



## **CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION AGENDA**

Wednesday, June 16, 2021, 9:30 A.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

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	<b>Pages</b>
<b>1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER</b>	
In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend the Advisory Planning Commission meetings in person. As an open meeting, it will be webcast live and will be archived on the City's website.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. ADOPTION OF AGENDA</b>	
<b>4. ADOPTION OF MINUTES</b>	
<b>4.1. Minutes of the Advisory Planning Commission meeting held April 21, 2021 in the City of West Kelowna Council Chambers</b>	<b>3</b>
<b>5. PRESENTATIONS</b>	
<b>6. DELEGATIONS</b>	
<b>7. UNFINISHED BUSINESS</b>	
<b>8. REFERRALS</b>	
<b>8.1. TUP 21-03, Temporary Use Permit, Municipal ROW adjacent to 2515 Bartley Road</b>	<b>9</b>
<b>8.2. Z 21-02, OCP and Zoning Amendment Bylaw No. 100.64 and 154.104, Unaddressed Smith Creek Road</b>	<b>21</b>
<b>8.3. Z 21-03, OCP and Zoning Amendment Bylaw No. 100.65 and 154.105, Unaddressed Shannon View Drive</b>	<b>40</b>
<b>8.4. Z 21-04, OCP and Zoning Amendment, 3830 Gellatly Road South</b>	<b>72</b>

**9. CORRESPONDENCE AND INFORMATION ITEMS**

9.1. File Z 20-05, Decision Letter, 2485 Hayman Road 77

9.2. File Z 20-10, Decision Letter, 2749 & 2769 Shannon Lake Road 78

**10. OTHER BUSINESS**

**11. ADJOURNMENT OF THE MEETING**

The next Advisory Planning Commission meeting is scheduled for Wednesday, July 21, 2021 at 9:30 a.m.



**CITY OF WEST KELOWNA**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**

Wednesday, April 21, 2021  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Wayne Kubasek, Chair  
Anthony Bastiaanssen, Vice Chair  
Julian Davis  
Joe Gluska  
Katalin Zsufa

MEMBERS ABSENT: Bea Kline  
Nicole Richard

Staff Present: Jayden Riley, Planner II  
Hailey Rilkoff, Planner II (via Teams)  
Natasha Patricelli, Recording Secretary

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**1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER**

The meeting was called to order at 9:32 a.m.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public was not permitted to attend the Advisory Planning Commission meeting in person. As an open meeting, it was webcast live and archived on the City's website.

**2. INTRODUCTION OF LATE ITEMS**

**3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as presented.

CARRIED UNANIMOUSLY

#### **4. ADOPTION OF MINUTES**

##### **4.1 Minutes of the Advisory Planning Commission meeting held February 17, 2021 in the City of West Kelowna Council Chambers**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held February 17, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

#### **5. PRESENTATIONS**

#### **6. DELEGATIONS**

#### **7. UNFINISHED BUSINESS**

#### **8. REFERRALS**

##### **8.1 TUP 18-01.01; Temporary Use Permit Renewal; 2565 Main Street**

Highlights of the presentation include:

Property Details

- Neighbourhood: Westbank Centre;
- Land Use Designation: Commercial;
- Growth Management Designation: Community Gateway;
- Zoning: C1 Urban Centre Commercial;
- 3.59 acres;
- Currently developed with multiple commercial buildings including Buckerfields;

Temporary Use Permit History

- Previously issued as Automotive sales since 2008;
- Only allows sale of automotive, boat and recreational vehicles - no storage;

Proposal & Rational

- Renewal for an additional three years to permit existing uses;



- New owners have owned the property for 2 years;
- Working on future redevelopment plans for the site;
- No proposed changes from existing TUP;

#### Policy & Bylaw Review

##### *Official Community Plan*

- Gateway/Westbank Centre: Growth Management Designation:
  - Key location on Hwy 97;
  - Attractive build form, welcoming development, directional signage for the City;
  - Bookend urban centre;
  - Higher density, pedestrian oriented mixed use;
- Commercial: Land Use Designation:
  - Improved form, character and public realm amenities;
  - Support Westbank Centre as the focus of commercial activity;
- Westbank Centre Plan adopted in 2011 (after approval of the original TUP):
  - Designates the property as Town Centre Commercial/Mixed Use;
  - Identifies as a gateway site;
    - Strong visual entrance/exit to Westbank Centre;
    - Envisioned as a food and agricultural destination;
    - Utilization of property as gateway is encouraged;
    - Comprehensive redevelopment plan encouraged;

##### *Zoning Bylaw*

- C1 Urban Centre Commercial Zone: accommodates mixed uses with commercial frontages however does not permit automotive sales;
- Automotive sales permitted in C4 - Service Commercial or I1 - Light Industrial Zones;

## Technical Review

### *Planning*

- Hwy 97 is one-way couplet is challenging to pedestrian-friendly urban centre;
- Automotive sales are typical along urban highway frontages;
- TUP had number of conditions:
  - Restricting number of structures to two temporary storage units and one sale/office trailer;
  - Restricting use to sale of vehicles;
  - No outdoor storage permitted on site;

### *Site Visit*

- Uses on the property have expanded beyond the Zoning and TUP;
- Site visit identified a number of uses not permitted on the subject property:
  - Contractor Services;
  - Outdoor Storage (RV Storage);
  - More than 2 metal shipping containers;
- Staff will work with applicant to address unpermitted uses and deficiencies with landscaping;

### Key Considerations

- Existing automotive sales have been operating for over 10 years;
- Some current uses of property are not permitted under current Zoning or TUP;
- Westbank Centre plan encourages a comprehensive redevelopment plan;
- Hwy 97 couplet is challenging with relatively fast moving high volume traffic.

Questions on the presentation:

- Are the current owners working on a redevelopment plan? Owners have indicated redevelopment proposals for the property. At this time no development applications have been submitted for this site;
- Is this the site of the old Greyhound Bus depot? Yes, it previously occupied a portion of the site;
- Has there been enforcement on the non-compliance on the property throughout the term or was it only determined with site-visit? There has been interaction with Bylaw and Business Licensing department and working with the owners to address the concerns. Site visits look into the conditions and it was determined that uses expanded beyond the TUP. Ownership has changed hands during the previous TUP;
- Is there a process for regular site visits on TUP's? Departments rely on interdepartmental communication - non-conforming use issue identified this spring - not an ongoing issue that we were aware of. Complaints to business licensing will work with applicants to bring them into compliance;

Highlights of the discussion include:

- Recommendation for consistency of conditions with TUP's to meet the needs of the city and the community;
- Concern with TUP being approved and not being looked at for another 3 years;
- Suggestion for City to request TUP deposit (financial penalty) to ensure applicants are following the conditions;
- Key location - first thing people see when they come into West Kelowna;
- Keeping the property the same is not allowing the owner to do anything with the property;
- Possibility of a shorter TUP to be approved annually?;
- Disappointment with non-conformance;
- Recognize new ownership;
- Concern with 4 renewals of TUP - great time to redevelop now;

- Not supportive of long term continuation for non-conformance use;
- Storage facility is not in compliance with the permit and should be eliminated;
- Gateway limited to no parking, high traffic on both sides - limits the development that could go there;
- Suggestion to possibly hire a person to review TUP compliance through regular site visits;
- Important piece of land - gateway to the city.

It was moved and seconded

**THAT** the APC support File TUP 18-01.01, Temporary Use Permit Renewal, 2565 Main Street for a period of one year as a means to encourage redevelopment and subject to terms of bringing the property into compliance with TUP conditions.

CARRIED UNANIMOUSLY

## **9. CORRESPONDENCE AND INFORMATION ITEMS**

**9.1 File TUP 20-04, Decision Letter, 3145 Coventry Cres**

**9.2 File Z 20-13, Decision Letter, 2500 Tallus Heights Lane**

## **10. OTHER BUSINESS**

## **11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 10:03 a.m.

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CHAIR

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RECORDING SECRETARY



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members Date: June 16, 2021  
From: Jen Kanters, Community Support Specialist File No: TUP 21-03  
Subject: **TUP 21-03; Temporary Use Permit; Municipal ROW adjacent to 2515 Bartley Road**

### BACKGROUND

This application proposes a Temporary Use Permit to allow the development of a modular shelter within Municipal Right Of Way (ROW) and a portion of the adjacent property (2515 Bartley Road) which is the City's Public Works Yard (the 'shelter site area'). The lands are zoned I4 – Gravel Extraction Zone and RU4 – Rural Residential Large Parcel Zone. The proposed use of Temporary Shelter and Supportive Services is not a permitted use in either zone.

PROPERTY DETAILS			
<b>Address</b>	Municipal ROW adjacent to 2515 Bartley Road		
<b>PID</b>	n/a		
<b>Folio</b>	n/a		
<b>Lot Size</b>	Temporary Use Area:		
<b>Owner</b>	City of West Kelowna	<b>Agent</b>	BC Housing
<b>Current Zoning</b>	I4 – Gravel Extraction; RU4 – Rural Residential Large Parcel	<b>Proposed Zoning</b>	-
<b>Current OCP</b>	INST - Institutional	<b>Proposed OCP</b>	-
<b>Current Use</b>	Road/Public Works Yard	<b>Proposed Use</b>	Temporary Shelter
<b>Development Permit Areas</b>	None		
<b>Hazards</b>	n/a		
<b>Agricultural Land Reserve</b>	No		

ADJACENT ZONING & LAND USES			
<b>North</b>	^	I4 – Gravel Extraction Zone (Gravel Pit)	
<b>East</b>	>	I4 – Gravel Extraction Zone (CWK Public Works)	
<b>West</b>	<	RU4 – Rural Residential Large Parcel Zone (Vacant)	
<b>South</b>	v	n/a	

## NEIGHBOURHOOD MAP



## PROPERTY MAP



### History

#### *Homelessness in West Kelowna*

The City of West Kelowna recognizes that while the responsibility for financing health and social programs rests with senior levels of government, City support of initiatives designed to meet the needs of all residents in the community, including housing, is required. BC Housing has been working with the City of West Kelowna to find a suitable location within the City for the installation of a temporary modular shelter.

In 2018, the Westside Point-in-Time Count Report identified 72 people experiencing homelessness in West Kelowna. As part of the collaborative leadership approach the City has taken to address identified social issues within the community, including working with BC Housing on a number of projects to provide housing services within West Kelowna, such as the recent Development Permit Council approved for the congregate housing facility on Brown Road (DP 20-22).

### *West Kelowna's Current Shelter*

West Kelowna's current shelter program has been operating from leased space within the United Church at 3672 Brown Road in Westbank Centre since 2018. This shelter space is funded by BC Housing and operated by Turning Points Collaborative Society and houses up to 38 guests at any one time.

In the summer of 2020, 3672 Brown Road was listed for sale providing uncertainty for the future of the shelter operations. BC Housing and the City of West Kelowna have been working together for the past year to identify a new site to provide temporary shelter services for residents experiencing homelessness. This was a challenging task and a suitable permanent site has not yet been located or secured, however this temporary site has been identified to provide necessary shelter services for the community.

Since the identification of the shelter site area in early 2021, BC Housing, the City and partners have worked to develop a proposal for installing a modular shelter. In May of 2021, BC Housing received confirmation that 3672 Brown Road had sold, and notice to vacate was provided. The shelter operations must cease and the property vacated by August 1, 2021. This has resulted in an expedited timeline to provide an alternative temporary housing option for the 38 current residents.

BC Housing is also funding a temporary emergency housing response to COVID-19 at the Super 8 Motel in West Kelowna, which has space for 40 individuals. This program is consistently at full capacity, and unable to accommodate the guests from the current shelter on Brown Road. This program's funding is scheduled to end in March of 2022.

### Location

The area identified is within the municipal road right-of-way (ROW) adjacent to 2515 Bartley Road and includes a small portion of land within the subject property (the 'shelter site area'). These lands are owned by the City of West Kelowna. The subject property of 2515 Bartley Road is used by the City's Public Works department for storage and operations, and is also subject to gravel extraction activities. The portion of the Bartley Road ROW that was identified for use for a temporary shelter site area is effectively a road end, as the portion of the ROW that continues north from the shelter site area is also within an active gravel extraction zone.

### Proposal

The proposal is to allow Temporary Shelter and Supportive Services within a modular shelter for a period of up to three years. BC Housing will fund the project and the shelter will be operated by Turning Points Collaborative Society. BC Housing has provided a Proposal Summary and Project Outline for the Temporary Use Permit (Attachment 1).

A modular facility is proposed to be relocated onto the shelter site area which will include 42 shelter residential units provide shelter for up to 40 residents experiencing homelessness, office space, kitchen, laundry, storage, and amenity spaces/meeting. This site will have a kitchen to provide meals three times per day as well as meeting and



amenity spaces where guests could privately meet with case workers, Interior Health staff and community housing partners.

This temporary shelter is anticipated to be required for a period of up to three years, or until the site is no longer required. As the proposed temporary shelter is modular, the buildings will be removed and the site returned to its previous condition at the end of the Temporary Use Permit period.

### Rationale & Community Need

This temporary shelter will provide a safe and secure residence for people experiencing homelessness in West Kelowna and will replace the current shelter operating at West Kelowna United Church, as this property has recently sold and operations are unable to continue on this site. Without other funded shelter options for these West Kelowna residents, there will be 38 individuals who will have to seek shelters outdoors. This means that many individuals will go without seeing their daily supports and care team, currently operating out of and visiting Brown Rd.

### Policy & Bylaw Review

#### *Official Community Plan*

The City's Official Community Plan includes social sustainability policies and objectives to create a healthy community. The affordable housing policies encourage fostering and supporting partnerships with BC Housing in the development of affordable housing within the community. Temporary shelter space is needed to support residents within the community who are experiencing homelessness.

The City's Official Community Plan outlines policies regarding temporary use permits, and those guidelines have been touched on throughout this report.

It should also be noted that this site will not create an unacceptable level of negative impact on surrounding permanent uses, as this location has no adjacent residential properties.

#### *Strategic Priorities*

In the adopted 2021-2022 Strategic Priorities, Foster Safety and Well-being is highlighted. Specifically, this project would align with: facilities, services and partnerships with non-profit groups and others to build the community's supply of affordable and attainable housing types, and to reduce homelessness.

### Zoning Bylaw

The City's Zoning Bylaw does not permit Temporary Shelter and Supportive Services within the I4 – Gravel Extraction or RU4 - Rural Residential Large Parcel Zones. This use is only permitted within the C1 – Urban Centre Commercial Zone.



## DISCUSSION

### Site Selection

The site area identified poses many challenges and potential negative impacts for the intended residents of the site. As with all real estate decisions, location is a critical consideration in identifying an appropriate site for an emergency shelter, and to follow best practice in site selection, a variety of factors must be evaluated.

#### *Neighbourhood Amenities*

Projects should be sited in neighborhoods that have key residential amenities, such as grocery stores, public libraries, banks, parks, open space and recreational facilities. This usually means siting shelters in traditional residential neighbourhoods, and not in commercial, manufacturing or warehousing districts that typically lack such amenities, however, this has proven to be a challenge based on lack of available land.

There is a bus stop located on the South West Corner of the Shannon Lake Rd/Bartley Rd intersection. The transit stop is just under 200 m from the proposed shelter site and could provide an option for guests to travel to and from the shelter site and around the community to access other services and amenities.

#### *Community- Based Services*

It is critical that shelter users have easy access to supportive services available in the community, especially to service programs with which formal linkages have been established. Services related to substance use and recovery, case management, crisis intervention, and health clinics may be needed by guests on an ongoing or intermittent basis, however, most of these specific needs of residents can be met through the on-site supports provided by Turning Points.

#### *Design for Accessibility*

All emergency shelters must be accessible to those with mobility impairments, therefore; parking lots, sidewalks, stairs and ramps must be easily usable by people with reduced mobility and impaired vision. Within the plans for the shelter site, ramps and asphalt parking lots are included to accommodate the needs that the shelter guests and staff may have, however, there are no sidewalks in this area.

#### *Construction of Bartley/Stevens/Shannon Lake Rd Intersection*

As part of the City of West Kelowna's capital construction project, not associated with the Shelter project, The City will be beginning construction of a roundabout at this intersection, which is within close proximity to the proposed site. Construction is expected to begin this summer and end in the fall of 2021. Construction activities will create disruptions from time to time and effect access to the intersection. The construction of the shelter project will require close coordination with the construction of the roundabout, as mobilization and installation takes place of the modular shelter.

#### *Active Gravel Extraction Activities*

There are plans to resume gravel extraction activities in close proximity to the proposed shelter site. It is unknown how these activities will effect shelter guests and staff in regards to noise, dust and heavy machinery operation during active extraction. Best practices to

mitigate impact on shelter guests and staff will be considered and recommended. These measures include:

- 2.2 metre Allan block wall to mitigate dust and noise
- Water misters to mitigate dust
- Slat fencing to screen operation from gravel extraction site to shelter site.

### Site Operations

This modular shelter will provide additional safety for shelter guests and staff. The shelter will not be a large open space; shelter guests will have their own space with a bed. This can both help from a safety perspective given the current COVID-19 pandemic and give them their own space which can help guests progress to the next stage of housing.

This site will follow the Public Health guidelines and every effort is made to protect the safety of the people experiencing homelessness, support staff, and members of the surrounding community.

Turning Points has a full time 24/7 staffing team that includes a social worker, in addition to providing a place for connection between shelter guests and community support services. Shelter guests receive ongoing support with medication administration, meals, washrooms and hygiene services, storage for belongings, wellness checks and overdose response. Without a shelter, they will no longer have a consistent space to receive these necessary and crucial supports.

### Community Engagement

BC Housing has actively been working with Turning Points Collaborative Society to communicate information regarding the proposed shelter site to neighborhood associations, nearby businesses and residences. Letters were sent out or delivered to neighbouring properties in early June, 2021 to provide an introduction to the proposal as well as contact information to answer questions or address concerns.

If this process is successful, BC Housing and Turning Points Collaborative will create a Community Advisory Committee, to ensure there is a mechanism for addressing questions and concerns as operation of the shelter occurs within this community.

As part of the Temporary Use Permit process, a notice of application sign is required to be placed at the site within 14 days of the application submission. This signage will indicate contact information for BC Housing and the City, and will remain posted until Council has considered the application.

## **KEY CONSIDERATIONS**

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- Site location and surrounding activities and land uses;

- Closure of Brown Road shelter and the impacts on vulnerable population, community and resources;
- City of West Kelowna's opportunity to further foster relationship with BC Housing.

Specific comments would be appreciated should the APC have any questions with the proposed Temporary Use Permit, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Jen Kanters, Community Support Specialist

Powerpoint: Yes ☒ No ☐

Attachments:

1. Proposal Summary
2. Development Plans

Section G & I: Proposal Summary, and Project outline for TUP.

The current West Kelowna shelter program for individuals experiencing homelessness is Leased from and located in the United Church at 3672 Brown Road. This project is funded by BC Housing and operated by Turning Points Collaborative Society (TPCS), and houses up to 38 guests at a time. With the recent sale of the United Church, and notice to vacate given by August 16th, a new safe and appropriate alternative for the individuals who rely on this service is required.

The search for a new site began in summer of 2020 when the current shelter site was put up for sale. BC Housing Operations and Real Estate staff worked in consultation with the City of West Kelowna, ultimately identifying the City owned empty lot on 2313 Bartley road.

BC Housing is proposing to establish a temporary modular built shelter at 2313 Bartley Road for up to 38 individuals experiencing homelessness. This site will allow for the current guests of Brown Road United Church to remain sheltered, as well as other individuals experiencing homelessness in the community as space becomes available. There are no other funded shelter options for these citizens of West Kelowna, and without this modular shelter site, many will likely look to shelter out of doors. In addition to providing up to 40 individuals with shelter, the site would include its own kitchen to provide meals 3 times per day to guests, as well as offer amenity and meeting spaces where guests can privately meet with case workers, Interior Health staff, and community housing partners such as Piers and BC Housing staff.

Given the past challenges with identification of available sites, as well as the costs associated with struggling to identify and establish sites on a yearly basis, this proposal requests a Temporary Use Permit of up to 3 years. The buildings and area of use is documented in the included site plans, and the length of use will be limited to the length of time the Temporary Use Permit is granted. At such time the site is no longer required or in use, the buildings will be removed and the site will be returned to the condition in which it was received.

Turning Points Collaborative Society are a trusted BC Housing funded operator. They are an experienced and professional provider of homelessness related services including shelters, supportive housing, COVID response centres and outreach. They have operations throughout the North and Central Okanagan including Vernon, Kelowna and West Kelowna. Their leadership in communities is a strong one and they focus on building relationships with key stakeholders to ensure services and supports for the most vulnerable are in place but also so that the projects are successfully integrated into the neighbourhoods within which they are situated in.

It is understood that shelter projects such as this can bring concern to communities, and is recognized that a proactive approach to communication with the neighbourhood is necessary. TPCS and BC Housing have reached out to immediate neighbours to provide information about the site, the timeline for construction, and the safety and security measures that will be in place once operational. These commitments include 24/7 staffing, perimeter checks and clean up several times a day, as well as a direct contact to the site manager. Access control including cameras, FOB limited access, gating and fencing to the site will also be included. Limited site landscaping is planned to provide an element of privacy for both guests and community.

Turning Points actively work to instill a culture of neighbourliness by maintaining open lines of communication with neighbours either through direct contact with management, or regular meetings with community stakeholders to address stigma, challenges, and opportunities. Through a continuum of care, TPCS provides opportunities for folks to break free from the cycle of homelessness and to thrive in their communities. Ultimately, the programs are designed to both enrich the lives of those they serve and support the communities they serve in.





1 SITE PLAN - CONTEXT  
A101 1: 2000

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Seal

PROJECT DATA SUMMARY

LEGAL DESCRIPTION	DISTRICT LOT: 507 PLAN: EPP45654 LOT: A
CIVIC ADDRESS	2515 WEST KELOWNA, BRITISH COLUMBIA
ZONING	I-4 GRAVEL EXTRACTION
LOT AREA	46 300.1sq.m.

SITE

	PERMITTED	PROVIDED
LOT COVERAGE	15%	1.3%
SETBACKS		
FRONT YARD	8.0 m	8.0 m
BACK YARD	6.0 m	6.0 m
SIDE YARD NORTH	6.0 m	6.0 m
SIDE YARD SOUTH-WEST	6.0 m	6.0 m

BUILDING

	PERMITTED	EXISTING / ADDITION
GROS FLOOR AREA		
GROUND FLOOR		595.9sq.m.
TOTAL	6267.70 m2	595.9sq.m.
FLOOR AREA RATIO		~
PROPOSED AVERAGE GRADE		---
BUILDING HEIGHT	15.0 m	3.4 m

PARKING

	REQUIRED	PROVIDED
RESIDENTIAL	-	20
OFFICE	-	-
TOTAL	-	20

LANDSCAPING

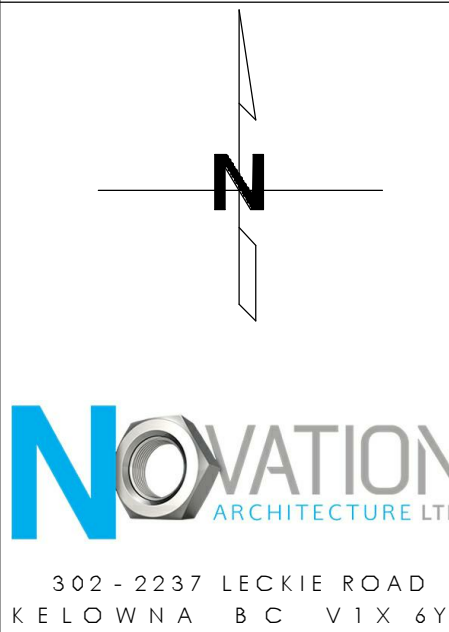
	REQUIRED	PROVIDED

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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
REVISIONS		



project title  
2515 BARTLEY ROAD  
SUPPORTIVE HOUSING

2515 WEST KELOWNA, BRITISH COLUMBIA

project no. 2150

drawing title  
SITE PLAN - CONTEXT

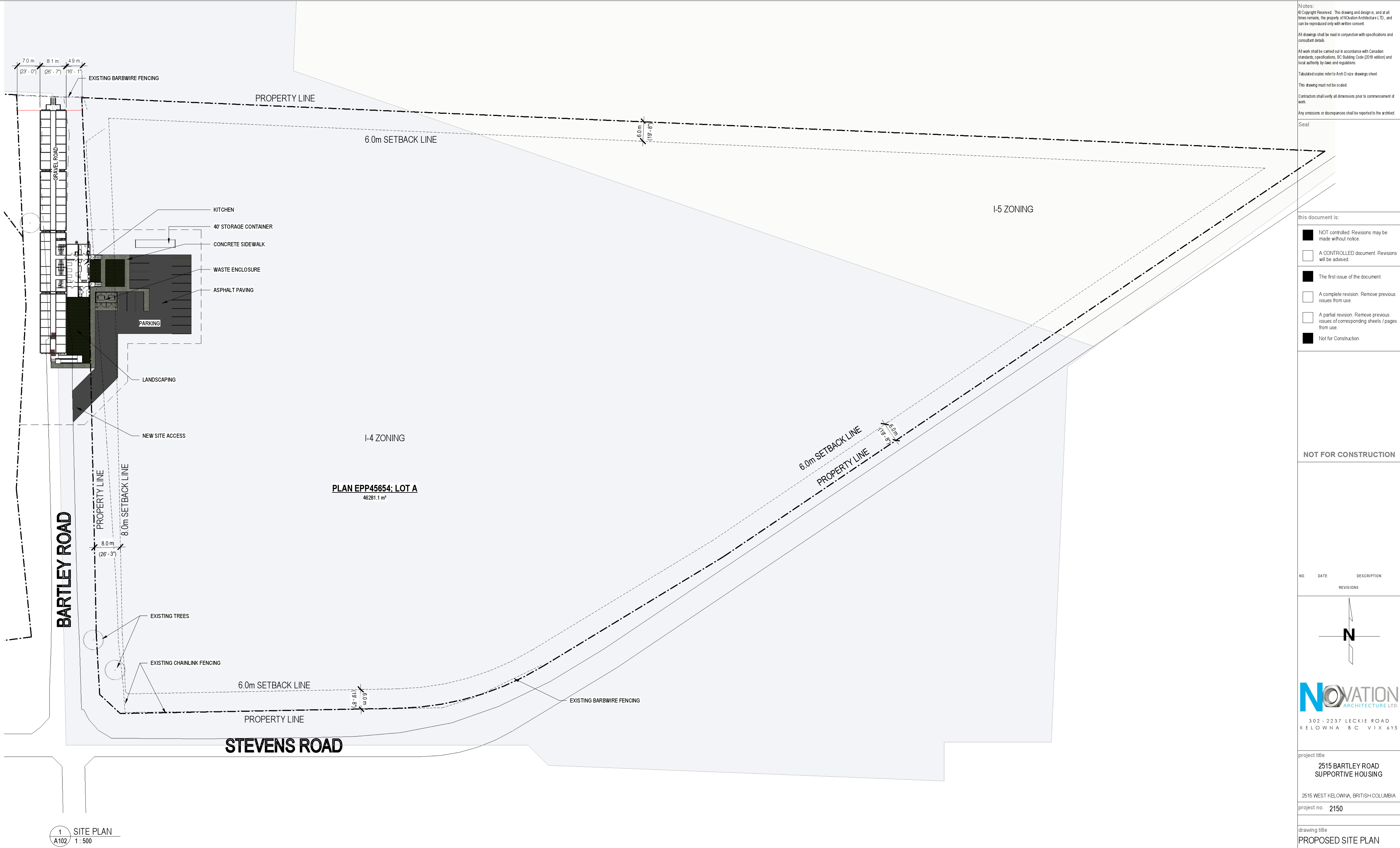
designed	PS	scale	As indicated
drawn	JGW		
checked	PS		

drawing no.

A101

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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
REVISIONS		

North arrow pointing up with 'N'.

**NOVATION**  
ARCHITECTURE LTD.

302 - 2237 LECKIE ROAD  
KELOWNA BC V1Y 6Y5

project title  
**2515 BARTLEY ROAD  
SUPPORTIVE HOUSING**

2515 WEST KELOWNA, BRITISH COLUMBIA

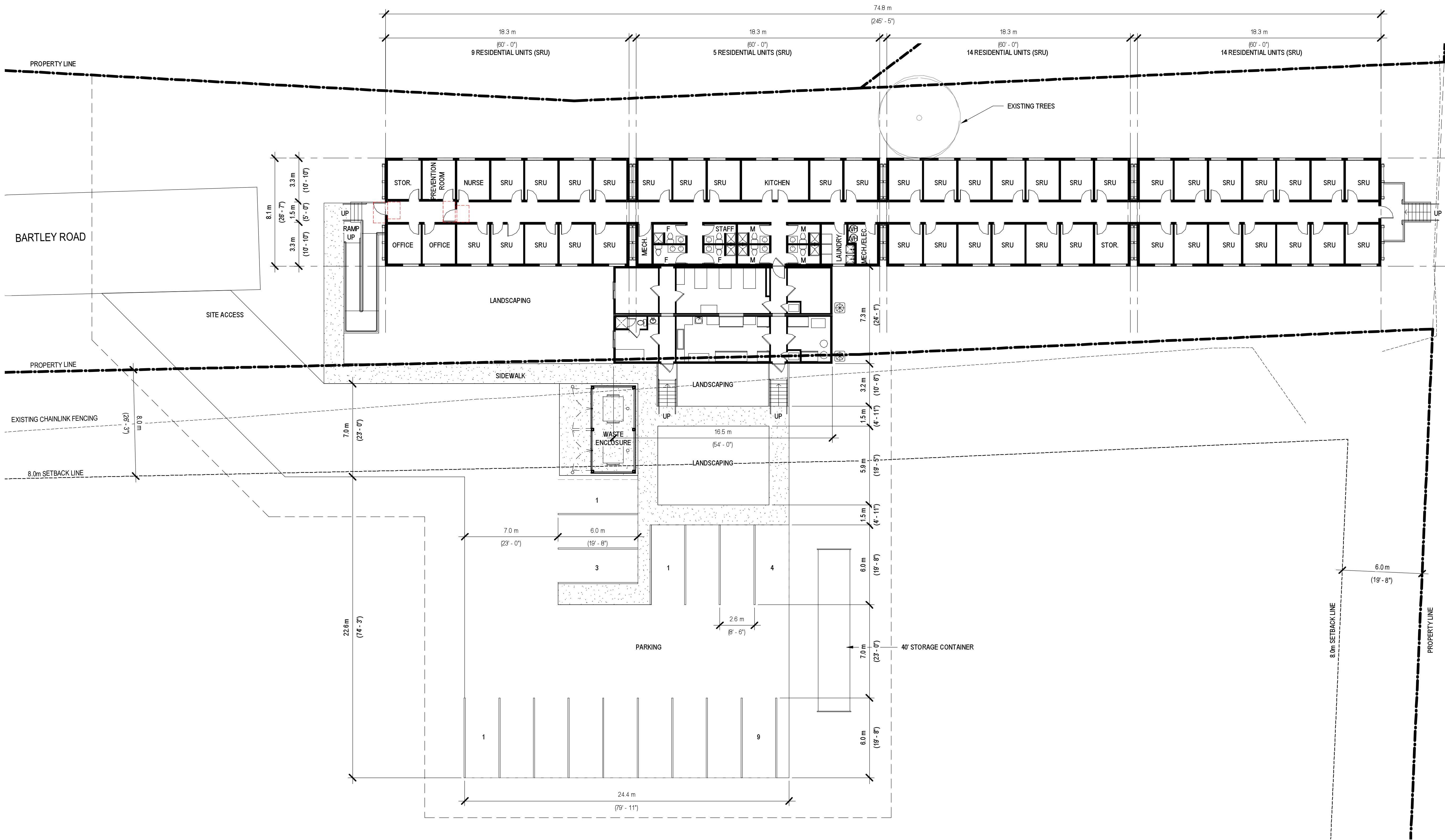
project no. **2150**

drawing title  
**PROPOSED SITE PLAN**

designed	PS	scale	1:500
drawn	JGW		
checked	PS		

drawing no.  
**A102**

plotted 12/05/2021 1:07:48 PM



1 SITE PLAN - ENLARGED  
A103 1:150

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NO.	DATE	DESCRIPTION
REVISIONS		

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NOVATION

ARCHITECTURE LTD.

302 - 2237 LECKIE ROAD  
KELOWNA BC V1X 6Y5

project title

2515 BARTLEY ROAD  
SUPPORTIVE HOUSING

2515 WEST KELOWNA, BRITISH COLUMBIA

project no. 2150

drawing title

SITE PLAN - ENLARGED

designed	PS	scale	1:150
drawn	JGW		
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drawing no.	A103		
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Project File Name and Location: \\SERVER1\shared\NOvation Architecture LTD\Projects\2150\_2515 Bartley Rd Supportive Housing\Working Drawings\Revit\2150\_2515 Bartley Rd Supportive Housing\_v2020.rvt

Page 20 of 78





## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: June 16, 2020

From: Carla Eaton, Planner III

File No: Z 21-02

Subject: **Z 21-02, OCP and Zoning Amendment Bylaw No. 100.64 and 154.104 (APC), Unaddressed Smith Creek Road**

### BACKGROUND

On a 56,000 m<sup>2</sup> portion of the south-east corner of the parent parcel, the applicant has proposed an Official Community Plan amendment from Low Density Multiple Family and Parks and Natural Areas to Single Family Residential, and from Single Family Residential, Low Density Multiple Family, and Parks and Natural Areas to Medium Density Multiple Family; AND a Zoning amendment from Rural Resource Zone (RU5) to Single Detached Residential Zone (R1) and Medium Density Multiple Residential Zone (R4) (*Attachment 1 and 2*). The amendments are required to facilitate a proposed single family residential subdivision of approximately 43 lots, and one 1.2 ha multi-family parcel with approximately 36 two-bedroom units (*Attachment 3*). The proposed development includes a road dedication that will connect the northern extent of the Smith Creek Road to the southern portion. The layout and configuration of the proposed development would be subject to a future a development permit and subdivision review pending rezoning.

### PROPERTY DETAILS

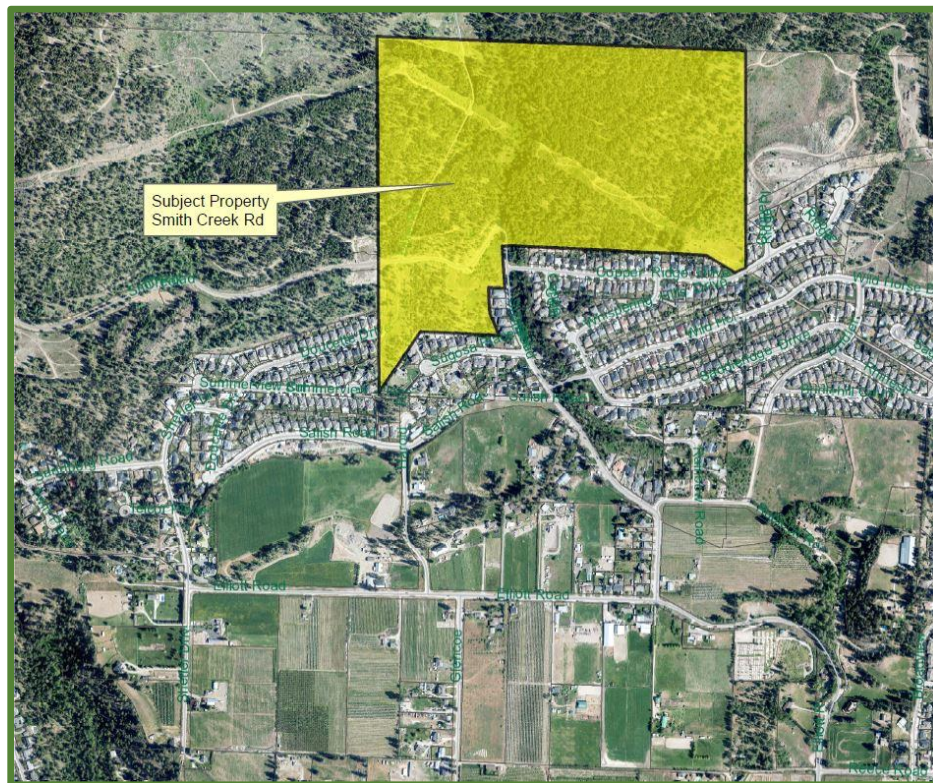
<b>Address</b>	Unaddressed Smith Creek Road (Part E 1/2, DL 3478, ODYD, Except Plan 6425, 10683, 12080, 15504, 40370, KAP56474)		
<b>PID</b>	011-344-709		
<b>Folio</b>	36414695.000		
<b>Lot Size (m<sup>2</sup>)</b>	432,694 m2 parent parcel / ~ 56,000 m2 rezoning area		
<b>Owner</b>	0999149 BC Ltd	<b>Agent</b>	Protech Consulting (2012) / Kyle Lorincz
<b>Current Zoning</b>	RU5 (Rural Resource)	<b>Proposed Zoning</b>	R4 (Medium Density Multiple Family) and R1 (Single Detached Residential)
<b>Current OCP</b>	Parks and Natural Areas/Single Family Residential/Low Density Multiple Family	<b>Proposed OCP</b>	Single Family Residential/Medium Density Multiple Family

<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Residential
<b>Development Permit Areas</b>		Hillside, Terrestrial, Aquatic, Wildfire, Form and Character for Multiple Family	
<b>Hazards</b>		Potential Rockfall / Slide Area on parent parcel	
<b>Agricultural Land Reserve</b>		N/A	

#### ADJACENT ZONING & LAND USES

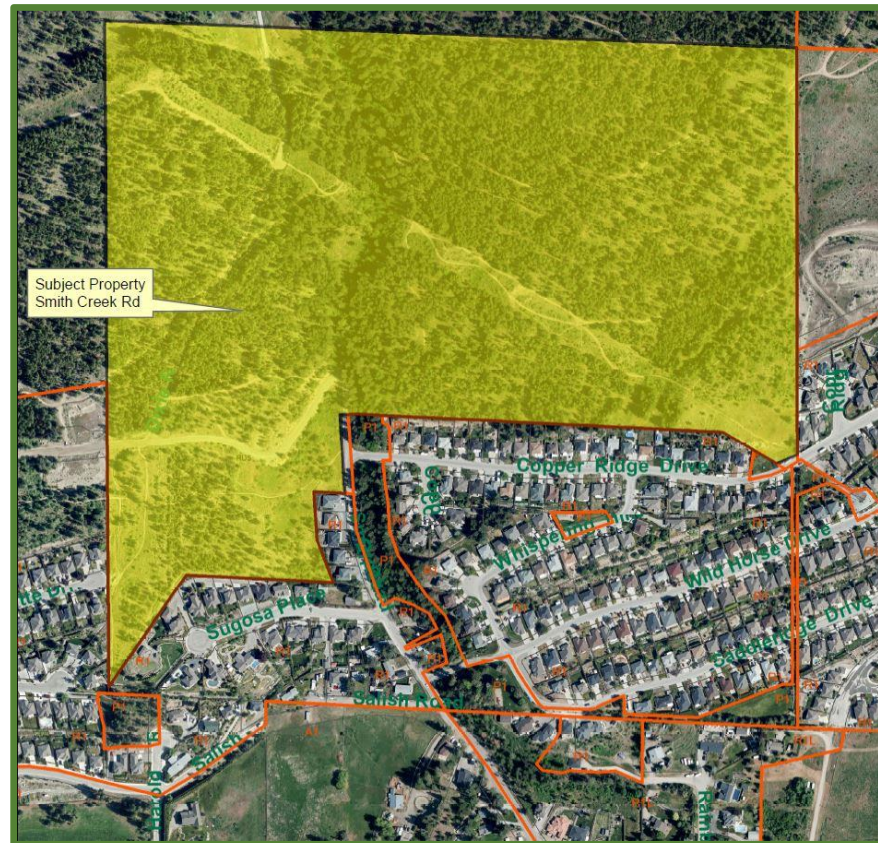
<b>North</b>	^	RU5 (Rural Resource) – vacant CDP land
<b>East</b>	>	P1 - Smith Creek Greenway / R1 - single family residential
<b>West</b>	<	R1 - single family residential (new Smith Creek Ph. 1)
<b>South</b>	v	P1 – Harold Park / R1 single family residential

#### NEIGHBOURHOOD MAP





## PROPERTY MAP



## DISCUSSION

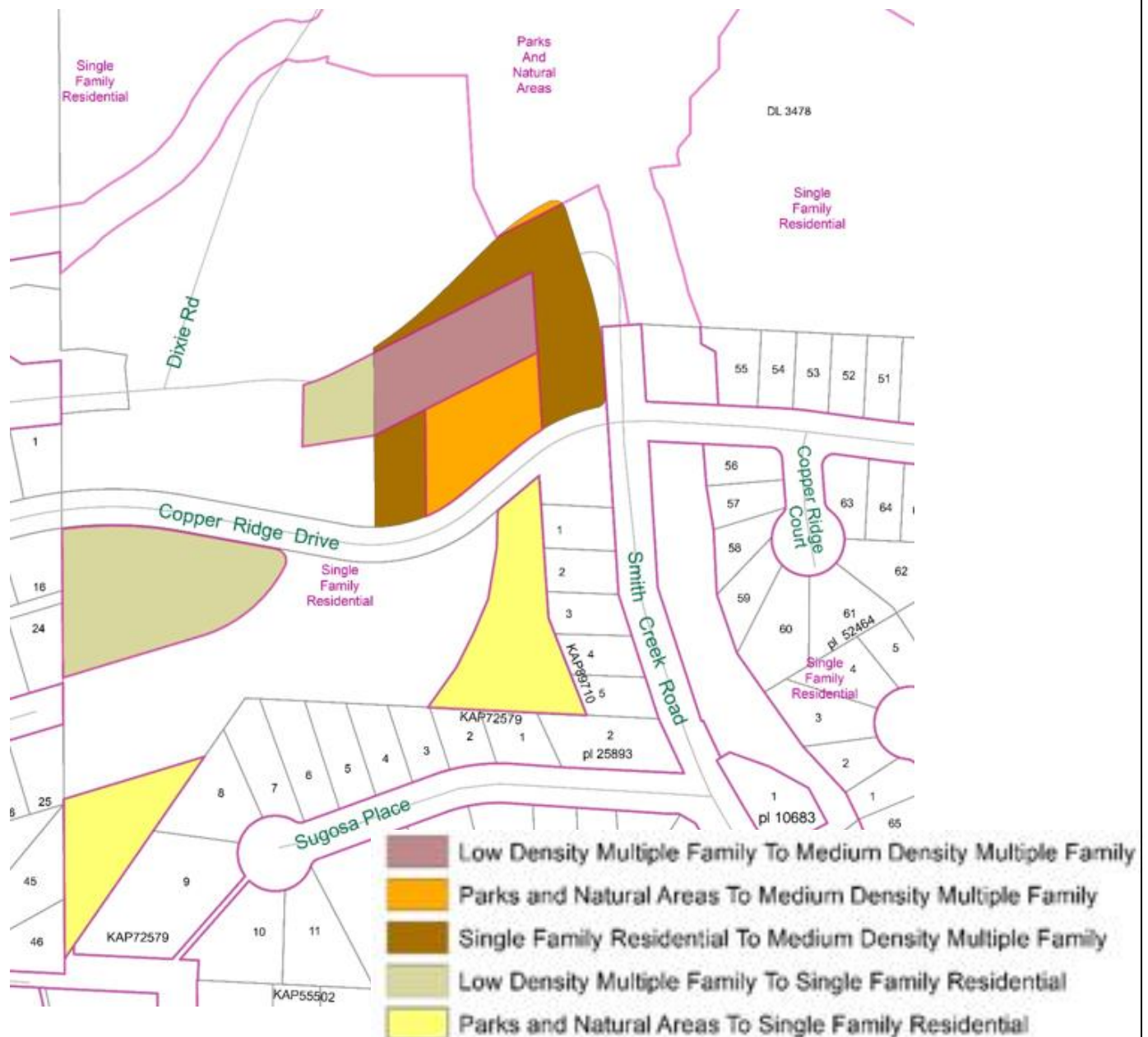
### Neighbourhood Context

The subject property is part of the larger Smith Creek Comprehensive Development Plan (CDP 14-01) completed in 2020 along with a companion amendment to the Official Community Plan (OCP 20-01) that permitted various land uses over the plan area. The applicant has also recently completed a subdivision on lands to the west of the subject property (SUB 17-12), and has initiated a second subdivision further west (SUB 21-05). These first two stages of development lay outside the CDP area but have been contemplated in the overall neighbourhood planning process. The current rezoning application is the first phase of proposed development within the Smith Creek CDP area.

### Policy and Bylaw Review

#### *Official Community Plan (OCP) Bylaw No. 0100*

OCP land use designations for the subject area are Single Family Residential (SFR), Low Density Multiple Family (LDMF) and Parks and Natural Area (PNA). The proposed amendment will remove the PNA designation, replace the LDMF designation with a new Medium Density Multiple Family (MDMF) designation in a new location, and adjust the boundary of the SFR designation (Figure 1) to facilitate the proposed development layout and higher density residential use.



**Figure 1: Proposed OCP Amendments**

### Zoning Bylaw No. 0154

The existing Rural Resource (RU5) zone is intended to accommodate rural, agricultural, and residential uses on parcels of land that are 30 ha or greater. The proposed Single Family Residential (R1) Zone is intended to accommodate low density single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger (*Attachment 4*); and the Medium Density Multiple Residential (R4) Zone is intended to accommodate multiple residential in medium density housing form which includes the apartment, townhouse and duplex forms (*Attachment 5*). A zoning comparison Table 1 is provided below. The proposed zoning boundary will meet the required minimum parcel size and frontage for

the R1 and R4 zones, and the proposed lot layout will be reviewed in detail as part of a future subdivision process.

**Table 1. Zoning Regulations Comparison**

Regulations	RU5 Zone	R1 Zone	R4 Zone
<b>Parcel Area</b>	30 ha	550 m <sup>2</sup>	1400 m <sup>2</sup>
<b>Frontage</b>	30.0 m	16.0 m	30.0 m
<b>Maximum Density</b>	only 1 single detached dwelling or only 1 modular home per parcel	1 dwelling unit per parcel / only 1 sec. suite or only 1 carriage house per parcel	1.0 FAR
<b>Parcel Coverage</b>	10%	40%	50%
<b>Building Height</b>	9.0 m to a max of 3 storeys (20 m for barn)	9.0 m to a max of 3 storeys/5.0 m for accessory bldgs	12.0 m to a max of 3 storeys/5.0 m for accessory bldgs
<b>Front Setback</b>	6.0 m	4.5 m/ 6.0 m (garage)	6.0 m
<b>Rear Setback</b>	10.0 m	3.0 m	7.5 m
<b>Interior Side Setback</b>	4.5 m	1.5 m	4.5 m
<b>Exterior Side Setback</b>	4.5 m	4.5 m/ 6.0 m (garage)	6.0 m
<b>Agricultural Setback</b>	15.0m/ 9.0 w buffer	15.0m/ 9.0m w buffer	15 m for 1st two storeys/18 m for 3rd storey

### *Development Permit Areas*

The subject property is located within the Wildfire Interface, Hillside, Aquatic Ecosystem and Sensitive Terrestrial Ecosystem Development Permit areas. Additionally, the proposed R4 townhouse development will also require a separate form and character Multiple Family Residential Development Permit to facilitate any future Building Permits.

### Technical Review

#### *Transportation and Site Access*

The proposed development will include the extension and dedication of Smith Creek Road, as well as the extension of Doucette Drive to intersect with Copper Ridge Drive. Proposed site access to the multiple family site, as well as individual lot access will be reviewed through the future development permit and subdivision process.

While, initial assessment has noted there are no off-site transportation improvements anticipated with this development, further review of the Smith Creek Road timing is required.

#### *Servicing*

A Servicing Report was submitted that notes that the site can be adequately serviced.

Sanitary Sewer: The CDP noted that off-site improvements would not be triggered until the population increase was in the range of 3,500 people. The CDP had noted a population of 2,000. Projected population numbers will be confirmed during re-zoning, as infill has likely taken place. No off-site improvements are anticipated with this re-zoning.

Water: The servicing report noted that the site can be adequately serviced with existing infrastructure but the extension of Smith Creek Road will also loop a currently dead end system.

Stormwater: The report notes tie the development will tie into existing storm sewer and storm detention pond constructed with previous development and that a private storm water detention facility will be provided for the multiple family development with final design to be addressed at time of future development permit. Additional review is being completed to confirm potential off-site infrastructure.

#### *Geotechnical*

A Geotechnical Review was submitted that notes that the site is safe for the use intended with some observed geotechnical hazards. The report makes additional future building recommendations regarding considerations for site preparation, maximum slope, foundation design, groundwater and drainage, safe setbacks from the crest of a slope, safe set forward distances from rock faces, and pavement and trench backfilling. As a condition of the future development permit and subdivision process, it is likely that a geotechnical covenant will be registered on title to ensure the recommendations of the report are addressed during future construction.

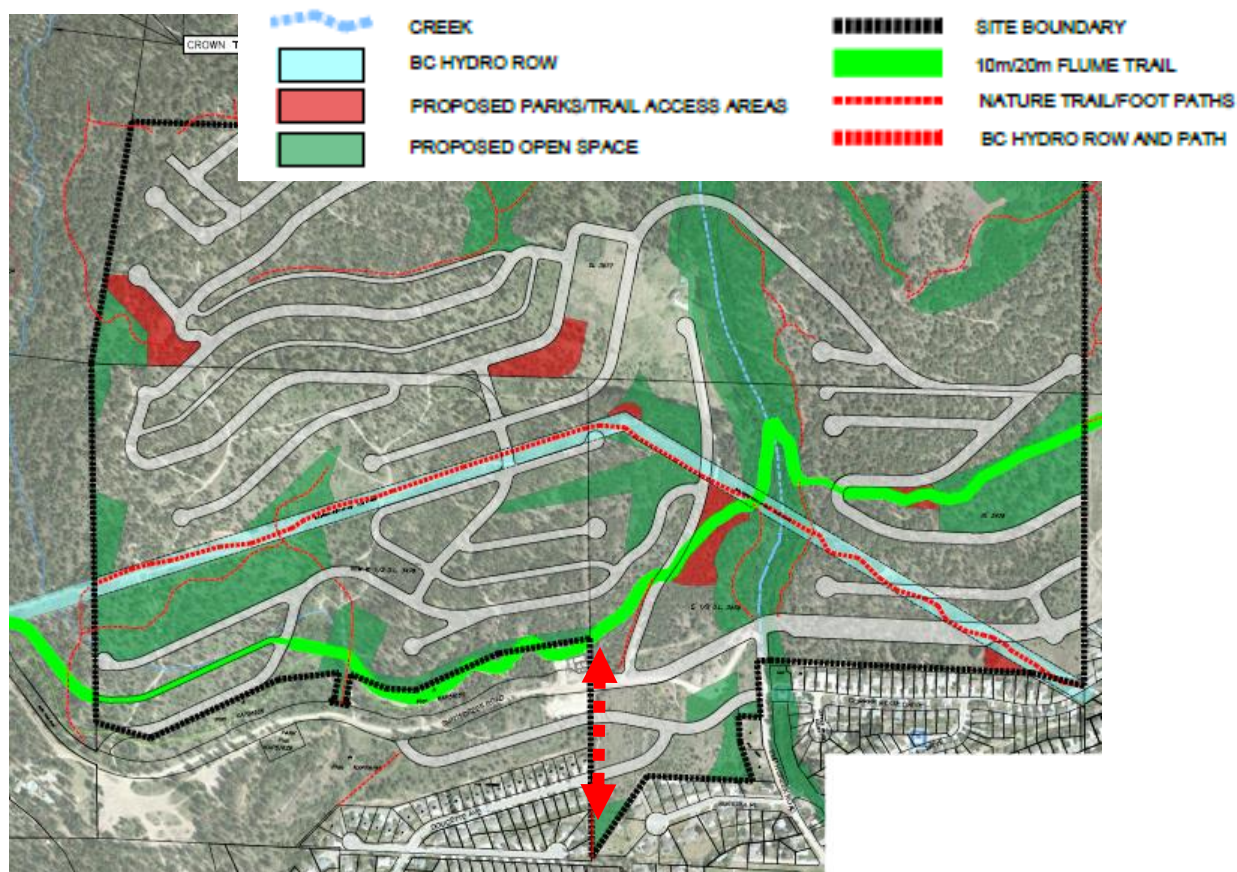
#### *Environmental*

An Environmental Assessment was submitted that identifies the two rezoning areas as being Environmental Sensitive Areas (ESA) 3. The proposed removal of the Parks and Natural Areas designation is combined with the proposal to protect those areas under no disturb covenants. The report makes mitigation recommendations such as construction timing for wildlife preservation, managing site equipment, as well as controlling erosion, weed spread and disturbance. These and other recommendations from the report will be considered with the future development permit prior to site disturbance.

#### *Neighbourhood Park Analysis*

The Smith Creek Comprehensive Development Plan (CDP) identified conceptual park area and trail requirements for the entire Smith Creek neighbourhood. Additional discussion is required regarding a potential north-south connection from Harold park to Smith Creek Road (See red dashed arrow on Figure 2 below), where it is anticipated that a connection and trail construction would be required as a condition of future development.





**Figure 2:** Conceptual Smith Creek CDP Parks and Trail Network

## Referral Responses

A referral for the application was circulated to all departments and key agencies. Based on comments received thus far, no objections were noted, but the following external comments were received:

- *Fortis*
  - No objections to the proposed development;
- *Interior Heath*
  - Supports diverse housing options and recommends consideration by the developer for 3-bedroom rental units for families;
- *BC Transit*
  - Supports development near future transit routes and notes concerns with pedestrian crossings;
- *Archaeology Branch*
  - Notes that there are no known archaeological sites recorded on the subject property and that potential modelling does not indicate a high potential for previously unidentified archaeological site and no additional study is required at this time, noting that notification is required if material are found during development.

## KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposed amendments are largely consistent with anticipated residential development in the Smith Creek Comprehensive Development Plan.
- The proposed boundary of the new medium density multi-family residential use has an appropriate transition to existing and proposed adjacent compact single family residential zone.
- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- By policy, Medium Density apartment forms can be considered on arterial roads where appropriate.
- The future development permit process will address hillside and environmental mitigation and proposed covenant protection areas, as well as form and character issues with the proposed multiple family development.

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Carla Eaton, Planner III

Powerpoint: Yes ☒ No ☐

### Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.64, 2021
2. Zoning Amendment Bylaw No. 0154.104, 2021
3. Conceptual Site Access Plan
4. Single Detached Residential (R1) Zone
5. Medium Density Multiple Residential (R4) Zone



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**CITY OF WEST KELOWNA**

**BYLAW NO. 0100.64**

**A BYLAW TO AMEND “OFFICIAL COMMUNITY PLAN BYLAW NO. 0100”**

---

WHEREAS the Council of the City of West Kelowna desires to amend “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN BYLAW NO. 0100” under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.64, 2021”.

2. Amendments

“City of West Kelowna Official Community Plan Bylaw No. 0100” is hereby amended as follows:

2.1 By changing the designation on a portion of the East ½ of DL 3478, ODYD, Except Plans 6425, 10683, 12080, 15504, 40370, and AP56474, as shown on Schedule ‘A’ attached to and forming part of this bylaw, from Low Density Multiple Family, Parks and Natural Area, and Single Family Residential to Medium Density Multiple Family; and from Low Density Multiple Family and Parks and Natural Area to Single Family Residential.

2.2 By depicting the change on “City of West Kelowna Official Community Plan Bylaw No. 0100 Schedule B” (Land Use map).

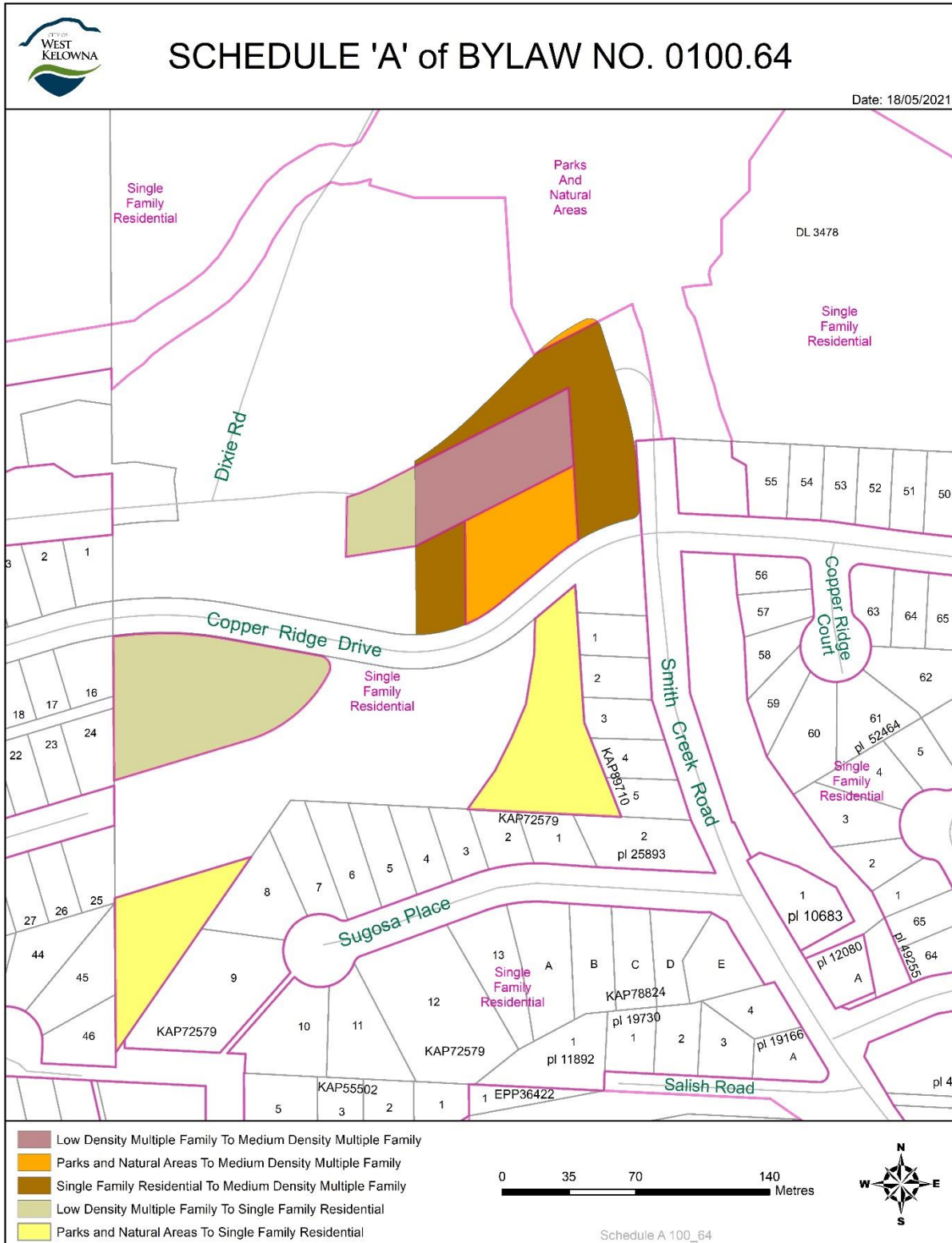
READ A FIRST AND SECOND TIME THIS  
PUBLIC HEARING HELD THIS  
READ A THIRD TIME THIS  
ADOPTED THIS

---

MAYOR

---

CITY CLERK



---

**CITY OF WEST KELOWNA**

**BYLAW NO. 0154.104**

**A BYLAW TO AMEND “ZONING BYLAW NO. 0154”**

---

WHEREAS the Council of the City of West Kelowna desires to amend “CITY OF WEST KELOWNA ZONING BYLAW NO. 0154” under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as “CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.104, 2021”.

2. Amendments

“Zoning Bylaw No. 0154” is hereby amended as follows:

2.1 By changing the zoning on a portion of the East ½ of DL 3478, ODYD, Except Plans 6425, 10683, 12080, 15504, 40370, and KAP56474, as shown on Schedule ‘A’ attached to and forming part of this bylaw, from Rural Resource (RU5) to Medium Density Multiple Family Zone (R4) and Single Detached Residential Zone (R1).

2.2 By depicting the change on “Zoning Bylaw No. 0154 Schedule B” (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS  
PUBLIC HEARING HELD THIS  
READ A THIRD TIME THIS  
ADOPTED THIS

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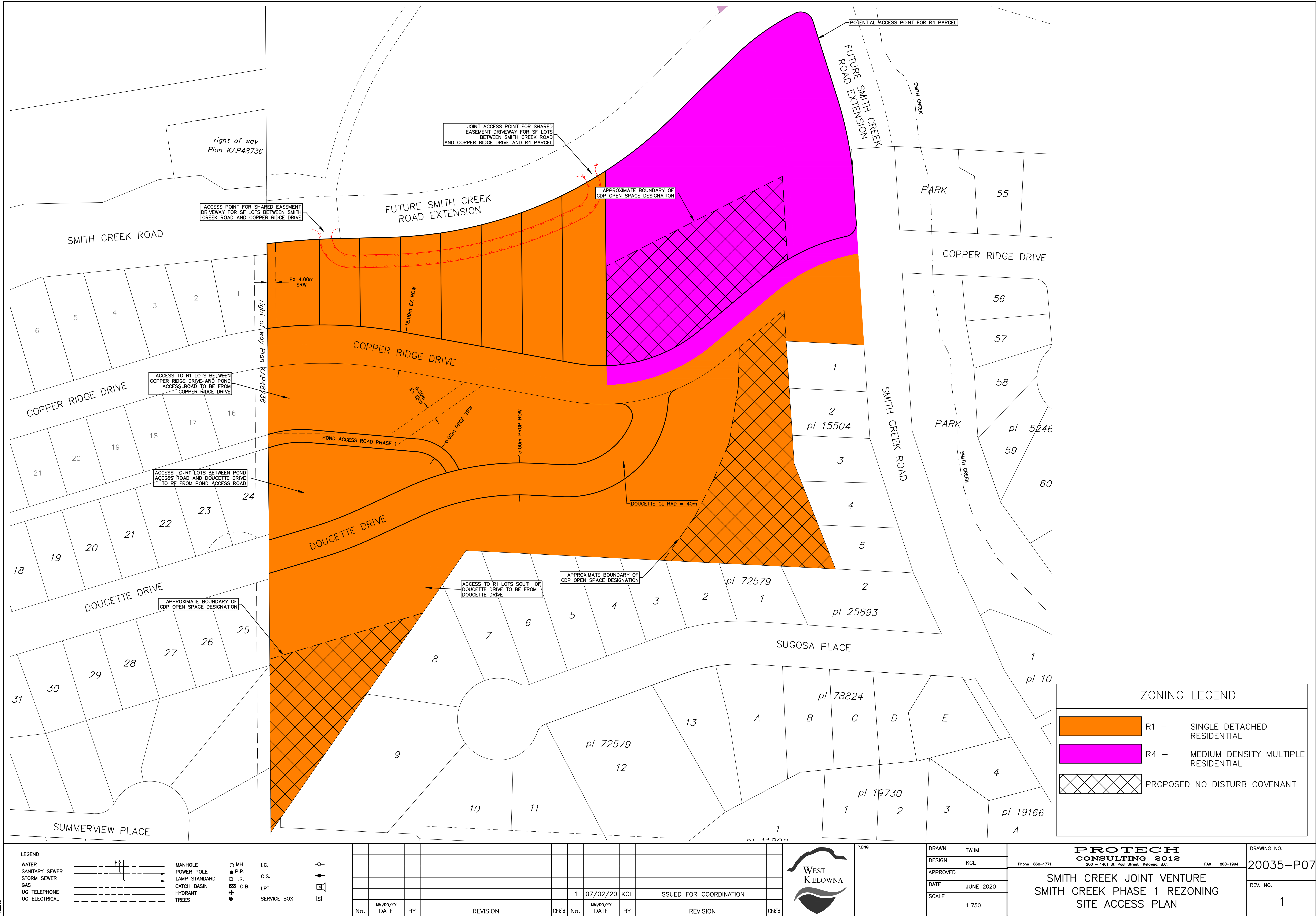
MAYOR

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CITY CLERK







ZONING LEGEND

R1 - SINGLE DETACHED RESIDENTIAL

R4 - MEDIUM DENSITY MULTIPLE RESIDENTIAL

PROPOSED NO DISTURB COVENANT

DRAWN TWJM

DESIGN KCL

APPROVED

DATE JUNE 2020

SCALE 1:750

PROTECH CONSULTING 2012

200 - 1461 St. Paul Street Kelowna, B.C.

Phone 860-1771 FAX 860-1994

DRAWING NO. 20035-P07

REV. NO. 1

SMITH CREEK JOINT VENTURE

SMITH CREEK PHASE 1 REZONING

SITE ACCESS PLAN

**10.4. SINGLE DETACHED RESIDENTIAL ZONE (R1)****.1 Purpose**

To accommodate low density single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger.

**.2 Principal Uses, Buildings and Structures**

- (a) Single detached dwelling

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures  
 (b) Bed and breakfast  
 (c) Care facility, minor  
 (d) Carriage house  
 (e) Home based business, major  
 (f) Secondary suite

**.4 Site Specific Uses, Buildings and Structures**

- (a) On Lot 1, Plan 44004, DL 581 ODYD, Except Plans KAP48178 & KAP53981: vineyard and one single detached/caretakers residence.

**.5 Regulations Table**

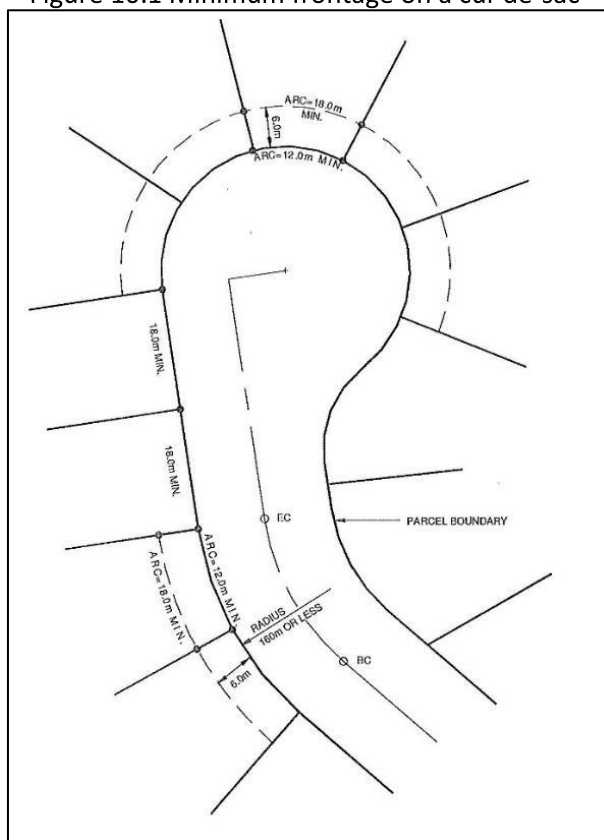
SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m <sup>2</sup> (5,920.2 ft <sup>2</sup> )
(b)	Minimum usable parcel area	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
.1	Single detached dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building

SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

## .6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.4.5(f).1, the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Without limiting the application of the height regulation in Section 10.4.5(f).3, the height of any carriage house wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 1.5 storeys and 6.5 m (21.3 ft).
- (c) Despite Section 10.4.5(c), the parcel frontage may be less than 16.0 m (52.5 ft) for parcels on a cul-de-sac provided that the radius of the curvature along the parcel frontage is less than 160 m (524.9 ft) and the arc length along the parcel boundary is at least 12.0 m (39.4 ft) as illustrated in Figure 10.1.

Figure 10.1 Minimum frontage on a cul-de-sac



## .7 Siting Regulations for Approving Subdivisions

- (a) The regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- (b) The regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.



**10.5.MANUFACTURED HOME RESIDENTIAL ZONE (R1M)**Bylaw No.  
154.36**.1 Purpose**

To accommodate low density single detached residential use with manufactured homes.

**.2 Principal Uses, Buildings and Structures**

- (a) Mobile home
- (b) Modular home

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major

**.4 Site Specific Uses, Buildings and Structures - *Reserved*****.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(b)	Minimum usable parcel area	420 m <sup>2</sup> (4,520.8 ft <sup>2</sup> )
(c)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Mobile home and modular home	Only 1 mobile home or only 1 modular home per parcel
(e)	Maximum parcel coverage	35%
(f)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)

## 10.10.MEDIUM DENSITY MULTIPLE RESIDENTIAL ZONE (R4)

### .1 Purpose

To accommodate multiple residential in medium density housing form.

### .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in duplex, townhouse or apartment form only
- (c) Duplex
- (d) Group home in duplex, townhouse or apartment form only
- (e) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

Bylaw No.  
154.11

- (a) On Lots 1-52, District Lot 2044, ODYD, Strata Plan KAS2096: single detached dwellings.

- (b) Apartments are prohibited on:

Bylaw No.  
154.23

- i. Lot 40, Plan KAP90501, D.L. 2044 located on Hihannah Drive;
- ii. Lot 38, Plan KAP90501, D.L. 2044 located at 3404 Sundance Drive;
- iii. Lot 37, Plan KAP90501, D.L. 2044 located at 3401 Sundance Drive;
- iv. Lot 16, Plan KAP81056, D.L. 2044 located at 2240 Hihannah Drive;
- v. Lot A, Plan KAP84971, D.L. 2044 located at 1980 Upper Sundance Drive;
- vi. Lot 6, Plan KAP81826, D.L. 2044 located at 2161 Upper Sundance Drive; and
- vii. Lot A, Plan KAP81833, D.L. 2044 located on Shannon Ridge Drive

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1400 m <sup>2</sup> (15,069.5 ft <sup>2</sup> )
(b)	Minimum usable parcel area	980 m <sup>2</sup> (10,548.6 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	1.0 FAR
(e)	Maximum parcel coverage	50%

(f)	<b>Maximum building height:</b>	12.0 m (39.4 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
<b>SITING REGULATIONS</b>		
(g)	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	6.0 m (19.7 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the portion of the building above 9.0 m (29.5 ft) in height
<b>AMENITY SPACE</b>		
(h)	<b>Minimum Amenity Space (per unit)</b>	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m <sup>2</sup> (80.7 ft <sup>2</sup> )
.2	One (1) bedroom dwelling unit	15.0 m <sup>2</sup> (161.5 ft <sup>2</sup> )
.3	More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup> (269.1 ft <sup>2</sup> )

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.10.5(a), 10.10.5(b), 10.10.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g).3 shall not apply.



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: June 16, 2020

From: Carla Eaton, Planner III

File No: Z 21-03

Subject: **Z 21-03, OCP and Zoning Amendment Bylaw No. 100.65 and 154.105 (APC), Unaddressed Shannon View Drive**

### BACKGROUND

The applicant has proposed an Official Community Plan amendment from Low Density Multiple Family to Tourist Commercial land use designation; and Rezoning of the land from R3 (Low Density Multiple Family) to a Comprehensive Development (CD) Zone to accommodate a proposed destination resort spa and hotel with uses similar to the C6 (Tourist and Resort Commercial) zone but where the CD zone will allow more site specific details associated with the proposed destination resort spa, hotel and auxiliary uses focused on passive recreation, wellness, and health services.

### PROPERTY DETAILS

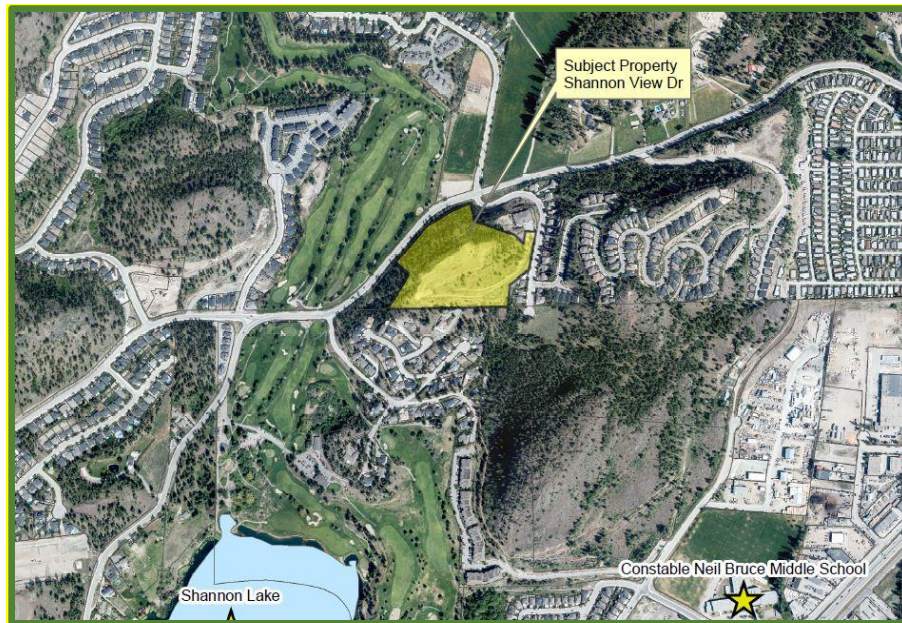
<b>Address</b>	Shannon View Drive (Lot 3, DL 2602, ODYD, Plan 23091, Except Plans KAP61634, KAP66303 and KAP80333)		
<b>PID</b>	006-578-284		
<b>Folio</b>	36414136.024		
<b>Lot Size (m<sup>2</sup>)</b>	52,528 m <sup>2</sup>		
<b>Owner</b>	Loewen Development Group (2015) Ltd. (Inc. BC1032145)	<b>Agent</b>	QRD (Baden Resort) LP / Harp Saran
<b>Current Zoning</b>	R3 (Low Density Multiple Family)	<b>Proposed Zoning</b>	CD (Comprehensive Development) Zone – hotel resort with accessory uses tailored to site specific details
<b>Current OCP</b>	Low Density Multiple Family	<b>Proposed OCP</b>	Tourist Commercial
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Hotel Resort with accessory uses

<b>Development Permit Areas</b>	Hillside, Sensitive Terrestrial Ecosystem, Form and Character for Tourist Commercial
<b>Hazards</b>	Rockfall
<b>Agricultural Land Reserve</b>	N/A

#### ADJACENT ZONING & LAND USES

<b>North</b>	^	P1 – Shannon Woods Park / A1 agricultural parcels across Shannon Lake Road
<b>East</b>	>	R1 – single family residential / RC4 – compact single detached residential
<b>West</b>	<	P1 – Shannon Lake Golf Course across Shannon Lake Rd
<b>South</b>	v	R1 - single family residential

#### NEIGHBOURHOOD MAP





## PROPERTY MAP



## DISCUSSION

### Historical Context

As part of a larger parent parcel, the subject property was rezoned to allow a low density multiple residential development by the RDCO on October 5, 1992. Other parts of the larger parent parcel have since been developed as a strata condominium site and nineteen (19) single family residential lots off Shannon View Drive, with one other vacant lot off Shannon Lake Road. The site was previously disturbed and an access road was constructed from Shannon View Drive up to the top of the knoll. Former Development Permit 11-05 was approved by Council for forty-nine (49) townhouse units on December 12, 2011, but the development did not proceed and the DP lapsed with outstanding conditions on December 13, 2013. The proposed zoning amendment is the first application on the subject property since this time.

### Draft Comprehensive Development (CD) Zone:

The CD zone will include consideration for the general development layout for the following uses:

- Access roads;
- Administration building;
- Bistro/restaurant;
- Cabins (approx. 10 two-bedroom units);

- Hotel buildings (approx. 188 units);
- Silent spa;
- Spa;
- Staff housing building (approx. 12 one-bedroom units); and
- Treatment rooms.

The floor area ratio (FAR), parcel coverage, setbacks and maximum height will be further refined as the draft CD zone progresses. However, the current proposed development is based on the following limits:

- FAR – 0.4
- Parcel coverage - ~ 18%
- Maximum height - 15.0 m
- Front parcel setback – 6 m
- Rear parcel setback – 6 m
- Side yard setback – 6 m

Staff are working through the technical referral process before finalizing the draft zone and the APC's preliminary comments are appreciated.

#### Future Development Permit

The detailed development configuration, site grading, landscaping, and form and character elements of the proposed development would be subject to a future development permit review pending rezoning. You will note that the applicant provided Architectural drawings with the rezoning package that include a number of detailed elevation drawings which are only provided for context at this point. Any referral comments received regarding elements tied to the future Development Permit will be considered advisory.

#### Referral Information

The following information is attached for your review:

- Draft Official Community Plan Amendment Map
- Draft Zoning Bylaw Amendment Map
- Applicant Architectural Drawings (Site plan/context/sections/building elevations/materials)
- Applicant Proposal Summary
- Site Grading Plan

Additionally, the following technical documents have been provided in support of the application. These reports may be requested by the APC by contacting the file manager directly by email ([Carla.eaton@westkelownacity.ca](mailto:Carla.eaton@westkelownacity.ca)).

- Geotechnical Report (Dec 5, 2018)
- Environmental Assessment (Mar 26, 2020)
- Functional Servicing Report (May 13, 2021)
- Transportation Review (Jun 1, 2021)

## KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposed amendments are being presented to the APC prior to a full technical and policy review for early feedback to assist in the preparation of what is anticipated to be a more detailed zoning bylaw amendment tailored to the site specific details.
- The future development permit process will address any remaining hillside and environmental mitigation and proposed covenant protection areas, as well as form and character issues with the proposed hotel and resort development.

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Carla Eaton, Planner III

Powerpoint: Yes ☒ No ☐

### Attachments:

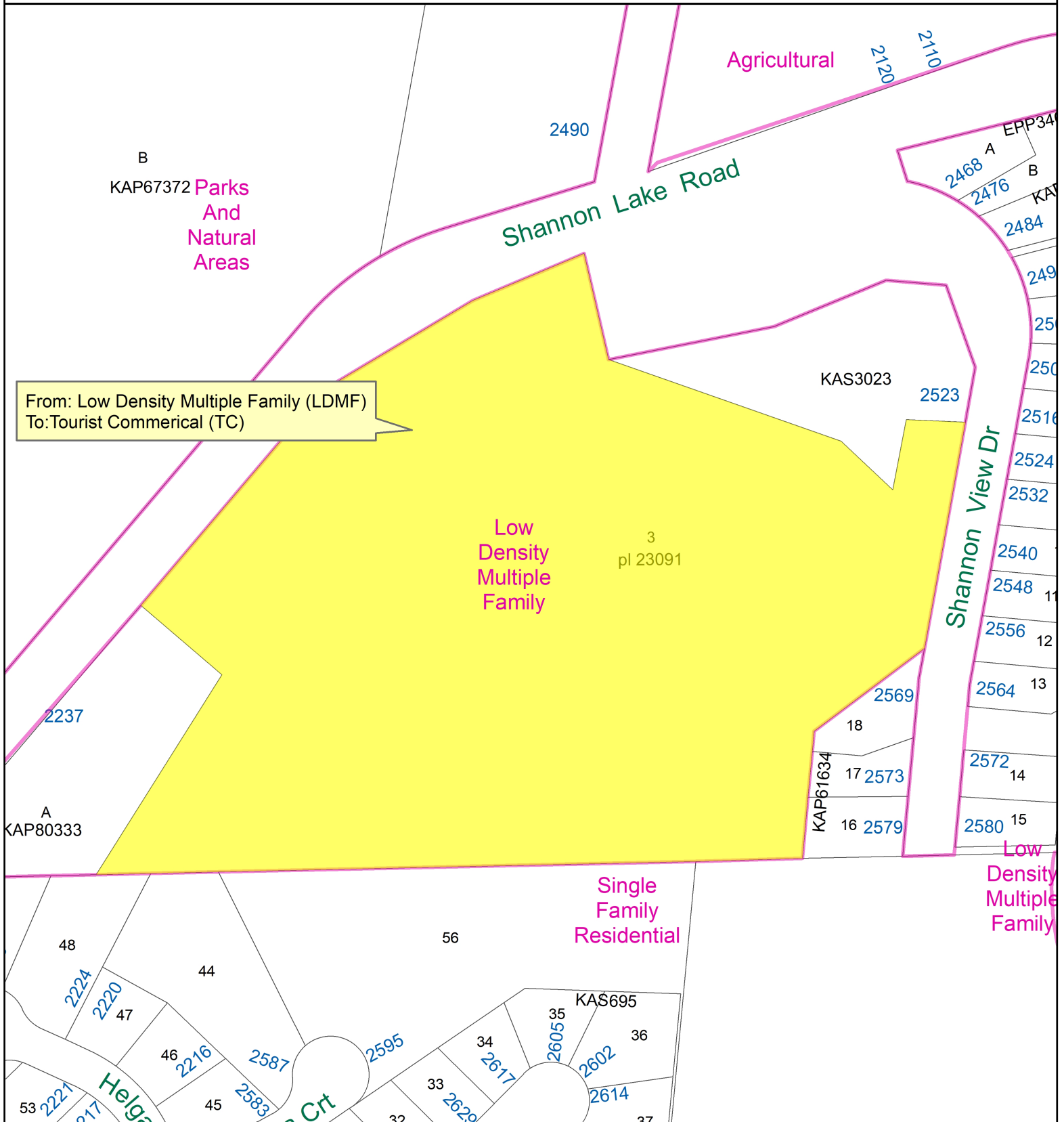
1. Draft Official Community Plan Amendment Map
2. Draft Zoning Bylaw Amendment Map
3. Applicant Architectural Drawings (Site plan/context/sections/building elevations/materials)
4. Applicant Proposal Summary
5. Site Grading Plan





# SCHEDULE 'A' of BYLAW NO. 0100.65

Date: 2021-05-05



From LDMF to TC OCP LandUse Bylaw 100 Parcels<sup>0</sup> 25 50 100 Metres





B  
KAP67372

From: Low Density Multiple Family (R3)  
To: Comprehensive Development Zone (CDX)

~~See Zoning Bylaw for  
site specific use~~

KAS3023

3  
pl 23091

### R3

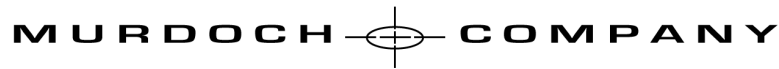
# Zoning Bylaw for the specific use

A  
KAP80333

# R1

R

R1



December 17, 2020

**Re: Baden Spa Development Application Form**

**Schedule Item G) Proposal Summary**

- The Baden Spa is a response to a need in the market place for resort accommodation that is focused on health, wellness and relaxation. The Wellness sector is a well known growth area in the economy with many businesses directing their focus toward a population with discretionary income looking to find unique resort activities that are tailored to their more active lifestyles and complimentary to other recreational pursuits in their lives. Baden Spa is directed at that demographic and compliments many of the other regional recreational activities in the community and throughout the central Okanagan.

The Baden Spa proposal reflects a site sensitive approach to land use and development that responds to the difficult hill top site. The development strategy is intended to illustrate a well balanced approach to building on difficult terrain without overwhelming the natural landscape. The scale and massing of buildings is sensitive to human scale and scribed carefully into the site. The approach reduces site disturbance, overall mass and provides for a more refined scale that is more human and allows the landscape spaces between the buildings to become integral part of the experience of the resort.

The development approach proposes to use the available terrain in an intensive manner but also assumes many areas are to be left in a more native or enhanced state. The buildings are intended to be terraced building forms that step down the hillside in a sensitive response to the terrain conditions, geotechnical constraints and terrestrial sensitivities around the site and adjacent properties

Amenity spaces between the building are intended to be a combination of hard surface and planted spaces with efforts around the perimeter to repair and enhance the existing native landscape. The more formal amenity areas would compliment the resort activities with swimming pools, hot tubs and outdoor gathering areas. Services and infrastructure is intended to tie into existing community systems and connect with existing roads, paths and walkways adjacent the site.

Colors, materials and finishes will be durable regional materials that reflect a refined yet rustic balance composed in a manner to work at a comfortable human scale. Firesmart principles will be paramount and appropriate for the region.

Respectfully,

Brent Murdoch MAIBC, BCSLA  
Murdoch + Company

**ARCHITECTURE + PLANNING LTD**

#106-4319 Main Street  
P.O. Box 1394, Whistler BC V0N 1B0  
tel: 604. 905-6992 fax: 604. 905 6993



Development Stats - March 11, 2021 - PRELIMINARY

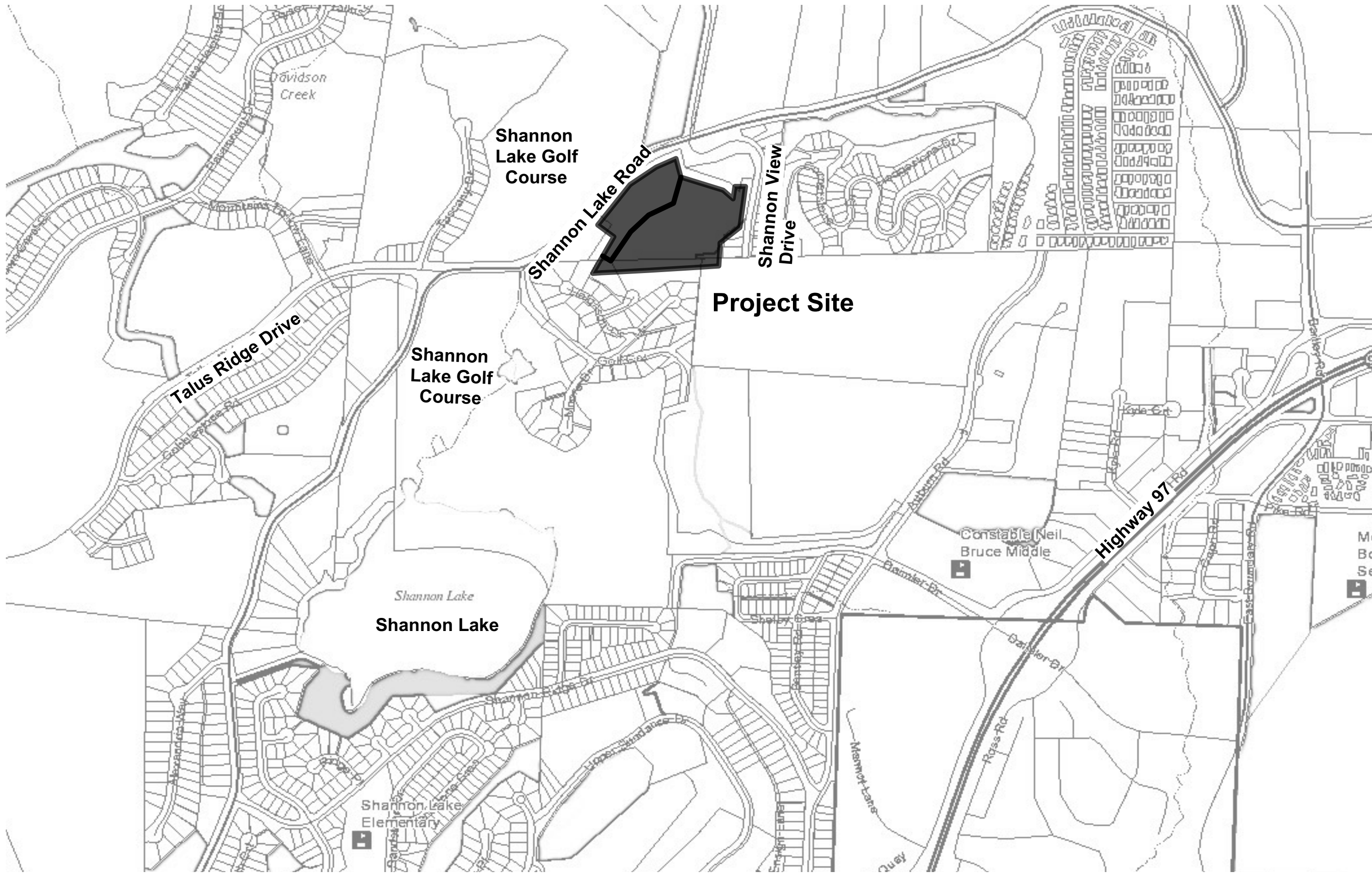
Civic Address:	Shannon View Drive, City of West Kelowna, BC	
Legal:	PLAN KAP 23091, LOT 3, DISTRICT LOT 2602	
Folio:	36414136.024	
P.I.D.:	006-578-284	
Zoning:	Current Zoning R3	Proposed Zoning C6
TOTAL SITE AREA:	565408.8 sq.ft.	52528.20 m2
PROPOSED DEVELOPMENT PARCEL AREA:	316732.9 sq.ft.	29425.45 m2
DENSITY:	Max.75 FAR	Max.1.5 FAR
PERMITTED SITE COVERAGE:	Max.40%	Max.40%
HEIGHT (permitted)	Max.9.0 m ( 29.5 ft )	Max.15.0 m ( 49.5 ft )
SETBACKS: ( Do Not Apply to private access or covenant boundaries )		
Front Yard	4.5 m	6
Rear Yard	6 m	6
Side Yard	3 m	6
PROPOSED GROSS FLOOR AREA- Building A (Employee Housing Building)		
Lower Floor 6 1BR units @ 540 sf/ Unit	3394.0 sq.ft.	315.3 m2
Second Floor 6 1BR units @ 540 sf/ Unit	3394.0 sq.ft.	315.3 m2
Total	6788.0 sq.ft.	630.6 m2
SUB-TOTAL EMPLOYEE HOUSING GFA	6788.0 sq.ft.	630.6 m2
PROPOSED GROSS FLOOR AREA- Building B (Resort Accommodation Building)		
Lower Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Second Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Third Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Fourth Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Total	28188.0 sq.ft.	2618.8 m2
PROPOSED GROSS FLOOR AREA- Building C (Resort Accommodation Building)		
Lower Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Second Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Third Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Total	15309.0 sq.ft.	1422.3 m2
PROPOSED GROSS FLOOR AREA- Building D (Resort Accommodation Building)		
Lower Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Second Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Third Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Total	15309.0 sq.ft.	1422.3 m2
PROPOSED GROSS FLOOR AREA- Building E (Resort Accommodation Building)		
Lower Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Second Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Third Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Fourth Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Total	28188.0 sq.ft.	2618.8 m2
PROPOSED GROSS FLOOR AREA- Building F (Resort Accommodation Cabins)		
Cabins 10-2BR units @ 900 sf/ Unit	343.6 sq.ft.	31.9 m2
GFA per Cabin	604.0 sq.ft.	56.1 m2
x 10 Cabins	947.6 sq.ft.	88.0 m2
PROPOSED GROSS FLOOR AREA- AUXILIARY		
Circulation, Parkade, etc.	1000.0 sq.ft.	92.9 m2
SUB-TOTAL RESORT ACCOMMODATION GFA	97470.0 sq.ft.	9055.3 m2
PROPOSED GFA-RESORT SPA Building G (Restaurant/Bistro/Retail)	4109.0 sq.ft.	381.7 m2
PROPOSED GFA-RESORT SPA Building H (Check-In Admin/Office )	3760.0 sq.ft.	349.3 m2
PROPOSED GFA-RESORT SPA Building I (Wellness-Active Zone)	4229.3 sq.ft.	392.9 m2
PROPOSED GFA-RESORT SPA Building J (Treatment/Change Rooms)	4180.3 sq.ft.	388.4 m2
PROPOSED GFA-RESORT SPA Building K (Wellness - Silent Zone)	5394.0 sq.ft.	501.1 m2
Total	23306.6 sq.ft.	2165.3 m2
SUB-TOTAL RESORT SPA GFA	23306.6 sq.ft.	2165.3 m2
TOTAL GFA	127564.6 sq.ft.	11851.1 m2
PROPOSED FAR (GFA/PARCEL AREA):	0.2 FAR (Site Area)	0.4 FAR (Development Parcel)
PROPOSED SITE COVERAGE	9.7 %	17.4 %
PARKING CALCULATION:		
196 - units @ 420 -900 sf	1 Stall / unit	196 cars
21,672.6 sf (Health Fitness Facility)	3.0 stall / 1000 sf	63 cars
Total parking required =		259 cars
TOTAL PARKING PROVIDED:		161 cars
Design Under Part 3 2018 BC Building Code		

Project Directory

Client:	Baden Resort Spa	(T) 604-765-9557
	Shannon View Drive	(e) hsaran@kaiserlanden.com
	City of West Kelowna, BC	Contact: Harp Saran
Architect & Landscape Architect	Murdoch + Co.	(T) (604) 905-6992
	PO Box 1394, #106- 4319 Main Street	(e) murdoch@telus.net
	Whistler, BC V0N 1B0	Contact: Brent Murdoch
Surveyor:	Runnalls Denby	(T) (250) 763-7322
	259A Lawrence Avenue	
	Kelowna, BC V1Y 6L2	
Civil Engineer:	Aplin Martin Consultants Ltd.	(T) (250) 448-0157
	1258 Ellis Street	(e)
	Kelowna, BC V1Y 1Z4	Contact: Davin Shillong
Environmental:	Ecoscape Environmental Consultants Ltd.	(T) (250) 491-7337
	450 Neave Court	(e)
	Kelowna, BC V1V 2M2	Contact:

Drawing List

A-0.0	Cover Page / Key Plan
A-0.1	Site Context
A-1.1	Land Use Plan
A-1.2	Site Plan - Lower Level
A-1.3	Site Plan - Main Level
A-1.4	Site Sections
A-1.5	Existing Site - Photos
A-1.6	Existing Site - Steep Slopes
A-1.7	Existing Site - Terrestrial DP Area
A-1.8	Wildfire Hazard Zones
A-2.1	Building A - Staff Housing - Typical Plans & Massing
A-2.2	Building B - Hotel Plans & Massing
A-2.3	Building C - Hotel Plans & Massing
A-2.4	Building D - Hotel Plans & Massing
A-2.5	Building E - Hotel Plans & Massing
A-2.6	Building F - Cabins Plans & Massing
A-2.7	Building G - Bistro Program & Massing
A-2.8	Building H - Admin Program & Massing
A-2.9	Building I - Active Spa
A-2.10	Building J - Treatment Rooms
A-2.11	Building K - Silent Spa
A-8.1	Unit Plans
A-9.1	Material / Finish Board
L-1.0	Landscape Plan
3D-1	3D Massing
3D-2	3D Massing
3D-3	3D Massing

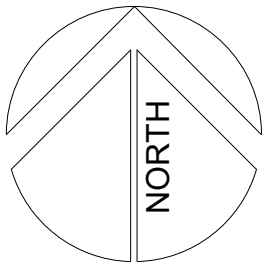


site location & context



existing site

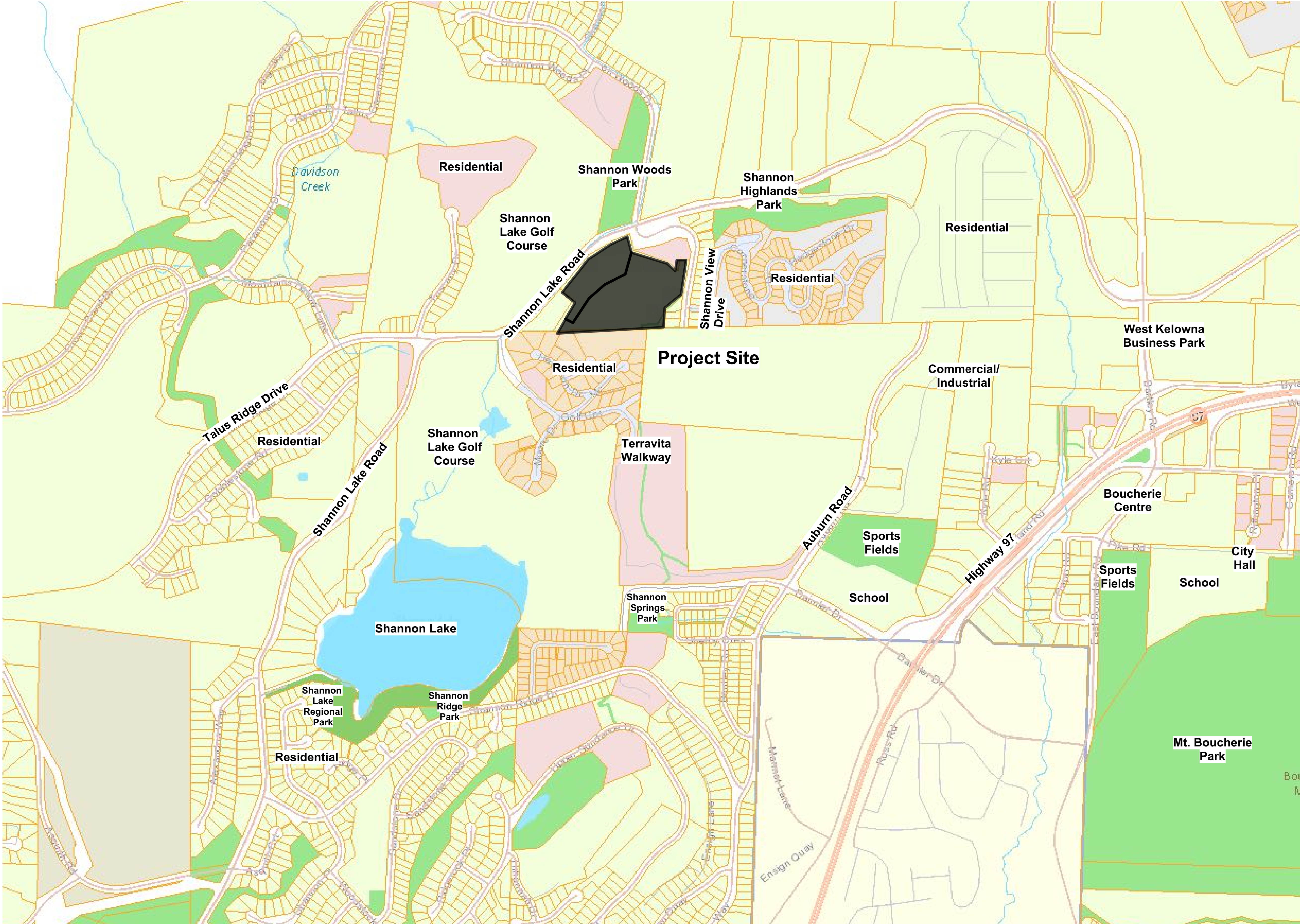
Baden Spa  
West Kelowna, BC  
ISSUED FOR REZONING MARCH 11, 2021



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ISSUED FOR REVIEW May 21, 2019





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ISSUED FOR REZONING	MAR.11,2021

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Sheet Title:  
**SITE CONTEXT**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

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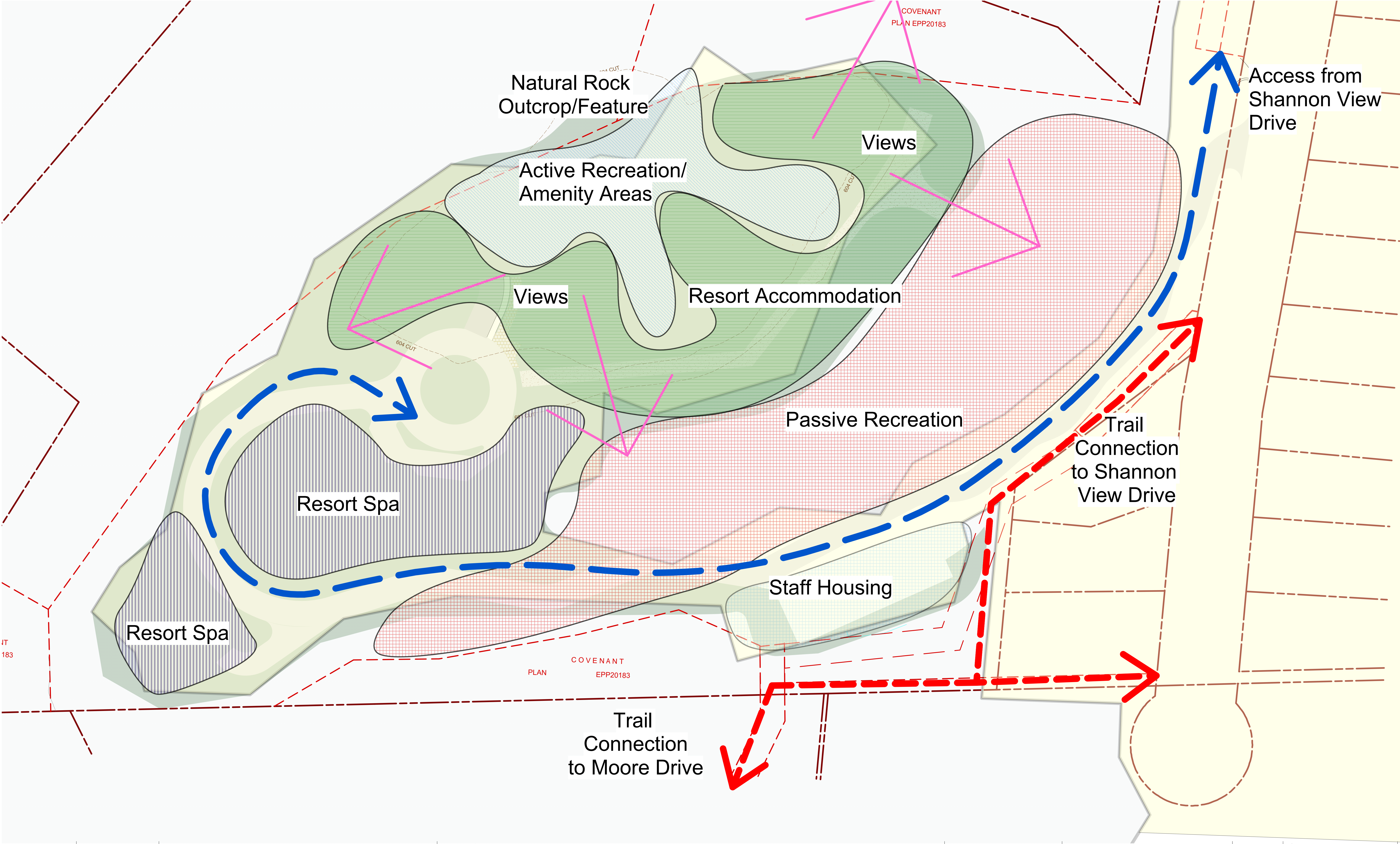
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**A-0.1**

SITE CONTEXT





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Sheet Title:  
**SITE PLAN-LAND USE**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

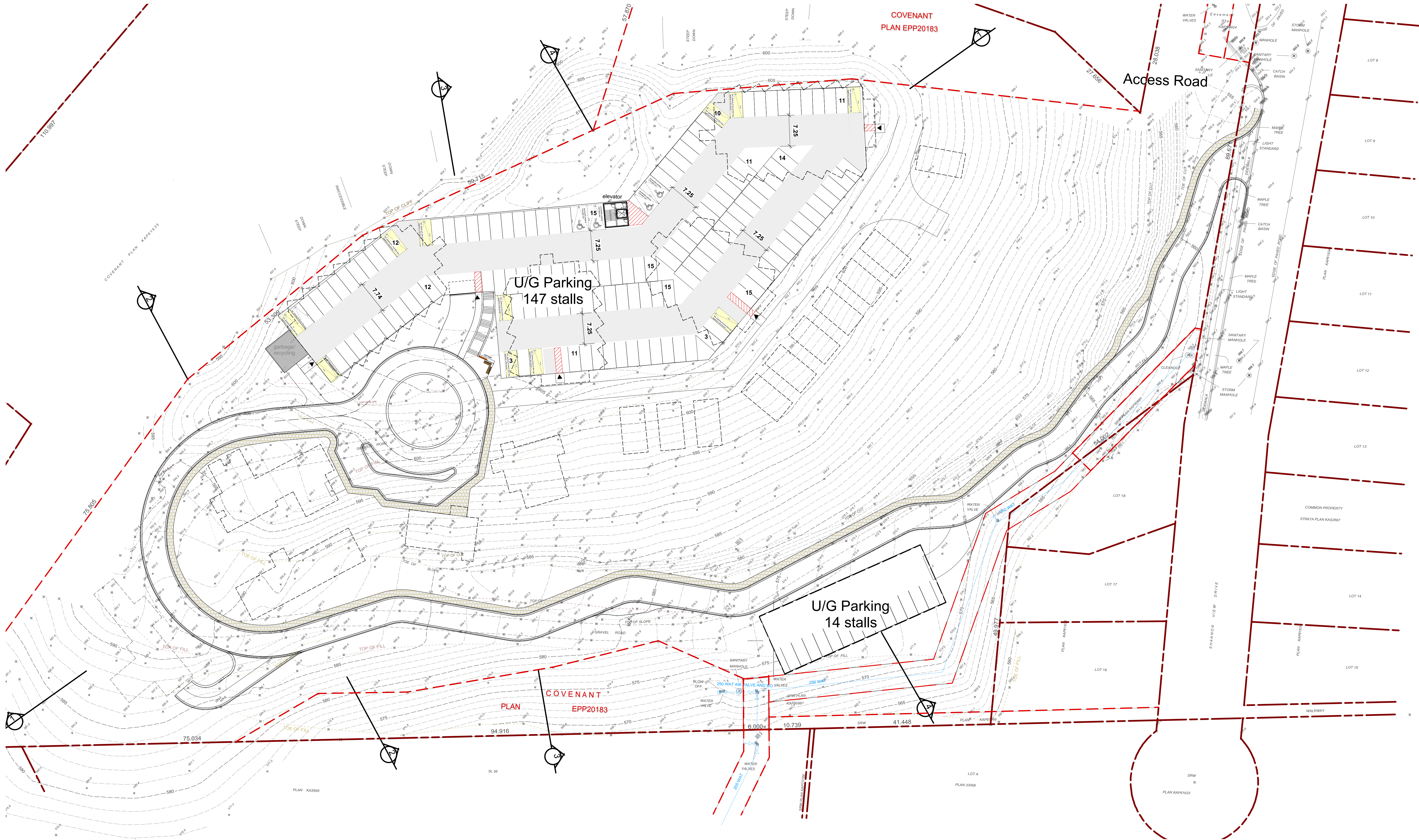
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SITE PLAN-LAND USE





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**SITE PLAN-LOWER LEVEL**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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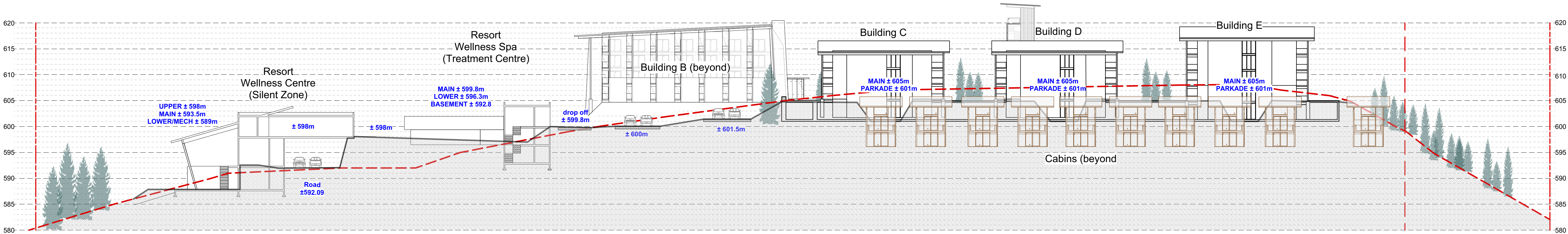
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SITE PLAN-LOWER LEVEL

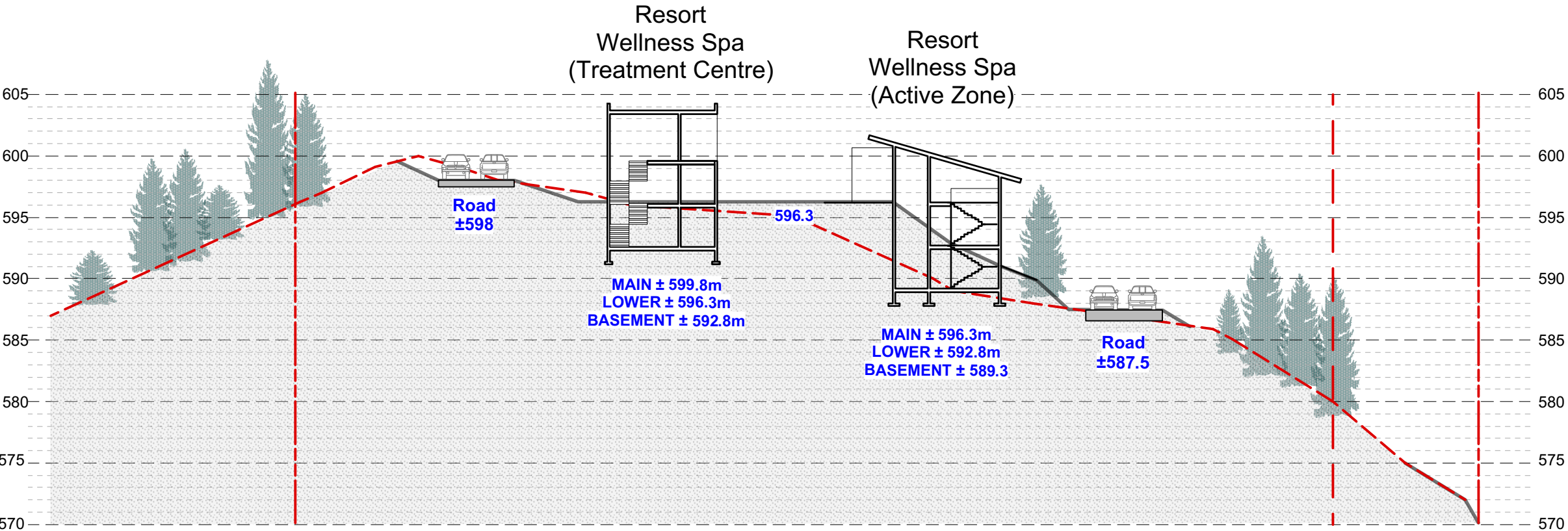




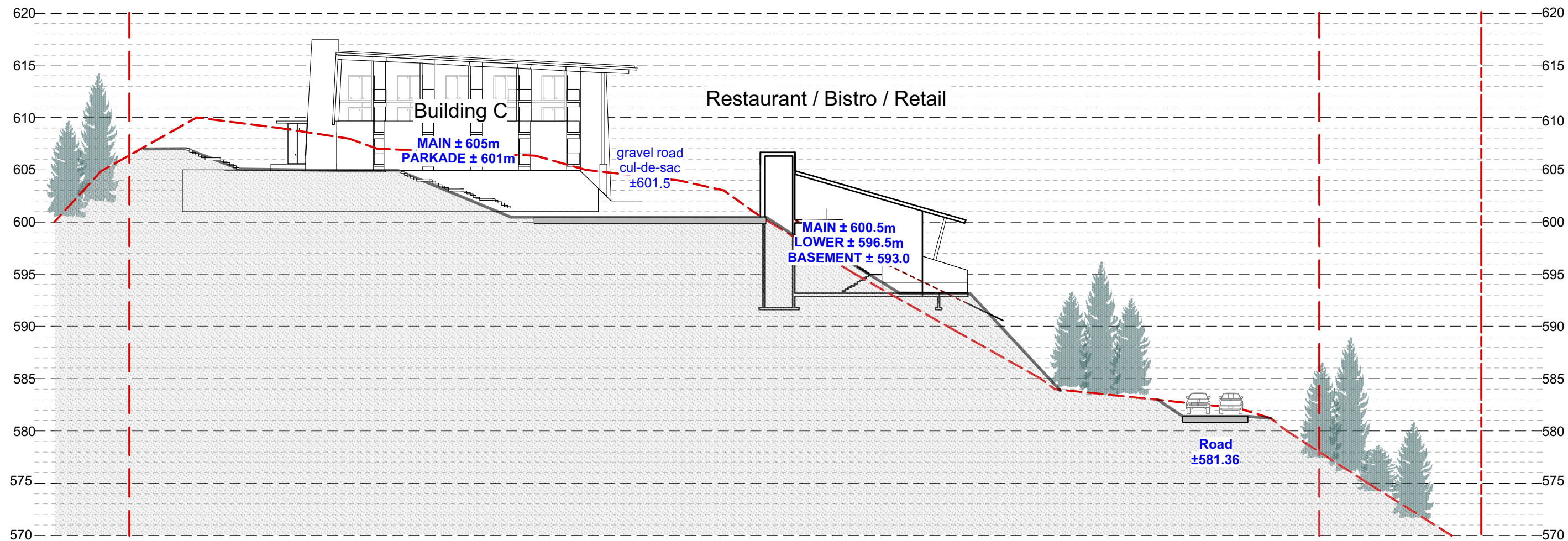




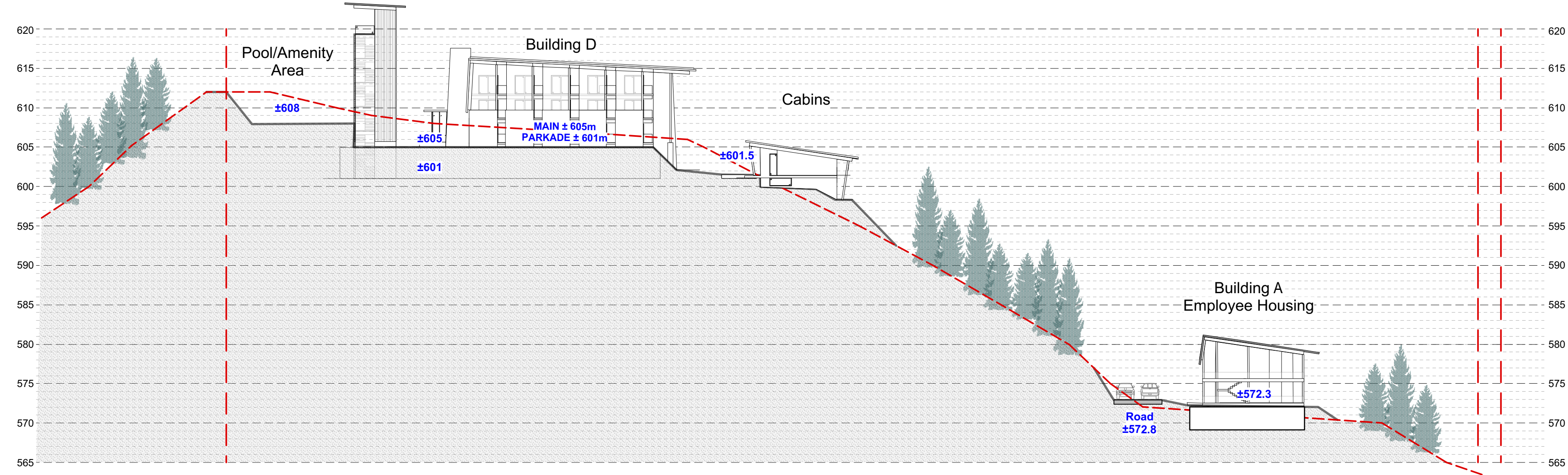
Site Section 1



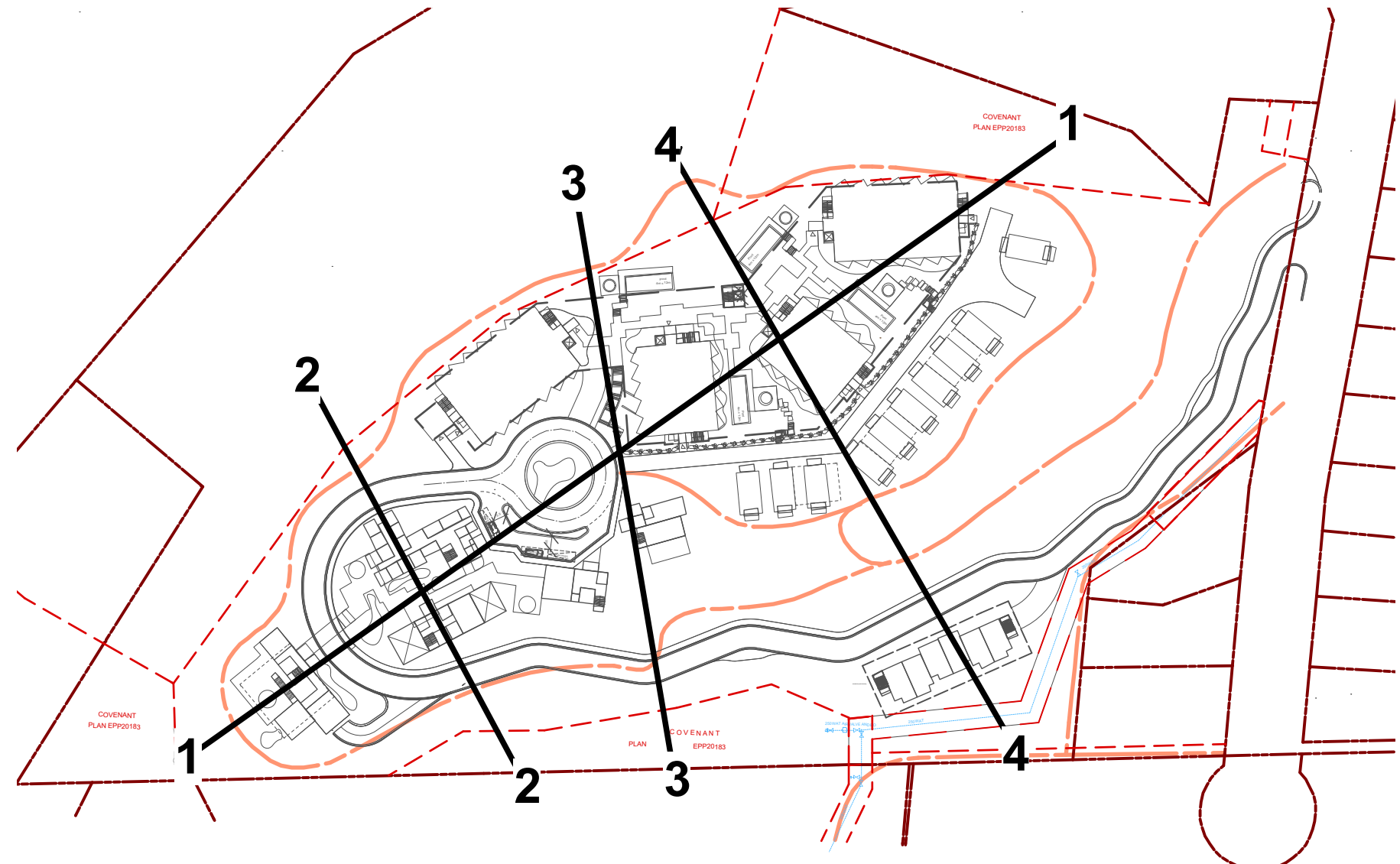
Site Section 2



Site Section 3



Site Section 4



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ISSUED FOR			
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**SITE SECTIONS**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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**A-1.4**

SITE SECTIONS





VIEWS WEST

VIEWS EAST

VIEWS SOUTH-WEST

VIEW NORTH-WEST

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Sheet Title:  
**PROPOSED MASSING & VIEWS**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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Project No:	Sheet No:
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PROPOSED MASSING & VIEWS





**Steep Slope Areas**  
(from City of West Kelowna Westmap)

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Sheet Title:  
**STEEP SLOPES AREAS**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

**MURDOCH + COMPANY**

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Project No:	Sheet No:
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STEEP SLOPES AREAS





**Terrestrial DP Areas**  
(from City of West Kelowna Westmap)

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Sheet Title:  
**TERRESTRIAL DP AREAS**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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Project No: Sheet No:  
**A-1.7**

TERRESTRIAL DP AREAS





Work with your neighbours in any overlapping priority zones!

Zone 1a (0-1.5 metres)	Zone 1a is the noncombustible zone. Reduce the chance of wind-blown embers igniting materials near your home. A noncombustible surface should extend around the entire home and any attachments, such as decks. Creating a noncombustible surface can be as easy as clearing vegetation and combustible material down to mineral soil. To add to your landscape design, use noncombustible materials such as gravel, brick, or concrete in the critical area adjacent to your home. Woody shrubs, trees or tree branches should be avoided in this zone, any that are present should be properly mitigated.
Zone 1 (1.5-10 metres)	Create a landscape that will not easily transmit fire to the home. A FireSmart yard includes making smart choices for your plants, shrubs, grass and mulch. Selecting fire-resistant plants and materials can increase the likelihood of your home surviving a wildfire. Plant a low density of fire resistant plants and shrubs. Avoid having any woody debris, including mulch, as it provides potential places for fire to start. Storing items such as firewood piles, construction materials, patio furniture, tools and decorative pieces against or near a house is a major fire hazard. Move firewood piles, trailers/ recreational vehicles, storage sheds and other combustible structures out of this zone and into Zone 2. If unable to move, store firewood inside your mitigated garage, shed or other ember resistant structures, create a noncombustible zone underneath and for 1.5 metres around trailers/ vehicles and mitigate sheds and other structures to the same standards as those of your home.
Zone 2 (10-30 metres)	If your property extends out to this zone, thin and prune evergreen trees to reduce hazard in this area. Within 30 metres of your home, selectively remove evergreen trees to create at least 3 metres of horizontal space between the single or grouped tree crowns and remove all branches to a height of 2 metres from the ground on the remaining evergreen trees. If possible, pruning trees up to 100 metres from your home (Zone 3) is recommended. Regularly clean up accumulations of fallen branches, dry grass and needles from on the ground to eliminate potential surface fuels. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.
Zone 3 (30-100 metres)	Taking FireSmart actions in Zone 3 on your property will influence how a wildfire approaches your home. You can change the dynamics of wildfire behaviour by managing vegetation within this zone. Look for opportunities to create a fire break by creating space between trees and other potentially flammable vegetation. Thinning and pruning is effective here as well. These actions will help reduce the intensity of a wildfire. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.

Begins at Home

## Wild Fire Protection Strategy

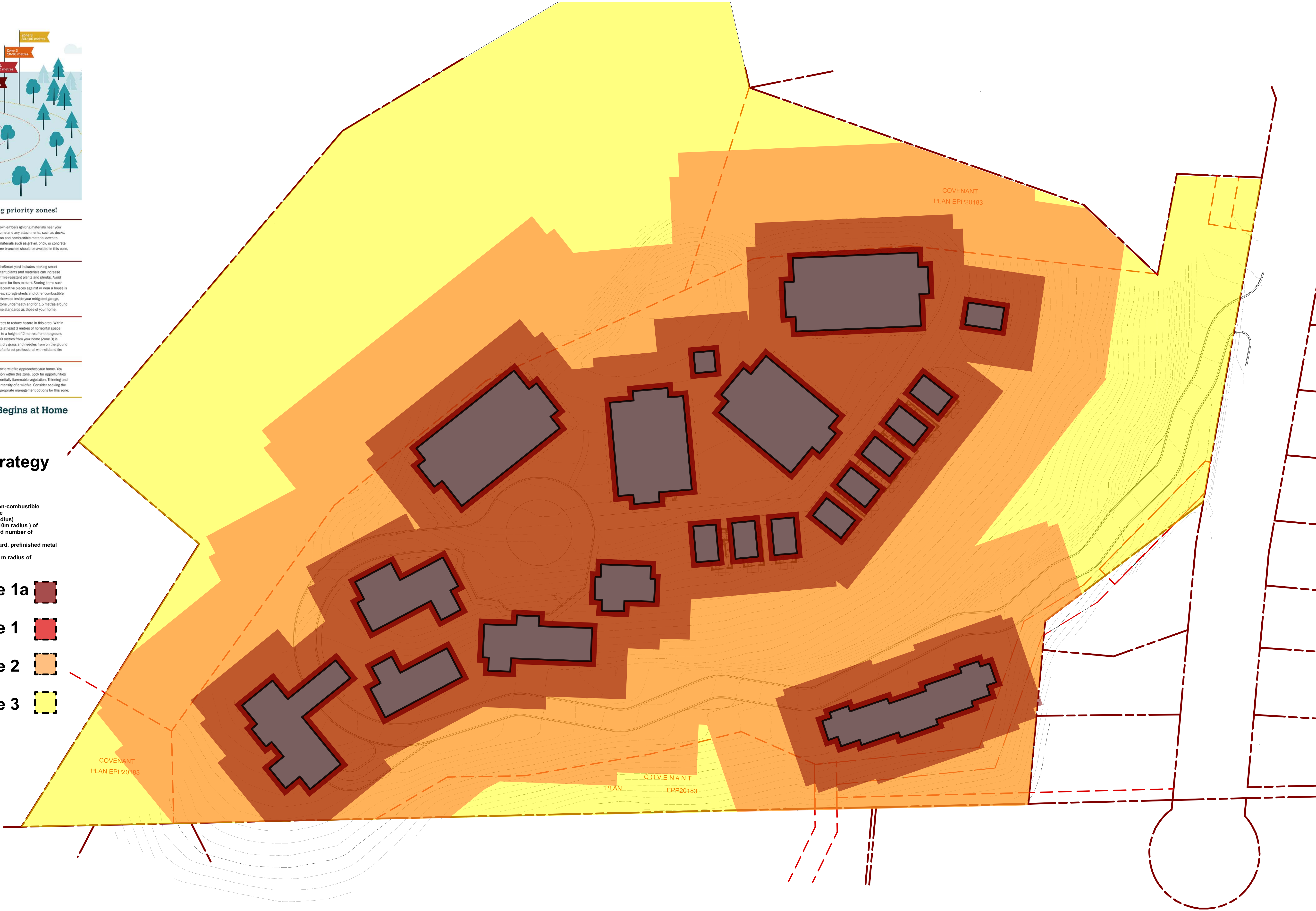
- Location of proposed building identified on site plan
- Location of proposed parking areas identified on parking plan
- Privacy Screens located within Zone 1a to be constructed out of non-combustible material and/or be located a minimum of 15 cm above finished grade
- No coniferous planting within Fire Smart Priority Zone 1a (1.5 m radius)
- Existing forest canopy vegetation to be cleared in Priority zone 1 (10m radius) of proposed development area, Low density fire resistant plants; limited number of coniferous plants
- Buildings are constructed of non-combustible cladding ( Hardieboard, prefinished metal siding / roofing )
- Thin and prune existing evergreen trees with Priority Zone 2 ( 10-30 m radius of development area

FireSmart Priority Zone 1a  
(0 - 1.5m radius)

FireSmart Priority Zone 1  
(1.5 - 10m radius)

FireSmart Priority Zone 2  
(10 - 30m radius)

FireSmart Priority Zone 3  
(30 - 100m radius)



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ISSUED FOR REZONING	MAR.11,2021

Issued For:	Date:

Sheet Title:  
**Wild Fire Hazard Zones**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

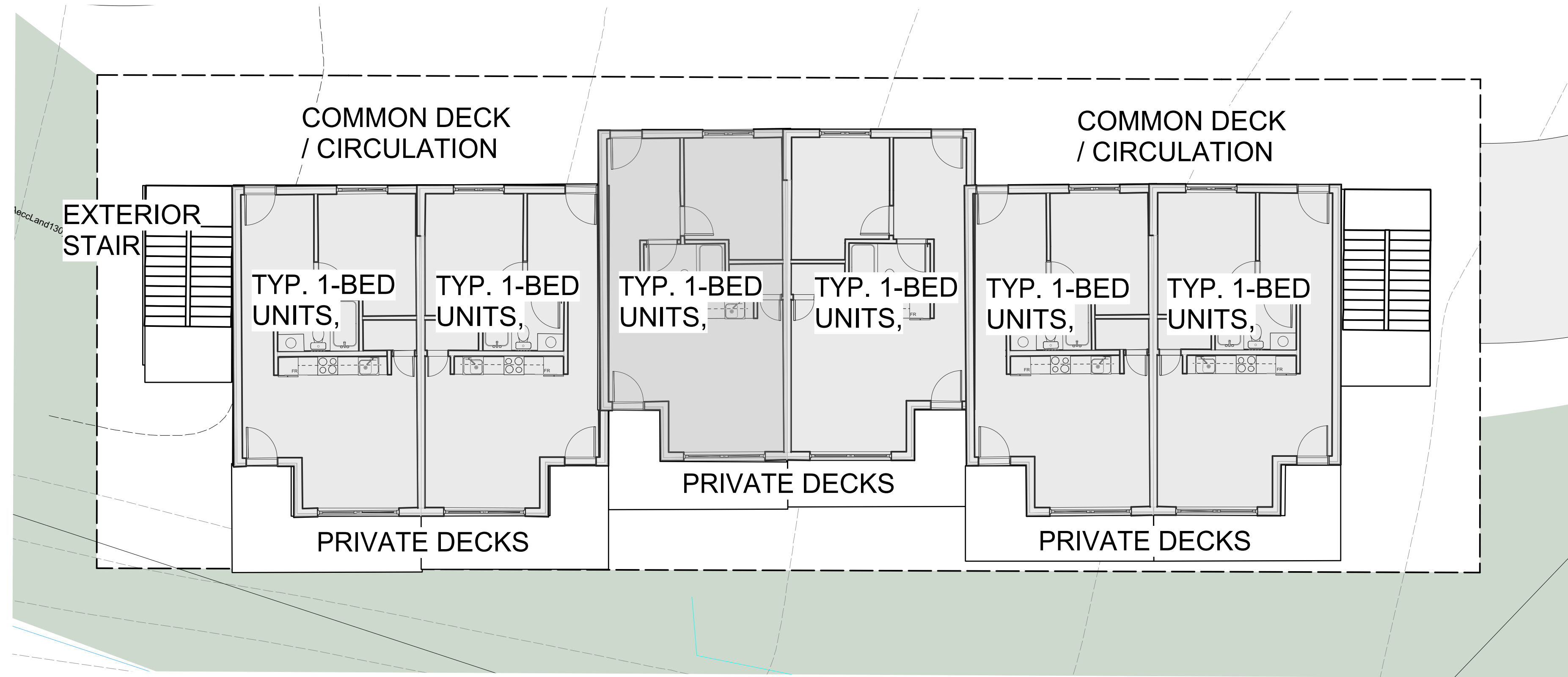
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Scale: 1:500 METRIC  
Project No:  
Sheet No:

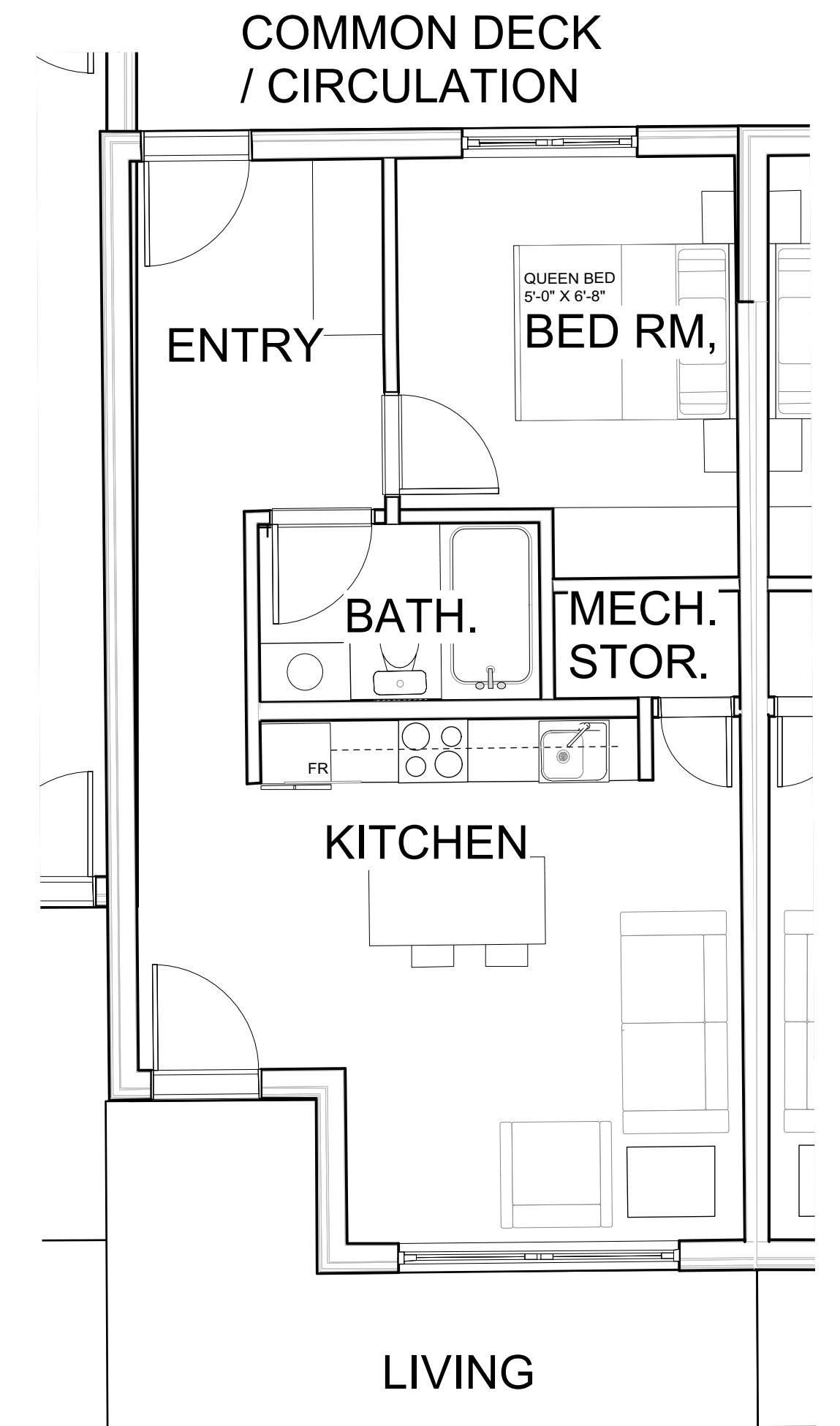
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Wild Fire Hazard Zones

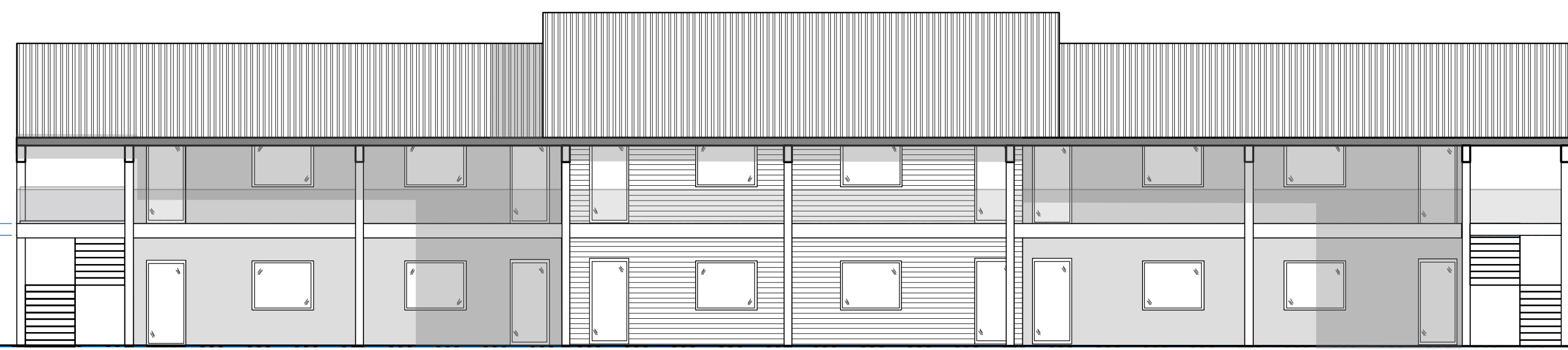




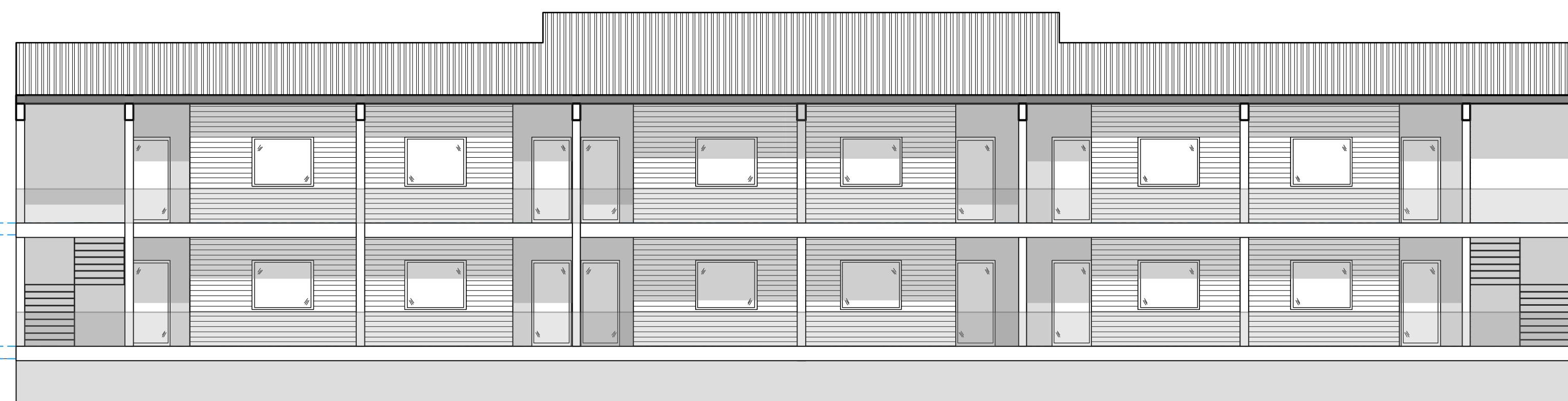
TYPICAL FLOOR PLAN



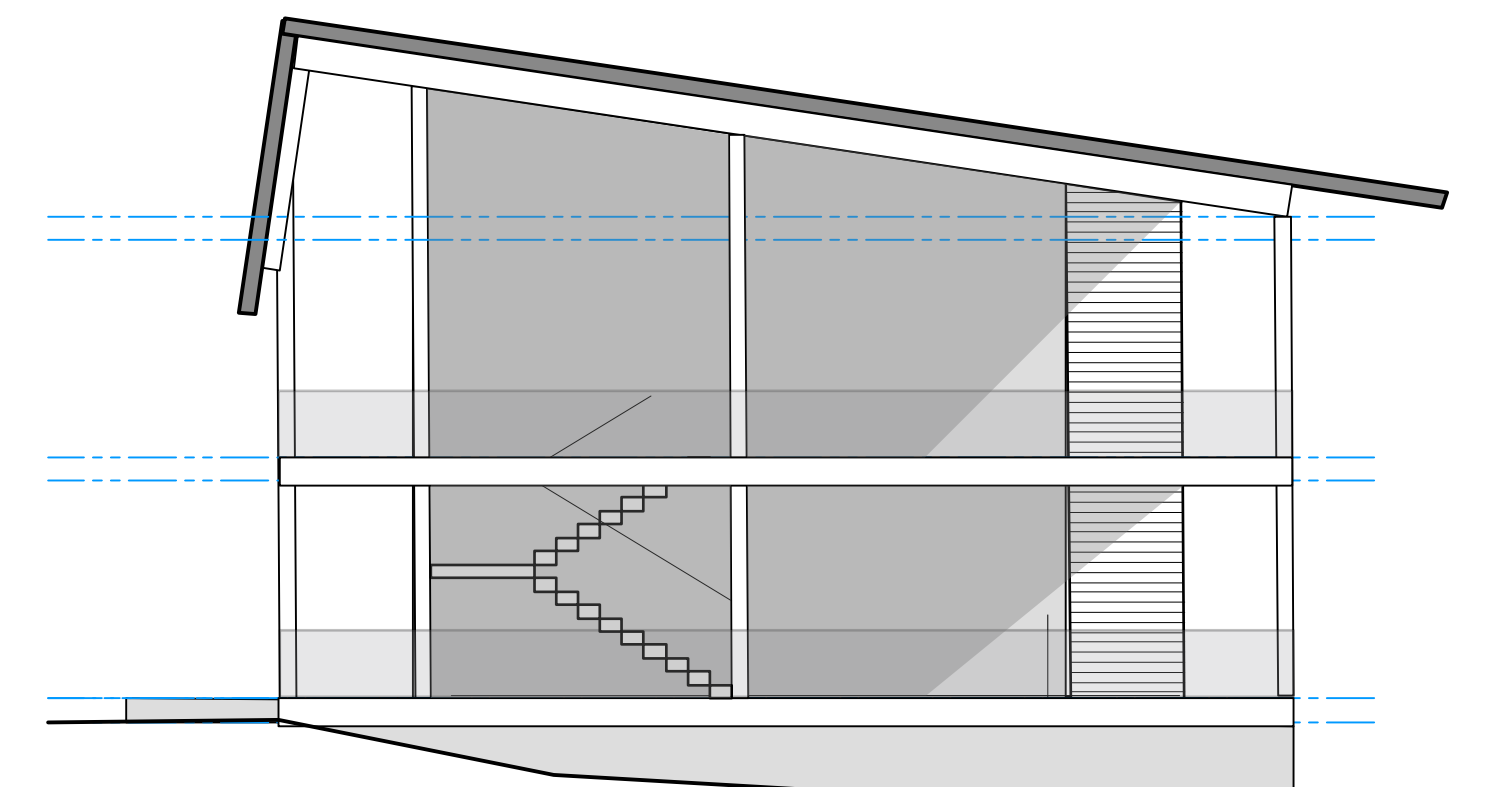
TYPICAL FLOOR PLAN  
540 SQ FT.



FRONT ELEVATION

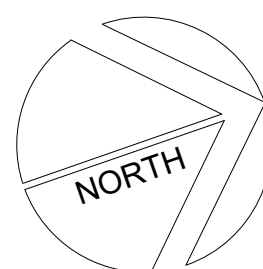


REAR ELEVATION



SIDE ELEVATION

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<b>ISSUED FOR REZONING</b>	<b>MAR.11, 2021</b>

Issued For:	Date:

Sheet Title:  
**BUILDING A - STAFF HOUSING - PLANS & EL.**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

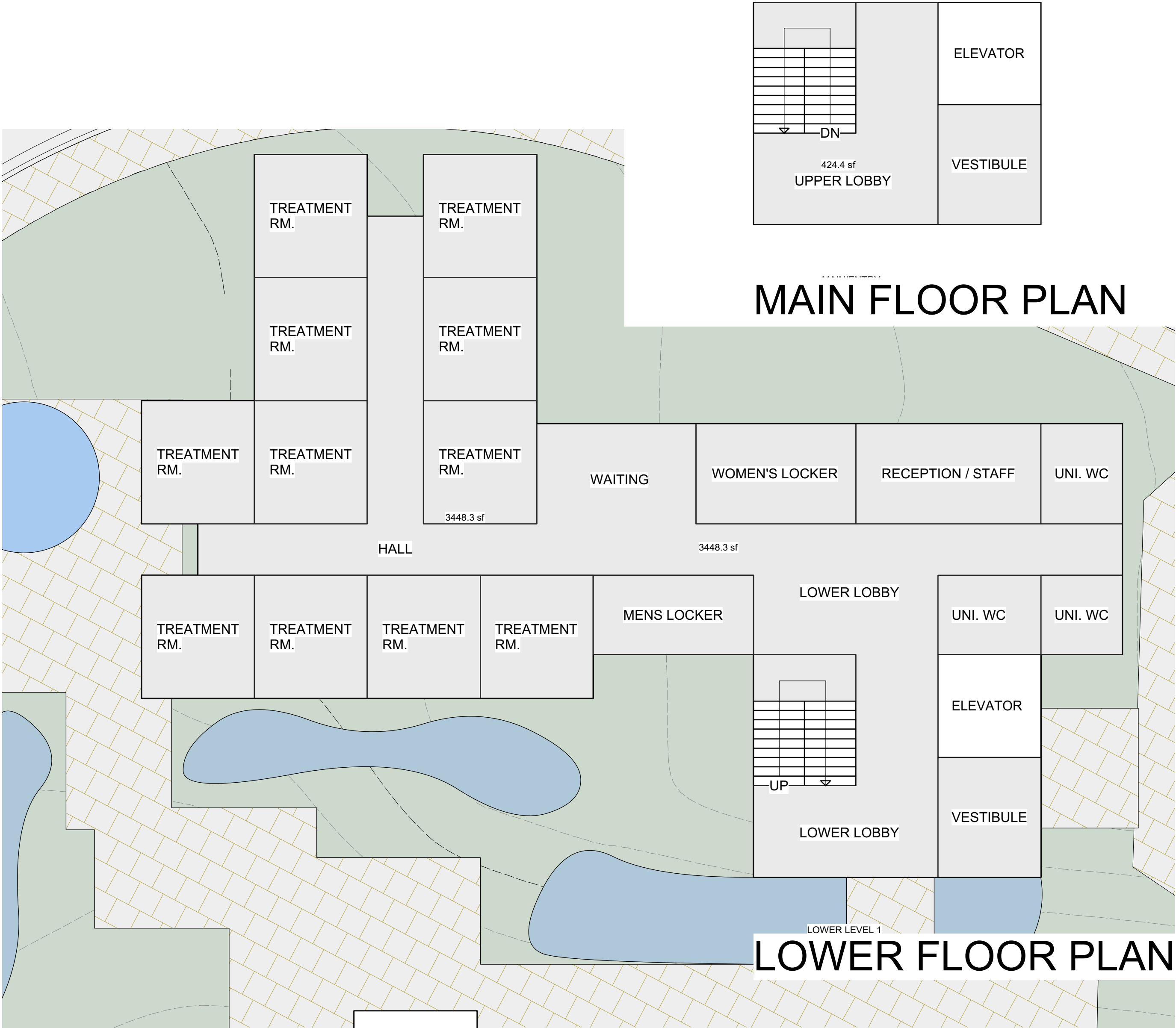
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Drawn By: Scale:  
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Project No: Sheet No:

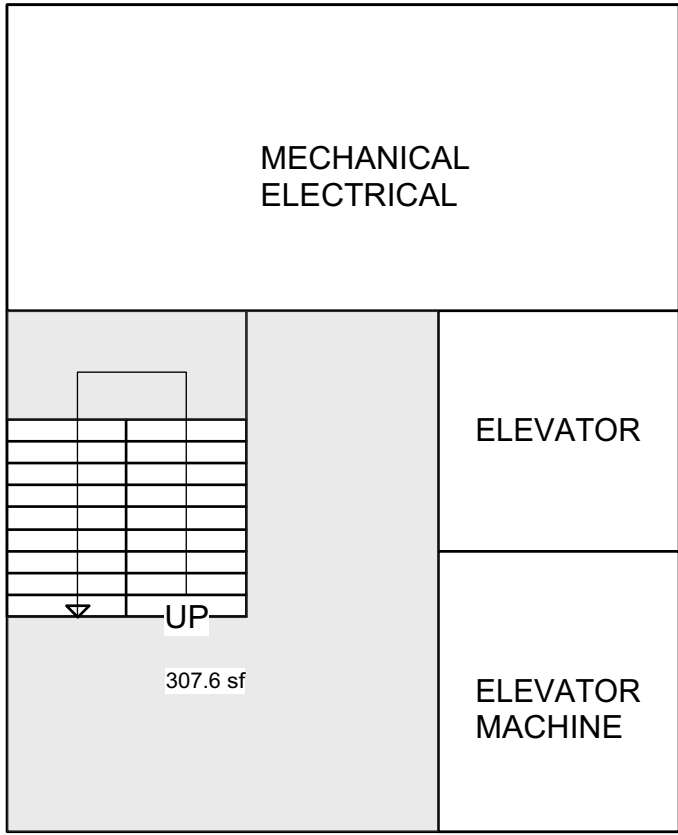
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BUILDING A - STAFF HOUSING - PLANS & EL.

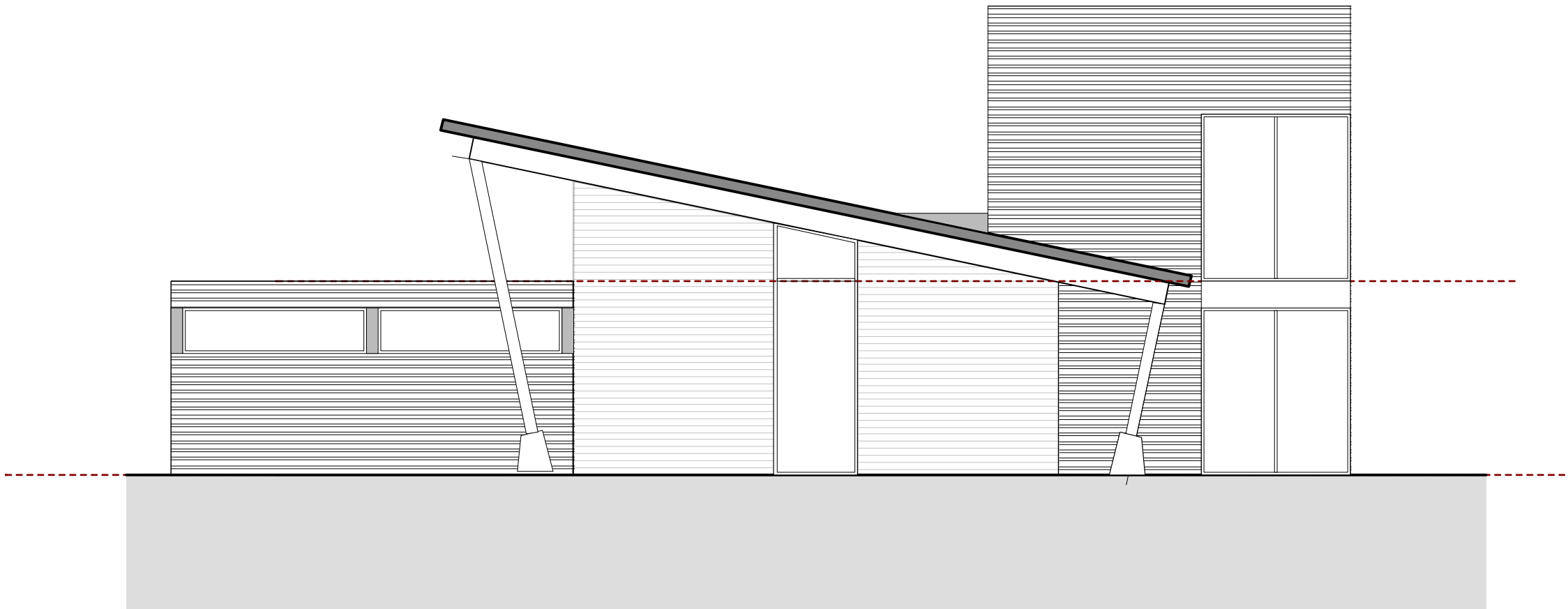


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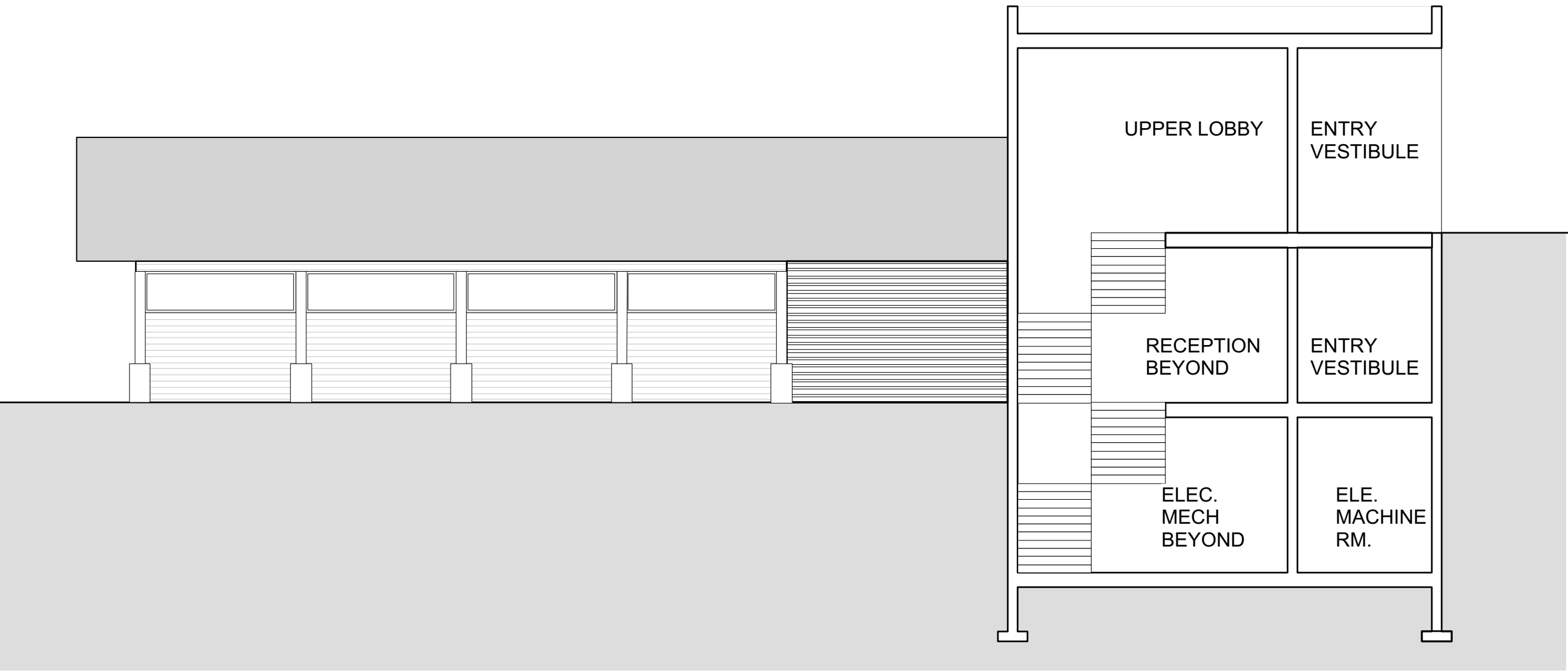
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BASEMENT

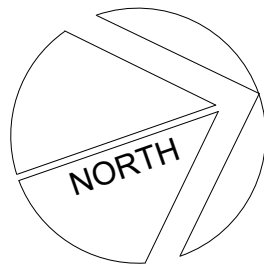


SOUTH-WEST  
ELEVATION



ENTRY SECTION

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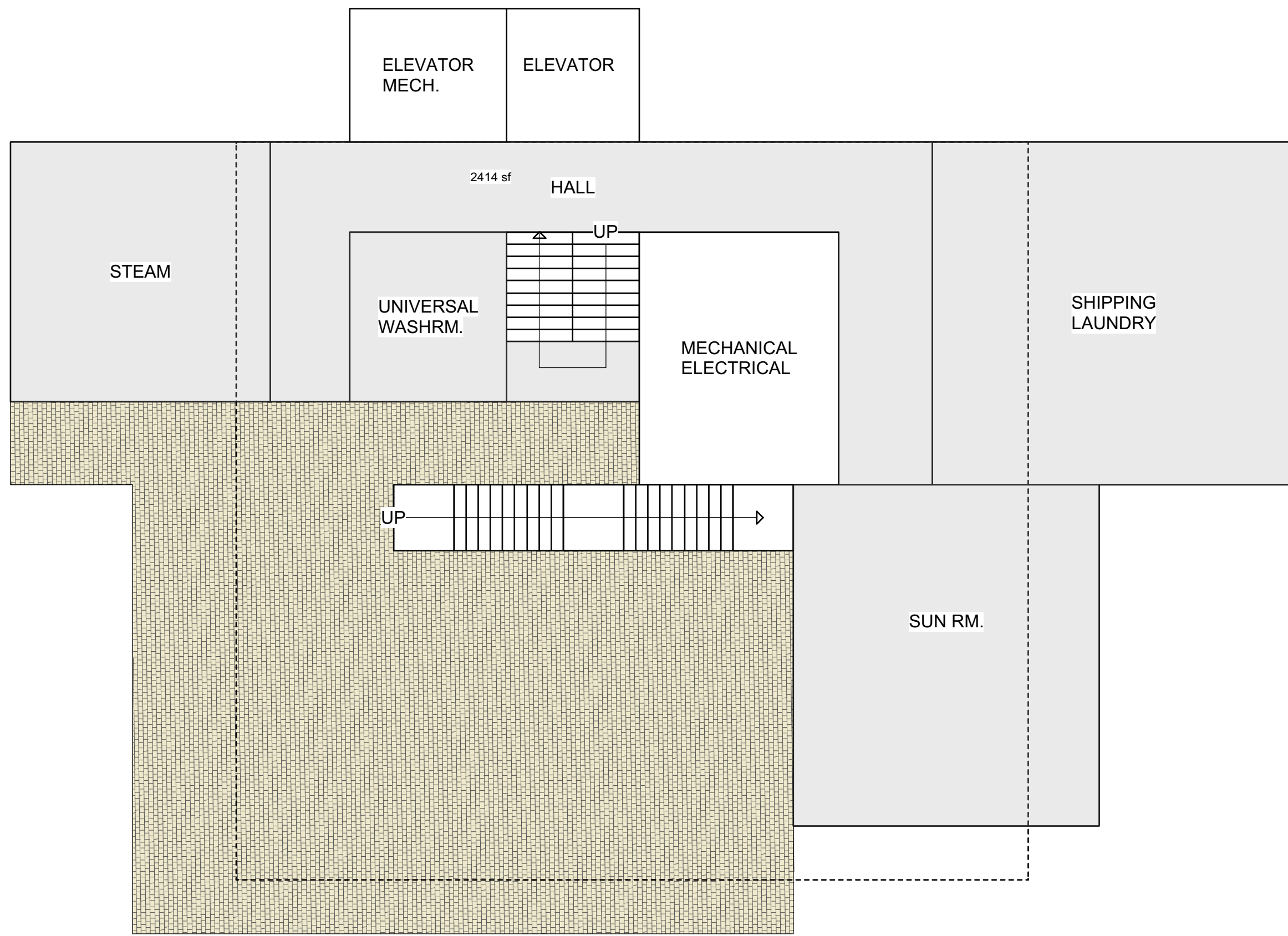
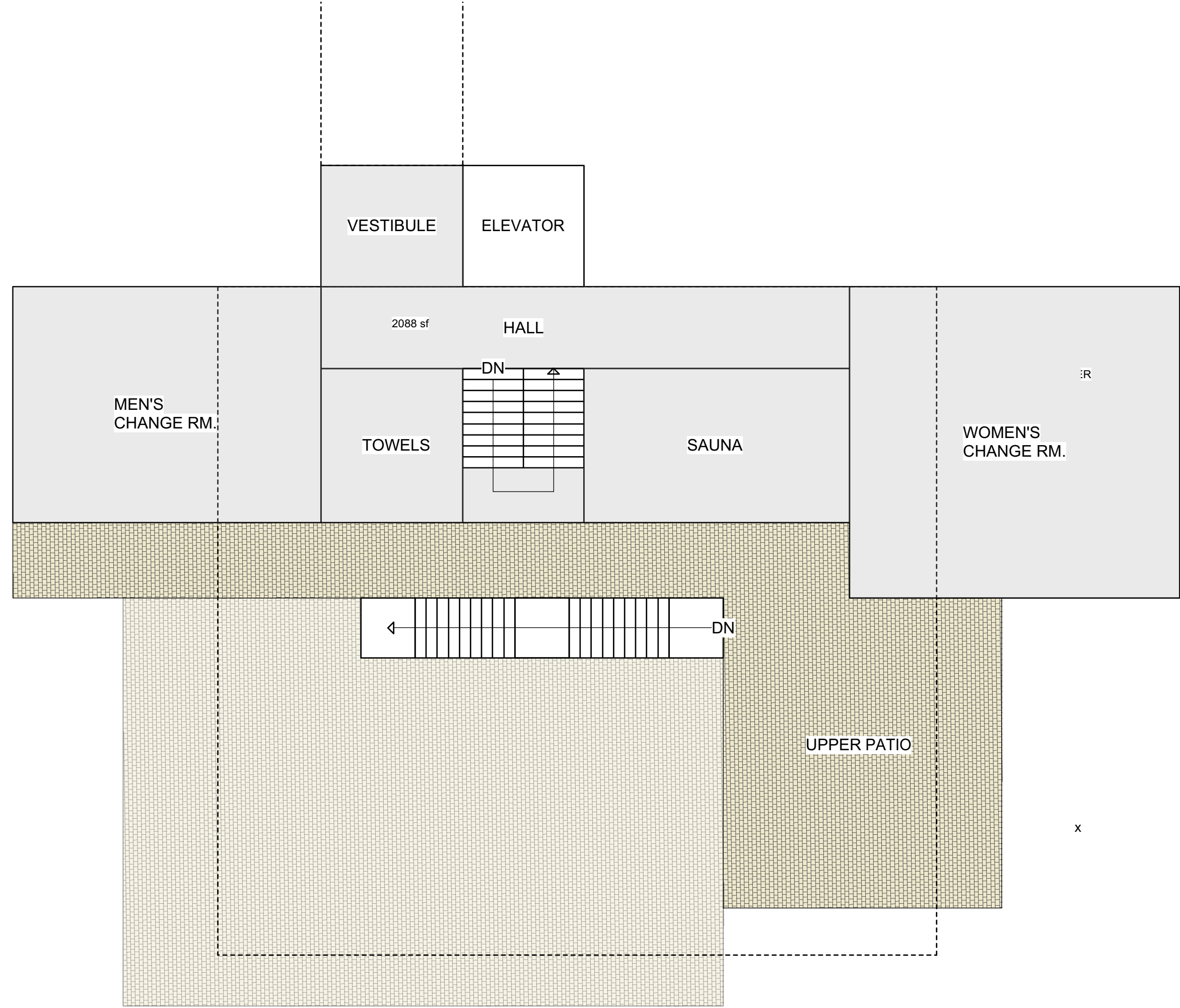
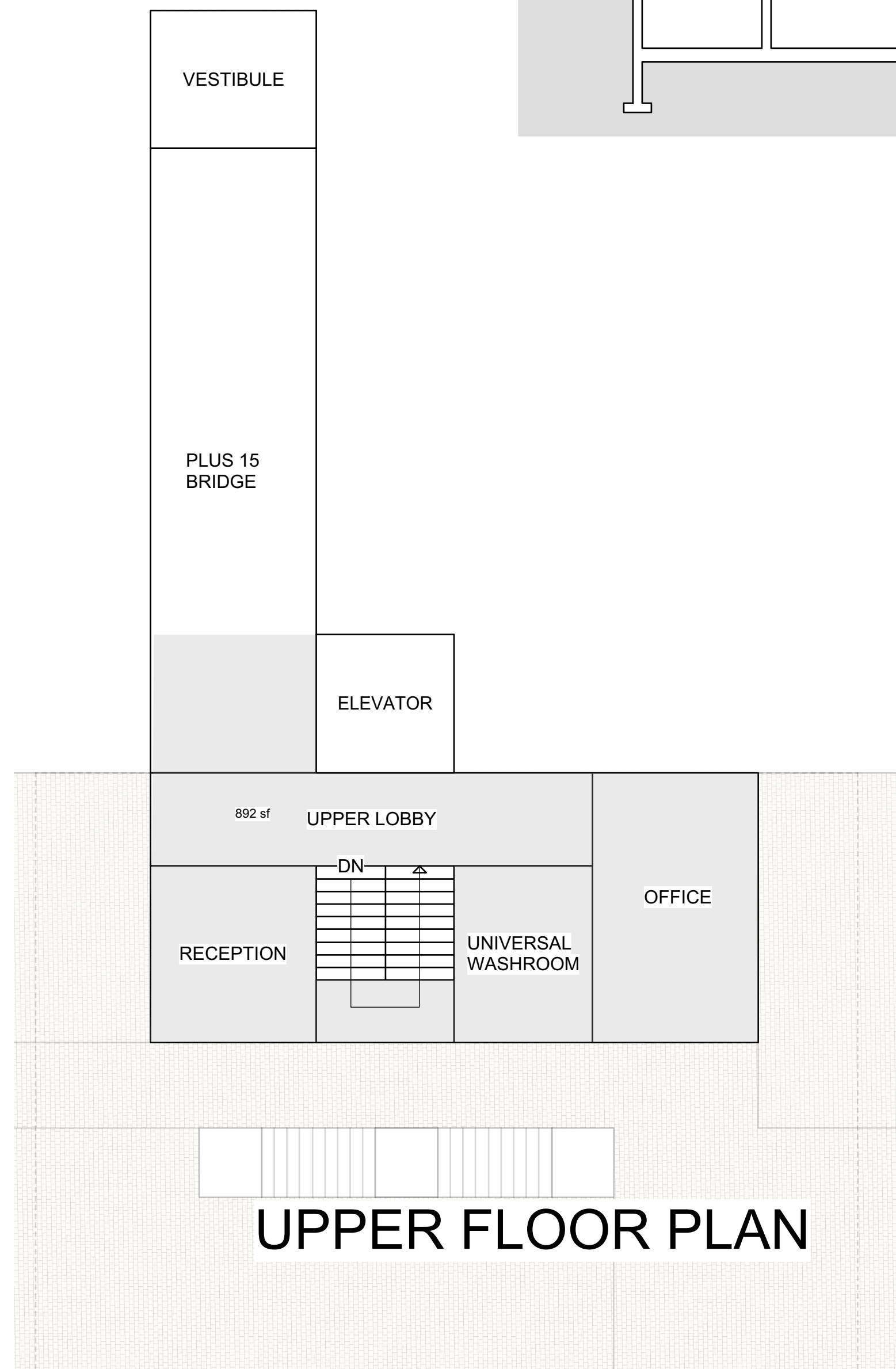
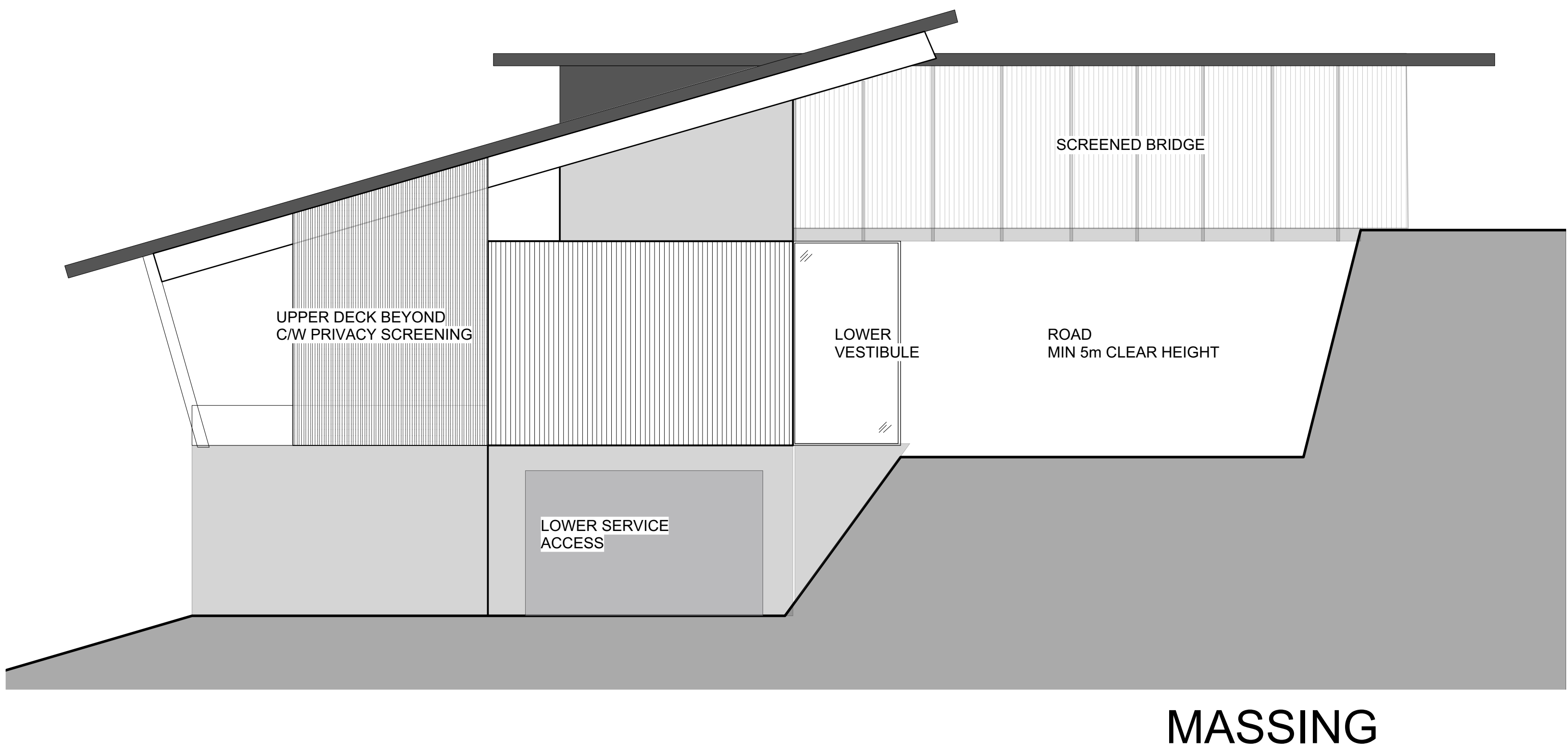
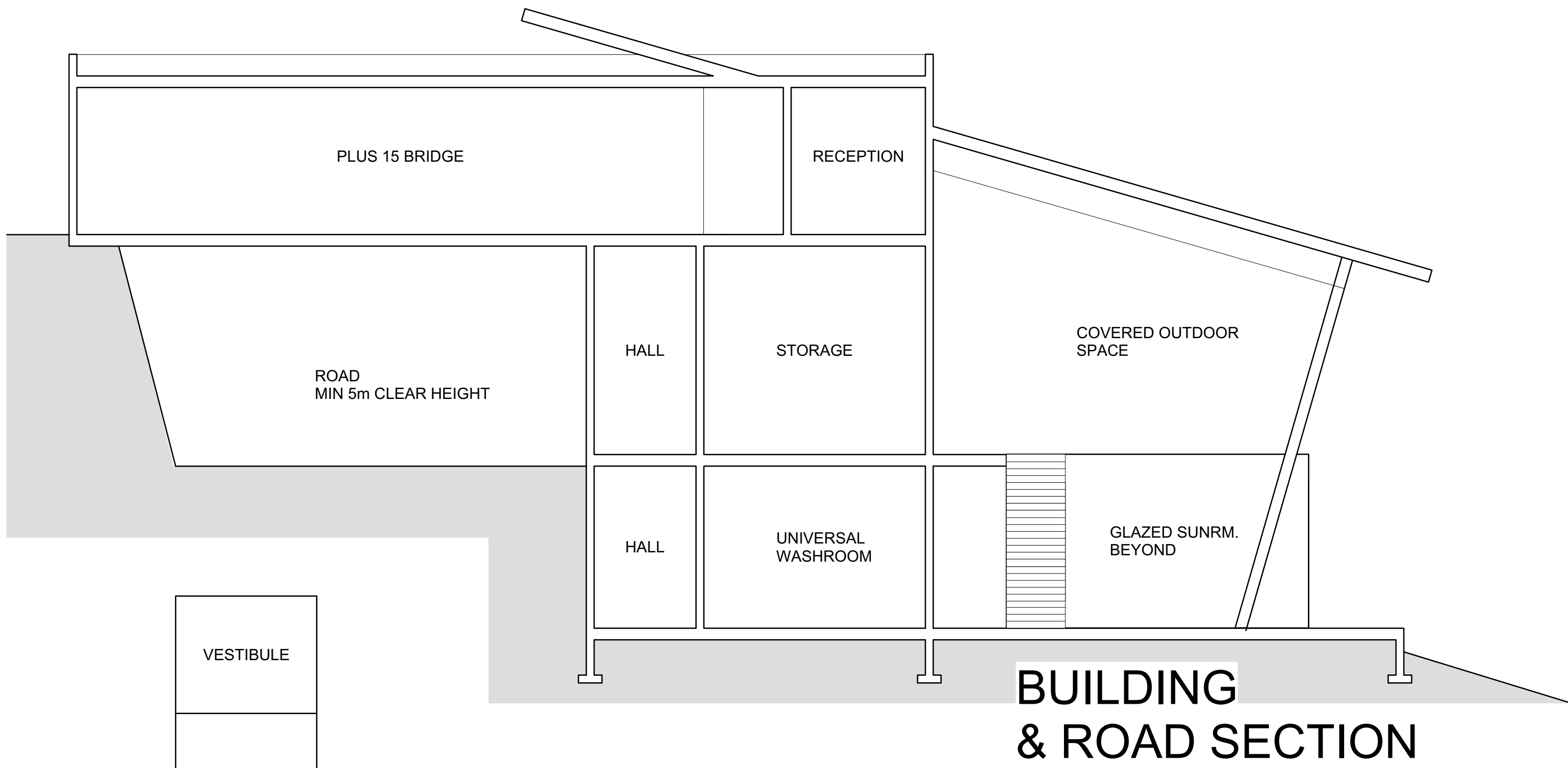
Sheet Title:  
**BUILDING J -TREATMENT ROOMS**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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Project No:	Sheet No:
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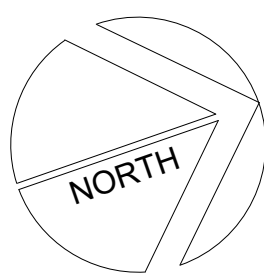


UPPER FLOOR PLAN

MAIN FLOOR PLAN

LOWER/DECK BASEMENT PLAN

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Sheet Title:  
**BUILDING K -SILENT SPA**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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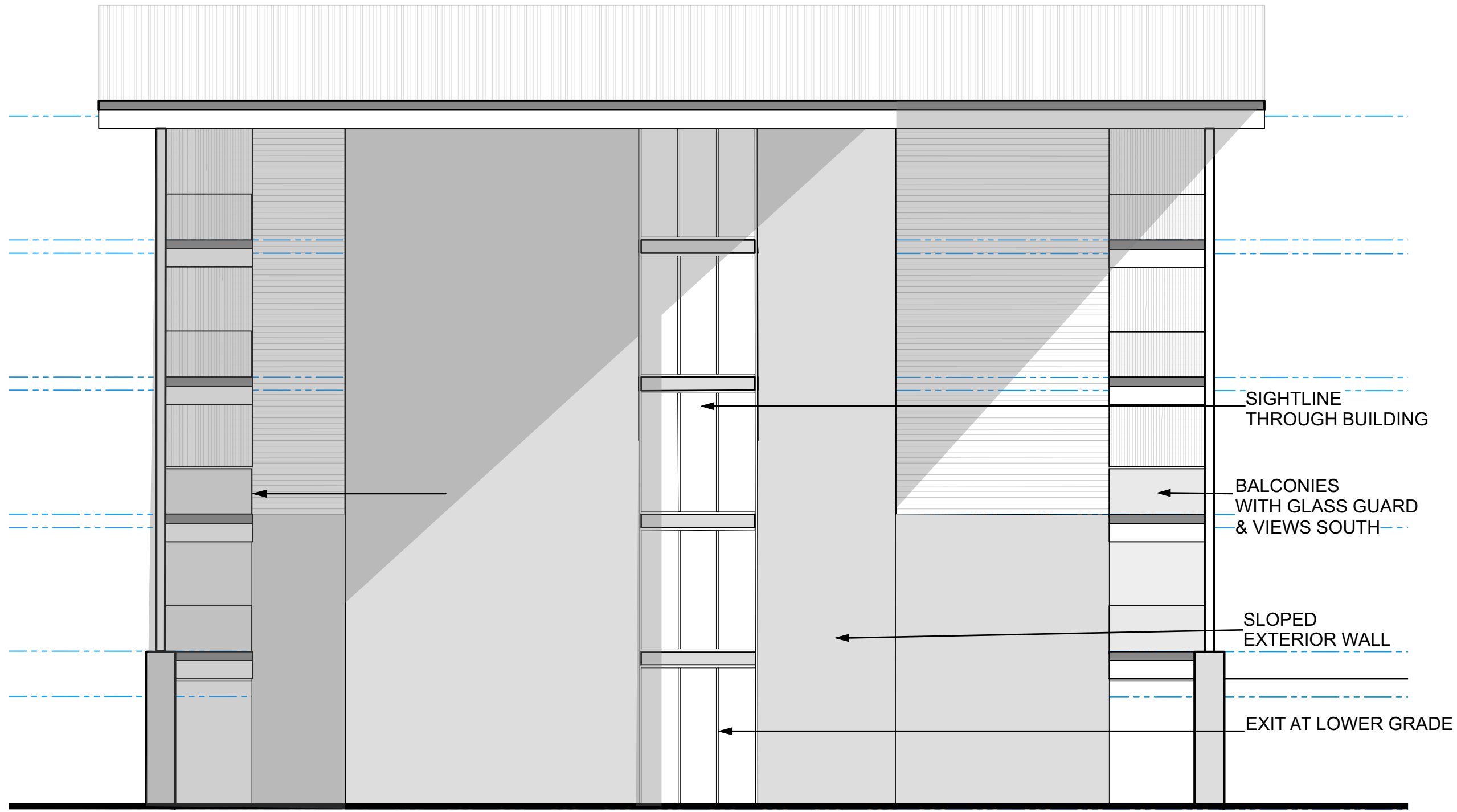
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BUILDING K -SILENT SPA

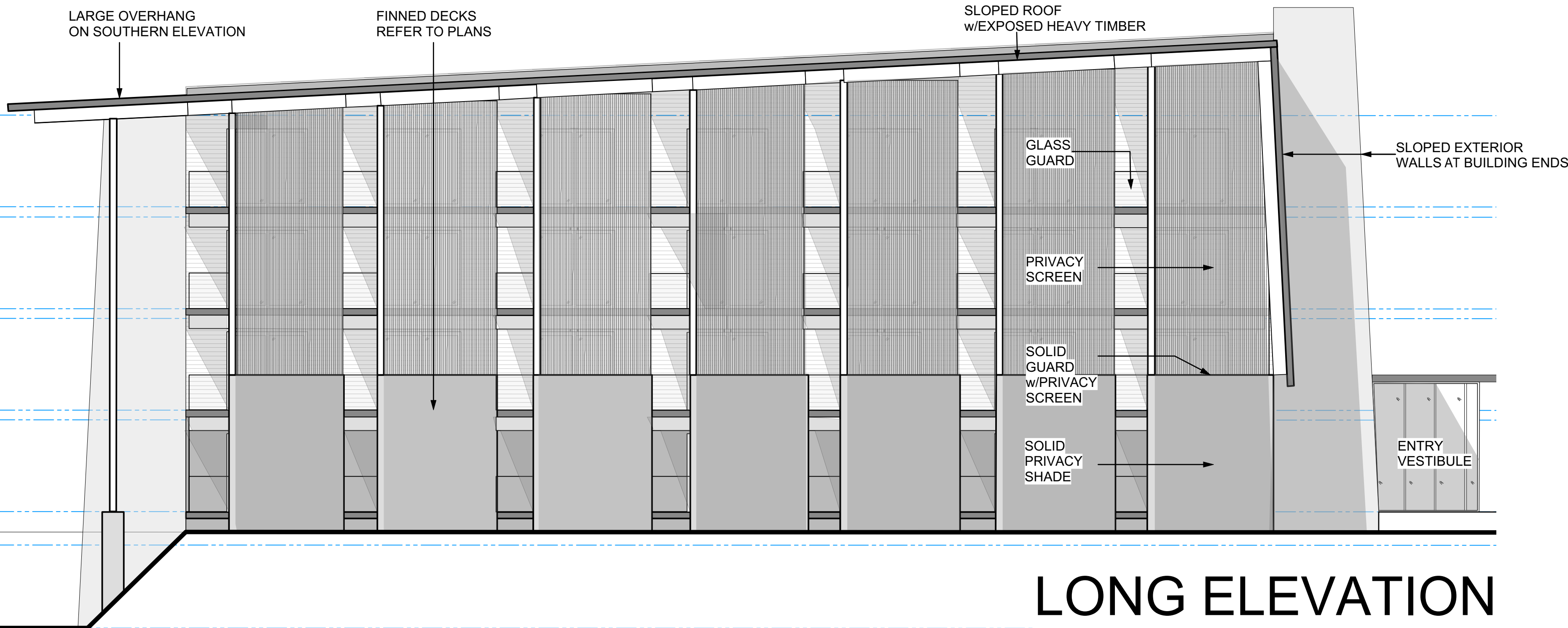




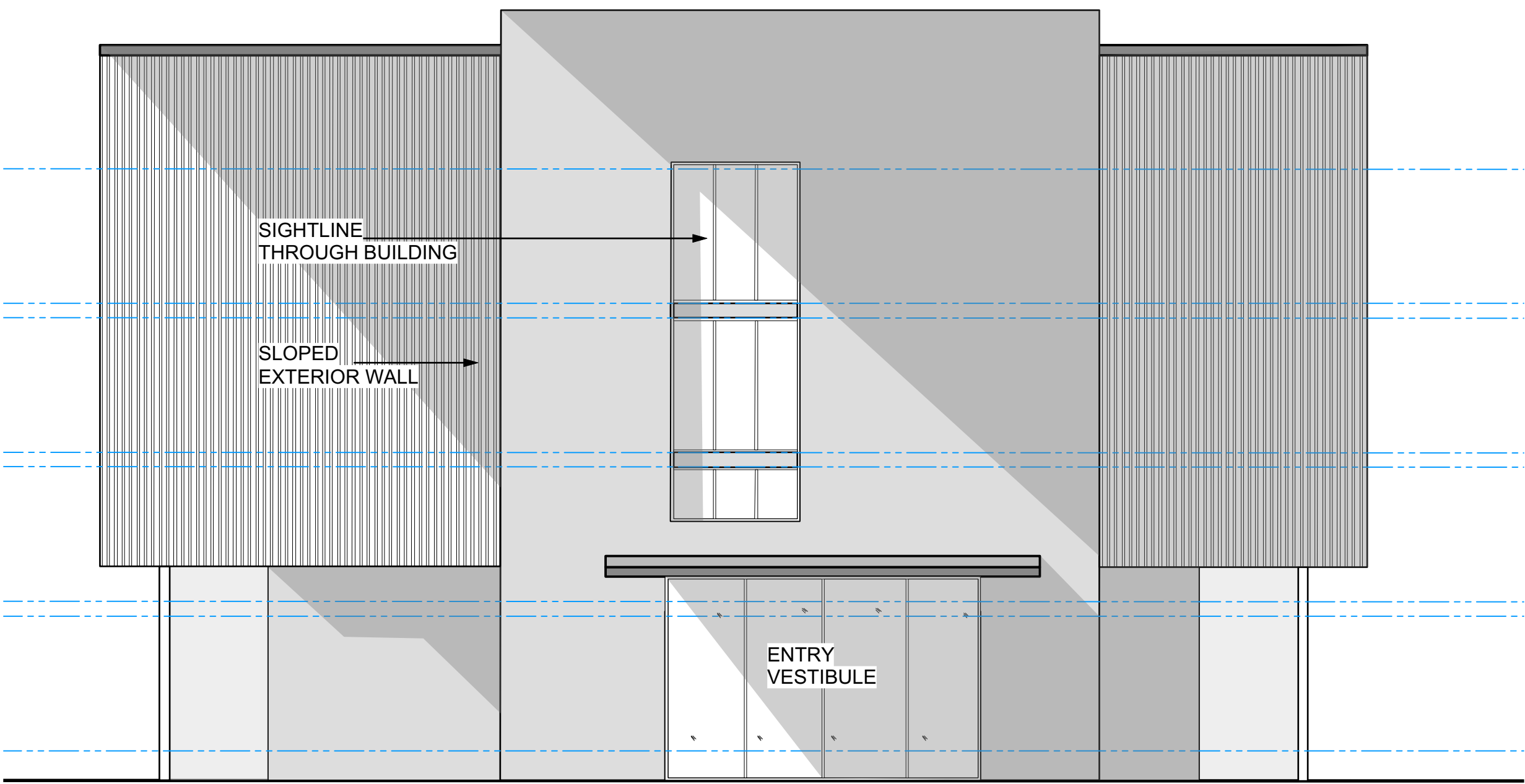
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

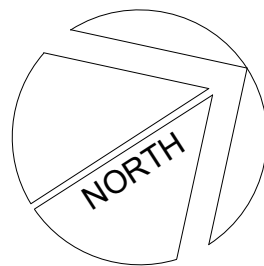


LONG ELEVATION



ENTRY ELEVATION

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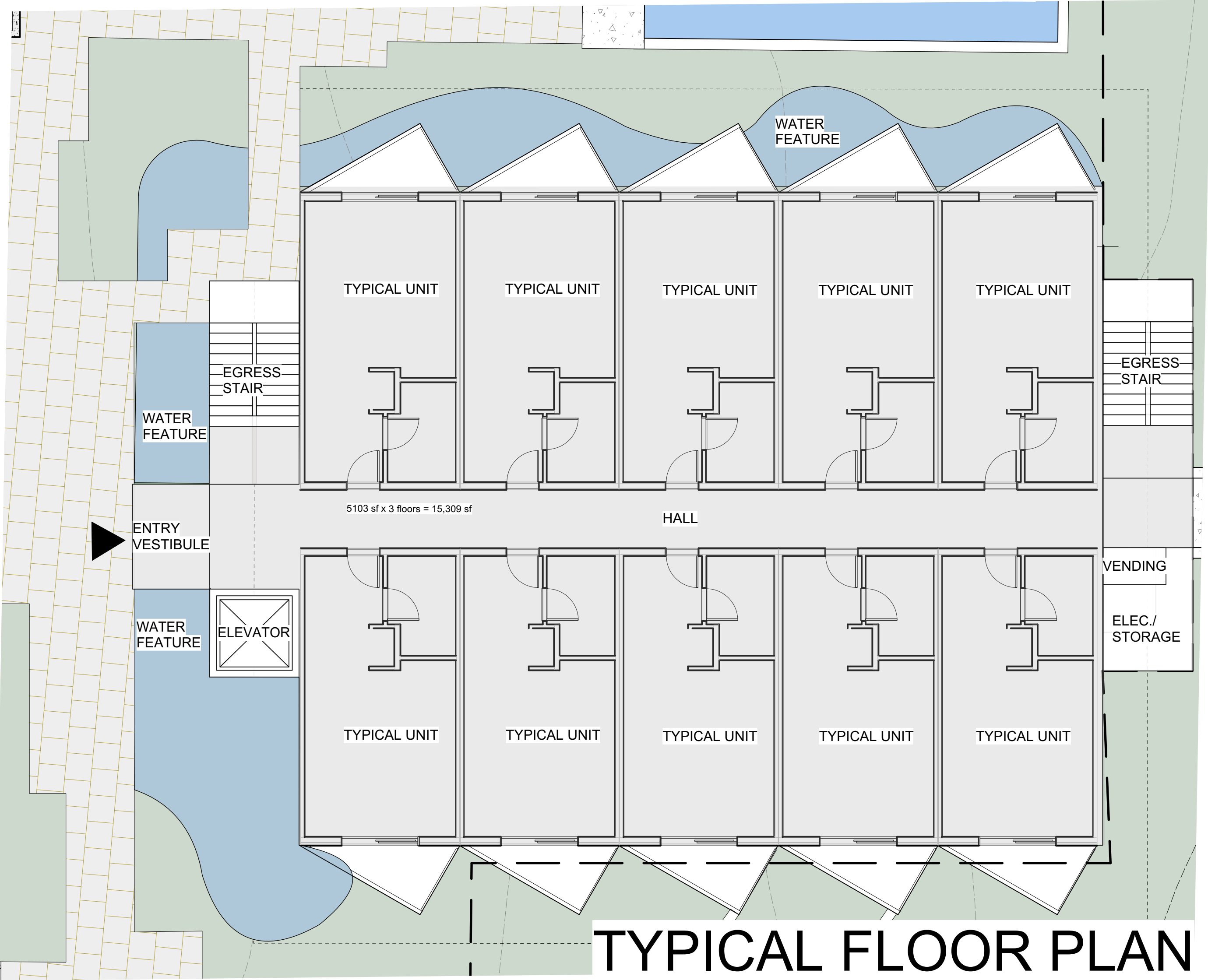
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Sheet Title:  
**BUILDING B - TYPICAL PLAN & MASSING**  
 Project  
**BADEN SPA**  
 SHANNON VIEW DRIVE, WEST KELOWNA, BC

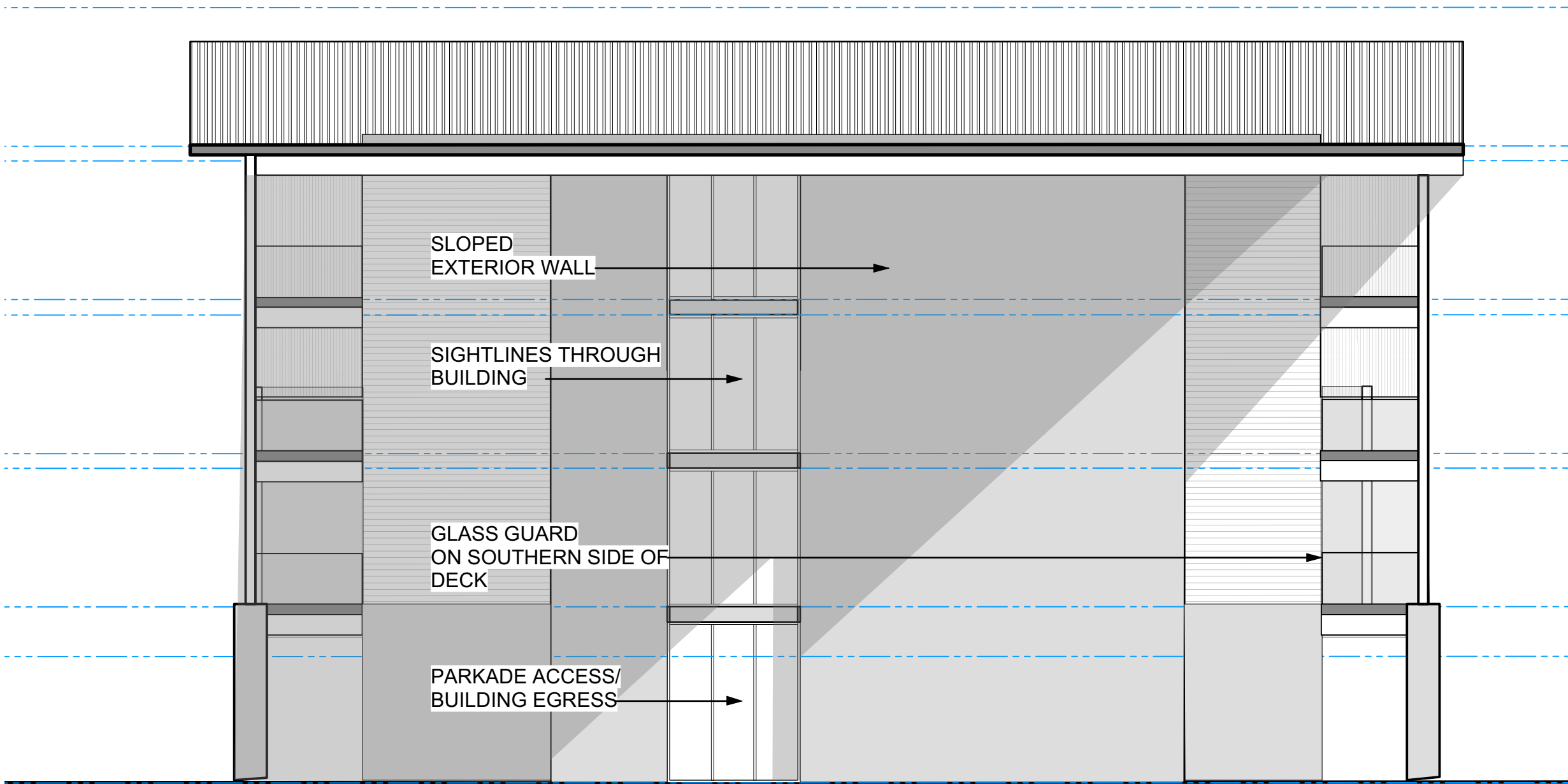
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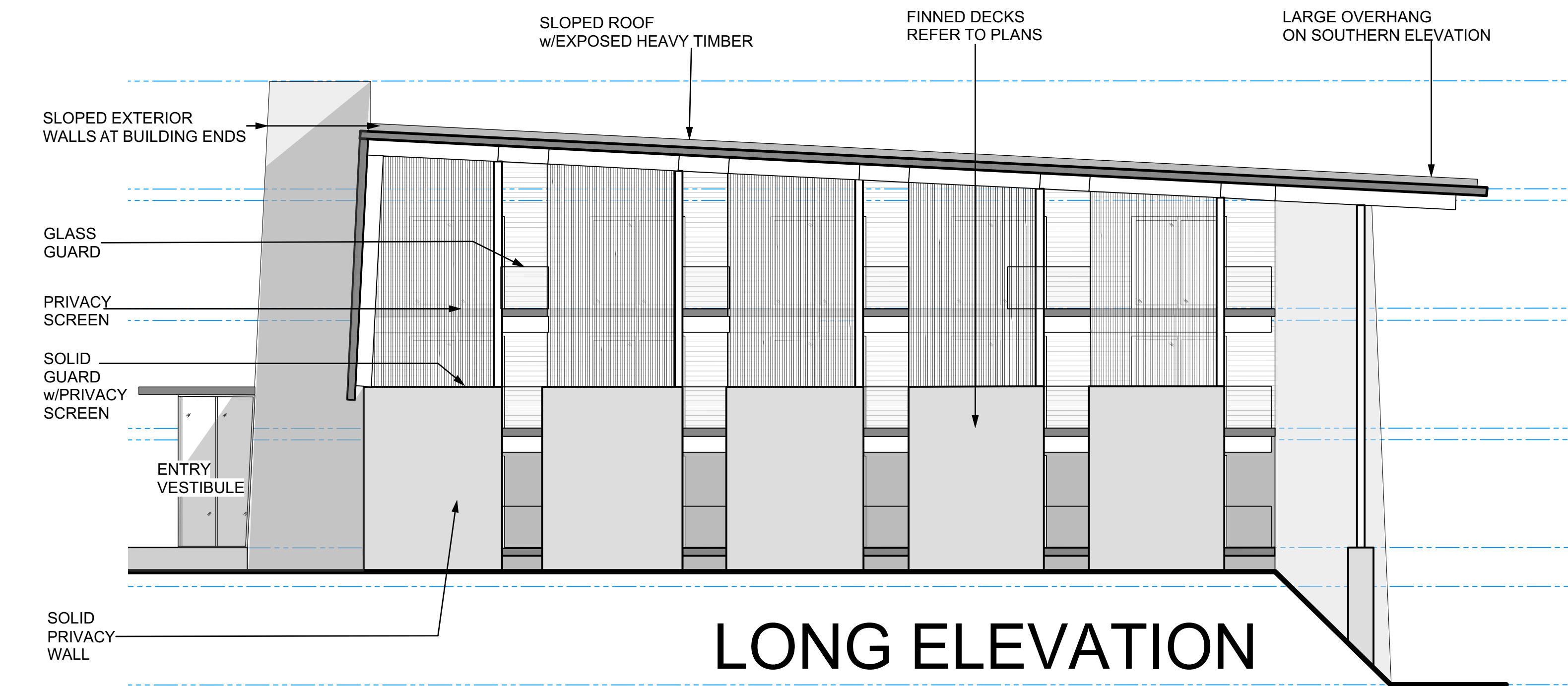
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Project No:	Sheet No:
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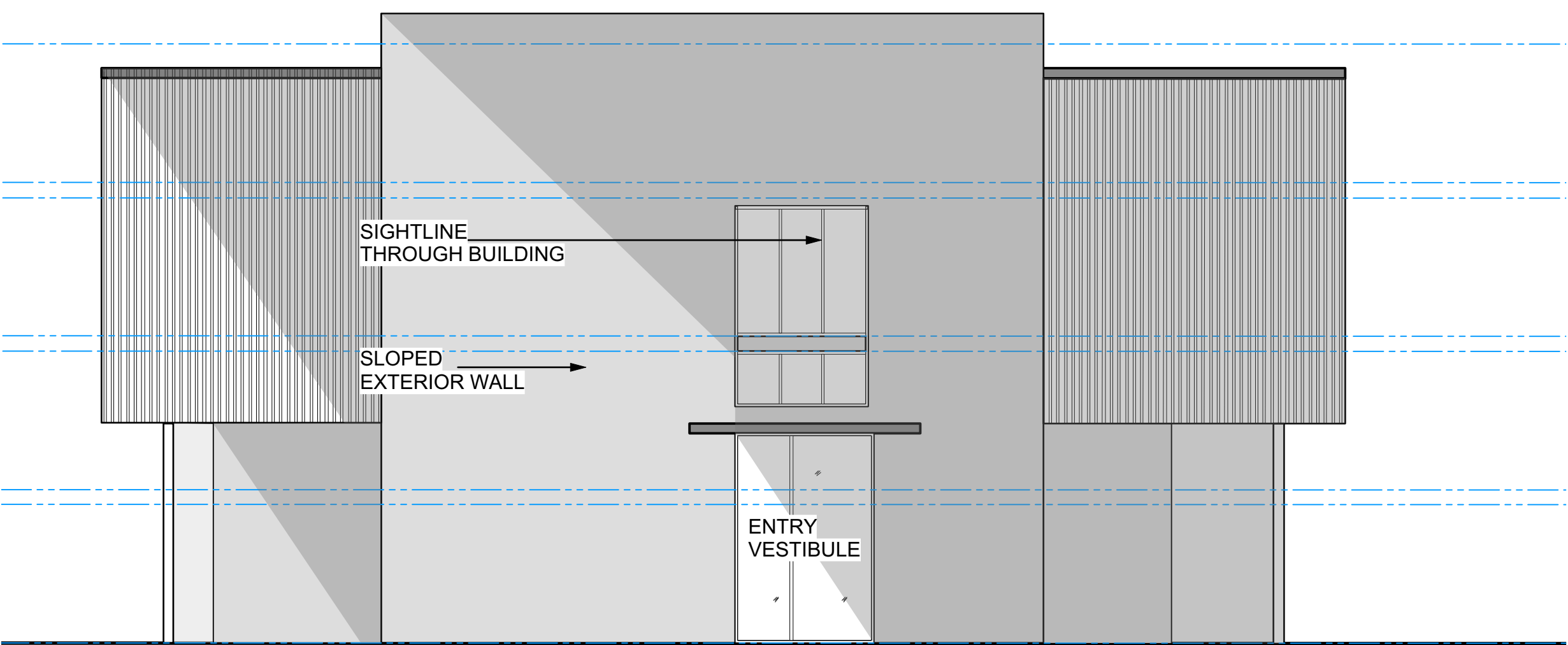
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

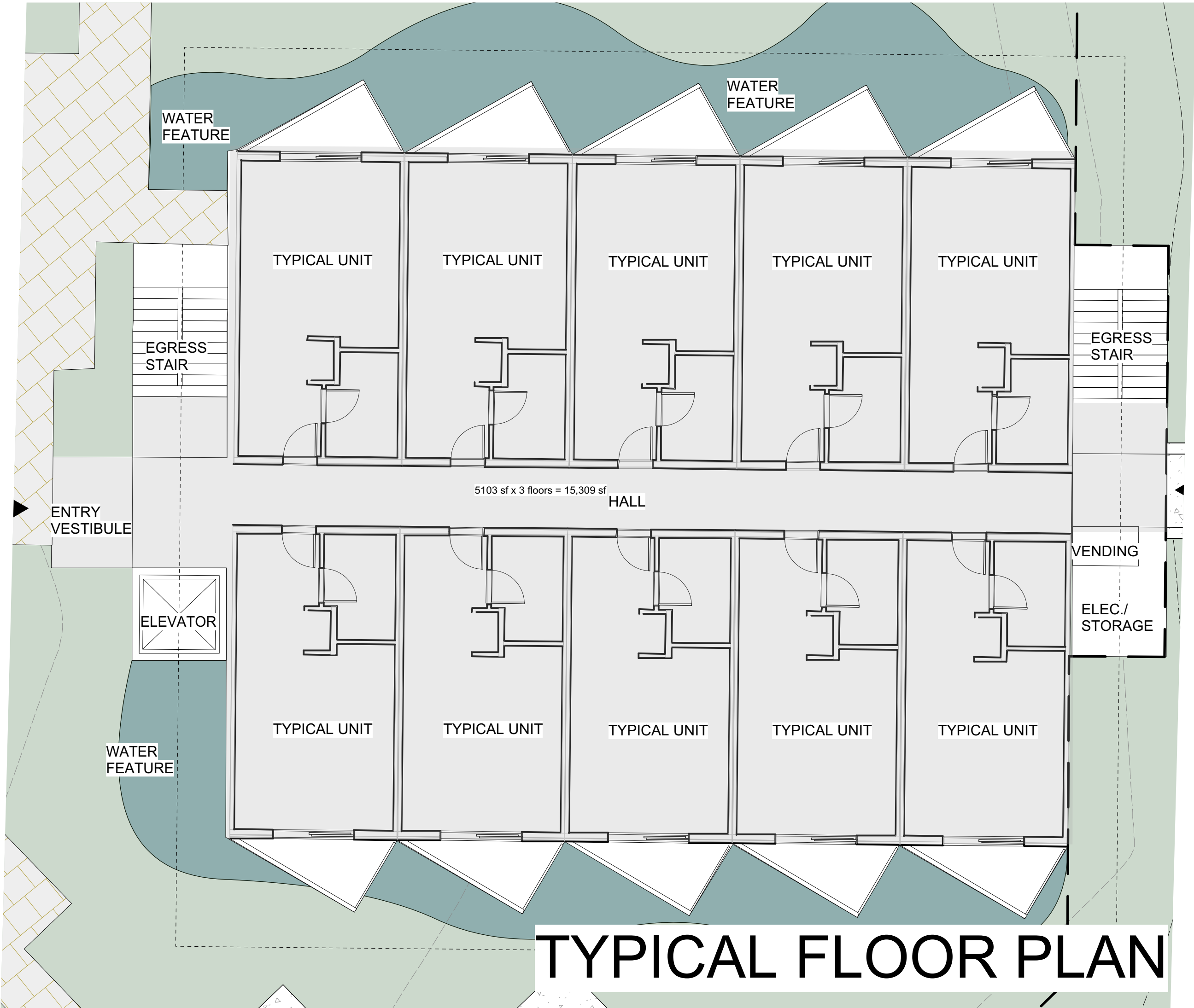


LONG ELEVATION

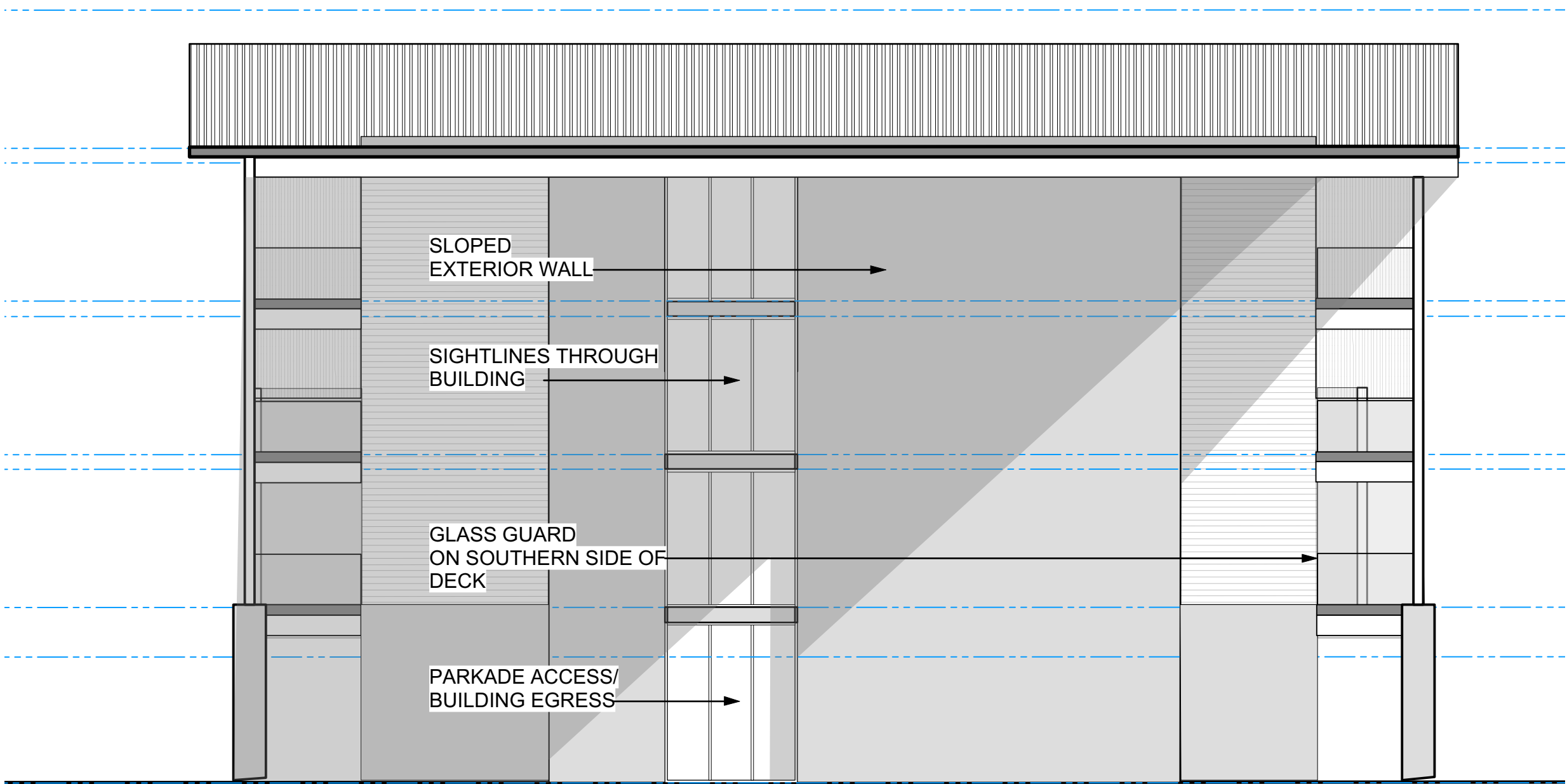


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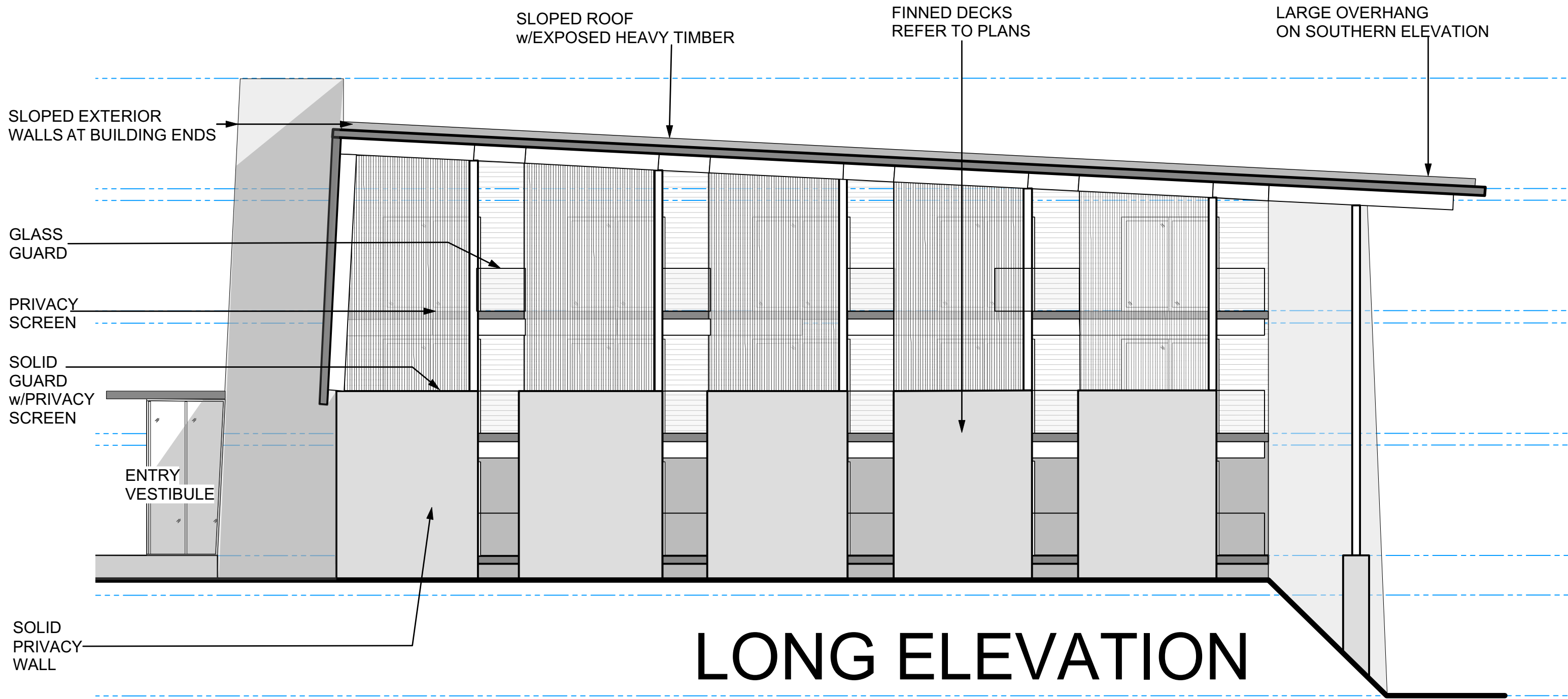




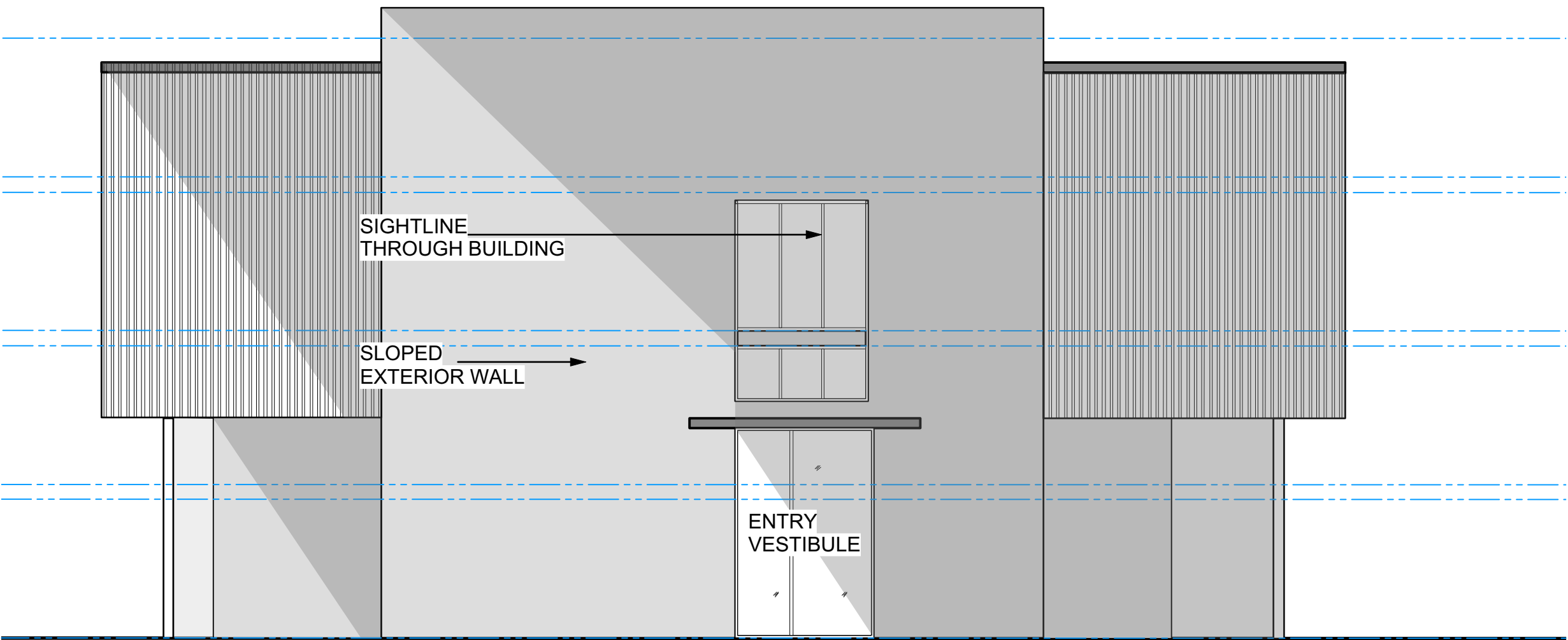
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

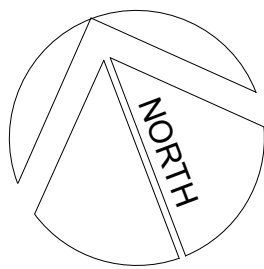


LONG ELEVATION



ENTRY ELEVATION

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Sheet Title:  
**BUILDING D - OVERALL PLAN**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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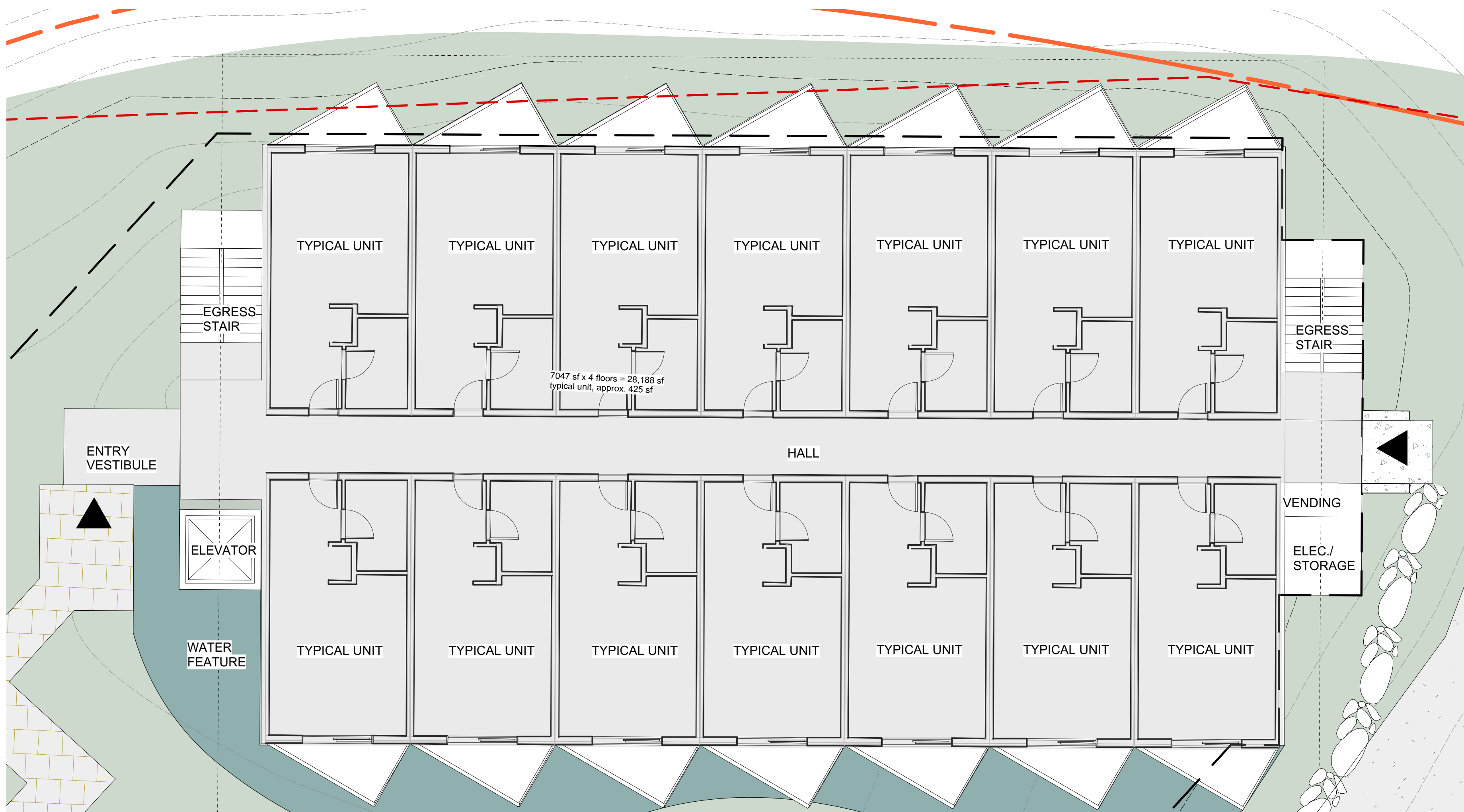
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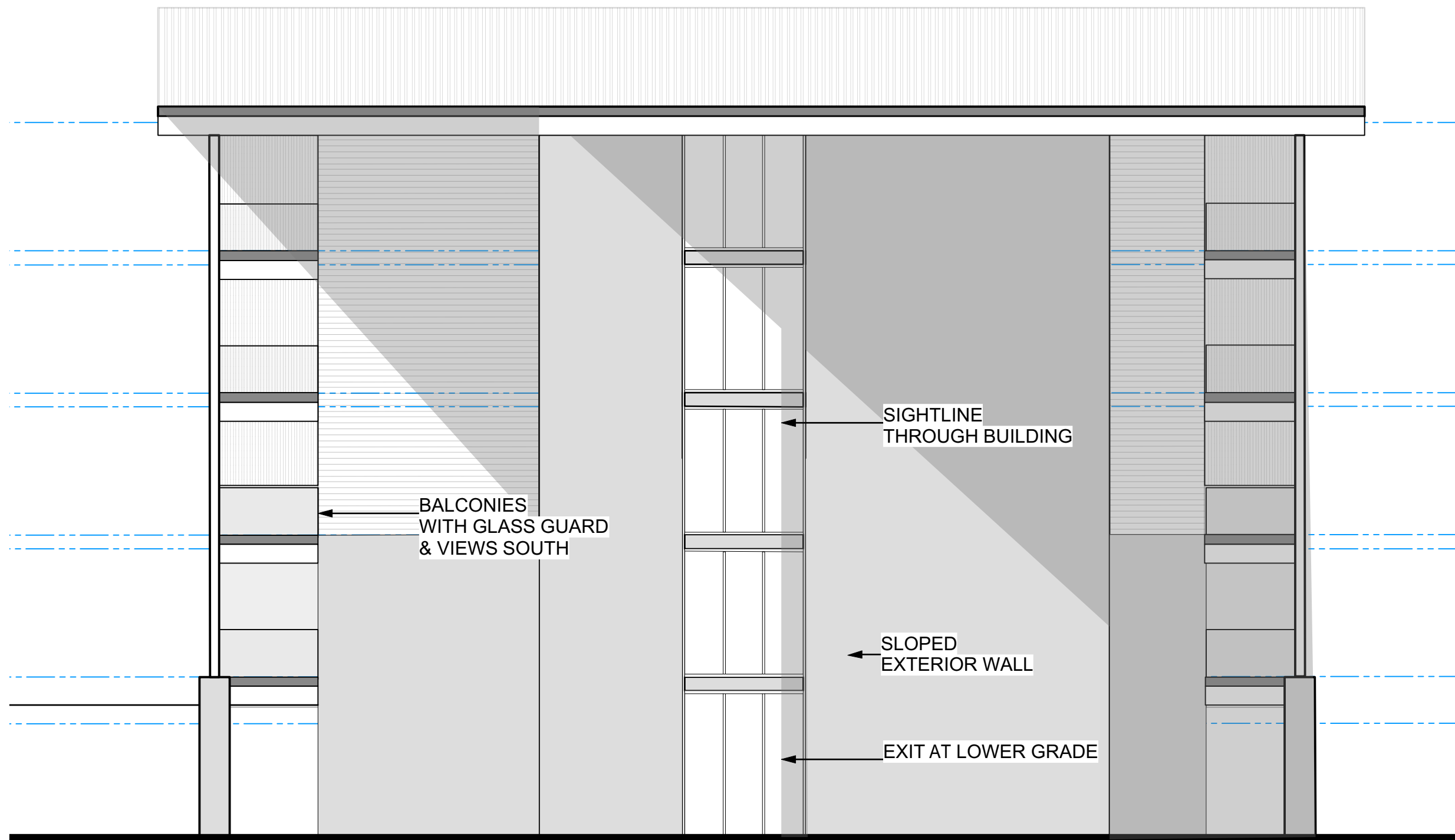
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BUILDING D - OVERALL PLAN

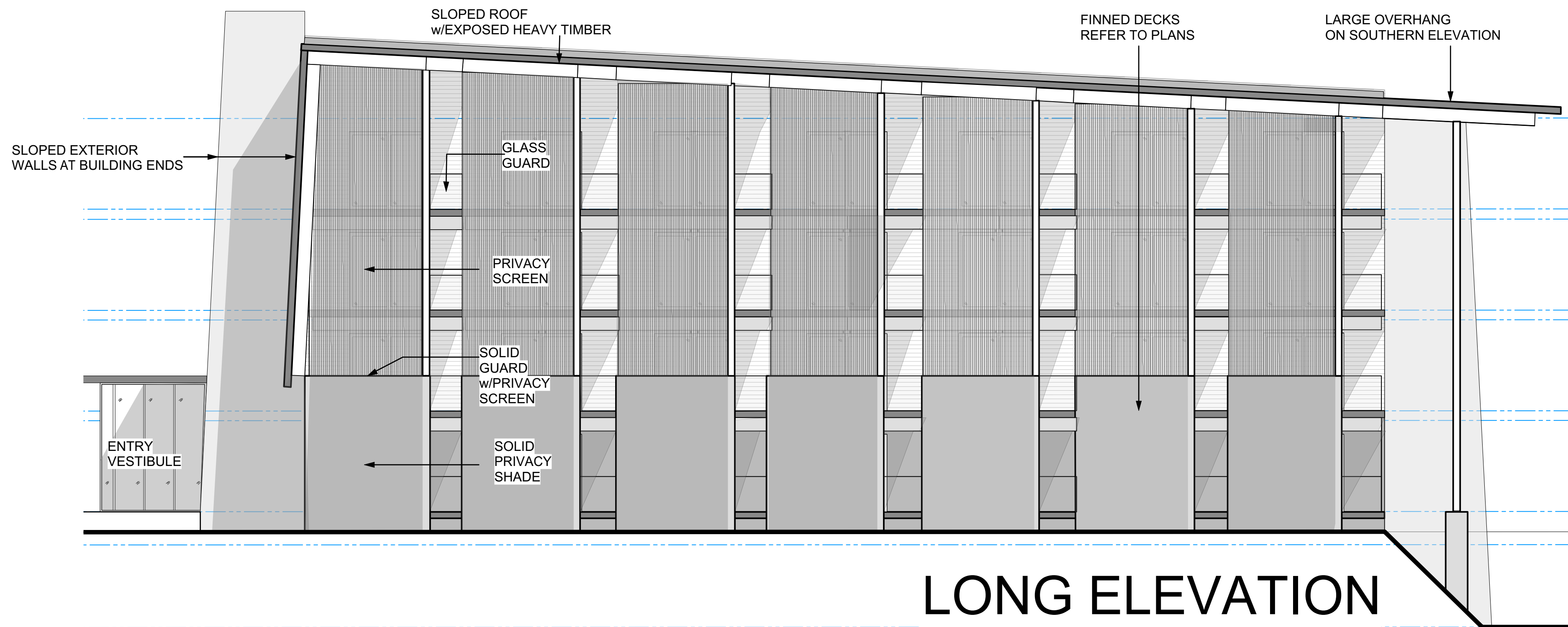




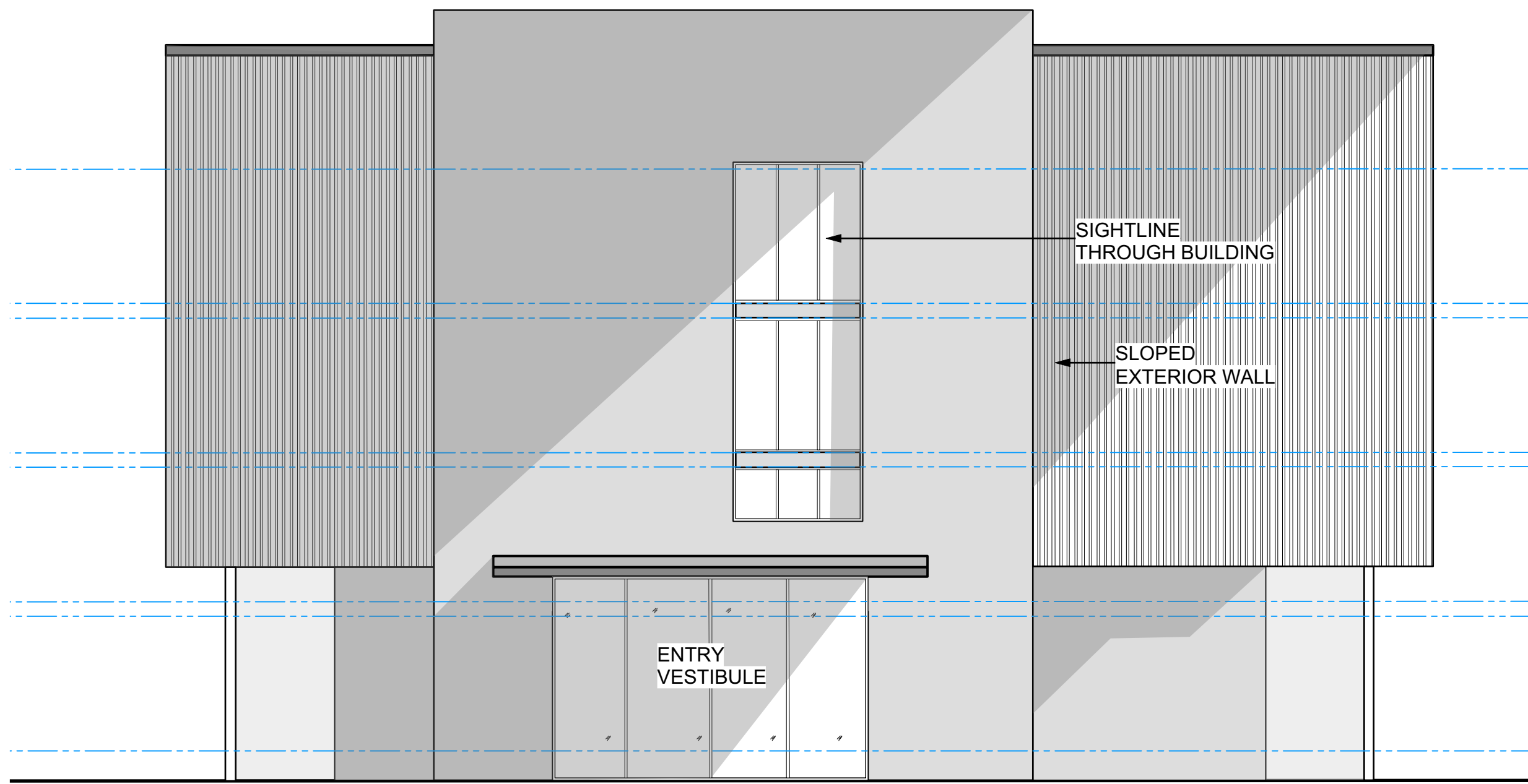
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

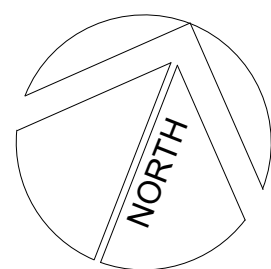


LONG ELEVATION



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Sheet Title:  
**BUILDING E - TYPICAL PLANS & MASSING**  
 Project  
**BADEN SPA**  
 SHANNON VIEW DRIVE, WEST KELOWNA, BC

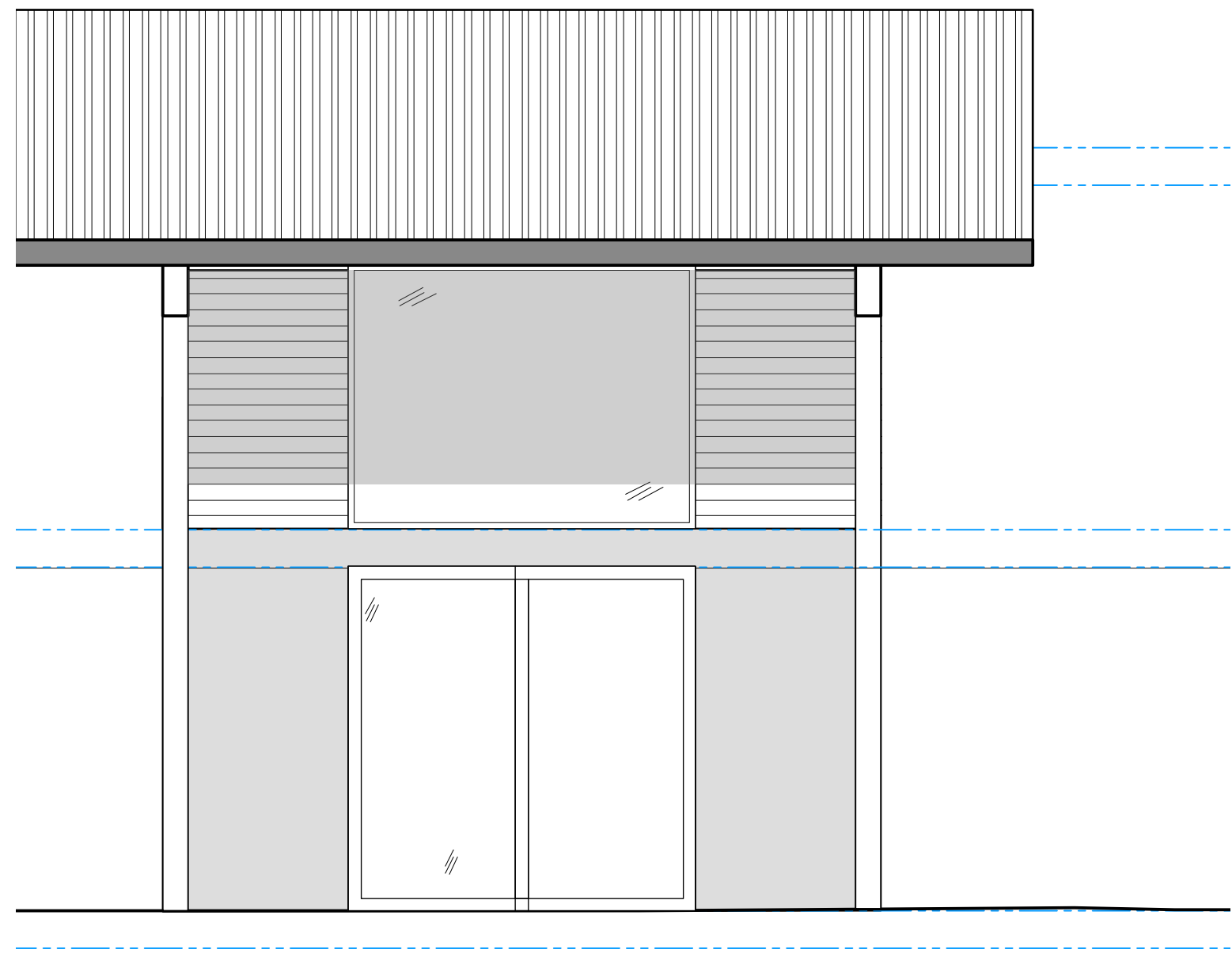
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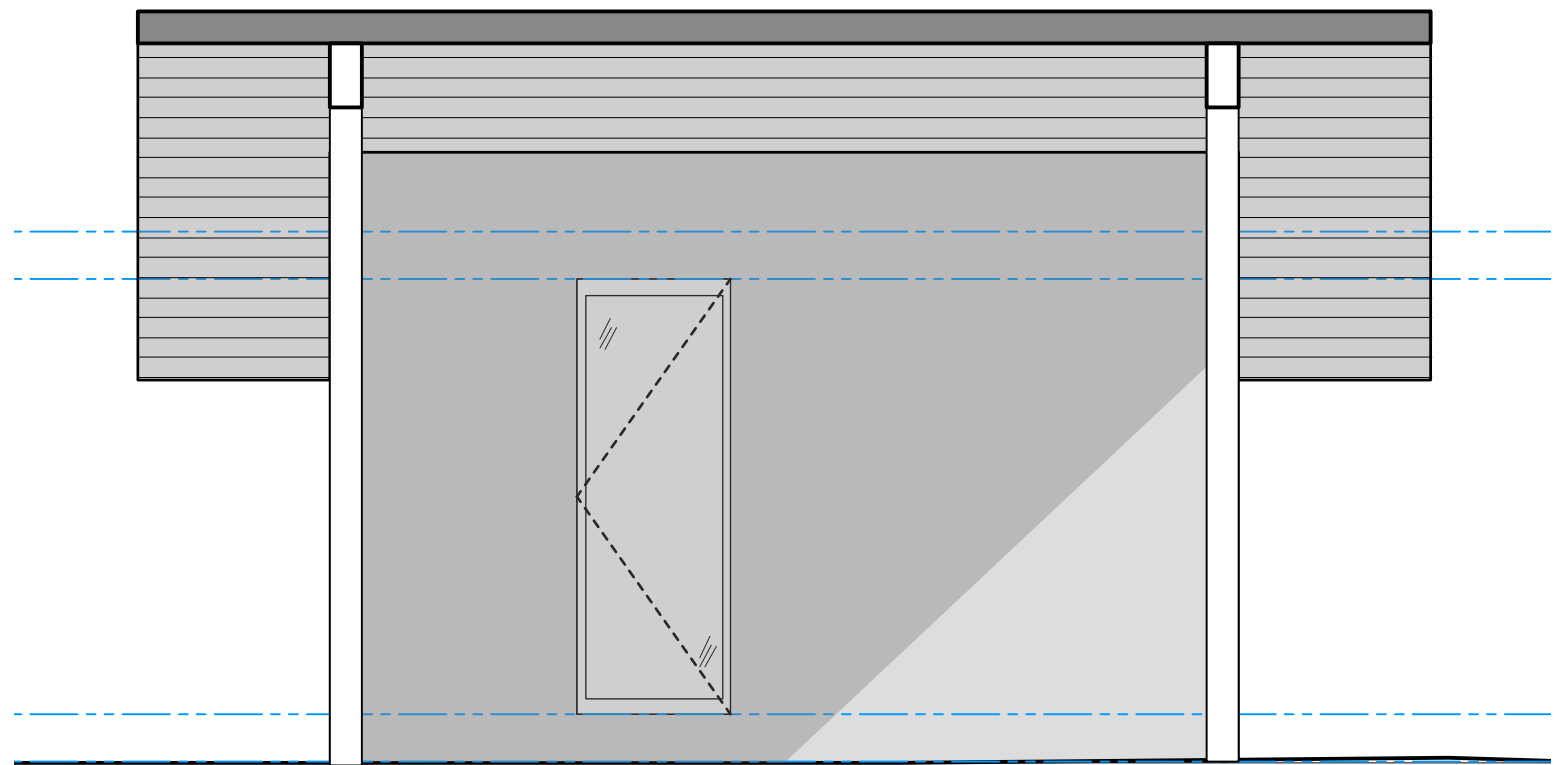
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 Project No: Sheet No:

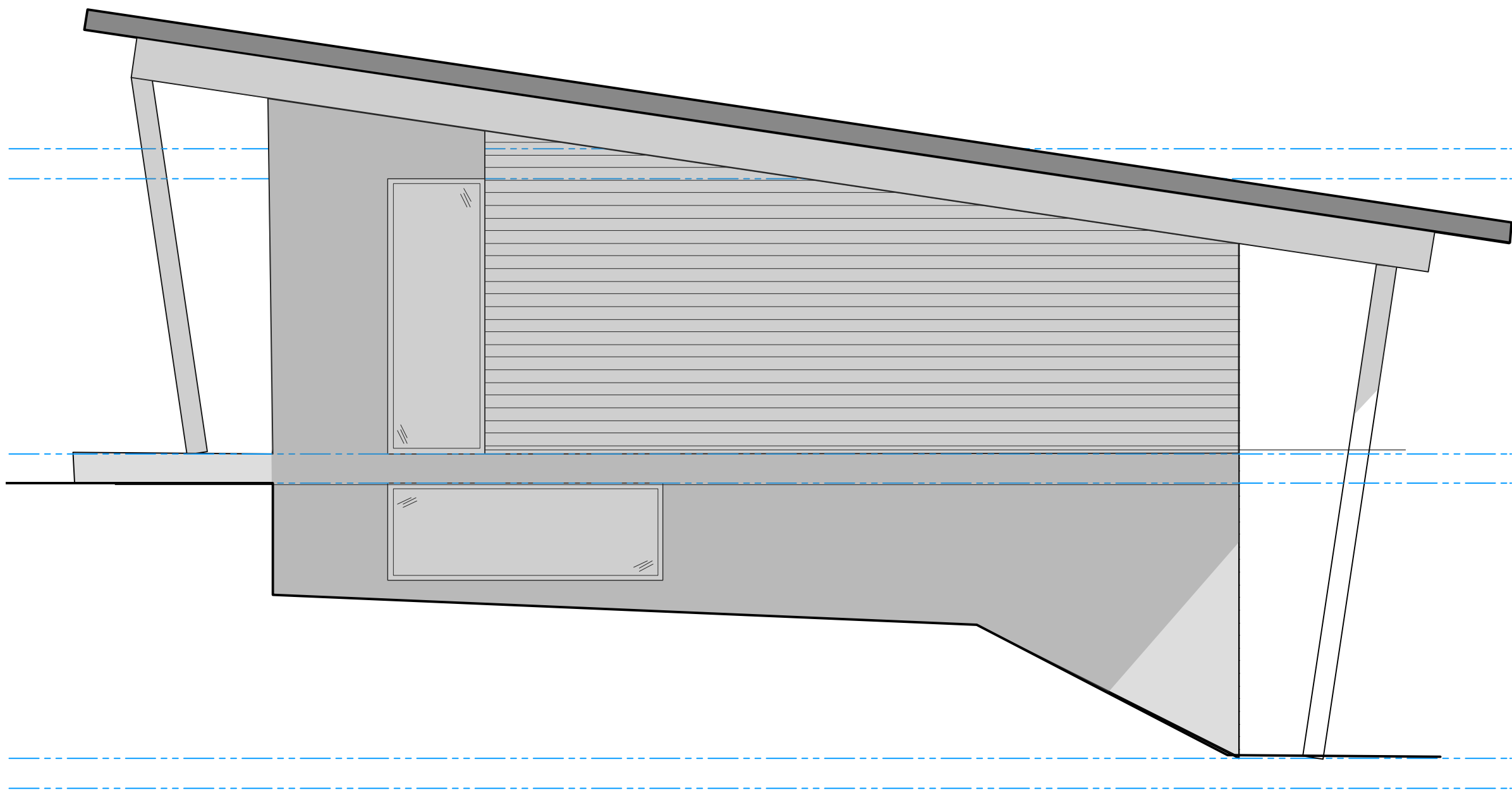
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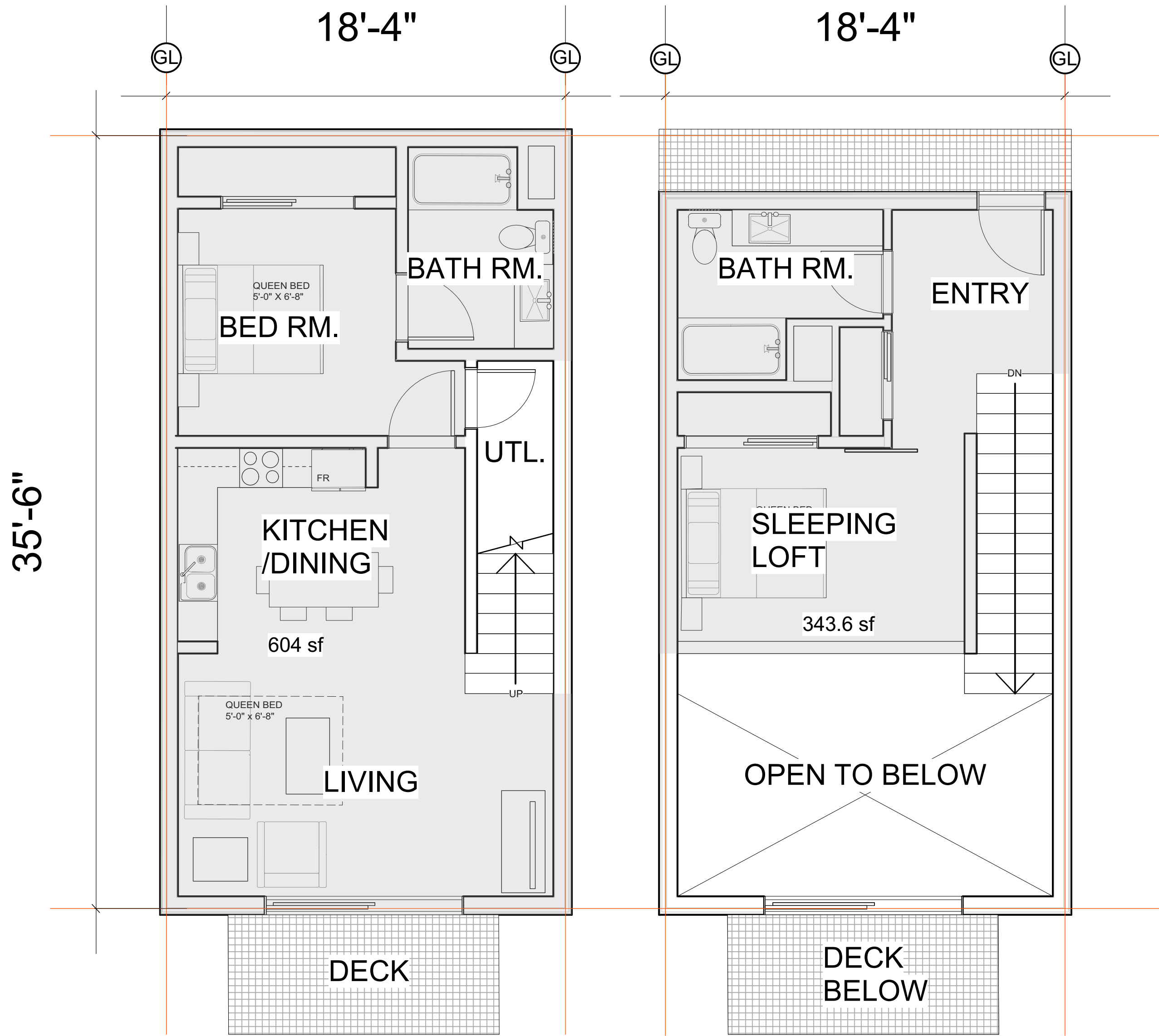
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FRONT ELEVATION



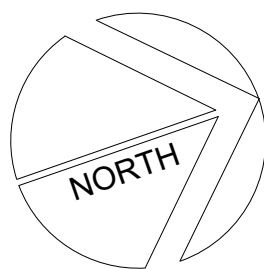
SIDE ELEVATION



LOWER FLOOR

ENTRY FLOOR

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Sheet Title:  
**BUILDINGS F - CABINS- PLANS & ELEVATIONS**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

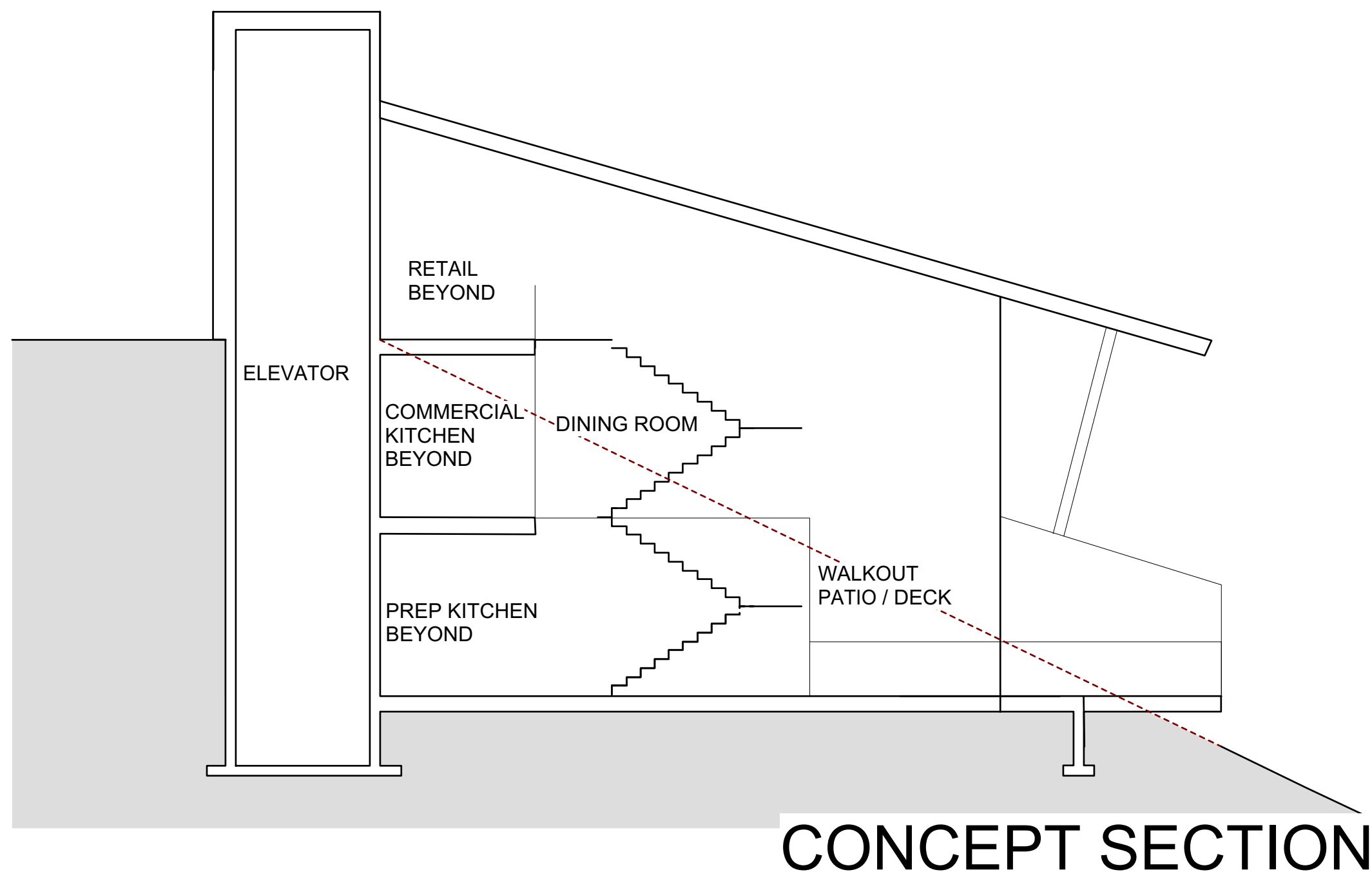
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e-mail office@murdochandco.ca

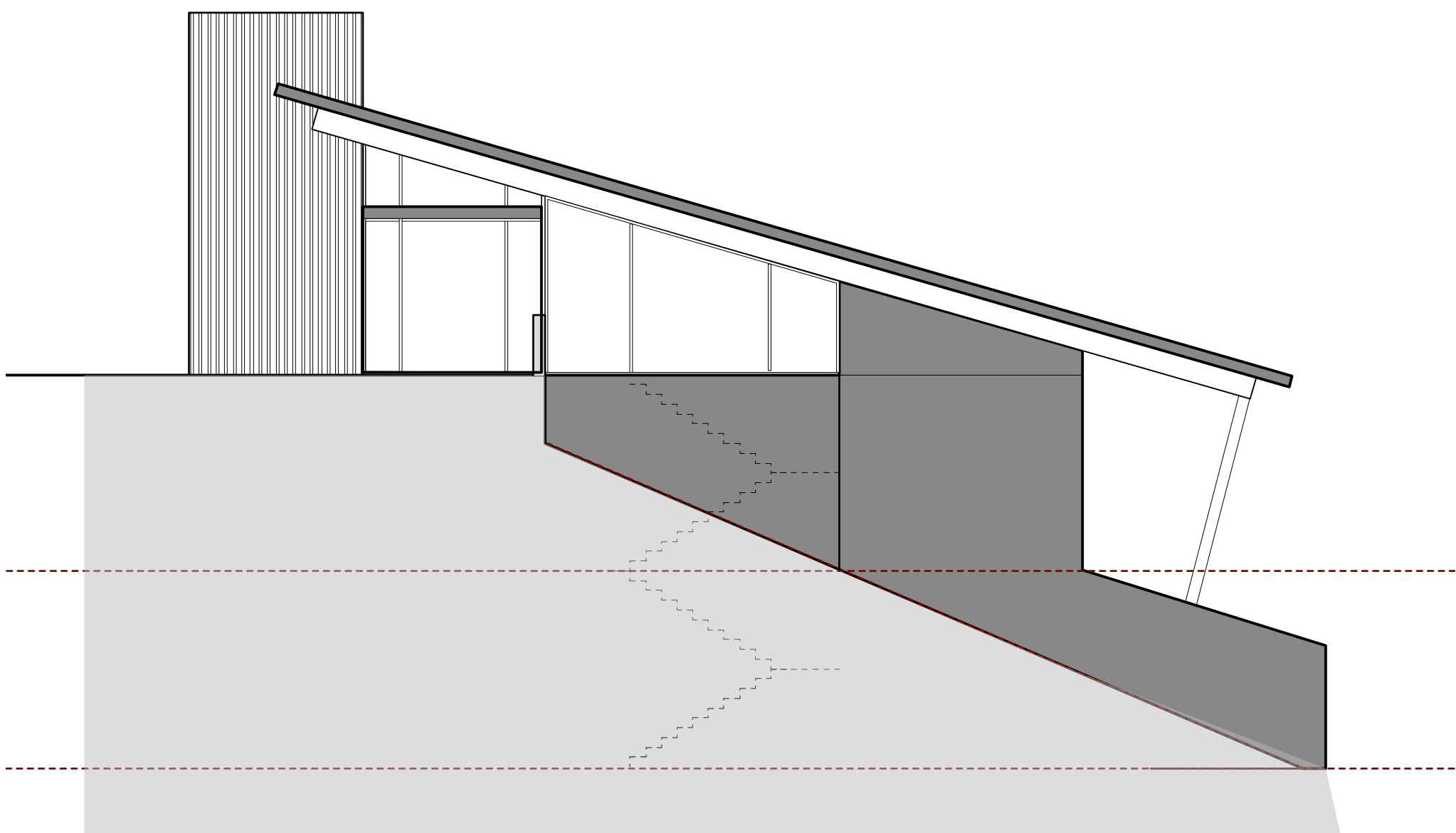
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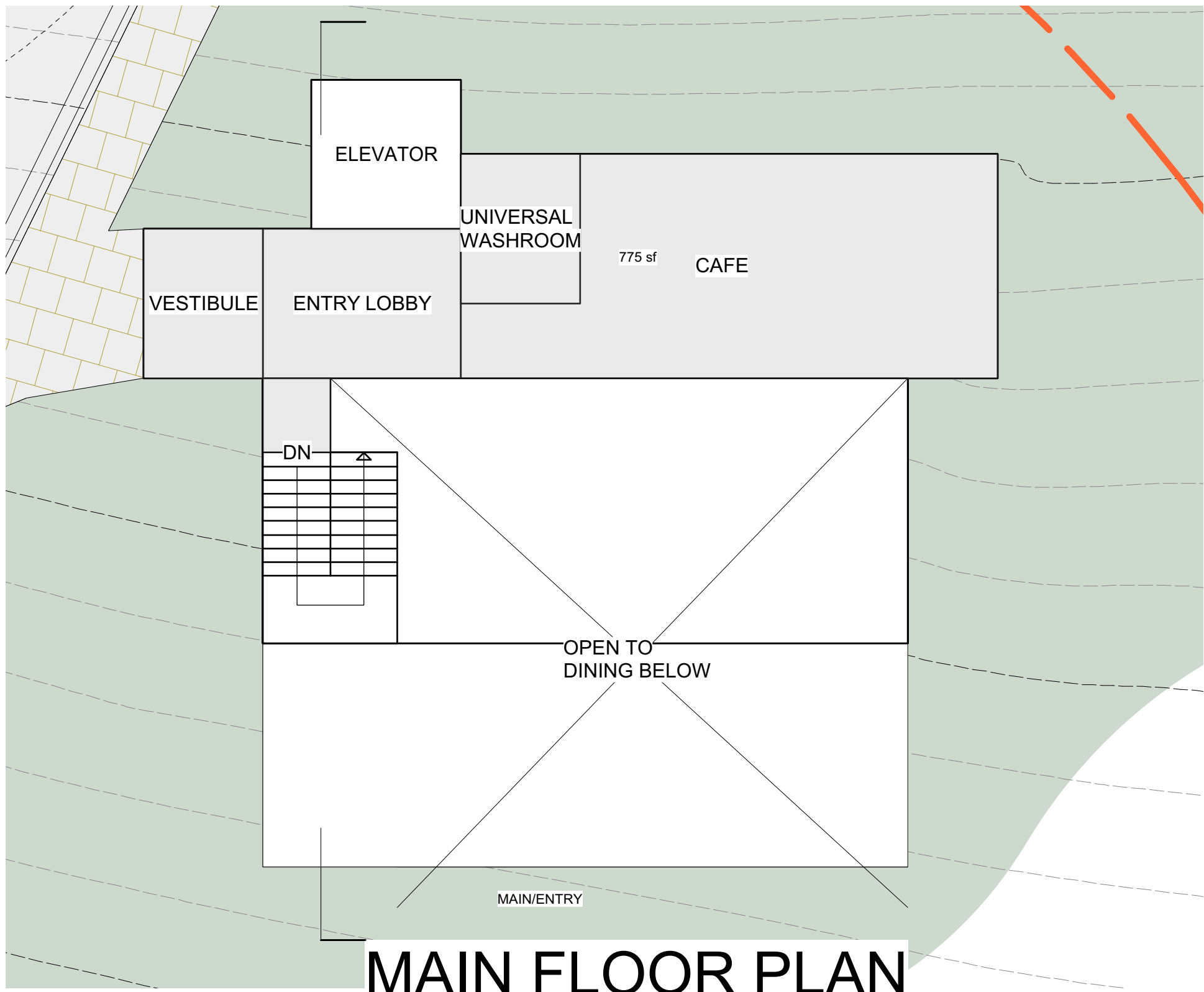




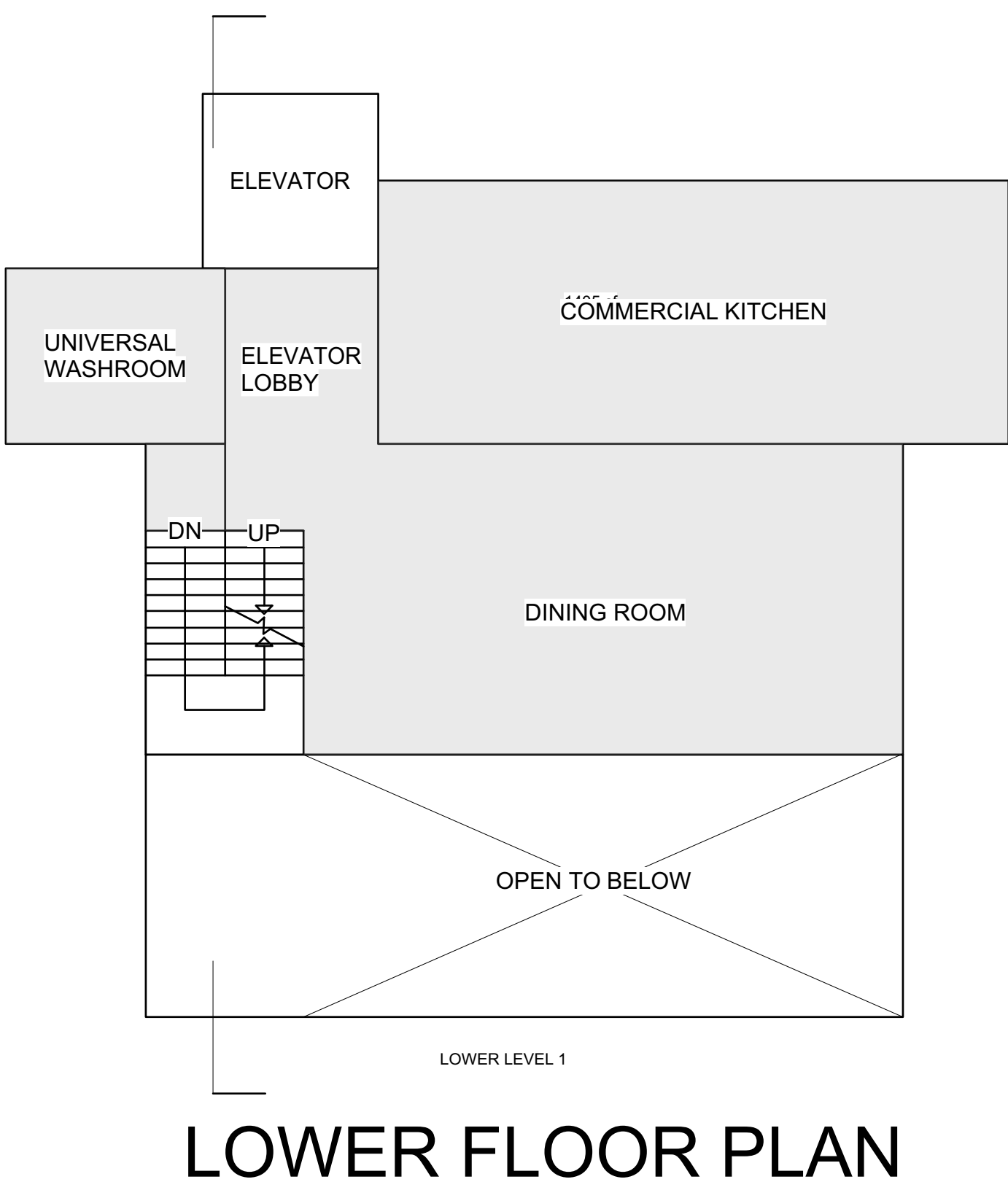
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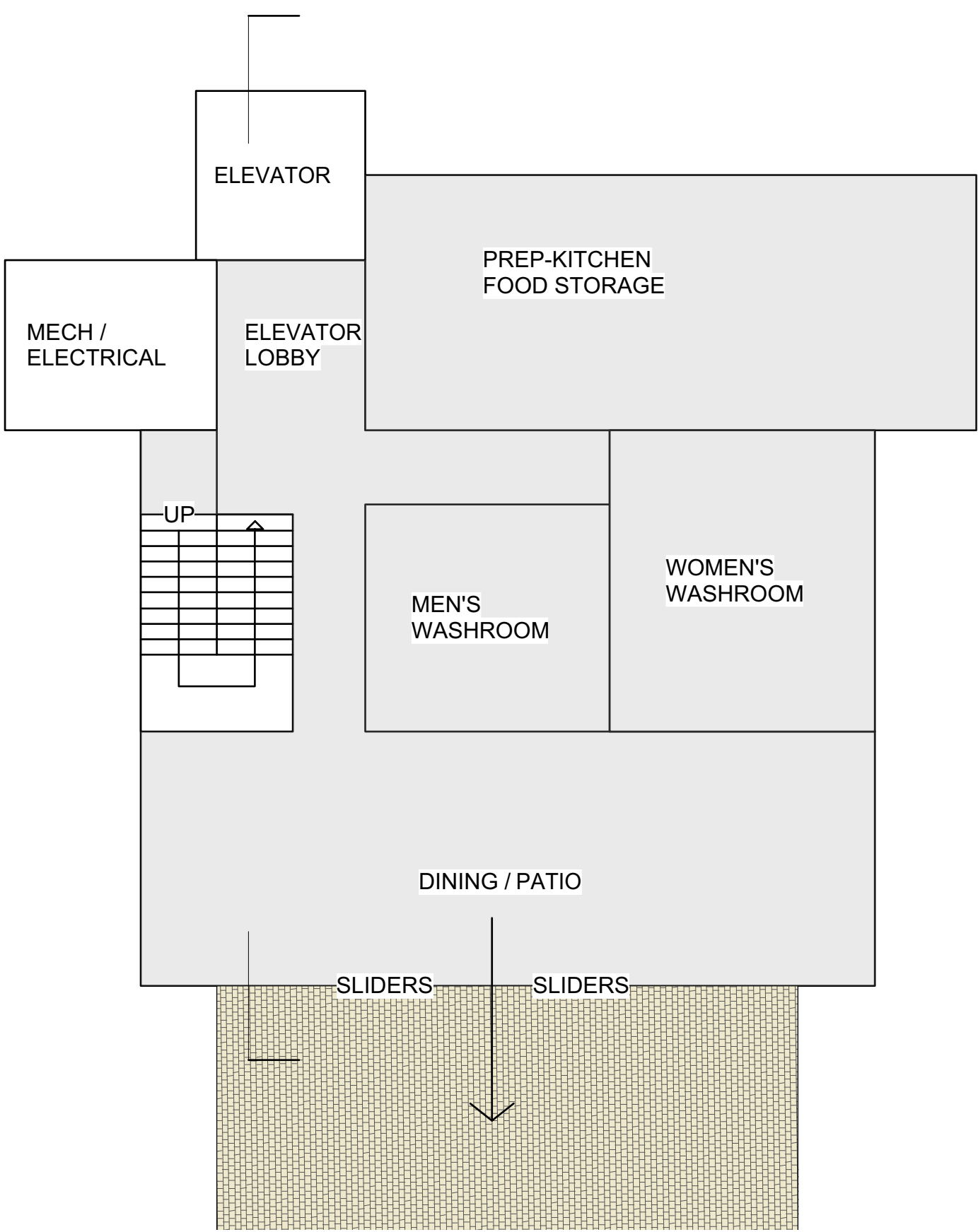
CONCEPT MASSING



MAIN FLOOR PLAN

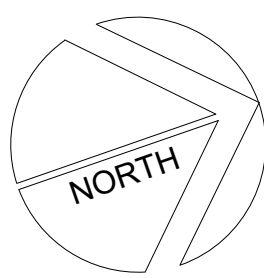


LOWER FLOOR PLAN



BASEMENT/PATIO FLOOR PLAN

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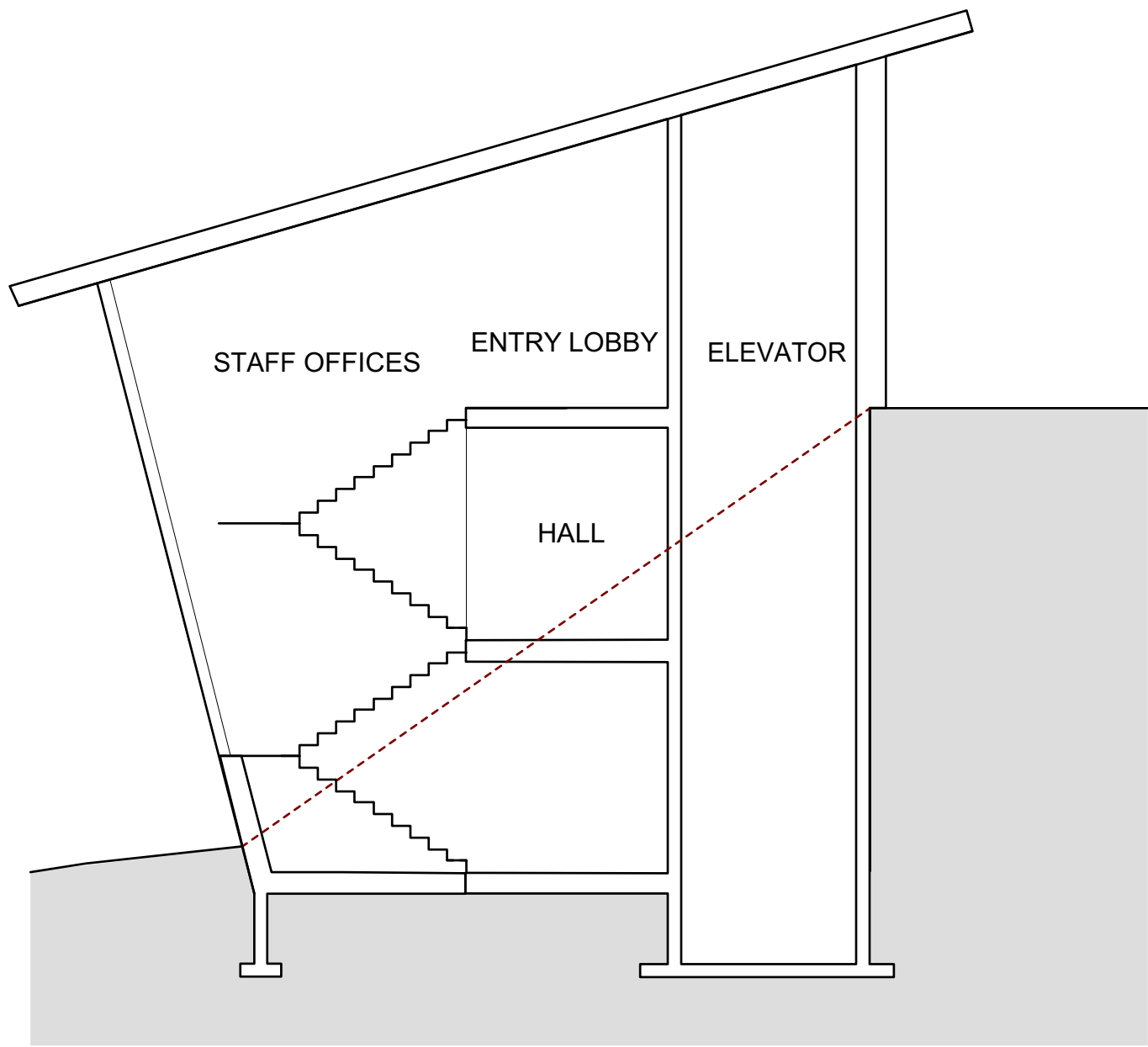
Sheet Title:  
**BUILDING G - RESTURANT / BISTRO**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

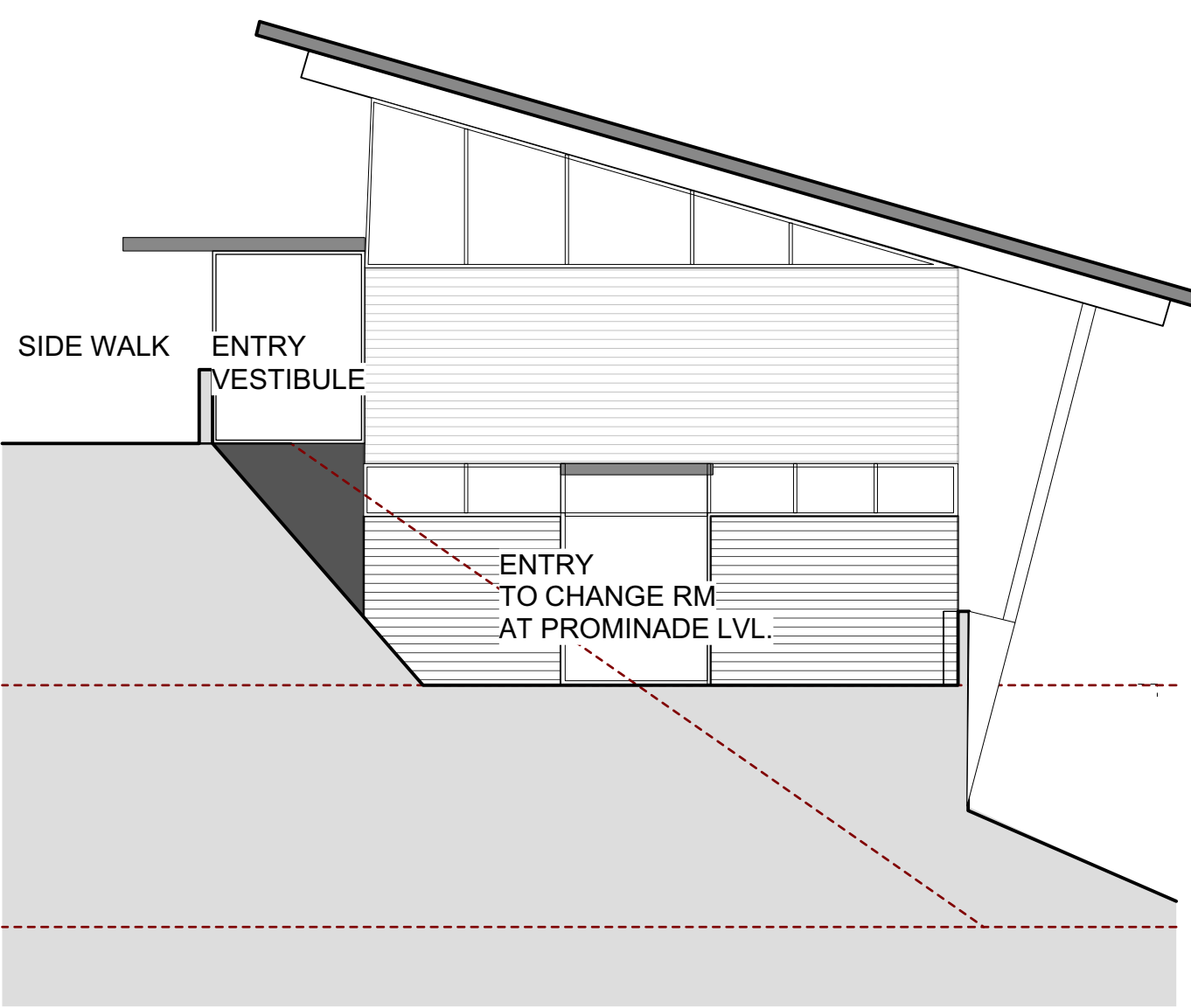
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Ph. 905-6992 Fax 905-6993  
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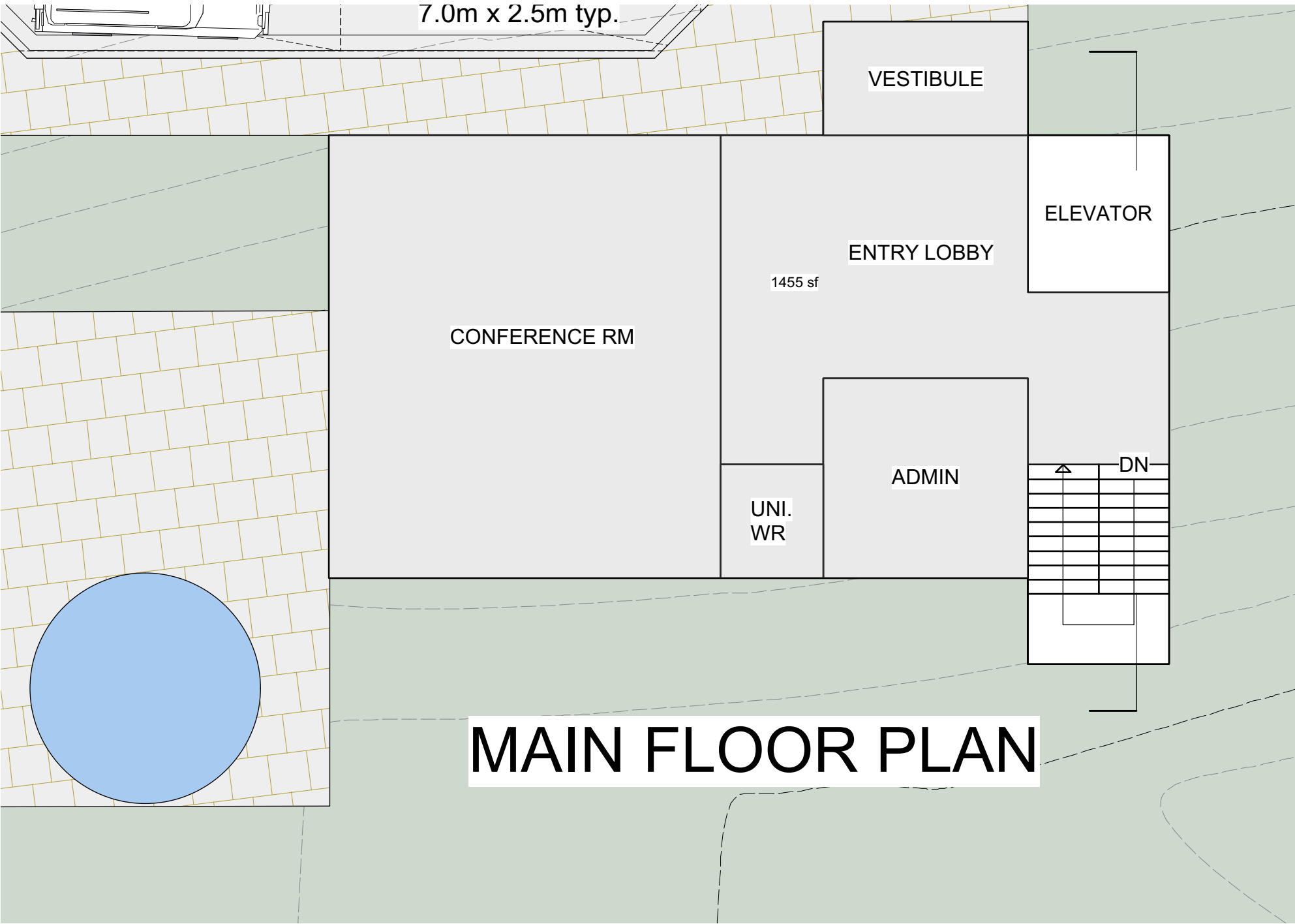
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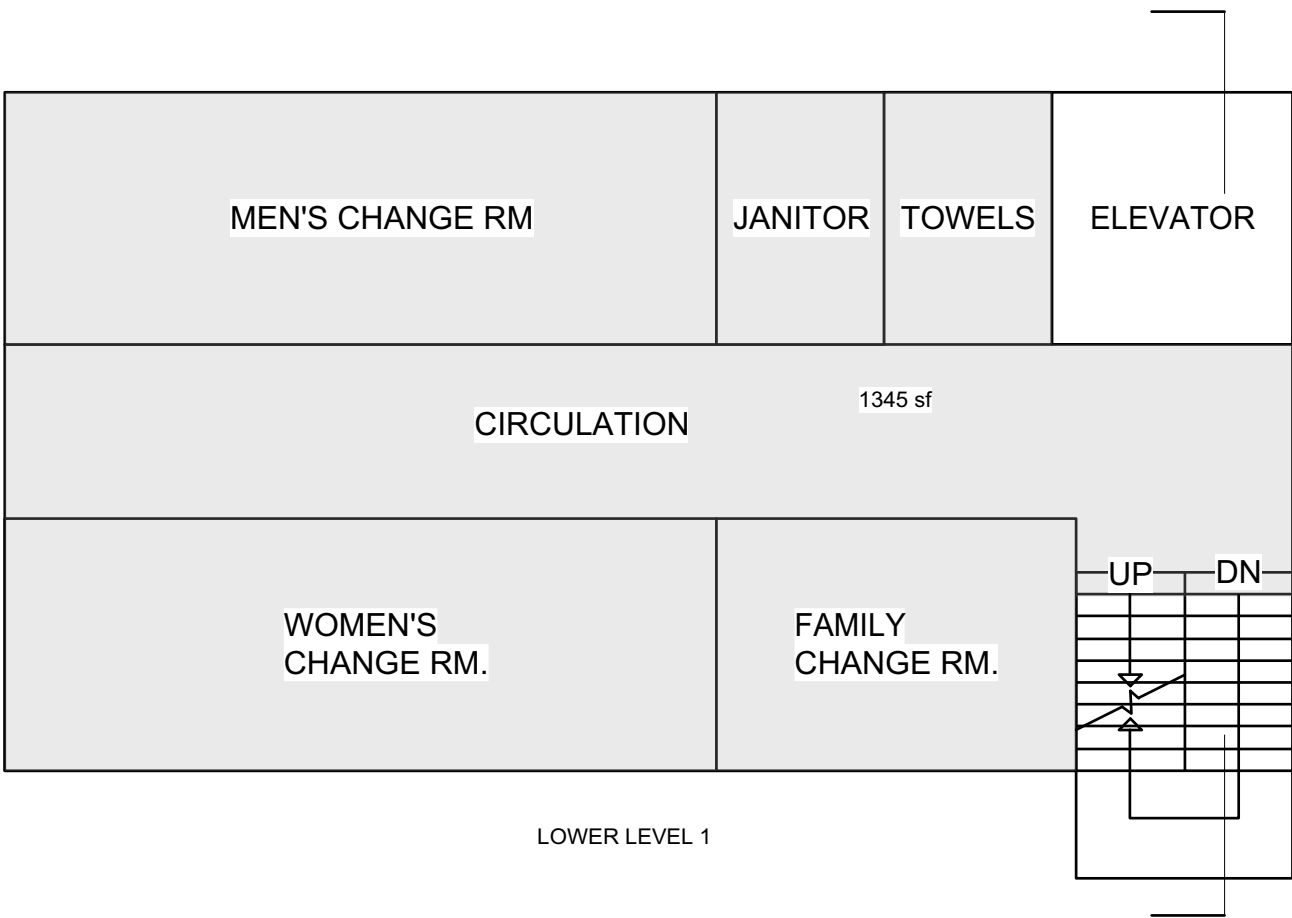
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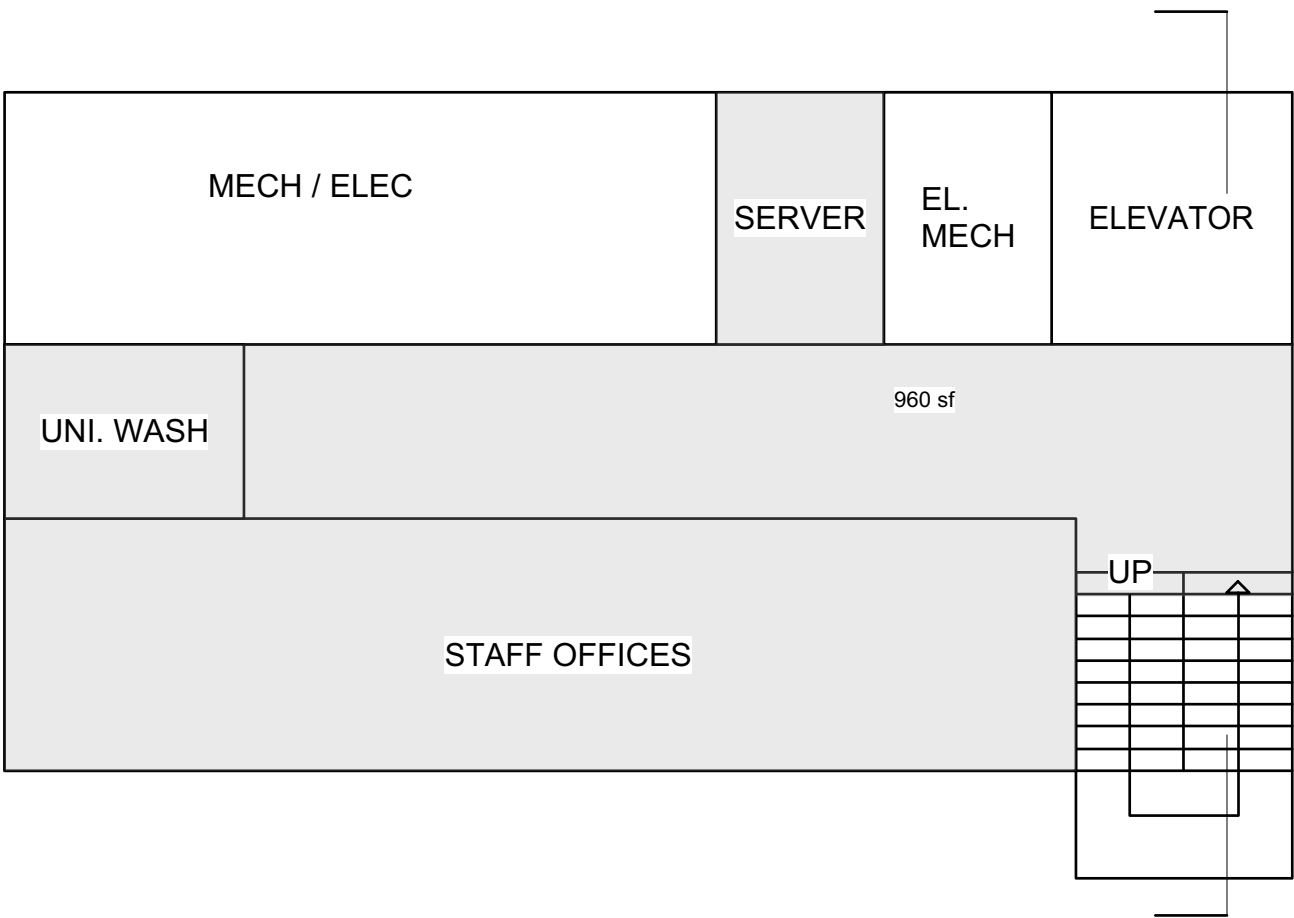
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MAIN FLOOR PLAN

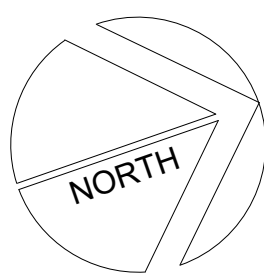


LOWER FLOOR PLAN



BASEMENT FLOOR PLAN

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ISSUED FOR REVIEW	Nov. 16, 2020
ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	MAR.11, 2021

Issued For:	Date:

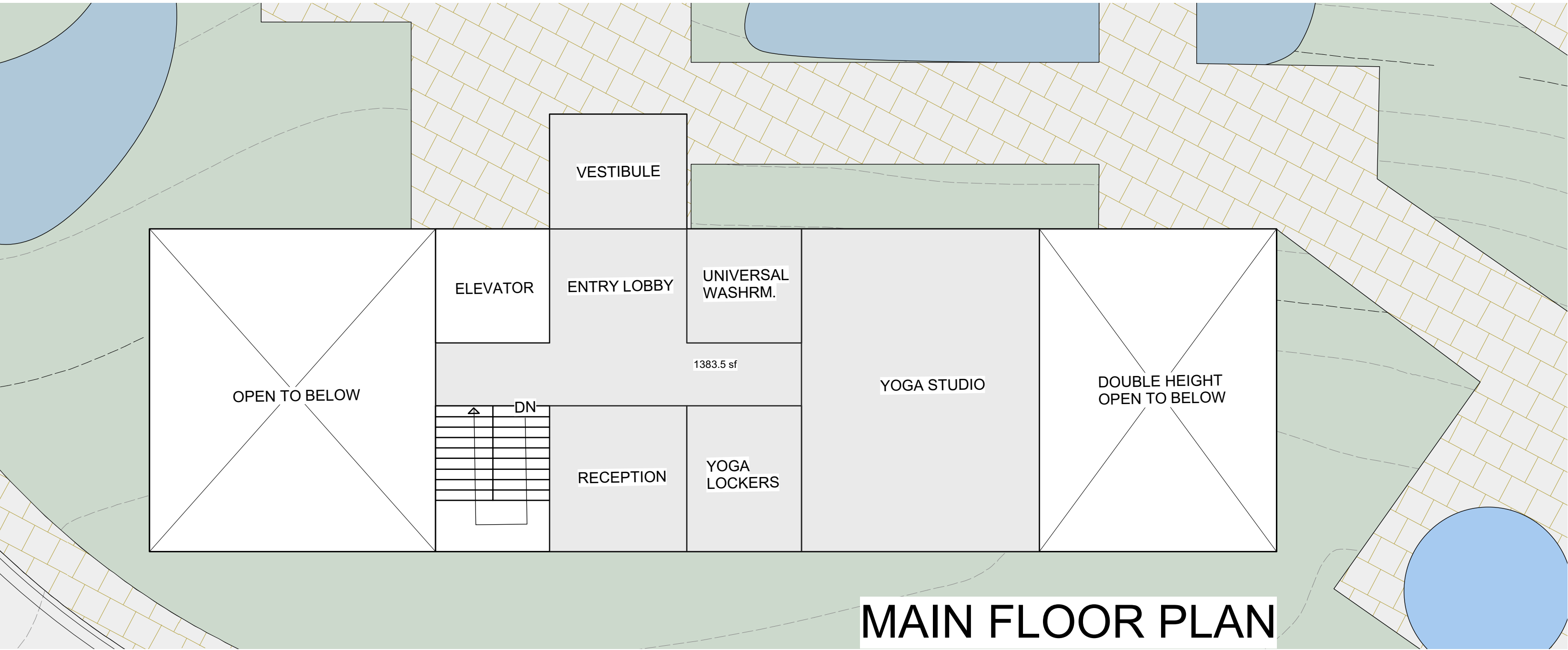
Sheet Title:  
**BUILDING H - ADMIN**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

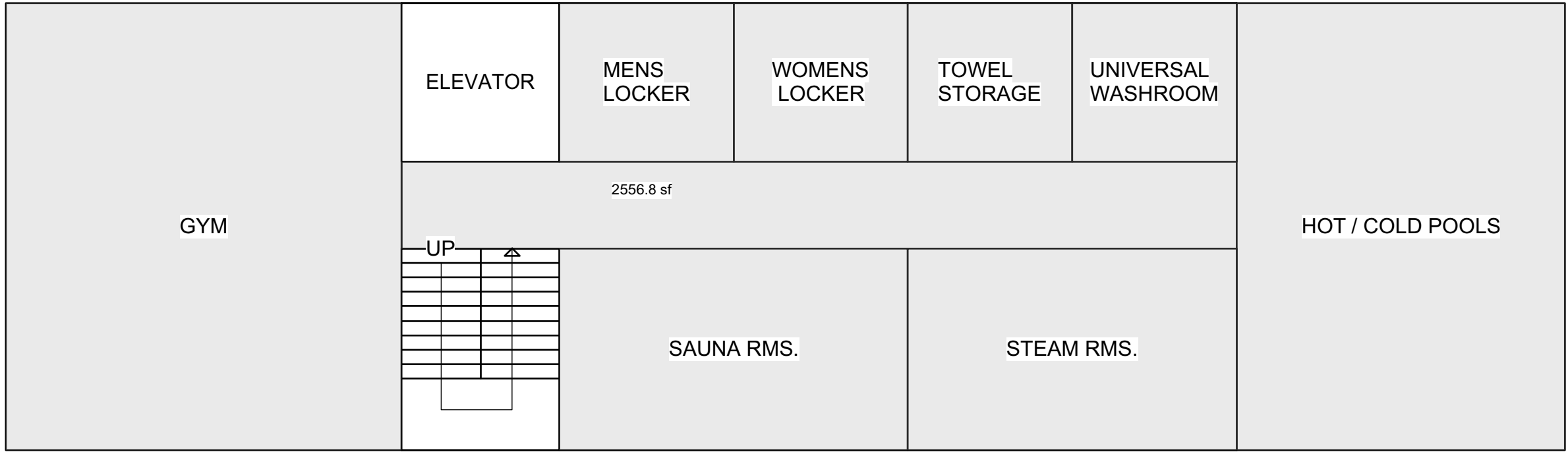
**MURDOCH + COMPANY**  
*Architecture + Planning Ltd.*  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail office@murdochandco.ca

Drawn By: Scale:  
BM/JL/NM 1/4" = 1'0"  
Project No: Sheet No:  
**A-2.8**  
BUILDING H - ADMIN

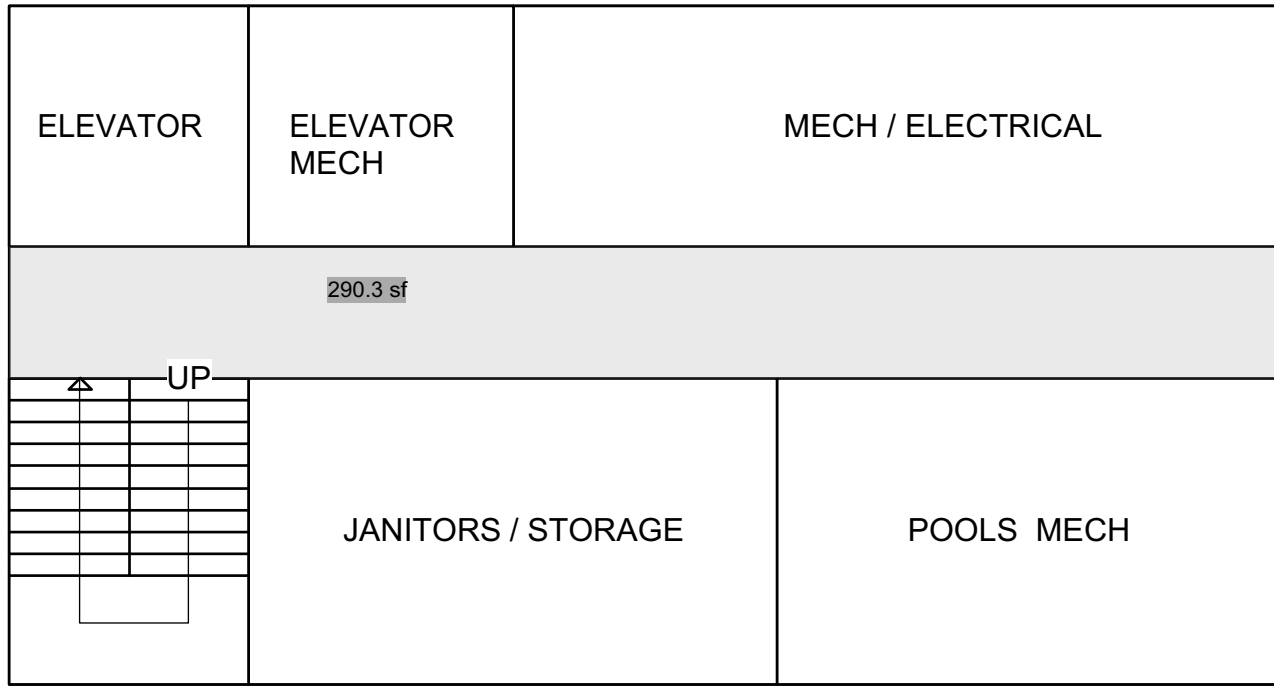




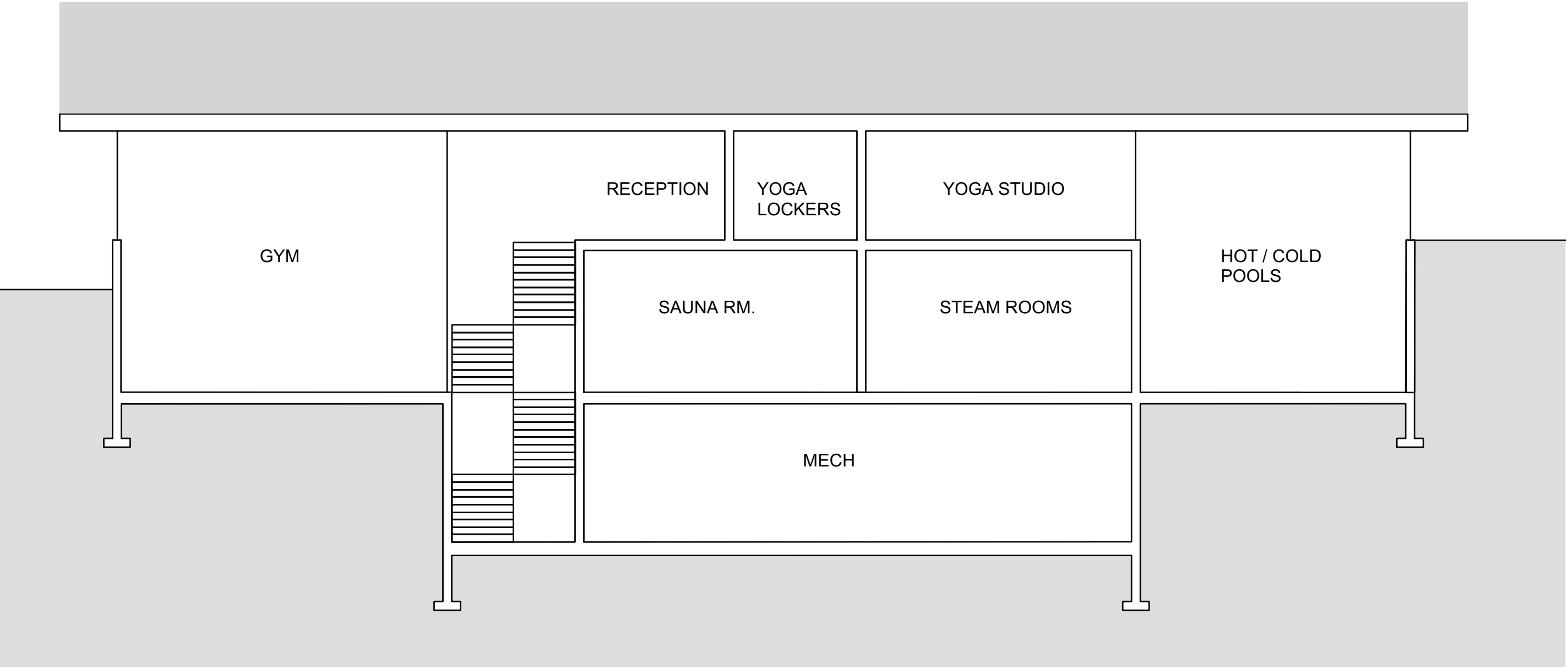
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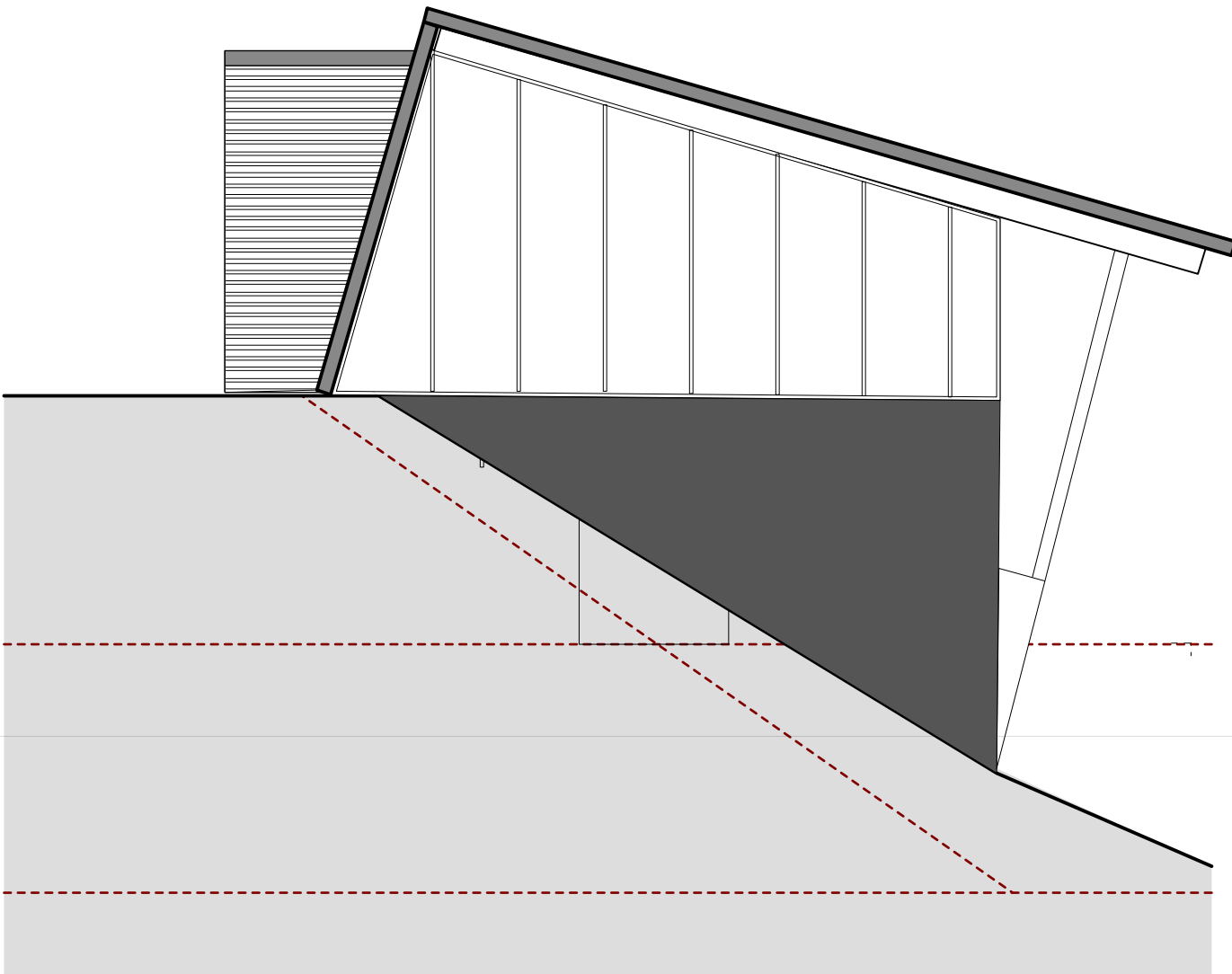
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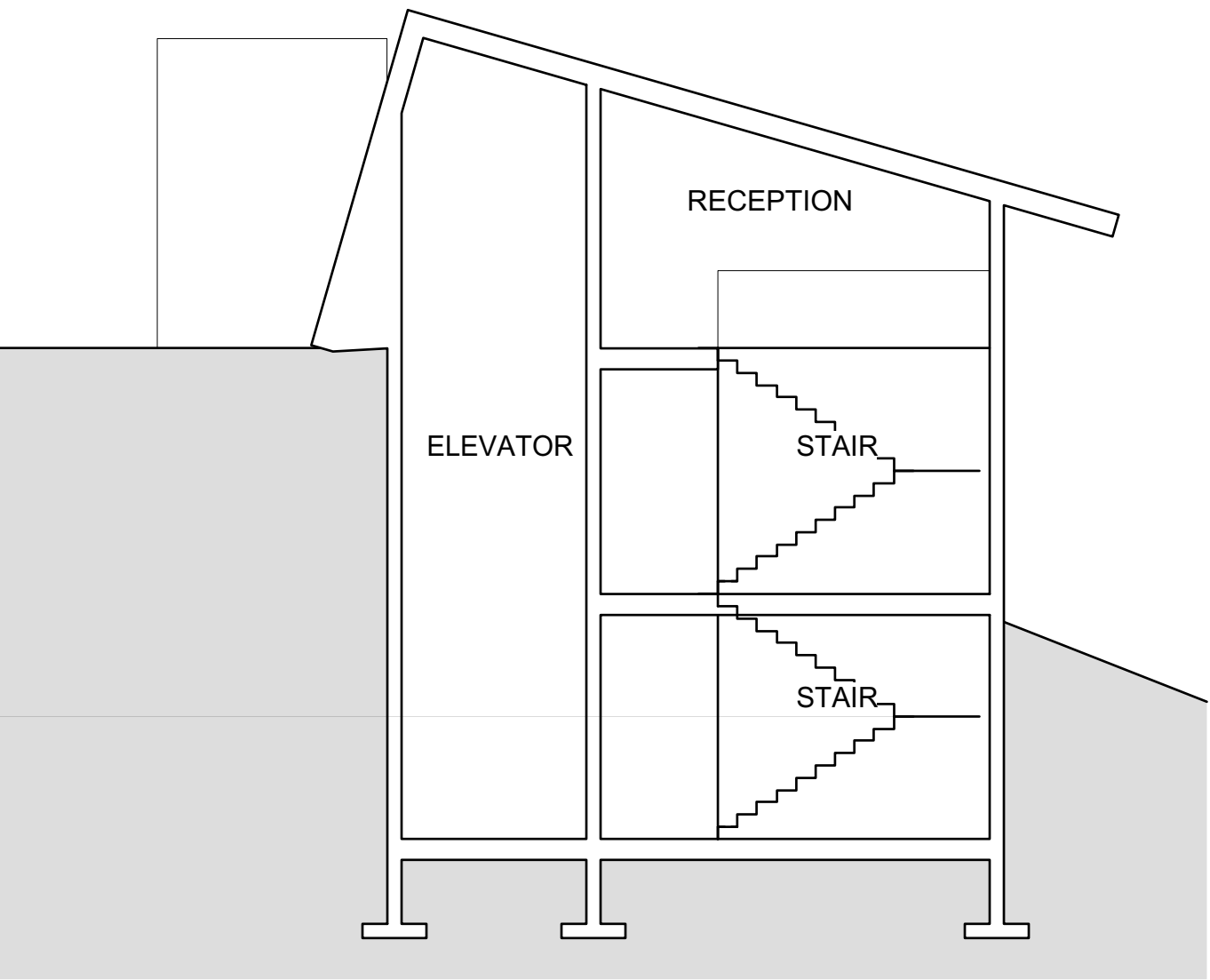
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LONG SECTION

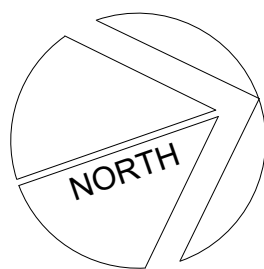


SOUTH-WEST ELEVATION



SHORT SECTION

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ISSUED FOR REVIEW	Dec. 16, 2020
ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	MAR.11, 2021

Issued For:	Date:

Sheet Title:  
**BUILDING I -ACTIVE SPA**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

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Architecture + Planning Ltd.  
#106-4319 Main Street  
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Ph. 905-6992 Fax 905-6993  
e-mail office@murdochandco.ca

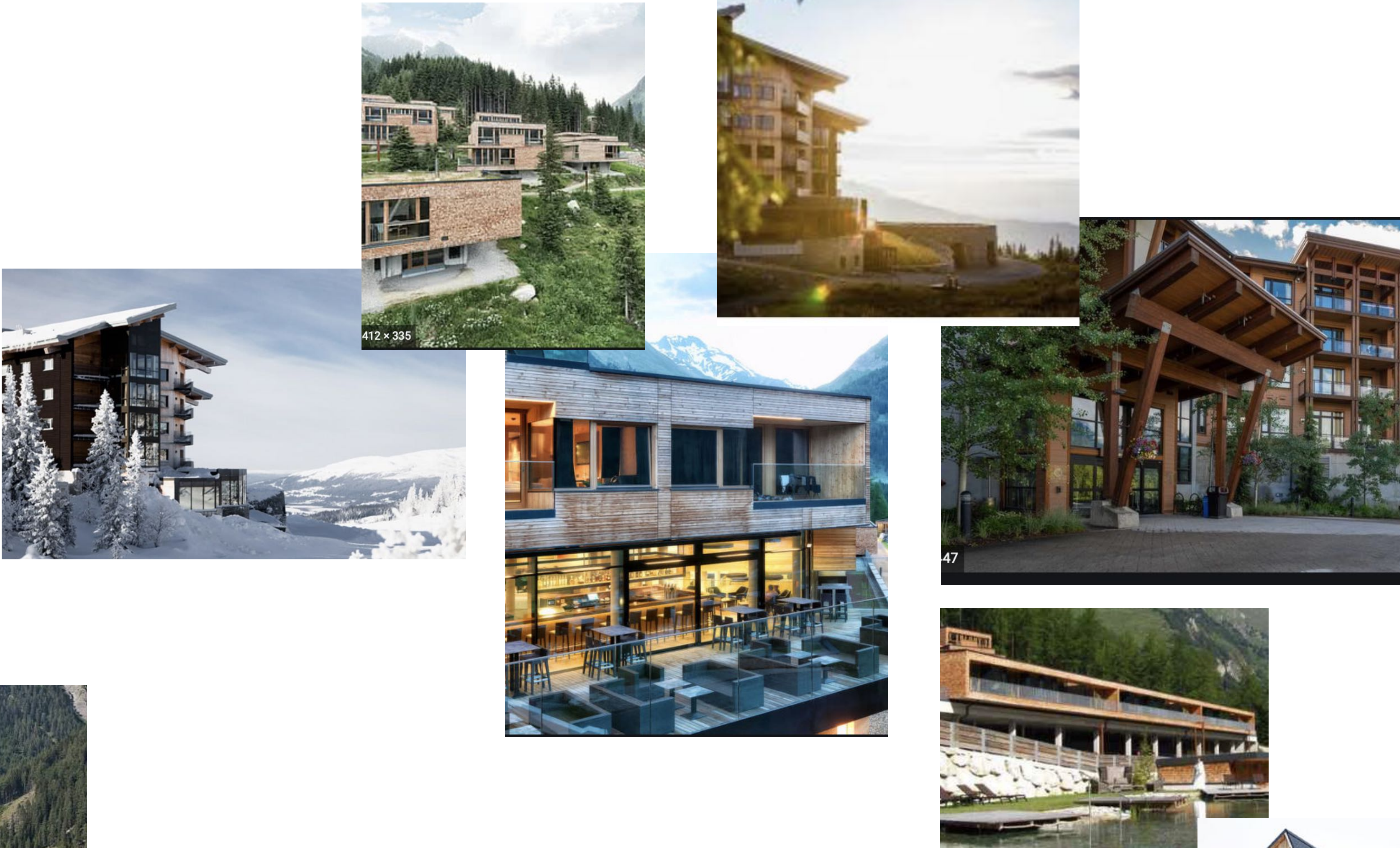
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Project No:	Sheet No:
	<b>A-2.9</b>

BUILDING I -ACTIVE SPA





Resort Interiors



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ISSUED FOR REVIEW	Feb. 11, 2021
ISSUED FOR REZONING	MAR.11, 2021

Issued For:	Date:

Sheet Title:  
**MATERIAL BOARD**  
Project  
**BADEN SPA**  
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

MURDOCH + COMPANY  
Architecture + Planning Ltd.  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
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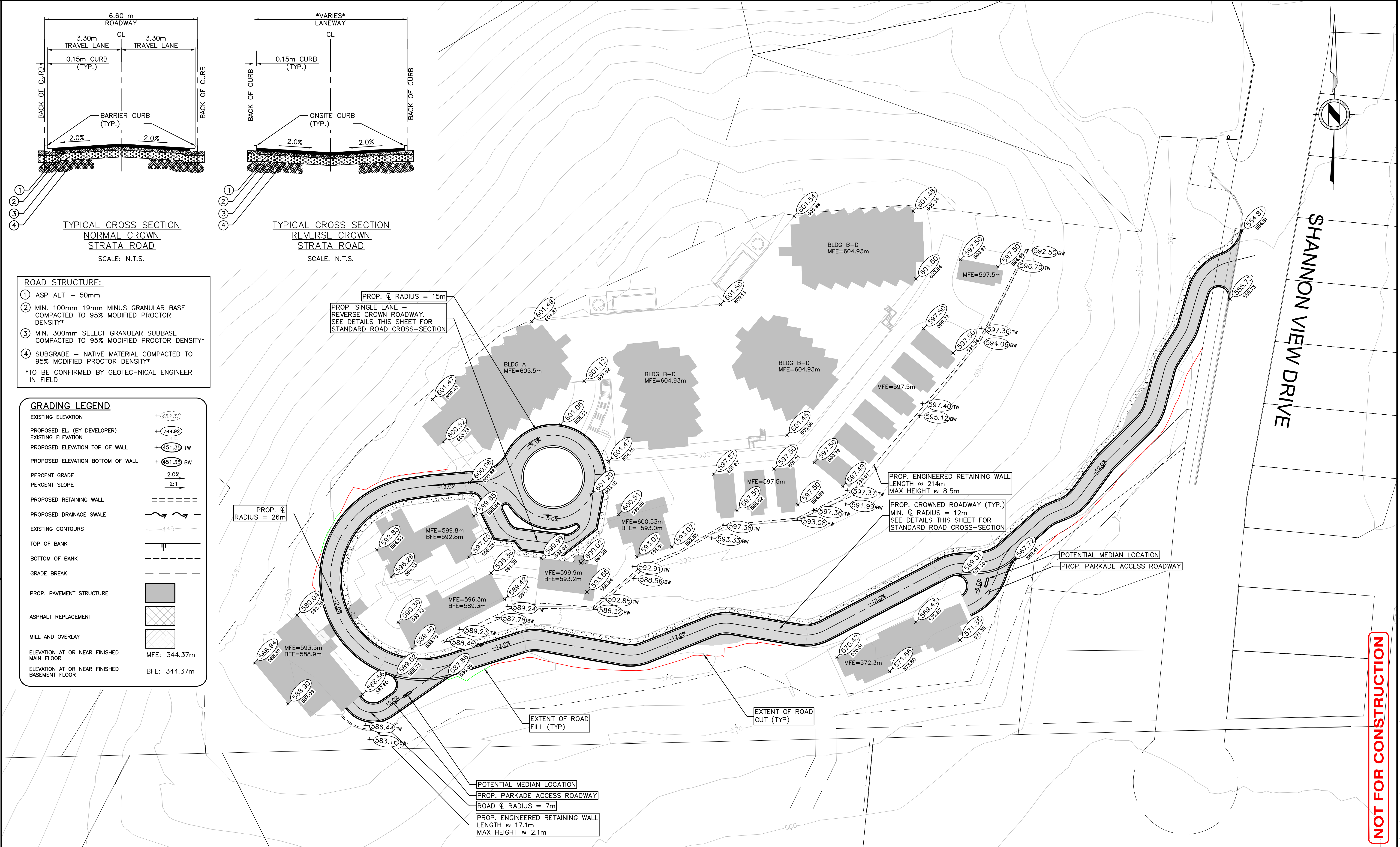
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Project No:  
Sheet No:

**A-9.1**

MATERIAL BOARD



NOTICE TO IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



LEGAL DESCRIPTION: .							
B.M.		MONUMENT NO.		ELEVATION: .			
LOCATED AT		STREET & .		AVENUE			
REV. NO.	DESCRIPTION			DR	CH	DATE	APP
0	ISSUED FOR INFORMATION			MAF	JVP	20/12/11	JVP
1	ISSUED FOR INFORMATION			MAF	JVP	21/01/03	JVP
2	ISSUED FOR REZONING APPLICATION			MAF	JVP	21/03/17	JVP



**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

1258 Ellis Street, Kelowna, B.C. Canada V1Y 1Z4  
Tel: (250) 448-0157, Email: kelowna@aplinmartin.com

CLIENT:	<b>QUARRY ROCK DEVELOPMENTS</b> 5489 BYRNE ROAD, BURNABY, BC PH. 250 762 0040 FAX. 250 762 0550
PROJECT:	<b>BADEN SPA</b> SHANNON VIEW DRIVE, WEST KELOWNA, BC LOT 3, D.L. 2602, O.D.Y.D., PLAN KAP23091 EXCEPT PLANS KAP61634, KAP66303 AND KAP80333

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE:		DESIGN: MAF		CHECK: JVP	
		DRAWN: MAF		APPR: JVP	
		A & M FILE:		20-3087	
PROJECT NO.		SCALE :		DRAWING DATE:	
		HORZ. 1:500		<b>MARCH, 2021</b>	
		VERT. 1:100		SHEET NO.	
DRAWING NO.		A & M DRAWING NO.		REV.	
		<b>20-3087-40</b>		<b>1 OF 1</b>	

DRAWING DATE:		SHEET NO.		REV.	
<b>MARCH, 2021</b>		<b>1 OF 1</b>		<b>3</b>	





## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: June 16, 2021

From: Jayden Riley, Planner II

File No: Z 21-04

Subject: **Z 21-04; Official Community Plan and Zoning Amendment; 3830 Gellatly Road South**

### BACKGROUND

This application is proposing to amend the subject property's Land Use Designation from Single Family Residential to Low Density Multiple Family and Zoning from the Large Parcel Single Detached Residential Zone (R1L) to the Low Density Multiple Residential Zone (R3) to support future townhouse and duplex development.

PROPERTY DETAILS			
Address		3830 Gellatly Road South	
PID		023-208-449	
Folio		36414572.025	
Lot Size		3,405 sq. m.	
Owner	James Cove, Jennie Campbell-Cove, Robin Cove, Lorrain Cove	Agent	Robin Cove
Current Zoning	Large Parcel Single Detached Residential (R1L)	Proposed Zoning	Low Density Multiple Residential (R3)
Current OCP	Single Family Residential	Proposed OCP	Low Density Multiple Family
Current Use		Proposed Use	
Development Permit Areas		Hillside	
Hazards		Hillside	
Agricultural Land Reserve		No	

ADJACENT ZONING & LAND USES		
<b>North</b>	^	Low Density Multiple Family Residential (R3)
<b>East</b>	>	Duplex Residential (R2)
<b>West</b>	<	Large Parcel Single Detached Residential (R1L)



**South**

**v**

Agriculture (A1 / ALR)

Rural Residential Large Parcel (RU4)

### NEIGHBOURHOOD MAP



### PROPERTY MAP



## DISCUSSION

### Property Details

The subject property is located in the Goats Peak / Gellatly Neighbourhood. The property contains steep slopes and includes one access from Gellatly Road. The lot is surrounded by an adjacent Large Parcel Single Detached Residential (R1L) parcel which is located up-slope from the subject property and acts as a buffer between the subject property and agricultural (A1 / ALR) land to the west.

### **Proposal**

This application is proposing to amend the subject property's Land Use Designation from Single Family Residential to Low Density Multiple Family and Zoning from the Large Parcel Single Detached Residential Zone (R1L) to the Low Density Multiple Residential Zone (R3) to support future townhouse and duplex development. Conceptual development plans have not been provided with this application.

### **Policy and Bylaw**

#### Official Community Plan Bylaw No. 0100

The subject property has a Land Use Designation (LUD) of Single Family Residential. The purpose of this LUD is to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families. The built form and the Single Family Residential LUD includes single detached, duplex, carriage house, and compact or clustered single detached housing. The proposed Low Density Multiple Family LUD aims to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services. The intended built form of the Low Density Multiple Family LUD is semi-detached and attached townhouse.

The subject property is within a Hillside Development Permit Area, due to existing slopes over 20%. As a result, a geotechnical report was submitted with the application to confirm development feasibility. If the application is successful in amending the land use and zoning designations, a hillside development permit would be required as a condition prior to development of the site.

The Official Community Plan also indicates the property to part of the Neighbourhood Growth Management Designation (GMD) (*Figure 1*). GMDs summarize and geographically illustrate the City's growth management policies and priorities, as well as identify growth priority areas and their broad attributes and characteristics. The Neighbourhood GMD is described to contain low and medium density residential housing, a variety of ground oriented residential types of housing, and is intended to provide opportunities for localized housing diversity at appropriate locations.



Figure 1: "Neighbourhood" GMD (property indicated by red star)



## Zoning Bylaw No. 0154

The subject property is currently zoned Large Parcel Single Detached Residential (R1L). This zone accommodates single detached residential development on parcels of land that are 2,500 m<sup>2</sup> and larger. Permitted uses of the R1L zone include modular home and single detached dwelling, but is limited to one dwelling per parcel. The proposed Low Density Multiple Residential Zone (R3) accommodates multiple residential and permits Care Facility, Duplex, Group Home, and Townhouse uses. Below is a zoning analysis table comparing the existing and proposed zones.

<b>Zoning Criteria</b>	<b>R1L Zone (Existing)</b>	<b>R3 Zone (Proposed)</b>
<b>Min. Parcel Area</b>	2,500 sq. m.	1,000 sq. m.
<b>Min. Usable Parcel Area</b>	330 sq. m.	700 sq. m.
<b>Min. Parcel Frontage</b>	30 m	30 m
<b>Max. Density</b>	1 dwelling, 1 carriage house or secondary suite	0.75 FAR
<b>Max. Parcel Coverage</b>	20%	40%
<b>Max. Building Height</b>	9.0m (single family dwelling)	9.0 m
<b>Setbacks</b>		
Front	6.0 m	4.5 m or 6.0 m to garage
Rear	6.0 m	7.5 m
Interior	4.5 m	3.0 m
Exterior	4.5 m or 6.0 m to garage	4.5 m or 6.0 m to garage
<b>Min. Outdoor Amenity Space</b>	N/A	25 sq. m. per unit

**Table 2:** zoning comparison of the R1L and R3 Zone

## **Technical Review**

### Servicing

A Functional Servicing Report was submitted with the application. The report identifies all existing and proposed services, access, offsite roadworks (frontage improvements), drainage, and grading. Frontage improvements (i.e. road widening, curb, gutter, sidewalk, and lighting) are anticipated at time of development. Also identified is an existing gas main and easement that crosses Gellatly Road running east to west through the middle of the lot – advisory comments are expected from Fortis Gas as part of the referral process.

### Geotechnical

A geotechnical report was provide with the application due to the site containing a Hillside Development Permit Area. The report concludes that slope stability is not considered a concern on the site, taking into consideration the subsurface conditions and slope gradients. The report also provide general recommendations for site preparation, excavations, foundation design, and drainage.

### **Public Notification**

In accordance with the City's Development Applications Procedures Bylaw No. 0260, Notice of Application Signage has been installed on the property. Should Council give first and second reading to the proposed Official Community Plan and Zoning Bylaw amendments, staff would schedule a Public Hearing and notify residents of the Public Hearing date and how to make a submission for Council's consideration.

### **Referrals**

This application was referred to various internal departments and external agencies on May 28, 2021. Referral comments are due on June 25, 2021.

### **KEY CONSIDERATIONS**

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The subject property is located within the Neighborhood Growth Management Designation, which supports low and medium density housing;
- Technical reports submitted with the application conclude that the lot can be developed without hillside hazard, although significant upgrades to the road frontage will be required; and
- Should Council provide first and second reading to the proposed Official Community Plan and Zoning Bylaw amendments, the public will have an opportunity to make a submission for Councils' consideration or directly address any concerns to Council at a scheduled Public Hearing.

Specific comments would be appreciated should the APC have any concerns with the proposed amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Jayden Riley, Planner II

Powerpoint: Yes ☒ No ☐





**City of West Kelowna**

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6  
Tel (778)797.1000 Fax (778)797.1001

April 23, 2021

File No: Z 20-05

Sherwin Goerlitz  
9663 Celeste Rd  
Lake Country, BC, V4V 2R9

Dear Sherwin Goerlitz:

**Re: Zoning Amendment**  
**2485 HAYMAN RD - Lot 5, DL 2689, ODYD, Plan KAP22622**

On Tuesday, April 20, 2021 the Municipal Council of the City of West Kelowna passed the following resolution (C158/21):

***THAT*** Council rescind first and second readings of City of West Kelowna Zoning Amendment Bylaw No. 0154.100, 2021 (File: Z 20-05); and

***THAT*** Council direct staff to close file Z 20-05.

In accordance with Council's decision, this file will now be closed. Should you decide to reapply with the same zoning amendment request, pursuant to Procedure Bylaw No. 0260 you may do so six months from the April 20, 2021 Council Meeting date.

Should you have any questions regarding this matter, please contact Hailey Rilkoff, Planner II at 778-797-8830.

Yours truly,



Brent Magnan  
Planning Manager

/MJ

cc: Advisory Planning Commission (APC)



**City of West Kelowna**

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6  
Tel (778) 797.1000 Fax (778) 797.1001

May 28, 2021

File No: Z 20-10

Pacific West Architecture  
940- 1200 W 73rd Ave  
Vancouver, BC V6P 6G5

Dear Patrick Yang:

**Re: Zoning Amendment**

**2749 SHANNON LAKE RD, 2769 SHANNON LAKE RD - Lot 1, DL 2600, ODYD, Plan EPP89446**

On Tuesday, May 25, 2021 the Municipal Council of the City of West Kelowna passed the following resolution (C191/21):

***THAT Council rescind first reading of City of West Kelowna Official Community Plan Amendment Bylaw No. 100.63, 2021 and abandon the bylaw; and***

***THAT Council rescind first reading of City of West Kelowna Zoning Amendment Bylaw No. 154.98, 2021 and abandon the bylaw; and***

***THAT Council direct staff to close the file.***

Should you have any questions regarding this matter, please contact Carla Eaton, Planner III at 778-797-8830.

Yours truly,



Brent Magnan  
Planning Manager

/MJ

cc: Building Department  
Development Engineering  
Advisory Planning Commission (APC)