

**City of Kelowna
Regular Council Meeting
AGENDA**



Tuesday, August 12, 2014
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order
2. Prayer

A Prayer will be offered by Councillor Given.
3. Confirmation of Minutes 1 - 16

Public Hearing - July 29, 2014
Regular Meeting - July 29, 2014
4. Bylaws Considered at Public Hearing
 - 4.1 Bylaw No. 10987 (Z14-0018) - 1781 Capistrano Drive, Mehesh Raj Tripathi 17 - 17

To give Bylaw No. 10987 second and third readings and be adopted.
 - 4.2 Bylaw No. 10989 (Z14-0017) - 815 Juniper Road, Brad Ferrell 18 - 19

To give Bylaw No. 10989 second and third readings.
 - 4.3 Bylaw No. 10991 (Z14-0024) - 505 Doyle Avenue, Interior Health Authority 20 - 21

To give Bylaw No. 10991 second and third readings.
5. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.
6. Development Permit and Development Variance Permit Reports
 - 6.1 Development Variance Permit Application No. DVP14-0092 - 2282 Aberdeen Street, Amanda Lister & Timothy DeGroot 22 - 47

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the

required variance(s) to come forward.

To consider a staff recommendation NOT to seek a Development Variance Permit to vary the maximum height of a carriage house.

- 6.2 Bylaw No. 10403 (Z10-0044) - 120 Homer Road, Nathan Morden 48 - 48

To adopt Bylaw No. 10403 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM1 - Four Dwelling Housing zone.

- 6.2.1 Development Permit Application No. DP14-0137 & Development Variance Permit Application No. DVP10-0076 - 120 Homer Road, Nathan Morden 49 - 60

City Clerk to state for the record any correspondence received.
Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.
To vary the rear yard setback from 7.5m to 0.4m to legalize the existing building located at 120 Homer Road.

- 6.3 Bylaw No. 10968 (OCP14-0006) - 560 & 582 McKay Avenue, 0781540 BC Ltd. 61 - 62

Requires a majority of all Members of Council (5).

To adopt Bylaw No. 10968 in order to change the Future Land Use designation of the subject properties from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR - Mixed Use (Residential/Commercial) designation.

- 6.3.1 Bylaw No. 10969 (Z14-0008) - 560 & 582 McKay Avenue, 0781540 BC Ltd. 63 - 64

To adopt Bylaw No. 10969 in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone.

- 6.3.2 Development Permit Application No. DP14-0041 & Development Variance Permit Application No. DVP14-0042 - 560 & 582 McKay Avenue, 0781540 BC Ltd. 65 - 89

City Clerk to state for the record any correspondence received.
Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.
This Development Permit and Development Variance Permit application is for the Form and Character of mixed-use commercial/residential development to include 2 live-work units and a total commercial floor area of 1,411 m². The proposed variances related to a temporary shortfall in parking and the lack of a loading space.

- 6.4 Development Variance Permit Application No. DVP14-0104 - 375 Gibson Road, Karmjit, Balvir & Avineet Gill 90 - 107

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

To consider a request to vary the maximum distance for an agricultural and garden stand from 15.0 metres permitted to 6.0 metres proposed, in order to achieve a smaller overall footprint within the configuration of the lot, in accordance with the homeplating principles of the Official Community Plan.

7. Reminders
8. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, July 29, 2014
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil*, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Staff Present: Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Subdivision, Agriculture & Environment Services, Todd Cashin; Manager, Development Engineering, Steve Muenz; Supervisor, Urban Planning, Lindsey Ganczar; Manager, Policy Planning, Danielle Noble-Brandt; Planner 1, Laura Bentley; and Council Recording Secretary, Tania Tishenko

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:00 p.m. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on July 14, 2014 and by being placed in the Kelowna Capital News issues of July 18, 2014 and July 22, 2014 and by sending out or otherwise delivering 266 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 3482 "It's Your Neighbourhood" Informational Notices to residents in the postal delivery area between July 14, 2014 and July 18, 2014.

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

3. Individual Bylaw Submissions

3.1. Bylaw No. 10979 (Z14-0019) - 260 Ponto Avenue, Alexander Ryan Tull

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Concern:
 - Loretta Matheson
 - Don & Patricia Gavins
 - Timo Heimonen

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

Alexander Ryan Tull, Applicant

- Made comment to concerns raised in public hearing correspondence.
- Felt that property values would increase by adding multifamily dwellings.

Brian Burnell, Ponto Road Resident

- City Clerk read written comments on behalf of Mr. Burnell, who has difficulty speaking.
- Opposed to this application.

Timo Heimonen, Ponto Road resident

- Opposed to application.
- Referred to written correspondence submitted in advance of public hearing.

Alexander Ryan Tull, Applicant

- Brought and showed list of area residents in favor of application.
- Confirmed Mr. Heimonen who is on the list, is now opposed to application.

There were no further comments.

3.1.1. Correspondence - Item 3.1 (BL10979/Z14-0019)

3.2. Bylaw No. 10986 (TA14-0007) - Amendments to Carriage House and Accessory Building Regulations

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

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

The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

There were no further comments.

3.3. Bylaw No. 10875 (OCP11-0011), Bylaw No. 10876 (TA11-0010) and Bylaw No. 10877 (Z11-0069) - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd.

Councillor Blanleil declared a conflict of interest as his son owns property adjacent to the subject property and left the meeting at 6:25 pm.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Concern:
 - Rosa Perretta
 - Emil Anderson construction Co. Ltd.

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

Bryce Tupper, Applicant's Agent

- Displayed a PowerPoint presentation and responded to questions from Council
- Vision is for primary users to be living and working in Kelowna.

Garth Delwea, Mount Baldy resident

- Not opposed to development, but has concerns with traffic volume, flow and access.

Chris Outram, Rifle Road resident

- Not opposed to development.
- Concerned with construction traffic and new resident traffic volumes.

Rosa Perretta Mount Baldy Drive resident

- Referred to correspondence submitted in advance of public hearing.
- Raised concerns with traffic volumes and access.

Jon Morrison, Development Manager for Emil Construction

- Responded to issues raised in correspondence submitted by Emil Anderson in advance of public hearing.

There were no further comments.

3.3.1. Correspondence - Item 3.3 (BL10875/OCP11-0011 & BL10876/TA11-0010)

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

Councillor Blanleil rejoined the meeting at 7:12 pm.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Support:
 - R.L. Weger
- Letters of Comment:
 - John Janmaat
 - Diane Patt
 - Deanna Jenner
 - Kai Ng
 - Lynn and Jeff Havard
 - Jennifer French
 - Art Scheffler

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

John Hertay, Watermark Developments, Applicant

- Did not have anything further to add

Jennifer French Reynolds Road resident

- Referred to correspondence submitted in advance of public hearing.
- Inquired as to whether public would have access to two parcels proposed to rezone to A1.

John Janmaat, Valley Road resident

- Referred to correspondence submitted in advance of public hearing.
- Inquired as to whether the property boundary could be amended to include the summit of the height as public land.

John Hertay, Watermark Developments, Applicant

- Confirmed that ALR land which is being rezoned has always been private land, and feels that people should have respect for private land.
- Confirmed the two A1 parcels are privately owned and will be used by the school as part of their educational function.
- Believes adequate lands were gifted to City as part of this application without including the top of the bank as well.

There were no further comments.

3.4.1. Correspondence - Item 3.4 (BL10984/Z13-0030)

3.5. Bylaw No. 10980 (OCP14-0014) and Bylaw No. 10981 (TA14-0010) - Various addresses in the Hospital Area, City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Support:
 - Kevin Bos
- Letters of Concern:
 - Dianne Geddes
 - Michael Griffin
 - Marten Gruenwald

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

James Avery, FRAHCAS

- Provided history of application.
- Supportive of collaborative approach that has lead to general agreement with the proposed HD3 zone.

Dean Muscardin, Christleton Ave

- Inquired as to maximum lot size and requested lot size be reduced.
- Made comment as to appropriate side yard setbacks, lot coverage, and on-site parking requirements.

Cecilia Gossen, Abbott Street resident

- Raised a concern with the corner of Strathcona and Abbott Street.
- Does not want any commercial development on Abbott Street.

Mayor Gray

Confirmed development application for 310-320 Strathcona has yet to come to Council for their consideration.

Diane Geddes, Abbott street resident

- Referred to future land use of various properties referenced in her correspondence submitted prior to the public hearing.
- Does not wish for her residence 2303 Abbott Street to have future land use changed from single/two family to institutional.

Wally Lightbody

- In support of collaborative approach that resulted in application before Council this evening.
- Agrees with comments from Ms. Geddes regarding future parking lot.
- Supports comments from Mr. Avery and FRAHCAS.

Jackie Jones, Abbott Street resident

- Inquired how increased density will impact traffic onto Abbott Street.
- Inquired as to set back requirements of new HD3 zone.

Debbie Helf, KSAN

- Supportive of HD3 proposal.
- Supportive of residents only parking around KGH.
- Spoke to frustration some area residents have with hospital expansion and land use changes.
- Suggested installation of signalization proposed as part of Colette Manor be advanced.
- Hopes future Councils respect HD3 boundaries and grant few variances.

Jillian Stamp, Abbott Street resident

- Raised concerns with HD3 proposal
- Spoke against proposed development at 310-320 Strathcona Park.
- Raised concerns with use of parking lot at Strathcona Park.

Richard Templin, Glenwood resident

- Participated in HD3 collaborative approach
- Parking issues are not adequately addressed.

Miles Bruckal, Abbott Street resident

- Inquired as to maximum building height in HD3 and as to how HD3 changes would impact his property.
- Would like to see a buffer created between the hospital and residential properties.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:42 p.m.

Mayor
/tt



City Clerk



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, July 29, 2014
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil*, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack* and Gerry Zimmermann

Staff Present: Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Subdivision, Agriculture & Environment Services, Todd Cashin*; Manager, Development Engineering, Steve Muenz*; Supervisor, Urban Planning, Lindsey Ganczar; Manager, Policy Planning, Danielle Noble-Brandt*; Planner 1, Laura Bentley*; and Council Recording Secretary, Tania Tishenko

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the meeting to order at 8:55 p.m.

2. Prayer

A Prayer was offered by Councillor DeHart.

3. Confirmation of Minutes

Moved By Councillor Basran/Seconded By Councillor Given

R558/14/07/29 THAT the Minutes of the Public Hearing and Regular Meeting of July 15, 2014 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1. Bylaw No. 10979 (Z14-0019) - 260 Ponto Avenue, Alexander Ryan Tull

Moved By Councillor Zimmermann/Seconded By Councillor DeHart

R559/14/07/29 THAT Bylaw No. 10979 be read a second and third time.

Carried

4.2. Bylaw No. 10986 (TA14-0007) - Amendments to Carriage House and Accessory Building Regulations

Moved By Councillor Stack/Seconded By Councillor Hobson

R560/14/07/29 THAT Bylaw No. 10986 be read a second and third time.

Carried

4.3. Bylaw No. 10875 (OCP11-0011) - 2755 McCurdy Road - PRODEV GP Ltd. & 1378310 Alberta Ltd.

Councillor Blanleil declared a conflict of interest as his son owns property adjacent to the subject land and left the meeting at 8:58 pm.

Moved By Councillor Given/Seconded By Councillor DeHart

R561/14/07/29 THAT Bylaw No. 10875 be read a second and third time.

Carried

4.4. Bylaw No. 10876 (TA11-0010) - Amendment to City of Kelowna Zoning Bylaw No. 8000, RHM4 - Hillside Cluster Multiple Cluster Housing Zone

Moved By Councillor Stack/Seconded By Councillor Given

R562/14/07/29 THAT Bylaw No. 10876 be read a second and third time.

Carried

- 4.5. Bylaw No. 10877 (Z11-0069) - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd.

Moved By Councillor Given/Seconded By Councillor Stack

R563/14/07/29 THAT Bylaw No. 10877 be read a second and third time.

Carried

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

Councillor Blanleil rejoined the meeting at 9:07 pm.

Moved By Councillor Given/Seconded By Councillor Stack

R564/14/07/29 THAT Bylaw No. 10984 be read a second and third time.

Carried

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

Moved By Councillor Hobson/Seconded By Councillor Singh

R565/14/07/29 THAT Bylaw No. 10980 be read a second and third time.

Carried

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

Moved By Councillor Hobson/Seconded By Councillor Singh

R566/14/07/28 THAT Bylaw No. 10981 be read a second and third time.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise delivering 88 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 2682 "It's Your Neighbourhood" Informational Notices to residents in the postal delivery area between July 14, 2014 and July 18, 2014.

Notice of these (Temporary Use Permits) were advertised by being posted on the Notice Board at City Hall on July 14, 2014, and by being placed in the Kelowna Capital News issues on July 18 and July 22, 2014 and by sending out or otherwise delivering 24 statutory notices to the owners and occupiers of surrounding properties, and 539 informational notices to residents in the same postal delivery route, between July 14 and July 18, 2014.

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

6. Development Permit and Development Variance Permit Reports

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

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letter of Support
 - 0871089 B.C. Ltd

Mayor Gray invited the applicant or anyone in the public gallery who deems themselves affected by the proposed variance to come forward, followed by comments from Council.

Bob Guy, Applicant

- Provided history of attempts to secure off-site parking

- Confirmed future development on site will accommodate this parking as well as any parking required for the new development.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Zimmermann

R567/14/07/29 THAT Council authorize the issuance of Development Variance Permit No. DVP14-0032 for Lot A, District Lot 139, ODYD, Plan 34415, located at 552 - 554 Leon Ave, Kelowna, B.C., subject to the following:

1. Landscaping to be provided on the offsite parking lot be in general accordance with Schedule "C";
2. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
3. Offsite parking covenant to be registered on the title of 264, 266 & 554 Leon Avenue parcels prior to issuance of the Development Variance Permit.
4. Legal Agreement to allow stalls 14-18 to encroach over the property line.

AND THAT the applicant be required to complete the above-noted condition No. 2 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

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

Section 8.1.10 (a)

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

Carried

6.1.1. Correspondence - Item 6.1 (DVP14-0032)

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

Councillor Stack declared a conflict of interest as he is the Director of the Society of Hope, who are involved with the project and left the meeting 9:39 pm.

Moved By Councillor Hobson/Seconded By Councillor Singh

R568/14/07/29 THAT Bylaw No. 10860 be adopted.

Carried

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

Moved By Councillor Blanleil/Seconded By Councillor Basran

R569/14/07/29 THAT Bylaw No. 10861 be adopted.

Carried

6.2.2. Development Permit Application No. DP13-0048 & Development Variance Permit Application No. DVP13-0049 - Various Addresses on Central Avenue, Richter Street & Cambridge Avenue, Provincial Rental Housing Corporation

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

Mayor Gray invited the applicant or anyone in the public gallery who deems themselves affected by the proposed variance(s) to come forward, followed by comments from Council.

Bryce Tupper, Agent for Applicant

- Discussed rationale for Development Permit and Variances.

Tess LeTailleur, Roanoke resident

- In support of high density housing.
- Against height of building, number of trees being removed.
- Concerned with increased traffic.

Juliet Anderson, BC Housing Consultant

- Discussed public involvement process.
- Felt that BC Housing went above and beyond in the public involvement process.

Bryce Tupper, Agent for Applicant

- Confirmed that BC Housing has been very involved and covered moving and other expensed for those in need.

There were no further comments.

Moved By Councillor Basran/Seconded By Councillor Hobson

R570/14/07/29 THAT Final Adoption of Official Community Plan Amending Bylaw No. 10860 and the Zoning Amending Bylaw No. 10861 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP13-0048 for Lot A, District Lot 9, ODYD, Plan 13927, located at 602-650 Central Avenue, Lot 1, District Lot 9, ODYD, Plan 4317, located at 603-607 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 4317, located at 609-611 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 4317, located at 621-631 Cambridge Avenue, Lot 1, District Lot 9, ODYD, Plan 7822, located at 661-663 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 7822, located at 671-673 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 7822, located at 681-689 Cambridge Avenue, Lot 4, District Lot 9, ODYD, Plan 7822, located at 648-650 Richter Street, Lot 5, District Lot 9, ODYD, Plan 7822, located at 668-670 Richter Street, Lot 6, District Lot 9, ODYD, Plan 7822, located at 680-692 Richter Street, Lot 13, District Lot 9, ODYD, Plan 4317, located at 678 Central Avenue, Lot 4, District Lot 9, ODYD, Plan 4317, located at 641 Cambridge Avenue, Lot 14, District Lot 9, ODYD, Plan 4317, located at 668 Central Avenue, Kelowna B.C., subject to the following:

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

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

AND THAT Council authorize the issuance of Development Variance Permit No. DVP13-0049 for Lot A, District Lot 9, ODYD, Plan 13927, located at 602-650 Central Avenue, Lot 1, District Lot 9, ODYD, Plan 4317, located at 603-607 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 4317, located at 609-611 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 4317, located at 621-631 Cambridge Avenue, Lot 1, District Lot 9, ODYD, Plan 7822, located at 661-663 Cambridge Avenue, Lot 2, District Lot 9, ODYD, Plan 7822, located at 671-673 Cambridge Avenue, Lot 3, District Lot 9, ODYD, Plan 7822, located at 681-689 Cambridge Avenue, Lot 4, District Lot 9, ODYD, Plan 7822, located at 648-650 Richter Street, Lot 5, District Lot 9, ODYD, Plan 7822, located at 668-670 Richter Street, Lot 6, District Lot 9, ODYD, Plan 7822, located at 680-692 Richter Street, Lot 13, District Lot 9, ODYD, Plan 4317, located at 678 Central Avenue, Lot 4, District Lot 9, ODYD, Plan 4317, located at 641 Cambridge Avenue, Lot 14, District Lot 9, ODYD, Plan 4317, located at 668 Central Avenue, Kelowna, B.C.;

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

Section 6.4.3 Projections Into Yards

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

Section 13.11.6 (b) Site Coverage

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

Carried

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

Councillor Stack rejoined the meeting at 9:56 pm.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

Mayor Gray invited the applicant or anyone in the public gallery who deems themselves affected by the proposed variance(s) to come forward, followed by comments from Council.

Rupert Marshall, Project Manager

- Explained rationale for needing the Temporary Use Permit.

There were no further comments.

Moved By Councillor Hobson/Seconded By Councillor Given

R571/14/07/29 THAT Council authorize Temporary Use Permit No. TUP14-0003 to allow the use of the subject property for Contractor Service, General for Lots A and B, District Lot 14, ODYD, Plan EPP28861, located at 2284 and 2292 Speer Street, Kelowna, BC, for a two (2) year period commencing from July 29, 2014.

Carried

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

Moved By Councillor Basran/Seconded By Councillor Blanleil

R572/14/07/29 THAT Bylaw No. 10837 be adopted.

Carried

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

Moved By Councillor Blanleil/Seconded By Councillor Basran

R573/14/07/29 THAT Bylaw No. 10838 be adopted.

Carried

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

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

Mayor Gray invited the applicant or anyone in the public gallery who deems themselves affected by the proposed variance(s) to come forward, followed by comments from Council.

Nobody came forward and there were no further comments.

Moved By Councillor Zimmerman/Seconded By Councillor Stack

R574/14/07/29 THAT Final Adoption of Official Community Plan Bylaw No. 10837 and the Zoning Amending Bylaw No. 10838 be considered by Council;

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

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

Section 13.7.6 (f) - Development Regulations

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

Section 8.1.9 (c) - Off-Street Vehicle Parking

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

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

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

7. Reminders - nil

8. Termination

The meeting was declared terminated at 10:05 pm.

Mayor
/tt



City Clerk

CITY OF KELOWNA
BYLAW NO. 10987
Z14-0018 - Mahesh Raj Tripathi
1781 Capistrano Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 28, Section 15, Township 23, ODYD, Plan KAP83551 located on 1781 Capistrano Drive, Kelowna, B.C., from the CD6 - Comprehensive Residential Golf Resort zone to the RU1 - Large Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 10989
Z14-0017 - Comfortcrafted Homes Inc., Inc. No. BC0723458
815 Juniper Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification a portion of Lot 7, Section 23, Township 26, ODYD, Plan 16489 located on 815 Juniper Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of July, 2014

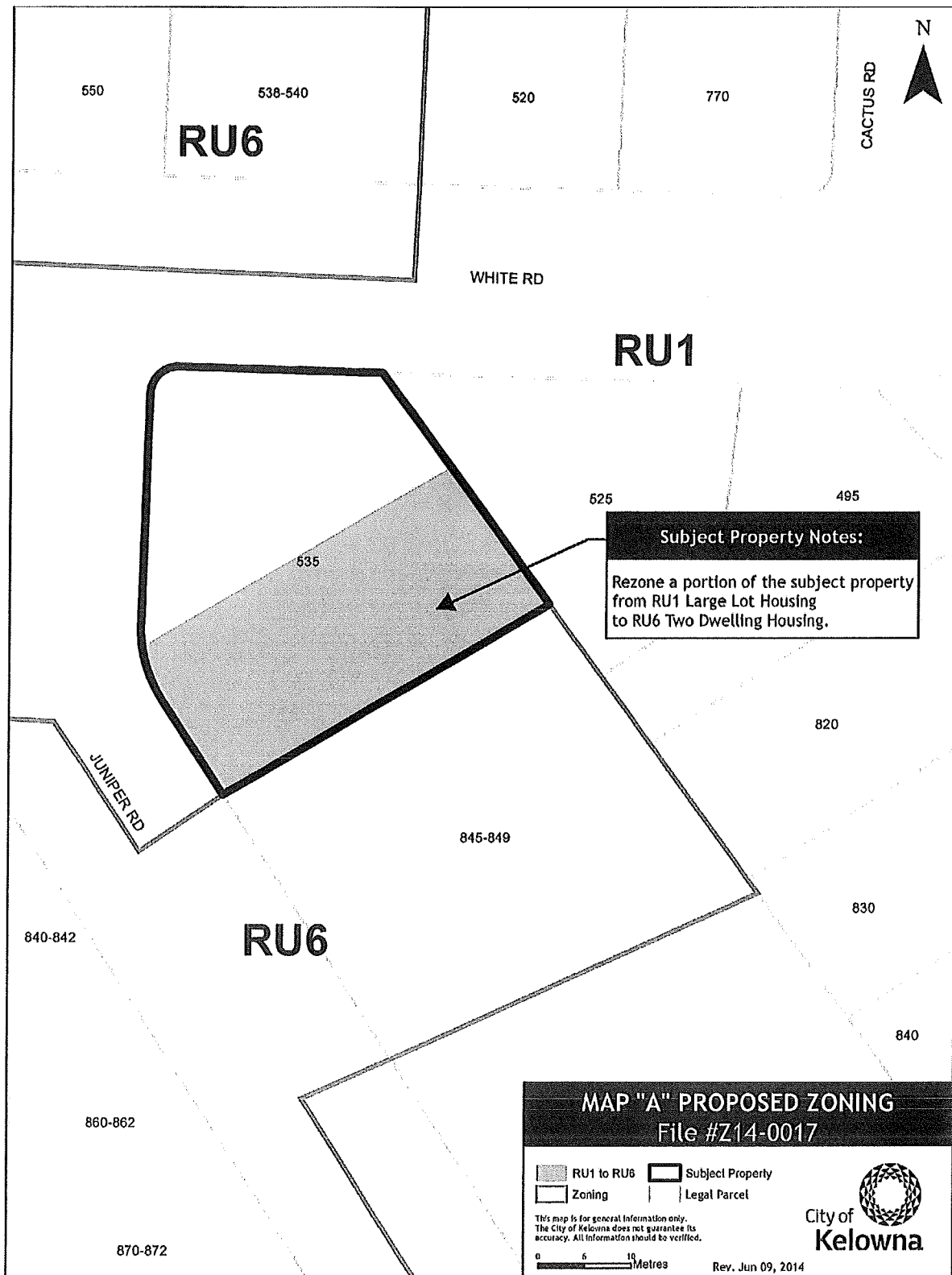
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 10991
Z14-0024 - Interior Health Authority
505 Doyle Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot A, District Lot 139, ODYD, Plan EPP 25652 located on 505 Doyle Avenue, Kelowna, B.C., from the C4 - Urban Centre Commercial zone to the C7 - Central Business Commercial zone as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of July, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

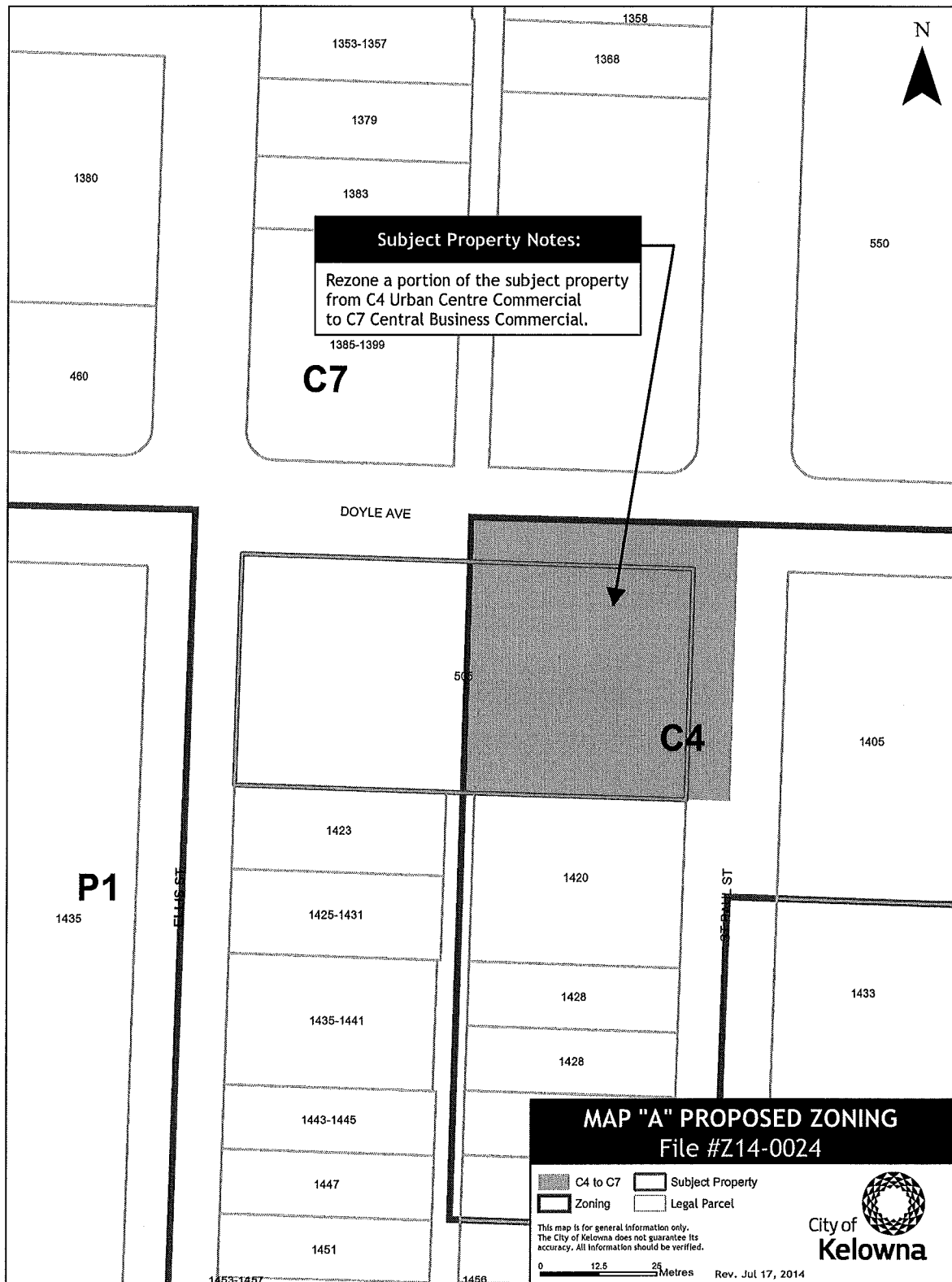
Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: July 16, 2014
RIM No. 0940-50
To: City Manager
From: Urban Planning, Community Planning & Real Estate (PMc)
Application: DVP14-0092
Owner: Amanda Lister & Timothy DeGroot
Address: 2282 Aberdeen Street
Applicant: Timothy DeGroot
Subject: Development Variance Permit
Existing OCP Designation: Multiple Unit Residential - Low Density (MRL)
Existing Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

That Council NOT authorize the issuance of Development Variance Permit No. DVP14-0092 for Lot 22, District Lot 136, ODYD, Plan 1172, located on 2282 Aberdeen Street, Kelowna, BC;

AND THAT the variances to the following sections Zoning Bylaw No. 8000 NOT be granted:
Section 9.5b.1(d) - Carriage House Regulations & Section 13.6.6(b)-RU6 Development Regulations:
To vary the permitted height of a carriage house from 4.5m permitted to 6.15m proposed.

2.0 Purpose

To consider a staff recommendation NOT to seek a Development Variance Permit to vary the maximum height of a carriage house.

3.0 Urban Planning

The subject property is zoned RU6 - Two Dwelling Housing, which permits carriage houses as a permitted secondary use.

Staff does not support the proposed height variance to the carriage house on the subject property, as the proposed height exceeds not only the current regulation, but also that of the proposed carriage house height amendments that received first reading by Council on July 14, 2014.

There is an example of a carriage house development located to the west, across the lane from the subject property. This carriage house was developed in 1998, and is approximately 6.0m high, as was permitted under the regulation of the day.

Carriage houses were approved at 6.0m until 2002 when Council amended the zoning bylaw to reduce carriage house height to 4.5m. The current height restrictions of 4.5m limit the second floor in new carriage houses to predominately sloped roof styles.

The changes proposed to the carriage house height regulations focus on a clearer reference to the size and location of dormers, as well as an increase to the maximum allowable height of a carriage house. The proposed change to the dormer regulation removes the maximum 1.2m width and increases the amount of a dormer feature to a maximum of 50% of the width of the roof in order to improve the usefulness of the space. The change in accessory building height regulation increases the maximum height to 4.8m. in order to accommodate the use of an attic style truss for 1½ storey carriage houses without requiring a variance to building height. However, this proposed carriage house under application exceeds both of the proposed changes to the regulation as well as the current regulations.

To fulfill Council Policy No. 367 for public consultation, the applicant spoke to a number of neighbours, and provided signed documents stating that they had reviewed documents and drawings for the proposed development at 2282 Aberdeen St, and that they are in favour/support of the project. No major issues were identified during consultation from neighbouring parcels.

4.0 Proposal

4.1 Background

The subject property currently has a small, single storey dwelling, constructed in early 1960's.

4.2 Project Description

The applicant is proposing to construct a new 2½ storey principal dwelling on the subject property fronting Aberdeen Street. As part of the building program for the subject property, the applicant is also proposing to construct a 2 storey carriage house, with a 2 bay garage on the ground floor, and a one bedroom suite on the second level.

The proposed building design incorporates a sloped roof design element at a 12:12 slope at the north and south ends of the building, facing the adjacent properties. However, owing to the orientation of the proposed roof ridge line parallel to the lane, the dominant dormer elements will be facing both the lane and the common open space between the buildings.

Due to the design of the proposed carriage house and the large shed style dormers on each side of the building exceeding 1.2m in width, the building height has to be measured to the roof of the dormers, in this case at 6.14m. The windows of the dormers face the lane and the shared rear yard of the principle dwelling.

The RU1 zone limits accessory buildings height to a maximum building height of 4.5m. As well, the definition of height in section 6.6.4 of the Zoning Bylaw states that;

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

In this case, the proposed shed dormers are designed to occupy 100% of the building frontage. Therefore the building height has to be measured as if the dormers are the main roof.

The building form and character of the carriage house incorporates a substantial number of design features of the principal dwelling in terms of materials and colour choices which will serve to tie the two buildings together aesthetically.

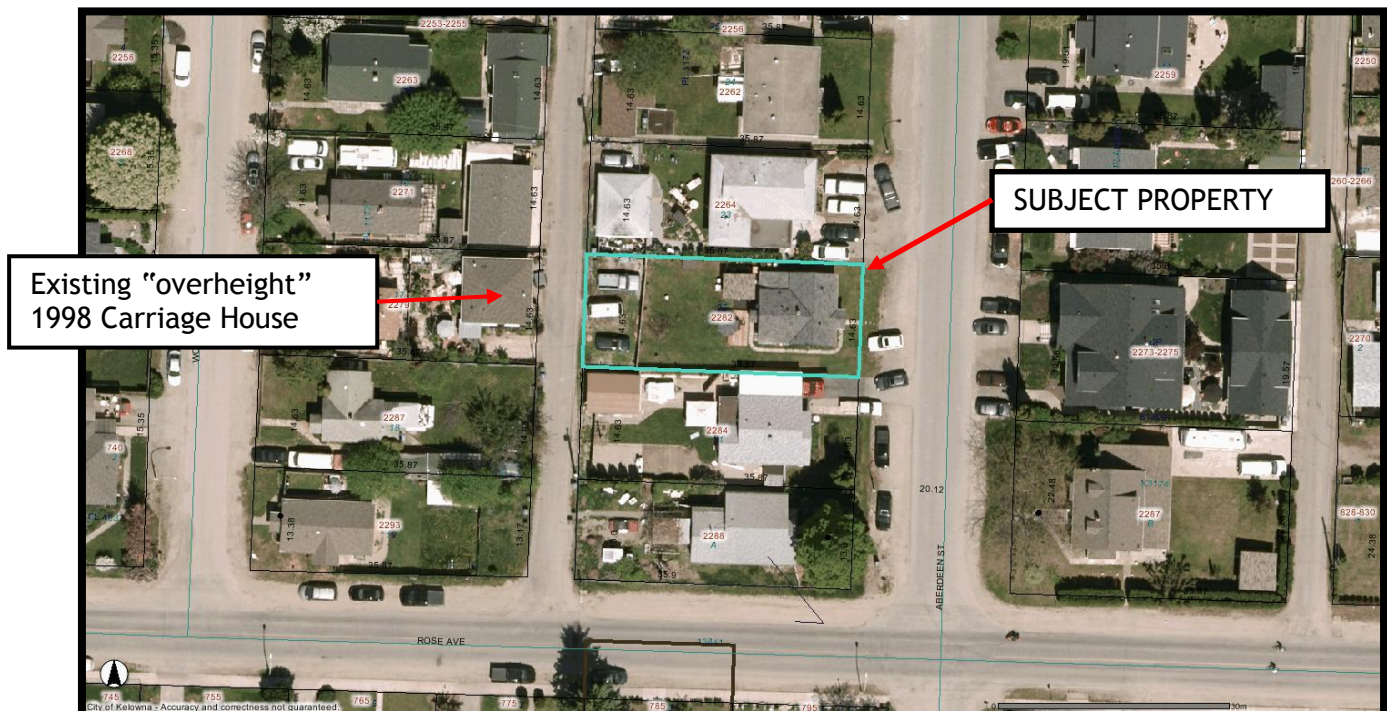
4.3 Site Context

The subject property is located in an established neighbourhood of older, modest dwellings. However, there are a number of properties that are being redeveloped with larger dwellings. There are several accessory buildings constructed off the lane in the area. As well, there is a newer, two storey dwelling constructed across Aberdeen St. from the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single unit dwelling
East	RU6 - Two Dwelling Housing	Two unit dwelling
South	RU6 - Two Dwelling Housing	Single unit dwelling
West	RU6 - Two Dwelling Housing	Dwelling and carriage house

Subject Property Map: 2282 Aberdeen Street



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Site Details		
Lot Area	400m ²	525 m ²
Lot Width	13m	14.6 m
Lot Depth	30m	35.8 m
Site Coverage Buildings	40%	207.6m ² = 39.5%
Site Coverage Buildings, Driveways and parking	50%	236.8m ² = 45%

Principal Dwelling details		
Setbacks		
Front Yard	4.5m	4.5 m
Side Yard (south)	2.3m	2.4m
Side Yard (north)	2.3m	2.4m
Rear Yard	7.5m	17m
Height of buildings/number of storeys	9.5m / 2½ Storeys	9.0m / 2½ Storeys
Total floor area	n/a	326.5
Carriage House details		
Total floor area of carriage house	90m ²	55.7m ²
Setbacks		
Front Yard	9.0 m	27 m
Side Yard (south)	2.3m	2.00m
Side Yard (north)	2.3m	3.49 m
Rear Yard	1.5m	1.5 m
Height of carriage house	4.5m	❶ 6.15m
Distance Between buildings	4.5	8.3m
Lot coverage of carriage house	14% = 73.5	66.89
Number of on-site parking stalls	3	3
Size of on-site parking stalls		
Private Open Space per unit	30m ²	30 m ²
❶ Indicates a requested variance to allowable height of carriage house		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

6.0 Technical Comments

6.1 Building & Permitting Department

No comment.

6.2 Development Engineering Department

This development variance permit application to vary the height from 4.5 to 6.14m does not compromise any municipal services.

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

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

6.3 Fire Department

The fire department has no concerns in regards to the height variance. Please ensure that the requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings (house and carriage house) a gate with a clear width of 1100mm is required. Any gate is to open without special knowledge. Additional visible address is required from Aberdeen St. Emergency access is from the main roadway and not the lane to the west side of the drawing.

6.4 FortisBC Gas

No concerns.

6.5 FortisBC electric

No response.

6.6 IPlan - Parks and Places

No comment.

6.7 Real Estate and Building Services

No comment.

6.8 Shaw Cable

Interests unaffected.

6.9 Telus

No comment regarding this application.

7.0 Application Chronology

Date of Application Received: May 12, 2014

8.0 Alternate Recommendation

That Council authorize the issuance of Development Variance Permit No. DVP14-0092 for Lot 22, District Lot 136, ODYD, Plan 1172, located on 2282 Aberdeen Street, Kelowna, BC;

AND THAT the variance to the following sections of Zoning Bylaw No. 8000 be granted:
Section 9.5b.1(d) - Carriage House Regulations & Section 13.6.6(b)-RU6 Development Regulations:
To vary the permitted height of a carriage house from 4.5m permitted to 6.15m proposed.

Report prepared by:

Paul McVey, Urban Planner

Reviewed by:

☐

Lindsey Ganczar, Urban Planning Supervisor

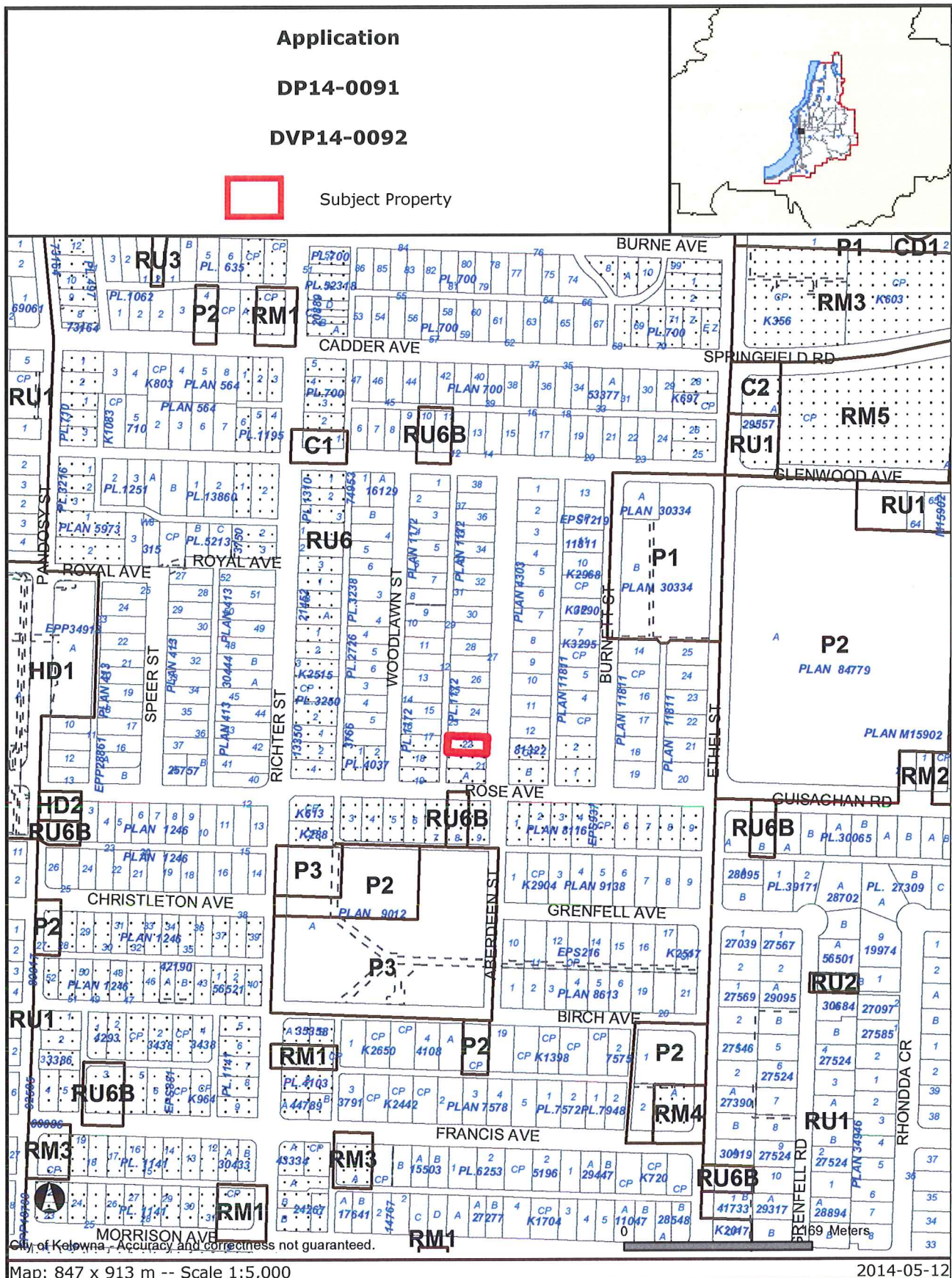
Approved for Inclusion:

☐

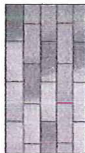
Ryan Smith, Urban Planning Manager

Attachments:

Location map
Site Plan/ Landscape Plan
Floor Plans
Conceptual Elevations
Rationale letter
Context/Site Photos



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



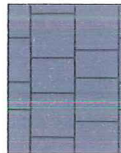
ASPHALT SHINGLES

IKO 25 YEAR (OR EQUIVALENT)
COLOR: CHARCOAL GRAY



HARDIPLANK SIDING

JAMES HARDIE (OR EQUIVALENT)
COLOR: EVENING BLUE



HARDI SHINGLE

JAMES HARDIE (OR EQUIVALENT)
COLOR: BOOTHBAY BLUE



HARDIPLANK TRIM

JAMES HARDIE (OR EQUIVALENT)
COLOR: ARCTIC WHITE



STONE

K2 LEDGSTONE (OR EQUIVALENT)
COLOR: OCEAN MIST

EAVESTROUGH & DOWNSPOUTS

ALUMINUM
COLOR: ARCTIC WHITE

RAILING

WOOD
COLOR: ARCTIC WHITE

FRONT DOOR

WOOD OR WOOD LOOK FIBREGLASS
COLOR: NATURAL STAIN OR PAINTED TO MATCH SIDING


WINDOWS

PVC
COLOR: WHITE

GARAGE DOORS

WOOD LOOK FIBREGLASS
COLOR: TO MATCH SIDING



 <p>Jtech Drafting Ltd. Residential Design & Drafting Services 9-3048 Riverside Drive, Kelowna, BC, V1Y 4K5 Tel: 250-860-1000 Fax: 250-860-1001 jtechdrafting@gmail.com jtechdrafting.com</p>		<p>CUSTOMER: TIM DEGROOT & MANDY LISTER 2282 ABERDEEN STREET KELOWNA, BC, (604) 413-0886</p>		<p>PROJECT NAME & ADDRESS: ABERDEEN INFILL 2282 ABERDEEN STREET KELOWNA, BC, L 22 DISTRICT L 136 P 1172</p>		<p>THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF JTECH DRAFTING LTD. NO REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM OF REPRODUCTION, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF JTECH DRAFTING LTD. ANY REPRODUCTION OR USE OF THESE PLANS FOR ANY REASON, WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.</p> <p>THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY LIABILITY TO JTECH DRAFTING LTD. FOR ANY INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE SPECIFIC CONSTRUCTION OF ONE, AND ONLY ONE, DWELLING.</p> <p>DRAWINGS ARE NOT TO BE SCALED. ANY DIMENSIONS SHOWN ON THE DRAWINGS, WITH THE DRAWINGS MUST BE REPORTED TO LASTING LEGACIES INC. PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO JTECH DRAFTING LTD. PRIOR TO CONSTRUCTION THE BUYER AND/OR OTHER ARE FULLY RESPONSIBLE.</p> <p>ALL WORK IS PERFORMED TO COMPLY TO THE BC BUILDING DEPARTMENT AND ALL OTHER AUTHORITIES HAVING JURISDICTION.</p>		<p>COLOR BOARD</p> <table border="1"> <tr> <td>ISSUED FOR:</td> <td>DATE (MD/Y):</td> </tr> <tr> <td>BUILDING PERMIT</td> <td>XXXXXX</td> </tr> <tr> <td>REVISION:</td> <td>DATE (MD/Y):</td> </tr> <tr> <td>1.</td> <td></td> </tr> <tr> <td>2.</td> <td></td> </tr> <tr> <td>3.</td> <td></td> </tr> <tr> <td>4.</td> <td></td> </tr> <tr> <td>5.</td> <td></td> </tr> </table>		ISSUED FOR:	DATE (MD/Y):	BUILDING PERMIT	XXXXXX	REVISION:	DATE (MD/Y):	1.		2.		3.		4.		5.		<p>COLOR BOARD</p> <table border="1"> <tr> <td>PROJECT #:</td> <td>2013-DEGROOT1</td> </tr> <tr> <td>DATE:</td> <td>2013.04.24</td> </tr> <tr> <td>SCALE:</td> <td>AS SHOWN</td> </tr> <tr> <td>DRAWN BY:</td> <td>JPB</td> </tr> <tr> <td>CHECKED BY:</td> <td></td> </tr> </table> <p>C1</p>		PROJECT #:	2013-DEGROOT1	DATE:	2013.04.24	SCALE:	AS SHOWN	DRAWN BY:	JPB	CHECKED BY:	
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PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

DEVELOPMENT VARIANCE PERMIT SET

PROJECT ADDRESS:
2282 ABERDEEN STREET,
KELOWNA, BC

PLANS FOR:

DEGROOT RESIDENCE



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2-2040 Rossland Lane, Kelowna, BC, V2Z 4G5
P: 778-755-4448 C: 250-878-6519
jtechdrafting@gmail.com
jtechdrafting.com

DESCRIPTION*	SQ. FT.
MAIN FLOOR	1355
SECOND FLOOR	1310
THIRD FLOOR	850
TOTAL	3515
LOWER LEVEL	n/a
GRAND TOTAL	3515
GARAGE(S)	720
PORCH	160
LANDSCAPE	200
BALCONY(S)	n/a

LIST OF DRAWINGS:
PROPOSED SITE / LANDSCAPE PLAN
DP1 PROPOSED SITE / LANDSCAPE PLAN
DP2 PROPOSED SITE / LANDSCAPE PLAN
DP3 PROPOSED FLOOR PLANS
DP4 PROPOSED GARAGE / SEC. SUITE

Job:
2013-DEGROOT1
Address:
2282 ABERDEEN STREET,
KELOWNA, BC
Date:
RELEASE: APRIL 30, 2014
REVISED:

<p>LEGAL DESCRIPTION: LOT 22; DISTRICT LOT 136, O.D.Y.D., PLAN 1172</p> <p>MUNICIPAL ADDRESS: 2282 ABERDEEN STREET KELOWNA, BC</p> <p>ZONING DESIGNATION: RUB</p>	<p>PROPOSED COVERAGE CALCULATION:</p> <p>LOT AREA = 524.85m²</p> <p>MAXIMUM COVERAGE (40%) = 209.94m²</p> <p>MAXIMUM COVERAGE INC. PKG/DRIVEWAY (50%) = 262.43m²</p> <p>DWELLING PORCH COVERAGE = 125.89m²</p> <p>GARAGE/SEC. SUITE COVERAGE = 140.75m²</p> <p>TOTAL PROPOSED BUILDING COVERAGE = 266.64m²</p> <p>SUITE PARKING COVERAGE = 207.64m² or 39.56%</p> <p>DRIVEWAY COVERAGE = 15.46m²</p> <p>GRAND TOTAL PROPOSED COVERAGE = 13.72m²</p> <p>EXISTING HOUSE TO BE REMOVED = 236.82m² or 45.12%</p>	
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SUBJECT PROPERTY
KEY PLAN



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 Residential Design & Drafting Services
 9-2040 Rosedale Lane, Kelowna, BC, V1Z 4C5
 P778.755.4448 C250.878.4519
 jtech@jtechdrafting.com
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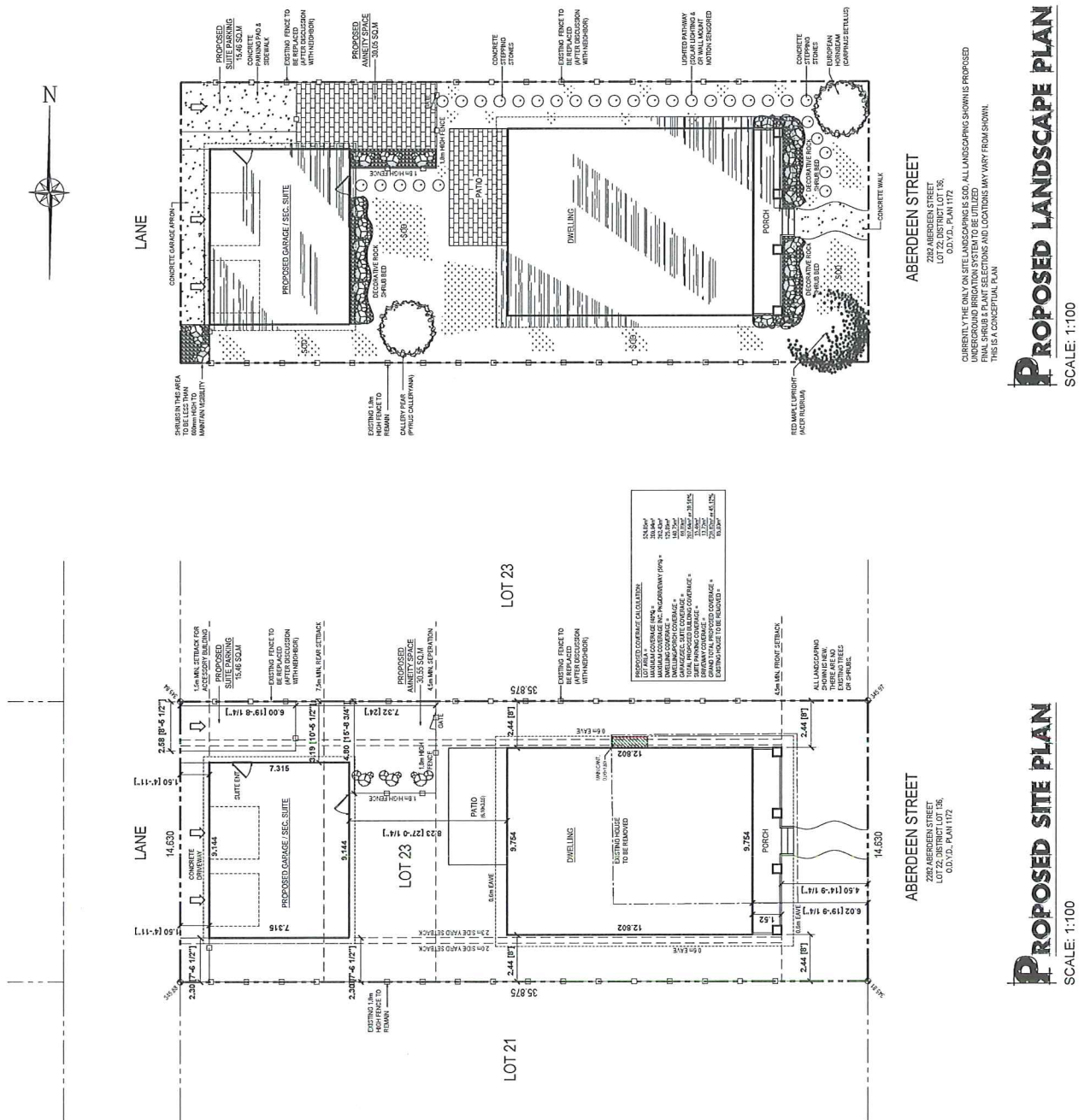
CLIENT:
TIM DEGROOT & MANDY LISTER
 2282 ABERDEEN STREET
 KELOWNA, BC,
 (604) 413-0686
 PROJECT NAME & ADDRESS:
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 ISSUED FOR: [DATE: (MO/Y)]
 DEVELOPMENT VARIANCE PERMIT [DATE: (MO/Y)]
 REVISION: [DATE: (MO/Y)]
 1. GARAGE SETBACK INCREASED TO 2.3m
 2.
 3.
 4.

PROPOSED SITE PLAN & LANDSCAPE PLAN
 PROJECT #: 2013-DEGROOT1
 DATE: 2013.11.28
 SCALE: AS SHOWN
 DRAWN BY: JPB
 STAMP: DP1

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CLIENT:

**TIM DEGROOT &
MANDY LISTER**
2282 ABERDEEN STREET
KELOWNA, BC,
V6A 4G6
(604) 413-0686

PROJECT NAME & ADDRESS:

ABERDEEN INFILL
2282 ABERDEEN STREET
KELOWNA, BC,
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FOR ANY OTHER PURPOSE.

ALL WORK IS SUBJECT TO THE CURRENT BC BUILDING CODE AND ALL OTHER
AUTHORITIES HAVING JURISDICTION.

DEVELOPMENT VARIANCE PERMIT

ISSUED FOR:

DATE (MM/YY)

DEVELOPMENT VARIANCE PERMIT

REVISION:

DATE (MM/YY)

1. XXXXXX

2.

3.

4.

DRAWING TITLE:

PROPOSED ELEVATIONS

PROJECT #

DATE

SCALE

DRAWN BY

DATE

PROJECT

DATE

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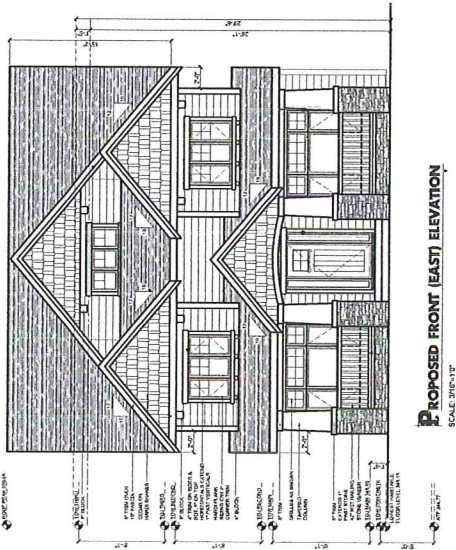
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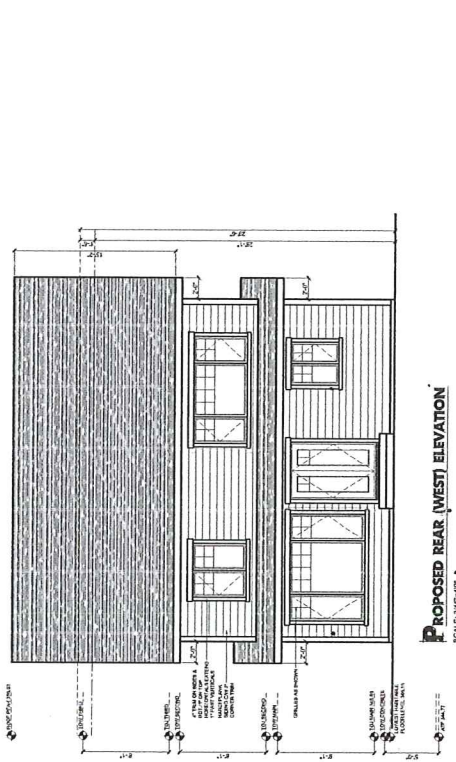
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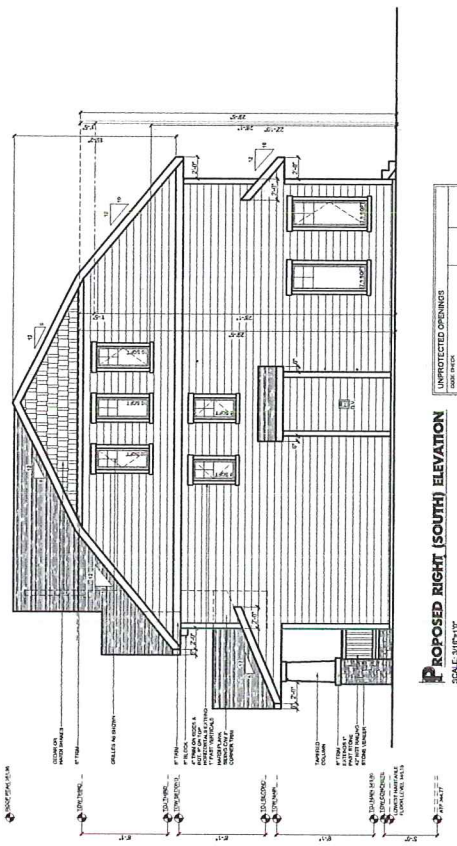
PROJECT



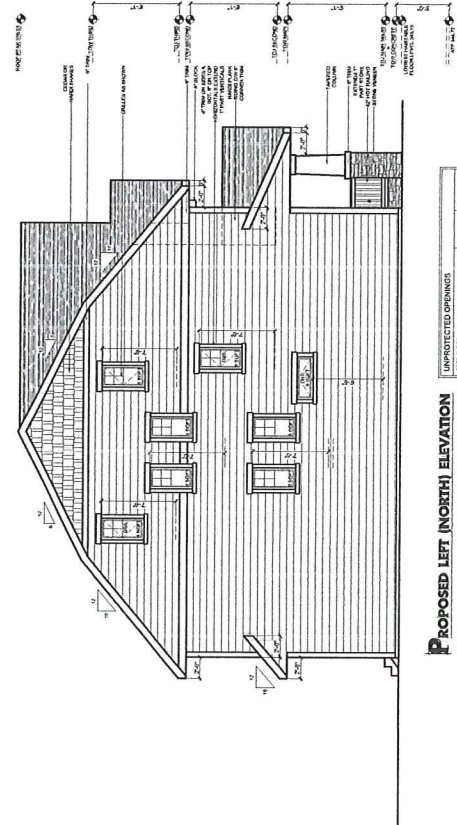
PROPOSED FRONT (EAST) ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED REAR (WEST) ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED LEFT (NORTH) ELEVATION
SCALE: 3/8"=1'-0"

UNPROTECTED OPENINGS	
DOOR	1.00
WINDOW	1.00
SCREENED WINDOW	1.00
SCREENED DOOR	1.00
SCREENED PORCH	1.00
SCREENED BALCONY	1.00
SCREENED TERRACE	1.00
SCREENED PATIO	1.00
SCREENED PORCH	1.00
SCREENED BALCONY	1.00
SCREENED TERRACE	1.00
SCREENED PATIO	1.00

UNPROTECTED OPENINGS	
DOOR	1.00
WINDOW	1.00
SCREENED WINDOW	1.00
SCREENED DOOR	1.00
SCREENED PORCH	1.00
SCREENED BALCONY	1.00
SCREENED TERRACE	1.00
SCREENED PATIO	1.00
SCREENED PORCH	1.00
SCREENED BALCONY	1.00
SCREENED TERRACE	1.00
SCREENED PATIO	1.00

DP2

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jtechdrafting@gmail.com
jtechdrafting.com

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**TIM DEGRÖÖT &
MANDY LISTER**
2282 ABERDEEN STREET
KELOWNA, BC,
(604) 413-0686

PROJECT NAME & ADDRESS:

ABERDEEN INFILL
2282 ABERDEEN STREET
KELOWNA, BC,
L 22 DISTRICT L 136 P 1172

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DEVELOPMENT VARIANCE PERMIT

ISSUED FOR: DATE: (MDY)

DEVELOPMENT VARIANCE PERMIT: 1408P4

REVISION: DATE: (MDY)

1. KKKKKKK

2.

3.

4.

PROPOSED GARAGE / SECONDARY SUITE

PROJECT #: 2013-DEGRÖÖT1

DATE: 2013.11.28

SCALE: AS SHOWN

DRAWN BY: JPB

CHECKED BY:

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

DRAWN BY:

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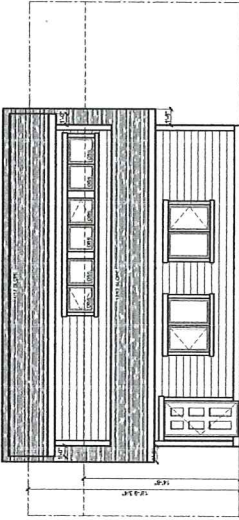
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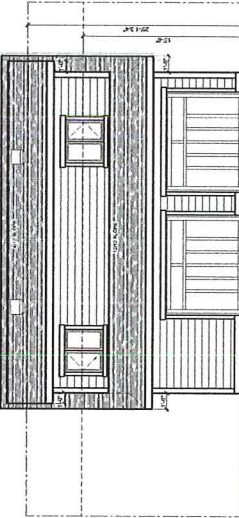
DATE:

DP4

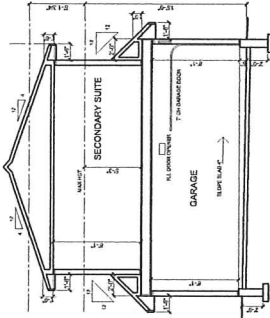
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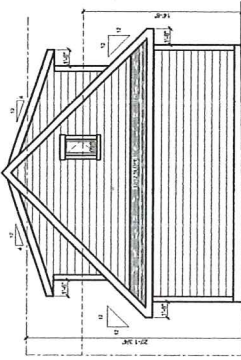
PROPOSED REAR (EAST) ELEVATION
SCALE: 3/16"=1'-0"



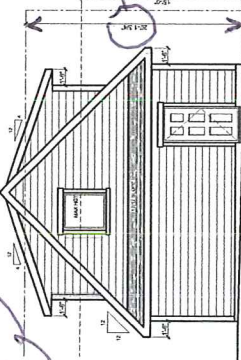
PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



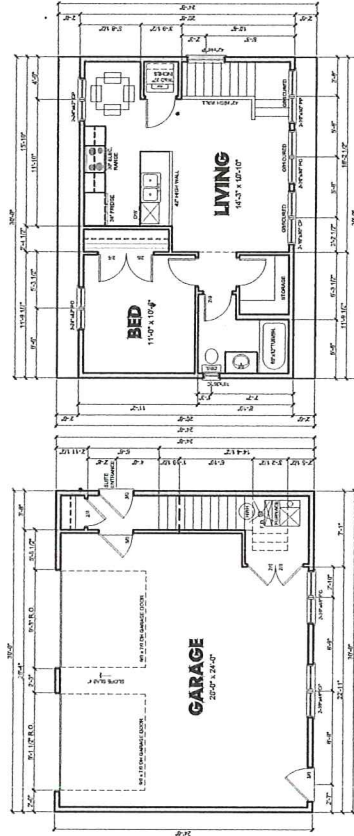
PROPOSED BUILDING SECTION
SCALE: 3/16"=1'-0"



PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED LEFT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"



GARAGE SECONDARY SUITE
SCALE: 3/16"=1'-0"
(800 SQ. FT. - 8'11" CEILING HT.)

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

VARY BUILDING HEIGHT
FROM 4.5m PERMITTED
TO 6.4 m PROPOSED



DUPLEX AT 2273-2275 ABERDEEN ST.





CARRIAGE HOUSE @ 2279 WOODLAWN ST

The de Groot House

We are Tim and Mandy, new residents of Kelowna and newly engaged. Mandy works as a respiratory therapist at Kelowna general and Tim works as a red seal ticketed carpenter. We first chose Kelowna for the lifestyle and all it has to offer. Once our hearts were set on Kelowna we started looking for our first home together. We bought our first house last summer because of the great location; proximal to downtown, the lake, parks, and the hospital where Mandy is employed. Initially we were attracted to the house because it was in our price range but we also saw the potential in the purchase to build the house that we want.

Our future in the area does not end once construction is done. We will be getting married next September and soon after we plan on starting our family in this home and have designed it accordingly; three bedrooms, a loft and a large amount of space for our children. We have also included a space within our home for our company to visit, as we are starting our life here in Kelowna without friends and family, we often get visitors from out of town and we would like them to feel comfortable.

With potential for a carriage house, we have drawn up plans that will attract desirable renters, with their own private outdoor space and a bright open concept apartment. It has also been discussed that we may require the carriage house for an in-law suite for one of our parents at some point in the future, another reason for the design.

We appreciate you taking the time to look over our plans and proposal, we are very excited about our family plan and house design. We look forward to working with you in this endeavor.

Tim de Groot and Mandy Lister

The block contains two handwritten signatures. The top signature is 'Tim de Groot' in a cursive script, followed by a long horizontal flourish. The bottom signature is 'Mandy Lister' in a similar cursive script.

Proposed Development for 2282 Aberdeen Street



Final colors may be different than shown. Landscaping will not be as shown, for rendering only.

Contact Information:

Property Owners:

Tim Degroot 604-413-0686
Mandy Lister 250-718-9501

timdegroot09@gmail.com
mlister_306@hotmail.com

Designer:

JTech Drafting Ltd.
Jeremy Brownlee 250-878-4519

jtechdrafting@gmail.com

Variance Request:

Based on the fact that the overall height of the accessory building is over the 4.6m maximum height bylaw, we are hereby requesting a variance to allow for it to be built as designed.

Although this is a smaller lot than most, the accessory building complies with all the setback and coverage bylaws. The challenge was to incorporate an additional residence while still keeping adequate parking. We wanted to create a more liveable space as a nice suite generally attracts better tenants.

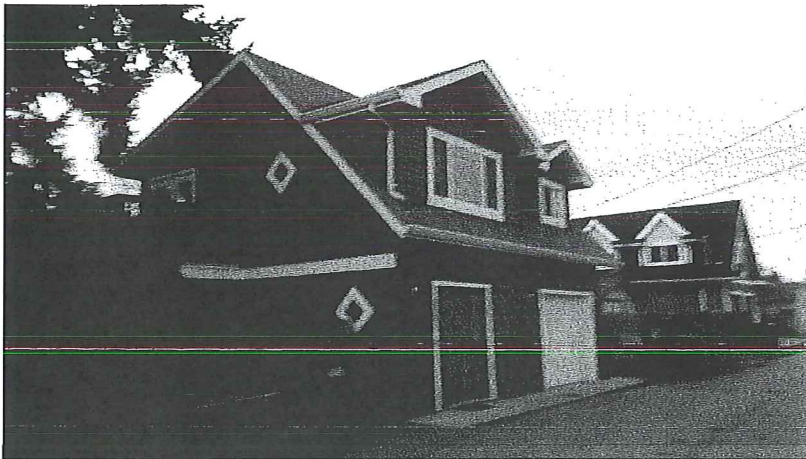
We have addressed some of the issues that are usually associated with these types of buildings. As you will notice on the drawings, all windows have been placed to ensure privacy for the neighbours (there are no dormers or decks off the sides, windows on the back are transoms, and windows on the sides are either obscured or in a stairwell). The larger windows are to the lane side and are larger in order to meet egress requirements. We have designed the ceilings at minimum heights.



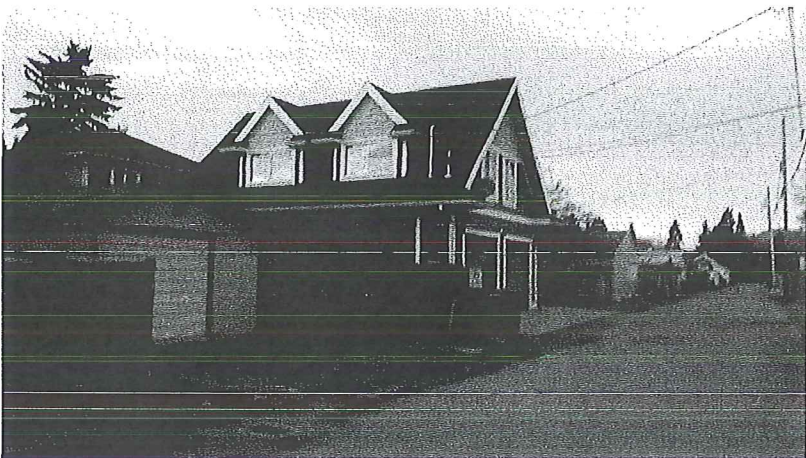
When compared to some of the surrounding projects of this nature, you will find this carriage house to be aesthetically pleasing, and doesn't present overlook issues, or privacy concerns as some of the others do. The style is one that compliments the proposed main structure on the property.



This is a two storey box on box design. There is a deck on second level overlooking backyard and neighbour's property.



There is a deck on the upper level overlooking the backyard and the neighbour's property. Dormers are wider than the 1.2m bylaw requirement.



There are two dormers on the side of the building overlooking the neighbour's yard. This is a similar design to what we are proposing, although ours does not present the overlook issues.

The below are direct excerpts from the Intensive Residential – Carriage House / Two Dwelling Housing Design Guidelines, with our comments/responses noted in italics.

OBJECTIVES

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

GUIDELINES

1.0 General Considerations

- 1.1 Design projects to reflect the character of the neighborhood and the principal dwelling if applicable through similar architectural and landscaping themes (i.e. respect building setbacks, height, massing, scale, articulated rooflines, building materials, etc.);

It is clear that the scale of the proposed main building is larger than the existing neighbouring homes. However, like this and other properties in this aging neighbourhood, it is likely that those smaller war-time homes will eventually be redeveloped as well. This structure is not unlike other properties recently redeveloped (as shown below). The home has been situated as close to grade as possible to alleviate some of the height and even still, the overall height of the main structure is within the 9.5m guidelines.



This recently redeveloped property is located directly across the street from our proposed project.

The client requested two and a half storeys for this home which had to be included as a top floor, as a basement is not possible due to the fact that the property is located in a flood plain. Although it is two and a half storeys, each subsequent floor is stepped back and the added roof line on the loft level adds more architectural interest than a large sloping roof so it will not appear as a giant three storey box

The property has been designed with future liveability in mind. We believe this home preserves and enhances the character of the neighbourhood, together with a timeless exterior design, the use of quality construction materials, and landscaping.

- 1.2 Incorporate a high quality design and architectural details to all street facing elevations;

Not only is there a high quality design and architectural details on the street facing elevation but all elevations (four sided architecture).

- 1.3 Avoid flat, monotonous faces with entrances as a dominant feature facing the street;

The entrance is facing the street, complimented by a full width front porch that contributes to the creation of a pedestrian oriented street, by maintaining similar setbacks to the adjacent homes.

- 1.4 Design entrances to be directly accessed and visible from the street and/or lane;

The entrance is both visible and directly accessed from the street.

- 1.5 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighboring residence;

The windows have been placed with both the privacy of the owner and neighbors in mind. Windows on the upper level on the back are in a bedroom or ensuite not a living space where people would gather. Windows on the sides have been limited. There are windows in the stairwell but these are more to enhance interior daylighting as per the following section 1.6

- 1.6 Enhance interior daylighting without creating overlook into adjacent properties (i.e. incorporate skylights, clerestory windows, or obscured glazing);

Clerestory windows have been utilized. Overlook issues were covered in the prior comments under section 1.5

- 1.7 Design with consideration given to the relationship between windows size and placement and scale of building faces, projections, and dormers. Dormers and building faces should not be windowless;

We believe that the design has taken into account the criteria made in section 1.7.

- 1.8 Locate buildings to minimize the amount of shadow cast onto the private open space of adjacent properties;

The building is located as far forward on the lot as allowable and we believe this will help minimize the amount of shadow cast onto private open spaces (rear yards) or the adjacent properties. The roof line of the home is a front to back gable and it has no extra roof lines on the rear of the home to cause additional shadowing.

-
- 1.9 Maximize the amount of usable private outdoor space for each dwelling unit;

This is a smaller lot than most and by pulling the house forward on the lot it maximizes the amount of usable private outdoor space. The secondary unit has a fenced private amenity space that meets the requirements set out in the bylaws.

- 1.10 Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street (including those with special character or historical and cultural significance);

Since there is no existing trees or shrubs this project will be a great improvement over what is there now.

- 1.11 Landscape front yards utilizing native plants that are drought tolerant;

Native drought tolerant plants will be utilized during landscaping. The city's bylaw No. 10481 6B.5.6 will be consulted during the plant selection process.

- 1.12 Use fences, hedges and landscaping to help screen views of private open spaces on adjacent residential properties;

There is an existing fence on both sides of the property that will be retained. Additional fencing and landscaping will be used to create a suitable private space for the accessory unit.

- 1.13 Use fencing material consistent with those on abutting properties;

Similar fencing will be used to create the additional private space.

- 1.14 Incorporate the strategic placement of lighting to ensure residents' safety using lighting materials that minimize spill-over light pollution;

A lit path from the front street to the rear accessory building will be provided. This will possibly utilize solar path lights and motion sensor lights.

- 1.15 Locate parking and garages within the rear yard with direct access from the lane. On properties which do not abut a lane, locate parking within the rear yard with driveway access from the street;

Parking and garage are located off the lane.

- 1.16 Minimize the amount of impervious paved surfaces (i.e. share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving material such as grasscrete);

The driveway / parking are related in close proximity to each other to minimize the amount of impervious paved surfaces.

-
- 1.17 Place gas, electrical or mechanical equipment so that they are not visible from the street.

Mechanical equipment shall be placed so that it is not visible from the street. If it needs to be placed where it will be visible from the street then it will be screened with landscaping or fencing.

2.0 Two Dwelling Housing (Detached) and Detached Accessory Structures

- 2.1 Design buildings located on a double fronting or corner lot so that there is frontage onto both streets (i.e. entrance to principal dwelling from the front street and the entrance to the second dwelling/secondary suite from the side street or a front to back configuration with the principal dwelling fronting onto one street and the secondary suite fronting onto the other);

This is not applicable to this project.

- 2.2 Create a "lanescape" whereby the lane becomes the public space or "street" where the second dwelling or secondary suite is located. Incorporate the following:

- Main entrance located on the lane;
- Upper level massing, primary outlook, front facade treatment directed towards the lane;
- Landscaping along the lane's edge;

The main entrance though not located on the lane is close to the lane on the side. The primary outlook is directed towards the lane. Windows on the back are limited and are clerestory. Windows on the side are either obscured or in a stairwell.

- 2.3 Reduce massing next to the backyard of adjacent properties to enhance solar access and limit the sense of scale from adjacent properties (i.e. step back the upper level of the building or incorporate living space within the volume of a sloped roof;

The upper level has been stepped in from the main level. The dwelling has the look of a 1 ½ storey structure. It has also been designed with a "shed" roof to enhance the solar access.

- 2.4 Design and finish buildings to complement and enhance the principal dwelling;

The accessory building has been designed to complement and enhance the principal dwelling. It has similar roof line, uses quality construction materials and like the principal dwelling also has four sided architecture.

- 2.5 Incorporate variation in roofline, windows and facades to establish the individual character of each building while maintaining a consistent theme.

A "shed" roof design was used on the accessory building as apposed to a gable to enhance the solar access. By using similar building products the building will have individual character but maintain a consistant theme throughout the project.

In conclusion, we think you will find this custom-designed craftsman-inspired home and carriage house (accessory building) to be a great addition to this neighbourhood. The redevelopment of this property will help make the community inviting for developers and home owners alike – to redevelop the area in a positive way with timeless, sensitive, quality developments.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP14-0092

EXISTING ZONING DESIGNATION: RU6 - Two Dwelling Housing
WITHIN DEVELOPMENT PERMIT AREA: Intensive Residential - Character Neighbourhood Design Guideline

ISSUED TO: Timothy DeGroot
LOCATION OF SUBJECT SITE: 2282 Aberdeen Street

	LOT	D.L.	PLAN	DISTRICT
LEGAL DESCRIPTION:	22	136	1172	ODYD

SCOPE OF APPROVAL

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

1. TERMS AND CONDITIONS:

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

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

To vary the permitted height of a carriage house from 4.5m to 6.15m.

Section 13.6.6(b) - Development Regulations

To vary the maximum height of an accessory building from 4.5m permitted to 6.15m proposed.

3. PERFORMANCE SECURITY: None Required.

4. DEVELOPMENT:

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

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

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

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

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

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

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

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

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

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters


Telephone No.

6. APPROVALS:

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

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

Doug Gilchrist, Divisional Director - Community Planning & Real Estate



Tech Drafting Ltd.
 Residential Design & Drafting Services
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 P: 778.355.4446 C: 604.678.4539
 techdrafting@techdrafting.com
 9-17101 (1000) (1000) (1000)

CLIENT:
TIM DEGROOT & MANDY LISTER
 2282 ABERDEEN STREET
 KELOWNA, BC,
 V8A 4G8
 (250) 413-0685

PROJECT NAME & ADDRESS:
ABERDEEN INFILL
 2282 ABERDEEN STREET
 KELOWNA, BC,
 L 22 DISTRICT L 138 P 1172

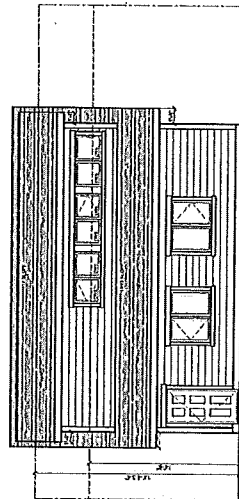
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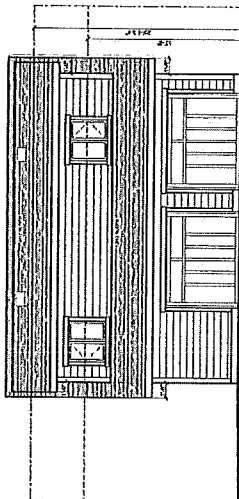
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 REVISION: [] DATE (MM/YY): []
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PROPOSED GARAGE / SECONDARY SUITE
 PROJECT #: 2013-DEGROOT
 DATE: 2013.11.28
 SCALE: AS SHOWN
 DRAWN BY: JPB
 CHECKED BY: []

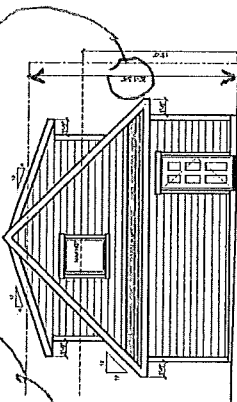
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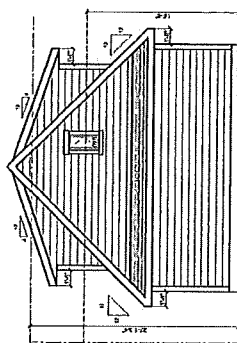
PROPOSED FRONT (WEST) ELEVATION
 SCALE 3/8"=1'-0"



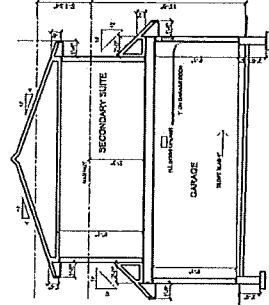
PROPOSED REAR (EAST) ELEVATION
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PROPOSED LEFT (NORTH) ELEVATION
 SCALE 3/8"=1'-0"

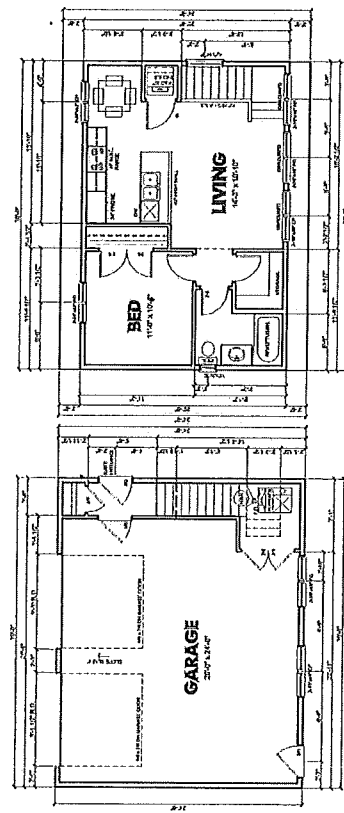


PROPOSED RIGHT (SOUTH) ELEVATION
 SCALE 3/8"=1'-0"

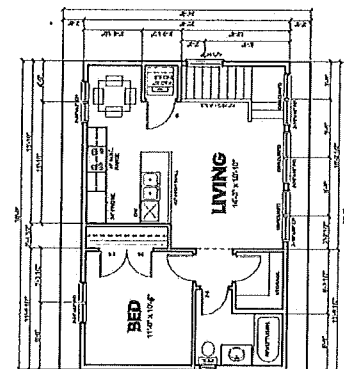


PROPOSED BUILDING SECTION
 SCALE 3/8"=1'-0"

VARY BUILDING HEIGHT FROM 4.5m PERMITTED TO 6.4m PROPOSED



GARAGE FLOOR PLAN
 SCALE 3/8"=1'-0"



GARAGE SECONDARY SUITE
 SCALE 3/8"=1'-0"

CITY OF KELOWNA
BYLAW NO. 10403
Z10-0044 – Gordon Kaltenhauser
120 Homer Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13, Section 27, Township 26, ODYD, Plan 14897, Except Plan 39705 located on Homer Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of August, 2010.

Considered at a Public Hearing on the 21st day of September, 2010.

Read a second and third time by the Municipal Council this 21st day of September, 2010.

Approved under the Transportation Act this 28th day of September, 2010.

Lynda Lochhead
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: 7/23/2014
RIM No. 1940-50
To: City Manager
From: Urban Planning, Community Planning & Real Estate (AC)
Application: Z10-0044 DVP10-0076 DP14-0137 **Owner:** Nathan Morden
Address: 120 Homer Road **Applicant:** Nathan Morden
Subject: Development Variance Permit and Development Permit Application
Existing OCP Designation: MRL - Multiple Residential, Low Density
Existing Zone: RM1 - Four Dwelling Housing

1.0 Recommendation

THAT Final Adoption of Zoning Amending Bylaw No. 10403 be considered by Council.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP10-0076 and Development Permit DP14-0137 for Lot 13 Section 27 Township 26 ODYD Plan 14897, except Plan 39705, located at 120 Homer Road, Kelowna BC.

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

Section 13.7.6 - Development Regulations

To vary the rear yard setback from 7.5m to 0.4m;

AND THAT the Development Permit No. DP14-0137 be subject to:

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

2.0 Purpose

To vary the rear yard setback from 7.5m to 0.4m to legalize the existing building located at 120 Homer Road.

3.0 Urban Planning

The proposed variance is required as a result of rezoning application Z10-0044. The non-conforming status of the original dwelling is only protected under the non-conforming sections of the Local Government Act when the use and density do not change. A variance is needed to legalize the existing location of the original dwelling because the use and density have changed. Staff support the proposed Development Variance Permit.

4.0 Proposal

4.1 Background

An addition to the original dwelling was approved through a Building Permit issued in 2005, which added approximately 2600ft² of floor area. The property has an open Bylaw Enforcement file regarding illegal dwelling units.

The property is currently zoned RU1 - Large Lot Housing, however, there are 3 illegal units in the single-family dwelling. The original dwelling has a three-bedroom unit located in the basement. The addition approved in 2005 allowed for a three-car garage with living space behind and above, however, these additional spaces have been converted into a one-bedroom and a three-bedroom unit respectively. In total, the property contains four separate dwelling units. The property was sold to a new owner who bought the property in 2011-2012 and the new owner has been attempting to resolve the outstanding legalization issues ever since.

4.2 Site Context

The subject property is located on the north side of Hwy 33 W near Gerstmar Road and west of the Rutland Urban Centre boundary. Specifically, the adjacent zones and uses are:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Housing
East	RM3 - Low Density Multiple Housing	Townhomes
South	RM4 - Transitional Low Density Housing C1 - Local Commercial	Apartment Complex Gas Bar
West	P2 - Educational & Major Institutional	Religious Assembly

4.3 Site Location Map

Subject property: 120 Homer Road



5.0 Zoning Analysis Table

The application meeting the requirements of Zoning Bylaw No. 8000 (with the noted variance) as follows:

Criteria	Proposal	RM1 Zone Requirements
Subdivision Requirements		
Site Area (m ²)	1389m ²	800m ²
Site Width (m)	30.83m	22.0m
Site Depth (m)	46.42m	30.0m
Development Regulations		
Site Coverage (%)	24% (39%)	40% (50% including buildings, driveways and parking areas)
F.A.R.	.41	0.6
Height (m)	6.6m	9.5m
Storeys (#)	2 storeys	2.5 storeys
Required Setbacks		
Front (Hwy 33)	11.75m	15.0m
Rear (north) ❶	3.53m	7.5m
Flanking Side (Homer)	8.5m	4.5m (6.0m to garage/carport)
Side (west)	4.4m	2.5m
Other Regulations		
Private Open Space	Exceeds requirements	$\frac{4 \text{ units} \times 25 \text{ m}^2}{\text{Total: } 100 \text{ m}^2}$
Parking Spaces (#)	7 spaces	$\frac{3\text{-three bedroom units} \times 2 \text{ spaces}}{1 \text{ bachelor unit} \times 1 \text{ space}}$ Total: 7 spaces
❶ Indicates a variance to the required rear yard from 7.5m required to 0.43m proposed.		

6.0 Technical Comments

Building & Permitting

- See Z10-0044

Development Engineering

- See Z10-0044

7.0 Application Chronology

Date of Application Received:

May 18, 2010

Date of Neighbourhood Consultation Received (re: variance):

n/a

Report prepared by:

Adam Cseke, Planner

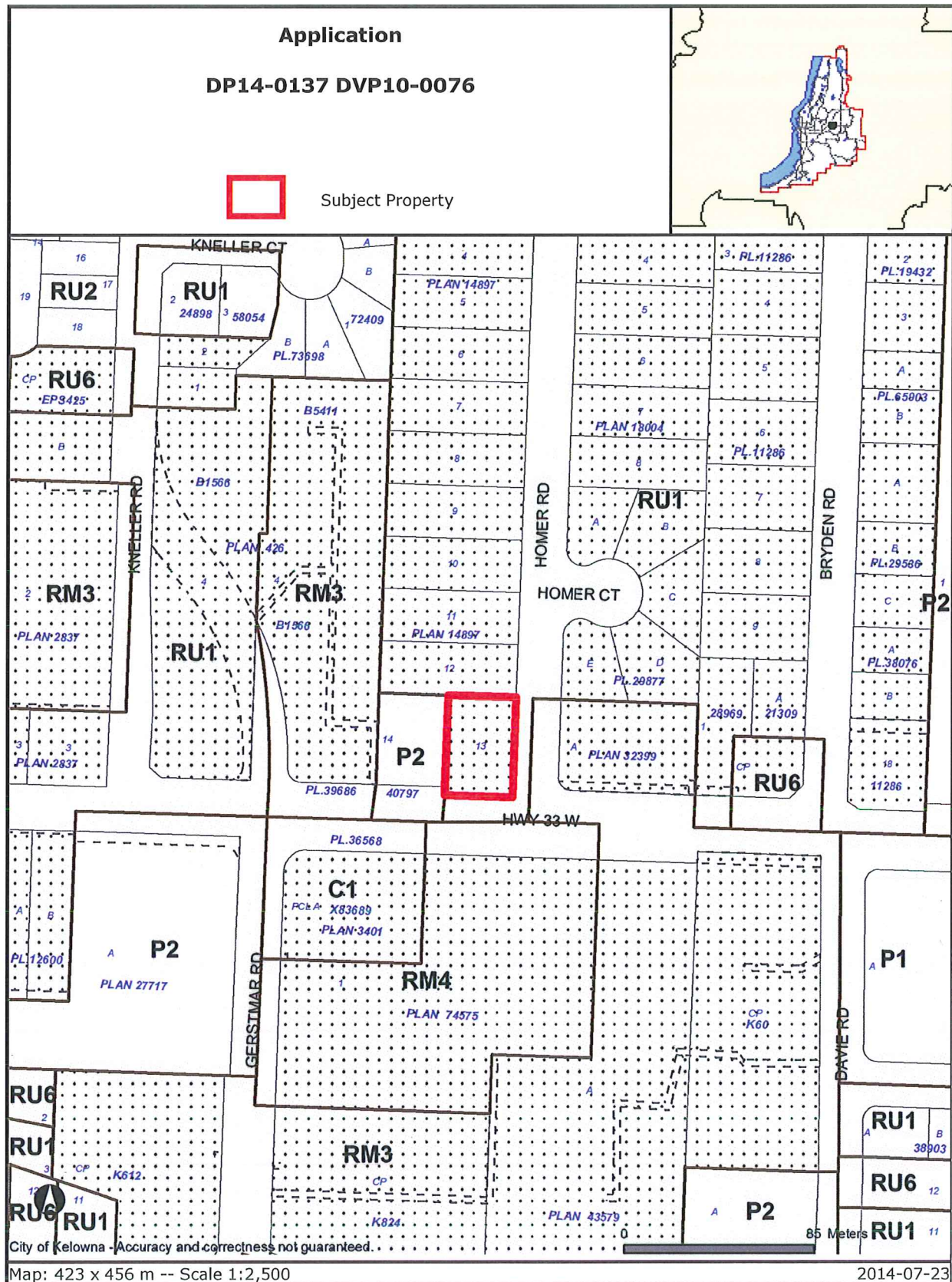
Reviewed by: ☐ Lindsey Ganczar, Urban Planning Supervisor

Approved Inclusion: ☐ Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map

Development Variance Permit and Development Permit



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



SCHEDULE

A'

This forms part of development

Permit #

DP4-0137

color picture

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP10–0076

☐ Development Permit No.: DP14–0137

EXISTING ZONING DESIGNATION: RM1 - Four Dwelling Housing

WITHIN DEVELOPMENT PERMIT AREA: Comprehensive Development Design Guidelines - Multifamily

ISSUED TO: Nathan Morden

LOCATION OF SUBJECT SITE: 120 Homer Rd

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	13		Plan 14897, Except Plan 39705		26	ODYD

SCOPE OF APPROVAL

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

1. TERMS AND CONDITIONS:

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

Section 13.7.6 - Development Regulations

a) To vary the rear yard setback from 7.5m to 0.4m;

AND THAT:

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

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

3. PERFORMANCE SECURITY: None Required.

4. DEVELOPMENT:

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

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

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

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

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

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

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

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

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

Signature of Owner/Authorized Agent

Date

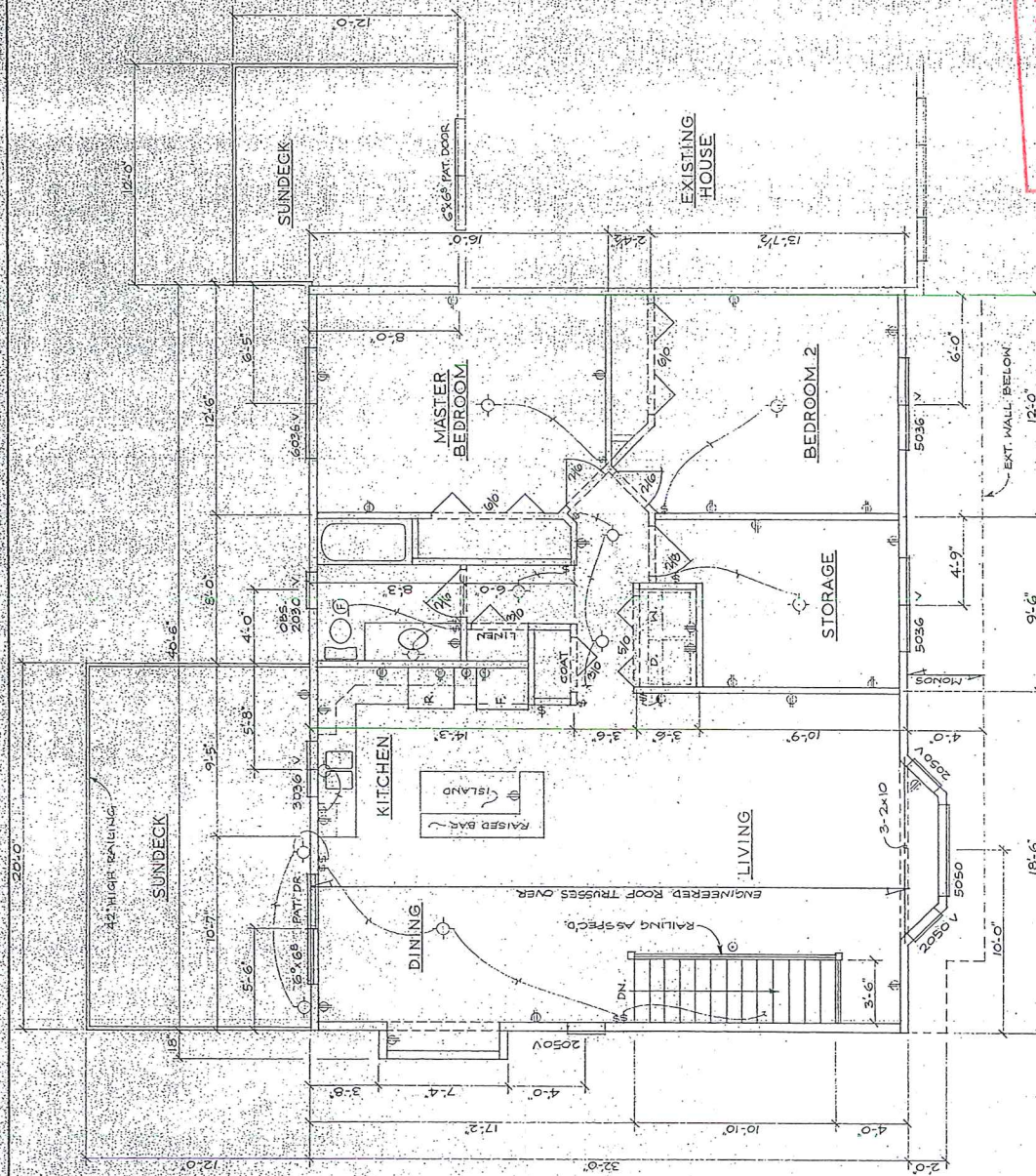
Print Name in Bold Letters

Telephone No.

6. APPROVALS:

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

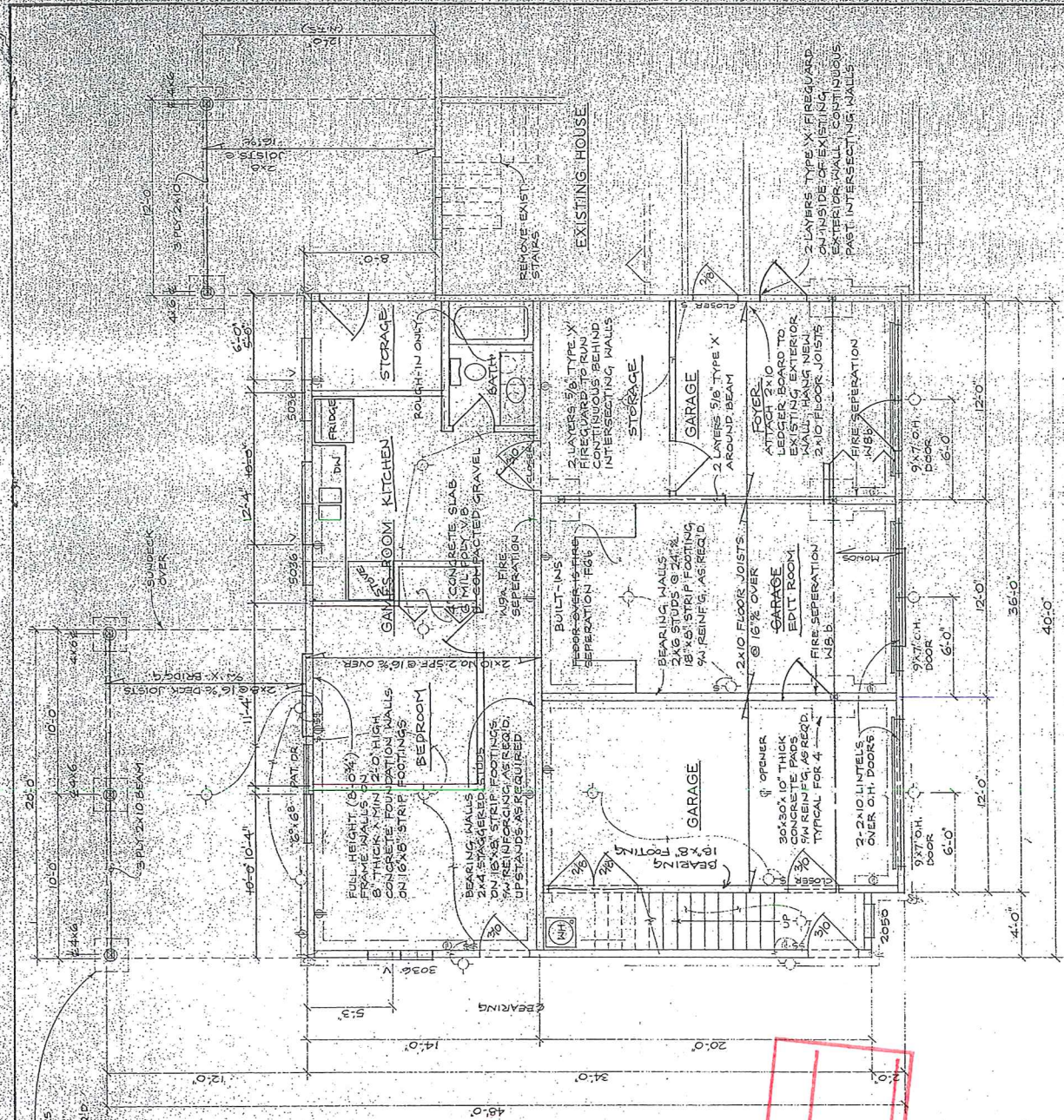
Doug Gilchrist, Director, Community Planning & Real Estate Div.



SCHEDULE **'A'**
This forms part of development
Permit # **DD14-0137**

MAIN FLOOR PLAN (ADDITION) 1296 SQ.FT.

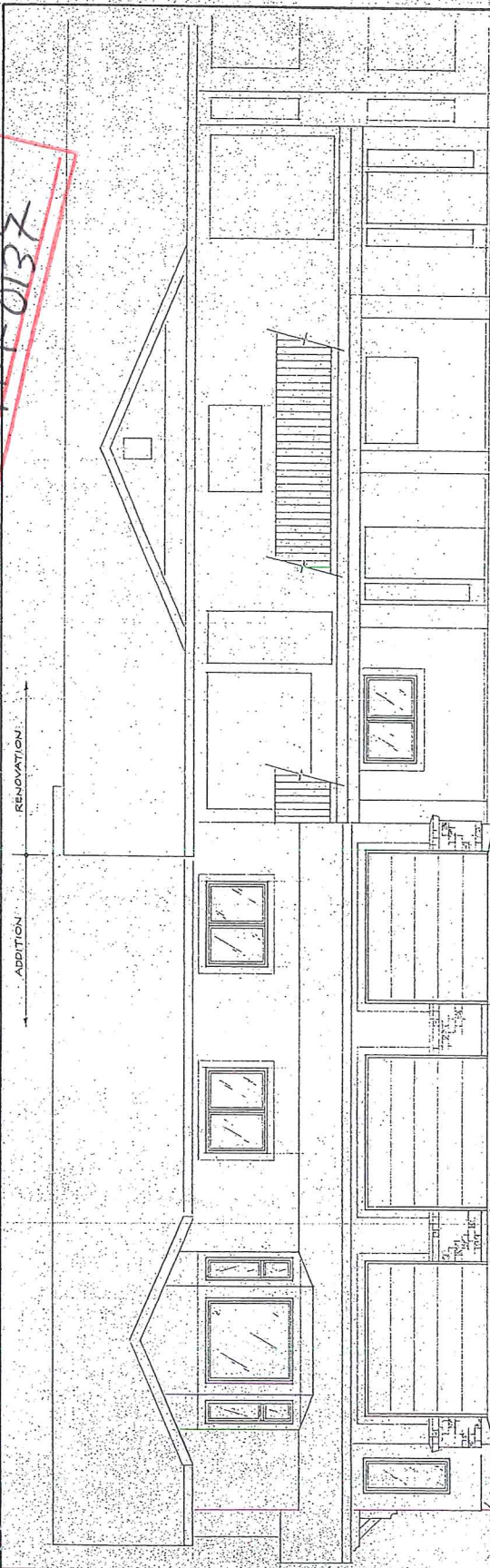
SCALE : $1/4" = 1'-0"$



LOWER FLOOR PLAN (ADDITION)

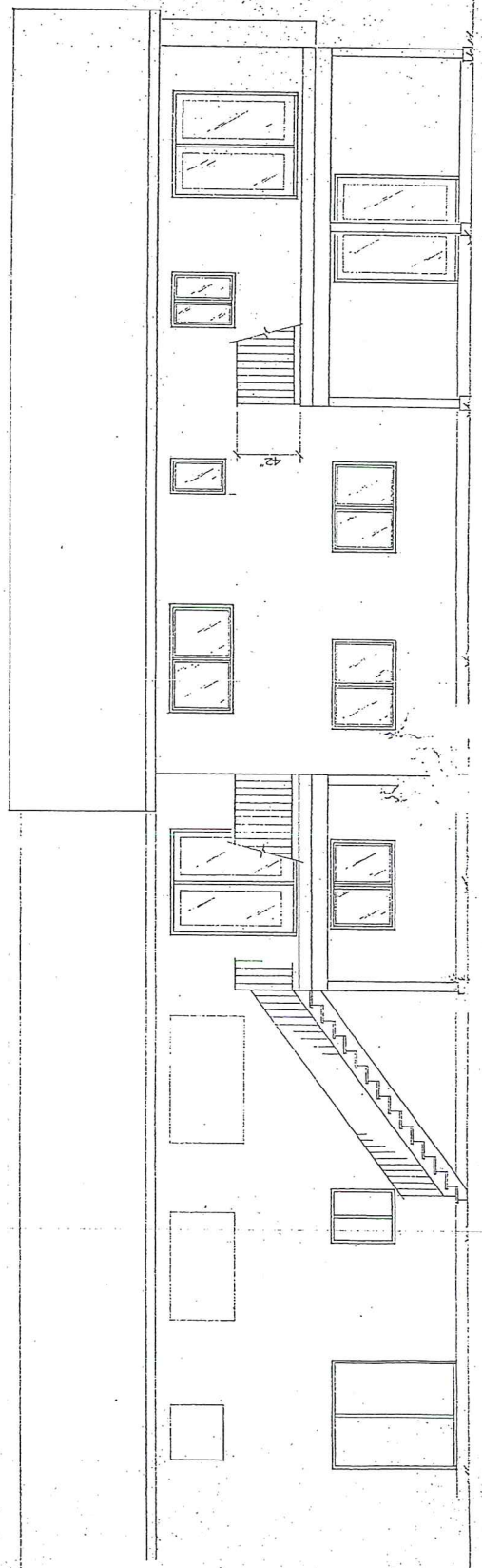
SCHEDULE "A"
 This forms part of development
 Permit # **DP14-0137**

SCHEDULE A1
 This forms part of development
 Permit # DP14-0137



FRONT ELEVATION

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

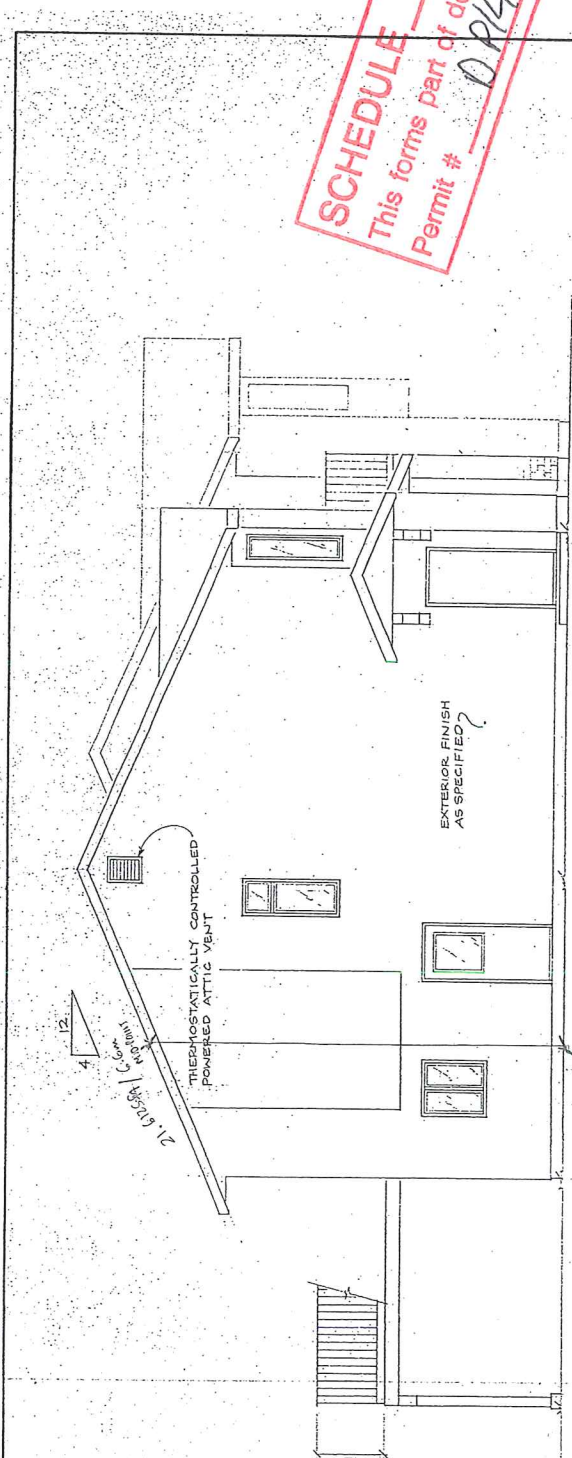


REAR ELEVATION

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

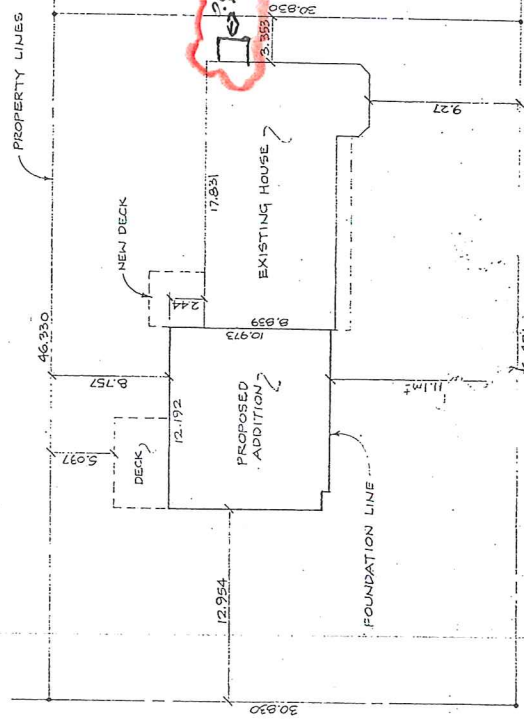
SCHEDULE 'A'

This forms part of development
Permit # **DP4-0137**



LEFT ELEVATION

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



setback to addition.

* ALL DIMENSIONS DERIVED FROM SURVEYORS CERTIFICATE OF AUGUST 14, 1975, BY C.W. GEHUE & ASSOC.

LEGAL DESCRIPTION

LOT 13
PLAN 14897
O.D.Y.D.

1420.35 sq. m

PLOT PLAN

SCALE = 1:200 (1" = 2.00')

HWY. 33

MR. GORDON KA

CITY OF KELOWNA

BYLAW NO. 10968

Official Community Plan Amendment No. OCP14 - 0006

0781540 B.C. Ltd

560 & 582 McKay Avenue

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lots 12 & 13, District Lot 14, ODYD, Plan 3769, located on McKay Avenue, Kelowna, B.C., and the portion of McKay Avenue to be closed adjacent to Lots 12 and 13 from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR - Mixed Use (Residential/Commercial) designation as per Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of May, 2014.

Considered at a Public Hearing on the 10th day of June, 2014.

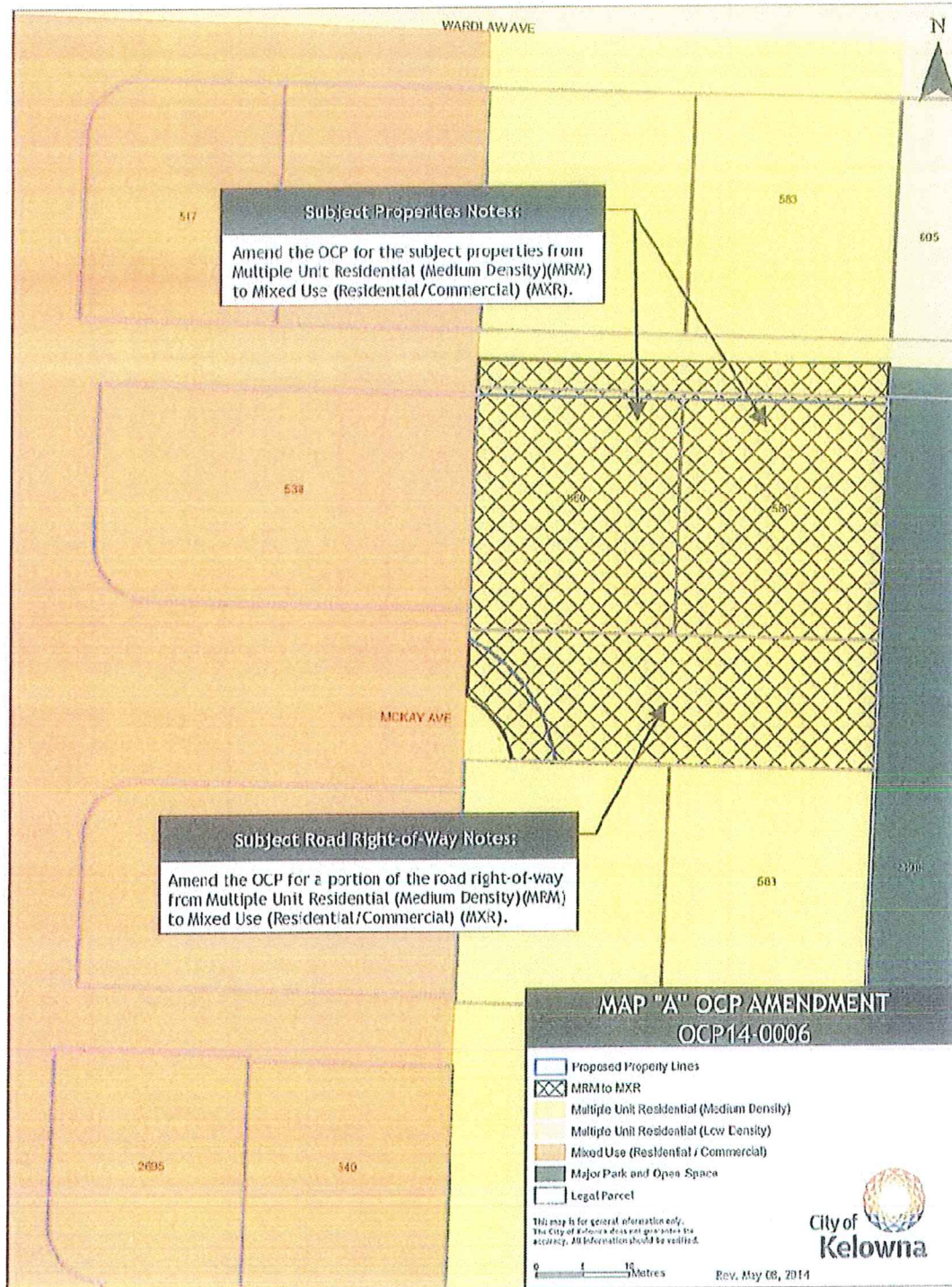
Read a second and third time by the Municipal Council this 10th day of June, 2014

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Map "A"



CITY OF KELOWNA
BYLAW NO. 10969
Z14-0008 - 0781540 BC Ltd
560 & 582 McKay Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 12 & 13, District Lot 14, ODYD, Plan 3769, located on McKay Avenue, Kelowna, B.C., and the portion of McKay Avenue to be closed adjacent to Lots 12 and 13 located on McKay Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of May, 2014.

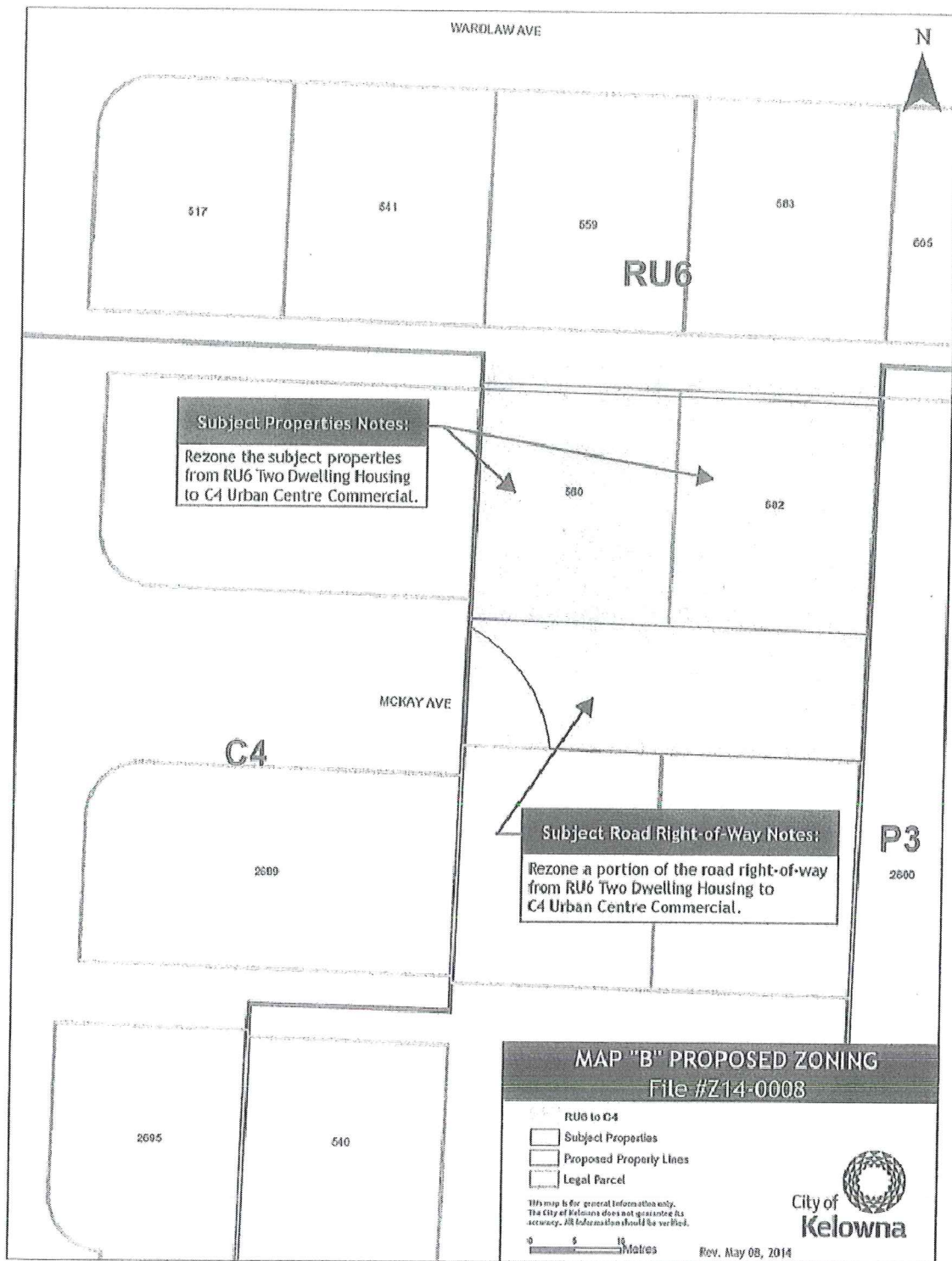
Considered at a Public Hearing on the 10th day of June, 2014.

Read a second and third time by the Municipal Council this 10th day of June, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: 8/12/2014

RIM No. 1250-30

To: City Manager

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

Application: DP14-0041/DVP14-0042 **Owner:** 0781540 BC Ltd.,
Inc. No. BC0781540

Address: 560 & 582 McKay Avenue **Applicant:** G Group Land Development
(Andrew Gaucher)

Subject: Development Permit and Development Variance Permit Applications

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

Proposed OCP Designation: MXR - Mixed Use (Residential/Commercial)

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT final adoption of Official Community Plan Amending Bylaw No.10968 be considered by Council;

THAT final adoption of Zone Amending Bylaw No. 10969 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP14-0041 for of Lots 12 and 13, District Lot 14, ODYD, Plan 3769 located on 560 and 582 McKay Avenue, Kelowna, BC subject to the following:

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

3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0042, for Lots 12 and 13, District Lot 14, ODYD, Plan 3769, located on 560 and 582 McKay Avenue, Kelowna, BC;

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

Section 8: Off-Street Vehicle Parking / Table 8.1: Parking Schedule

To vary the parking from 28 stalls required to 22 stalls proposed.

Section 8.2: Off-Street Loading

To vary the requirement to provide off-street loading spaces for new development to allow the development to proceed with no loading spaces.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Development Variance Permit Applications, in order for the permits to be issued.

2.0 Purpose

This Development Permit and Development Variance Permit application is for the Form and Character of mixed-use commercial/residential development to include 2 live-work units and a total commercial floor area of 1,411 m². The proposed variances related to a temporary shortfall in parking and the lack of a loading space.

3.0 Urban Planning Department

The Urban Planning Department supports both Development Permit and Development Permit applications. Overall the project will foster a mix of uses including retail, office space, and a residential component that will support the pedestrian-friendly environment envisioned for the South Padosy area, and will contribute to achieving a highly urbanized concentration of complementary land uses.

The proposed mixed-use building displays good quality architecture and an conscious gestures to connect to the public realm. The building integrates a number of deck spaces to serve as gathering areas for future building occupants and to activate building elevations, notably adjacent to the proposed pedestrian connection and Osprey Park. The proposed building materials will add visual interest to the building and appear to complement the architectural theme.

Staff would also like to highlight that the proposal is consistent with City policies to maximize and secure pedestrian and cycling connectivity with the provision of an ultimate 6m wide, east-west connection through the development site to Osprey Park, as well as landscaped plaza/seating area at the building's southwest corner adjacent to McKay Avenue.

During analysis of the file, planning staff seriously considered the development variance permit request for reduced parking provision in phase 1 of the development. A recent parking study in the South Pandosy area has made staff aware that many residents and businesses are concerned about parking shortages. While the developer is unable to accommodate the required 28 stalls in phase 1, a commitment (by means of easement) to provide the shortfall of 6 stalls in phase 2 has been considered by staff and appears to be a good short term compromise to allow the development to proceed. Should the applicant not be able to accommodate the required parking in phase 2, a cash-in-lieu payment to the City of Kelowna would be required.

4.0 Proposal

4.1 Background

On November 3, 2009, OCP Amendment and Rezoning applications (under OCP07-0032 and Z07-0093) for the four properties at 560, 561, 582 and 583 McKay Avenue received 2nd and 3rd reading, following the Public Hearing held on the same date. Under these applications, the same developer as the present proposed to amend the OCP designation to Commercial and to rezone to the C4 zone to facilitate the development of a 4-storey mixed-use development at 560 & 582 McKay Avenue and 561 & 583 McKay Avenue, with 4 live-work units and a total commercial floor area of 3,703 m². The proposed development was to be constructed over an under-building parking structure partially set into the ground, and arranged on either side of a central courtyard area. Under conditions of adoption, it was required that the McKay Avenue roadway be closed and consolidated with the four properties, with a public access right-of-way secured over the central courtyard to maintain an east-west public pedestrian link with Osprey Park. Additionally, a new, north-south local road connection was required as an extension of McKay Avenue south to Osprey Avenue.

Council has subsequently approved several extensions to these 2007 applications, with the latest extension having recently expired on May 3, 2014. In tandem with the subject applications under consideration, staff is advancing a report to rescind 2nd and 3rd reading of the 2007 applications. Council recently considered updated OCP Amendment and Rezoning Applications at the June 10, 2014 public hearing and after this meeting, advanced both to 3rd reading.

4.2 Project Description

Subsequent to the 2007 applications, the developer now wishes to revise the proposal to phase the proposed development, and proceed with the first phase at 560 & 582 McKay Avenue. When the developer wishes to proceed with the second phase of the development at 561 & 583 McKay Avenue, separate OCP Amendment and Rezoning applications will need to be submitted at that time for Council consideration. It is anticipated that the second phase would mirror the design of the first phase, and potentially be connected by elevated walkways over the pedestrian walkway.

Under the subject applications for phase one, the developer is proposing to develop the properties at 560 & 582 McKay Avenue with a 3-storey mixed-use building, to include 2 live-work units and a total commercial floor area of 1,411 m². (The developer has indicated that a minimum of a further 2 live-work units will be included in the project's second phase). The live-work and smaller commercial units are located at grade toward the front (west end) of the building. Parking is provided at grade under-building toward the rear (east end) of the building, with access from the north lane.

As part of the subject development proposal for phase one, the developer proposes to close and consolidate the portion of McKay Avenue roadway adjacent to the subject site. As in the earlier 2007 proposal, a public access right-of-way is required to be secured within this former roadway to maintain an east-west public pedestrian connection with Osprey Park. In the interim, until

phase two of the development proceeds, it is proposed that fire access to phase one also be accommodated within the former McKay Avenue roadway (see attached site plan).

The proposed mixed-use building is presently conceived of as a stepped, flat-roof contemporary design, transitioning from one storey at the east end of the building up to 3 storeys. The building integrates a number of deck spaces to serve as gathering areas for future building occupants and to activate building elevations, notably adjacent to the proposed pedestrian connection and Osprey Park. The proposed building materials are primarily stucco, corrugated metal cladding, and pre-finished metal panels, in combination with aluminium frame glazing. Along the building's rear elevation adjacent to Osprey Park, the at-grade, under-building parking area will be screened and secured by a stainless steel grille, with regular vertical break elements to provide visual interest. A 1.5 m landscape buffer, with columnar trees and grasses, will further screen the building's parking area from the park.

The majority of the proposed east-west pedestrian connection will be constructed with phase one (at approx. 4.5 m of the ultimate 6 m width) - the remaining 1.5 m will be constructed at phase two. The connection includes a feature landscape/sculptural element and seating area adjacent to the McKay Avenue frontage, and the proposed surface is to be a broom-finish, saw-cut concrete with concrete banding. Bollards placed along the east and west ends of the pedestrian connection will ensure no vehicular access through this area.

A Development Variance Permit is required to vary the required parking for phase one of the development from 28 spaces required to 22 spaces proposed, and to vary the number of loading spaces from 1 required to 0 provided. The developer proposes to accommodate the 6 varied parking spaces for phase one within the project's second phase, upon construction. Council will have an opportunity to consider the associated Development Permit and Development Variance Permit applications pending favourable consideration of the land use.

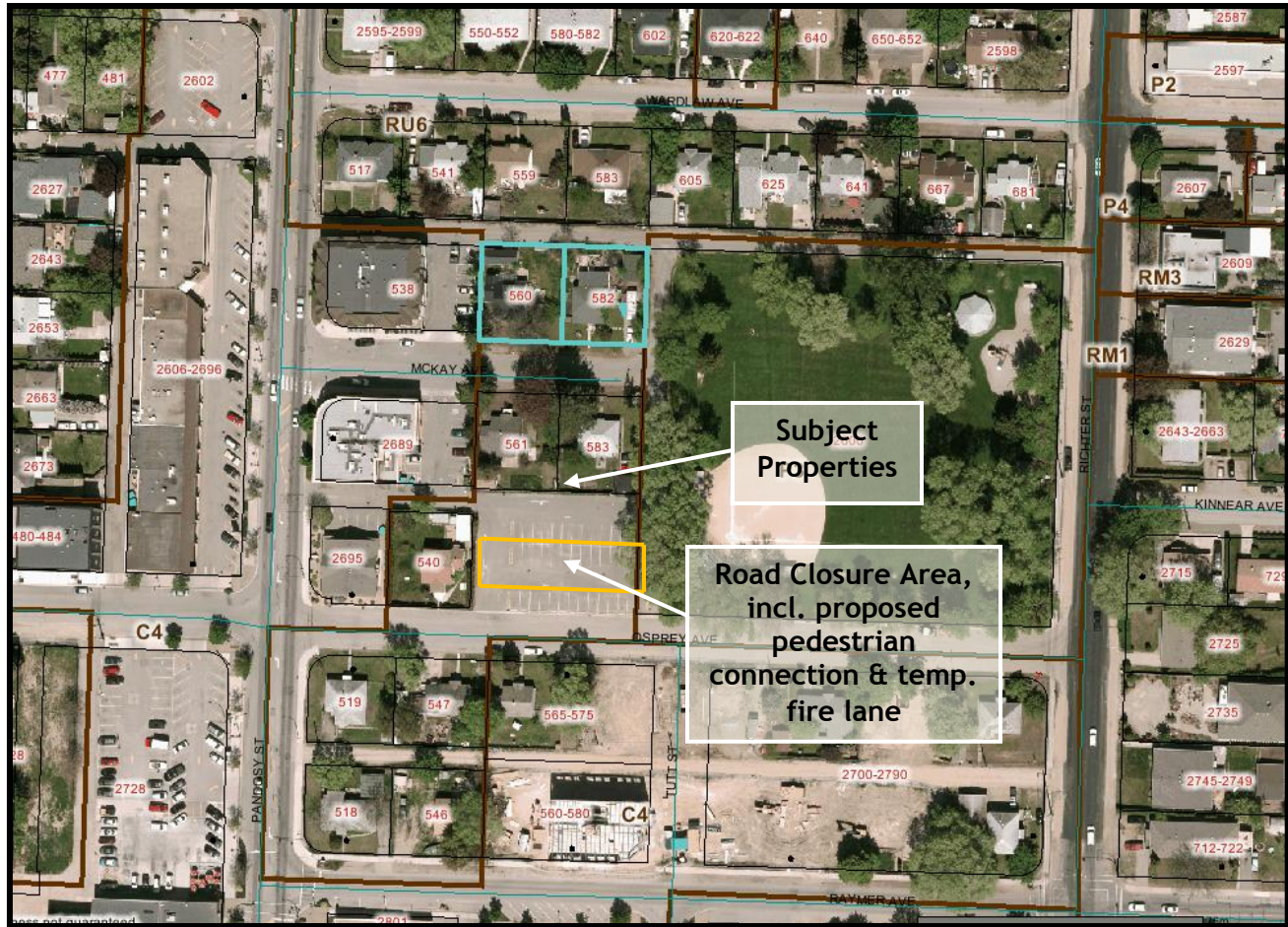
4.3 Site Context

The subject properties are located in an area of transition between Pandosy Street and Osprey Park in the South Pandosy Urban Centre area. The area is designated for future Multiple Unit Residential (Medium Density) development. Specifically, adjacent land uses are as follows:

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single Family Residential
East	P3 - Parks & Open Space	Osprey Park
South	RU6 - Two Dwelling Housing	Single Family Residential & Public Parking
West	C4- Urban Centre Commercial	Mixed Use & Commercial

Subject Property Map: 560 and 582 McKay Avenue



4.4 Zoning Analysis

The project compares the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Analysis Table			
CRITERIA	C4 ZONE REQUIREMENTS	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations			
Site Area	460 m ²	460 m ²	1,646 m ² (Consolidated)
Development Regulations			
Floor Area Ratio	1.5 FAR Permitted 1.3 - mixed use project 0.2 - covered parking	1.3 FAR Permitted 1.1 - base density 0.2 covered parking	0.86
Height	15 m / 4 storeys	15 m / 4 storeys	15 m / 3 storeys
Front Yard (E)	0 m	6.0 m	1.12 m
Side Yard (S)	2.0 m (abutting RU6 zone)	7.5 m	Approx. 13 m

Side Yard (N)	0 m	7.5 m	0 m
Rear Yard (W)	0 m	9.0 m	1.5 m
Other Regulations			
Minimum Parking Requirements	Min. 28 spaces	22 spaces ❶	
Bicycle Parking	4 class I / 10 class II	Meets requirements	
Private Open Space	6 m ² (per bachelor unit)	Meets requirements	
Loading Space	1 space	0 spaces ❷	
❶ Indicates a requested variance to vary parking from 28 spaces required to 22 spaces provided.			
❷ Indicates a requested variance to vary loading from 1 space required to 0 spaces provided.			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Policy 5.8.1 - Public Space. Integrate safe, high-quality, human-scaled, multi-use public spaces, such as parks, plazas, and squares as part of development or redevelopment within Urban and Village Centres.

Policy 5.10.1 - Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

Policy 5.11.1 - Parking Relaxations. Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

Policy 5.25.3 - Office Building Location. Encourage office buildings providing more than 929 m² of useable space to locate in the City Centre or the Town Centres. This policy does not include offices integral to business park/industrial uses and "corporate offices" allowable under relevant industrial zones.

Policy 5.27.2 - Offices Near Transit. Direct new office development to areas served by public transit.

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

Policy 5.40.1 - 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:

- Does the proposed development contribute to preserving lands with slopes greater than 30%? *N/A*
- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Maps 4.1 and 5.2)? *Yes*
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses within individual buildings or larger development projects? *Yes*
- Is the proposed development located in an Urban Centre? *Yes*
- Does the proposed development increase the supply of affordable (as defined in the OCP) apartments or townhouses? *No*
- Is the property serviced with water and City sanitary sewer at the time of application? *Yes*
- Could the proposed project be built at no financial cost to the City? (This should consider operational and maintenance costs.) *Yes*
- Would the proposed project help decrease the rate of travel by private automobile, especially during peak hours? *Yes - the proposed development would locate employment uses in an urban centre and near transit.*
- Is there transit service within 400 m of non-residential projects or major employment generators (50+ employees)? *Yes*
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? *Yes.*
- 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)? *No*
- Is there a deficiency of properties within the applicable Sector (see Map 5.4) that already have the required OCP designation? *No*
- Does the project avoid negative impacts (shadowing, traffic, etc.) on adjoining properties where those adjoining properties are not slated for land use changes? *Yes*
- Is the project consistent with the height principles established in the OCP? *Yes*
- 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? *Yes*
- Would the additional density or new land use designation enhance the surrounding neighbourhood in a way that the current land use designation does not? *No*
- Could the project be supported without over-burdening existing park and other community resources or threatening the viability of existing neighbourhood resources? *Yes*

6.0 Technical Comments

6.1 Building & Permitting Department

Building related comments will be provided at time of Development Permit application.

6.2 Development Engineering Department

Refer to attached Development Engineering Department Memorandum, dated March 10, 2014.

6.3 Fire Department

Rezoning approval is based on adequate fire department access. Fire Department access is required to be a minimum of 6 m and the turning radius on to the east access lane adequate to

accommodate a fire truck (BCBC 3.2.5.6). Additional comments will be required with the development permit application.

6.4 Parks & Public Places Department

- Ensure spacing of bollards on McKay Avenue and Osprey Park frontages prevents access by motor vehicles.
- Based on TAC standards for two-way bike travel, provide along the pedestrian walkway a clear lane of travel of a min. 4 m without obstruction, such as bicycles and bicycle racks.
- Provide a cross-section to scale that spans the eastern property line and includes grading information for the parkade, planting bed, plant material, and park.
- Provide a detail of the proposed parking screen along the park frontage including information on proposed dimensions and material specifications.

6.5 Interior Health Authority

This application is located in the South Pandosy area and has been identified as a growth area within the OCP. Interior Health is in support of the application as it aligns with the concept of creation of mixed land use and improved health outcomes.

Neighbourhoods with mixed land use and access to schools, civic services, green space, retail, employment opportunities, and residential can improve opportunities to engage in physical activity (walking, cycling) and a reduction in vehicle miles travelled. The research has shown that there is strong link between mixed land use and reduction in unintentional injury, mental health issues, and premature mortality. There is indirect evidence that creation of mixed land use reduces obesity and body mass index.

All of these health impacts help to begin the shift towards healthier behaviours and a healthier population.

6.6 FortisBC (Electric)

There are primary distribution facilities along the subject site's west (neighbouring property) and north (laneway) property lines. There are also primary distribution facilities within McKay Avenue but do not extend along the subject site's frontage. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required. Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.7 Shaw Cable

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

6.8 TELUS

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

7.0 Application Chronology

Date Original Applications Received:	November 1, 2007
Date Current Application Received:	February 21, 2014
Advisory Planning Commission:	September 1, 2009
Public Hearing for Updated Rezoning:	June 10, 2014
Rezoning Conditions completed:	July 23, 2014

Report prepared by:

Ryan Smith, Urban Planning Manager

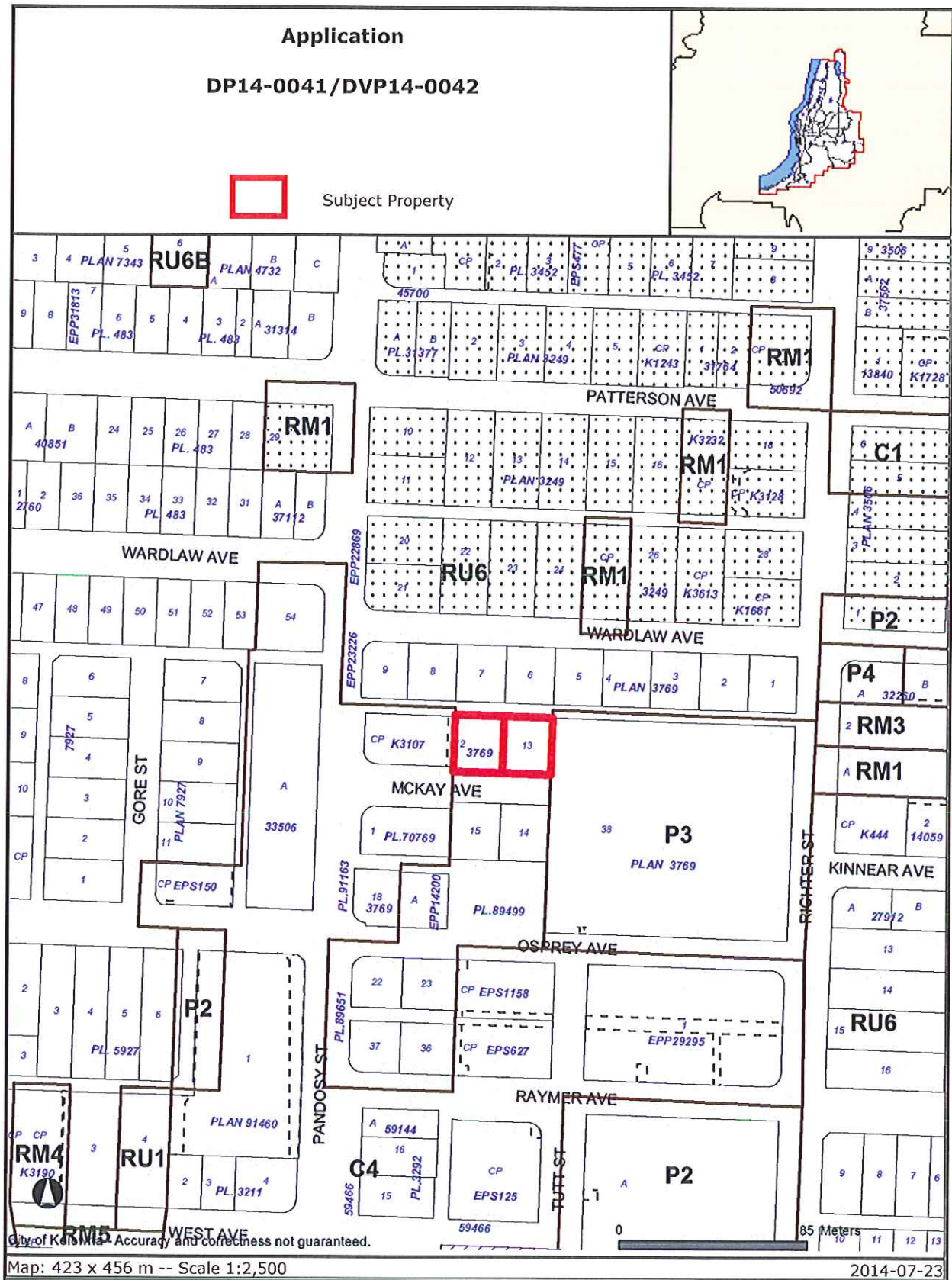
Approved for Inclusion



D.Gilchrist, Div. Director of Community Planning and Real Estate

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos



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

SCHEDULE A

This forms part of development Permit # DP14-0041/DP14-0042

PROJECT ADDRESS

CIVIC ADDRESS: 560 & 582 MCKAY AVE KELOWNA BC

LEGAL DESCRIPTION: LOT 12 & 13, DL 14, ODD PLAN 3769

ZONING INFORMATION

CURRENT ZONING	MINIMUM	MAXIMUM	ACTUAL
URBAN CENTRE COMMERCIAL	100' min	100' min	100' min
MINIMUM LOT WIDTH	40.0' min	40.0' min	40.0' min
MINIMUM LOT DEPTH	100' min	100' min	100' min
MINIMUM LOT AREA	4000 sqm	4000 sqm	4000 sqm
TOTAL GROSS FLOOR AREA			
COMMERCIAL			
RESIDENTIAL			
INDUSTRIAL			
RETAIL			
OFFICE			
LABORATORY			
RESEARCH & DEVELOPMENT			
MANUFACTURING			
WAREHOUSE			
2ND FLOOR			
3RD FLOOR			
4TH FLOOR			
5TH FLOOR			
6TH FLOOR			
7TH FLOOR			
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100TH FLOOR			



1 SITE LOCATION
NOT TO SCALE



2 SITE CONTEXT PLAN
NOT TO SCALE

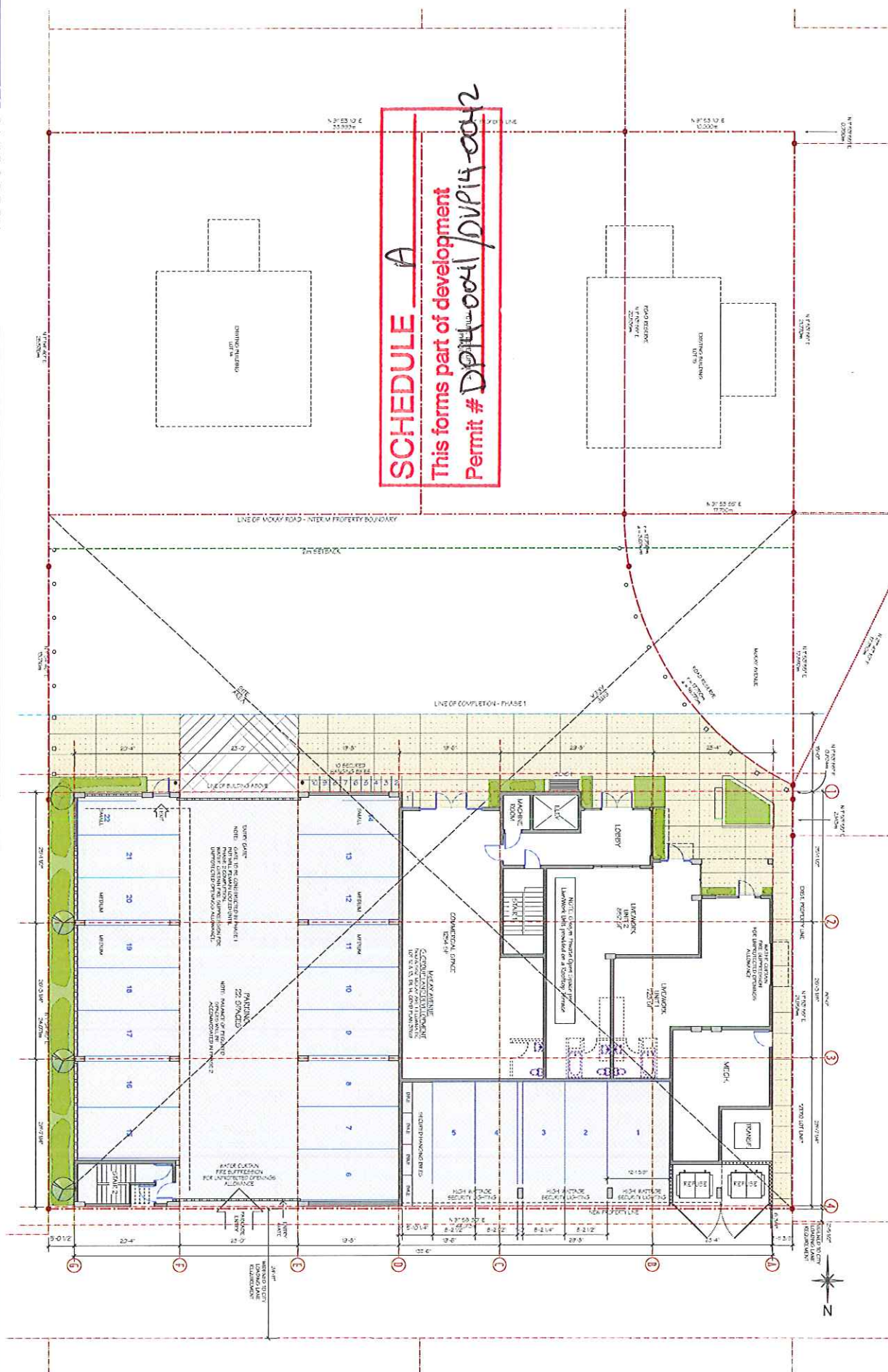


3 VIEW ONE
NOT TO SCALE

PARKING CALCULATIONS	STALLS
1 TOTAL GROSS FLOOR AREA	277
2 TOTAL GROSS FLOOR AREA	277
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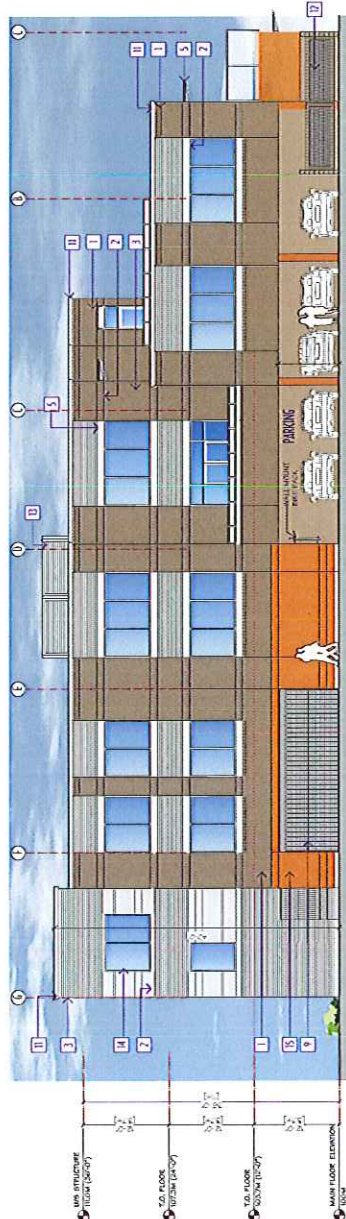


Al





SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
1	STUCCO FINISH COLOUR: PLATEAU GREY, DULLER IC #A054 #A077 20/07
2	PRE-FINISHED METAL PANEL COLOUR: CLEAR ANODIZED ALUMINUM
3	CONCRETE METAL CLADDING FINISH: WESTERN WF-406 PROFILE: WESTERN WF-406
4	CONCRETE UPSTAIRS, PAINTED COLOUR: POTTERS CLAY, DULLER IC #A063 #A077 20/07
5	METAL CHIMNEY COLOUR: CLEAR ANODIZED ALUMINUM
6	STAINLESS STEEL GRILLE
7	PAINTED STEEL DOORS COLOUR: POTTERS CLAY, DULLER IC #A063 #A077 20/07
8	CONCRETE METAL CLADDING FINISH: WESTERN WF-406 PROFILE: WESTERN WF-406
9	CONCRETE METAL CLADDING FINISH: WESTERN WF-406 PROFILE: WESTERN WF-406
10	ALUMINUM AND CLEAR GLASS GUARDS PRE-FINISHED GRAY
11	PRE-FINISHED METAL FLASHING COLOUR: CASCADIA STONE GREY
12	PAINTED STEEL GRILLE GARAGE ENCLOSURE COLOUR: POTTERS CLAY, DULLER IC #A063 #A077 20/07
13	PRE-FINISHED LOWERED GRILLE ROOFTOP UNITS SCREEN
14	ALUMINUM FRAME GLAZING PRE-FINISHED CLEAR ANODIZED ALUMINUM
15	STUCCO FINISH COLOUR: CULTURE GENERAL PAINT CL 1027N L07 17

SCHEDULE B

This forms part of development

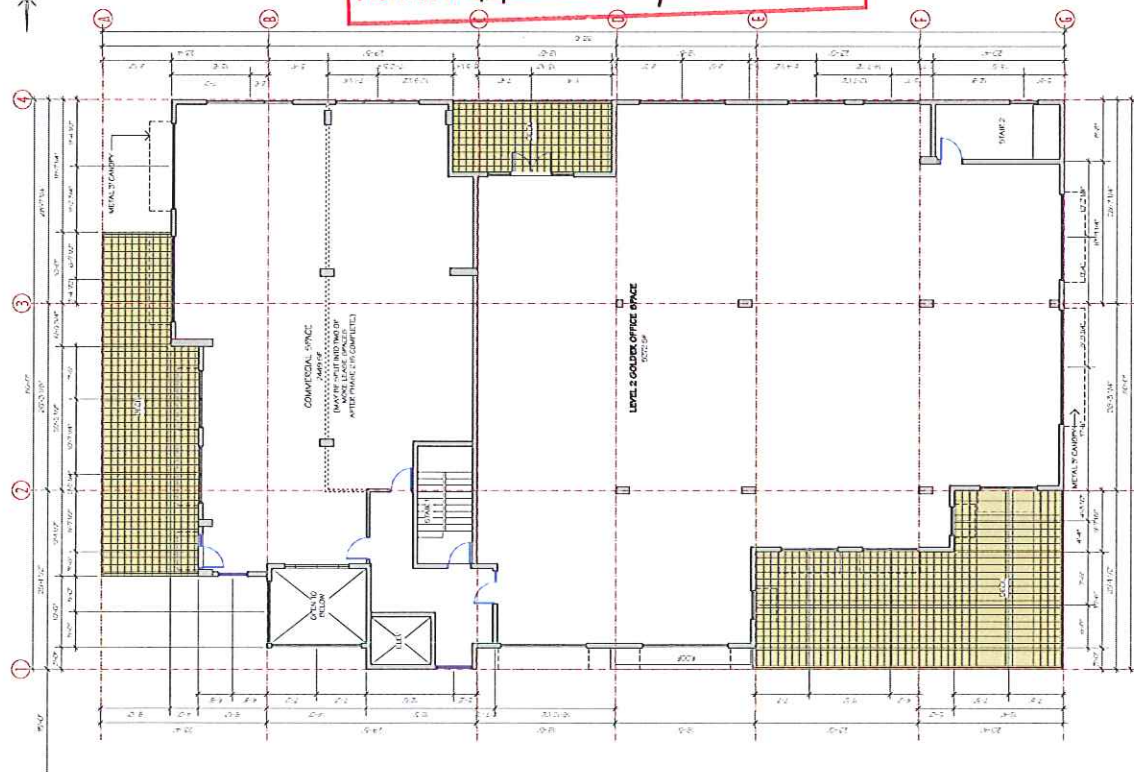
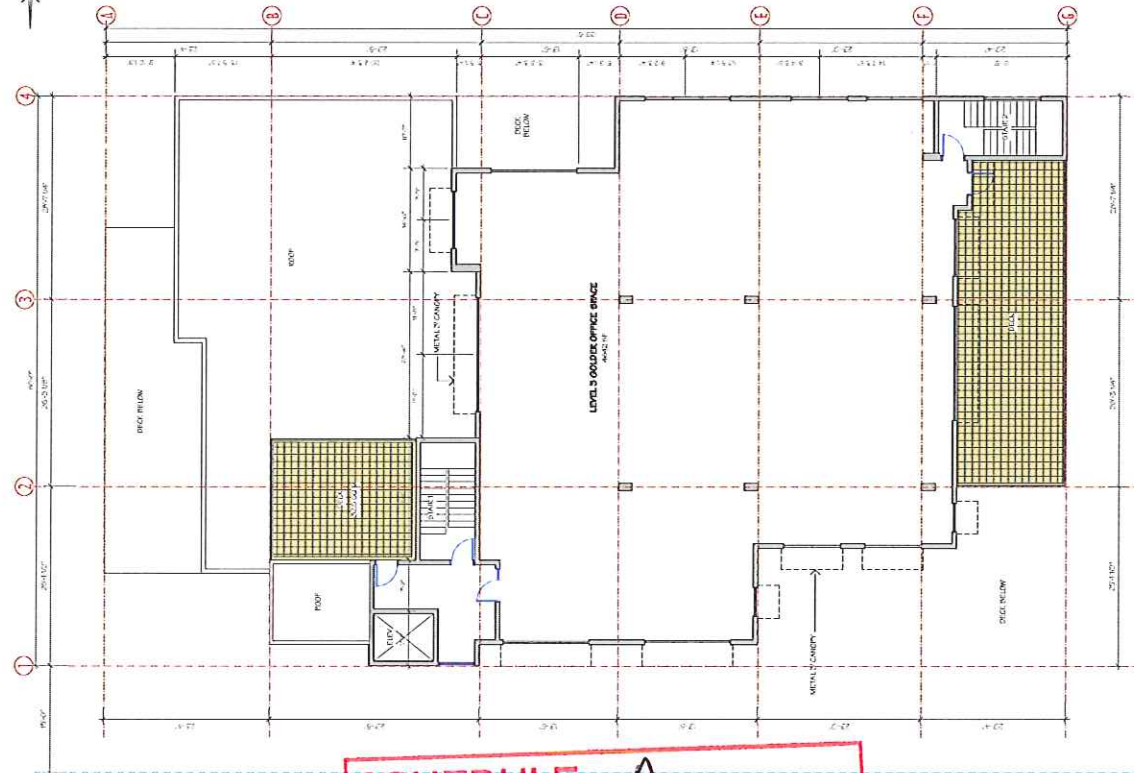
Permit # DPI4-0041 / DPI4-0042

**BLUE GREEN
ARCHITECTURE INC.**
280 - 110 AVENUE 11, Kelowna BC V1Y 1V7
P: 779.753.2200
F: 779.753.2201
E: info@bluegreenarch.com

MCKAY COMMERCIAL DEVELOPMENT
KELOWNA, BC

ELEVATIONS

DATE: 2014/01/10
SCALE: 1/8" = 1'-0"
ISSUED FOR: DP
PROJECT: 14-018
A3



SCHEDULE A
This forms part of development
Permit # DP14-0041 / DVP14-0042

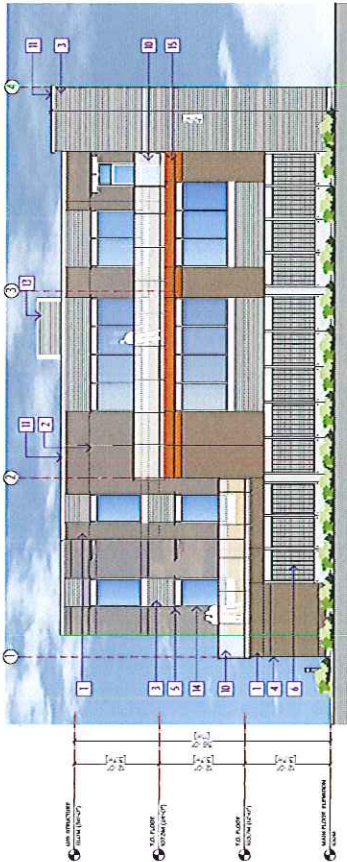


**BLUE GREEN
ARCHITECTURE INC.**
www.bluegreenthink.com
P. 778.333.5500 F. 778.333.5501
P. 250.241.1115 F. 250.241.1116

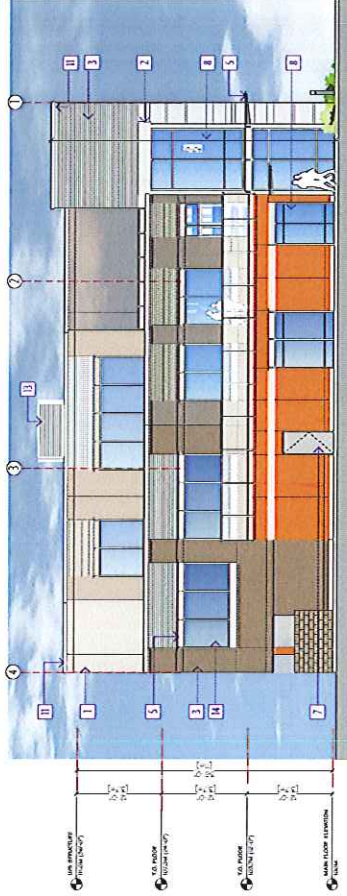
MCKAY COMMERCIAL DEVELOPMENT
KELOWNA, BC

SECOND FLOOR PLAN

DATE: 28/09/14
SCALE: 1/8" = 1'-0"
ISSUED FOR: DR
PROJECT: 1400
A2



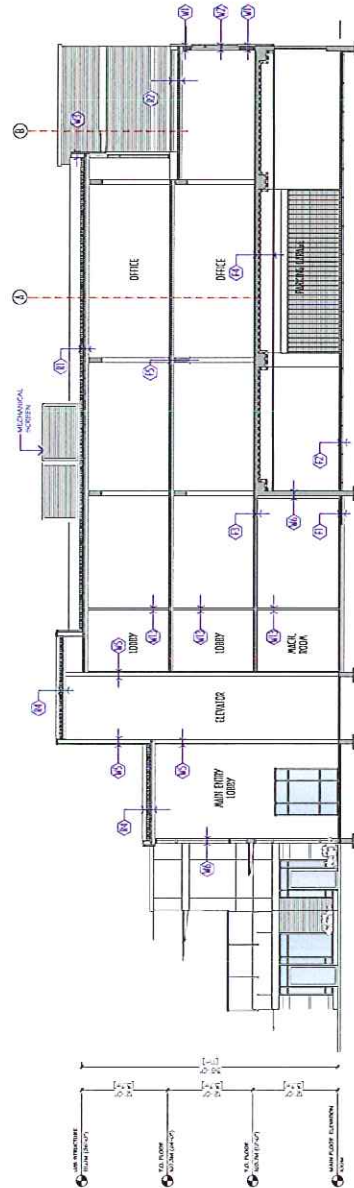
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

SCHEDULE B
This forms part of development
Permit #DPI4-0041 / DPI4-0042

EXTERIOR FINISH LEGEND	
1	STUCCO FINISH COLOUR: PLATON GREY, DULUX PA554 ACRYL 2008R
2	PRE-FINISHED METAL PANEL COLOUR: CLEAR ANODIZED ALUMINUM
3	CORRUGATED METAL CLADDING FINISH: GALVALUME PROFILE: WESTFORM W-406
4	CONCRETE UPSTAND, PAINTED COLOUR: PUTTERS CLAY, DULUX PA553 ACRYL 2007
5	METAL CANOPY COLOUR: CLEAR ANODIZED ALUMINUM
6	STAINLESS STEEL GRILLE
7	PAINTED STEEL DOORS COLOUR: PUTTERS CLAY, DULUX PA553 ACRYL 2007
8	COMMERCIAL STORE FRONT GLAZING PRE-FINISHED CLEAR ANODIZED ALUMINUM
9	COMMERCIAL GARAGE GATE COLOUR: PUTTERS CLAY, DULUX PA553 ACRYL 2007
10	ALUMINUM AND CLEAR GLASS GUARDS PRE-FINISHED GREY
11	PRE-FINISHED METAL FLASHING COLOUR: GARDEN STONE GREY
12	PAINTED STEEL GRILLE GARAGE ENCLOSURE COLOUR: PUTTERS CLAY, DULUX PA553 ACRYL 2007
13	PRE-FINISHED COLOURED GRILLE ROOFTOP UNIT SCREEN
14	ALUMINUM FRAME GLAZING PRE-FINISHED CLEAR ANODIZED ALUMINUM
15	STUCCO FINISH COLOUR: OUTLINE, GENERAL PANT GL 050H, LVT



3 BUILDING SECTION
1/8" = 1'-0"

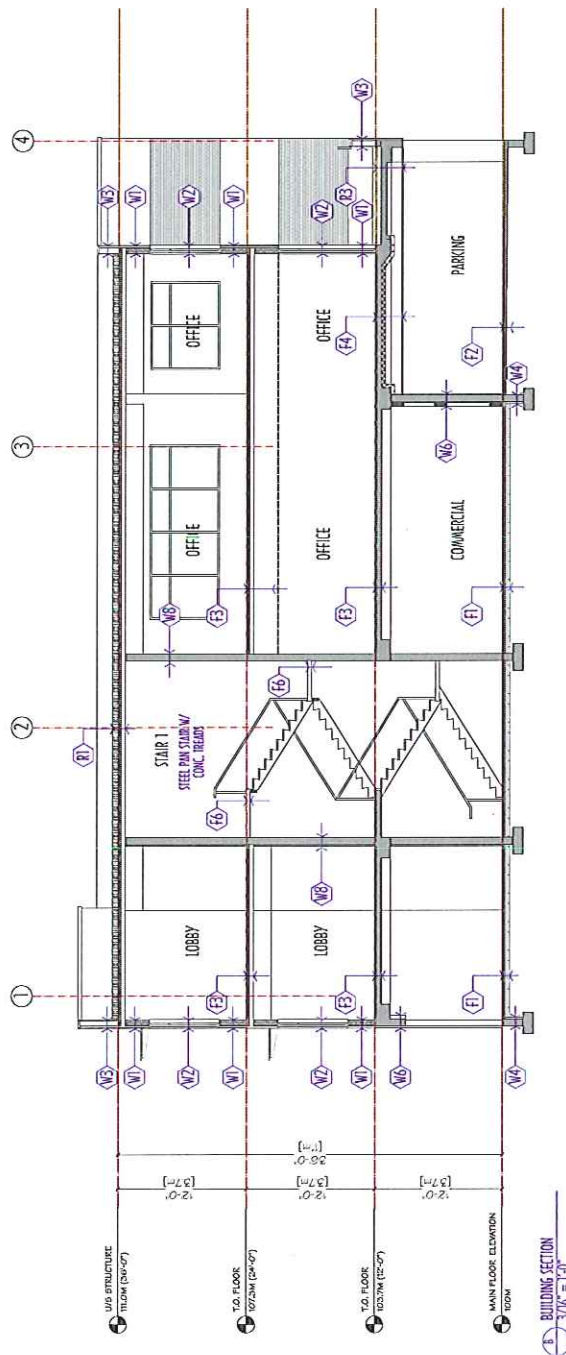
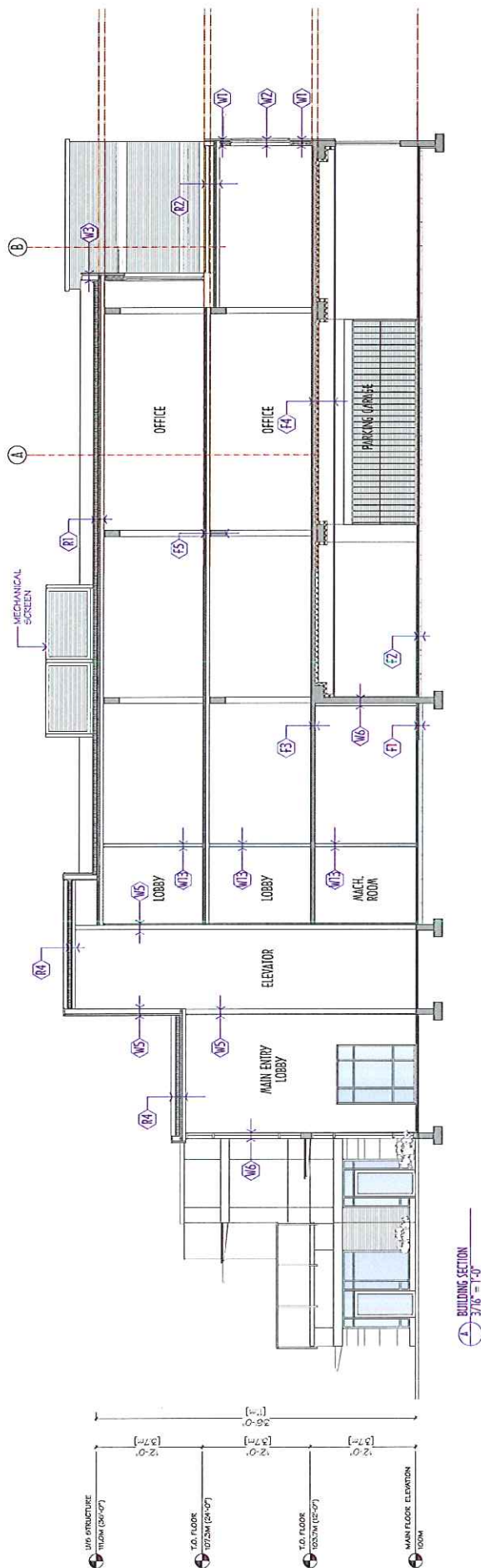
4 ELEVATION DETAIL
1" = 1'-0"

**BLUEGREEN
ARCHITECTURE INC.**
2022-10-00007-23 Kelowna BC V1Y 1V7
1-800-763-0011 or 250-860-5225
P: 250-860-5225 F: 250-860-5225

MCKAY COMMERCIAL DEVELOPMENT
KELOWNA, BC

ELEVATIONS / SECTION

DATE: 20/10/2021
SCALE: 1/8" = 1'-0"
ISSUED FOR: DP
PROJECT: 16-001
A4



SCHEDULE B
This forms part of development
Permit # DP14-0041/DP14-0042

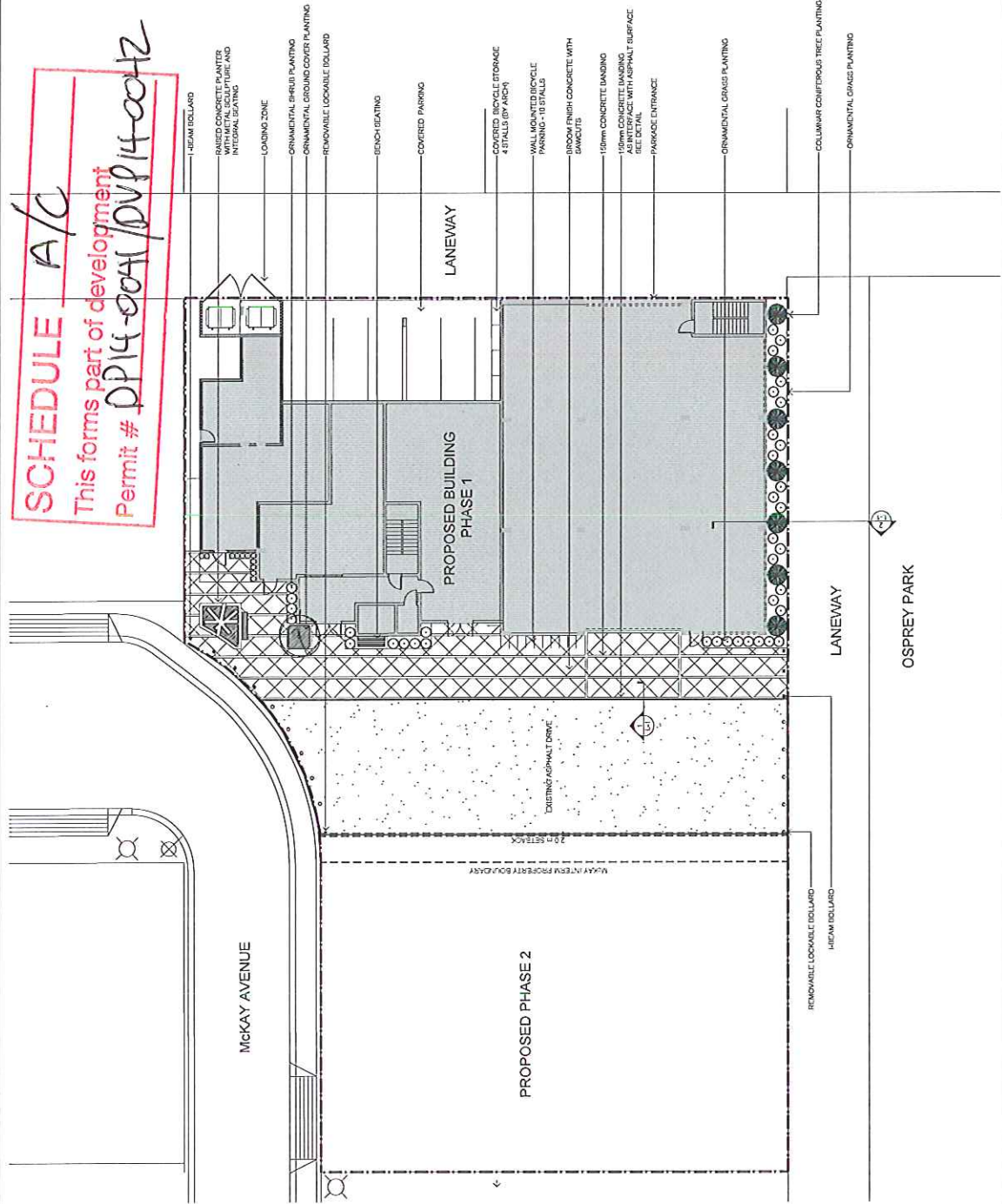
**BLUE GREEN
ARCHITECTURE INC.**
250-1133 HWY. 24, Kelowna BC V1Y 1Y7
P: 250.863.2323 F: 250.863.2324
www.bluegreenarchitecture.com

MCKAY COMMERCIAL DEVELOPMENT
KELOWNA, BC

ELEVATIONS / SECTION

DATE: 01/04/2014
SCALE: 3/16" = 1'-0"
DRAWN BY: JAV
PROJECT: 4103 A6

SCHEDULE A/C
 This forms part of development
 Permit # DP14-0041 / PVP14-0012

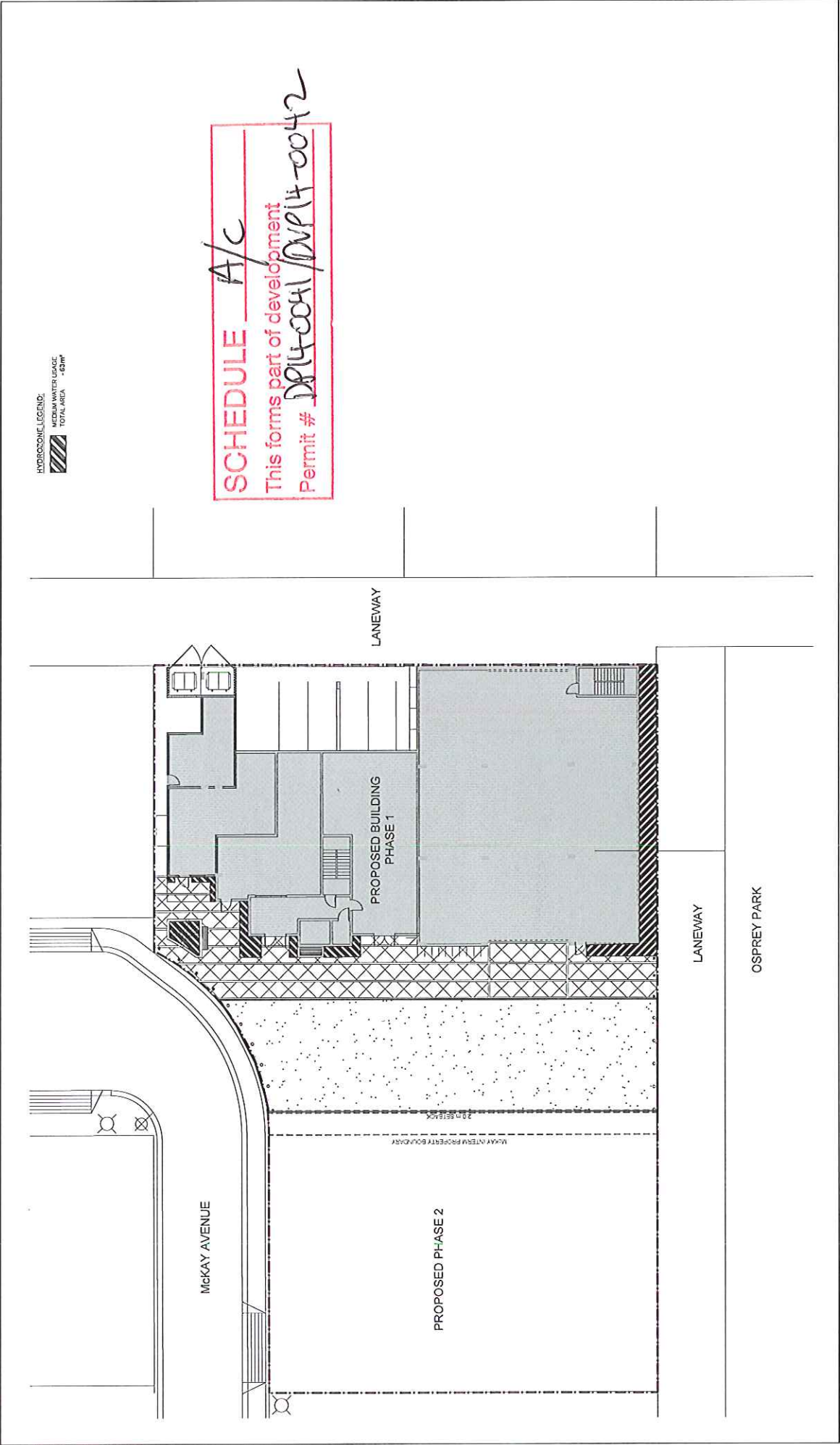


GENERAL NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE I.L.C. LANDSCAPE STANDARDS, PUBLISHED BY I.C.L.A. AND I.C.S.A.
2. LANDSCAPE DESIGN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND QUANTITY OF PLANT MATERIALS REQUIRED.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AND COST.
4. SHRUBS AND TREE CLUSTER AREAS TO BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. PLANTING BEDS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. OFF SITE IRRIGATION SHALL BE INSTALLED MEETING CITY OF KILGORE STANDARDS.
6. THIS PLAN SHOWS PLANTING FORM AND CHARACTERISTICS AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANTING LIST:

Botanical Name	Common Name	Size	Root	Minimum Pl. Size (inches)
<i>Crataegus mollis</i> 'Toby'	Toby Hawthorn	6cm	6LB	7m x 7m
<i>Prunella americana</i>	Blackberry	#02	Potted	1.2m x 0.2m
<i>Spirea japonica</i> 'Little Princess'	Little Princess Spirea	#02	Potted	0.9m x 1.0m
<i>Yucca filamentosa</i>	Yucca	#02	Potted	3.3m x 1.25m
<i>Artemisia biennis</i>	Common Wormwood	#01	Potted	3.0m x 0.7m
<i>Aster multiflorus</i>	Many Flowered Aster	#01	Potted	2m x 0.25m
<i>Monarda mollis</i>	Soft Leafed Monarda	#01	Potted	1.2m x 0.3m
<i>Rudbeckia hirta</i> var. <i>altissima</i> 'Tudorflow'	Tudor Crown Coneflower	#01	Potted	0.2m x 0.0m
<i>Coreopsis lanceolata</i>	Golden Thread	#01	Potted	1.2m x 0.0m
<i>Asclepias tuberosa</i>	Pink Milkweed	#01	Potted	0.2m x 0.0m
<i>Verbena officinalis</i>	Verbena	#01	Potted	0.2m x 0.0m
<i>Salvia nemorosa</i>	Common Sage	#01	Potted	0.2m x 0.0m
<i>Ornithogalum umbellatum</i>	Star of Bethlehem	#01	Potted	0.2m x 0.0m
<i>Scilla maritima</i>	Sea Squill	#01	Potted	0.2m x 0.0m
<i>Chionodoxa glauca</i>	Winter Daffodil	#01	Potted	0.2m x 0.0m
<i>Galanthus nivalis</i>	Winter Aconite	#01	Potted	0.2m x 0.0m
<i>Primula vulgaris</i>	Primula	#01	Potted	0.2m x 0.0m
<i>Viola cornuta</i>	Blue Bird	#01	Potted	0.2m x 0.0m
<i>Antirrhinum majus</i>	Snapdragon	#01	Potted	0.2m x 0.0m
<i>Delphinium consolida</i>	Delphinium	#01	Potted	0.2m x 0.0m
<i>Hydrangea macrophylla</i>	Hydrangea	#01	Potted	0.2m x 0.0m
<i>Philadelphus coronatus</i>	Flowering Quince	#01	Potted	0.2m x 0.0m
<i>Abutilon duRoi</i>	Flamingo Flower	#01	Potted	0.2m x 0.0m
<i>Malva sylvestris</i>	Algerian Rose	#01	Potted	0.2m x 0.0m
<i>Rosa rugosa</i>	Rugosa Rose	#01	Potted	0.2m x 0.0m
<i>Chaenactis mexicana</i>	Mexican Cactus	#01	Potted	0.2m x 0.0m
<i>Echinocystis alba</i>	White Star	#01	Potted	0.2m x 0.0m
<i>Stachys recta</i>	Spice Plant	#01	Potted	0.2m x 0.0m
<i>Origanum onites</i>	Wild Marjoram	#01	Potted	0.2m x 0.0m
<i>Thymus serpyllifolius</i>	Creeping Thyme	#01	Potted	0.2m x 0.0m
<i>Leucanthemum vulgare</i>	Shasta Daisy	#01	Potted	0.2m x 0.0m
<i>Helianthus annuus</i>	Sunflower	#01	Potted	0.2m x 0.0m
<i>Tagetes erecta</i>	Garden Marigold	#01	Potted	0.2m x 0.0m
<i>Gerbera jamesonii</i>	Barberton Daisy	#01	Potted	0.2m x 0.0m
<i>Coreopsis grandiflora</i>	Golden Thread	#01	Potted	0.2m x 0.0m
<i>Asclepias tuberosa</i>	Pink Milkweed	#01	Potted	0.2m x 0.0m
<i>Verbena officinalis</i>	Verbena	#01	Potted	0.2m x 0.0m
<i>Salvia nemorosa</i>	Common Sage	#01	Potted	0.2m x 0.0m
<i>Ornithogalum umbellatum</i>	Star of Bethlehem	#01	Potted	0.2m x 0.0m
<i>Scilla maritima</i>	Sea Squill	#01	Potted	0.2m x 0.0m
<i>Chionodoxa glauca</i>	Winter Daffodil	#01	Potted	0.2m x 0.0m
<i>Galanthus nivalis</i>	Winter Aconite	#01	Potted	0.2m x 0.0m
<i>Primula vulgaris</i>	Primula	#01	Potted	0.2m x 0.0m
<i>Viola cornuta</i>	Blue Bird	#01	Potted	0.2m x 0.0m
<i>Antirrhinum majus</i>	Snapdragon	#01	Potted	0.2m x 0.0m
<i>Delphinium consolida</i>	Delphinium	#01	Potted	0.2m x 0.0m
<i>Hydrangea macrophylla</i>	Hydrangea	#01	Potted	0.2m x 0.0m
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<i>Malva sylvestris</i>	Algerian Rose	#01	Potted	0.2m x 0.0m
<i>Rosa rugosa</i>	Rugosa Rose	#01	Potted	0.2m x 0.0m
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<i>Salvia nemorosa</i>	Common Sage	#01	Potted	0.2m x 0.0m
<i>Ornithogalum umbellatum</i>	Star of Bethlehem	#01	Potted	0.2m x 0.0m
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<i>Chionodoxa glauca</i>	Winter Daffodil	#01	Potted	0.2m x 0.0m
<i>Galanthus nivalis</i>	Winter Aconite	#01	Potted	0.2m x 0.0m
<i>Primula vulgaris</i>	Primula	#01	Potted	0.2m x 0.0m
<i>Viola cornuta</i>	Blue Bird	#01	Potted	0.2m x 0.0m
<i>Antirrhinum majus</i>	Snapdragon	#01	Potted	0.2m x 0.0m
<i>Delphinium consolida</i>	Delphinium	#01	Potted	0.2m x 0.0m
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<i>Abutilon duRoi</i>	Flamingo Flower	#01	Potted	0.2m x 0.0m
<i>Malva sylvestris</i>	Algerian Rose	#01	Potted	0.2m x 0.0m
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<i>Chaenactis mexicana</i>	Mexican Cactus	#01	Potted	0.2m x 0.0m
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<i>Stachys recta</i>	Spice Plant	#01	Potted	0.2m x 0.0m
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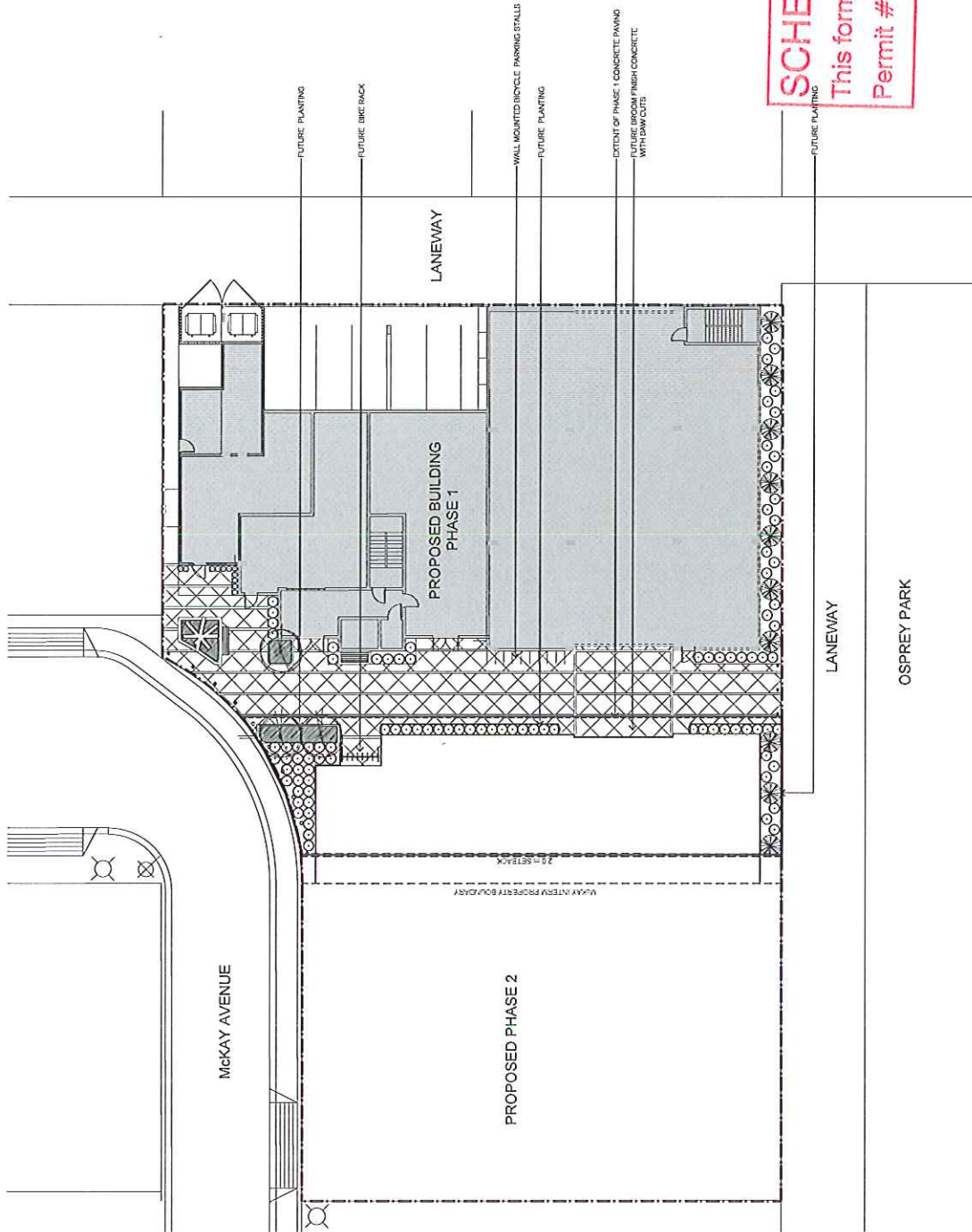
 MMM GROUP LANDSCAPE ARCHITECTURE (LURBAND OF TEXAS) PLANNING ENGINEERING 505 East Ave. Suite 100, Houston, TX 77002-1000 713.843.8888 www.mmm.ca		SHEET TITLE HYDROZONE PLAN SHEET NO. L-2 SCALE 1:150 DATE 09-2												
PROJECT McKay Commercial Development CLIENT G GROUP DEVELOPMENTS DRAWN BY JMM CHECKED BY JMM														
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2014</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>2014</td> <td>REVISED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>2014</td> <td>REVISED FOR PERMIT</td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION	1	2014	ISSUED FOR PERMIT	2	2014	REVISED FOR PERMIT	3	2014	REVISED FOR PERMIT
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1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LANDSCAPE STANDARDS, PUBLISHED BY R.C.A. AND I.R.C.A.
2. PLANT MATERIALS MUST BEIGINALLY GROWN IN A CONTEMPORARY CLIMATE THAT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AND COST.
4. SHRUBS AND TREES GREATER THAN 1" TO BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE APPROXIMATELY 12" DEPTH.
5. AN AUTOMATIC TWIN IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS, OFF SITE IRRIGATION SHALL BE INSTALLED WITHIN CITY OF ALBUQUERQUE STANDARDS.
6. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTATION. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

[illegible]

REPRESENTATIVE IMAGES:

- DECORATIVE TREE
- ORNAMENTAL GRASSES
- ORNAMENTAL SHRUB
- GROUNDCOVER PLANTING AREA
- DRILLED CONCRETE WALKWAY WITH GAWDITS AND DANDIES
- TEMPORARY ASPHALT ACCESS LANE (CWL SCOPED)



SCHEDULE A/C
This forms part of development
Permit # DP14-0041/DP14-0

REVISIONS / ISSUED			
3	DATE	REVISIONS FOR OR	
2	DATE	REVISIONS FROM THE	
1	DATE	REVISIONS FROM THE	
	NO. DATE	DESCRIPTION	



PROJECT
McKAY COMMERCIAL DEVELOPMENT

CLIENT
G GROUP DEVELOPMENTS

CONSULTANT
MMI GROUP

DESIGN BY	DATE
ISSUED BY	DATE
CHECKED BY	DATE
PROJECT INFORMATION	
SCALE	1:150

PROPERTY NO.

PROPERTY TITLE

PHASE 2-SITE PLAN

PROPERTY NO.

PROPERTY TITLE

L-1A

OF 2



SCHEDULE B
 This forms part of development
 Permit # **DP14-0041/NP14-0042**



1 MAIN COLOUR STUCCO FINISH
 COLOUR: PLATEAU ONLY
 DULUX CO #A904 #4074 2010H

3 CORRUGATED METAL CLADDING
 COLOUR: GALVALUME
 PROFILE: WESTFORM WF-036

6 PARKING SCREEN
 STAINLESS STEEL ORILL

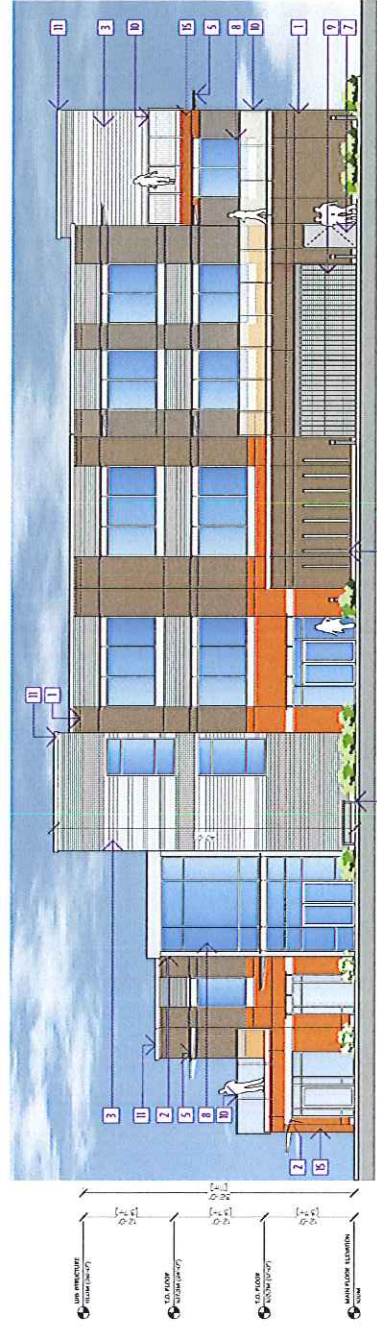
11 PREFINISHED METAL FLASHING
 COLOUR: CASCADIA STONE GRAY

2 PREFINISHED METAL PANEL
 COLOUR: PLATEAU ONLY
 DULUX CO #A904 #4074 2010H

4 CONCRETE UPSTAND, PAINTED
 7 PAINTED STEEL DOORS
 8 CONCRETE METAL GARAGE GATE
 12 GARAGE ENCLOSURE
 COLOUR: PORTLAND GRAY
 DULUX CO #A904 #4074 2010H

10 ALUM. GUARDRAIL CLEAR GLASS
 13 PREFINISHED CORRUGATED STEEL
 COLOUR: CASCADIA STONE GRAY
 COLOUR: CIL AGATE GRAY

5 BRUCCO FINISH
 COLOUR: CULTURAL GENERAL PAINT
 CL 1527N LRV 17



McKay Avenue Development

March 21/2014

ESTIMATE OF PROBABLE COSTS - Reference: LDP-1-2 - Issued For Landscape DP/ MAR 21/ 2014

Description of work	Unit	Estimated	Estimated Value	Total Value
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PHASE 1

1.0 HARDSCAPE/ SITE FURNITURE (Includes 15' of Pedestrian Walkway)

Hardscape					
1.1	Decorative Concrete - Broom Finish (incl. base)	m ²	250	\$65.00	\$16,250.00
1.2	Raised concrete planter	m ³	2	\$3,500.00	\$5,250.00
1.3	Bench	ea	2	\$1,500.00	\$3,000.00
1.4	Bike rack (6 unit)	ea	1	\$1,500.00	\$1,500.00
1.5	I-Beam Bollards (non removable)	ea	7	\$125.00	\$875.00
*1.6	Decorative Bollards - (removable)	ea	11	\$750.00	\$8,250.00
1.7	I-Beam Sculpture	allow.	1	\$4,200.00	\$4,200.00

SUBTOTAL ~~-\$39,325.00~~

31,075

2.0 LANDSCAPE

2.0	Landscape				
2.1	Decorative trees (6cm Cal)	ea.	1	\$600.00	\$600.00
2.2	Ornamental planting (Moderate water usage)	m ²	45	\$50.00	\$2,250.00
2.3	Groundcover(Low water usage)	m ²	20	\$40.00	\$800.00
2.4	Imported growing medium for shrub bed (450mm depth)	m ³	30	\$45.00	\$1,350.00
2.5	Imported growing medium for trees (2cu.m. per tree)	m ³	2	\$45.00	\$90.00
2.6	Composted Bark Mulch Dressing (75mm depth)	m ²	65	\$5.00	\$325.00
2.7	High efficiency irrigation system	ls	1	\$5,500.00	\$5,500.00

SUBTOTAL \$10,915.00

SUBTOTAL PHASE 1

~~-\$50,240.00~~

41,990

PHASE 2 (Remainder of Pedestrian Walkway (5' width))

3.0 HARDSCAPE/ SITE FURNITURE

3.0 Hardscape					
3.1	Decorative Concrete - Broom Finish (incl. base)	m ²	51	\$65.00	\$3,315.00
3.2	Bike rack (6 unit)	ea	1	\$1,500.00	\$1,500.00

SUBTOTAL \$4,815.00

4.0 LANDSCAPE

4.0	Landscape				
4.1	Decorative trees (6cm Cal)	ea.	2	\$600.00	\$1,200.00
4.2	Ornamental planting (Moderate water usage)	m ²	47	\$50.00	\$2,350.00
4.3	Groundcover(Low water usage)	m ²	8	\$40.00	\$300.00
4.4	Imported growing medium for shrub bed (450mm depth)	m ³	21	\$45.00	\$945.00
4.5	Imported growing medium for trees (2cu.m. per tree)	m ³	4	\$45.00	\$180.00
4.6	Composted Bark Mulch Dressing (75mm depth)	m ²	55	\$5.00	\$275.00
4.7	High efficiency irrigation system	ls	1	\$5,500.00	\$5,500.00

SUBTOTAL \$10,750.00

SUBTOTAL PHASE 2

~~-\$16,545.00~~

ESTIMATED TOTAL LANDSCAPE BUDGET

~~-\$65,805.00~~ 57,555

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.
Costing is based on 2014 contractor pricing and is subject to change.
Costing is for Phase 1 and pedestrian walkway area only

x 125% = \$71,944
(bond)

SCHEDULE C

This forms part of development

Permit # DP14-0041/NP14-0042

CITY OF KELOWNA

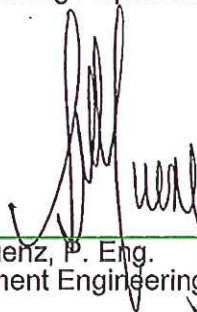
MEMORANDUM

Date: March 10, 2014
File No.: DP14-0041
To: Urban Planning (AR)
From: Development Engineer Manager (SM)
Subject: 560 & 582 McKay Ave

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 Z14-0008.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Permit No.: DP14-0041 Development Variance Permit: DVP14-0042

EXISTING ZONING DESIGNATION: C4 – Urban Centre Commercial
WITHIN DEVELOPMENT PERMIT AREA: Revitalization DP Area - Urban Centre

ISSUED TO: 0781540 BC Ltd. Inc No. BC0781540
LOCATION OF SUBJECT SITE: 560 and 582 McKay Avenue

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	12 and 13		14		ODYD	3769

SCOPE OF APPROVAL

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

1. TERMS AND CONDITIONS:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8: Off-Street Vehicle Parking / Table 8.1: Parking Schedule

To vary the parking from 28 stalls required to 22 stalls proposed.

Section 8.2: Off-Street Loading

To vary the requirement to provide off-street loading spaces for new development to allow the development to proceed with no loading spaces.

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

3. PERFORMANCE SECURITY:

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

- (a) Cash in the amount of \$ N/A.
- (b) A Certified Cheque in the amount of N/A.
- (c) An Irrevocable Letter of Credit in the amount of \$71,944.00.

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

4. DEVELOPMENT:

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

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

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

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

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

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

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

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

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

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

6. APPROVALS:

ISSUED BY THE COMMUNITY PLANNING & REAL ESTATE DEPARTMENT OF THE CITY OF KELOWNA THE [] DAY OF [] 2014,
BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE SERVICES.

Doug Gilchrist
Divisional Director of Community Planning & Real Estate

REPORT TO COUNCIL



Date: July 28, 2014

RIM No. 0940-50

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Application: DVP14-0104 **Owners:** Karmjit S. Gill
Balvir K. Gill
Avineet S. Gill

Address: 375 Gibson Road **Applicant:** Robert Holden

Subject: Development Variance Permit

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 - Agricultural

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0104, for Lot 4, Section 25 TWP 26, ODYD Plan 1760 Except Plan KAP60715, located on 375 Gibson Road, Kelowna, BC;

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

Section 11.1.6 (f): Development Regulations

To vary the maximum distance for an agricultural and garden stand from 15.0 metres permitted to any lot line to 6.0 metres proposed.

2.0 Purpose

To consider a request to vary the maximum distance for an agricultural and garden stand from 15.0 metres permitted to 6.0 metres proposed, in order to achieve a smaller overall footprint within the configuration of the lot, in accordance with the homeplating principles of the Official Community Plan.

3.0 Subdivision, Agriculture & Environment Services

Subdivision, Agriculture & Environment (SAE) staff are supportive of the proposed variance of the reduction of the maximum distance to the lot line from 15.0 metres to 6.0 metres for the fruit stand. The proposed change results in a significant improvement to the layout of the proposed parking and access lanes for the associated agri-tourism accommodation sites, resulting in the preservation of agricultural land. The owners have agreed to provide landscaping to the north of

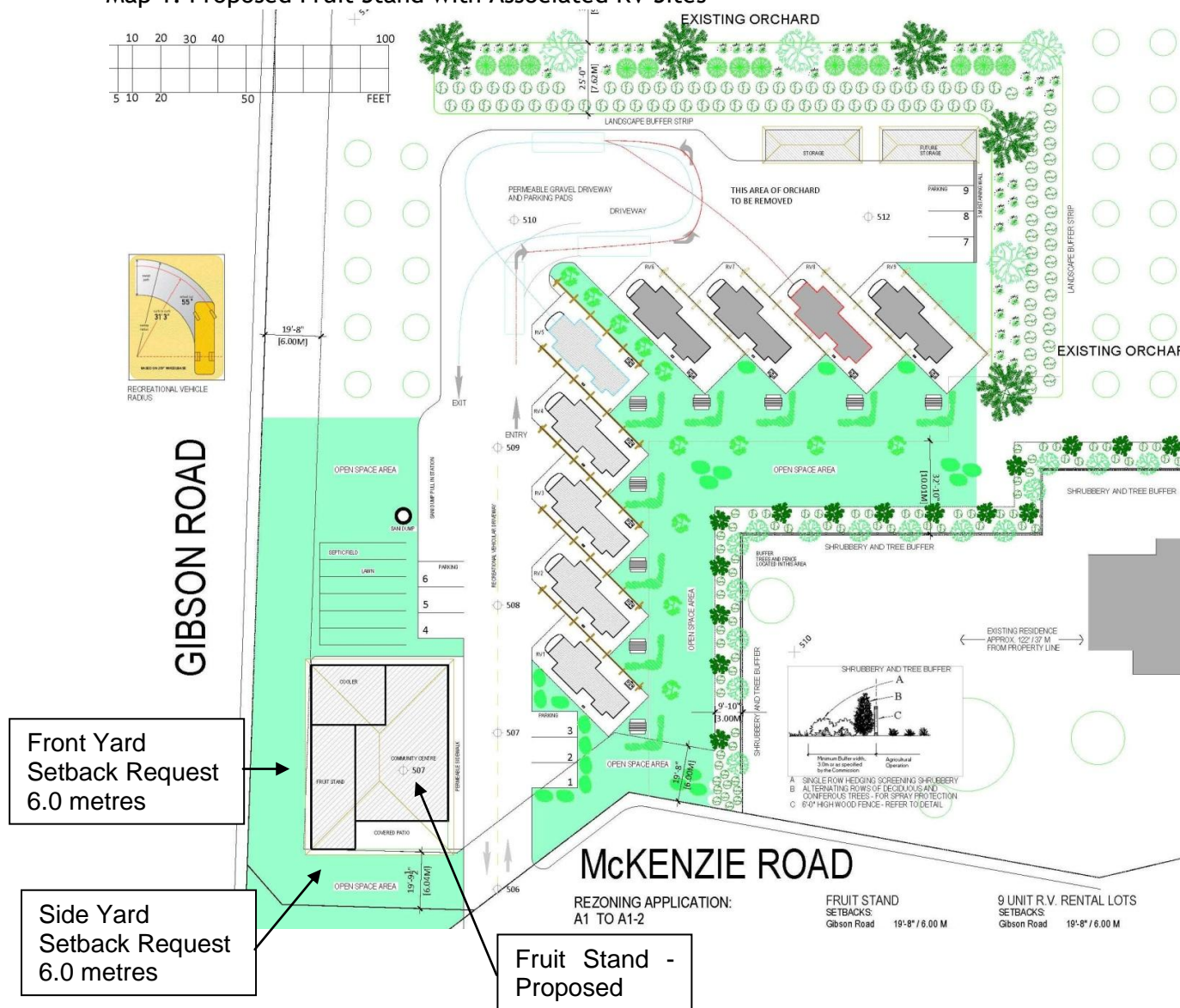
the fruit stand, as well as landscaping buffers towards the orchard and the house, as part of Development Permit # DP14-0028.

In order to accommodate the fruit stand and parking facilities, a variance to the front and side yard setbacks for the zone will be required. Staff support the required variance as it assists with the objective of leaving intact as much agricultural lands as possible (e.g. homeplating).

The Official Community Plan 2030 states:

On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only¹.

Map 1. Proposed Fruit Stand with Associated RV Sites



¹ City of Kelowna, 2012. Official Community Plan – Section 15 – Farm Protection Development Permit Guidelines. <http://www.kelowna.ca/CityPage/Docs/PDFs/%5CBylaws%5COfficial%20Community%20Plan%202030%20Bylaw%20No.%2010500/Chapter%2015%20-%20Farm%20Protection%20DP%20Guidelines.pdf>

4.0 Proposal

4.1 Background

The applicant, through Rezoning Application # Z14-0007, has requested permission from City Council to rezone the parcel located at 375 Gibson Road to allow for the addition of Agri-tourist Accommodation (A1t). The rezoning application has been supported by Council, through 2nd and 3rd Reading, and the applicant is in the process of removing the conditions for 4th Reading, which include:

- Farm Development Permit for landscape buffering the agri-tourist accommodation sites;
- Farm Help Permit for the existing 80 square metre dwelling on the property; and
- A Development Variance Permit to allow for a 6.0 m distance to the front and side yard property lines.

4.2 Project Description

The owner is concurrently planning on building a residence for his family, and a fruit stand on the property. A primary residence is an allowed use in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation² (the Regulation). Retail sales, if at least 50% of the produce comes from the farm, are considered a farm use, and can be regulated, but not prohibited by local government. Therefore, the construction of the fruit stand and the residence will be subject to a building permit, are permitted under the Regulation.

The applicant is also proposing to establish an agri-tourism operation to supplement his farm income. The RV campsite is part of an overall integrated plan for the orchard. The vision is to also build a fruit stand, to sell produce only from this farm and other local orchards that are owned and / or leased. The agri-tourism RV sites are proposed adjacent to the fruit stand, and the applicant envisions that the fruit stand and RV uses would complement each other. The fruit stand building would also function as an education centre, as an amenity space for RV visitors and as a hall to provide tours and information sessions about farming. The applicant plans to instruct and inform visitors, as well as school groups, customers of the fruit stand and the general public about farming in the Okanagan. Topics to be included are noted below:

- The history of each fruit produced;
- The process and tools involved in producing the fruit;
- The types of fruit available of each variety;
- The ideal use of each fruit, and how to tell freshness of the product; and
- A graphic display of the varieties and types of fruit.

The subject property is fully planted with 9 ha (22 ac) ha of apples. The owner has undertaken significant investment in the orchard in the last several years, by grading some of the steep slopes to make it easier to farm. At purchase, there was a main residence, a mobile home, a small greenhouse and a number of sheds at the southeast corner of the property (See Map 3, below). The applicant has removed the existing structures and debris under a demolition permit. The proposal includes siting the fruit stand and RV site in this same corner, which has been significantly disturbed. The proposal also includes building a main residence just to the north of the RV site, for the applicant and his family, along Gibson Road. There is a small, 60 m² dwelling

² ALC, 2004. ALC Use, Subdivision and Procedure Regulation, http://www.alc.gov.bc.ca/legislation/Reg/ALR_Use-Subd-Proc_Reg.htm#sec2 (Accessed March 5, 2013).

at the northwest corner of the property that is used for farm help. Fencing and landscaping has been proposed along the neighbour's property line immediately to the east, and trees and shrubs are proposed to provide a vegetated buffer between the RV campsite and the orchard. There is a small, 60 m² dwelling at the northwest corner of the property that is used for farm help.

4.3 Site Context

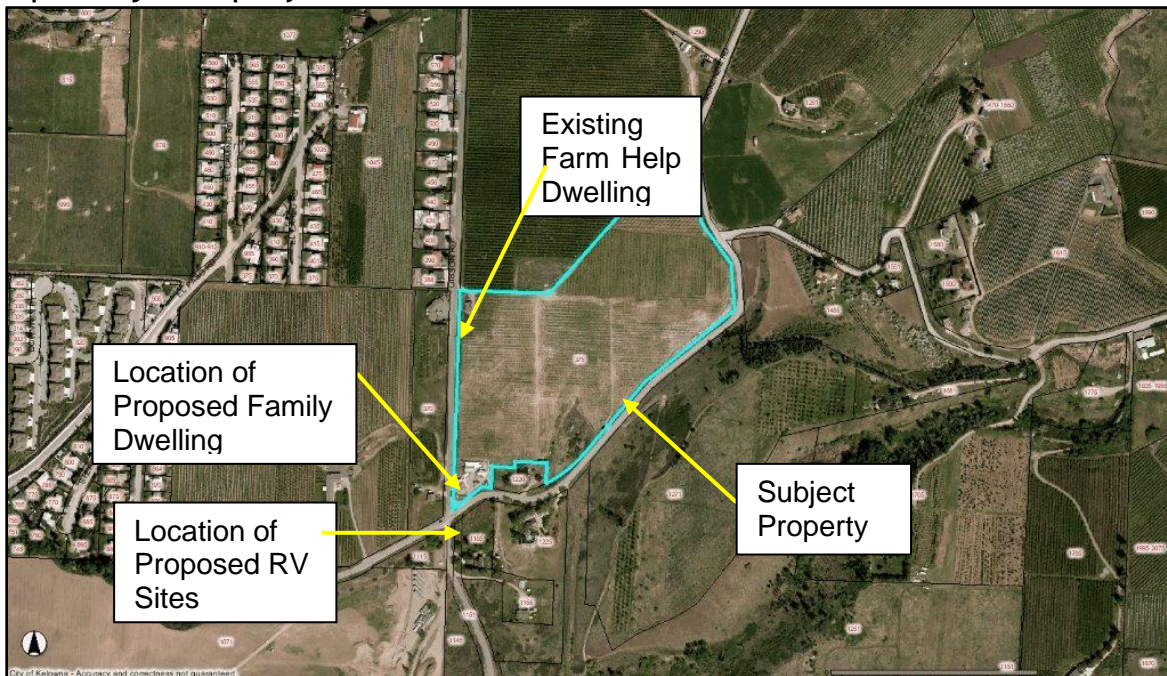
The subject property is located at 375 Gibson Road along the upper Rutland Bench in the eastern part of the City. Twelve rural residential lots are near the subject property to the northwest (see Map 2) while several rural residential lots are directly to the south. The property underwent a homesite severance subdivision in 1997.

The subject property is in the ALR: land use to the north, east, south and southeast is agricultural and is surrounded completely by properties in the ALR (see Map 4). The subject property is also within the Black Mountain Irrigation District (BMID) water supply area.

4.4 Parcel Summary

Parcel Size: 9.75 ha (24.1 ac)
Elevation: 506 masl to 530 masl

Map 2: Subject Property



Map 3: Southwest corner (All structures in this 2009 image have since been removed)



Map 4 - ALR in the area



Photo 1: Location of proposed fruit stand - corner of Gibson and McKenzie.



Photo 2: Location of proposed RV park - looking towards east neighbour.



4.5 Zoning of Adjacent Property

The zoning of adjacent properties is outlined below.

Table 1: Zoning of Adjacent Property

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>	<i>ALR</i>
North	A1 - Agriculture 1	Agricultural	Yes
Northwest	A1 - Agriculture 1	Rural Residential	Yes
East	A1 - Agriculture 1	Agricultural / Rural Residential	Yes
Southwest	A1 - Agriculture 1	Agricultural	Yes
South	A1 - Agriculture 1	Agricultural / Rural Residential	Yes
West	A1 - Agriculture 1	Agricultural	Yes

4.6 Subdivision and Development Criteria

Subdivision and development criteria for the Agricultural A1t zone include the requirements as noted in the table below.

Table 2: Subdivision and Development Criteria

CRITERIA	A1 (Agricultural) ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	4.0 hectare (2.0 hectare within the ALR)
Minimum Lot Width	40.0 m
Minimum Front Yard	6.0 m
Minimum Setback from Fruit Stands	15.0 m from any lot line (Note: this will require a front yard variance for the Fruit Stand to accommodate homeplating principles)
Minimum Rear Yard	10.0 m except it is 3.0 m for accessory buildings
Maximum Site Coverage	10% for residential development (inclusive of agri-tourist accommodation) and 35% for agricultural structures.
Other Regulations	Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size. Agri-tourist accommodation units shall be permitted to the Table in Section 11.1.8 of the Zoning Bylaw No. 8000, where parcels from 9.0 to 9.99 permit a maximum of 9 units.

5.0 Current Development Policies

5.1 Kelowna 2030 Official Community Plan: Greening Our Future

Objective 5.33 Protect and enhance local agriculture³.

Policy. 1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture,

Objective 5.34 Preserve productive agricultural land⁴.

Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Farm Protection DP Guidelines⁵

The objectives of the Farm Protection DP Guidelines are to:

- protect farm land and farm operations;
- minimize the impact of urban encroachment and land use conflicts on agricultural land; and
- minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

Guidelines⁶

On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only.

5.2 Technical Comments

5.3 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction.
- 2) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.4 Fire Department

No concerns with the DVP. Ensure proper fire department access as per BC Building Code 3.2.5.6. Fire protection must be addressed a fire hydrant per regulations.

5.5 Development Engineering Branch

³ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.35.

⁴ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.36.

⁵ City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.2 - 15.4.

⁶ City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.3

The Development Engineering Services comments and requirements regarding this application for a front and side rear setback variance from 15.0 m. to 6.0 m. are as follows:

1. General

- a) The requested rear yard variance setback does not compromise any Municipal Infrastructure Services.
- b) This application does not trigger any offsite upgrades.

5.6 Shaw Cable

Shaw cable approves proposed DVP application.

5.7 Telus Communications

No comment.

5.8 Fortis BC

No comment.

6.0 Application Chronology

Date of Application Received: May 29, 2014

Public Notification & Consultation by Applicant:

The fruit stand variance was included in the rezoning package which had standard notification and a public hearing on April 1st, 2014.

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by:

☐

Todd Cashin, Manager,
Subdivision, Agriculture & Environment Services

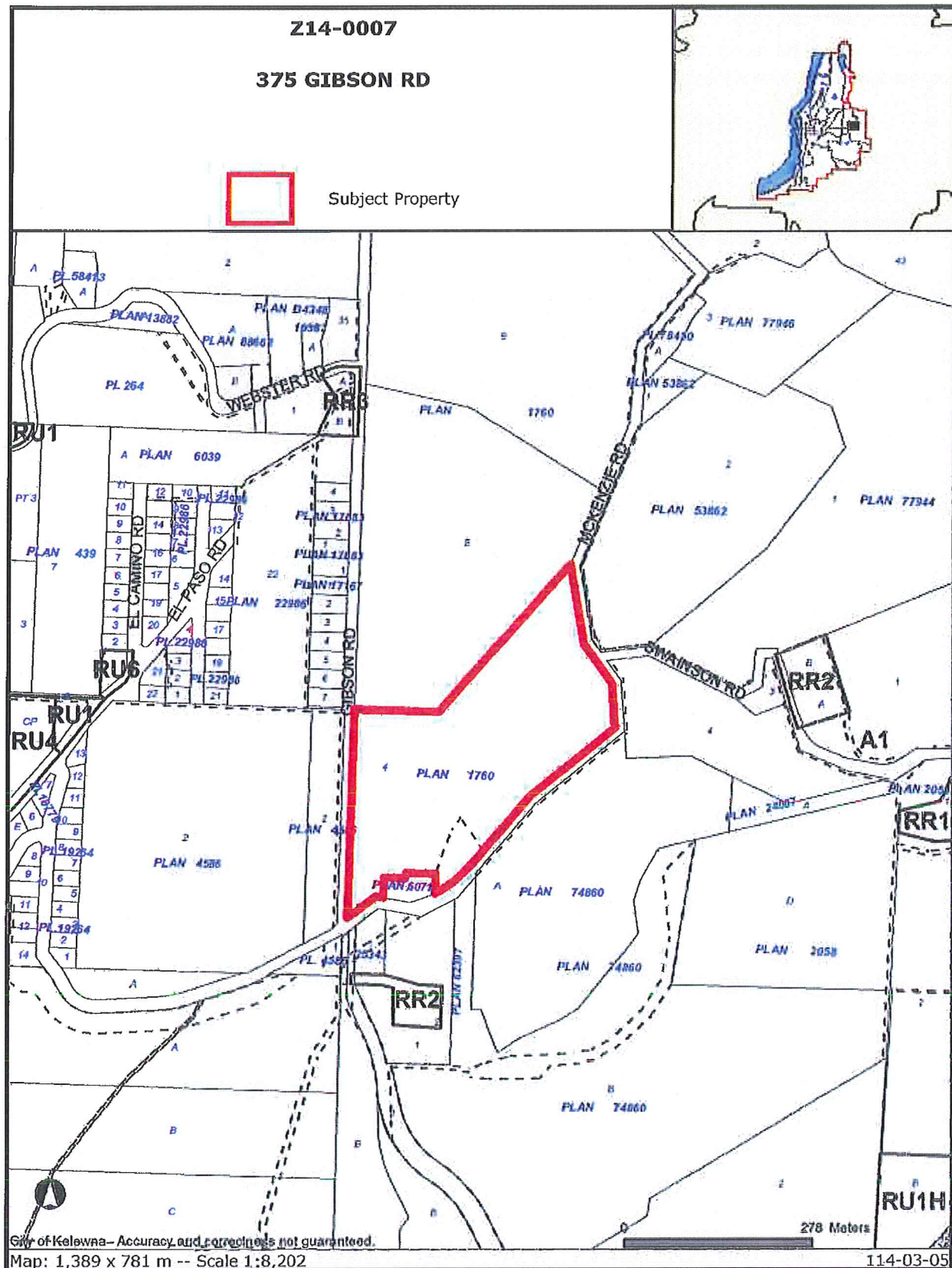
Approved for Inclusion:

☐

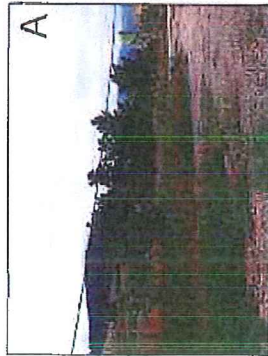
Shelley Gambacort, Director
Subdivision, Agriculture & Environment Services

Attachments:

Subject Property Map
Drawing A0 - Photos of Site
Drawing A1- Overall Site Plan
Drawing A5 - Fruit Stand Plan
Drawing A6 - Fruit Stand Elevations



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.



A
SOUTH VIEW FACING MCKENZIE ROAD
ENTRANCE TO FRUIT STAND AND RV LOTS



B
SOUTH VIEW FACING CORNER OF
MCKENZIE AND GIBSON ROADS
LOCATION OF FRUIT STAND



C
SOUTH VIEW FACING MCKENZIE ROAD
LOOKING AT OPEN GREEN SPACE



D
WEST VIEW FACING CORNER
MCKENZIE AND GIBSON ROADS
LOCATION OF FRUIT STAND



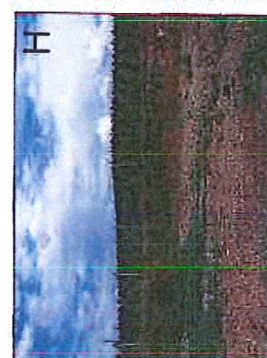
E
WEST VIEW FACING GIBSON ROAD
LOOKING AT OPEN GREEN SPACE



F
NORTH FACING ORCHARD
LOOKING AT RESIDENCE IN DISTANCE



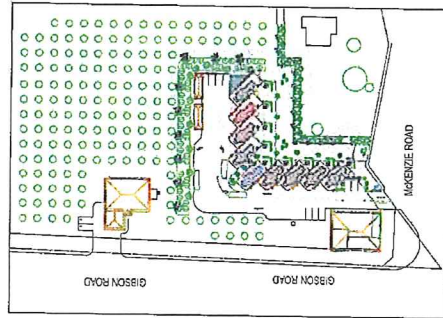
G
EAST FACING NEIGHBOURS PROPERTY
LOOKING AT RV LOT YARD



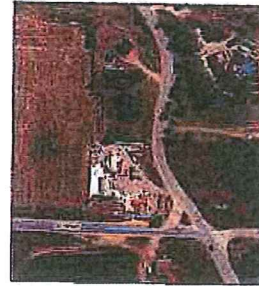
H
NORTH FACING ORCHARD
LOOKING AT RV LOT YARD



J
NORTH FACING ORCHARD
LOOKING AT RV LOT YARD

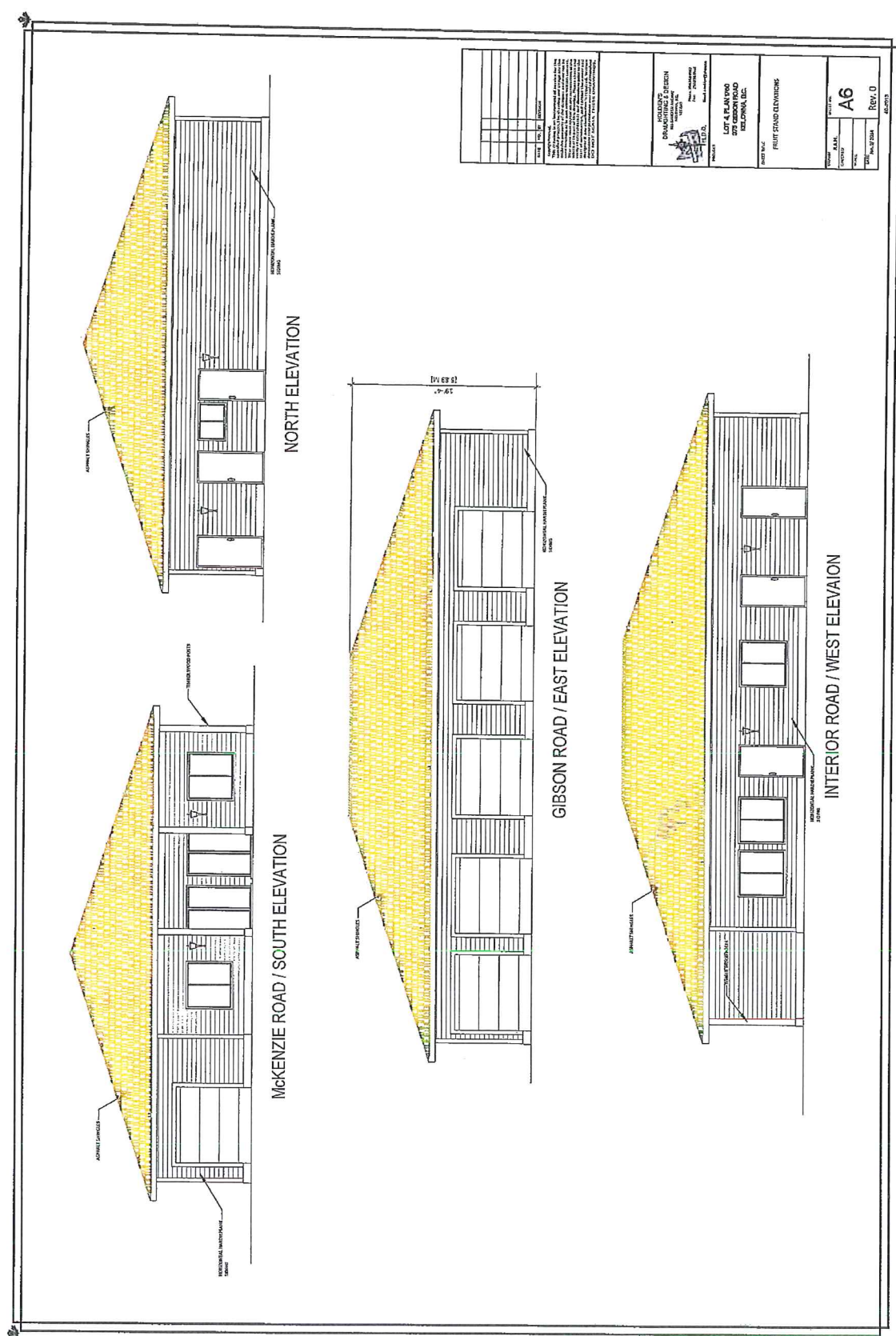


SITE PLAN



HISTORICAL ORTHO PICTURE

<p>ALL RIGHTS RESERVED ORIGINALLY DESIGNED BY J. L. HARRIS 1998</p>		<p>LOT 4, PLANT TWO 570 GIBSON ROAD HALLSBURY, BC</p>	<p>EXISTING PHOTOGRAPHIC VIEWS</p>
<p>DATE: 10/1/2000 TIME: 10:00 AM BY: J. L. HARRIS</p>	<p>DATE: 10/1/2000 TIME: 10:00 AM BY: J. L. HARRIS</p>	<p>DATE: 10/1/2000 TIME: 10:00 AM BY: J. L. HARRIS</p>	<p>DATE: 10/1/2000 TIME: 10:00 AM BY: J. L. HARRIS</p>



HOLLAND'S DRAFTING & DESIGN 1000 10th St. N.E. Atlanta, GA 30309 (404) 525-1000 Fax: (404) 525-1001 Email: hollands@hollands.com		PROJECT LOT 4, BL 141000 270 GIBSON ROAD ATLANTA, GA	DRAWN BY FRANK STANLEY EDWARDS	SCALE 1/8" = 1'-0" DATE 07/10/2004	SHEET NO. A6 REV. 0
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CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP14-0104

EXISTING ZONING DESIGNATION: A1 - Agriculture 1

DEVELOPMENT VARIANCE PERMIT: Section 11.1.6 (f): Development Regulations - Front and Side Yard Setback

ISSUED TO: Robert Holden (K. or B. or A. Gill)

LOCATION OF SUBJECT SITE: 375 Gibson Road

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	4	25		26	ODYD	Plan 1760 Except Plan KAP60715

SCOPE OF APPROVAL

- ☐ This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- ☐ This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
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1. TERMS AND CONDITIONS:

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

Section 11.1.6 (f): Development Regulations

To vary the maximum distance for an agricultural and garden stand from 15.0 metres permitted to any lot line to 6.0 metres proposed, according to Schedule A (R. Holding Drawing A1- Rev. 0).

2. DEVELOPMENT:

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

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

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

THIS Permit IS NOT A BUILDING Permit.

3 PERFORMANCE SECURITY: Not applicable.

4. APPLICANT'S AGREEMENT:

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

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

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

Should there be any change in ownership or legal description of the property, I undertake to notify the Subdivision, Agriculture & Environment Branch immediately to avoid any unnecessary delay in processing the application.

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

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

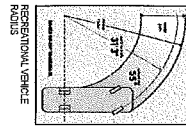
Telephone No.

6. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE ____ DAY OF JULY, 2014..

ISSUED BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING AND REAL ESTATE OF THE CITY OF KELOWNA
ON THE ____ DAY OF JULY, 2014.

Doug Gilchrist
Divisional Director, Community Planning & Real Estate



+ 506

[illegible]