Housing (Commercial FLU Designation)

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Staff recommends that the applicants March 5th, 2013 Public Open House 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.

5.2 Current Development Policies - Kelowna Official Community Plan 2030 (OCP)

5.2.1 Development Process (Chapter 5) - Considerations in Reviewing Development Applications

Ensure appropriate and context sensitive built form (Objective 5.5)

Building Height (Policy .1). Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storey's at the periphery of the Urban Centres, where adjoining land is designated for single/two unit housing.

South Pandosy: Generally 4 storey's. Six storey's within C4 or C9 zoned areas. Potential for 8 storey's where an architecturally distinct and significant buildings is placed at a corner, gateway or view terminus location that is of significance to the community or where a building is of cultural significance to the community.

Objective 5.8 Achieve high quality urban design.

Streetscaping (Policy 2). Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices (Objective 5.10)

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

Transit Infrastructure. Require that transit service needs to be integrated into community designs and development proposals to optimize access to transit service and incorporate essential infrastructure on transit routes identified.

Objective 5.20 Achieve high quality urban design and appropriate land uses.

South Pandosy Urban Design (Policy 2). Ensure that the urban design for South Pandosy clearly differentiates this commercial district from others in the City and interior of BC. To this end, redevelopment should:

- encourage the development of landmark buildings at key intersections within the precinct and at the terminus of significant sight lines. Landmark buildings should be distinguished from other buildings through the conscientious use of siting, common entrances, additional storey's, articulation of the footprint or roof-line, decorative structures, colour and other means appropriate to the setting and desired effect.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition permits are required for any existing building(s).
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- Size and location of all signage to be clearly defined as part of the development permit
- Any awnings over city property require an indemnification agreement(s).

- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - The British Columbia Building Code (BCBC) may define this as a single building, possible divided into several structures if firewalls or equivalents are to be utilized. A complete building code analysis would be required to be reviewed prior to complete comments being provided.
 - Travel distances to exits from the parkade areas and the commercial space appears to be exceeded. An exiting analysis would be required to be provided as part of the building code analysis.
 - The second exits from the residential unit appear to be impeded by the vehicle parking spots. These exits / convenience exits may also require vestibules depending on the code analysis.
 - The requirements for exit thru lobby and exits from the upper floor commercial decks should be addressed in the exiting analysis.
 - Exiting of the 2nd, 3rd, 4th & 5th floors of the commercial building do not appear to meet the minimum number of exiting required from a floor area in the current layout configuration. Proposed floor layouts would be required to show compliance with the BCBC.
- Spatial calculation for building 4 should be provided prior to the release of the development permit since this may affect the form and character of the building.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

See Attached.

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow.

6.4 Fortis BC - Gas

Please be advised if this proposal was to go ahead our 114mm DP main in the lane between Osprey & Raymer Ave between Tutt & Richter St would need to be abandoned, and reinstated at a new alignment within the existing road alignment either along Osprey Ave or Raymer Ave. This would be billable to the Developer.

6.5 Fortis BC - Electric

No comment provided.

6.6 School District No. 23

See Attached.

6.7 Public Health Inspector

As previously noted, this proposed development will be serviced by the existing City of Kelowna community drinking water and sewerage systems and we have no objection to this proposal from a servicing perspective. Further, this development will provide

employment options for nearby residential areas, which will aid in the creation and maintenance of a vibrant and complete community. This property is also easily accessible by both transit and pedestrian corridors, which can help reduce the reliance on single vehicle transportation. The inclusion of residential portions in this mixed use proposal complements the neighbouring school, park and would serve to increase or minimize some of the housing stock in this area that will be lost from the removal of the existing residences. We also contemplate and recommend for your consideration, that the housing stock in this region would benefit from affordable options that would improve access to individuals and families working in our community and transitioning into homeownership.

7.0 Application Chronology

Date of Application Received: January 21, 2013

Applicant Hosted Public Open House: March 5th, 2013

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by:

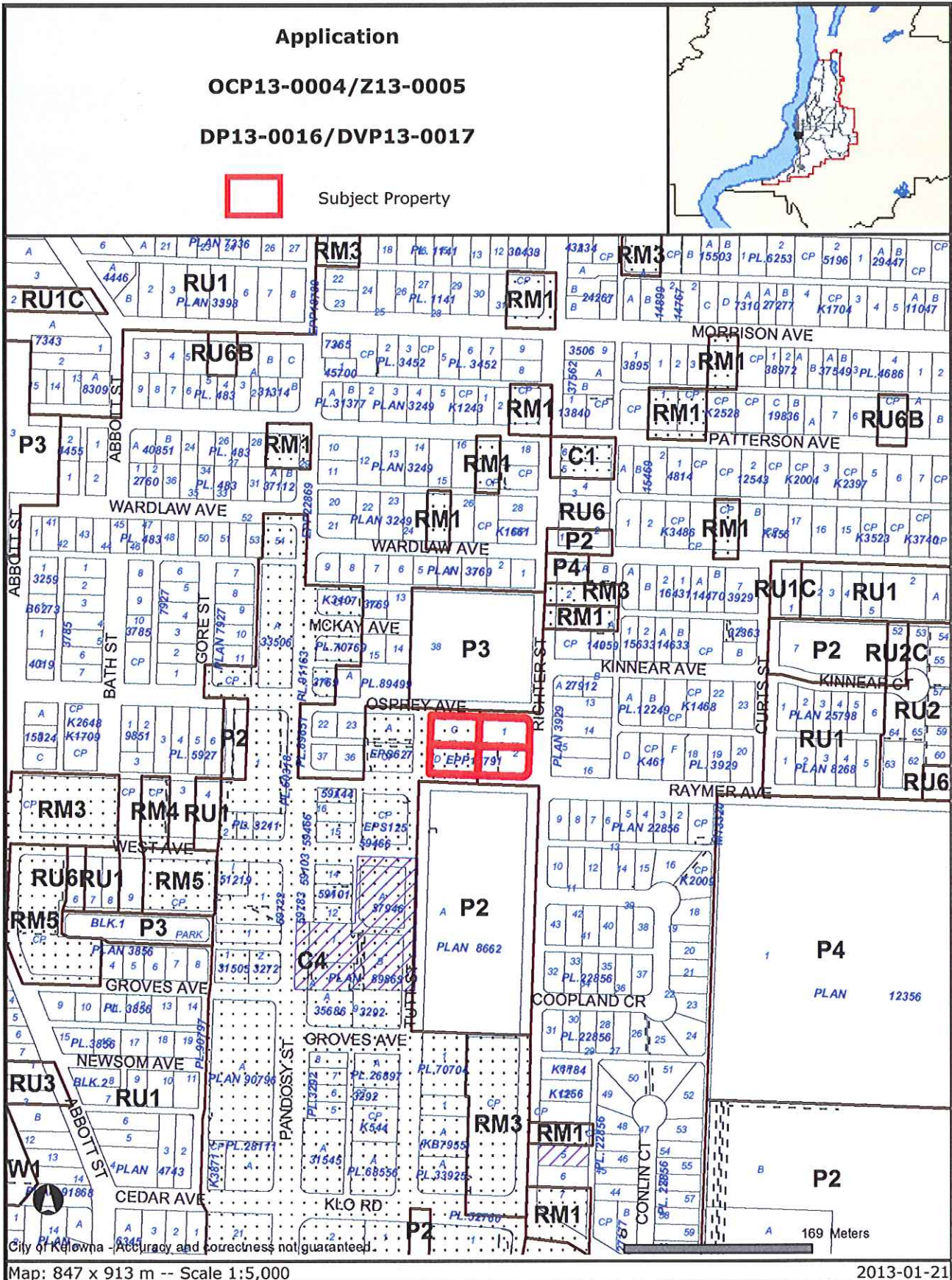
Danielle Noble, Manager, Urban Land Use

Approved for Inclusion

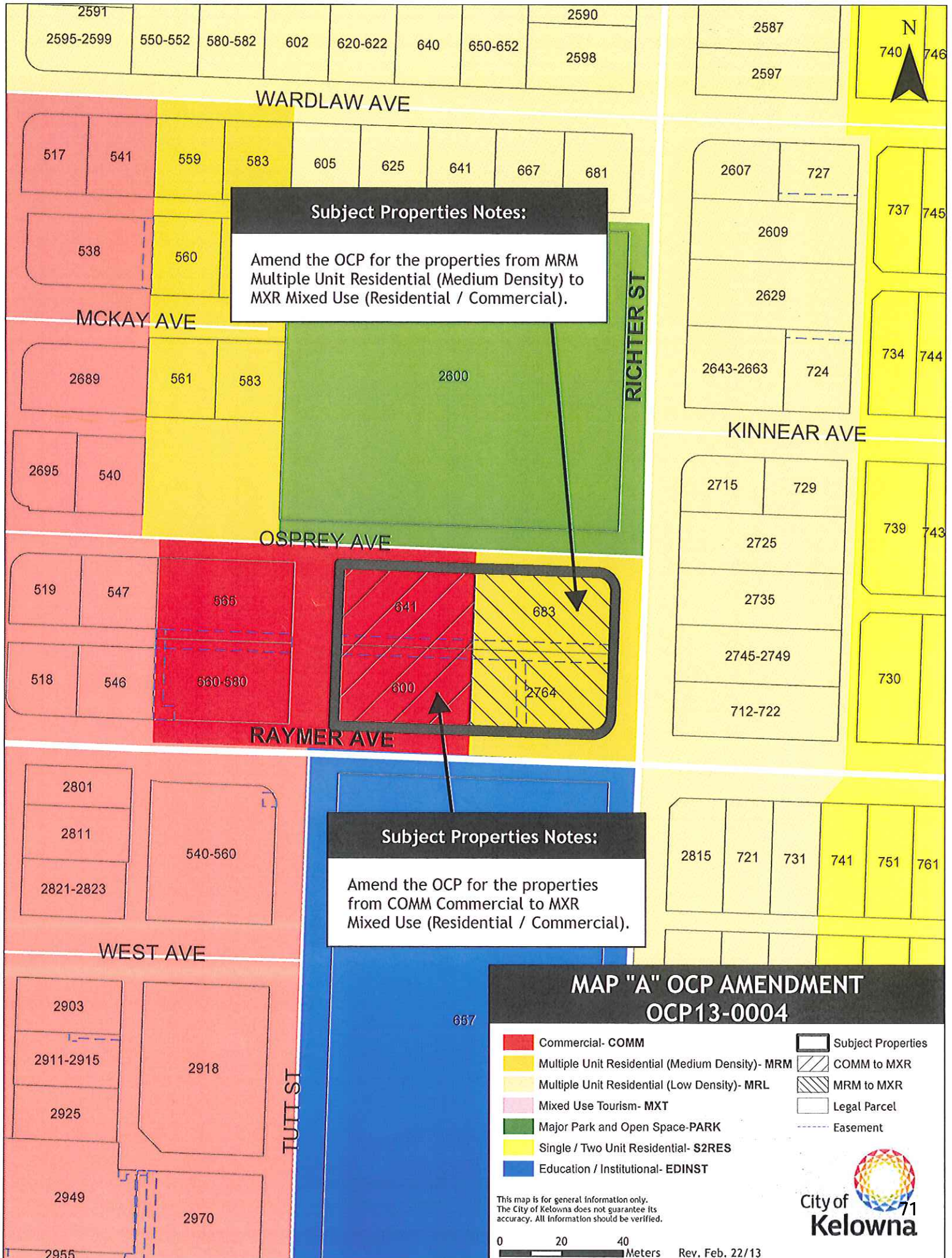
D. Gilchrist, A. General Manager, Community Sustainability

Attachments:

Map A
Subject Property Map
Sit Plan
Elevations & Renderings
Landscape Plan
School District Comment
Development Engineering Requirements
Applicant's Letter of Rationale
Open House Summary



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.



Subject Properties Notes:

Amend the OCP for the properties from MRM Multiple Unit Residential (Medium Density) to MXR Mixed Use (Residential / Commercial).

Subject Properties Notes:

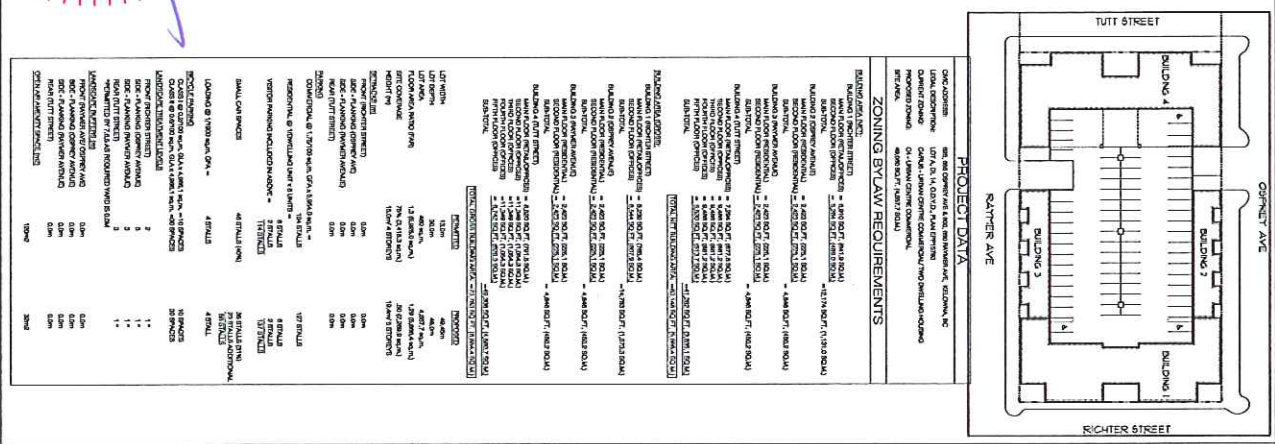
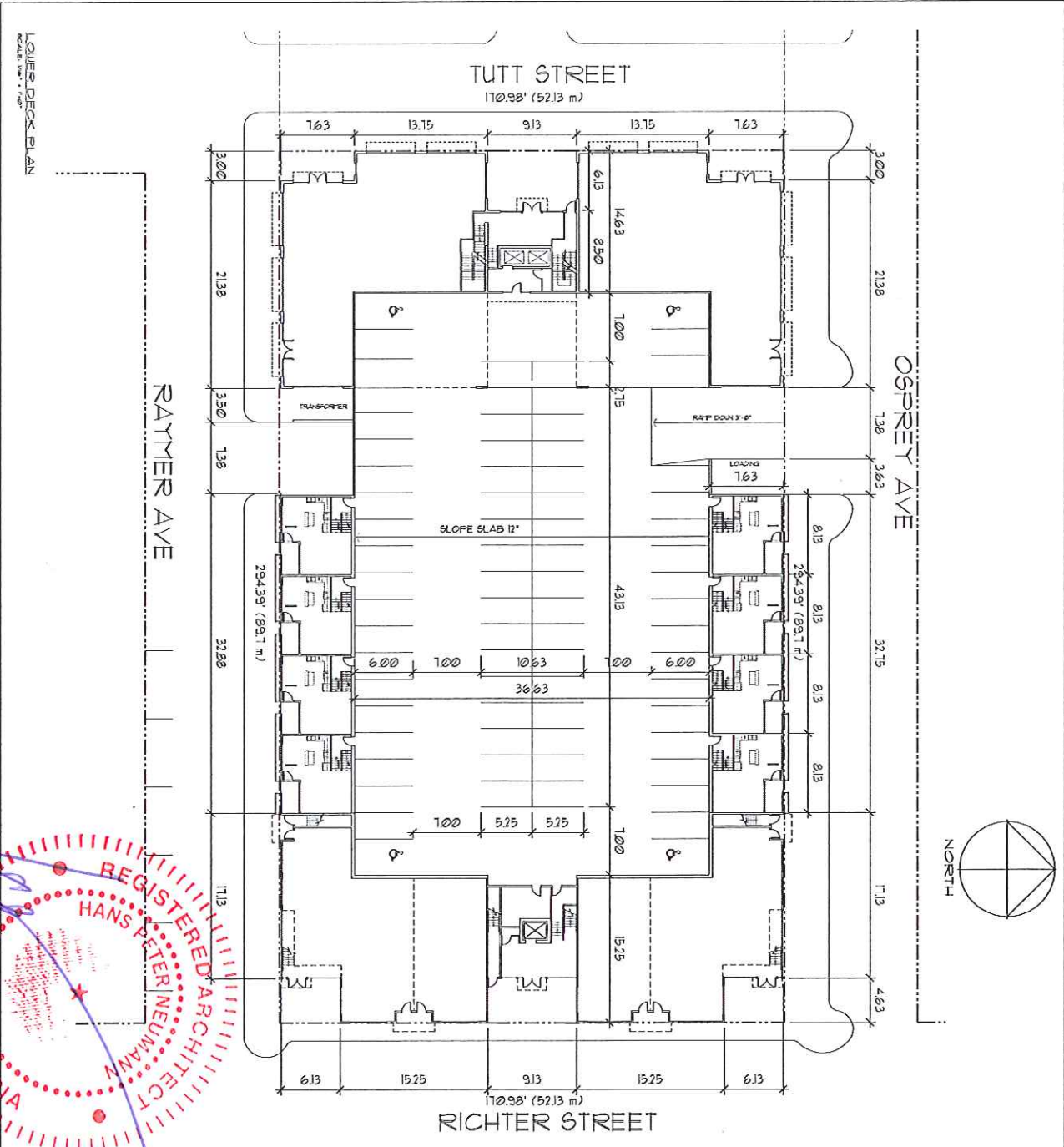
Amend the OCP for the properties from COMM Commercial to MXR Mixed Use (Residential / Commercial).

**MAP "A" OCP AMENDMENT
OCP13-0004**

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial- COMM | Subject Properties |
| Multiple Unit Residential (Medium Density)- MRM | COMM to MXR |
| Multiple Unit Residential (Low Density)- MRL | MRM to MXR |
| Mixed Use Tourism- MXT | Legal Parcel |
| Major Park and Open Space-PARK | Easement |
| Single / Two Unit Residential- S2RES | |
| Education / Institutional- EDINST | |

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





HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS

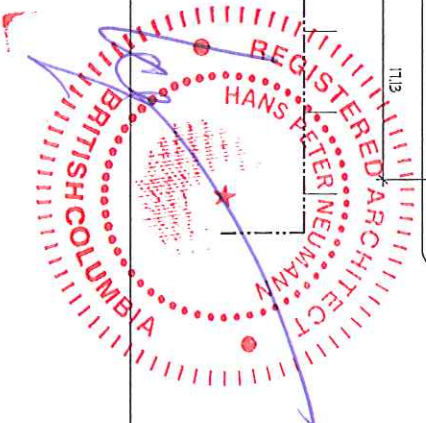
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 KELOWNA, BC V1Y 4K5
 PHONE: (250) 868-5678 FAX: (250) 868-0837

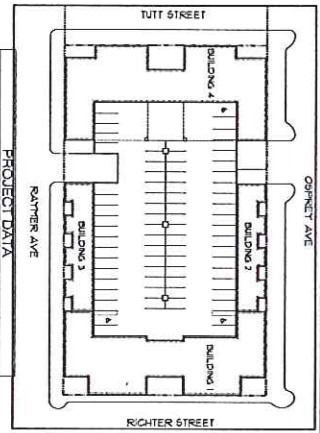
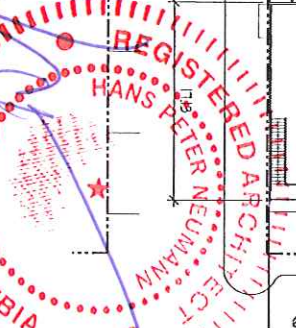
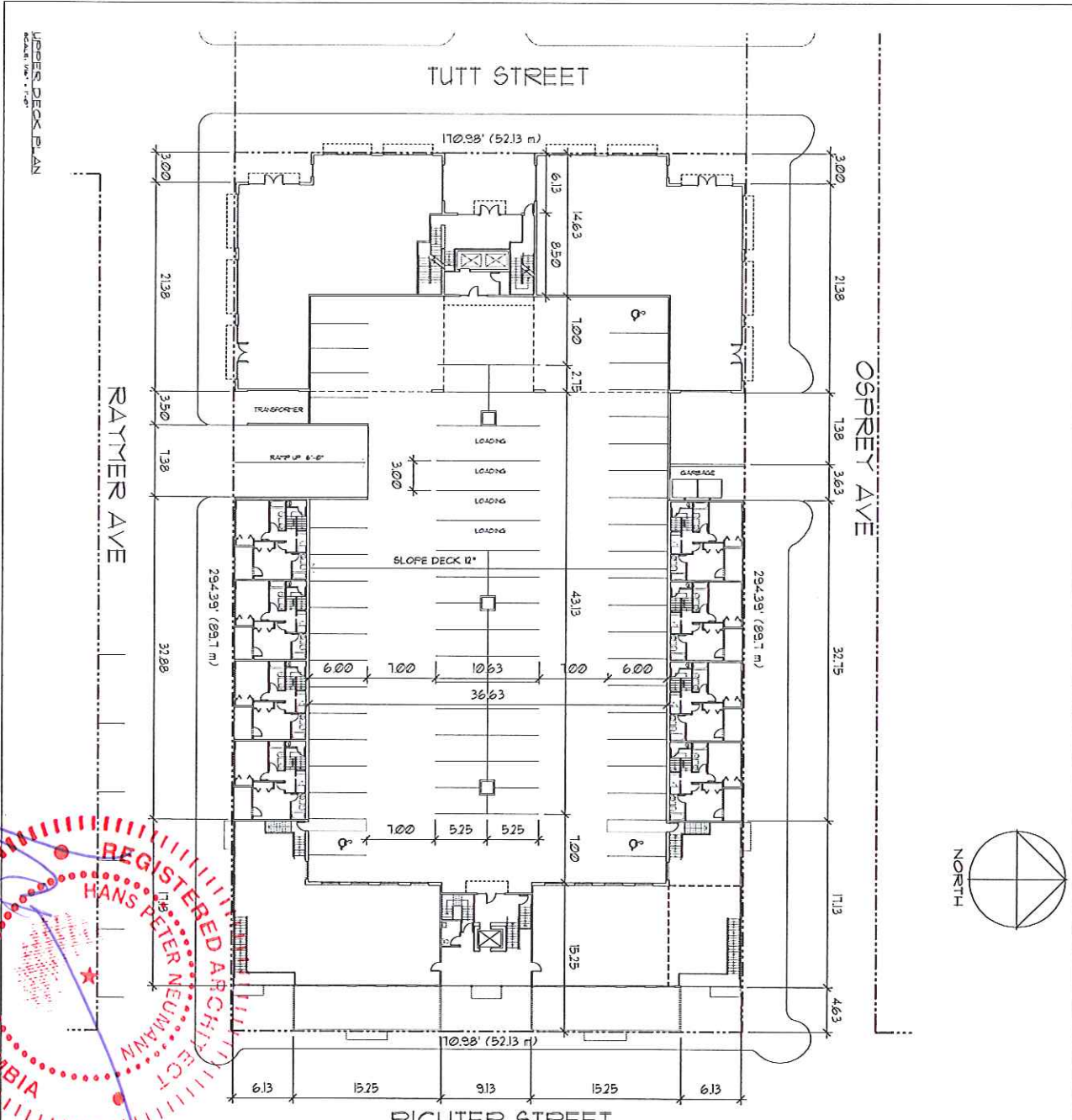
300 CASCORO ROAD, KELOWNA, BC V1Y 4R9 PHONE: (250) 719-9065

PROJECT: **COMMERCIAL DEVELOPMENT**
RITCHER - TUTT STREETS, KELOWNA, BC.

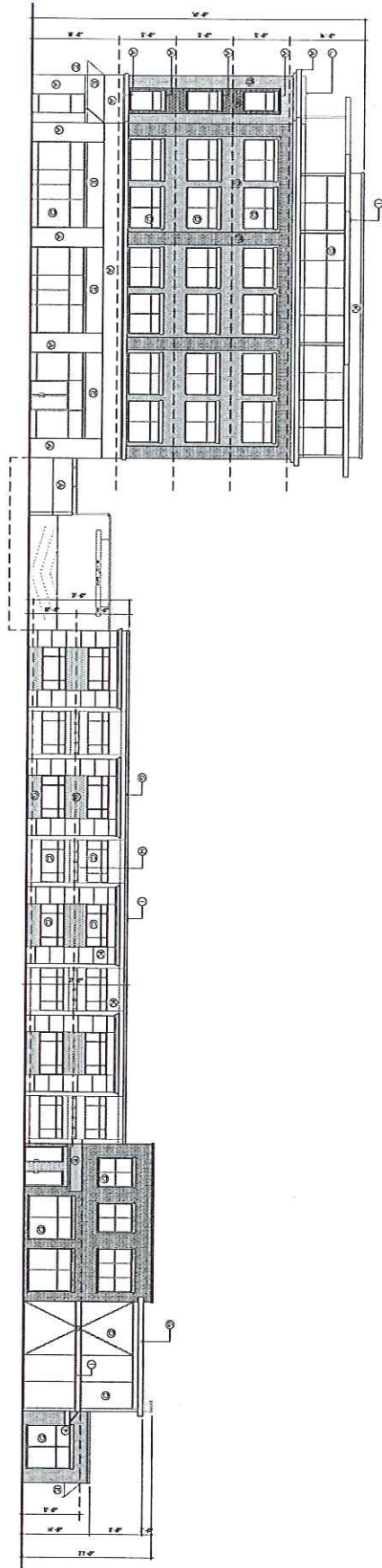
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DATE: JAN 11, 2013
 DRAWN BY: HAN
 CHECKED BY: HAN
 PROJECT NO.:
 ISSUE NO.:

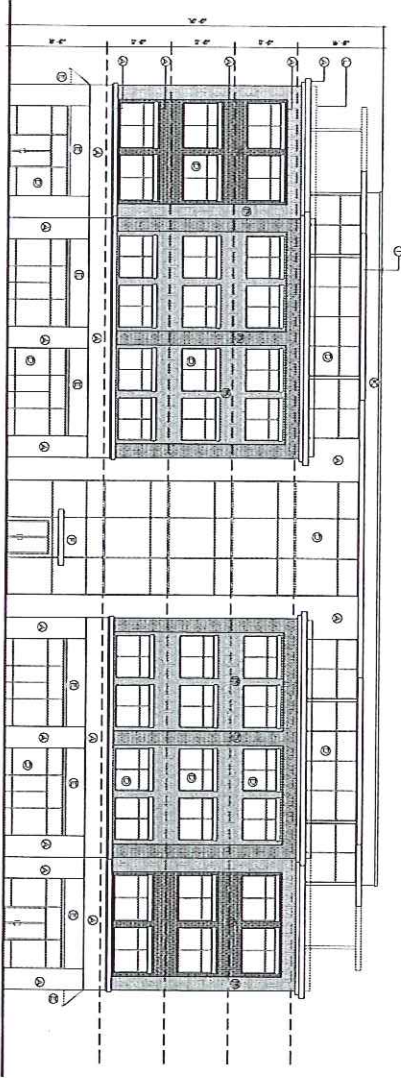




PROJECT DATA	
OWNER	2680 OSPREY AVE, VAN WERKWALDE, DELTNA, BC
DESIGNER	HANS P. NEUMANN ARCHITECT INC.
DATE	01-11-2011
ZONING BYLAW REQUIREMENTS	
BUILDING HEIGHT	4.00 METERS (13.12 FEET)
BUILDING FOOTPRINT	4.00 METERS (13.12 FEET)
BUILDING SETBACKS	4.00 METERS (13.12 FEET)
BUILDING AREA	4.00 METERS (13.12 FEET)
AREA	4.00 METERS (13.12 FEET)
PERCENT	4.00 METERS (13.12 FEET)

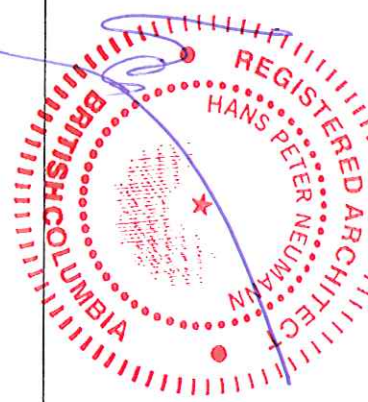


SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

- LEGEND:
- ① CONCRETE
 - ② BRICK
 - ③ FINE FINISHED WOOD WINDOW
 - ④ FINE FINISHED DIMENSIONED ALUM. WINDOW OR DOOR
 - ⑤ FABRIC CANOPY
 - ⑥ METAL CANOPY
 - ⑦ WOOD TRIM ON CORN. STAINED
 - ⑧ WOOD TRIM
 - ⑨ METAL PLASTER, PAINTED
 - ⑩ BRICK SOLIDEN CORNER
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 A11	HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE (250) 818-0278 FAX (250) 818-0837																		
	CONSULTANT SCALE: 3/32" = 1'-0" DRAWN: JPN DATE: JAN 11, 2013 CHECKED: JPN PROJECT NO.:	DRAWING TITLE ELEVATIONS	PROJECT COMMERCIAL DEVELOPMENT RITCHER - TUTT STREETS, KELOWNA, BC.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION														
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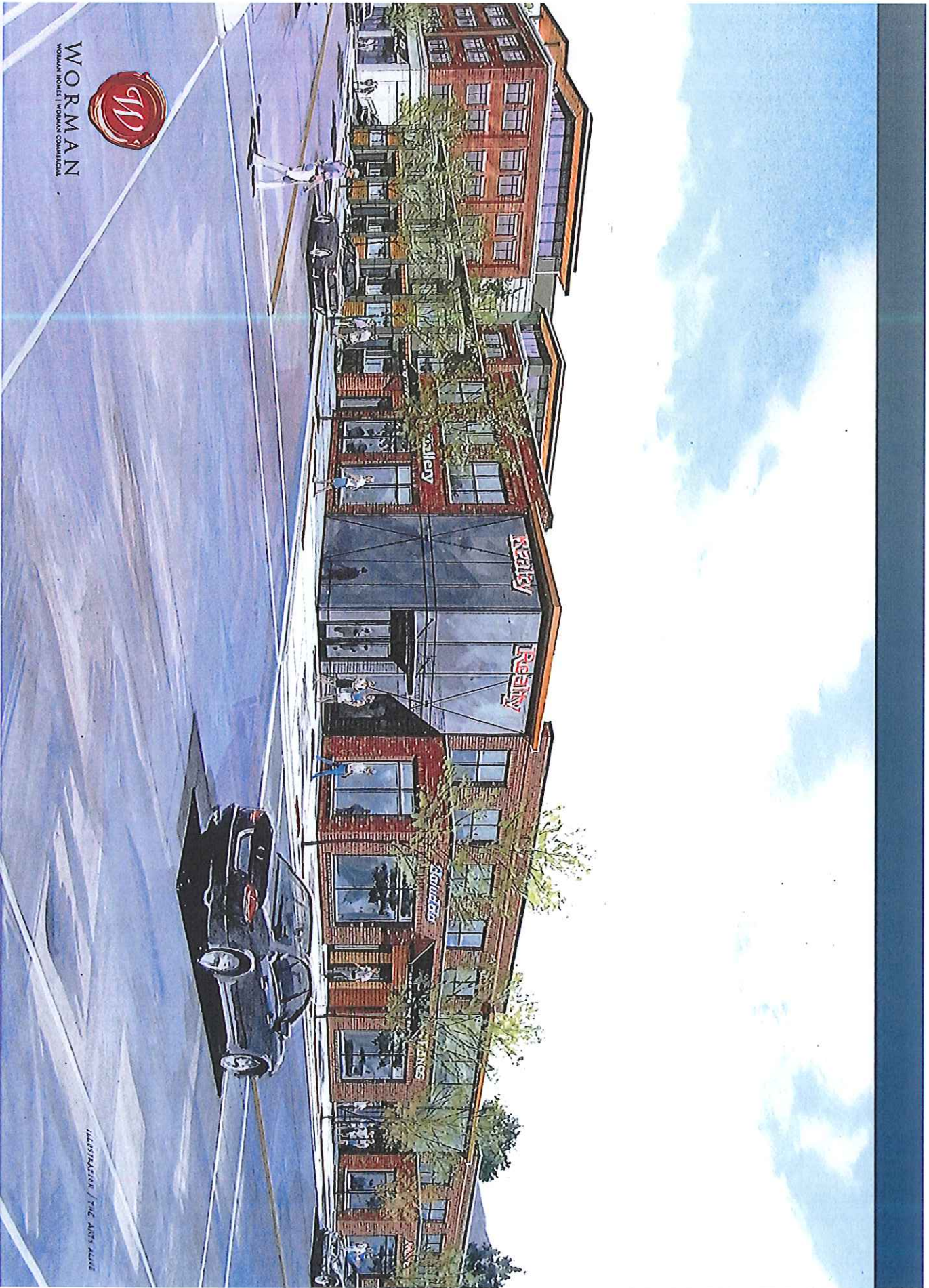
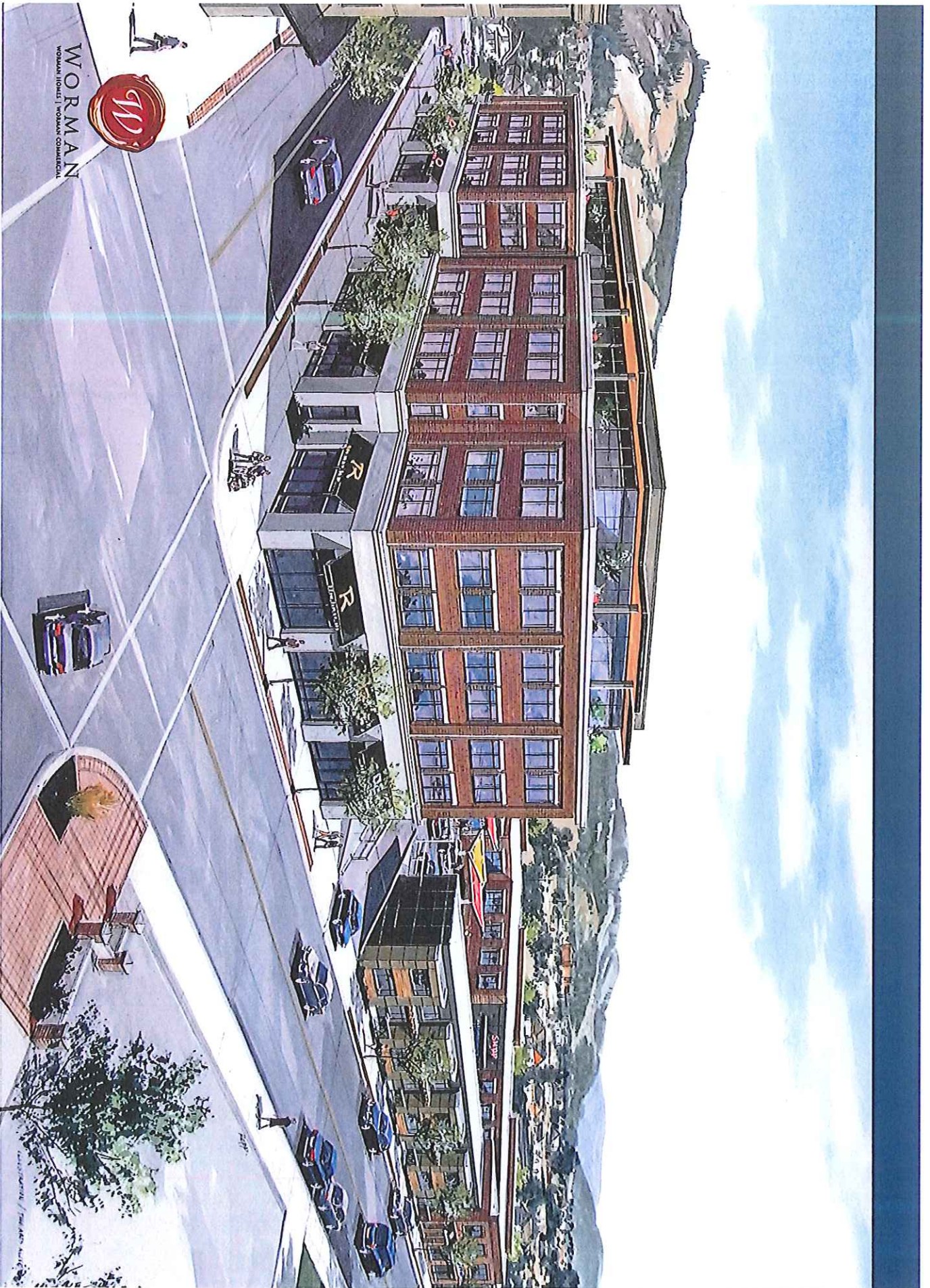


ILLUSTRATION / THE ARTS ACADEMY

2750 RICHTER STREET | Kelowna, BC

Worman Homes | Worman Commercial

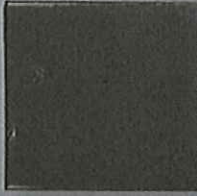


2755 TUTTT STREET | Kelowna, BC

Worman Homes | Worman Commercial



STUCCO BUMP OUT:
 BENJAMIN MOORE: WORN
 LEATHER SHOES #CSP-135



STUCCO RECESSED AREAS:
 BENJAMIN MOORE
 WINDY CITY #CSP-150



BRICK:
 MUTUAL MATERIALS
 OLD UNIVERSITY



WINDOWS:
 BLACK



EXTERIOR CONCRETE DETAILS:
 NATURAL GREY



WOOD DETAILS:
 SIKKENS #085 "TEAK"



FABRIC CANOPIES
 BLACK



WORMAN

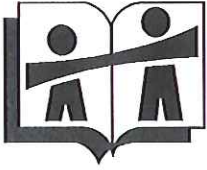
WORMAN HOMES | WORMAN COMMERCIAL

EXTERIOR FINISHES

RAYMER & OSPREY PHASE 2 KELOWNA, BC

PROJECT No.
 042012

DATE
 December 14, 2012



SCHOOL DISTRICT No. 23
(Central Okanagan)
685 Dease Road, Kelowna, B.C. V1X 4A4
Tel.(250) 491-4000 Fax.(250)870-5094

February 15, 2013

Alec Warrender
City of Kelowna
Community Sustainability
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Mr. Warrender,

SUBJECT: Z13-0005, OCP13-0004, SP13-0016, DVP13-0017 – Raymer Ave/Richter

Thank you for the opportunity to comment on this proposed mixed use development. The development site is directly across the street from Raymer Elementary School and as such, School District No. 23 has a number of comments and concerns in regards to this application.

School Background

Raymer Elementary School came into existence in 1948 as a two-room frame building situated on the corner of Richter and Raymer Ave. At the original time of build the school was surrounded by open fields, few houses and limited commercial outlets. On opening day the school served approximately 75 students. As the area has changed, and student populations increased, there have been a number of additions and renovations bringing the school to its current form.

Enrollment for Raymer Elementary is currently around 250 students and is expected to remain relatively constant moving forward. Raymer Elementary is an aging school that is slated for replacement, likely on the existing site due to its prime central location. The City of Kelowna OCP (objective 5.32) encourages the retention of schools in central and easily accessible areas and states that school locations in the Urban Centres should be promoted wherever possible. The replacement of this school may be 10 years into the future due to competing replacement priorities in the region and available provincial funding.

Transportation

The Raymer Elementary site is extremely constrained in terms of accommodating staff parking and student pick-up/drop-off movements. The lack of short term parking in the area and the significant amount of development that has occurred surrounding the school has added to the transportation and traffic pressures for Raymer Elementary.

Currently the main school parking lot on Raymer Ave is used for student pick-up/drop-off. Parents pull in behind the first row of parking and back out once they have dropped-off or collected their children. The access and egress to the second deck of parking on the proposed development is directly across the street from the main school parking lot.

There are also a number of students and parents who choose to walk or bike to school due to the central location. There is currently no sidewalk on the southern side of Raymer Ave outside the school.

Sewer Connection

Raymer Elementary's existing municipal sanitary sewer connection and the associated right of way, register in favour of School District No. 23, runs below the subject property.

Application Comments

The proposed mixed use development seems appropriate for this evolving neighborhood. The district considers the inclusion of eight residential townhouses a positive addition to this development that will hopefully yield additional enrollment for Raymer Elementary.

There are however a number of issues that should be addressed in partnership with the developer, City of Kelowna and School District No. 23. The district recognizes that the school is a contributing factor to traffic in the area and as such is willing to work with all parties involved to ensure development can continue without jeopardizing the safe operation of the school. The following are the issues which require further attention and collaboration:

- Vehicle conflicts – The additional vehicle conflicts that would be created by the access and egress of two properties onto the same section of Raymer Ave is the district's primary concern surrounding this proposed development. The school's parking lot directly across from the subject property's southern access point is used as a pick-up/drop-off location making Raymer Ave very congested in all directions around school bell times.

The district is willing to investigate, in conjunction with city staff and the developer, how the existing pick-up drop-off operations could be modified to reduce this conflict and improve safety. Options to accommodate these movements elsewhere on the school site are very limited.

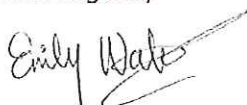
- Pedestrian safety – There is currently no sidewalk on the southern side of Raymer Ave directly outside the school. The school administration had previously approached the City of Kelowna requesting a sidewalk be built outside the school for the safe movement of students.

City and district staff have met onsite to look at possible options for sidewalk improvements. It's likely some of the Raymer Elementary site would be required to facilitate a revamped streetscape. The district is prepared to work with city staff on possible design options so long as staff parking levels are addressed and student drop-off/pick-up can be accommodated in the area. City and district staff plan to work together in 2013 to produce creative design options to determine whether a sidewalk along the school frontage is feasible.

- Construction management – The construction of the proposed development will undoubtedly disrupt the flow of traffic and pedestrian movements in the area. It is imperative that Raymer Elementary remain operational throughout construction. Thought should be given to phasing the most disruptive elements of construction on Raymer Ave to occur during the summer months when school is not in session. The School District would also like to be involved in the development of all construction traffic management plans for the subject property.
- Sanitary Sewer – The School District is willing to relinquish its right of way on the subject property should there be written agreement that a new sewer connection, compliant to today's standards, will be provided and constructed at no cost to the School District.

Please note that all School District staff recommendations relating to property and right of ways are subject to approval by the Board of Education. Thank you again for the opportunity to comment on this development and we look forward to working with the City of Kelowna and the developer to ensure Raymer Elementary remains a viable and safe Urban Centre school. Please don't hesitate to contact me (emily.watson@sd23.bc.ca) should you have any questions or comments in regards to this submission.

Kind Regards,



Emily Watson
Planning Manager, School District No.23

FILE COPY

CITY OF KELOWNA
MEMORANDUM

Date: February 14, 2013
File No.: Z13-0005
To: Land Use Management (AW)
From: Development Engineering Manager (SM)
Subject: Proposed 5 storey Commercial
2764 Richter Street, 641& 683 Osprey Ave., 600 Raymer Ave. RU6 to C-4

The Development Engineering Department has the following comments and requirements associated with this application to rezone from RU-6 to C4. 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 Sergio Sartori.

1. Geotechnical Report

- a) Provide a comprehensive geotechnical report 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.**

- 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

2. Domestic Water and Fire Protection

- (a) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (b) The existing four lots are serviced with small -diameter copper water services (8). Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$35,000.00**

- (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.
- (e) The applicant is to confirm with the City of Kelowna water division that the supply of domestic water and fire protection is achievable in accordance with the City standards for the proposed development.

3. Sanitary Sewer

- (a) The existing four lots are connected with sewer services (8). The developer's consulting engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted to the site. The applicant, at their cost, will arrange for service and main upgrades as required, as well as the capping of all existing unused services at the main. Any upgrades required will be at the developer's expense. The estimated cost of this construction for bonding purposes is **\$25,000.00**
- (b) The sanitary main in Raymer Avenue must be extended to service the School site.

4. Storm Drainage

- (a) It will be necessary for the developer to construct storm drainage facilities on Osprey Avenue and Richter Street to accommodate road drainage fronting the proposed development. The cost is included in the Road upgrading item.
- (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 lot and /or recommendations for onsite drainage containment and disposal systems.
- (b) The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost of this construction for bonding purposes is **\$20,000.00**
- (b) Provide a lot-grading plan.

5. Road Improvements

- (a) Osprey Avenue fronting this development must be upgraded to an urban standard including barrier curb and monolithic sidewalk, piped storm drainage system, fillet pavement, landscaped boulevard complete with underground irrigation system, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. The estimated cost of this construction for bonding purposes is **\$60,000.00**.

- (b) Raymer Avenue fronting this development must be upgraded to an urban standard including barrier curb and monolithic sidewalk, piped storm drainage works, fillet pavement, landscaped boulevard complete with underground irrigation system, possible traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. The estimated cost of this construction for bonding purposes is **\$60,000.00**.
- (c) Richter Street fronting this development must be upgraded to an urban standard including barrier curb and monolithic sidewalk, piped storm drainage works, fillet pavement, landscaped boulevard complete with underground irrigation system, possible traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. The estimated cost of this construction for bonding purposes is **\$30,000.00**.
- (d) Service upgrades will require road cuts and pavement restoration work within City road ways. The work must be approved by the City and constructed to City Standards.
- (e) Relocate existing poles and utilities, where necessary.

6. Road Dedication and Subdivision Requirements

- (a) Lot consolidation
- (b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

7. Electric Power and Telecommunication Services and Street Lights

- (a) The development site is within the South Pandosy Urban Town Center. Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The existing building and the proposed new 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.
- (b) Street lights must be installed on all roads
- (c) Remove aerial trespass(es)

8. 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.

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 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. 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

Water service upgrades	\$ 35,000
Sanitary sewer service upgrades	\$ 25,000
Storm overflow services	\$ 20,000
Osprey Ave frontage improvements	\$ 60,000
Raymer Ave frontage improvements	\$ 60,000
Richter Street frontage improvements	\$ 30,000

Total Bonding	\$240,000
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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) The additional cost for oversize works required by the City, which are not DCC creditable items, may be reimbursed to the owner subject to availability of funds. The oversize cost must be verified by actual construction tender or invoice and be based on:
- i. For Pipes: The pipe material cost only for the increase in size from 250mm to 450mm for the storm main required on Richter Street.

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 the total off-site construction costs plus HST
\$8,064.00 (\$7,200.00 + 864.00)



Steve Muenz, P. Eng.
Development Engineering Manager

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Development Rationale for 2750 Richter & 2755 Tutt Street

January 15, 2013

To: City of Kelowna Council
Re: Development Permit & Development Variance Permit

Dear City Staff and Council,

Thank you for your consideration of our OCP amendment, rezoning, development permit and development variance permits for the proposed buildings at 2750 Richter & 2755 Tutt Street.

In 2011 we submitted an application for redevelopment of the 4 lots considered by this application. Our plan at that time featured 4 individual buildings with surface parking. All 4 buildings were designated to be commercial and office uses with a “flex” space on the fourth floor which could be either office or residential. Through the prior application process we received feedback on a number of items. The most significant criticisms were the lack of dedicated residential use on the site and the fact that the surface parking lots were not “urban” in feel. We also learned very late in the application that there was a significant setback required from the high powered overhead electrical lines on Richter Street. These items contributed to us revamping our application last minute to only rezone and development permit 2 of the properties included in this application.

Having been forced to start over on the site we wanted to consider the feedback we had received and incorporate what we could into our new design. The application as submitted speaks to the concerns raised in our previous application.

We have now incorporated 8 residential townhouses into the design. We will still be including some “flex” space on the penthouse level which could be office or residential, but with the redesign we added 8 ground level, 2 bedroom townhouses. These townhouses have direct access to the street and an amazing “urban” interaction with the surrounding streetscape and parks.

Our new design has a very “urban” feel to it. With all the parking hidden from view we have been able to create active street front uses on almost the entire perimeter of our site. This street interaction fits very well into the South Pandosy Village feel.



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March 5, 2013

Public Open House

Re: 641 & 683 Osprey Ave, 600 Raymer Ave, & 2764 Richter Street

Held: March 5, 2013 from 4 pm to 6 pm
Location: 202-474 West Ave.
Attendance: 13 Adults and 1 child
Advertising: Advertisements were placed in the Kelowna Daily Courier on Saturday, March 2 and in the Kelowna Capital News on Friday, March 1.

Flyers were hand delivered Feb. 27 in the morning to all surrounding properties within 50 meters of the site and included the Raymer School for posting for any concerned parents.

Meeting notices were emailed to all strata owners of the building at 570 Raymer Avenue on Feb. 27 as well as to the owners of 550 West Avenue on Feb. 27.

Announcements were made and flyers handed out to attendees of the KLO Neighbourhood Association meeting on Feb. 26.

Open House Information: - landscape plans, color renderings, complete DP application plans, building materials (brick, concrete and paint samples), and the building model were all displayed for the public to view. Three members of our development team were on hand to discuss the project and answer any questions that attendees might have.

Exit Survey: An exit survey was provided for those who were willing to complete which asked their level of support of the various aspects of the project.

Policy Objective:

I believe this open house was conducted in a manner consistent with the objectives of the new council policy # 67. The only discrepancy with the policy was with the timelines of the open house. Although our application was submitted before this policy had come into effect, Staff had suggested we should still consider conducting an open house. We were able to do so however, with a tight timeline on our application, it was necessary to fast track the timeline.

P. 250.762.0040 | F. 250.762.0550

202 – 474 West Ave. | Kelowna, B.C. | V1Y 4Z2 | www.worman.ca