



City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

September 11, 2023
File: 2463
CoWK: Z 17-02 / DVP 17-15

Attention: Mayor and Council of West Kelowna

Bob Dargatz, P.Eng., Development Manager / Approving Officer

Upper Glenrosa/Salmon Road – Zoning Bylaw Amendment and Development Variance Permit Application – Lot A & B, KAP68680 and Block 105, KAP777, ODYD

In response to the rezoning application extension our office made on May 9, 2023, West Kelowna's Planning Department brought forward the application to Council on June 27, 2023. This application was the second rezoning application extension for the file, in accordance with West Kelowna's policy that allows for two rezoning file extension requests.

The application is faced with two issues that require solution.

- 1) Unable to reasonably negotiate land acquisition required to facilitate the construction of a 680m section of Glenrosa Road north of the Gates Road and Glenrosa Road intersection, as identified on D.E. Pilling & Associates Ltd. (Pilling) drawing 2463 – P4 (rev.0), dated July 2020.
- 2) Cost of offsite upgrades.

For reference, after the 3rd reading, the subject property and its rezoning application was taken over by new ownership during 2019.

The June extension request pointed out that the extension would allow the development team to explore opportunities to address the above issues provided the land acquisition hurdles could first be solved.

On Tuesday, June 27, 2023 the Municipal Council of the City of West Kelowna passed the following resolution (C257/23):

THAT Council defer consideration of Z17-02, Application Extension, 3290 Glenrosa Road, 3280 Glenrosa Road and Salmon Road for a period of three months.

Submission materials include the below listed documents and the trailing text portion of this letter.

- 2463 – P4 (rev.0) – Land Acquisition Plan (From 2020)
- 2463 – R1d (rev.0) – Glenrosa Road Plan/Profile 0+000 to 0+340
- 2463 – R2d (rev.0) – Glenrosa Road Plan/Profile 0+340 to 0+700
- 2463 – X2c (rev.0) – Glenrosa Road Cross Sections 0+490 to 0+660

Following the resolution, our office reviewed the design to explore options to address the above noted issues. Referring to the attached Land Acquisition Map 2463-P4, land acquisition shown on properties labeled 1 to 5 have been eliminated. A summary of the changes that have been reviewed with West Kelowna’s reviewing departments are as follows:

- Property #1: 3275 Glenrosa Road (BLK 107 PLAN KAP777)
 - Figure 1 below shows the existing property line in red, the proposed property lines in green, the proposed Glenrosa Road asphalt as grey, and the existing Glenrosa Road travelled surface overlapping private property hatched in olive green.
 - Section 42 of the BC Transportation Act states that
 - “42 (1) Subject to subsection (2), if public money is spent on a travelled road that is not a highway, the travelled road is deemed and declared to be a highway.”
 - Consequently, this section of Glenrosa Road is deemed a highway.
 - To allow for road surface works (realignment, new pavement, etc.) as generally proposed on the Pilling civil drawings, the re-design includes jogging the proposed storm sewer and water system works off their preferred alignments so that they avoid containment within Property #1. The jogged utilities result in utilities located within the current Glenrosa Road right-of-way which we understand will avoid land acquisition requirements to complete the upgrade.

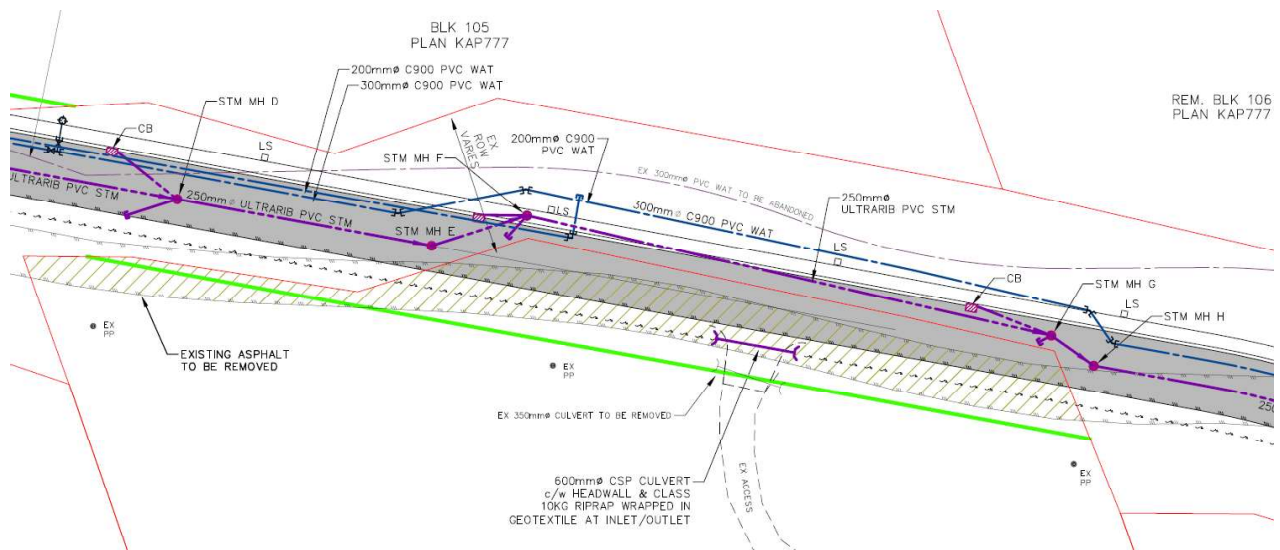


Figure 1: Property #1 Land Acquisition Avoidance

- Property #2 & #3: 3275 Glenrosa Road (BLK 107 PLAN KAP777) & 3235 Glenrosa Road (BLK 110 PLAN KAP777)
 - The challenge here was the balance between retaining wall heights on the east side of the road and reconstructing a functional driveway to these two properties on the west side of the road.
 - Map 2463-P4 notes driveway relocation and embankment cuts that when discussed on site with survey layout was not met with approval by the owners.
 - Long story short: The revised design avoids the driveway and embankment. Revisions included raising the road, narrowing the boulevard on the east side to offset the effect that the road lift had on the east retaining wall height, and shifted the centerline of the road to the east away from the subject driveway.

- Property #4 & #5:
 - The Glenrosa Road upgrade comes with nearly 700 m of barrier curb which would direct storm water to catch basin inlets, a piped storm sewer, a large storm water detention tank, and a slow controlled release downstream of the upgrade boundary.
 - By extending the storm discharge some 60 m, shoulder work and dedication on properties #4 & 5 is avoidable. Figure 2 below, shows the previous design on the left and the revised design on the right.

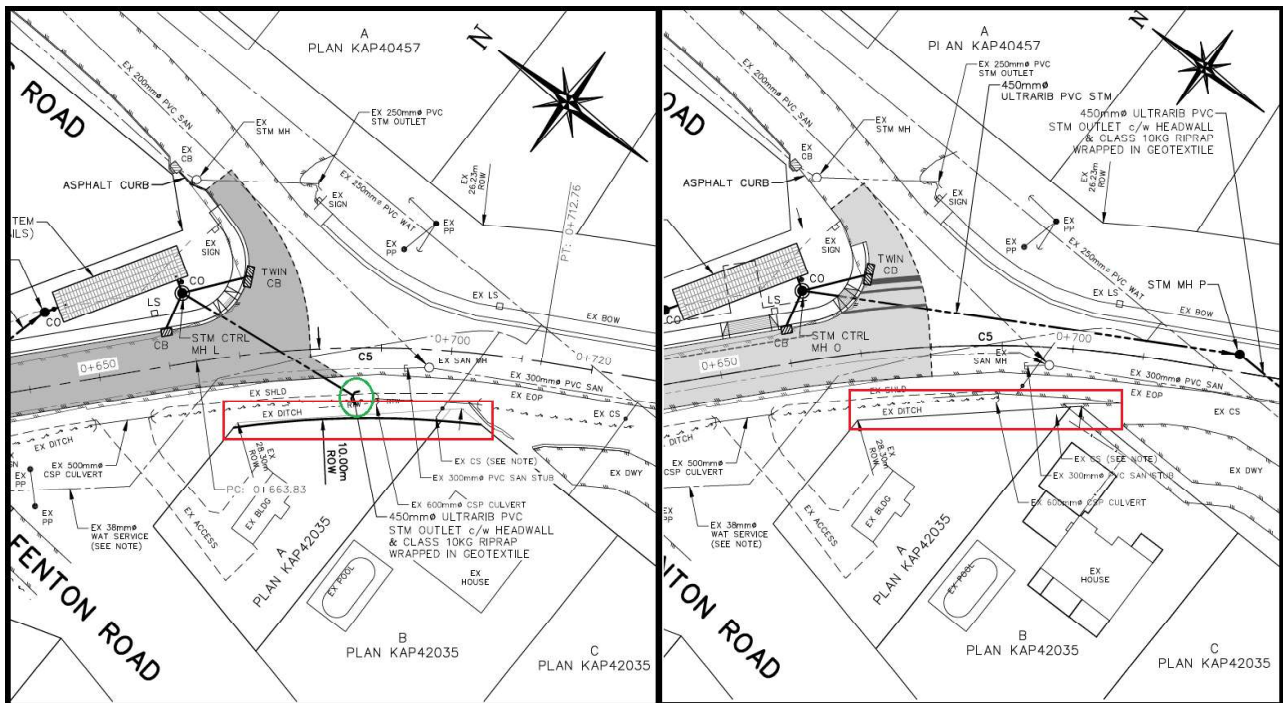


Figure 2: Property #4 & #5 Land Acquisition Avoidance

We trust this is what you require to approve this extension request. If you require anything further, please do not hesitate to contact us.

Sincerely,
D.E. Pilling & Associates Ltd.



2023-09-12

David Mori, P.Eng
Project Engineer

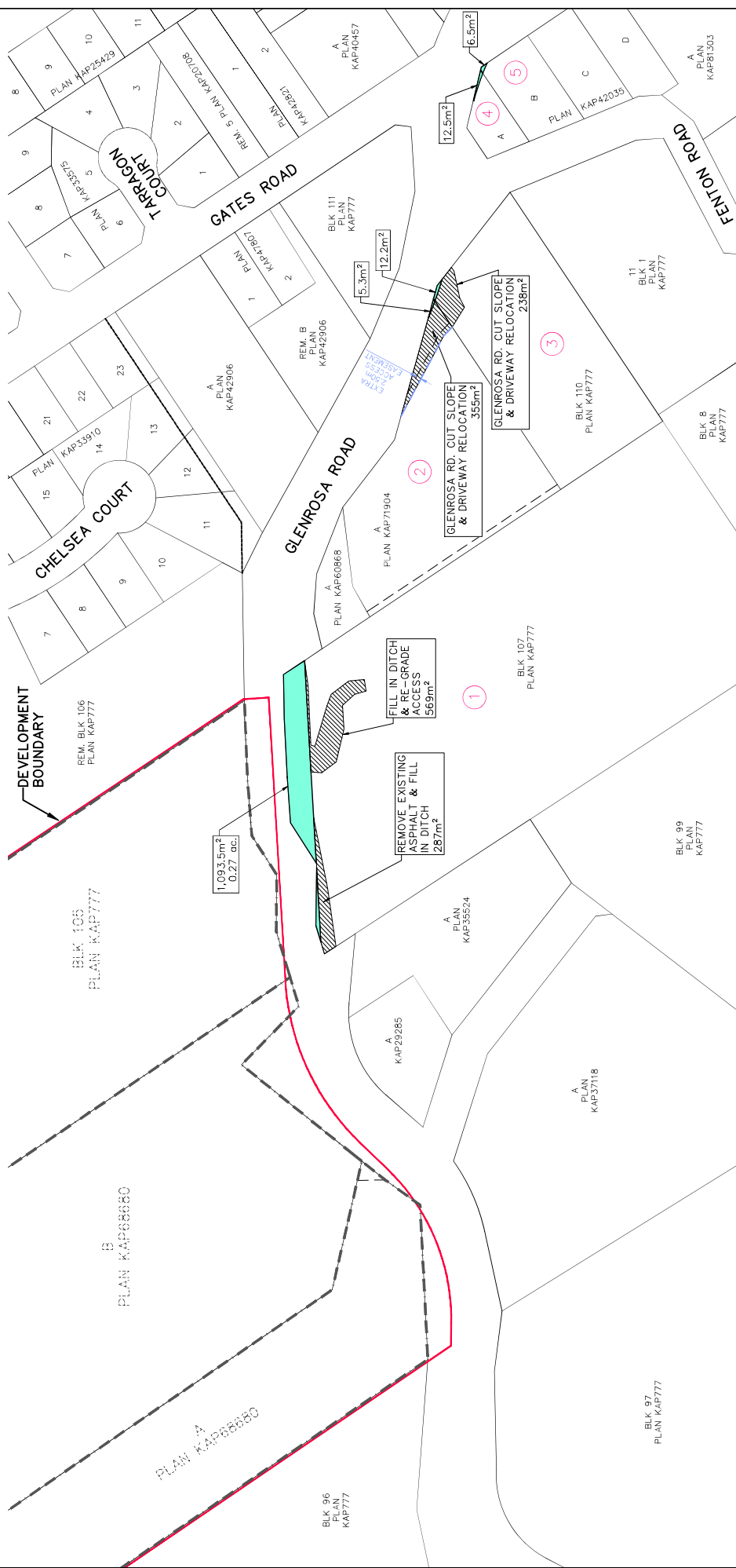
C.c. Ralph Berezan

LEGEND

- EX PARCEL BOUNDARY
- - - - DEVELOPMENT BOUNDARY
- PROPOSED LAND ACQUISITION FOR ROAD DEDICATION
- █ PROPOSED LIMIT OF DISTURBANCE

LAND ACQUISITION NOTES

No.	OWNERS/CONTACT	PARCEL	AREA	DESCRIPTION
1	ZOLTAN WADOROS / AGENT: RUSTY ENSIGN 250-769-6366 zollm@jprose@gmail.com rusty@ensignfibros.com	BLK 107 PLAN KAP777 3275 GLENROSA ROAD	856m ² 1,093.5m ²	LIMIT OF DISTURBANCE LAND ACQUISITION FOR ROAD DEDICATION
2	ROBERT & DEBRA QUIST 250-870-7366 excelsundocks@gmail.com	LOT 7 PLAN KAP71904 5285 GLENROSA ROAD	356m ² 5.3m ²	LIMIT OF DISTURBANCE LAND ACQUISITION FOR ROAD DEDICATION
3	BC TELEPHONE Co. / ROBERT KATES 778-874-8066 Robert.Kates@telus.com	BLK 110 PLAN KAP777 3235 GLENROSA ROAD	238m ² 12.2m ²	LIMIT OF DISTURBANCE LAND ACQUISITION FOR ROAD DEDICATION
4	TY & MELISSA HUOT 250-469-2811 ty.huot@tygeconstruction.ca	LOT 4 PLAN KAP42035 3205 GLENROSA ROAD	17.4m ²	LAND ACQUISITION FOR ROAD DEDICATION
5		LOT 9 PLAN KAP42035 3470 GATES ROAD	6.5m ²	LAND ACQUISITION FOR ROAD DEDICATION



LEGEND

- SANITARY MH (EXISTING OR FUTURE)
- CATCH BASIN
- ELECTRICAL BOX
- TRANSFORMER
- UTILITY JUNCTION BOX
- SANITARY MH (PROPOSED)
- STORM MH (EXISTING OR FUTURE)
- STORM MH (PROPOSED)
- VALVE
- LAMP STANDARD

No.	REVISION	DATE	BY	CHK'D	REVISION	DATE	BY	CHK'D



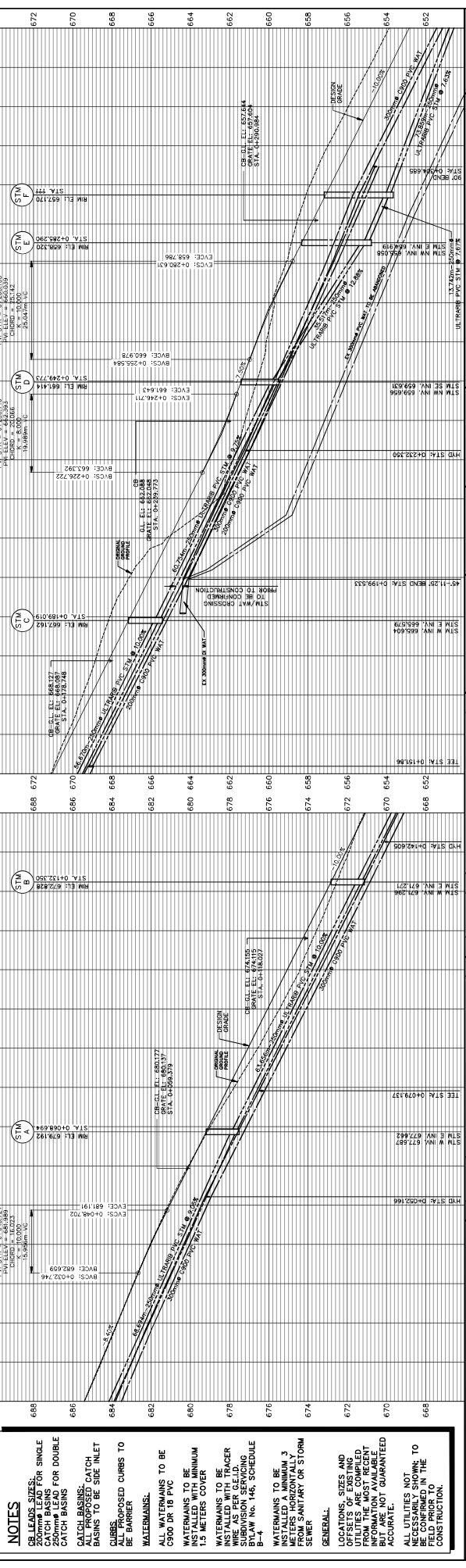
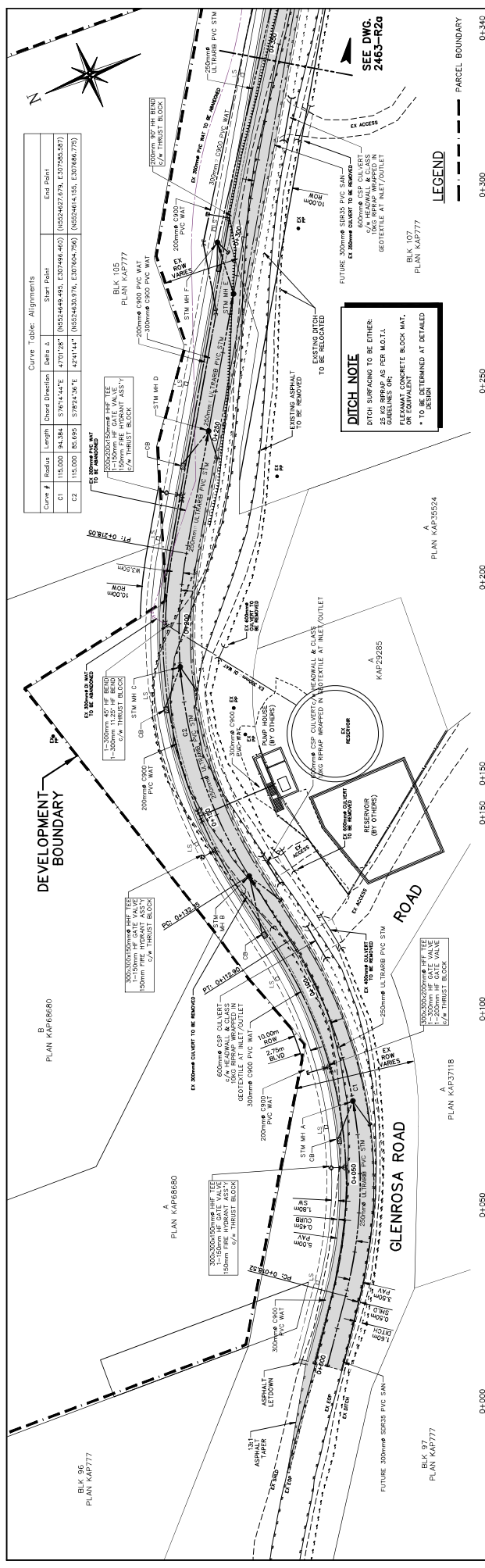
DRAWN	LIVZ
DESIGN	P.A.C.E.
APPROVED	D.A.Y.A.L.
DATE	AUG 2020
SCALE	1:1,000

Pilling CONSULTING ENGINEERING
 200-440 Douglas Street, Suite 101, West Kelowna, BC V1Y 4Y7
 604-866-8888
 www.pilling.ca

**UPPER GLENROSA/SALMON ROAD
 BEZAN MANAGEMENT (GLENROSA) LTD.**

DRAWING NO. **2463-P4**
 REV. NO. **0**

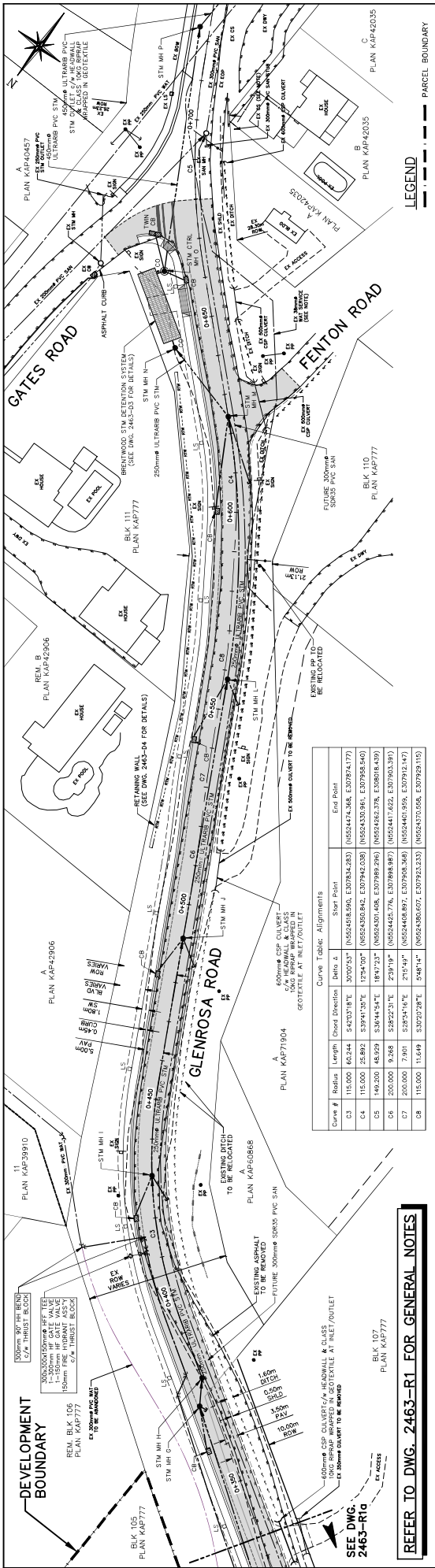
LAND ACQUISITION PLAN



West Kelowna Engineering 1234567890 1234567890 1234567890		2463-R1d REV. NO. 0	
Pilling D.E. CONSULTING ENGINEERING 1234567890 1234567890 1234567890		1234567890 1234567890 1234567890	
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**UPPER GLENROSA/SALMON ROAD
BEREZAN MANAGEMENT LTD.
GLENROSA ROAD PLAN/PROFILE**

SCALE: H = 1:500, V = 1:100



REFER TO DWG. 2463-R1 FOR GENERAL NOTES

SEE DWG. 2463-R1a

LEGEND

- MANHOLE
- CATCH BASIN
- ELECTRICAL BOX
- STORM MANHOLE
- STORM VALVE
- UTILITY JUNCTION BOX
- GAS
- WATER
- ELECTRIC
- FIBER OPTIC

Curve Table: Alignments

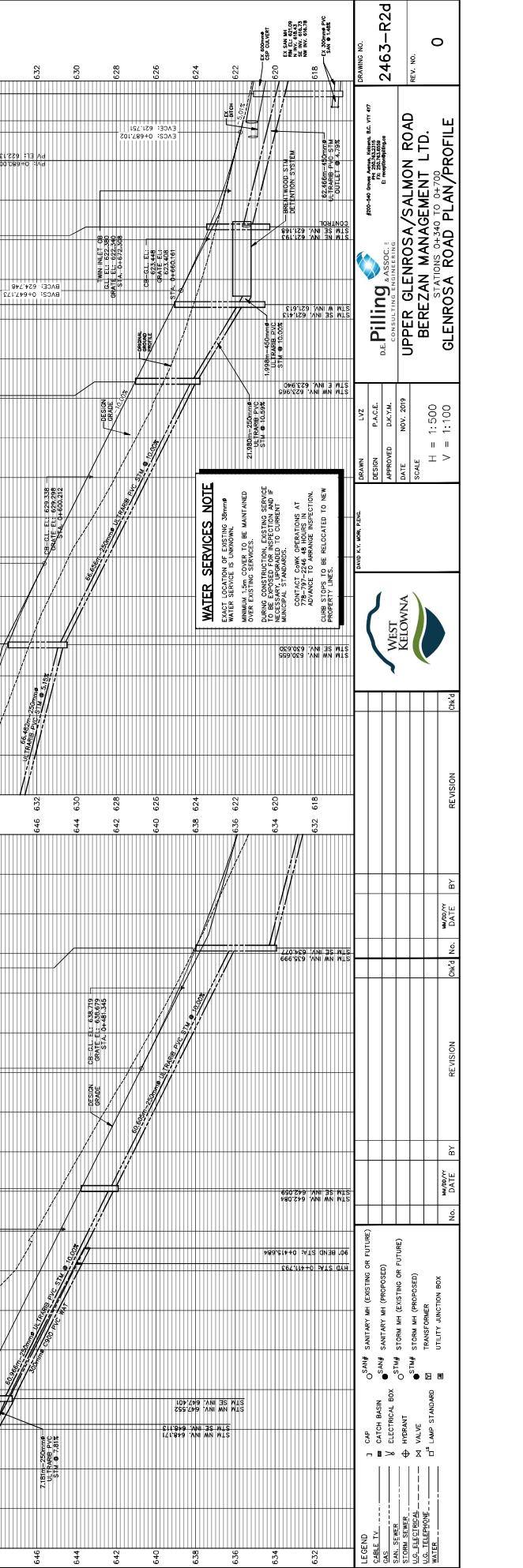
Curve #	Radius	Length	Chord Direction	Delta Δ	Start Point	End Point
C3	115,000	80.244	S 42°20'18"E	30°00'53"	(N552447.636, E307974.177)	(N552447.636, E307974.177)
C4	115,000	25.892	S 39°47'35"E	12°54'30"	(N5524350.842, E307942.038)	(N5524350.842, E307955.540)
C5	140,000	48.929	S 38°44'54"E	18°47'33"	(N5524301.408, E307989.295)	(N5524262.378, E308018.430)
C6	200,000	9.268	S 89°27'35"E	2°39'10"	(N5524445.776, E307989.897)	(N5524441.622, E307903.347)
C7	200,000	7.401	S 89°34'42"E	2°15'30"	(N5524408.897, E307998.366)	(N5524401.999, E307913.347)
C8	115,000	116.49	S 89°27'28"E	5°48'14"	(N5524386.607, E307933.333)	(N5524370.568, E307929.105)

WATER SERVICES NOTE

WATER SERVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EXISTING SERVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MINIMUM 1.5m COVER TO BE MAINTAINED OVER EXISTING SERVICES.

DURING CONSTRUCTION, EXISTING SERVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MINIMUM 1.5m COVER TO BE MAINTAINED OVER EXISTING SERVICES.

ADVANCE TO ARRANGE INSPECTION, 578-797-2244 48 HOURS IN ADVANCE. PROPERTY OWNERS SHALL BE RELOCATED TO NEW PROPERTY LINES.



WEST KELOWNA

Pilling
D.E. CONSULTING ENGINEERING

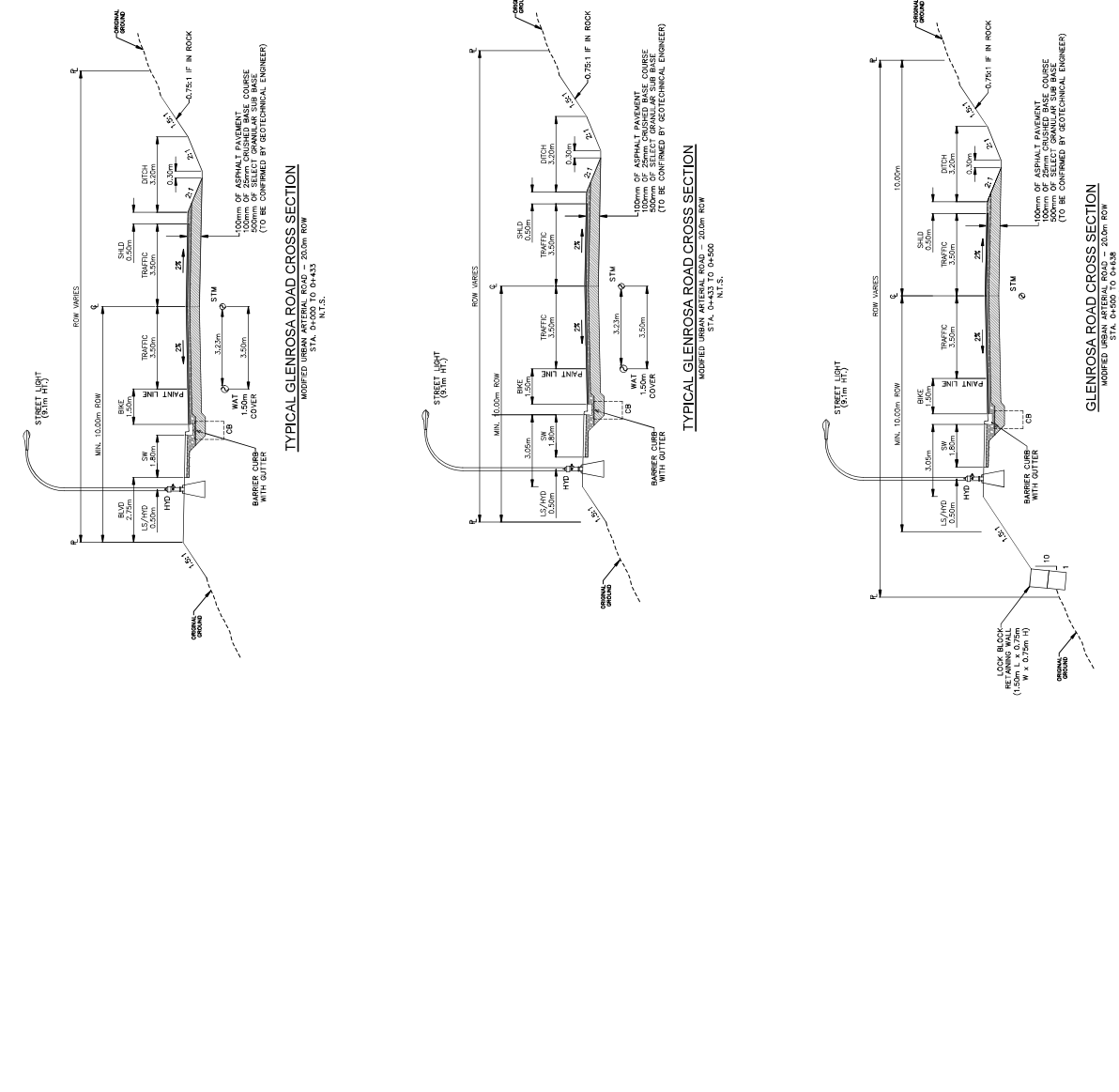
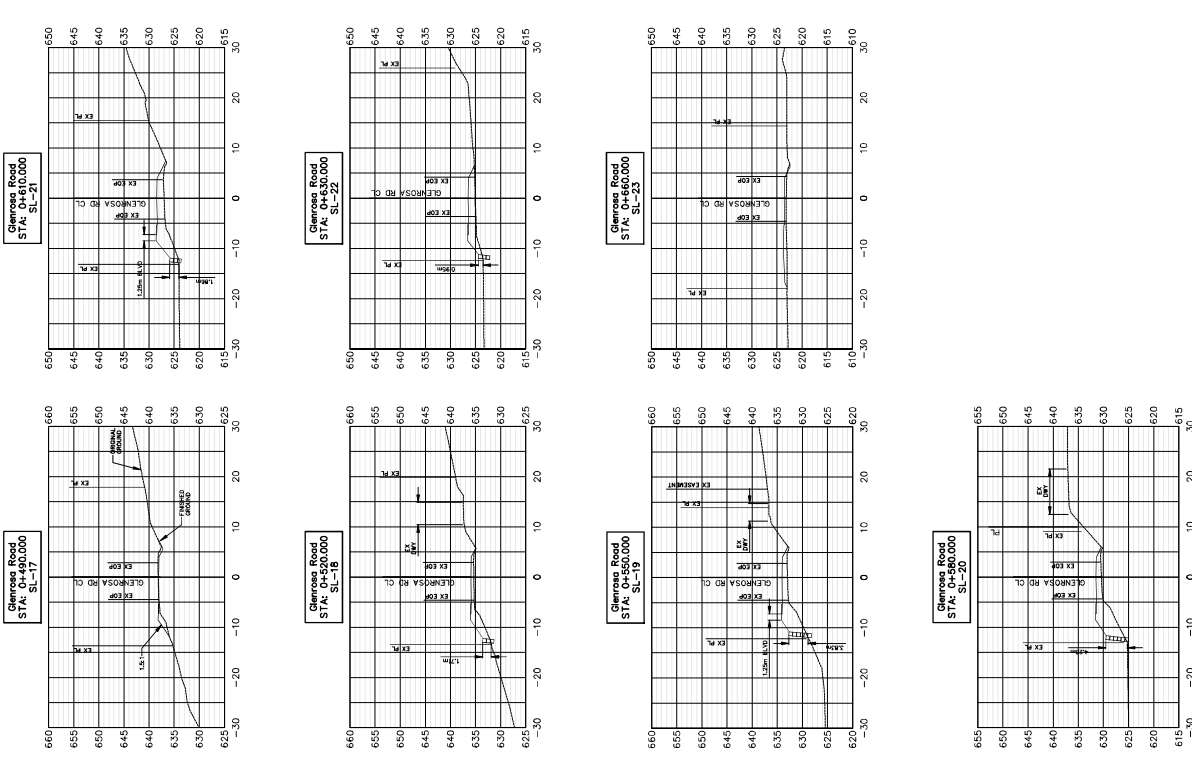
2463-R2d

**UPPER GLENROSA/SALMON ROAD
BEREZAN MANAGEMENT LTD.**

GLENROSA ROAD PLAN/PROFILE

DATE: NOV. 2019
SCALE: H = 1:500, V = 1:100

NO. DATE BY REVISION



LEGEND

- J G.P. SANITARY MH (EXISTING OR FUTURE)
- CATCH BASIN
- SANITARY MH (PROPOSED)
- ELECTRICAL BOX
- ELECTRICAL MH (EXISTING OR FUTURE)
- STORM SEWER
- STORM MH (EXISTING OR FUTURE)
- VALVE
- STORM MH (PROPOSED)
- TRANSFORMER
- LAMP STANDARD
- UTILITY JUNCTION BOX

No.	DATE	BY	REVISION



DRAWN BY: *[Signature]* P.K. FONG

DESIGN	APPROVED	DATE

Pilling
D.E. CONSULTING ENGINEERING
100-100 King Apts. Suite 301, V1V 4T7
250-328-2033

UPPER GLENROSA/SALMON ROAD
BEREZAN MANAGEMENT LTD.
STATIONS 0+460 TO 0+600

DRAWING NO. 2463-X2C

GLENROSA ROAD CROSS SECTIONS

REV. NO. 0