# City of Kelowna Regular Council Meeting AGENDA



Tuesday, January 23, 2018 6:00 pm Council Chamber City Hall, 1435 Water Street

**Pages** 

#### 1. Call to Order

#### 2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Sieben.

#### 3. Confirmation of Minutes

1 - 10

Public Hearing - January 9, 2018 Regular Meeting - January 9, 2018

#### 4. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.

#### 5. Development Permit and Development Variance Permit Reports

# 5.1 Truswell Rd, Capozzi Rd & Lakeshore Rd, (Z16-0069) BL11384 - Waiver of Condition of Adoption- Aqua Resort Ltd Inc, City of Kelowna & Sujata Randhawa

11 - 13

To amend the legal description of one of the subject properties; to waive a requirement for final adoption of Rezoning Bylaw No. 11384; to amend a requirement for final adoption of the Rezoning Bylaw; and to adopt the Rezoning Bylaw.

# 5.2 Truswell Rd, Capozzi Rd, Lakeshore Rd (Z16-0069) BL11384 - Aqua Resort Ltd, City of Kelowna & Sujata Randhawa

14 - 16

To amend at third reading and adopt Bylaw No. 11384 in order to rezone the subject properties to facilitate the construction of a resort residential high-rise complex.

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

To consider a Development Permit for the form and character of an apartment hotel complex with a boat storage facility and commercial spaces. To consider a Development Variance Permit for six variances: to increase the maximum height of the residential buildings from 6 stories (required) to 12, 14, and 16 storeys (proposed); to increase the maximum height of the boat storage facility from 1 storey (required) to 4 storeys (proposed); to reduce the minimum side yard setback on Cook Road Boat Launch and Truswell Road for the commercial/retail units; to reduce the minimum front yard setback for the commercial/retail units along Cook Road, and to reduce the rear yard setback along the waterfront property line.

5-4 Portion of Capozzi Rd, BL11508 - Road Closure Bylaw (To be considered at the same time as Item 5.3)

123 - 124

Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

To adopt Bylaw No. 11508 in order to permanently close a portion of Capozzi Road.

5.5 Celano Cres 165, DP17-0226 & DVP17-0228 - City of Kelowna

125 - 166

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

To consider the form and character and one variance to facilitate the development of multiple dwelling housing on the subject property.

5.6 Welke Rd 635, DVP17-0261 - Leslie & Andrew Dickieson

167 - 176

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

To vary the required minimum side yard on the subject property to allow for a second storey addition to an existing single family dwelling.

5.7 Abbott St 1888, Z17-0066 (BL11511) - James Theriault and Sheila Roth

177 - 177

To adopt Bylaw No. 11511 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

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

To consider issuing a Heritage Alteration Permit for the form and character of a carriage house with variances to the upper floor area and side yard setback.

## 6. Reminders

#### 7. Termination



# City of Kelowna **Public Hearing** Minutes

Date: Location: Tuesday, January 9, 2018

Council Chamber

City Hall, 1435 Water Street

Members Present

Deputy Mayor Tracy Gray, Councillors Ryan Donn, Gail Given, Charlie

Hodge, Brad Sieben and Mohini Singh

Members Absent

Mayor Colin Basran, Councillors Maxine DeHart and Luke Stack

Staff Present

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner Trisa Brandt\*; Planner Specialist, Adam Cseke\*; Legislative Coordinator (Confidential), Arlene McClelland

(\*Denotes partial attendance)

#### Call to Order 1.

Deputy Mayor Gray called the Hearing to order at 6:01 p.m.

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

#### **Notification of Meeting** 2.

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on Friday, December 22, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, December 29, 2017 and Wednesday, January 3, 2018 and by sending out or otherwise mailing 263 statutory notices to the owners and occupiers of surrounding properties on Friday, December 22, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

#### **Individual Bylaw Submissions** 3.

900 Thompson Rd, Z17-0079 (BL11515) - Harpreet and Daljeet Gill 3.1

Staff:

Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

#### Gallery:

Keith Kish, Thompson Road

- Lives right across the street from the Applicant.

- Noted the Applicant canvassed the neighbourhood last fall and was advised that the carriage house was being built for his mother; however, this development is not consistent with the neighbourhood.

Raised concerns with privacy impacts to neighbouring backyards.

 Raised concern with increased traffic and safety concerns for school children due to the speed of the traffic.

Petitioned last year to have speed bumps installed in the area.

- Raised concerns with area home based businesses and their negative impacts on traffic congestion.

Opposed to high density in the area.

- Opposed to this application.

Birte Decloux, Urban Options Planning & Permits

- Confirmed that the carriage house is for the owner's in-laws.

Parking will be onsite.

- Confirmed all zoning requirements have been met.

There were no further comments

## 3.2 366 Braeloch Rd, Z17-0082 (BL11517) - Richard Bazett

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

# 3.3 772 Nathan Rd, Z17-0071 (BL11518) - Douglas and Diane Steinke

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

## 3.4 1155 Pacific Ave, Z17-0051 (BL11519) - Necessary Homes Inc.

Staff:

 Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

**Letters in Support:** 

Darwin Bates, Pasnak Street ((Submitted by Dave Sargent) Thomas Illichman, Gordon Drive (Submitted by Dave Sargent) Joseph Higgins, Pasnak Street (Submitted by Dave Sargent)

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

The Applicant was present and available for questions.

Gallery:

Ed Bunk, Brookside Avenue

- Raised questions on the meaning of transitional housing as stated on the notification.
- Raised concerns with traffic impacts and access to parking area.

Dave Sargent, Applicant

- Uncertain of intervenors question regarding transitional housing.
- Access will be from Pasnak Street and parking contained on site.

Staff:

- Clarified that transitional housing is just the name of the zone rather than a description of the land use. The zone is meant to be a transition between the RM3 and RM5 zones.

There were no further comments.

# 3.5 588 Radant Rd, Z17-0080 (BL11520) - Craig Bulawka Professional Corporation

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

# 3.6 4611 Gordon Dr, Z17-0075 (BL11521) - David & Sandra Marshall

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Staff confirmed the Applicant was unable to attend due to an unexpected illness.

No one from the Gallery came forward.

There were no further comments.

3.7 292, 284 & 276 Valley Road, OCP17-0024 (BL11523) & Z17-0099 (BL11524)- Richard & Dianna Smith, Albert Pelat, Cory & Jean Krebs

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

**Letters in Support:** 

Chad Biafore, Fairway Crescent Eric Pardy & Ellie Rempel, Valley Road Joe Ungaro, Valley Road Eric Malmsem, Summit Drive Jennifer Skwarczynski, Valley Road Nancy Fraser, Valley Road

#### Letter of Concern:

Shadi Morton, Marigold Road

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

#### Matthew Carter, Abbottsford BC, Applicant

- Displayed a PowerPoint Presentation, re: GlenPark Townhouses.

- Believes this is an excellent site and well suited for a family oriented development within walking distance to schools, shops and services as well as the soon to be Glenmore Recreation Park.

 Displayed photos of their first project in Kelowna on Drysdale Road and advised that this was a successful project and is completely sold out; Glen Park Townhouses is the same design approach as Drysdale Road townhomes.

Have been working with staff over the last 6 months and believes this is a well designed project and

meets Council's direction.

This project is compliant with the Zoning Bylaw and there are no variances being requested.

- Tried to consult extensively within the neighbourhood and generally received strong support, however, did hear some concerns regarding privacy, parking and traffic. Have tried to mitigate those matter along with staff's assistance.

- Advised that access is on the east side off of Valley Road.

Tried to make parking self-sufficient and in accordance with the bylaw; each unit has ample parking

for 2 vehicles plus storage and 9 visitor parking spaces.
- Regarding loss of privacy, setbacks from neighbours is in compliance. A landscape architect is working with some neighbours to optimize landscape buffering to provide an interface with our project and neighbours.

Thanked staff for their support and guidance through the design process.

- If the project moves forward construction would begin this summer and the Fall of next year would have occupants.

#### Gallery:

Kelly Hutchinson, Glen Park Drive

- Pleased with this application and in general support; and of the open concept that the applicant spoke to.

- Noted issues he had with other gated community developments that are non-inclusive communities.

Would like assurance from the applicant that the development would remain open to public access as stated.

Allison Miller, Marigold Crescent

- Commends developer for a nice looking project and in general supportive of the application, however, would prefer 2 storey buildings rather than the 3 storey buildings being proposed.

Raised concerns with the impacts of this development on neighbouring single family homes and encouraged that a robust landscape plan be enforced.

Raised concern with children pedestrian safety with only a few sidewalks in the area; as well concern raised for cyclists.

- Raised concerns with high volumes of traffic and poor road conditions that has not seen any maintenance.

Joel Kuyvenhoven, Drysdale Boulevard

- Not opposed to the rezoning for multi-family, however, opposed to the size of the proposed structure.

- Raised concerns with impacts on traffic volume and parking.

- Supportive of the form and character and landscaping proposed but does not believe it is appropriate for the neighbourhood.

Matthew Carter, Applicant

- Confirmed that the property is being developed as an open concept without gates and that control of the neighbourhood will eventually be handed over to a future strata council.

- Responded to questions from Council.

There were no further comments

## 3.8 1172 Mission Ridge Rd, Z17-0086 (BL11525) - Barbara Jordan

Staff:

Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

Letter of Opposition:

Sarah Ivany, Mission Ridge Road

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

Keith Funk, Newtown Planning

Confirmed that the land has not experienced any water issues

- The emergency cross section is not an access only a solution to help this one family to assist with their required housing; the lot is split between two neighbourhoods and caught in a buffer; this is the largest lot in the area.
- Responded to guestions from Council.

#### Gallery:

Sarah Ivany, Mission Ridge Road

- Displayed a slide exhibiting the proposed subdivision within the immediate neighbourhood.

- Referenced correspondence circulated in advance of this evening's hearing in objection to the rezoning.

Raised concern with the adverse impact to Mission Ridge Road by splitting the property into a 2 lot subdivision.

- Raised concerns with the negative impacts on her property value as well as the loss of privacy in her backyard.

Opposed to this application and to the subdivision for this lot.

#### Keith Funk, Applicant

Confirmed that neighbourhood notices were sent in October.

Negative impacts on property values is a common misconception and seldom come to fruition.

Can take the neighbours concern regarding property screening into consideration to lessen the impact from the siting of the future structure.

Provided rationale for the subdivision lot line.

Responded to questions from Council.

There were no further comments

#### **Termination** 4.

The Hearing was declared terminated at 7:31 p.m.

Deputy Mayor Gray

/acm

City Clerk



# City of Kelowna Regular Council Meeting Minutes

Date:

Tuesday, January 9, 2018

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Deputy Mayor Tracy Gray, Councillors Ryan Donn, Gail Given, Charlie

Hodge, Brad Sieben\* and Mohini Singh

Members Absent

Mayor Colin Basran, Councillors Maxine DeHart and Luke Stack

Staff Present

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner Trisa Brandt\*; Planner Specialist, Adam Cseke\*; Legislative Coordinator (Confidential), Arlene McClelland

#### (\*Denotes partial attendance)

#### Call to Order 1.

Deputy Mayor Gray called the meeting to order a 7:43 p.m.

#### Reaffirmation of Oath of Office 2.

The Oath of Office was read by Councillor Hodge.

#### Confirmation of Minutes 3.

## Moved By Councillor Hodge/Seconded By Councillor Donn

Ro23/18/01/09 THAT the Minutes of the Public Hearing and Regular Meeting of December 5, 2017 be confirmed as circulated.

Carried

#### Bylaws Considered at Public Hearing 4.

#### 900 Thompson Rd, BL11515 (Z17-0079) - Harpreet and Daljeet Gill 4.1

#### Moved By Councillor Hodge/Seconded By Councillor Donn

R024/18/01/09 THAT Bylaw No. 11515 be read a second and third time and be adopted.

Carried

4.2 366 Braeloch Rd, BL11517 (Z17-0082) - Richard Bazett

Moved By Councillor Hodge/Seconded By Councillor Donn

Ro25/18/01/09 THAT Bylaw No. 11517 was read a second and third time.

Carried

4.3 772 Nathan Rd, BL11518 (Z17-0071) - Douglas and Diane Steinke

Moved By Councillor Donn/Seconded By Councillor Hodge

Ro26/18/01/09 THAT Bylaw No. 11518 be read a second and third time and be adopted.

Carried

4.4 1155 Pacific Ave, BL11519 (Z17-0051) - Necessary Homes Inc.

Moved By Councillor Given/Seconded By Councillor Hodge

Ro27/18/01/09 THAT Bylaw No. 11519 was read a second and third time.

Carried

4.5 588 Radant Rd, BL11520 (Z17-0080) - Craig Bulawka Professional Corporation

Moved By Councillor Hodge/Seconded By Councillor Donn

Ro28/18/01/09 THAT Bylaw No. 11520 was read a second and third time.

Carried

4.6 4611 Gordon Dr, BL11521 (Z17-0075) - David & Sandra Marshall

Moved By Councillor Sieben/Seconded By Councillor Singh

Ro29/18/01/09 THAT Bylaw No. 11521 was read a second and third time.

Carried

4.7 292, 284 & 276 Valley Road, OCP17-0024(BL11523) - Richard & Dianna Smith, Albert

Moved By Councillor Singh/Seconded By Councillor Sieben

Ro30/18/01/09 THAT Bylaw No. 11523 be read a second and third time.

Carried

4.8 292, 284 & 276 Valley Road, Z17-0099 (BL11524) - Richard & Dianna Smith, Albert

Moved By Councillor Sieben/Seconded By Councillor Singh

Ro31/18/01/09 THAT Bylaw No. 11524 be read a second and third time.

Carried

## 4.9 1172 Mission Ridge Rd, Z17-0086 (BL11525) - Barbara Jordan

### Moved By Councillor Singh/Seconded By Councillor Sieben

R032/18/01/09 THAT Bylaw No. 11525 be read a second and third time and be adopted.

**Carried** 

#### 5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise mailing 9 statutory notices to the owners and occupiers of surrounding properties on Friday, December 22, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

### 6. Development Permit and Development Variance Permit Reports

#### 6.1 1232 Ellis St, DVP17-0236 - RG Lot 3 Ltd.

Councillor Sieben declared a conflict of interest as he has a financial interest in a business that is adjacent to this property and departed the meeting at 8:05 p.m.

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

#### Leo Mariotto, Applicant Representative

- Spoke to the original Development Permit and noted it was based on a bylaw from 1976.

- Previous bylaw had zero requirement for bicycles; parking issues would be alleviated with bike stalls
- Parking stall size requirements will be in compliance with the current bylaw.
- Not asking for a relaxation on the number of parking stalls, only asking for this project to be the same as those in the surrounding area.
- Responded to questions from Council.

There were no further comments.

#### Moved By Councillor Hodge/Seconded By Councillor Given

Ro33/18/01/09 THAT Council authorize the issuance of Development Variance Permit DVP17-0236 for Lot 3, District Lot 139, ODYD, Plan KAP60698, located at 1232 Ellis St, Kelowna, BC;

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

Schedule 'B' – Comprehensive Development Zones (CD5 – Multi-Purpose Facility)
Section 1.8 [Parking and Loading (b)]

From: To vary the parking and loading section from "All uses on Lots 2 and 3 as shown on CD5 Map 1, shall be required to provide parking and loading as required by Part III for C-5 (B/L 4500) uses. See Part III of City of Kelowna Zoning Bylaw, 1976, No. 4500, as it existed on May 4, 1998."

**To:** All uses on Lots 2 and 3 as shown on CD5 Map 1, shall be required to provide parking and loading as required by Part III for C-5 (B/L 4500) uses. See Part III of City of Kelowna Zoning Bylaw, 1976, No. 4500, as it existed on May 4, 1998, EXCEPT the parking stall size requirements are to be in accordance with the updated current Zoning Bylaw No. 8000 Section 8.1.11.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

- 7. Reminders Nil.
- 8. Termination

The meeting was declared terminated at 8:28 p.m.

Deputy Mayor Gray

/acm

# REPORT TO COUNCIL



**Date:** January 23, 2018

RIM No. 1250-30

**To:** City Manager

From: Community Planning Department (TB)

Aqua Resort Ltd. Inc. No. **Application:** Z16-0069 **Owner:** BC0796165, City of Kelowna,

Sujata Randhawa

550 Truswell Rd

**Address:** 3814, 3820, 3828, 3832, 3838 Capozzi Road **Applicant:** Mission Group

3786 Lakeshore Road

**Subject:** Rezoning Application (Waiver of Condition of Adoption)

Existing OCP Designation: MXT – Mixed Use Tourism

Existing Zone: RU1 – Large Lot Residential, C9 – Tourism Commercial, P1 – Major

Institutional

Proposed Zone: C9 – Tourism Commercial, P1 – Major Institutional

#### 1.0 Recommendation

THAT Rezoning Bylaw No. 11384 be amended at third reading to revise the legal description of one of the subject properties from Lot 5, Sec 1, Twp 25, Plan 2714 located at 3838 Capozzi Road, Kelowna, BC; to Lot 5, Sec 1, Twp 25, and Sec 6, Twp, 26, ODYD, Plan 2912 except plan 35979 and Plan KAP56428;

AND THAT Council waives the requirement for final adoption of Rezoning Bylaw No. 11384 to be considered subsequent to the completion of the land exchange between the applicant and the City of Kelowna;

AND THAT Council amends the requirement for final adoption of Rezoning Bylaw No. 11384 to be considered subsequent to the closure of Capozzi Road along 3814 through 3838 Capozzi Road; to require that final adoption of the Rezoning Bylaw No. 11384 to be considered in conjunction with the closure of Capozzi Road along 3814 through 3838 Capozzi Road;

AND THAT Council waives the requirement for final adoption of Rezoning Bylaw No. 11384 for Item 5. Subdivision of Schedule "A", attached to the Report by Community Planning dated April 10, 2017;

AND FURTHER THAT Final Adoption of Rezoning Bylaw No. 11384 be considered by Council.

#### 2.0 Purpose

To amend the legal description of one of the subject properties; to waive a requirement for final adoption of Rezoning Bylaw No. 11384; to amend a requirement for final adoption of the Rezoning Bylaw; and to adopt the Rezoning Bylaw.

#### 3.0 Community Planning

Community Planning Staff recommend that Council supports the recommendation to amend the legal description of one of the subject properties; waives one requirement for final adoption; and amends one requirement of final adoption of Rezoning Bylaw No. 11384. These changes are to correct administrative errors and ensure the correct procedural and legal process is in place to allow the Land Agreement between Aqua and the City of Kelowna to be executed.

#### 4.0 Proposal

#### 4.1 <u>Amended Legal Description</u>

Community Planning Staff are recommending that Council amends the legal description of one of the subject properties at third reading in order to correct an error in the legal description. The correct legal description of 3838 Capozzi Road is Sec 6, Twp, 26, ODYD, Plan 2912 except plan 35979 and Plan KAP56428.

#### 4.2 Waived & Amended Requirements

Community Planning Staff are recommending that Council waives one requirement, and amends another requirement of final adoption of Rezoning Bylaw No. 11384, as well as waiving one requirement of Schedule "A" attached to the Report by Community Planning dated April 10, 2017.

Staff negotiated a Land Agreement in July 2016 to allow the closure of Capozzi Road and a Land Exchange to facilitate the development of Aqua. The Agreement has specific requirements prior to the execution of the agreement. These requirements include that the property be rezoned, a Development Permit issued, and Capozzi Road be closed. Therefore, the order of processes must be for Council to give final reading to Rezoning Bylaw No. 11384 prior to rather than subsequent to the completion of the land exchange. As such, the following condition should be waived to allow proper procedural process:

AND THAT final adoption of the Rezoning Bylaw be considered **subsequent to** the completion of the land exchange between the applicant and the City of Kelowna;

It is important to note that waiving this requirement from the Council resolution does not waive the requirement from the Land Agreement or the ultimate land exchange, and that the Aqua development cannot proceed until the land exchange is complete.

Should Council not adopt Rezoning Bylaw No. 11384, then the Road Closure Bylaw for Capozzi Road would not be adopted and the Land Agreement would not be executed. As such, the Road Closure Bylaw will be considered at the same Council meeting as final adoption of the rezoning. Therefore, the following requirement of final adoption should be amended from:

AND THAT final adoption of the Rezoning Bylaw be considered **subsequent to** the closure of Capozzi Road along 3814 through 3838 Capozzi Road;

To:

AND THAT final adoption of the Rezoning Bylaw be considered **in conjunction with** the closure of Capozzi Road along 3814 through 3838 Capozzi Road.

In addition, Staff are recommending that Council waives Item 5. Subdivision, of Schedule "A" attached to the Report by Community Planning dated April 10, 2017. This item requires that subdivision and lot consolidation be completed *prior to* fourth reading and adoption of the Rezoning Bylaw. This is contrary to the process outlined in the Land Agreement, whereby the lot consolidation and subdivision must occur *subsequent to* adoption of the rezoning, issuance of a Development Permit and Development Variance Permit, and *subsequent to* the Road Closure Bylaw.

These amendments will allow the adoption of the Rezoning Bylaw, the Development Permit, Development Variance Permit, and the Road Closure Bylaw to be considered with the correct procedural process and will allow the Land Agreement to be executed following adoption of both bylaws and permits.

**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### CITY OF KELOWNA

# BYLAW NO. 11384 Z16-0069 – 550 Truswell Road, 3814, 3820, 3828, 3832, 3838 Capozzi Road and 3786 Lakeshore Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:

Lot 1, Sec. 1 & 12, Twp. 25, Plan 2714 located at 3814 Capozzi Road, Kelowna, BC; Lot 2, Sec. 1, Twp. 25, Plan 2714 located at 3820 Capozzi Road, Kelowna, BC; Lot 3, Sec. 1, Twp 25, Plan 2714 located at 3828 Capozzi, Road, Kelowna, BC; Lot 4, Sec 1, Twp 25, Plan 2714, located at 3832 Capozzi Road, Kelowna, BC; Lot 5, Sec 1, Twp 25, and Sec 6, Twp 26, ODYD Plan 2912 except Plan 35979 and Plan KAP56428 located at 3838 Capozzi Road, Kelowna, BC; and that portion of Capozzi Road between the southeast property lines of 3814, 3820, 3828, 3832 and 3838 Capozzi Road and the centerline of Capozzi Road, Kelowna, BC;

from the RU1 – Large Lot Housing zone to the C9 – Tourist Commercial zone as outlined in Schedule A attached to and forming part of this bylaw;

- 2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot 5, Section 12, Township 2, Plan 2912 located on Lakeshore Road, Kelowna, B.C., from the C9 Tourist Commercial zone to the P1 Major Institutional zone as outlined in Map A attached to and forming part of this bylaw;
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

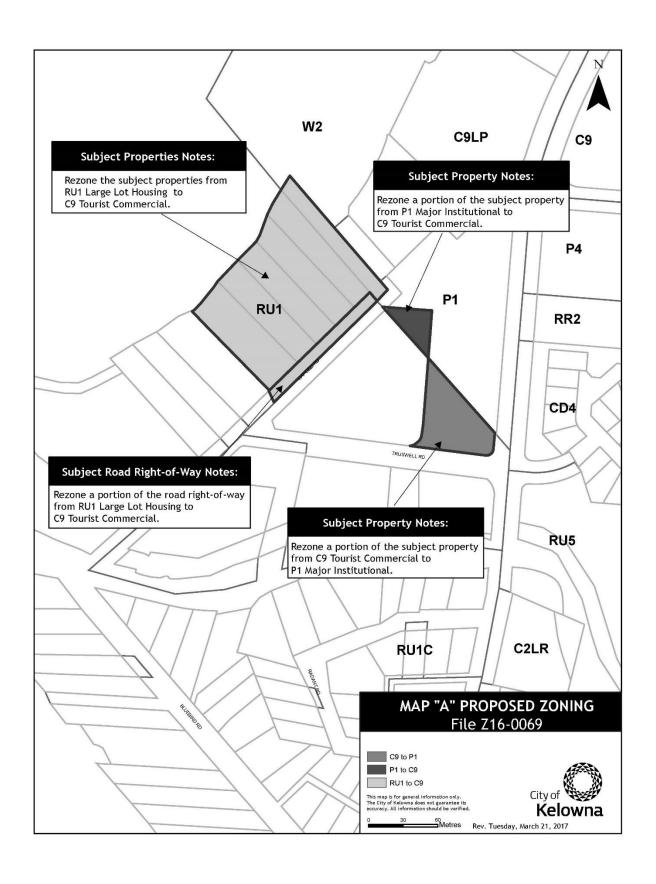
Read a first time by the Municipal Council this 10<sup>th</sup> day of April, 2017.

Considered at a Public Hearing on the 2<sup>nd</sup> day of May, 2017.

Read a second and third time by the Municipal Council this 2<sup>nd</sup> day of May, 2017.

Amend at third and adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk



# REPORT TO COUNCIL



January 23, 2018 Date:

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Aqua Resort Ltd. Inc. Application: DP16-0260 DVP16-0261 Owner: No. BC0796165, City of

> Kelowna, Sujata Randhawa

550 Truswell Road Aqua Resort Ltd. Inc. Address: Applicant: No. BC0796165

3814, 3820, 3828, 3832, 3838 Capozzi Road

3786 Lakeshore Road

Subject: Development Permit and Development Variance Permit

**Existing OCP Designation:** MXT – Mixed Use Tourism

Proposed Zone: C9 – Tourism Commercial

#### 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0260 and Development Variance Permit No. DVP16-0261 for portions of each of the following properties:

- Lot 1, Sec 1 & 12, Twp 25, ODYD, Plan 2714, located at 3814 Capozzi Road, Kelowna, BC;
- 2. Lot 2, Sec 1, Twp 25, ODYD, Plan 2714, located at 3820 Capozzi Road, Kelowna, BC;
- 3. Lot 3, Sec 1, Twp 25, ODYD, Plan 2714, located at 3828 Capozzi, Road, Kelowna, BC;
- 4. Lot 4, Sec 1, Twp 25, ODYD, Plan 2714, located at 3832 Capozzi Road, Kelowna, BC;
- 5. Lot B, Sec 1, Twp 25, ODYD, Plan 13822, located at 3838 Capozzi Road, Kelowna, BC;
- 6. Lot 17, Sec 1, Twp 25 & DL 134, ODYD, Plan 2714 Except Plan KAP66263, located at 550 Truswell Road, Kelowna, BC;
- 7. Lot 5, Sec 1, Twp 25, & Sec 6 Twp 26, ODYD, Plan 2912 Except Plan 35979 and Plan KAP56428, located at 3786 Lakeshore Road, Kelowna, BC;

as outlined in red on Attachment "MAP" attached to the Report from the Community Planning Department dated January 23, 2018, subject to the following:

- 1. Registration of subdivision with the Land Title & Survey Authority;
- 2. Completion of Land Agreement between City of Kelowna and Aqua Resort Ltd;
- 3. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- 4. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 5. Landscaping to be provided on the land be in accordance with Schedule "C";
- 6. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping and improvements as determined by a Registered Landscape Architect and/or Engineer as required;
- 7. Public Washroom Facilities to be provided on the land in accordance with Schedule "D";
- 8. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the Public Washroom Facilities;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, in accordance with Schedule E:

### Section 14.9.5 (b) Tourist Commercial Development Regulations

To vary the maximum height from 22.0 m or 6 storeys (required) to 53.5m or 16 storeys (proposed), 47.58m or 14 storeys (proposed), and 41.7m or 12 storeys (proposed) for apartment hotels and hotels;

#### Section 14.9.6 (f): Tourist Commercial Other Regulations

To vary the maximum height of a Boat Storage facility from 6.om or 1 storey (required) to 17.4m or 4 storeys (proposed) and to vary the maximum number of tiers of storage from 1 (required) to 4 (proposed);

#### Section 14.9.5 (c): Tourist Commercial Development Regulations

To vary the minimum front yard setback from 6.om (required) to o.om (proposed) (Cook Road);

#### Section 14.9.5 (d): Tourist Commercial Development Regulations

To vary the minimum side yard setback from a flanking street from 4.5m (required) to o.om (proposed) (Cook Road Boat Launch);

#### Section 14.9.5 (d): Tourist Commercial Development Regulations

To vary the minimum side yard setback from a flanking street from 4.5m (required) to o.om (proposed) (Truswell Road);

#### Section 14.9.5 (e): Tourist Commercial Development Regulations

To vary the minimum rear yard setback for a structure from 4.5m (required) to o.om (proposed) (Waterfront Property Line);

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance is valid for two (2) years from the date of Council approval, with no opportunity to extend.

#### 2.0 Purpose

To consider a Development Permit for the form and character of an apartment hotel complex with a boat storage facility and commercial spaces. To consider a Development Variance Permit for six variances: to increase the maximum height of the residential buildings from 6 stories (required) to 12, 14, and 16 storeys (proposed); to increase the maximum height of the boat storage facility from 1 storey (required) to 4 storeys (proposed); to reduce the minimum side yard setback on Cook Road Boat Launch and Truswell Road for the commercial/retail units; to reduce the minimum front yard setback for the commercial/retail units along Cook Road, and to reduce the rear yard setback along the waterfront property line.

#### 3.0 Community Planning

Community Planning Staff recommend support for the Development Permit and associated variances for the proposed project known as 'Aqua' at Truswell Road and Cook Road. The proposed development is a 319 unit resort-style development with three apartment hotel towers (12, 14, 16 storeys) on a four level parking podium, flanked by townhomes, a 4 storey boat storage facility, and commercial units. The rationale for support is based on the following:

- i. Unique development characteristics of the subject property
- ii. Previous approvals in the area
- iii. Applicant's design revisions and responses to Staff's concerns
- iv. Significant public amenity package
- v. Consistent with OCP Comprehensive Development Permit Guidelines

#### i. Development Characteristics

The applicant has assembled a significant land base for this project. The lot consolidation includes the closure of Capozzi Road, which provides additional area, and creates continuity to the applicant's upland property. It has resulted in a 6.0 acre urban waterfront site and a favourable configuration for re-development. In addition to the relatively large land base, the unique nature of the subject property's development rights over the water further the applicant's ability to maximize density for the project while remaining consistent with the maximum Floor Area Ratio of 1.5 as defined in the Zoning Bylaw. This allowable density could result in significant massing if configured in a 6 storey complex. Through various massing studies, Staff are confident that the increased height is better and more visually appealing than a shorter, longer horizontal building with uniform height.

#### ii. Previous Approvals and Plans

There are two previous development approvals in the area for other apartment hotel projects including Hiawatha Park (11 storeys) and Manteo Resort (10 storeys and 12 storeys). Further, the Pandosy/KLO Sector Plan (1999) identified the property as a landmark development site within the Lakeshore Road Tourist/Commercial node.

#### iii. Design Revisions

The initial application was made in October 2016 and included three towers 13, 16, and 19 storeys with a 6 storey boat storage facility. Prior to initial consideration of the Rezoning Bylaw, the applicant revised their boat storage facility to 4 storeys upon Staff recommendation. Following 3<sup>rd</sup> reading of the Rezoning Bylaw in May of 2017, Staff initiated the evaluation of the form and character Development Permit and associated variances. Staff identified four key areas where the Development Permit Guidelines were not being met and provided formal comments to the applicant regarding:

- Ground level animation
- 2. Public access and connectivity
- 3. Massing and height
- 4. Design of boat storage facility and launch

The applicant worked with their consulting team to explore ways at improving the project and addressing Staff concerns. Through an iterative process lasting several months, the applicant revised and re-submitted new Development Permit drawings with the following additions and improvements:

- Addition of ground-oriented commercial units facing Cook Road in front of the boat storage facility to animate the new Cook Road extension and provide public interaction;
- Addition of a commercial node at the mid-point along the waterfront promenade to provide ground level animation;
- Addition of a public walkway, "Marine Alley", on the northern side of the development along the Cook Road Boat launch to improve public connectivity and design;
- Improvements to the interface of the project with the City's Boat Launch and parking lot to ensure safety and public access;
- Improvements and expansion of the ground-oriented townhouses along the southern boundary of the subject property facing Truswell and the southern pedestrian connection to the waterfront to interact at a human scale;
- Reduction in height of the 3 towers to 12, 14 and 16 stories;
- Improvements in the materials and colours of the buildings to provide visual interest and reduce massing; and
- Redesign of the boat storage facility to have more permeable materials and a lower profile roofline.

#### iv. Public Amenities

Several public amenities will be achieved as a component of approval of this development including:

- 1.2 acre waterfront park dedication;
- Environmental restoration and waterfront park development including a public waterfront promenade;
- Re-development and re-configuration of the Cook Road parking lot and staging area;
- Dedication and construction of the Cook Road extension to improve neighbourhood traffic flow;
- Dedication and construction of a pedestrian walkway connecting Truswell Road to the new waterfront park; and
- New publicly accessible washrooms serving users of the Cook Road Boat Launch and the general public.

#### v. <u>Comprehensive Development Permit Design Guidelines</u>

The project meets the majority of the Comprehensive Development Permit Design Guidelines (Attachment "A") and is consistent with the objectives of the development permit process as outlined in the Official Community Plan. The format of the development is a four storey parking podium and four storey boat facility with commercial and residential uses that wrap around the podium, and three towers (12, 14, 16 storeys) based on top of the podium.

An important design consideration is the interaction of the buildings at ground-level with the streetscape and the pedestrian realm. The applicant is proposing commercial spaces that wrap around the boat storage facility along Cook Road, walk-up townhomes along the waterfront promenade with a mid-block commercial node to help animate the public space; walk-up townhomes along the walkway connection to Truswell Road, and a small urban plaza near the entrance to the development on Truswell Road supported by a proposed food primary space. The design of the buildings at ground-level gives emphasis to pedestrain entrances and windows, provides articulation and visual interest along facades, and incorporates roof overhangs along the public streets. Parking is mostly contained in the sturctured parkade screened from public view. Overall, pedestrain access will be achieved on all four sides of the development including a new sidewalk connection, "Marine Alley", along the interface of the property with the City's Cook Road Boat Launch.

The applicant has attempted to reduce the perceived bulk of the towers by stepping back upper floors, providing projections and balconies and creating articulation along building facades. Green roof elements and a comprehensive landscape plan assist with softening the buildings and providing quality outdoor space.





In addition to the height variance for the towers (6 storeys required), the applicant is requesting five other variances for the project. Three setback variances are requested for the commercial units that flank the boat storage facility to o.om. The commercial spaces help to animate and break up the mass of the boat storage facility. As well, zero lot line setbacks are common on commercial streets elsewhere in the City including many streets in the Urban Centres.

A rear yard setback variance is requested from 4.5m required to o.om along the proposed waterfront promenade. This will provide the applicant flexibility during detailed design to create an urban interface between the townhouses, the private patios, and the commercial unit along the public waterfront promenade.

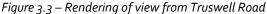
The applicant is also requesting a height variance to allow the proposed boat storage facility to be increased from 1 storey (required) to 4 storeys (proposed). The additional height provides the

opportunity for the developer to install a four tiered verical boat storage system for 183 boats. To help mitigate the overall mass of the boat storage facility, the developer is proposing a number of architectural enhancements including commercial/retail spaces at-grade.





Staff's recommendation of support does not come without some concern for allocating height outside of an Urban Centre and to the extent as proposed. While this area is designated as a tourist/commercial neighbourhood, it is inconsistent with the Official Community Plan (OCP) policy that directs tall buildings to Urban Centres and away from the waterfront. Tall buildings create a sense of prominence and hierarchy in the City's built form, therefore, height needs to be carefully considered and allocated. The Aqua development will create a landmark and community icon in this tourist node. There is also concern that this height variance may be referenced by other developers as rationale for further height increases in this specific area or in other areas of the City outside of Urban Centres. Should Council approve the Development Permit and Development Variance Permit, Staff would recommend that more detailed policy direction be created for this area in consideration of setting fair and equitable height regulations in the upcoming OCP update process.





## 4.0 Proposal

#### 4.1 <u>Background</u>

Mission Group first proposed development on these properties in 2008 including a Rezoning, Development Permit, and Development Variance Permit for the project known as Aqua. The proposal included 13, 16, and 19 storey towers in a configuration with a marina and a groyne (to mitigate sand migration) rather than a boat storage facility. The application for a marina and groyne was not approved by the Provincial Ministry of Environment, and the applicants withdrew their application.

#### 4.2 <u>Project Description</u>

The proposed development is a 319 unit resort-style development. There are three apartment hotel towers (12, 14, 16 storeys) on a four level parking podium, flanked by townhomes, a 4 storey boat storage facility, and commercial units.

Figure 4.2.1 Site Plan Waterfront Park and OKANAGAN LAKE Promenade Truswell Road Walkway Connection New Sidewalk Connection Public Plaza and Food Primary Space Second Storey Clubhouse for events and Public Use Cook Road Extension Proposed Public Parking Lot Reconfiguation

### Cook Road Boat Launch and Parking Lot

The proposed development triggers the provision of several community amenities. These include a reconfiguration of the public boat launch parking lot and staging area. The reconfiguration of this parking lot requires the removal of the City's existing stand-alone washroom building. As a community benefit, the developer is proposing to rebuild these public washrooms within the boat stoarge facility. The realignment of the parking lot will facilitate improvements to vehicle circulation, queueing, boat launching, traffic control, as well as providing the Cook Road extension to Truswell Road. A form and character Development Permit will be required for the final design and landscaping of the parking lot and boat launch, that Staff will bring forward to Council for formal consideration in the coming months.

#### Waterfront Dedication and Promenade

The development triggers a waterfront dedication of 1.2 acres and the construction of a public promenade as an extension to the Eldorado and Manteo waterfront walkway. This important walkway extension is part of the City's Linear Park Master Plan that is envisioned to connect Rotary Beach Park to the mouth of Mission Creek and the Mission Creek Greenway. A Staff-issued Environmental Development Permit will be required to determine promenade design and the appropriate riparian restoration treatment.

#### 4.3 <u>Public Consultation</u>

The applicants completed a Public Open House on April 25, 2017 to showcase their original Development Permit application in advance of the Public Hearing on the proposed Rezoning. Following design changes and changes to the variance height, the applicants have planned a second Public Open House on January

18<sup>th</sup>, 2018, and have initiated the process of informing all stakeholders including neighbours, community groups, and concerned citizens.

#### 4.4 <u>Project Process</u>

The Aqua project needs several permits and approvals in the following sequence:

- Fourth reading of Rezoning Bylaw
- Form and character Development Permit and variances (under consideration with this report)
- Fourth reading of Road Closure Bylaw (Capozzi Road)
- Environment Development Permit
- Form and character Development Permit for Cook Road parking lot
- Technical subdivision and consolidation
- Building Permit

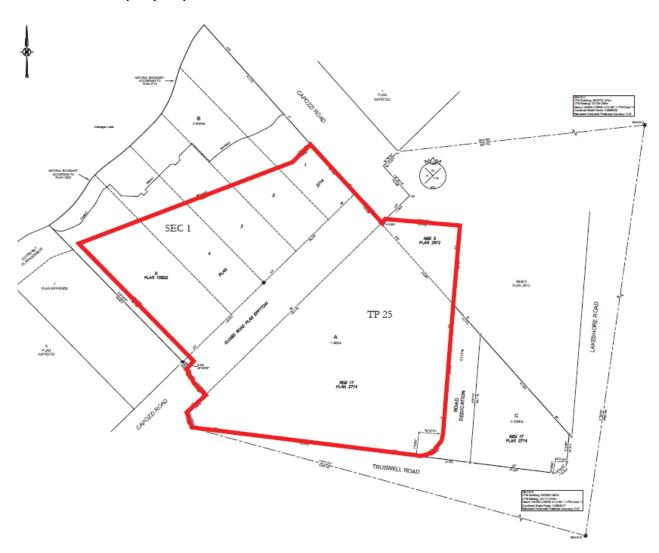
## 4.5 Site Context

The subject property is located south of the Eldorado Hotel and Manteo Resort, and north of the mouth of Mission Creek and Mission Shores complex. It has been identified as a site for a landmark development within the tourist commercial node in the South Pandosy/KLO Sector Plan. The Sector Plan also encourages enhancing tourist commercial opportunities in this area and linking trails and corridors to protect the natural envinonment.

#### **Subject Property Map:**



# Consoldiated Property Map:



#### 4.6 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	C <sub>9</sub> ZONE REQUIREMENTS	PROPOSAL		
	Existing Lot/Subdivision Regulation	ns		
Lot Area	1800 m²	24,962.7 m²		
	Development Regulations			
Floor Area Ratio	1.5	1.5		
Height	Apartment Hotel: 22.0 m or 6 storeys Boat Storage: 6.0 m or 1 storey	Tower 1: 47.6 m or 14 storeys 1 Tower 2: 53.5m or 16 storeys 1 Tower 3: 41.7 m or 12 storeys 1 Boat Storage: 17.4 m or 4 storeys 2		
Side Yard (Truswell Road)	4.5 m	o.o m <b>3</b>		
Side Yard (Boat Launch)	4.5 m	o.o m <b>4</b>		
Front Yard (Cook Road)	6.o m	o.o m <b>5</b>		
Rear Yard (Waterfront)	4.5 m	o.o m <b>6</b>		
	Other Regulations			
Minimum Parking Requirements	Residential: 453 stalls Visitor: 47 stalls Boat Storage: 20 stalls Commercial: 36 stalls Total: 556 stalls	Residential: 527 stalls Visitor: 47 stalls Boat Storage: 28 stalls Commercial: 40 stalls Total: 643 stalls		
Bicycle Parking	Class 1 (Secured): 160 Class 2 (Visitors): 32	Class 1 (Secured): 233 Class 2 (Visitors): 32		

<sup>•</sup> To vary the maximum height from 22.0 m or 6 storeys (required) to 53.5m or 16 storeys (proposed) for apartment hotels and hotels;

<sup>2</sup> To vary maximum height of a boat storage facility from 6.om or 1 storey (required) to 17.4m or 4 storeys (proposed) and to vary the maximum number of tiers of storage from 1 (required) to 4 (proposed);

**<sup>1</sup>** To vary the minimum side yard flanking street setback for a portion of the site from 4.5m required to o.om proposed;

<sup>•</sup> To vary the minimum side yard flanking street setback for a portion of the site from 4.5m required to o.om proposed;

**<sup>6</sup>** To vary the minimum front yard setback from 6.om required to o.om proposed.

**To vary the minimum rear yard setback for a structure from 4.5m required to 0.0m proposed.** 

#### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

#### Comprehensive Design Guidelines<sup>1</sup>

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal
- linkages;
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

#### Provide waterfront parkland along the Okanagan Lake shoreline.<sup>2</sup>

#### Provide a City-wide linear park and trail network.3

**Linear Park Priorities.** The top six linear park priorities for the City, as endorsed by the Linear Park Master Plan are:

- Waterfront Walkway
  - Kinsmen to Strathcona; and
  - Rotary Beach Park to Mission Creek
- Rails with Trails
- Mill Creek
- Bellevue Creek
- Gopher Creek, and
- Mission Creek Lakeshore to the Lake

#### 5.2 South Pandosy/KLO Sector Plan (1999)

**Enhance the Tourist Commercial Opportunities** <sup>4</sup> by incorporating waterfront development access near the Town Centre and in the established Resort area near the Eldorado Hotel. The Plan encourages the careful and well designed integration of tourist accommodation and services such as restaurants with strategic waterfront locations.

A Network of Parks, Open Space and Environmentally Sensitive Areas <sup>5</sup> linking neighbourhoods and providing recreational amenities. The Plan encourages a well planned network of trails, open space, and natural corridors to help protect the natural environment and allow for active and passive recreation.

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan Chapter 14 (Urban Design DP Guidelines)

<sup>&</sup>lt;sup>2</sup> City of Kelowna Official Community Plan Chapter 7, Objective 7.14

<sup>&</sup>lt;sup>3</sup> City of Kelowna Official Community Plan Chapter 7, Objective 7.13.1

<sup>&</sup>lt;sup>4</sup> City of Kelowna South Pandosy/KLO Sector Plan Section 4.2 (KLO/South Pandosy Area Vision)

<sup>&</sup>lt;sup>5</sup> City of Kelowna South Pandosy/KLO Sector Plan Section 4.2 (KLO/South Pandosy Area Vision)

#### 6.0 Application Chronology

Date of Application Received:

October 21, 2016

Date of Public Open House:

April 25, 2017

Date of Public Hearing:

May 2, 2017

Date of Revised DP Drawings Received:

October 27, 2017

Date of Public Open House:

January 18, 2018

**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Reviewed by:** Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:** Doug Gilchrist, Divisional Director, Community Planning & Strategic

Investments

#### Attachments:

Attachment "A": Comprehensive Design Guidelines Checklist Attachment "B": Community Master Plan & Vision Summary

Draft Development Permit and Development Variance Permit No. DP16-0260 DVP16-0261

Attachment "MAP": Sketch of the Subject Property

Schedule "A": Site Plan

Schedule "B": Elevations and Renderings

Schedule "C": Landscape Plan

Schedule "D": Public Washroom Location

ATTACH	MENT	Α
This forms part DP16	of application -0260 DVP16-0261 January 23, 2018 City	}- ₩. ₩.
Planner Initials TB		lowna DMMUNITY PLANNING

#### ATTACHMENT "A": DEVELOPMENT PERMIT GUIDELINES

## Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	<b>✓</b>		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			•
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?		<b>√</b>	
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	<b>✓</b>		
Are architectural elements aligned from one building to the next?	<b>✓</b>		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	<b>✓</b>		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	<b>✓</b>		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	<b>✓</b>		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?		✓	
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale		T	1
Are architectural elements scaled for pedestrians?	<b>✓</b>		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	<b>✓</b>		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?  Site Access	✓		
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	<b>√</b>		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	<b>✓</b>		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?		✓	
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			,I
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping	<b>✓</b>		
where they are visible from above or adjacent properties?  Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			<u> </u>
Does landscaping:	-	-	-
Compliment and soften the building's architectural features and mitigate undesirable elements?	<b>✓</b>		
Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
<ul> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
Retain existing healthy mature trees and vegetation?		✓	
Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?			<b>√</b>

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	<b>√</b>		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?	<b>✓</b>		
Are lake views protected?		<b>√</b>	
Does lakeside development act as a transition between the lake and inland development?		✓	
Signs		ı	ı
Do signs contribute to the overall quality and character of the development?	$\checkmark$		

COMPREHENSIVE DEVELOPMENT PERMIT AREA			N/A
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	<b>✓</b>		





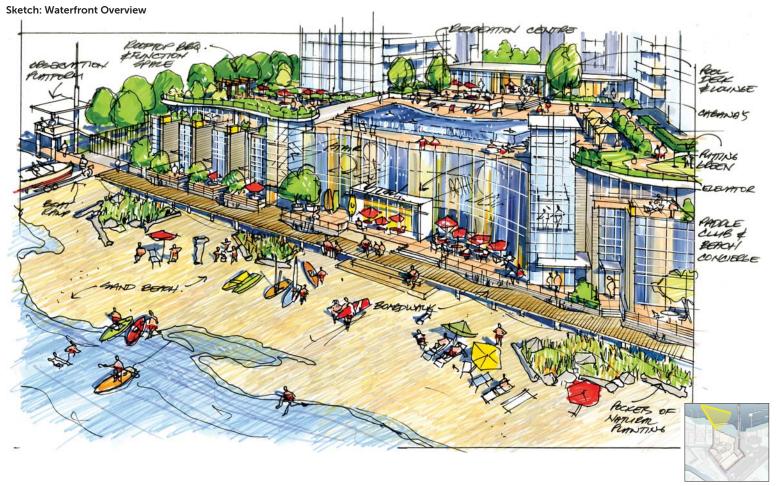


Truswell & Capozzi Road Kelowna, BC

# Community Master Plan & Vision Summary

December 2017





### **Team**

### Architect: **IBI Group**

### **Contact: Martin Bruckner**

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### **Landscape Architect:** WSP | MMM Group **Contact: Byron Douglas**

540 Leon Avenue Kelowna, BC V1Y 6J6 Canada T +1 250-869-1334 #4344 F +1 250-869-4849 DouglasB@mmm.ca

### **Program and Urban Design: Maurice Pez Architect**

Suite 28 - 1020 Main Street Vancouver, BC V6B 2T5 Canada

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### **APPENDIX**

Traffic Manageme	nt Report
Bunt & Associates	Engineering

### Infrastructure Design Report WSP/MMM Group

### **AMV Conceptual Pier Design and Environmental Impact Report**

Ecoscapes Environmental Consultants/Water's Edge Engineering

### Architect Drawing Set IBI Group

### **Landscape Architect Drawing Set**

WSP/MMM Group

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Sketch: View at Corner Public Plaza of Capozzi & Truswell Road



### 1.0 Development **Proposal**

### 1.1 Introduction

Aqua is a proposed waterfront community situated on 6.25 acres, located in the Cook Road Tourist Commercial Area of Kelowna. The vision for Aqua includes a wide range of public amenities; openness to the water, a flowing landscape plan, public spaces, and places to sit, walk, reflect, gather, and celebrate.

### A Dynamic Waterfront Destination

Aqua will help to create a dynamic destination aligned with the City's goals to create a vibrant node of mixed tourist and residential accommodations and uses in the Mission Creek neighbourhood. The development at Aqua will add life and vitality to the existing residential neighborhood by clustering a critical mass of residential homes with local amenities that will enhance the neighborhood and add to the waterfront experience.

### Site Context













# , C

### **Site Context**



### 1.2 Application Summary

### Zoning

C9 Tourist Commercial

### Development Permit & Development Variance Permit

A Development Permit is sought to approve the form  $\vartheta$  character of the proposed residential community and boat valet operation. Mission Group is also requesting the approval of residential tower heights above the six storey limit currently permitted in the C9 zone. Previous height variances within the Cook Road Tourist Commercial area have been approved where design and community benefits have warranted. The Aqua community is proposed with tower heights between 12 and 16 stories.

### Architectural / Landscape Inspiration

























### 1.3 Statement of Development Rationale

Mission Group and their consultants have worked collaboratively with the City of Kelowna and followed an extensive process of public consultation to develop a masterplan that focuses on the following guiding principles:

### A. Built Form

- Permit increase in overall building heights with taller buildings in locations that reinforce Aqua's relationship to the lakefront setting and the surrounding neighbourhood
- Balance building height and massing with the impact of overshadowing of adjacent buildings, public spaces, and streets
- Minimize view blockage
- Building height and massing should reinforce, compliment and enhance the visual character of the street, and contribute to enhancing the public realm

### B. Character

- Incorporate a visually distinctive and consistent architectural design
- Reinforce a sense of place through increased pedestrian activity along the waterfront
- Treat building exteriors to capture the marine character of the waterfront

### C. Community Amenities

- Maximize the public use of the waterfront
- Enhance Mission Creek Greenway connections
- Encourage shoreline enhancements
- Create a more efficient layout and operation of the public parking areas and boat launch staging area
- Activate street edges with a variety of uses

#### D. Access and Circulation

- Incorporate pedestrian-oriented design
- Provide trail connections to existing pedestrian and Lakeshore bike
- Develop a transportation management plan

### E. Sustainability

pathways

- Incorporate prevailing innovative green building design and construction
- Utilize native, non-invasive and drought tolerant landscaping
- Explore opportunities to enhance aquatic habitat
- Incorporate Crime Prevention through Environmental Design (CPTED) principals

### F. Parking

- Improve off street parking for truck, trailer, and vehicles at the public boat launch
- Incorporate bicycle parking and storage
- Locate parking areas so they do not visually dominate the community

#### G. Waterfront

- Create an identifiable neighbourhood focus along the waterfront
- Provide pedestrian walkways and spaces with appropriate landscape elements including outdoor furniture and lighting
- Link the Mission Creek Greenway to the waterfront
- Provide active uses along the waterfront

### H. Environmental Impact

- Remove boats from in-water moorage and fueling to reduce environmental impact
- Eliminate an on-water marina to reduce overshadowing and improve visual appeal
- Reduce reliance on truck/trailer parking and traffic impact

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### Rendering: View from Eldorado Harbour



### **Public Benefits Diagram**





Landmark Elements

Pedestrians Connection

Waterfront Promenade

Existing City Road with Bicycle Lane

Retail/Commercial

- Truswell Road Upgrades
- Cook Road Extension
- City Boat Launch Parking Lot Improvements
- Public Plaza
- Potential Groyne (alternative to pier)
- Public Washrooms (AMV building)
- Retail/Commercial on Truswell Plaza, Cook Road and AMV building
- Indoor Boat Storage, Boat and Watersport Rentals

### 1.4 Community Benefits & Infrastructure Improvements

Mission Group has been building strong and vibrant communities in Kelowna for well over a decade. Aqua will exemplify the pinnacle of Mission Group's developments to date.

Mission Group is committed to working cooperatively with the City of Kelowna. local residents, regional authorities, and other stakeholders to create an innovative development that is suited to the needs of the community, achieves the highest quality construction, and generates an attractive return for the City, community and for our shareholders.

### 1. Deliver a high quality public realm

A strong focus on the public realm, internal pathways and building interfaces help to create a range of experiences for users. Dedicated public areas and pathways have been created in response to public input and city comments with an expansion of the public realm. The proposal increases the public pathways from the original development permit application to provide further connections and interest through a series of pedestrian gathering spaces and pathways through the site.

Attention has been given to ensure pedestrian connections are cohesive with a focus on providing landmark elements and new access points that will open up the waterfront to the public.

### 2. Environmental

Mission Group is committed to working with the City of Kelowna and community to have a positive environmental impact on this neighborhood. Community benefits include restoration and naturalization of the lakeshore which will improve environmental quality and erosion resistance. In addition, providing expanded boat storage in an internal structure avoids the addition of a marina and provides multiple environmental benefits including maintaining open views to the water. In addition to all the public benefits that Aqua will provide, Mission Group is committed to working with City staff on the long-term foreshore strategy currently underway. Should this study result in the approval and construction of a groyne along side the public boat launch, Mission Group would commit to providing financial contribution to this initiative.

### 3. Transportation & Infrastructure Improvements

To mitigate current and future traffic and parking concerns. Mission Group is committed to the following transportation improvements to the neighborhood:

- Truswell Road upgrades including sidewalk, lighting, street trees and landscaped boulevard
- · Cook Road extension provides alternative access and egress for the neighborhood, as well as adds to the pedestrian and cycling network
- · Improved truck, trailer, and vehicle parking with additional landscaping on an improved City Boat Launch parking lot





### Aerial Context Plan from Lakeshore Road



### 2.0 Site Context

### 2.1 Context and Connectivity

#### Site Connections

The Aqua site is currently bounded by Capozzi Road, Cook Road, Truswell Road, and Lakeshore Road. Lakeshore Road currently exists as a two-lane arterial road that provides north/south connectivity from the site to Highway 97 (Harvey Avenue). In 2014, Lakeshore Road (between Cook Road to Lexington Drive) was reconstructed to provide raised centre medians and multi-use pathways. Truswell Road functions as a two-lane minor collector level facility that connects the existing boat storage area to Lakeshore Road. In the vicinity of the site, Cook Road, functions as a two-lane collector. and provides accessibility to the existing boat launch.

The development of Aqua will also connect to the Mission Creek Greenway Trailhead, located at the intersection of Lakeshore Road and Truswell Road.

### 2.2 Existing Lot Areas & Development Boundaries

Mission Group and the City of Kelowna have entered into a land exchange agreement that provides a series of mutual benefits. As part of the agreement, Mission Group will construct new public improvements, including:

- Creation of more usable, regular shaped development parcels
- The extension of Cook Road to Truswell; providing alternative access and egress for the neighbourhood, as well as adding to the pedestrian and cycling network
- A more efficient layout and operation of the public parking areas and boat launch staging area
- Clear areas for queuing and staging will reduce congestion at the public launch
- Landscaped boulevards along the new Cook Road and surrounding the revised boat launch parking areas
- Relocated public washrooms in the AMV Commercial Facility



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### 3.0 Urban Design Principles

### 3.1 Design Principles

A set of design principles have been identified to guide the Aqua lands development.

### A development that responds in a formal manner to its existing context

Agua will create a distinct overall form that reinforces its contextual relationship to the lakefront setting and the surrounding neighborhood. The immediate perception of scale of Agua is it's two, three, and four storey podium which is activated at each edge by townhomes, retail/commercial uses, residential lobbies or the AMV Clubhouse Amenity. This includes the integration of the four-storey boat storage facility into the podium of the building. providing a seamless transition between structures. Thematically, the design is inspired by the overall plan that has been created within this lake front setting, while the approach to massing has been undertaken with careful consideration to neighbouring properties and overlook.

### A Strong Sense of Place

At the forefront of the development, the Aqua Marine Valet (AMV) facility will continue to act as a gateway to the new community while anchoring a vibrant public realm and creation of "place". The vision for this commercial use has evolved from our original application into an active use and community amenity, serving as a landmark element that will activate the corner of Cook Road and the Public Boat Launch, while providing boat, watersport, and clubhouse venue rentals to the public. Serving as an element of arrival, the northeast corner of the AMV facility will open to a series of public pathways that

lead directly to the waterfront and around the site, including a delineated landscaped path through the private and public boat launch areas. New public pathways will connect to the existing pedestrian and cycling networks thereby creating a high-quality pedestrian experience and enhancing a sense of community. The public realm is further activated with the addition of commercial uses along the Cook and Truswell Road street frontages, in addition to the boutique retail at the southwest corner of Truswell and Capozzi Road.

#### **Animated Waterfront**

To further activate the waterfront and invite the public into the development, commercial/amenity uses have been integrated along the public boardwalk.

### **Character Palette**

The public realm shall be further developed around three character influences: the natural character inspired by the riparian corridor along the waterfront boardwalk; the village character along the Cook Road and Truswell Road side, and the Marine character of the eastern side that interfaces with the private and public boat launches.

### **Connected Public Spaces**

A series of public pathways will be the central features in organizing the community. These areas will be connected by greenways to create a pedestrian and cyclist friendly neighborhood. Permeable east-west and north-south access through the site and beyond will be maximized.

### Variety of Form and Detail

The stepped building forms provide a strong gesture of green terraces. progressing towards the water, capturing sunlight and views while breaking down the scale of the twelve, fourteen, and sixteen storey buildings. The podium provides a sequence of active and passive green roofs that appear as a series of green spaces when experienced from higher vantage points anywhere in the neighborhood. This further minimizes the visual impact of the project on neighboring properties while enhancing sustainability. The podium presents a palette of warm stone and brick, accented by wood detailing, while the building forms express shades of light blue and light green inspired by a marine palette. White or dark gray window frames provide further distinction. The balcony expressions are varied on the exterior of the buildings and perceived by the adjacent neighborhood as sweeping sail like gestures, created by white balcony projections and irregular balcony forms. These forms provide shading and outdoor viewing opportunities while also being restricted to minimize the apparent mass of the buildings.



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# AQUA

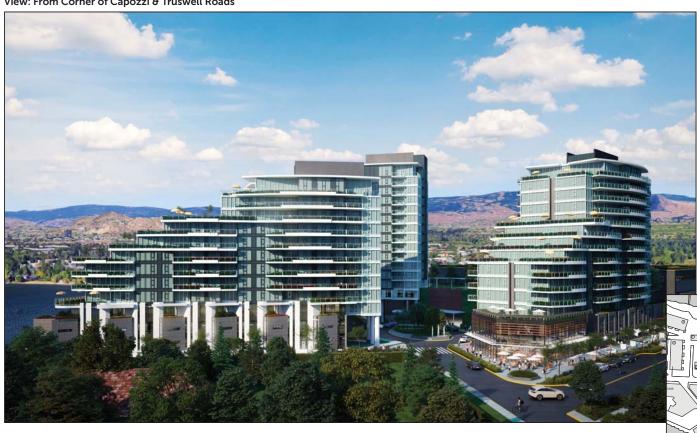
View: From Lakeshore Drive Looking North



3.2 Views/Orientations



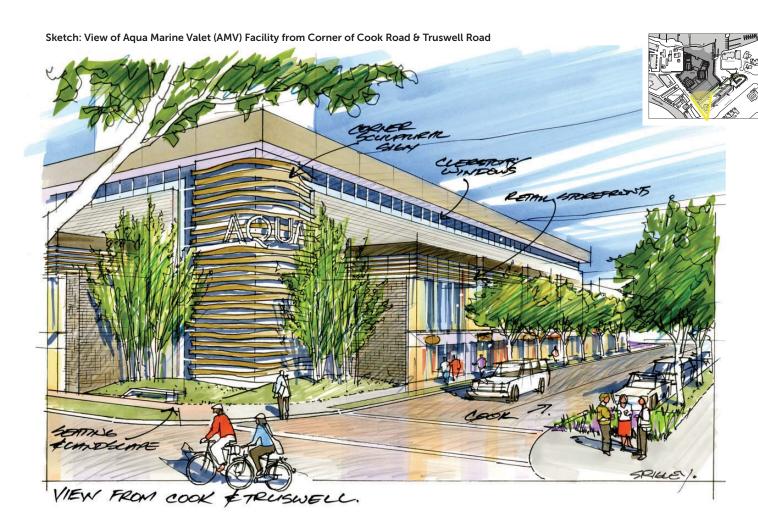
View: From Corner of Capozzi & Truswell Roads



3.2 Views/Orientations

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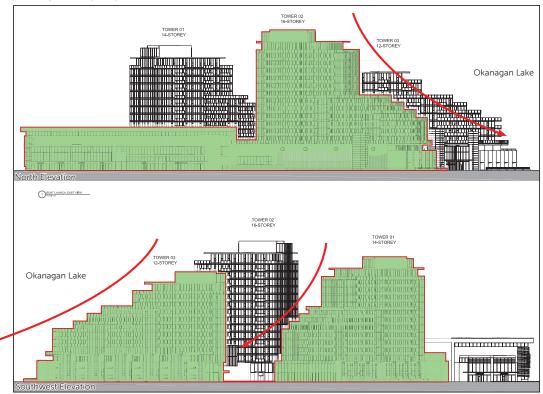
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### 3.2 Views/Orientations

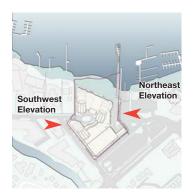
The integration of the four-storey AMV facility into the podium of the building provides a seamless transition between structures, while the addition of storefront retail and residential uses brings activity and animation to the Cook Road and Truswell Road frontages.

### **Building Massing Diagrams**



### 3.3 Massing & Height

Aqua will be built under the C9 zone which provides a capacity of approximately 37,100 square meters of floor area (approximately 350 homes). The approach to massing at Aqua creates interest and opportunities to express light while minimizing direct facing elevations and maximizing views. Great care and attention has been given to detailing the architectural expression to break down the scale of the project into a finer grain, experienced in the two, three, and four storey podium.



### 3.4 Landscape Masterplan and Public Realm

The enhanced public realm ensures pedestrian connections are cohesive with a focus on providing landmark elements, commercial amenities and new access points that will open up the waterfront to the public.

### Landscape Illustrative Masterplan

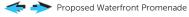


### 3.5 Transportation Network

The overall planning of the development has produced pedestrian walkways and greenways that provide strong access to the lakefront but also link to the Truswell and Cook Road active street uses, encouraging the public to engage these commercial amenities and improve their viability.

### Mission Creek Greenway and Waterfront Promenade





Existing Waterfront Boardwalk

← = = → Future Mission Creek Greenway Extension

Existing Mission Creek Greenway

**← - →** Existing Bicycle Route

Existing Park

# 4.0 Masterplan Framework

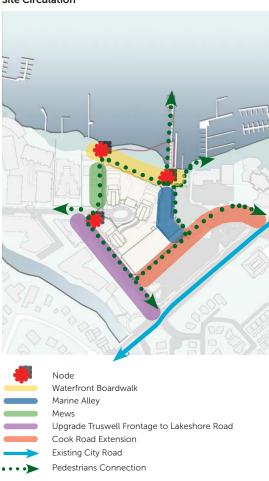
### Mission Creek Greenway and Waterfront Promenade

Mission Creek Greenway is one of Kelowna's most used recreational corridors. The Greenway offers a lengthy trail system that traverses through Kelowna's beautiful and diverse landscapes. The waterfront frontage of the Aqua development provides an important greenway connection to this valued community resource, finally connecting Okanagan Lake to the Greenway.

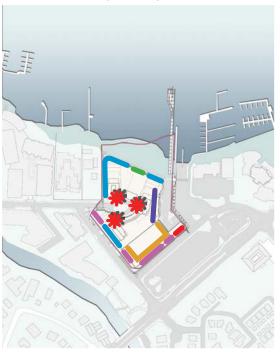
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### Site Circulation



### **Ground Floor Building Uses Diagram**





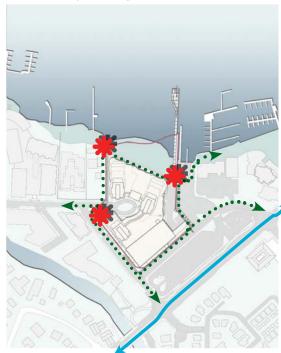
### 4.1 Permeability & Connectivity

The redevelopment of the Aqua lands will become a hub of connectivity to the lakefront in this dynamic location. The new waterfront boardwalk will be accessed from both the north and south via newly created public pedestrian links. Through thoughtful urban design, the public will be drawn to interact with these spaces, opening up this key location to the rest of the community. Linking Mission Creek Greenway to the lakefront via an upgraded Truswell Road frontage will expand on the existing waterfront pathway north of the Aqua lands that reaches Rotary Beach. Further connectivity is added via the extension of Cook Road to Truswell Road, allowing for improved circulation for all modes of transportation.

### 4.2 Porosity & Transparency

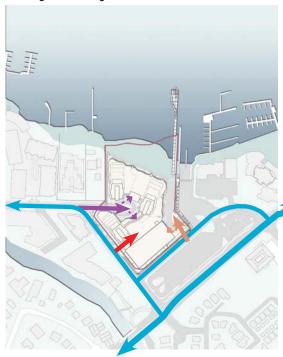
Various degrees of engagement between ground oriented units and public pathways will correspond to the range of building uses. Ground oriented commercial uses will be relatively porous and transparent offering some degree of security and defensible space from the street. Ground oriented apartments and townhomes will be well fenestrated to allow for "eyes on the street" while the access to individual front doors would be defined by adjoining front patios to create defensible private space, and a comfortable transition between the private and public realms.

### Pedestrians/ Cyclists Diagram



# Node City Bicycle Route Pedestrians/ Cyclists Connection

### **Building Access Diagram**





### 4.3 Pedestrians/Cyclists

A clear hierarchy of mobility modes will influence the design of the pathways with priority placed on pedestrians followed by cyclists to encourage alternatives to driving. The circulation system seeks to maximize pedestrian permeability through private development sites via the pathways and boardwalk.

### 4.4 Building Access & Parking

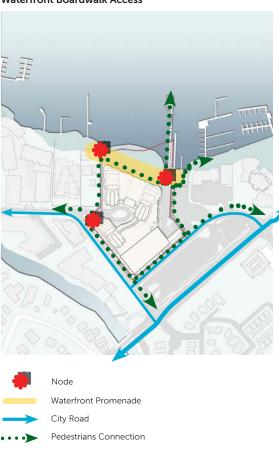
Primary vehicular access to the site is from Truswell Road, with secondary access from Capozzi Road. Both access points connect to Cook Road and Lakeshore Road. Primary access to the Boat Storage building and marine access would be along Cook Road. Parking will be accommodated in three levels of above grade parking, located in the podium structure of the buildings. Driveway and lobby entry points are as shown.

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# 82 Masterplan Framework

### **Waterfront Boardwalk Access**



### **Public & Private Space Diagram**



Public Space

Privately Owned and Public Accessible Space

Private Space

City Road

Pedestrians Connection

### 4.5 Waterfront Boardwalk Access

A series of north-south pedestrian corridors and pathways will help improve permeability and access to the waterfront. The expanded pedestrian network will loop around the site and provide connections to the existing waterfront boardwalk in front of the Hotel Eldorado through to the Mission Creek Greenway. The new waterfront boardwalk "Waterfront Promenade" will be accessed via a pathway entrance at the northeast corner of Cook Road and the public boat launch, "Marine Alley", as well as through a southwest path the "Mews". This allows for direct visual access to the waterfront; creates a simplified circulatory flow; and allows for direct pedestrian access to the waterfront from a multitude of locations.

### 4.6 Public & Private Space

A hierarchy of public spaces are proposed to create a transition between private and public spaces. Areas will be defined through the use of planters and planting, elevating private areas above public to improve safety; low fencing and gates where necessary; and windows and doors for private overview of public areas.

The development site is designed with a publicly accessible internal courtyard configuration that is privately owned and maintained. The courtyard is bisected by the southwest Mews that connects to the adjacent streets, and allows greater pedestrian permeability through the development block.

### Sketch: View Along Truswell - Typical Street Treatment



### 4.7 Public Realm Character

The design strategy proposed encourages a public realm expression that celebrates the aquatic, urban, and natural character of the waterfront. The public realm and pathways use a cohesive palette of materials and design elements throughout to create the sense of a contemporary and contextually meaningful neighborhood precinct, within which a variety of unique spaces can exist.

### 4.7.1 Character Palette & **Distinct Areas**

The character of the public realm is inspired by the context of the waterfront and related boating activity, providing deeper meaning and a sense of place to the community. Reinforcing Agua's connection to its surroundings, the public pathways, semi-public courtyards, and private outdoor spaces are characterized using a palette of nautical, urban, and ecological materials and elements that celebrate the contrasting interface between nature, urbanity and the commercial boating activity that is integral to this community.

### **Nautical Character Elements**

Aqua celebrates the neighboring nautical activity that reinforces the character and authenticity of the boating culture around it. Nautical elements can include boating artifacts, decking, pile structures and

other aquatic and nautical detailing that would be used along the foreshore and throughout the public realm.

### **Urban Character Elements**

In contrast to car-based suburban environments, compact walkable urban environments exhibit a greater degree of character and detailing in response to lower travel speeds. Richly textured materials and patterning, greater frequency of fenestration and a range of colours and tones will be designed to provide variation and interest at a walking pace. Specific responses include continuous paving surfaces, planting, lighting, and furnishings that span both pedestrian and vehicular space to slow traffic to reinforce a pedestrian oriented walking environment throughout all areas of the public realm.

### **Natural Character Elements**

Agua is defined by the aquatic shoreline fronting onto Okanagan Lake. Strong visual connections to the natural aquatic environment and the mountains provide a context that Aqua will integrate into both visually and functionally. Planting choice will be inspired by the naturalized foreshore planting and new riparian areas that aim to restore the shoreline ecosystem. Tree planting, along the pathways and within courtyards and podium roofs create an urban forest that provides greater ecological connectivity with adjacent riparian corridors.

### Sketch: Waterfront Overview



### 4.8 The Waterfront

The Aqua waterfront will be defined by distinct areas that reinforce a strong sense of place within the community. As the heart of the neighborhood, this public realm space will be active and animated by pedestrians, cyclists and the boating community with daily leisure and boating activities and people watching. This precinct is comprised of a number of distinct areas including "Marine Alley", the "Waterfront Promenade", and the entrance to the "Mews".

A permeable network of publicly accessible pathways and courtyards connected by the north-south Mews and Marine Alley creates a more intimate series of passive neighbourhood oriented spaces. The Waterfront Promenade defines the foreshore of Aqua featuring a range of active and passive activities and experiences catering to a wide range of user groups and enabling a strong connection with the water's edge.

### Sketch: Cook Road at the Entrance of Marine Alley



### 4.8.1 "Marine Alley"

The entrance point to Aqua Marine Valet marks the Gateway to the development and provides an opportunity to engage the public through a pedestrian pathway that links directly to the waterfront. "Marine Alley" will allow pedestrians and cyclists to leisurely observe boating activity at the adjacent public and private boat launches on a delineated pathway located along the eastern property boundary. A wooden lookout structure located at the terminus of Marine Alley at the public boat launch pedestrian crossing, will allow public viewing of a working marina from the lake, while offering views to the Lake and surrounding waterfront activities.

### Sketch: Lakefront Boardwalk



### 4.8.2 "Waterfront Promenade"

The publicly accessible waterfront boardwalk runs parallel to the development frontage and is being proposed as a separated and elevated pedestrian walkway with the potential for planting and seating. The construction of this greenway will be completed in two phases to allow public access to the waterfront to occur in Phase I, while enabling the development for the remaining phases to proceed without disruption to public access.

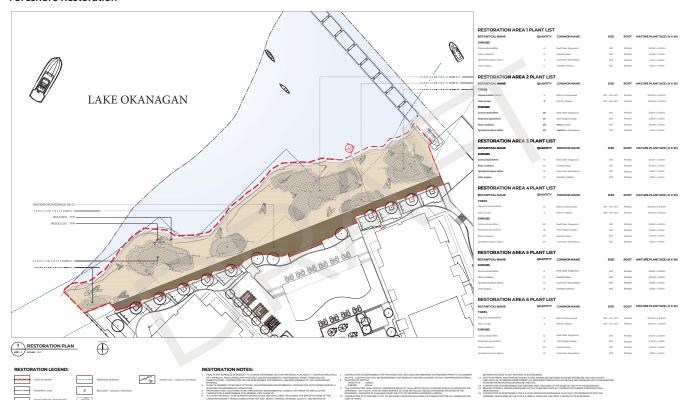
#### Phase I

In consultation with the City, Phase I will occur during construction of Building I and will require installation of footings to allow boardwalk placement and the construction of an interim gravel boardwalk with public access.

### Phase II/III

In consultation with the City, the "Waterfront Promenade" boardwalk will be constructed and completed to coincide with the completion of Building III at Aqua. A concrete boardwalk will be constructed and will include landscaping and public realm components.

### **Foreshore Restoration**



### Foreshore Restoration and Long **Term Foreshore Strategy**

The development of Aqua will include significant foreshore restoration in alignment with the City of Kelowna's ongoing "Long Term Foreshore Strategy". The goals of the Long Term Foreshore Strategy will create a resilient shoreline that protects the natural environmental processes, while supporting recreation, public access and future growth objectives of the community. Part of this strategy includes the management of sediment accumulation and disposal while seeking to expand biodiversity and protect species at risk. Should this strategy result in the addition of a groyne, Aqua is committed to providing financial contribution to the City of Kelowna, resulting in enriched recreational opportunities where the accretion of sand in front of the newly constructed public waterfront boardwalk will create a newly formed, publicly accessible beach.

### 4.8.3 Distinct Areas

Aqua will be defined by several distinct areas that reinforce a strong sense of place within the community. This new amenity rich neighborhood will feature storefront retail between public realm spaces, animated by the daily activities of shopping, dining, ambling and people watching.



### 4.8.4 Courtyards and Mews

Courtyards function as passive gathering spaces, neighborhood gathering space, contemplative space, and natural green space. These courtyards also function as internal corridors through neighbourhood blocks providing access to semi-private open spaces, and private residences. Unique in character, with informal plantings, furnishings and a variety of paving materials, the courtyards provide intimate linkages that are pedestrian in scale. Water features and sculptural landscape elements merge with rich indigenous and sustainable planting to create a sequence of visual delights. Furthermore, paved surfaces within courtyards serve as outdoor plaza space that can accommodate intermittent loading access.

Connecting Aqua's waterfront along the southwestern property line, the Mews is a multi-purpose lane that has been expanded to 4.6 metres in width and is accessible to both pedestrians and cyclists. The addition of townhomes along this formalized passage provides a linear green corridor connection between residential development and the water, while setting context for future adjacent development. Residential townhome frontages are furnished with slightly raised patio spaces that create a comfortable grade separation between public and private space. A two-storey material expression is intended to create an intimate scale to this passageway. The terminus of the Mews at the waterfront will be characterized by a pedestrian 'landing', with a proposed pier extension to create a gathering space and viewing platform.

04. BRICK

05. ALUMINUM & GLASS CANOPY 06. SIGNAGE BAND 07. GLASS AND ALUMINUM WINDOW SYSTEM

08. ALUMINUM DOOR 09. METAL PANEL WOOD TONE

# **Elevations: AMV Boat Storage Facility and Clubhouse** SOUTH ELEVATION 02 08 EAST ELEVATION WEST ELEVATION AQI 01. GLASS AND ALUMINUM GUARDRAILING 02. DARK ALUMINUM PANEL 03. LIGHT ALUMINUM PANEL

# AQUA

#### Sketch: View Along Cook Road at Marine Alley



#### 4.9 Aqua Marine Valet (AMV)

#### 4.9.1 Design Elements

Cook Road and Truswell Road form the primary entrances to the Aqua development and both roads are intended to be animated and active streets. The commercial nature of the internal boat storage building requires a prescribed form, however, there are opportunities for this building to become the visual and functional cornerstone of the development. The corner of Cook Road and the public boat launch serves as a public gathering place, a place for socializing and an entrance to the public realm at Aqua. A glazed two-storey extension, interconnected to the northeast corner of the boat building celebrates this entrance and provides interest to the building at a human scale along this street frontage, while adding functional space that can be utilized as amenity or commercial area. The new Cook Road street frontage will now be activated by storefront retail that will continue along Truswell Road. A rich landscape palette will enhance the pedestrian experience.

# 4.9.2 Operational Program Parameters

The AMV commercial operation will provide indoor storage in a four-storey form that will replace the existing outdoor boat storage and provide valet service for vehicles, thereby reducing vehicular activity at the water's edge. The rationalized public boat launch parking area and the improved pedestrian safety through the public realm components of this operation, will provide a multitude of public benefits. The absence of a private marina will maintain open views over the lake and provide additional environmental benefits.

#### 4.9.3 Conceptual Design of Pier

The AMV boat storage facility and amenity will be constructed in Phase I and may include a new private launching pier, subject to Ministry of Environment Approvals. The pier construction will be an alternate solution to the construction of a groyne, pending the outcome of the City of Kelowna's Long Term Foreshore Strategy, currently underway.

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#### Rendering: Corner of Truswell and Cook Roads



#### 4.9.4 Commercial Streets

Truswell and Cook Roads form the primary entrances to the Aqua community and will be activated by retail and residential uses. A variety of canopy types provide weather protection while storefronts open to the sidewalks. Boutique café's and shops enrich the pedestrian experience, providing a memorable approach to the waterfront boardwalk with views towards

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Sketch: Aqua Marine Valet Facility with Storefront Retail



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Sketch: Entrance at Capozzi and Truswell Roads

# 5.0 Site Design **Parameters**

#### 5.1 Building Character

The resulting building form has been shaped through the public engagement process as part of the community consultation completed to date.

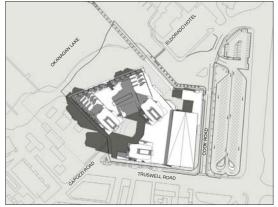
A stepped mid-rise building form has emerged, resulting in three varied buildings designed to reinforce their contextual relationship to the surrounding neighborhood. A variety of forms and details characterize each building, while the shared podium is activated at each edge by townhomes, retail/commercial uses, residential lobbies or the AMV Clubhouse. The design includes the following principles:

- A. STEP-BACK AT UPPER FLOORS Create a step back at the penthouse and/or sub penthouse levels
- B. PODIUM AND WINGS Provide stepping over the threestorey parkade podium.

- C. PODIUM TREATMENT Allow for roof access and amenity support areas on the parkade podium.
- D. INTERCONNECTING FORMS Allow for a variety of interconnecting form elements that link between base, middle, and top components.
- E. BASE EXPRESSION Create a two, three, and four level street scale expression exploring different approaches to fenestration, recessed entries, balcony relationships, and materiality all relating to the human scale along street frontages and courtyard exposures.
- F. STREET DETAIL Create a finer grain of detail, together with usable entrance terraces, fencing, signage, canopies, planters, and lightings, etc., at street frontages, appropriate to residential or commercial usage.

# AQUA

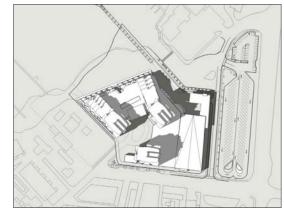
### 5.2 Shadow Study



Summer Solstice (DST) 9:30 am



Summer Solstice (DST) 12:30 pm



Summer Solstice (DST) 15:30 pm



Vernal Equinox (DST) 9:30 am



Vernal Equinox (DST) 12:30 pm



Vernal Equinox (DST) 15:30 pm

MISSION GROUP 2017

# 5.3 Building Elevations



#### **South Elevation**





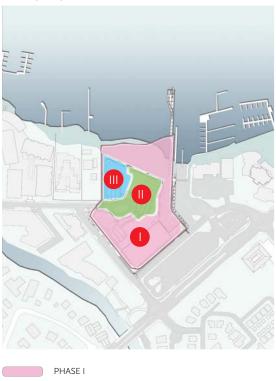
#### **North Elevation**



MISSION GROUP 2017

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#### **Phasing Diagram**



PHASE II

PHASE III

# 6.0 Development Phasing

Aqua will be developed in three phases over an expected 5-7 year build-out. The proposed development area is comprised of two site areas; the Aqua development consolidated parcel and the Aqua Marine Valet subdivided parcel.

#### 6.1 Phase I

- Building 1 located on Truswell Road including townhomes and portion of related parkade with entrance off Truswell Road
- Retail along Truswell and Cook Roads
- Aqua Marine Valet Facility, Launch Area, and Pier or Groyne (pending outcome of City's Long Term Foreshore Strategy)
- 'Interim' Waterfront Boardwalk
- Pedestrian Entrance to waterfront via Cook Road "Marine Alley"

#### 6.2 Phase II

• Building II (northeast waterfront) including portion of related parkade

#### 6.3 Phase III

- Building III (southwest waterfront) including waterfront townhomes and portion of remaining parkade
- · 'Final' Waterfront Boardwalk "Waterfront Promenade"
- Pedestrian Path along the southwest property line "Mews"
- Completed (inner courtyard) Porte Cochere



# AQUA

#### Rendering - View from Eldorado Harbour



# 7.0 Conclusion

Mission Group is honored to be a part of this special site. We believe that Aqua will bring signature architecture and vibrant public spaces to its world-class location, celebrating the lakeside experience. The concrete building forms present a contemporary architectural language, inspired by the lakefront environment.

In short, we are confident that Aqua will serve to reinforce the Capozzi/Truswell area as a hallmark lakefront location – a place in which both residents and tourists alike can appreciate and enjoy.

45



LANDMARK SIX 10th Floor, 1631 Dickson Ave. Kelowna, BC V1Y 0B5 | 250.448.8810 | missiongroup.ca

# DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



# APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0260 DVP16-0261

Issued To: Aqua Resort Ltd. Inc. No. BC0796165, City of Kelowna, Sujata Randhawa

Site Addresses and Legal Descriptions: Lot 1, Sec 1 & 12, Twp 25, ODYD, Plan 2714, located at 3814 Capozzi Road, Kelowna, BC; Lot 2, Sec 1, Twp 25, ODYD, Plan 2714, located at 3820 Capozzi Road, Kelowna, BC; Lot 3, Sec 1, Twp 25, ODYD, Plan 2714, located at 3828 Capozzi, Road, Kelowna, BC; Lot 4, Sec 1, Twp 25, ODYD, Plan 2714, located at 3832 Capozzi Road, Kelowna, BC;

Lot B, Sec 1, Twp 25, ODYD, Plan 13822, located at 3838 Capozzi Road, Kelowna, BC; Lot 17, Sec 1, Twp 25 & DL 134, ODYD, Plan 2714 Except Plan KAP66263, located at 550

Truswell Road, Kelowna, BC;

Lot 5, Sec 1, Twp 25, & Sec 6 Twp 26, ODYD, Plan 2912 Except Plan 35979 and Plan

KAP56428, located at 3786 Lakeshore Road, Kelowna, BC;

**Zoning Classification:** C9 – Tourist Commercial

**Developent Permit Area:** Comprehensive Development Permit Area - Commercial

#### SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

#### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0260 and Development Variance Permit No. DVP16-0261 be approved for portions of each of the following properties:

- 1. Lot 1, Sec 1 & 12, Twp 25, ODYD, Plan 2714, located at 3814 Capozzi Road, Kelowna, BC;
- 2. Lot 2, Sec 1, Twp 25, ODYD, Plan 2714, located at 3820 Capozzi Road, Kelowna, BC;
- 3. Lot 3, Sec 1, Twp 25, ODYD, Plan 2714, located at 3828 Capozzi, Road, Kelowna, BC;
- 4. Lot 4, Sec 1, Twp 25, ODYD, Plan 2714, located at 3832 Capozzi Road, Kelowna, BC;
- 5. Lot B, Sec 1, Twp 25, ODYD, Plan 13822, located at 3838 Capozzi Road, Kelowna, BC;
- 6. Lot 17, Sec 1, Twp 25 & DL 134, ODYD, Plan 2714 Except Plan KAP66263, located at 550 Truswell Road, Kelowna, BC;
- 7. Lot 5, Sec 1, Twp 25, & Sec 6 Twp 26, ODYD, Plan 2912 Except Plan 35979 and Plan KAP56428, located at 3786 Lakeshore Road, Kelowna, BC;

as outlined in red on Attachment "MAP" attached to the Report from the Community Planning Department dated January 23, 2017, subject to the following:

- 1. Registration of subdivision with the Land Title & Survey Authority;
- 2. Completion of Land Agreement between City of Kelowna and Agua Resort Ltd;
- 3. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- 4. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 5. Landscaping to be provided on the land be in accordance with Schedule "C";
- 6. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping and improvements as determined by a Registered Landscape Architect and/or Engineer as required;
- 7. Public Washroom Facilities to be provided on the land in accordance with Schedule "D";
- 8. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the Public Washroom Facilities;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, in accordance with Schedule E:

## Section 14.9.5 (b) Tourist Commercial Development Regulations

To vary the maximum height from 22.0 m or 6 storeys (required) to 53.5m or 16 storeys (proposed), 47.58m or 14 storeys (proposed), and 41.7m or 12 storeys (proposed) for apartment hotels and hotels;

### Section 14.9.6 (f): Tourist Commercial Other Regulations

To vary the maximum height of a boat storage building from 6.om or 1 storey (required) to 17.4m or 4 storeys (proposed) and to vary the maximum number of tiers of storage from 1 (required) to 4 (proposed);

# Section 14.9.5 (c): Tourist Commercial Development Regulations

To vary the minimum front yard setback from 6.om (required) to o.om (proposed) (Cook Road);

# Section 14.9.5 (d): Tourist Commercial Development Regulations

To vary the minimum side yard setback from a flanking street from 4.5m (required) to o.om (proposed) (Cook Road Boat Launch);

# Section 14.9.5 (d): Tourist Commercial Development Regulations

To vary the minimum side yard setback from a flanking street from 4.5m (required) to o.om (proposed) (Cook Road Boat Launch);

### Section 14.9.5 (e): Tourist Commercial Development Regulations

To vary the minimum rear yard setback for a structure from 4.5m (required) to o.om (proposed) (Waterfront Property Line);

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2. PERFORMANCE SECURITY - LANDSCAPE SCHEDULE "C"

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$911,498.12 OR
- b) An Irrevocable Letter of Credit in the amount of \$911,498.12

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

### 3. PERFORMANCE SECURITY – WASHROOMS SCHEDULE "D"

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

c) A Certified Cheque in the amount of \$197,187.50 OR

d) An Irrevocable Letter of Credit in the amount of \$197,187.50

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

#### 4. DEVELOPMENT

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

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

# 5. Indemnification

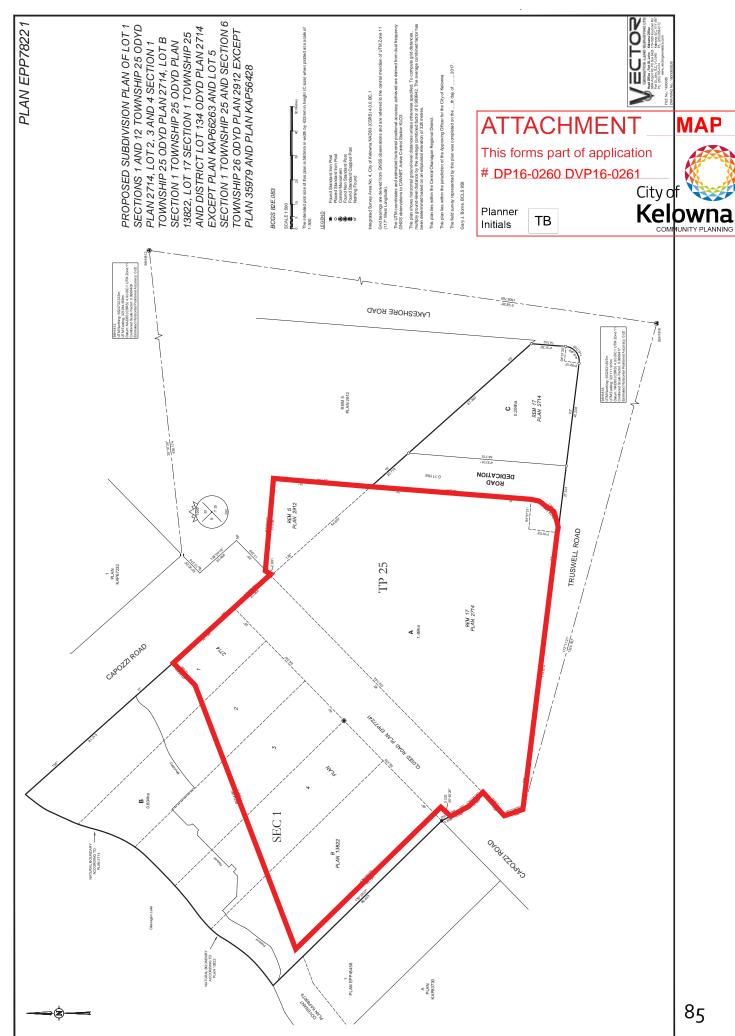
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

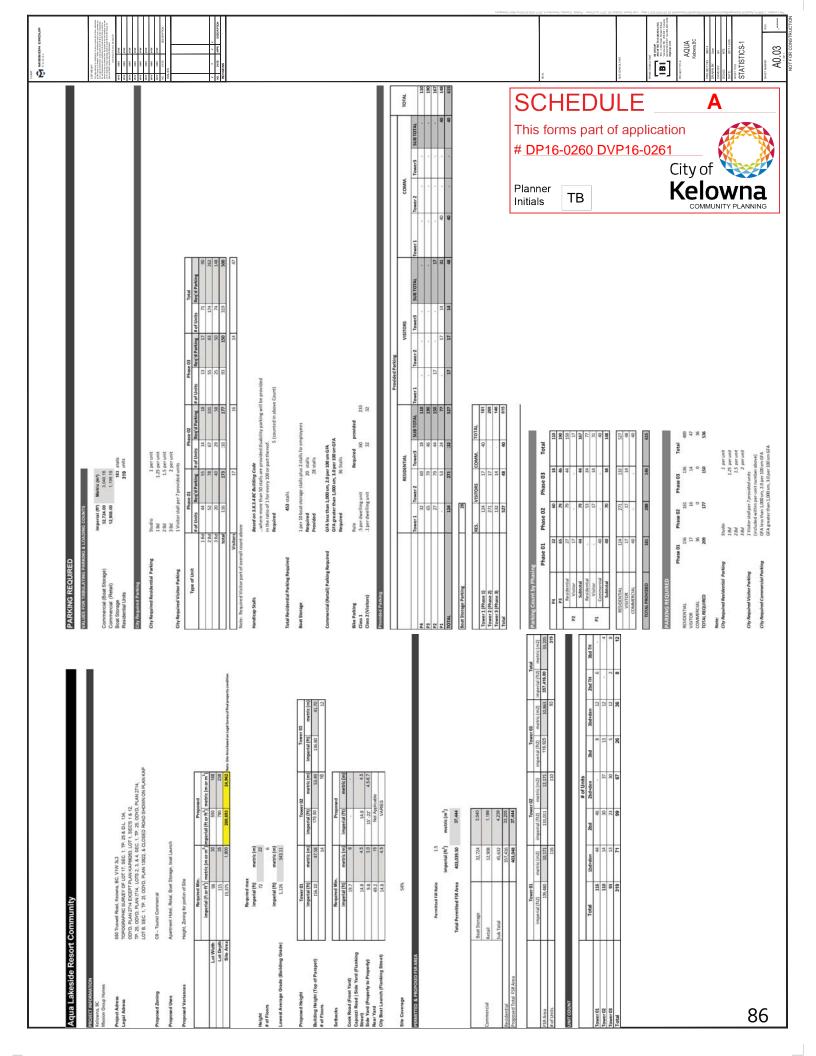
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

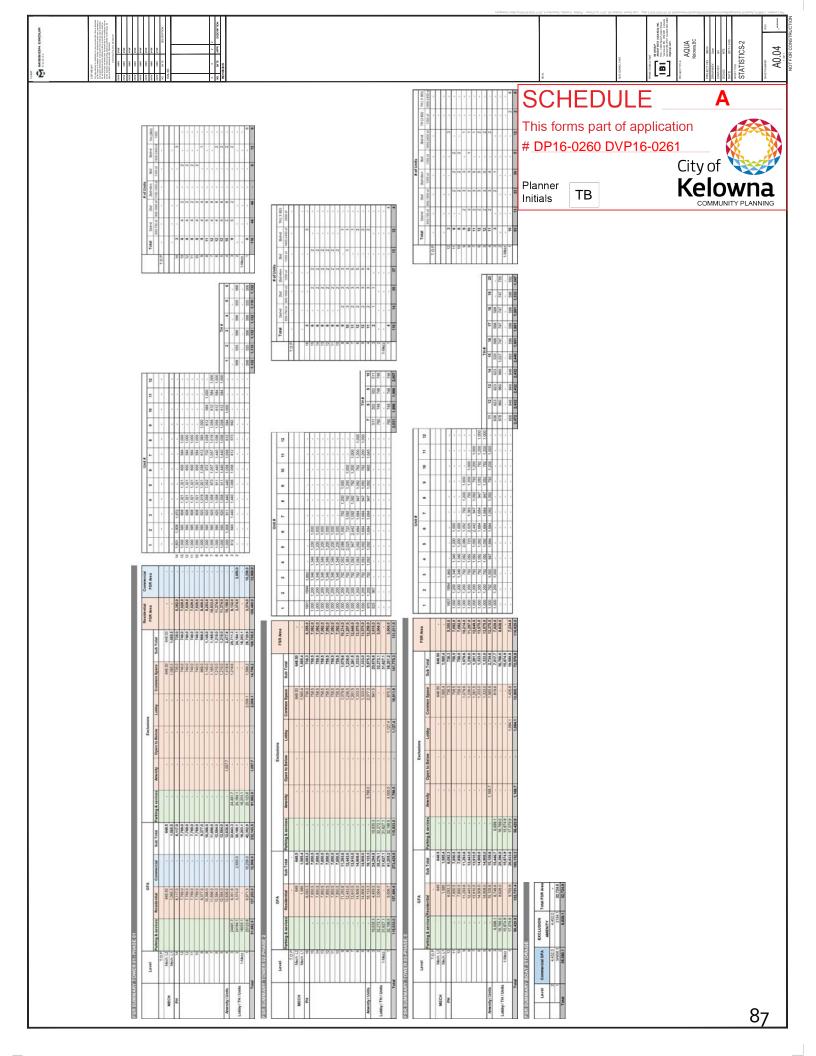
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

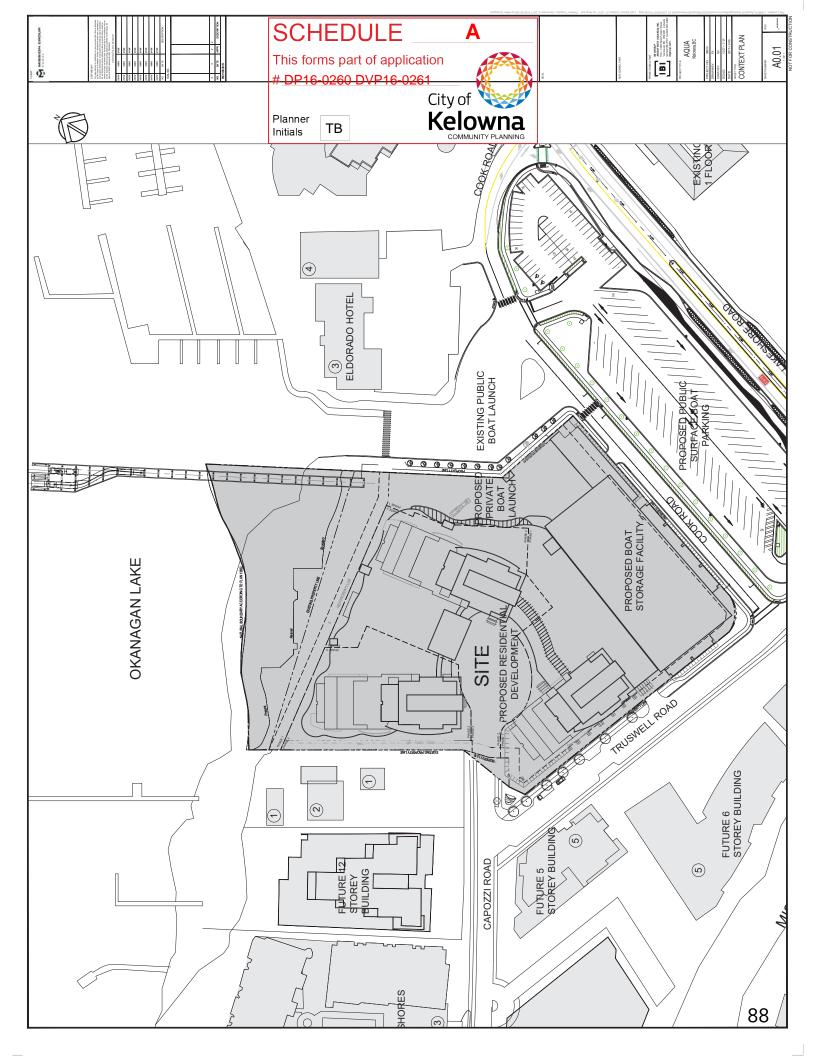
6. APPROVALS		
Issued and approved by Council on the day of	, 2016.	
Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	Date	

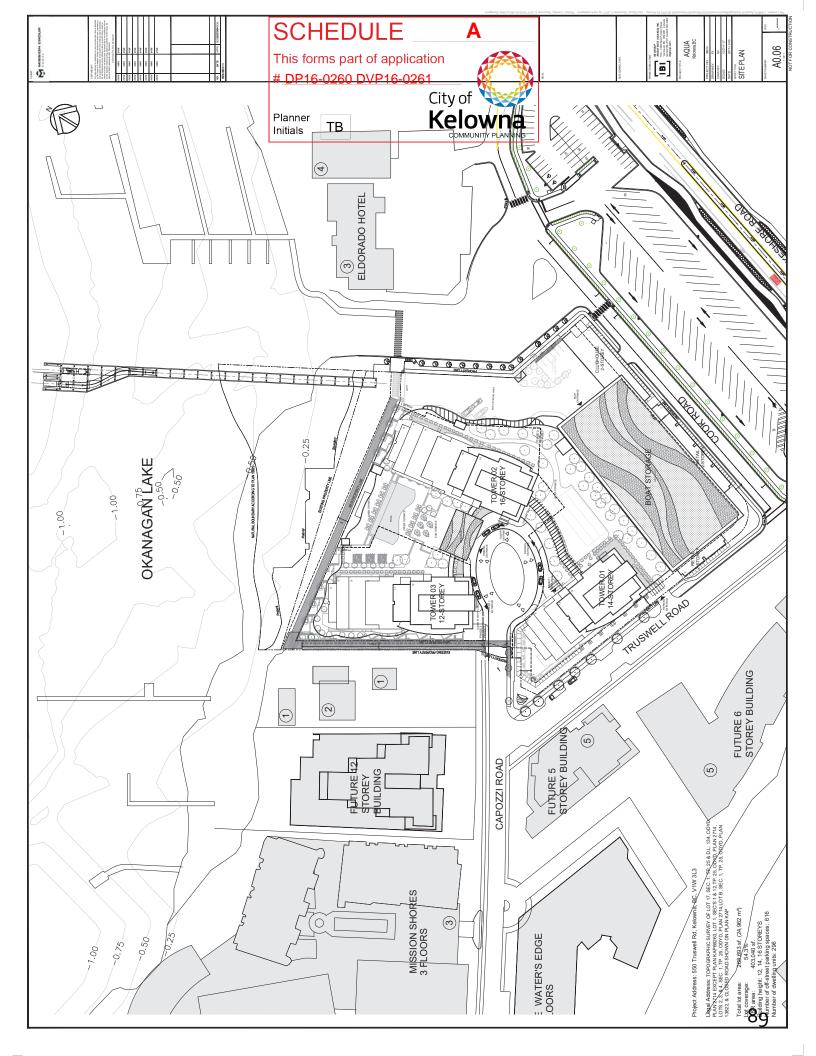
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall be returned to the PERMIT HOLDER.

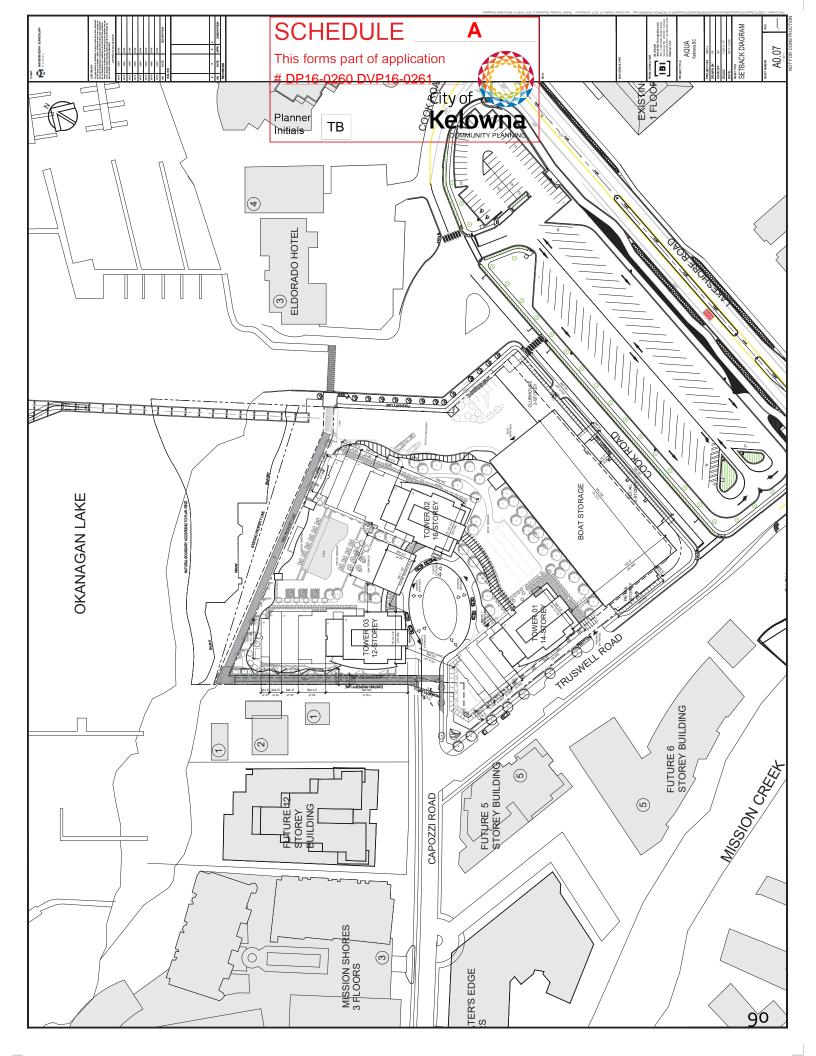


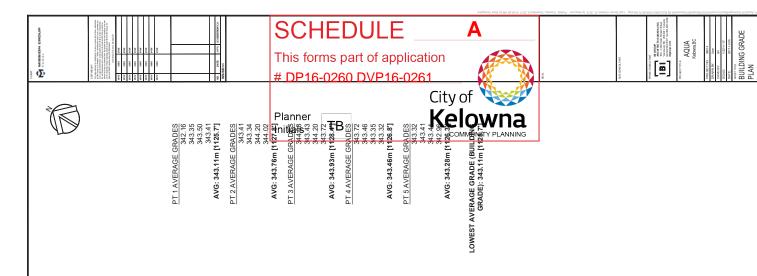


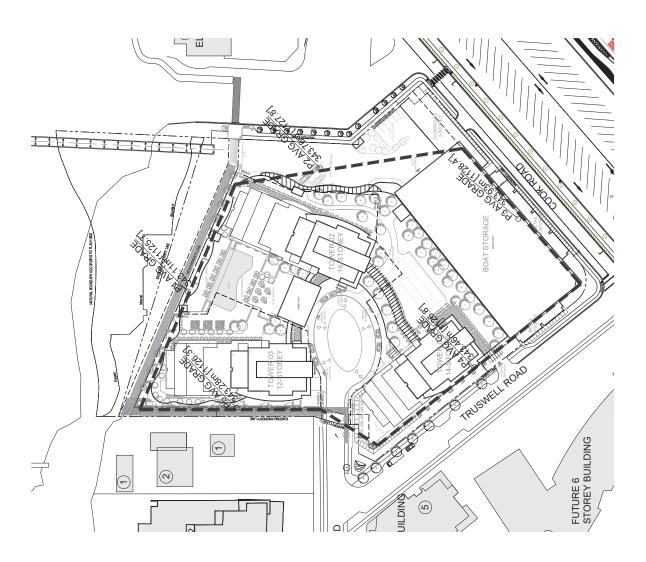




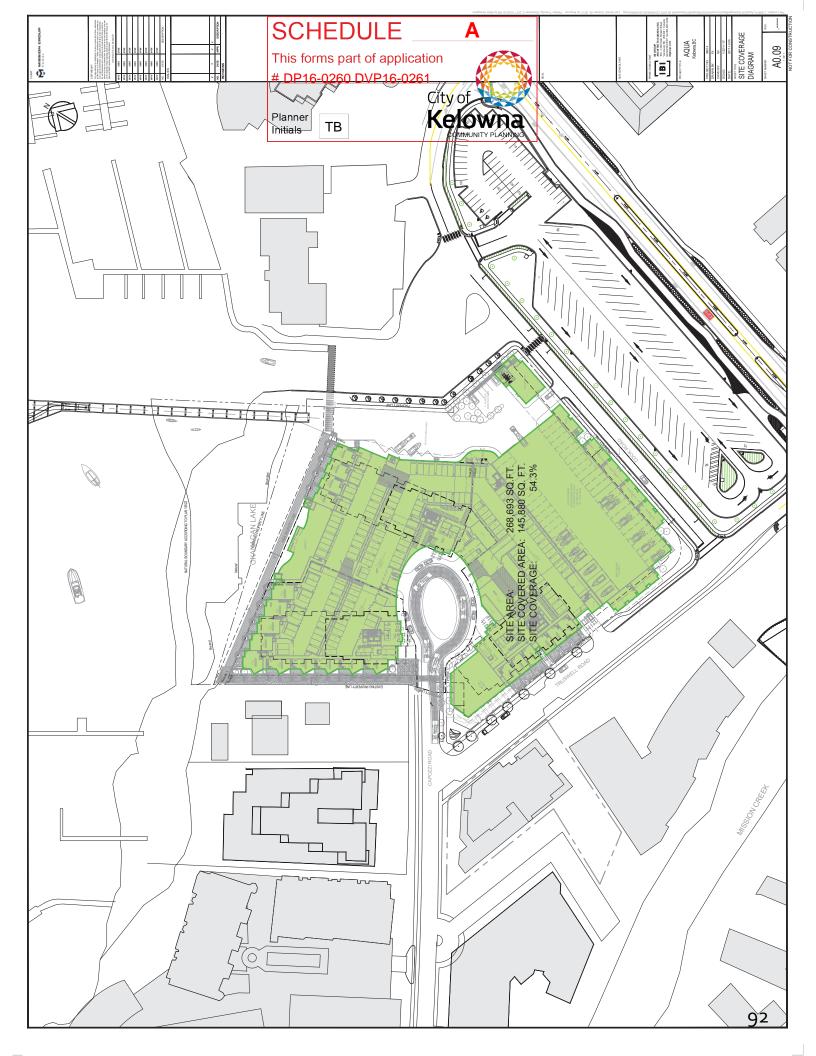


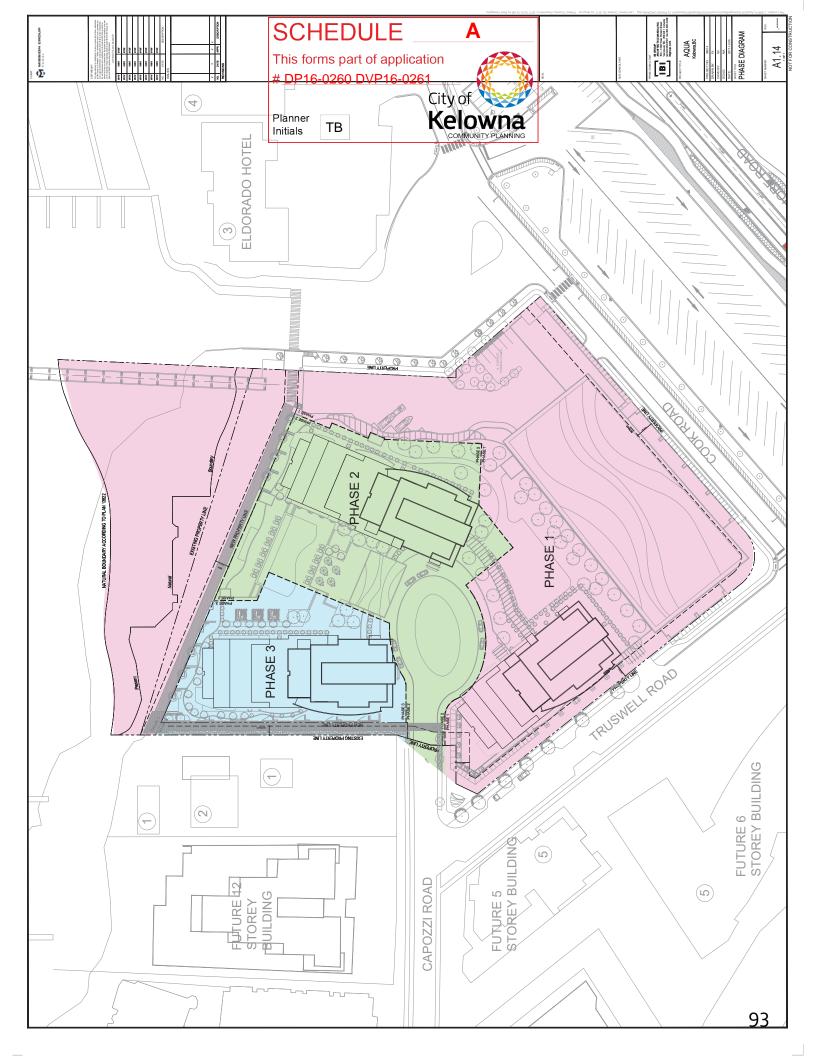




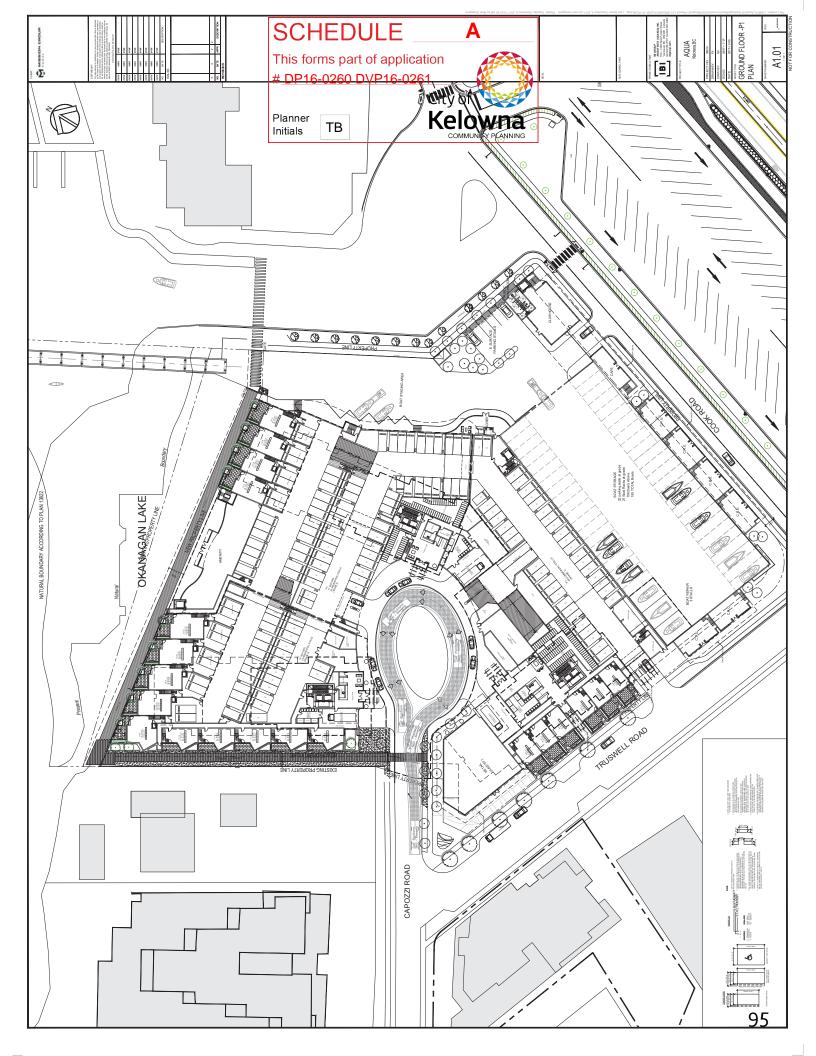


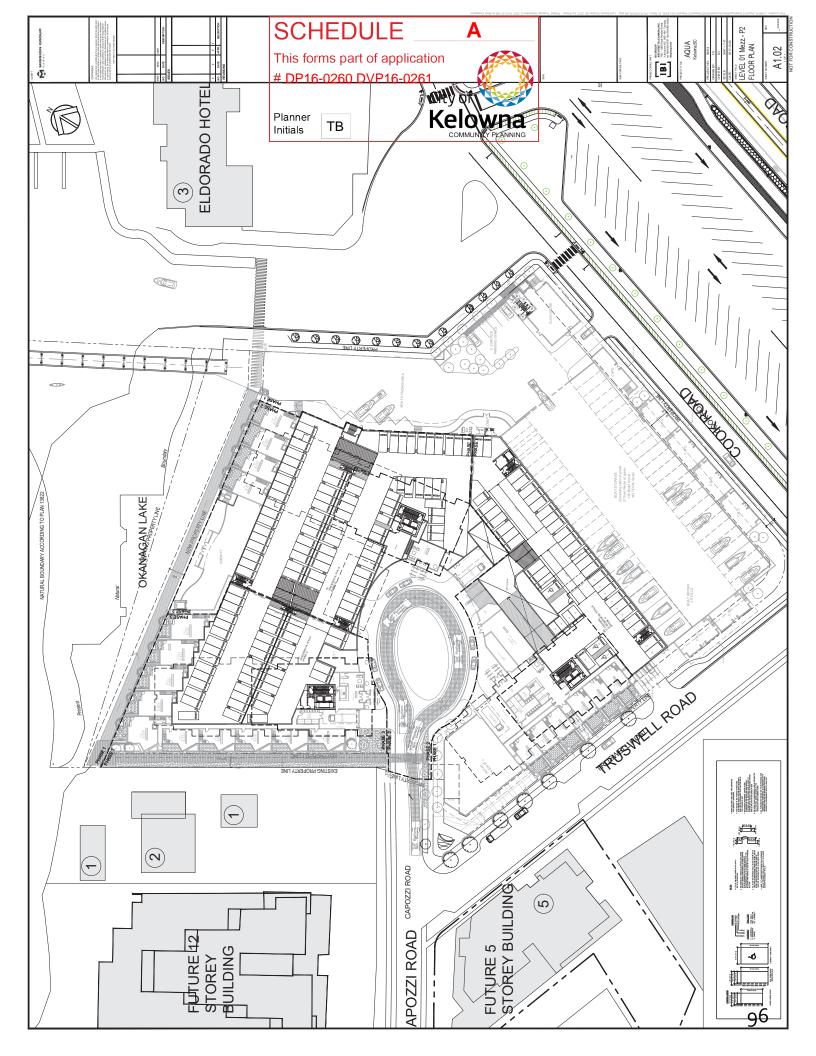
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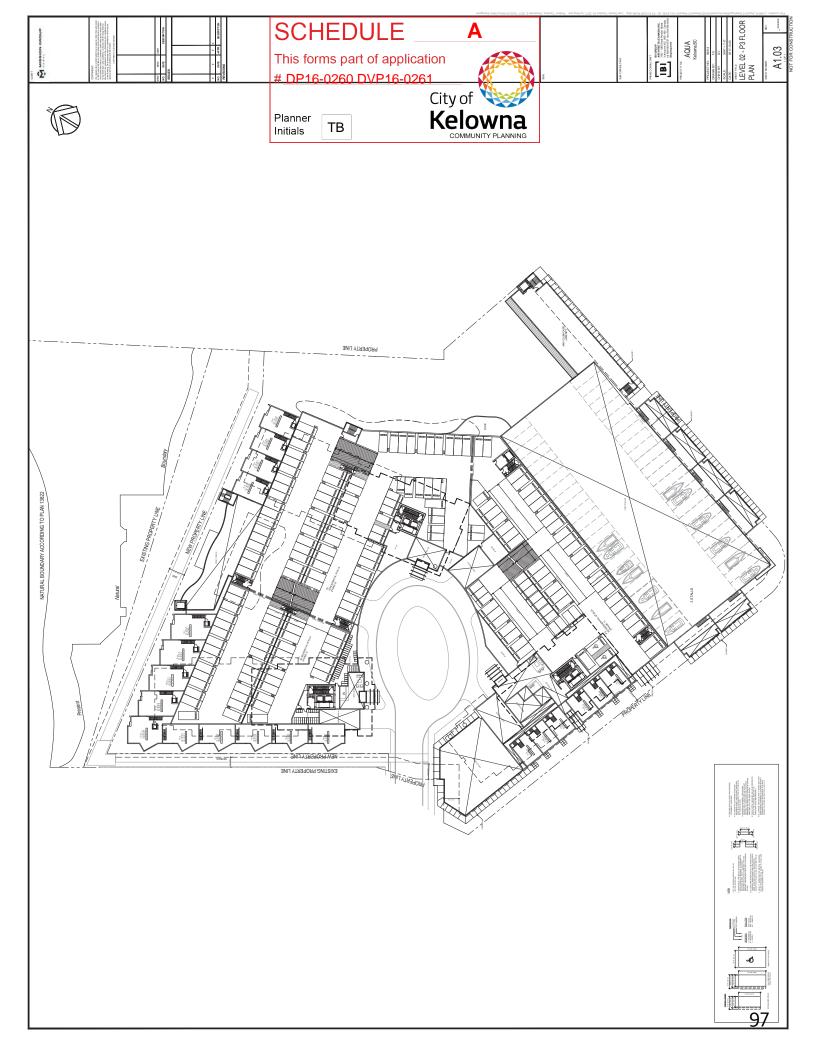


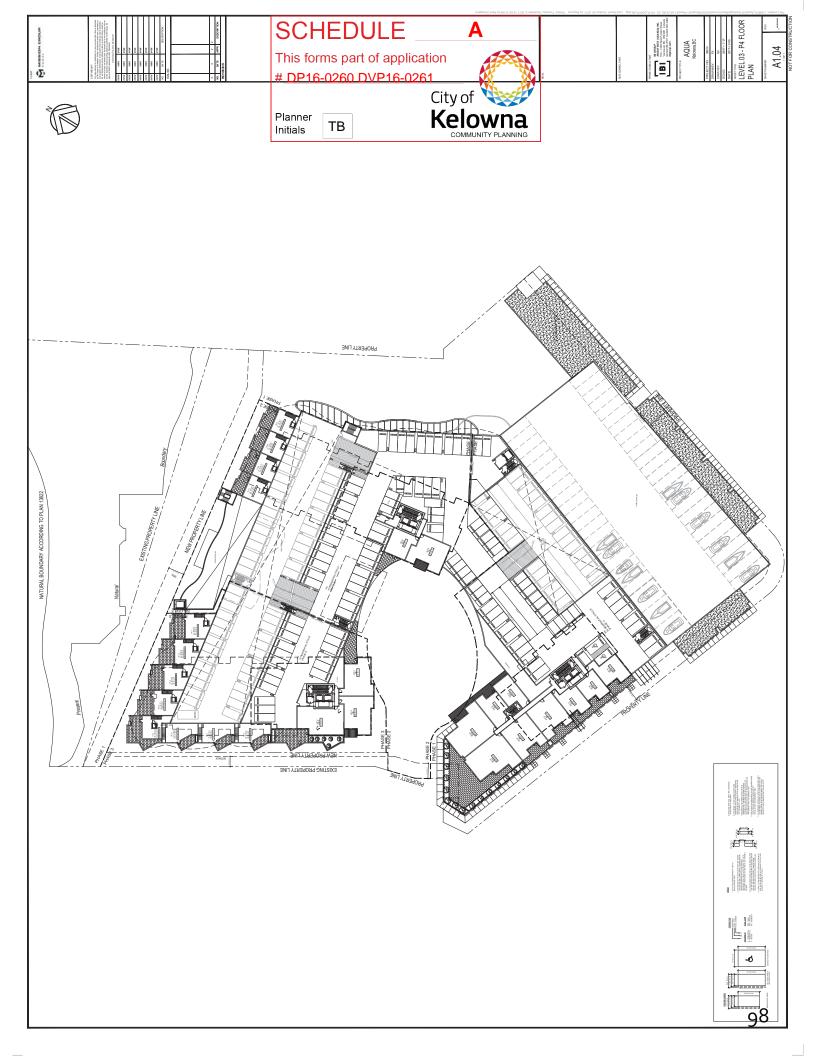


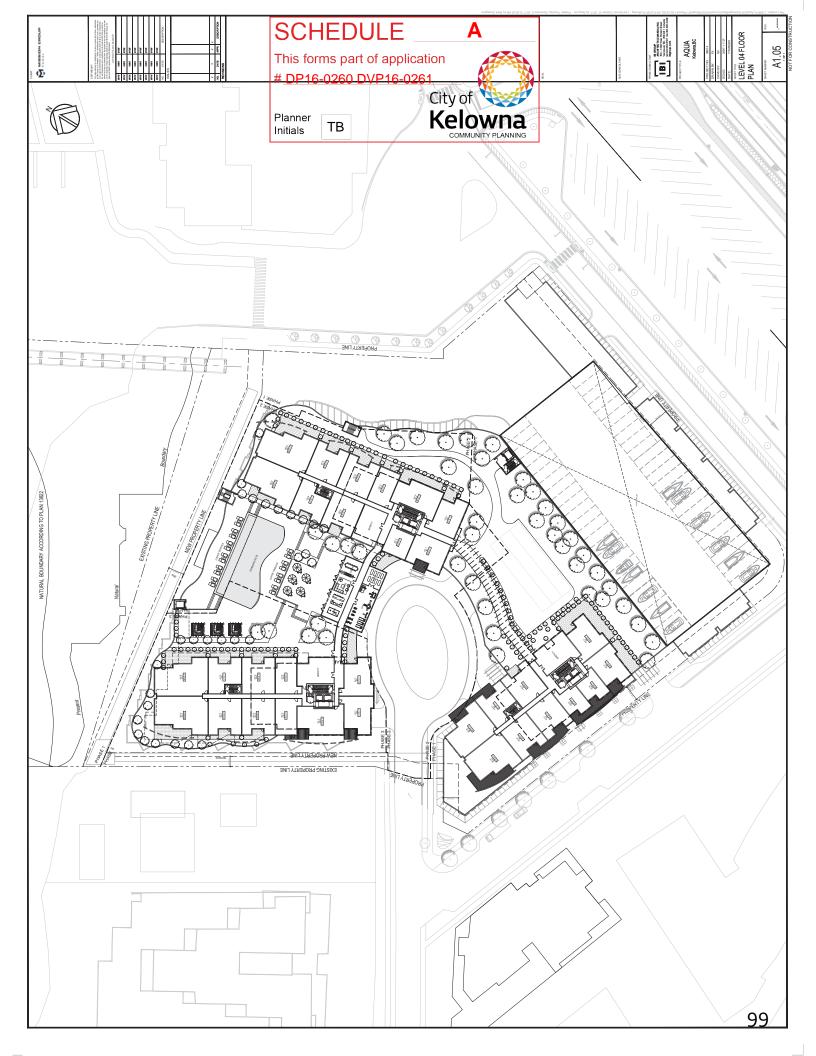


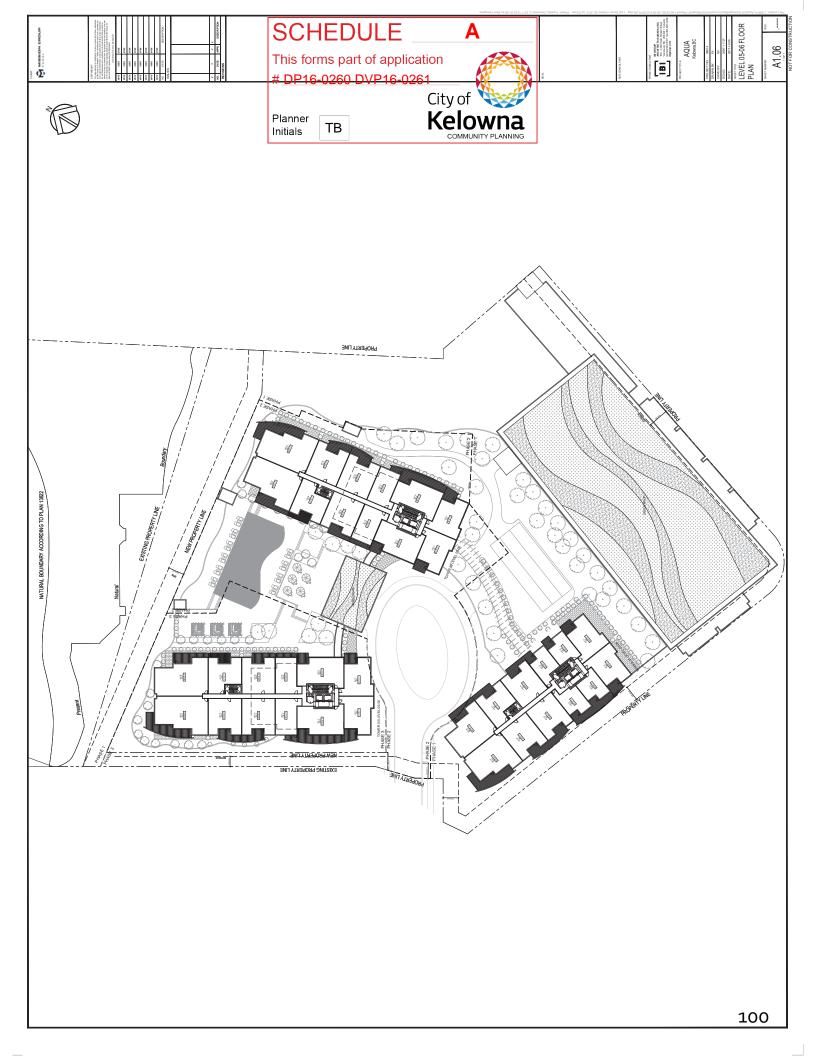


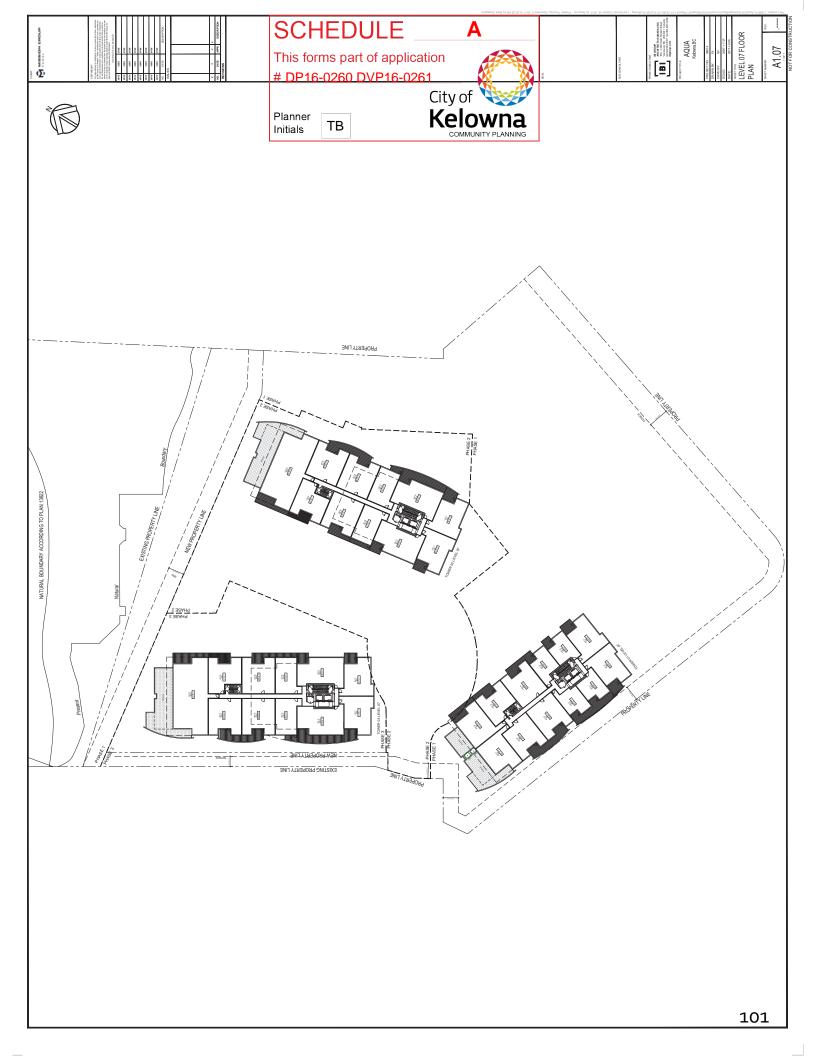


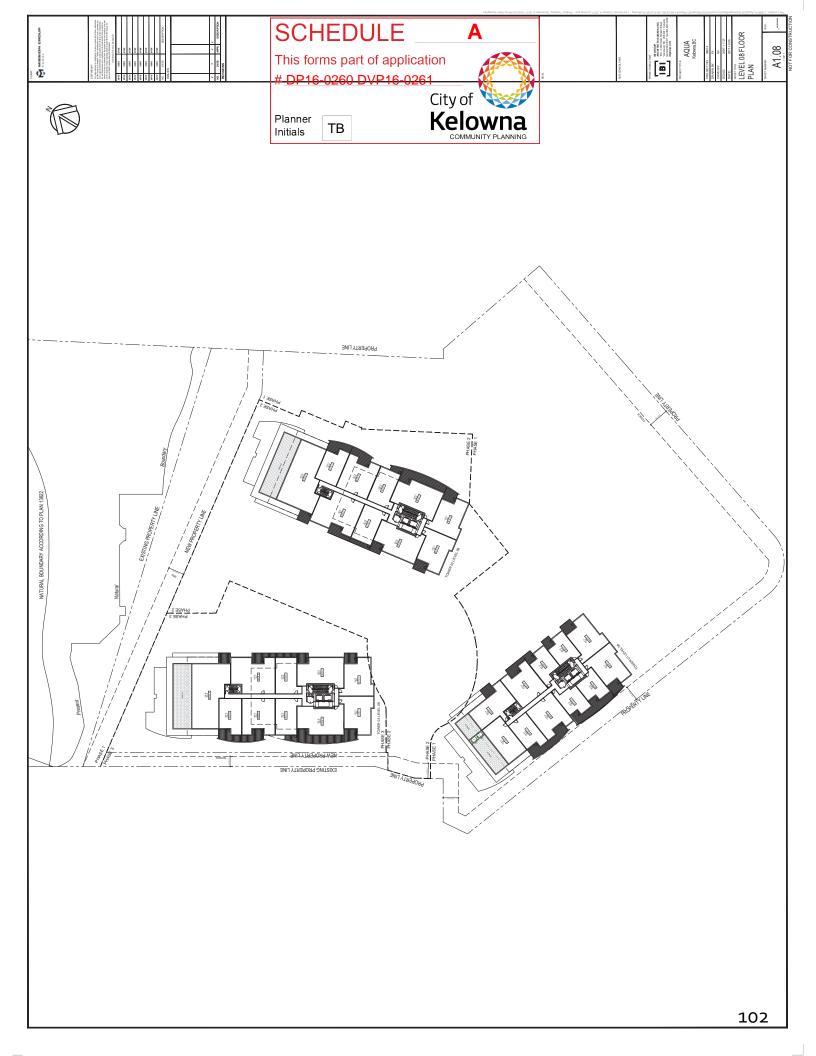


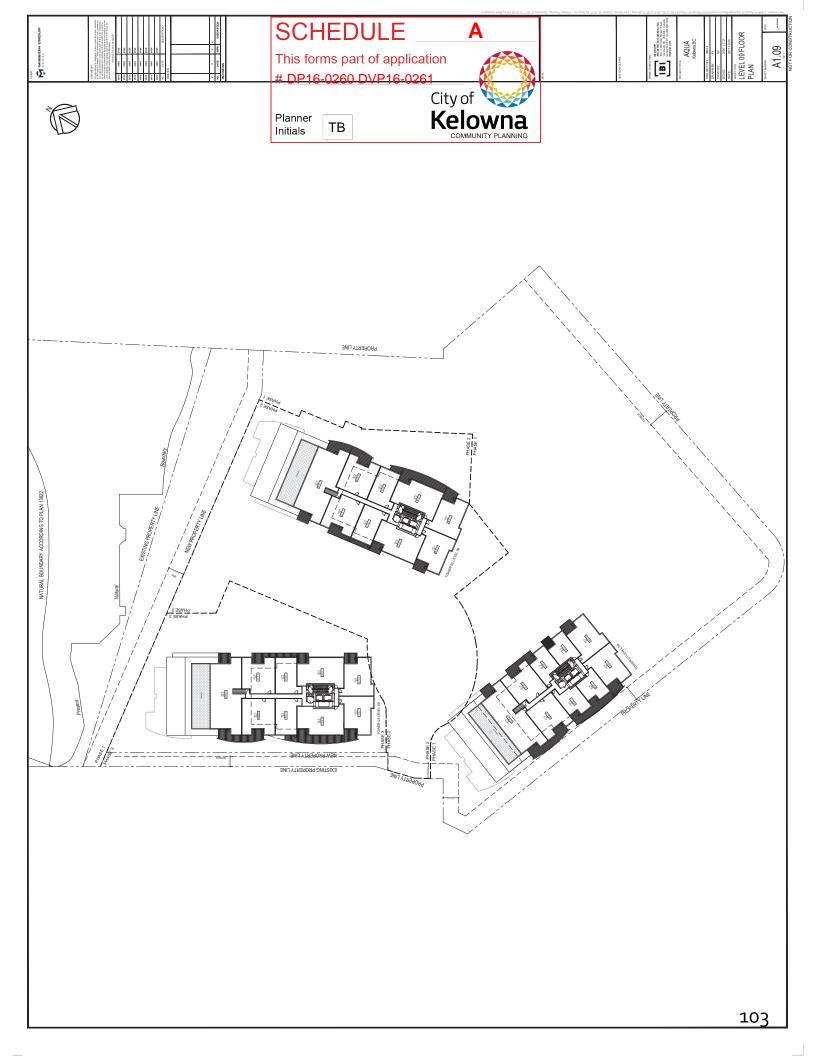


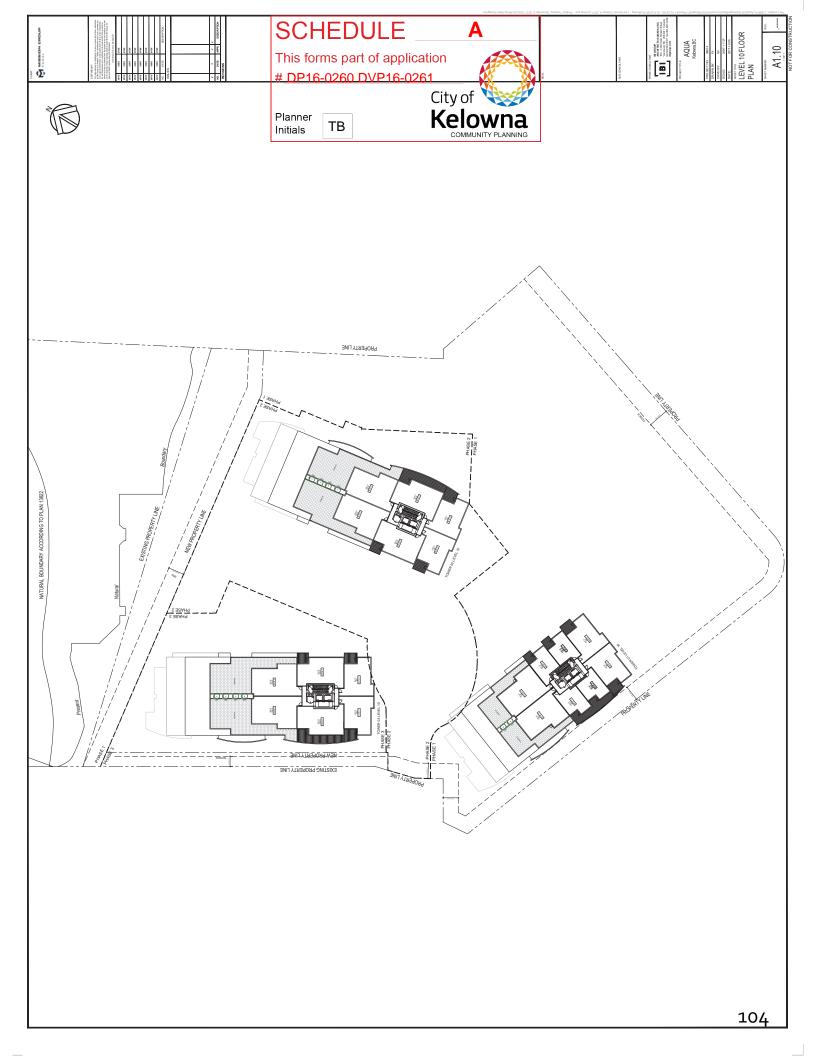


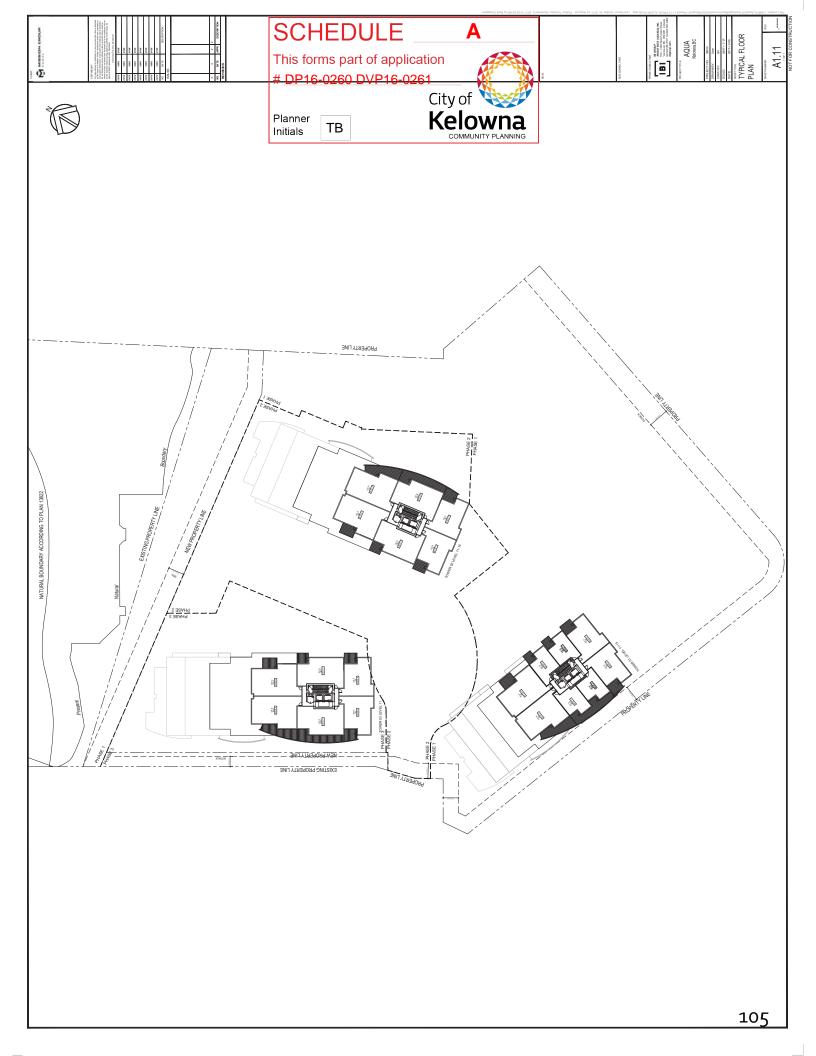


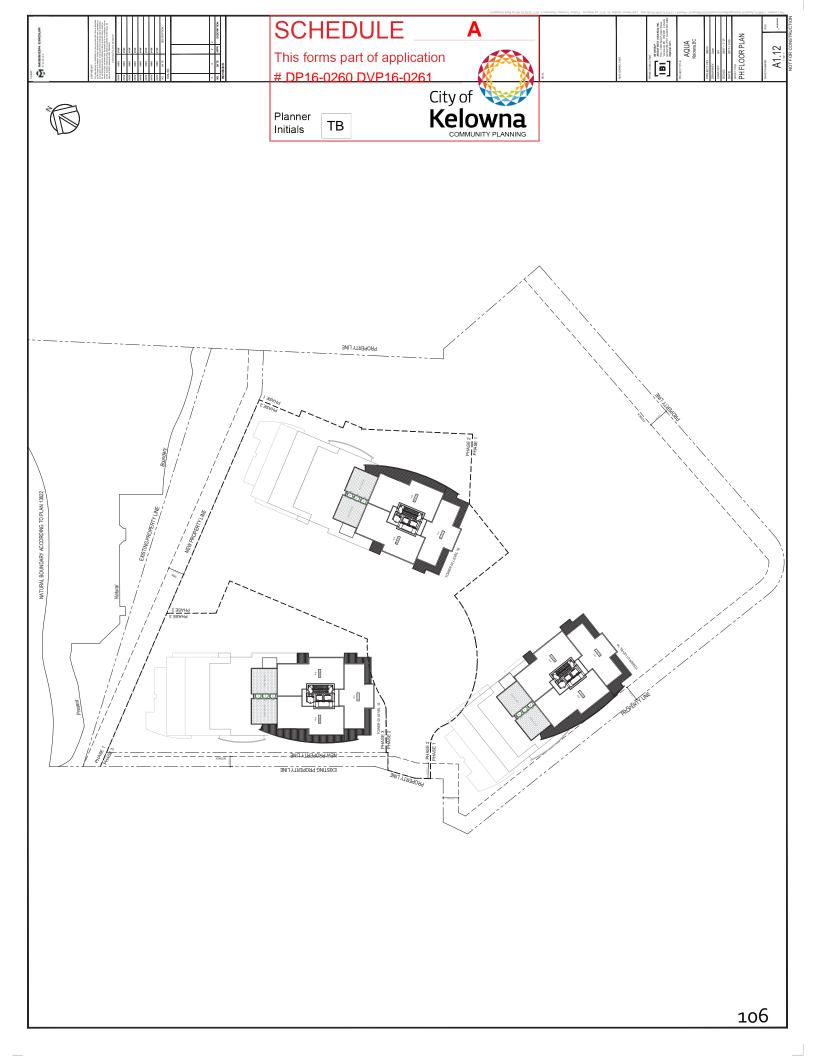


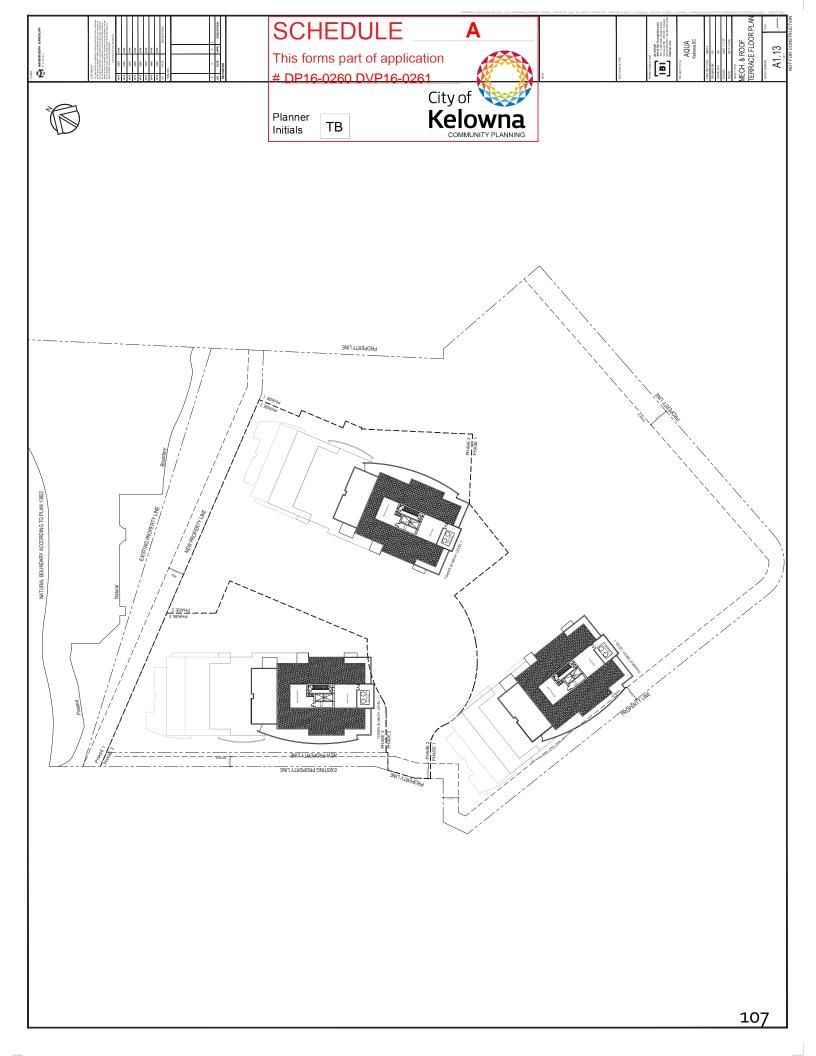


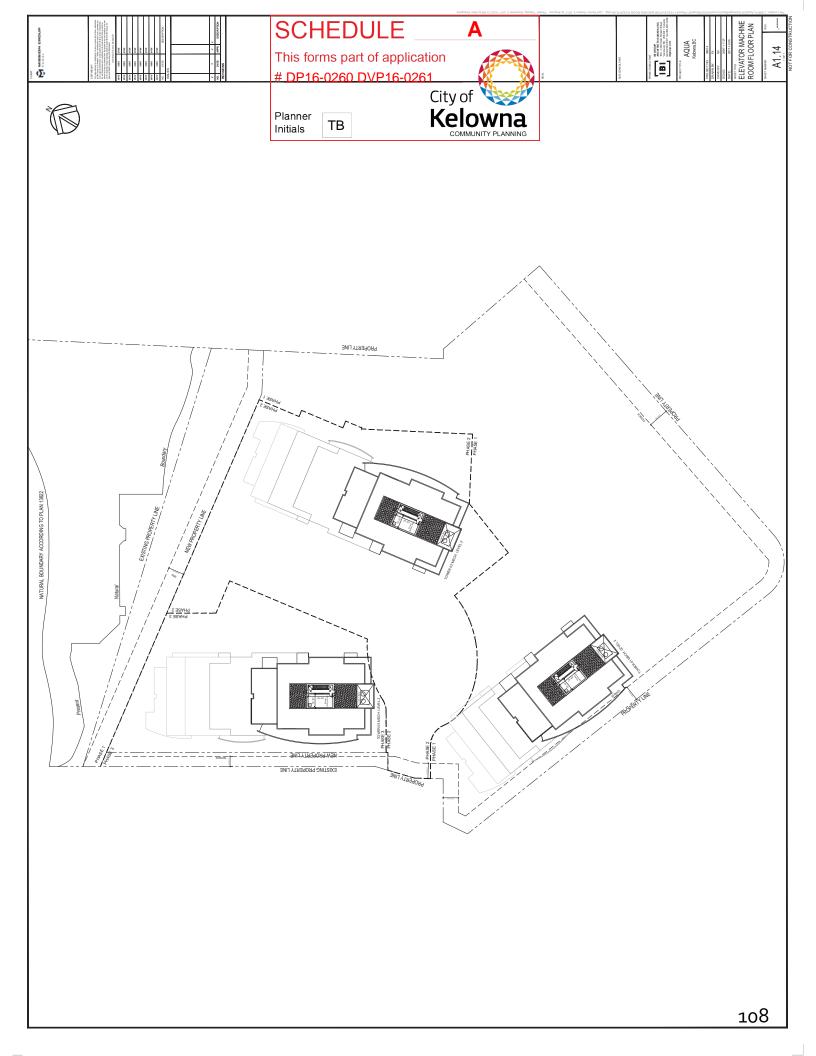


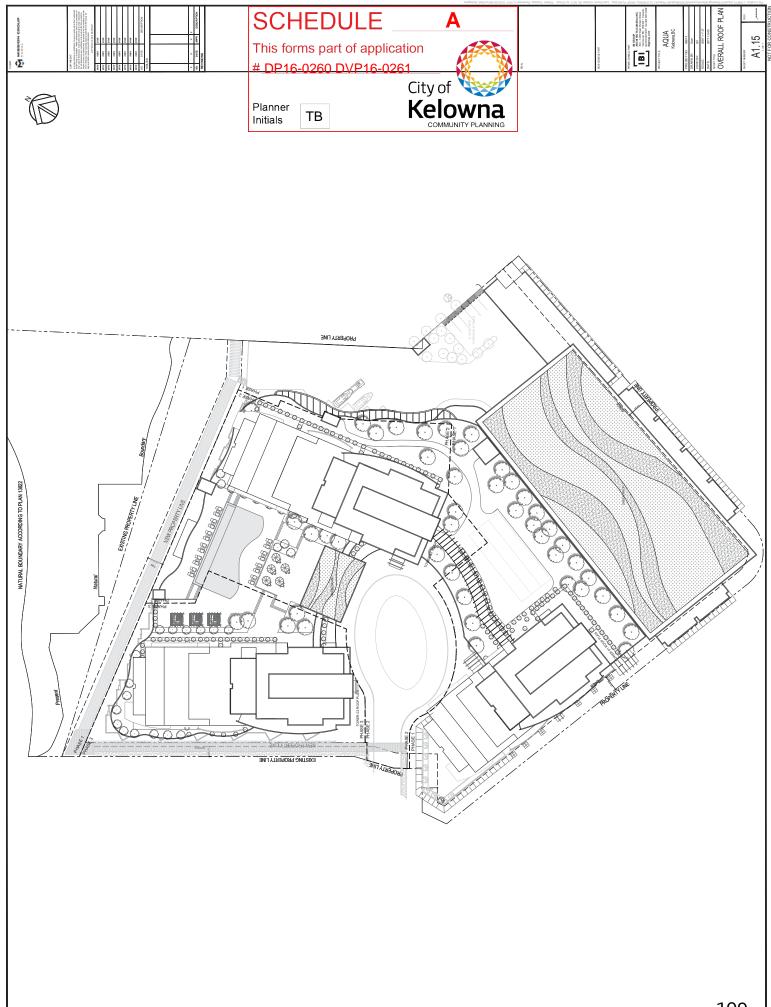














В

This forms part of application # DP16-0260 DVP16-0261

Planner Initials









2 VIEW FROM LAKESHORE DRIVE LOOKING

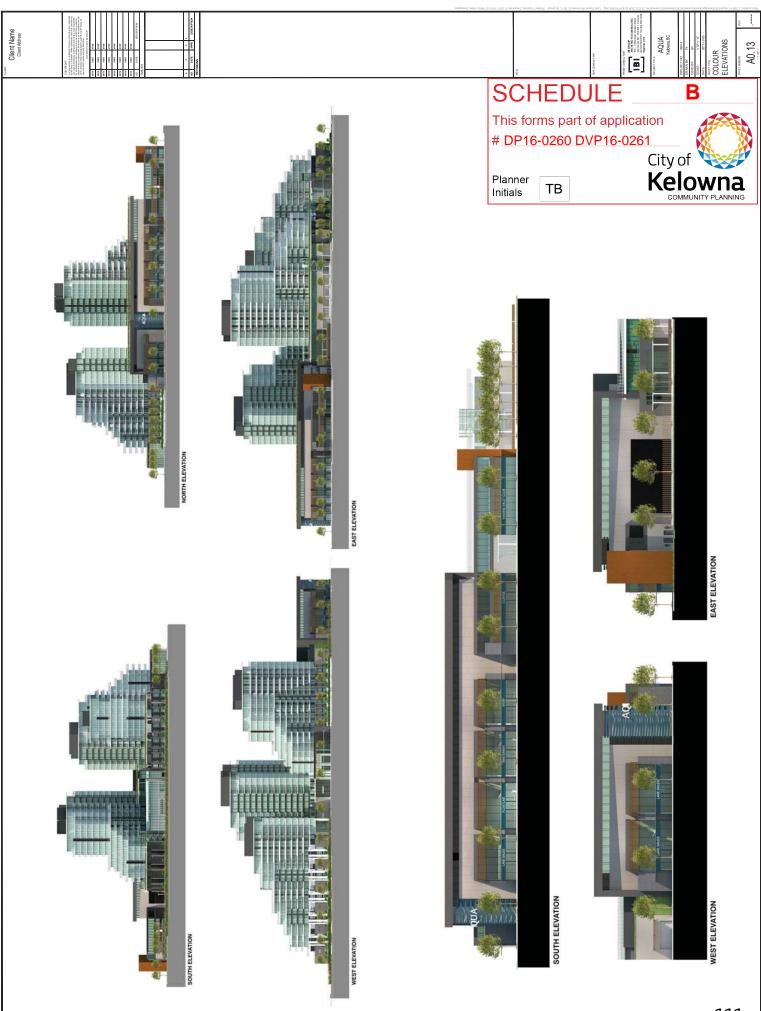


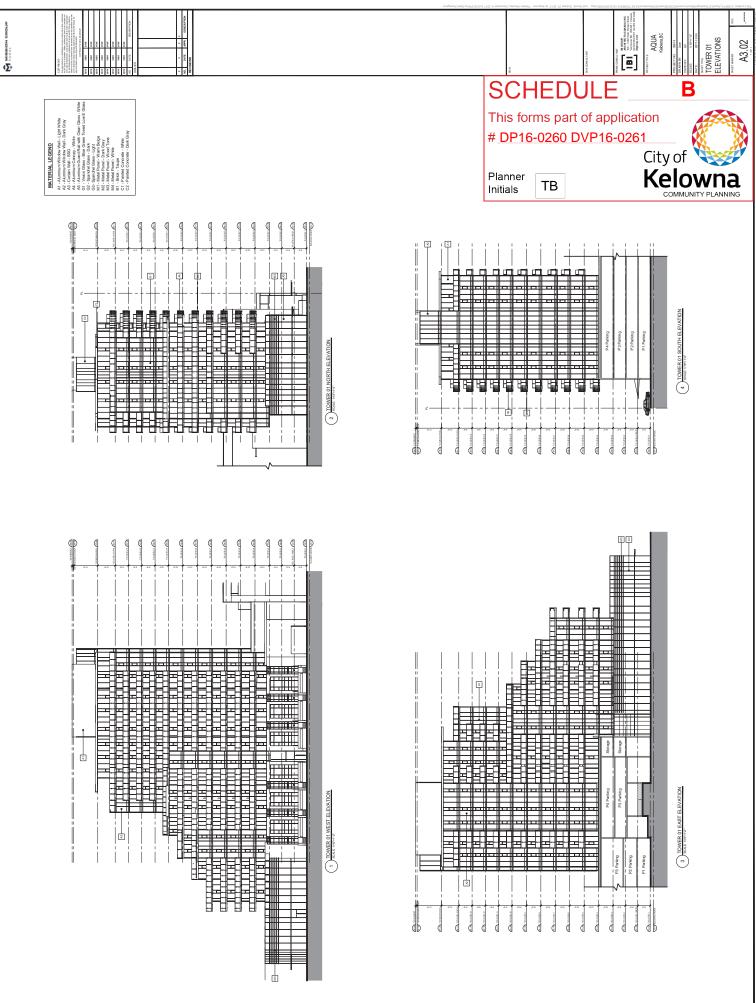
3 VIEW FROM LAUNCH, LOOKING WEST

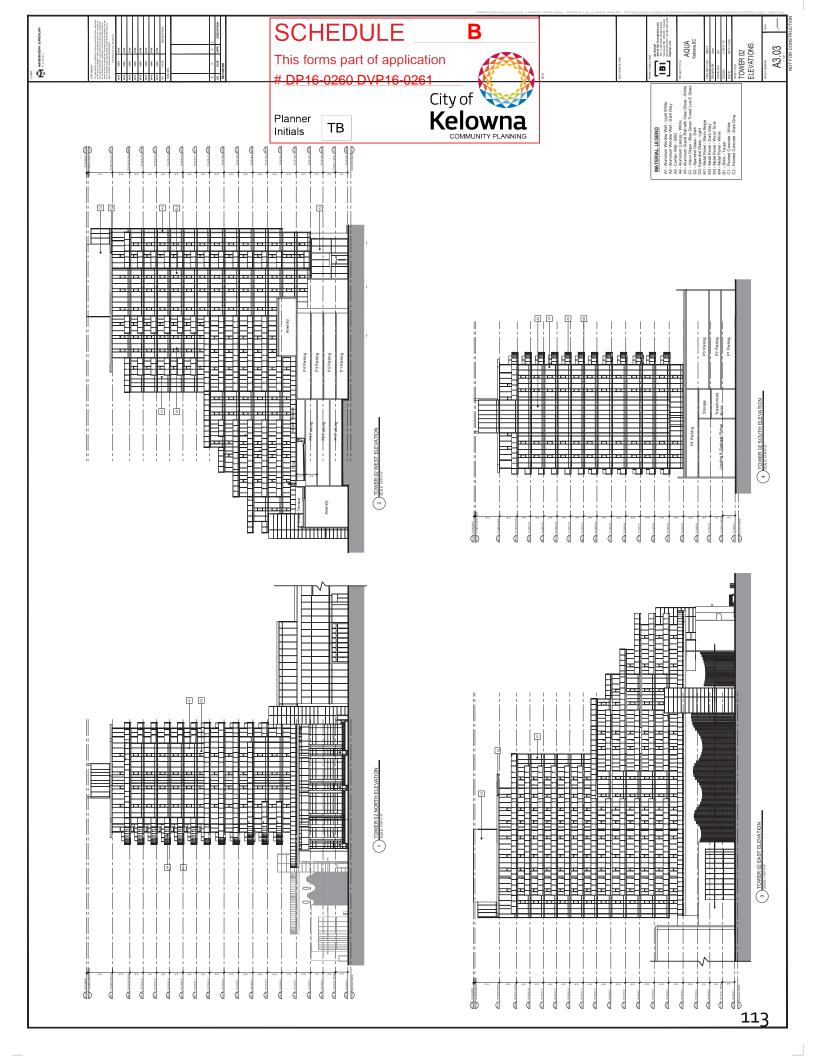


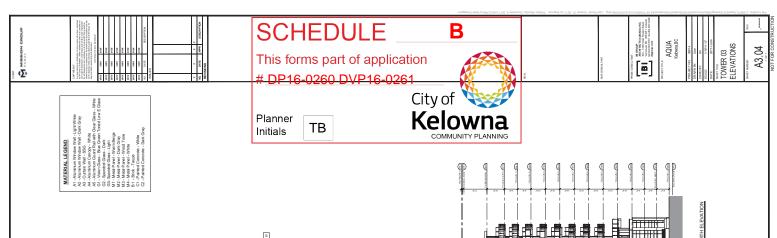


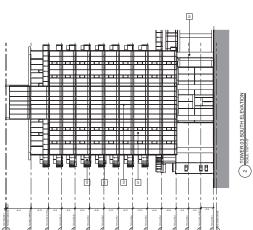
1 VIEW FROM TRUSWELL, I

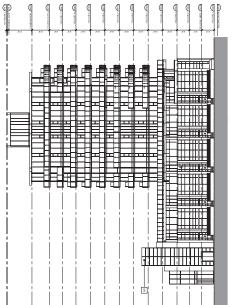


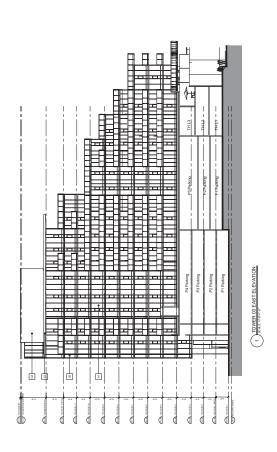


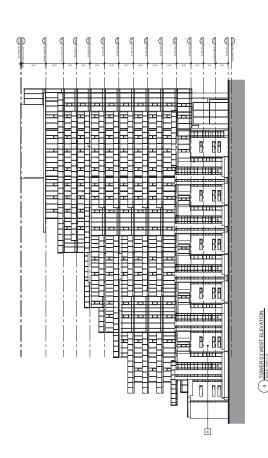


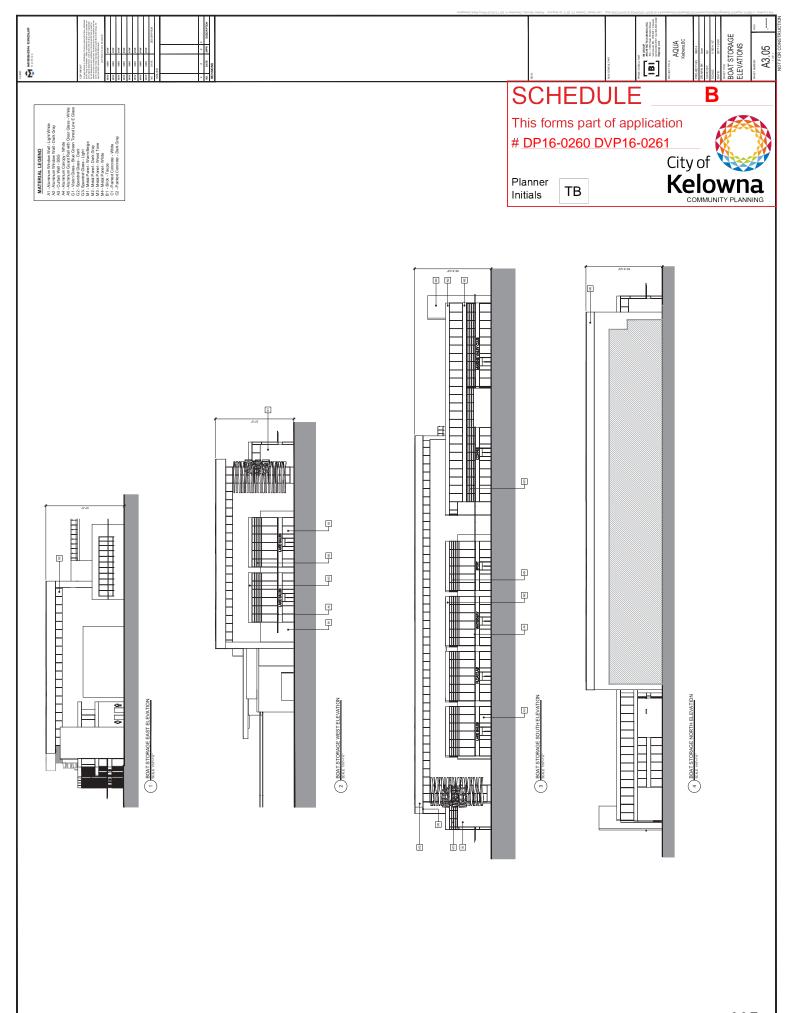


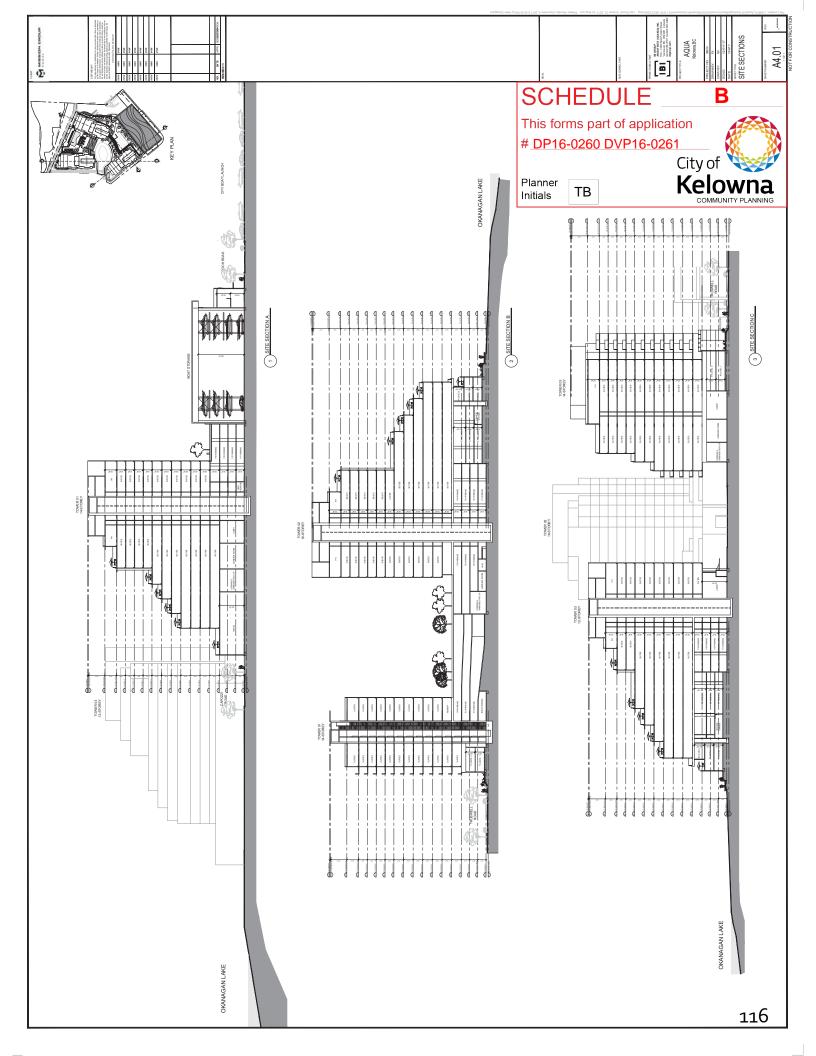


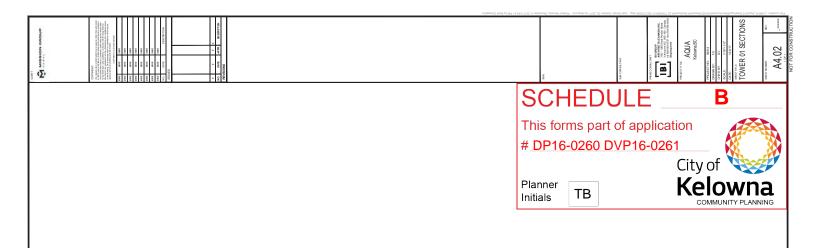


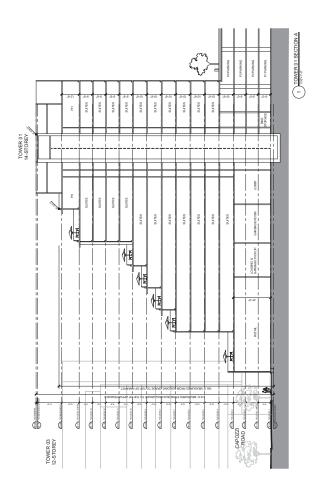


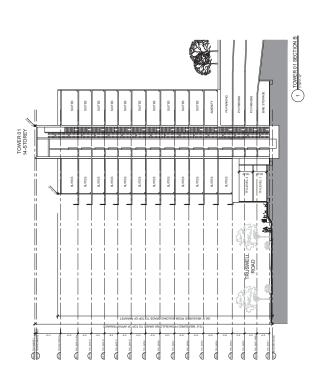


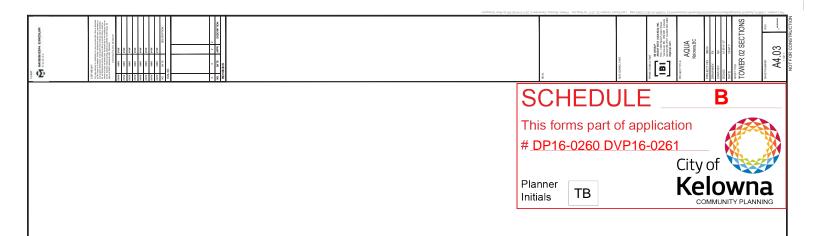


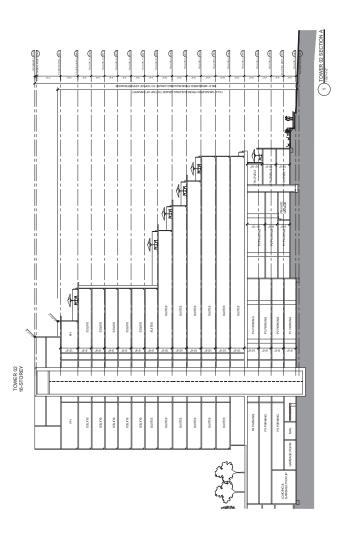


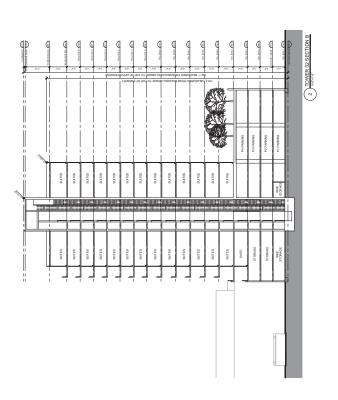


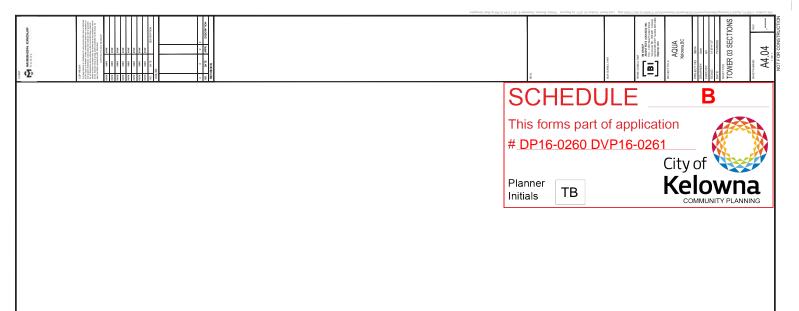


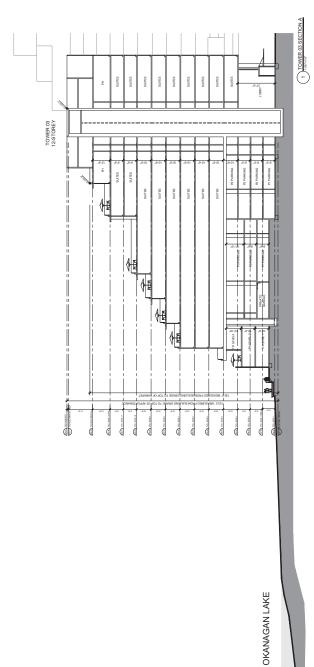


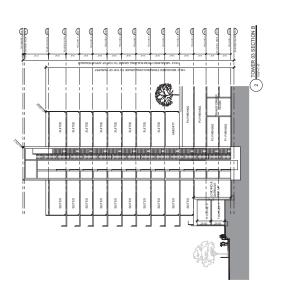


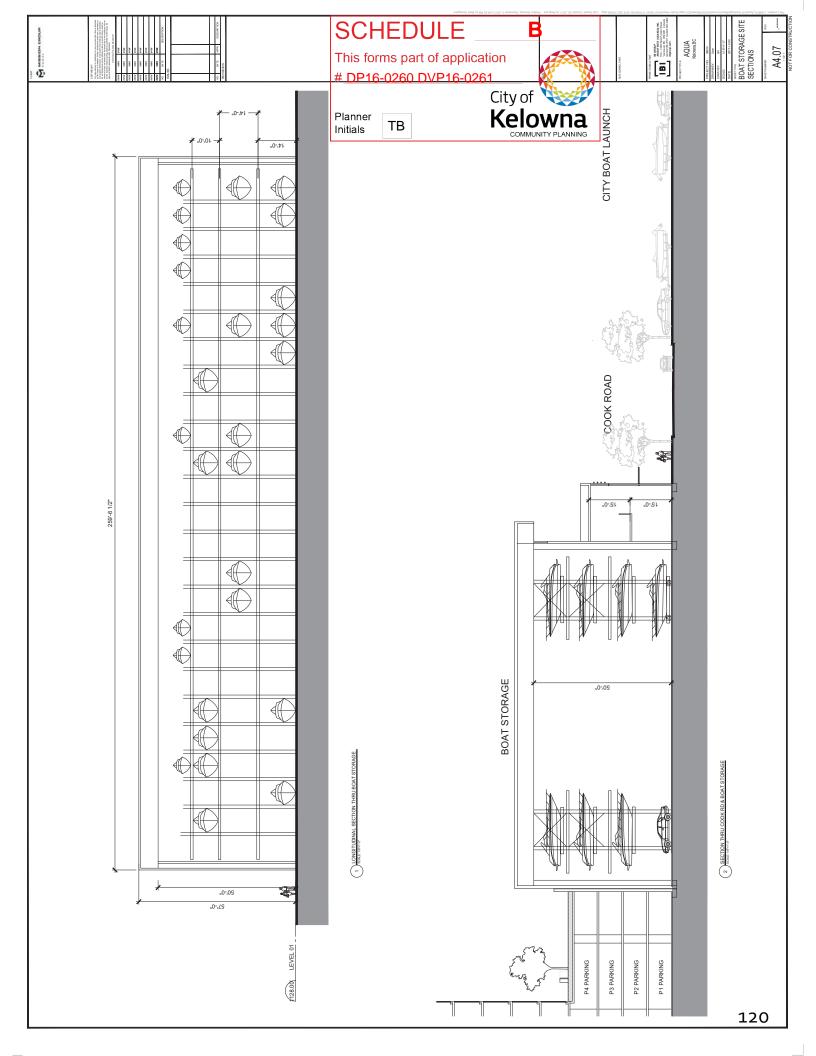






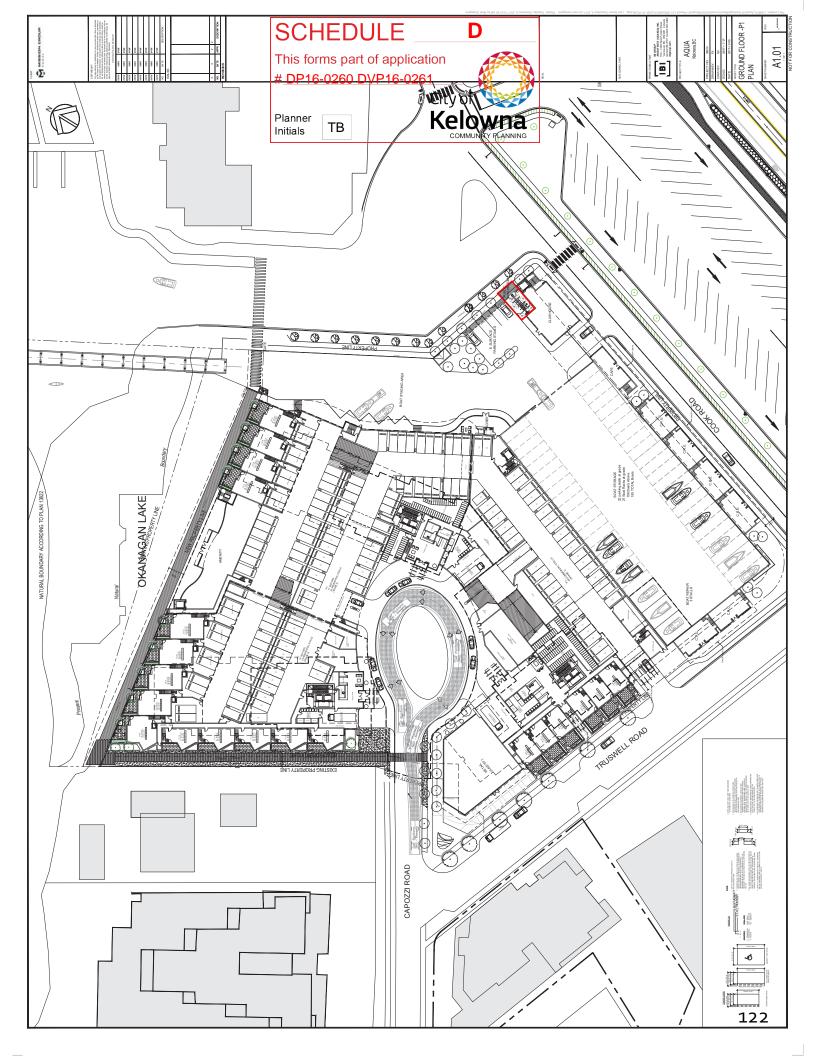






Landscape Illustrative Masterplan





### **CITY OF KELOWNA**

### **BYLAW NO. 11508**

### Road Closure and Removal of Highway Dedication Bylaw (Portion of Capozzi Road)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Capozzi Road

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

- 1. That portion of highway attached as Schedule "A" comprising 0.247 ha shown in bold black as Road to be closed on the Reference Plan prepared by Gary J. Borne, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

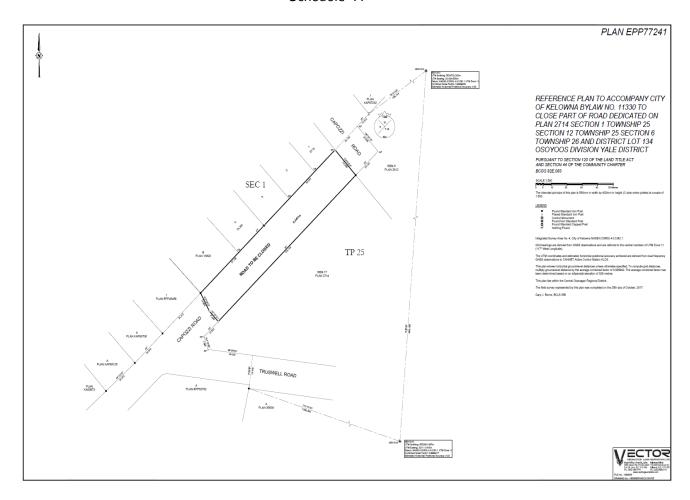
Read a first, second and third time by the Municipal Council this 20<sup>th</sup> day of November, 2017.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

### Bylaw No. 11508 - Page 2

Schedule "A"



### REPORT TO COUNCIL



Date: January 23, 2018

**RIM No.** 0940-00

To: City Manager

From: Community Planning Department (LK)

Address: 165 Celano Crescent Applicant: Society of H.O.P.E.

**Subject:** Development Permit and Development Variance Permit Applications

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

### 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0226 for Lot B Section 4 Township 23 ODYD Plan EPP70323, located at 165 Celano Crescent, Kelowna, BC subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
- 2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0228 for Lot B Section 4 Township 23 ODYD Plan EPP70323, located at 165 Celano Crescent, Kelowna, BC;

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

### Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 4.5 m proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated (insert date);

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

### 2.0 Purpose

To consider the form and character and one variance to facilitate the development of multiple dwelling housing on the subject property.

### 3.0 Community Planning

Community Planning supports the proposed 21-unit multiple dwelling housing project on the subject 1.08-acre parcel. The application meets the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate for the context of the site. The proposal meets many of the OCP's Urban Infill objectives and it meets all but one of the Zoning Bylaw Regulations for RM3 – Low Density Multiple Housing.

The property is within the Permanent Growth Boundary in the Glenmore Valley neighbourhood at the intersection of Celano Crescent and Drysdale Boulevard. It is directly across the street from the Dr. Knox Middle School site. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the diversity of housing types through the provision of townhouses in the neighbourhood. The project is also consistent with several other OCP Urban Infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50 m radius of the subject parcel.

### 4.0 Proposal

### 4.1 Background

In 2016, Council had approved the disposition of the southern portion of the parcel known as 170 Drysdale Blvd and retained ownership of the northern portion for future development. Earlier this year, Council approved the rezoning of 170 Drysdale Blvd from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing. This rezoning was consistent with the Official Community Plan (OCP) Future Land Use of MRL – Multiple Unit

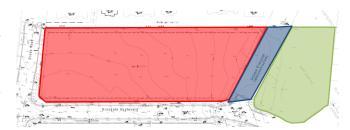


Figure 1 — Red indicates the townhouse development at 170 Celano Cres., Blue indicates Celano Cres roadway to be constructed, Green indicates the subject proposed development.

Residential (Low Density). The rezoning included the subject property which has since been subdivided into 165 Celano Crescent and 170 Celano Crescent (Townhouses are currently under construction). That application also triggered the construction of Celano Crescent to connect to Drysdale Blvd (Refer to Figure 1).

### 4.2 Project Description

The proposed development consists of 21 three-storey townhouse units with attached garages. There will be a total of five buildings with 16 three-bedrooms units and 5 two-bedroom units. All units have private amenity space in the form of balconies and meet on-site parking requirements.

The subject property is unique as it has property lines adjacent to three streets. Celano Crescent, Drysdale Road and Verna Court. This allows the development to have ground-oriented units facing to the street

rather than being oriented to the interior of the site. The attached garages are accessed from the internal roadway. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming streetscape. Pathways around the parcel promotes the walkability of the site and integration with the surrounding neighbourhood.

The applicant is proposing one variance to the rear yard setback. The property is a corner parcel which fronts onto multiple streets, with the front of the parcel being Drysdale Blvd. Celano Crescent and Verna Court are both flanking streets. The rear of the parcel is along the west property line. The applicant is proposing to reduce the rear yard setback from 7.5 m required to 4.5 m proposed. A rear yard is generally required to provide an amenity space for the dwelling. In this case, each of the townhouse units provides a balcony and an at-grade patio area, thus meeting this requirement. The 4.5 m proposed rear setback is consistent with the required side setback along the flanking street side to Celano Crescent and the interior side setback to the north requires 4.0 m.



Staff are supportive of the rear yard setback variance as it is adjacent to the side yard of the property to the west and is similar to the north side setback provided. This allows the development to provide a sensitive transition to the existing adjacent neighbourhood.

The architectural style of the development will be the same as Drysdale Row (170 Celano Cres), which is currently under construction across Celano Court. The applicant is utilizing the same plans for this

development to provide a cohesiveness between the two sites.

Large windows and outdoor space provide access to both natural light and shade. The balconies also serve to lessen the visual impact of the garage doors below. The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development.



The project is oriented towards families with children through the provision of mainly 3-bedroom units. There is an internal green space which has been set away from the street to provide a passive and active recreational area for the residents. The large canopy trees provide a shaded area with benches along the meandering pathway.

Site access will be from the newly constructed Celano Crescent. All garages are accessed from the internal roadway. Each unit has either a double car garage or single car garages with parking on the driveway for a second vehicle. The site provides an additional 7 visitor parking stalls beyond the Zoning Bylaw minimum requirements, which are located throughout the site to be accessible for all units.

### 4.3 Site Context

The subject property is located at the Northwest corner of the Celano Crescent and Drysdale Boulevard future intersection. It is across the street from the Dr. Knox Middle School and walking distance to the future Glenmore Recreation Park and is adjacent to the Glenmore Valley Village Centre. The site is designated MRL – Multiple Unit Residential (Low Density) and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use		
North	RU2 — Medium Lot Housing	Single Family Dwellings		
NOTUI	RU6 – Two Dwelling Housing	Duplex Dwellings		
East	P2 – Education & Minor Institutional	Dr. Knox Middle School  Townhouses (under construction)		
South	RM <sub>3</sub> – Low Density			
West	RM2 – Low Density Row Housing	Multiple Dwelling Housing		
vvest	RU2 – Medium Hot Housing	Single Family Dwellings		







#### **Zoning Analysis Table** 4.4

Zoning Analysis Table				
CRITERIA	RM <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL		
Existing Lot/Subdivision Regulations				
Minimum Lot Area	900 m²	4,388 m²		
Minimum Lot Width	30 m	40.45 m		
Minimum Lot Depth	30 m	72.21 M		
	Development Regulations			
Maximum Floor Area Ratio	0.80	0.62		
Maximum Height	10 m or 3 storeys	9.28 m & 3 storeys 3.0 m 3.0 m		
Front Yard (Drysdale Blvd)	1.5 m for ground oriented			
Flanking Side Yard (south)	1.5 m for ground oriented			
Side Yard (north)	4.0 m	4.5 m		
Rear Yard (west)	7.5 m	4.5 m 0		
Other Regulations				
Minimum Parking Requirements	42 stalls	42 stalls		
Visitor Parking Stalls	2 stalls	7 stalls		
Minimum Bicycle Parking – Class II	2 spaces	8 spaces provided *		
Minimum Private Open Space	525 m²	795 m²		
• Indicates a requested variance to vary th	e rear yard setback from 7.5 m required to 4	4.5 m proposed.		

#### **Current Development Policies** 5.0

#### Kelowna Official Community Plan (OCP) 5.1

### **Development Process**

Complete Communities. 1 Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.<sup>2</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.<sup>3</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities. 4 Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

<sup>\*</sup> Class II Bicycle Spaces are intended for visitors to the site and are provided in the form of bike racks.

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>&</sup>lt;sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>&</sup>lt;sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

**Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

**Ground-Oriented Housing.**<sup>6</sup> Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

### 6.0 Technical Comments

### 6.1 <u>Building & Permitting Department</u>

- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - b. Spatial calculation should be provided for the building face adjacent to the property line.

### 6.2 <u>Development Engineering Department</u>

• Refer to Attachment A.

### 6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) The building shall be addressed off of road it is accessed from Celano and assigned unit numbers
- 3) Fire Department access is to be met as per BCBC 3.2.5. and accommodate the largest apparatus.
- 4) Ensure appropriate hydrants are installed prior to the start of construction
- 5) Dumpster/refuse container must be 3 meters from structures or overhangs.

### 6.4 Fortis BC Electric

• FortisBC Inc (Electric) ("FBC(E)") has primary distribution facilities along Drysdale Road and Verna Court. Notwithstanding, extension work may be required to service the proposed development, the cost of which may be significant. Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

### 7.0 Application Chronology

Date of Application Received: October 8, 2017
Date Public Consultation Completed: December 18, 2017

<sup>&</sup>lt;sup>5</sup> City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

<sup>&</sup>lt;sup>6</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

### DP17-0226 & DVP17-0228 - Page 7

Report prepared by: Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Draft Development Permit and Development Variance Permit (DP17-0226 DVP17-0228)

Schedule A: Site Plans & Floor Plans

Schedule B: Conceptual Elevations & Finish Schedule

Schedule C: Landscape Plans

### **CITY OF KELOWNA**

LK Initials

### Kelowi

### **MEMORANDUM**

Date:

October 30, 2017

File No.:

DP17-0226

To:

Urban Planning Management (LK)

From:

Development Engineer Manager (JK)

Subject:

165 Celano Court

Form and Character

The Development Engineering comments and requirements regarding the form and character for this Development Permit application are as follows:

#### 1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under Subdivision Engineering Report file Z16-0082.
- b) The Developing Engineering has no concerns.

James Kay, P.Eng. Development Engineering Manager

RO

### **CITY OF KELOWNA**



### **MEMORANDUM**

Date:

October 30, 2017

File No.:

DVP17-0228

To:

Community Planning (LK)

From:

Development Engineer Manager (JK)

Subject:

165 Celano Court

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

The request to vary the rear yard setback from 7.5m to 4.5m does not compromise any municipal services.

James Kay, P. Eng. Development Engineering Manager

RO



### Glenmore-Ellison Improvement BR17c0226 DVP17-0228

445 Glenmore Road Kelowna, BC VIV IZ6

Planner Initials LK

ATTACHMENT

This forms part of application

City of Kelowna

Phone: 250-763-6506

Email: glenmore.ellison@shaw.ca Website: www.glenmoreellison.com

Fax: 250-763-5688

October 23, 2017

City of Kelowna Community Planning and Real Estate 1435 Water Street Kelowna, B.C. V1Y1J4

Attention: Lydia Korolchuk (via email: lkorolchuk@kelowna.ca; planninginfo@kelowna.ca)

Re: City of Kelowna Files DP17-0226, DVP17-0228, 165 Celano Crescent (Lot B, Plan EPP70323) Development Permit to review the form and character of a proposed multiple dwelling unit housing development on the subject property.

Glenmore-Ellison Improvement District (GEID) has received a referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to DP/DVP approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, please submit an application fee in the amount of \$150.00 payable to GEID.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,

GLENMORE-ELLISON IMPROVEMENT DISTRICT

Mike Rojem,

**Projects Coordinator** 

c.c. Society of Housing Opportunities and Progressive Employment, 2055 Benvoulin Ctr. Suite 101, Kelowna, B.C. V1W 2C7

Owner: City of Kelowna, 1435 Water Street, Kelowna, B.C. V1Y 1J4

# Development Permit & Development Variance Permit DP17-0226 & DVP17-0228



This permit relates to land in the City of Kelowna municipally known as

### 165 Celano Crescent

and legally known as

for Lot B Section 4 Township 23 ODYD Plan EPP70323

and permits the land to be used for the following development:

### **Multiple Dwelling Housing**

with variances to the following sections of the Zoning Bylaw 8000:

### Section [13.9.6(f): RM3 - Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 4.5 m proposed

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

<u>Date of Decision:</u>
Decision By:

CITY COUNCIL

<u>Development Permit Area:</u> Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January 23, 2020.

Existing Zone: RM3 Future Land Use Designation: MRL

### This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

### **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: City of Kelowna

Applicant: Society of H.O.P.E.

Ryan Smith, Community Planning Department Manager Community Planning & Strategic Investments

Date



### 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

### 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

### 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$71,515.63
- b) An Irrevocable Letter of Credit in the amount of \$71,515.63

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

OR

### 4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

### **DESIGN TEAM**

Owner Society of H.O.P.E.

General Contractor VanMar Constructors Inc.

Architect Raymond Letkeman Architects Inc.
Landscape Outland Design Landscape Architecture

Interior Sage Interior Design

Survey Runnels Denby Land Surveying

Civil Protech Consulting Ltd.

Geotechnical GeoPacific Consultants Ltd.

Building 3 Elevations (Type B 5-plex)

Building 4 Elevations (Type A 6-plex)

Building 5 Elevations (Type A 2-plex)

Building 4 Plans (Type A 6-plex)

Building 4 Plans (Type A 6-plex)

Building 5 Plans (Type A 2-plex)

A-5.0

A-5.1

A-5.2

A-6.0

Sustainability Blue Camas

### DRAWING LIST

\-1.0	Context Plan	A-7.0	Unit Sections (Type A & B)
\-1.1	Survey Plan	A-8.0	Type A Floor Plans
\-1.2	LEED Project Checklist	A-8.1	Type A1 Floor Plans
<del>\</del> -1.3	Design Rationale	A-8.2	Type B Floor Plans
\-1.4	Development Summary	A-8.3	Type B1 Floor Plans
<b>\</b> -1.5	Site Plan	A-9.0	Colour & Materials
<del>\</del> -1.6	Fire Access Plan	A-10.0	Renderings-Building 2
<b>\</b> -1.7	Site Section & Streetscape	A-10.1	Renderings-Building 3
<del>\</del> -2.0	Building 1 Plans (Type A 3-plex)	A-11.0	Waste Containers Technical Specifications
\-2.1	Building 1 Elevations (Type A 3-plex)	L1/2	Conceptual Landscape Plan
<b>\</b> -3.0	Building 2 Plans (Type A 5-plex)	L2/2	Water Conservation & Irrigation Plan
<b>\</b> -3.1	Building 2 Elevations (Tpye A 5-plex)	17058-00	Composite Utility Plan
\-4.0	Building 3 Plans (Type B 5-plex)		



# PROVIDENCE BOULEVARD

165 Celano Crescent, Kelowna, BC Issued for Development Permit October 4, 2017



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Revisions

Issued for Development Permit October 4, 2017



2017-10-04

4

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By Society of H.O.P.E.

October 4, 2017



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Issued for Development Permit October 4, 2017





2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

Context Plan

October 4, 2017

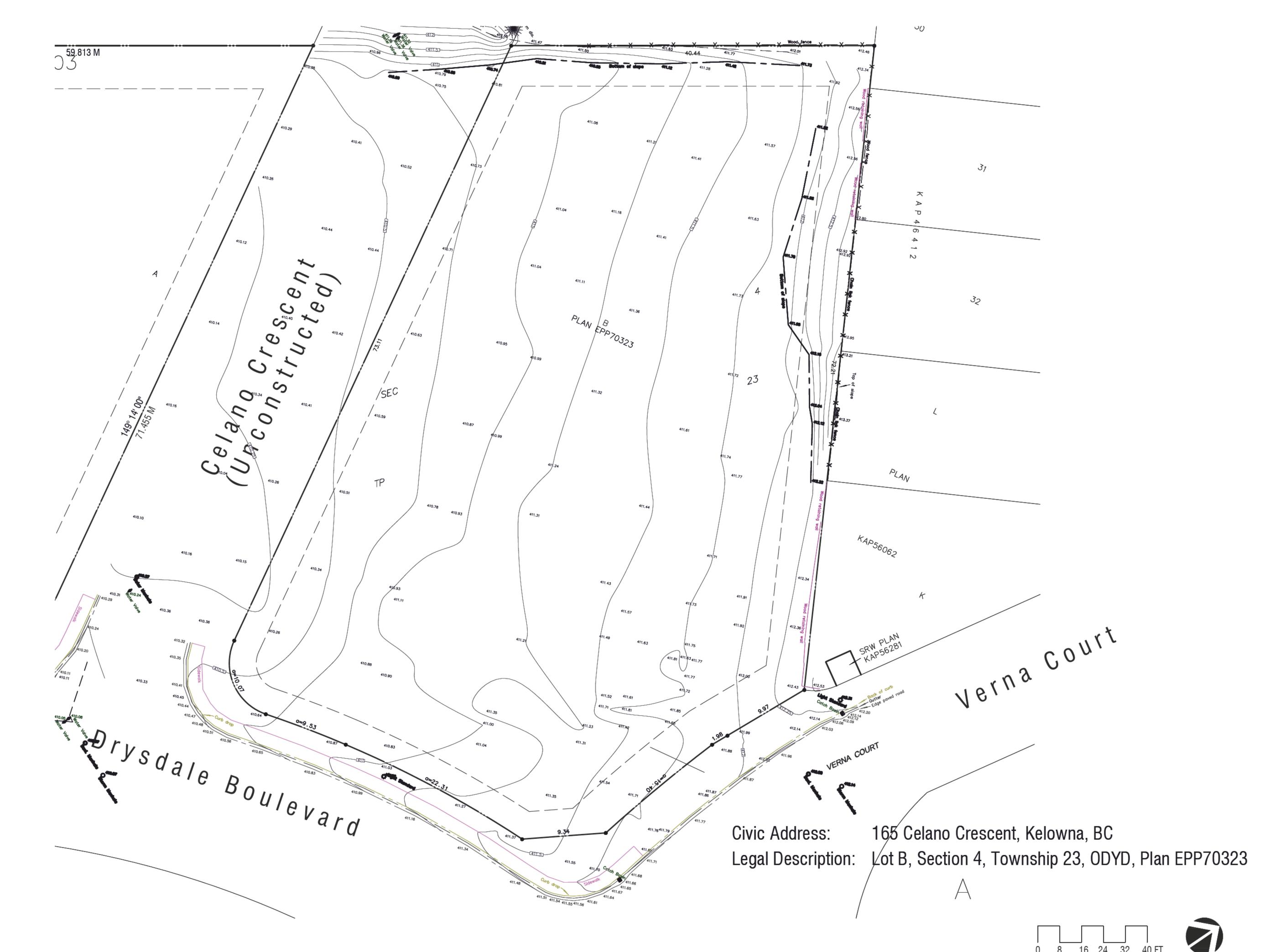








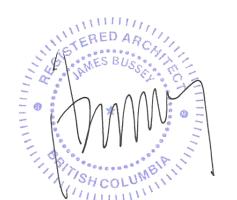






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Issued for Development Permit October 4, 2017



2017-10-04

Client

Project Providence Boulevard

By Society of H.O.P.E.

Survey Plan

1/16" = 1'-0" October 4, 2017



Space Heating & Cooling Equipment

### LEED v4 for Building Design and Construction: Homes Project Checklist

Society of Hope - 165 Celano Crescent, Kelowna, B.C. Project Name: 2017 Sept. 28 Date:

	-	2 Credit	Integrative Process	2					
								EA PRESCRIPTIVE PATH (continued)	
12	2	2 Loc	ation and Transportation	15		3	Credit	Heating & Cooling Distribution Systems	
Υ		Prereq	Floodplain Avoidance	Required		3	Credit	Efficient Domestic Hot Water Equipment	
			PERFORMANCE PATH			2	Credit	Lighting	
		1 Credit	LEED for Neighborhood Development Location	15		2	Credit	High Efficiency Appliances	
			PRESCRIPTIVE PATH			4	Credit	Renewable Energy	
8		Credit	Site Selection	8					
2		1 Credit	Compact Development	3	3	3 4	Materia	als and Resources	
1	1	Credit	Community Resources	2	Y		Prereq	Certified Tropical Wood	ı
1	1	Credit	Access to Transit	2	Y		Prereq	Durability Management	1
					1		Credit	Durability Management Verification	
3	1.5	2.5 Sus	tainable Sites	7		2 <b>2</b>	Credit	Environmentally Preferable Products	
Υ		Prereq	Construction Activity Pollution Prevention	Required	1	0.5 1.5	Credit	Construction Waste Management	
Υ		Prereq	No Invasive Plants	Required	1	0.5 0.5	Credit	Material Efficient Framing	
2		Credit	Heat Island Reduction	2	-		-		
	1	2 Credit	Rainwater Management	3	4	1.5 11	Indoor	Environmental Quality	
1	0.5	0.5 Credit	Non-Toxic Pest Control	2	Y		Prereq	Ventilation	
					Y		Prereq	Combustion Venting	ı
10	1	11 Wat	er Efficiency	12	Y		Prereq	Garage Pollutant Protection	ı
Υ		Prereq	Water Metering	Required	Υ		Prereq	Radon-Resistant Construction	ı
			PERFORMANCE PATH		Y		Prereq	Air Filtering	1
9		3 Credit	Total Water Use	12	Y		Prereq	Environmental Tobacco Smoke	ı
			PRESCRIPTIVE PATH		Y		Prereq	Compartmentalization	ı
		6 Credit	Indoor Water Use	6		1 2	Credit	Enhanced Ventilation	
1	1	2 Credit	Outdoor Water Use	4	0.5	0.5 1	Credit	Contaminant Control	
				•	1	2	Credit	Balancing of Heating and Cooling Distribution Systems	
10	2	26 Ene	rgy and Atmosphere	38		1	Credit	Enhanced Compartmentalization	
Υ		Prereq	Minimum Energy Performance	Required	2		Credit	Enhanced Combustion Venting	
Υ		Prereq	Energy Metering	Required		2	Credit	Enhanced Garage Pollutant Protection	
Y		Prereq	Education of the Homeowner, Tenant or Building Manager	Required	0.5	2.5	-	Low Emitting Products	
		,	PERFORMANCE PATH						
9		20 Credit	Annual Energy Use	29	1	0 5	Innovat	tion	
			BOTH PATHS		Y		Prereq	Preliminary Rating	
	2	3 Credit	Efficient Hot Water Distribution System	5		5	Credit	Innovation	
		2 Credit	Advanced Utility Tracking	2	1		Credit	LEED AP Homes	
		1 Credit	Active Solar Ready Design	1			•		
1		Credit	HVAC Start-Up Credentialing	1	2	2 0	Region	al Priority	
			PRESCRIPTIVE PATH			1	Credit	Regional Priority: Site Selection	
Υ		Prereq	Home Size	Required	1		Credit	Regional Priority: Compact Development	
		3 Credit	Building Orientation for Passive Solar	3	1		Credit	Regional Priority: Durability Management Verification	
		2 Credit	Air Infiltration	2		1	Credit	Regional Priority: Total Water Use	
		2 Credit	Envelope Insulation	2			-		
		3 Credit	Windows	3	45	13 <b>52</b>	TOTAL	S Possible Po	ints:
		1 Crodit	Proce Heating & Cooling Equipment	4				0 to 40 points. Silver: 50 to 50 points. Cold: 60 to 70 points. Platinum	

prepared by:
Blue Camas - LEED Project Management
EcoAmmo - LEED Provider/Rater/CEA



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Revisions

10

Required

Required

16

Required

Required

Required

Required

Required Required

Required

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Issued for Development Permit October 4, 2017



2017-10-04

Providence

Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

LEED Project Checklist

October 4, 2017

# Design Rationale

## What relevant contextual considerations does our design need to respond to?

The site is a 1.08-acre, reasonably flat parcel that is currently undeveloped.

It is located in a pleasant and quiet residential community, neighbouring low-density townhouses and single-family houses/duplexes.

The site has good access to local amenities, with Dr Knox Middle School located opposite and North Glenmore Elementary School a 15-minute walk away. A commercial village with a grocery and other stores, as well as the new Glenmore Recreation Park, are a two-minute drive or 15-minute walk away. The site is a 15-minute drive to downtown Kelowna.

The Official Community Plan supports intensification of the site from A1 zoning to RM3. The City wishes to see this site contribute positively to the Glenmore community through development of a well-designed townhouse project that adheres to the RM3 by-law.

City Planning Staff have emphasized the importance of the design being welcoming and inclusive of the surrounding community, noting that it should activate the perimeter streets with outward (rather than inward) facing homes.

City Engineering staff have confirmed that vehicle access should be provided from Celano Crescent for safety and congestion-related reasons.

## How does our design respond to these contextual considerations?

Our design responds to the above-listed contextual considerations through a thoughtfully designed townhouse development. The development is predominantly oriented toward families with children. Each of the townhouses will provide two or three bedrooms and parking for two cars. Interaction between neighbours is encouraged through the open and welcoming layout of the community.

The project will be LEED registered.

Vehicle access to the development will be from a new portion of Celano Crescent. The vehicle entry from Celano Crescent leads into an internal access road that serves as the site's organizing access spine. This central spine draws on ideas from a Woonerf-style street and provides opportunities for informal gathering and play, such as street hockey.

The townhouses located around the perimeter of the project have front doors directly facing Drysdale Boulevard or Celano Crescent. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Celano and Drysdale (available outside of school drop-off hours) improves the liveability and functionality of these street-facing townhouse units. To bolster this street-facing concept, the development will provide a pedestrian-friendly boulevard along Drysdale and Celano sidewalks, achieved by installing deciduous shade trees and turf.

The project is compliant with the RM3 by-law, except in one specific instance that relates to the setback west of buildings 1 & 2 (the by-law stipulates 7.5 metres, and our design contemplates 4.5 metres). This variance derives from our desire to make the side yards of the townhouses consistent with the side yards of its neighbouring properties. The rear setback of this project is not a true backyard as it abuts into a neighbouring side yard.

A community outdoor/green space is located safely away from traffic on Celano and Drysdale and can be seen from surrounding homes. Included in the space are the mail kiosk, community signage, bike racks and passive seating for families.

The townhouses are designed to have strong individuality. Each townhouse has its own gable roof form, a distinctive front entry, and landscape design to create a sense of arrival at each home. The garden terrace in front of each townhouse provides a delineation between the public and private realms but does so in a friendly, inclusive fashion.

Two different townhouse designs are provided, offering both two and three bedroom rental options. Both designs comprise open concept living spaces, 2 or 3 bedrooms, a den, a balcony and parking for 2 cars. Architectural cohesiveness is achieved between the two unit types by continuing key external architectural proportions, expressions and themes.

The townhouses have a contemporary architectural design that responds to the Kelowna lifestyle and environment by providing big windows and outdoor spaces that balance access to sunshine and natural light with sufficient comfort and shade.

Each home has a balcony accessed directly from the principal living space. As well as providing important outdoor space, the balcony lessens the visual impact of the garage door below and softens the look of the driveway aisle and parking aprons.

The Okanagan's natural landscape informs the design's base colour palette, with dynamic colour accents used in certain areas to express the individuality of each home and define a contemporary and vibrant appearance, particularly around the front entry.

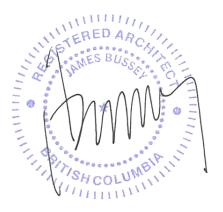
The landscape design is well integrated with the architectural design and is mindful of the hot, dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to soften the feel of the community and reduce heat gain.



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Revisions

Issued for Development Permit October 4, 2017



2017-10-04

Project

Providence

Boulevard

165 Celano Crescent

Kelowna, BC

By Society of H.O.P.E.

Design Rationale

October 4, 2017

# Development Statistics

Civic Address: 165 Celano Crescent, Kelowna, BC Lot B, Section 4, Township 23, ODYD, Plan EPP70323 Legal Description: 4,388 SM Gross Site Area: 1.08 Acres 47,234 sf Zonning Classification: RM3 0.75 Permitted FSR: 35,426 sf 3,291 SM Proposed FSR: 0.62 29,266 sf 2,719 SM Permitted Site Coverage of Buildings: 40% Proposed Site Coverage of Buildings (including decks): 33% Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking: 60% Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking: Permitted Height: 10 M or 3 Storeys (the lesser of the two) 3 Storeys at 9.46 M (31'-1/4") Proposed Height: Permitted Setbacks: Front - Drysdale Boulevard 1.5 M Flanking Streets - Celano Crescent & Verna Court 4.5 or 1.5 M ground oriented units facing street Side - North along green space 4.0 M 7.5 M Rear - West of buildings 1 & 2 Proposed Setbacks: Front - Drysdale Boulevard 3.0 M Flanking Streets - Celano Crescent & Verna Court 3.0 & 4.5 M Side - North along green space Rear - West of buildings 1 & 2 4.5 M (Requires variance) Required Private Open Space Per Dwelling: 25 SM 269 sf (for dwellings more than one bedroom) 5,651 sf 21 dwellings total Proposed Private Open Space (including balconies): 8,555 sf total for 21 dwellings

Proposed D	evelopment	t:									
-	Туре	Lower FIr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower FIr Gross	Gross Fir Area	Garage Parking	Apron Parking
Α	3 Bedrm	167 sf	605 sf	627 sf	1,399 sf	8	11,192 sf	584 sf	14,528 sf	2 cars	0 car
A <sup>2</sup>	3 Bedrm	168 sf	648 sf	651 sf	1,467 sf	8	11,736 sf	608 sf	15,256 sf	2 cars	0 car
В	2 Bedrm	212 sf	507 sf	527 sf	1,246 sf	3	3,738 sf	498 sf	4,596 sf	1 cars	1 car
B'	2 Bedrm	214 sf	533 sf	553 sf	1,300 sf	2	2,600 sf	503 sf	3,178 sf	1 cars	1 car
To	otal					21 units	29,266 sf FSR		37,558 sf Gro	ss	
Required Pa	arking:										
	ırs per reside				42 cars						
1 vis	sitor car per 7	dwelling units			3 cars						
Total I	Required Pa	rking			45 cars						
Proposed P	arking:										
Double	garages (Ty	pes A, A1)			32 cars						
Single	garages (Ty	oes B, B1)			5 cars						
Totali	n Garages				37 cars						
Apron I	Parking (Type	e B, B1)			5 cars						
Overal	Residential	Parking			42 cars						
Visitor	Parking				7 cars						
Total I	Provided Pa	rking			49 cars						
Required Bi	cycle Parki	ng:									
Class 2	2 0.1	per dwelling unit			2 spaces						
Total	equired bio	ycle parking			2 spaces						
Provided Bi	cycle Parkiı	ng:									
Class 2	2				6 spaces						
Total I	Provided Bio	cycle Parking			6 spaces						



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2017-10-04

ent

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By Society of H.O.P.E.

Development Summary

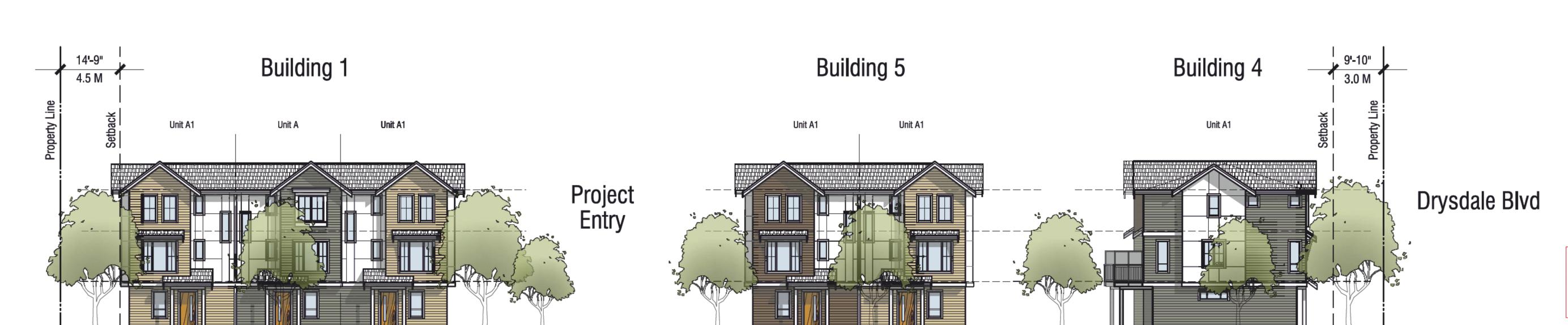
October 4, 2017

A-1.4



- I.J







Revisions

Issued for Development Permit October 4, 2017

This forms part of application
# DP17-0226 DVP17-0228

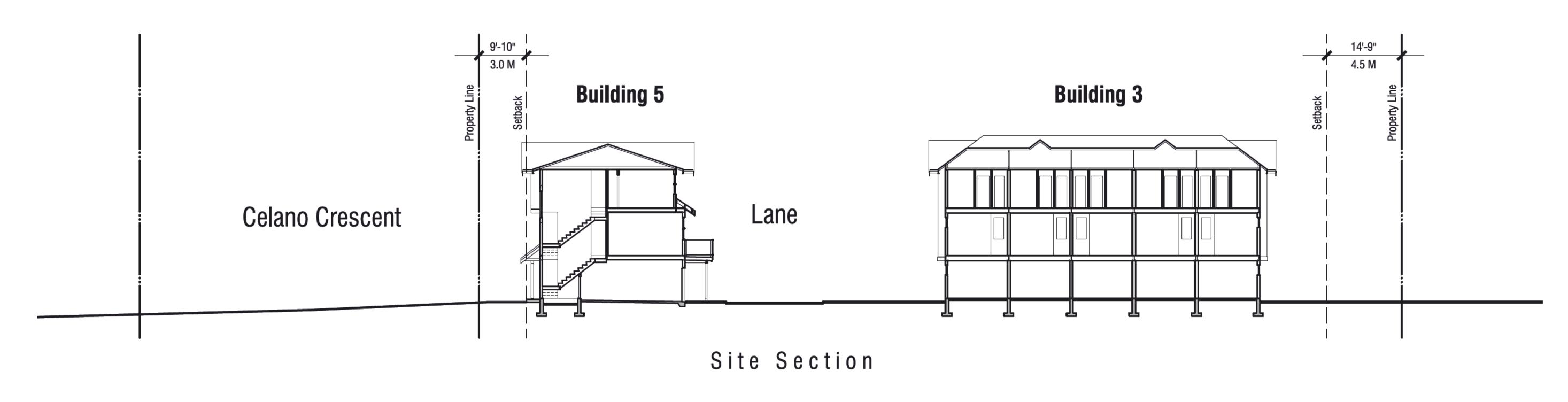
City of

Planner
Initials

LK

COMMINITY PLANNING





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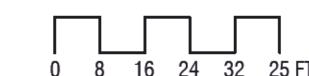
2017-10-04

Client

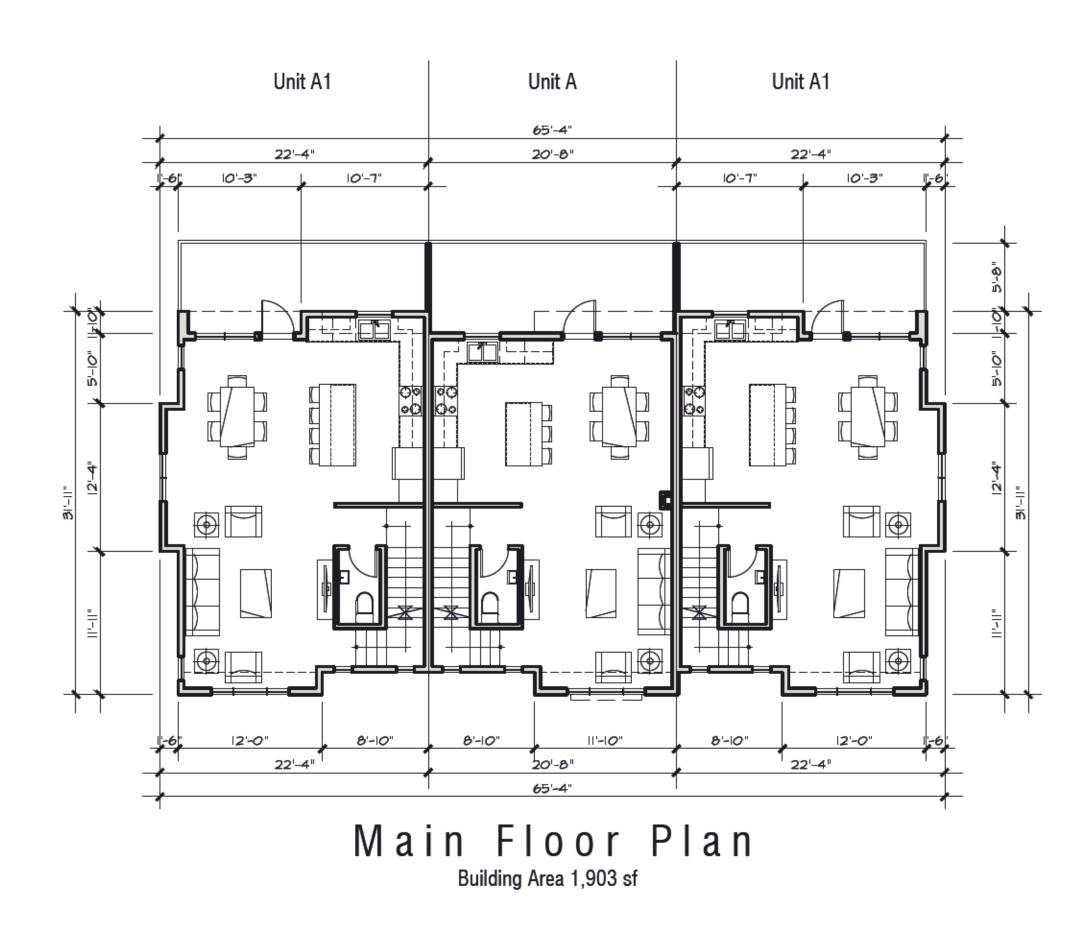
Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

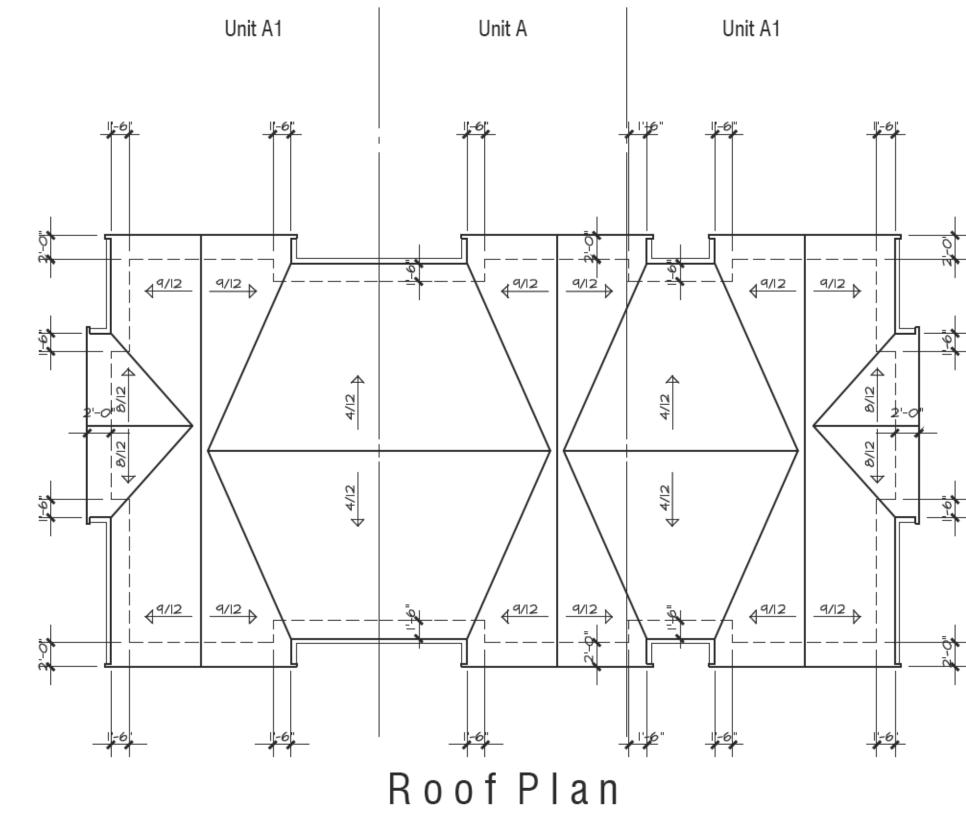
By Society of H.O.P.E.

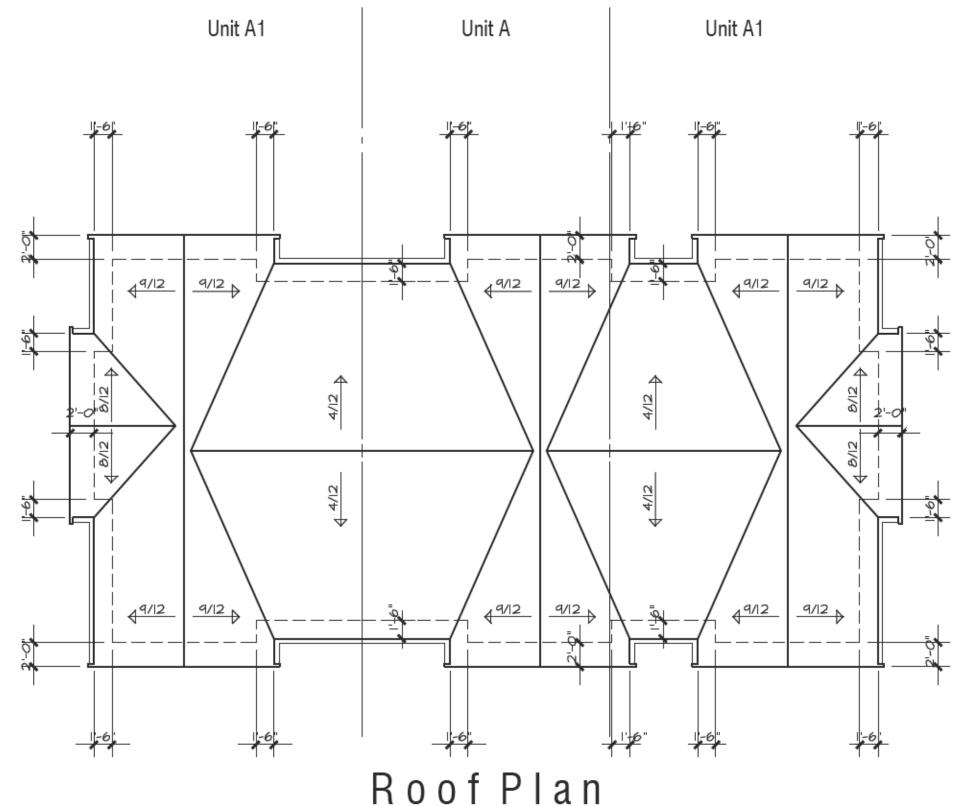
Site Section & Streetscape
3/32" = 1'-0"



**A-1.7** 









Kelowna

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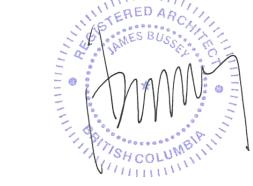
Revisions

October 4, 2017

SCHEDULE

This forms part of application # DP17-0226 DVP17-0228

Issued for Development Permit



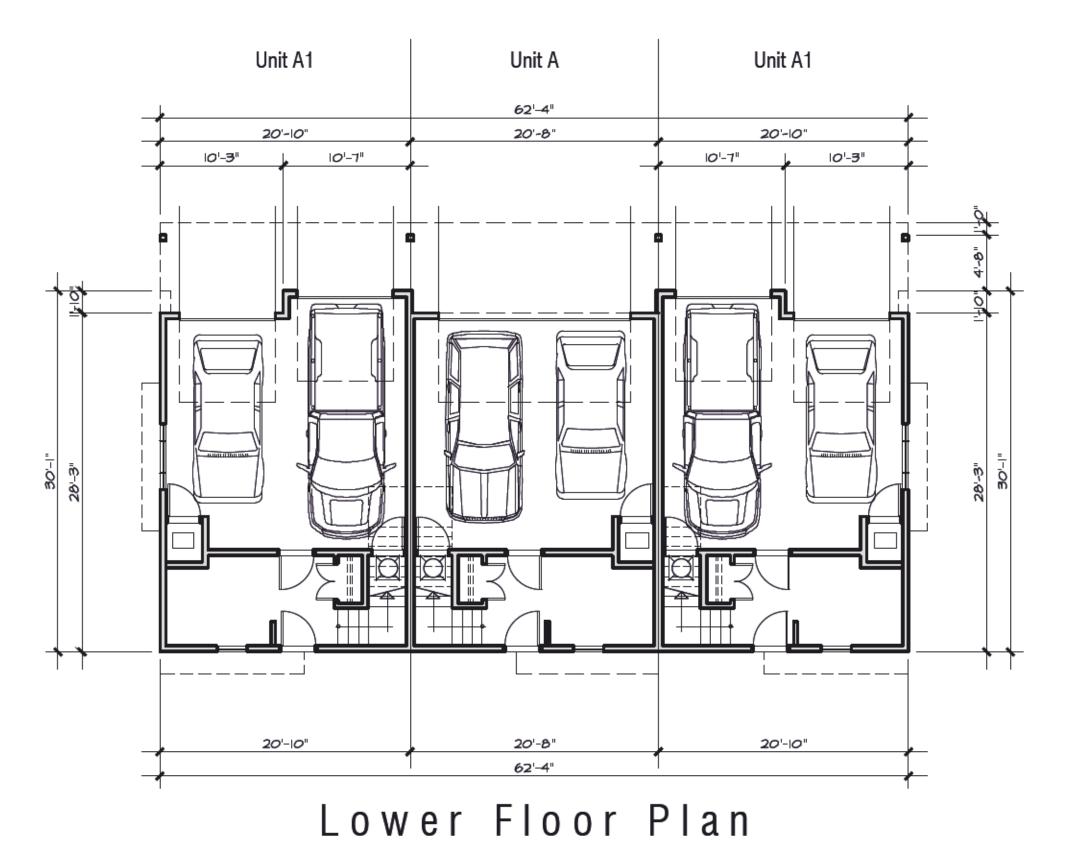
2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

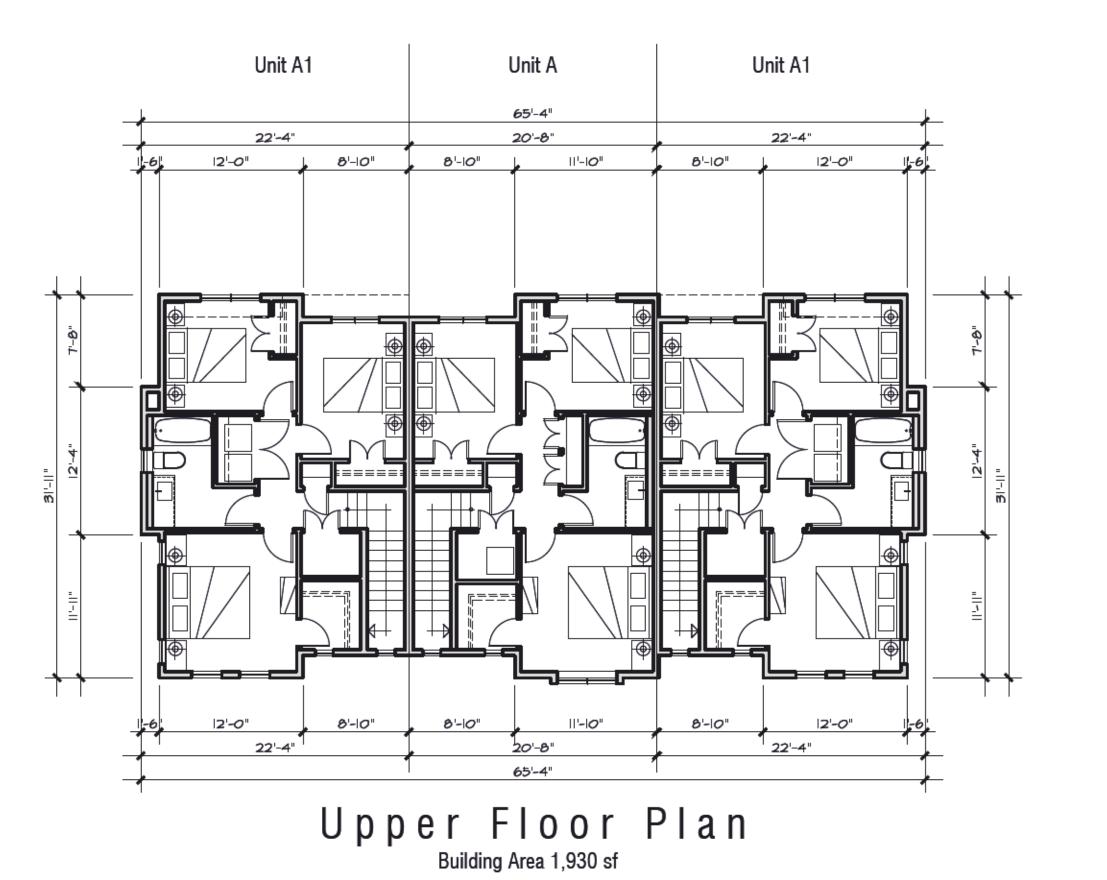
By Society of H.O.P.E.

Building 1 Plans (Type A 3-plex) 1/8" = 1'-0" October 4, 2017

**A-2.0** 

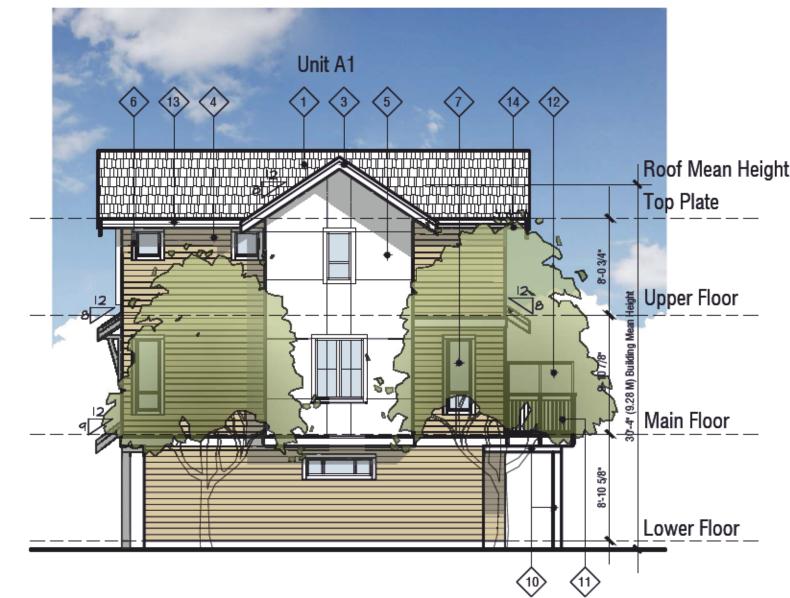


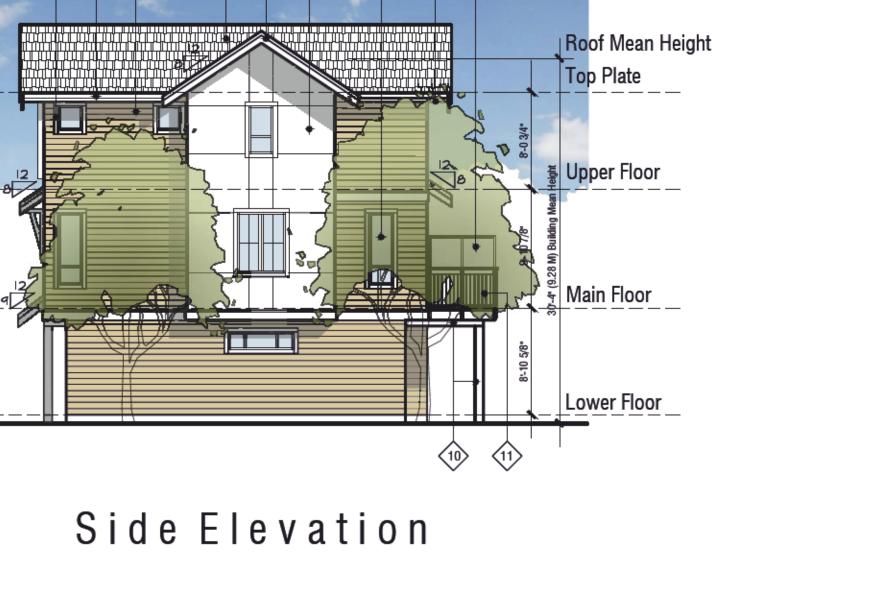
Building Area 1,800 sf Building Footprint 2,329 sf (Incl. Supported Balconys)





Front Elevation (Celano Crescent)



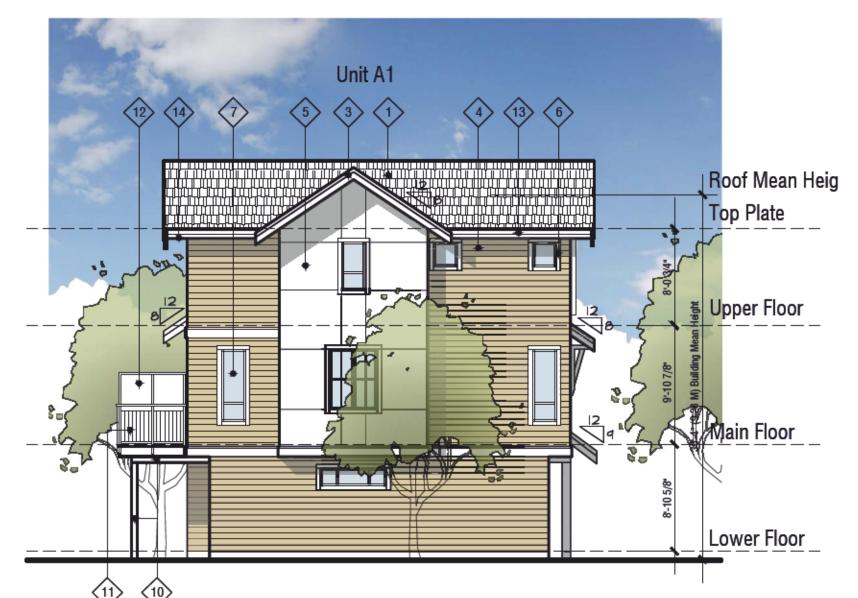




Rear Elevation (Lane)

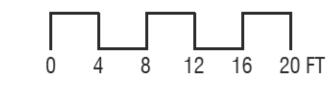


Side Elevation



# Exterior Finish Legend

1 Pitch Roo	f Asphalt Shingles, GAF Timberline HD Pewter Gray	⟨5⟩ Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron	Garage Doors	Fibre Glass, painted	⟨13⟩ Gutter & RWL	Pre-finished aluminum, white
Flat Roof	SBS membrane w/ light grey cap sheet		HardiTrim, painted, BM OC-57 White Heron	⟨10⟩ Posts & Beams	HardiTrim cladded, painted	Soffit	HardiSoffit, Perforated
⟨₃⟩ Fascia	HardiTrim, painted, BM OC-57 White Heron	⟨7⟩ Windows	Vinyl Frame Window, White	(1) Guard Rail	Aluminum rails, supports & pickets, white		
⟨₄⟩ Lap Sidin	g HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation	Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained	12> Privacy Screen	Aluminum Frame w/ Frosted Glazing, white		



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SCHEDULE This forms part of application # <u>DP17-0226 DVP17-0228</u>



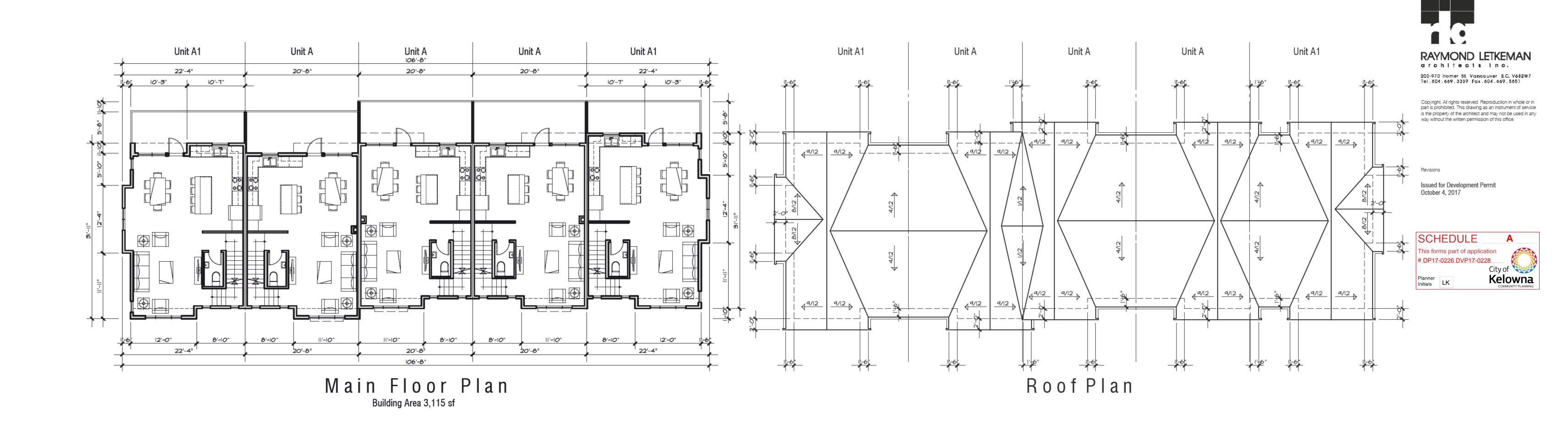
2017-10-04

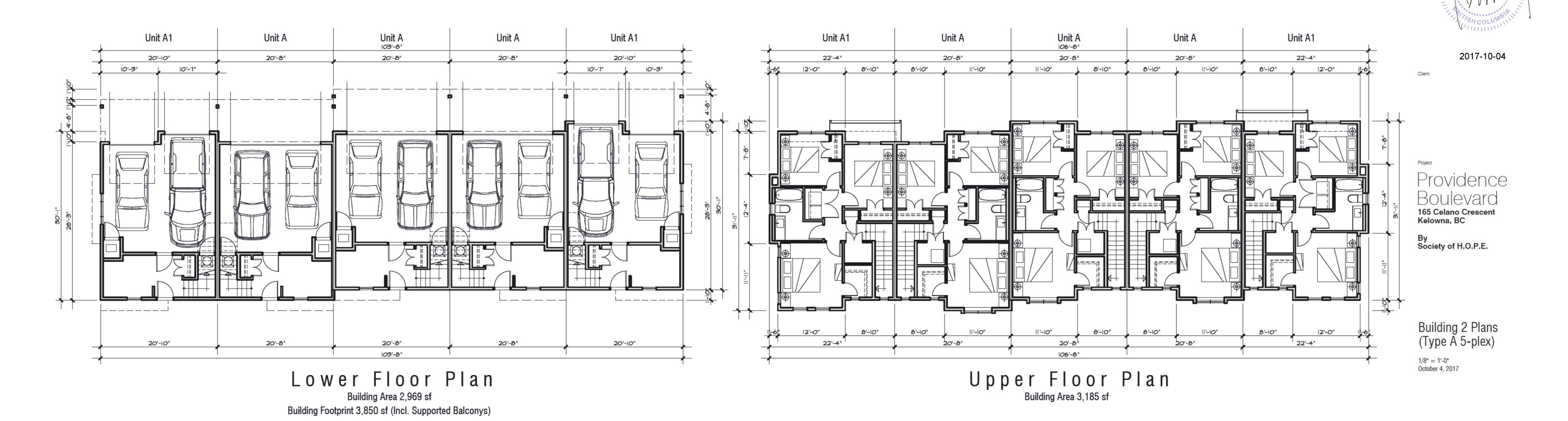
Providence Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

Building 1 Elevations (Type A 3-plex) 1/8" = 1'-0" October 4, 2017

**A-2.1** 



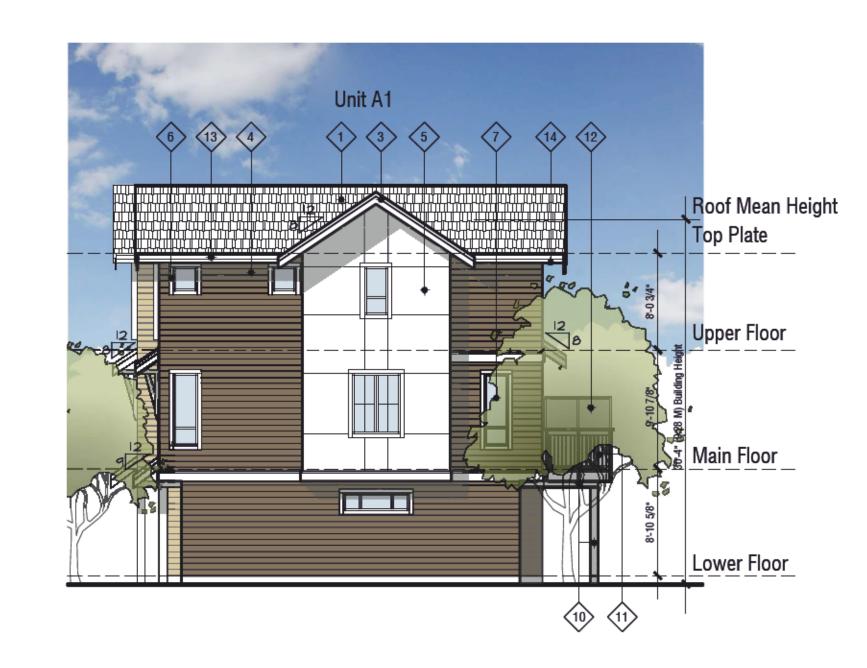


0 4 8 12 16 20 FT

**A-3.0** 



Front Elevation (Green Space)



Side Elevation



Kelowna

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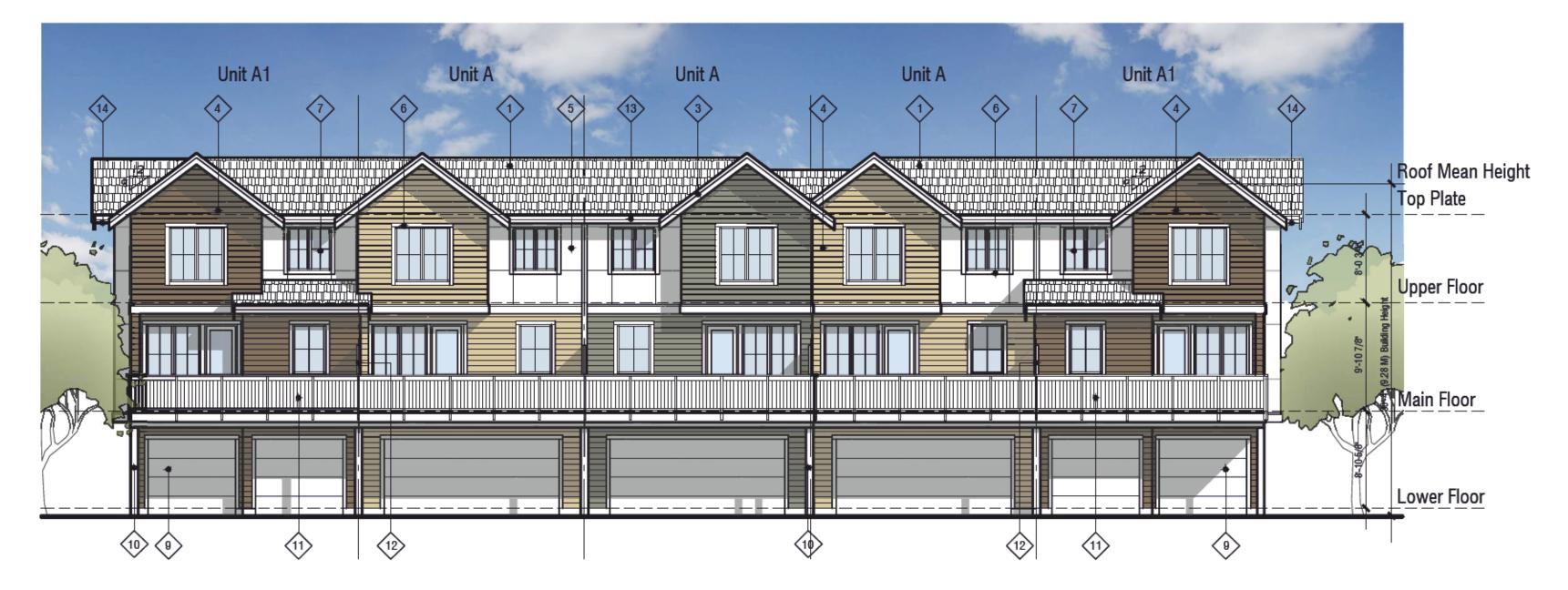
Revisions

October 4, 2017

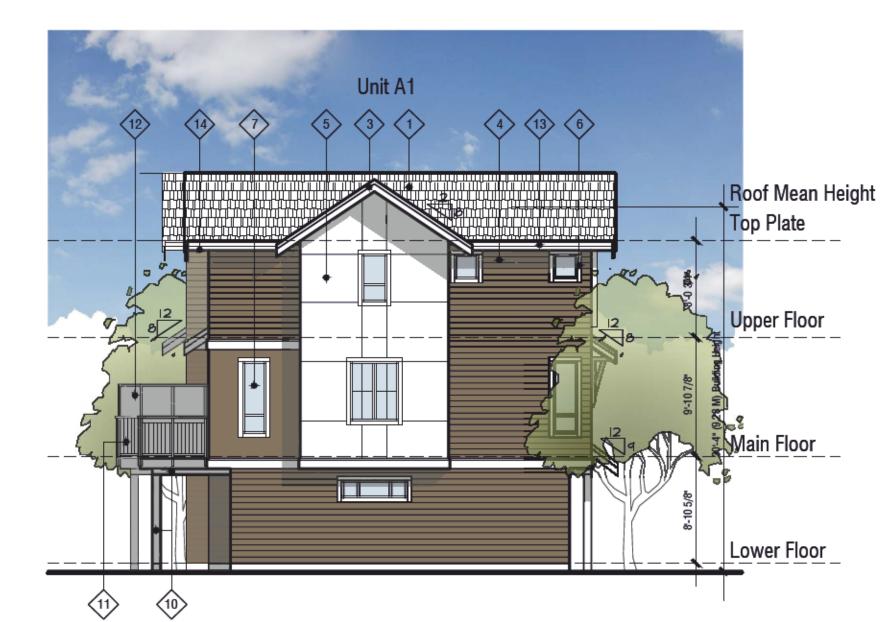
Issued for Development Permit

SCHEDULE

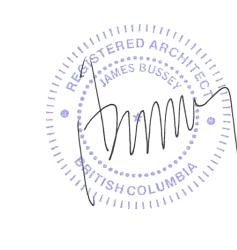
This forms part of application #\_DP17-0226 DVP17-0228



Rear Elevation (Lane)



Side Elevation



2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

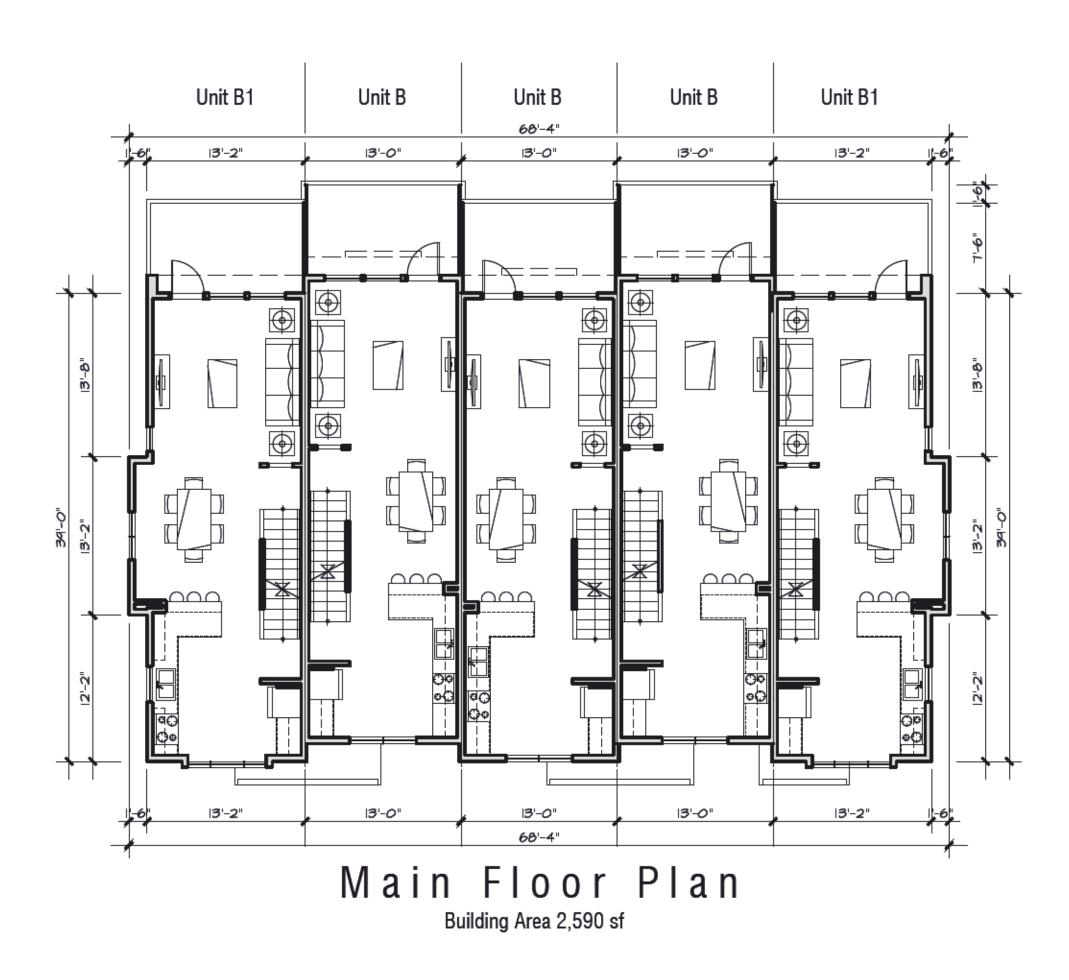
# Building 2 Elevations (Type A 5-plex)

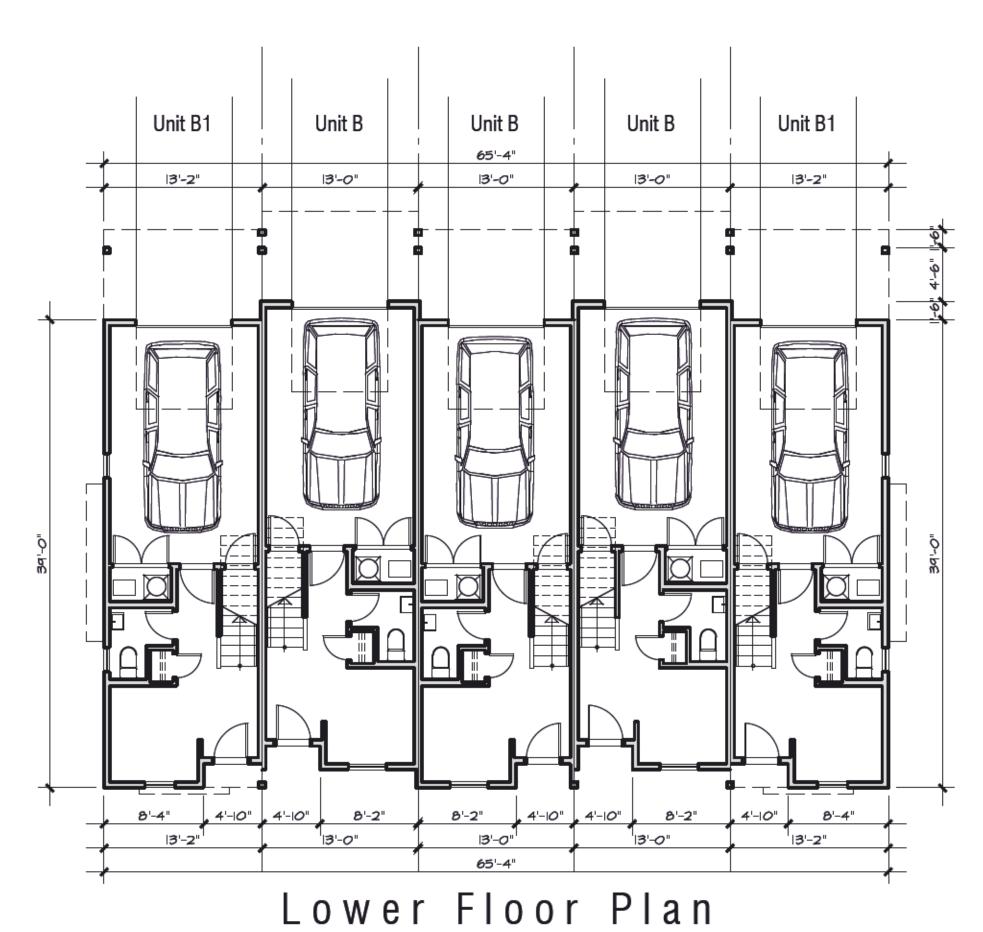
1/8" = 1'-0" October 4, 2017

# Exterior Finish Legend

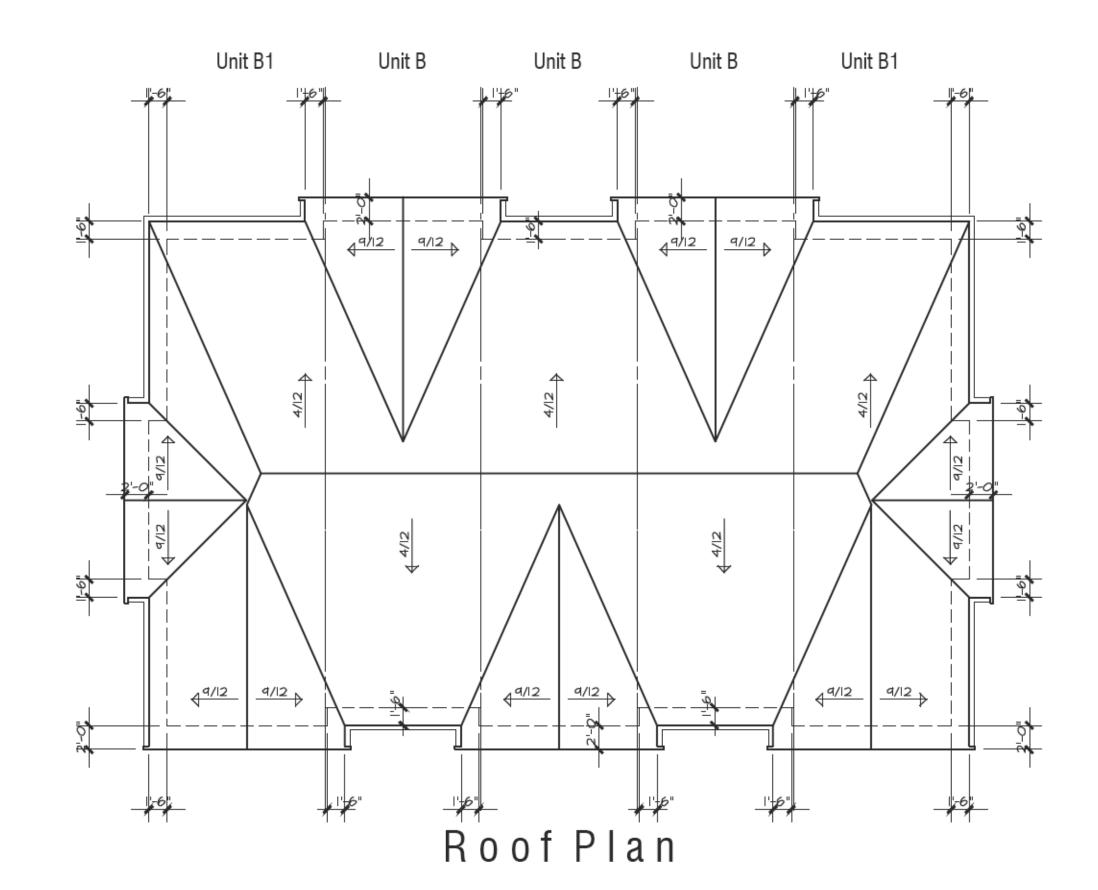
1 Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	⟨5⟩ Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron	Garage Doors	Fibre Glass, painted	⟨13⟩ Gutter & RWL	Pre-finished aluminum, white
<2> Flat Roof	SBS membrane w/ light grey cap sheet	^	HardiTrim, painted, BM OC-57 White Heron	OP Posts & Beams	HardiTrim cladded, painted	Soffit	HardiSoffit, Perforated
⟨₃⟩ Fascia	HardiTrim, painted, BM OC-57 White Heron	⟨¬⟩ Windows	Vinyl Frame Window, White	(11) Guard Rail	Aluminum rails, supports & pickets, white		
4 Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation	8 Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained	12> Privacy Screen	Aluminum Frame w/ Frosted Glazing, white		

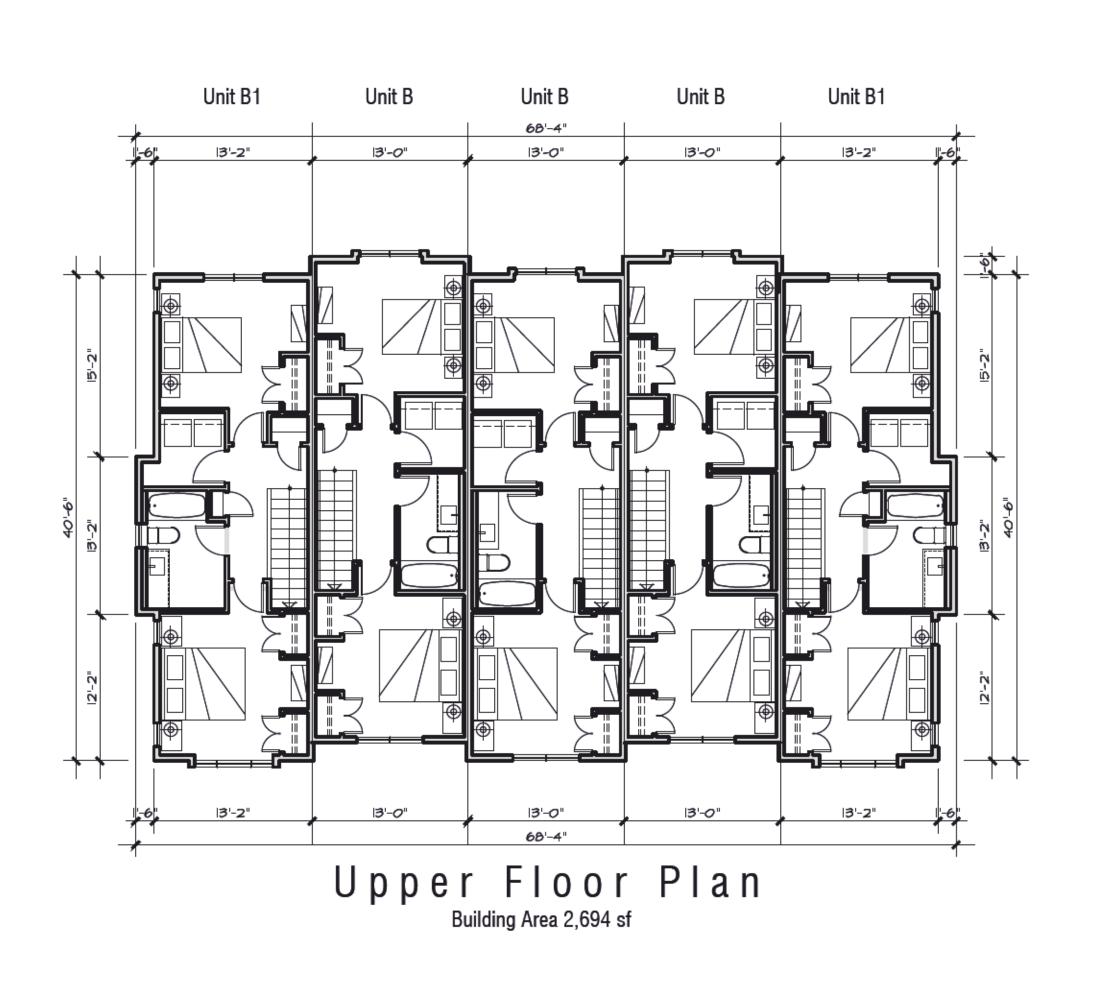
**A-3.1** 

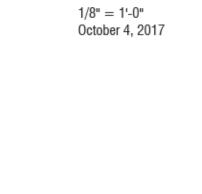




Building Area 2,502 sf Building Footprint 3,075 sf (Incl. Supported Balconys)







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SCHEDULE A

This forms part of application

# DP17-0226 DVP17-0228

City of

Planner Initials

LK

Kelowna

COMMUNITY PLANNING



2017-10-04

Client

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By Society of H.O.P.E.

Building 3 Plans (Type B 5-plex)

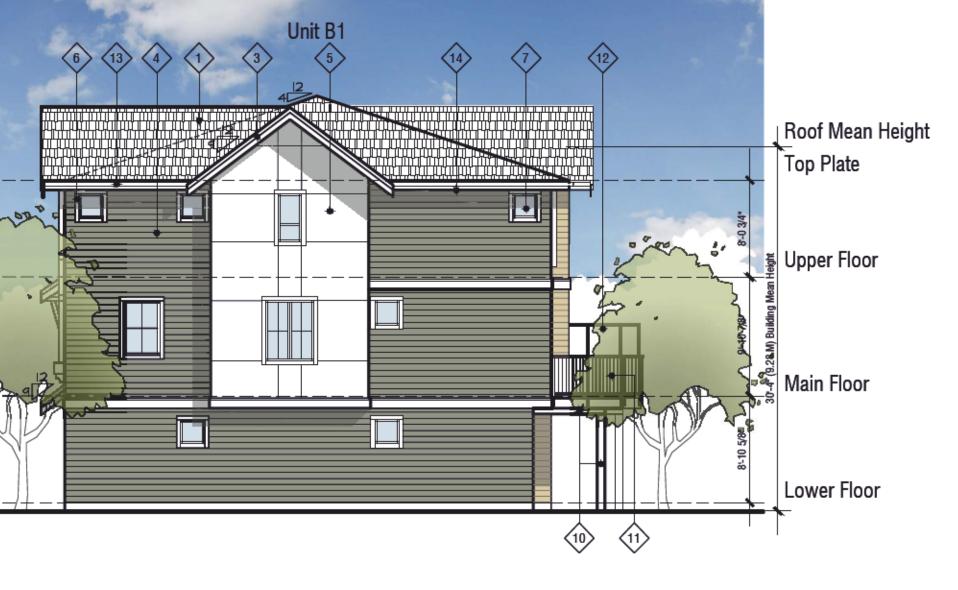
**A-4.0** 



Front Elevation (Green Space)



Side Elevation





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October 4, 2017

2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

Building 3 Elevations (Type B 5-plex) 1/8" = 1'-0" October 4, 2017



Rear Elevation (Lane)

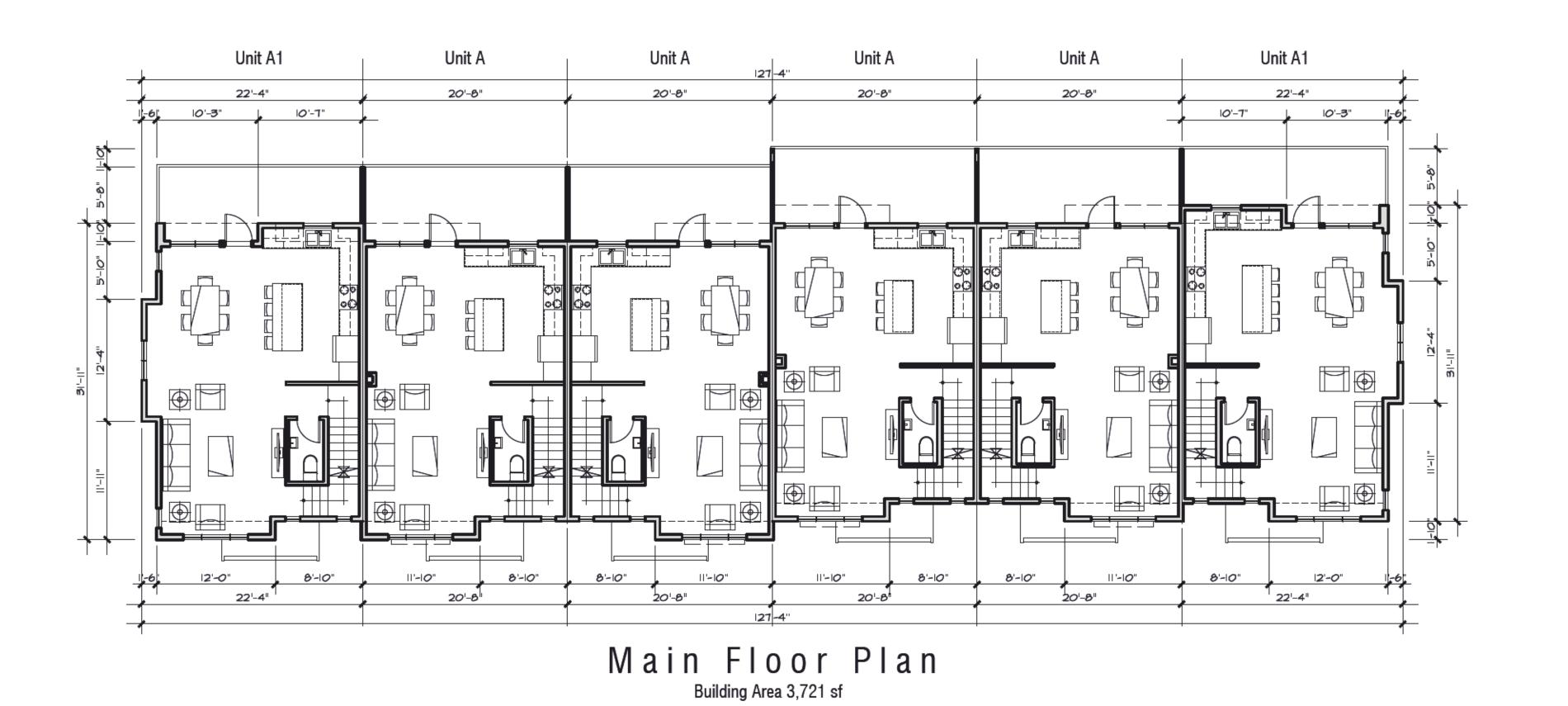


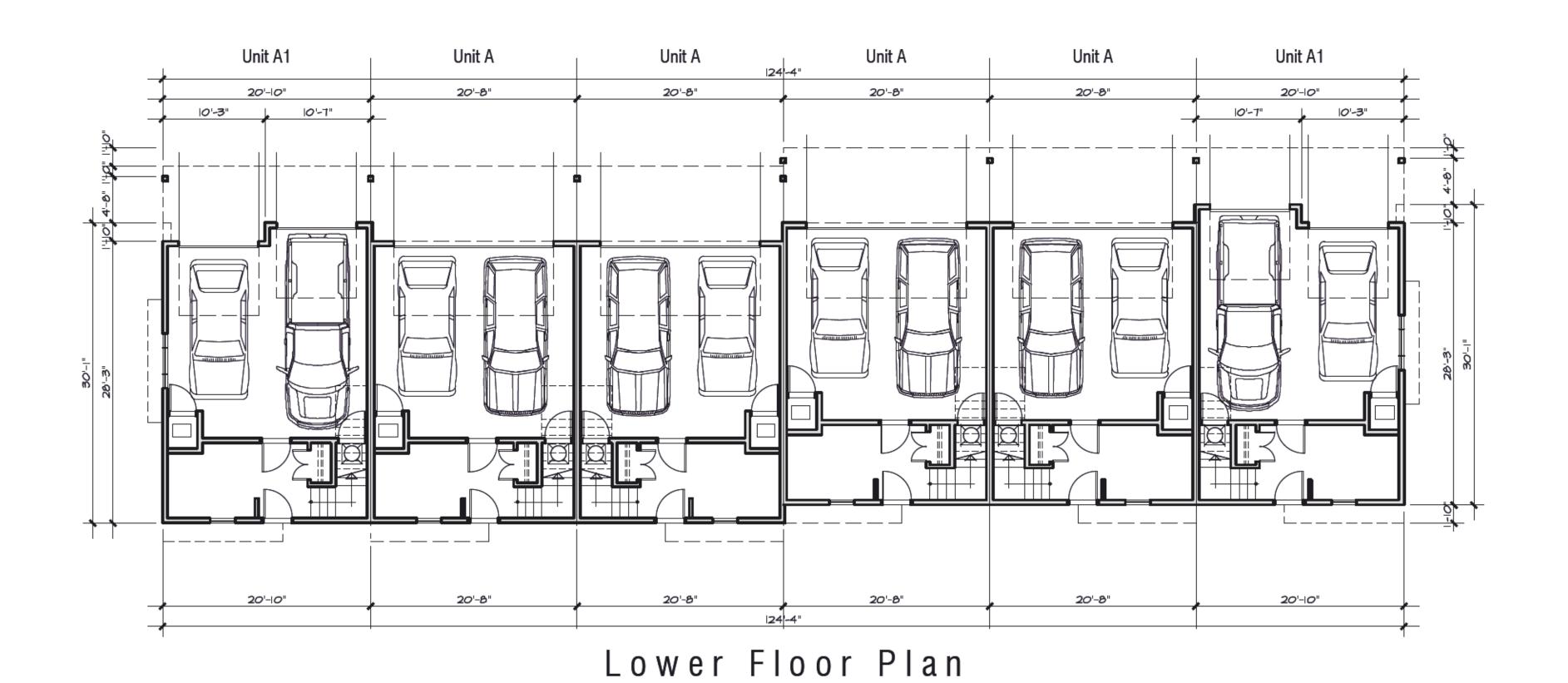
Side Elevation

# Exterior Finish Legend

1 Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	⟨5⟩ Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron	Garage Doors	Fibre Glass, painted	⟨13⟩ Gutter & RWL	Pre-finished aluminum, white
2 Flat Roof	SBS membrane w/ light grey cap sheet	⟨B⟩ Trims		⟨10⟩ Posts & Beams	HardiTrim cladded, painted	Soffit	HardiSoffit, Perforated
⟨₃⟩ Fascia	HardiTrim, painted, BM OC-57 White Heron	⟨¬⟩ Windows	Vinyl Frame Window, White	(11) Guard Rail	Aluminum rails, supports & pickets, white		
4 Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation	8 Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained	12> Privacy Screen	Aluminum Frame w/ Frosted Glazing, white		

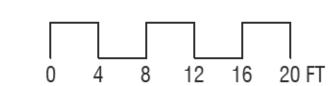
**A-4.1** 





Building Area 3,552 sf

Building Footprint 4,611 sf (Incl. Supported Balconys)





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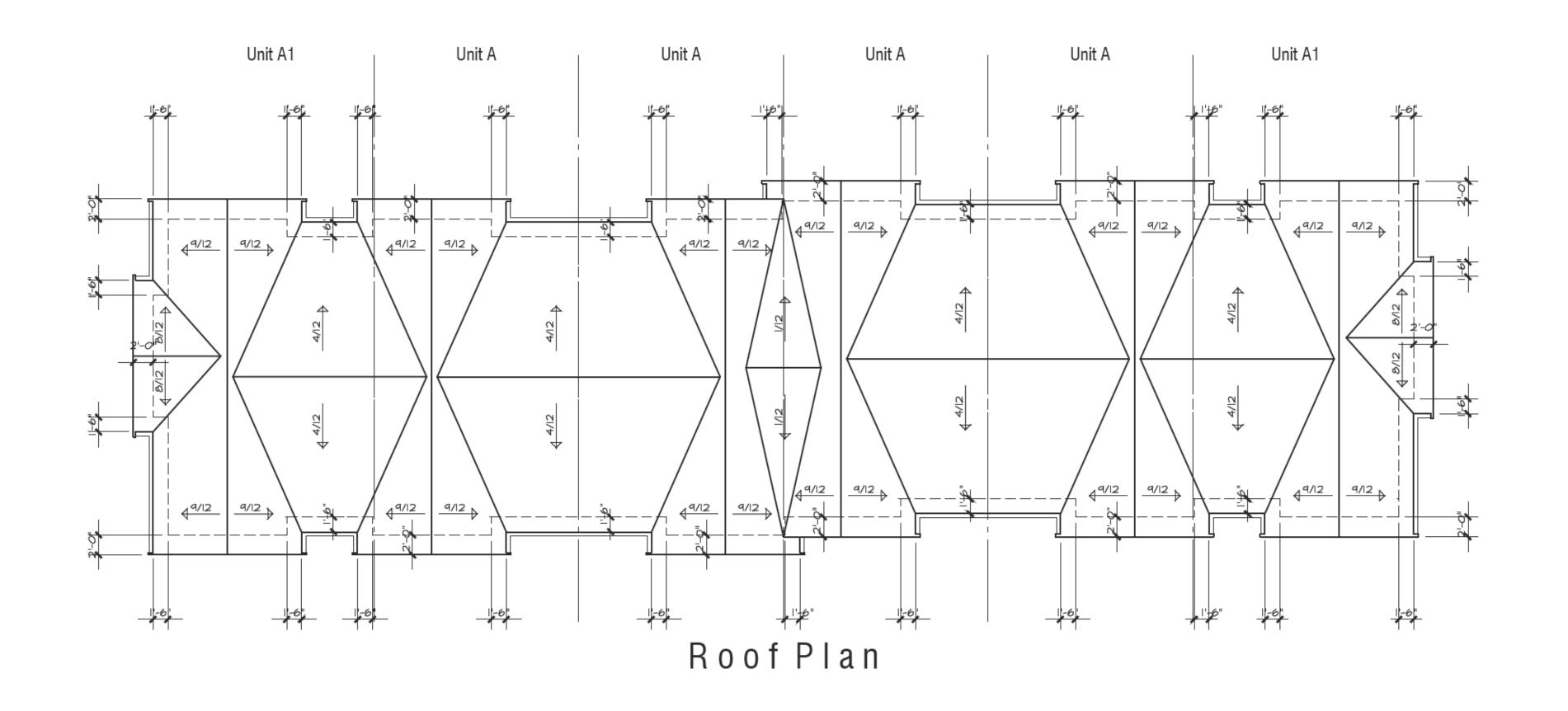
Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

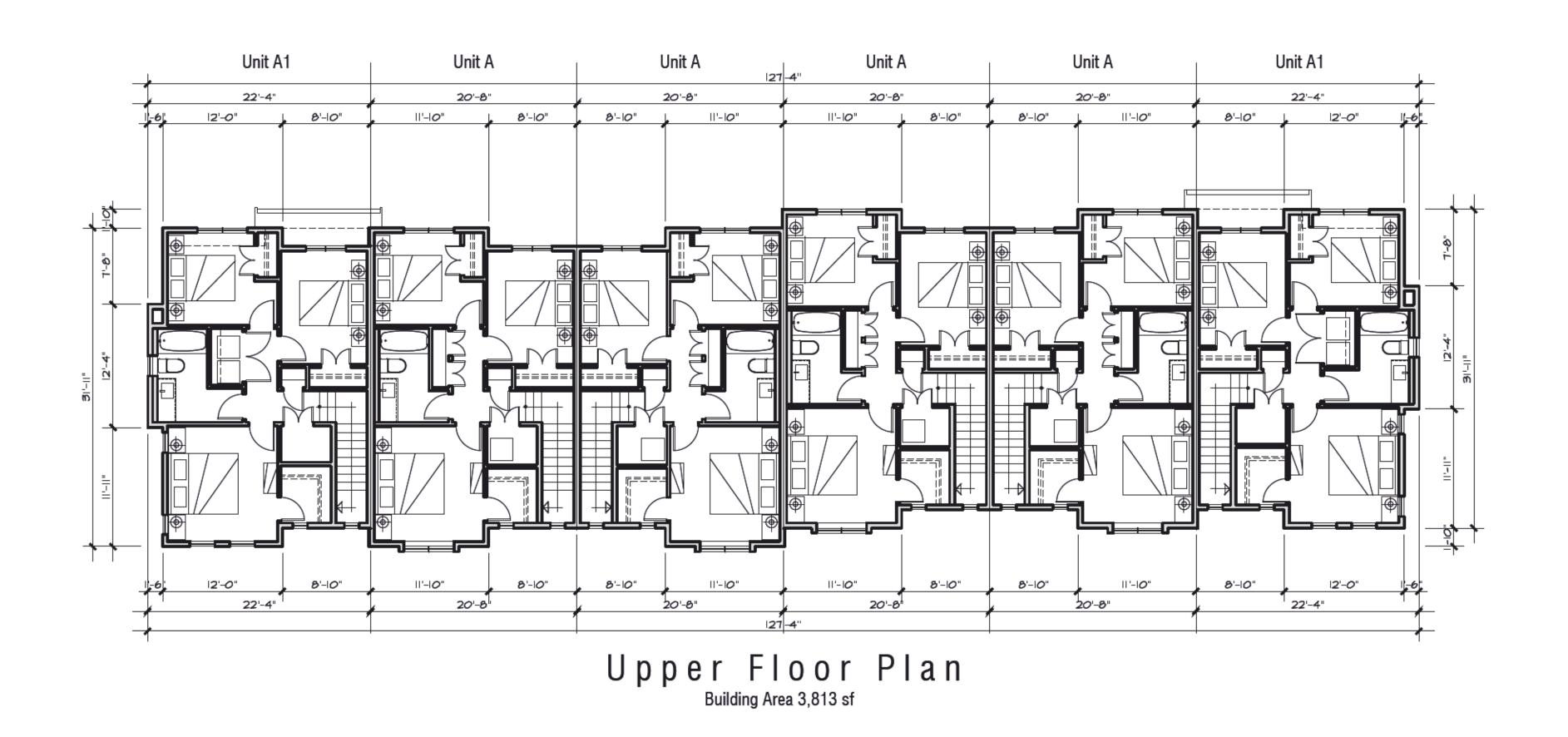
By Society of H.O.P.E.

Building 4 Plans (Type A 6-plex)

1/8" = 1'-0" October 4, 2017

**A-5.0** 



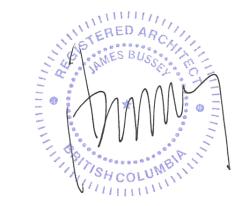




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2017-10-04

Clier

Project

Providence

Boulevard

165 Celano Crescent
Kelowna, BC

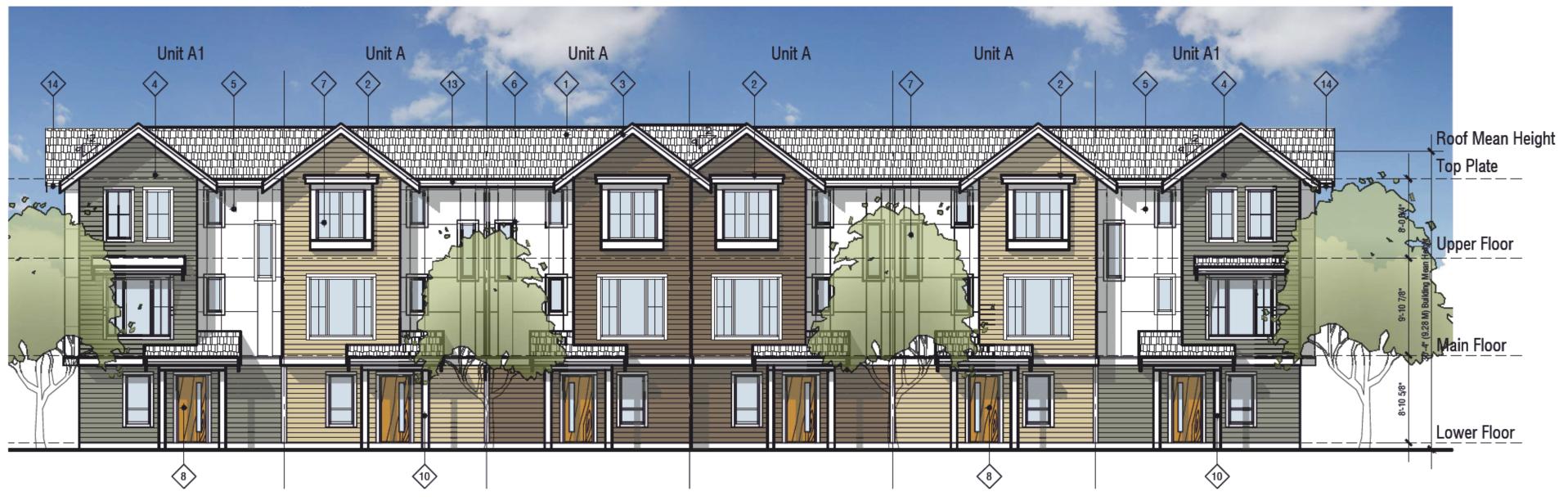
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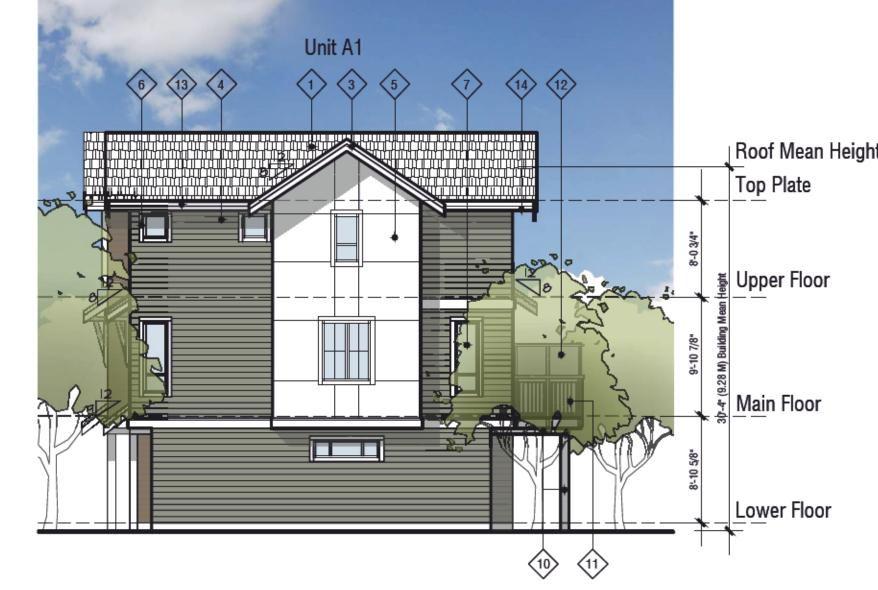
Building 4 Plans (Type A 6-plex)

1/8" = 1'-0" October 4, 2017

8 12 16 20 FT

**A-5.1** 





Side Elevation

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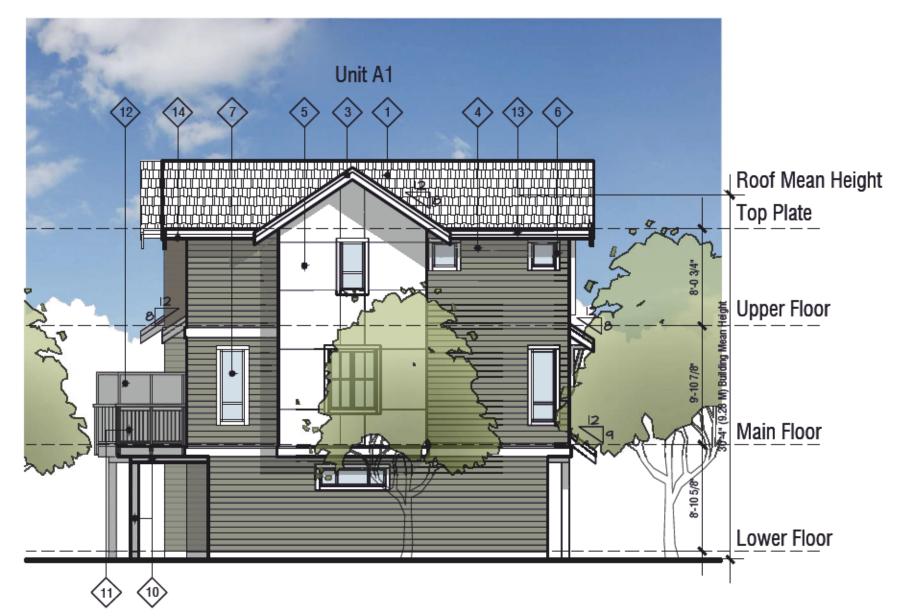
Issued for Development Permit October 4, 2017

SCHEDULE This forms part of application

#\_DP17-0226 DVP17-0228

Front Elevation (Drysdale Blvd)





Side Elevation

2017-10-04

Providence BouleVard 165 Celano Crescent Kelowna, BC

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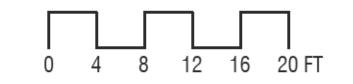
# Exterior Finish Legend

Rear Elevation (Lane)

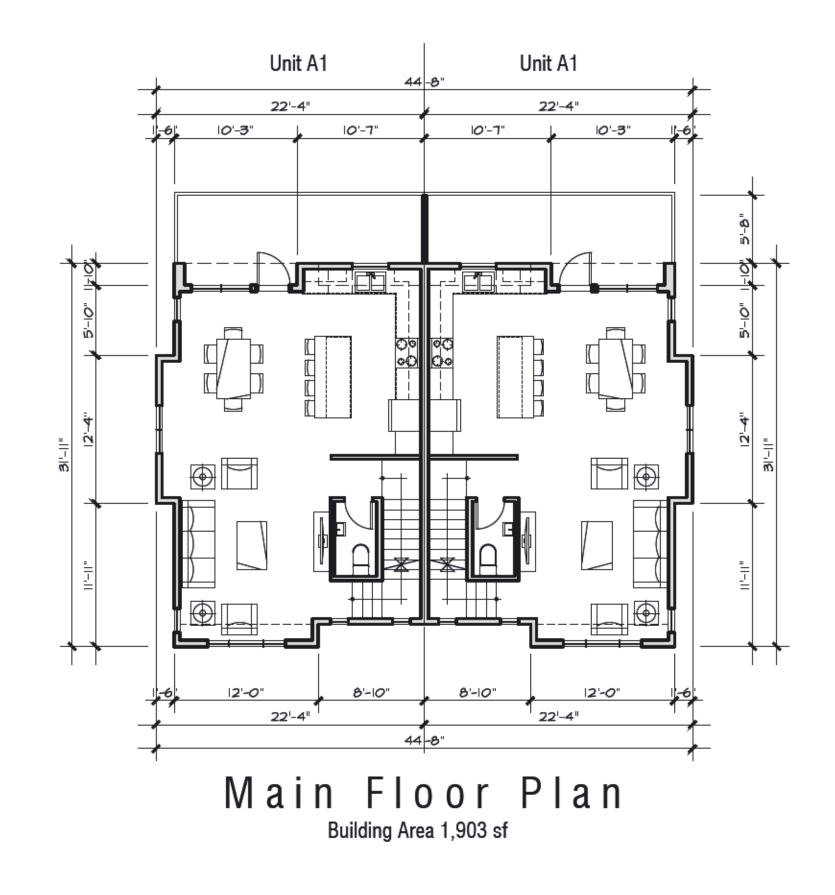
12

1 Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	5 Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron	Garage Doors	Fibre Glass, painted	⟨13⟩ Gutter & RWL	Pre-finished aluminum, white
<2> Flat Roof	SBS membrane w/ light grey cap sheet	^	HardiTrim, painted, BM OC-57 White Heron	OP Posts & Beams	HardiTrim cladded, painted	<14⟩ Soffit	HardiSoffit, Perforated
<₃ Fascia	HardiTrim, painted, BM OC-57 White Heron	⟨¬⟩ Windows	Vinyl Frame Window, White	(11) Guard Rail	Aluminum rails, supports & pickets, white		
⟨₄⟩ Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation	8 Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained	12 Privacy Screen	Aluminum Frame w/ Frosted Glazing, white		

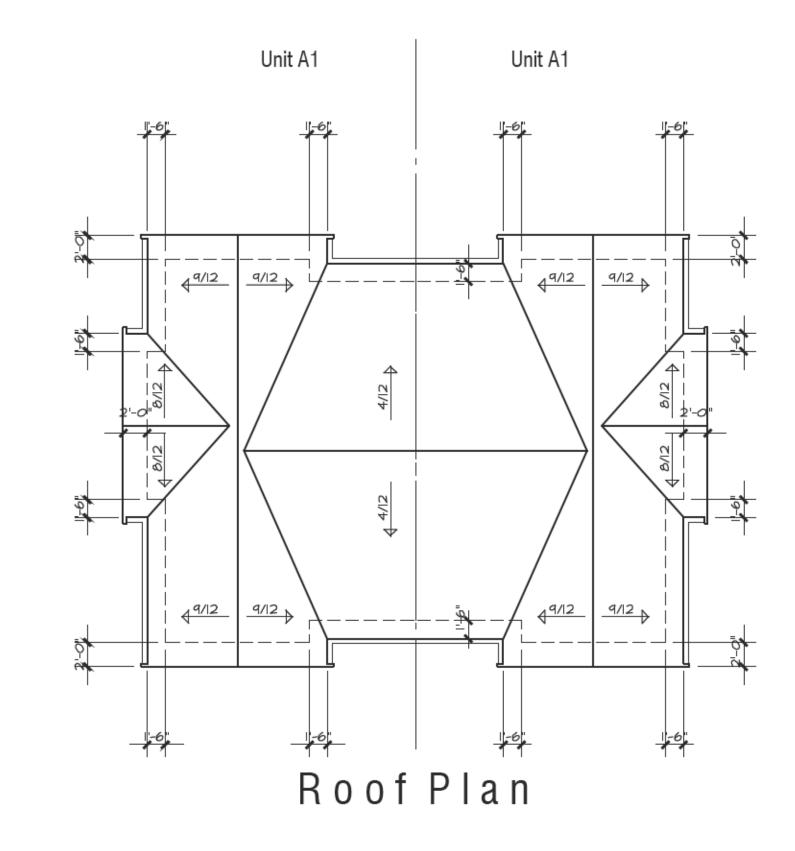
**Building 4 Elevations** (Type A 6-plex) 1/8" = 1'-0" October 4, 2017

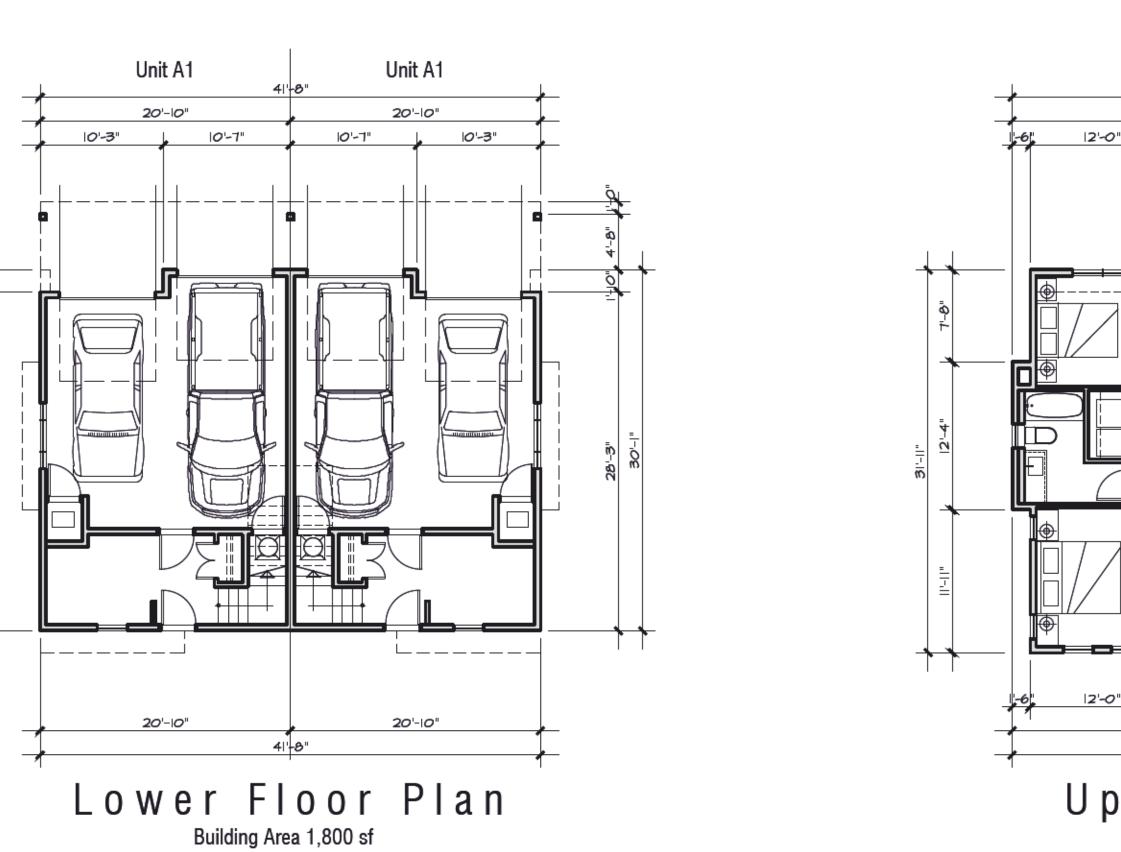


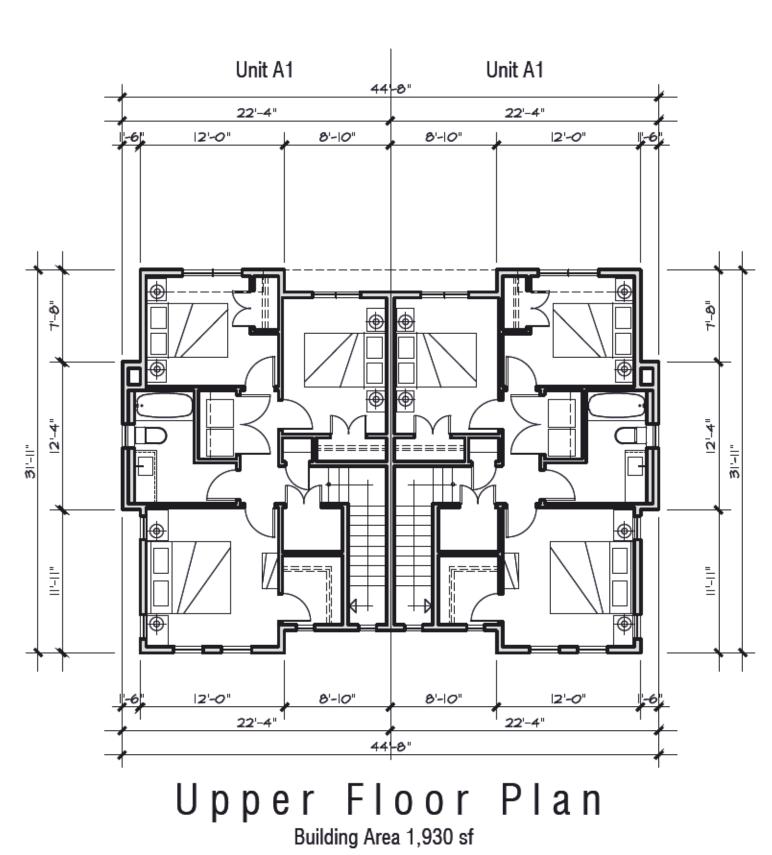
**A-5.2** 



Building Footprint 1,568 sf (Incl. Supported Balconys)









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SCHEDULE This forms part of application # DP17-0226 DVP17-0228



2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

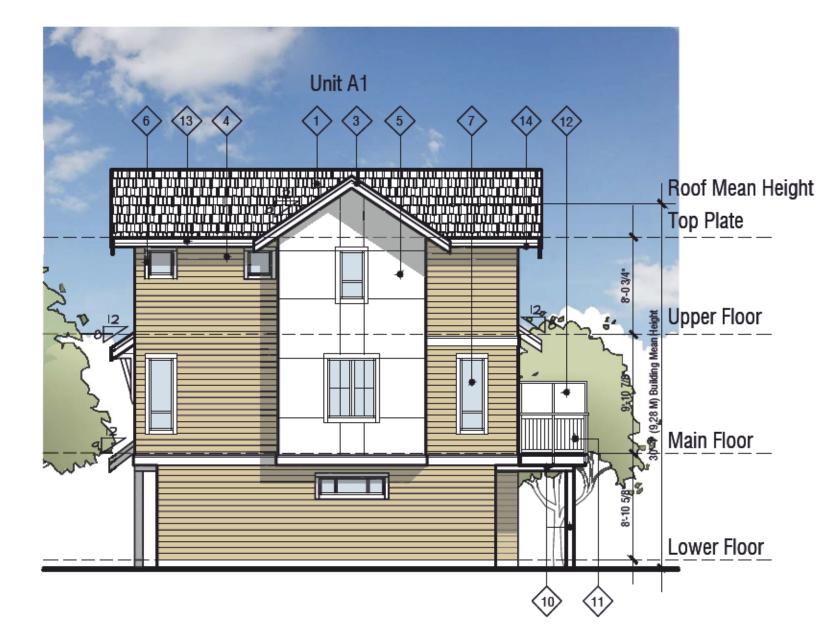
By Society of H.O.P.E.

Building 5 Plans (Type A 2-plex)

1/8" = 1'-0" October 4, 2017

**A-6.0** 





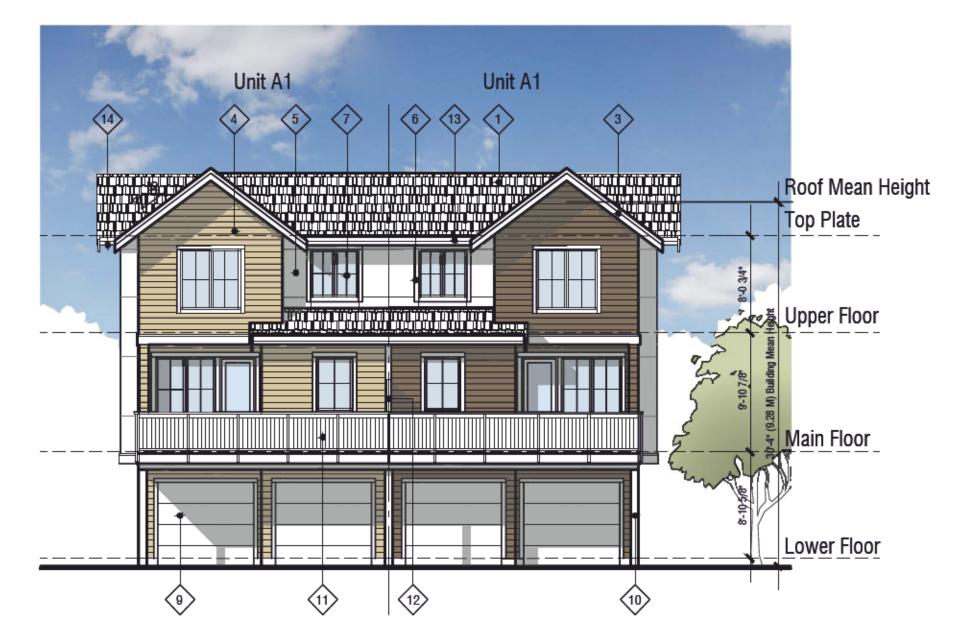
Issued for Development Permit October 4, 2017 SCHEDULE This forms part of application #\_DP17-0226 DVP17-0228

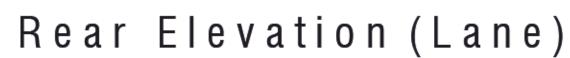
RAYMOND LETKEMAN

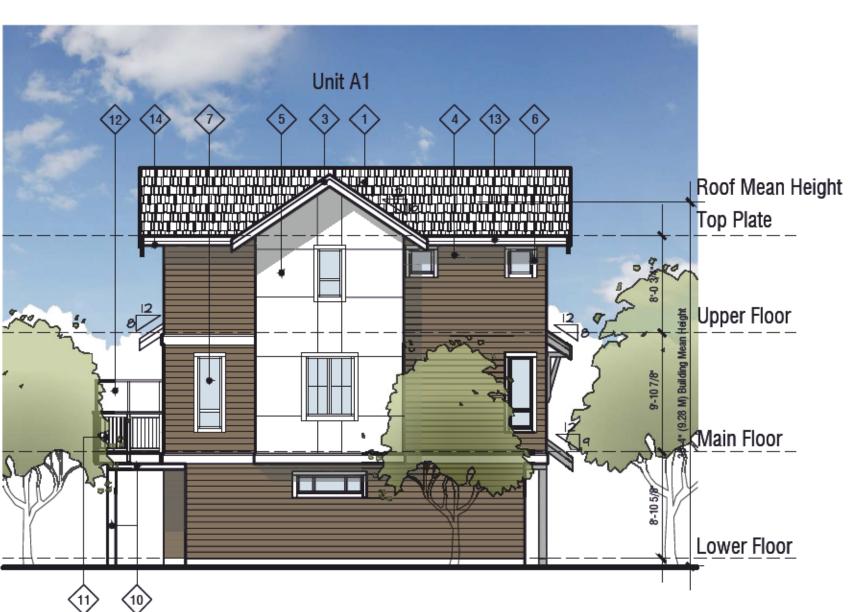
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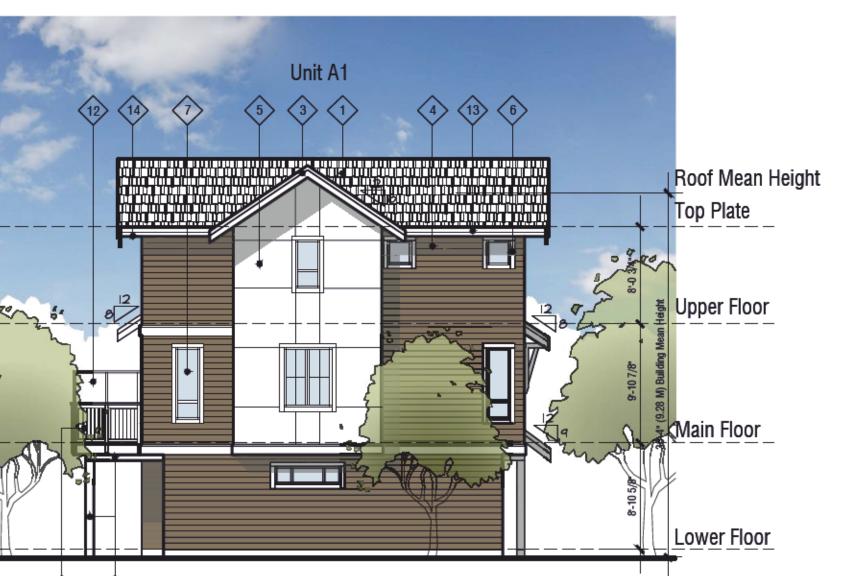
Side Elevation







Side Elevation



By Society of H.O.P.E.

## Exterior Finish Legend

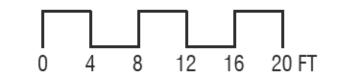
1 Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	⟨5⟩ Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron	Garage Doors	Fibre Glass, painted	⟨13⟩ Gutter & RWL	Pre-finished aluminum, white
<2> Flat Roof	SBS membrane w/ light grey cap sheet	<a>♠ Trims</a>		Posts & Beams	HardiTrim cladded, painted	Soffit	HardiSoffit, Perforated
⟨₃⟩ Fascia	HardiTrim, painted, BM OC-57 White Heron	⟨¬⟩ Windows	Vinyl Frame Window, White	(11) Guard Rail	Aluminum rails, supports & pickets, white		
4 Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation	8 Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained	12> Privacy Screen	Aluminum Frame w/ Frosted Glazing, white		

Building 5 Elevations (Type A 2-plex) 1/8" = 1'-0" October 4, 2017

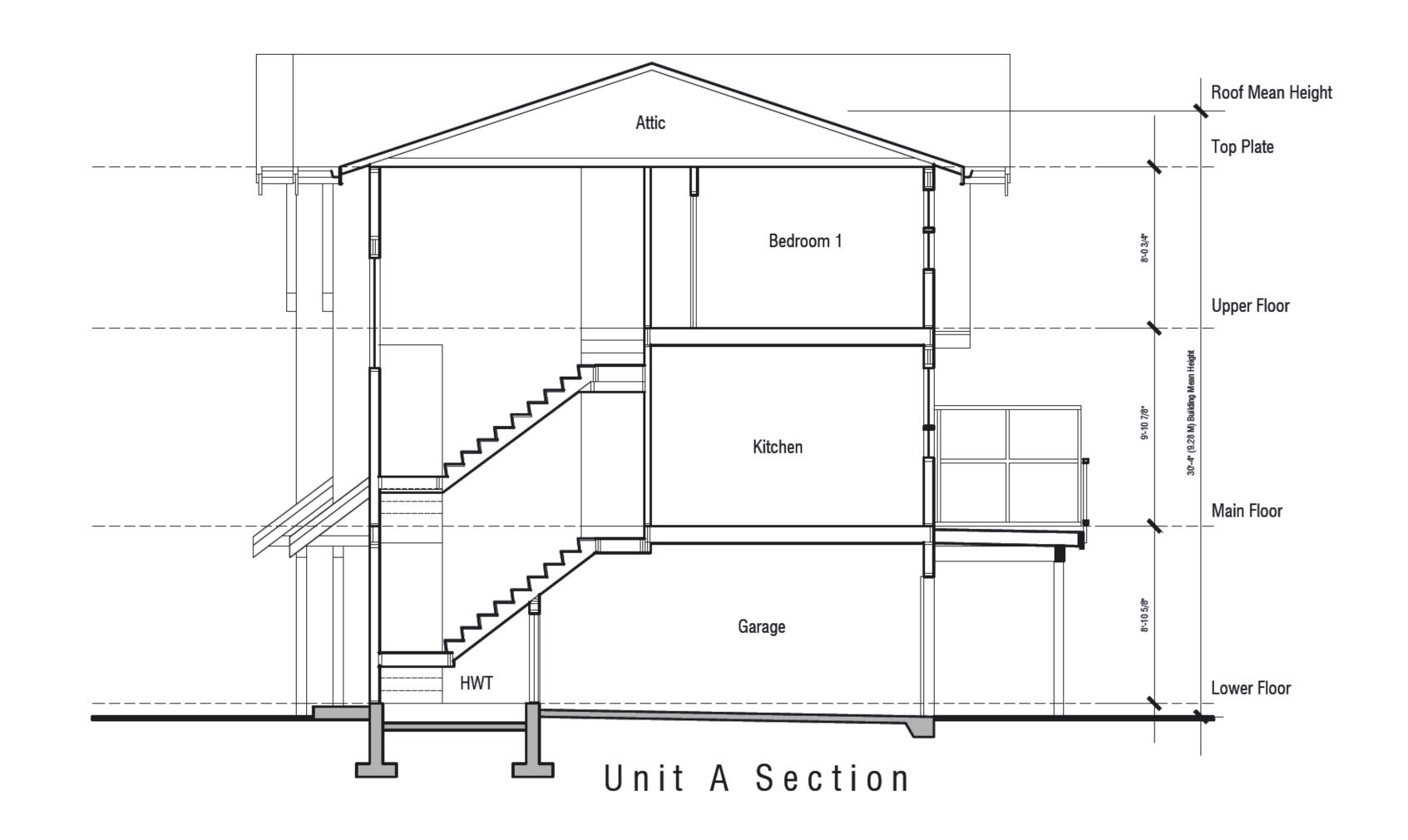
Providence

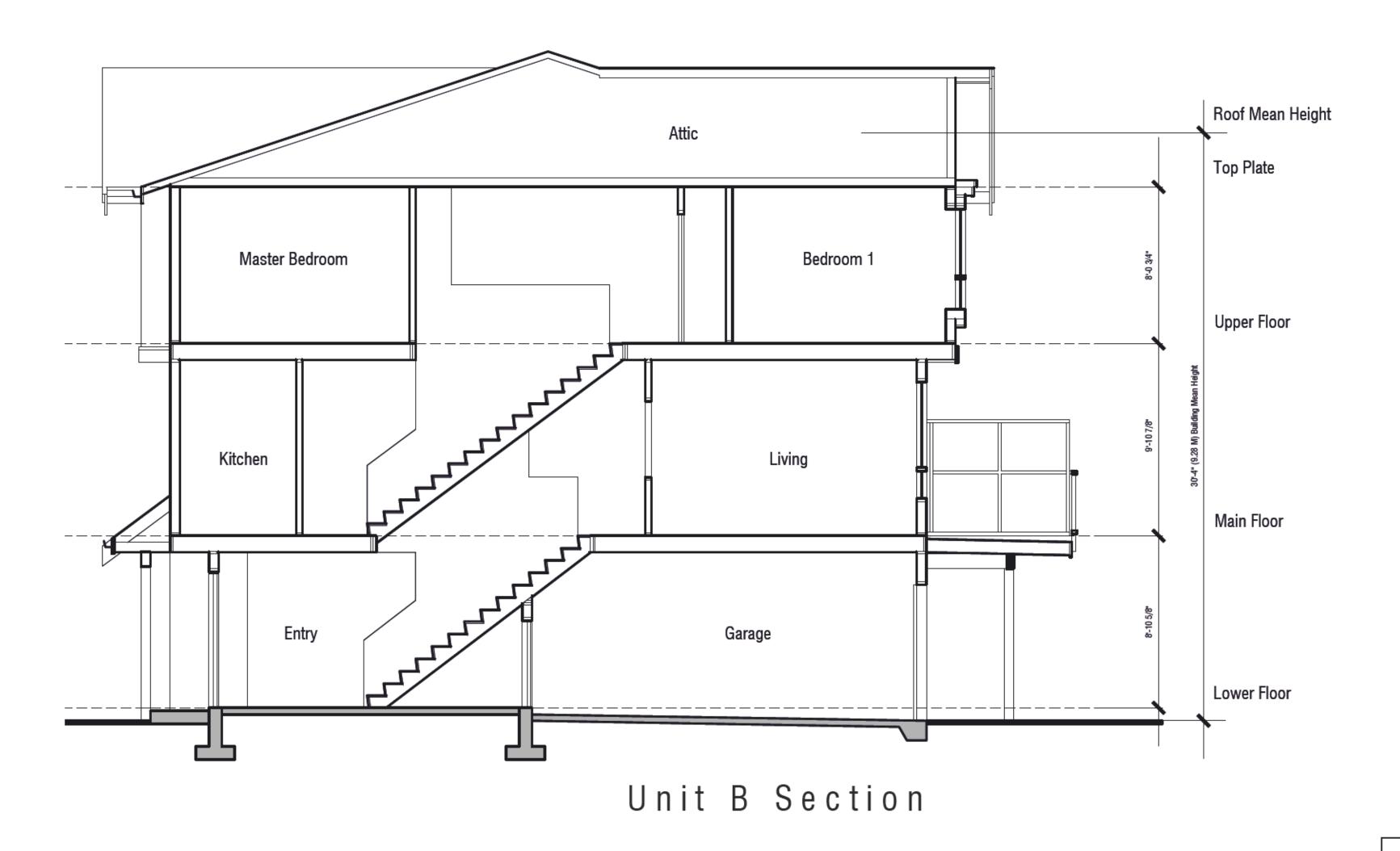
Boulevard 165 Celano Crescent Kelowna, BC

2017-10-04



A-6.1







Revisions

Issued for Development Permit October 4, 2017



2017-10-04

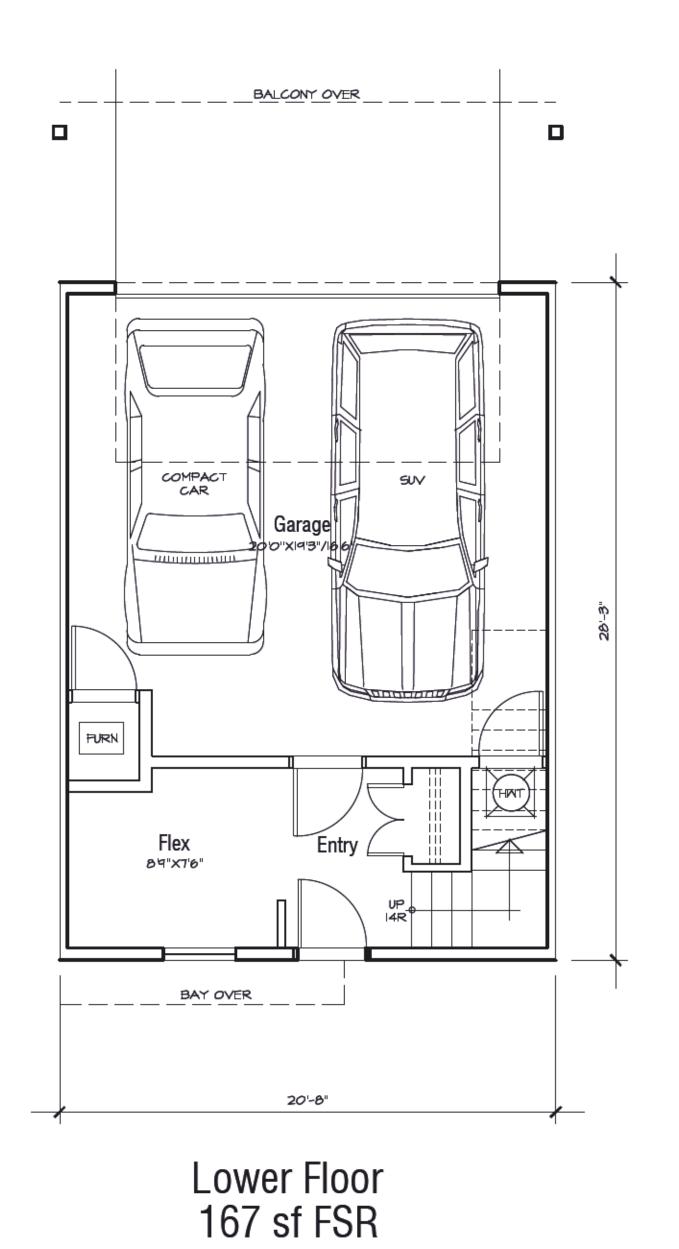
Providence Boulevard 165 Celano Crescent Kelowna, BC

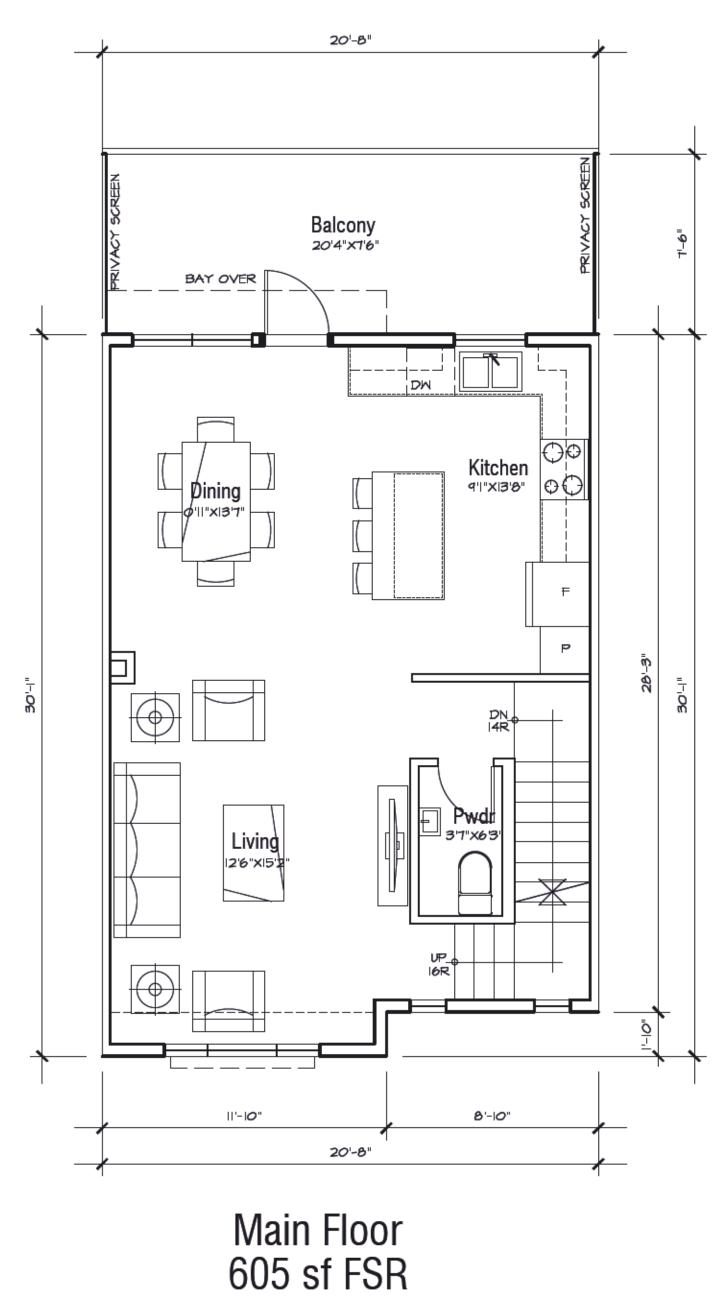
By Society of H.O.P.E.

Unit Sections (Type A & B)

1/4" = 1'-0" October 4, 2017

**A-7.0** 





Type A 1,399 sf FSR



Revisions

Issued for Development Permit October 4, 2017

SCHEDULE A

This forms part of application
# DP17-0226 DVP17-0228

City of

Planner Initials

LK

Kelowna

COMMUNITY PLANNING



2017-10-04

Client

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By Society of H.O.P.E.

Type A
Floor Plans

1/4" = 1'-0"
October 4, 2017

0 2 4 6 8 10

11'-10"

Master Bedroom

11'-10"

20'-8"

Upper Floor 627 sf FSR

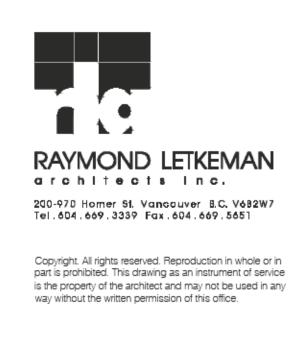
B'-IO"

Bedroom/1

&'8"XII'4/

B'-10"

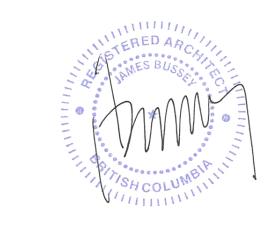
A-8.0



Revisions Issued for Development Permit

October 4, 2017





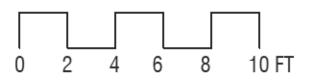
2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

Type A1 Floor Plans

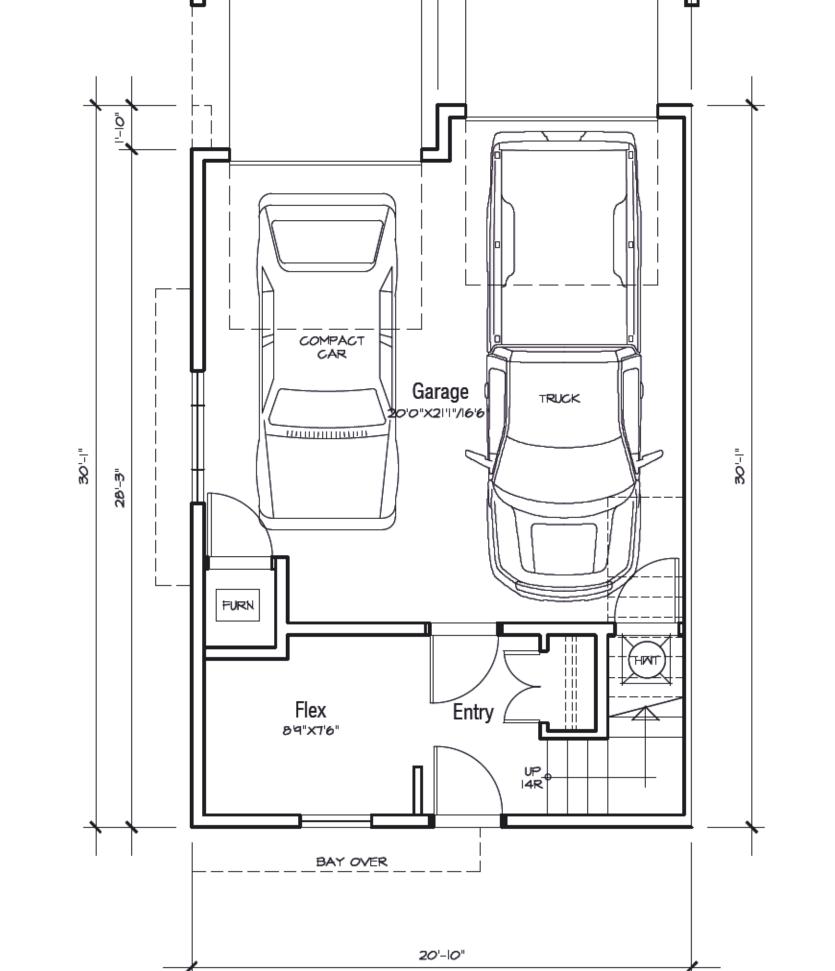
1/4" = 1'-0" October 4, 2017



Upper Floor 651 sf FSR





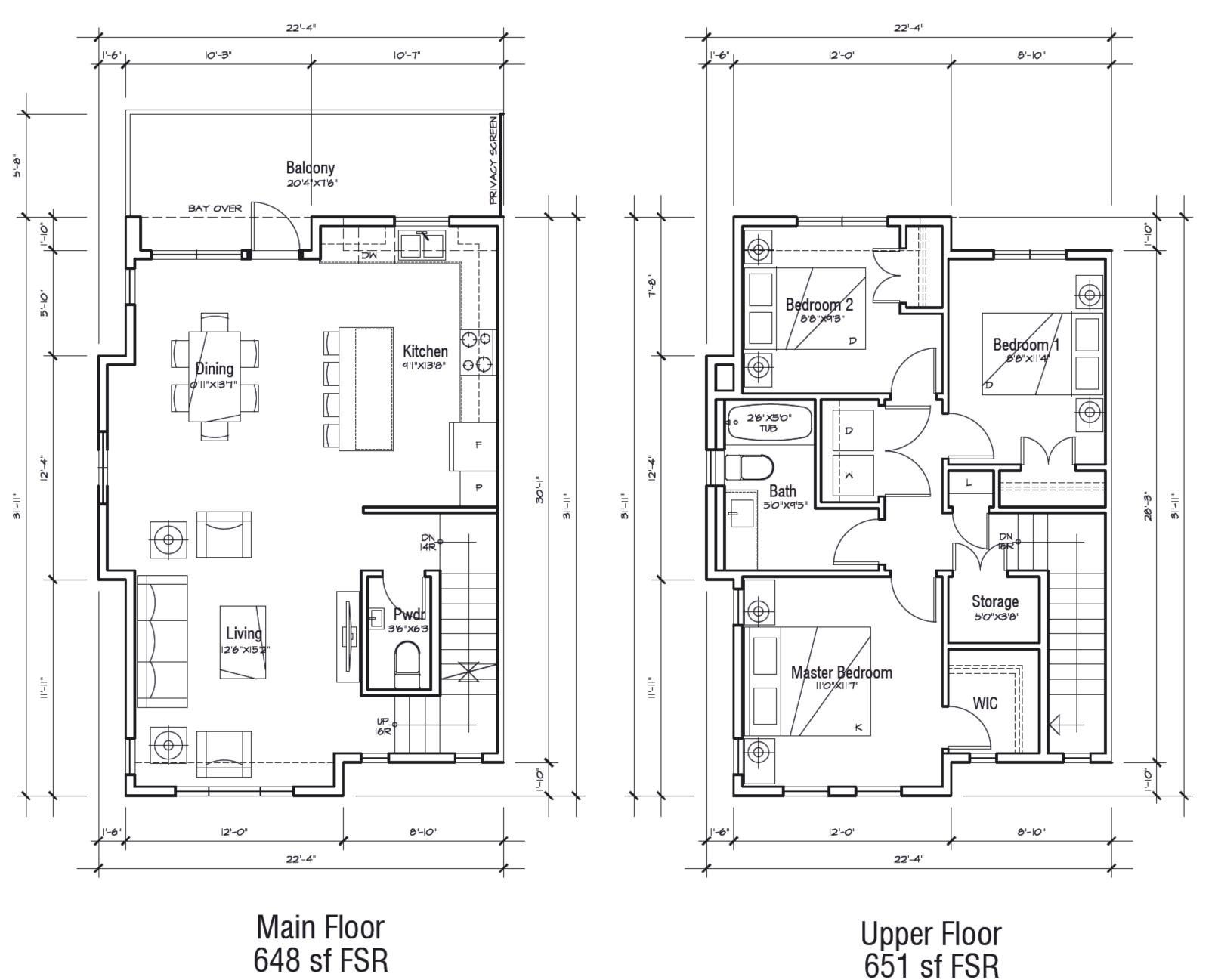


Lower Floor 168 sf FSR

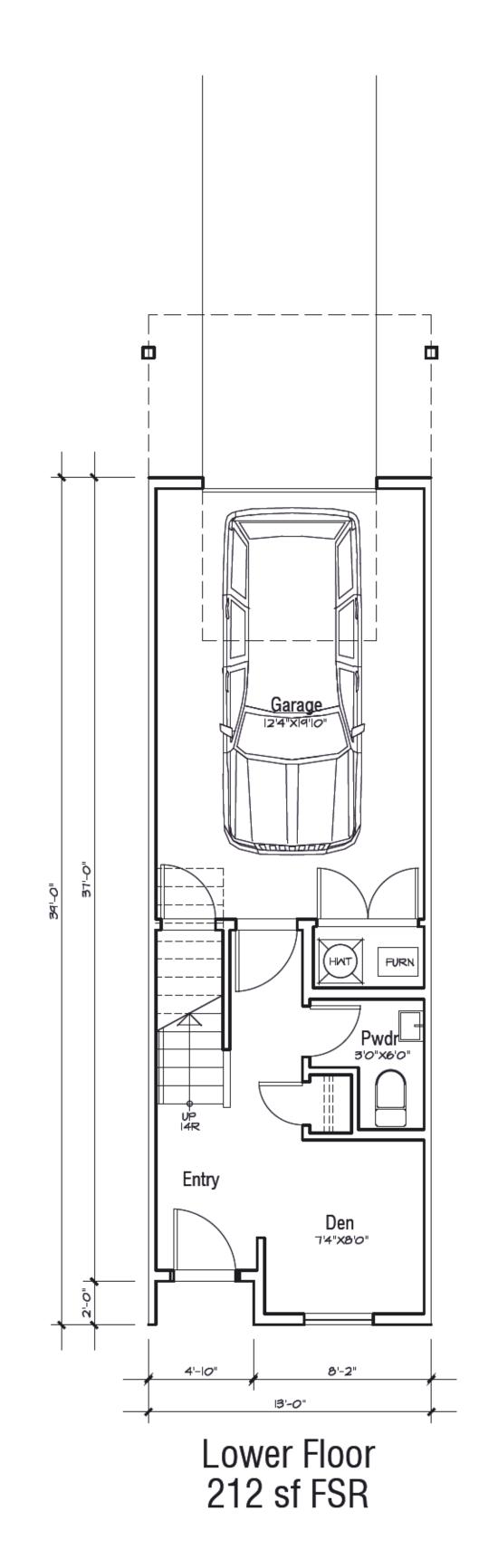
20'-10"

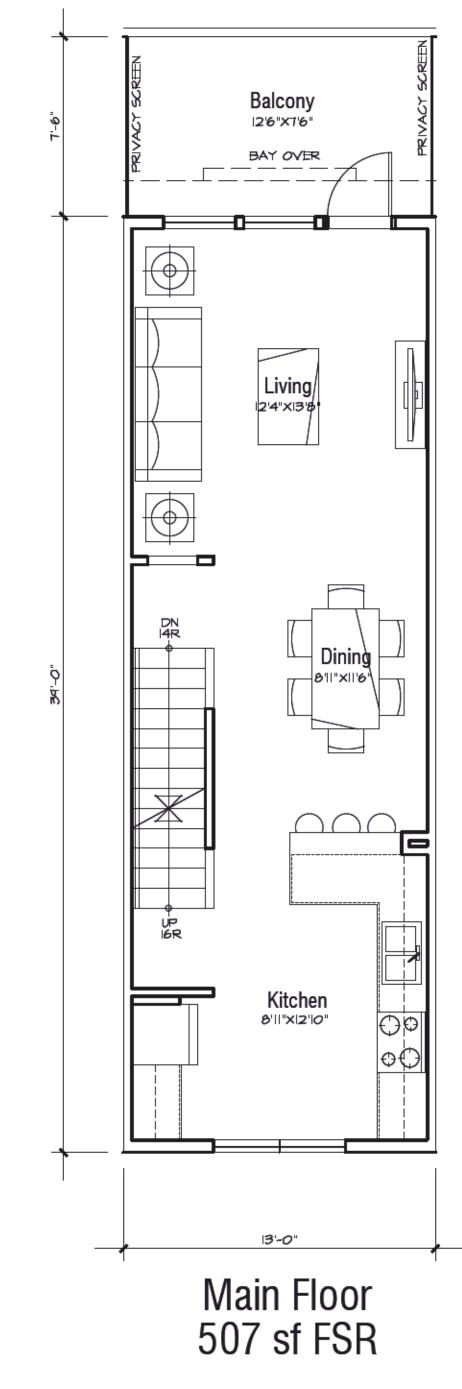
10'-7"

0'-3"

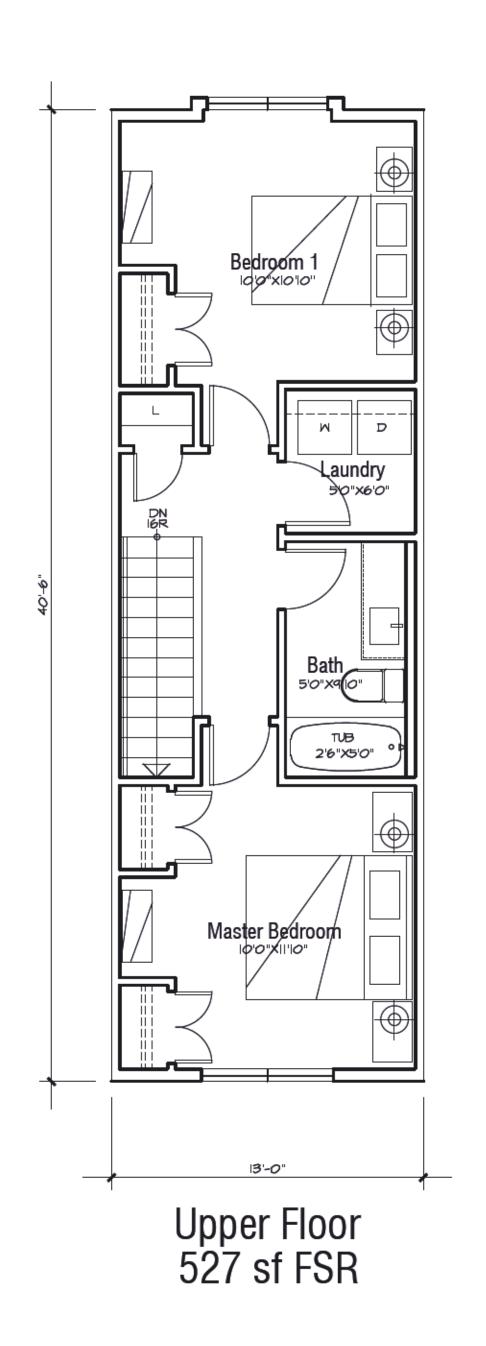


Type A1 1,467 sf FSR





Type B 1,246 sf FSR





Revision

Issued for Development Permit October 4, 2017





2017-10-04

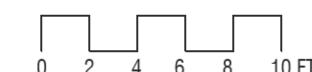
Client

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

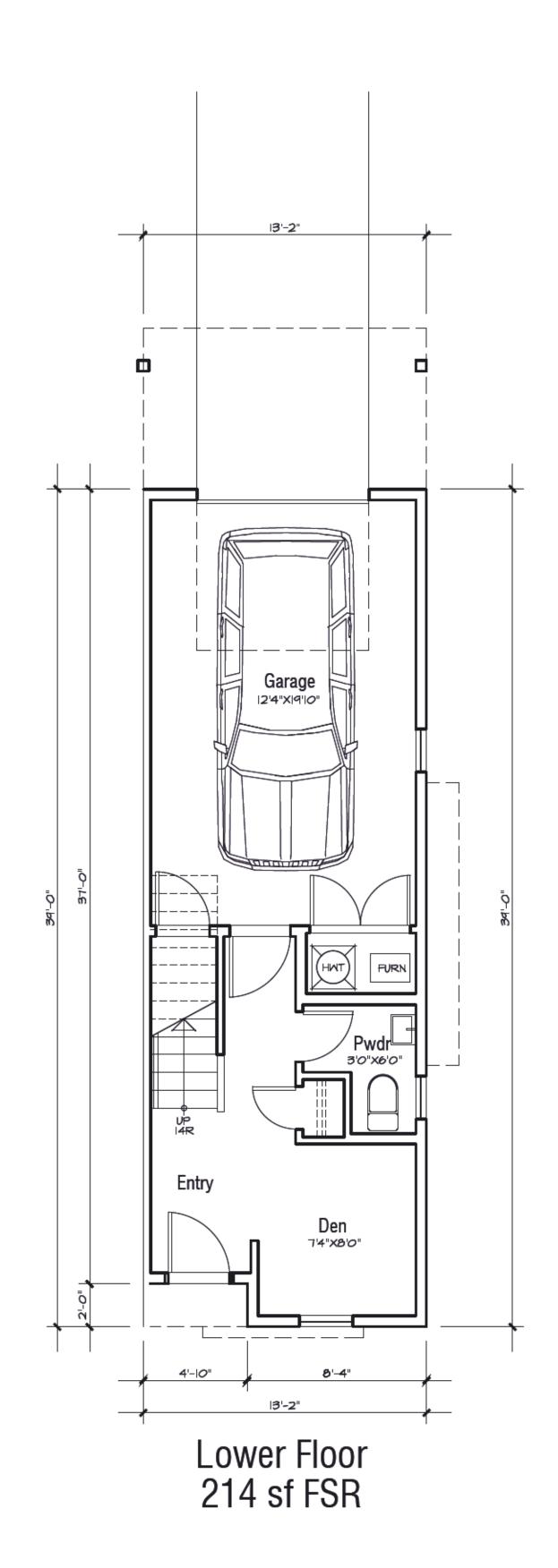
By Society of H.O.P.E.

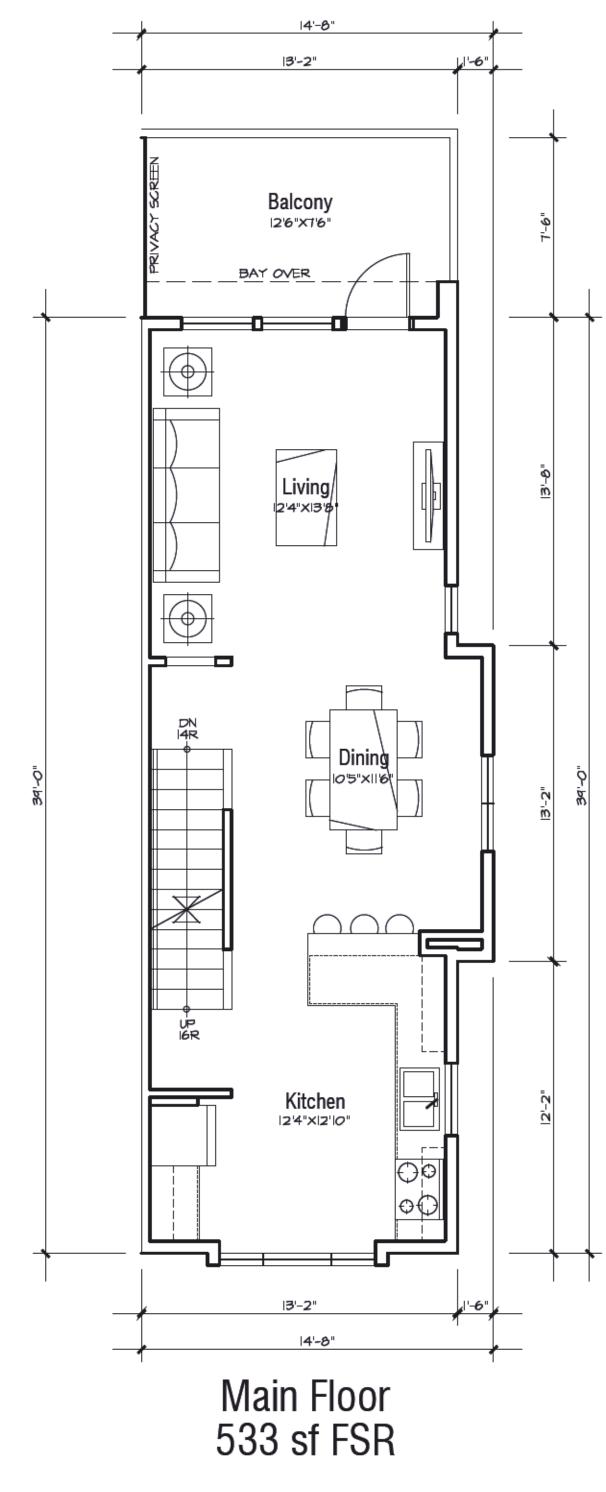
Type B Floor Plans

1/4" = 1'-0" October 4, 2017

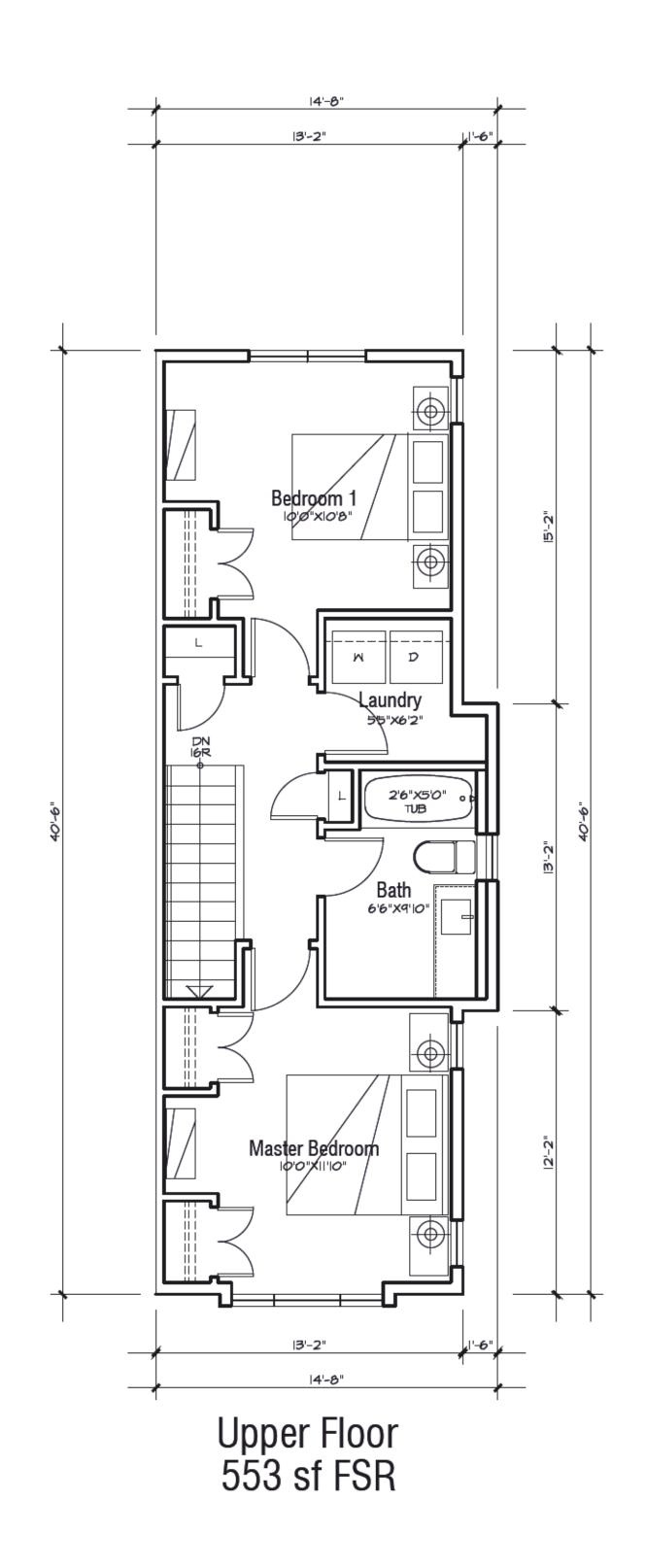


**A-8.2** 





Type B1 1,300 sf FSR





Revisio

Issued for Development Permit October 4, 2017

This forms part of application
# DP17-0226 DVP17-0228
City of
Planner Initials

LK

Kelowna
COMMUNITY PLANNING



2017-10-04

Client

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By Society of H.O.P.E.

Type B1 Floor Plans

1/4" = 1'-0" October 4, 2017

0 2 4 6 8 10 FT

**A-8.3** 



Issued for Development Permit October 4, 2017

SCHEDULE This forms part of application # DP17-0226 DVP17-0228

PITCH ROOFING: Asphalt roof shingles GAF Timberline HD Pewter Gray

FLAT ROOF: 2% slope with SBS membrane and light grey cap sheet

FASCIA:

HardiTrim, painted, BM OC-57 White Heron

WINDOW TRIMS:

HardiTrim, painted, BM OC-57 White Heron

PANEL:

HardiPanel Smooth w/ EasyTrim reveal joints Painted, BM OC-57 White Heron

LAP SIDING:

HardiePlank lap siding smooth, 6" exposure, Painted, as shown on elevations

WINDOWS:

Double glazed, vinyl frames, White

CANOPY:

Asphalt roof shingles GAF Timberline HD Pewter Gray

**BELLY BAND:** 

HardiTrim, painted, BM OC-57 White Heron

POST & BEAM

HardiTrim cladded, painted, BM OC-57 White Heron

DOOR:

Wood Veneer Fibreglas with glazed panel, stained

2017-10-04

Providence Boulevard 165 Celano Crescent Kelowna, BC

By Society of H.O.P.E.

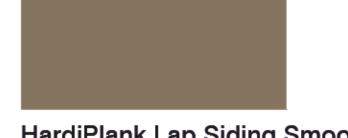
Colour & Material

3/8" = 1'-0" October 4, 2017



HardiPlank Lap Siding Smooth: Benjamin Moore 2140-40 Stormcloud Gray

HardiPlank Lap Siding Smooth: Benjamin Moore CC-290 Straw Hat



HardiPanel Smooth: HardiPlank Lap Siding Smooth: Benjamin Moore CC-510 Buckhorn Benjamin Moore OC-57 White Heron



Asphalt Roof Shingles: GAF Timberline HD Pewter Gray







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R

Issued for Development Permit October 4, 2017





2017-10-04

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Renderings-Building 2

NTS October 4, 2017

A-10.0







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Issued for Development Permit October 4, 2017





2017-10-04

20

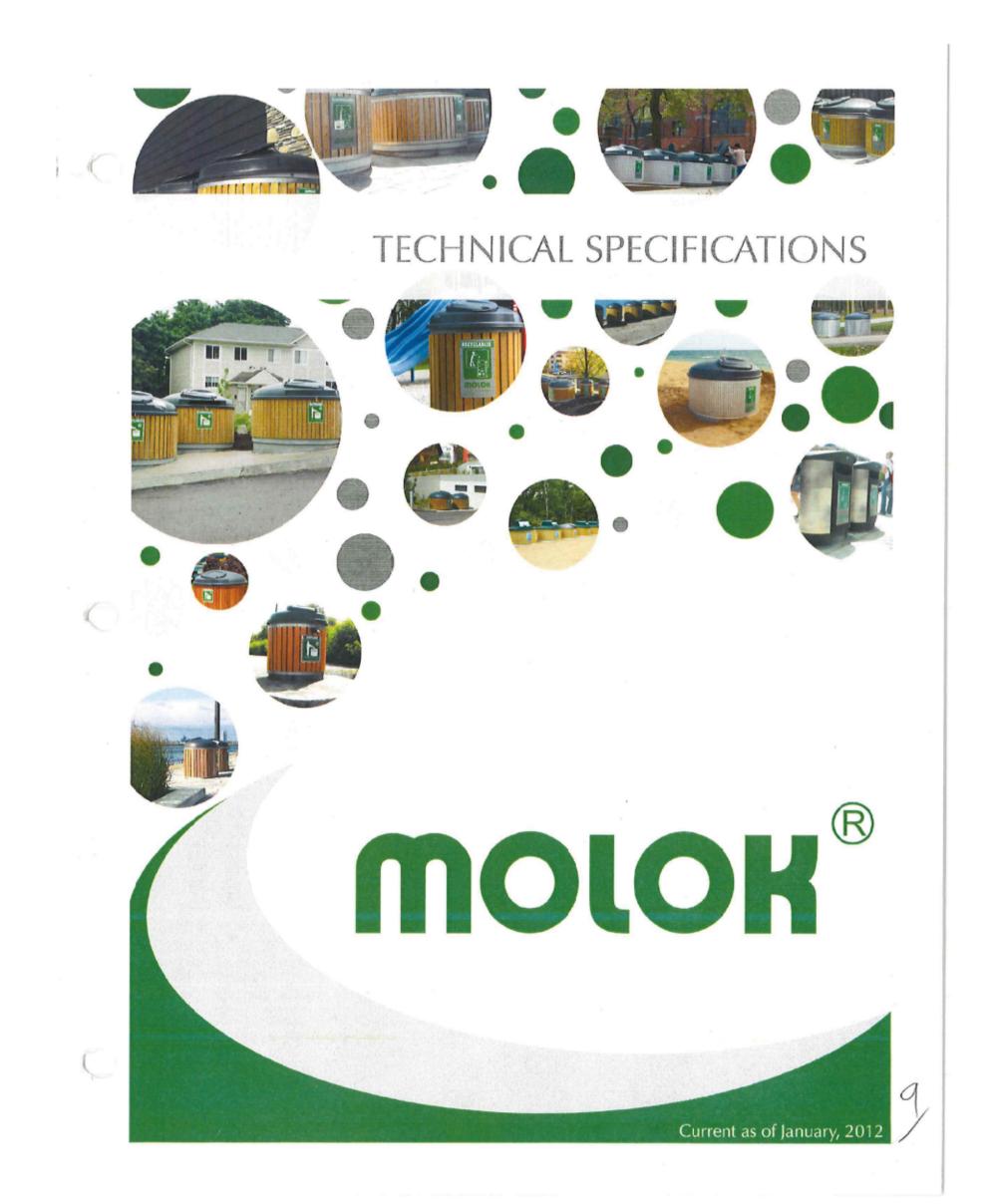


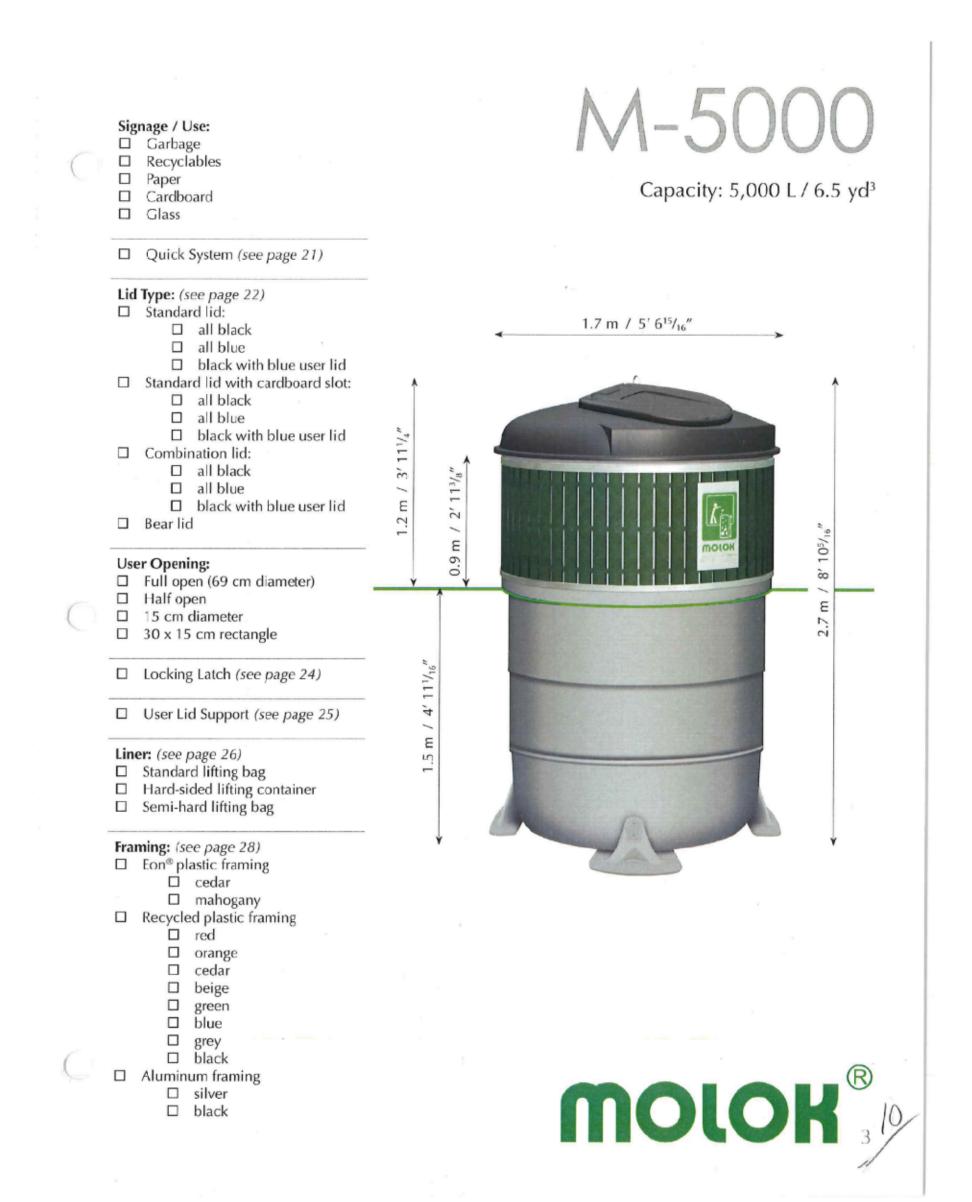
By Society of H.O.P.E.

Renderings-Building 3

NTS October 4, 2017

A-10.1







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Revisions

Issued for Development Permit October 4, 2017



2017-10-04

Project
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By Society of H.O.P.E.

Waste Container Technical Specifications

NTS October 4, 2017

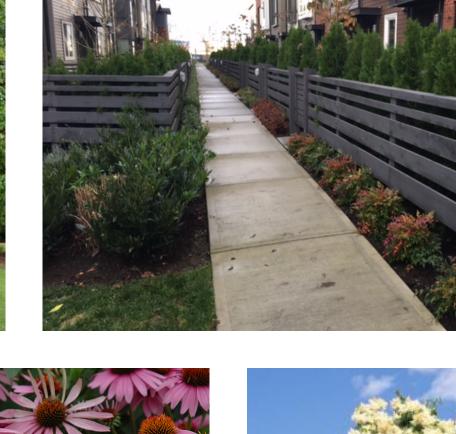
A-11.0





















RUDBECKIA FULGIDA 'GOLDSTURM'

SALVIA NEMOROSA 'MAY NIGHT'

### **NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

83 #01 CONT. /0.6M O.C. SPACING

54 #01 CONT. /0.75M O.C. SPACING

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GRISEUM	PAPERBARK MAPLE	5	6cm CAL.
ABIES BALSAMEA	BALSAM FIR	3	6cm CAL.
POPULUS TREMULOIDES	TREMBLING ASPEN	6	6cm CAL.
SYRINGA RETICULATA	JAPANESE TREE LILAC	6	6cm CAL.
TILIA CORDATA	LITTLELEAF LINDEN	13	6cm CAL.
SHRUBS			
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	125	#01 CONT. /1.0M O.C. SPACING
FORSYTHIA INTERMEDIA 'COURDEAU'	GOLDEN PEEP FORSYTHIA	86	#01 CONT. /1.2M O.C. SPACING
SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	125	#01 CONT. /1.0M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	38	#01 CONT. /1.8M O.C. SPACING
PINUS MUGO	MUGO PINE	86	#01 CONT. /1.2M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULINA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	54	#01 CONT. /0.75M O.C. SPACING
ARRHENATHERUM E. BULBOSUM 'VARIEGATUM'	BULBOUS OAT GRASS	83	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	30	#01 CONT. /1.0M O.C. SPACING
CAREX MORWOII 'ICE DANCE'	ICE DANCE SEDGE	120	#01 CONT. /0.5M O.C. SPACING
DIGITALIS PURPUREA	FOXGLOVE	54	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	54	#01 CONT. /0.75M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	83	#01 CONT. /0.6M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	30	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	30	#01 CONT. /1.0M O.C. SPACING
MONDARDA DIDYMA	BEEBALM	54	#01 CONT. /0.75M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	30	#01 CONT. /1.0M O.C. SPACING
PHLOX PANICULATA	SUMMER PHLOX	54	#01 CONT. /0.75M O.C. SPACING
	0.010.071.101.4.014.514.50		

GOLDSTURM BLACK EYED SUSAN

MAY NIGHT SALVIA



## OUTLAND DESIGN LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road Kelowna, BC V1Y 4R2 T (250) 868-9270 www.outlanddesign.ca





PROJECT TITLE

### PROVIDENCE BOULEVARD

Kelowna, BC

DRAWING TITLE

ISSUED FOR / REVISION

1 17.09.28

# CONCEPTUAL LANDSCAPE PLAN

2	17.10.04	Development Permit	
3			
4			
5			
PRQ	JECT NO	1 <i>7</i> -105	

PROJECT NO	17-105	
DESIGN BY	NG	
DRAVVN BY	NG	
CHECKED BY	FB	
DATE	OCT. 4, 2017	
SCALE	1:200	

SEAL



DRAWING NUMBER

L 1/2

### ISSUED FOR REVIEW ONLY

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### REPORT TO COUNCIL



**Date:** January 23, 2018

**RIM No.** 0940-00

To: City Manager

From: Community Planning Department (KB)

**Application:** DVP17-0261 **Owner:** Leslie & Andrew Dickieson

Address: 635 Welke Road Applicant: Align West Homes Ltd. (David

Pfuetzner)

**Subject:** Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

#### 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0261 for Lot 3 District Lot 358 ODYD Plan 30918, located at 635 Welke Road, Kelowna, BC;

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

#### Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3 m permitted to 1.68 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

#### 2.0 Purpose

To vary the required minimum side yard on the subject property to allow for a second storey addition to an existing single family dwelling.

#### 3.0 Community Planning

Community Planning recommends support for the requested variance to the side yard set-back to allow for an addition on the existing non-conforming single family dwelling. For the proposed addition, the foundation and support for the second floor is best supported by the existing foundation, rather than the applicant incurring expense with engineers and girders posting unnecessary stress on either end of the existing foundation. There is also an existing wood burning chimney on that side of the house, that could remain in the same plane if the line of the house is maintained from below, which also creates greater visual

street appeal. Further, the applicant feels that reducing the width of the upper floor makes the layout of the two new bedrooms less practical.

The variance is not anticipated to have a negative effect on the adjacent properties.

#### 4.0 Proposal

#### 4.1 Background

The single family dwelling was constructed in 1982 has an existing non-conforming side yard on the east side.

#### 4.2 Project Description

The proposal is to construct a second storey addition on an existing first storey, which has setbacks that are considered to be legally non-conforming. To allow for a second storey to be constructed in the same plane, without stepping back the second storey, a variance is required. The applicant is requesting a variance for the second storey addition, from 2.3m (permitted) to 1.68m (proposed).

No windows are proposed on the east elevation of the second storey addition, therefore impact on adjacent properties is perceived to be minimal, and privacy will be maintained between the properties.

#### 4.3 Site Context

The subject property is located at the corner of Welke Road and Del Monte Court in the City's North Mission – Crawford Sector. It is approximately 0.305 acres (1,234 m²) in area and currently has one single detached house. The surrounding area is characterized by single family dwellings.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 635 Welke Road



#### 4.4 Zoning Analysis Table

	Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL		
	Development Regulations			
Side Yard (east)	2.3 M	1.68 m <b>0</b>		
• Indicates a requested variance to the east side yard from 2.3 m required to 1.68 m proposed				

#### 5.0 Technical Comments

#### 5.1 <u>Development Engineering Department</u>

This DVP application to vary the side yard setback for a second storey addition from 2.3m (permitted) to 1.68m (proposed) does not compromise any municipal services.

#### 6.0 Application Chronology

Date of Application Received: November 15, 2017
Date Public Consultation Completed: December 6, 2017

**Report prepared by:** Kimberly Brunet, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

#### Attachments:

Draft Development Variance Permit DVP17-0261 Schedule "A" - Site Plan Schedule "B" — Floor Plans and Elevations

# Development Variance Permit DVP17-0261



This permit relates to land in the City of Kelowna municipally known as

#### 635 Welke Road

and legally known as

#### Lot 3 District Lot 358 ODYD Plan 30918

and permits the land to be used for the following development:

#### Second storey addition on an existing Single Family Dwelling

with variances to the following sections of the Zoning Bylaw 8000:

#### Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3m permitted to 1.68m proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

<u>Date of Decision:</u> January 23, 2018

<u>Decision By:</u> City Council

<u>Issued Date:</u> January 23, 2018

<u>Development Permit Area:</u> N/A

This permit will not be valid if development has not commenced by January 23, 2020.

Existing Zone: RU1 – Large Lot Housing Future Land Use Designation: S2RES – Single /Two Unit Residential

### This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

#### NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Leslie & Andrew Dickieson

Applicant: Align West Homes Ltd. (David Pfuetzner)

Ryan Smith, Community Planning Department Manager

Date

Community Planning & Strategic Investments

#### 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

#### 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

#### 3. PERFORMANCE SECURITY

None required.

#### 4. Indemnification

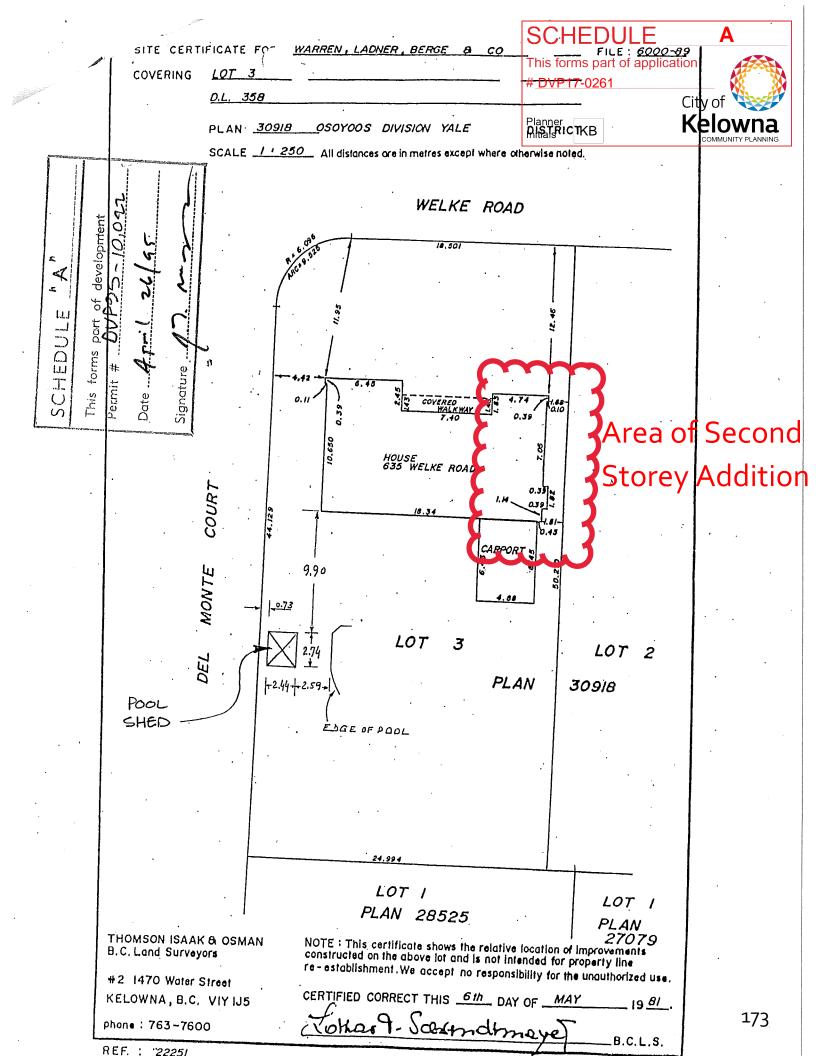
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

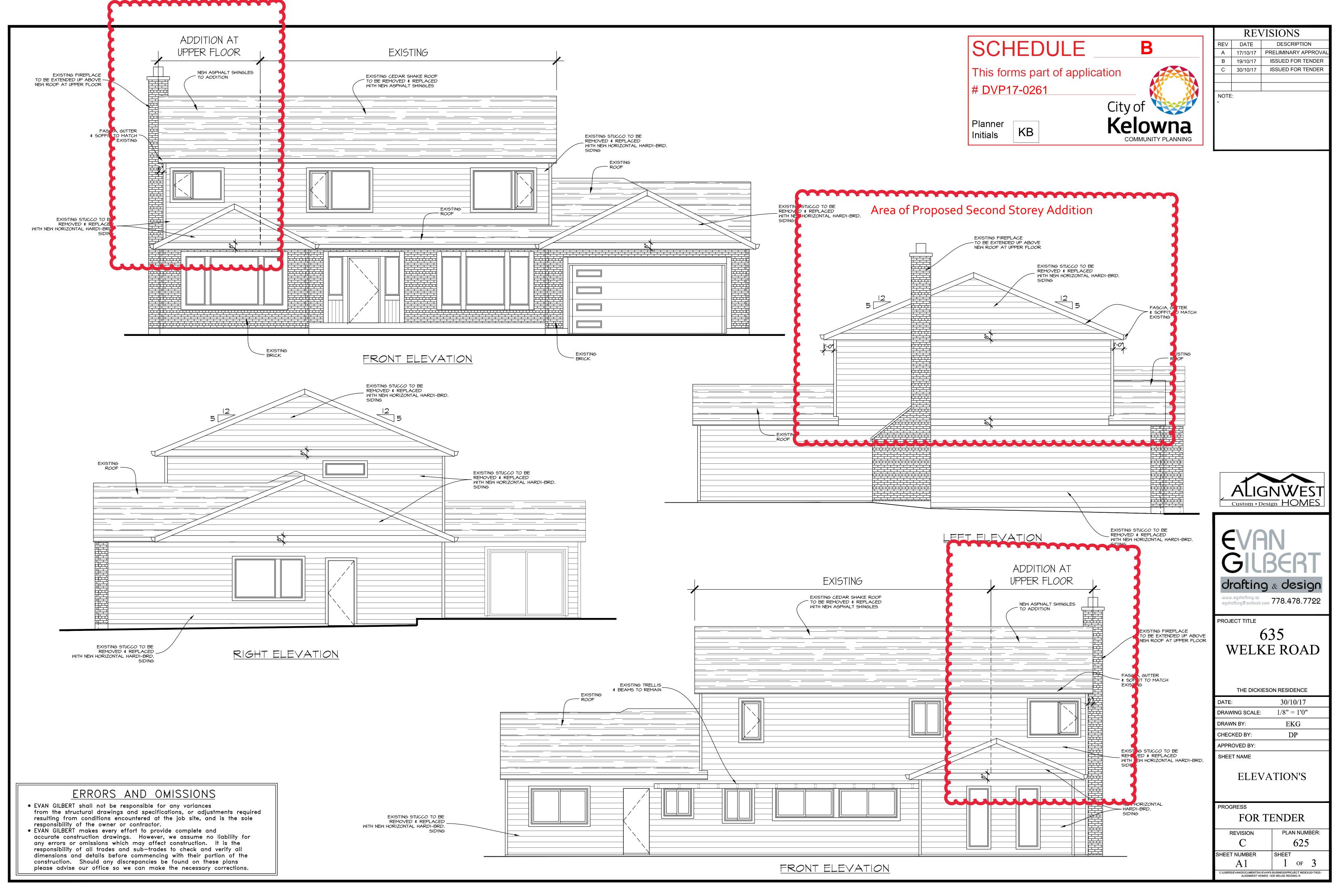
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

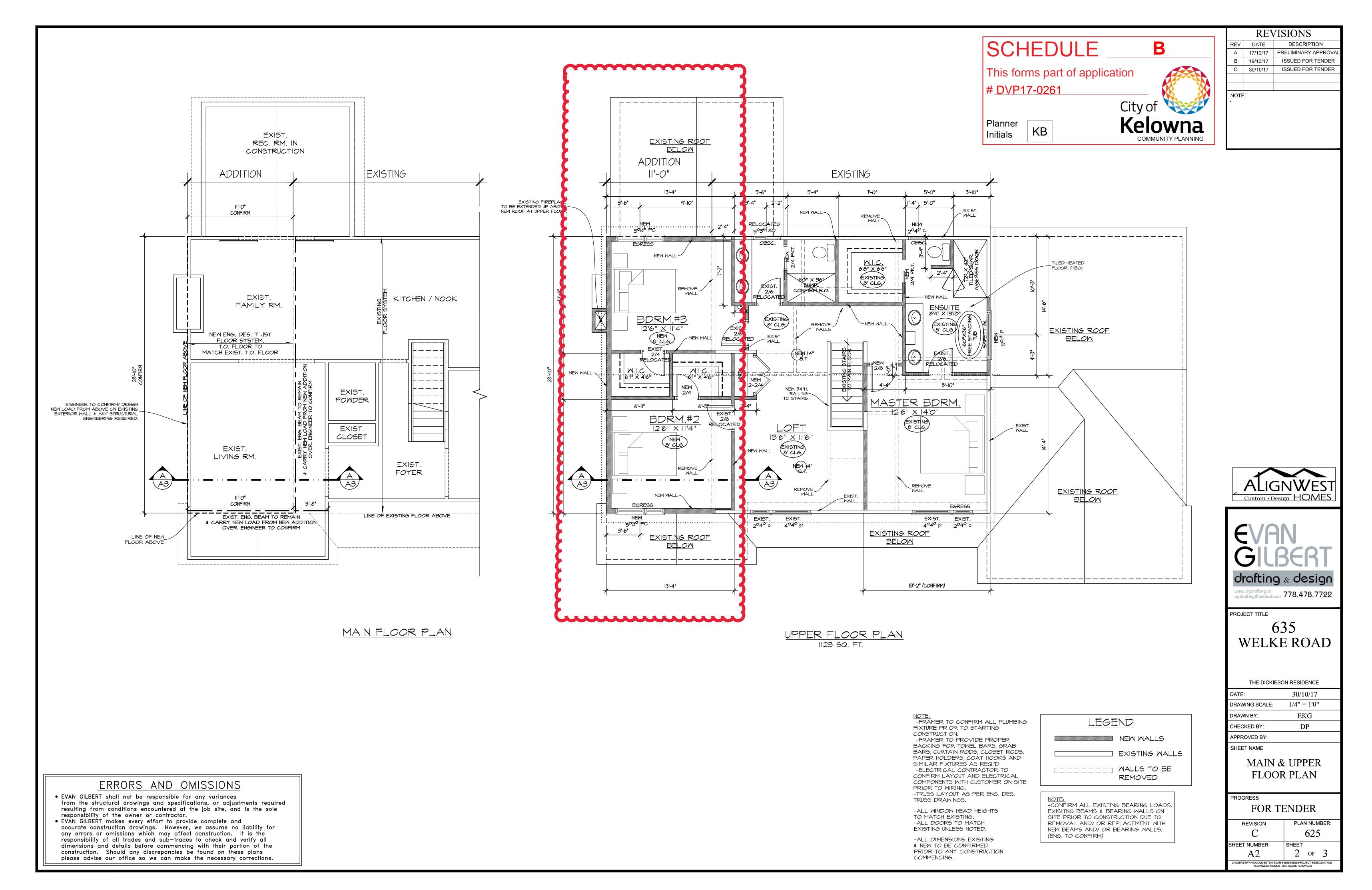
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

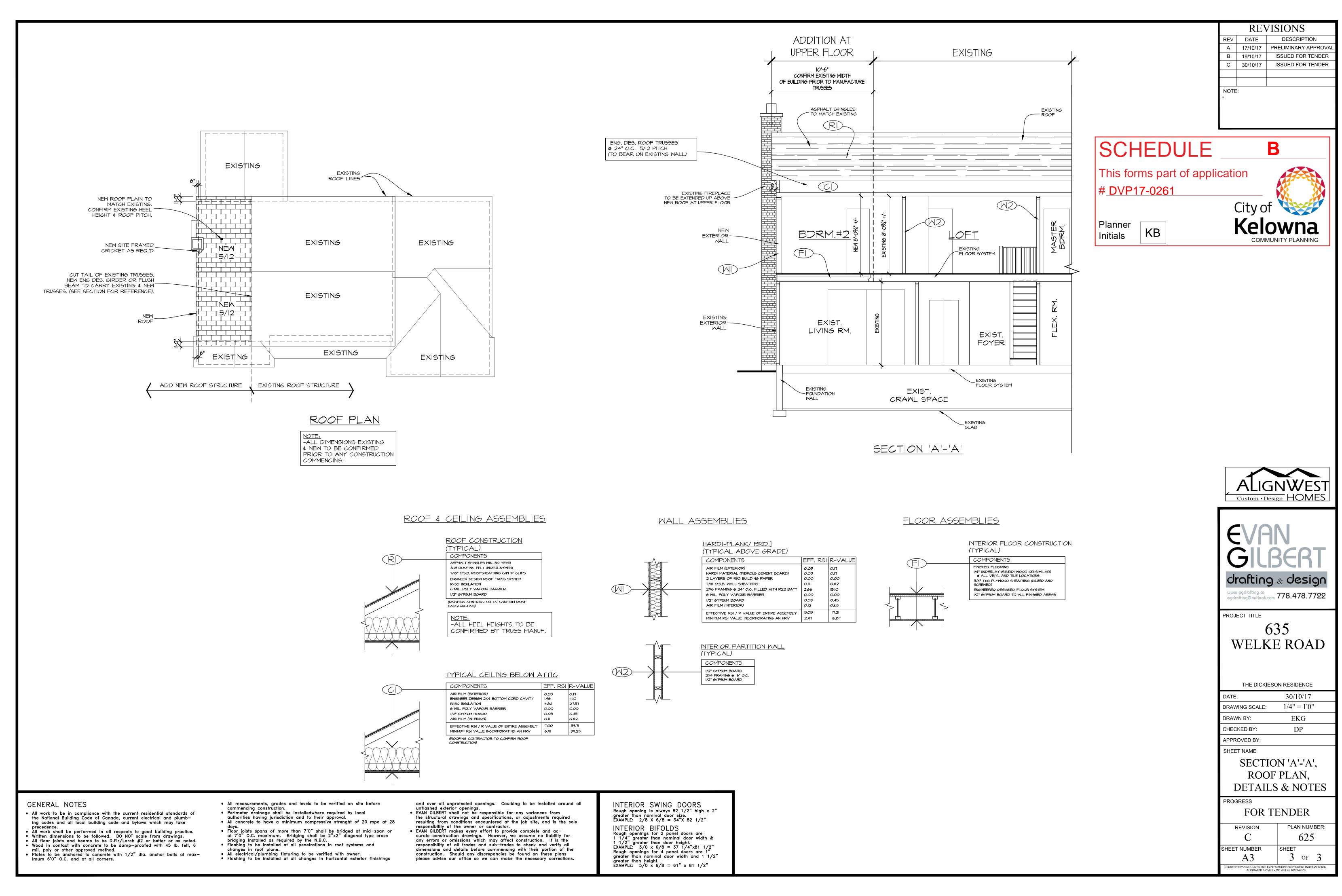
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.

Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.









#### **CITY OF KELOWNA**

### **BYLAW NO. 11511** Z<sub>17</sub>-0066 **1888 Abbott Street**

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

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 3916 located on Abbott Street, Kelowna, B.C., from the RU1 Large Lot Housing zone to the RU1c Large Lot Housing with Carriage House zone.
- This bylaw shall come into full force and effect and is binding on all persons as and from the date

	City Clerk
	Mayor
Adopted by the Municipal Council of the City of Kelowna this	
Approving Officer – Ministry of Transportation)	
Audrie Henry	
Approved under the Transportation Act this 28 <sup>th</sup> day of November, 2017.	
Read a second and third time by the Municipal Council this 21st day of November, 2017.	
Considered at a Public Hearing on the 21st day of November, 2017.	
Read a first time by the Municipal Council this 6 <sup>th</sup> day of November, 2017.	
of adoption.	in the date

### REPORT TO COUNCIL



Date: January 23, 2018

**RIM No.** 0940-60

To: City Manager

From: Community Planning Department (TB)

James Gerald Theriault

Application: HAP17-0010 Owner:

Sheila Theresa Roth

Address: 1888 Abbott Street Applicant: James G Theriault

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

#### 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11511 be considered by Council;

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP17-0010 for Lot 1 District Lot 14 ODYD Plan 3916 located at 1888 Abbott Street subject to the following:

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

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as shown on Schedule "C":

#### Section 9.5b.1(f): Carriage House Development Regulations

To vary the maximum upper storey floor area to be greater than 75% of the carriage house footprint area;

#### Section 9.5b.1(i): Carriage House Development Regulations

To vary the minimum side yard setback from 1.5m required to 1.2m proposed;

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

#### 2.0 Purpose

To consider issuing a Heritage Alteration Permit for the form and character of a carriage house with variances to the upper floor area and side yard setback.

#### 3.0 Community Planning

Community Planning supports the Heritage Alteration Permit for the form and character of a carriage house along with the proposed variances to the floor area of the upper level and the side yard setback. The carriage house meets the majority of the OCP Design Guidelines for the Heritage Conservation area. It is designed to complement the existing dwelling, exterior colours keep with the traditional style, and the door-to-window ratio is consistent with the building's architectural style. The carriage house will be created by constructing an upper habitable level on an existing garage.

One carriage house regulation in the Zoning Bylaw is that the upper floor area of a carriage house must not be greater than 75% of the footprint. In this proposal, the upper level extends out over a carport and therefore exceeds the 75% rule. Community Planning Staff support this proposed variance as it creates a more permeable lane-scape with the use of a carport rather than an enclosed garage. The second variance to the side yard setback is due to the existing location of the garage at 1.2m (existing) when 1.5m is required.

#### 4.0 Proposal

#### 4.1 Background

The subject property features a house that was renovated both inside and outside in 2016. A double car garage was also constructed at that time. The proposed rezoning would convert the existing garage into a carriage house through the addition of a suite above.

#### 4.2 <u>Project Description</u>

The following OCP objectives in the Heritage Conservation Area are met with the proposed carriage house:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

#### 4.3 Site Context

The subject property is located on the west side of Abbott Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are several other RU1c properties in the area. The neighbourhood is within walking distance to several beach accesses, City Park, and the Downtown Core. Alternate transportation methods are easily accessible with a BC Transit stop on Pandosy, and the Abbott Street Recreation Corridor.

Subject Property Map: 1888 Abbott Street



#### 5.0 Application Chronology

Date of Application Received: July 5, 2017

Date Public Consultation Completed: September 6, 2017

Date of Public Hearing: November 21, 2017

**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### Attachments:

Draft Heritage Alteration Permit HAP17-0010

Schedule "A": Site Plan

Schedule "B": Elevations and Colour Board

Schedule "C": Variances

# Heritage Alteration Permit



This permit relates to land in the City of Kelowna municipally known as

#### 1888 Abbott Street

and legally known as

#### Lot 1 District Lot 14 ODYD Plan 3916

and permits the land to be used for the following development:

#### **Carriage House**

and permits variances to the following sections of Zoning Bylaw No. 8000 as shown on Schedule "C":

#### Section 9.5b.1(f): Carriage House Development Regulations

To vary the maximum upper storey floor area to be greater than 75% of the carriage house footprint area;

#### Section 9.5b.1(i): Carriage House Development Regulations

To vary the minimum side yard setback from 1.5m required to 1.2m proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

<u>Date of Decision:</u> January 23, 2018

<u>Decision By:</u> City Council

<u>Issued Date:</u> January 23, 2018

<u>Development Permit Area:</u> Heritage Conservation Area

This permit will not be valid if development has not commenced by January 23, 2020.

Existing Zone: RU1c – Large Lot Housing with Carriage House

Future Land Use Designation: S2RES – Single/Two Unit Residential

#### This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

#### **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owners: James Gerald Theriault

Sheila Theresa Roth

Ryan Smith, Community Planning Department Manager Community Planning & Strategic Investments

Date

#### 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

#### 2. CONDITIONS OF APPROVAL

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

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

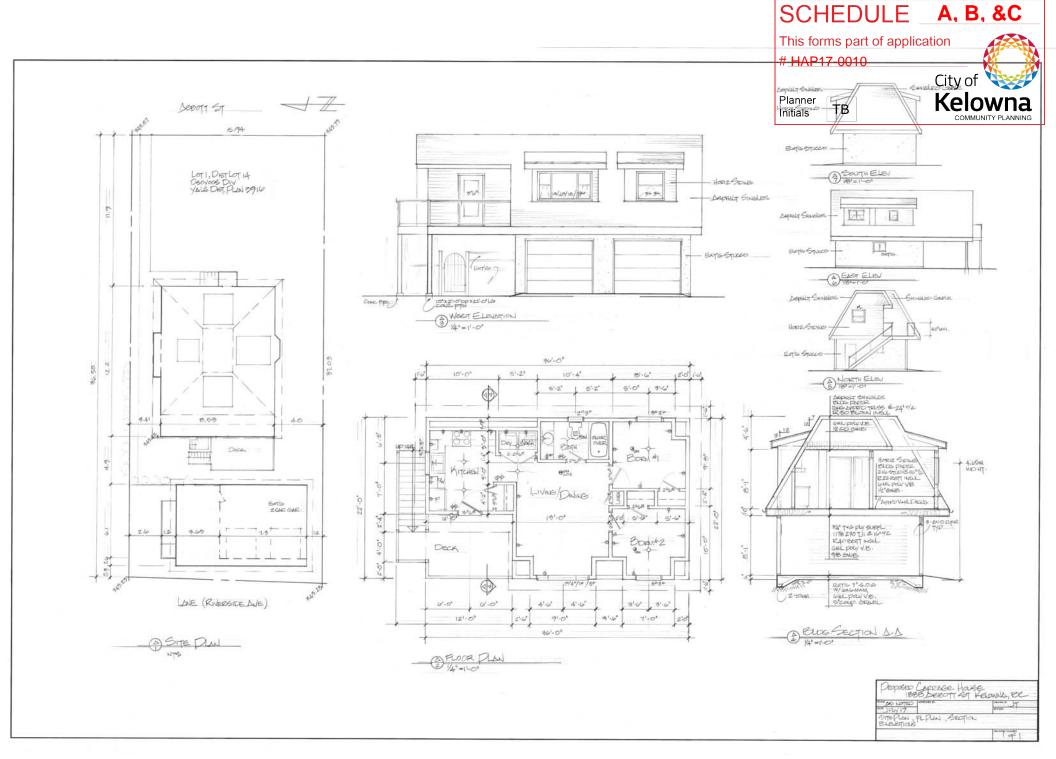
#### 3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



SCHEDULE " ." This forms part of development Permit # DP0\_\_-0\_\_\_

### The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:

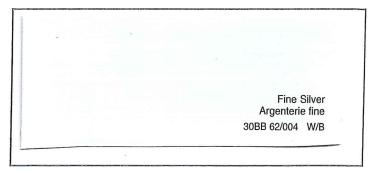
Colour:

BP Twilight Grey



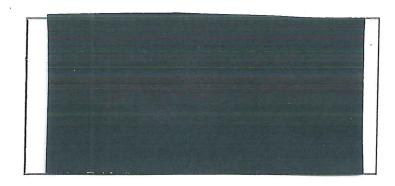
Main Body:

Material: Siding Colour: Grey



Second Colour/Accent Colour: (If applicable):

Material: Paint. Colour: Beny - Mica



Window/Door/Trim Colour:

Material: Vin'y windows.
Colour: