

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, June 26, 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 Stack.
3. **Confirmation of Minutes** 1 - 12  
Public Hearing - June 11, 2018  
Regular Meeting - June 11, 2018
4. **Bylaws Considered at Public Hearing**
  - 4.1 **Hwy 33 E 1759, Z17-0065 (BL11625) - Ki-Low-Na Friendship Society, Inc. No. S-10638** 13 - 13  
To give Bylaw No. 11625 second and third readings in order to rezone the subject property from RU1 – Large Lot Housing zone and P2 – Educational & Minor Institutional zone to RM3 – Low Density Multiple Housing zone.
  - 4.2 **Abbott St 2195, Z18-0041 (BL11626) - Gordon and Karen Lovegrove** 14 - 14  
To give Bylaw No. 11626 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.
  - 4.3 **Bach Rd 440, Z18-0020 (BL11627) - Richard Therrien and Daniel Good** 15 - 15  
To give Bylaw No. 11627 second and third readings in order to rezone the subject property from the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone.
5. **Notification of Meeting**  
The City Clerk will provide information as to how the following items on the Agenda were publicized.

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

### **6.1 Norris Rd S 2330-2350, DP18-0071 & DVP18-0070 - R 354 Enterprises Ltd. 16 - 29**

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

To consider a Development Permit for the form and character of an industrial building and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

### **6.2 Pacific Ave 1155, Z17-0051 (BL11519) - Necessary Homes Inc. 30 - 30**

To adopt Bylaw No. 11519 in order to rezone the subject property to facilitate the development of a rental multi-family complex.

### **6.3 Pacific Ave 1155, DP17-0141 & DVP17-0142 - Necessary Homes Inc 31 - 77**

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

To consider the form and character of a multi-family rental apartment building with variances to height, setbacks, parking, and parking stall ratio.

## **7. Reminders**

## **8. Termination**



## City of Kelowna Public Hearing Minutes

Date: Tuesday, June 12, 2018  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present: Mayor Basran; Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Brad Sieben

Members Absent: Councillor Luke Stack

Staff Present: Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Community Planning Supervisor, Laura Bentley; Policy & Planning Department Manager, Danielle Noble-Brandt\*; Sustainability Coordinator, Tracey Guidi\*; Park and Landscape Planner, Melanie Steppuhn\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

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

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

### 2. Notification of Meeting

The City Clerk advised that Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on Tuesday, May 29, 2018 and by being placed in the Kelowna Daily Courier issues on Friday June 1 and Wednesday, June 6 and by sending out or otherwise mailing 529 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 29, 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.

### 3. Individual Bylaw Submissions

#### 3.1 Holland Rd 3010, Z18-0010 (BL11620) - Scott and Chandra Payer & John and Alexandra Woodfield

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was 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.

#### 3.2 Pacific Ave 1145, Z17-0118 (BL11621) - Anagram Properties

Staff:

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

The City Clerk advised that the following correspondence was received:

**Letters of Concern:**

Caroline Dacyk, Brookside Ave  
Irene Schoenfeld, Brookside Ave  
Maria Franz, Pacific 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.

Gallery:

Resident, Pacific Court

- Raised concern regarding the removal of trees on the subject property.

Maria Franz, Pacific Avenue

- In favour of the rezoning, however, has some concerns with the variances that will be raised in a future meeting.

Roger Green, MON Architecture & Interior Design, Applicant Representative

- The intent is to maintain the trees along the street frontage.
- Due to the configuration of the property will engage an arborist in making tree determination.

There were no further comments.

#### 3.3 Taylor Cr 2424, Z18-0024 (BL11622) - Kerry and Nicole Begrand Fast

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.



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

Birte Decloux, Urban Options Planning & Permits, Applicant Representative

- Wanted to provide an oversight of the application as a variance will be brought forward at a later date.
- The carriage house will be used for guests and future living use for children post education.
- The area is heavily landscaped and will maintain 3 significant trees on-site.
- Available for questions.

No one from the gallery came forward.

There were no further comments.

### **3.4 Implementing Agriculture Plan Policy Recommendations: PACKAGE 1 Bylaw Amendments OCP18-0003 (BL11616) and TA18-0002(BL11617)**

Staff:

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

The City Clerk advised that no correspondence was received.

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

Gallery:

Resident, Water Street

- Believes the direction taken is great and is supportive of agriculture.
- Believes the maximum farm residential footprint of 2,000 m<sup>2</sup> is far too large.
- Believes this will increase the cost of farmland and will negatively impact farm land.
- Encouraged Council to reconsider the maximum size.
- Opposed to this large footprint.

Sukh Paul Bal, McCurdy Road East

- A large maximum farm residential footprint can be appropriate and these policies should take into consideration the best interest of the farmer.
- Believes there should be some flexibility based on the size of the farm and the level of farming undertaken.
- Suggested that staff should know the farming activity when an application is submitted; the applicant should be giving back to the community and not just fitting within the parameters of what's written in documents.
- Believes the province is way behind on protecting farmland.

Michael Stang, Timberline Road

- Has been planning and working towards adding a carriage home to his property for the past 11 years.
- Recently submitted an application to rezone to A1c.
- After years of planning feels unfairly caught up in these Bylaw amendments.
- Responded to questions from Council.

Helen Potts, Glenmore Road N.

- Resides on land that father purchased in 1973.
- The Province imposed the ALR in 1975.
- Their land is not serviced by an Improvement District and the lack of water negatively impacts their ability to grow multiple hay crops each year.

- Believes there are too many restrictions on ALR land and raised concerns regarding the future of their property.
- Responded to questions from Council.

Staff:

- Reviewed the residential footprint zoning definition.
- Responded to questions from Council.

There were no further comments.

### 3.5 Implementing Agriculture Plan Policy Recommendations - PACKAGE 2 Bylaw Amendments OCP18-0004 (BL11618) and TA18-0003 (BL11619)

Staff:

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

The City Clerk advised that the following correspondence was received:

#### Letters of Opposition and Concern:

Argus Properties (Darren Schlamp), Manhattan Dr

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

Gallery:

Darren Schlamp, Manhattan Drive

- Made reference to correspondence previously submitted.
- Questioned lack of public consultation; when compared with the City's consultation on the Urban infill Ru7 initiative.
- Spoke to the implications of setbacks and landscape buffers on existing lands.
- Referenced the Ministry of Agriculture Guide to Edge Planning and questioned whether that process was followed; this is not one size fits all for this.
- Believes this is a one sided package being brought forward and there will be a loss of land value in the millions in this area if this is approved.
- Responded to questions from Council.

There were no further comments.

### 4. Termination

The Hearing was declared terminated at 7:46 p.m.

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

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City Clerk



## City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, June 12, 2018  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Basran; Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Brad Sieben

Members Absent Councillor Luke Stack

Staff Present Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Community Planning Supervisor, Laura Bentley; Policy & Planning Department Manager, Danielle Noble-Brandt\*; Sustainability Coordinator, Tracey Guidi\*; Park and Landscape Planner, Melanie Steppuhn\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 7:59 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Singh.

### 3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Donn

R589/18/06/12 THAT the Minutes of the Public Hearing and Regular Meeting of May 29, 2018 be confirmed as circulated.

Carried

### 4. Bylaws Considered at Public Hearing

4.1 Holland Rd 3010, Z18-0010 (BL11620) - Scott and Chandra Payer & John and Alexandra Woodfield



Moved By Councillor Singh/Seconded By Councillor DeHart

R590/18/06/12 THAT Bylaw No. 11620 be read a second and third time.

Carried

**4.2 Pacific Ave 1145, Z17-0118 (BL11621) - Anagram Properties**

Moved By Councillor Singh/Seconded By Councillor Sieben

R591/18/06/12 THAT Bylaw No. 11621 be read a second and third time.

Carried

**4.3 Taylor Cr 2424, Z18-0024 (BL11622) - Kerry and Nicole Begrand Fast**

Moved By Councillor Singh/Seconded By Councillor DeHart

R592/18/06/12 THAT Bylaw No. 11622 be read a second and third time.

Carried

**4.4 OCP18-0003 (BL11616) - Amendments to Address the Agriculture Plan**

Moved By Councillor DeHart/Seconded By Councillor Singh

R593/18/06/12 THAT Bylaw No. 11616 be read a second and third time.

Carried

**4.5 TA18-0002 (BL11617) - Agricultural Amendments based on the Agricultural Plan**

Moved By Councillor Gray/Seconded By Councillor Hodge

R594/18/06/12 THAT Bylaw No. 11617 be read a second and third time.

Carried

**4.6 OCP18-0004 (BL11618) - Amendments to Address the Agriculture Plan**

Moved By Councillor Gray/Seconded By Councillor Hodge

R595/18/06/12 THAT Bylaw No. 11618 be read a second and third time.

Carried

**4.7 TA18-0003 (BL11619) - Agricultural Amendments based on the Agricultural Plan**

Moved By Councillor Hodge/Seconded By Councillor Gray

R596/18/06/12 THAT Bylaw No. 11619 be amended at first reading by removing all amendments for Part 3 and 4 and the associated Schedules A, B and C.

Carried

Moved By Councillor Hodge/Seconded By Councillor Donn

R597/18/06/12 THAT Bylaw No. 11619 as amended be read a second and third time.

Carried

## 5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise mailing 339 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 29, 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.

## 6. Development Permit and Development Variance Permit Reports

### 6.1 Richter St, Z17-0104 (BL11553) - 1139096 BC Ltd

Moved By Councillor Hodge/Seconded By Councillor Given

R598/18/06/12 THAT Bylaw No. 11553 be amended at third reading in order to change the legal description.

Carried

Moved By Councillor Hodge/Seconded By Councillor Given

R599/18/06/12 THAT Bylaw No. 11553 as amended be adopted.

Carried

### 6.2 Richter Street 1304 and 1308, DP17-0249 & DVP17-0250 - 1139096 BC Ltd

Staff:

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

The City Clerk advised that the following correspondence was received:

#### Letters of Opposition and Concern:

Steve Malekow –Shoreacres Rd, Castlegar, BC

#### Petition of Opposition

Emilio Samtor - signed by 11 owners/occupants of the surrounding properties

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

Bob Guy, 1292 Richter Consultant for Applicant

- Available for questions.

David Watkin, Architect, Calgary, Alberta

- Displayed artist conceptual rendition of the project on the ELMO.
- Made comment that the site has been challenging due to the small size as well as the high water table; all development for this project is above grade.
- The variances requested are to make the project fit onto the site.
- Displayed an illustration of the building height compared with the building height of the neighbouring property.
- The project does not exceed maximum site coverage nor building height.
- The intent of the centre courtyard is to provide more open access to the units; a sidewalk is located in the middle and flanked with landscaped areas to create a private gathering space for residents.
- Responded to questions from Council.



Gallery:

Carlos Samur, Richter Street

- Opposed to the variances where the two buildings meet but not against the project.
- Believes that stakeholders were not engaged with this application and that concerns have not been addressed by the Applicant.
- Raised concern that reducing the distance between the two buildings will create a fire hazard and potentially negatively impact their insurance coverage.
- Responded to questions from Council.

Steve Malekow, Castlegar BC, property owner on Richter Street

- Believes the building is far too large for the lot size.
- Opposed to the variances being requested.
- Raised concerns with the impacts this building will have on the privacy of residents in the neighbouring Cambridge building.
- Raised concerns that the new structure will block views and create poor visibility for pedestrian and vehicular traffic.
- Raised concerns with lack of space for snow removal and for visitor parking.
- Raised concerns that this building will block sunlight for residents in the Cambridge building and block the views to the north.
- Believes this project is not good for the neighbourhood nor downtown Kelowna.
- Responded to questions from Council.

David Watkin and Bob Guy, Applicant

- Had three meetings with members of the Cambridge building and expressed our plans for the lot and they were familiar with the requested variances; they expressed it was a great project but did have some concerns with visibility.
- Displayed artist conceptual rendition on the ELMO showing the distance between the two buildings and commented that there is substantial distance between the two buildings.
- Previously there were large trees on the subject site that ran along the north property line of the Cambridge building and with their removal the view from Cambridge improved.
- This project brings more than adequate parking and functional unit sizes
- Believes there will be no site line issues regarding traffic visibility.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R600/18/06/12** THAT Council authorizes the issuance of Development Permit No. DP17-0249 for Lot A District Lot 139 ODYD Plan EPP81393, located at 1308 and 1304 Richter St, 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 authorize the issuance of Development Variance Permit DVP17-0250 Lot A District Lot 139 ODYD Plan EPP81393, located at 1308 and 1304 Richter St, Kelowna, BC;

**Section 13.11.6 (d) Development Regulations – Front Yard Setback**

To vary the front yard setback for a portion of the building above 2 ½ storeys (3<sup>rd</sup> storey) from 6.0m required to 4.18m proposed.

**Section 13.11.6 (e) Development Regulations – Side Yard Setback (South)**

To vary the side yard setback for portions of the building below 2 ½ storeys from 4.5 m required to 2.76 m proposed.

To vary the side yard setback for portions of the building above 2 ½ storeys from 7.0 m required to 2.7 m for the 3<sup>rd</sup> storey and 4.05 m for the 4<sup>th</sup> storey.

**Section 13.11.6 (e) Development Regulations – Side Yard Setback (North)**

To vary the side yard setback for portions of the building below 2 ½ storeys from 1.5 m required to 0.47 m proposed.

To vary the side yard setback for portions of the building above 2 ½ storeys from 6.0 m required to 0.47 m for the 3<sup>rd</sup> and 4<sup>th</sup> storeys.

**Section 13.11.6 (f) Development Regulations – Rear Yard Setback**

To vary the rear yard setback from 7.0m required to 1.19m 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.

Carried

**6.3 Stremel Road 730, DVP17-0278 - Goode Properties Inc**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was 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 Donn/Seconded By Councillor DeHart

**R601/18/06/12** THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0278 for Lot 1 Section 34 Township 26 ODYD Plan KAP88474 located at 730 Stremel Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in general accordance with Schedule "A";
2. The project meets the minimum landscaping requirements for portions of the property where the proposed buildings aren't located;
3. The Statutory Right of Way (LB39142) along Francis Brook in favour of the City of Kelowna, as shown on Plan KAP83571, be dedicated, at no cost to the City, as a titled fee simple parcel prior to issuance of the Development Variance Permit;

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

**Section 15.2.5 (e): Development Regulations**

To vary the eastern side yard setback from 4.5m required to 0.0m proposed.



**Section 15.2.5 (f): Development Regulations**

To vary the rear yard from 6.0m required to 0.0m 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

**6.4 McInnes Ave 1385 DVP18-0013 - OK Pacific Consulting Services LTD., INC.NO. BC1097988**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was 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.

Gallery:

Mehdi Tehrani, Arbourview Road

- In support of the application.
- Inquired if decisions on variances are precedent setting.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Gray

**R602/18/06/12** THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0013 for Lot 7 District Lot 137 ODYD Plan 3317, located at 1385 McInnes Avenue, Kelowna, BC;

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

**Section 13.6.5(b)]: RU6 – Two Dwelling Housing Subdivision Regulations**

To vary the required minimum parcel width from 18.0 m permitted to 15.61 m proposed;

**Section 13.6.6(a)]: RU6 – Two Dwelling Housing Development Regulations**

To vary the maximum site coverage from 50% permitted to 58.24% 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

**6.5 Union Rd 1931, DP18-0042 - DVP18-0043 - Kirvi Construction Development Company Ltd Inc. No BCo640835**

Staff:

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

The City Clerk advised that no correspondence was received.

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

Pat McCusker, Architecture Inc.

- Available for questions.

Gallery:

Jackie St. Georges, Wyndham Crescent

- Resides directly across from the proposal.
- Questioned the adequacy regarding the number of on-site parking allocation.
- Raised concerns with current on-street parking volumes and that it will increase due to the lack of parking on-site.
- Believes most garages are used for storage and not parking.
- Raised increased traffic concerns this development will bring to the neighbourhood.
- Raised concerns with aesthetics of Wyndham Crescent as there are mostly single detached homes and questions this development fitting in with the existing neighbourhood.

Pat McCusker, Architecture Inc.

- Spoke to meeting parking requirements and referenced the Official Community Plan.
- Spoke to having each unit face the street to avoid driveways-onto the street; parking in garages from internal road network.
- Each unit has a 4-foot crawl space for storage and won't be necessary to use garages only as storage units.
- Believes the aesthetics of the building fits into the neighbourhood and is a more appropriate transition for this zone rather than an apartment building.

There were no further comments.

Moved By Councillor Singh/Seconded By Councillor Sieben

**R603/18/06/12** THAT Council authorizes the issuance of Development Permit No. DP18-0042 and Development Variance Permit No. DVP18-0043 for Lot 9 Section 4 Township 23 Osoyoos Division Yale District Plan KAP52773, located at 1931 Union Road, 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 13.8.6(b): RM2 – Low Density Row Housing Housing Development Regulations**

To vary the required maximum site coverage of buildings, driveways and parking areas from 60 % permitted to 69 % 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.

Carried

## 6.6 Cross Rd 1981, DVP18-0078 - Suresh Kumar Khurana

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

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

The Applicant was not present.

Gallery:

Mehdi Tehrani, Arbourview Road

- Questioned what the rationale is to justify the requested variances.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Sieben

**R604/18/06/12** THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0078 for Lot 2 Section 4 Township 23 ODYD Plan 10134 Except Plan H8323, located at 1981 Cross Road, Kelowna, BC;

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

**Section 13.2.5 (b): RU2 - Medium Lot Housing Subdivision Regulations**

To vary the required minimum lot depth from 30.0 m permitted to 28.5 m (for future Lot 7) and 25.0 m (for future Lot 8) and 27.3 m (for future Lot 10) proposed, as shown on the attached Schedule A.

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

**Carried**

7. **Reminders – Nil.**

8. **Termination**

The meeting was declared terminated at 9:38 p.m.

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Mayor Basran

/acm

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11627**  
**Z18-0020 – 440 Bach Road**

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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 26, Township 26, ODYD, Plan 22499 located on Bach Road, 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 11<sup>th</sup> day of June, 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. 11626**  
**Z18-0041 – 2195 Abbott 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 4, District Lot 14, ODYD, Plan 3393 located on Abbott 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 11<sup>th</sup> day of June, 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. 11627**  
**Z18-0020 – 440 Bach Road**

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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 26, Township 26, ODYD, Plan 22499 located on Bach Road, 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 11<sup>th</sup> day of June, 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

# REPORT TO COUNCIL



**Date:** June 26, 2018

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP18-0071 DVP18-0070

**Owner:** R 354 Enterprises Ltd. Inc.  
No. BC 1114288

**Address:** 2330-2350 Norris Road S

**Applicant:** Kim McKechnie  
Callahan Property Group

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

Existing OCP Designation: IND - Industrial

Existing Zone: I2 – General Industrial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0071 and Development Variance Permit No. DVP18-0070 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2330-2350 Norris Road S, 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 section of Zoning Bylaw No. 8000 be granted:

### **Section 15.2.5(e): I2 – General Industrial Development Regulations**

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 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 a Development Permit for the form and character of an industrial building and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

## 3.0 Community Planning

Community Planning Staff supports the Development Permit for the Form and Character of the proposed industrial buildings as it is in general accordance with OCP Design Guidelines for Industrial Use and the scale and siting is consistent with other recent buildings in the area. The building features a large footprint to attract large scale industrial tenants. The form and character of the proposed industrial building is suitable for an industrial park and the large scale of the buildings will be desirable to a variety of tenants. Consideration has been given to the façades on both Old Vernon Road and on Norris Road S to ensure appropriate signage, scale, and attractive design. The signage is a suitable scale and in an appropriate location on the facades of the buildings. Surface parking is provided in front of the building along Old Vernon Road with direct access to pedestrian scaled entrances. Minimum landscaping has been provided along both street frontages.

In order for the applicant to provide large scale facilities for the desired tenants, a variance is being requested to vary the minimum flanking street (Norris Rd S) setback from 6.0m required to 0.0m proposed. Flanking street setbacks are established in the Zoning Bylaw to provide adequate space for safe operations and maintenance of public roads including snow plowing and street sweeping. At conception of this industrial park, Norris Rd S was to remain a private road which would not require a flanking street setback, and envisioned character of the park was established under this condition. Therefore, several large buildings on this parcel received flanking setback variances to allow development under the original intention and vision of the industrial park comprehensively. Due to this unique situation, Staff are supportive of the requested variance as it is in keeping with the established street pattern along Norris Rd S.

## 4.0 Proposal

### 4.1 Background

In 2017, Staff recommended support and Council approved a flanking street setback variance from 6.0m to 0.0m for the first two large buildings on this property. This is the third and final building on this parcel, and therefore no further variances will be required.

### 4.2 Project Description

The proposed industrial building is 2,954 m<sup>2</sup>, or 31,797 square feet. It is single storey in height with an absolute height of 11.0m. The proposed use is 50% General Industrial and 50% Warehousing. The pedestrian scaled portions of the buildings are oriented facing Old Vernon Rd and Norris Rd S, while the north facing exterior features many large loading bays suitable for a variety of industrial tenants.

The proposed flanking side yard variance from 6.0 m to 0.0 m is in keeping with the established streetscape for Norris Road S that was originally envisioned at the time that the road was to remain private.

### 4.3 Site Context

The property is located east of Highway 97 and north of Old Vernon Road in a predominantly industrial area. Old Vernon Road is a Comprehensive Development Permit Road.



**Subject Property Map: 2330-2350 Norris Road****5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Permit Guidelines****Comprehensive Development Permit Area**

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

<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?			✓

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			✓
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<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?			✓
Do parking lots have one shade tree per four parking stalls?		✓	
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓

## **6.o Application Chronology**

Date of Application Received: March 26, 2018

Date Public Consultation Completed: May 14, 2018

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

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

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

### **Attachments:**

DRAFT Development and Development Variance Permit DP18-0071 and DVP18-0070

Schedule "A": Dimensions and Siting

Schedule "B": Elevations

Schedule "C": Landscape Plan

# DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT



**APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP18-0071  
DVP18-0070**

**Issued To:** R 354 ENTERPRISES LTD., INC. NO. BC1114288  
**Site Address:** 2350 Norris Road  
**Legal Description:** Lot 3, Section 2, Township 23, ODYD, Plan EPP67824  
**Zoning Classification:** I2 – General Industrial  
**Development Permit Area:** Comprehensive Development Permit Area - Industrial

## SCOPE OF APPROVAL

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

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

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

## 1. TERMS AND CONDITIONS

THAT Development Permit No. DP18-0071 and Development Variance Permit No. DVP18-0070 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2350 Norris Road S, Kelowna, BC be approved 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 section of Zoning Bylaw No. 8000 be granted:

**Section 15.2.5(e): I2 – General Industrial Development Regulations**

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

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

## **2. 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 **\$36,781.25** OR
- b) An Irrevocable Letter of Credit in the amount of **\$36,781.25**

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

## **3. DEVELOPMENT**

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

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

**This Permit IS NOT a Building Permit.**

## **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.
- b) 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.

## 5. APPROVALS

Issued and approved by Council on the 26<sup>th</sup> day of June, 2018.

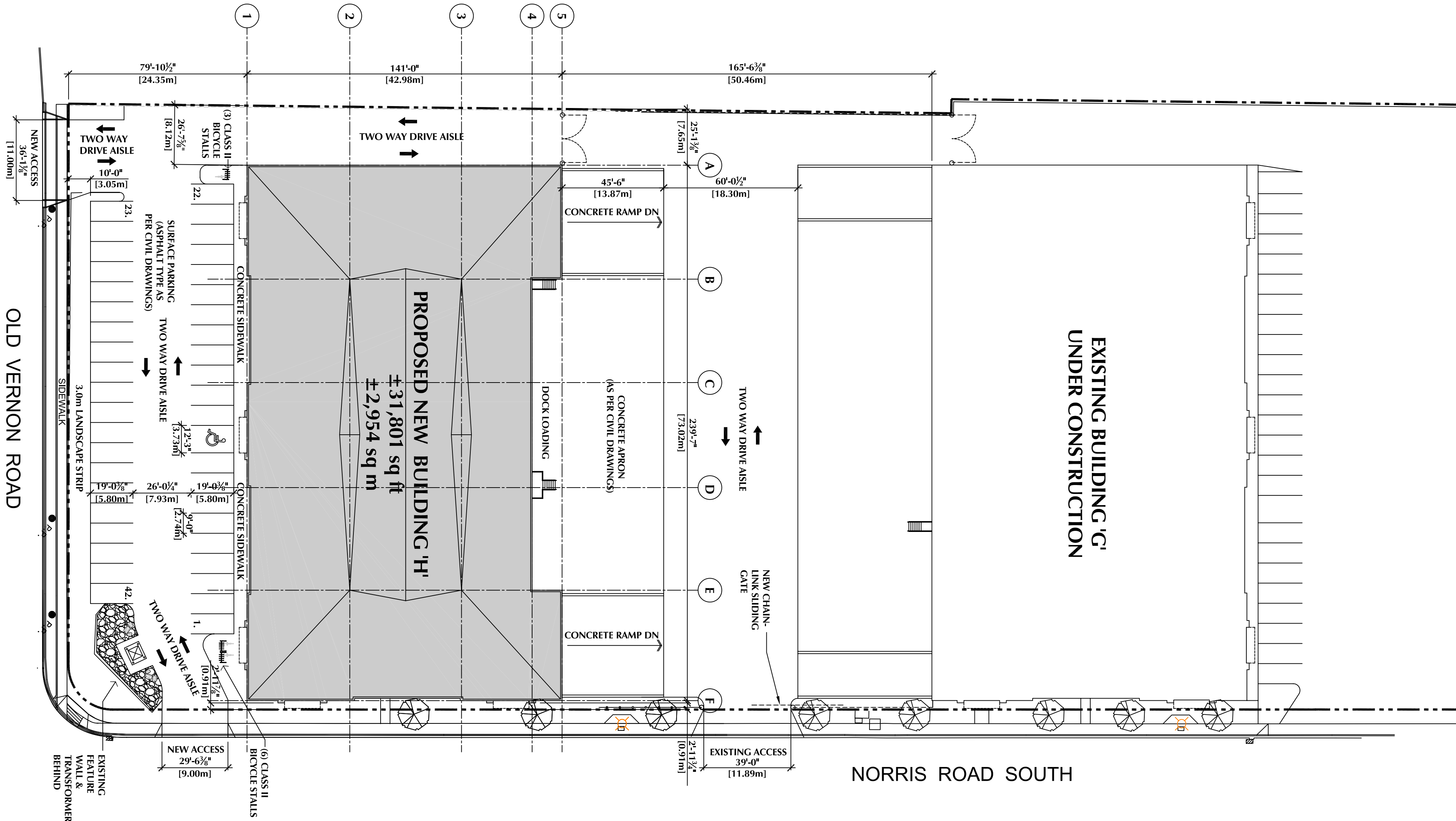
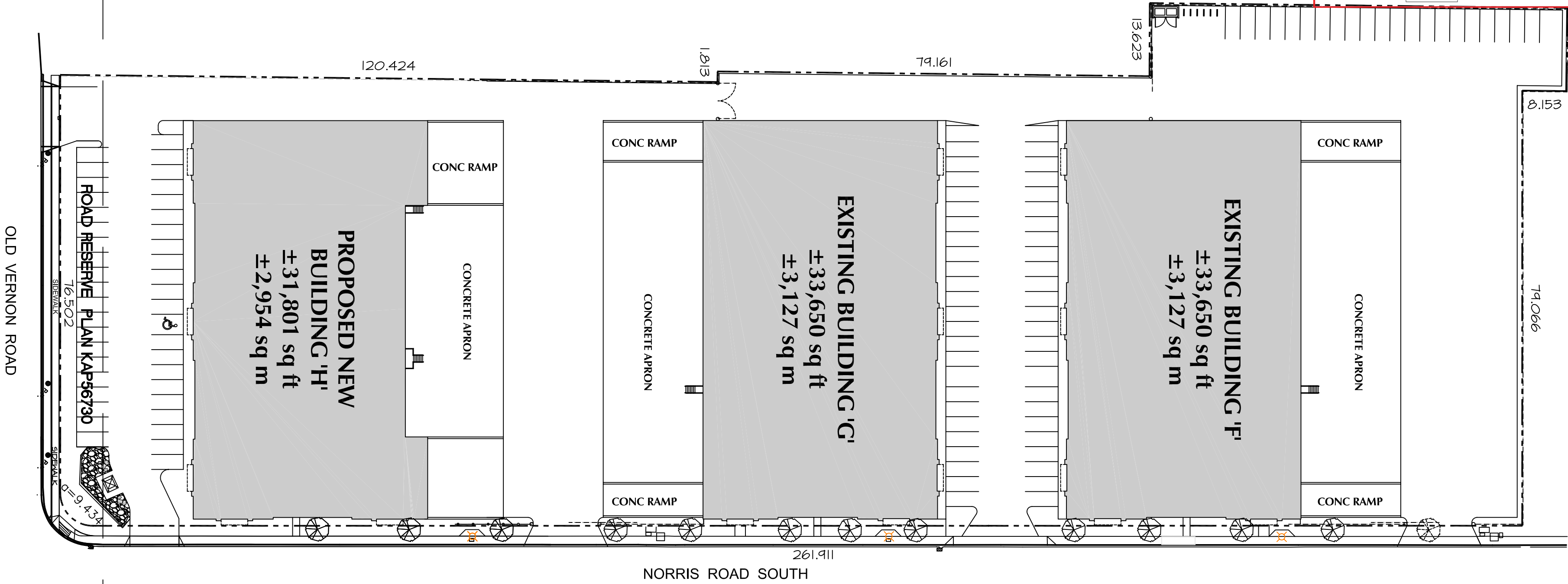
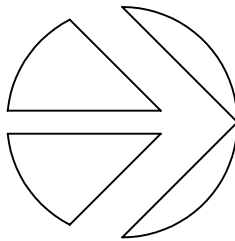
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Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

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Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or his or her designates**



PROJECT DATA		
CIVIC ADDRESS:	300 - 340 OLD VERNON ROAD, KELOWNA, BC	
LEGAL DESCRIPTION:	LOT 3, PLAN EPP 67824, SEC 2, TWP 23, Q.D.1/D.	
CURRENT ZONING:	I2 - GENERAL INDUSTRIAL	
SITE AREA:	248,200 SQ.FT. (22,858 SQ.M.)	
ZONING BYLAW REQUIREMENTS		
	PERMITTED	PROPOSED
LOT WIDTH	40.0m	76.50m
LOT DEPTH	33.0m	267.7m
LOT AREA	4,000 sq.m.	23,053 sq.m.
FLOOR AREA RATIO (FAR)	1.5 (34,587 sq.m.)	.40 (9,208 sq.m.)
SITE COVERAGE	60% (13,835 sq.m.)	39.9% (9,208 sq.m.)
HEIGHT (m)	14.0m	11.0m / 1 STOREY
SETBACKS (m)		
FRONT (OLD VERNON ROAD)	7.5m	24.35m
SIDE (PLANNING-EAST)	6.0m	0.0m (VARIANCE)
SIDE (WEST)	0.0m	7.65m
REAR (NORTH)	0.0m	212.77m
MAIN FLOOR BUILDING AREA:		
50% GENERAL INDUSTRIAL = 15,899 SQ.FT. (1,477 SQ.M.)		
50% WAREHOUSING = 15,899 SQ.FT. (1,477 SQ.M.)		
PARKING:		
GENERAL INDUSTRIAL (1,477 sq.m. x 20/100 sq.m. GFA)		
WAREHOUSING (1,477 sq.m. x 0.5/100 sq.m. GFA)		
SMALL CAR SPACES		
LOADING @ 11,500 sq.m. GFA =		
BICYCLE PARKING		
CLASS II @ 0.3/100 sq.m. GFA	9 SPACES	9 SPACES
LANDSCAPE BUFFERS (m)		
FRONT (OLD VERNON ROAD)	3.0m	3.0m
SIDE (PLANNING-EAST)	3.0m	1.5m
SIDE (WEST)	0.0m	0.0m
REAR (NORTH)	0.0m	0.0m
LANDSCAPE TREATMENT LEVELS		
FRONT (OLD VERNON ROAD)	4	4
SIDE (PLANNING-EAST)	3	3
SIDE (WEST)	1	1
REAR (NORTH)	3	3



HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH  
KELOWNA, BC V1Y 4K5  
PHONE: (250) 868-0878 FAX: (250) 868-0837

DRAFTING CONSULTANT  
**CORNERSTONE CONTRACT SERVICES**

DRAWING TITLE  
**SITE PLAN & ZONING ANALYSIS**

PROJECT  
**PROPOSED BUILDING 'H'**  
300-340 OLD VERNON RD. KELOWNA, BC

No.	DATE	DESCRIPTION
	FEB 23/18	ISSUED FOR DEVELOPMENT PERMIT

DP1

REVISION No. :

SCHEDULE A

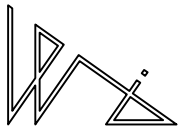
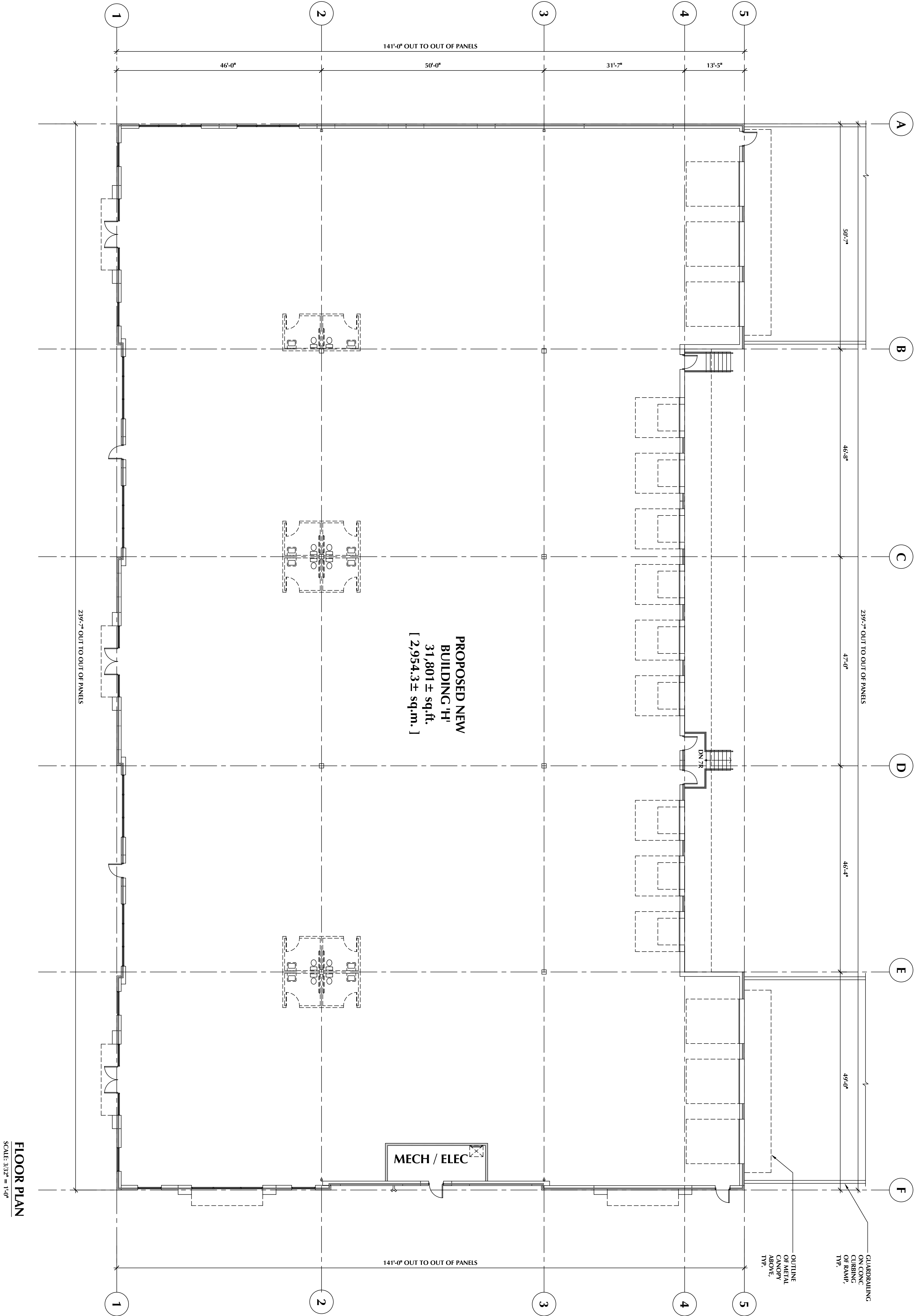
This forms part of application  
# DP18-0071 DVP18-0070



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

TA



HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH  
KELOWNA, BC V1Y 4K5  
PHONE: (250) 868-0878 FAX:(250) 868-0837

DRAFTING CONSULTANT  
**CORNERSTONE CONTRACT SERVICES**

DRAWING TITLE  
**FLOOR PLAN**

PROJECT  
**PROPOSED NEW BUILDING 'H'**  
300-340 OLD VERNON RD. KELOWNA, BC

No.	DATE	DESCRIPTION
	FEB 23/18	ISSUED FOR DEVELOPMENT PERMIT

REVISION No. :

DP2

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CHECKED: HPN  
DRAWN: SAW  
DATE: JAN 2018

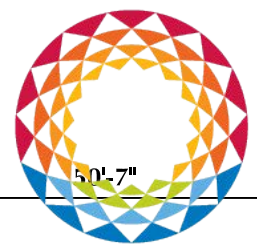
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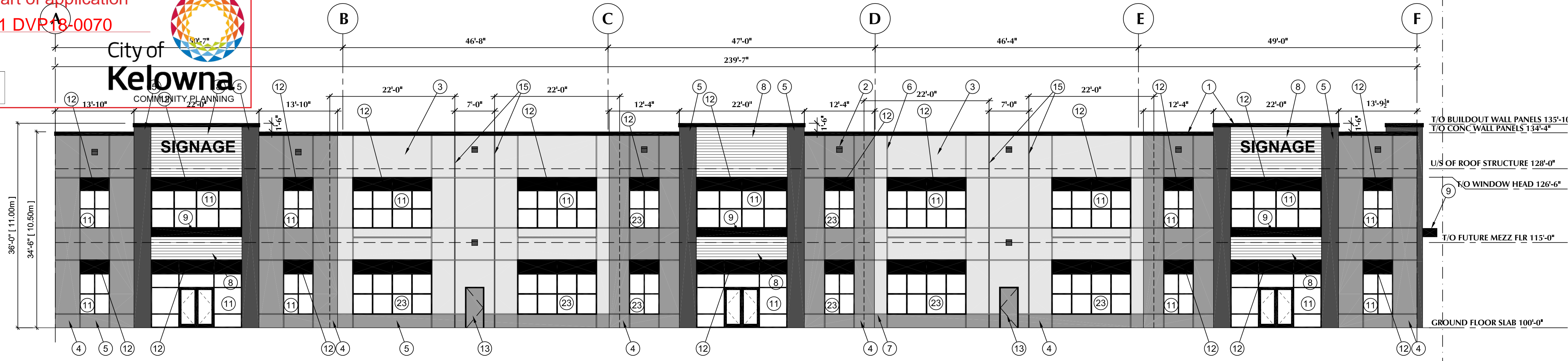
SCHEDULE B

This forms part of application  
# DP18-0071 DVR18-0070

Planner Initials TA

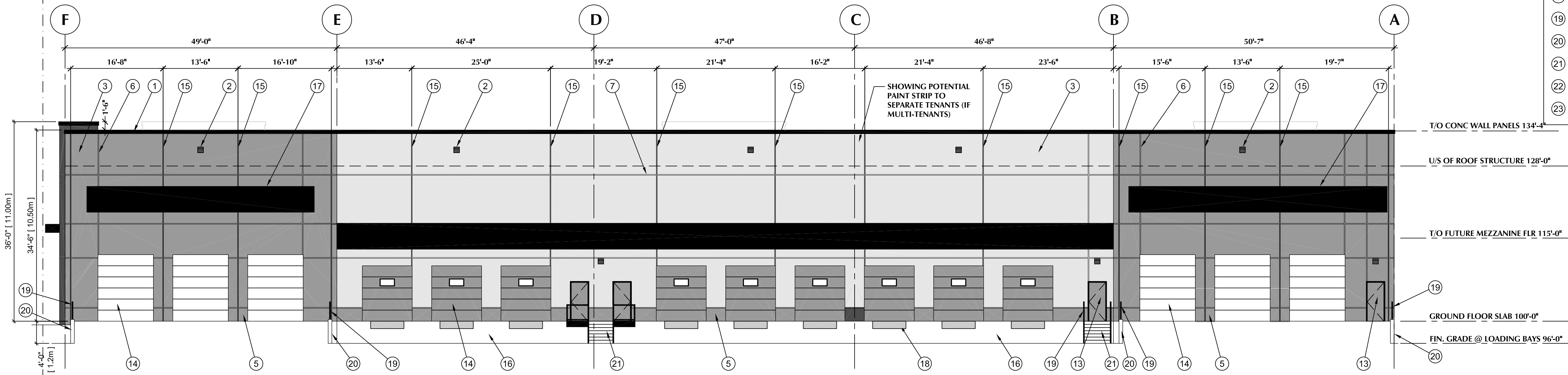


City of Kelowna  
COMMUNITY PLANNING



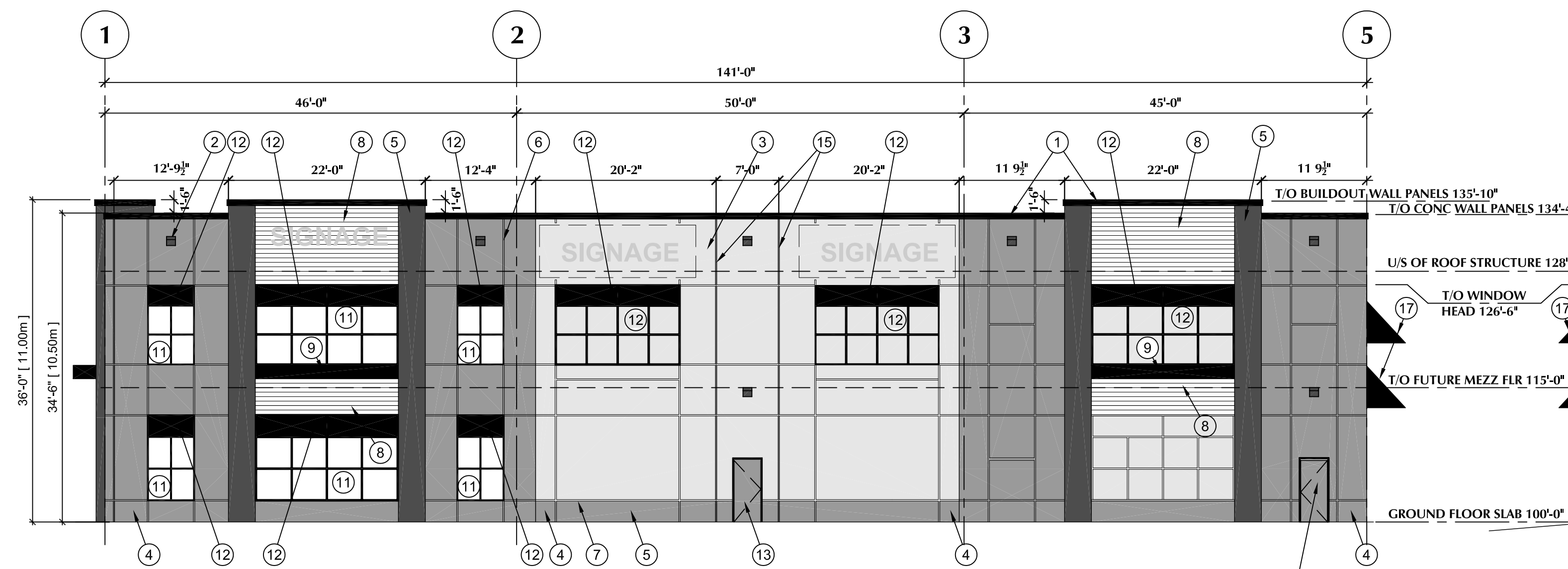
SOUTH (FRONT) ELEVATION BUILDING 'H'

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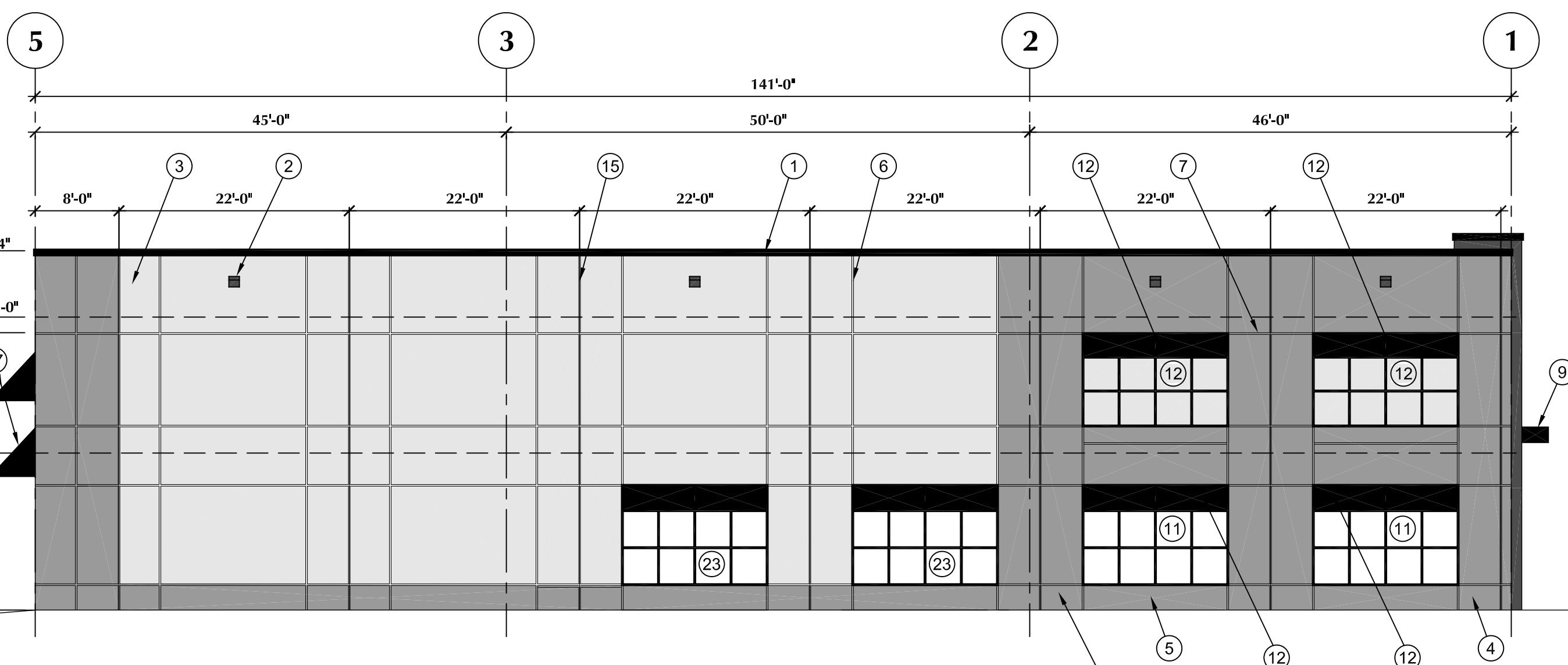
NORTH (REAR) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"



EAST (NORRIS RD) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"



WEST (INTERIOR SIDE) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

- 1 METAL FLASHING (BLACK)
- 2 DECORATIVE WALL PACK LIGHT FIXTURE (TYPICAL)
- 3 PAINTED ARCHITECTURAL CONCRETE FINISH COLOUR TO MATCH SW7658 'GREY CLOUDS'
- 4 PAINTED ARCHITECTURAL CONCRETE FINISH COLOUR (TBD)
- 5 PAINTED ARCHITECTURAL CONCRETE FINISH COLOUR TO MATCH BM HC-166 'KENDALL CHARCOAL'
- 6 VERTICAL REVEALS (TYPICAL)
- 7 HORIZONTAL REVEALS (TYPICAL)
- 8 GALVALUME METAL CLADDING
- 9 METAL CLAD STEEL CANOPY FRAME (BLACK)
- 11 ALUMINUM WINDOW FRAME WITH CLEAR GLAZING (BLACK ANODIZED)
- 12 ALUMINUM WINDOW FRAME WITH SPANDREL GLAZING (BLACK ANODIZED)
- 13 PRESSED STEEL INSULATED MAN DOOR PAINT TO MATCH BASE LINE OF BUILDING COLOUR (TBD)
- 14 OVERHEAD SECTIONAL DOOR (WHITE)
- 15 CONCRETE PANEL SEAM (TYPICAL)
- 16 EXPOSED CONCRETE BELOW SLAB
- 17 PAINTED METAL AWNING (BLACK)
- 18 DOCK LEVELER
- 19 METAL GUARD/HAND RAILINGS (BLACK)
- 20 CAST-IN-PLACE CONCRETE RETAINING WALL
- 21 PRE-FABRICATED STEEL STAIRS (BLACK)
- 22 METAL CLADDING (BLACK)
- 23 FUTURE WINDOW

HANSP. NEUMAN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH  
KELOWNA, BC  
V1Y 4K5  
PHONE: (250) 868-0878 FAX: (250) 868-0837

No.	DATE	DESCRIPTION
	FEB 28/18	ISSUED FOR DEVELOPMENT PERMIT

DRAFTING CONSULTANT	PROJECT
CORNERSTONE CONTRACT SERVICES	PROPOSED NEW BUILDING 'H'
DRAWING TITLE	300-340 OLD VERNON RD. KELOWNA, BC
ELEVATIONS	

SCALE: 3/32" = 1'-0"
JAN 2018
DRAWN: SAW
CHECKED: HPN
Drawing No.

DP3
REVISION No. :



SCHEDULE

This forms part of application

#

Planner  
Initials



SCHEDULE

C

This forms part of application

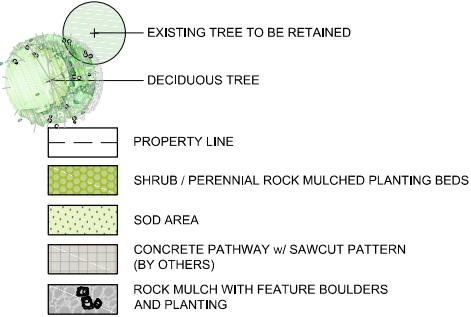
# DP18-0071 DVP18-0070

Planner  
Initials

TA



SITE PLAN LEGEND:



LANDSCAPE DEVELOPMENT DATA:

- 1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- 2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- 3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- 5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- 6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
<b>Trees Deciduous</b>				
<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	6cm Cal	B&B	9.0m x 3.0m
<b>Grasses / Perennials</b>				
<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
<i>Pennisetum orientale</i> 'Karley Rose'	Oriental Fountain Grass	#01	Potted	0.9m x 1.0m
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.75m x 0.6m
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	#01	Potted	0.75m x 0.75m

REPRESENTATIVE IMAGES:



01			02/08/2018	ISSUE FOR DEVELOPMENT PERMIT
NO.	DATE (MM/DD/YY)	REVISION		

PROJECT:  
BUILDING "H" NORRIS ROAD SOUTH  
CLIENT:  
CALLAHAN PROPERTY GROUP



579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8  
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD  
DRAWN: JMS  
CHECKED: BD  
DATE: 02/08/18  
SCALE: 1:500

SITE PLAN

LDP-1

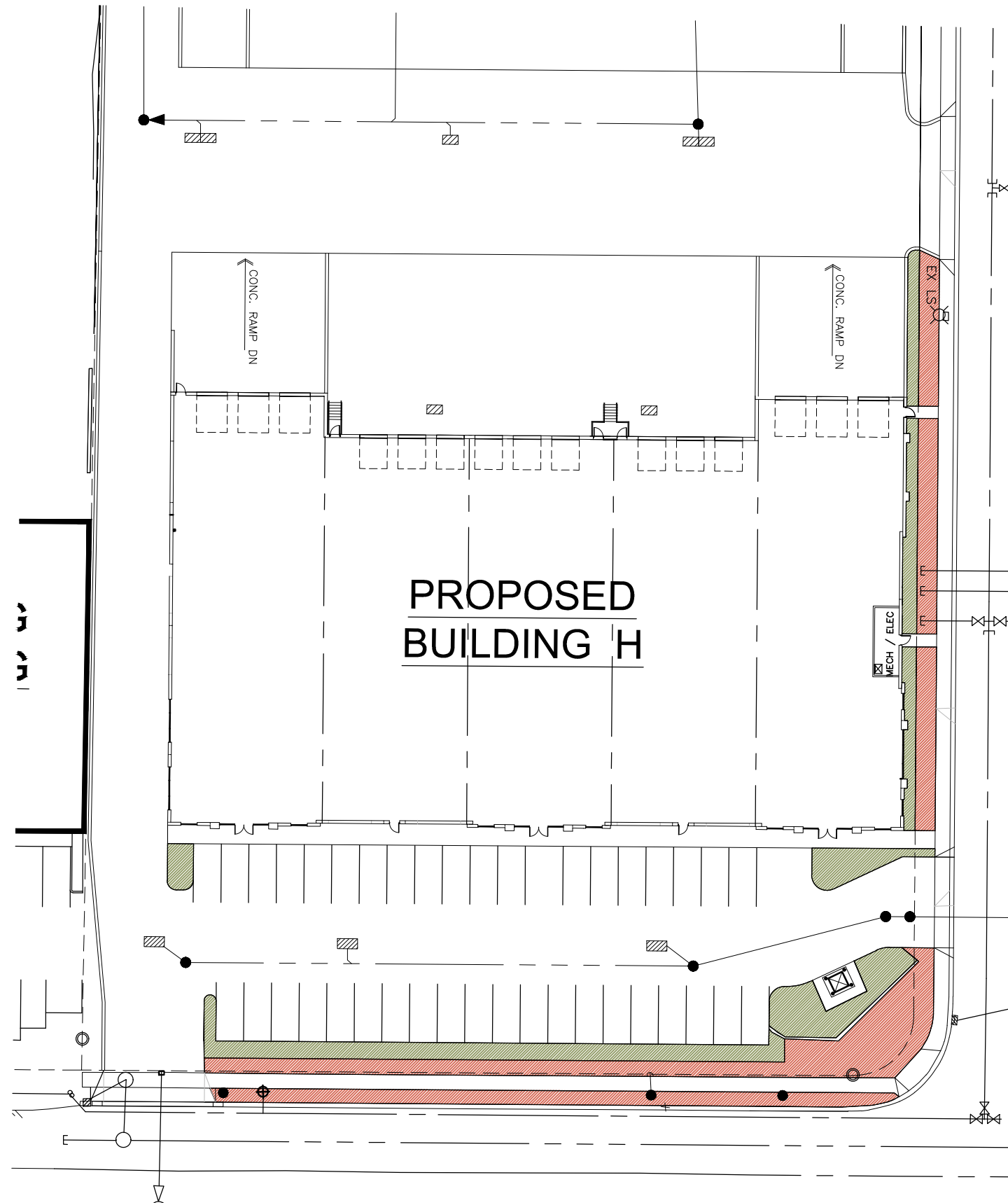
Project No. LA-18-057-CPL



Planner  
Initials  
TA

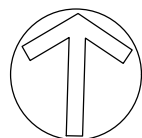
HYDROZONE LEGEND

- LOW WATER REQUIREMENTS  
GRASSES / PERENNIALS / ROCK MULCH  
(255.0m.sq.)
- HIGH WATER REQUIREMENTS  
SOD AREA  
(390.0m.sq.)



PROPOSED  
BUILDING H

FILE LOCATION: Z:\2018\Kelowna\Development\2018\LA-057-CP\LA-057-CP-00000.dwg PLOT DATE: 02/08/2018 3:42 PM



NO.	DATE (MM/DD/YY)	REVISION
01	02/08/2018	ISSUE FOR DEVELOPMENT PERMIT

PROJECT:  
BUILDING "H" NORRIS ROAD SOUTH

CLIENT:  
CALLAHAN PROPERTY GROUP

SEAL

**ecora**<sup>TM</sup>

579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L6  
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD  
DRAWN: JMS  
CHECKED: BD  
DATE: 02/08/18  
SCALE: 1:500

HYDROZONE PLAN

LDP-2

Project No. LA-18-057-CPL

**CITY OF KELOWNA**  
**BYLAW NO. 11519**  
**Z17-0051 – 1155 Pacific Avenue**

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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, Block 1, District Lot 137, ODYD, Plan 5042 located on Pacific Avenue, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional Low Density 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 4<sup>th</sup> day of December, 2017.

Considered at a Public Hearing on the 9<sup>th</sup> day of January, 2018.

Read a second and third time by the Municipal Council this 9<sup>th</sup> day of January, 2018.

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:** June 26, 2018

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP17-0141 & DVP17-0142

**Owner:** Necessary Homes Inc.

**Address:** 1155 Pacific Avenue

**Applicant:** Brett Sichello Design  
Davara Holdings

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

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

Existing Zone: RM4 – Transitional Low Density Housing

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11519 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit and Development Variance Permit No. DP17-0141 and DVP17-0142 for Lot 1 Block 1 District Lot 137 ODYD Plan 5042, located at 1155 Pacific Avenue, 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 8.1.11 (b): Size and Ratio

To vary the minimum ratio of full parking stalls from 50% required to 41% proposed;

### Table 8.1 – Parking Schedule

To vary the required minimum parking stalls from 20 stalls required to 17 stalls proposed;

**Section 13.10.6 (c): RM4 – Transitional Low Density Housing Development Regulations**

To vary the maximum height from 13.0m or 3 storeys to 12.0m or 3 ½ storeys;

**Section 13.10.6 (d): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum front yard from 6.0m required to 3.66m proposed;

**Section 13.10.6 (e): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required flanking street side yard from 4.5m required to 3.0m proposed;

**Section 13.10.6 (e): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum side yard for an accessory building from 2.3m required to 1.2m proposed;

**Section 13.10.6 (f): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum rear yard from 9.0m (above three storeys) required to 2.8m proposed.

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

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 multi-family rental apartment building with variances to height, setbacks, parking, and parking stall ratio.

**3.0 Community Planning**

**Form and Character**

Community Planning supports the Development Permit and associated variances for the proposed multi-family rental housing development as it is in general accordance with the Official Community Plan (OCP) Revitalization Design Guidelines (Chapter 14.B), it aligns with the OCP Objective to Develop Sustainably (Objective 5.2), and the requested variances have been mitigated and rationalized through appropriate measures and should have minimal impact on the neighbourhood.

The Revitalization Design Guidelines (Section 5.1 of this Report) place emphasis on providing a sensitive architectural design that is transitional from nearby lower density neighbourhoods. This project achieves this objective by limiting the height to 3 ½ storeys, and providing a neutral colour palette with printed wood accents. The top level is set back additionally from the street to provide a defined "top" to the building. Large balconies are included for each unit contributing to public and private interaction and providing "eyes on the street". Glass patio doors are used to allow active interior spaces to be visible.

The form is predominantly dictated by function as the applicants strive to construct under Passive House guidelines that are popular in other municipalities. These lend themselves well to the City's Sustainability Checklist (Attachment "A"), a voluntary program created in 2007 with a mission statement that includes "creating neighbourhoods which are lively and attractive; providing expanded housing choices; and concentrating growth within existing urban areas thereby protecting open space and natural areas."

By limiting the height to 3 ½ storeys, the applicants are able to eliminate any requirement for an elevator. This reduces accessibility to the 14 rental units, but encourages active residents who are able to climb stairs and may embrace active transportation as alternatives to car ownership. In addition, it allows for maximization of habitable floor space for each of the bachelor, one, and two-bedroom units.



*Figure 1: Conceptual rendering of proposed development*

### Variances

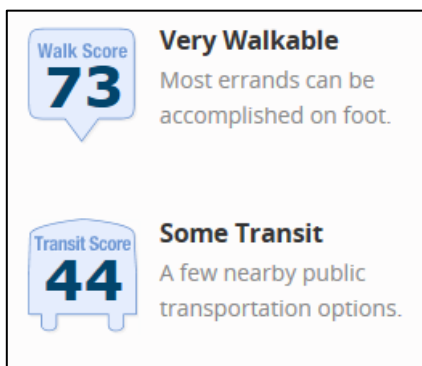
The proposed development requires variances to height, setbacks, a reduction in parking stalls, and parking stall ratio. The subject property is located within the Mill Creek Floodplain and therefore has a minimum elevation for any parkades or basements. Therefore, the parkade is raised by a ½ storey in order to achieve parking that is beneath the building and screened from view while maintaining the minimum elevation for floodplain protection. In pre-application meetings with the applicant, Staff directed the applicant that the variance in height from 3 storeys (required) to 3 ½ storeys (proposed) to accommodate hidden parking was preferable to a surface parking area. The exposed concrete of the half storey below grade parking will be screened with colourful perennial landscaping. The absolute height of the proposed development is 12.0m, which meets the zoning bylaw maximum height of 13.0m. In addition, two nearby developments have applied for rezoning to RM5 which allows for 4 storey maximum height, so the increase in height to 3 ½ storeys on this property is compatible with adjacent properties.

The following setback variances are requested on the principal building:

- to vary the minimum front yard (Pasnak St) setback from 6.0m (required) to 3.66m to balconies (proposed);
- to vary the minimum flanking street (Pacific Ave) setback from 4.5m (required) to 3.0m (proposed);
- to vary the minimum rear yard (west) setback from 9.0m (required) to 2.8m (proposed).

On a corner lot, the Zoning Bylaw defines the front lot line as the narrower of the two frontages. In this case, Pasnak St is defined as the front lot line with the flanking lot line along Pacific Ave. In order to provide an attractive façade along Pacific Ave, which is the higher classification of the two streets, the project has been oriented with the front toward Pacific Ave rather than Pasnak St. This triggers several setback variances to the front, flanking, rear, and side lot lines. Some of these variances would be eliminated if the building had been designed with the front facing Pasnak St, which may create a less appealing streetscape along Pacific Ave. With the building sited as it is, the streetscape along Pacific Ave is improved, and the setback variance on this street allows the large balconies to be closer to the street creating an activated public and private interaction.

One additional setback variance is requested to vary the minimum side yard (south) setback for a single storey accessory building that will be used for storage from 2.3m required to 1.2m proposed. Due to the single storey nature of the accessory building, this variance will have minimal impact on the adjacent property that features a single family dwelling. This area is currently undergoing revitalization with two other large scale multi-family residential rezoning applications in stream. Both of those projects have also requested setback variances and therefore support of these variances is align with the future envisioned character of the revitalization area.



Parking variances are requested to vary the minimum number of parking stalls from 20 stalls required to 17 stalls proposed; and to vary the minimum ratio of full sized parking stalls from 50% required to 41% proposed. This results in the provision of 7 full stalls instead of 9 full stalls. The applicant has mitigated this variance by providing the remaining 11 stalls as medium stalls rather than offering any compact stalls. The subject property is located in the Landmark-Capri Urban Centre which is currently identified as an area prioritized for growth and revitalization. It is in close proximity to a wide range of amenities, employment, and transportation options. It earns a Walk Score of 73, meaning it is very walkable. In addition, residents of the building will

not have access to an elevator, meaning more active residents may be attracted to the building who would be more frequent users of active transportation such as cycling or walking rather than car ownership. The provided number of stalls still accounts for more than 1 stall per unit similar to the C4 zoning that is common in Urban Centres. With the above rationale, the reduction in parking stalls and the variance to full sized parking stall ratio is considered acceptable and supportable.

## 4.0 Proposal

### 4.1 Project Description

The proposed development is for a 14-unit rental building composed of bachelor, one, and two bedroom units. It is 3 ½ storeys tall, or 12.0m in absolute height. Underground parking is located in a parkade that is ½ storey above grade, and each unit has direct access to a balcony that exceeds private outdoor space requirements. The development requires variances to height; setbacks on the north, east, south, and west property lines; a parking reduction from 20 stalls required to 17 stalls proposed, and a variance to the ratio of full sized parking stalls. Full zoning analysis and variances are available in Section 4.3 – Zoning Analysis Table included in this report.

### 4.2 Site Context

The subject property is located in the Capri-Landmark Urban Centre on the corner of Pacific Ave and Pasnak St. The nearest transit stop is 300m away, and the Ethel Street Active Transportation Corridor is located 1000m to the west. The area is well serviced in terms of employment, access to parks, transit, commercial opportunities, grocery store, and transportation corridors. This area has been designated in the OCP for Medium Density development, with Mixed Use Residential / Commercial to the north, and there are currently two other multi-family developments being tracked in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU6 – Two Dwelling Housing	Active Development Application (Rezone from RU6 to RM5 for ~110 units)
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Active Development Application (Rezone from RU6 to RM5 for ~30 units)

**Subject Property Map: 1155 Pacific Ave**



## 4.3 Zoning Analysis Table

Site Details:	Zone Requirement	Proposal
Site Area (m <sup>2</sup> )	900m <sup>2</sup>	915.5m <sup>2</sup>
Site Width (m)	30.0m	28.0m
Site Depth (m)	30.0m	32.5m
Site Coverage of Building(s) (%)	50%	49%
Site Coverage of buildings, driveways, and parking (%)	60%	51.5%
Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units	Transitional Low Density Housing	Apartment Housing
Floor Area (gross/net)		1549.7m <sup>2</sup> gross / 886.9 m <sup>2</sup> net
Floor Area Ratio (FAR)	1.12	.96
Building Height (stories/meters)	13.0m or 3 storeys	12.0m or 3 ½ storeys <sup>❶</sup>
<b>Principal Building Setbacks (m):</b>		
Front – Pasnak St	6.0m	3.66m <sup>❷</sup>
Flanking Street – Pacific Ave	4.5m	3.0m (to balcony) <sup>❸</sup>
Side – South	4.5m	6.0m (to balcony)
Rear – West	9.0m	2.8m <sup>❹</sup>
<b>Accessory Building Setbacks (m):</b>		
Front – Pasnak St	4.5m	18.1m
Flanking Street – Pacific St	n/a	n/a
Side – South	2.3m	1.2m <sup>❺</sup>
Rear – West	1.5m	2.3m
Number of Parking Stalls	20 stalls	17 stalls <sup>❻</sup>
Ratio of Parking Stalls:	Compact: 10% maximum Medium: 40% maximum Full: 50% maximum	Compact: 0% Medium: 59% Full: 41% <sup>❼</sup>
Number of Bicycle Parking Spaces	Class I: 7 Class II: 2	Class I: 7 Class II: 2
Private Open Space Area	232 m <sup>2</sup>	511.12
<p>❶ Indicates a requested variance to vary the maximum height from 3 storeys (required) to 3 ½ storeys (proposed).</p> <p>❷ Indicates a requested variance to vary the minimum front yard setback from 6.0m (required) to 3.66m (proposed).</p> <p>❸ Indicates a requested variance to vary the minimum flanking street setback from 4.5m (required) to 3.0m (proposed).</p> <p>❹ Indicates a requested variance to vary the minimum rear yard setback from 9.0m (required) to 2.8m (proposed).</p> <p>❺ Indicates a requested variance to vary the minimum side yard setback for an accessory building from 2.3m required to 1.2m proposed.</p> <p>❻ Indicates a requested variance to vary the minimum number of parking stalls from 20 (required) to 17 (proposed).</p> <p>❼ Indicates a requested variance to vary the minimum ratio of full sized parking stalls from 50% (required) to 41% (proposed).</p>		



## 5.0 Current Development Policies

### 5.1 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.

**Housing Mix.**<sup>3</sup> Support a greater mix of housing unit size, form, and tenure in new multi-unit residential and mixed use developments.

**Complete Communities.**<sup>4</sup> Support the development of complete communities with a minimum intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

#### Chapter 14.B: Revitalization Development Permit Area Guidelines

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

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Relationship to the Neighbourhood and Street</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?	✓		
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	✓		
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?	✓		
<b>Building Design</b>			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?	✓		

<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 5.22.11 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

<b>REVITALIZATION DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are doors or windows incorporated into at least 75% of street frontage?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?	✓		
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?		✓	
For multiple unit residential projects, is ground level access for first storey units provided?		✓	
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design?	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?		✓	
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
<b>View Corridors</b>			
Are existing views preserved and enhanced?	✓		
<b>Vehicular Access and Parking</b>			
Are at-grade and above-grade parking levels concealed with façade or landscaping treatments?	✓		
Are garage doors integrated into the overall building design?		✓	
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?			✓
Are truck loading zones and waste storage areas screened from public view?	✓		
Do parking lots have one shade tree per four parking stalls?			✓
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?			✓
<b>Signage</b>			
Is signage design consistent with the appearance and scale of the building?			✓
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?			✓
<b>Public Art</b>			



REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is public art incorporated into the project?		✓	
<b>Tower Design (Building Greater than Six Stories)</b>			
Do towers enhance views to and through the skyline?			✓
Are tower forms and the upper portions of buildings at once cohesive yet distinct from the overall design?			✓
Does the building design emphasize height rather than width?			✓
Does building design take into account micro-climates, shading and wind tunneling effects?			✓
Are new developments integrated into the established urban pattern through siting and building design?			✓
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Do elements such as gazebos, trellises, and pergolas provide visual interest and enhance usability of rooftop spaces?			✓
Are balconies recessed a minimum depth of 1 m within the adjoining building face?			✓
Are podiums designed to provide an animated pedestrian environment?			✓
<b>Downtown Considerations</b>			
Does the proposal maintain and extend the traditional block pattern?			✓
Is the street façade articulated in a vertical rhythm that is consistent with the traditional street pattern?			✓
Are windows set back from the building face and do they include headers and sills?			✓
Are windows at street level kept low for displays of retail goods and for high visibility into interior spaces?			✓
Is the height of upper floor windows at least 1.5 times their width?			✓
Are building materials and colours consistent with other prominent Downtown buildings, preferably brick or cut stone?			✓
Is signage appropriate to the neighborhood and not internally lit or neon?			✓

5.2 Kelowna Sustainability Checklist

Please see Attachment "A" attached to the Report from Community Planning dated June 26, 2018.

**6.0 Technical Comments**

6.1 Development Engineering

Development Engineering requirements were met as a function of the rezoning Z17-0051.

**7.0 Application Chronology**

Date of Application Received: June 5, 2017  
Date Public Consultation Completed: October 20, 2017  
Date of all Zoning requirements met: April 9, 2018

**Report prepared by:** Trisa Atwood, Planner II

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

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

**Attachments:**

Attachment "A": City of Kelowna Sustainability Checklist  
Attachment "B": Applicant's Design Rationale Letter  
DRAFT Development Permit and Development Variance Permit DP17-0141 and DVP17-0142  
Schedule "A": Dimensions and Siting  
Schedule "B": Elevations and Materials  
Schedule "C": Landscape Plan

## Kelowna Sustainability Checklist



The City of Kelowna endeavours to...

**Sustain the Environment.** Encourage development and land use changes that will not compromise the ability of future generations to meet their needs and to enjoy the quality of life that we experience today;

**Encourage Mixed Use Developments.** Encourage a mix of residential, employment, institutional, and recreational uses within individual buildings or larger development projects, and an increased share of development going to the Downtown or other designated Urban Centres, in order to provide greater access by proximity, thereby reducing transportation-related pollution and urban sprawl;

**Develop a Compact Urban Form.** Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion, and re-development within existing areas, particularly in the Downtown or other designated Urban Centres, and by providing for higher densities within future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

**Sustainable Development.** Continue to promote social well being and quality of life by including and implementing policies and actions that are environmentally sound and sustainable for development and re-development within the City.

## KELOWNA SUSTAINABILITY CHECKLIST

### Instructions

All applicants for *Official Community Plan Amendment, Zoning Bylaw Amendment, Subdivision, Development Permit or Development Variance Permit* are requested to complete the Smart Growth Checklist. Please review and complete the checklist and if necessary, provide a supplementary letter explaining, in more detail, how the proposed development incorporates the listed or other Smart Growth principles. Applicants are encouraged to provide as much information as possible to assist City Council, staff and advisory bodies (i.e. Advisory Planning Commission, Community Heritage Commission etc.) in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project.

### Mission Statement

Kelowna's Official Community Plan seeks to maintain or enhance our unique environment and lifestyle on behalf of the people of Kelowna through the provision of dynamic and accountable leadership and effective municipal services (Kelowna 2020).

Development is an essential part of the City's future: it creates the urban environment as well as influences social wellbeing, economic strength and environmental conditions. This survey is designed to ensure that Council, staff and the development community work in partnership to achieve the long term goals and objectives of the community.

The purpose of this Sustainability Checklist is to assist Council, staff and developers to create the most sustainable project

possible. The questions in the Checklist are meant to advance the following sustainability objectives.

1. **Efficient use of public funds:** mixed use, higher density areas make better use of existing infrastructure, reduce demands for new roads and services and reduce long term infrastructure maintenance costs;
2. **Protect open space and natural areas:** concentrating growth within existing urban areas minimizes land consumption, protects natural features, preserves wildlife corridors and minimizes environmental impacts;
3. **Placemaking:** people want to live in neighbourhoods that are lively and attractive urban live/work/play environments, with adequate amenities, and which respect the existing neighbourhood and community character, design and historic features;
4. **Accessibility:** compact mixed use development reduces commuting distances, and increases transportation choice (e.g., walking, cycling, and public transit);
5. **Housing choice:** expanding housing choices for different age groups, income and household sizes allows people to remain in the same neighbourhood through different life stages and discourages out-migration due to affordability issues;
6. **Shorter commutes and more transportation choices:** locating jobs in regionally-accessible hubs served by transit and with housing nearby allows people to work closer to home or live closer to work, reducing dependence on the automobile and aids in improving air quality

# KELOWNA SUSTAINABILITY CHECKLIST

## Economic Sustainability

A healthy economy relates to the quality of life for the citizens in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are accessible by transit. Important considerations also include support for local business, job creation, infrastructure efficiency and consideration for and reduction of resource consumption.

1. Comment on **direct employment** created by this project during construction:

a) number and duration of jobs (full time, part time) TO BE DETERMINED

b) types of jobs (e.g., construction, design) CONSTRUCTION & DESIGN

c) income range of jobs VARIES

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

**Yes/No**

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

NO

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses, green products, local job creation) advanced by this proposal?

**Yes/No**

If yes, describe:

NO

\_\_\_\_\_

\_\_\_\_\_

## Environmental Sustainability

Community and building design can significantly influence resource consumption (e.g., energy, water) and waste generation (e.g., vehicle emissions, solid waste) in the local community. New development should be designed to avoid or minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing infrastructure.

## Built Environment

4. Comment on the following site planning components:

4.1 Walking distance to:

a) bus stop (in kms)

0.3 KMS TO WESTBOUND SUTHERLAND AT GORDON

b) trails, greenways, cycling routes (in kms)

1.1 KM TO ETHEL STREET CORRIDOR

4.2 Is development located in the Downtown or in one of the City's designated Urban Centres (see Kelowna Official Community Plan Map 6.2) and on lands less than 30% slope (Map 7.1 of Kelowna's Official Community Plan).

**Yes/No**



## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT A**

This forms part of application  
# ~~DP17-0141~~ ~~DVP17-0142~~

City of Kelowna  
COMMUNITY PLANNING



4.3 Provides additional support for alternative transportation use (check all that apply):

- ☒ variance received to provide less parking than required;
- ☒ bicycle storage;
- ☐ change rooms (end of trip facilities);
- ☐ designated parking for car share spaces, high occupancy vehicles (e.g., carpool, vanpool, smart cars, hybrids);
- ☐ incorporates Transportation Demand Management (TDM)<sup>1</sup> measures;
- ☐ other, describe:

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<sup>1</sup>Note: for TDM information see  
<http://www.kelowna.ca/CM/Page377.aspx>.

4.4 On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection)

Yes/No

If yes, describe (note ratio of impervious to pervious surfaces):

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4.5 Floodplain mitigation (note: this is a requirement in floodplain areas)

Yes/No

CLOSE TO MILL CREEK SO THE LOWEST LEVEL IS THE PARKING GARAGE WHERE IN THE EVENT OF A FLOOD THE LIVING LEVELS ARE ABOVE THE FLOODPLAIN

4.6 Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

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4.7 Mitigation of light pollution (e.g., spill lighting and off-site glare avoided)

Yes/No

If yes, describe:

CPTED PRINCIPLES WITH DOWNLIGHTING TO LIGHT THE SITE BUT NOT IMPACT NEIGHBOURS OR NIGHT SKY

4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling for cardboard, bottles cans/other recyclables, or on-site composting)

Yes/No

If yes, describe:

STANDARD RECYCLING BIN COLLECTION

## KELOWNA SUSTAINABILITY CHECKLIST

ATTACHMENT

A

This forms part of application

# DP17-0141 DVP17-0142

Planner  
Initials

TA



5. Comment on inclusion of the following water efficiency techniques:

5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping )

**Yes/No**

If yes, describe:

PLANTINGS WILL BE LOW MAINTENANCE XERISCAPING WITH MINIMAL IRRIGATION VIA DRIP LINES

5.2 Onsite wastewater treatment?

**Yes/No**

If yes, describe:

5.3 Water use reduction measures (e.g., low consumption fixtures, storm water irrigation)

**Yes/No**

If yes, describe:

LOW CONSUMPTION FIXTURES

6. Comment on inclusion of the following methods to reduce energy use and improve air quality:

6.1 Energy efficiency of proposed structures (e.g. building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect<sup>2</sup>).

**Yes/No**

If yes, describe:

HIGH PERFORMANCE BUILDING ENVELOPE BASED ON PASSIVE HOUSE PRINCIPLES. PASSIVE SOLAR GAIN, PASSIVE SHADING, HIGH EFFICIENCY HRV, HEATING/COOLING AND APPLIANCES THROUGHOUT

THIS LINK NO LONGER WORKS AND KELOWNA (CANADA IN GENERAL) IS A HEATING DOMINATED CLIMATE SO WHITE ROOFS ALTHOUGH THEY MAY REDUCE THE HEAT ISLAND EFFECT, THEY'LL ACTUALLY INCREASE THE OVERALL ENERGY CONSUMPTION OF A BUILDING

6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, FortisBC Green Power).

**Yes/No**

If yes, describe:

6.3 Chlorofluocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology?

**Yes/No**

HEATING/COOLING SYSTEM IS TO BE A VRF MINI-SPLIT HEATING SYSTEM WHICH USES R314A REFRIGERANT

## KELOWNA SUSTAINABILITY CHECKLIST

ATTACHMENT

A

This forms part of application

# DP17-0141 DVP17-0142

Initials

TA

City of  
**Kelowna**  
COMMUNITY PLANNING



7. Comment on the following methods for sustainable use and reuse of materials and resources:

7.1 Management of construction wastes (e.g. reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content).

Yes/No

If yes, describe:

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7.2 Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials<sup>3</sup>).

Yes/No

If yes, describe:

LOW EMBODIED  
ENERGY  
CONSTRUCTION  
MATERIALS

7.3 Enhanced durability of construction materials (e.g. wall systems, roof materials)

Yes/No

If yes, describe:

YES, HIGH PERFORMANCE  
BUILDING ENVELOPES ARE  
SIGNIFICANTLY MORE DURABLE  
THAN CONVENTIONALLY  
CONSTRUCTED, MINIMUM  
BUILDING CODE ENVELOPES

7.4 Is LEED<sup>4</sup> certification being pursued for this project?

Yes/No

NO! LEED HAS NOT ACHIEVED  
REDUCTIONS IN OVERALL ENERGY  
CONSUMPTION WHICH HAS THE  
BIGGEST IMPACT ON THE OVERALL  
SUSTAINABILITY OF A BUILDING  
THEREFORE WE ARE PURSUING  
PASSIVE HOUSE PRINCIPLES WHICH  
HAVE THE BIGGEST IMPACT  
POSSIBLE FOR LONG TERM

sensitive or recycled construction  
materials, see <http://www.ecosmart.ca/>.

<sup>4</sup> For more information on LEED (Leadership in  
energy and Environmental  
Design) certification, see  
[http://www.usgbc.org/LEED/LEED\\_main.asp](http://www.usgbc.org/LEED/LEED_main.asp).  
Or  
<http://www.cagbc.org/index.php>

7.5 Has the applicant considered PowerSense  
Residential/Commercial energy saving  
initiatives offered by FortisBC:

Yes/No

If yes, which initiatives are you pursuing:

POSSIBLY, THE PROGRAM IS  
BASED ON ENERGY STAR WHICH  
ONLY QUALIFIES EQUIPMENT  
WHICH QUITE OFTEN IS NO  
WHERE NEAR THE  
PERFORMANCE STANDARDS OF  
PASSIVE HOUSE EQUIPMENT.

## KELOWNA SUSTAINABILITY CHECKLIST

7.6 Has the applicant considered rebate and energy efficiency programs offered by Terasen Gas:

Yes/No

If yes, which initiatives are you pursuing?

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<http://www.terasengas.com/Residential/default.htm>

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open.

Yes/No

If yes, describe:

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8.2 Design attempts to maximize exposure to natural light (i.e. through building orientation).

Yes/No

9. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

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10. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

Yes/No

If yes, describe:

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11. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

Yes/No

If yes, describe:

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## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT** **A**

This forms part of application  
# ~~DP17-0141~~ ~~DVP17-0142~~

Planner Initials 

TA

  
**City of Kelowna**  
COMMUNITY PLANNING

12. Do any of the City of Kelowna's policies or regulations currently prevent you from implementing identified Sustainability initiatives?

**Yes/No**

If yes, describe:

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13. Is the proposed residential, commercial or institutional development within a ten-minute walk (approximately 800 meters) from:

a) neighbourhood store or other shopping opportunities

**Yes/No**

b) school

**Yes/No**

c) community services (e.g., library, community centre)

**Yes/No**

d) child care facility

**Yes/No**

e) health services (e.g., hospital, doctor's office)

**Yes/No**

f) parks or trails

**Yes/No**

g) bus stop

**Yes/No**

h) Other Amenities

**Yes/No**

List:

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## Natural Environment

14. Comment on green-space and natural environment.

14.1 Is proposed development in an environmental development permit area (eg. Steep Slope, Hazardous Conditions, Wildland Fire, Natural Environment)?

**Yes/No**

If yes, describe:

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14.2 Was an environmental assessment of the property completed prior to the commencement of design work:

**Yes/No**

14.3 Are any of the following environmental features present on the property:

a) Significant trees **Yes/No/Unknown**

b) Natural grassland areas **Yes/No/Unknown**



## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT A**  
This forms part of application  
# DP17-0141 DVP17-0142  
Planner **TA**

  
**City of Kelowna**  
COMMUNITY PLANNING

c) Riparian areas **Yes/No/Unknown**

d) Wildlife (red or blue listed species)  
**Yes/No/Unknown**

e) Wildlife habitat **Yes/No/Unknown**

f) Wildlife corridors **Yes/No/Unknown**

g) Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? **Yes/No/Unknown**

14.4 Provision of green-space and trees on site (includes retention of existing trees).

**Yes/No**

If yes, note and show calculations for:

h) Amount of green-space in square feet:

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i) Amount of usable open space in square feet:

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j) Number and percentage of existing trees to be retained on site:

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k) Number of trees removed:

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l) Number of trees to be planted:

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14.5 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

**Yes/No**

If yes, describe:

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## Social Sustainability

The primary purpose of a city is to provide for the well being of its residents, labour force and visitors. New development should contribute to the health and safety of Kelowna, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should respect local heritage and provide attractive spaces that encourage social interaction.

15. Anticipated price range of units (note price range for both commercial and residential units, if applicable). Average price per square foot:

**RENTAL HOUSING**

16. Does the proposed development include non-market housing units (affordable housing)?

**Yes/No**

If yes:

a) number of units:

**14**

b) as a percentage of total units:

**100%**

c) form of tenure (e.g., rental, co-op, owner):

**RENTAL**

d) targeted population, if applicable (e.g. seniors, family):

**BUILDING DOES NOT INCLUDE AN ELEVATOR SO THIS WILL APPEAL TO HEALTHY, YOUNGER BUYERS WHO WANT TO LIVE IN THE CORE OF THE CITY**

# KELOWNA SUSTAINABILITY CHECKLIST

17. Does the project include rental housing units?

Yes/No

If yes:

Number of units: 14

Expected average rent for a one bedroom unit  
\$ TBD

Expected average rent for a two bedroom unit  
\$ TBD

18. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

Yes/No

If yes:

Number of units:

As a percentage of total units

19. Does the project design incorporate Crime Prevention Through Environmental Design (CPTED<sup>5</sup>) principles.

Yes/No

<sup>5</sup>For more info on Crime Prevention Through Environmental Design Principles CPTED,see:

<http://www.kelowna.ca/citypage/docs/pdfs/development%20services/crime%20prevention%20thru%20design%20guidelines.pdf>

20. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?

Yes/No

If yes, describe:

21. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.

Yes/No

If yes, describe:

HIGH  
PERFORMANCE  
BUILDING  
ENVELOPES  
WITH MORE  
INSULATION  
REDUCE NOISE  
TRANSFER FROM  
OUTSIDE  
SOURCES

## KELOWNA SUSTAINABILITY CHECKLIST

**ATTACHMENT A**  
This forms part of application  
# DP17-0141 DVP17-0142  
City of Kelowna  
COMMUNITY PLANNING



22. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

Yes/No

If yes, describe:

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23. Describe the existing neighbourhood character (i.e., historical, single family, mixed use etc.) and how the proposed development will enhance the adjacent neighbourhood.

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MIXED,  
GENTRIFICATION

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24. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)?

Yes/No

25. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?

Yes/No

If yes, describe:

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26. Does the project have provincial designation of a heritage building?

Yes/No

27. Are public amenities provided with the development (check all that apply):

- ☐ Public art  
☐ Child care facility  
☐ Walking / Bike Trails  
☐ Other, describe:

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28. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

Yes/No

If yes, describe:

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29. Does the proposed development enhance the streetscape?

Yes/No

If yes, describe:

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30. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

## KELOWNA SUSTAINABILITY CHECKLIST

ATTACHMENT **A**

This forms part of application

# DP17-0141 DVP17-0142

Planner  
Initials

TA

City of  
**Kelowna**  
COMMUNITY PLANNING



Yes/No

If yes, describe:

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31. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

Yes/No

If yes, describe (e.g., public meetings, residents association meetings, workshops, etc.):

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32. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

Yes/No

If yes, describe:

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### OTHER

33. Have you engaged any Green Building or LEED experienced consultants in association with this development proposal?

If yes, please list and briefly describe their experience:

YES, CERTIFIED  
PASSIVE HOUSE  
DESIGNERS WHO  
ARE ALSO LEED  
ACCREDITED

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### VERIFICATION BY THE APPLICANT

34. I hereby certify that the information provided on this Kelowna Sustainability Checklist is accurate and truthful to the best of my knowledge and release the contents for use by the City of Kelowna.

Applicant Name:

BRETT SICHELLO  
DESIGN

Owner Name:

NECESSARY  
HOMES INC.

Title:

Signature:

Date:

35. I have read and considered the Kelowna Sustainability Checklist and have elected not to complete it at this time.

☐

(Check Here if Applicable)

On behalf of our client, Necessary Homes Inc., we have prepared a Development Permit application for a 14 unit rental multi-family building at 1155 Pacific Avenue.

The site area of the property is 915.5 SM and is zoned RU6. The existing single family home and detached garage on the property have been demolished as both structures were significantly deteriorated. It is proposed that the parcel be rezoned to RM4 to accommodate the project.

The project includes a three-storey, 14-unit multifamily rental building with underground parking:

- 5 - Bachelor Units: 413 - 464 SF
- 3 – One Bedroom Units: 583 – 685 SF
- 6 – Two Bedroom Units: 868 -997 SF

The project is located within the Capri Landmark Urban Centre part of Kelowna, therefore identified as a high priority location for future growth and revitalization. This project provides a significant amount of infill rental housing on the parcel within an efficient, low rise form. There were several schemes proposed to suit the site including concepts that included surface parking with fewer and smaller suites. Following these initial schemes and feedback from the City Planning Department in pre-planning meetings, it was decided to evaluate the potential for a project with underground parking. This allowed for a greater number of rental units that were larger in size while also eliminating surface parking making better use of the parcel and the site more attractive by allowing for more landscaping and better views.

The building design is contemporary and consistent with the general style of new developments in the city. The design was tailored to meet the site and zoning constraints which resulted in all of the two bedroom units and 1 one-bedroom unit to be two-stories giving them a townhouse feel and greater open space to the occupants. This also helped break up the overall building mass to better suit within the surrounding neighbourhood. The form is further broken up with balconies, awnings, and cladding to provide architectural interest and attractive street presence with eyes on the street that will benefit revitalization.

The building envelope design is to be a high performance envelope to improve occupant comfort, long term building durability and ongoing operating costs for both the tenants and Owner. Using Passive House principals, the building envelope will allow the mechanical systems to be significantly reduced in size resulting in a high performance multifamily building in Kelowna.

The underground parking is to include 17 parking spaces and a small mechanical room. There is an accessory building to the rear of the property intended for tenant storage.

Pedestrian building access is provided from Pacific Avenue and underground car parking access is provided from Paskin Street. It should be noted that handicap accessibility has been provided to the main entry lobby but there is no requirement for full building access therefore an elevator has been omitted. The suites are intended for active people who can walk stairs and with this decision we chose to treat the upper units as two storey units to limit the number of floors tenants had to walk to gain access to the upper suites.

Overall, the project suits the immediate and long term vision for the community, provides an attractive architectural form that also considers energy performance and will help to gentrify and densify the Capri Landmark Urban Centre.

Regards,



**Brett Sichello**  
 Registered Building Designer  
 B. Arch. Sci., LEED® AP, ASCT  
 Certified Passive House Designer



# DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

NO. DP17-0141 and DVP17-0142

**Issued To:** Necessary Homes Inc.  
**Site Address:** 1155 Pacific Avenue  
**Legal Description:** Lot 1 Block 1 District Lot 137 ODYD Plan 5042  
**Zoning Classification:** RM4 – Transitional Low Density Housing  
**Development Permit Area:** Revitalization Development Permit Area

### SCOPE OF APPROVAL

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

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

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

### 1. TERMS AND CONDITIONS

THAT final adoption of Rezoning Bylaw No. 11519 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit and Development Variance Permit No. DP17-0141 and DVP17-0142 for Lot 1 Block 1 District Lot 137 ODYD Plan 5042, located at 1155 Pacific Avenue, 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 13.10.6(c): RM4 – Transitional Low Density Housing Development Regulations**

To vary the maximum height from 13.0m or 3 storeys to 12.0m or 3 ½ storeys;

**Section 13.10.6(D): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum front yard from 6.0m required to 3.66m proposed;

**Section 13.10.6(E): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required flanking street side yard from 4.5m required to 3.0m proposed;

**Section 13.10.6(F): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum rear yard from 9.0m (above three storeys) required to 2.8m proposed;

**Section 13.10.6(E): RM4 – Transitional Low Density Housing Development Regulations**

To vary the required minimum side yard for an accessory building from 2.3m required to 1.2m proposed;

**Section 8.1: Parking and Loading Parking Schedule**

To vary the required minimum parking stalls from 20 stalls required to 17 stalls proposed;

**Section 8.1.11 (B): Parking and Loading Parking Schedule**

To vary the minimum ratio of full parking stalls from 50% required to 41% proposed;

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

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.

**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 \$33,316.56 OR
- b) An Irrevocable Letter of Credit in the amount of \$33,316.56.

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.

## 5. DEVELOPMENT

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

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

**This Permit IS NOT a Building Permit.**

## 6. 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.
- b) 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.

## 7. APPROVALS

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

\_\_\_\_\_  
Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or his or her designates**

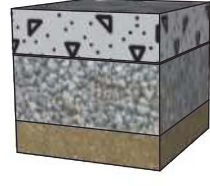


## FLOOR ASSEMBLIES

**F1** SLAB ON GRADE - GARAGE, DRIVEWAY & PATIO

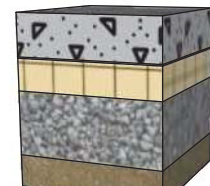
**MATERIAL**

- 4" CONCRETE SLAB - REFER TO STRUCTURAL
- COMPACTED GRANULAR FILL AND PREPARED SUBGRADE - REFER TO GEOTECH REPORT



**F2** SLAB ON GRADE (STAIRWELL FLOOR)

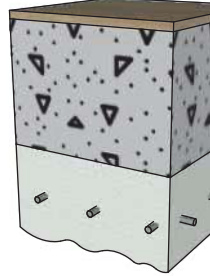
MATERIAL	O.C.	RSI	R-VALUE (IMP)
INTERIOR AIR FILM		0.10	0.62
FINISHED FLOORING		0.11	0.68
4" CONCRETE SLAB - REFER TO STRUCTURAL		0.11	0.68
R32 EPS EXPANDED RIGID INSULATION		5.63	32.00
10 MIL POLY VAPOUR BARRIER WITH SEALED SEAMS		0.00	0.00
COMPACTED GRANULAR FILL AND PREPARED SUBGRADE - REFER TO GEOTECH REPORT		0.00	0.00
EFFECTIVE RSI / R-VALUE (IMP) OF ENTIRE ASSEMBLY		5.99	34.01
MIN VALUE OF SLAB ON GRADE WITH HRV		1.96	11.13



**F3** FIRST FLOOR OVER GARAGE, 2 HR. FRR ENG. FLOOR (CBC F1B - STC 52) (FRR >= 2 HRS)

**MATERIAL**

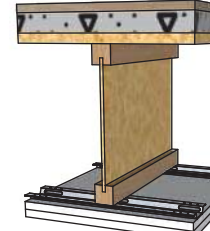
- EXT AIR FILM
- FINISHED FLOORING
- 14" THICK FLAT PLATE SUSPENDED CONCRETE SLAB - REFER TO STRUCTURAL
- R28 (7") SPRAYED FIBREGLASS WITH PINNED MESH
- EXT AIR FILM



**F4** SECOND FLOOR, 1 HR. FRR ENG. FLOOR (CBC F19A - STC 54) (FRR >= 1 HRS)

**MATERIAL**

- FINISHED FLOORING
- 1 1/2" GYPSUM-CONCRETE TOPPING AT MIN 70 KG/M<sup>2</sup>
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 11 7/8" PRE-ENG I-JOIST (REFER STRUCTURAL)
- 1/2" STEEL FURRING CHANNELS @ 16" O.C.
- 5/8" TYPE 'X' GWB
- 5/8" TYPE 'X' GWB

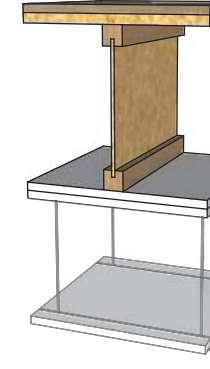


**F5** THIRD FLOOR, 1 HR. FRR ENG. FLOOR (CBC F4B - STC 34) (FRR >= 1 HRS)

**MATERIAL**

- FINISHED FLOORING
- 3/8" UNDERLAY (LINO OR TILE AREAS)
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 11 7/8" PRE-ENG I-JOIST (REFER STRUCTURAL)
- 5/8" TYPE 'X' GWB
- 5/8" TYPE 'X' GWB
- SUSPENDED T-BAR GRID CEILING OR GWB DROPPED CEILING T.B.C. (WHERE OVER CORRIDOR)

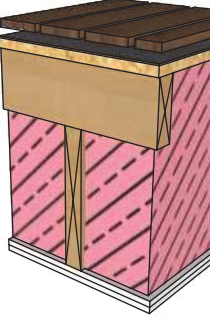
\* AT EXTERIOR WALLS FILL END OF JOIST CAVITIES WITH R22 FIBREGLASS INSULATION



**F6** THIRD FLOOR BALCONY OVER LIVING SPACE (CBC M2) (FRR >= 1 HRS)

**MATERIAL**

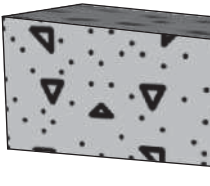
- FINISHED DECKING ON PEDESTALS
- EXT AIR FILM
- 2-PLY SBS TORCH-DOWN ROOF MEMBRANE
- 7/16" T&G PLYWOOD DECKING
- TAPERED WOOD JOISTS TO PROVIDE SLOPE
- 2x12" FLOOR JOISTS
- R56 (18" min.) FIBREGLASS INSULATION
- 5/8" TYPE 'X' GWB
- 5/8" TYPE 'X' GWB
- INTERIOR AIR FILM



**F7** BALCONY FLOOR

**MATERIAL**


- FINISHED FLOORING
- 12" (HIGH END) CONCRETE SLAB CANTILEVER - SLOPE 2% AWAY FROM BUILDING (REFER STRUCTURAL)



**F8** SECOND FLOOR, 1 HR. FRR ENG. FLOOR (CBC F19A - STC 54) (FRR >= 1 HRS)

**MATERIAL**

- FINISHED FLOORING
- 1 1/2" GYPSUM-CONCRETE TOPPING AT MIN 70 KG/M<sup>2</sup>
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 2x6" FLOOR JOISTS
- 1/2" STEEL FURRING CHANNELS @ 16" O.C.
- 5/8" TYPE 'X' GWB
- 5/8" TYPE 'X' GWB
- SUSPENDED T-BAR GRID CEILING OR GWB DROPPED CEILING T.B.C.

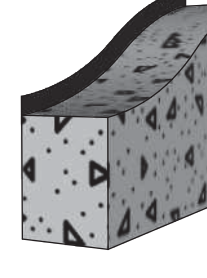


## WALL ASSEMBLIES

**W1** FOUNDATION WALL

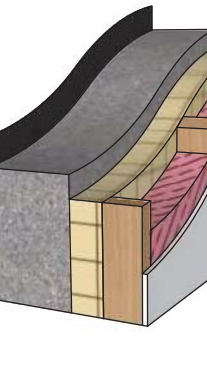
**MATERIAL**

- 8" CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)
- 2 LAYERS OF BITUMINOUS DAMPROOFING A MIN OF 8" ABOVE GRADE
- PERFORATED WEEPING TILE, DRAIN CLOTH & 6" DRAIN ROCK AROUND PERIMETER OF HOUSE



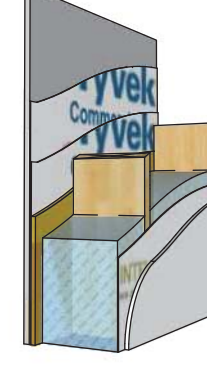
**W2** THERMAL FOUNDATION WALL TO PARKING LOT STAIRS

MATERIAL	O.C.	RSI	R-VALUE (IMP)
INTERIOR AIR FILM		0.10	0.62
5/8" TYPE 'X' GWB		0.07	0.45
6 MIL POLY VAPOUR BARRIER		0.00	0.00
R22 MINERAL WOOL		3.87	22.00
2x4" WOOD STUDS		0.75	4.30
1 1/2" EPS EXPANDED RIGID INSULATION		1.05	6.00
8" REINFORCED CONCRETE WALL ON CONCRETE FOOTING KEYED TO FOUNDATION WALL		0.02	0.17
2 LAYERS OF BITUMINOUS DAMPROOFING			
PERFORATED WEEPING TILE, DRAIN CLOTH & 6" DRAIN ROCK AROUND PERIMETER OF BUILDING		0.00	0.00
EFFECTIVE RSI / R-VALUE (IMP) OF ENTIRE ASSEMBLY		3.27	18.57
MIN VALUE OF WALL BETWEEN DWELLING & GARAGE WITH HRV		2.81	15.96



**W3** TYPICAL EXTERIOR WALL

MATERIAL	O.C.	RSI	R-VALUE (IMP)
INTERIOR AIR FILM		0.10	0.62
5/8" TYPE 'X' GWB		0.07	0.45
PROCLIMA INTELLO PLUS HUMIDITY-VARIABLE VAPOUR RETARDER WITH LAPED SEAMS TAPED WITH TESCON VANA		0.00	0.00
2x12" WOOD STUDS (REFER STRUCTURAL)		2.42	13.75
R32 FIBREGLASS INSULATION		5.63	32.00
1/2" DENSGLASS SHEATHING		0.09	0.56
STUCCO FINISH		0.00	0.00
2 LAYERS TYVEK HOUSEWRAP (TAPED SEAMS ON OUTER LAYER ONLY)		0.00	0.00
DRYVIT ACRYLIC STUCCO DIRECTLY APPLIED (OR APPROVED EQUIVALENT)		0.00	0.00
EXT AIR FILM		0.02	0.17
SIDING FINISH		0.00	0.00
TYVEK W.B. - SEAMS TAPED WITH TUCK TAPE			
1x4" 45" RAINSCREEN STRAPPING			
CLADDING (REFER TO ELEVATIONS)			
EXT AIR FILM			
EFFECTIVE RSI / R-VALUE (IMP) OF ENTIRE ASSEMBLY		4.77	27.10
MIN VALUE OF SLAB ON GRADE WITH HRV		1.96	11.13

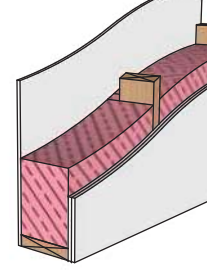


**W4** RESERVED

**W5** 1HR. INT. CORRIDOR WALL (CBC W8A-STC 52) (FIRE SEPARATION FRR >= 1 HRS)

**MATERIAL**

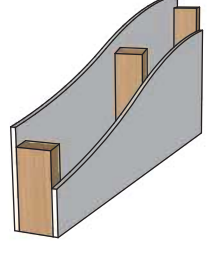
- 5/8" TYPE 'X' GWB (SUITE SIDE)
- 2x4" WOOD STUDS STAGGERED ON COMMON 2x6" PLATE (REFER STRUCTURAL)
- R12 SOUND ABSORPTIVE INSULATION
- 5/8" TYPE 'X' GWB
- 5/8" TYPE 'X' GWB



**W6** 1 HR. INT. MECH CHASE WALL (CBC W1d-STC 32) (FRR >= 1 HRS)

**MATERIAL**

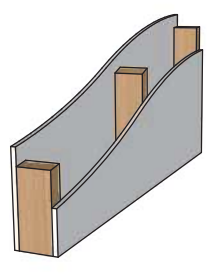
- 5/8" TYPE 'X' GWB
- 2x4" WOOD STUDS
- 5/8" TYPE 'X' GWB



**W7** INTERIOR WALL

**MATERIAL**

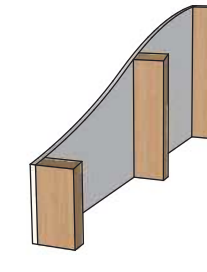
- 5/8" TYPE 'X' GWB
- 2x4" WOOD STUDS
- 5/8" TYPE 'X' GWB




**W8** DUCT WALL & BULKHEADS

**MATERIAL**

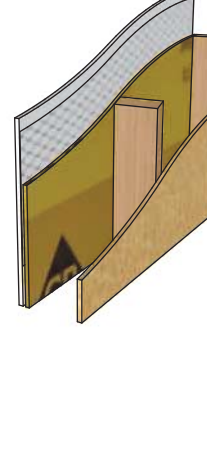
- 5/8" TYPE 'X' GWB
- 2x4" WOOD STUDS



**W9** STORAGE BUILDING (ACCESSORY BUILDING)

**MATERIAL**

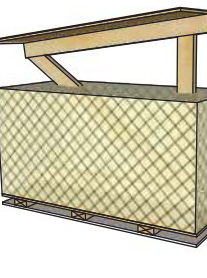
- 5/8" OSB
- 2x4" WOOD STUDS
- 1/2" DENSGLASS SHEATHING
- 2 LAYERS TYVEK HOUSEWRAP (TAPED SEAMS ON OUTER LAYER ONLY)
- DRYVIT ACRYLIC STUCCO DIRECTLY APPLIED (OR APPROVED EQUIVALENT)



## ROOF ASSEMBLIES

**R1** MAIN ROOF (CBC M2) (FIRE SEPARATION FRR >= 1 HRS)


MATERIAL	O.C.	RSI	R-VALUE (IMP)
EXT AIR FILM		0.02	0.17
ASPHALT SHINGLES		0.00	0.00
ROOFING UNDERLAYMENT LAPPED 6"		0.00	0.00
OSB DECKING (REFER TO STRUCTURAL)		0.09	0.55
WOOD TRUSS (REFER TO STRUCTURAL)		1.19	6.76
R63 (18") FIBREGLASS BLOWN IN INSULATION		14.26	81.00
PROCLIMA INTELLO PLUS HUMIDITY-VARIABLE VAPOUR RETARDER WITH LAPED SEAMS TAPED WITH TESCON VANA		0.00	0.00
5/8" TYPE 'X' GWB		0.07	0.45
5/8" TYPE 'X' GWB		0.07	0.45
INTERIOR AIR FILM		0.10	0.62
SOFFIT FINISH (REFER TO ELEVATIONS)		0.00	0.00
EFFECTIVE RSI / R-VALUE (IMP) OF ENTIRE ASSEMBLY		7.20	40.93
MIN VALUE OF CATHEDRAL CEILING & FLAT ROOF WITH HRV		4.67	26.52



**R2** BALCONY ROOF

**MATERIAL**


- 2-PLY SBS TORCH-DOWN ROOF MEMBRANE
- 7/16" OSB DECKING WITH H-CLIPS
- 2x10" JOISTS
- SOFFIT FINISH (REFER TO ELEVATIONS)



**R3** ACCESSORY BUILDING ROOF

**MATERIAL**

- ASPHALT SHINGLES
- 7/16" OSB DECKING WITH H-CLIPS
- 2x6" JOISTS
- 5/8" OSB
- SOFFIT FINISH (REFER TO ELEVATIONS)

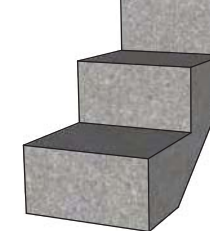


## STAIR ASSEMBLIES

**S1** EXTERIOR STAIRS

**MATERIAL**

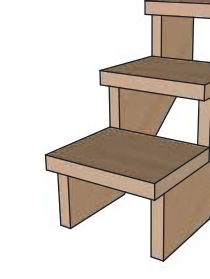
- CAST IN PLACE REINFORCED CONCRETE STAIR OR STEEL C-CHANNEL STRINGERS WITH TIMBER TREADS, CONFIRM WITH OWNER



**S2** MAIN INTERIOR STAIRS

**MATERIAL**

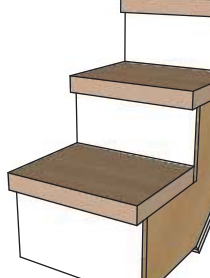
- 1 3/4" THICK LVL STAIR TREAD (FINISH SPEC) SEE STRUCTURAL
- 1 3/4" X 11 7/8" LVL STRINGERS (FINISH SPEC) SEE STRUCTURAL



**S3** STAIRS OVER MECHANICAL (CBC F4A - STC 33) (FIRE SEPARATION FRR >= 1 HRS)

**MATERIAL**

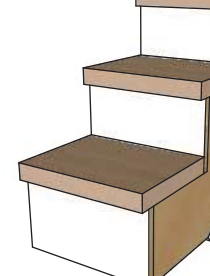
- 1 3/4" THICK LVL STAIR TREAD (FINISH SPEC) SEE STRUCTURAL
- 2x12" #1 FIR STRINGERS WITH SINGLE 2x12" STRINGER AT MID-TREAD
- 3/4" PLYWOOD RISER BOARD (PAINTED)
- 5/8" TYPE 'X' GWB
- 5/8" TYPE 'X' GWB



**S4** SUITE STAIRS

**MATERIAL**

- 1 3/4" THICK LVL STAIR TREAD (FINISH SPEC) SEE STRUCTURAL
- 2x12" #1 FIR STRINGERS WITH SINGLE 2x12" STRINGER AT MID-TREAD
- 3/4" PLYWOOD RISER BOARD (PAINTED)
- 5/8" TYPE 'X' GWB



**SCHEDULE B**

This forms part of application # DP17-0141 DWP17-0142

Planner Initials

TA

City of Kelowna

A1.0	SITE PLAN
A2.0	PARKING GARAGE FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A3.0	ELEVATION - PERSPECTIVES
A3.1	ELEVATION - NORTH
A3.2	ELEVATION - EAST
A3.3	ELEVATION - SOUTH
A3.4	ELEVATION - WEST
A4.0	SECTION 1
A4.1	SECTION 2
A4.2	SECTION 3
A4.3	SECTION 4
A4.4	SECTION 5
A4.5	SECTION 6
A4.6	SECTION 7
A5.0	FOUNDATION DETAILS
A5.1	CONSTRUCTION DETAILS
A5.2	CONSTRUCTION DETAILS
A5.3	PEDESTRIAN RAMP DETAILS
A5.4	STORAGE BUILDING DETAILS

## PRELIMINARY NOT FOR CONSTRUCTION

### GENERAL CONDITIONS

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DATE	ISSUED FOR
02-24-17	SCHEMATIC DESIGN
02-27-17	SCHEMATIC DESIGN
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03-13-17	SCHEMATIC DESIGN
03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

## Information Sheet

SCALE

DRAWING NUMBER

A0.0



## SCHEDULE A

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials

TA



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### SITE NORTH PROJECT NORTH



	ISSUED FOR
02-24-17	SCHEMATIC DESIGN
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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

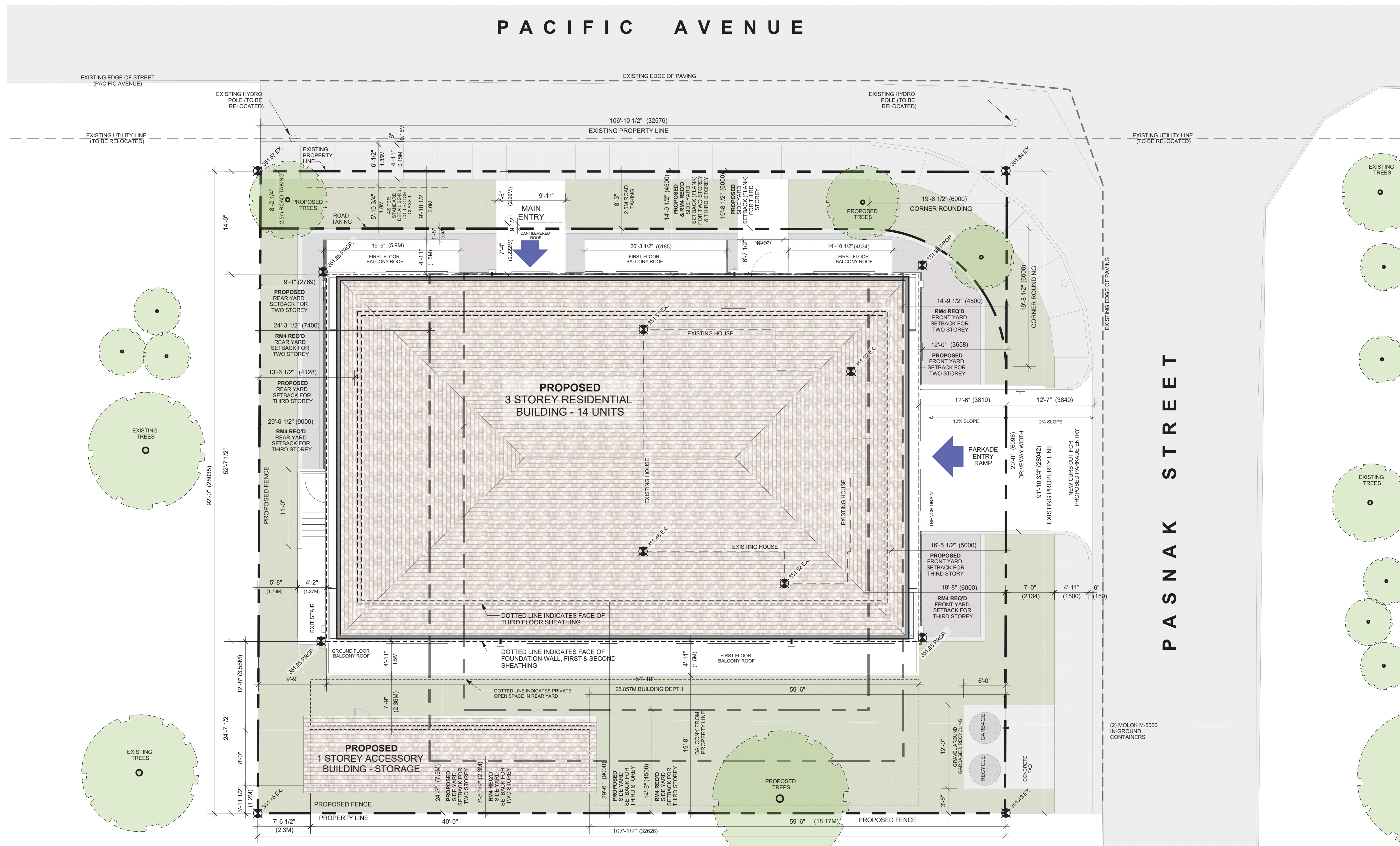
SHEET TITLE

Site Plan

1/8" = 1'-0"

DRAWING NUMBER

# A1.0



SITE DETAILS	ZONING REQUIREMENTS	PROPOSED PROJECT	VARIANCE REQUIRED?
ZONING	RU6	RM4	REZONING REQUESTED
	TWO DWELLING HOUSING	TRANSITIONAL LOW DENSITY HOUSING	
	METRIC	IMPERIAL	
SITE AREA	900.0	915.5	-
SITE WIDTH	30.0	28.0	-
SITE DEPTH	30.0	106' 10"	-
SITE COVERAGE			
BUILDINGS	50.0%	4,843.7	-
PRINCIPLE BUILDING		45.8%	-
ACCESSORY BUILDING		3.2%	-
DRIVEWAYS AND PARKING	10.0%	968.7	-
BUILDINGS, DRIVEWAYS, PARKING	60.0%	5,812.5	-
DEVELOPMENT REGULATIONS			
TOTAL NUMBER OF UNITS		14	
FLOOR AREA		METRIC	IMPERIAL
GROSS	INCLUDING PARKAGE	1,549.7	16,681.9
GROSS	EXCLUDING PARKAGE	1,135.0	12,217.1
NET		886.9	9,547.0
FLOOR AREA RATIO	1.15	0.96	-

SITE DETAILS	RM4 ZONING STANDARD	PROPOSED PROJECT	VARIANCE REQUIRED?
BUILDING HEIGHT	METRES	FEET	
PRINCIPAL	13.0	42' 8"	38'-0"
ACCESSORY	4.5	14' 9"	9'-8 1/4"
BUILDING SETBACKS	METRES	FEET	
SIDE - NORTH - PACIFIC AVENUE - FLANKING STREET	4.5	14' 9"	4.5
FRONT - EAST - PASNAK STREET	4.5	14' 9"	3.66
SIDE - SOUTH - ADJACENT PROPERTY	2.3	7' 7"	7.5
REAR - WEST - ADJACENT PROPERTY	7.5	24' 7"	2.8
6.4 PROJECTIONS INTO YARDS	METRES	FEET	
SIDE - NORTH - PACIFIC AVENUE - BALCONY DEPTH	0.6	2' 1"	1.5
SIDE - NORTH - PACIFIC AVENUE - BALCONY WIDTH	3.0	9' 10"	5.8
SIDE - NORTH - PACIFIC AVENUE - ENTRY CANOPY	3.0	9' 10"	2.2
SIDE - SOUTH - ADJACENT PROPERTY - BALCONY DEPTH	2.5	8' 2"	1.5
WHEN CONSIDERED AS "REAR" YARD			
SIDE - SOUTH - ADJACENT PROPERTY - BALCONY WIDTH	3.0	9' 10"	25.8
PARKING STALLS - UNIT COUNT	STALLS PER UNIT	UNITS	REQUIRED
BACHELOR	1.0	5	5.0
ONE BEDROOM	1.2	3	3.7
TWO BEDROOM	1.5	6	9.0
THREE BEDROOM	2.0	0	0.0
VISITORS - 1 PER 7 UNITS			2.0
TOTAL	14.0	20.0	17

DRIVE AISLE	METRES	FEET	METRES	FEET	
WIDTH	6	19' 8"	6.0	19' 8"	-
BICYCLE PARKING					
CLASS 1		7.0		7.0	
CLASS 2		1.4		2.0	
TOTAL		8.4		9.0	
PRIVATE OPEN SPACE	SQUARE METRES	SQUARE FEET	SQUARE METRES	SQUARE FEET	
BACHELOR	7.5	80.7	7.5	80.7	-
ONE BEDROOM	15.0	161.4	15.0	161.4	-
TWO BEDROOM	25.0	269.0	25.0	269.0	-



# SCHEDULE A

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials TA



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### SITE NORTH PROJECT NORTH



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05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

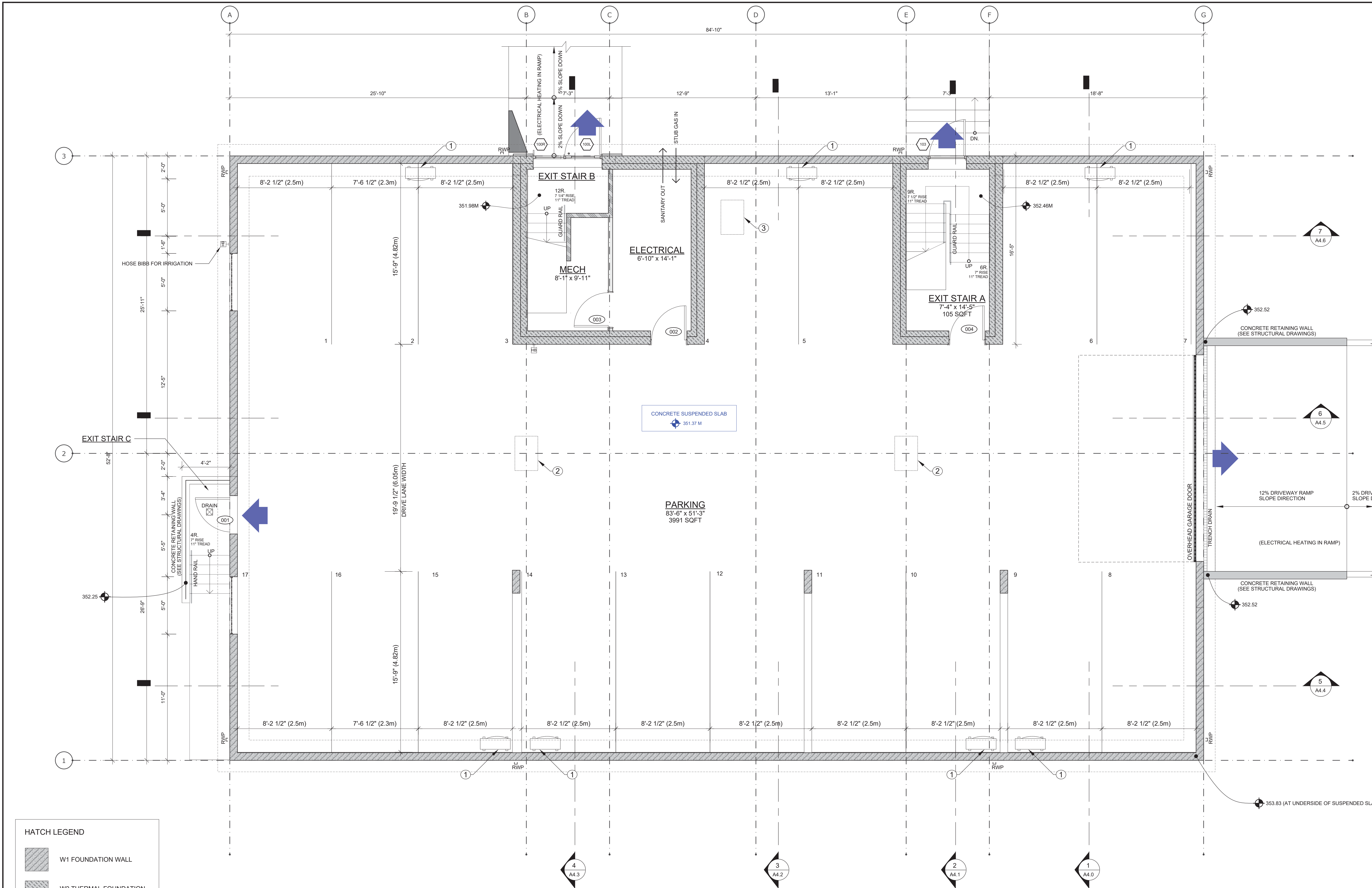
SHEET TITLE

Basement Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

# A2.0



### HATCH LEGEND

	W1 FOUNDATION WALL
	W2 THERMAL FOUNDATION WALL
	W3 TYPICAL EXTERIOR WALL
	W4 TYPICAL 1HR. PARTY WALL
	W6 INT MECH CHASE WALL
	W7 TYPICAL 2"x4" INTERIOR PARTITION WALL

### SYMBOLS LEGEND

	AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL		STRUCTURAL BEAM OVER REFER TO STRUCTURAL
	PLUMBING VENT STACK		POINT LOAD REFER TO STRUCTURAL
	CEILING FAN		DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE
	SHEAR WALLS (SEE STRUCTURAL)		HOSE BIBB

### KEYNOTES

1	MINI-SPLIT HEAT PUMP CONDENSER (MOUNTED HIGH ON WALL)
2	CATCH BASIN (SLOPE ALL CONCRETE SLAB TO BASIN)
3	OIL INTERCEPTOR WITH 3 VENT STACKS (LOCATION TBC)

### PARKING STALLS - UNIT COUNT

	STALLS PER UNIT	UNITS	REQUIRED	PROVIDED	
BACHELOR	1.0	5	5.0		
ONE BEDROOM	1.2	3	3.7		
TWO BEDROOM	1.5	6	9.0		
THREE BEDROOM	2.0	0	0.0		
VISITORS - 1 PER 7 UNITS			2.0		
TOTAL		14.0	20.0	17	CASH IN LIEU FOR 3 STALLS

### FLOOR 0

PLUMBING FIXTURES			
KITCHEN SINKS	0		
DISHWASHERS	0		
TOILETS	0		
LAVATORY BASIN	0	WASHER / DRYERS	0
BATHTUBS WITH SHOWER	0	HOSE BIB	2
WALK IN SHOWERS	0	WATER TANK	0



SCHEDULE

A

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials

TA

City of  
Kelowna

COMMUNITY PLANNING

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01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

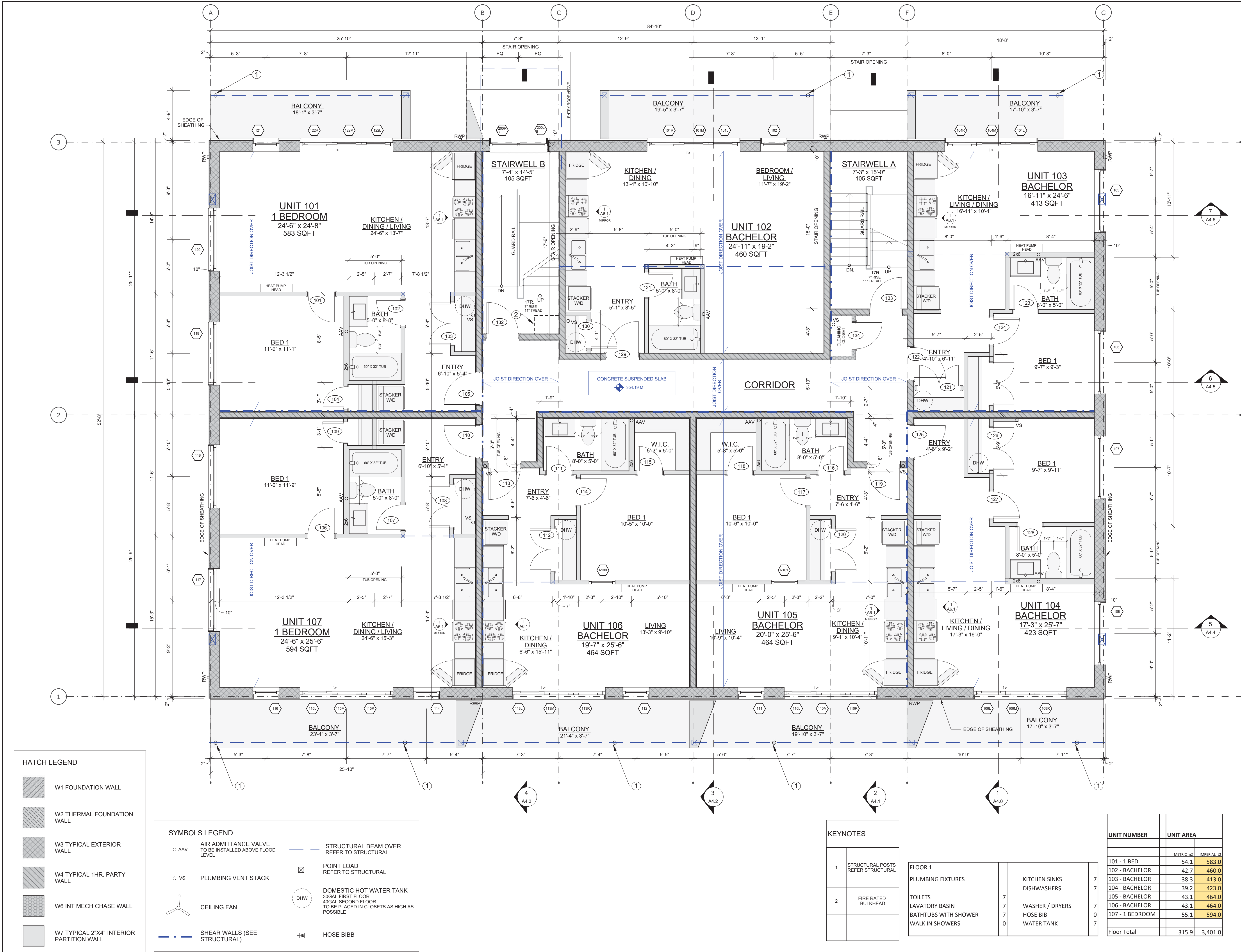
SHEET TITLE

First Floor Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A2.1






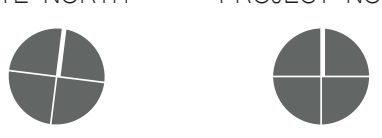
SCHEDULE A

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials TA

  
City of  
Kelowna  
COMMUNITY PLANNING

PRELIMINARY  
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CONSTRUCTION

GENERAL CONDITIONS	
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SITE NORTH PROJECT NORTH	
	
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01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

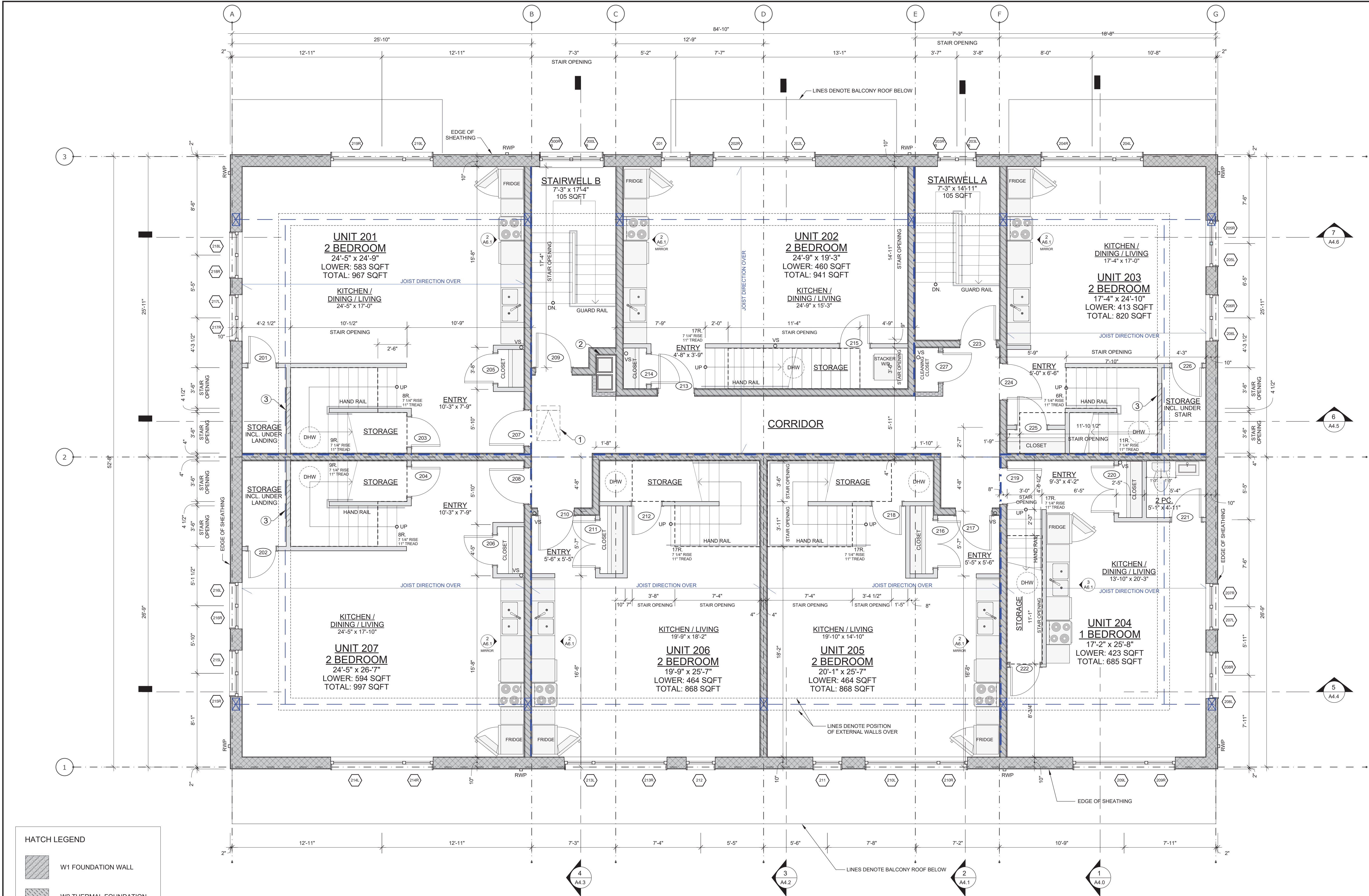
SHEET TITLE

Second Floor  
Plan


SCALE 1/4" = 1'-0"


DRAWING NUMBER


A2.2





HATCH LEGEND

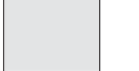
 W1 FOUNDATION WALL

 W2 THERMAL FOUNDATION WALL


 W3 TYPICAL EXTERIOR WALL


 W4 TYPICAL 1HR. PARTY WALL

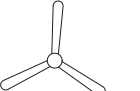
 W6 INT MECH CHASE WALL


 W7 TYPICAL 2"x4" INTERIOR PARTITION WALL


SYMBOLS LEGEND


 AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL


 PLUMBING VENT STACK


 CEILING FAN

 SHEAR WALLS (SEE STRUCTURAL)

 STRUCTURAL BEAM OVER REFER TO STRUCTURAL

 POINT LOAD REFER TO STRUCTURAL

 DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE

 HOSE BIBB

KEYNOTES	
1	24"x36" INSULATED ATTIC ACCESS HATCH ABOVE W/ STEEL LADDER BEHIND LOCKING ENCLOSURE
2	MECHANICAL CHASE
3	FRAME 4'-0" WIDE OPENING TO ACCESS UNDER STAIRS

FLOOR 2	
PLUMBING FIXTURES	
TOILETS	7
SINKS	1
BATHTUBS WITH SHOWER	0
WALK IN SHOWERS	0
KITCHEN SINKS	7
DISHWASHERS	7
WASHER / DRYERS	1
HOSE BIB	0
WATER TANK	7

UNIT NUMBER	UNIT AREA	
	METRIC m2	IMPERIAL f2
201 Lower - 2 BED	54.1	583.0
202 Lower - 2 BED	42.7	460.0
203 Lower - 2 BED	38.3	413.0
204 Lower - 1 BED	39.2	423.0
205 Lower - 2 BED	43.1	464.0
206 Lower - 2 BED	43.1	464.0
207 Lower - 2 BED	55.1	594.0
Floor Total	315.9	3,401.0

UNIT NUMBER	UNIT AREA	
	METRIC m2	IMPERIAL f2
201 Upper - 2 BED	35.6	384.0
202 Upper - 2 BED	44.6	481.0
203 Upper - 2 BED	37.8	407.0
204 Upper - 1 BED	24.3	262.0
205 Upper - 2 BED	37.5	404.0
206 Upper - 2 BED	37.5	404.0
207 Upper - 2 BED	37.4	403.0
Floor Total	255.0	2,745.0

UNIT NUMBER	UNIT AREA	
	METRIC m2	IMPERIAL f2
201 Total	89.8	967.0
202 Total	87.4	941.0
203 Total	76.1	820.0
204 Total	63.6	685.0
205 Total	80.6	868.0
206 Total	80.6	868.0
207 Total	92.6	997.0
Floor Total	570.9	6,146.0




SCHEDULE

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials TA

A

  
City of  
Kelowna  
COMMUNITY PLANNING

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NOT FOR  
CONSTRUCTION

GENERAL CONDITIONS

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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

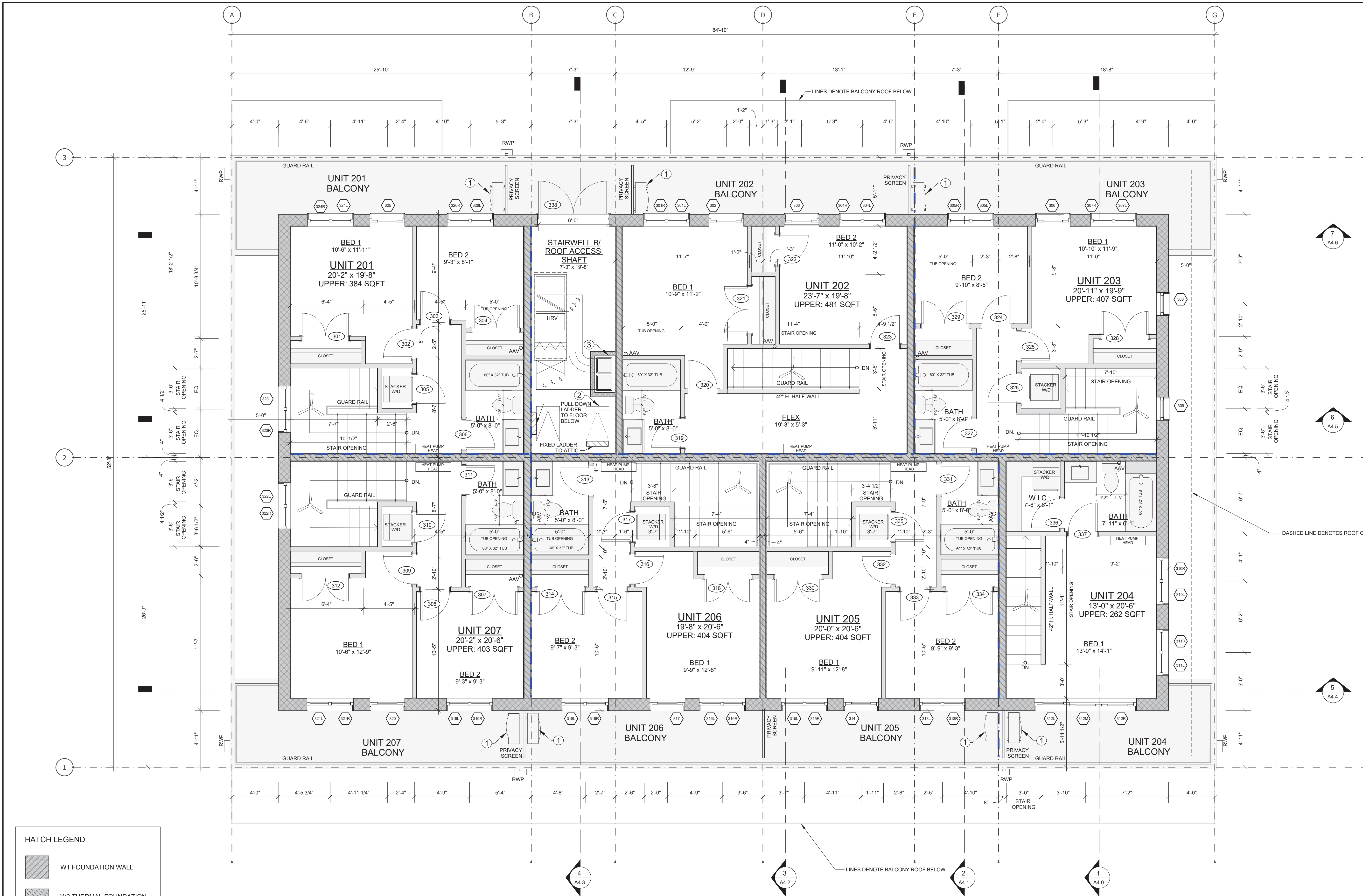
SHEET TITLE



Third Floor Plan





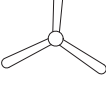



SCALE 1/4" = 1'-0"

DRAWING NUMBER

A2.3



HATCH LEGEND	
	W1 FOUNDATION WALL
	W2 THERMAL FOUNDATION WALL
	W3 TYPICAL EXTERIOR WALL
	W4 TYPICAL 1HR. PARTY WALL
	W6 INT MECH CHASE WALL
	W7 TYPICAL 2"x4" INTERIOR PARTITION WALL

SYMBOLS LEGEND			
	AIR ADMITTANCE VALVE TO BE INSTALLED ABOVE FLOOD LEVEL		STRUCTURAL BEAM OVER REFER TO STRUCTURAL
	PLUMBING VENT STACK		POINT LOAD REFER TO STRUCTURAL
	CEILING FAN		DOMESTIC HOT WATER TANK 30GAL FIRST FLOOR 40GAL SECOND FLOOR TO BE PLACED IN CLOSETS AS HIGH AS POSSIBLE
	SHEAR WALLS (SEE STRUCTURAL)		HOSE BIBB

KEYNOTES	
1	MINI-SPLIT HEAT PUMP CONDENSER
2	24"x36" INSULATED ATTIC ACCESS HATCH ABOVE W/ STEEL LADDER BEHIND LOCKING ENCLOSURE
3	MECHANICAL CHASE

FLOOR 3 PLUMBING FIXTURES	
TOILETS	7
SINKS	7
BATH TUBS WITH SHOWER	7
WALK IN SHOWERS	0
KITCHEN SINKS	0
DISHWASHERS	0
WASHER / DRYERS	6
HOSE BIB	0
WATER TANK	0

UNIT NUMBER	UNIT AREA
201 Lower - 2 BED	54.1 583.0
202 Lower - 2 BED	42.7 460.0
203 Lower - 2 BED	38.3 413.0
204 Lower - 1 BED	39.2 423.0
205 Lower - 2 BED	43.1 464.0
206 Lower - 2 BED	43.1 464.0
207 Lower - 2 BED	55.1 594.0
Floor Total	315.9 3,401.0

UNIT NUMBER	UNIT AREA
201 Upper - 2 BED	35.6 384.0
202 Upper - 2 BED	44.6 481.0
203 Upper - 2 BED	37.8 407.0
204 Upper - 1 BED	24.3 262.0
205 Upper - 2 BED	37.5 404.0
206 Upper - 2 BED	37.5 404.0
207 Upper - 2 BED	37.4 403.0
Floor Total	255.0 2,745.0

UNIT NUMBER	UNIT AREA
201 Total	89.8 967.0
202 Total	87.4 941.0
203 Total	76.1 820.0
204 Total	63.6 685.0
205 Total	80.6 868.0
206 Total	80.6 868.0
207 Total	92.6 997.0
Floor Total	570.9 6,146.0




SCHEDULE

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Planner Initials TA

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12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

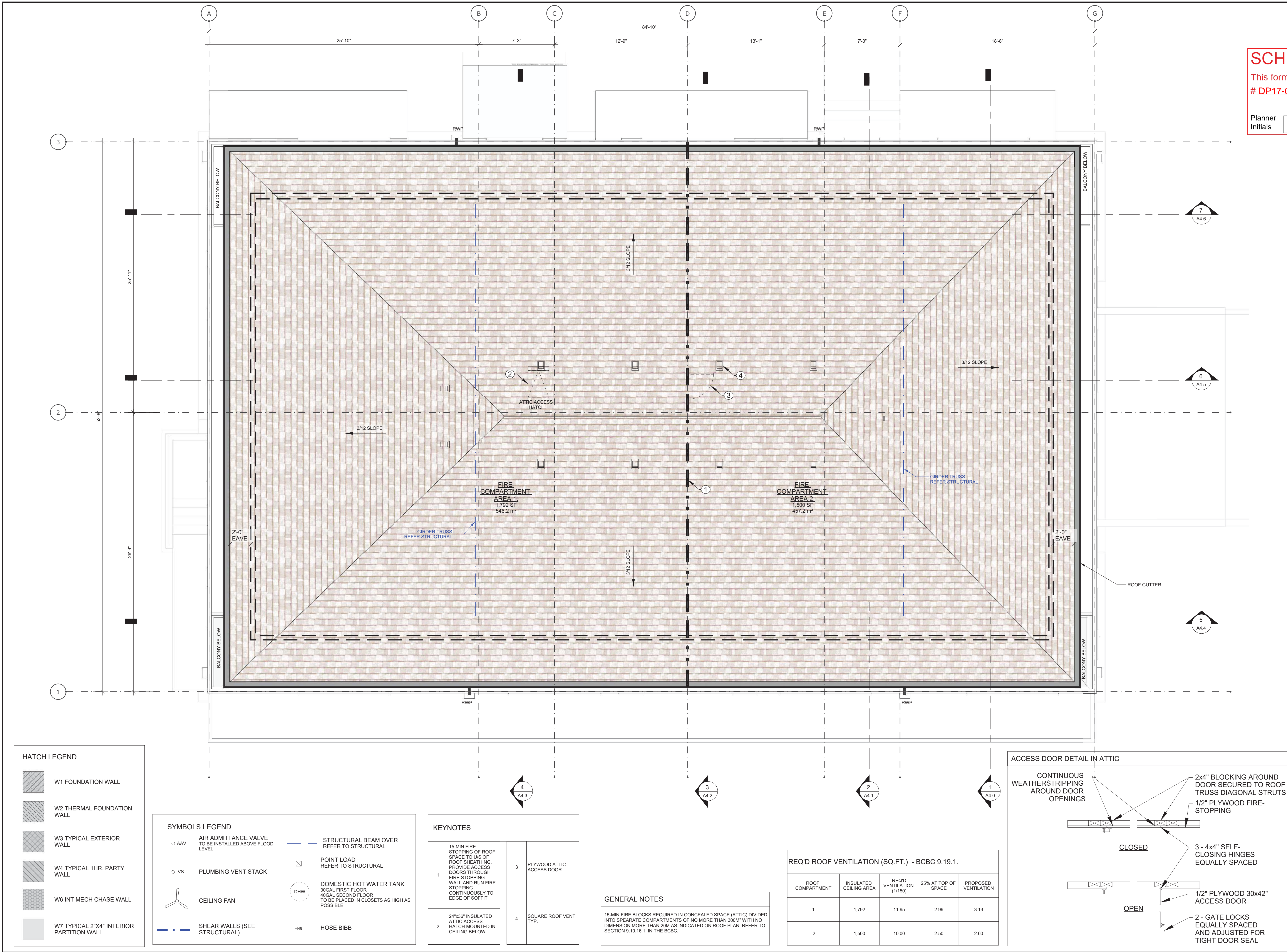
SHEET TITLE

Roof Plan

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A2.4







**SCHEDULE**

**B**

This forms part of application  
# DP17-0141 DVP17-0142

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03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

Perspective  
Elevations

SCALE N.T.S.

DRAWING NUMBER



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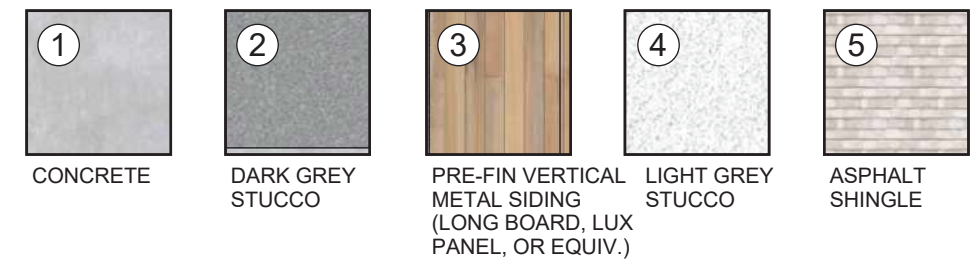
SHEET TITLE

North Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.1





SCHEDULE B

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PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

East Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.2



- 1 CONCRETE
- 2 DARK GREY STUCCO
- 3 PRE-FIN VERTICAL METAL SIDING (LONG BOARD, LUX PANEL, OR EQUIV.)
- 4 LIGHT GREY STUCCO
- 5 ASPHALT SHINGLE



SCHEDULE B

This forms part of application  
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Planner  
Initials

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03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

South Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.3



1	2	3	4	5
CONCRETE	DARK GREY STUCCO	PRE-FIN VERTICAL METAL SIDING (LONG BOARD, LUX PANEL, OR EQUIV.)	LIGHT GREY STUCCO	ASPHALT SHINGLE



SCHEDULE B

This forms part of application  
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02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

SHEET TITLE

West Elevation

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A3.4



1	2	3	4	5
CONCRETE	DARK GREY STUCCO	PRE-FIN VERTICAL METAL SIDING (LONG BOARD, LUX PANEL, OR EQUIV.)	LIGHT GREY STUCCO	ASPHALT SHINGLE



**SCHEDULE B**

This forms part of application  
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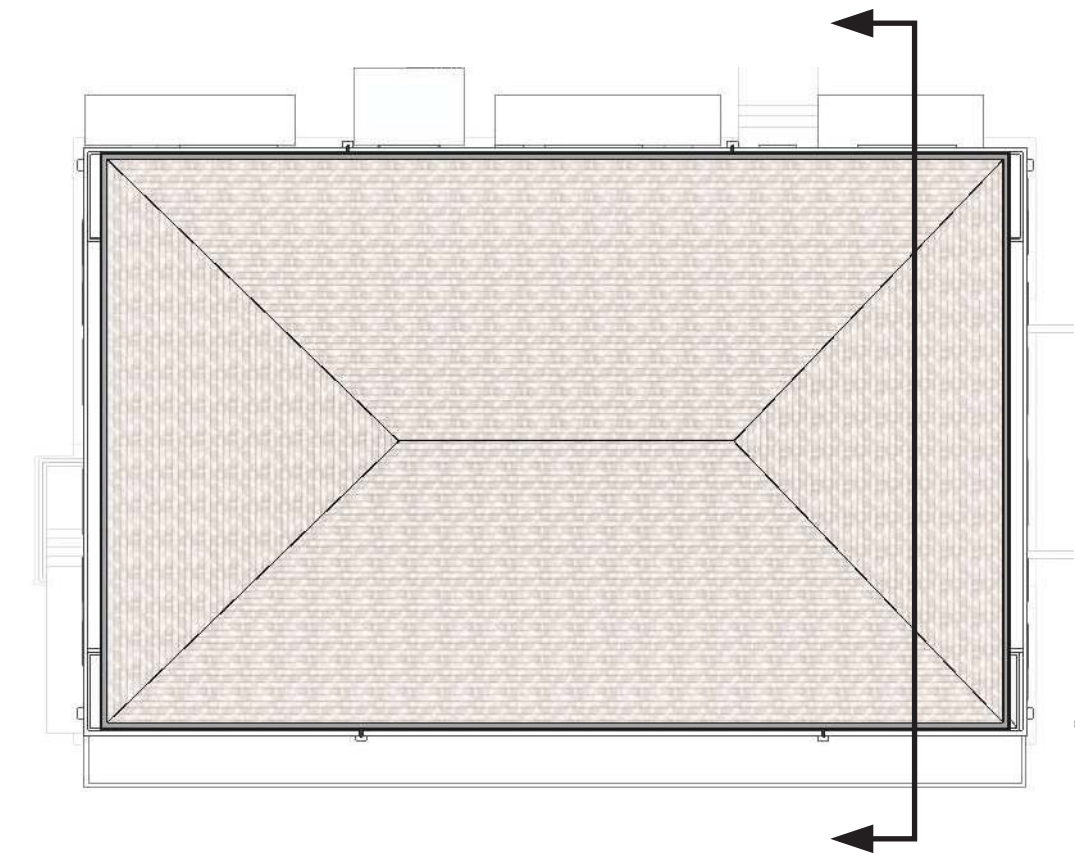
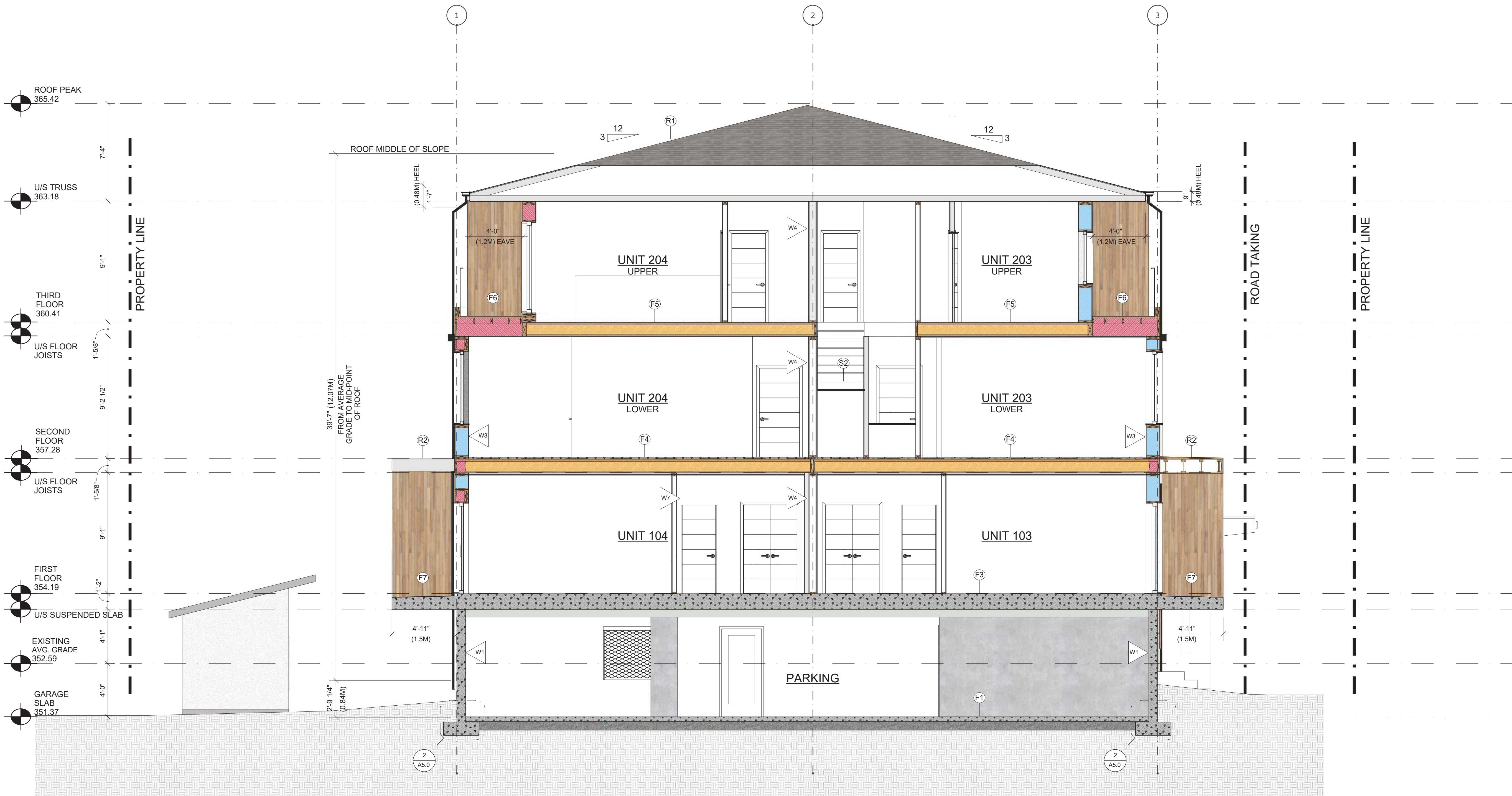
SHEET TITLE

Section 1

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.1





SCHEDULE B

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#	DATE	REVISION

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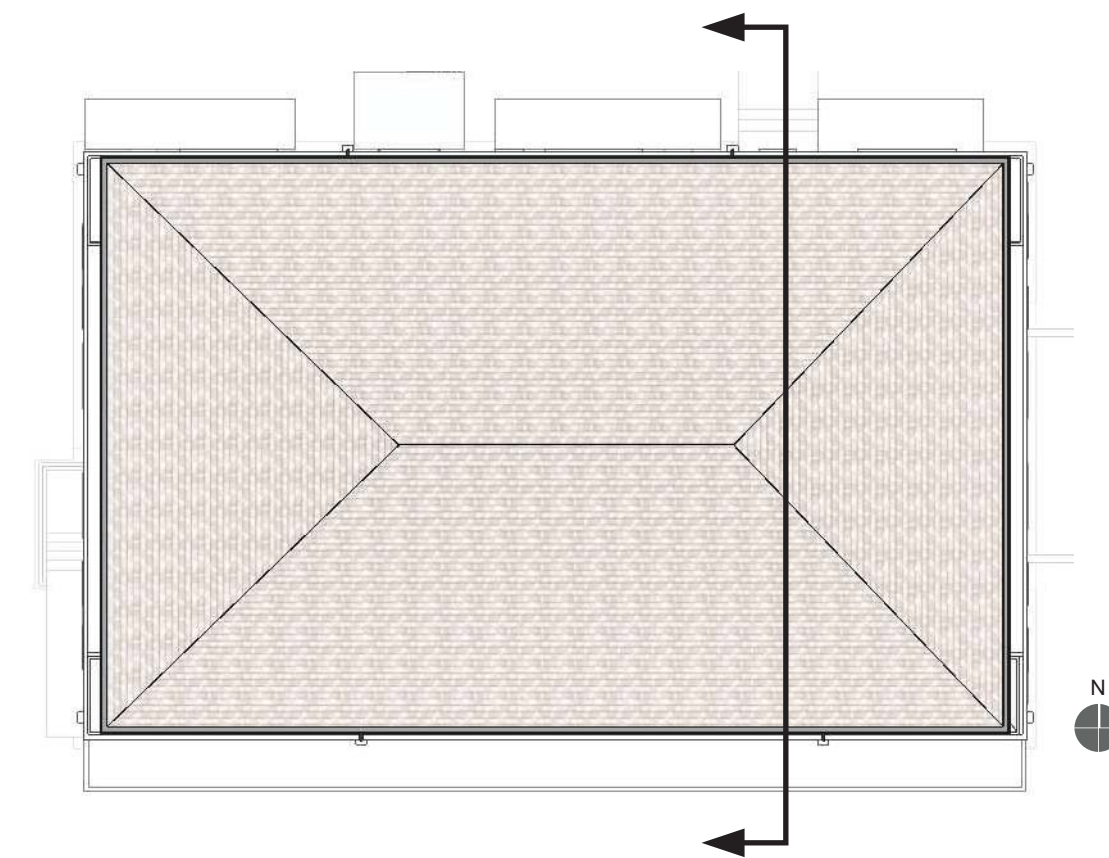
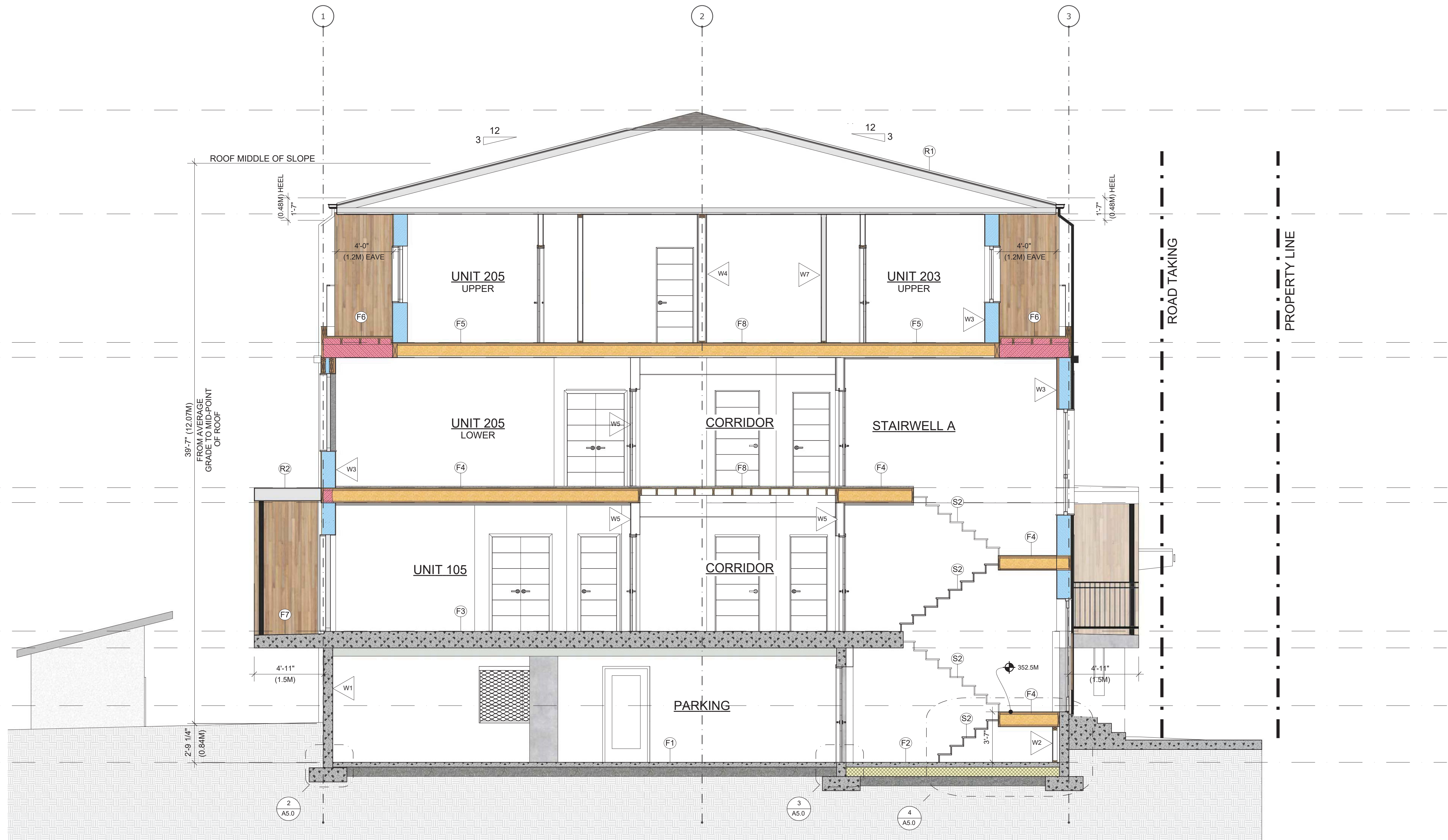
SHEET TITLE

Section 2

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.2





**SCHEDULE B**

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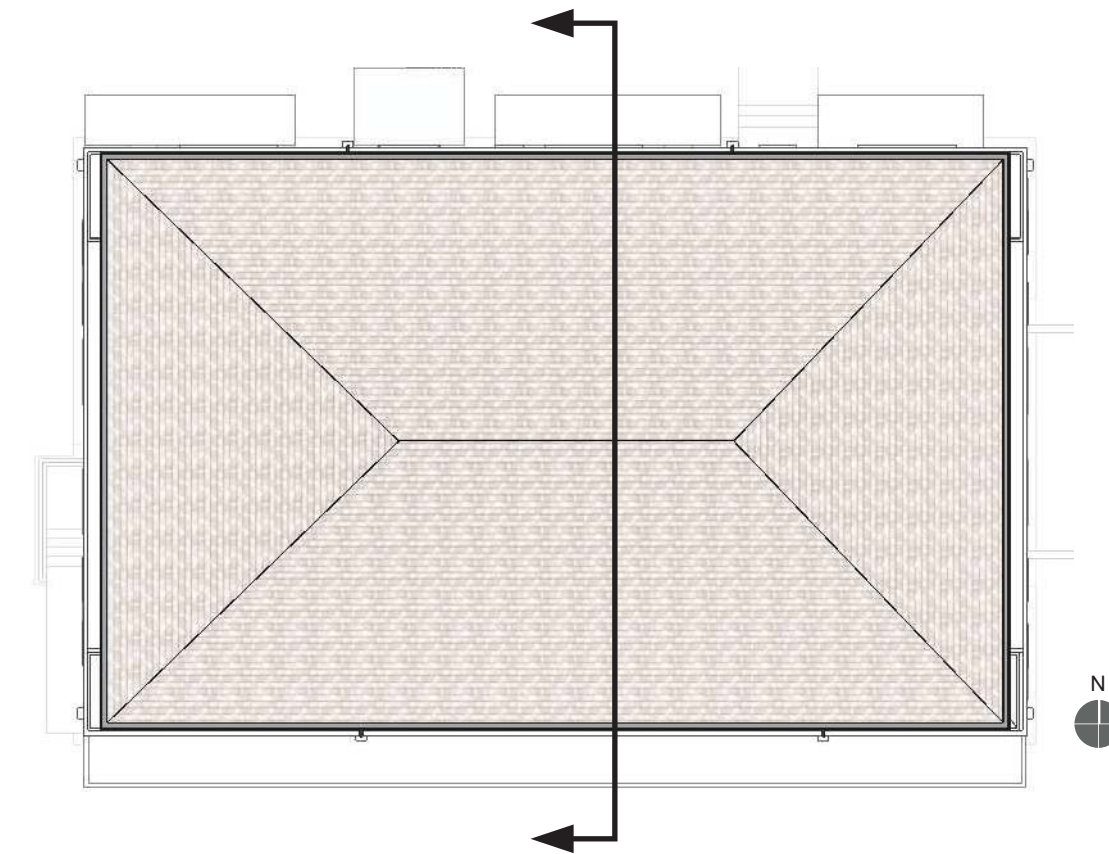
SHEET TITLE

Section 3

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.3





SCHEDULE B

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03-01-18	COORDINATION

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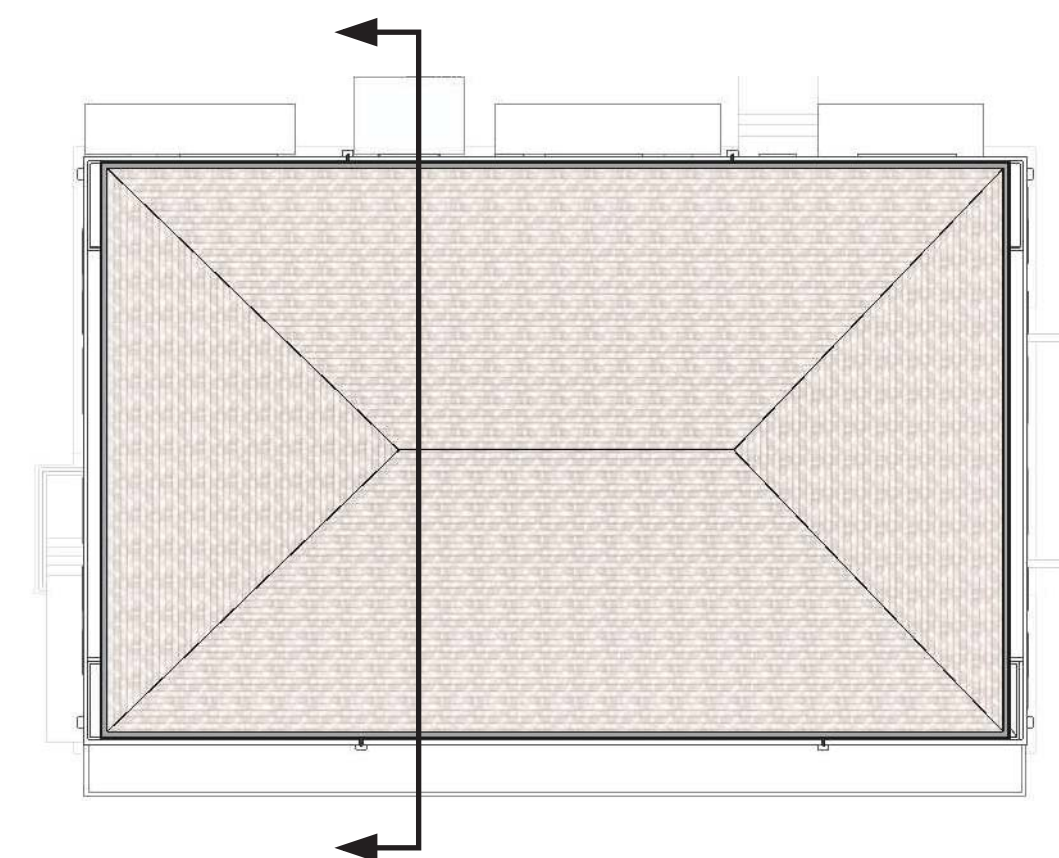
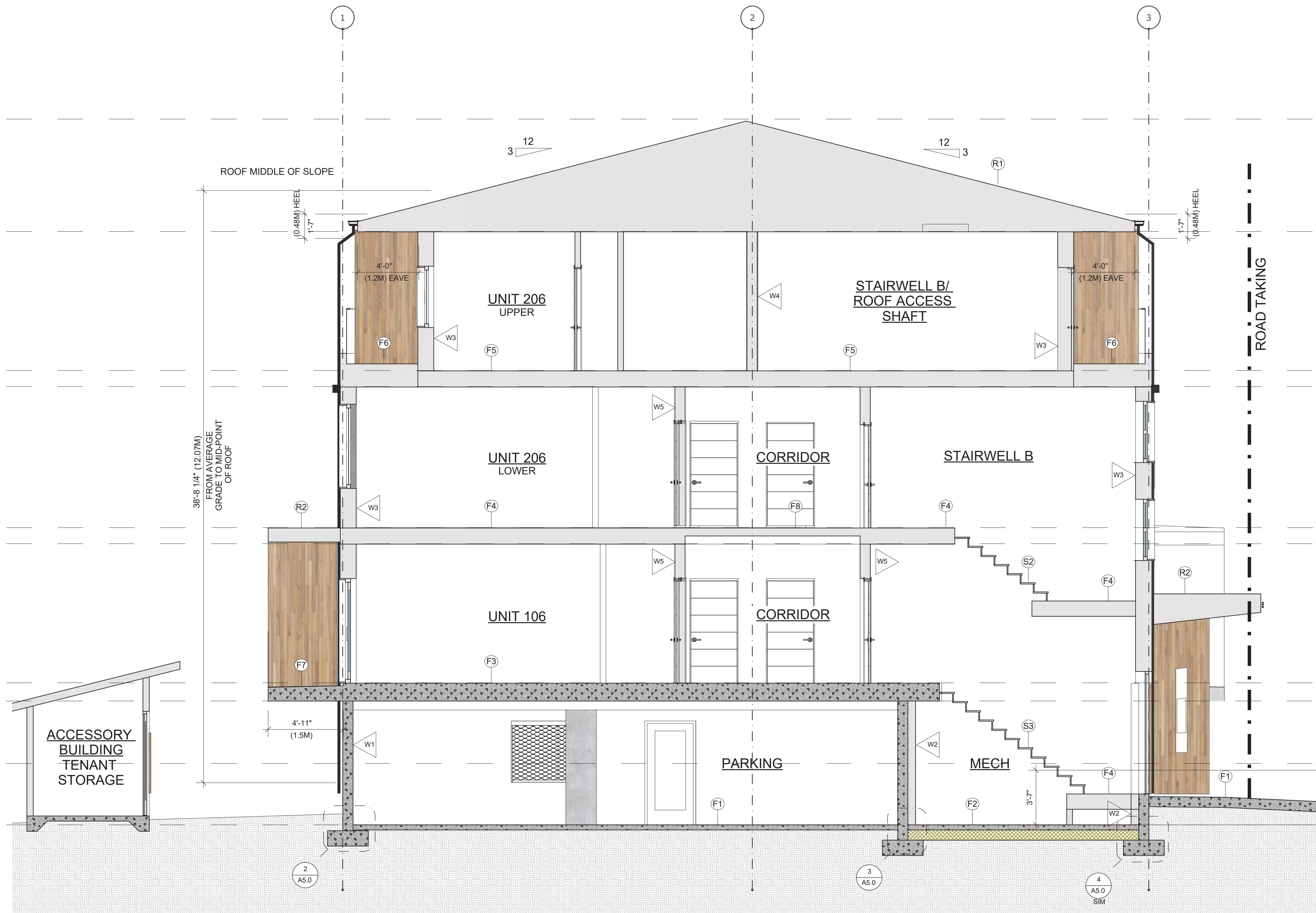
SHEET TITLE

Section 4

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.4





SCHEDULE B

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03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

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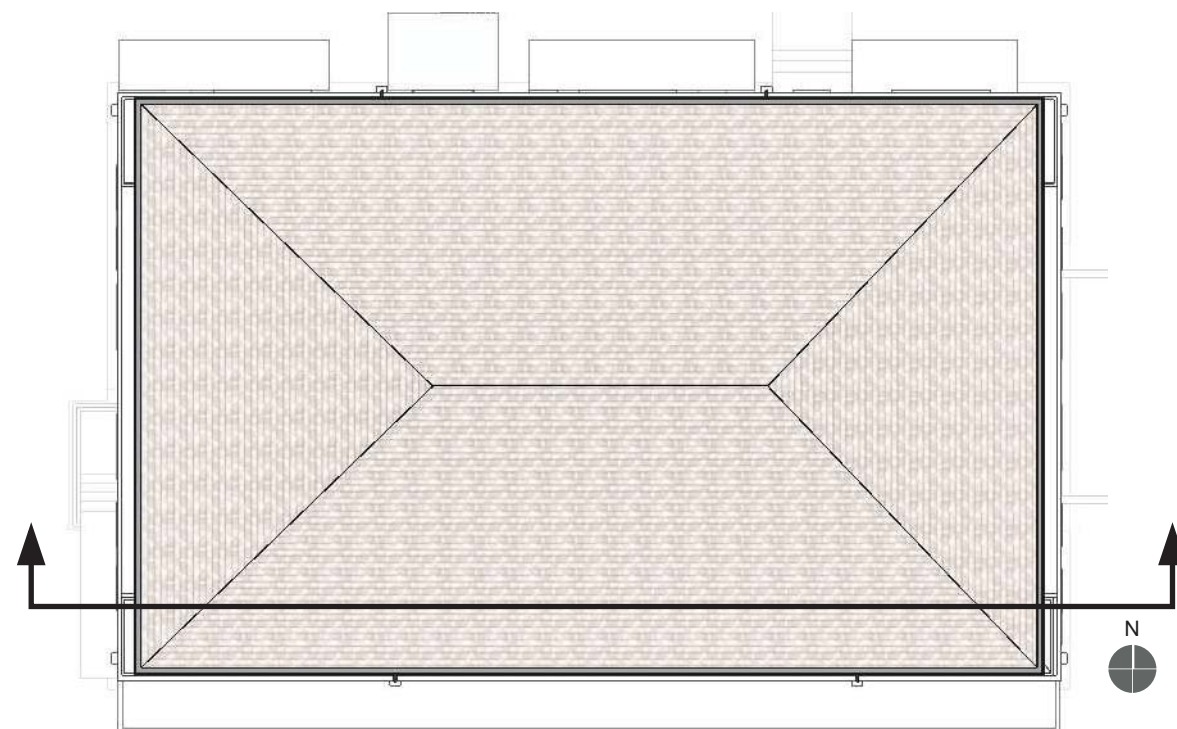
SHEET TITLE

Section 5

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.1





**SCHEDULE**

**B**

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials

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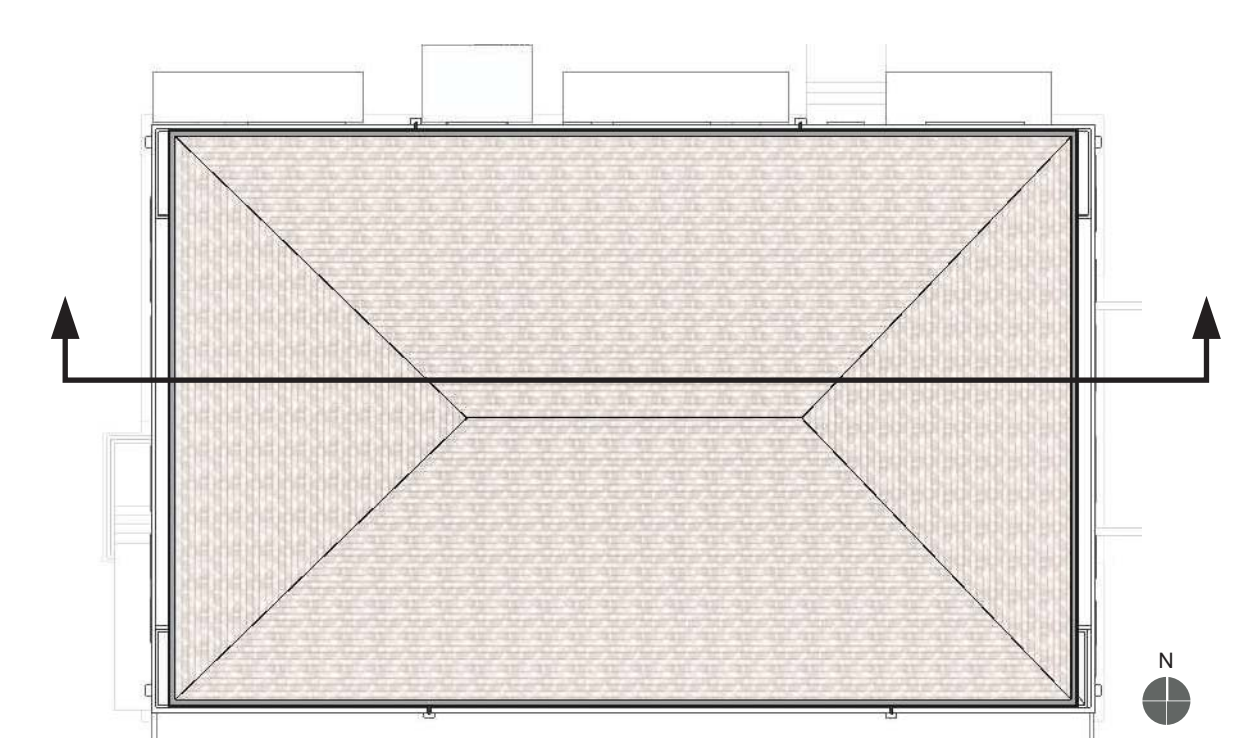
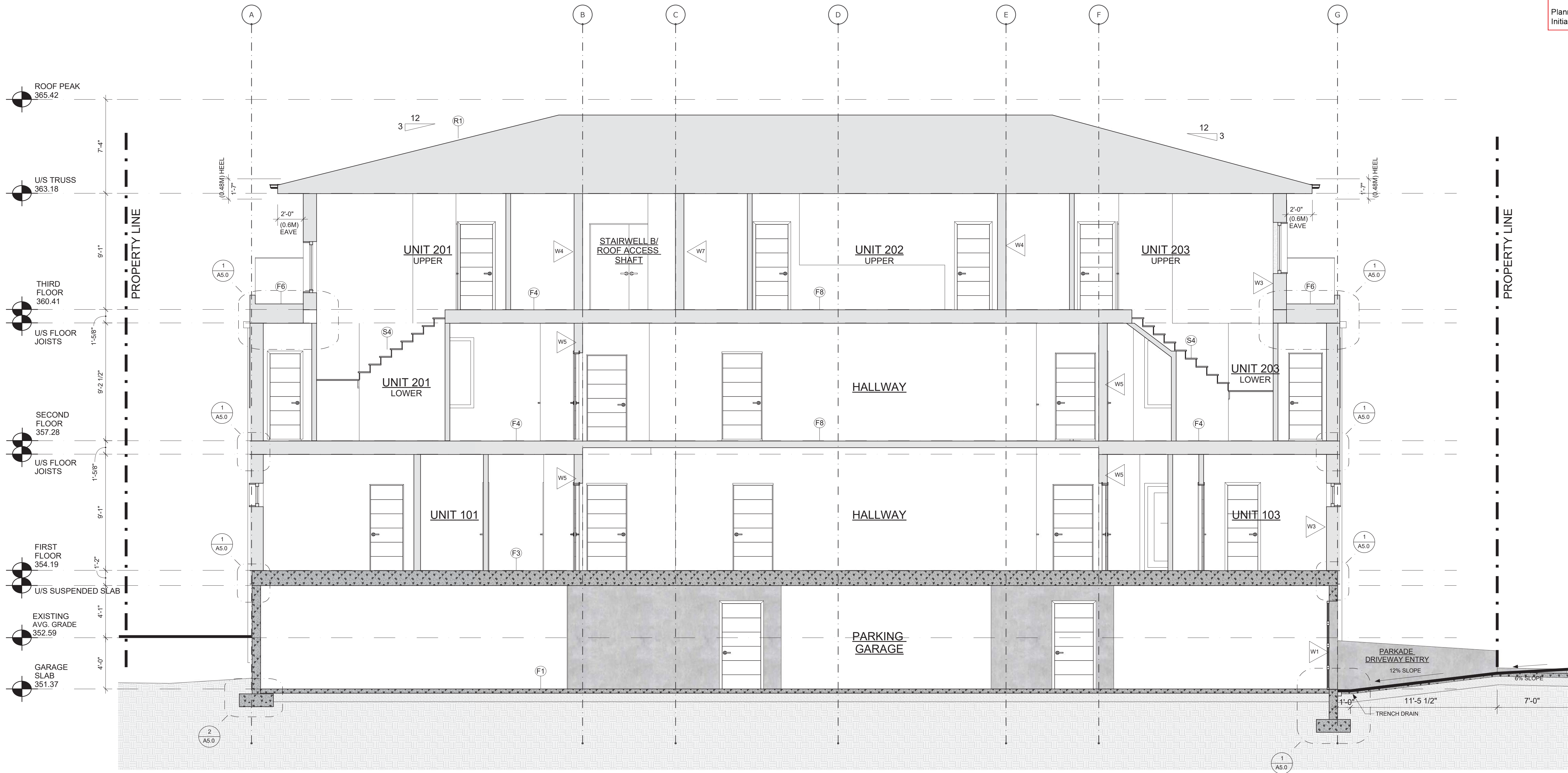
SHEET TITLE

Section 6

SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.2





SCHEDULE B

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials

TA



PRELIMINARY  
NOT FOR  
CONSTRUCTION

GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & specs issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

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DATE	ISSUED FOR
02-24-17	SCHEMATIC DESIGN
02-27-17	SCHEMATIC DESIGN
03-08-17	SCHEMATIC DESIGN
03-13-17	SCHEMATIC DESIGN
03-14-17	SCHEMATIC DESIGN
05-30-17	DEVELOPMENT PERMIT
12-21-17	COORDINATION
01-30-18	COORDINATION
02-22-18	COORDINATION
03-01-18	COORDINATION

#	DATE	REVISION

PROJECT TITLE # 1615

Pacific Avenue  
1155 Pacific Avenue, Kelowna, BC

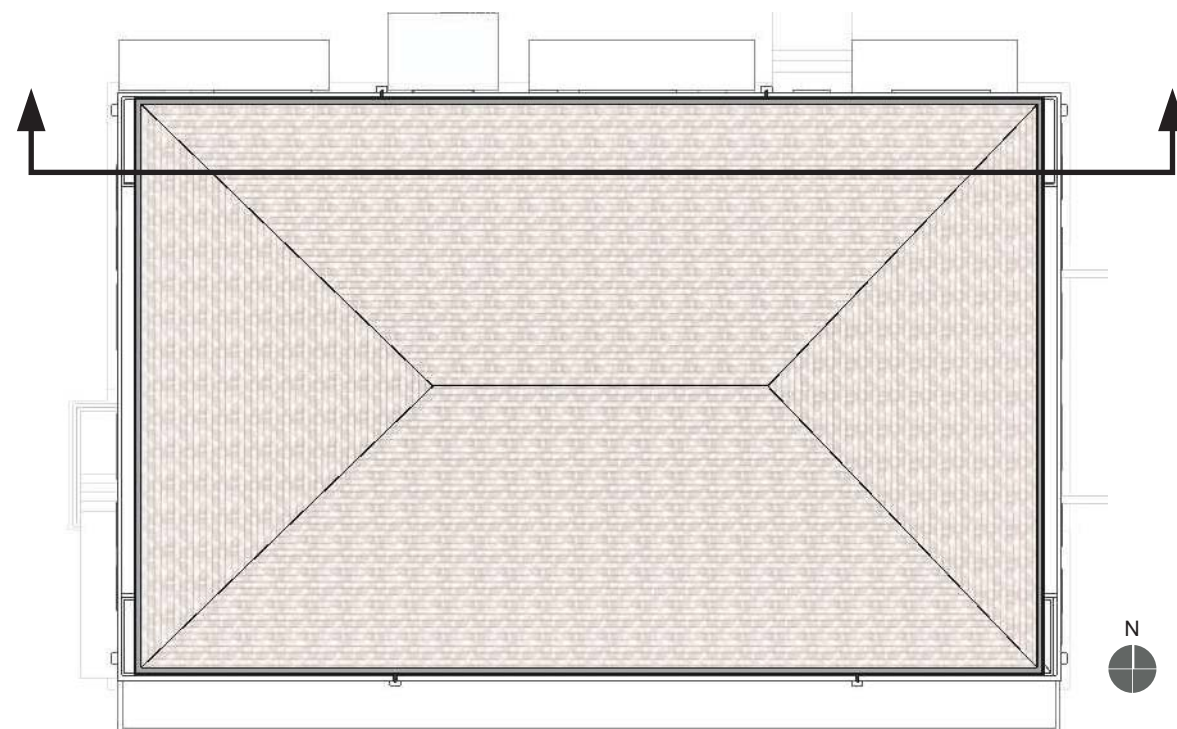
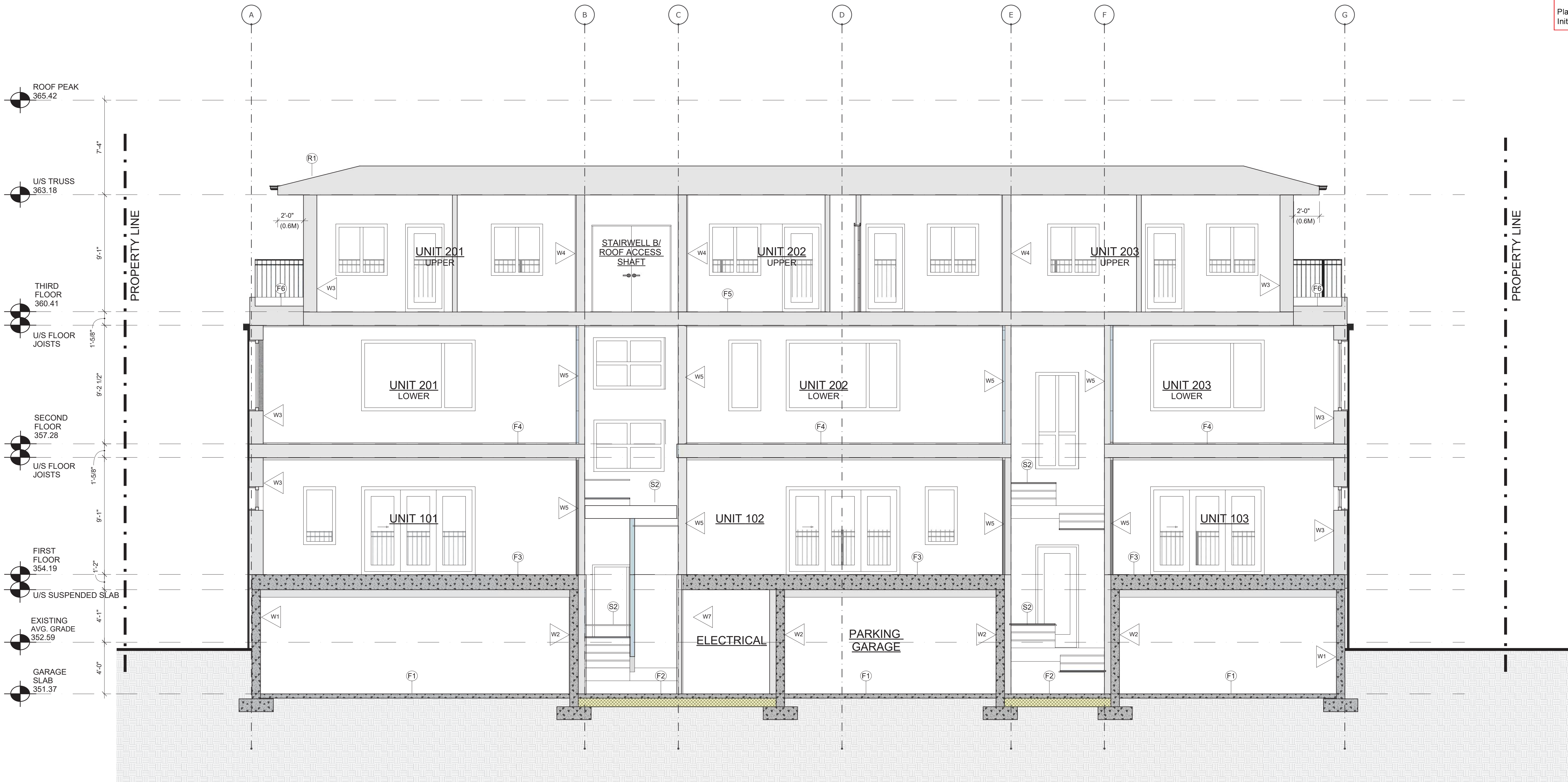
SHEET TITLE

Section 7

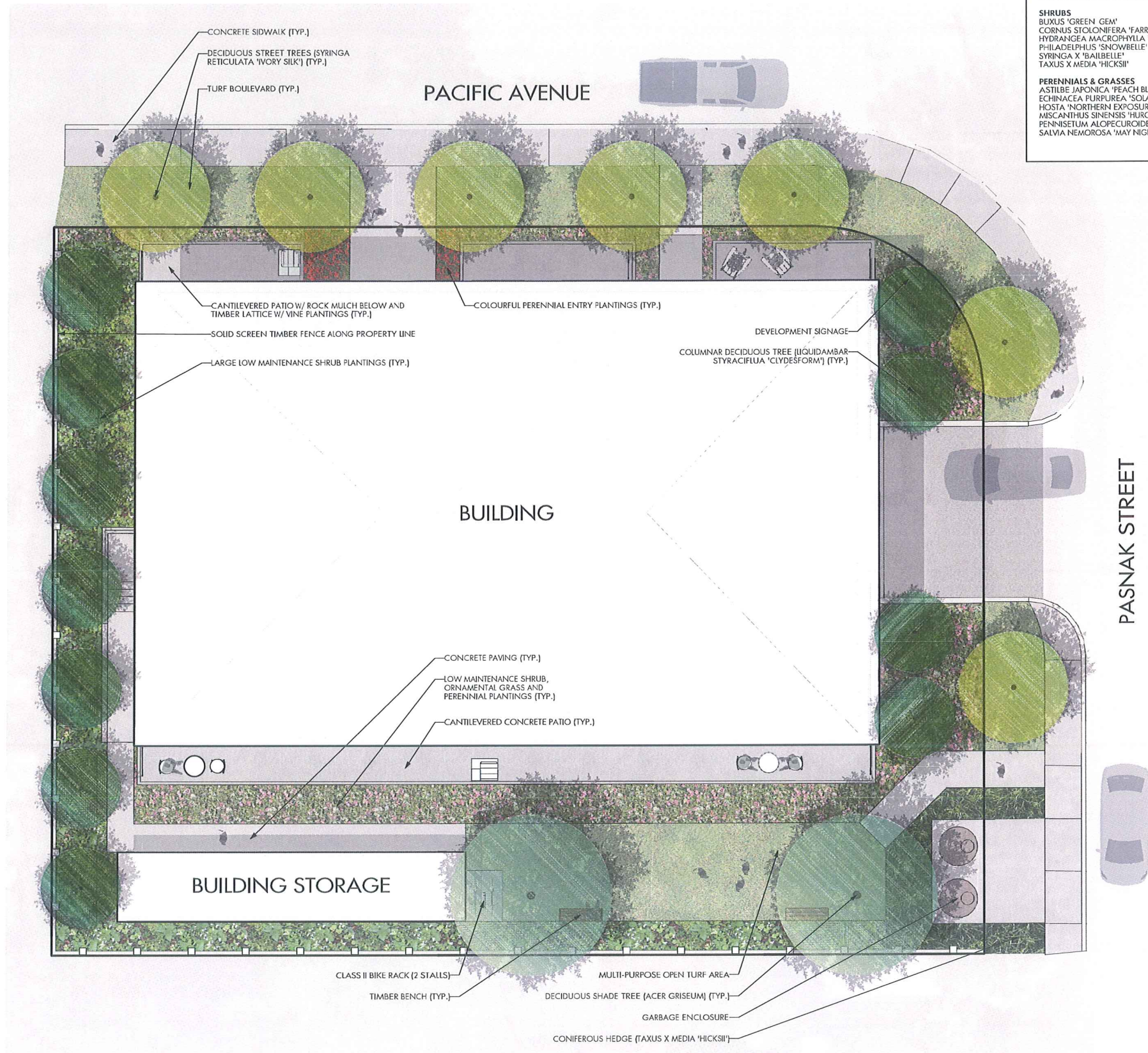
SCALE 1/4" = 1'-0"

DRAWING NUMBER

A4.3







PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER GRiseum	PAPERBARK MAPLE	2	6cm CAL.
LIQUIDAMBAR SYRACIFLUA 'CLYDESFORD'	EMERALD SENTINEL SWEETGUM	11	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE ILIAC	7	6cm CAL.
<b>SHRUBS</b>			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	25	#01 CONT. /0.75M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	14	#01 CONT. /1.0M O.C. SPACING
HYDRANGAEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGAEA	8	#01 CONT. /1.5M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	14	#01 CONT. /1.2M O.C. SPACING
SYRINGA X 'BAILBELLE'	TINKERBELLE ILIAC	12	#01 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	27	#01 CONT. /0.75M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM FALSE SPIREA	25	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'SOLAR FLARE'	BIG SKY CONEFLOWER	38	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	12	#01 CONT. /1.2M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	12	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	14	#01 CONT. /1.0M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	25	#01 CONT. /0.75M 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.
  5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS. REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

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

**SCHEDULE C**

This forms part of application  
# DP17-0141 DVP17-0142

Planner Initials

TA

City of Kelowna  
COMMUNITY PLANNING

N

PROJECT TITLE

**1155 PACIFIC AVENUE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR REVIEW

1/06/21	Review
2	
3	
4	
5	

PROJECT NO. 17036

DESIGNED BY KFS

DRAWN BY MC

CHECKED BY FB

DATE JUNE 27, 2017

SCALE 1/25

SEAL

REGISTERED MEMBER  
**FIONA BARTON**  
334  
LANDSCAPE ARCHITECT

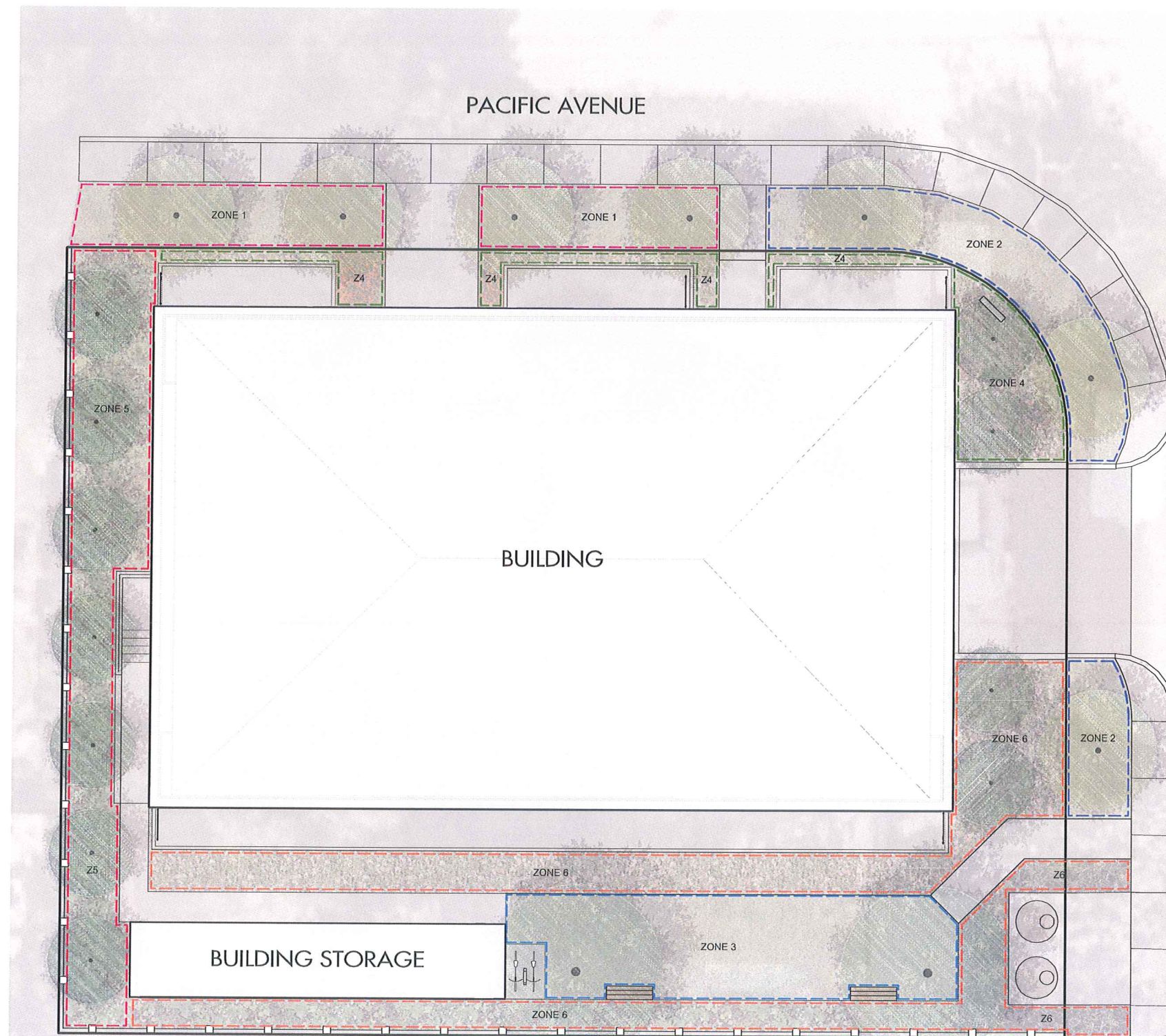
DRAWING NUMBER

**L1/2**

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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 7" / 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.

#### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 39 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 55 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 44 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 46 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 66 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 33 sq.m.  
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 18 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 55 sq.m.  
MICROCLIMATE: WEST EXPOSURE, FULL SUN  
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 100 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 55 cu.m.

#### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 317 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 289 cu.m. / year  
WATER BALANCE = 28 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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## SCHEDULE C

This forms part of application  
# DP17-0141 DVP17-0142

Planner  
Initials TA



City of  
**Kelowna**  
COMMUNITY PLANNING



PROJECT TITLE  
**1155 PACIFIC AVENUE**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION  
& IRRIGATION PLAN**

ISSUED FOR REVIEW	
1/06/21	Review
2	
3	
4	
5	

PROJECT NO	17018
DESIGN BY	KG
DRAWN BY	MC
CHECKED BY	FB
DATE	JUNE 27, 2017
SCALE	1/5

SEAL



DRAWING NUMBER  
**L2/2**

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