

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, February 6, 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 Singh.
3. **Confirmation of Minutes** 1 - 12  
There was no Public Hearing Items  
Regular Meeting - January 23, 2018
4. **Bylaws Considered at Public Hearing**
  - 4.1 **Various Addresses, BL11527 (OCP17-0027) - City of Kelowna** 13 - 22  
To give Bylaw No. 11527 second and third readings in order to change the Future Land Use designations on portions of the subject properties in order to amend boundary lot lines.
  - 4.2 **Various Addresses, BL11536 (Z17-0107) - City of Kelowna** 23 - 37  
To give Bylaw No. 11536 second and third readings in order to change the zoning on portions of the subject properties in order to amend boundary lot lines.
  - 4.3 **McIntosh Rd 360, Dougall Rd N 345 & 365 - BL11528 (Z17-0041) - Unik-Town Development Inc** 38 - 38  
To give Bylaw No. 11528 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM5 - Medium Density Multiple Housing zone.
  - 4.4 **Lakeshore Rd 5076, BL11529 (LUCT16-0001) - Stewart Storie and Gloria Heung** 39 - 40  
To give Bylaw No. 11529 second and third readings and adopt in order to early terminate Land Use Contract No. LUC77-1012.

<b>4.5</b>	<b>Lakeshore Rd 5076, BL11531 (Z16-0027) - Stewart Storie and Gloria Heung</b>	<b>41 - 41</b>
	To give Bylaw No. 11531 second and third readings and adopt in order to rezone the subject property from the A1 - Agriculture 1 zone to the RR2 - Rural Residential zone.	
<b>4.6</b>	<b>DeHart Rd 644, BL11533 (Z17-0097) - Ricardo &amp; Patricia Tomic</b>	<b>42 - 42</b>
	To give Bylaw No. 11533 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.	
<b>4.7</b>	<b>Glenmore Rd 621, BL11535 (Z17-0106) - Mehdi Tehrani and Mandana Ghanyei</b>	<b>43 - 43</b>
	To give Bylaw No. 11535 second and third readings in order to rezone the subject property from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.	
<b>4.8</b>	<b>Rutland Rd N 1308 &amp; 1324, BL11537 (Z17-0047) - 1121911 BC Ltd</b>	<b>44 - 44</b>
	To give Bylaw No. 11537 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.	
<b>4.9</b>	<b>Moberly Rd 3439, BL11538 (Z17-0090) - Steven and Colleen Hall</b>	<b>45 - 45</b>
	To give Bylaw No. 11538 second and third readings and adopt in order to rezone the subject property from the RU2 - Medium Lot Housing zone to the RU2c - Medium Lot Housing with Carriage House zone.	
<b>4.10</b>	<b>Christleton Ave 344, BL11539 (Z17-0102) - Christopher and Sara Eddy</b>	<b>46 - 46</b>
	To give Bylaw No. 11539 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	
<b>4.11</b>	<b>Maple St 1847, BL11541 (Z17-0070) - Robert and Marianne Law</b>	<b>47 - 47</b>
	To give Bylaw No. 11541 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	
<b>4.12</b>	<b>Pitcairn Ct 911, BL11542 (Z17-0084) - Glen and Charmaine Manlove</b>	<b>48 - 48</b>
	To give Bylaw No. 11542 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	



<b>4.13</b>	<b>Treadgold Ct 5059, BL11543 (Z17-0029) - Travis Shipka</b>	<b>49 - 49</b>
	To give Bylaw No. 11543 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	
<b>5.</b>	<b>Notification of Meeting</b>	
	The City Clerk will provide information as to how the following items on the Agenda were publicized.	
<b>6.</b>	<b>Liquor License Application Reports</b>	
<b>6.1</b>	<b>Richter St 1033, LL17-0018 - Cellar-Tek Developments Ltd</b>	<b>50 - 63</b>
	City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward.	
	To seek Council's support to allow a manufacturer lounge and special event area endorsement to allow patrons to purchase and consume liquor products.	
<b>7.</b>	<b>Development Permit and Development Variance Permit Reports</b>	
<b>7.1</b>	<b>Ethel St 1740, Z16-0081 (BL11353) - New Town Services Inc</b>	<b>64 - 64</b>
	To amend at third reading and adopt Bylaw No. 11353 in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone.	
<b>7.2</b>	<b>Ethel St 1740, DP16-0289 &amp; DVP16-0290 - New Town Services Inc</b>	<b>65 - 103</b>
	<b>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.</b>	
	To consider the form and character of a multiple dwelling housing project on the subject property and to vary the minimum front and flanking side yard setbacks from 6.0 m required to 1.5 m proposed, the minimum rear yard setback from 9.0 m required to 7.0 m proposed, and to vary both the site coverage of the building from 40% maximum to 45% proposed and the site coverage of buildings, driveways and parking areas from 65% maximum to 73% proposed.	
<b>8.</b>	<b>Reminders</b>	
<b>9.</b>	<b>Termination</b>	



## City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, January 23, 2018  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack\*

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Director Strategic Investments, Derek Edstrom\*; Planner Trisa Atwood\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 6:03 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Sieben.

### 3. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor Hodge

R077/18/01/023 THAT the Minutes of the Public Hearing and Regular Meeting of January 9, 2018 be confirmed as circulated.

Carried

### 4. 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 381 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 9, 2018.

Notice of Council's consideration of these *Heritage Alteration Permit Application* was given by sending out or otherwise mailing 23 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 9, 2018.

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.

**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**

Staff:

- Provided an explanation of the amendment to update the legal description.

Moved By Councillor Stack/Seconded By Councillor Hodge

**R078/18/01/023** 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 FURTHER THAT Final Adoption of Rezoning Bylaw No. 11384 be considered by Council.

**Carried**

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

Moved By Councillor Donn/Seconded By Councillor Given

**R079/18/01/023** THAT Bylaw No. 11384 be amended at third reading to update the legal description.

**Carried**

Moved By Councillor Donn/Seconded By Councillor Given

**R080/18/01/023** THAT Bylaw No. 11384 as amended be adopted/

**Carried**

Mayor Basran confirmed the Council would hear public input on both the Variances and Road Closure Bylaw at the same time.

**5.3 Truswell Rd, Capozzi Rd & Lakeshore Rd, DP16-0260 & DVP16-0261 - Aqua Resort Ltd Inc. (To be considered at the same time as Item 5.4)**

Staff:

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

The City Clerk confirmed the City received 29 letter of opposition and two petitions of opposition, as well as 32 letters of support. Staff displayed the names and street of each letter writer. The City Clerk confirmed these represent the correspondence received since January 9, 2018 the date of Notification for the meeting.

**Letters of Opposition or Concern:**

Faye Henderson, Raymer Road  
David Stirling, Hart Road  
Mike and Judy Whitaker, Cook Road (2 letters)  
Janet Smith, Truswell Road  
Brenda Gloster, Coronado Crescent  
Darleen McCaw, Cook St  
Al Aeckersberg, Cook Road  
Gaylene Noyes, Cook Road  
L J Hornby, Truswell Road  
Barry and Catherine Dorin, Truswell Road  
Ken Cappos, Casorso Road (2 letters)  
Andrew & Elizabeth Daley, Lequime Road  
June Dawe, Truswell Rd.  
Eleanor M. Fox, Lequime Rd.  
Elaine Riley, Truswell Road  
Paul Clark Co-Chairman KLO Neighbourhood Assn  
Richard Drinnan, Greene Road  
Mary-Jane Slavin, Gallagher's Blvd South  
Campbell, Boppart Court  
Colin Wilson, Swaisland Rd  
Linda & Bill Knowles, Oliver Crt  
John Matthews, Cook St  
Sean Coward General Manager Hotel Eldorado, Cook St.  
Jason Ladyman, Ministry of Forests, Lands and Natural Resources Operation and Rural Development  
Carol Stein, Bird Place  
Tony and Bev Walls, Cook Rd  
Ron Darnbrough, Truswell Rd.

**Petitions of Opposition:**

Submitted by LJ Hornby, Truswell Road (80 signatures)  
Submitted by Ken Cappos, Casorso Road (105 signatures)

**Letters in Support:**

Tony Markoff, Barnaby  
Marianne & Laverne Hannotte, Saskatoon; property owners Sarsons Rd  
Steve Parsons, Sheerwater Ct.  
Jeff Baerg, Thorneloe Road  
Saul and Genoa Katz, Long Ridge Drive (2 letters)  
Michelle Lemoine, Glacier Court  
Barry Lapointe, KF Aerospace Airport Way  
Scott Wilson, West Ave  
Brad Pelletier, Radant Road  
Peter Brady, Kelowna Water taxis & Cruises, Bernard Ave.  
Jim Kenzie, Parkridge Drive  
Sheilagh Livingstone & Peter White, Birch Ave  
Craig Mohr, Vineyard Developments, Lequime Road



David Atkins, Selkirk Drive  
 JoAnna & Danny Chase, Lakeshore Rd  
 David Demeyere, Parkridge Place  
 George Arambasich, Walburn Road  
 Grant Fletcher, Walker Dr.  
 Mark Fipke, Lakeshore Road  
 Gene Brown, Athalmer Rd.  
 Luke Way, Spiers Road  
 Bulat and Nailya Khabibullin, Steele Rd.  
 JBD Henry, Tanager Court  
 Maurice Matte, Mission Superwash, Lakeshore Road  
 Michael Wendland, Providence Ave  
 Jack & Jayne Huisman, Wintergreen Dr  
 Terrence & Lisa Moldenhauer, Birkdale Ave  
 Don Hanson, Ceva Canada Sheerwater Crt  
 Les Gordichuk, Westpoint Dr  
 Bob Dryden, Sarsons Road  
 Mary LaPointe, Community Relations, Mission Group, Dickson Ave.

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

#### Luke Turri, Mission Group Properties

- Displayed a PowerPoint Presentation, re: Aqua
- Thanked City staff for their report and presentation and noted that this is a complex proposal and also thanked the greater community who engaged in the project during this process.
- Over the past two years, have engaged local stakeholders and neighbours, held four open houses totalling nearly 1000 visitors, and worked extensively and cooperatively with City staff.
- After 10 years of work Aqua is poised to set a new standard for development excellence in creating a public lakeside destination in the emerging Mission Creek Neighbourhood.
- The existing single family private beach properties and open boat storage on the Aqua lands will be transformed into a mixed-use, waterfront development in alignment with the OCP vision for this area.
- Once complete, there will be approximately 320 homes, 55,000 square feet of commercial and retail area, over 1.3 acres of dedicated waterfront property, and a series of landscaped public pathways leading to a new waterfront boardwalk on the lake along the entire community.
- Moving away from car dominated development with a mixed use, village-style concept that is highly accessible and walkable, with new public infrastructure and high quality commercial services.
- Includes internal boat storage on site, a newly designed and more efficient public parking lot and boat launch, new public washrooms and a new private boat launch.
- The parking provided within the project's development parkade will exceed the bylaw standards and provide ample parking for residents, retail operators, visitors, staff and clients.
- Provided various design improvements and lower building heights than were brought forward at rezoning.
- The revised massing of the buildings evolved through a comprehensive process, working closely with planning where we explored 6 storey, 12 storey and tower massing.
- The 6-storey massing created a walled development, wrapping around the perimeter of the site, challenging any attempt at a rationale or attractive design for this site
- The 12-storey massing was better and contextually appropriate for the area given previously approved projects, however, still created a challenging expression of monotony and strong block forms.
- The revised approach to massing creates interest and opportunities to express light while minimizing direct facing elevations and maximizing views from and through the site.
- The balconies are varied on the exterior of the buildings and perceived by the adjacent neighborhood as curving sail like gestures created by white balcony projections and irregular balcony forms.
- The scale at Aqua 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.

- The podium is a palette of warm stone and brick, accented by wood detailing and white or dark gray window frames provide further distinction.
- The integration of the four-storey boat storage facility into the podium of the building provides a seamless transition between structures along with street front detail, feature signage art and public washrooms.
- The extension of Cook Road improves traffic flow and access while opening up access to a dedicated waterfront.
- Sidewalks along Truswell will create stronger links to the multi-use pathway and Mission Creek Greenway.
- Aqua is providing an economic contribution by bringing 1600 jobs to the region; a world class design and significant community benefits with greater accessibility to the water; extension of Cook Road increases traffic flow and sidewalks on Truswell Road increases the link. The podium is most important for public interaction.
- Responded to questions from Council.

#### Gallery:

##### Mary LaPointe, Community Relations, Mission Group, Dickson Ave.

- Spoke on behalf of Mr. Mark Fipke, Lakeshore Road.
- Read letter of support from Mr. Fipke that had been previously submitted to Council.
- Responded to questions from Council.

##### Al Jennen, representing Plan Kelowna, Abbott Street

- Pleased with the public accessibility being open to the shoreline.
- Made comments on construction timelines and how to mitigate impacts and still allow public access during construction phases.

##### Saul Katz, Long Ridge Drive

- In support of this application.
- Believes this is a very attractive project.

##### Michelle Lemoine, Glacier Court

- Spoke on behalf of Jim Kenzie, Parkridge Drive.
- Read a letter of support from Mr. Kenzie that had been previously circulated to Council.
- Made comment that growing traffic issues need to be looked at by the city.

##### Sonya Arrance, Wilkinson Street

- Resident of Kelowna for 50 years and grew up on Gyro Beach.
- Spoke to the parking and boat launching difficulties encountered in the area of this application.
- Believes this application will make it far more difficult for local residents to launch their boats.
- Raised concerns with increased traffic from this proposed application.

##### Resident, Loche Court

- Opposed to the application.
- Raised concern with the precedence Council would be setting if this application were to be approved.
- Believes that this development would set the stage for high rises all along the Lakeshore.
- Asked Council to think of the kind of future they are voting on.

##### Lloyd Manchester, Stockwell Avenue

- Resident of Kelowna for 39 years with involvement in various environmental projects.
- Disappointed with the application and the way the project looks.
- Raised concern that there are too many buildings being placed on a small piece of land and opposed to the height variances.
- Questioned how the character of land is being improved by this proposal.
- Raised concerns on how the buildings will impact hydrology of the area and raised additional environmental concerns being this close to the lakeshore.



- Referenced the Regional District's 2016 Foreshore and Mapping Project studies where the data strongly suggests that density increased disturbance that translates in loss of lake to keep ecosystems.
- Opposed to this application.

#### Charles Fipke, Capozzi Road

- Resides right next to the proposed development.
- Opposed to this application.
- Raised concerns with impacts of the development on his property.
- Raised concerns that Lakeshore Road traffic has been congested since 1962 and that development has only made this worse.
- Raised concerns with impacts of flooding on his property that would be increased by this application.
- Believes that Council has treated him poorly and will never sell or allow the city to have access to his property.

#### Richard Drinnan, Greene Road on behalf of the KLO Neighbourhood Association

- Raised concerns with this application and the variance that are being sought.
- Believes that revisions to this proposal have changed very little over the past 10 years of planning.
- Raised concerns with environmental impacts and lack of public release of environmental documents.
- Commented that the shoreline is environmentally sensitive and believes no approvals from higher levels of government have been given for this project; believes there has been no studies of how this development will create shadows and wind effects and it's impacts on neighbours.
- Raised concerns with the building mass, height, wind impacts and noise.
- Believes the proposal should be redesigned to create a marina and remove the club house and boat storage in order to set back the buildings from the lake; and create more beach access.
- The KLO Neighbourhood Association is opposed to this application.
- Responded to questions from Council.

#### Ken Cappos, Casorso Road

- Distributed photographs of the application area.
- Displayed a PowerPoint consisting of four slides.
- Believes this application will ruin the neighbourhood.
- Raised concerns with flooding impacts.
- Raised concerns with current traffic congestion on Lakeshore Road and believes this development will exasperate that congestion.
- Believes beach access will only be available from November to March and that it will be flooded out the rest of the year.
- Believes there are a lack of environmental reports that this application should have generated.
- Opposed to this application.

#### David Kovatch, Greene Road

- Resident of Kelowna for 45 years.
- Opposed to this application.
- Raised concerns with the significant impact to traffic on Lakeshore Road that this application will bring.
- Opposed to the height variances.
- The form and character and height are out of character with the rest of the neighbourhood.
- Raised concerns with the negative environmental impacts; particularly with water quality.
- Believes the Official Community Plan and Zoning Bylaws should be followed allowing no variances.
- Raised concerns with the loss of ten stalls for trucks and trailers.

#### Luke Way, Spiers Road

- In support of the application.
- Likes the beach front that will be accessible to the public.
- Looking forward to the how the development will positively impact the neighbourhood with commercial and cultural options.

- Believes this is a welcome improvement to the community.

Randy LaRue, Casorso Road

- A longtime Kelowna resident.
- In general, supportive of the project but opposed to the application as presented.
- Raised concerns with the loss of 10 public parking stalls.
- Provided suggestions on how to mitigate traffic, lake access and parking concerns.
- Responded to questions from Council.

Bob Dryden, Sarsons Road

- Spoke to his positive experience working with the Mission Group in his community and noted they are proactive, cooperative and believes they will work with the City, the community around and within the project.

Martin Lamoureux, Truswell Road

- Raised concerns with the traffic light on Lakeshore and Truswell Road; particularly with not being able to turn left from Lakeshore Road onto Truswell.
- Spoke to the positive job creation this project will bring and stated that his electrical union is available to work on various projects.

Craig Mohr, Vineyard Developments, Lequime Road

- In support of this application.
- Believes that the level of detail, care and time spent on this subdivision will be well done and something to be proud of.

Richard Drinnan, Greene Road

- Raised concerns with setbacks from high water marks and lack of details on drawings of where the high water mark actually is.
- Raised concerns with the lack of dimension details on the drawings that are attached to the development permits.

Luke Turri, Mission Group Properties and Jason Schleppe, Ecoscape Environmental Consulting

- Would work with city staff to create a waterfront walkway access during construction and temporary lakefront access with safety requirements.
- Advised that Mission Group is going through proper channels to have the environmental DP approved for the foreshore as that is a requirement of this project. The restoration of the shoreline is not yet determined at this point but it will not be overlooked.
- Believes that the boat storage is an amenity for more than 200 boats.
- Would like this development without a marina and believe it is more environmentally friendly as well as protecting the view corridor.
- Through consultation had worked with the KLO Residents Association and received a letter of support from them for not having a marina. Raised concern with the more recent letter received from the Association this week.
- Commented on the areas around geotech and flooding issues and stressed it is very important and will have a team working on the care and attention for the remainder of the process.
- Mr. Schleppe provided his credentials and noted that he is obligated to be impartial with this study and to not advocate for or against.
- There are several issues and regulations for any development along the lakefront and can be complicated and I provide guidance to the developer.
- Mr. Schleppe confirmed he had been on site with a surveyor and determined the natural boundary. Determined there is still going to be a beach but not a full beach.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.



Moved By Councillor Given/Seconded By Councillor Stack

**Ro81/18/01/023** 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;  
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;  
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 6.0m 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 6.0m (required) to 0.0m (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 0.0m (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 0.0m (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 0.0m (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.

**Carried**

Mayor Basran - Opposed

**5.4 Portion of Capozzi Rd, BL11508 - Road Closure Bylaw (Public input considered at the same time as Item 5.3)**

Moved By Councillor Hodge/Seconded By Councillor Gray

**Ro82/18/01/023** THAT Bylaw No. 11508 be adopted.

**Carried**

The meeting recessed at 9:57 p.m.

The meeting reconvened at 10:09 p.m.

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

Councillor Stack declared a conflict of interest as his employer is the applicant and departed the meeting at 10:09 p.m.

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 of Opposition:**

Jinghao Ye and Lilin Peng, Verna Court  
Michole C. Goutier, Celano Crescent  
Sarah Wallace, Celano Cres.

**Letters of Concern:**

Gloria Bedwell, Celano Cres.  
Charlotte Hardy, Celano Crescent

Mayor Basran 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:

Glen Hardy, Celano Crescent

- Raised concerns with the loss of privacy on his property as the proposed development is next to his home.
- Raised concerns with sun blocking, shadowing and wind impacts to his property.



- Believes this development is out of character for the neighbourhood.
- Opposed to a 3 storey building.
- Responded to questions from Council.

Anna Ilniczky, Celano Crescent

- Agreed to the previous speaker's comments and believes impacts on her property will be identical.
- Raised concern with loss of privacy to her property.
- Raised concern with loss of property value due to this proposed application.
- Responded to questions from Council.

Jim Bussey, RLA Architects, Applicant Representative

- Spoke to the shadowing analysis diagram in the report package and noted that the shadowing is not extensive and that the variance requested does not impact the shadowing.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Gray

**Ro83/18/01/023** 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.

Carried

Councillor Stack rejoined the meeting at 10:27 p.m.

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

Staff:

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

The City Clerk advised that no correspondence had been received.

Mayor Basran 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.

Moved By Councillor Hodge/Seconded By Councillor Sieben

**Ro84/18/01/023** 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.

Carried

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

Moved By Councillor Hodge/Seconded By Councillor Gray

**Ro85/18/01/023** THAT Bylaw No. 11511 be adopted.

Carried

**5.8 Abbott St 1888, HAP17-0010- James Theriault and Sheila Roth**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

**Letters in Support:**

Angela and Jeremy Furzer, Lake Ave

Mayor Basran 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.

Moved By Councillor Stack/Seconded By Councillor Sieben

**Ro86/18/01/023** 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.

**Carried**

6. Reminders – Nil.

7. Termination

The meeting was declared terminated at 10:34 p.m.

\_\_\_\_\_  
Mayor Basran

/acm



\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 11527

### OCP17-0027 - City of Kelowna – Official Community Plan Boundary Discrepancies

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of:
  - a) part of LOT 2 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65503 located at Bennett Road, Kelowna, BC from the PARK – Major Park / Open Space (public) and S2RESH – Single / Two Unit Residential – Hillside designations to the S2RESH – Single / Two Unit Residential – Hillside and PARK – Major Park / Open Space (public) designations as shown on Maps A & B attached to and forming part of this bylaw;
  - b) part of LOT 1 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65503 located at Bennett Road, Kelowna, BC from the PARK – Major Park / Open Space (public) and S2RESH – Single / Two Unit Residential – Hillside designations to the S2RESH – Single / Two Unit Residential – Hillside and PARK – Major Park / Open Space (public) designations as shown on Maps A & B attached to and forming part of this bylaw;
  - c) part of LOT 17 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757 located at Carnegie Street, Kelowna, BC from the PARK – Major Park / Open Space (public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation as shown on Map C attached to and forming part of this bylaw;
  - d) part of LOT 16 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757 located at Carnegie Street, Kelowna, BC from the PARK – Major Park / Open Space (public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation as shown on Map C attached to and forming part of this bylaw;
  - e) part of LOT 29 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757 located at Carnoustie Drive, Kelowna, BC from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (public) designation as shown on Map C attached to and forming part of this bylaw;
  - f) part of LOT 12 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP42924 located at Carnoustie Drive, Kelowna, BC from the PARK – Major Park / Open Space (public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation as shown on Map C attached to and forming part of this bylaw;
  - g) part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436 located on Fawn Run Drive, Kelowna, BC from the PARK – Major Park / Open Space (public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation as shown on Map D attached to and forming part of this bylaw;

- h) part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436 located on Fawn Run Drive, Kelowna, BC from the S2RES – Single / Two Unit Residential and PSU – Public Services / Utilities designations to the PARK – Major Park / Open Space (public) and PSU - Public Services / Utilities designations as shown on Map E attached to and forming part of this bylaw;
  - i) part of LOT 1 SECTION 2 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP72188 located on Mahonia Drive, Kelowna, BC from the REP – Resource Protection Area designation to the S2RES – Single / Two Unit Residential designation as shown on Map F attached to and forming part of this bylaw;
  - j) part of LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34822 located on Pandosy Street, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation as shown on Map G attached to and forming part of this bylaw;
  - k) part of LOT A DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP39101 EXCEPT PLANS EPP50977 AND EPP54107 located on Richter Street, Kelowna, BC from the COMM – Commercial designation to the EDINST – Educational / Major Institutional designation as shown on Map H attached to and forming part of this bylaw;
  - l) part of LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP54107 located on St. Paul Street, Kelowna, BC from the EDINST – Educational / Major Institutional designation to the COMM – Commercial designation as shown on Map H attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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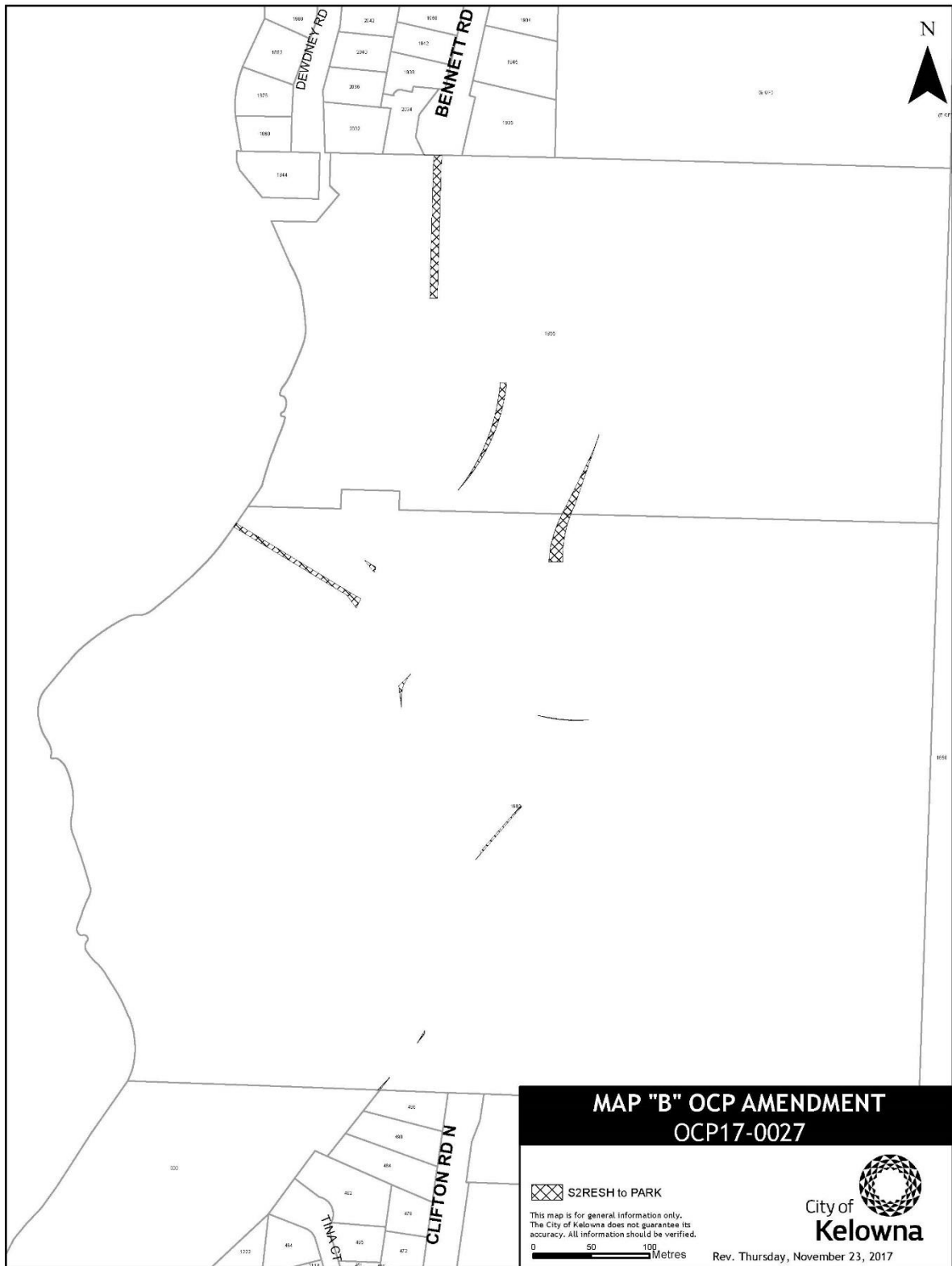
Mayor

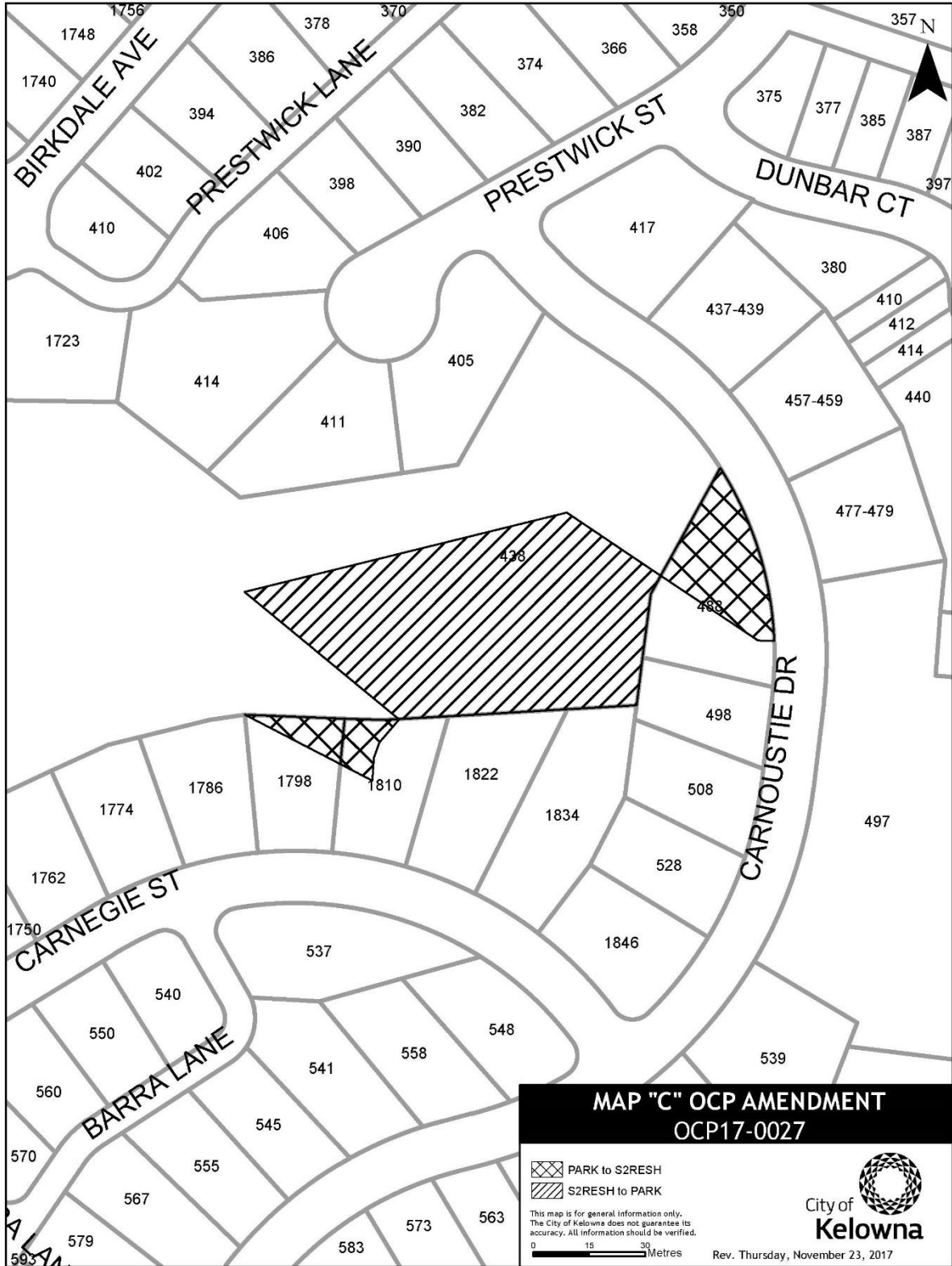
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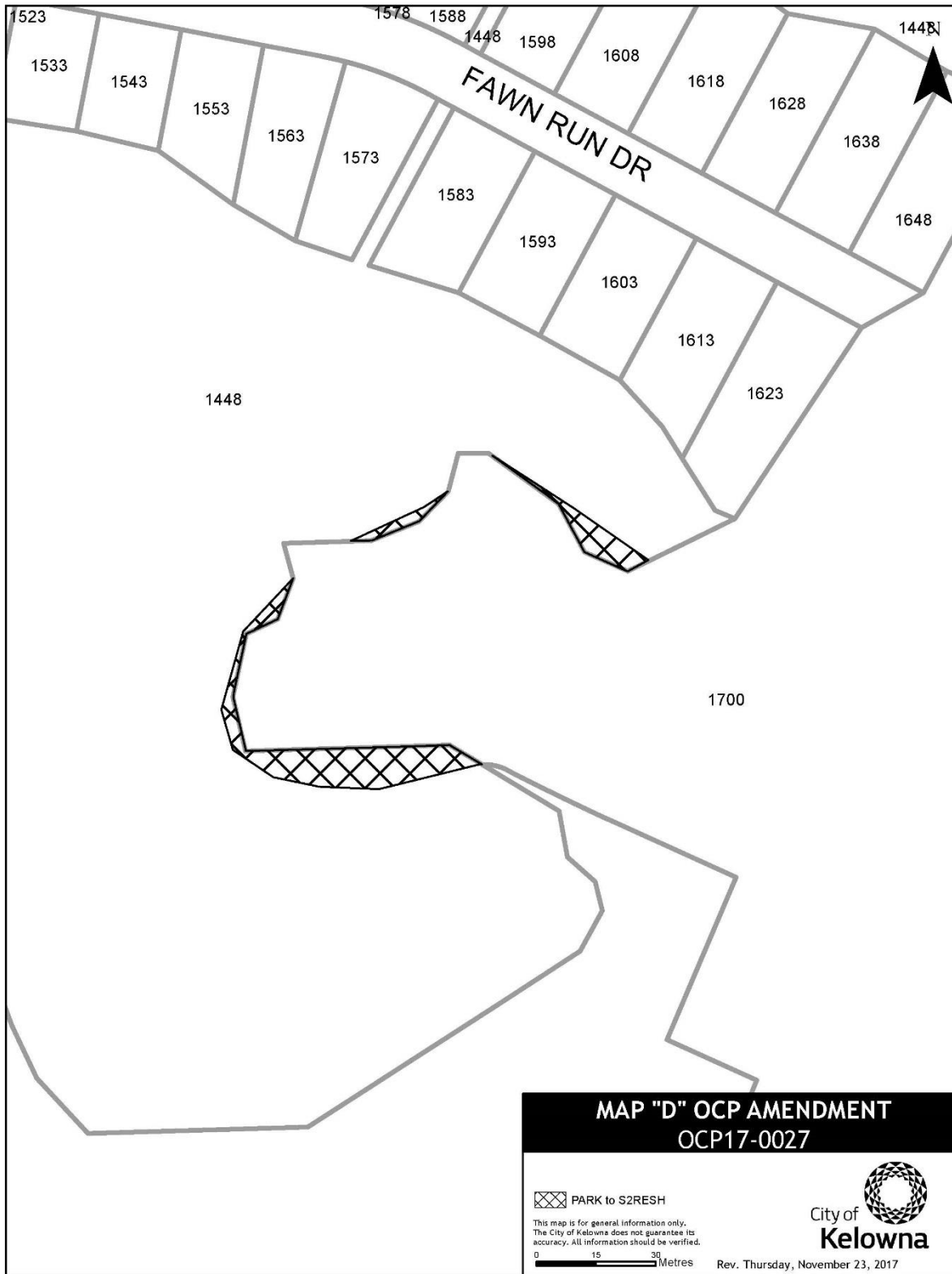
City Clerk

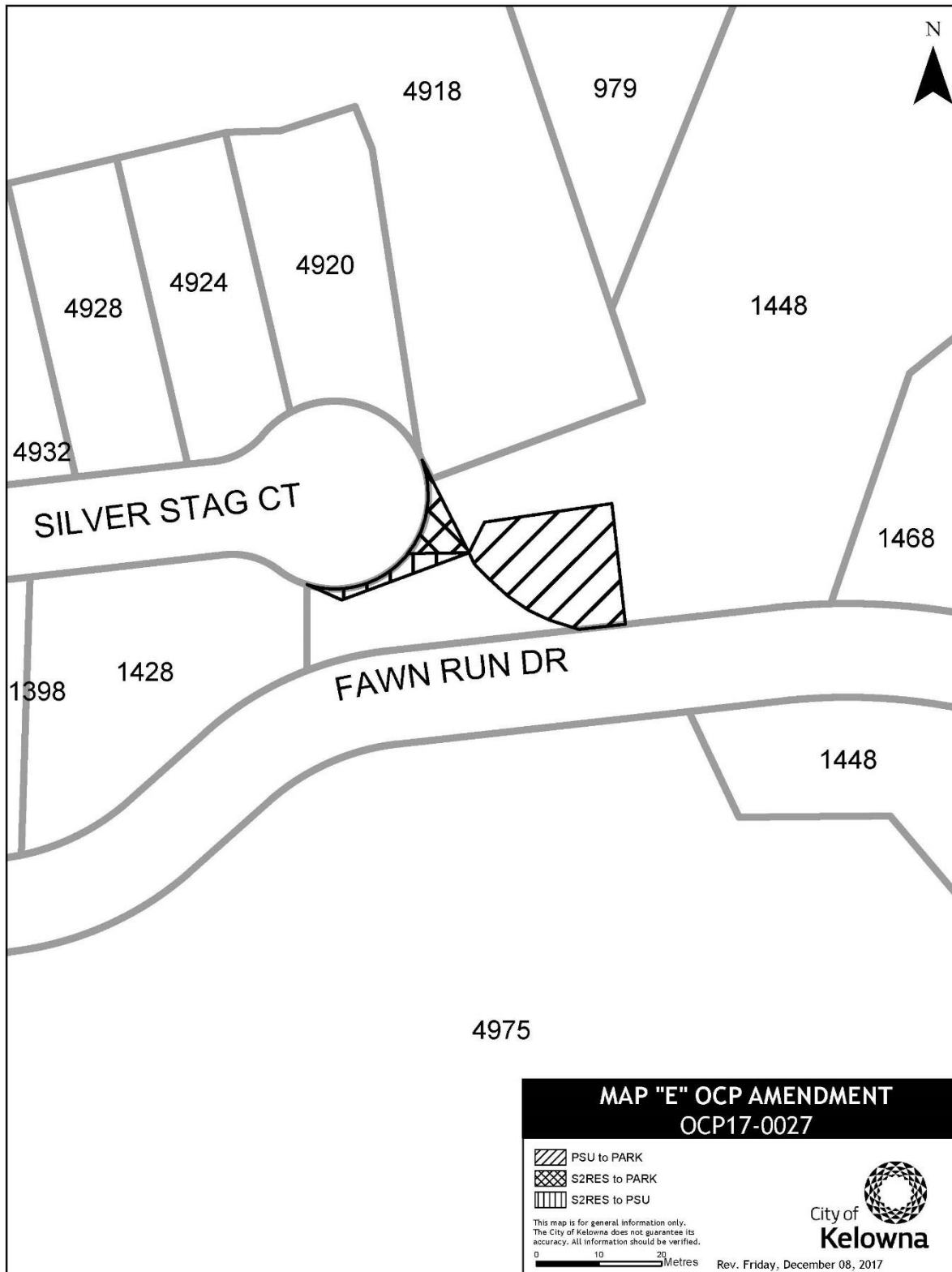






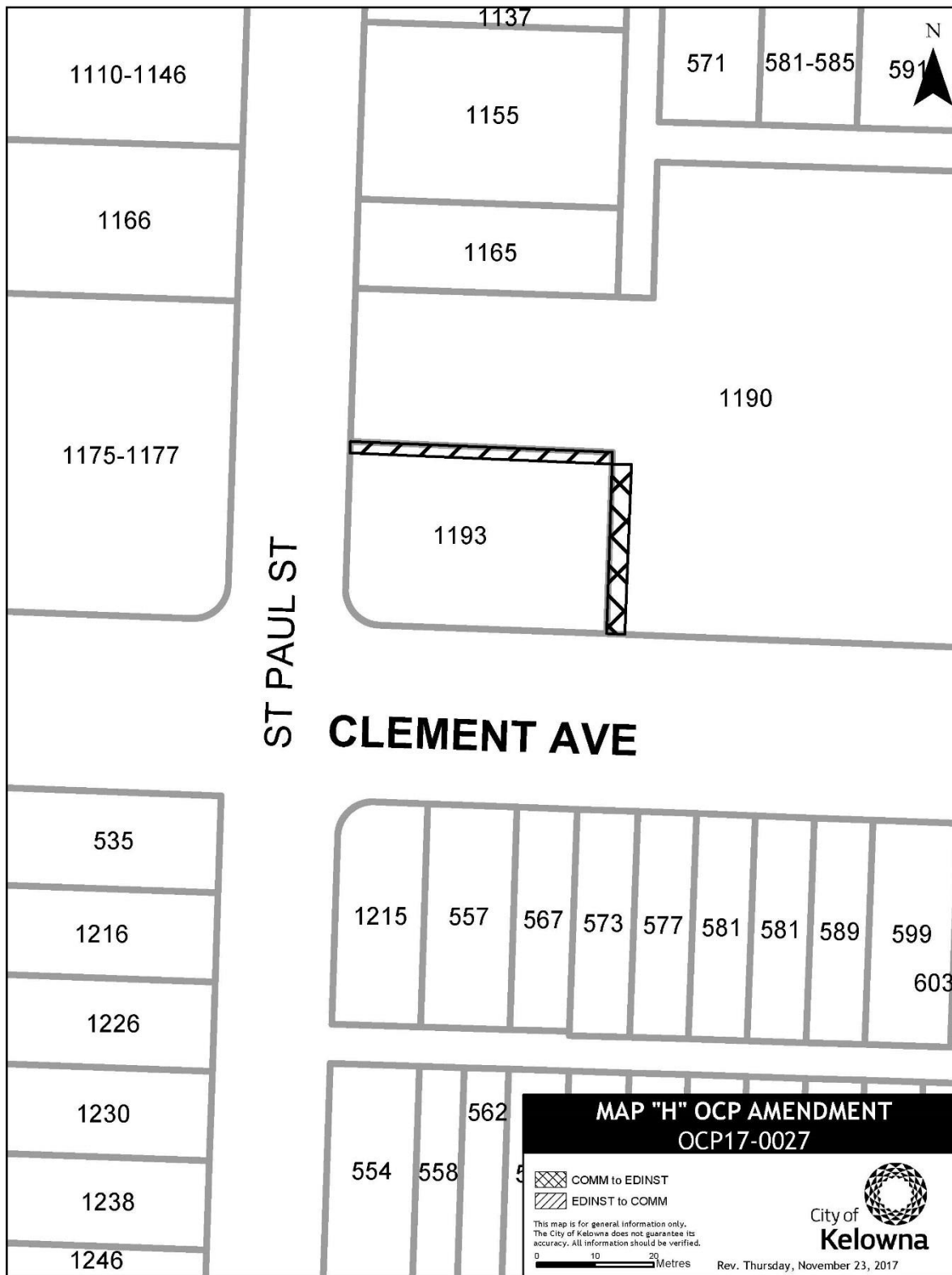












# CITY OF KELOWNA

## BYLAW NO. 11536 - Z17-0107

### City of Kelowna –Zoning Boundary Discrepancies

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
  - a) part of LOT 19 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN 20399 located on Bechard Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map I attached to and forming part of this bylaw;
  - b) part of LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP68016 located on Burne Avenue, Kelowna, BC from the P2 – Education and Minor Institutional zone to the RU6 – Two Dwelling Housing zone as shown on Map J attached to and forming part of this bylaw;
  - c) part of LOT 17 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757 located on Carnegie Street, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone as shown on Map K attached to and forming part of this bylaw;
  - d) part of LOT 16 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757 located on Carnegie Street, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone as shown on Map K attached to and forming part of this bylaw;
  - e) part of LOT 29 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757 located on Carnoustie Drive, Kelowna, BC from the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone as shown on Map K attached to and forming part of this bylaw;
  - f) part of LOT 12 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP42924 located on Carnoustie Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone as shown on Map K attached to and forming part of this bylaw;
  - g) part of LOT 1 SECTION 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP55883 located on Fawn Run Drive, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone as shown on Map L attached to and forming part of this bylaw;
  - h) part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436 located on Fawn Run Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone as shown on Map M attached to and forming part of this bylaw;
  - i) part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436 located on Fawn Run Drive, Kelowna, BC from the A1 – Agriculture 1 and P4 – Utilities zones to the P3 – Parks and



Open Spaces and P4 – Utilities zone as shown on Map L attached to and forming part of this bylaw;

- j) LOT 1 DISTRICT LOT 357 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46269 located on Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone as shown on Map N attached to and forming part of this bylaw;
  - k) part of LOT 1 SECTION 2 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP72188 located on Mahonia Drive, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RR3 – Rural Residential 3 zone as shown on Map O attached to and forming part of this bylaw;
  - l) LOT 24 SECTION 24 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP67683 located on Mine Hill Drive, Kelowna, BC from the RU4h - Low Density Cluster Housing (Hillside Area) zone to the RU1h – Large Lot Housing (Hillside Area) zone as shown on Map P attached to and forming part of this bylaw;
  - m) part of LOT 1 DISTRICT LOT 508A SIMILKAMEEN DIVISION YALE DISTRICT AND SECTION 31 TOWNSHIP 29 OSOYOOS DIVISION YALE DISTRICT PLAN EPP50904 located on Mission Ridge Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the A1 – Agriculture 1 zone as shown on Map Q attached to and forming part of this bylaw;
  - n) part of LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34822 located on Pandosy Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone as shown on Map R attached to and forming part of this bylaw;
  - o) part of LOT A DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP39101 EXCEPT PLANS EPP50977 AND EPP54107 located on Richter Street, Kelowna, BC from the I4 – Central Industrial zone to the P1 – Major Institutional zone as shown on Map S attached to and forming part of this bylaw;
  - p) part of LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP54107 located on St. Paul Street, Kelowna, BC from the P1 – Major Institutional zone to the I4 – Central Industrial zone as shown on Map S attached to and forming part of this bylaw;
  - q) part of LOT 1 SECTION 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP31682 located on Steele Road, Kelowna, BC from the RU3 – Small Lot Housing zone to the RU1 – Large Lot Housing zone as shown on Map L attached to and forming part of this bylaw;
  - r) part of LOT A SECTIONS 32 AND 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP54061 located on Valley Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing zone as shown on Map T attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

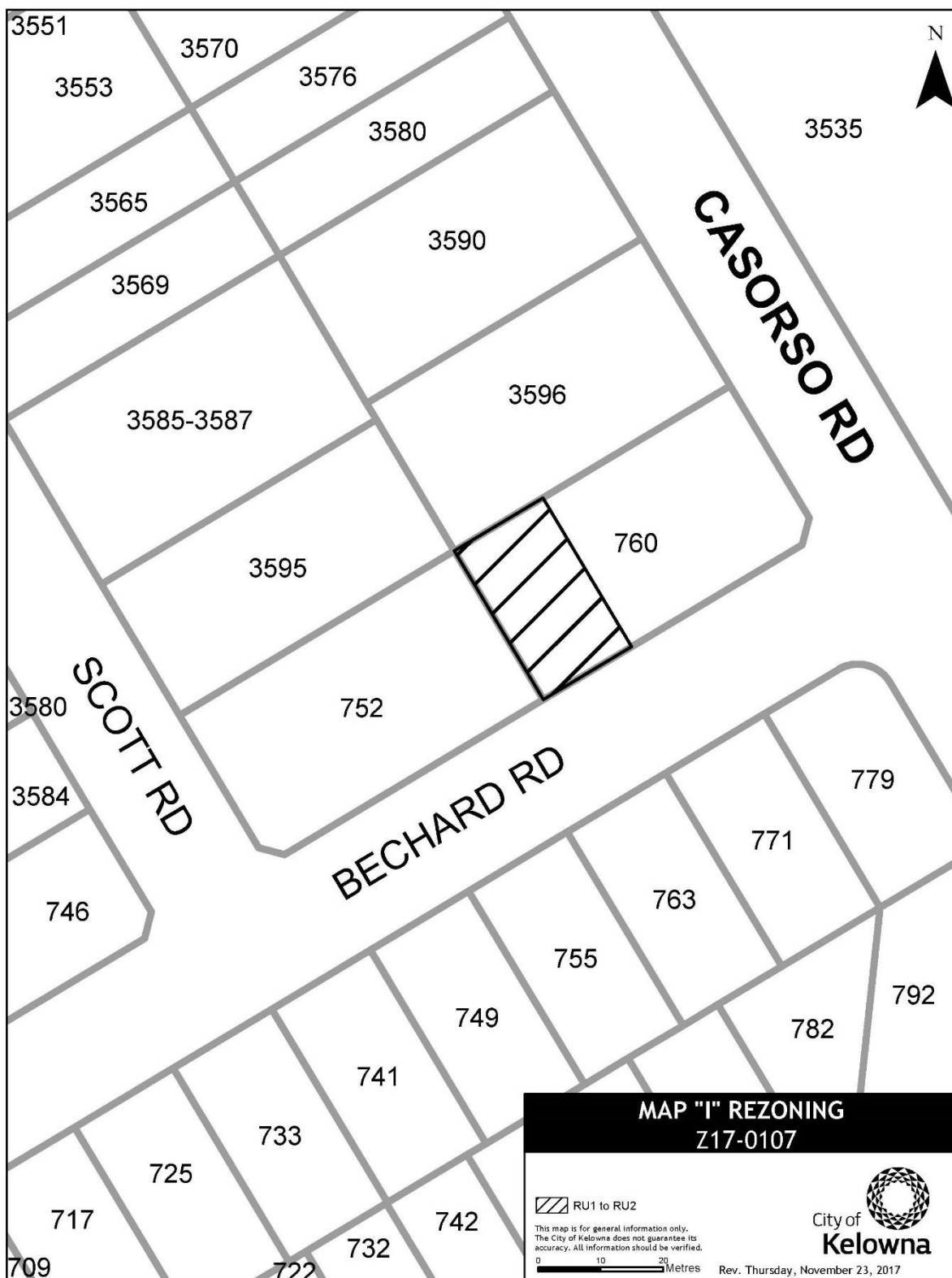
Approved under the Transportation Act this

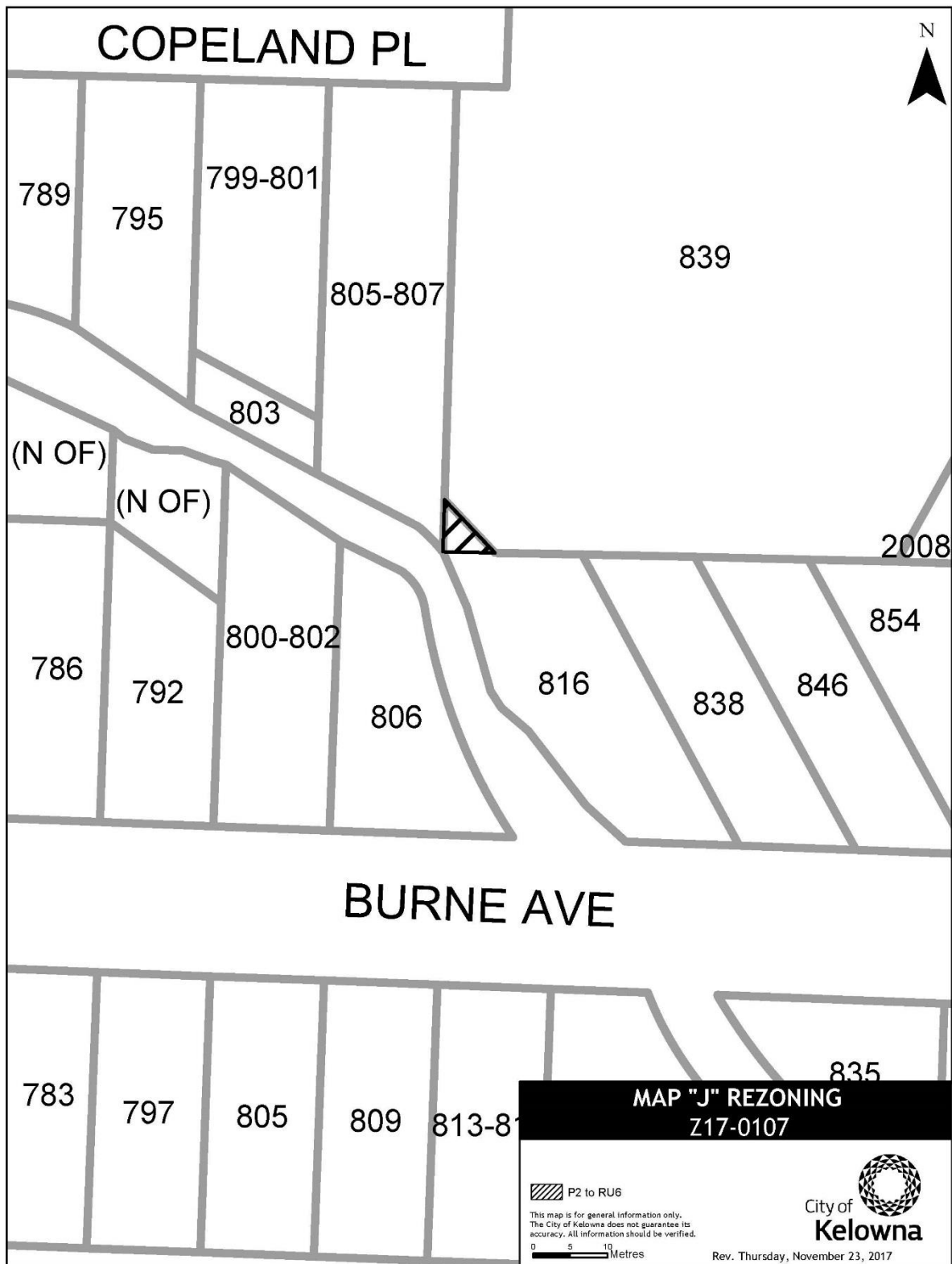
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(Approving Officer – Ministry of Transportation)

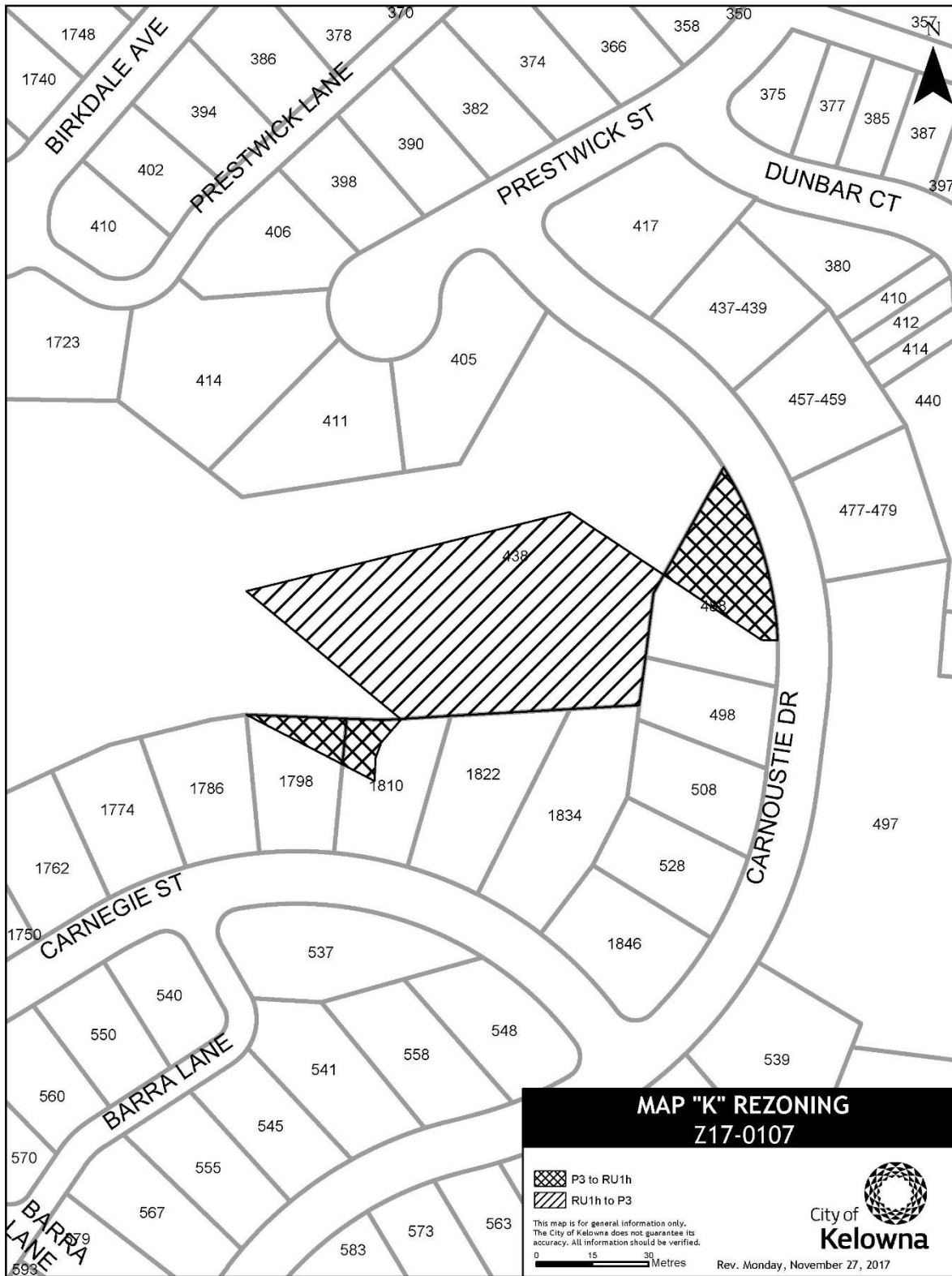
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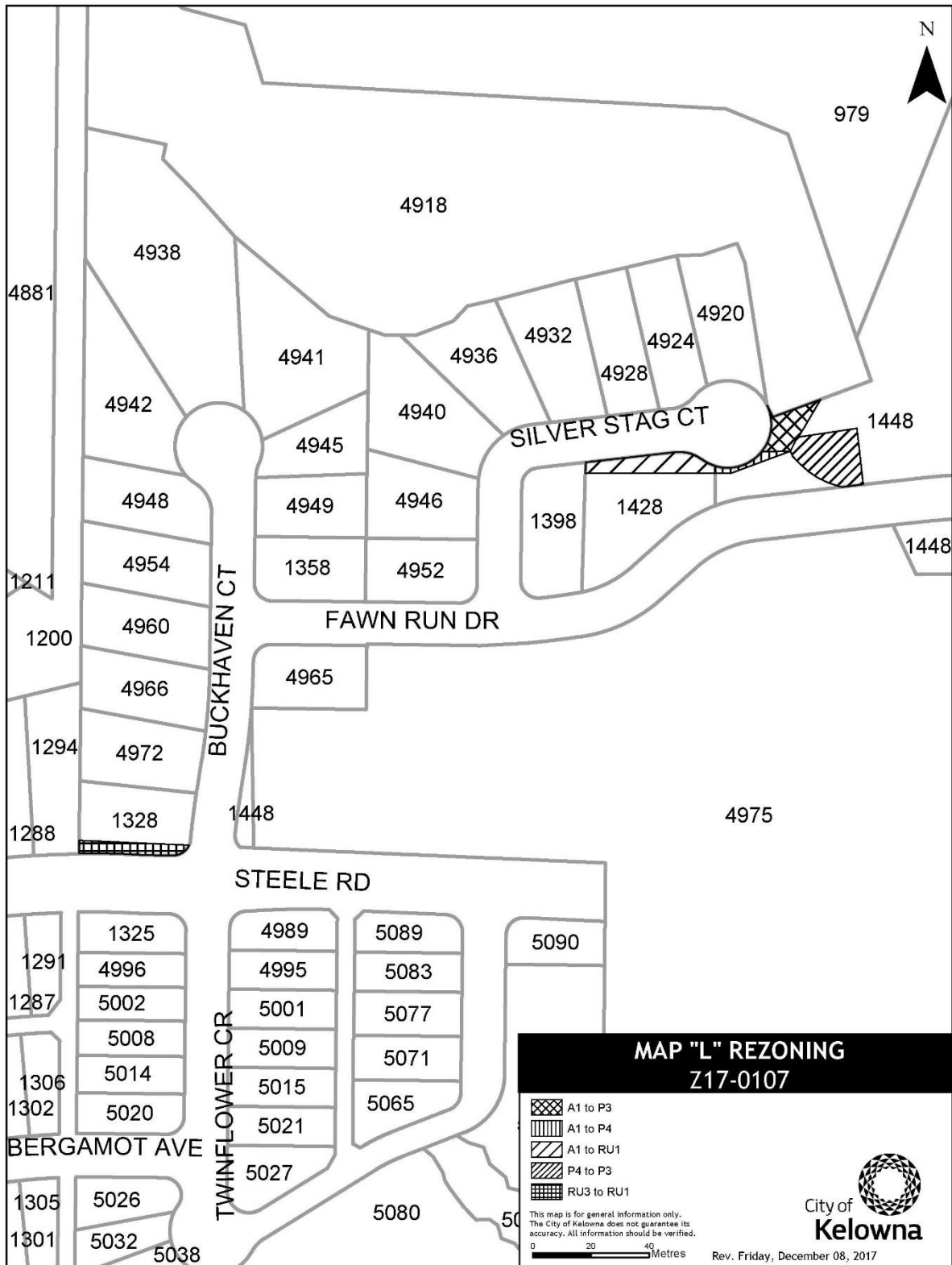
\_\_\_\_\_  
Mayor

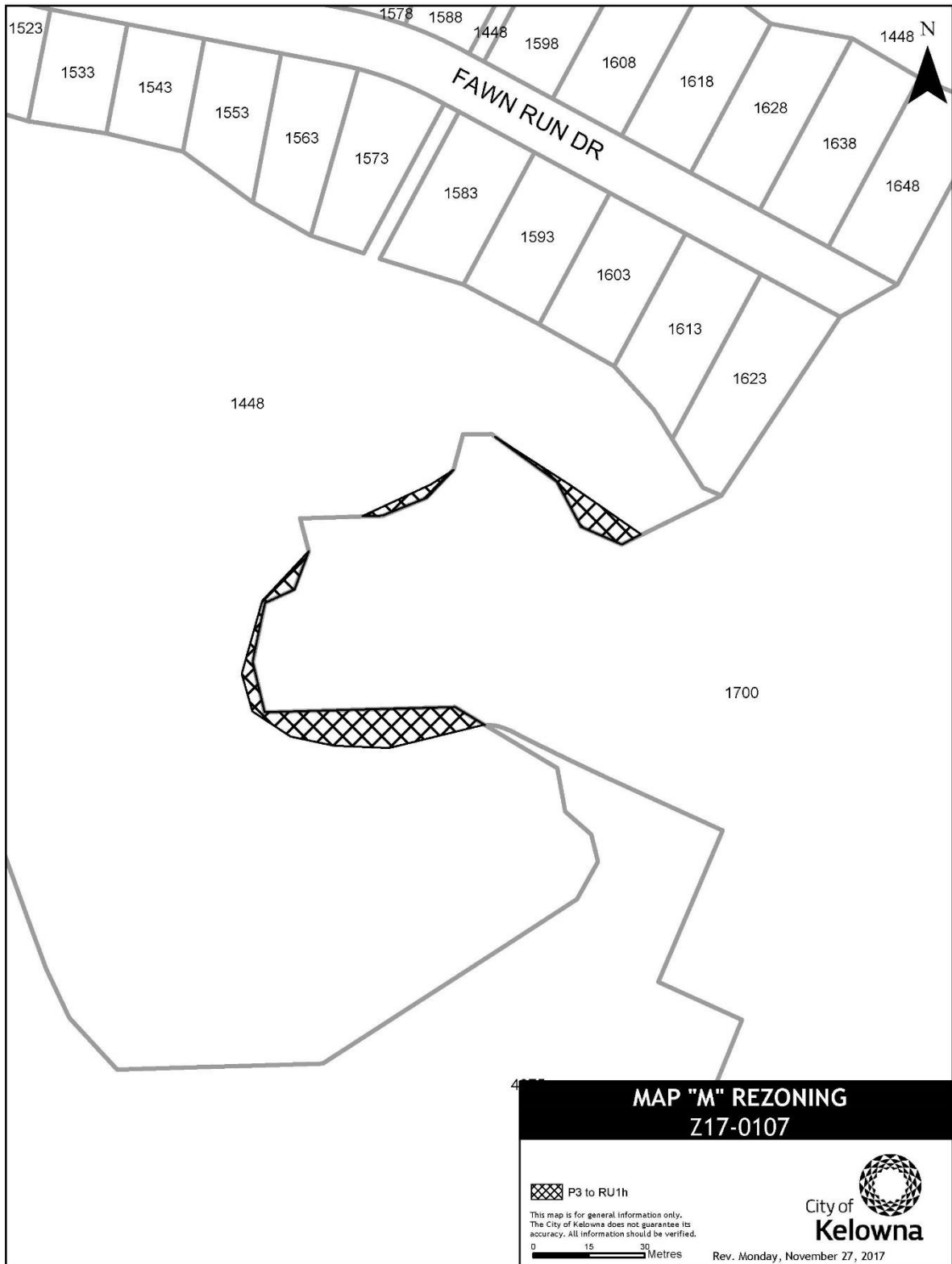
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City Clerk







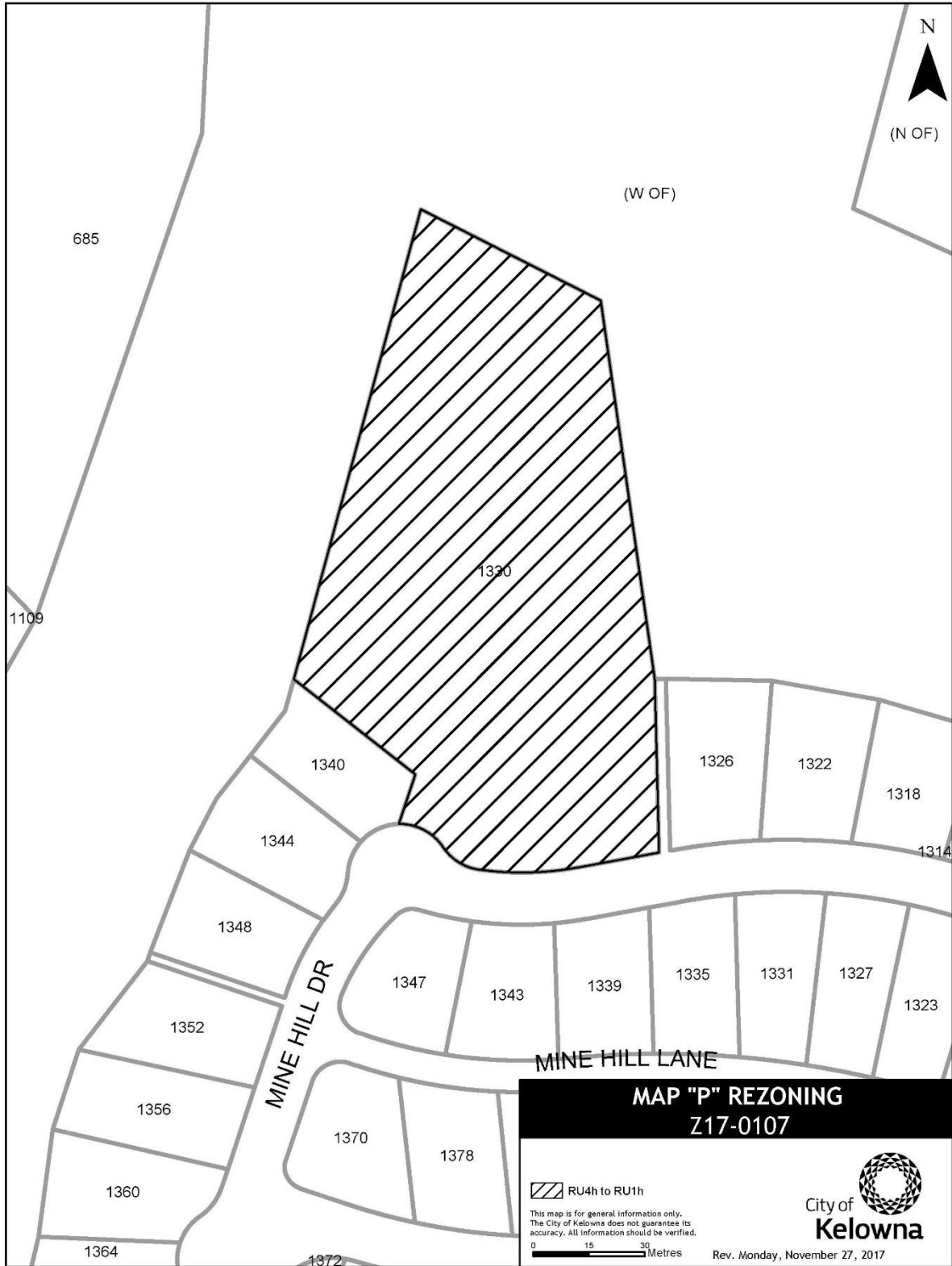


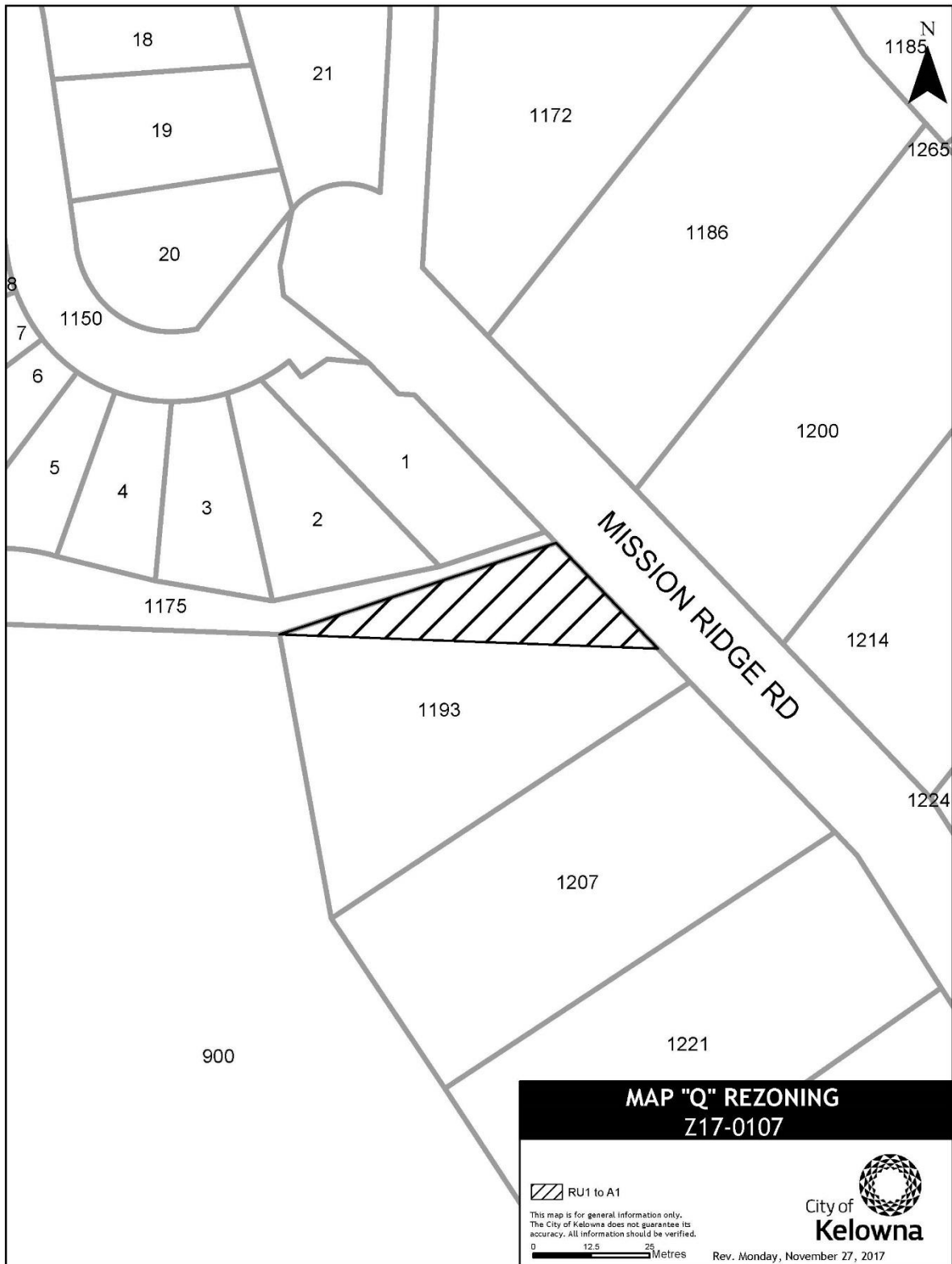






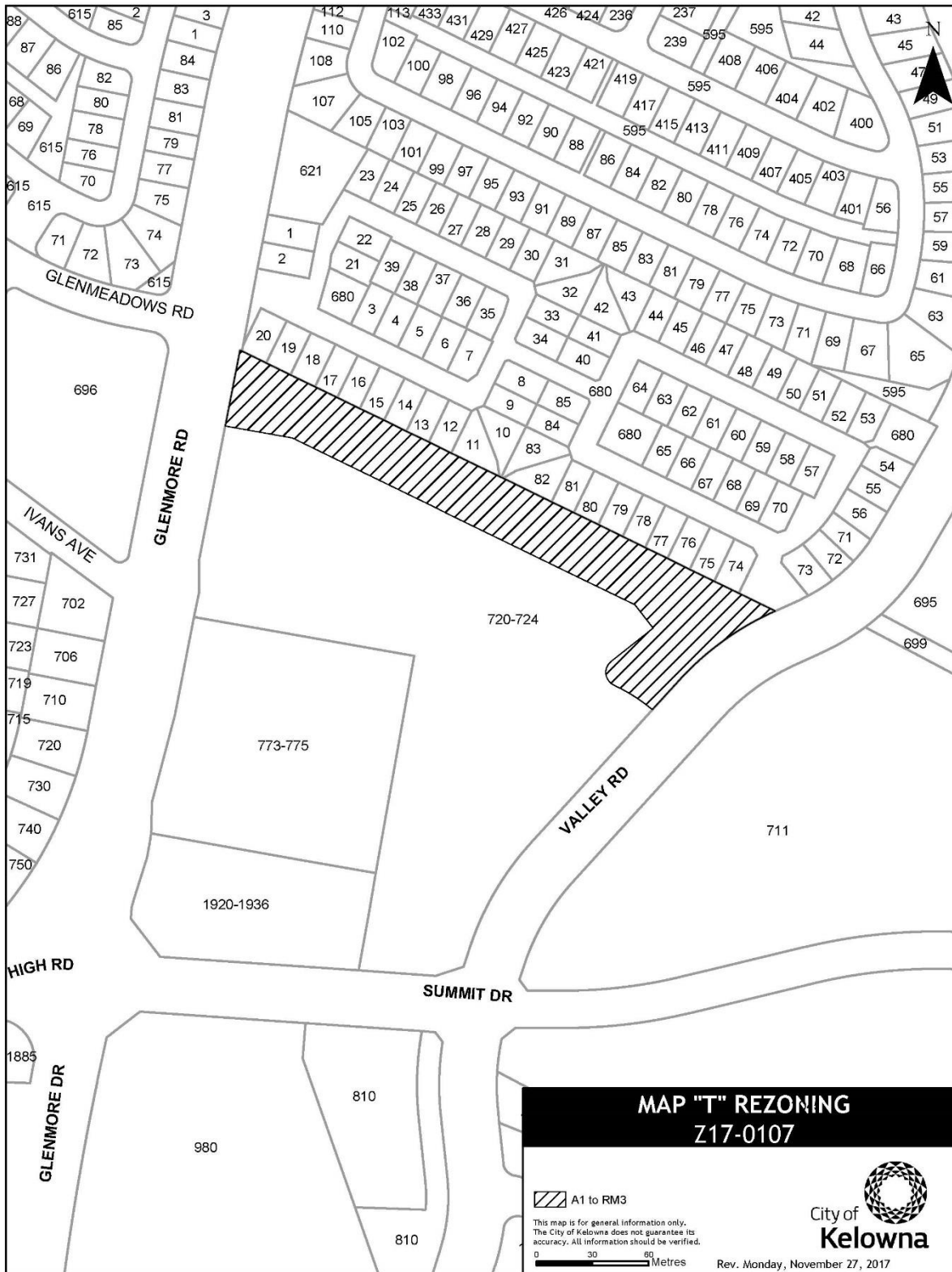












# CITY OF KELOWNA

## BYLAW NO. 11528

**Z17-0041**

### **360 McIntosh Road, 345 & 365 Dougall Road North**

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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 A Section 26 Township 26 ODYD Plan 6977, located at McIntosh Road, Kelowna, BC;
  - Lot B Section 26 Township 26 ODYD Plan 6977, located at Dougall Road, Kelowna, BC; and
  - Lot C Section 26 Township 26 ODYD Plan 6977, located at Dougall Road, Kelowna, BC;from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 11529

LUCT16-0001

### Early Termination of Land Use Contract LUC77-1012 5076 Lakeshore Road

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WHEREAS a land use contract (the "Land Use Contract LUC77-1012") is registered at the Kamloops Land Title Office under the charge number N43260 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located at Lakeshore Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

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

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUCT16-0001 Bylaw";
2. Land Use Contract LUC77-1012 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing this

Read a second and third time by Municipal Council on the

Adopted by the Municipal Council this

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Mayor

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City Clerk



**Schedule A: LUC77-1012**

<b>No.</b>	<b>Legal Description</b>	<b>Address</b>	<b>Parcel Identifier Number</b>	<b>Charge Number</b>	<b>Land Use Contract</b>	<b>Underlying Zone</b>
1	Lot B, Section 23, Township 28, SDYD, Plan 30063	5076 Lakeshore Rd	004-085-965	N43260	LUC77-1012	A1 – Agriculture 1 zone

**CITY OF KELOWNA**  
**BYLAW NO. 11531**  
**Z16-0027 –5076 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 B Section 23 Township 28 SDYD Plan 30063 located on Lakeshore Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR2 – Rural Residential 2 zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11533**  
**Z17-0097 – 644 DeHart 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 District Lot 358 ODYD Plan 39262 located on DeHart Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11535**  
**Z17-0106 – 621 Glenmore 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 A Section 32 Township 26 ODYD Plan 6835 Except Plan KAP71534 located on Glenmore Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11537**  
**Z17-0047 – 1308 and 1324 Rutland Road North**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 2 & 3 Section 35 Township 26 ODYD Plan 14663 located on Rutland Road North, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15<sup>th</sup> day of January 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11538**  
**Z17-0090 - 3439 Moberly 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 8 District Lot 135 ODYD Plan 39812 located on Moberly Road, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2c – Medium Lot Housing with Carriage House.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of January, 2018.

Considered at a Public Hearing on the

Read a second and third time and adopted by the Municipal Council this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11539**  
**Z17-0102 – 344 Christleton Avenue**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 7 District Lot 14 ODYD Plan 3451 located on Christleton Avenue, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of January, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11541**  
**Z17-0070 – 1847 Maple Street**

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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 B District Lot 14 ODYD Plan 4368 located on Maple Street, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of January, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11542**  
**Z17-0084 – 911 Pitcairn Court**

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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 6 Section 29 Township 26 ODYD Plan 18323 located on Pitcairn Court, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of January, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11543**  
**Z17-0029 – 5059 Treadgold Court**

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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 21 Section 24 Township 28 SDYD Pan KAP76347 located on Treadgold Court, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of January, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** February 6, 2018

**RIM No.** 0930-50

**To:** City Manager

**From:** Community Planning Department (PMc)

**Application:** LL17-0018

**Owner:** Cellar-Tek Developments Ltd.  
(Inc. No. BCo880427)

**Address:** 1033 Richter St

**Applicant:** Jewell, Mathew James

**Subject:** Liquor License

Existing OCP Designation: Industrial (IND)

Existing Zone: I4 – Central Industrial

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## 1.0 Recommendation

THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Matthew Jewell (Omen Brewing Co. Ltd.) located at 1033 Richter St., Kelowna, BC, legally described as Parcel B (being a consolidation of lots 41 and 42, see LB35641), Section 30, Township 26, ODYD, Plan 1014, for a manufacturer lounge and special event area endorsement from '10:00 AM to 12:00 AM Monday to Sunday.
2. That Council's comments on the prescribed considerations are as follows:
  - (a) The potential for noise if the application is approved;  
The potential impact for noise is minimal and would be compatible with surrounding land uses.
  - (b) The impact on the community if the application is approved;  
The potential for negative impacts is considered to be minimal.

THAT Council's comments on the view of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

## 2.0 Purpose

To seek Council's support to allow a manufacturer lounge and special event area endorsement to allow patrons to purchase and consume liquor products.

## 3.0 Community Planning

Staff generally support all manufacturer lounge and special event area endorsements in order to permit customers to consume the manufacturer's product onsite. Staff do not foresee any negative land use impact of permitting this type of license. However, there are three components of each license application that need specific consideration by Council: the proposed capacity, the location, and proposed hours of liquor sales.

The proposed capacity should never exceed the building's occupant load. In this case, the proposal does not exceed the maximum capacity. Under Council Policy # 359 [Liquor Licensing Policy & Procedures], there is policy direction that restricts the location of liquor primary establishments depending on their size:

- a) No establishment with a person capacity greater than 500 persons should be permitted.
- b) Large establishments (with person capacity greater than 249 persons):
  - a. Should only be located within an Urban Centre.
  - b. Should be located a minimum of 250m from another Large establishment.
  - c. Should be located a minimum of 100m from a Medium establishment.
  - d. Should not be located beside a Small establishment.
- c) Medium establishments (with person capacity between 100-249 persons):
  - a. Should only be located within an Urban or Village Centre.
  - b. Should be located a minimum of 100m from a Large or Medium establishment.
  - c. Should not be located beside a Small establishment.
- d) Small establishments (with person capacity less than 100 persons):
  - a. Should not be located beside another liquor primary establishment.

This policy is silent in regards to manufacturer lounge endorsements. Staff plan to rectify that issue within an upcoming liquor policy review. In the meantime, Staff are recommending new manufacturer lounge and special event area endorsements be treated similarly to new liquor primary establishments.

Therefore, in this case, the new license application would be considered a small establishment and the location would be considered appropriate as it is not beside a large liquor establishment.

If lounge endorsements are to be treated similarly to liquor primary establishments, then the hours of operation should be consistent with this general guideline:

- 1) 1am closing time if the lounge endorsement is within the downtown core;
- 2) Midnight if the lounge endorsement is within close proximity to the downtown;
- 3) 11pm if the lounge endorsement is not within close proximity to the downtown.

Within the new liquor policy review, there will also need to be thresholds for a liquor primary establishment or an establishment that is similar to one to be required to have a certain level of security and patron safety measures in place (e.g. Servall). The RCMP generally support the new types of liquor licenses including manufacturer lounge and special event area endorsements from 10am to 10pm, Monday through Sunday. The RCMP has also requested the City "establish a comprehensive policy to address new liquor primary and manufacturer lounge endorsement license applications. Such a policy would facilitate a consistent, guided

responses to applications.” Until such time as the new liquor policy can be established, the R.C.M.P.’s suggestion on hours of sales is more conservative than Staff’s guidelines. In this case, the proposed hours of sales are not supported by the R.C.M.P., but are supported by staff. Staff feel that a lounge establishment to 12:00am (midnight) will not significantly add resourcing issues to the R.C.M.P. due to the location’s proximity to the downtown and the new Police Services building.

Staff and the RCMP have consistently supported early opening hours to 10am for various liquor license applications. Opening earlier in the day does not create the same potential enforcement and policing issues that occur with later closings. The request to open at 10am is consistent with many establishments across the city.

Overall, this liquor license application will have a negligible impact to the surrounding area.

#### 4.0 Proposal

##### 4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor Control and Licensing Branch (LCLB) for their approval. Procedurally, this type of application needs Local Government comments prior to the LCLB making a final decision.

##### 4.2 Project Description

###### Existing Hours of Sale (Manufacturer License):

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Close	N/A	N/A	N/A	N/A	N/A	N/A	N/A

###### Proposed Hours of Sale (Manufacturer License):

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10:00am	10:00am	10:00am	10:00am	10:00am	10:00am	10:00am
Close	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am

##### 4.3 Site Context

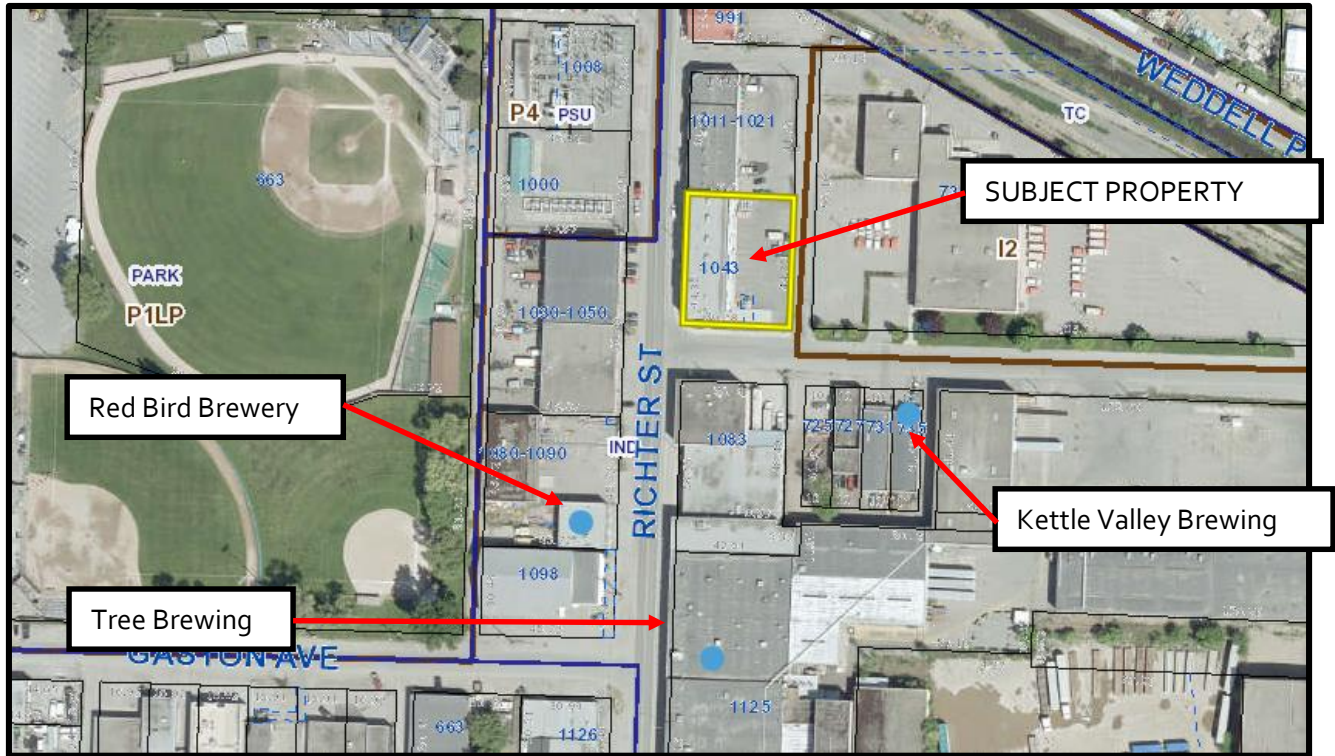
The subject property is located on the north east corner of Richter St. and Baillie Ave. in an area of predominantly general industrial uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I <sub>4</sub> – Central Industrial	General Industrial uses
East	P <sub>2</sub> – Education and Minor Institutional	Mail processing facility
South	I <sub>4</sub> – Central Industrial	Valorosa Foods/Tree Brewing
West	I <sub>4</sub> – Central Industrial	General Industrial uses

Subject Property Map:

1033 Richter St.



## 5.0 Current Development Policies

### 5.1 Council Policy #359 - Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to this application:

Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc.).

- 5.2 Small establishments (with person capacity less than 100 persons should not be located beside another liquor primary establishment.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

No Comment

### 6.2 Bylaw Services

No Comment

6.3 R.C.M.P.

RCMP supports the above noted application, with restriction of hours of operation from 10am to 10pm Monday to Sunday and capacity restricted to applicant's request (50 capacity).  
Proposed hours of operation of 10am to 1am is not support by Kelowna RCMP.

The RCMP requests for consideration of the Planning Department/City the establishment of a comprehensive policy to address new liquor primary and manufacturer lounge endorsement license applications. Such a policy would facilitate a consistent, guided response to applications.

7.0 **Application Chronology**

Date of Application Received: September 5, 2017

Date RCMP Comments Received: October 31, 2017

**Report prepared by:**

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Paul McVey, Urban Planning

**Reviewed by:**

☐

Ryan Smith, Community Planning Department Manager

**Approved for Inclusion:**

☐

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

**Attachments:**

LCLB Application

Applicant letter of intent



Liquor Control and Licensing Branch  
4th Floor, 3350 Douglas St, Victoria, BC V8W 9J8  
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8  
Phone: 1 866 209-2111 Fax: 250-952-7066

## LOUNGE AND SPECIAL EVENT AREA APPLICATION

Liquor Control and Licensing Form LCLB049A

### Instructions:

Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor Control and Licensing Branch.

### Part 1: Type of Application

☒ Lounge Endorsement ☐ Special Event Area Endorsement

Office use only

Job No:

**Note:** Do not apply for special event area if it will occupy same footprint as the lounge.

Are you submitting an application for a manufacturing licence with this application? ☐ No ☒ Yes

Are you submitting an application to transfer the location of the manufacturing facility with this application? ☒ No ☐ Yes

### Part 2: Applicant

Manufacturer Licence Number (if licensed):

Applicant/Licensee Name: **MATTHEW JEWELL**

Mailing Address:

**719 WILSON AVE** **KELOWNA** **BC** **V1Y6X8**  
Street City Province Postal Code

Phone number: **250 300 6594** E-mail address: **mymetalwork@gmail.com**

Note: An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCLB101 Add, Change or Remove Licensee Representative

### Part 3: Application Contact Person

Name: **MATTHEW JEWELL** Phone number: **250 300 6594**

Position: **General Manager** E-mail address: **mymetalwork@gmail.com**

Note: The applicant authorizes the person above to be the primary contact for the duration of the application process only.

### Part 4: Establishment

Establishment Name: **OMER BREWERY CO.**

Manufacturer Address:

**1033 RICHTER ST.** **KELOWNA** **BC** **V1Y2K4**  
Street City Province Postal Code

4a. Parcel Identifier (PID): **028-105-184**

4b. Local Government/First Nation: **CITY OF KELOWNA** Local Police: **KELOWNA RCMP.**

4c. Is this location zoned for liquor service? ☐ No ☒ Yes

4d. Is this manufacturing site part of the Agricultural Land Reserve (ALR)? ☒ No ☐ Yes

4e. If the proposed site is on ALR land, have you reviewed the ALR policies regarding a lounge and/or special event area? ☐ No ☐ Yes **N/A**



### Part 5: Lounge Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site map.

#### 5a. Proposed Service Areas:

Complete the following based on your establishment floor plan and occupant load (see page 5 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Patio	Occupant Load
1.	Main	50		50
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				

#### 5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	10am	10am	10am	10am	10am	10am	10am
Close	1am	1am	1am	1am	1am	1am	1am

### Part 6: Special Event Area Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site plan.

#### 6a. Proposed Service Areas:

Complete the following chart based on your establishment floor plan. Occupant load is required for indoor and patio areas (see page 5 of guide). If you want an outdoor area that is not a patio see 6b:

Area No.	Floor Level (e.g. Main, Mezzanine)	Indoor	Patio	Occupant Load
1.				
2.				
3.				
4.				
Total Occupant Load (of all licensed areas):				

6b. Complete the following chart if you will have an outdoor event area (not a patio). Outdoor areas require a person capacity not occupant load (see page 5 of guide):

Area No.	Outdoor Area Identify by location or name	Capacity
1.		
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		

## 6c. Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open							
Closed							

## Part 7: Declaration of Signing Authority

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature: \_\_\_\_\_

Authorized signatory of the licensee

Name: \_\_\_\_\_

Jewell Matthew James  
(last / first / middle)

Position: \_\_\_\_\_

GENERAL MANAGER  
(if not an individual)

Date: \_\_\_\_\_

23/08/2017  
(Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

## Part 8: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- ☒ Completed Lounge & Special Event Area Application (this form).
- ☒ Letter of Intent for each type of endorsement (page 5 of the guide).
- ☐ Lounge Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☒ Special Event Area Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☒ Site plan for any outdoor endorsement area (see page 6 of guide).
- ☒ Patio(s) (see Appendix I on page 8 of the guide).
- ☒ Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- ☐ Take your application package to Local Government/First Nation (Part 9 below). Note: This step is not required if you are applying for this endorsement(s) on a second manufacturing licence located at the same site (see # 3 on page 2 of guide).
- ☐ After Part 9 is completed, submit your application package to the Branch (Parts 10 and 11 below).



### Part 9: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

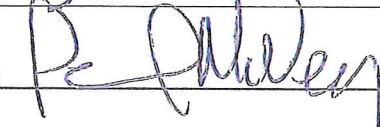
Local government/First Nation (name): CITY OF KELLOWNA

Name of official: PAUL McVEY

Title/Position: URBAN PLANNER

Email: pmcvey@kelowna.ca

Phone: 250-465-8582

Signature of Official: 

Date Received: SEPT 5 2017

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

**Note:** The LG/FN cannot provide comment for their own application.

Is the manufacturing site located on Treaty First Nation land? ☒ No ☐ Yes

#### Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed application form, patio appendix (if applicable), letter of intent, floor plan and site map (for outdoor areas) to LG/FN.
- If there are any major issues (e.g. zoning), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 9 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
  - The location of the establishment.
  - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment with comments on:

- The impact of noise on nearby residents.
- The impact on the community if the application is approved.
- The view of residents and a description of the method used to gather views.
- The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to the Senior Licensing Analyst.

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**Part 10: Submit Application Package**

Once signed by local government/First Nation, submit your complete application package to:

Liquor Control and Licensing Branch  
Courier: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1  
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8  
E-mail: [liquor.licensing@gov.bc.ca](mailto:liquor.licensing@gov.bc.ca)

If you have any questions, contact us toll-free at 866-209-2111 and ask to speak to the Senior Licensing Analyst for your geographic area. Or email us at [liquor.licensing@gov.bc.ca](mailto:liquor.licensing@gov.bc.ca) or visit our website for more information: [www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)

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**Part 11: Application Fees (non-refundable)**

Lounge Application Fee \$330.00 (non-refundable)

Special Event Area Application Fee \$330.00 (no lounge) or \$110.00 (if you already have a lounge or are applying in conjunction with a lounge)

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check ☒ one):

☐ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a \$30 fee will be charged)

☐ Money order, payable to Minister of Finance

☐ Credit card: ☐ VISA ☐ MasterCard ☐ AMEX

☐ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.

☐ I am submitting my application by fax or mail and have given my credit information in the space provided at the bottom of the page.

The information requested on this form is collected by the Liquor Control and Licensing Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

LCLB049A

5 of 5

Lounge and Special Event Area Application

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**Credit Card Information (To be submitted by fax or mail only)**

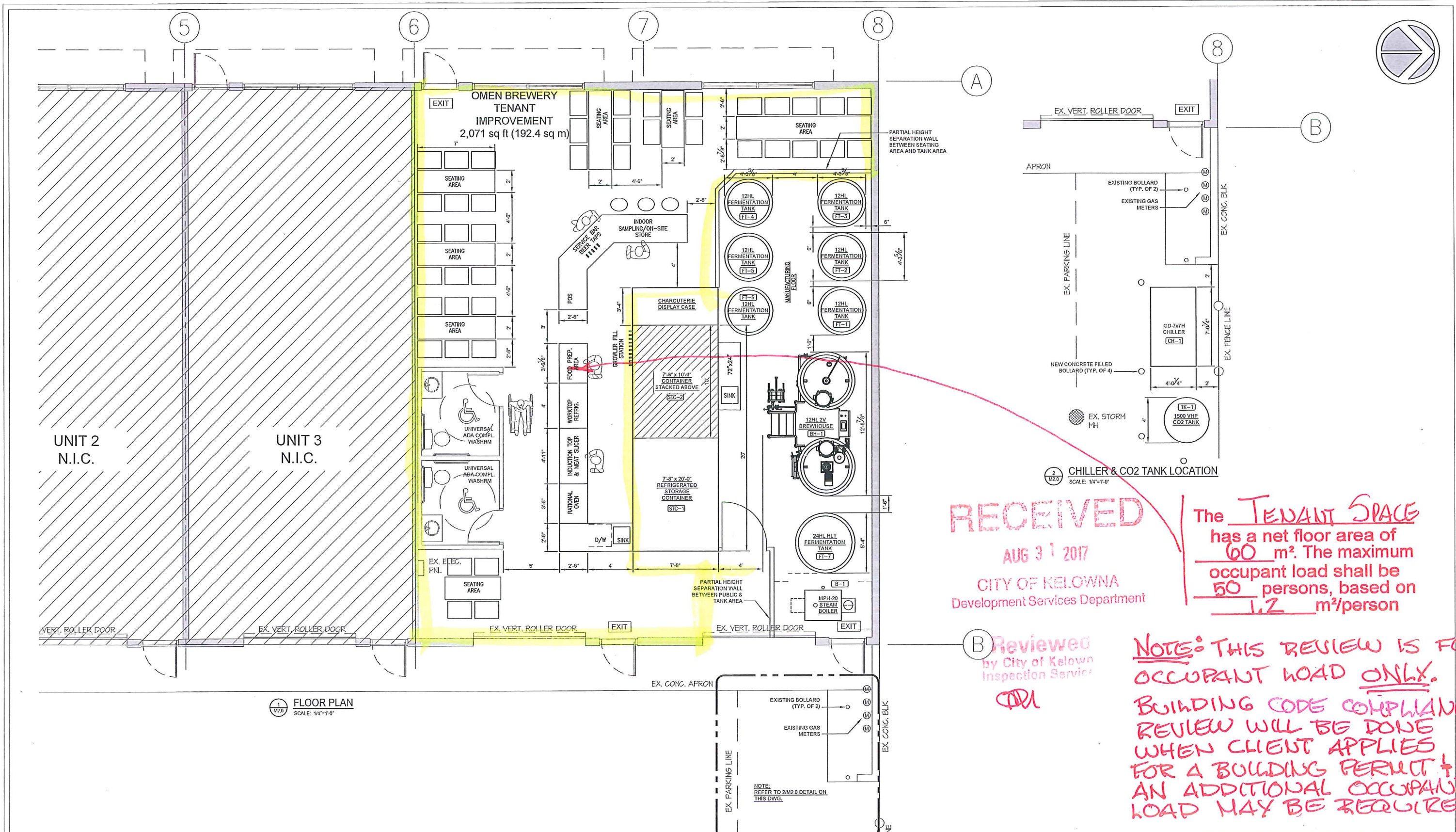
Name of cardholder (as it appears on card):

Credit card number:  Expiry date:  /   
(Month) (Year)

Signature: \_\_\_\_\_



1033 Richter St.



REV.	REVISION DESCRIPTION	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY	NO.	REF. DWG. NO.	REFERENCE DRAWINGS
2	ISSUED FOR OCCUPANCY	30.08.2017	BB	PM	SGW	SGW	3	-	-
1	RE-ISSUED FOR REVIEW	24.08.2017	BB	PM	SGW	SGW	2	-	-
0	ISSUED FOR REVIEW	23.08.2017	BB	PM	SGW	SGW	1	-	-

cellar tek	OMEN BREWERY TENANT IMPROVEMENT 1033 RICHTER STREET KELOWNA, BC	FLOOR PLANS PRELIMINARY EQUIPMENT, SEATING AND MILLWORK LAYOUTS
PROJECT NO. A17324	DRAWING SIZE: 34 x 22 SCALE: 1/4"=1'-0"	DRAWING NO. M2.0 REV. 2

CAD FILE NAME: A17324-M2.0-BREWHE

LAST UPDATE: 8/30/2017 2:12:30 PM

Liquor Control and Licensing Branch  
4<sup>th</sup> Floor, 3350 Douglas St  
Victoria BC V8W 9J8

August 16, 2017

Matthew Jewell  
Omen Brewing Co.  
1033 Richter St  
Kelowna BC V1Y6X8

**RE: Letter of Intent for Omen Brewing Co. Ltd. Lounge & Special Event Area Endorsement Application**

Dear Sir or Madame:

On behalf of the partners of Omen Brewing Co Ltd, I respectfully submit this application for a lounge endorsement. The lounge area of OMEN Brewing Co is intended to offer patrons an area to enjoy our chef's in-house made charcuterie during all hours of operation.

The brewery is located in a commercial/industrial area of Kelowna's North End, in the area of Kelowna's burgeoning craft brewery scene. We intend to keep noise and other disturbances to a minimum through responsible service as per the Serving It Right program, and through well trained staff that encourage moderation in alcohol consumption. As two partners of Omen Brewing Co. (myself being one) live within a 2km radius of the brewery with their families and young children, we recognize the need to not disturb any nearby residents, and intend to keep noise pollution to a minimum and will not be an establishment for loud parties or raucous behaviour. We will respect all bylaws concerning noise and will operate on the business in a respectful manor.

We have expanded on concepts noted above in greater detail in the descriptions that follow.

**Food:**

Omen Brewing Co. will also offer an exceptional food program, available during all hours of operation. Chef Nelson Daniels will create a fantastic house made charcuterie as well as curating a fabulous selection of local and international cheeses along with baking bread on site. Not only will these be delicious, but the meat curing space will be glassed-in and provide a unique design and talking point for the brewery.

**Non-alcoholic beverages:**

Omen Brewing Co. will provide a selection of non-alcoholic beverages. Filtered still water will be provided free of charge for all patrons and patrons will be able to purchase a selection of pop, juice and kombucha from the bar.

We will encourage bar staff to recognise the effort of a designated driver for their friends and family, by providing a complimentary non-alcoholic beverage on the house. This will be conducted at the discretion of the bar staff.

#### Entertainment:

Omen Brewing Co. may provide an opportunity for local musicians to perform live. No permanent DJ booth, dance floor, or karaoke will be featured, and the brewery will not be a site of any type of gaming or gambling.

The brewery will be food and beverage centric, so we will not be encouraging dance parties or raucous behaviour. Rather, it will be a place where people come for quality eats and drink while enjoying conversation in a fun and welcoming atmosphere. Ambient music that suits the atmosphere of the brewery will be what is mostly played.

#### Neighbourhood:

The surrounding neighbourhood is part of the light industrial area of Kelowna's North end. There are a variety of businesses in the direct vicinity of Omen Brewing Co.'s location. In the same building is Kelowna Kitchen Studio (a kitchen cabinet installation company), and building owners Cellar-tek Supplies, who supply various products to the wine, beer and cider industries.

In the building directly to the north is Kelowna Kinesiology, Kootenay Coffee Bar, Enterprise Glass (windshield replacement) and Orthoquest (Pedorthics and rehabilitation).

Directly across the street is a Power Transfer Station. To the south of that is Zuki nation (a Suzuki repair shop), Furniture Plus Manufacturing, Kelowna Cross fit and so on.

Our location is also in the area of three other craft breweries - Tree Brewing, Kettle River Brewing Co, Redbird Brewing – with a fourth, BNA Brewing, a few blocks away. We are anticipating a growth in brewery tourism for all craft breweries in the area.

The nearest residential neighbourhood is to the north along Richter St. The first residence is 230 meters from the brewery location at 917 Richter St., located beside Kelowna Steel Fabricators.

#### Potential noise and other disturbances.:

The potential for noise in a brewery with a lounge endorsement is a concern that we take seriously. Paton's enjoying themselves comes with a potential for story telling and loud laughing.

Other potential disturbances may come from patrons who are disrespectful of the neighbourhood they are in. Seeing as it is an industrial area, people may potentially behave a bit more unruly than they would in a residential area, like using foul language or tossing garbage on the sidewalk or in the street.



Measures to implement to control patrons who might disturb nearby residents:

As stated above in the Entertainment section, Omen Brewing Co. will not be holding loud parties or be encouraging raucous behaviour. Any patrons that feel like they have the right to disrespect any other patron or nearby resident will be asked to leave and any repeat offenders will be banned from the establishment.

OMEN Brewing Co.'s partners are made up of individuals with a great deal of hospitality and front-of-house experience and we will insist our staff practice responsible service of alcohol so that any alcohol-fuelled noise or other disturbances are minimized. Considering that the brewery location is not in a residential neighbourhood, we are confident that the potential disturbances are minimum.

Staff will be trained to respect minimizing noise pollution, and in strictly adhering to the Serving It Right parameters. They will be trained to encourage moderation in consumption of alcoholic beverages.

Respect for others, from ourselves and our patrons, will be of utmost importance in our operation. Whether that be for our staff, other patrons, people walking past the building, or businesses in the direct vicinity.

All sidewalks and adjoining properties will be monitored for garbage and the like throughout the day and at closing time. The staff will take care of any issues that arise.

The new RCMP detachment is located 400m south at 1190 Richter Street. Any disturbances that may potentially arise and are out of the capabilities of the staff to handle, is a short cruiser ride away. That being said, we really don't foresee the brewery to be the type of place that attracts troublesome individuals.

It is our goal that the surrounding neighbourhood and greater community of Kelowna be proud of Omen Brewing Co. and use it as a place to come with their friends and family. Two of the owners live in the residential neighbourhood directly south of the brewery's location with their families and young children. It is paramount that the brewery becomes a positive part of Kelowna's north end culture.

Sincerely,

Matthew J Jewell

(250) 300-6594

mjmetalwork@gmail.com



**CITY OF KELOWNA**  
**BYLAW NO. 11353**  
**Z16-0081 –1740 Ethel Street**

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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 District Lot 138 ODYD Plan EPP71627, located at Ethel Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 30<sup>th</sup> day of January, 2017.

Considered at a Public Hearing on the 21<sup>st</sup> day of February, 2017.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of February, 2017.

Approved under the Transportation Act this 1<sup>st</sup> day of March, 2017.

Audrie Henry  
(Approving Officer-Ministry of Transportation)

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

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** February 6, 2018

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** DP16-0289 & DVP16-0290      **Owner:** 1080493 B.C. LTD., INC. No. BC1080493

**Address:** 1740 Ethel Street      **Applicant:** New Town Services Inc.

**Subject:** Development Permit & Development Variance Permit Applications

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Bylaw No. 11353 be amended at third reading to revise the legal description of the subject properties from Lot 2 District Lot 138 ODYD Plan 1942 and Lot 3 District Lot 138 ODYD Plan 1942 to Lot 1 District Lot 138 ODYD Plan EPP71627;

AND THAT final adoption of Rezoning Bylaw No. 11353 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0289 for Lot 1 District Lot 138 ODYD Plan EPP71627, located at 1940 Ethel Street, 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 variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required maximum site coverage from 40% permitted to 45% proposed and the maximum site coverage of buildings, driveways, and parking areas from 65% permitted to 73% proposed;

**Section 13.11.6(d): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required minimum site front yard from 6.0 m permitted to 1.5 m proposed;

**Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required minimum site side yard from 6.0 m permitted to 1.5 m proposed;

**Section 13.11.6(f): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required minimum site rear yard from 9.0 m permitted to 7.0 m proposed;

AND FURTHER THAT this Development Permit and Development Variance Permit is 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 of a multiple dwelling housing project on the subject property and to vary the minimum front and flanking side yard setbacks from 6.0 m required to 1.5 m proposed, the minimum rear yard setback from 9.0 m required to 7.0 m proposed, and to vary both the site coverage of the building from 40% maximum to 45% proposed and the site coverage of buildings, driveways and parking areas from 65% maximum to 73% proposed.

## 3.0 Community Planning

Community Planning supports the form and character development permit and the associated variances to facilitate the development of the 26-unit multiple dwelling housing project on the subject property. The proposal also includes the provision of Ground Oriented Units which front onto both Ethel Street and Saucier Avenue. The development meets the majority of the Official Community Plan (OCP) Urban Design Guidelines including the selected building finishes, façade articulation and transition between the public and private open spaces. The application meets many of the OCP's Urban Infill objectives with respect to 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

The subject property has a registered heritage tree (mature Copper Beech) located at the southeast corner of the parcel. The proposed building has been designed to embrace and highlight the tree within the development. A Tree Protection Covenant was registered on title at time of the lot consolidation and road dedications through completion of a subdivision application. The road dedication aiding in facilitating the completion of the third phase of the Ethel Street Active Transportation Corridor.

### 4.2 Project Description

The proposed development is a 26-unit 4-storey condo building. The intent is to create a strata development, thus allowing the units to be sold individually. The unit breakdown comprises of five studio

units, six one-bedroom units and 15 two-bedroom units. The unit sizes range from 518 ft<sup>2</sup> (42m<sup>2</sup>) up to 1,164 ft<sup>2</sup> (108.1 m<sup>2</sup>). Large private exterior balconies and decks provide amenity areas for residents to take advantage of Okanagan climate, while the large overhangs will provide protection from the sun and rain.

The architectural style of the building has a contemporary design with stucco siding and wood toned fibre cement accents. Due to the high water table at this location, the building has been designed with the underground parkade structure elevated approximately 1.2 m above natural grade. This has allowed the building design to provide extensive terraced landscaping above the parking structure. This naturally hides the parkade structure while providing large landscaped decks which have at-grade access to the street facing main floor units. The tiered landscaped planters provide a friendly aesthetic for pedestrians and cyclists along both Ethel and Saucier frontages.



The parkade driveway is accessed from Saucier Avenue. There is a partial lane off Ethel Street at the north end of the parcel. The proposal provides 10 at-grade parking stalls, garbage bins and truck turnaround space all accessed from this laneway. The Zoning Bylaw parking requirements have been met with the provision of 26 underground stalls and the 10 at-grade stalls. With the Ethel Street Active Transportation Corridor directly accessible by the site, the developer is providing bicycle parking stalls well in excess of the bylaw requirements with 46 bike spaces in the underground parkade for the use of residents and three visitor bike spaces at-grade.

### Variances

The applicant is proposing four variances to the RM5 – Medium Density Multiple Housing zoning regulations. The first two variances are to both the front setback to Ethel Street and the flanking side setback to Saucier Avenue. The request is to reduce the 6.0 m required setback to 1.5 m to the parkade structure. The RM5 regulations allow the 6.0 m required setback to be reduced to 1.5 m for the ground oriented portions of a building. In this scenario the parkade structure is only partially below grade and the 1.5 m setback is to the above ground portion of the parkade and not the ground oriented units.

The third variance is for the rear yard setback. The zoning bylaw requires a 9.0 m rear setback, which may be reduced to 7.0 m when there is rear lane access. The site is a corner parcel with the frontage facing onto Ethel Street. Therefore, the rear of the parcel is opposite along the west property line, which does not have lane access. The proposed 7.0 m setback would meet the later portion if there was lane access. Staff is supportive of this variance as the west property line is the rear of the subject property, but is the side for the adjacent property. The RM5 Zone requires a 7.0 m side setback for portions of a building over 2 ½ storeys. The applicant's proposal meets the 7.0 m side setback requirements.

The final variance is to both portions of the site coverage regulation. The maximum site coverage of building is 40% and 65% including building, parking areas and driveways. Both calculations include the above grade portion of the parkade structure. The site coverage of the building without including the parkade structure is 36.4%, which would meet the development regulations. With the inclusion of the parkade, the site coverage of the building increases to 45% proposed. For the second portion of the site coverage regulation, the applicant is proposing 73% site coverage for building (including parkade), driveways and parking areas at-grade. The site has a partial lane extending along the north side of the parcel which provides access to ten at-grade visitor parking stalls, a garbage bin area and a turnaround area for garbage trucks. Due to the location of the garbage bins for the north adjacent parcel being at the end of the lane, garbage trucks have had to back-out onto Ethel Street. This proposal will eliminate an existing unsafe condition. The applicant has provided extensive landscaping to soften the raised parkade area, which also helps to delineate the private amenity area from the public realm at the street level.



#### 4.3 Site Context

The subject properties are located at the Northwest corner of the Ethel Street and Saucier Avenue intersection. The parcels are bordered by existing RM5 – Multiple Dwelling Housing sites on the North, East and West sides. The parcels are centrally located between both the City Centre and Capri Landmark Urban Centres. The parcels are designated MRM – Multiple Unit Residential (Medium Density) and are within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

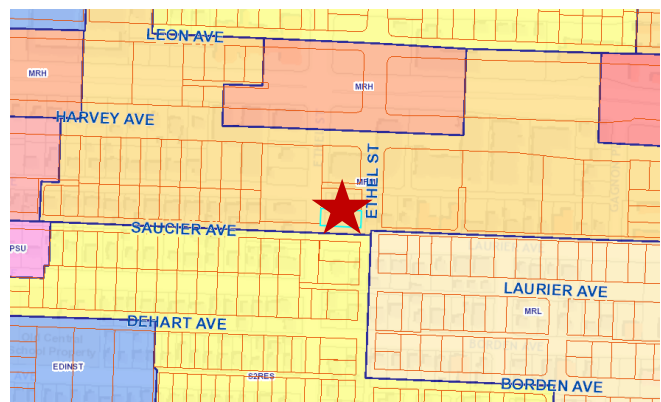
Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multi-Family (Women's Housing)
East	RM5 – Medium Density Multiple Housing	Multi-Family Condo Building
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RM5 – Medium Density Multiple Housing	Multi-Family Condo Building



Context Map



Future Land Use



Subject Property Map: 1740 Ethel Street



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.4	1.17
Site Coverage (Building) (incl. Building, parking & driveway)	40 % 65 %	45 % <sup>①</sup> 73 % <sup>①</sup>
Height	18 m or 4.5 storeys	14.7 m & 4 storeys
Front Yard (Ethel Street)	1.5 m (Ground Oriented) 6.0 m	5.72m (to units) 1.5 m (to parkade) <sup>②</sup>

Side Yard (Saucier Ave)	1.5 m (Ground Oriented) 6.0 m	5.72m (to units) 1.5 m (to parkade) ③
Side Yard (north)	4.5 m (under 2.5 storeys) 7.0 m (over 2.5 storeys)	7.0 m
Rear Yard	9.0 m (no lane access)	7.0 m ④
Other Regulations		
Minimum Parking Requirements	35 stalls	36 stalls
Bicycle Parking	Class I – 13 stalls Class II – 3 stalls	40 stalls 3 stalls
Private Open Space	503 m <sup>2</sup>	750 m <sup>2</sup>
<p>① Indicates a requested variance to the site coverage (building only) from 40% maximum to 45% proposed and site coverage, (building, parking &amp; driveway) from 65% maximum to 73% proposed.</p> <p>② Indicates a requested variance to the front setback from 6.0 m required to 1.5 m proposed.</p> <p>③ Indicates a requested variance to the side yard setback from 6.0 m required to 1.5 m proposed.</p> <p>④ Indicates a requested variance to the rear yard setback from 9.0m (no lane access) to 7.0 m proposed.</p>		

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

##### Development Process

**Compact Urban Form.**<sup>1</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>2</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.**<sup>3</sup> 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.

**Ground-Oriented Housing.**<sup>4</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.

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

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

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

**Comprehensive Development Permit Area (MultiFamily)**

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:

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
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?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
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>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
<b>Massing and Height</b>			
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?	✓		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?	✓		



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
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?			✓
<b>Exterior Elevations and Materials</b>			
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?	✓		
<b>Public and Private Open Space</b>			
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?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
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?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize storm water runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?			✓
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
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 where they are visible from above or adjacent properties?	✓		
<b>Amenities, Ancillary Services and Utilities</b>			
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?	✓		
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓

## 5.0 Technical Comments

### Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Demolition Permit required for any existing structures.
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 5.1 Development Engineering Department

- Refer to Attachment 'A' dated December 22, 2016.

### 5.2 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- Fire Department access is to be met as per BCBC 3.2.5. It appears access to the building is on Saucier - the building shall be addressed off of Saucier.
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.

- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed. It shall be clearly marked and visible.
  - standpipes to be located on intermediate landings.
  - sprinkler zone valves shall be accessible as per fire prevention bylaw -no higher than 7 ft.
  - dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.
  - Include a copy of the sprinkler system owner's certificate with fire safety plan.
  - copy of referenced NFPA 25 document to be on site.

## **6.o Application Chronology**

Date of Application Received: November 16, 2016

Date Public Consultation Completed: January 17, 2017

Date of Subdivision Application and Heritage

Tree Covenant Completion: September 14, 2017

**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 & Development Variance Permit DP16-0289 & DVP16-0290

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** December 22, 2016  
**File No.:** Z16-0081  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(SM)  
**Subject:** 1730 & 1740 Ethel Street

RM5

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Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

.1) Domestic Water and Fire Protection

- a) The development site is presently serviced with two 13mm water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service. The new service should tie in to the main on Saucier Ave. The estimated cost of this construction for bonding purposes is **\$10,000.00**.
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

.2) Sanitary Sewer

- a) The development site is presently serviced with two 150mm diameter sanitary sewer services. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing service (within the lane) and utilize other 150mm service. The estimated cost of this construction for bonding purposes is **\$3,000.00**

.3) Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage

service and recommendations for onsite drainage containment and disposal systems.

- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

.4) Road Improvements

- (a) Ethel Street Rd fronting this development must be upgraded to an urban standard to including barrier curb & gutter, a new separate sidewalk, storm drainage, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$25,000.00**
- (a) Saucier Ave fronting this development must be upgraded to an urban standard to including barrier curb & gutter, sidewalk, storm drainage, landscaped boulevard and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of the road improvements for bonding purposes is **\$22,000.00**

.5) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Dedicate ~2.4m width along the full frontage of Ethel Street.
- b) Dedicate ~2.2m width along the full frontage of Saucier Ave.
- c) Provide a 6m corner rounding at the intersection of Ethel St and Saucier Ave.
- d) Lot consolidation.
- e) Grant statutory rights-of-way if required for utility services.

.6) Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the South Pandosy urban town centre.
- b) Streetlights must be installed on Ethel Street and Saucier Ave if needed.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.7) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be

.10) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.11) Bonding and Levy Summary

(a) Bonding

Storm service upgrade	\$10,000.00
Water service upgrade	\$10,000.00
Sanitary service upgrade	\$ 3,000.00
Road Frontage Improvements	<u>\$47,000.00</u>

Total Bonding **\$70,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided, and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

.12) Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

14) Development Permit and Site Related Issues

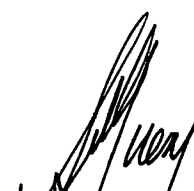
Access and Manoeuvrability

- (i) Access to the site is permitted from the lane as per bylaw. A development variance permit will be required for council approval for the proposed access to Saucier Ave.

15. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager  
SS



**CITY OF KELOWNA****MEMORANDUM**

**Date:** December 22, 2016  
**File No.:** DP16-0289  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1730 & 1740 Ethel Street

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z16-0081.

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.  
Development Engineering Manager

SS



## CITY OF KELOWNA

## MEMORANDUM

**Date:** December 22, 2016  
**File No.:** DVP16-0290  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1330 St Paul Street

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

The Development Variance Permit to vary the site coverage, front yard setback, side yard setback and rear yard setback does not compromise any municipal services.

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.  
Development Engineering Manager

SS

# Development Permit & Development Variance Permit DP17-0289 & DVP17-0290



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

1740 Ethel Street

and legally known as

Lot 1 District Lot 138 ODYD Plan EPP71627

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 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required maximum site coverage from 40% permitted to 45% proposed and the maximum site coverage of buildings, driveways, and parking areas from 65% permitted to 73% proposed;

### **Section 13.11.6(d): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required minimum site front yard from 6.0 m permitted to 1.5 m proposed;

### **Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required minimum site side yard from 6.0 m permitted to 1.5 m proposed;

### **Section 13.11.6(f): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required minimum site rear yard from 9.0 m permitted to 7.0 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.

Date of Decision: February 6, 2018

Decision By: CITY COUNCIL

Development Permit Area: Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced by February 6, 2020.**

Existing Zone: RM5 Future Land Use Designation: MRM

## **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: 1080493 B.C. LTD., INC. No. BC1080493

Applicant: New Town Services Inc

## **ATTACHMENT B**

This forms part of application

# DP16-0289 DVP16-0290

Planner  
Initials

LK



City of  
**Kelowna**  
COMMUNITY PLANNING

---

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 February 6, 2018 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 \$34,807.50
- OR
- b) An Irrevocable Letter of Credit in the amount of \$34,807.50

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. 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 CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**



# ETHEL STREET APARTMENTS

## REISSUED FOR DEVELOPMENT PERMIT - 2016-11-04



### ARCHITECTURAL:

- A0.00 COVER SHEET & DWG LIST
- A0.01 ZONING SUMMARY
- A2.00 SITE PLAN
- A3.00 LEVEL 0 PARKADE PLAN
- A3.01 LEVEL 1 FLOOR PLAN
- A3.02 LEVEL 2 FLOOR PLAN
- A3.03 LEVEL 3 FLOOR PLAN
- A3.04 LEVEL 4 FLOOR PLAN
- A3.05 UNIT PLANS
- A3.06 UNIT PLANS
- A3.07 UNIT PLANS
- A3.08 UNIT PLANS
- A4.00 BUILDING ELEVATIONS
- A4.01 BUILDING ELEVATIONS
- A4.02 BUILDING IMAGES
- A5.00 BUILDING SECTIONS
- A5.01 BUILDING SECTIONS

### CIVIL:

- 101 SERVICING PLAN
- 102 GRADING PLAN

### LANDSCAPE:

- L1/2 CONCEPTUAL LANDSCAPE PLAN
- L2/2 WATER CONSERVATION PLAN



KEYPLAN: 1730 AND 1740 ETHEL STREET

NOT FOR CONSTRUCTION

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



SEAL

Revisions		
No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP

project title  
ETHEL STREET APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
COVER SHEET & DWG LIST

designed scale

drawn J.F.

checked R.Y.

drawing no.

plotted SEP 23, 2016

A0.00



STANDARD SYMBOL LEGEND:		
<div>MAIN HALL</div> <div><div>106</div></div>	ROOM NAME ROOM NUMBER	
<div><div>117A</div></div>	DOOR NUMBER CORRESPONDS TO ROOM NUMBER	
<div><div>1</div><div>A501</div></div>	<u>BUILDING SECTION SYMBOL:</u> SECTION NUMBER DRAWING WHERE SECTION APPEARS	
<div><div>1</div><div>A501</div></div>	<u>WALL SECTION SYMBOL:</u> SECTION NUMBER DRAWING WHERE SECTION APPEARS	
<div><div>1</div><div>A903</div></div>	DETAIL NUMBER DRAWING WHERE DETAIL APPEARS	
<div><div>A</div><div>1</div><div>A101</div><div>B</div><div>C</div><div>D</div></div>	INTERIOR ELEVATION NUMBER & REFERENCE SHEET NUMBER (DRAWING WHERE INTERIOR ELEVATION APPEARS)	
<div><div>P1</div></div>	WALL CONSTRUCTION -SEE SCHEDULE	
<div><div>C1</div></div>	CEILING TYPE -SEE REFLECTED CEILING PLANS AND CEILING CONSTRUCTION LEGEND	
<div><div>A</div></div>	WASHROOM ACCESSORY -SEE SCHEDULE	
<div><div>PT</div></div>	FINISHES -SEE SCHEDULE	
<div><div>G1</div></div>	WINDOW TYPE -SEE SCHEDULE	
<div><div>GL</div></div>	GRIDLINES	
<div><div>8'-0"</div></div>	CEILING HEIGHT	
<div><div>A.T.</div></div>	ALUM. THRESHOLD	
<div><div>CPT</div><div>RESIL</div></div>	FLOOR FINISH CHANGE	
<div><div>F.D.</div></div>	FLOOR DRAIN - SEE MECH.	
<div><div>F.E.</div></div>	SURFACE/WALL MOUNTED FIRE EXTINGUISHER	
<div><div></div></div>	FURNITURE NOT IN CONTRACT (N.I.C.)	
<div><div></div></div>	<u>BUILT-IN MILLWORK SUPPLY &amp; INSTALL BY GENERAL CONTRACTOR</u> <div>OVERHEAD CABINET</div> <div>LOWER CABINET</div>	

BUILDING / SITE SUMMARY	
PROPERTY #1	1730 ETHEL STREET, KELOWNA B.C.
LEGAL DESCRIPTION:	LOT 2, DISTRICT LOT 138, PLAN 1942 PID: 011-270-578
PROPERTY #2	1740 ETHEL STREET, KELOWNA B.C.
LEGAL DESCRIPTION:	LOT 3, DISTRICT LOT 138, PLAN 1942 PID: 011-270-586
SITE AREA	= 1,764 m² (BEFORE ROAD WIDENING)
4 STORY BUILDING:	
26 - UNITS	
5 - STUDIO UNITS	
6 - ONE BEDROOM UNITS	
10 - TWO BEDROOM UNITS	
5 - TWO BEDROOM + FLEX ROOM	
PROPOSED GROSS FLOOR AREA	= 2,369.0 m²
PROPOSED NET FLOOR AREA	= 1,976.6 m²

GENERAL NOTES:	
A. UNLESS OTHERWISE NOTED, ALL PLAN DIMENSIONS ARE MEASURED FROM : 1. FACE OR CENTER LINE OF STUD 2. FACE OF CONCRETE 3. CENTERLINE OF COLUMN	
B. REFER TO STRUCTURAL PLANS FOR ALL STUD SPACING, STRUCTURAL COLUMNS, BEAMS, LINTELS, ETC.	
C. REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARMS, UDIBLE AND VISUAL ALARMS, SPEAKERS, ETC.	
D. REFER TO ELECTRICAL PLANS FOR ELECTRICAL LAYOUTS, FIXTURE TYPES, SPECIFICATIONS AND DETAILS.	
E. REFER TO MECH PLANS FOR RETURN AND SUPPLY / REGISTER LOCATIONS. SEE REFLECTED CEILING PLANS FOR ALL MECH. BULKHEAD LOCATIONS.	
F. PROVIDE SPRINKLER LAYOUT SHOP DRAWINGS FOR ARCHITECT AND MECHANICAL ENGINEERS' APPROVAL.	
G. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL PIPE AND DUCT LOCATIONS, FIXTURE TYPES, SPECIFICATIONS, DETAILS. FRAMING CONTRACTOR TO INSTALL STUD FURRING C/W ½" FIRE RATED GWB AROUND ALL MECHANICAL ELEMENTS.	
H. FRAMING CONTRACTOR TO SUPPLY AND INSTALL FURRING AND BLOCKING AT ALL WALL MOUNTED CABINETS, ACCESSORIES, ETC., AND COORDINATE WITH SUPPLIERS.	
I. PROVIDE DENS-SHIELD BOARD AT ALL WET LOCATIONS.	
J. FIRE STOP ALL HOLES IN SHAFTS, AND OTHER PENETRATIONS THROUGH RATED ASSEMBLIES. PROVIDE FIRESTOPPING DETAILS FOR ARCHITECTS' REVIEW AND APPROVAL.	
K. ENSURE FINISH GRADES SLOPE AWAY FROM BUILDING.	
L. PROVIDE ROUGH IN PLUMBING TO ACCOMMODATE BATHROOMS.	
M. ALIGN DIFFERENT WALL TYPES TO ENSURE FINISHES WILL LINE UP. U.N.O.	
N. BRACE WALLS AS REQUIRED.	
O. PROVIDE DEFLECTION HEAD AT TOP OF STUDS, AS REQUIRED, TO UNDERSIDE OF STRUCTURE AT EXTERIOR AND INTERIOR WALLS.	

ABBREVIATIONS	
@ AB AP AC ADJ ALUM APRX ARCH ASPH BD BITUM BLDG BLK BLKG BM BOT CAB  CT CIP CJ CL CLG CMU  COL CONC CONST CONT CPT DIA DIM DN DR	AT ANCHOR BOLT ANCHOR POINT ACOUSTICAL ADJUSTABLE ALUMINIUM APPROXIMATE ARCHITECTURAL ASPHALT BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM CABINET  CERAMIC TILE CAST IN PLACE CONTROL JOINT CENTRE LINE CEILING CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CARPET DIAMETER DIMENSION DOWN DOOR  DTL DWG EA EL ELEC ELEV EQ EQUIP EXIST EXP JT FAU FD FDN FIN FIXT FLUOR FRR FT FTG GA GALV GB GL GLASS HB HC HORIZ HT HVIC ID  DETAIL DRAWING EACH ELEVATION ELECTRIC ELEVATOR EQUA/ EQUIVALENT EQUIPMENT EXPANSION JOINT FORCE AIR UNIT FLOOR DRAIN FOUNDATION FINISH FITURE FLUORESCENT FIRE RESISTANCE RATING FOOT/FEET FOOTING GAUGE GALVANIZED GYPSUM BOARD GLASS HOSE BIBB HANDICAP ACCESSIBLE HORIZONTAL HEIGHT HEAT VENTILATION, AIR CONDITIONING INSIDE DIAMETER  INT INTERIOR JANITOR JOINT KICK PLATE LENGTH LAMINATE LAVATORY LEFT HAND MATERIAL MAXIMUM MDF MECH MIN MISC MO MTL NIC NTS NA NO NUMBER ON CENTRE OD OH OPG OPP P PC PF PIP PL  INSUL INSULATION INTERIOR JANITOR JOINT KICK PLATE LENGTH LAMINATE LAVATORY LEFT HAND MATERIAL MAXIMUM MDF MECH MIN MISC MO MTL NIC NTS NA NO NUMBER ON CENTRE OD OH OPG OPP P PC PF PIP PL  PR PSL PT R RD REQ RESIL RH RM RO ROW RTG RWL SAT SB SCHD SC SCUPPER SD SGB SPEC SS ST STD STL STN STRUC SUSP T&B T&G  PAIR PARALLEL STRAND LUMBER PRESSURETREATED RADIUS/RISER ROOF DRAIN REQUIRED RESILIENT RIGHT HAND TOW ROOM ROUGH OPENING RIGHT OF WAY RATING RAIN WATER LEADER SUSPENDED ACOUSTICAL TILE SOUND ATTENUATION BATT SCHEDULE SCUPPER SMOKE DETECTOR SUSPENDED GYPSUM BOARD WITHOUT SPECIFICATION STAINLESS STEEL STAINED STUD STEEL STONE STRUCTURAL SUSPENDED TOP & BOTTOM TONGUE& GROOVE  TEMP THR T.O. TOB TOC TOF TOM TOS TOW TP TYP. U.N.O. VENT VERT VEST W/ WB WC WD WIN WH WID WRGB WT WWF XS  THRESHOLD TOP OF TOP OF BEAM TOP OF CONC TOP OF FLOOR TOP OF MASONRY TOP OF STEEL TOP OF WALL TOILET PARTITION TYPICAL UNLESS NOTED OTHERWISE VENTILATION VERTICAL VESTIBULE WIDTH WITH WOOD BASE WATER CLOSET WOOD WINDOW WATER HEATER WITHOUT WATER RESISTANT GYPSUM BOARD WEIGHT WELDED WIRE FABRIC EXPOSED STRUCTURE

BUILDING AND UNIT AREAS:					
GROSS FLOOR AREAS:					
SITE AREA	=	1,764 SF	(BEFORE ROAD WIDENING)		
PARKADE	=	8,559 SF	(795 sm)		
LEVEL 1	=	6,715 SF	(624 sm)		
LEVEL 2	=	6,202 SF	(576 sm)		
LEVEL 3	=	6,202 SF	(576 sm)		
LEVEL 4	=	6,202 SF	(576 sm)		
TOTAL AREA	=	25,321 SF	(2,352 sm) (NOT INCLUDING PARKADE)		
UNIT	#	# ROOMS	UNIT AREAS		UNIT TOTALS
UNIT A1	1	2 BEDROOM + FLEX ROOM	930 SF	86.4 SM	86.4 SM
UNIT A	2	STUDIO	557 SF	51.7 SM	103.4 SM
UNIT B1	2	1 BEDROOM	573 SF	53.3 SM	106.6 SM
UNIT B	4	1 BEDROOM	573 SF	53.3 SM	213.2 SM
UNIT C1	1	STUDIO	518 SF	48.1 SM	48.1 SM
UNIT C	2	STUDIO	539 SF	50.1 SM	100.2 SM
UNIT D1	1	2 BEDROOM	873 SF	81.1 SM	162.2 SM
UNIT D	3	2 BEDROOM	937 SF	87.1 SM	261.3 SM
UNIT E1	1	2 BEDROOM	938 SF	87.1 SM	87.1 SM
UNIT E	3	2 BEDROOM	938 SF	87.1 SM	261.3 SM
UNIT F1	1	2 BEDROOM	893 SF	83.0 SM	83.0 SM
UNIT F	3	2 BEDROOM	893 SF	83.0 SM	249.0 SM
UNIT G	1	2 BEDROOM + FLEX ROOM	1,164 SM	108.1 SM	108.1 SM
UNIT H	1	2 BEDROOM + FLEX ROOM	1,149 SM	106.7 SM	106.7 SM
NET FLOOR AREA:					1,976.6 SM
21,276 SF (1,976.6 SM)					
BYLAW SUMMARY - RM5 ZONE					
EXISTING RU5 ZONE			PROPOSED RM5		
			REQUIRED	PROPOSED	
ZONE:	RU6		RM5	RM5	
PERMITTED USE:	TWO DWELLING HOUSING		MULTIPLE DWELLING HOUSING	MULTIPLE DWELLING HOUSING	
MINIMUM LOT AREA:	440m²		1,400 m²	1764 m² (BEFORE ROAD WIDENING)	
MINIMUM LOT DEPTH	30 m		35.0 m	38.434 m	
MINIMUM LOT WIDTH	20.0 m		30.0 m	41.185 m	
MAXIMUM FLOOR AREA RATIO:	N/A		1.1 (MAX 1.4)	FAR = 1.1 + 70% UNDERGROUND PARKING = 1.17	
MAXIMUM SITE COVERAGE:	40%		40%	45%	
MAXIMUM SITE COVERAGE INCLUDING DRIVEWAYS, AND PARKING LOT:	50%		65%	73%	
MAXIMUM HEIGHT:	9.5 m OR 2 1/2 STOREYS		18.0 m OR 4.5 STOREYS	14.7 m AND 4 STOREYS	
MINIMUM FRONT YARD:	4.5 m		6.0m 1.5m (GROUND ORIENTED SUITES)	1.5m (VARIANCE REQUESTED)	
MINIMUM SIDE YARD	2.0 TO 2.3 (BUILDING HEIGHT)		4.5 m BELOW 2 1/2 STOREYS 7.0m OVER 2 1/2 STOREYS	7.0m ALL STOREYS	
MINIMUM SIDE YARD (FLANKING STREET):	6.0 m		6.0m 1.5m (GROUND ORIENTED SUITES)	1.5m (VARIANCE REQUESTED)	
MINIMUM REAR YARD:	7.5 m		9.0m WITHOUT REAR LANE	7.0 m (VARIANCE REQUESTED)	
PROJECTIONS (SIDE YARD):	0.6 m		0.6 m	0.6 m	
ZONING:					
BUILDING EFFICIENCY = 21,276 / 25,321 = 84%					
F.A.R. = 1977 / 1764 = 1.12 (1.1 FAR + .07 PARKING = 1.17 ALLOWED = 2,064sm)					
SITE COVERAGE = 795 / 1764 = 45% (40% ALLOWED)					
SITE COVERAGE W/ PARKING, PAVING, AND SIDEWALKS = ( 795 + 500) / 1764 = 73% (65% ALLOWED)					
REQUIRED PRIVATE OPEN SPACES: (STUDIOS = 5 x 7.5sm) + (1 BEDROOM = 6 x 15sm) + (2 BEDROOM+ = 15 x 25sm) = (37.5sm) + (90sm) + ( 375sm) = 502.5 SM					
PROPOSED PRIVATE OPEN SPACES: PRIVATE DECKS AND PATIOS = 505.5 SM COMMON LANDSCAPED AREAS = 244 SM PROPOSED PRIVATE OPEN SPACES = 505.5 SM + 244 SM = 749.5 SM					
VECHILE PARKING:					
REQUIRED: (STUDIO = 5 x 1) + (1 BED = 6 x 1.25) + ( 2 BED = 15 x 1.5) = 35					
PROVIDED: 26 STALLS UNDERGROUND AND 10 STALL ABOVE GROUND = 36 STALLS					
2 H/C (5%) - 3 COMPACT CAR (8%) - 12 MEDIUM CAR STALLS (33%) - 19 REGULAR CAR STALLS (54%)					
BIKE PARKING:					
REQUIRED: CLASS 1 = .5 X 26 = 13 STALLS					
CLASS 2 = .1 X 26 = 2.6 = 3 STALLS					
PROVIDED: CLASS 1 = 26 AT BACK OF STALLS + 14 STALLS IN ROOM = 40					
CLASS 2 = 3 STALLS (OUTSIDE)					

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Report all errors and omissions to the Architect.



NEW TOWN  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP

project title

ETHEL STREET  
APARTMENTS

project address

1730 AND 1740 ETHEL ST

project no.

1636

file no.

drawing title

ZONING  
SUMMARY

designed

scale

As indicated

drawn

J.F.

checked

R.Y.

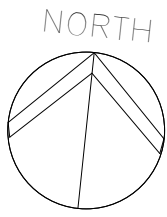
drawing no.

A0.01

plotted SEP 23, 2016

NOT FOR CONSTRUCTION





SCHEDULEA

This forms part of application

# DP16-0289

DVP16-0290

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

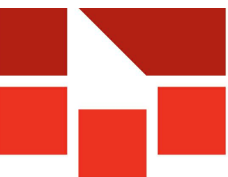
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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URBAN PLANNING  
CIVIL ENGINEERING  
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SEAL

Revisions

No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
SITE PLAN

designed scale 1/8" = 1'-0"

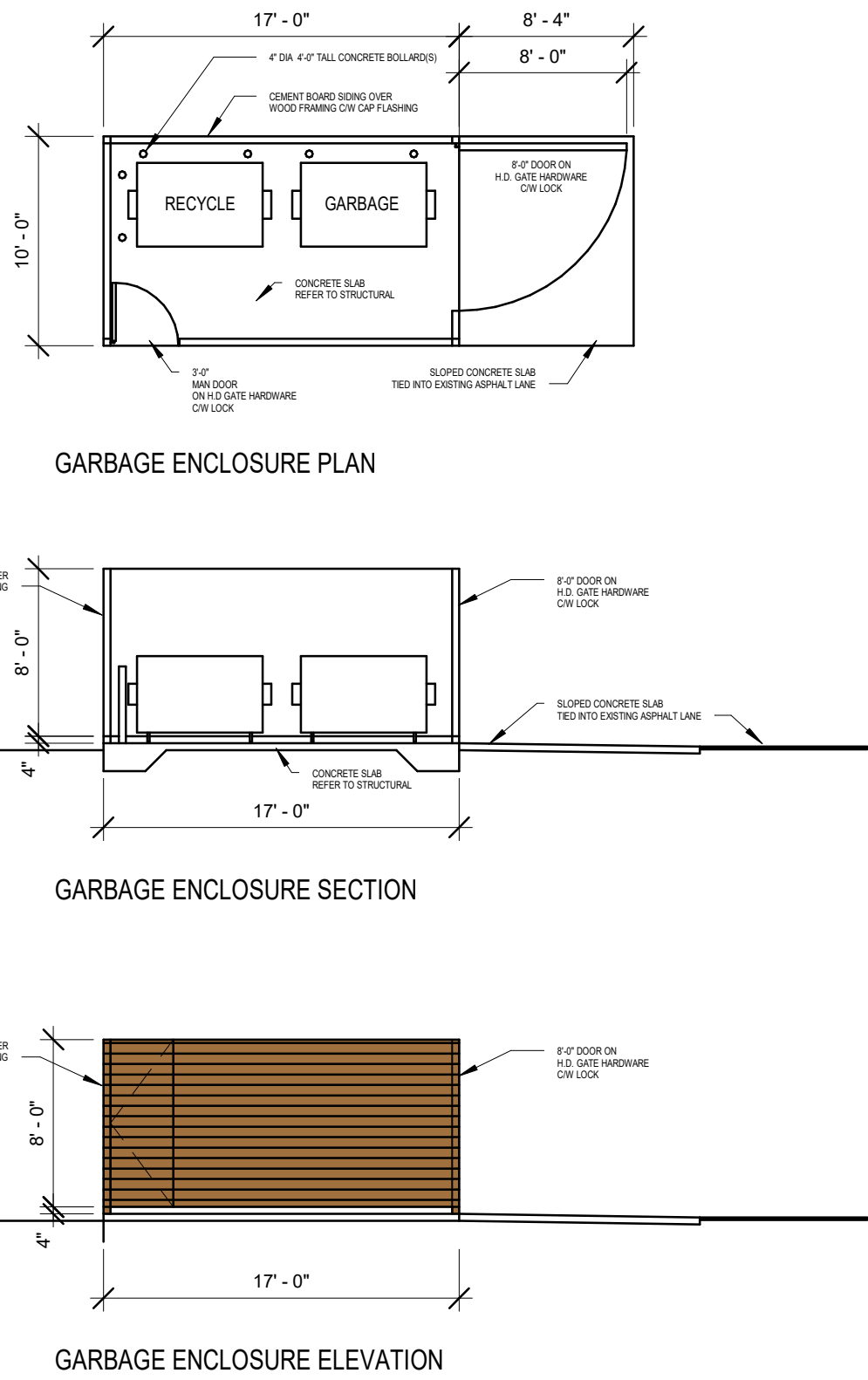
drawn J.F.

checked R.Y.

drawing no.

A2.00

plotted SEP 23, 2016



2 GARBAGE ENCLOSURE  
1/8" = 1'-0"

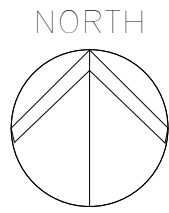


1 SITE PLAN  
1/8" = 1'-0"

NOT FOR CONSTRUCTION



NOTES:  
ALL DIMENSIONS ARE TO FACE OF  
PLYWOOD OR CENTRE OF STUD  
UNLESS NOTED OTHERWISE




SCHEDULEA

This forms part of application

# DP16-0289  
DVP16-0290

Planner  
Initials LK



City of  
Kelowna  
COMMUNITY PLANNING

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project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
LEVEL 0  
PARKADE PLAN

designed scale As indicated

drawn J.F.

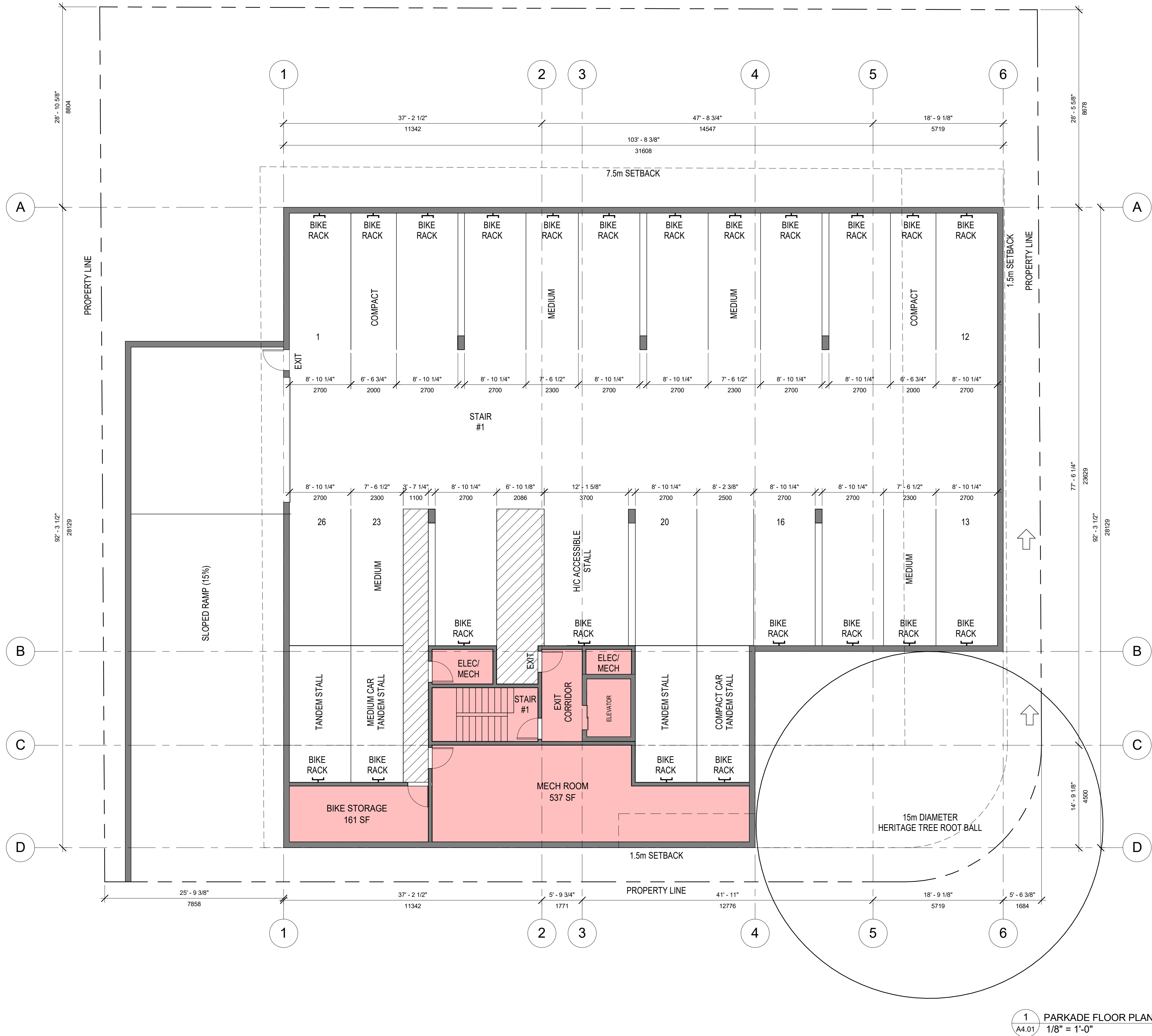
checked R.Y.

drawing no.

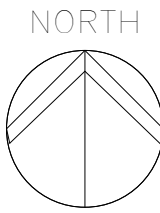
A3.00

plotted SEP 23, 2016

NOT FOR CONSTRUCTION



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SCHEDULE A

This forms part of application

# DP16-0289  
DVP16-0290

Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING

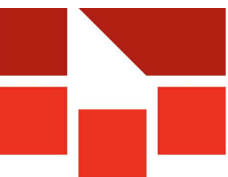
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project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
LEVEL 1  
FLOOR PLAN

designed scale As indicated

drawn J.F.

checked R.Y.

drawing no.

plotted SEP 23, 2016

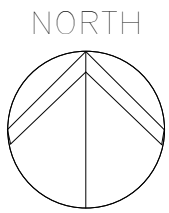
A3.01



NOT FOR CONSTRUCTION



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DVP16-0290

Planner  
Initials LK

City of Kelowna

COMMUNITY PLANNING

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4	2016-11-04	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
LEVEL 2  
FLOOR PLAN

designed scale As indicated

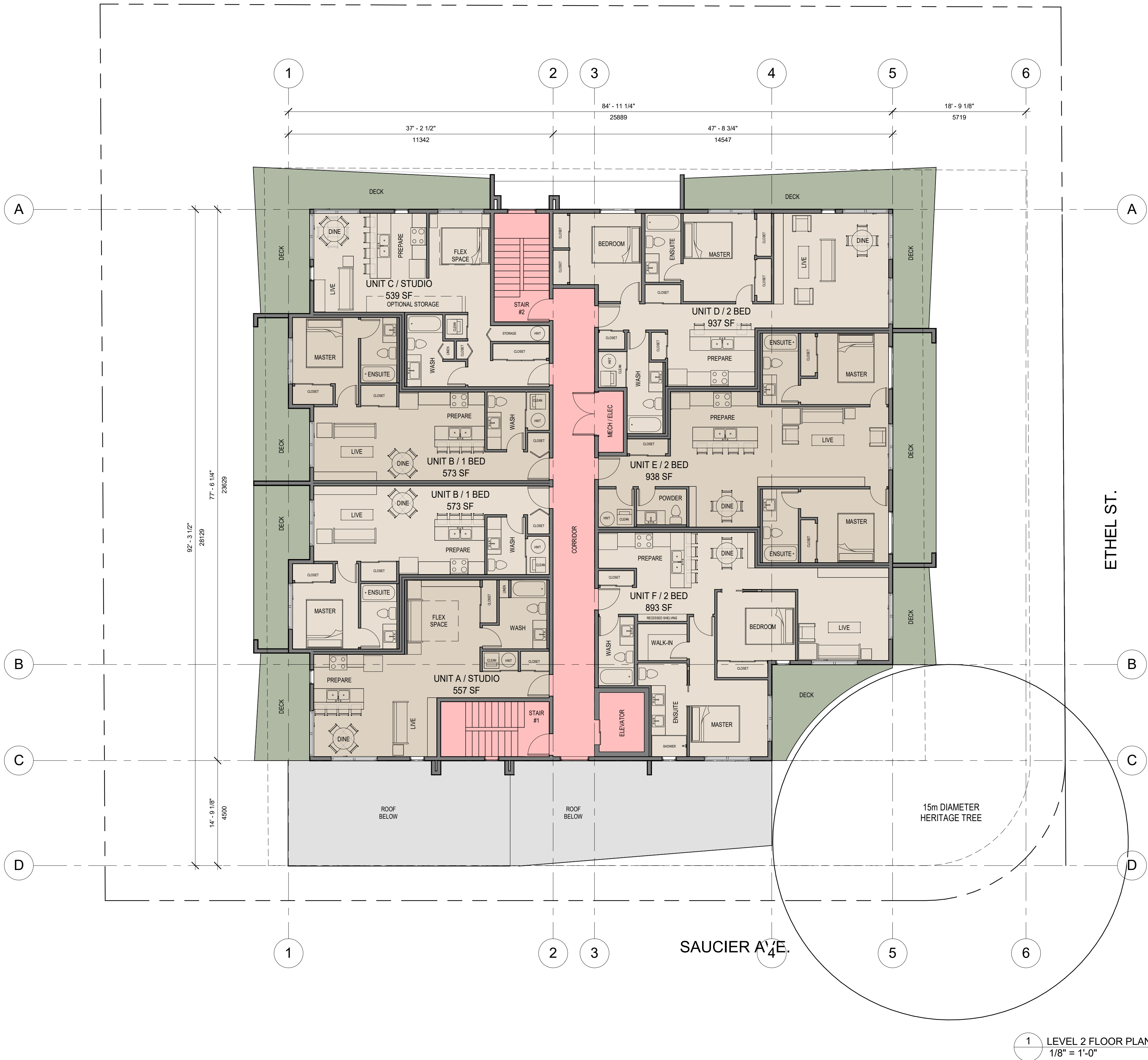
drawn J.F.

checked R.Y.

drawing no.

A3.02

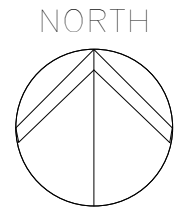
plotted SEP 23, 2016



1 LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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SCHEDULE A

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DVP16-0290

Planner Initials LK

City of Kelowna  
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4	2016-11-04	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
LEVEL 3  
FLOOR PLAN

designed scale As indicated

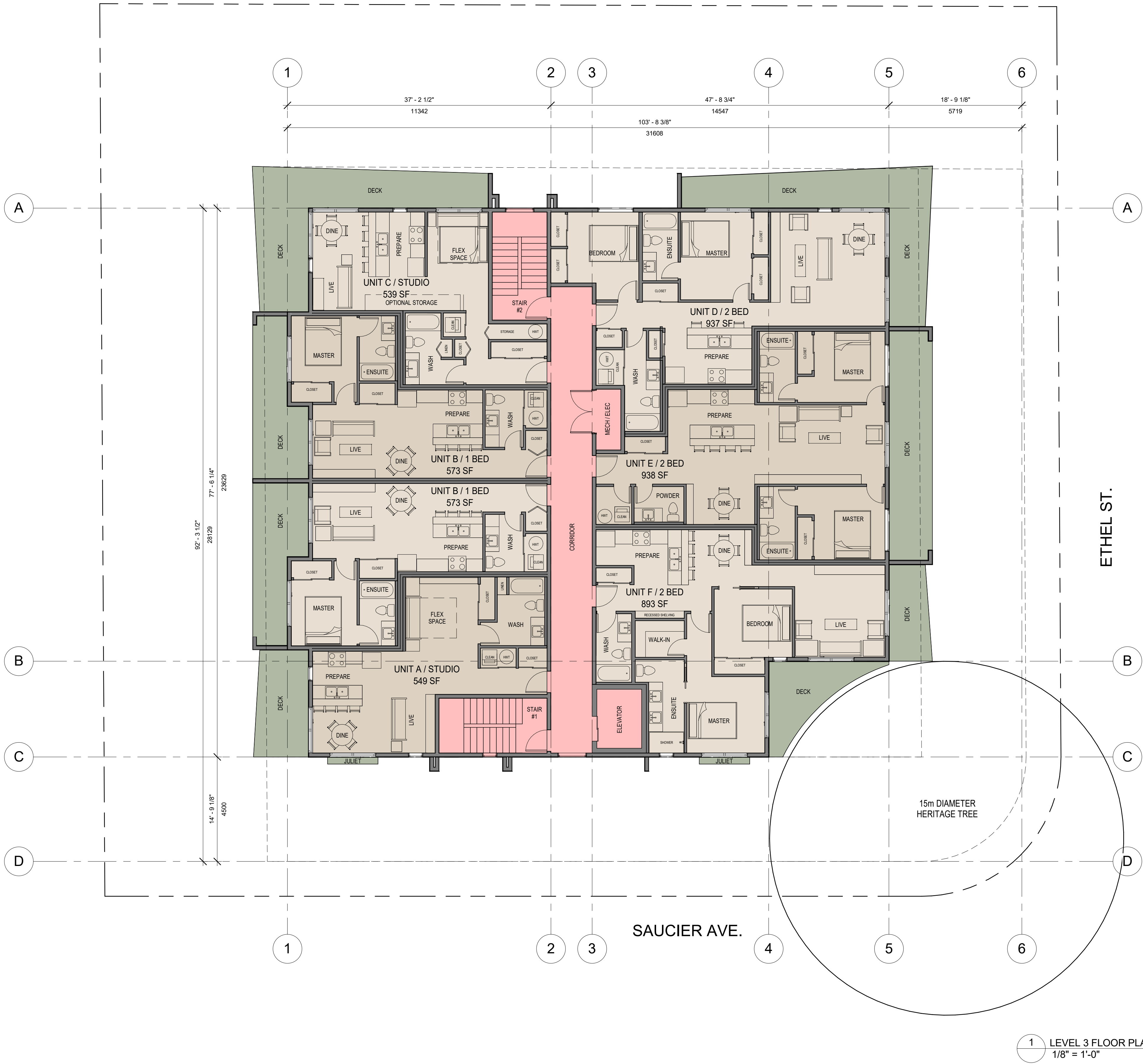
drawn J.F.

checked R.Y.

drawing no.

A3.03

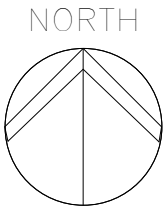
plotted SEP 23, 2016



NOT FOR CONSTRUCTION

1 LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"

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SCHEDULE A

This forms part of application

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DVP16-0290

Planner  
Initials LK

City of  
Kelowna  
COMMUNITY PLANNING

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4	2016-11-04	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
LEVEL 4  
FLOOR PLAN

designed scale As indicated

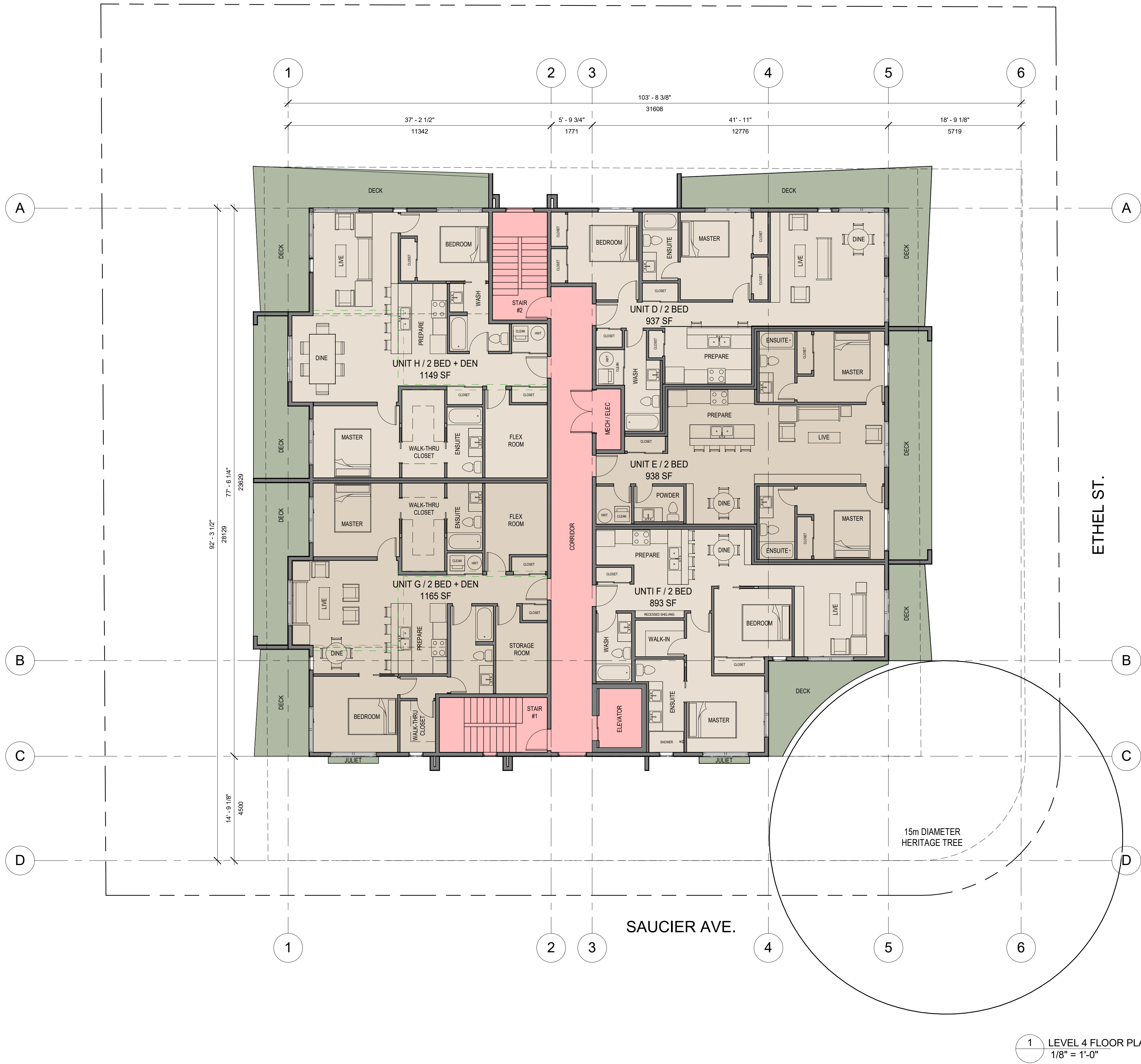
drawn J.F.

checked R.Y.

drawing no.

A3.04

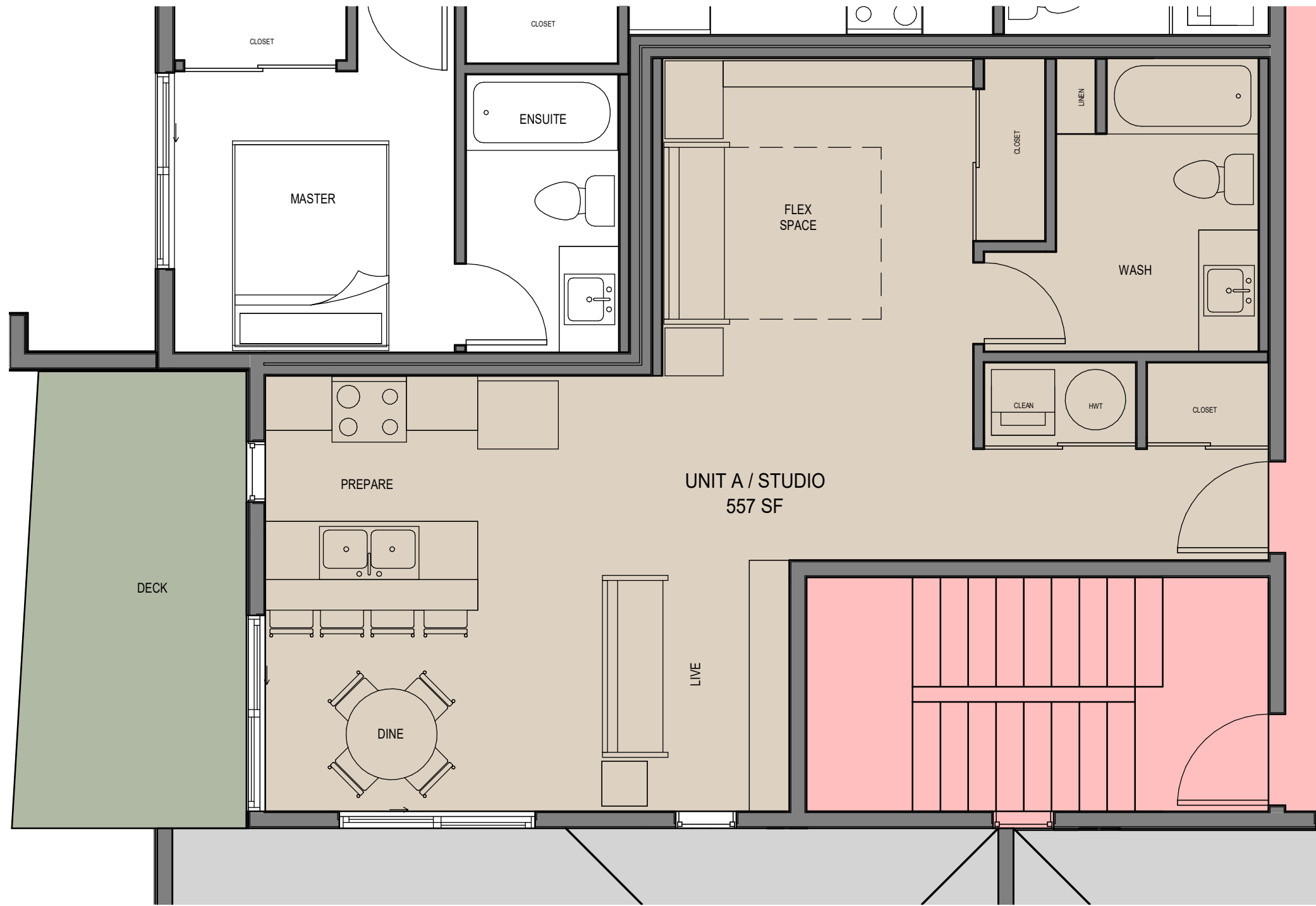
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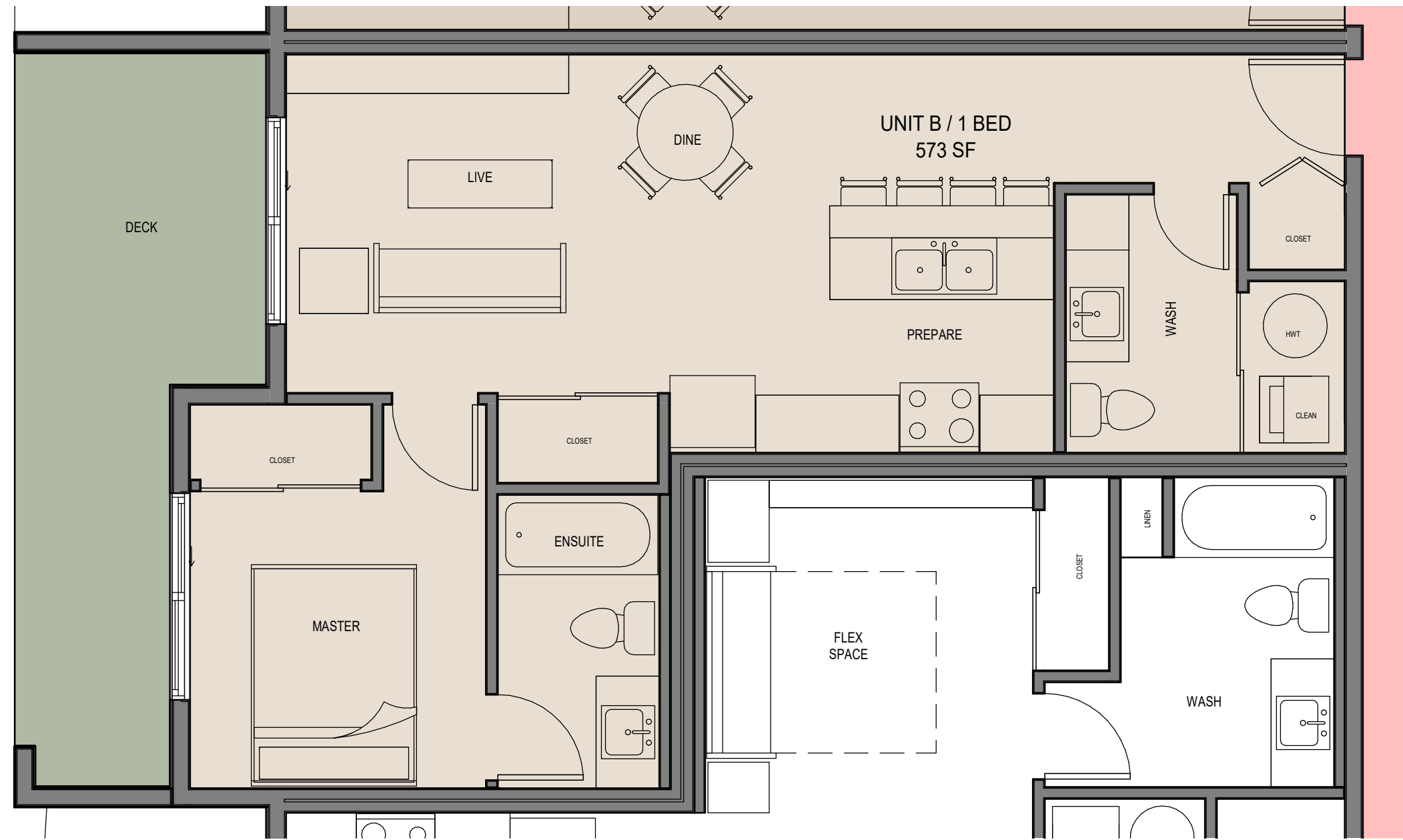
1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

NOT FOR CONSTRUCTION





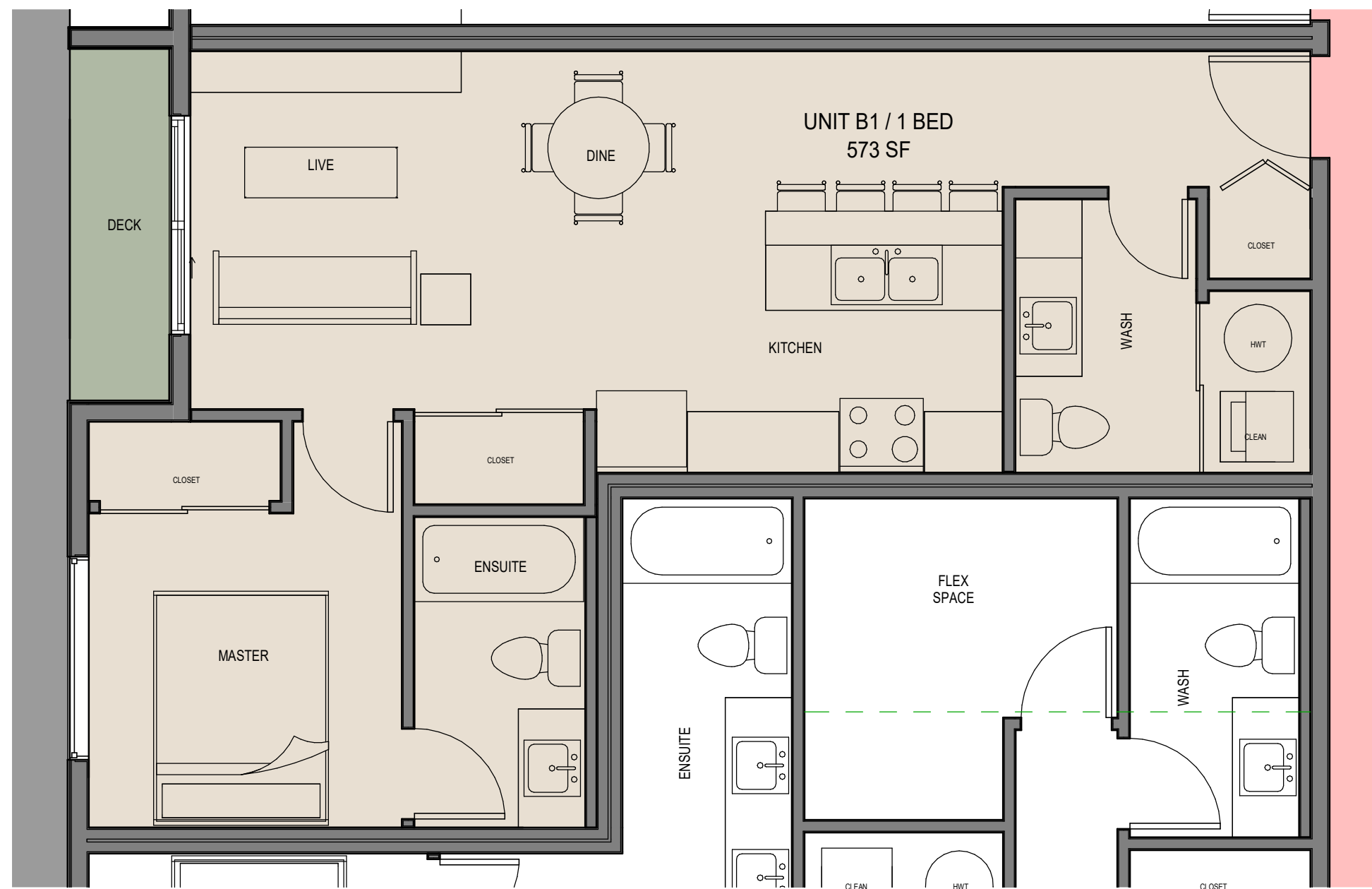
2 UNIT A  
A4.00 1/4" = 1'-0"



3 UNIT B  
A4.00 1/4" = 1'-0"



1 UNIT A1  
A4.00 1/4" = 1'-0"



4 UNIT B1  
A4.00 1/4" = 1'-0"

**SCHEDULE A**  
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DVP16-0290  
Planner Initials LK  
City of Kelowna  
COMMUNITY PLANNING

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project title  
ETHEL STREET APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
UNIT PLANS

designed scale 1/4" = 1'-0"

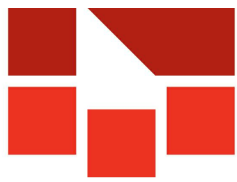
drawn J.F.

checked R.Y.

drawing no.

plotted SEP 23, 2016

A3.05



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ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
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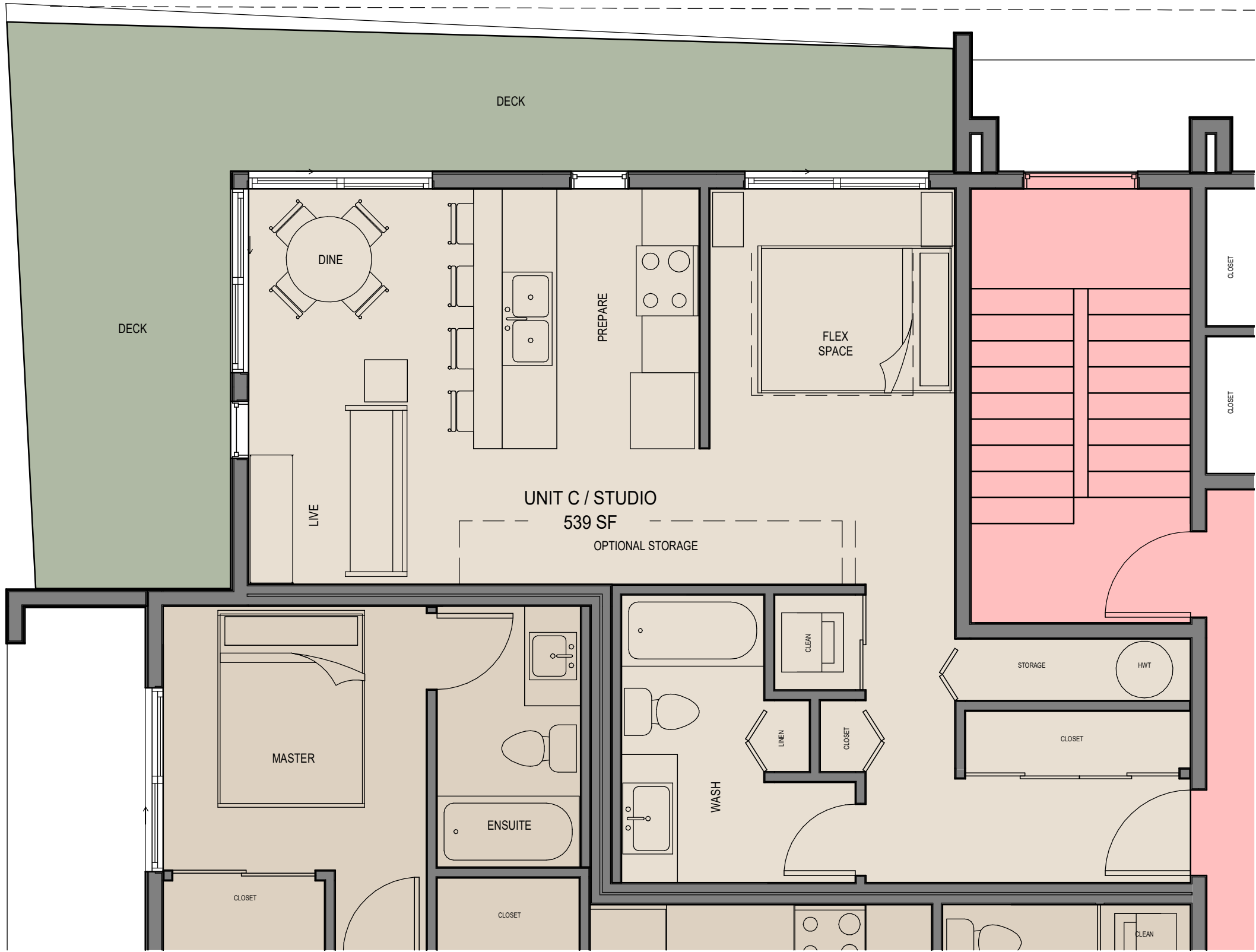
SEAL

Revisions

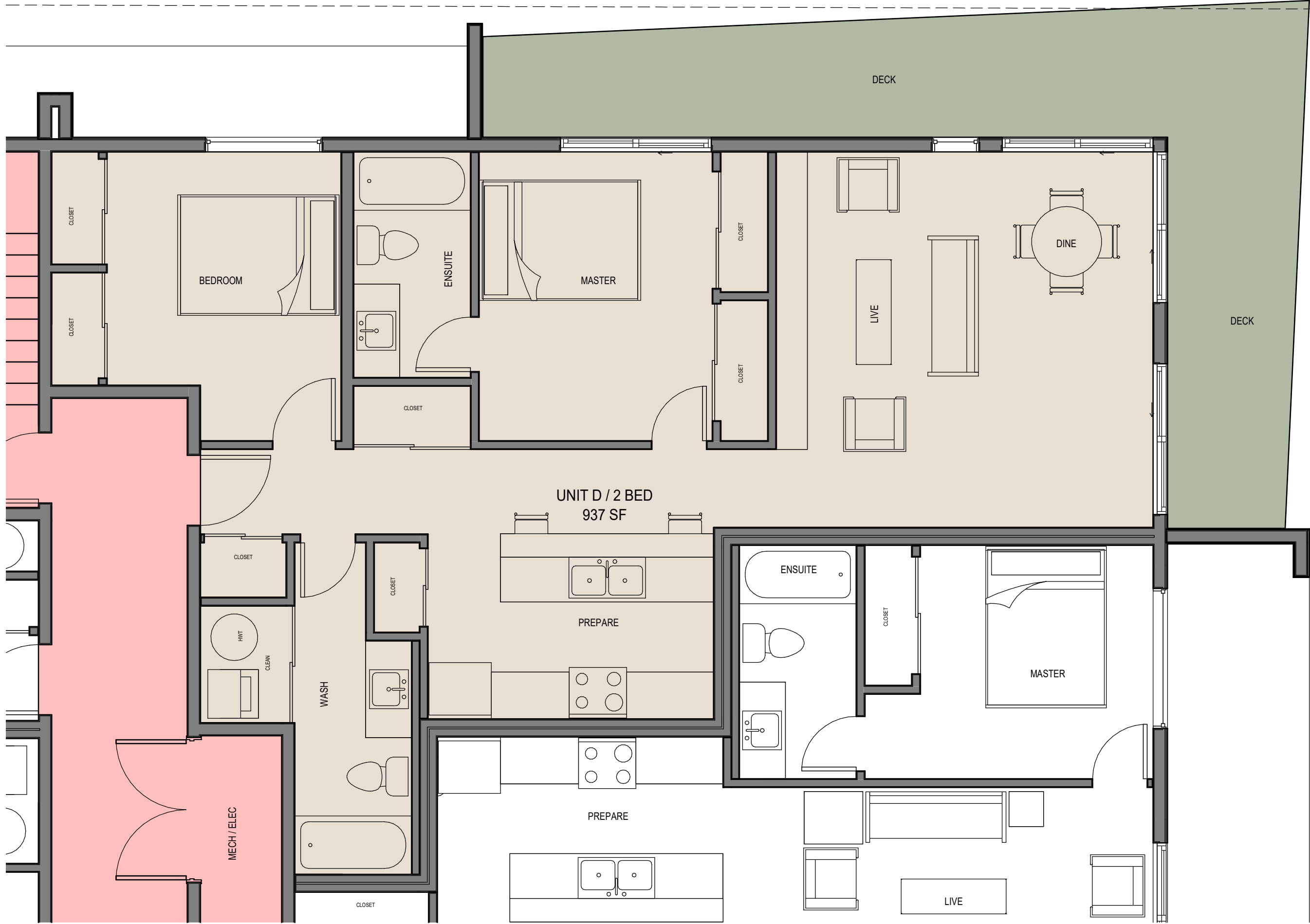
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3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP

project title  
ETHEL STREET  
APARTMENTS  
project address  
1730 AND 1740 ETHEL ST  
project no. 1636  
file no.  
drawing title  
UNIT PLANS  
designed scale 1/4" = 1'-0"  
drawn J.F.  
checked R.Y.  
drawing no.  
A3.06  
plotted SEP 23, 2016

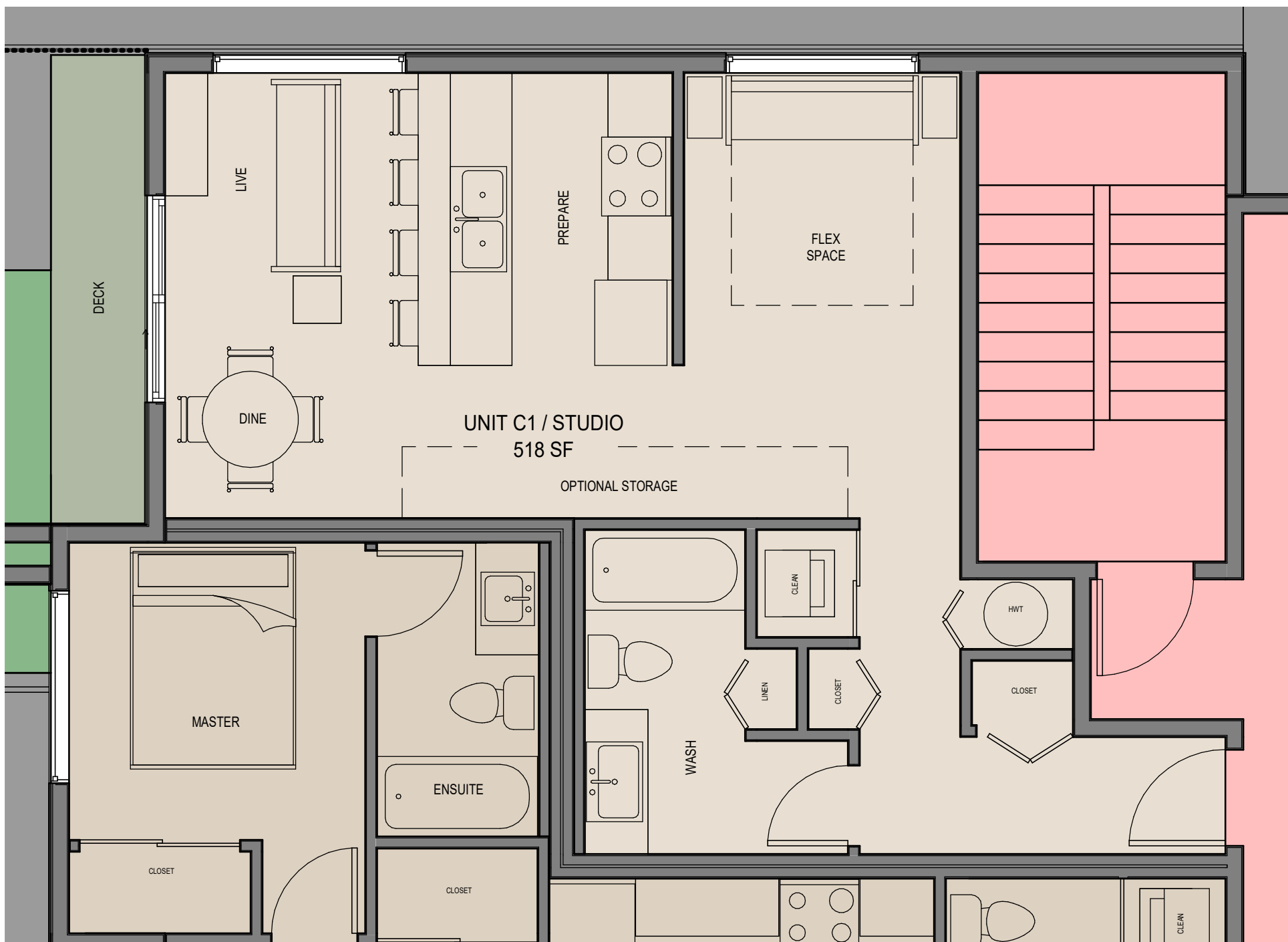
NOT FOR CONSTRUCTION



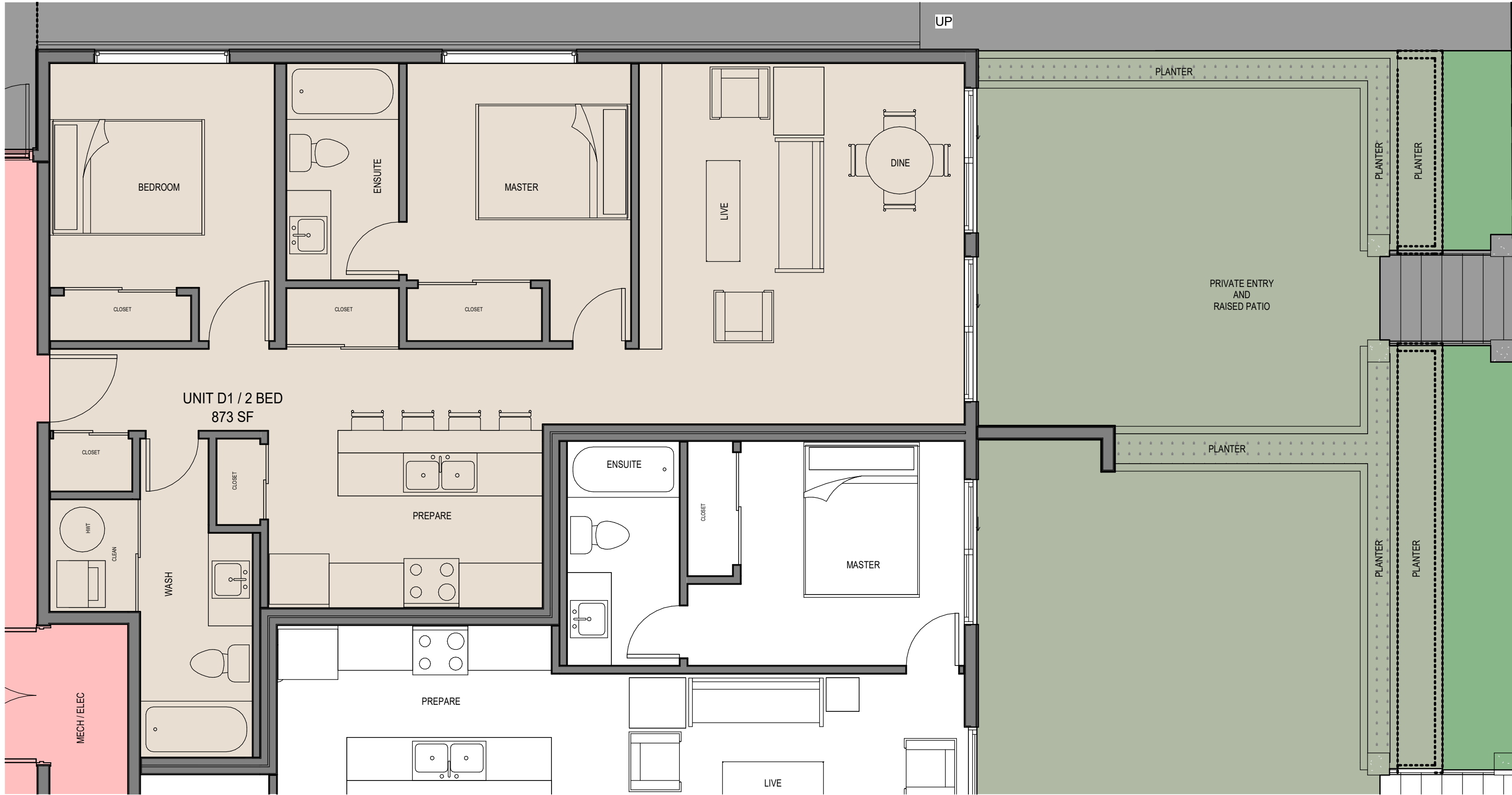
1 UNIT C  
A4.00 1/4" = 1'-0"



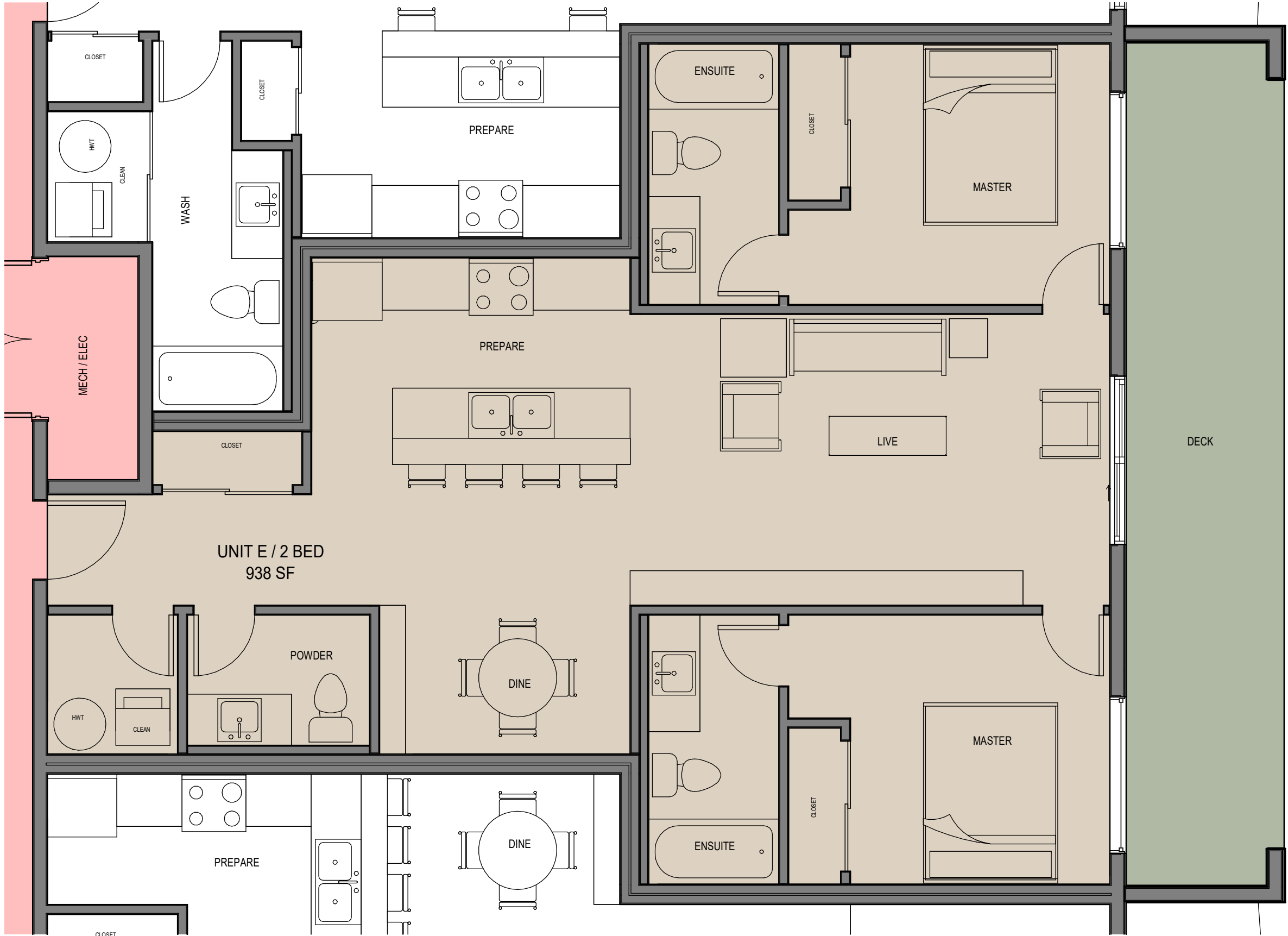
3 UNIT D  
A4.00 1/4" = 1'-0"



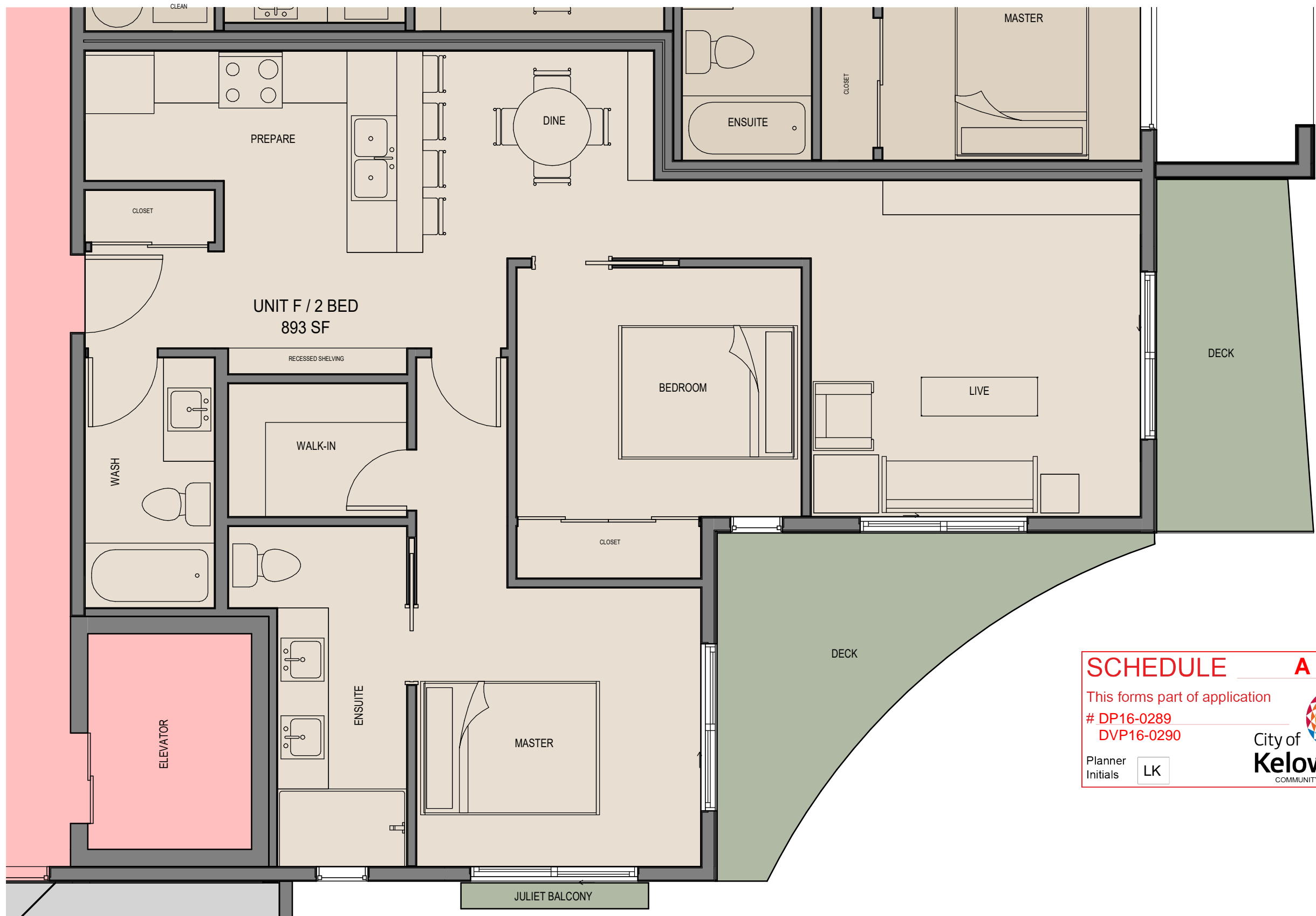
2 UNIT C1  
A4.00 1/4" = 1'-0"



4 UNIT D1  
A4.00 1/4" = 1'-0"



1 UNIT E  
A4.00 1/4" = 1'-0"



**SCHEDULE A**  
This forms part of application  
# DP16-0289  
DVP16-0290  
Planner Initials LK  
City of Kelowna  
COMMUNITY PLANNING

3 UNIT F  
A4.00 1/4" = 1'-0"



2 UNIT E1  
A4.00 1/4" = 1'-0"

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project title  
ETHEL STREET  
APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
UNIT PLANS

designed scale 1/4" = 1'-0"

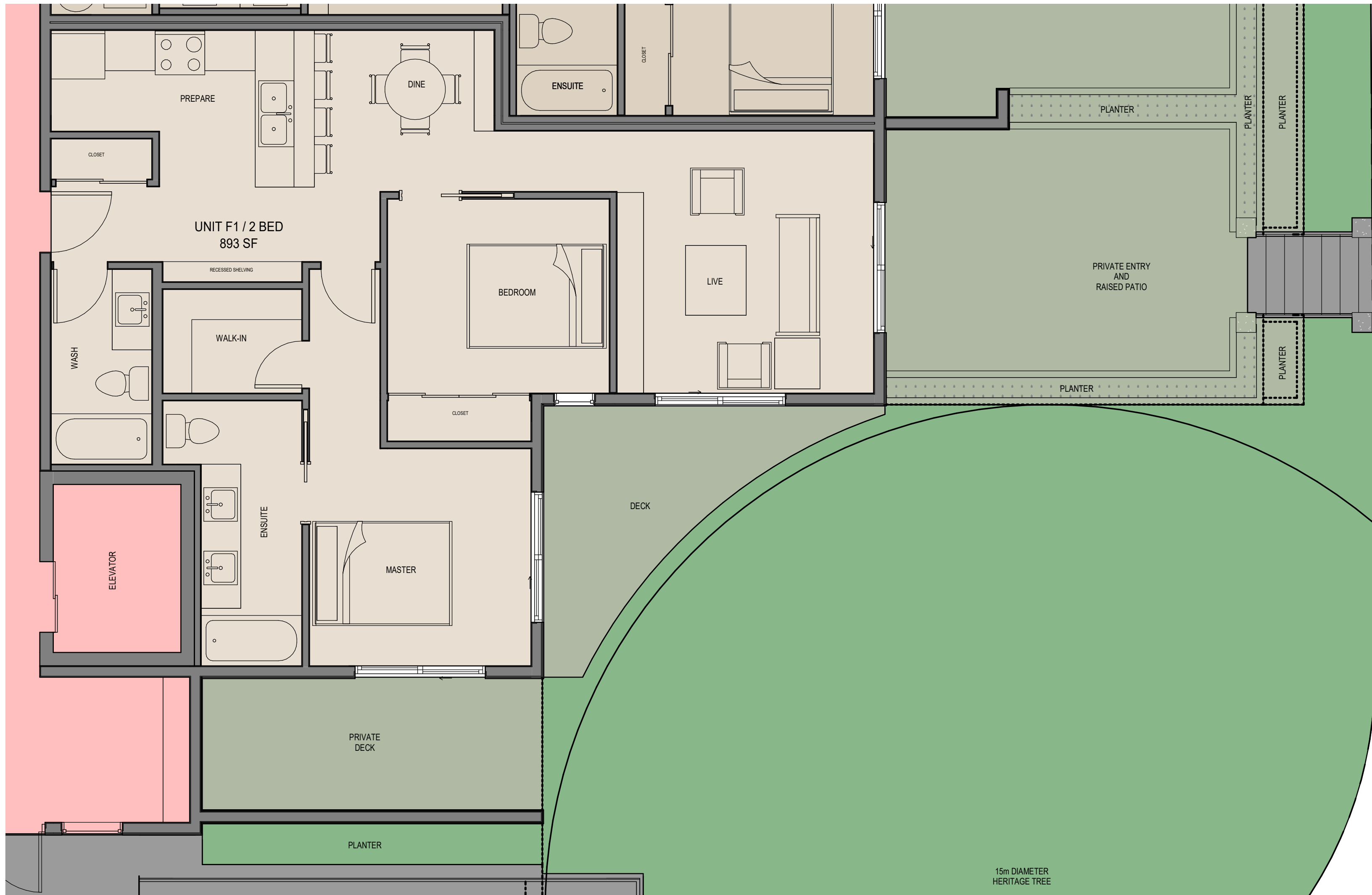
drawn J.F.

checked R.Y.

drawing no. **A3.07**

plotted SEP 23, 2016





1 UNIT F1  
A4.00 / 1/4" = 1'-0"



2 UNIT G  
A4.00 / 1/4" = 1'-0"



3 UNIT H  
A4.00 / 1/4" = 1'-0"

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City of Kelowna  
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ETHEL STREET APARTMENTS

project address  
1730 AND 1740 ETHEL ST

project no. 1636

file no.

drawing title  
UNIT PLANS

designed scale 1/4" = 1'-0"




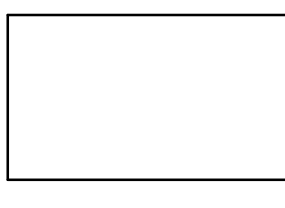
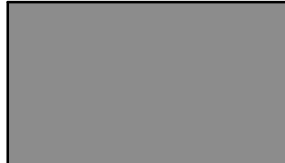


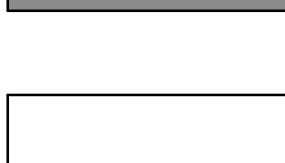
drawn J.F.

checked R.Y.

drawing no. A3.08

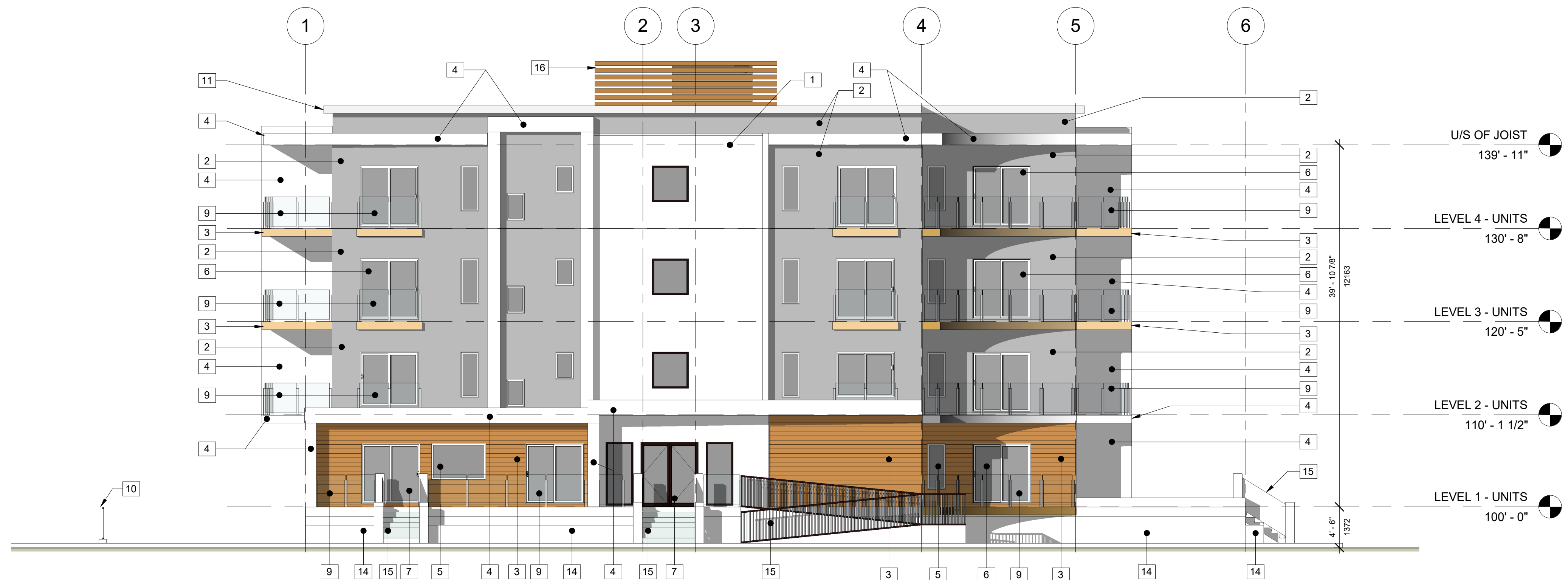
plotted SEP 23, 2016

EXTERIOR MATERIAL LEGEND

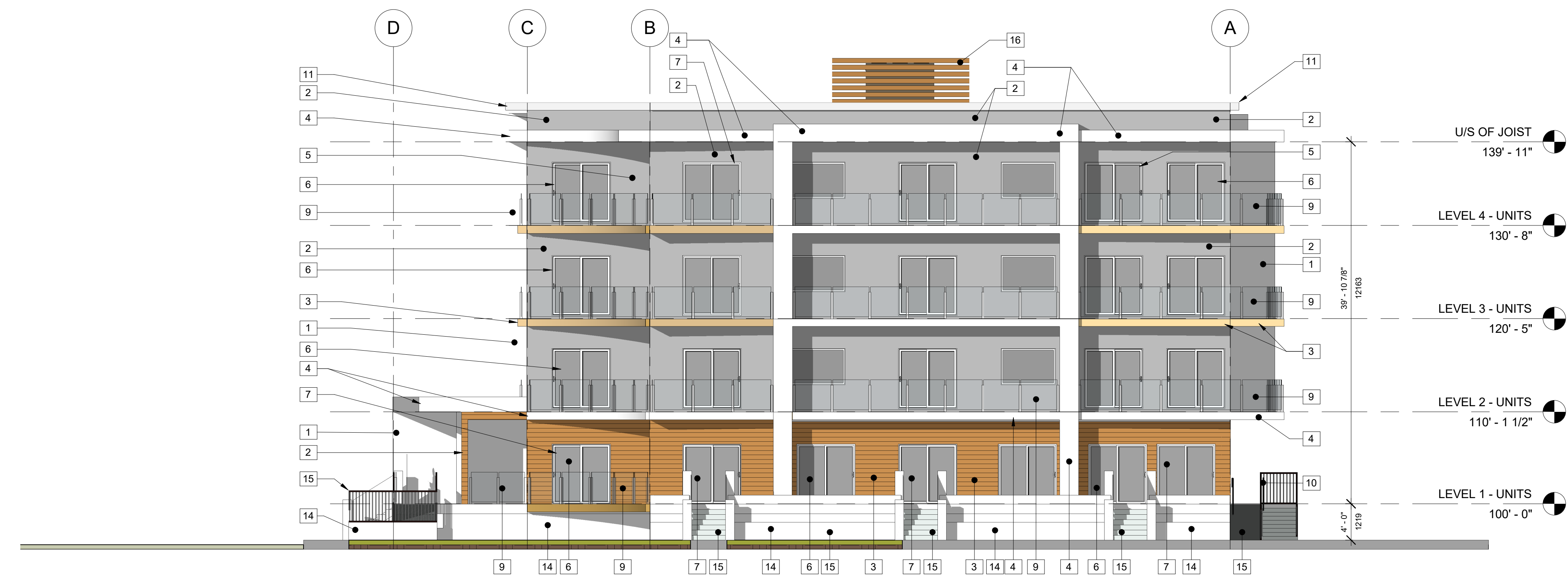
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	STUCCO - GREY COLOUR: BENJAMIN MOORE 2124-30, DEEP SILVER
	CEMENT FIBER BOARD - WOOD GRAIN COLOUR: ALLURA, WOOD GRAIN, MAHOGANY
	CEMENT FIBER BOARD - SOLID WHITE COLOUR: ALLURA, VANILLA WHITE
	PARGED CEMENT WALL COLOUR: MED GREY
	PREFINISHED METAL FLASHING - LIGHT GREY COLOUR: TO MATCH DEEP SILVER
	PREFINISHED METAL FLASHING - MEDIUM GREY COLOUR: TO MATCH CONCRETE
	PREFINISHED METAL FLASHING - WHITE COLOUR: TO MATCH WHITE FIBER CEMENT BOARD

EXTERIOR MATERIAL LEGEND

- STUCCO - WHITE
- STUCCO - GREY
- CEMENT FIBER BOARD - WOOD GRAIN
- CEMENT FIBER BOARD - SOLID WHITE
- WINDOWS - STYLE / MANUFACTURE TO BE CONFIRMED
- SLIDING GLASS PATIO DOOR
- ALUMINUM STORFRONT - GLAZING AND DOORS
- PAINTED METAL DOORS
- ALUMINUM / GLASS GUARDRAILS
- PAINTED METAL GUARDRAILS
- PREFINISHED METAL FLASHINGS
- PARGED CONCRETE WALLS
- WOOD CLAD GARBAGE ENCLOSURE
- CONCRETE PLANTERS
- CONCRETE STAIRS / RAMPS C/W PAINTED METAL GUARDRAILS
- WOOD SCREENING AROUND ROOFTOP UNITS
- OVERHEAD PREFINISHED GARAGE DOOR
- CONCRETE RAMP TO PARKADE



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



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

SCHEDULE

B

This forms part of application

# DP16-0289

DVP16-0290

Planner

Initials

LK

City of Kelowna

COMMUNITY PLANNING

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4	2016-11-04	REISSUED FOR DP

project title

ETHEL STREET APARTMENTS

project address

1730 AND 1740 ETHEL ST

project no.

1636

file no.

drawing title

BUILDING ELEVATIONS

designed

scale

As indicated

drawn

J.F.

checked

R.Y.

drawing no.




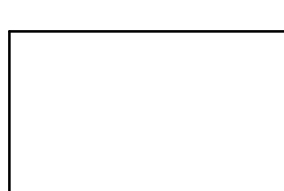




A4.00

plotted

SEP 23, 2016

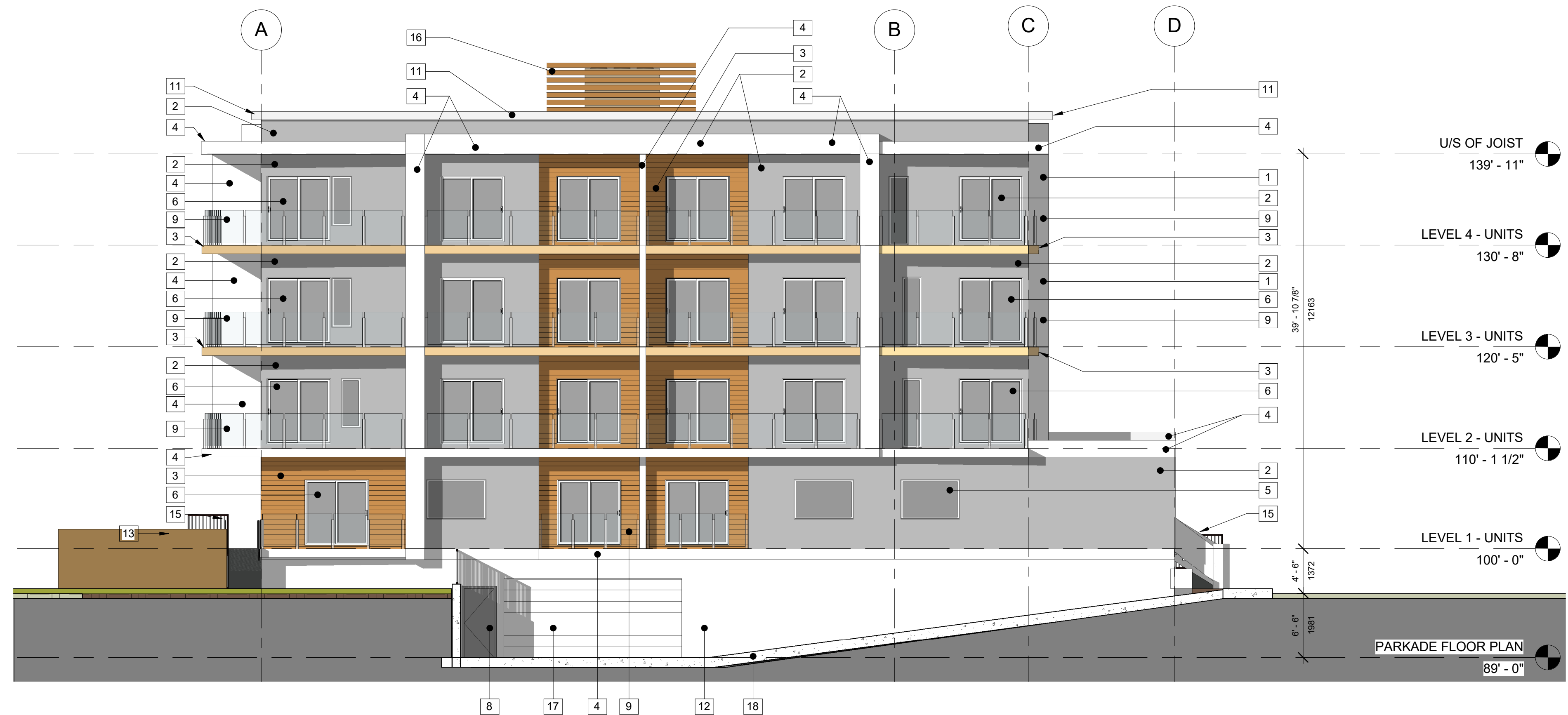
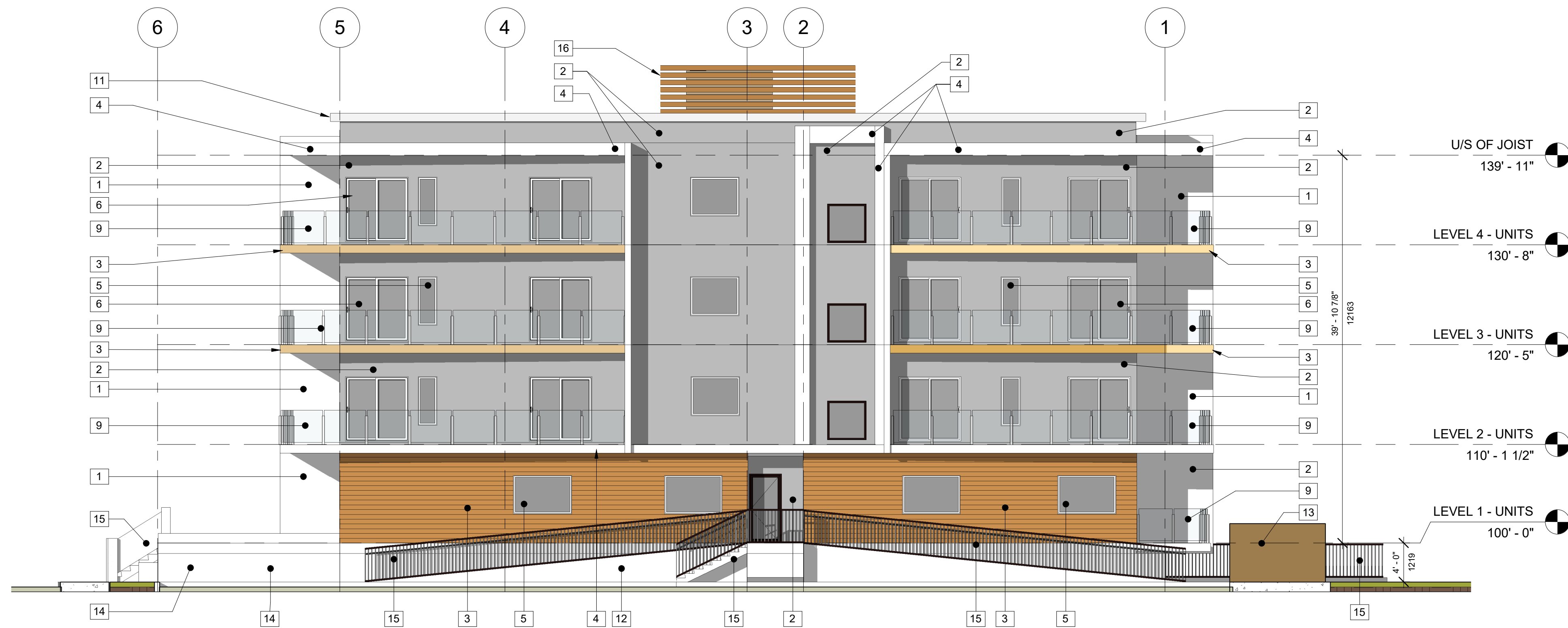


EXTERIOR MATERIAL LEGEND

	STUCCO - WHITE COLOUR: BENJAMIN MOORE OC-67, ICE MIST
	STUCCO - GREY COLOUR: BENJAMIN MOORE 2124-30, DEEP SILVER
	CEMENT FIBER BOARD - WOOD GRAIN COLOUR: ALLURA, WOOD GRAIN, MAHOGANY
	CEMENT FIBER BOARD - SOLID WHITE COLOUR: ALLURA, VANILLA WHITE
	PARGED CEMENT WALL COLOUR: MED GREY
	PREFINISHED METAL FLASHING - LIGHT GREY COLOUR: TO MATCH DEEP SILVER
	PREFINISHED METAL FLASHING - MEDIUM GREY COLOUR: TO MATCH CONCRETE
	PREFINISHED METAL FLASHING - WHITE COLOUR: TO MATCH WHITE FIBER CEMENT BOARD

EXTERIOR MATERIAL LEGEND

1. STUCCO - WHITE
2. STUCCO - GREY
3. CEMENT FIBER BOARD - WOOD GRAIN
4. CEMENT FIBER BOARD - SOLID WHITE
5. WINDOWS - STYLE / MANUFACTURE TO BE CONFIRMED
6. SLIDING GLASS PATIO DOOR
7. ALUMINUM STORFRONT - GLAZING AND DOORS
8. PAINTED METAL DOORS
9. ALUMINUM / GLASS GUARDRAILS
10. PAINTED METAL GUARDRAILS
11. PREFINISHED METAL FLASHINGS
12. PARGED CONCRETE WALLS
13. WOOD CLAD GARBAGE ENCLOSURE
14. CONCRETE PLANTERS
15. CONCRETE STAIRS / RAMPS C/W PAINTED METAL GUARDRAILS
16. WOOD SCREENING AROUND ROOFTOP UNITS
17. OVERHEAD PREFINISHED GARAGE DOOR
18. CONCRETE RAMP TO PARKADE



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

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

NOT FOR CONSTRUCTION

**SCHEDULE B**  
This forms part of application  
# DP16-0289  
DVP16-0290  
Planner Initials LK

  
City of  
**Kelowna**  
COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



**NEW TOWN**  
ARCHITECTURE  
URBAN PLANNING  
CIVIL ENGINEERING  
[www.newtownservices.ca](http://www.newtownservices.ca)

SEAL

Revisions		
No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
2	2016-08-29	ISSUED FOR DP
3	2016-10-05	REISSUED FOR DP
4	2016-11-04	REISSUED FOR DP

project title  
**ETHEL STREET APARTMENTS**

project address  
**1730 AND 1740 ETHEL ST**

project no. 1636

file no.

drawing title  
**BUILDING ELEVATIONS**

designed scale As indicated

drawn J.F.

checked R.Y.

drawing no.  
**A4.01**

plotted SEP 23, 2016





SOUTHEAST VIEW



NORTHEAST VIEW



SOUTHEAST VIEW



EAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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**SCHEDULE**

This forms part of application  
# DP16-0289  
DVP16-0290

Planner Initials LK



SEAL

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Revisions

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project title  
**ETHEL STREET  
APARTMENTS**

project address  
**1730 AND 1740 ETHEL ST**

project no. 1636

file no.

drawing title  
**BUILDING  
IMAGES**

designed

scale

drawn

J.F.

checked

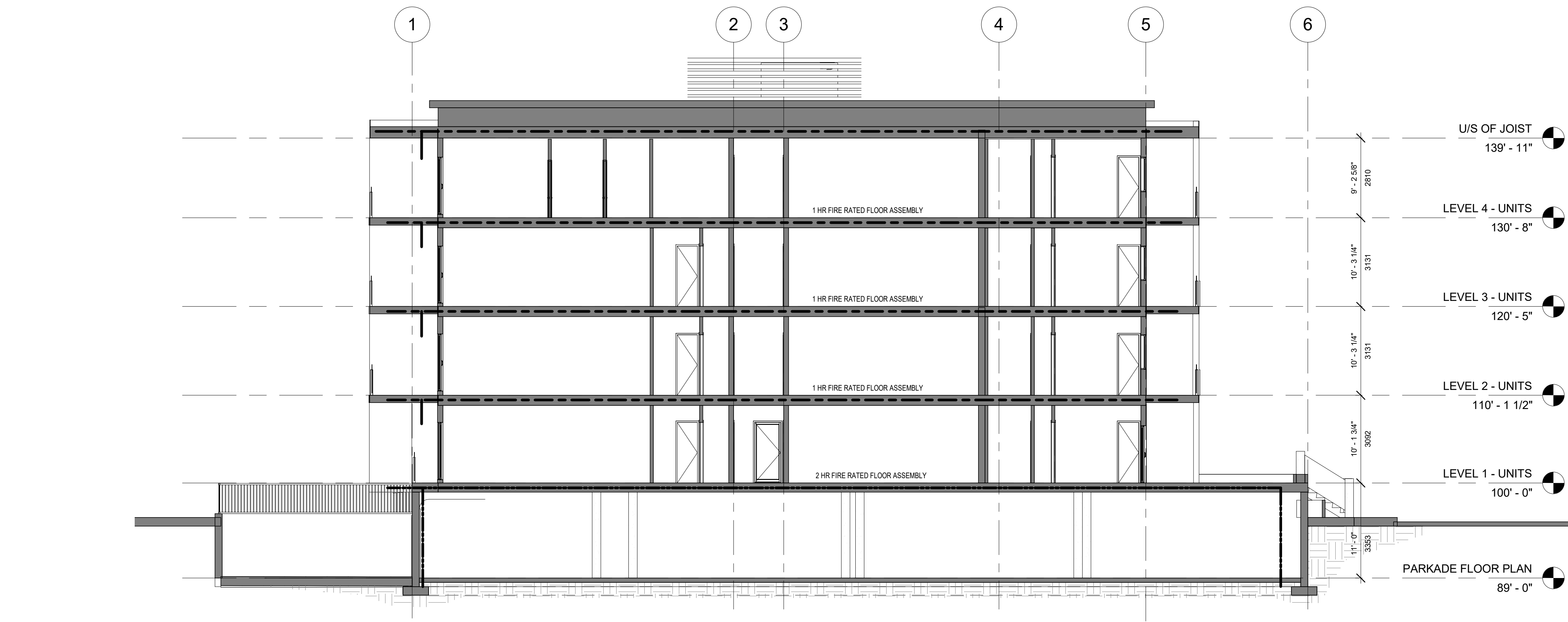
R.Y.

drawing no.

**A4.02**

plotted SEP 23, 2016





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



2 BUILDING SECTION 2  
1/8" = 1'-0"

**FIRE SEPARATION LEGEND**

- 1 HR FRR
- 2 HRS FRR

NOT FOR CONSTRUCTION

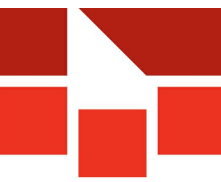
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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SEAL

Revisions

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project title

**ETHEL STREET  
APARTMENTS**

project address

**1730 AND 1740 ETHEL ST**

project no.

1636

file no.

drawing title

**BUILDING  
SECTIONS**

designed

scale

As indicated

drawn

J.F.

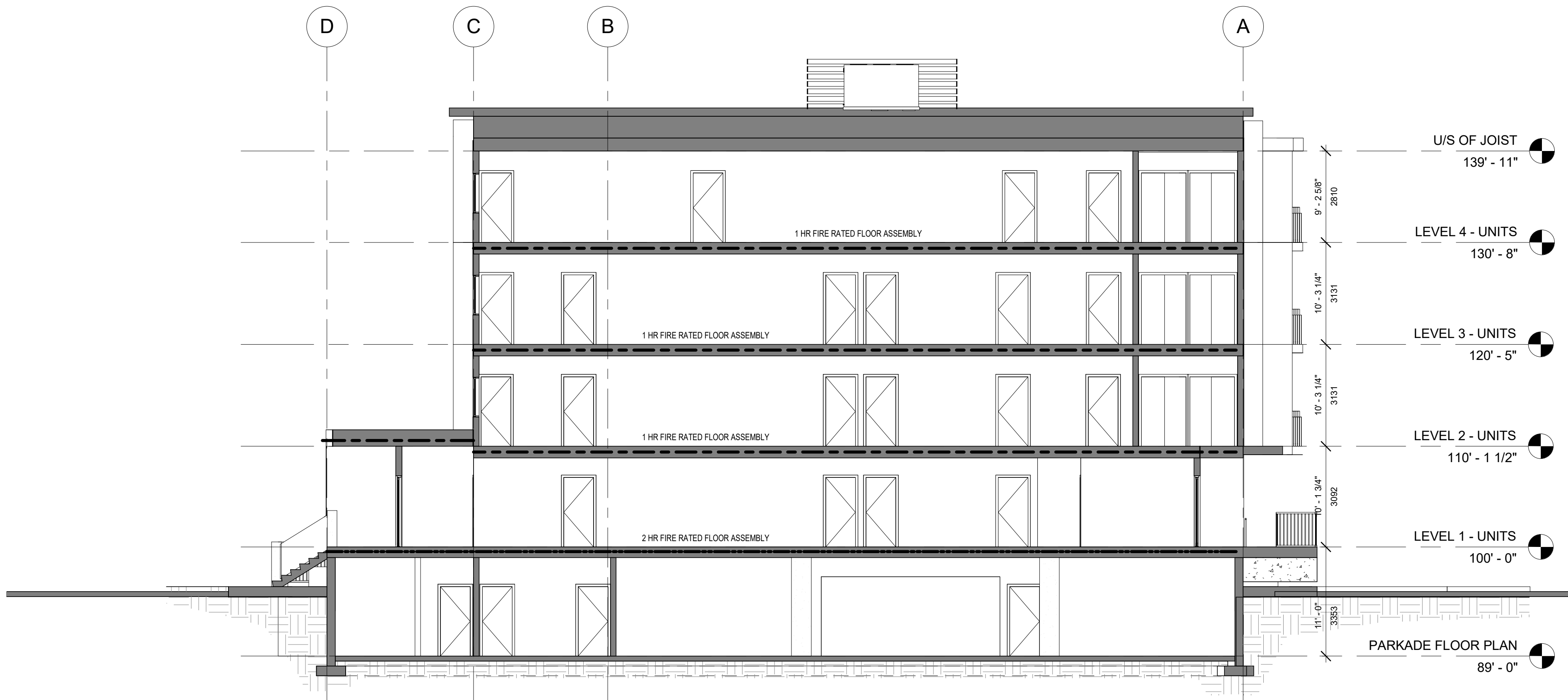
checked

R.Y.

drawing no.

**A5.00**

plotted SEP 23, 2016



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



2 BUILDING SECTION 4  
1/8" = 1'-0"

FIRE SEPARATION LEGEND	
	1 HR FRR
	2 HRS FRR

NOT FOR CONSTRUCTION

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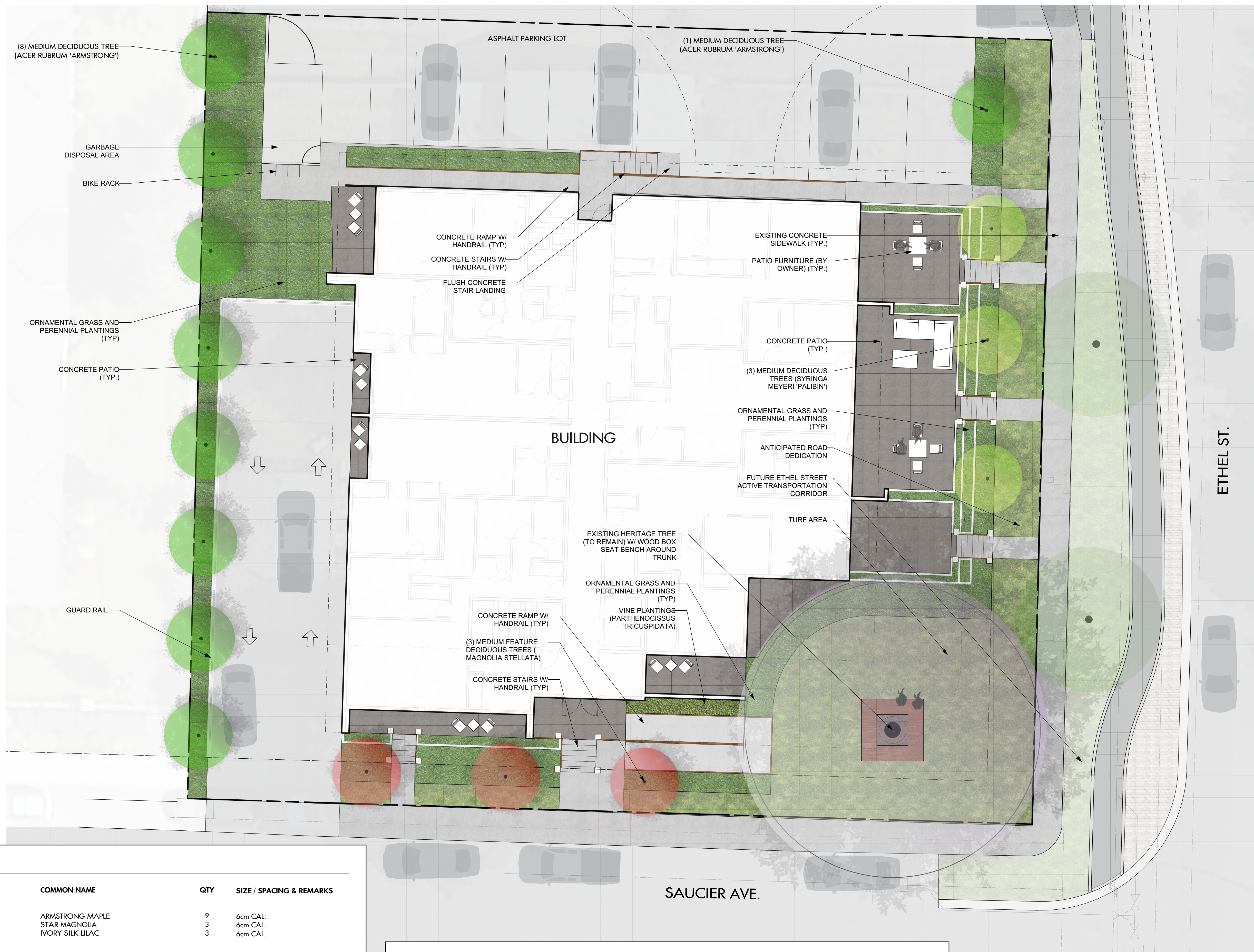


SEAL

Revisions		
No	Date	Description
1	2016-09-23	ISSUED FOR REVIEW
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project title	
ETHEL STREET APARTMENTS	
project address	
1730 AND 1740 ETHEL ST	
project no.	1636
file no.	
drawing title	
BUILDING SECTIONS	
designed	scale
drawn	J.F.
checked	R.Y.
drawing no.	
A5.01	
plotted	SEP 23, 2016





## PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<strong>TREES</strong>			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	9	6cm CAL.
MAGNOLIA STELLATA	STAR MAGNOLIA	3	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	6cm CAL.
<strong>SHRUBS, PERENNIALS &amp; GRASSES</strong>			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	27	#01 CONT. /1.2M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	31	#01 CONT. /0.75M O.C. SPACING
GAILLARDIA GRANDIFLORA 'GOBIN'	GOBIN BLANKET FLOWER	36	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	22	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	22	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	36	#01 CONT. /0.6M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	27	#01 CONT. /1.2M O.C. SPACING
VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT HIGHBUST CRANBERRY	36	#01 CONT. /0.6M O.C. SPACING
<strong>VINES</strong>			
PARTHENOCESSUS TRICUSPIDATA	BOSTON IVY	5	#01 CONT. /0.45M O.C. SPACING

## 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.



## OUTLAND DESIGN LANDSCAPE ARCHITECTURE

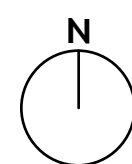
206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca

## SCHEDULE

This forms part of application

# DP16-0289  
DVP16-0290

Planner  
Initials LK



PROJECT TITLE

## ETHEL STREET APARTMENTS

KELOWNA, BC

DRAWING TITLE

## CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	16.10.12	Development Permit
2	16.11.03	Re-issued for Development Permit
3		
4		
5		

PROJECT NO 16-063

DESIGN BY FB

DRAWN BY SR

CHECKED BY FB

DATE NOV. 03, 2016

SCALE 1:100

SEAL



DRAWING NUMBER

# L1/2

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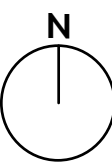
OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
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SCHEDULE

This forms part of application  
# DP16-0289  
DVP16-0290

Planner  
Initials LK



PROJECT TITLE

ETHEL STREET  
APARTMENTS

KELOWNA, BC

DRAWING TITLE

WATER CONSERVATION  
PLAN

ISSUED FOR / REVISION

1	16.10.12	Development Permit
2	16.11.03	Re-issued for Development Permit
3		
4		
5		

PROJECT NO

16-063

DESIGN BY

FB

DRAWN BY

SR

CHECKED BY

FB

DATE

NOV. 03, 2016

SCALE

1:100

SEAL



DRAWING NUMBER

L2/2

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IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 71 / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 422 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 372 cu.m. / year  
WATER BALANCE = 50 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- |  |  |  |  |
|--|--|--|--|
|  | ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS<br>TOTAL AREA: 38 sq.m.<br>MICROCLIMATE: SOUTH EXPOSURE, SHADED BY TREES<br>ESTIMATED ANNUAL WATER USE: 54 cu.m.      |  | ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS<br>TOTAL AREA: 103 sq.m.<br>MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES<br>ESTIMATED ANNUAL WATER USE: 34 cu.m. |
|  | ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS<br>TOTAL AREA: 111 sq.m.<br>MICROCLIMATE: SOUTH EAST EXPOSURE SHADED BY TREE<br>ESTIMATED ANNUAL WATER USE: 159 cu.m. |  | ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS<br>TOTAL AREA: 66 sq.m.<br>MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES<br>ESTIMATED ANNUAL WATER USE: 23 cu.m. |
|  | ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS<br>TOTAL AREA: 62 sq.m.<br>MICROCLIMATE: EAST EXPOSURE, SHADED BY TREES<br>ESTIMATED ANNUAL WATER USE: 89 cu.m.       |  | ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS<br>TOTAL AREA: 41 sq.m.<br>MICROCLIMATE: EAST EXPOSURE PARTIALLY SHADED BY TREES<br>ESTIMATED ANNUAL WATER USE: 14 cu.m.   |

