City of Kelowna Public Hearing AGENDA



Tuesday, May 27, 2014 6:00 pm Council Chamber City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

- 1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna* 2030 Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.
- (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.
- (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after May 13, 2014 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.
- (d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

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

2. Notification of Meeting

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

3. Individual Bylaw Submissions

3.1 Bylaw No. 10943 (OCP14-0009) - Miscellaneous Housekeeping Amendments, City of Kelowna

5 - 22

To proceed with miscellaneous amendments to the Official Community Plan.

3.2 Bylaw No. 10959 (Z14-0005) - 669 McClure Road, Heritage Log Structures Inc.

23 - 32

To consider a proposal to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.

33 - 73

3.3 WITHDRAWN BY THE APPLICANT - Bylaw No. 10960 (OCP13-0003) and Bylaw No. 10961 (Z13-0004) - 1800 Crosby Road, DRS Ventures Ltd.

To amend the Official Community Plan in order to change the Future Land Use Designation of a portion of the subject property from the Single/Two Unit Residential, Multiple Unit Residential (Low Density) and Major Park/Open Space designations to the Single/Two Unit Residential, Multiple Unit Residential (Low Density) and Major Park/Open Space designations. and to rezone a portion of the subject property from the A1 - Agriculture 1 zone to the P3 - Parks and Open Space and RU2 - Medium Lot Housing zones.

74 - 90

3.4 Bylaw No. 10956 (OCP14-0001) and Bylaw No. 10957 (Z14-0001) - Various Addresses on Clement Avenue, St. Paul Street and Richter Street, City of Kelowna & Miles Vucicevic

To amend the Official Community Plan in order to change the future land use designations of the subject properties from the COMM-Commercial designation to the EDINST - Educational/Institutional designation and to rezone portions of the subject properties from the I2 -

General Industrial and I4 - Central Industrial zones to the P1 - Major Institutional zone in order to permit the development of the Kelowna Police Services Builling.

4. Termination

- 5. Procedure on each Bylaw Submission
 - (a) Brief description of the application by City Staff (Land Use Management);
 - (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
 - (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
 - (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
 - (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
 - (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
 - (g) Final calls for respresentation (ask three times).

Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

Report to Council



Date: April 28, 2014

File: 1200-30 OCP14-0009 / BL 10943

To: City Manager

From: Graham March, Planner Specialist

Subject: 2014-05-05 Report - OCP14-0009 Proposed Miscellaneous Amendments

(BL10943)

Recommendation:

THAT OCP Bylaw Text Amendment No. OCP14-0009 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 as outlined in the Report of the Planner Specialist dated April 28, 2014 be considered by Council;

AND THAT Council considers the public process outlined in the Report of the Planner Specialist dated April 28, 2014 to be appropriate consultation for the purpose of Section 879 of the Local Government Act;

AND FURTHER THAT OCP Bylaw Text Amendment No. OCP14-0009 be forwarded to a Public Hearing for further consideration;

Purpose:

To proceed with miscellaneous amendments to the Official Community Plan (OCP) based on staff initiated policy and map changes.

Background:

As a result of the continued growth and evolution of the City including new land acquisitions, alignment with Council and provincial policy, and on-going development approvals, Staff has identified changes that are necessary for the OCP to keep pace. The full list of proposed amendments is itemized in Attachment 1. Some highlights include:

- Delete Policy 5.5.1 Table City Centre building height is regulated through the Zoning Bylaw and individual height exemptions are to be dealt with via Development Variance Permits.
- Delete Policy 5.25.1 The Development Application Procedures Bylaw gives Staff the opportunity to request a Retail Impact Analysis pending on the scale/scope of an individual application, and therefore is unnecessary to be included in OCP policy.

- Revise OCP Evaluation Checklist Amend the checklist for additional clarity and to be more concise.
- Addition of a Sign Design Guideline Add a new policy (17.4) to ensure that context sensitive signs (form, character, and placement) are used for buildings with historical significance.
- Amend Chapter 14 (Sections C. and E. Exemptions) Exempting additions to Single Family Dwellings for secondary suites less than 30 sq. m. from a Development Permit application to streamline these application types.
- Amend Future Land Use Map 4.1 Existing Avonlea Neighbourhood Park playground is shown as S2/RES and should be designated as PARK to reflect actual land use. Additionally, boundary adjustments are required to reflect actual lot lines throughout the city.

As adjustments to the GIS legal lot layer occur, amendments are recommended to ensure that the Future Land Use map matches the revised GIS lots layer. Amendments are also suggested to ensure the maps reflect recent park land acquisitions and changes to Development Permit areas. Proposed mapping changes are shown in Attachments 3 through 12.

The proposed amendment to the Hazardous Conditions Development Permit Areas map is required to remove areas unaffected by the hazards listed in the OCP, such as erosion potential, soil composition, and steep slopes. The proposed changes (which are a result of inconsistencies discovered through various DP applications) will result in fewer properties requiring a Hazardous Conditions DP.

Internal Circulation:

Divisional Director, Community Planning & Real Estate Director, Subdivision, Agriculture & Environment Services Manager, Urban Planning Manager, Parks & Building Planning

Legal/Statutory Authority:

Local Government Act Part 26: Division 2 - Official Community Plans, Sections 875 - 882.

Legal/Statutory Procedural Requirements:

Local Government Act Section 879 (1) specifies that a local government must, during the development, repeal or amendment of an official community plan, provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. This consultation is in addition to the required public hearing.

External Agency/Public Comments:

The requirement for consultation under Section 879 (1) of the Local Government Act was addressed by advertising in the March 28 and April 4, 2014 Capital News and posted the information on the website.

No comments were received as of April 11, 2014 (the day that all comments were due).

Existing Policy:

Kelowna OCP 2030 Bylaw 10500

Finan Perso Comr	iderations not applical scial/Budgetary Conside onnel Implications: nunications Comments: nate Recommendation:	erations:	oort:
Subm	itted by:		
	am March, er Specialist, Policy an	nd Planning	
	Stephen, ger, Long Range Planni	ng	
Appr	oved for inclusion:		Danielle Noble-Brandt, Department Manager, Policy & Planning
Attac	hments		
Attac	hment 1 - 2014-04-28 F hment 2 - 2014-04-28 F hments 3 to 12 - 2014-	Proposed OCP	
cc:	General Manager, Community Sustainability Community Planning Manager Urban Land Use Manager Manager, Parks & Building Planning		

Attachment 1 - Proposed Miscellaneous Amendments

Staff Initiated OCP Amendments - Miscellaneous (OCP14-0009) (New wording underlined; wording to be deleted in strikethrough)

Delete Table from Objective 5.15 Policy .1 - Chapter 5 – Development Process – Building Height
 Does Not Apply to the following (table only). (proposed new wording is <u>underlined</u>; deleted
 wording in <u>strikethrough</u>):

Policy .1 Building Height Does Not Apply to the following:			
Civic Address	Legal Address		
526 Doyle Avenue	Lot A, District Lot 139, ODYD, Plan EPP9526		
1368 St. Paul Street	Lot A, District Lot 139, ODYD, Plan KAP87835		

 Delete existing Policy 5.25.1 – Chapter 5 – Development Process – Retail Impact Analysis. (wording to be deleted in strikethrough). All policies following will need to be renumbered accordingly:

Retail Impact Analysis. Commercial developments greater than 2,300 m2 that would require an amendment to the OCP may be required to prepare, at the discretion of staff and at the applicants' expense, a Retail Impact Analysis (see Chapter 17 for a definition) using Terms of Reference developed by the City.

3. Amend Policy 5.39.1 - Chapter 5 — **Development Process** — **Revised Evaluation Checklist** (Attachment 1). (proposed new wording is <u>underlined</u>; deleted wording in <u>strikethrough</u>):

Evaluation Checklist. Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

See Attachment #2 for proposed revised Checklist

- 4. Add a new Guideline under section 17.0 Signs as Guideline 17.4 Chapter 14 Urban Design Development Permit Areas. (proposed new wording is <u>underlined</u>; deleted wording in <u>strikethrough</u>):
 - 17.4 Where signage is proposed for buildings with historical character or heritage significance (i.e. listed on the Heritage Register, with Heritage Designation and/or located in a Heritage Conservation Areas or Bernard Avenue that has established historical significance) that signage should use design inspiration from historical influences (e.g. non-illuminated, non-animated & context sensitive).
- 5. Add new Exemption on Page 14.22 under C. Intensive Residential Carriage House / Two Dwelling Housing Design Guidelines:

The addition of a second dwelling attached to a principal dwelling, provided construction of the new addition does not exceed 30 sq. m (323 sq. ft); or

Add new Exemption on Page 14.30 under E. Intensive Residential – Hillside Design Guidelines:

The addition of a second dwelling attached to a principal dwelling, provided construction of the new addition does not exceed 30 sq. m (323 sq. ft); or

- Amend Map 4.1 Generalized Future Land Use to adjust Future Land Use (FLU) for 1991 Ethel
 St from Educational/Major Institutional to Major Park / Open Space (public) and adjust FLU for
 2035 Ethel St from Major Park / Open Space (public) to Educational/Major Institutional (Map 1).
- Amend Map 4.1 Generalized Future Land Use to adjust Future Land Use (FLU) for 274 Avonlea
 Way from Single/Two Unit Residential to Major Park / Open Space (public) to reflect existing
 park (Map 2).
- 8. Amend Map 4.1 Generalized Future Land Use to adjust Future Land Use (FLU) for 3760 Lakeshore Rd from Mixed Use Tourism to Major Park / Open Space (public) (Map 3).
- 9. Amend **Map 4.1 Generalized Future Land Use** to adjust Future Land Use (FLU) for plan EPP27701 (Map 4):
 - 5325 Lakeshore Rd from Resource Protection Area to Major Park / Open Space (public);
 - (W OF) South Perimeter Way St from Resource Protection Area and Single/Two Unit Residential to Major Park / Open Space (public);
 - (S OF) Tanager Dr and 266 Quilchena Dr from Major Park / Open Space (public) to Single/Two Unit Residential;
 - 5355, 5363, and 5405 Lakeshore Rd from Major Park / Open Space (public) to Resource Protection Area
- Amend Map 5.2 Permanent Growth Boundary to adjust PGB for (W OF) South Perimeter Way (Map 5)
- 11. Amend **Map 4.1 Generalized Future Land Use** to adjust Future Land Use (FLU) for plan EPP33993 (Map 6):
 - (SW OF) Academy Way from Major Park / Open Space (public) to Resource Protection Area:
 - (S OF) Academy Way from Resource Protection Area to Major Park / Open Space (public);
 - portion of (S OF) Academy Way from Major Park / Open Space (public) to Single/Two Unit Residential – Hillside
- 12. Amend Map 5.2 Permanent Growth Boundary to adjust PGB for (S OF) Academy Way (Map 7)

- 13. Amend Map 5.3 Urban and Village Centres to adjust University South Village Centre for 823 Academy Way (Map 8)
- 14. Amend Map 5.4 City Sectors to adjust sector for (S OF) Academy Way (Map 9)
- 15. Amend Map 5.6 Hazardous Condition DP Area Designation to adjust the boundaries of the Hazardous Conditions DP Area to remove sites that have been determined to not require a DP (Map 10)

Attachment 1 (OCP14-0009)

OCP Amendment Evaluation Checklist (OCP Objective 5.40; Policy .1)

(New wording <u>underlined</u>; wording to be deleted is <u>strikethrough</u>)

1. No amendments proposed for this criterion;

Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)?

2. No amendments proposed for this criterion;

Is the proposed development located in an Urban Centre?

3. Amend to be more succinct;

Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses within individual buildings or larger development projects?

4. Amend to include where to find definition of "affordable" housing;

Does the proposed development increase the supply of "affordable" <u>housing?</u> (As defined in the OCP Chapter 17 - Definitions) apartments or townhouses?

5. No amendments proposed for this criterion;

Is the property serviced with water and City sewer at the time of application?

6. Amend to read easier;

Is there transit service within 400 metres of non-residential projects or major employment generators (50+ employees)?

<u>Is there transit service within 400 metres of major multiple unit residential projects</u> (30 + units) or other non-residential projects or major employment generators (50 + employees)?

7. No amendments proposed for this criterion;

Does the proposed project involve redevelopment of currently under-utilized, urbanized land?

8. No amendments proposed for this criterion;

Does the proposed development contribute to preserving lands with slopes greater than 30%?

9. Amend to be less subjective;

If the project goes ahead, would surrounding property owners be likely to develop their properties as per OCP Future Land Use and other City policy provisions?

Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP?

10. Amend to be more succinct;

Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties where those adjoining properties are not slated for land use changes?

11. No amendments proposed for this criterion;

Is the project consistent with the height principles established in the OCP?

12. Amend to be less subjective;

Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete communities) or introduce incompatible uses? in a way that the current land use designation does not?

13. Amend to remove reference to community resources;

Could the project be supported without over-burdening existing park and other community resources or threatening the viability of existing neighbourhood resources?

14. Amend to reflect minimal cost:

Could the proposed project be built at <u>minimal (<\$)</u> no financial cost to the City? (This should consider operational and maintenance costs.)

15. Propose deleting;

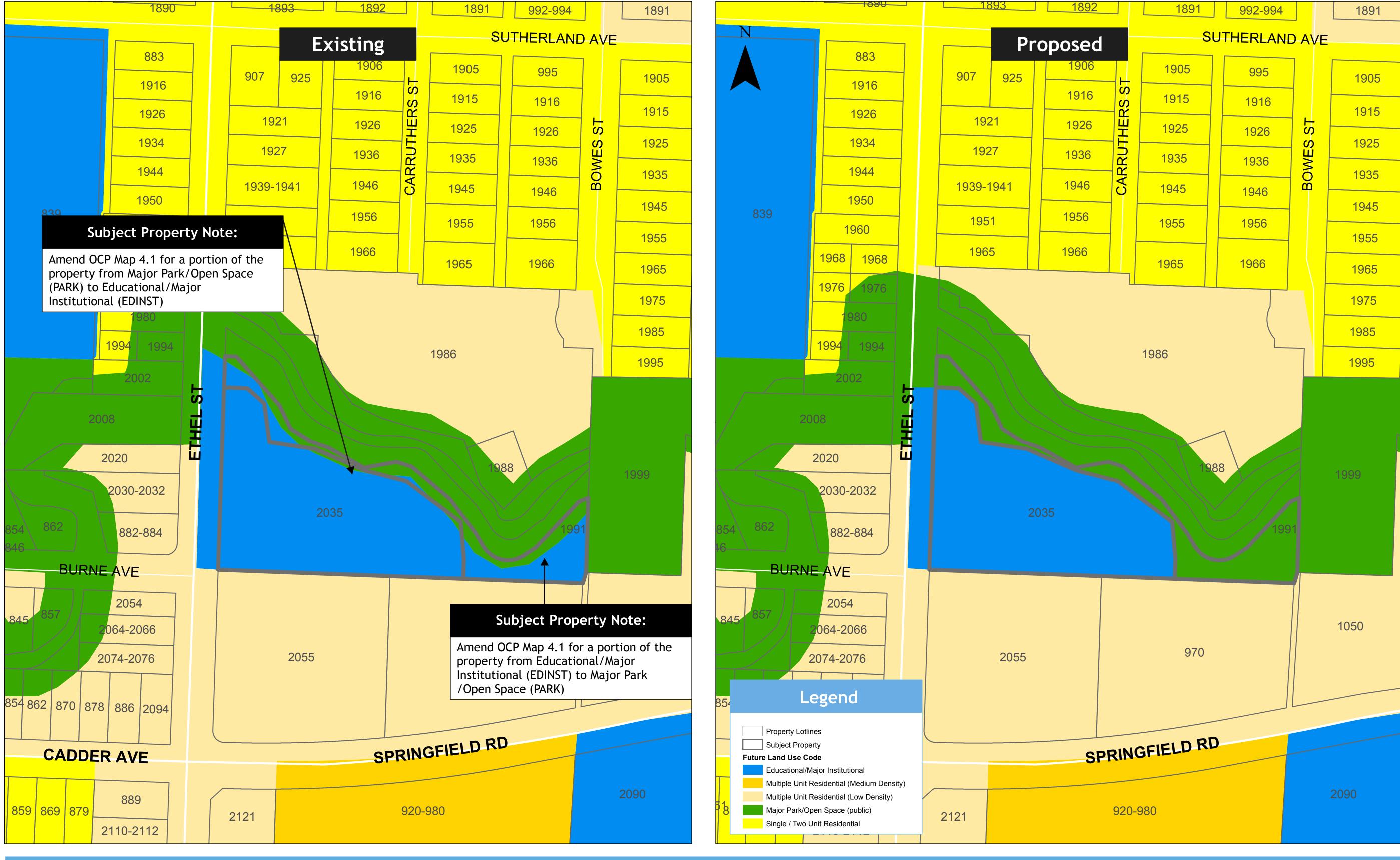
Would the proposed project help decrease the rate of travel by private automobile, especially during peak hours?

16. Propose deleting;

Does the proposed project result in the creation of substantially more public open space than would be available if the development were not to proceed (not including required open space dedications or non-developable areas)?

17. Propose deleting:

Is there a deficiency of properties within the applicable Sector (See Map 5.4) that already have the OCP designation being sought?



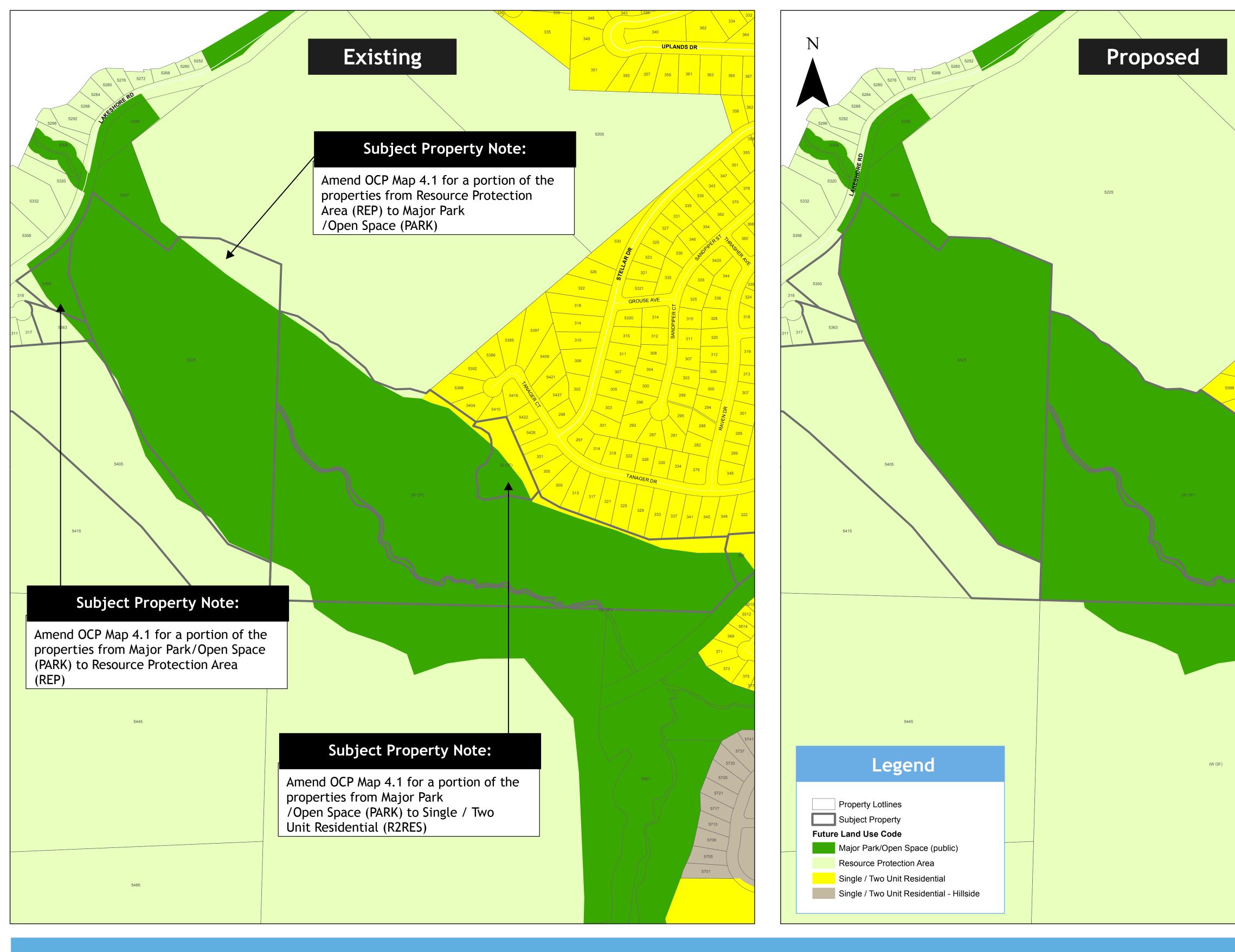
Proposed OCP Map 4.1 Future Land Use Amendments Bylaw 10943 - Map # 1





Proposed OCP Map 4.1 Future Land Use Amendments Bylaw 10943 - Map # 2

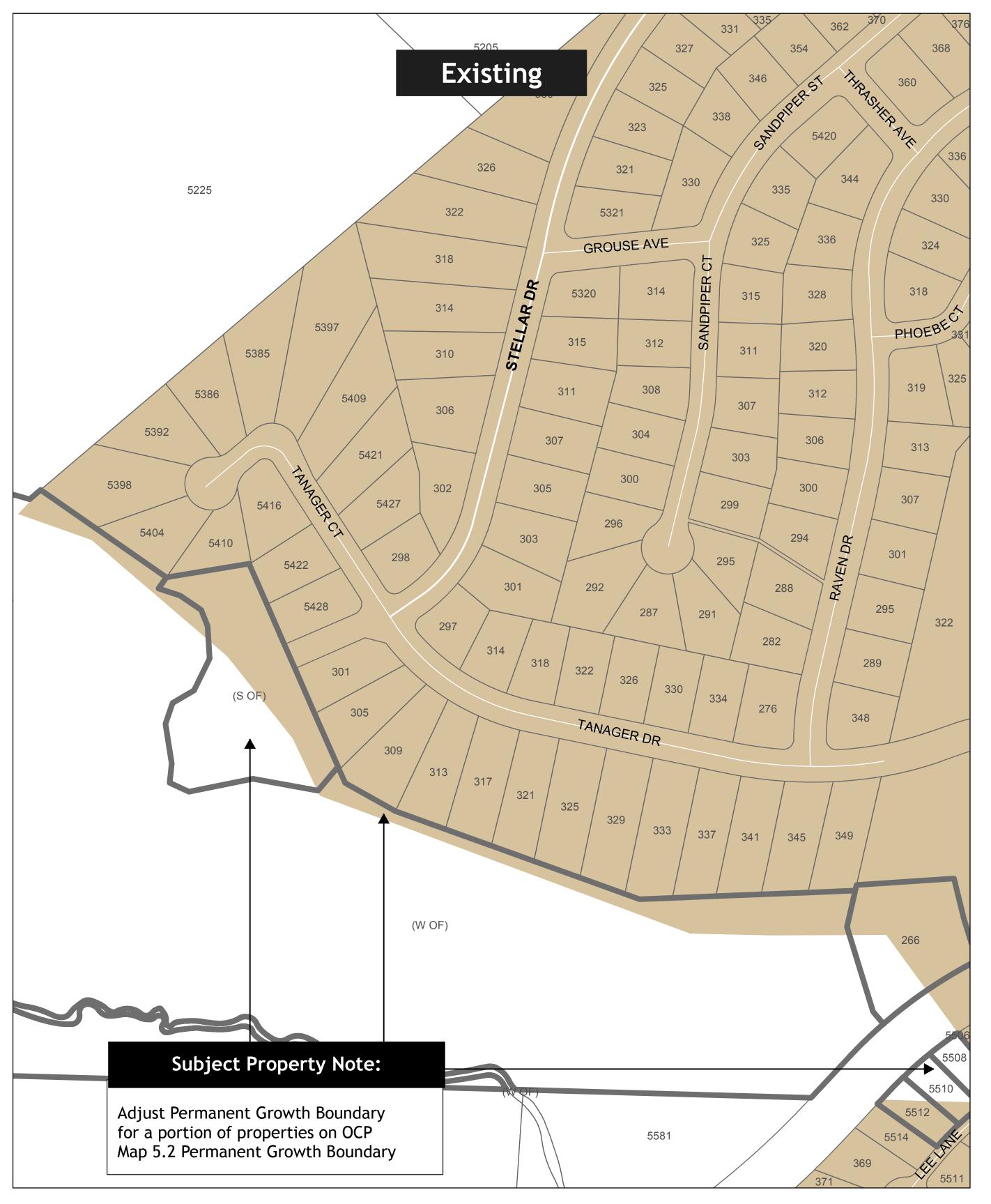


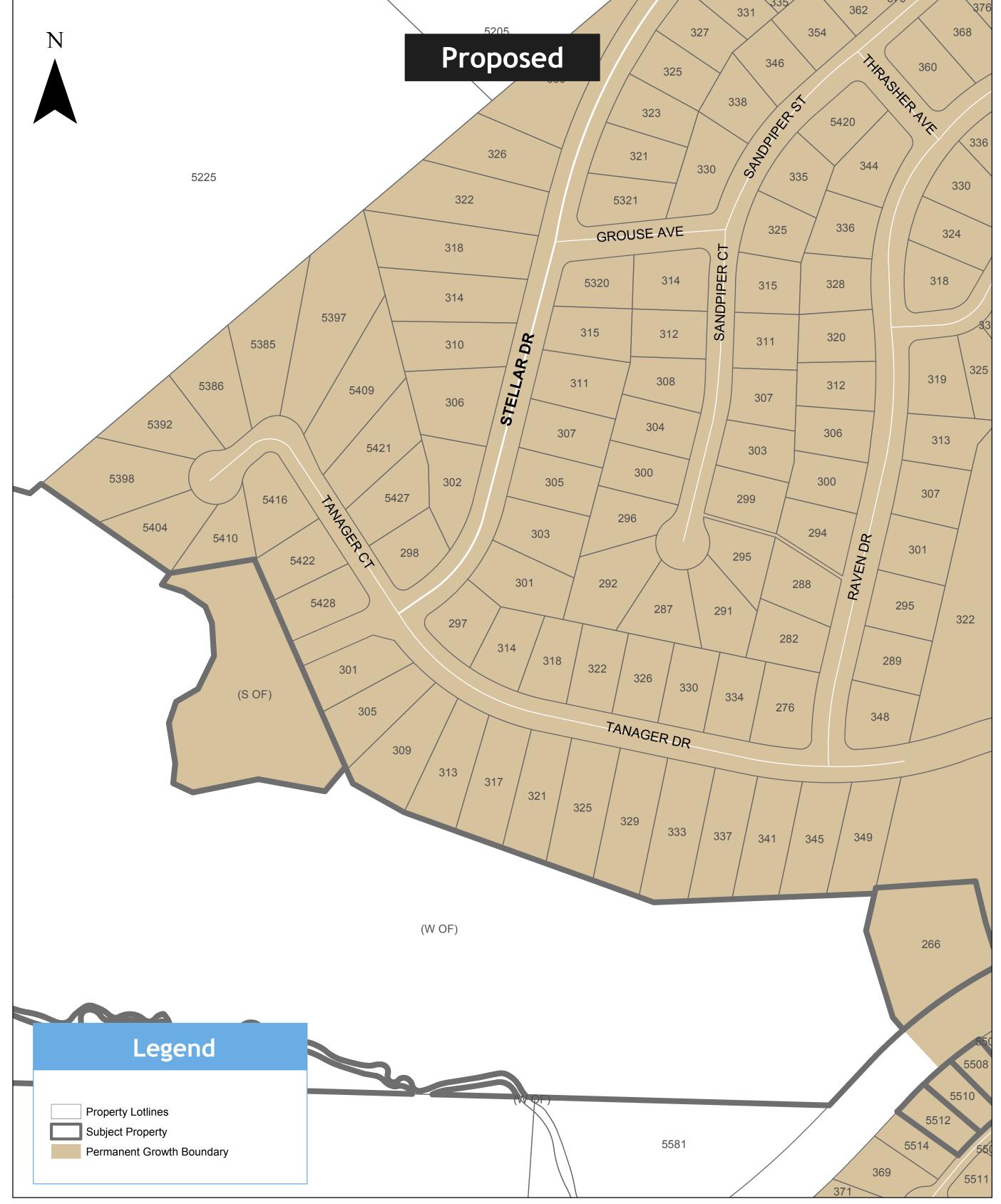






UPLANDS DR

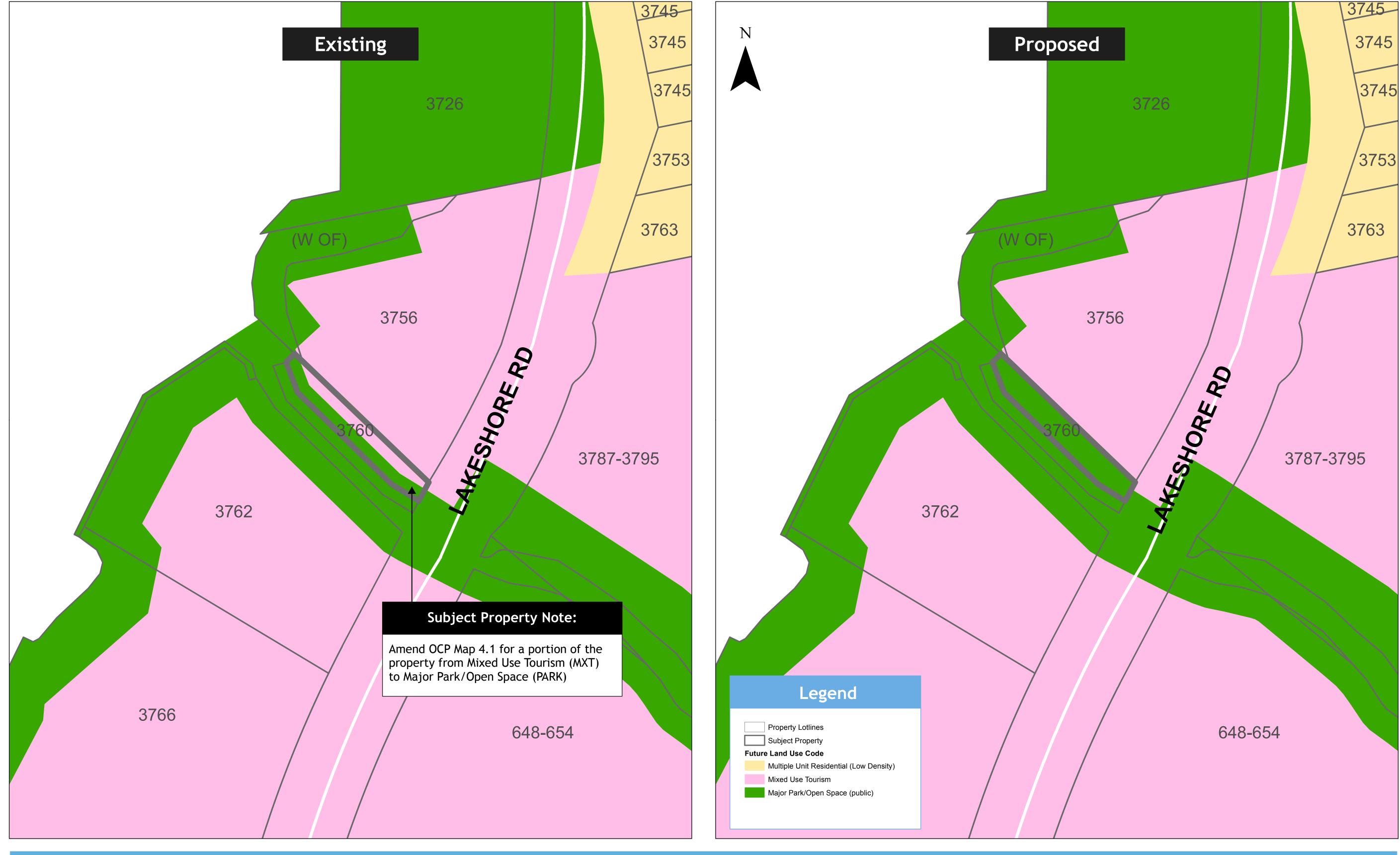




Proposed OCP PGB Amendments Bylaw 10943 - Map # 4

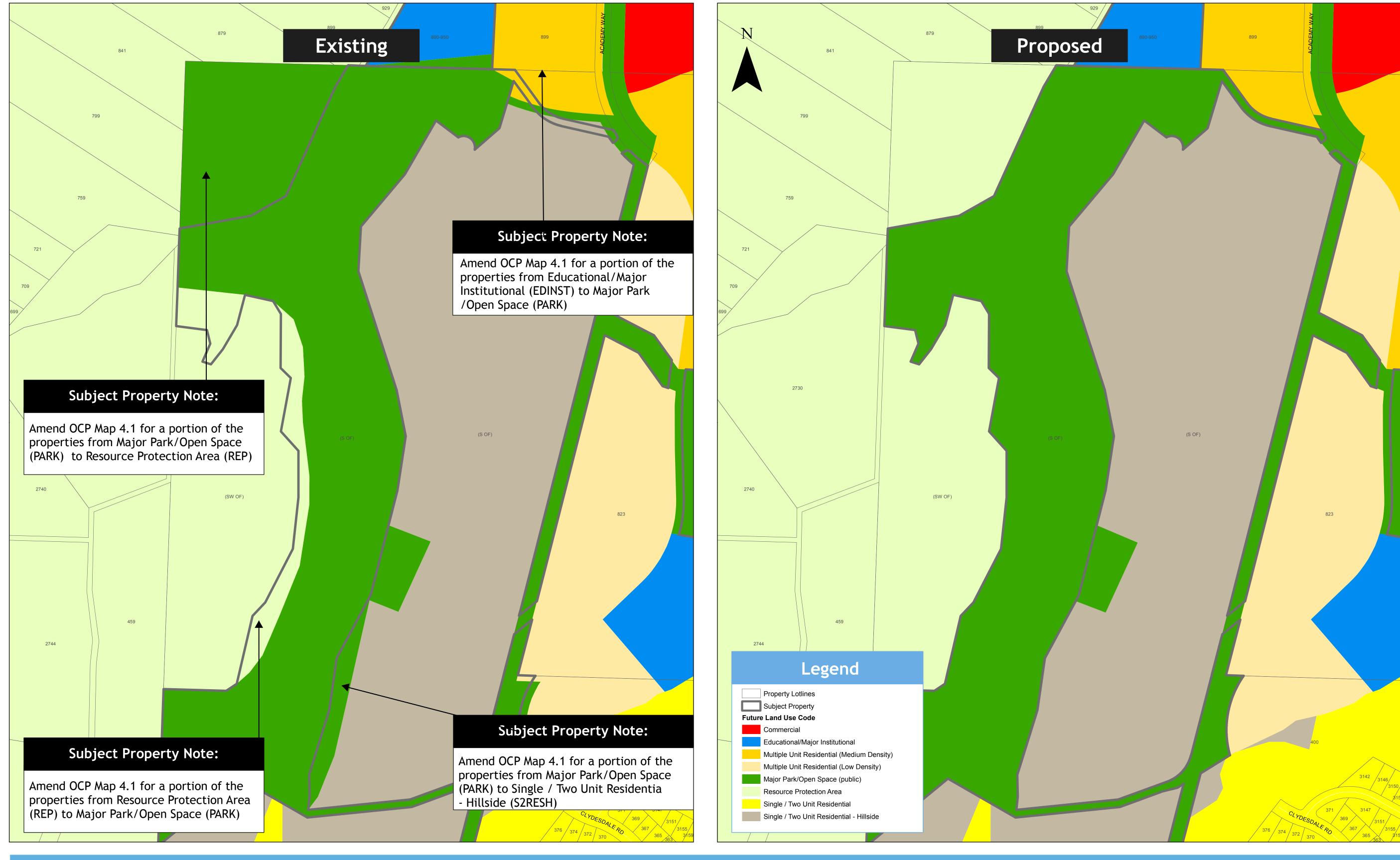
April 2014





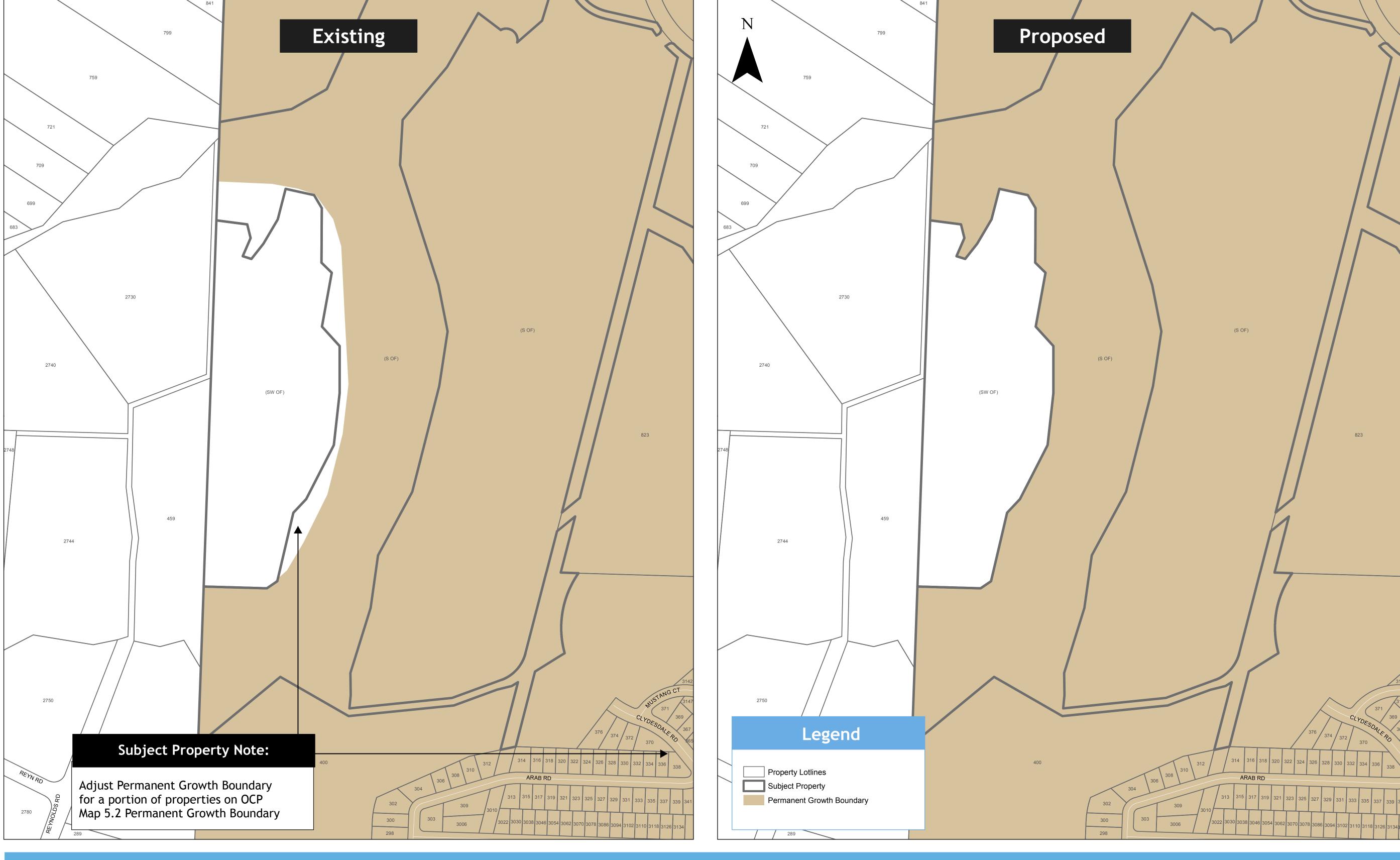
Proposed OCP Map 4.1 Future Land Use Amendments Bylaw 10943 - Map # 5





Proposed OCP Map 4.1 Future Land Use Amendments Bylaw 10943 - Map # 6





Proposed OCP PGB Amendments Bylaw 10943 - Map # 7

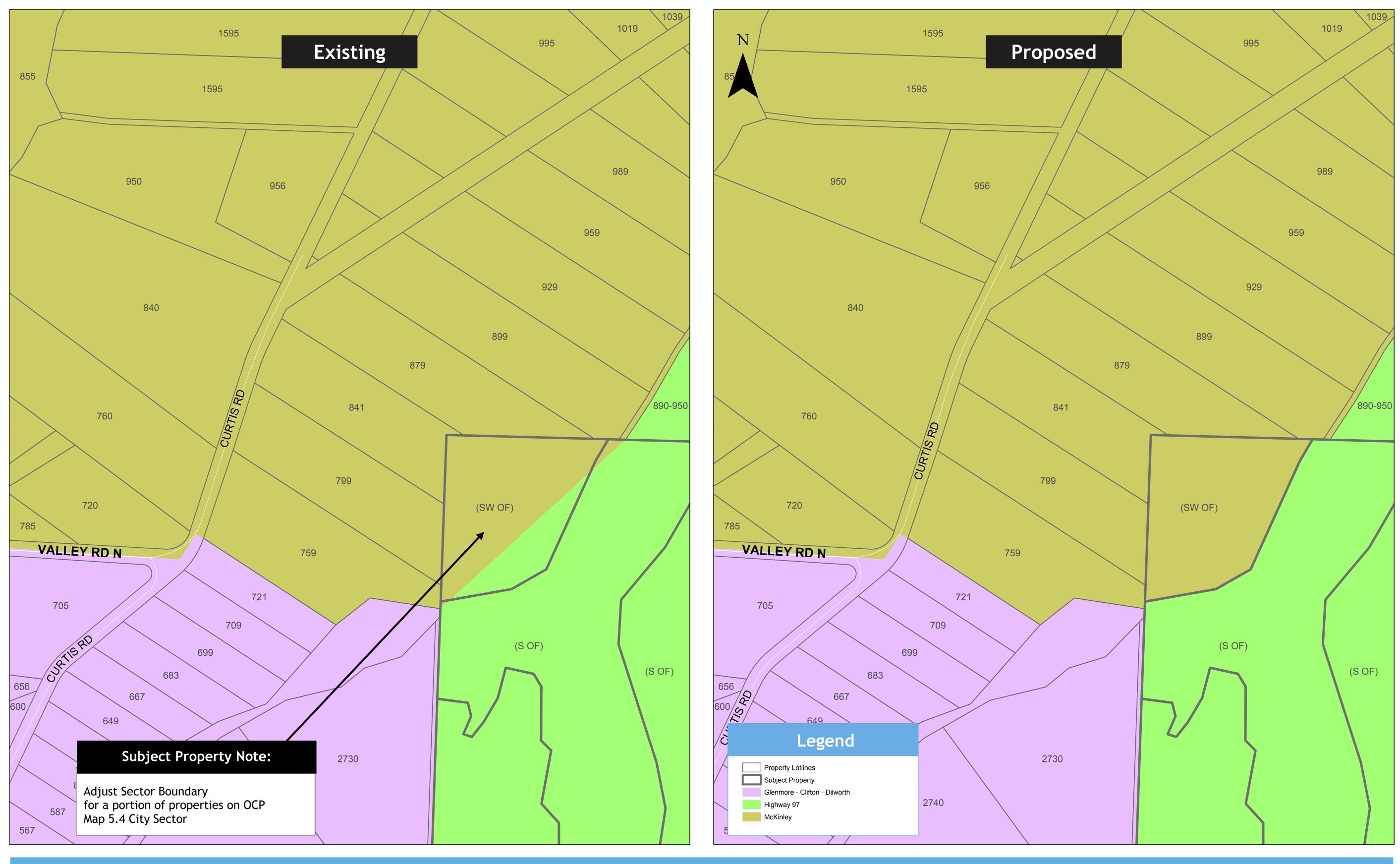
April 2014





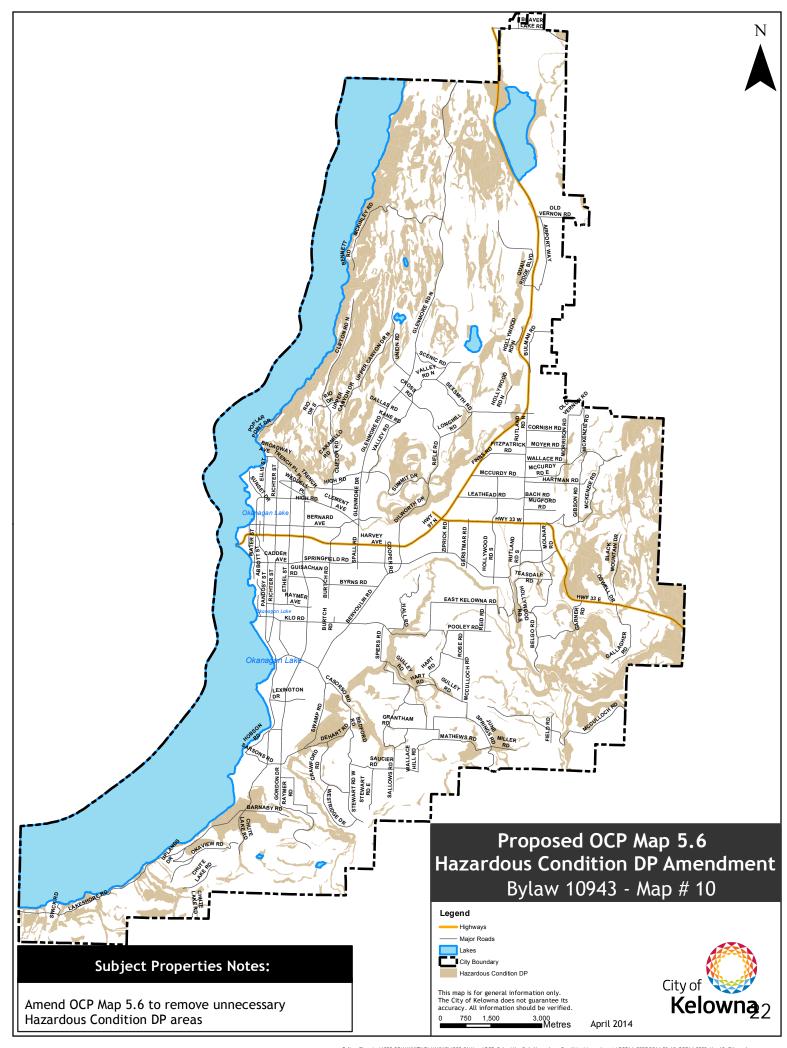
Proposed OCP Map 5.3 Village Centre Amendments Bylaw 10943 - Map # 8





Proposed OCP Map 5.4 City Sector Amendments Bylaw 10943 - Map # 9





REPORT TO COUNCIL



Date: 4/14/2014

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Address: 669 McClure Road Applicant: Jennie Coukell

Subject: Rezoning a lot from RU1 to RU2 to facilitate a 2 lot subdivision

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU2 - Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z14-0005 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 2*, *District Lot 357*, *ODYD*, *Plan 24825*, located on *669 McClure Road*, Kelowna, BC from the RU1 zone to the RU2 zone be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

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

2.0 Purpose

The applicant is requesting permission to rezone the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing in order to facilitate a subdivision of the parcel into two equal lots.

3.0 Subdivision, Agriculture and Environment Services

The subject property is within the Okanagan Mission Sector of Kelowna. It is designated as S2RES - Single/Two Unit Residential in the OCP and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition,

the OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

The proposed lots meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone. The property is serviced by City of Kelowna water and sanitary sewer. McClure Road is currently on the Southridge Bus Transit Route.

Based on current City policy and the services available, City staff supports this application.

4.0 Proposal

4.1 Background / Project Description

The applicant is requesting permission to subdivide the existing 1173 m^2 (0.29 ac) parcel into two equal parcels.

4.2 Site Context

The subject property is located in the Okanagan Mission Sector of Kelowna (see Map 1 - Subject Property, below). Elevations range from 372.7 metres above sea level (masl) at the northwest corner to 374.2 masl at the southeast corner of the property. The property currently has a single family dwelling on the property. In order to create the subdivision, the house will need to be demolished.

The surrounding area is characterized by single family dwellings.

Parcel Summary:

Parcel Size: 1173 m² (0.29 ac)

Elevation: 372.7 masl to 374.2 masl

Gradient: approximately 3% sloping down towards the northwest

4.3 Zoning of Adjacent Property

Zoning for adjacent properties is outlined in the following table:

Table 1: Zoning of Adjacent Property

Direction	Zoning Designation	Land Use			
North	RU-1 Large Lot Housing	Single Family Dwelling			
East	RU-1 Large Lot Housing	Single Family Dwelling			
South	RU-1 Large Lot Housing	Single Family Dwelling			
West	RU-1 Large Lot Housing	Single Family Dwelling			

Map 1: Subject Property - 669 McClure Road







4.4 Transit

McClure Road is currently serviced by the #17 - Southridge Bus Transit Route.

4.5 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer.

4.6 Subdivision and Development Criteria

The proposed lot configuration conforms to the requirements of the RU2 - Medium Lot Housing zone requirements. Subdivision and development criteria for the RU2 zone are shown in the Table 1 below.

Table 2: RU2 Zoning Criteria

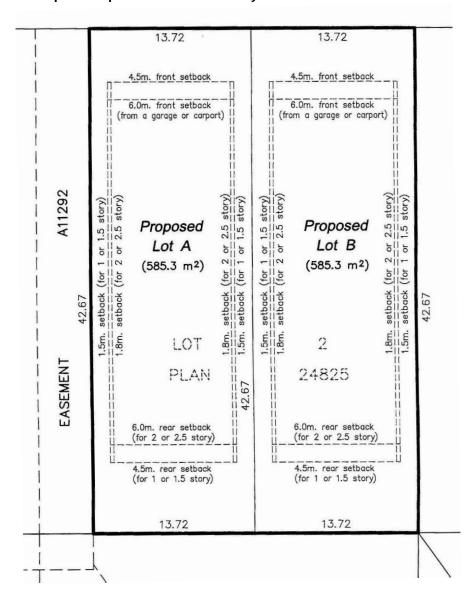
CRITERIA	RU2 - MEDIUM LOT HOUSING - ZONE REQUIREMENTS			
Subdivision Regulations				
Minimum Lot Area	400 m2			
Minimum Lot Width	13.0 m			
Minimum Lot Depth	30.0 m			
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)			
	1.5 m (for up to 1 ½ storey portion of building)			
Minimum Side Yard	1.8 m (for up to 2 $\frac{1}{2}$ storey portion of building)			
	3.0 m (if there is no garage or carport from the front)			
Minimum Rear Yard	6.0 m (for up to 1 ½ storey portion of building)			
Millian Real Tara	7.5 m (for up to 2 $\frac{1}{2}$ storey portion of building)			
Maximum Site Coverage	40% (50% including driveways and parking areas)			

No variances are required for this subdivision at this time.

1.0 THE PROPOSAL

The application proposes to subdivide the 1173 m^2 (0.29 ac) parcel into two approximately equal parcels. The proposed property line would run north/south through the property, leaving road frontage for each parcel along McClure Road (see below and attached).

Should the rezoning application be successful, the applicant are planning to subdivide and build two new homes, similar in style and character as other new homes in the area.



Map 3: Proposed Subdivision Layout

6.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

6.1 Kelowna 2020 - Official Community Plan - General Policies¹

Focus development to designated growth areas

Compact Urban Form. 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 per ha 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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

¹ City of Kelowna Official Community Plan - Development Process; p. 5.3

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Ensure context sensitive housing development³

Sensitive Infill. 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.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

7.0 Technical Comments

7.1 Development Services Department

Development Engineering Branch has provided comments for the application, summarized below (memo attached).

a) Road frontage improvements, including curb and gutter, storm drainage, pavement widening, landscaped boulevard, street lighting, and the relocation or adjustment of utility appurtenances if required to accommodate the upgrading construction, will be required.

7.2 Policy and Planning Department

Policy and Planning notes that the property is designated as S2RES - Single/Two Unit Residential in the OCP and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance and should be supported. The OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

7.3 Shaw Cable

Shaw Cable approves the proposed rezoning application from RU1 to RU2 to accommodate a 2 lot single family subdivision. Owner / developer is to supply and install an underground conduit system per Shaw Cable drawings and specifications.

7.4 FortisBC

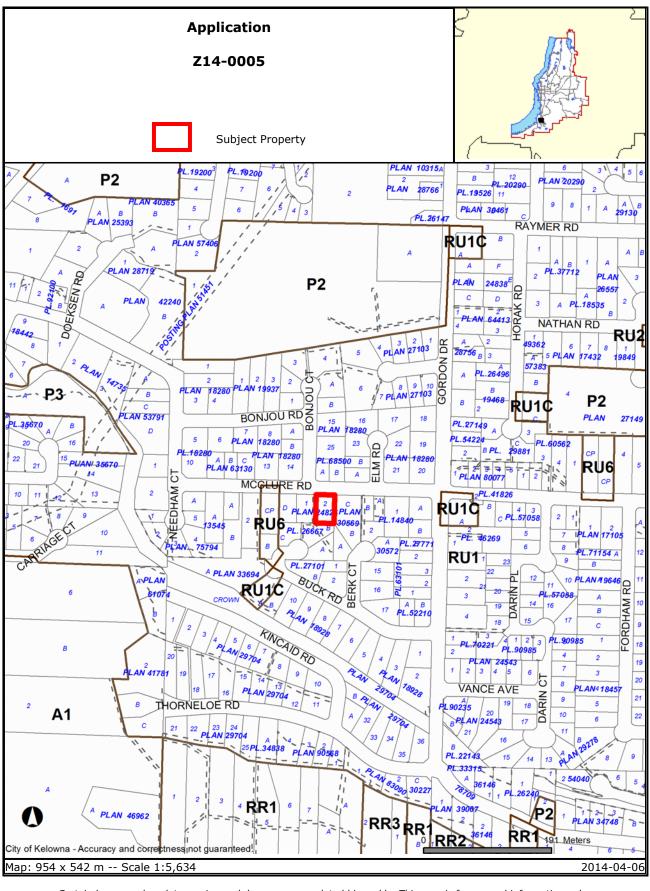
There are primary distribution facilities along McClure Road. The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required. Otherwise, FortisBC (Electric) has no concerns with this circulation.

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan - Development Process; p. 5.27

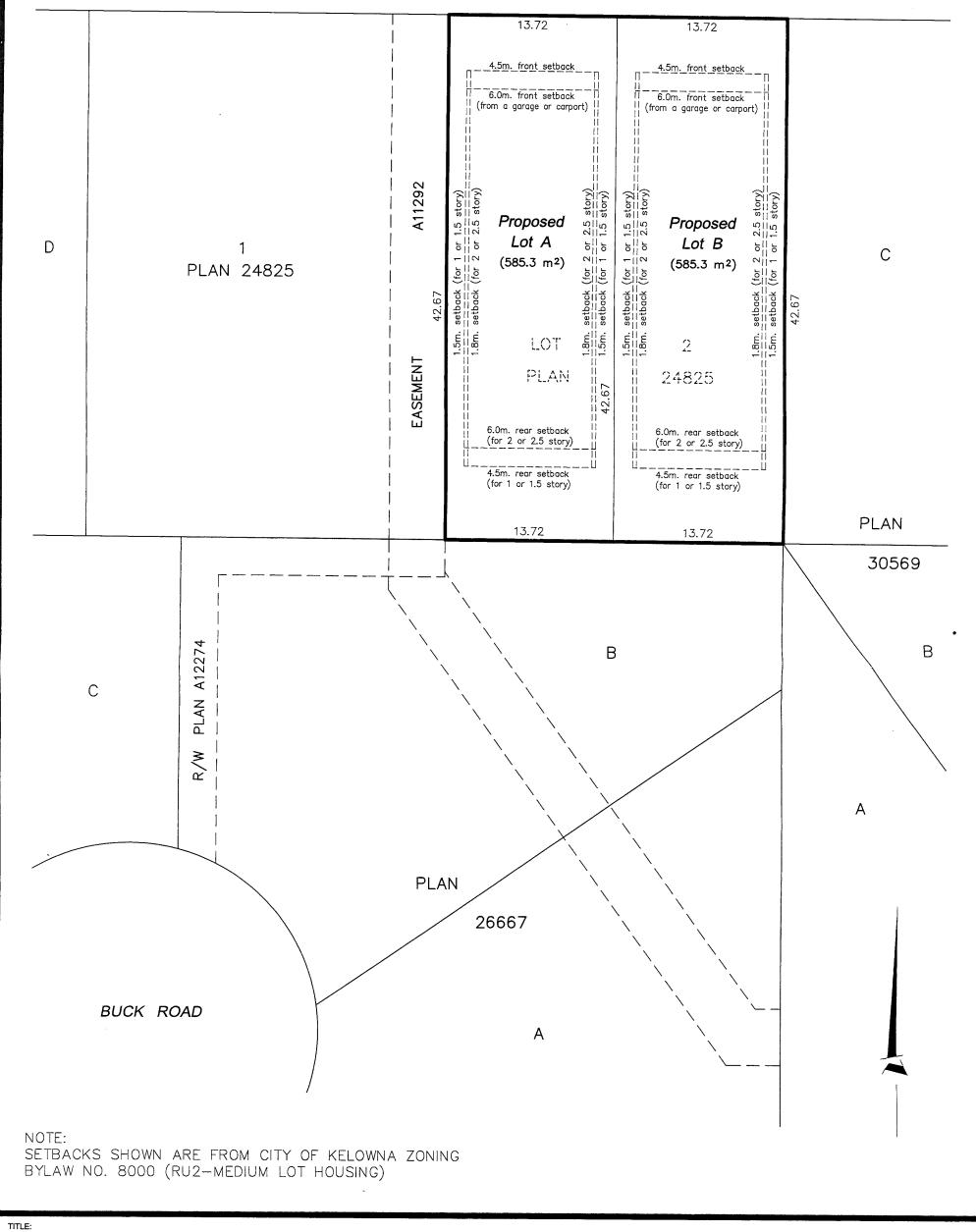
8.0	Application Chronolo	ogy		
	Date of Application R	eceived:	February 14, 2014	
	Agency Comments Re	ceived:	March 17, 2013	
Popor	t propared by			
кероі	t prepared by:			
Molani	ie Steppuhn, Land Use	_ Dlannor		
metani	ie steppunn, Land ose	Planner		
Revie	wed by:	Todd (Cashin, Manager, Environment & Land Use	
Appro	ved for Inclusion:	Shelle	y Gambacort, Director, Land Use Management	
Attach	nments:			
	ct Property Map	ion Lavout		
Site Plan - Proposed Subdivision Layout Development Engineering Memorandum				

Map Output Page 1 of 1



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.



SKETCH SHOWING PROPOSED SUBDIVISION PLAN OF LOT 2, DISTRICT LOT 357, O.D.Y.D., PLAN 24825

DRAWN BY: SCALE: RUNNALLS DENBY 1:400 british columbia land surveyors **JANUARY 30th, 2014** 259A Lawrence Avenue Phone: (250)763-7322 Fax: (250)763-4413 Kelowna, B.C. 13957 BASE V1Y 6L2 Email: neil@runnallsdenby.com CLIENT: FILE No.: HERITAGE LOG STRUCTURES 13957

CITY OF KELOWNA

MEMORANDUM

Date:

February 24, 2014

File No.:

Z14-0005

To:

Urban Planning (MS)

From:

Development Engineering Manager (SM)

Subject:

669 McClure Road, Lot 2 Plan 24825

RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

∕Steve Muenz, P. Eng.

Development Engineering Manager

SS

REPORT TO COUNCIL



Date: 4/28/2014

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Application: OCP13-0003 & Z13-0004 Owner: DRS Ventures Ltd,

Address: 1800 Crosby Road **Applicant:** DE Pilling and Associates

Subject: OCP Amendment and Rezoning Application

Existing OCP Designation: Single/Two Unit Residential

Multiple Unit Residential (Low Density)

Major Park/Open Space

Proposed OCP Single/Two Unit Residential

Designation:

Multiple Unit Residential (Low Density)

Major Park/Open Space

Existing Zone: A1 - Agriculture 1

Proposed Zone: P3 - Parks and Open Space

RU2 - Medium Lot Housing

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP13-0003 to amend Map 4.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of a part of the South East ¼ of Section 5 TWP 23 ODYD Except Plan 896, located at 1800 Crosby Road, Kelowna, B.C., from the current Single/Two Unit Residential - Hillside and Park - Major Park/Open Space designation to the proposed Single/Two Unit Residential and Park - Major Park/Open Space configuration, as shown on "Map A" attached to the report, dated September 2013, be considered by Council;

AND THAT Council considers the public consultation process to be appropriate for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Subdivision, Agriculture & Environment Services Branch dated April 28, 2014;

AND THAT Rezoning Application No. Z13-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a part of the South East ¼ of Section 5 Township 23 ODYD Except Plan 896, located at 1800 Crosby Road, Kelowna, B.C., from A1 - Agriculture 1 to the P3 - Parks and Open Space and RU2 - Medium Lot Housing as shown on "Map B" attached to the report, dated September 2013, be considered by Council.

AND THAT final adoption of the zone amending bylaw be considered after the issuance of a Natural Environment Development Permit;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch, Infrastructure Planning Branch, Real Estate Branch and Glenmore Ellison Improvement District being completed to their satisfaction.

2.0 Purpose

The applicant is proposing to amend the future land use and zoning to accommodate a 12 lot development on a portion of the subject property in the Glenmore area.

3.0 Subdivision, Agriculture & Environment Services Comments

The Glenmore Highlands Area Structure Plan (ASP) encompasses the subject property and provides the framework for land use on the subject property (Ekistics, 2000). The original ASP for the parent parcel identified different land uses for the property including park, single family residential, and multi-family residential - low density. The location of the proposed development is perched above existing development located on the valley floor and this site would be highly visible along a well established urban single family vs. open space boundary.

The current future land use map for this portion of the property assigns Major Park / Open Space land use. The proposed development site would gain access from Crosby Road. The OCP amendment would change approximately 5.6 ha from Single / Two Family Residential into Major Park / Open Space, and be dedicated to the City of Kelowna.

Staff acknowledge the landowners expectation that portions of the parent parcel would be developed as identified in the Area Structure Plan and Official Community Plan. Staff recognize the proposed development area is the most suitable location for residential development from a development perspective, taking into consideration the ease of access, existing services, and the comparatively low environmental sensitivity rating. However, this area is also the most suitable for an easily accessible park and staging area.

Support for policy amendments is generally considered in terms of the net impact of the development and consistency with other relevant policies. Accordingly, the proposed development must represent a clear benefit to the City and its residents and must be justifiable. The proposal results in a net gain of approximately 3.6 ha of land that had a future land use designation for Single / Two Family Residential changed to Major Park / Open Space, with the proposed 14.27 ha Park / Open Space area to be dedicated to the City of Kelowna. The environmental rating of the new proposed park area is primarily High Environmentally Sensitive Area (ESA), with some Moderate ESA, according to the Environmental Assessment Report¹. The new proposed Single / Two Family Residential area of 1.99 ha is rated as primarily low ESA.

In sum, Staff acknowledges that the net gain to Major Park / Open Space of approximately 3.6 ha, together with the blanket Statutory Right of Way and No Build No Disturb Covenant on the parent remainder, presents a balanced approach that achieves the policy intent of the OCP to preserve parks and open space, contribute to a green connection between Knox Mountain Park and Stephen's Coyote Ridge Regional Park, and provide a reasonable solution to the topographical and access challenges to the site. As such, staff supports the proposal as described.

¹ Ecoscape, 2007. Environmental Assessment Report and Sensitivity Analysis, prepared for DRS Ventures Ltd.

4.0 Proposal

4.1 Background

The subject property at 1800 Crosby Road is located in the northern region of the City in the OCP Sector "Glenmore - Clifton - Dilworth". The subject property is a hillside property in the area commonly referred to as Glenmore and is 35.75 hectares in size. Much of the site is topographically challenged with elevations ranging between approximately 423 metres at the low point located near the terminus of existing Crosby Road along the eastern boundary, and approximately 571 metres in the northwest corner. This significant difference (148 meters) in elevation means that steep slopes are prevalent throughout the property with approximately 23.3 hectares (65% of the area) in excess of 30% slopes. Coarse and fine talus, exposed bedrock and rocky outcrops resulting in hazardous conditions and the sensitive habitats synonymous with steep slopes are dispersed throughout the site. Other natural features on the subject property include three distinct wetlands which encompass approximately 1.15 hectares or 3.2% of the site area. (See Table 1).

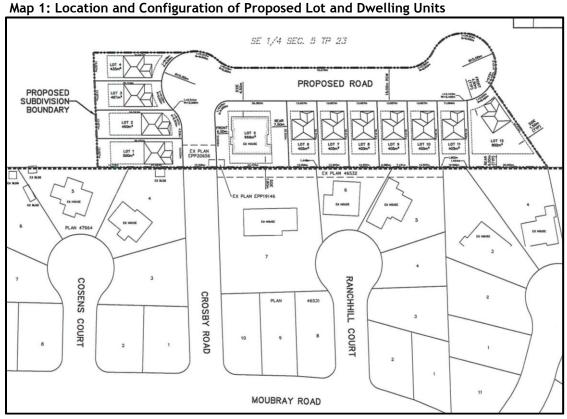
The Glenmore Highlands Area Structure Plan (ASP) was developed in 2000 for a 720 hectare subject area dominated by hillside terrain and containing a primarily coniferous woodland forest. The subject property was included in the Glenmore Highlands ASP which also includes the Wilden developments.

The ASP addressed a modest level of detail with respect to the hillside development and contemplated two forms of residential development on this parent property in the form of clustered single family development at five units per hectare (5uph), and clustered single/multifamily at 10 units per hectare (10uph) density. The Plan broadly considered potential locations for residential development and natural parks and open space at a coarse scale with detailed studies not having been completed. Notably, the portion of the parcel under application was specifically designated as Parks and Open Space, and accordingly the Area Structure Plan has since become the basis for the line work used to generate the Future Land Use Map (Map 19.1) in the current Official Community Plan.

Glenmore Road is the major north/south arterial in this region and would facilitate the majority of traffic movement generated by this development. The subject property is located directly adjacent to an existing, well established community in Glenmore with homes having been established and occupied since the late 1970's. The subject property is presently only accessible from Crosby Road via Glenmore with no access from the west.

4.2 Project Description

The applicant is proposing to rezone the subject property, subdivide and develop a 1.99 hectare portion of the 35.75 hectare subject property. The intent is to develop the lower site as a 12 unit single family development. As the OCP future land use for the proposed development parcel is not consistent with the proposed use, the primary consideration is the amendment of 1.99 ha of future land use designation to single / two unit residential use from major park/open space, with the exchange of approximately 5.6 ha of existing single / two unit residential according to the future land use designation, with a total of 14.27 ha being dedicated to the City of Kelowna as park. The proposed lot configuration and proximity to existing established low density residential development is illustrated below.



The applicants have undertaken a number of studies in support of their applications including geotechnical and environmental studies. An environmental assessment was conducted in 2007 for the parent parcel and quantifies the environmentally sensitive areas on the property. The Environmentally Sensitive Area (ESA) results are showed in the table below.

Table 1. Environmental Sensitivity Analysis

Environmental Sensitivity	Area (hectares)	Percentage
Very High	1.15	3.2%
High	20.09	55.4%
Moderate	14.09	38.9%
Low	0.91	2.5%

The environmental assessment conclusions correlate with the City's Sensitive Ecosystem Inventory and the City's Wetland Inventory. As proposed, the majority of the development is sited on the only area that has a 'low' environmental sensitivity rating, however, the proposal will encroach on an area of high environmental sensitivity. The parkland proposed for dedication is rated as high environmental sensitivity.

4.3 Site Context

The subject property is located between the established neighbourhoods of Glenmore and Wilden, within the Glenmore, Clifton, Dilworth Sector. The immediate adjacent zones and uses are indicated in the table below.

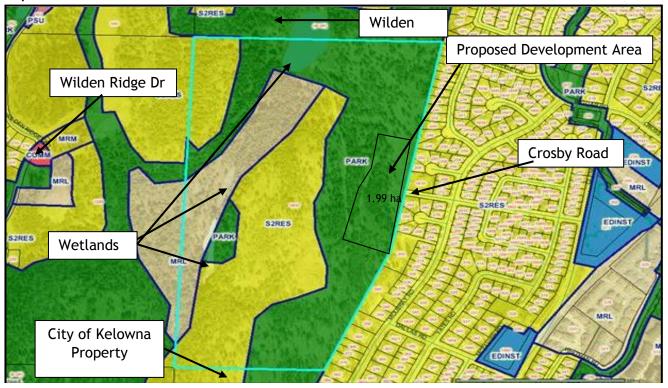
Table 2: Adjacent Zoning and Land Uses

Orientation	Zoning	Land Use
North	P3 - Parks & Open Space	Natural Open Space
East	RU1 - Large Lot Housing RU2 - Medium Lot Housing	Single Family Housing
South	A1 - Agricultural 1 / RU6 - Two Dwelling Residential	Natural Open Space / Single/Two Dwelling Residential
West	RU2H - Medium Lot Housing (Hillside) A1 - Agricultural 1	Single Family Housing Natural Open Space

Site Location Maps

Based on the Glenmore Highlands ASP, the parent parcel has been assigned future land use designations of Multi-family - Low Density, Single/Two Family Residential, and Park/Open Space, as shown on Map 2, below.

Map 2: Future Land Uses

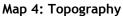


The neighbourhood context and land use is shown below on Map 3.

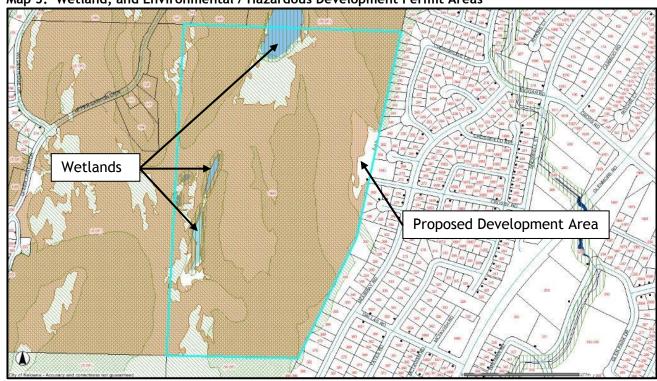
Map 3: Land Use and Neighbourhood Context



The site topography is shown in Map 3, below. Each contour represents 5 metres of elevation.







Map 5: Wetland, and Environmental / Hazardous Development Permit Areas

4.4 Zoning Analysis

The following table outlines the zoning requirements for RU2 - Medium Lot Housing:

Zoning Analysis Table					
CRITERIA	ZONE REQUIREMENTS	PROPOSAL			
Existing Lot/Subdivision Regulations					
Lot Area	400 m ²	405 - 500 m ²			
Lot Width	13 m	13.007 - 13.507 m			
Lot Depth	30 m	30.02 - 38.402 m			
Development Regulations					
Height	9.5 m	m			
Front Yard	4.5 m (6.0 to garage / carport)	4.5 m (6.0 to garage / carport)			
Side Yard (1 ½ storey portion)	1.5 m	1.5 m			
Side Yard (2 ½ storey portion)	1.8 m	1.8 m			
Rear Yard (1 ½ storey portion)	6.0 m	6.0 m			
Rear Yard (2 ½ storey portion)	7.5 m	7.5 m			
0.1 5 1.1					

Other Regulations:

- There shall be no more than one single detached house per lot.
- Parking and Loading section 8 requirements will apply.

4.5 Public Consultation

The applicant has undertaken a door to door public consultation program, for addresses within 50 metres of the project site. A letter, complete with the proposed OCP amendment package, was left if residents were not home, with contact information for both the applicant and the City of Kelowna file manager. One letter was received by the City of Kelowna in response (attached).

The applicant has provided a summary of the public consultation program (attached).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Kelowna Official Community Plan designates the location of the proposed development on the subject property as Major Park & Open Space. Application OCP10-0001 has been made to change the OCP designation to facilitate the proposed residential development, and to change existing Single/Two Family Residential area to Major Park / Open Space.

7.1 Hillside Policies²

- **7.1.1 Hazardous Condition Review.** Ensure that all development and activities in hillside areas are reviewed for compliance with City engineering standards, safety and protection and refer applications to the Province in accordance with applicable requirements.
- **7.1.2** Alternative Hillside Standards. Consider, within the context of a Hazardous Condition Development Permit, alternative hillside development standards within Zoning Bylaw 8000 and the Subdivision, Development and Servicing Bylaw 7900. The intent is to minimize the effects of development on the natural environment of hillside areas, defined as lands in their natural state that have a slope angle of 10% and greater for a minimum height of 6 metres while preserving areas with slopes of 30% and greater. Effects to be minimized may include cuts and fills, tree cutting, regrading and the visual impact in general of urban development on hillsides;

7.10 Natural Environment Policies³

- **7.10.10 Maintaining Biodiversity.** Seek to maintain ecological linkages and biodiversity, including wildlife movement corridors and aquatic and terrestrial pathways, in all land use and development decisions;
- **7.10.12 Retention of Natural Areas.** Encourage all development and infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. Encourage alternative development methods, such as considering increasing density, narrowing right-of-ways, or cluster housing;

8.1 Housing Policies⁴

- **8.1.18 Housing Agreements.** Support the use of housing agreements to assist in creating affordable and special needs housing.
- **8.1.32 Higher Density for Affordable Housing.** Consider support for development of land involving an OCP amendment to increase the density by no more than two increments to a maximum density designation of Multiple Unit Residential (Medium Density) for proposals where 75% of the housing meets the City's definition of affordable housing and/or core

² City of Kelowna Official Community Plan - Environment; p. 7-1.

³ City of Kelowna Official Community Plan - Environment; p. 7-13.

⁴ City of Kelowna Official Community Plan - Housing; pp. 8-3, 8-4, 8-5.

needs housing as defined in the OCP (8.1.16 & 8.1.17). The development must meet the following conditions:

- the density of the development can be sensitively integrated into the surrounding neighbourhood;
- where a lot line abuts a lower density residential land uses designation, buildings
 facing this lot line within the development shall be stepped back such that there is
 no more than a one-storey height gain between these building frontages and the
 height permitted within the land uses assigned to adjacent parcels; and
- height must be determined by the City as appropriate within the context of the adjacent land use designations; and
- supporting infrastructure and park land is sufficient to accommodate the proposed development (or the developer is prepared to upgrade the necessary infrastructure and park land); and
- a housing agreement must be entered into with the City and registered on title to secure the affordable dwellings for the long term.

14.1 Parks and Leisure Policies⁵

14.1.1 Parks and Open Space. Endeavour to provide a variety of parks and open spaces to meet the diverse needs of the community;

14.1.28 Dedication of Natural Areas. At time of subdivision or rezoning, encourage landowners, where appropriate, to dedicate any significant natural areas / features for preservation or for public use;

5.2 Glenmore Highlands Area Structure Plan (2000)

Section 2.1.3 Wildlife⁶

Wildlife Movement Corridors: the ASP area wildlife movement occurs primarily in a north-south direction between two areas of substantial habitat that are adjacent to the ASP area. Knox Mountain Park is located to the south and Stephen's Coyote Ridge Regional Park is situated to the north. The maintenance of continuous vegetated corridors between these large reserves of natural habitat is critical to the maintenance of biodiversity and ecological viability within the ASP area.

6.0 Technical Comments

6.1 Development Engineering Branch

The Development Engineering Branch has indicated the following items are required for the development. Please refer to the attached memo for a full description of requirements. In summary, the following is required:

- Installation of a centralized mail delivery station;
- A geotechnical report to address slope stability and hydrological issues;
- Satisfactory arrangements regarding flows and sizing infrastructure with Glenmore Ellison Irrigation District (GEID);
- Adequately sized sanitary sewer system;

⁵ City of Kelowna Official Community Plan - Parks and Leisure; pp. 14-1, 14-4.

⁶ Glenmore Highlands Area Structure Plan, Section 2 Context & Existing Conditions; p. 21.

- Adequately sized drainage system;
- Grading plans;
- Road dedication of Crosby Road Extension;
- Power and telecommunication services and street lights;
- Consulting Engineering Letter;
- A Servicing Agreement, in accordance with Bylaw No. 7900;
- Proposed Park dedicated to the City as a titled property and zoned P3 Parks / Open Space;
- Adequate road frontage to the park, including gating and signage;
- Sidewalk;
- Fuel reduction for forest health; and a
- Fence between private property and the proposed park.

6.2 Kelowna Fire Department

Fire Department access, fire flows, and hydrants should be installed as per the BC Building Code and the City of Kelowna Subdivision Bylaw #7900.

6.3 Parks and Building Planning Branch

Parks has reviewed the development application and has provided the following comments and requirements:

- The proposed park area shall be dedicated to the City as a titled property zoned P3 Parks & Open Space and transferred as part of the Zoning Application;
- The parkland shall be kept in a natural, undisturbed condition no debris and garbage; no unauthorized tree cutting, no damage to natural vegetation, no material and construction storage and/or equipment parking;
- Adequate road frontage will be required for the park entrance to provide public exposure, sightlines, security, and maintenance access;
- The park road frontage will need to be fenced and gated for operations and security.
- Fencing and vehicle gates shall be to City Standards;
- 5 parking stalls shall be provided for visitors to the park vehicles;
- The sidewalk for the Crosby Road extension shall provide a connection between the existing sidewalk on Crosby and the front entrance to the park connecting to the existing old forestry road (e.g. park trail);
- A Blanket Statutory Right of Way (SROW) for public access shall be secured on the remainder of the upland portion of the subject property beyond the park dedication (e.g. future development lands);
- A plan will be needed to address fuel reduction, forest health and the protection of significant characteristics of the forested area. All approved recommendations of the report shall be implemented prior to transfer in ownership of the lands to the City of Kelowna; and
- To prevent private/public encroachment, the applicant will be required to delineate the private property lines adjacent to the park parcel with a minimum 1.2 m high (4') high

black vinyl chain link fence (or approved equivalent) located 150 mm (6") within the private property.

6.4 Policy and Planning Department

There is a positive benefit to the community in terms of public parkland. By continuing Crosby Rd into the subdivision, this would allow public access to the existing trails. Adding a temporary right-of-way over the trails as a condition of zoning would ensure public access to the existing trails.

6.5 Subdivision Approving Officer

The Subdivision Approving Officer has provided the following comments:

- Development Cost Charges (DCCs) are payable at final subdivision approval; and
- Ensure that through the OCP and rezoning process that the future Hepner Road does not fall within the open space or park future land use. More specifically at the southwest side of the property. The parks and open space area is touching the road without buffering.

6.6 FortisBC - Electric

FortisBC Inc. - Electric has no land rights concerns at this time. It should be noted that land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.7 Interior Health Authority

Interior Health Authority is in support of this application.

6.8 Irrigation District

The GEID require upgrades to water and fire protection system adequate to accommodate the proposed 12 lot subdivision and to facilitate adequate fire protection.

6.9 Shaw Cable

The owner / developer to install an underground conduit system.

6.10 Telus

Telus will provide underground facilities to this development. The developer will be required to supply and install conduit as per Telus policy.

7.0 Application Chronology

Date of Application Received: January 16, 2013

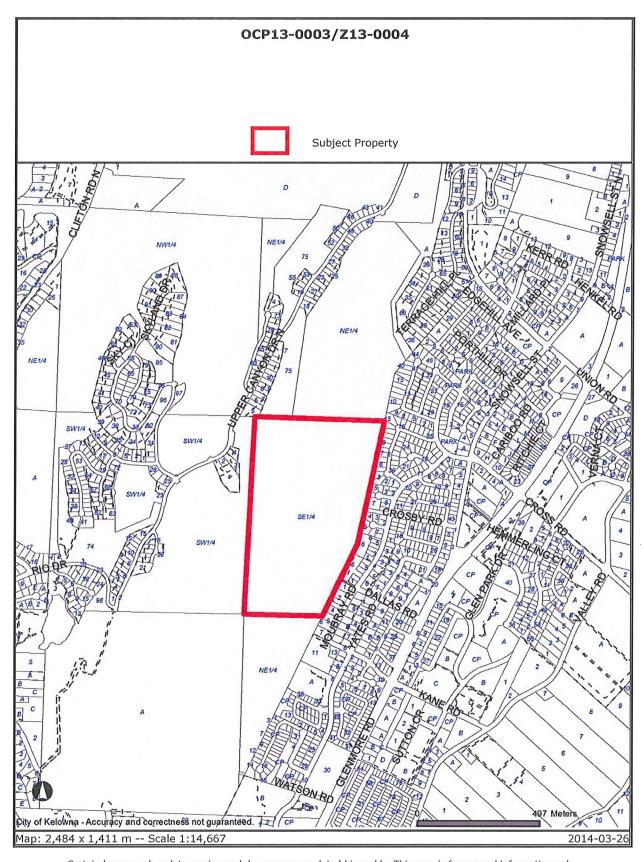
Agency Referral Comments Received: March 15, 2013

Updated S/D Plans Submitted: August 8, 2013

Applicant advised to put on hold subject to meeting with Real Esta	te Staff: Sept. 27, 2013
Agreed to move forward:	Jan. 21, 2014
Public Consultation:	March 28 to April 18, 2014
Report prepared by:	
Melanie Steppuhn, Land Use Planner Subdivision, Agriculture & Environment Services	
Reviewed by:	
Todd Cashin, Manager, Subdivision, Agriculture & Environm	ent
Approved for Inclusion:	
Shelley Gambacort, Director, Community Planning & Real E	state

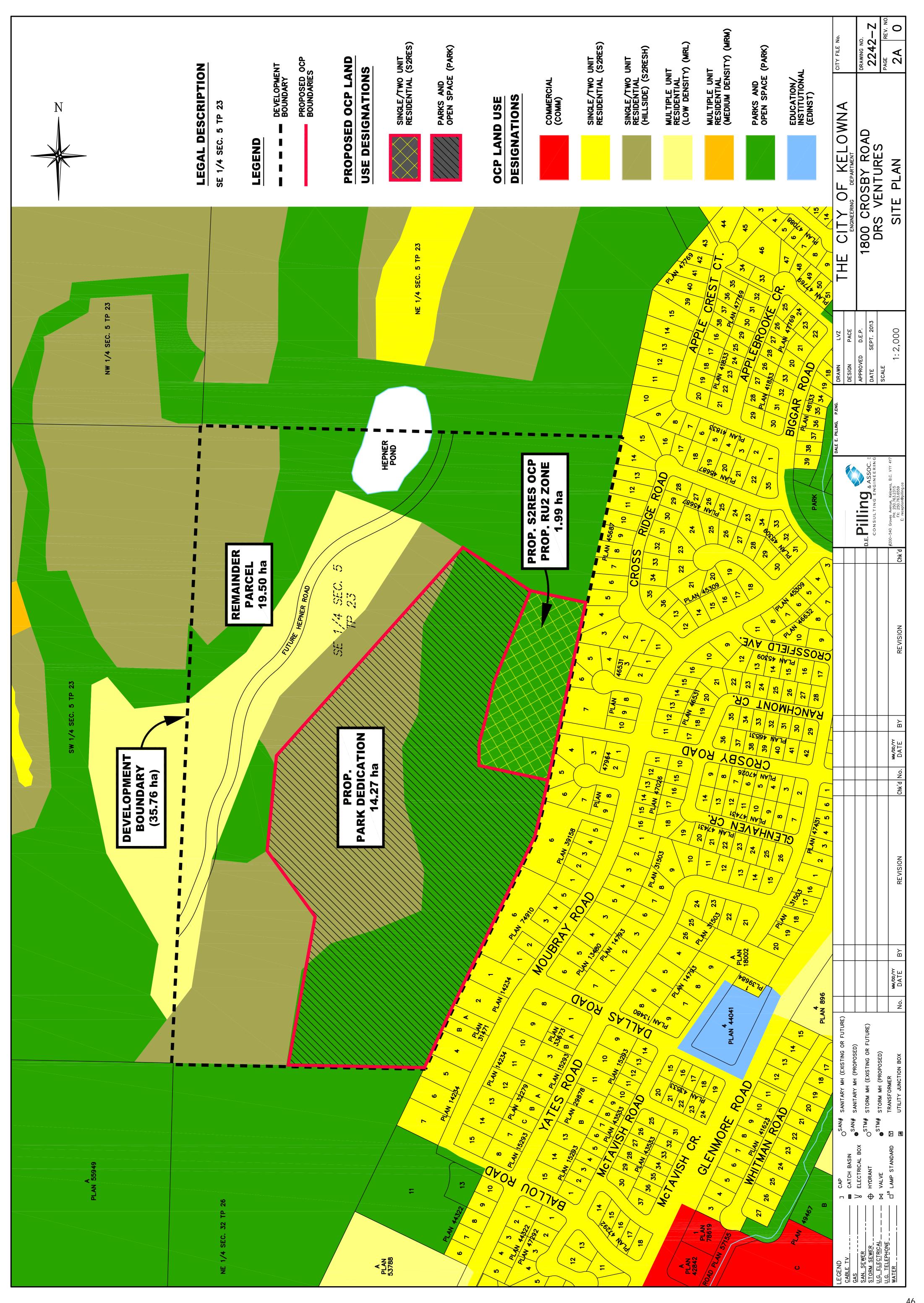
Attachments:

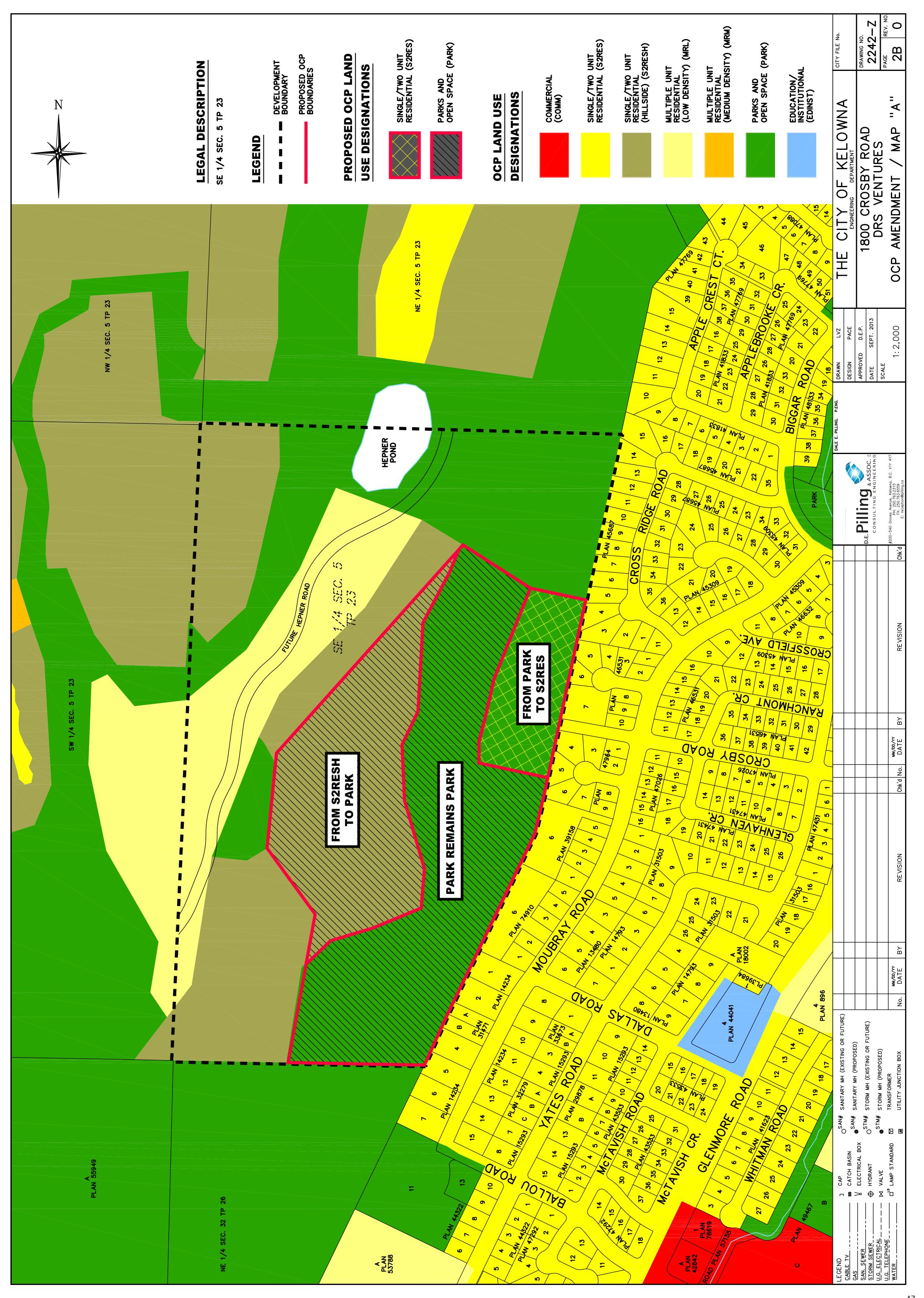
Subject Property Map (1 page)
Site Plan (1 page)
OCP Amendment 'Map A' (1 page)
Zoning Amendment 'Map B' (1 page)
Preliminary Lot Layout (1 page)
Preliminary Lot Layout with Topography (1 page)
Environmentally Sensitivity Analysis (Ecoscape, 2007) (1 page)
Development Engineering Manager Memo (5 pages)
Public Consultation Summary (17 pages)

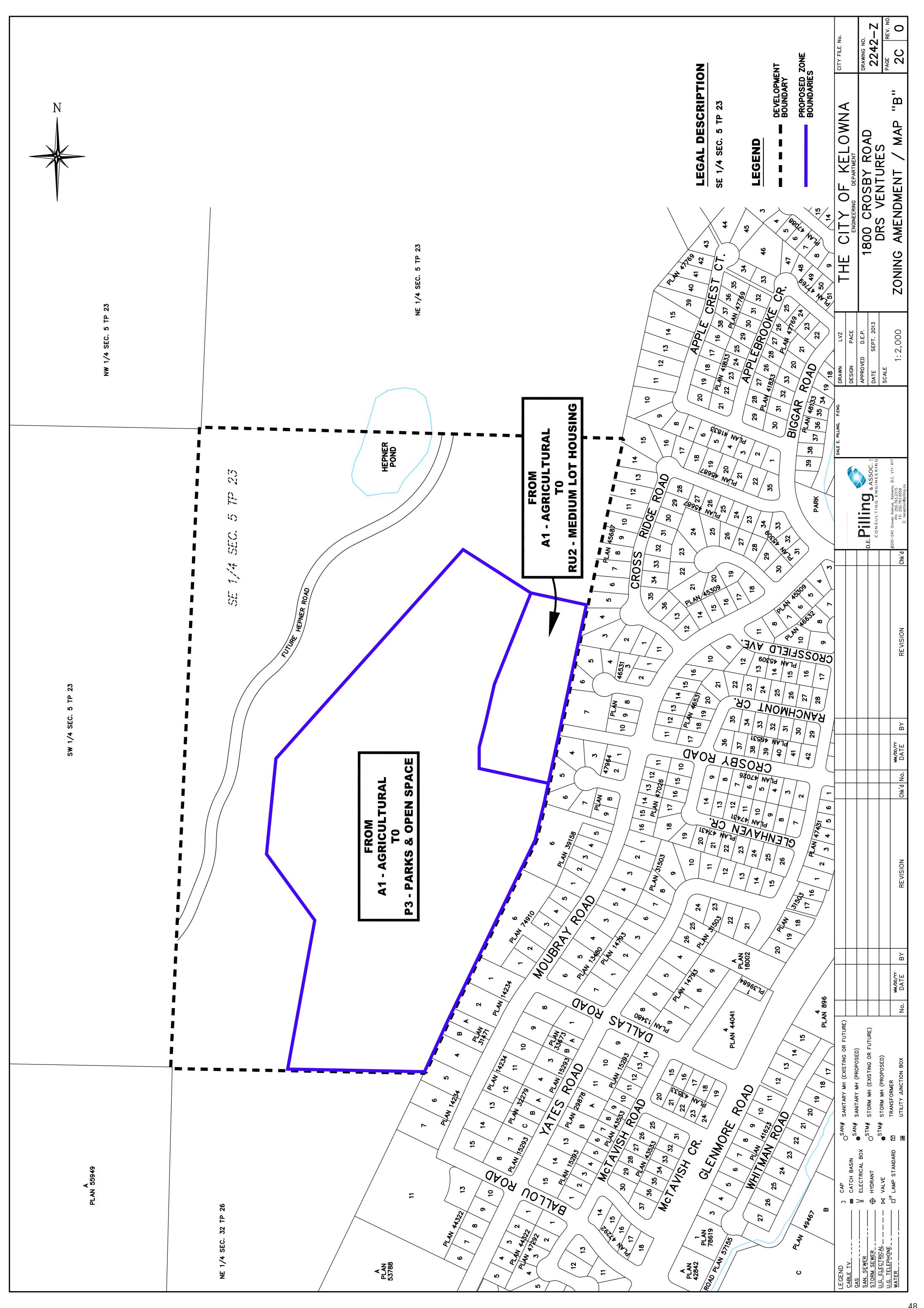


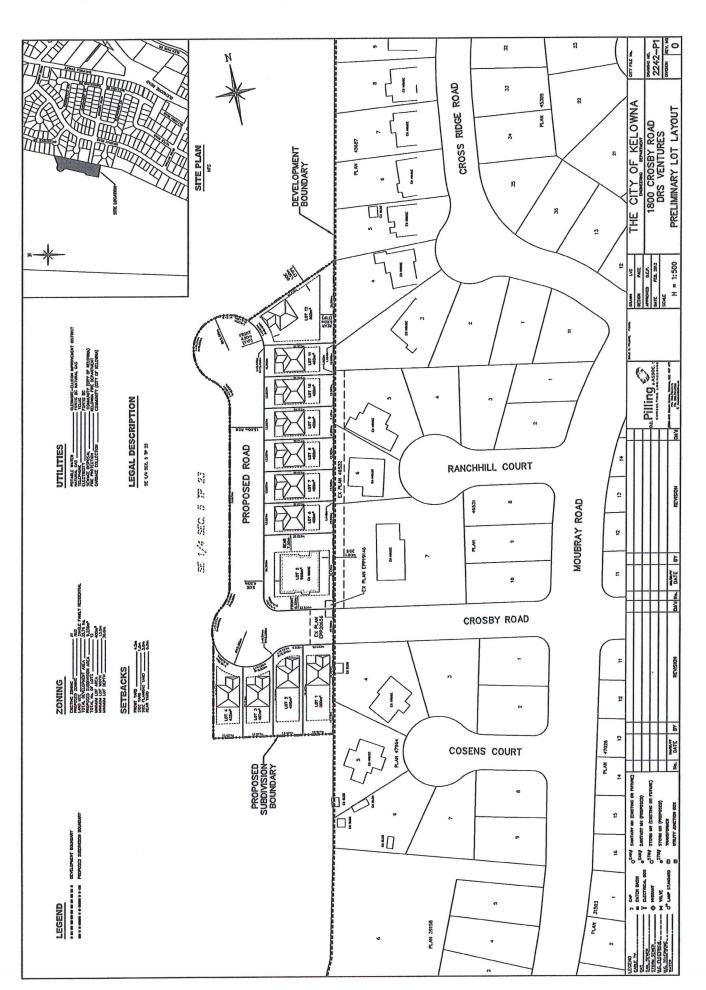
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.

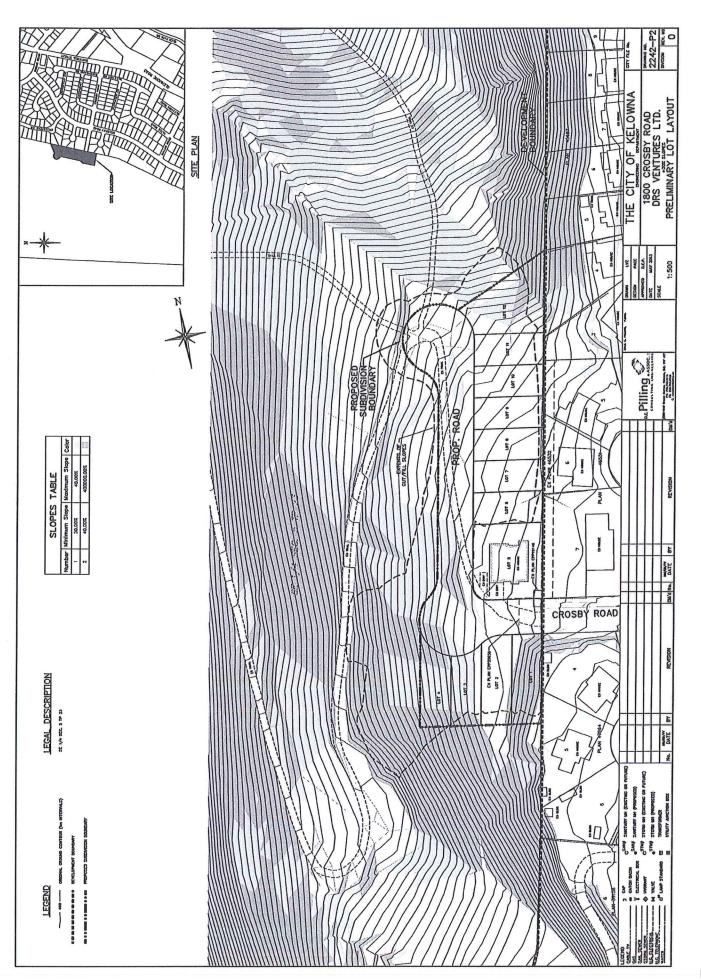
The City of Kelowna does not guarantee its accuracy. All information should be verified.

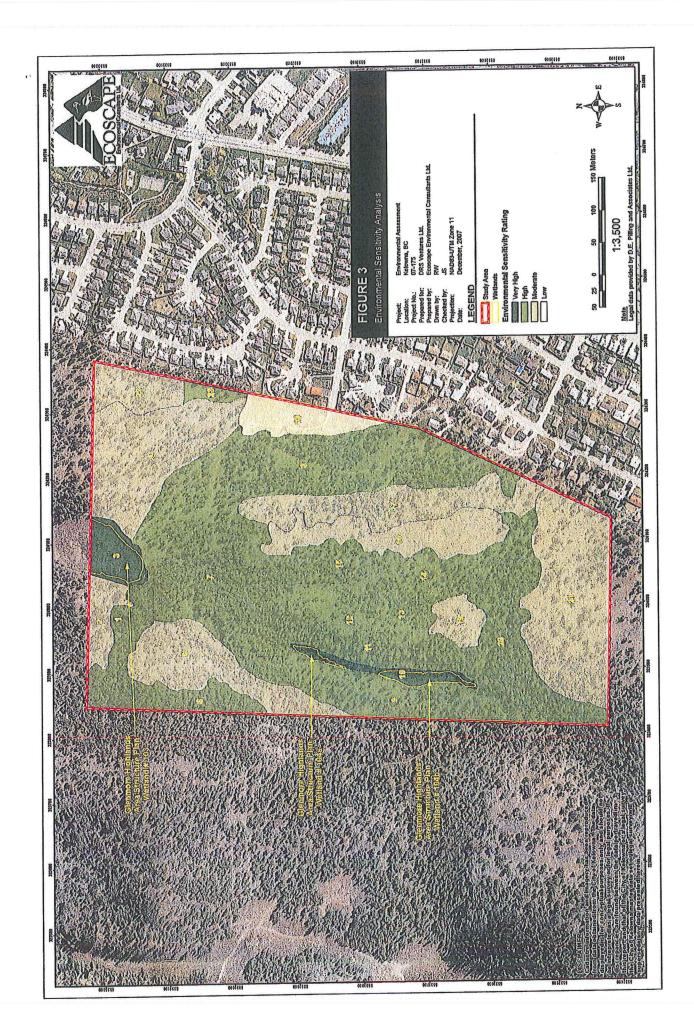












CITY OF KELOWNA

MEMORANDUM

Date:

February 22, 2013

File No.:

Z13-0004

To:

Land Use Management (GS)

From:

Development Engineering Manager

Subject:

1800 Crosby Road. Sec 5 TP 23

Development Engineering has the following comments and requirements associated with this application to rezone from A-1 to RU-2, P3

The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. AScT

.1) General

a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

.2) Geotechnical Report

- a) Prior to initial consideration, provide a Geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the following:
 - (i) Confirm that each development node (neighbourhood) is suitable for the proposed land use.
 - (ii) Identify lands that should not be developed such as environmentally sensitive or hazardous conditions areas.
 - (iii) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (iv) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (v) Any special requirements for construction of roads, utilities and building structures.

- (vi) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
- (vii) Identify slopes greater than 30%.
- (viii) Recommendations for items that should be included in a Restrictive Covenant.
- (ix) Any special requirements that the proposed subdivision should undertake so that it will not impact adjacent properties.
- b) Further detailed reports will be required for each subdivision or development phase as they progress.

.3) Water

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.
- b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this development to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system.
- b) Provide sanitary routing design complete with calculations ensuring the downstream infrastructure is capable of supporting this rezoning

.5) Drainage

a) Provide an adequately sized drainage system. The Subdivision, Development and Servicing Bylaw require that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this rezoning; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on the subject property. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.

.6) Roads

- a) Dedicate and Construct the Crosby Road extension to a Local Class 2 standard (SS-R4)
- b) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- c) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- d) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles. Where lots are serviced by onsite sewage disposal systems, show limits of cut and fill lines.
- e) Maximum length of a permanent cul-de-sac is to be 200 m unless approved otherwise by the Approving Officer.
- f) Cul-de-sac approach roads must not exceed bylaw grade requirements.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- Street lights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.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 Brancht. 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.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) Parks & Public Places Branch has reviewed the development application and provides the following comments and requirements:
 - The proposed park area shall be dedicated to the City as a titled property zoned P3 – Parks & Open Space and transferred as part of the Zoning Application;
 - ii) Adequate road frontage will be required for the park entrance to provide public exposure, sightlines, security, and maintenance access;

- iii) The park road frontage will need to be fenced and gated for operations and security Fencing and vehicle gates shall be to City Standards;
- iv) The sidewalk for the Crosby Road extension shall provide a connection between the existing sidewalk on Crosby and the front entrance to the park connecting to the existing old forestry road (e.g. park trail);
- v) A short term SROW for public access (5-10 years until future development occurs) shall be secured on the remainder of the upland portion of the subject property beyond the park dedication (e.g. future development lands);
- vi) A plan will be needed to address fuel reduction, forest health and the protection of significant characteristics of the forested area. All approved recommendations of the report shall be implemented prior to transfer in ownership of the lands to the City of Kelowna.
- vii) To prevent private/public encroachment, the applicant will be required to delineate the private property lines adjacent to the park parcel with a minimum 1.2 m high (4') high black vinyl chain link fence (or approved equivalent) located 150 mm (6") within the private property.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
 - iv) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement (no charge for 1 day agreements).
- c) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.



April 23, 2014

File: 2242

CoK: Z13-0004

Attention: Melanie Steppuhn, BES, BCLA

Re: 1800 Crosby Road – Proposed OCP Amendment/Rezoning Application Public Notification and Consultation Summary Responses

In regards to the proposed OCP Amendment and rezoning application for 1800 Crosby Road, information was circulated by hand, to all properties within 50m of the subject property.

As a result of the hand out and discussions on site, I have provided additional information and cross sections to 3 owners immediately adjacent to the proposed development and been back to review the details with the owners individually.

For your information I have enclosed the following documentation:

- Information handout for neighboring properties, prepared by D.E.Pilling & Assoc., dated April 7, 2014.
- Various email correspondence between myself and some of the residents.

To summarize the feedback from the neighbors I have corresponded with, I can comment as follows:

- 14 properties were provided the information package
- Onsite I spoke with 5 residents who generally supported the proposed subdivision as shown in the package.
- Efforts to grade the subdivision with as little impact to the adjacent properties as possible were commended. As well, the fact that we are providing as much rear yard setback as possible and proposing to fence the rear property line were mentioned to be appreciated.
- Single family lots as proposed are favored in comparison to the multifamily option proposed previously.
- Residents have commented they experience a lot of concern and disturbance with "bush parties" dirt biking and campfires off the end of Crosby Road.
 Improvements and number of instances this happens seems to have noticeably improved with the recent construction of the new home on the property (1800 Crosby)



April 7, 2014 File: 2242 CoK: Z13-0004

Dear Sir or Madam,

Re: 1800 Crosby Road - Proposed 12 Lot Subdivision & Proposed Park Dedication

Please find attached, drawings that reference a proposed subdivision and park dedication on the lower portion of 1800 Crosby Road.

- 2242 P1 (rev. 0) Preliminary Lot Layout
- 2242 P3 (rev. 0) Overall Development Plan
- 2242 Z2 (rev. 0) OCP Amendment/Rezoning Plan

The proposed development is for 12 single family homes. In conjunction with this proposal, the applicant has also agreed to rezone and dedicate 14.27 ha (35.3 acres) of the parent parcel to the City of Kelowna for park, and register a temporary no build/no disturb covenant on the remainder 19.50 ha (48.2 acres) until such time as the upper portion of the parent parcel is rezoned.

The layout and use of the property as proposed, is the result of our design team working collaboratively with City staff to come up with a mixed use designation for the parcel that best suits the area. This proposal allows for some development to occur where its suitable, and protects and dedicates more park and open space in areas that are currently enjoyed by the areas residents.

Official Community Plan (OCP) amendment, rezoning and development permit applications have been submitted to City of Kelowna as required to accommodate the proposed 12 Lot Subdivision and Park Dedication.

Prior to the application progressing through the City rezoning process, we are interested any comments or input you may have with respect to this layout as proposed. If you have any questions, concerns or comments regarding the 12 Lot Subdivision, please contact the undersigned in writing by Thursday March 17th 2014 so your comments can be considered.

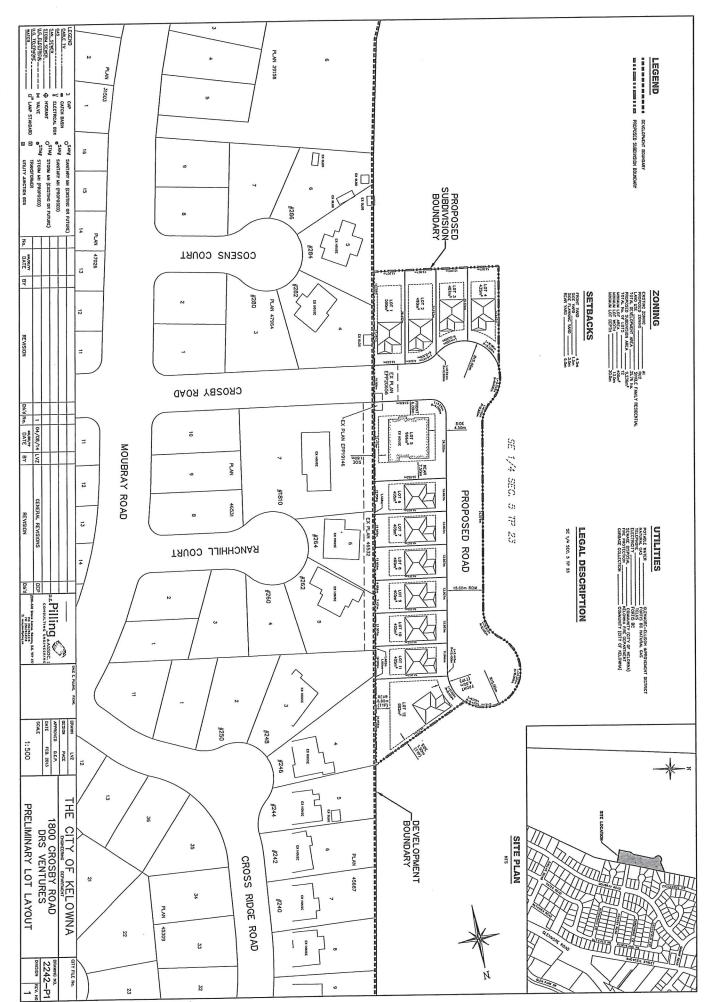
Sincerely,

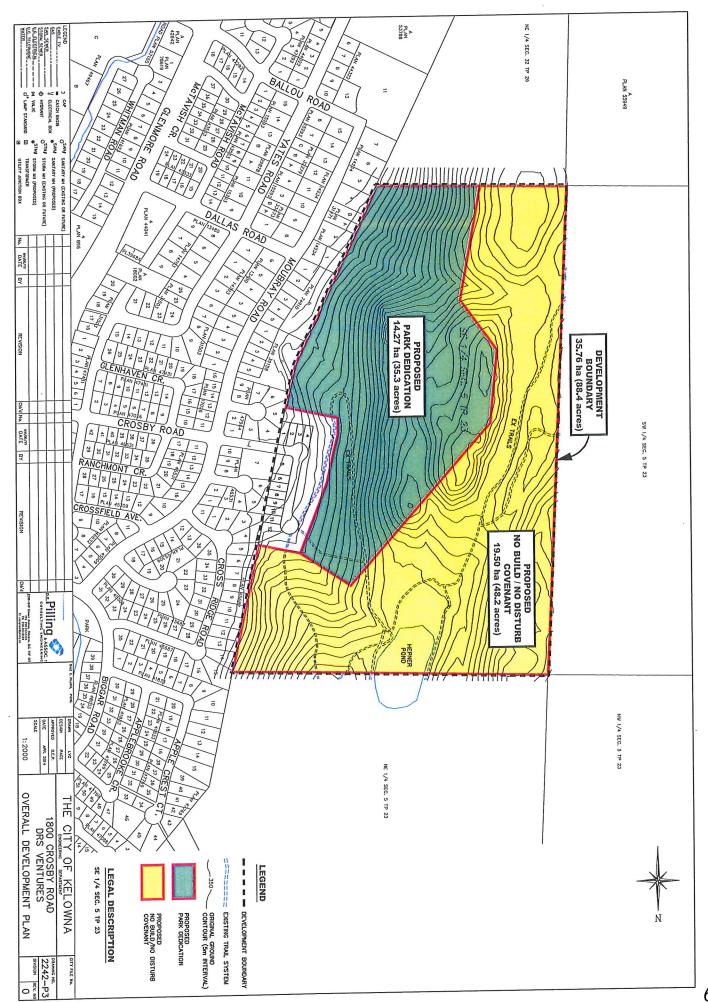
Dawn Williams,

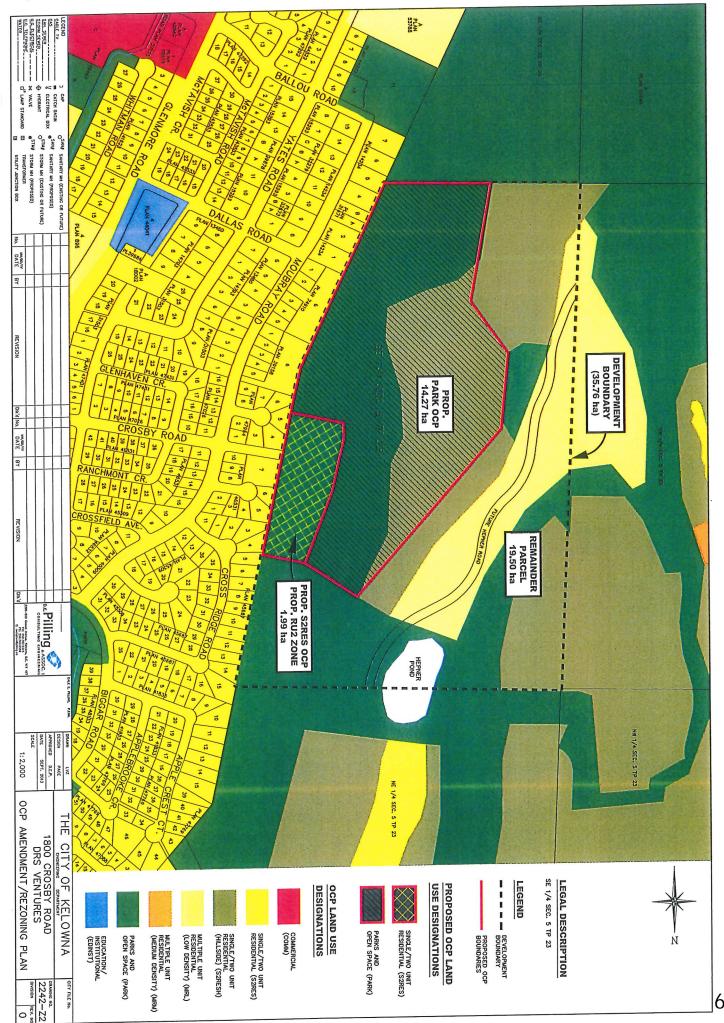
D.E. Pilling & Assoc. Ltd. #200-540 Groves Avenue Kelowna, BC V1Y 4Y7

Dawn Williams, Project Manager dawnw@pilling.ca/ph.250.763.2315 City of Kelowna 1435 Water Street Kelowna, BC V1Y 1J4

Melanie Steppuhn, Land Use Planner msteppuhn@kelowna.ca







- 1 letter of support was provided from #262 Ranchhill Court, immediately adjacent to the development
- 1 letter of objection from #246 Crossridge Crescent has been provided. Ongoing correspondence is attached between myself and the owners to clarify some of the points and questions in their letter.

We welcome any more comments to be forwarded on to us as you receive them so that we have opportunity meet and discussed the application details of the development with anyone that has concern.

I trust this is the information you require.

Sincerely,

Dawn Williams, Project Manager



From:

Dawn Williams

Sent:

Friday, April 11, 2014 12:48 PM

To:

'Ed.pam.schulz@gmail.com'

Subject:

FW: 2242 - Crosby Road Cross Sections

Attachments:

2242 2014-04-10 Site Sections SL-5 SL-6 rev1.pdf

Hi Pam,

As discussed I've attached an approximation of a cross section through your property. I've detailed on a 7' high cedar hedge along your back property line as a reference.

Hope this helps! Please don't hesitate to call me with any questions.

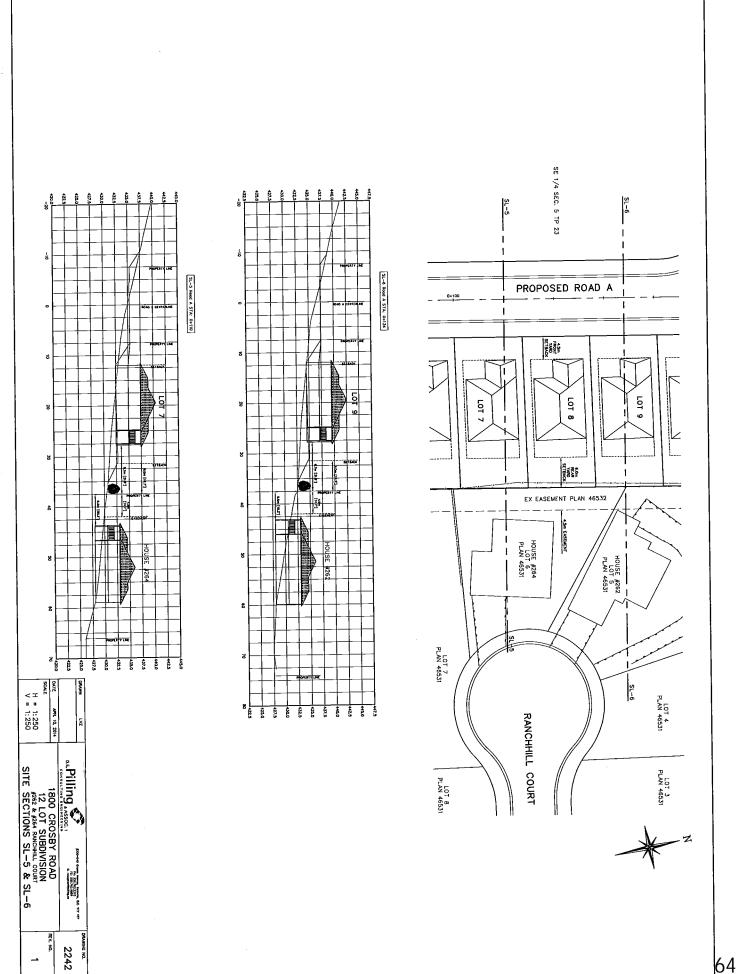
Have a great weekend!

Dawn Williams, Project Manager



#200-540 Groves Avenue, Kelowna, B.C. V1Y 4Y7
PH: 1-250-763-2315 FX: 1-250-763-6559 C:1-250-215-4568 E: dawnw@pilling.ca

"The accompanying files are supplied as a matter of courtesy and are in no way to be taken as appurtenant to, associated with or in placement of copies of hard copies issued by our office. All material is to be considered in "draft" form and thus subject to change. The data is provided "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is responsible for confirming its accuracy and completeness. D.E. Pilling & Assoc. Ltd is not responsible for edited or reproduced versions of this digital data."



from:

RRemillard < rmremillard@shaw.ca>

Sent:

Monday, April 14, 2014 10:09 AM

To: Cc: Dawn Williams Pam Schulz

Subject:

Proposed 12 Lot subdivision/1800 crosby rd.

To: Dawn Williams, Project Manager

D.E. Pilling & Assoc. Ltd.

I am sending this e-mail as a confirmation of your visit to our place at 262 Ranchhill Crt., Kelowna B.C.

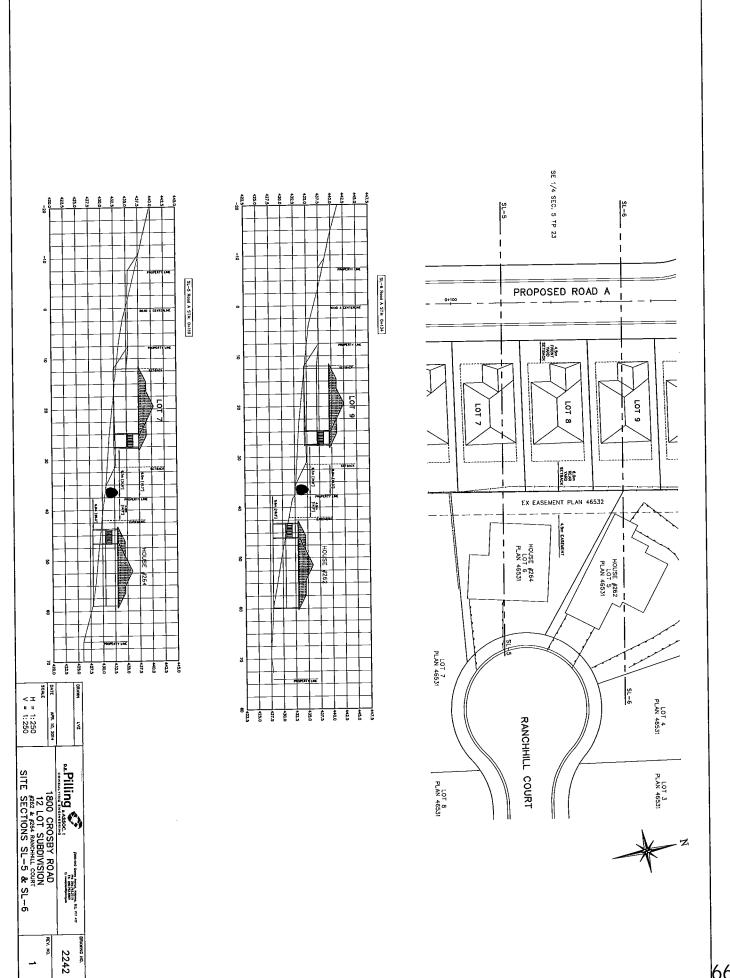
You explained the proposed 12 lot subdivision plan and how the houses which would back on to our property would be situated.

As you explained it, with the houses which would not be low rental and would keep with the looks of the area and would back onto our yards, we have no objection.

We would request a fireproof vinyl fence separating the existing properties from the proposed development.

This e-mail is being sent in response to Dawn Williams request to document our position.

Ray & Marie Remillard 262 Ranchhill Crt., Kelowna B.C. Ph (250)868-8468 e-mail# rmremillard@shaw.ca



rom:

Dawn Williams

Sent:

Tuesday, April 15, 2014 2:35 PM

To:

'RRemillard' Pam Schulz

Cc: Subject:

RE: 2242 - P1 (rev.0) - Preliminary Lot Layout

Attachments:

20140415141759777.pdf

Hello again,

The dotted line you see on the plan is the existing easement line that was registered across the back of your properties in 1991. It is for a drainage easement to protect a ditch.

I've attached a copy of the plan for your reference.

Please let me know if you have any further questions.

Dawn Williams,

Project Manager



#200-540 Groves Avenue, Kelowna, B.C. V1Y 4Y7

PH: 1-250-763-2315 FX: 1-250-763-6559 C:1-250-215-4568 E: dawnw@pilling.ca

"The accompanying files are supplied as a matter of courtesy and are in no way to be taken as appurtenant to, associated with or in placement of copies of hard copies issued by our office. All material is to be considered in "draft" form and thus subject to change. The data is provided "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is responsible for confirming its accuracy and completeness. D.E. Pilling & Assoc. Ltd is not responsible for edited or reproduced versions of this digital data."

----Original Message----

From: RRemillard [mailto:rmremillard@shaw.ca]

Sent: Monday, April 14, 2014 4:38 PM

To: Dawn Williams Cc: Pam Schulz

Subject: Re: 2242 - P1 (rev.0) - Preliminary Lot Layout

This is further Dawn to my e-mail to you earlier today.

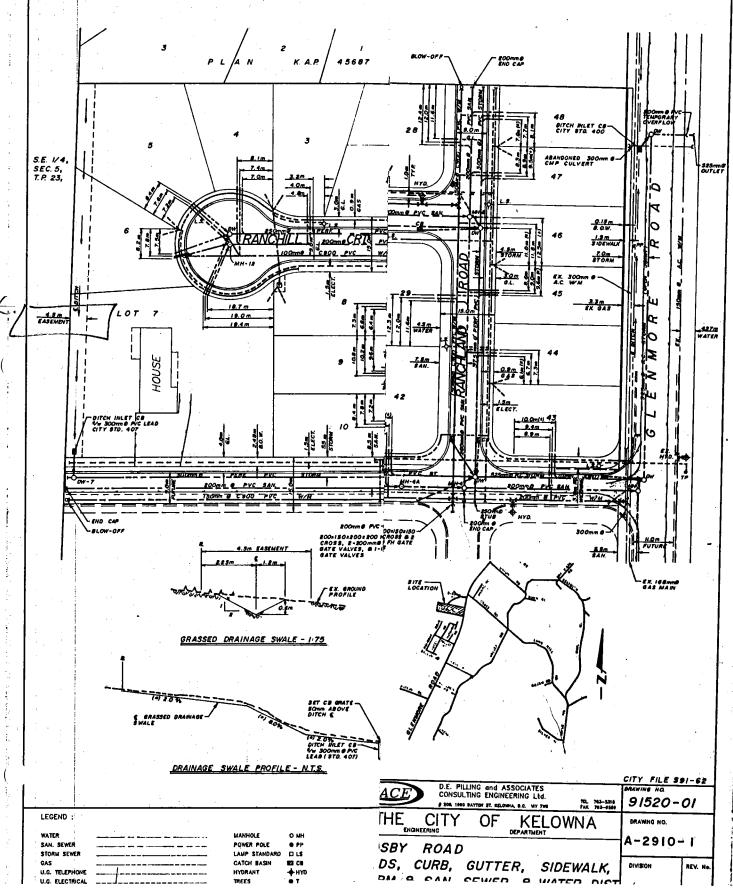
We had a visit from Mrs. Stobert(who lives adjacent to the big house erected by Andy Sandu.

She asked about the dotted line between our houses and the development boundary as illustrated on the plan. She was asking is this the easement line or exactly what does it represent. If you will check the drawing it comes very close to our house as well as Pam and Ed Schult's house and also cuts across Mrs. Stobert's lot.

Could you address this, we could always call Mrs. Stobert to come over while it is explained. We feel this is the time to address any of these issues.

'ours truly

Ray & Marie Remillard rmremillard@shaw.ca



From:

Dawn Williams

Sent:

Monday, April 21, 2014 11:50 AM

To:

'Crossrdige'

Subject:

RE: 1800 Crosby Road - comment from neighbour

Janet and Graham,

I received your letter regarding the proposed development of 1800 Crosby road. You have a few questions I would like to address, but feel it may be better for us to meet and discuss the items in person. Is there a time this week I can stop by and meet with you?

Dawn Williams,

Project Manager



#200-540 Groves Avenue, Kelowna, B.C. V1Y 4Y7
PH: 1-250-763-2315 FX: 1-250-763-6559 C:1-250-215-4568 E: dawnw@pilling.ca

"The accompanying files are supplied as a matter of courtesy and are in no way to be taken as appurtenant to, associated with or in placement of copies of hard copies issued by our office. All material is to be considered in "draft" form and thus subject to change. The data is provided "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is responsible for confirming its accuracy and completeness. D.E. Pilling & Assoc. Ltd is not responsible for edited or reproduced versions of this digital data."

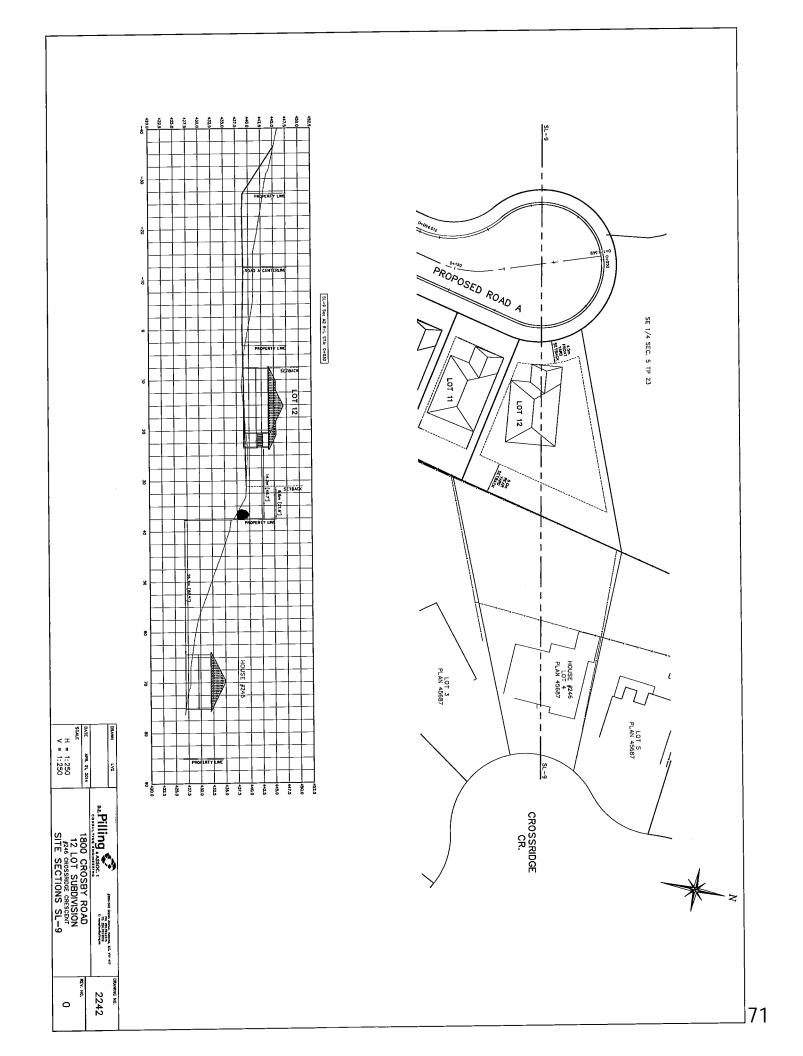
From: Crossrdige [mailto:crossridge@shaw.ca]

Sent: Tuesday, April 15, 2014 6:20 PM

To: Dawn Williams

Subject: 1800 Crosby Road - comment from neighbour

Please find attached our comments, and questions regarding the proposed 12 lot subdivision.



22A2.-3.

Dawn Williams

From:

Crossrdige < crossridge@shaw.ca>

Sent:

Tuesday, April 15, 2014 6:20 PM

To:

Dawn Williams

Subject:

1800 Crosby Road - comment from neighbour

Attachments:

Comment Regarding 1800 Crosby Road.jpg; Comment regarding 1800 Crosby

Road.docx

Please find attached our comments, and questions regarding the proposed 12 lot subdivision.

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

April 12, 2014

File: 2242

Attention: Advisory Planning Committee

CoK: Z13-0004

RE: 1800 Crosby Road - Proposed 12 Lot Subdivision & Proposed Park Dedication

This letter is to state our formal opposition to the rezoning at 1800 Crosby Road from agriculture to a 12 lot subdivision for housing. As adjacent property owners, we wish to explain our opposition to this action in writing.

It appears through this proposal that the land owner is trying to bribe the city with parkland, which has a large gradient slope and would be unusable for building in the first place, and the temporary no-build on the remainder until it is rezoned is a given. Further, rezoning that parcel of land means less agricultural/park land yet again.

The basis for our objection is that we purchased our property within the last five years, and researched the undeveloped area and discovered that it was zoned agricultural. Being on an interface was a contributing factor in the purchase of our property for the simple reason that there would be no dwellings looking down over our property.

Two questions as we review the drawings: Are these additional homes going to be modular trailers? If so, this would no doubt affect our property's value. In particular, the house behind our property would have to be built on the exposed bedrock, and we worry that this will cause shift and movement in our own foundation. When Upper Canyon Drive was being built above our home, we felt the rumblings and shocks in our house. We were told upon calling the City of Kelowna that these were 'air shocks'; but glasses of water do not shake and move with air. It was our house shaking. If you approve this 12 lot subdivision, can you assure the stability of our land and foundation?

This area, held in trust by the city, needs to be protected as it is home to various wildlife including deer different types of birds, such as quail, wood peckers, owls, and doves. A development in this area will no doubt adversely impact their habitat. It would be a shame to lose this land to development.

We respect the agricultural land reserve and the fact that the City of Kelowna prides itself in urban planning for the sustainability for all creatures. We hope that it continues to protect and value the importance of these pockets of agricultural land within our urban area.

Very truly yours,

Janet and Graham Williams 246 Crossridge Crescent (250)868-6551

REPORT TO COUNCIL



Date: April 28, 2014

RIM No. 1250-30

To: City Manager

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

City of Kelowna (13

Application: OCP14-0001 / Z14-0001 Owner: lots) & Miles

Vucicevic (1 lot)

576, 630, 690 Clement Ave

Address: 1175, 1185 St. Paul St Applicant: City of Kelowna

1170, 1166, 1160, 1156, 1150 Richter St

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: EDINST - Educational/Institutional

COMM - Commercial

Proposed OCP Designation: EDINST - Educational/Institutional

Existing Zone: 12 - General Industrial 14 - Central Industrial

Proposed Zone: P1 - Major Institutional

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0001 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of:

- 1. Lot 4, District Lot 139, ODYD, Plan 1021, located on 1160 Richter Street, Kelowna, BC
- 2. Lot 5, District Lot 139, ODYD, Plan 1021, located on 1156 Richter Street, Kelowna, BC
- 3. Lot 6, District Lot 139, ODYD, Plan 1021, located on 1150 Richter Street, Kelowna, BC

from the COMM - Commercial designation to the EDINST - Educational/Institutional designation, as shown on Map "A" attached to the Report of Land Use Management Department dated April 28, 2014, 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 Land Use Management Department dated April 28, 2014;

THAT Rezoning Application No. Z14-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- Lot A, District Lot 139, ODYD, Plan KAP63401, located on 1175 St. Paul Street, Kelowna, BC
- 2. Lot B, District Lot 139, ODYD, Plan KAP63401, located on 1185 St. Paul Street, Kelowna, BC
- 3. Lot 1, District Lot 139, ODYD, Plan 1021, located on 690 Clement Avenue, Kelowna, BC
- 4. Lot 2, District Lot 139, ODYD, Plan 1021, located on 1170 Richter Street, Kelowna, BC
- 5. Lot 3, District Lot 139, ODYD, Plan 1021, located on 1166 Richter Street, Kelowna, BC
- 6. Lot 4, District Lot 139, ODYD, Plan 1021, located on 1160 Richter Street, Kelowna, BC
- 7. Lot 5, District Lot 139, ODYD, Plan 1021, located on 1156 Richter Street, Kelowna, BC
- 8. Lot 6, District Lot 139, ODYD, Plan 1021, located on 1150 Richter Street, Kelowna, BC
- 9. Lot 7, District Lot 139, ODYD, Plan 1021, located on 630 Clement Avenue, Kelowna, BC
- 10. Lot 8, District Lot 139, ODYD, Plan 1021, located on 630 Clement Avenue, Kelowna, BC
- 11. Lot 9, District Lot 139, ODYD, Plan 1021, located on 630 Clement Avenue, Kelowna, BC
- 12. Lot 10, District Lot 139, ODYD, Plan 1021, located on 576 Clement Avenue, Kelowna, BC
- 13. Lot 11, District Lot 139, ODYD, Plan 1021, located on 576 Clement Avenue, Kelowna, BC
- 14. Lot 12, District Lot 139, ODYD, Plan 1021, located on 576 Clement Avenue, Kelowna, BC

from the I2 - General Industrial and I4 - Central Industrial zones to the P1 - Major Institutional zone, be considered by Council;

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

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to registration at the Land Titles Office of a plan of consolidation.

2.0 Purpose

To consider a proposal to amend the Official Community Plan (OCP) Future Land Use designation and to Rezone the subject properties in order to permit the development of the Kelowna Police Services Building.

3.0 Urban Planning Department

Urban Planning staff are supportive of the proposed OCP amendment and Rezoning to facilitate the development of the Kelowna Police Services Building on the subject site. The proposal is consistent with the overall objectives and policies of the OCP and with the priorities of Council for 2014. As a critical civic facility in Kelowna working to ensure the security of residents, the proposed Kelowna Police Services Building will contribute positively to the future of the city. It follows that the architecture and site design must reflect the importance of the institution in the community by balancing the need for a secure facility with the broader demand for a context-sensitive design that demonstrates a strong relationship to the public realm.

While the process followed to date has varied from the City's preferred approach where Zoning and Development Permit applications are processed concurrently, staff feel that the design requirements laid out through the Design-Build procurement methodology provide sufficient confidence to proceed through rezoning without a Development Permit. Under this scenario, should rezoning be granted, a Development Permit and Development Variance Permit will be required prior to obtaining a Building Permit for the project.

4.0 Proposal

4.1 Background

To meet the current and future needs of the Royal Canadian Mounted Police (RCMP), the City intends to construct a new Kelowna Police Services Building. This high-profile civic facility will serve as the RCMP's headquarters and will be a welcoming space for the community.

At its Regular Meeting of December 2, 2013, Council directed staff to undertake the necessary Rezoning process to prepare for the development of the Kelowna Police Services Building. The Alternative Approval Process (AAP) conducted in order to proceed with the funding for the project has concluded successfully, and the project has a maximum budget allowance of \$48M. Now that funding is secured, a Rezoning and OCP amendment is required in order to permit future development on the site.

The project is proceeding using the Design-Build procurement method, and it is expected that the contract for construction will be awarded by December, 2014. As a key component of the Design-Build process, the City sets the key criteria that inform the eventual development on the site. Urban Planning staff have been involved since the early stages of the project in the development of the criteria. Having secured key design criteria through this process, staff are comfortable in allowing the Rezoning to proceed to final adoption without the need for a Development Permit. This is a unique approach to City projects that balances the high expectations for design from the City with the need for security of land use for proponents. A full Development Permit will be required prior to obtaining a Building Permit.

In accordance with Council Policy No. 367, the applicant has held two public information sessions jointly with the Alternative Approval Process (AAP). These were held on March 6th and 10th, 2014, and just over 100 people attended. The focus of these information sessions was on the AAP process, but information respecting the zoning and OCP changes was displayed as well. Overall, the response from the public has been very positive. Of those 37 who submitted comments at the information sessions, only three were opposed. The three in opposition were related to the financing of the project.

In addition, neighbours within a $\frac{1}{2}$ block radius (70 letters) were sent notification of the proposed OCP amendment and Rezoning by mail. After two weeks, only two requests were received. The first requested clarification, but had no concerns, while the second had concerns about the truck turning radii in the lane at the north of the site. Staff are working to address this issue.

4.2 Project Description

The City of Kelowna is seeking to amend the OCP and to Rezone the subject properties in order to allow for the development of the proposed Kelowna Police Services building. While the detailed design and site layout for the building has not been completed, there are several key features and requirements as follows:

- The main public entrance will be located at the corner of Richter St. & Clement Ave.
- The Building will be sited towards the southeast corner of the site
- The Building will be approximately 8,361m2 (90,000 ft2)

- The Building will likely be between 2-3 storeys in height
- Surface parking will be provided for the public, staff, and for fleet vehicles
- Staff surface parking will be made available to the public outside of regular business hours
- Public parking will be accessed from Richter Street
- Staff parking access will be accessed from St. Paul Street
- Site design is focused on landscape and public realm interface along Clement Ave. & Richter St.

As part of the City's effort to set the parameters of the development and to anticipate likely development scenarios, including security needs, staff expect several variances to come forward alongside the final building design proposal. Staff anticipate that the variances will be primarily for vehicle parking, recognizing the very unique parking demands of the Kelowna Police Services building.

4.3 Site Context

The 14 subject properties make up an area of approximately 1.64ha and are all located on the north side of Clement Avenue, between Richter and St. Paul Streets. The City presently owns 13 of the 14 properties, with the property at 1150 Richter Street being privately owned. The City is in negotiations for ownership of the final lot and has authorization from the current owner to proceed with this application.

At present, the lots exhibit little or no development. Some of the staging for the Bernard Avenue project was conducted on the site. The two sites fronting St. Paul Street contain some outdoor vehicle storage. The lots fronting Richter contain a mix of industrial uses and automotive sales, principally conducted outdoors.

The lots are located in the Central City sector of Kelowna within a stretch of lands that act as a transition from the primarily residential development to the south, and the Downtown urban centre context to the west through to the industrial development to the north. Clement Avenue has become a critical transportation corridor both for downtown and for businesses in the north end of the city. As such, properties fronting Clement Avenue are slowly redeveloping.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	
North	14 - Central Industrial	Various small industrial uses	
East	I 2 - General Industrial	BC Tree Fruits, various warehousing	
	14 - Central Industrial	industrial uses	
South	RU2 - Medium Lot Housing	Single detached development	
West	14 - Central Industrial	Train Station Pub, various industrial uses	

Subject Property Map: Subject Properties



4.4 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	P1 ZONE REQUIREMENTS	PROPOSAL		
Existing Lot/Subdivision Regulations				
Lot Area	460 m ²	1.64 ha		
Lot Width	13.0 m	exceeds		
Lot Depth	30.0 m	exceeds		
Development Regulations				
Floor Area Ratio	2.0	TBD		
Site Coverage	50%	TBD		
Height	22.0 m or 6 storeys	TBD		
Front Yard (south)	6.0 m	TBD		
Side Yard (east)	4.5 m or 6.0 m for a flanking	TBD		
Side rara (case)	street			
Side Yard (west)	4.5 m or 6.0 m for a flanking	TBD		
, ,	street			
Rear Yard (north)	7.5 m	TBD		
Other Regulations				
Minimum Parking Requirements	10 per 100 m ² GFA	TBD		
Bicycle Parking	Class 1: 1 per 25 employees	TBD		
, ,	Class 2: 1 per public entrance			
Loading Space	1 per 2,800m2 GFA	TBD		
Landscaping Requirements:				
Front	Level 2	TBD		
Side	Level 3	. 32		
Rear	Level 3			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Future Land Use map of the OCP (Map 4.1) anticipates the development of the Kelowna Police Services Building on the subject lands, therefore all but three of the subject properties are designated Educational/Institutional.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan. Funding for the project has been secured through the Alternative Approval Process. This process concluded on March 28, 2014. Council received the Certificate of Sufficiency for the borrowing on Monday, March 31, 2014 at its Regular Meeting and granted approval for the project to proceed.

5.2 2014: Moving Opportunities Forward

Advance the Police Services Building project.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment. Comments will be provided at Development Permit stage.

6.2 Development Engineering Department

See attached Memoranda, dated February 25, 2014.

6.3 Fire Department

No concerns.

6.4 Interior Health Authority

Provided that these lots are serviced by Community Sanitary sewer and water, this office has no concerns with liquid waste and drinking water.

Interior Health is in support of this application.

6.5 RCMP

No concerns.

6.6 Shaw Cable

Shaw Communications' interests are unaffected. The applicant should contact Shaw regarding future cable services.

6.7 TELUS

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

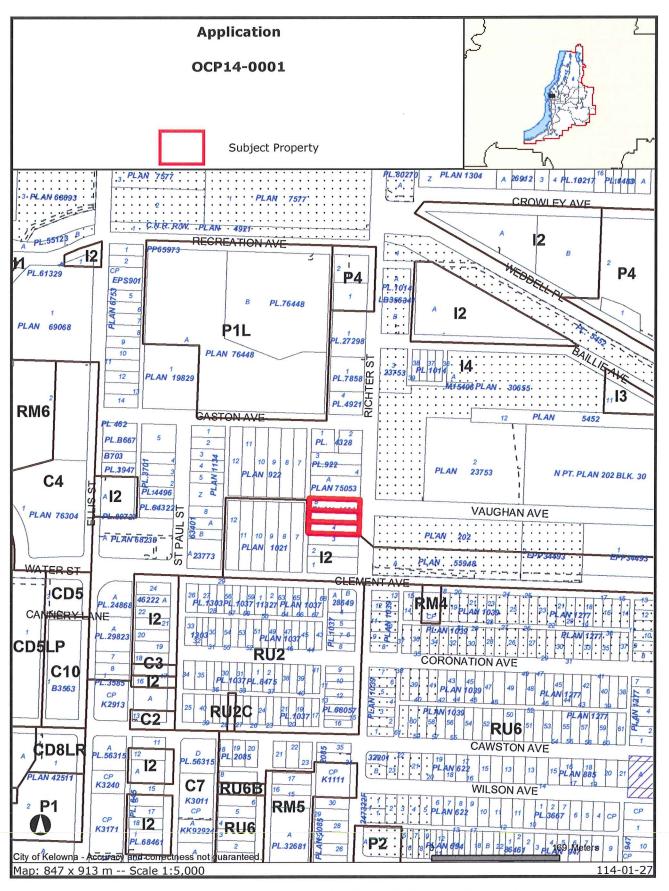
6.8 FortisBC (electric)

There are primary distribution facilities within Clement Avenue and to the proposed consolidated lot's northwest corner. The applicant is responsible for costs associated with any change to the

subjects' existing service, if any, as well as the provision of appropriate land rights where required. Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation 7.0 **Application Chronology** Date of Application Received: January 10, 2014 **Public Information Sessions:** March 6 & 10, 2014 Neighbourhood Mailout: April 1-15, 2014 Report prepared by: James Moore, Planner II Ryan Smith, Urban Planning Manager Reviewed by: Approved for Inclusion: D. Gilchrist, Div. Dir. of Community Planning & Real Estate

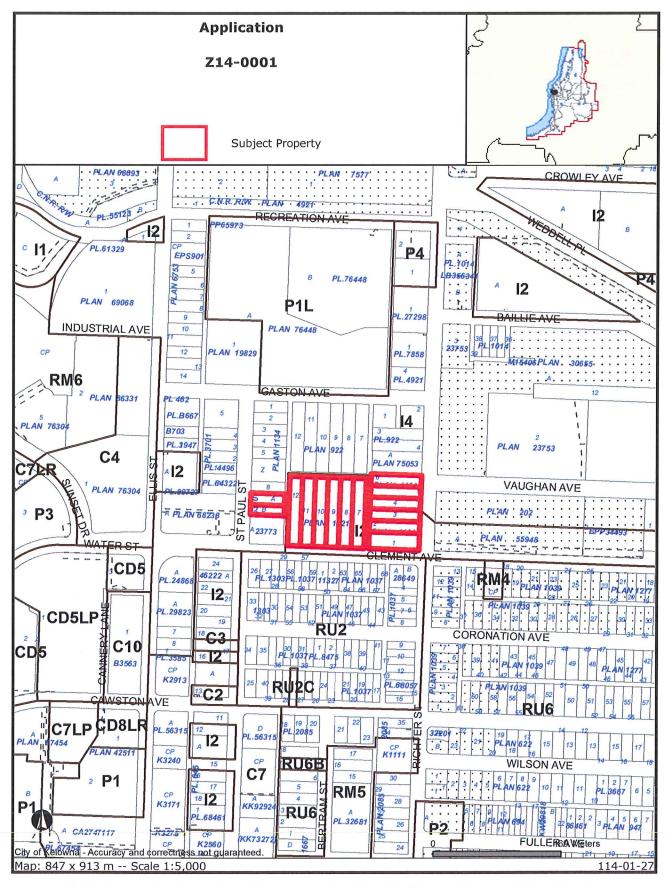
Attachments:

Subject Property Map Conceptual Site Plan Context/Site Photos Development Engineering Memoranda, dated February 25, 2014



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.

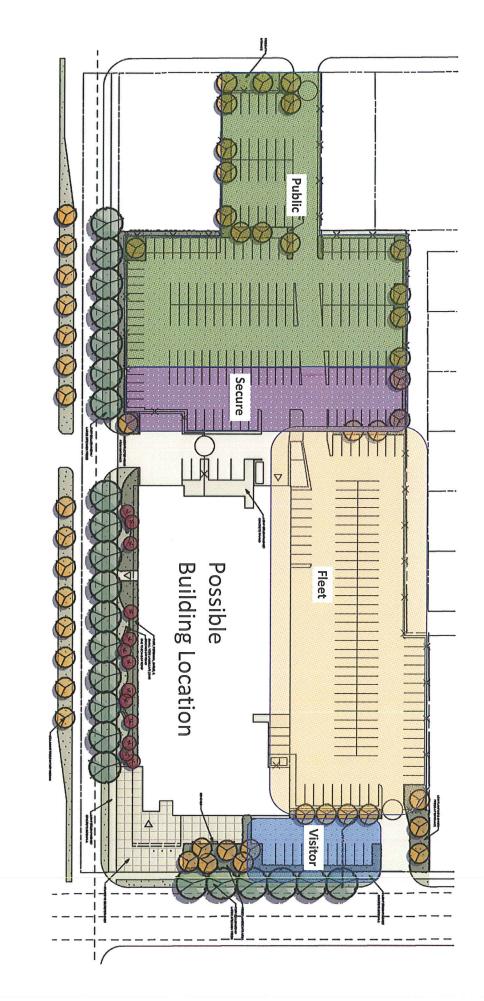
The City of Kelowna does not guarantee its accuracy. All information should be verified.



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.

ROAD IMPROVEMENTS POSSIBLE SITE LAYOUT p

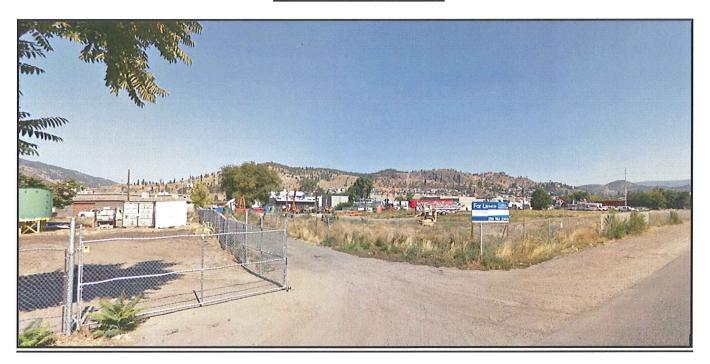


Police Services Building Project

Elector Approval Open House



Site Context Photos



View of the site looking northeast from the corner of Clement Avenue and St. Paul Street



View of the site looking northwest from the corner of Clement Avenue and Richter Street

CITY OF KELOWNA

MEMORANDUM

Date:

March 4, 2014

File No.:

OCP14-0001

To:

Urban Planning (JM)

From:

Development Engineer Manager (SM)

Subject:

Clement Ave & Richter St

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

1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z14-0001.

Steve Muenz P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

MEMORANDUM

Date:

February 25, 2014

File No .:

Z14-0001

To:

City of Kelowna – Infrastructure Planning (BD)

From:

Development Engineering Manager (SM)

Subject:

Clement Av & Richter Street - RCMP Rezoning

12 & I4 to P1 - Public Institutional

The Development Engineering Branch comments and requirements regarding an application to rezone from I2/I4 to Public Institutional (P1) zone would be as follows:

.1) General

- Where there is a possibility of a high water table or surcharging of storm a) drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- The proposed RCMP station triggers a traffic impact assessment. The c) applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

.2) Road Dedication and Subdivision Requirements

- On the Clement Ave frontage, provide a 10m dedication for a roadway a) allowance totalling 30m road right of way.
- Provide corner rounding or truncation dedication of 10m radius at b) Clement Ave and Richter Street.
- c) On the Richter Street frontage, provide a ~2m dedication for a roadway allowance totalling 22m road right of way.
- d) Lot consolidation.

.3) Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.4) Water

- a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small -diameter copper water services (5). Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for Institutional zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

.5) Sanitary Sewer

a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.

Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services (3) and the installation of one new larger service. A new service (150 mm) will be required to service the proposed development and should be tied into an existing manhole, as per Bylaw 7900. The existing manhole cover and lid must be upgraded to current standards.

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b) It will be necessary for the developer to construct storm drainage facilities on Clement Ave and Richter Street to accommodate road drainage fronting the proposed development.

- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Transportation.

- a) The proposed RCMP station triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study.
- b) Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

.8) Roads

- a) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights.
- b) Richter Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, left turn bays, landscaped boulevard complete with underground irrigation system, and street lights, possible traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading.
- c) St. Paul Street is designated an urban local road. Frontage improvements required include sidewalk, piped storm drainage system, landscaped boulevard complete with underground irrigation system.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave & Richter Street.

.9) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) Design and Construction

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

.11) Other Engineering Comments

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

.12) Servicing Agreements for Works and Services

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

.13)**Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after
 - ii)
 - design).
 Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 Engineering and Inspection Fee: 3% of construction value (plus GST). iii)

Steve Muenz, P.Eng. Development Engineering Manager

SS