

City of Kelowna Public Hearing AGENDA



Tuesday, October 21, 2014
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

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

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after October 7, 2014 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

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

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

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

3. Individual Bylaw Submissions

- | | | |
|-----|---|---------|
| 3.1 | Bylaw No. 10997 (TA14-0016) - Amendments to Health District Zone in the City of Kelowna Zoning Bylaw No. 8000 | 5 - 10 |
| | To consider proposed bylaw amendments to clarify interpretation and consistency for the Health District 2 (HD2) and Health Services Transitional 3 (HD3) zone regulations. | |
| 3.2 | Bylaw No. 11005 (OCP14-0013) and Bylaw No. 11006 (Z14-0027) - 310 and 320 Strathcona Avenue, Dr. Heather Martin Inc. and City of Kelowna | 11 - 48 |
| | To consider the proposed Official Communtiy Plan and Zone Amendments in order to accommodate a 3.5 storey, mixed use health services building. | |
| 3.3 | Bylaw No. 11012 (TA14-0017) - Vintage Landing Comprehensive Reosrt Development | 49 - 68 |
| | To amend the exsiting CD18 Vintage Landing Comprehensive Resort Development zone with a renamed/revised CD18 - McKinley Beach Comprehensive Resort Development zone which reduces and refines the permitted uses and provides greater clarification to the regulations pertaining to the development of 'McKinley Beach'. | |
| 3.4 | Bylaw No. 11013 (TA14-0018) - Amendments to the Zoning Bylaw No. 8000 - Section 16 - Public and Institutional Zones | 69 - 72 |
| | To amend the P1 - Major Institutional zone to allow Non-accessory Parking as a secondary use. | |
| 3.5 | Bylaw No. 11014 (Z13-0044) - Various Addresses, City of Kelowna | 73 - 77 |
| | To rezone 26 properties from various zonings to the P3 - Parks and Open Space zone in order to | |

recognize their current use as parks.

3.6 Bylaw No. 11015 (Z14-0030) - 519, 529 and 539 Truswell Road, MKS Resources Inc.

78 - 90

To consider rezoning the subject properties from the RU1 - Large Lot Housing zone to the C9 - Tourist Commercial zone to accommodate the development of a 6 storey, mixed use (residential/commercial) development.

4. Termination

5. Procedure on each Bylaw Submission

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

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

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

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

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

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

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

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

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

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

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

Report to Council



Date: September 16, 2014
File: 1200-70
To: City Manager
From: Danielle Noble-Brandt, Department Manager, Policy & Planning
Subject: 2014-08-29 - Report - Health District Amendments
Report Prepared by: Laura Bentley

Recommendation:

THAT Zoning Bylaw Text Amendment No. TA14-0016 to amend City of Kelowna Zoning Bylaw No. 8000, by removing definitions for Health Services, Supportive Housing, Major and Supportive Housing, Minor in Section 2; removing the Level 2 landscape buffer and revising Table 7.1 - Minimum Landscape Buffer Treatment Levels Schedule in Section 7; revising Table 8.1 - Parking Schedule in Section 8; and amending the HD2 - Hospital and Health Support Services regulations and HD3 - Health Services Transitional regulations in Section 17, as outlined in the Report of the Policy & Planning Department dated September 16, 2014, be considered by Council;

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

Purpose:

To consider proposed bylaw amendments to clarify interpretation and consistency for the Health District 2 (HD2) and Health Services Transitional 3 (HD3) zone regulations.

Background:

On September 15, 2014, Council adopted Bylaw No. 10981 to introduce the HD3 - Health Services Transitional zone and associated regulations. This was the culmination of Phase 1 of the Hospital Area Planning exercise that considered the impacts of Kelowna General Hospital (KGH) operations on the surrounding residential neighbourhood. The HD3 - Health Services Transitional zone allows for small-scale health services that are generally compatible with residential land uses and building form, which are capable of being located in a neighbourhood setting. Building design is intended to reflect the scale and context of nearby residential areas.

Adopted on November 29, 2011, the HD2 - Hospital and Health Support Services zone provides for the conversion and new development of buildings that provide services to the medical community associated with KGH. It allows for a range of institutional, medical-related

commercial and complimentary residential uses within the Health District Future Land Use designation.

After review of both zones, some modest amendments are proposed to ensure that the implementation ease of both zones is executed at the rezoning stage. The proposed amendments are:

- To include 'Health Services, major' and 'Health Services, minor' to the HD2 zone to expressly allow both options as a permitted use;
- To clarify landscape buffer requirements for properties less than 900 m² to ensure they can feasibly be incorporated into a landscape plan for properties of this size;
- To replace the 'supportive housing, minor' with 'congregate housing' in the HD3 zone to more accurately reflect the type of out-patient supportive housing that is compatible with the building types allowed in this zone.
- To specify parking requirements for both Health Services, Major and Minor in the HD3 zone to be more consistent with the parking provisions in the HD2 zone that are already established.

The overall intent of the HD2 and HD3 zones will be retained with some improvements for interpretation, clarification and consistency for the Health District zones. Of note, the parking schedule amendments reduce the parking requirements for Health Services, Major and Minor in the HD3 zone to be more consistent with the parking provisions in the HD2 zone.

Existing Policy:

Kelowna Official Community Plan (OCP)

Policy 5.32.10 Health Care Facilities. Support the extension of services and appropriate building expansions of the Kelowna General Hospital and other health care facilities, as provided for on the Generalized Future Land Use Map 4.1. The form and character of future expansions should be compatible with the surrounding neighbourhood context.

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Financial/Budgetary Considerations
Personnel Implications
External Agency/Public Comments
Communications Comments

Report prepared by:

Laura Bentley, Planner

Reviewed by:



D. Noble-Brandt, Department Manager, Policy & Planning

Approved for Inclusion



D. Gilchrist, Divisional Director of Community Planning &
Real Estate

Attachments:

Attachment 1: Proposed Text Amendments

cc: Divisional Director, Community Planning & Real Estate
Manager, Urban Planning
Manager, Development Engineering

Section 17 - Health District Zone

17.2 HD2 - Hospital and Health Support Services

17.2.2.1 The ~~principle~~ **principal** uses for properties with a lot area of 900m² or more are:

- (a) multiple dwelling housing
- (b) personal services establishments
- (c) emergency and protective services
- (d) child care centre, major
- (e) congregate housing
- (f) extended medical treatment facilities
- ~~(g) health services~~
- (h) **health services, major**
- (i) **health services, minor**

17.2.2.2 The principal uses for properties with a lot area of less than 900m² are:

- (a) single dwelling housing
- (b) child care centre, minor
- ~~(c) health services~~
- (d) **health services, major**
- (e) **health services, minor**

17.2.6 Parking Regulations specific to the ~~HD-2~~ **HD2** Zone

- (c) **Health Services, Major and Minor** shall be calculated as 2.5 stalls per 100 m² of gross floor area.

17.2.7 Other Regulations

- (b) **Secondary uses** can only be present where a ~~principle~~ **principal** use is established and in continuous use.
- (c) **Offices** are limited to those related to ~~h~~**Health s****Services, Major and Minor** or those that can demonstrate a direct support role for the Kelowna General Hospital, Cottonwoods Care Facility or Interior Health Authority.
- (h) **For properties with a lot area of 900m² or more**, Level 2 landscape buffers are required for the **front yard** and Level 3 landscape buffers are required in all **side** and **rear yard** setback areas.
For properties with a lot area of less than 900m², a minimum 2.0m landscape buffer is required for the side yard setback areas to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required. Level 2 landscape buffers are required for the **front yard** and Level 3 landscape buffers are required for the **rear yard** setback areas.

17.3 HD3 - Health Services Transitional

17.3.2 Principal Uses

17.3.2.1 The principal uses in this zone are:

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

17.3.5 Other Regulations

- (b) **A minimum 2.0m landscape buffer is required for the side yard setback areas to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required. 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...

Section 2 - Interpretation

2.3 General Definitions

Definitions to Remove

HEALTH SERVICES means **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, 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**.

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**.

Section 7 - Landscaping and Screening

7.6 Minimum Landscape Buffers

7.6.1 Landscape buffers, of a design as shown...

- (b) ~~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.~~

Table 7.1 - Minimum Landscape Buffer Treatment Levels Schedule

Location	Front Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)
HD2 - properties with a lot area of 900m ² or more	2	3	3	
HD2 - properties with a lot area of less than 900m ²	2	3	2.0m (see Section 17.2.7)	
HD3	2	2	2.0m (see Section 17.3.5)	

Section 8 - Parking and Loading

Table 8.1 - Parking Schedule

Health Services and Health Services, Minor	5 per 100m ² GFA, except on parcels less than 1800m ² in area the required parking spaces shall be 4 per 100m ² .
Health Services, Major and Minor	
(a) HD2 zone	2.5 per 100m ² GFA
(b) Lot area of 1800m ² or more, exclusive of the HD2 zone	4.0 per 100m ² GFA
(c) Lot area of less than 1800m ² , exclusive of the HD2 zone	3.0 per 100m ² GFA

REPORT TO COUNCIL



Date: 9/29/2014
RIM No. 1250-30
To: City Manager
From: Urban Planning (AW)
Application: OCP14-0013 / Z14-0027
Address: 310 & 320 Strathcona Avenue
Subject: OCP Amendment and Zone Amendment

Owner: Dr. Heather Martin
City of Kelowna
Applicant: Meiklejohn Architects

Existing OCP Designation: Educational / Major Institutional
Proposed OCP Designation: Health District
Existing Zone: P1 - Major Institutional
RU1 - Large Lot Housing
Proposed Zone: HD2 - Hospital and Health Support Services

1.0 Recommendation

That Official Community Plan Bylaw Amendment No. OCP14-0013 to amend Map 19.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 22, District Lot 14, ODYD, Plan 535 Except Plan KAP81038, located at 310 Strathcona Avenue and Lot 21, District Lot 14, ODYD, Plan 535, located at 320 Strathcona Avenue from Educational / Major Institutional to Health District, as shown on Map "A" attached to the Report of the Land Use Management Department dated September 29th, 2014, be considered by Council;

AND THAT Council considers the applicant's July 29th, 2014 Public Information Meeting as outlined in the attached summary report to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Land Use Management Department dated September 29th, 2014;

AND THAT Rezoning Application No. Z14-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 22, District Lot 14, ODYD, Plan 535 Except Plan KAP81038, located at 310 Strathcona Avenue from RU1 - Large Lot Housing to HD2 - Hospital and Health Support Services and Lot 21, District Lot 14, ODYD, Plan 535, located at 320 Strathcona Avenue from P1 - Major Institutional to HD2 - Hospital and Health Support Services be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit on the subject properties;

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

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

2.0 Purpose

To consider the proposed OCP and Zone Amendments in order to accommodate a 3.5 storey mixed use health services building.

3.0 Urban Planning Department

The City has spent a significant amount of time and resources in recent years studying the land uses in the hospital precinct (adjacent to this proposed development site). As one of the first private developments to come forward in the hospital precinct, staff are aware of the apprehension expressed by residents in the area.

Staff feel the proposed land use is comparable to what could be located on the subject properties should they be redeveloped as designated in the Official Community Plan, although the project would be private rather than institutional. The original intent and reason for the Educational / Major Institutional designation was to allow the Interior Health Authority to grow the KGH campus further west. As this is no longer the case it makes more sense that the properties be re-designated and rezoned to allow for a mixed use health services project. A project of this nature will help to support the KGH campus with additional food services, adjacent medical clinics and rental housing that could cater to KGH Staff.

For a number of years the subject properties have been designated for a higher form of development but were also kept in the Heritage Conservation Area to recognize the existing context and single family dwelling character. The application is not in keeping with the purpose of the Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines, which is to maintain the existing single or two family residential and historical character of the area. However, the historical character and value of these properties has been significantly impacted by the surrounding institutional land uses. As summarized at the end of this report, the Community Heritage Committee (CHC) did not support this application because it does not fit within the guidelines for the Heritage Conservation Area. The City's Policy & Planning Department will take this area under consideration with Phase II of the Hospital Area Plan.

Staff do consider the application to be consistent with the intent of the OCP to support operations at Kelowna General Hospital with a built form and character that is sensitive to the surrounding neighbourhood. The proposed health service offices complement the adjacent land uses and the residential components provide an appropriate transition to the residential neighbourhood along Abbott Street. As summarized in the applicant's letter (attached) the applicant has made a number of modifications to the form of project in an attempt to address items that were of neighbourhood concern. For these reasons Staff are supportive of the proposed development. The Cancer Society Building is the most impacted neighbour and they have submitted a letter of support for the project.

4.0 Proposal

4.1 Background

The subject properties were designated Institutional in 1995 as part of the 1994-2013 OCP. The Heritage Conservation Area (HCA) was established in 1998, and the properties were single family residential halfway to Long Street, including what is now the Cancer Clinic. The HCA boundaries have not changed since they were established in 1998.

At the May 29th, 2012 meeting Council approved rezoning 320 Strathcona Avenue to P1 - Major Institutional in order to convert the existing single family to a doctor's office.

4.2 Project Description

The subject properties are designated Educational / Major Institutional in the 2030 OCP and are next to the Kelowna General Hospital and directly adjacent to the Cancer Lodge. The project contemplates amending the OCP to Health District and to rezone to the HD2 zone to accommodate the proposed development. As the subject property is located in the Abbott Street Heritage Conservation Area, a Heritage Alteration Permit is required for the project. Neither property is located on the Heritage Register.

The southwest corner is the main feature of the proposal as it is the most prominent exposure and the anchor for the design. The building facade steps back from the street at both the first and third floors in a pleasing form, this helps to break down the massing and scale of the building. The main portion of the building containing restaurant and health services steps back from the under-building parking structure with a patio. The building fronts both Strathcona Avenue and Abbott Street with masonry & stucco facades. The proposed development contemplates a few variances, the project compares to the HD2 zone as follows:

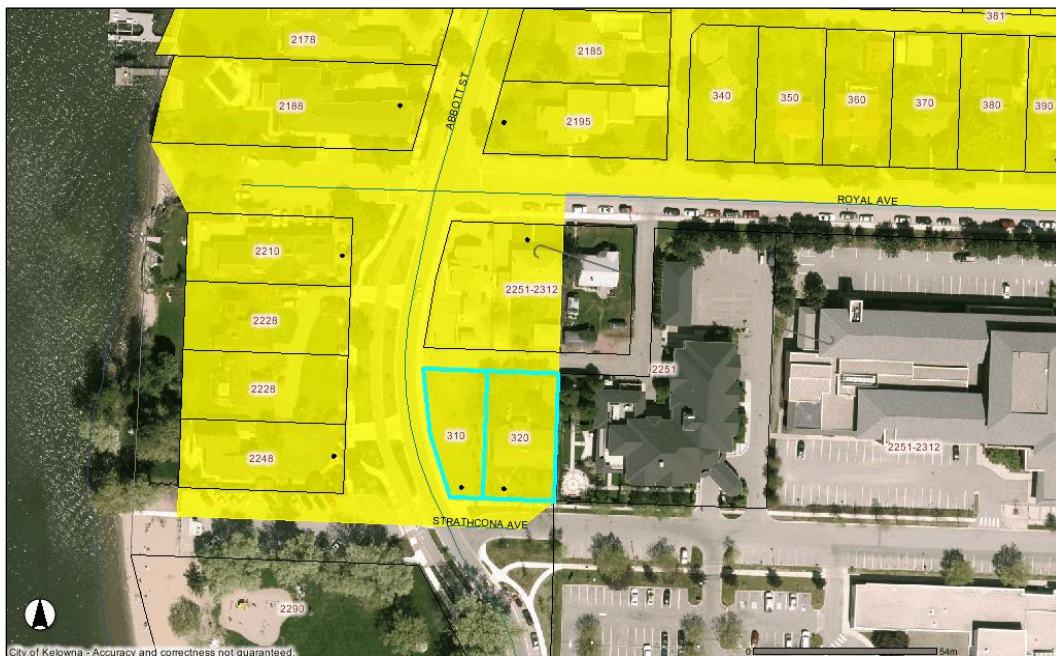
Zoning Analysis Table		
CRITERIA	HD2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.2	1.08
Height	16.5 m	13.26 m / 3.5 storeys
Front Yard (south)	1.5 m parkade with landscaped berm 4.5 m	1.5 m to parkade 4.5 m to building
Side Yard (east)	1.5 m parkade with landscaped berm 4.5 m - Building	0.4 m to parkade ❶ 4.5m to building
Side Yard (west)	1.5 m parkade with landscaped berm 4.5 m - Building	4.5 m to parkade 4.5 m to building
Rear Yard (north)	3.0 m	5.7 m
Site coverage	55%	46.5%
Other Regulations		
Minimum Parking Requirements	30 stalls	30 stalls
Bicycle Parking	Class I: 2 stalls Class II: 4 stalls	Class I: 3 stalls Class II: 5 stalls
Private Open Space	100m ²	220m ²
Loading Space	1 stall	1 stalls
❶ Vary the parkade setback from 1.5m required to 0.4m for the eastern side yard setback.		

4.3 Site Context

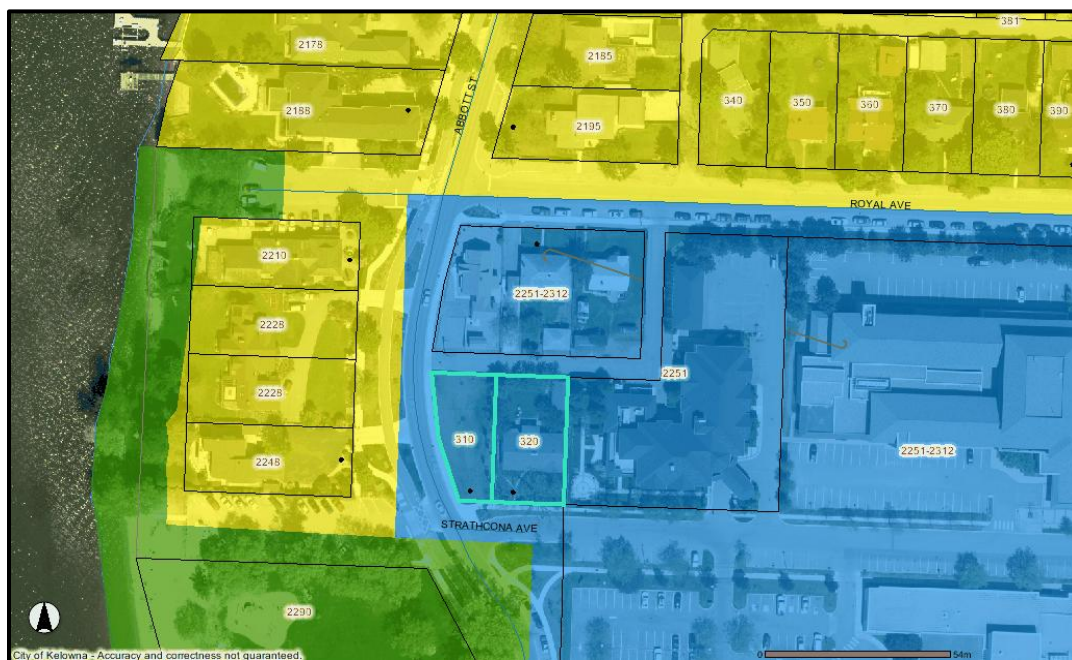
The subject properties are located along Strathcona Avenue directly adjacent to the Cancer Lodge and across from the Kelowna General Hospital. The properties are also located within the Abbott Street Heritage Conservation Area. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU6 - Two Dwelling Housing	Vacant
East	P1 - Major Institutional	Cancer Lodge
South	HD1 - Kelowna General Hospital	Hospital
West	RU6 - Two Dwelling Housing	Vacant

Subject Property Map: 310 & 320 Strathcona Avenue & Heritage Conservation Area



Subject Property Map: 310 & 320 Strathcona Avenue & OCP Future Land Use



5.0 Current Development Policies

Staff recommends that the applicant's July 29th, 2014 Public Information Meeting be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan is not required in this case.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

5.1 Kelowna Official Community Plan (OCP)

5.1.1 Land Use Designations - Educational / Major Institutional (Chapter 4)

Schools, university, colleges, correctional facilities, hospital, fire halls, cemeteries, major government, cultural or recreational facilities, religious assembly and seniors' facilities. Religious assembly uses may include a multiple unit residential component only where the surrounding land uses are designated for similar densities/land uses. Major government, cultural, and recreational facilities may include associated commercial uses.

5.1.2 Urban Design Guidelines (Chapter 14) - Revitalization Development Permit Area

Revitalization Design Guidelines

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;

5.1.2 Heritage Conservation Area Guidelines (Chapter 18)¹

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):

¹ City of Kelowna Official Community Plan, Chapter 16

- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- The code analysis is also to address the interconnected floor spaces (restraint & mechanical area) per the prescriptive requirements of the code or an alternative solution needs to be accepted by the Chief Building Inspector in lieu
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces, there are 4 requirements to be followed to allow the parkade slab to be below 343.66:
 1. Raise the grade at any openings including windows, doors and garage doors to prevent water ingress;
 2. The walls and slab must be sealed (tanked);
 3. The strata bylaw must include the requirement that no storage other than licensed movable vehicles;
 4. The parkade slab elevation at the lowest point may not be below 343.00.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- Guards are required for all decks. The drawings provided don't clearly identify these requirements since they appear to be defined as climbable, but will be reviewed at time of building permit application. The appearance of these guards may affect the form and character of the building.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc
- Washroom requirements for base building are to be addressed in the building permit application.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking. The location and noise from these units should be addressed at time of Development Permit.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

See Attached.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- A visible address must be posted on Strathcona as per City of Kelowna By-Laws
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available. Ensure that isolation valves are at an acceptable level as per the COK Bylaw 10760.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure. A copy of the sprinkler system owner's certificate is to be included in the fire safety plan.
- Fire Department access is to be met as per BCBC 3.2.5.6
- Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance. Kurt's Lock & Safe at 100A - 1021 Ellis Street, Kelowna is the approved supplier for flush mount lock boxes.
- The standpipes connections are to be installed on the transitional landings of the stairwells as per NFPA 14.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S562 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - please ensure this is possible and that the FD connection is clearly marked and visible from the street.

6.4 Interior Health Authority

No Concerns. Support the application.

6.5 Fortis BC (Electric)

There are primary distribution facilities along Strathcona Avenue and Abbott Street. Due to the size and use of the development, it is likely that 3 phase power will be required. The SRW must be entirely on private property and the area required to accommodate that size of transformer is 5m x 5m. It is unclear whether that much room has been accounted for in the proposed design. The applicant is responsible for costs associated with any change to the subject lots' existing service, if any, as well as the provision of appropriate land rights where required.

Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

7.0 Application Chronology

Date of Application Received: June 13th, 2014
 Community Heritage Committee: July 3rd, 2014

THAT the Community Heritage Committee does NOT support Heritage Alteration Permit Application No. HAP14-0009 for the properties located at 310 & 320 Strathcona Avenue in order to accommodate a 3.5 storey mixed use health services building.

Anecdotal Comments:

The Community Heritage Committee feels that the subject properties, although within the Heritage Conservation Area, are in the Hospital interface area for which the Community Heritage Committee has previously requested further direction from Council. If the proposed building was on the edge of the Heritage Conservation Area but not in it, the Committee would not have a

problem with the form and character facing the Heritage Conservation Area. The Committee expressed a concern that the proposed building contains condo units and therefore is neither a residence or a medical facility. The Committee also expressed a concern that the proposed building does not meet the Heritage Conservation Area Development Guidelines with respect to Form and Character.

Public Information Meeting: July 29th, 2014

Report prepared by:

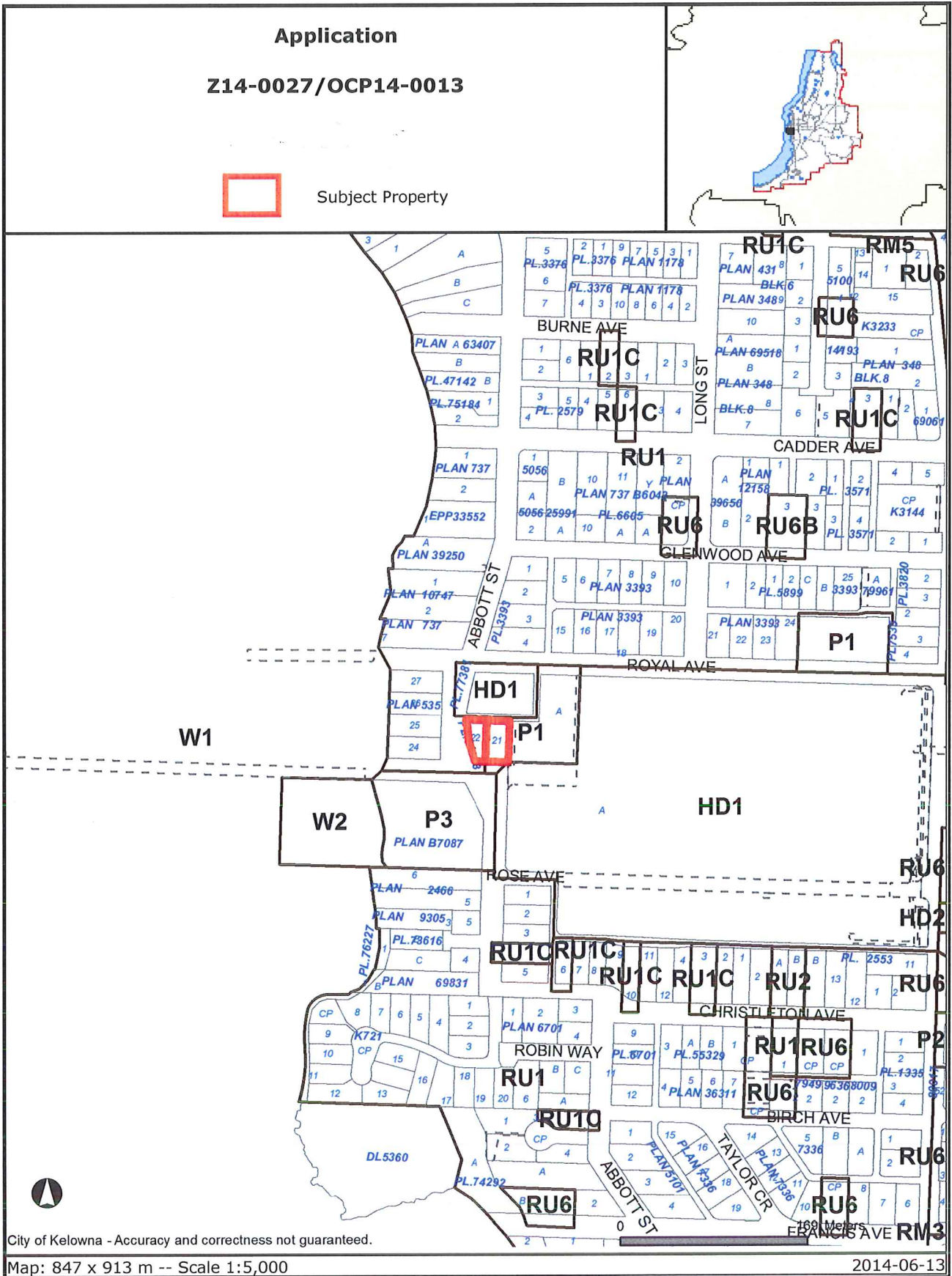
Alec Warrender, Urban Planning

Reviewed by: Ryan Smith, Manager, Urban Planning

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

Attachments:

- Map 'A'
- Subject Property Map
- Site Plan & Drawings
- Conceptual Elevations
- Landscape Plan
- Development Engineering Memorandum
- Applicant's Letter of Rationale
- Public Information Meeting Summary



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

2188

2195

340

N



ROYAL AVE

2251-2312

Subject Properties Notes:

Amend the OCP for the subject properties from Educational/Institutional (EDINST) to Health District (HLTH).

2210

2228

2228

2248

2251

310

320

ABBOTT ST

STRATHCONA AVE

2290

**MAP "A" OCP AMENDMENT
OCP14-0013**

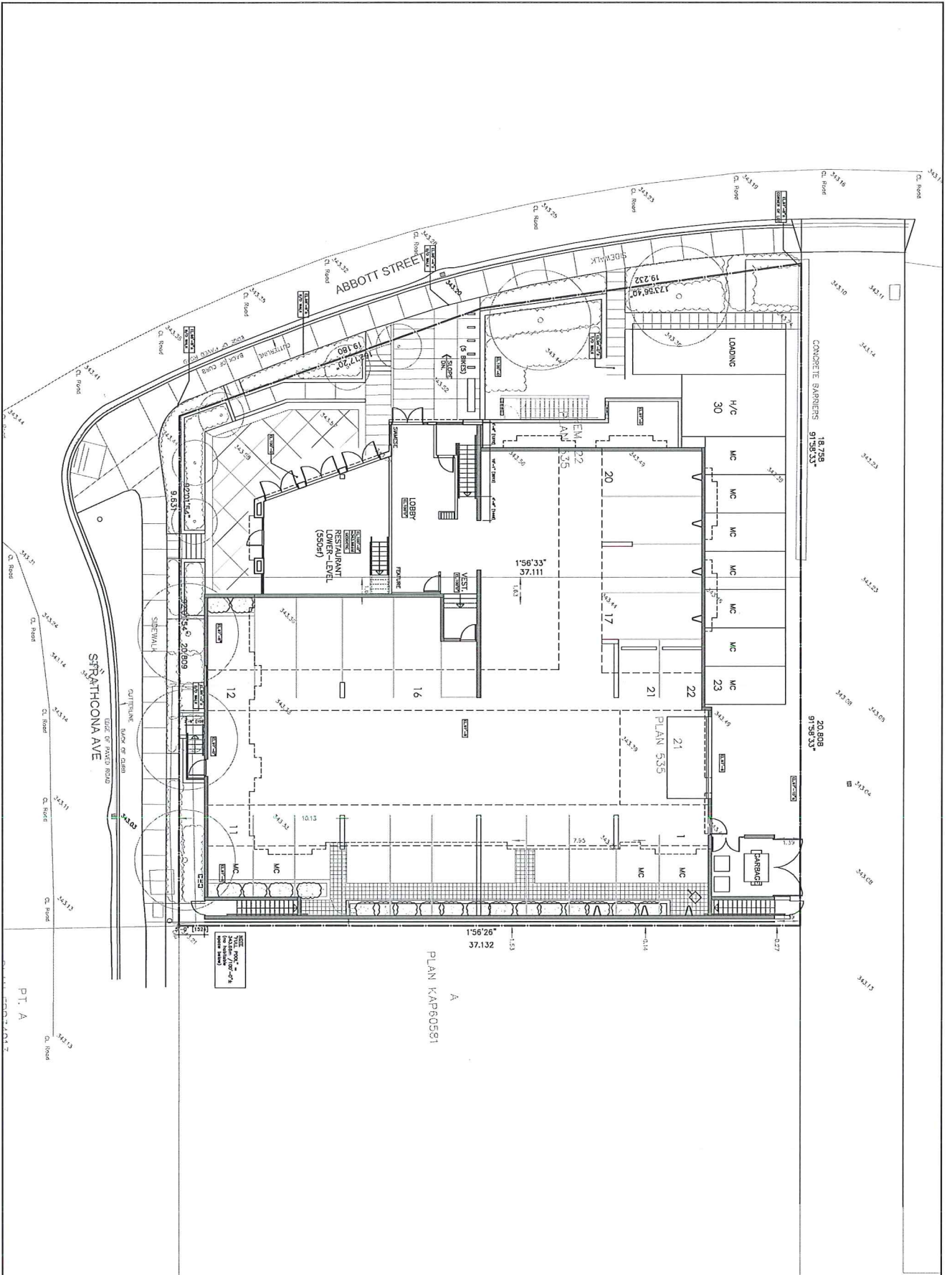
-  Education / Institutional
-  Major Park and Open Space
-  Single / Two Unit Residential
-  Legal Parcel
-  Subject Properties
-  EDINST to HLTH

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

0 5 10 Metres

Rev. Jun 23, 2014





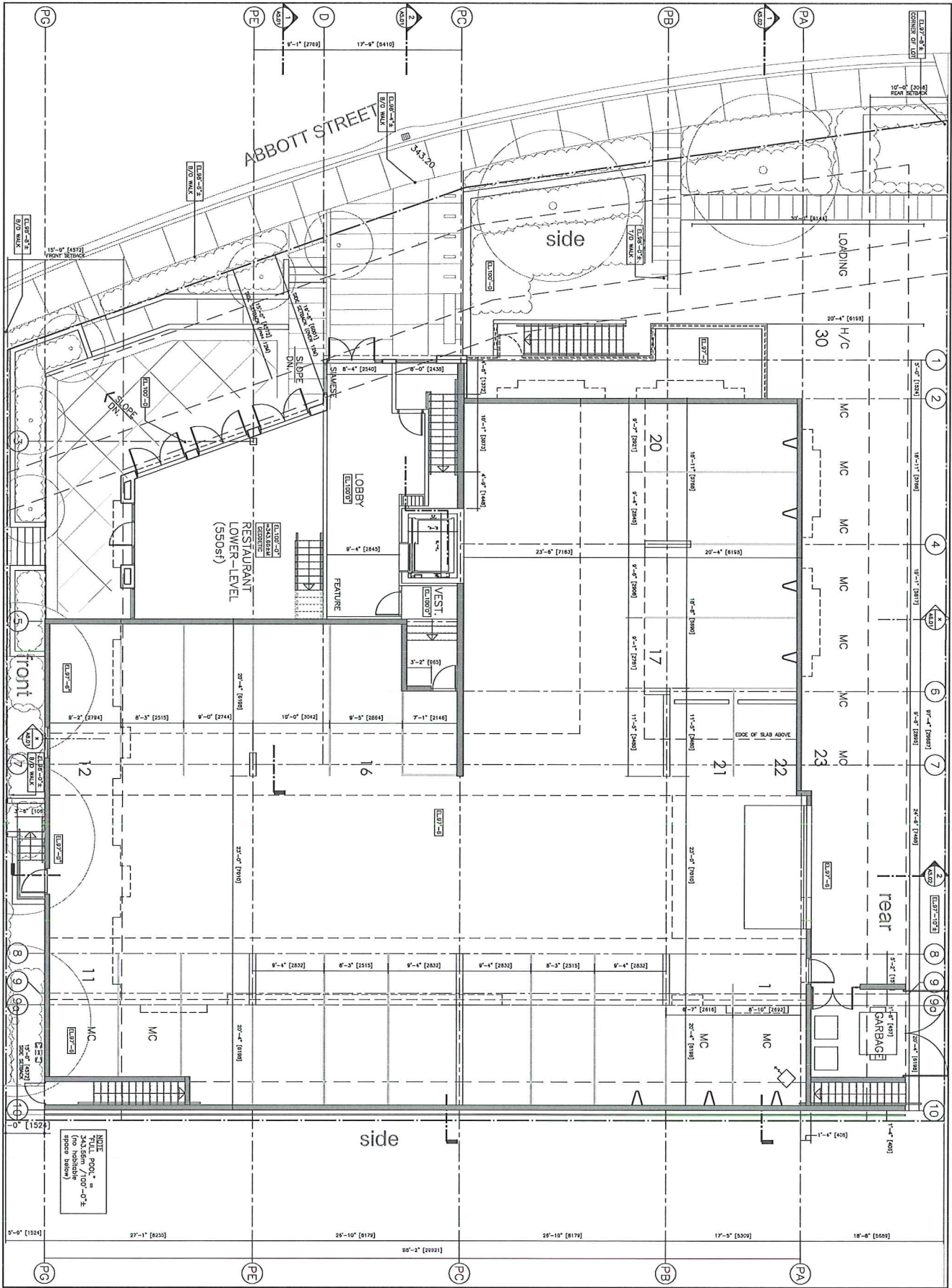
A2.01
SITE PLAN
 Scale 1/16" = 10'
 DATE: 2014-09-03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: [Name]

3-1/2 STORE MIXED-USE BUILDING @ STRATHCONA WITH 4 CONDO UNITS
 233 STRATHCONA AVENUE, ELLERRE BE CVR
 Drawing Number:
 PROJECT INFORMATION:
 PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT CITY/STATE/ZIP:
 PROJECT CLIENT:
 PROJECT ARCHITECT:
 PROJECT DATE:



revised DP
 2014-09-03

MEIKLEJOHN ARCHITECTS INC.
 233 BIRNING AVENUE
 WILSON, N.C.
 TEL: 704.362.2300
 FAX: 704.362.2300
 WWW.MEIKLEJOHN.COM



NOTE: FULL POOL = 243.66m / 790'-0"± (see section)

DATE	2014-09-03
BY	MM
CHECKED	MM
SCALE	3/16" = 1'-0"

A3.01
 1ST LOWER
 FLOOR PLAN
 Scale 3/16" = 1'-0"

3-1/2 STORE MIXED-USE
 BUILDING @ STRATHONA
 WITH 4 CONDO UNITS

310 SOUTH STATION ROAD, SUITE 100, WASHINGTON, DC 20004
 TEL: 202.556.1100
 WWW.MEIKLEJOHN.COM

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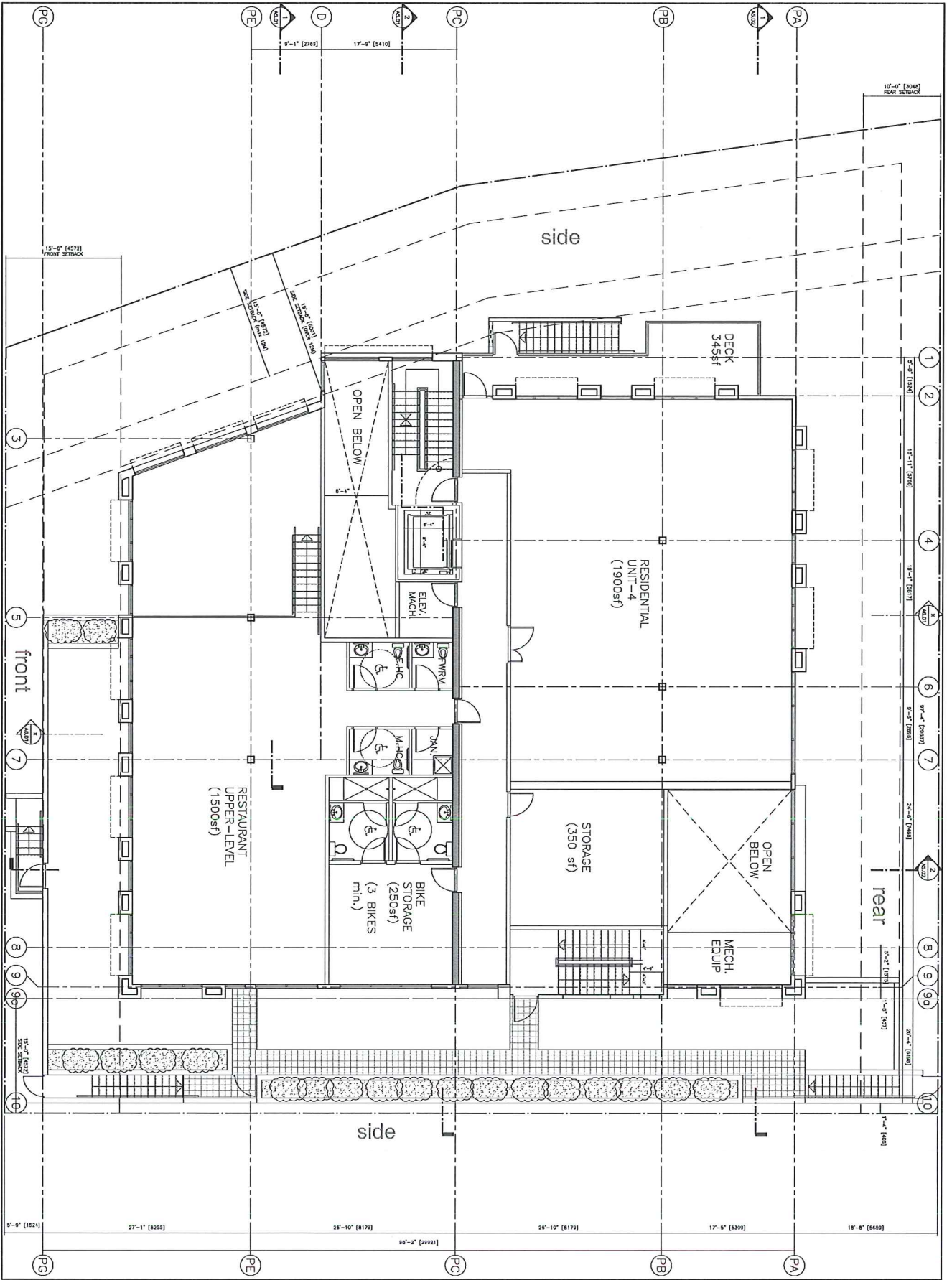
NO.	DATE	REVISION
1	2014-09-03	ISSUED FOR PERMITS
2	2014-09-03	ISSUED FOR PERMITS
3	2014-09-03	ISSUED FOR PERMITS



revised DP
 2014-09-03

m+a
 MEIKLEJOHN ARCHITECTS, INC.

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 TEL: 202.556.1100
 WWW.MEIKLEJOHN.COM



PROJECT TITLE
 3-1/2 STORE MIXED-USE BUILDING @ STRATHCONA WITH 4 CONDO UNITS
 333 SOUTH SHORE AVENUE, STRATHCONA, ONTARIO

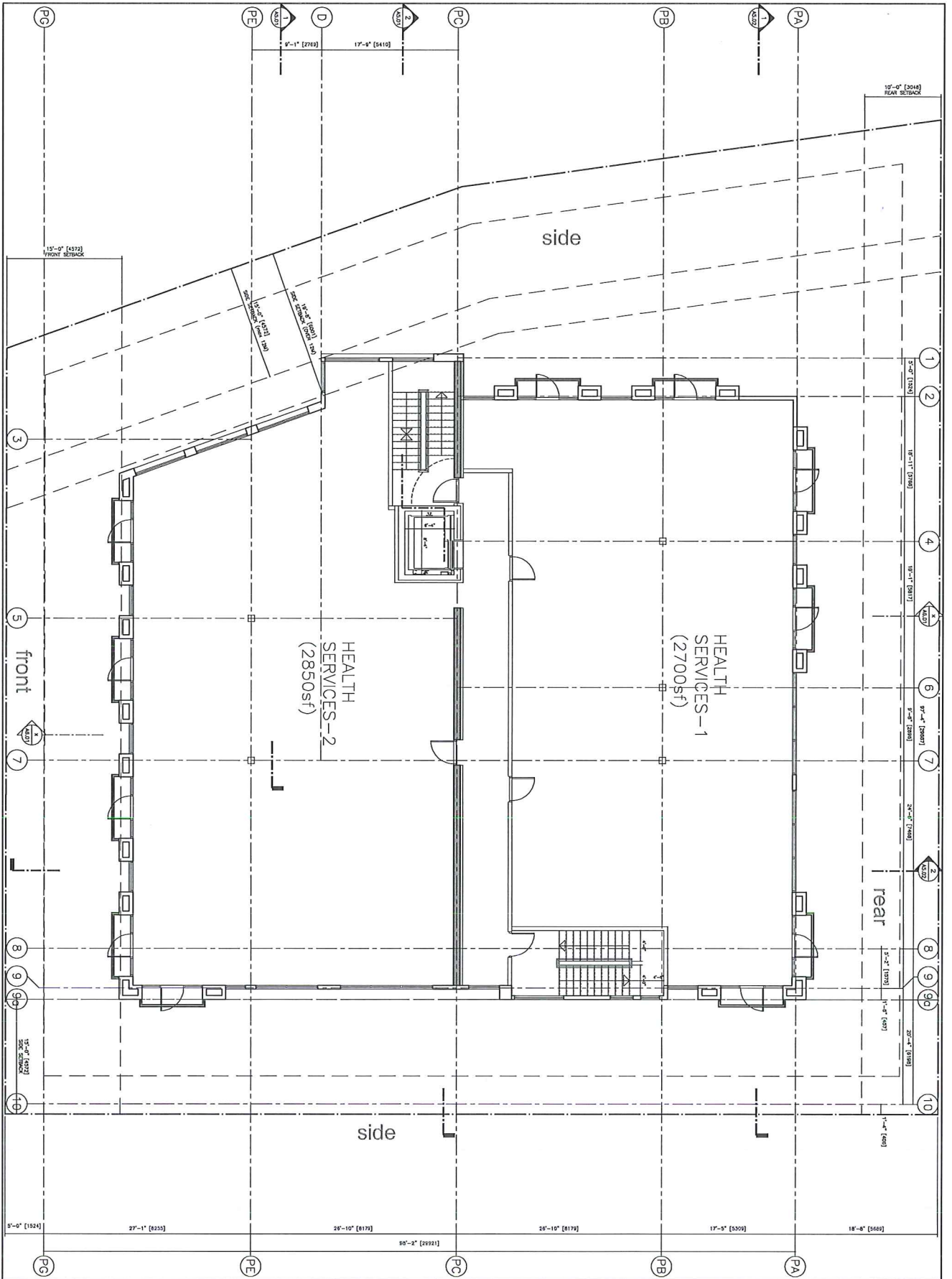


revised DP
 2014-09-03



PROJECT TITLE
 3-1/2 STORE MIXED-USE BUILDING @ STRATHCONA WITH 4 CONDO UNITS
 333 SOUTH SHORE AVENUE, STRATHCONA, ONTARIO

A3.02
 1ST UPPER FLOOR PLAN
 scale 1/16" = 1'0"



PROJECT: 2ND FLOOR
 ARCHITECT: MEIKLEJOHN ARCHITECTS, INC.
 DATE: 09/03/14
 DRAWING NO.: 2014-09-03
 PROJECT NO.: 133-STRATHCONA
 CLIENT: STRATHCONA
 TITLE: 2ND FLOOR PLAN
 PROJECT LOCATION: 133 STRATHCONA AVENUE, STRATHCONA, ONTARIO



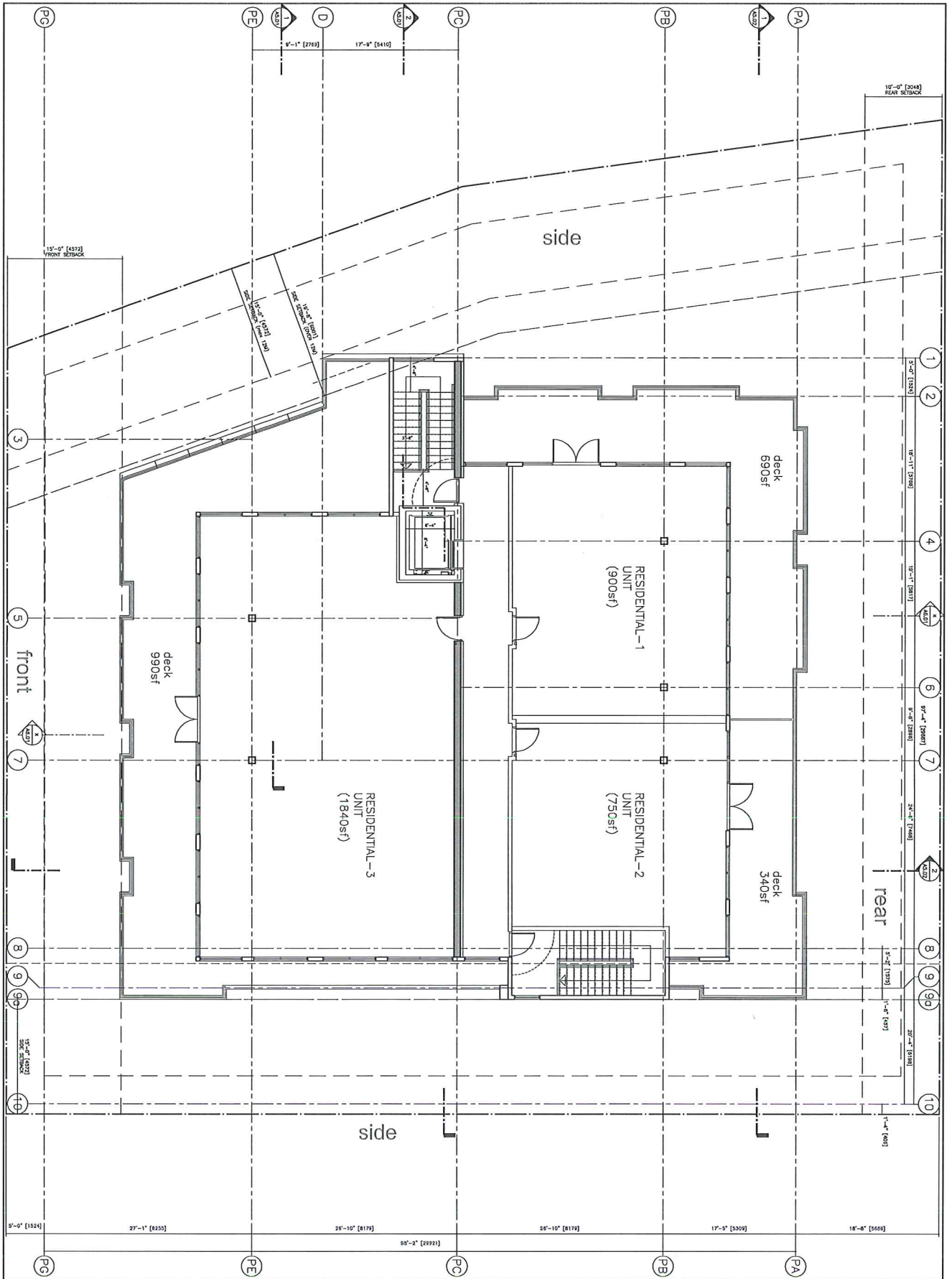
revised DP
 2014-09-03



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 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

A3.03
 2ND FLOOR PLAN
 scale 1/16" = 1'0"

DATE	10/13/14
BY	MEIKLEJOHN ARCHITECTS, INC.
CHECKED	MEIKLEJOHN ARCHITECTS, INC.
SCALE	1/16" = 1'0"
TITLE	2ND FLOOR PLAN
PROJECT	133 STRATHCONA AVENUE, STRATHCONA, ONTARIO
CLIENT	STRATHCONA
ARCHITECT	MEIKLEJOHN ARCHITECTS, INC.
DATE	10/13/14



3RD FLOOR PLAN
 2014-09-03



revised DP
 2014-09-03



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3-1/2 STOREY MIXED-USE BUILDING @ STRATHCONA WITH 4 CONDO UNITS

A3.04

scale 1/16" = 1'-0"

3RD FLOOR PLAN

320 MAIN STREET
 PRINCETON, N.C.
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 FAX: 704.462.7475
 WWW.MEIKLEJOHN.COM

233 TERRINGHAM AVENUE
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 TEL: 704.204.2200
 FAX: 704.204.2201
 EMAIL: info@mjma.com



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 2014-09-03

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Project Title
 3-1/2 STOREY MIXED-USE
 BUILDING @ STRATHCONA
 WITH 4 CONDO UNITS

320 TERRINGHAM AVENUE, PRINCETON, N.C. 27570
 Project Number

A4.01

ARCHITECTURE
 BUILDING ELEVATION

Scale 3/16" = 1'0"

DATE: 2014-09-03
 DRAWN BY: JLS
 CHECKED BY: JLS
 SCALE: AS SHOWN
 SHEET NO: A4.01



ELEVATION KEY NOTES
 ALL ELEVATIONS TO BE DRAWN BY RESPECTIVE
 LINE OF GRIDLINE
 UNLESS OTHERWISE NOTED

1	STUCCO FINISH	10	INTERIOR METAL CLADDING & GLASS
2	HORIZONTAL STUCCO FINISH	11	INTERIOR METAL WITH LEADING
3	BRICK VENEER	12	SMOOTH GLASS / ALUM. SUBSTRATE
4	BOARD FORMED CONCRETE WALLS & W/ SOLID FINISH	13	FLUORESCENT BOX
5	GLAZ. INTERIOR METAL	14	PAINTED STEEL WITH SATE
6	MIC-THINBED METAL FLASHING CAP	15	NET USED
7	NET USED	16	PAINTED STEEL DOOR
8	NET USED	17	PAINTED O/V SECTIONAL DOOR
9	GLAZED INTERIOR METAL/ LOW E GLAZ. CURTAIN WALLING	18	EXTERIOR LANDSCAPING

A4.01 BUILDING ELEVATION (East)

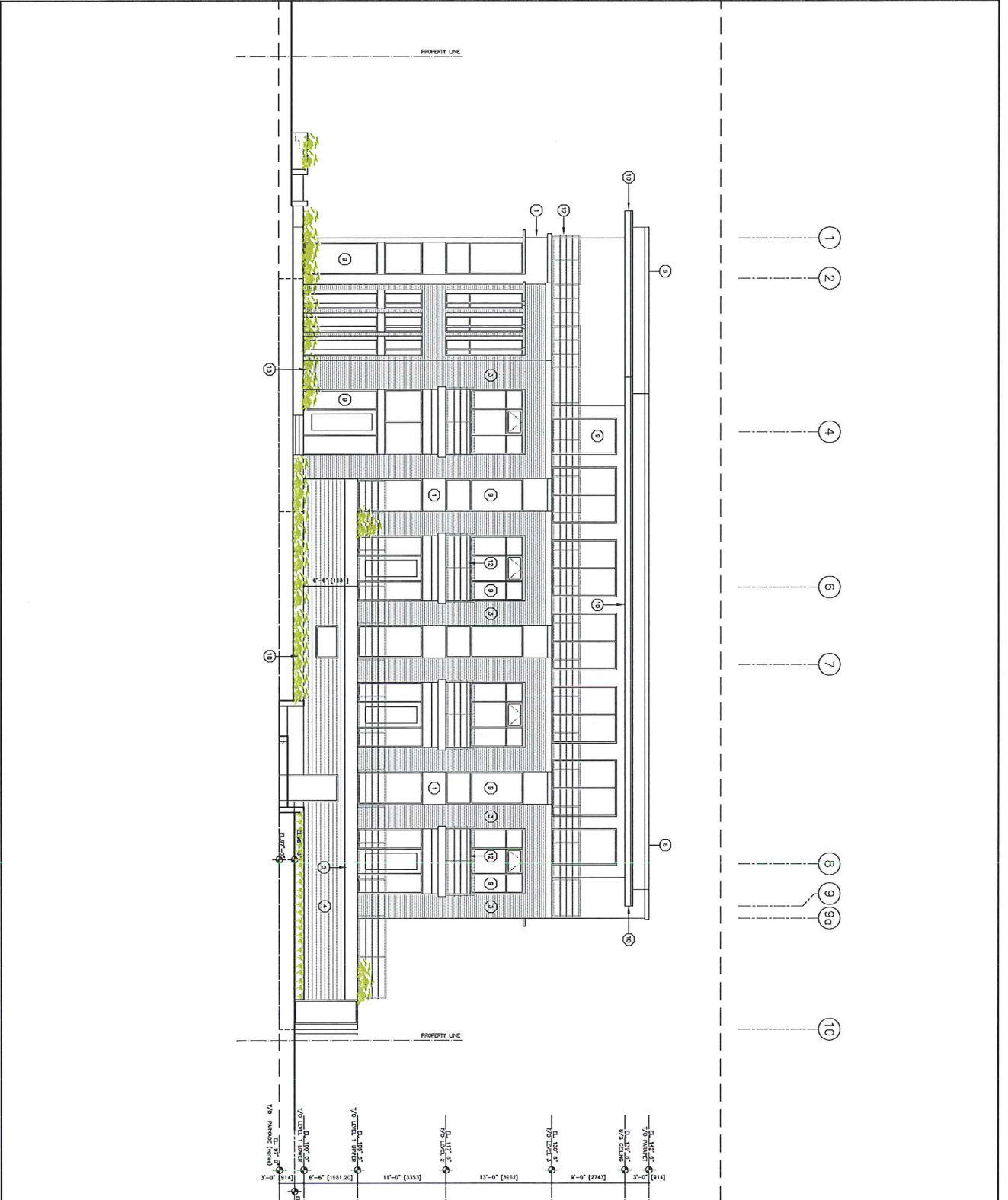
300 MAIN STREET
 PRINCETON, N.J.
 TEL: 609.462.3143
 FAX: 609.462.3144
 WWW.MEIKLEJOHN.COM
 2311 BROADWAY AVENUE
 ELIZABETH, N.J.
 TEL: 908.476.2100
 FAX: 908.476.2100
 MEIKLEJOHN ARCHITECTS INC.



revised DP
 2014-09-03

310 SOUTH BROADWAY AVENUE, ELIZABETH, NJ 07208
 Drawing Number
A4.02
 ARCHITECT AND CONTRACTOR OF RECORD
 MEIKLEJOHN ARCHITECTS INC.
 DRAWING TITLE
**BUILDING
 ELEVATION**
 Scale 3/16" = 1'-0"

1 BUILDING ELEVATION (North)
 (EXIST) SCALE 3/16"=1'-0"



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NO.	DATE	DESCRIPTION	BY	CHKD.
01	2014-09-03	Final Submission	MM	MM
02	2014-09-03	Revised DP	MM	MM
03	2014-09-03	Revised DP	MM	MM

Project Title
 310 SOUTH BROADWAY AVENUE, ELIZABETH, NJ 07208
 Drawing Number
A4.02
 ARCHITECT AND CONTRACTOR OF RECORD
 MEIKLEJOHN ARCHITECTS INC.
 DRAWING TITLE
**BUILDING
 ELEVATION**
 Scale 3/16" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.
01	2014-09-03	Final Submission	MM	MM
02	2014-09-03	Revised DP	MM	MM
03	2014-09-03	Revised DP	MM	MM

303 MAIN STREET
 FARMINGTON, N.C.
 TEL: 704.642.2143
 FAX: 704.642.2143
 273 BERKMAN DRIVE
 KILGORE, N.C.
 TEL: 704.762.2024
 EMAIL: MEKLEJOHN@MEKLEJOHN.COM



revised DP
 2014-09-03

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 DATE: 09/03/14
 BY: [Signature]
 PROJECT NO: 14-000000
 DRAWING NO: 14-000000-01

Project Title
 3-1/2 STOREY MIXED-USE
 BUILDING @ STRATHCONA
 WITH 4 CONDO UNITS

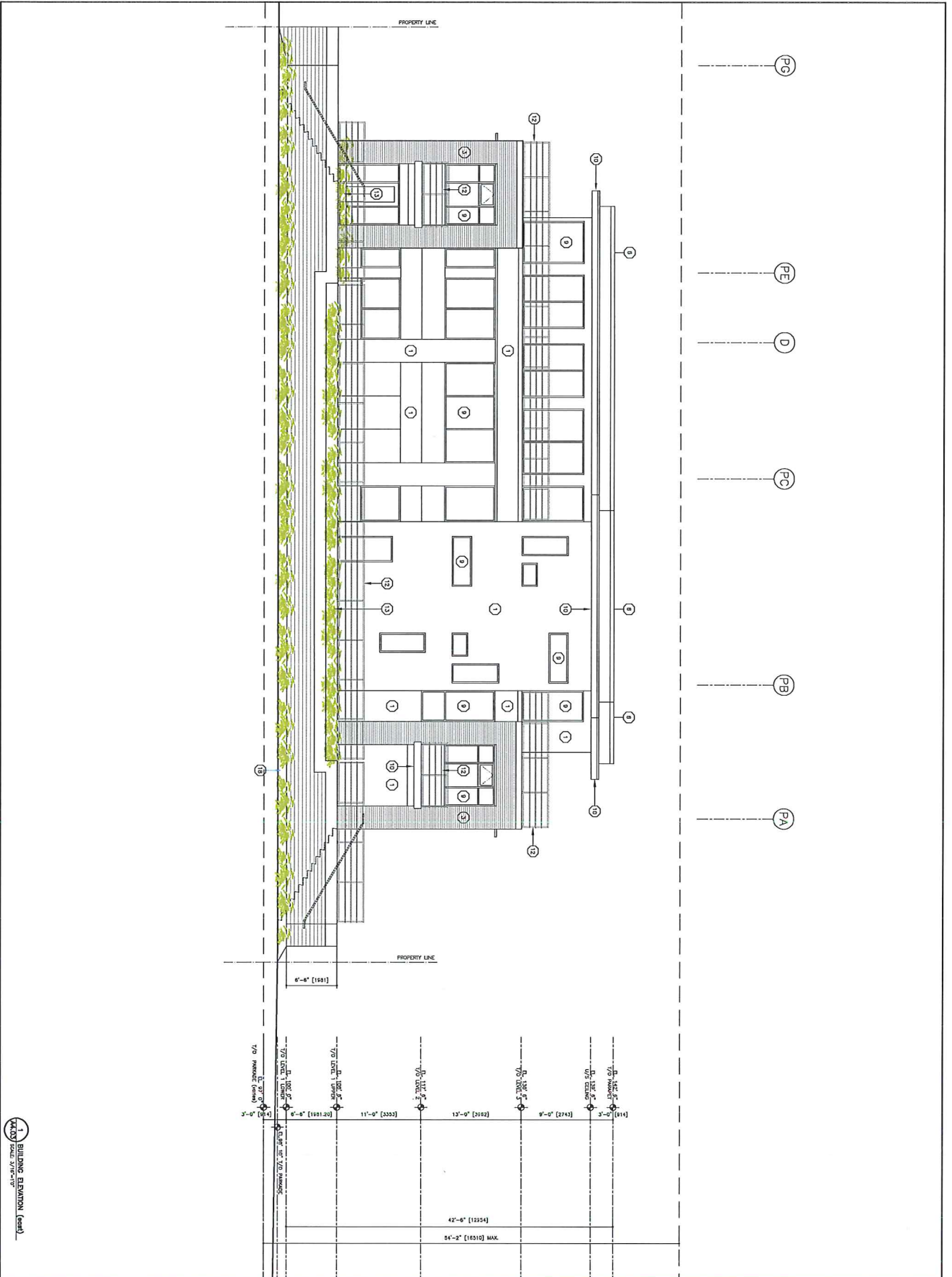
320-322 STRATHCONA AVENUE, FARMINGTON, N.C. 27827
 Drawing Number

A4.03

BUILDING
 ELEVATION

scale 3/16" = 1'0"

DATE	DESCRIPTION
09/03/14	REVISED DP
08/20/14	ISSUED FOR PERMITS
08/15/14	ISSUED FOR PERMITS
08/15/14	ISSUED FOR PERMITS
08/15/14	ISSUED FOR PERMITS



1 BUILDING ELEVATION (Gen.)
 SCALE 3/16" = 1'0"

MEKLEJOHN ARCHITECTS, INC.
 271 BROADWAY SUITE 100
 PITTSBURGH, PA 15222
 TEL: 412.326.2200
 FAX: 412.326.2201
 WWW.M+A.COM



revised DP
 2014-09-03

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Project Title: 3-1/2 STOREY MIXED-USE BUILDING @ STRATHCONA WITH 4 CONDO UNITS

310 SOUTHVIEW AVENUE, PITTSBURGH, PA 15222

Project Number: A4.04

Architect: MEKLEJOHN ARCHITECTS, INC.

Scale: AS SHOWN

Date: 3/16/14

A4.04

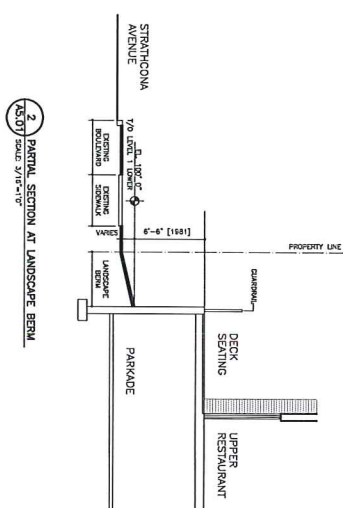
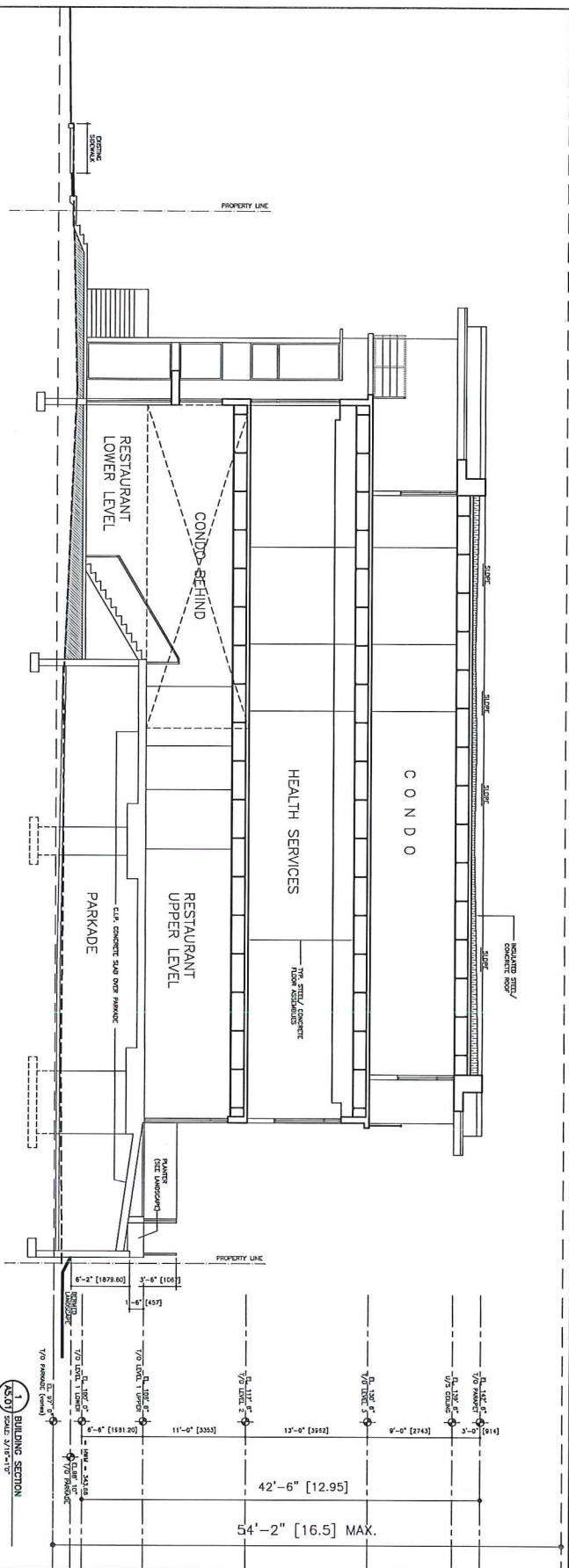
BUILDING ELEVATION

scale 3/16"=1'-0"

NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION



1 BUILDING ELEVATION (South)



2 PARTIAL SECTION AT LANDSCAPE BERM
SCALE 3/16"=1'-0"

1 BUILDING SECTION
SCALE 3/16"=1'-0"

MEKLEJOHN ARCHITECTS INC.
 271 BURNHAM DRIVE
 WILLOWDALE, ONTARIO
 M2H 3L9
 TEL: 416.491.2300
 FAX: 416.491.2301
 WWW.M+A.COM

revised DP
 2014-09-03

Project Title: 3-1/2 STOREY MIXED-USE BUILDING @ STRATHCONA WITH 4 CONDO UNITS

Client: 355 320 STRATHCONA AVENUE, TORONTO, ON M2H 3L9

Scale: A5.01

Scale: 3/16"=1'-0"

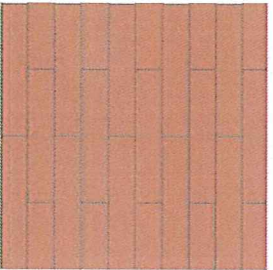
Author: MEKLEJOHN ARCHITECTS INC.

Check: MEKLEJOHN ARCHITECTS INC.

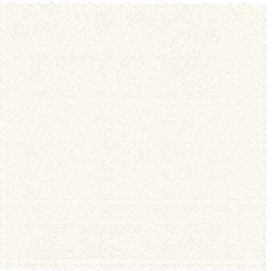
Date: 2014

Sheet: 3/16

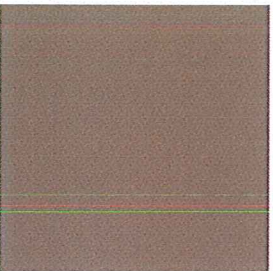
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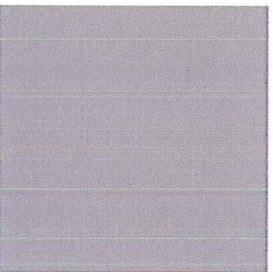
brick - IXL Scoria Velour



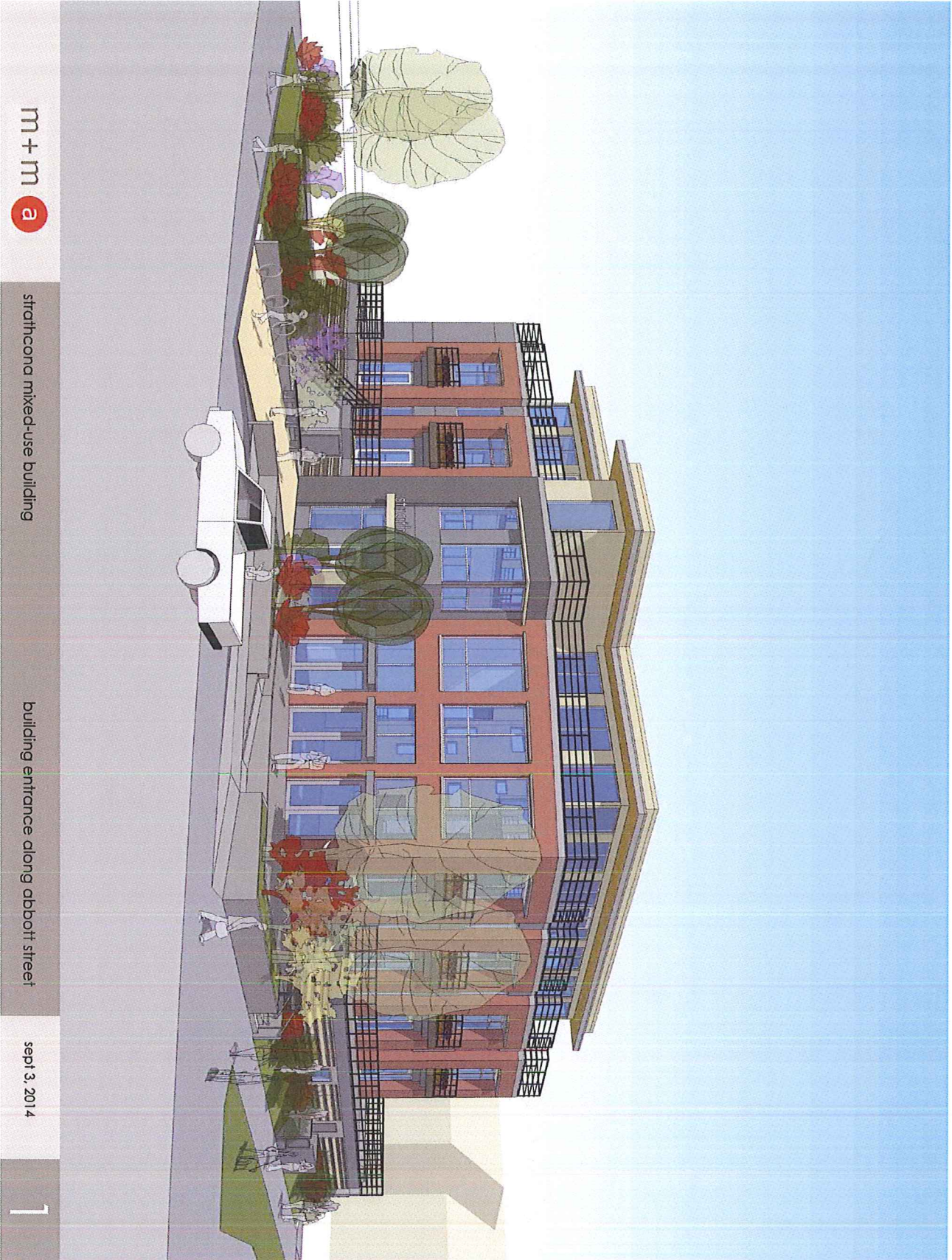
BM - AF-30
deep in thought



BM - 1533 boyleaf



BM - 2121-30 pewter



m + m 

strathcona mixed-use building

building entrance along abbott street

sept 3, 2014

1



m + m a

strathcona mixed-use building

view facing cancer lodge

sept 3, 2014

3



m + m a

strathcona mixed-use building

parking at laneway

sept 3, 2014

4



m + m a

strathcona mixed-use building

view along abbott street & laneway

sept 3, 2014

5



m + m a

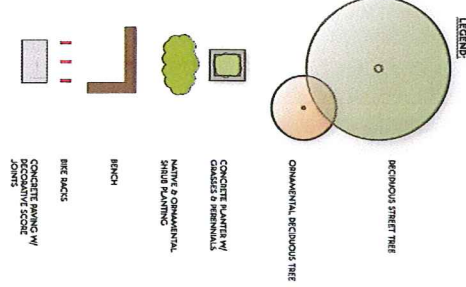
strathcona mixed-use building

view along strathcona ave

sept 3, 2014

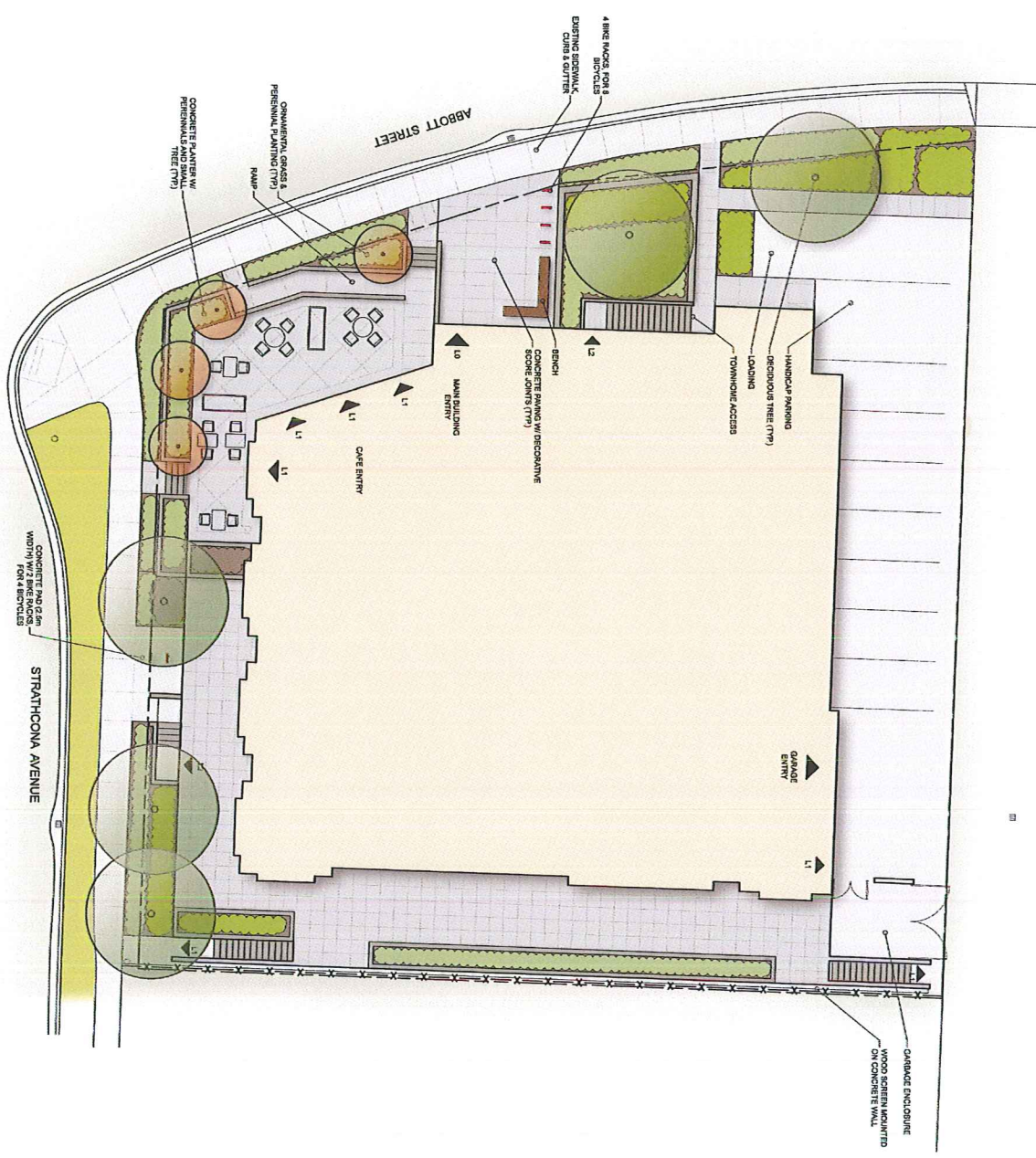
2

- PLANNING NOTES:**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE I.C. LANDSCAPE STANDARDS.
 - THE LANDSCAPE DESIGN AND CONSTRUCTION SHALL BE COMPREHENSIVE, BUT REFLECTS THE MINIMUM CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS.
 - PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS. PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - PLANTING GROUND SURVEYING METHODS SHALL BE IN ACCORD WITH I.C. STANDARDS AND SHALL MEET THE CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS.
 - PLANNING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS. PLANNING SHALL MEET THE CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS.
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 - PLANNING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS. PLANNING SHALL MEET THE CITY OF FLORENCE TOWN AND QUALITY REQUIREMENTS.



ORNAMENTAL PLANTING LIST:

Plant Name	Quantity	Size	Material
RECURVUS STREET TREE	10	12" DBH	PLANT
ORNAMENTAL RECURVUS TREE	10	12" DBH	PLANT
CONCRETE PLANTER WITH COARSE SAND	20	2' DIA	CONCRETE
NATIVE & ORNAMENTAL PLANT PLANTING	100	VARIOUS	PLANT
BENCH	10	6' X 12'	WOOD
BEE SPACES	10	1' X 1'	PAVEMENT
CONCRETE PLANTING WITH DECORATIVE JOINTS	20	4' X 6'	CONCRETE



NO. DATE DESCRIPTION

4 DATE: 11/09/2011

3 DATE: 11/09/2011

2 DATE: 11/09/2011

1 DATE: 11/09/2011

BENCH

DR. HEATHEN MARTIN INC.

MEMPHIS, TN

PRODUCT:
STRATHCONA MIXED RESIDENTIAL DEVELOPMENT

LANDSCAPE PLAN

CLIENT:
DR. HEATHEN MARTIN INC.
MEMPHIS, TN

PROJECT:
STRATHCONA MIXED RESIDENTIAL DEVELOPMENT

DATE:
11/09

CITY OF KELOWNA
MEMORANDUM

Date: July 8, 2014
File No.: Z14-0027

To: Urban Planning (AW)

From: Development Engineering Manager

Subject: 310 & 320 Strathcona Avenue Mixed Use Development

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lots are serviced with 100mm diameter sanitary services. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) The Strathcona Ave and Abbott Street frontage are urbanization therefore no further upgrades are required.
- (b) Driveway access is not permitted onto Abbott St or Strathcona Avenue. All vehicular access is to be from the lane.
- (c) Lane adjacent to this development site will require widening and reconstruction to a paved commercial standard. The estimated cost of this construction for bonding purposes is **\$2,000.00**.

5. Subdivision

By registered plan to provide the following:

- (a) Dedicate 0.8m widening of the north lane.
- (b) Lot consolidation.
- (c) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

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

7. Street Lighting

Street lighting including underground ducts must be installed on all roads fronting on the proposed development if necessary to meet current standards.

8. Engineering

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

9. Design and Construction

- (b) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

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

12. Bonding and Levy Summary(b) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Lane frontage improvements	\$ 2,000
Total Bonding	\$25,000.00

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

September 6, 2014

Alec Warrender, Property Officer Specialist
Real Estate Services | City of Kelowna
1435 Water Street
V1Y 1J4

DESIGN RATIONALE - UPDATE

13-1464

STRATHCONA MIXED-USE PROJECT

We have provided below a revised & updated design rationale for the project to reflect several design changes to the application. These changes are in response to the feedback received from the public 'neighborhood consultation' process.

SITE & CONCEPT

The project site is located at an important intersection of Abbot Street and Strathcona Avenue in the hospital district. The project is at the southern tip of the Heritage Conservation Area in a 'transitional location' between established single family residences and several large and expanding, health-related buildings, parking lots and parking garages.

The southwest corner has the most prominent public exposure and this forms the key part of the project design. The building concept is a 'fabric' building that transitions (in an 'east-west direction) between the small scale single family homes and the large scale of adjacent health facilities including the Cancer Centre, Cancer Lodge and KGH to the east

SETBACKS

ORIGINAL: The building was planned in compliance with HD2 setback requirements along both Abbott and Strathcona. The community consultation process brought forward a common concern that the proposed building was "too close to Abbott Street".

UPDATE: The design has been revised to increase the building setback along Abbott Street from 4.5 meters to 6 meters.

LOADING

ORIGINAL: The building design intent was to load the building at off hours from the lane. The medical offices did not foresee a need for a loading bay and the small cafe would not have great needs therefore a dedicated loading space was not provided. The community consultations brought forward a common concern that "a loading space is a critical requirement for this building to avoid blocking traffic and creating problems for the neighborhood."

UPDATE: The design has been revised to add a loading stall to city bylaw requirements.

BUILDING "MASSING"

ORIGINAL: The building facade was originally planned as two traditionally proportioned brick facades of singular massing and divided by three brick pilasters on its south and west side. These shapes flanked a central 'octagonal' form at the intersection that housed a small ground floor neighborhood-cafe. This architectural concept was thought to be an appropriate character for this neighborhood as it was similar to several recently constructed buildings in the South Padosy area. The community consultations brought forward a common concern that the massing was "too heavy and too bulky".

UPDATE: The design has been revised to address this concern by breaking the building mass into a finer and lighter scale using 'residentially-proportioned' fourteen foot bays each with balcony forms intended for both people and planters. Overall building height has been reduced by 1 foot; from 43'-6" to 42'-6" and the exterior masonry wall that forms the residence patio has been reduced in height by 3.5 feet (by replacing a brick guardrail with metal and glass guardrail).

BUILDING AREA

ORIGINAL: The building was designed to maximize the buildable area given the property size to its highest and best use. The community consultations brought forward a common concern that the building was *"too big for the neighborhood"*.

UPDATE: The design has been reduced to remove a significant amount of area. While the original design included 4,935 sq ft of penthouse apartments and 7,050 square feet of office space the revised Design includes 3,490 sq ft of penthouse apartment units at and 5,550 square feet of office space. (A 29 percent reduction for the 3rd level residential and 21 percent for the 2nd level offices).

GROUND FLOOR COMMERCIAL

ORIGINAL: The main corner of the building containing cafe was strongly defined using an octagonal shape in contrasting finishes with colorful awnings that fronted on a large outdoor patio to create a 'bistro' ambiance. The community consultations brought forward a common concern that the corner treatment was *'too commercial looking'*.

UPDATE: The architectural treatment of the corner has been revised to be more residential in form and more integrated with the rest of the building with the commercial portion simplified to subtle variations in window and canopy treatment. The overall look has been revised to be much more 'residential' in character while still allowing opportunity for appropriate small scale commercial operation.

Yours Truly,



.....
Jim Meiklejohn, Architect AIBC, MRAIC, LEED AP

July 31, 2014

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

Regarding:
310 and 320 Strathcona Mixed Use Development Proposal
Z14-0027
HAP14-0009
OCP14-0013

Dear Mr. Warrender,

Please accept this report in summary of the Neighbourhood Consultation and the Public Information Session for the development application on the properties of 310 and 320 Strathcona Avenue. These events were undertaken in accordance with Council policy between July 5th and July 29th, 2014.

Introduction to Proposal

The vision is to develop a 3.5 story building with a mixed function of health care, residential, and local café restaurant. The medical clinic space will be for general and specialist health care providers who focus on providing community care, but who also maintain hospital privileges and provide inpatient and obstetrical care and/or care through the BC Cancer Agency. The goals of these facilities are collaborative comprehensive care, the facility and space to enable teaching of medical students and residents, and the adjacency to KGH to facilitate continuity of care between hospital and community. The quality family residences aim to provide a transition into the neighbouring residential with 2-3 units on the top floor and 1 unit on the 1st floor fronting Abbott Street. The vision for the café restaurant is to create an excellent and affordable local family and community gathering spot serving quality crafted food from local growers under local chef ownership.

Background

320 Strathcona initially underwent rezoning from RU1 –Residential to P1 –Institutional in May 2012 with the plan to convert the existing family dwelling into a small physician clinic. Since then, in consideration of the longevity of the existing structure and the city’s desire for the “highest use” of these properties, as well as the vision of the medical practice goals of access to community care and facilities to enable excellence in teaching, it became clear that conversion of the existing structure was becoming less practical. Since then the plan has evolved into the existing proposal. 310 Strathcona is currently zoned RU1 –Residential. It does not have a residence on it. It is currently owned by the

City of Kelowna, however, there is an accepted offer to purchase by the developer. The development application is for 310 and 320 Strathcona to be consolidated and rezoned to HD2 –Health District Support Services.

Neighbourhood consultation

Consultation with the neighbourhood was undertaken from July 5th to July 25th, 2014. Information on the proposal and an invitation to the Public Information Session was delivered widely throughout the neighbourhood to approximately 250 homes. Please see **Appendix A** for the information sheet and Public Information Session Invitation. All adjacent residents were engaged in face-to-face conversation. Numerous other neighbourhood residents were also engaged in conversation regarding this development proposal, approximately 60 in total. 42 residents responded to the information with support. 18 were either previously unaware and interested in gaining more information or responded with a variety of concerns such as increasing traffic to Abbott Street, parking burden, commercial use as restaurant, not enough greenery depicted in drawings, and the building looking too big. The “door-to-door” records are attached in **Appendix B**. As well, the Rotary Cancer Lodge Manager and Provincial Manager were approached and we have worked collaboratively with them to ensure that the privacy and comfort of the lodge residents will be well maintained. As part of our vision we look to maintain a mutually supportive relationship with the Cancer Lodge and it’s residents.

Public Information Session and Open House Event

Public advertisement for the Public Information Session was placed in the Kelowna Courier on Monday, July 14th, 2014. Please see **Appendix C**. As well, as stated previously and in appendix A, invitations were delivered to approximately 250 homes in the neighbourhood.

The Public Information Session was held on July 29th, 2014 from 4 – 7 pm. It was a casual event held on-site within two large party tents used for shade and shelter. Refreshments and snacks were provided. There were 10 poster boards depicting schematic exterior drawings, floor plans, and positioning of the building on the property and within the community. Stakes were placed in the ground to physically demonstrate the setbacks of the parkade structure and exterior building walls. As well, there was a selection of appropriate “heritage” style brick sample boards to view and provide feedback on. The event was well attended with an estimated 100 attendees. 24 people signed the sign-in sheets (it was difficult to encourage signing without a defined entrance or exit to the event). Please see **Appendix D**.

Questionnaires were available and 36 were completed by attendees of the event. Of the completed questionnaires 22 were primarily negative towards the proposed development and 14 were primarily positive towards the development. The primary voiced concerns

were that the building is “too big”, “too boxy”, and “not suitable to the heritage district”. There was also opposition to a café restaurant in this location, primarily due to traffic and parking concerns, but also because of concerns that “it does not fit”. Positive comments included: “I like the exterior design with brick and elevated patio”, “much needed medical service close to KGH, also café is an excellent idea”, and “I think the drawings look like they fit in very nicely with the neighbourhood”. The Questionnaires are appended as a separate document.

Summary

In summary, we feel that the neighbourhood and community have been informed and engaged in constructive discussion regarding this proposal for a mixed residential, health care, and food services development. We are eagerly moving forward to incorporate the feedback we have gathered and to make responsive changes to the development.

We look forward to bringing this development proposal in front City Council.

Sincerely,



Heather Martin



MEIKLEJOHN ARCHITECTS INC.

REPORT TO COUNCIL



Date: 9/29/2014
RIM No. 1250-30
To: City Manager
From: Subdivision, Agriculture & Environment Department
Application: TA14-0017 **Owner:** Kinnikinnik Developments Inc.
Applicant: Norr Architects
Planners/Bryce Tupper
Subject: Proposed Text Amendment to the CD18 - Vintage Landing Comprehensive Resort Development Zone to rename the zone and refine the permitted uses and regulations
Existing OCP Designation: Mixed Use Tourism (MXT)
Existing Zone: CD18 - Vintage Landing Comprehensive Resort Development Zone

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA14-0017 to amend City of Kelowna Zoning Bylaw No. 8000 by replacing Schedule "B" - Comprehensive Development Zones CD18 - Vintage Landing Comprehensive Resort Development Zone with a renamed/revised CD18 - McKinley Beach Comprehensive Resort Development as outlined in Schedule "A" of the report from the Subdivision, Agriculture & Environment Department dated September 29, 2014, be considered by Council;

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the existing CD18 Vintage Landing Comprehensive Resort Development zone with a renamed/revised CD18 - McKinley Beach Comprehensive Resort Development zone which reduces and refines the permitted uses and provides greater clarification to the regulations pertaining to the development of "McKinley Beach".

3.0 Background

In January 2007, Council amended the OCP Future Land Use Map to designate the land for commercial development of the proposed resort development in the McKinley Sector of the city. Concurrent with the OCP amendment a new CD zone (CD18 - Vintage Land Resort Development zone) was adopted, and the properties rezoned, to facilitate the development of a "comprehensively planned multifaceted destination resort". The purpose of the CD18 zone was

to provide for a variety of commercial uses organized around a central “wellness” village. In November of 2009, a Text Amendment to the CD18 zone was approved by Council, the primary purpose of which was to delete the reference restricting the maximum stay to 240 days a year, and to reduce the front and side yard setback requirements from a dedicated road to zero metres.

Since the initial adoption of the CD18 zone, there have been no active development proposals for the CD18 zoned lands, until this year. A previous Preliminary Layout Review letter (PLR) had been issued in 2010 for a proposed ~99 fee simple lot development. This PLR was superseded by a new PLR letter issued this year, covering a larger area, for a total of 130 lots (including two future bareland strata parcels). In addition, an Environmental/Hazardous Condition Development Permit was issued to facilitate the proposed subdivision.

4.0 Subdivision, Agriculture & Environment Department Comments

Through the current Preliminary Layout Review process Staff have been working with the applicant team to refine the CD18 zone to more accurately reflect their vision for the overall “McKinley Beach” development. As part of this review process, a number of land use concerns and discrepancies with the existing CD18 zone have been identified. Of particular concern are the land uses currently permitted in the CD18 zone that, if developed, would only serve to erode the viability of the City’s Urban Centres.

Staff also expressed concern with the development of what is essentially a single family form of development into an area that had been identified as Mixed Use Tourism as per the OCP Future Land Use Map. However, the existing wording of the CD18 zone is ambiguous and does not prohibit the ability to construct this form of development. Rather than continue with this discrepancy it was recommended by Staff that the zone be amended to be more transparent and to acknowledge the form of development being provided. Staff also recognize that, through the previously approved amendment (removing the 240 day limitation on occupancy), an opportunity was created for permanent residential occupancies. However, Staff recognize that unique to the McKinley Beach development, is the ability to provide for short term rentals in all forms of housing proposed. These short term rentals will be facilitated through on-site central reservation centres that will be required as part of the development approvals and will maintain the objective to be a resort development.

Other key amendments proposed which Staff consider significant include:

- the limitation on the area for retail and office uses;
- the removal of permitted uses which are more appropriate in an Urban Centre; and
- improved wording to provide greater clarity to the regulations.

Based on the above amendments, Staff are recommending support for this proposed text amendment application.

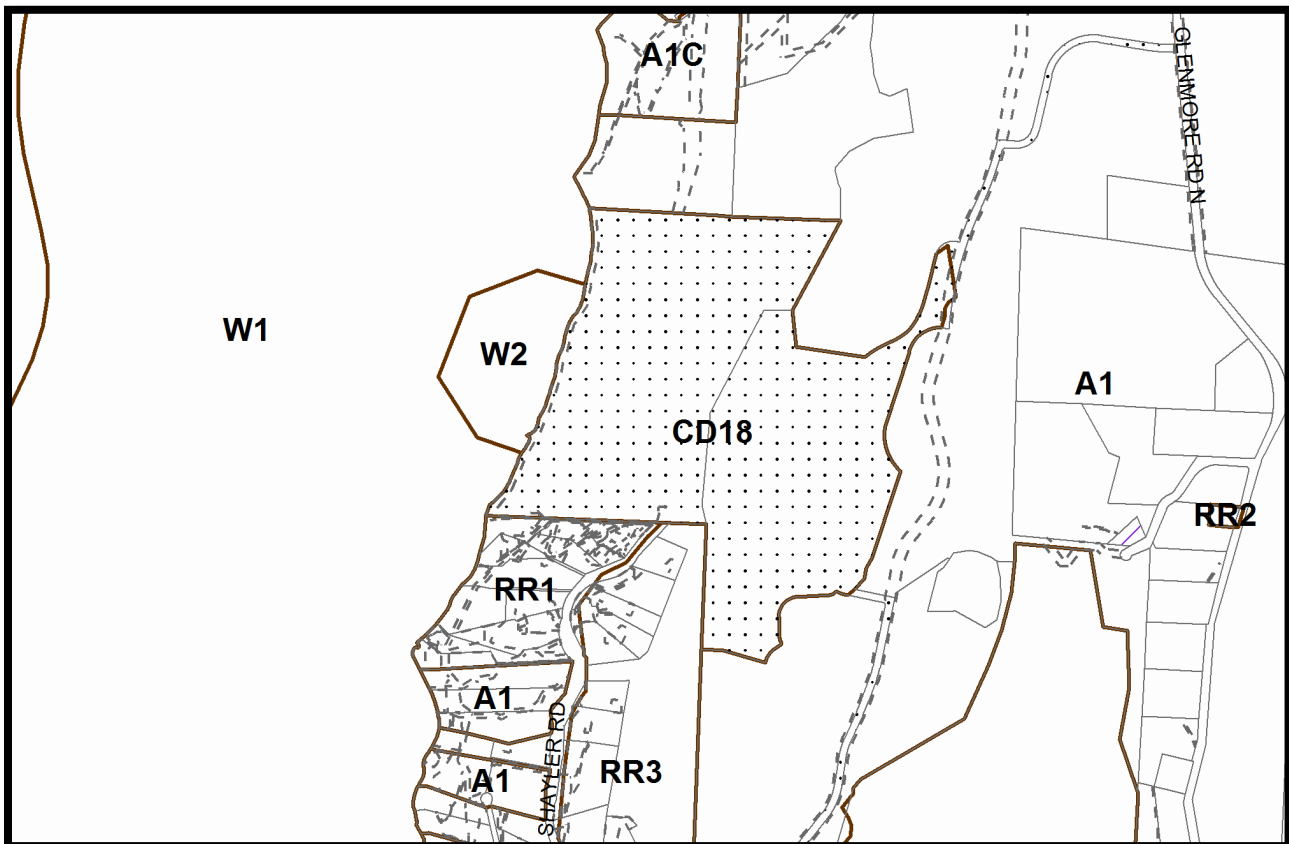
4.0 Proposal

A summary of the key proposed amendments to the CD18 zone are:

- New reference name “McKinley Beach”, to reflect the current marketing name.
- Reduce the commercial Principal Uses

- Delete the commercial school, employee accommodation, high tech product design, high tech research, public libraries and cultural exhibits uses as they are all deemed to be more appropriate in the Urban Centres.
- Add Broadcast Studio
 - This use is being proposed with limitations to only permit television, movie and sound stages.
- Add Congregate Care
 - This use is being proposed as the applicant would like the opportunity to provide housing options for the aging sector of the population.
- Add Reservation Centres
 - This use reinforces the requirement to provide short term rentals throughout the entire McKinley Beach development.
- Add Row Housing, Single Detached Housing & Semi-detached Housing as principal uses.
- Introduce limitation on the size of individual office uses and capping the overall allowable office component.
- Introduce a maximum 15,000 m² limitation on the overall development of commercial/retail uses (from the current 65,000m²) in keeping with the Village Centre definition in the OCP.
- Delete the unit cap of 1000 units as they are unable to exceed the overall development cap of 271,500m² and the market demands will determine the unit's sizes and number a cap on the individual retail tenancy for the Village Centre and limiting any other small retail use only to Area 4, which is the lower waterfront area.
- Delete a number of the commercial/retail uses that were identified in Areas 2, 3 and 4, which were deemed to be only appropriate in the Village Centre Area 1.

Subject Property Map: CD18 Zoned Lands - McKinley Beach



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The 2030 Official Community Plan Future Land Use Map designates the CD18 zoned area as Mixed Use Tourism.

6.0 Application Chronology

Date of Application Received: August 18, 2014

7.0 Technical Comments:

7.1 Urban Planning

The maximum area for any one individual retail tenancy is proposed as 5500 m² (~60,000 sq. ft.) which seems quite excessive for this location. It would be more appropriate to have a maximum area of 2800m² (30,000 sq. ft.) which would be quite sufficient for a future grocery store in this location.

7.2 Policy & Planning

The introduction of low density single-family dwellings, combined with the amount of commercial space being proposed, will create competition with existing commercial areas, including existing urban and village centres. The CD18 zone never was intended to be a commercial destination for residents and compete with existing commercial areas. The expectations of resort users versus full-time residents vary substantially, and the area is not supplied with the services that permanent residents expect (e.g.: transit), nor are there plans to provide such services to the area.

Policy & Planning would support a concept where the permanent residential and resort densities are supported by limited, principally resort-oriented commercial uses. Where possible, residential and commercial densities should be limited to reduce the negative impact on demand for housing and commercial development in already established urban and village centres.

Note: The maximum overall area designated for commercial has been reduced to reflect the maximum allowed in accordance with the definition of Village Centre in the OCP.

Report prepared by:

Shelley Gambacort, Director/Approving Officer

Approved for inclusion: Doug Gilchrist, Divisional Director Community Planning & Real Estate

Attachments:

Current CD18 Zone

Proposed Amended CD18 Zone

Applicant's Letter of Rationale

August 8, 2014

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

Attention: Shelley Gambacort and Todd Cashin

Dear Shelley and Todd,

RE: Vintage Landing (McKinley Beach) – CD18 Text Amendment

**Subject Property: Shayler Rd., Kelowna, BC
Lot 1, ODYD, Plan EPP 8753; and Lot 7, ODYD, Plan EPP 8753**

NORR Architects Planners, on behalf of Kinnikinnik Developments Inc. is pleased to be submitting this application for a Text Amendment to the CD 18 Vintage Landing Comprehensive Resort Development zone. The proposed amendments to the zone, provided with the enclosed application, have been a collaborative effort with City of Kelowna staff with the intent of clarifying and refining the allowable Primary and Secondary Uses while also greatly simplifying the Development Regulations. Overall, it is believe that these amendments will result in a CD18 zone that is more appropriate for the vision of the lands and also more sustainable into the future.

The overarching strategy that informed the changes to allowable uses stem from the principle of limiting uses that should be located in more urban centres, while reinforcing the resort/lifestyle destination nature of the zone. Specifically, high tech research and product design uses have been removed and office and some retail uses have been limited. Furthermore, resort residential uses, while already currently allowed, have been simplified to include more customary use definitions.

Another proposed change to the Development Regulations includes the deletions of specific unit counts and densities allocated to the four development “Areas”. Instead, it is expected that the height-based limitations along with the natural topography and location of protected environmental areas will appropriate control the form of development.

We have appreciated the collaborative nature of amending the CD18 zone and look forward to progressing quickly through the regulatory process. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,

NORR Architects Planners Inc.



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

Schedule 'B' – Comprehensive Development Zones

CD18 – Vintage Landing Comprehensive Resort Development

1.1 PURPOSE

The purpose is to provide a zone for the development of a comprehensively planned multifaceted destination resort. The resort will have a variety of commercial uses organized around a central “wellness” village.

1.2 PRINCIPAL AND SECONDARY USES

The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan this zone has been organized into (4) four distinctive areas as illustrated on Map 1. Each area will have its own allowable principal and secondary uses as follows:

1.2(a) AREA I: Wellness Village Centre

Principal Uses:

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

- (a) **apartment hotels**
- (b) **boat storage**
- (c) **child care centre, major**
- (d) **commercial school**
- (e) **community recreation services**
- (f) **emergency and protective services**
- (g) **employee accommodation**
- (h) **exhibition and convention facilities**
- (i) **extended medical treatment services**
- (j) **food primary establishment**
- (k) **health services**
- (l) **high tech product design**
- (m) **high tech research**
- (n) **hotels**
- (o) **liquor primary establishment**
- (p) **motels**
- (q) **non-accessory parking**
- (r) **offices**
- (s) **personal service establishments**
- (t) **private clubs**
- (u) **private education services**
- (v) **public libraries and cultural exhibits**
- (w) **public parks**
- (x) **religious assemblies**
- (y) **retail liquor sales establishment**
- (z) **retail stores convenience**
- (aa) **retail stores general**

Secondary Uses:

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

- (a) amusement arcades major
- (b) custom indoor manufacturing
- (c) emergency and protective services
- (d) gaming facilities
- (e) participant recreation services indoor
- (f) participant recreation services outdoor
- (g) private open space
- (h) recycled materials drop-off centre
- (i) residential security / operator unit
- (j) spectator and entertainment establishments
- (k) utility services minor impact

1.2(b) AREA II Winery and Resort Accommodation**Principal Uses:**

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

- (a) apartment hotels
- (b) extended medical treatment services
- (c) food primary establishment
- (d) hotels
- (e) liquor primary establishment
- (f) motels
- (g) retail liquor sales establishment
- (h) wineries and cideries

Secondary Uses:

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

- (a) amusement arcades major
- (b) commercial school
- (c) community recreation services
- (d) exhibition and convention facilities
- (e) health services
- (f) offices
- (g) participant recreation services indoor
- (h) participant recreation services outdoor
- (i) personal service establishments
- (j) private clubs
- (k) private education services
- (l) private open space
- (m) residential security / operator unit
- (n) retail stores convenience
- (o) retail stores general
- (p) spectator and entertainment establishments
- (q) utility services minor impact

1.2(c) AREA III Hillside Resort Accommodation**Principal Uses:**

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

- (a) **apartment hotels**
- (b) **hotels**
- (c) **motels**

Secondary Uses:

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

- (a) **food primary establishment**
- (b) **health services**
- (c) **liquor primary establishment**
- (d) **offices**
- (e) **private education services**
- (f) **private open space**
- (g) **residential security / operator unit**
- (h) **utility services minor impact**

1.2(d) AREA IV Waterfront Resort Accommodations**Principal Uses:**

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

- (a) **apartment hotels**
- (b) **food primary establishment**
- (c) **hotels**
- (d) **liquor primary establishment**
- (e) **motels**
- (f) **personal service establishments**
- (g) **public park**

Secondary Uses:

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

- (a) **amusement arcades major**
- (b) **boat storage**
- (c) **child care centre, major**
- (d) **commercial school**
- (e) **exhibition and convention facilities**
- (f) **gaming facilities**
- (g) **health services**
- (h) **offices**
- (i) **participant recreation services indoor**
- (j) **participant recreation services outdoor**
- (k) **personal service establishments**
- (l) **private clubs**
- (m) **private open space**
- (n) **residential security / operator unit**
- (o) **retail liquor sales establishment**
- (p) **retail stores convenience**
- (q) **retail stores general**

- (r) **Spectator and entertainment establishments**
- (s) **Utility services minor impact**

1.3 DEVELOPMENT REGULATIONS

- (a) Total density for the CD18 Zone shall not exceed 1,000 units of resort accommodation (187,500m²), 65,000m² of village commercial and 19,000m² of employee accommodation in accordance with the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan.

- (b) Resort accommodation will be made up of two types:

Type A - 500 units attached (apartment hotel, hotel or motel units in buildings exceeding 4 units with common amenities) – maximum area of 150m² per unit floor area net.

Type B - 500 units detached or semi-detached apartment hotel, hotel or motel units in buildings with four units or less with amenities that may be in separate buildings – maximum area 225m² per unit floor area net. The main floor footprint may not exceed 150m² per unit. Type B units must be served by a common reception area(s).

The maximum allowable density for each identified area within this zone shall be as follows, controlled by a restrictive covenant, and amended as subdivisions occur.

Area I – Wellness Village

- 250 units of resort accommodation.
(200 Type A, 50 Type B)

Area II – Winery and Resort Accommodation

- 150 units of resort accommodation.
(100 Type A, 50 Type B)

Area III – Hillside Resort Accommodation

- 300 units of resort accommodation.
(300 Type B)

Area IV – Waterfront Resort Accommodation

- 300 units of resort accommodation.
(200 Type A, 100 Type B)

In the event that areas III and IV do not achieve 600 resort accommodation units, the remaining balance of units can be transferred to areas I and II and utilized towards the 1,000 unit maximum subject to the covenants restricting allocations and amended concurrently to reflect maximums within this zone. Allocating units from areas I and II to areas III and IV is not permitted beyond unit allocation as described in 1.3(b).

- (c) Total allowable area of resort accommodation in the areas I – IV is 187,500m².
- (d) Total maximum allowable area of commercial uses is 65,000m² made up of wellness uses (health and medical treatment services and related accommodation) and commercial uses supportive to the resort.
- (e) The maximum allowable commercial space for each area within this zone shall be as follows.

Area I – Wellness Village

- Up to 56,000m²

Area II – Winery and Resort Accommodation

- Up to 2,000m²

Area III – Hillside Resort Accommodation

- Up to 1,000m²

Area IV – Waterfront Resort Accommodation

- Up to 6,000m²

In the event that areas II, III, and IV do not achieve allocation of stated commercial areas, the balance can be transferred to area I and utilized towards the 65,000m² maximum allowable commercial space. Commercial area not achieved in area I is not transferable to areas II, III and IV beyond allocation described in 1.3(e).

- (f) Within the comprehensive zone, 19,000m² floor area of employee accommodation can be built. (defined as floor area net as per City of Kelowna General Definitions)
- (g) Total overall maximum allowable square meterage for the CD zone is 271,500m².
- (h) Every phase of development will be controlled by a Development Permit and shall confirm the floor area net of resort accommodation, village commercial, and/or employee accommodation, and will be controlled by a restrictive covenant and amended at the time of Development Permit.
- (i) Type B resort accommodation units must be developed in conjunction with common reception area(s).
- (j) The winery and golf course buildings are not included in the total allowable square meterage calculation as they are associated with the vineyard and golf course operations. The winery buildings in area II will not exceed 1400m² in area and can be distributed over multiple buildings as may be required by the winery operation. Winery uses may include all activities associated with processing and production of wine. Wine related retail and restaurant space are included in this area.

The golf course buildings in area I will not exceed 1400m² in area and can be distributed over multiple buildings as may be required by the golf course operation. Golf course uses may include all activities associated with the operation and maintenance of a golf course. This will include golf retail and restaurant.

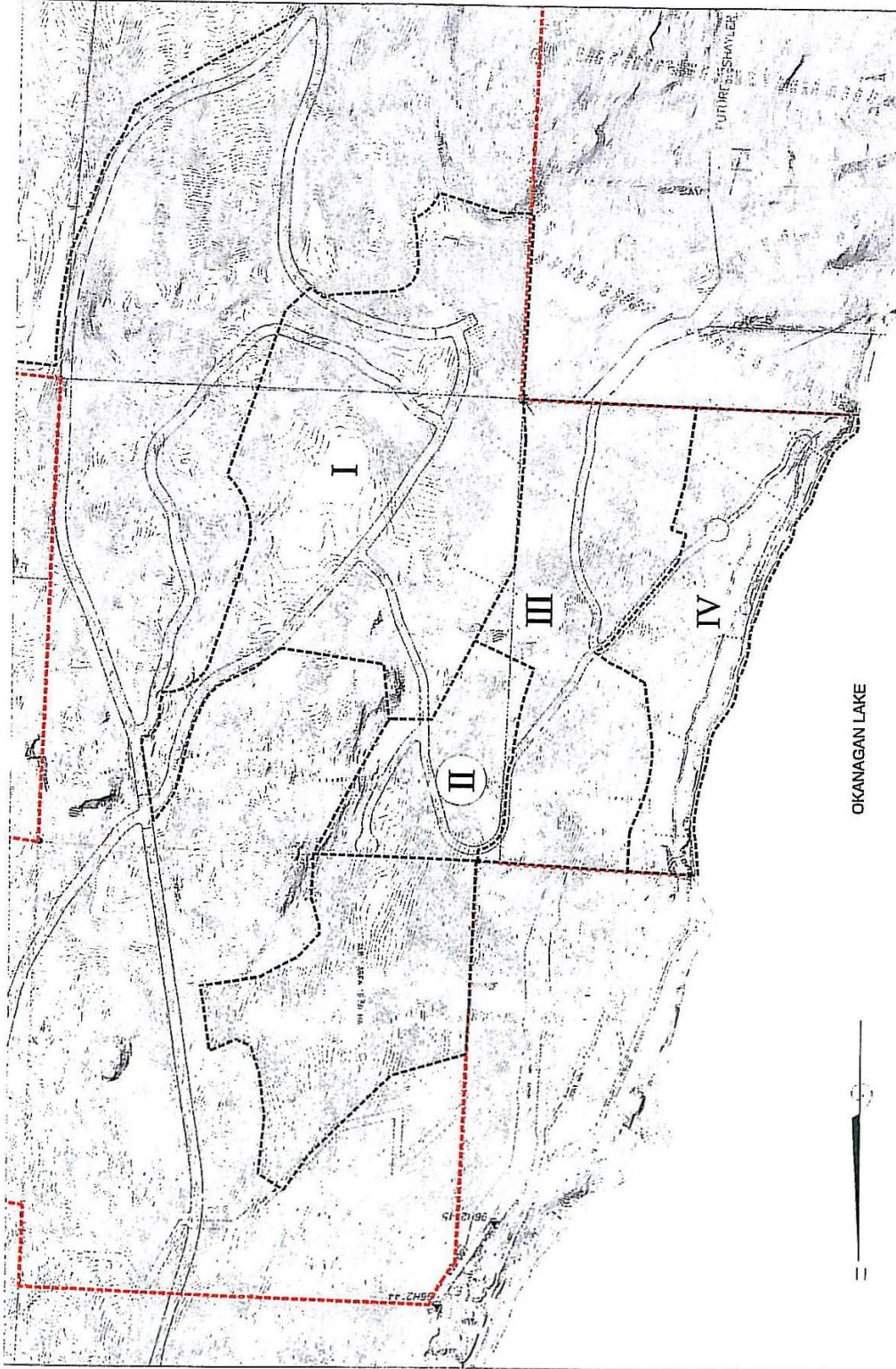
- (k) The siting of buildings shall be in general accordance with the plans of this comprehensive destination resort as approved and incorporated as CD-18 Illustrative Map I.

Impact to Environmentally Sensitive Areas designated as “High Value” or ESA 1 will be limited to infrastructure and utilities, where possible, and will strive to minimize impact to these areas. If development should occur within these areas, mitigation will promote no net loss to the habitat. If development is pursued in ESA 2 areas, portions of the habitat should be retained and integrated to maintain the contiguous nature of the

landscape. (see attached Wildlife Corridor map) Both ESA 1 and ESA 2 areas will require a Natural Environment/Hazardous Condition Development Permit to address the specific habitat or conditions outlined in the ESA Assessment Report. Some loss to these ESA areas can be offset by habitat improvements to the remaining natural areas found within the ASP boundary. In addition, any development that impacts slopes over 30% will require a Natural Environment/Hazardous Condition Development Permit. For any development to occur in these areas, it would have to be demonstrated that it will be sensitively integrated with the natural environment and will present no hazards to persons or property.

- (l) The maximum height of buildings and structures in this zone are as follows:
- i) **Area I - Wellness Village Centre**
The lesser of 8½ storeys or 38.25 metres.
 - ii) **Area II - Winery and Resort Accommodation**
The lesser of 6½ storeys or 29.5 metres.
 - iii) **Area III - Hillside Resort Accommodation**
The lesser of 2 ½ storeys or 11.5 metres starting from deck elevation. Supportive deck structures cannot exceed 7.0m in height.
 - iv) **Area IV - Waterfront Resort Accommodation**
The lesser of 6½ storeys or 29.5 metres.
- (m) For any buildings or structures in area I that exceed 6½ storeys any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.
- (n) For any buildings or structures in areas II and IV that exceed 4½ storeys any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.
- (o) The minimum setback from the CD Zone boundary for all uses shall be 10m (33 ft.) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m.
- (p) The minimum **front yard** is 0.0m.
- (q) The minimum **side yard** is 0.0m.
- (r) The minimum **rear yard** is 0.0m.
- (x) A publicly accessible trail system will be provided by statutory right-of-way in favour of the City of Kelowna throughout the development property. Specific locations and right-of-way widths will be determined at time of Development Permit and in general accordance with the Vintage Landing Area Structure Plan.

- (s) Signs for areas I and II shall be regulated as if in a C-2 zone.
- (t) Signs for area III shall be regulated as if in a W-2 zone.
- (u) In accordance with the Official Community Plan (OCP), all development within the zone shall require a Commercial Development Permit.
- (v) The parking and loading regulations of Section 8 will apply.
- (w) The route of public access along the foreshore will be via a statutory right-of-way in favour of the City of Kelowna to allow for public access during parks hours. Subject to regulatory approvals there may be some facilities built within the right-of-way that serve as common amenities for both resort users and members of the public providing it does not preclude public access.
- (x) A 4m wide publicly accessible trail system will be provided by statutory right-of-way in favour of the City of Kelowna throughout the development property. Specific locations will be determined at time of Development Permit and in general accordance with the Vintage Landing Area Structure Plan
- (y) Road design will be as per the City of Kelowna Hillside Standards.



OKANAGAN LAKE



KEY
MAP
1:750
Oct. 2007

Vintage Landing Comprehensive Development Zone MAP "1"

REVISED VINTAGE LANDING
COMPREHENSIVE RESORT
DEVELOPMENT SITE PLAN

Schedule 'B' – Comprehensive Development Zones CD18 – McKinley Beach Comprehensive Resort Development

1.1 PURPOSE

The purpose is to provide a zone for the development of a comprehensively planned multifaceted destination community having a variety of commercial and accommodation uses organized around a central lifestyle village.

1.2 PRINCIPAL AND SECONDARY USES

The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan this zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own allowable principal and secondary uses as follows:

1.2(a) AREA I Village Centre

Principal Uses:

The **principal uses** for the area designated as **Area I** on Map 1 are:

- (a) **apartment hotels**
- (b) **boat storage**
- (c) broadcast studio subject to 1.3f
- (d) **child care centre, major**
- (e) **community recreation services**
- (f) **congregate housing**
- (g) **emergency and protective services**
- (h) **exhibition and convention facilities**
- (i) **extended medical treatment services**
- (j) **food primary establishment**
- (k) **health services**
- (l) **hotels**
- (m) **liquor primary establishment**
- (n) **motels**
- (o) **non-accessory parking**
- (p) **offices**
- (q) **personal service establishments**
- (r) **private clubs**
- (s) **private education services**
- (t) **public parks**
- (u) **religious assemblies**
- (v) **retail liquor sales establishment**
- (w) **retail stores convenience**
- (x) **retail stores general**
- (y) reservation centres
- (z) **row housing** subject to 1.3e
- (aa) **single detached housing** subject to 1.3e
- (bb) **semi-detached housing** subject to 1.3e

Secondary Uses:

The **secondary uses** for the area designated as **Area I** on Map 1 are:

- (a) **amusement arcades major**
- (b) **artisan live/work studios**
- (c) **custom indoor manufacturing**
- (d) **emergency and protective services**
- (e) **gaming facilities**
- (f) **participant recreation services indoor**
- (g) **participant recreation services outdoor**
- (h) **private open space**
- (i) **recycled materials drop-off centre**
- (j) **residential security / operator unit**
- (k) **secondary suites in single detached housing** subject to 1.3e
- (l) **spectator and entertainment establishments** subject to 1.3h
- (m) **utility services minor impact**

1.2(b) AREA 2 Winery and Resort Accommodation

Principal Uses:

The **principal uses** for the area designated as **Area II** on Map 1 are:

- (a) **apartment hotels**
- (b) **food primary establishment**
- (c) **hotels**
- (d) **liquor primary establishment**
- (e) **motels**
- (f) **retail liquor sales establishment**
- (g) **wineries and cideries**
- (h) **reservation centres**
- (i) **row housing** subject to 1.3e
- (j) **single detached housing** subject to 1.3e
- (k) **semi-detached housing** subject to 1.3e

Secondary Uses:

The **secondary uses** for the area designated as **Area II** on Map 1 are:

- (a) **amusement arcades major**
- (b) **health services**
- (c) **participant recreation services indoor**
- (d) **private clubs**
- (e) **private open space**
- (f) **residential security / operator unit**
- (g) **retail stores convenience**
- (h) **secondary suites in single detached housing** subject to 1.3e
- (i) **spectator and entertainment establishments** subject to 1.3h
- (j) **utility services minor impact**

1.2 (c) AREA III Hillside Resort Accommodation

Principal Uses:

The **principal uses** for the area designated as **Area III** on Map 1 are:

- (a) **apartment hotels**
- (b) **hotels**
- (c) **motels**
- (d) reservation centres
- (e) **row housing** subject to 1.3e
- (f) **single detached housing** subject to 1.3e
- (g) **semi-detached housing** subject to 1.3e

Secondary Uses:

The **secondary uses** for the area designated as **Area III** on Map 1 are:

- (a) **health services**
- (b) **private open space**
- (c) **residential security / operator unit**
- (d) **secondary suites in single detached housing** subject to 1.3e
- (e) **utility services minor impact**

1.2(d) AREA IV Waterfront Resort Accommodations

Principal Uses:

The **principal uses** for the area designated as **Area IV** on Map 1 are:

- (a) **apartment hotels**
- (b) **food primary establishment**
- (c) **hotels**
- (d) **liquor primary establishment**
- (e) marinas
- (f) marine equipment rentals
- (g) **motels**
- (h) **public park**
- (i) reservation centres
- (j) **row housing** subject to 1.3e
- (k) **single detached housing** subject to 1.3e
- (l) **semi-detached housing** subject to 1.3e

Secondary Uses:

The **secondary uses** for the area designated as **Area IV** on Map 1 are:

- (a) **boat storage**
- (b) **personal service establishments**
- (c) **private clubs**
- (d) **private open space**
- (e) **residential security / operator unit**
- (f) **retail liquor sales establishment**
- (g) **retail stores convenience**
- (h) **secondary suites in single detached housing** subject to 1.3e
- (i) **Utility services minor impact**

1.3 DEVELOPMENT REGULATIONS

- (a) Total density for the CD18 Zone shall not exceed 271,500m² in accordance with the Vintage Landing [McKinley Beach] Area Structure Plan adopted as part of the Kelowna Official Community Plan.
- (b) The maximum area of all commercial (retail and office) uses is 15,000m².
- (c) The maximum allowable area of all office use is 5000m². The maximum area of office space in any one building is 2000m² and the maximum size of any individual office tenancy shall not exceeding 500m².
- (d) The maximum area for any one individual retail tenancy in Area I is 5500m², in Areas II, III, IV the maximum area for any one tenancy is 400m².
- (e) Density in the CD18 zone will be controlled in the form of a 219 covenant registered on the remainder parcel(s), which will indicate an allowable buildable area equal to the total site density of 271,500m² as outlined in section 1.3 (a) and which will be reduced by the:
 - 1. buildable area approved through all Form & Character Development Permits within the CD18 Areas, and
 - 2. for those lots not requiring a form & character Development Permit it will be through the subdivision approval process based on a calculation of 350m² per unit (based on 1.3(f) Type B below). *For example: if there are 10 lots being approved and eight of those lots are for single detached housing and two of the lots are for semi-detached housing the calculation used to determine the buildable area would be $12 \times 350\text{m}^2 = 4,200\text{m}^2$.*

The registered 219 Covenant will be amended, to reflect the remaining buildable area, as a condition of issuance of every Development Permit under 1.3(e)1 and as a condition of every subdivision approval under 1.3(e)2.

- (f) Resort accommodation which allows for short-term stays is made up of two types:
 - Type A:

Attached apartment hotel, hotel, congregate housing, motel units or row housing units (units in buildings exceeding 4 units with common amenities) – maximum area of 150m² per unit floor area net.
 - Type B:

Single detached housing with or without secondary suites, semi-detached housing, row housing with four units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350m² per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175m² per unit (excluding garages). Type B units must be served by a common on-site or off-site reservation centre(s).
- (g) Broadcasting studios exclude facilities for permanent operation of radio and televisions stations and must be limited to television, movie and sound stage production.
- (h) Spectator and entertainment establishments exclude permanent stadiums, arenas, cineplex's and multiplexes.

(i) Natural Environment/Hazardous Conditions

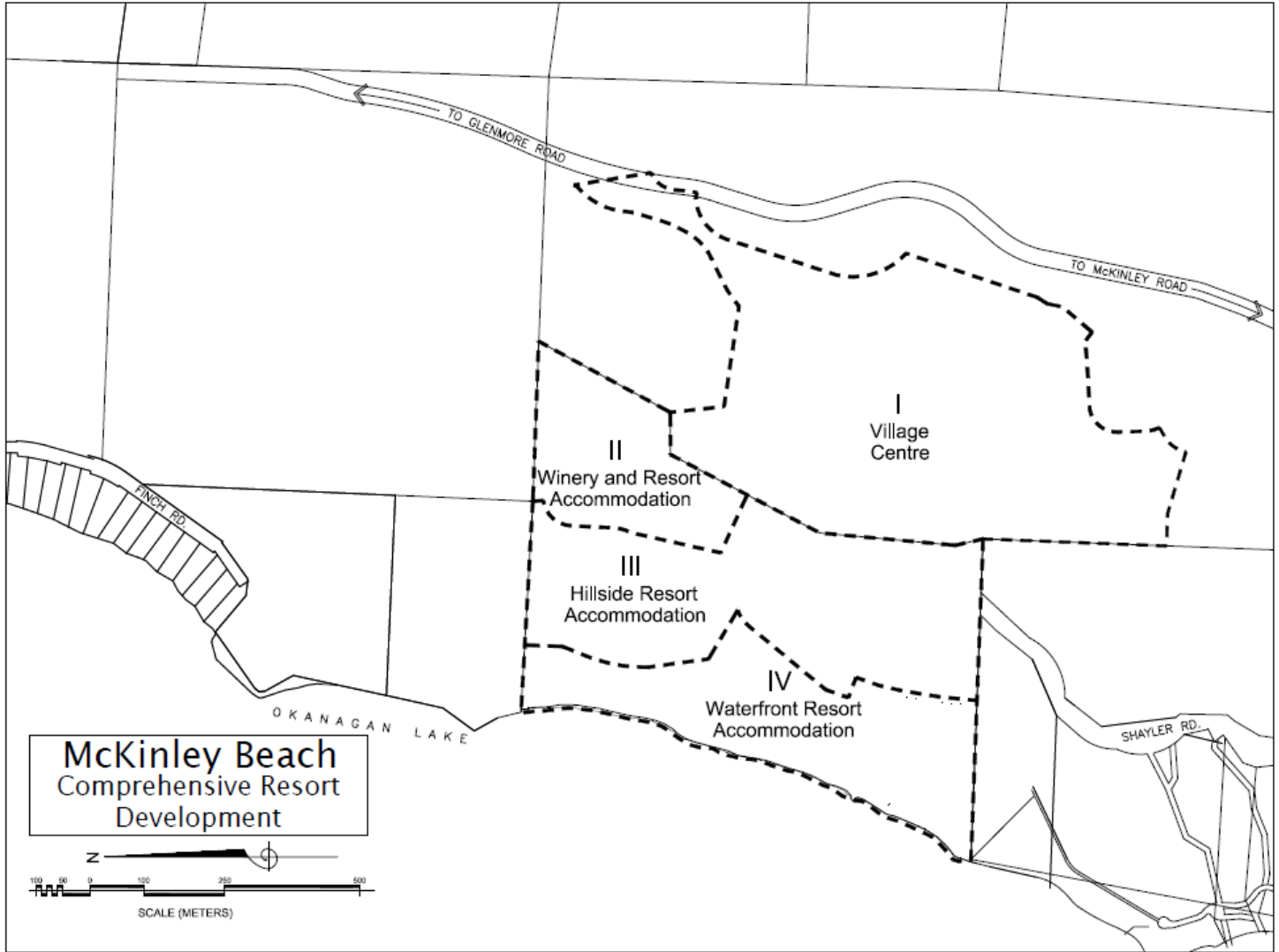
1. Impact to Environmentally Sensitive Areas designated as “High Value” or ESA 1 will be limited to infrastructure and utilities, where possible, and will strive to minimize impact to these areas. If development should occur within these areas, mitigation will promote no net loss to the habitat. If development is pursued in ESA 2 areas, portions of the habitat should be retained and integrated to maintain the contiguous nature of the landscape.
2. Both ESA 1 and ESA 2 areas will require a Natural Environment/Hazardous Condition Development Permit to address the specific habitat or conditions outlined in the ESA Assessment Report. Some loss to these ESA areas can be offset by habitat improvements to the remaining natural areas found within the ASP boundary.
3. Any development that impacts slopes over 30% will require a Natural Environment/Hazardous Condition Development Permit. For any development to occur in these areas, it would have to be demonstrated that it will be sensitively integrated with the natural environment and will present no hazards to persons or property.

(j) Building Height:

1. The maximum height of buildings and structures in this zone are as follows:
 - Area I - Village Centre is the lesser of 8½ storeys or 38.25m.
 - Area II - Winery and Resort Accommodation is the lesser of 6½ storeys or 29.5m.
 - Area III - Hillside Resort Accommodation is the lesser of 2 ½ storeys or 11.5m starting from deck elevation. Supportive deck structures cannot exceed 7.0m in height.
 - Area IV - Waterfront Resort Accommodation is the lesser of 6½ storeys or 29.5m.
2. For any buildings or structures in area I that exceed 6½ storeys any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.
3. For any buildings or structures in areas II and IV that exceed 4½ storeys any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.
4. Setbacks:
 1. The minimum setback from the CD Zone boundary for all uses shall be 10m (33 ft.) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m.
 2. The minimum **front yard** is 0.0m.
 3. The minimum **side yard** is 0.0m.

4. The minimum **rear yard** is 0.0m.
5. Signs:
 1. Signs for Areas I and II shall be regulated as if in a C2 zone.
 2. Signs for Area III shall be regulated as if in a W-2 zone.
- (l) In accordance with the Official Community Plan (OCP), all development, except single-detached dwellings with or without secondary suites, within the zone shall require a Form and Character Development Permit.
- (m) The parking and loading regulations of Section 8 will apply.
- (n) A publicly accessible trail system will be provided by statutory right-of-way in favour of the City of Kelowna throughout the development property. Specific locations and right-of-way widths will be determined at time of Development Permit and in general accordance with the Vintage Landing Area Structure Plan
- (o) Road design will be as per the City of Kelowna's October 2009 Hillside Standards as may be amended.

CD18 -McKinley Beach Comprehensive Resort Development
Map A



REPORT TO COUNCIL



Date: September 13, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LG)
Application: TA14-0018 **Applicant:** Jim Meiklejohn (Meiklejohn Architects Inc.)
Subject Address: 1435 Water Street **Owner:** City of Kelowna
Title: Text Amendment to P1 Zone
Existing Zone: P1 - Major Institutional

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA14-0018 to amend Section 16.1.3 of City of Kelowna Zoning Bylaw No. 8000 as outlined in the report from Urban Planning dated September 13, 2014 be considered by Council.

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the P1- Major Institutional zone to allow Non-accessory Parking as a secondary use.

3.0 Urban Planning

Urban Planning supports the proposed text amendment to the Zoning Bylaw. Formally, the application has been made in order to facilitate the proposed parkade associated with the *Kelowna Community Health and Services Centre* building. However, Urban Planning agrees that the addition of *Non-accessory parking* to the P1 zone would benefit most uses that are allowed in the zone. Those uses are typically large-scale assembly destinations such as places of worship, recreation facilities, and arenas.

Non-accessory parking would be added as a secondary use in the zone thereby allowing them only when in conjunction with an existing primary use, or a development application for a large-scale primary use. There are very few P1-zoned parcels in the City and Urban Planning does not anticipate an increase in non-accessory parking development applications outside of the downtown urban centre.

As for the conversion of the current Memorial Arena surface parking lot to a parkade, this portion of the property at 1435 Water Street has always (historically) been used to provide public parking

and this same use will continue with construction of the new parkade. This development will continue the trend of moving public parking away from the waterfront and will provide a large increase to capacity for special events in the downtown core.

4.0 Current Development Policies

Downtown Plan 2012

Focal Priority #5 - Make it easier to park.

- Initiatives:
- Build parkade at the east end of downtown.
 - Expand parking opportunities for the Cultural District area.
 - Increase supply of parking for people with disabilities.

Kelowna Parking Management Strategy

Guiding Principles

- 1. The City will focus on excellent short-term parking management to support higher turn-over while maintaining a governing role in long-term parking solutions.** The City's primary role in parking management should be to provide short-term public parking, including the protection of existing on-street space, with a secondary role of governing and planning for long-term parking. Pricing levels should encourage private investment in long-term parking facilities.
- 2. The parking system will continue to pay for itself (will operate under a user-pay cost recovery model).** There are many costs associated with parking: new infrastructure, maintenance, equipment, enforcement, upgrades, customer service applications, replacement of existing infrastructure, land acquisition, management and more.
- 3. Focus on customer service and fairness in parking practices by providing options, technologies and information.** Additional payment options, improved signage, fair practices and real-time information make parking more accessible, easier to find, eases (or lessens) enforcement requirements and supports active business areas and balanced neighbourhoods.
- 4. The City will work with institutions, businesses and developers to plan solutions for parking management.** Parking policies must support the private and institutional sectors to ensure efficient and economical ways to address parking and transportation overall. Policies should help to encourage public-private partnerships as well as private investment.
- 5. Parking will be used to support a balanced transportation system. Parking is part of the larger transportation picture.** Inexpensive and plentiful parking will not encourage people to use transit, walk or cycle. Strategies to manage the supply of various types of parking and pricing in some of the most vibrant areas of the city will serve to discourage single-occupant vehicles and encouraging other ways to commute.

5.0 Application Chronology

Date of Application Received: August 20, 2014

Report prepared by:

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: Ryan Smith, Urban Planning Manager

Attachments:

Schedule 'A' - Proposed Text Amendment

SCHEDULE 'A' Proposed P1 Text Amendment
TA14-0018

Section	Existing Text	Proposed Text	Rationale
<p>Section 16 (16.1.3 - Secondary Uses)</p>	<p>Secondary Uses</p> <p>The secondary uses in this zone are:</p> <ul style="list-style-type: none"> (a) child care centre, major (b) congregate housing (c) food primary establishment (d) group homes, major (e) liquor primary establishment, major (P1lp only) (f) liquor primary establishment, minor (g) public parks (h) retail stores, general (i) supportive housing 	<p>Secondary Uses</p> <p>The secondary uses in this zone are:</p> <ul style="list-style-type: none"> (a) child care centre, major (b) congregate housing (c) food primary establishment (d) group homes, major (e) liquor primary establishment, major (P1lp only) (f) liquor primary establishment, minor (g) non-accessory parking (h) public parks (i) retail stores, general (j) supportive housing 	<p>The addition of <i>Non-accessory parking</i> to the P1 zone would benefit most uses that are allowed in the zone. Those uses are typically large-scale assembly destinations such as places of worship, recreation facilities, and arenas.</p> <p>There are very few P1-zoned parcels in the City and Urban Planning does not anticipate an increase in non-accessory parking development applications outside of the downtown urban centre.</p>

REPORT TO COUNCIL



Date: September 12, 2014

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (LG)

Application: Z13-0044 **Owner:** City of Kelowna

Address: Various (see attached table) **Applicant:** City of Kelowna
(Infrastructure Planning)

Title: Rezoning Application

Existing OCP Designation: PARK - Major Park and Open Space

Existing Zones: RR1 - Rural Residential 1
RR3 - Rural Residential 3
RU1 - Large Lot Housing
RU2 - Medium Lot Housing
RU2h - Medium Lot Housing (Hillside Area)
RU6 - Two Dwelling Housing
RM2 - Low Density Row Housing
RM3 - Low Density Multiple Housing
RM5 - Medium Density Multiple Housing
P1 - Major Institutional
P2 - Education and Minor Institutional
I3 - Heavy Industrial
I4 - Central Industrial
A1 - Agriculture 1

Proposed Zone: P3 - Parks and Open Space

1.0 Recommendation

THAT Rezoning Application No. Z13-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of those parcels or portions thereof listed in Table "A" attached to the Report of the Urban Planning Department dated September 12, 2014, from the RR1 - Rural Residential 1, RR3 - Rural Residential 3, RU1 - Large Lot Housing, RU2 - Medium Lot Housing, RU2h - Medium Lot Housing (Hillside Area), RU6 - Two Dwelling Housing, RM2 - Low Density Row Housing, RM3 - Low Density Multiple Housing, RM5 - Medium Density Multiple Housing, P1 - Major Institutional, P2 - Education and Minor Institutional, I3 - Heavy Industrial, I4 - Central Industrial, and A1 - Agriculture 1 zones to the P3 - Major Park / Open Space zone, as shown on Map "B" 1 through 15 attached to the Report of the Urban Planning Department dated September 12, 2014, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;
AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To rezone 26 properties from various zonings to P3 - Parks and Open Space in order to recognize their current use as parks.

3.0 Urban Planning

Urban Planning staff support the proposed rezoning application as it clearly complies with the policy direction provided in the City's Official Community Plan (OCP), and recognizes the existing park uses on the subject properties.

The application further complies with the direction found in the Knox Mountain Park Management Plan (2011). In November 2011, Council endorsed the Knox Mountain Park Management Plan 2011, directing staff to use it as a guide to follow in future planning for the park. Of the priority actions identified in the plan, the second priority in Phase 1 of the plan is to rezone all associated park properties to P3 - Parks and Open Space. Also, the Growth Management Strategy emphasizes the value of recreational opportunities and seeks to enhance those opportunities.

All of the subject properties are owned by the City of Kelowna.

4.0 Proposal

4.1 Background

On May 7, 2012 Council directed Staff to initiate a rezoning application for Knowles Heritage Park to align with the future land use designation of the parcel. In order to make best use of time, and to complete additional housekeeping amendments to the Zoning Bylaw, Staff identified 14 other parks that also require rezoning to P3.

4.2 Project Description

Staff has identified 26 city-owned properties that are currently used as park or open space, but are not zoned correctly. This application is simply a housekeeping exercise to legally update the current zoning of all the parcels.

4.3 Site Context

The 26 subject parcels (15 park sites) are located throughout Kelowna, as indicated on Map B (1 through 15).

4.4 Subject Property Maps

See attached Map B (1 through 15).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Regional Context - Parks and Natural Areas¹ It is the City of Kelowna's objective to protect and enhance natural areas and provide a variety of parks for people to pursue active, creative and

¹ City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 2 – Regional Context, "Parks and Natural Areas", pg. 2.2.

healthy lifestyles. The objective includes creating an open space network that protects sensitive ecosystems and links important habitat areas.

Public Use.² Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the OCP.

Natural Area Parks and Open Space.³ Provide a city-wide network of natural area parks which meet the following criteria:

- contains representative Okanagan ecosystems;
- contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- the land area is contiguous and forms part of a larger open space network;
- contains conservation areas;
- protects viewshed corridors; and
- where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

5.2 Growth Management Strategy for the Regional District of Central Okanagan⁴

Vision Statement for the Central Okanagan

[The Central Okanagan] is a centre for arts, culture, tourism and recreation. Our parks, trail systems, recreation areas and sports venues are extensive and attract thousands of visitors a year.

Growth Management Objectives

Improve the quality of life through enhancement of the arts, culture, tourism, and recreation opportunities within the region.

Protect the integrity of the agriculture and forest land base.

Protect the scenic quality of the region and preserve significant features, open space and cultural heritage resources.

Growth Management Policies

Consideration is to be given to the social and economic benefits of arts, culture, tourism, and recreation amenities in public sector decision making.

6.0 Technical Comments

6.1 Development Engineering Department

See attached memorandum dated February 21, 2014

7.0 Application Chronology

² City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 5 – Development Process, Policy 5.34.4.

³ City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 7 – Infrastructure, Policy 7.12.2.

⁴ Regional District of the Central Okanagan. Growth Management Strategy for the Regional District of the Central Okanagan, Schedule 'A' of Bylaw No. 851, 2000.

Date of Application Received: January 8, 2013

Report prepared by:

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: Ryan Smith, Manager, Urban Planning

Attachments:

Table "A" - List of Subject Properties
Map "B" 1 through 15 - Subject Property Maps
Development Engineering Branch Memorandum

Table "A" - List of Subject Properties

Park Name	Civic Address	Legal Description	Current Zoning	Map #
Knowles Heritage Park	865 Bernard Avenue	Lot 1 DL 138 ODYD Plan KAP92254	RU6	1
Boyce Gyro Beach Park	3502 Lakeshore Road 3508 Lakeshore Road	Lot 1 DL 134 ODYD Plan 34844 Lot 1 DL 134 ODYD Plan 36346	RU1 RU1	2
Gallagher Community Park	1755 Gallagher Road 1871 Gallagher Road 2105 Joe Riche Road	Lot 1 Sec 18 Twp 27 ODYD Plan 29045 Lot 3 Sec 18 Twp 27 ODYD Plan 2736 Lot 2 Sec 18 Twp 27 ODYD Plan 29045	A1 A1 RR1	3
Barlee Neighbourhood Park	1890 Barlee Road	Lot 7 DL 129 ODYD Plan 10140	RU1	4
Begbie Natural Area Park	(portion of) 1410 Union Road	Lot 2 Sec 8 and 9 Twp 23 ODYD Plan KAP86750	RM2	5
Lost Creek Neighbourhood Park	155 Lost Creek Court	Lot 53 Sec 5 Twp 23 ODYD Plan EPP9195	RU2h	6
Knox Mountain Park	(end of) Trench Place 1061 Gordon Drive 1123 Mountain Avenue 1133 Mountain Avenue 1143 Mountain Avenue	Blk 7 Sec 30 Twp 26 ODYD Plan 5452 That Part of the N ½ of Blk 14 shown on Plan B4746; DL 138 ODYD Plan 202 Lot 33 Sec 30 Twp 26 ODYD Plan 17272 Lot 34 Sec 30 Twp 26 ODYD Plan 17272 Lot 35 Sec 30 Twp 26 ODYD Plan 17272	I4 I4 RU1 RU1 RU1	7
Stuart Park (Phase 2)	(portion of) 1374 Water Street (portion of) 1410 Water Street (portion of) 1430 Water Street	Lot 2 DL 139 and 4083 ODYD Plan EPP29214 Lot 2 DL 4083 ODYD Plan 8654 Lot 1 DL 139 ODYD Plan KAP83363	P1 P1 P1	8
Lombardy Park	1356 Orchard Drive (end of) Orchard Drive	Lot 52 DL 137 ODYD Plan 17047 Lot 1 Sec 29 Twp 26 ODYD Plan 28785	P2 RU6	9
Pacific Court Park	(portions of) 2028 Lindahl Street	Lot 1 Sec 19 Twp 26 ODYD Plan KAP92087	RU2/RM5	10
Manhattan Drive Beach Access	842 Manhattan Drive	Lot 1 DL 9 ODYD Plan 2669	RU6	11
Briarwood Neighbourhood Park	310 Primrose Road	Lot 1 Sec 26 Twp 26 ODYD Plan 26724	RM3	12
McKinley Mountain Park	1798 Shayler Place	Lot 17 Sec 20 and 29 Twp 23 ODYD Plan KAP88870	RR3	13
Vernon Creek Linear Park	120 Bubna Place 125 Bubna Place	Lot 10 Sec 2 Twp 20 ODYD Plan KAP79495 Lot 9 Sec 2 Twp 20 ODYD Plan KAP79495	I3 I3	14
Abbott Neighbourhood Park	2938 Abbott Street	Amended Lot 10 (DD 185625F) DL 14 ODYD Plan 2336	RU1	15

REPORT TO COUNCIL



Date: September 29, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning Department, Community Planning and Real Estate (RS)
Application: Z14-0030 Owner: MKS Resources Inc
Address: 519,529 and 539 Truswell Road Applicant: GTA Architecture
Title: 2014 09 29 Report Z14-0030 519-539 Truswell Rd
Existing OCP Designation: Mixed-Use Tourism
Proposed OCP Designation: No Change
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: C9 - Tourist Commercial

1.0 Recommendation

THAT Rezoning Application No. Z14-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 1 and 2, Section 1, Township 25, ODYD, Plan 13317 and Lot 1 Section 1, Township 25, ODYD Plan KAP91725, located on 519,529 and 539 Truswell Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the C9 - Tourist Commercial zone, be considered by Council.

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

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

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

2.0 Purpose

The applicant is proposing to rezoning the subject properties from the RU1 - Large Lot Housing zone to the C9 - Tourist Commercial zone to accommodate the development of a 6 storey mixed use (residential/commercial) development.

3.0 Urban Planning Department

The Urban Planning Department supports this rezoning application. The proposal is consistent with both the Official Community Plan and the development trends in the neighborhood. The applicant has been working with staff to resolve design comments generated through a review by the City's Advisory Design Team and staff anticipate being able to bring positive recommendations on both the Development Permit and Development Variance Permit applications. The proposed variances are all relatively minor in nature and are explained briefly below.

- The side yard setback variance is triggered because the developer has chosen not to combine proposed phase 2 with the phase 1 strata (for ease of future strata management). This has meant that an internal lot line will remain between the two projects triggering the need for a bylaw variance for the parkade wall. This wall fronts onto a fire lane/parkade wall on the existing phase 1 and thus no units are impacted negatively. Above the southern side of the parkade, the building steps back to exceed the required setback.
- The building height variance is triggered by the style of construction and architectural projections that help to create a varied roofline.
- While the parking variance seems large, it will actually allow the developer to provide parking in an amount similar to what would be required for a regular residential development. The parking rates for an apartment hotel development are generally 75% of what is required for a residential unit.
- The reduced building setbacks along the fronting streets will help the buildings frontages to not only complement the Phase 1 of Water's Edge but also provide a strong retail frontage along Truswell Street.

4.0 Proposal

4.1 Background

The adjacent properties (to the south) were developed as Phase 1 of the Water's Edge development. A phase 2 of Water's Edge has always been contemplated and disclosed to the original purchasers. While the applicant is referring to this as "phase 2", it will not be connected to the phase building or strata as originally planned. Separating the two projects both from a structural and real estate perspective will simplify the management of the projects in the future.

4.2 Project Description

The applicant is proposing to rezone the subject properties to the City's C9 - Tourist Commercial zone in order to set the required land use for the construction of a 6 storey building with a contemporary character. The building will be buffered from both neighbouring properties and the pedestrian realm by landscaping around the perimeter of the site and parking structure. The parking structure is constructed at grade, and has some minor landscape berming and planters around the perimeter to reduce the perceived building height. The building has a commercial frontage located at the north side of the structure, which also has an outdoor patio seating area located adjacent to it. The building's parking structure is accessed via a driveway from Truswell Road (on the west side of the building) and the pedestrian entrance area is highlighted by the use of a stone finish and a distinct awning. The parkade will provide a total of 29 stalls and a further 23 stalls will be located behind the building. Of the total number of stalls, 8 are allocated to the commercial use, 18 stalls for the apartment hotel. Of the remaining 26 stalls, 6 of the surface parking stalls will be designated for public parking to service future greenway/linear path users.

The applicant has created the required Riparian Management Area along Mission Creek with phase 1 of the proposed development and is committed to some minor replanting and maintenance in this area to replace some plant species that have not survived their first few growing seasons.

Above the parking structure, the building steps back on its southern side (adjacent to phase 1 of Water’s Edge) and the resulting deck area includes an outdoor amenity area with a hot tub, as well as an outdoor seating area.

The roof proposed for the building is designed with a flat profile to further reduce the perceived building height, and to minimize the impact on the residents across Mission Creek. There are flat roof projections that incorporate bracketed support elements that also break up the length of the roof area. There are also a number of lofted areas that project through the roof area, which also creates additional visual interest to this element.

The exterior of the proposed building is designed to be finished in a manner that ties it to phase 1 of the development with a blend of stucco detail areas and horizontal hardie plank materials. The balconies are proposed to be finished with a painted metal guard rail system which incorporates tempered glazing.

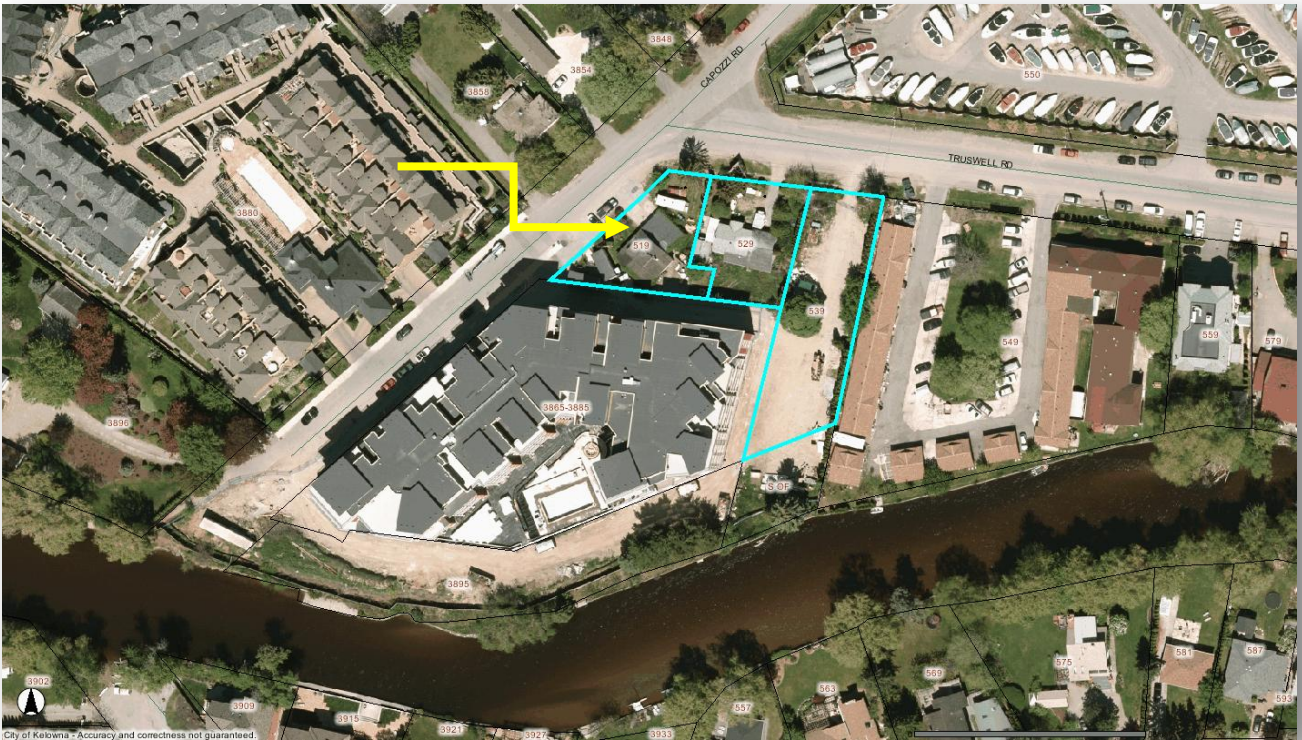
4.3 Site Context

The subject properties are located at the intersection of Truswell and Capozzi Roads, bounded on the south by Mission Creek and Phase 1 of the Water’s Edge development. The site is generally level, and is currently developed with single unit and two unit residential buildings. It is proposed to close a portion of Truswell Road to add surplus City land to the development site.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Boat Storage
East	C9 - Tourist Commercial	Walnut Grove Motel
South	C9 - Tourist Commercial/Mission Creek	Water’s Edge Phase 1
West	C9 - Tourist Commercial RU1 - Large Lot Housing	Mission Shores Single Family Dwellings

Subject Property Map: 519,529 and 539 Truswell Road



4.4 Zoning Analysis

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1800m ²	3169m ²
Lot Width	30.0m	30.5m
Lot Depth	35.0m	54.2m
Development Regulations		
Floor Area Ratio	1.5	1.19
Height	22m/6 storeys	25m/6 storeys ^①
Front Yard (Capozzi Rd)	6m	2.5m ^② (to match phase 1)
Side Yard (south/phase 1)	3.0m	0.0m ^④
Side Yard (north/flanking street)	4.5m	1.8m ^③
Side Yard (east)	3.0m	7.0m
Rear Yard	15m	15m+
Other Regulations		
Minimum Parking Requirements	Apartment Hotel: 18 Commercial/Retail: 8 +6 Allocated to City of Kelowna for linear corridor parking Total: 32	29 parkade stalls 23 surface stalls (6 surface stalls designated for public parking) Total 52^⑤

Bicycle Parking	Class 1: 2 Class 2: 3	Class 1: 7 Class 2: 5
Private Open Space	m ²	m ²
Loading Space	1	1
<ul style="list-style-type: none"> ❶ Variance to maximum building height from 22.0m permitted to 25.0m proposed. ❷ Variance to front yard setback from 6m required to 2.5m proposed to achieve that same setback along Capozzi Road as phase 1 of Water's Edge. ❸ Variance to the northern (flanking) side yard setback from 4.5m required to 1.8m proposed. ❹ Variance to southern side yard setback from 3.0m required to 0.0m proposed ❺ Variance to allow the development to provide 153% of the required parking when only 125% is permitted. 		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Mixed Use Tourism (MXT)

Developments that provide for a mix of hotel, apartment hotel, multiple unit residential uses and associated commercial uses intended to service the tourism market. Building densities and height would be consistent with the provisions of the C9, RM3, RM4 and RM5 zones of the Zoning Bylaw.

Building Height

Elsewhere: For all areas of the City outside the Urban Centres, buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

Strata Parkades

Consider private sector parking solutions such as strata parkades as an alternative to fulfilling parking requirements.

Environmentally Sensitive Area Linkages

Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Tourist Commercial

Consider commercial development for tourism related uses in the Capozzi / Truswell, Lakeshore, Cook Road area.

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

Visitor Accommodation

Consider allowing visitor accommodation along the shore zone provided that such a use protects the riparian area, would be compatible with the neighbourhood and site context, and public enjoyment of the lakefront is enhanced as a result of the development.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition permits are required for any existing structures
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Door swings and gate swings for proper means of exiting are required
 - b. Additional doors and corridors may be required to meet minimum exiting requirements. This may include moving of the internal rated exit stairwells to meet minimum distances and addition of rated corridors.
 - c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - d. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s).
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- Requirements of the City of Kelowna Fire Prevention Regulations Bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings.
- Guards are required for all decks and parking areas. The drawings provided don't clearly identify compliance to these minimum requirements, but will be reviewed at time of building

permit application. The appearance of these guards may affect the form and character of the building.

- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys. The location and noise from these units should be addressed at time of Development Permit.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application

6.2 Development Engineering Department

- See attached report dated August 1st, 2014.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- A visible address must be posted on Truswell as per City of Kelowna By-Laws
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available. Ensure that isolation valves are at an acceptable level as per the COK Bylaw 10760.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure. A copy of the sprinkler system owner's certificate is to be included in the fire safety plan.
- Fire Department access is to be met as per BCBC 3.2.5.6
- Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance. Kurt's Lock & Safe at 100A - 1021 Ellis Street, Kelowna is the approved supplier for flush mount lock boxes.
- The standpipes connections are to be installed on the transitional landings of the stairwells as per NFPA 14.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.

- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S562 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - please ensure this is possible and that the FD connection is clearly marked and visible from the street.

7.0 Application Chronology

Date of Application Received: July 11, 2014
Advisory Design Team Review: August 14, 2014
Public Notification (Policy #367): September 19, 2014

Report prepared by:

Ryan Smith, Urban Planning Manager

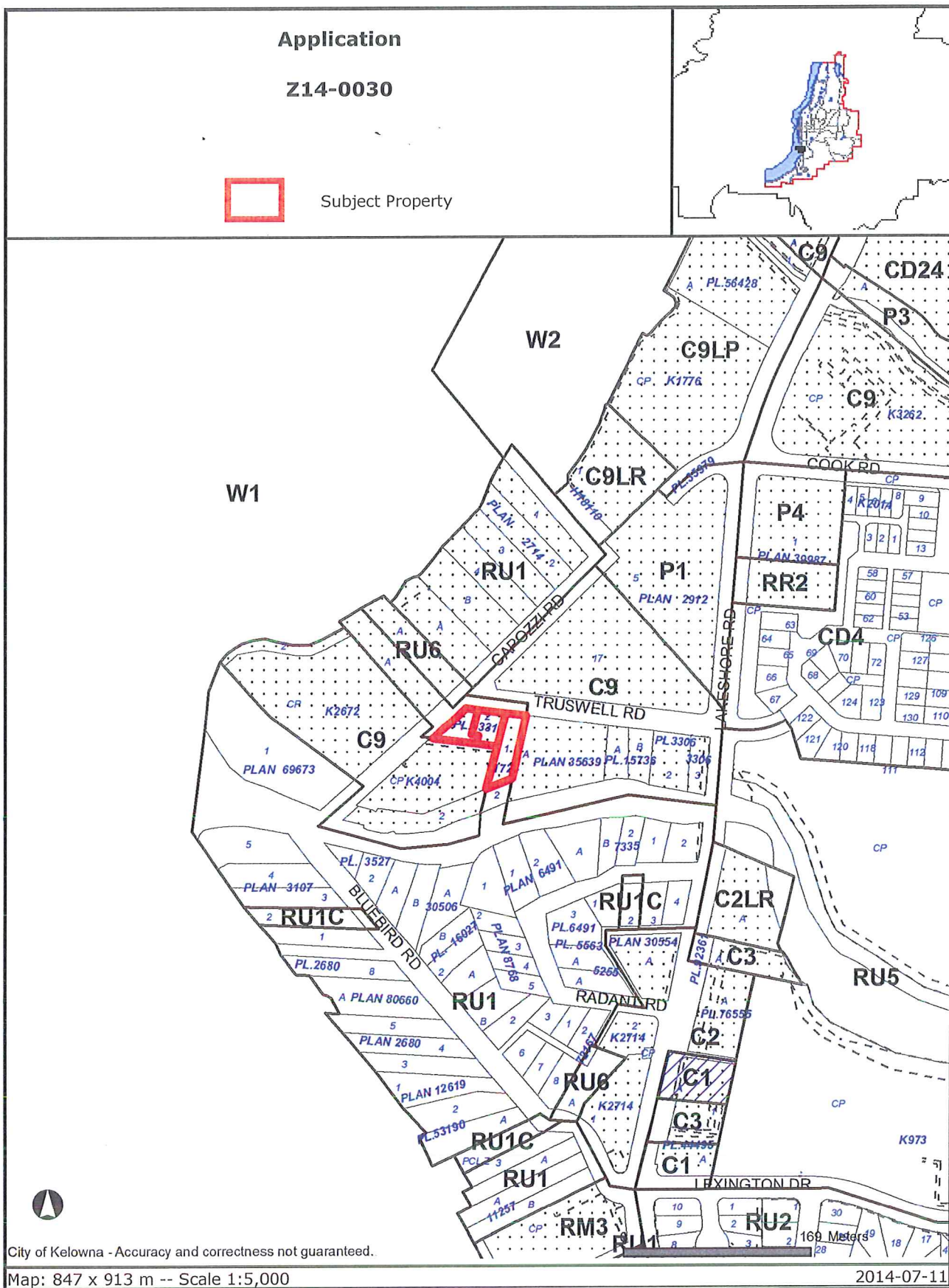
Approved for Inclusion:



Doug Gilchrist, Divisional Director of Community Planning and Real Estate

Attachments:

Site Plan
Floor Plans
Conceptual Elevations
Landscape Plan
Context/Site Photos
Development Engineering Branch Memo dated August 1st, 2014



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

CITY OF KELOWNA
MEMORANDUM

Date: August 1, 2014
File No.: Z14-0030

To: Urban Planning (RS)

From: Development Engineering Manager

Subject: 519,529 & 539 Truswell Road Zone: RU1 to C9

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The subject properties are each currently serviced with one water service (19mm). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service. The estimated cost of this construction for bonding purposes is **\$20,000.00**.

2. Sanitary Sewer

- (a) The subject properties are each currently serviced with 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service. The estimated cost of this construction for bonding purposes is **\$10,000.00**.

3. Storm Drainage

- (a) One of the subject properties is currently serviced with a 100mm service. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The estimated cost of this construction for bonding purposes is **\$5,000.00**.

4. Road Improvements

- (a) Truswell Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$45,000.00**
- (b) Landscaped boulevards, complete with underground irrigation, is required.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

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

5. Electric Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

6. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

7. Servicing Agreements for Works and Services

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

8. Other Engineering Comments

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

10. Geotechnical Report

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.
 - Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.
 - Presence of swelling clays.
 - Presence of sulphates.
 - Potential site erosion.
 - Provide specific requirements for footings and foundation construction.
 - Provide specific construction design sections for roads and utilities over and above the City's current construction standards

11. Development Permit and Site Related Issues

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

development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

12. Bonding and Levy Summary

(a) Bonding

Service Upgrades	\$ 35,000.00
Truswell Road Frontage Improvements	\$ 45,000.00

Total **\$ 80,000.00**

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

Steve Muenz, P. Eng.
Development Engineering Manager

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