

City of Kelowna

Regular Council Meeting

AGENDA



Monday, January 19, 2015
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

3 - 10

Regular PM Meeting - January 12, 2015

3. Development Application Reports & Related Bylaws

- 3.1 Rezoning Application No. Z14-0050 - 1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue & 1517-1521 Dickson Avenue, Dickson Avenue Holdings Ltd. 11 - 41

To rezone the subject property to RM5 - Medium Density Multiple Housing in order to develop a 90 unit (44 micro-studio) 4 ½ storey tall rental apartment development.

- 3.2 Bylaw No. 11051 (Z14-0050) - 1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue and 1517-1521 Dickson Avenue, Dickson Avenue Holdings Ltd. 42 - 42

To give Bylaw No. 11051 first reading in order to rezone the subject properties.

- 3.3 Rezoning Application No. Z14-0053 - 545 Radant Road, Stacey Lynn Fenwick 43 - 59

To rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone in order to develop a duplex.

- 3.4 Bylaw No. 11052 (Z14-0053) - 545 Radant Road, Stacey Lynn Fenwick 60 - 60

To give Bylaw No. 11052 first reading in order to rezone the subject property.

3.5	Rezoning Application No. Z14-0056 - 385 Cadder Avenue, Andrew & Lesley Wilson	61 - 73
	To rezone the subject property from RU1-Large Lot Housing to RU1C-Large Lot Housing with Carriage House in order to develop a carriage house.	
3.6	Bylaw No. 11053 (Z14-0056) - 385 Cadder Avenue, Andrew & Lesley Wilson	74 - 74
	To give Bylaw No. 11053 first reading in order to rezone the subject property.	
4.	Bylaws for Adoption (Development Related)	
4.1	Bylaw No. 11014 (Z13-0044) - Various Addresses, City of Kelowna	75 - 79
	To adopt Bylaw No. 11014 in order to rezone various properties within the City of Kelowna.	
4.2	Bylaw No. 11029 (OCP14-0021) - 5505 Chute Lake Road, Calcan Investments Ltd.	80 - 82
	Requires a majority of all Members of Council (5). To adopt Bylaw No. 11029 in order to change the Future Land Use Designation of the subject property.	
4.3	Bylaw No. 11030 (Z14-0041) - 5505 Chute Lake Road, Calcan Investments Ltd.	83 - 86
	To adopt Bylaw No. 11030 in order to rezone the subject property.	
5.	Non-Development Reports & Related Bylaws	
5.1	Rescue 1 Replacement	87 - 89
	To obtain Council's approval to address a funding shortfall of \$106,200 to replace the 2002 Freightliner Rescue Truck.	
5.2	2015 Okanagan Basin Water Board Grant Applications	90 - 95
	To request support for pursuing Okanagan Basin Water Board funds to develop a long-term action plan that will help retain, maintain and increase tree cover along the riparian areas of Mill Creek; To provided support to the Central Okanagan Land Trust in their funding application to the same grant program for restoration plantings at Munson Pond Park.	
6.	Mayor and Councillor Items	
7.	Termination	



City of Kelowna Regular Council Meeting Minutes

Date: Monday, January 12, 2015
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Subdivision, Agriculture & Environment, Todd Cashin*; Urban Planning Manager, Ryan Smith*; Urban Planning Supervisor, Lindsey Ganczar*; Financial Services Director, Genelle Davidson*; Capital Assets & Investments Manager, Joel Shaw*; Director of Corporate Business Ventures, John Vos*; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:36 p.m.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor Singh

R003/15/01/12 THAT the Minutes of the Regular Meetings of December 15, 2014 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Agricultural Land Reserve Appeal Application No. A14-0011 - 499 Valley Road North, Jane & Anthony Reschke, Deanna Sills, Gregory & Jennifer Reschke

Staff:

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

Mayor to invite the Applicant, or Applicant's Representative to come forward.

Greg Reschke, Applicant:

- Family purchased the property 40 years ago.
- Planted hayfield for the past 10 to 15 years but that venture is no longer economically viable.
- Cherry Orchard and nut trees currently on the land. Viable farm land will not change with the decision made today.
- This is not a non conforming use but rather a compatible use. A tree service company working in an Orchard to be considered a non compatible use is confusing.
- The storage yard is not going away and if we are forced to sever association with Cody Tree Service there will be an important revenue stream lost.
- Spoke of charities both parties donate to in order to give back to the community.
- Appeal to Council to support application to the ALC.
- Responded to questions of Council.

Jeff Judson, 535 Milton Road, Owner of Cody Tree Service

- The economic impact on my company would be great if I have to relocate the company vehicles from this location.
- Believes this is a compatible business on farm land.
- This is a complaint based situation and I don't want to have to make complaints on others in similar situations.
- Responded to questions of Council.

Moved By Councillor Sieben/Seconded By Councillor Stack

R004/15/01/12 THAT Agricultural Land Reserve Appeal Application No. A14-0011 for Lot 3 Block 16 Section 3 TWP 23 ODYD Plan 1068, located at 499 Valley Road for a 'Non-Farm use' to allow 0.101 ha (0.25 acres) of the property to be leased to a tree service company, pursuant to Section 20 (3) of the *Agricultural Land Commission Act*, NOT be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried
Councillor Hodge - Opposed

3.2 Agricultural Land Reserve Appeal Application No. A14-0010 - 1301 Glenmore Road North, Kelowna Pet Resort Ltd.

Staff:

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

Mayor to invite the Applicant, or Applicant's Representative to come forward.

Chad Clark, Applicant/Owner, 2100 Dewdney Road and Facility Manager, 1301 Glenmore Road

- Displayed a PowerPoint presentation summarizing the application.
- Currently operate a Kennel of 20 dogs and 25 cats.
- Took possession of the property on September 2, 2014 and working with the facility manager as a family venture.
- Previous owners rented out the trailer to various tenants and none of those tenants worked on the property. Was not told by anyone that the trailer was an issue. Became aware that there was an issue through the Building Permit stage.

- The mobile home is an older building but not an eye sore and has been there up to 25 years
- The tenant of the trailer vacated October 1, 2014.
- Currently, 5 ½ acres of the 8 acres is being farmed. Want to pursue farming activities but unsure of what that will be at this time. The land will be used as hay land until a decision is made on what to replant.
- Willing to work with the City.
- Responded to questions of Council.

Moved By Councillor Given/Seconded By Councillor Singh

R005/15/01/12 THAT Agricultural Land Reserve Appeal Application No. A14-0010 for *Lot 3 Block 10 Sections 9 and 16 TWP 23 ODYD Plan 1068*, located at *1301 Glenmore Road* for a 'Non-farm use', to allow a mobile home as a 'Carriage House', pursuant to Section 20 (3) of the *Agricultural Land Commission Act*, be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

DEFEATED

Mayor Basran, Councillors Stack, Sieben, Hodge, DeHart - Opposed

Moved By Councillor Stack/Seconded By Councillor Sieben

R006/15/01/12 THAT Agricultural Land Reserve Appeal Application No. A14-0010 for *Lot 3 Block 10 Sections 9 and 16 TWP 23 ODYD Plan 1068*, located at *1301 Glenmore Road* for a 'Non-farm use', to allow a mobile home as a 'Carriage House', pursuant to Section 20 (3) of the *Agricultural Land Commission Act*, NOT be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

Councillors Given, Donn, Gray, Singh - Opposed

3.3 Rezoning Application No. Z14-0055 - 650-652 Wardlaw, Laren & Janette Desaultels

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Gray

R007/15/01/12 THAT Rezoning Application No. Z14-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 & 2, District Lot 14, ODYD, Strata Plan KAS3613 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at 650-652 Wardlaw Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone be considered by Council;

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

AND THAT a section 219 covenant be registered on title stating that the land and any buildings shall not be used or occupied until such time as an occupancy permit can be issued by the city and that the occupancy permit must be obtained by the owner no later than 120 days after the issuance of the Building Permit. Further, that the covenant require the owner to submit a building permit no later than 30 days after the date of adoption of the rezoning bylaw.

Carried

3.3.1 Bylaw No. 11049 (Z14-0055) - 650-652 Wardlaw Avenue, Loren & Janette Desautels

Moved By Councillor DeHart/Seconded By Councillor Stack

R008/15/01/12 THAT Bylaw No. 11049 be read a first time.

Carried

3.4 Text Amendment Application No. TA14-0013 - Various Addresses, Kettle Valley Development Ltd.

Moved By Councillor Given/Seconded By Councillor Sieben

R009/15/01/12 THAT Zoning Bylaw Text Amendment No. TA13-0013 to amend Section 18, Schedule B CD2 - Kettle Valley Comprehensive Residential Development Zone of City of Kelowna Zoning Bylaw No. 8000 as outlined in the report from Urban Planning dated December 8, 2014 be considered by Council;

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

AND THAT final adoption of the Text Amendment Bylaw be considered subsequent to the review and approval of the Ministry of Transportation and Infrastructure.

Carried

3.4.1 Bylaw No. 11046 (TA14-0013) - CD2 - Kettle Valley Comprehensive Residential Development Zone

Moved By Councillor Singh/Seconded By Councillor Sieben

R010/15/01/12 THAT Bylaw No. 11046 be read a first time.

Carried

3.5 Text Amendment Application No. TA14-0015, Supplemental Report - 1975 Union Road, 657139 BC Ltd.

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 3:28 p.m.

Moved By Councillor Sieben/Seconded By Councillor Hodge

R011/15/01/12 THAT Council receives, for information, the Supplemental Report from the Urban Planning Department dated December 8, 2014 with respect to Text Amendment Application No. TA14-0015;

AND THAT Council rescinds second and third reading given to Bylaw No. 10996;

AND THAT Council directs staff to amend Bylaw No. 10996 at first reading to delete "Service Stations, Minor" and replace it with "Rapid Drive-Through Vehicle Services" as a Principal Use for one explicit legal parcel within the C5 - Transition Commercial zone;

AND THAT Text Amendment Bylaw No. 10996, as amended, be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Text Amendment Bylaw be considered subsequent to the requirements of the Real Estate Department;

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

Carried

3.5.1 Bylaw No. 10996 (TA14-0015) - 1975 Union Road, Amendment to C5 - Transition Commercial Zone

Moved By Councillor Donn/Seconded By Councillor Given

R012/15/01/12 THAT second and third readings of Bylaw No. 10996 be rescinded.

Carried

Moved By Councillor Donn/Seconded By Councillor Given

R013/15/01/12 THAT Bylaw No. 10996 be amended at first reading to replace "Service Station, Minor" with "Rapid Drive Through Vehicle Services".

Carried

Councillor Stack rejoined the meeting at 3:35 p.m.

3.6 Rezoning Application No. Z11-0083, Extension Request - 1429 KLO Road, Arnold & Melitta Frank

Moved By Councillor Given/Seconded By Councillor DeHart

R014/15/01/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10782, for Lot 52, D.L. 131, ODYD, Plan 186 except Plan KAP78326 located on 1429 KLO Road, Kelowna, BC, to be extended from December 11, 2014 to December 11, 2015;

AND THAT Council direct staff not to accept any further extension requests.

Carried

3.7 Rezoning Application No. Z12-0047, Extension Request - 875 & 885 Mayfair Road, Onkar & Ranjit Dhillon

Moved By Councillor Hodge/Seconded By Councillor Stack

R015/15/01/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10768 for Lot 4 District Lot 143 ODYD Plan 22026 located on 875 Mayfair Road and Lot 3 District Lot 143 ODYD Plan 22026 located on 885 Mayfair Road, be extended from November 13, 2014 to November 13, 2015;

AND FURTHER THAT Council direct staff not to accept any further extension requests.

Carried

4. Bylaws for Adoption (Development Related)

Councillor Sieben declared a conflict of interest as a family member is the Applicant and departed the meeting at 3:38 p.m.

4.1 Bylaw No. 11026 (TA14-0019) - Breweries and Distilleries, Minor in C3, C6 and C10 Zones

Moved By Councillor Donn/Seconded By Councillor Given

R016/15/01/12 THAT Bylaw No. 11026 be adopted.

Carried

4.2 Bylaw No. 11031 (OCP14-0015) - 1501 & 1511 Tower Ranch Drive and 2160 Tower Ranch Boulevard, Parkbridge Lifestyle Communities Inc., City of Kelowna & 0977415 BC Ltd.

Moved By Councillor Given/Seconded By Councillor Donn

R017/15/01/12 THAT Bylaw No. 11031 be adopted.

Carried

Councillor Sieben rejoined the meeting at 3:41 p.m.

4.3 Rezoning Application No. Z10-0028 - 1020 Graham Road, Lyall Watson Grexton

Moved By Councillor Stack/Seconded By Councillor DeHart

R018/15/01/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10551 (Z10-0028), Lot 43, Section 22, Township 26, ODYD, Plan 28367 located at 1020 Graham Road, Kelowna, BC be extended from July 11, 2014 to July 11, 2015;

AND THAT Council waives the requirement for a Development Variance Permit to be considered in conjunction with final adoption of Zone Amending Bylaw No. 10551;

AND FURTHER THAT Zone Amending Bylaw No. 10551 be forwarded for adoption consideration.

Carried

4.3.1 Bylaw No. 10551 (Z10-0028) - 1020 Graham Road, Lyall Watson Grexton

Moved By Councillor Stack/Seconded By Councillor DeHart

R019/15/01/12 THAT Bylaw No. 10551 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 2015 Financial Plan

Staff:

- Displayed a PowerPoint presentation summarizing the proposed budget increases and reductions.
- Responded to questions from Council.

5.2 South Perimeter Road - Results of Public Engagement

Staff:

- Displayed a PowerPoint presentation summarizing the project and results of the public engagement.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Donn

R020/15/01/12 THAT Council receives for information the report of the Director of Corporate Business Ventures dated January 6, 2015 with respect to South Perimeter Rd, Results of Public Engagement;

AND THAT Council supports the accelerated design and construction of South Perimeter Rd on the basis of the results of the community input;

AND THAT Council direct staff to work with the developers leading to fulfilling all conditions required to allow accelerated delivery of this roadway;

AND FURTHER THAT Council direct staff, subject to the developers fulfilling all conditions leading to design and construction of South Perimeter Rd, to bring forward 2015 final budget submissions for the design and land acquisition leading to improvements to Stewart Rd West, Saucier Rd, and Bedford Rd.

Carried

Mayor Basran temporarily left the meeting at 4:48 p.m. with Deputy Mayor Given now presiding.

Mayor Basran returned to the meeting and resumed the Chair at 4:50 p.m.

6. Mayor and Councillor Items

City Manager:

- With respect to a question that arose from Item 5.1 it was confirmed that the BCAA Assessment Authority additional assessment monies are recommended to go into a reserve.

Councillor Given:

- Made comment on the City's snow removal efforts.

Councillor Donn:

- Made comment on the City's snow removal efforts including the Snow Busters Program.

Councillor Gray:

- Made comment on the City's snow removal efforts.

Councillor Sieben:

- Made comment on his attendance, on behalf of Council, at the Elite Midget Hockey Tournament.

Councillor DeHart:

- Made comment on the City's snow removal efforts.

Mayor Basran:

- Provided congratulations to those members of the Kelowna Rockets who brought back a gold medal from the 2015 World Junior Ice Hockey Championships.

City Manager:

- Made comment on the City's snow removal efforts and confirmed that a report from staff will be placed on a future public meeting.
- Further to Council's discussions during the ALR items, confirmed that a report from staff will be placed on a future Council agenda regarding industrial uses on agriculture lands.

7. Termination

This meeting was declared terminated at 5:09 p.m.

Mayor

/acm

Amelie

City Clerk

DRAFT

REPORT TO COUNCIL



Date: 12/8/2014

RIM No. 1250-30

To: City Manager

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

Application: Z14-0050 **Owner:** Dickson Avenue Holdings Ltd.

Address: 1539-1541 Bedford Ave,
1507-1511 Dickson Ave, & **Applicant:** Meiklejohn Architects Inc.
1517-1521 Dickson Ave

Subject: Rezoning Application

Existing OCP Designation: MRM - Multiple Unit Residential, Medium-Density

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z14-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2-4, District Lot 141, ODYD, Plan 13608, located on 1539-1541 Bedford Ave, 1507-1511 Dickson Ave, & 1517-1521 Dickson Ave, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

1. Requirements of Development Engineering Branch being completed to their satisfaction;

2.0 Purpose

To rezone the subject property to RM5 - Medium Density Multiple Housing in order to develop a 90 unit (44 micro-studio) 4 ½ storey tall rental apartment development.

3.0 Urban Planning

Staff support the proposed rezoning to the RM5 - Medium Density Multiple Housing zone as that zone meets the future land use designation (MRM - Multiple Unit Residential, Medium-Density) and associated goals outlined within the Official Community Plan (OCP). The OCP has designated the

Dickson Avenue neighbourhood as an area for redevelopment from single family to medium density multi-family housing. If Council forwards this application to Public Hearing and approves the rezoning, then a Development Permit and Development Variance Permit (for setbacks) will be brought forward for Council's consideration.

On initial review the architectural design for the building fits within the neighbourhood context including the Landmark Technology Centre, Landmark 7, and Mode apartment buildings. The proposed 4 ½ storey multi-family building will present ground-oriented townhouse units on the first floor similar in scale, proportion, and materials to the MODE development created in 2008. Vehicle access is proposed to be provided to the site using Bedford Avenue, thus avoiding placing vehicle interactions on the busy Dickson Avenue frontage.

Figure 1 shows the two duplexes that will be isolated as a result of this project with limited potential to re-development to a higher density because of the lot sizes. The applicant has attempted to acquire the two lots described in Figure 2 but was unsuccessful. However, this is a relatively low concern as figure 1 shows the adjacent five parcels to the east which have enough area to redevelop to a higher density.

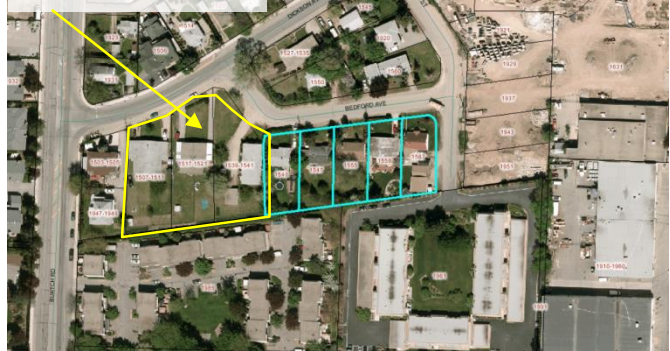
Figure 1

Subject Property



Figure 2

Subject Property



In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours as described in the attached *Schedule 'A'*. No major issues were identified during the initial consultation with neighbouring parcels.

4.0 Proposal

4.1 Project Description

The three subject properties are currently occupied by three duplex dwellings but the OCP designates the subject properties as MRM (Multiple Family Residential -Medium density) and supports an increase in density. The existing duplexes will be demolished and are proposed to be replaced with a 90 unit rental apartment building. Out of the proposed 90 units, 44 units are proposed to take the form of micro-studio units. Micro-studio units are defined as residential units smaller than 29 m². All micro-studio units are Development Cost Charges (DCCs) exempt as per Part 26 Section 933.4 of the *Local Government Act*. The applicant has applied for and has gained approval from the City's housing grant program to fund \$230,000 (~38.5%) of their DCC amount that applies to the remainder 46 dwelling units. Further, the applicant is applying for a revitalization tax exemption for \$212,840 over 10 years. Council will receive a revitalization tax exemption report at the same time as the Development Permit and Development Variance Permit.

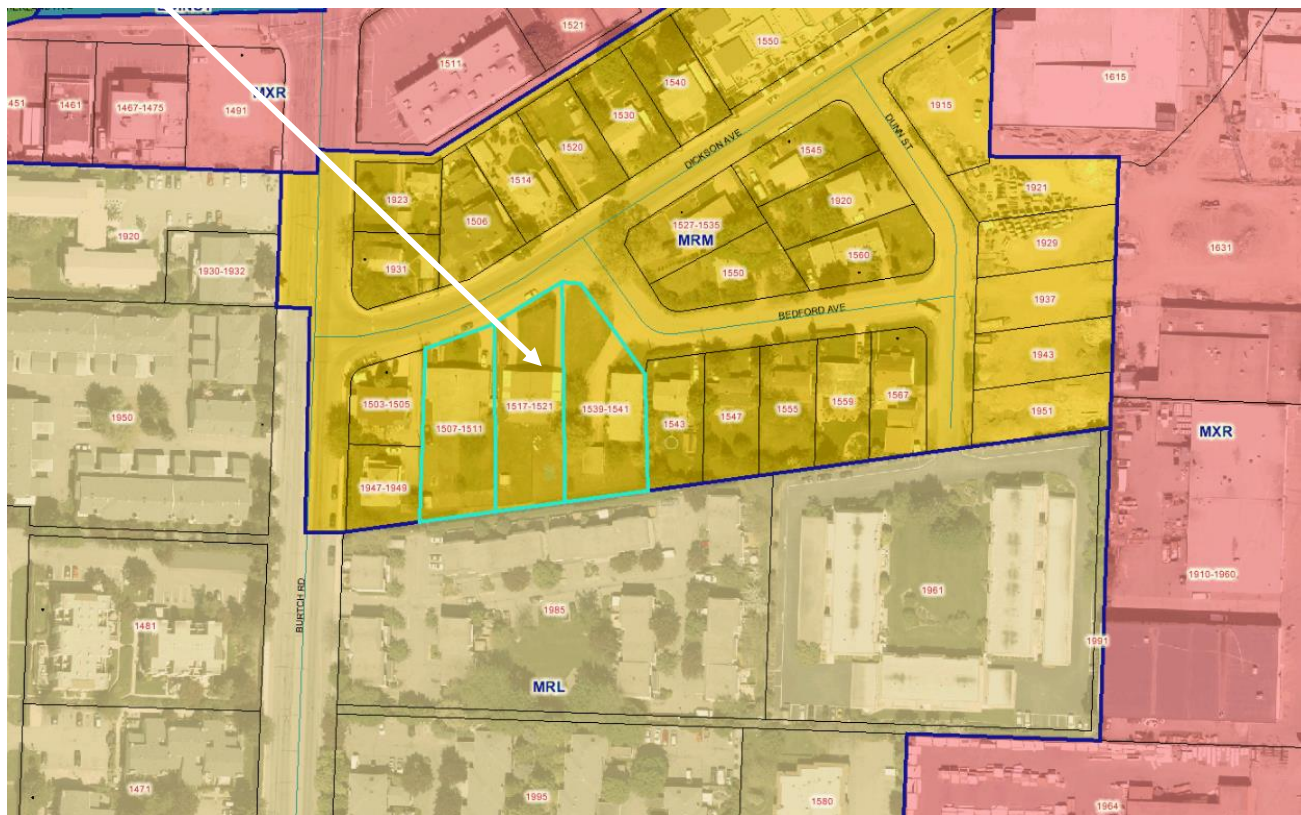
The proposed variances are site coverage to allow additional percentage of the lot to be built upon with building, structures, and parking as well as setback variances to allow for a parkade structure to be built closer to the property lines. Those items as well as the form and character will be dealt with by Council once the Development Permit and Development Variance Permit are prepared. These permits do not go to Council until the zoning has been adopted by Council.

4.2 Site Context

The site area is approximately 4,450 m² and is located within the Landmark Tech Centre neighbourhood. The subject property is designated MRM (Multiple Residential - Medium Density) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RM3 - Low Density Multiple Housing	Residential
West	RU6 - Two Dwelling Housing RM3 - Low Density Multiple Housing	Residential

Subject Property Map: 1539-1541 Bedford Ave, 1507-1511 Dickson Ave, & 1517-1521 Dickson Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4.5 storeys	14.3 m / 4.5 storeys
Front Yard (north)	6.0 m 1.5 m for ground oriented housing	> 4.5 m
Side Yard (east)	4.5 m for flanking portion 4.0 m for non-flanking portion	5.8 m for flanking portion 12.6 m for non-flanking portion
Side Yard (west)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	4.5 m to townhouses 7.0 m to apartments 1.5 m to parkade ❶
Rear Yard (south)	9.0 m	9.0 m to apartments 3.0 m to parkade ❷
Site coverage of buildings	40 %	33.9 % ❸
Site coverage of buildings, driveways & parking	65 %	78.5 % ❹
Other Regulations		
Minimum Parking Requirements	104 parking stalls	104 parking stalls
Minimum Bicycle Parking Requirements	Class 1: 45 bikes Class 2: 9 bikes	Class 1: 45 bikes Class 2: 10 bikes
Private Open Space	1,115 m ²	1,899 m ²
❶ Indicates a requested variance to reduce the side yard setback for the parkade from 4.5 m to 1.5 m. ❷ Indicates a requested variance to reduce the rear yard setback for the parkade from 9.0 m to 3.0 m. ❸ Indicates a requested variance to reduce the site coverage of buildings from 40% to 33.9%. ❹ Indicates a requested variance to reduce the site coverage of buildings, driveways, & parking from 65% to 78.5%.		

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.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

- a) Development Demolition permits are required for any existing structures
- b) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- c) 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.
- d) 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.
- e) 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):
 - o Guards are required for all exterior decks and stairwells. The drawings provided don't clearly identify these 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
 - o Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - o Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- f) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building. Development Engineering Department.
- g) 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.
- h) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit are to clearly identify how these rating will be achieved and where these area(s) are located.
- i) 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.
- j) 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

- See attached

7.0 Application Chronology

Date of Application Received: September 26th 2014
Date of Public consultation: November 25th 2014

Report prepared by:

Adam Cseke, Planner

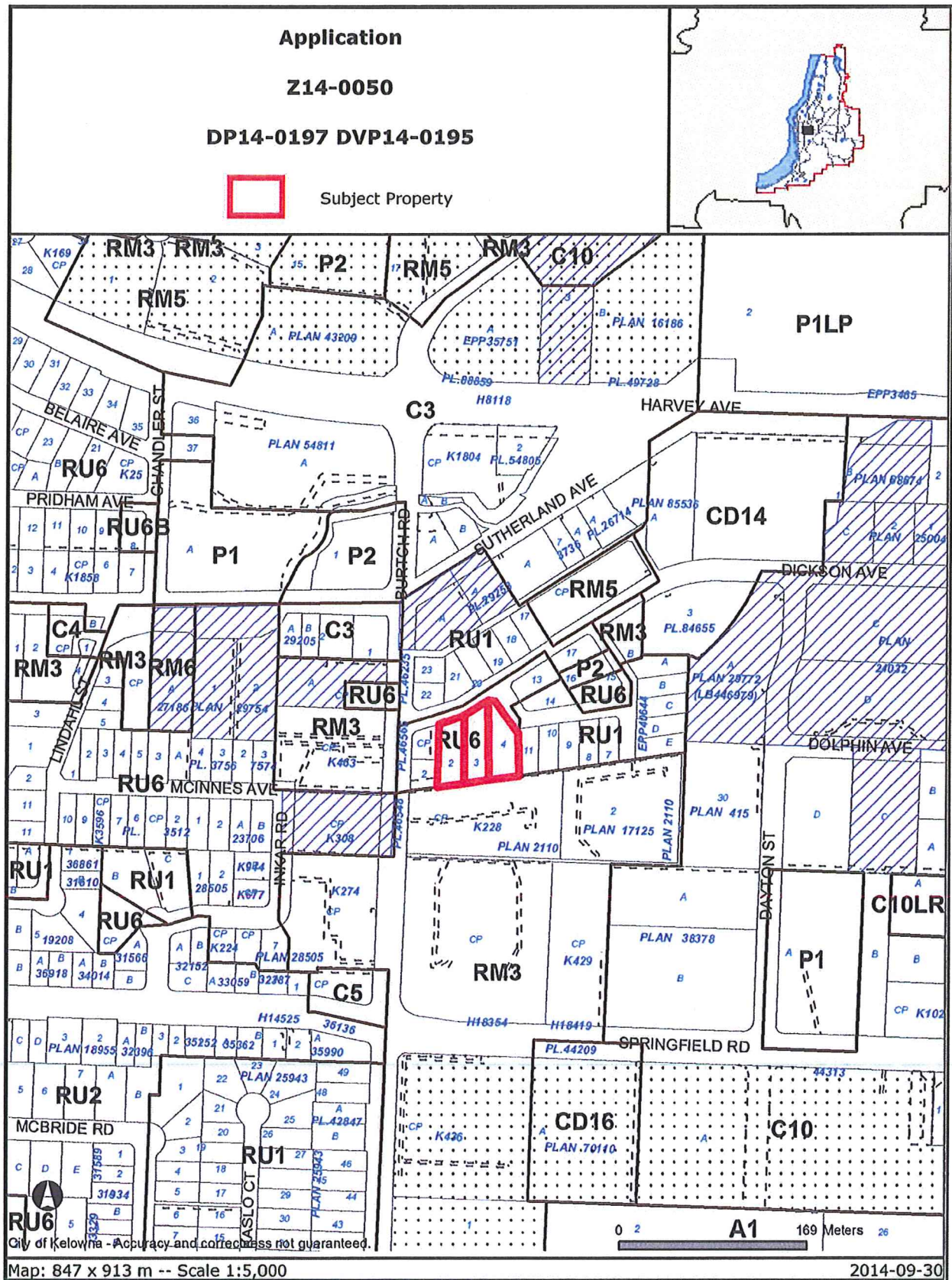
Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

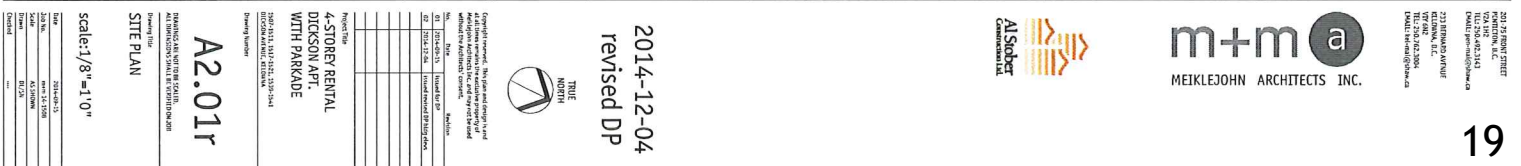
Subject Property Map
Site Plan / Landscape Plan
Conceptual Elevations
Development Engineering Comments

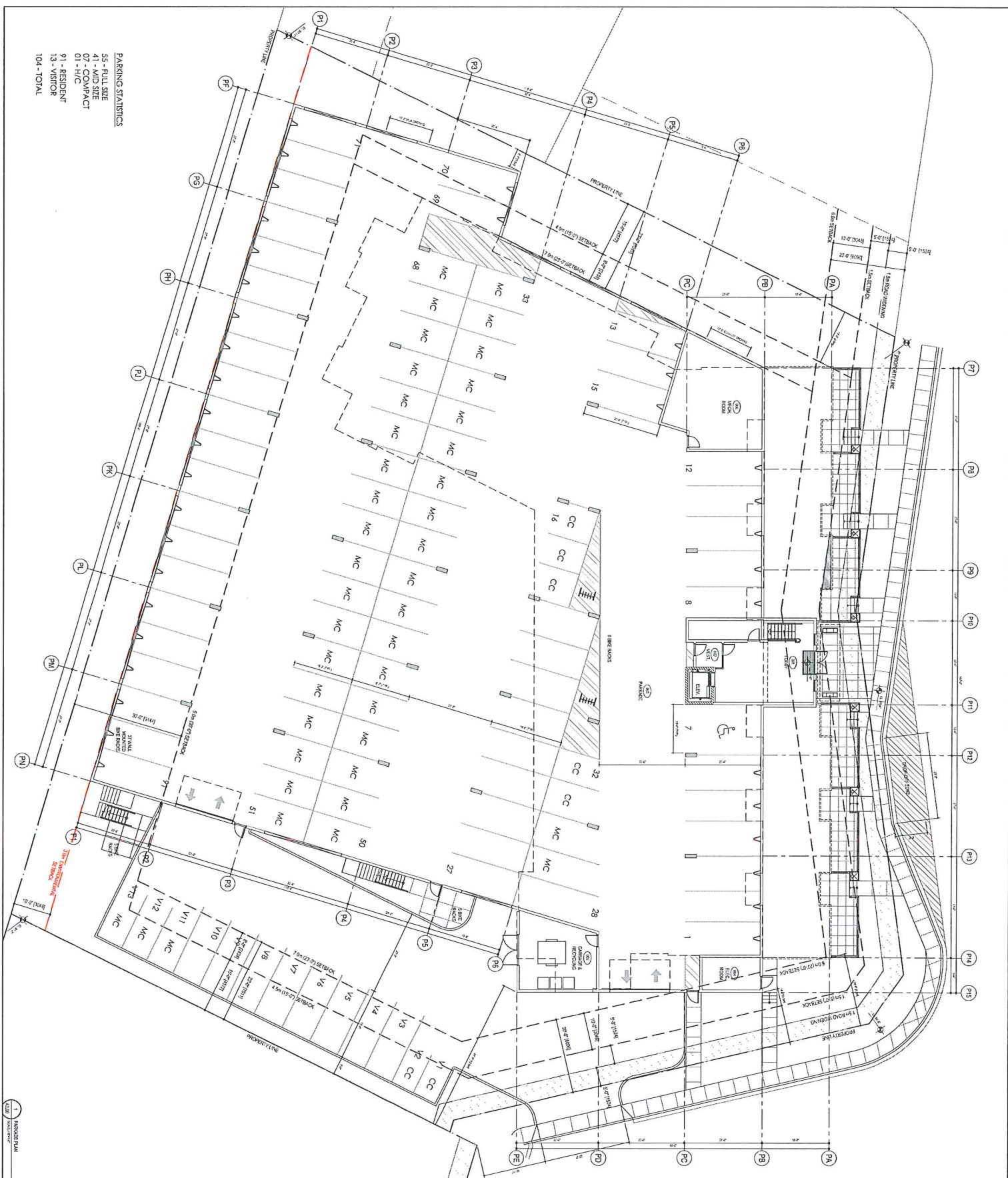


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

REQUIRED FIRE SEPARATIONS		3.1.3.1
THINWALL JOINTS (CONCRETE)	2 HR	3.2.1.2
CHIMNEY FLASHING	1 HR	3.2.1.3
JOINTS	1 HR	3.2.1.4
JOINTS	1 HR	3.2.1.5
JOINTS	1 HR	3.2.1.6
JOINTS	1 HR	3.2.1.7
JOINTS	1 HR	3.2.1.8
JOINTS	1 HR	3.2.1.9
JOINTS	1 HR	3.2.1.10
JOINTS	1 HR	3.2.1.11
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JOINTS	1 HR	3.2.1.100







2014-12-04
 4-STOREY RENTAL
 DICKSON APT.
 WITH PARKADE
 PROJECT NO. 1414
 DRAWN: jason@meiklejohn.ca
 CHECKED: jason@meiklejohn.ca
 MEIKLEJOHN ARCHITECTS INC.
 1000-1000-1000-1000
 TEL: 781-462-1000
 EMAIL: info@meiklejohn.ca

m+a
 MEIKLEJOHN ARCHITECTS INC.

ASobor
 CONSULTANT

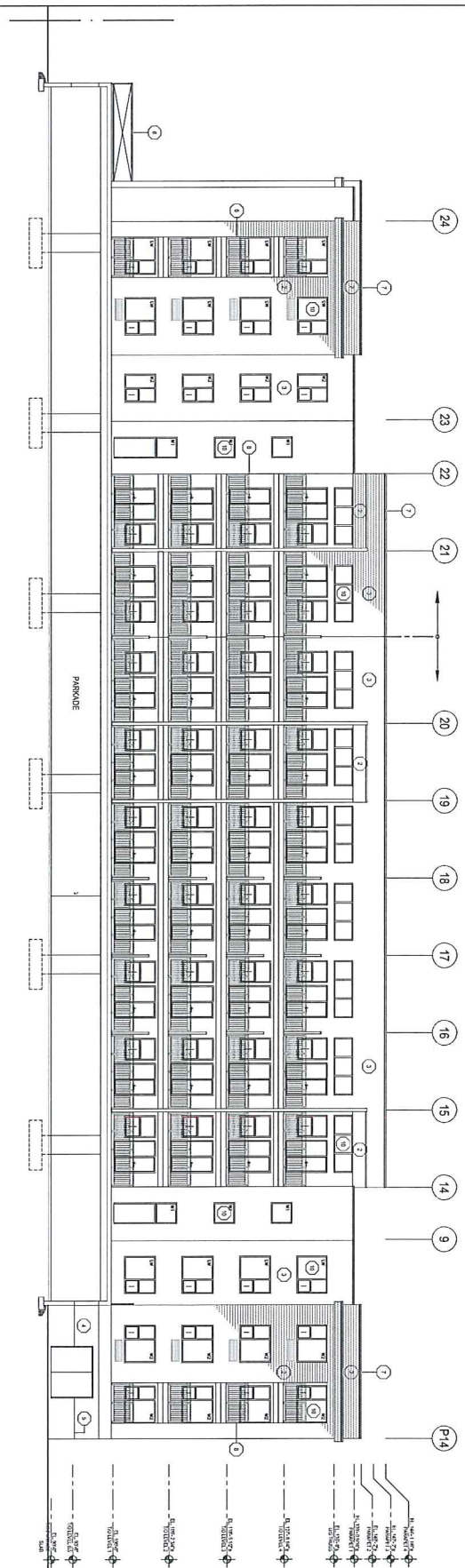


2014-12-04
 revised DP

Project No. 1414
 4-STOREY RENTAL
 DICKSON APT.
 WITH PARKADE
 PROJECT NO. 1414
 DRAWN: jason@meiklejohn.ca
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A4.01r

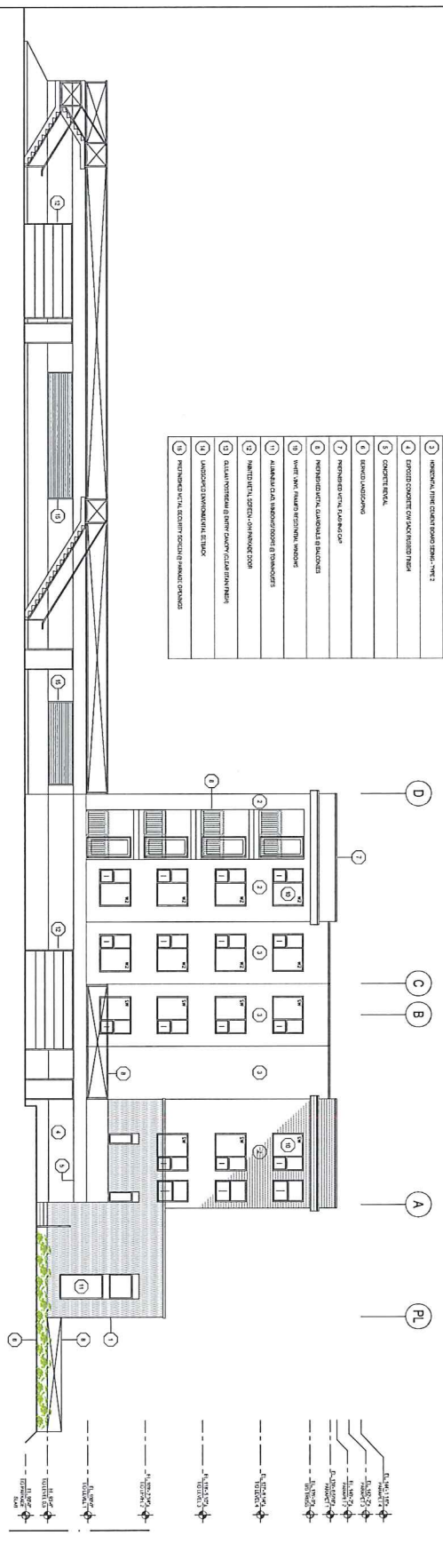
BUILDING ELEVATIONS



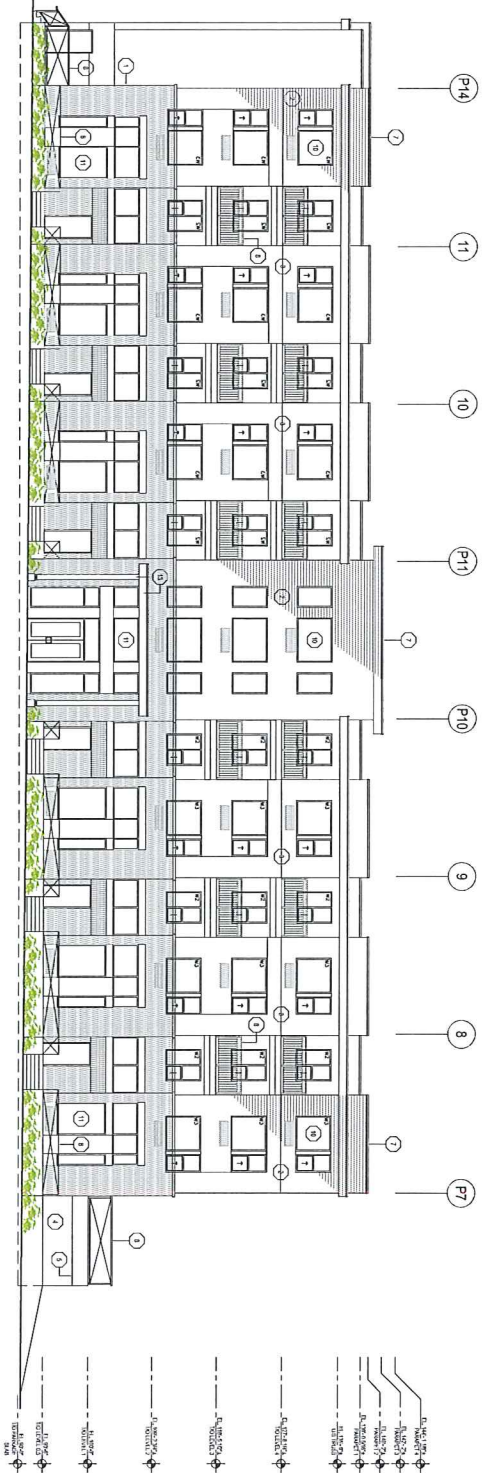
1 BUILDING ELEVATION
 A4.02 SCALE 1/8"=1'-0"

ELEVATION KEY NOTES
 ALL DIMENSIONS ARE COORDINATE
 AND TO STANDARD LINE OF EXISTENCE

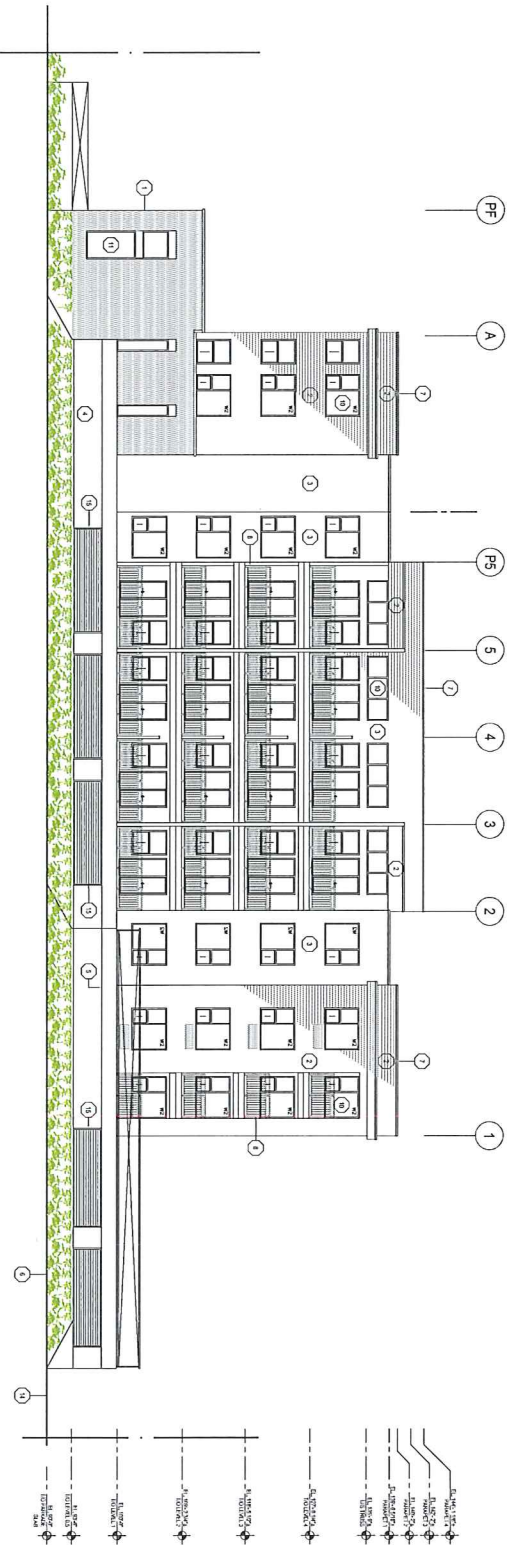
1	BRICK VENTILATOR
2	RECESSED, LIGHT GLAZED DOOR, 2000x1000
3	RECESSED, LIGHT GLAZED DOOR, 2000x1000
4	RECESSED, LIGHT GLAZED DOOR, 2000x1000
5	RECESSED, LIGHT GLAZED DOOR, 2000x1000
6	RECESSED, LIGHT GLAZED DOOR, 2000x1000
7	RECESSED, LIGHT GLAZED DOOR, 2000x1000
8	RECESSED, LIGHT GLAZED DOOR, 2000x1000
9	RECESSED, LIGHT GLAZED DOOR, 2000x1000
10	RECESSED, LIGHT GLAZED DOOR, 2000x1000
11	RECESSED, LIGHT GLAZED DOOR, 2000x1000
12	RECESSED, LIGHT GLAZED DOOR, 2000x1000
13	RECESSED, LIGHT GLAZED DOOR, 2000x1000
14	RECESSED, LIGHT GLAZED DOOR, 2000x1000



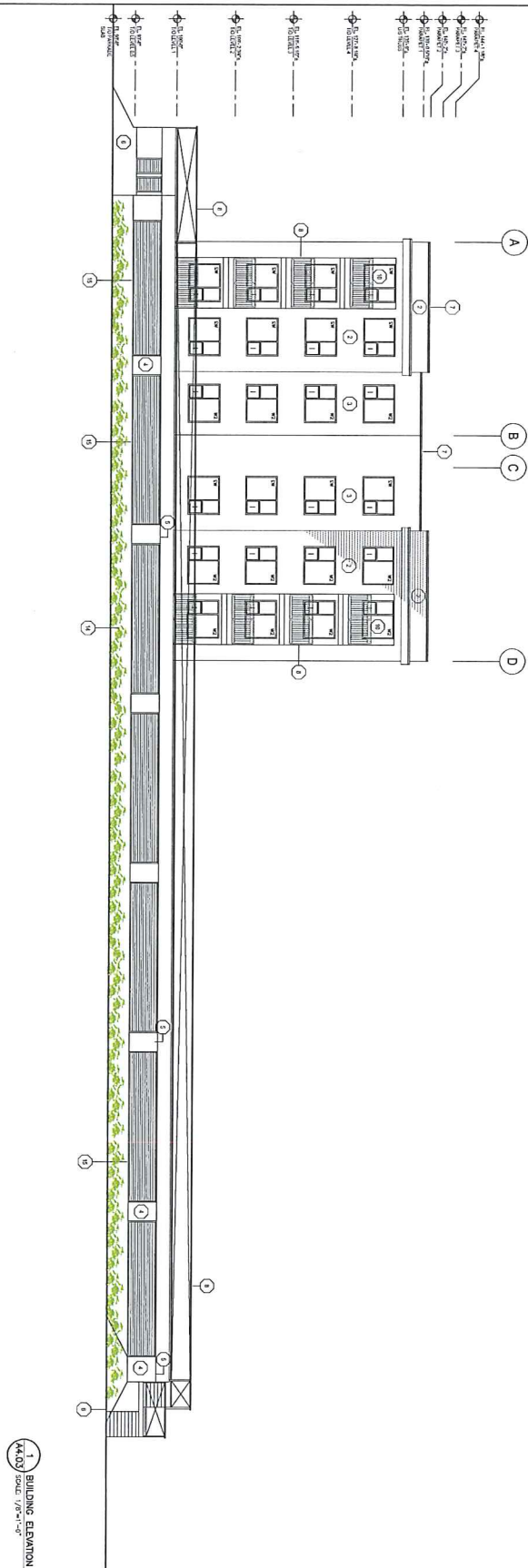
2 BUILDING ELEVATION
 A4.03 SCALE 1/8"=1'-0"

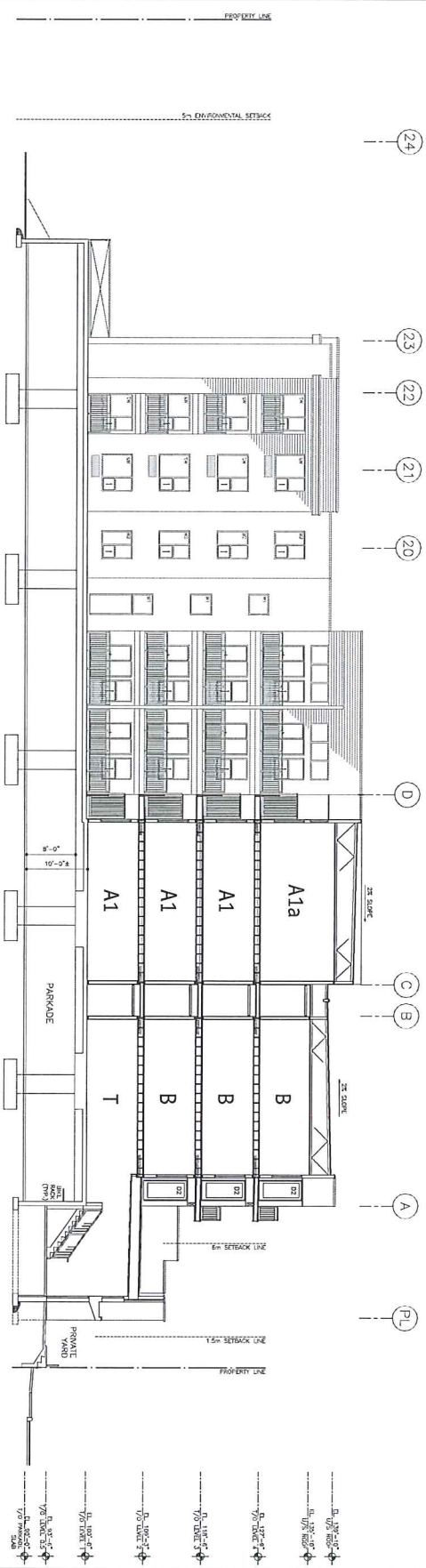
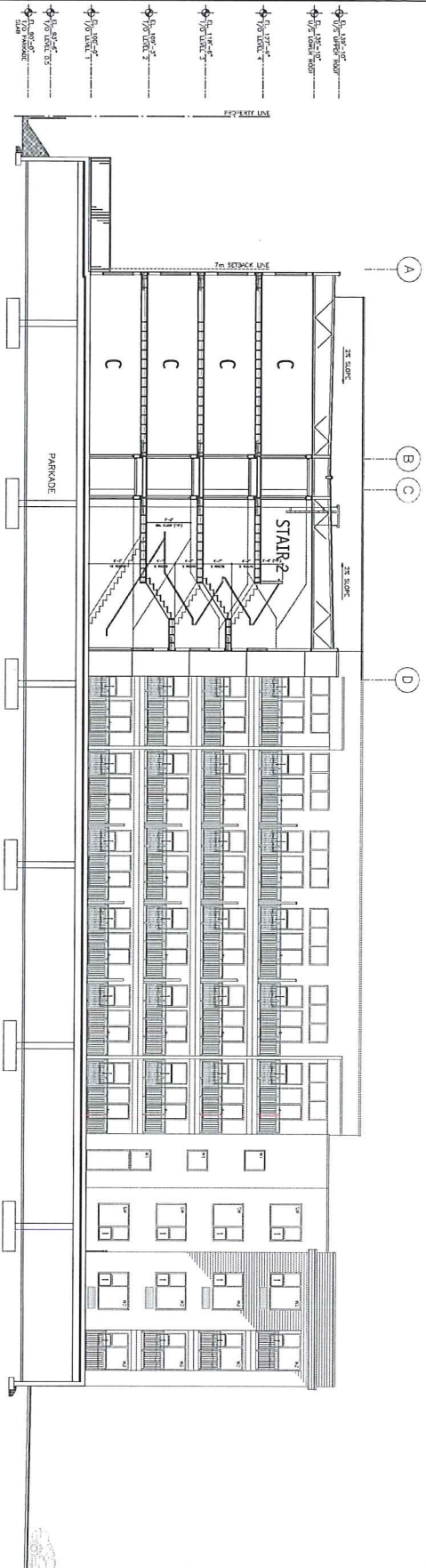


1 BUILDING ELEVATION
K4.02 SCALE: 1/8"=1'-0"



2 BUILDING ELEVATION
K4.03 SCALE: 1/8"=1'-0"





A5.01
BUILDING SECTIONS

DATE	2014-09-15
DESIGNER	MEIKLEJOHN ARCHITECTS
SCALE	AS SHOWN
PROJECT	A5.01
CLIENT	...



2014-09-15
MEIKLEJOHN ARCHITECTS
2014-09-15
MEIKLEJOHN ARCHITECTS
2014-09-15
MEIKLEJOHN ARCHITECTS

2014-09-15
ISSUED FOR DP

Residential Apartments - Dickson Avenue

Dec. 3/2014

ESTIMATE OF PROBABLE COSTS - Reference: LDP 1 - Re-Issued For Development Permit/2014-12-03

Description of work	Unit	Estimated	Estimated Value	Total Value
---------------------	------	-----------	-----------------	-------------

LANDSCAPE

1.0	Landscape On-Site				
1.1	Deciduous trees (5cm Cal.)	ea.	16	\$450.00	\$7,200.00
1.2	Deciduous shrub on standard (#10 pot)	ea.	22	\$225.00	\$4,950.00
1.3	Ornamental shrubs and perennials	m ²	375	\$50.00	\$18,750.00
1.4	Restoration trees, shrubs, and forbs	ls.	1	\$3,675.00	\$3,675.00
1.5	Sod	m ²	116	\$7.50	\$870.00
1.6	Imported growing medium for trees (2 cu.m. per tree)	m ³	32	\$60.00	\$1,920.00
1.7	Imported growing medium for shrub bed (450mm depth)	m ³	180	\$60.00	\$10,800.00
1.8	Imported growing medium for sod (150mm depth)	m ³	19	\$60.00	\$1,140.00
1.9	Composted Bark Mulch Dressing (75mm depth)	m ²	450	\$7.50	\$3,375.00
1.10	High efficiency irrigation system	m ²	825	\$20.00	\$16,500.00
1.11	Water service for rooftop planters	ls.	1	\$7,500.00	\$7,500.00
1.12	Feature boulders (1000mm-1500mm diameter)	ea.	5	\$450.00	\$2,250.00
1.13	1.8m height fence (style to be determined)	l.m.	100	\$160.00	\$16,000.00
				SUBTOTAL	\$94,930.00

ESTIMATED TOTAL LANDSCAPE BUDGET
\$94,930.00

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.
Costing is based on 2014 contractor pricing and is subject to change.

MMM Group Limited
540 Leon Avenue
Kelowna, BC V1Y 6J6
t: 250.862.3600 | f: 250.862.4849
www.mmm.ca

Date: December 3, 2014

Our File: 5114035

Address: 1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Development Services

Dear Sir/Madam:

Re: 4-Storey Rental Dickson Apartments – Dickson Ave. – Development Permit

As per our client's request, MMM Group Limited estimates a landscape development cost of **\$94,930.00**, excluding applicable taxes, for the above noted development. This price includes landscape materials and installation (planted areas, sod, trees, topsoil, mulches, feature boulders, fencing, and irrigation).

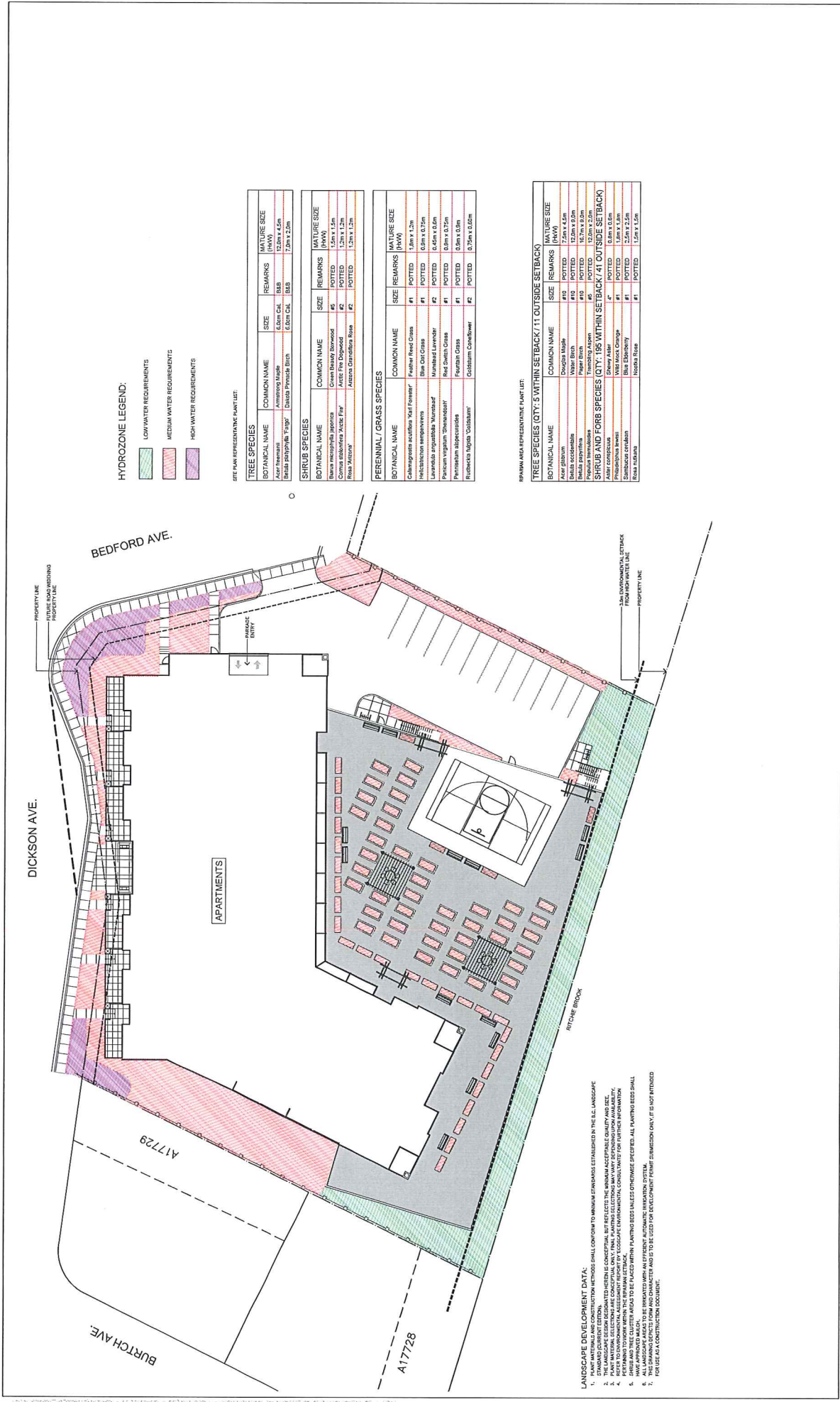
Should you require any explanation of this letter, please contact the undersigned.

Regards,
MMM Group Limited



Benjamin SC Walker, MBCSLA
Registered Landscape Architect

cc Harry Issler (Al Stober Construction Ltd.)
Shirley Ng (M+M Architects)



HYDROZONE LEGEND:

- LOW WATER REQUIREMENTS
- MEDIUM WATER REQUIREMENTS
- HIGH WATER REQUIREMENTS

SITE PLAN REPRESENTATIVE PLANT LIST:

TREE SPECIES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Acer freemanii	Acer freemanii	American Maple	6.0m Cal.	BAB	12.0m x 4.5m
Betula papyrifera	Betula papyrifera	White Birch	6.0m Cal.	BAB	7.2m x 2.2m


SHRUB SPECIES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Berberis canadensis	Berberis canadensis	Green Barberry	#5	POTTED	1.5m x 1.5m
Cornus alternifolia	Cornus alternifolia	Alternate Dogwood	#2	POTTED	1.5m x 1.2m
Juniperus communis	Juniperus communis	Common Juniper	#2	POTTED	1.5m x 1.2m

PERENNIAL / GRASS SPECIES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE SIZE
Chamaenerion angustifolium	Chamaenerion angustifolium	Red Top	#1	POTTED	1.5m x 1.2m
Helianthus annuus	Helianthus annuus	Blue Sunflower	#1	POTTED	0.6m x 0.7m
Lavandula angustifolia	Lavandula angustifolia	English Lavender	#2	POTTED	0.6m x 0.6m
Penstemon virginicus	Penstemon virginicus	Red Dutchman's Pipe	#1	POTTED	0.6m x 0.7m
Phlox paniculata	Phlox paniculata	Phlox	#1	POTTED	0.6m x 0.6m
Rubus odoratus	Rubus odoratus	Rubus	#2	POTTED	0.7m x 0.6m

PERENNIAL / GRASS SPECIES (CONT.)

TREE SPECIES (QTY: 5 WITHIN SETBACK / 11 OUTSIDE SETBACK)					MATURE SIZE (HxW)
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		
Acer glabrum	Smooth Birch	#10	POTTED	7.5m x 4.5m	
Betula papyrifera	White Birch	#10	POTTED	7.5m x 4.5m	
Thuja occidentalis	Eastern White Cedar	#10	POTTED	10.0m x 10.0m	
Betula papyrifera	Paper Birch	#5	POTTED	12.0m x 12.0m	
SHRUB AND FORB SPECIES (QTY: 195 WITHIN SETBACK / 41 OUTSIDE SETBACK)					
Aster sp.	Aster	#1	POTTED	0.6m x 0.6m	
Blueberry	Blueberry	#1	POTTED	0.6m x 0.6m	
Blackberry	Blackberry	#1	POTTED	0.6m x 0.6m	
Gooseberry	Gooseberry	#1	POTTED	0.6m x 0.6m	
Juniperus communis	Common Juniper	#1	POTTED	0.6m x 0.6m	
Phlox paniculata	Phlox	#1	POTTED	0.6m x 0.6m	
Rubus odoratus	Rubus	#1	POTTED	0.6m x 0.6m	
Sedum spectabile	Autumn Joy	#1	POTTED	0.6m x 0.6m	
Spirea alba	White Spirea	#1	POTTED	0.6m x 0.6m	
Yucca filamentosa	Yucca	#1	POTTED	0.6m x 0.6m	

- LANDSCAPE DEVELOPMENT DATA:
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE I.C. LANDSCAPE DESIGN SPECIFICATIONS.
 2. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANT MATERIALS AND CONSTRUCTION METHODS.
 3. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANT MATERIALS AND CONSTRUCTION METHODS.
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 10. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANT MATERIALS AND CONSTRUCTION METHODS.



DICKSON APARTMENTS
AL STORER CONSTRUCTION LTD.
MMM GROUP LTD.

HYDROZONE PLAN
SCALE: 1:200
DATE: 1/1/2020
PROJECT: DICKSON APARTMENTS
SHEET NO. LDP-2
OF 2



NEW DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE APPLICATION FOR DICKSON AVE

Al Stober Construction is pleased to announce they are applying for a Development Permit and Development Variance Permit for the 1500 block on Dickson Ave.

The new Building will be a four storey, 90 unit wood framed residential building with 104 stalls of parking, 91 underground and 13 above ground. Garbage and re-cycling will be Located next to the parkade entrance and will be completely enclosed. This building will consist of bachelors' suites as well as one and two bedroom suites.

As part of this development three variances are required; 1) a 13.5% variance requested for site coverage including driveways and parking and 2) a variance requested for rear yard and partial west side yard set-backs to enclosed parkade (amenity deck to be provided on top of exposed parkade slab) 3) addition of a small portion of front entrance to front parcel line on Dickson Ave.

This building conforms to the City of Kelowna Official Community Plan and drawings can be viewed at the City of Kelowna Planning Department.

As part of the Municipal process we are pleased to inform our neighbors about our applications for development permit and development variance permit with regards to our proposed housing development.

The aerial photo context below shows the location of our proposed development in relation to your properties and the illustration above shows the front of our proposed building.

If you have any questions please contact Mr. Harry Issler at ASC Office 250-763-2305



CITY OF KELOWNA
MEMORANDUM

Date: December 16, 2014
File No.: Z14-0050
To: Urban Planning (AC)
From: Development Engineering Manager
Subject: 1507-1511&1517-1521 Dickson Ave, 1539-1541 Bedford St *REVISED* RU6-RM5

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 (6). 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 (3). 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) Dickson Ave must be upgraded to an urban standard (SS-R5) 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 **\$32,000.00**
- (b) Bedford Street must be upgraded to an urban standard (SS-R5) 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 **\$24,000.00**

5. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate 1.5m width along the full frontage of Dickson Ave.
- (c) Dedicate 1.5m width along the full frontage of Bedford Street.
- (d) Dedicate a corner rounding at the intersection of Dickson Av & Bedford St.
- (e) *Provide a 3.0m Statutory Rights Of Way (SROW) along the full frontage of Ritchie Brooke complete with a 4.5m access SROW from Bedford Street to Ritchie Brooke.*
- (f) Lot consolidation.
- (g) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "Capri Landmark Urban Centre".
- b) Streetlights must be installed on Dickson Ave & Bedford Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. 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.

8. 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.

9. 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.

10. 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.

11. Bonding and Levy Summary

(b) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Dickson Ave frontage improvements	\$ 32,000
Bedford Street frontage improvements	\$ 24,000
Total Bonding	\$79,000.00

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.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from Bedford Street.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.


 Steve Muenz, P. Eng.
 Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: December 16, 2014
File No.: Z14-0050
To: Urban Planning (AC)
From: Development Engineering Manager
Subject: 1507-1511&1517-1521 Dickson Ave, 1539-1541 Bedford St *REVISED* RU6-RM5

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 (6). 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 (3). 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) Dickson Ave must be upgraded to an urban standard (SS-R5) 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 **\$32,000.00**
- (b) Bedford Street must be upgraded to an urban standard (SS-R5) 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 **\$24,000.00**

5. Subdivision

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate 1.5m width along the full frontage of Dickson Ave.
- (c) Dedicate 1.5m width along the full frontage of Bedford Street.
- (d) Dedicate a corner rounding at the intersection of Dickson Av & Bedford St.
- (e) *Provide a 3.0m Statutory Rights Of Way (SROW) along the full frontage of Ritchie Brooke complete with a 4.5m access SROW from Bedford Street to Ritchie Brooke.*
- (f) Lot consolidation.
- (g) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "Capri Landmark Urban Centre".
- b) Streetlights must be installed on Dickson Ave & Bedford Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. 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.

8. 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.

9. 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.

10. 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.

11. Bonding and Levy Summary

(b) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Dickson Ave frontage improvements	\$ 32,000
Bedford Street frontage improvements	\$ 24,000
Total Bonding	\$79,000.00

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.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from Bedford Street.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.


 Steve Muenz, P. Eng.
 Development Engineering Manager

SS

CITY OF KELOWNA

BYLAW NO. 11051

Z14-0050 - Dickson Avenue Holdings Ltd. Inc. No. BC0778937 1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue and 1517-1521 Dickson Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 2-4, District Lot 141, ODYD, Plan 13608, located on Bedford and Dickson Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: December 22, 2014

RIM No. 1250-30

To: City Manager

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

Application: Z14-0053 **Owner:** Stacey Lynn Fenwick

Address: 545 Radant Road **Applicant:** Stacey Lynn Fenwick

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

That Rezoning Application No. Z14-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 1 Township 25 ODYD Plan 8768, located on 545 Radant Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone be considered by Council.

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

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

2.0 Purpose

To rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone in order to develop a duplex.

3.0 Urban Planning

Urban Planning supports the proposed rezoning application on the subject property. The property is designated in Kelowna's Official Community Plan as S2RES - Single/Two Unit Residential and as such the application to rezone the property to RU6 to facilitate a duplex is in compliance with the designated future land use. The proposed rezoning would allow construction of a duplex and would be the first of its kind on Radant Road. City staff would like to see a development design that sets a high standard for this neighbourhood in the beginning stages of its revitalization. The proposed design put forth by the applicant shows a commitment to quality design and materials, and does not require any variances to the Zoning Bylaw.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. To date staff has not received any comments.

The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure such as the development of two dwelling housing. Overall, the proposed rezoning fits with what Staff foresee happening along Radant Road.

4.0 Proposal

4.1 Project Description

The subject property currently contains a 1950's single family home that will be demolished. The proposed RU6 zoning will allow for the construction of a two storey duplex. The duplex proposed for the site includes private open space in the form of rooftop patios for each dwelling. New construction in this area must adhere to the minimum floor elevations for Okanagan floodplain areas. As a result, many homes in this neighbourhood average two storeys as basements are not viable. This proposed duplex will need to meet requirements for this minimum elevation prior to Building Permit issuance. Privacy of private open space of the neighbouring properties will need to be addressed during the Development Permit application. The applicant will be required to demonstrate that the proposed rooftop patios do not allow sightlines into the private open space of the adjacent properties.

4.2 Site Context

The subject property is located on Radant Road in the Mission Sector of Kelowna. This property is near Mission Creek however it is not within the natural environmental DP area of the creek. The property is currently zoned RU1, identified in Kelowna's OCP as single / two unit residential, and is within the permanent growth boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RU1	Single Family Dwelling
South	RU1	Single Family Dwelling
West	RU1	Single Family Dwelling

Subject Property Map: 545 Radant Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700m ²	749m ²
Lot Width	18.0m	19.5m
Lot Depth	30.0m	47.2m
Development Regulations		
Site Coverage of Buildings	40%	36%
Site Coverage of Buildings, Driveways, and Parking	50%	47%
Height	9.5m	9.5m
Front Yard	6.0m	6m
Side Yard (south)	2.3m	2.3m
Side Yard (north)	2.3m	2.3m
Rear Yard	7.5m	7.5m
Other Regulations		
Minimum Parking Requirements	4 spaces	2 covered garage 2 exterior
Private Open Space	30m ² each dwelling	93m ² each dwelling

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.

Sensitive Infill² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

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 Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached Memorandum dated November 19, 2014

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. Ensure separate addressing for each unit is off of Radant Rd.

6.4 FortisBC Inc - Electric

- There are primary distribution facilities along Radant Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any as well as the provision of appropriate land rights where required.

6.5 Telus

- TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

7.0 Application Chronology

Date of Application Received:	November 10, 2014
Date Public Consultation Completed:	December 16, 2014

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

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

☐

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion:

☐

Ryan Smith, Urban Planning Manager

Attachments:

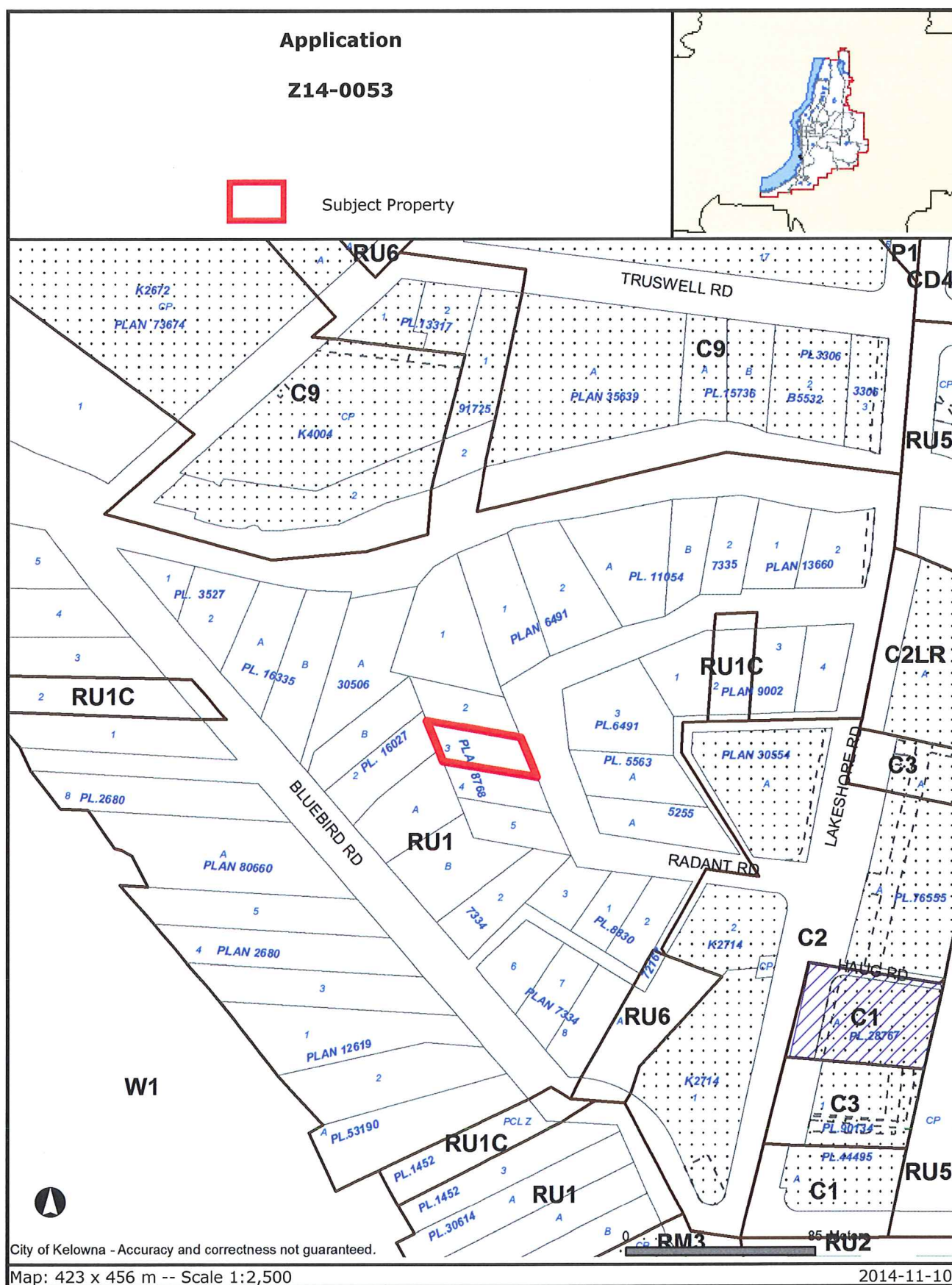
Subject Property Map

Schedule "A" - Conceptual Site Plan

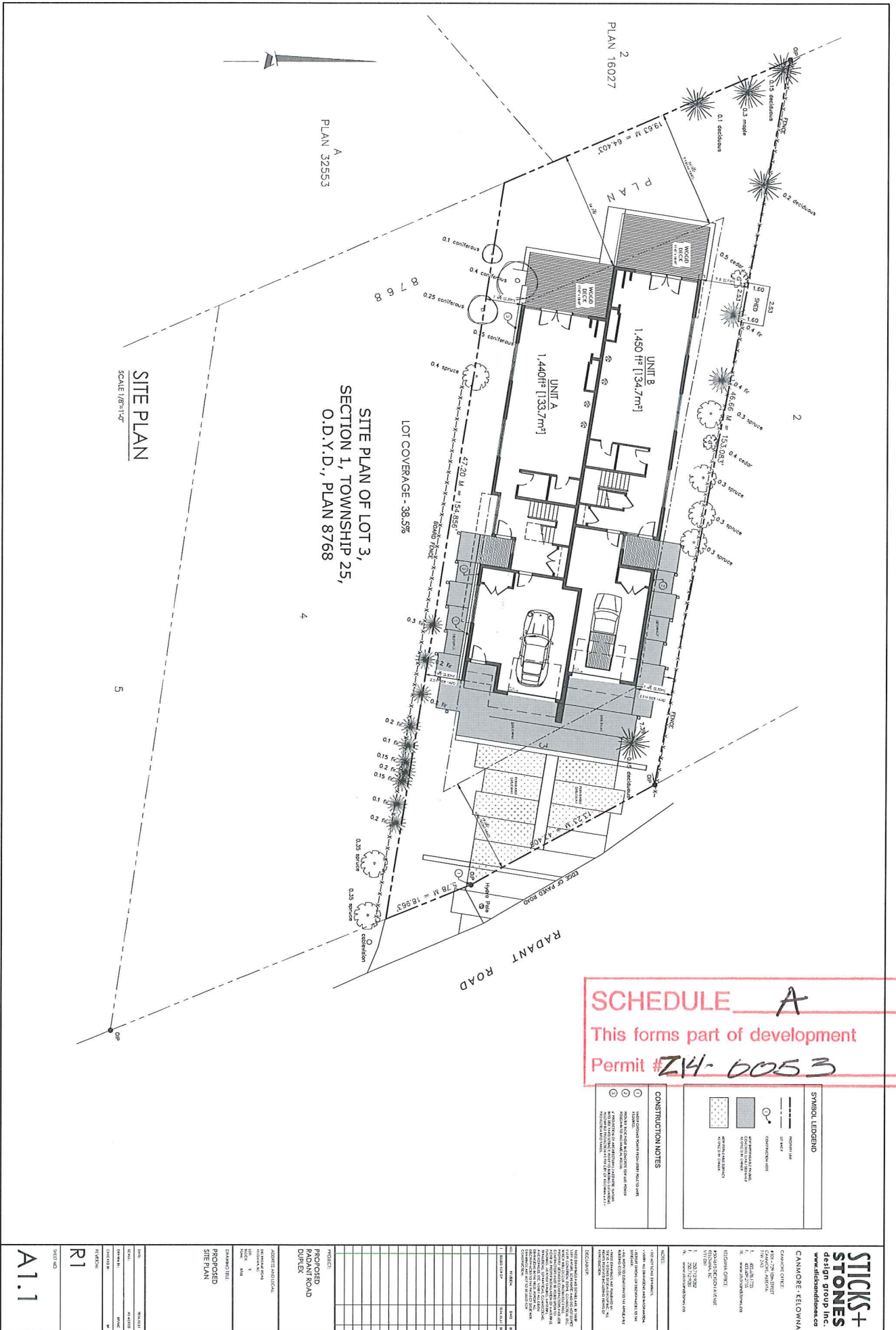
Schedule "B" - Conceptual Elevations

Context/Site Photos

Development Engineering Memorandum



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



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1/8" = 1'-0"

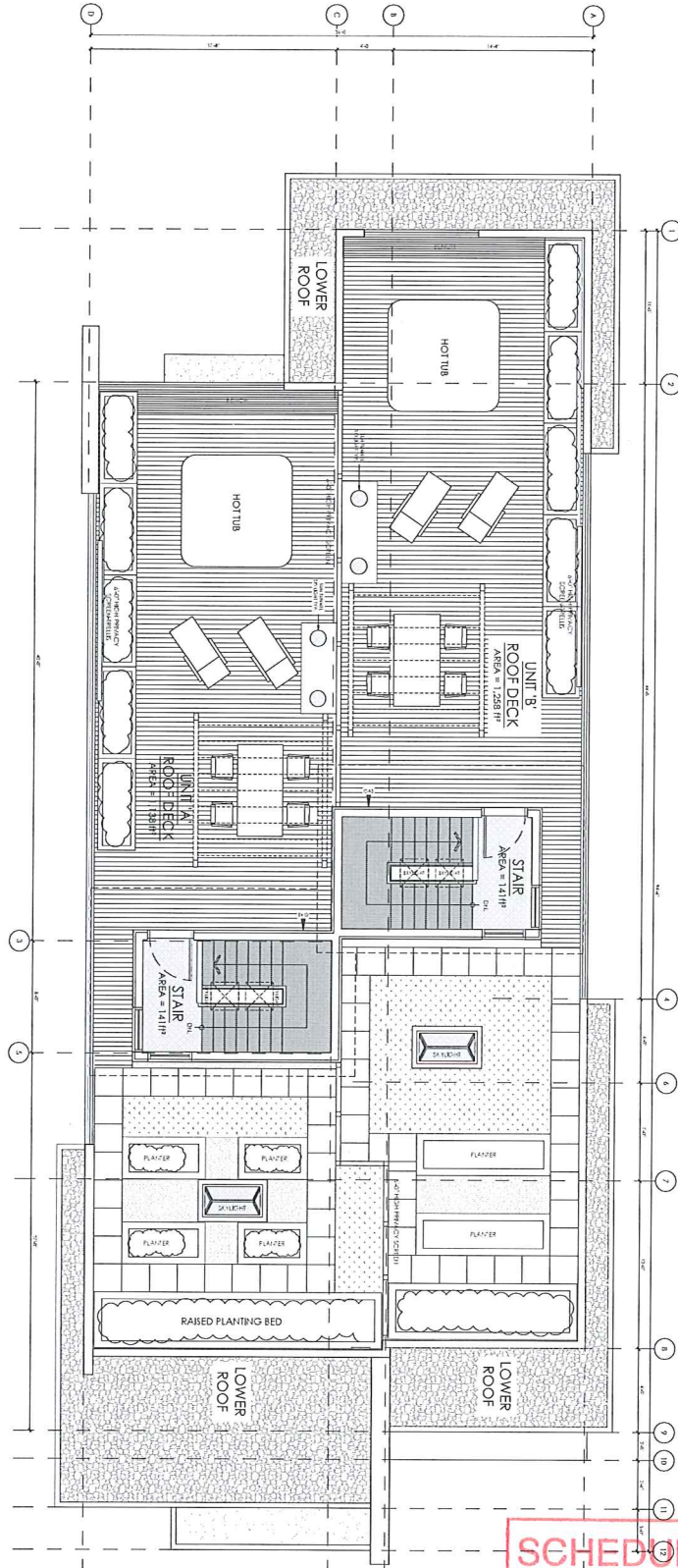
GROUND FLOOR PLAN

RADANT ROAD
DUPLEX

PROPOSED
GROUND FLOOR PLAN

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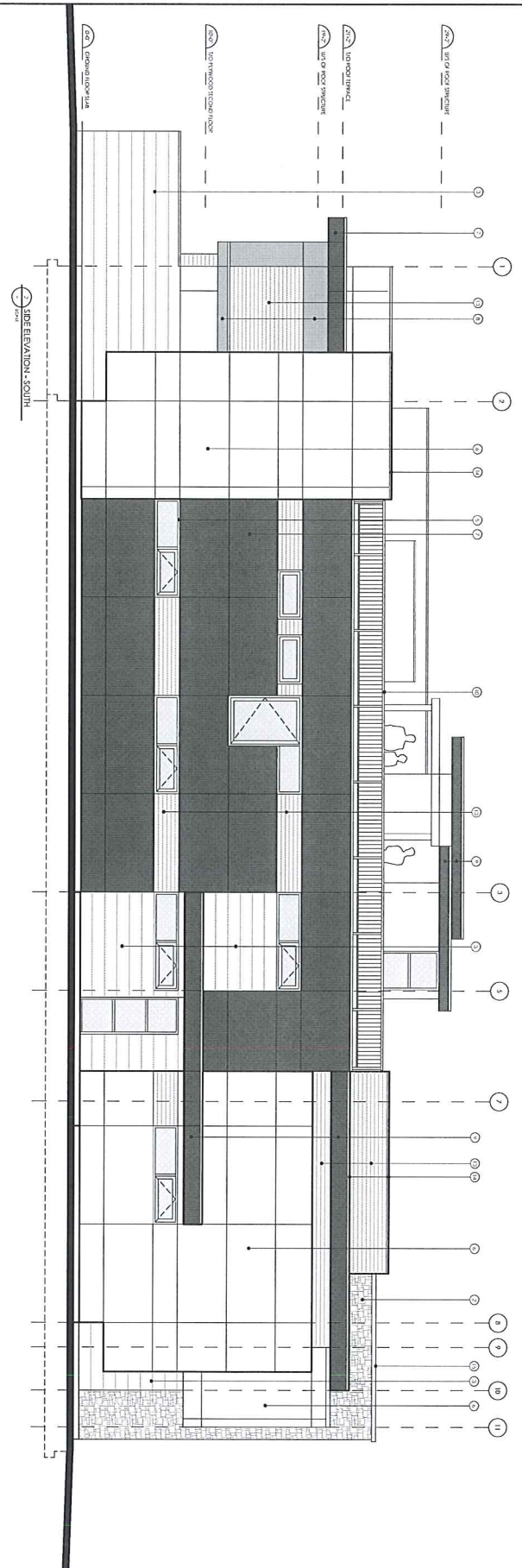



ROOF DECK PLAN

SCHEDULE A
This forms part of development
Permit # **Z14-0053**

STICKS+ STONES design group, Inc. www.sticksandstones.ca CANMORE, KETLOWNA		PROJECT: PROPOSED RADAMANT ROAD BUFFER DRAWING: ROOF DECK PLAN DATE: 10/1/2014 DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]
CLIENT: [Blank] ADDRESS: [Blank] CITY: [Blank] PROVINCE: [Blank] COUNTRY: [Blank]		PROJECT NO.: [Blank] DRAWING NO.: [Blank] SCALE: [Blank] SHEET NO.: [Blank]

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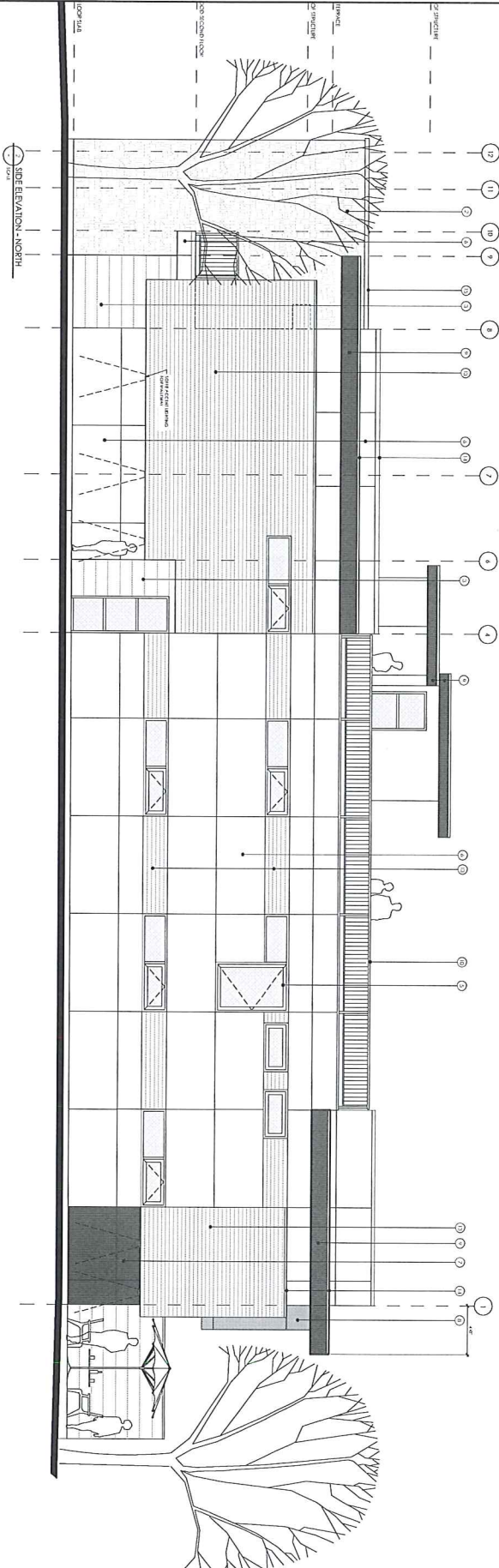
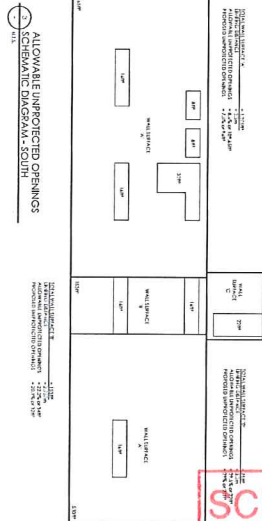
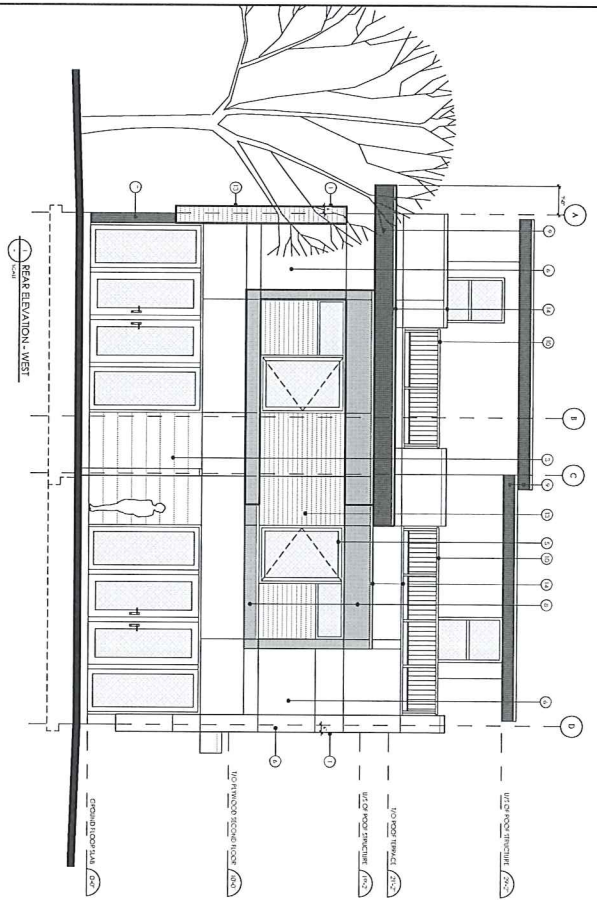
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SCHEDULE B

This forms part of development

Permit # Z14-0053

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SCHEDULE B

This forms part of development

Permit # Z14-0053

- ① **THE** **WORLD'S** **TOP** **100** **TECH** **COMPANIES** **2019**
THE WORLD'S TOP 100 TECH COMPANIES 2019
THE WORLD'S TOP 100 TECH COMPANIES 2019
- ② **WORLD'S** **TOP** **100** **TECH** **COMPANIES** **2019**
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- ⑩ **WORLD'S** **TOP** **100** **TECH** **COMPANIES** **2019**
WORLD'S TOP 100 TECH COMPANIES 2019
WORLD'S TOP 100 TECH COMPANIES 2019

STICKS+STONES
design group inc.
www.sticksandstones.ca

CHANDLER OFFICE:
#101 - 729 10th STREET
CHANDLER, ALBERTA
T1W 2A3

TELAVIVA OFFICE:
#20-1615 DELICION AVENUE
TELAVIVA, BC
V1Y 0B1

1. 250.712.0282
1. 250.712.0281
W. WWW.AILSOPRODUCTS.COM

NOTE:

- DO NOT ICE OR REMOVE.
- NEVER ATTEMPT TO REATTACH OR REPAIR OR RECOVER TO THE SKIN.
- ALL WOUND CONTAINS NO TISSUE AND NO BLOOD.
- THIS STUDENT SHOULD BE PLACED IN THE STABLE POSITION AND NOT BE MOVED.

DECEASED:

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CONNECTION			
NO.	SYMBOL	DATE	BY
1	FIELD NO. 01	10/14/03	W

PROJECT:
PROPOSED
RADANT ROAD

DUPLEX

ADDRESS AND TITLE:

545 PARKVIEW ROAD
FLOWERS, NC

101 3

MODEL	8766
PROPOSED	
FRONT ELEVATION	

Options

NAME	ALICOTS
(NAME IN)	PRAC
CALC (ID NO)	AP
REVISION:	

33

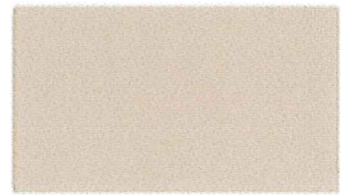
AC:Z

545 Radant Road - Colour Board



Dark Natural Walnut
© 1998-2000

Wood accents will be a stained pine or an aluminum panel as shown

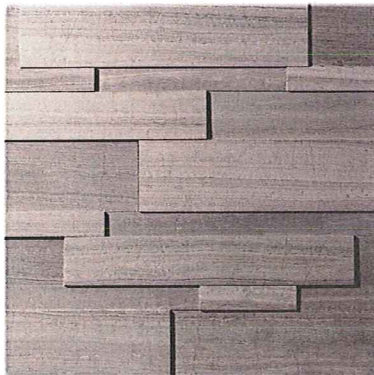


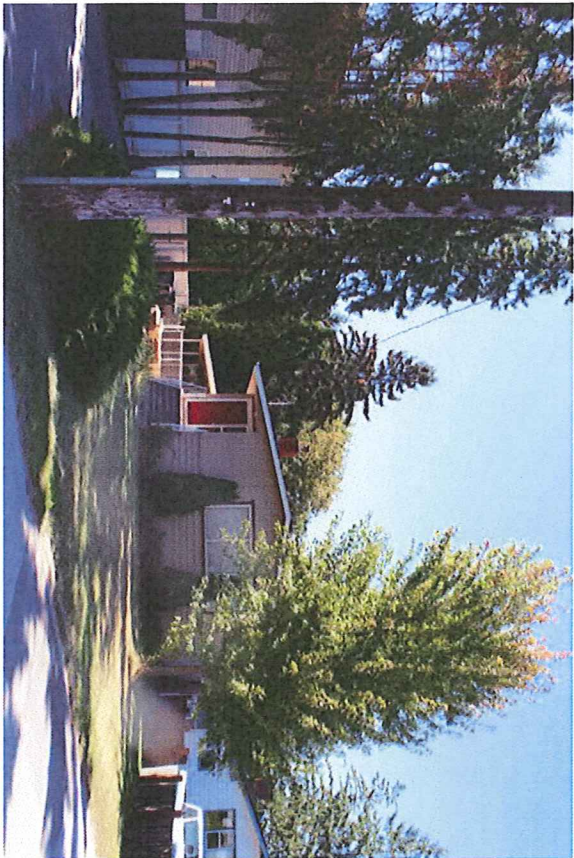
Cement board panelling

SCHEDULE B
This forms part of development
Permit # 214-0053
Window trim will be white or black



Stone or stone copy will be a choice of samples shown here





Subject Property - 545 Radant Road



533 Radant Road

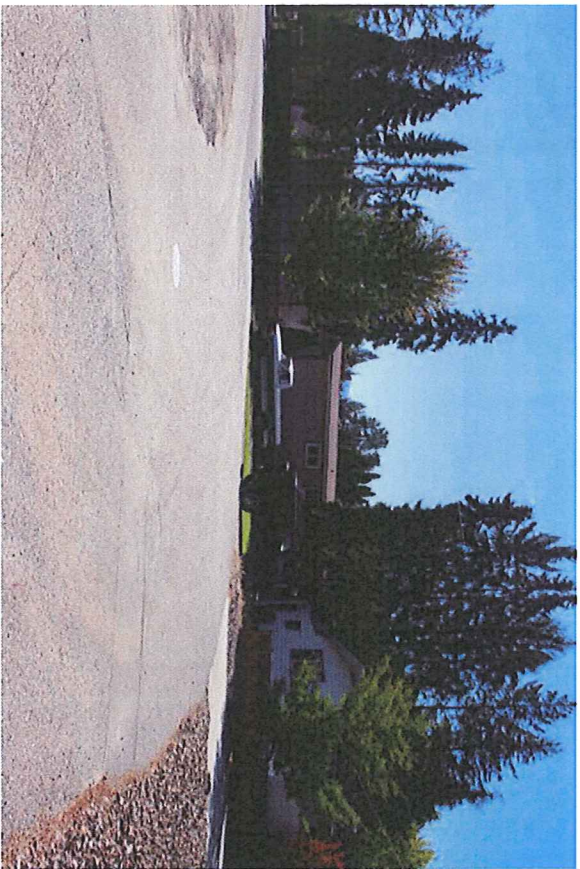
539 Radant Road

539 Radant Road

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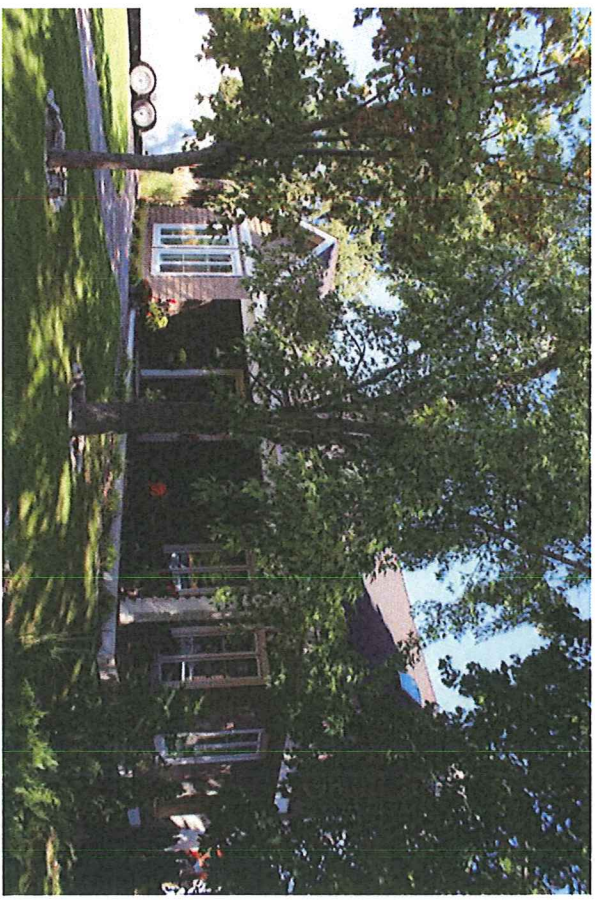
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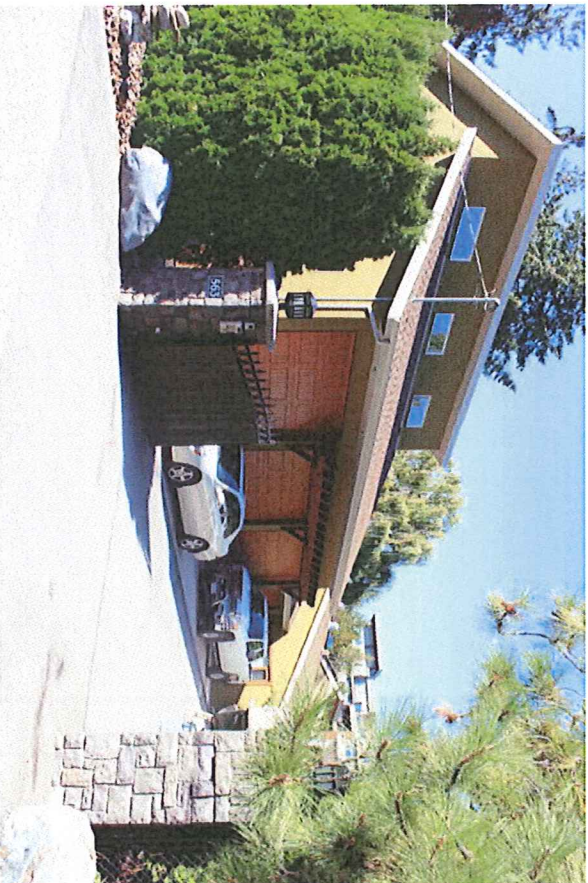


545 Radant Road

551 Radant Road



Directly across the street from subject property



563 Radant Road



569 Radant Road

CITY OF KELOWNA
MEMORANDUM

Date: November 19, 2014
File No.: Z14-0052

To: Urban Planning Department (TY)

From: Development Engineering Manager

Subject: 545 Radant Road RU1 to RU6

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

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. One new 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC) which is adequate for this application.

3. Road Improvements

- (a) Radant Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$10,200.00** not including utility service cost

- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Radant Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Radant Road

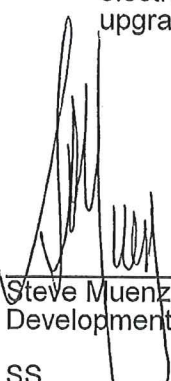
Item	Cost
Drainage	\$3,138.00
Curb &Gutter	\$1,663.00
Sidewalk	\$2,375.00
Street Lighting	\$ 713.00
Landscape Boulevard	\$ 641.00
Road Fillet	\$1,710.00
Total	\$10,200.00

4. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

5. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
BYLAW NO. 11052
Z14-0053 - Stacey Lynn Fenwick
545 Radant Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, Section 1, Township 25, ODYD, Plan 8768, located on Radant Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: December 17, 2014

RIM No. 1250-30

To: City Manager

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

Application: Z14-0056 **Owner:** Andrew & Lesley Wilson

Address: 385 Cadder Avenue **Applicant:** Lesley Wilson

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1C - Large Lot Housing With Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z14-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD Plan 3305, located on 385 Cadder Avenue, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1C - Large Lot Housing with Carriage House zone be considered by Council.

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

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

2.0 Purpose

To rezone the subject property from RU1-Large Lot Housing to RU1C-Large Lot Housing with Carriage House in order to develop a carriage house.

3.0 Urban Planning

Urban Planning supports the proposed rezoning application on the subject property. The property is designated in Kelowna's Official Community Plan as S2RES - Single/Two Unit Residential and, as such, the application to rezone the property to RU1C to facilitate a carriage house is in compliance with the designated future land use. In addition, the OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure such as the development of carriage housing.

A two storey home and detached two storey garage are currently being constructed on the subject property. The applicant has received a Heritage Alteration Permit as well as a Building

Permit for both structures. The applicant is now seeking to add a dwelling in the second storey of the detached garage. The siting and exterior design of the detached garage is unchanged, still adhering to the Heritage Alteration Permit granted when the second storey was designed as a bonus room. The proposed dwelling above the detached garage meets the zoning requirements for a carriage house in an RU1C zone. Overall the proposed rezoning fits with what Staff foresee happening on this neighbourhood. Staff recommends the rezoning application.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by contacting the neighbours in person.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the property to RU1C in order to allow a dwelling above the detached garage. The dwelling unit will require a building permit and the detached garage will require a new building permit to review the living space. Both the principal dwelling and carriage house on the subject property are designed with an Arts and Crafts architectural style which fits in with the neighbouring style. No variances are required, and parking and private open space is accommodated for on site.

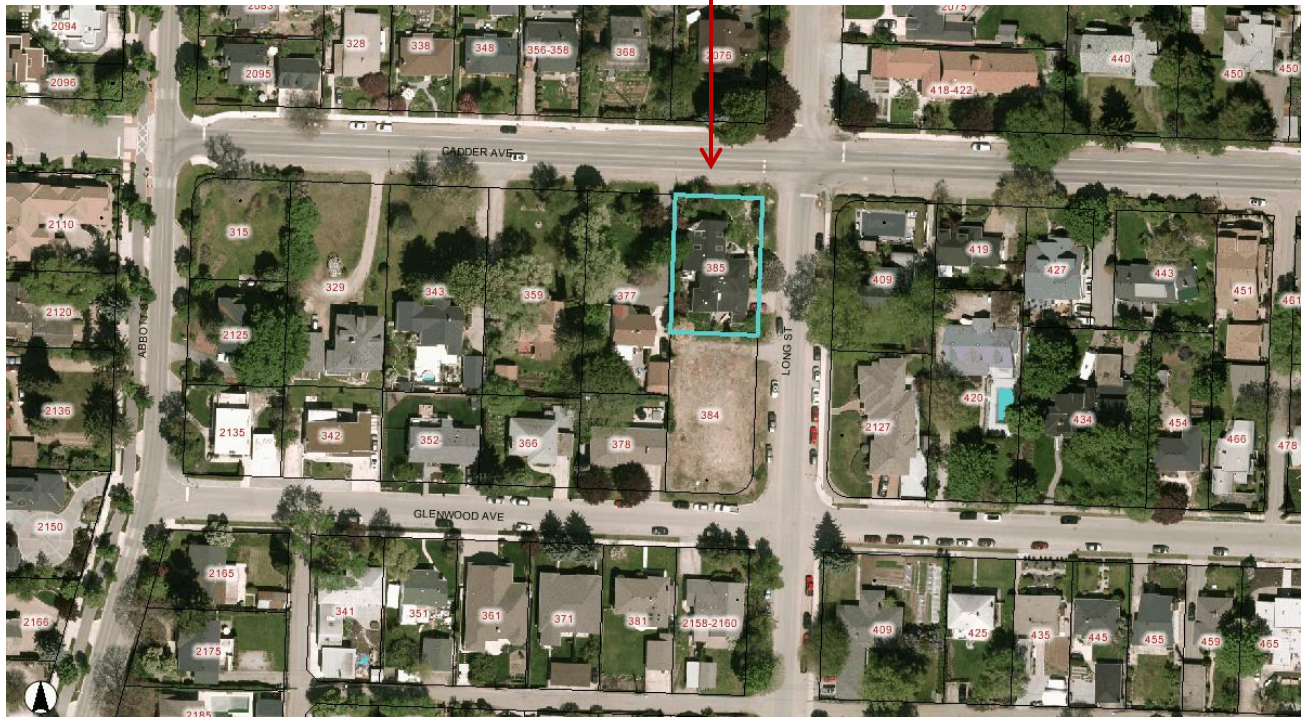
4.2 Site Context

The subject property is located on the corner of Cadder Avenue and Long Street in the Pandosy sector of Kelowna. The property is currently zoned RU1, identified in Kelowna's OCP as Single/Two Unit Residential, and is within the Permanent Growth Boundary. Surrounding properties are predominantly zoned RU1 with RU6 and RU1C zones throughout the neighbourhood.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RU1	Single Family Dwelling
South	RU6	Empty Lot
West	RU1	Single Family Dwelling

Subject Property Map: 385 Cadder Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1C ZONE Carriage House REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550m ²	880m ²
Lot Width	17.0m	23.6m
Lot Depth	30.0m	37.2m
Development Regulations		
Site Coverage: Buildings	40%	40%
Site Coverage: Buildings, Driveways & Parking	50%	46%
Lot coverage: accessory buildings or structures and carriage house	14%	7.5%
Area of accessory buildings, structures and carriage house	90m ²	56m ²
Maximum net floor area to total net floor area of principal building	75%	46%
Height	4.8m	9.5m
Setback from Principal Dwelling	3.0m	3.0m
Side Yard (west)	2.3m	8.0m
Side Yard (east)	6.0m	6.0m
Rear Yard	1.5m	2.1m
Other Regulations		
Minimum Parking Requirements	(2 principal)1 carriage	5
Private Open Space	30m ² each dwelling	93m ² each dwelling

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.

Sensitive Infill² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

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 Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 12, so provide size of ducts and fire separation details at time of Building Permit Applications.
- A fire rated exit stairwell may be required from the suite to the exterior. Please provide these details on the building permit drawing sets.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

- See the attached memorandum dated November 19, 2014

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open without special knowledge.
- Additional visible address is required to be viewable from Cadder Ave.

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

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: November 13, 2014
Date Public Consultation Completed: April 14, 2014

Report prepared by:

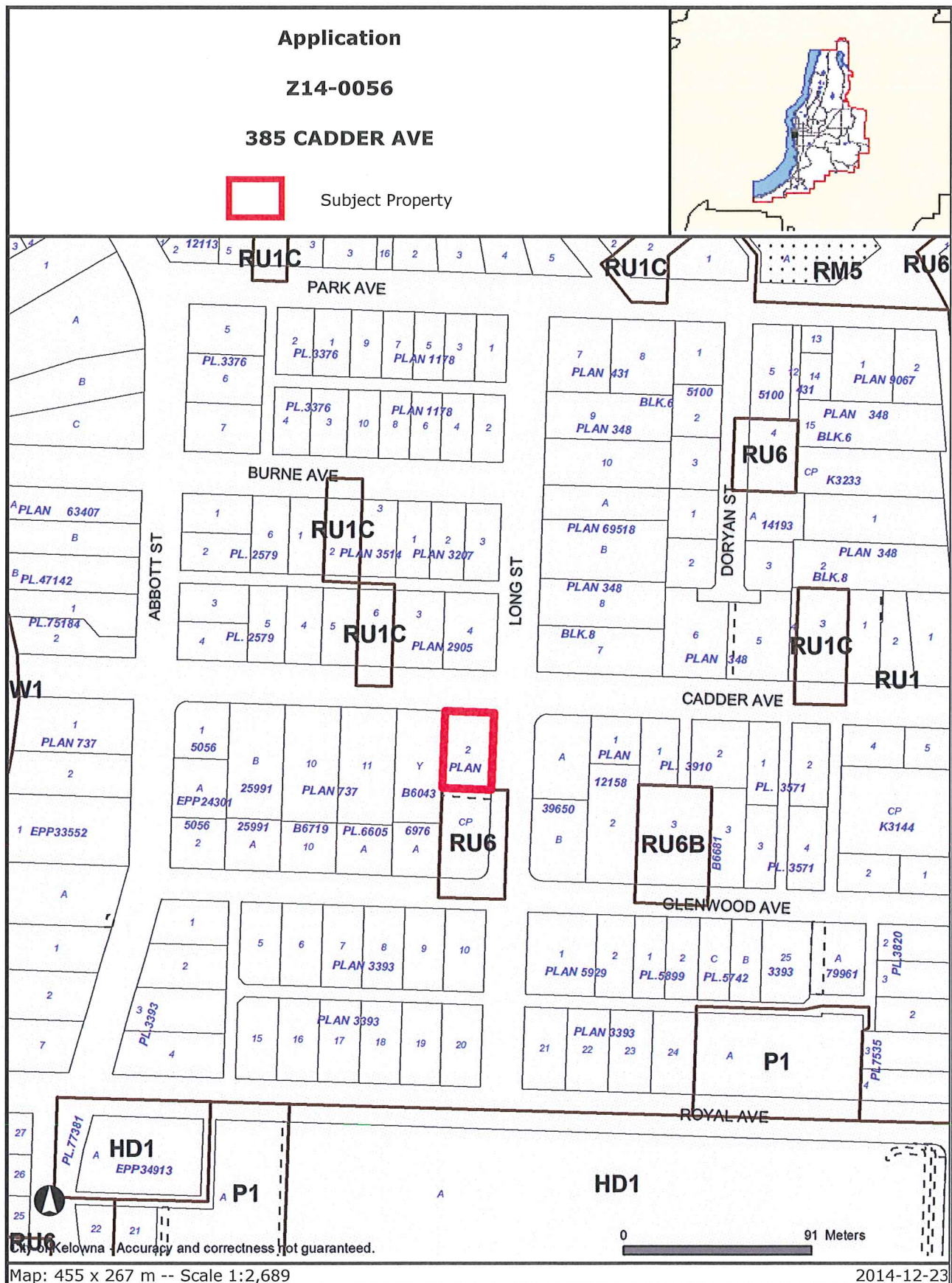
Tracey Yuzik, Planner

Reviewed by: ☐ Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion ☐ Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map
Schedule "A" Site Plan
Schedule "B" Elevations
Development Engineering Memorandum



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

PROPOSED WILSON RESIDENCE
385 CADDER AVE




SITE PLAN
3/16"=1'-0"

CADDER AVENUE

SCHEDULE A
This forms part of development
Permit # 214-0056

365 CADDER SITE COVERAGE CALCULATION	
Site Area =	890.29 m2 (9477 sq.ft.)
House Coverage incl. all covered porches and courtyard =	282.71 m2 (3042 sq.ft.)
Garage Coverage =	66.91 m2 (720 sq.ft.)
Driveway & Parking Coverage =	55.30 m2 (595 sq.ft.)
House & Garage Coverage =	39.7%
House, Garage & Parking Coverage =	46.0%

BAXTER DESIGN
Custom Building Design



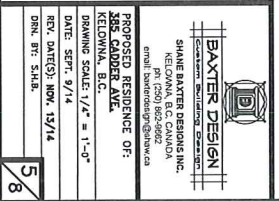
SHANE BAXTER DESIGNS INC.
KILGOUR, B.C. CANADA
PR. (250) 862-9852
email: baxterdesign@shaw.ca

PROPOSED RESIDENCE OF:
385 CADDEN AVE.
KILGOUR, B.C.

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

DATE: SEPT. 9/14
REV. DATE(s): NOV. 13/14
DRN. BY: S.H.B.

1/8

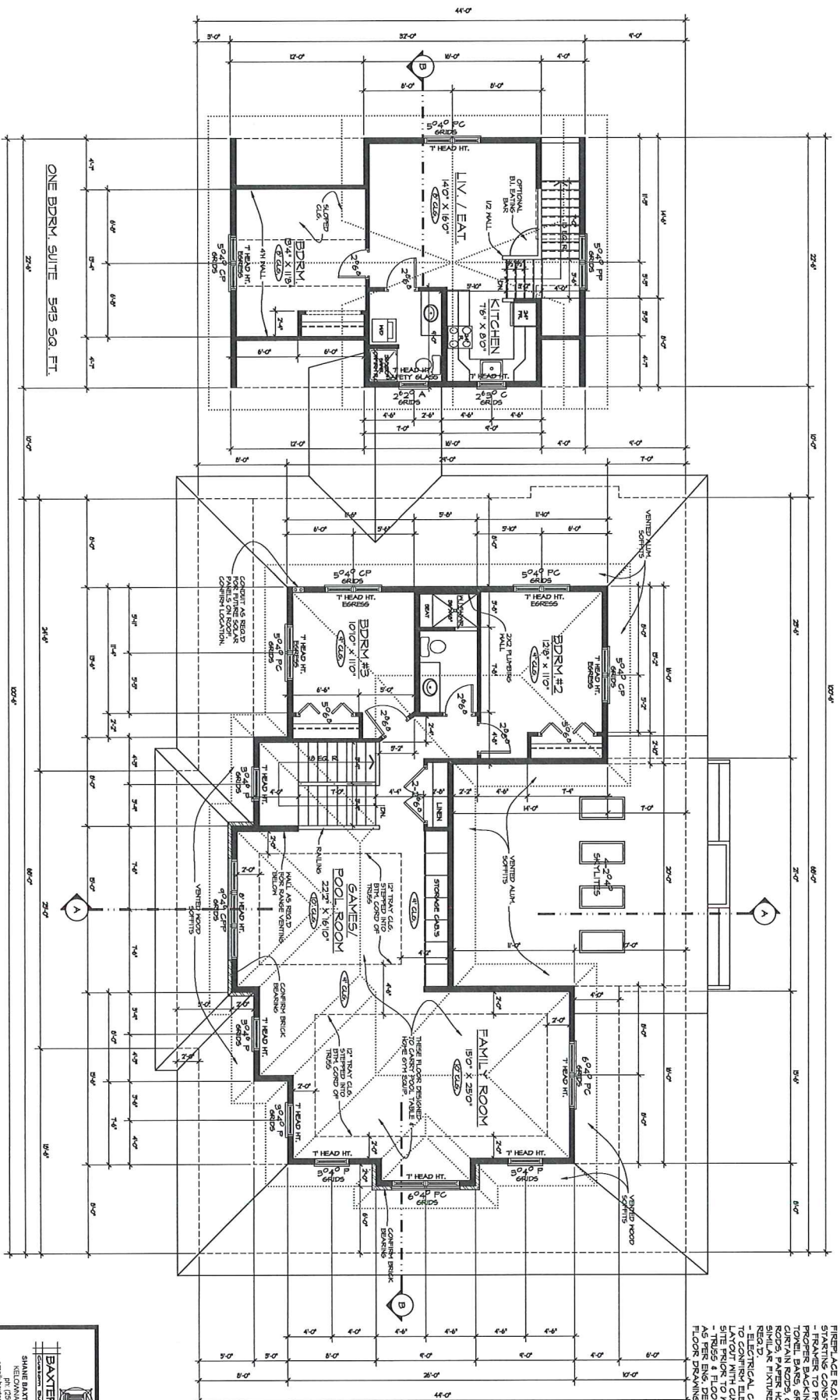


4

This forms part of development

Permit # 214.0056

- FRAMER TO CONFIRM ALL PLUMBING FIXTURE & REPLACE R.O.'S PRIOR TO STARTING CONSTRUCTION.
- FRAMER TO PROVIDE PROPER BACKING FOR TONEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ'D.
- ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
- TRUSS & FLOOR LAYOUT AS PER ENG. DES. TRUSS & FLOOR DRAWINGS.



ERRORS AND OMISSIONS

UPPER FLOOR PLAN 1321 SQ. FT.

NOTE:
ALL EXTENSOR DOOR AND WINDOW SIZES, PATTERNS,
COMBINATIONS, CONFIGURATIONS AND SEPARATIONS
TO BE COMPLETED BY WINDOW MANUFACTURER TO
ENSURE MEETS NORTH AMERICAN FENESTRATION
STANDARD COMPLIANCE.
WHAT'S SHOWN ON THE PLANS IS JUST A REPRESENTATION
OF THE LOOK AND FEEL INTENDED BY THE DESIGNER.
THE TYPE OF WINDOW USED AND MANUFACTURER SPEC'S
MAY VARY AND THEREFORE NEED TO BE CONFIRMED
PRIOR TO CONSTRUCTION.

BAETTER DESIGN
CREATION BUILDING DESIGN INC.
SHANE BAETTER DESIGNS INC.
1000 N. 10TH AVE.
NORFOLK, VT 05646-0002
email: baetterdesign@baetter.com
tel: (802) 662-2802

PROPOSED RESIDENCE OF:
MRS. CANDICE AYES
KELMUNA, B.C.

DRAWING SCALE: 1/4" = 1'-0"

DATE: SEPT. 9/14
REV. DATE(S): NOV. 15/14
DWG. BY: S.H.B.

6/8

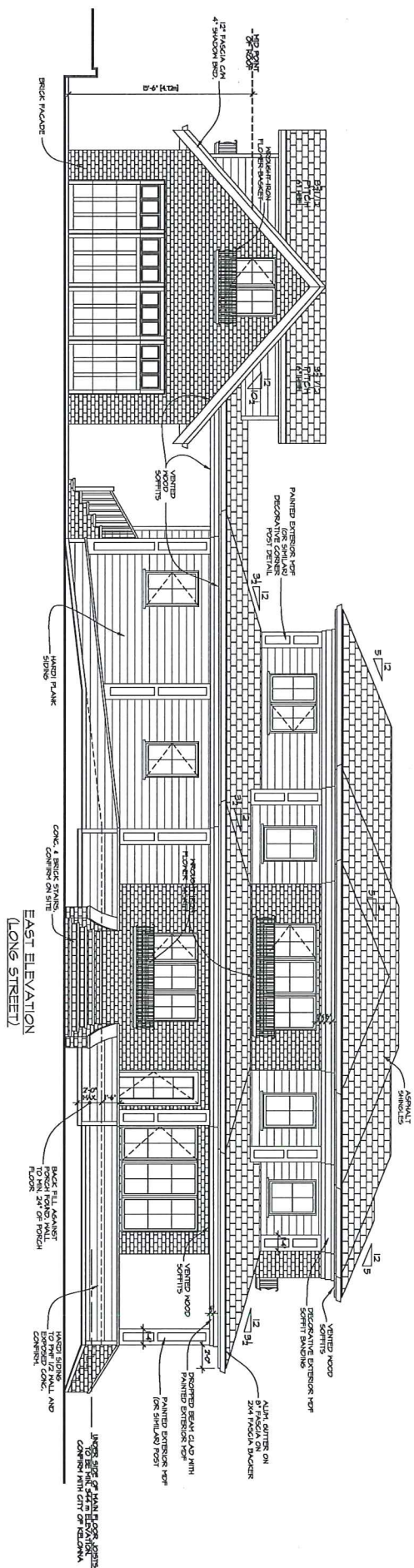
Permit # 214-0056



• **BATYER DESIGN & SHANE BATYER** shall be responsible for any work done on a current design or specifications, or any amendments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

• **BATYER DESIGN & SHANE BATYER** makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions that may occur. It is the responsibility of the owner or contractor to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans, please advise our office so we can make the necessary correction.

DATE SENT: 9/14 REV. DATE(S): NOV. 13/14 DRN. BY: S.A.B.	DRAWING SCALE: 1/4" = 1'-0"
	PROPOSED RESIDENCE OR: 355 CADDEN AVE. KILLOWNA, B.C.



ERRORS AND OMISSIONS

It is the responsibility of the architect to ensure that the drawings are complete and correct. The architect shall be responsible for any errors and omissions in the drawings. The architect shall be responsible for any errors and omissions in the drawings. The architect shall be responsible for any errors and omissions in the drawings.

NORTH ELEVATION
(CADDIE AVE.)

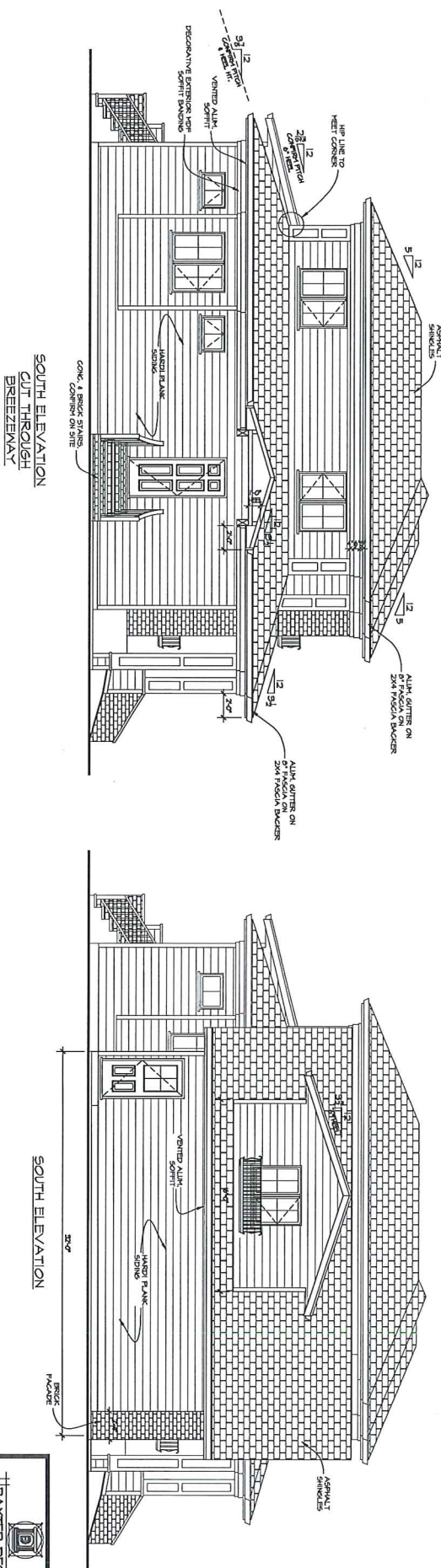
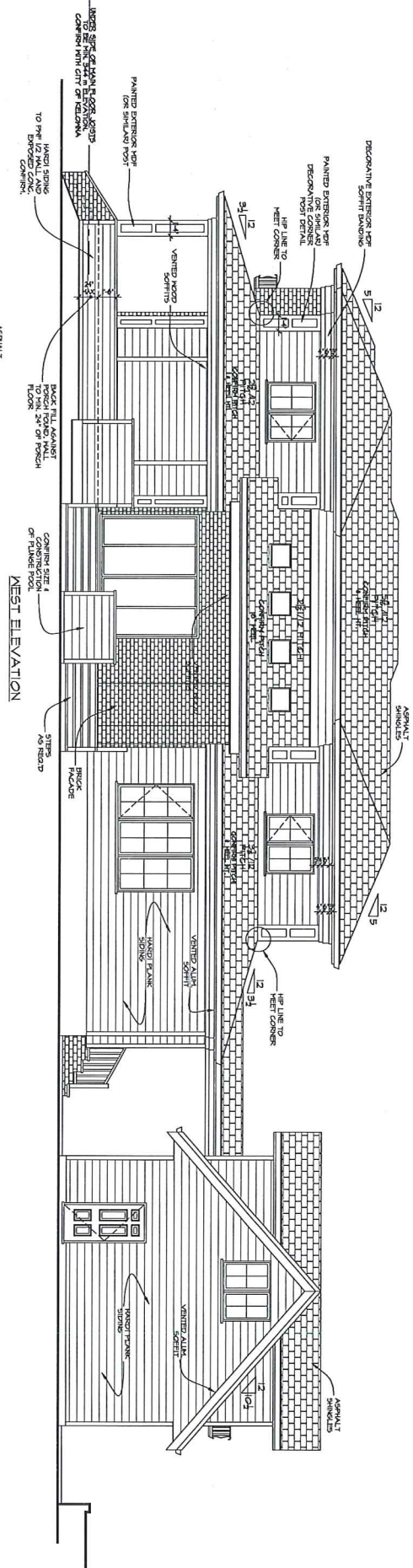
NOTE: ALL EXTERIOR DOOR AND WINDOW SIZES, FINISHES, AND MATERIALS TO BE CONFIRMED BY WINDOW MANUFACTURER TO MATCH EXISTING CONDITIONS. THE TYPE OF WINDOW USED AND MANUFACTURER SPECIFIC PRIOR TO CONSTRUCTION. NEED TO BE CONFIRMED.

PROPOSED RESIDENCE OF:	
385 CADDIE AVE.	
KILGORE, B.C.	
DATE: SEPT. 9/14	
REV. DATE: NOV. 13/14	
DRN. BY: S.H.B.	
2/8	

W

This forms part of development

Permit # Z/4.0056



ERRORS AND OMISSIONS

■ **BAXTER DESIGN & SHAUN BAXTER** shall not be responsible for any work done by the client during design and construction. The client is responsible for the accuracy of the information and data provided, and for the responsibility of the owner or architect.

■ **BAXTER DESIGN & SHAUN BAXTER** makes every effort to provide complete and accurate construction drawings. However, we disclaim no liability for the accuracy of the drawings. The client is responsible for the accuracy of the information and data provided, and for the responsibility of the owner and sub-contractors to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans phase orders our office so we can make the necessary corrections.

NOTE: ALL EXTERIOR DOOR AND WINDOW SIZES, PATTERNING, COMBINATIONAL, CONFIGURATION, AND SEPARATIONS TO BE CONFIRMED BY WINDOW MANUFACTURER TO ENSURE MEETS NORTH AMERICAN PENETRATION STANDARD COMPLIANCE.

WHAT IS SHOWN ON THE PLANS IS JUST A REPRESENTATION OF THE TYPE OF WINDOW USED AND MANUFACTURER SPECS MAY VARY AND THEREFORE NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.

PROPOSED RESIDENCE OF:
385 CADDER AVE.
KELOWNA, B.C.
DRAWING SCALE: 1/4" = 1'-0"
DATE: SEPT. 9/14
REV. DATE(S): NOV. 13/14
DRN. BY: S.H.B.

CITY OF KELOWNA
MEMORANDUM

Date: November 19, 2014
File No.: Z14-0056
To: Urban Planning (TY)
From: Development Engineering Manager
Subject: 385 Cadder Avenue

RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. . The service is adequate for the proposed application.

2. Sanitary Sewer

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

3. Road Dedication and Subdivision Requirements

Dedicate a 6.0m radius corner rounding at the Cadder Ave & Long Street corner.

3. Access, Manoeuvrability and Parking Requirements

No driveway access to Cadder Ave will be permitted.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
BYLAW NO. 11053
Z14-0056 - Andrew and Lesley Wilson
385 Cadder Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan 3305, located on Cadder Avenue, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11014

Z13-0044 - City of Kelowna

Various Addresses

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of the following properties:

Civic Address	Legal Description	From	To
865 Bernard Avenue	Lot 1 DL 138 ODYD Plan KAP92254	RU6	P3
3502 Lakeshore Road	Lot 1 DL 134 ODYD Plan 34844	RU1	
3508 Lakeshore Road	Lot 1 DL 134 ODYD Plan 36346	RU1	
1755 Gallagher Road	Lot 1 Sec 18 Twp 27 ODYD Plan 29045	A1	
1871 Gallagher Road	Lot 3 Sec 18 Twp 27 ODYD Plan 2736	A1	
2105 Joe Riche Road	Lot 2 Sec 18 Twp 27 ODYD Plan 29045	RR1	
1890 Barlee Road	Lot 7 DL 129 ODYD Plan 10140	RU1	
155 Lost Creek Court	Lot 53 Sec 5 Twp 23 ODYD Plan EPP9195	RU2h	
(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	
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	
842 Manhattan Drive	Lot 1 DL 9 ODYD Plan 2669	RU6	
310 Primrose Road	Lot 1 Sec 26 Twp 26 ODYD Plan 26724	RM3	
1798 Shayler Place	Lot 17 Sec 20 and 29 Twp 23 ODYD Plan KAP88870	RR3	
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	
2938 Abbott Street	Amended Lot 10 (DD 185625F) DL 14 ODYD Plan 2336	RU1	

From the RR1 - Rural Residential 1 zone, the RR3 - Rural Residential 3 zone, the RU1 - Large Lot Housing zone, the RU2h - Medium Lot Housing (Hillside Area) zone, the RU6 - Two Dwelling Housing zone, the RM3 - Low Density Multiple Housing zone, the P2 - Education and Minor Institutional zone, the I3 - Heavy Industrial zone, the I4 - Central Industrial zone and the A1 - Agricultural 1 zone to the P3 - Parks and Open Space zone;

2. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot 2, Section 8 and 9, Township 23, ODYD, Plan KAP86750, located on Union Road, Kelowna, B.C, from the RM2 - Low Density Row

Housing zone to the P3 - Parks and Open Space zone as per Map "5" attached to and forming part of this bylaw;

3. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 2, District Lot 139 and 4083, ODYD, Plan EPP29214, Lot 2, District Lot 4083, ODYD, Plan 8564 and Lot 1, District Lot 139, ODYD, Plan KAP83363, located on Water Street, Kelowna, B.C., from the P1 - Major Institutional zone to the P3 - Parks and Open Space zone as per Map "8" attached to and forming part of this bylaw;
4. AND FURTHER THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1, Section 19, Township 26, ODYD, Plan KAP92087, located on Lindahl Street, Kelowna, B.C., from the RU2 - Medium Lot Housing zone and the RM5 - Medium Density Multiple Housing zone to the P3 - Parks and Open Space zone as per Map "10" attached to and forming part of this bylaw;
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 29th day of September, 2014.

Considered at a Public Hearing on the 21st day of October, 2014.

Read a second and third time by the Municipal Council this 21st day of October, 2014.

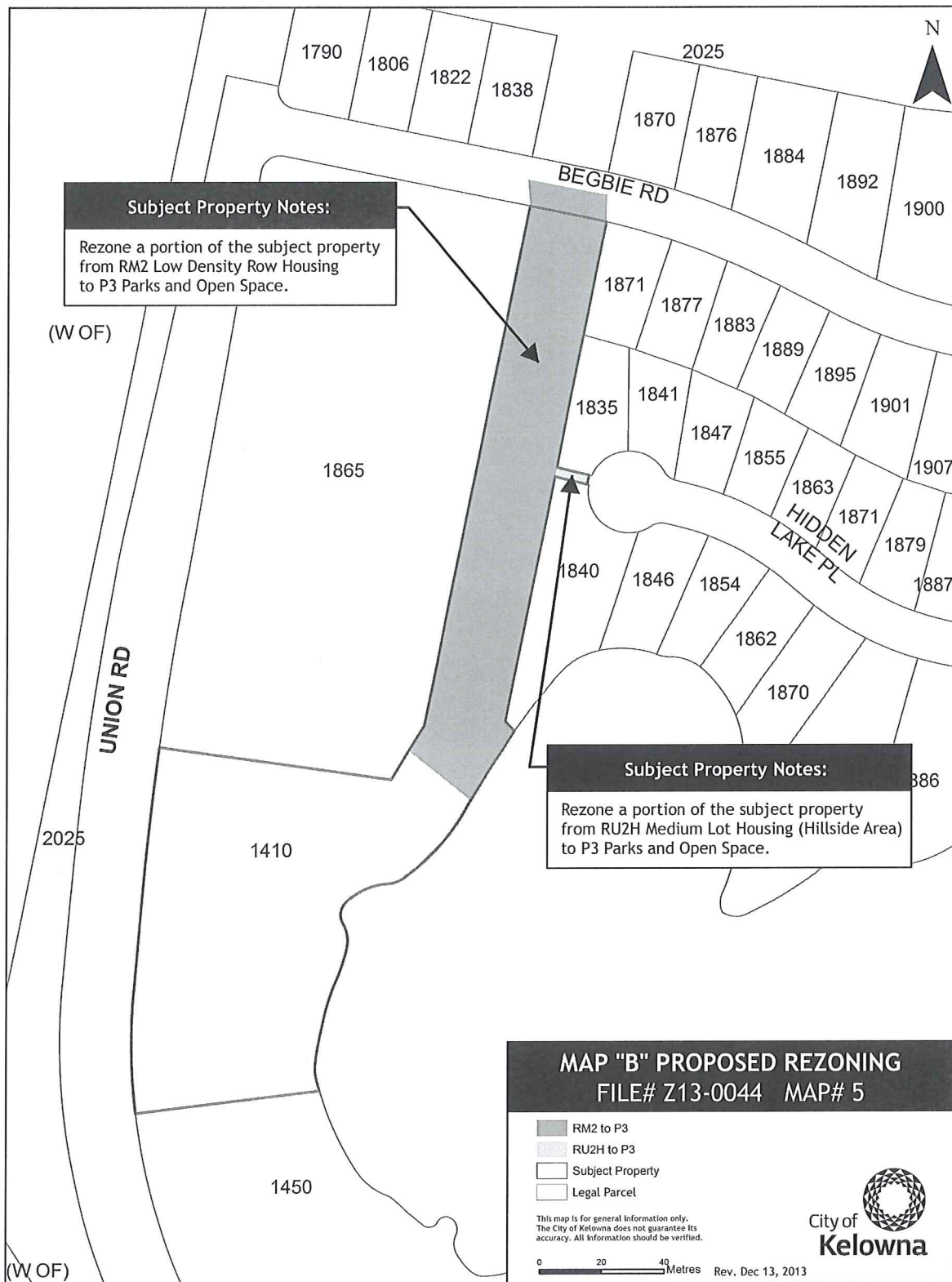
Approved under the Transportation Act this 23rd day of October, 2014.

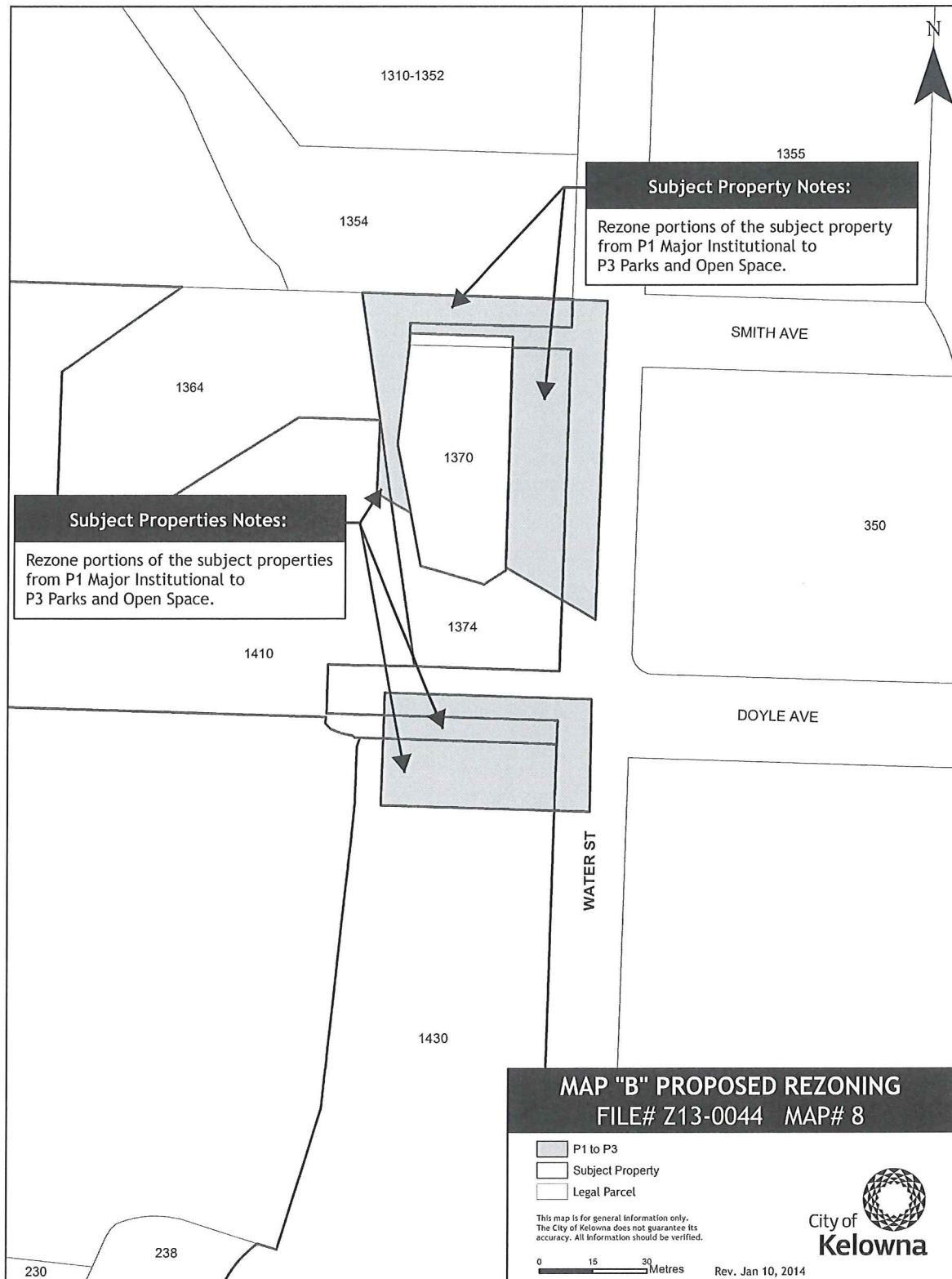
Rob Bitte
(Approving Officer-Ministry of Transportation)

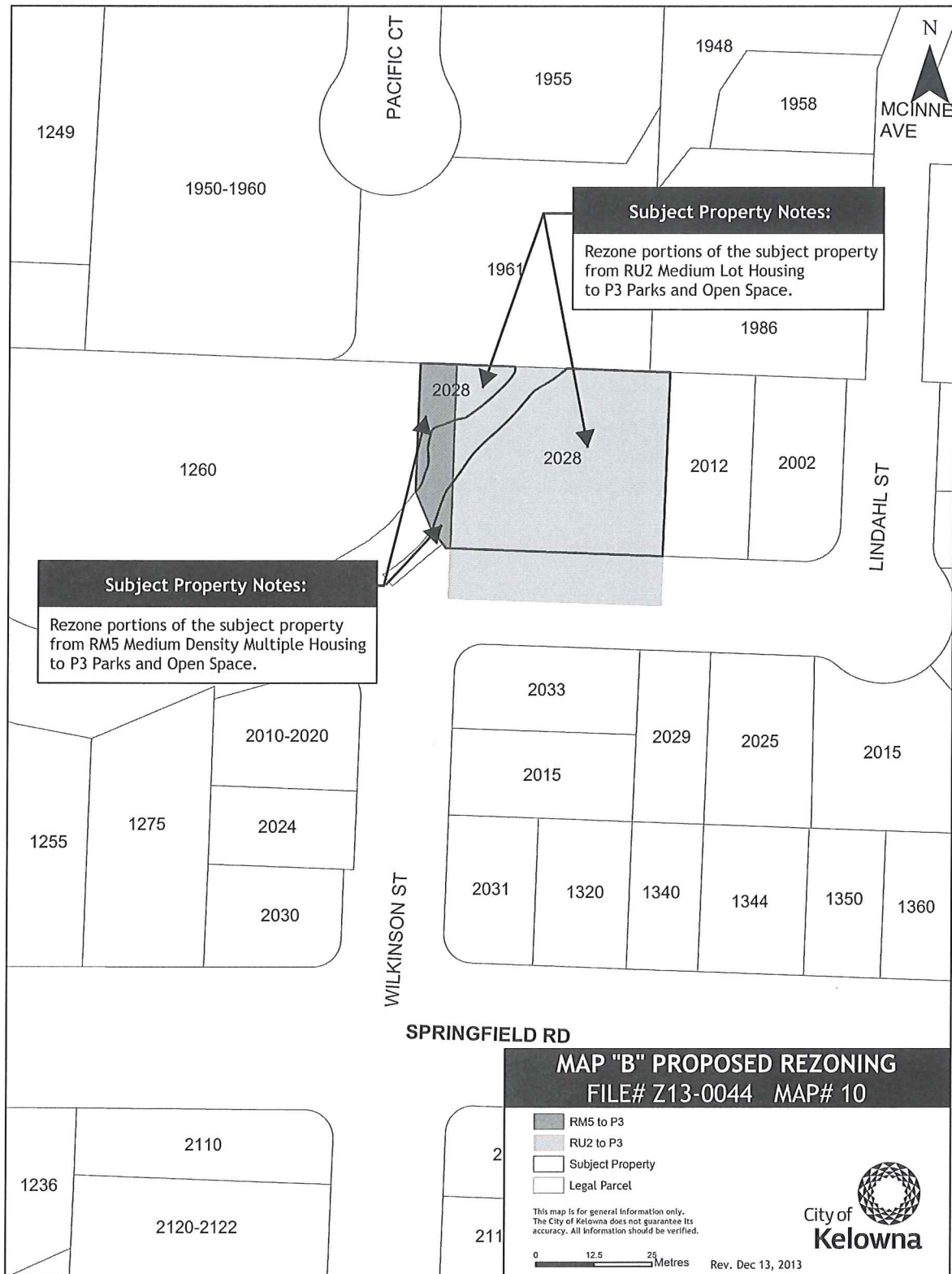
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk







CITY OF KELOWNA

BYLAW NO. 11029

Official Community Plan Amendment No. OCP14-0021 - Calcan Investments Inc. 5505 Chute Lake Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of part of The North East ¼ , Section 14, Township 28, SDYD, Except Plan KAP57304, located on Chute Lake Road, Kelowna, B.C., from the PARK - Major Park & Open Space Designation to the S2RESH - Single/Two Unit Residential Hillside Designation, from the S2RES - Single/Two Unit Residential Designation to the PARK - Major Park & Open Space Designation, from the MRC - Multiple Unit Residential (Cluster Housing) Designation to the S2RESH - Single/Two Unit Residential - Hillside Designation, from the MRC - Multiple Unit Residential (Cluster Housing) Designation to the PARK - Major Park and Open Space Designation and from the S2RES - Single/Two Unit Residential Designation to the S2RESH - Single/Two Unit Residential - Hillside Designation as shown Map "A" #1 and Map "A" #2 attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 10th day of November, 2014.

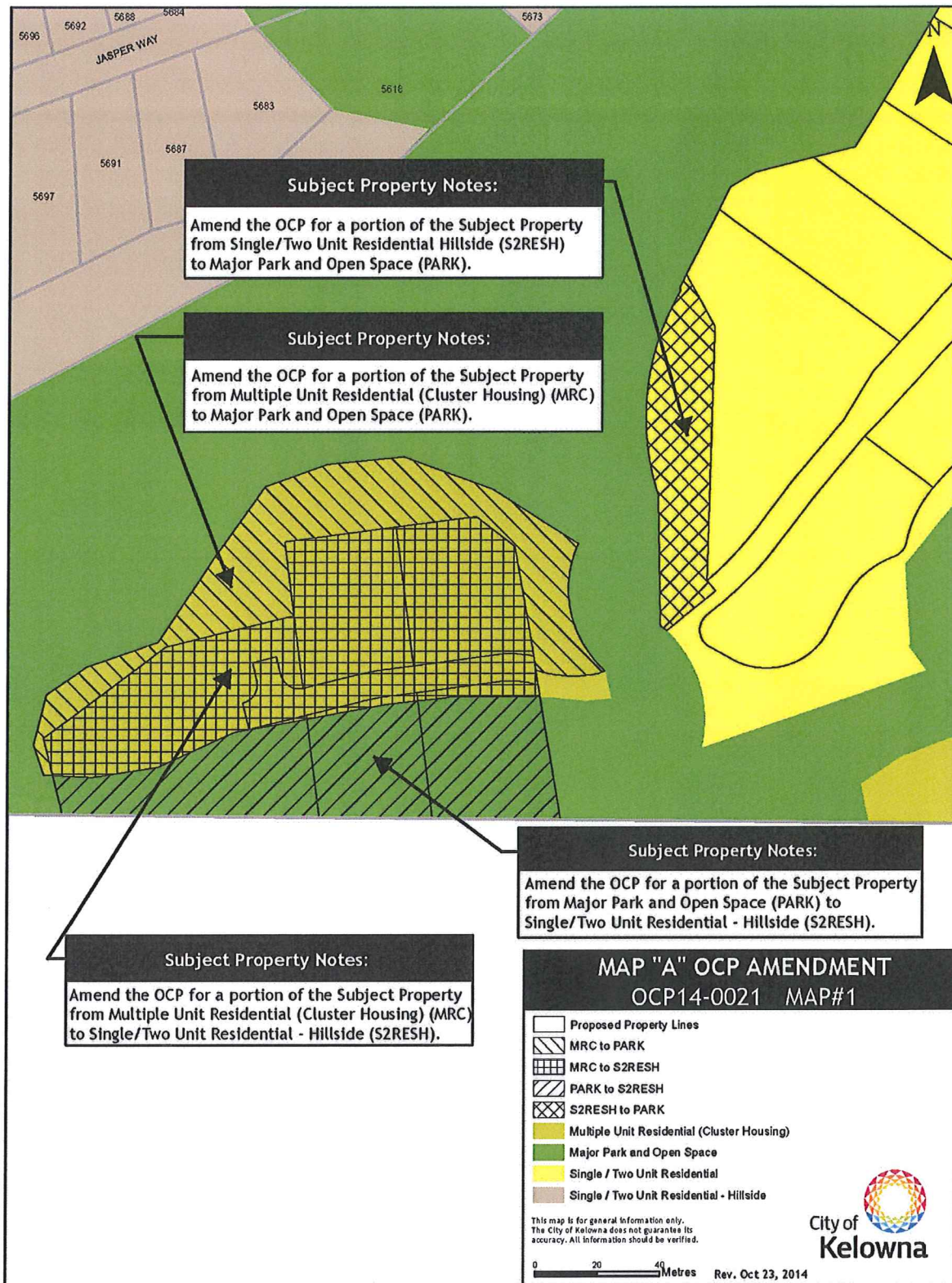
Considered at a Public Hearing on the 9th day of December, 2014.

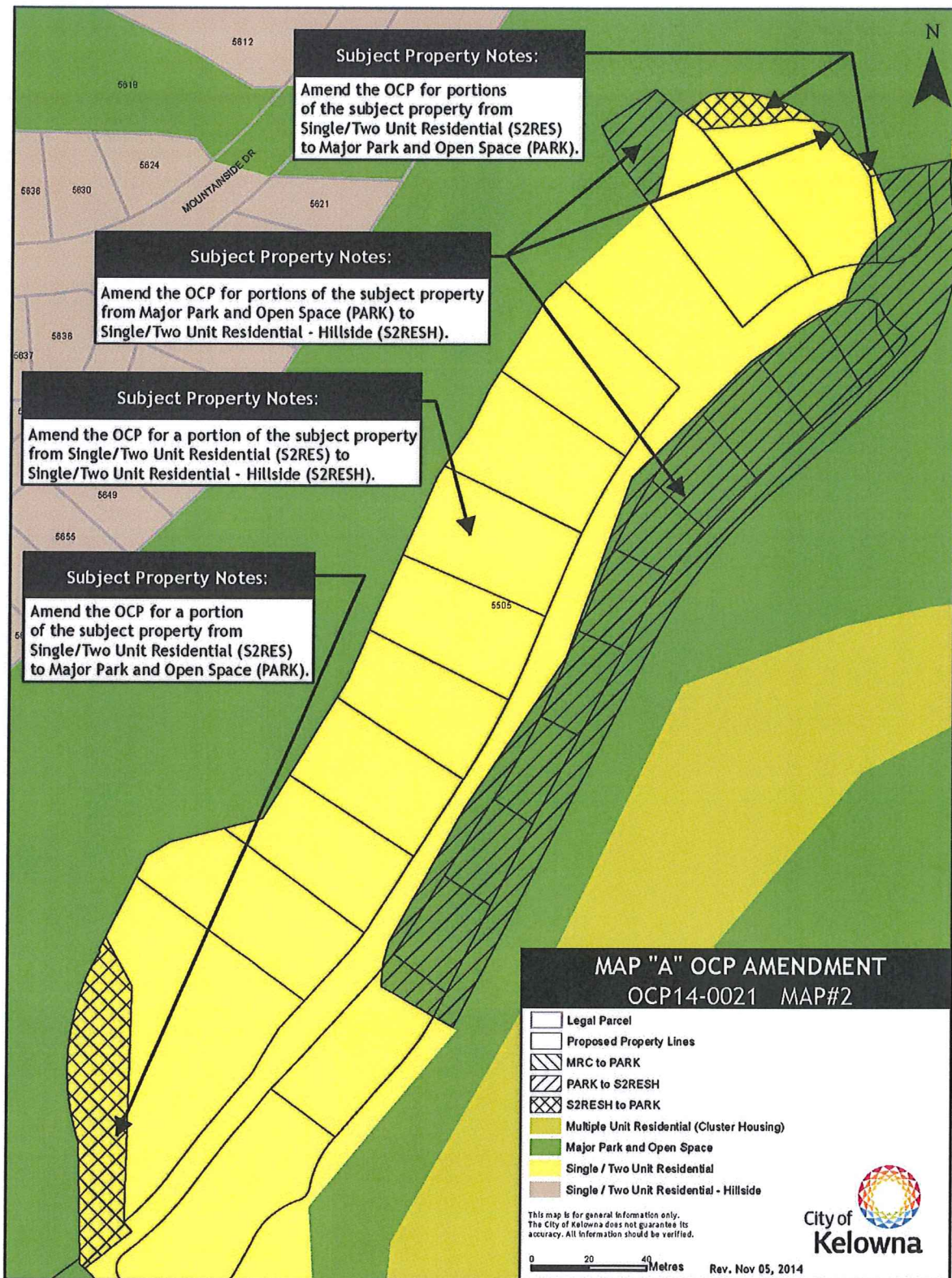
Read a second and third time by the Municipal Council this 9th day of December, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk





CITY OF KELOWNA
BYLAW NO. 11030
Z14-0041 - Calcan Investments Ltd.
5505 Chute Lake Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a part of the North East ¼, Section 14, Township 28, SDYD, Except Plan KAP57304, located on Chute Lake Road, Kelowna, B.C., from the P3 -Parks and Open Space zone to the RH1 - Hillside Large Lot Residential zone, from the RH1 - Hillside Large Lot Residential zone to the P3 - Parks and Open Space zone, from RH3 - Hillside Cluster Housing zone to the RH1 - Hillside Large Lot Residential zone, from the RH3 - Hillside Cluster Housing zone to the P3 - Parks and Open Space zone and from the RH1 - Hillside Large Lot Residential zone to the RH3 - Hillside Cluster Housing zone as per Map "B" #1, Map "B" #2 and Map "B" #3 attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 10th day of November, 2014.

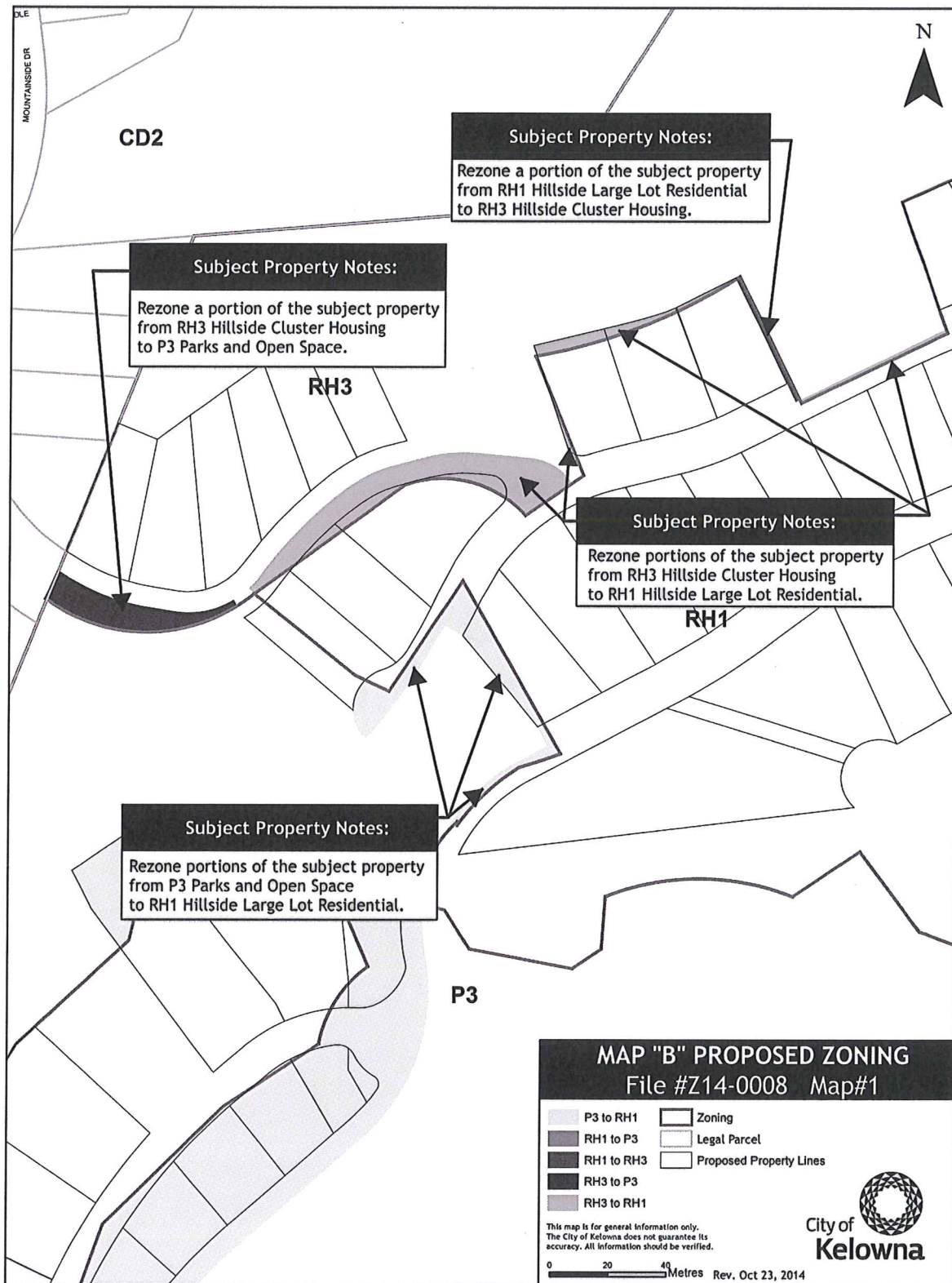
Considered at a Public Hearing on the December 9, 2014.

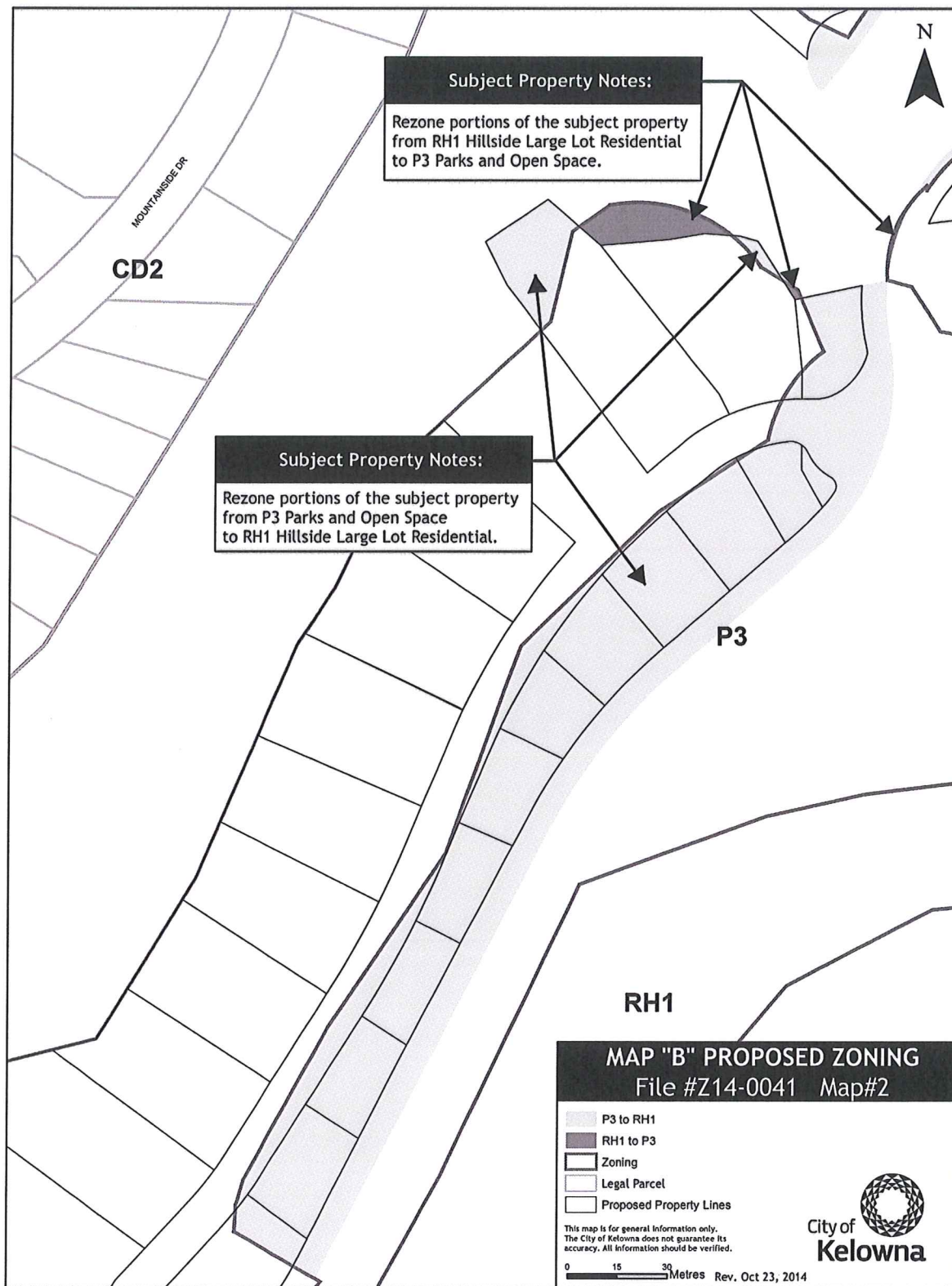
Read a second and third time by the Municipal Council this December 9, 2014.

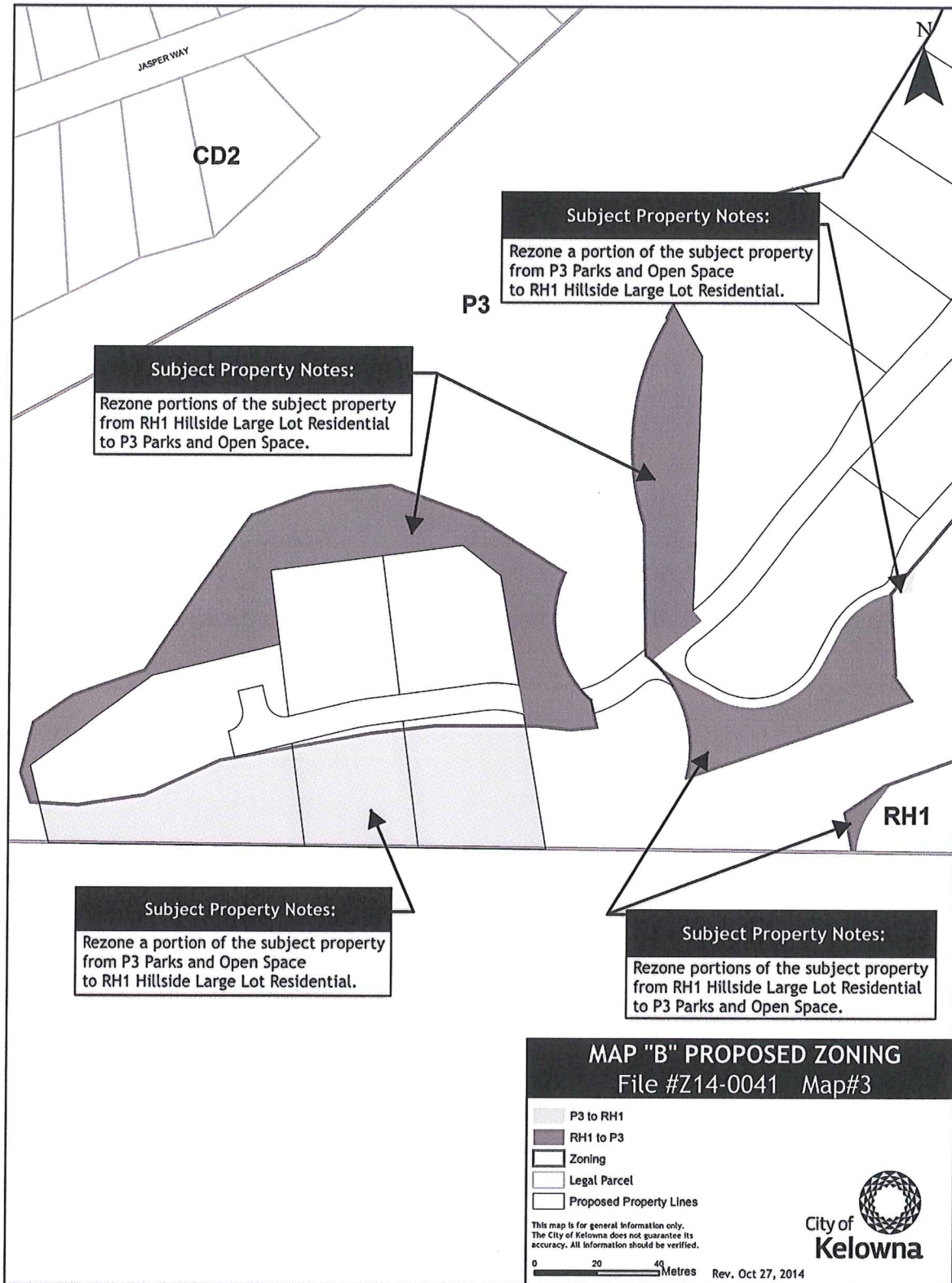
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk







Report to Council



Date: January 14, 2015
File: 0550-01
To: City Manager
From: Jeff Carlisle, Fire Chief
Subject: Rescue 1 Replacement

Recommendation:

THAT Council approve an increase to the previously approved amount of \$600,000 for the 2014 Capital Request Fire Trucks - Rescue 1 to \$706,200, including taxes, funded from the Fire Equipment Replacement Reserve.

AND THAT the 2014 Financial Plan be amended accordingly.

Purpose:

The purpose of this report is to obtain Council's approval to address a funding shortfall of \$106,200 to replace the 2002 Freightliner Rescue truck. The majority of this shortfall, approximately \$60,000, is contributed to the strengthening of the American dollar in comparison to the Canadian dollar. The remaining \$46,200 was to ensure the rescue truck's driveline and performance was sufficient to meet the delivery demands within the City of Kelowna. During the specification development and Request For Proposal (RFP) processes it was deemed critical to equip this truck with a larger driveline. This requirement was based upon volume and type of usage and Kelowna's roadway network. This \$106,200 is recommended to be funded from the Fire Equipment Replacement Reserve.

Background:

In 2014, a capital request for funding in the amount of \$600,000 to replace the current 2002 Freightliner Rescue truck was approved by Council and was identified in the ten (10) year Capital Plan. This replacement apparatus will serve a dual purpose role for rescue and firefighting (water and fire pump), better enabling this unit to meet the current and future service delivery needs of the fire department. The 2002 Freightliner Rescue truck will be repurposed as a reserve unit used when the replacement apparatus is in for regular scheduled maintenance and when additional resources are required for large scale rescue incidents. Currently, the backup rescue vehicle is a 1991 fire truck that is beyond its useful service. Parts for the 1991 fire truck are becoming unreliable. The rescue truck plays a critical role in

service delivery as it is the only emergency vehicle that carries specialized equipment for auto extrication, confined space, structural collapse, as well as equipment for firefighter rescue in the event of an emergency. An extensive six month RFP process to replace the existing 2002 Freightliner Rescue truck was completed recently which has resulted in a funding shortfall.

During the RFP process, five bids were received in total and a successful bid was identified through a joint evaluation process between Kelowna Fire Department (KFD) and the Purchasing branch.

Internal Circulation:

Deputy City Manager
Director of Financial Services
Purchasing Manager
City Clerk

Financial/Budgetary Considerations:

The \$706,200 required is funded from the Fire Equipment Replacement Reserve Fund. While there is currently sufficient funding in this reserve, further analysis is currently in progress to update future requirements, costs and the timing of acquisitions.

Alternate Recommendation:

THAT Council directs Administration to defer the replacement of the 2002 Freightliner Rescue truck pending the analysis currently in progress.

As previously mentioned, the 2002 Freightliner Rescue truck has reached the recommended service life for frontline service. Postponing the replacement of this emergency vehicle will result in service delivery challenges for KFD and operational impacts in order to maintain the vehicle's reliability. It is projected that the replacement cost will continue to increase should the procurement be postponed.

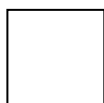
Considerations not applicable to this report:

Legal/Statutory Authority: N/A
Legal/Statutory Procedural Requirements: N/A
Existing Policy: N/A
Personnel Implications: N/A
External Agency/Public Comments: N/A
Communications Comments: N/A

Submitted by:

J. Carlisle, Fire Chief

Approved for inclusion:



P. Macklem, Deputy City Manager, Strategic Services

Report to Council



Date: 01/19/2015
File: 0550-01
To: City Manager
From: Andrew Hunsberger, Urban Forest Health Technician Parks Services
Barb Davidson, Parks Planner, Infrastructure Planning
Subject: 2015 OBWB Grant Applications

Recommendation:

THAT Council approves an application by staff to the Okanagan Basin Water Board for the 2015 Water Conservation and Quality Improvement Grant to develop a plan to increase and maintain the tree cover along Mill Creek with the intent of improving water quality and riparian habitat.

AND THAT Council endorses by resolution the application by the Central Okanagan Land Trust to the Okanagan Basin Water Board for a 2015 Water Conservation and Quality Improvement Grant for restoration plantings at Munson Pond Park.

AND FURTHER THAT upon confirmation of successful grant award, the 2015 Financial Plan be amended to include the additional expenditure of \$30,000 for the Mill Creek Tree Management Plan funded by an Okanagan Basin Water Board grant.

Purpose:

To request support for pursuing Okanagan Basin Water Board (OBWB) funds to develop a long-term action plan that will help retain, maintain and increase tree cover along the riparian areas of Mill Creek.

And to provide support to the Central Okanagan Land Trust (COLT), in the form of a Council Resolution, in their funding application to the same grant program for restoration plantings at Munson Pond Park.

Background:

The purpose of the OBWB's Water Conservation and Quality Improvement Grant Initiative is to assist local government and non-profit community organizations in addressing issues that enhance the valley-wide sustainable use of water. Eligible activities include habitat restoration projects that restore riparian areas to improve water quality. The deadline for application is February 6, 2015. As part of the application process, all applications must be accompanied by a Council Resolution.

A. Mill Creek Tree Management Plan - Request \$30,000

The grant works will focus on tree enhancement with the goal of protecting our future drinking water quality, ensuring public safety and improving terrestrial and aquatic habitat along the creek.

As outlined in the City of Kelowna Drinking Water Source Protection - May 2011 publication, Mill Creek, also known as Kelowna Creek, is one of five local creeks that could have impacts on drinking water quality within the Okanagan Lake. Okanagan Lake is the primary drinking water source for the City of Kelowna.

Only portions of Mill Creek are treed with functioning riparian management areas. Trees are the backbone of any viable riparian management area. The primary tree cover along this stream corridor consists of mature and over-mature willows (*Salix sp.*), cottonwoods (*Populus sp.*) and Siberian elms (*Ulmus pumila*). Due to their age and structural characteristics, these trees are beginning to fall apart and cause issues with adjacent landowners. As a result valuable tree cover and habitat is being lost. The cottonwoods and native willows are the preferred native trees species found along Okanagan watercourses. Siberian elms are not a preferred native tree species. They are a very aggressive invasive tree introduced to the area as a landscaping tree. The City has been diligently attempting to remove these invasive trees over the past several years.

Okanagan Lake, as a drinking water supply is considered 'excellent' most of the time. There are exceptions when we experience a short-lived high contaminant concentration event. At times during major rain events water quality in creeks is impacted for a short period of time by contaminants being flushed into creeks and transported to the lake. This can pose a significant issue with the water system. The high contaminant concentration events are usually associated with "first flush" episodes associated with major rain events. Stormwater runoff into our creeks can be minimized by ensuring healthy and continuous riparian management areas with abundant tree cover. Riparian areas should consist of trees and associated vegetation with permeable surfaces to capture and store rainwater. Tree roots and leaf litter can create soil conditions that promote the infiltration of rainwater into the soil. Trees help to slow down and temporarily store runoff which decreases flooding and erosion and minimize the amount of pollutants that will eventually enter the creeks and flow to Okanagan Lake. Trees also help to moderate the micro-climate of streams by providing the shade necessary to maintain cool water temperatures that are essential to the life cycle of Kokanee, rainbow trout, and other aquatic organisms.

The timeline for the proposed project is five years. Within this period the following action items will be completed with the financial support of the OBWB and funding from the Urban Forestry Branch of the Parks Department:

- 1) Inventory the mature and over-mature trees within the Riparian Management Areas along Mill Creek throughout the City of Kelowna,
- 2) Prioritize the tree hazards and potential removals within the corridor,
- 3) Prioritize a list of tree planting locations within the Riparian Management Areas,
- 4) Remove invasive tree species and replace with native tree species and/or shrubs to maintain the tree cover
- 5) Develop a list of preferred native trees and shrubs for replanting along Mill Creek, which takes into account the many goals and objectives of native vegetation along the creek as well as the very limited space in some sections
- 6) Develop and propose capital and operating budgets.

The aforementioned action items will assist in developing an annual operating budget estimate for the Park Services Department to mitigate hazards and maintain tree cover along Mill Creek. Sections of the creek where there are no public right-of-way (ROW) are outside of the scope of the project.

There have been several studies highlighting the importance of Mill Creek's environmental, economic, cultural, financial and social values within the community. The *Mill Creek Corridor Infrastructure Impact Management Strategy* developed in 2012 highlighted several important items that the City of Kelowna should undertake. The tree management plan will be consistent and will compliment the recommendations provided within the management strategy and the 2030 OCP.

B. Munson Pond Park Restoration - Request \$25,000

Munson Pond Park is centrally located within the City of Kelowna on three legal parcels that were purchased by the municipality for Natural Area Park. Currently, the site is leased for agricultural purposes and contains one mobile home and one single family residence. The pond itself occupies approximately 3.8 hectares of the 9.8 hectare site, and is surrounded by a non-continuous riparian strip of mature black cottonwood and water birch. At one time, this ecological community covered much of the Okanagan lowlands, but has been displaced by agriculture and urban development over the past 100 years. It is now a red listed (endangered) plant community that is ranked as one of the rarest in the Province of BC. The pond is also popular with local birders as a destination to view waterfowl.

COLT is a not-for-profit local volunteer organization whose mission is "to protect land for wildlife and parks so biodiversity and natural features are preserved for future generations." COLT has partnered with the City on several initiatives including acting as the guardian of Thomson Marsh at Mission Recreation Park.

COLT will manage this naturalization project on City-owned parkland to expand the riparian area. COLT will coordinate volunteers to plant indigenous nursery stock and to manually eradicate noxious weeds. Beyond the riparian area, COLT will work to reestablish the upland forest to create a fully functioning ecosystem supporting a variety of wildlife species including reptiles, amphibians and small mammals. This collaborative restoration project fits well with the priorities of the OBWB grant program to enhance the valley-wide sustainable use of water.

In parallel with this project at Munson Pond Park, and as part of the 2015 budget, the City of Kelowna will be proceeding with removal / demolition of the two homes and associated structures; constructing a 1.5 m gravel interpretive trail around the pond perimeter to aid in accessing the planting areas, including an associated clear span pedestrian bridge; constructing a small parking / staging area (10 parking stalls) at the front entrance of the park; installing fencing along Munson Road frontage; and assessing and removing any hazardous trees.

COLT has also applied for an EcoAction Community Funding Grant from the Government of Canada. Any funding received through the OBWB Water Conservation and Quality Improvement Grant program will be used to supplement the EcoAction Grant which will also fund construction of wildlife viewing platforms, bat boxes, bird houses and will provide interpretive and educational signage over a three-year term. Both programs will announce successful grant recipients in early Spring 2015.

Internal Circulation:

Communications

Grants & Partnership Manager, Strategic Initiatives

Manager, Parks and Public Places, Infrastructure Planning

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personal Implications:

External Agency/Public Comments:

Communications Comments:

Alternative Recommendation:

Submitted by:



A.Hunsberger,RPF - Urban Forest Health Technician

B.Davidson

B.Davidson, BCSLA - Parks Planner

Approved for inclusion:



Joe Creron, Director, Civic Operations

cc: Attachments:

- Munson Pond Park - Preliminary Concept Plan

cc:

Infrastructure Divisional Director

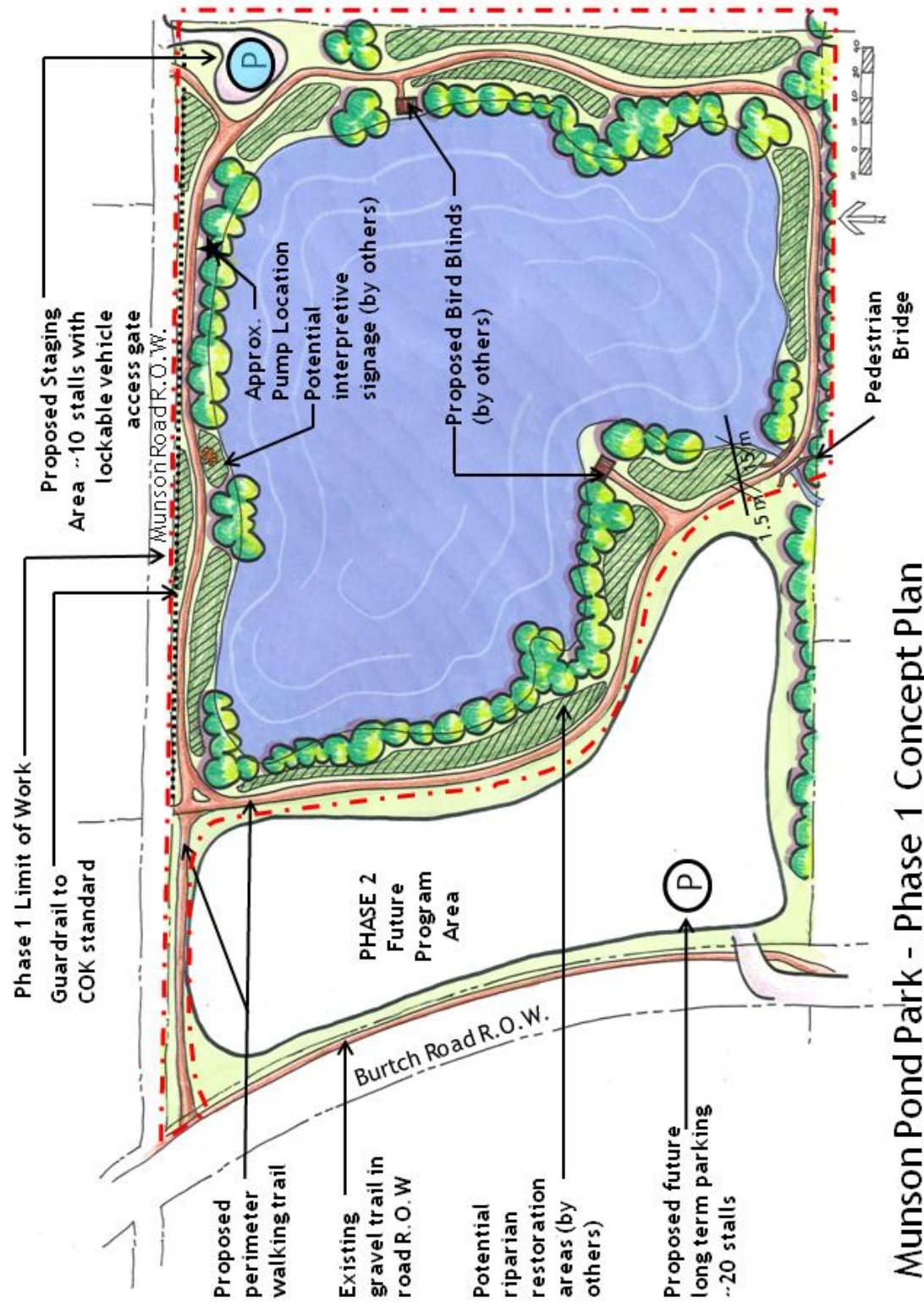
Financial Services Director

Park Services Manager

Subdivision, Agriculture & Environment Services Manager

Central Okanagan Land Trust

Attachment 1:



Munson Pond Park - Phase 1 Concept Plan

December 8, 2014 Infrastructure Planning