

City of Kelowna  
Regular Council Meeting  
AGENDA



Tuesday, July 29, 2014  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. Call to Order
2. Prayer  
A Prayer will be offered by Councillor DeHart.
3. Confirmation of Minutes 1 - 16  
Public Hearing - July 15, 2014  
Regular Meeting - July 15, 2014
4. Bylaws Considered at Public Hearing
  - 4.1 Bylaw No. 10979 (Z14-0019) - 260 Ponto Avenue, Alexander Ryan Tull 17 - 17  
To give Bylaw No. 10979 second and third readings.
  - 4.2 Bylaw No. 10986 (TA14-0007) - Amendments to Carriage House and Accessory Building Regulations 18 - 29  
To give Bylaw No. 10986 second and third readings.
  - 4.3 Bylaw No. 10875 (OCP11-0011) - 2755 McCurdy Road - PRODEV GP Ltd. & 1378310 Alberta Ltd. 30 - 31  
**Requires a majority of all members of Council (5).**  
To give Bylaw No. 10875 second and third readings.
  - 4.4 Bylaw No. 10876 (TA11-0010) - Amendment to City of Kelowna Zoning Bylaw No. 8000, RHM4 - Hillside Cluster Multiple Cluster Housing Zone 32 - 37  
To give Bylaw No. 10876 second and third readings.
  - 4.5 Bylaw No. 10877 (Z11-0069) - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd. 38 - 39  
To give Bylaw No. 10877 second and third readings.

- 4.6 Bylaw No. 10984 (Z13-0030) - (S of), 823 & 890-950 Academy Way, Watermark Developments Ltd., City of Kelowna & Aberdeen Hall Senior School Society 40 - 43

To give Bylaw No. 10984 second and third readings.

- 4.7 Bylaw No. 10980 (OCP14-0014) - Amendment to Chapter 4, Future Land Use for a new Health District (HLTH) Designation 44 - 47

**Requires a majority of all members of Council (5).**

To give Bylaw No. 10980 second and third readings.

- 4.8 Bylaw No. 10981 (TA14-0010) - City of Kelowna, Adding a new HD3 - Health Services Zone to Section 17 - Health District Zone 48 - 52

To give Bylaw No. 10981 second and third readings.

## 5. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.

## 6. Development Permit and Development Variance Permit Reports

- 6.1 Development Variance Permit Application No. DVP14-0032 - 552-554 Leon Avenue, Troika Developments 53 - 67

**City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**

To consider a Development Variance Permit to vary the off street parking regulations to permit the applicant to register remote parking on a property that is approximately 420m from the development site.

- 6.2 Bylaw No. 10860 (OCP13-0010) - Various Addresses on Central Avenue, Richter Street & Cambridge Avenue, Provincial Rental Housing Corporation 68 - 69

**Requires a majority of all members of Council (5).**

To adopt Bylaw No. 10860 in order to change the future land use designation of the subject properties from the Multiple Unit Residential - Low Density designation to the Multiple Unit Residential - Low Density & Multiple Unit Residential - Medium Density designations.

- 6.2.1 Bylaw No. 10861 (Z13-0018) - Various Addresses on Central Avenue, Richter Street & Cambridge Avenue, Provincial Rental Housing Corporation 70 - 71

To adopt Bylaw No. 10861 in order to rezone the subject properties from the RU6 - Two Dwelling Housing and RM2 - Low Density Row Housing zones to the RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing zones.

- 6.2.2 Development Permit Application No. DP13-0048 & Development 72 - 113



Variance Permit Application No. DVP13-0049 - Various Addresses on Central Avenue, Richter Street & Cambridge Avenue, Provincial Rental Housing Corporation

**City Clerk to state for the record any correspondence received.**

**Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**

To consider a Development Permit and Development Variance Permit for the proposed residential housing project consisting of a 4 storey, 50 unit seniors' supportive housing apartment building with 20 family oriented townhouses.

- 6.3 Temporary Use Permit Application No. TUP14-0003 - 2284 & 2292 Speer Street, Interior Health & City of Kelowna 114 - 127

**City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**

To seek a Temporary Use Permit to allow the vacant residential properties to be used for Contractor Services, General in support of Kelowna General Hospital construction projects.

- 6.4 Bylaw No. 10837 (OCP13-0001) - 1242-1244 Pheasant Street, Geoff & Leanne Proteau 128 - 128

**Requires a majority of all members of Council (5).**

To adopt Bylaw No. 10837 in order to change the future land use designation of the subject property from the Multiple Unit Residential (Medium Density) designation to the Multiple Unit Residential (Low Density) designation.

- 6.4.1 Bylaw No. 10838 (Z13-0002) - 1242-1244 Pheasant Street, Geoff & Leanne Proteau 129 - 129

To adopt Bylaw No. 10838 in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.

- 6.4.2 Development Variance Permit Application No. DVP13-0003 & Development Permit Application No. DP13-0002 - 1242-1244 Pheasant Street, Geoff & Leanne Proteau 130 - 152

**City Clerk to state for the record any correspondence received.**

**Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**

The purpose of the Development Variance Permit is to vary the rear yard building setback and the off-street parking setback. The purpose of the Development Permit is review the form and character of a fourplex located at the subject property.

## 7. Reminders

## 8. Termination



## City of Kelowna Public Hearing Minutes

Date: Tuesday, July 15, 2014  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Council Members Present: Deputy Mayor Maxine DeHart, Councillors Colin Basran, Andre Blanleil, Gail Given, Robert Hobson, Luke Stack and Gerry Zimmermann

Council Members Absent: Mayor Walter Gray and Councillor Mohini Singh

Staff Present: Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Development Engineering, Steve Muenz; Manager, Park & Building Planning, Terry Barton; Manager, Long Range Policy Planning, James Moore; Manager, Transportation & Mobility, Moudud Hasan; Supervisor, Urban Planning, Lindsey Ganczar; and Council Recording Secretary, Tania Tishenko

(\* denotes partial attendance)

### 1. Call to Order

Deputy Mayor DeHart called the Hearing to order at 6:01 p.m.

Deputy Mayor DeHart advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

### 2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on June 30, 2014 and by being placed in the Kelowna Capital News issues on July 4, 2014 and July 8, 2014 and by sending out or otherwise delivering 75 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 1698 Informational Notices to residents in the postal delivery area between June 30, 2014 and July 4, 2014. The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 369.

### 3. Individual Bylaw Submissions

- 3.1. **WITHDRAWN BY STAFF - Bylaw No. 10975 (TA14-0003) - Adding A1m - Agriculture 1 with Medical Marihuana Production Facility Designation to the A1 - Agriculture 1 Zone**
- 3.2. **Bylaw No. 10978 (ASP10-0001 & OCP13-0019) - 1855 Bennett Road, 1005 Clifton Road North and (E of) Paly Road**

#### Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that the following correspondence and/or petitions had been received:

- Letters of Support
  - Kurt and Maggie Swan
  - Fred Brown
- Letters of Concern
  - John Pendray
  - Bryan Cramer
  - Craig Sandford
  - Danielle Hall
  - Kimmo Numminen
  - Calvin and Sandi Fryer
  - Don Gronlund
  - Edward De Cazalet
  - John and Pamela Ward
  - Russ and Barb Gowanlock
  - Trevor, Lonnie, Brooke and Presley Ingram
  - Don Graser
  - Clifton Highlands Community Association
  - Argus Properties Ltd.

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

#### Andrew Bruce, Applicant's Representative, Development Manager, Melcor Developments

- Displayed a PowerPoint presentation and responded to questions from Council
- Confirmed Melcor would contribute to the development of the park.
- Traffic impact analysis was based on parameters provide by city engineer.
- Road safety audit used stakeholder input for part of scope.

#### Gallery:

##### Tara Goodwin, Clifton Highlands Community Association

- Primary concern is road safety with pedestrians and bicyclists.
- Not opposed to new development but hopes municipal government looks into issues that exist.
- The community is seeing a transition with a number of young families moving in.
- Lighting is an issue at the north end of the road.
- Blair Pond Park entrance is at the most extreme curve of the road.
- Parking area for proposed beach is not suitable.
- Concerns with road grade signage.
- Primary concern with north park is it is a critical spawning area for kokanee and should not be disturbed.

Eric Zvaniga

- Traffic is a concern.
- Would like to see more police presence, speed bumps and radar patrols.

Brad Dahl, President, McKinley Landing Residents Association

- Displayed PowerPoint presentation.
- Raised concerns with emergency access, traffic safety and park location.
- Submitted speaking notes.

Barry Oland

- Raised concern with park location and displayed photographs supporting his comments.

David George

- Raised concerns with Traffic Assessment conclusions.

Don Fraser

- Raised concerns with traffic safety impacts on Bennett Road.
- Submitted original of previously submitted petition regarding "Proposed Road Connection between Bennett and North Clifton Roads".

Vera Diduch

- Raised concerns with safety issues on Clifton Road.

Mark Thompson

- Raised concerns with proposed park location.
- Supports residents association concerns.
- Significant lack of beach access.
- Submitted speaking notes.

Monica Gaucher

- Raised concerns with lack of safe pedestrian and bicycle access on Clifton Road North.

Ken Baxter

- Commented on traffic safety implications.
- Raised concerns with private sewer system being developed on subject properties.
- Made comment on the negative impacts the nearby Shearwater development's private sewer has had on neighbourhood.
- Made reference to previous correspondence submitted on the subject.

Peter Kuehn

- Raised concerns with safety impacts on Clifton Road.

Dan Pretty

- Raised concerns with traffic changes impacts on crime.

Joyce Findlay

- Requested traffic mitigation measures be installed.

Ron Boduel

- Raised concerns with safety impacts on Bennett Road.

David George

- Raised safety concerns.

Andrew Bruce, Applicant's Representative, Development Manager, Melcor Developments

- Not all questions raised today are directly related to Area Structure Plan under consideration this evening.
- Solutions require a cooperative approach between applicant and City.

- Made comment on City capital program and City DCC program with respect to “fixing” Clifton Road.
- ASP not the appropriate planning instrument to properly address all items raised this evening; some will be addressed at Rezoning.
- Addressed reasons for moving initial park location to proposed park location.
- Addressed traffic safety methodology and conclusions.
- Confirmed no private sewer systems will be used, but a City system with lift stations will be used.
- Responded to questions from Council.

There were no further comments.

The meeting recessed at 8:54 pm. The meeting reconvened at 9:04 pm.

**3.3. Bylaw No. 10976 (OCP13-0017) and Bylaw No. 10977 (Z13-0040) - 901-911 Stremel Road, Tamdan Ventures Ltd.**

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that no correspondence and/or petitions had been received:

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Gary Tomporowsk, Applicant’s Representative

- Made comments regarding application before Council.


There were no further comments.

**4. Termination**

The Hearing was declared terminated at 9:14 p.m.

Deputy Mayor DeHart

/tt/slh

  
City Clerk





## City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, July 15, 2014  
Location: Council Chamber  
City Hall, 1435 Water Street

Council Members Present: Deputy Mayor Maxine DeHart, Councillors Colin Basran, Andre Blaneil, Gail Given, Robert Hobson\*, Luke Stack and Gerry Zimmermann

Council Members Absent: Mayor Walter Gray and Councillor Mohini Singh

Staff Present: Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Development Engineering, Steve Muenz\*; Manager, Park & Building Planning, Terry Barton\*; Manager, Long Range Policy Planning, James Moore\*; Manager, Transportation & Mobility, Moudud Hasan\*; Supervisor, Urban Planning, Lindsey Ganczar; and Council Recording Secretary, Tania Tishenko

(\* denotes partial attendance)

### 1. Call to Order

Deputy Mayor DeHart called the meeting to order at 9:15 pm.

### 2. Prayer

A Prayer was offered by Councillor Stack.

3. Confirmation of Minutes

Moved By Councillor Hobson/Seconded By Councillor Given

**R515/14/07/15** THAT the Minutes of the Public Hearing and Regular Meeting of June 24, 2014 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1. TO BE DEFERRED - Draft Resolution, Bylaw No. 10975 (TA14-0003) - Adding A1m - Agriculture 1 with Medical Marihuana Production Facility Designation to the A1 - Agriculture 1 Zone

Moved By Councillor Given/Seconded By Councillor Basran

**R516/14/07/15** THAT Council defers consideration of Bylaw No. 10975 with respect to Text Amendment Application No. TA14-0003 pending further discussion with the Minister of Agriculture;

AND THAT Council direct staff to report back with any amendments to the A1m Bylaw.

Carried

4.2. Bylaw No. 10978 (OCP13-0019) - 1855 Bennett Road, 1005 Clifton Road North and (E of) Paly Road

Moved By Councillor Stack/Seconded By Councillor Given

**R517/14/07/15** THAT Bylaw No. 10978 be read a second and third time and be adopted.

Carried

Moved By Councillor Blanche/Seconded By Councillor Hobson

**R518/14/07/15** THAT Council direct staff to bring back a report for Council's consideration regarding issues raised during the Public Hearing.

Carried



- 4.3. Bylaw No. 10976 (OCP13-0017) - 901-911 Stremel Road, Tamdan Ventures Ltd.

Moved By Councillor Basran/Seconded By Councillor Hobson

R519/14/07/15 THAT Bylaw No. 10976 be read a second and third time.

Carried

- 4.4. Bylaw No. 10977 (Z13-0040) - 901-911 Stremel Road, Tamdan Ventures Ltd.

Moved By Councillor Hobson/Seconded By Councillor Basran

R520/14/07/15 THAT Bylaw No. 10977 be read a second and third time.

Carried

## 5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise delivering 537 Statutory Notices to owners and occupiers of adjacent and adjoining properties and 2411 Informational Notices to residents in the postal delivery area between June 30, 2014 and July 4, 2014.

Notice of these (amendments to Liquor Primary Licences) were advertised by being posted on the Notice Board at City Hall on June 30, 2014, and by being placed in the Kelowna Capital News issues on July 4, 2014 and July 8, 2014 and by sending out or otherwise delivering 479 statutory notices to the owners and occupiers of surrounding properties, and 2359 informational notices to residents in the same postal delivery route, between June 30, 2014 and July 4, 2014.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 369.

## 6. Liquor License Application Reports

- 6.1. Liquor License Application No. LL14-0004 - 1346 Water Street, Fireweed Brewing Corporation

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that no correspondence and/or petitions had been received.

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

Moved By Councillor Blanche/Seconded By Councillor Given

**R521/14/07/15** THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the Liquor Control and Licensing Regulation and Council Policy #359, be it resolved THAT:

Council's comments on the Liquor Control & Licensing Branch (LCLB)'s prescribed considerations for the application from Fireweed Brewing Corp. at 1346 Water Street, Kelowna BC, (legally described as Lot 1, DL 139, 4041, & 4082, O.D.Y.D., Plan KAP73542) for an application to add a lounge endorsement to the brewers manufacturer license, with an interior capacity of 86 persons and a patio capacity of 86 persons, and hours of service from 11:00am-8:00pm Monday to Wednesday, from 11:00am-9:00pm Thursday to Saturday, and from 11:00am-6:00pm Sunday are as follows:

- a) The potential for noise if the application is approved:  
The space was previously a food primary establishment. The change in use to a brewery with a lounge endorsement is anticipated to have a minor, incremental increase in noise from the previously existing operation.
- b) The impact on the community if the application is approved:  
The potential for negative impacts is considered to be minimal.
- c) View of residents.  
Council's comments on the views of residents (if applicable) are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy & Procedures."
- d) The person capacity and hours of liquor service of the establishment:  
The total person capacity proposed for the lounge endorsement is interior capacity of 86 persons with a patio capacity of 86 persons, and hours of

service from 11:00am-8:00pm Monday to Wednesday, from 11:00am-9:00pm Thursday to Saturday, and from 11:00am-6:00pm Sunday.

e) Traffic and parking:

There is no anticipated increase in traffic or parking associated with this application. The previous food primary establishment was licensed for a total capacity of 163 persons, and there is no additional space or seating is being added as part of the application. Therefore the parking and traffic situation should remain unchanged.

f) The proximity of the establishment to other social or recreational facilities and public buildings:

Surrounding social or recreational facilities would not conflict with the proposed establishment.

g) Recommendation:

Council recommends that the application for the addition of a manufacture lounge endorsement to the brewers manufacturing license be approved.

Carried

**6.2. Liquor License Application No. LL13-0013 - 1125 Richter Street, Calona Wines**

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that no correspondence and/or petitions had been received.

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

There were no further comments.

Moved By Councillor Blanleil/Seconded By Councillor Stack

**R522/14/07/15** That Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 18 of the Liquor Control and Licensing Regulation and Council Policy No. 359 BE IT RESOLVED THAT:

Council's comments on the Liquor Control & Licensing Branch (LCLB)'s prescribed considerations for the application from at address: 1125 Richter St., Kelowna BC, (legally described as Lot A, Section 30, Township 26, ODYD, Plan 30665, Except Plan M15406) for a Special Event Area endorsement, are as follows:

- a) The Winery Special Event Area is located within the building located at 1125 Richter St. in the south end of the building. There are no exterior areas proposed for the Special Event Area.
- b) The proximity of the Special Event Area to other social or recreational facilities and public buildings are as noted on the attached map. The potential for negative impacts is considered to be minimal.
- c) The person capacity of the Special Event Area;
  - Interior overlapping retail area - 210 persons
  - Interior overlapping barrel room - 30 persons
  - Interior overlapping viewing area - 9 persons
  - Any combination of rooms cannot exceed 210 persons
- d) Hours of liquor service on the Special Event Area are proposed to be 9:00 AM to 12:00 midnight, Sunday to Saturday.
- e) Traffic, noise, parking and zoning: There is minimal increase in traffic or parking associated with this application. The parking provided on site meets zoning bylaw regulations for the proposed use. The use is permitted under the current I4 - Central Industrial zone.
- f) The impact on the community if the application is approved: is not anticipated to be major, as the proposed development is expected to add more options for wine tour/tasting to the downtown area, and is expected to benefit other downtown tourist related businesses. Surrounding social or recreational facilities will not conflict with the proposed establishment.
- g) Recommendation:  
Council recommends that the application for a Special Event Areas Endorsement be approved for a total 210 person capacity.

Carried

**7. Development Permit and Development Variance Permit Reports**

**7.1. NEW ITEM - Bylaw No. 10918 (Z13-0042) - 3112 Watt Road, Ian Sisett**

Councillor Hobson declared a conflict of interest as a family member lives close to the proposed area and left the meeting at 9:54 pm.

Moved By Councillor Stack/Seconded By Councillor Zimmermann

R523/14/07/15 THAT Bylaw No. 10918 be adopted.

Carried

**7.1.1. Development Variance Permit Application No. DVP13-0185 - 3112 Watt Road, Ian and Marguerite Sissett**

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that no correspondence and/or petitions had been received.

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff’s comments. No one came forward.

There were no further comments.

Moved By Councillor Basran/Seconded By Councillor Zimmermann

R524/14/07/15 THAT Council authorize the issuance of Development Variance Permit No. DVP13-0185, for Lot 9, District Lot 14, ODYD, plan 6069, located on 3112 Watt Road, Kelowna, BC;

AND THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

Section 9.5b.1 (d) - Carriage House Regulations

To vary the permitted height of a proposed carriage house from 4.5m to 6.19m.

Carried

Councillor Hobson rejoined to the meeting at 9:58 pm.



**7.2. Development Variance Permit Application No. DVP14-0100 - 1346 Water Street, Tod Melnyk (Delta Hotels)**

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that no correspondence and/or petitions had been received.

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

There were no further comments.

**Moved By Councillor Basran/Seconded By Councillor Blanteil**

**R525/14/07/15** THAT Council authorize the issuance of Development Variance Permit No. DVP14-0100, Lot 1, District Lots (139, 4041, & 4082), ODYD, Plan KAP73542 located on 1346 Water Street, Kelowna, BC;

AND THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

Section 14.8.5 - Development Regulations

To vary the side yard setback for a trellis structure from 4.5m to 0.07m; and  
To vary the front yard setback for a weather protection entry roof feature from 4.5m to 1.79m

**Carried**

**7.3. Development Permit Application No. DP14-0093 and Development Variance Permit Application No. DVP14-0094 - 460 Doyle Avenue, Meiklejohn Architects**

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

The City Clerk advised that the following correspondence and/or petitions had been received.

- Letters of Concern
  - Maxwell Mosley (Madison Strata Council President)
  - Neil Thomson

- Robert and Barbara Cartwright
- Wendy Jewell
- Robert Heyworth
- Roy and Carol Quade

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Lay Murreyfield, Applicant, Entrepreneur and business owner (Accelerate Okanagan)

- Purpose of centre is to bring groups together to establish future business growth for the community
- We want to show new graduates that they will have opportunities if they stay in Kelowna.
- A place to start and grow your business.
- Held very successful open house which was quite favourable.

Stoke Tonne, Meiklejohn Architects

- Provided an overview of the project.
- Retrieved archived files of library and parkade projects and found that there was always in intent for future office space in this area.

Gallery:

Stephanie Hall, Executive Director, Okanagan Regional Library

- In support of application
- Spoke of advantages to the Library in partnering with project.

There were no further comments.

Moved By Councillor Basran/Seconded By Councillor Zimmermann

**R526/14/07/15** THAT Council authorize the issuance of Development Permit No. DP14-0093 for Lot 4 District Lot 139, ODYD, Plan KAP57837, located at 460 Doyle Avenue, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper and for the public art program;
5. The execution of the Servicing Agreement and associated bonding to the satisfaction of the Development Engineering Department prior to issuance of a Development Permit;
6. The Library Laneway along the western edge of the subject property is designed to a standard that functions to the satisfaction of the Development Engineering Department prior to issuance of a Development Permit;
7. Upon confirmation of a detailed survey the building be adjusted so as not to trespass over the subject property lines at grade;
8. Any requirements of the Ministry of Transportation and Infrastructure being completed to their satisfaction;
9. The execution of an air space parcel agreement to accommodate the building encroachment over the City's lane;
10. The execution of a parkade license agreement with the City to accommodate the off-site parking ;
11. The execution of a public access easement and a tri-party agreement between the Developer, the Okanagan Regional Library and the City of Kelowna to ensure public access between the proposed development and the library should it prove feasible;
12. That Cash-in-Lieu of the required parking (\$3,417,500.00) be provided prior to issuance of the Development Permit.

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit Application in order for the permit to be issued;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP14-0094 for Lot 4 District Lot 139, ODYD, Plan KAP57837, located at 460 Doyle Avenue, Kelowna, B.C.;

AND FURTHER THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:



Table 8.2 - Loading Schedule:

Vary the loading stall requirement from 4 stalls required to 0 stalls provided.

Section 14.7.5 (d) Development Regulations - Rear Yard Setback:

Vary the rear yard (lane) setback from 0.0 m permitted to -4.4 m proposed.

Section 14.7.5 (e) Development Regulations - Setbacks above 15m:

Vary the setback for portions of a building above 15 m along Doyle Avenue from 3.0 m required to 0.0 m proposed.

Section 14.7.5 (f) Development Regulations - Setbacks above 15m:

Vary the setback for portions of a building above 15 m abutting another property from 4.0 m required to 0.0 m.

Section 14.7.5 (g) Development Regulations - 80° Inclined Angle:

Vary the inclined plane above 15 m from 80° permitted to 90° for the south and east elevations.

Section 14.7.5 (h) Development Regulations - Floor Plate Area:

Vary the maximum floor plate area above 15 m from 676 m<sup>2</sup> permitted to 1760.52 m<sup>2</sup> proposed.

Section 14.7.5 (i) Development Regulations - Horizontal Dimension Above 15m:

Vary the maximum horizontal dimension above 15 m from 26 m permitted to 64.5 m proposed.

Section 14.7.5 (j) Development Regulations - Diagonal Dimension Above 15m:

Vary the maximum diagonal dimension above 15 m from 39 m permitted to 70.18 m proposed.

Section 14.7.5 (l) (i) Development Regulations - Setbacks above 22m:

Vary the building setback from an interior lot line for portions of a building above 22 m from 15 m required to 0.0 m proposed.

Section 14.7.5 (l) (ii) Development Regulations - Setbacks above 22m:

Vary the building setback from a lot line abutting a lane for portions of a building above 22 m from 10m required to -4.4 m proposed.


Carried

9. Termination

The meeting was declared terminated at 10:36 pm.

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Deputy Mayor

/tt

  
\_\_\_\_\_  
City Clerk

DRAFT

**CITY OF KELOWNA**  
**BYLAW NO. 10979**  
**Z14-0019 - Alexander Ryan Tull**  
**260 Ponto Avenue**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 17, Section 26, Township 26, ODYD, Plan 4414, located on 260 Ponto Avenue, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RM1 - Four Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 10986**  
**TA14-0007 - City of Kelowna**  
**Amendment to the City of Kelowna Zoning Bylaw No. 8000 -**  
**Carriage House and Accessory Building Regulations**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Section 2 - Interpretation, 2.3 General Definitions, 2.3.3 be amended by:

a) Deleting the definition for **ACCESSORY BUILDING OR STRUCTURE** that reads:

**"ACCESSORY BUILDING OR STRUCTURE** means a separate **building** or **structure** that may be connected to the principal **building** by a **breezeway**, normally **ancillary**, incidental, subordinate, and located on the same lot as the main **building** or **structure**. Typical accessory **structures** include but are not limited to antennae, propane tanks, satellite dishes, flagpoles, garages, and garden sheds."

And replacing it with:

**"ACCESSORY BUILDING OR STRUCTURE** means a separate **building** or **structure** that may be connected to the principal **building** by a **breezeway**, normally **ancillary**, incidental, subordinate, and located on the same lot as the main **building** or **structure**. Typical accessory **structures** include but are not limited to antennae, propane tanks, satellite dishes, flagpoles, garages, and garden sheds. Accessory buildings or structures may not contain a dwelling unit."

b) Deleting the definition for **CARRIAGE HOUSE** that reads:

**"CARRIAGE HOUSE** means an additional **dwelling** unit located within an **accessory building** that is subordinate to the principal **dwelling** unit and is a single real estate entity. The total floor space is no more than 90m<sup>2</sup> in area, and has a floor space less than 75% of the total habitable floor space of the principal building."

And replacing it with:

**"CARRIAGE HOUSE** means an additional **dwelling** unit located within a **building** that is subordinate to the principal **dwelling** unit and is a single real estate entity."

c) Deleting the definition for **TWO DWELLING HOUSING** that reads:

**"TWO DWELLING HOUSING** means housing that contains two single family dwelling units, one of which may or may not be a permitted **secondary suite** in a single family dwelling or a carriage house."

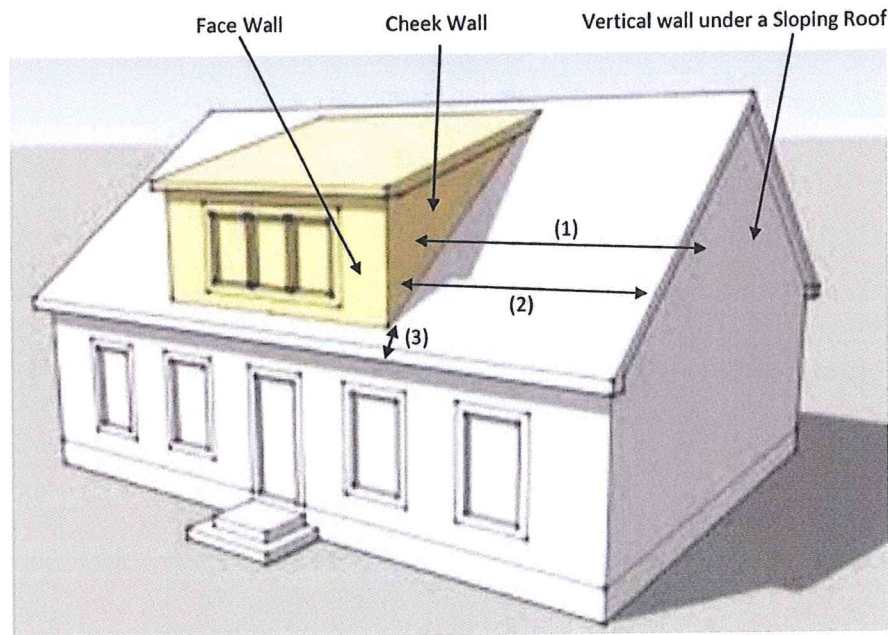
And replacing it with:

“**TWO DWELLING HOUSING** means housing that contains either: two single family dwelling units, one single family dwelling with a permitted **secondary suite**, one duplex, or one semi-detached dwelling unit.”

d) Adding a new definition for **DORMER** in its appropriate location that reads:

“**DORMER** means a structural element of a building that projects from the plane of a sloping roof surface. The following setbacks apply:

- (1) The dormer's cheek wall must be setback horizontally a minimum 0.90 metres from a vertical wall under a sloping roof.
- (2) The dormer's cheek wall must be setback horizontally a minimum 0.90 metres from the outer edge of the eaves.
- (3) The dormer's face wall must be setback horizontally a minimum 0.60 metres from the outer edge of the eaves.



2. AND THAT Section 6 - General Development Regulations, be amended by:

a) Deleting 6.5 Accessory Development, sub-sections 6.5.5 and 6.5.6 in their entirety that read:

“6.5.5 An accessory building or structure shall not be used as a dwelling unless it is a permitted carriage house.

6.5.6 Where an accessory building or structure is used as a dwelling and is greater than one storey in height, the accessory building or structure must include a garage or a carport for a minimum of one vehicle.”



b) Deleting **6.5 Accessory Development**, sub-section 6.5.8 that reads:

“6.5.8 (b) An accessory building in an urban residential zone or a rural residential zone shall be located no less than 1.0 metres from the side lot line, except that where the accessory building does not exceed the fence height (2.0 metres) and is less than 10.0m<sup>2</sup> in area, it may be located closer than 1.0 metres from the side lot line. **Accessory buildings containing secondary suites shall conform to the side yard setback requirements for the principal building in the zone.**”

And replacing it with:

“6.5.8 (b) An accessory building in an urban residential zone or a rural residential zone shall be located no less than 1.2 metres from the side lot line, except that where the accessory building does not exceed the fence height (2.0 metres) and is less than 10.0m<sup>2</sup> in area, it may be located closer than 1.2 metres from the side lot line.”

c) Deleting **6.5 Accessory Development**, sub-section 6.5.9 that reads:

“6.5.9 In addition to the provisions of Section 6.5.8, the distance between an accessory **building** and the **side lot line abutting a flanking street**, shall not be less than the **side yard abutting a flanking street** required for the principal **building**.”

And replacing it with:

“6.5.9 All accessory buildings shall adhere to the setbacks outlined in this section. All other setback requirements shall adhere to the principal building setback as outlined within the particular zone unless specified otherwise within that zone.”

d) Deleting **6.6 Height and Grade**, sub-section 6.6.4 that reads:

“6.6.4 The **height** of dormers will be measured as if they are the main roof, unless the dormers are limited to 2 dormers per elevation, with a maximum width of 1.2m each and a minimum 1m separation. The total width of the dormers may not exceed 50% of the horizontal width of the building elevation on which they are located.”

And replacing with:

“6.6.4 Where the width of the dormer or dormers exceeds 50% of the width of the roof on which they are located the **height** of the dormer will be measured as if it was the main roof.”

3. AND THAT Section 9 - Specific Use Regulations, 9.5 Secondary Suite and Carriage House, 9.5b Carriage House Regulations, be amended by:

a) Deleting sub-section 9.5b.1(b) in its entirety that reads:

“9.5b.1(b) No **structural alteration** or addition shall be undertaken that **alters** the existing low-density residential character of the neighbourhood.”

b) Deleting sub-section 9.5b.1(c) that reads:

“9.5b.1(c) The principal dwelling unit shall be located between the **front yard** and the **carriage house** except for **double fronting lots** or for a lot in

the A1c - Agricultural 1 with carriage house zone. Where a carriage house is located in the A1c - Agricultural 1 with carriage house zone, the accessory building must be located at least two times the distance of the required front yard setback.”

And replacing it with:

“9.5b.1(c) The principal dwelling unit shall be located between the front yard and the carriage house except for double fronting lots or for a lot in the A1c - Agricultural 1 with carriage house zone. Where a carriage house is located in the A1c - Agricultural 1 with carriage house zone, the carriage house must be located at least two times the distance of the required front yard setback. For double fronting lots, the carriage house shall be sited in accordance with the regulations for a single detached dwelling.”

c) Deleting sub-section 9.5b.1(d) that reads:

“9.5b.1 (d) A carriage house shall not be higher than the lesser of 4.5m or the height of the existing principal dwelling unit on the same property.”

And be replaced with:

“9.5b.1(d) A carriage house shall not be higher than the existing principal dwelling unit on the same property as measured to the midpoint of each roof. Additionally, the highest point of a carriage house shall not be higher than the highest point of the existing principal dwelling unit.

The upper storey floor area of any carriage house is limited to 75% of the carriage house footprint (this includes any attached garages but not a carport).”

d) Deleting sub-section 9.5b.4 in its entirety that reads:

“9.5b.4 The maximum floor area of the carriage house shall not exceed the lesser of 90 m<sup>2</sup> or 75% of the total floor area of the principal building.”

e) Deleting sub-section 9.5b.10 that reads:

“9.5b.10 A 1 ½ storey carriage house must include a garage or carport for a minimum of one vehicle. Single storey carriage houses are not required to provide an attached garage or carport.”

And replace it with:

“9.5b.10 Any carriage house above one storey in height (including half stories) must include a garage or carport for a minimum of one vehicle. Single storey carriage houses are not required to provide an attached garage or carport.”

f) Adding new sub-sections 9.5b.14 and 9.5b.15 that read:

“9.5b.14 The minimum side yard setback for carriage houses is 2.0 metres except it is 4.5 metres from a flanking street.

9.5b.15 When there is a rear lane, carriage houses must adhere to the following requirements:

- The minimum rear yard setback for a carriage house is 0.9m. Any garage or carport that faces and directly accesses the lane must be setback a minimum 1.5 metres from the rear parcel line.

When there is no rear lane, carriage houses must adhere to the following requirements:

- The minimum rear yard setback for a carriage house is 2.0 metres.”

4. AND THAT **Section 11 -Agricultural Zones**, be amended by:

a) Deleting sub-section 11.1.4(c) **Buildings and Structures Permitted** that read:

“11.1.4(c) Permitted **accessory buildings or structures** (which may contain a carriage house A1c zone only)”

And replacing it with new sub-sections (c), (d) and (e) as follows:

- “(c) Permitted **accessory buildings or structures**
- (d) **Carriage house** (permitted only on properties that have a ‘c’ designated sub-zone)
- (e) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”

b) Adding a new paragraph to the end of sub-section 11.1.6 (a) **Development Regulations** that reads:

“**Site coverage of accessory buildings or structures and carriage house** shall not exceed a combined 14%. The maximum floor area of a carriage house shall be 90 m<sup>2</sup> or 75% of the total floor area of the principal building. The maximum floor area of a carriage house may increase to a maximum of 100 m<sup>2</sup> only if the carriage house is limited to one (1) storey in height and is less than 75% of the total floor area of the principal building.”

c) Deleting sub-section 11.1.7(g) **Other Regulations** that read:

“11.1.7(g) A secondary suite, in accordance with Section 9.5a, may only be located within a single detached dwelling. A carriage house, in accordance with Section 9.5b, may only be located within an accessory building that is no closer than 5.0 m to the principal building.”

And replacing it with:

“11.1.7(g) A carriage house must not be closer than 3.0m to an existing principal building.”

5. AND THAT **Section 12 - Rural Residential Zones**, be amended by:

a) Deleting sub-section 12.1.4(b) **Building and Structures Permitted** that reads:

“12.1.4(b) Permitted **accessory buildings or structures** (which may contain a carriage house RR1c zone only)”



And replacing it with new sub-sections (b), (c) and (d) as follows:

- “(b) Permitted **accessory buildings or structures**
- (c) **Carriage house** (permitted only on properties that have a ‘c’ designated sub-zone)
- (d) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”

- b) Adding a new paragraph to the end of sub-section 12.1.6 (a) **Development Regulations** that reads:

“**Site coverage of accessory buildings or structures and carriage house** shall not exceed a combined 14%. The maximum floor area of a carriage house shall be 90 m<sup>2</sup> or 75% of the total floor area of the principal building. The maximum floor area of a carriage house may increase to a maximum of 100 m<sup>2</sup> only if the carriage house is limited to one (1) storey in height and is less than 75% of the total floor area of the principal building.”

- c) Deleting sub-section 12.1.6(b) **Development Regulations** that reads:

“12.1.6(b) The maximum **height** is the lesser of 9.5m or 2 ½ storeys, except it is 6.0 m for **accessory buildings** and **accessory structures**.”

And replace it with the following:

“12.1.6(b) The maximum **height** is the lesser of 9.5m or 2 ½ storeys, except it is 6.0m for **accessory buildings, carriage house, and accessory structures**.”

- d) Deleting sub-section 12.1.7(g) **Other Regulations** that reads:

“12.1.7(g) A **secondary suite**, in accordance with Section 9.5a, may only be located within a single detached **dwelling**. A **carriage house**, in accordance with Section 9.5b, may only be located within an **accessory building** that is no closer than 5.0 m to the principal **building**.”

And replace it with the following:

12.1.7(g) A **carriage house** must not be closer than 3.0m to an existing principal building.”

- e) Deleting sub-section 12.2.4(b) **Development Regulations** that reads:

“12.2.4(b) Permitted **accessory buildings or structures** (which may contain a **carriage house** RR2c zone only)”

And replacing it with new sub-sections (b), (c) and (d) as follows:

- “(b) Permitted **accessory buildings or structures**
- (c) **Carriage house** (permitted only on properties that have a ‘c’ designated sub-zone)

- (d) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”
- f) Adding a new paragraph to the end of sub-section 12.2.6 (a) **Development Regulations** that reads:

“**Site coverage of accessory buildings or structures and carriage house shall not exceed a combined 14%. The maximum floor area of a carriage house shall be 90 m<sup>2</sup> or 75% of the total floor area of the principal building. The maximum floor area of a carriage house may increase to a maximum of 100 m<sup>2</sup> only if the carriage house is limited to one (1) storey in height and is less than 75% of the total floor area of the principal building.**”

- g) Deleting sub-section 12.2.6(b) **Development Regulations** that reads:

“12.2.6(b) The maximum height is the lesser of 9.5m or 2 ½ storeys, except it is 6.0 m for accessory buildings and accessory structures.”

And replace it with the following:

“12.2.6(b) The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m.”

- h) Deleting sub-section 12.2.6(g) **Development Regulations** that reads:

“12.2.6(g) A secondary suite, in accordance with Section 9.5a, may only be located within a single detached dwelling. A carriage house, in accordance with Section 9.5b, may only be located within an accessory building that is no closer than 5.0 m to the principal building.”

And replace it with the following under 12.2.7 **Other Regulations** as follows:

“12.2.7(f) A carriage house must not be closer than 3.0m to an existing principal building.”

- i) Deleting sub-section 12.3.4(b) **Development Regulations** that reads:

“12.3.4(b) Permitted accessory buildings or structures (which may contain a carriage house RR3c zone only)”

And replacing it with new sub-sections (b), (c) and (d) as follows:

“(b) Permitted accessory buildings or structures

(c) Carriage house (permitted only on properties that have a ‘c’ designated sub-zone)

(d) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”

- j) Adding a new paragraph to the end of sub-section 12.3.6 (a) **Development Regulations** that reads:

“**Site coverage of accessory buildings or structures and carriage house shall not exceed a combined 14%. The maximum floor area of a carriage house shall be 90**

m<sup>2</sup> or 75% of the total floor area of the principal building. The maximum floor area of a carriage house may increase to a maximum of 100 m<sup>2</sup> only if the carriage house is limited to one (1) storey in height and is less than 75% of the total floor area of the principal building.”

- k) Deleting sub-section 12.3.6(b) **Development Regulations** that reads:

“12.3.6(b) The maximum height is the lesser of 9.5m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.”

And replacing it with:

“12.3.6(b) The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m.”

- l) Deleting sub-section 12.3.7(d) **Development Regulations** that reads:

“12.3.7(d) A **secondary suite**, in accordance with Section 9.5a, may only be located within a single detached **dwelling**. A **carriage house**, in accordance with Section 9.5b, may only be located within an **accessory building** that is no closer than 5.0 m to the principal building.”

And replacing it with:

“12.3.7(d) A **carriage house** must not be closer than 3.0m to an existing principal building.”

6. AND THAT Section 13 -**Urban Residential Zones**, be amended by:

- a) Deleting sub-section 13.1.4(b) **Buildings and Structures Permitted** that reads:

“13.1.4(b) Permitted **accessory buildings** or **structures** (which may contain a **carriage house** RU1c and RU1hc zones only)”

And replacing it with new sub-sections (b), (c) and (d) as follows:

“(b) Permitted **accessory buildings** or **structures**

(c) **Carriage house** (permitted only on properties that have a ‘c’ designated sub-zone)

(d) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”

- b) Adding a new paragraph to the end of sub-section 13.1.6 (a) **Development Regulations** that reads:

“For all accessory buildings or structures and carriage houses:

○ The maximum combined lot coverage of all accessory **buildings** or **structures** and **carriage houses** shall not exceed 14%.

○ The maximum combined area of all accessory **buildings** / **structures** and **carriage houses** (e.g. footprint size) shall not exceed 90 m<sup>2</sup>.

○ The maximum net floor area of a carriage house shall not exceed 90 m<sup>2</sup>.



- The maximum net floor area of all carriage houses (including 1 storey carriage houses) shall not exceed 75% of the total net floor area of the principal building.
  - If a development contains a carriage house and if the height of all the accessory buildings / structures, and carriage house are limited to one (1) storey then the following bonus applies:
    - The maximum combined lot coverage of all accessory **buildings / structures** and **carriage houses** may be increased to a maximum of 20%
    - The maximum combined area of all accessory **buildings / structures** and **carriage houses** (e.g. footprint size) may be increased to a maximum of 130 m<sup>2</sup> subject to:
      - The maximum area (e.g. footprint size) of a carriage house shall not exceed 100 m<sup>2</sup>.
      - The maximum area (e.g. footprint size) of all accessory buildings / structures (including garages) shall not exceed 50 m<sup>2</sup>.”
- c) Deleting the following sentence from 13.1.6(b) **Development Regulations** that reads:

“The maximum height is the lesser of 9.5m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.”

And replacing it with:

“The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m.”

- d) Deleting sub-section 13.1.7(c) **Other Regulations** that reads:

“13.1.7(c) A carriage house, in accordance with Section 9.5b, may only be located within an accessory building that is no closer than 4.5m to the principal building.”

And replacing it with:

“13.1.7(c) A carriage house must not be closer than 3.0m to an existing principal building.”

- e) Deleting sub-sections 13.2.4(b) and (c) **Buildings and Structures Permitted** that reads:

“13.2.4(b) Permitted **accessory buildings** or **structures** (which may contain a **carriage house** RU2c and RU2hc zones only)”

13.2.4(c) Other permitted **accessory structures** not including buildings.”

And replacing it with new sub-sections (b), (c) and (d) as follows and renumbering subsequent sub-sections:

- “(b) Permitted **accessory buildings or structures**
- (c) **Carriage house** (permitted only on properties that have a ‘c’ designated sub-zone)
- (d) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”

f) Adding a new paragraph to the end of sub-section 13.2.6 (a) **Development Regulations** that reads:

“For all accessory buildings or structures and carriage houses:

- The maximum combined lot coverage of all accessory **buildings or structures** and **carriage houses** shall not exceed 14%.
- The maximum combined area of all accessory **buildings / structures** and **carriage houses** (e.g. footprint size) shall not exceed 90 m<sup>2</sup>.
- The maximum net floor area of a carriage house shall not exceed 90 m<sup>2</sup>.
- The maximum net floor area of all carriage houses (including 1 storey carriage houses) shall not exceed 75% of the total net floor area of the principal building.
- If a development contains a carriage house and if the height of all the accessory buildings / structures, and carriage house are limited to one (1) storey then the following bonus applies:
  - The maximum combined lot coverage of all accessory **buildings / structures** and **carriage houses** may be increased to a maximum of 20%
  - The maximum combined area of all accessory **buildings / structures** and **carriage houses** (e.g. footprint size) may be increased to a maximum of 130 m<sup>2</sup> subject to:
    - The maximum area (e.g. footprint size) of a carriage house shall not exceed 100 m<sup>2</sup>.
    - The maximum area (e.g. footprint size) of all accessory buildings / structures (including garages) shall not exceed 50 m<sup>2</sup>.”

g) Deleting the following sentence from 13.2.6(b) **Development Regulations** that reads:

“The maximum height is the lesser of 9.5m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.”

And replacing it with:

“The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m.”

h) Deleting sub-section 13.2.7(e) **Other Regulations** that reads:

“13.2.7(e) A carriage house, in accordance with Section 9.5b, may only be located within an accessory building that is no closer than 4.5m to the principal building.”

And replacing it with:

“13.2.7(e) A carriage house must not be closer than 3.0m to an existing principal building.”

i) Adding new sub-section 13.3.4(b) **Buildings and Structures Permitted** that reads:

“13.3.4(b) Permitted accessory buildings or structures.”

j) Deleting sub-section 13.6.4(e) **Buildings and Structures Permitted** that reads:

“13.6.4(e) Permitted accessory buildings or structures which may contain a carriage house.”

And replacing it with new sub-sections (e), (f) and (g) as follows:

“13.6.4 (e) Permitted accessory buildings or structures

(f) Carriage house

(g) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)”

k) Adding a new paragraph to the end of sub-section 13.6.6 (a) **Development Regulations** that reads:

“For all accessory buildings or structures and carriage houses:

- The maximum combined lot coverage of all accessory **buildings** or **structures** and **carriage houses** shall not exceed 14%.
- The maximum combined area of all accessory **buildings** / **structures** and **carriage houses** (e.g. footprint size) shall not exceed 90 m<sup>2</sup>.
- The maximum net floor area of a carriage house shall not exceed 90 m<sup>2</sup>.
- The maximum net floor area of all carriage houses (including 1 storey carriage houses) shall not exceed 75% of the total net floor area of the principal building.
- If a development contains a carriage house and if the height of all the accessory buildings / structures, and carriage house are limited to one (1) storey then the following bonus applies:
  - The maximum combined lot coverage of all accessory **buildings** / **structures** and **carriage houses** may be increased to a maximum of 20%
  - The maximum combined area of all accessory **buildings** / **structures** and **carriage houses** (e.g. footprint size) may be increased to a maximum of 130 m<sup>2</sup> subject to:
    - The maximum area (e.g. footprint size) of a carriage house shall not exceed 100 m<sup>2</sup>.
    - The maximum area (e.g. footprint size) of all accessory buildings / structures (including garages) shall not exceed 50 m<sup>2</sup>.”

l) Deleting sub-section 13.6.6(b) **Development Regulations** that reads:

“The maximum height is the lesser of 9.5m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.”

And replacing it with:

“The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m.”

m) Deleting sub-section 13.6.7(c) **Other Regulations** that reads:

“13.6.7(c) A carriage house, in accordance with Section 9.5b, may only be located within an accessory building that is no closer than 4.5m to the principal building.”

And replacing it with:

“13.6.7(c) A carriage house must not be closer than 3.0m to an existing principal building.”

7) This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 10875

### Official Community Plan Amendment No. OCP11-0011 - PRODEV GP LTD and 1378310 Alberta Ltd 2755 McCurdy Road

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A bylaw to amend the "Kelowna 2030 - Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of Lot 1, District Lots 124 & 415, ODYD, Plan KAP84653 located on 2755 McCurdy Road, Kelowna, B.C., from the REP - Resource Protection Area and PARK - Major Park and Open Space designations to the S2RES - Single/Two Unit Residential, MRL - Multiple Unit Residential (low density), REP - Resource Protection Area and PARK - Major Park and Open Space designations as per Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

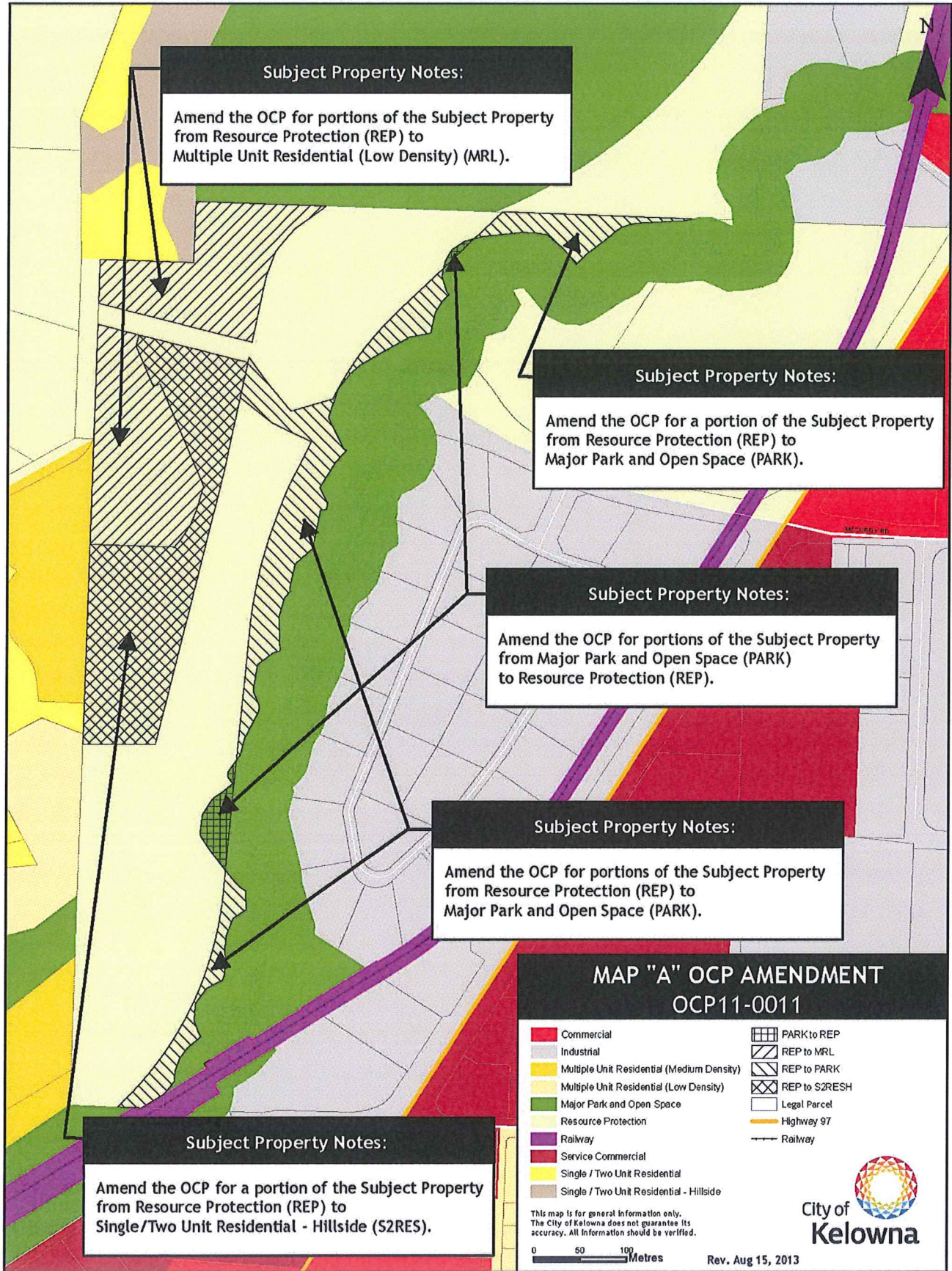
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Mayor

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City Clerk





# CITY OF KELOWNA

## BYLAW NO. 10876

### Text Amendment No. TA11-0010-Amendment to the City of Kelowna Zoning Bylaw No. 8000 - RHM4 - Hillside Cluster Multiple Housing Zone

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Table of Contents, Section 13: Urban Residential Zones** be amended by adding in the following in its appropriate location:  
“13.17 RHM4 - Hillside Cluster Multiple Housing”
2. AND THAT **Section 1 - General Administration, 1.3 Zoning Map, 1.3.1** be amended by adding in its appropriate location the following:  

RHM4	Hillside Cluster Multiple Housing
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3. AND THAT **Section 13 - Urban Residential Zones** be amended by adding in a new **Section 13.17 RHM4 - Hillside Cluster Multiple Housing Zone** as attached too and forming part of this bylaw as Schedule “A”;
4. This bylaw may be cited for all purposes as "Bylaw No. 10876, being TA11-0010 - RHM4 - Hillside Cluster Multiple Housing Zone to Zoning Bylaw No. 8000".
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



## **13.17 RHM4 - Hillside Cluster Multiple Housing**

### **13.17.1 Purpose**

To provide a zone for comprehensively planned clusters of low rise, low density apartment housing with urban services, typically in a strata format. The express goal is to minimize the impacts of development on the natural environment, topography, open space, and visual character of Kelowna. Site wide density including areas of voluntary dedication and protection is to be generally consistent with Multiple Unit Residential (Low Density) Official Community Plan future land use designation; however, the form and character of development may include low density apartment housing.

### **13.17.2 Definitions**

Despite conflicting definitions found elsewhere in this bylaw, the following definitions shall apply for the purposes of interpreting the regulations of this zone:

**HEIGHT** means, with respect to a building, the maximum vertical distance above a straight line drawn between the lowest corner of the front of the approved Building Envelope Covenant and the lowest corner of the rear of the approved Building Enveloped Covenant measured to the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof, excluding those structures identified in Section 6.6.1 of this bylaw.

### **13.17.3 Principal Uses**

- (a) multiple dwelling housing
- (b) boarding or lodging housing
- (c) congregate housing
- (d) group home, major
- (e) supportive housing

### **13.17.4 Secondary Uses**

- (a) agriculture, urban
- (b) care centres, major
- (c) home based businesses, minor
- (d) community recreation services

### **13.17.5 Buildings and Structures Permitted**

- (a) apartment housing
- (b) row housing
- (c) stacked row housing
- (d) permitted accessory buildings and structures

**13.17.6 Subdivision Regulations**

- (a) The minimum **site width** is 30.0 m.
- (b) The minimum **site depth** is 30.0 m.
- (c) The minimum **site area** is 5000 m<sup>2</sup>.

**13.17.7 Development Regulations**

- (a) The maximum floor area ratio is 0.5. Maximum density may be calculated using the original site area, but is dependent on the protection (dedicated or covenanted) of environmentally sensitive features, hazardous condition areas (including slopes greater than 30%), and visually significant features. It is possible that the maximum density may not be achievable on the resulting developable areas.

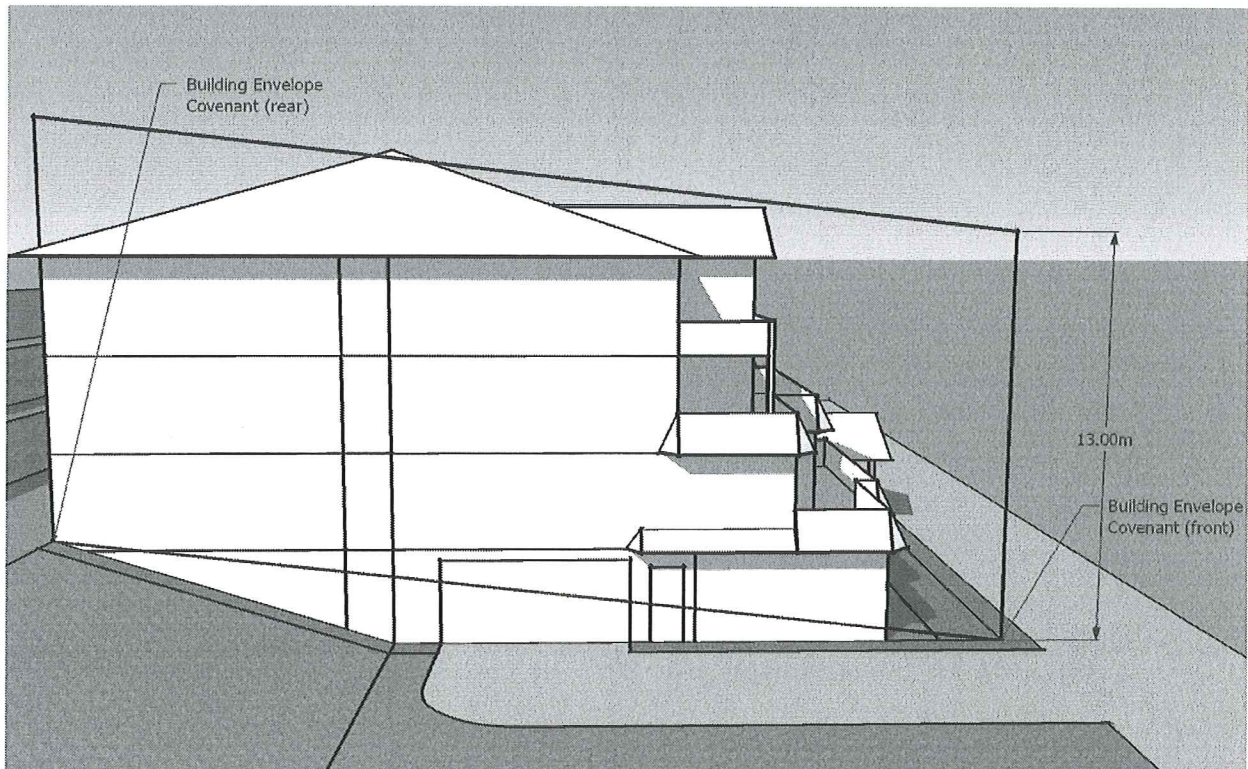
Where at least 75% parking spaces are provided totally beneath habitable space of a principal building, beneath useable common amenity areas, or in a garage/carport providing that in all cases, the parking spaces are screened from public view, the floor area ratio may be increased by 0.05.

- (b) The maximum site coverage is 50% and together with the areas of driveways and parking areas shall not exceed 60%. Those areas dedicated, covenanted or otherwise protected may not be used in calculating site coverage.
- (c) The minimum site front yard is 3.0m except that it is 4.5m, measured from the back of curb or sidewalk, whichever is closest, for any part of a building over the lesser of 7.5m or 2 storeys.
- (d) The minimum site side yard is 4.5m, except that it is 6.0m for any part of a building over the lesser of 7.5m or 2 storeys.
- (e) The minimum site rear yard is 7.5m, except that it is 9.0 m for any part of a building over the lesser of 7.5m or 2 storeys.
- (f) Dwellings or groups of dwellings must be separated by a minimum of 4.5 m. Vehicle parking or storage is not permitted in this area.
- (g) Accessory buildings and structures shall be set back 1.5m from any lot line, and shall be a minimum of 4.5m from any principal residential building.

**13.17.8 Building Form and Massing**

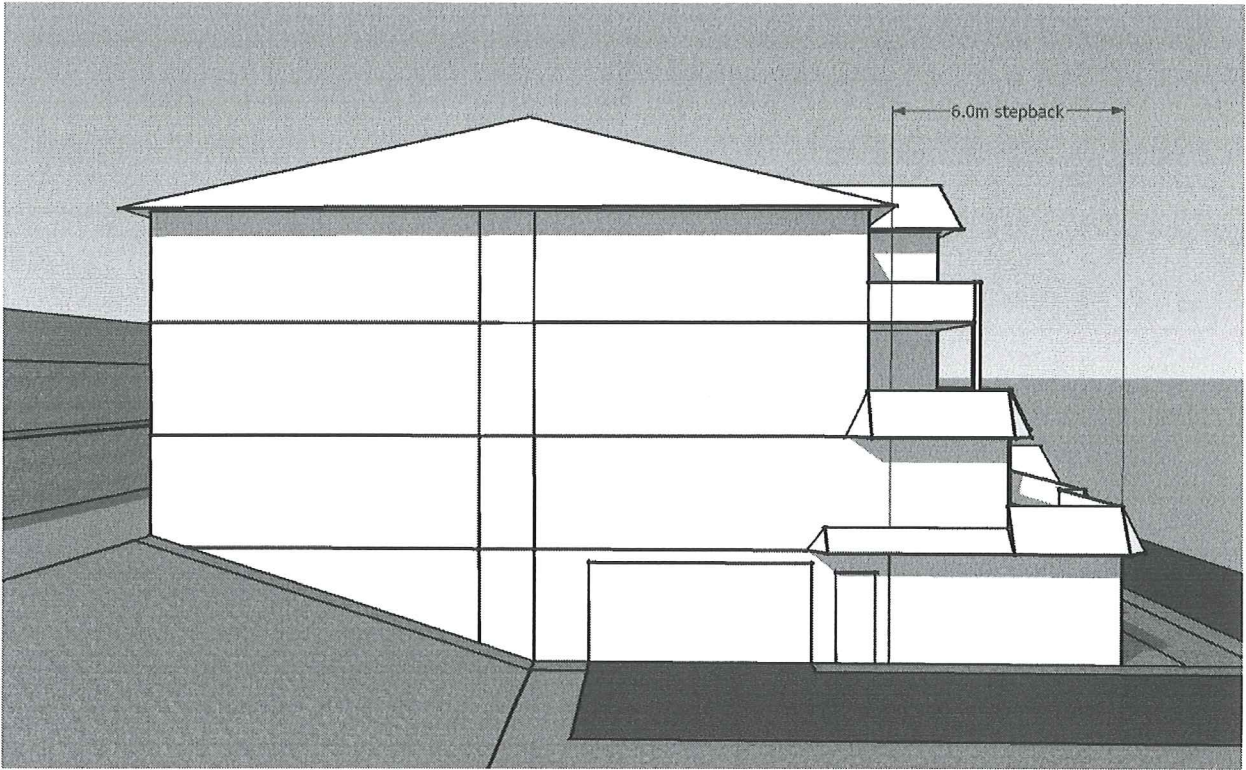
- (a) For **apartment housing**, the following Building Form and Massing regulations shall apply, with the intent of providing a flexible approach to building height while improving building articulation standards:
  - i. The maximum height is 13.0m. Where a principal building is located entirely on a natural bench having a natural grade of less than 20%, the maximum height is the lesser of 13.0m or 3 storeys. See Diagram 13.9.





**Diagram 13.9: 13m Maximum Height As Measured From Straight Line Between Building Envelope Points**

- ii. The maximum height of any vertical wall element facing down-slope is the lesser of 7.5m or 2 storeys, above which the down-slope building face must be stepped back by a minimum average cumulative depth of 6.0m. Where a principal building is located entirely on a natural bench having a natural grade of less than 20%, no down-slope step back is required. See Diagram 13.10.



**Diagram 13.10: Downslope Building Articulation**

- (b) For row housing or stacked row housing, the following Building Form and Massing regulations shall apply:
  - i. The maximum height is 9.5m, except it is 4.5m for accessory buildings. See Diagram 13.11.

**Diagram 13.11: 9.5m Maximum Height As Measured From Straight Line Between Building Envelope Points**

- ii. The maximum height of any vertical wall element facing a front yard, rear yard or flanking street (including walkout basements) is the lesser of 7.5 m or 2 storeys above which the building face must be stepped back a minimum of 2.1 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in height to a maximum of 9.5m, provided that a deck and roof structure projecting a minimum of 3.0 m from the face of the wall breaks up the wall face. No wall face directly above or below the deck and roof structure may exceed 5.0m in height. See Diagram 13.12.

**Diagram 13.12: Downslope Building Articulation**

- iii. All decks (including the supporting posts or columns) shall not exceed 4.5 m or 1 storey in height inclusive of any support structure or retaining wall (within a horizontal distance of 1.2 m). Height will be



measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.

- iv. No horizontal wall face may exceed 7.5 m in length after which the wall face must be staggered or offset by a minimum of 0.45 m in a side yard, and by 1.2 m in a front yard, rear yard, or flanking street. See Diagram 13.12.
- v. A maximum of 6 ground oriented dwelling units per building is permitted.

#### 13.17.9 Other Regulations

- (a) A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 25.0 m<sup>2</sup> of private open space shall be provided per dwelling with more than 1 bedroom. Despite Section 2.3.3, private open space may also include recreational trails and natural areas directly accessible by residents.
- (b) No continuous building frontage shall exceed 40.0 m for a building 3 storeys or greater, or 65.0m for a 2 storey building. An accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

**CITY OF KELOWNA**  
**BYLAW NO. 10877**  
**Z11-0069 - PRODEV GP LTD and 1378310 Alberta Ltd**  
**2755 McCurdy Road**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1, District Lots 124 & 415, ODYD, Plan KAP84653 located on 2755 McCurdy Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the P3 - Parks and Open Space, RH3 - Hillside Cluster Housing, RHM4 - Hillside Cluster Multiple Housing and A1 - Agriculture 1 zones as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

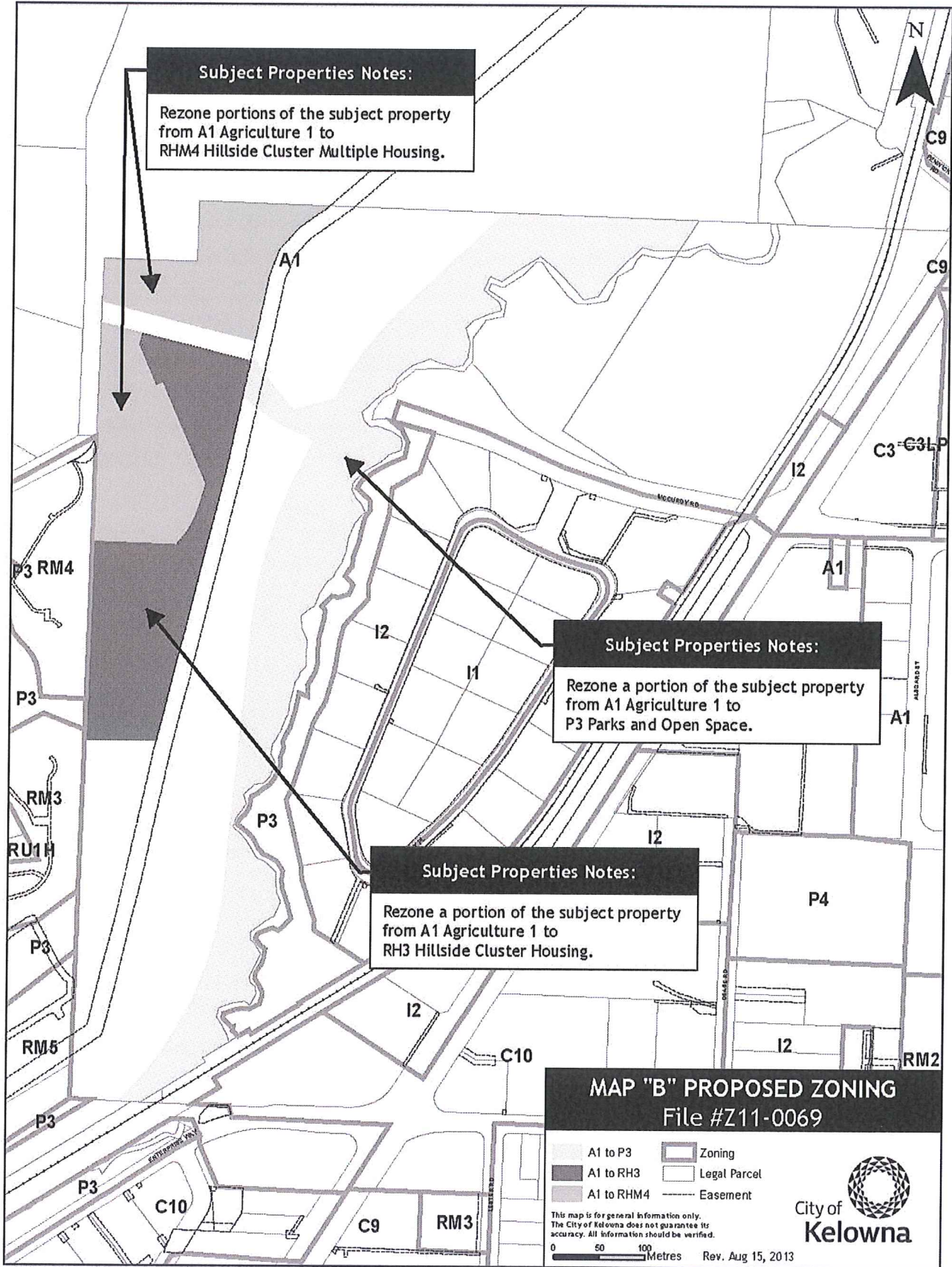
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Mayor

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City Clerk





# CITY OF KELOWNA

## BYLAW NO. 10984

### Z13-0030 - Watermark Developments Ltd. Inc. No. BC0642787, City of Kelowna, and Aberdeen Hall Senior School Society Inc. No. S0050222 (S OF), 823 & 890-950 Academy Way

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
  - a) Part of the North East ¼ of Section 3 Township 23 ODYD Except Plans EPP33993 and EPP36884 located at 823 Academy Way;
  - b) Part of Lot A Section 3 Township 23 ODYD Plan EPP33993 "see plan as to limited access", located (S of) Academy Way; and
  - c) Part of Lot C Section 3 Township 23 ODYD Plan EPP33993 "see plan as to limited access", located (S of) Academy Way;from the A1 - Agriculture 1 to P3 - Parks and Open Space, P3 - Parks and Open Space to A1 - Agriculture 1, RM5 - Medium Density Multiple Housing to A1 - Agriculture 1, RM5 - Medium Density Multiple Housing to P3 Parks and Open Space, P3 - Parks and Open Space to RM5 - Medium Density Multiple Housing, A1 - Agriculture 1 to RM5 - Medium Density Multiple Housing as per Map "A1" attached to and forming part of this bylaw;
2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
  - a) Part of Lot 1 Sections 3 and 10 Township 23 ODYD Plan EPP38015 (limited access as to part formerly Lot B Plan EPP33993) located at 890-950 Academy Way;
  - b) Part of Lot A Section 3 Township 23 ODYD Plan EPP33993 "see plan as to limited access", located (S of) Academy Way; and
  - c) Part of Lot C Section 3 Township 23 ODYD Plan EPP33993 "see plan as to limited access", located (S of) Academy Way;from the A1 - Agriculture 1 to P3 - Parks and Open Space and P3 - Parks and Open Space to A1 - Agriculture 1 as per Map "A2" attached to and forming part of this bylaw.
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

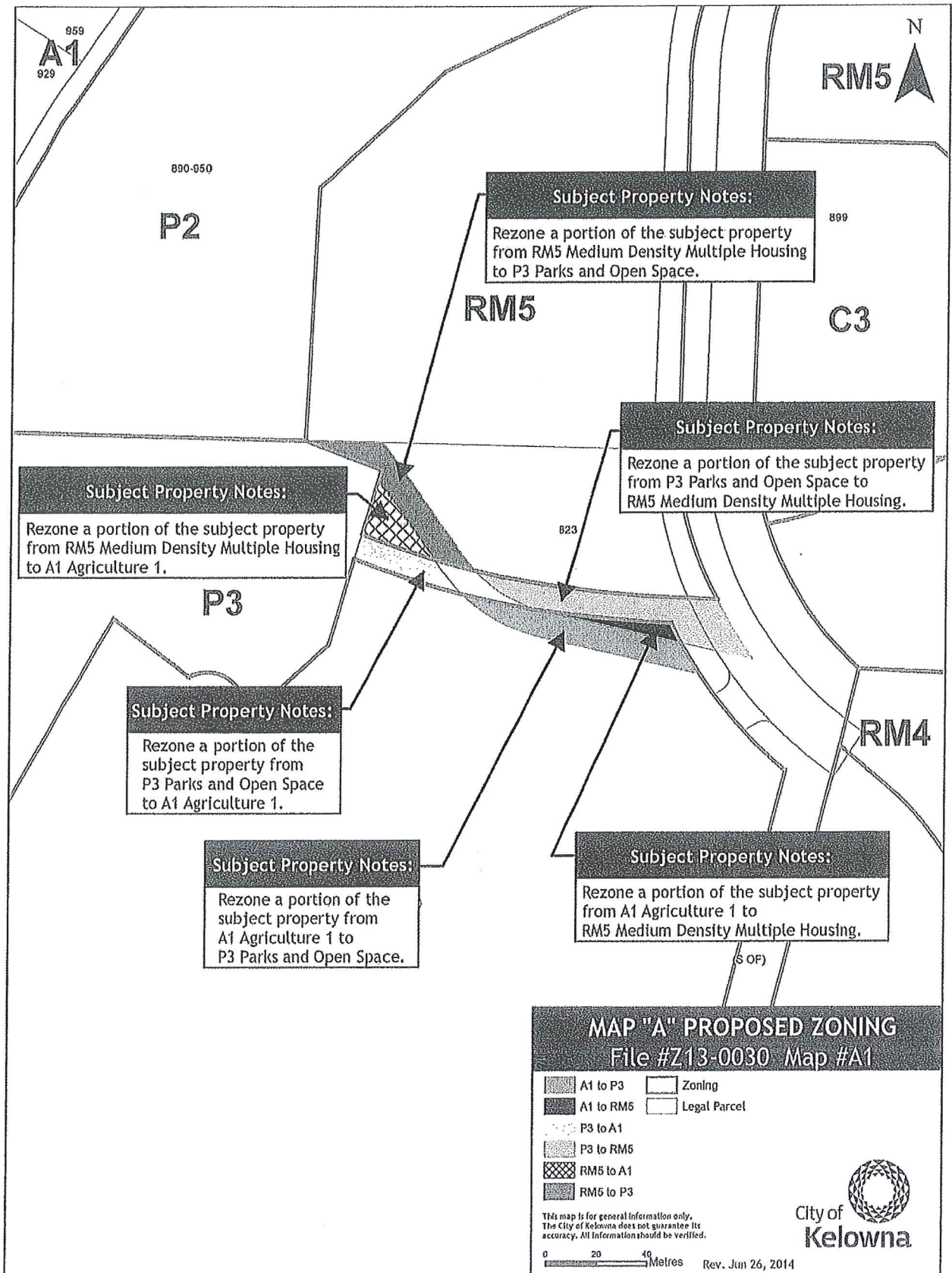
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Mayor

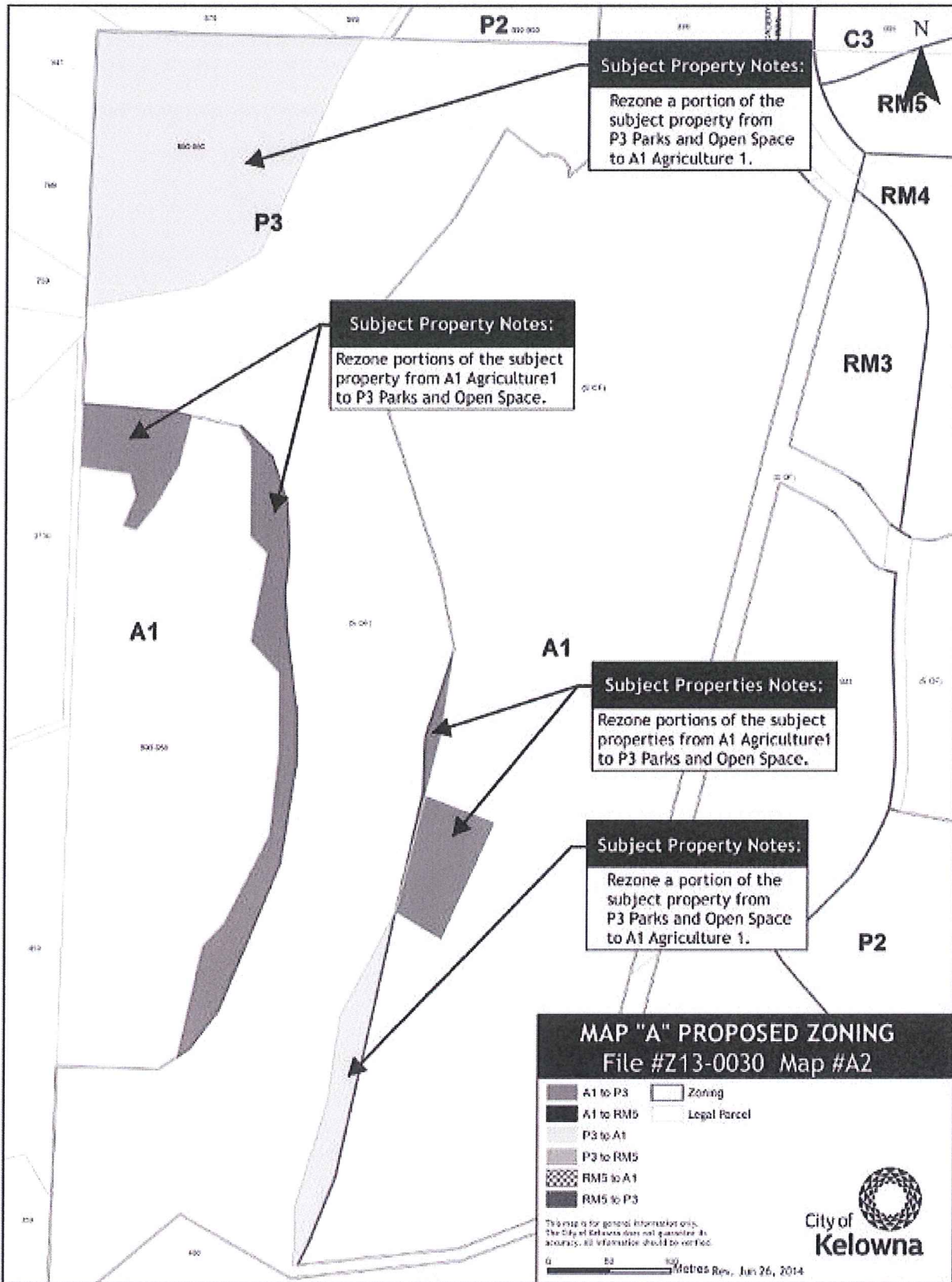
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City Clerk









# CITY OF KELOWNA

## BYLAW NO. 10980

### Official Community Plan Amendment No. OCP14-0014 -Amendment to Chapter 4- Future Land Use for a new Health District (HLTH) Designation

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A bylaw to amend the "Kelowna 2030 - Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT CHAPTER 4 - FUTURE LAND USE, LAND USE DESIGNATION DEFINITIONS, be amended to add a new Health District (HLTH) Designation in its appropriate location that reads as follows:

#### Health District (HLTH)

To integrate uses in support of the regional KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas that incorporate heritage components, where included in the Heritage Conservation Area boundary. This designation is to encompass development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses as defined by the Zoning Bylaw may be supported.

The health district west of Pandosy Street is a transitional area from the Kelowna General Hospital campus to the surrounding residential neighbourhoods. Any properties west of Pandosy Street that are designated health district are limited to the HD3 –Health Services Transitional zone of the Zoning Bylaw. The embedded guidelines are intended to ensure that the design of individual developments is compatible with the overall neighborhood context, adjacent established and future residential neighborhoods of this area.

2. AND THAT MAP 4.1 - General Future Land Use be deleted in its entirety and replaced with a new MAP 4.1 - General Future Land Use as attached to and forming part of this bylaw;
3. AND THAT MAP 5.8 - Urban Design Development Permit Area Designation be deleted in its entirety and replaced with a new MAP 5.8 - Urban Design Development Permit Area Designation as attached to and forming part of this bylaw;

4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**Legend**

Permanent Growth Boundary

**Land Use Designations**

- Commercial (COMM)
- Education / Major Institutional (EDINST)
- First Nations Reserve (FNR)
- Future Urban Reserve (FUR)
- Health District (HLTH)
- Industrial (IND)
- Industrial - Limited (IND-L)
- Industrial - Transitional (IND-T)
- Major Park and Open Space (PARK)
- Mixed Use (Residential / Commercial) (M/R)
- Mixed Use Tourism (M/T)
- Multiple Unit Residential (Cluster Housing) (MRC)  
(Associated uses: care centres, minor public services/uses, & neighbourhood park)
- Multiple Unit Residential (Low Density) (MRL)  
(Associated uses: care centres, minor public services/uses, & neighbourhood park)
- Multiple Unit Residential (Medium Density) (MRM)  
(Associated uses: care centres, minor public services/uses, & neighbourhood park)
- Multiple Unit Residential (High Density) (MRH)  
(Associated uses: care centres, minor public services/uses, & neighbourhood park)
- Private Recreational (REC)
- Public Service / Utilities (PSU)
- Transportation Corridor (TC)
- Resource Protection Area (RPA)
- Service Commercial (SC)
- Single / Two Unit Residential (S2RES)  
(Associated uses: care centres, minor public services/uses, convenience facility & neighbourhood park)
- Single / Two Unit Residential - Hillside (S2RESH)  
(Associated uses: care centres, minor public services/uses, & neighbourhood park)

Future Land Use Boundaries on lots with more than one Land Use Designation are conceptual only and may change based on Development Proposals.

**NOTES**

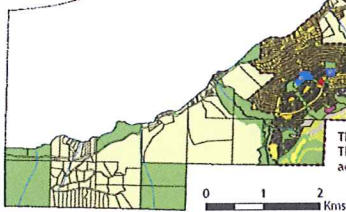
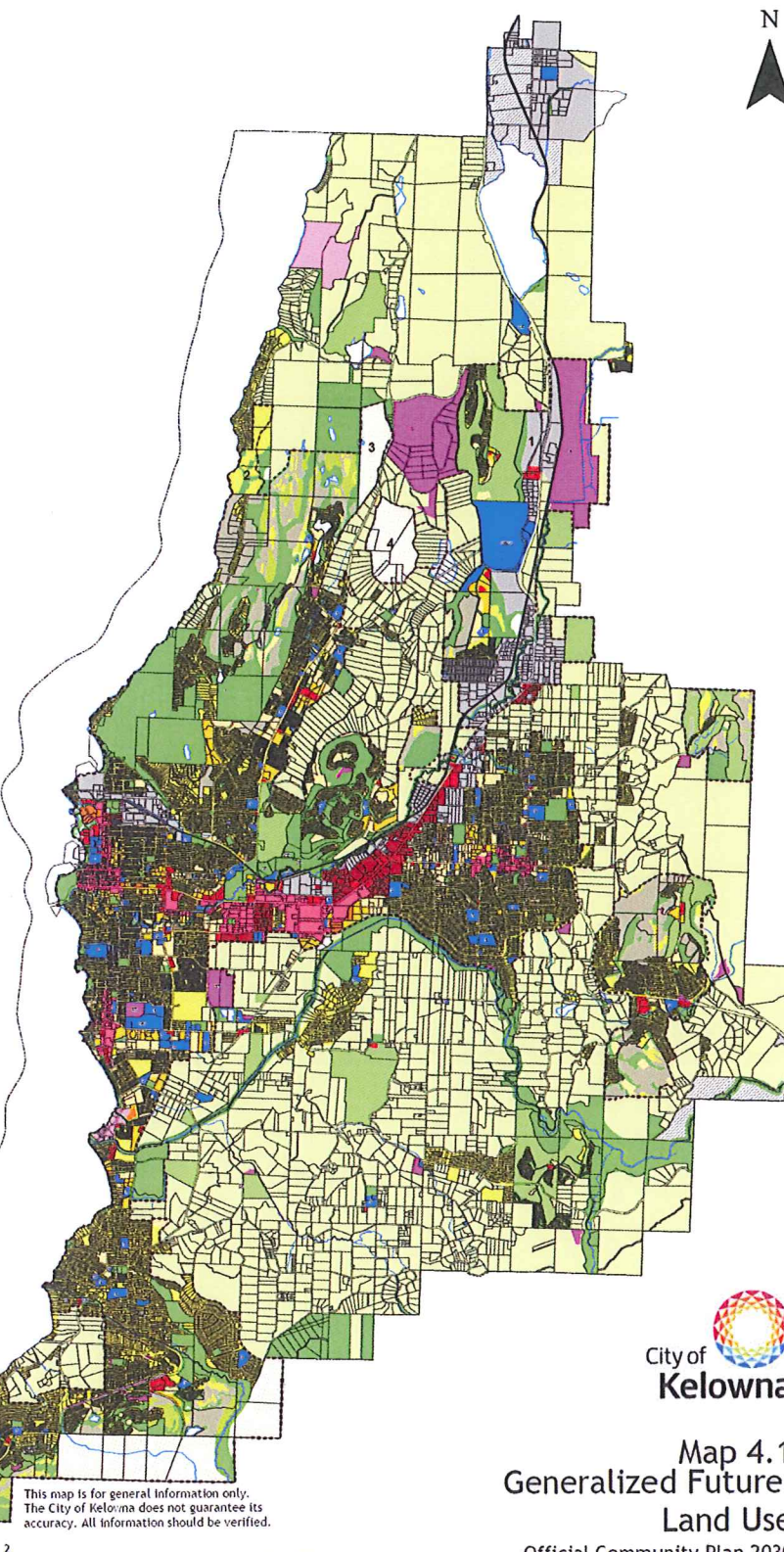
AREA STRUCTURE PLAN

- A AIRPORT
- F RESIDENTIAL
- H HOSPITAL
- L LANDFILL
- S SCHOOL
- W WORKS YARD
- CE COLLEGE
- ST SENIORS RESIDENT
- UNCO UNIVERSITY OF N.C. COLLEGE
- OC OQUAGAN COLLEGE
- RA RAILWAY

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map. For information on approved temporary uses, please consult chapter 19 of the Official Community Plan.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.



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

Rev. Sep 15, 2014



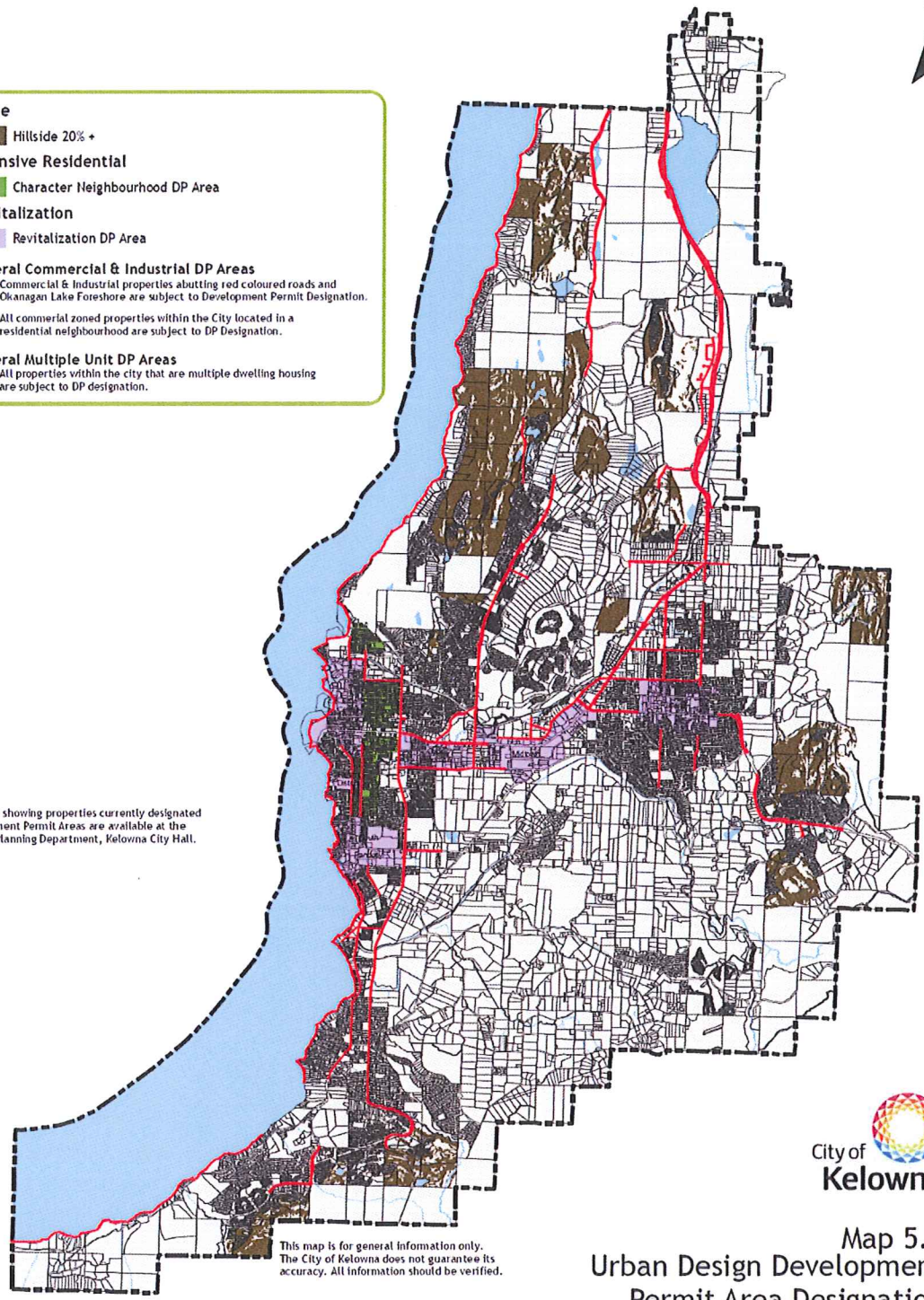
**Map 4.1  
Generalized Future  
Land Use**  
Official Community Plan 2030





- Slope**  
Hillside 20% +
- Intensive Residential**  
Character Neighbourhood DP Area
- Revitalization**  
Revitalization DP Area
- General Commercial & Industrial DP Areas**  
Commercial & Industrial properties abutting red coloured roads and Okanagan Lake Foreshore are subject to Development Permit Designation.  
All commercial zoned properties within the City located in a residential neighbourhood are subject to DP Designation.
- General Multiple Unit DP Areas**  
All properties within the city that are multiple dwelling housing are subject to DP designation.

Note : Maps showing properties currently designated as Development Permit Areas are available at the Policy and Planning Department, Kelowna City Hall.



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



Rev. Sep 15, 2014



**Map 5.8**  
**Urban Design Development**  
**Permit Area Designation**  
Official Community Plan 2030

**CITY OF KELOWNA**  
**BYLAW NO. 10981**  
**TA14-0010 - City of Kelowna**  
**Adding a New HD3 - Health Services Zone to Section 17 -**  
**Health District Zone**

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Section 2 - Interpretation, 2.3 General Definitions, 2.3.3 be amended by adding in new definitions in their appropriate location that read as follows:

**“HEALTH SERVICES, MAJOR** means a development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services.

**SUPPORTIVE HOUSING, MINOR** means housing consisting of a maximum of six dwellings with support services on-site. These may or may not include collective dining facilities, laundry facilities, counseling, educational services, homemaking, and transportation. Supportive Housing, Minor may qualify as **Special Needs Housing**.

**SUPPORTIVE HOUSING, MAJOR** means housing consisting of seven or more dwellings with support services on-site. These may or may not include collective dining facilities, laundry facilities, counseling, educational services, homemaking, and transportation. Supportive Housing, Major may qualify as **Special Needs Housing.**”

2. AND THAT Section 8 - Parking and Loading, Table 8.1 - Parking Schedule, Commercial be amended by adding a new section in its appropriate location that reads as follows:

<b>Health Services, Major and Minor</b>	5 per 100m <sup>2</sup> , except on parcels less than 1800m <sup>2</sup> in area the required parking spaces shall be 4 per 100m <sup>2</sup> .
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3. AND THAT Section 7 - Landscaping and Screening, 7.6 Minimum Landscape Buffers, 7.6.1 be amended by adding a new Level 2 that reads as follows and renumbering subsequent sub-paragraphs:

**“Level 2:** a minimum 2.0m landscape buffer is required to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required.”

4. AND THAT Section 17 - Health District Zone be amended to add a new HD3 - Health Services Zone as attached to and forming part of this bylaw;
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 14<sup>th</sup> day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

\_\_\_\_\_  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



## Section 17 – Health District Zone

### 17.3 HD3 –Health Services Transitional

#### 17.3.1 Purpose

The purpose is to provide a transitional zone, including supportive and low-impact health service uses, from the Kelowna General Hospital campus to the established residential neighbourhood to the north and south. For those parcels identified on the boundary map, this zone will allow for small-scale health services that are generally compatible with residential land uses and capable of being located in a neighbourhood setting. Building design should reflect the scale and context of nearby residential areas as established in the *Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines*.

#### 17.3.2 Principal Uses

17.3.2.1 The **principal uses** in this zone are:

- (a) **boarding or lodging house**
- (b) **group home, minor**
- (c) **health services, minor**
- (d) **health services, major**
- (e) **single detached housing**
- (f) **supportive housing, minor**
- (g) **two dwelling housing**

17.3.2.2 The **secondary uses** in this zone are:

- (a) **bed & breakfast home**
- (b) **carriage house**
- (c) **home based business, minor**
- (d) **secondary suite**

#### 17.3.3 Subdivision Regulations

17.3.3.1 The subdivision regulations for properties north of Kelowna General Hospital (fronting on Royal Avenue and Pandosy Street) are:

- (a) The minimum **lot width** is 13.0m.
- (b) The minimum **lot depth** is 30.0m.
- (c) The minimum **lot area** is 490m<sup>2</sup>.

17.3.3.2 The subdivision regulations for properties south of Kelowna General Hospital (fronting on Christleton Avenue and Pandosy Street) are:

- (a) The minimum **lot width** is 13.0m.
- (b) The minimum **lot depth** is 30.0m.
- (c) The minimum **lot area** is 490m<sup>2</sup>.



- (d) The maximum lot area is 1800m<sup>2</sup>.

#### 17.3.4 Development Regulations

- (a) The maximum floor area ratio is 0.5, except it is 1.0 for properties with a lot area of more than 1800m<sup>2</sup>.
- (b) The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
- (c) The maximum building height is the lesser of 9.5m or 2 ½ storeys, except it is 4.5m for accessory buildings.  
Where parking spaces are provided totally beneath habitable space of a principal building providing that in all cases, the parking spaces are screened from street frontage view, the maximum building height is the lesser of 10m or 3 storeys, except it is 4.5m for accessory buildings.
- (d) The minimum front yard is 4.5m.
- (e) The minimum side yard is 2.0m for a 1 or 1 ½ storey portion of a building and 2.3m for a 2, 2 ½ or 3 storey portion of a building.
- (f) The minimum rear yard is 6.0m except it is 1.5m for accessory buildings.

#### 17.3.5 Other Regulations

- (a) In addition to the regulations listed in this section, other regulations apply. These include the general development regulations of Section 6, the landscaping and fencing regulations of Section 7, the parking and loading regulations of Section 8 (except as specified by section 1.6 of this zone), and the specific use regulations of Section 9 of Zoning Bylaw No. 8000.
- (b) Level 2 landscape buffers are required for the side yards and Level 3 landscape buffers are required in the front and rear yard setback areas. A visual screen is required along side or rear lot lines that are adjacent to a residential land use designation. The visual screen may consist of either vegetation or decorative fence or wall. The minimum height of the screen is 1.2m (at maturity for vegetation, planted at a minimum height of 1.0m high on a maximum spacing of 900mm).
- (c) Vehicle-oriented or drive through services are not permitted in this zone.
- (d) All vehicle access must be from the rear lane, where a lane is present.
- (e) One non-illuminated Identification sign, as defined in the City of Kelowna Sign Bylaw No. 8235, which meets the following conditions is permitted per lot:
  - i. 0.23m<sup>2</sup> maximum area;
  - ii. Placed within, flat against or hanging from the building;
  - iii. For lots fronting on Pandosy Street, signs of this size and dimension may be hung from a free-standing post; and
  - iv. The sign must be of high-quality materials in heritage colours, and consistent with the architectural style of the building.
- One non-illuminated Free-standing sign, as defined in the City of Kelowna Sign Bylaw No. 8235, which meets the following conditions is permitted per lot:
  - v. 1.0m<sup>2</sup> maximum area;
  - vi. Maximum 1.5m above height measured from sidewalk elevation;
  - vii. Minimum 1.0m setback from front property line; and
  - viii. The sign must be of high-quality materials in heritage colours, and consistent with the architectural style of the building.

- (f) The maximum height of fences or landscape screening located in a front yard is 1.0m.

### **17.3.6 Design Guidelines**

The *Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines* form the basis of the Design Guidelines for those parcels within the Abbott Street Heritage Conservation Area. The following base guidelines shall apply to all parcels in addition to the Revitalization Development Permit Design Guidelines:

- (a) Built form should resemble a residential building design that disguises health services uses and is complimentary to the established residential character.
- (b) Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.
- (c) Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.
- (d) The massing of auxiliary buildings should be subordinate to the massing of the principal structure.
- (e) New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.
- (f) Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.
- (g) Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.
- (h) Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) shall be consistent with the building style.
- (i) Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.
- (j) Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.
- (k) Front steps leading to the principal entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the building.





## 2.0 Purpose

To consider a Development Variance Permit to vary the off street parking regulations to permit the applicant to register remote parking on a property that is approximately 420m from the development site.

## 3.0 Urban Planning

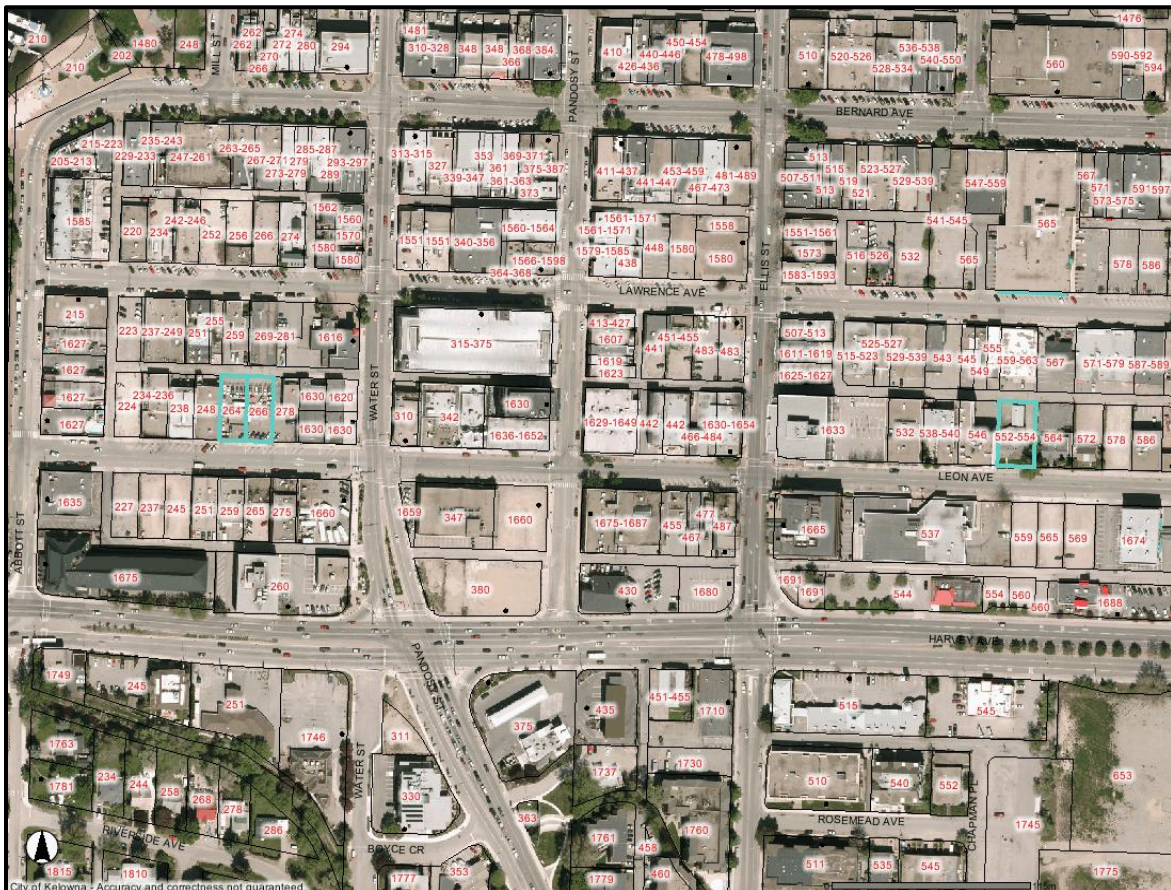
A Development Permit was previously approved for the office building currently under construction at 552 - 554 Leon Avenue, at the time of issuance the applicant had secured 17 of the required parking stalls via covenant at 532 Lawrence Avenue which is within 200m of the subject property. The applicant is requesting to move the parking covenant to the property located at 264 & 266 Leon Ave. which is approximately 420m from the development site. While Staff would prefer to have the remote parking located within the 200m limit, there isn't significant concern with securing the parking in excess of 200m from the development site. The proposed parking lot still provides a relatively direct route to the office building which is currently under construction. The applicant will be required to bring the parking lot up to current standards including adding landscape buffers.

## 4.0 Proposal

### 4.1 Background & Project Description

The applicant currently has the required offsite parking stalls secured on the property located at 532 Lawrence Avenue, this was a requirement of DP issuance. A Development Variance Permit to relocate the required offsite parking stalls to 1660 Water Street which is approximately 400m from the development site was subsequently approved by Council at the November 19<sup>th</sup>, 2013 Meeting. The applicant has since been unable to have the owner register the covenant that is required to secure the stalls. The applicant would now like to relocate the 17 offsite parking stalls to the properties located at 264 & 266 Leon Avenue.

**Subject Property Map: 264, 266 & 552 - 554 Leon Ave.**





**5.0 Technical Comments**

**5.1 Building & Permitting Department**

No Concerns

**5.2 Development Engineering Department**

This development variance permit application to vary the distance to offsite parking from 200m to 420m does not compromise any municipal services.

**6.0 Application Chronology**

Date of Application Received: February 20<sup>th</sup>, 2014

Covenant Provided: June 24<sup>th</sup>, 2014

**Report prepared by:**

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Alec Warrender, Urban Planner

**Reviewed by:**  Ryan Smith, Urban Planning Manager

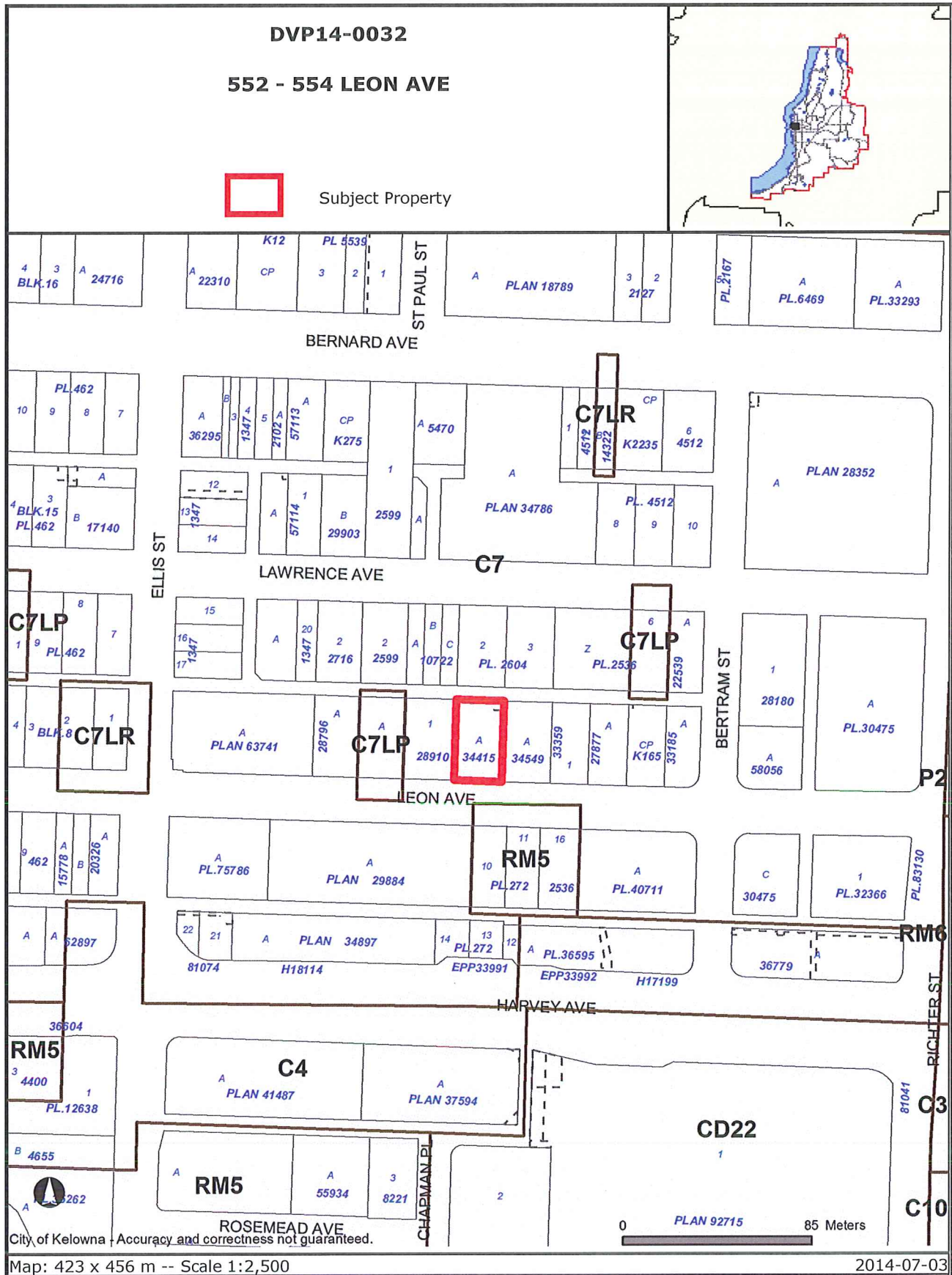
**Approved Inclusion:**  D. Gilchrist, Div. Dir. of Community Planning and Real Estate

**Attachments:**

Subject Property Map

Landscape Plan

Site Photos



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



# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Development Variance Permit No.: DVP14-0032

EXISTING ZONING DESIGNATION:	C7 – Central Business Commercial
DEVELOPMENT VARIANCE PERMIT:	To permit remote offsite parking at a distance in excess of 200m (approximately 420m) from the development site where the maximum distance for remote parking is 200m.

ISSUED TO:	Troika Developments
LOCATION OF SUBJECT SITE:	264, 266 & 554 Leon Ave.

	PARCEL	LOT	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	-	A	139	-	ODYD	34415

SCOPE OF APPROVAL

- This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- Applicants for a Development Permit and/or Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1.10 (a): Off-Street Vehicle Parking

To permit remote offsite parking at a distance in excess of 200m (approximately 420m) from the development site where the maximum distance for remote parking is 200m..

3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.





**THIS Permit IS NOT A BUILDING Permit.**

4. PERFORMANCE SECURITY:

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$     N/A    .
- (b) A Certified Cheque in the amount of     N/A
- (c) An Irrevocable Letter of Credit in the amount of \$8,600.00

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 29<sup>th</sup> DAY OF JULY, 2014.

ISSUED BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

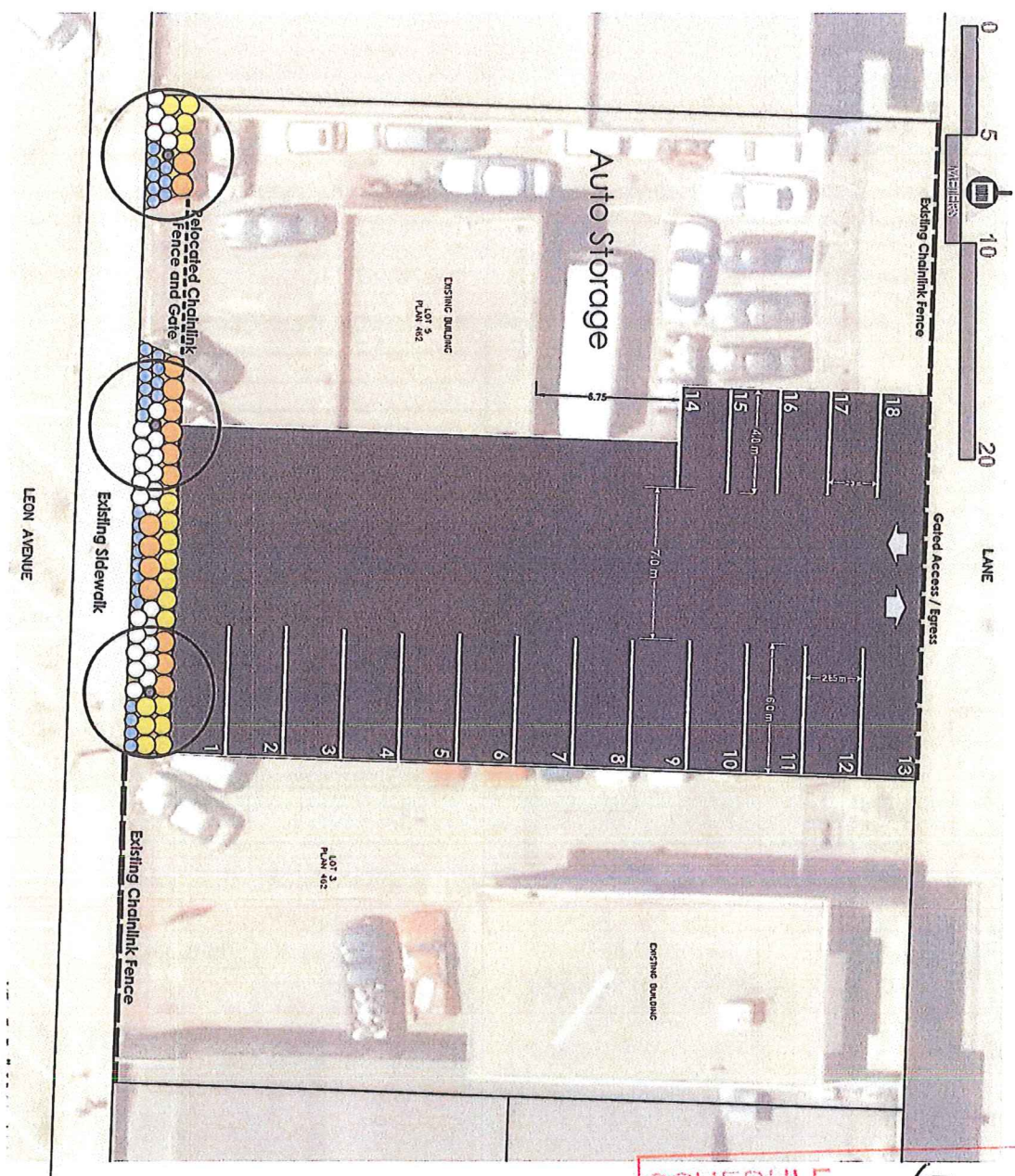
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Doug Gilchrist  
Divisional Director, Community Planning & Real Estate



# TROIKA 264/266 Leon Avenue

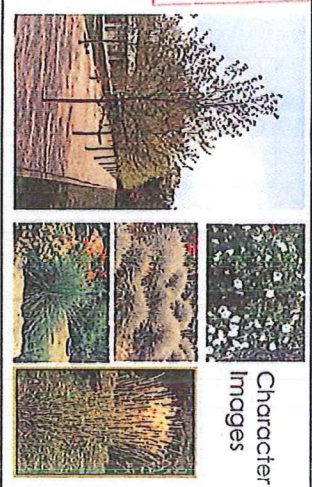
## Conceptual Landscape Plan



**SCHEDULE**  
 This forms part of development  
 Permit # **DVPI4-0032**

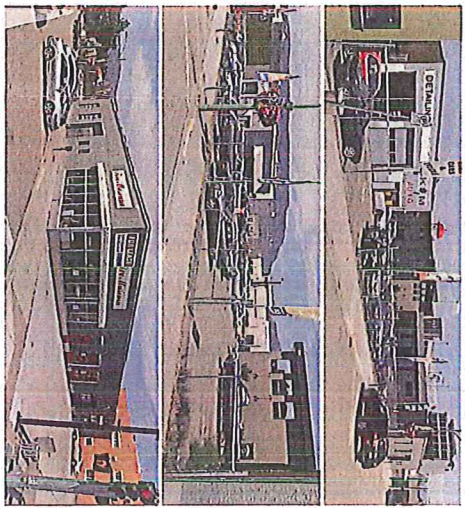
1. All plants, materials and planting practices to conform to the BCDA "IC Landscape Standard" - 7 Edition
2. Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. All plants that die before end of warranty period shall be replaced by the contractor.
3. Contractor to verify the location of all existing utilities on site.
4. All planting areas to receive 450 mm of topsoil.
5. All planting beds to be mounded 1 in 10 slopes to avoid fire appearance. Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
7. No plant species substitutions will be accepted without written consent of the consultant.
8. All planting areas to receive landscape fabric and 25 mm red mulch.
9. All planting areas to be irrigated.

### Notes



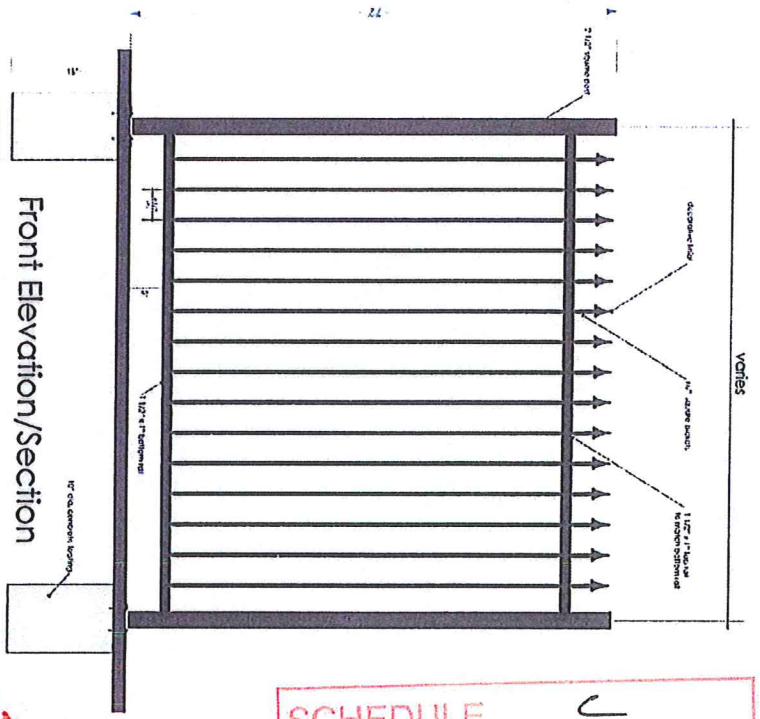
**Proposed Plant List - Leon Ave Parking Lot**

SYMBOL	DATE	DESCRIPTION	QUANTITY	REMARKS
1	01/20/2023	RELOCATED CHAINLINK FENCE AND GATE	1	
2	01/20/2023	EXISTING CHAINLINK FENCE	1	
3	01/20/2023	EXISTING SIDEWALK	1	
4	01/20/2023	EXISTING BUILDING	1	
5	01/20/2023	EXISTING SIDEWALK	1	
6	01/20/2023	EXISTING SIDEWALK	1	
7	01/20/2023	EXISTING SIDEWALK	1	
8	01/20/2023	EXISTING SIDEWALK	1	
9	01/20/2023	EXISTING SIDEWALK	1	
10	01/20/2023	EXISTING SIDEWALK	1	
11	01/20/2023	EXISTING SIDEWALK	1	
12	01/20/2023	EXISTING SIDEWALK	1	
13	01/20/2023	EXISTING SIDEWALK	1	
14	01/20/2023	EXISTING SIDEWALK	1	



Existing Conditions





SCHEDULE C  
 This forms part of development  
 Permit # DP14-0032



**TROIKA** 264/206 Leon Avenue  
 Conceptual Landscape Plan



**CTO**  
 ENGINEERING PLANNING URBAN DESIGN





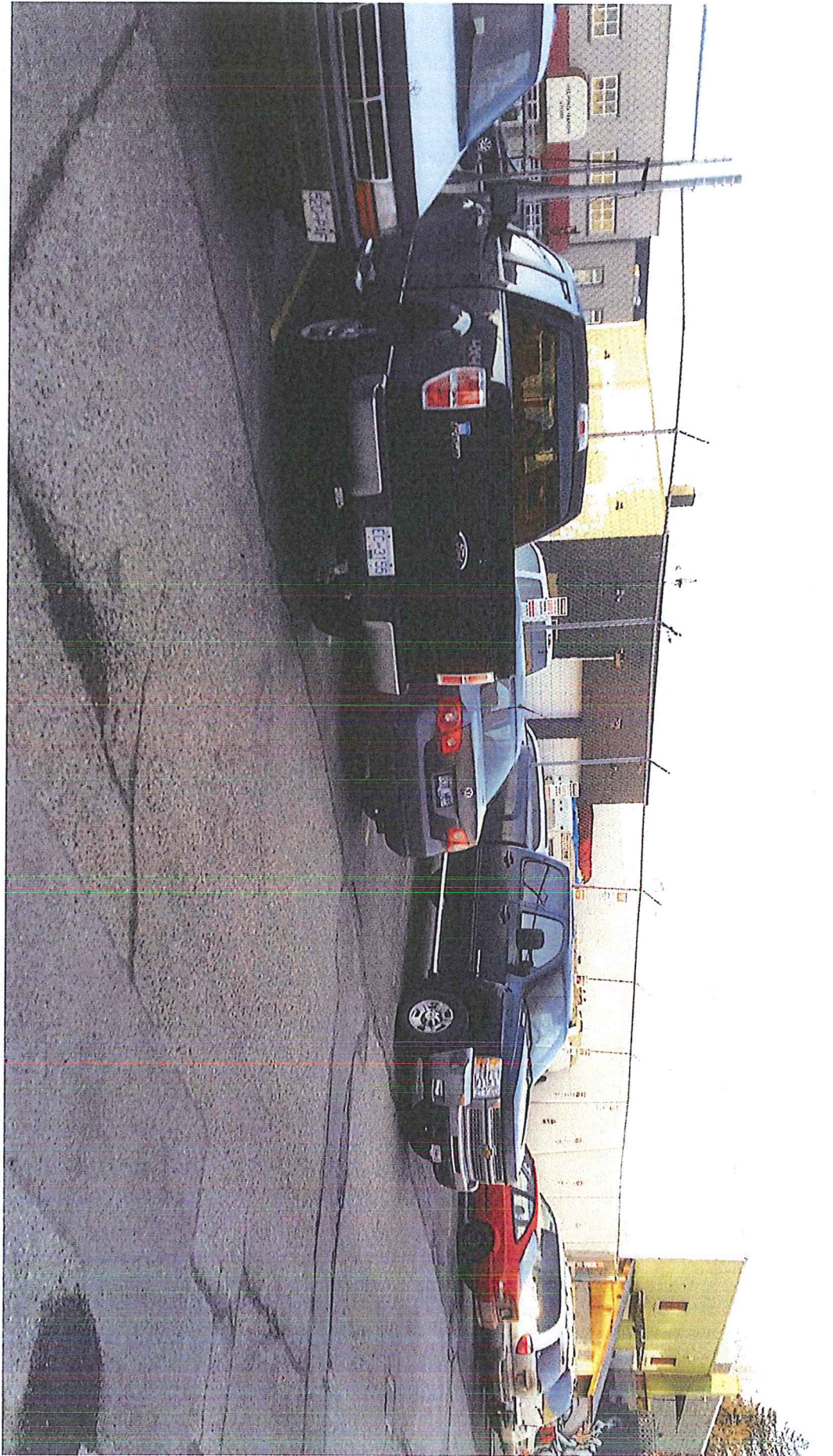
266 Leon Frontage





LEON FRONZMAGE (266 LEON)





200 Len Ren View  
Avery way





264 Leon Frontage



# CITY OF KELOWNA

## BYLAW NO. 10860

**Official Community Plan Amendment No. OCP13 -0010  
Provincial Rental Housing Corporation  
602-650, 678 and 668 Central Avenue  
648-650, 668-670, 680-692 Richter Street  
603-607, 609-611, 621-631, 661-663, 671-673, 681-689 and 641  
Cambridge Avenue**

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A bylaw to amend the "Kelowna 2030 - Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized 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 per Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24<sup>th</sup> day of June, 2013.

Considered at a Public Hearing on the 16<sup>th</sup> day of July, 2013.

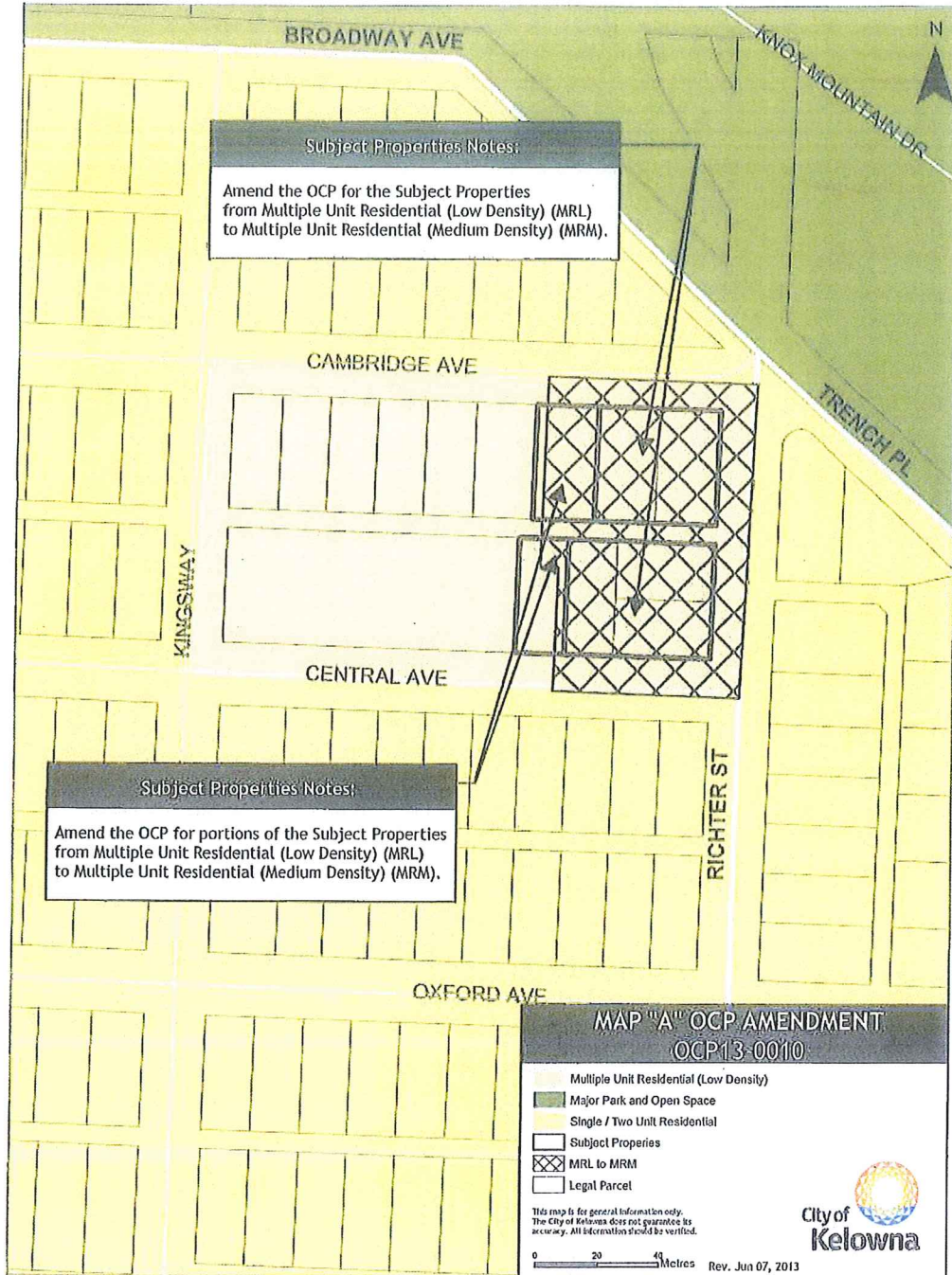
Read a second and third time by the Municipal Council this 16<sup>th</sup> day of July, 2013.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





# CITY OF KELOWNA

## BYLAW NO. 10861

**Z13-0018 - Provincial Rental Housing Corporation  
602-650, 678 and 668 Central Avenue  
648-650, 668-670, 680-692 Richter Street  
603-607, 609-611, 621-631, 661-663, 671-673, 681-689 and 641  
Cambridge Avenue**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended 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 the RU6 - Two Dwelling Housing and RM2 - Low Density Row Housing zones to the RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing zones as per Map "B" as attached and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24<sup>th</sup> day of June, 2013.

Considered at a Public Hearing on the 16<sup>th</sup> day of July, 2013.

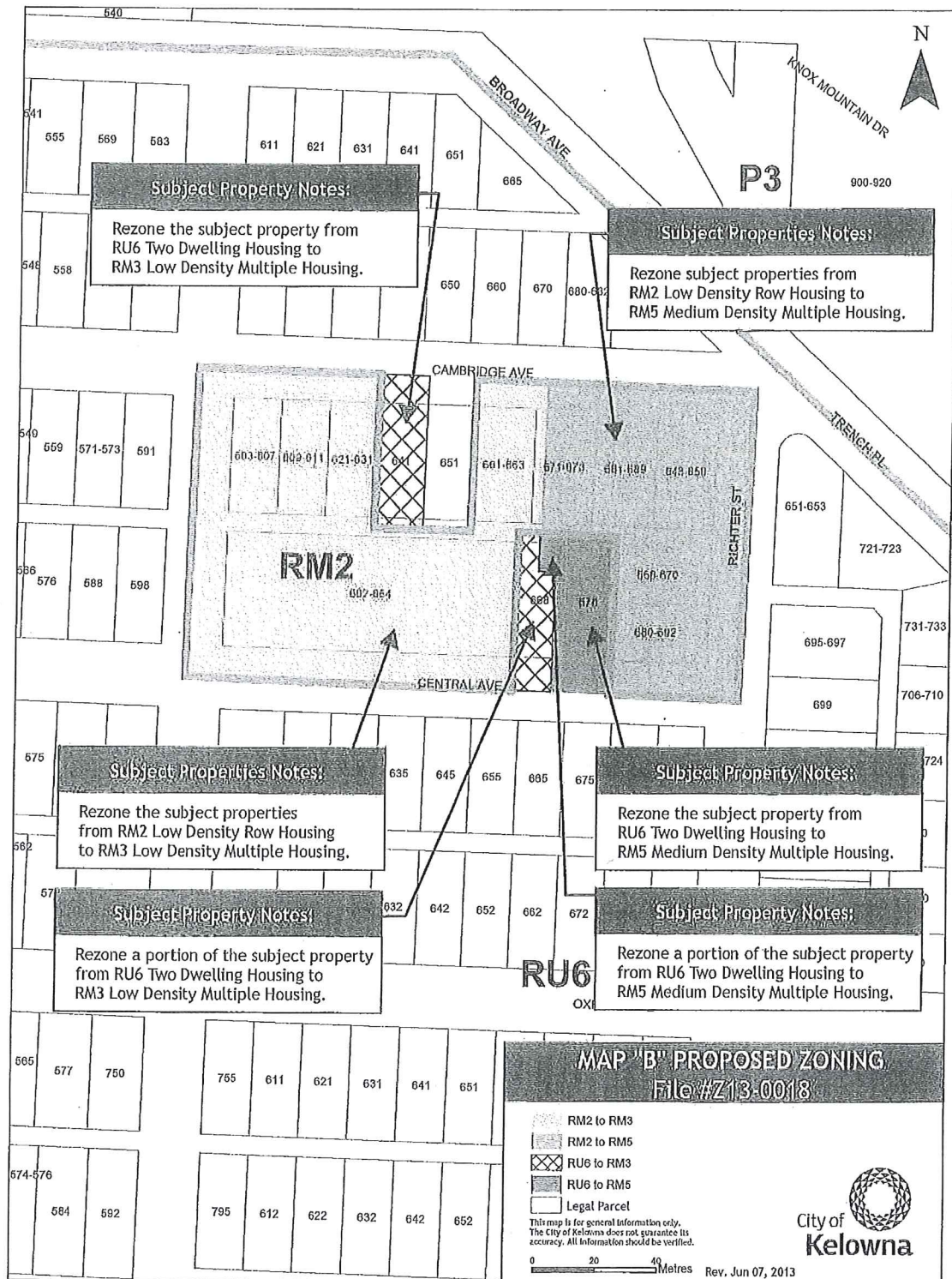
Read a second and third time by the Municipal Council this 16<sup>th</sup> day of July, 2013.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk







# REPORT TO COUNCIL



**Date:** 7/29/2014

**RIM No.** 1250-30

**To:** City Manager

**From:** Urban Planning (AW)

**Application:** DP13-0048 / DVP13-0049

**Owner:** Provincial Rental Housing Corporation, Inc. No. BC0052129

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

**Applicant:** Norr Architects Planners

**Subject:** Development Permit & Development Variance Permit Applications

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

**Proposed OCP Designation:** MRL - Multiple Unit Residential - Low Density & MRM - 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 Final Adoption of Official Community Plan Amending Bylaw No. 10860 and the Zoning Amending Bylaw No. 10861 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP13-0048 for 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, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. Registration of a plan of subdivision at Land Titles Office to consolidate the subject properties as shown in Schedule 'A' prior to issuance of the Development Permit;

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP13-0049 for 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, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 6.4.3 Projections Into Yards**

Vary the permitted entrance canopy projection from 3.0m to 1.8m proposed.

**Section 13.11.6 (b) Site Coverage**

Vary the site coverage from 65% permitted to 65.7% proposed for buildings, driveways and parking areas.

**2.0 Purpose**

To consider a Development Permit and Development Variance Permit for the proposed residential housing project consisting of a 4 storey, 50 unit seniors' supportive housing apartment building with 20 family oriented townhouses.

**3.0 Urban Planning**

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 lined with 2 ½ storey buildings. This Development Permit deals with the form and character of the seniors apartment housing project and the family oriented townhomes. Another DP will be submitted at a later date when the remainder of the property is sold and the developer is prepared to move forward with the project, this will involve approximately 50 units.

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. A variety of influences impacted the project design. As mentioned, the most noteworthy being the housing provider's operational objectives that influenced site design and unit layouts and the public consultation process that helped arrive at the least intrusive concept. These processes allowed the consultant to create detailed plans that also satisfy OCP objectives and design guidelines.

#### **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, however the City does have an interest in working with the existing property owner to acquire the property. 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 at a later date.

##### **4.2 Project Description**

Upon completion the project will feature 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 (Future phase) will likely have



individual garages. One access point from Richter Street and an emergency access onto Cambridge Avenue will be provided for the BC Housing portion of the project and once access point will be located on Kingsway for the future market housing component. 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;
- 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 approximately 50 market townhouse units in a series of buildings (Future phase). Surface parking is provided for the apartment building, carports for the affordable townhome units while the market townhomes will likely have individual garages. 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.

*Architectural Design*

The project follows a more traditional design scheme in an attempt to achieve a better relationship to the North End aesthetic. The blue horizontal Hardie plank is matched with an off-white uniform Hardie panel, the main vertical elements consist of heavy timber structural details that support the balconies. The Richter Street frontage is the primary entrance for the seniors’ housing component and therefore has the most design detail.

Two minor variances have been proposed, the project compares to Zoning Bylaw No. 8000 as follows:

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	RM5 PROPOSAL
Development Regulations		
Floor Area Ratio	1.1	0.91
Height	18.0m / 4.5 Storeys	13.0m / 4 Storeys
Front Yard	6.0m 3.0m entry projection	6.0m 1.8m entry projection*
Side Yard (south)	Townhouse 1.5m	1.5m
Side Yard (north)	4.5m	1.5m
Rear Yard	9.0m	17.9m
Site Coverage	Buildings - 40% Total - 65%	31% 65.7%*
Other Regulations		
Min. Parking Required	51 stalls	57 stalls
Bicycle Parking	Class I: 35 spaces Class II: 7 spaces	Class I: 35 spaces Class II: 7 spaces

- \* Vary permitted projection into a entrance canopy from 3.0m permitted to 1.8m proposed.
- \* Vary the site coverage for buildings, driveways and parking from 65% permitted to 65.7% proposed.

### 4.3 Site Context

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

### Subject Property Map:



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

### 5.1 Urban Design Development Permit Areas (Chapter 14)

*Intensive Residential - Character Neighbourhood Design Guidelines Objectives*

- Preserve and enhance the scale and character of individual neighbourhoods and streetscapes;
- Ensure compatibility with existing dwellings on a lot or with surrounding properties;
- Promote a high standard of design, construction and landscaping;
- Encourage building and landscape designs that promote privacy, safety, and accessibility;
- Contribute to the creation of pedestrian oriented streets; and
- Design for livability.

#### Guidelines - Site and Context Considerations

- Design projects to reflect the established character of the neighbourhood through similar:
  - building spacing, massing, setbacks, scale, foundation height, rooflines, building height, building materials, proportion, landscaping, wall to window/door ratio, architectural themes/detailing
- Design buildings to limit the height difference between adjacent properties (i.e., step back upper floors, slope roofs towards side yards);
- Ensure multiple unit residential development is consistent in architectural style with the original development or the dominant style of the block;
- Articulate front facades to create depth and architectural interest (i.e., variations in height, detailing and massing);
- Incorporate an equal level and quality of design and architectural details on all street facing elevations (corner and double fronting lots);
- Maintain and establish front yard setbacks by placing additions and new constructions within 10% of the adjacent or average building setback;
- Rear setbacks may vary from the established pattern, to accommodate additions to the building footprint;
- Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;
- Site buildings on the lot to maximize usable and private outdoor space;
- All front yards should be landscaped with a variety of trees, shrubs, flower beds or other landscape materials;
- Fences, hedges and landscaping should be used to help screen views of private open spaces on adjacent residential properties;
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street (including those with special character or historical and cultural significance);
- Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;
- Locate parking and garages within the rear yard with direct access from the lane. On properties which do not abut a lane, locate parking within the rear yard with driveway access from the street;
- Avoid garages incorporated into buildings at the front of the structure;
- Locate garages so they do not protrude beyond the front elevation and where possible, garage entrances should face away from the street;
- Minimize the width and area of driveways and impervious surfaces;
- Utilize pervious paving materials for driveways and parking areas (i.e., grasscrete or narrow wheel lanes with planting in the middle);
- Ensure all parking is screened from public view or contained within the structure.

#### Form and Character



- Maintain and complement established massing of the streetscape (i.e., design buildings with massing setback from the street or utilize architectural treatments to soften the massing);
- Massing of accessory buildings should be subordinate to the massing of the principle building;
- Maintain the exterior appearance of a single family structure if it is converted to multiple unit housing;
- Ensure the same level of architectural detailing continues from the front elevations around to the midpoint of the side elevation or to the nearest articulated element;
- Incorporate colours similar to the traditional tones for the building’s architectural style;
- Incorporate high quality, low maintenance roofing and building materials similar to traditional materials;
- Incorporate a mixture of building materials to enhance visual appeal and building design;
- Avoid flat, monotonous facades with entry features and porches as the dominant feature facing the street;
- Entrances should adhere to the pattern of established architectural style.

## 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

Addressed as part of Z13-0018.

### 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/altered/renewed to accommodate proposed new structures. Right-of-way may also be required.

## 7.0 Application Chronology

Date of Application Received:	April 14 <sup>th</sup> , 2013
Zone Amending Public Hearing:	July 16 <sup>th</sup> , 2013
Zoning Conditions Addressed:	July 4 <sup>th</sup> , 2014

**Report prepared by:**

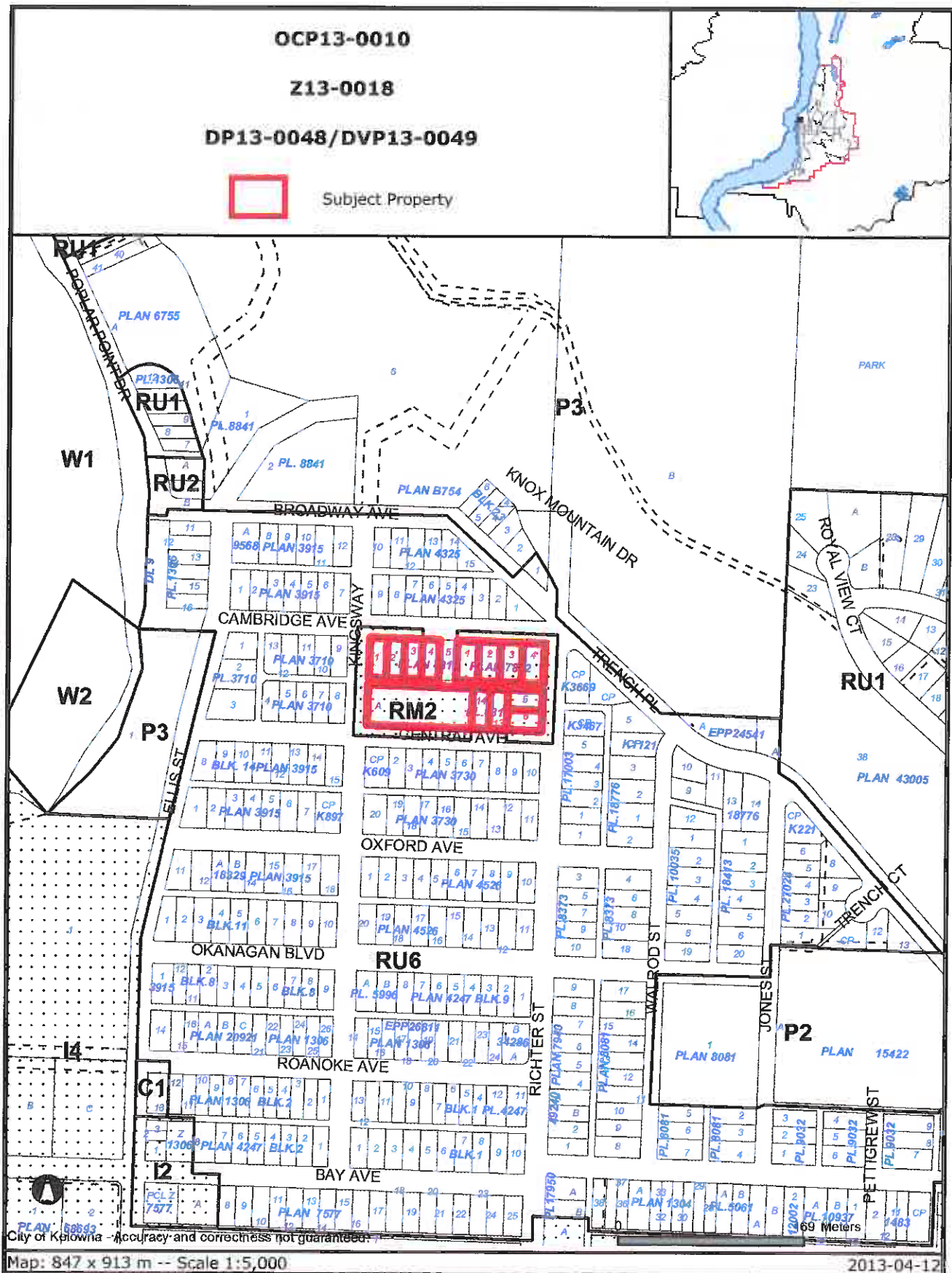
\_\_\_\_\_  
Alec Warrender, Land Use Planner

**Reviewed by:**  Ryan Smith, Urban Planning Manager

**Approved for Inclusion:**  D. Gilchrist, Divisional Director -  
Community Planning & Real Estate

**Attachments:**

- Subject Property Map
- Site Plan
- Conceptual Elevations
- Landscape Plan
- Applicant's Letter of Rationale

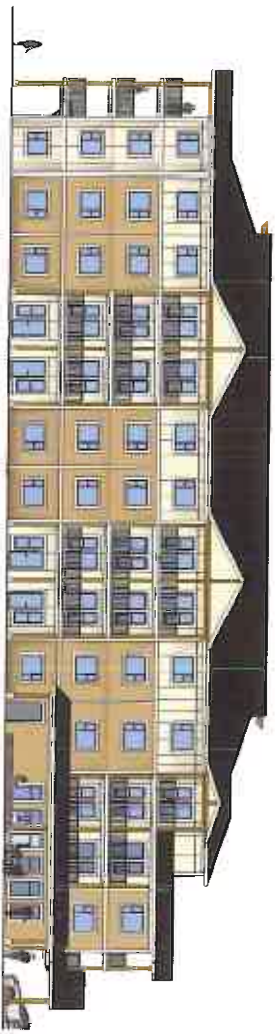


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



# PLEASANTVALE HOMES

KELOWNA, BC



SCHEDULE A  
 This forms part of development  
 Permit # DR13-0048 / DVP13-0049

## ISSUED FOR REVISED DEVELOPMENT PERMIT

NORR FILE: OCVA12-0018  
 APRIL 10, 2014

### ARCHITECTURAL

NORR Architects Planners Inc.  
 Suite 710, 1201 West Pender Street  
 Vancouver, B.C.  
 V6E 2V2  
 T 604 685 3237  
 F 604 685 3241  
 www.norr.com

### LANDSCAPE

NORR Architects Planners Inc.  
 Suite 710, 1201 West Pender Street  
 Vancouver, B.C.  
 V6E 2V2  
 T 604 685 3237  
 F 604 685 3241  
 www.norr.com

### CIVIL

D.E. Pilling & Associates Ltd.  
 200, 540 Groves Avenue  
 Kelowna, B.C.  
 V1Y 4V7  
 T 250 763 2315  
 F 250 763 6559  
 www.dilling.ca

### SURVEY

Ferguson Land Surveying & Geomatics Ltd.  
 404, 1630 Pandosy Street  
 Kelowna, B.C.  
 V1Y 1P7  
 T 250 763 3115  
 F 250 763 0321  
 www.fergusongeo.ca

### DRAWING LIST

Drawing Code	Description
DP00-00-00	COVER PAGE
DP00-01-01	SITE SURVEY
DP10-00-01	SITE PLAN, STATISTICS & PHOTOS
DP10-01-01	SITE LIGHTING PLAN
DP20-00-01	SENIORS' APARTMENTS LEVEL 01 FLOOR PLAN, UNIT TYPES A & B
DP20-01-01	SENIORS' APARTMENTS LEVEL 02 FLOOR PLAN, UNIT TYPES B1, C & C1
DP20-02-01	SENIORS' APARTMENTS LEVEL 03 FLOOR PLAN, UNIT TYPES D & E
DP20-03-01	SENIORS' APARTMENTS LEVEL 04 FLOOR PLAN, ROOF PLAN
DP20-04-01	TOWNHOUSE TYPE A - 6 PLEX FLOOR PLANS, ROOF PLAN
DP20-05-01	TOWNHOUSE TYPE B - 4 PLEX FLOOR PLANS, ROOF PLAN
DP20-06-01	TOWNHOUSE TYPE C - 4 PLEX FLOOR PLANS, ROOF PLAN
DP30-00-01	SENIORS' APARTMENTS EXTERIOR ELEVATIONS
DP30-01-01	TOWNHOUSE TYPE A - 6 PLEX EXTERIOR ELEVATIONS
DP30-02-01	TOWNHOUSE TYPE B - 4 PLEX EXTERIOR ELEVATIONS
DP30-03-01	TOWNHOUSE TYPE C - 4 PLEX EXTERIOR ELEVATIONS
L00-00-01	LANDSCAPE KEYS AND SYMBOLS
L02-00-11	EXISTING CONDITIONS AND DEMOLITION PLAN
L20-00-01	HARD LANDSCAPE PLAN
L20-00-21	LANDSCAPE DETAILS, HARD LANDSCAPE
L20-00-22	LANDSCAPE DETAILS, HARD LANDSCAPE
L20-00-23	LANDSCAPE DETAILS, HARD LANDSCAPE
L30-00-01	GRADING PLAN
L40-00-01	SOFT LANDSCAPE PLAN
L40-00-21	LANDSCAPE DETAILS, SOFT LANDSCAPE



PROJECT REGISTERED 13-2013  
 600 CAMBRIDGE AVE. KELOWNA, BC  
 PLEASANTVALE HOMES  
 ISSUED FOR REVISED DEVELOPMENT PERMIT

NORR Architects Planners Inc.  
 Suite 710, 1201 West Pender Street  
 Vancouver, B.C. V6E 2V2  
 T 604 685 3237  
 F 604 685 3241  
 www.norr.com

**NORR**

# CAMBRIDGE AVENUE

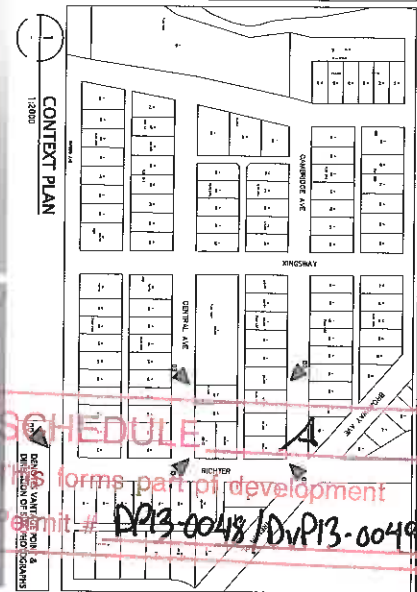


# CENTRAL AVENUE

# RICHTER STREET

**LEGEND**

- EXISTING PAVEMENT BUILDING
- TOWNHOUSE TYPE A
- TOWNHOUSE TYPE B
- TOWNHOUSE TYPE C
- ACCESSORY STRUCTURES
- INTERNAL ROAD, DRIVEWAY OR DRIVE
- OR SIMILARING RECREATION ACCESS
- CONCRETE STRUCTURE SIGNALLAS
- ADJACENT SPACES



**SCHEDULE**  
forms part of development  
Permit # DP13-0048 / DP13-0049



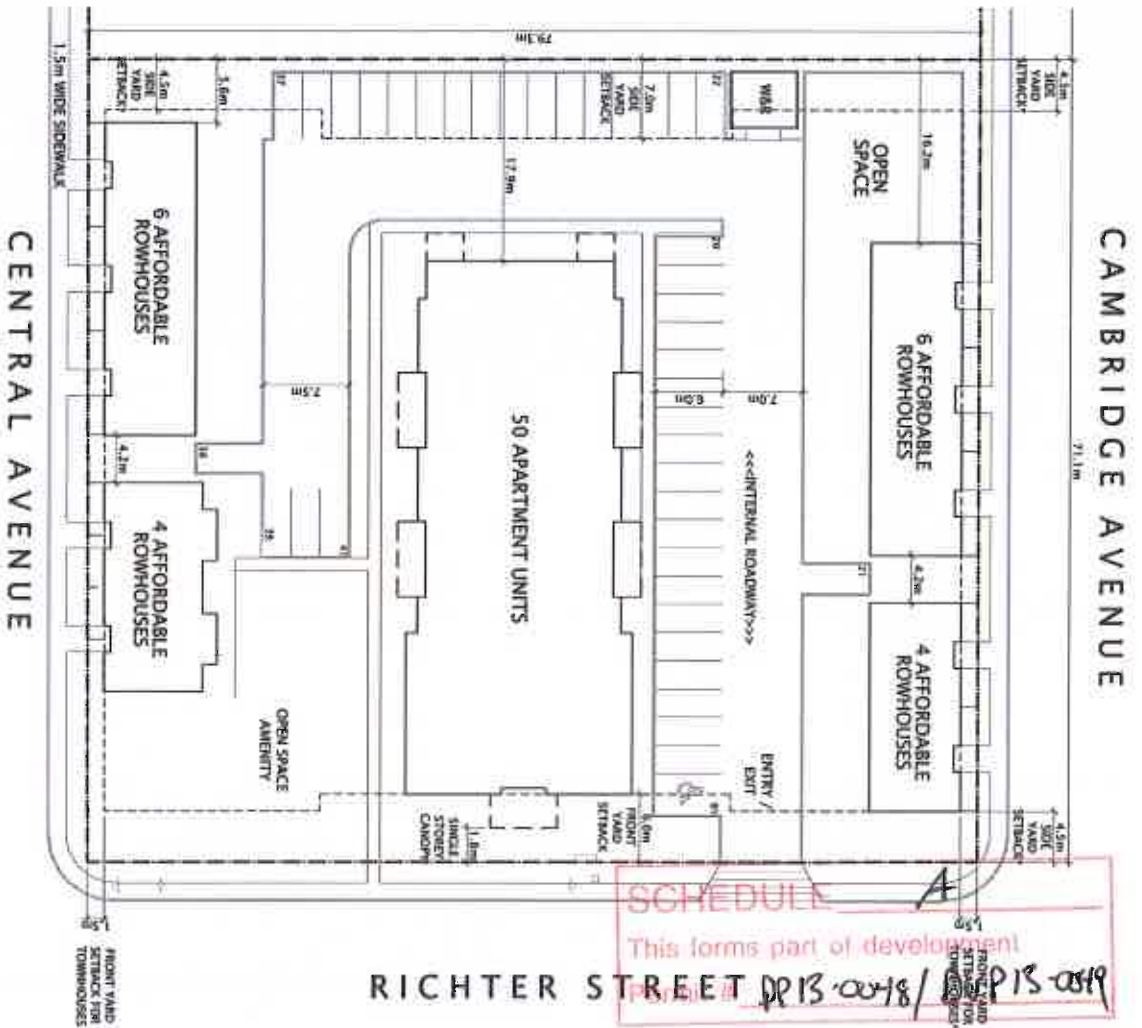
**PROJECT STATISTICS**

NO.	DESCRIPTION	UNIT	AREA	PERCENTAGE	REMARKS
1	Site Area	100	100%		
2	Building Footprint	100	100%		
3	Open Space	100	100%		
4	Other	100	100%		

<p><b>BC Housing</b></p> <p>DATE: 13-03-19 LSTED FOR: 1 PROCESS REVIEW: 1</p> <p>DATE: 13-04-08 DP SUBMISSION: 2</p> <p>DATE: 13-10-26 SUBMISSION: 3</p> <p>DATE: 14-02-17 PLACING: 4</p> <p>DATE: 14-04-10 ISSUED FOR REVISED DP: 5</p>	<p><b>NORR</b></p> <p>PROJECT NUMBER: 200118 PROJECT NAME: BC HOUSING CLIENT: PLEASANTVALE HOMES ADDRESS: 640 CAMBRIDGE AVE, MELB, VIC 3048</p>	<p><b>BC Housing</b></p> <p>DATE: 13-03-19 LSTED FOR: 1 PROCESS REVIEW: 1</p> <p>DATE: 13-04-08 DP SUBMISSION: 2</p> <p>DATE: 13-10-26 SUBMISSION: 3</p> <p>DATE: 14-02-17 PLACING: 4</p> <p>DATE: 14-04-10 ISSUED FOR REVISED DP: 5</p>	<p><b>BC Housing</b></p> <p>DATE: 13-03-19 LSTED FOR: 1 PROCESS REVIEW: 1</p> <p>DATE: 13-04-08 DP SUBMISSION: 2</p> <p>DATE: 13-10-26 SUBMISSION: 3</p> <p>DATE: 14-02-17 PLACING: 4</p> <p>DATE: 14-04-10 ISSUED FOR REVISED DP: 5</p>
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PLEASANTVALE  
REDEVELOPMENT  
PROPERTY VARIANCE

PROJECT STATISTICS & VARIANCES		
	RM 5 Site	Bylaw
Floor Area Ratio (F.A.R.)	0.91	1.1
Height	4 storeys	4 storeys
Building Coverage	30.7%	40.0%
Total Site Coverage	65.7%	65.0%
Front Yard Setbacks:		
-Apartment	6.0m	6.0m
-Apartment Canopy	1.8m	3.0m
-Townhomes	1.5m	1.5m
Side Yard Setbacks:		
-Apartment	17.9m	7.0m
-Townhomes	4.5m	4.5m
Parking Stalls	57	51
Visitor Bike Parking	7	7
Primary Bike Parking	35	35



Pleasantvale Homes Kelowna BC



1 SITE LIGHTING PLAN  
1:500

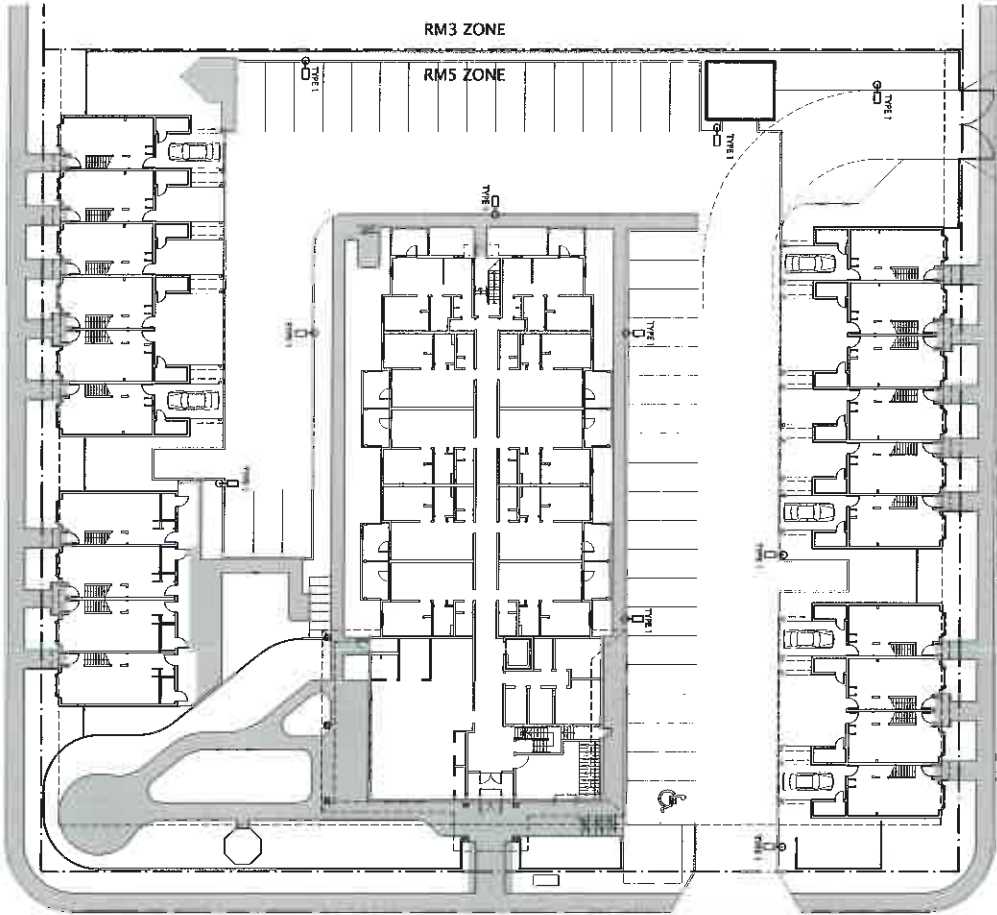


FIGURE SCHEDULE  
TYPE 1: SINGLE HEAD C/1 40W TYPE 2: DARK SKY, FIXTURE C/W 25'W INITIAL HALO LAMP, MOUNTED ON A 30'HEIGHT POLE  
SEE LANDSCAPE LAYOUT PLAN PARTWAY 8 IDENTIFY LIGHTING

**SCHEDULE A**  
This is part of development  
Permit # DP13-0018 / DU13-0019

DATE	ISSUED FOR	REV
13-03-19	PROGRESS REVIEW	1
13-04-02	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PRICING	4
14-04-10	ISSUED FOR REVISED DP	5

This drawing has been prepared solely for the use of the client and is not to be used for construction purposes without the written approval of the architect. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect shall not be held liable for any errors or omissions in this drawing.

**BC Housing**  
  
 North Arrow  
 Grid Symbol  
 XX  
 XXXX

Consultants:  
 Civil: [Name]  
 Electrical: [Name]  
 Architectural: NORR ARCHITECTS PLANNERS  
 Mechanical: NORR AP  
 Structural: NORR AP

**NORR**  
 PROJECT: 00VA12-0018  
 PLEASANTVALE HOMES  
 600 CARRVILLE AVENUE  
 KILDONAN, BC  
 ISSUED FOR REVISED DEVELOPMENT PERMIT  
 NORR Architects Planners Inc.  
 1201 West Pender Street  
 Vancouver, BC V6G 1C4  
 Tel: 604 683 3327 Fax: 604 683 3241  
 www.norr.ca

**BC HOUSING**  
 Project Manager: [Name]  
 Project Leader: [Name]

Project: PLEASANTVALE HOMES  
 KILDONAN, BC  
 Drawing Title: SITE LIGHTING PLAN  
 Drawing No: 00VA12-0018  
 Drawing No: DP10-01-01

REFERENCE PLAN OF STATUTORY RIGHT OF WAY OVER PART OF LOT A  
 DISTRICT LOT 9 ODYD PLAN EPP39552

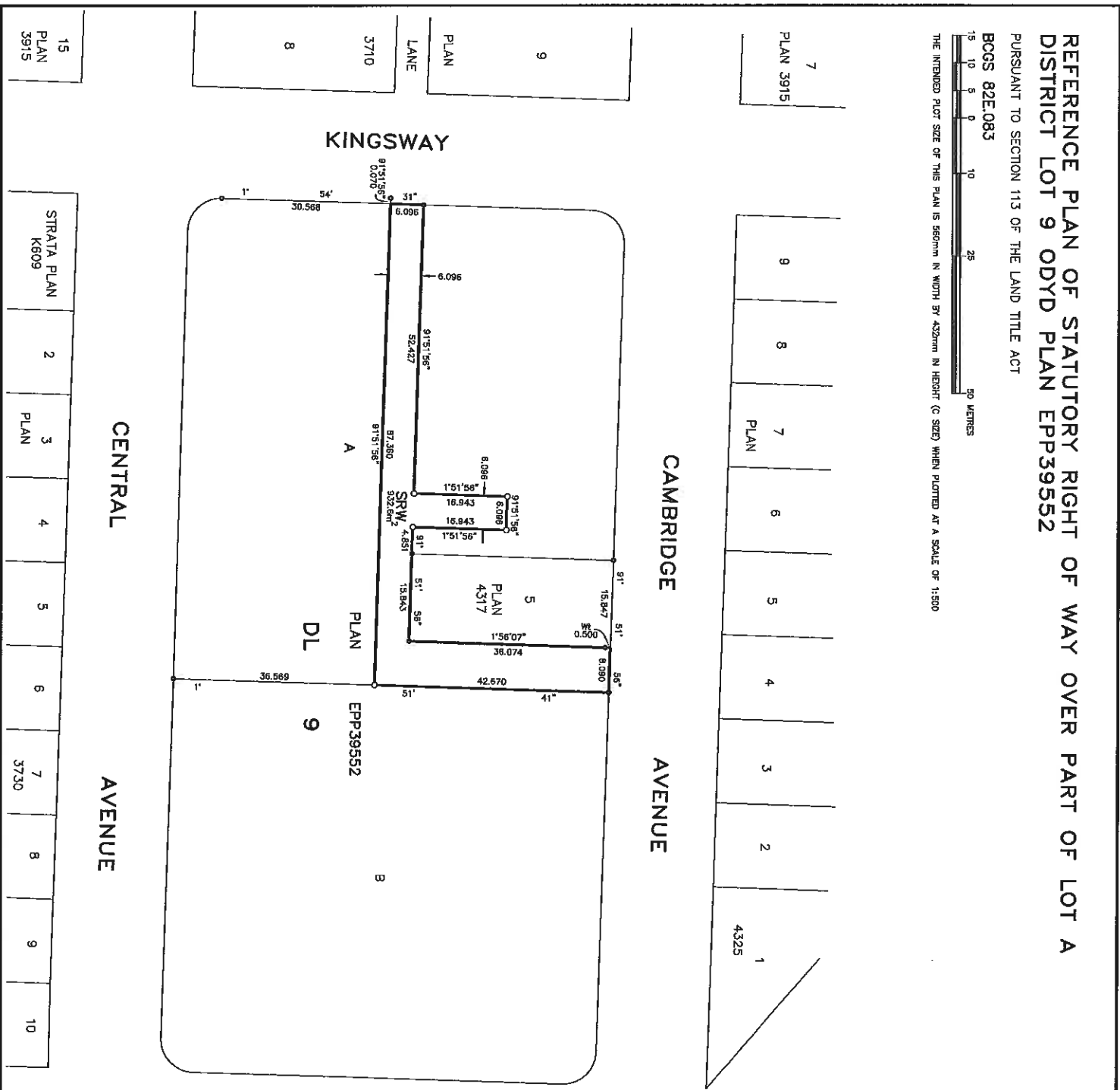
PLAN EPP39553

PURSUANT TO SECTION 113 OF THE LAND TITLE ACT

BCGS 82E083



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 4320mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500



15 PLAN 3915	STRATA PLAN K809	2	3 PLAN	4	5	6	7 3730	8	9	10
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**SCHEDULE A**  
 This forms part of development  
 Permit # D13-0048 / D1P13-0049

RICHTER STREET

LEGEND

- INTERPRETED SURVEY AREA NO. 4, CITY OF KELLOWNA, MANITOBA (CSRS)
- GRID BEARINGS ARE DERIVED FROM PLAN EPP39552.
- GRID BEARINGS ARE DERIVED FROM PLAN EPP39552.
- GRID DISTANCES UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES WHICH HAVE BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 8450 AND 7441922.
- DENOTES STANDARD IRON POST FOUND
- o DENOTES STANDARD IRON POST SET

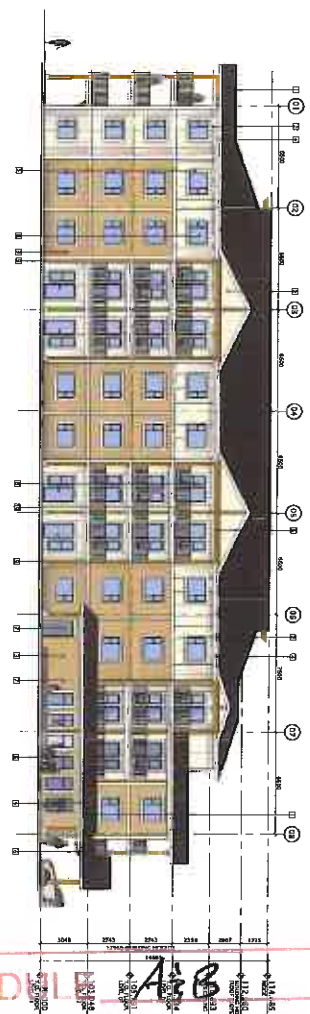
THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 11th DAY OF APRIL, 2014  
 COLIN M. FERGUSON, BCLS 858

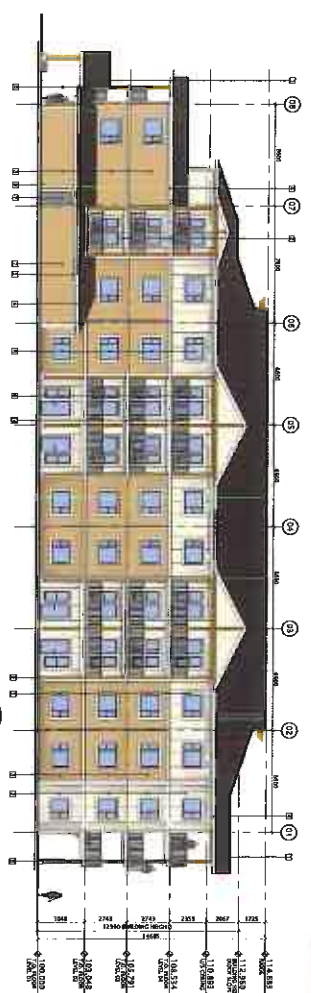
**Ferguson Land Surveying & Geomatics Ltd.**  
 B.C. AND CANADA LAND SURVEYORS  
 404-1830 RANDY STREET, KELLOWNA, B.C.  
 TELEPHONE: (250) 785-3115 FAX: (250) 785-0321

JOB No 19825-SRW  
 87 Vancouver (Aug 10, 2009) \uk\m\land\survey\land\19825-srw.dwg  
 DRAWN BY: C.F. FILED: SEE FILE

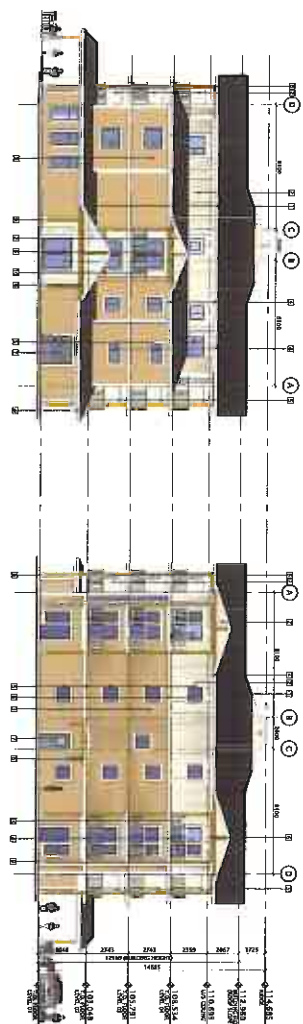
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01 SOUTH ELEVATION  
DP30-01-01 1:150



02 NORTH ELEVATION  
DP30-01-01 1:150



03 WEST ELEVATION  
DP30-01-01 1:150

04 EAST ELEVATION  
DP30-01-01 1:150

**SCHEDULE A & B**  
This forms part of development  
Permit # DR13-0048 / DUP13-0049

DATE	ISSUED FOR	REV
13-03-19	PROGRESS REVIEW	1
13-04-08	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PRICING	4
14-04-16	ISSUED FOR REVISED DP	5

The drawings have been prepared solely for the use of the client and are not to be used for any other purpose without the written consent of the architect. This consent shall not be used for construction purposes until the seal opening herein is filled and dated by the Architect or Engineer.

**BC Housing**

North Arrow

Detail Symbol

Consultants  
ME & PLUMBING ASSOCIATES  
ARCHITECTS  
NOOR ARCHITECTS PARTNERS INC.  
NOOR AP  
NOOR AP  
NOOR AP

**NORR**

PROJECT: PLEASANTVALE HOMES  
600 CHARLESTON AVENUE  
KELOWNA, BC  
ISSUED FOR REVISED DEVELOPMENT PERMIT  
NORR Architects Planners Inc.  
Suite 210, 1201 West Fraser Street  
Kelowna, BC V1Y 9S7  
Tel: 250-862-2222 Fax: 250-862-3241  
www.norr.ca

Project Manager: [Name], [Title]

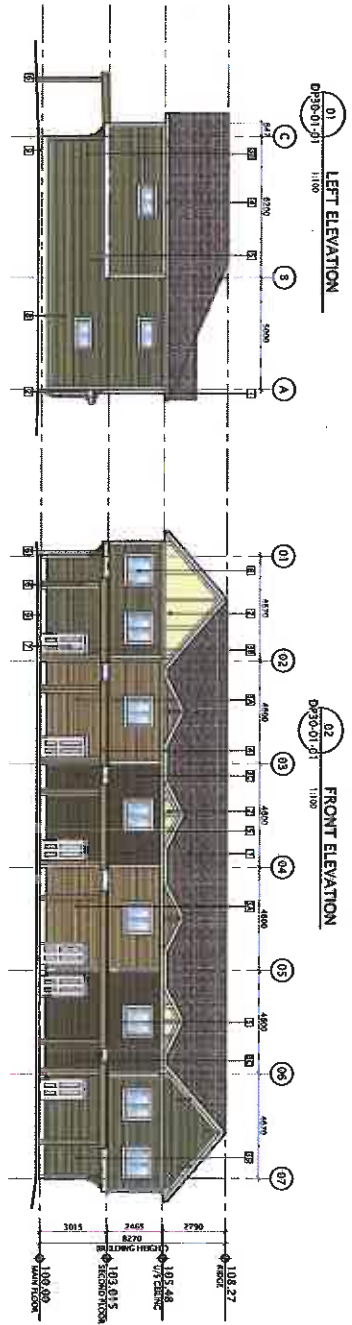
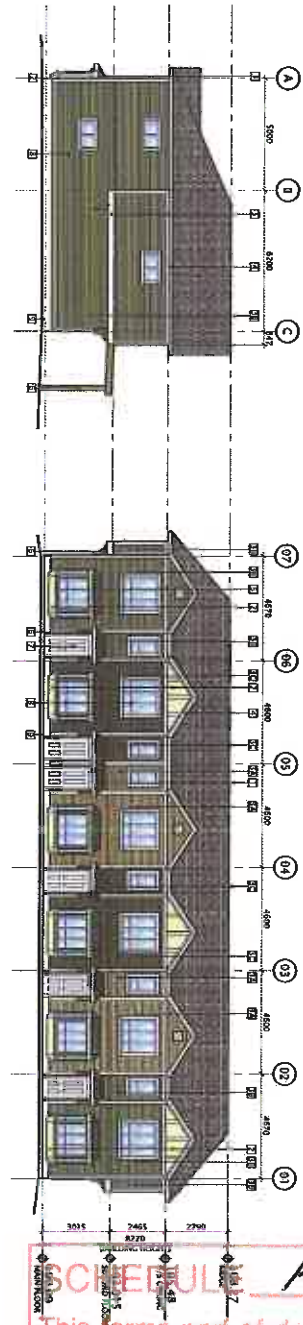
Client: BC HOUSING

Project: PLEASANTVALE HOMES SENIORS' APARTMENTS EXTERIOR ELEVATIONS

Project No.: OCA12-20118

Drawing No.: DP30-00-01



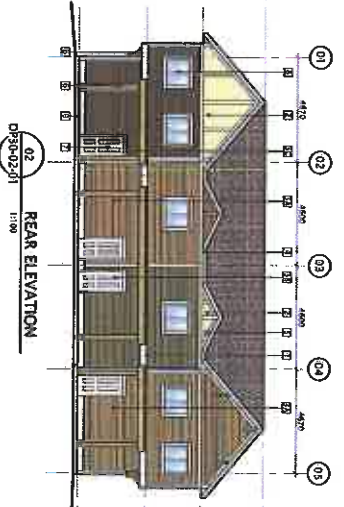
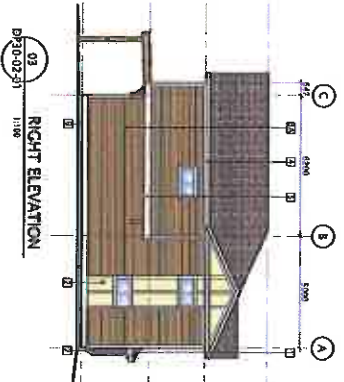
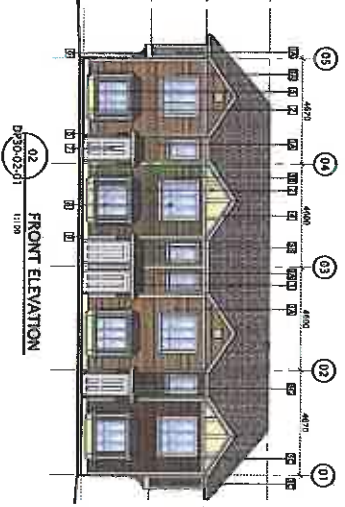
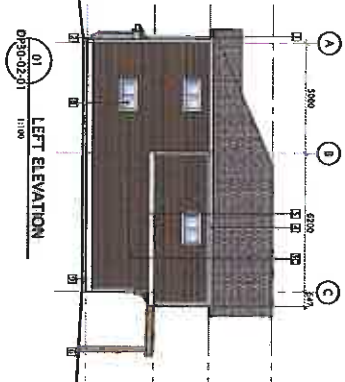


**MATERIAL LEGEND**

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80	MATERIAL: HORIZONTAL SLAT	80	MATERIAL: WOOD TRIM
81	MATERIAL: HORIZONTAL SLAT	81	MATERIAL: WOOD TRIM
82	MATERIAL: HORIZONTAL SLAT	82	MATERIAL: WOOD TRIM
83	MATERIAL: HORIZONTAL SLAT	83	MATERIAL: WOOD TRIM
84	MATERIAL: HORIZONTAL SLAT	84	MATERIAL: WOOD TRIM
85	MATERIAL: HORIZONTAL SLAT	85	MATERIAL: WOOD TRIM
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87	MATERIAL: HORIZONTAL SLAT	87	MATERIAL: WOOD TRIM
88	MATERIAL: HORIZONTAL SLAT	88	MATERIAL: WOOD TRIM
89	MATERIAL: HORIZONTAL SLAT	89	MATERIAL: WOOD TRIM
90	MATERIAL: HORIZONTAL SLAT	90	MATERIAL: WOOD TRIM
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97	MATERIAL: HORIZONTAL SLAT	97	MATERIAL: WOOD TRIM
98	MATERIAL: HORIZONTAL SLAT	98	MATERIAL: WOOD TRIM
99	MATERIAL: HORIZONTAL SLAT	99	MATERIAL: WOOD TRIM
100	MATERIAL: HORIZONTAL SLAT	100	MATERIAL: WOOD TRIM

**SCHEDULE A & B**  
 This forms part of development  
 Permit # DR13-0048 / DWR13-0049

<p><b>BC Housing</b></p> <p>Project Manager: [Signature]</p> <p>Project Engineer: [Signature]</p> <p>Project Designer: [Signature]</p> <p>Project Checker: [Signature]</p> <p>Project Approver: [Signature]</p> <p>Project Date: [Date]</p> <p>Project No: <b>OCVA12-0018</b></p> <p>Project Name: <b>PLEASANTVALE HOMES</b></p> <p>Project Address: <b>HERNDON, VA</b></p> <p>Project Type: <b>TOWNHOUSE TYPE A</b></p> <p>Project Description: <b>6 BED EXTENSION ELEVATIONS</b></p> <p>Scale: [Scale]</p> <p>Sheet No: <b>DR30-01-01</b></p>	<p><b>NORR</b></p> <p>Project Manager: [Signature]</p> <p>Project Engineer: [Signature]</p> <p>Project Designer: [Signature]</p> <p>Project Checker: [Signature]</p> <p>Project Approver: [Signature]</p> <p>Project Date: [Date]</p> <p>Project No: [Number]</p> <p>Project Name: [Name]</p> <p>Project Address: [Address]</p> <p>Project Type: [Type]</p> <p>Project Description: [Description]</p> <p>Scale: [Scale]</p> <p>Sheet No: [Number]</p>	<p><b>BC Housing</b></p> <p>Project Manager: [Signature]</p> <p>Project Engineer: [Signature]</p> <p>Project Designer: [Signature]</p> <p>Project Checker: [Signature]</p> <p>Project Approver: [Signature]</p> <p>Project Date: [Date]</p> <p>Project No: [Number]</p> <p>Project Name: [Name]</p> <p>Project Address: [Address]</p> <p>Project Type: [Type]</p> <p>Project Description: [Description]</p> <p>Scale: [Scale]</p> <p>Sheet No: [Number]</p>	<p><b>DATE</b></p> <p><b>ISSUED FOR</b></p> <p><b>NO.</b></p> <table border="1"> <tr> <td>3-03-18</td> <td>PROGRESS REVIEW</td> <td>1</td> </tr> <tr> <td>3-04-08</td> <td>DR SUBMISSION</td> <td>2</td> </tr> <tr> <td>3-10-08</td> <td>SUBMISSION</td> <td>3</td> </tr> <tr> <td>4-03-17</td> <td>PACING</td> <td>4</td> </tr> <tr> <td>4-04-18</td> <td>ISSUED FOR REVISED DR</td> <td>5</td> </tr> <tr> <td>4-06-01</td> <td>ISSUED FOR REVISED DR</td> <td>6</td> </tr> </table>	3-03-18	PROGRESS REVIEW	1	3-04-08	DR SUBMISSION	2	3-10-08	SUBMISSION	3	4-03-17	PACING	4	4-04-18	ISSUED FOR REVISED DR	5	4-06-01	ISSUED FOR REVISED DR	6
3-03-18	PROGRESS REVIEW	1																			
3-04-08	DR SUBMISSION	2																			
3-10-08	SUBMISSION	3																			
4-03-17	PACING	4																			
4-04-18	ISSUED FOR REVISED DR	5																			
4-06-01	ISSUED FOR REVISED DR	6																			



**MATERIAL LEGEND**

1	MATERIAL: UPRIGHT SHINGLES	11	MATERIAL: LIGHT SOLID TUNE
2	MATERIAL: COLORED DUAL L.V.C.	12	MATERIAL: COLORED DUAL L.V.C.
3	MATERIAL: CHERRY ROOF	13	MATERIAL: WOOD STRUCTURE
4	MATERIAL: ROOFING	14	MATERIAL: WOOD STRUCTURE
5	MATERIAL: ROOFING	15	MATERIAL: WOOD STRUCTURE
6	MATERIAL: ROOFING	16	MATERIAL: WOOD STRUCTURE
7	MATERIAL: ROOFING	17	MATERIAL: WOOD STRUCTURE
8	MATERIAL: ROOFING	18	MATERIAL: WOOD STRUCTURE
9	MATERIAL: ROOFING	19	MATERIAL: WOOD STRUCTURE
10	MATERIAL: ROOFING	20	MATERIAL: WOOD STRUCTURE

NOTE: MANUFACTURER AND COLOR ARE FOR REFERENCE ONLY AND SHOULD BE DETERMINED BY THE ARCHITECT.

**SCHEDULE A:B**  
 This forms part of development  
 Permit # DP13-0048 / DP13-0049

DATE	ISSUED FOR	REV
3-03-13	PROCESS REVIEW	1
3-04-08	DP SUBMISSION	2
3-10-08	SUSPENSION	3
4-02-17	PERICING	4
4-04-10	ISSUED FOR REVISED DP	5
4-06-08	ISSUED FOR REVISED DP	6

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**BC Housing**

**NORR ARCHITECTS PARTNERS INC.**  
 600 CHAMBERLAIN AVE. KELLOWNA, BC  
 V1A 2S1  
 TEL: 250-868-2277  
 FAX: 250-868-3141

**NORR**

Project: BC HOUSING  
 Client: PLEASANTVALE HOMES  
 Location: KELLOWNA, BC  
 Drawing Title: TOWNHOUSE TYPE B  
 Drawing Content: 4 PEXA EXTERIOR ELEVATIONS  
 Drawing No: OCVA12-001 B  
 Drawing Date: DP230-02-01





RICHTER STREET PERSPECTIVE



SCHEDULE B  
forms part of Development  
Permit # DR13-0048 / CNR13-0049

Pleasantvale Homes Kelowna BC

NORR  
NORR Architects  
Planners Inc.



CAMBRIDGE AVENUE PERSPECTIVE



SCHEDULE B  
This forms part of development  
Permit # CP13-0048 / DP13-0049

**Pleasantvale Homes** Kelowna BC

**NORR**  
North Architects  
Planners Inc.  
A Division of NORR Group Inc.

BC Housing



CENTRAL AVENUE PERSPECTIVE



SCHEDULE B  
This forms part of development  
Permit # DP13-00418 / DVP13-00419

Pleasantvale Homes Kelowna BC



**PLEASANTVALE  
REDEVELOPMENT  
ILLUSTRATIVE PLAN**

THIS DRAWING IS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL RESOURCES ARE COMPLETED AT A PRELIMINARY STAGE AND SUBJECT TO APPROVAL AND VARIATION BY THE LOCAL AUTHORITY.



**Pleasantvale Homes** Kelowna BC

**NORR**  
 Urban Architecture  
 Planning Inc.  
 1000-10th Street, Kelowna BC V1Y 9V7  
 Tel: 250-860-1111  
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PLEASANTVALE SHADOW ANALYSIS



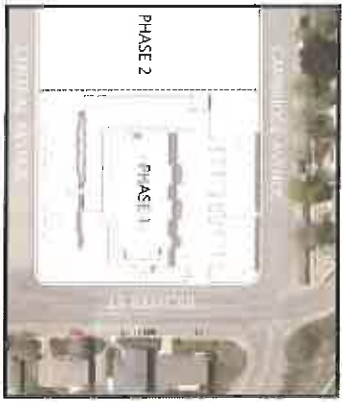
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JUNE 21, 2013  
10 AM



EQUINOX  
MARCH 21/SEPT. 23, 2013  
10 AM



WINTER SOLSTICE  
DECEMBER 21, 2013  
10 AM



SUMMER SOLSTICE  
JUNE 21, 2013  
12 PM



EQUINOX  
MARCH 21/SEPT. 23, 2013  
12 PM



WINTER SOLSTICE  
DECEMBER 21, 2013  
12 PM



SUMMER SOLSTICE  
JUNE 21, 2013  
2 PM



EQUINOX  
MARCH 21/SEPT. 23, 2013  
2 PM



WINTER SOLSTICE  
DECEMBER 21, 2013  
2 PM

SCHEDULE B  
This forms part of development  
Permit # DP13-0049 / DU13-0049

PLANT KEY:

- Ablas concolor (White Fir)
- Pinus nigra (Austrian black Pine)
- Springa reticulata Ivory Silk (Ivory Silk Tree Lilac)
- Populus tremula Everta (Swedish Columnar Poplar)
- Tilia cordata Greenspire (Greenspire Linden)
- Quercus robur (English Oak)
- Juniperus sabina (Arceuthobium) (Emerald Hedging Cedar)
- Thuja occidentalis Smartax (Emerald Hedging Cedar)
- Pinus mugo 'Stovmound' (Stovmound Mugo Pine)
- Buxus 'Green Gem' (Green gem boxwood)
- Eurohymnus alata 'Compacta' (Compact Burning Bush)
- Forsythia intermedia 'Cordifolia' (Hickdoe Lavender)
- Lararidia angustifolia 'Hickdoe' (Hickdoe Lavender)
- Mahonia aquifolium (Oregon Grape)
- Spiraea japonica 'Goldmound' (Goldmound Spiraea)
- Symphoricarpos alba (Snowberry)

FURNISHINGS KEY:

- Ash Receptacle  
Manufacturer: Maglin  
Model: MAUS50  
Colour: Sage
- Bicycle Rack  
Manufacturer: Maglin  
Model: MR200  
Colour: Sage
- Bench  
Manufacturer: Maglin  
Model: ML300W  
Colour: Sage  
Seat: Recycled Plastic
- Lighting Bollard  
Manufacturer: Firstlight Technologies  
Model: FL100  
Power: Solar  
Colour: Black
- Roadway Lighting
- First Floor Exterior Building Lights
- Ornamental Steel Fence - 1067mm ht.
- Black Chainlink Fence - 1800mm ht.

PLANT LIST:

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	MATURE SIZE
3	Ablas concolor	White Fir	2.0m H. Ball 800mm dia. Ball	30m mature height 8m mature spread
10	Pinus nigra	Austrian Black Pine	2.0m H. Ball 700mm dia. Ball	30m mature height 8m mature spread
<b>DECIDUOUS TREES</b>				
10	Populus tremula Everta	Swedish Columnar Poplar	80cm dia. (85cm) and 70cm 70cm dia. (85cm) and 80cm 4m x 80cm dia. (85cm) and 1.5m	15m mature height 25m mature spread 25m mature dia. (85cm)
4	Springa reticulata Ivory Silk	Ivory Oak	80cm dia. (85cm) and 70cm 70cm dia. (85cm) and 80cm 4m x 80cm dia. (85cm) and 1.5m	15m mature height 25m mature spread 25m mature dia. (85cm)
8	Tilia cordata Greenspire	Swedish Linden - 2m STY	4m x 80cm dia. (85cm) and 1.5m	15m mature height 25m mature spread
<b>CONIFEROUS SHRUBS</b>				
31	Juniperus sabina	Emerald Hedging Cedar	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
21	Pinus mugo 'Stovmound'	Stovmound Mugo Pine	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
182	Thuja occidentalis Smartax	Emerald Hedging Cedar	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
<b>BROAD LEAF EVERGREEN SHRUBS</b>				
14	Buxus 'Green Gem'	Green Gem Boxwood	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
19	Mahonia aquifolium	Oregon Grape	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
<b>DECIDUOUS SHRUBS</b>				
82	Eurohymnus alata 'Compacta'	Compact Burning Bush	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
138	Forsythia intermedia 'Cordifolia'	Golden Pigeon Forsythia	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
141	Lararidia angustifolia 'Hickdoe'	Hickdoe Lavender	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
50	Spiraea japonica 'Goldmound'	Goldmound Spiraea	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
38	Symphoricarpos alba	Snowberry	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread
<b>GROUND COVER</b>				
390	Aster multiflorus var. unif.	Wildflower	1.5m, 30cm dia. (35cm) and 30cm 30cm dia. (35cm) and 30cm 1.5m, 30cm dia. (35cm) and 30cm	30cm mature height 170cm mature spread 170cm mature spread

FURNISHINGS KEY:

- Concrete Walkway  
Colour: Tan
- Sungluc 1/2 mgs turf
- Failure Boulder  
Failure boulders to be used
- Clayton BR1 Mantis  
Component to be used
- Lawn  
Lawn (Hydrangea)

**SCHEDULE**  
This forms part of development Permit # **D/P13-0048 / D/P13-0049**

DATE	ISSUED FOR	REV
13-03-19	PROCESS REVIEW	1
13-04-08	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PACING	4
14-04-10	ISSUED FOR REVISED DP	5

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**BC Housing**

North Arrow

Scale Symbol

1:100

1:200

1:500

1:1000

**CONSULTANTS**  
D.L. PLANNING & ASSOCIATES  
ARCHITECTS  
1000-1000  
VANCOUVER, BC  
V6Z 1K6  
TEL: 604-681-1111  
WWW.DLPA.COM

**NORR Architects Planners Inc.**

210-1101 West Pender Street  
Vancouver, BC Canada V6Z 1Y2  
TEL: 604-681-1111  
WWW.NORR.COM

**NORR**

Project Manager: [Name]  
Project Leader: [Name]  
Checked: [Name]

**BC HOUSING**

Project: PLEASANTVALE HOMES  
KELOWNA, BC

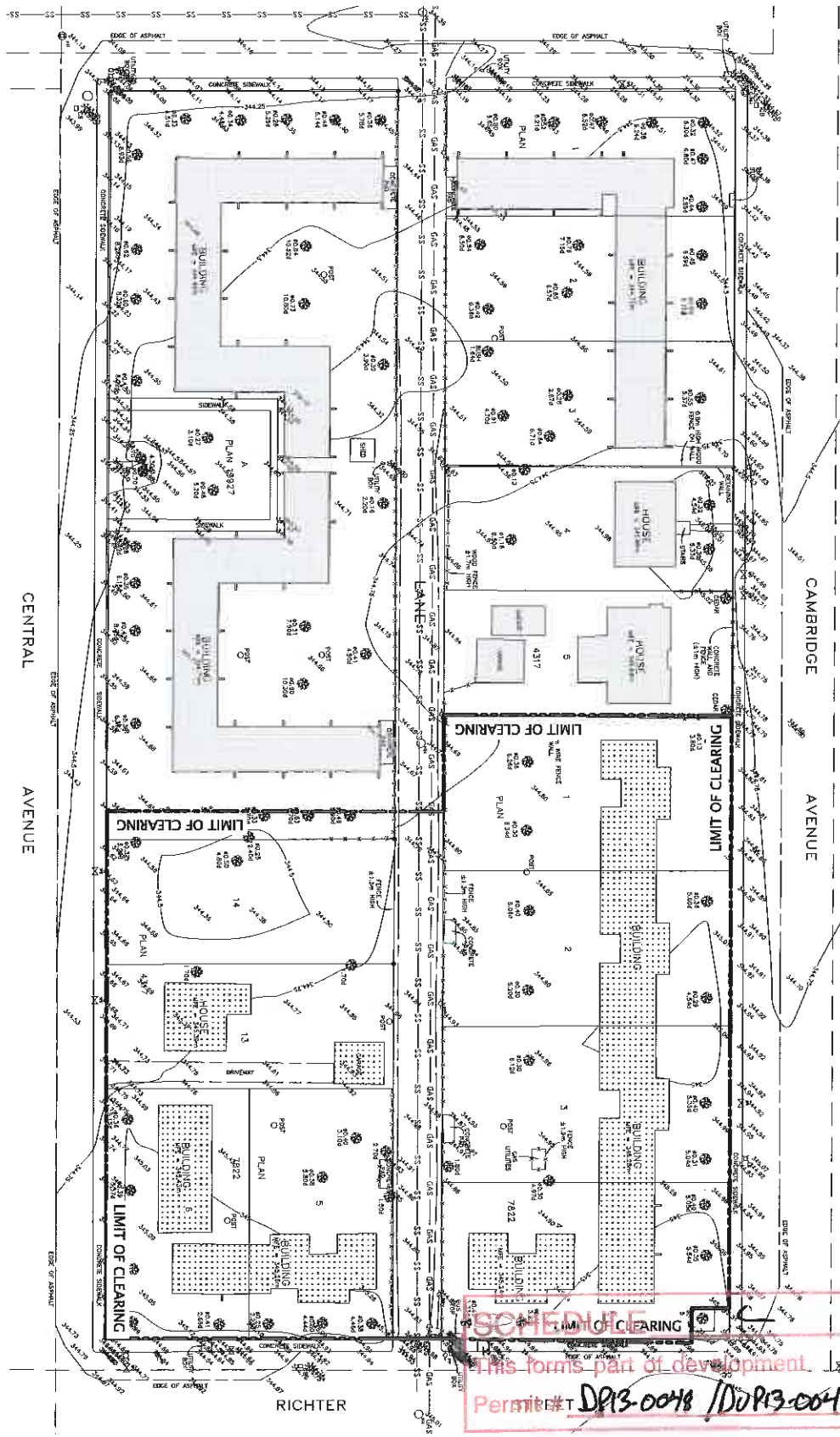
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Drawing Title: PLEASANTVALE HOMES  
GENERAL INFORMATION

Project No: OCCVA 12-001 B

Drawing No: L00-00-01





01 EXISTING CONDITIONS & DEMOLITION PLAN  
1735

**DEMOLITION KEY**

EXISTING BUILDING TO DEMOLITION

EXISTING BUILDING TO REMAIN

**NOTE:**  
ALL STRUCTURAL SFT FEATURES AND MATERIALS TO BE REMOVED INCLUDING TRUSSES TO BE REMOVED. NORTH-EAST CORNER OF SITE TO BE PRESERVED.

**THIS FORMS PART OF DEVELOPMENT**  
Permit # DP13-0048 / DOP13-0049

DATE	ISSUED FOR	REV
13-03-19	PROGRESS REVIEW	1
13-04-08	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PRICING	4
14-04-10	ISSUED FOR REVISED DP	5

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**BC Housing**

Home Arrow

Detail Symbol

XX XX

XX XX

**CONSULTANTS**

Client: D. E. BLAND & ASSOCIATES

Architect: NORR ARCHITECTS PLANNERS INC.

Structural: NORR ARCHITECTS PLANNERS INC.

Electrical: NORR ARCHITECTS PLANNERS INC.

Mechanical: NORR ARCHITECTS PLANNERS INC.

Foundation: NORR ARCHITECTS PLANNERS INC.

**NORR**

NORR Architects Planners Inc.

1100 West 120th Street, Suite 1100

Vancouver, BC Canada V6E 2E7

Phone: 604-273-2841

www.norr.ca

**PROJECT**

PLEASANTVALE HOMES

KELOWNA, BC

**CLIENT**

BC HOUSING

**PROJECT MANAGER**

Project Manager: [Name]

Checked: [Name]

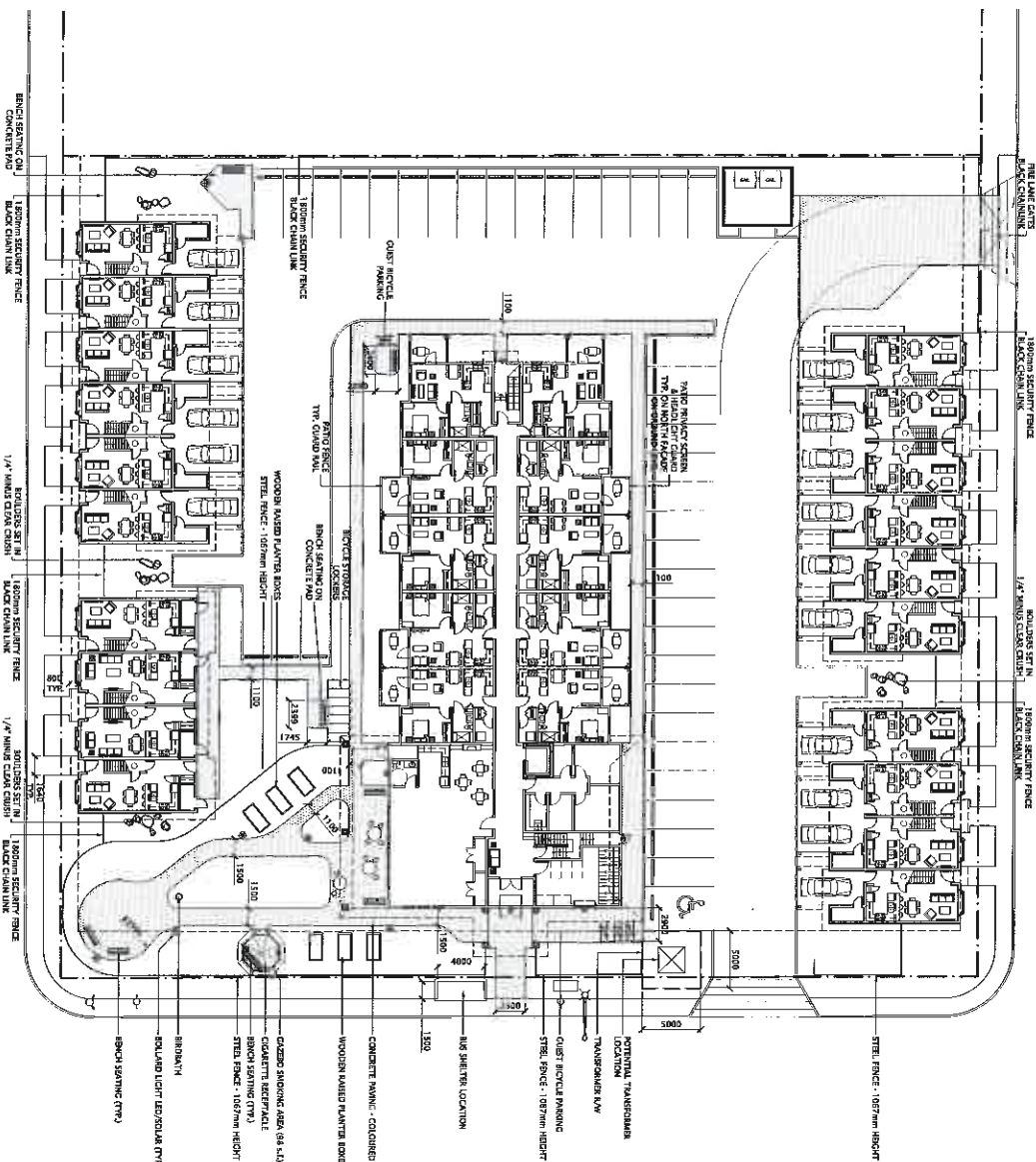
Drawn: [Name]

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

Project No: OCVA12-0018

Drawing No: L02-00-11

01  
20-00-01  
1:200  
HARD LANDSCAPE PLAN



**PLANTINGS KEY:**

- Ash Recreatech  
Model: MAUA1550  
Colour: Sage
- Bicycle Rack  
Manufacturer: Magihr  
Model: MR0200  
Colour: Sage
- Bench  
Manufacturer: Magihr  
Model: ML300W  
Colour: Sage  
Seat: Recycled Plastic
- Lighting Bollard  
Manufacturer: Firstlight Technology  
Bulb: LED  
Power: Solar  
Colour: Black
- Roadway Lighting
- First Floor Exterior Buildinglights
- Ornamental Steel Fence - 1.077mm Ht
- Black Chainlink Fence - 1.077mm Ht

- FINISHINGS KEY:**
- Concrete Walkways
  - Finish Broom
  - Colour: Tan
  - Feature Boulders  
native boulders to be used

**SCHEDULE C**  
 This forms part of development  
 Permit # **DRB-0048 / DUBP3-0049**

DATE	ISSUED FOR	REV
13-03-19	PROGRESS REVIEW	1
13-04-08	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PRICING	4
14-04-10	ISSUED FOR REVISED DP	5

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 This drawing shall not be used for construction and shall be the property of the Architect or Engineer.

**BC Housing**

**CONSULTANTS:**  
 Civil: D. E. HILGOLD & ASSOCIATES  
 Landscape: NORR ARCHITECTS PLANNERS INC.  
 Structural: NORR ARCHITECTS PLANNERS INC.  
 Electrical: NORR ARCHITECTS PLANNERS INC.

**NORR Architects Planners Inc.**  
 Suite 310, 120 West Beaver Street  
 Vancouver, BC, Canada V6E 2G1  
 Tel: 604 261-4241  
 Fax: 604 261-4242  
 www.norr.com  
 2014-2015 National Green Building Council (NGB) GreenSource Award Winner

**NORR**

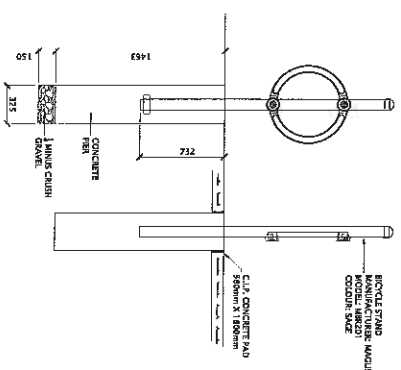
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Project Number:	20018
Project Phase:	Concept
Client:	BC HOUSING

Project: PLEASANTVALE HOMES  
 KILDONNA, BC

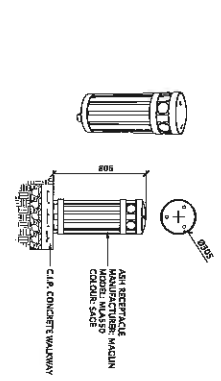
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Client's Scale (may be different) 1:10mm  
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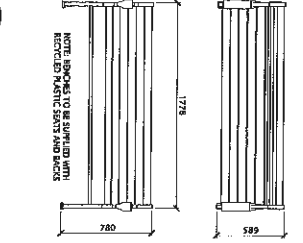
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20-00-2  
1:20  
TYPICAL SITE BICYCLE RACK



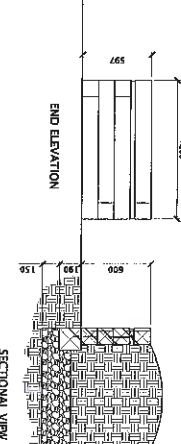
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ASH RECEPTACLE



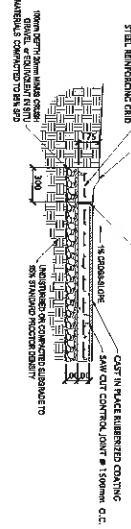
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TYPICAL SITE BENCH



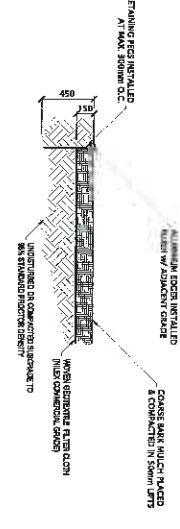
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PLANTER BOXES



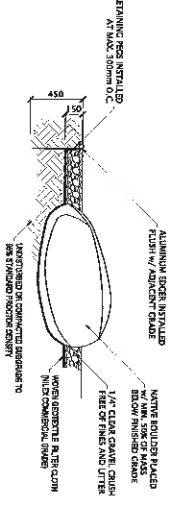
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PLAY AREA RUBBERIZED COATING



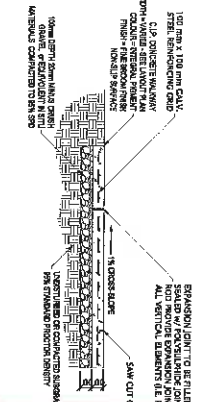
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BARK MULCH WALKING SURFACE



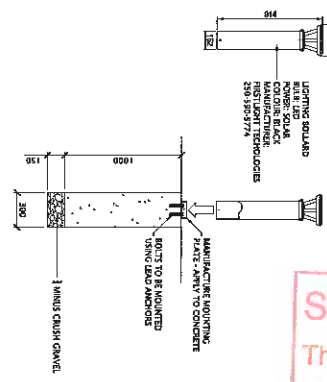
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ORNAMENTAL BOULDER & GRAVEL MULCH



08  
20-00-2  
1:20  
C.I.P. CONCRETE PAVING



09  
20-00-2  
1:20  
LIGHT BOLLARD



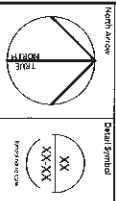
**SCHEDULE**  
This forms part of development  
Permit # DP13 0048 / D13 0049

Project: PLEASANTVALE HOMES, KILDONNA, BC		
Client: OCVA12-0018	Project No:	120-00-21

**NORR**  
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(604) 683-9933 | Fax: (604) 683-9211  
www.norr.ca | Email: info@norr.ca

Project Manager	Owner
Project Leader	Contractor

Client:	O & HILAND & ASSOCIATES
Landscaper:	NORR ARCHITECTS PLANNERS
Structural:	HOKA ASSOCIATES
Mechanical:	HOKA ASSOCIATES
Electrical:	HOKA ASSOCIATES



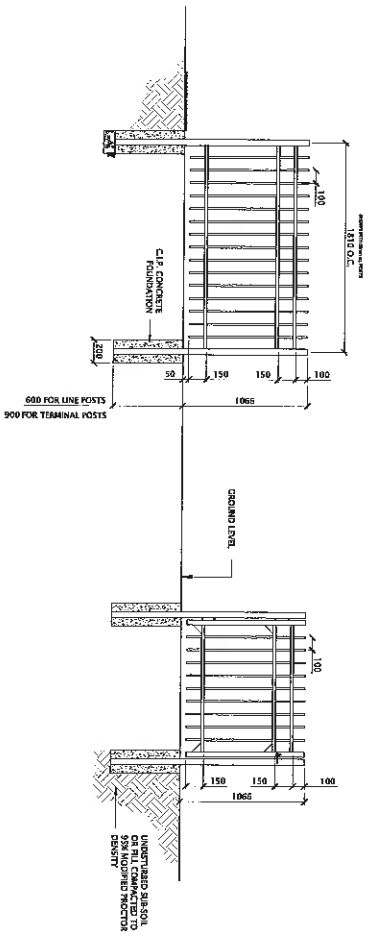
BC Housing logo and title block information.

DATE	ISSUED FOR	REVISION
3-23-13	PROGRESS REVIEW	1
3-24-08	DP SUBMISSION	2
3-1-0-28	SUBMISSION	3
1-22-17	REVISION	4
4-24-17	ISSUED FOR REVISED DP	5

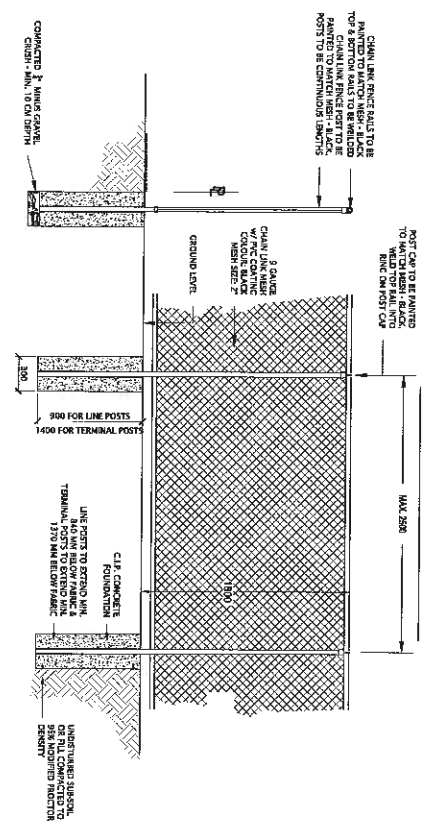




01  
20-00-23  
1:20  
ORNAMENTAL STEEL FENCE



01  
20-00-23  
1:20  
1200mm CHAIN LINK FENCE



TYPE	QUANTITY	UNIT
LINE POSTS	238	40
TERMINAL POSTS	512	40

**SCHEDULE** C  
 This forms part of development  
 Permit # DP13-0048 / DU13-0019

DATE	ISSUED FOR	REV
13-03-19	PROGRESS REVIEW	1
13-04-08	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PRICING	4
14-04-10	ISSUED FOR REVISED DP	5

**BC Housing**

**NORR**

**NORR Architects Planners Inc.**  
 400 West Beaver Creek Road  
 Suite 100  
 Richmond, BC V6X 3A1  
 Tel: 604-273-2277 Fax: 604-273-2241  
 www.norr.ca

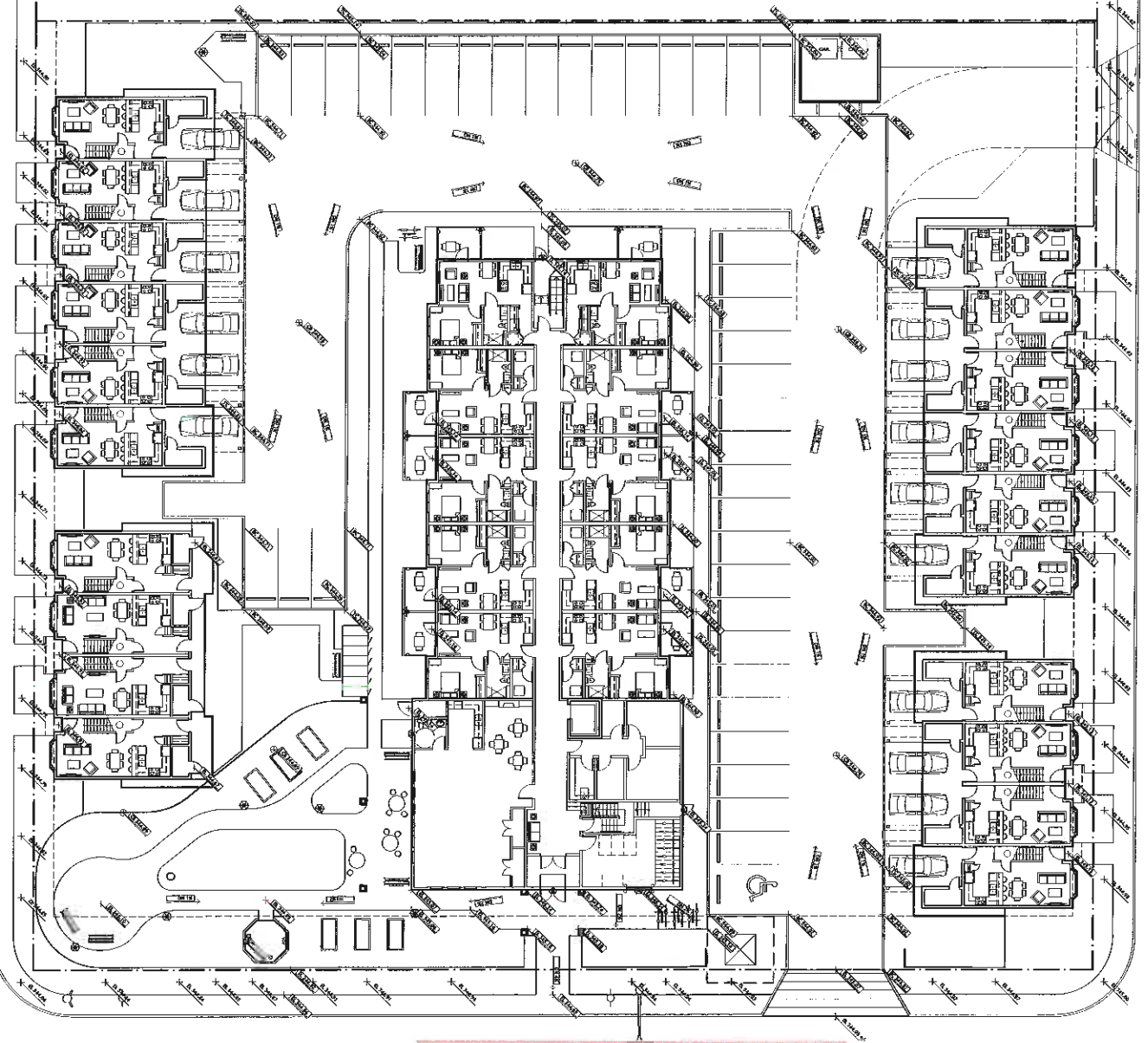
**BC HOUSING**

**PLEASANTVALE HOMES**  
 KILBURN, BC

**LANDSCAPE DETAILS**  
 HARD LANDSCAPE

Project No: **OCVA12-0018**  
 Drawing No: **L20-00-23**

01 LANDSCAPE GRADING PLAN  
130-00-01



**SCHEDULE**  
 This forms part of development  
 Permit # DP13-0048 / DP13-0048

READING SYMBOLS  
 PROPOSED ELEVATION  
 TOP OF CURB  
 BOTTOM OF CURB  
 CATCH BASIN RIM  
 SI. OPE  
 EXISTING ELEVATION

<p><b>BC Housing</b></p> <p>13-04-19 ISSUED FOR PROGRESS REVIEW 1</p> <p>13-04-08 DP SUBMISSION 2</p> <p>13-10-28 SUBDIVISION 3</p> <p>14-02-17 PRICING 4</p> <p>14-04-10 ISSUED FOR REVISED DP 5</p>	<p><b>NORR</b></p> <p>Project Manager: [Name]</p> <p>Project Leader: [Name]</p> <p>Client: [Name]</p> <p>Project: PLEASANTVALE HOMES KILBOWNA, BC</p> <p>Grading Plan</p> <p>Project No: OCVA12-0018</p> <p>Drawing No: 130-00-01</p>	<p><b>NORR Architects Planners Inc.</b></p> <p>3040 St. Johns Street, Suite 210, Kelowna, BC V1Y 2S1</p> <p>Phone: 250-860-2941</p> <p>Website: www.norr.ca</p>	<p><b>BC Housing</b></p> <p>13-04-19 ISSUED FOR PROGRESS REVIEW 1</p> <p>13-04-08 DP SUBMISSION 2</p> <p>13-10-28 SUBDIVISION 3</p> <p>14-02-17 PRICING 4</p> <p>14-04-10 ISSUED FOR REVISED DP 5</p>
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DATE	ISSUED FOR	REA
13-03-15	PROCESS REVIEW	1
13-04-08	DP SUBMISSION	2
13-10-28	SUBDIVISION	3
14-02-17	PLACING	4
14-04-10	ISSUED FOR REVISED DP 5	

This drawing has been prepared under the name of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. in this drawing. The CLIENT is responsible for the accuracy of the information and data provided to the CLIENT and for the correct use of this drawing. This drawing shall not be used for construction and shall be the property of NORR Architects Planners Inc. All rights reserved.

North arrow

Design Symbol

**CONTRACTORS**

D.L. PLUMBE & ASSOCIATES  
 NORR ARCHITECTS PLANNERS INC. (FOR THE CLIENT)  
 NORR ADP  
 NORR ADP

**NORR**  
 NORR ARCHITECTS PLANNERS INC.  
 2323 EASTERN AVENUE SUITE 100  
 VANCOUVER BC V6N 1A2  
 604 681 2341

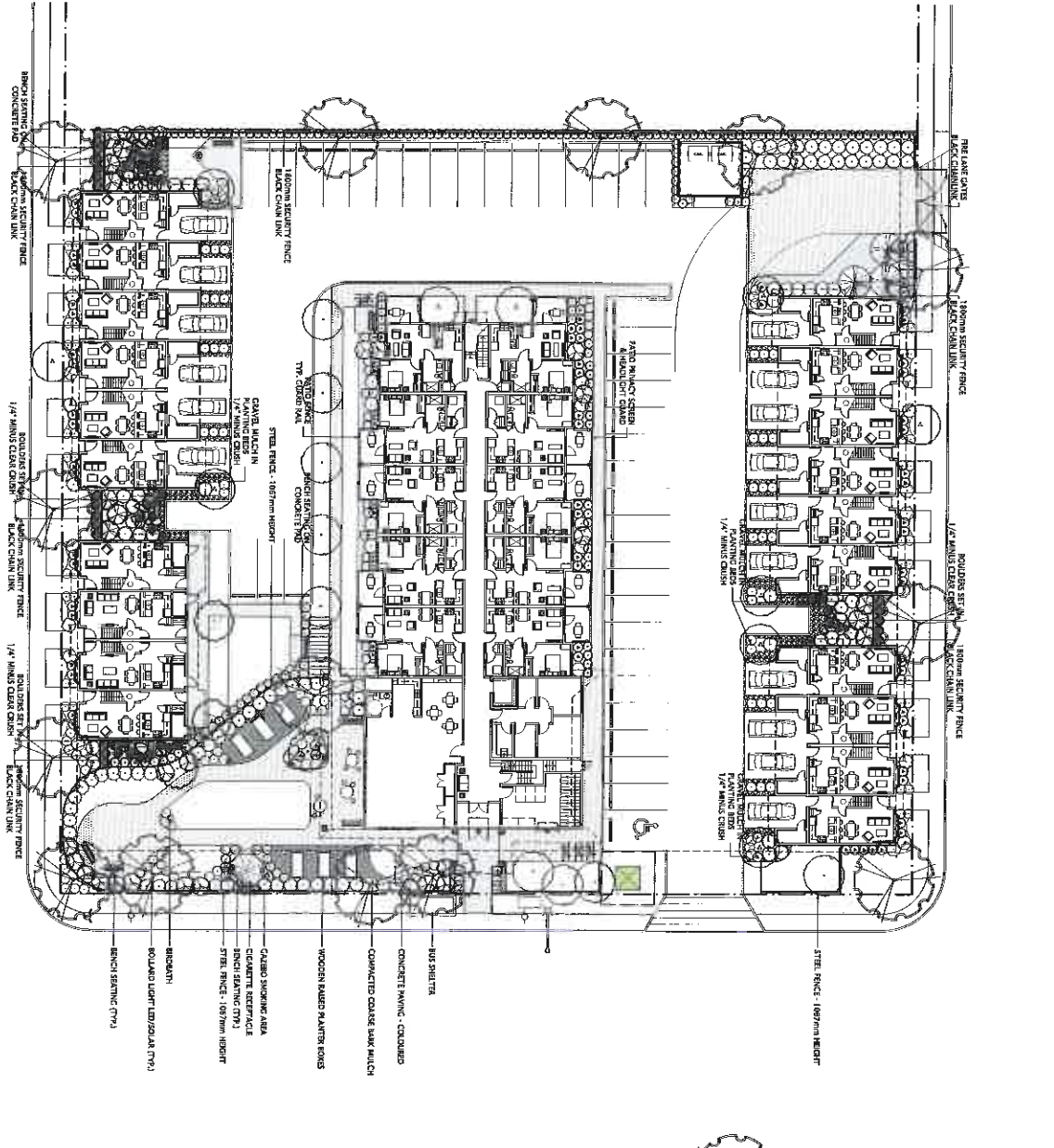
**PROJECT**  
 PLEASANTVALE HOMES  
 KILOWNA, BC

**CLIENT**  
 BC HOUSING

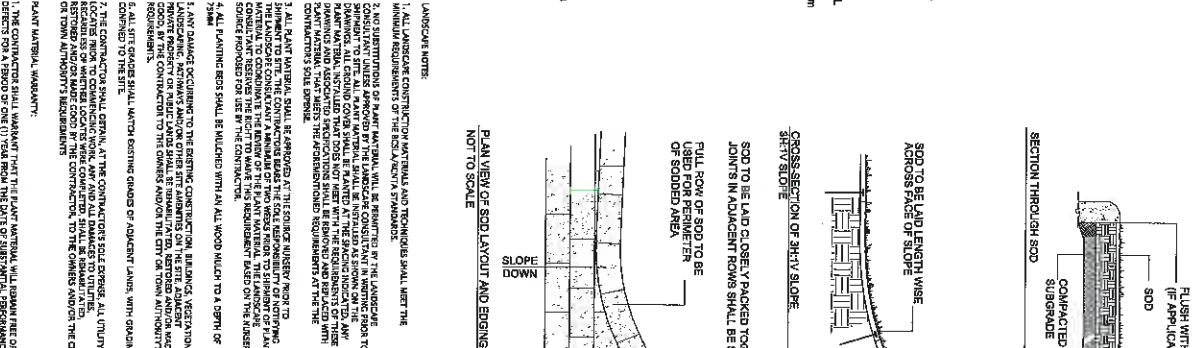
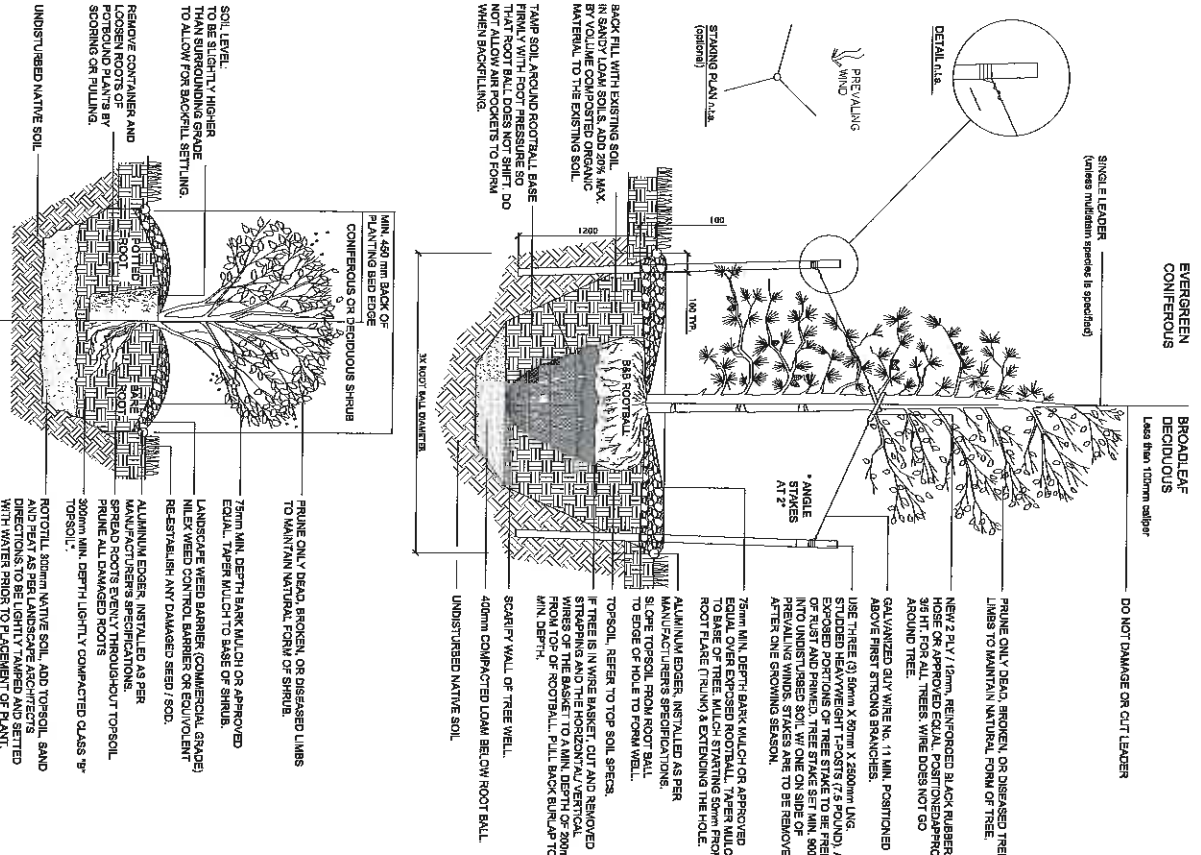
**DRAWING TITLE**  
 SOFT LANDSCAPE PLAN

**Project Number:** 020001  
**Project Location:** Kilowna  
**Client:** BC Housing

**Check Scale (indicated by number in circle)**  
 Project No: CC/A/12-0018  
 Drawing No: LA0-00-01



STIPULE  
 is to be used for trees part of development  
 DP13-0048 / DP13-0019



**LANDSCAPE NOTES:**

1. ALL LANDSCAPE CONSTRUCTION MATERIALS AND TECHNIQUES SHALL MEET THE MINIMUM REQUIREMENTS OF THE RESIDENTIAL STANDARDS.
2. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED BY THE LANDSCAPE CONSULTANT UNLESS SPECIFIED BY THE LANDSCAPE CONSULTANT IN WRITING PRIOR TO DRAWINGS. ALL CHANGING COVERS SHALL BE REATED AT THE SPACES INDICATED. ANY PLANT MATERIAL INSTALLED THAT DOES NOT MEET THE REQUIREMENTS OF THESE STANDARDS SHALL BE REMOVED AND REPLACED WITH THE CORRECT MATERIAL. PLANT MATERIAL THAT MEETS THE APPOINTMENT REQUIREMENTS AT THE TIME OF CONTRACTING SHALL BE REMOVED AT THE OWNER'S RISK AND REPLY TO THE CONTRACTOR TO BE REPLACED WITH THE CORRECT MATERIAL.
3. ALL PLANT MATERIAL SHALL BE PROVIDED AT THE OWNER'S RISK AND REPLY TO THE CONTRACTOR TO BE REPLACED WITH THE CORRECT MATERIAL.
4. ALL PLANTING REES SHALL BE MULCHED WITH ALL WOOD MULCH TO A DEPTH OF 75mm.
5. ALL PLANTING OCCURRING TO THE BREWERY CONSTRUCTION, BUILDING, VEGETATION, REMOVAL, AND/OR REPAIR SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. ANY PLANTING TO BE COMPLETED AFTER THE START OF CONSTRUCTION SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED BY THE CONTRACTOR TO THE OWNER AND/OR THE CITY OR TOWN AUTHORITY.
6. ALL PLANTING SHALL MEET THE REQUIREMENTS OF THE RESIDENTIAL STANDARDS.
7. THE CONTRACTOR SHALL MAINTAIN THAT THE PLANT MATERIAL WILL REMAIN VIBRANT AND HEALTHY FOR THE LIFE OF THE PROJECT.
8. ALL PLANTING SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED BY THE CONTRACTOR TO THE OWNER AND/OR THE CITY OR TOWN AUTHORITY.
9. ALL PLANTING SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED BY THE CONTRACTOR TO THE OWNER AND/OR THE CITY OR TOWN AUTHORITY.
10. ALL PLANTING SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED BY THE CONTRACTOR TO THE OWNER AND/OR THE CITY OR TOWN AUTHORITY.

**SCHEDULE**  
 This forms part of development  
 Permit # **DP3-0048 / DP3-0049**

DATE	ISSUED FOR	REV	1	3-03-19	PROGRESS REVIEW	1	2	3-04-08	DP SUBMISSION	2	3	1-31-0-24	SUBMISSION	3	4	4-02-17	PRICING	4	5	4-04-18	ISSUED FOR REVISED DP
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<p><b>BC Housing</b></p> <p>DATE: 11/19/2013</p> <p>TIME: 11:11 AM</p> <p>PROJECT: BC HOUSING</p> <p>LOCATION: 1111 1111 1111</p>	<p><b>NORR Architects Planners Inc.</b></p> <p>1111 1111 1111</p> <p>1111 1111 1111</p> <p>1111 1111 1111</p> <p>1111 1111 1111</p>
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<p><b>BC HOUSING</b></p> <p>1111 1111 1111</p> <p>1111 1111 1111</p> <p>1111 1111 1111</p>	<p><b>PLEASANTVALE HOMES</b></p> <p>1111 1111 1111</p> <p>1111 1111 1111</p> <p>1111 1111 1111</p>
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<p><b>LANDSCAPE DETAILS</b></p> <p>1111 1111 1111</p> <p>1111 1111 1111</p>	<p><b>SOFT LANDSCAPE</b></p> <p>1111 1111 1111</p> <p>1111 1111 1111</p>
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June 16, 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 related to the Pleasantvale site and Form & Character DP for a portion of the 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 considered 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 site. 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 and the future Pleasantvale operator, The Society of Hope.

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, a number of market townhouse units would be necessary for the project to be economically 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. The form of development on the market site is still to be determined, but for the purposes of consultation with the neighbours and assumptions in the financial models approximately 40 to 50 market townhouse units were contemplated 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	0.70
RM2 / RU6	MRL - Multiple Unit Residential (Low Density)	RM5	0.56
<b>Total</b>			<b>1.26</b>

The proposed RM3 site 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.

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 a market component on the RM3 site. 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)	6,930	5,634	12,564
Market Townhouses Units	Approx 40 to 50		50
Affordable Townhouse Units		20	20
Affordable Apartment Units	0	50	50
<b>Total Units</b>	<b>Approx. 50</b>	<b>70</b>	<b>120</b>
Net Building Area (sq. m)	Approx. 4,500	4,517	10,617
FAR	Approx 0.65	0.80	0.725

\*Note: RM3 Site not included in this Development Permit and as such only conceptual level of design has been completed.

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)
- Seniors' building has a modest open space southeast of the apartment building



Thought was also given to the position of the possible future market townhomes. 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. Again, this exercise was only completed as a study to contemplate the future development on the market site as there is no DP submission for this property at this time.

The final Pleasantvale site plan that was arrived at in conjunction with the future operator, The Society of Hope, was achieved conscientiously with attempts to honestly address stakeholder concerns surrounding neighbourhood integration. Still, two small Development Permit Variances are required: 1) a total site coverage of 65.7% is required where 65% is allowable and 2) the one storey canopy of the apartment protrudes into the 6.0m setback 4.2m, where 3.0 metres is allowable.

### Architectural Design

As stated, 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 and the 20 affordable townhomes. It is expected that a separate DP application will be submitted for the market site at a later date.

The design of the seniors' building and affordable townhouse were performed in the context of the Urban Design DP Guidelines provided in Chapter 14 of the OCP. The seniors' building and townhouses follow 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. Hardie plank colours are complimented and matched with the more uniform Hardie panel colours, which are both highlighted by timber structural details. For the apartment these heavy timber members support the balconies around the building, all providing a strong character to the building. The fourth floor of the apartment 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 apartment 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 those residence entering and exiting the building 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 east façade of the townhouses facing Ritcher has also been designed to address the street more formally. A gabled roof has been provided to increase the architectural interest and integration into the neighbourhood.

The west, internal elevation of the apartment 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 around the Pleasantvale site promote circulation and connection. A moderated size, south-facing open space has been provided for the seniors in the south-east corner of the site. This space will include several benches for rest and a gazebo for 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. 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.

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. 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.**



Bryce Tupper, M.Eng., P.Eng., LEED® AP  
Director, Planning Services  
T 604 673 6096  
F 604 685 3241  
E Bryce.Tupper@norr.com



# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Development Permit No.: **DP13-0048 / DVP13-0049**

EXISTING ZONING DESIGNATION:	RM3 - Low Density Multiple Housing & RM5 - Medium Density Multiple Housing
WITHIN DEVELOPMENT PERMIT AREA:	Revitalization Development Permit Area
DEVELOPMENT VARIANCE PERMIT:	Vary the permitted entrance canopy projection from 3.0m to 1.8m proposed. Vary the site coverage from 65% permitted to 65.7% proposed for buildings, driveways and parking areas.

ISSUED TO:	Norr Architects Planners
LOCATION OF SUBJECT SITE:	602-650, 678, 668 Central Avenue 648-650, 668-670, 680-692 Richter Street 603-607, 609-611, 621-631, 661-663, 671-673, 681-689, 641 Cambridge Avenue

	LOT	DISTRICT LOT	TWP	DISTRICT	PLAN
LEGAL DESCRIPTION:	1, 2, 3, 4, 13, 14	9		ODYD	4317
	A	9		ODYD	13927
	1, 2, 3, 4, 5, 6	9		ODYD	7822

### SCOPE OF APPROVAL

- This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

#### 1. TERMS AND CONDITIONS:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 6.4.3 Projections Into Yards

Vary the permitted entrance canopy projection from 3.0m to 1.8m proposed.

Section 13.11.6 (b) Site Coverage

Vary the site coverage from 65% permitted to 65.7% proposed for buildings, driveways and parking areas.

2. The development shall commence by and in accordance with an approved Building Permit within ONE YEAR of the date of the Municipal Council authorization resolution.

3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

3. PERFORMANCE SECURITY:

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$                     N/A                    .
- (b) A Certified Cheque in the amount of \$                     N/A                    .
- (c) An Irrevocable Letter of Credit in the amount of \$                     TBD                    .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

5. APPROVALS:

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 29<sup>th</sup> DAY OF JULY, 2014

ISSUED BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING AND REAL ESTATE OF THE CITY OF KELOWNA THE \_\_\_TH DAY OF JULY, 2014.

\_\_\_\_\_  
Doug Gilchrist, Divisional Director  
Community Planning & Real Estate



# REPORT TO COUNCIL



**Date:** July 29, 2014  
**RIM No.** 0940-43  
**To:** City Manager  
**From:** Urban Planning Department (RS)

**Application:** TUP14-0003      **Owner:** Interior Health/  
City of Kelowna

**Address:** 2284/2292 Speer Street      **Applicant:** PCL Constructors West Coast  
Inc.

**Subject:** Temporary Use Permit

**Existing OCP Designation:** Health District (HD)

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

---

## 1.0 Recommendation

THAT Council authorize Temporary Use Permit No. TUP14-0003 to allow the use of the subject property for Contractor Service, General for Lots A and B, District Lot 14, ODYD, Plan EPP28861, located at 2284 and 2292 Speer Street, Kelowna, BC, for a two (2) year period commencing from July 29, 2014.

## 2.0 Purpose

To seek a Temporary Use Permit to allow the vacant residential properties to be used for Contractor Services, General in support of Kelowna General Hospital construction projects.

## 3.0 Urban Planning Department

Staff recommend that Council support this Temporary Use Permit Application. Kelowna General Hospital is major regional Health Care provider and the KGH campus has been in a near constant state of construction for the last 8 years. Changes to construction phasing have made it very difficult for PCL to maintain the onsite contractor services portion of their operation on the KGH site. Given the close proximity of the subject properties to the KGH precinct, PCL, Interior Health and the City have agreed that they may make a viable temporary alternative to an on-site location. Staff note that advantages of these sites include:

- The proposed Temporary Use is occurring on lands that are designated for Future Health District expansion.

- Interior Health Authority owns the property directly to the north of the subject properties.
- PCL have been been proactive and cooperative with the City of Kelowna and Interior Health in their approach to managing construction operations and impacts.
- Short duration (2 years) of Temporary Use Permit gives staff and Council the assurance that the proposed use will not impact the area for an extended period of time.

#### **4.0 Proposal**

##### **4.1 Background**

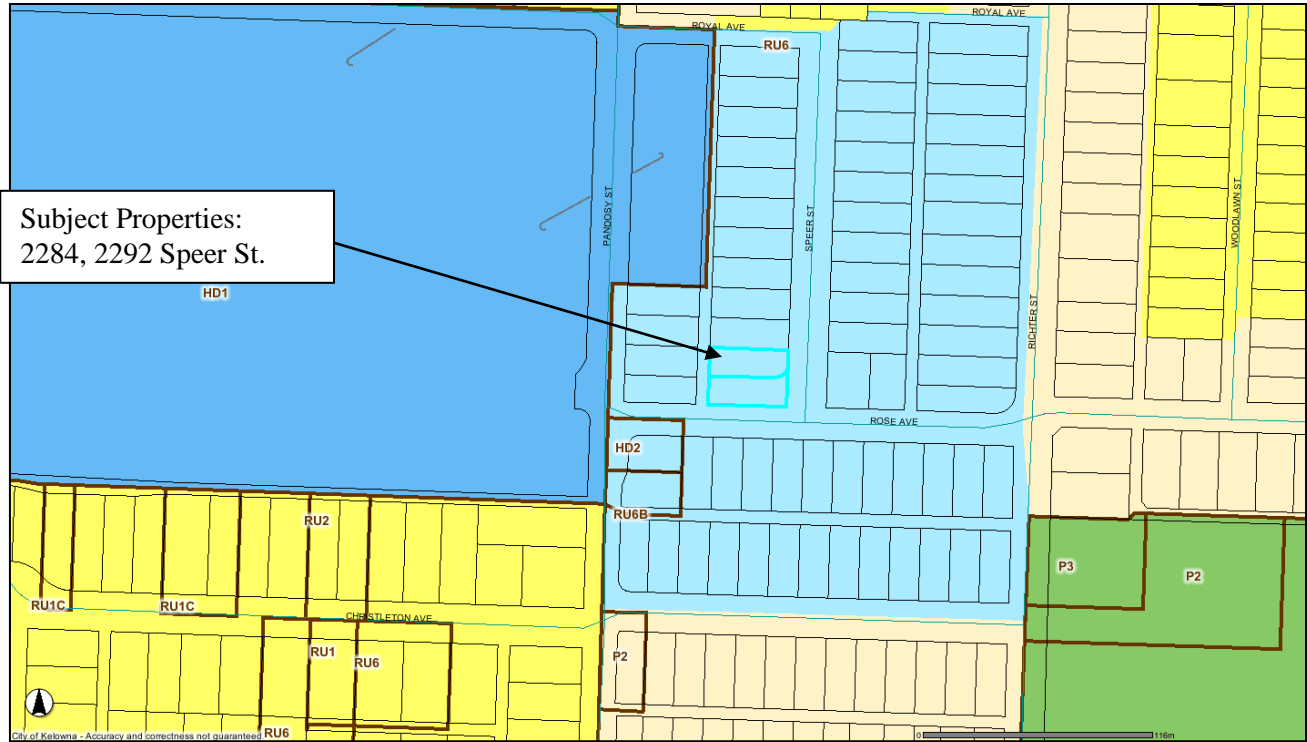
The southerly of the two subject properties (2292 Speer Street) was purchased by the City of Kelowna as part of a long term plan to re-align Rose Avenue to the north. The northerly of the two subject properties is owned by Interior Health (as well as several other properties to the north). Interior Health has proposed to lease the City's property at 2292 Speer until the eventual road construction occurs. At that time, they will likely purchase any remaining land from the City to consolidate with their land holdings.

The subject properties are currently zoned RU6 - Two Dwelling Housing. Interior Health is seeking to sublease both properties to PCL Constructors who are currently constructing the new Interior Heart and Surgical Centre on the Kelowna General Hospital Campus. Due to the complexities of construction staging and the absence of appropriate space on the KGH site, PCL is proposal to use the subject properties for construction staging/parking purposes (Contractor Services, General) for a period of approximately one year. The Temporary Use Permit will give PCL two years for temporary use of the property with an additional 3 year option should it be necessary (and supported by Council).

##### **4.2 Site Context**

The subject properties are located on the southwest end of Speer Street, north of Rose Avenue. Both properties are within the area identified in Kelowna's Official Community Plan as the Health District.

**Subject Property Map: 2284, 2292 Speer Street**



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Future Health District
East	RU6 - Two Dwelling Housing	Future Health District
South	RU6 - Two Dwelling Housing	Future Health District
West	RU6 - Two Dwelling Housing	Future Health District

**5.0 Current Development Policies**

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

**Chapter 4 - Future Land Use - Temporary Use Permits (TUP)**

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

The subject property has a future land use designation of Health District in the current Official Community Plan (OCP) and is currently zoned RU6. The property is within the Permanent Growth Boundary.



The application is for a Temporary Use Permit on the two properties to accommodate a construction site office during the remaining construction of the IHSC project at the KGH campus.

The OCP allows Temporary Use Permits within “the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education /Institutional, Industrial, Mixed Use or Public Service / Utility.” The OCP defines a Health District as “development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses as defined by the Zoning Bylaw may be supported.”

This application is therefore consistent with the OCP’s Temporary Use Permit. Also, since the application is for a TUP from July 2014 to September 2015, it also falls within the maximum three year time limit for TUP.

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

Building Permit required for placement of construction trailers.

**6.2 Fire Department**

No concerns.

**7.0 Application Chronology**

Date of Application Received: May 27, 2014

Date of Public Consultation: To occur prior to Council consideration.

**Report prepared by:**

\_\_\_\_\_  
R.Smith

**Approved for Inclusion:**  Ryan Smith, Urban Planning Manager

**Attachments:**

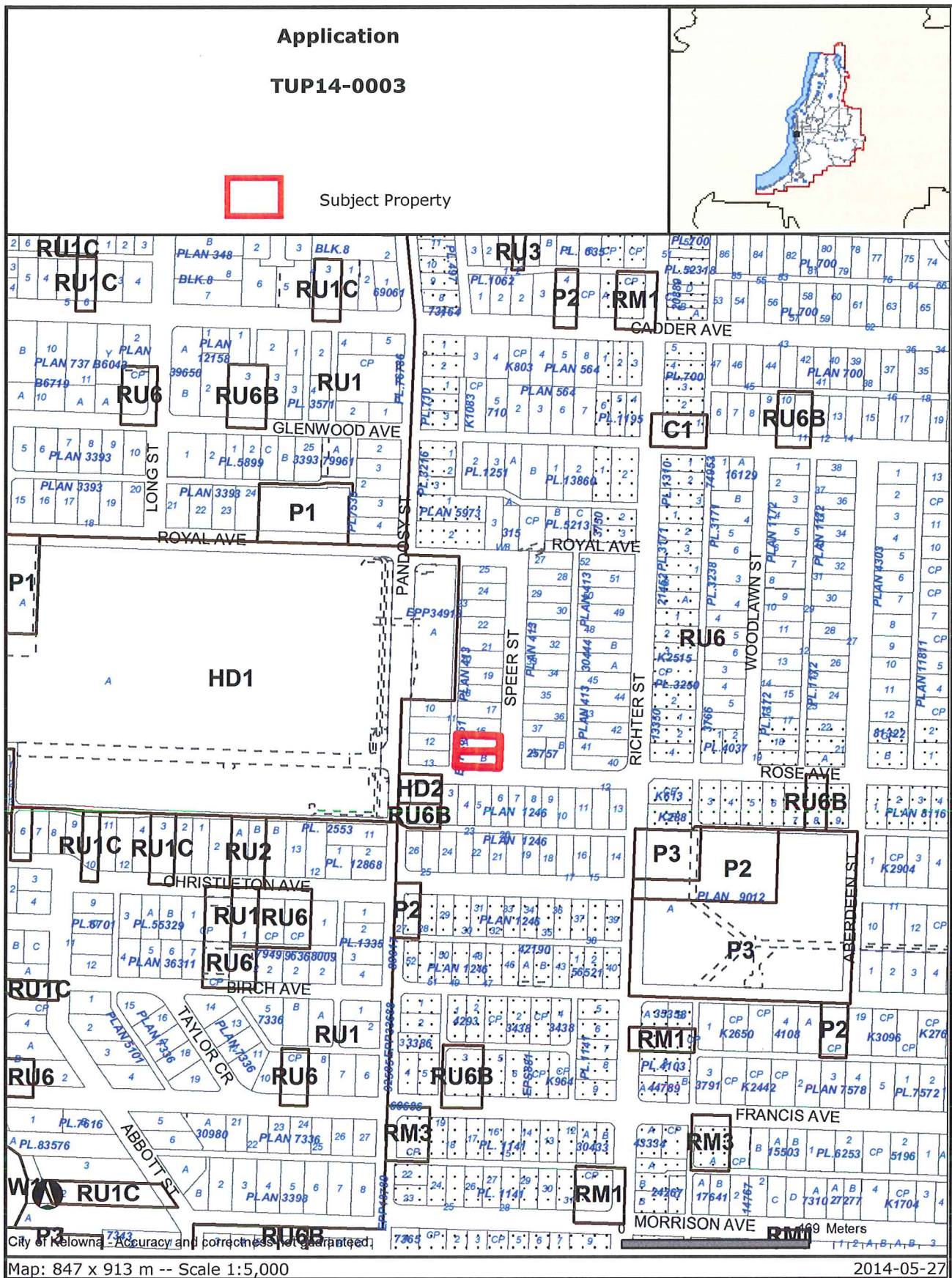
Subject Property Map

Rationale Letter

Site Plan

Site Photos





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.





**CONSTRUCTION LEADERS**

**SHARING YOUR VISION. BUILDING SUCCESS.**

May 9, 2014

VIA EMAIL

CITY OF KELOWNA  
Land Use Management  
1435 Water Street  
Kelowna, BC V1Y 1J4

Dear Sir/Madam:

**Re: INTERIOR HEART & SURGICAL CENTRE  
Application for a Temporary Use Permit  
Our File No.: 2700122**

PCL Constructors Westcoast Inc. ("PCL") is currently constructing the new Interior Heart & Surgical Centre ("IHSC") project at the Kelowna General Hospital ("KGH") campus for the Interior Health Authority. The space on the KGH campus is very limited and PCL has a large team coordinating and managing the construction. Due to the recent addition of the Peri-natal unit project on the fourth floor of the IHSC building the site logistics and schedule have changed. PCL's original plan of having site office on the construction site will no longer be feasible due to the fact that the Peri-natal addition will progress past the completion of the main building. As a result PCL is applying for this Temporary Use Permit for the properties noted on the attached Application Form to be utilized as the location for the temporary construction offices throughout the remaining duration of the construction of the project including the Peri-Natal unit. Per the Site Plan, PCL would be placing a temporary construction office complex on the property and utilizing a portion of the property for site staff parking. The properties have been fenced and will receive a layer of clean gravel. The fence would also be screened to maintain a neat and clean looking complex. This location provides the project team an office in close proximity to the construction site. PCL will maintain these properties during the use, as a clean and organized area, preventing an unsightly area in respect to the adjacent property owners and users. The temporary offices would be in place from July, 2014 to September, 2015.

Yours truly,

**PCL CONSTRUCTORS WESTCOAST INC.**

Shawn Carels  
Superintendent  
WRITER'S DIRECT LINE: 250-860-1387

SC/ps

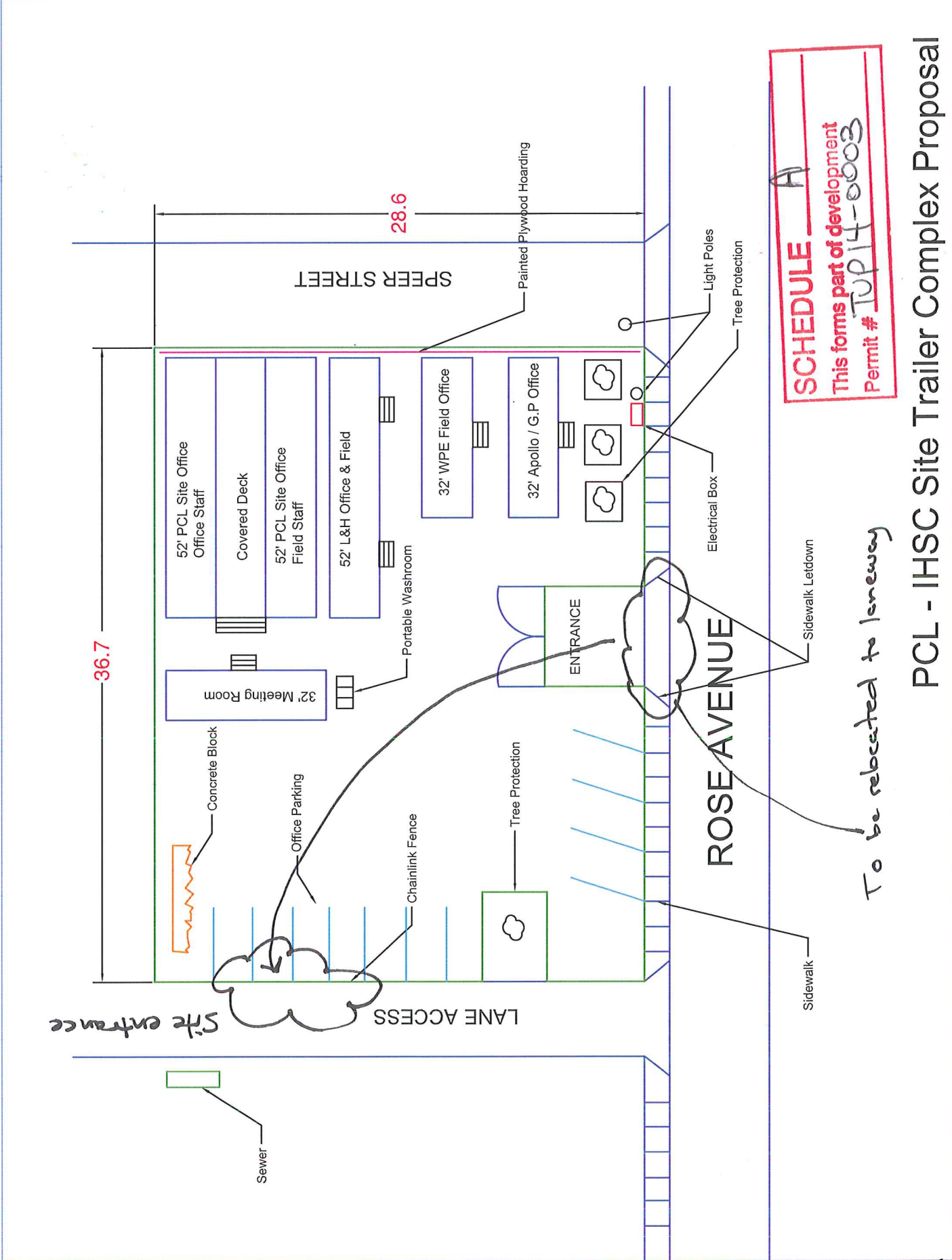
Attachments

cc: Mr. David Fowler, Interior Health Authority (*via email: david.fowler@interiorhealth.ca*)

**PCL CONSTRUCTORS WESTCOAST INC.**

208 – 2365 Gordon Drive, Kelowna, BC V1W 3C2  
Telephone: (250) 868-8394 ♦ Fax: (250) 868-8396 ♦ Website: www.pcl.com





**SCHEDULE A**  
 This forms part of development  
 Permit # TUP14-0003

*To be relocated to laneway*

**PCL - IHSC Site Trailer Complex Proposal**





05 09 2014





05 09 2014





05 09 2014





05 09 2014



# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Temporary Industrial Use Permit No .: TUP14-0003

EXISTING ZONING DESIGNATION:	RU6 – TWO DWELLING HOUSING
WITHIN DEVELOPMENT PERMIT AREA:	NOT APPLICABLE

ISSUED TO:	PCL CONSTRUCTORS WESTCOAST INC.
LOCATION OF SUBJECT SITE:	2284 AND 2292 SPEER STREET

	LOT	SECTION	TOWNSHIP	PLAN	DISTRICT
LEGAL DESCRIPTION:	A AND B			EPP28861	O.D.Y.D.

<u>SCOPE OF APPROVAL</u>
<input type="checkbox"/> This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
<input type="checkbox"/> This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below

1. TERMS AND CONDITIONS:

THAT this Permit allows the use of the subject property for **Contractor Services, General.**

AND THAT this Permit will expire on July 29 , 2016.

2. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

3. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning and Real Estate Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

4. APPROVALS:

TEMPORARY USE PERMIT AUTHORIZED BY COUNCIL ON THE 29 DAY OF JULY, 2014.

ISSUED BY THE COMMUNITY PLANNING & REAL ESTATE DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF JULY, 2014.

\_\_\_\_\_  
Doug Gilchrist  
Divisional Director, Community Planning and Real Estate Department

# CITY OF KELOWNA

## BYLAW NO. 10837

### Official Community Plan Amendment No. OCP13-0001 - Geoff and Leanne Proteau 1242-1244 Pheasant Street

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A bylaw to amend the "*Kelowna 2030* - Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Strata Lot 1 and 2, District Lot 137, ODYD, Strata Plan KAS1353, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, located on Pheasant Street, Kelowna, B.C., from the Multiple Unit Residential (Medium Density) designation to the Multiple Unit Residential (Low Density) designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 8<sup>th</sup> day of April, 2013.

Considered at a Public Hearing on this 23<sup>rd</sup> day of April, 2013.

Read a second and third time by the Municipal Council this 23<sup>rd</sup> day of April, 2013.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 10838**  
**Z13-0002 - Geoff and Leanne Proteau**  
**1242-1244 Pheasant Street**

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Strata Lot 1 and 2, District Lot 137, ODYD, Strata Plan KAS1353, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, located on Pheasant Street, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 8<sup>th</sup> day of April, 2013.

Considered at a Public Hearing on this 23<sup>rd</sup> day of April, 2013.

Read a second and third time by the Municipal Council this 23<sup>rd</sup> day of April, 2013.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# REPORT TO COUNCIL



**Date:** 7/8/2014  
**RIM No.** 1940-50  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (AC)  
**Application:** DVP13-0003 & DP13-0002      **Owner:** Geoff R. & Leanne M. Proteau  
**Address:** 1242 - 1244 Pheasant St      **Applicant:** Graeme James  
**Subject:** Development Variance Permit and Development Permit  
**OCP Designation:** S2RES - Single / Two Unit Residential  
**Zone:** RM1 - Four Dwelling Housing

---

## 1.0 Recommendation

THAT Final Adoption of Official Community Plan Bylaw No. 10837 and the Zoning Amending Bylaw No. 10838 be considered by Council.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP14-0003, for Strata Lot 1, District Lot 137, ODYD Strata plan KAS1353 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on 1242-1244 Pheasant Street, Kelowna, BC.

AND THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

### Section 13.7.6 (f) - Development Regulations

To vary the permitted rear yard setback from 7.5m to 3.35m.

### Section 8.1.9 (c) - Off-Street Vehicle Parking

To vary the off-street parking rear yard setback requirement from 1.5 metres to 0.85 metres.

AND THAT Council authorize the issuance of Development Permit No. DP14-0002, for Strata Lot 1, District Lot 137, ODYD Strata plan KAS1353 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on 1242-1244 Pheasant Street, Kelowna, BC.

AND THAT the dimensions, siting, landscaping, exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "A";

## **2.0 Purpose**

The purpose of the Development Variance Permit is to vary the rear yard building setback and the off-street parking setback. The purpose of the Development Permit is review the form and character of a fourplex located at the subject property.

## **3.0 Urban Planning**

The subject property is located at 1242-1244 Pheasant Ave (Z13-0002 and OCP13-0001) and the applicant has met their conditions for final adoption. The final conditions were:

- pay engineering fees ;
- adjust the driveway access to the satisfaction of the engineering department; and
- develop a code compliance list that shows the necessary upgrades to meet the BC Building Code and an agreed upon construction value.

The applicant has met their zoning and OCP conditions to allow final adoption of the zoning. The last items for consideration are the Development Variance Permit and the Development Permit. Staff support the proposed variances and Development Permit. The building was a legalization application; therefore the form and character as well as the building setback variances are confirming the existing situation. The variance for the parking setback is supported by Staff as this was agreed upon by engineering and the applicant as a reasonable solution to fit the additional parking spaces within the site.

## **4.0 Proposal**

### **4.1 Background**

This property owner obtained a building permit to construct a duplex on the site in 1993. In 2004, Bylaw Services began investigating complaints of a four-plex on the site. The property owner has converted the building into a four-plex without the appropriate zoning or permits in place.

### **4.2 Project Description**

The building is a side by side duplex and through the rezoning, the applicant has applied to legalized four units. The two storey building has entrances to the two main units through the front of the building at the main floor with access to the two upper units via side doors. Required parking will be achieved on site by developing additional spaces near the rear and side parcel lines. Private open space is provided on elevated decks for the upper units and on patios for the main floor units. The remaining property is landscaped with turf and fencing around the side and rear of the yard.

Should a variance to legalize the rear yard would be approved, a Development Permit (executed at Staff level) is required to evaluate the form and character; however no exterior improvements to the building or landscape are being proposed.

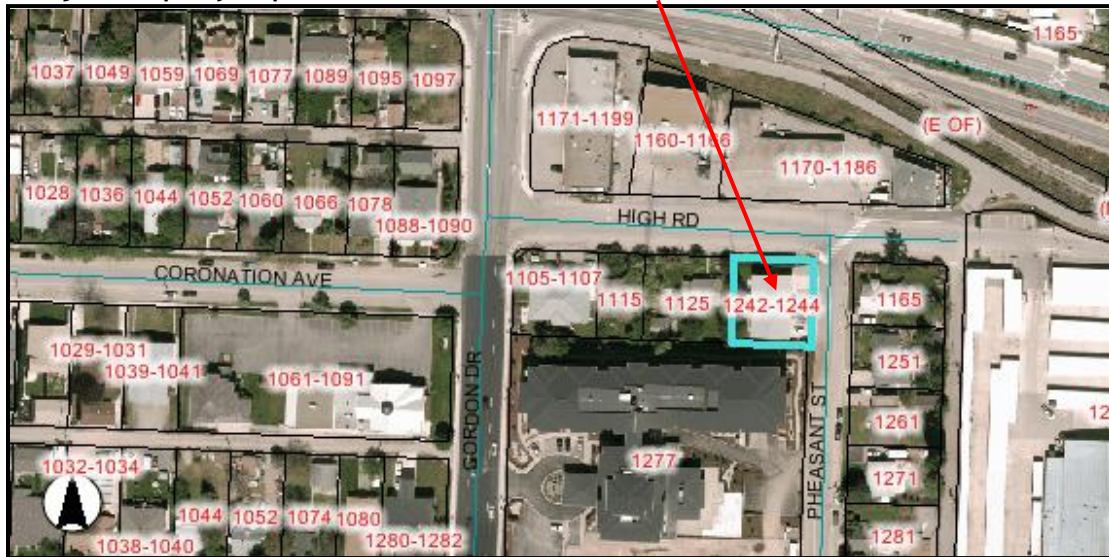
### **4.3 Site Context**

The subject property is located on the west side of Pheasant Street on the edge of the Dilworth/Glenmore/Clifton area of Kelowna. The site is located south of the industrial uses off Clement, and east of Northwood Retirement Resort located on Gordon Drive. The surrounding properties are zoned as follows:



Orientation	Zoning	Land Use
North	I4 - Central Industrial	Various light industrial
East	RU6 - Two Dwelling Housing	Single family dwelling
South	RM5 - Medium Density Multiple Housing	Private Nursing Home
West	RU6 - Two Dwelling Housing	Single family dwelling

4.4 Subject Property Map: 1242- 1244 Pheasant Street:



5.0 Zoning Analysis Table

The zoning analysis table is extracted from the Development Variance Permit and shows the requirements of RU6 - Two Dwelling Housing zone compared to the proposal at the time:

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	800 m <sup>2</sup> (corner lot)	802 m <sup>2</sup>
Lot Width	22 m	27.4 m
Lot Depth	30 m	29.3 m
Development Regulations		
Max Site Coverage (buildings)	40%	Building Footprint: 253m <sup>2</sup> 31.5%
Max Site Coverage (buildings, driveway and parking)	50%	50%
Max Floor Area Ratio	0.6	Total Floor area: 452.4m <sup>2</sup> 0.56
Max Height	9.5 m / 2.5 storeys	7.01 m
Min Front Yard	4.5m to dwelling	5.18 m
Min Side Yard (west)	2.3 m (2 - 2.5 storeys)	7.59 m
Min Side Yard (east)	4.5m (flanking street)	7.62 m
Min Rear Yard	7.5m (2 - 2.5 storeys)	3.35 m ⊖

Other Regulations		
Minimum Parking Requirements	2 spaces/ 3 bedroom unit 1.5 spaces/ 2 bedroom unit Total required: 7 spaces	7 spaces provided (Garages are allocated to upper units)
Min Bicycle Parking	Class I: 0.5 dwelling unit Class II: 0.1 dwelling unit Total required: 3	No common Bicycle parking provided, however each unit has storage units where individual bicycle parking is accommodated.
Min Private Open Space	25 m <sup>2</sup> per unit Total required: 100m <sup>2</sup>	26 m <sup>2</sup> per upper deck & patios provided under deck for ground level units
<p> The applicant is seeking a variance to the required rear yard.</p>		

## 6.0 Technical Comments

### Building & Permitting

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### Development Engineering

- See attached

## 7.0 Application Chronology

Date of Application Received:

Jan 5, 2013

Report prepared by:

---

Adam Cseke, Planner

Reviewed by:

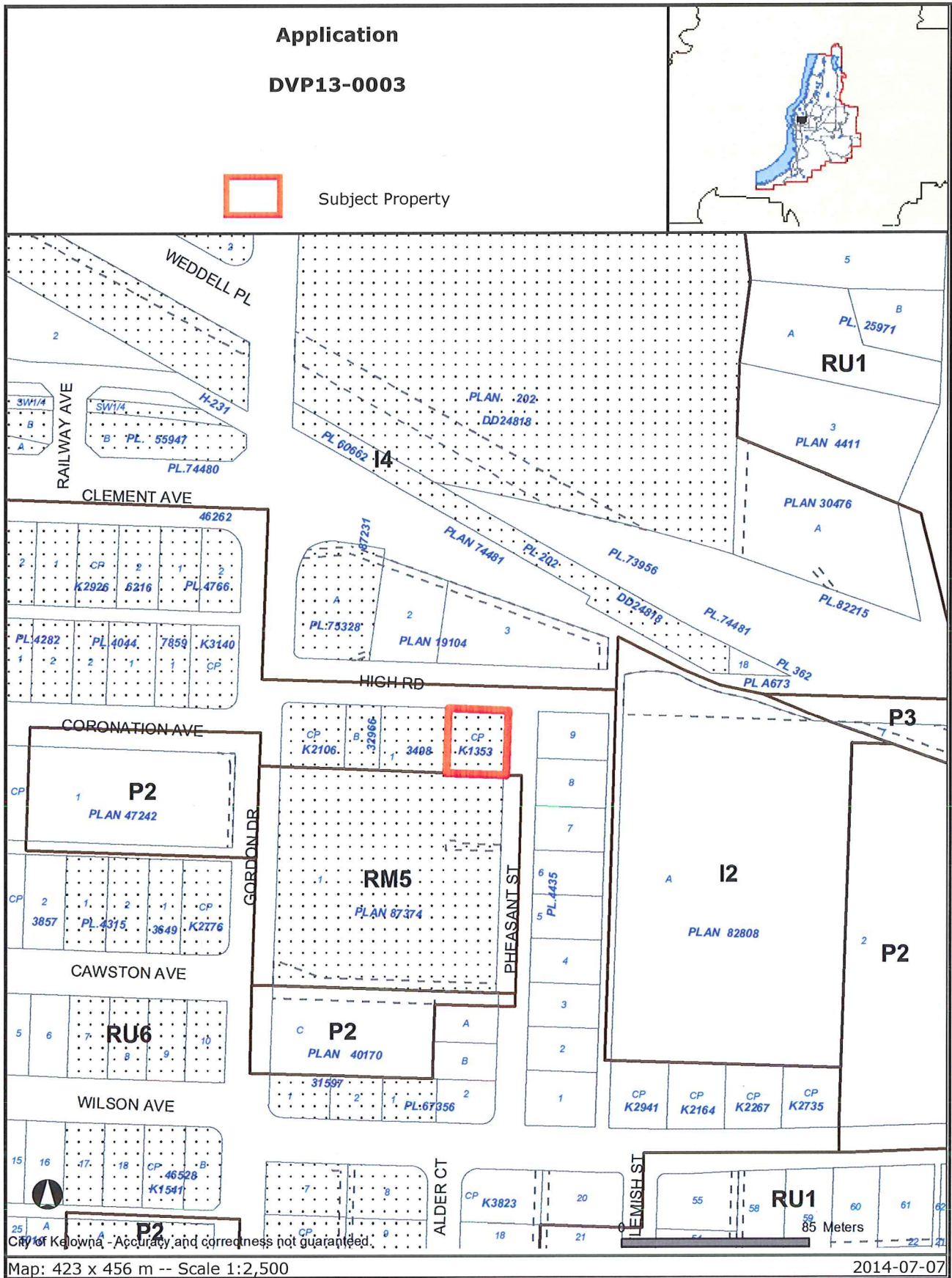
Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion:

Ryan Smith, Urban Planning Manager

### Attachments:

Subject Property Map  
Development Engineering Memo  
Development Variance Permit  
Development Permit



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.



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

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**Date:** January 25, 2013  
**File No.:** DVP13-0003  
**To:** Land Use Management Planner (BD)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1242 & 1244 Pheasant Street

---

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the side yard setback does not compromise any municipal services.



---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS

# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Development Variance Permit No.: DVP13–0003

EXISTING ZONING DESIGNATION:	RM1 - Four Dwelling Housing
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Area

ISSUED TO: Geoff R. & Leanne M. Proteau
LOCATION OF SUBJECT SITE: 1242 - 1244 Pheasant Street

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	Strata Lot 1 & 2	137	Strata Plan KAS1353			ODYD

<u>SCOPE OF APPROVAL</u>
<p><input type="checkbox"/> This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.</p> <p><input type="checkbox"/> This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.</p> <p><input type="checkbox"/> Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.</p>

1. TERMS AND CONDITIONS:

THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

Section 13.7.6 - Development Regulations

To vary the permitted rear yard setback from 7.5m to 3.35m (as per Schedule 'A').

Section 8.1.9(c) - Off-Street Vehicle Parking

To vary the off-street parking rear yard setback requirement from 1.5 metres to 0.85 metres (as per Schedule 'A').

3. PERFORMANCE SECURITY: None Required.

4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Urban Planning Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

\_\_\_\_\_  
Doug Gilchrist, Divisional Director - Community Planning & Real Estate





# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Development Permit No.: DP13—0002

EXISTING ZONING DESIGNATION:	RM1 - Four Dwelling Housing
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Area

ISSUED TO: Geoff R. & Leanne M. Proteau
LOCATION OF SUBJECT SITE: 1242 - 1244 Pheasant Street

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	Strata Lot 1 & 2	137	Strata Plan KAS1353			ODYD

<u>SCOPE OF APPROVAL</u>
<p><input type="checkbox"/> This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.</p> <p><input type="checkbox"/> This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.</p> <p><input type="checkbox"/> Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.</p>

1. TERMS AND CONDITIONS:

THAT the dimensions, siting, landscaping, exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "A";

3. PERFORMANCE SECURITY: None Required.

4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Urban Planning Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

\_\_\_\_\_  
Doug Gilchrist, Divisional Director - Community Planning & Real Estate



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CITY OF KELOWNA

MEMORANDUM

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**Date:** January 25, 2013  
**File No.:** DP13-0002  
**To:** Land Use Management (BD)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1242 & 1244 Pheasant Street

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The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z13-0002.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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

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**Date:** January 29, 2013  
**File No.:** Z13-0002  
**To:** Land Use Management (BD)  
**From:** Development Engineering Manager  
**Subject:** 1242 – 1244 Pheasant Street RM1

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Development Engineering has the following comments and requirements associated with this application to rezone from RU-6 to RM1.

1. Domestic Water and Fire Protection

Our records indicate that this property is serviced with three 19mm diameter copper water services. The current by-law requires that only one service be permitted for this application. **The disconnection of existing services and the tie-in of a larger new service can be provided by City forces at the applicant's expense.** For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

2. Sanitary Sewer

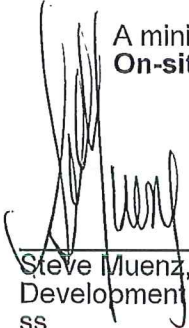
Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Road Improvements

High Road must be upgraded to an urban standard along the full frontage of this property, including curb and gutter, sidewalk, landscaped boulevard and pavement widening. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$5,400.00 not including utility service costs**

4. Access, Manoeuvrability and Parking Requirements

A minimum of eight off-street vehicle parking spaces are required.  
**On-site parking modules must meet bylaw requirements.**

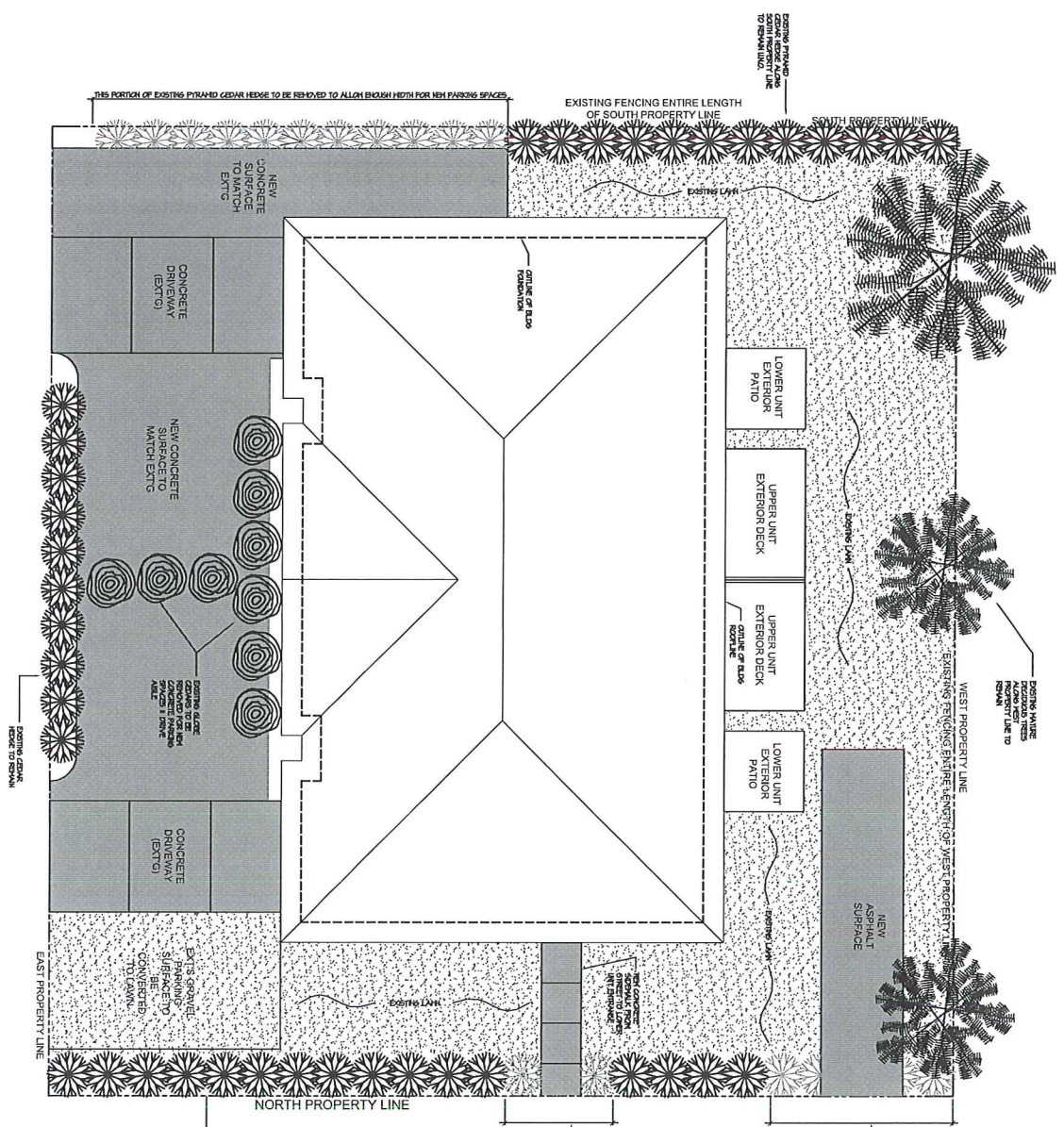


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Steve Muenz, P. Eng.  
Development Engineering Manager  
ss

PHEASANT STREET

LANDSCAPE PLAN  
 SCALE: 3/16" = 1'-0"



HIGH ROAD



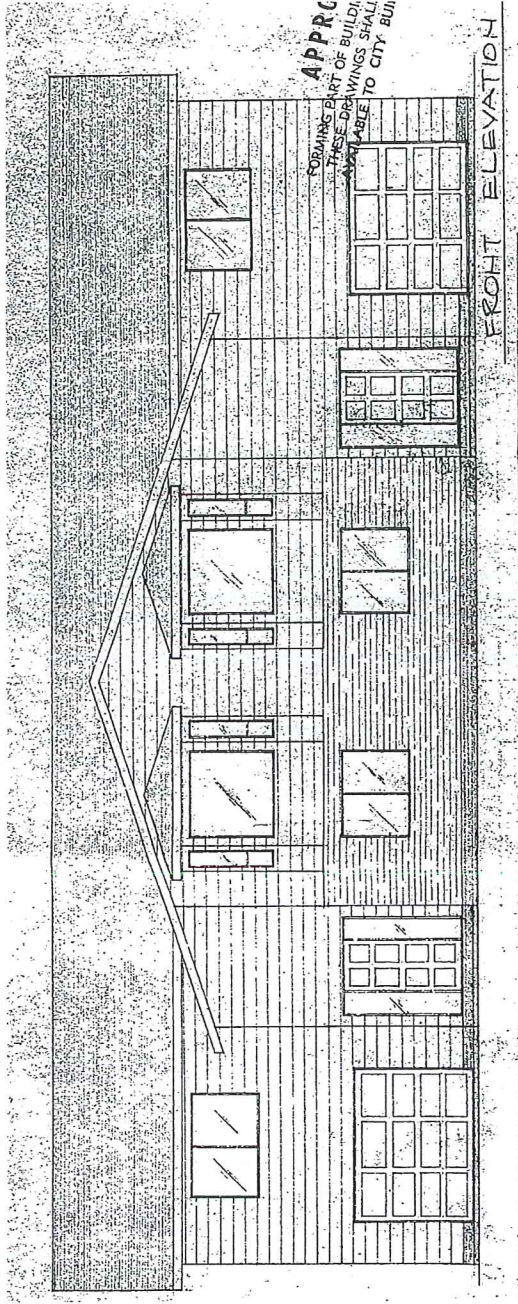
SCHEDULE A  
 This forms part of development  
 Permit # DP13-0002

**CORNERSTONE**  
 CONTRACT SERVICES  
 1245-1244 PHEASANT ST. KELOWNA, BC  
 PROJECT NO. 2014-000  
 DRAWING NO. L-1  
 DATE: 12/10/02  
 BY: BAH, ASB



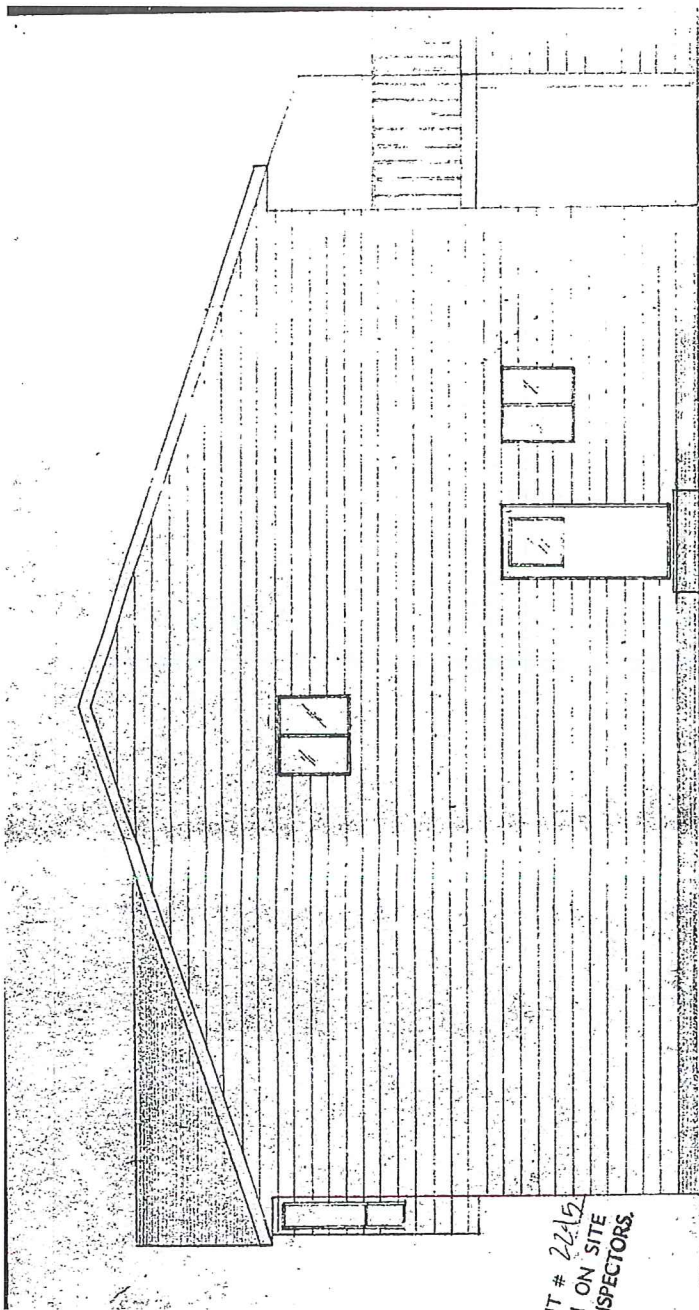






SCHEDULE APP 'A'  
This forms part of development  
Permit # DP13-0002

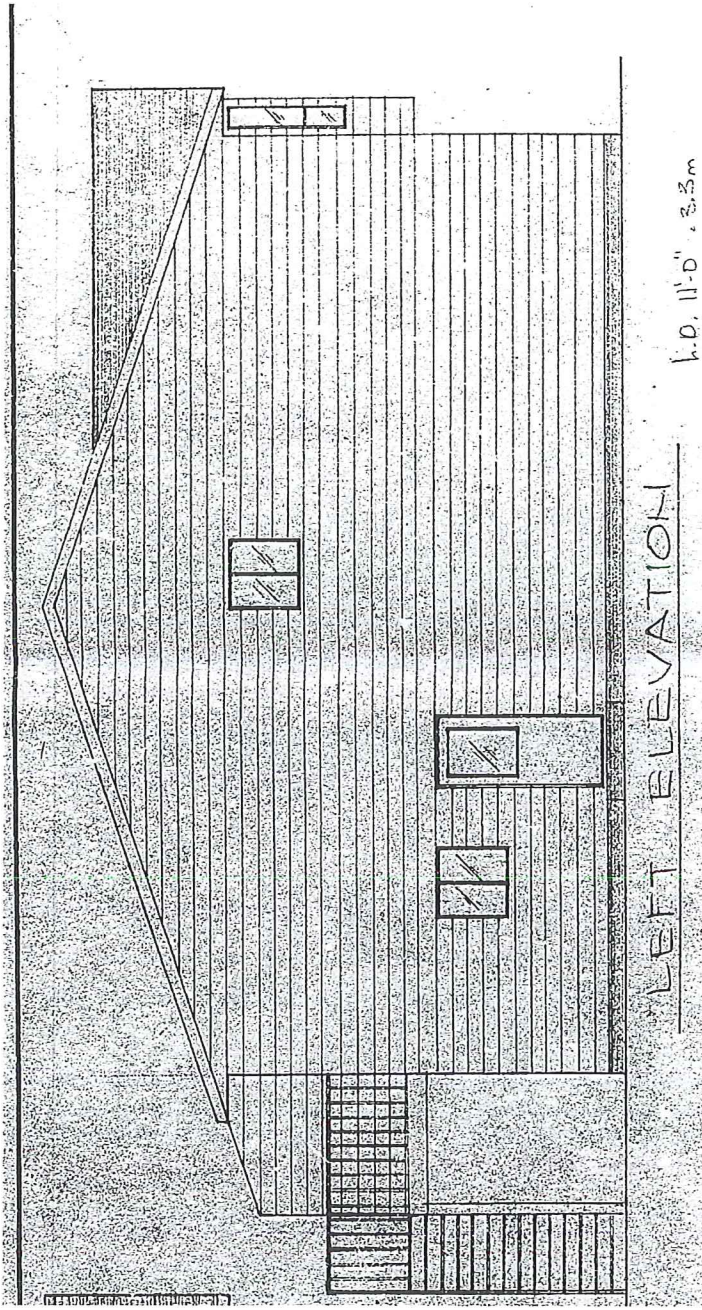




RIGHT ELEVATION

IT # 2215  
1 ON SITE  
INSPECTORS

SCHEDULE F  
This forms part of development  
Permit # DP13-0002

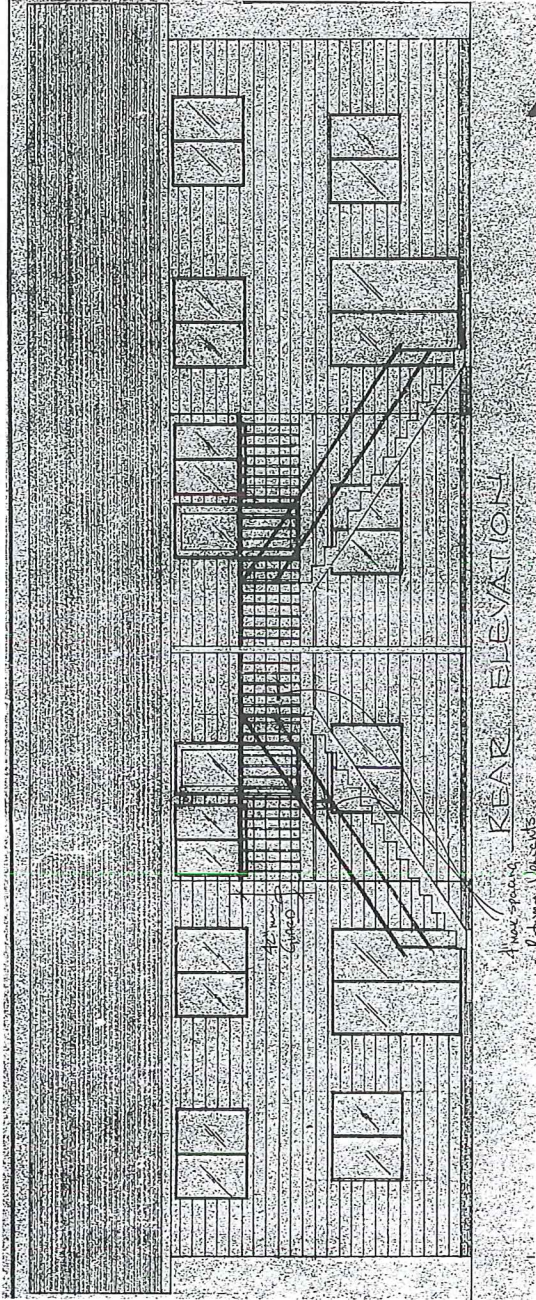


LEFT ELEVATION

1.0, 11'-0" x 3.3m

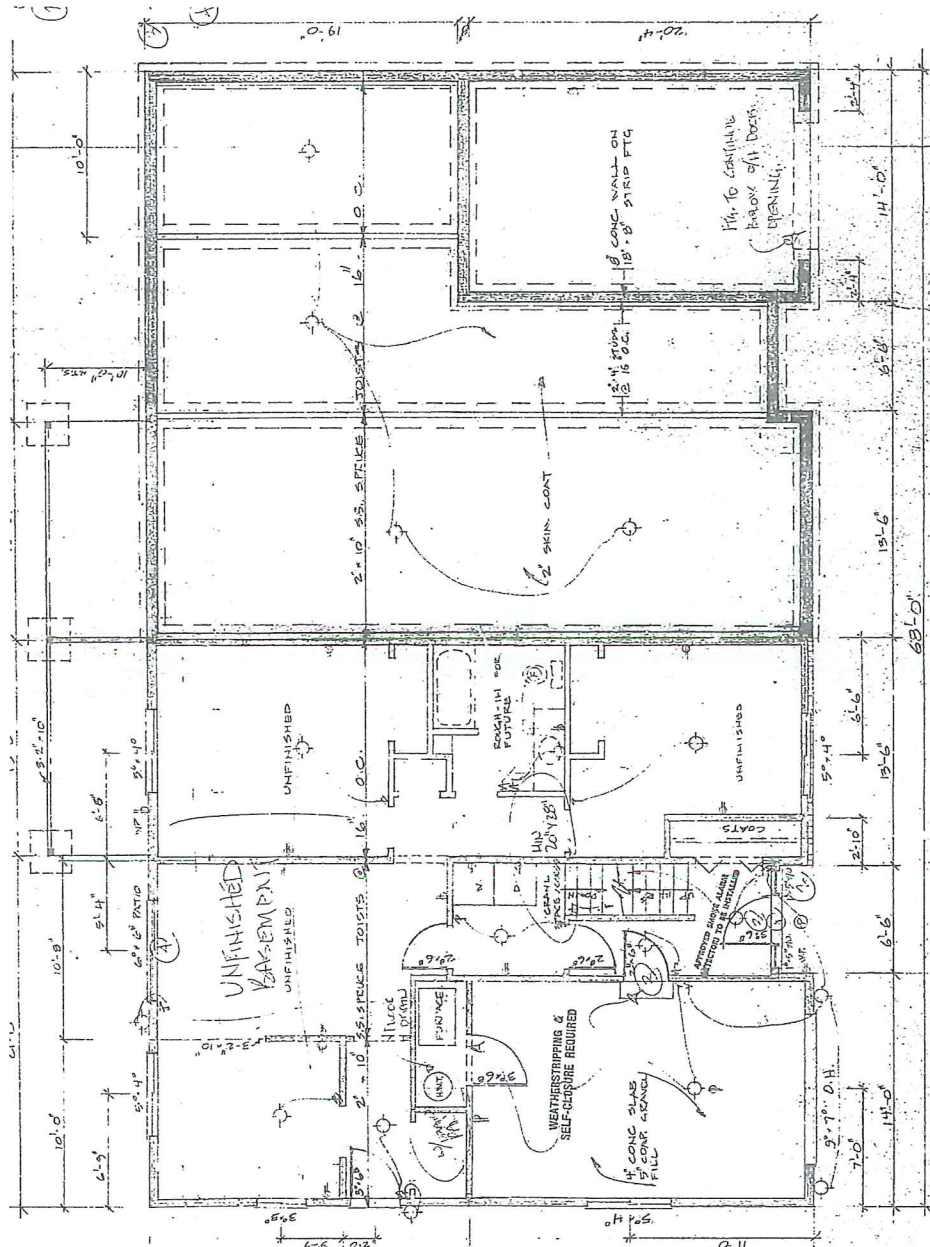
SCHEDULE 'A'  
This forms part of development  
Permit # DP13-0002





SCHEDULE 'A'  
This forms part of development  
Permit # DPB-0002





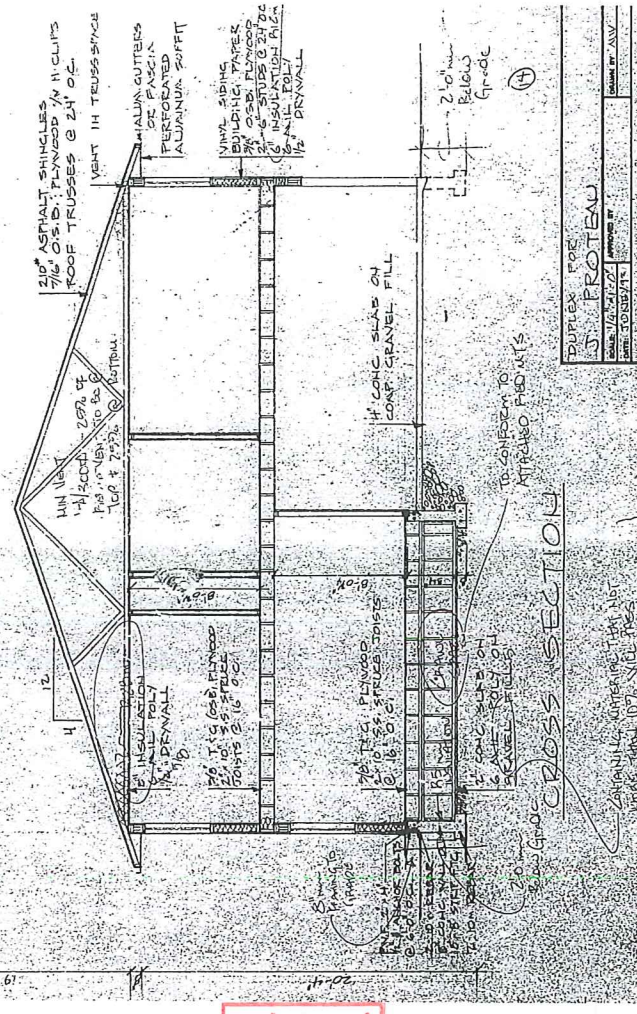
BOTTOM FLOOR PLAN      FOOTING & FOUNDATION PLAN

SCHEDULE 'A'  
 This forms part of development  
 Permit # DP13-0002

h.D. 11'-0" x 3.3m  
 \ 4x17 .660φ . 62m<sup>2</sup>  
 U/B. 4.7d  
 @ 14% . 95.2#

ALL JOINTS IN MASSIVE MEMBERS TO BE REINFORCED WITH  
 COLD CHAIR OVER FRAMING MEMBERS OR SEALED WITH  
 CAULKING.  
 ALL FLOOR JOISTS, WALLS, PARTIAL BASEMENTS, ETC. SHALL BE  
 SEALED.  
 ALL PLASTER OR MATERIAL TREATED OR SEPARATE  
 PARTS SHALL BE SEALED.  
 PARTS OF ROOFING OR SHOWER WHERE CERAMICS AND PLASTER  
 TILE IS INSTALLED.

① ALL ENTRANCE DOORS MUST HAVE A DOOR VIEWER  
 OR SIGHT GLASS. ALL DOORS MUST BE WITHIN 36" OF  
 A LOCKING DEVICE. ALL DOORS MUST BE SAFETY GLASS OR  
 WELD GLASS.  
 ② ALL EXTENSION ON ENTRANCE DOORS REQUIRE  
 SOLID BLOCKING AT LOCK HEIGHT ON BOTH SIDES  
 AND STUD SPACES EXCEPT WHERE  
 HEAD BOLT LOCKS WITH IN THROW.  
 ③ HINGED DOORS TO DOOR WITH 1" SCREWS AND TO  
 HINGED WITH 1" SCREWS INTO SOLID BLOCKING  
 AND TO FLOORING. FLOORING WITH 3" SCREWS  
 HINGED DOORS MUST HAVE PIN TYPE LOCKING  
 MECHANISM WITH A 1/2" THROU.



DUPLEX POSE	
S. PROTEAU	
DATE: 10/21/70	APPROVED BY:
DATE: 10/21/70	SCALE: 1/4" = 1'-0"
DRAWN BY: ANV	

SCHEDULE 'A'  
 This forms part of development  
 Permit # DP13-0002



**SCHEDULE "B"** <sup>11A11</sup>

This forms part of development

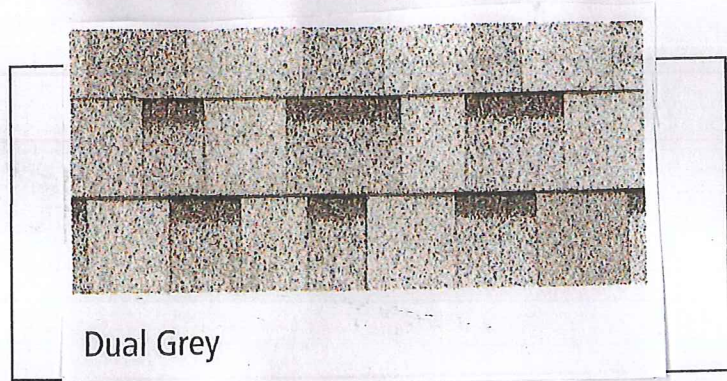
Permit # 0\_\_-0\_\_ DP13-0002

Date: \_\_\_\_\_ Office Use Only

Signature: \_\_\_\_\_ Office Use Only *[Signature]*

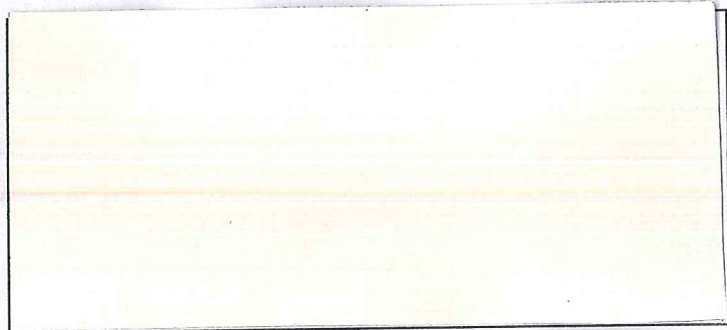
The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:  
Colour:



Main Body:

Material:  
Colour:



Second Colour/Accent Colour:  
(If applicable):

Material:  
Colour:



Window/Door/Trim Colour:

Material:  
Colour:

