

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Monday, July 13, 2015  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

	Pages
<b>1. Call to Order</b>	
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.	
<b>2. Confirmation of Minutes</b>	4 - 8
Regular PM Meeting - June 29, 2015	
<b>3. Public in Attendance</b>	
<b>3.1 YMCA of Okanagan, re: H2O Adventure &amp; Fitness Centre</b>	9 - 24
Annual presentation to Council by the General Manager, Cory Krist.	
<b>4. Development Application Reports &amp; Related Bylaws</b>	
<b>4.1 310 Mugford Road, Z15-0017 - Harjinder, Jaswinder &amp; Swaran Malhi</b>	25 - 34
<b>Mayor to invite the Applicant, or Applicant's Representative, to come forward.</b> To consider a staff recommendation NOT to rezone the subject parcel to allow a subdivision into two lots.	
<b>4.2 5267 Chute Lake Road, Z15-0021 - David Rolleston</b>	35 - 40
To consider a Rezoning Application to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1-Large Lot Housing zone to facilitate a two lot subdivision.	
<b>4.3 5267 Chute Lake Road, BL11110 (Z15-0021) - David Rolleston</b>	41 - 41
To give Bylaw No. 11110 first reading in order to rezone the subject property.	

- 4.4 3699 Highway 97 North, Z15-0028 - University Business Park Ltd. 42 - 53**
- To rezone the subject property to add the "rls" (Retail Liquor Store) designation to the property in order to allow a commercial unit to be used as a retail liquor store.
- 4.5 3699 Highway 97 North, BL11111 (Z15-0028) - University Business Park Ltd. 54 - 54**
- To give Bylaw No. 11111 first reading in order to rezone the subject property.
- 4.6 225 Clifton Road and (W of) Union Road, OCP15-0012 & Z15-0016 - Glenwest Properties Ltd. 55 - 66**
- To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.
- 4.7 225 Clifton Road and (W of) Union Road, BL11112 (OCP15-0012) - Glenwest Properties Ltd. 67 - 68**
- Requires a majority of all members of Council (5).**  
To give Bylaw No. 11112 first reading in order to change the future land use designation of the subject properties.
- 4.8 225 Clifton Road and (W of) Union Road, BL11113 (Z15-0016) - Glenwest Properties Ltd. 69 - 70**
- To give Bylaw No. 11113 first reading in order to rezone the subject properties.
- 4.9 1027 Clement Avenue, BL11059 (OCP14-0025) - Okanagan Valley Construction Ltd. 71 - 71**
- Requires a majority of all members of Council (5).**  
To adopt Bylaw No. 11059 in order to change the future land use designation of the subject property in order to allow a four unit dwelling development.
- 4.10 1027 Clement Avenue, BL11060 (Z14-0038) - Okanagan Valley Construction Ltd. 72 - 72**
- To adopt Bylaw No. 11060 in order to rezone the subject property to the RM1 - Four Dwelling Housing zone.
- 4.11 1027 Clement Avenue, DP14-0177 - Okanagan Valley Construction Ltd. 73 - 95**
- To consider the form and character of a four unit dwelling.
- 4.12 497 Carnoustie Drive, DP15-0105 - Melcor Developments Ltd. 96 - 128**
- To consider the form and character of a 22 unit Multiple Dwelling Housing development.

**4.13 555 Buckland Avenue, DP15-0094 - Davara Holdings Ltd. 129 - 143**

To consider a Form and Character Development Permit application for a 9 unit townhouse complex on the Central Green site off of Buckland Ave.

**5. Non-Development Reports & Related Bylaws**

**5.1 2015 Strategic Community Investment Funds 144 - 145**

To provide Council with information on the Strategic Community Investment Funds program for 2014.

**5.2 1760 Quail Ridge Blvd. (Adjacent to) - Road Closure Bylaw Amendment 146 - 147**

To forward Road Closure Bylaw No. 11081 for amendment consideration.

**5.3 1760 Quail Ridge Blvd. (Adjacent to), BL11081 - Road Closure Bylaw 148 - 149**

To amend Bylaw No. 11081 at third reading.

**6. Mayor and Councillor Items**

**7. Termination**



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 29, 2015  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh\*

Members Absent Councillor Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planner, Ryan Roycroft\*; Urban Planning Supervisor, Linsley Ganczar\*; Utility Services Manager, Kevin Van Vleit\*; Financial Projects Manager, Gary Filafilo\*; Active Living & Culture Director, Jim Gabriel\*; Communications Consultant, Janine Taylor\*; Business Systems Analyst, Jessey Chudiak\*; Event Development Supervisor, Mariko Siggers\*; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:30 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 Hodge/Seconded By Councillor Given

R500/15/06/29 THAT the Minutes of the Regular Meeting of June 22, 2015 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 2076 Enterprise Way, DP14-0249 - 3752 Investments Ltd.

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Gray

**R501/15/06/29** THAT Council authorizes the issuance of Development Permit DP14-0249 for Lot 2, District Lot 127, 140 and 531, ODYD, Plan 16591 located on 2076 Enterprise Way, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land by in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT all requirements of Development Engineering be completed to the satisfaction of the Development Engineering Manager;

AND THAT all requirements of the Ministry of Transportation and Infrastructure be completed to the satisfaction of the Ministry of Transportation and Infrastructure;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

**3.2 2149, 2159, 2169, 2179 & 2189 Pandosy Street, BL10440 (OCP10-0008) - John & Alana Marrington and John Balla**

Moved By Councillor Given/Seconded By Councillor Hodge

**R502/15/06/29** THAT Bylaw No. 10440 be adopted.

Carried  
Councillor Hodge - Opposed

**3.3 2149, 2159, 2169, 2179 & 2189 Pandosy Street, BL10439 (Z10-0040) - John & Alana Marrington and John Balla**

Moved By Councillor Donn/Seconded By Councillor Given

**R503/15/06/29** THAT Bylaw No. 10439 be adopted.

Carried  
Councillor Hodge - Opposed

**3.4 2149, 2159, 2169, 2179 & 2189 Pandosy Street, BL10624, Housing Agreement Authorization Bylaw - John & Alana Marrington and John Balla**

Moved By Councillor Donn/Seconded By Councillor Given

**R504/15/06/29** THAT Bylaw No. 10624 be adopted.

Carried  
Councillor Hodge - Opposed

**3.5 551 Glenwood Avenue, BL10772 (OCP12-0013) - Paul Hesketh**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R505/15/06/29 THAT Bylaw No. 10772 be adopted.

Carried  
Councillor Hodge - Opposed

**3.6 551 Glenwood Avenue, BL10773 (Z12-0054) - Paul Hesketh**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R506/15/06/29 THAT Bylaw No. 10773 be adopted.

Carried  
Councillor Hodge - Opposed

**3.7 2149, 2159, 2169, 2179 & 2189 Pandosy Street and 551 Glenwood Avenue, DP12-0123 - John & Alana Marrington**

Staff:

- Provided a PowerPoint Presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R507/15/06/29 THAT Council authorize the issuance of Development Permit No. DP12-0123 for the properties legally known as: Lot 1, District Lot 14, ODYD, Plan 3216, located at:

2149 Pandosy Street, Kelowna, BC., Lot 2, District Lot 14, ODYD, Plan 3216, located at  
2159 Pandosy Street, Kelowna, BC., Lot 3, District Lot 14, ODYD, Plan 3216, located at  
2169 Pandosy Street, Kelowna, BC., Lot 1, District Lot 14, ODYD, Plan 5973, located at  
2179 Pandosy Street, Kelowna, BC., Lot 2, District Lot 14, ODYD, Plan 5973, located at  
2189 Pandosy Street, Kelowna, BC., Lot 2, District Lot 14, ODYD, Plan 1251, located at  
551 Glenwood Avenue, Kelowna, BC., and

THAT PART OF District Lot 14, ODYD SHOWN ON Plan EPP26999, a portion of rear lane adjacent to the aforementioned properties, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
5. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above-noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried  
Councillor Hodge - Opposed

#### 4. Non-Development Reports & Related Bylaws

##### 4.1 Centrifuge Purchase - Brandts Creek Tradewaste Treatment Facility

Staff:

- Provided an overview of the report and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

**R508/15/06/29** THAT Council approves the purchase of the Centrifuge as outlined in the Report of the Utility Services Manager dated June 22, 2015;

AND THAT the 2015 Financial Plan be amended to include \$450,000 for this project funded from the Wastewater utility, with the understanding that all costs incurred will be recovered from the benefiting Industries.

Carried

Councillor Singh joined the meeting at 1:55 p.m.

##### 4.2 Municipal Finance Authority Borrowing for Library Parkade Extension and Memorial Parkade

Staff:

- Provided an overview of the report and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Donn

**R509/15/06/29** THAT Council approves borrowing from the Municipal Finance Authority of British Columbia, as part of their 2015 fall issue, \$15,000,000 as authorized through Loan Authorization Bylaw No. 10742 which authorized the construction of a new parkade for public use at 1420 Ellis Street, between Doyle and Queensway Avenues and to expand the current "Library" parkade to utilize 1352 Ellis Street;

AND THAT the Regional District of Central Okanagan be requested to prepare a security issuing bylaw with a 30 year term.

Carried

##### 4.3 Municipal Finance Authority Borrowing for Kelowna Police Services Building

Staff:

- Provided an overview of the report.

Moved By Councillor Given/Seconded By Councillor DeHart

**R510/15/06/29** THAT Council approves borrowing from the Municipal Finance Authority of British Columbia, as part of their 2015 fall issue, \$42,384,000 as authorized through Loan Authorization Bylaw No. 10900 which authorized the construction of a new Police Services Building;

AND THAT the Regional District of Central Okanagan be requested to prepare a security issuing bylaw with a 30 year term.

Carried

#### 4.4 Active by Nature Campaign

Staff:

- Presented a promotional video; Provided a PowerPoint Presentation and demonstrated an interactive map APP available on line through the City website, tablets and smart phones.
- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

R511/15/06/29 THAT Council receives, for information, the report from the Communications Consultant and the Event Development Supervisor dated June 15, 2015 with respect to the Active by Nature program.

Carried

#### 5. Mayor and Councillor Items

Councillor Sieben:

- Spoke to his attendance at the recent tour of Regional District Parks and thanked the Regional District of Central Okanagan and Westbank First Nations for the tour.

Councillor Singh:

- Spoke to her attendance at the recent tour of the Spiritual Centre at Kelowna General Hospital, currently under construction, and the need for additional funding to complete the Centre.

Councillor DeHart:

- Spoke to her attendance, along with the Mayor, at the 20<sup>th</sup> Anniversary of the Kelowna Farmers and Crafters Market.

Mayor Basran:

- Spoke to the second ground breaking development, the Ki-Lo-Na Friendship Society, at the Central Green site on July 2<sup>nd</sup> at 1:00 p.m.

#### 6. Termination

This meeting was declared terminated at 2:37 p.m.

\_\_\_\_\_  
Mayor

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

/acm



# **H<sub>2</sub>O** adventure + fitness centre



H<sub>2</sub>O is operated by



## The numbers...



5071 average members on roll

95,865 admissions sold

Average of 1372 served/day



Over 90% of Kelowna's aquatic club training hours occur at H2O and we host between 11 – 13 competitions annually

The YMCA and the City of Kelowna share the same access objective...

## Everyone is welcome

The YMCA's Financial Assistance Program on average supports 621 children and families each month access the H2O facility and YMCA programs and services. Financial assistance is up 20% over last year's 495 average.

12.2% of all H2O members are utilizing the financial assistance program.

At the Y we believe in personal responsibility and provide subsidization up to 80%. Operations and fundraising efforts support the remainder of assistance provided.

In 2014, H2O serviced 7,506 City of Kelowna Opportunity Coupons which are distributed by over 80 social service organizations throughout Kelowna and provide drop-in access to the centre.

YMCA staff employed at the H2O Centre are represented on the Everyone Gets To Play and the Canadian Tire Jump Start committees, both dedicated to providing and communicating accessible and affordable health, fitness, recreation, sport and aquatic experiences.

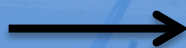
**Everybody gets to play™**



## Community Partnerships

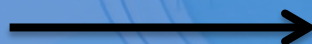
*It is our mission to drown proof our community*

Across The Lake  
Swim event



YMCA aquatic staff volunteer their time to provide event safety supervision

Proceeds from event are given to the YMCA



The YMCA provides free transportation and swimming lessons to all Grade 3 students in SD 23

Our next goal is to expand the program to all grade 4 students in SD23



In 2014 we partnered with the Kelowna Triathlon Club and the Okanagan Masters Swim Club to create a new program delivery model which includes club membership and H2O membership to encourage more swimming participation and more involvement in other H2O and YMCA programs.

Both adult clubs grew – KTC – 60 members, OMSC – 130 members

KELOWNATRIATHLONCLUB

**omsc**

# Exercise is Medicine



Creating an Integrated Health Network  
working with:

- Central Okanagan Division of Family Practice
- Interior Health Authority
- Kelowna General Hospital
- Local Clinics – Physiotherapists, Cardiac COACH

## Supporting Programs

- YMCA Coach Approach
- Healthy Hearts
- Chronic Disease Self Management
- New Back
- Senior Health Assessment events
- Chair Yoga
- 50+ Strength
- Zumba Gold
- Aqua Therapy



## We so lucky to have highly qualified and passionate staff & volunteers

Health programs run by staff and volunteers who have: Human Kinetics or Kinesiology degrees, YMCA Fitness Certifications, BCRPA certifications and many more advanced degrees or certifications

On average we have over 130 staff and over 65 volunteers.



2014 experienced huge growth in children and youth programming at H2O.



Youth is a major focus in 2015

## YMCA National Child Protection Initiative – Keeping our Children Safe



- Onboarding & recruitment best practices
- CRC & vulnerable sector search for all staff and volunteers
- Orientation and ongoing training
- Reporting tools, policies and procedures
- Physical controls
- Facility supervision
- Program sign in and out procedures

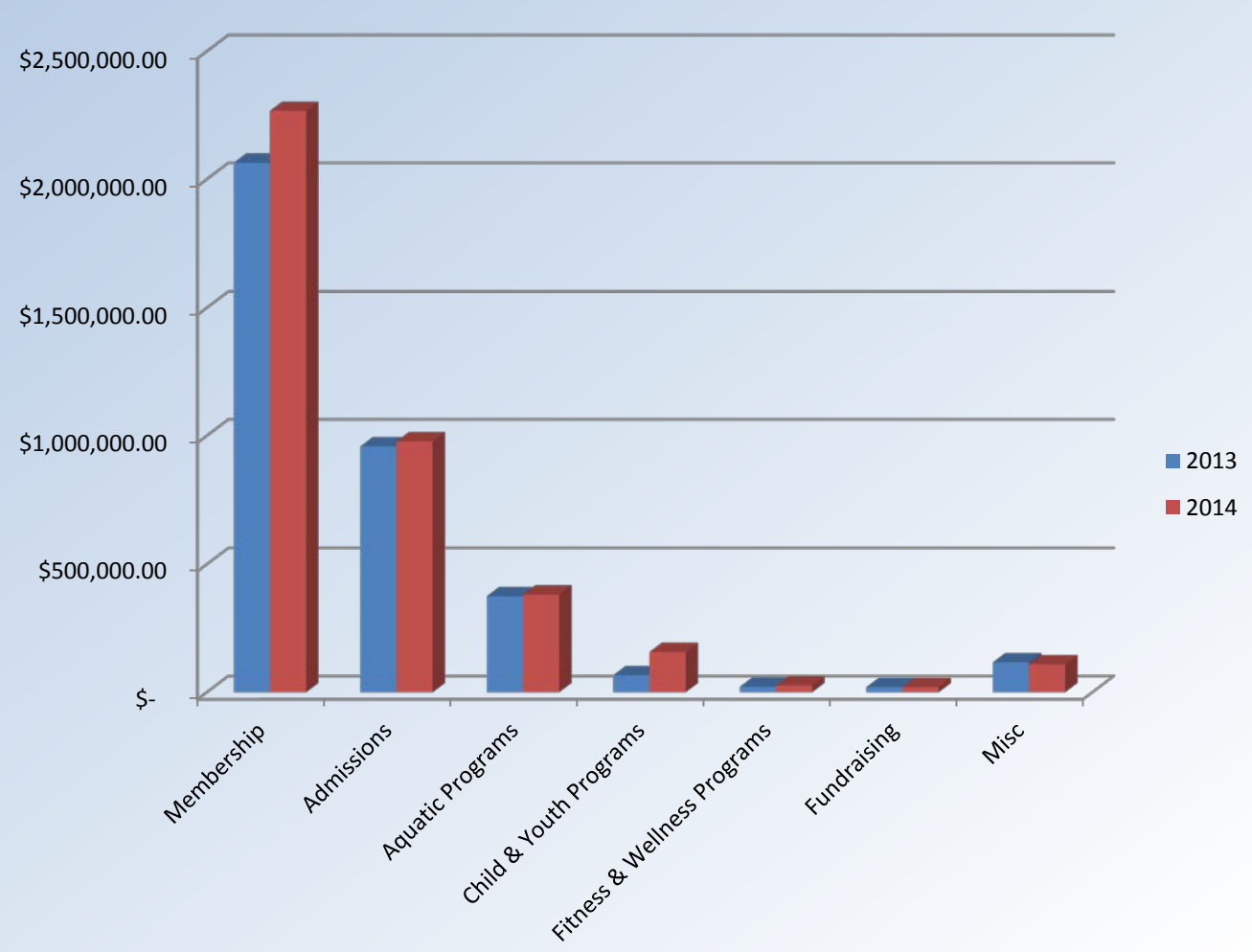
## The Finances...

We have exceeded the Y's operating budget each year the facility has been in operation and continue to grow and develop the business.

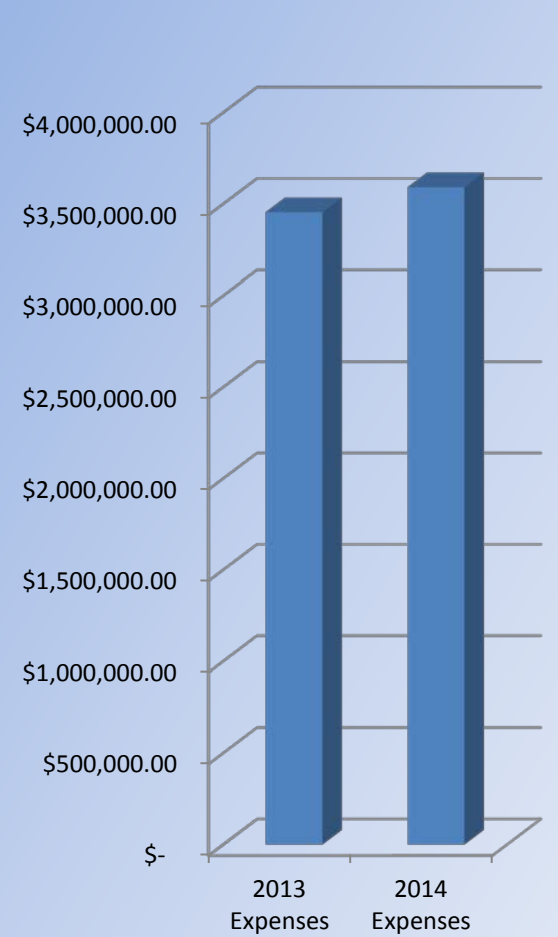
We are always looking for ways to bring more value to our community while maintaining the financial sustainability of the operation.

Having H2O operated by the YMCA ensures that any operating surplus is reinvested right back into our community in the form of more programming and services to farther develop the potential of people.

# Revenue



# Expenses



<b>2014 Net Surplus Allocation</b>	<b>YMCA</b>	<b>COK</b>	<b>RESERVE</b>	<b>TOTAL</b>
Deficit Up To \$20,000	n/a	n/a	n/a	0
Deficit Over \$20,000	n/a	n/a	n/a	0
Surplus Up To \$100,000	33,000	33,000	34,000	100,000
Surplus Over \$100,000	32,659	16,330	16,330	65,319
<b>Total</b>	<b>65,659</b>	<b>49,330</b>	<b>50,330</b>	<b>165,319</b>

## What's next?...

1. Youth development & leadership programming
2. Community health initiative programming & growth in partnerships
3. Construction of a second studio space in the fitness space and new layout to provide more space and equipment to manage peak times
4. Addition of grade fours to the Okanagan Swims program
5. Launch of Friday Teen Take Over nights
6. Provide intent to renew H2O operating contract

We look forward to another amazing year at H2O!

Questions?....  
Comments...





# REPORT TO COUNCIL



**Date:** July 13, 2015  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning, Community Planning & Real Estate (LG)  
**Application:** Z15-0017  
**Address:** 310 Mugford Road  
**Subject:** Rezoning Application  
**Existing OCP Designation:** S2RES - Single/Two Unit Residential  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU2 - Medium Lot Housing

**Owners:** Harjinder Kaur Malhi  
Jaswinder Singh Malhi  
Swaran Singh Malhi  
**Applicant:** Jaswinder Singh Malhi

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## 1.0 Recommendation

THAT Rezoning application No. Z15-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 26 Township 26 ODYD Plan 27494 located at 310 Mugford Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone NOT be considered by Council.

## 2.0 Purpose

To consider a staff recommendation NOT to rezone the subject parcel to allow a subdivision into two lots.

## 3.0 Community Planning

Community Planning Staff does not support the proposed rezoning application. The purpose of this rezoning application is to allow the subject parcel to be subdivided into two lots. The lot is not wide enough to be split into two under the current RU1 zone rules, therefore the applicant is proposing to rezone to RU2.

The proposed lot widths are 12.95m where the minimum required in RU2 is 13.00m. These measurements only meet the subdivision requirements of the RU3 - Small Lot Housing zone; however RU3 lots require rear lanes and there is no rear lane adjacent to this parcel. As a result, the applicant is seeking RU2 zoning with variances to lot width, (or otherwise seeking RU3 zoning without the requirement for rear lane access).

Required Minimum Lot Width	
RU1	16.5m
RU2	13.0m
RU3	8.5m
Proposed Subdivided Lots	
RU2	12.95m (variance of -0.05m)
<b>or</b>	
RU3	variance to lane requirement

Rezoning to either RU2 or RU3 will require variances to the Zoning Bylaw. As such, the subject property is not large enough, or sited properly, to subdivide to the current subdivision standards in Kelowna.

Community Planning is in favour of redevelopment that increases residential densities in and around Kelowna’s Urban Centres; however, the Department cannot support development that is contrary to the OCP’s urban design guidelines and sacrifices general design principles.

#### 4.0 Proposal

##### 4.1 Background

On October 27, 2014, City Council adopted amendments to the RU3 zone that requires new RU3 lots to have rear lane access. The purpose of this amendment was to recognize that proposals for residential development without rear lane access in this zone resulted in front driveways that were nearly as wide as the minimum lot width (8.50m). The approved text amendment also upholds the Official Community Plan urban design guidelines for pedestrian access and streetscapes.

##### 4.2 Project Description

The proponent made an application to rezone the subject parcel from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate a two-lot subdivision. The application is accompanied by a Development Variance Permit to vary the required lot width in the RU2 zone, as well as a subdivision application to finalize the process.

No future buildings plans were included with the application.

##### 4.3 Site Context

The subject property is located on the north side of Mugford Road, between Rutland Road and Laurel Road. The site is located within the Rutland Sector and is within the Revitalization Development Permit Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 - Low Density Multiple Housing	MRL - Multiple Unit Residential (Low Density)
East	RU1 - Large Lot Housing	S2RES - Single/Two Unit Residential
South	RU1 - Large Lot Housing	S2RES - Single/Two Unit Residential
West	RU1 - Large Lot Housing	S2RES - Single/Two Unit Residential

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	400m <sup>2</sup> per lot	442.01m <sup>2</sup> per lot
Min. Lot Width	13.0m per lot	12.95m per lot <span style="color: red;">❶</span>
Min. Lot Depth	30.0m per lot	34.14m per lot
Development Regulations		
Max. Building Coverage	40%	unknown
Max. Height	9.5m	unknown
Min. Front Yard	4.5m	unknown
Min. Side Yard (west)	1.5-1.8m	unknown
Min. Side Yard (east)	1.5-1.8m	unknown
Min. Rear Yard	6.0-7.5m	unknown
Other Regulations		
Minimum Parking Requirements	2 stalls	unknown
Private Open Space	35m <sup>2</sup>	unknown

❶ Indicates a requested variance to lot width.

## **5.0 Current Development Policies**

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

#### **Chapter 14 - Urban Design DP Guidelines**

- <sup>1</sup> Prioritize the safe and convenient movement of pedestrians above all other modes of transportation.
- <sup>2</sup> Avoid large expanses of parking.
- <sup>3</sup> Ensure vehicular and service access has minimal impact on the streetscape.
- <sup>4</sup> Avoid vehicle access from arterial and collector roads and from those roads with a prominent streetscape.
- <sup>5</sup> Minimize the width and area of driveways and impervious surfaces.

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

No comments.

### **6.2 Development Engineering Department**

See attached memorandum dated May 4, 2015.

## **7.0 Application Chronology**

Date of Application Received: March 19, 2015

## **8.0 Alternate Recommendation**

THAT Rezoning application No. Z15-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 26 Township 26 ODYD Plan 27494 located at 310 Mugford Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Development Engineering Department being completed to their satisfaction.

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 8.1 (Chapter 14 - Comprehensive Development Permit Area).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 8.9 (Chapter 14 - Comprehensive Development Permit Area).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 8.10 (Chapter 14 - Comprehensive Development Permit Area).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 8.12 (Chapter 14 - Comprehensive Development Permit Area).

<sup>5</sup> City of Kelowna Official Community Plan, Policy 1.7 (Chapter 14 - Intensive Residential - Character Neighbourhood).

**Report prepared by:**

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Lindsey Ganczar  
Planning Supervisor

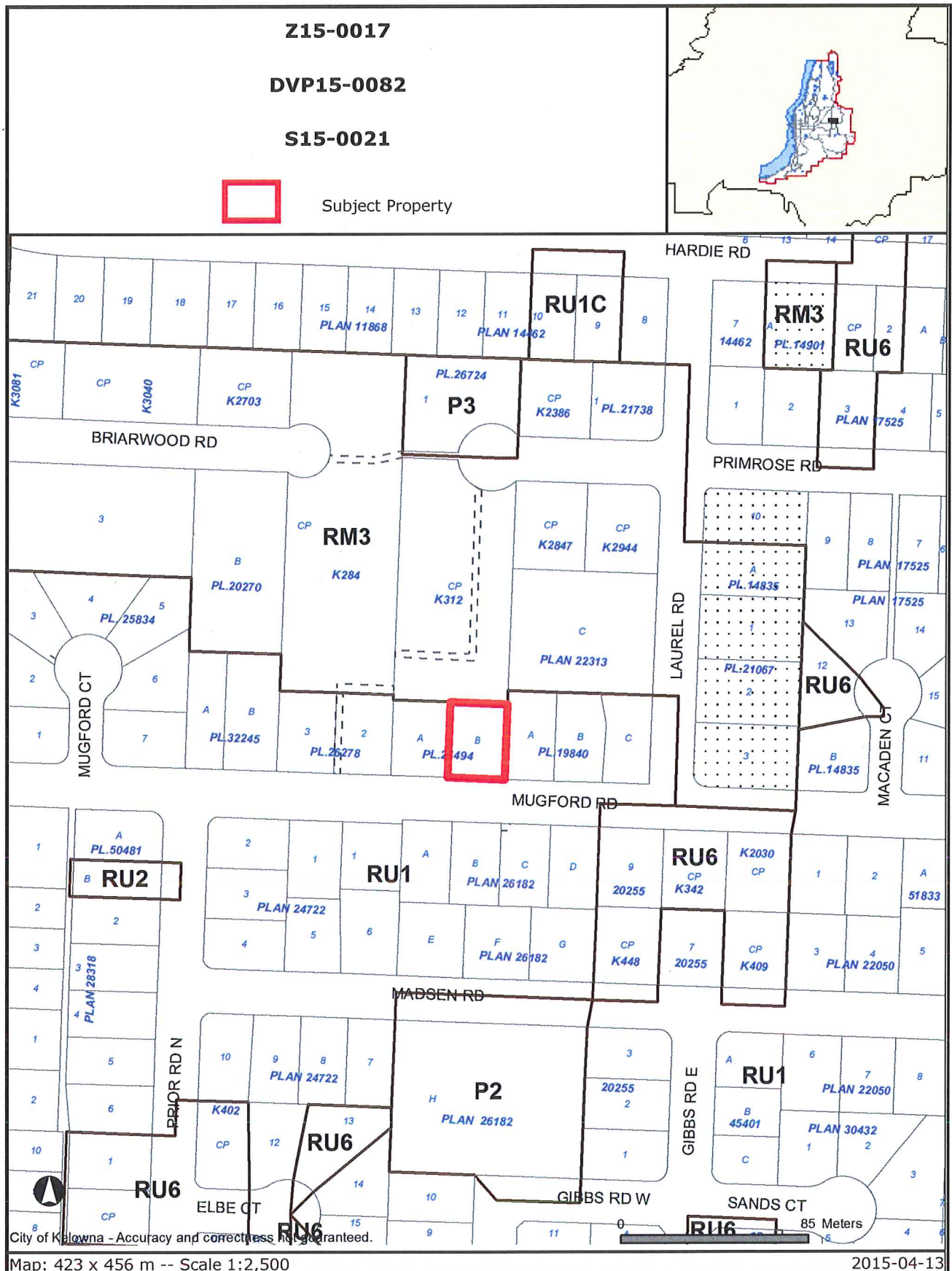
**Reviewed by:**



Ryan Smith, Community Planning Department Manager

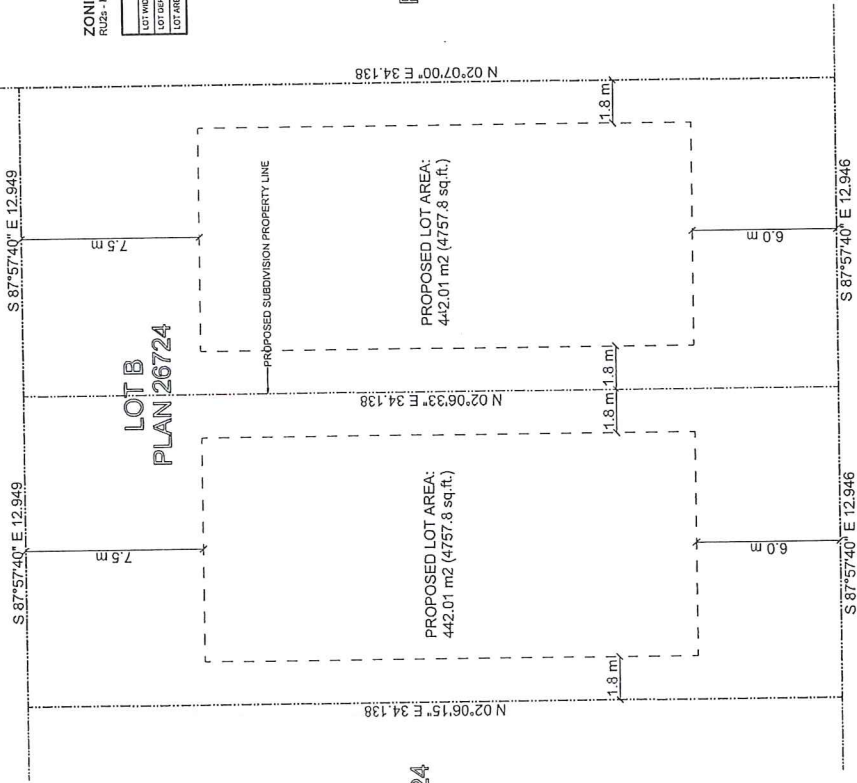
**Attachments:**

Subject Property Map  
Site Plan  
Development Engineering Memorandum



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

**LOT 2  
PLAN 26724**



**ZONING CONFORMANCE TABLE**  
RUBz - Medium Lot Housing with Secondary Suite

	REQUIRED	PROVIDED
LOT WIDTH	13 m	12.949 m
LOT DEPTH	34 m	34.138 m
LOT AREA	442 m <sup>2</sup>	442.01 m <sup>2</sup>

**LOT A  
PLAN 19840**



**MUGFORD ROAD**

**SITE PLAN**

SCALE 200:1  
CIVIC ADDRESS: 310 MUGFORD ROAD, KELOWNA, BC  
LEGAL DESCRIPTION: LOT B, PLAN 26724

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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** May 4, 2015  
**File No.:** Z15-0017  
**To:** Urban Planning (LG)  
**From:** Development Engineer Manager (SM)  
**Subject:** 310 Mugford Road – Lot B, Plan 27494, Section 26, Twp. 26, ODYD

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Development Engineering comments and requirements regarding this application to rezone from RU1 to RU2 are as follows:

1. Subdivision

Provide easements as may be required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the three proposed building sites. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over old decommissioned sewage disposal fields should they encroach on the proposed building envelopes.

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements. A second service is required to meet current policy for Duplex properties.

4. Sanitary Sewer.

The property is located within Specified Area # 20 and 1 SFE (Single Family Equivalent) has been cashed commuted in 2005. This rezoning application does not trigger additional Specified Area charges, however, one unit will have to be paid out at the time of the subdivision.

.../2



6. Road improvements.

Mugford Road must be upgraded to a full urban standard in accordance with Bylaw 7900 including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost of this frontage upgrade is estimated at **\$18,500.00** and is inclusive of a bonding escalation.

7. Engineering.

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.

8. Design and Construction.

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

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

.../3

10. Bonding and Levies Summary.

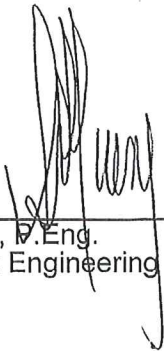
a) Performance Bonding

Mugford Road frontage upgrade **\$18,500.00**

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$13,115.00**. and the Inspection & Admin fee would be waved

b) levies

Inspection and Admin. fee **\$504.00 (\$480.00 + \$24.00 GST)**



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

B<sup>2</sup>



The applicant intends to retain the existing dwelling on the eastern portion of the property. The location of the house and detached garage comply with required setbacks and no variances to subdivision or development regulations are required. Due to the topography and desire to reduce the number of driveway accesses along arterial roads, the properties will share driveway access from Chute Lake Road. An access agreement will be registered on Title as part of the subdivision process.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting neighbouring properties within 50 m. No major concerns were identified during this consultation. At the time of writing, Staff has not been contacted with any questions or concerns about the application.

#### 4.0 Proposal

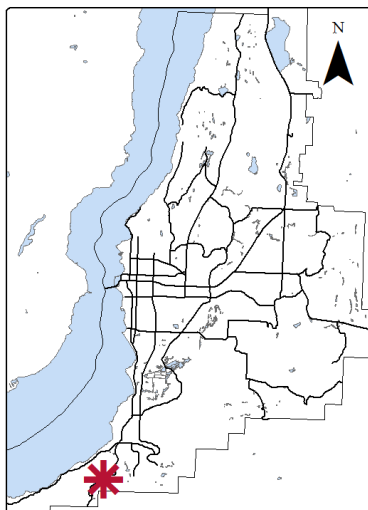
##### 4.1 Site Context

The subject property is located on the south side of Chute Lake Road near Kettle Valley in the Southwest Mission Sector. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan and is within the Permanent Growth Boundary. The surrounding area is characterized by low density residential development.

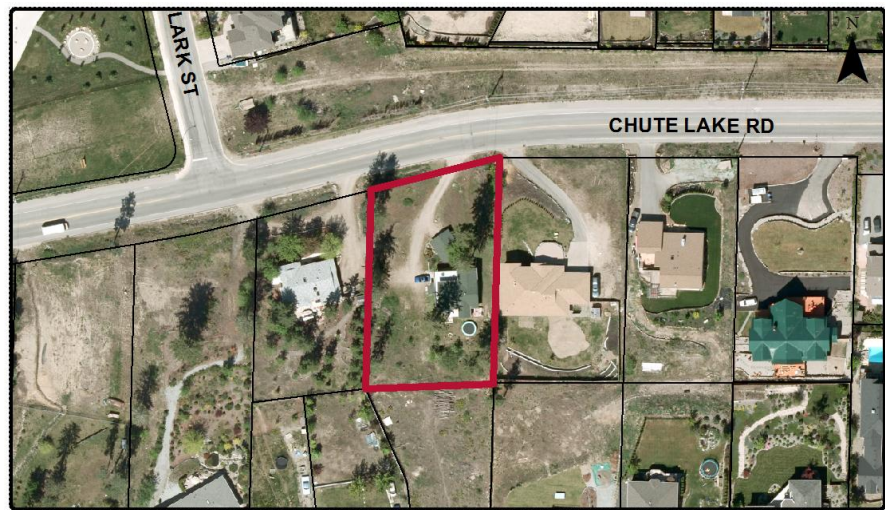
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 - Kettle Valley Comprehensive Residential Development Land Use Contract 77-1002	Single dwelling housing
East	RR3 - Rural Residential 3	Single dwelling housing
South	RR3 - Rural Residential 3	Single dwelling housing
West	RR3 - Rural Residential 3	Single dwelling housing

##### Subject Property Map: 5267 Chute Lake Road



CONTEXT



SUBJECT PROPERTY

## 4.2 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL (West Portion)	PROPOSAL (East Portion)
Existing Lot/Subdivision Regulations			
Lot Area	550 m <sup>2</sup>	984.0 m <sup>2</sup>	1,310.6 m <sup>2</sup>
Lot Width	16.5 m	17.1 m	21.4 m
Lot Depth	30.0 m	59.6 m	63.4 m

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Sensitive Infill.**<sup>1</sup> 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 Development Engineering Department

- See attached memorandum, dated June 5, 2015.

## 7.0 Application Chronology

Date of Application Received: May 4, 2015

Date Public Consultation Completed: May 4, 2015

### Report prepared by:

\_\_\_\_\_  
Laura Bentley, Planner

Reviewed by:

Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

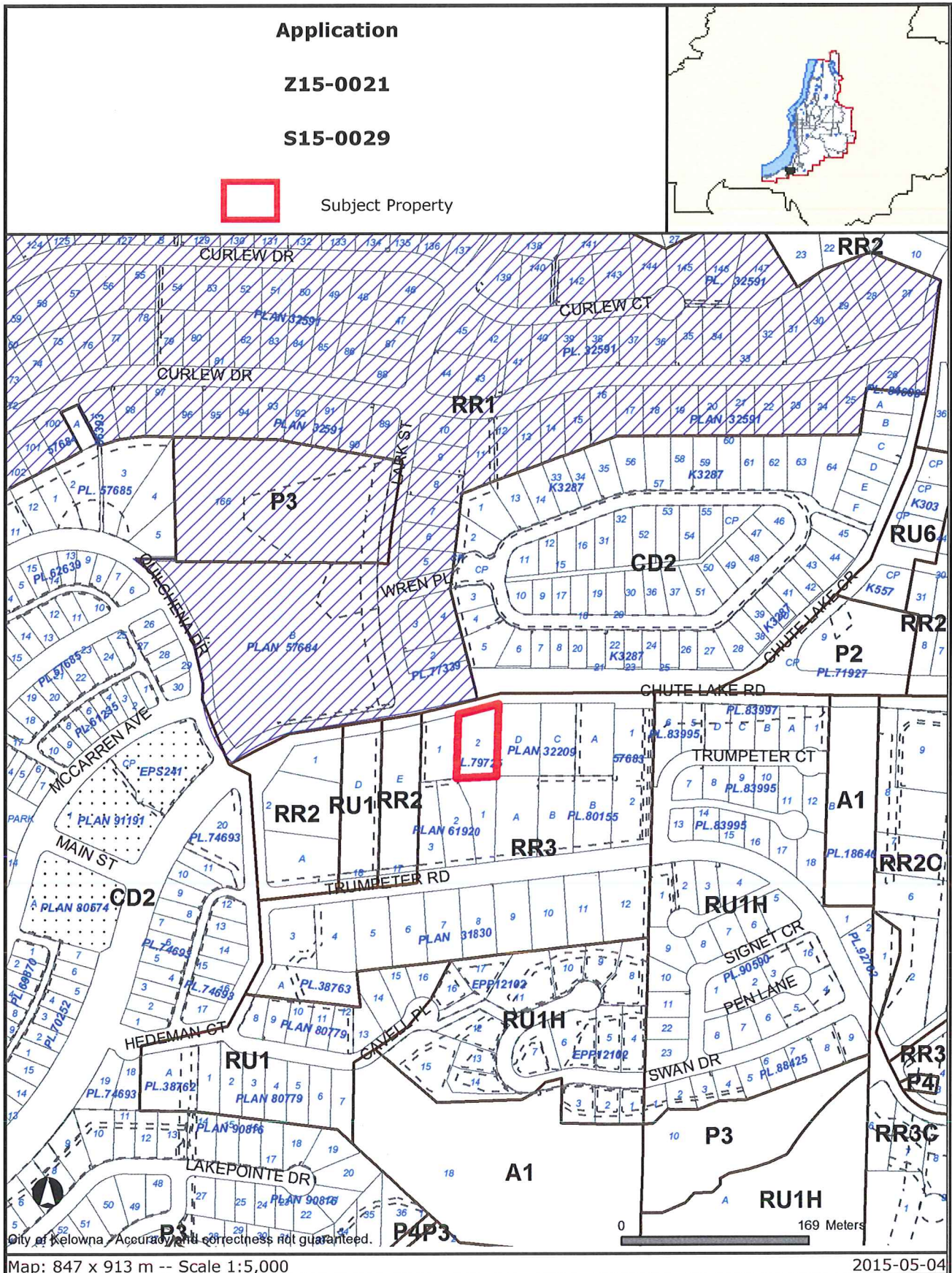
Ryan Smith, Community Planning Department Manager

### Attachments:

Subject Property Map

Development Engineering Memorandum

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).



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

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**CITY OF KELOWNA**

**MEMORANDUM**

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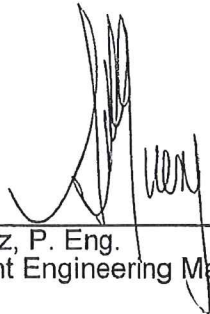
**Date:** June 5, 2015  
**File No.:** Z15-0021  
**To:** Land Use Management (LB)  
**From:** Development Engineer Manager (SM)  
**Subject:** 5267 Chute Lake Rd Lot 2 Plan 79725

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file S15-0029.



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Steve Muenz, P. Eng.  
Development Engineering Manager

JF

# 5267 CHUTE LAKE RD, KELOWNA, BC

PID: 026-511-452 LOT 2, PLAN 79725

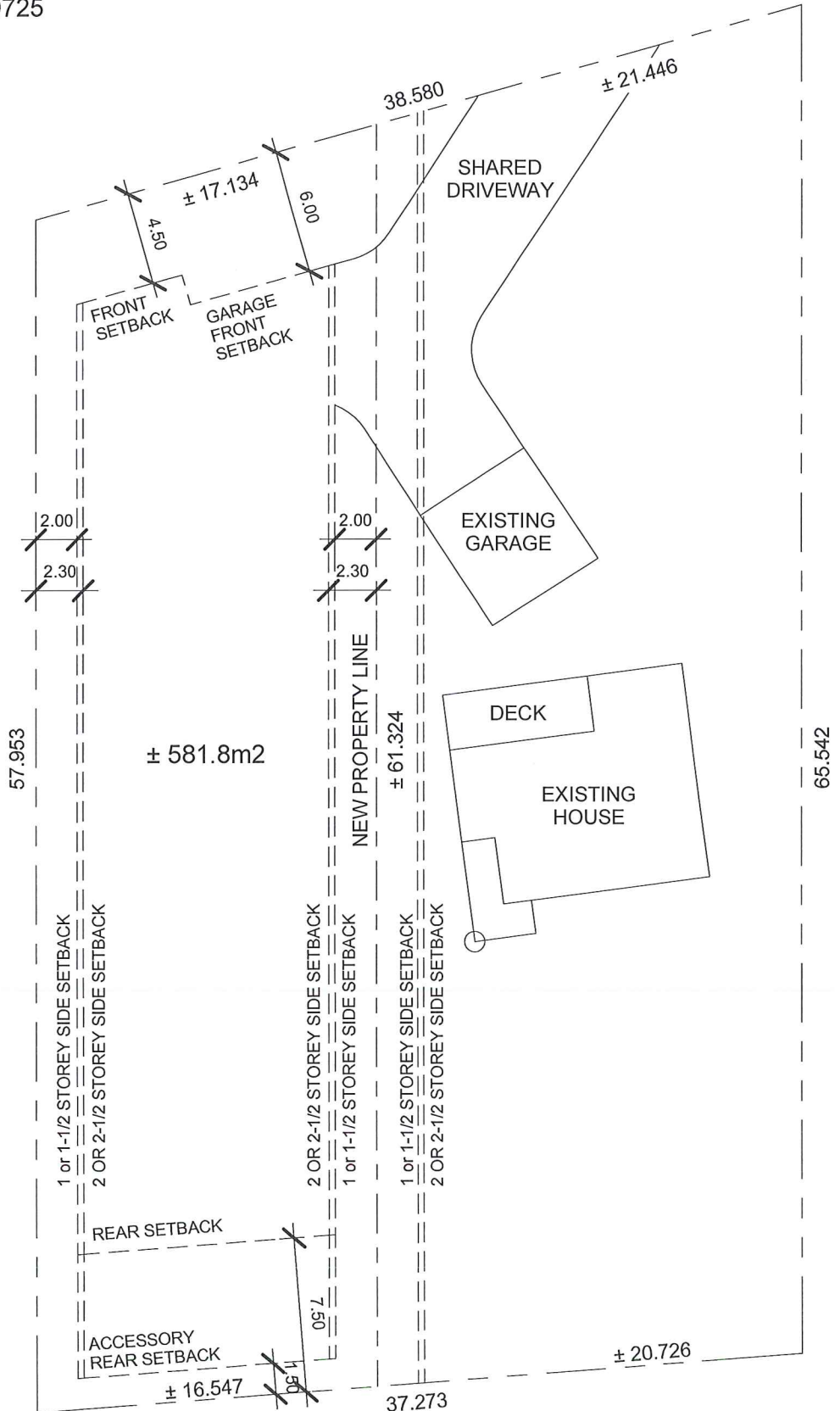
ORIGINAL LOT  
AREA: ± 2,294.6m<sup>2</sup>

PROPOSED NEW LOT  
AREA: ± 984.0m<sup>2</sup>  
ALLOWABLE BUILDING AREA: ± 581.8m<sup>2</sup>

RU1 ZONING

INFILL LOT SETBACKS:

- FRONT: 4.5M (HOUSE)  
6.0m (GARAGE)
- SIDE: 2.3m (2 or 2-1/2 STOREY)  
2.0m (1 or 1-1/2 STOREY)
- REAR: 1.5m (ACCESSORY)  
7.5m (HOUSE)





**CITY OF KELOWNA**  
**BYLAW NO. 11110**  
**Z15-0021 - David Reginald John Rolleston**  
**5267 Chute Lake Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Section 24, Township 28, SDYD, Plan KAP79725, located on Chute Lake Road, Kelowna, B.C., from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot 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

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Mayor

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City Clerk



The applicant has provided a copy of the pre-clearance approval letter from the Liquor Control and Licensing Branch, which notes the location of the Licensee Retail Store to be relocated is currently located in Summerland.

The applicant has communicated their proposal to rezone the subject property with adjacent occupants of the commercial properties, and has received no negative comments. This is considered to meet the requirements of Council policy 367.

The Community Planning Department recommends that the rezoning be supported given that there will be no increase in building area, no traffic concerns were identified, and no negative impacts from the relocation are anticipated.

#### 4.0 Proposal

##### 4.1 Background/Project Description

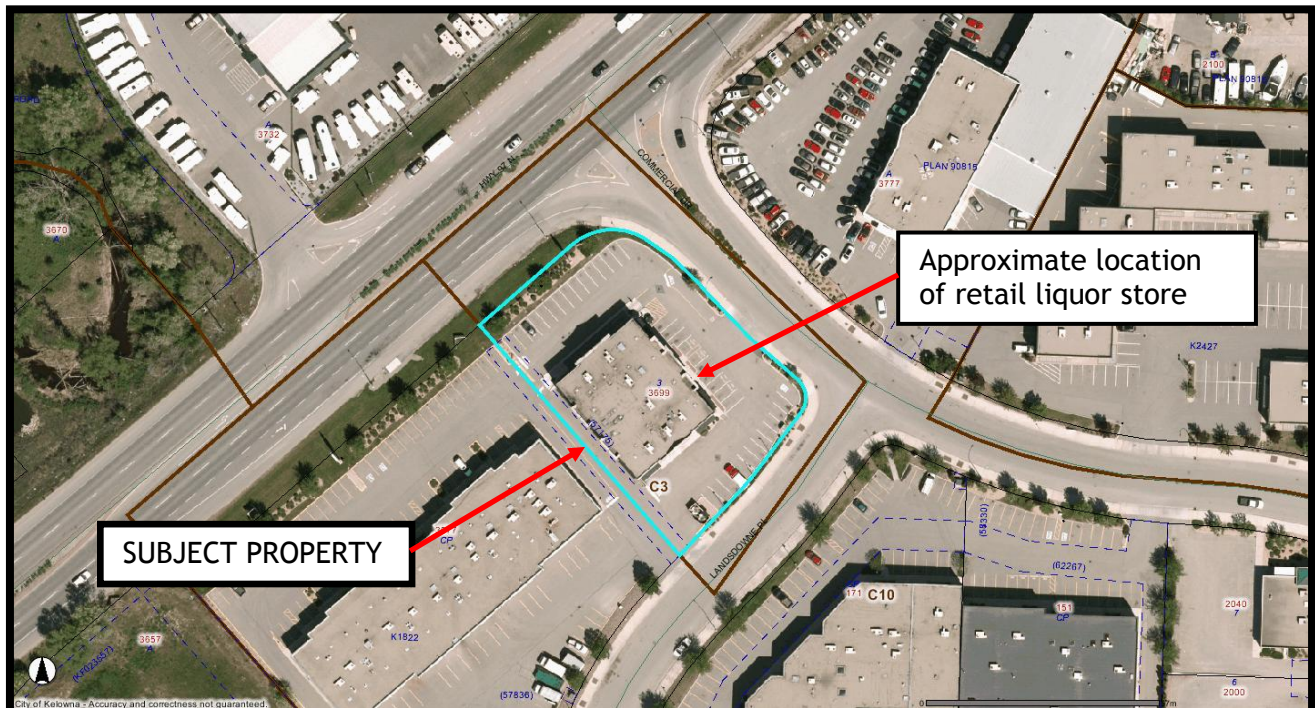
The subject property was developed as the University Business Park in 1994. The building on the subject property was constructed in 2004.

This application seeks to rezone the subject property from the current C3 - Community Commercial zone to the proposed C3lp/rls - Community Commercial (Liquor Primary/Retail Liquor Sales) zone in order to add the RLS designation to the property to allow the use of the site for a liquor store. The applicant proposes to relocate a liquor store license from Summerland to the subject property. There will be no increase to the existing building area.

##### 4.2 Site Context

Subject Property Map:

3699 Highway 97 N.



The subject property is located south of the intersection of Highway 97 N. and Commercial Dr. The neighbourhood area is developed with a range of service commercial uses to the south, and a recreational vehicle sales and service facility to the northwest.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
Northwest	I2 - General Industrial	Recreational Vehicle sales and service
Northeast	C10 - Service Commercial	Automobile dealership - sales & service
Southwest	C10 - Service Commercial	Multiple service commercial units
Southeast	C10 - Service Commercial	Multiple service commercial units

## 5.0 Current Development Policies

As per Council Policy #359 (Liquor Licensing Policy & Procedures), the following considerations should be made for the location of liquor stores/retail liquor sales (RLS):

- Continue to require new or relocated RLS establishments to apply for a rezoning application to allow for "Retail Liquor Sales" in applicable zones.  
(complies)
- No Retail Liquor Sales shall be approved for (in conjunction with) Liquor Primary Establishments with person capacity that exceed 150 persons.  
(complies)
- Any new or relocated Retail Liquor Sales establishment shall not be located within 300m of an existing Liquor Primary establishment with a capacity greater than 350 persons.  
(complies)

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

No comment.

### 6.2 Development Engineering Department

The Developments Engineering comments and requirements regarding this application to rezone the subject property to C3RLS are as follows:

General

- a) The development of a liquor retail outlet on the subject property does not compromise any Municipal infrastructure or services.
- b) The subject property is fully serviced in accordance with the Subdivision, Development and Services bylaw. This application does not trigger any offsite upgrades.

### 6.3 Fire Department

No concerns.

### 6.4 R.C.M.P.

No concerns.

## 7.0 Application Chronology

Date of Application Received: May 27, 2015

**Report prepared by:**

---

Paul McVey, Urban Planner

**Reviewed by:**

Lindsey Ganczar, Urban Planning Supervisor

**Approved for Inclusion:**

Ryan Smith, Community Planning Manager

**Attachments:**

Subject Property Map

Site Plan

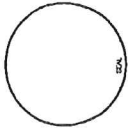
Floor Plan

Site photo

Rationale letter

LCLB Pre-Clearance Approval letter





PROJECT: UNIVERSITY BUSINESS PARK  
 LOT 4  
 PROPOSED BUILDING

DATE: MAY 1988  
 SCALE: AS SHOWN  
 DRAWN: P.M.  
 CHECKED: -  
 PROJECT NO.: 1070000  
 DRAWING NO.: -

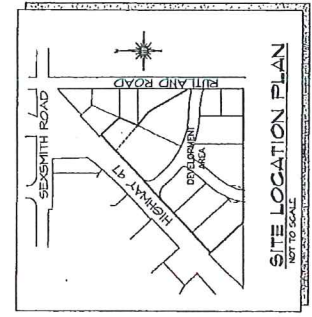
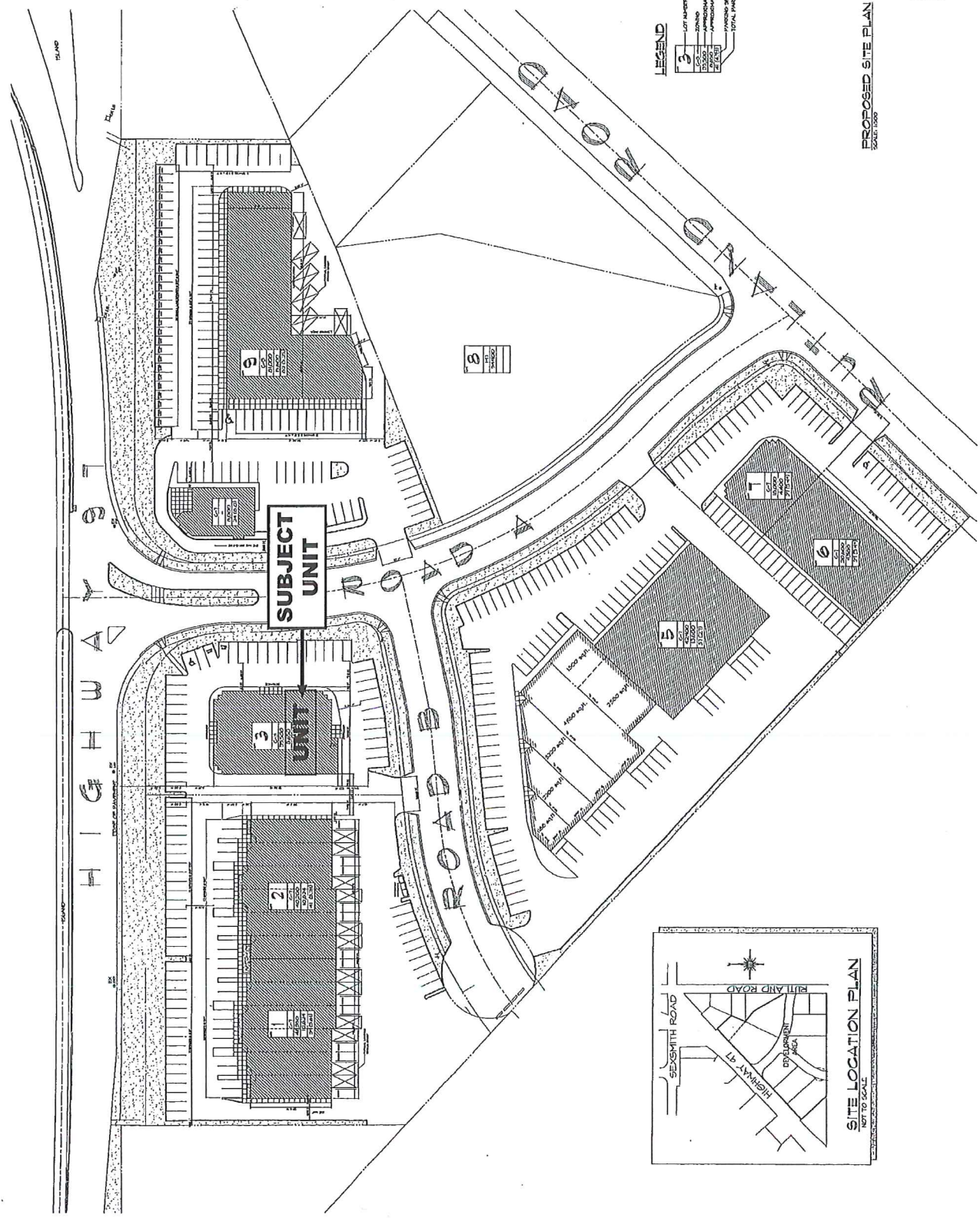
UNIVERSITY BUSINESS PARK  
 977 RUMFORD ROAD, KILGORE, TEXAS 75142  
 PROJECT NO. 1070000  
 DRAWING NO. -

PROPOSED: -  
 EXISTING: -  
 1. LAYOUT/PERFORMANCE REVIEW  
 2. DATE: -  
 3. DESCRIPTION: -

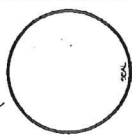
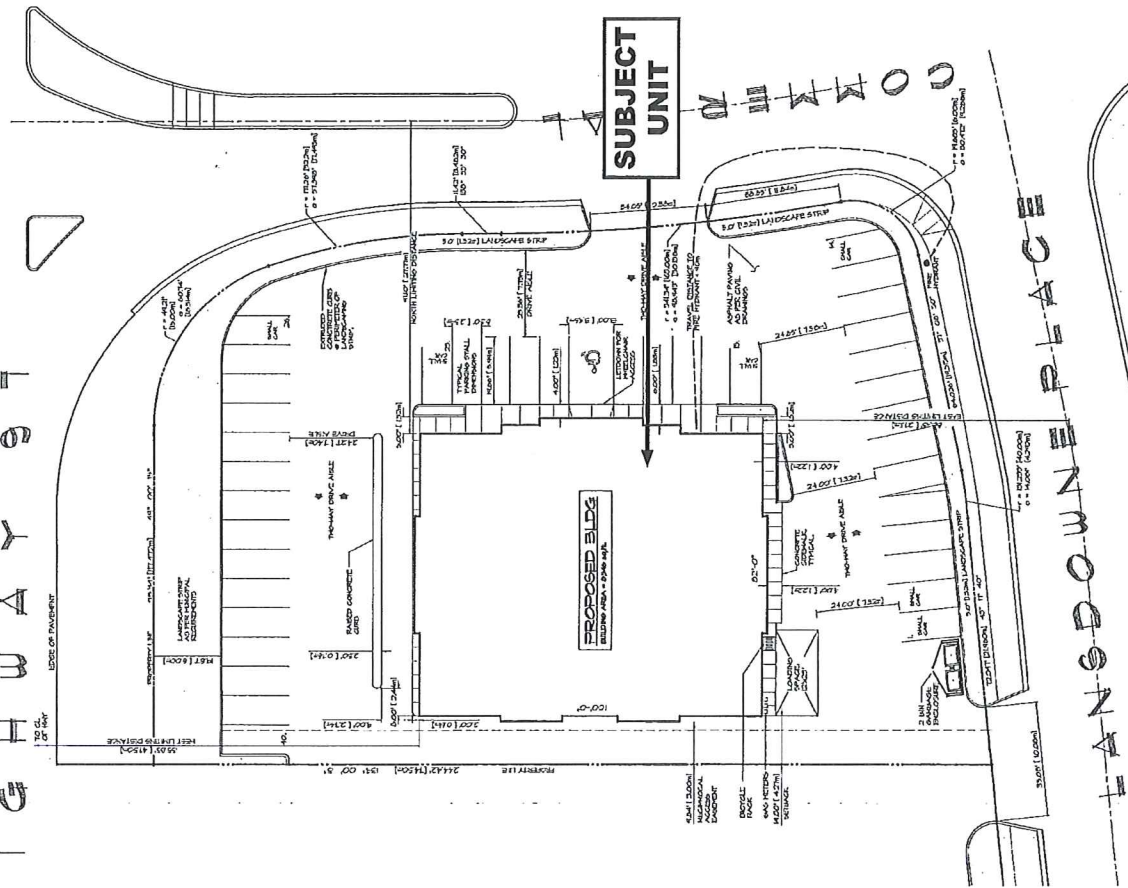
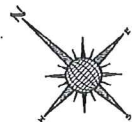
**LEGEND**

- 3 - LOT NUMBER
- 10000 - APPROXIMATE SITE AREA
- 100000 - APPROXIMATE BUILDING AREA
- 1000000 - TOTAL IMPROVED AREA

PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"



H I G H W A Y 9 7



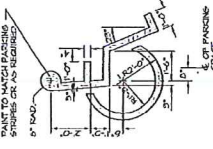
LOT 3 - SITE PLAN  
SCALE 1" = 10'

FOR INFORMATION ONLY  
DO NOT SCALE FROM THIS PLAN  
DATE: 08/11/2010

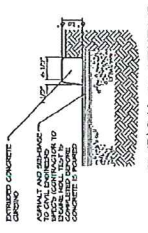
DATE	08/11/2010
SCALE	AS SHOWN
DRAWN	DAVID YOUNG
CHECKED	PHIL FORD
PROJECT NO.	1000000
DRAWING NO.	A-1

**4D ENGINEERING STRUCTURAL ENGINEERS**  
4000 W. HAWTHORNE BLVD., SUITE 100  
DENVER, CO 80231  
TEL: 303-752-3200  
FAX: 303-752-3201  
WWW.4DENGINEERING.COM

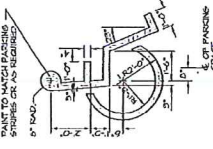
NO.	DATE	DESCRIPTION
1	08/11/2010	ISSUED FOR PERMITS



**TYPICAL EXTERIOR BOLLARD**  
DETAIL 1 (SEE SECTION 1, A1)



**TYPICAL EXTRUDED CONCRETE CURB**  
DETAIL 2 (SEE SECTION 1, A1)



**TYPICAL H/C PARKING SIGNAGE**  
DETAIL 3 (SEE SECTION 1, A1)

**BY-LAW ANALYSIS**

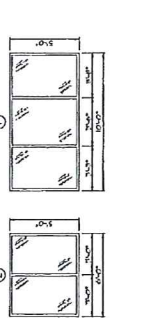
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99	MINIMUM SIDE YARD SETBACK	5' 0"	5' 0"	OK
100	MINIMUM REAR YARD SETBACK	5' 0"	5' 0"	OK



NO.	SIZE	TYPE	FINISH	OPERATION	ACCESS
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(2)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(3)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(4)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(5)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(6)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(7)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(8)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(9)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(10)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM

**REVISIONS**

1. ALL WINDOWS REFERENCED TO BGL BELONG TO BGL SPEC.
2. ALL WINDOWS REFERENCED TO BGL BELONG TO BGL SPEC.
3. ALL WINDOWS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
4. ALL WINDOWS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
5. ALL WINDOWS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
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8. ALL WINDOWS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
9. ALL WINDOWS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
10. ALL WINDOWS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.



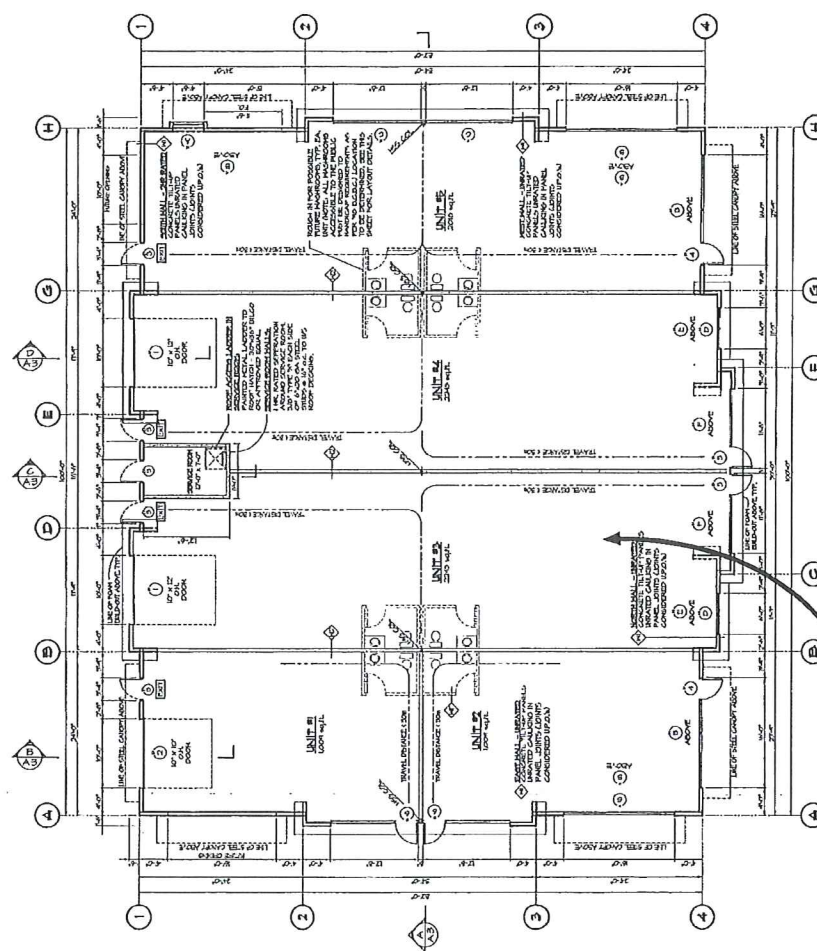
NO.	SIZE	TYPE	FINISH	OPERATION	ACCESS
(1)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(2)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(3)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(4)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(5)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(6)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(7)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(8)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(9)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(10)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM

**DOOR & HARDWARE SCHEDULE**

NO.	SIZE	TYPE	FINISH	OPERATION	ACCESS
(1)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(2)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(3)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(4)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(5)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(6)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(7)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(8)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(9)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM
(10)	3'-0" x 6'-0"	GLASS	ALUMINUM	SLIDING	ALUMINUM

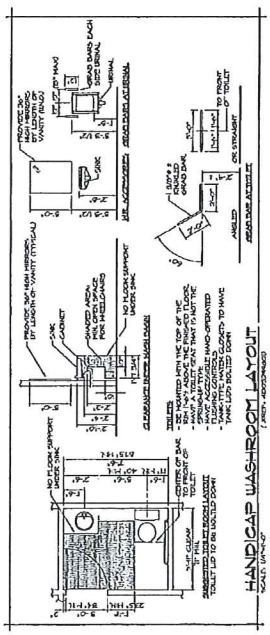
**WALL SCHEDULE**

NO.	DESCRIPTION / LOCATION	NOTES
(1)	INTERIOR WALL	1. ALL WALLS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
(2)	EXTERIOR WALL	2. ALL EXTERIOR WALLS TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
(3)	CEILING	3. ALL CEILING TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.
(4)	FLOOR	4. ALL FLOOR TO BE FINISH GRADE. FINISH OF FINISHES TO BE DETERMINED BY ARCHITECT.



**SUBJECT UNIT**

GROUND FLOOR PLAN



**HANDICAP WASHROOM LAYOUT**

UNIT #1

**400 ENGINEERING**  
**STRUCTURAL ENGINEERS**  
 2007 AT WOOD DRIVE  
 MISSISSAUGA, ONTARIO L4X 1L7  
 TEL: (905) 276-8881  
 FAX: (905) 276-8882  
 www.400engineering.com

**COMMERCIAL BLDG. - UNIVERSITY BUSINESS PARK**  
 LOT 3, HWY 91 N. KILONA, BC  
 MISSISSAUGA, ONTARIO

NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR PERMIT
2	10/10/00	ISSUED FOR PERMIT
3	10/10/00	ISSUED FOR PERMIT
4	10/10/00	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR PERMIT
2	10/10/00	ISSUED FOR PERMIT
3	10/10/00	ISSUED FOR PERMIT
4	10/10/00	ISSUED FOR PERMIT

DATE: 10/10/00  
 SCALE: AS SHOWN  
 SHEET NO.: 10/10/00  
 PROJECT NO.: 10/10/00  
 DRAWING BY: 10/10/00

## RATIONALE LETTER

The proposed location of the Reids Corner Liquor Store of #103 3699 Hwy 97N is an ideal location for a liquor store. The store location allows for easy access not only from the highway heading north but from those living or coming through the north part of Rutland Road, Old Vernon Road area as well as those living and working along Sexsmith Road and areas to the north. The current access allows for safe entrance and exit into and from the location. Once the new six lane highway construction is complete the access will be even safer and easier to the store.

The proposed location is on a bus route with stops within a half a block of the store allowing anyone using public transportation access for shopping via the use of a bus. It would also allow those university students living in residences on campus the means to travel to the store with ease to make a purchase.

A liquor store at this location will allow for those living in the area and the areas around the University and airport access to a liquor store without having to continue further into the city. With the many commercial and industrial businesses in the surrounding area it would allow for a convenient stop on the way home to pick something up.

The store would also complement the other businesses operating in the area including the takeout pizza business on one side and a Subway store on the other side, both of which have a takeout style menu. Approval of a liquor store in this location is a win, win situation for all adjoining businesses as it will allow customers a greater variety of shopping in the area they work or live in.

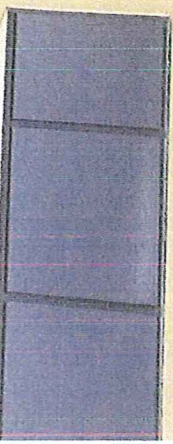
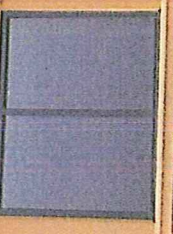
The Reids Corner Liquor Store operating from this location could create a job opportunities for UBC students to possibly find part time employment on a bus route allowing them to continue their studies.

After talking to the tenants throughout the University Business Park area the consensus was that this liquor store would be a great addition to the area. Most folks indicated they looked forward to having a store conveniently located to their work or homes.

In closing, I believe that this store will make a great addition not only to the immediate area but to the outlining areas offering a convenience service to all.



WINE CENTRAL



#103-3699  
WINE CENTRAL  
WINE  
WINE CENTRAL  
DRINKING ZONE ONLY

#103-3699  
MAGAN  
PIZZA  
WINE CENTRAL  
DRINKING ZONE ONLY

Magan  
PIZZA

PIZZA  
OPEN  
WINE CENTRAL  
DRINKING ZONE ONLY



Job #2300703-26

April 16, 2015

Autumn Pastures Enterprises Ltd.  
Via email: [perchliquor@telus.net](mailto:perchliquor@telus.net)

Attention: Gerald Bugera

**Re: Application for Transfer of Location – Pre-Clearance Approval**  
**Licensee Retail Store # 195233**  
**Proposed Establishment Name: Reid's Corner Liquor**  
**Current location: 9 – 7519 Prairie Valley Road, Summerland**  
**Proposed location: 103 – 3699 Hwy 97 North, Kelowna**  
**Pre-Clearance Approval Expiry: July 16, 2015**

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Your application to relocate the above-noted Licensee Retail Store (LRS) has met all site eligibility requirements.

To continue to move forward, the following information is required:

- Floor plans:** one 8½" x 11" scaled plan, must:
  - o be clear, legible, and of sufficient size and detail,
  - o provide room size dimensions,
  - o detail all entrances and exits, the cash register area, any storage areas, washrooms, coolers, adjoining doors and other fixtures, and
  - o clearly identify the area proposed for licensing and any adjoining unlicensed areas.
  
- Signage:** a sketch or picture of all proposed exterior signage. As a reminder, signs are subject to Branch approval.

This information must be submitted within 90 days or the application may be terminated. If additional time is required please contact me to discuss whether PCA may be extended based on your situation. Extensions will generally only be considered when delays are due to circumstances beyond the applicant's control.

#### **Additional Information and Requirements**

After the floor plans and signage have been approved, the application may proceed to Approval in Principle (AIP). The AIP period provides 12 months for completion of construction and/or renovations of your proposed LRS. Instructions for arranging an establishment inspection will be provided and you will be asked to submit the following information:

- Zoning confirmation:** a letter or email from your local government stating that the proposed site is zoned appropriately for operation of a LRS.

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**Liquor Control and  
Licensing Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8  
Telephone: 250 952-5787  
Facsimile: 250 952-7066

Location:  
4<sup>th</sup> Floor, 3350 Douglas Street  
Victoria BC  
[http:// www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb)

- ❑ **Valid interest:** your application included valid interest in the form of an offer to lease for the proposed location; a copy of the fully executed lease document confirming your valid interest is required before your application can be approved. You are reminded that valid interest must be maintained at both the current and proposed site until the relocation is finalized.

You are encouraged to submit these documents as soon as they are available so that your application can be progress as quickly as possible, and to ensure there are no delays during the final stages of the application process.

As a reminder, your licence will expire on November 30, 2015. To avoid unnecessary delays in your application, additional fees, and interruptions in your operations please make sure the licence is renewed before it expires.

If you have any questions, please contact me at 250-952-7057.

Sincerely,



Katie Ray-Wilks  
Case Manager

cc: Amanda Haugan, consultant (via email)

**CITY OF KELOWNA**  
**BYLAW NO. 11111**  
**Z15-0028 - University Business Park Ltd., Inc. No. 431185**  
**3699 Hwy 97 N**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, Section 35, Township 26, ODYD, Plan KAP57139 located on Hwy 97 N, Kelowna, B.C., from the C3 - Community Commercial zone to the C3lp/rls - Community Commercial (liquor primary/retail liquor sales) 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

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** July 13, 2015  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning, Community Planning and Real Estate (DB)  
**Application:** OCP15-0012/ Z15-0016      **Owner:** Glenwest Properties Ltd., INC.NO. C0889227  
**Address:** 225 Clifton Road      **Applicant:** Blenk Development Corporation  
(W of) Union Road  
**Subject:** Z15-0016 / OCP15-0012  
**Existing OCP Designation:** Single / Two Unit Residential, Single / Two Unit Residential Hillside, Major Park & Open Space  
**Proposed OCP Designation:** Single / Two Unit Residential Hillside, Major Park & Open Space  
**Existing Zones:** P3- Parks and Open Spaces, RU1H - Large Lot Housing Hillside, RU2H - Medium Lot Housing Hillside, RU4 - Low Density Cluster Housing  
**Proposed Zones:** P3- Parks and Open Spaces, RU2H - Medium Lot Housing Hillside

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## 1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP15-0012 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot D Section 8 Township 23 Osoyoos Division Yale District Plan KAP75116 Except Plans EPP24895 And EPP24897, located at 225 Clifton Rd N from S2RES - Single/Two Unit Residential to S2RESH - Single/Two Unit Residential Hillside as shown Map "A" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP15-0012 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of the North East ¼ of Section 5 Township 23 Osoyoos Division Yale District Except Plans 896, B645, KAP69724, EPP24895 AND EPP24897, located (W OF) Union Rd from S2RES- Single/Two Unit Residential to S2RESH - Single/Two Unit Residential Hillside, from the PARK - Major Park & Open Space to S2RESH - Single/Two Unit Residential Hillside, from S2RESH - Single/Two Unit Residential Hillside to PARK - Major Park & Open Space Area, and from S2RES - Single / Two Unit Residential to PARK - Major Park & Open Space Area as shown Map "A" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Community Planning dated July 13, 2015 be considered by Council;

AND THAT Rezoning Application No. Z15-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot D Section 8 Township 23 Osoyoos Division Yale District Plan KAP75116 Except Plans EPP24895 And EPP24897, located at 225 Clifton Rd N from the RM3 - Low Density Multiple Housing to RU2H - Medium Lot Housing Hillside and from the RM3 - Low Density Multiple Housing to the RU4 - Low Density Cluster Housing as shown Map "B" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT Rezoning Application No. Z15-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of the North East ¼ of Section 5 Township 23 Osoyoos Division Yale District Except Plans 896, B645, KAP69724, EPP24895 AND EPP24897, located (W OF) Union Rd from RU1H - Large Lot Housing Hillside to RU2H - Medium Lot Housing Hillside, from RU4 - Low Density Cluster Housing to RU2H - Medium Lot Housing Hillside, from P3 -Parks and Open Spaces to RU2H - Medium Lot Housing Hillside, from RU2H - Medium Lot Housing Hillside to RU4 - Low Density Cluster Housing, from RU1H - Large Lot Housing Hillside to P3 -Parks and Open Spaces, and from RU2H - Medium Lot Housing Hillside to P3 -Parks and Open Spaces shown Map "B" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

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

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

## **2.0 Purpose**

To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.

## **3.0 Community Planning**

This application is requesting approval to amend the OCP future land use designation and rezone portions of the "Forest Edge" Phase of the Wilden neighborhood. The detailed lot configuration and road design has now been created for this phase and this application is intended to align the zoning and OCP designations with the proposed lot layout. The overall proposal is in general accordance with the area structure plan and will result in a net gain in natural open space while reducing site grading.

The bulk of the proposed amendments are seen to be an administrative exercise to reflect the more detailed site development that has resulted in the proposed subdivision layout.



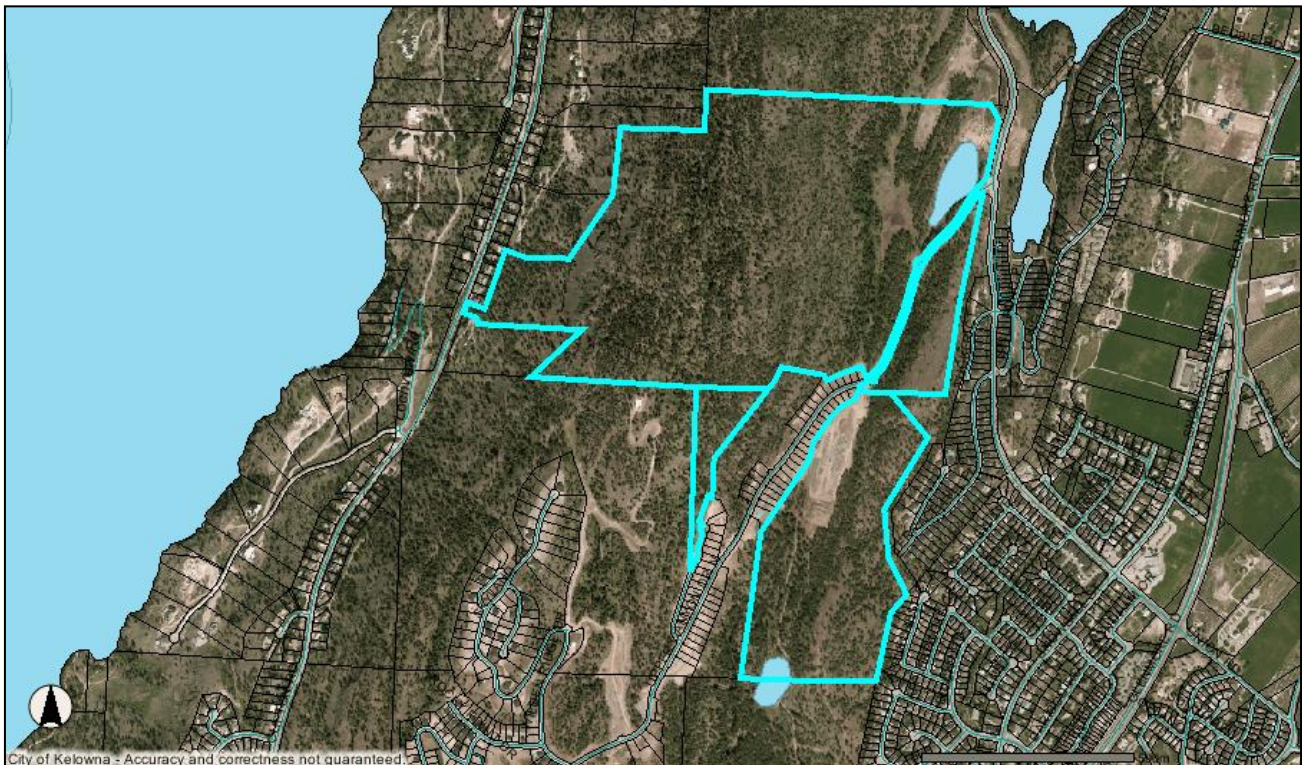
## 4.0 Proposal

### 4.1 Project Description

The applicant is proposing to amend the OCP future land use designation and rezone parts of the subject properties required to facilitate the development of the "Forest Edge" Phase of the Wilden development. The proposal is in general accordance with the Glenmore Highlands Area Structure Plan (2000) and Glenmore Highlands Phase 2 rezoning (2003) and will result in a net gain in natural open space while ensuring long term protection of steep terrain.

### 4.2 Site Context

#### Subject Properties Map:



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

Orientation	Zoning	Land Use
North	RM3 - Low Density Multiple Housing	Single Family Housing
East	P3 - Parks and Open Space RU1h - Large Lot Housing (Hillside Area)	Single Family Housing
South	P3 - Parks and Open Space	Single Family Housing
West	P3 - Parks and Open Space RU1h - Large Lot Housing (Hillside Area)	Parks and Single Family Housing

### 3.0 Current Development Policies

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

##### Future Land Use

**Single/Two Unit Residential (S2RES)<sup>1</sup>:** Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

##### Development Process

**Compact Urban Form.<sup>2</sup>** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.<sup>3</sup>** 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.

**Housing Mix.<sup>4</sup>** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

### 5.0 Technical Comments

#### Development Engineering Department

Development Engineering comments and requirements regarding this application for an adjustment to the zoning to facilitate the Forest Edge of the Wilden Development (63 RU2H lots) are as follows:

<sup>1</sup> City of Kelowna Official Community Plan - Future Land Use Chapter.

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

The proposed rezoning is in general conformance with the Glenmore Highlands Phase 2 Rezoning.

Development Engineering Branch will review and issue for construction drawings and provide servicing requirements when a PLR application is submitted.

**Application Chronology**

Date of Application Received:	March 27, 2015
Public Notification Received:	June 30, 2015
Referral Comments Received:	June 23, 2015

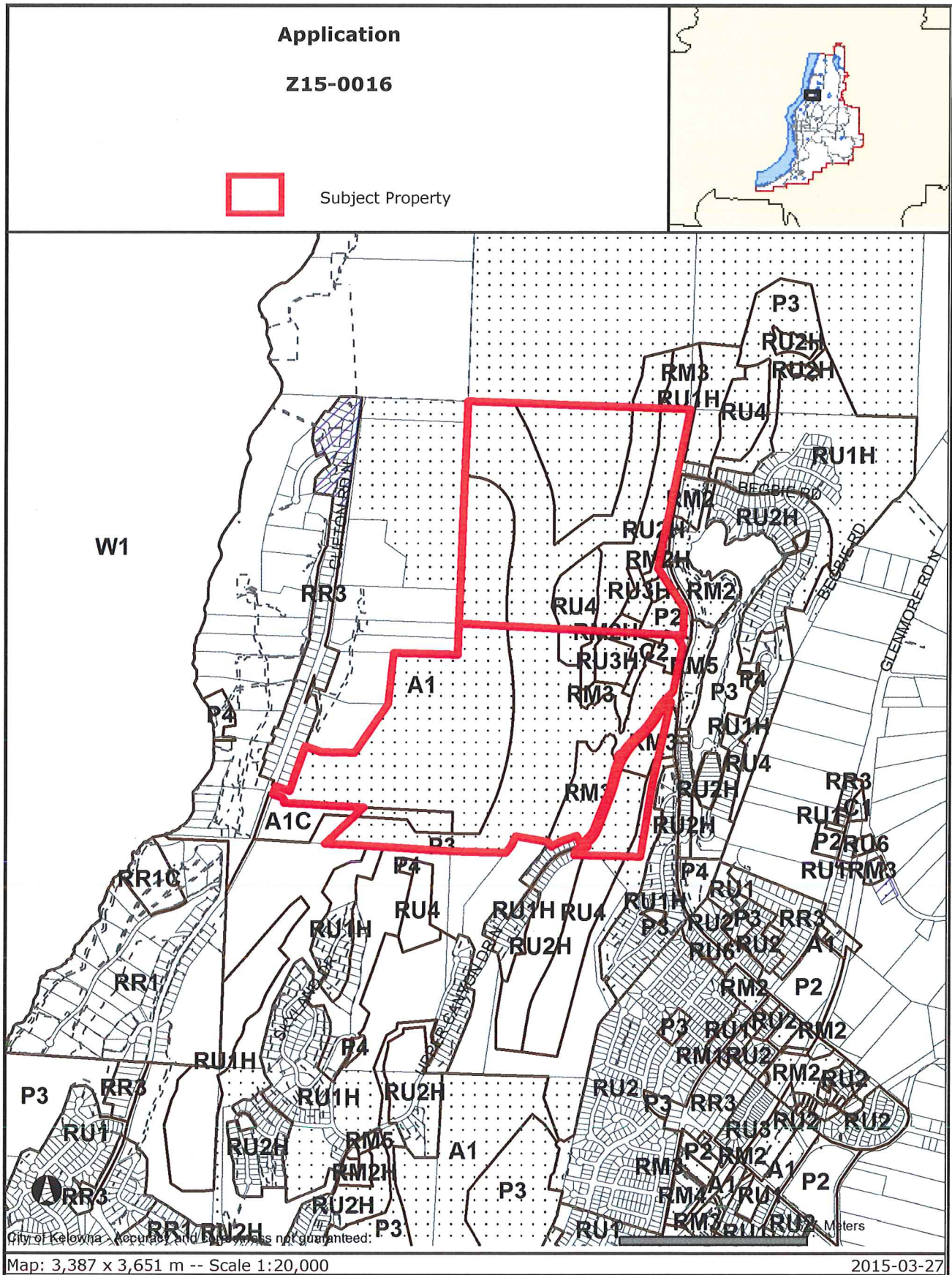
**Report prepared by:**

\_\_\_\_\_  
Damien Burggraeve, Land Use Planner

**Approved for Inclusion:**  Todd Cashin, Suburban and Rural Planning

**Attachments:**

- Map A
- Map B
- Subject Property Map
- Subdivision Layout
- Development Engineering Requirements
- Public Consultation



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

**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Single/Two Unit Residential (S2RES) to Single/Two Unit Residential - Hillside (S2RESH).

**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Single/Two Unit Residential (S2RES) to Major Park and Open Space (PARK).





**Subject Property Notes:**

Amend the OCP for a portion of the Subject Property from Single/Two Unit Residential Hillside (S2RESH) to Major Park and Open Space (PARK).

**Subject Properties Notes:**

Amend the OCP for portions of the Subject Properties from Major Park and Open Space (PARK) to Single/Two Unit Residential - Hillside (S2RESH).

**MAP "A" OCP AMENDMENT  
OCP15-0012**

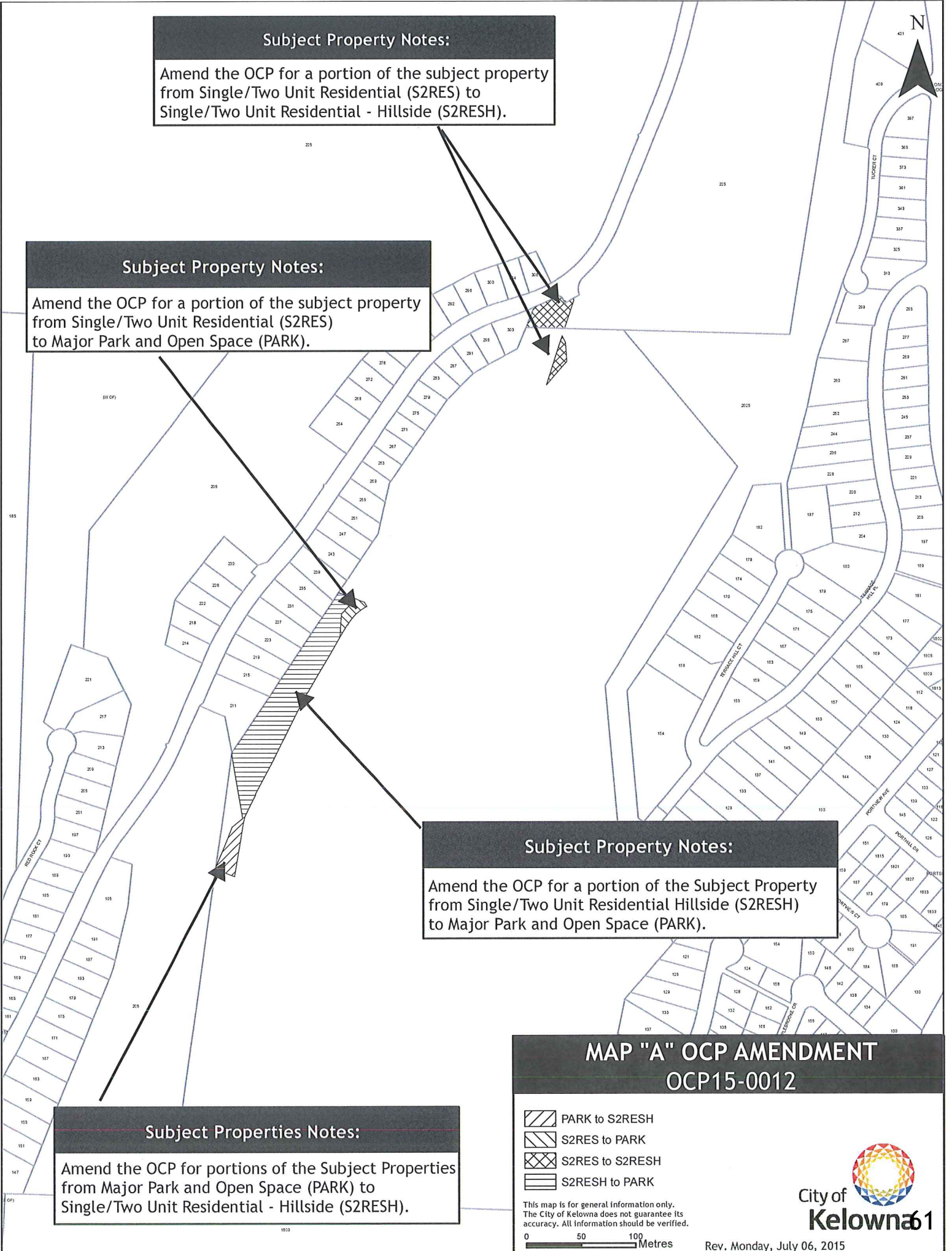
-  PARK to S2RESH
-  S2RES to PARK
-  S2RES to S2RESH
-  S2RESH to PARK

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

0 50 100 Metres



Rev. Monday, July 06, 2015





**Subject Property Notes:**  
 Rezone a portion of the subject property from RM3 Low Density Multiple Housing to RU2h Medium Lot Housing.

**Subject Property Notes:**  
 Rezone a portion of the subject property from RM3 Low Density Multiple Housing to RU4 Low Density Cluster Housing.

**Subject Property Notes:**  
 Rezone a portion of the subject property from RU1h Large Lot Housing to RU2h Medium Lot Housing.

**Subject Property Notes:**  
 Rezone a portion of the subject property from RU4 Low Density Cluster Housing to RU2h Medium Lot Housing.









**Subject Property Notes:**  
 Rezone a portion of the subject property from RU1H Large Lot Housing (Hillside Area) to P3 Parks and Open Space

**Subject Property Notes:**  
 Rezone a portion of the subject property from RU2h Medium Lot Housing to RU4 Low Density Cluster Housing.

**Subject Property Notes:**  
 Rezone a portion of the subject property from RU2h Medium Lot Housing to P3 Parks and Open Space.

**Subject Property Notes:**  
 Rezone a portion of the subject property from P3 Parks and Open Space to RU2h Medium Lot Housing.

**MAP "B" PROPOSED ZONING**  
 File Z15-0016

-  P3 to RU2H
-  RM3 to RU2H
-  RM3 to RU4
-  RU1H to P3
-  RU1H to RU2H
-  RU2H to P3
-  RU2H to RU4
-  RU4 to RU2H

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



Rev. Wednesday, July 08, 2015





June 29, 2015  
(Hand Delivered)

Attn: Property Owner

Re: Proposed Zoning and OCP Amendment at Wilden  
City File Z15-0016 & OCP15-0012

As an adjacent land owner, we would like to provide you with information on the current Zoning and Official Community Plan (OCP) Amendment application for a new development area of single family lots at Wilden.

**Design Rationale:**

Wilden is proposing to develop approximately 63 single family lots in the next development neighbourhood within Phase 2 of Wilden. The approximately 6.0 ha neighbourhood site is located to the east of Upper Canyon Drive (see attached), with all lots proposed for development to be zoned RU2h (Medium Lot Housing - Hillside Area).

Development of single family lots on this site is in keeping with both the OCP and Area Structure Plan for Wilden. Through the detailed planning and servicing design process it was determined that some adjustments to the development area boundaries were desirable to achieved better integration with the existing topography and a reduction in the development footprint. These boundary adjustments necessitated the Zoning and OCP Amendment application.

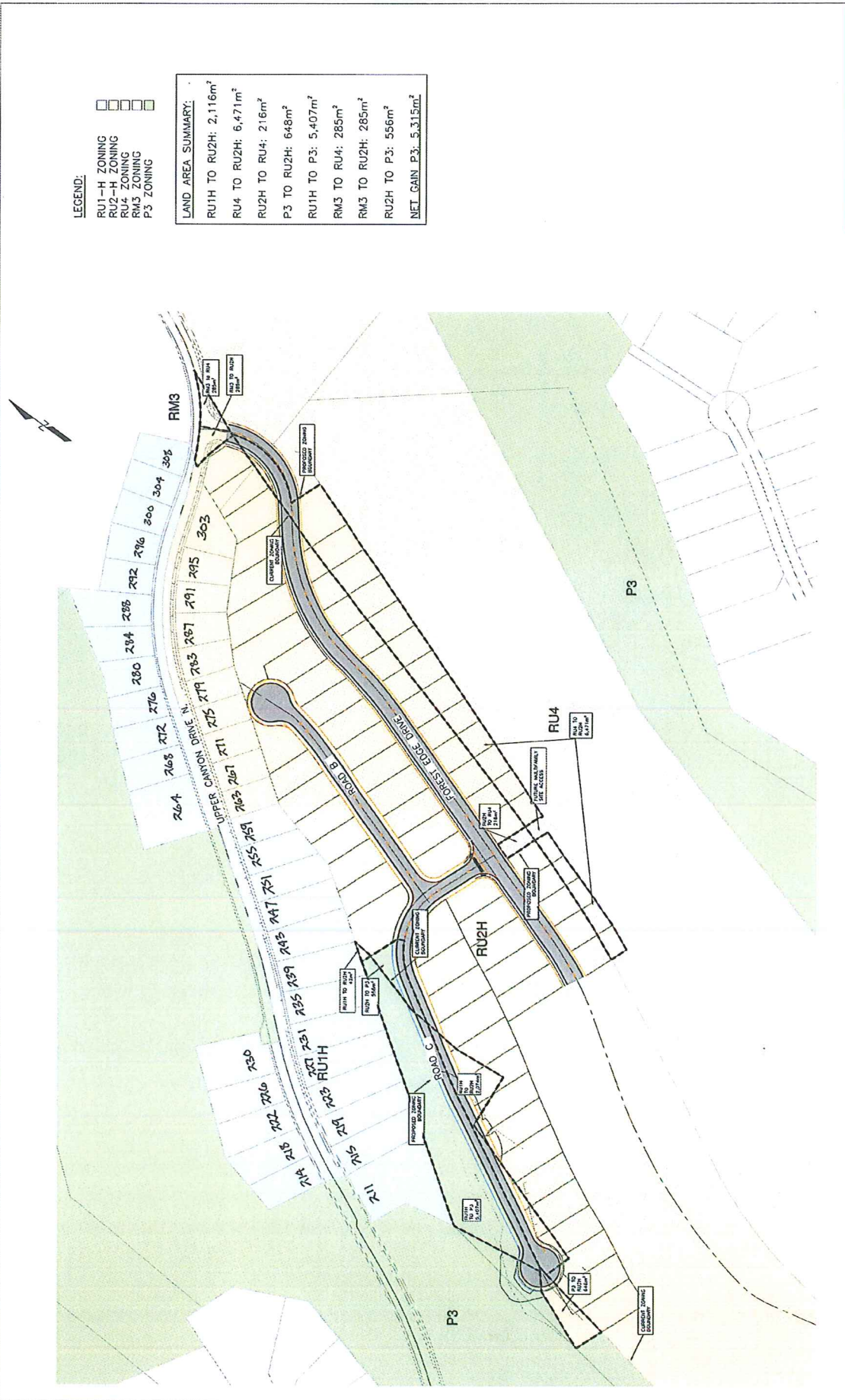
A summary of the proposed changes to the current zoning is as shown and summarized on the Rezoning Site Plan attached for your reference.

**Contact Information:**

Please contact Wilden or The City of Kelowna if you have any questions or would like to discuss the application further. We would appreciate hearing from you with any comments you may have on this application prior to it being considered by City Council.

<b>Wilden:</b>	<b>City of Kelowna:</b>
Russ Foster	Damien Burggraave, RPP, MCIP
Wilden Project Manager	Planner II / Deputy Approving Officer
Blenk Development Corp.	Subdivision, Agriculture & Environment Dept.
132 Sky Court, Kelowna, BC V1V 3A2	1435 Water Street, Kelowna, BC V1Y 1J4
Phone: 250 762-2325	Phone: 250 469-8473
Email: <a href="mailto:foster@blenkdev.com">foster@blenkdev.com</a>	Email: <a href="mailto:dburggraave@kelowna.ca">dburggraave@kelowna.ca</a>

Thank-you



**LEGEND:**

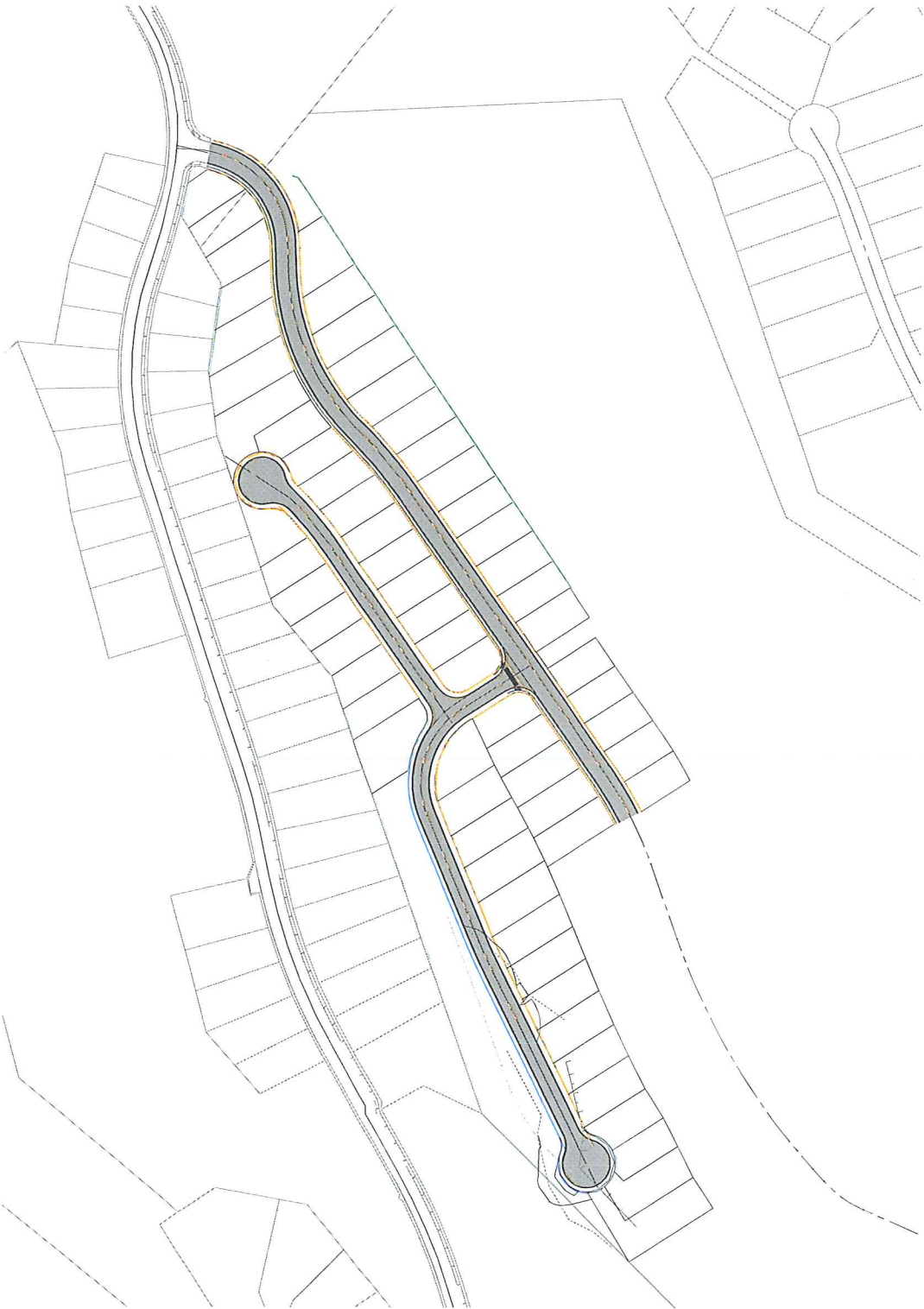
- □ □ □ □
- RU1-H ZONING
- RU2-H ZONING
- RU3 ZONING
- RM3 ZONING
- P3 ZONING

**LAND AREA SUMMARY:**

- RU1H TO RU2H: 2,116m<sup>2</sup>
- RU4 TO RU2H: 6,471m<sup>2</sup>
- RU2H TO RU4: 216m<sup>2</sup>
- P3 TO RU2H: 648m<sup>2</sup>
- RU1H TO P3: 5,407m<sup>2</sup>
- RM3 TO RU4: 285m<sup>2</sup>
- RM3 TO RU2H: 285m<sup>2</sup>
- RU2H TO P3: 556m<sup>2</sup>
- NET GAIN P3: 5,315m<sup>2</sup>

<b>ISSUED FOR DEVELOPMENT PERMIT 15-00-01</b>																	
<b>WSP</b> WSP CONSULTING & ENGINEERING 1000 WEST 10TH AVENUE SPOKANE, ID 83402 PH: (208) 325-1100 FAX: (208) 325-1111	<b>THE CITY OF KELOWNA</b> MUNICIPAL DEVELOPMENT DEPARTMENT 1100 WELSH PHASE 27 FOREST EDGE KELOWNA, BC V1Y 9S1																
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>2015-06-23</td> <td>AK</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td>2</td> <td>2015-07-23</td> <td>AK</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> </table>	NO.	DATE	BY	REVISION	1	2015-06-23	AK	ISSUED FOR DEVELOPMENT PERMIT	2	2015-07-23	AK	ISSUED FOR DEVELOPMENT PERMIT	<table border="1"> <tr> <td>DATE: JUNE 2015</td> <td>SCALE: 1:1000</td> </tr> <tr> <td>APPROVED: AK</td> <td>SCALE: NOT ACCURATE OVER LONG DISTANCES</td> </tr> </table>	DATE: JUNE 2015	SCALE: 1:1000	APPROVED: AK	SCALE: NOT ACCURATE OVER LONG DISTANCES
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APPROVED: AK	SCALE: NOT ACCURATE OVER LONG DISTANCES																
<p><b>NAD 83</b></p> <p>PROJECTION: NAD 83 UTM ZONE 18N          DATUM: NAD 83          ELLIPSOID: GRS 80          MERIDIAN: 119° 59' 59.99" W          FALSE EASTING: 500000.000000          FALSE NORTHING: 0.000000          SCALAR FACTOR: 1.000000</p>	<p><b>REZONING SITE PLAN</b></p> <p>PROJECT NO: P101</p> <p>REV NO: 1</p>																





**ISSUED FOR DEVELOPMENT PERMIT 15-08-01**

<p><b>WSP</b>  <b>ENGINEERING &amp; PLANNING - EDWARDS</b>          1000 WEST 10TH AVENUE          CALGARY, ALBERTA T2P 1G4          TEL (403) 243-8800          FAX (403) 243-3311</p>	<p><b>THE CITY OF KELOWNA</b>          DESIGN AND CONSTRUCTION          WILDEN DEVELOPMENT CORP. (BCC)          WILDEN PHASE 2F FOREST EDGE  <b>REZONING SITE PLAN</b></p>	<p>DIVISION: MUNICIPAL          DRAWING NO.: P101          REV NO.: 1</p>
<p>DATE: BR: DESIGN: DR:          APPROVED: AMH DATE: JUNE 2015</p>		
<p>SCALE: NOT ACCURATE OVER LONG DISTANCES</p>		

NO.	DATE	BY	REVISION
1	2015-06-23	BR	ISSUED FOR DEVELOPMENT PERMIT
0	2015-02-23	BR	ISSUED FOR DEVELOPMENT PERMIT

**NAD 83**  
 INSERTION BASE POINT - 0, 0, 0  
 Locations and changes of existing utilities, poles, etc. shall not be determined to be correct for the purposes of this plan. The City of Kelowna does not warrant the accuracy of any data or information contained herein. The City of Kelowna does not warrant the accuracy of any data or information contained herein. The City of Kelowna does not warrant the accuracy of any data or information contained herein.

MANHOLE	□ M
POLE	● P
POLE HOLE	□ P
LAMP STANDARD	□ L
CATCH BASIN	□ C
UTILITY	— U
TREES	○ T
SURVEY MONUMENT	○ S

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

---

**Date:** April 29, 2015  
**File No.:** Z15-0016  
**To:** Planner II, Land Use Management (DB)  
**From:** Development Engineering Manager  
**Subject:** 225 Clifton Rd N                      Forest Edge                      Wilden Phase 2F

---

Development Engineering comments and requirements regarding this application for minor adjustments to the zoning boundaries to facilitate the Phase 2F Wilden Development are as follows:

The proposed rezoning is in general conformance with the Glenmore Highlands Phase 2 Rezoning.

Development Engineering Branch will review and issue for construction drawings and provide servicing requirements when a PLR application is submitted.

---

Steve Muenz, P.Eng.  
Development Engineering Manager

JF

# CITY OF KELOWNA

## BYLAW NO. 11112

### Official Community Plan Amendment No. OCP15-0012 - Glenwest Properties Ltd., Inc. No. C0889227 225 Clifton Road and (W of) Union 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 portions of Lot D Section 8 Township 23 Osoyoos Division Yale District Plan KAP75116 Except Plans EPP24895 And EPP24897, located at 225 Clifton Rd N from the S2RES - Single/Two Unit Residential designation to the S2RESH - Single/Two Unit Residential Hillside designation as shown Map "A" attached to and forming part of this bylaw;
2. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of the North East ¼ of Section 5 Township 23 Osoyoos Division Yale District Except Plans 896, B645, KAP69724, EPP24895 AND EPP24897, located (W OF) Union Rd from the S2RES- Single/Two Unit Residential designation to the S2RESH - Single/Two Unit Residential Hillside designation, from the PARK - Major Park & Open Space designation to the S2RESH - Single/Two Unit Residential Hillside designation, from the S2RESH - Single/Two Unit Residential Hillside designation to the PARK - Major Park & Open Space designation, and from the S2RES - Single / Two Unit Residential designation to the PARK - Major Park & Open Space designation as shown Map "A" attached to and forming part of this bylaw;
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

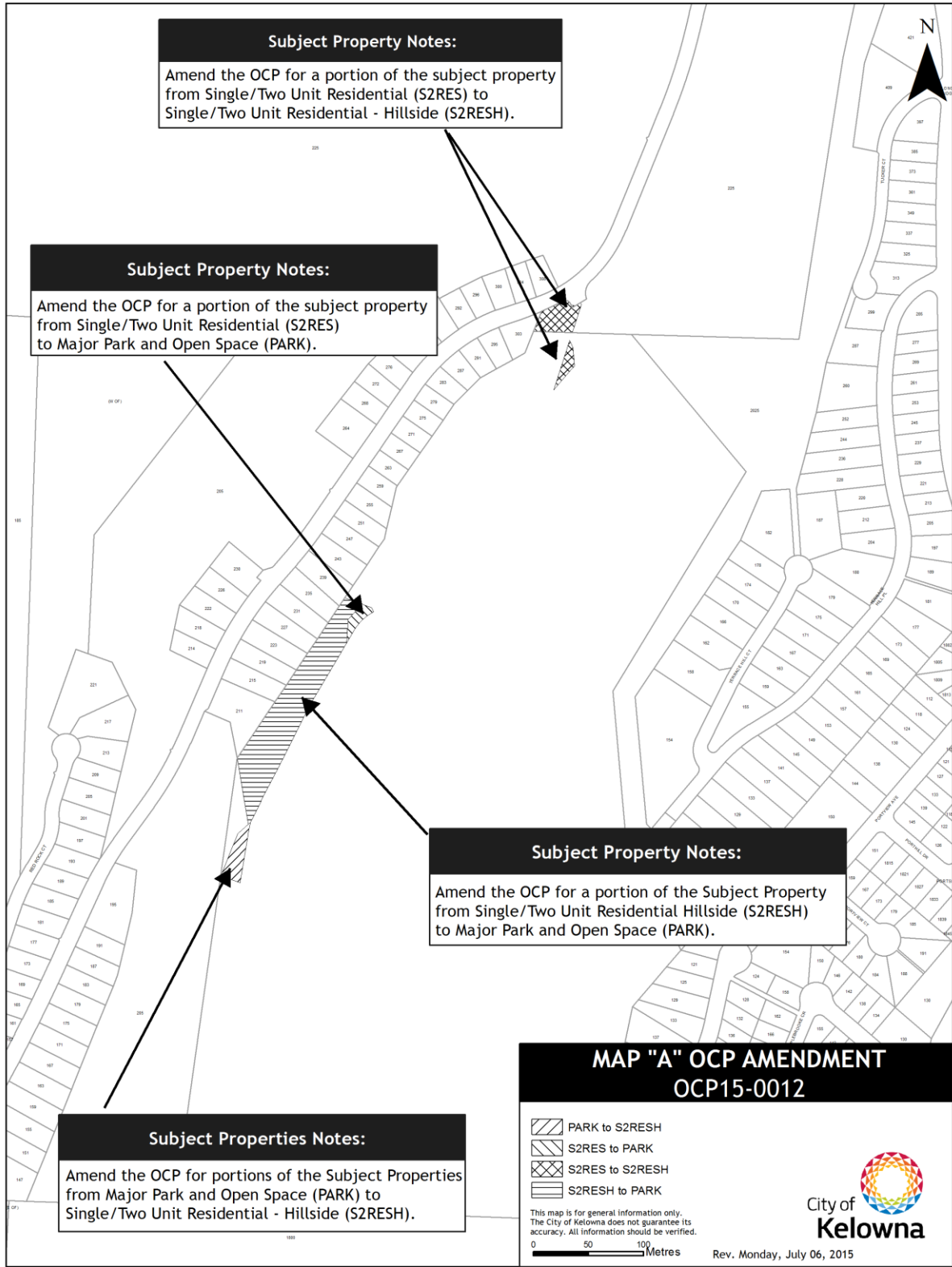
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk



**CITY OF KELOWNA**

**BYLAW NO. 11113**

**Z15-0016 - Glenwest Properties Ltd., Inc. No. C0889227  
225 Clifton Road and (W Of) Union 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 portions of Lot D Section 8 Township 23 Osoyoos Division Yale District Plan KAP75116 Except Plans EPP24895 And EPP24897, located at 225 Clifton Rd N from the RM3 - Low Density Multiple Housing zone to the RU2H - Medium Lot Housing Hillside zone and from the RM3 - Low Density Multiple Housing zone to the RU4 - Low Density Cluster Housing zone as shown Map "B" attached to and forming part of this bylaw;
2. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of the North East ¼ of Section 5 Township 23 Osoyoos Division Yale District Except Plans 896, B645, KAP69724, EPP24895 AND EPP24897, located (W OF) Union Rd from the RU1H - Large Lot Housing Hillside zone to the RU2H - Medium Lot Housing Hillside zone, from the RU4 - Low Density Cluster Housing zone to the RU2H - Medium Lot Housing Hillside zone, from the P3 -Parks and Open Spaces zone to the RU2H - Medium Lot Housing Hillside zone, from the RU2H - Medium Lot Housing Hillside zone to the RU4 - Low Density Cluster Housing zone, from the RU1H - Large Lot Housing Hillside zone to the P3 -Parks and Open Spaces zone, and from the RU2H - Medium Lot Housing Hillside zone to the P3 -Parks and Open Spaces zone as shown Map "B" attached to and forming part of this bylaw;
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

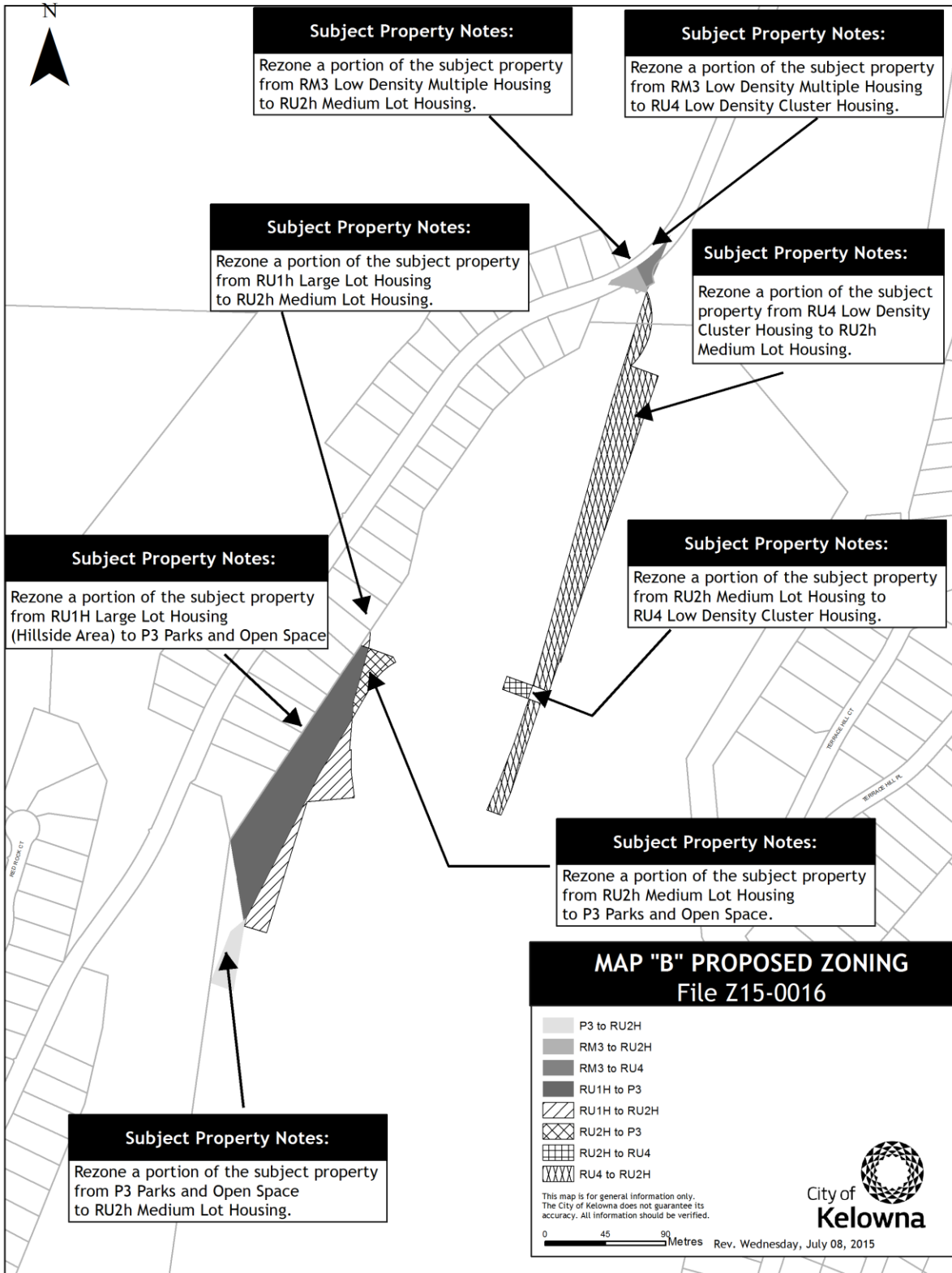
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk



# CITY OF KELOWNA

## BYLAW NO. 11059

### Official Community Plan Amendment No. OCP14-0025 - Okanagan Valley Construction Ltd. 1027 Clement Avenue

---

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 5, District Lot 138, Section 30, Township 26, ODYD, Plan 3763, located on Clement Avenue, Kelowna, B.C., from the MRM - Multiple Unit Residential (Medium Density) designation to the MRL - Multiple Unit Residential (Low Density) designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 16<sup>th</sup> day of February, 2015.

Considered at a Public Hearing on the 3<sup>rd</sup> day of March, 2015.

Read a second and third time by the Municipal Council this 3<sup>rd</sup> day of March, 2015.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11060**  
**Z14-0038 - Okanagan Valley Construction Ltd.**  
**1027 Clement 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 5, District Lot 138, Section 30, Township 26, ODYD, Plan 3763 located on Clement Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 16<sup>th</sup> day of February, 2015.

Considered at a Public Hearing on the 3<sup>rd</sup> day of March, 2015.

Read a second and third time by the Municipal Council this 3<sup>rd</sup> day of March, 2015.

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk





AND FURTHER THAT this Development Permit be valid for two (2) years from the date of Council Approval with no opportunity to extend.

## **2.0 Purpose**

To consider the form and character of a four unit dwelling.

## **3.0 Community Planning**

Community Planning supports the proposed four unit dwelling development. An existing 1950s single family dwelling will be removed from the subject property to allow construction of the proposed dwelling. As described at the time of Official Community Plan Amendment OCP14-0025 and Rezoning Application Z14-0038, the proposed Development Permit design meets the development regulations outlined in Zoning Bylaw No. 8000, including regulations specific to the RM1 zone and parking. No variances are required.

The proposed development is in a Comprehensive Development Permit Area and in a Character Neighbourhood. Kelowna's OCP has identified this portion of Clement Avenue as a transitional area of industrial uses to the north to single family residential to the south. Staff worked with the applicant to bring the form and character of the dwelling in line with achieving these OCP goals, ensuring the same quality of new single family homes in the neighbourhood. The proposed design submitted for this Development Permit Application is unchanged from the plans submitted during the OCP amendment OCP14-0025 and Rezoning Z14-0038 applications.

It was noted by Council and neighbouring property owners during the Public Hearing of OCP14-0025 and Z14-0038 applications that the current condition of the rear lane on the subject block is in poor condition. Large potholes and broken pavement were noted concerns. Council requested that Staff look into the possibility of the applicant contributing to the resurfacing of the rear lane. The Development Engineering department does have provisions for lane frontage improvements, and Staff worked with the applicant to provide lane frontage improvements in the form of cash in lieu payment for the subject property frontage.

## **4.0 Proposal**

### **4.1 Background**

The subject property received second and third reading for an OCP amendment from MRM - Multiple Unit Residential (Medium Density) to MRL - Multiple Unit Residential (Low Density) and Rezoning from RU6 - Two Dwelling Housing to RM1 - Four Dwelling Housing on March 3, 2015. This Development Permit to consider form and character is one condition of final adoption.

### **4.2 Project Description**

The applicant is proposing to build a four unit residential dwelling on an RM1 Zone property. The proposed development will increase housing opportunity in this neighbourhood that is predominantly single family homes with suites or duplex rental housing types.

The proposed two and a half storey, four-unit residential dwelling is designed with front door access facing the Clement Avenue and a gable style roof with dormers to recreate the single family feel along the frontage. Private open space is provided in the form of patios at grade and balconies on the upper floors. Vehicle parking for each unit is accessed off of the rear lane, accommodating seven on-site parking spaces. Two of these are located within attached garages.

The applicant is to satisfy the landscape requirements of a multiple unit residential development in an RM1 Zone. The landscape plan, Schedule "C" outlines the details of the plant material to be installed as part of this Development Permit DP15-0177. The applicant will enter into a landscape

agreement that will provide the City a landscape security in the form of a certified cheque or line of credit for 125% of the estimated cost of the landscape plan.

### 4.3 Site Context

The subject property is located in the Central City sector on the south side of Clement Avenue, between Graham Street and Gordon Drive. Immediately surrounding the subject property are single family and group home residential dwellings. To the north along Clement Avenue is industrial zoned land that is currently undeveloped and has a future land use of light and heavy industrial. The subject property is zoned RU6 and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4	Undeveloped
East	RU6	Single family residential
South	RU6	Two family residential Daycare 7 children
West	RU6	Group home residential

Subject Property Map: 1027 Clement Avenue



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700m <sup>2</sup>	700m <sup>2</sup>
Minimum Lot Width	20m	18.6
Minimum Lot Depth	30m	37.6
Development Regulations		
Maximum Floor Area Ratio	0.6	0.6
Maximum Site Coverage of building and accessory structures	40%	38%
Maximum Site Coverage including driveways and parking	50%	49%
Maximum Height	9.5m	8.1m
Minimum Front Yard	4.5m	4.5m
Minimum Side Yard (west)	2.5m	2.5m
Minimum Side Yard (east)	2.5m	2.5m
Minimum Rear Yard	7.5m	11m
Other Regulations		
Minimum Parking Requirements	7 spaces	7 spaces
Minimum Bicycle Parking	1	2
Minimum Private Open Space	25m <sup>2</sup> per unit = 100m <sup>2</sup>	122m <sup>2</sup>

### 5.0 Current Development Policies

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

##### Development Process

**Comprehensive Development Permit Area<sup>1</sup>.** Rapid growth, infill redevelopment pressures, and increasing design expectations from residents require that Comprehensive Design Guidelines with respect to site layout, building form and character, and landscaping will apply to commercial, industrial, multiple family and mixed use development.

Convey a strong sense of authenticity through urban design that is distinctive for Kelowna. Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures. Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including: • Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);

Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes); • Step back upper floors to reduce visual impact;

Detailing that creates a rhythm and visual interest along the line of the building; • Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;

Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

Ensure developments are sensitive to and compatible with the massing of the established and/or future streetscape;

<sup>1</sup> City of Kelowna Official Community Plan, Policy 14.A (Urban Design Development Permit Areas Chapter)

**Intensive Residential Character Neighbourhood**<sup>2</sup> Ensure multiple unit residential development is consistent in architectural style with the original development or the dominant style of the block.

Incorporate an equal level and quality of design and architectural details on all street facing elevations (corner and double fronting lots);

Avoid flat, monotonous facades with entry features and porches as the dominant feature facing the street;

Entrances should adhere to the pattern of established architectural style.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 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

## 7.0 Application Chronology

Date of Development Permit Drawings Received: April 23, 2015

Report prepared by:

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Tracey Yuzik, Planner

Reviewed by:  Lindsey Ganczar, Planning Supervisor

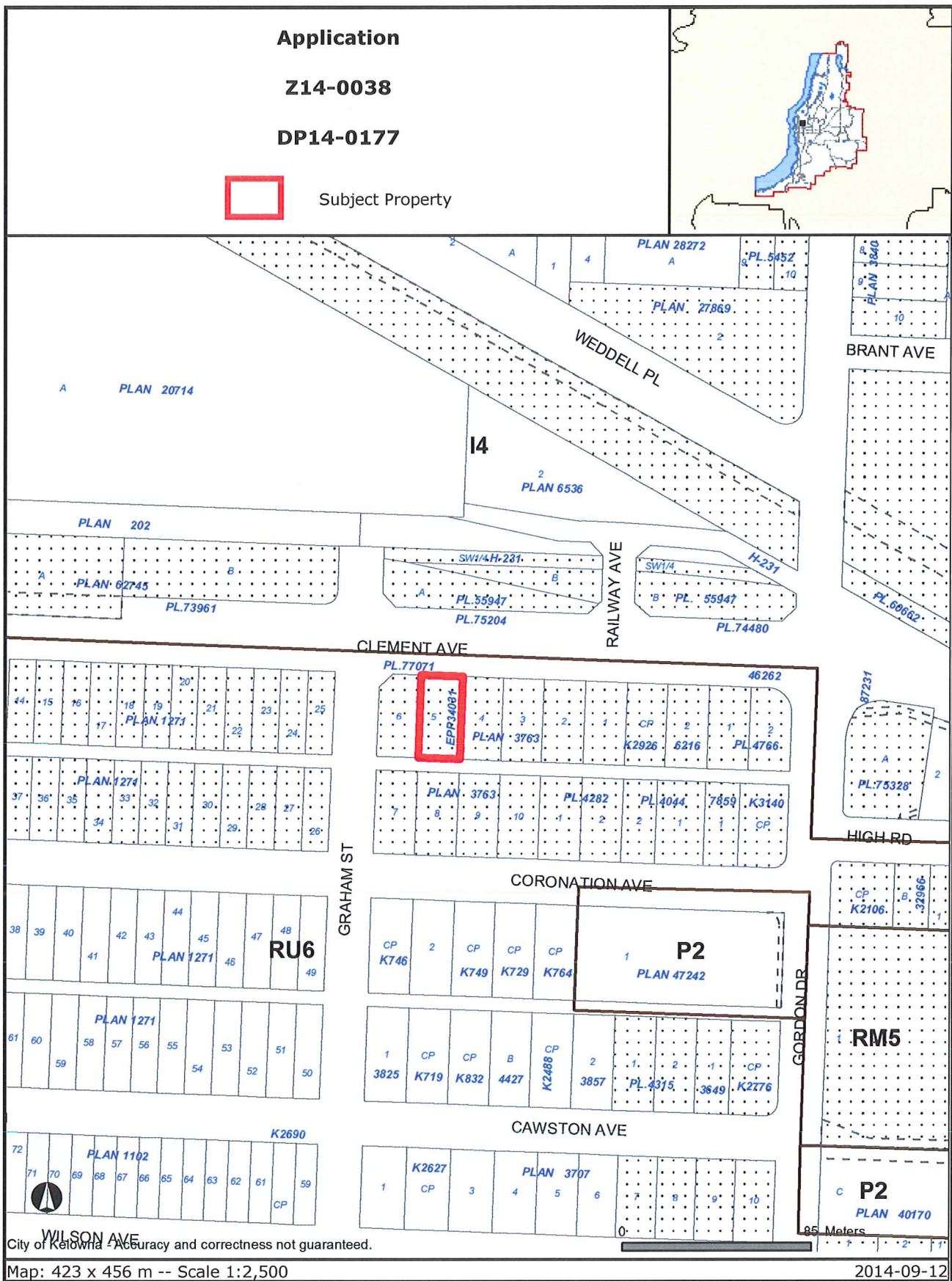
Approved for Inclusion:  Ryan Smith, Community Planning Department Manager

### Attachments:

Subject Property Map  
Schedule "A" Site Plan  
Schedule "B" Elevations  
Schedule "C" Landscape Plan  
Development Engineering Memorandum  
DRAFT Development Permit DP14-0177

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<sup>2</sup> City of Kelowna Official Community Plan, Policy 14 D.1.3 (Urban Design Development Permit Areas Chapter).



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 423 x 456 m -- Scale 1:2,500

2014-09-12

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.

# GENERAL SPECIFICATIONS

**GENERAL NOTES:**

ALL WORKMANSHIP TO BE OF A STANDARD QUALITY IN ALL RESPECTS TO BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

**CONCRETE:**

ALL CONCRETE SHALL BE PLACED IN A SINGLE LIFT UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

**FOUNDATION:**

ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

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CURRENT ZONE  
RL-6

PROPOSED RE-ZONE  
RM-1

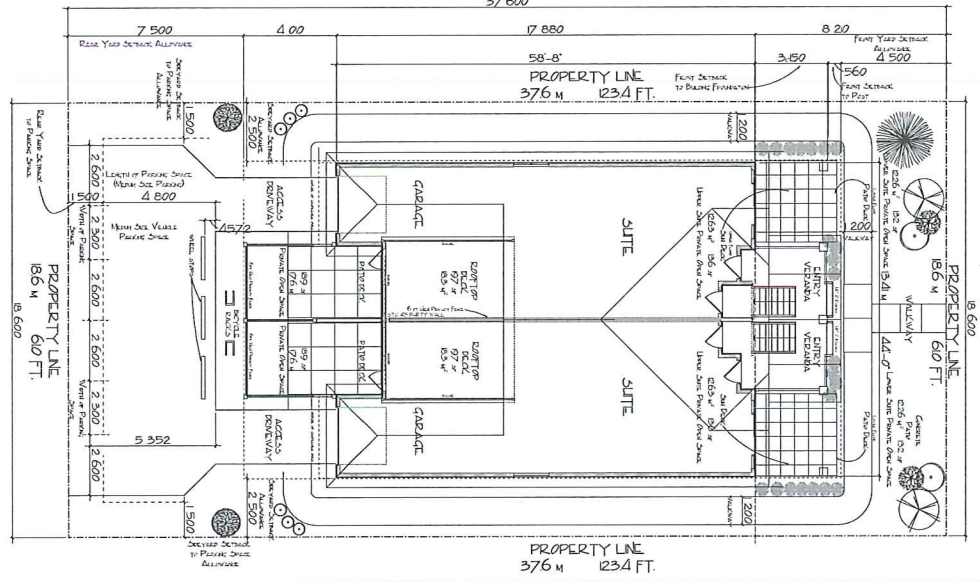
LEGAL DESCRIPTION  
LOT 5  
PLAN 3765  
1027 CLEMENT AVENUE  
KELVANA BRITISH COLUMBIA

SITE COVERAGE CALCULATIONS	
LOT BUILDING (approx)	70000 sq ft (7934 sq ft)
UPPER DECKS	24260 sq ft (2662 sq ft)
	235 sq ft (272 sq ft)
<b>TOTAL BUILDING COVERAGE</b>	<b>26790 sq ft = 28%</b>
<b>ALLOWABLE BUILDING COVERAGE 40% (RM-1)</b>	
<b>TOTAL SITE COVERAGE</b>	<b>26790 sq ft (Total Building Coverage) + 900 sq ft (Total Deck &amp; Parking Coverage) = 35890 sq ft (Total Site Coverage)</b>
	35890 sq ft / 70000 sq ft = 51%
<b>FLOOR AREA RATIO = 3972 sq ft / 7000 sq ft = 0.567</b>	

PARKING ALLOWANCE 8 Spaces  
Bicycle Parking 2 Spaces  
PRIVATE OPEN SPACE  
Landscape - 2986 sq ft  
Landscape - 3095 sq ft  
Total Private Open Space Allocated = 1258 sq ft

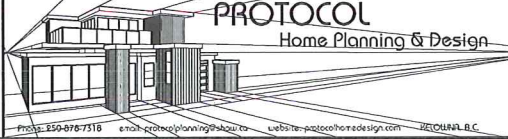
## SITE PLAN

SCALE: 1:100 1/8" = 1'-0"



**NOTE:**

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEERED AND DESIGNED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.



SITE PLAN & SPECIFICATIONS		
Scale: AS SHOWN	Approved By:	Drawn By: CLC
Date: 23 APRIL 2015	Checked By: BAL TAK HAR	Drawing Number: PT1434-01 of 11
1027 CLEMENT AVENUE		

SCHEDULE A  
This forms part of development  
Permit # DP14-0177



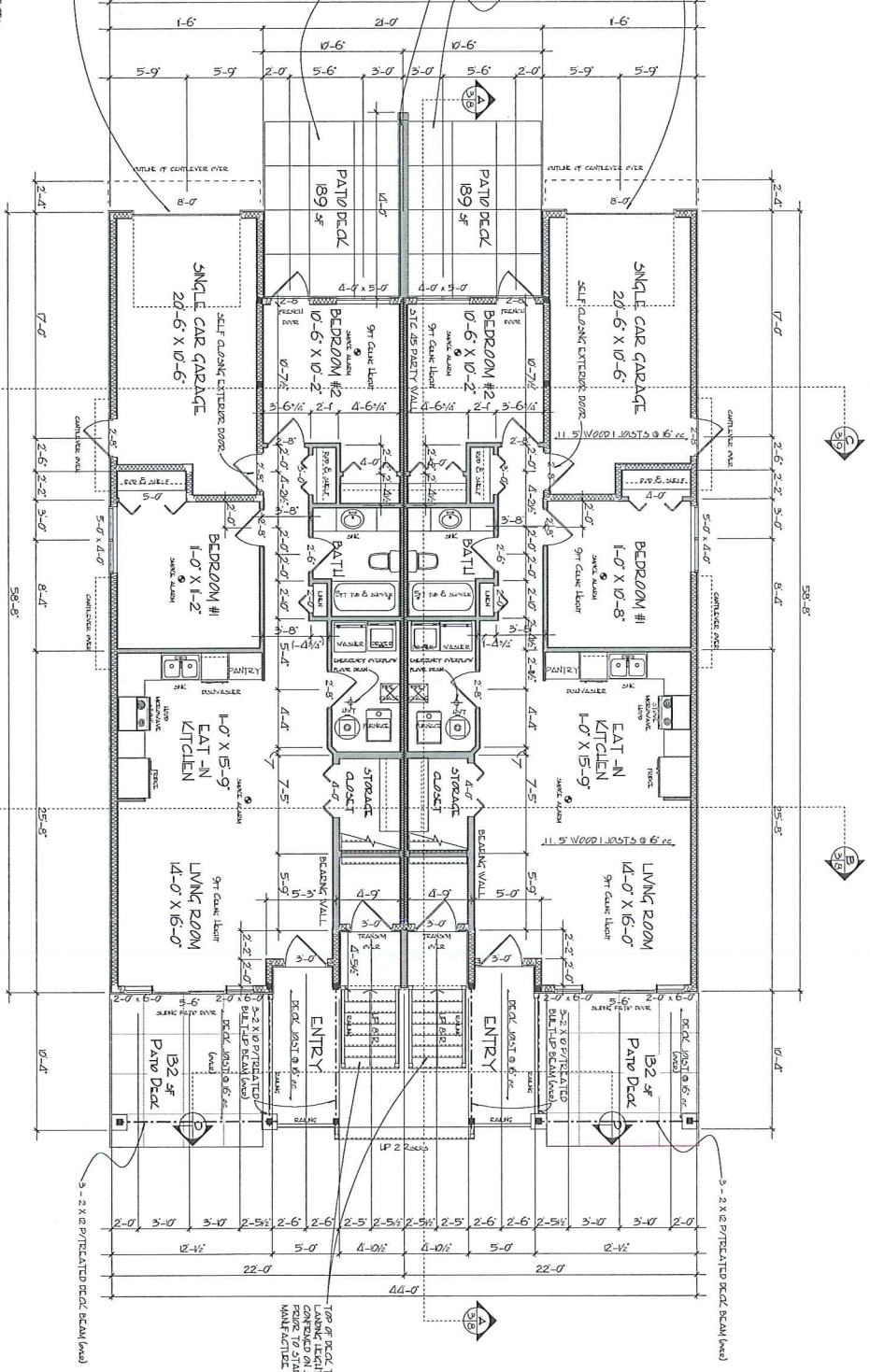


ALL FINISHES TO BE VENTED  
 ON SITE BY BUILDING CONTRACTOR.  
 LOCATIONS OF POST BEARING WALLS &  
 BEARING WALL FOOTINGS TO BE CONFORMED  
 TO THE REQUIREMENTS OF THE LOCAL  
 BUILDING CODE. ALL FINISHES TO BE  
 TO BE ACCORDANT WITH PROJECT SPECIFIC  
 ON APPLICABLE & PERTINENT LATERAL  
 WALLS. ALL FINISHES TO BE CONFORMED  
 TO THE REQUIREMENTS OF THE LOCAL  
 BUILDING CODE. ALL FINISHES TO  
 BE CONFORMED TO VENTILATION  
 CONTROLLED REQUIREMENTS.

9'-0" x 9'-0" ALL GROUND FLOOR W/ VENTILATED STAIRS W/ ELECTRICAL CIRC. UP OVER GARAGE. ALL FINISHES TO BE CONFORMED TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE. ALL FINISHES TO BE CONFORMED TO VENTILATION CONTROLLED REQUIREMENTS.

6'-0" x 6'-0" ALL GROUND FLOOR W/ VENTILATED STAIRS W/ ELECTRICAL CIRC. UP OVER GARAGE. ALL FINISHES TO BE CONFORMED TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE. ALL FINISHES TO BE CONFORMED TO VENTILATION CONTROLLED REQUIREMENTS.

**GENERAL NOTES:**  
 ALL WORK SHALL BE DONE IN ALL RESPECTS TO THE LOCAL BUILDING CODE. ALL FINISHES TO BE CONFORMED TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE. ALL FINISHES TO BE CONFORMED TO VENTILATION CONTROLLED REQUIREMENTS.



**LOWER FLOOR PLAN - 948 SF. PER SIDE GARAGE - 226 SF. PER SIDE**  
 SCALE: 1/4" = 1'-0"

ALL FINISHES TO BE VENTED ON SITE BY BUILDING CONTRACTOR. ALL FINISHES TO BE CONFORMED TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE. ALL FINISHES TO BE CONFORMED TO VENTILATION CONTROLLED REQUIREMENTS.

**NOTE:**  
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS FROM COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE CONFORMED TO THE LOCAL BUILDING CODE FOR COMPLIANCE TO NATIONAL, FPD & B.C. BUILDING CODES REGARDING LIVE LOADS, DEEP LOADS, WIND LOADS, OR SHOCK LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND REPORTED ACCORDING TO LOCAL BUILDING AUTHORITY REQUIREMENTS. SUBSTRATE STABILITY AND PROSPECTIVE FOUNDATION FOR THE PROPOSED BUILDING. FOR CONCRETE FOUNDATIONS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN FROM GROUND WATER DRAINAGE.

**PROTOCOL**  
 Home Planning & Design

PH: 254-678-7318 email: protocol@homeplanning.com website: protocolhomedesign.com

**LOWER FLOOR PLAN**

Scale: AS SHOWN Approved By: \_\_\_\_\_  
 Date: 23 APRIL 2015 Checked By: B. TAKHAR  
 1027 CLEMENT AVENUE Drawing Number: PT1434-03 of 11

**SCHEDULE A**

This forms part of development Permit # DP14-0177

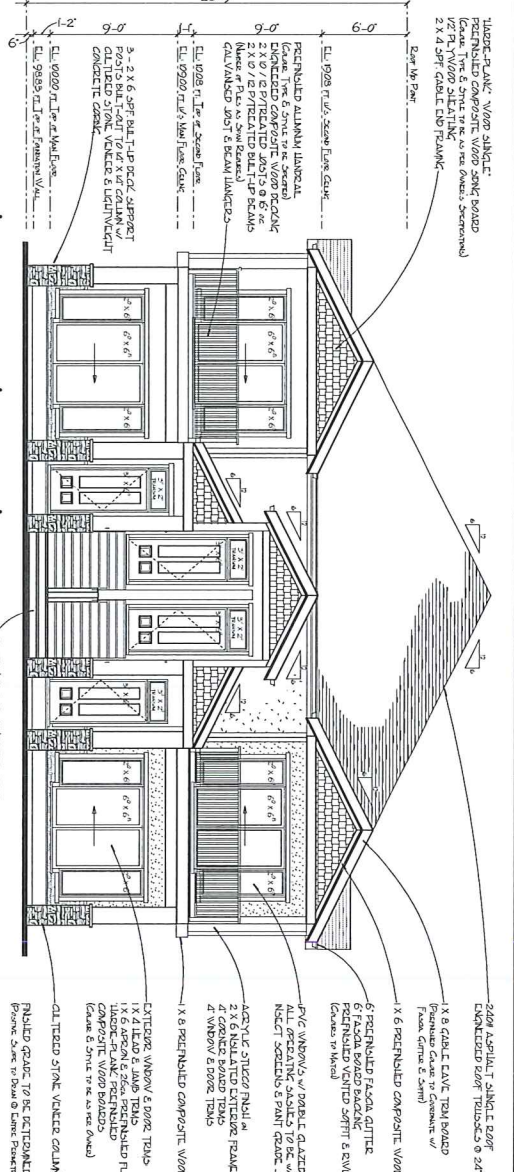
81





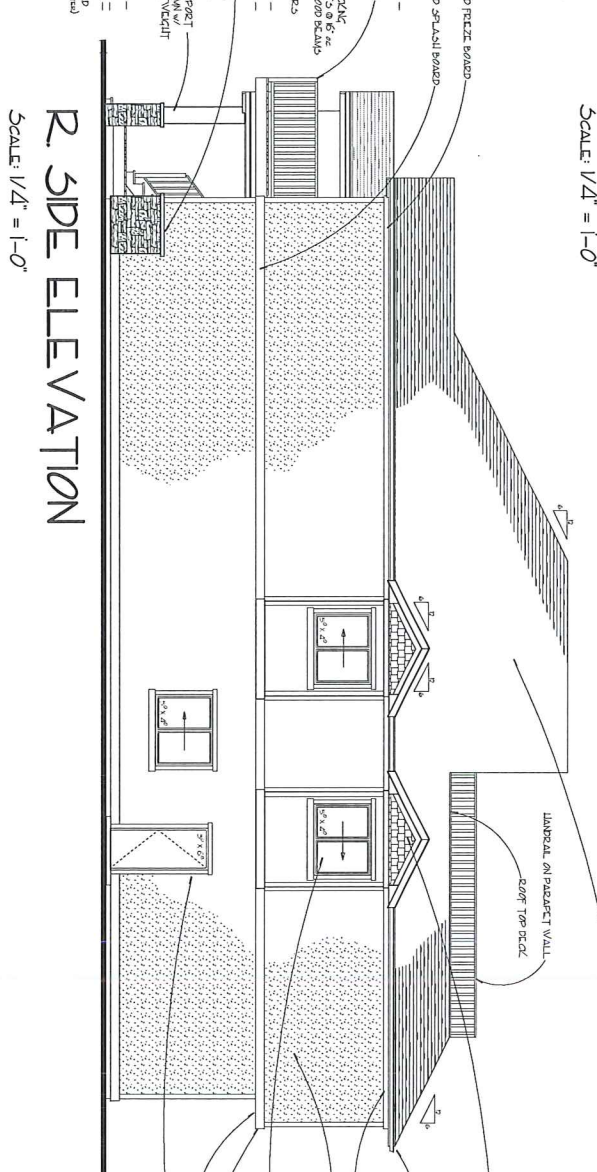
**SCHEDULE B**  
 This forms part of development  
 Permit # **DP14-0177**

**GENERAL NOTES:**  
 ALL WORK SHALL BE DONE IN ALL RESPECTS TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL CONSTRUCTION CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**  
 ALL WORK SHALL BE DONE IN ALL RESPECTS TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL CONSTRUCTION CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



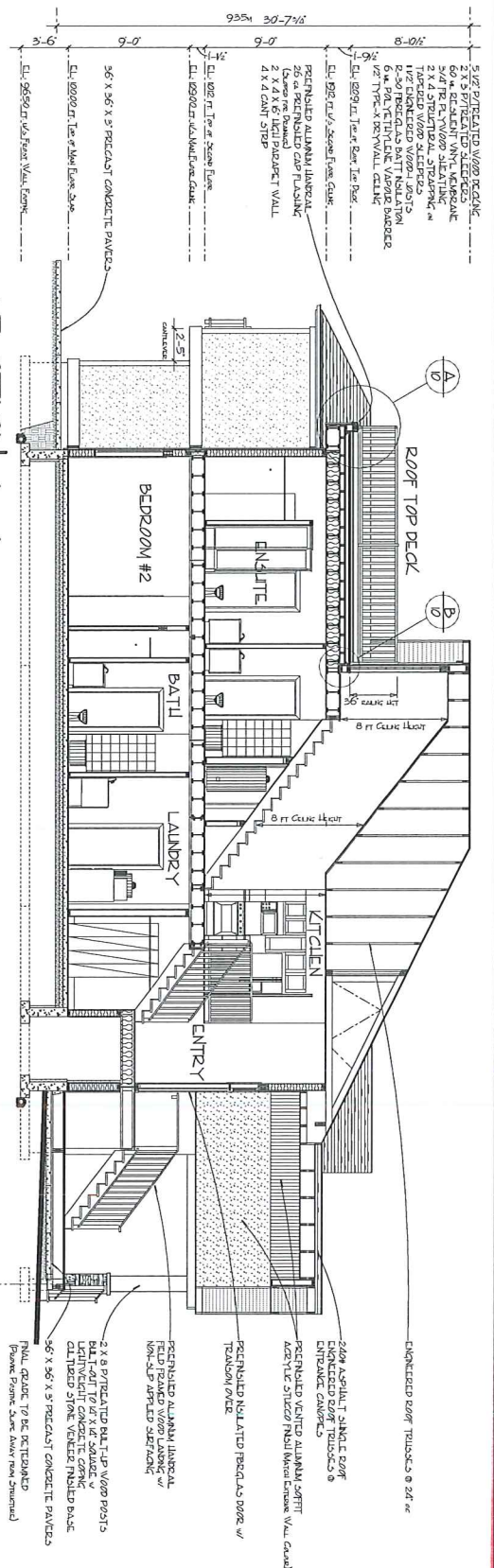
**R. SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

**2009 ASPHALT SHINGLE ROOF**  
 2 X 4 CEILING JOIST  
 1 X 8 CEILING JOIST  
 6" PRECAST ALUMINUM LAMINATE  
 6" PRECAST COMPAGNIE WOOD FLOOR BOARD  
 2 X 4 SPR. BL. TIP DECK  
 2 X 6 NAIL LATH EXTERIOR FRAME WALL  
 4" WINDUP FLOOR TREAD  
 1 X 6 PRECAST COMPAGNIE WOOD FLOOR BOARD  
 1 X 4 LATH & JOIST TRUSS  
 1 X 6 PRECAST ALUMINUM LAMINATE  
 6" PRECAST COMPAGNIE WOOD FLOOR BOARD  
 2 X 4 SPR. BL. TIP DECK  
 2 X 6 NAIL LATH EXTERIOR FRAME WALL  
 4" WINDUP FLOOR TREAD  
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 1 X 4 LATH & JOIST TRUSS  
 1 X 6 PRECAST ALUMINUM LAMINATE  
 6" PRECAST COMPAGNIE WOOD FLOOR BOARD  
 2 X 4 SPR. BL. TIP DECK  
 2 X 6 NAIL LATH EXTERIOR FRAME WALL  
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 2009 ASPHALT SHINGLE ROOF  
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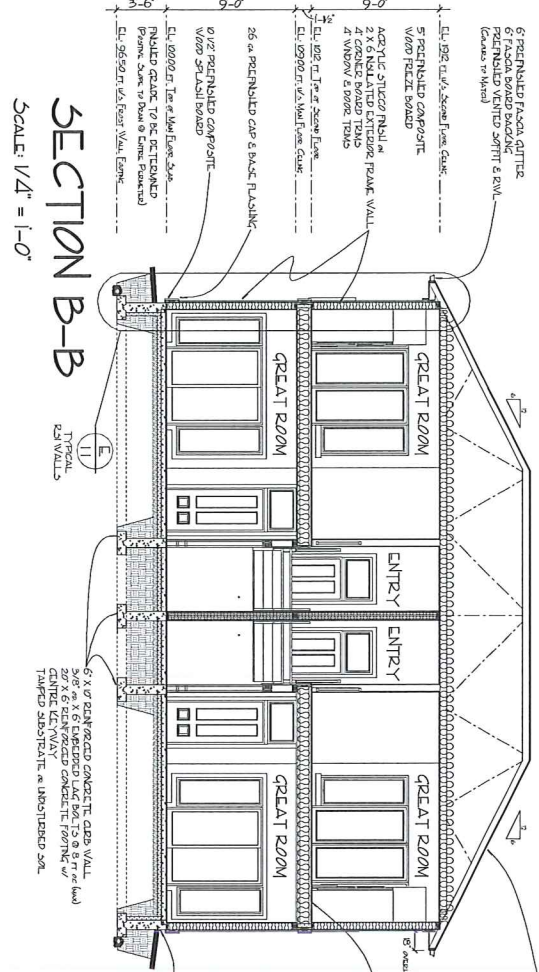
**PROTOCOL Home Planning & Design**  
 Scale: AS SHOWN  
 Date: 23 APRIL 2015  
 1027 CLEMENT AVENUE  
 Approved By: \_\_\_\_\_  
 Drawn By: CLC  
 Checked By: B. TAKHAR  
 Drawing Number: PT1434-05 of 11  
 NOTE: GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE WITH ALL RELEVANT REGULATIONS AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



**SCHEDULE** **P**  
 This forms part of development  
 Permit # **PP140177**



**SECTION A-A**  
 SCALE: 1/4" = 1'-0"



**SECTION B-B**  
 SCALE: 1/4" = 1'-0"

ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO OTHER BUILDING WORK UNLESS OTHERWISE SPECIFIED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

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**NOTE:**  
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

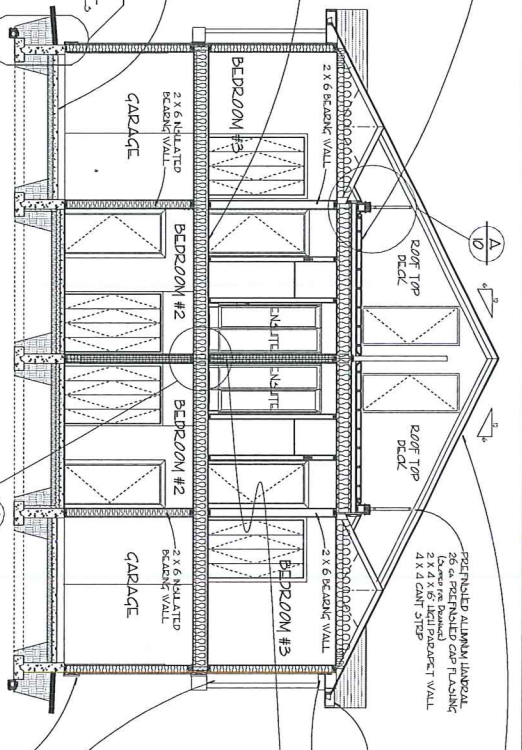
**PROTOCOL**  
 Home Planning & Design

Scale: AS SHOWN  
 Date: 23 APRIL 2015  
 1027 CLEMENT AVENUE

CROSS SECTIONS	
Approved By:	Drawn By:
Date:	Checked By:
Drawing Number:	

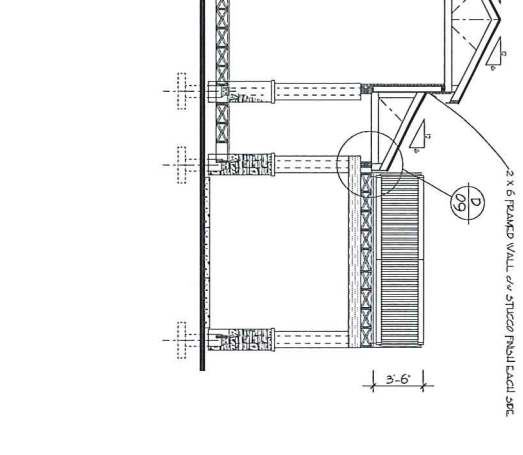
**SCHEDULE P**  
 This forms part of development  
 Permit # **TP14-0177**

GENERAL NOTES:  
 1. ALL BUILDING COMPONENTS AND MATERIALS TO BE USED SHALL BE SUBJECT TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.  
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2009 ASPHALT SHEETES  
 1/2\"/>

GENERAL NOTES:  
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2009 ASPHALT SHEETES  
 1/2\"/>

**PROTOCOL**  
 Home Planning & Design

Scale: AS SHOWN Approved By: \_\_\_\_\_  
 Date: 23 APRIL 2015 Drawn By: CLC  
 1027 CLEMENT AVENUE Checked By: B. TAKHAR  
 Drawing Number: PT1434-09 of 11

NOTE:  
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE TO ALL BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE CONSTRUCTED ON VERIFIED FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.



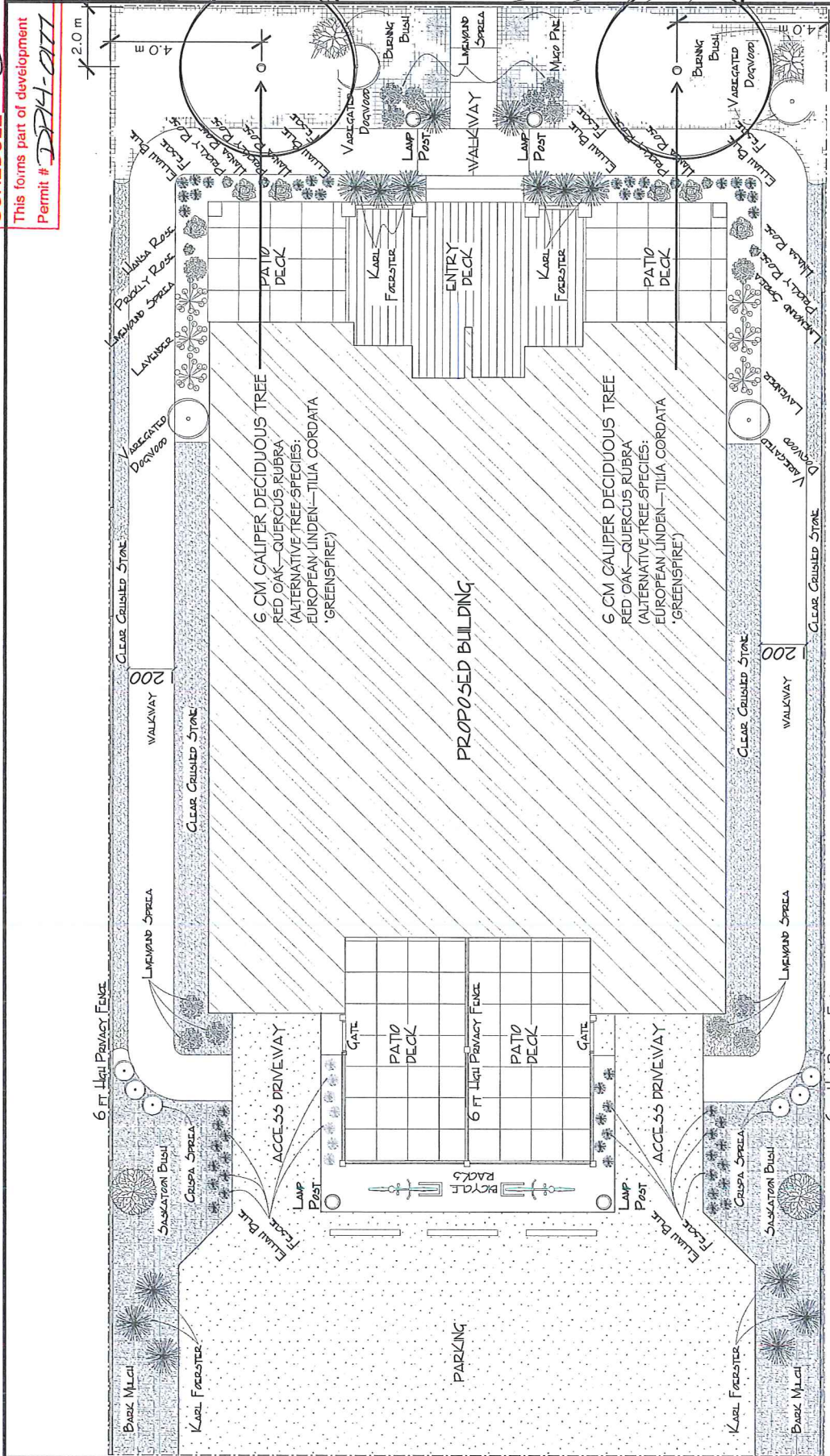
MATERIALS

- STONE VENEER
- STUCCO
- SHAKE - HARDIE-PLANK "WOOD SHINGLE"



**SCHEDULE C**  
 This forms part of development  
 Permit # **DRH-017**

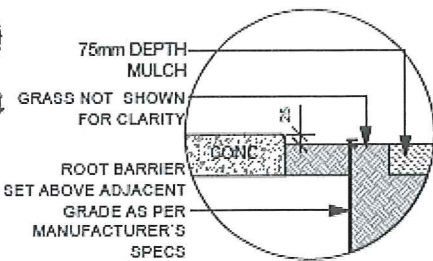
**PROTOCOL**  
 Home Planning & Design  
 Scale: AS SHOWN  
 Date: MAY 25 2015  
 Checked By: B. TAKILAR  
 Drawing Number: P134 U of U  
 1027 CLEMENT AVENUE  
 Approved By: [Signature]  
 Drawn By: [Signature]



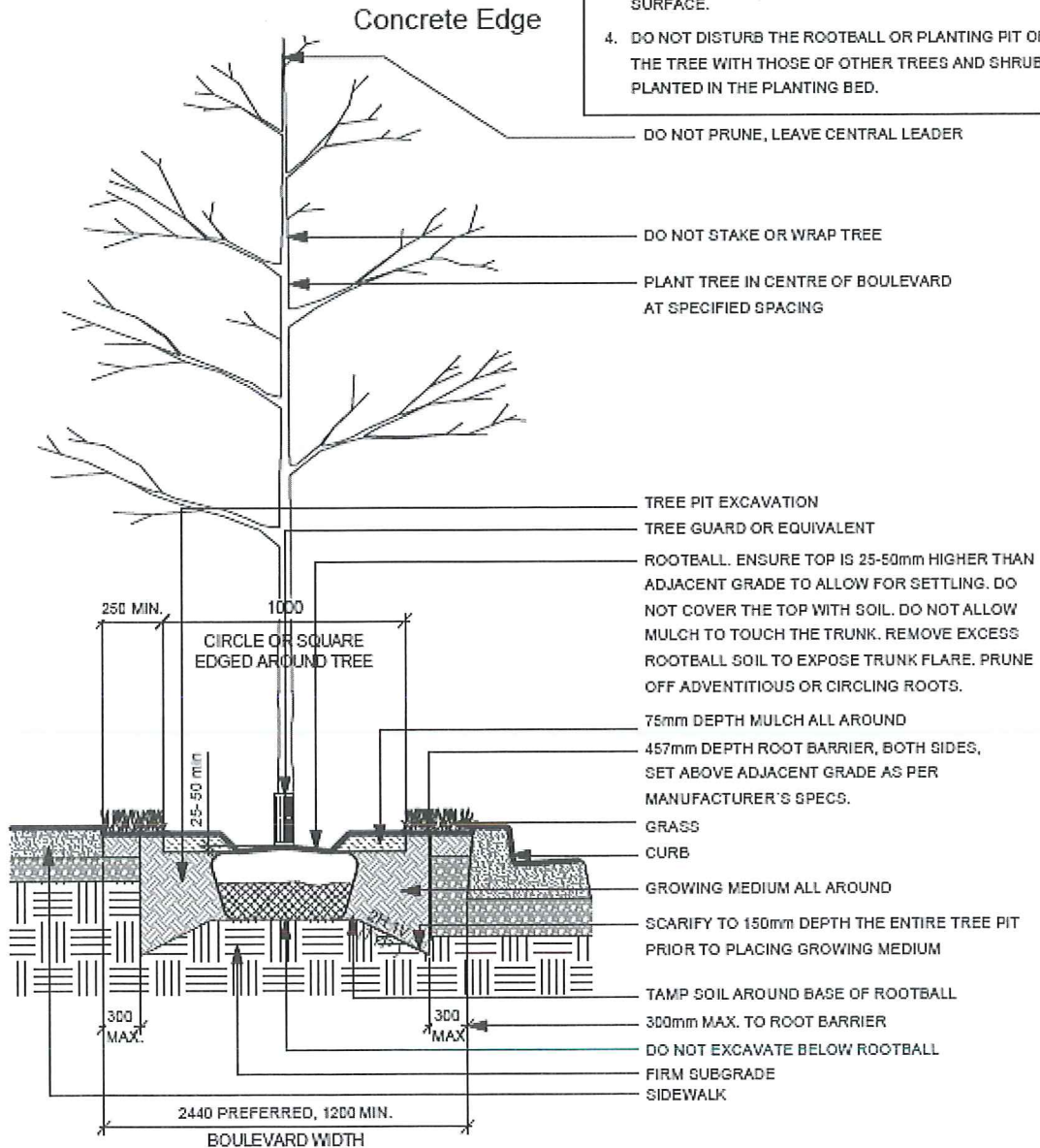
**NOTES**

- TWO 6 CM CALIFOR DECIDUOUS TREES ARE TO BE PLANTED ON THE SUBJECT PROPERTY IN LOCATIONS AS SHOWN ON THIS PLAN.
- AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR ALL PLANTING AREAS.

CITY OF KELOWNA BOULEVARD  
 Boulevard landscaping to be paid cash-in-lieu in the amount of \$1,200.00 for sod, tree and automatic irrigation to the City of Kelowna Tree Reserve.



- NOTES :**
1. DO NOT STAKE OR WRAP TREE UNLESS REQUIRED BY CITY. WHEN REQUIRED, STAKE TREES USING ARBOURTIE OR EQUIVALENT TO ALLOW FOR LOCALIZED TREE SWING
  2. ROOT BARRIER : INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  3. USE ROOT BARRIER ADJACENT TO HARD SURFACE WHERE TREE TRUNK IS WITHIN 3.0m OF HARD SURFACE.
  4. DO NOT DISTURB THE ROOTBALL OR PLANTING PIT OF THE TREE WITH THOSE OF OTHER TREES AND SHRUBS PLANTED IN THE PLANTING BED.



N.B. All dimensions in millimetres, unless noted otherwise

DECEMBER 2010

STANDARD DETAIL DRAWING	DETAIL TITLE :  <b>Boulevard Tree - in Grass</b>	DETAIL No. :  <b>SS-L.04c</b>
-------------------------------	---	-------------------------------------

**SCHEDULE**     C      
 This forms part of development  
 Permit # DP14-0177

**LANDSCAPE COST ESTIMATE**  
 Based on Landscape Plan dated May 25, 2015

ITEM	QTY	UNIT	PRICE / UNIT	TOTAL
6 CM CAL DECIDUOUS TREE	2	EA	\$ 700.00	\$ 1,400.00
#3 SHRUB	12	EA	\$ 28.00	\$ 336.00
PERENNIAL	100	EA	\$ 16.00	\$ 1,600.00
SOD	48	SQ M	\$ 8.00	\$ 384.00
SOD - offsite boulevard	50	SQ M	\$ 8.00	\$ 400.00
MULCH @ 150 MM DEPTH	22	M 3	\$ 65.00	\$ 1,430.00
IRRIGATION	1	LS	\$ 3,000.00	\$ 3,000.00
		<b>TOTAL</b>		<b>\$ 8,550.00</b>
		<b>125% TOTAL</b>		<b>\$ 10,687.50</b>

Boulevard Landscaping Clement Ave - Tree Reserve

- Sod
- Boulevard Tree
- Automatic Irrigation

**CASH-IN-LIEU**  
**TOTAL** **\$1,200.00**

---

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

---

**Date:** June 22, 2015  
**File No.:** DP14-0177  
**To:** Urban Planning (TY)  
**From:** Development Engineering Manager  
**Subject:** 1027 Clement Ave

RM1


---

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

1. Service upgrades have been dealt with as part of the rezoning application Z14-0038.
2. Development Permit and Site Related Issues;

The access to the carriage house must be from the lane. The lane must be upgraded along the full frontage of the lane by this development. The cash-in-lieu amount is determined to be **\$2,441.00**

The existing boulevard must be landscaped complete with irrigation and street tree along the full frontage as part of the development.



---

Steve Muenz, P. Eng.  
Development Engineering Manager  
SS

# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Development Permit No. DP15-0177

EXISTING ZONING DESIGNATION:	RM1 – Four Dwelling Housing
WITHIN DEVELOPMENT PERMIT AREA:	Central Character Neighbourhood & Clement Avenue Comprehensive Development Permit Area
DEVELOPMENT PERMIT PURPOSE:	To consider the form and character of a four dwelling house
PERMIT PREPARED BY:	Tracey Yuzik

ISSUED TO:	Balwinder Takhar
LOCATION OF SUBJECT SITE:	1027 Clement Avenue

	LOT	D.L.	SECTION	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION :	5	138	30	26	ODYD	3763

### SCOPE OF APPROVAL

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

### 1. TERMS AND CONDITIONS:

- a) THAT the dimensions and siting of the building and parking to be constructed on the land be in general accordance with Schedule "A";
- b) AND THAT the exterior design and finish of the building to be constructed on the land in general accordance with Schedule "B";
- c) AND THAT the landscaping to be constructed on the land be in general accordance with Schedule "C";
- d) AND THAT the applicant be required to enter into a Landscape Agreement with the City and post a Landscape Performance Security deposit in the amount of 125% of the estimated value of the landscaping, as noted on Schedule "C";

- e) AND THAT this Development Permit be considered subsequent to the requirements of the Development Engineering branch completed to their satisfaction;
- f) AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend;

3. DEVELOPMENT:

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

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

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

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

4. PERFORMANCE SECURITY:

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

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

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

5. APPLICANT'S AGREEMENT:

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

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

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

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

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

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

\_\_\_\_\_  
Date

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

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

6. APPROVALS:

DEVELOPMENT PERMIT AUTHORIZED BY COUNCIL ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE DEPARTMENT MANAGER OF COMMUNITY PLANNING.

\_\_\_\_\_  
Ryan Smith,  
Department Manager,  
Community Planning





### 3.0 Urban Planning

Urban Planning Staff supports the proposed Development Permit application. The subject property is located within the Hillside and Natural Environment Development Permit Areas.

The proposed development meets many of the OCP design guidelines. The architectural design of the buildings fits within the neighbourhood context. The project uses materials and colours that reflect the surrounding landscape. This aids in creating architectural unity throughout the multiple buildings within the development. The steep slope along Black Mountain Drive is naturalized grassland, which blends with the adjacent parcels. The development has been designed sensitively to account for the parcels downward slope to the street frontage. The Prairie Modern design uses lower pitched hip roofs, thus reducing the overall building mass. This ensures the views of the existing homes located further upslope are retained.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing a 22 unit fee simple townhouse development. This is a new housing form for Kelowna which allows ownership of the building and land without being bound to a strata. The intention of the applicant is to bridge the market between conventional townhouses and single family dwellings. The development provides connectivity to the adjacent Birkdale Park with a gate access along the north property line.

The proposed development consists of 9 buildings: seven semi-detached buildings, one 3-unit rowhouse and one 5-unit rowhouse. All units provide at-grade entries with required parking stalls located in attached garages either in side by side or tandem configuration. Visitor parking is available on the driveway of each unit. The development has provided seven additional visitor parking stalls over and above the requirements of the Zoning Bylaw. The additional stalls are located along the lane to ensure adequate parking is available for the entire site. This will eliminate parking in the lane and ensure emergency access requirements are met.

The proposal meets all of the development regulations of the Zoning Bylaw as well as many policies within the OCP design guidelines. The project adds density within the neighbourhood which is encouraged by the OCP. The site has a single road access with all driveways facing the central internal road. This will hide the parking from the public's view and provide a pleasing facade along the property line frontages.

#### 4.2 Site Context

The subject parcel is located in the Blue Sky development within the Black Mountain area and is located across Black Mountain Drive from the Black Mountain Golf Course. The parcel has a Future Land Use designation of MRL - Multiple Residential (Low Density) in the Official Community Plan and the property is located within the Permanent Growth Boundary.

The topography of the parcel allows the two and three unit dwellings to be designed as walk-out ranchers. The 5-unit building is located to the rear of the development and is slightly uphill of the other buildings. The building is two storey at grade from the rear with the front having the appearance of a walk-out basement level. This lower level provides access to all 5 units and garage access for the middle units. End units have garage access at the main floor level.



Figure 1 - 5 Unit Rowhouse - Rear Elevation



Figure 2 - 5 Unit Rowhouse - Front Elevation

The slope of the parcel will provide all units with views of Black Mountain Golf Course. The homes situated behind and upslope of the development will retain access to these views, as the rear building is two-storey and meets all height requirements of the zone.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h - Large Lot Housing (Hillside Area) P3 - Parks and Open Space	Single Dwelling Housing Birkdale Park
East	P3 - Parks and Open Space	Golf Course
South	RM5 - Medium Density Multiple Housing	Vacant
West	RU6h - Two Dwelling Housing (Hillside Area)	Two Dwelling Housing

Subject Property Map: 497 Carnoustie Drive



### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900 m <sup>2</sup>	13,368 m <sup>2</sup>
Min. Lot Width	30 m	+49 m
Min. Lot Depth	30 m	+120 m
Development Regulations		
Max. Floor Area Ratio	0.80	0.34
Max. Height	Lesser of 10 m or 3 storeys	10 m
Min. Front Yard	1.5 m	Varies (2.75m min - 11.5m)
Min. Side Yard (north)	4.5 m (flanking street)	4.5 m
Min. Side Yard (south)	4.0 m	4.30 m
Min. Rear Yard	7.5 m	7.5 m
Max. Site Coverage (buildings)	40%	24.7%
Max. Site Coverage (incl. Driveways & parking)	60%	49.5%
Other Regulations		
Min. Parking Requirements	44 stalls	44 stalls
Visitor Parking	4 stalls	7 stalls
Private Open Space	25m <sup>2</sup> / dwelling unit	33m <sup>2</sup> / dwelling unit

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

**Sensitive Infill.**<sup>2</sup> 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.

#### Development Permit Guidelines

##### Chapter 14

- 1.5 Use Colours found in the region's natural and cultural landscape;
- 1.6 Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;
- 2.3 Design new multi-storey buildings to transition in height where the OCP land use designation provides for smaller structures on adjoining lots;

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

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

- 4.2 Ensure developments are sensitive to and compatible with the massing of the established and/or future streetscape;
- 8.8 Locate parking areas to the rear of buildings, internal to the building, or below grade;
- 8.12 Incorporate decks, balconies and common outdoor amenity spaces into developments.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2) 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.
- 3) Full Plan check for Building Code related issues will be done at time of Building Permit applications.
- 4) Please indicate how the requirements of NAFS are being applied to this structure

### 6.2 Development Engineering Department

See attached Development Memorandum dated May 27, 2015

### 6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements of 150 litre/second. Should a private hydrant be required to be installed, as per Bylaw 10760, the hydrant shall be operational prior to the start of construction and deemed private.
- 3) Fire Department access is to be met as per BCBC 9.10.20 (3.2.5.) (ie The minimum required width of the roadways shall be 6 metres clear, turnarounds shall be provided with a 12 metre turning radius, hammerheads to accommodate largest responding fire apparatus.)
- 4) Requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- 5) Provide a visible address for responding vehicles for one access point - this development shall have unit numbers off of one main address.

### 6.4 Iplan - Parks & Public Places

- 1) Locations of any pedestrian gates from the development into the park need to be identified as well as any connecting pathways that may be proposed.

## 7.0 Application Chronology

Date of Application Received:	May 5, 2015
Date Circulation Completed:	May 27, 2015
Date Amended Plans Received:	June 11, 2015

**Report prepared by:**

---

Lydia Korolchuk, Planner

**Reviewed by:**

Lindsey Ganczar, Urban Planning Supervisor

**Reviewed by:**

Ryan Smith, Urban Planning Manager

**Attachments:**

Schedule 'A' - Site Plan

Schedule 'B' - Conceptual Elevations

Schedule 'C' - Landscape Plan

Development Engineering Memorandum

Draft Development Permit No. DP15-0105





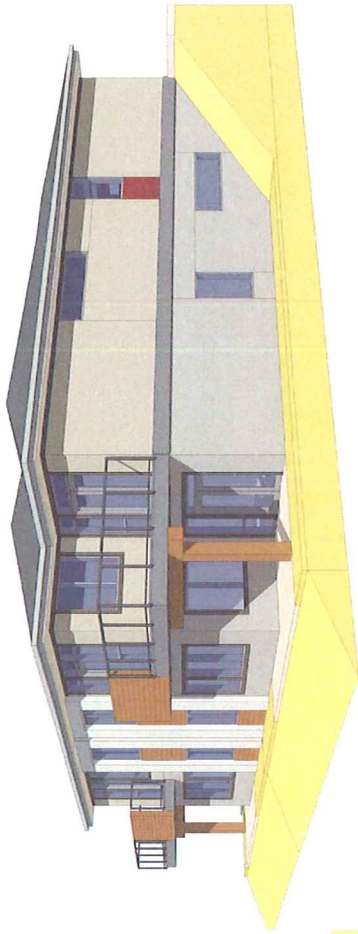
April 8, 2015

Lot 5 Townhouses - 2 unit type

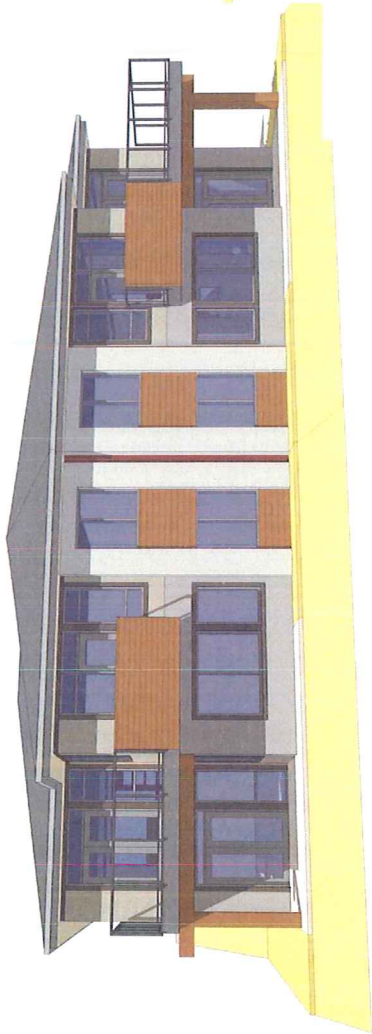


MEIKLEJOHN ARCHITECTS





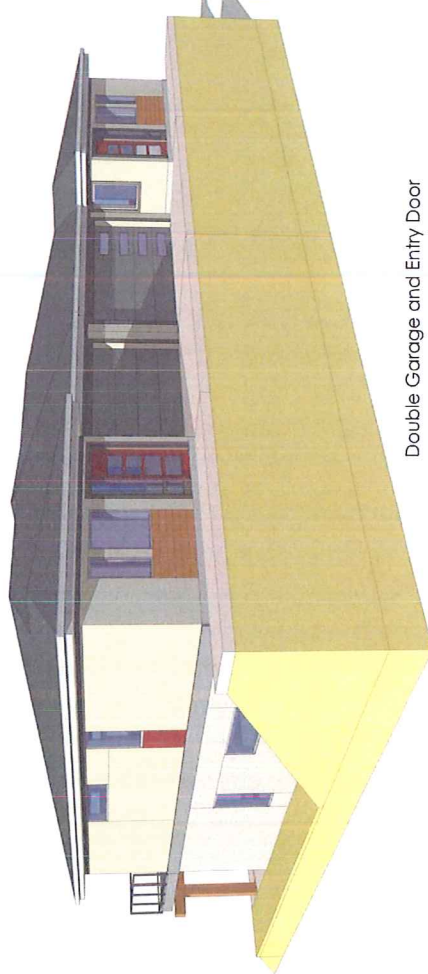
Side view with accent colour



Rear view with balcony



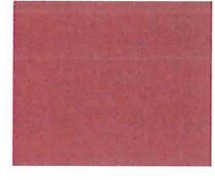
Corner view with deck



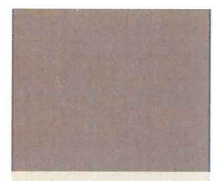
Double Garage and Entry Door



**SCHEDULE 'B'**  
 This forms part of development  
 Permit # **0815-0105**



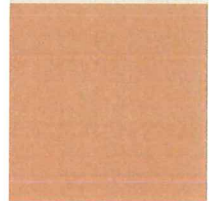
accent BM AF-295  
 Pomegranate



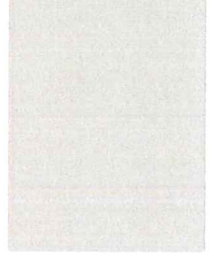
window-door  
 trim



stucco BM 2137-40  
 desert twilight



wood stain



stucco BM 2112-60  
 cement gray

Lot 5 Townhouses - 2 unit type



MEIKLEJOHN ARCHITECTS



material board

April 8, 2015



# CITY OF KELOWNA

**APPROVED ISSUANCE OF A:**

**Development Permit No. DP15—0105**

EXISTING ZONING DESIGNATION:	RM3 - Low Density Multiple housing
WITHIN DEVELOPMENT PERMIT AREA:	Hillside & Natural Environment Development Permit Areas

ISSUED TO: Melcor Developments Ltd.
LOCATION OF SUBJECT SITE: 497 Carnoustie Road

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	5		EPP20624	19	27	ODYD

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

**1. TERMS AND CONDITIONS:**

- a) That the dimensions and siting of the buildings to be constructed on the land in general accordance with Schedule "A".
- b) That the exterior design / finish are to be constructed on the land in general accordance with Schedule "B":
- c) That the landscaping to be provided on the land be in general accordance with Schedule "C".
- d) Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
- e) The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

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

3. PERFORMANCE SECURITY:

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

- (a) Cash; OR
- (b) A Certified Cheque; OR
- (c) An Irrevocable Letter of Credit in the amount of \$179,158.38 .

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

4. DEVELOPMENT:

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

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

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

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

5. APPLICANT'S AGREEMENT:

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

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

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

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

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

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

\_\_\_\_\_  
Date

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

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

6. APPROVALS:

DEVELOPMENT PERMIT AUTHORIZED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_,  
2015 BY THE DEPARTMENT MANAGER OF COMMUNITY PLANNING.

\_\_\_\_\_  
Ryan Smith, Department Manager,  
Community Planning

**SCHEDULE 'A'**

This forms part of development

Permit # **DL15-0165**

201-75 THURM STREET  
KOSCIUSKO, N.C.  
TEL: 704-662-1340  
WWW.M+MARCHITECTS.COM



MERLEJOHN ARCHITECTS INC.



BLACK MOUNTAIN  
DEVELOPMENT

2015-04-08  
issued for  
DP



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reproduced or used in any form without the  
written consent of Merlejohn Architects Inc.

NO.	DATE	DESCRIPTION
1	2015-04-08	Issue for DP
2	2015-04-08	Final plan ready

Project File  
**BLACK MOUNTAIN  
LOT 1 TO 5  
22 UNITS TOWNHOUSES**  
497 Camoussie Drive, Kelowna  
Drawing Number

**A2.01**

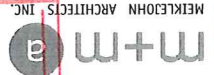
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Scale: 1"=30'

NO.	DATE	DESCRIPTION
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2	2015-04-08	Final plan ready

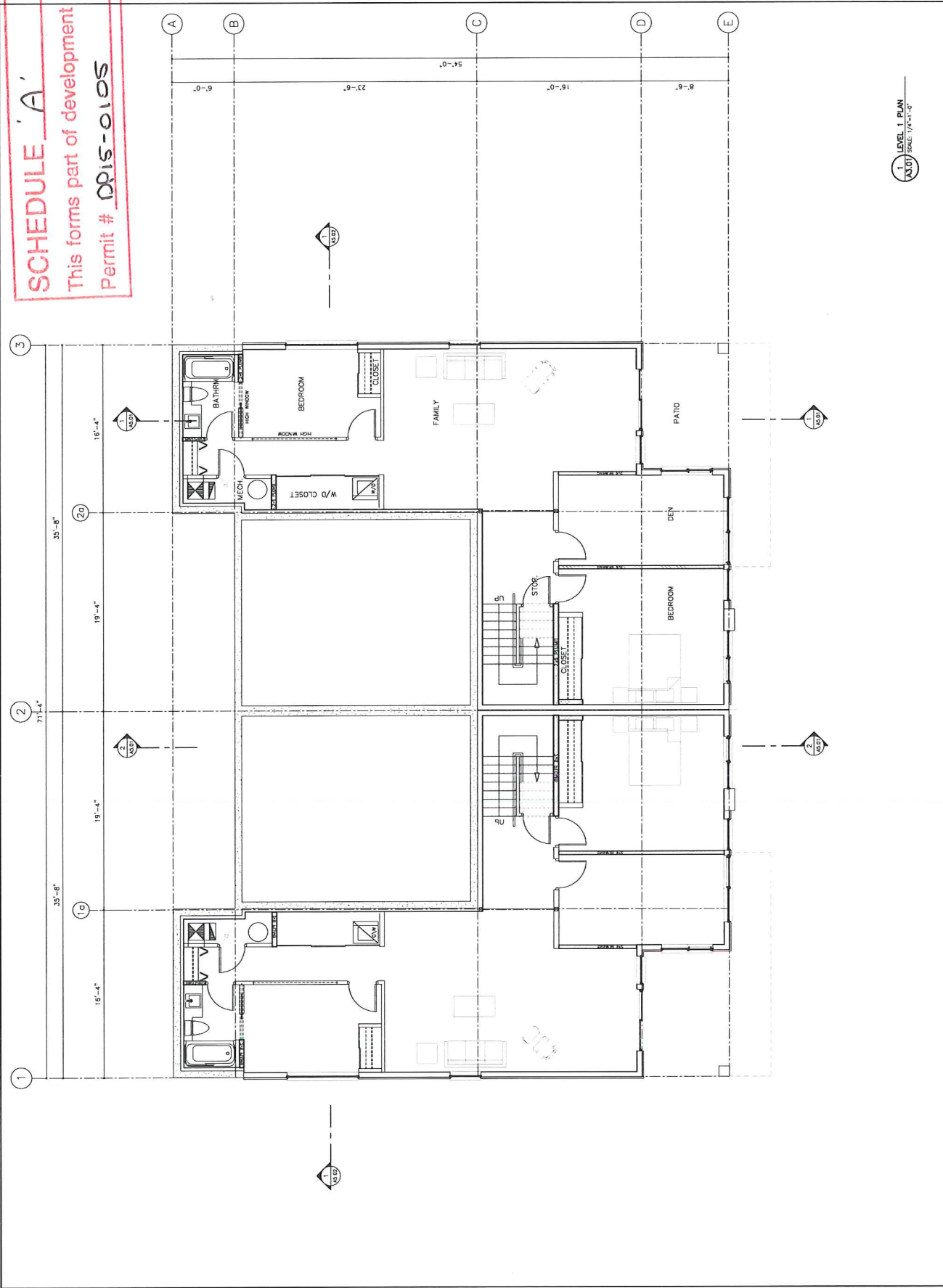


1000 SHERWOOD BLVD  
SUITE 100  
DALLAS, TEXAS 75215  
TEL: 214.242.3000  
FAX: 214.242.3000



2015-04-08  
issued for  
DP

**SCHEDULE 'A'**  
This forms part of development  
Permit # **DP15-0105**



1 LEVEL 1 PLAN  
SCALE: 1/4"=1'-0"

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this drawing. It is to be used for the project  
without the Architect's consent.

No.	Date	Revision
1	2015-04-08	Issue for DP

Project Title  
**BLACK MOUNTAIN  
LOT 1 TO 5  
22 UNITS TOWNHOUSES**

597 Cambridge Drive, Kelowna  
Drawing Number

**A3.01**  
DRAWING NOT TO BE CALLED  
ALL DIMENSIONS SHALL BE VERIFIED IN THE  
FIELD

2-UNIT BLDG.  
LEVEL 1 PLAN

DATE	BY	SCALE	STATUS
2015-04-08		1/4"=1'-0"	

**SCHEDULE 'A'**

This forms part of development  
Permit # **DP15-0105**

2015-04-08  
issued for  
DP

**m+m** MELCOR DEVELOPMENT LTD  
MEKLEJOHN ARCHITECTS INC.

**BLACK MOUNTAIN**  
DEVELOPMENT

2015-04-08  
issued for  
DP

Geographic names, this plan and design layout  
whereas a condition of any approval for the work  
shall be that the applicant shall ensure that the work  
is carried out in accordance with the approved  
plans.

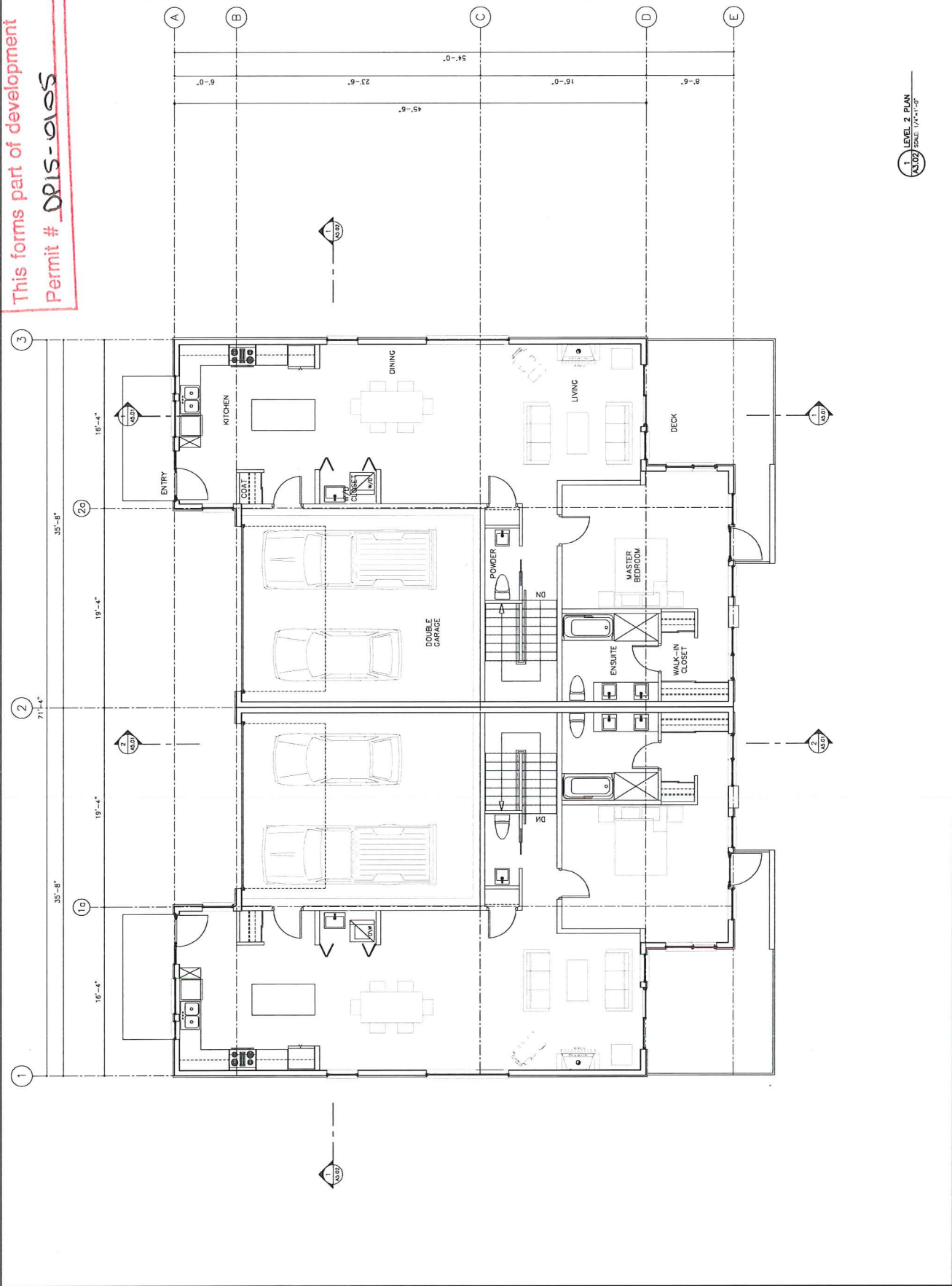
No.	Date	By	For
01	2015-04-08		Issued for DP

Project Title  
**BLACK MOUNTAIN  
LOT 1 TO 5  
22 UNITS TOWNHOUSES**

497 Carmichael Drive, Kilderra  
Drawing Number  
**A3.02**

2-UNIT BLDG.  
LEVEL 2 PLAN

Date	By	For
2015-04-08		Issued for DP
2015-04-08		Issued for DP
2015-04-08		Issued for DP
2015-04-08		Issued for DP



1 LEVEL 2 PLAN  
SCALE: 1/4" = 1'-0"



**SCHEDULE 'A'**  
 This forms part of development  
 Permit # **DR15-0105**

WALTON ARCHITECTS  
 1000 W. WALTON BLVD.  
 SUITE 100  
 WILMINGTON, DE 19804  
 TEL: 302.441.1000  
 FAX: 302.441.1001

**m+m**  
 MEKLEHOHN ARCHITECTS INC.  
 211 BROADWAY  
 WILMINGTON, DE 19801  
 TEL: 302.441.1000  
 FAX: 302.441.1001

**MELCOR**  
 DEVELOPMENT LTD.

**BLACK MOUNTAIN**  
 REAL ESTATE DEVELOPMENT

2015-04-08  
 issued for  
 DP

For this drawing, the user hereby certifies that all information is true and correct, and that the user is not providing any false or misleading information to the public. This drawing is not to be used for any other purpose without the Architect's Consent.

No.	Date	Revised For	Function
1	2015.04.08	Issued for DP	

Project Name:  
**BLACK MOUNTAIN**  
**LOT 1 TO 5**  
**22 UNITS TOWNHOUSES**

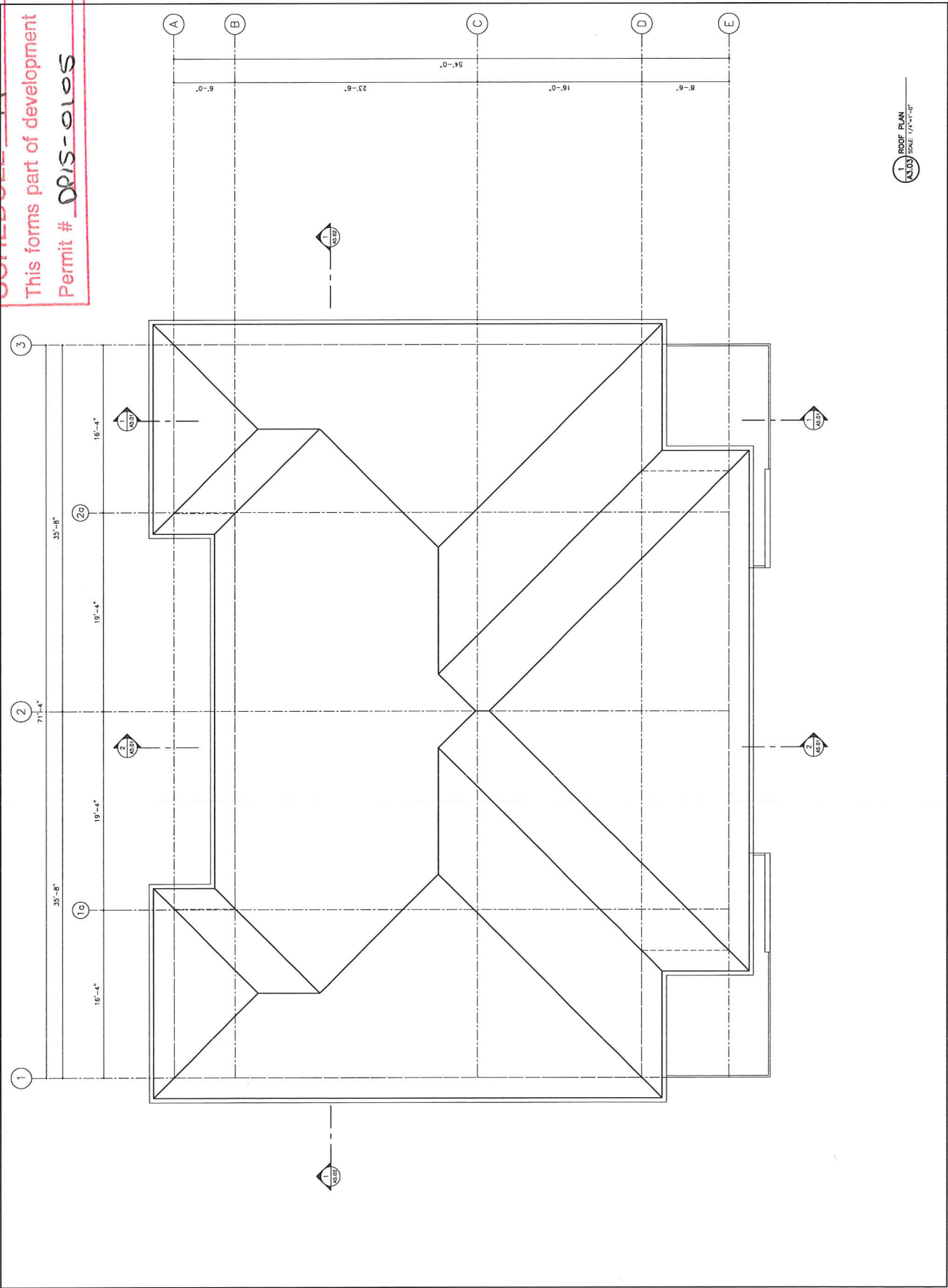
497 Carmichael Drive, Kentonville

**A3.03**

REVISIONS AND NOTES TO BE MAILED.  
 ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

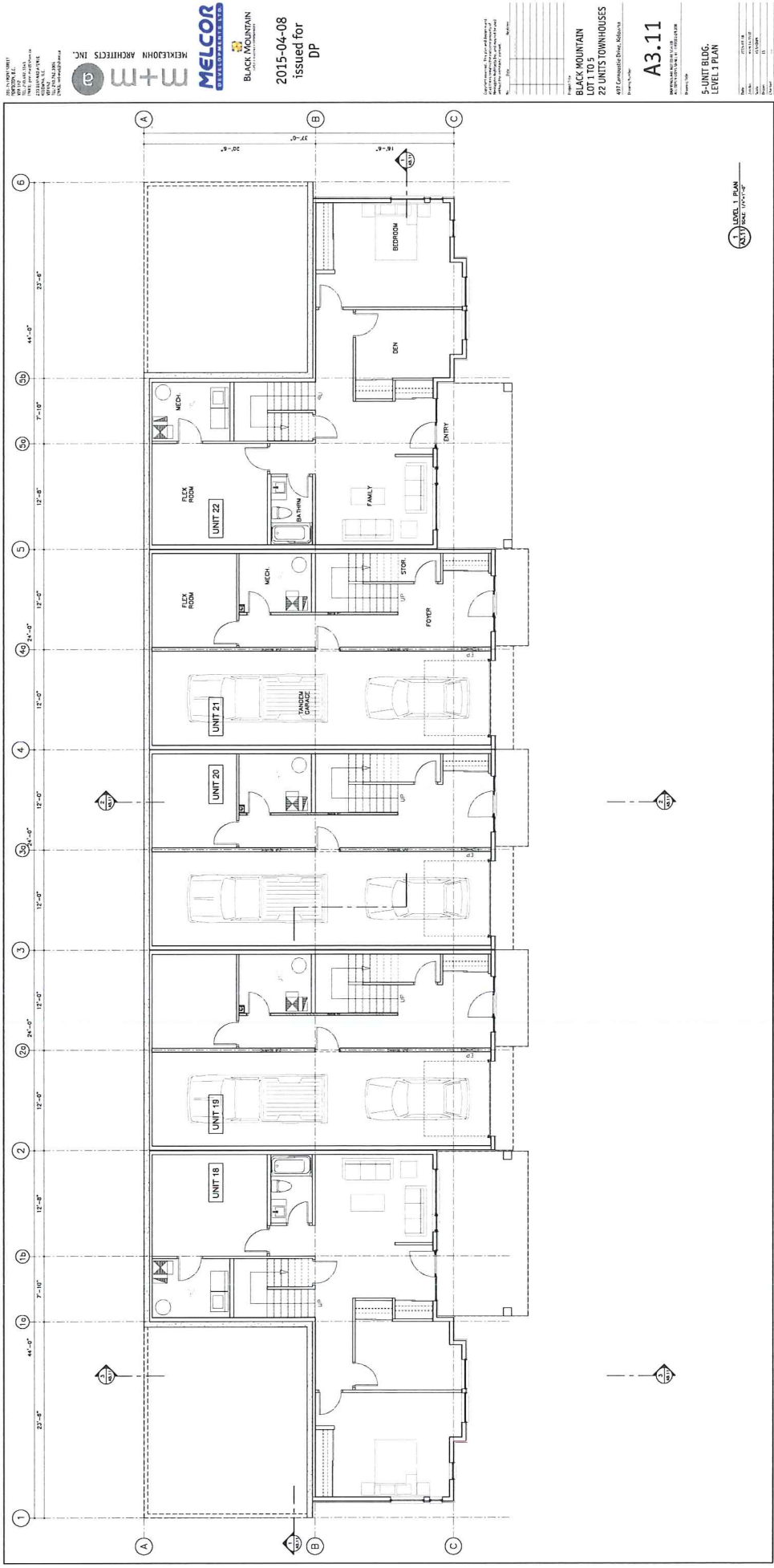
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**2-UNIT BLDG.**  
**ROOF PLAN**

Date	By	Check	Approved
2015-04-08			
2015-04-08			
2015-04-08			
2015-04-08			



**1** ROOF PLAN  
**A3.03** SCALE: 1/4" = 1'-0"

**SCHEDULE 'A'**  
 This forms part of development  
 Permit # DD15-0105



PROJECT UNIT:  
 5-UNIT BLDG.  
 22 UNITS TOWNHOUSES  
 407 Campbell Drive, Kilsyth  
 3012 VIC  
 DATE: 2015-04-08  
 DRAWN BY: M+M  
 CHECKED BY: M+M  
 DESIGNED BY: M+M

**m+m**  
 MERKELOHN ARCHITECTS INC.

**MELCOR**  
 ENGINEERS ARCHITECTS

BLACK MOUNTAIN  
 2015-04-08  
 issued for  
 DP

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION

BLACK MOUNTAIN  
 LOT 1 TO 5  
 22 UNITS TOWNHOUSES  
 407 Campbell Drive, Kilsyth  
 3012 VIC

**A3.11**  
 5-UNIT BLDG.  
 LEVEL 1 PLAN

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION

**SCHEDULE 'A'**  
 This forms part of development  
 Permit # DP15-0105



MEKELEON ARCHITECTS INC.  
 222 EAST 10TH AVENUE  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.8800  
 WWW.MEKELEONARCHITECTS.COM

**m+m**  
 MEKELEON ARCHITECTS INC.

**MELCOR**  
 MEKELEON ARCHITECTS INC.

**BLACK MOUNTAIN**  
 PROJECT

2015-04-08  
 issued for  
 DP

No.	Date	Revisions

PROJECT: **BLACK MOUNTAIN**  
 LOT 1, TO 5  
 22 UNITS TOWNHOUSES  
 401 Cambridge Drive, Kildeer, IL

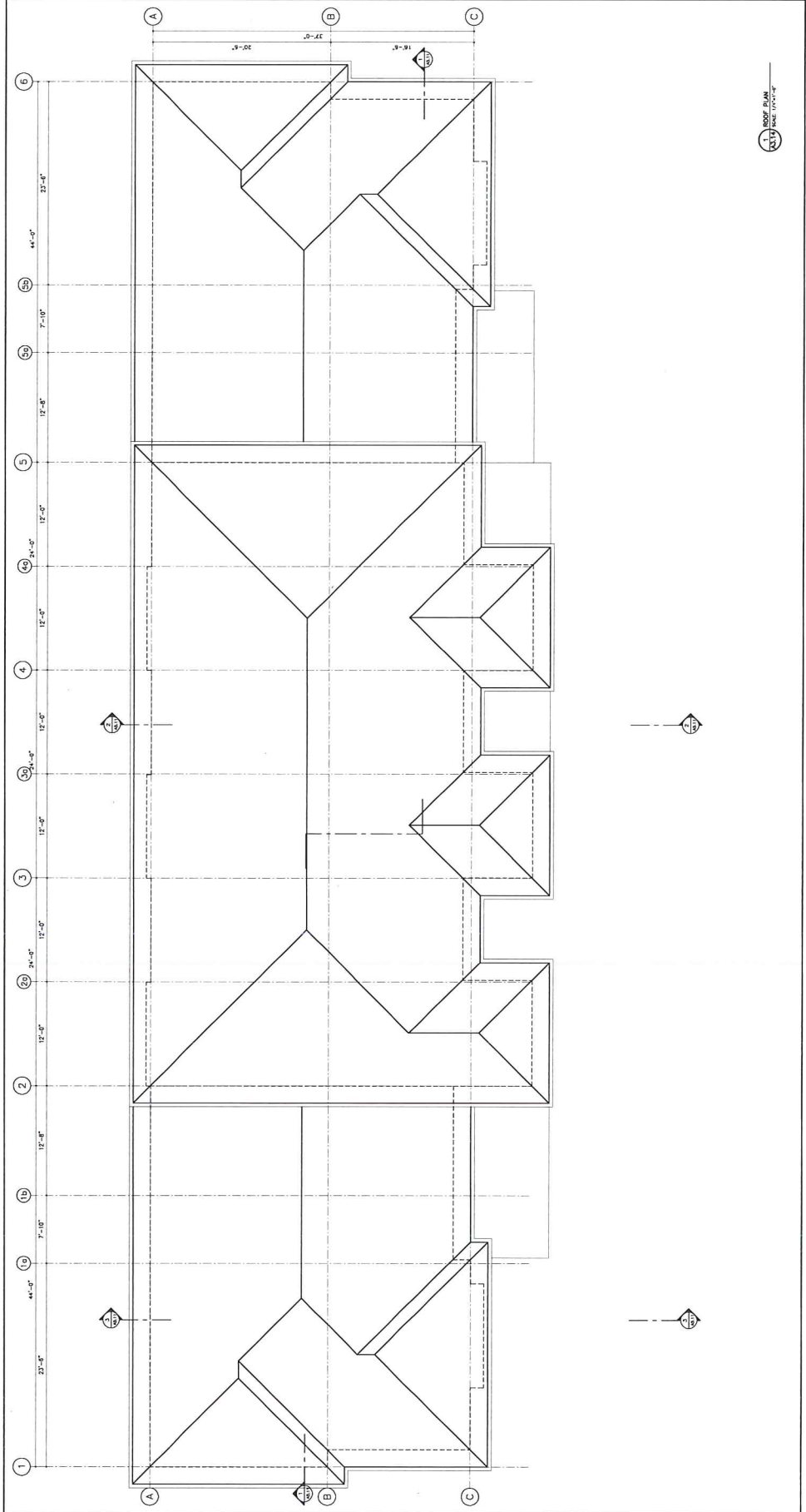
**A3.12**  
 5-UNIT BLDG.  
 LEVEL 2 PLAN

**A3.12** LEVEL 2 PLAN  
 SCALE: 1/4"=1'-0"



**SCHEDULE 'A'**  
 This forms part of development  
 Permit # **DP15-0105**

PROJECT NUMBER: 15010  
 PROJECT NAME: 22 UNITS TOWNHOUSES  
 PROJECT ADDRESS: 487 Commercial Drive, Adelaide  
 PROJECT DATE: 2015-04-08  
 ISSUED FOR: DP  
 ARCHITECT: m+m KEENELOHN ARCHITECTS INC.  
 ENGINEER: MELCOR ENGINEERS ARCHITECTS  
 BLACK MOUNTAIN  
 LOT 1 TO 5  
 22 UNITS TOWNHOUSES  
 A3.14  
 5-UNIT BLDG.  
 ROOF PLAN



**SCHEDULE 'B'**  
This forms part of development

Permit # **DRIS-0105**

200-A IRWIN STREET  
WALTON, FL 32090  
MEKLEJOHN ARCHITECTS, INC.  
213 BIRCHWOOD AVENUE  
KELOWN, B.C. V1Y 1R8  
TEL: 250.742.2004  
EMAIL: kel@meklejohn.ca



**MELCOR DEVELOPMENTS LTD.**  
BLACK MOUNTAIN  
2015-04-08  
issued for  
DP

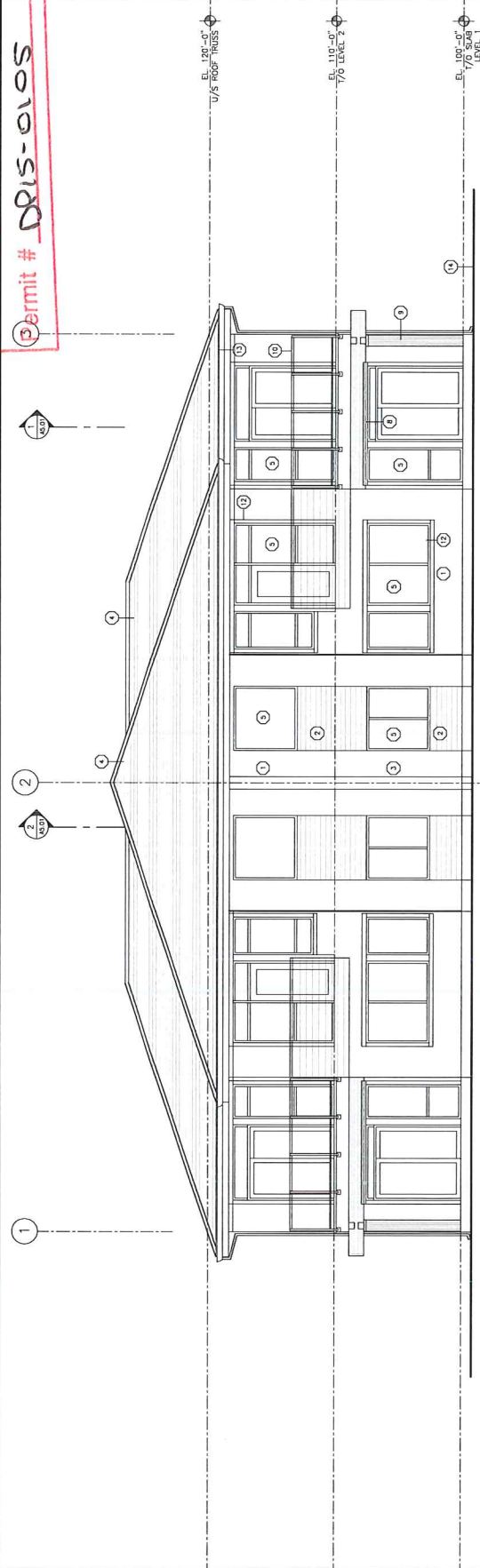
Copyright reserved. This plan and design is the property of Meklejohn Architects Inc. and may not be used without the written consent of Meklejohn Architects Inc.  
No. \_\_\_\_\_ Date \_\_\_\_\_ Engineer \_\_\_\_\_  
By: [Signature] Date: [Date] Issued for: DP

Project Title  
**BLACK MOUNTAIN  
LOT 1 TO 5  
22 UNITS TOWNHOUSES**  
497 Carmichael Drive, Kelowna  
Drawing Number

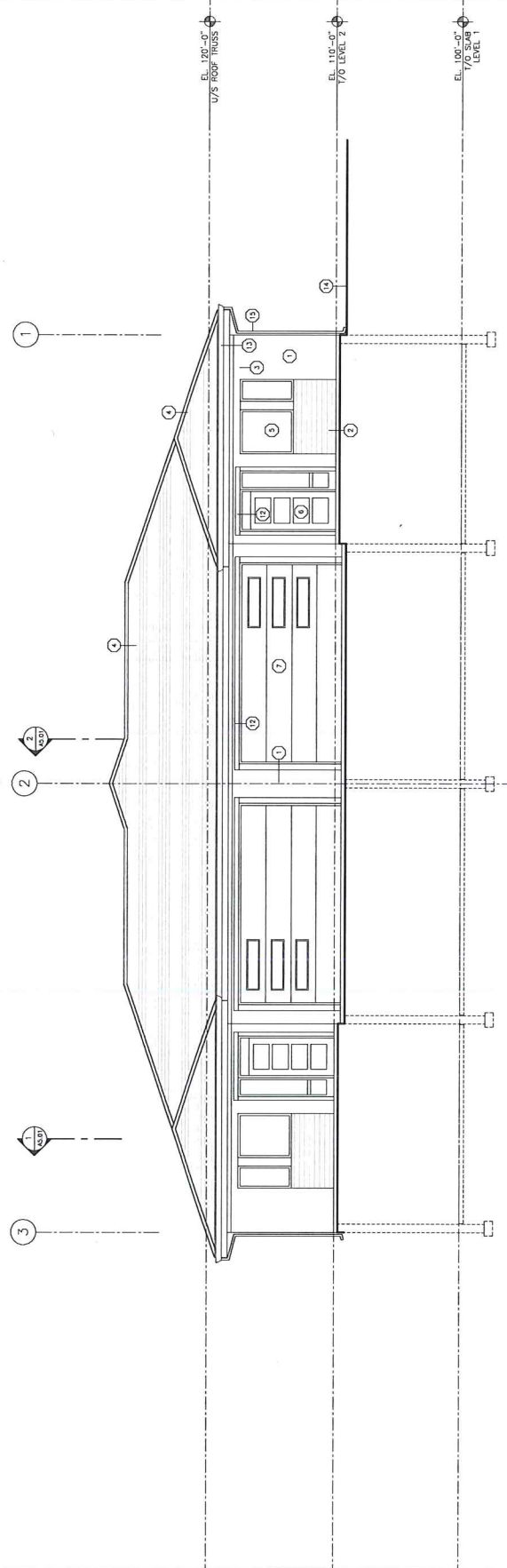
**A4.01**

2-UNIT BLDG.  
EXTERIOR ELEVATIONS

DATE	2015-04-08
DESIGNER	MEKLEJOHN ARCHITECTS INC.
CHECKED	MEKLEJOHN ARCHITECTS INC.
DATE	2015-04-08
SCALE	AS SHOWN
DRAWN	CL



1 EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"

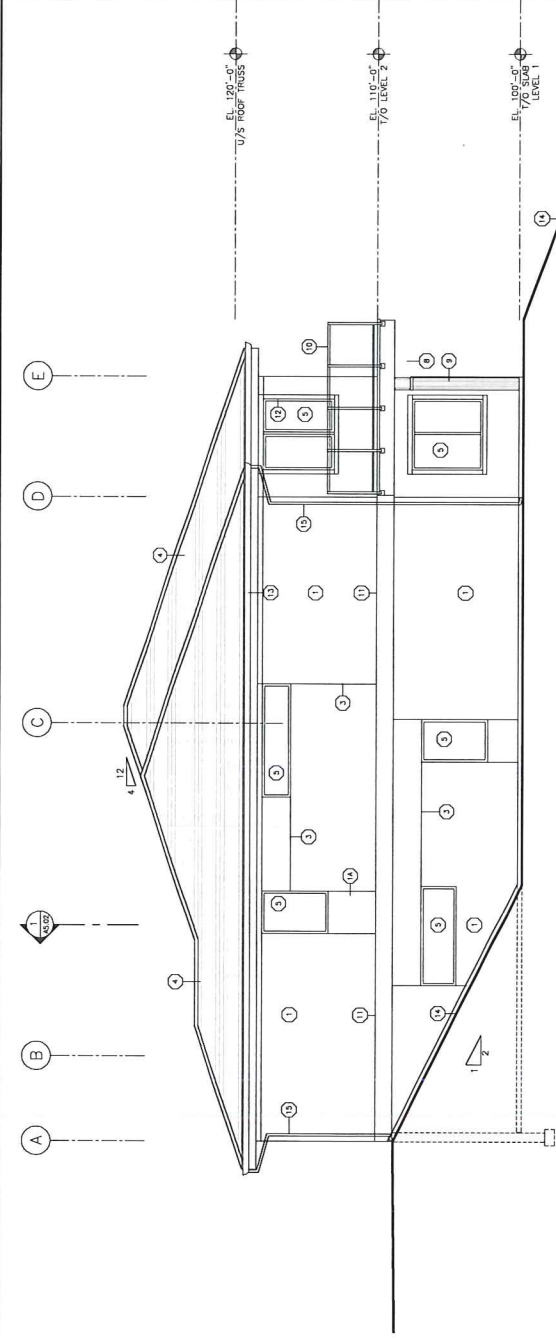


2 EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0"

201-741 FROM SHEET  
 201-741 FROM SHEET  
 201-741 FROM SHEET  
 201-741 FROM SHEET  
 201-741 FROM SHEET



BLACK MOUNTAIN  
 DEVELOPMENTS LTD.  
 2015-04-08  
 issued for  
 DP



**BUILDING ELEVATION KEY NOTE:**

- REFER TO DRAWING SECTIONS FOR DETAILED INFORMATION
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED
- FINISHES TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED
- CONCRETE
- CONCRETE COLOR STUCCO
- HORIZONTAL SINK (SEE SECTIONS)
- ROOFING/SHINGLES
- ASPHALT SHINGLES
- VINYL WINDOWS
- FIBERGLASS DOOR
- ROOFING DOOR
- STAINED SULLAN BEAM
- STAINED SULLAN COLUMN
- ALUMINUM/GLASS FINISH
- PREPARED METAL FLASHING
- DOOR/WINDOW TRIM
- PRETN. METAL GUTTER/PASGA
- END OF FINISHED GRADE (NO. 1)
- PRETN. METAL FIN.

1 SIDE ELEVATION  
 SCALE: 1/4"=1'-0"

**SCHEDULE 'B'**  
 This forms part of development  
 Permit # **DR15-0108**

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No.	Date	Revised	Revision
01	2015-04-08	Issued for DP	

Project Title  
**BLACK MOUNTAIN  
 LOT 1 TO 5  
 22 UNITS TOWNHOUSES**  
 497 Carmichael Drive, Kelowna  
 Drawing Number

**A4.02**  
 PREPARED AND ISSUED FOR THE ARCHITECT  
 ALL DIMENSIONS SHALL BE TO CENTER UNLESS NOTED OTHERWISE

**2-UNIT BLDG.  
 EXTERIOR ELEVATIONS**

Date	Drawn By	Checked By	Scale
2015-04-08	me	me	1/4"=1'-0"

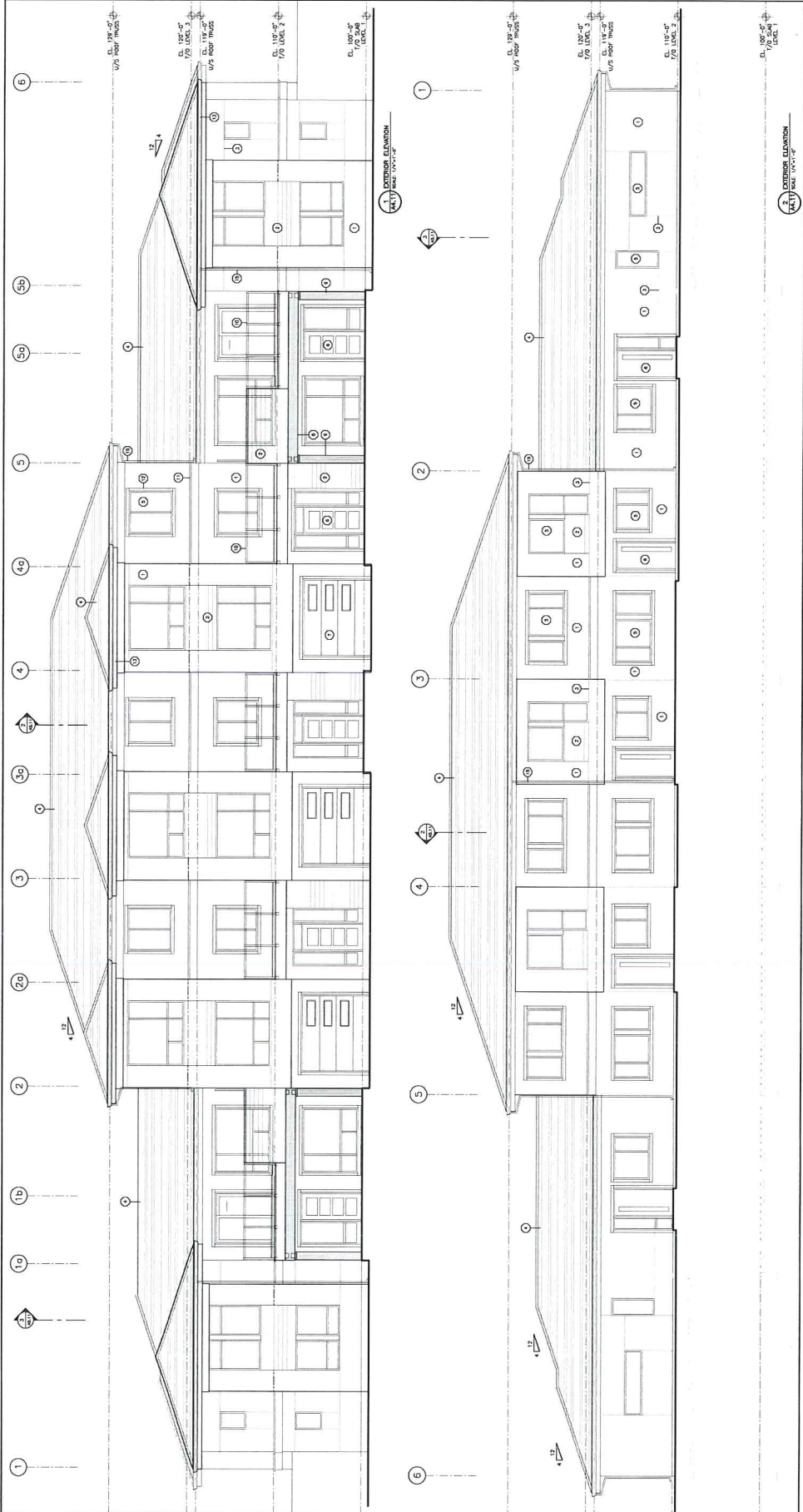
**SCHEDULE 'B'**  
 This forms part of development  
 Permit # **DR15-0105**



 2015-04-08  
 issued for  
 DP

PROJECT: BLACK MOUNTAIN  
 DOT 1 TO 5  
 22 UNITS TOWNHOUSES  
 105 Glenville Drive, Atlanta  
 GA 30316

**A4.11**  
 5-UNIT BLDG.  
 EXTERIOR ELEVATIONS







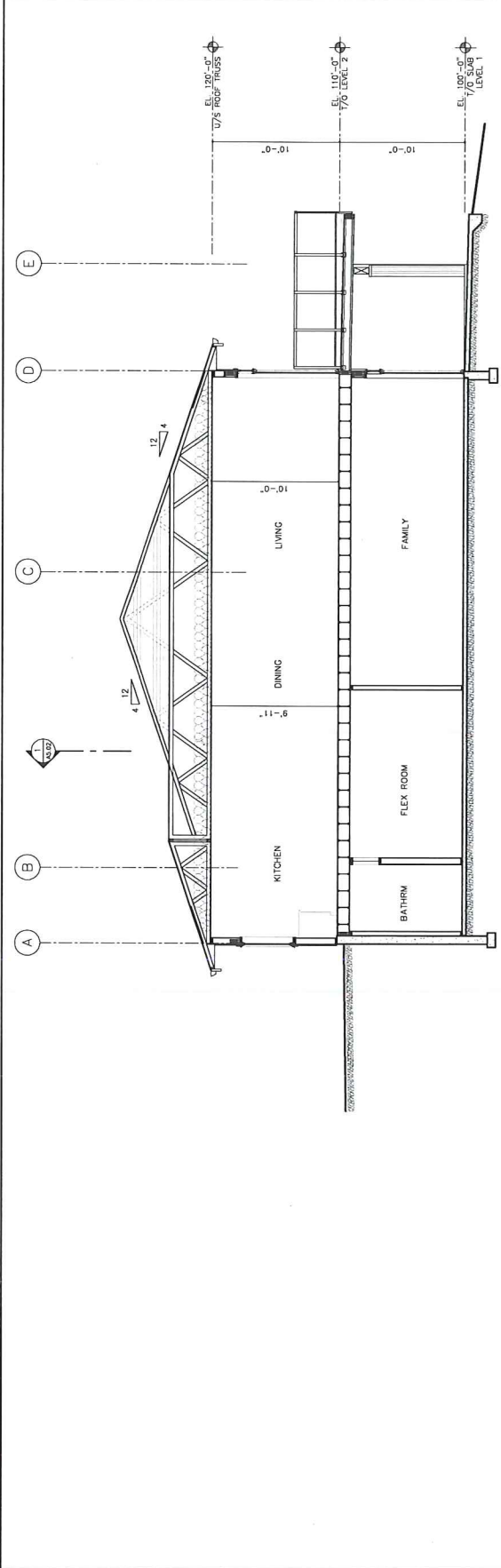
2415-27 DAWN STREET  
 HUNTINGTON, S.C.  
 TEL: 252-482-3143  
 EMAIL: info@mekejohn.com



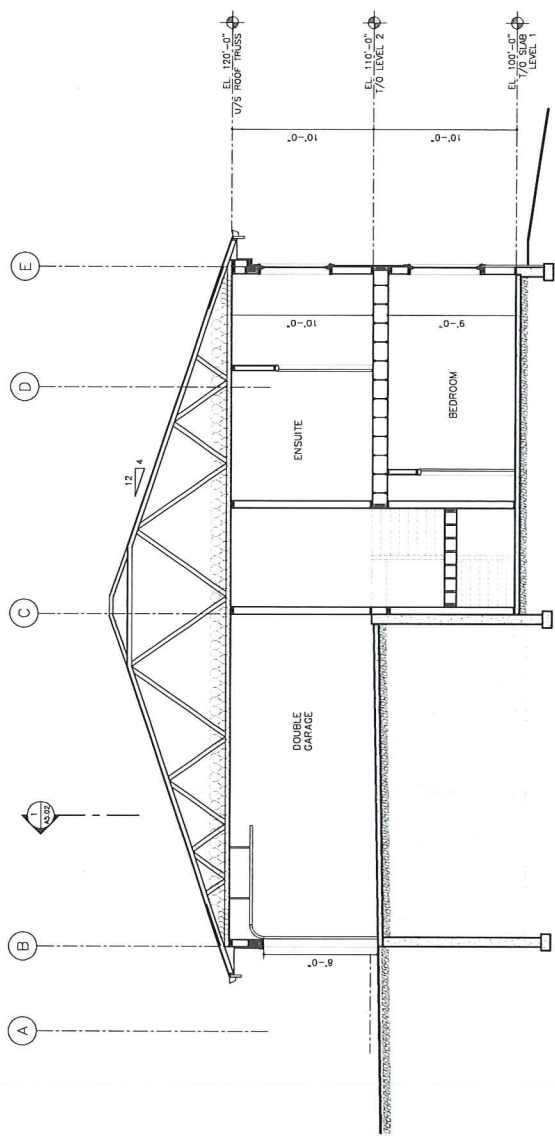
**MELCOR DEVELOPMENTS LTD.**

**BLACK MOUNTAIN**  
COMMUNITY DEVELOPMENT

2015-04-08  
 issued for  
 DP



1 2-UNIT BLDG. BUILDING SECTION  
 (AS SHOWN) SCALE: 1/4"=1'-0"



2 2-UNIT BLDG. BUILDING SECTION  
 (AS SHOWN) SCALE: 1/4"=1'-0"

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NO.	DATE	ISSUED FOR	REVISION
1	03/24/15	ISSUED FOR DP	

Project For  
**BLACK MOUNTAIN**  
**LOT 1 TO 5**  
**22 UNITS TOWNHOUSES**  
 497 Gamboise Drive, Kilmoryn

**A5.01**

Drawings shall be used in accordance with the following conditions:  
 1. Drawings shall be used only for the project and site identified on the title block.  
 2. Drawings shall be used only for the purpose intended.

2-UNIT BLDG.  
 BUILDING SECTIONS

NO.	DATE	ISSUED FOR	REVISION
1	03/24/15	ISSUED FOR DP	



MEKEON ARCHITECTS, INC.  
 1000 W. 10th St., Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: 405.521.1111  
 Fax: 405.521.1112  
 www.mekon.com



**MELCOR**  
 CONSTRUCTION

BLACK MOUNTAIN  
 DEVELOPMENT

2015-04-08  
 issued for  
 DP

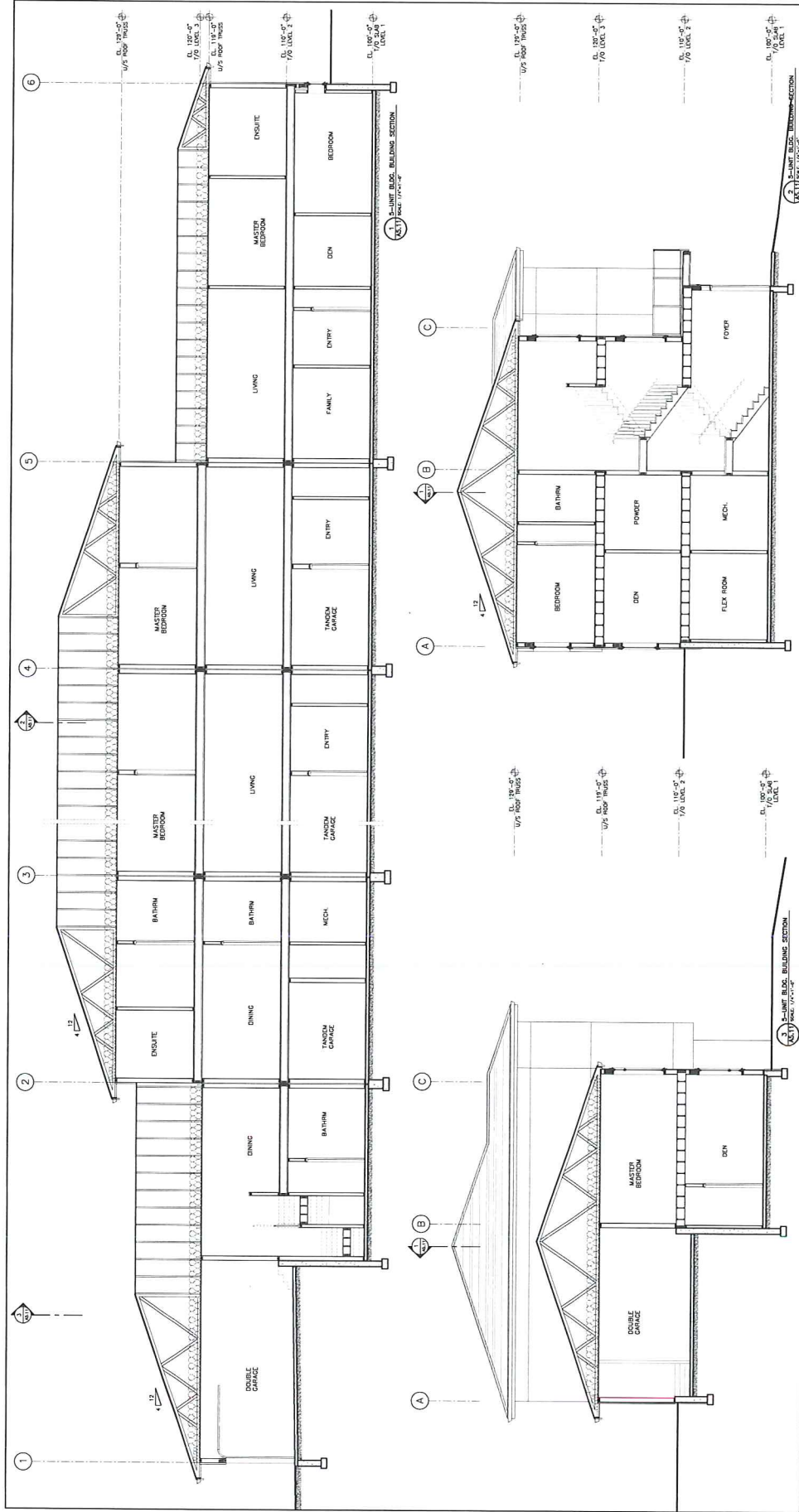
1000 W. 10th St., Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: 405.521.1111  
 Fax: 405.521.1112  
 www.mekon.com

BLACK MOUNTAIN  
 LOT 1 TO 3  
 222 UNITS TOWNHOUSES  
 4811 Laramie Drive, Oklahoma  
 Norman, Oklahoma

**A5.11**

5 UNIT BLOCK  
 BUILDING SECTIONS

DATE	DESCRIPTION
11/15/14	ISSUED FOR PERMIT
01/22/15	ISSUED FOR PERMIT
03/11/15	ISSUED FOR PERMIT
04/08/15	ISSUED FOR PERMIT



**SCHEDULE 'C'**  
 This forms part of development  
 Permit # **DP15-0105**



- SITE PLAN LEGEND:**
- DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPERTY LINE
  - 1.5m HEIGHT BLACK VINYL COATED CHAIN LINK FENCE
  - COMPACTED GRAVEL PATH FOR BUILDING COREG
  - RETAINING WALL (BY OTHERS)
  - LAWN AREA
  - NATURALIZED GRASSLAND
  - PLANTING AREA

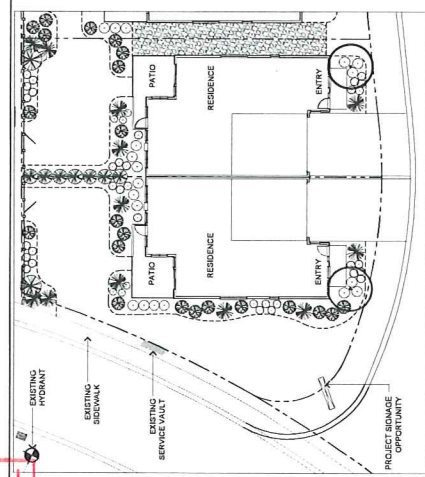
**1 OVERALL SITE PLAN**  
 LDP-1 SCALE 1:500

**LANDSCAPE DEVELOPMENT DATA:**

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE BC LANDSCAPE STANDARDS (CURRENT EDITION).
- PLANT MATERIALS SHALL BE SPECIFIED BY COMMON NAME AND QUANTITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY FROM THOSE SHOWN.
- ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

NO.	DATE	DESCRIPTION
1		ISSUED FOR DEVELOPMENT PERMIT

PROJECT: MELCOR LOT 5  
 CLIENT: MELCOR DEVELOPMENTS  
 CONSULTANT: MELCOR CONSULTANTS INC.



**2 ENLARGEMENT 'A'**  
 LDP-7 SCALE 1:200

- UNIT LEGEND:**
- DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPERTY LINE
  - 1.2m HEIGHT BLACK VINYL COATED CHAIN LINK FENCE
  - COMPACTED GRAVEL PATH FOR ACCESS GATED FROM RESIDENTIAL AREA TO PARK SPACE
  - 1.2m HEIGHT BLACK VINYL COATED CHAIN LINK FENCE
  - STONE MULCH
  - NATURALIZED GRASSLAND
  - PLANTING AREA

**REPRESENTATIVE PLANTING LIST**

Botanical Name	Common Name	Size	Root	Mature Plant Size (H x W)
<i>Bloodgood Japanese Maple</i>	Bloodgood Japanese Maple	4.5m Cal. BB8	BB8	3.00m x 3.50m
<i>Japanese Maple</i>	Japanese Maple	4.5m Cal. BB8	BB8	3.00m x 3.50m
<i>Weeping White Spruce</i>	Weeping White Spruce	2.0m Hgt. BB8	BB8	4.50m x 1.20m
<i>Pendula Pine</i>	Pendula Pine	2.0m Hgt. BB8	BB8	4.50m x 1.20m
<i>Trailing Arborvitae</i>	Trailing Arborvitae	#12	Polled	2.00m x 2.50m
<i>Japanese Tree Lilac</i>	Japanese Tree Lilac	4.5m Cal. BB8	BB8	2.50m x 2.50m
<i>Cherry Blossom Lilac</i>	Cherry Blossom Lilac	#2	Polled	1.00m x 1.00m
<i>Compact Norway Spruce</i>	Compact Norway Spruce	#22	Polled	0.50m x 1.50m
<i>Miss Kim Korean Lilac</i>	Miss Kim Korean Lilac	#95	Polled	1.80m x 1.50m
<i>Feather Reed Grass</i>	Feather Reed Grass	#01	Polled	1.5m x 0.25m
<i>Elk Blue Fescue</i>	Elk Blue Fescue	#01	Polled	0.25m x 0.30m
<i>Shanabath Red Switch Grass</i>	Shanabath Red Switch Grass	#01	Polled	1.50m x 0.30m
<i>Heirloom Lavender</i>	Heirloom Lavender	#02	Polled	0.6m x 0.6m



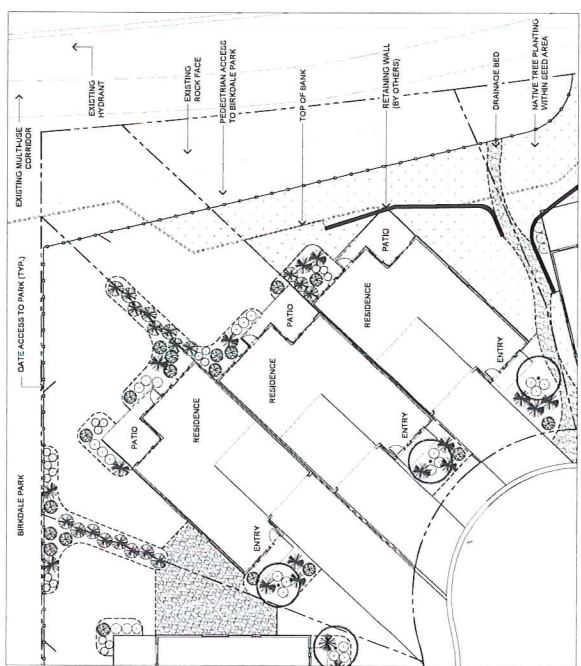
NOT FOR CONSTRUCTION



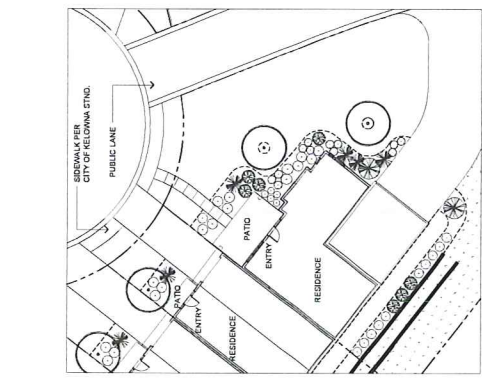
MMM GROUP  
 10000 16th Street, Suite 100  
 Richmond, BC V6V 2G9  
 Tel: 604.273.8888  
 Fax: 604.273.8889  
 Email: info@mmmgroup.com

NOT FOR CONSTRUCTION

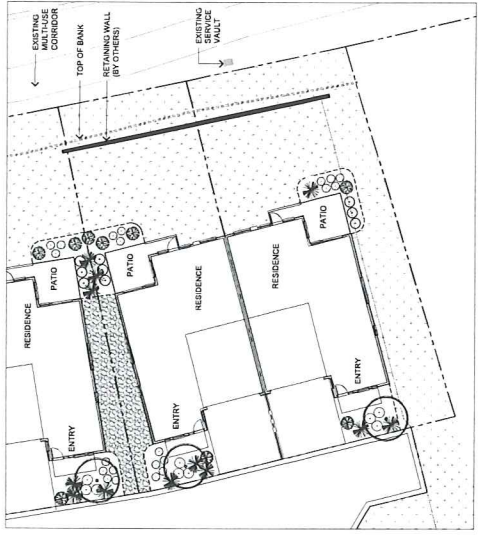
**SCHEDULE 'C'**  
 This forms part of development  
 Permit # **DLIS-0105**



1 ENLARGEMENT 'B'  
 LDP-2 SCALE 1:200



2 ENLARGEMENT 'C'  
 LDP-2 SCALE 1:200



3 ENLARGEMENT 'D'  
 LDP-2 SCALE 1:200

UNIT LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIAL GRASS
- PROPERTY LINE
- 1.2m HEIGHT BACKFILL COATED WITH GEOTEXTILE (SEE PLAN FOR LOCATION OF BACKFILL)
- GRAVEL PATH - BUILDING EGRESS
- COLOURED AGGREGATE
- LAY OVER NON-WOVEN GEOTEXTILE AND INSTALL TO A MIN. DEPTH OF 100mm
- GRAVEL PATH - BUILDING EGRESS
- COLOURED AGGREGATE
- LAY OVER NON-WOVEN GEOTEXTILE AND INSTALL TO A MIN. DEPTH OF 100mm

REPRESENTATIVE PLANTING LIST

Botanical Name	Common Name	Size	Stock	Mature Plant Size (H.L. x W.L.)
<i>Thuja occidentalis</i>	Blue-Grey Juniper	4.5m Col. B4B	Stock	3.0m x 1.0m
<i>Juniperus scopulorum</i>	Horizontal Juniper	2.5m Hgt. B4B	Stock	6.0m x 2.50m
<i>Wisteria glauca</i>	Wisteria	2.0m Hgt. B4B	Stock	4.5m x 1.20m
<i>Platanus racemosa</i>	American Sycamore	4.5m Col. B4B	Stock	45.0m x 4.00m
<i>Syringa reticulata</i>	Japanese Tree Lilac	4.5m Col. B4B	Stock	5.0m x 1.50m
<i>Cherry (various)</i>	Cherry	1.0m x 1.0m	Stock	1.0m x 1.0m
<i>Malus (various)</i>	Malus	0.6m x 0.6m	Stock	0.6m x 0.6m
<i>Prunella (various)</i>	Prunella	0.6m x 0.6m	Stock	0.6m x 0.6m
<i>Malva (various)</i>	Malva	0.6m x 0.6m	Stock	0.6m x 0.6m
<i>Phlox (various)</i>	Phlox	0.6m x 0.6m	Stock	0.6m x 0.6m
<i>Shrub (various)</i>	Shrub	0.6m x 0.6m	Stock	0.6m x 0.6m
<i>Grass (various)</i>	Grass	0.6m x 0.6m	Stock	0.6m x 0.6m
<i>Perennial (various)</i>	Perennial	0.6m x 0.6m	Stock	0.6m x 0.6m

PROJECT: MELCOR LOT 5  
 CLIENT: MELCOR DEVELOPMENTS  
 CONSULTANT: MERRILL JONES ARCHITECTURE INC.

DATE: 11/20/2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

AS NOTED

ENLARGEMENTS

MMMGROUP

CP 3

**SCHEDULE 'C'**  
 This forms part of development  
 Permit # **0015-0105**

NOT FOR CONSTRUCTION

- HYDROZONE LEGEND:**
- PROPERTY LINE
  - LOW IMPACT BLACK VINYL COATED ASPHALT DRIVEWAY (SEE PLAN FOR LOCATION OF DRIVEWAY AND RESIDENTIAL AREA TO PARK SPACES)
  - NATURALIZED MEADOW TOTAL AREA: 1,046 SQM
  - MODERATE WATER USE PLANTING TOTAL AREA: 18,244M
  - MOON LAWN AREA TOTAL AREA: 1,022 SQM
- NOTE: REFER TO SP APPLICATION FOR PRECISE WATER REQUIREMENT INFORMATION.



PROJECT NO.	0015-0105	SHEET TITLE	HYDROZONE PLAN
DATE	11/20/2015	SCALE	1:500
DESIGNER	MMMG	PROJECT NO.	0015-0105
CHECKED BY	MMMG	DATE	11/20/2015



PROJECT	MELCOR LOT 5
CLIENT	MELCOR DEVELOPMENTS
CONSULTANT	MERRILL JORDAN ARCHITECTS INC.
NO.	1
DATE	11/20/2015
DESCRIPTION	HYDROZONE PLAN

---

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

---

**Date:** May 27, 2015  
**File No.:** DP15-0105  
**To:** Urban Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 497 Carnoustie Drive, Part of lot 5, plan EPP20624 Sec. 19, Twp. 27, ODYD.

---

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

1. General.

Subdivision requirements for this 22 townhouses fee simple development will be addressed when a subdivision PLR is submitted.

2. Domestic water and fire protection.

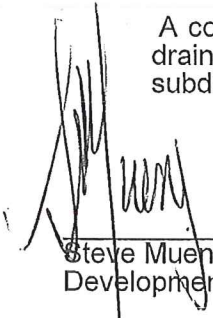
This development is within the service area of the Black Mountain Irrigation District (BMID).

3. Sanitary Sewer.

The subject property is serviced by the Municipal wastewater collection system,

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage section of Bylaw 7900 a will be a requirement under the application for subdivision.



---

Steve Muenz, P.Eng.  
Development Engineering Manager

B<sup>2</sup>



# REPORT TO COUNCIL



**Date:** July 13<sup>th</sup>, 2015

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning

**Application:** DP15-0094

**Owner:** Davara Holdings

**Address:** 555 Buckland Ave

**Applicant:** Dave Sargent

**Subject:** Central Green Form and Character Development Permit

**Existing OCP Designation:** MRM - Multiple Unit Residential (Medium Density)

**Existing Zone:** CD22 - Central Green Comprehensive Development

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0094 for Lot A, Plan EPP37995 located on 555 Buckland Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND FURTHER THAT this Development Permit be valid for two (2) years from the date of Council Approval with no opportunity to extend.

## 2.0 Purpose

To consider a Form and Character Development Permit application for a 9 unit townhouse complex on the Central Green site off of Buckland Ave.

### **3.0 Urban Planning**

Urban Planning supports the application for a Form and Character Development Permit. The project is largely in line with the Central Green Development Permit guidelines in the CD22 zone. The design is an effective transition between the contemporary Karis Phase 1 building, the existing neighbourhood and the future Central Green buildings to the north.

### **4.0 Proposal**

#### **4.1 Background**

The project is part of the larger Central Green Development site, which includes properties to the north and east of the site.

The project is the nominally the second phase of the Karris Support Society development. The developer is currently in the process of completing a 42 unit supportive housing facility to the south of the proposed development.

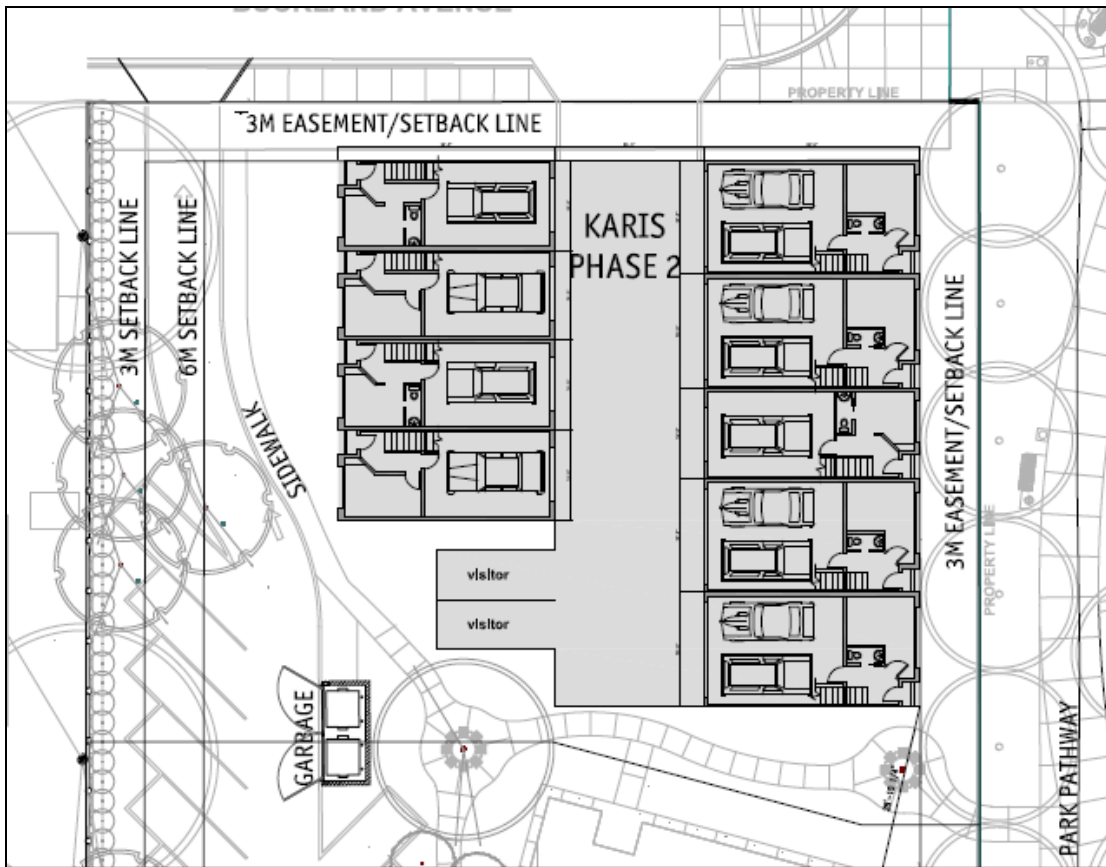
#### **4.2 Project Description**

The project will consist of 9 town home units in two three storey buildings. Each unit will include one or two parking stalls in a garage underneath.

The developer has worked to design buildings to transition between the contemporary architecture of the Karis Phase 1 building to the south and the classical architecture that will be used in the buildings to the north. The developer has worked with the project team designing the remaining buildings on the Central Green site to ensure compatibility between projects, including brick and wrought iron elements.

The buildings will be clad in alternating dark and light stucco with red brick elements. Wrought iron detailing will be used on the balconies and porches.

Staff believe that the proposed development meets the intent of the CD22 - Central Green Guidelines. The proposed form and character of the townhouse developments will fit into brick and iron motif being proposed on the remainder of the site. The landscaping will transition into the future Rowcliffe Park design and will not impugn onto park functionality.



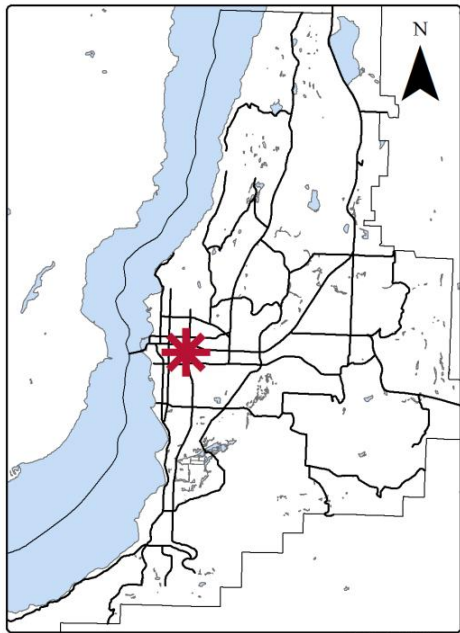
### 4.3 Site Context

The project will be the second phase of the Karis Support Society project. Phase 1 sits immediately south, with a 42 unit multi-family building currently under construction. There is an existing multi-family building to the north and a single family home to the west.

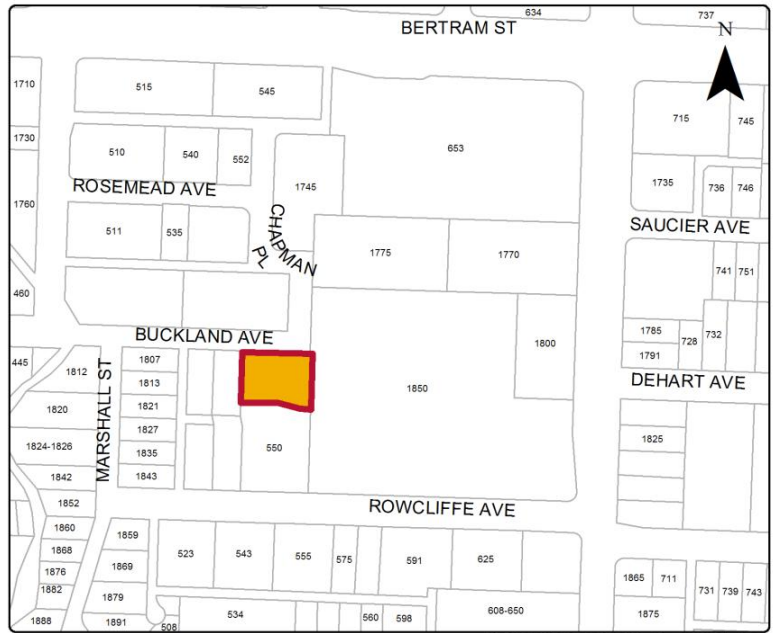
Rowcliffe Park sits to the east of the proposed townhomes. Rowcliffe Park will be redesigned as part of the larger Central Green project, with construction expected to start in 2017.

The larger properties further north along Harvey and Richter are part of the larger Central Green development, and are anticipated to be built out between 2016-2020, with multi-family and commercial buildings ranging from 4 to 12 stories.

The proposed townhomes are in keeping with the level of density and use expected in the neighbourhood, but will provide a form of housing not project elsewhere on the Central Green site.

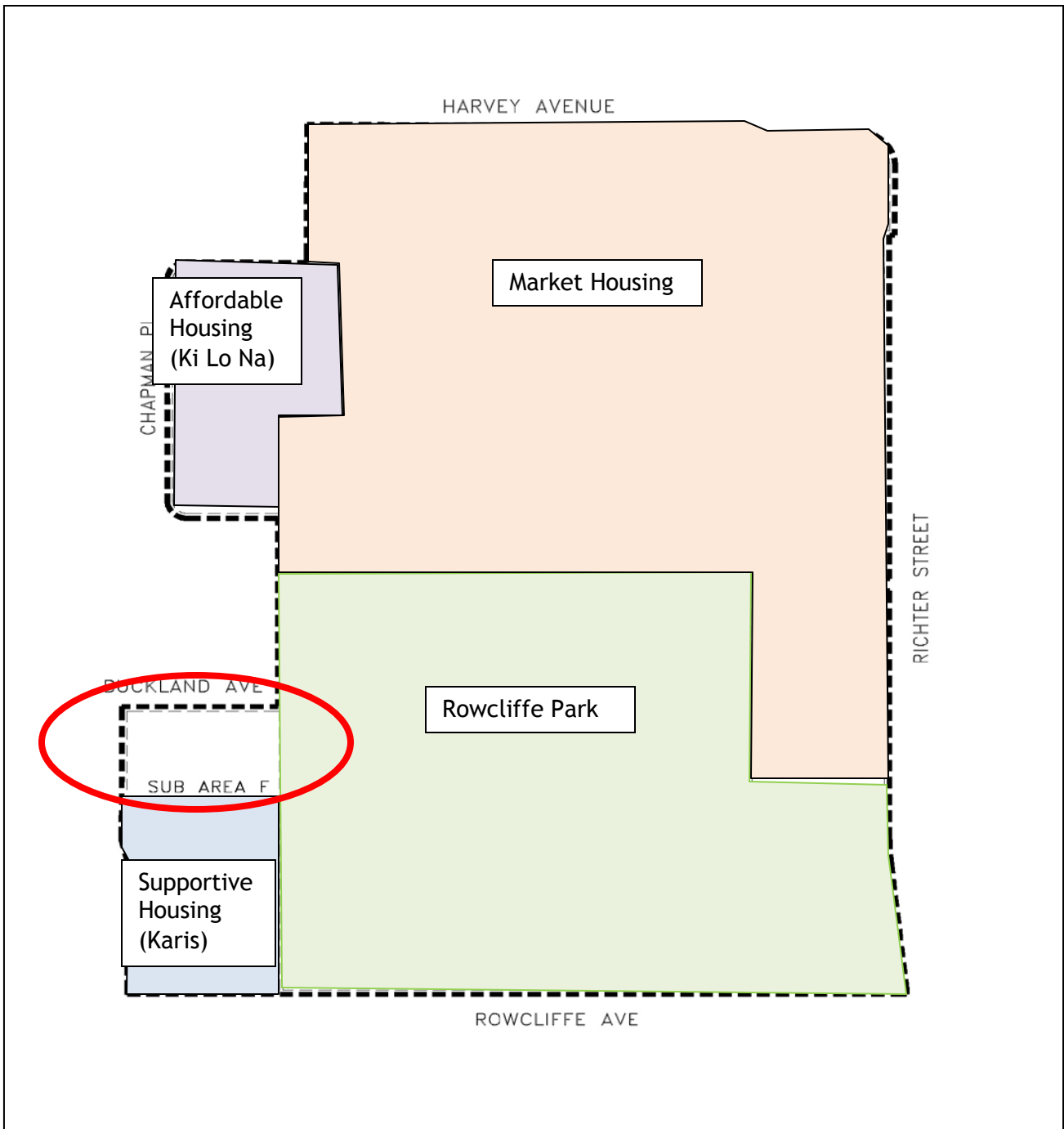


CONTEXT



NEIGHBOURING ZONING





Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 - Medium Density Multiple Housing	Multi Family Building
East	CD22 - Central Green	Rowcliffe Park (to be redeveloped)
South	CD22 - Central Green	Multi Family Building (under construction)
West	RU6 - Two dwelling Housing	Single Family Home

#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.0	0.62
Height	12.0 m (3 storeys)	11.6 m (3 storeys)
Front Yard	3.0 m	4.7 m
Side Yard (west)	3.0 m	17.0 m
Side Yard (east)	3.0 m	3.0 m
Rear Yard	3.0 m	Will be maintained at subdivision
Other Regulations		
Minimum Parking Requirements	11	15
Bicycle Parking	13	14 ( 2 per garage, 2 guest)

#### 5.0 Current Development Policies

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

##### Development Process

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

##### 5.2 Zoning Bylaw

The CD 22 Central Green zone also includes Development Permit and Design Guidelines. The Development Permit issued by Council will be issued as a Central Green Form and Character Development Permit.

#### 6.0 Technical Comments

##### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2) 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.
- 3) Is this a phased construction process, if so, is there a layout plan to review for sequencing
- 4) Confirmation of Fire department access should be provided, hard paths are required to the front doors.
- 5) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. The amount of unprotected openings located in the rear yard elevations should be defined prior to the release of the Development permit

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

- 6) 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.
- 7) 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, soffit protection the new requirements for part 9 buildings and NAFS are being applied to this structure at time of permit application.

## 6.2 Development Engineering Department

All upgrades are addressed in DP13-0131 and S13-0038 (SS)

## 6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements of 150 litre/second. Should a private hydrant be required to be installed, as per Bylaw 10760, the hydrant shall be operational prior to the start of construction.
- 3) Fire Department access is to be met as per BCBC 3.2.5. (ie The minimum required width of the roadways shall be 6 metres clear, turnarounds shall be provided with a 12 metre turning radius, hammerheads to accommodate largest responding fire apparatus should the roadway be 90 metres or longer.)
- 4) Requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- 5) Dumpster/refuse container must be 10 meters from structures
- 6) Provide a visible address for responding vehicles for one access point - this development shall have unit numbers off of one main address.
- 7) Ensure there is a man door adjacent to the garage overhead door to access back of units.

## 7.0 Application Chronology

Date of Application Received: April 22, 2015

Report prepared by:

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Ryan Roycroft, Planner

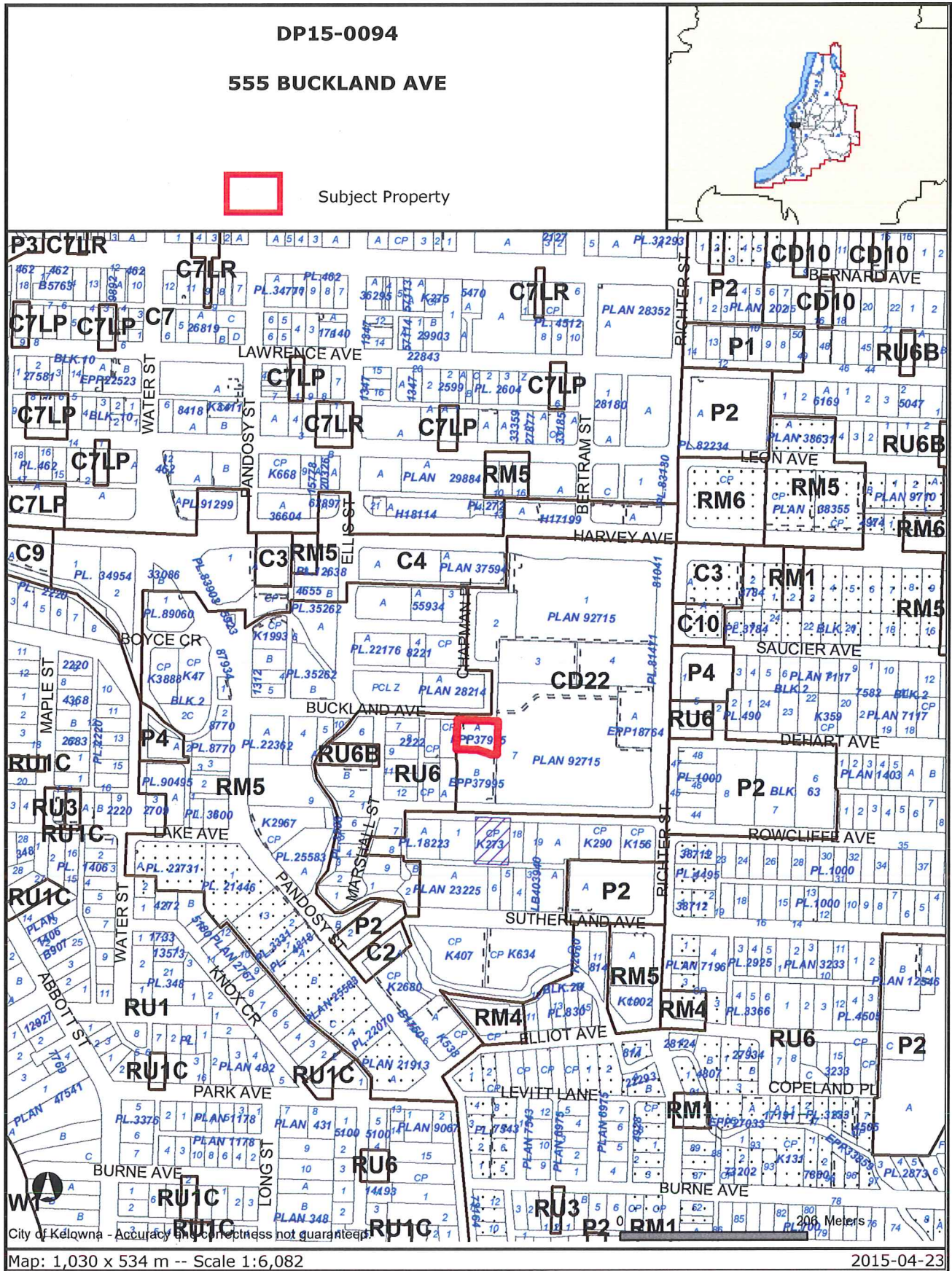
Reviewed by:



Ryan Smith, Department Manager, Community Planning

### Attachments:

Draft Development Permit No. DP15-0094  
Schedule A: Site Plan and Floor Plans  
Schedule B: Elevations and Colour Board



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



# CITY OF KELOWNA

**APPROVED ISSUANCE OF A:**

**Development Permit No.:** DP15-0094

EXISTING ZONING DESIGNATION:	CD22 - Central Green Comprehensive Development
WITHIN DEVELOPMENT PERMIT AREA:	Central Green Comprehensive Development Permit Area

ISSUED TO:	Davara Holding Ltd, 1-911 Borden Ave, Kelowna, BC
LOCATION OF SUBJECT SITE:	555 Buckland Ave

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	A				ODYD	EPP37995

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

1. TERMS AND CONDITIONS:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
- e) The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

2. PERFORMANCE SECURITY:

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned.

The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash; OR
- (b) A Certified Cheque; OR
- (c) An Irrevocable Letter of Credit in the amount of   \$

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

4. DEVELOPMENT:

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

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

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

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

5. APPLICANT'S AGREEMENT:

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

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

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

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

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

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

\_\_\_\_\_  
Date

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

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

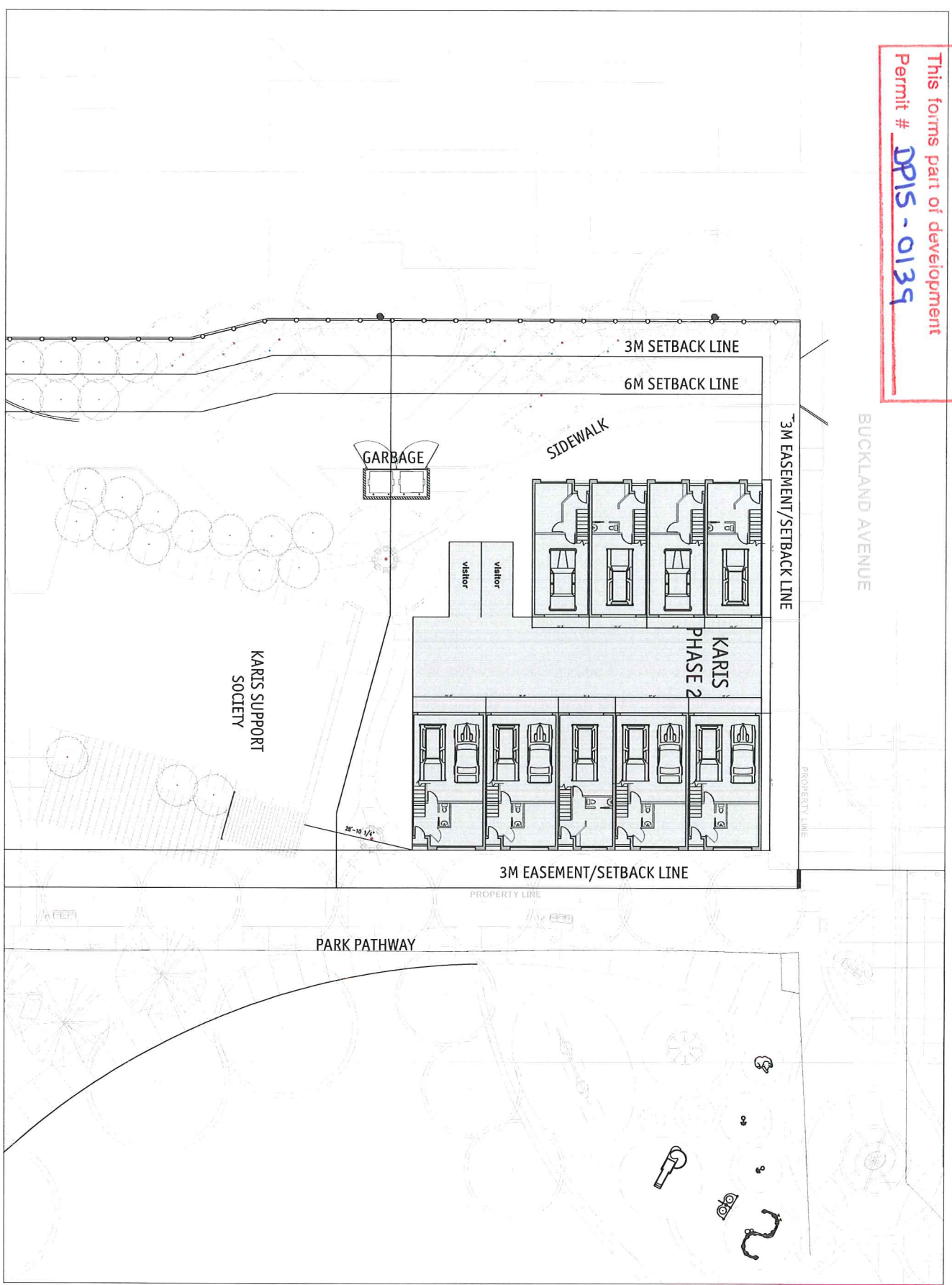
**6. APPROVALS:**

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE DEPARTMENT MANAGER, COMMUNITY PLANNING.

\_\_\_\_\_  
Ryan Smith  
Department Manager, Community Planning

**SCHEDULE A**

This forms part of development  
Permit # **DP15-0139**



3017 HURONTARIO  
KAWASAKI, ONT.  
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FAX: 505-242-1244  
DRAFT: PROJECT@meiklejohn.com  
KAWASAKI, ONT.  
TEL: 779-747-2400  
FAX: 779-747-2401



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NO.	DATE	ISSUED BY	REVISIONS
1	2015-04-15	MEIKLEJOHN	ISSUED FOR PERMITTING
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project title  
**KARIS PHASE 2  
3 STOREY TOWNHOUSE  
(9 UNITS)**

309 Buckland Ave. #  
309 Buckland Ave. Kawasaka, BC  
Kawasaka, BC

**A1.01**

**SITE PLAN**

NO.	DATE	ISSUED BY	REVISIONS
1	2015-04-15	MEIKLEJOHN	ISSUED FOR PERMITTING
2			
3			
4			
5			
6			
7			
8			
9			
10			



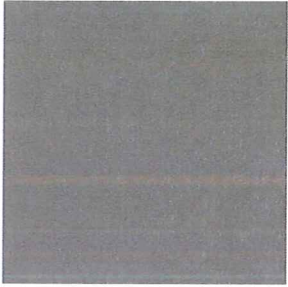
**SCHEDULE B**

This forms part of development

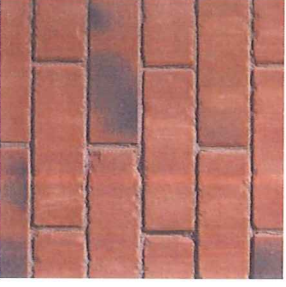
Permit # **DR15-0139**



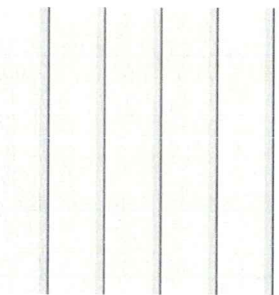
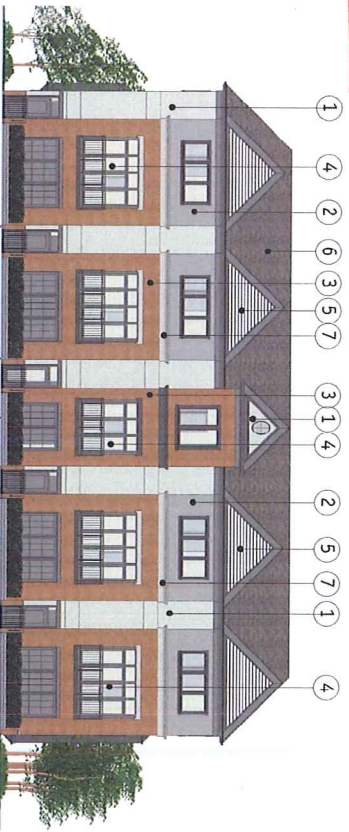
1 - light coloured stucco



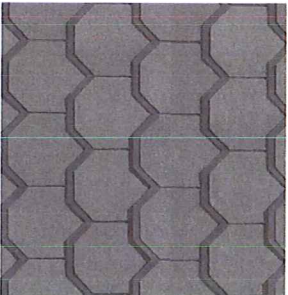
2 - dark coloured stucco



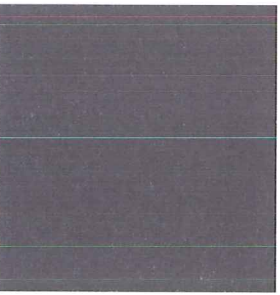
3 - brick



5 - white weatherboards



6 - dark shingles



8 - charcoal cement board

201-571-8888  
 1000-11000 STREET  
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**m+m a**  
 MEIKLEJOHN ARCHITECTS INC.

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Project Title  
**KARIS PHASE 2  
 3 STOREY TOWNHOUSE  
 (9 UNITS)**

3411 Broadway Ave. E.  
 5510 Broadway Ave. Edmonton, BC

**A5.01**

**MATERIALS BOARD**

Date	2015-04-14
Job No.	1441-11-004
Scale	AS SHOWN
Client	JMK



# Report to Council



**Date:** July 13, 2015  
**File:** 0710-70  
**To:** City Manager  
**From:** George King, Financial Planning Manager  
**Subject:** 2015 Strategic Community Investment Funds Council Report  
Report Prepared by: Melanie Antunes, Financial Analyst

---

## **Recommendation:**

THAT Council receive the Strategic Community Investment Funds report from the Financial Planning Manager dated July 13, 2015 for information.

## **Purpose:**

To provide Council with information on the Strategic Community Investment Funds program for 2014.

## **Background:**

The Strategic Community Investment Funds (SCIF) program consists of three annual grant programs for local government; Small Community Grant, Regional District Grant, and Traffic Fine Revenue Sharing Grant. This multi-year program accelerated grant funding in the early years of the program and reduced them in the later years allowing municipalities' greater flexibility in making strategic spending decisions during difficult economic times.

To be eligible to receive the funds the City signed a funds agreement and agreed to:

1. Develop a plan that sets out the intended uses and performance targets for the funds; and,
2. Report publicly on the plan and progress made toward achieving performance targets.

The City has received funds through the Traffic Fine Revenue Sharing Grant portion of this program to be used to help enhance policing and public safety programs. The funds have been used to support the ongoing costs of the RCMP members and municipal police staff.

**Intended Use** of the fund is - to support police enforcement.

**Performance Target** is - 100% of the fund will be used to support police enforcement over the term of the SCIF Agreement.



***Progress made in the reporting period (2014)*** - 100% of the SCIF funds received in 2014 (\$956,520) were used to support police enforcement during 2014. In addition, excess funding from 2012 (\$489,840) that was placed into reserve was brought into budget and spent in 2014.

**Legal/Statutory Procedural Requirements:**

This report is required to be prepared by June 30<sup>th</sup> in each year of the agreement to ensure the next installment of SCIF funding may be transferred.

**Financial/Budgetary Considerations:**

Expenditures of the SCIF funding has been matched to the annual budget of \$1,446,360 to avoid fluctuations in the tax requirement over the four years of the program (2011-2014).

**Considerations not applicable to this report:**

**Legal/Statutory Authority:**

**Internal Circulation:**

**Existing Policy:**

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Alternate Recommendation:**

Submitted by:

G. King, CPA, CMA  
Financial Planning Manager

Approved for inclusion:



Genelle Davidson, Financial Services Director

# Report to Council



**Date:** July 08, 2015  
**File:** 1125-51-041  
**To:** City Manager  
**From:** J. Saufferer, Manager, Real Estate Services  
**Subject:** Proposed Road Closure & Sale - Amendment - Adj. to 1760 Quail Ridge Blvd.

---

## **Recommendation:**

THAT Council receives for information the report from the Manager, Real Estate Services dated July 8, 2015, with respect to amendments to the Road Closure Bylaw for 1760 Quail Ridge Boulevard;

AND FURTHER THAT Bylaw No. 11081, be forwarded for amendment consideration.

## **Purpose:**

To amend Road Closure Bylaw No. 11081 at third reading.

## **Background:**

On June 15, 2015 Council considered the Road Closure Bylaw and gave it first three readings. Upon a review of the Bylaw it was discovered that the area of the closed road was incorrect and the Bylaw needs to be amended at third reading in order to correct the error.

## **Legal/Statutory Authority:**

Community Charter, Section 26 and 40

## **Considerations not applicable to this report:**

Internal Circulation:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:  
Alternate Recommendation:

Submitted by: John Saufferer, Manager, Real Estate Services

Approved for inclusion: Derek Edstrom, Direction, Real Estate

cc: M. Hasan, Transportation & Mobility Manager  
S. Muenz, Development Engineering Manager



Schedule "A"

