

City of Kelowna  
Public Hearing  
AGENDA



Tuesday, July 16, 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 may be 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 July 2, 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. 10843 (OCP13-0006) & Bylaw No. 10844 (Z13-0007) - 3503 & 3505 Lakeshore Road, 602, 610, 620, 630 & 640 Swordy Road and 3510 Landie Road, Northern Lights Land Development Corporation 5 - 59

To amend the Official Community Plan Future Land Use Designation from Single/Two Unit Residential to Multiple Unit Residential - Low Density for the property located at 3510 Landie Road, and to rezone all of the subject properties from RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone in order to accommodate a 31 unit proposed row housing development; To include the property located at 3505 Lakeshore Road to the proposal to amend the Official Community Plan Future Land Use Designation from Single / Two Unit Residential to Multiple Unit Residential - Low Density for the property located at 3510 Landie Road, and to rezone all of the subject properties from RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone in order to accommodate a 38 unit proposed row housing development.

- 3.2 Bylaw No. 10860 (OCP13-0010) & Bylaw No. 10861 (Z13-0018), Various Addresses on Central Avenue, Richter Street and Cambridge Avenue, Provincial Housing Corporation 60 - 108

To amend the Official Community Plan Future Land Use Designation from Multiple Unit Residential - Low Density to Multiple Unit Residential - Low Density & Multiple Unit Residential - Medium Density, and to rezone the subject properties from RU6 - Two Dwelling Housing & RM2 - Low Density Row Housing to RM3 - Low Density Multiple Housing & RM5 - Medium Density Multiple Housing. The project consists of a 50 unit market townhouse development on a portion of subject properties and the 4 storey, 50 unit seniors' supportive housing apartment building with 20 family oriented townhouses.

- 3.3 Bylaw No. 10862 (Z11-0051) - 2641 Longhill Road, Richard & Walter Denman 109 - 121

To amend the Zoning Bylaw from RR2 - Rural Residential 2 zone to RR2c - Rural Residential 2 with Carriage House zone in order to legalize an existing carriage house on the subject property.

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.

# REPORT TO COUNCIL



**Date:** April 5<sup>th</sup>, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** OCP13-0006 / Z13-0007      **Owner:** Northern Lights Land Development Corporation, Inc. No. A0063828

**Address:** 3503 Lakeshore Road  
602, 610, 620, 630 & 640 Swordy Rd      **Applicant:** Northern Lights Land Development Corporation, Inc. No. A0063828  
3510 Landie Road

**Subject:** OCP Amendment & Rezoning Applications

**Existing OCP Designation:** Single / Two Unit Residential & Multiple Unit Residential - Low Density

**Proposed OCP Designation:** Multiple Unit Residential - Low Density

**Existing Zone:** RU6 - Two Dwelling Housing

**Proposed Zone:** RM3 - Low Density Multiple Housing

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## 1.0 Recommendation

That Official Community Plan Bylaw Amendment No. OCP13-0006 to amend Map 19.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1, D.L. 134, ODYD, Plan 17308, located at 3510 Landie Road from Single / Two Unit Residential to Multiple Unit Residential - Low Density, as shown on Map "A" attached to the report of the Land Use Management Department dated April 5th, 2013, be considered by Council;

AND THAT Council considers public consultation in accordance with Policy No. 367 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 April 5th, 2013;

AND THAT Rezoning Application No. Z13-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, D.L. 134, ODYD, Plan 3232, located at 3503 Lakeshore Road, Lot 1, D.L. 134, ODYD, Plan 3232, located at 602 Swordy Road, Lot 3, D.L. 134, ODYD, Plan 3232, located at 610 Swordy Road, Lot 4, D.L. 134, ODYD, Plan 3232, located at 620 Swordy Road, Lot 5, D.L. 134, ODYD, Plan 3232, located at 630 Swordy Road, Lot 6, D.L. 134, ODYD, Plan 3232, located at 640 Swordy Road, Lot 1, D.L. 134, ODYD, Plan 17308, located at

3510 Landie Road from RU6 - Two Dwelling Housing to RM3 - Low Density Multiple Housing be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw 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 for 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 registration of a plan of subdivision to consolidate the properties.

## **2.0 Purpose**

To amend the Official Community Plan Future Land Use Designation from Single / Two Unit Residential to Multiple Unit Residential - Low Density for the property located at 3510 Landie Road, and to rezone all of the subject properties from RU6 - Two Dwelling Housing to the RM3 - Low Density Multiple Housing zone in order to accommodate a 31 unit proposed row housing development.

## **3.0 Land Use Management**

Land Use Management staff are supportive of the proposal, as it is seen to meet the objectives and supporting policies of the Official Community Plan (OCP). The RM3 - Low Density Multiple Housing zone is the appropriate zone and facilitates a form of housing needed to support the adjacent South Pandosy Urban Centre. The subject property is located across the street from the southern tip of the South Pandosy Urban Centre, along the Lakeshore Road bus route, within walking distance to Casorso Elementary School and various other amenities. The OCP amendment proposed for 3510 Landie is not of concern and allows for a more comprehensively planned project. Providing a ground oriented form of housing will help create more housing opportunities in this central location. As this is the transition area from the urban centre to the existing single family neighbourhood a sensitive interface is desired and this development is one of several anticipated to redevelop near the southern gateway to the Pandosy Town Centre. As such, the form and character of the project should acknowledge its proximity to the lake, Gyro Beach, the urban centre and the adjacent single family neighbourhood.

The proposed variances are required in order to enable the developer to proceed, the variances are considered minor and acceptable for this scale of project. A Development & Development Variance Permit will be forwarded to Council at a later date. The applicant has consulted with neighbours as outlined in Council Policy No. 367, a summary of the consultation process is attached.

## **4.0 Proposal**

### **4.1 Project Description**

The proposed development consists of a total of 31 dwelling units divided between 7 buildings; 2 - 1 bedroom units, 4 - 2 bedroom units and 25 - 3 bedroom units. Principal vehicular access for the units is via a driveway from Swordy Road. Parking for the development is within the personal garages with an additional 8 visitor stalls spread throughout the site. Long term bicycle parking is

provided within the garages, and short term bicycle parking will be located on site. Pedestrian circulation is provided between buildings, through the property and a sidewalk will be provided along Lakeshore, Swordy and Landie Road. A 30m cross section is required along the length of the Lakeshore Road frontage to accommodate the future road cross section. A portion of the area will be secured through a road reserve which will allow the applicant to landscape and maintain this area until the road reserve area is required and triggered by the City. This will allow for a finished landscape frontage in the meantime instead of large leave strip along Lakeshore Road directly across from Gyro Beach. On that note, each frontage provides a strong pedestrian orientation, with main building entrances and patios facing the street. Staff have encourage the applicant to consider design elements for the corner of Lakeshore & Swordy that will help to further identify and address the most visible portion of the project. 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.

The proposal compares to Zoning Bylaw No. 8000, based on the anticipated Text Amendments associated with application No. TA13-0003, as follows:

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
<b>Development Regulations</b>		
Floor Area Ratio	0.80	0.743
Site Coverage - Buildings	40%	36%
Site Coverage- Bldgs & Driveways	60%	55%
Height	10.0m / 3 Storeys 9.5m / 2.5 storeys - 7.5m from Single / Two Unit designation	9.46m / 2.5 storeys
Front Yard (w)	1.5m	4.5m
Side Yard (n)	1.5m	4.5m
Side Yard (s)	4.0m	4.5m - Building 1, 5 & 6 2.76m - Building 7 <sup>1</sup>
Rear Yard (e)	4.5m	4.5m
Building Separation	3.0m	2.6m Between Buildings 4 & 5 <sup>2</sup>
<b>Other Regulations</b>		
Minimum Parking Requirements	61 stalls total 5 of which reserved for Visitor	69 stalls 61 stalls + 8 visitor stalls
Bicycle Parking	Class I: 16 stalls Class II: 4 stalls	Class I: 25 stalls Class II: 4 stalls
Private Open Space	805m <sup>2</sup>	650m <sup>2</sup> <sup>3</sup>
<sup>1</sup> To vary the side yard (south) setback from 4.0m required to 2.76m proposed. <sup>2</sup> To vary the building separation between buildings 4 & 5 from 3.0m required to 2.6m proposed. <sup>3</sup> To vary the Private Open Space from 805m <sup>2</sup> required to 650m <sup>2</sup> proposed.		

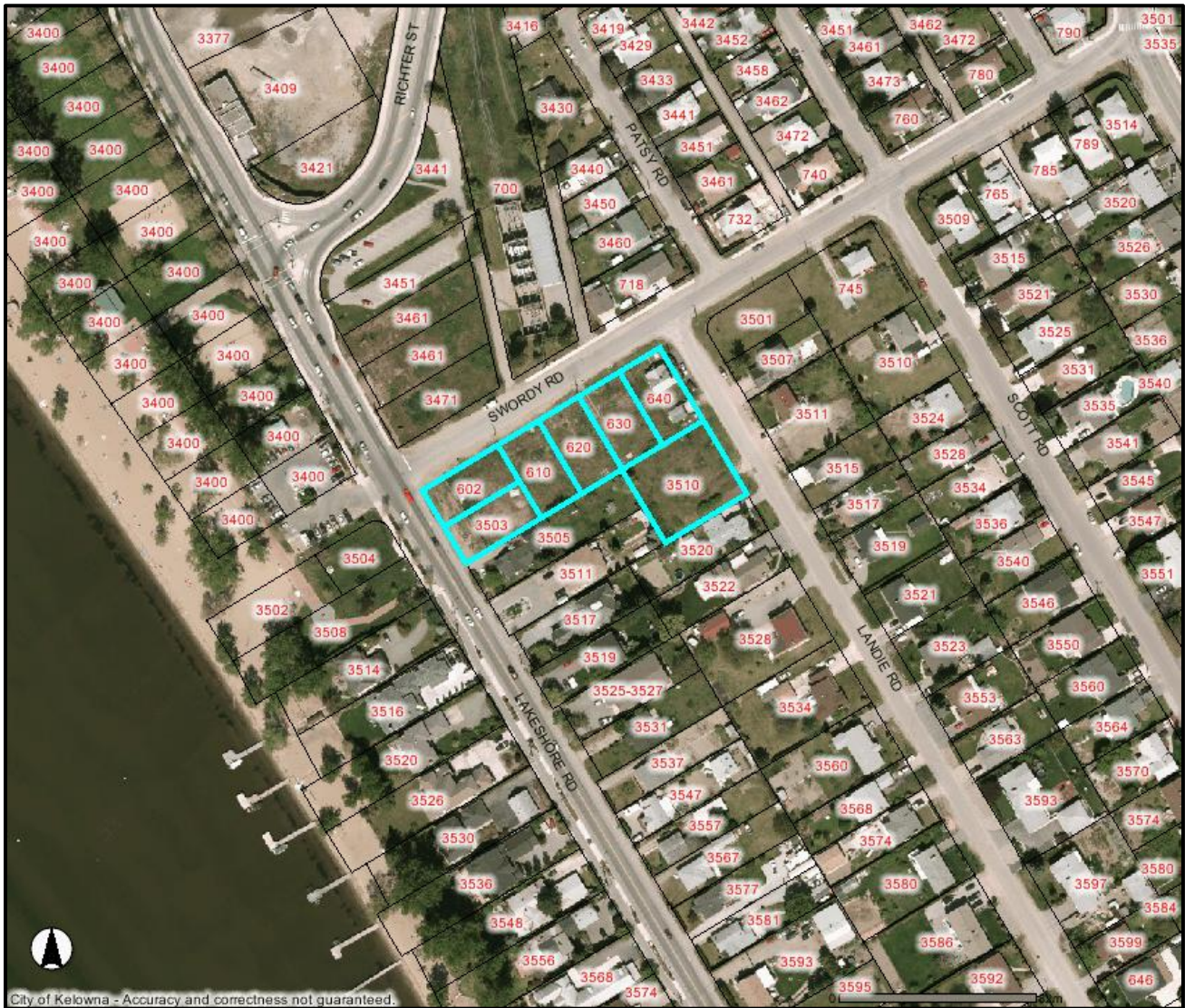
#### 4.2 Site Context

The subject properties are located just south of the South Pandosy Urban Centre across Lakeshore Road from Gyro Beach. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Vacant
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	P3 - Parks & Open Space	Gyro Beach



**Subject Property Map:**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Development Process**

**Compact Urban Form.**<sup>1</sup> 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.

**Ground-Oriented Housing.**<sup>2</sup> 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

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

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.'

## 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
- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including garage space.
- A Building Code analysis is required for the structure(s) 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 Buildings 2 & 3 as well as buildings 4 & 5 as a single structure unless the use of a firewall(s) is to be utilized. A complete building code analysis would be required to be reviewed prior to complete comments being provided.
  - Spatial calculations for between buildings 2 & 3 as well as buildings 4 & 5 to be reviewed prior to the release of the development permit.
- 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. The access road is to be a minimum of 6M in width with no parking signs provided along the roadway. Additional comments will be required at the building permit applications.

### 6.4 Fortis BC - Gas

Please be advised FortisBC has no concerns with the above mentioned referral.

## 7.0 Application Chronology

Date of Application Received: February 1<sup>st</sup>, 2013

Public Consultation & Notification: April 3<sup>rd</sup>, 2013

The applicant consulted with neighbours within 50m of the proposed development as noted in Council Policy No. 367.



**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

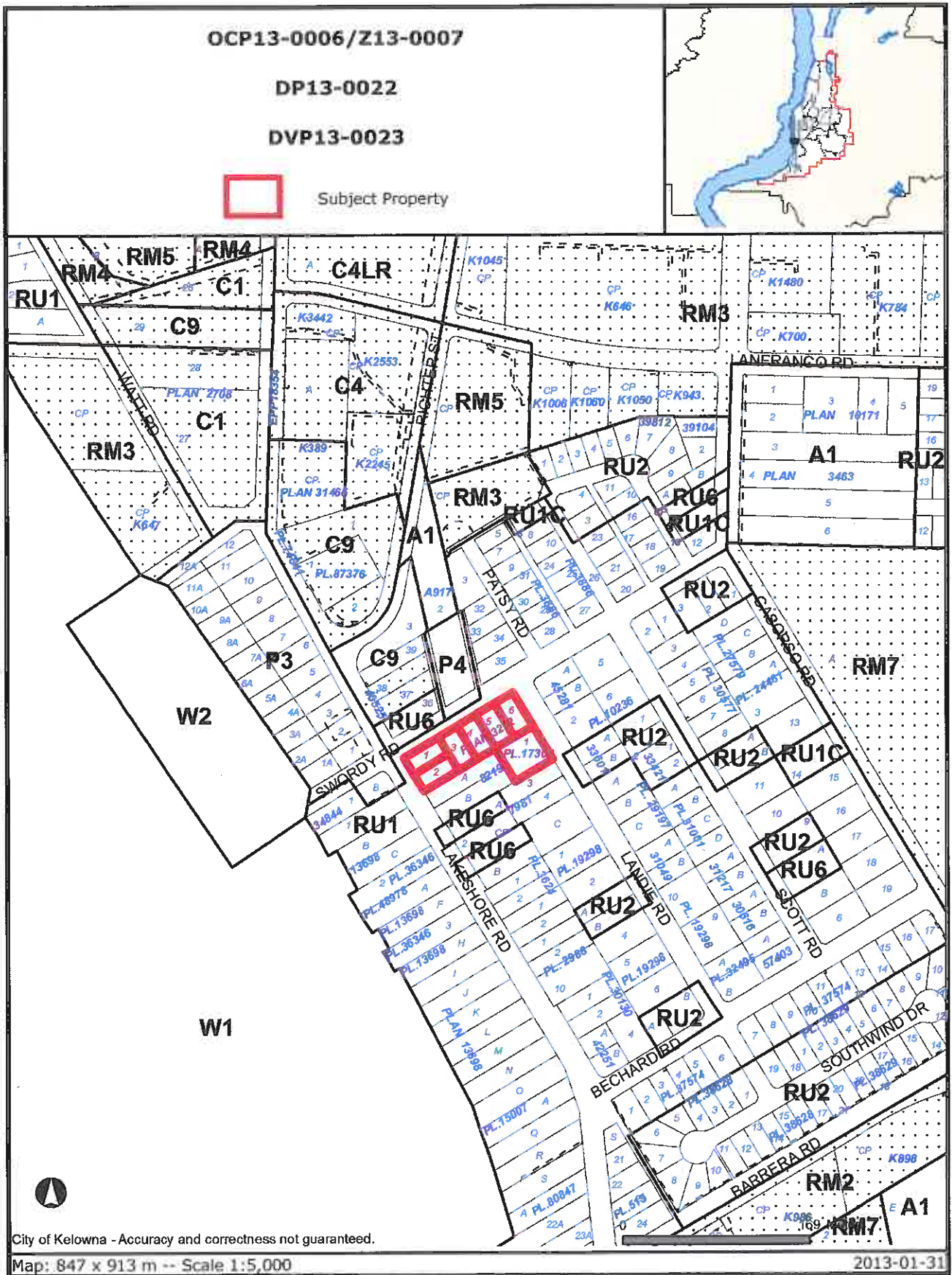
Subject Property Map

Site Plan

Elevations & Renderings

Development Engineering Requirements

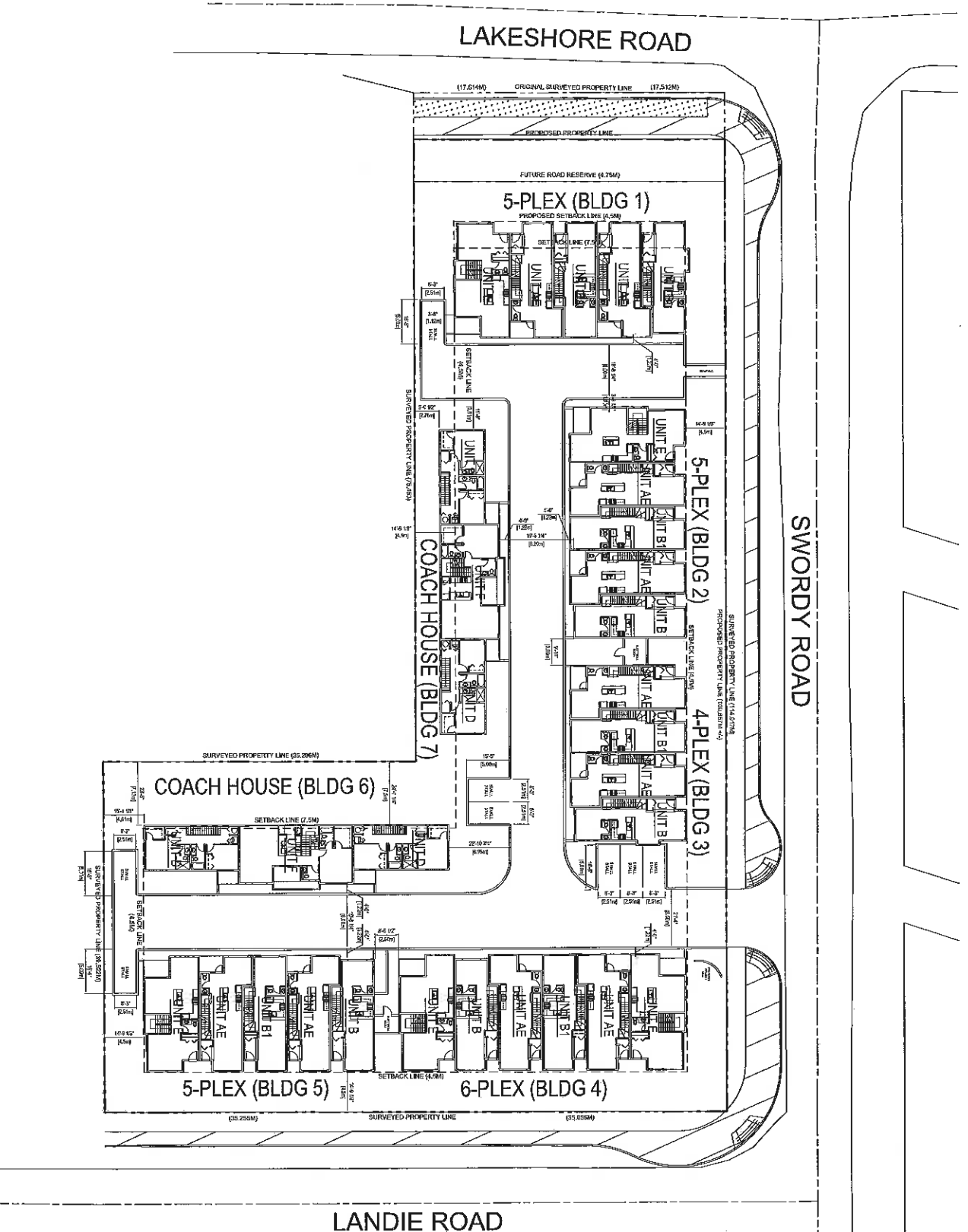
Neighbourhood Consultation Summary



City of Kelowna - Accuracy and correctness not guaranteed.

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.





PROJECT NO. 2024  
 DRAWING NO. SITE PLAN - LEVEL 02  
 DATE 08/20/2024  
 PROJECT SITE: GYRO BEACH  
 ARCHITECT: NEW TOWN ARCHITECTURE  
 1110 PARADISE AVENUE  
 SUITE 100  
 NEW BEACH, ONTARIO L9Y 4R1  
 TEL: 416-291-1111  
 WWW: NEWTOWNARCHITECTURE.COM  
 PROJECT: DP1.02  
 DATE: MARCH 22, 2023 11:53 AM

**NEW TOWN**  
**ARCHITECTURE**  
**URBAN PLANNING**



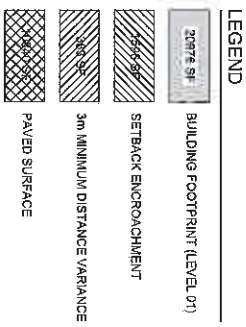
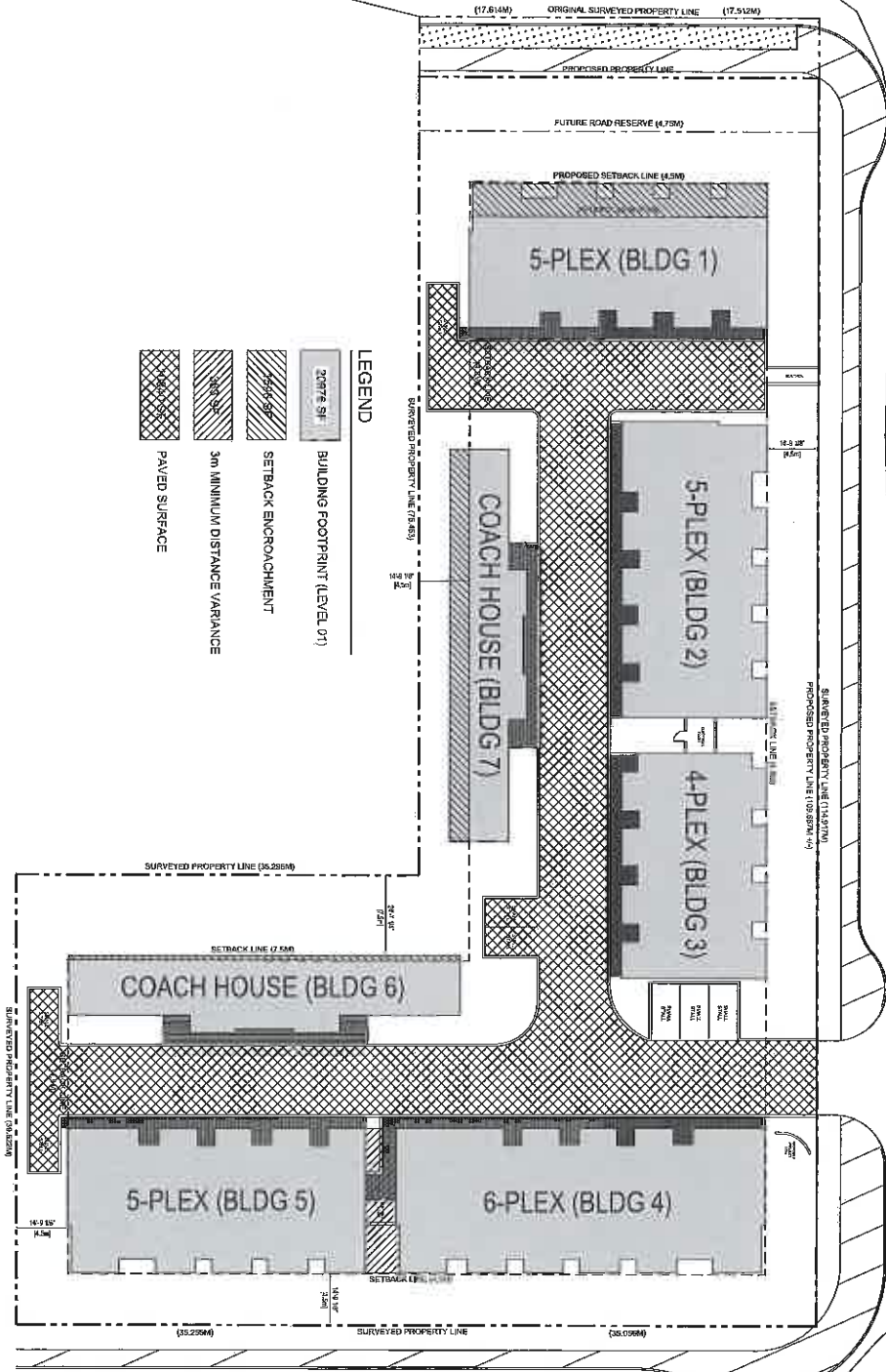
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 2. DESIGN DEVELOPMENT  
 3. PERMITTING  
 4. CONSTRUCTION ADMINISTRATION

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LAKESHORE ROAD

SWORDY ROAD

LANDIE ROAD

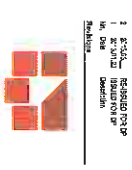


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**CYMO BEACH**

Project No. 2214

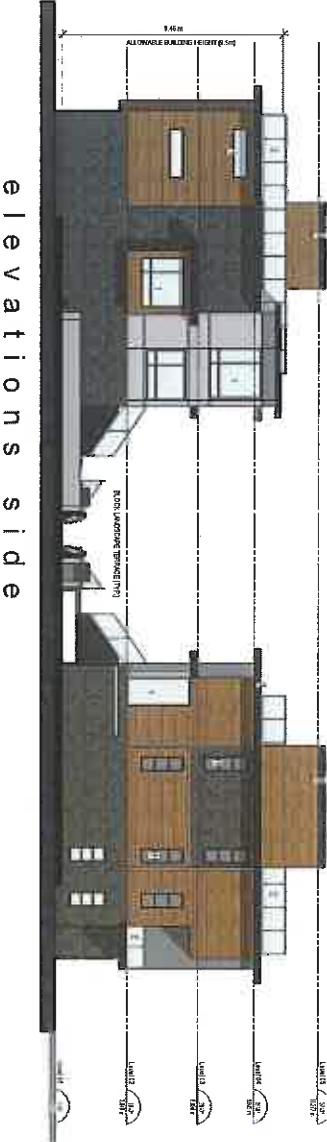
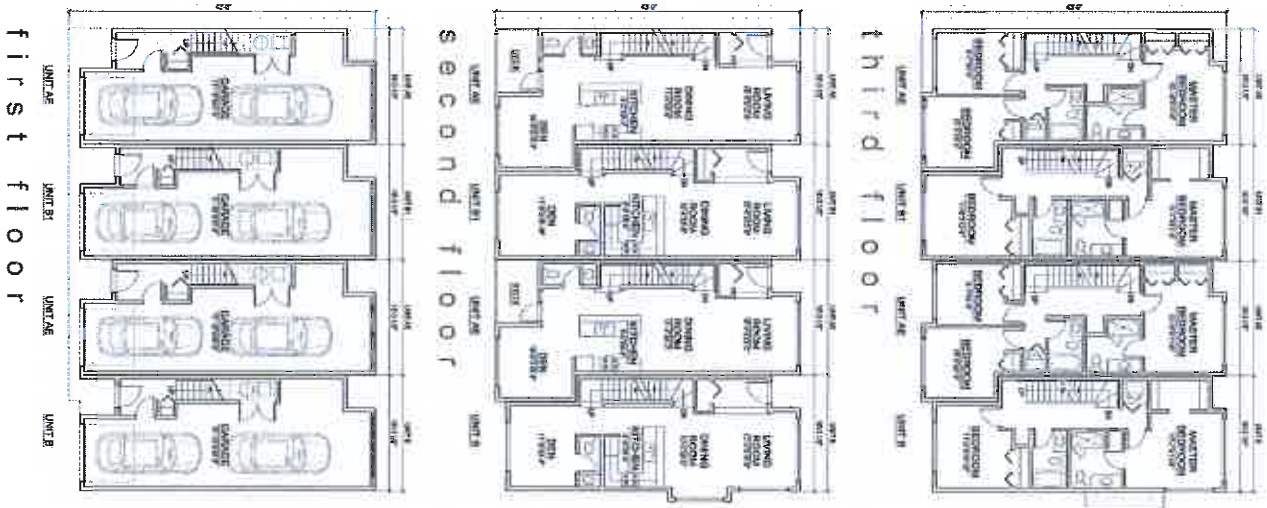
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SITE PLAN

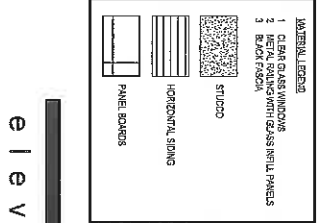
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elevation side



elevation back



elevation front

Notes:  
 1. All dimensions are in millimeters unless otherwise specified.  
 2. All elevations are shown in perspective.  
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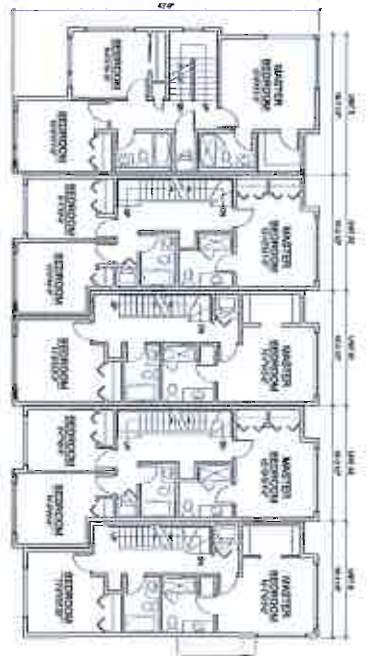
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 DRAWN BY: [Name]  
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PROJECT: GROSSCH  
 DP2.01

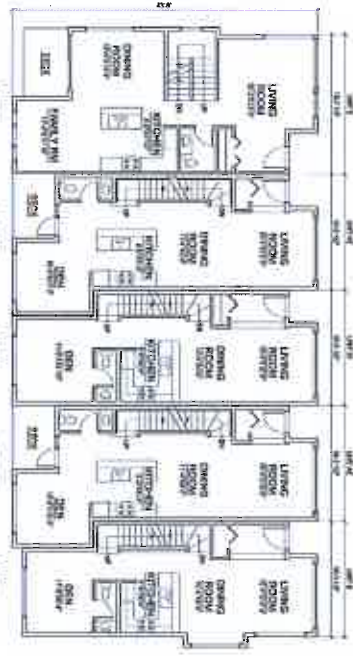


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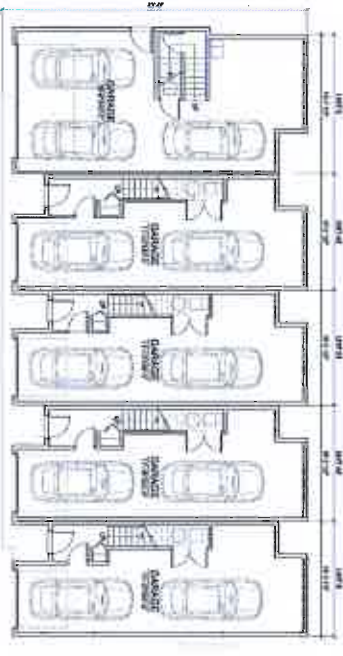
MATERIAL LEGEND	
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2	METAL RAILING WITH GLASS INFILL PANELS
3	BLACK FRASKA
	STUCCO
	HORIZONTAL SLING
	PANELED BOARDS



third floor



second floor



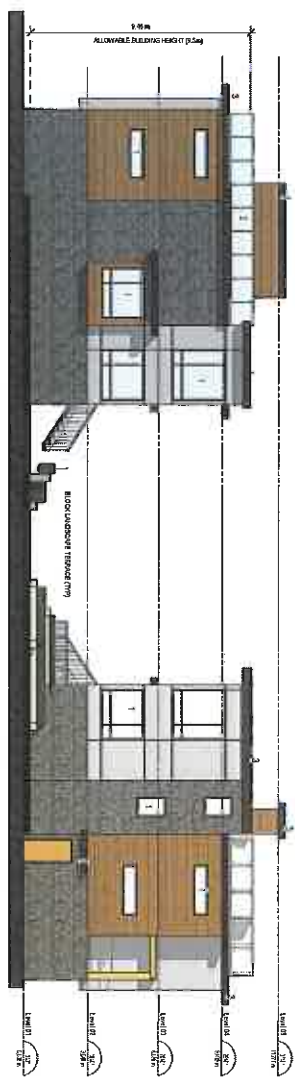
first floor



elevation front



elevation back



elevation side

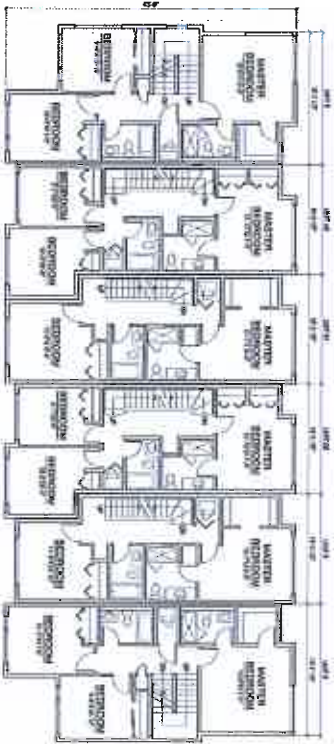
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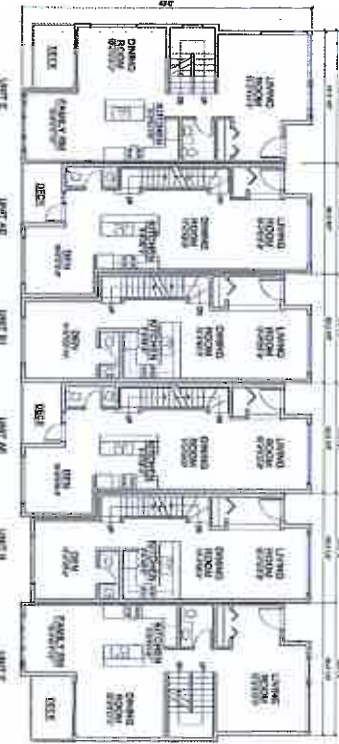


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 KILGORE, NC 27749  
 WWW.NEWTOWNARCHITECTURE.COM

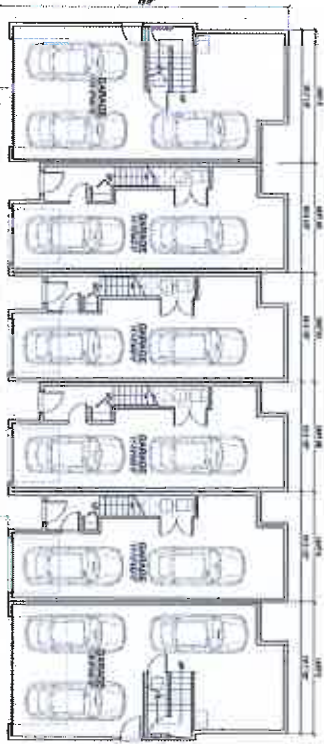
PROJECT NO.	2024
DRAWING NO.	5-PLAN
DATE	2024.11.18
DESIGNER	SMZ
CHECKER	SMZ
PROJECT	5-PLAN
PROJECT	DP202
DATE	2024.11.18



third floor



second floor



first floor

**MATERIAL LEGEND**

- 1 CLEAR GLASS WINDOW
- 2 METAL SPARK WITH GLASS INLETT PANELS
- 3 BLACK FRAMA

- STUCCO
- HORIZONTAL SIDING
- PANEL BOARDS

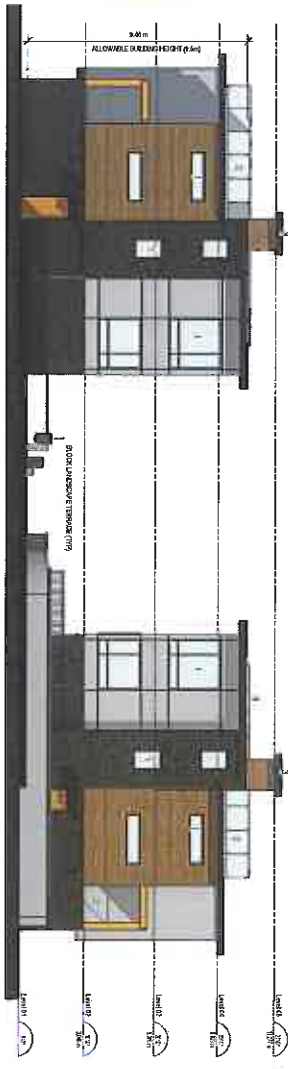
(BUILDING 4)



elevation front



elevation back



elevations side

**NOTES:**  
 1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE PROJECT.

- File Open/Save:**
- NOT saved. Saving will save.
  - Save All.
  - Auto Save.
  - Print the drawing.
  - A simple plot, then print.
  - Add/delete layer, print.
  - Print/erase/delete/print.
  - Help/About.



**NEW TOWN**  
 ARCHITECTURE

ARCHITECTURE  
 URBAN PLANNING  
 1455 PARSONS STREET  
 EDINBURGH, SC OT7 7PS  
 WWW.NEWTOWNARCHITECTS.CO.UK

PROJECT NO: 2204

DATE: 18-07-10

PROJECT: DP2.03

CLIENT: 6-PLEX

DESIGNER: FS

DATE: 18-07-10

PROJECT: DP2.03

CLIENT: 6-PLEX



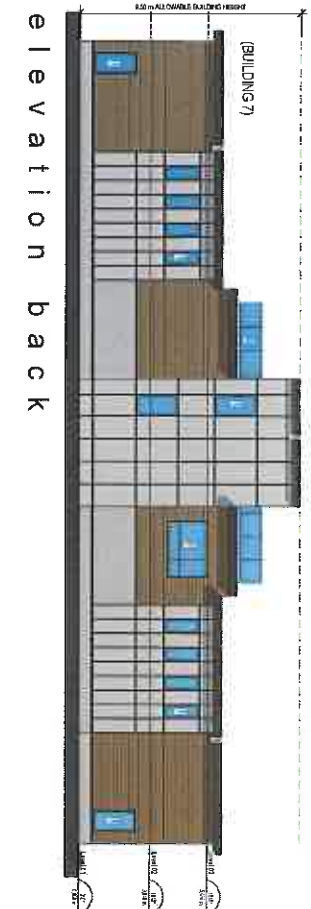
COACH 1



first floor



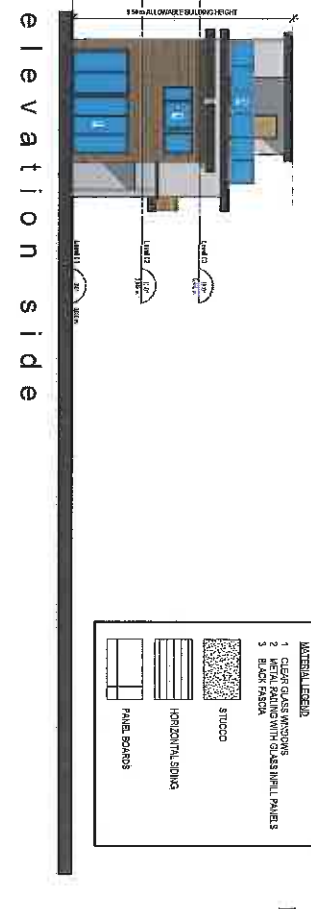
second floor



elevation back



elevation front



elevation side

**MATERIAL LEGEND**

- 1 CLEAR GLASS WINDOW
- 2 METAL PANELING WITH GLASS INFILL PANELS
- 3 BLACK FINISH

**STUCCO**

**HORIZONTAL SLATS**

**PANEL BOARDS**

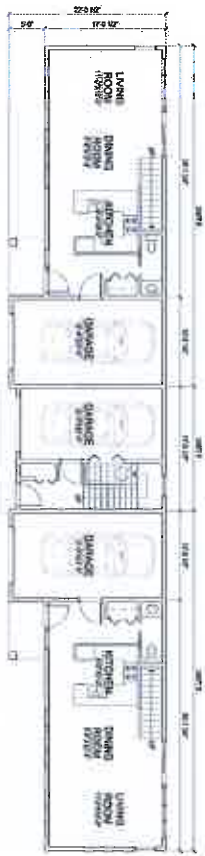
- NOT TO SCALE
- NOT TO SCALE
  - SHOWN AS IS
  - AS SHOWN, SEE EXISTING DRAWINGS
  - AS SHOWN
  - TO BE REMOVED
  - TO BE ADDED
  - TO BE REFINISHED
  - TO BE REPAIRED
  - TO BE REPLACED
  - TO BE DEMOLISHED



**NEW TOWN**  
**ARCHITECTURE**  
**URBAN PLANNING**  
 1450 PARKWAY STREET  
 COLUMBIA, SC 29904  
 WWW.NEWTOWNARCHITECTURE.COM

PROJECT NO. 2224  
 DRAWING NO. COACH-1  
 DATE: 10/18/14  
 SCALE: AS SHOWN  
 PROJECT: DP2.04

COACH 2



first floor



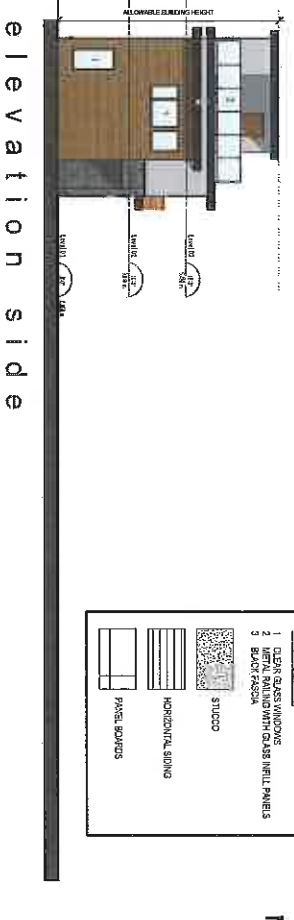
second floor



elevation back



elevation front



elevation side

**MATERIAL LEGEND**

- 1 DROWN SLATS WINDOWS
- 2 BRICK FACADE
- 3 STUCCO
- HORIZONTAL SIDING
- PANEL BOARDS

- Not to Scale:
- OFF HOURS
  - COLORED OR SHINY FINISH
  - 24 HOURS
  - TO BE RUN THE SAME
  - EXISTING WALL, BRICK PATTERN
  - EXISTING WALL, STUCCO PATTERN
  - EXISTING WALL, PANEL BOARD
  - EXISTING WALL, HORIZONTAL SIDING

NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORICAL FEATURES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL DETAILS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.



**NEW TOWN ARCHITECTURE**  
 BRAIN PLANNING  
 1440 PALMCOAST STREET  
 DELORAIN, RE, VY1 1P3  
 WWW.NEWTOWNARCHITECTURE.COM  
 PROJECT NO. COACH 2

DATE: 12/21/2024  
 DRAWING NO. COACH 2  
 SHEET NO. DP2.05  
 DRAWN BY: JAWZ  
 CHECKED BY: PSBH  
 PROJECT: DP2.05  
 SCALE: 1/8" = 1'-0"

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

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**Date:** March 5, 2013  
**File No.:** Z13-0007

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** Lakeshore Rd at Swordy Rd Landie Rd - *Revised* - Gyro Beach Development

---

The Development Engineering Department has the following comments and requirements associated with this application to rezone from RU-1 to RM3. 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 existing lots are serviced with small diameter water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of fire hydrants and one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$30,000.00**
- (c) If it is determined that upgrades to the remaining water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (e) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

## 2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$20,000.00**

## 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the street drainage system with an overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) The subject development must include the design of drainage facilities for Lakeshore Road, Swordy road and Landie Road fronting this development, including piped drainage systems, drywells, catch basins and curb and gutter construction. The cost of the work was included in the road design calculations.
- (c) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

## 4. Road Improvements

- (a) Lakeshore Road must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, storm drainage system including catch basins, manholes / dry-wells, pavement widening and line painting. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$99,000.00**. Not included in the estimate are costs for pole relocations.
- (b) Landie Road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Service upgrades will require additional road cuts. The developer will be required to provide a pavement overlay to the road centerline. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$77,000.00**.



- (c) Swordy Road fronting this development site is presently constructed to a rural paved standard. The road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Service upgrades will require additional road cuts. The developer will be required to provide a pavement overlay to the road centerline. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$95,000.00**.

#### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Provide an additional highway allowance widening along the frontage of Lakeshore of ~10m as indicated on Associated Engineering Preliminary Design Drawing 2383-RW - 101 Rev. No. 3
- (c) Dedicate a corner rounding of a 6.0m radius at the Lakeshore, Swordy Road property line intersection.
- (d) Dedicate a corner rounding of a 6.0m radius at the Swordy, Landie Road property line intersection.
- (e) Lot consolidation.
- (f) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### 6. Electric Power and Telecommunication Services

The existing overhead electrical and telecommunication distribution wiring on Lakeshore Road fronting this development must be relocated to an approved offset within the proposed boulevard area. The developer may choose to have the wiring installed in an underground duct system. The buildings must be connected by underground services.

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. If the electrical source is on the west side of Lakeshore Road, this source must be in underground ducts.

#### 7. Street Lighting

Street lighting including underground ducts must be installed on Landie Road, Swordy Road and Lakeshore Road fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site 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. Survey Monuments and Iron Pins

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

10. Bonding and Levy Summary(a) Bonding

Service Upgrades	\$ 55,000.00
Lakeshore Road Frontage Improvements	\$ 99,000.00
Landie Road Frontage Improvements	\$ 77,000.00
Swordy Road Frontage Improvements	\$ 95,000.00

**Total** **\$ 326,000.00**

NOTE: The bonding amount 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.

11. Development Permit and Site Related Issues

- (a) The submitted drawings will require a complete redesign to facilitate the additional highway allowance widening along the frontage of Lakeshore Road.
- (b) A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues and road access will be further reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.
- (c) Access and Manoeuvrability
  - (i) Vehicular access onto Lakeshore Road will not be permitted. The proposed access location onto Swordy Road is acceptable as shown.
  - (ii) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.

12. Geotechnical Report

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

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

13. Latecomer Provisions

- a) Under the provisions of the Local Government Act, Latecomer provisions are available for the Storm mains installed on;
  - i) Swordy Road
  - ii) Landie Road
- b) The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.
- c) The Latecomer Processing Fee: \$1,000.00 (plus HST) per agreement (no charge for 1 day agreements), if applicable.

14. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST)



\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS/jf

Good morning Alec,

**Re: Gyro Beach Townhouse Project - Neighbourhood Consultation**

We are pleased to advise you that we have completed the neighbourhood consultation for the Z317-0007 Rezoning Application.

Below is the list of properties that were contacted within the 50m proximity, 25 properties in total. Not all of the owners were available for a face-to-face meeting, 4 of them received the information in the mail, and 2 of them we spoke with over the phone received the information via email.

Although many did not want to have their comments written down, the general feedback was positive. Some questioned the height, not wanting to see tall buildings in the area, but many are looking forward to seeing the property developed.

List #1

3461 Patsy Road  
3460 Patsy Road  
3528 Landie Road  
3522 Landie Road  
3520 Landie Road  
3519 Landie Road  
3517 Landie Road  
3515 Landie Road  
3511 Landie Road  
3507 Landie Road  
3501 Landie Road

List #2

700 Swordy Road  
718 Swordy Road  
732 Swordy Road  
3461 Lakeshore Road  
3471 Lakeshore Road  
3505 Lakeshore Road  
3511 Lakeshore Road  
3514 Lakeshore Road  
3516 Lakeshore Road  
3517 Lakeshore Road  
3519 Lakeshore Road  
3520 Lakeshore Road  
3525 Lakeshore Road  
3527 Lakeshore Road

Please find attached the following items for your files (8 attachments):

- City map indicating 50m proximity - 1 page
- Information Package handout - 5 pages
- List #1 Contact Sheet & comments, and email confirmation - 3 pages
- List #2 Contact Sheet & comments, and email confirmation - 3 pages
- 4 - letters to unavailable property owners sent via mail, proof of delivery attached - 2 pages ea.

If have any questions and/or require hard copies of anything, please let us know.

Kind regards,

Harold Bewernick  
NORTHERN LIGHTS LAND DEVELOPMENT CORP.  
[info@gyrobeach.ca](mailto:info@gyrobeach.ca)  
off: (250) 860-2400  
fax: (250) 764-8634

Kind regards,

Harold Bewernick  
*NORTHERN LIGHTS LAND DEVELOPMENT CORP.*

[info@gyrobeach.ca](mailto:info@gyrobeach.ca)

off: (250) 860-2400

fax: (250) 764-8634

# COMMUNITY INFORMATION

March 2013

## **Purpose:**

To inform neighbouring residents of the rezoning applications in process, file reference Z13-0007. The application includes a request to rezone the properties from the existing RU-1, Large Lot Housing to RM-3, Low density multi family. All but one of the individual properties is forecast for the requested use within the current Official Community Plan (OCP). An OCP Amendment will be required for the lot that is not already forecast for this use (3510 Landie Road). The seven properties will be consolidated into a single lot to accommodate the requested zone and Development Permit.

## **Subject Properties:**

*Lots 1, 2, 3, 4, 5, 6, DL 134, ODYD, Plan 3232 - and - Lot 1, DL 134, ODYD, Plan 17308*  
602, 610, 620, 630, 640 Swordy Road - and - 3503 Lakeshore Road – and - 3510 Landie Road

## **Project Description:**

The proposal is for a 31 unit townhouse development located on seven lots bounded to the west by Lakeshore Road, the north by Swordy Road and the east by Landie Road. The townhomes will be configured into five 2.5 storey blocks (4-6 units each) adjacent to the street frontages, with two smaller, 2 storey (3 units each) “coach houses” separating the proposed larger buildings from the existing residential properties to the south.

All parking for the units will be covered with a mixture of side by side and tandem garages with additional 7 guest stalls. Parking access will be by a 6.0m internal lane system accessed from Swordy Road. The location of lower density building forms at the southern boundary of the subject site provides a transition between the existing single family residential neighbourhood and the denser multiple family units forecast in the Official Community Plan.

**Method for Feedback:**            Comments and/or Questions

Phone:            New Town Architecture Inc. 250-860-8185  
Email:            info@gyrobeach.ca or pauls@newtownservices.net  
Fax:                New Town Architecture Inc. 250-860-0985

## **Contact Information:**

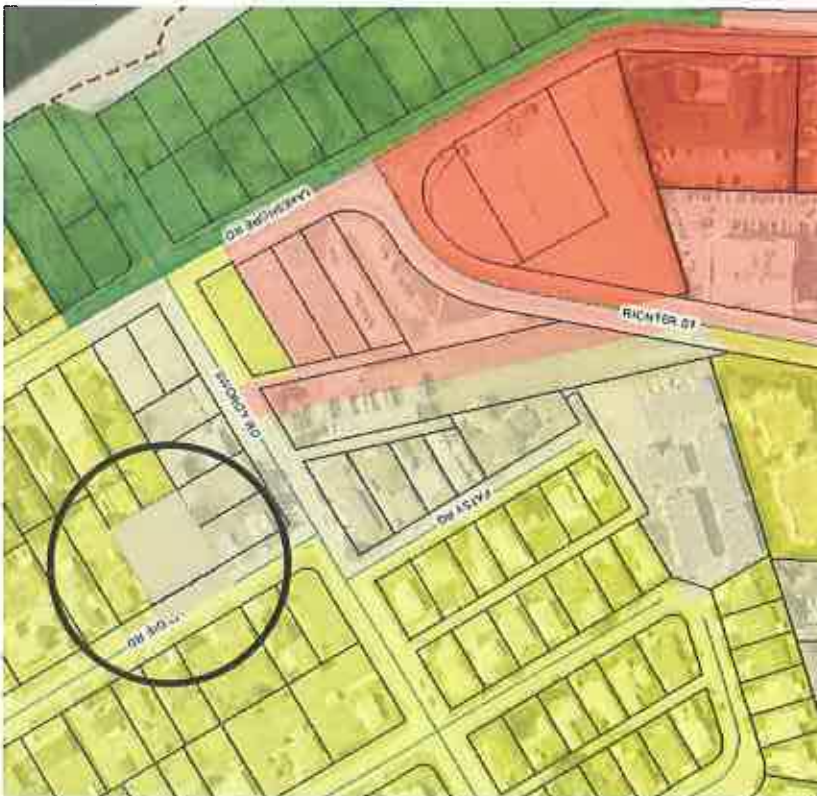
Agent for Applicant: New Town Architecture Inc., 1464 St Paul St., Kelowna, B.C., V1Y 2E6  
Contact: Pat McCusker, patrickm@newtownservices.net  
Contact: Paul Shuster, pauls@newtownservices.net  
Tel: 250-860-8185 Fax: 250-860-0985

City of Kelowna:        Land Use Management Department  
1435 Water Street, Kelowna, B.C., V1Y 1J4  
Land Use Planner; Alec Warrender, Tel: 250-469-8776 Fax: 250-862-3320



# GYRO BEACH TOWNHOMES

2012.07.24



**PROPOSED OCP ZONING AREA ADJUSTMENT**  
**Lots 1, 2, 3, 4, 5, 6 Plan 3232**  
**& Lot 1 Plan 17308 DL 134 ODYD**

# GYRO BEACH TOWNHOMES

2012.07.24



**CONTEXT MAP**  
Lots 1, 2, 3, 4, 5, 6 Plan 3232  
& Lot 1 Plan 17308 DL 134 ODYD

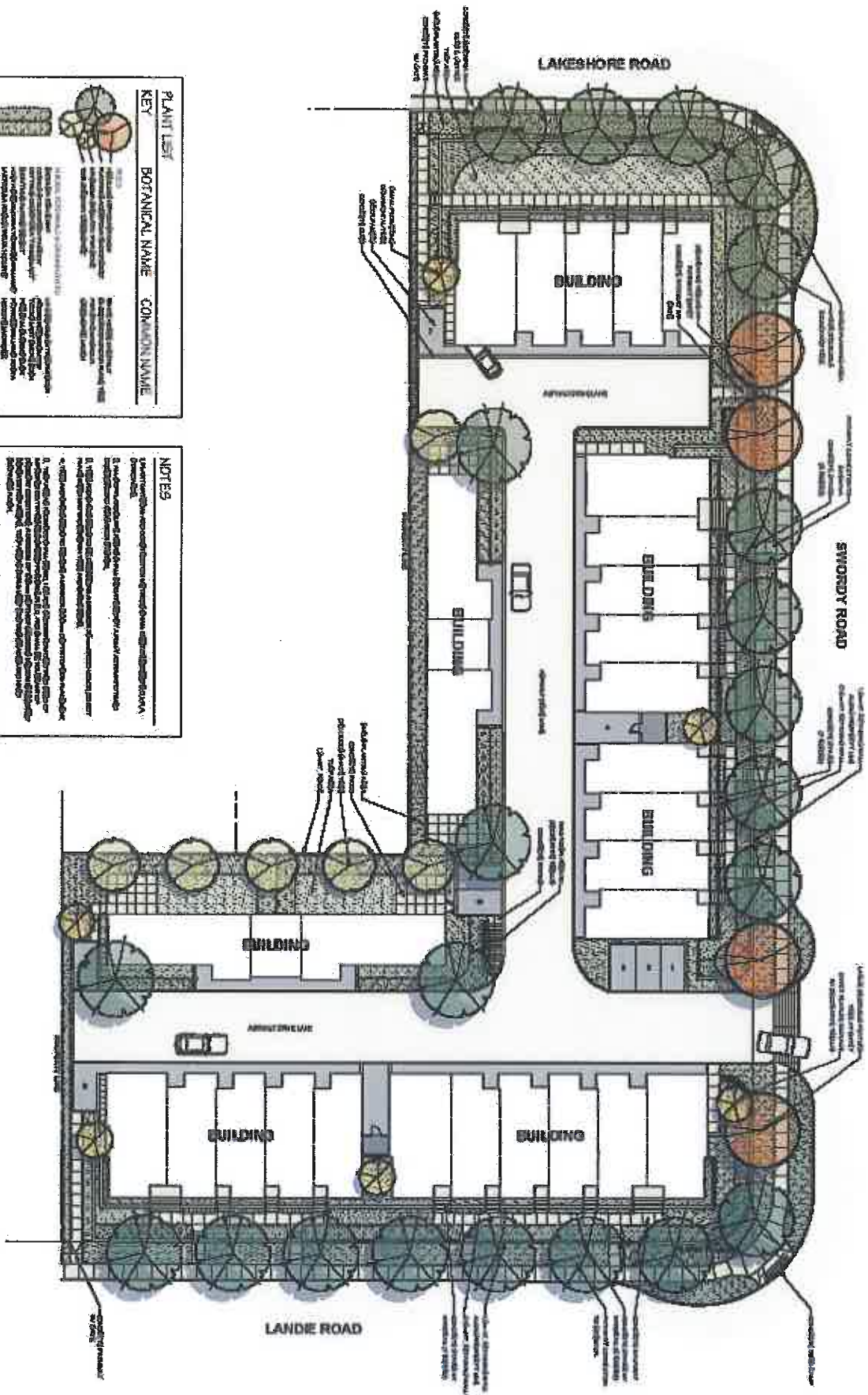




**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME
	<i>Platanus</i>	Banyan Tree
	<i>Albizia</i>	Silk Tree
	<i>Strobilanthus</i>	Red Hibiscus
		Lawn
		Path
		Wall
		Building

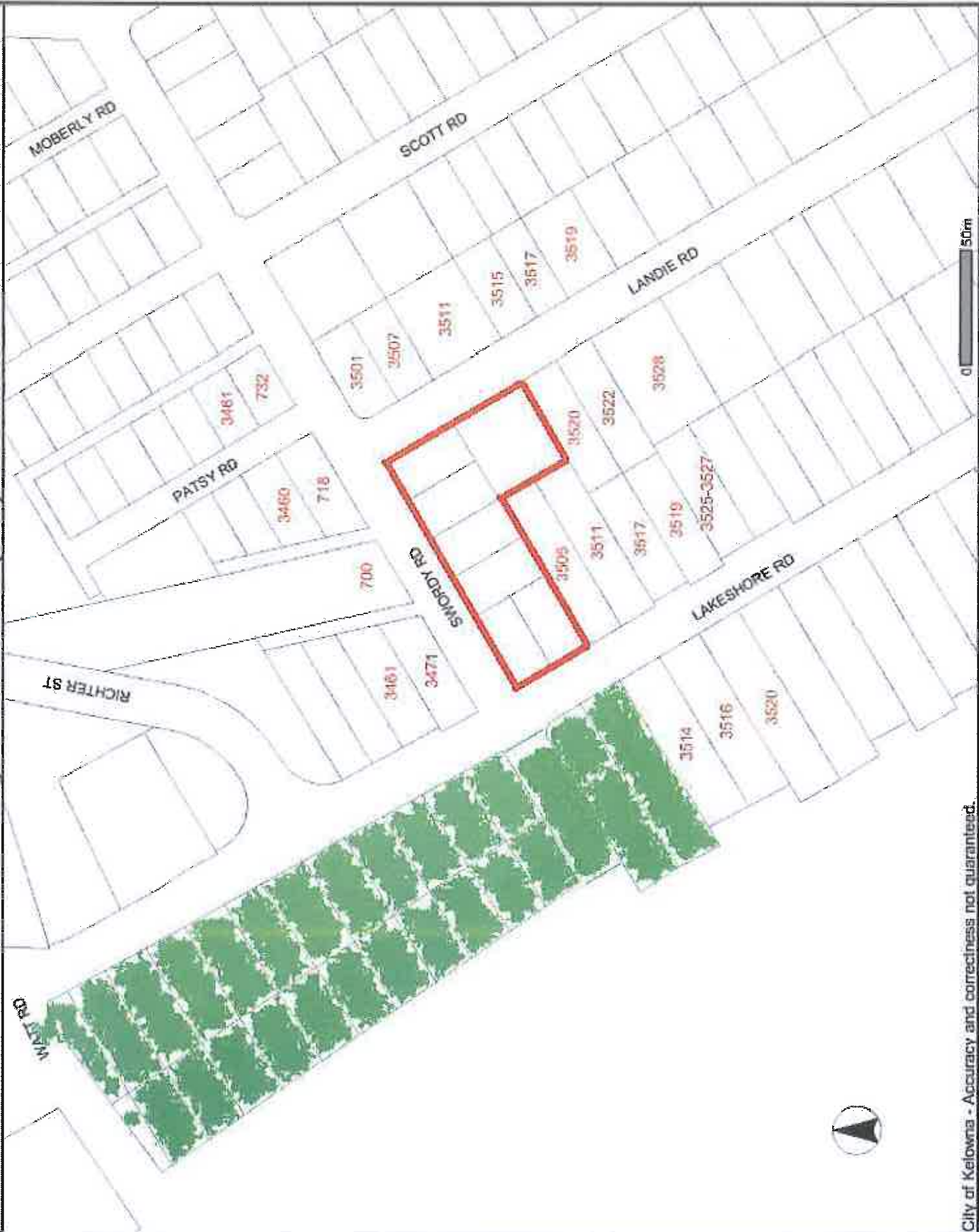
- NOTES**
1. All trees and shrubs are to be planted in the specified locations.
  2. All trees and shrubs are to be planted in the specified locations.
  3. All trees and shrubs are to be planted in the specified locations.
  4. All trees and shrubs are to be planted in the specified locations.
  5. All trees and shrubs are to be planted in the specified locations.
  6. All trees and shrubs are to be planted in the specified locations.
  7. All trees and shrubs are to be planted in the specified locations.
  8. All trees and shrubs are to be planted in the specified locations.
  9. All trees and shrubs are to be planted in the specified locations.
  10. All trees and shrubs are to be planted in the specified locations.







Z13-0007 - Neighbour Consultation (50m) - As Indicated



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 537 x 426 m -- Scale 1:2,700

# REPORT TO COUNCIL



**Date:** June 14<sup>th</sup>, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** OCP13-0006 / Z13-0007      **Owner:** Timothy G. Pinnell and  
Judith A. Kopan

**Address:** 3505 Lakeshore Road      **Applicant:** Northern Lights Land  
Development Corporation,  
Inc. No. A0063828

**Subject:** Supplemental Report - OCP Amendment & Rezoning Applications

**Existing OCP Designation:** Single / Two Unit Residential & Multiple Unit Residential - Low  
Density

**Proposed 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 receive for information the Supplemental Report from the Land Use Management Department dated June 14th, 2013;

AND THAT Official Community Plan Bylaw Amendment Application No. OCP13-0006 (BL10843) be amended at 1st reading to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot A, D.L. 134, ODYD, Plan 8219 Except Plan 17308, located at 3505 Lakeshore Road from Single / Two Unit Residential to Multiple Unit Residential - Low Density, as shown on Map "A" attached to the report of the Land Use Management Department dated June 14th, 2013, be considered by Council;

AND FURTHER THAT the Rezoning Application No. Z13-0007 (BL10844) be amended at 1st reading to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, D.L. 134, ODYD, Plan 8219 Except Plan 17308, located at 3505 Lakeshore Road from RU6 - Two Dwelling Housing to RM3 - Low Density Multiple Housing be considered by Council;



## 2.0 Purpose

To include the property located at 3505 Lakeshore Road to the proposal to amend the Official Community Plan Future Land Use Designation from Single / Two Unit Residential to Multiple Unit Residential - Low Density for the property located at 3510 Landie Road, and to rezone all of the subject properties from RU6 - Two Dwelling Housing to the RM3 - Low Density Multiple Housing zone in order to accommodate a 38 unit proposed row housing development.

## 3.0 Land Use Management

Land Use Management staff are supportive of adding the additional parcel to the proposal, as it allows the proposal to be more comprehensively planned and programmed for the site. The RM3 - Low Density Multiple Housing zone is the appropriate zone and facilitates a form of housing needed to support the adjacent South Pandosy Urban Centre. The subject properties are located across the street from the southern tip of the South Pandosy Urban Centre, along the Lakeshore Road bus route, within walking distance to Casorso Elementary School and various other amenities. The OCP amendment proposed for 3510 Landie and 3505 Lakeshore Road is not of concern and allows for a more comprehensively designed project. Providing a ground oriented form of housing will help create a diverse mix of housing opportunities in this central location. As this is the transition area from the urban centre to the existing single family neighbourhood, a sensitive interface is desired and this development is one of several anticipated to redevelop near the southern gateway to the Pandosy Town Centre. As such, the form and character of the project should acknowledge its proximity to the lake, Gyro Beach, urban centre and the adjacent single family neighbourhood. The applicant has consulted with neighbours as outlined in Council Policy No. 367, and a summary of the consultation process is attached.

The proposed variances are required given the lot configuration, however are considered acceptable for this scale of project. Favorably, the revised project has reduced the variances allowing for a more suitable layout. A Development Permit & Development Variance Permit will be forwarded to Council at a later date.

## 4.0 Proposal

### 4.1 Project Description

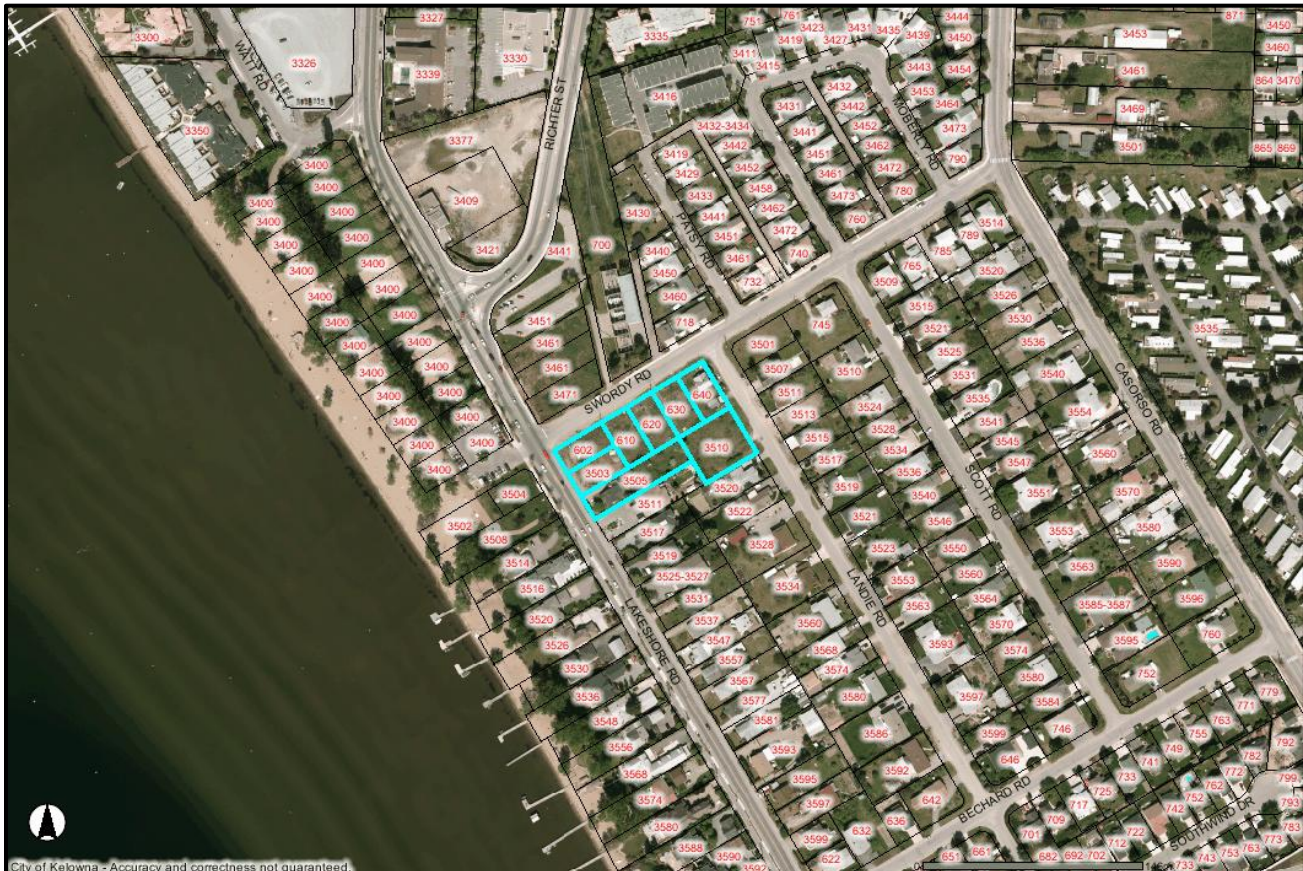
The amended project has increased the number of units from 31 to a total of 38 dwelling units divided between 9 buildings, 18 - 2 bedroom units and 20 - 3 bedroom units. Principal vehicular access for the units is via a driveway from Swordy Road. Parking for the development is within the personal garages with an additional 8 visitor stalls spread throughout the site. Long term bicycle parking is provided within the garages, and short term bicycle parking will be located on site. Pedestrian circulation is provided between buildings, through the property and a sidewalk will be provided along Lakeshore, Swordy and Landie Road. A 30m cross section is required along the length of the Lakeshore Road frontage to accommodate the future road cross section. A portion of the area will be secured through a road reserve which will allow the applicant to landscape and maintain this area until the road reserve area is required and triggered by the City. This will allow for a finished landscape frontage in the meantime instead of large leave strip along Lakeshore Road directly across from Gyro Beach. On that note, each frontage provides a strong pedestrian orientation, with main building entrances and patios facing the street. Staff have encouraged the applicant to consider design elements for the corner of Lakeshore & Swordy that will help to further identify and anchor the most visible portion of the project. Such design elements serve to activate these building frontages, with heightened levels of pedestrian activity and visual interest. The buildings are representative of a more contemporary aesthetic, having flat roofs and clean building lines.

The proposal compares to Zoning Bylaw No. 8000, as follows:

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.80	0.743
Site Coverage - Buildings	40%	36%
Site Coverage- Bldgs & Driveways	60%	55%
Height	10.0m / 3 Storeys 9.5m / 2.5 storeys - 7.5m from Single / Two Unit designation	9.46m / 2.5 storeys
Front Yard (w)	1.5m	4.5m
Side Yard (n)	1.5m	4.5m
Side Yard (s)	4.0m	2.29m <sup>1</sup>
Rear Yard (e)	7.5m	3.48m <sup>2</sup>
Building Separation	3.0m	3.0m
Other Regulations		
Minimum Parking Requirements	72 stalls total	87 stalls 77 stalls + 10 visitor stalls
Bicycle Parking	Class I: 19 stalls Class II: 4 stalls	Class I: 38 stalls Class II: 4 stalls
Private Open Space	950m <sup>2</sup>	3000m <sup>2</sup>
<sup>1</sup> To vary the side yard (south) setback from 4.0m required to 2.76m proposed. <sup>2</sup> To vary the rear yard setback from 7.5m required to 3.48m proposed.		

## 4.2 Site Context

### Subject Property Map:



The subject properties are located just south of the South Pandosy Urban Centre across Lakeshore Road from Gyro Beach. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Vacant
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	P3 - Parks & Open Space	Gyro Beach

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.

**Ground-Oriented Housing.**<sup>2</sup> 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.<sup>7</sup>

## 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
- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including garage space.
- A Building Code analysis is required for the structure(s) 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 Buildings 2 & 3 as well as buildings 4 & 5 as a single structure unless the use of a firewall(s) is to be utilized. A complete building code analysis would be required to be reviewed prior to complete comments being provided.
  - Spatial calculations for between buildings 2 & 3 as well as buildings 4 & 5 to be reviewed prior to the release of the development permit.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

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. The access road is to be a minimum of 6M in width with no parking signs provided along the roadway. Additional comments will be required at the building permit applications.

6.4 Fortis BC - Gas

Please be advised FortisBC has no concerns with the above mentioned referral.

**7.0 Application Chronology**

Date of Application Received: February 1<sup>st</sup>, 2013

Public Consultation & Notification: April 3<sup>rd</sup>, 2013 & May 3<sup>rd</sup>, 2013

The applicant consulted with neighbours within 50m of the proposed development as noted in Council Policy No. 367.

**Report prepared by:**

---

Alec Warrender, Land Use Planner

**Reviewed by:**

Danielle Noble, Urban Planning Manager

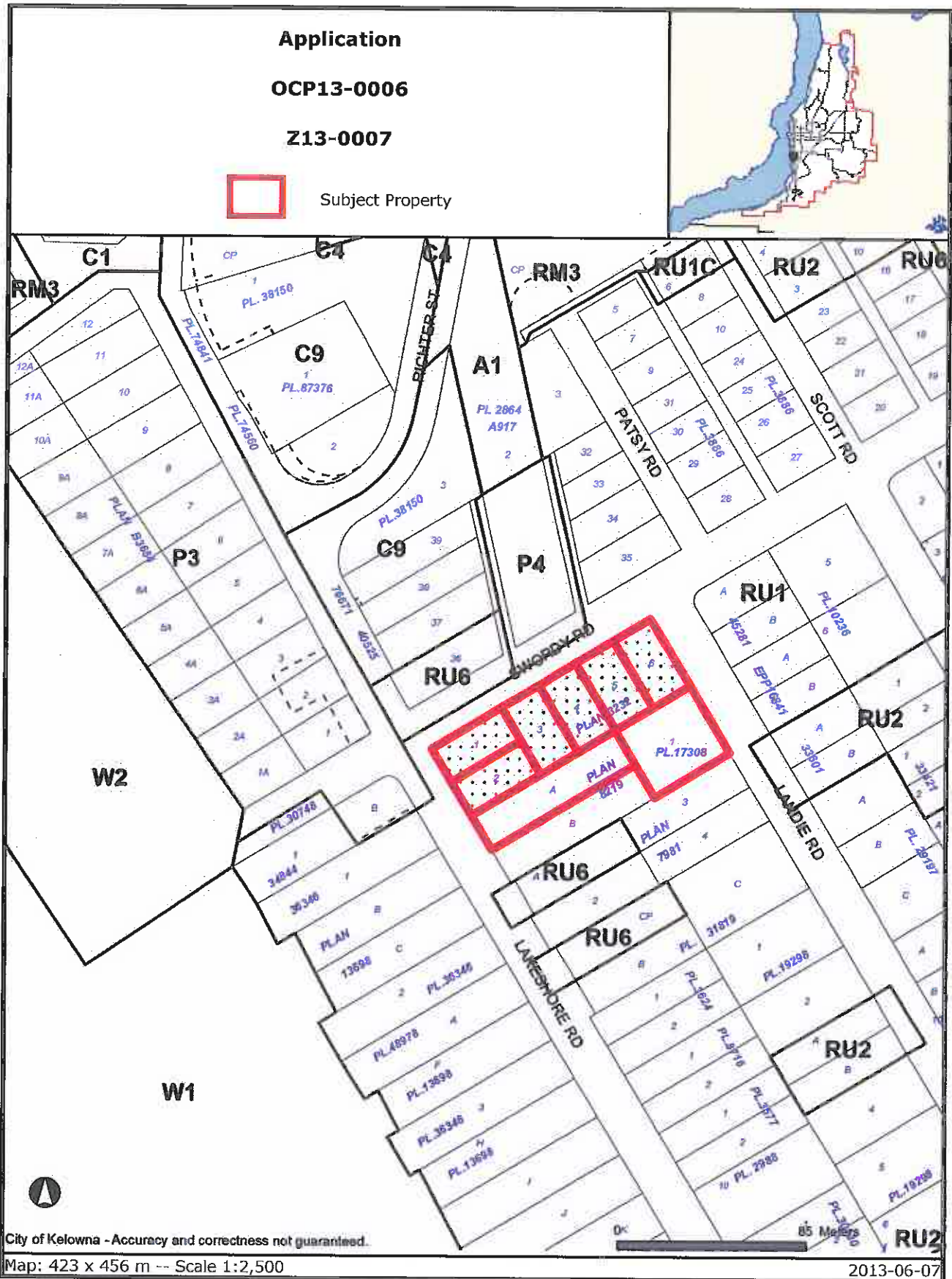
**Approved for Inclusion**  
Division

D. Gilchrist, GM of Community Planning & Real Estate

**Attachments:**

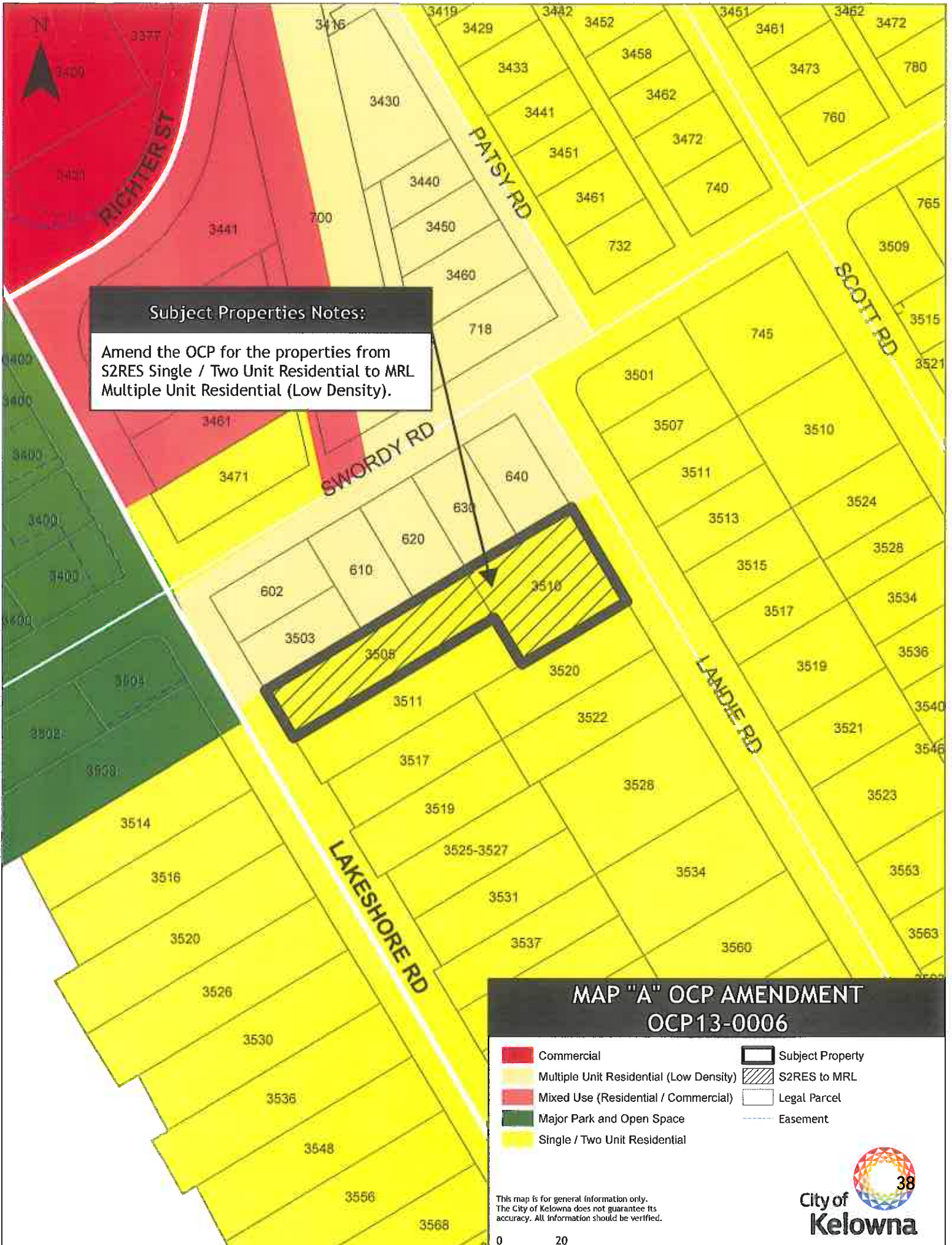
- Map A
- Subject Property Map
- Site Plan
- Elevations & Renderings
- Development Engineering Requirements
- 2<sup>nd</sup> Neighbourhood Consultation Summary





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 S2RES Single / Two Unit Residential to MRL Multiple Unit Residential (Low Density).

**MAP "A" OCP AMENDMENT  
 OCP13-0006**

- Commercial
- Multiple Unit Residential (Low Density)
- Mixed Use (Residential / Commercial)
- Major Park and Open Space
- Single / Two Unit Residential
- Subject Property
- S2RES to MRL
- Legal Parcel
- Easement

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# GYRO BEACH TOWNHOMES

## CONSULTANTS:

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## DRAWING INDEX:

Drawing No.	Description
DP0.01	COVER
DP1.01	SITE LEVEL 01
DP1.02	SITE LEVEL 02
DP1.03	SITE MASSING
DP2.01	PLANS AND ELEVATIONS - 3 PLEX
DP2.02	PLANS AND ELEVATIONS - 3 PLEX
DP2.03	PLANS AND ELEVATIONS - 4 PLEX
DP2.04	PLANS AND ELEVATIONS - 4 PLEX
DP2.05	PLANS AND ELEVATIONS - 5 PLEX

20100513 - Cover for DP0.01

Area	Code	Description	Quantity	Unit
Concrete	CC	CONCRETE	15.00	m <sup>3</sup>
Rebar	RB	REBAR	150.00	m
Formwork	FW	FORMWORK	150.00	m <sup>2</sup>
Excavation	EX	EXCAVATION	15.00	m <sup>3</sup>
Backfill	BF	BACKFILL	15.00	m <sup>3</sup>
Gravel	GR	GRAVEL	15.00	m <sup>3</sup>
Asphalt	AS	ASPHALT	15.00	m <sup>2</sup>
Paint	PA	PAINT	15.00	m <sup>2</sup>
Other	OT	OTHER	15.00	m <sup>2</sup>

Area	Code	Description	Quantity	Unit
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Paint	PA	PAINT	15.00	m <sup>2</sup>
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20100513 - Cover for DP0.01

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Project Title: GYRO BEACH TOWNHOMES

Project No.: 3022

Drawing Title: COVER

Scale: 1/8" = 1'-0"

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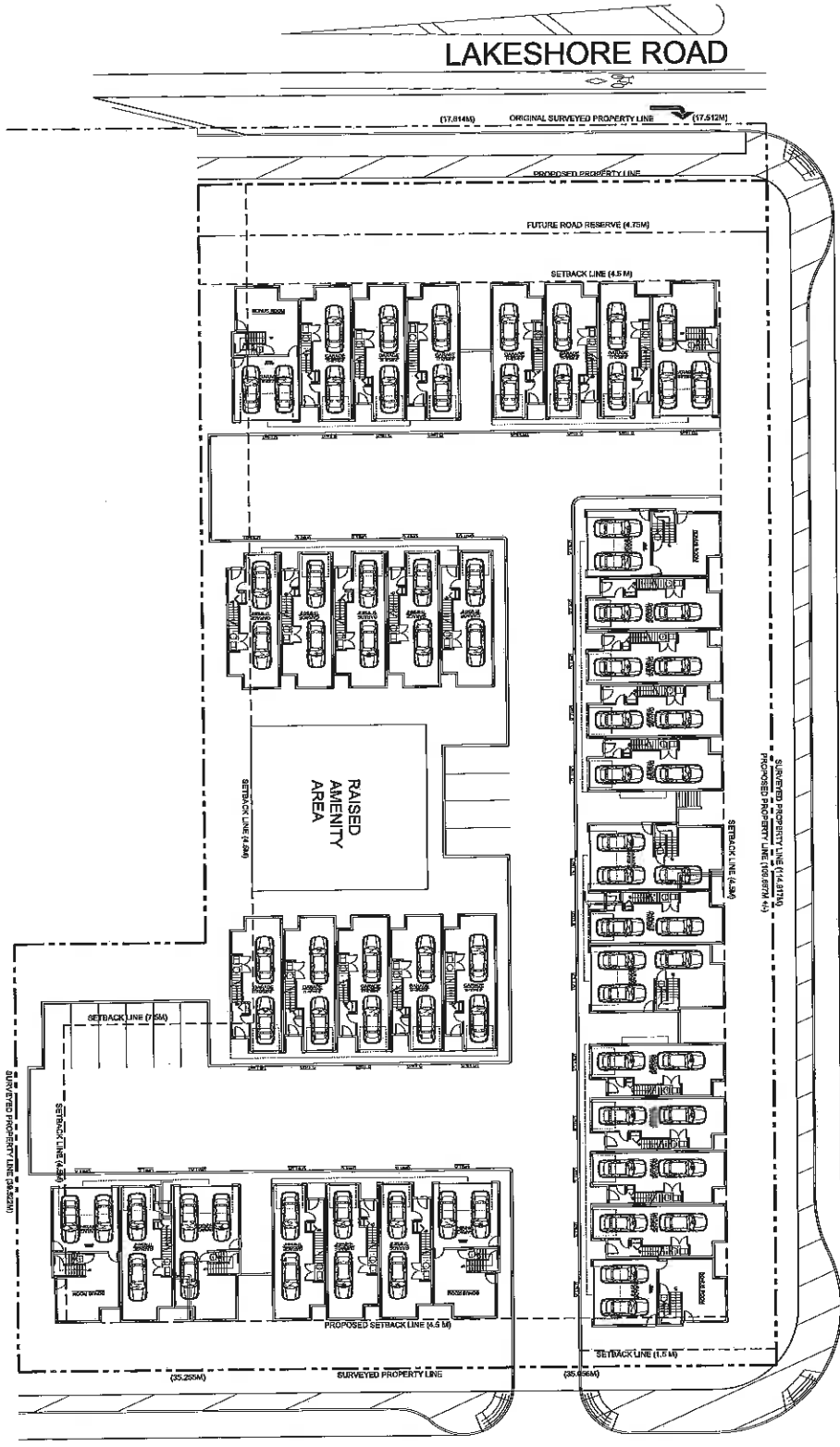
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SWORDY ROAD

LAKESHORE ROAD

LANDIE ROAD



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**PROJEC: 1504**  
**GYRO BEACH TOWNHOMES**

**SITE PLAN - LEVEL 01**

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 CHECKED BY: J.S.

SCALE: 1/16"=1'-0"

DP1.01

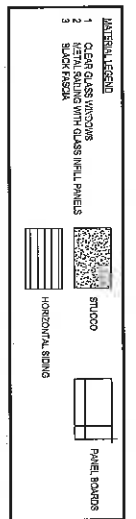
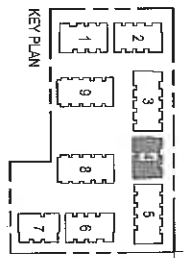
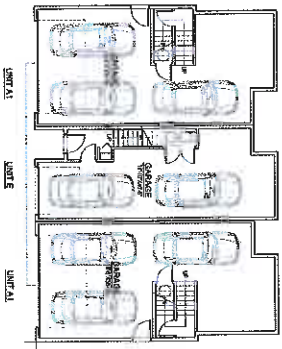
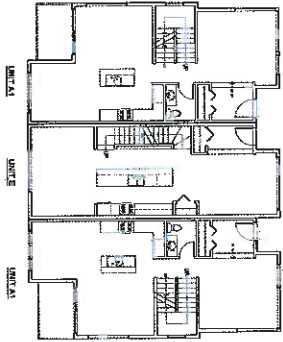
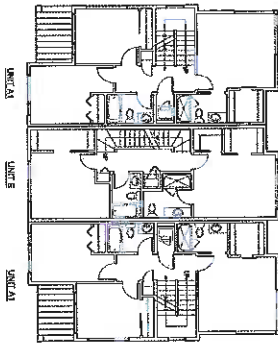
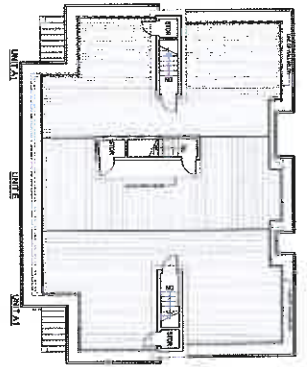
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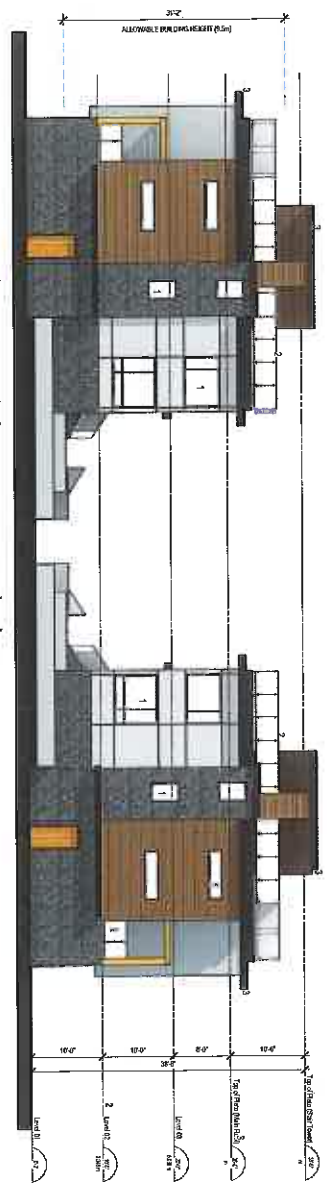
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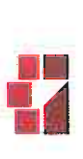
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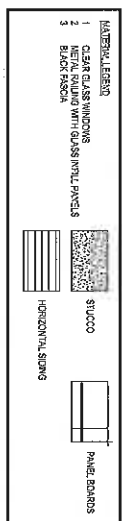
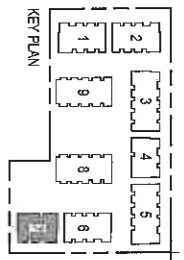
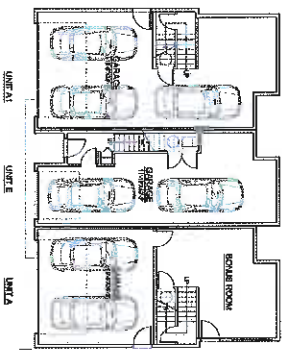
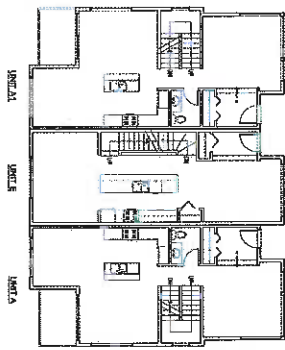
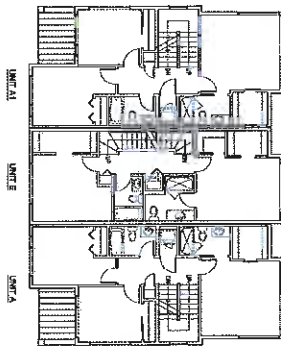
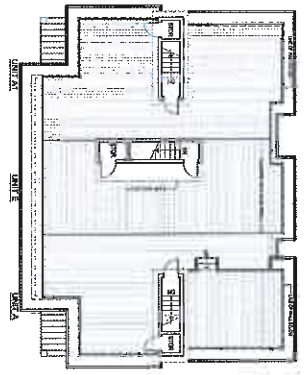


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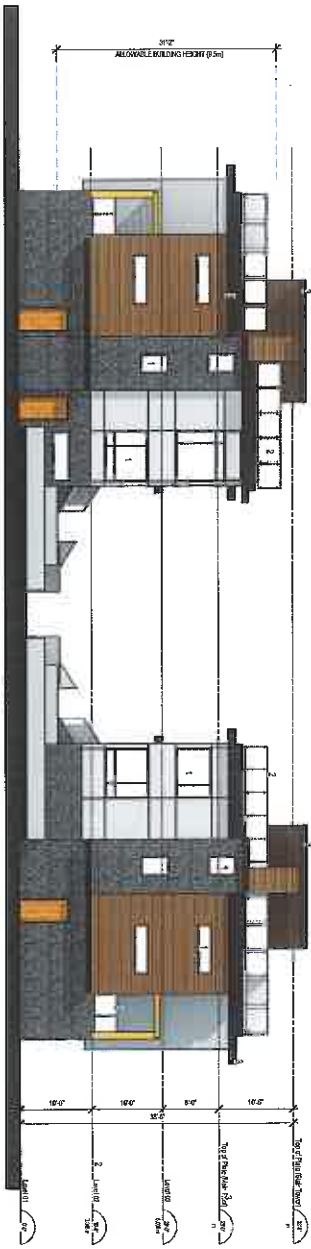
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elevation front

elevation back

elevations side

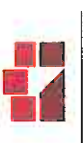


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**PROJECT NO.:** 3225

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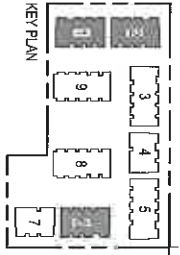
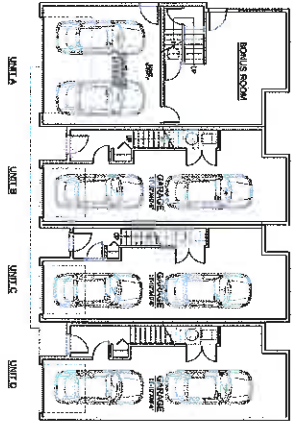
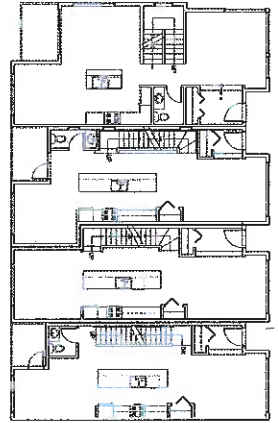
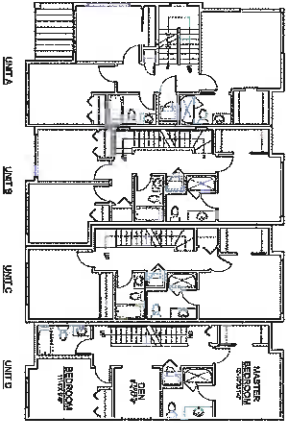
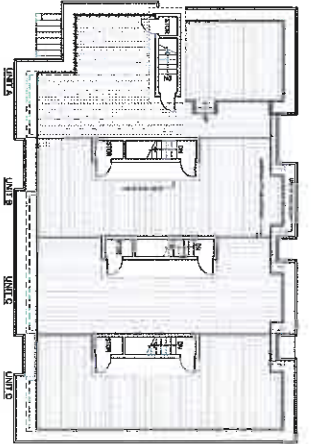
**DESIGNED BY:** SALEN @ LANDE

**DATE:** 03/2014

**SCALE:** 1/8" = 1'-0"

**PROJECT NO.:** DP2.02





**MATERIAL LEGEND**

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- 2 BLACK GLASS WINDOWS
- 3 BLACK FINISH
- 4 STUCCO
- 5 HORIZONTAL SIDING
- 6 PANEL BOARDS

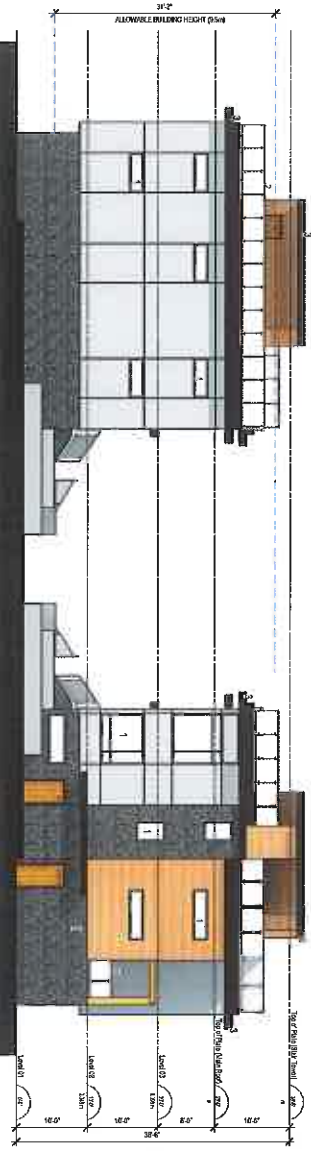
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elevation front

elevation back

elevations side



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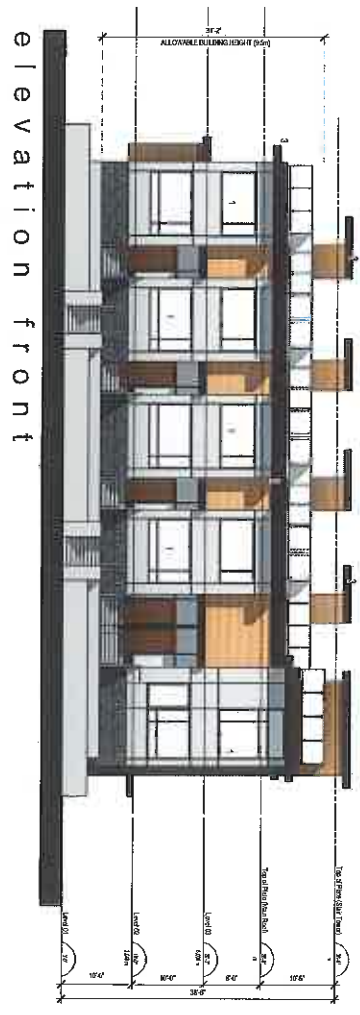
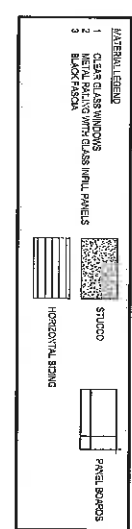
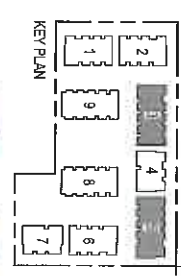
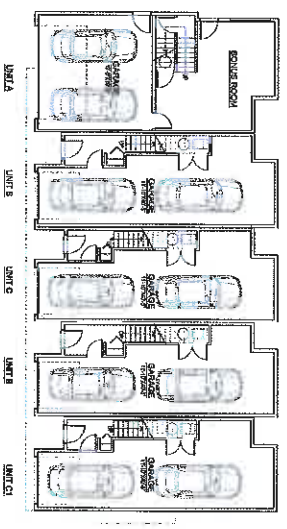
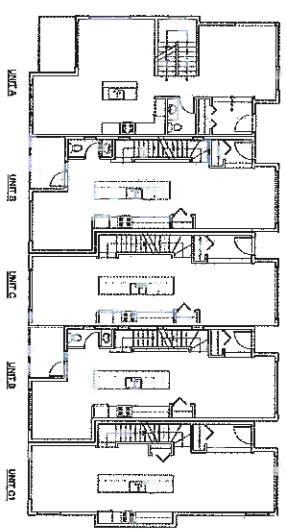
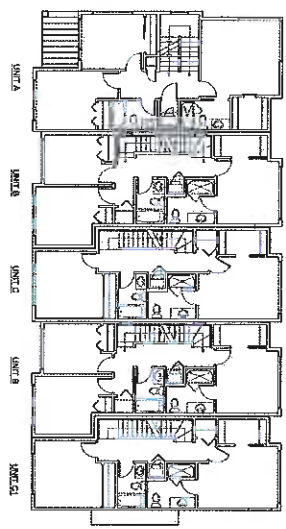
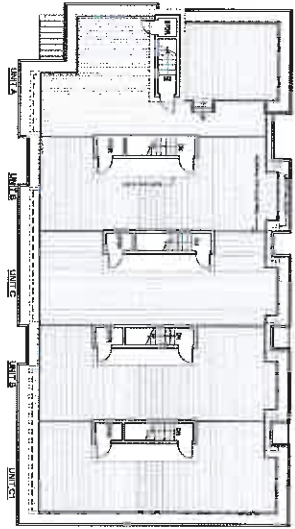
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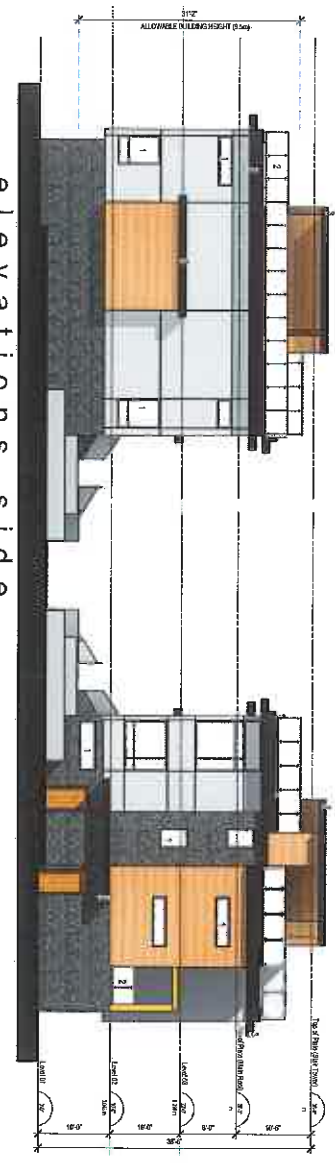
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elevation front



elevation back



elevation side

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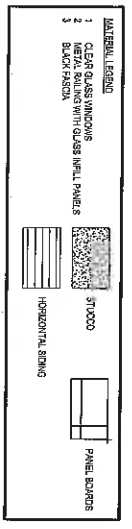
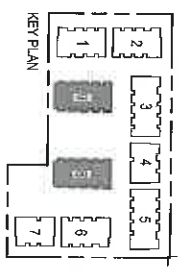
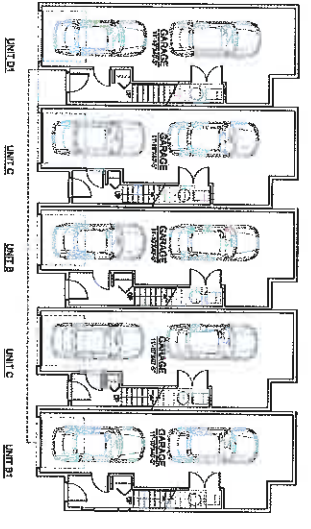
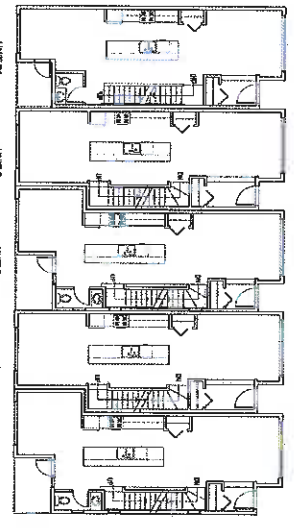
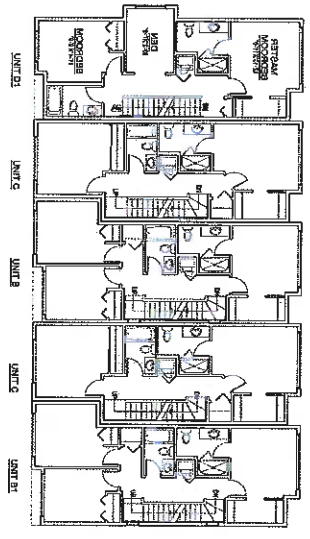
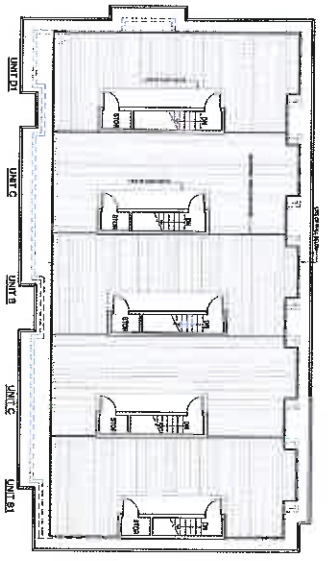
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 TEL: 202.462.1100  
 WWW: WWW.NTARCHITECTURE.COM



PROJECT NO. 220  
 DRAWING NO. 54-EX  
 DATE: 1/18/12

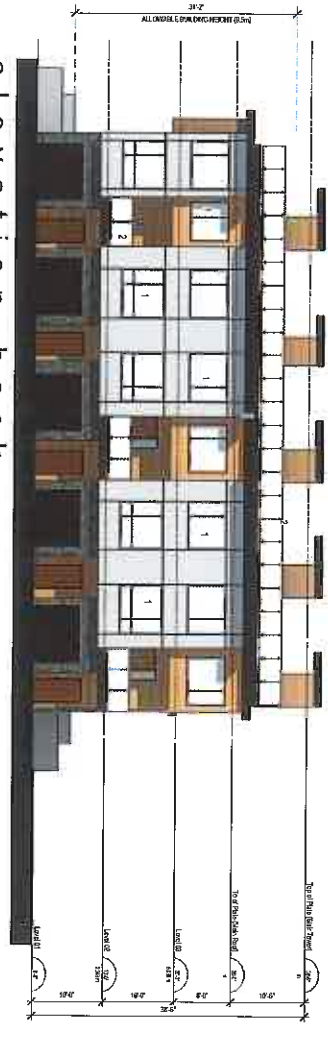
PROJECT NO. 220  
 DRAWING NO. 54-EX  
 DATE: 1/18/12  
 DP2.04



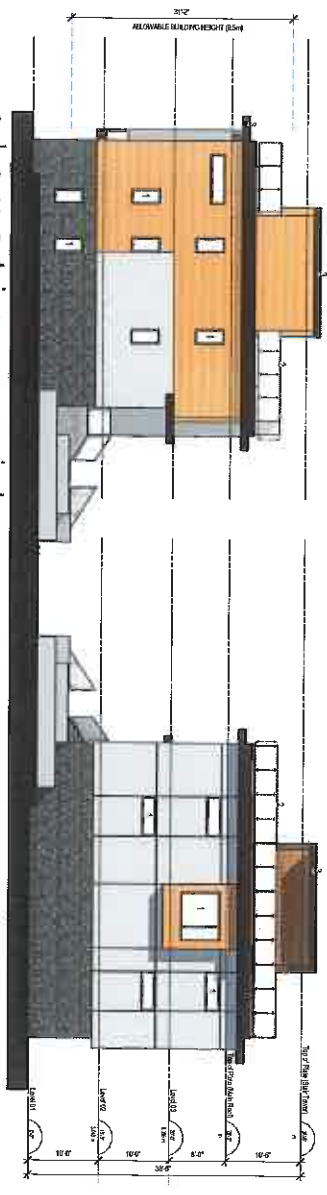
NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
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elevation front



elevation back



elevation side

- 1. UNIT A
- 2. UNIT B
- 3. UNIT C
- 4. UNIT D
- 5. UNIT E
- 6. UNIT F
- 7. UNIT G



**NEW TOWN**  
 ARCHITECTURE  
 URBAN PLANNING  
 1450 FANBOY STREET  
 KENNESAW, GA 30144  
 WWW.NEWTOWNARCHITECTURE.COM

PROJECT NO.	324
DATE	10/1/17
SCALE	AS SHOWN
DESIGNER	DP2.05
DATE	10/1/17
SCALE	AS SHOWN
DESIGNER	DP2.05





KEY	BOTANICAL NAME	COMMON NAME
	LIGUSTRUM SINENSE	DOGWOOD
	QUERCUS AGRIFOLIA	WHITE OAK
	ACER GLABRUM	SMOOTH LEAFED MAPLE
	ACER DASYCARPUM	DOWNY LEAFED MAPLE
	ACER PLATANOIDES	PLATAN MAPLE
	ACER RUBRUM	RED MAPLE
	ACER SPICATUM	SPECKLED LEAF MAPLE
	ACER GLABRUM	SMOOTH LEAFED MAPLE
	ACER DASYCARPUM	DOWNY LEAFED MAPLE
	ACER PLATANOIDES	PLATAN MAPLE
	ACER RUBRUM	RED MAPLE
	ACER SPICATUM	SPECKLED LEAF MAPLE
	LIGUSTRUM SINENSE	DOGWOOD

- NOTES**
1. PLANTING SPECIES AND DATE OF INSTALLATION SHALL BE AS SPECIFIED BY THE CONTRACT DOCUMENTS.
  2. ALL SOFT-LEAVED PLANTS SHALL BE INSTALLED IN FULLY DEVELOPED STAGES.
  3. TREE AND SHrub SPECIES TO BE REPLANTED IN A MINIMUM 75mm HOLE WITH MULCH COVER PLANTED AT THE CORNER OF THE HOLES AND SHrub SPECIES.
  4. TREE AND SHrub SPECIES TO BE REPLANTED IN A MINIMUM 100mm HOLE WITH MULCH COVER PLANTED AT THE CORNER OF THE HOLES AND SHrub SPECIES.
  5. TREE AND SHrub SPECIES TO BE REPLANTED IN A MINIMUM 150mm HOLE WITH MULCH COVER PLANTED AT THE CORNER OF THE HOLES AND SHrub SPECIES.



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

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**Date:** May 31, 2013  
**File No.:** Z13-0007

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** Lakeshore Rd at Swordy Rd Landie Rd - *Revised* - Gyro Beach Development  
LOT 1-6 PLAN 3232, LOT A PLAN 8219 & LOT 1 PLAN 17308

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The Development Engineering Department has the following comments and requirements associated with this application to rezone from RU-1 to RM3. 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 existing lots are serviced with small diameter water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of fire hydrants and one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$30,000.00**
- (c) If it is determined that upgrades to the remaining water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (e) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

## 2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$20,000.00**

## 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the street drainage system with an overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) The subject development must include the design of drainage facilities for Lakeshore Road, Swordy road and Landie Road fronting this development, including piped drainage systems, drywells, catch basins and curb and gutter construction. The cost of the work was included in the road design calculations.
- (c) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

## 4. Road Improvements

- (a) Lakeshore Road must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, storm drainage system including catch basins, manholes / dry-wells, pavement widening and line painting. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. *The estimated cost for this construction for bonding purposes is **\$40,000.00**.* Not included in the estimate are costs for pole relocations.
- (b) Landie Road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Service upgrades will require additional road cuts. The developer will be required to provide a pavement overlay to the road centerline. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. *The estimated cost for this construction for bonding purposes is **\$60,000.00**.*

- (c) Swordy Road fronting this development site is presently constructed to a rural paved standard. The road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Service upgrades will require additional road cuts. The developer will be required to provide a pavement overlay to the road centerline. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$95,000.00**.

#### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Provide an additional highway allowance widening along the frontage of Lakeshore of ~10m as indicated on Associated Engineering Preliminary Design Drawing 2383-RW - 101 Rev. No. 3
- (c) Dedicate a corner rounding of a 6.0m radius at the Lakeshore, Swordy Road property line intersection.
- (d) Dedicate a corner rounding of a 6.0m radius at the Swordy, Landie Road property line intersection.
- (e) Lot consolidation.
- (f) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### 6. Electric Power and Telecommunication Services

The existing overhead electrical and telecommunication distribution wiring on Lakeshore Road fronting this development must be relocated to an approved offset within the proposed boulevard area. The developer may choose to have the wiring installed in an underground duct system. The buildings must be connected by underground services.

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. If the electrical source is on the west side of Lakeshore Road, this source must be in underground ducts.

#### 7. Street Lighting

Street lighting including underground ducts must be installed on Landie Road, Swordy Road and Lakeshore Road fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site 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. Survey Monuments and Iron Pins

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

10. Bonding and Levy Summary

(a) Bonding

Service Upgrades	\$ 55,000.00
<i>Lakeshore Road Frontage Improvements</i>	<i>\$ 40,000.00</i>
<i>Landie Road Frontage Improvements</i>	<i>\$ 60,000.00</i>
Swordy Road Frontage Improvements	\$ 95,000.00

**Total** **\$ 250,000.00**

NOTE: The bonding amount 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.

11. Development Permit and Site Related Issues

- (a) The submitted drawings will require a complete redesign to facilitate the additional highway allowance widening along the frontage of Lakeshore Road.
- (b) A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues and road access will be further reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.
- (c) Access and Manoeuvrability
  - (i) Vehicular access onto Lakeshore Road will not be permitted. The proposed access location onto Swordy Road is acceptable as shown.
  - (ii) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.



12. Geotechnical Report

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

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

13. Latecomer Provisions

- a) Under the provisions of the Local Government Act, Latecomer provisions are available for the Storm mains installed on;
  - i) Swordy Road
  - ii) Landie Road
- b) The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.
- c) The Latecomer Processing Fee: \$1,000.00 (plus HST) per agreement (no charge for 1 day agreements), if applicable.

14. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST)

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Steve Muenz, P. Eng.  
Development Engineering Manager

SS/jf

# COMMUNITY INFORMATION

April 2013

## Purpose:

To inform neighbouring residents of the rezoning applications in process, file reference Z13-0007. The application includes a request to rezone the properties from the existing RU-1, Large Lot Housing to RM-3, Low density multi family. All but two of the individual properties are forecast for the requested use within the current Official Community Plan (OCP). An OCP Amendment will be required for the lots that are not already forecast for this use (3505 Lakeshore Road & 3510 Landie Road). The eight properties will be consolidated into a single lot to accommodate the requested zone and Development Permit.

## Subject Properties:

602, 610, 620, 630, 640 Swordy Road - Lots 1, 3, 4, 5, 6, DL 134, ODYD, Plan 3232  
3503 Lakeshore Road - Lot 2 DL 134, ODYD, Plan 3232  
3505 Lakeshore Road - Lot A, DL 134, ODYD, Plan 8219  
3510 Landie Road - Lot 1, DL 134, ODYD, Plan 17308

## Project Description:

The proposal is for a 38 unit townhouse development located on eight lots bounded to the west by Lakeshore Road, the north by Swordy Road and the east by Landie Road. The townhomes will be configured into seven 2.5 storey blocks (3-5 units each) adjacent to the street frontage and two blocks (5 units each) within the centre of the site.

All parking for the units will be covered with a mixture of side by side and tandem garages with additional 10 guest stalls. Parking access will be by a 6.0m internal lane system accessed from Swordy Road. The design provides a nice transition between the existing single family residential neighbourhood and the denser multiple family zones forecast in the Official Community Plan north of this site.

## Method for Feedback:           Comments and/or Questions

Phone:           New Town Architecture Inc. 250-860-8185  
Email:           info@gyrobeach.ca or pauls@newtownservices.net  
Fax:             New Town Architecture Inc. 250-860-0985

## Contact Information:

Agent for Applicant: New Town Architecture Inc., 1464 St Paul St., Kelowna, B.C., V1Y 2E6  
Contact: Pat McCusker, patrickm@newtownservices.net  
Contact: Paul Shuster, pauls@newtownservices.net  
Tel: 250-860-8185 Fax: 250-860-0985

City of Kelowna:       Land Use Management Department  
1435 Water Street, Kelowna, B.C., V1Y 1J4  
Land Use Planner; Alec Warrender, Tel: 250-469-8776 Fax: 250-862-3320

# GYRO BEACH TOWNHOMES

2012.07.24



**PROPOSED OCP ZONING AREA ADJUSTMENT**



# GYRO BEACH TOWNHOMES

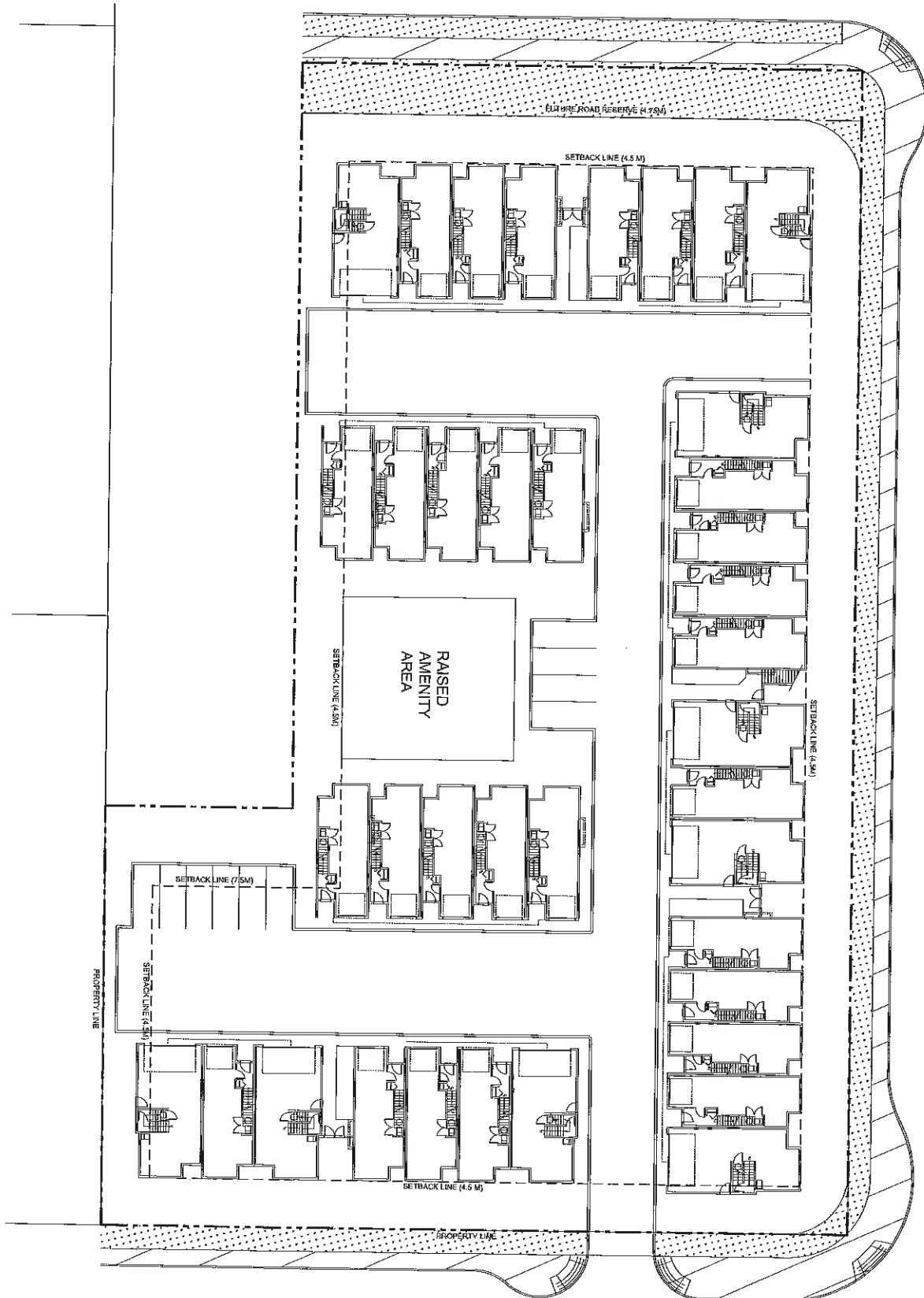
2012.07.24

CONTEXT MAP





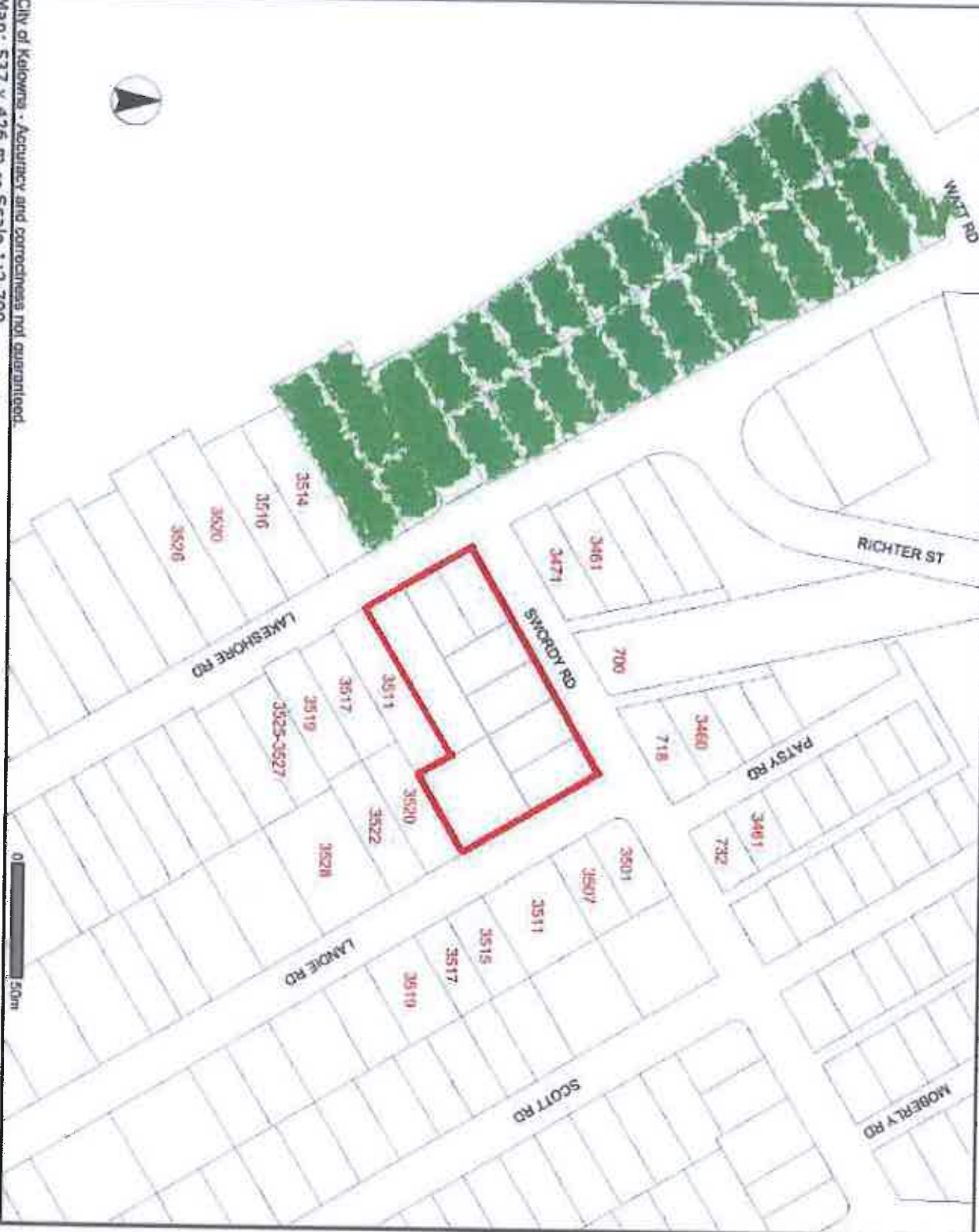
# LAKESHORE ROAD



# SWORDY ROAD



Z13-0007 - Neighbour Consultation (50m) - As Indicated



City of Kelowna - Accuracy and correctness not guaranteed.  
Map: 537 x 426 m -- Scale 1:2,700

# REPORT TO COUNCIL



**Date:** June 7<sup>th</sup>, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** OCP13-0010 / Z13-0018      **Owner:** Provincial Rental Housing Corporation, Inc. No. BC0052129

**Address:** 602-650, 678, 668 Central Avenue  
648-650, 668-670, 680-692 Richter Street      **Applicant:** Norr Architects Planners  
603-607, 609-611, 621-631, 661-663, 671-673, 681-689, 641 Cambridge Avenue

**Subject:** OCP Amendment & Rezoning Applications

**Existing OCP Designation:** Multiple Unit Residential - Low Density

**Proposed OCP Designation:** Multiple Unit Residential - Low Density & Multiple Unit Residential - Medium Density

**Existing Zones:** RU6 - Two Dwelling Housing & RM2 - Low Density Row Housing

**Proposed Zones:** RM3 - Low Density Multiple Housing & RM5 - Medium Density Multiple Housing

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## 1.0 Recommendation

That Official Community Plan Bylaw Amendment No. OCP13-0010 to amend Map 19.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot A, District Lot 9, ODYD, Plan 13927, located at 602-650 Central Avenue, Lot 1, District Lot 9, ODYD, Plan 4317, located at 603-607 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 4317, located at 609-611 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 4317, located at 621-631 Cambridge Avenue, Lot 1, District Lot 9, ODYD, Plan 7822, located at 661-663 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 7822, located at 671-673 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 7822, located at 681-689 Cambridge Avenue, Lot 4, District Lot 9, ODYD, Plan 7822, located at 648-650 Richter Street, Lot 5, District Lot 9, ODYD, Plan 7822, located at 668-670 Richter Street, Lot 6, District Lot 9, ODYD, Plan 7822, located at 680-692 Richter Street, Lot 13, District Lot 9, ODYD, Plan 4317, located at 678 Central Avenue, Lot 4, District Lot 9, ODYD, Plan 4317, located at 641 Cambridge Avenue, Lot 14, District Lot 9, ODYD, Plan 4317, located at 668 Central Avenue from Multiple Unit Residential - Low Density to Multiple Unit Residential - Low Density & Multiple Unit Residential - Medium Density, 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 April 20th, 2013 Public Involvement Report and documented Public Open Houses 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 June 7th, 2013;

AND THAT Rezoning Application No. Z13-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 9, ODYD, Plan 13927, located at 602-650 Central Avenue, Lot 1, District Lot 9, ODYD, Plan 4317, located at 603-607 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 4317, located at 609-611 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 4317, located at 621-631 Cambridge Avenue, Lot 1, District Lot 9, ODYD, Plan 7822, located at 661-663 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 7822, located at 671-673 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 7822, located at 681-689 Cambridge Avenue, Lot 4, District Lot 9, ODYD, Plan 7822, located at 648-650 Richter Street, Lot 5, District Lot 9, ODYD, Plan 7822, located at 668-670 Richter Street, Lot 6, District Lot 9, ODYD, Plan 7822, located at 680-692 Richter Street, Lot 13, District Lot 9, ODYD, Plan 4317, located at 678 Central Avenue, Lot 4, District Lot 9, ODYD, Plan 4317, located at 641 Cambridge Avenue, Lot 14, District Lot 9, ODYD, Plan 4317, located at 668 Central Avenue from RU6 - Two Dwelling Housing & RM2 - Low Density Row Housing to RM3 - Low Density Multiple Housing & RM5 - Medium Density Multiple Housing 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 - Low Density to Multiple Unit Residential - Low Density & Multiple Unit Residential - Medium Density, and to rezone the subject properties from RU6 - Two Dwelling Housing & RM2 - Low Density Row Housing to RM3 - Low Density Multiple Housing & RM5 - Medium Density Multiple Housing. The project consists of a 50 unit market townhouse development on a portion of subject properties and the 4 storey, 50 unit seniors' supportive housing apartment building with 20 family oriented townhouses.

## **3.0 Land Use Management**

The Pleasantvale redevelopment concept proposes to rezone the subject properties from RM2 - Low Density Row Housing and RU6 - Two Dwelling Housing to RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing. The RM3 rezoning complies with the Official Community Plan future land use designation but the area proposed for the RM5 portion of the

project requires an OCP amendment to the Multiple Unit Residential - Medium Density designation. The OCP amendment is requested to accommodate the senior's apartment building.

The applicant undertook a well organized public consultation process in order to engage the neighbourhood and shape the project in a manner that best suited the surrounding context. The main outcome was how to appropriately deal with the additional height introduced into the neighbourhood by the seniors apartment building. This process resulted in a proposal that has successfully placed the height and massing of the seniors apartment building in the centre of the parcel with the goal of mitigating any negative impacts associated with the height by stepping back the top storey from Richter Street. The concept also has a large majority of the street frontages line with 2 ½ storey buildings.

Staff are supportive of the proposed development. While the project will result in a physical change to the neighbourhood new seniors and family oriented housing will be provided on site renewing an important form of housing. The existing structures are nearing the end of their lifespan and providing new housing options for seniors is an important objective of the Official Community Plan. 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**

The subject properties create a 1.26 hectare city block located in the North End bounded by Central Avenue, Cambridge Avenue, Kingsway Avenue and Richter Street. The non-profit Pleasantvale Homes Society has been operating 50 low income seniors' housing units on most of the site for 55 years. The remainder of the block consists of two single family lots and the laneway owned by the City of Kelowna. There is one remaining single family lot privately owned that does not form part of this application. The Pleasantvale Housing Society has been investigating redevelopment opportunities to maintain the seniors housing stock for a number of years. In 2009 the properties were transferred to BC Housing to help the project move forward and achieve several key objectives.

The block, which has long been designated for redevelopment in anticipation of new senior's housing, is firmly surrounded by Single / Two Unit Residential designated properties. The project is located at the base of Knox Mountain Park and near Sutherland Bay in an ideal residential location where residents would continue to have convenient access to park amenities in a quiet residential setting. One of the properties in the block is under private ownership and will not be rezoned as part of this application process. The one property that remains under private ownership would ideally be consolidated into the project at some point in the future to provide for a more comprehensive approach to redevelopment. The RM5 portion of the project can proceed as it does not involve this property, the RM3 layout would be adjusted accordingly.

### **4.2 Project Description**

The project features three different forms of housing organized into one comprehensively planned development. Surface parking is provided for the apartment building and the affordable townhome units while the market townhomes will likely have individual garages. One access point will be provided from Richter Street and two access points will be located on Kingsway. The key site planning characteristics include:

- Except for a small portion of the Richter Street frontage the streets will be fronted with 2½ storey townhomes;
- 4-storey apartment building is setback from north and south neighbours
- Apartment building steps back after 3<sup>rd</sup> storey along Richter Street frontage;
- Linear paths bisect the site with internal walkways between townhomes;
- Seniors’ building has a small open yard space to the south of the building.

**Site Planning**

The subject properties create a 1.26 hectare city block located in the North End bounded by Central Avenue, Cambridge Avenue, Kingsway Avenue and Richter Street. The site programming includes 50 affordable seniors units in a 4 storey apartment building, 20 affordable rental townhouse units directed at families in two 10 unit buildings and 50 market townhouse units in a series of buildings. Surface parking is provided for the apartment building and the affordable townhome units while the market townhomes will likely have individual garages. One access point will be provided from Richter Street and two access points will be located on Kingsway. Circulation has been handled entirely onsite and the each of the buildings are oriented towards the street helping to maintain the residential character of the area. The senior’s apartment building has been strategically located with the bulk of the building surrounded by townhomes and the fourth storey stepped back to reduce the massing along Richter Street.

**Variances**

A few minor variances are required in order to accommodate the proposed development, they have been kept to a minimum to limit the impact on the neighbouring properties. Each form of development requires a site coverage variance; the RM3 layout results in a 63.2% site coverage for buildings, driveways and parking where 60% is permitted and the RM5 component has a site coverage for buildings of 40.7% where 40% is permitted. The two other variances are setback variances where there are no anticipated negative impacts for neighbouring residents.

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

**Zoning Analysis Table**

CRITERIA	RM3 ZONE REQUIREMENTS	RM3 PROPOSAL	RM5 ZONE REQUIREMENTS	RM5 PROPOSAL
<b>Development Regulations</b>				
Floor Area Ratio	0.75	0.75	1.1	1.09
Height	10.0m / 3 Storeys	9.5m / 2 ½ Storeys	18.0m / 4.5 Storeys	13.0m / 4 Storeys
Front Yard	4.0m	4.5m	6.0m 3.0m entry projection	6.0m 3.3m entry projection*
Side Yard (south)	1.5m	4.5m	4.5m	4.5m
Side Yard (north)	1.5m	4.5m	4.5m	4.5m
Rear Yard	7.5m	9.0m	9.0m	1.0m*
Site Cov - Buildings Buildings, driveways & Parking	40% 60%	33.6% 63.2%*	40% 65%	40.7%* 57.2%
<b>Other Regulations</b>				
Minimum Parking Requirements	100 stalls 7 Visitor Stalls	100 stalls 7 Visitor Stalls	24 stalls	24 stalls
Bicycle Parking	Class I: 25 spaces Class II: 5 spaces	Class I: 50 spaces Class II: 1 spaces	Class I: 35 spaces Class II: 7 spaces	Class I: 35 spaces Class II: 7 spaces

- \* Vary the site coverage for buildings, driveways and parking on the RM3 site from 60% permitted to 63.2% proposed.
- \* Vary permitted projection into a entrance canopy on the RM5 site from 3.0m permitted to 3.3m proposed.
- \* Vary the rear yard setback for the RM5 site from 9.0m required to 1.0m proposed.
- \* Vary the site coverage for buildings on the RM5 site from 40% permitted to 40.7% proposed.

### 4.3 Site Context

#### Subject Property Map:



The subject property is located in the North End area of town in a predominantly single family neighbourhood. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

Staff recommends that the applicants April 20th, 2013 Public Involvement Report and documented Public Open Houses 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)

**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.

### 5.2.2 Social Sustainability (Chapter 10)

**Objective 10.1 Promote social well-being and quality of life by providing facilities and services for all community members.**

**Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.**

*Housing Availability (Policy .1).* Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

## 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.
- This is an area with a potentially high ground water table, a geotechnical engineer will be required to establish a safe building elevation and safe bearing capacities.
- 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 #7900 requires a minimum of 150ltr/sec fire flows. Primary emergency access is from Richter St. Additional comments will be required at the building permit application.

6.4 Fortis BC - Gas

FortisBC gas division has reviewed the above mentioned referral and there is an existing 60mm DP gas main running down the lane will need to be abandoned/alterred/renewed to accommodate proposed new structures. Right-of-way may also be required.

6.5 Public Health Inspector

See Attached.

7.0 Application Chronology

Date of Application Received: April 14<sup>th</sup>, 2013

Report prepared by:

---

Alec Warrender, Land Use Planner

Reviewed by:

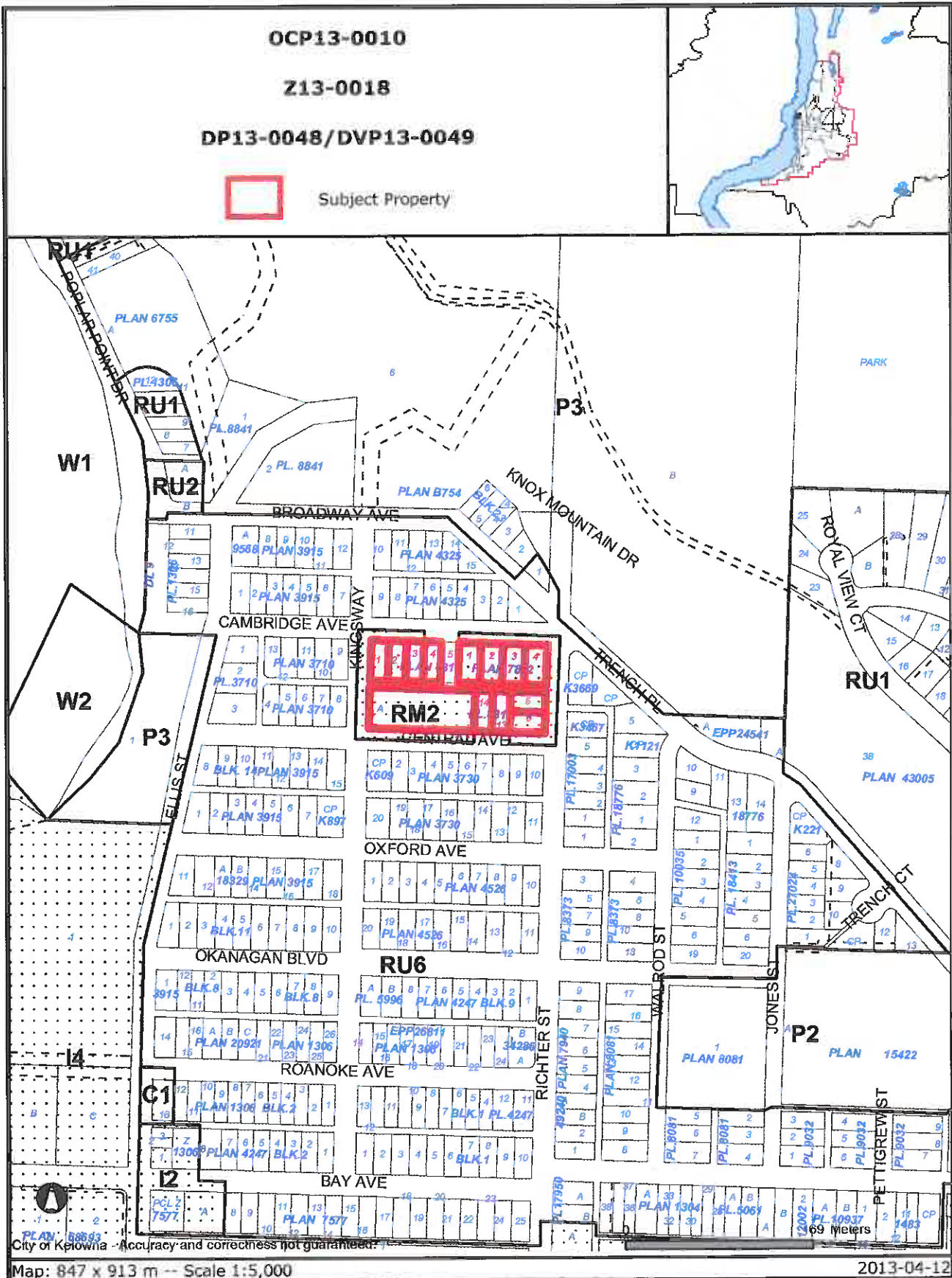
Danielle Noble, Manager, Urban Land Use

Approved for Inclusion

D. Gilchrist, A. General Manager, Community Sustainability

Attachments:

- Map A
- Subject Property Map
- Pleasantvale context
- Apartment Building Renderings
- Applicant's Letter of Rationale
- Public Involvement Report
- Interior Health Letter
- Development Engineering Requirements



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.

BROADWAY AVE

KNOX MOUNTAIN DR



**Subject Properties Notes:**

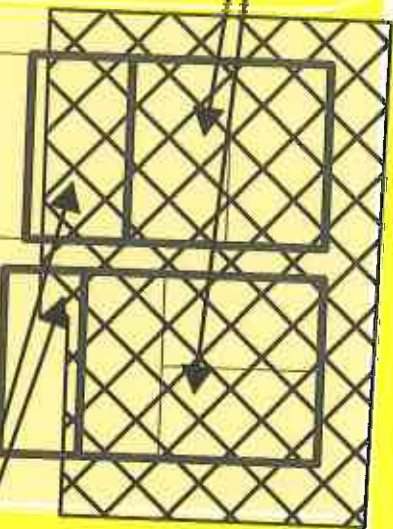
Amend the OCP for the Subject Properties from Multiple Unit Residential (Low Density) (MRL) to Multiple Unit Residential (Medium Density) (MRM).

CAMBRIDGE AVE

TRENCH PL

KINGSWAY

CENTRAL AVE









**Subject Properties Notes:**

Amend the OCP for portions of the Subject Properties from Multiple Unit Residential (Low Density) (MRL) to Multiple Unit Residential (Medium Density) (MRM).

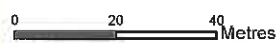
RICHTER ST

OXFORD AVE

**MAP "A" OCP AMENDMENT**  
**OCP13-0010**

-  Multiple Unit Residential (Low Density)
-  Major Park and Open Space
-  Single / Two Unit Residential
-  Subject Properties
-  MRL to MRM
-  Legal Parcel

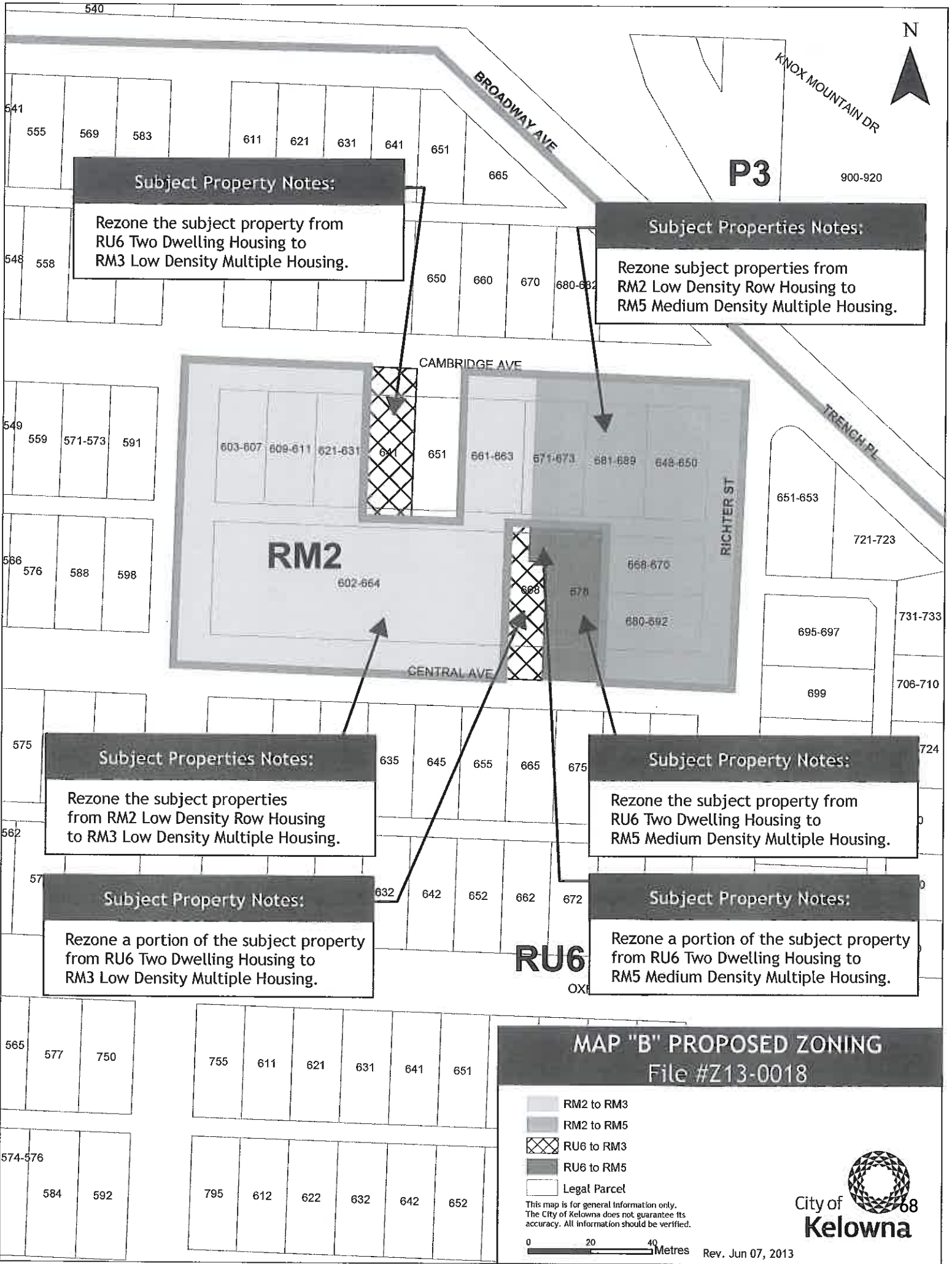
This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Jun 07, 2013







**Subject Property Notes:**

Rezone the subject property from RU6 Two Dwelling Housing to RM3 Low Density Multiple Housing.

**Subject Properties Notes:**

Rezone subject properties from RM2 Low Density Row Housing to RM5 Medium Density Multiple Housing.

**Subject Properties Notes:**

Rezone the subject properties from RM2 Low Density Row Housing to RM3 Low Density Multiple Housing.

**Subject Property Notes:**

Rezone the subject property from RU6 Two Dwelling Housing to RM5 Medium Density Multiple Housing.

**Subject Property Notes:**

Rezone a portion of the subject property from RU6 Two Dwelling Housing to RM3 Low Density Multiple Housing.

**Subject Property Notes:**

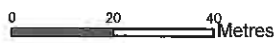
Rezone a portion of the subject property from RU6 Two Dwelling Housing to RM5 Medium Density Multiple Housing.

**RU6**

**MAP "B" PROPOSED ZONING**  
File #Z13-0018

- RM2 to RM3
- RM2 to RM5
- RU6 to RM3
- RU6 to RM5
- Legal Parcel

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



Rev. Jun 07, 2013



## PLANNING & REDEVELOPMENT PRINCIPLES

- 1 *Replace 50 affordable low income rental units for independent seniors.*
- 2 *Add 20 independent affordable rental units.*
- 3 *Add housing units for sale or rent at market prices to help pay for the construction of the 70 independent affordable units.*
- 4 *Actively engage Pleasantvale Homes residents, surrounding neighbours and property owners, along with other interested people, in discussions about the form of the housing to be developed and the number of housing units on the site.*
- 5 *Work with the City of Kelowna to prepare a redevelopment plan for the Pleasantvale site that meets the needs of the project and fulfills the City's Development Application and legal requirements.*
- 6 *Provide environmental sustainability standards that will be consistent with other projects completed by BC Housing.*
- 7 *Provide to the City of Kelowna the Development Application by April 18, 2013.*



01

STUDY AREA  
1:500

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 Donald M. Pines, Architect, AIA, LEED AP, SIBC  
 Peter G. McCruick, Architect, AIA, LEED AP, SIBC  
 Glenn Havelock, Architect, R.A.I.C., M.A.R.C.

**NORR**  
ARCHITECTS PLANNERS INC.

Project  
**PLEASANTVALE HOMES**

Drawing Title  
**STUDY AREA**

Date 2012-04-04	Project No. OCVA12-0018
Scale 1:500	Ref. Drawing SK00-00-01
Drawn R.RONO	Sketch No. ASK-01



# PLEASANTVALE SITE PHOTOS FROM KNOX MOUNTAIN

View from the Northeast



View from the North



**Pleasantvale Homes** Kelowna BC



**NORR**

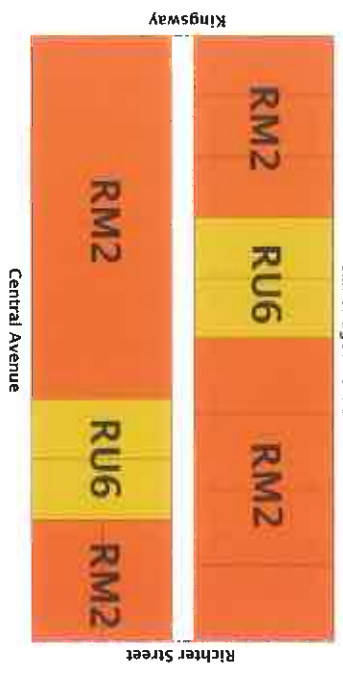
Jobb Architects  
Planners Inc.

1411 Snowflake Avenue | Terrace BC V8E 2E7  
250-771-1111  
www.norr.ca



# PLEASANTVALE LAND USE

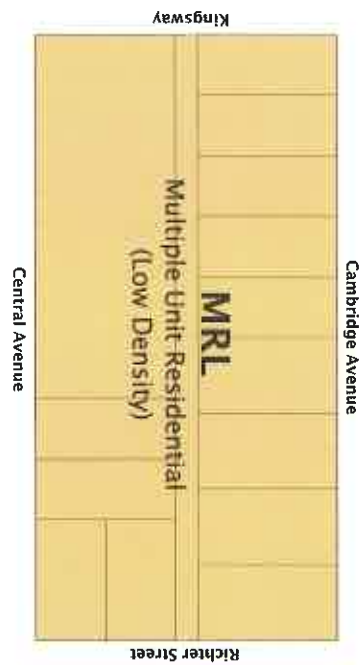
## Current Zoning



**RM2 - Low Density Row Housing**  
 Floor Area (FAR) = up to 0.63  
 Max. Height = 9.5m or 2.5 storeys

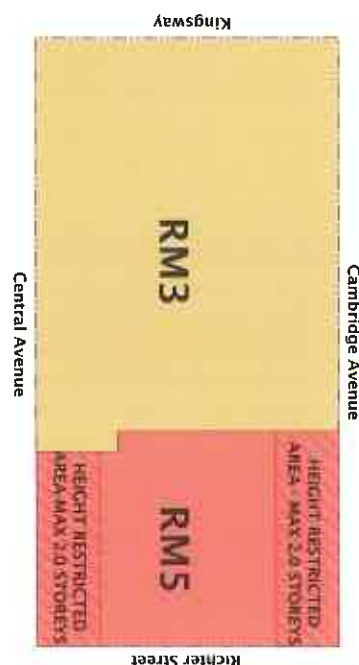
**RU6 - Two Dwelling Housing**  
 (Single Family or Duplex)  
 Building Coverage = up to 40% of site  
 Max. Height = 9.5m or 2.5 storeys

## OCP Zoning



**MRL - Multiple Unit Residential**  
 (Contemplated Zones = RM1/RM2/RM3)  
 Floor Area (FAR) = up to 0.75  
 Max. Height = 9.5m or 2.5 storeys

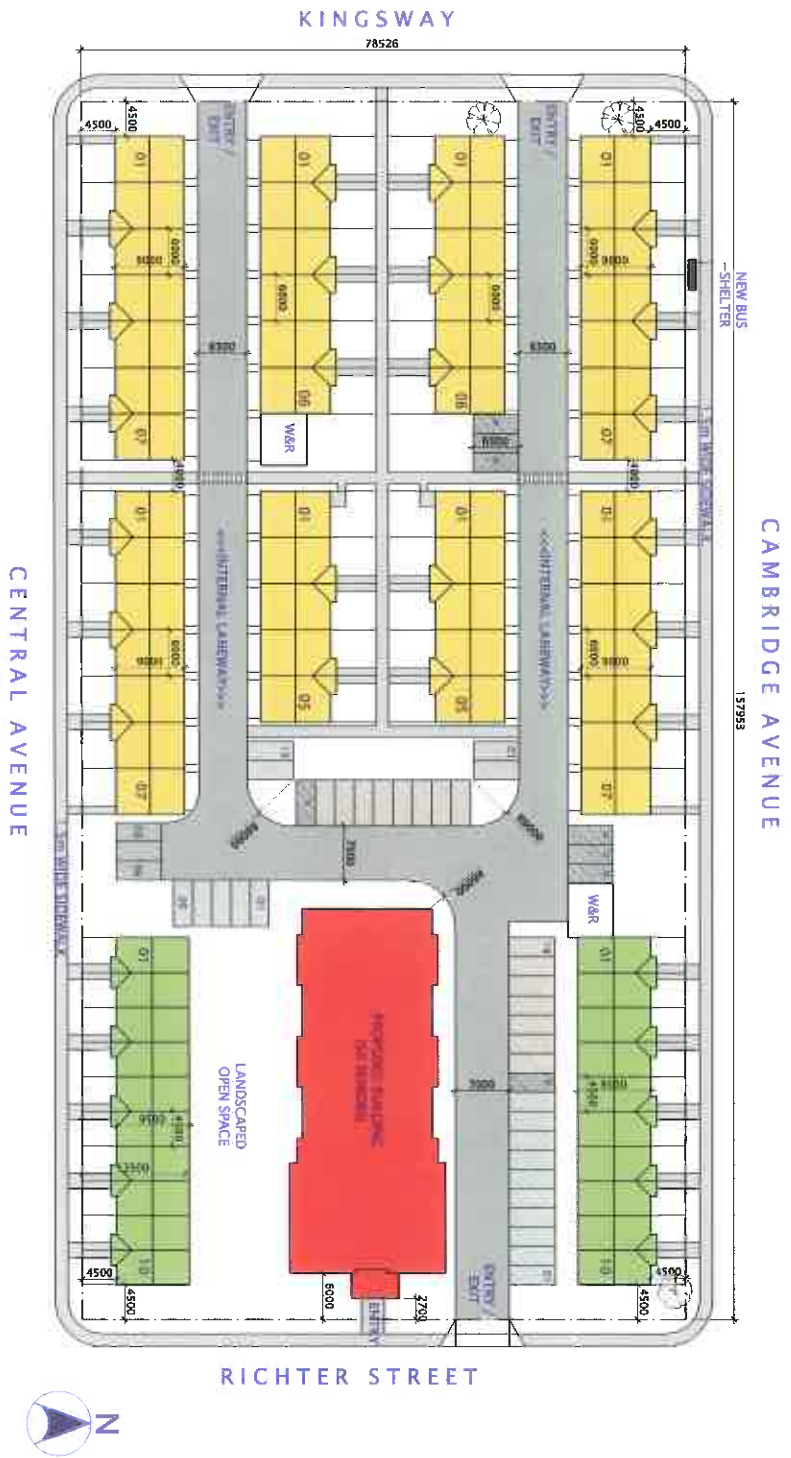
## Proposed Zoning



**RM3 - Low Density Multiple Housing**  
 Floor Area (FAR) = up to 0.75  
 Max. Height = 9.5m or 2.5 storeys

**RM5 - Medium Density Multiple Housing**  
 Floor Area (FAR) = up to 1.4  
 Max. Height = 16.5m or 4.0 storeys

# PLEASANTVALE REDEVELOPMENT CONCEPT PLAN

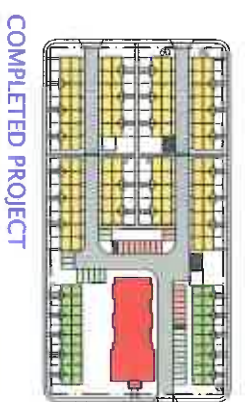
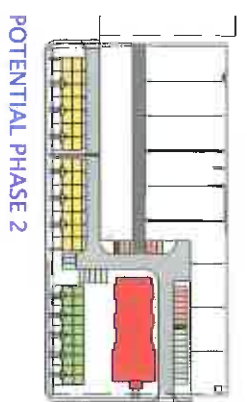
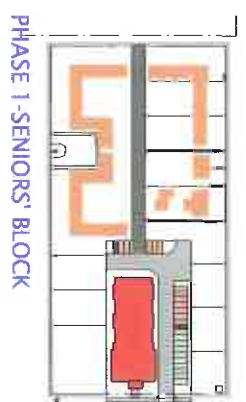
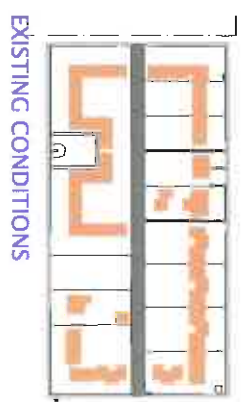


**LEGEND**

<span style="color: red;">■</span>	50 UNITS - SENIORS' RENTAL HOUSING
<span style="color: green;">■</span>	20 UNITS - AFFORDABLE RENTAL TOWNHOMES
<span style="color: yellow;">■</span>	50 UNITS - TOWNHOMES FOR SALE

**Pleasantvale Homes** Kelowna BC

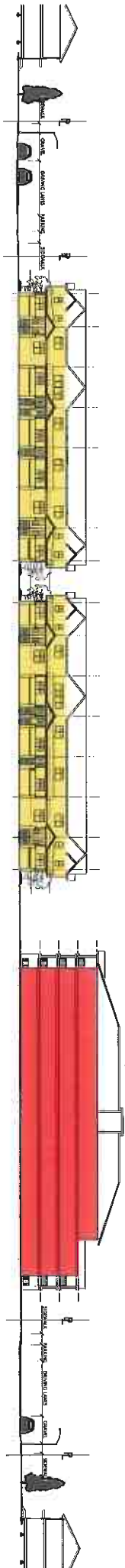
## REDEVELOPMENT PHASES



**NORR**  
NORR Architects  
planners inc.  
BC Housing

# PLEASANTVALE REDEVELOPMENT SITE SECTION

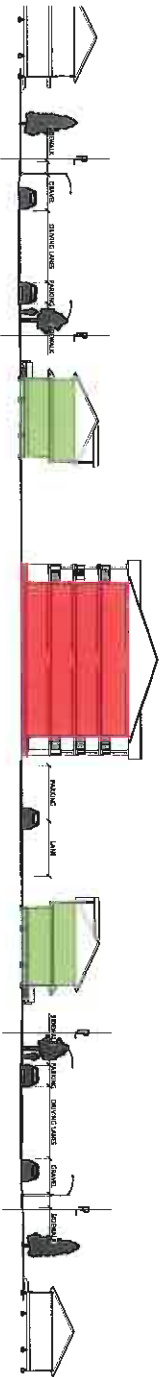
SECTION A-A  
FACING NORTH



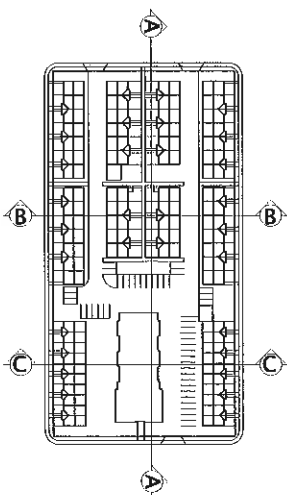
SECTION B-B  
FACING WEST



SECTION C-C  
FACING WEST



KEY PLAN



- LEGEND**
- 50 UNITS - SENIORS' RENTAL HOUSING
  - 20 UNITS - AFFORDABLE RENTAL TOWNHOMES
  - 50 UNITS - TOWNHOMES FOR SALE

**Pleasantvale Homes** Kelowna BC

**NORR**  
NORR Architects  
Planners Inc.  
BC Housing



# PLEASANTVALE REDEVELOPMENT ILLUSTRATIVE PLAN



### Neighbourhood Integration

- majority of neighbours face 2 & 2 1/2 storey townhomes
- 4-storey seniors' apartment is set back from north and south neighbours
- east neighbours face the short length of the 4-storey apartment
- three site driveways exist – two on Kingsway and one on Richter

### Phasing Strategy

- new seniors' apartment is located at the east of the site allowing for construction to begin while many seniors can remain on-site during redevelopment

### Open Space and Connectivity

- linear pathways bisect the site with prominent internal walkway between townhomes for sale
- seniors' apartment has a modest open space south of the building shared with affordable townhomes

### Site Integration

- seniors' apartment and affordable townhomes are located at the east of the site
- affordable housing has separate common space south of the seniors' apartment



PLEASANTVALE SENIORS' BUILDING VIEW ANALYSIS  
CENTRAL AVENUE - VIEW TO NORTH



PLEASANTVALE REDEVELOPMENT | DATE 08/04/2013 | PROJECT # DCVA 12-0018 | PROJECT MANAGER BT | DRAWN BY JC/RR

# PLEASANTVALE SENIORS' BUILDING VIEW ANALYSIS

RICHTER STREET - VIEW TO NORTH-WEST



PLEASANTVALE REDEVELOPMENT DATE: 08/04/2013 PROJECT #: OCVA 12-0018 PROJECT MANAGER: BT DRAWN BY: JC/RR



April 9, 2013

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

Attention: Land Use Management Department

Dear Sir / Madam:

**RE: Pleasantvale Redevelopment - Description of Proposed Development  
OCP Amendment, Rezoning, Form & Character DP Application**

**Subject Property:** District Lot 9 Osoyoos Division Yale District Plan 13927 Lot A, Plan 7822 Lots 1 to 6,  
13, 14 & Plan 4317 Lots 1 to 4.

NORR Architects Planners, on behalf of BC Housing, acting for the registered owner's Provincial Rental Housing Corporation, is pleased to be submitting this application for Rezoning, OCP Amendment and Form & Character DP related to the Pleasantvale site. The Pleasantvale site is a 1.26 ha city block located in the North End bounded by the streets Central Avenue, Cambridge Avenue, Kingsway Avenue and Richter Street (see enclosed Study Area map and Site Photos). The non-profit Pleasantvale Homes Society (PHS) has been operating 50 low-income seniors' housing units on most of this site for 55 years. The remainder of the block consists of two single-family lots and a laneway that were owned by the City of Kelowna, a single-family home operated by PHS and a privately owned single family lot. It should be noted, that the privately owned lot is technically not part of this application; although the property has been included in this comprehensive redevelopment proposal for the entire block, assuming future purchase by the City.

PHS has been investigating redevelopment opportunities to maintain this seniors housing stock since 2007, however, given the challenges of maintaining the aging buildings and determining a feasible and comprehensive redevelopment plan, a partnership was sought with BC Housing and the City of Kelowna. In 2009, through negotiations with the City of Kelowna, both PHS and the City agreed to transfer their ownership interest in the properties to BC Housing to direct the redevelopment of the entire. In the summer of 2010, an agreement (Memorandum of Understanding - MOU) between the three parties was finalized, transferring the lands to BC Housing\*, which stipulated several key conditions including:

- BC Housing is obligated to redevelop all or part of the site within seven years or the site will revert back to the City and Society.
- A commitment to replace the existing seniors' housing on the site with 50 low income seniors' units and to provide an additional 20 units for low to moderate income households.
- Commitment to continued affordable rent for existing tenants, before, during and after any moves and a return to the Pleasantvale site.

\*The redevelopment and transfer of the interest in land by the City and PHS to BC Housing was through BC Housing's land holding company, the Provincial Rental Housing Corporation.



These commitments from the City of Kelowna, BC Housing and the PHS represent a very meaningful understanding of the critical need to secure affordable housing well into the future, especially for low income seniors. The achievement of these commitments also highlights important actions in realizing many of the policy goals outlined in the Social Sustainability chapter of the City of Kelowna's 2030 OCP. It is for these reasons, that after several months of comprehensive public consultation, financial analysis and design exercises, NORR, is very happy to be submitting this application to fulfill a major component of BC Housing's commitment in the MOU. It is hoped that this application is recognized for its comprehensive process along with meaningful engagement and collaboration between BC Housing, City staff, current Pleasantvale residents, the community and non-profit operators like the Pleasantvale Housing Society.

The following sections further outline the redevelopment proposal, rationale for particular design decisions and the process that was undertaken to arrive at the submitted plan.

#### Guiding Redevelopment Principles

Early in the project, the NORR team in conjunction with BC Housing developed a set of guiding Redevelopment Principles (see enclosed) which were followed throughout the process.

Among the principles, the need for a robust and transparent stakeholder engagement plan was a main tenet of the team's goals. In association with local consultation specialist, Juliet Anderton, numerous stakeholder engagements were conducted, including walking tours of the site, workshops, open houses and individual meetings. Although it was not possible to account for everyone's suggestions or fully satisfy all the stakeholders, it is strongly believed that through an engaging and interactive process the resulting application is significantly better by including and considering early feedback in the design process. The attached Public Involvement Report provides a much more detailed explanation for the events that the Pleasantvale team held throughout the design process, which again achieved policy goals set out in the Social Sustainability chapter of the OCP.

Another important guiding principle that shaped the Pleasantvale Redevelopment proposal was the need to achieve economic viability. With capital funding not available, BC Housing committed to the Pleasantvale project with an understanding that a market-based component would be required to assist in subsidizing the construction of the affordable units. This principle provided the base rationale for the OCP Amendment and Rezoning strategy in this proposal. Without the model of financial equilibrium, there would be no clear alternative to redevelop the Pleasantvale site.

#### Site Program and Conceptual Plan

The Pleasantvale site program was determined through an iterative financial analysis process where local development and construction costs were considered and balanced with projections in the context of the near and long-term real estate market trends in Kelowna. The results of this comprehensive exercise, lead to the conclusion that to redevelop the 50 seniors units on the Pleasantvale site and also include an additional 20 affordable and ground-oriented rental units, at least 50 market townhouse units would be necessary for the project to be viable. Additionally, the form of construction for the 50 seniors' units would have to be in a cost and space efficient form. The resulting site program includes 50 affordable seniors units in a 4- storey apartment, 20 affordable rental townhouse units directed at



families in 2 buildings of 10 units and 50 market townhouse units in a series of buildings. This program is represented on the enclosed Conceptual Plan and further explanation for the design and orientation of this plan is provided below.

Land Use

The Pleasantvale Redevelopment application proposes to rezone the site from RM2 and RU6 to a combination of RM3 and RM5. The enclosed Proposed Land Use Plan illustrates the proposal graphically and the table below outlines the specifics.

Existing Zone	Future Land Use Designation	Proposed Zone	Site Size (ha)
RM2 / RU6	MRL - Multiple Unit Residential (Low Density)	RM3	0.83
RM2 / RU6	MRL - Multiple Unit Residential (Low Density)	RM5	0.43
<b>Total</b>			<b>1.26</b>

The proposed RM3 site which includes the 50 market townhouse conveniently complies with the OCP as the MRL designation contemplates a future RM3 zone. As a result, this portion of the Pleasantvale site requires only a rezoning approval.

However, the RM5 site proposal constitutes both a rezoning and an amendment to the OCP because of the 4-storey apartment that is required to accommodate the low-income seniors housing units. Although it is understood that the form and density is not contemplated on the Pleasantvale site in the OCP, the rationale for this amendment is based on Kelowna’s desire to achieve Social Sustainability as outlined in the policies of Chapter 10 of the OCP. This OCP amendment is proposed only for this affordable housing portion of the site and in turn will ensure affordable housing stock for seniors and families in Kelowna long into the future. At the same time, to respect the vision of the OCP character of the surrounding neighbourhood, it is understood that if approved, this amendment would require the larger building form to be appropriately designed to ensure integration into the existing neighbourhood. These details are outlined further in the section below.

Site Planning

Three redevelopment concepts were created for the Pleasantvale site, all with the same site program as described above: 50 low-income seniors’ apartment units, 20 affordable townhouse units and 50 market townhouse units. The three concepts which included input from a community design workshop were presented to the public at an open house and as outlined in the Public Involvement Report, additional feedback was attained regarding the various concepts. The preferred concept that constitutes this application and which is shown on the Pleasantvale Redevelopment Concept Plan, was favoured by all stakeholders including the community, BC Housing, City staff and the consultant team.

A summary of the site statistics of the proposed redevelopment are as follows:

	RM3 Site	RM5 Site	Total Site
Site Area (sq. m)	8,266	4,298	12,564
Market Townhouses Units	50		50
Affordable Townhouse Units		20	20
Affordable Apartment Units	0	50	50
<b>Total Units</b>	<b>50</b>	<b>70</b>	<b>120</b>
Net Building Area (sq. m)	6,100	4,474	10,574
FAR	0.74	1.04	0.84

A significant consideration for BC Housing in choosing a preferred plan was the logistics associated with the transition of the seniors into a new facility. Relocations can be traumatic for seniors and minimizing moves was an important concern. As illustrated on the enclosed Concept Plan, the phasing of this redevelopment scheme allows for the majority of seniors to remain on the Pleasantvale site in the existing units during the construction of the new apartment building.

Another main driver in choosing the preferred redevelopment plan involved the feedback received from the North End community through the various meetings, workshops and open houses. Understandably, the neighbours of Pleasantvale had and have concerns about any new development being properly integrated into the existing neighbourhood context. As a result, much consideration was given to the various streetscape interfaces of the proposed redevelopment along with elements such as open space, connectivity, and vehicular access among other features. In the end, the preferred plan which is being submitted as this application, best addresses the concerns of the neighbours and allowed for the best balance between site design elements and financial feasibility. The enclosed Illustrative Plan lists a number of redevelopment characteristics for the plan with a full colour illustration plan that better represents the eventual built product. The key site planning characteristics that were achieved with the preferred plan include:

- Most neighbours facing 2 & 2 ½ storey townhomes
- 4-storey seniors' apartment is set back from north and south neighbours
- East neighbours face short width of 4-storey apartment (also see below how the interface was further broken-down by stepping back the east side of the building)
- Linear pathways bisect the site with prominent internal walkways between townhomes
- Seniors' building has a modest open space south of the building

Thought was also given to the position of the market townhomes. The east-west orientation of the townhouse rows was purposely chosen providing a cadence for both the townhomes and laneways that is consistent with the planning orientation that is found in the North End. Furthermore, the

outward orientation of the townhouses facing Cambridge and Central provide for a pedestrian friendly interface that will activate the streets. While the inward focus of the townhouses located between the laneways create a linear promenade that becomes the shared social and recreational space of that community within a community.

The final Pleasantvale site plan was achieved conscientiously with attempts to honestly address stakeholder concerns surrounding neighbourhood integration. To this end, several variances to the bylaws are proposed with this application. The list of variances is summarized with a site plan in the application package. All of the variances are considered to be reasonable and not egregiously different than from the bylaws prescribed. Minor site coverage and setback variances are required given the unique nature of the sites and are a result of the desire to subdivide the site in two parcels. In effect, the rear setbacks typically found are not provided because the sites have been designed holistically. The proposed parking variance for the seniors' building is most notably different from the bylaw; however, as the Bunt transportation assessment explains, a 1 stall for 3 units parking ratio for low-income, affordable housing is standard practice with this use.

### Architectural Design

In addition to the OCP Amendment and Rezoning application, this application also includes a Form & Character Development Permit submission for the low-income seniors' apartment building. As a result, the architectural details for both the affordable and market townhouse units have not yet been developed. It is expected that a separate DP application will be submitted for these buildings.

The design of the seniors' building was performed in the context of the Urban Design DP Guidelines provided in Chapter 14 of the OCP. The seniors' building follows a more traditional aesthetic to achieve good integration with the heritage elements of the North End neighbourhood. Hipped roofs with open gable ends over balconies echo the style of the surrounding single-family and duplex homes. The slate blue horizontal Hardie plank is matched with an off-white more uniform Hardie panel. These complementary colours and materials are highlighted by generous use of heavy timber structural details that support the balconies around the building, all providing a strong character to the building. The fourth floor is purposefully clad in the off-white panel and topped with an aesthetically detailed gable ends to provide a "lightness" to the highest storey. The windows of the building are generously sized and highlighted with white trim that is also used for vertical brackets on the building and along with the horizontal roof eaves, with the intent of framing and segmenting the elevations.

The east elevation of the building on Richter is the primary and only direct interface of the seniors' building to the neighbourhood. As such, this elevation has been given the greatest consideration with regard to scale and mass in an attempt to achieve an appropriate pedestrian friendly feeling and aesthetic. As can be seen in the drawings and renderings, the front entry for the new residence reaches out to the neighbourhood with a covered exterior entrance framed by heavy timber columns. Setback and extending both north and south from the entry canopy are shed roofs over the first level intended to mimic the surrounding lower rise houses. At the north side of the entry, this first floor cover provides an important functional role in providing shelter for both those residence entering and exiting the bike/scooter room and those waiting for the southbound bus on Richter Street. Above the first floor, the second and third floors are "broken-up" architecturally by the balcony and by off-setting of the plane of the building. The third floor is also topped with a shed roof parapet to again connect to the local aesthetic. The fourth level is stepped back significantly and purposefully lessens the massing

directly adjacent to the street and it is expected that the fourth floor massing will not be felt at street level.

The west, internal elevation of the building is also activated with a rear entrance and balconies facing west toward the lake. The entrance at the rear of the building is expected to be utilized as residents will come and go accessing the building from the series of site pathways.

In addition to achieving a level of architectural design that properly allows subsidized housing projects to fit well within an existing neighbourhood, BC Housing is also committed to incorporating green building elements into the Pleasantvale project. This includes the seniors' apartment and the affordable townhouses. There are several good precedents in Kelowna and the region where BC Housing has met a high standard of sustainable design including energy efficiency and use of local material among other elements and these same standards will be met for the Pleasantvale Redevelopment. With an appreciation that non-profit organizations need and want to operate cost effective and healthy facilities, sustainable elements are a given of the Pleasantvale project.

### Landscape Design

The landscape design strategy of the Pleasantvale site is intended to emphasize the opportunities that were afforded by the site planning decisions while also incorporating relevant CPTED principles. This includes highlighting and celebrating the available open space and connectivity that has been designed into the redevelopment plan, through the use of appropriate hardscape and local soft landscaping. It also includes replacing the perimeter trees of the site with mature trees to regain the coverage and feel of the existing condition.

Site pathways also permeate the Pleasantvale site to promote circulation and connection. A moderated size, south-facing open space has also been provided for the seniors adjacent to the apartment building. It is envisioned that this space will include several benches for rest and gathering at appropriate times of the year along with raised planting boxes that are to be used by the residence. Given the generous open space that is available for the Pleasantvale residents today, it was important to design a functional space for the seniors. To this end, the south garden space is directly adjacent to the common room in the facility to allow for a functional "indoor / outdoor" use of the entire space. A tool shed is also provided in the building to encourage gardening and active outdoor activities. Included in this program could be gathering spot under a temporary tent cover on the open grass area, as Pleasantvale residents currently do. The smaller scale soft landscaping will be complementary to the rest of the development by appropriately adding colour and by also maintaining appropriate local species to blend into the adjacent Knox Mountain and conserve water.

With regard to CPTED principles, use of good edge definition to create defensible spaces while retaining lines of sight into and out of the various areas was included. In particular, the landscape sequences public, semi-private and private space through a series of vegetative bands and good visibility is provided for all building entrances. Privacy hedges at the patios are partial, allowing clear views of unit entries from various angles and are expected to be maintaining at a one metre height. All site furnishings selected are of a durable commercial grade, making them resistant to vandalism. Lighting is provided by bollards along the main walkway adjacent to the building. The entries and landscape are illuminated by a series of building mounted lights. All fixtures will be vandal resistant. LED units are contemplated owing to their long service life and low power consumption.



Infrastructure Considerations

Included with the application package is a Servicing Brief completed by Pilling & Associates and a Transportation Assessment Review by Bunt & Associates. The Servicing Brief outlines the strategies for the municipal connections to the site and indicates that current City services are adequate to accommodate the Pleasantvale Redevelopment. The transportation review outlines the effect of the Pleasantvale proposal and also indicates that traffic impact will be minimal.

Conclusion

To conclude, we respectfully request support and approval of this OCP Amendment, Rezoning and Development Permit application for the Pleasantvale site. The need for affordable housing for both seniors and families in Kelowna and the Central Okanagan is well documented. Significant efforts were expended to both comply with existing policy as best as possible and also minimize the impact of any redevelopment on the surrounding community. In light of the positive outcomes of these efforts, we strongly believe that the benefits associated with the Pleasantvale Redevelopment plan far outweigh the compromises.

We look forward to continuing our work on the Pleasantvale Redevelopment project and eventually realizing the vision we have set-out. Please do not hesitate to contact me with any questions or request for additional information.

Sincerely,

**NORR Architects Planners Inc.**



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# BC Housing Pleasantvale Homes Redevelopment

## Public Involvement Report

April 2013

Prepared by: Juliet Anderton



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#### Public Involvement Feedback Summaries

[http://www.bchousing.org/Initiatives/Redeveloping/Pleasantvale/Public\\_involvement](http://www.bchousing.org/Initiatives/Redeveloping/Pleasantvale/Public_involvement)

## SECTION 1: INTRODUCTION

### ► 1.0 Purpose

The Pleasantvale Homes Public Involvement Report (the report) describes the process and outcomes of the public involvement initiative undertaken as part of the BC Housing Management Commission's proposal for the redevelopment of the Pleasantvale Homes city block in Kelowna, British Columbia. The seven-month process was designed and implemented by NORR Architects Planners Inc. and Juliet Anderton Consulting Inc. The project development and public involvement outcomes ultimately contributed to a proposal to the City of Kelowna (City) in April 2013 that included the following main components: 50 affordable seniors' rental apartment units (4 storeys), 20 affordable rental townhomes (2 storeys) and 50 market townhomes (2 ½ storeys). The report was prepared in April 2013 and will accompany the formal development application to the City.

The report begins with a brief discussion of background information specific to the role of the BC Housing Management Commission (BC Housing) and the scope of the public involvement process. The report continues by describing the public process undertaken and by highlighting the key participant groups and themes that emerged. Report appendices outline event details and participation numbers and account in detail for the notification and advertising associated with each public event. Supporting documents to the report include public involvement comment summaries for each of the seven primary events.

### ► 1.1 Background

Pleasantvale Homes (Pleasantvale) is located in Kelowna, British Columbia, in the city's North End neighbourhood.<sup>1</sup> Pleasantvale was founded by the Rotary Club of Kelowna over 55 years ago and continues to be operated by the Club's Pleasantvale Homes Society (PHS). The complex currently provides 50 units of low-income seniors' housing.

In recent years, it became clear the housing units were at or near the end of their useful life. Concerns emerged from PHS about their ability to continue to maintain the older housing. In 2007, the Society received financial assistance from BC Housing to see if the site could be redeveloped to secure affordable seniors' housing well into the future. It became apparent that any detailed site redevelopment by PHS would be a large undertaking for the volunteer board; as a result, the board sought out partnerships.

In 2009, through negotiations with the City, both PHS and the City agreed to transfer their ownership interest in their existing properties on the block to BC Housing.<sup>2</sup> In the summer of 2010, an agreement (Memorandum of Understanding - MOU) between the three parties was finalized and properties were transferred to BC Housing in the fall of 2011.

The MOU committed BC Housing to redeveloping all or part of the site by 2017, replacing the seniors' housing on the site with 50 low income seniors' units, and providing an additional 20 units of affordable housing. In addition to the 70 units of affordable housing, the redevelopment partnership assumed an additional number (undetermined at the time) of market townhomes would be proposed to support the construction cost of the

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<sup>1</sup> The Pleasantvale Homes city block is bounded by Central Avenue to the south, Cambridge Avenue to the north, Richter Street to the east and Kingsway to the west.

<sup>2</sup> At this time, the City had ownership of the rear lane and two single-family lots.



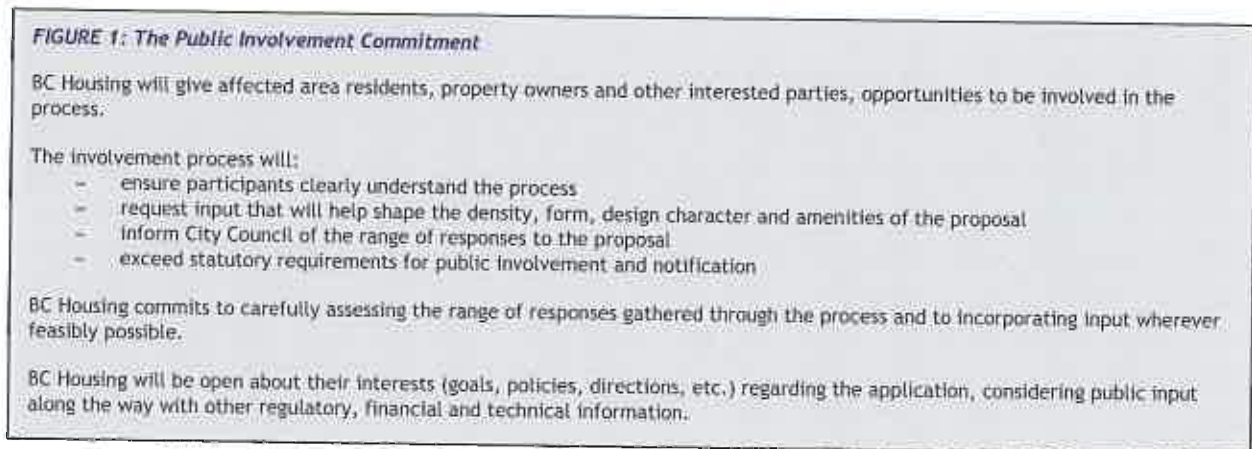
affordable units. BC Housing was obliged by the MOU to submit the redevelopment application to the City no later than April 18, 2013, and to build the 50 units of low-income seniors' housing by October 18, 2018.<sup>3</sup>

In August 2012, BC Housing moved forward with the process to prepare the redevelopment plan for the Pleasantvale city block. Guided by the terms of the MOU, BC Housing hired NORR Architects Planners Inc. to facilitate a redevelopment application to the City and, in association with Juliet Anderton Consulting Inc., to oversee activities for a comprehensive public involvement process.

## SECTION 2: PUBLIC INVOLVEMENT PROCESS

### ► 2.0 Introduction

In August of 2012, at the start of the project to prepare the Pleasantvale Redevelopment Plan, BC Housing committed to a public involvement process that aligned with best practices and exceeded statutory and municipal requirements and guidelines.<sup>4</sup> BC Housing's investment in this process was an acknowledgement of the complex nature of the redevelopment project. The process would be designed to provide BC Housing a thorough understanding of the range of interests people had in relation to the project. Feedback would be carefully considered at each stage of the process along with project information gathered through technical studies and housing-market research and from BC Housing and the City. Figure 1 outlines the commitment to public involvement BC Housing made at the start of the project.



### ► 2.1 Potential Stakeholders

A full range of potential stakeholders was explored at the start of the process to ensure the public involvement process would be inclusive of interested parties and that notification and advertising methods would reach those most affected by the project (see Appendix 1: Potential Stakeholder List). Although two groups emerged as the primary focus of the public process - namely, the Pleasantvale seniors and North End residents - notification and advertising methods provided opportunities for many other individuals and groups to find information and participate in events. Appendix 2 details the notification and advertising undertaken

<sup>3</sup> BC Housing also committed to continue affordable rents for existing Pleasantvale seniors, before, during and after any moves to or from Pleasantvale, and to high environmental standards, consistent with other BC Housing projects of the day.

<sup>4</sup> Principles and Best Practices of Public Participation, Office of the Auditor General of British Columbia:  
<http://www.bcauditor.com/online/pubs/394/394>

in relation to all public events (see Appendix 2: Notification & Advertising). In many ways, as public bodies, the City and BC Housing also represented the interest of the public who did not specifically choose to be involved in the project but who have an investment in the project outcomes.

## ► 2.2 Consultation Process and Communications

The public involvement process unfolded in five main phases, through seven main public involvement events. The process was designed to be generative in nature so that each time public groups were approached it was to build on what had been learned through previous events and other information-gathering efforts that paralleled the public involvement process. Methods of consultation primarily focused on meetings and open houses to allow for face-to-face interaction to reflect the complexity of the discussion.

As noted above, the Pleasantvale seniors and North End residents were the primary focus of consultation efforts. The Kelowna Downtown Knox Mountain Neighbourhood Association (KDKM) contributed early in the process to provide input into the design of the public involvement plan itself and the association also used its membership network to distribute project information door-to-door and by email. The specific communication needs of Pleasantvale seniors warranted at times that information and Q&A sheets be hand delivered and presentations be held on site at Pleasantvale. In addition, the Pleasantvale Homes on-site office supported seniors by distributing and maintaining records of hard copies of project materials.

A contact list was developed throughout the project to provide notifications by email of up-coming events. BC Housing also supported communication efforts with a project-specific website launched mid-way through the process.

Figure 2, The Public Involvement Process & Consultation Methods, provides a full account of the phases and associated public events. Appendix 3 outlines the event details, the input gathering tools and the materials presented to participants (see Appendix 3: Event Details & Participation).

FIGURE 2: The Public Involvement Process & Consultation Methods

PHASE 1 - PROJECT INTRODUCTIONS (Sept 2012)		
1.1	Meetings with Kelowna Downtown Knox Mountain Neighbourhood Association (KDKM) and PH seniors to: <ul style="list-style-type: none"> <li>- introduce the project team</li> <li>- outline proposed timelines and processes</li> <li>- outline BC Housing's commitments to seniors of PH and the housing transition process</li> <li>- respond to initial questions</li> <li>- provide project contacts</li> <li>- receive feedback on interests, issues and the proposed public involvement plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Sept 17, 2013, Open House at PH with seniors</li> <li>• Sept 27, 2013, Meeting with KDKM Executive</li> </ul>
PHASE 2 - UNDERSTANDING UNIQUE NEIGHBOURHOOD INTERESTS (Oct 2012)		
2.1	Neighbourhood walking tour and tour wrap-up information meeting with interested North End residents and members of KDKM to provide a forum for locals to express the unique qualities of the area and neighbourhood interests and issues.	<ul style="list-style-type: none"> <li>• October 18, 2012, Walking Tour and Tour Wrap-Up Information Meeting with North End residents and members of KDKM</li> <li>• October 18, 2012, PH Site Walking Tour with PH seniors and Wrap-Up Session at the PH office</li> </ul>
2.2	PH site walking tour and tour wrap-up information meeting at the PH office to provide a forum for PH seniors to express the unique qualities of the site and tenant interests and issues.	
PHASE 3 - EXPLORING NEIGHBOURHOOD VALUES & DESIGN IDEAS (Nov 2012)		
3.1	Interactive Workshop/Design Charrette with neighbourhood residents and PH seniors to explore values and understand residents' design ideas and priorities related to building height, massing, green space, architectural elements, and site layout.	<ul style="list-style-type: none"> <li>• November 14, 2012, Design Ideas Workshop with PH seniors and North End residents</li> <li>• November 15, 2012, Design Ideas Open House with the general public</li> </ul>
3.2	Design Ideas Open House (OH-1) (the evening following the Design Ideas Workshop) to provide information and capture broader <i>public</i> feedback on design ideas and priorities through conversation and a questionnaire. All tools and materials produced from the Design Ideas Workshop were available for interaction and discussion.	
PHASE 4 - DESIGN CONCEPTS PRESENTATION (Feb 2013)		
4.1	Design Concepts Open House (OH-2) to present three design concepts based on a feasible redevelopment program and to capture feedback about preferences through conversation and a questionnaire.	<ul style="list-style-type: none"> <li>• February 13, 2013, Design Concepts Open House</li> <li>• February 13, 2013, Design Concepts Tenant Presentation</li> </ul>
4.2	Design Concepts presentation to PH seniors to capture feedback specific to tenant interests.	
PHASE 5 - REDEVELOPMENT PROPOSAL (March 2013)		
5.1	Redevelopment Proposal Concluding Open House (OH-3) to present the redevelopment proposal that would be provided to the City and to answer questions concerning decisions made.	<ul style="list-style-type: none"> <li>• March 26, 2013, Redevelopment Proposal Concluding Open House</li> <li>• March 26, 2013, Floor Plan Design Tenant Presentation</li> <li>• Public Hearing - TBD</li> </ul>
5.2	Floor Plan Design Tenant Presentation at PH to present the proposed floor plan for the seniors' affordable housing.	
5.3	Public review and Statutory Public Hearing of redevelopment proposal at City Hall.	

## SECTION 3: PUBLIC FEEDBACK

### ► 3.0 Introduction

This section of the public involvement report highlights overarching themes and comment themes heard from participants through the meetings, open houses, questionnaires and the other means of communication (e.g. website comments and participant emails). The primary focus is on the feedback heard from the two predominant participant groups, the North End residents and the Pleasantvale seniors. Comment themes have been supplemented with context that outlines how these themes and the feedback shaped the nature of the proposed project.

The task of generating themes is a valuable way for observers of the process to understand significant currents of public feedback; however, the author encourages those interested in a more comprehensive understanding of the full range of views expressed throughout the process to consult the public involvement summaries for each of the seven primary events. These summaries can be found on the BC Housing project website at [http://www.bchousing.org/Initiatives/Redeveloping/Pleasantvale/Public\\_involvement](http://www.bchousing.org/Initiatives/Redeveloping/Pleasantvale/Public_involvement).

### ► 3.1 Participation

Approximately 85 separate people either actively participated in the process (attending multiple events) or provided input on a one-time basis. Approximately 35 North End residents (and/or owners) actively participated in the process, although many more provided comments throughout the process. In general terms, as might be expected, residents owning homes and living within the city blocks surrounding Pleasantvale were the most interested in the project.

Of the seniors living at Pleasantvale, approximately 15 actively participated in the process. Another significant group of participants was made up of members of the Rotary Club of Kelowna and Pleasantvale Housing Society. Members, and other participants, actively advocated on behalf of the interests of the seniors and more generally on behalf of all those in need of affordable in Kelowna. Participation for each event is set out in Appendix 3: Event Details & Participation.

### ► 3.2 Overarching Themes

Three overarching themes were heard through the feedback process.

#### *Overarching Theme 1 - Neighbourhood Character*

There was a strong desire from participants to ensure the project does not negatively affect the character of the neighbourhood. Residents largely describe the neighbourhood as quiet and comfortable and are concerned about the impacts on the existing neighbourhood associated with building height, the density of development, traffic, parking and changes to the tree canopy.

#### *Overarching Theme 2 - Community Integration*

*Participants were looking for design features, gathering areas and walking paths that would enhance the sense of community in the North End neighbourhood and encourage new residents to interact with the neighbourhood and participate in the community life of the neighbourhood. Many Pleasantvale seniors were looking for indoor and outdoor common spaces that would also allow them to socialize among themselves.*



**Overarching Theme 3 - Environmental Sustainability**

Many participants wanted the project to advance environmental values through green building design, drought tolerant landscaping, preserving and replacing the existing tree canopy on the site and within boulevards, preserving green space in setbacks and common areas, and providing opportunities for individual and community gardening on the site.

**► 3.3 Comment Themes**

The following table outlines the comment themes heard through the feedback process and provides a brief description of how the feedback affected the project.

Figure 3: Feedback Comment Themes

<b>Theme A: Building Height</b>	<b>How did this feedback affect the design?</b>
<p>There was strong emphasis from a number of participants that the project should not exceed three storeys. Participants were concerned about the impact on their view, their sunlight, and the overall impact on the character of the neighbourhood. Some participants suggested building setbacks and step-backs from the street to help mitigate impacts. A number of Cambridge residents were not in support of design concepts that presented the four-storey seniors' building along this frontage.</p>	<ul style="list-style-type: none"> <li>- All market townhomes and affordable townhomes are proposed under two and a half or two storeys. To support cost-effective construction and the efficient use of public funding, the seniors' apartment is proposed at four storeys.</li> <li>- The site design concept for the seniors' building was the best option considered to support views through the site and reduce shadows and garnered the most support of the three concepts presented.</li> <li>- The longest sides of the seniors' building are set back from Central and Cambridge, within the block itself, and the shortest length of the seniors' building faces Richter. The architectural design façade facing Richter steps back to upper storeys.</li> </ul>
<b>Theme B: Building Form and Density</b>	<b>How did this feedback affect the design?</b>
<p>Several participants voiced their concern with the total number of units proposed on the site, the compact architectural form of the buildings on the site and the overall impact of the architecture style on the "sense of place" and character of the neighbourhood. Many participants were interested in a creative approach to building form and architecture with a mix of styles that fit with the character of the neighbourhood.</p>	<ul style="list-style-type: none"> <li>-- The project contemplated a range of densities for the block. After hearing from the community, the project moved forward with a townhome form for the market housing. Townhomes were the lowest scale form that could meet BC Housing's financial constraints and the City's future land use vision for the site as set out in the City's Official Community Plan.</li> </ul>
<b>Theme C: Parking</b>	<b>How did this feedback affect the design?</b>
<p>Most participants who were concerned about parking were interested in the project accommodating all associated parking on the site. A smaller number of participants were looking for a site design that did not dedicate on-site space for parking but rather retained these areas as green space, encouraged transit and/or car sharing. Some participants were clear they did not want the location of the parking and vehicle access to the site to encourage traffic within the neighbourhood.</p>	<ul style="list-style-type: none"> <li>- Parking for each use will be clearly marked and each housing type has its parking spaces allocated on site.</li> <li>- Parking for townhomes will be provided on site in a manner consistent with the zoning bylaw. Visitor parking will require a variance to the proposed zone from seven to three stalls.</li> <li>- 17 spaces are provided for seniors. This includes a variance (from the 50 spaces required) to better reflect the seniors' existing pattern of car ownership and scooter ownership, as well as the proximity of the site to services and the downtown, and the availability of transit services.</li> <li>- Site access to the seniors' apartment building is located on Richter.</li> </ul>

Figure 3: Feedback Comment Themes cont.

<i>Theme D: Green Space &amp; Trees</i>	<i>How did this feedback affect the design?</i>
<p>A high level of importance was assigned to retaining or replacing healthy trees, planting new trees, and more generally to preserving the feel of the existing tree canopy on the site. Many participants also suggested the need for gardening areas on site.</p>	<ul style="list-style-type: none"> <li>- Seniors have a green space set aside for their use to the south of the building, including a common gardening space with raised planter boxes for their use.</li> <li>- Existing trees on the site will be replaced at a 2:1 ratio or at a 1:1 ratio with mature trees.</li> <li>- The plan allows the large Blue Spruce to be retained.</li> </ul>
<i>Theme E: Social Interaction</i>	<i>How did this feedback affect the design?</i>
<p>Many participants expressed a desire for the redevelopment to include design features and amenities that would encourage interaction with the existing neighbourhood and build on the sense of community in the North End.</p>	<ul style="list-style-type: none"> <li>- All housing facing Central and Cambridge is ground oriented. Rear garages allow front entries and main rooms to support “eyes on the street” and connection with neighbours.</li> <li>- Landscaping, open spaces and pathways promote interaction and permeability more than any other block in the North End.</li> <li>- Windows are provided in the common room overlooking the gardening area to provide transparency.</li> <li>- The community garden invites seniors into outdoor social spaces to interact with each other and neighbourhood residents.</li> <li>- A sizable common room is provided within the seniors’ building for the residents.</li> <li>- CPTED (Crime Prevention Through Environment Design) will be followed to help mitigate problems regarding personal safety and security.</li> </ul>
<i>Theme F: Sustainable Buildings &amp; Landscaping</i>	<i>How did this feedback affect the design?</i>
<p>Many participants expressed a desire for environmentally sustainable buildings and landscaping (xeriscaping), including use of natural materials and colour schemes.</p>	<ul style="list-style-type: none"> <li>- BC Housing is committed to sustainable building practices for the 70 affordable units that are consistent with other BC Housing projects of the day. The landscape plan is made up of native plants and subsurface irrigation systems are incorporated. The seniors’ building incorporates natural wood detailing and natural colour schemes to reflect the local landscape. Storm water infiltration areas will be developed on the site.</li> </ul>

### ► 3.4 Comment Themes – Pleasantvale Seniors

The following section outlines the responses, grouped as themes, heard specifically from the seniors living at Pleasantvale. As noted above, many more comments were heard and recorded and the author encourages those interested in a more comprehensive understanding of the full range of views expressed throughout the process to consult the public involvement summaries for each of the consultation events with the Pleasantvale seniors. These summaries can be found on the BC Housing project website at [http://www.bchousing.org/Initiatives/Redeveloping/Pleasantvale/Public\\_involvement](http://www.bchousing.org/Initiatives/Redeveloping/Pleasantvale/Public_involvement).

A few seniors were interested in the overall redevelopment plan for the block; however, the majority of participants’ interests focused on their continued need for stable and affordable housing, and the specific nature of the seniors’ building and apartment units. Operational questions and concerns raised by participants throughout the process have been communicated directly to BC Housing and are not covered comprehensively below. Themes are focused on aspects of the participant feedback related to the terms and scope of the City’s redevelopment application.

Figure 4: Feedback Comment Themes - Pleasantvale Seniors

<i>Theme A: Housing Transition</i>	<i>How did this feedback affect the plan?</i>
Many participants expressed concerns related to the transition from their existing housing to future housing in the new seniors’ building. Concerns related to rental rates, the potential for temporary relocation out of the neighbourhood and related impacts of the transition.	<ul style="list-style-type: none"> <li>- The proposed concept allows for project construction phasing that has the potential to accommodate many seniors on the Pleasantvale site while the new building is constructed.</li> <li>- BC Housing has committed to a clear set of housing transition principles, including a commitment to continue affordable rents for existing Pleasantvale seniors, before, during and after any moves to or from Pleasantvale.</li> <li>- BC Housing will work with seniors and their families to ensure the transition process is as smooth as possible.</li> </ul>
<i>Theme B: Suite Size &amp; Storage</i>	<i>How did this feedback affect the plan?</i>
A number of participants were interested in larger housing units than are currently provided for at Pleasantvale and space for storage of household belongings, scooters and/or bicycles.	- All seniors’ suites are planned as one-bedroom units, approximately 550 ft <sup>2</sup> in size. Some space is set out for storage within the unit and there will be common bike and scooter storage on the main floor.
<i>Theme C: Gathering &amp; Gardening Spaces</i>	<i>How did this feedback affect the plan?</i>
Participants expressed a desire for common indoor and outdoor social spaces that would allow a sense of community to grow among the seniors. Some participants indicated a need for a common gardening space with southern exposure.	<ul style="list-style-type: none"> <li>- A common room with a social area, a kitchen and a washroom will be provided on the main floor by the front entry.</li> <li>- Space has been provided for common gardening including two raised planter boxes with southern exposure. Operational elements of the common garden area will be finalized with the future operator.</li> </ul>
<i>Theme D: Balconies &amp; Patios</i>	<i>How did this feedback affect the plan?</i>
Participants currently have both front and back ground-level access from their suites and were very interested in balconies and patios in the new building.	- All suites will have balconies. Ground-level suites will have patios with direct access to the garden or laneway.

Figure 4: Feedback Comment Themes - Pleasantvale Seniors cont.

<i>Theme E: Laundry</i>	<i>How did this feedback affect the plan?</i>
Participants were curious if the units would include in-suite laundry and were interested in the accessibility of common laundry facilities.	<ul style="list-style-type: none"> <li>- A common laundry room has been provided for in the design of the main floor and laundry hook-ups are provided for within the units. The housing operator will determine the future policy on connecting into the services and will make the final decision on the function of the room set aside for common laundry use.</li> </ul>
<i>Theme F: Pets</i>	<i>How did this feedback affect the plan?</i>
A number of the seniors currently have pets. They were clear that these pets are very special to them and that they wanted to take the pets with them to the new suites.	<ul style="list-style-type: none"> <li>- Residents currently with pets will be allowed to bring their pet(s) with them to their new home. The housing operator will determine the future operational policy on pets.</li> </ul>
<i>Theme G: Noise</i>	<i>How did this feedback affect the plan?</i>
Participants commenting on preliminary site designs generally liked some separation from the market housing to encourage quite spaces and privacy.	<ul style="list-style-type: none"> <li>-- The seniors' building is located on the east side of the site from the market townhomes providing for some separation from market housing. Upper stories provide views to the mountains and lake and step back from main traffic street (Richter St.).</li> </ul>
<i>Theme H: Parking and Transit</i>	<i>How did this feedback affect the plan?</i>
Some participants were interested in convenient routes of access to parking areas and transit stops.	<ul style="list-style-type: none"> <li>- Parking for seniors will be provided on the site for 17 vehicles.</li> <li>- Two bus stops are included in the design. The bus stop on Cambridge will include a bus shelter and the bus stop on Richter will be supported by a waiting area sheltered by the front entrance overhang to the seniors' building.</li> </ul>
<i>Theme I: Accessibility</i>	<i>How did this feedback affect the plan?</i>
Participants indicated that they were interested in features that would allow them to remain independent for as long as possible.	<ul style="list-style-type: none"> <li>- Features to encourage accessibility within the suites will be incorporated wherever possible. All seniors' homes and common spaces will be fully accessible to allow visitors in wheelchairs to easily move within the building.</li> </ul>
<i>Theme J: Safety &amp; Security</i>	<i>How did this feedback affect the plan?</i>
Many seniors expressed curiosity about the security features of the new building.	<ul style="list-style-type: none"> <li>- CPTED (Crime Prevention Through Environment Design) will be followed to help mitigate problems regarding personal safety and security. Windows are provided in the common room overlooking the gardening area to provide transparency.</li> </ul>



### ► 3.5 Additional Points of Interest

In addition to the themes noted in the sections above, the public involvement process revealed a number of other points worth taking note of, including the following:

- There appeared to be a general understanding among all participants that a solution needed to be found to rebuild the affordable housing for the seniors.
- A number of participants were interested in the process because of the potential for future employment in the engineering and/or construction fields.
- A number of North End neighbourhood residents were interested in the potential to downsize from their existing single-family house to one of the new market units, while remaining in their neighbourhood.
- A number of participants were interested in renting the affordable units and/or the possibility of family members renting the affordable units.
- There was virtually no opposition to the “affordable” element of the seniors’ housing and only a few participants who openly opposed the affordable rental family townhomes.
- Throughout the process many people expressed appreciation for the opportunity to be involved in the process and to learn about the project.

## SECTION 4: NEXT STEPS

This report represents the culmination of the seven-month public involvement process for the Pleasantvale Homes redevelopment project. Continued communication with North End residents, the Pleasantvale seniors and other members of the public will be an important component to the success of the project.

In order for the project to move forward, the City will first consider bylaw amendments to the zoning and future land use designation of the properties proposed for the seniors’ apartment and affordable townhomes, and to the zoning of the properties proposed for the market townhomes. A development permit will also be considered for the seniors’ apartment. Approvals from the City will also be required to create new property lines and allow for variances to the regulations of the proposed zones. Each of these processes have associated municipal and/or statutory communication requirements or guidelines that will be fulfilled by BC Housing.

## ► APPENDIX 1: POTENTIAL STAKEHOLDER LIST (JULY 2012)

### BC Housing

- Development Services, Executive & Associated interest

### City of Kelowna

- Mayor and Council
- City staff

### Development Circulation Agencies

- Fortis BC
- Other development circulation agencies (e.g., TELUS, Shaw)

### Rotary Club and Pleasantvale Homes Society

- Board and President
- Membership

### Pleasantvale Residents

- Existing residents
- Family members
- Support resources

### Residents of the four single-family homes

- three owned by BC Housing
- one owned privately

### Kelowna Downtown Knox Mountain Neighbourhood Association (KDKM)

- Executive
- Membership

### Neighbourhood Residents and Non-Resident Property Owners

- Resident owners and renters
- Non-residents owners

### Friends of Knox Mountain

### Future Affordable Rental Unit Residents

### Future Market Rental Unit Residents

### Non-Profit Housing Operators

### Central Okanagan & Southern Interior Construction Association (SICA)

### Urban Development Institute (UDI) - Okanagan

### Central Okanagan Heritage Society

### General Public - Kelowna and Okanagan

### Local Media

► APPENDIX 2: NOTIFICATION & ADVERTISING

Public Involvement Events		Notification Methods											
		PH Society Board Email	PH Seniors' Letter	KDKM <sup>1</sup> Contact Email	FKM <sup>2</sup> Contact Email	Project Contact List Email	Flyer and/or Postcard to all North End Residents**	Flyer/Postcard to all Residents/Owners on adjacent blocks	Capital News Advertisement	Daily Courier Advertisement	BC Housing Website (Live Nov.20/2012)	On-Site Poster Presentation Board	
2012													
Aug 28	Meeting with PH Society Board	✓											
Sept 17	Open House with PH Seniors		✓										
Sept 27	Meeting with KDKM Executive Members			✓									
Oct 18	Neighbourhood Walking Tour & Wrap-Up with KDKM & NE Residents			✓	✓	✓	✓	✓					
Oct 18	Site Walking Tour & Wrap-Up with PH Seniors		✓										
Nov 14	Design Ideas Workshop with PH Seniors & NE Residents		✓	✓	✓	✓		✓					
Nov 15	Design Ideas Public Open House	✓	✓	✓	✓	✓	✓	✓	✓	✓			
2013													
Feb 13	Design Concepts Public Open House	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Feb 13	Design Concepts PH Seniors' Presentation		✓										
Feb 13	Design Concepts PH Society Board Presentation	✓											
Mar 26	Floor Plan Design PH Seniors' Presentation		✓										
Mar 26	Floor Plan Design PH Society Board Presentation	✓											
Mar 26	Redevelopment Proposal Public Open House	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
TBD	Public Hearing	✓	✓	✓	✓	✓			✓	✓	✓	✓	

<sup>1</sup>KDKM – Kelowna Downtown Knox Mountain Neighbourhood Association

<sup>2</sup>FKM – Friends of Knox Mountain

► **APPENDIX 3: EVENT DETAILS & PARTICIPATION**

Public Involvement Events	Event Details	Time & Location	Information Presented	Feedback Tools	Input Received Used To:
2012					
Sept 6	Meeting with PH Society Board  Participation: 7	4:00 - 5:00 pm PH Office	Project Background Public Involvement Plan	Q&A Note-taking	<i>confirm public involvement plan understand seniors' up-front concerns &amp; interests</i>
Sept 17	Open House with PH Seniors  Participation: 28	3:00 - 7:00 pm PH Office	New materials: - Planning and Redevelopment Principles - Planning Approvals, Estimated Timelines - Housing Transition Principles - Housing Transition Process	Q&A Note-taking Comment Form	<i>understand seniors' up-front concerns &amp; interests</i>
Sept 27	Meeting with KDKM Executive Members  Participation: 4	6:00 - 7:00 pm Water Street Seniors' Centre	All previous presentation materials.	Q&A Note-taking	<i>confirm public involvement plan understand neighbourhood's up-front concerns &amp; interests</i>
Oct 18	Neighbourhood Walking Tour & Wrap-Up with KDKM & NE Residents  Participation: 17	4:30 - 5:45 pm NE Neigh. 6:00 - 7:00 pm Laurel Packinghouse	New materials: - Neighbourhood Residents Walking Tour Sketch Map	Participant Map Sketches Comment Form Note-taking	<i>understand special elements and features of the North End neighbourhood</i>
Oct 18	Site Walking Tour & Wrap-Up with PH Seniors  Participation: 8	1:00 - 2:00 pm PH Site 2:00 - 2:30 pm PH Office	New materials: - PH Seniors' Walking Tour Sketch Map	Participant Map Sketches Comment Form Note-taking	<i>understand special elements and features of the PH Site</i>
Nov 14	Design Ideas Workshop with PH Seniors & NE Residents  Participation: 28	5:00 - 8:00 pm Laurel Packinghouse	New materials: - Architectural Design Ideas - Site Planning Design Ideas - Form, Density, Height, 3-D Interactive Scale Model	Priority-setting Dot-mocracy Priority-setting Participant Reporting Note-taking Comment Form	<i>understand priorities of North End residents and seniors related to form, density, height, site planning and architecture</i>



Public Involvement Events		Event Details	Time & Location	Information Presented	Feedback Tools	Input Received Used To:
Nov 15 (2012)	Design Ideas Public Open House  Participation: 32	5:30 - 7:30 pm Laurel Packinghouse	New materials: - Participant Outcomes from the Design Ideas Workshop	Questionnaire & Comment Form Note-taking	<i>understand public priorities related to form, density, height, site planning and architecture</i>	
2013						
Feb 13	Design Concepts Public Open House  Participation: 65	5:30 - 7:30 pm Laurel Packinghouse	New materials: - Redevelopment Program & Rationale - Redevelopment Design Elements - 3 Design Concepts - 3 Site Plans, Statistics, Phasing - 3 Site Sections	Questionnaire & Comment Form Note-taking	<i>determine public priorities for a preferred design concept to prepare the redevelopment proposal</i>	
Feb 13	Design Concepts PH Seniors' Presentation  Participation: 6	3:30 - 4:00 pm Laurel Packinghouse	All previous presentation materials.	Q&A Note-taking	<i>determine PH seniors' priorities for a preferred design concept to prepare the redevelopment proposal</i>	
Feb 13	Design Concepts PH Society Board Presentation  Participation: 6	4:30 - 5:00 pm Laurel Packinghouse	All previous presentation materials.	Q&A Note-taking	<i>determine priorities for a preferred design concept from the perspective of the PH Society</i>	
Mar 26	Floor Plan Design PH Seniors' Presentation  Participation: 12	3 :00 - 4:00 pm PH Office	New materials: - Redevelopment Proposal - Typical Unit Plan for Seniors' Housing - Typical Floor Plan for Seniors' Housing	Q&A Note-taking Comment Form	<i>communicate proposed seniors' building and proposal and answer questions, receive comments</i>	
Mar 26	Floor Plan Design PH Society Board Presentation  Participation: 5	4:00 - 4:30 pm PH Office	New materials: - Redevelopment Proposal - Typical Unit Plan for Seniors' Housing - Typical Floor Plan for Seniors' Housing	Q&A Note-taking Comment Form	<i>communicate proposed seniors' building and proposal and answer questions, receive comments</i>	
Mar 26	Redevelopment Proposal Public Open House  Participation: 32	5:30 - 7:30 pm Laurel Packinghouse	New materials: - Redevelopment Proposal - Design Concept - Site Plan, Statistics, Phasing - Site Section	Comment Form Note-taking	<i>communicate proposal, answer questions, receive comments</i>	
TBD	Public Hearing	TBD - City Hall	TBD	Council Minutes	TBD	



# Interior Health

FILE COPY

May 1, 2013

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

Dear Alec,

RE: Rezoning Application Z13-0018, OCP13-0010, DP13-0048, DVP13-0049  
Central/Cambridge Ave; Richter Street

Thank you for the opportunity to respond to this Rezoning, OCP Amendment and Form and Character Development Permit for the Pleasantvale site from a population health perspective.

This site has offered the community a valuable asset in the provision of low-income seniors housing. This development will continue to provide this type of housing and add affordable rental townhouse units directed at families. To ensure the financial viability for the project, 50 market townhouses units will also be developed. This is a realistic balance between addressing both the social and economic needs of the community.

It may be of interest that the current population breakdown for seniors within the Central Okanagan Service Area is;

Population 65+: 34,773 (18%)

Population 75+: 16,773 (9%)

Population 85+: 5,236 (3%)

Total: 56,782

The number of seniors that currently reside in care (IHA funded excluding private pay) is:

Assisted Living; 221

Residential Care: 1381

Total: 1602

Based on these figures the remaining 55,180 seniors are in alternate types of housing and as they age will require housing with increasing levels of support services and amenities.

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**Bus:** (250) 980-5077

**Fax:** (250) 980-5060

**Web:** interiorhealth.ca

HEALTH PROTECTION

*"Less Risk, Better Health"*

2<sup>nd</sup> Floor, 1835 Gordon Drive Kelowna, BC V1Y 3H5

This project will offer much needed affordable seniors housing. According to the Statistics Canada 2008 data, seniors in housing need within the Kelowna Census Metropolitan Area represent 54% of the senior's population. According to the Centre for Housing Policy;

**“Stable, affordable housing may improve health outcomes for individuals with chronic illnesses and disabilities, and the elderly, by providing a stable and efficient platform for the ongoing delivery of health care and other necessary services”**

This proposal will also provide 20 affordable housing units directed at families. Research has shown the benefits of intergenerational interaction for older adults. The benefits; physical, social and cognitive, improve health for older adults and improves educational opportunities for children. In addition, data from the Canadian Community Health Survey (2006) show that seniors who report a strong sense of community belonging are 62 percent more likely to be in good health, compared to 49 percent who feel less connected. This proposal offers both intergenerational and social interaction for all generations.

Interior Health is in support of this application as it aligns with the concept that improving housing options helps to improve health outcomes. Please contact me if you have any questions or comments at [pam.moore@interiorhealth.ca](mailto:pam.moore@interiorhealth.ca).

Sincerely,



Pam Moore CPHI (C)  
Healthy Community Environments  
Interior Health Authority

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

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**Date:** May 29, 2013  
**File No.:** Z13-0018

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** Central – Cambridge Ave & Richter Street (Pleasantvale Homes) *REVISED*

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The Development Engineering Department has the following comments and requirements associated with this application to rezone from RU-1 to RM3/RM5. 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

General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
  - b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
  - c) Provide easements as may be required.
  - d) The proposed multifamily development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the city's Transportation Planning group who will determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.
  - e) Lot consolidation will be required.
1. Domestic Water and Fire Protection
- (a) The existing lots are serviced with small diameter water services (11). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
  - (b) Only one service/lot will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of fire hydrants and one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$40,000.00**



- (c) The area has two hydrants ~190m apart on Central Ave and two hydrants ~130m apart on Cambridge Ave which exceeds the Bylaw for multi-family developments. Also all the hydrants are color coded green which indicates a maximum of 95 l/s capacity. Additional hydrants will be required and the existing 100mm. C.I. main on Central Ave and 150mm A.C main on Richter Street between the hydrants should be replaced with a 200mm. PVC While replacing the water mains, the 13mm. services to the adjacent properties should be upgraded at the City's cost.
- (d) If it is determined that upgrades to the remaining water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (e) 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.
- (f) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

## 2. Sanitary Sewer

- (a) A report is required to address if the existing sanitary infrastructure is sized adequately for the proposed development, in accordance with current City of Kelowna Bylaws and Policies. The report must indicate what system upgrading will be necessary.
- (b) The 150mm AC main on Kingsway Street does not meet existing bylaw standards for minimum pipe size and must be upgraded to a 200mm PVC pipe.
- (c) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new services. Only one service/lot will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services (12) and the installation of new larger services. The estimated cost of this construction for bonding purposes is **\$35,000.00**

## 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the street drainage system with an overflow service The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) The subject development must include the design of drainage facilities for Cambridge Ave and Kingsway Street fronting this development, including piped drainage systems, drywells, catch basins and curb and gutter construction. The cost of the work was included in the road design calculations.
- (c) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

#### 4. Road Improvements

- (a) Central Ave must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, storm drainage system including catch basins, manholes / dry-wells, pavement widening and line painting. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$63,000.00**.
- (b) Cambridge Ave must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, bus stop zone complete with shelter, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$88,000.00**.
- (c) Kingsway Street must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$41,000.00**.
- a) Richter Street Ave must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, bus stop zone, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Existing overhead wires are to be located underground.
- (d) Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$38,000.00**

#### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate a corner rounding of a 6.0m radius at Central Ave & Kingsway Street intersection.
- (c) Dedicate a corner rounding of a 6.0m radius at Central Ave & Richter Street intersection.
- (d) Dedicate a corner rounding of a 6.0m radius at Cambridge Ave & Richter Street intersection.
- (e) Dedicate a corner rounding of a 6.0m radius at Cambridge Ave & Kingsway Street intersection.
- (f) Lot consolidation.
- (g) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

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. 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. If the electrical source is on the west side of Lakeshore Road, this source must be in underground ducts.

7. Street Lighting

Street lighting including underground ducts must be confirmed by Fortis for potential upgrading fronting on the proposed development. The cost of this requirement is

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site 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. Bonding and Levy Summary

(a) Bonding

Service Upgrades	\$ 80,000.00
Central Ave Frontage Improvements	\$ 60,000.00
Cambridge Ave Frontage Improvements	\$ 85,000.00
Kingsway Street Frontage Improvements	\$ 40,000.00
Richter Street Frontage Improvements	<u>\$ 37,000.00</u>
Total	\$ 302,000.00

NOTE: The bonding amount 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.

10. Development Permit and Site Related Issues

- (a) *The submitted drawings showing 2 driveway access points onto Kingsway Street will require parking be restricted for the full frontage of Kingsway Street with "No Parking Anytime" signs. In addition, sight distances at the all corners including those at the driveways must be reviewed. This may affect the on site landscaping design.*

(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.

11. Geotechnical Report

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

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

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST)



\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS



# REPORT TO COUNCIL



**Date:** June 6, 2013  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (JM)  
**Application:** Z11-0051 **Owners:** Richard & Walter Denman  
**Address:** 2641 Longhill Road **Applicant:** Richard Denman  
**Subject:** Rezoning Application  
**Existing OCP Designation:** S2RES - Single / Two Unit Residential  
**Existing Zone:** RR2 - Rural Residential 2  
**Proposed Zone:** RR2c - Rural Residential 2 with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z11-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 34, Township 26, ODYD, Plan 39180, located on 2641 Longhill Road, Kelowna, BC from the RR2 - Rural Residential 2 zone to the RR2c - Rural Residential 2 with Carriage House zone be considered by Council;

AND THAT 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 subsequent to the requirements of the Glenmore-Ellison Improvement District being completed to their satisfaction;

AND THAT the suite be eligible for final occupancy prior to final adoption of the zone;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered following registration of a Section 219 restrictive covenant on title limiting the number of bedrooms, inclusive of all buildings and structures, to a total of three (3), for wastewater purposes.

## 2.0 Purpose

To amend the Zoning Bylaw from RR2 - Rural Residential 2 zone to RR2c - Rural Residential 2 with Carriage House zone in order to legalize an existing carriage house on the subject property.

### 3.0 Land Use Management

Land Use Management staff are generally supportive of the proposed development, as it is seen to further the objectives of the Official Community Plan (OCP) respecting the provision of a variety of housing forms at various income levels.

Nevertheless, when situated in urban areas, carriage houses achieve many of the objectives of the OCP by providing additional density and diversity in a manner that is sensitive to existing established neighbourhoods. In developed areas, this additional density makes more efficient use of infrastructure. However, it is less clear that the objectives of the OCP are being met where carriage houses are developed in very rural or agricultural areas. In these areas, though supported by policy, it should be recognized that additional residential units place a greater burden on limited infrastructure, and increase the likelihood that residents will be dependent on single occupant vehicle use.

### 4.0 Proposal

#### 4.1 Background

In 2010, the proponent made application for a building permit for an existing accessory building on the subject property. At that time, it was discovered that the accessory building was being occupied illegally and operated as a carriage house. The proponent was advised that a rezoning would be required to legalize the use.

The application has been subject to several delays related to family health concerns of the applicant, and to a major fire that occurred on the property, causing significant damage.

#### 4.2 Project Description

The applicant proposes to legalize an existing carriage house on the subject property. The carriage house was a former accessory building that was converted into a single storey, one-bedroom dwelling being approximately 45m<sup>2</sup> in area.

The carriage house is situated at the southwest corner of the subject property, and is linked to both the principal dwelling and to the existing paved driveway via a lit concrete staircase. Parking for the carriage house is provided in the paved driveway area.

The carriage house is at a grade approximately 3 metres higher than that of the principal dwelling, which provides a considerable degree of privacy. Private open space surrounds the carriage house and features a wooden deck.

The subject property is serviced by the Glenmore-Ellison Improvement District (GEID) for water, and is on septic. The existing septic system was designed to accommodate a maximum of three (3) bedrooms. According to the applicant, the existing principal dwelling contains two bedrooms, and the carriage house contains only one bedroom. As a condition of approval, the applicant has agreed to register on title a restrictive covenant limiting the total number of bedrooms on the parcel to three (3). Should the total number of bedrooms exceed this limit, a full assessment by a Certified Wastewater Practitioner will be triggered.

A Development Permit to evaluate the form and character of the proposed carriage house conversion is required and will be executed at a staff level.

#### 4.3 Site Context

The subject 0.4ha property is situated on the south side of Longhill Road partway between Rifle and Sexsmith Roads in the Glenmore-Clifton-Dilworth sector. The parcel is located within a rural

residential cluster that is not within the Agricultural Land Reserve (ALR), but surrounded largely by agricultural development in the ALR. The property is within the Permanent Growth Boundary.

The lot presently contains one principal dwelling and an accessory building. Within the rural residential cluster, the subject property would be the first to develop a carriage house.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential 3	Large lot single dwelling housing
East	RR2 - Rural Residential 2	Large lot single dwelling housing
South	RR2 - Rural Residential 2	Large lot single dwelling housing
West	RR2 - Rural Residential 2	Large lot single dwelling housing

**Subject Property Map: 2641 Longhill Road**



**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RR2c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	4,000 m <sup>2</sup>	4,000 m <sup>2</sup>
Lot Width	36.0 m	71.43 m
Lot Depth	30.0 m	56.0 m
Development Regulations		
Height (principal dwelling)	9.5 m (2 ½ storeys)	1 storey
Height (carriage house)	4.5 m (1 ½ storeys)	1 storey (~3.5m)

Front Yard	6.0 m	exceeds
Side Yard (west)	3.0 m	5.67 m
Side Yard (east)	3.0 m	Exceeds
Rear Yard	3.0 m	8.63 m
<b>Other Regulations</b>		
Minimum Parking Requirements	3 stalls	exceeds
Private Open Space	30 m <sup>2</sup>	exceeds

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

The Official Community Plan (OCP) Future Land Use designation for the subject property is S2RES - Single / Two Unit Residential.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 6.2 Development Engineering Department

See attached Development Engineering Memorandum, dated July 8, 2011.

### 6.3 Bylaw Services

Bylaw Services has an open Service Request for failure to obtain building permits and a possible suite. The Service Request was generated on April 29, 2011 and remains open to date.

### 6.4 Fire Department

An unobstructed and easily distinguishable fire-fighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required.

If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge.

The addresses for both residences are to be visible from Longhill Rd.

### 6.5 Public Health Inspector

As the Property is serviced by an existing onsite wastewater system, we will require confirmation from an Authorized Person, pursuant to the B.C. Sewerage System Regulation, that the increased use of the wastewater system associated with the addition will not cause or contribute to a health hazard. Onsite wastewater systems are designed for specific daily wastewater flows, and an increase in this flow beyond their designed capacity can lead to premature failure.

Please note that the community water system (GEID) indicated for connection to this proposed development does not meet the 43210 Drinking Water Objectives as previously provided, and is



currently or frequently on a Water Quality Advisory. As per Section 17(2) of the Public Health Act Transitional Regulation (BC Reg. 51/2009 amended to 296/2010), the landlord must supply safe and potable water.

As the proposal will allow for the creation of a secondary suite, we support this application from a healthy built environment perspective. Secondary suites are important for providing increased housing density and availability at all price points, especially in areas that are generally less dense, or have low vacancy rates.

#### 6.6 Irrigation District (GEID)

See letter from the Glenmore-Ellison Improvement District, dated July 20, 2011.

#### 6.7 Shaw Cable

Owner/developer to supply & install underground conduit system unless new house and carriage homes to be serviced aerial.

### 7.0 Application Chronology

Date of Application Received: June 17, 2011

Several family-related issues and a major house fire are responsible for the lengthy delay in this application.

Outstanding Information Received: May 28, 2013

#### Report prepared by:

\_\_\_\_\_  
James Moore, Land Use Planner

Reviewed by:  Danielle Noble, Urban Land Use Manager

Approved for Inclusion:  Doug Gilchrist, General Manager of Community Sustainability

#### Attachments:

Subject Property Map

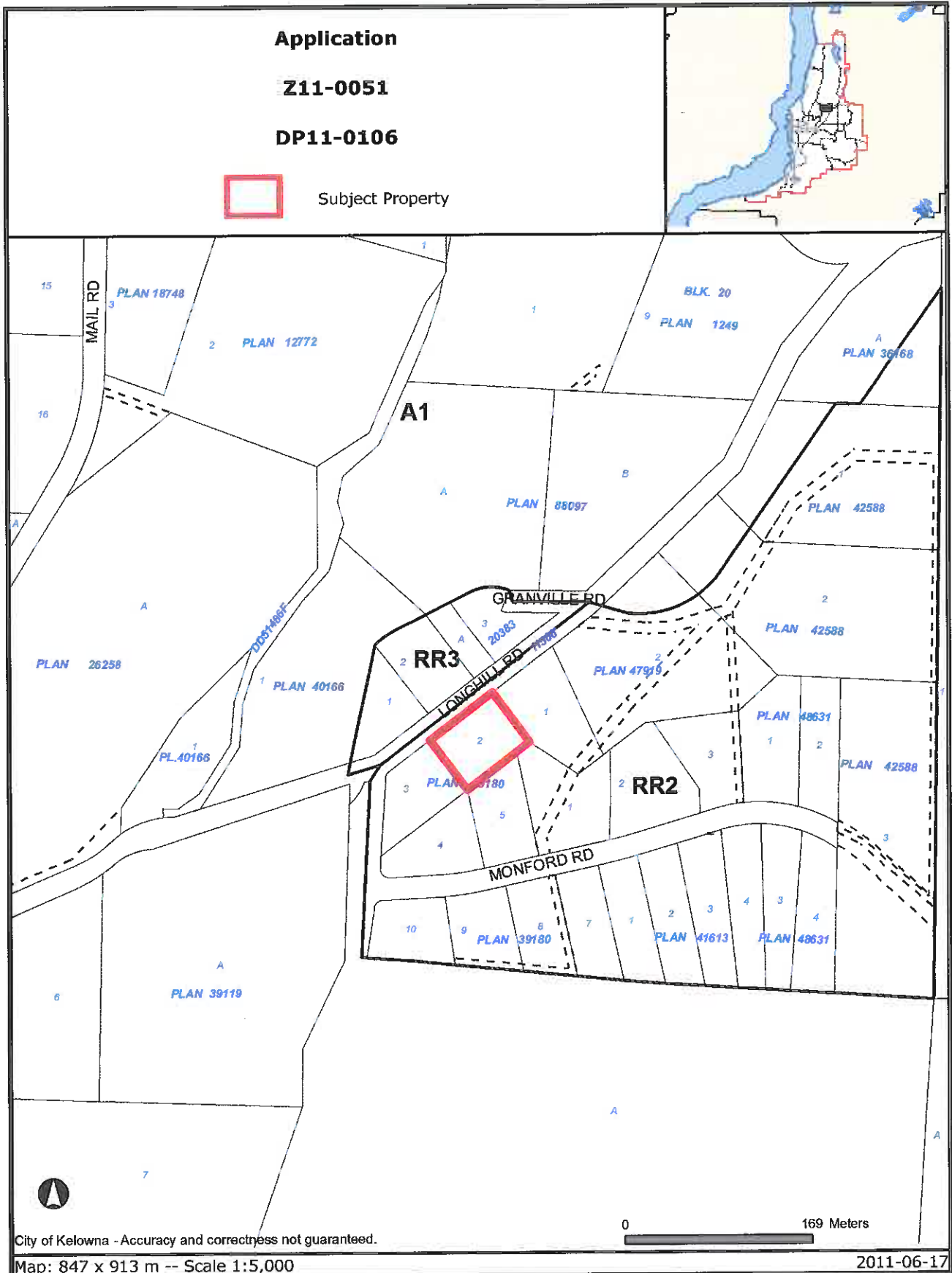
Site Plan

Conceptual Elevations

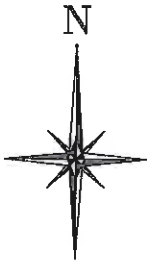
Context/Site Photos

Letter from Glenmore-Ellison Improvement District, dated July 20, 2011

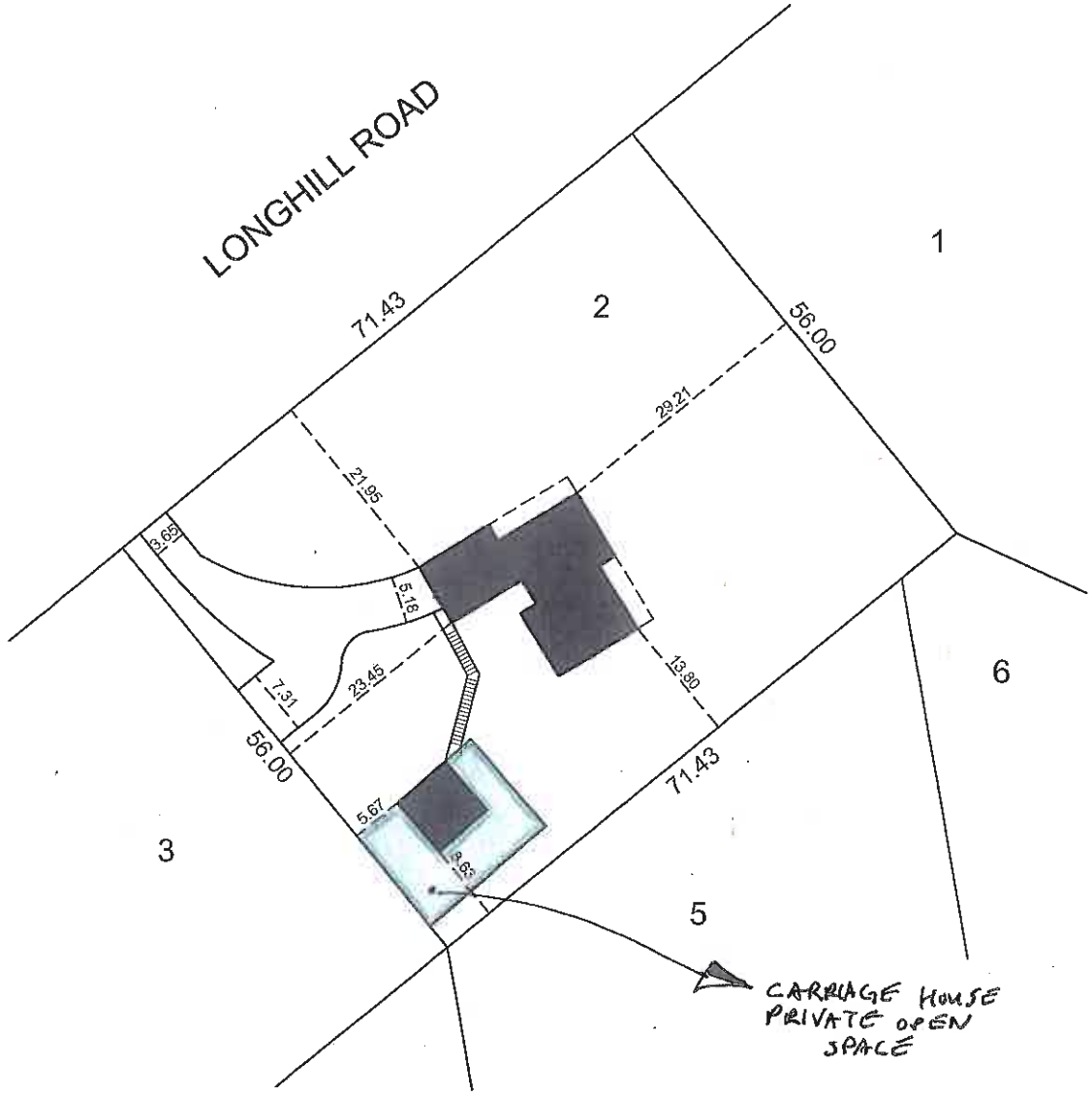
Development Engineering Memorandum, dated June 8, 2011



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.



LONGHILL ROAD



ALL DISTANCES ARE IN METERS

LOT DIMENSIONS ARE FROM REGISTERED RECORDS  
THIS PLAN IS PREPARED FOR MORTGAGE PURPOSES  
ONLY AND IS NOT TO BE USED FOR THE ESTABLISHMENT  
OF PROPERTY BOUNDARIES.

project  
Lot 2, Plan 39180  
Section 34  
T.P. 26, O.D.Y.D

drawing  
2641 Longhill Road  
Kelowna, BC

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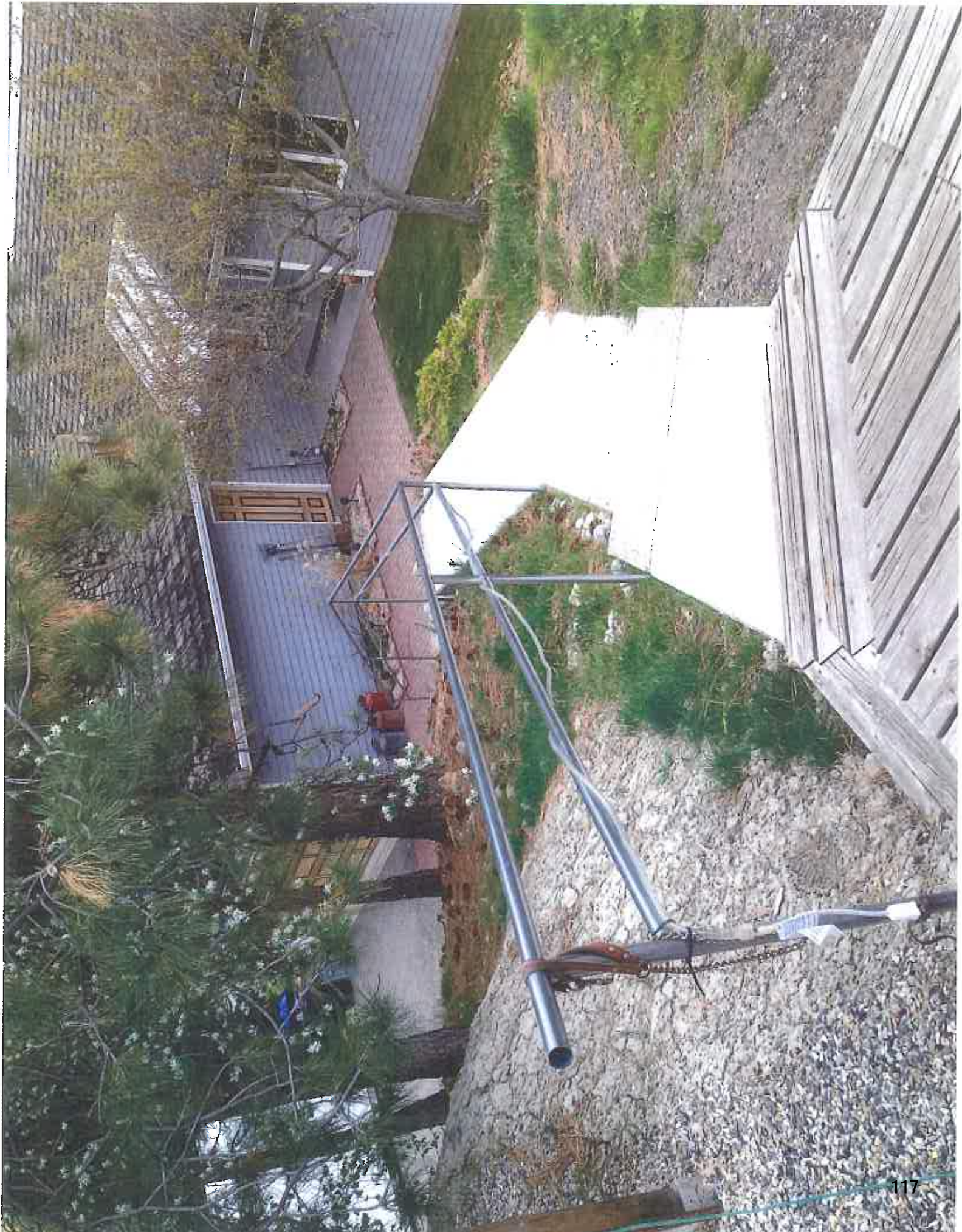
**S1**

















## Glenmore-Ellison Improvement District

445 Glenmore Road  
Kelowna, BC V1V 1Z6

Email: [glenmore.ellison@shaw.ca](mailto:glenmore.ellison@shaw.ca)

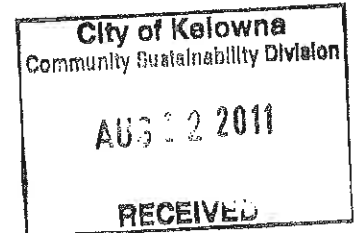
Website: [www.glenmoreellison.com](http://www.glenmoreellison.com)

Fax: 250-763-5688

Phone: 250-763-6506

July 20, 2011

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



Attention: James Moore (via email to [hbenmore@kelowna.ca](mailto:hbenmore@kelowna.ca))

Re: Applications Z0051 & DP11-0106  
Lot 2, Plan 39180 – 2641 Longhill Rd.

Glenmore-Ellison Improvement District (GEID) has completed a review of the proposed rezoning application of Lot 2, Plan 39180 from RR2 to RR2S to permit the conversion of an existing garage to a carriage house. The subject property is located within GEID boundaries.

At present, the property is assessed by GEID with 0.99 acres of "C2" grade (land with water) with one single family residence. The following sections describe the water servicing requirements to meet GEID servicing bylaws and policies.

### Capital Expenditure Charges (CEC's)

GEID Bylaw #135, approved by the Board of Trustees and now awaiting approval by the Ministry of Community, Sport & Cultural Development, stipulates that CEC's are payable at a charge of \$3,840.00 for an additional dwelling under the RR2 zoning. These rates are subject to change without notice, and CEC's will be charged as per the Bylaw that governs at the time of payment.

### Waterworks and Metering

The property is currently serviced with one domestic service connection. All water to the proposed carriage house must be supplied through the existing house. If a larger service connection is required, GEID will install the service at the landowner's cost.

Metering, with costs borne by the applicant, is required for new dwellings built since 2004 as well as for housing newly connecting to GEID's system. A residential meter is a requirement of this application and will be installed by GEID's contractor, CORIX Utilities in the existing house to capture all domestic water for the property.



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

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**Date:** July 8, 2011  
**File No.:** Z11-0051  
**To:** Land Use Management Department (JM)  
**From:** Development Engineering Manager  
**Subject:** 2641 Longhill Rd – Lot 2, Plan 39180

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The Development Engineering requirements and comments pertaining to this application, to rezone the subject property from RR2 to RR2S are as follows:

1. Domestic water and fire protection.

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.

2. Sanitary Sewer.

- a) The lot is currently not serviced by the municipal sanitary system.
- b) Sanitary sewage is to be handled by an on-site sewage disposal system subject to approval of the Public Health Inspector.

3. Power and Telecommunication Services.

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.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager

DC