



CITY OF WEST KELOWNA AGRICULTURAL ADVISORY COMMITTEE AGENDA

Wednesday, September 1, 2021, 5:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

	Pages
1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER	
The meeting is open to the public. In accordance with COVID-19 protocols, Step 3 of BC's Restart Plan, and the City's COVID-19 Safety Plan regarding indoor seated gatherings, a viewing area that will accommodate twelve members of the public is available on a first come, first serve basis. This meeting is being webcast live and will be archived on the City's website.	
2. INTRODUCTION OF LATE ITEMS	
3. ADOPTION OF AGENDA	
4. ADOPTION OF MINUTES	
4.1. Minutes of the Agricultural Advisory Committee meeting held July 7, 2021 in the City of West Kelowna Council Chambers	3
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8.3. Z21-03; OCP and Zoning Amendment; Unaddressed Shannon View Drive	25
9. CORRESPONDENCE AND INFORMATION ITEMS	

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The next Agricultural Advisory Committee meeting is scheduled for Wednesday, October 6, 2021 at 5:00 p.m.



CITY OF WEST KELOWNA
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Wednesday, July 7, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Jan Bath, Chair
Philip Gyug
Geoffrey Oliver
Serina Penner, Vice Chair
Anton Schori
Nikko Shankman

Staff Present: Chris Oliver, Senior Planner
Carla Eaton, Planner III
Natasha Patricelli, Recording Secretary

1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER

The meeting was called to order at 5:00 p.m.

This meeting was open to the public. In accordance with COVID-19 protocols, a viewing area that could accommodate three members of the public was available on a first come, first serve basis. This meeting 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 Agricultural Advisory Committee meeting held June 2, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Agricultural Advisory Committee meeting held June 2, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 20-08, OCP and Zoning Amendment, 2211 Campbell Road

Applicants Agent Ed Grifone and Agrologist Bob Holtby in attendance on behalf of Landstar Development Corporation

Highlights of the presentation from the Planner include:

Location

- Casa Loma Neighbourhood;
- A1 Zone - portion within ALR below Campbell Road;
- Property is currently vacant - orchard adjacent to waterfront;
- Approximately 7 ha. in size;
- Located within Development Permit areas;

Background/History

- February 2017 - Upper portion of property excluded from ALR and required future development of Campbell Road;
- March 2017 - OCP and Zoning Amendment Application submitted (Z 17-07) to amend designation to Tourist Commercial (Blackmun Bay);
- November 2019 - Council denied application and file was closed;

- September 2020 - New OCP and Zoning Amendment Application to amend designation to Core Centre Multiple Family (150 apartment application) which has since been revised;

Proposal

- OCP Amendment to rezone Agricultural above Campbell Road to Low Density Multiple Family;
- Zoning Amendment:
 - Rezone upland A1 portion to R3 (townhome development);
 - Site specific amendment to A1 Agricultural zone area below Campbell Road for marina access and proposed parking with rooftop greenhouses;
 - Consistent through all applications - Rezone foreshore area to Commercial Water Use (W3) to accommodate 242 slip marina with site specific text amendments to restrict use to 242 slips, identify maximum dock length and restrict boat launch;
- Upland portion (townhome development), middle section (agricultural use with proposed parking and marina access), lower portion water use zone;
- Applicant has included conceptual drawings for overall site development including agricultural and marina layout;
- Proposed uses are conceptual and will require ALR approval through a non-farm use application;
- If Zoning amendment application proceeds, the non-farm use application would be brought to AAC for consideration;
- Focus of presentation is conceptual land uses proposed not detailed locations of structures;

Technical Review

- Extensive history of technical reports in agenda package;
- New reports include: Functional Servicing Report, Transportation Review, Engagement Summary and Draft Agrologist Opinion;

Key Considerations

- Potential operation impacts to future farm operations associated with the proposed land uses within the A1 area;
- Mitigation strategies or recommendations for Council's consideration;
- Impacts and mitigation strategies for the R3 and W3 zone on the remaining A1 lands.

Highlights of the presentation by the Applicant Agent and Agrologist include:

- Ed Grifone with CTQ Consultants became involved with application in 2020;
- Rescoped application from 500 to 150 homes and after consulting the community and stakeholders have submitted the revised townhouse application;
- Upper portion removed from ALR and proposed as multi family residential 45-55 duplex units with a laneway;
- Lower portion is agricultural land links the upper portion to the marina portion;
- Marina portion has been previously approved by the Province and meets all requirements;
- Agricultural portion reinforced to be preserved as agricultural land;
- Application to further stabilize agricultural opportunity;
- Proposal to switch orchard to vineyard and possible winery;
- The proposal will add to the economy and fit in with the Casa Loma neighbourhood;
- Agricultural portion intent is zoned A1 and will be kept that way;
- Text amendment is to accommodate parking, winery and small tasting room and allow for link between the marina and development;
- Pedestrian link opportunity to access the marina - no trailers or vehicles with the exception of emergency vehicles;
- Non-farm use application speaks to parking that is needed on the property;

- Allocated 300 sq.m. (approx. 80 parking stalls - 40 for winery/tasting, other 40 for marina) for parking structure and accommodate greenhouses;
- Townhome units in upper portion will have their own parking (4 spaces per unit);
- No boat launch facility at the marina;
- Potential possibility of roadway parking to be reviewed with the City;
- Parking situated close to road to minimize impact on agricultural land;
- Looking for best use of agricultural land - active and viable agriculture farming;
- Prime piece of agricultural land to have a vineyard;
- Significant public consultation - right conditions of use and management to ensure operation carries on. Client will lease out the agricultural land to a farmer.

Questions on the presentation:

- What is anticipated impact sq. ft. on agricultural land? Level of detail has not been reviewed yet. Will come forward with the non-farm use application;
- Is the current orchard failing? It's old and desperately needs renovation. Previously known for peaches and apricots;
- Greenhouses intention to grow for farmgate uses? Land used for grapes? Yes that is correct;
- No plan for greenhouse sales yet? Intent is to bring in a farmer to do well. Demand for local food production. In BC ALR legislation - winery operator can compliment with other lands to support the winery. Hope is for operator with other lands to build something incredible;
- Parking structure on Agricultural land? Structured parking creates a smaller footprint than surface parking. Opportunity and need for parking is still there;
- Greenhouses could be leased to someone possibly different from the person leasing the land for vineyards? Correct. No-net loss agricultural. Putting more land into production than taking out;

- Recreational vs Commercial water use - how much of it is on the land? None of it is on the land as water use zone is above the bed of Okanagan Lake and does not extend to the land. Only connection will be the bridge which is purposely elevated. The walkway will join houses to the marina and the boat launch use is being restricted;
- What is the white pathway in the photo indicating? An emergency access. The walkway will join townhouse development to the marina. It will bring together agri-tourism and the marina;
- With that kind of access, what is to prevent people from walking through the farmland? Details determined through ALC application but could include comments from previous application such as fencing, etc.;
- Concern that farm could be developed further than proposed. How much of farmland will be preserved? ALR non-farm application use would include conditions. Development proposal to keep agricultural land in the ALR. Greenhouses are farm use;
- Would the fill become part of the farmland? Yes, the fill area will become part of the farmable area below the greenhouse;
- Point of Clarification: Intention different from previously application which was a CD zone. Current application includes possible subdivision of upper residential townhouse portion separated from agricultural and water use zone;
- Is there coverage rules for ALR - 5%? No, legislation was amended and now determined on a case-by-case by ALC. Production on the parcel should be relative to the parcel.

Highlights of the discussion include:

- Creative solution;
- Innovative idea to have greenhouses above land used for parking;
- Greenhouses can be more productive, especially for food production;
- Concern with foot traffic access through farmland. Functioning farm does not want people walking through the vineyard;
- R3 zone makes sense, upper portion already excluded from the ALR;
- Water portion does not impact agricultural viability;

- Maintaining this piece as agricultural is important;
- This application is better than previous designs;
- Appreciate developers intentions - following guidelines and developer is maintaining integrity of agricultural piece of land;
- Recommendation to look at the property as separate portions - upper/lower property. The ALC 5% should be only on the downhill parcel;
- 15 year lease is too short for a farmer, need to incentivize.

It was moved and seconded

THAT the Agricultural Advisory Committee recommend support for file Z 20-08, OCP and Zoning Amendment, 2211 Campbell Road.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 5:59 p.m.

CHAIR

RECORDING SECRETARY



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: September 1, 2021

From: Jayden Riley, Planner II

File No: Z 21-04

Subject: **Z 21-04; OCP 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 Residential and Zoning from Large Parcel Single Detached Residential (R1L) to Low Density Multiple Residential (R3) to support townhome development. This application received 1st and 2nd Reading by City Council on July 27, 2021; however, prior to Public Hearing, Council requested that staff refer the Agricultural Advisory Committee for comments, given its proximity to Agriculture (A1) zoned land.

PROPERTY DETAILS			
Address		3830 Gellatly Road South	
PID		023-208-449	
Folio		36414572.025	
Lot Size		3,439 sq. m.	
Owner	James Cove, Jenine 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 Residential
Current Use	Single family dwelling	Proposed Use	Duplex / townhome
Development Permit Areas	Hillside		
Hazards	Hillside, Gas Line		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Low Density Multiple Residential (R3)
East	>	Duplex Residential (R2) Rural Residential Large Parcel (RU4)
West	<	Large Parcel Single Detached Residential (R1L)
South	v	Large Parcel Single Detached Residential (R1L)

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) property located up-slope and acts as a buffer between the subject property and agricultural (A1 / ALR) land to the west. The parcel that buffers the subject property to the agricultural land is approximately 30 m wide.

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, but would be required at time of Development Permit.

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 prior to development of the site.

The Official Community Plan also indicates the property is 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



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

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.

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 m² 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 housing and permits Care Facility, Duplex, Group Home, and Townhouse uses. Below is a zoning analysis table comparing the existing and proposed zones.

Zoning Criteria	R1L Zone (Existing)	R3 Zone (Proposed)
Min. Parcel Area	2,500 sq. m.	1,000 sq. m.
Min. Usable Parcel Area	330 sq. m.	700 sq. m.
Min. Parcel Frontage	30 m	30 m
Max. Density	1 dwelling, 1 carriage house or secondary suite	0.75 FAR
Max. Parcel Coverage	20%	40%
Max. Building Height	9.0m (to max. 3 storeys)	9.0 m (to max. 3 storeys)
Setbacks		
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
Min. Outdoor Amenity Space	N/A	25 sq. m. per unit

Table 2: zoning comparison of the R1L and R3 Zone

Buffering from Agricultural Land

S.3.21 of the Zoning Bylaw requires that principal buildings and structures must be a minimum distance of 15.0 m from land within the Agricultural Zone (A1) or land within the Agricultural Land Reserve (ALR). For multiple family residential, this distance increases to 18.0 m for a third storey or portion of the building over 6.0 m in height, whichever is less. This setback requirement will be met as the parcel boundary is 30 m from the A1 zoned parcel to the west. Also, an additional 7.5 m setback would be applied to the rear parcel boundary, should rezoning be successful.

Technical Review

Servicing

A Functional Servicing Report was submitted with the application. The report identifies 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. Fortis has provided additional advisory comments that have been shared with the applicant by staff in a comprehensive letter.

Geotechnical

A geotechnical report was provided with the application due to the site containing a Hillside Development Permit Area. The report concludes that slope stability is not considered a concern for the site, taking into consideration the subsurface conditions and slope gradients. The report also provides 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. Prior to the scheduled Public Hearing, staff will be notifying residents by mail and advertisement in the local newspaper of the Public Hearing date and how to make a submission for Council's consideration, in accordance with the *Local Government Act*.

Referrals

This application was referred to various internal departments and external agencies on May 28, 2021. Some of the referral comments include:

Advisory Planning Commission

The Advisory Planning Commission reviewed the application on June 16, 2021. The APC supported the proposal as presented.

Fortis

Fortis confirmed there is a pressure pipeline that runs through the property. Any work conducted within 10 m or crossing this pipeline, and/or within the right of way, will require a permit. Driveways or parking areas over the right of way or pipeline will require engineering drawings to be submitted for review. This and more detailed information has been shared with the applicant, advising of permit requirements and including contact information.

KEY CONSIDERATIONS

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

- The subject property is located downslope and 30 m from Agricultural land to the west and would meet the minimum 15.0 m and 18.0 m (for 3rd storey or 6.0 m height) buffer requirements.
- 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
- The public will have an opportunity to comment on the proposal at a scheduled Public Hearing.

Specific comments would be appreciated should the AAC have any concerns with the proposed land use and zoning 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 ☐



DEVELOPMENT REVIEW REFERRAL

File No: Z 21-05
Referral Type: Zoning Amendment
File Manager: Carla Eaton
Subject: **Z 21-05, Glen Eagles Holding Ltd, 3636 McIver Road (Phase 4)**
Referral Issued: July 23, 2021
Comments Due By: August 20, 2021

☒ Original Application Referral
☐ Revised Application Referral

This Development Application has been referred to the following for information:

- Building Department Review
- Fire
- Planning Review
- Shaw Cable
- Telus
- Fortis BC
- BC Hydro
- Dev Engineering
- Interior Health Authority
- Economic Development

CWK OFFICE USE ONLY

DRC Meeting Date: August 25, 2021 (Internal)

Support/ Technical Staff: TBD

Applicant attending: ☒ Yes ☐ No

Related Files: A 13-03

PROPERTY DETAILS

Address	3636 McIver Road		
PID	005-519-128		
Folio	36414763.128		
Lot Size (m²)	9999.79 m ²		
Owner	Glen Eagles Holding Ltd	Agent	New Town Architecture Engineering Inc. (Jesse Alexander)
Current Zoning	Agricultural (A1)	Proposed Zoning	Compact Single Detached Residential (RC3)

Current OCP	Agricultural (Ag)	Proposed OCP	Single Family Residential
Current Use	Vacant	Proposed Use	Single Family Residential Subdivision
Development Permit Areas		Hillside	
Hazards		N/A	
Agricultural Land Reserve		No	

ADJACENT ZONING & LAND USES

North	^	Single Detached Residential (R1)
East	>	Institutional and Assembly Zone (P2)
West	<	Compact Single Detached Residential (RC3)
South	v	Compact Single Detached Residential (RC3)

NEIGHBOURHOOD MAP



PROPERTY MAP



DESCRIPTION / OVERVIEW

BACKGROUND:

The subject property is 2.41 acres (~9,999 m²), located on McIver Road in the Glenrosa neighbourhood. The property is zoned A1 – Agricultural and is designated as Agricultural in the Official Community Plan.

On July 23, 2013, the City passed the resolution C266/13 to support the request to exclude the 1 hectare subject property from the Agricultural Land Reserve (ALR). An application was forwarded to the Agricultural Land Commission (ALC) for their consideration.

On November 14, 2013 the subject property was approved by the ALC for exclusion from the ALR under resolution 317/2013. The property was identified as being low value for retention in the ALR.

PROPOSAL:

The applicant is proposing to rezone the property from Agricultural (A1) to Compact Single Detached Residential (RC3) adjacent to an existing R1 and RC3 zoned area. The proposed zoning is consistent with the Official Community Plan. A small portion of the site at the northwest corner is within a Hillside Development Permit Area, which will be addressed at time of future Development Permit. The subject property is currently vacant.

As part of Phase 4 of the Glen Eagles subdivision, the applicant is proposing to rezone the property to facilitate the development of 23 single family homes. A proposal summary is attached which outlines the applicant's request for rezoning.

As a condition of the previous rezoning of the original parent parcels (Z 09-20), a restrictive covenant was registered that required the applicant to construct McIver Road as a condition of future subdivision. The applicant has proposed to discharge this covenant with an alternate proposed road connection that would extend from Goldie Way to connect to Glen Eagles Drive as the main exit route rather than through the undeveloped McIver Road. The City will review the impact of this proposed road network with the proposed rezoning.

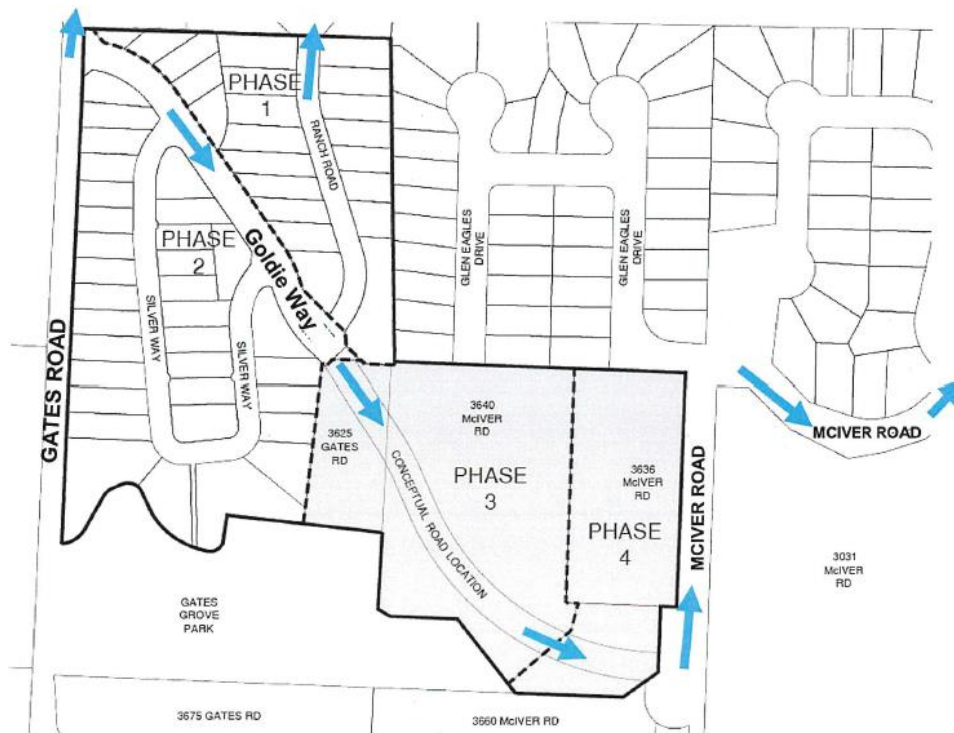


Figure 1: Road Network Required as a Condition of Covenant CA3050232

Technical Review

A Geotechnical Report has been submitted which identifies soil and groundwater conditions with respect to geotechnical comments for development and residential construction, as well as road construction.

A Servicing Feasibility Study has been submitted concluding that the proposed development can be supported with relatively minor extensions of existing utilities, and that there are no technical constraints that would preclude or prevent this development from proceeding.

A Traffic Study has been submitted which includes the proposed new road network connections as shown in the figure below. Proposed Road 1 connects to the existing Goldie Way to the west. Road 2 is proposed to connect to the existing Glen Eagles Drive to the north and a new T-intersection is proposed at the north edge of the site where it intersects with the existing Glen Eagles Drive.

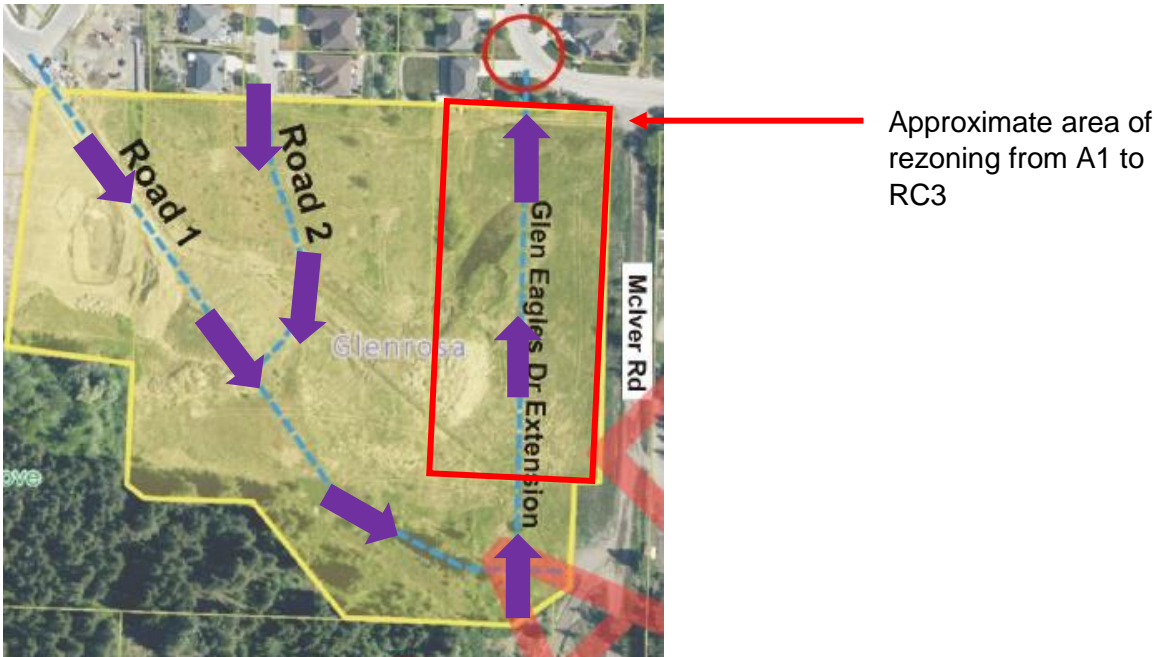


Figure 2: New Proposed Glen Eagles Road Network Connection

Referral Information

The following is attached for your review:

- New Town Proposal for Rezoning and OCP Amendment

Additionally, the following technical documents have been provided in support of the application. These are available for viewing internally through shared files (<H:\Shared Files\DRC>), OR for external agencies these reports may be requested by contacting the file manager directly by email (Carla.eaton@westkelownacity.ca) or support staff (Sara.skabowski@westkelownacity.ca).

- Geotechnical Report (April 24, 2019)
- Servicing Feasibility Study (May 21, 2021)
- Gleneagles Road Network Review DRAFT Memo (April 28, 2021)
- Covenant CA3050232

COMMENTS:

Should you require any further information, or are unable to provide comments prior to the aforementioned comments due date, please contact the undersigned.

Name Sara Skabowski
Position Student Planner

&

Name Carla Eaton
Position Planner III

Development Services

2760 Cameron Road, West Kelowna, BC V1Z 2T6

Telephone: 778-797-8830

Fax: 778-797-1001

Email: sara.skabowski@westkelownacity.ca
Carla.eaton@westkelownacity.ca

Zoning to RC3 (OCP Amendment)

The subject site is located off Glen Eagles Drive and McIver Road. The applicant is requesting for the subject site to be rezoned from A1 - Agricultural to RC3 – Compact Single Detached Residential Zone. The uses surrounding the subject site are mainly single-family residential and institutional. Rezoning the subject site from A1 to RC3 provides an opportunity to allow for more residential units on the subject site, which will help support and utilize already existing city infrastructure and services. Rezoning the site will also better suite the neighbourhood context, especially since the abutting property is already zoned RC3. Lastly, rezoning this underutilized lot to a compact residential zone will align with the City of West Kelowna OCP's guiding principal to create compact, complete, and safe neighbourhoods. As the result, the impacts of rezoning this property and amending the OCP from "Agricultural" to "Single Family Residential" are believed by the applicant to be positive in nature.

Road Network Realignment & Traffic Study

As part of this application (Phase 4), and the separate Phase 3 subdivision application uphill, the owner hired Creative Transportation Solutions Ltd to undergo a review of the existing & proposed road network connections in consideration of the Terms of reference provided by the City of West Kelowna. The report was completed as a draft for City review on April 28th, 2021, and reached the following findings:

- *"The proposed development will improve the overall network connectivity for existing and future residents as current Glen Eagles Drive residents only have McIver Road for access to Glenrosa Road whereas with the proposed development alternate access via Ranch Road and Gates Road will be possible. This network connectivity/redundancy will also facilitate access for all emergency services."*
- *"...from an emergency services perspective, the proposed development will provide a second point of access to the existing and future development via the new connection between Road 1 and Ranch Road."*
- The proposed intersection of the Glen Eagles Drive extension through the existing A1 land and McIver Rd is a safer alternative for traffic than the already dedicated McIver/McIver intersection. CTS noted that *"The proposed intersection sightlines are better than the existing sightlines by approximately 10 metres."* The 62m sight distance provided by the proposed intersection is approximately 19% longer than the McIver/McIver intersection.



Figure 3: Road Network Map.

Summary

This application is to request rezoning from agricultural to single-family residential at 3636 McIver Rd. The subject site is in an already existing neighbourhood, that is primarily single-family residential. The development will improve road network connectivity and access for emergency services within the neighbourhood. The application believes that rezoning this site will better suite the neighbourhood context. The applicant kindly seeks support from Staff and Council.



AGRICULTURAL ADVISORY COMMITTEE

To: Agricultural Advisory Committee Members

Date: September 1, 2021

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 (AAC), 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

Address	Shannon View Drive (Lot 3, DL 2602, ODYD, Plan 23091, Except Plans KAP61634, KAP66303 and KAP80333)		
PID	006-578-284		
Folio	36414136.024		
Lot Size (m²)	52,528 m ²		
Owner	Loewen Development Group (2015) Ltd. (Inc. BC1032145)	Agent	QRD (Baden Resort) LP / Harp Saran
Current Zoning	R3 (Low Density Multiple Family)	Proposed Zoning	CD (Comprehensive Development) Zone – hotel resort with accessory uses tailored to site specific details
Current OCP	Low Density Multiple Family	Proposed OCP	Tourist Commercial
Current Use	Vacant	Proposed Use	Hotel Resort with accessory uses

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

ADJACENT ZONING & LAND USES

North	^	P1 – Shannon Woods Park / A1 agricultural parcels across Shannon Lake Road
East	>	R1 – single family residential / RC4 – compact single detached residential
West	<	P1 – Shannon Lake Golf Course across Shannon Lake Rd
South	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 AAC'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 AAC by contacting the file manager directly by email (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 AAC may wish to consider the following:

- The proposed amendments are being presented to the AAC 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 AAC 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

Development Stats - March 11, 2021 - PRELIMINARY

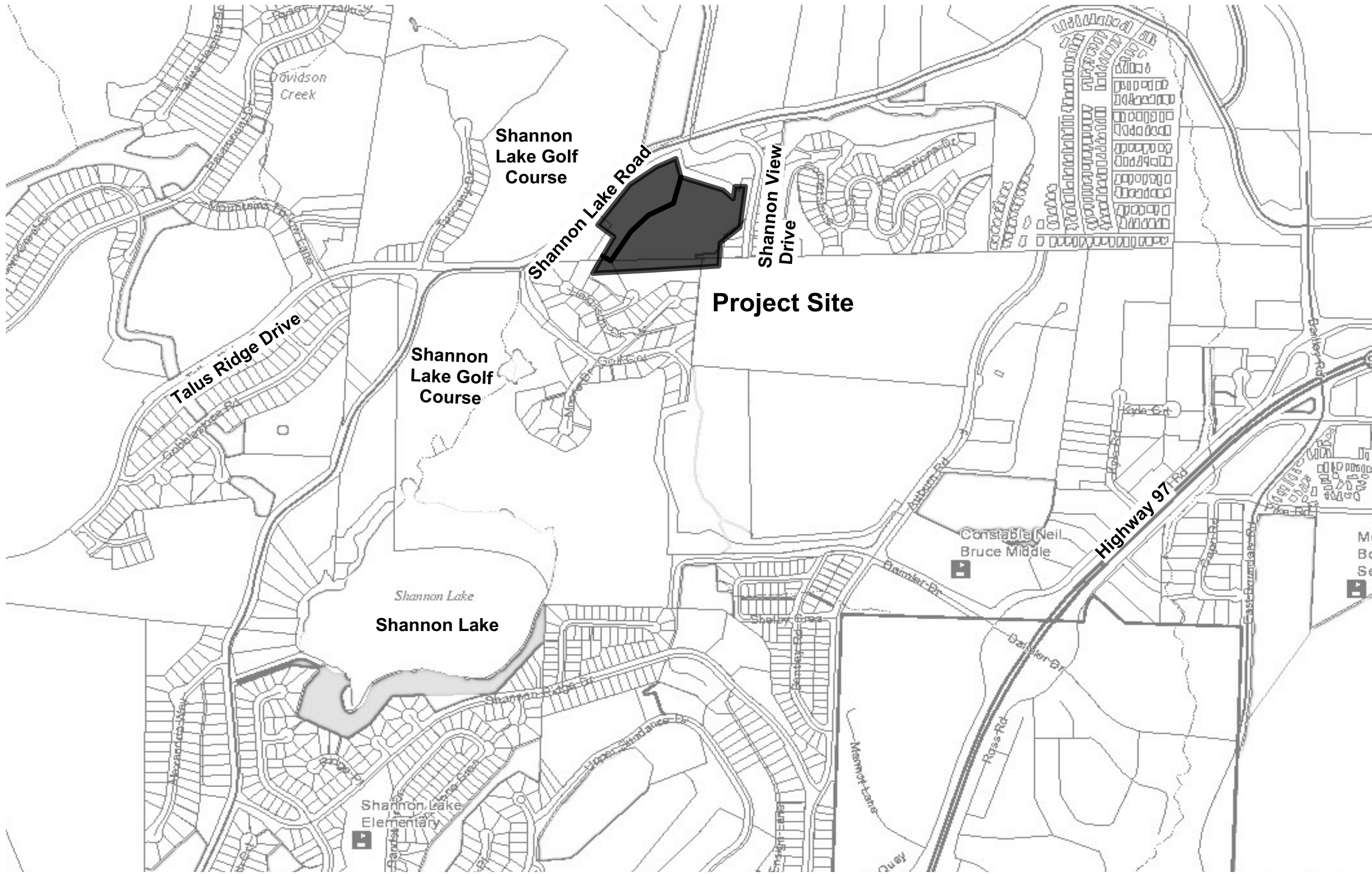
Civic Address:	Shannon View Drive, City of West Kelowna, BC	
Legal:	PLAN KAP 23091, LOT 3, DISTRICT LOT 2602	
Folio:	36414136.024	
P.I.D.:	006-578-284	
Zoning:	Current Zoning R3	Proposed Zoning C6
TOTAL SITE AREA:	565408.8 sq.ft.	52528.20 m2
PROPOSED DEVELOPMENT PARCEL AREA:	316732.9 sq.ft.	29425.45 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

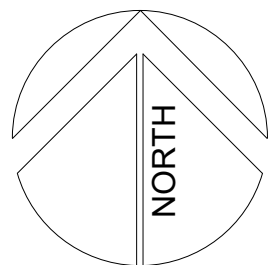


site location & context



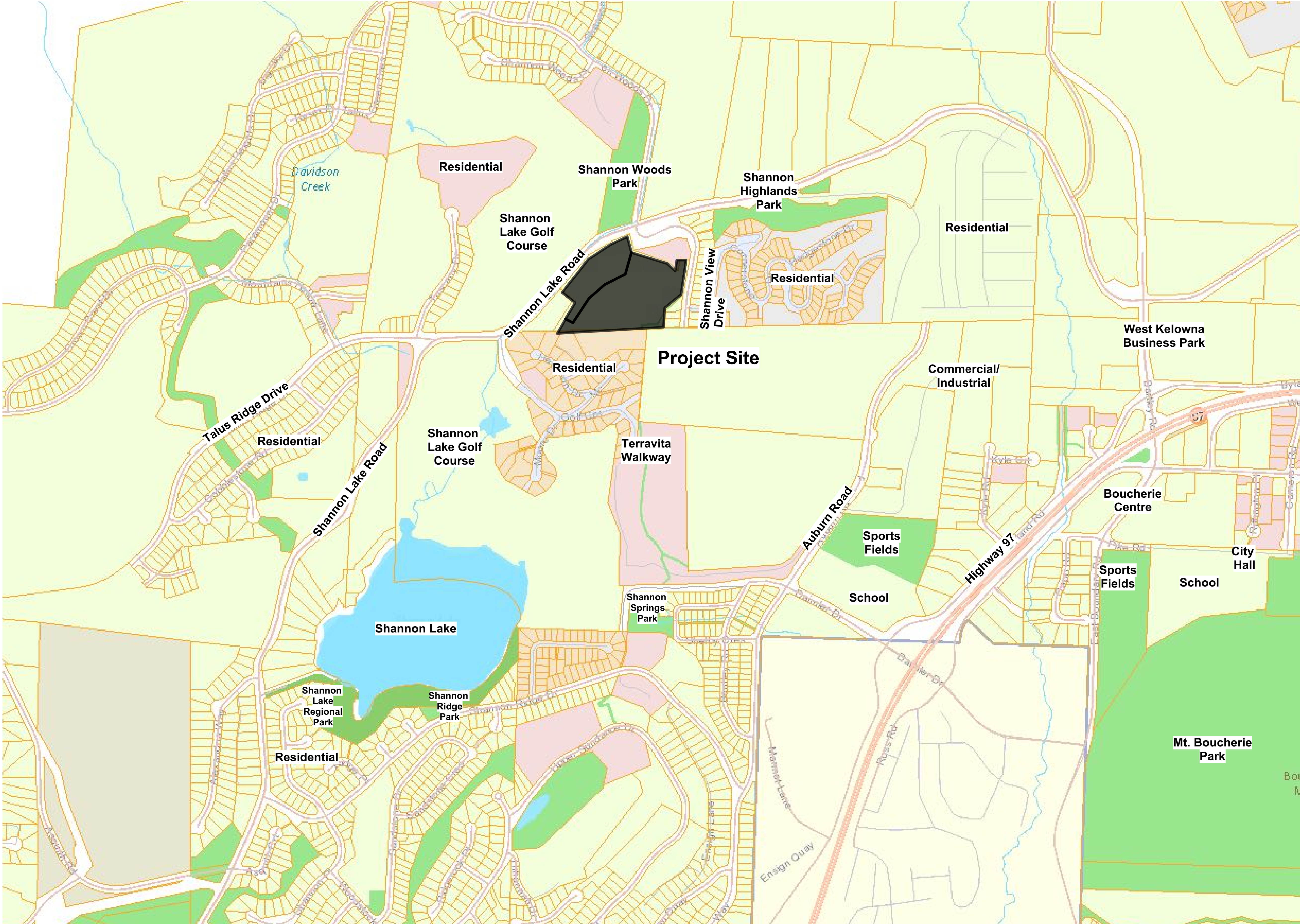
existing site

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



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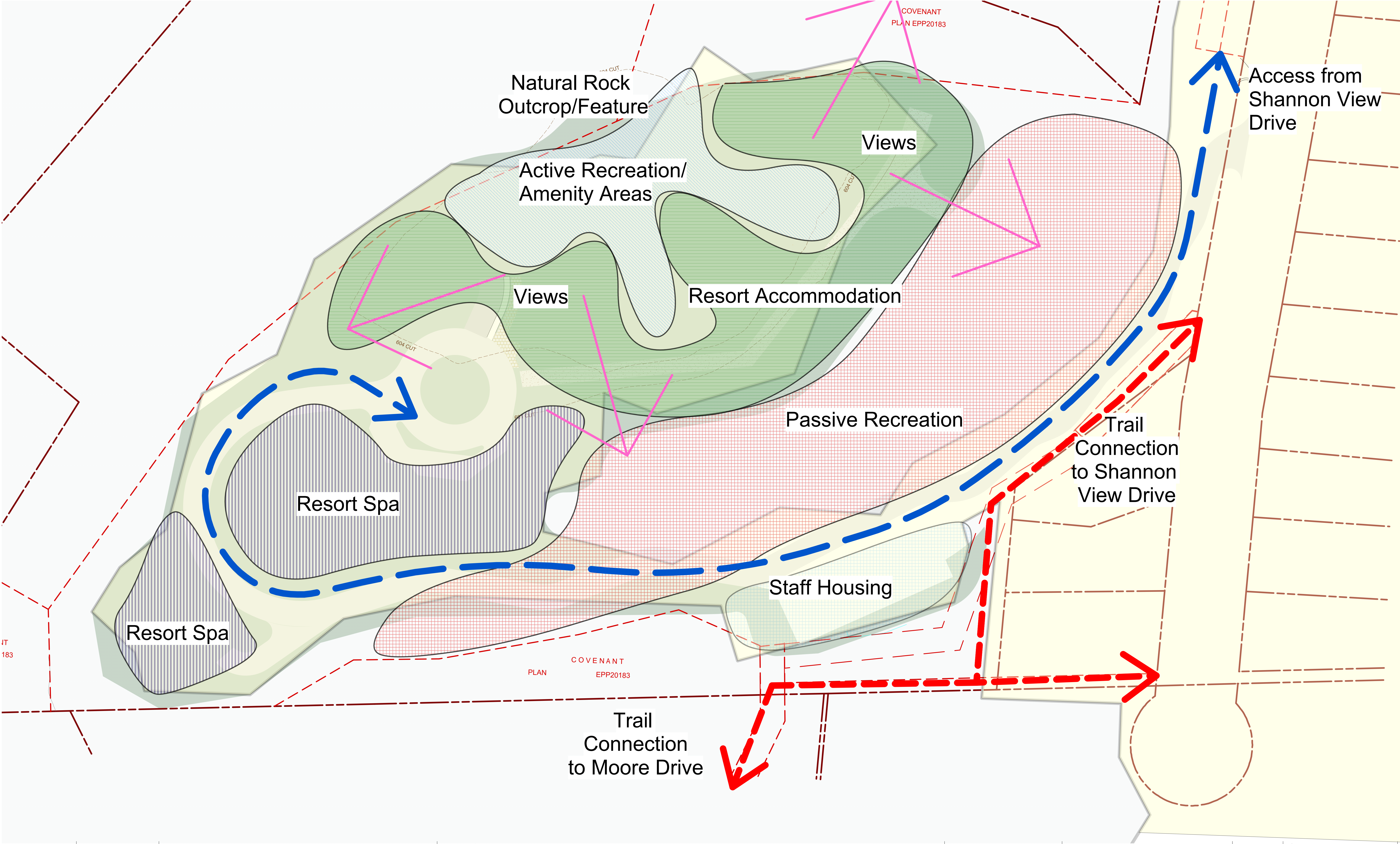
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Sheet Title:
SITE CONTEXT
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

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	SITE CONTEXT



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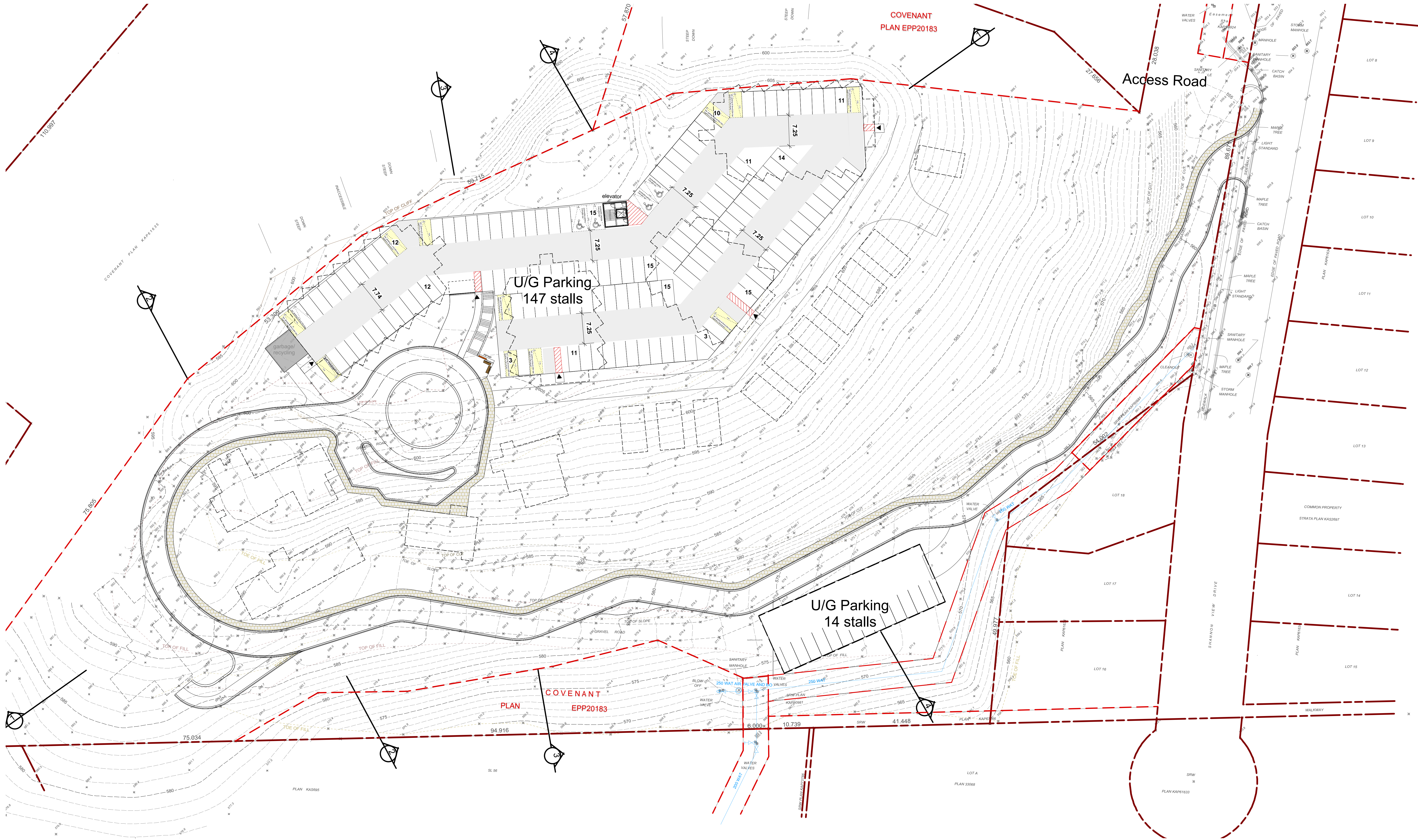
Sheet Title:
SITE PLAN-LAND USE
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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SITE PLAN-LAND USE



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Sheet Title:
SITE PLAN-LOWER LEVEL
Project
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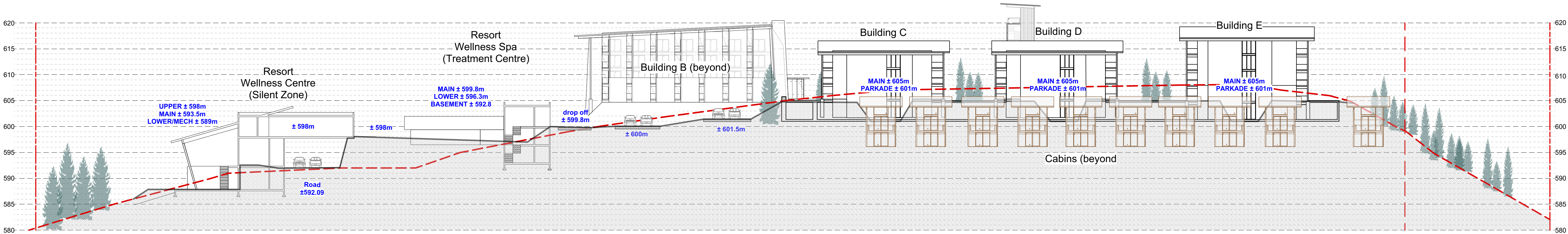
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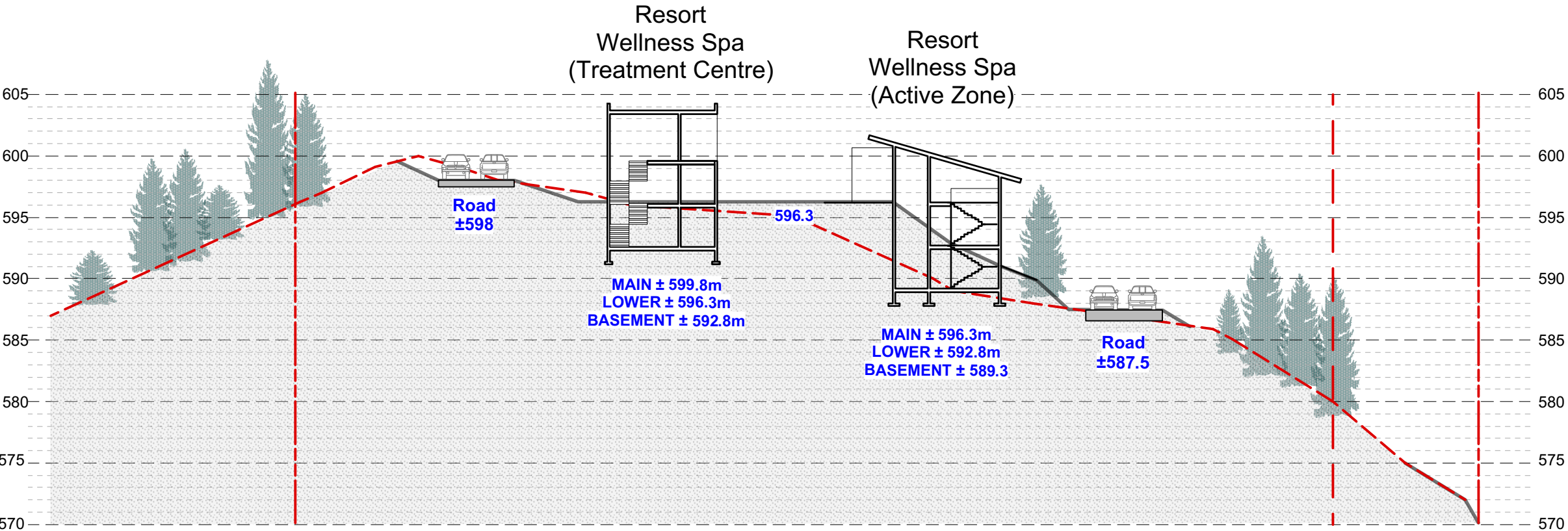
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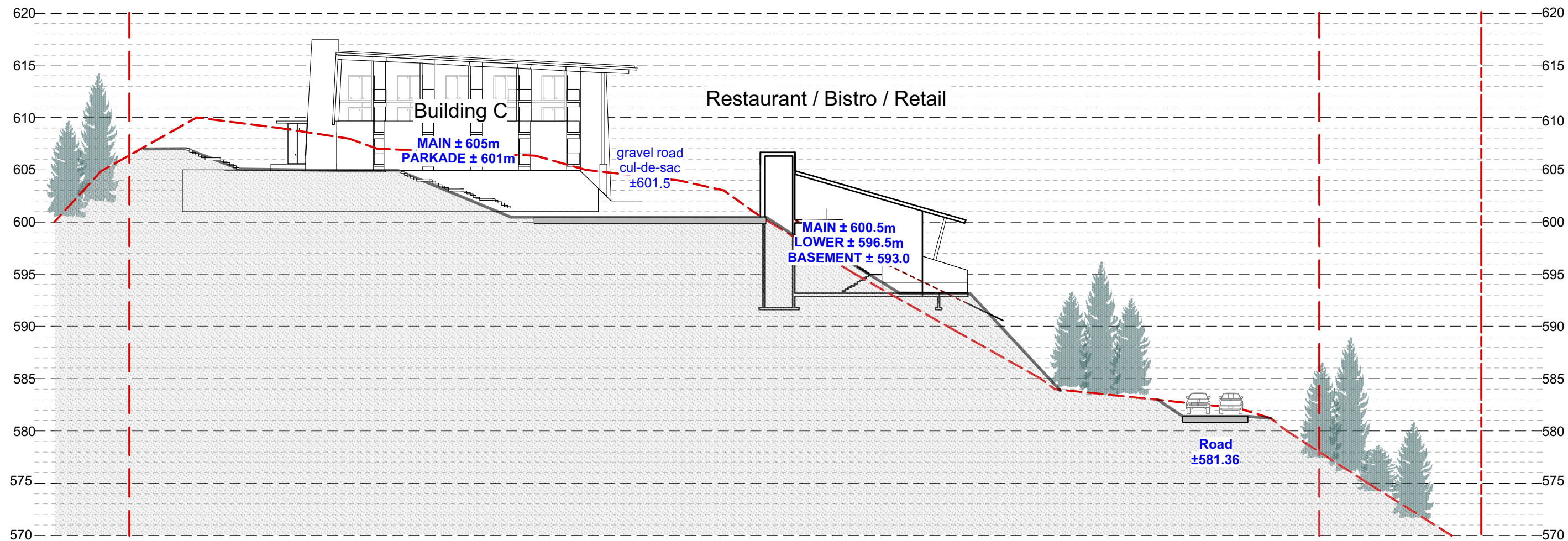
SITE PLAN-LOWER LEVEL



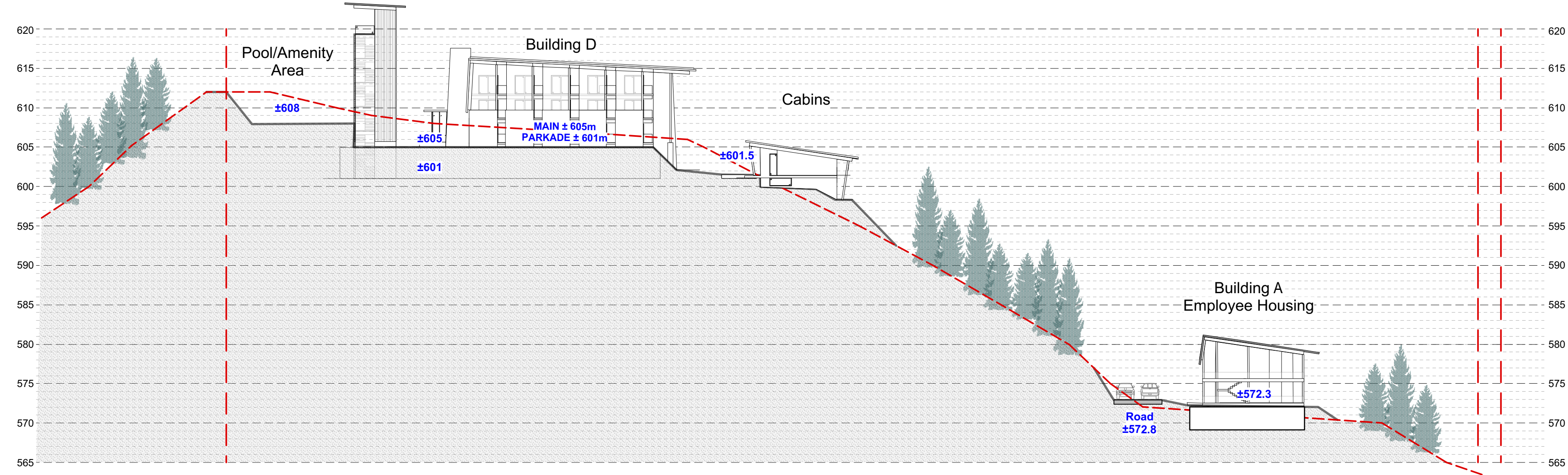
Site Section 1



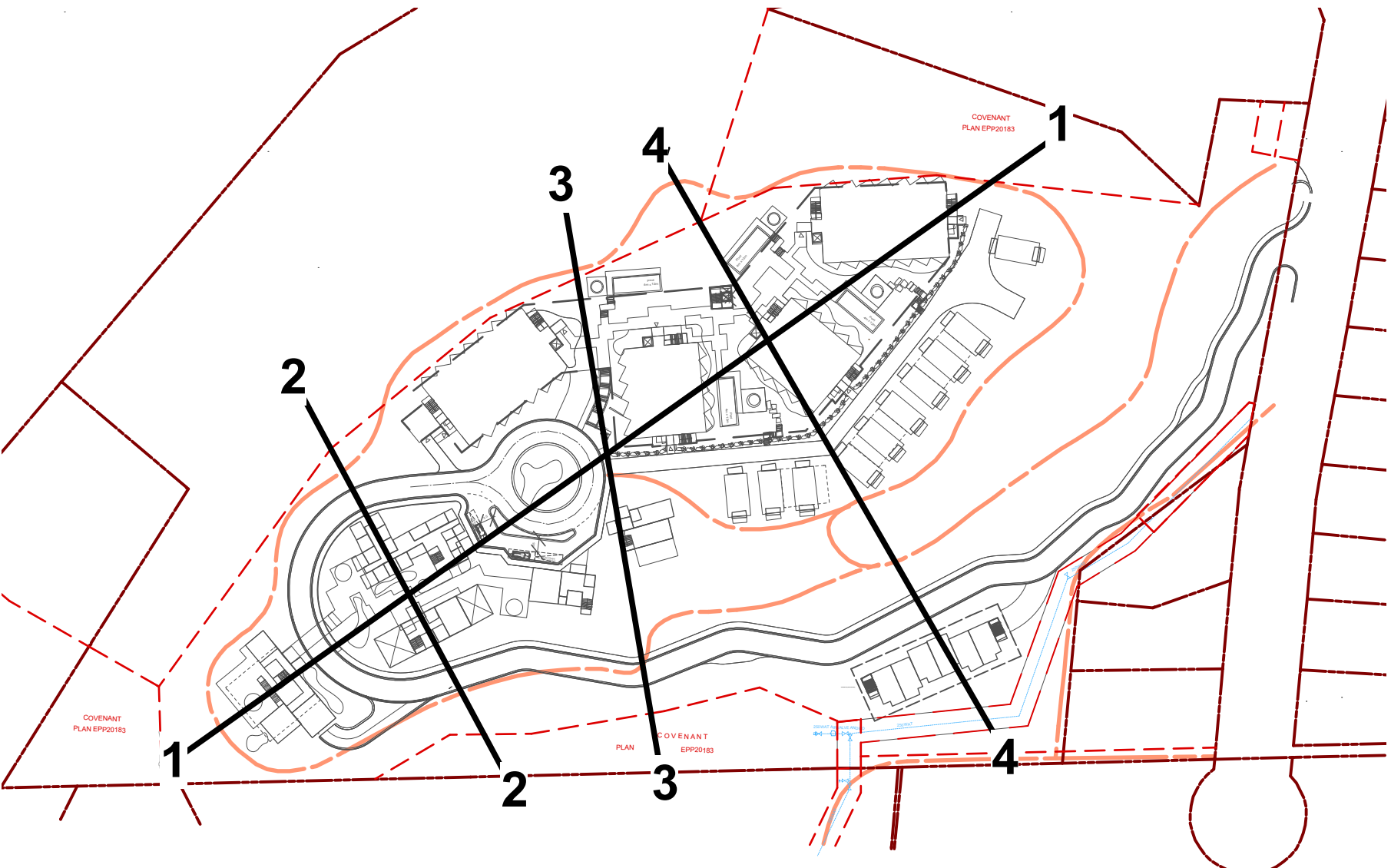
Site Section 2



Site Section 3



Site Section 4



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Sheet Title:
SITE SECTIONS
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SITE SECTIONS



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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
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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
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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

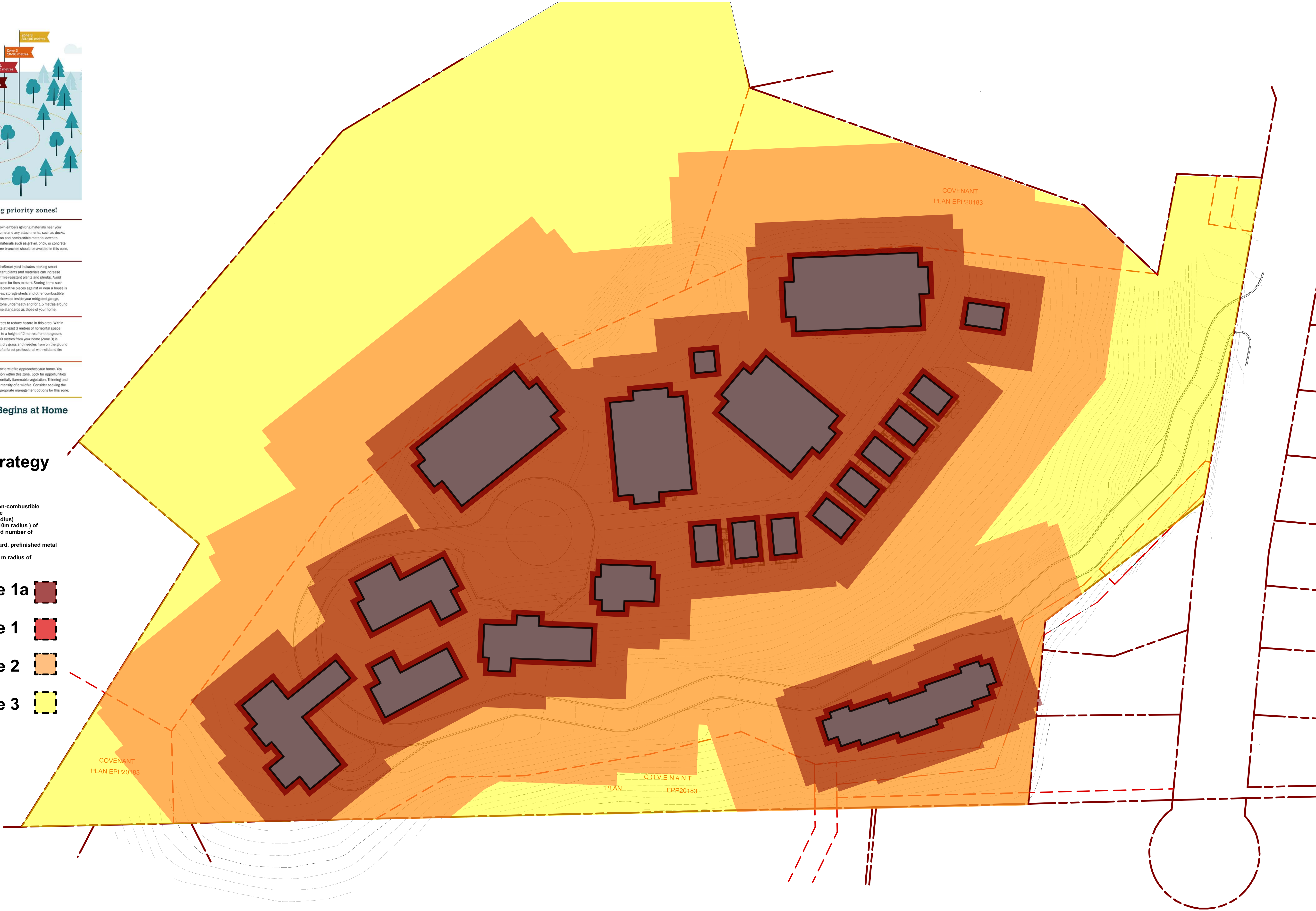
- Location of proposed building identified on site plan
- Location of proposed parking areas identified on parking plan
- Privacy Screens located within Zone 1a to be constructed out of non-combustible material and/or be located a minimum of 15 cm above finished grade
- No coniferous planting within 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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Sheet Title:
Wild Fire Hazard Zones
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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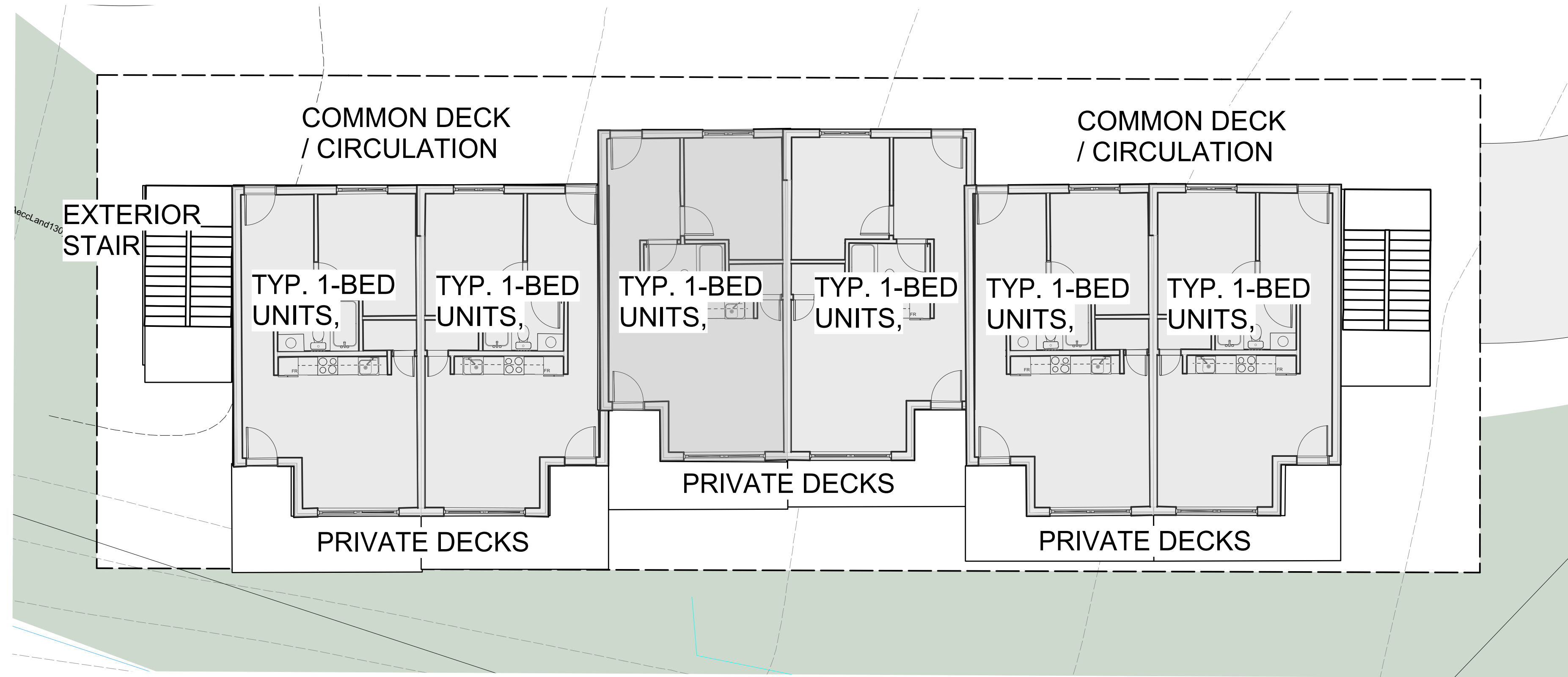
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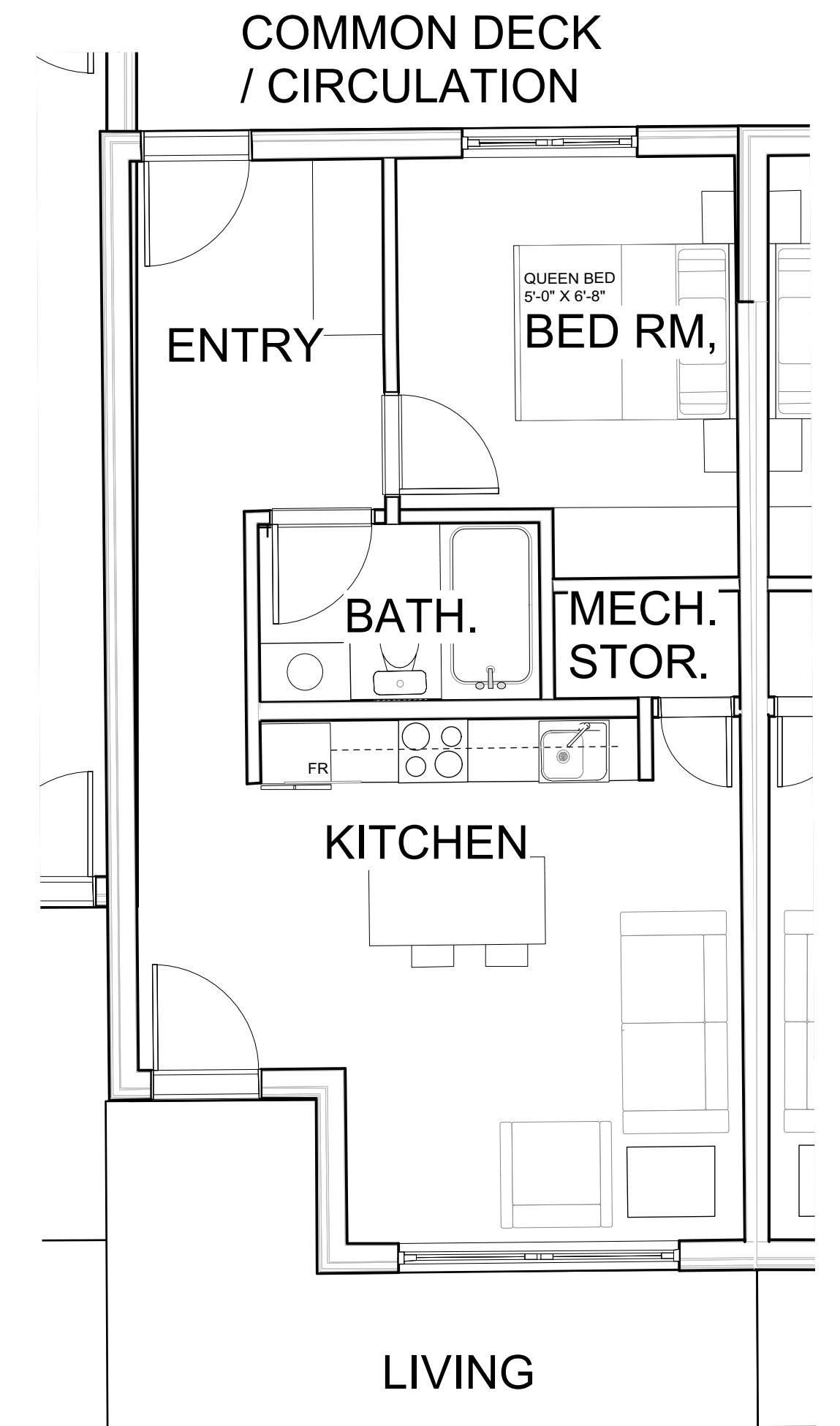
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Sheet No:

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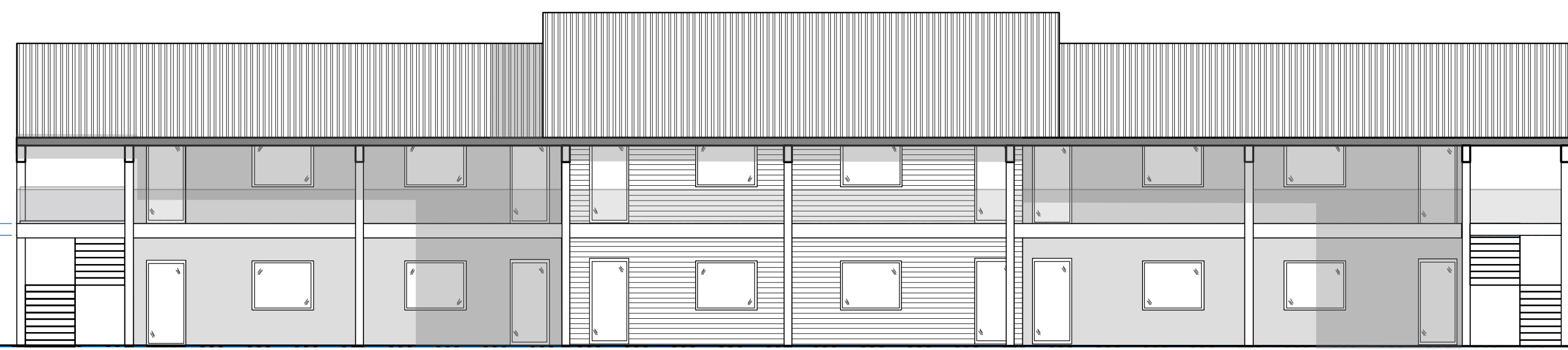
Wild Fire Hazard Zones



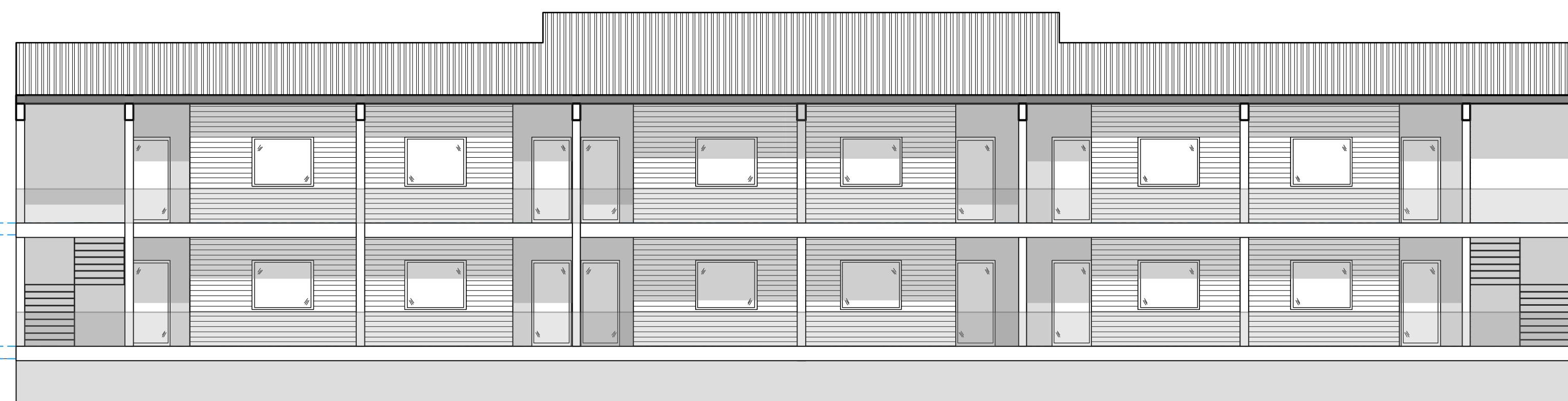
TYPICAL FLOOR PLAN



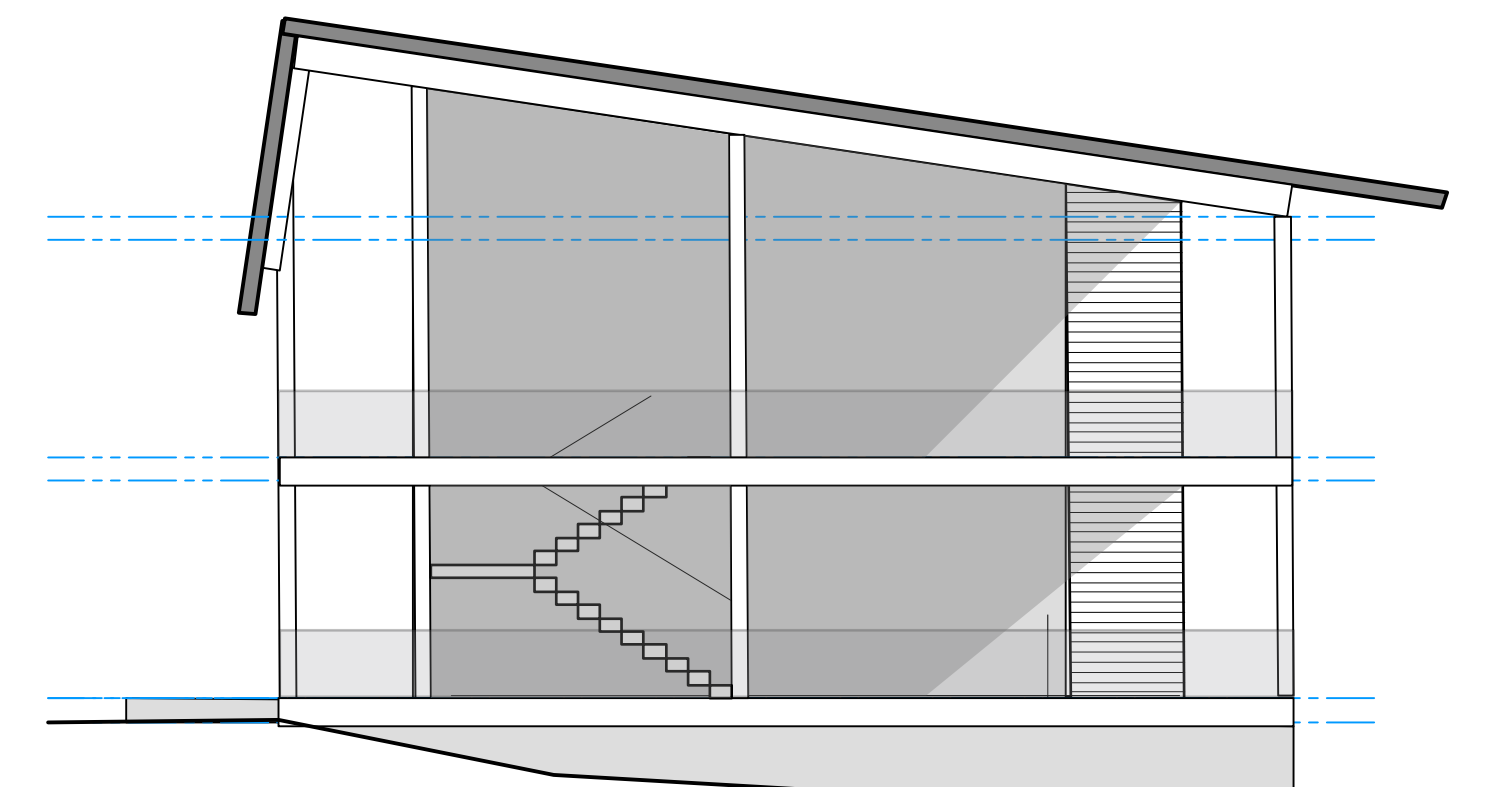
TYPICAL FLOOR PLAN
540 SQ FT.



FRONT ELEVATION

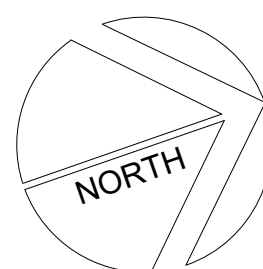


REAR ELEVATION



SIDE ELEVATION

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

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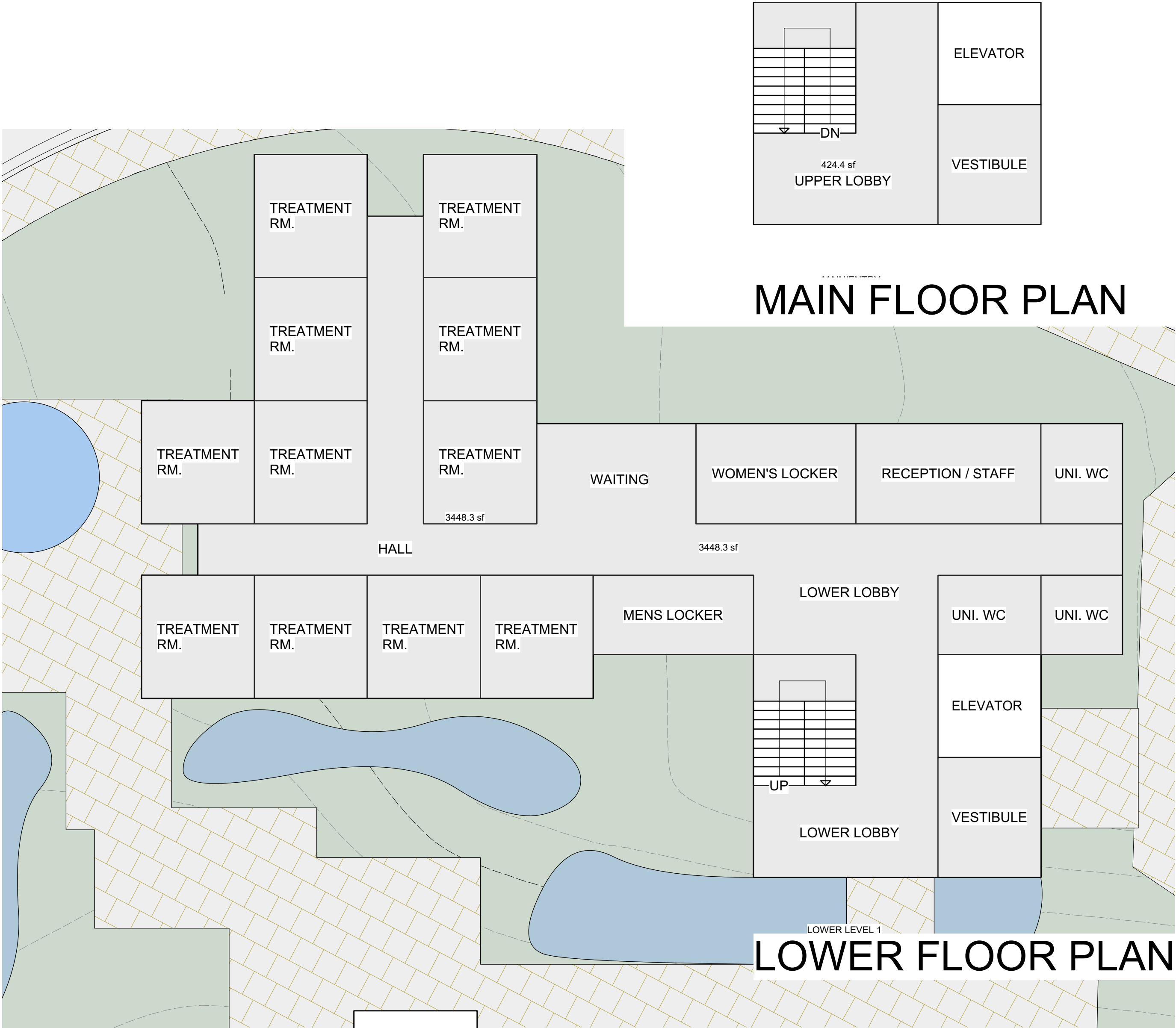
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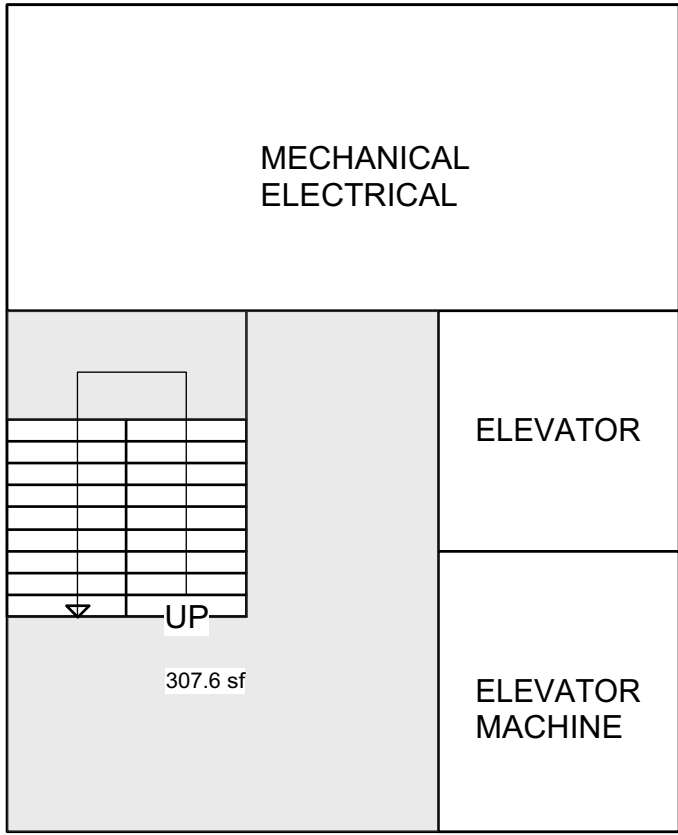
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BUILDING A - STAFF HOUSING - PLANS & EL.

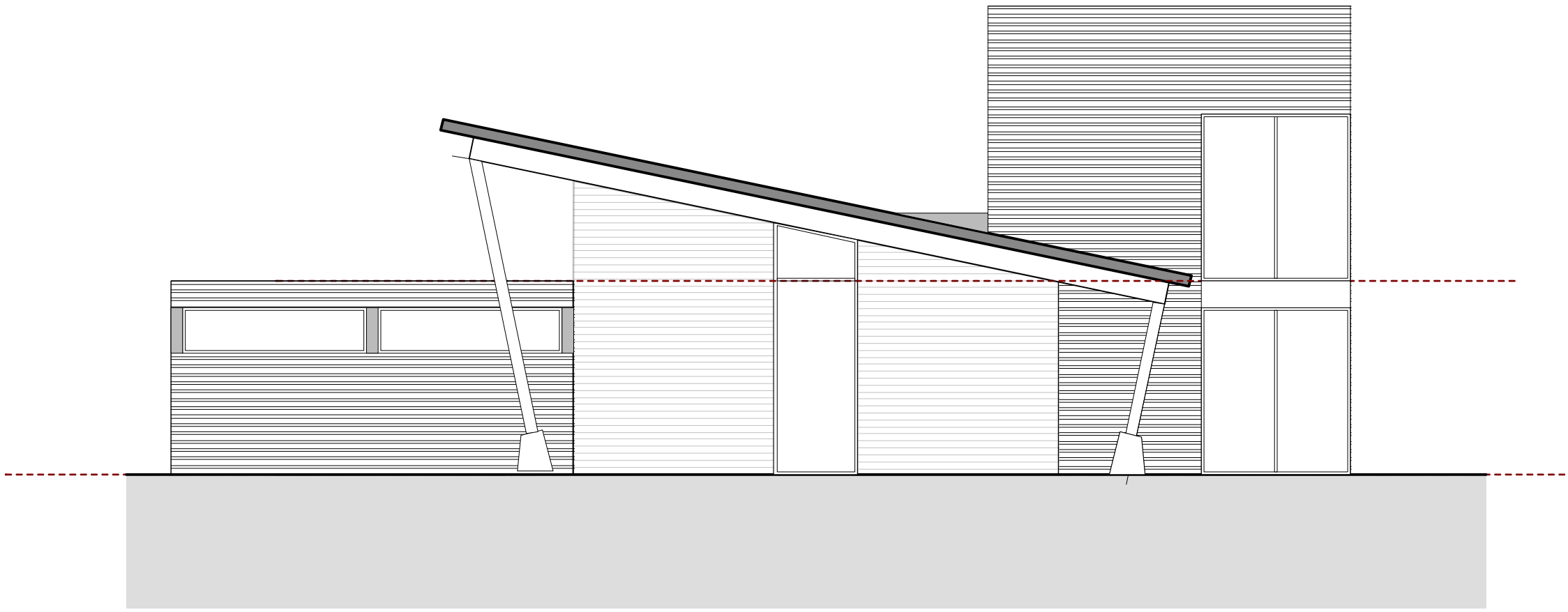


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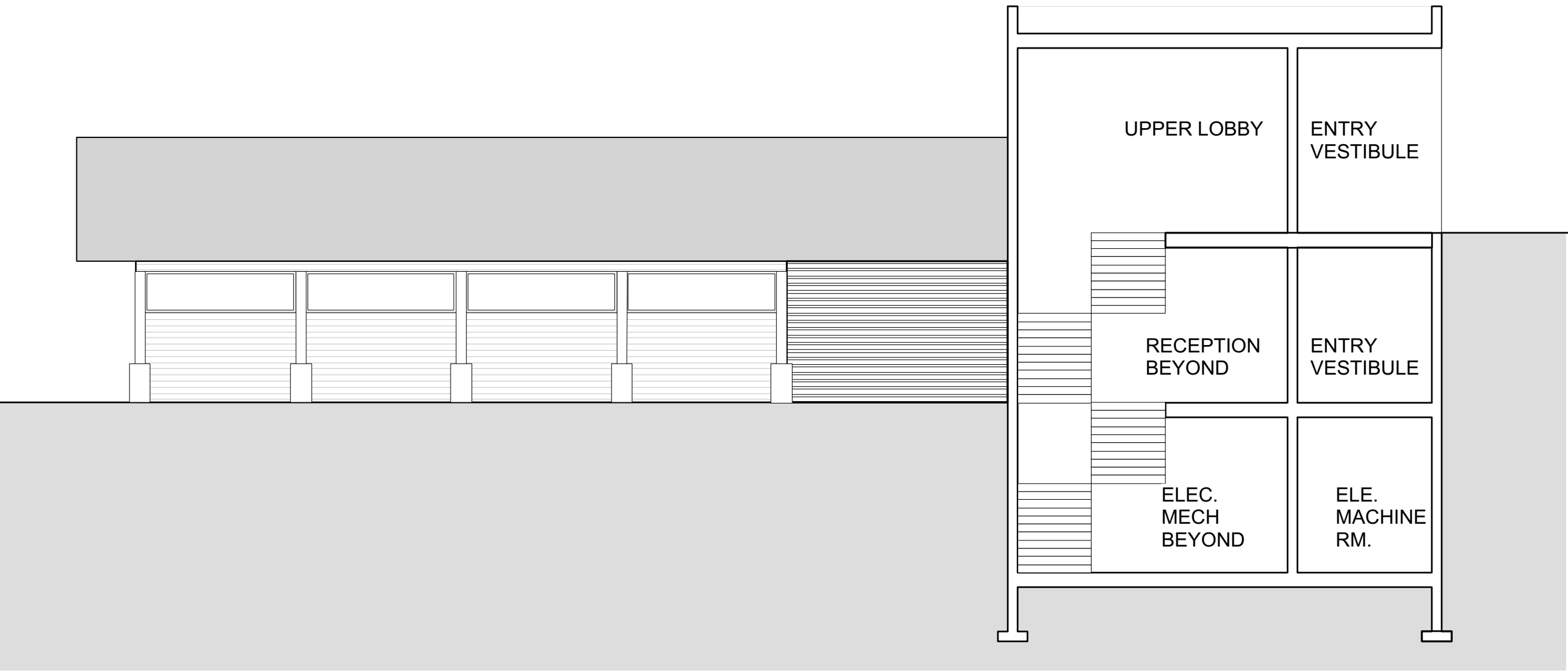
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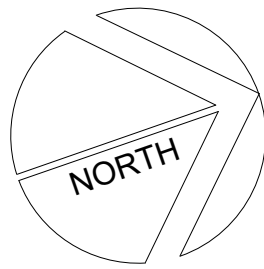


SOUTH-WEST ELEVATION



ENTRY SECTION

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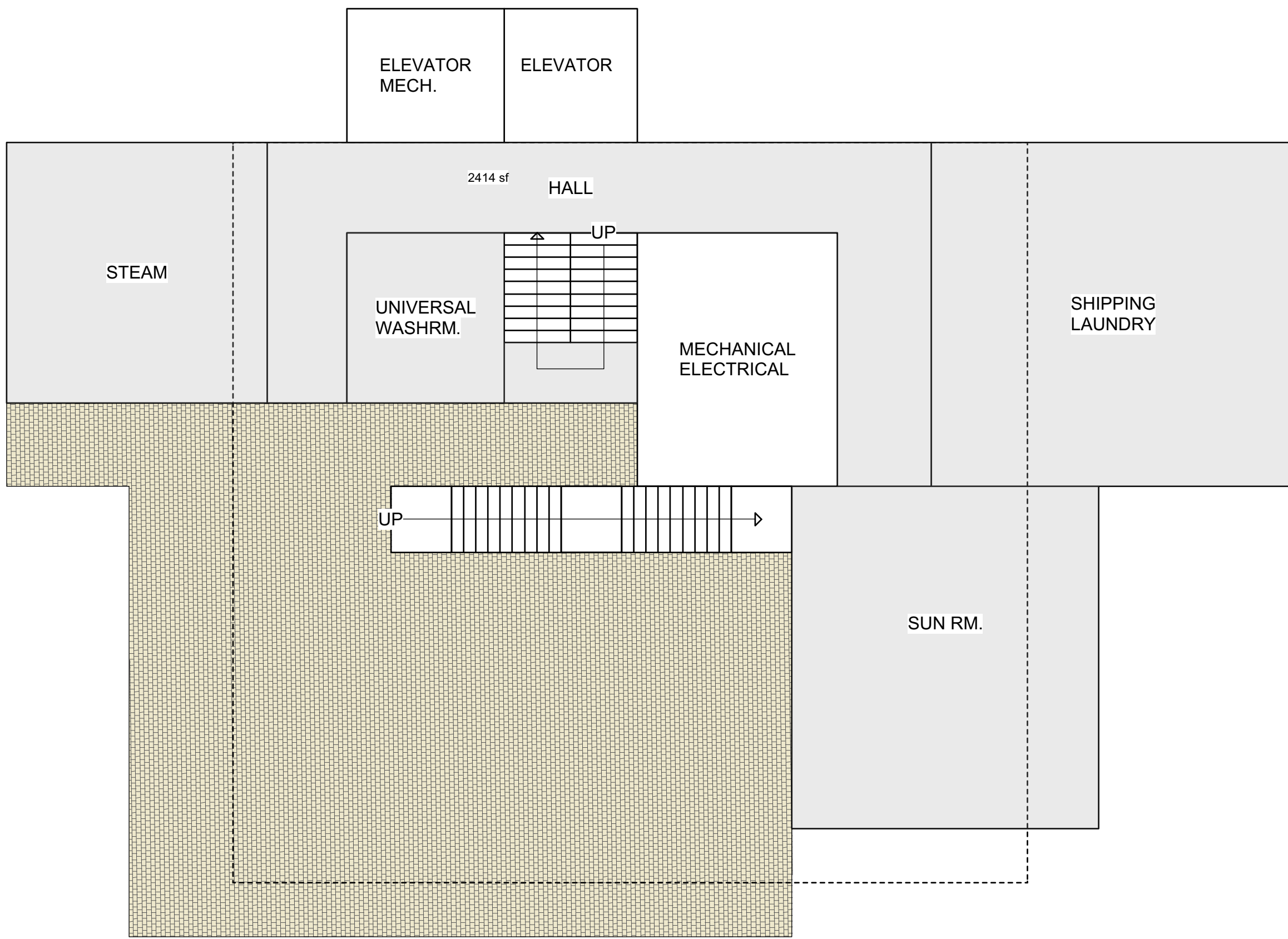
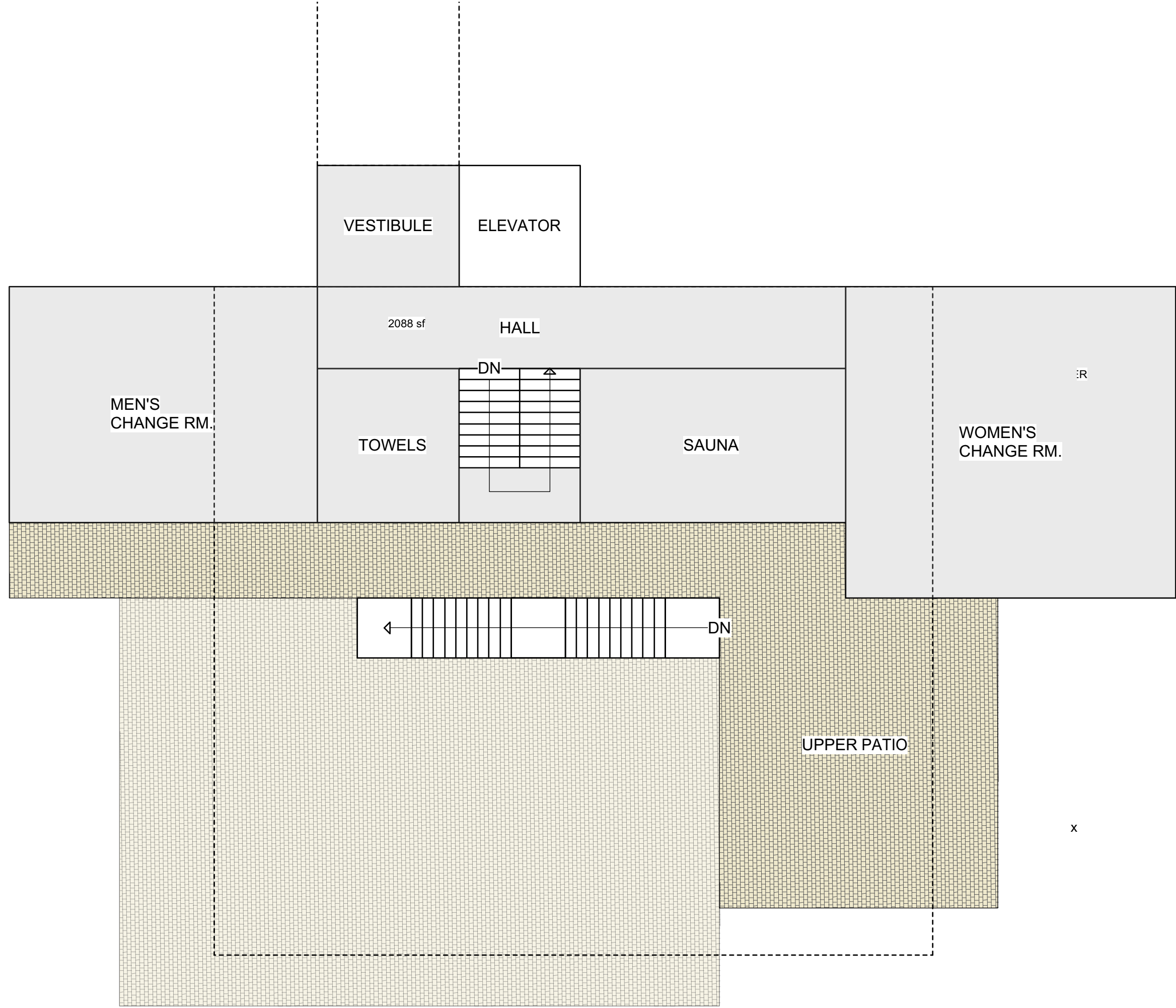
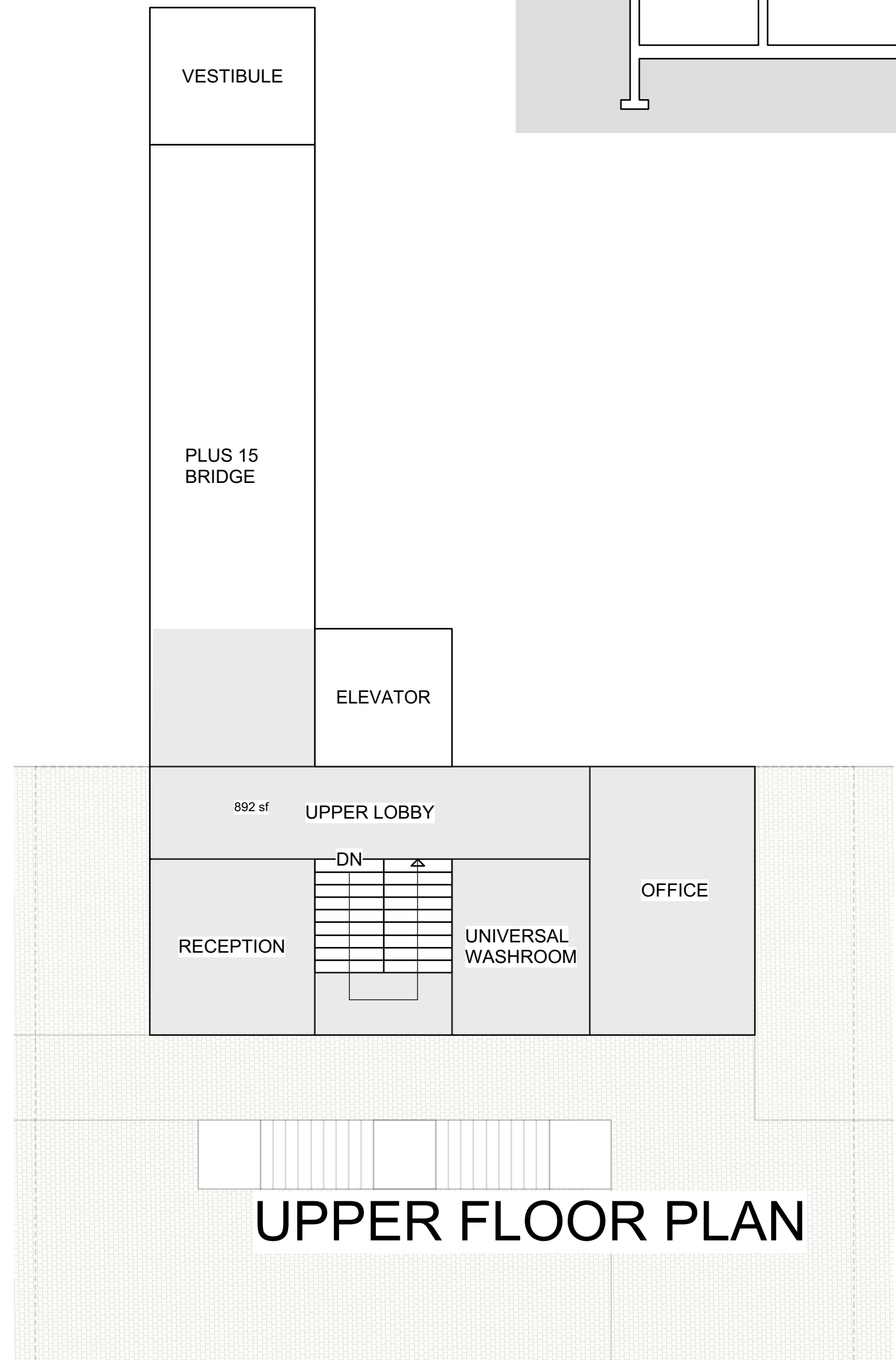
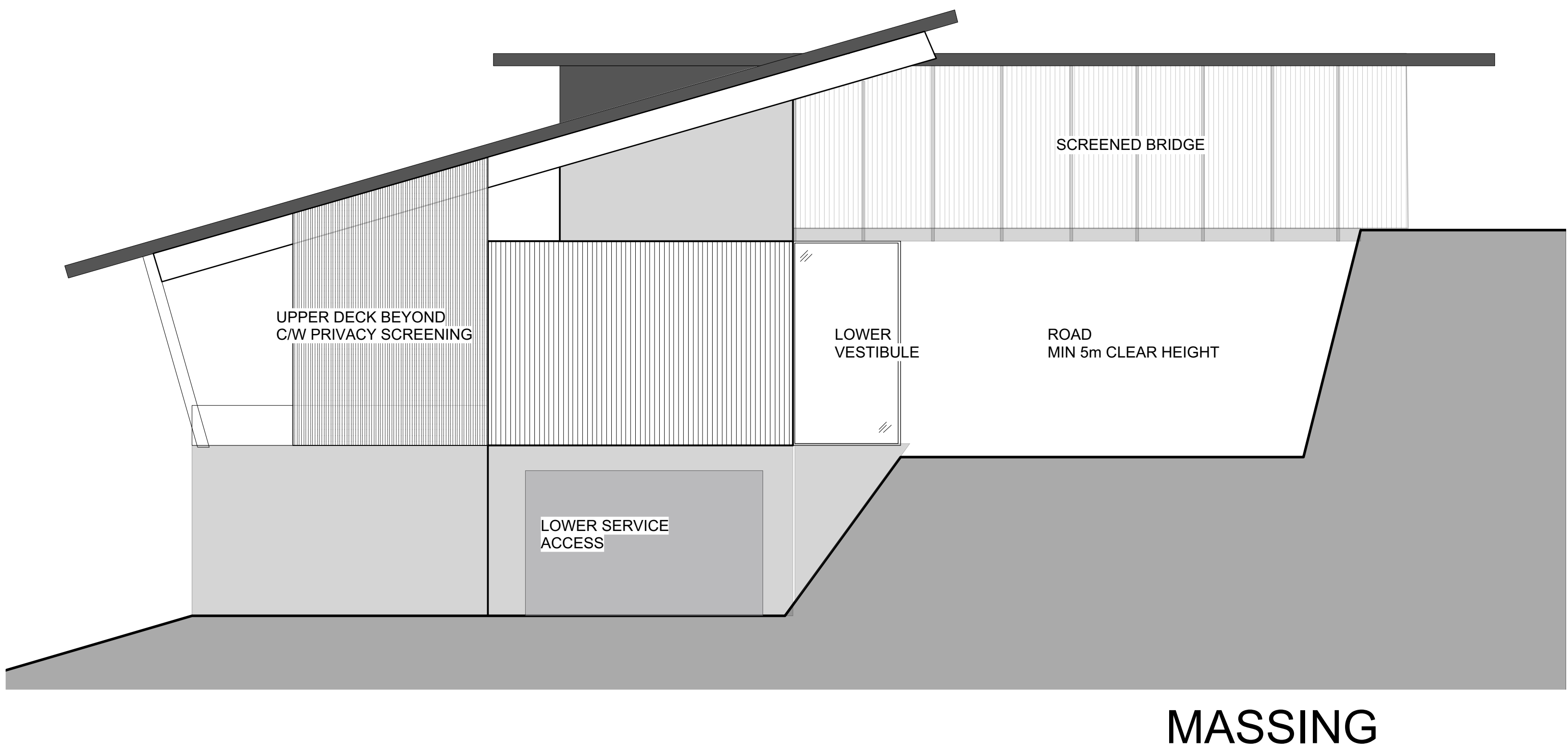
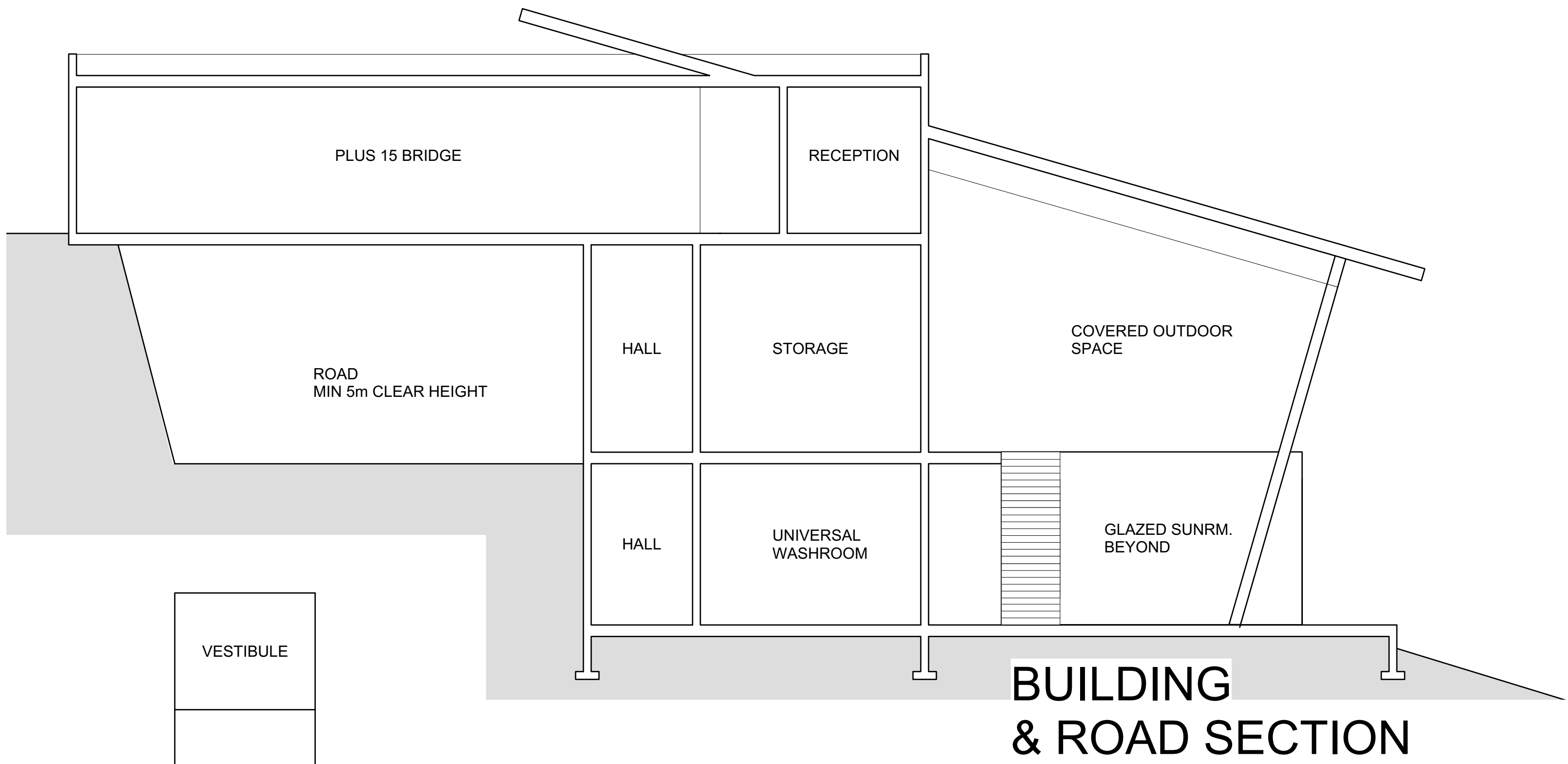
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Sheet Title:
BUILDING J -TREATMENT ROOMS
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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Project No:	Sheet No:
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Sheet Title:
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Project
BADEN SPA
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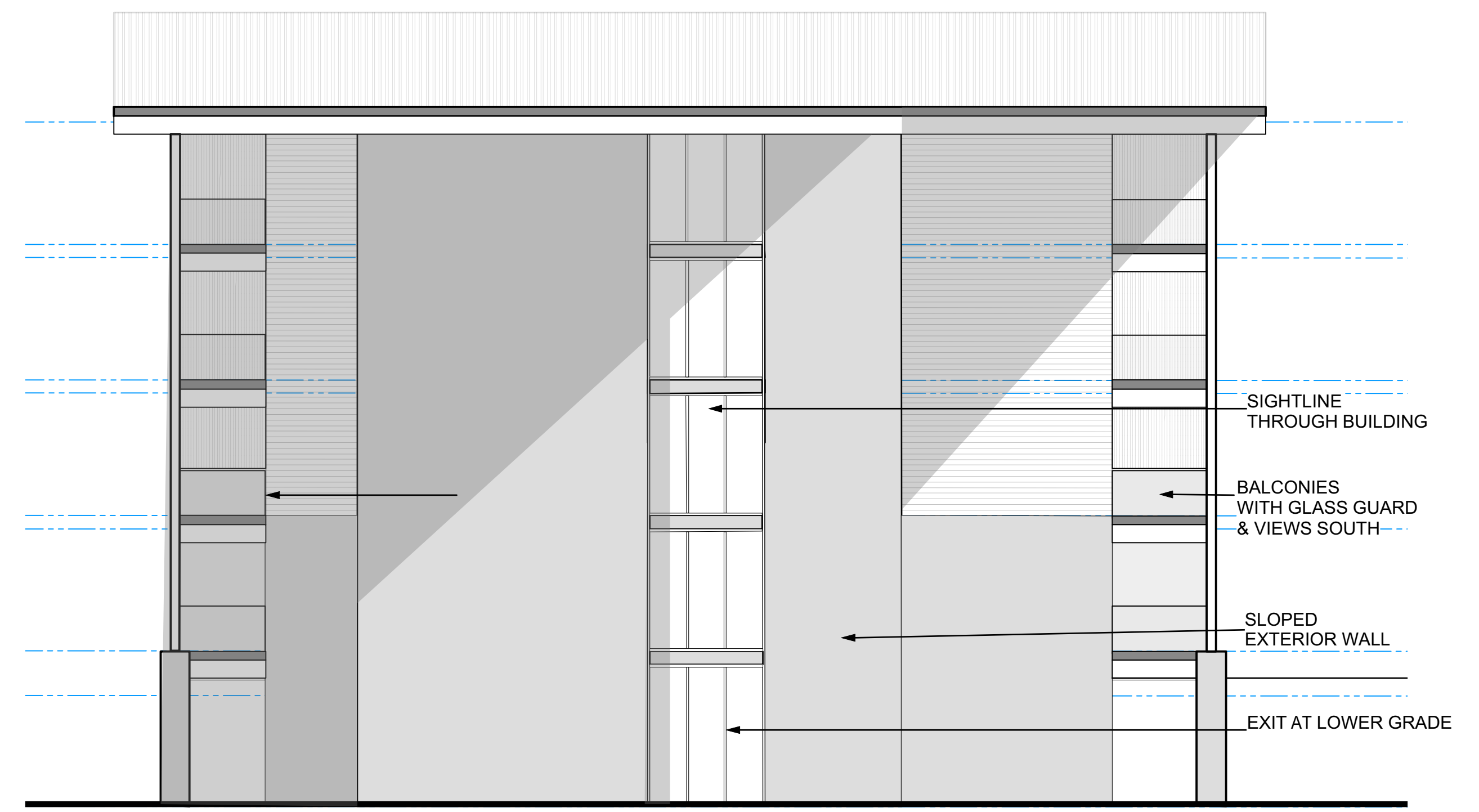
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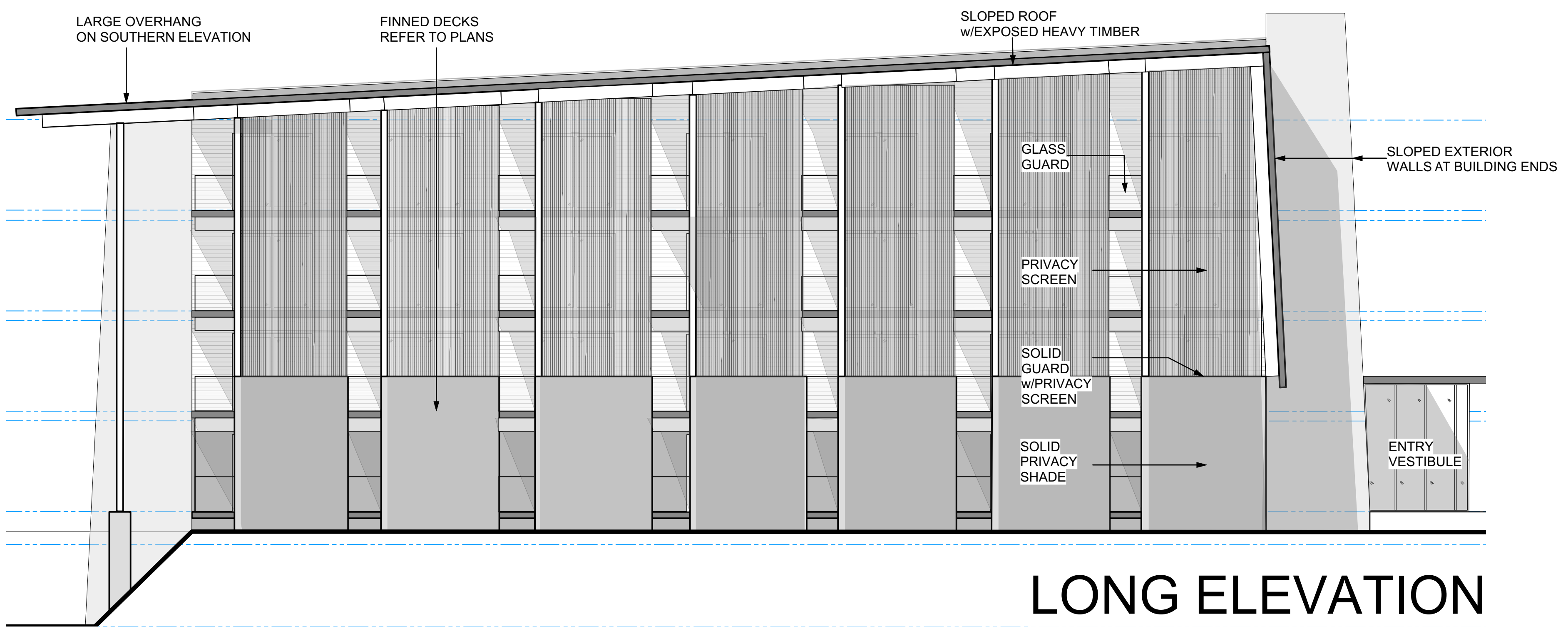
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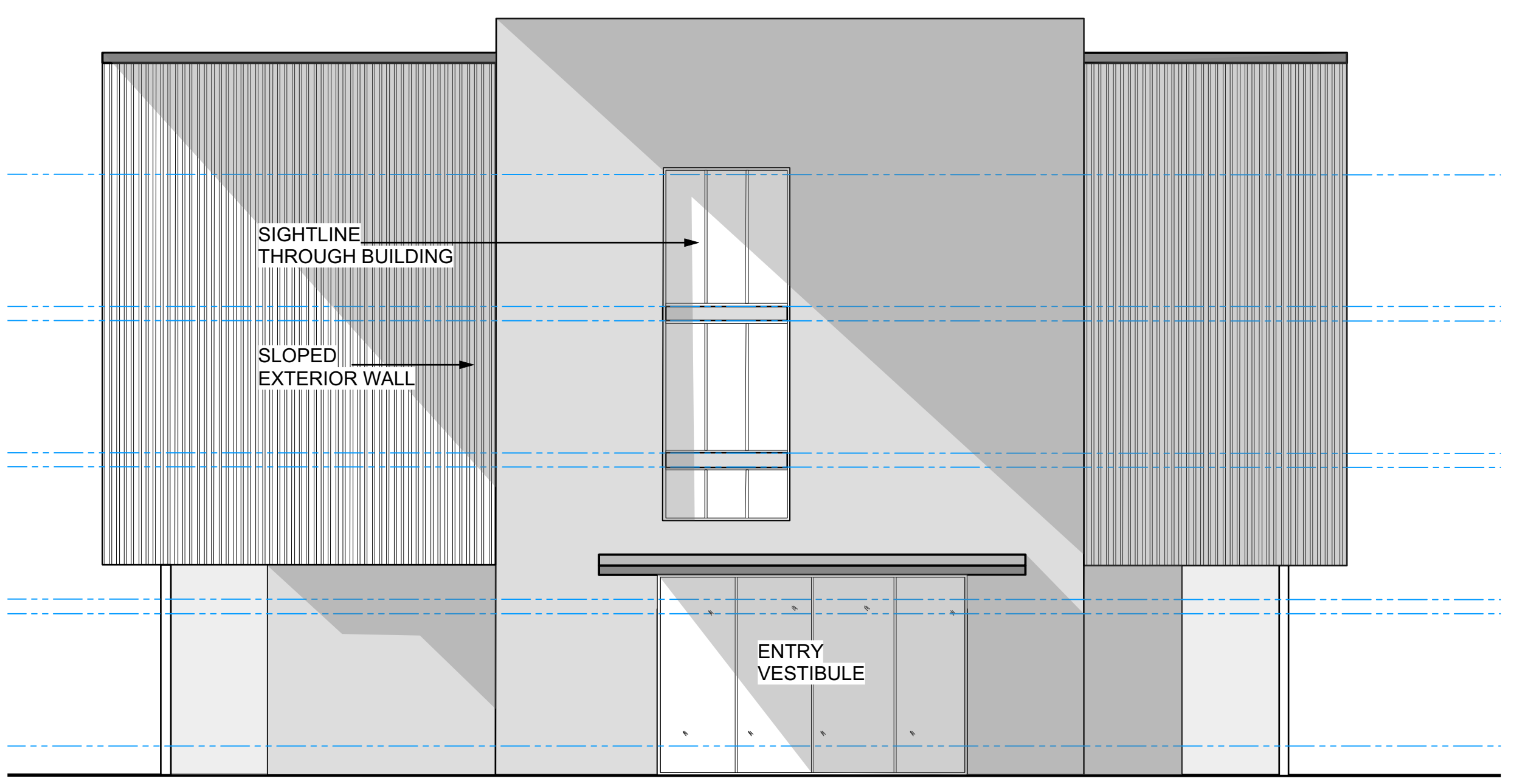
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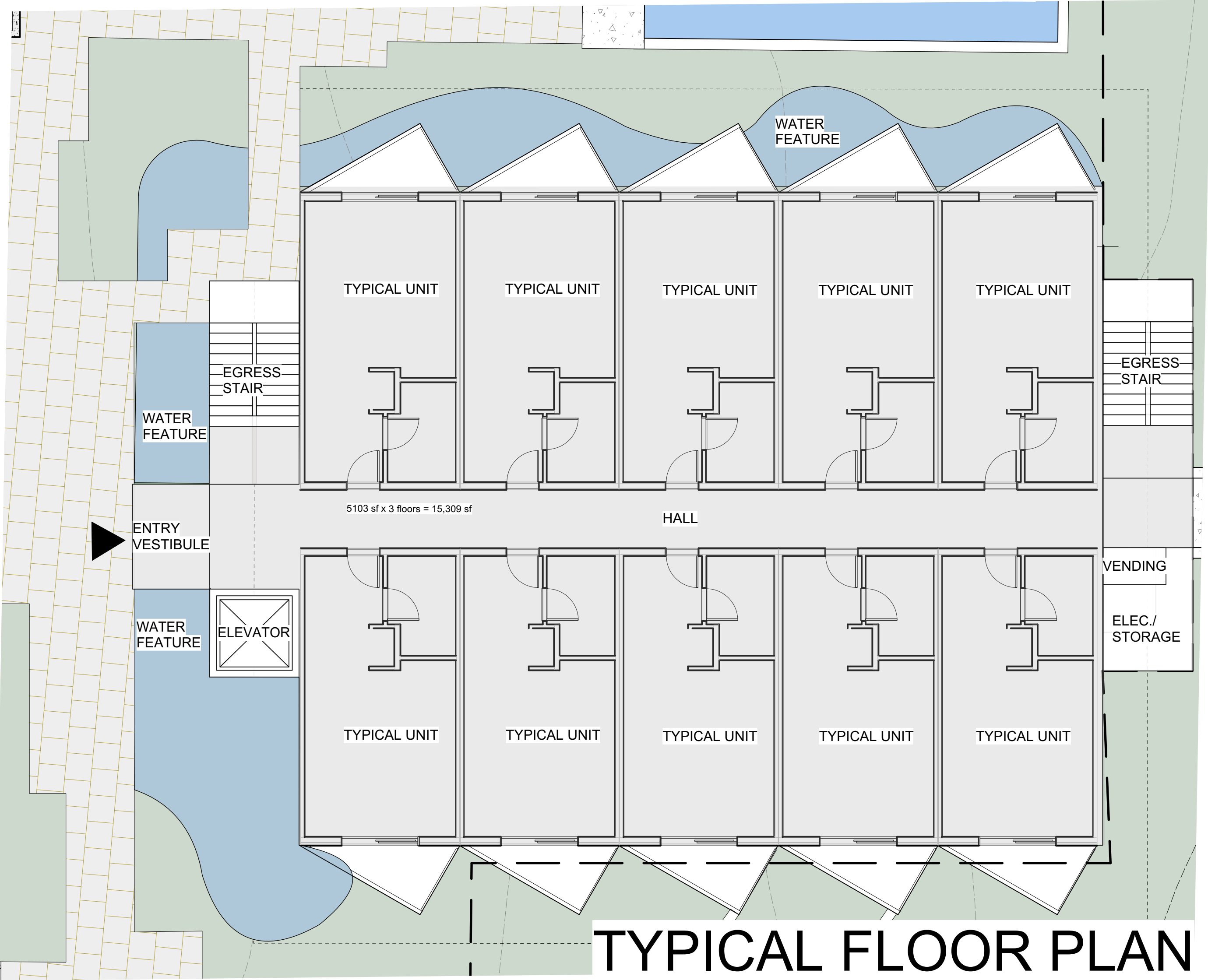
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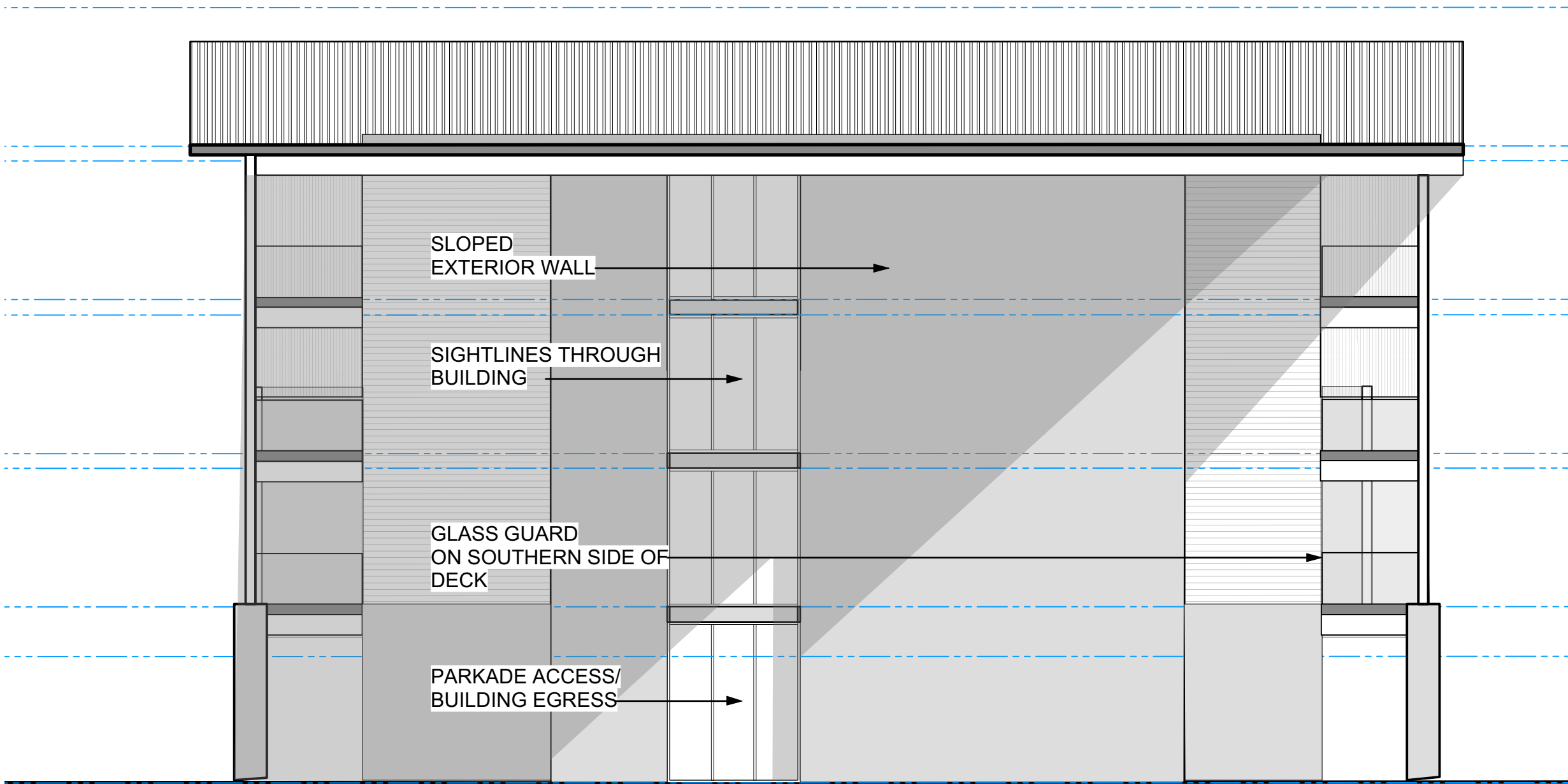
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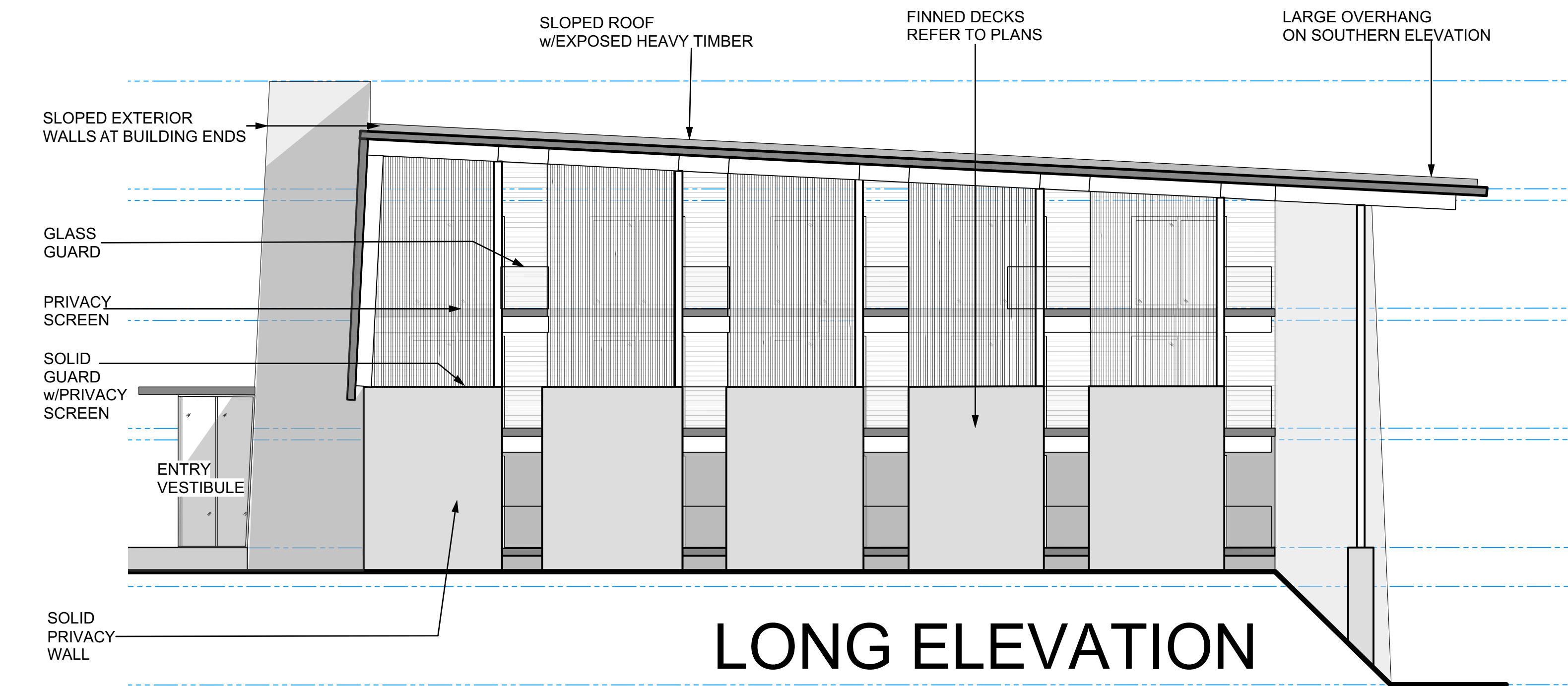
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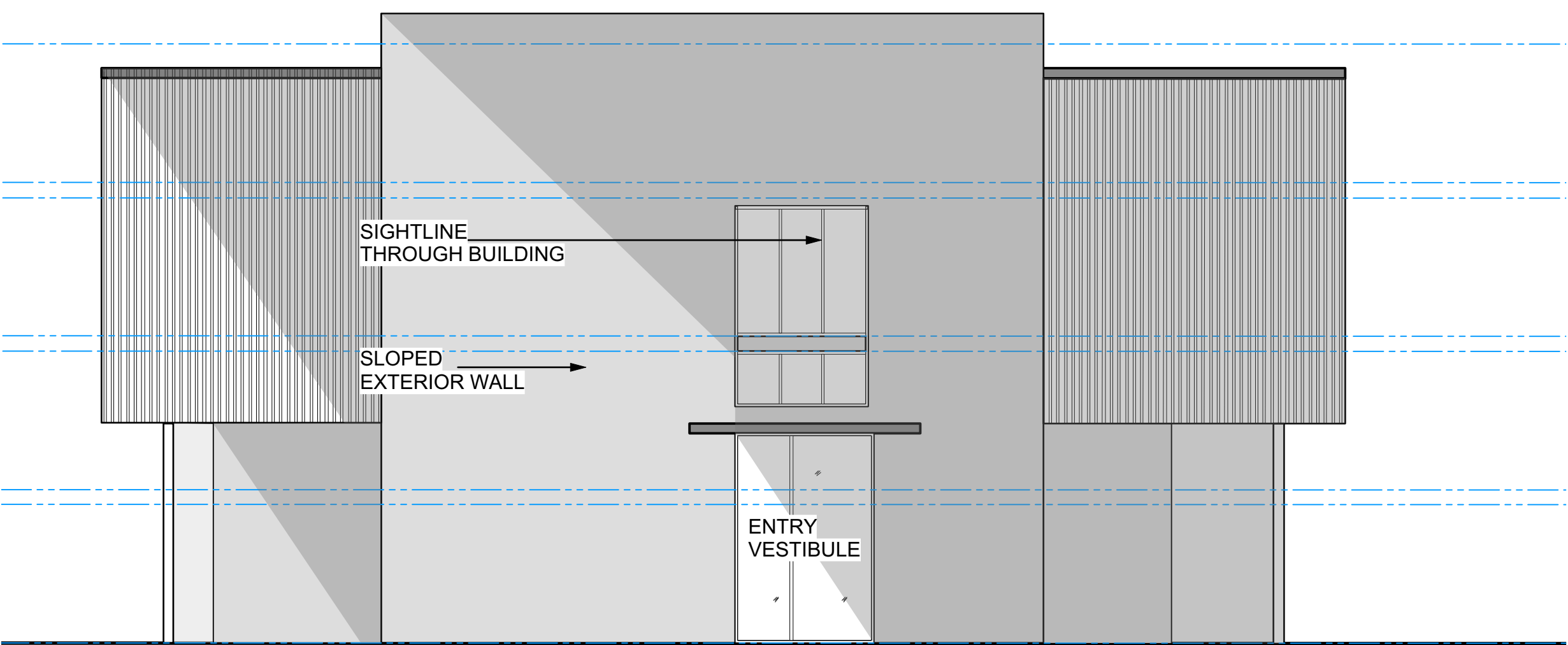
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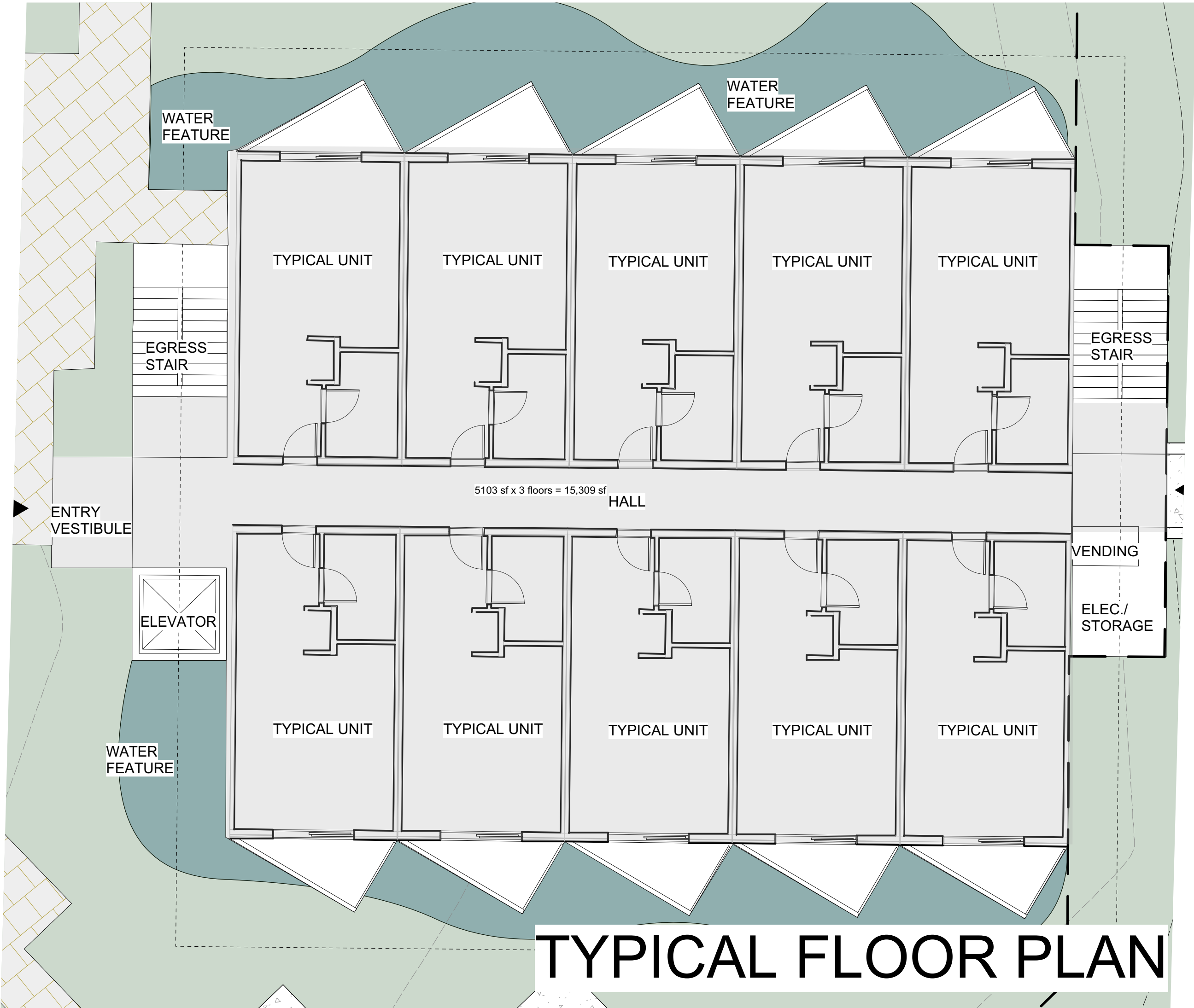
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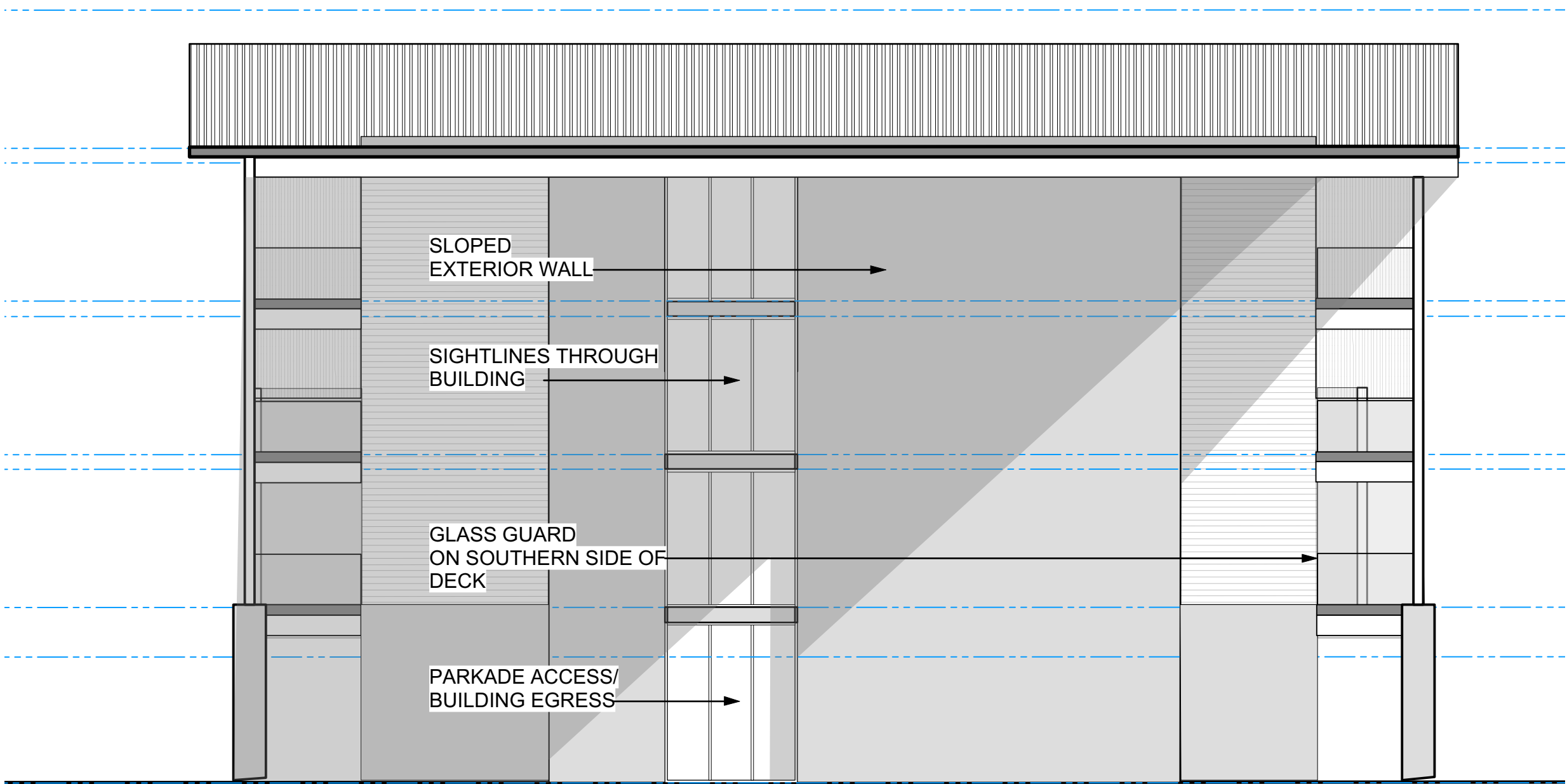
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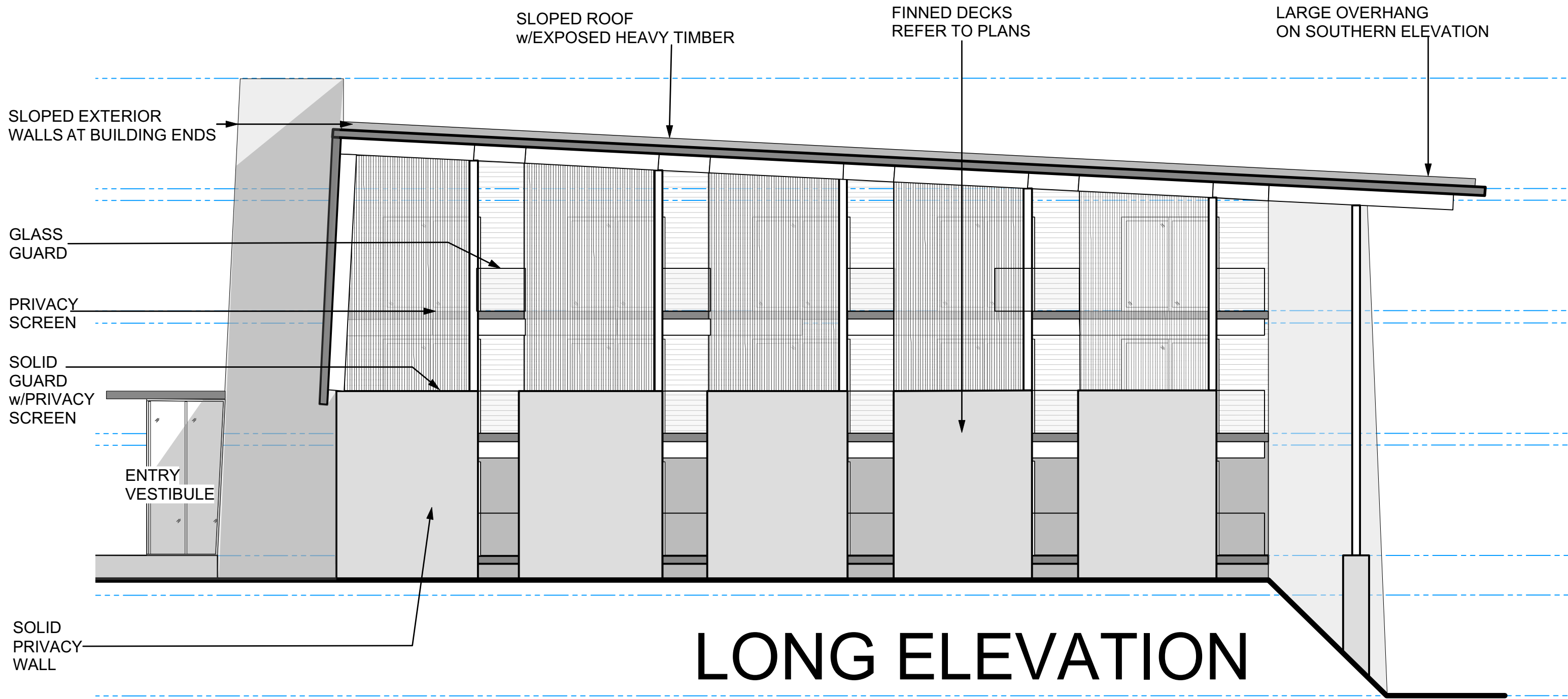
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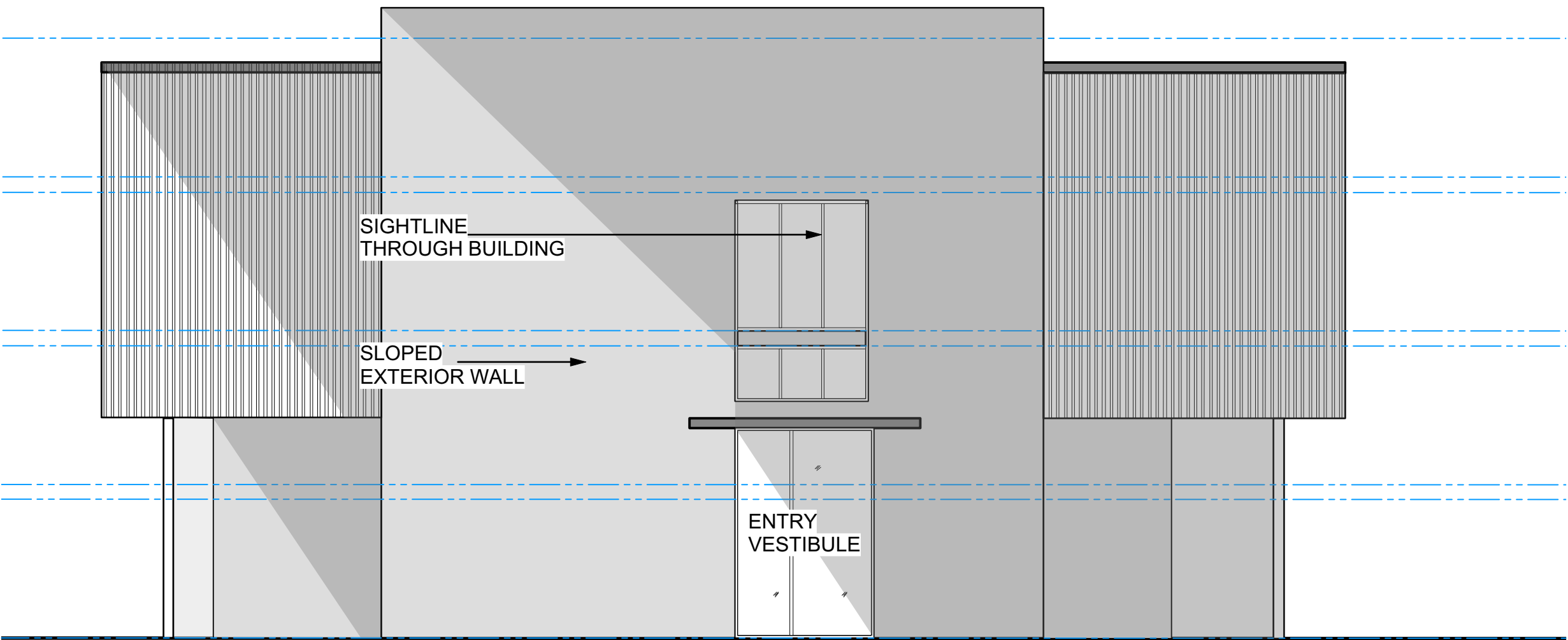
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DOWN SLOPE ELEVATION

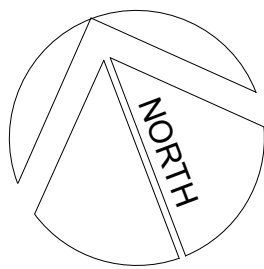


LONG ELEVATION



ENTRY ELEVATION

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

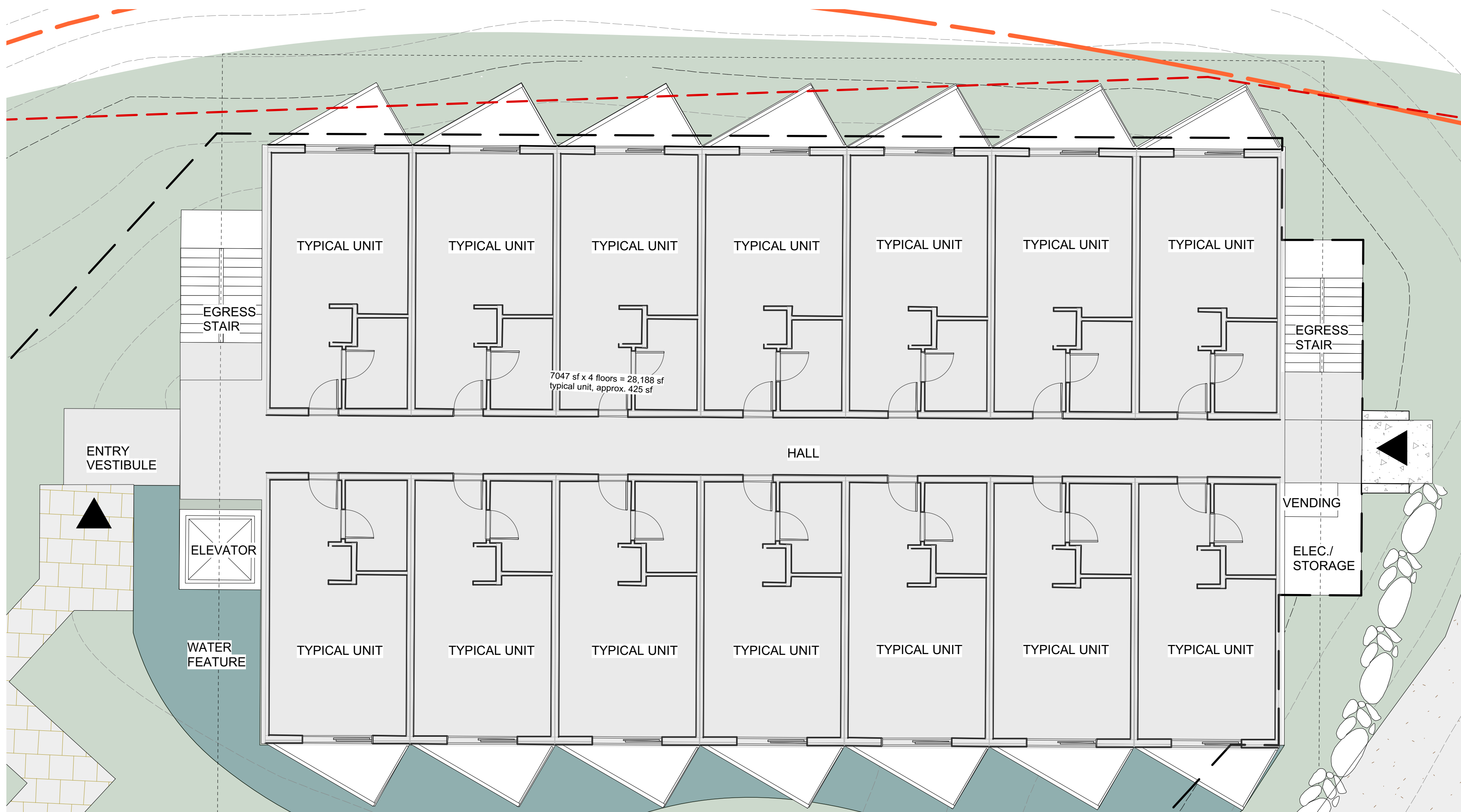
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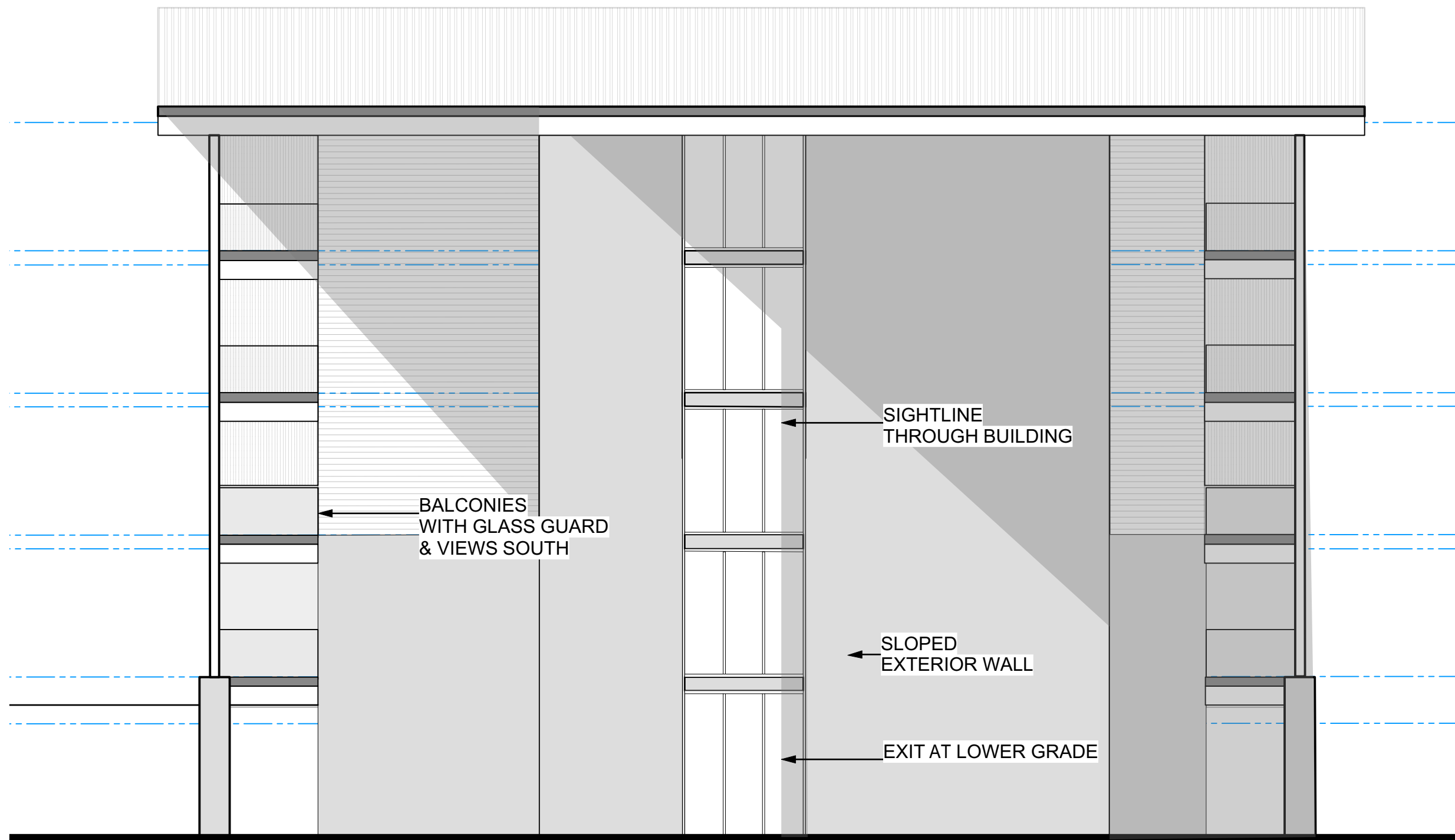
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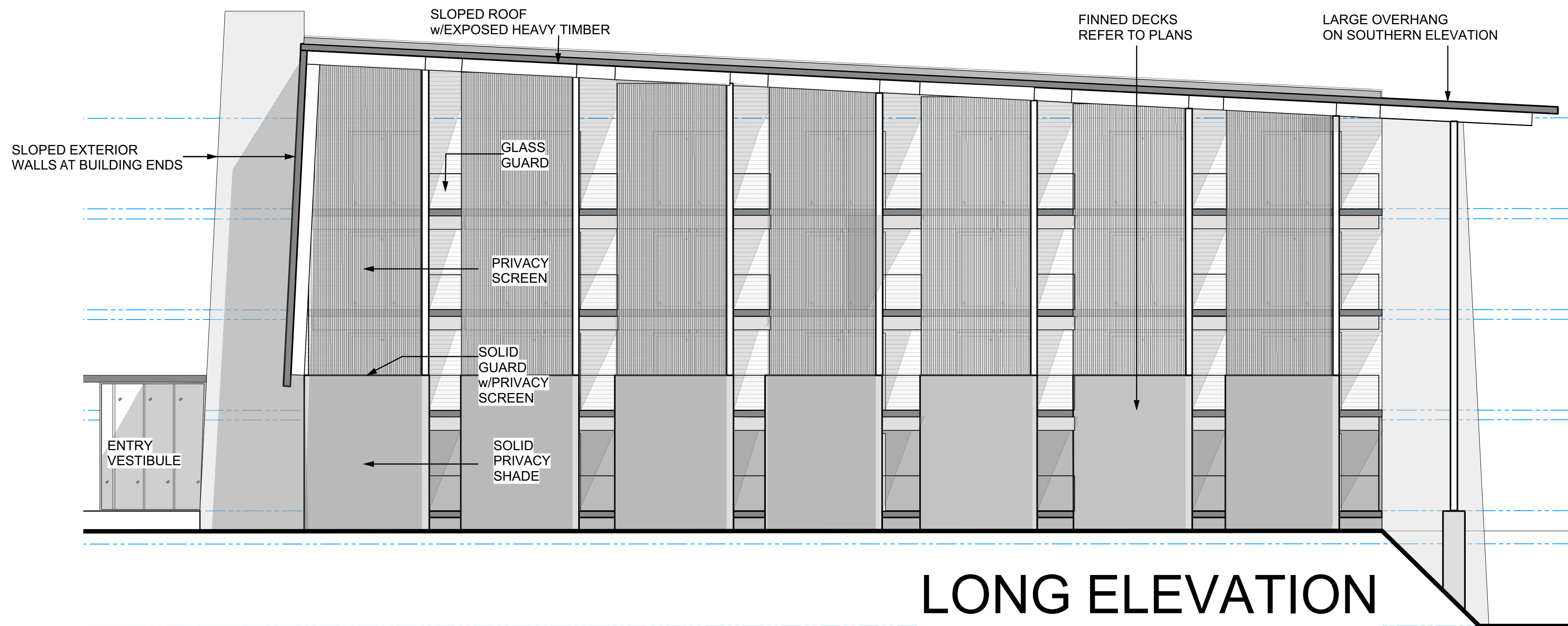
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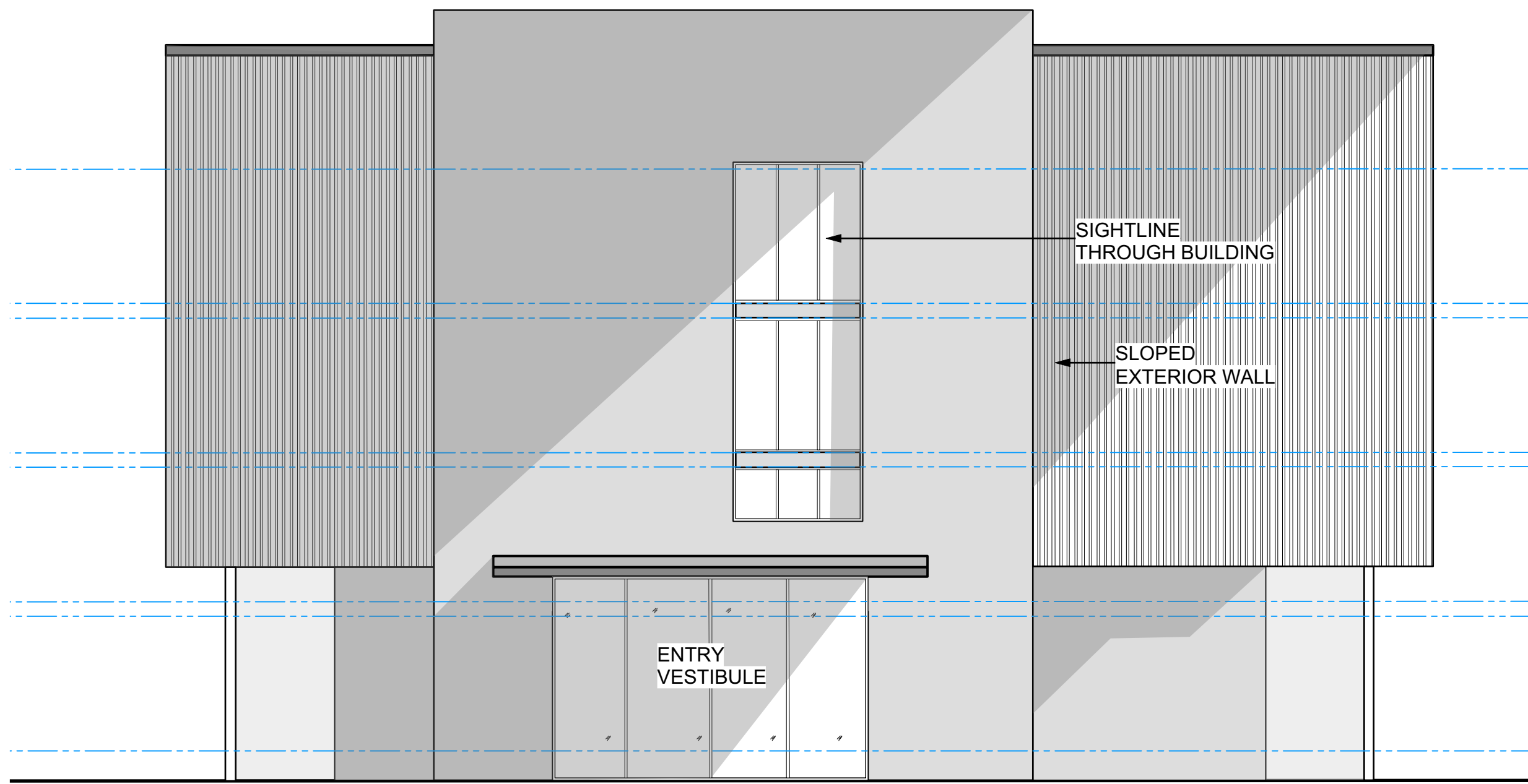
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

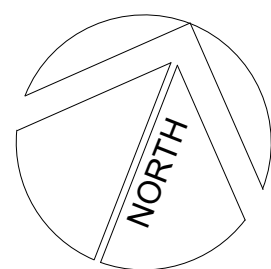


LONG ELEVATION



ENTRY ELEVATION

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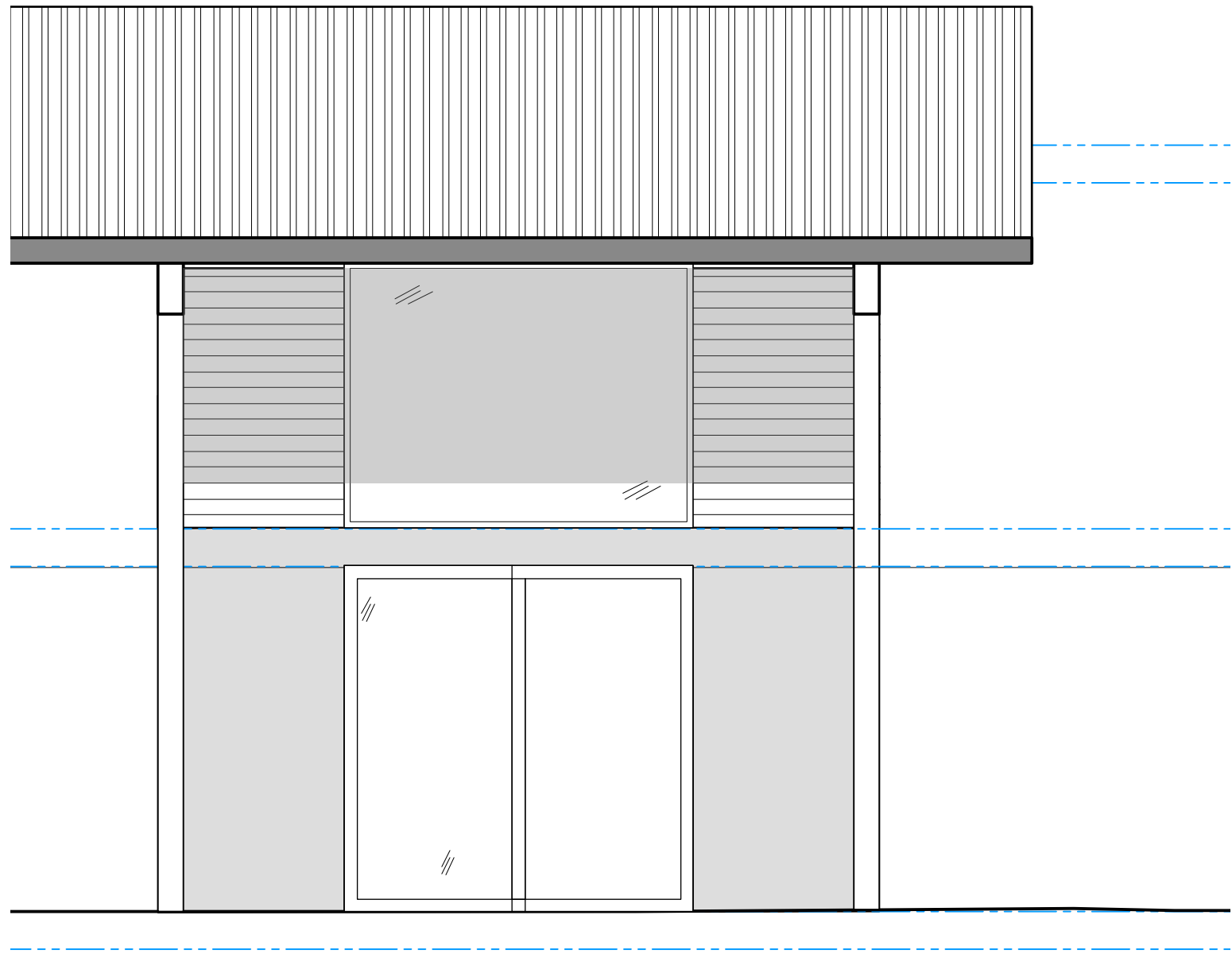
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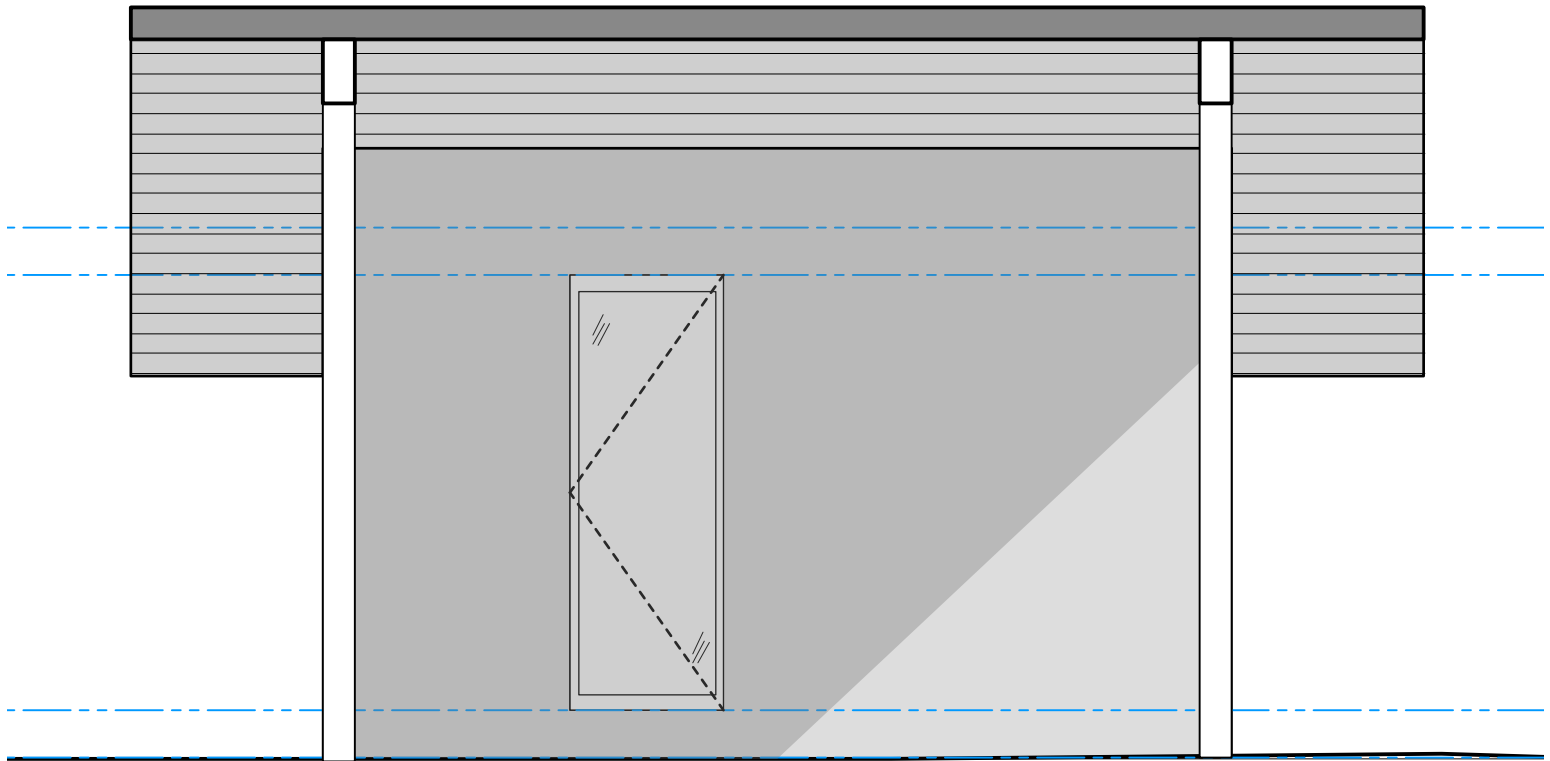
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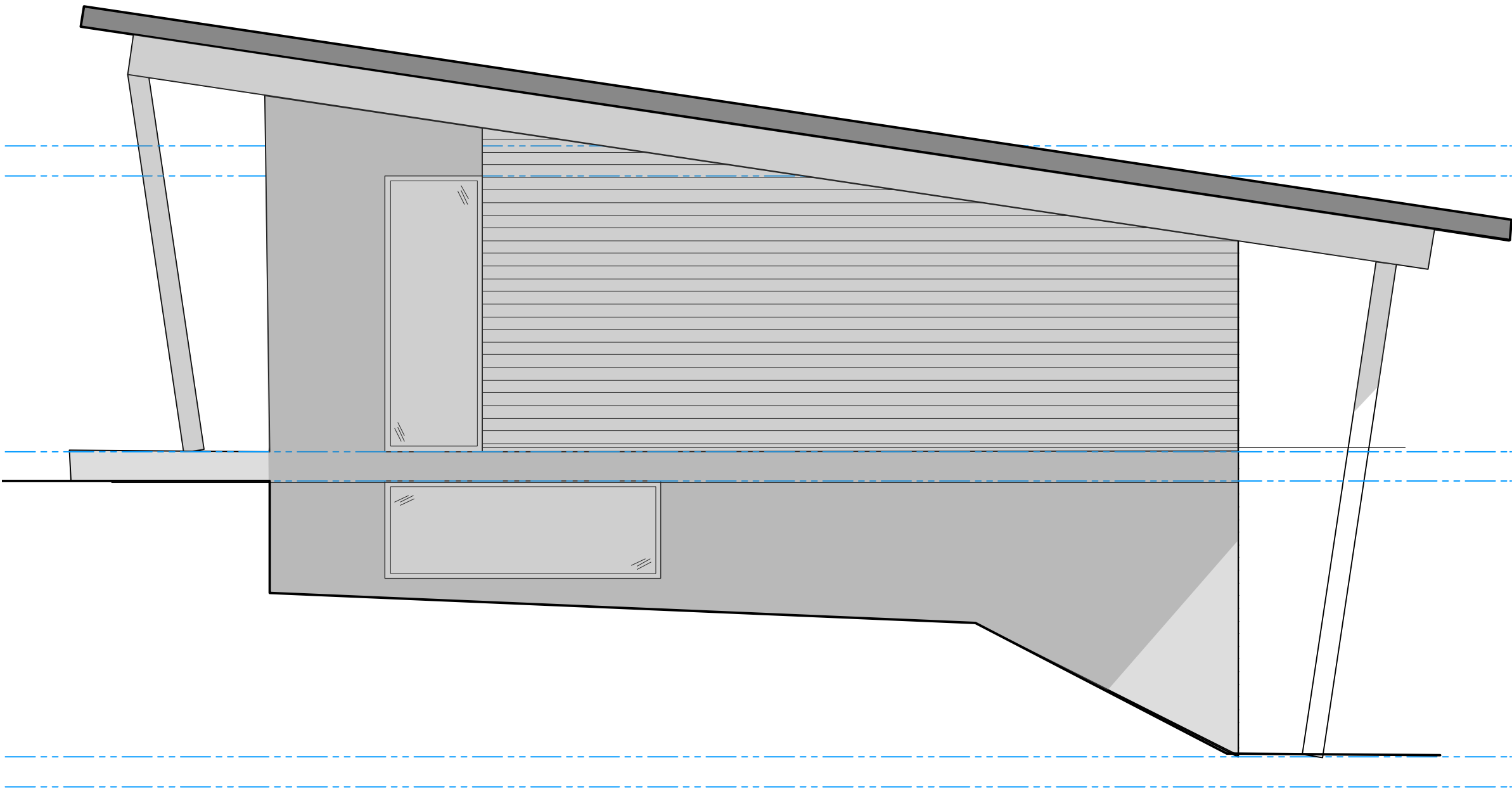
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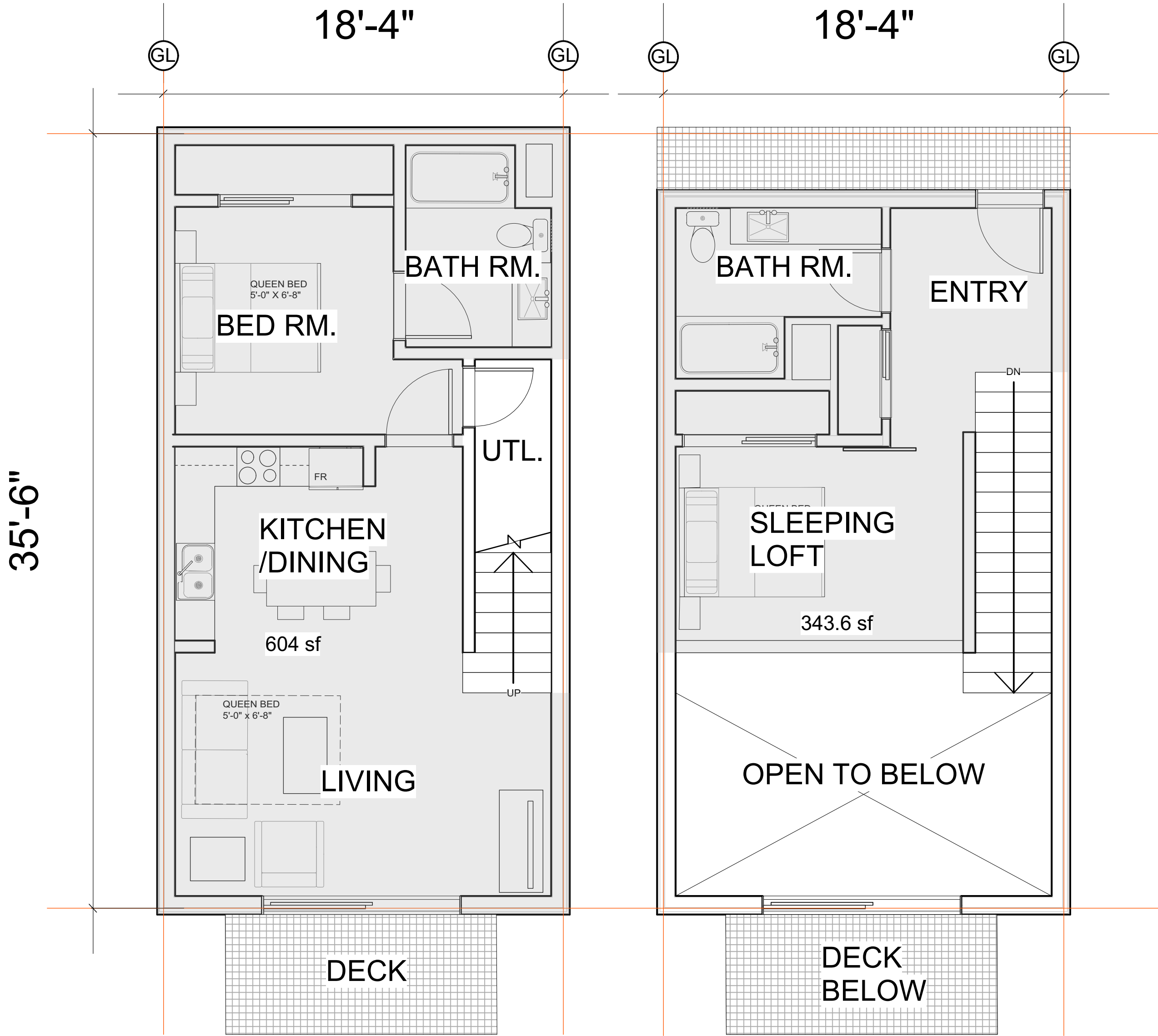
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FRONT ELEVATION



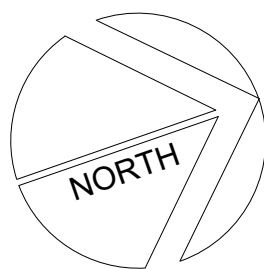
SIDE ELEVATION



LOWER FLOOR

ENTRY FLOOR

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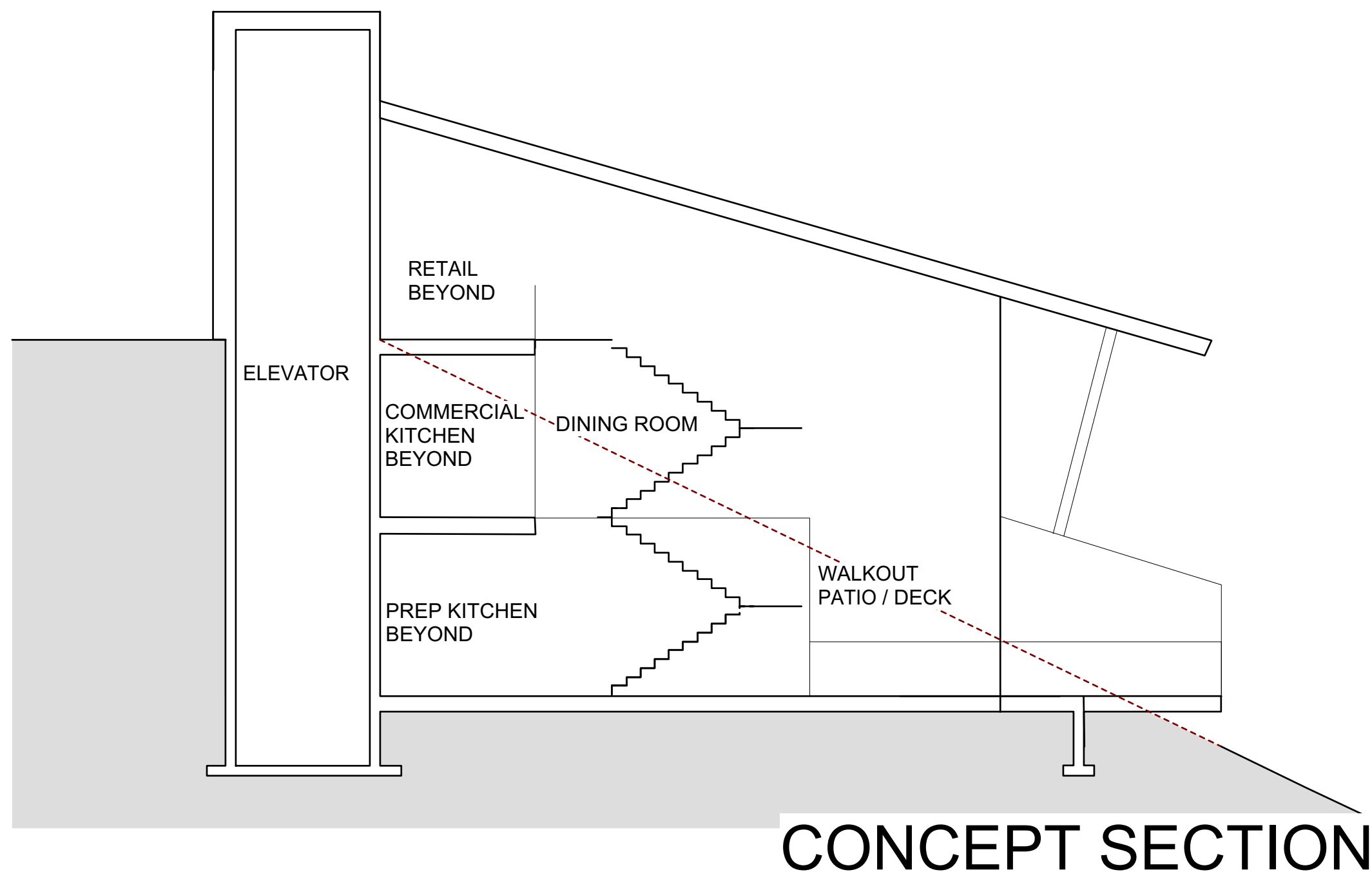
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SHANNON VIEW DRIVE, WEST KELOWNA, BC

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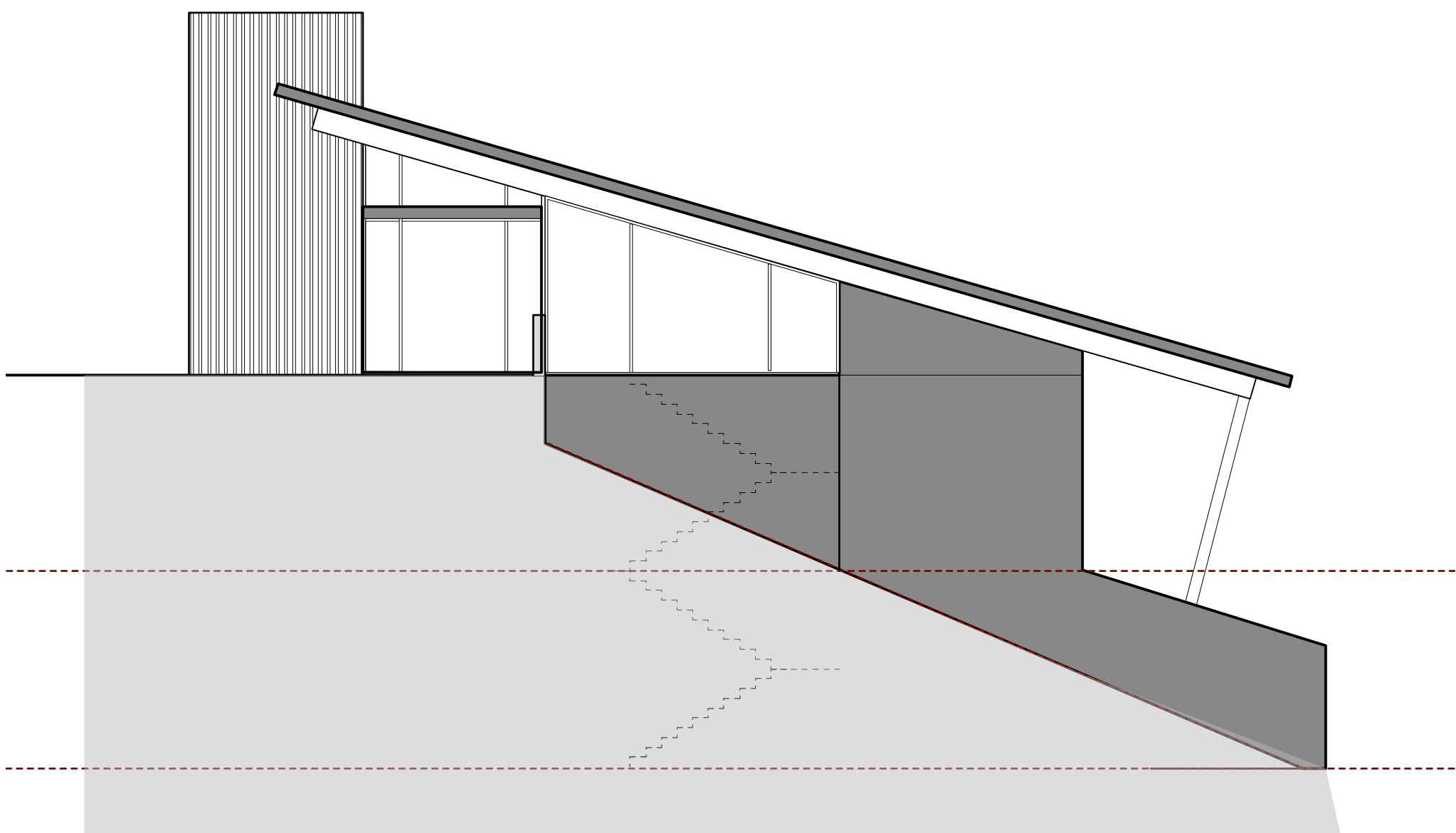
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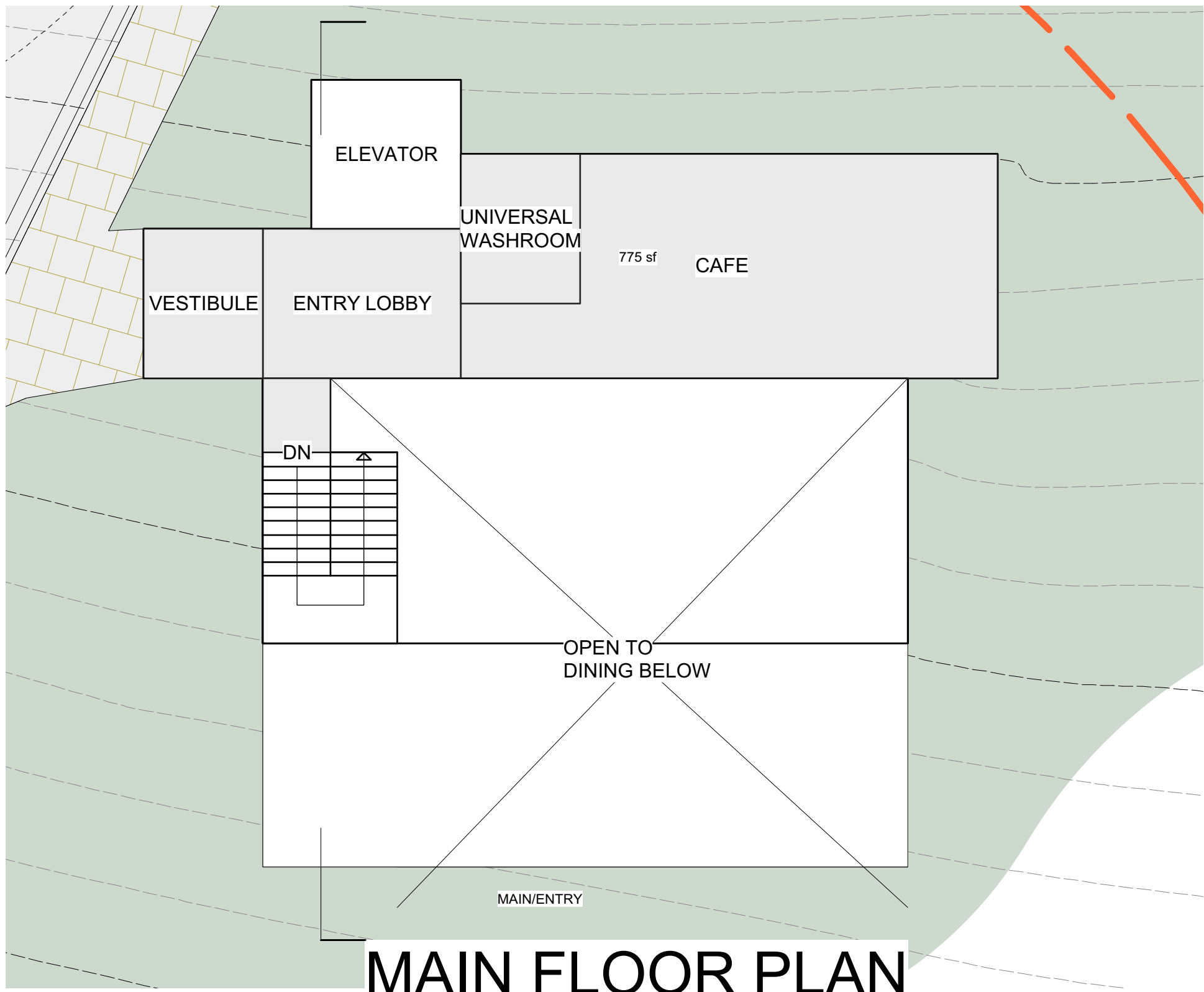
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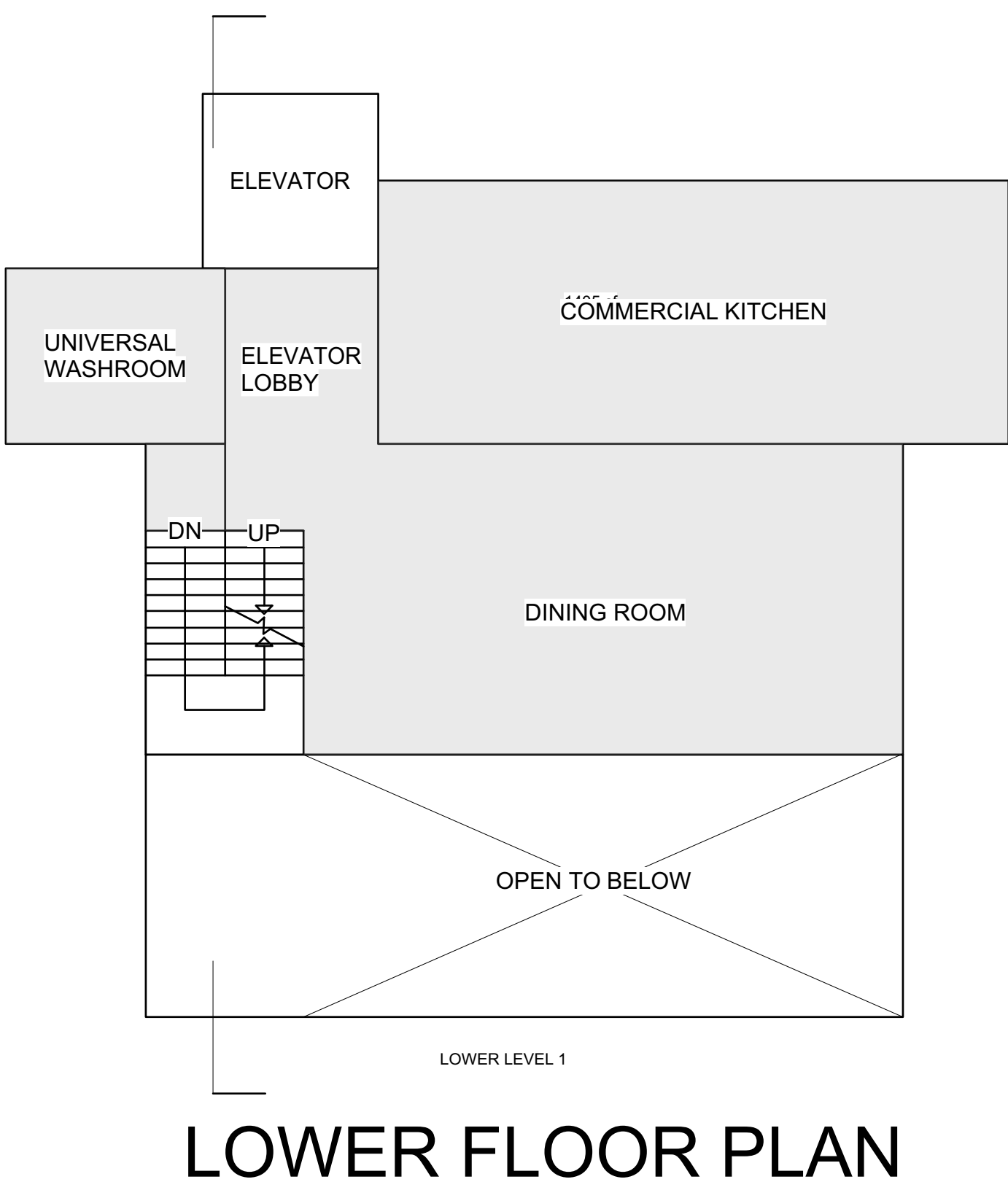
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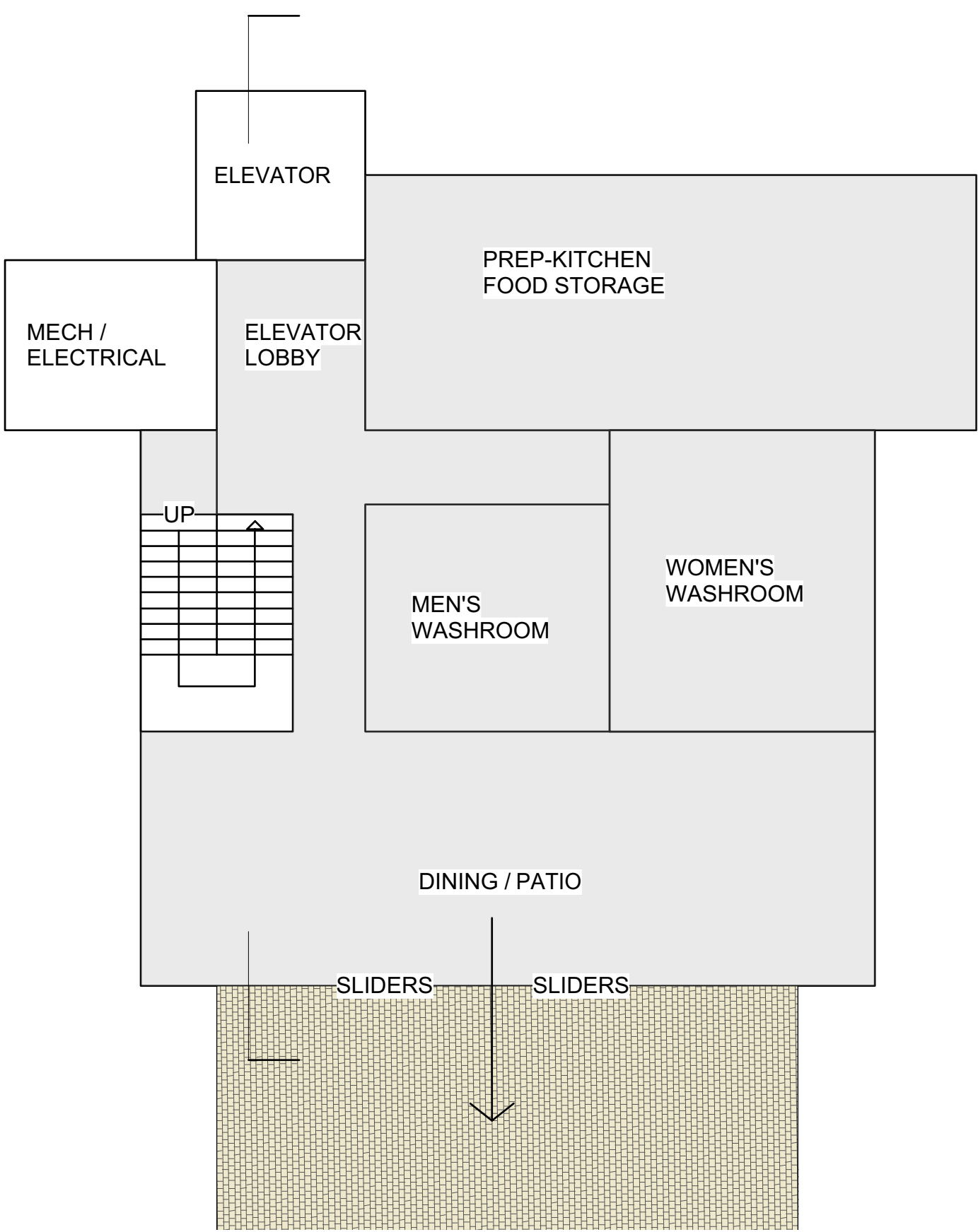
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MAIN FLOOR PLAN

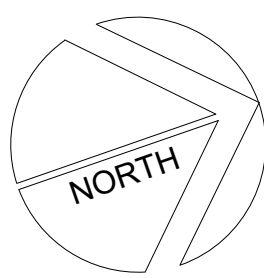


LOWER FLOOR PLAN



BASEMENT/PATIO FLOOR PLAN

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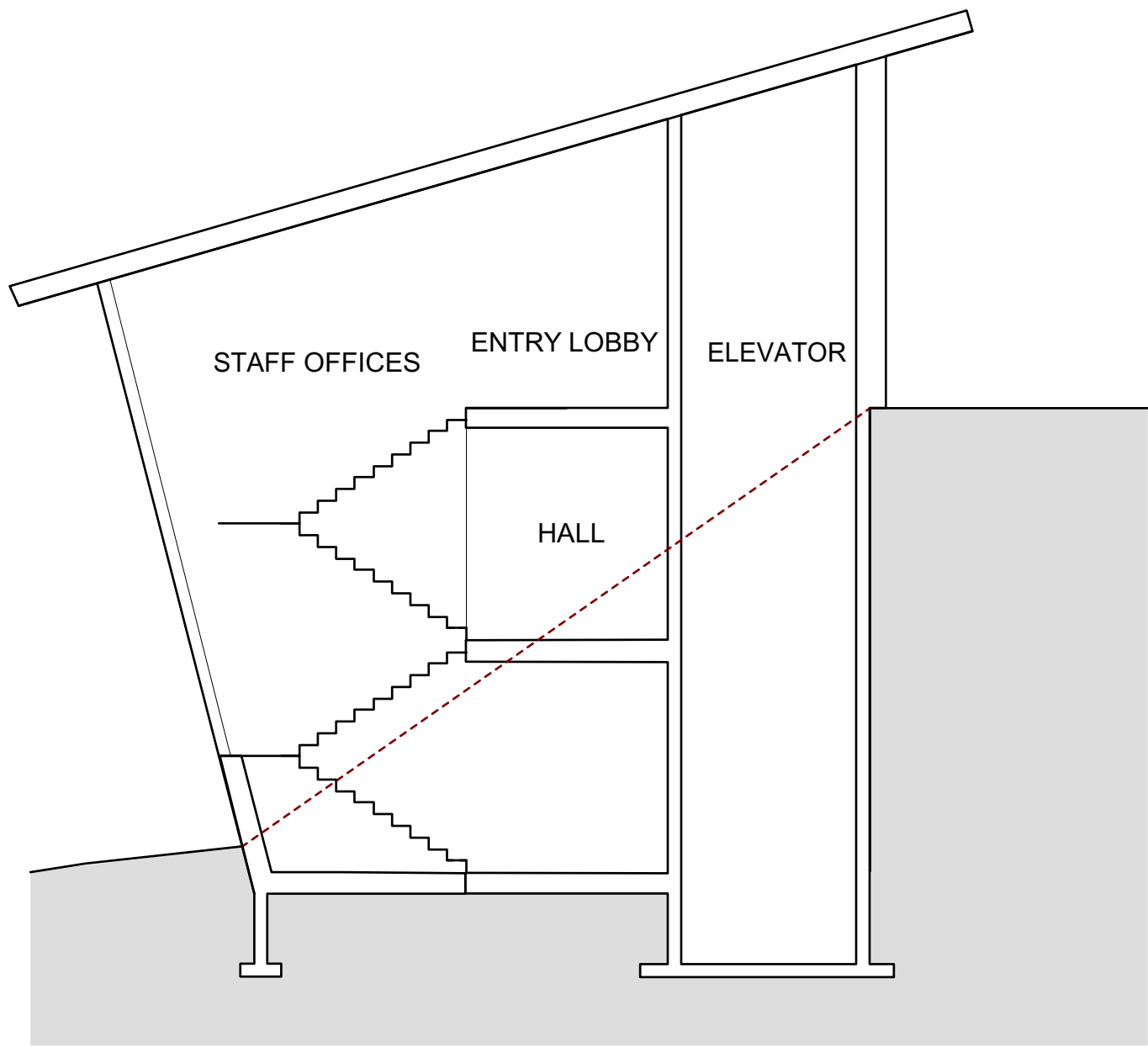
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Sheet Title:
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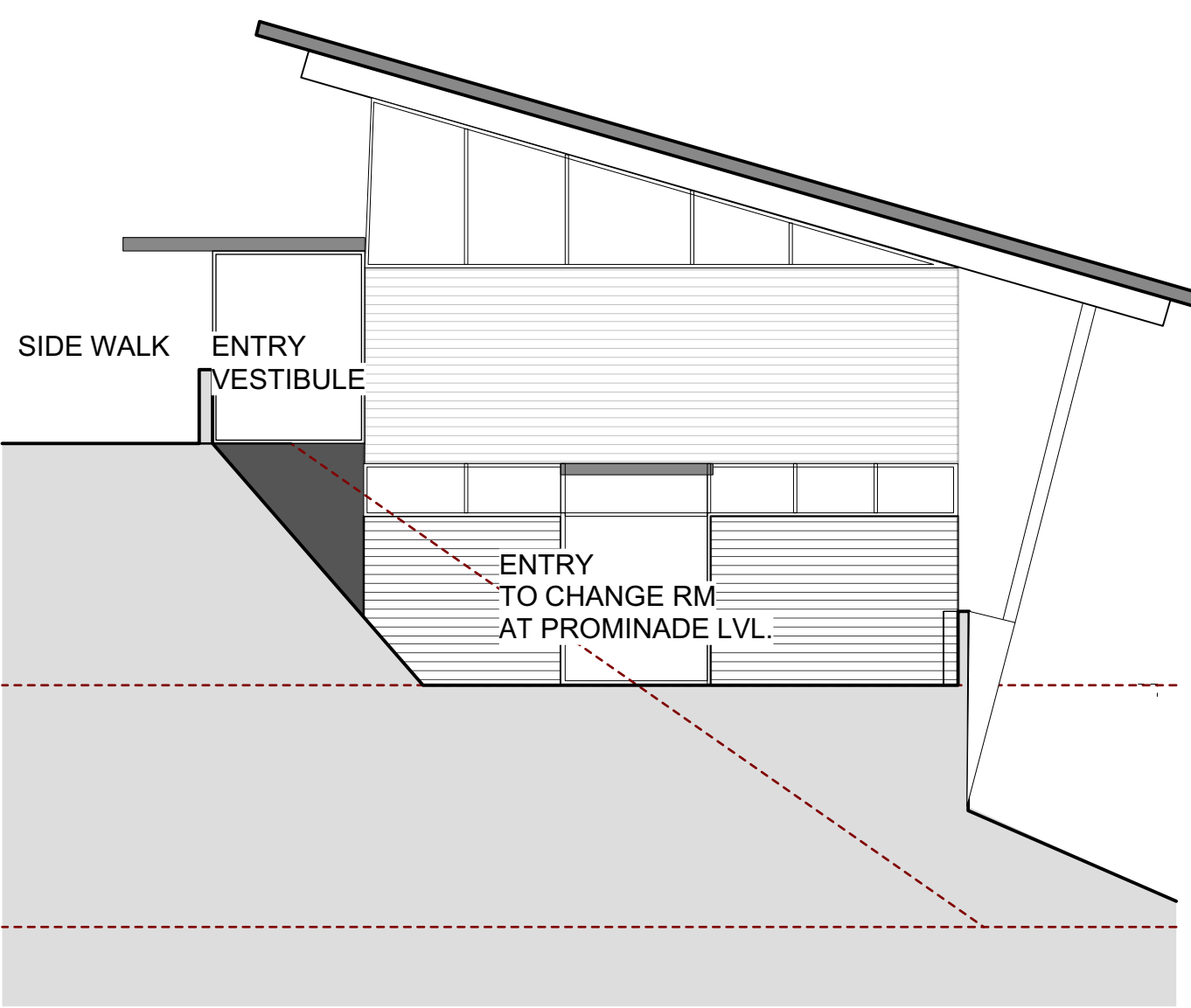
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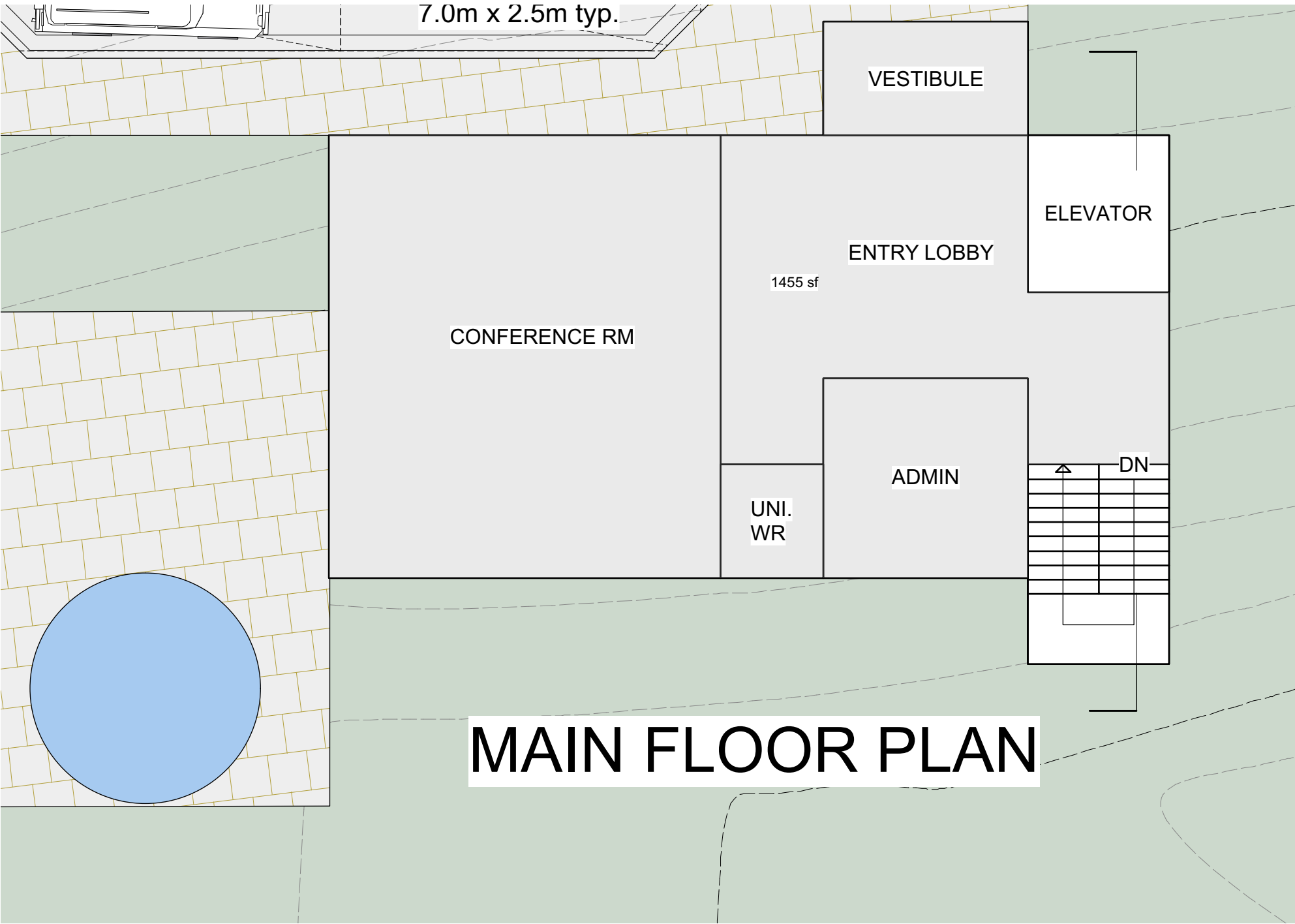
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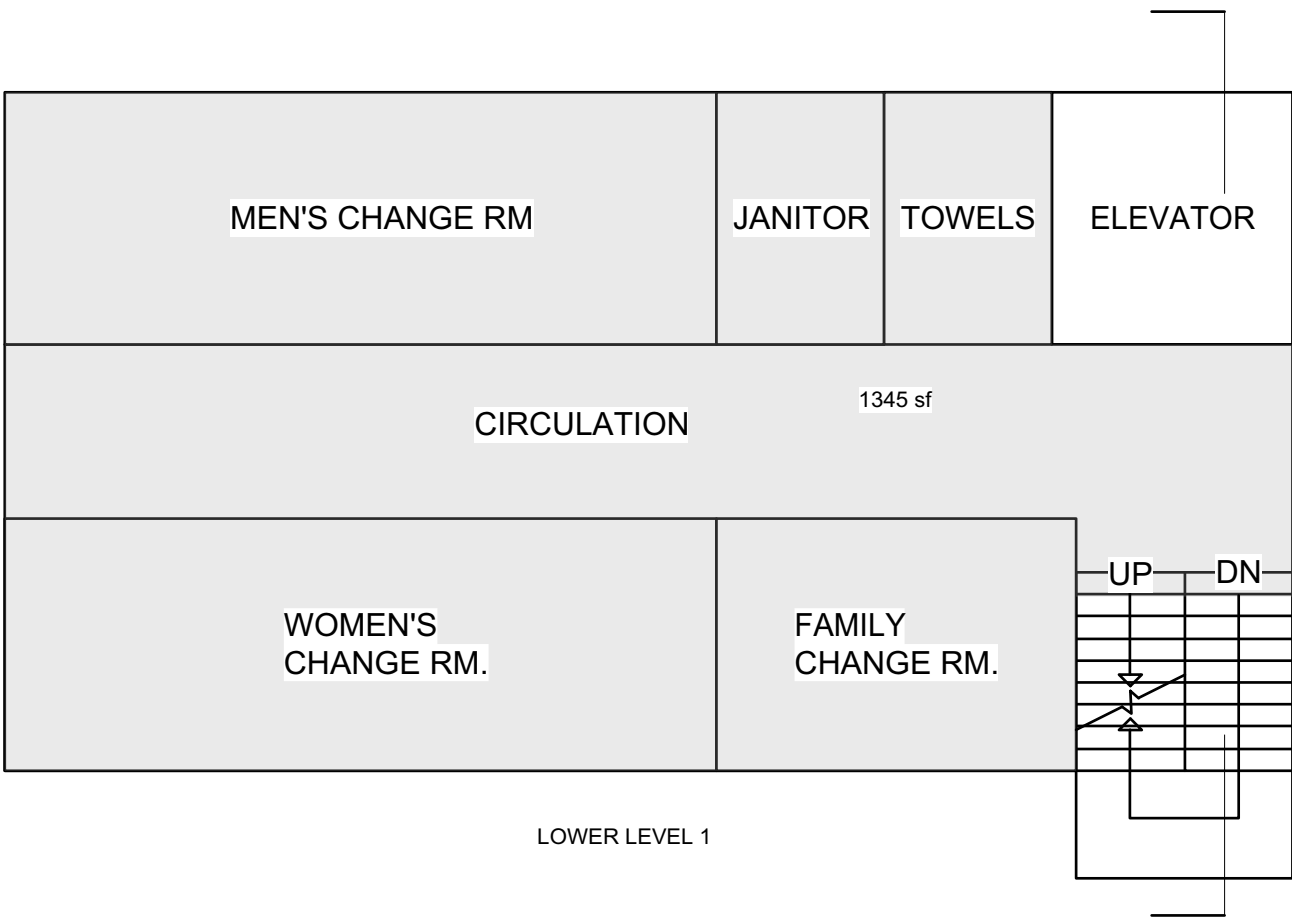
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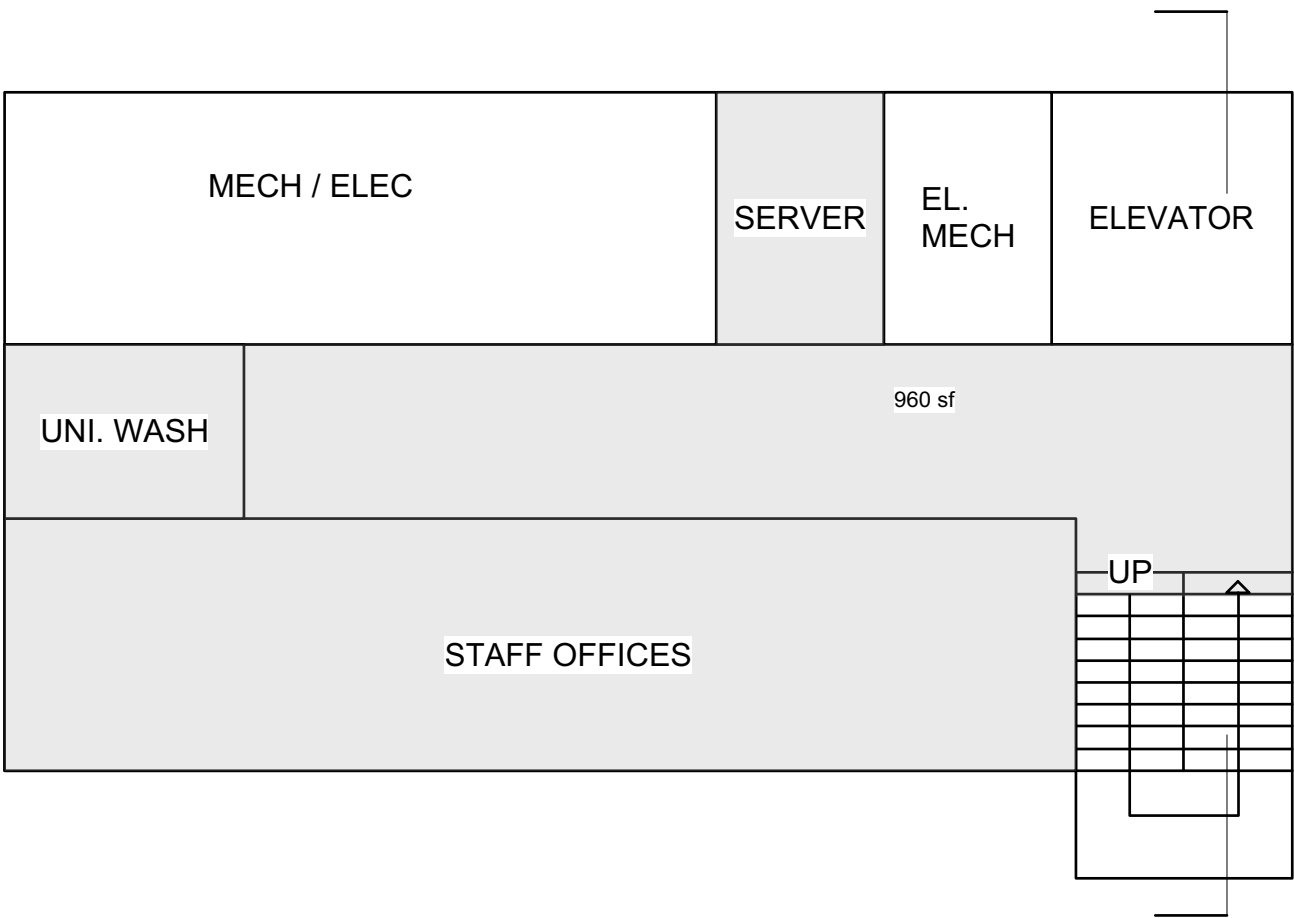
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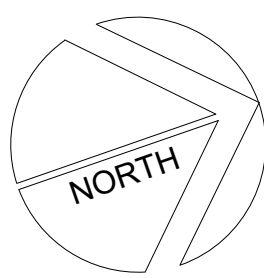


LOWER FLOOR PLAN



BASEMENT FLOOR PLAN

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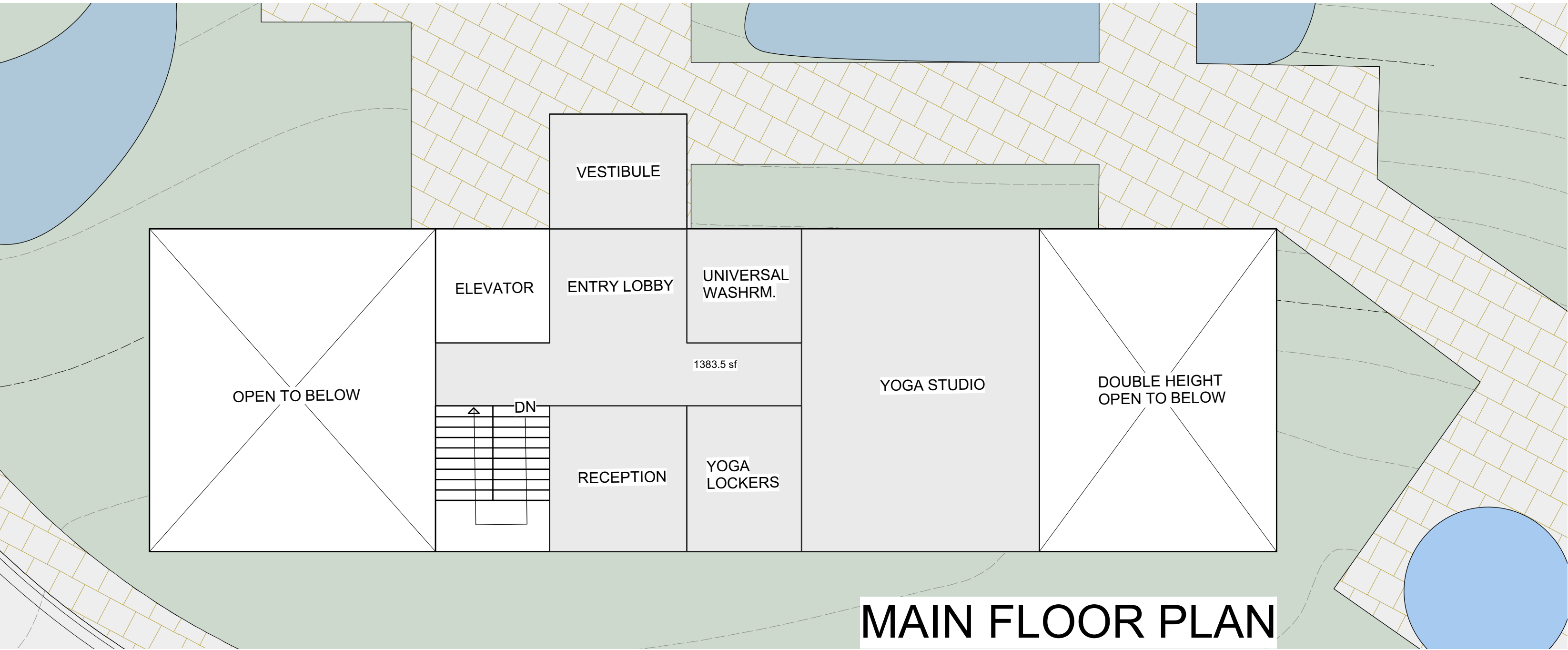
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Sheet Title:
BUILDING H - ADMIN
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BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

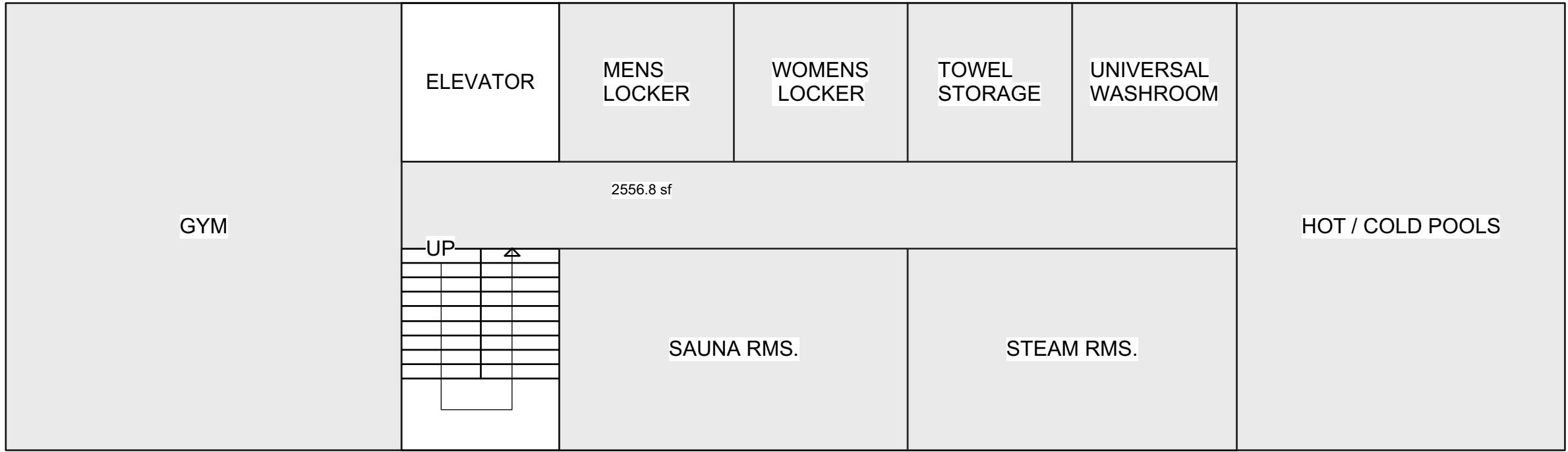
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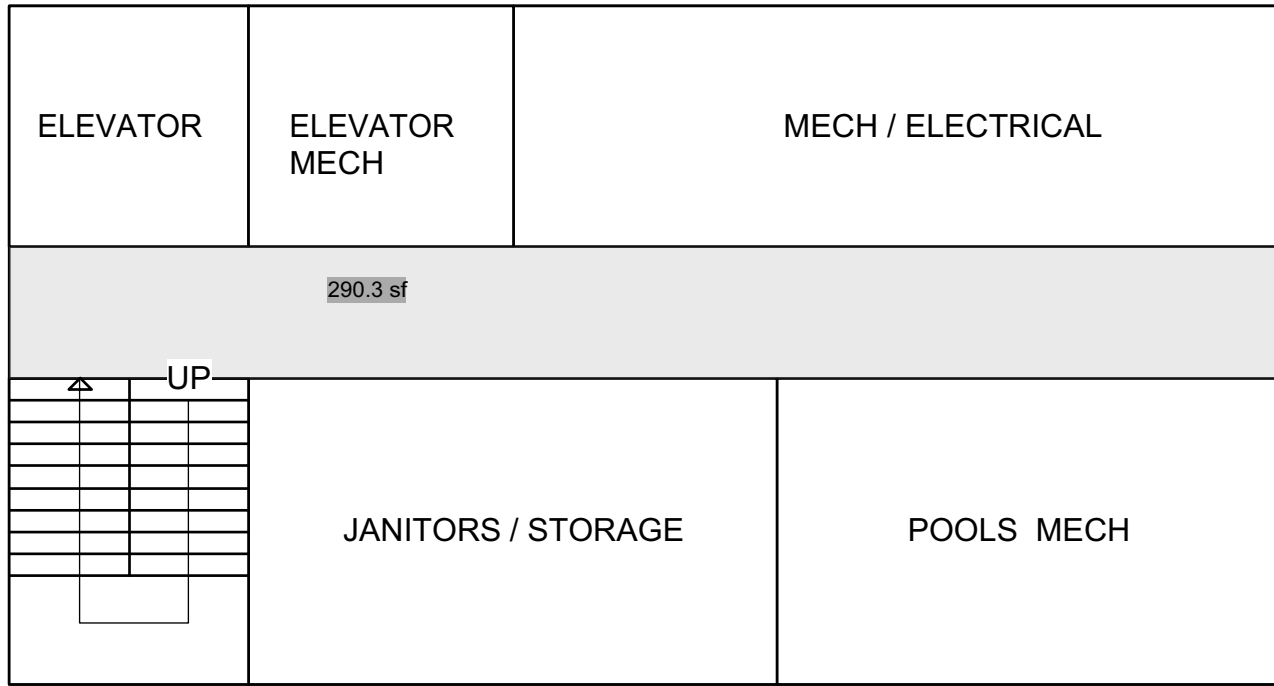
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BUILDING H - ADMIN



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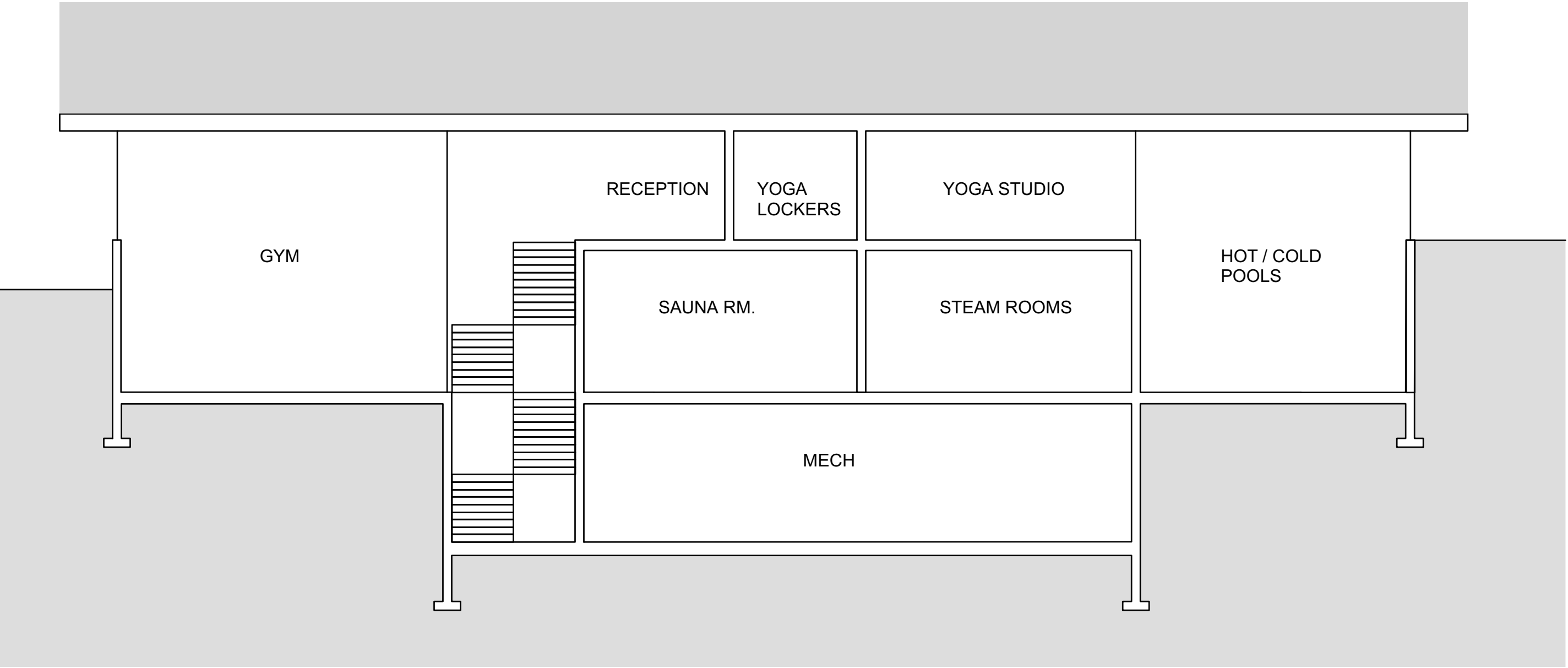


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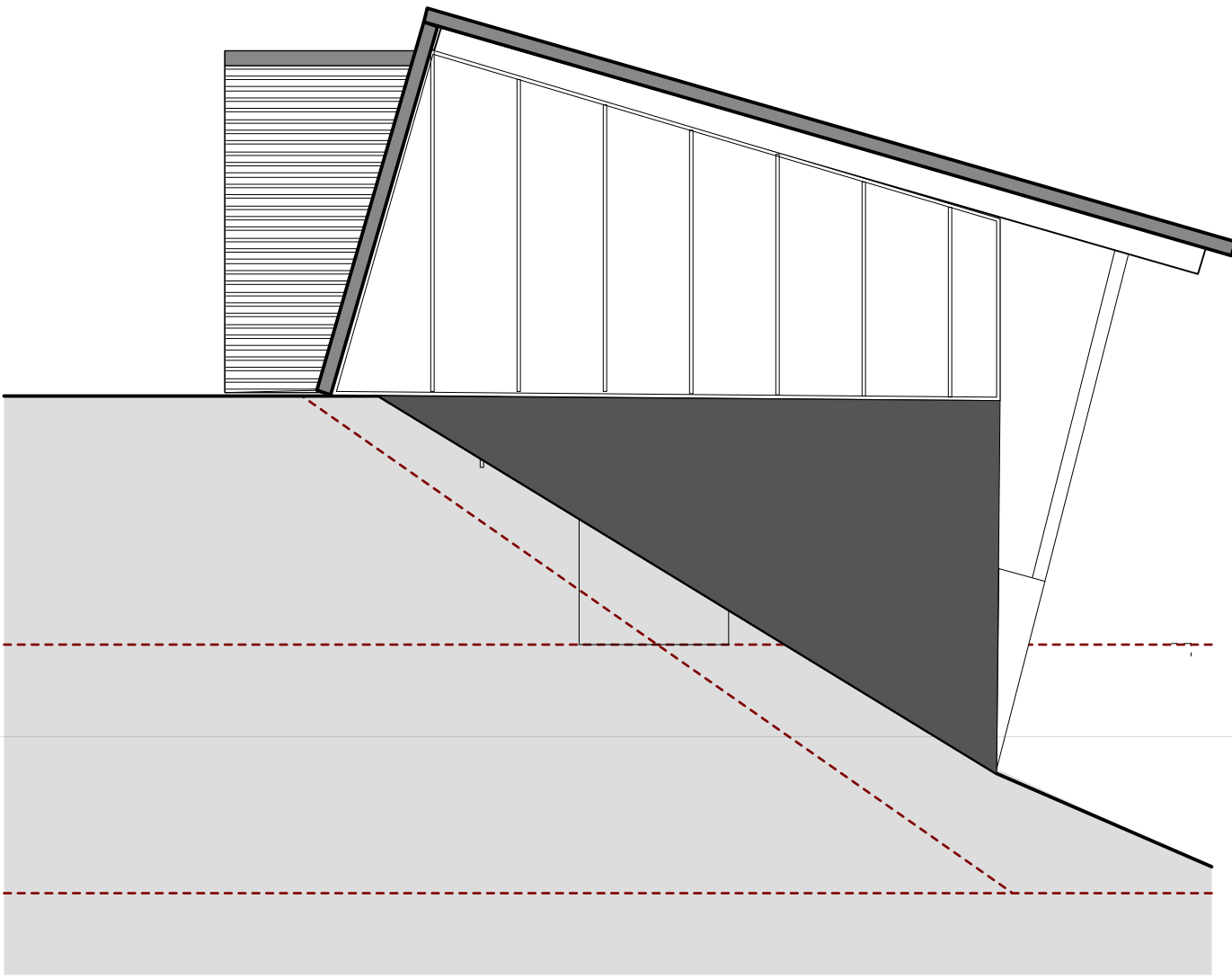


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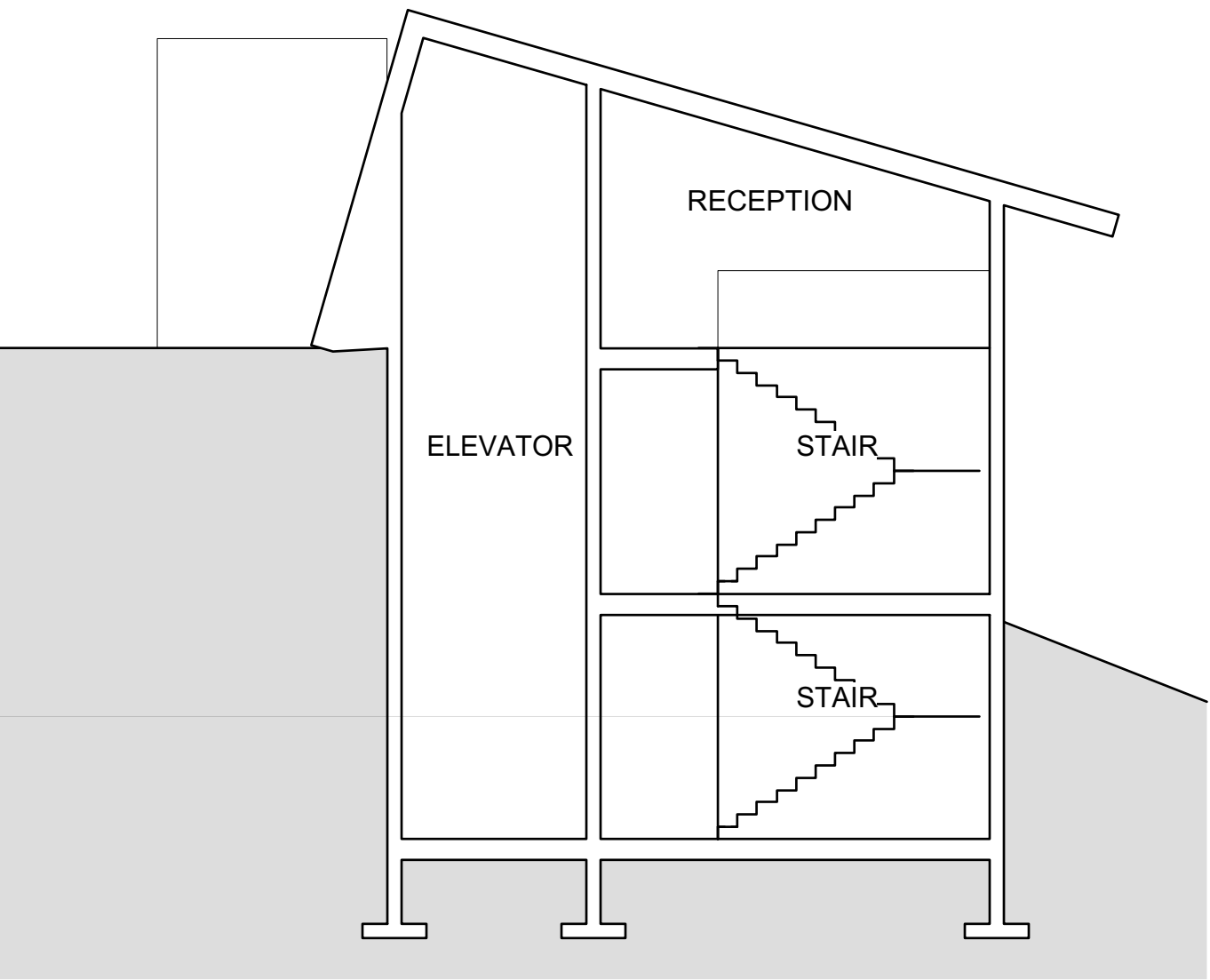
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LONG SECTION

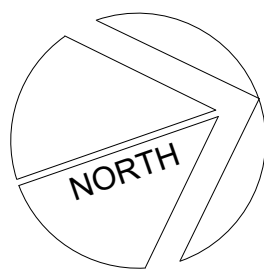


SOUTH-WEST ELEVATION



SHORT SECTION

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Sheet Title:
BUILDING I -ACTIVE SPA
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BADEN SPA
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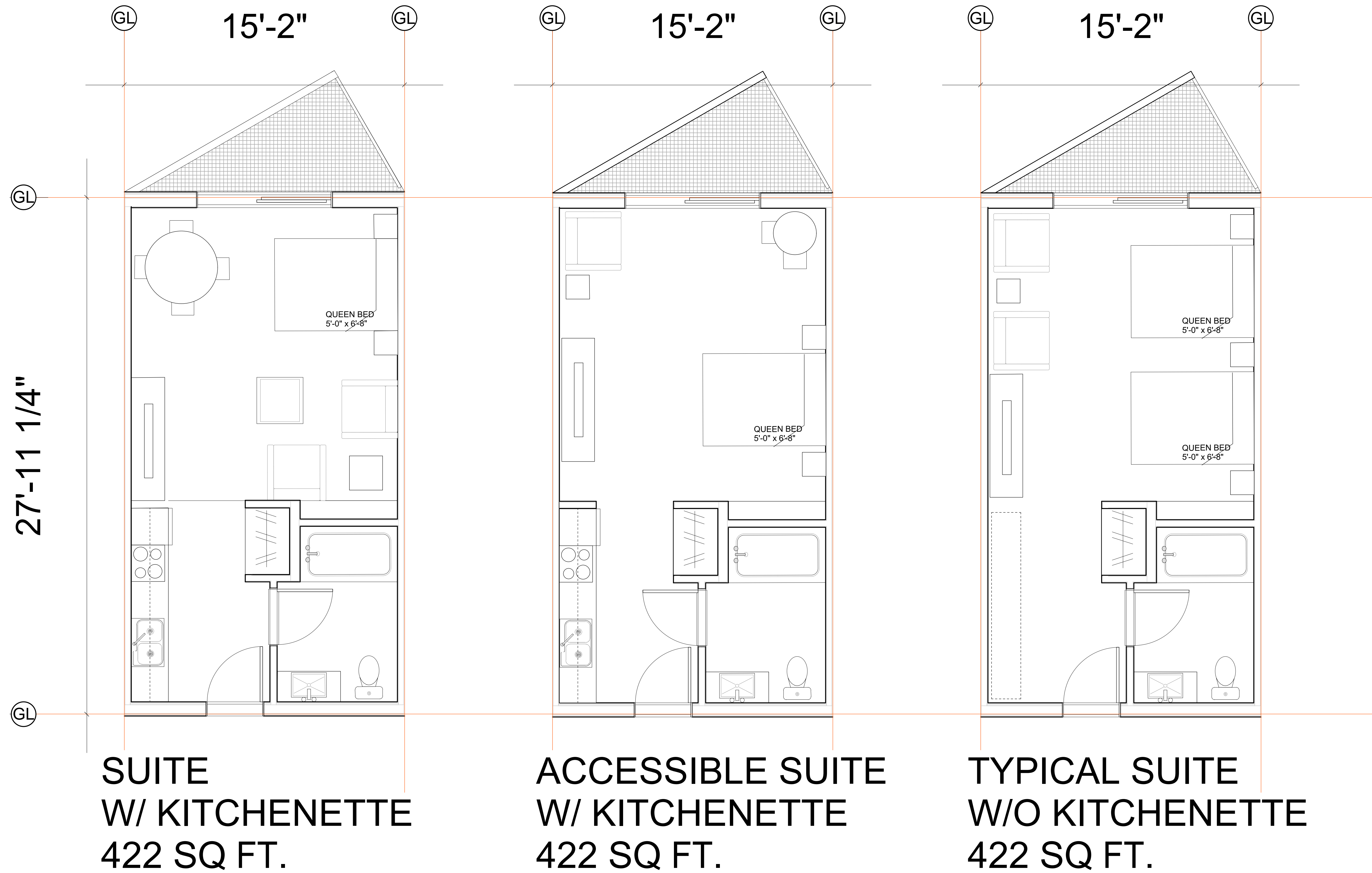
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BUILDING I -ACTIVE SPA



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UNIT PLANS
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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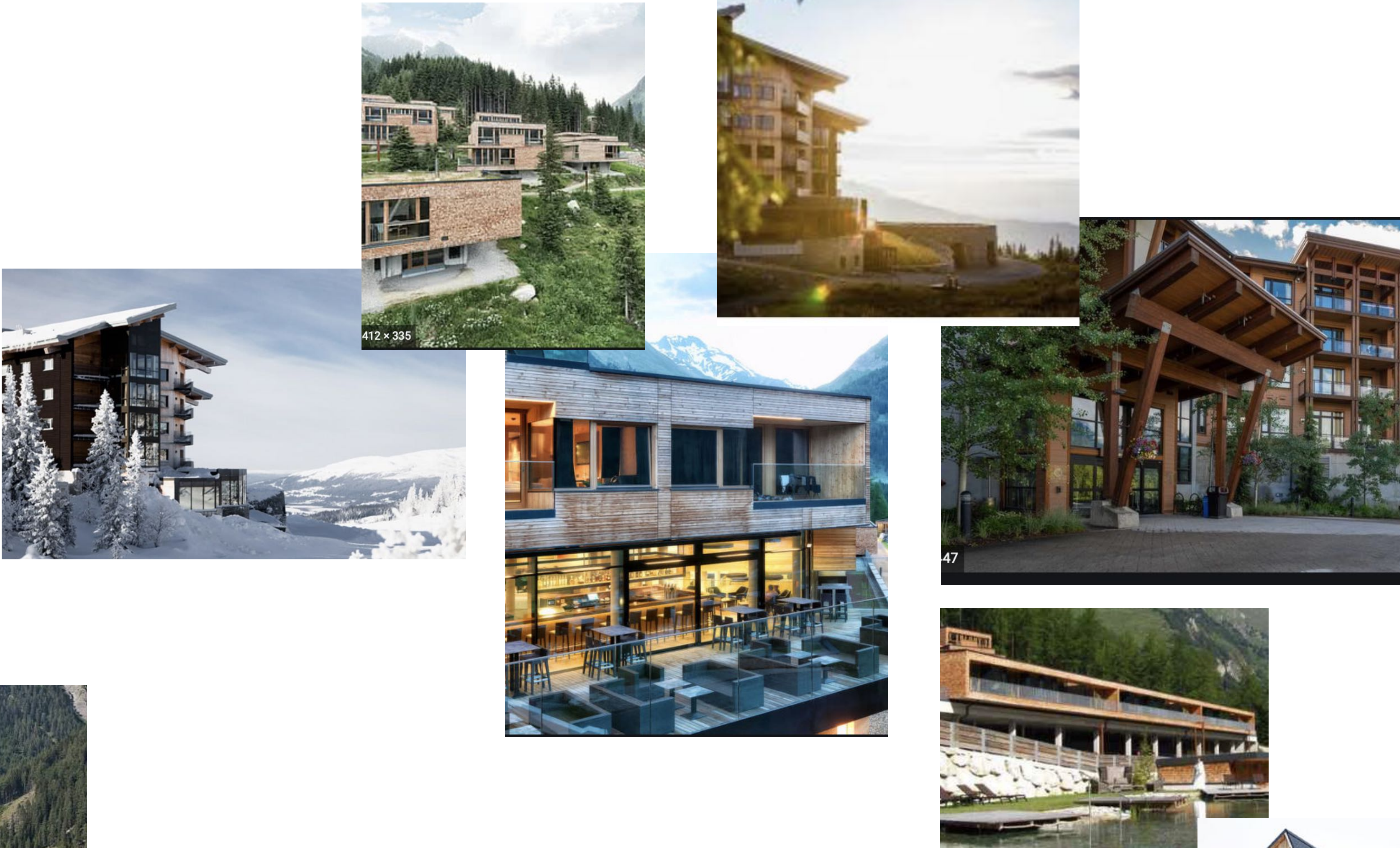
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Project No: Sheet No:

A-8.1

UNIT PLANS

Resort Interiors



Architecture & Landscape



Resort Spa

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

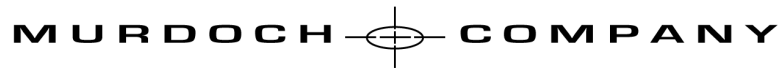
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Scale: 1/4" = 1'0"
Project No:
Sheet No:

A-9.1

MATERIAL BOARD



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.

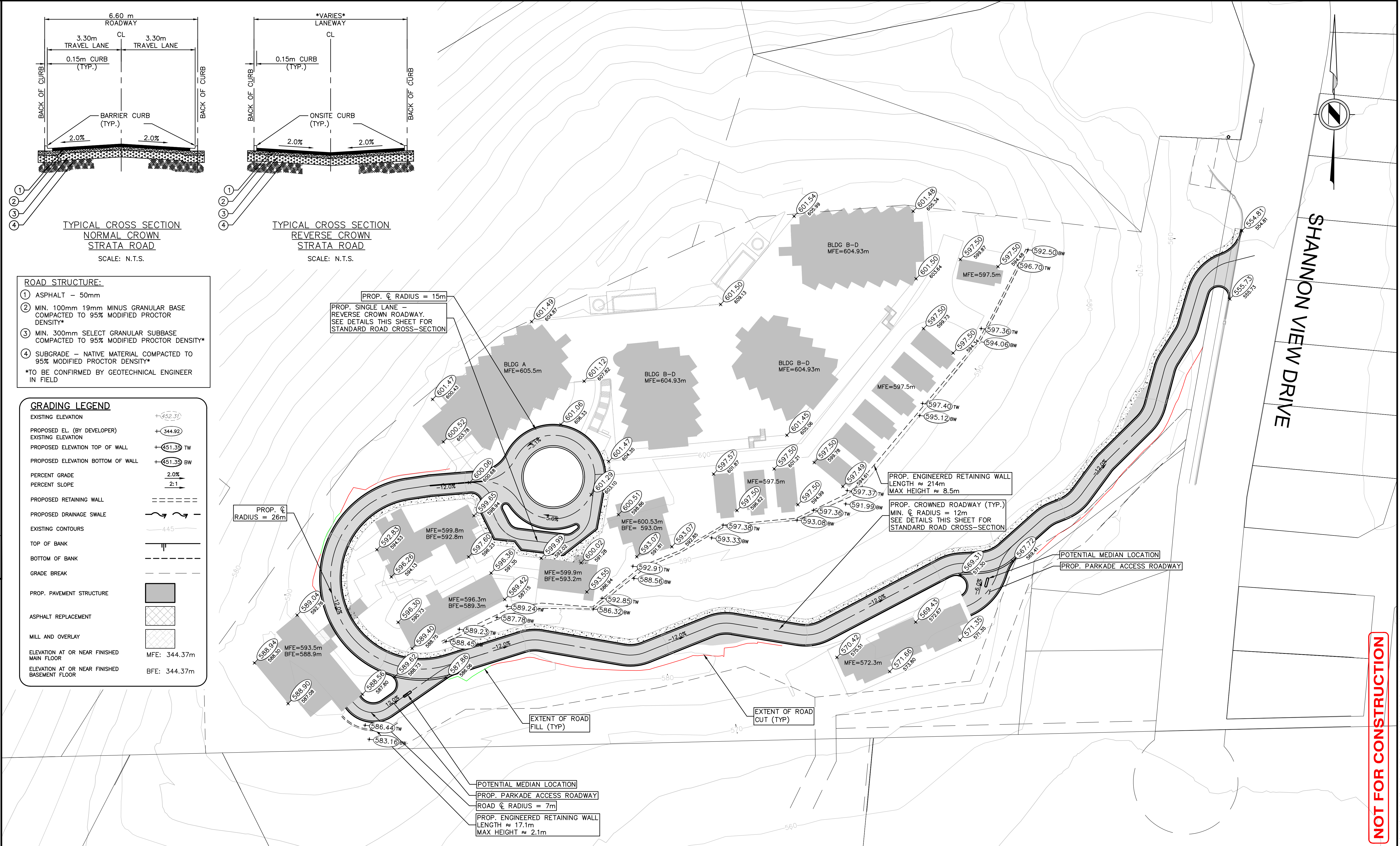
Respectfully,

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

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. LOCATED AT		MONUMENT NO. STREET & AVENUE		ELEVATION:			
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:
QUARRY ROCK DEVELOPMENTS
5489 BYRNE ROAD, BURNABY, BC
PH. 250 762 0040 FAX. 250 762 0550

PROJECT:
BADEN SPA
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:
GRADING & SECTION VIEW PLAN

PROJECT NO.
SCALE :
HORZ. 1:500
VERT. 1:100

DRAWING NO.
A & M DRAWING NO.
20-3087-40

DESIGN: MAF
DRAWN: MAF
CHECK: JVP
APPR: JVP

A & M FILE:
20-3087

DRAWING DATE:
MARCH, 2021

SHEET NO.
1 OF 1

REV.
3