

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, October 9, 2018  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

**1. Call to Order**

**2. Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Sieben.

**3. Confirmation of Minutes**

Public Hearing - September 18, 2018  
Regular Meeting - September 18, 2018  
Public Hearing - September 25, 2018  
Regular Meeting - September 25, 2018

**4. Bylaws Considered at Public Hearing**

**4.1 Lougheed Rd 205, Z18-0016 (BL11681) - Mission Group Commercial Ltd., Inc. No. BC0933421**

1 - 1

To give Bylaw No. 11681 second and third reading in order to rezone the subject property from the CD25 - Light Industrial - Residential Mixed Use zone to the I2 - General Industrial zone.

**4.2 Thompson Rd 1260, Z18-0080 (BL11682) - Karoly Gabor and Cristeta Pastorin Gabor**

2 - 2

To give Bylaw No. 11682 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

**4.3 Moraine Ct 675, Z18-0085 (BL11683) - Aislinn and Michale O'Grady**

3 - 3

To give Bylaw No. 11683 second and third readings, and be adopted, in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

- 4.4 McBride Rd 1180, Z18-0082 (BL11685) - Gerard Charles Feist 4 - 4**
- To give Bylaw No. 11685 second and third readings, and be adopted, in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
- 4.5 Fitzpatrick Rd 425, Z18-0079 (BL11686) - Harpal Singh Kohri and Kirandeep Kohri 5 - 5**
- To give Bylaw No. 11686 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
- 4.6 Union Rd 2053 and Summerhill Pl 148, Z18-0060 (BL11687) - 1119422 BC Ltd. & City of Kelowna 6 - 6**
- To give Bylaw No. 11687 second and third readings, and be adopted, in order to rezone the subject properties from the A1 - Agriculture 1 zone and RU2 - Medium Lot Housing zone to the RU6 - Two Dwelling Housing zone.
- 5. Notification of Meeting**
- The City Clerk will provide information as to how the following items on the Agenda were publicized.
- 6. Liquor License Application Reports**
- 6.1 Bernard Ave 257, LL18-0011 - Paramount Court Inc., Inc. No. Aoo86803 7 - 18**
- 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 seek Council's support to allow a permanent change in hours of operation to 1am inside for an existing Food Primary License.
- 7. Development Permit and Development Variance Permit Reports**
- 7.1 Hollywood Rd South 191, DP18-0031 & DVP18-0032 - 1110720 BC LTD., Inc No. BC1110720 19 - 44**
- 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 five-storey, mixed use building and to consider variances to the maximum building height and minimum side setback.



- |     |   |          |
|-----|---|----------|
| 7.2 | <b>Cadder Ave 450, HAP18-0011 - Laura Catherine Smith</b>   | 45 - 64  |
|     | <p><b>City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.</b></p> <p>To consider the form and character of an addition to a home on the Heritage Register (Meugens House); and to vary the side yard setback from 2.0 m permitted to 0.5m proposed, and the rear yard setback from 7.5 m permitted to 4.6 m proposed on the subject property.</p> |          |
| 7.3 | <b>Richter St 1229, BL11574 (OCP18-0001) - 1120797 BC Ltd., Inc. No. 1120797</b>  | 65 - 65  |
|     | <p><b>Requires a majority of all members of Council (5).</b></p> <p>To amend Bylaw No. 11574 at third reading to reflect the updated legal description, and be adopted, in order to change the future land use designation of the subject property from the MRM - Multiple Unit Residential (Medium Density) designation to the MRH - Multiple Unit Residential (High Density) designation.</p>   |          |
| 7.4 | <b>Richter St 1229, BL11575 (Z18-0003) - 1120797 BC Ltd., Inc. No. 1120797</b>  | 66 - 66  |
|     | <p>To amend Bylaw No. 11575 at third reading to reflect the updated legal description, and be adopted, in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM6 - High Rise Apartment Housing zone.</p>  |          |
| 7.5 | <b>Richter St 1229, DP18-0006 &amp; DVP18-0007 - 1120797 BC Ltd., Inc. No. 1120797</b>  | 67 - 108 |
|     | <p><b>City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.</b></p> <p>To review the Form &amp; Character Development Permit of a proposed 6 storey residential apartment building and to consider a Development Variance Permit to increase the maximum site coverage and to reduce four setbacks for the first two levels of the building.</p>    |          |
| 8.  | <b>Reminders</b>  |          |
| 9.  | <b>Termination</b>  |          |

**CITY OF KELOWNA**  
**BYLAW NO. 11681**  
**Z18-0016 – 205 Lougheed 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 A, Section 2, Township 23, ODYD, Plan KAP84518, located on Lougheed Road, Kelowna, BC from the CD25 – Light Industrial – Residential Mixed Use zone to the I2 – General Industrial 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 17<sup>th</sup> day of September, 2018.

Considered at a Public Hearing on this

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. 11682**  
**Z18-0080 – 1260 Thompson 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 71 Section 22 Township 26 Osoyoos Division Yale District Plan 19162, located on Thompson Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 17<sup>th</sup> day of September, 2018.

Considered at a Public Hearing on this

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11683**  
**Z18-0085 - 675 Moraine Court**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan 32670 located on Moraine Ct from the RU1 – Large Lot 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 17<sup>th</sup> day of September, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11685**  
**Z18-0082 – 1180 McBride 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 3, Section 19, Township 26, ODYD, Plan 13804 located on McBride Road 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 17<sup>th</sup> day of September, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11686**  
**Z18-0079 - 425 Fitzpatrick 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 4 Section 35 Township 26 Osoyoos Division Yale District Plan 23428, located on Fitzpatrick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 17<sup>th</sup> day of September, 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. 11687

### Z18-0060 – 2053 Union Road & 148 Summerhill Place

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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 M, Section 4, Township 23, ODYD, Plan KAP56062 located on Union Road, Kelowna, BC from the A1 – Agricultural 1 zone to the RU6 – Two Dwelling Housing zone zone;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot N, Section 4, Township 23, ODYD, Plan KAP56062 located on Summerhill Place, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 17<sup>th</sup> day of September, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** October 9, 2018

**RIM No.** 0930-50

**To:** City Manager

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

**Application:** LL18-0011      **Owner:** Paramount Court Inc., Inc. No. Aoo86803

**Address:** 257 Bernard Avenue      **Applicant:** Craft (Kelowna) Ltd – PJ L’Heureux

**Subject:** Liquor License Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: C7 – Central Business Commercial

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## 1.0 Recommendation

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

In accordance with Section 71 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council does not recommend support of an application from Craft Beer Market (Kelowna) Ltd for Parcel Z (Plan B5763) Block 13 District Lot 139 ODYD Plan 462 located at 257 Bernard Avenue, Kelowna, BC, for a Food Primary license with a capacity of 465 persons and hours of sales for License Number 792247124 from:
  - 9:00 AM to 1:00 AM for the interior (Seven days per week) and
  - 9:00 AM to 12:00 AM for the rooftop patio (Seven days per week);
2. That Council’s comments on the prescribed considerations are as follows:
  - (a) The impact of noise on the community in the immediate vicinity of the establishment if the application is approved;  
The potential impact for noise from the rooftop patio may be disruptive and would not be compatible with surrounding land uses.
  - (b) The impact on the community if the application is approved:  
The potential for negative impacts on the community is increased due to the size and capacity of the food primary’s rooftop patio.



- (c) If the amendment may result in the establishment being operated in a manner that is contrary to its primary Purpose:

The permanent extension of hours to 1 am are consistent with other food primary establishments within the downtown urban centre, but the scale of the business raises concerns due to the rooftop patio.

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

## **2.0 Purpose**

To seek Council's support to allow a permanent change in hours of operation to 1am inside for an existing Food Primary License.

## **3.0 Community Planning**

Community Planning Staff does not support the requested permanent change to the licensed hours of operation for the existing food primary business (Craft Beer Market – total 465 seating capacity).

Adding future residential units to the Downtown and specifically in the Bernard Avenue area is a key objective for the City in its on-going revitalization efforts, and the operations of a late night Food Primary establishment with a large outdoor rooftop patio (238 outdoor seating capacity) may be disruptive to achieving this. The late night operations have potential to generate significant noise and dispersal issues at closing time that could conflict with nearby residential and have an increased negative impact to the surrounding community.

Staff and the RCMP are also concerned about the establishment's security measures and do not feel they are adequate to address the size, scale and late night operations (see Section 4.4 Alternate Solution).

Discussion of the LCLB's regulatory criteria for Local Government comment on liquor license endorsement applications is as contained within Staff's recommendation at the beginning of this report.

## **4.0 Proposal**

### **4.1 Background**

An application has been forwarded by the licensee to the Provincial Liquor Control and Licensing Branch (LCLB) for their approval. Procedurally, a Food Primary license requesting liquor service past midnight needs Local Government comment prior to LCLB making a final decision.

Currently, LCLB does not require local government to provide input for food primary licenses with hours of operation until midnight. This has allowed Craft to maintain hours of operation to midnight for both the restaurant and the roof top patio.

### **4.2 Project Description**

Craft Brewery opened at the end of June of this year in the former Paramount Theatre location on Bernard Avenue directly across from Kerry Park. The applicant is requesting hours of operation beyond midnight to 1 am seven days per week. The rooftop patio hours of operation would be until midnight seven days per week.

**Proposed Hours of Sale for Craft Beer Market:**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM

**Craft Beer Market Restaurant and Bar:**

Licensed Area	Net Floor Area	Proposed Capacity
Restaurant	272 m <sup>2</sup>	227 persons
Rooftop Patio	285 m <sup>2</sup>	238 persons
Total Capacity	<b>557 m<sup>2</sup></b>	<b>465 persons*</b>

\*The proposed capacity is based on preliminary floor plans, which are subject to approval by the Building & Permitting Branch and the LCLB.

**4.3 Mixed Use Development Conflict**

The downtown area is seeing a record amount of redevelopment which now includes an increased number of residential units along with the commercial components. As the residential density continues to increase, Staff needs to be cognizant of taking precautions to limit conflict between uses and minimizing noise impacts. While the area surrounding Craft has limited residential development currently, the long term vision includes increased density for the Urban Centre.

Earl's restaurant is located to the west of Craft and has been in operation since the mid 1980's. Their rooftop patio has a capacity of 60 people and has operations of hours until 1:30 am Monday thru Saturday. Directly south of the Earl's rooftop patio is an 18-unit condo building which was constructed in the early 1980's. Over the years, there have been numerous noise complaints from the strata in regards to the rooftop patio.

**4.4 Alternate Solution**

Staff and RCMP reviewed the applicants' request and were unable to support the extension of hours as proposed in the above table. An alternate solution was presented to the applicant in consideration of other establishments and the City's Good Neighbour Bylaw No.11500 and was subsequently rejected by them. The alternate solution would allow the establishment to operate as follows:

- Restaurant interior - operation until 1 am daily;
- Rooftop patio - liquor service to end by 11:00 pm and patrons to exit and patio to close by midnight;
- The applicant shall ensure that all music to the outdoor area is off no later than 10:00 pm;
- The installation of a patron ID system, Servall Biometrics which must operate from 9 pm to closing;
- Designated staff must complete a minimum BST level of training and possess a valid license while employed in the capacity of Security Staff

The above requested conditions are now standard practices for all major late night establishments operating in the downtown core and are intended to maintain the highest level of safety for the public and employees. The additional requirements around the rooftop patio are intended to generally align with the Bernard Avenue Sidewalk Program which encourages the use of sidewalk area for patios but strives to limit negative acoustic impacts to surrounding businesses and residents.

Entertainment venues in downtown Kelowna have been evolving in the last few years. With the closing of Flashbacks, there are only a few 'nightclubs' remaining in the downtown area. People are looking for more variety in their entertainment choices. Currently, the largest downtown venues include the Casino and BNA (which expanded into the former Flashbacks areas to now include bowling and bocce). Smaller establishments include the various microbreweries, pubs and lounges (with some offering board games or cards for patrons' use). These options are providing broader entertainment choices for people of all ages.

Craft is the latest establishment to offer games as an additional draw. The rooftop patio provides a games area which includes: beanbag toss and giant shuffleboard. Of note, Craft is the largest Food Primary establishment with a total capacity of 465 people. BNA is a Liquor Primary with a total capacity of 415 people. The establishments have a very similar business models and with BNA's expansion, they agreed to include additional safety measures which included the use of Servall.

Craft wishes to operate as a Food Primary, but is requesting the hours typically associated with a Liquor Primary. The business is also choosing not to incorporate the added security measures which have typically been requested of Liquor Primary establishments. Due to the scale and nature of the business, Staff and RCMP believe it should follow the requirements typically required of Liquor Primary establishments.

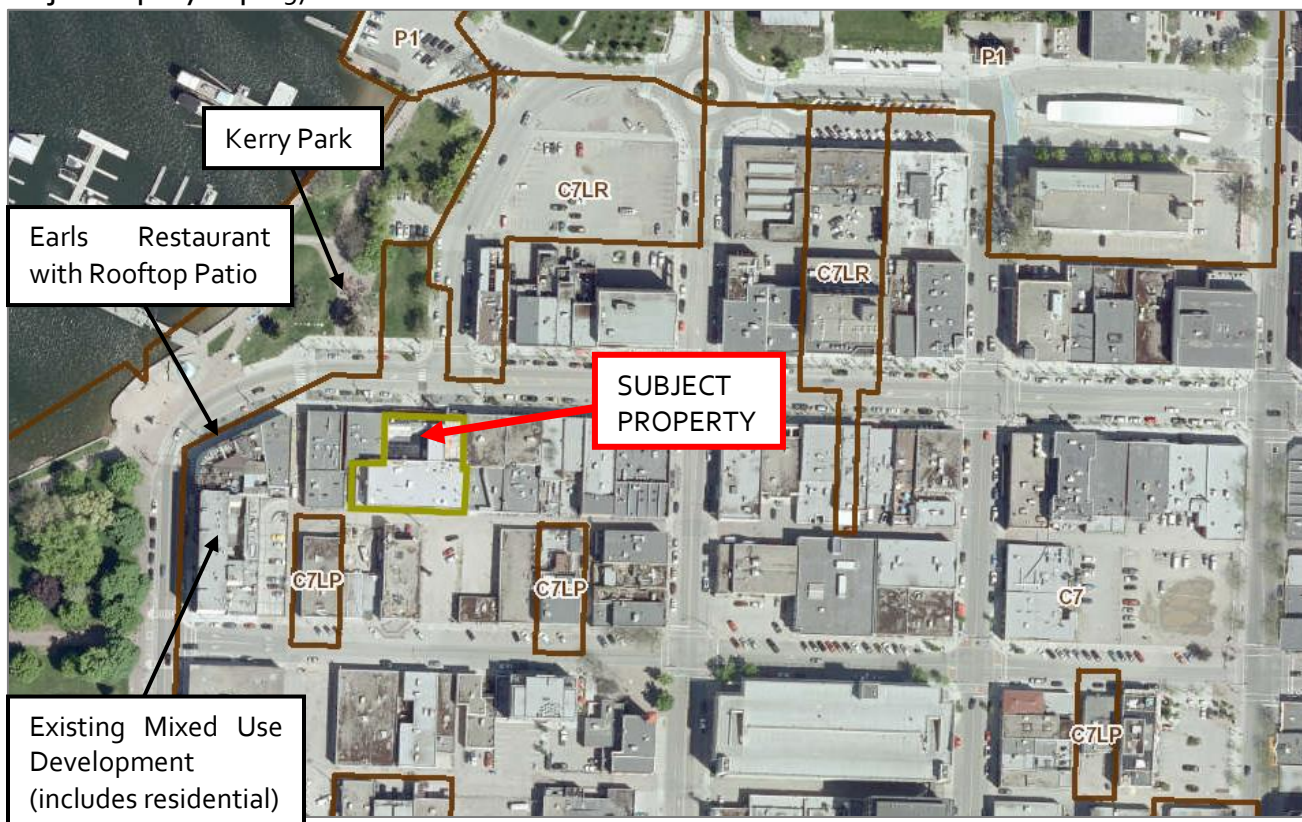
#### 4.5 Site Context

The subject property is centrally located on the south side of Bernard Avenue at the Mill Street intersection. Kerry Park is directly across the street from the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space C7 – Central Business Commercial	Kerry Park Commercial Businesses
East	C7 – Central Business Commercial	Commercial Businesses
South	C7 – Central Business Commercial	Commercial Businesses
West	C7 – Central Business Commercial	Commercial Businesses, Mixed Use Development

**Subject Property Map: 257 Bernard Avenue**



**5.0 Current Development Policies**

**5.1 Council Policy #359 – Liquor Licensing Policy & Procedures**

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

Other Policies:

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

**5.2 Kelowna Official Community Plan (OCP)**

**Entertainment Venues.**<sup>1</sup> Within designated Urban Centres, encourage private-sector provision of facilities which diversify the selection of venues and entertainment opportunities throughout the city.

<sup>1</sup> Policy 5.17.1 (Development Process Chapter 5, page 5.21)

## 6.0 Application Chronology

Date of Application Received: April 30, 2018

## 7.0 Alternate Recommendation

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

In accordance with Section 71 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Craft Beer Market (Kelowna) Ltd for Parcel Z (Plan B5763) Block 13 District Lot 139 ODYD Plan 462 located at 257 Bernard Avenue, Kelowna, BC, for a Food Primary license with a capacity of 227 persons and hours of sales for License Number 792247124 from:
  - 9:00 AM to 1:00 AM for the interior (Seven days per week) and
  - 9:00 AM to 11:00 PM for the rooftop patio with a capacity of 238 persons (Seven days per week);
2. Council's comments on LCLB's prescribed considerations are as follows
  - (a) The impact of noise on the community in the immediate vicinity of the establishment if the application is approved;

The potential impact for noise has been mitigated with restricted hours of operation for the rooftop patio and would be more compatible with surrounding land uses.
  - (b) The impact on the community if the application is approved:

The potential for negative impacts on the community is considered minimal.
  - (c) If the amendment may result in the establishment being operated in a manner that is contrary to its primary Purpose:

The permanent extension of hours to 1 am are consistent with other food primary establishments within the downtown urban centre.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

**Report prepared by:** Lydia Korolchuk, Planner

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

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

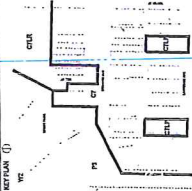
### Attachments:

Attachment A: Occupant Load Drawing

Attachment B: Applicants Media Kit





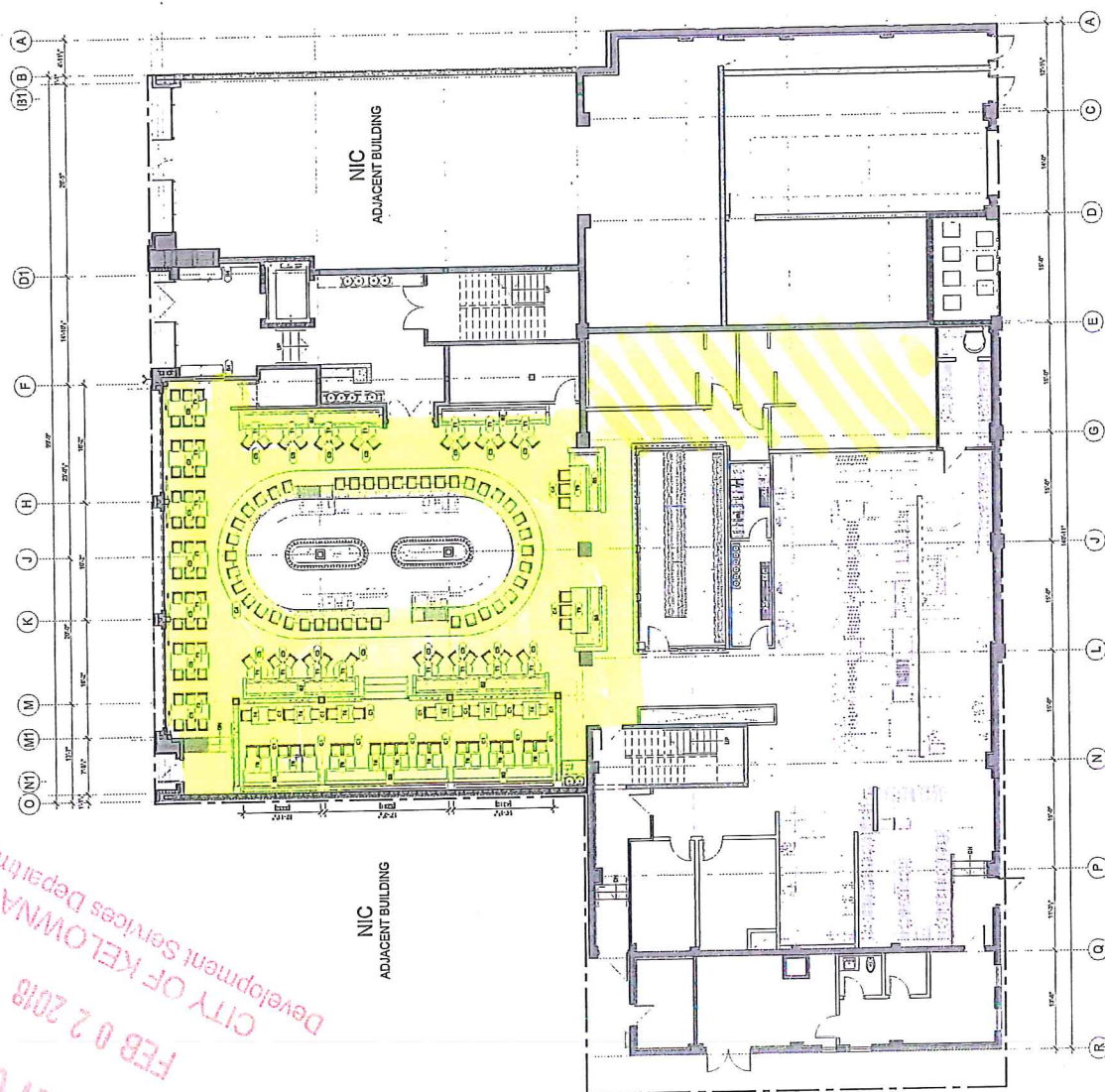
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The LEVEL 1 SEATING AREA  
has a net floor area of 272 m<sup>2</sup>. The maximum occupant load shall be 3227 persons, based on 1.2 m<sup>2</sup>/person

**Reviewed**  
by City of Kelowna  
Inspection Services

MS FEB 5 2018

REVISION  
SHEET  
D217



1. *Introduction*

# LEVEL 1 SEATING AREA

(WASH ROOMS + STAFF AREAS  
NOT INCLUDED)





<b>ATTACHMENT B</b>	
This forms part of application # LL18-0011	
Planner Initials	<div>LK</div>
City of <b>Kelowna</b> COMMUNITY PLANNING	



## THE CRAFT STORY

CRAFT Beer Market is a premium casual restaurant with a passion for fresh local food and great craft beer. Launched in Calgary in 2011, the CRAFT movement has been spreading ever since, bringing our special recipe of sophisticated comfort food, unique craft beers and active community involvement to new cities every year.

CRAFT has since expanded to Vancouver, Edmonton and Ottawa, with more locations on the way. As it happens, people everywhere love to enjoy great food and drinks in a welcoming environment and we're passionate about delivering just that.

CRAFT isn't just a place where people go to have a beer and a bite. We are actively involved in our community and, like a good neighbour, we try to make positive contributions whenever possible. We believe firmly in supporting the communities that support us and achieve this through active engagement and partnerships with local producers, breweries and charity partners.

### HOW IT ALL BEGAN

Founder PJ L'Heureux has long been interested in beer. At the age of 18, he started brewing his own beer at his parents' house. Much to the delight of his folks that venture never took off. But his passion for beer continued to blossom.

A trip to Portland, Oregon – the craft beer capital of America – gave PJ a glimpse of the emerging shift toward craft brewing and local food. He envisioned creating a place where people could enjoy fresh local food and beers from all over the world under one roof. And so the idea for CRAFT Beer Market was born.

After working on the concept for a year, PJ approached his childhood friends John Liwag and Rob Swiderski about joining forces to make it happen. The three of them got to work, honing the idea, assembling a great team, and securing a perfect location in Calgary's historic Beltline. CRAFT Calgary launched in 2011 and was an instant hit.





## THE FOOD

The CRAFT culinary tradition is defined by our commitment to fresh, local food, which means we use locally-sourced ingredients whenever possible and make all of our breads, sauces and dressings in-house.

From appetizers and salads to burgers, flatbreads and house favourite entrees, we offer an elevated and sophisticated take on traditional comfort food. We call it “New North American Classic Cuisine” and our guests call it delicious.

We do our best to accommodate special dietary needs so that everyone can enjoy our menu. Whether it’s a food allergy or preference, just let us know and we’ll prepare your dish the way you want it (yes, we have gluten-free breads and pastas!).

### *Where Everything’s On Tap*

With the exception of non-alcoholic and gluten free beers, all of our brews are on tap. Why, you ask? It’s the freshest beer you can possibly get and it also reduces the amount of packaging used. We also offer wine, cold pressed coffee and soda all on tap. With over 100 local and international beers, including a one-of-a-kind weekly cask brew, and an extensive list of wine, cocktails, spirits and non-alcoholic options we’ve got you covered.







## CRAFT CARES

We believe in making a positive impact in everything we do, from our workplace to our community to the planet as a whole. CRAFT Cares is the embodiment of our mission to support our team members, offer a helping hand in the community, and make the world a better place – one beer, one meal, one experience at a time.

### COMMUNITY PARTNERSHIPS



#### MEALSHARE

We are proud to be partnered with Mealshare, a non-profit dedicated to fighting hunger throughout Canada and around the world. Buy one, give one - it's that simple! For each Mealshare-branded menu item purchased, one meal will also be provided to someone in need. Half the meals provided stay right here in our city while the other half are provided internationally. In 2015 we provided over 3700 meals through this program.



#### ST. VINCENT DE PAUL SOCIETY

Over the holiday season we challenge our staff to donate funds to provide groceries, clothing and gifts for families in need. We then match their donations. Since 2011, we've raised over \$70,000 for this program and sponsored over 70 families.



#### RONALD MCDONALD HOUSE – HOME FOR DINNER

Once a month, our team members volunteer for the Home For Dinner program in their city where they cook up a delicious dinner for families with kids being treated at the local children's hospital. This is an evening that all of our team members look forward to and so far they have graciously volunteered over 3000 hours of their time to make a difference.

## SUSTAINABILITY INITIATIVES

We believe that environmental and economic sustainability go hand in hand. From composting and recycling to clean energy and green tableware, we pursue a variety of earth-friendly initiatives as part of our sustainability program. Some highlights of this program includes:



### LEAF CERTIFIED

We are the largest LEAF-certified restaurant in Canada. LEAF, which stands for Leaders in Environmentally Accountable Foodservice, is an independent body that measures restaurant sustainability.



### BULLFROG POWER

All of our beer operating systems – coolers, taps, keg room – are Bullfrog-powered. Bullfrog's generators put 100% green electricity into the grid to match the energy used by our beer systems, thereby reducing our CO2 emissions by 109 tons per year.



### OCEAN WISE™

We support the health of our oceans by serving a 100% certified sustainable seafood menu. Vancouver Aquarium's Ocean Wise™ program educates and empowers people to make sustainable seafood choices.



### DRESS CODE

Our team uniform includes Levi's waterless technology jeans, chosen specifically because the manufacturing process saves tens of thousands of gallons of water every year.



## WASTE MANAGEMENT

Every year, our composting and recycling program diverts thousands of kilograms of garbage from the landfill. We also use biodegradable to-go containers, napkins and other paper products.

# REPORT TO COUNCIL



**Date:** October 9, 2018

**RIM No.** 0940-50

**To:** City Manager

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

**Application:** DP18-0031 & DVP18-0032      **Owner:** 1110720 BC LTD., INC No. BC1110720

**Address:** 191 Hollywood Road South      **Applicant:** BlueGreen Architecture Inc.

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

Existing OCP Designation: MXR – Mixed Use (Commercial/Residential)

Existing Zone: C4 – Urban Centre Commercial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0031 for Lot 2 Section 22 Township 26 ODYD Plan EPP76208, located at 191 Hollywood Road South, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0032 for Lot 2 Section 22 Township 26 ODYD Plan EPP76208, located at 191 Hollywood Road South, Kelowna, BC;

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

**Section 14.4.5(c): C4 – Urban Centre Commercial Development Regulations**

To vary the required maximum height from the lessor of 15.0 m or 4 storeys permitted to 18.1 m or 5 storeys proposed;

**Section 14.4.5(e): C4 – Urban Centre Commercial Development Regulations**



To vary the required minimum side yard from the greater of 4.5 m or half the height of the building permitted to 4.5 m proposed;

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

## **2.0 Purpose**

To consider the form and character of a five-storey, mixed use building and to consider variances to the maximum building height and minimum side setback.

## **3.0 Community Planning**

Community Planning staff supports the proposed five-storey, mixed use, 88-unit condo building on the subject property and the associated variances. The application meets the Official Community Plan (OCP) Urban Design Guidelines with the design appropriate for the context of the site. The proposal also meets many of the OCP's Urban Infill Objectives and it meets the majority of the Zoning Bylaw Regulations for C4 – Urban Centre Commercial.

The property is located within the Permanent Growth Boundary and the Rutland Urban Centre. The increase in density at this location is supported by the local amenities such as parks, schools, transit, shopping and work opportunities in the immediate area. The proposed project will help in fulfilling the City's policy of 'Complete Communities' by increasing the diversity of housing types through the provision of condos in the neighbourhood. The project is also consistent with several other OCP Urban Infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

## **4.0 Proposal**

### **4.1 Background**

The subject site has been vacant for many years. It was recently created through a subdivision application which saw the parcel as part of the larger 171 Hollywood Road 'Rexall' site. Through the subdivision, the parcel retained the existing C4- Urban Centre Commercial Zoning.

The site is unique as it fronts onto both Hollywood Road and Petch Road. While the streetscape along Hollywood Road is primarily commercial, Petch Road is a local road that is residential in nature and is dominated by single family housing.

### **4.2 Project Description**

The proposed mixed use development includes 88-units (bachelor suites up to 3-bedroom units) varying in size from 425 sq ft up to 1200 sq ft. The building is five storeys with one level of underground parking and main floor covered parking. Parking for the commercial units is along the Hollywood Road frontage and visitor parking stalls for the residential portion of the development is along the north property line. The project provides seven commercial bays totalling 790 m<sup>2</sup> of leasable area.

The commercial bays fronting onto Hollywood Road and the Ground Oriented units facing onto Petch Road disguise the parking contained behind them, which aides in providing more appealing elevations. The ground oriented units along the Petch Road frontage have a 3.0 m setback to promote a human scaled interface that aligns with the existing context of single family dwellings in the immediate area.

The floor plates are designed in a C-shape with a landscaped courtyard on the second floor level. The orientation of the building aides in reducing the massing to the adjacent parcels to the south. The 9.05 m

side setback for the upper floors provides a stepped façade which transitions down in height to the residential parcels.

The residential underground parkade is accessed from Petch Road, while the primary site access to the commercial units and the at-grade parking will be from Hollywood Road.

The development regulations have a requirement in regards to the amount of commercial frontage on a secondary street. This regulation is to ensure that the retail area of buildings provide a transparent façade to the adjacent streets. This parcel has two street facing facades, with Hollywood providing the primary commercial frontage. Petch Road is a local road with a residential context, therefore, staff have not considered it a secondary street frontage as it would not be appropriate to have commercial uses in this location. Ground-oriented units have been designed to provide pedestrian linkages to the residential street.

The applicant is requesting two variances to facilitate the development of the multi-unit market condo project. The first variance is to increase the maximum height allowed from 4 storeys and 15 m to 5 storeys and 18.1 m. The Official Community Plan states that building heights for C<sub>4</sub> zoned properties that are within the Rutland Urban Centre should be limited to 6 storeys for C<sub>4</sub> or C<sub>9</sub> zoned areas. Staff are generally supportive of this variance within an urban centre. Further, Staff are working to align the desired policy objectives of the Official Community Plan with the Zoning Bylaw's regulations, which will be forthcoming to Council.

The second variance is to reduce the side setback along the south property line from 9.05 m required (half the building height) to 4.5 m proposed for the first two levels of the building. The zoning bylaw has a minimum 4.5 m side setback requirement when a property is adjacent to residentially zoned parcels. This setback regulation has a second portion to it which increases the side setback to half of the building height. The variance would apply to the first and second floors only, as the building steps back to provide the 9.05 m setback for the upper floors. What the regulation does not take into account is the Future Land Use (FLU) of the adjacent parcel which is MRL – Multi Residential Low Density. If the parcels were rezoned to the RM<sub>2</sub> or RM<sub>3</sub> zones as the FLU projects, the subject property would have a setback requirement of 0.0 m to the south adjacent parcels.

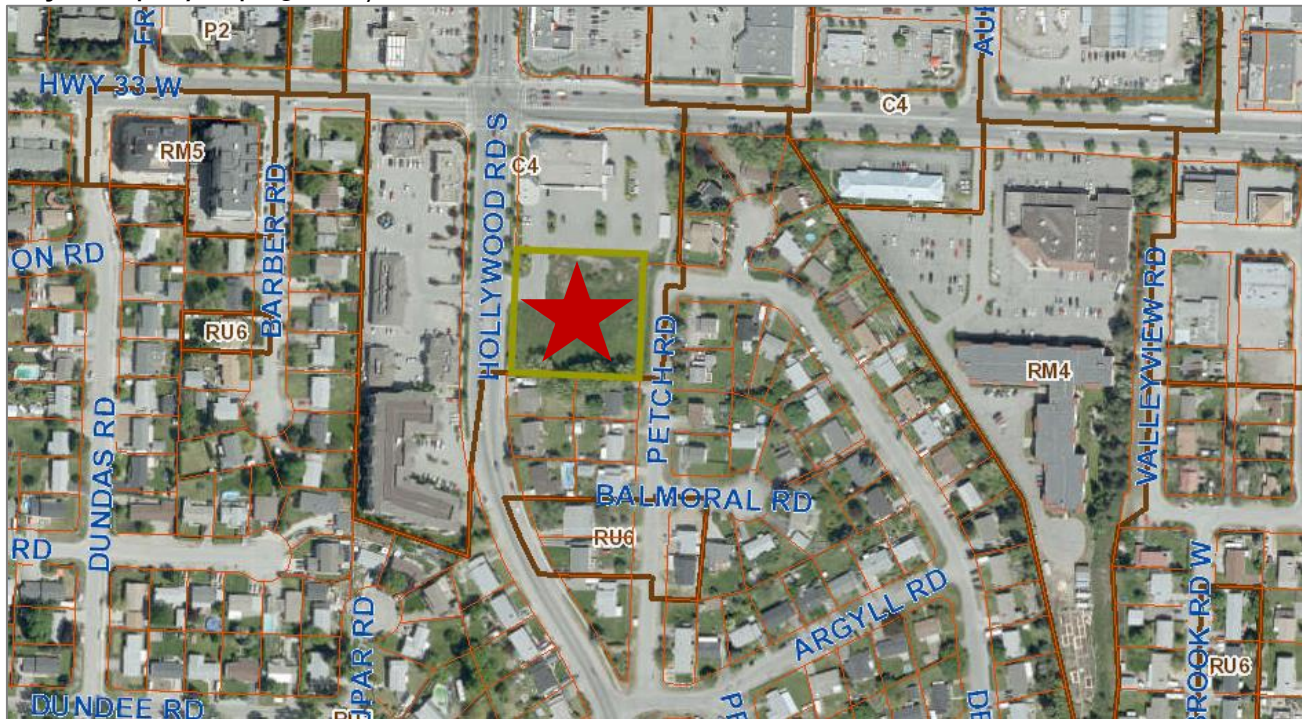
#### 4.3 Site Context

The subject property is located on Hollywood Road south of Hwy 33. It is beside the 'Rexall' site and is within the Rutland Urban Centre. The site is designate C<sub>4</sub> – Urban Centre Commercial and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C <sub>4</sub> – Urban Centre Commercial	Commercial
East	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
South	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
West	C <sub>4</sub> – Urban Centre Commercial	Mixed Use Development

## Subject Property Map: 191 Hollywood Road



## 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	1.45 (with bonusing)	1.43
Site Coverage (max.)	75%	50%
Height	15.0 m or 4.0 storeys	18.1 m & 5 storeys ❶
Front Yard	0.0 m	17.0 m
Side Yard (south)	9.05 m (1/2 the ht of the building)	4.5 m (floors 1 & 2) ❷
Side Yard (north)	0.0 m	14.8 m
Rear Yard	0.0 m	3.0 m
Other Regulations		
Minimum Parking Requirements	102 stalls (88 res./ 14 comm.)	102 stalls
Visitor Parking Stalls	13 stalls	13 stalls
Bicycle Parking	46 Class I stalls	46 Class I stalls
	14 Class II stalls	14 Class II stalls
Private Open Space	1055 m <sup>2</sup>	1786 m <sup>2</sup>
Loading Space	1 space	1 space
❶ Indicates a requested variance to the maximum building height from 15.0m required to 18.1 m proposed. ❷ Indicates a requested variance to the maximum building height from 15.0m required to 18.1 m proposed.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Complete Communities.**<sup>1</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. (approx. 114 people / hectare proposed).

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

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

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

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Building and Permitting has reviewed and provided feedback that must be addressed for the Building Permit application.

### 6.2 Development Engineering Department

- Refer to Attachment 'A' (no outstanding concerns) dated February 8, 2018.

### 6.3 Fortis BC Inc - Electric

- Concerns have been addressed through Subdivision application S17-0031.

### 6.4 Fire Department

- KFD has reviewed the project and submitted requirements that are to be addressed with the Building Permit application.

### 6.5 Rutland Water District

- Refer to Attachment 'B' dated June 15, 2018.

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

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

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

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



## **7.0 Application Chronology**

Date of Application Received: February 8, 2018

Date Public Consultation Completed: May 24, 2018

**Report prepared by:** Lydia Korolchuk, Planner

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

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

**Attachments:**

Attachment A: Development Engineering Memorandum

Attachment B: Rutland Water Works Letter

Draft Development Permit: DP18-0031 DVP18-0032

Schedule A: Site Plan

Schedule B: Conceptual Elevations

Schedule C: Landscape Plan

## CITY OF KELOWNA

## MEMORANDUM

**Date:** February 08, 2018  
**File No.:** DP18-0031  
**To:** Urban Planning Management Planning (LK)  
**From:** Development Engineer Manager (JK)  
**Subject:** 171 Hollywood Rd S Form and Character

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

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0031



James Kay, P.Eng.  
Development Engineering Manager

agm



## CITY OF KELOWNA

## MEMORANDUM

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**Date:** February 08, 2018  
**File No.:** DVP18- 0032  
**To:** Community Planning Management (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 171 Hollywood Rd S Building Height and side setback variance

---

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

This development variance permit application to allow height (4 stories to 5 stories) and south property setback (8.65m to 4.5m) variances to the proposed development does not compromise any municipal services.

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

James Kay, P. Eng.  
Development Engineering Manager

agm

June 15, 2018

C&H Properties Inc  
1702 Bell Tower  
10104-103 Ave  
Edmonton, AB T5J 4R5

## ATTACHMENT **B**

This forms part of application

# DP18-0031  
DVP18-0032

Planner  
Initials

LK



**RE: 191 Hollywood Road S – Lot 2, Plan 76208 (Previously Lot A, Plan 65621)**  
**Development Applications –DP18-0031 & DVP18-0032**

As requested, the following is a summary of Rutland Waterworks District's requirements with regard to the above noted address:

**Capital Expenditures Charges:**

Please pay by separate cheque noting file # 17/12

**\$ 211,220**

**Additional Charges:**

1. 38 MM Neptune T-10 Meter

2. Inspection Fees (See attached estimate)

Please pay by separate cheque noting file # 17/12

**\$ 860**

**\$ 18,500**

**Estimated Water Service Works Deposit/Bonding:**

Please pay by separate cheque or letter of credit  
noting file # 17/12

**\$ 462,500**

For a detailed cost breakdown and further requirements, please view the attached report from Mould Engineering dated June 14, 2018.

A water certificate will be issued upon receipt of above noted fees.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,



Kevin Reynolds  
Manager

KR:sh

CC: City of Kelowna, Mould Engineering

# Development Permit & Development Variance Permit DP18-0031/DVP18-0032



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

**191 Hollywood Road**

and legally known as

for Lot 1 Section 22 Township 26 ODYD Plan Epp51775

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

## **Mixed Use Development**

USE as per Zoning Bylaw

## **Multiple Dwelling Housing**

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

Date of Decision: September 18, 2018

Decision By: CITY COUNCIL

Development Permit Area: Revitalization

**This permit will not be valid if development has not commenced by December 5, 2019.**

Existing Zone: Future Land Use Designation:

## **This is NOT a Building Permit.**

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

## **NOTICE**

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

Owner:

Applicant:

---

Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

Date

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

This Development Permit is valid for two (2) years from the date of December 5, 2017 approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$ 204,860.94**

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

## 4. INDEMNIFICATION

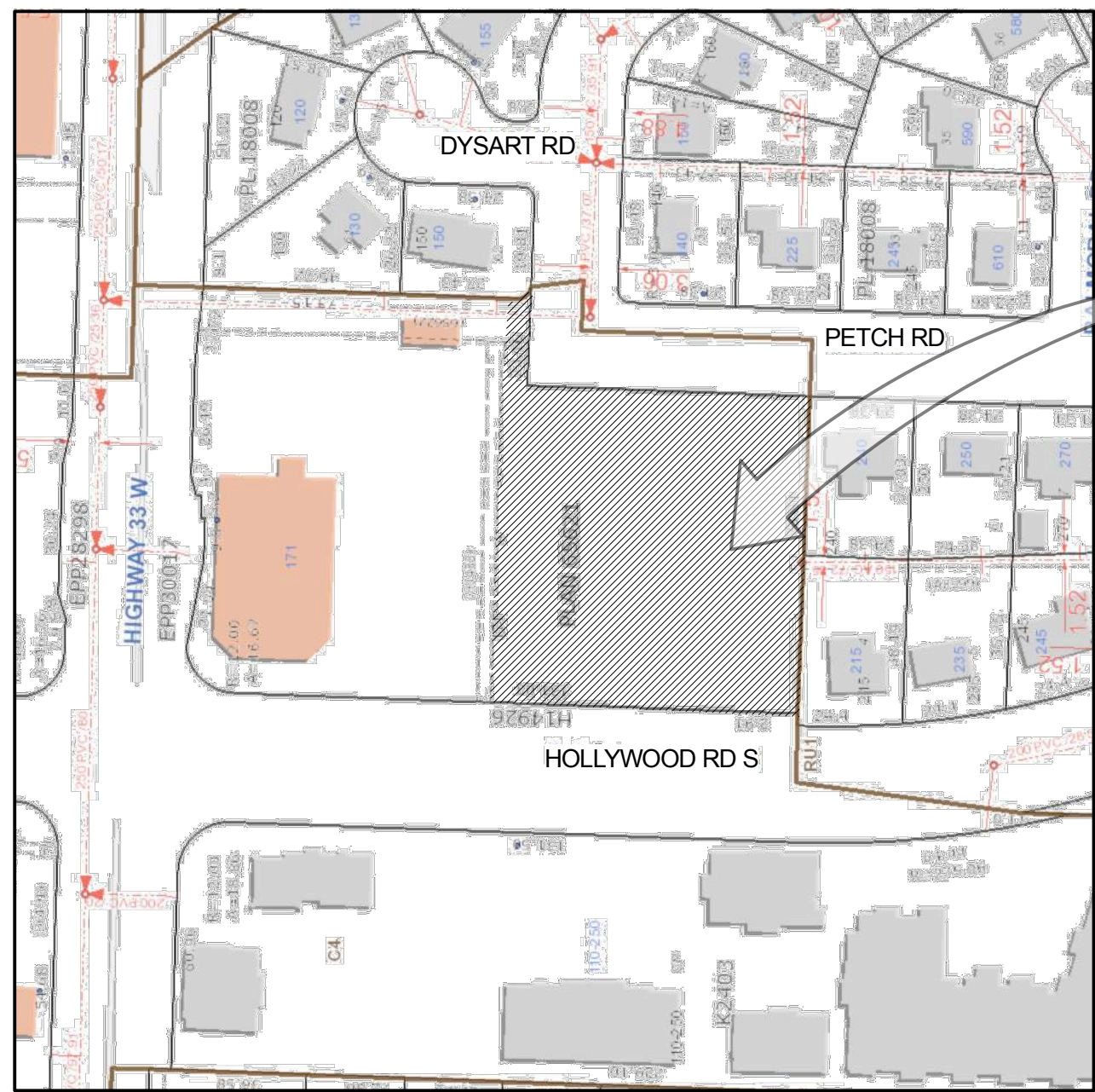
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

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

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





A SITE LOCATION  
NTS

## PROJECT LEGAL DESCRIPTION

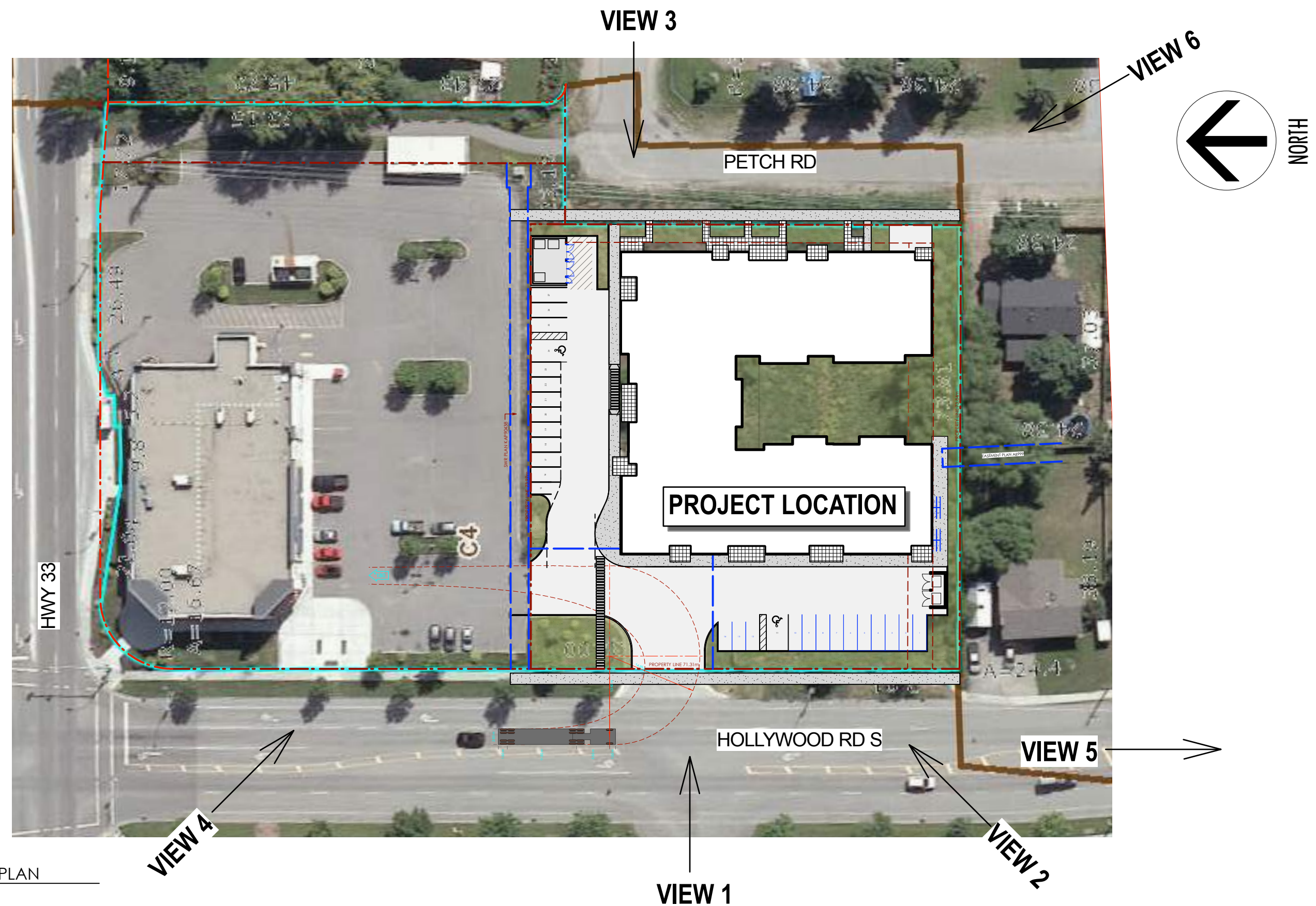
LEGAL DESCRIPTION: LOTS A & B, TP. 26, O.D.Y.D. PL. 19344, EXCEPT PL. 39372  
191 Hollywood Rd South Kelowna BC

### ZONING INFORMATION

ZONING		C4			
		MINIMUM	ACTUAL		
MINIMUM LOT WIDTH		13 m	71.55 m*	*ESTIMATED	
MINIMUM LOT DEPTH		30 m	74.13 m*	*ESTIMATED	
MINIMUM LOT AREA		460 sm	5302 sm*	*ESTIMATED	
TOTAL GROSS FLOOR AREAS					
Commercial			789 sm	(Includes Lease area only Level 1)	
Residential			8097.6 sm	(Levels 1-5)	
TOTAL			8886.6 sm		
BUILDING AREAS for F.A.R.					
COMMERCIAL		8347 sf	775.44 sm		
RESIDENTIAL		73420 sf	6820.72 sm		
TOTAL		81767 sf	7596.15 sm		
BUILDING COVERAGE AREA					
BUILDING AREA		28681.00 SF	2664.465 SM		
FLOOR AREA RATIO (FAR)					
	MAXIMUM		ACTUAL		
MIXED-USE INCREASE	1.300		7591.7/5302=		
	0.155		0.160	(.77 X .2 = .155 INCREASE)	
TOTAL	1.455		1.433	Includes .2 BONUS FOR ALL STALLS COVERED	
SITE COVERAGE					
BUILDING AREA/SITE AREA	75%		50.25%		
SETBACKS					
	MINIMUM	ACTUAL			
FRONT	0 m	17M		HOLLYWOOD RD	
REAR/FLANKING STREET	0 m	3.0M		PETCH RD	
SIDE (NORTH)	0 m	13.4 m		COMMERCIAL (Measure to edge of second floor overhang/canopy)	
SIDE (RESIDENTIAL)	9.1 m*	4.5 m		Variance required for level 2 setback.	
* Per zoning 4.5m for one storey or 1/2 total height of building setback required					
**Variance required: Request a set back of 4.5m. for level 2. Based on building height the required setback is 1/2 the bld. Height (18.1m / 2= 9.05m).					
Level 3, 4, 5 will have the required setback of 9.05m (minimum required setback of 1/2 bldg ht = 9.05m)					
BUILDING HEIGHT					
	MAXIMUM	ACTUAL			
	4 storeys/15m	5 storeys / 18.1m (59'-6")		***VARINACE REQUIRED (3.13m)	
ADDITIONAL REGULATIONS					
(a)	RESIDENTIAL ACCESS TO GRADE SEPARATE FROM COMMERCIAL USES				
(b)	MINIMUM AREAS OF PRIVATE OPEN SPACE				
	6 sq m / detached dwelling				
	10 sq m / 1 bdrm dwelling				
	15 sq m / dwelling with +1 bdrm				
		REQUIRED	PROVIDED		
	10 Studio Units (under 60sq.m)	@ 6 sm/unit	60 sm		
	35 1 Bedroom Units	@ 10 sm/unit	350 sm		
	39 2 Bedroom Units	@ 15 sm/unit	585 sm		
	4 3 Bedroom Units	@ 15 sm/unit	60 sm		
TOTAL PRIVATE OPEN SPACE		1055 sm	11356 SF	1786.281 sm*	19227 SF*
(c&d)/N/A					
(e)	COMMERCIAL SPACE ON 1ST FLOOR MUST OCCUPY 90% OF ALL STREET FRONTAGES OR A MINIMUM OF 75% ON SECONDARY STREET FRONTAGES PROVIDED 100% OF THE PRINCIPAL FRONTAGE HAS A FUNCTIONAL COMMERCIAL SPACE. ACCESS DRIVEWAYS OR OTHER PORTIONS OF THE STREET FRONTAGE NOT USED AS BUILDING WILL NOT BE CONSIDERED FOR THE PURPOSE OF THIS CALCULATION				
LANDSCAPING AND SCREENING					
7.3.2	All site refuse and recycling bins in zones other than agricultural zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.				
7.3.3	All screening will be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.				
7.3.6	All refuse or recycling bins shall be located a minimum of 3.0 m from any abutting residential zone so as to not obstruct pedestrian or vehicle traffic.				
MINIMUM LANDSCAPE BUFFERS					
	LEVEL	REQ'D	*NOTE BELOW	REQ'D	
FRONT	2	3 m		3 m	
REAR	3	2 m		4.5 m	
SIDE @ Residential	3	2 m		2m / 4.5 m*	*See Site and Landscape drawings
SIDE @ Commercial	2			0 m	
*On corner lots, front yard landscape buffers shall apply to all street					
7.6.5	* Notwithstanding paragraph 7.6.1, buffer widths between a building or structure and the property line may be reduced to the width of the required yard if the required yard is narrower than the buffer specified in that section, with the exception of level 5 buffering.				

### PARKING STATS

		GFA		GLA		PARKING CALCULATIONS				STALLS	
		Sq. Ft.	Sq. m	Sq. Ft.	Sq. m					Required	Provided
COMMERCIAL - MAIN FLOOR											
COMMERCIAL BUILDING 1 AREA SUMMARY											
Main Floor		8491	788.814	GFA @ 1.75 STALLS per 100 sm =				13.8	14		
Loading											
Commercial		8491	788.814	GFA @ 1 STALL per 1900 sm =				0.4			
TOTAL		8491	788.814					0.4	1		
APARTMENT HOUSING											
RESIDENTIAL PARKING SUMMARY											
				10	Junior SUITES	@	1 STALL	PER SUITE	10.0		
				18	One bedroom	@	1 STALL	PER SUITE	18.0		
				17	one bed/flex	@	1 STALL	PER SUITE	17.0		
				26	Two bedroom	@	1 STALL	PER SUITE	26.0		
				13	Two bed/flex	@	1 STALL	PER SUITE	13.0		
				4	Three bedroom	@	1 STALL	PER SUITE	4.0		
				88	TOTAL UNITS	RESIDENTIAL STALLS REQUIRED			88.0	88	
VISITOR PARKING CALCULATIONS				No. Residential Stalls required				Required		Provided	
				88	Res. Stalls	@	1 stall per	7 req'd stalls	12.6	13	
				TOTAL RESIDENTIAL AND VISITOR STALLS REQUIRED					100.6	101	
NO RESIDENTIAL LOADING REQUIRED											
BIKE STORAGE			N/A								
RESIDENTIAL											
Class 1				GFA @ 0.5 Stalls per dwell unit				44.0	44		
Class 2				GFA @ 0.1 Stalls per dwell unit				8.8	9		
COMMERCIAL											
Class 1				GFA @ 0.2 STALLS per 100 sm =				1.6	2		
Class 2				GFA @ 0.6 STALLS per 100 sm =				4.7	5		
TOTAL CLASS I STALLS									45.6	46	
TOTAL CLASS II STALLS									13.5	14	



B SITE CONTEXT PLAN  
NTS



RE-ISSUED FOR DP 2018.05.11

BLUEGREEN  
ARCHITECTURE INC.  
www.bluegreenarchitecture.com

202 - 110 HWY 33 Kelowna BC V1X 1X7  
P | 778.753.2650 F | 778.753.1448  
2 - 436 Lorne Street, Kamloops BC V1C 1W3  
P | 250.374.1112 F | 250.374.2279

SOHO MIXED USE DEVELOPMENT  
KEOWNA BC

PROJECT INFORMATION

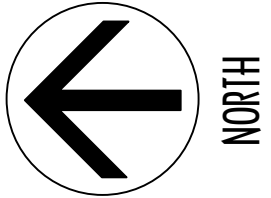
DATE 2018.05.11  
SCALE NTS  
ISSUED FOR DP  
PROJECT 17.538

A0.1







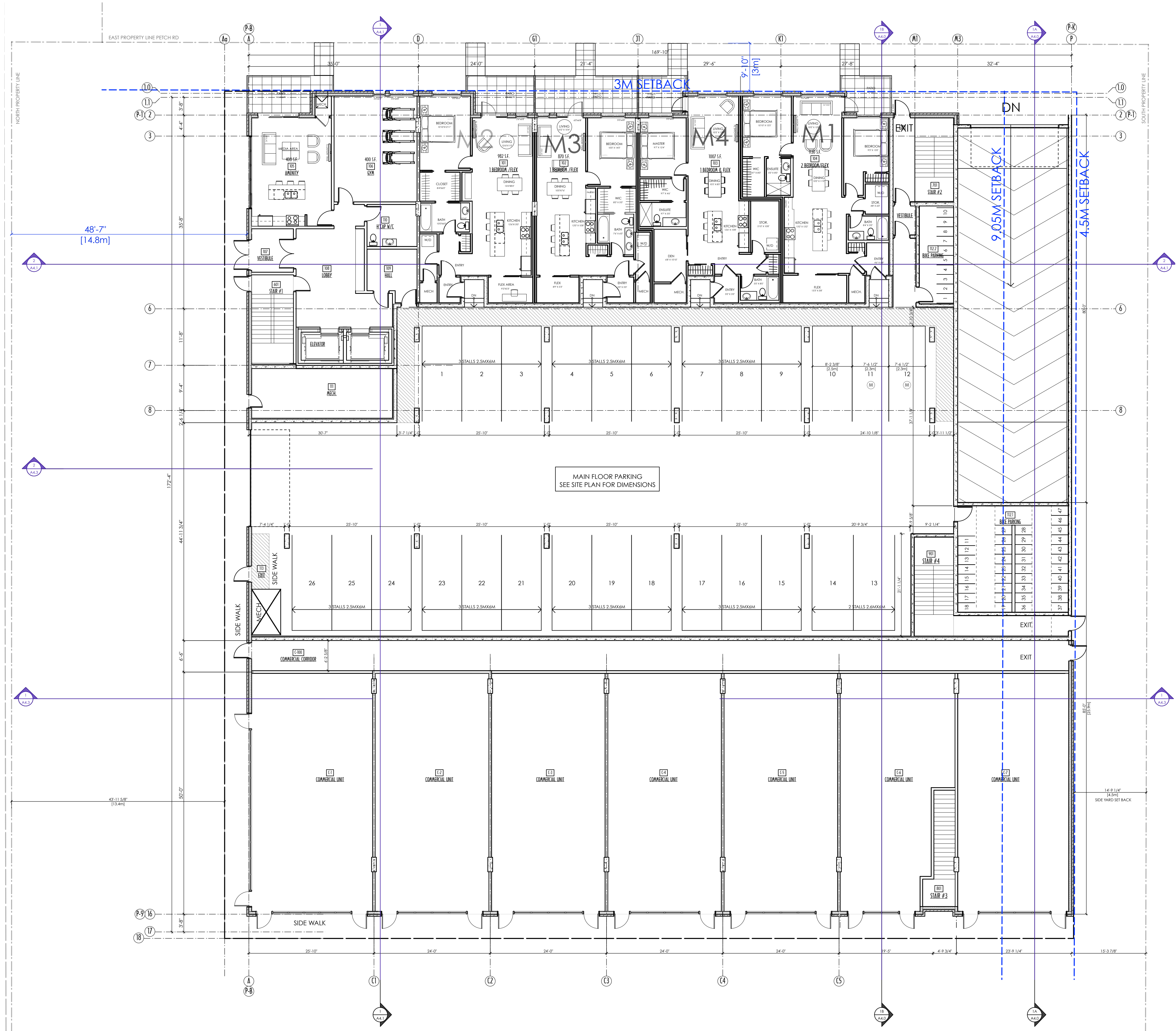
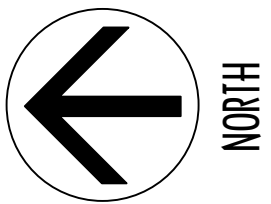


BASED ON 115 STALLS WE ARE ALLOWED THE FOLLOWING:  
40% MEDIUM STALLS MAX. (= 46 STALLS MAX)  
SHOWN: 43 STALLS  
10% COMPACT STALLS MAX. (=12 STALLS MAX).  
SHOWN: 11 STALLS

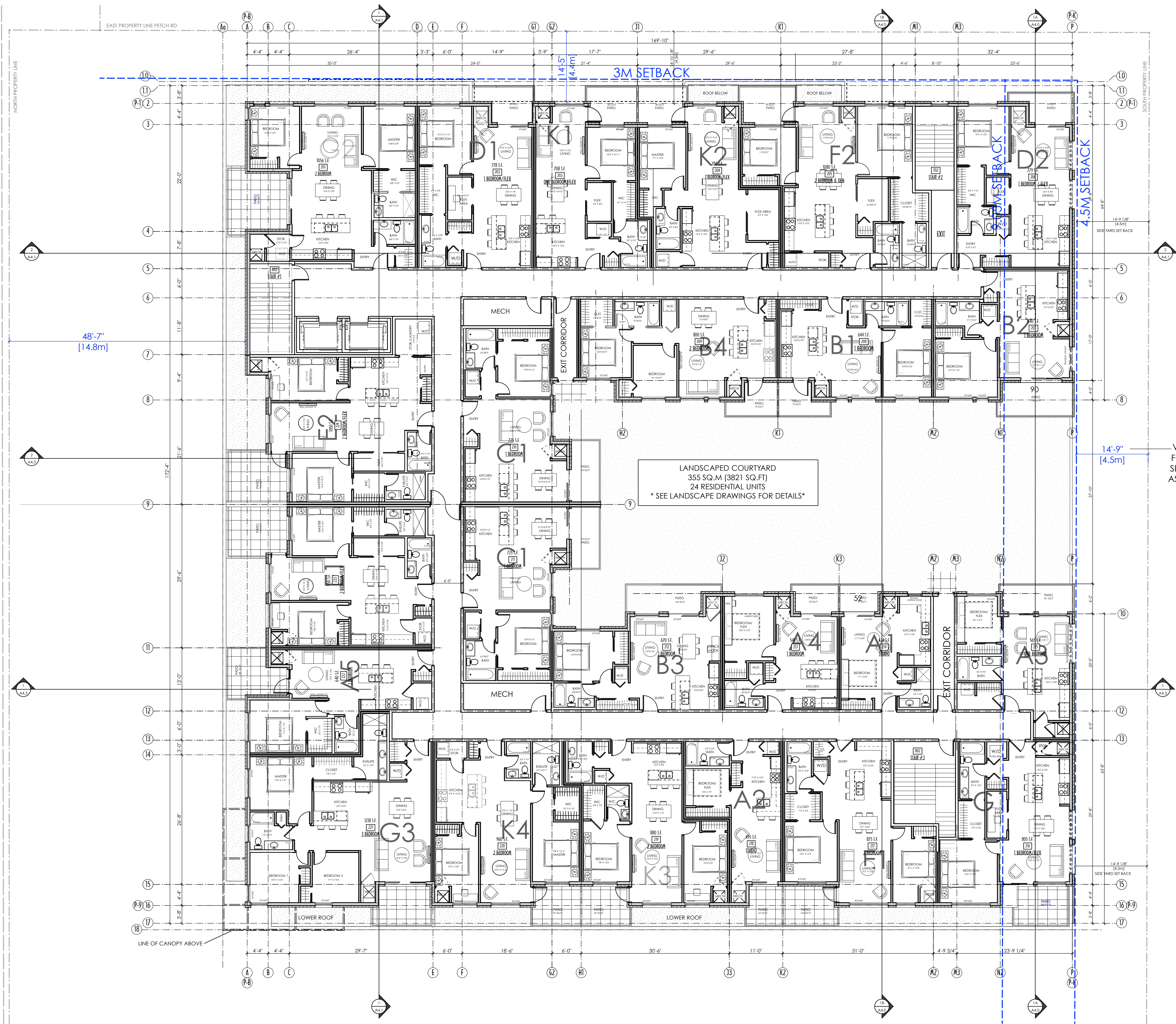
OPTION 2 PARKING COUNT RESIDENTIAL					
LOCATION	FULL SIZE (2.5X6)	Medium (2.3x4.8m) (M)	Compact (2.0x3.4) (C)	H'cap	Total Req. 88 + 13
U/G BASEMENT	32	20	10	0	62
U/G LEVEL 01 RESIDENTIAL	24	2	0	0	26
GRADE (EXTERIOR) RESIDENCE	0	0	0	0	0
GRADE (EXTERIOR) VISITOR	3	8	1	1	13
U/G LEVEL 01 VISITOR	0	0	0	0	0
Total for residence:					88
Total for Visitor:					13

OPTION 2 PARKING COUNT COMMERCIAL					
LOCATION	FULL SIZE (2.5X6)	Medium (2.3x4.8m) (M)	Compact (2.0x3.4) (C)	H'cap	Total Req. 14
U/G BASEMENT	0	0	0	0	0
U/G LEVEL 01	0	0	0	0	0
GRADE (EXTERIOR)	0	13	0	1	14

RE-ISSUED FOR DP 2018.05.11

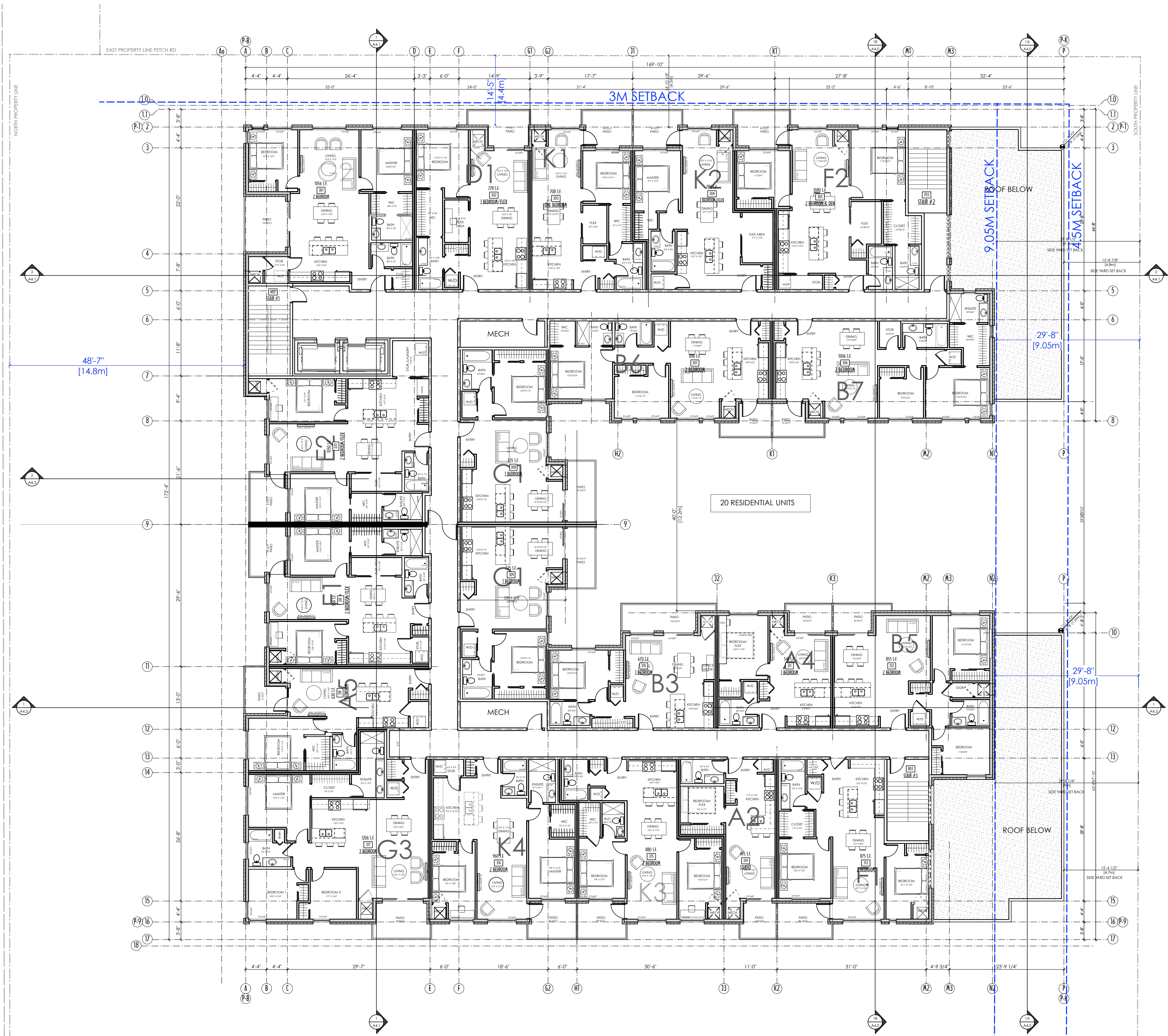






UNIT SCHEDULE OPTIONS - REVISED PLANS 2018.03.20							
LEVEL	Studio/Junior Suite (under 600 sq.ft)	One Bedroom	One Bedroom & Flex/Den	Two Bedroom	Two Bedroom & Flex	Three Bedroom	Total Bid. Unit #
LEVEL 01	0	0	3	0	1	0	4
LEVEL 02	4	6	5	5	3	1	24
LEVEL 03	2	4	3	7	3	1	20
LEVEL 04	2	4	3	7	3	1	20
LEVEL 05	2	4	3	7	3	1	20
	10 (11%)	18 (20%)	17 (19%)	26 (30%)	13 (15%)	4 (5%)	88
11% UNDER 600SQ.FT    40% ONE BEDROOM    44% TWO BEDROOM    5% 3 BEDROOM							





UNIT SCHEDULE OPTIONS - REVISED PLANS 2018.03.20							
LEVEL	Studio/Junior Suite (under 600 sq.ft)	One Bedroom	One Bedroom & Flex/Den	Two Bedroom	Two Bedroom & Flex	Three Bedroom	Total Bid. Unit #
LEVEL 01	0	0	3	0	1	0	4
LEVEL 02	4	6	5	5	3	1	24
LEVEL 03	2	4	3	7	3	1	20
LEVEL 04	2	4	3	7	3	1	20
LEVEL 05	2	4	3	7	3	1	20
	10 (11%)	18 (20%)	17 (19%)	26 (30%)	13 (15%)	4 (5%)	88

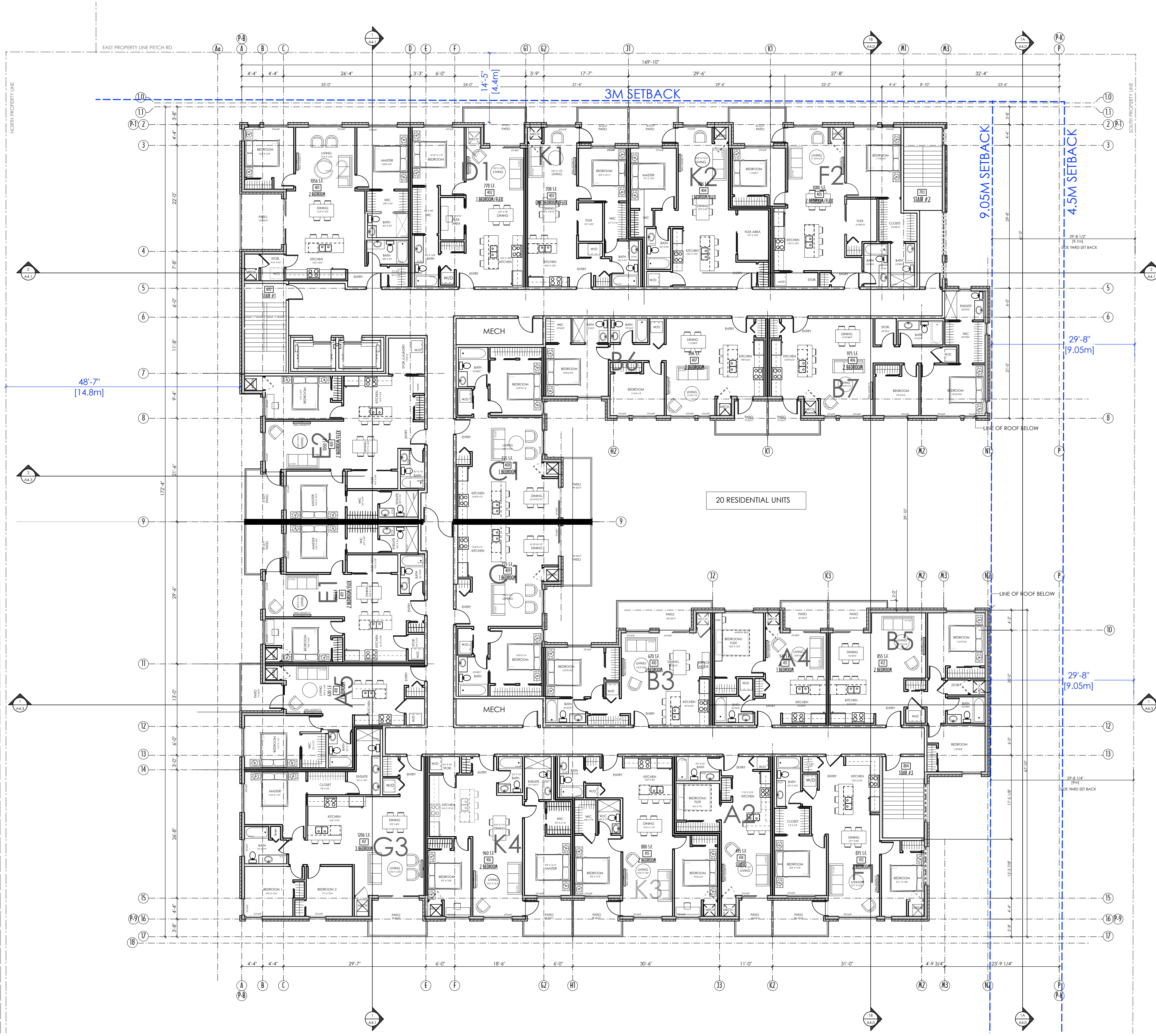
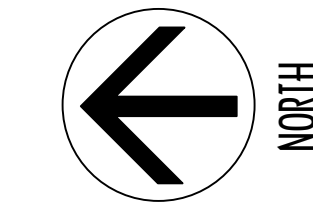
11% UNDER 600SQ.FT

40% ONE BEDROOM

44% TWO BEDROOM

5% 3 BEDROOM

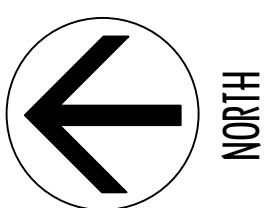
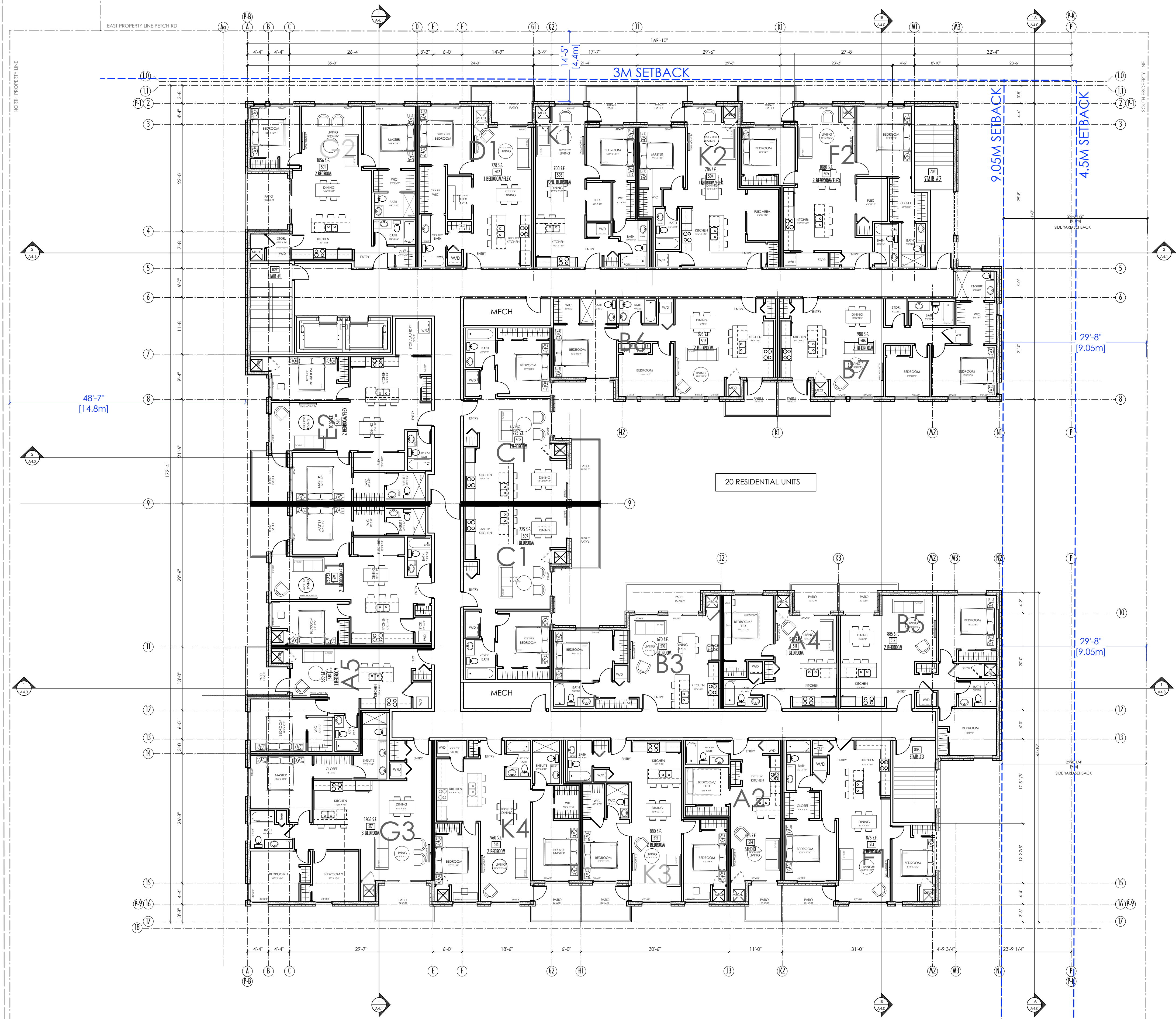




UNIT SCHEDULE OPTIONS - REVISED PLANS 2018.03.20							
LEVEL	Studio/Junior Suite (under 600 sq.ft)	One Bedroom	One Bedroom & Flex/Den	Two Bedroom	Two Bedroom & Flex	Three Bedroom	Total Bid. Unit #
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LEVEL 03	2	4	3	7	3	1	20
LEVEL 4	2	4	3	7	3	1	20
LEVEL 05	2	4	3	7	3	1	20
	10 (11%)	18 (20%)	17 (19%)	26 (30%)	13 (15%)	4 (5%)	88

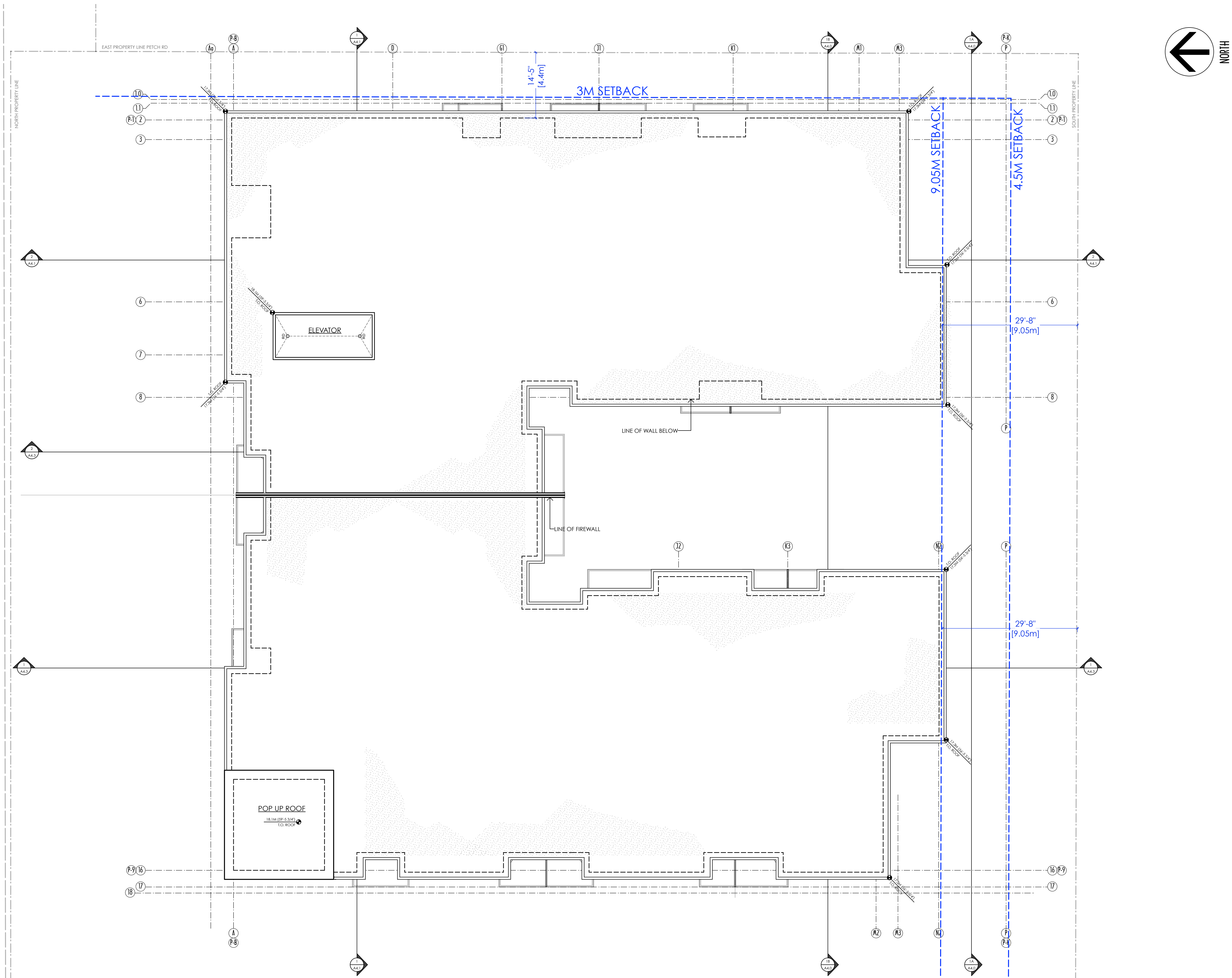
11% UNDER 600SQ.FT    40% ONE BEDROOM    44% TWO BEDROOM    5% 3 BEDROOM





UNIT SCHEDULE OPTIONS - REVISED PLANS 2018.03.20							
LEVEL	Studio/Junior Suite (under 600 sq.ft)	One Bedroom	One Bedroom & Flex/Den	Two Bedroom	Two Bedroom & Flex	Three Bedroom	Total Bid. Unit #
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LEVEL 02	4	6	5	5	3	1	24
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LEVEL 04	2	4	3	7	3	1	20
LEVEL 05	2	4	3	7	3	1	20
	10 (11%)	18 (20%)	17 (19%)	26 (30%)	13 (15%)	4 (5%)	88

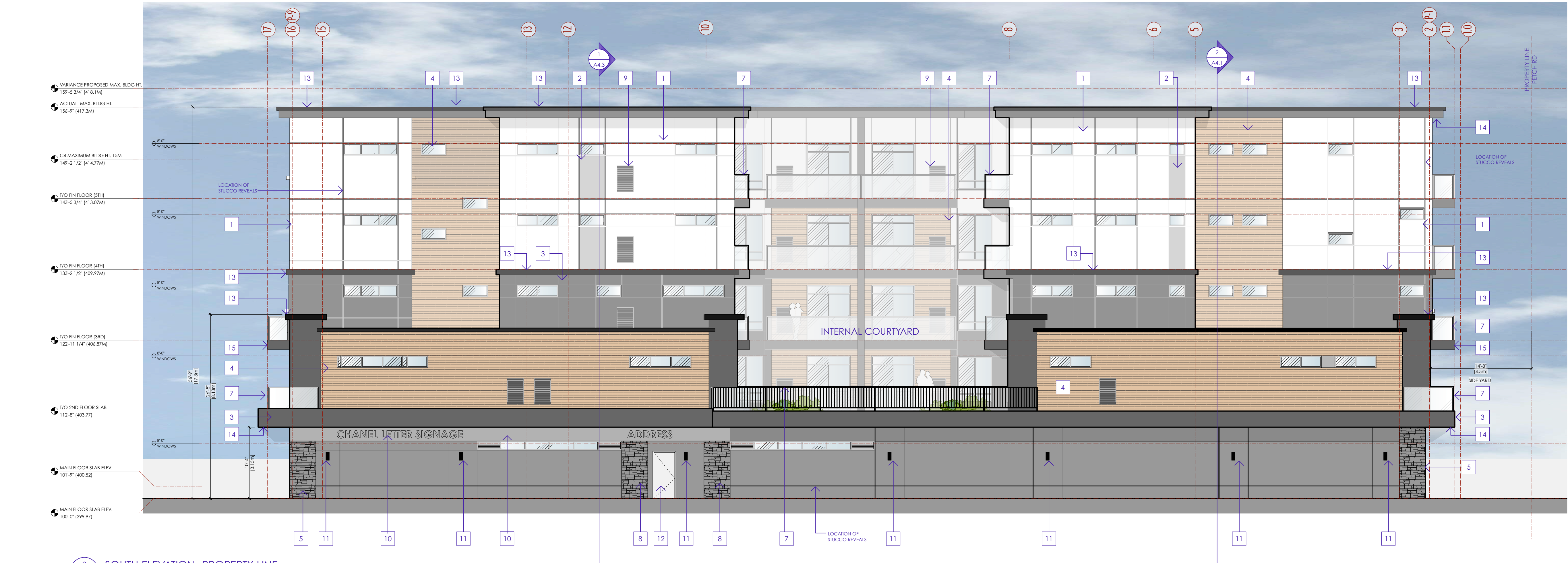
11% UNDER 600SQ.FT    40% ONE BEDROOM    44% TWO BEDROOM    5% 3 BEDROOM







1 WEST ELEVATION HOLLYWOOD  
A2.0  
1/8" = 1'-0"



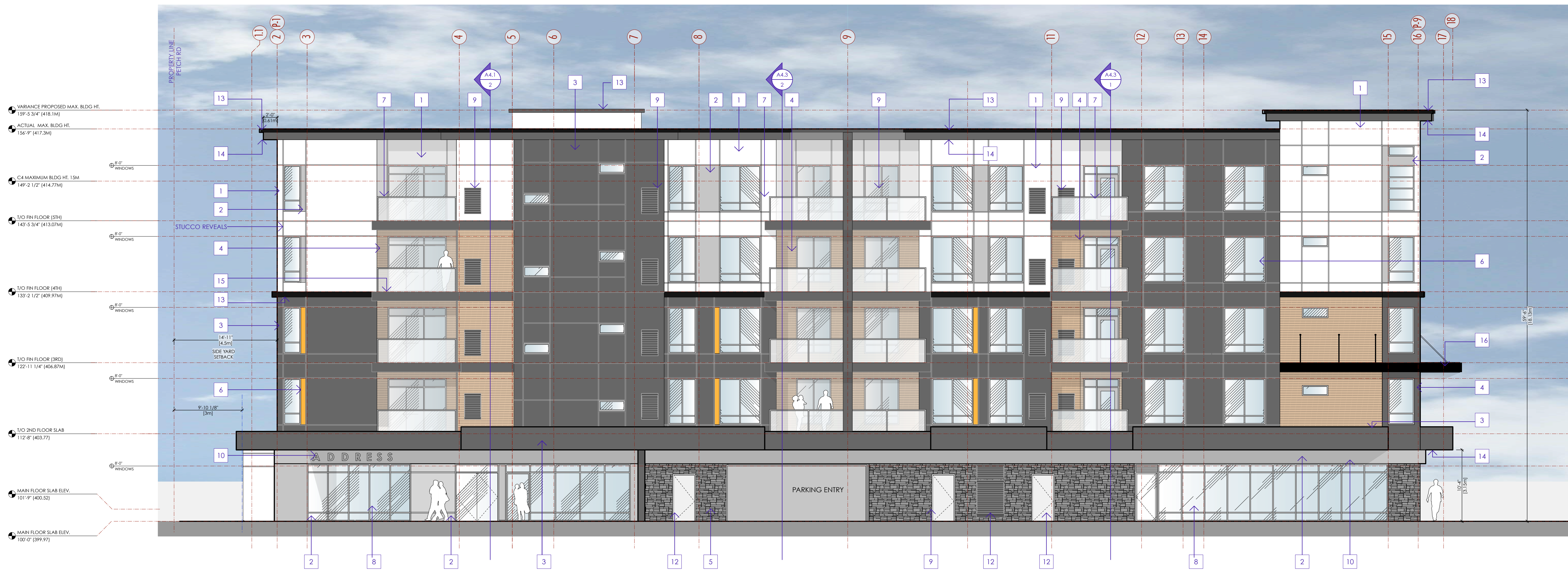
2 SOUTH ELEVATION- PROPERTY LINE  
A2.0  
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
1	STUCCO: WHITE COL: SW 7656 RHINESTONE SHERWIN WILLIAMS
2	STUCCO: LIGHT GREY COL: SW 7660 EARL GREY SHERWIN WILLIAMS
3	STUCCO: DARK GREY COL: SW 7076 CYBERSPACE SHERWIN WILLIAMS
4	RUSTIC SERIES BY WOODTONES LAP SIDING FAUX WOOD FINISH W/ W/ METAL TRIMS (ALUMINUM FINISH) COL: SUMMER WHEAT
5	CULTURED STONE BY BORAL PRO-FIT TERRAIN LEDGESTONE COL: TREK
6	STUCCO ACCENT 2: ORANGE COL: SW 0012 EMPIRE GOLD SHERWIN WILLIAMS
7	METAL RAILING & GUARD COL: BLACK
8	COMMERCIAL STORE FRONT GLAZING ANODIZED ALUMINUM
9	MECHANICAL GRILLE COL: BLACK
10	SIGNAGE LOCATION
11	WALL SCONCE LIGHTING COL: BLACK
12	PRE-FINISHED STEEL DOOR BLACK
13	PRE-FINISHED METAL FLASHING AT PARAPET & BANDING GENTEX - BLACK FASCIA - BLACK
14	METAL SOFFIT GENTEX - BLACK
15	TRIM BOARD W/ PRE-FINISHED METAL FLASHING AT PATIO BASE GENTEX - BLACK
16	METAL DECORATIVE CANOPY W/ ACCENT LIGHTING



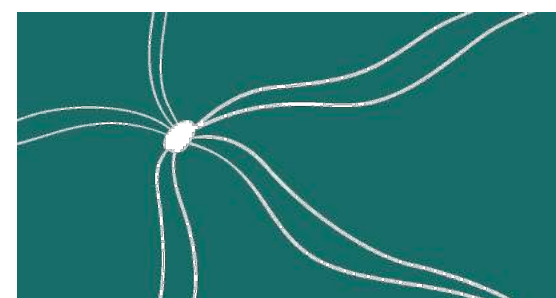


1 EAST ELEVATION PETCH RD.  
A2.0 1/8" = 1'-0"



1 NORTH ELEVATION- PARKING LOT  
A2.0 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
1	STUCCO: WHITE COL: SW 7656 RHINESTONE SHERWIN WILLIAMS
2	STUCCO: LIGHT GREY COL: SW 7660 EARL GREY SHERWIN WILLIAMS
3	STUCCO: DARK GREY COL: SW7074 CYBERSPACE SHERWIN WILLIAMS
4	RUSTIC SERIES BY WOODTONES LAP SIDING PAUX WOOD FINISH W/ W/ METAL TRIMS (ALUMINUM FINISH) COL: SUMMER WHEAT
5	CULTURED STONE BY BOKAL PRO-FIT TERRAIN LEDGESTONE COL: TREK
6	STUCCO ACCENT 2: ORANGE COL: SW0012 EMPIRE GOLD SHERWIN WILLIAMS
7	METAL RAILING & GUARD COL: BLACK
8	COMMERCIAL STORE FRONT GLAZING ANODIZED ALUMINUM
9	MECHANICAL GRILLE COL: BLACK
10	SIGNAGE LOCATION
11	WALL SCONCE LIGHTING COL: BLACK
12	PRE-FINISHED STEEL DOOR BLACK
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16	METAL DECORATIVE CANOPY W/ ACCENT LIGHTING



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ARCHITECTURE INC.**  
www.bluegreenarchitecture.com  
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2 - 436 Lorne Street, Kamloops BC V2C 1W3  
P | 250.374.1112 F | 250.374.2279

SOHO MIXED USE DEVELOPMENT  
KEOWNA BC

BUILDING ELEVATIONS

RE-ISSUED FOR DP 2018.05.11

DATE 2018.05.11  
SCALE 1/8" = 1'-0"  
ISSUED FOR DP  
PROJECT 17.538

A3.1





EXTERIOR FINISH LEGEND	
1	STUCCO: WHITE COL: SW 7656 RHINESTONE SHERWIN WILLIAMS
2	STUCCO: LIGHT GREY COL: SW 7660 EARL GREY SHERWIN WILLIAMS
3	STUCCO: DARK GREY COL: SW7076 CYBERSPACE SHERWIN WILLIAMS
4	RUSTIC SERIES BY WOODTONES LAP SIDING PAUX WOOD FINISH W/ W/ METAL TRIMS (ALUMINUM FINISH) COL: SUMMER WHEAT
5	CULTURED STONE BY BOKAL PRO-FIT TERRAIN LEDGESTONE COL: TREK
6	STUCCO ACCENT 2: ORANGE COL: SW0012 EMPIRE GOLD SHERWIN WILLIAMS
7	METAL RAILING & GUARD COL: BLACK
8	COMMERCIAL STORE FRONT GLAZING ANODIZED ALUMINUM
9	MECHANICAL GRILLE COL: BLACK
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11	WALL SCONCE LIGHTING COL: BLACK
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14	METAL SOFFIT GENTEX - BLACK
15	TRIM BOARD W/ PRE-FINISHED METAL FLASHING AT PATIO BASE GENTEX - BLACK
16	METAL DECORATIVE CANOPY W/ ACCENT LIGHTING





SCHEDULE

This forms part of application  
# DP18-0031 DVP18-0032

City of Kelowna  
COMMUNITY PLANNING

Planner Initials LK

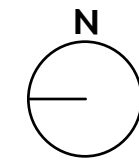


OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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



KEY MAP 1:1000



PROJECT TITLE

171 HOLLYWOOD ROAD SOUTH

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	18.01.23	Development Permit
2	18.05.07	Development Permit
3		
4		
5		

PROJECT NO	17-104
DESIGN BY	SF
DRAWN BY	MC
CHECKED BY	FB
DATE	MAY. 7, 2018
SCALE	1:200

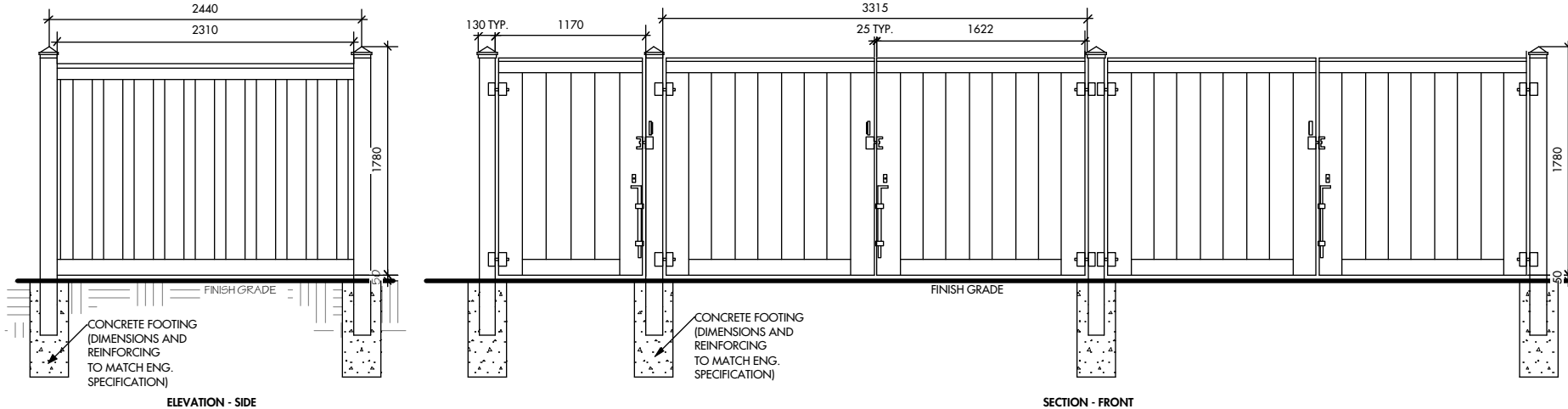
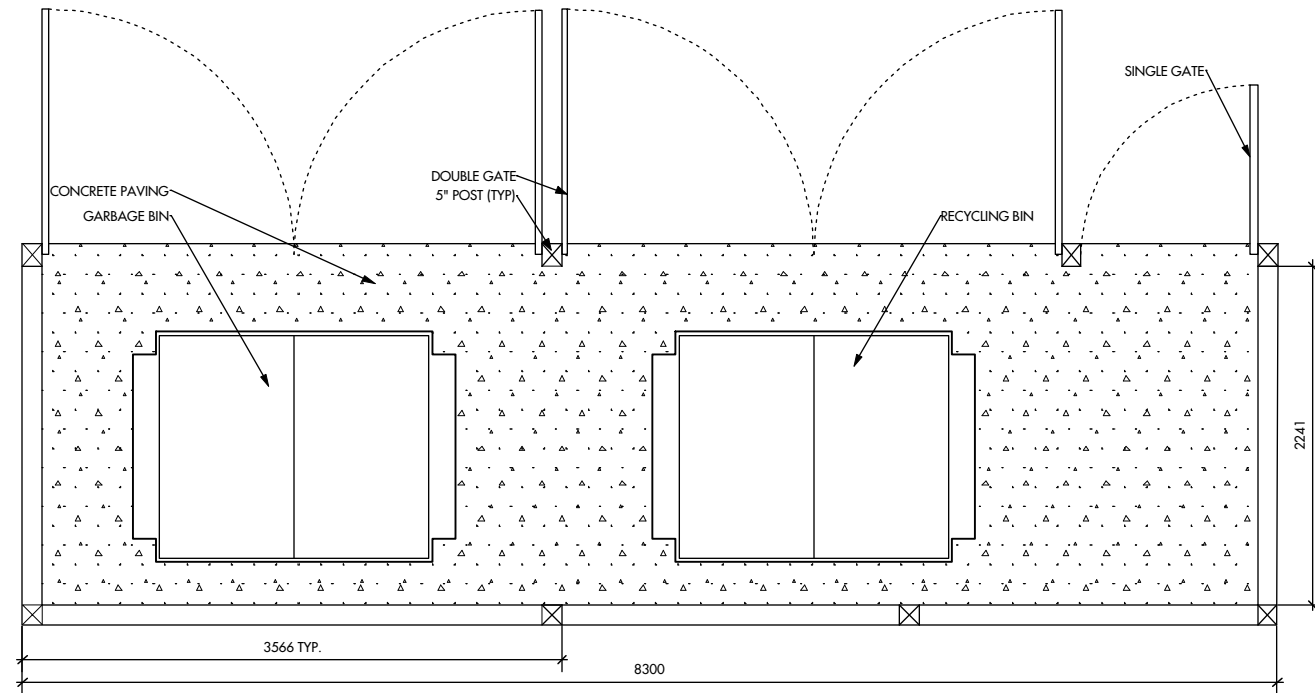
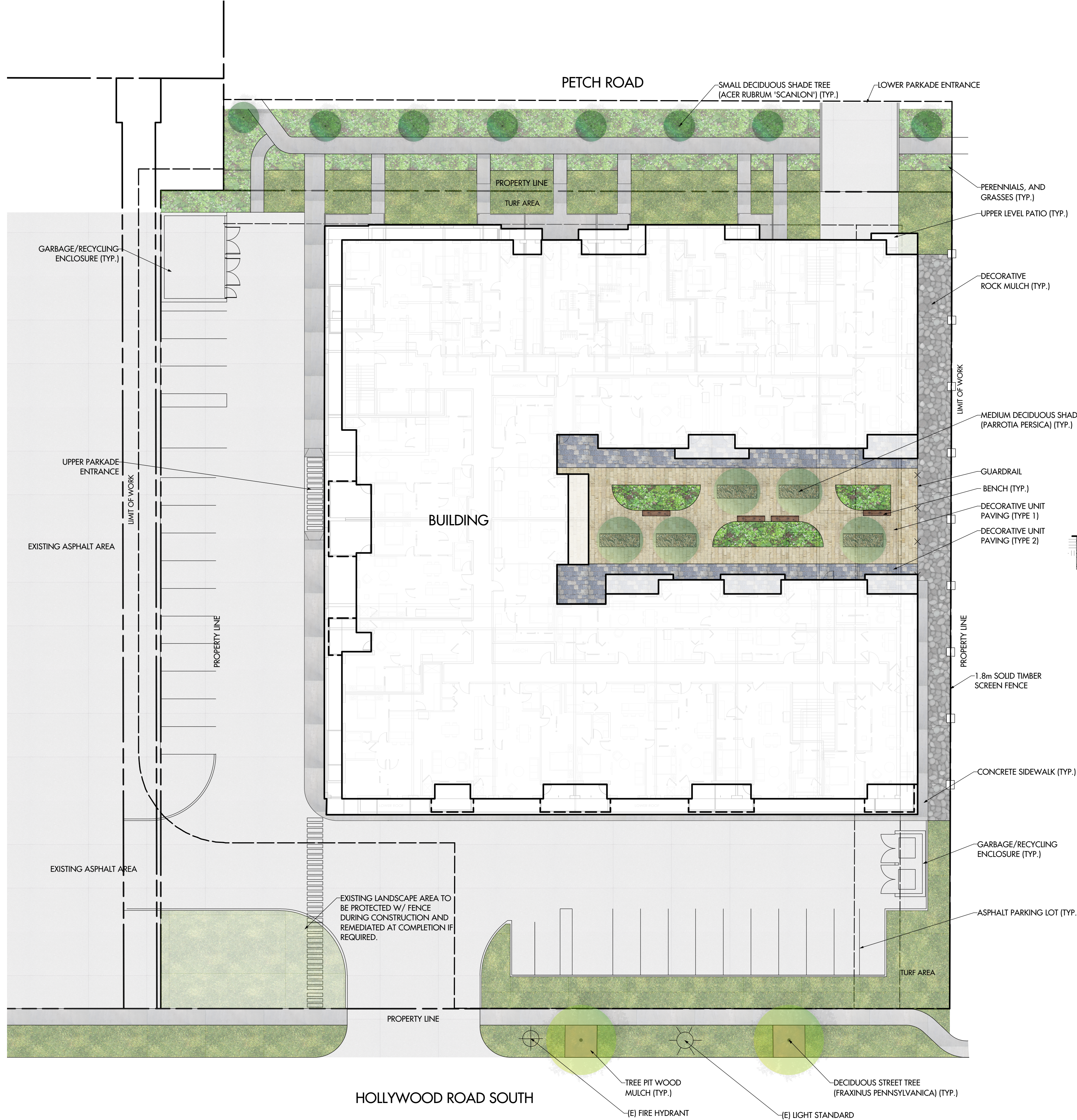
SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY  
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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET THE CANADIAN LANDSCAPE STANDARD (FIRST EDITION).
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 450mm 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. ALL OFFSITE WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF KELOWNA BYLAW 7900.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
PARROTIA PERSICA	PERSIAN IRONWOOD	5	6cm CAL.
FRAXINUS PENNSYLVANICA	GREEN ASH	2	6cm CAL.
ACER RUBRUM 'SCANLON'	SCANLON RED MAPLE	8	6cm CAL.
SHRUBS			
HYDRANGEA PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA	11	#02 CONT. /2.0M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	30	#02 CONT. /1.2M O.C. SPACING
PHILLYREA LATIFOLIA	GREEN OLIVE TREE	11	#02 CONT. /2.0M O.C. SPACING
VIBURNUM JAPONICUM	JAPANESE VIBURNUM	11	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA FILIPENDULA 'CORONATION GOLD'	CORONATION GOLD YARROW	46	#01 CONT. /0.6M O.C. SPACING
DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'	BRONZE TUFTED HAIR GRASS	46	#01 CONT. /0.6M O.C. SPACING
EUPHORBIA CHARACIAS 'HUMPTY DUMPTY'	HUMPTY DUMPTY SPURGE	104	#01 CONT. /0.4M O.C. SPACING
HOSTA HALCYON	HALCYON HOSTA	17	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	46	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	17	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	46	#01 CONT. /0.6M O.C. SPACING







# REPORT TO COUNCIL



**Date:** October 9, 2018

**RIM No.** 0940-60

**To:** City Manager

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

**Application:** HAP18-0011

**Owner:** Laura Catherine Smith

**Address:** 450 Cadder Avenue

**Applicant:** Russell Stanley Smith

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP18-0011 for Lot 4, District Lot 14, ODYD, Plan 1063 and Lot 5, Block 8, District Lot 14, ODYD, Plan 348 except Plan 10478, located at 450 Cadder 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";

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

**Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations**

To vary the required minimum side yard from 2.0 m permitted to 0.5 m proposed;

**Section 13.1.6(e): RU1 – Large Lot Housing Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 4.6 m proposed;

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

## 2.0 Purpose

To consider the form and character of an addition to a home on the Heritage Register (Meugens House); and to vary the side yard setback from 2.0 m permitted to 0.5m proposed, and the rear yard setback from 7.5 m permitted to 4.6 m proposed on the subject property.

## 3.0 Community Planning

Community Planning supports the proposed Heritage Alteration Permit application as it is in general accordance with the Abbott Marshall Heritage Conservation Area Design Guidelines (Attachment "A") and the Heritage Conservation Area Guidelines. In addition, the application preserves a home on the Heritage Register (Meugens House), and the application received a recommendation of support by the Heritage Advisory Committee.

The side yard variance will have minimal impact on the adjacent neighbour, and the rear yard variance preserves the established streetscape of this block of Cadder Avenue.

## 4.0 Proposal

### 4.1 Background

The Canadian Register of Historic Places (CRHP) has identified the following key elements that define the heritage character of the Meugens House:

- Location on Cadder Avenue near Pandosy Street
- Residential form, scale, and massing expressed by one and a half storey high and irregular L-shaped foot print
- Hipped roof with front gabled projection and side shed dormer
- Concrete foundation and wood-frame construction
- Horizontal wooden drop siding and cornerboards
- Decorative details such as scroll-cut eave brackets and scroll-cut window aprons
- Single and double-assembly double hung wood sash windows
- Early garage at front of lot
- Mature trees and vegetation



Figure 1: Existing Home

#### 4.2 Project Description

The Heritage Alteration Permit is to permit an addition on the rear of the house with a garage and secondary suite. The applicants have proposed to preserve the majority of the key elements as defined by the CRHP and intend to refurbish the home and small garage as necessary. The addition will use materials and elements that resemble original materials and will provide a transition between the old and the new.

To accommodate the proposed addition, the house be moved on the property and a portion demolished. The addition is two stories in height and is recessed compared to the original house. The applicant has indicated a 1.2m fence along the front property line with a gate across the driveway on Cadder Avenue for guest parking. The applicant has proposed to preserve the large Maple Tree along the west property line and the cedar tree at the front of the property, as well as to refurbish and maintain the existing historical garage along Cadder Avenue. The driveway on Cadder Avenue was determined to have heritage value and therefore will be maintained through this application. The applicants have agreed to maintain a light colour palette as recommended by the Heritage Advisory Committee.



Figure 2: Conceptual Rendering

Two variances are requested including a reduction in the rear yard setback to accommodate the attached garage from 7.5m required to 4.6m proposed, and a reduction in the east side yard setback for a covered patio structure from 2.0m required to 0.5m proposed. The rear yard setback variance allows the house to be positioned on the property such to maintain the desired streetscape as per the Heritage Conservation Area Guidelines. The side yard setback will have minimal impact on the adjacent neighbour as there is a small remnant parcel that belongs to the applicants separating the two neighbours.

#### 4.3 Community Heritage Committee

The above noted application was reviewed by the Community Heritage Committee at the meeting held on August 16, 2018 and the following recommendations were passed:

**Moved by Amanda Snyder/Seconded by Stoke Tonne**

THAT the Heritage Advisory Committee recommends that Council supports Heritage Alteration Permit Application No. HAP18-0011 for the property located at 450 Cadder Avenue, Kelowna, BC in order to permit an addition on the rear of the house with a garage and secondary suite within the Heritage Conservation Area.

**Carried**

**ANECDOTAL COMMENTS:**

The Heritage Advisory Committee provided the following comments with respect to this application:

- impressed with use of the real wood siding and commended applicant for their efforts to retain the original home.
- encouraged the applicant to retain as many elements of the original home as possible;
- detailing of the addition should be complimentary yet simple;
- encouraged the retention of as many of the original windows as possible;
- recommended the use of the lighter colour scheme from Benjamin Moore True Colours.

**4.4 Site Context**

The subject property is located in the Abbott Street Heritage Conservation Area along the north side of Cadder Avenue between Long Street and Pandosy Street. The back of the property has access off of Doryan Avenue, and the front of the property has driveway access onto Cadder Avenue.

**Subject Property Map:**



**4.5 Zoning Analysis Table**

Zoning Analysis Table

CRITERIA	RU <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage (buildings)	40%	30.2%
Maximum Site Coverage (buildings, driveways, and parking)	50%	37.8%
Maximum Height	2 ½ storeys / 9.5m	2 storeys / 9.5m
Minimum Front Yard	4.5m	8.5m
Minimum Side Yard (east)	2.0m	0.5m <sup>①</sup>
Minimum Side Yard (west)	2.3m	4.0m
Minimum Rear Yard	7.5m	4.6m <sup>②</sup>
<sup>①</sup> Indicates a requested variance to the minimum side yard setback from 2.0m required to 0.5m proposed <sup>②</sup> Indicates a requested variance to the minimum rear yard setback from 7.5m		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

## Chapter 9: Arts, Culture and Heritage

**Policy 1: Heritage Register.** Use the Kelowna Heritage Register for fully informed decision-making regarding land use of heritage properties.

**Policy 2: Conservation Areas.** Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines (see Attachment “A”).

## 6.0 Technical Comments

### 6.1 Development Engineering Department

Please see Attachment “B”: Development Engineering Memorandum dated August 28, 2018.

## 7.0 Application Chronology

Date of Application Received:	June 28, 2018
Date Public Consultation Completed:	August 9, 2018
Date of Review by Heritage Advisory Committee:	August 16, 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”: Heritage Guidelines  
Attachment “B”: Development Engineering Memorandum  
DRAFT Heritage Alteration Permit HAP18-0011  
Schedule “A”: Dimensions and Siting  
Schedule “B”: Exterior Design and Finish



**ATTACHMENT A**

This forms part of application  
# HAP18-0011

Planner Initials TA

City of Kelowna  
COMMUNITY PLANNING



# ATTACHMENT A – Heritage Guidelines

**Kelowna**

1 **Subject:** Heritage Alteration Permit

2 HAP18-0011, 450 Cadder Avenue

## 1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

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

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
<b>Site Layout and Parking</b>			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?		✓	
Are established building spacing patterns maintained?		✓	
Does the carriage house complement the character of the principal dwelling?			✓
Are accessory buildings smaller than the principal building?	✓		
<b>Building Massing</b>			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?	✓		
<b>Roof Forms, Dormers and Chimneys</b>			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?		✓	
Are high quality, low maintenance roofing materials being used?	✓		



HERITAGE CONSERVATION AREA	Planner Initials	TA	YES	NO
Are the roofing materials similar to traditional materials?			✓	
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?			✓	
Do secondary roof elements have a similar pitch as the principal roof?			✓	
Are chimneys in keeping with the building's architectural style?			✓	
<b>Cladding Materials</b>				
Are low maintenance building materials being used?				✓
Are the building materials similar to traditional materials?			✓	
Are exterior colours in keeping with the traditional colours for the building's architectural style?			✓	
<b>Doors and Windows</b>				
Are established window placement, style and window-to-wall area ratios maintained?			✓	
Are established door placement, style and door-to-wall area ratios maintained?			✓	
Is the main entrance a dominant feature visible from the street?			✓	
Is the main entrance in keeping with the building's architectural style?			✓	
Are the door and window design details consistent with the building's architectural style?			✓	
<b>Landscaping, Walks and Fences</b>				
Are existing healthy mature trees being retained?			✓	
Is the front yard landscaping consistent with neighbouring properties?				✓
Is street facing fencing or screening landscaping no more than 1 m in height?				✓
<b>Privacy and Shadowing Guidelines</b>				
Are there clear sightlines from the street to the front yard and dwelling?				✓
Does the building location minimize shadowing on the private open space of adjacent properties?			✓	

**ATTACHMENT** **A**

This forms part of application  
# **HAP18-0011**

Planner  
Initials

TA

City of  
**Kelowna**  
COMMUNITY PLANNING



## 2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

### 2.1 First Civic Phase Architectural Styles (approx. 1904-1918)

#### Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front façade
- Side or rear yard parking

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

**Date:** August 28, 2018  
**File No.:** HAP18-0011  
**To:** Community Planning (TA)  
**From:** Development Engineering Manager(JK)  
**Subject:** 450 Cadder Ave (REVISED) Heritage Alteration

Development Engineering has the following comments and requirements associated with this heritage alteration permit application.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with an inspection chamber (IC) and brooks box. The service is adequate for the proposed application

3. Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

*James Kay*

James Kay, P. Eng.  
Development Engineering Manager

JA

# Heritage Alteration Permit

HAP18-0011



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

**450 Cadder Avenue**

and legally known as

Lot 4, DL 14, ODYD, Plan 1063; and Lot 5, Block 8, DL 14, ODYD, Plan 348 Except Plan 10478

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

**Single Family Dwelling with Secondary Suite**

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

**Section 13.1.6(D): RU1 – Large Lot Housing Development Regulations**

To vary the required minimum side yard from 2.0 m permitted to 0.5 m proposed;

**Section 13.1.6(E): RU1 – Large Lot Housing Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 4.6 m proposed;

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

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

Date of Decision: October 9, 2018

Decision By: CITY COUNCIL

Issued Date: October 9, 2018

Development Permit Area: Heritage Conservation Area

**This permit will not be valid if development has not commenced by October 9, 2020.**

Existing Zone: RU1

Future Land Use Designation: S2RES

**This is NOT a Building Permit.**

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

## NOTICE

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

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

\_\_\_\_\_  
Date

HAP18-0011



## **1. SCOPE OF APPROVAL**

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

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

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

## **2. CONDITIONS OF APPROVAL**

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

This Development Permit is valid for two (2) years from the date of Council approval October 9, 2018, with no opportunity to extend.

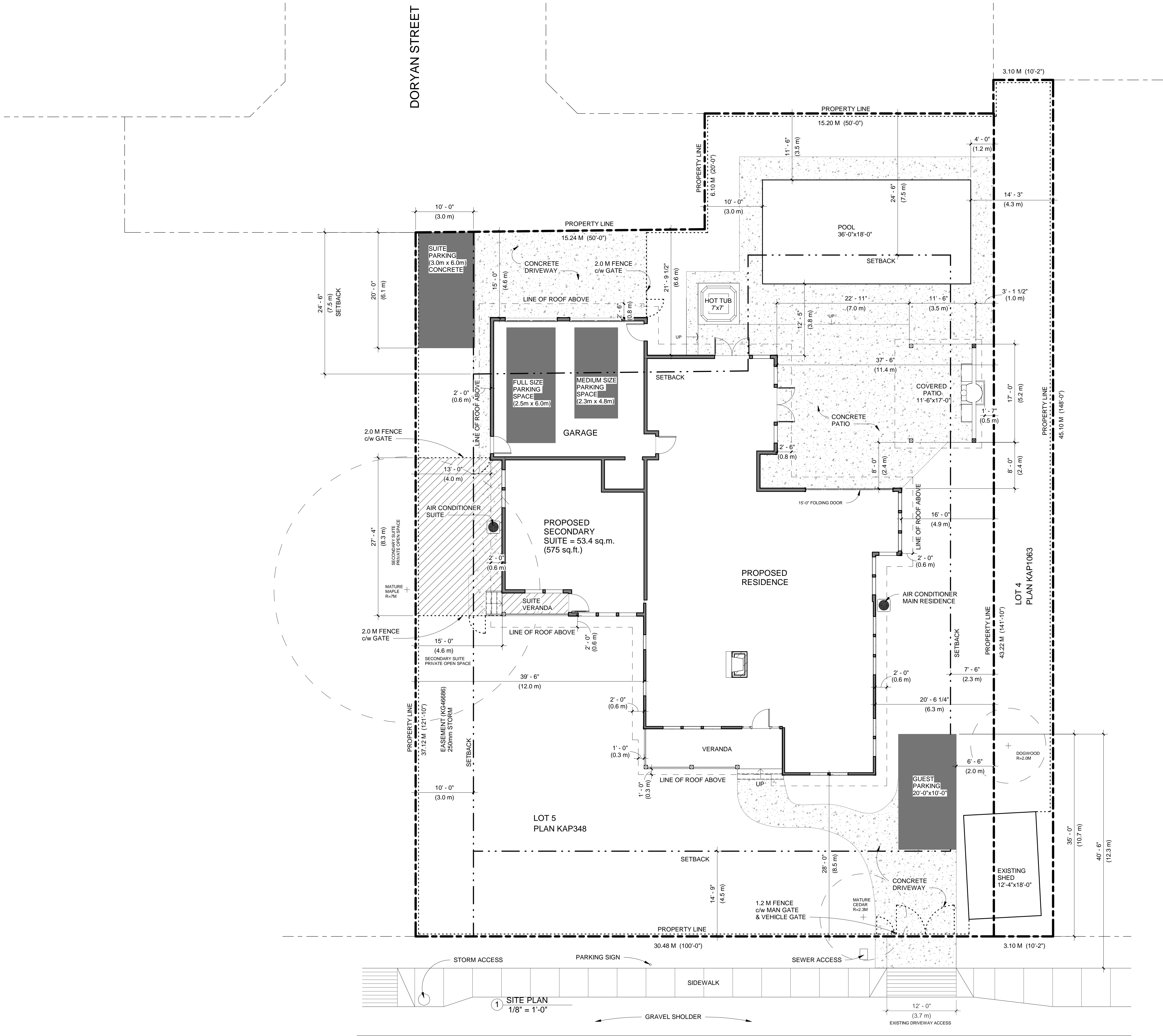
## **3. INDEMNIFICATION**

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

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

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

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



SCHEDULE

A

This forms part of application

# HAP18-0011

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING TITLE:

SITE PLAN & NOTES

MUNICIPAL ADDRESS:

450 Cadder Avenue, Kelowna, BC

OWNER CONTACT:

Russell Smith 250-826-1079

PROJECT TITLE:

SMITH RESIDENCE

SHANNON MAZZEI  
DESIGN & DRAFTING

148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6  
PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

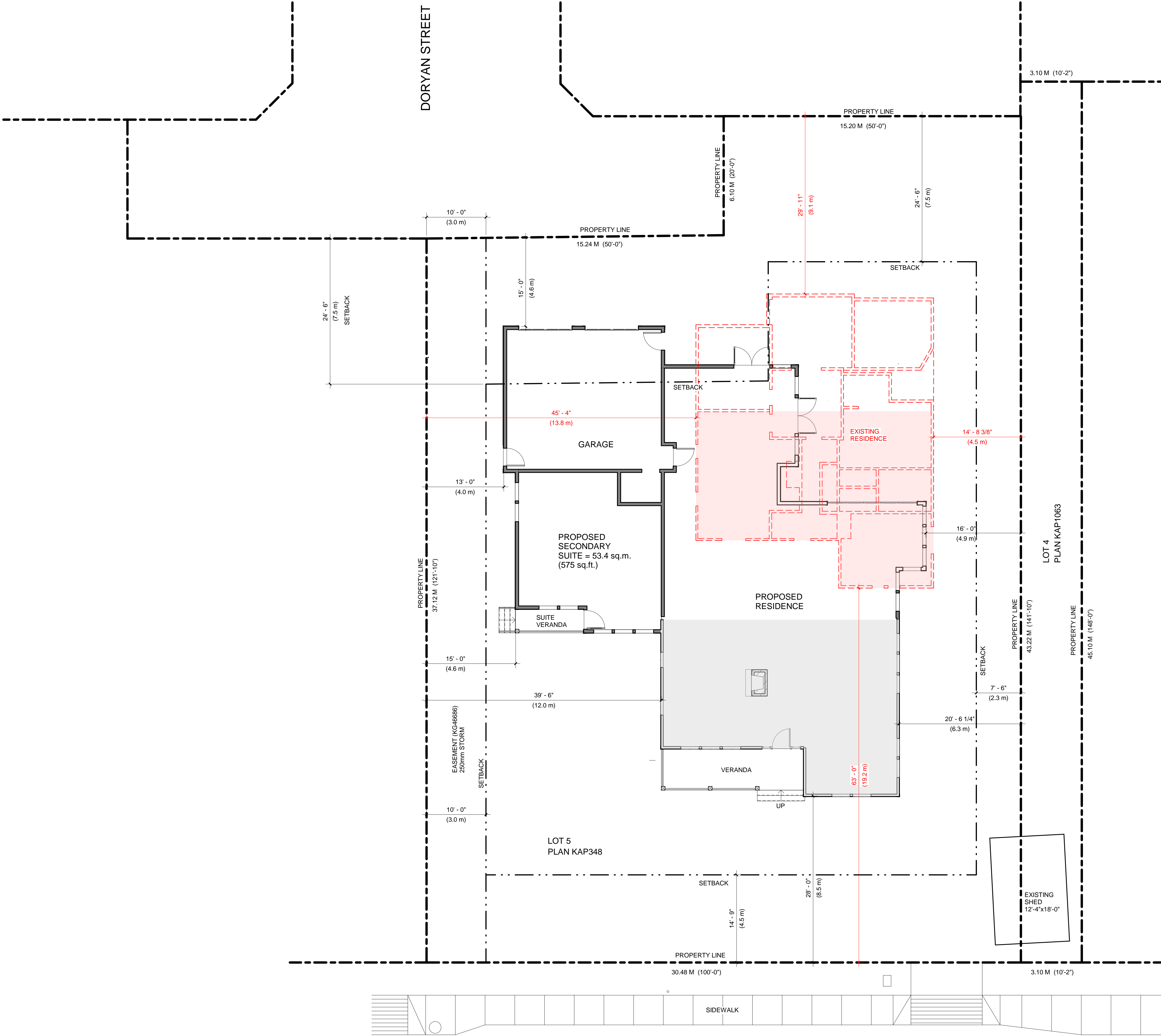
PROJECT DESCRIPTION			
MUNICIPAL ADDRESS: 450 CADDER AVENUE, KELOWNA, B.C.			
LEGAL ADDRESS: LOT 5, PLAN KAP348 LOT 4, PLAN KAP348			
ZONING: RU1			
SITE COVERAGE			
SITE AREA	1,228.12 SQ.M.	(13,220 SQ.FT.)	
BUILDING FOOTPRINT	370.60 SQ.M.	(3,989 SQ.FT.)	
SITE COVERAGE	370.60 SQ.M.	(3,989 SQ.FT.)	= 30.20%
SITE COVERAGE c/w DRIVEWAYS / PARKING	464.8 SQ.M.	(5,003 SQ.FT.)	= 37.84%
AREAS			
MAIN FLOOR	217.76 SQ.M.	(2,344 SQ.FT.)	
UPPER FLOOR	165.18 SQ.M.	(1,778 SQ.FT.)	
GARAGE	61.50 SQ.M.	(662 SQ.FT.)	
VERANDA	15.51 SQ.M.	(167 SQ.FT.)	
COVERED PATIO	18.16 SQ.M.	(195 SQ.FT.)	
SECONDARY SUITE	53.42 SQ.M.	(575 SQ.FT.)	
SECONDARY SUITE VERANDA	4.27 SQ.M.	(46 SQ.FT.)	
TOTAL BUILDING AREA	535.75 SQ.M.	(5,767 SQ.FT.)	
BUILDING SETBACKS			
FRONT YARD	4.5 M (14'-6")	8.53 M (28'-0")	
EAST SIDE YARD	2.3 M (7'-6")	0.50 M (1'-7")	
WEST SIDE YARD	2.3 M (7'-6")	4.00 M (13'-0")	
REAR YARD	7.5 M (24'-7")	4.60 M (15'-0")	

SITE LEGEND	
	PROPERTY LINE
	SETBACK
	2.0 M FENCE
	ROOF OVERHANG
	OFFSITE PARKING
	SIDEWALKS & DRIVEWAYS
	SECONDARY SUITE - PRIVATE OPEN SPACE = 42 SQ.M.

GENERAL NOTES:  
DRAWINGS SHALL NOT BE SCALED.  
CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.  
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATIONS, LEASE, ETC. CARRY ALL ABOVE COPYRIGHT PROTECTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.

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SCHEDULE

This forms part of application  
# HAP18-0011

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

PROJECT NORTH:

SITE LEGEND

---

PROPERTY LINE

- . -

SETBACK

---

EXISTING RESIDENCE

PORTION OF EXISTING RESIDENCE TO BE RELOCATED

EXISTING RESIDENCE RELOCATED

NEW RESIDENCE WALLS

GENERAL NOTES:  
DRAWINGS SHALL NOT BE SCALED.  
CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.  
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

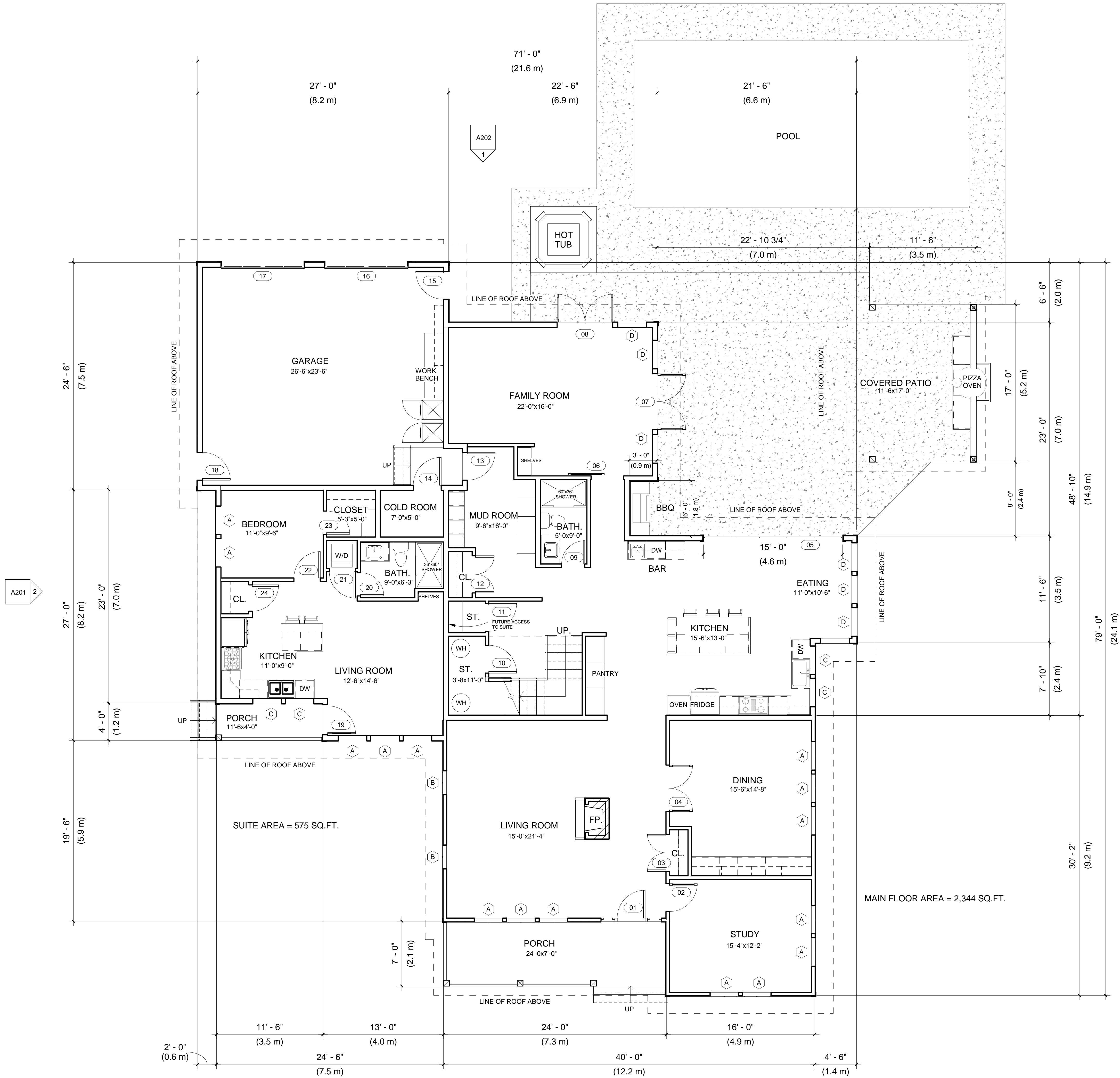
PRELIMINARY NOT FOR CONSTRUCTION

SHANNON MAZZEI DESIGN & DRAFTING 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6 PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca	PROJECT TITLE: <b>SMITH RESIDENCE</b>	MUNICIPAL ADDRESS: 450 Cadder Avenue, Kelowna, BC OWNER CONTACT: Russell Smith 250-826-1079	DRAWING TITLE: <b>SITE PLAN - EXIST. vs NEW</b>	SCALE: 1/8" = 1'-0"	A000a
				DATE: JULY 19, 2018	

DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATIONS, LEASE, ETC. CARRY ALL ABOVE COPYRIGHT PROTECTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.

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SCHEDULE A

This forms part of application

# HAP18-0011

Main Floor Window Schedule						
Mark	Level	Width	Description	Height	Type	Comments
A	T.O. MAIN FLOOR	3' - 0"	Blanner	5' - 0"	TA	
B	T.O. MAIN FLOOR	3' - 0"	Blanner	5' - 0"	TA	
C	T.O. MAIN FLOOR	3' - 0"	Blanner	3' - 0"	TA	
D	T.O. MAIN FLOOR	3' - 0"	Blanner	6' - 0"	TA	
Grand total: 28						

Main Floor Door Schedule					
Mark	Level	Width	Height	Count	Comments
01	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	EXTERIOR DOOR C/W SIDELIGHTS
02	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
03	T.O. MAIN FLOOR	4' - 0"	6' - 8"	1	
04	T.O. MAIN FLOOR	5' - 0"	6' - 8"	1	
05	T.O. MAIN FLOOR	15' - 0"	6' - 8"	1	EXTERIOR FOLDING DOOR SYSTEM
06	T.O. MAIN FLOOR	3' - 6"	6' - 8"	1	
07	T.O. MAIN FLOOR	6' - 0"	6' - 8"	1	EXTERIOR FRENCH DOORS
08	T.O. MAIN FLOOR	6' - 0"	6' - 8"	1	EXTERIOR FRENCH DOORS
09	T.O. MAIN FLOOR	2' - 6"	6' - 8"	1	
10	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
11	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
12	T.O. MAIN FLOOR	4' - 0"	6' - 8"	1	
13	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
14	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
15	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
16	T.O. MAIN FLOOR	9' - 0"	8' - 0"	1	
17	T.O. MAIN FLOOR	9' - 0"	8' - 0"	1	
19	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	EXTERIOR DOOR HALF LIGHT
20	T.O. MAIN FLOOR	2' - 6"	6' - 8"	1	
21	T.O. MAIN FLOOR	2' - 10"	6' - 8"	1	
22	T.O. MAIN FLOOR	2' - 10"	6' - 8"	1	
23	T.O. MAIN FLOOR	2' - 6"	6' - 8"	1	
24	T.O. MAIN FLOOR	2' - 10"	6' - 8"	1	
Grand total: 23					

PRELIMINARY NOT FOR CONSTRUCTION

A102

SCALE: 3/16" = 1'-0"  
DATE: JULY 19, 2018

MAIN FLOOR PLAN

DRAWING TITLE:

MUNICIPAL ADDRESS:  
450 Cadder Avenue, Kelowna, BC  
OWNER CONTACT:  
Russell Smith 250-826-1079

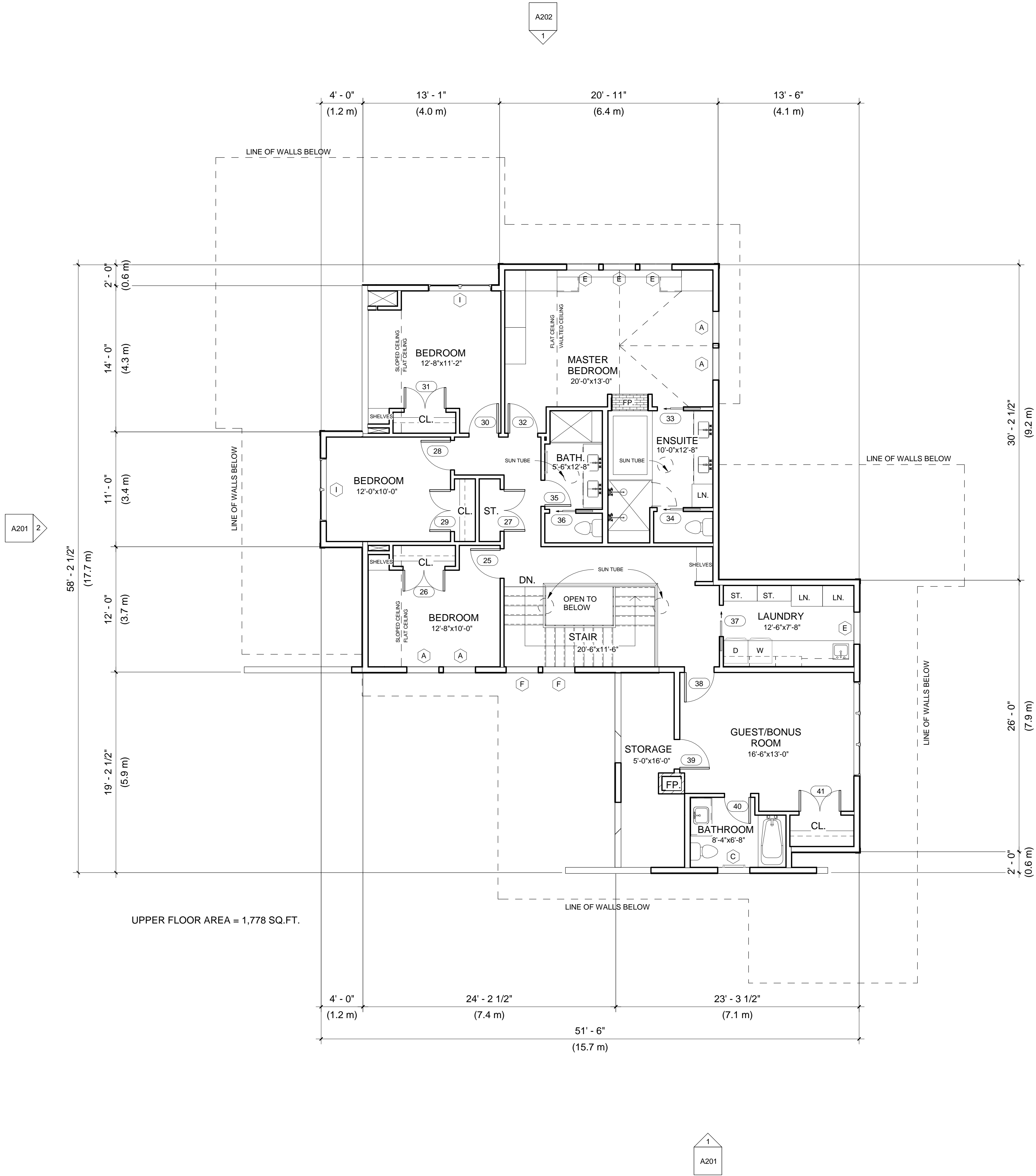
PROJECT TITLE:  
SMITH RESIDENCE

SHANNON MAZZEI  
DESIGN & DRAFTING  
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6  
PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

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GENERAL NOTES:  
DRAWINGS SHALL NOT BE SCALED.  
CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.  
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.





SCHEDULE

A

This forms part of application

# HAP18-0011

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

SHANNON MAZZEI DESIGN & DRAFTING 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6 PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca	PROJECT TITLE: <b>SMITH RESIDENCE</b>	MUNICIPAL ADDRESS: 450 Cadder Avenue, Kelowna, BC OWNER CONTACT: Russell Smith 250-826-1079	DRAWING TITLE: <b>UPPER FLOOR PLAN</b>	SCALE: 3/16" = 1'-0"	
				DATE: JULY 19, 2018	
				A103	

GENERAL NOTES:  
DRAWINGS SHALL NOT BE SCALED.  
CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
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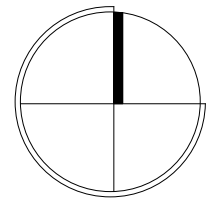
DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATIONS, LEASE, ETC. CARRY ALL ABOVE COPYRIGHT PROTECTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.



SCHEDULE A

This forms part of application  
# HAP18-0011

Planner  
Initials TA



PROJECT NORTH:

PRELIMINARY NOT FOR CONSTRUCTION

A104

SCALE: 3/16" = 1'-0"  
DATE: JULY 19, 2018

ROOF PLAN

DRAWING TITLE:

MUNICIPAL ADDRESS:  
450 Cadder Avenue, Kelowna, BC  
OWNER CONTACT:  
Russell Smith 250-826-1079

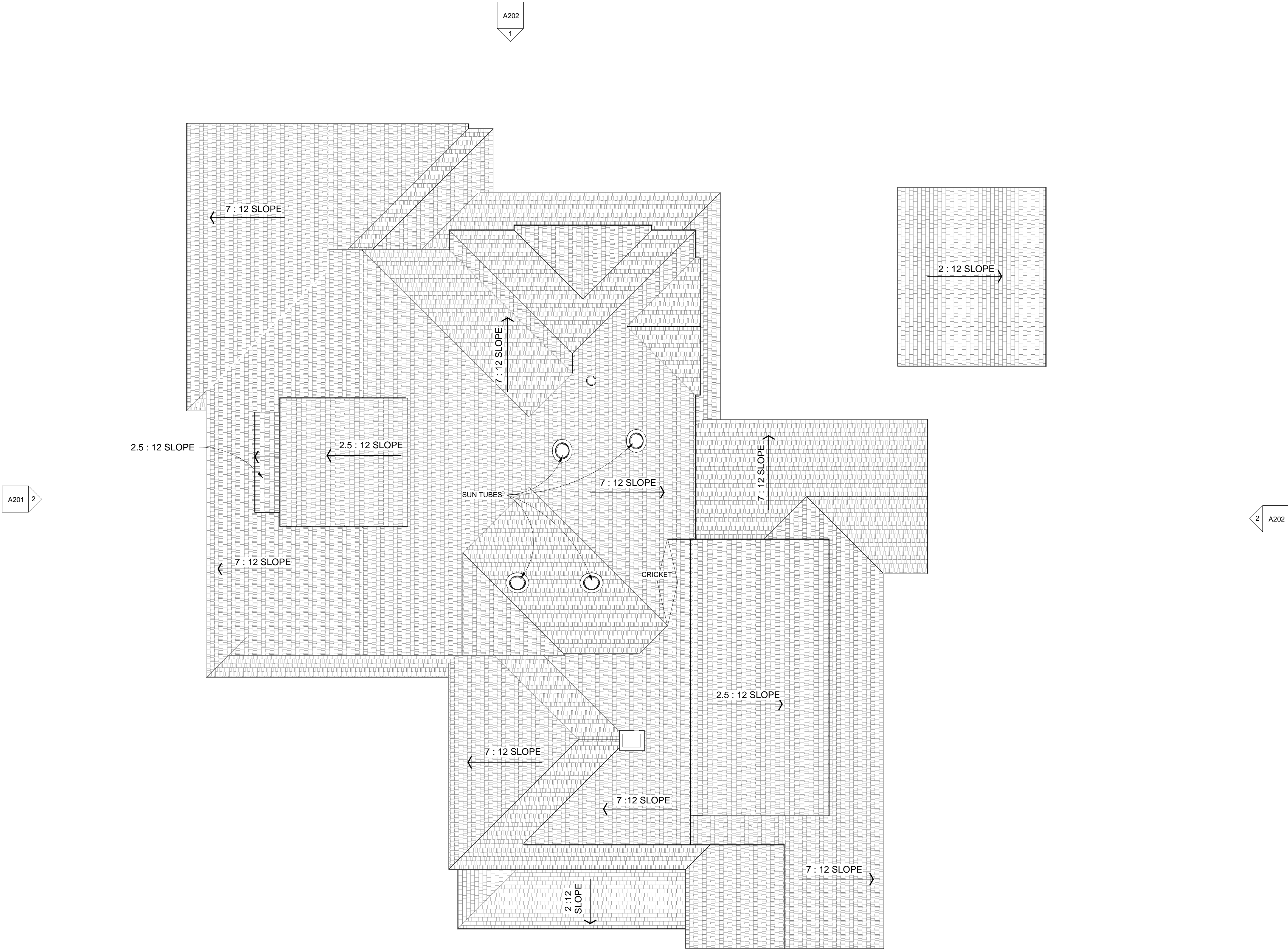
PROJECT TITLE:  
SMITH RESIDENCE

SHANNON MAZZEI  
DESIGN & DRAFTING  
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6  
PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

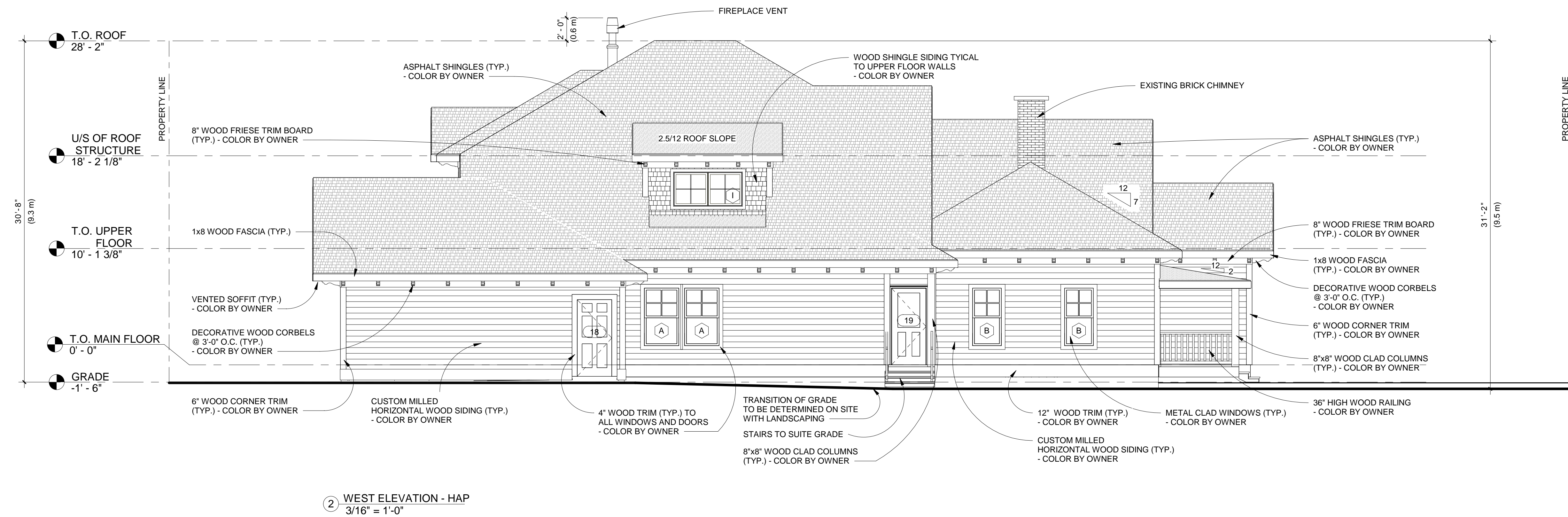
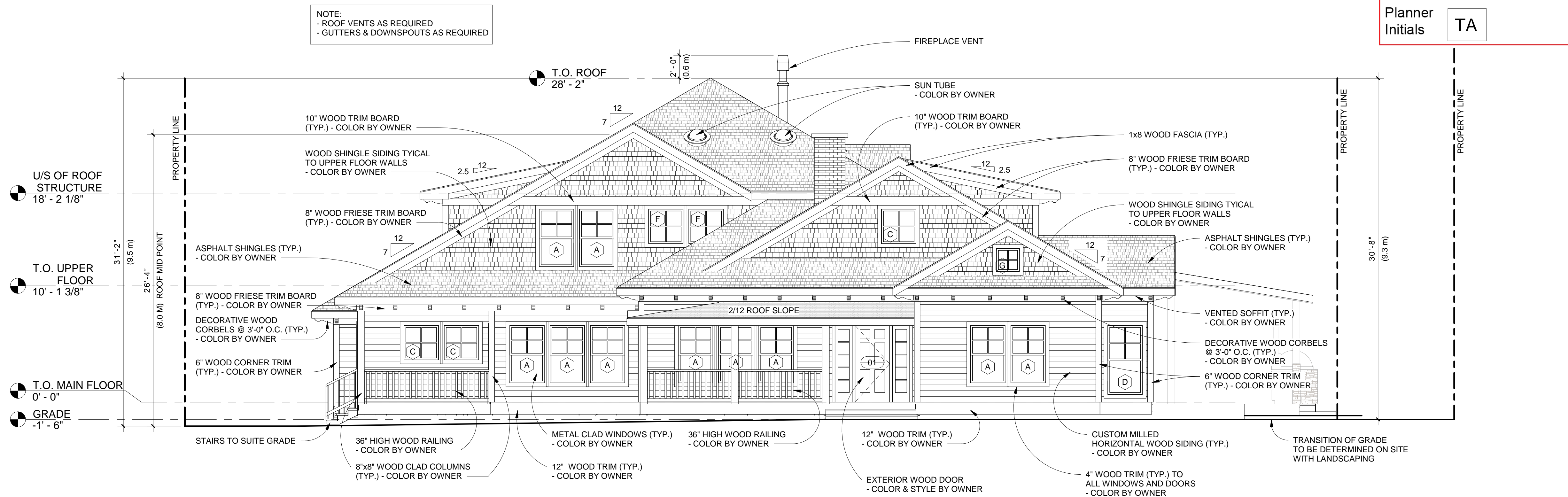
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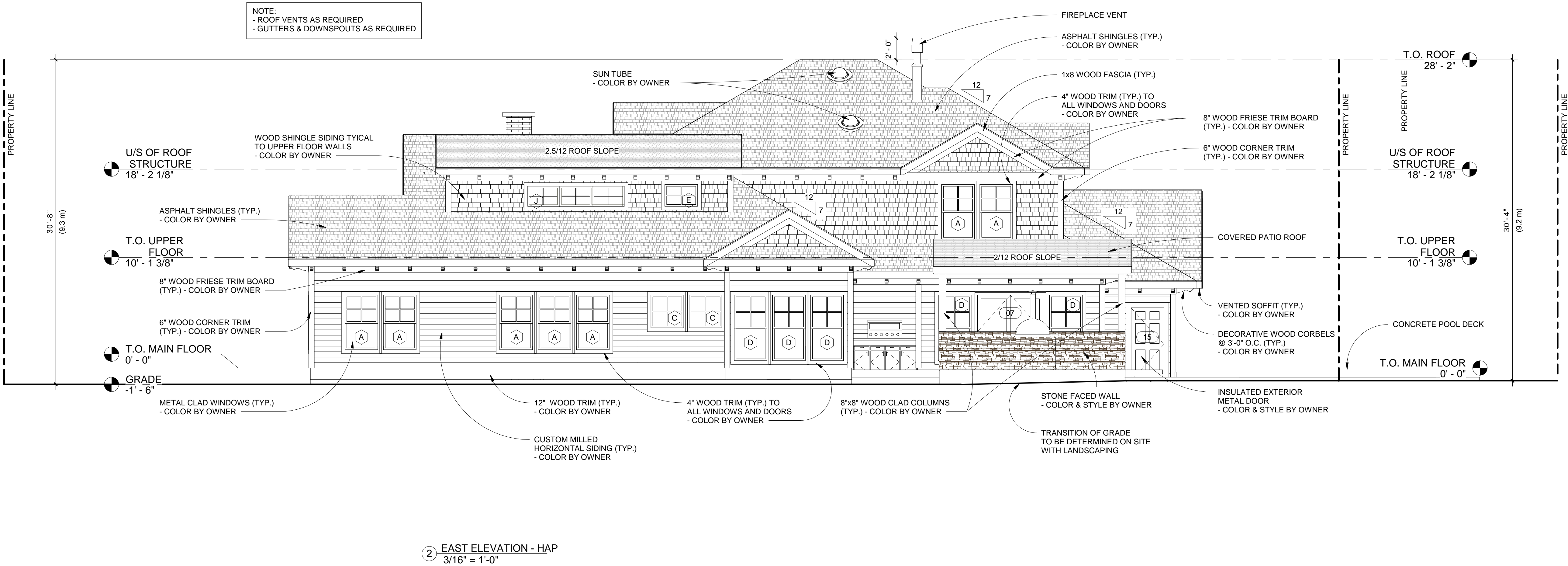
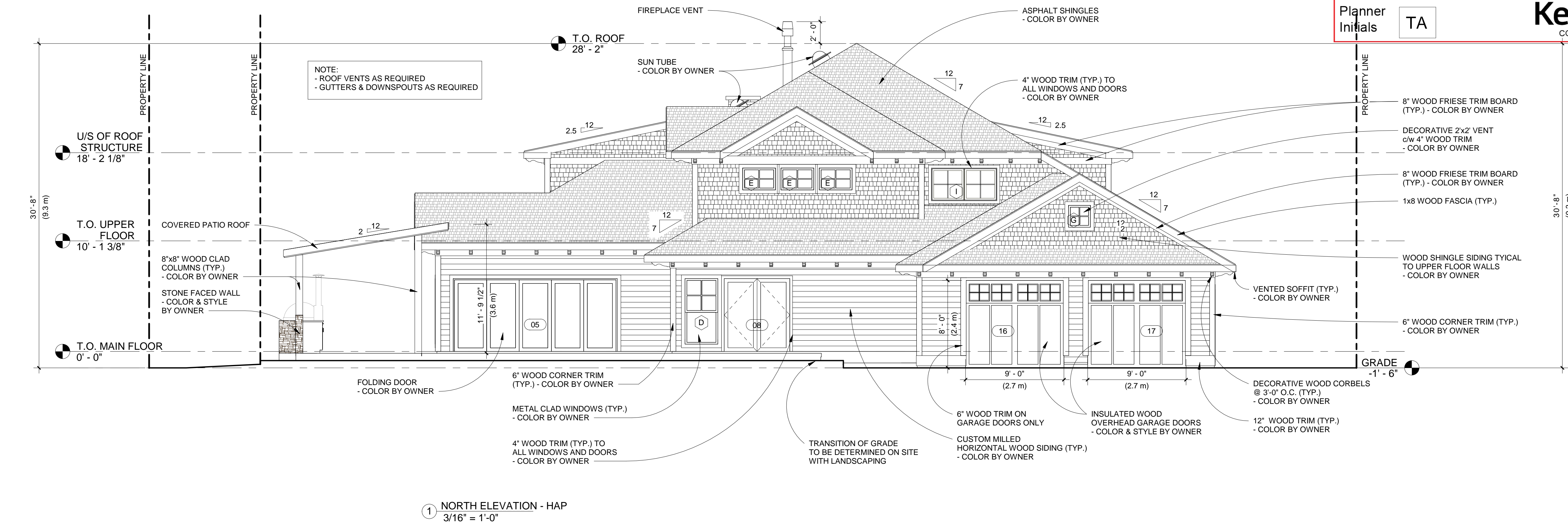
GENERAL NOTES:  
DRAWINGS SHALL NOT BE SCALED.  
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ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTUAL.













SCHEDULE B

This forms part of application  
# HAP18-0011

Planner  
Initials TA



PROJECT NORTH:

A203

SCALE:  
DATE: JULY 19, 2018

DRAWING TITLE:  
3D VIEWS

MUNICIPAL ADDRESS:  
450 Cadde Avenue, Kelowna, BC  
OWNER CONTACT:  
Russell Smith 250-826-1079

PROJECT TITLE:  
SMITH RESIDENCE

SHANNON MAZZEI  
DESIGN & DRAFTING  
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6  
PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATIONS, LEASE, ETC. CARRY ALL ABOVE COPYRIGHT PROTECTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.

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GENERAL NOTES:  
DRAWINGS SHALL NOT BE SCALED.  
CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.  
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

1 3D SOUTH-WEST VIEW

2 3D SOUTH-EAST VIEW

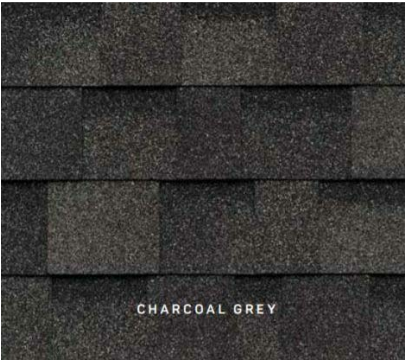
3 3D NORTH-EAST VIEW

4 3D NORTH-WEST VIEW

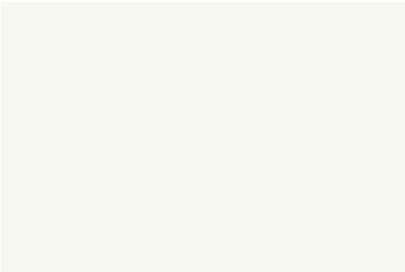
PRELIMINARY NOT FOR CONSTRUCTION



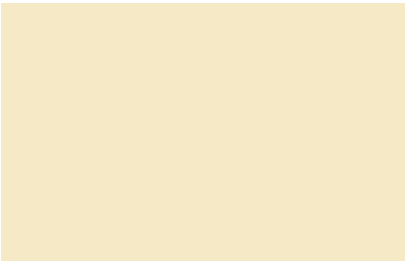
DRAWING SHALL NOT BE SCALED.



ASPHALT SHINGLE ROOFING  
- CHARCOAL GREY



PAINTED WOOD TRIM, FASCIA,  
RAILINGS, POSTS & CORBELS  
- WHITE



PAINTED WOOD  
HORIZONTAL/SHINGLE SIDING  
- CREAM



SCHEDULE

B

This forms part of application

# HAP18-0011

Planner  
Initials

TA

City of  
Kelowna

COMMUNITY PLANNING



PRELIMINARY NOT FOR CONSTRUCTION

DRAWING TITLE:	CB1
SCALE:	
DATE:	JUNE 29, 2018

PROJECT TITLE:	SMITH RESIDENCE
DRAWING TITLE:	SMITH RESIDENCE - COLOUR BOARD

SHANNON MAZZEI  
404 SOUTHVIEW COURT KELOWNA, BC V1Y 1T5 PRT (250) 717-1886

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# CITY OF KELOWNA

## BYLAW NO. 11574

### Official Community Plan Amendment No. OCP18-0001 1229 Richter Street

---

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot A, District Lot 138, ODYD, Plan EPP85357 located on Richter Street, Kelowna, B.C., from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation.
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 19<sup>th</sup> day of March, 2018.

Considered at a Public Hearing on the 10<sup>th</sup> day of April, 2018.

Read a second and third time by the Municipal Council this 10<sup>th</sup> day of April, 2018.

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

---

Mayor

---

City Clerk

# **CITY OF KELOWNA**

## **BYLAW NO. 11575**

### **Z18-0003 - 1229 Richter Street**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 138, ODYD, Plan EPP85357 located on Richter Street, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment 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 19<sup>th</sup> day of March, 2018.

Considered at a Public Hearing on the 10<sup>th</sup> day of April, 2018.

Read a second and third time by the Municipal Council this 10<sup>th</sup> day of April, 2018.

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

---

Mayor

---

City Clerk



# REPORT TO COUNCIL



**Date:** 10/9/2018

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP18-0006 & DVP18-0007      **Owner:** 1120797 BC Ltd. Inc. No.

**Address:** 1229 Richter Street      **Applicant:** Leonard Kerkhoff

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

**OCP Designation:** MRH - Multiple Unit Residential – (High Density)

**Zone:** RM6 – High Rise Apartment housing

---

## 1.0 Recommendation

THAT OCP Amendment Bylaw No. 11574 (OCP18-0001) and Rezoning Bylaw No. 11575 (Z18-0003) and be amended at Third Reading to reflect the updated legal description from:

- Lot 8 District Lot 138 ODYD Plan 1039, located at 1241 Richter Street, Kelowna, BC
- Lot 9 District Lot 138 ODYD Plan 1039, located at 1235 Richter Street, Kelowna, BC
- Lot 10 District Lot 138 ODYD Plan 1039, located at 1229 Richter Street, Kelowna, BC
- Lot 11 District Lot 138 ODYD Plan 1039, located at 1223 Richter Street, Kelowna, BC
- Lot 12 District Lot 138 ODYD Plan 1039, located at 1215 Richter Street, Kelowna, BC
- Lot 13 District Lot 138 ODYD Plan 1039, located at 1205 Richter Street, Kelowna, BC

To:

- Lot A, District Lot 138, ODYD, Plan EPP85357, located at 1229 Richter Street, Kelowna, BC

AND THAT final adoption of OCP Amendment Bylaw No. 11574 (OCP18-0001) and Rezoning Bylaw No. 11575 (Z18-0003) be considered by Council;

AND FURTHER THAT Council authorize the issuance of Development Permit No. DP18-0006 for: Lot A, District Lot 138, ODYD, Plan EPP85357, located at 1229 Richter Street, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";

4. That 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 professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit DVP18-0007 for Lot A, District Lot 138, ODYD, Plan EPP85357, located at 1229 Richter Street, Kelowna, BC;

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted as described and shown in Schedule 'A':

**Section 13.12.6 (b): RM6 – High Rise Apartment Housing Development Regulations**

To vary the maximum site coverage for principal buildings, accessory structures, and parking areas and driveways from 50% to 74%.

**Section 13.12.6 (d): RM6 – High Rise Apartment Housing Development Regulations**

To vary the minimum front yard setback from 6.0m to 4.0m along Richter Street for levels 1 and 2.

**Section 13.12.6 (e): RM6 – High Rise Apartment Housing Development Regulations**

To vary the minimum flanking side yard setback from 6.0m to 3.9m along Clement Avenue for levels 1 and 2.

To vary the minimum flanking side yard setback from 6.0m to 2.1m / 3.8m along Coronation Avenue for levels 1 and 2.

**Section 13.12.6 (f): RM6 – High Rise Apartment Housing Development Regulations**

To vary the minimum rear yard setback from 9.0m to 0.0m / 5.2m along the Lane for levels 1 and 2.

AND THAT the Development Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated January 16<sup>th</sup> 2018;

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

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

## **2.0 Purpose**

To review the Form & Character Development Permit of a proposed 6 storey residential apartment building and to consider a Development Variance Permit to increase the maximum site coverage and to reduce four setbacks for the first two levels of the building.

## **3.0 Community Planning**

The Official Community Plan and Rezoning conditions identified in OCP18-0001 and Z18-0003 have been completed by the Applicant, which includes the Development Engineering conditions as provided in Attachment "A" and the registration of a height restriction covenant to 6 storeys.

### **3.1 Development Permit**

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. The applicant has worked closely with Staff and the neighbourhood and has made multiple changes to the project from the initial application. Initially, all the vehicular access came from the lane for both parkade levels. The adjacent neighbours were concerned with the potential increased level of traffic in the laneway and suggested changes. The applicant revised their site plan to propose a partial closure of the laneway out to Clement

Avneue to reduce vehicle access point on the major arterial road. The first floor parkade access point was relocated to Coronation Avenue, effectively reducing the amount of traffic accessing the lane. As well, the second floor parkade access point was moved southward to improve the safety operations of the lane intersection. Lastly, the adjacent neighbours were concerned about the noise from the exterior parkade ramp and requested a relocation of the upper floor parkade ramp within the interior of parkade. Due to the drive aisle widths and site constraints the ramp could not be located within the parkade without losing significant parking stalls. However, the applicant did redesign the ramp to be enclosed in order to help mitigate the noise to adjacent properties.

Staff are satisfied with all the changes and that all the key design guideline considerations remain intact. One of the main design goals for a 6 storey apartment buildings is to either 'step back' the upper floor or 'bump out' the ground-oriented floor. Key design guidelines that are being accomplished on the project are as follows:

1. Locate the parking, garbage, and recycling at the 'back of house' of the development project;
2. Incorporate significant outdoor amenity space for the residents to enjoy;
3. Provide ground oriented housing along all the street interfaces;
4. Resolve the vehicular parking and access issues.
5. Provide an architecturally interesting project with adequate windows, balconies, decks, and facaded articulation.
6. Utilize open space for landscaping and provide the potential for the provision of a community garden in the decommissioned lane.

### 3.2 Development Variance Permit

The applicant is requesting one site coverage variance and four setback variances. All the variances are related to the first two floors only. Most of the variances are related to the use of the RM6 zone and the setback and site coverage variances are typical of mid-rise apartment buildings in urban locations. Staff are still working on permitting 5 and 6 storeys within the City's major multi-family zones and other associated zoning regulation updates.

## 4.0 **Proposal**

### 4.1 Project Description

The applicant is proposing the construction of a six-storey, 59-unit apartment building. The project's proposed floor area ratio of 1.88. The ground floor has 12 ground oriented townhouses concealing the parkade with the main entrance lobby located near the corner of Clement Avenue and Richter Street. The parkade has two floors with separate vehicular entrances. The first floor vehicle entrance is accessed directly from Coronation Avenue and the second floor parkade ramps down to access from the rear lane. The visitor parking is located along the rear lane. The third floor is the beginning of the apartment building and contains an indoor amenity space that connects to a common landscaped rooftop deck area. There are 39 2-bed units and 20 1-bed units.

The materials include cement board panels and horizontal siding with hardie board. The trim and aluminium railing containing a charcoal colour with 'iron grey' window frames. The parkade will contain painted concrete with reveals. See Rendering below for form and character context.





#### 4.2 Site Context

The subject properties are located just outside the 'City Centre' Urban Centre on the south side of Clement Ave. The six lots have a combined area of 2,965m<sup>2</sup> in a neighbourhood with a mix of residential, industrial, and institutional uses. The properties are connected to urban services and are located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional I2 – General Industrial	RCMP Building Vacant Land
East	RU2 – Medium Lot Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

## Subject Properties Map: 1229 Richter Street



## 4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RM6 ZONE REQUIREMENTS		PROPOSAL	
Development Regulations				
General Regulations				
Height	55.0 m or 16 storeys		19.7 m or 6 storeys	
FAR	1.5 -2.0 Max		1.88	
Site coverage of buildings	50%		74% ❶	
Private Open Space	942 m²		1,067 m²	
Setback Regulations				
	Level 1-2	Level 3-6	Level 1-2	Level 3-6
Front Yard (Richter)	6.0 m		4.0 m ❷	6.1 m
Side Yard (Clement)	6.0 m		3.9 m ❸	7.2 m
Side Yard (Coronation)	6.0 m		2.1 m / 3.8 m ❹	17.8 m
Rear Setback (Lane)	9.0 m		0.0 m / 5.2 m ❺	9.7 m
Parking Regulations				

Zoning Analysis Table		
CRITERIA	RM6 ZONE REQUIREMENTS	PROPOSAL
Minimum Parking Requirements	84 stalls	85 stalls
Minimum Visitor Parking	9 stalls	9 stalls
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 55.3% (52 stalls) Medium Size: 36.2% (34 stalls) Compact Size: 9.6% (9 stalls) Accessible Stalls: 2.1% (2 stalls)
Minimum Drive Aisle Width	7.0 m	7.0 m
Minimum Bicycle Parking	30 (Class 1) 6 (Class 2)	34 (Class 1) 6 (Class 2)
❶ Variance requested to increase the maximum site coverage. ❷ Variance requested to decrease the setback to Richter Street. ❸ Variance requested to decrease the setback to Clement Avenue. ❹ Variance requested to decrease the setback to Coronation Street. ❺ Variance requested to decrease the setback to the Lane.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### DEVELOPMENT PERMIT GUIDELINES

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	x		
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	x		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	x		
Does interim development consider neighbouring properties designated for more intensive development?			x
Are façade treatments facing residential areas attractive and context sensitive?	x		
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?			x
Is the design unique without visually dominating neighbouring buildings?	x		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			x

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	x		
Are parkade entrances located at grade?	x		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	x		
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	x		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	x		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	x		
Are façades articulated with indentations and projections?	x		
Are top, middle and bottom building elements distinguished?	x		
Do proposed buildings have an identifiable base, middle and top?	x		
Are building facades designed with a balance of vertical and horizontal proportions?	x		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	x		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	x		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	X		
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	x		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	x		
Are elements other than colour used as the dominant feature of a building?	X		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			x
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	x		
Are alternative and active modes of transportation supported through the site design?	x		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?	x		
Is parking located behind or inside buildings, or below grade?	x		
Are large expanses of parking separated by landscaping or buildings?	x		
Are vehicle and service accesses from lower order roads or lanes?	x		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	X		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?			X
Are green walls or shade trees incorporated in the design?			X
Does the site layout minimize stormwater runoff?			x
Are sustainable construction methods and materials used in the project?	unknown		
Are green building strategies incorporated into the design?		x	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	x		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	x		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	X		
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	x		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	X		
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	x		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are building materials vandalism resistant?	unknown		
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?			x
Is signage design consistent with the appearance and scale of the building?			x
Are signs located and scaled to be easily read by pedestrians?			x
For culturally significant buildings, is the signage inspired by historical influences?			x
<b>Lighting</b>			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?	X		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			X
Is suitably scaled pedestrian lighting provided?			x
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			x

## 6.0 Technical Comments

### 6.1 Development Engineering

- See attached Memo dated January 16<sup>th</sup> 2018.

## 7.0 Application Chronology

Date of Application Received: January 9<sup>th</sup> 2018  
Date of Public consultation: n/a

**Report Prepared by:** Adam Cseke, Urban Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved by:** Ryan Smith, Community Planning Manager

### Attachments:

Development Engineering Comments dated January 16<sup>th</sup> 2018 (Attachment 'A')  
Development Permit (Schedule A, B, & C)

---

**CITY OF KELOWNA**

**MEMORANDUM**

---

**Date:** January 16, 2018  
**File No.:** DP18-0006  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1205-1241 Richter Street

**ATTACHMENT A**

This forms part of application

# DP18-0006

Planner  
Initials

AC



---

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

**1. General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0003.

---

James Kay, P.Eng.  
Development Engineering Manager

JA



# DRAFT Development Permit & Development Variance Permit DP18-0006 & DVP18-0007



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

1229 Richter Street

and legally known as

Lot A, District Lots 138, ODYD, Plan EPP85357

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

## **Apartment Building**

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

Date of Decision: Oct 9<sup>th</sup> 2018

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive

**This permit will not be valid if development has not commenced by December 5, 2019.**

Existing Zone: RM6

Future Land Use Designation: MRH

## **This is NOT a Building Permit.**

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

## **NOTICE**

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

Owner: 1120797 BC Ltd. Inc. No.

Applicant: Leonard Kerkhoff

---

Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

Date

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted as described and shown in Schedule 'A':

### **Section 13.12.6 Development Regulations (b)**

To vary the maximum site coverage for principal buildings, accessory structures, and parking areas and driveways from 50% to 74%.

### **Section 13.12.6 Development Regulations (d)**

To vary the minimum front yard setback from 6.0m to 4.0m along Richter Street for levels 1 and 2.

### **Section 13.12.6 Development Regulations (e)**

To vary the minimum flanking side yard setback from 6.0m to 3.9m along Clement Avenue for levels 1 and 2.

To vary the minimum flanking side yard setback from 6.0m to 2.1m / 3.8m along Coronation Avenue for levels 1 and 2.

### **Section 13.12.6 Development Regulations (f)**

To vary the minimum rear yard setback from 9.0m to 0.0m / 5.2m along the Lane for levels 1 and 2.

This Development Permit and Development Varaince Permit is valid for two (2) years from the Date of Decsion by City Council, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$167,579.50 calculated from: (\$237,150.60 - \$103,087.00) x 1.25**

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.



#### **4. INDEMNIFICATION**

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

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

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

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

# SCHEDULE

## A & B

This forms part of application  
# DP18-0006 / DVP18-0007

Planner Initials **AC**



City of  
**Kelowna**  
COMMUNITY PLANNING



**NORTHWEST CORNER VIEW**  
SCALE: N.T.S.

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**FOCUS**  
ARCHITECTURE  
INCORPORATED

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t 604.853.3222 f 604.853.3442  
e info@focus.ca

2018-07-13	PLANNING REVISIONS
2017-11-24	ISSUED FOR RZDP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-09-12	ISSUED FOR PLANNING REVIEW
REVISIONS	
CONSULTANT	

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205, 1215, 1223, 1229, 1235, 1241  
RICHTER STREET, KELOWNA, BC

DRAWING TITLE

RENDERING

DATE	2017.10.24	FILE NO.
DWN.	KS	
CHK.	CH	<b>1708</b>

SEAL  
SHEET NO.

**DP-0.0A**





## SCHEDULE A & B

This forms part of application  
# DP18-0006 / DVP18-0007

Planner  
Initials

AC





# SCHEDULE

## A & B

This forms part of application  
# DP18-0006 / DVP18-0007

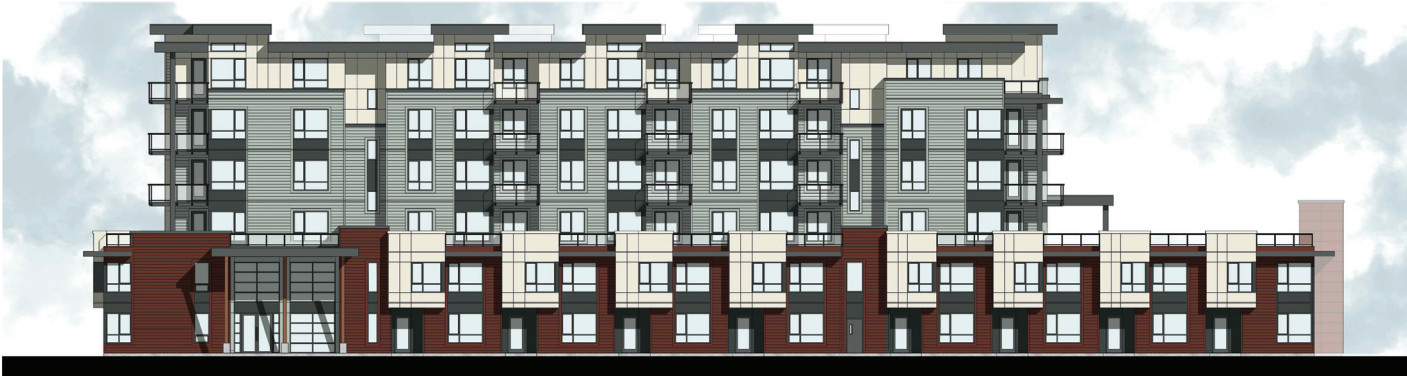
Planner Initials

AC



City of  
**Kelowna**  
COMMUNITY PLANNING

MATERIAL	COLOUR SCHEME
CEMENT BOARD PANEL SIDING 1	COMBLESTONE, JAMES HARDIE
CEMENT BOARD PANEL SIDING 2	IRON GREY, JAMES HARDIE
CEMENT BOARD HORIZONTAL SIDING	LIGHT MIST, JAMES HARDIE
PANEL SIDING & HARDIE CEMENT BOARD	COUNTRYLANE RED, JAMES HARDIE
TRIMS	HC-166, KENDALL CHARCOAL - BENJAMIN MOORE
WINDOW FRAMES	MATCH IRON GREY
ALUMINUM RAILINGS	CHARCOAL



**WEST ELEVATION ALONG RICHTER STREET**  
SCALE: N.T.S.



**NORTH ELEVATION ALONG CLEMENT AVENUE**  
SCALE: N.T.S.



**SOUTH ELEVATION ALONG CORONATION AVENUE**  
SCALE: N.T.S.



**EAST ELEVATION ALONG LANE**  
SCALE: N.T.S.

2018-07-13	PLANNING REVISIONS
2017-11-24	ISSUED FOR R2DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-08-12	ISSUED FOR PLANNING REVIEW
REVISIONS	
CONSULTANT	

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205, 1215, 1225, 1229, 1235, 1241  
RICHTER STREET, KELOWNA, BC

DRAWING TITLE

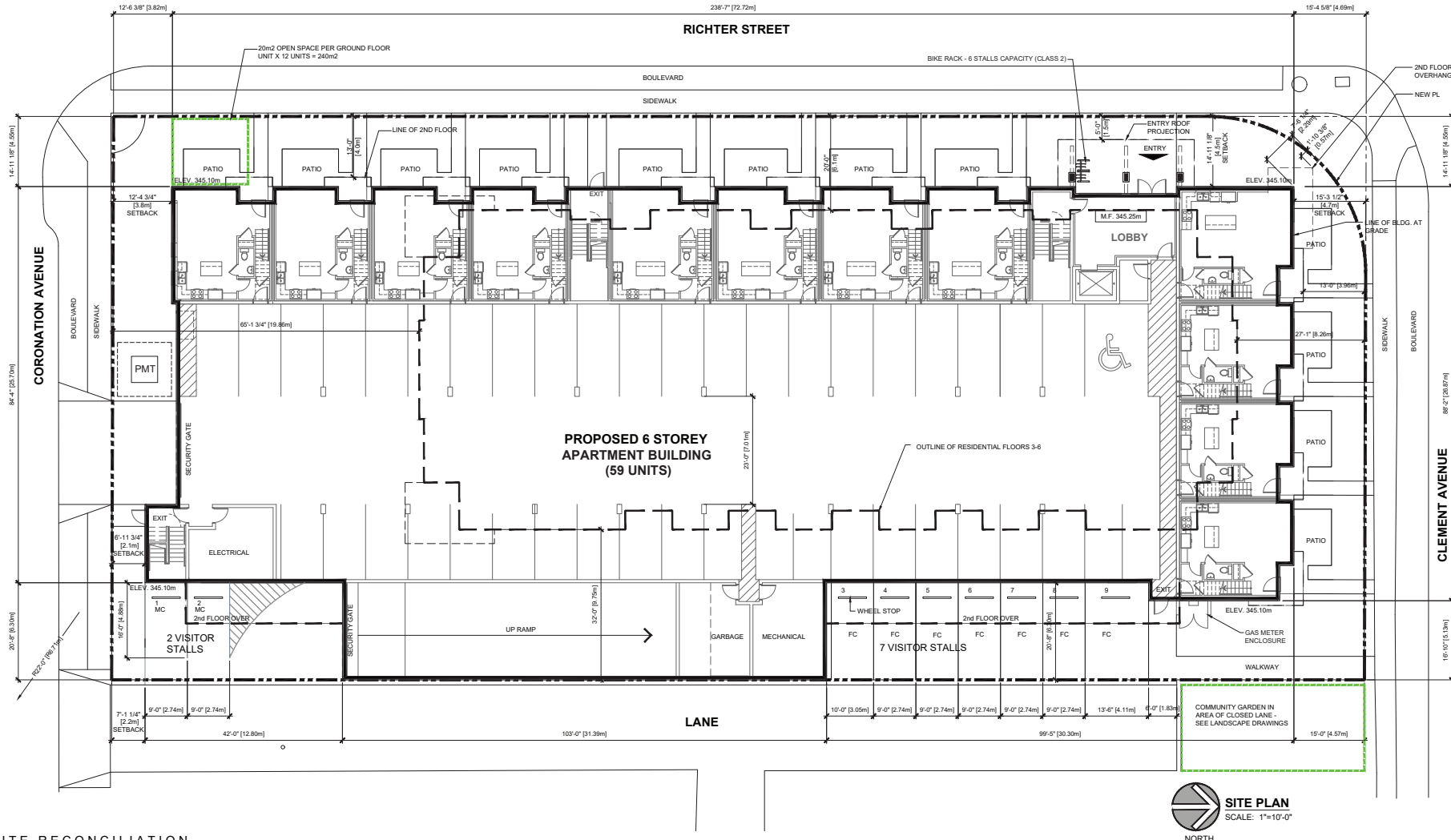
**COLOURED ELEVATIONS**

DATE	2017.10.24	FILE NO.
DWN.	KS	<b>1708</b>
CHK.	CH	

SEAL  
SHEET NO.

**DP-0.0B**





## SITE RECONCILIATION

**CIVIC ADDRESS:** 1205, 1215, 1223, 1229, 1241 Richter Street, Kelowna, BC

**LEGAL DESCRIPTION:** LOTS 8,9,10,11,12,13, DISTRICT LOT 138 PLAN KAP 1039

**ZONE:** EXISTING: RM6  
PROPOSED: RM6

**LOT AREAS:**

GROSS LOT AREA: 31,911 m<sup>2</sup> / 2,964.6 m<sup>2</sup>

NET LOT AREA: 31,890 m<sup>2</sup> / 2,962.7 m<sup>2</sup>

ROAD DEDICATION (CORNER RADIUS): 20.789 m / 1.93 m<sup>2</sup>

NET LOT AREA: 31,890 m<sup>2</sup> / 2,962.7 m<sup>2</sup>

DENSITY (FLOOR AREA RATIO): 1.5 - 2.0 (RM6)

PROPOSED: 5,582 m<sup>2</sup> / 2,962.7 m<sup>2</sup> = 1.88 (BASED ON RESIDENTIAL FLOOR AREA)

NUMBER OF UNITS: 59 (39 - 2 BED & 20 - 1 BED)

**LOT COVERAGE:**

ALLOWABLE: 50%

PROPOSED: 73.8% = 2,185 m<sup>2</sup> / 2,962.7 m<sup>2</sup> - LEVELS 1 & 2 - (INCL. PARKADE & RAMP)

(50% IS PARKADE, 23.8% IS RESIDENTIAL ON LEVELS 1 & 2)

39.6% = 1,172 m<sup>2</sup> / 2,962.7 m<sup>2</sup> - LEVELS 3 - 6 - (RESIDENTIAL ONLY)

**MAXIMUM HEIGHT:**

ALLOWABLE: LESSER OF 55.0m or 16.0 STOREYS

PROPOSED: 6 STOREYS (APPROX 19.7m) ROOF ELEV AT APPROX. 364.95m

**SETBACKS:**

SOUTH (CORONATION) 6.0m

NORTH (CLEMENT) 6.0m

EAST (LANE) 6.0m

WEST (RICHTER) 6.0m

PROPOSED: 2.1m / 3.8m

PROPOSED: 3.8m

PROPOSED: 7.2m

PROPOSED: 9.7m

PROPOSED: 6.1m

**PARKING REQUIREMENTS:**

**RESIDENTS PARKING:**

REQUIRED: 39 (2 BED) UNITS x 1.5 = 58.5 CARS

20 (1 BED) UNITS x 1.25 = 25 CARS

TOTAL = 84 CARS

PROVIDED: 85 CARS (43 ON LEVEL 1 & 42 ON LEVEL 2)

**VISITOR PARKING:**

REQUIRED: 59 UNITS x 0.14 = 8.43 CARS = 9 CARS

PROVIDED: 9 CARS AT LANE (2 MC & 7 FC)

**BICYCLE PARKING:**

CLASS I REQ'D: 59 UNITS x 0.5 = 30 SPACES

CLASS II REQ'D: 59 UNITS x 0.1 = 6 SPACES

CLASS III REQ'D: 6 SPACES IN RACK AT LOBBY

**RESIDENTIAL SUMMARY:**

LEVEL 1 = 12 UNITS

LEVEL 2 = 0 UNITS

LEVEL 3 = 12 UNITS

LEVEL 4 = 12 UNITS

LEVEL 5 = 12 UNITS

LEVEL 6 = 11 UNITS

TOTAL = 59 UNITS

PRIVATE OPEN SPACE:

REQUIRED: 39 (2 BED) UNITS x 18.0m<sup>2</sup> = 702m<sup>2</sup>

20 (1 BED) UNITS x 12.0m<sup>2</sup> = 240m<sup>2</sup>

TOTAL = 942m<sup>2</sup>

PROVIDED: 240 m<sup>2</sup> (LEVEL 3 OUTDOOR)

778 m<sup>2</sup> (LEVEL 3 OUTDOOR)

51 m<sup>2</sup> (LEVEL 3 INDOOR)

1,069 m<sup>2</sup> TOTAL

**GROSS RESIDENTIAL FLOOR AREA:**

7,152 SF

7,743 SF

11,555 SF

11,555 SF

11,555 SF

10,547 SF

TOTAL = 65,106 SF (5,582 m<sup>2</sup>)

**UNIT SUMMARY**

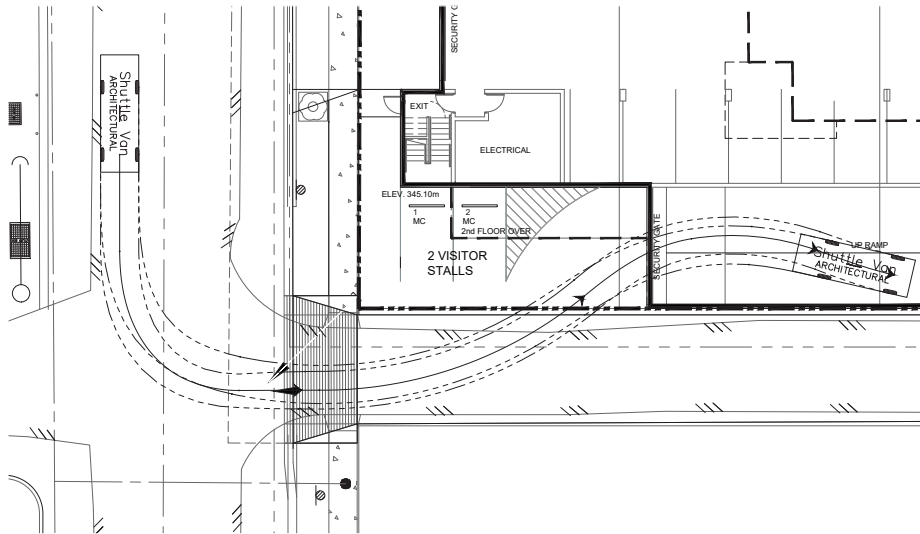
UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	TOTAL	UNIT AREA	TOTAL AREA
A   1 BED 1 BA	0	0	5	5	5	5	20	641	12,820
B   2 BED 2 BA	0	0	3	3	3	3	12	895	10,740
C   2 BED 2 BA	0	0	1	3	3	1	8	939	7,512
D   2 BED 2 BA	0	0	1	1	1	1	4	876	3,504
E   2 BED 1 BA	0	0	2	0	0	0	2	747	1,494
F   2 BED 1 BA	0	0	0	0	0	1	1	1,159	1,159
G   2 BED 1 BA	5	0	0	0	0	0	5	1,049	5,245
H   2 BED 1 BA	1	0	0	0	0	0	1	1,074	1,074
I   2 BED 1 BA	1	0	0	0	0	0	1	1,074	1,074
J   2 BED 1 BA	4	0	0	0	0	0	4	1,122	4,488
K   2 BED 1 BA	1	0	0	0	0	0	1	1,231	1,231
L   2 BED 1 BA	12	0	12	12	12	11	59	TOTAL	50,341

## SCHEDULE A & B

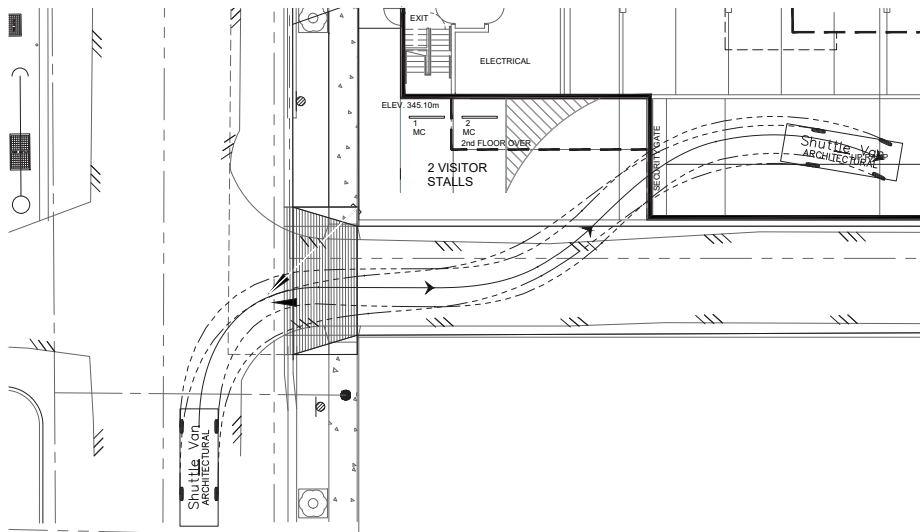
This forms part of application  
# DP18-0006 / DVP18-0007

Planner Initials AC

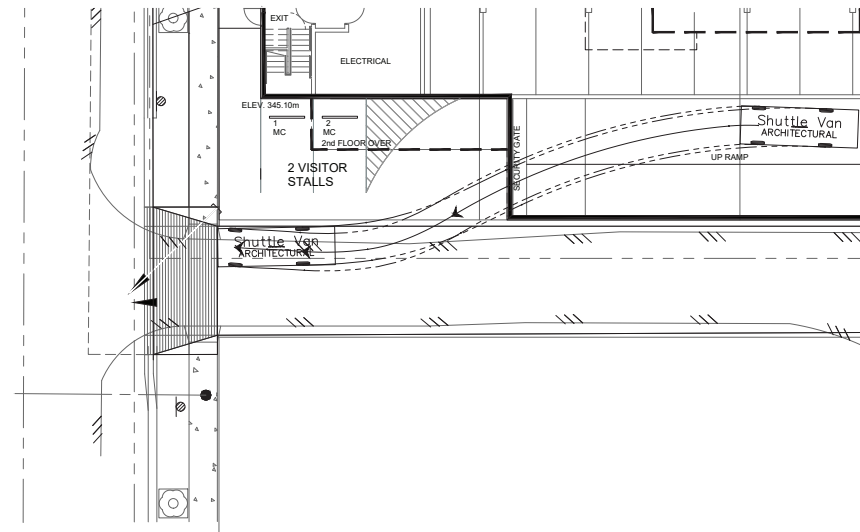




**ENTERING FROM EAST BOUND**  
 SCALE: 1"=10'-0"



**ENTERING FROM WEST BOUND**  
 SCALE: 1"=10'-0"



**EXITING FROM PARKADE THRU LANE**  
 SCALE: 1"=10'-0"

# SCHEDULE A & B

This forms part of application  
 # DP18-0006 / DVP18-0007

Planner  
 Initials AC

City of  
**Kelowna**  
 COMMUNITY PLANNING



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 t 604.853.5222 f 604.853.5442  
 e info@focus.ca

2018-07-13	PLANNING REVISIONS
2017-11-24	ISSUED FOR R2DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-08-12	ISSUED FOR PLANNING REVIEW

REVISIONS  
 CONSULTANT

CLIENT  
**KERROFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205, 1215, 1223, 1229, 1235, 1241  
 RIGHTER STREET, KELOWNA, BC

DRAWING TITLE  
**VEHICLE ACCESS**

DATE 2017.10.24 FILE NO.  
 DWN: KS  
 CHK: CH **1708**

SEAL  
 SHEET NO.

**DP-0.01a**





ation  
007

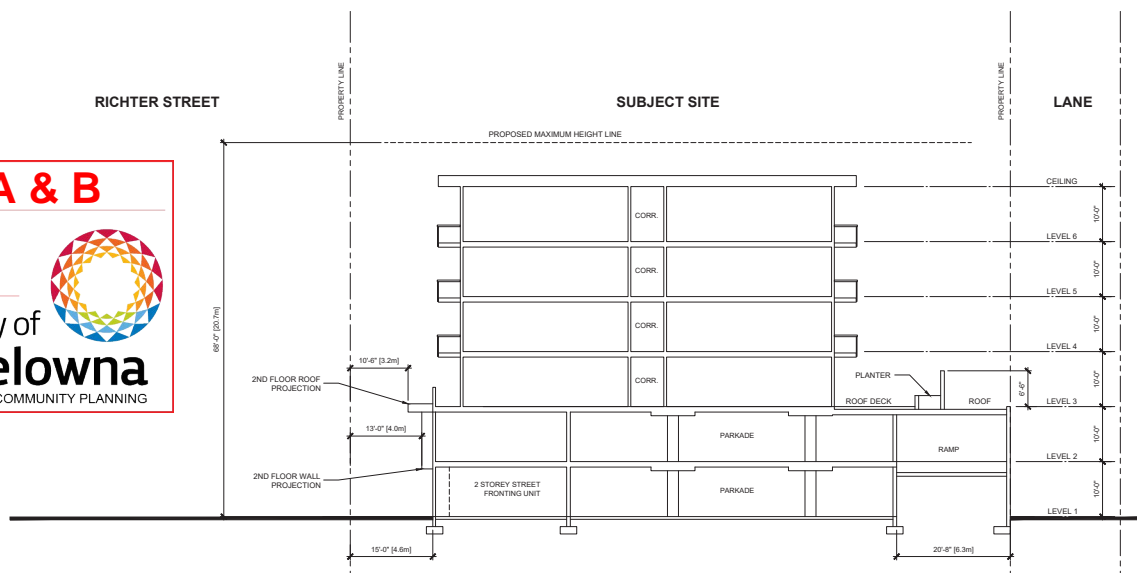
City of  
**Kelowna**  
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**DP-0.02**

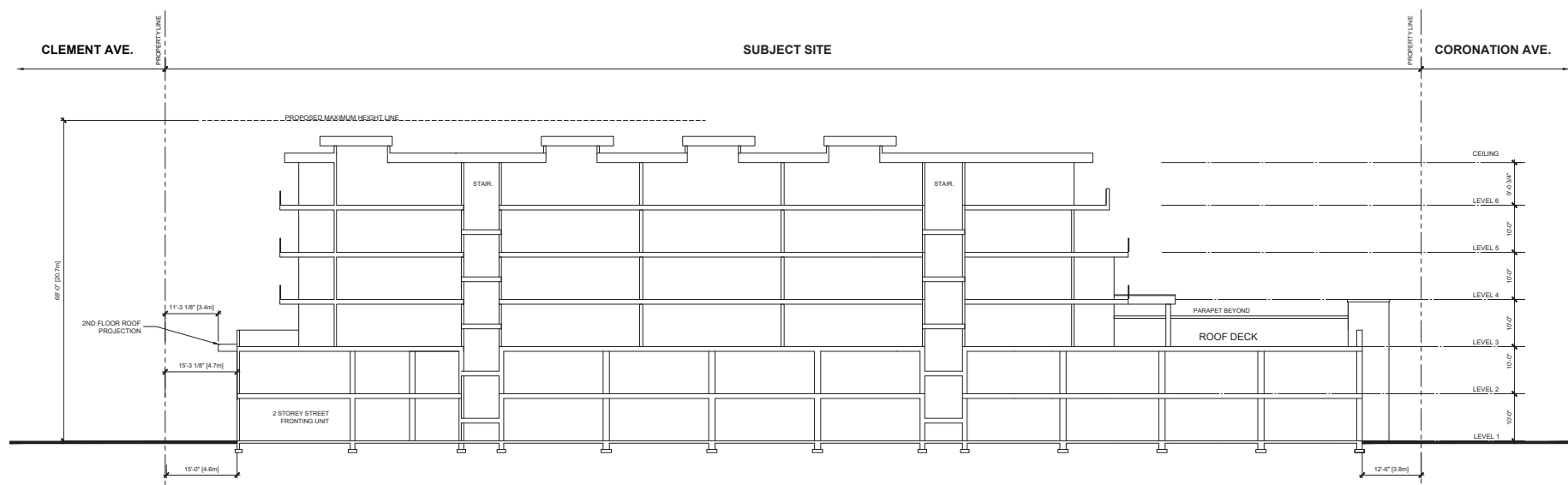
# SCHEDULE A & B

This forms part of application  
# DP18-0006 / DVP18-0007

Planner  
Initials AC



**A SITE SECTION 'A' (ALONG CORONATION STREET)**  
SCALE: 3/32" = 1'-0"



**B SITE SECTION 'B' (ALONG RICHTER STREET)**  
SCALE: 3/32" = 1'-0"

2018-07-10	PLANNING REVISIONS
2017-11-24	ISSUED FOR RZDP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-08-12	ISSUED FOR PLANNING REVIEW
REVISIONS	
CONSULTANT	

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205, 1215, 1223, 1229, 1235, 1241  
RICHTER STREET, KELOWNA, BC

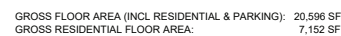
DRAWING TITLE  
**SITE SECTIONS**

DATE: 2017.10.24 FILE NO.  
DWN: KS  
CHK: CH **1708**

SEAL  
SHEET NO.

**DP-0.03**





# SCHEDULE

## A & B

This forms part of application

# DP18-0006 / DVP18-0007

Planner Initials AC

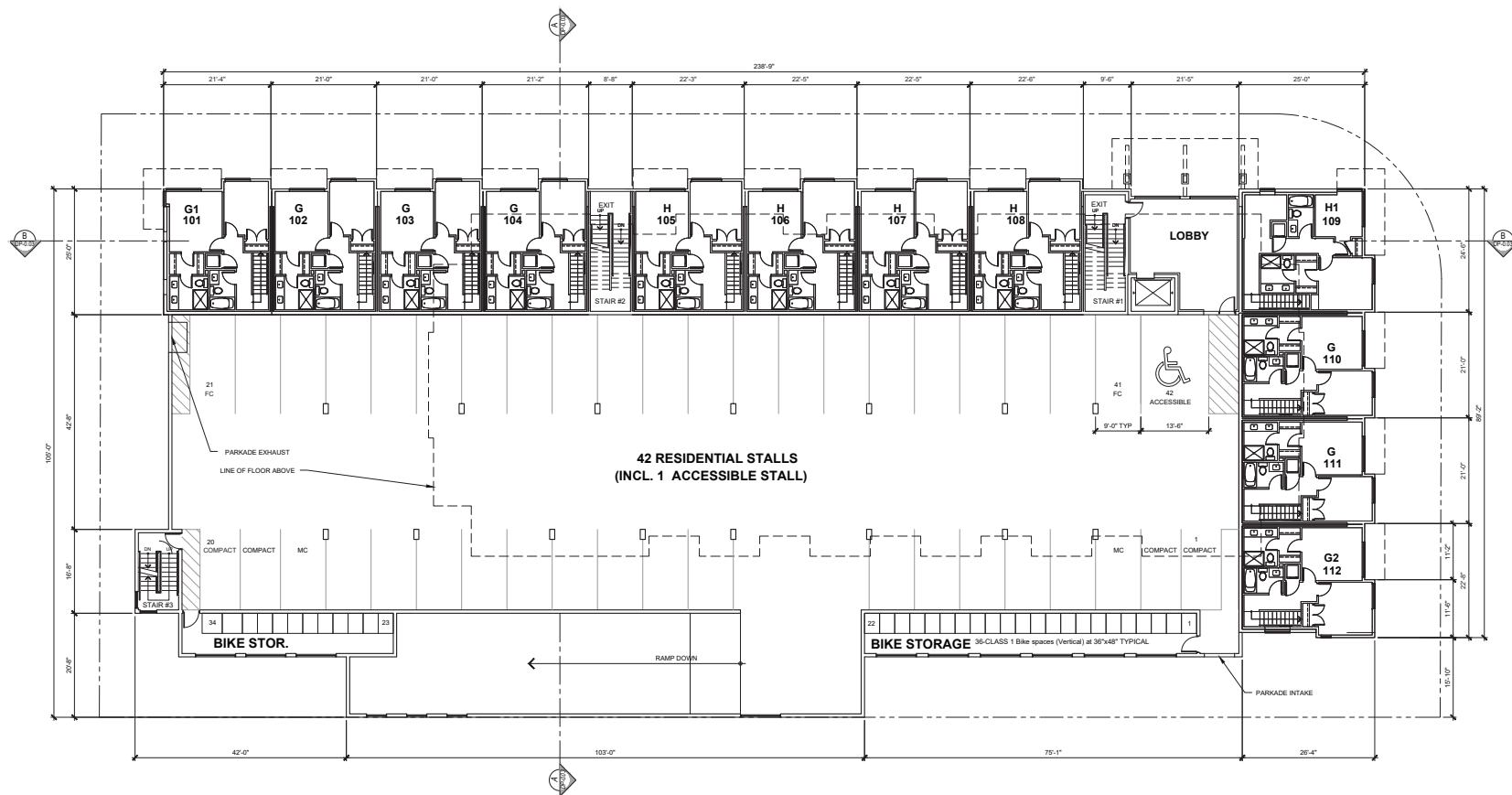


City of  
**Kelowna**  
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e info@focus.ca



### LEVEL 2 FLOOR PLAN

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

GROSS FLOOR AREA (INCL RESIDENTIAL & PARKING): 21,456 SF  
GROSS RESIDENTIAL FLOOR AREA: 7,742 SF

2018-07-19	PLANNING REVISIONS
2017-11-24	ISSUED FOR R2DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-09-12	ISSUED FOR PLANNING REVIEW
REVISIONS	
CONSULTANT	

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205, 1215, 1223, 1229, 1235, 1241  
RICHTER STREET, KELOWNA, BC

DRAWING TITLE

**LEVEL 2  
FLOOR PLAN**

DATE: 2017.10.24 FILE NO.  
DWN: KS  
CHK: CH **1708**

SEAL  
SHEET NO.

**DP-1.02**









# SCHEDULE A & B

This forms part of application  
**# DP18-0006 / DVP18-0007**

Planner Initials **AC**

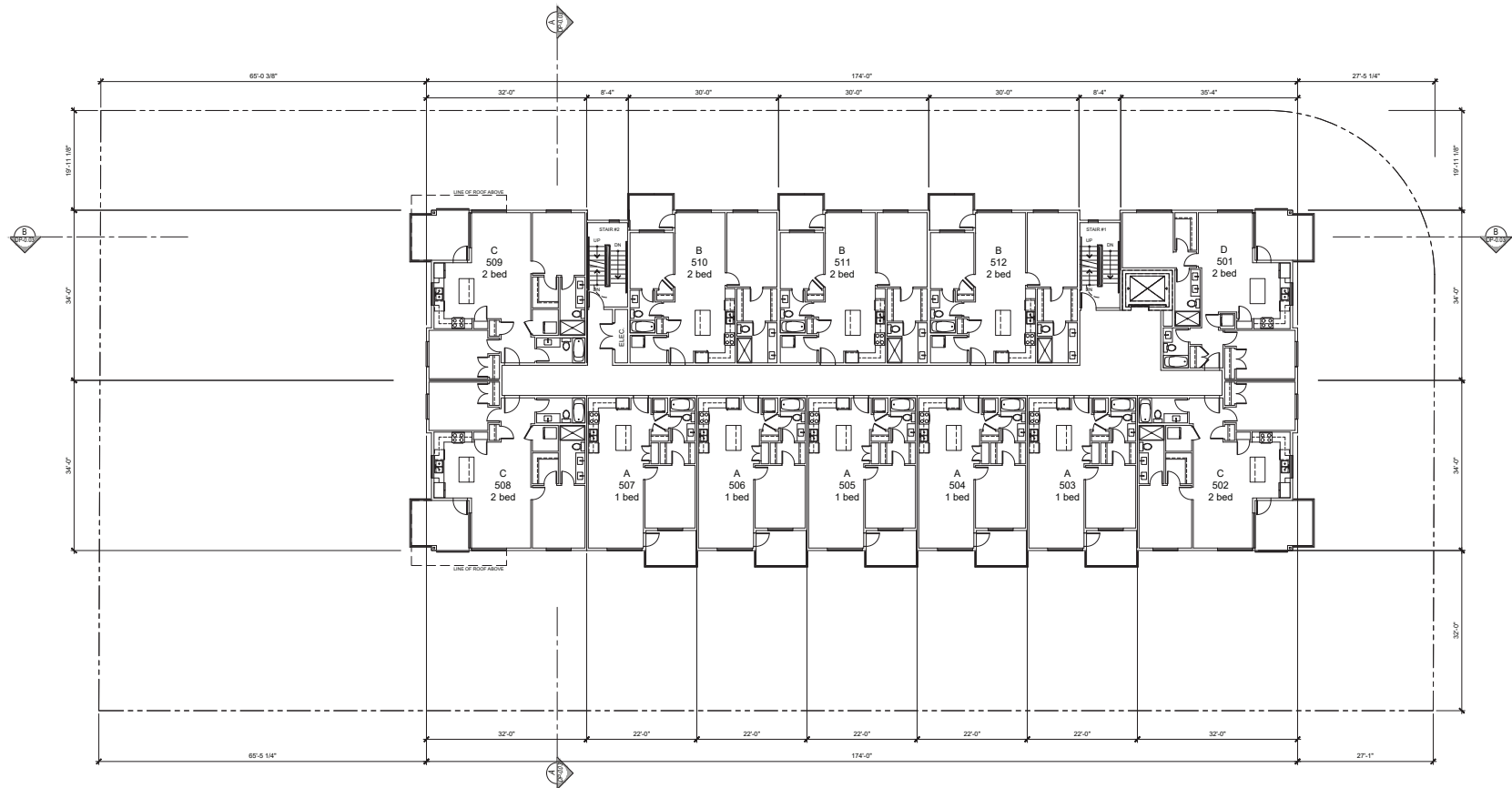


City of  
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 e info@focus.ca



**LEVEL 5 FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

2018-07-10	PLANNING REVISIONS
2017-11-24	ISSUED FOR R2DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-09-12	ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT  
**KERKOFF DEVELOPMENT LTD.**

PROJECT  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1205, 1215, 1223, 1229, 1235, 1241  
 RICHTER STREET, KELOWNA, BC

DRAWING TITLE  
**LEVEL 5 FLOOR PLAN**

DATE	2017.10.24	FILE NO.
DWN.	KS	
CHK.	CH	<b>1708</b>

SEAL  
 SHEET NO.  
**DP-1.05**



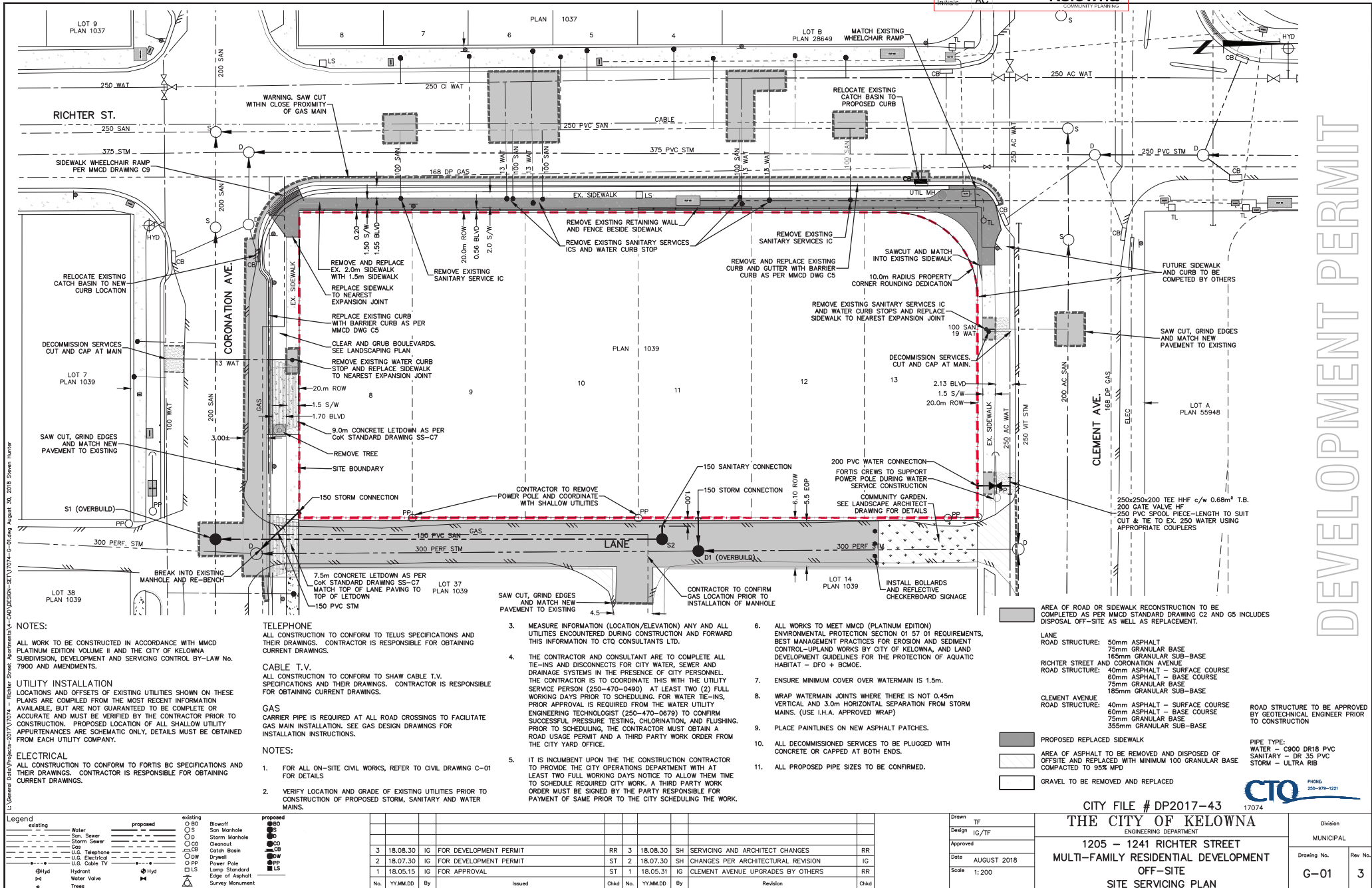












DEVELOPMENT PERMIT







Date prepared: 24-Aug-18  
 Attention: Adam Cseke  
 Firm Name: City of Kelowna  
 TEL: 250-469-8609

VDZ File Number: DP2017-43  
 DP Application Number:  
 Project Name: Richter and Clement  
 Prepared by: Dana Crosson  
 Checked by: Stephen Heller

**Re: Cost Estimate for Bonding**

Dear Mr Cseke,

Please find attached a cost estimate for bonding for the development permit application. Key Components of this estimate include:

HARDSCAPE	\$103,087.00
SOFTSCAPE	\$45,073.10
WALLS AND FENCES	\$62,840.50
FURNISHINGS	\$20,650.00
MAJOR AMENITIES	\$5,500.00
<b>OVERALL TOTAL:</b>	<b>\$237,150.60</b>

This estimate is for bonding only. This estimate has been prepared for Landscape works only, and does not include civil works, architectural elements, large-scale earthworks and fill, electrical or mechanical works etc. The cost estimate is not to be used for construction cost budgeting purposes or any other use other than for bonding at the development permit stage.

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

Date: 24-Aug-18



Seal: \_\_\_\_\_

<b>SCHEDULE</b>		<b>C</b>
This forms part of application		
# DP18-0006 / DVP18-0007		
Planner Initials	AC	 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>



## COST ESTIMATE FOR BONDING

Category	Description	Quantity	Unit	Unit Cost	Price
<b>HARDSCAPE</b>					
Scored Concrete	Installed to MMCD Standards	175.7	m2	\$95.00	\$16,691.50
Hydrapressed Slabs	Installed to MMCD Standards	656.6	m2	\$105.00	\$68,943.00
Concrete Stepping Stones	Installed to MMCD Standards	44.4	m2	\$95.00	\$4,218.00
Gravel surfaces	Installed to MMCD Standards	65	m2	\$65.00	\$4,225.00
Decking		48.7	m2	\$185.00	\$9,009.50
<b>Subtotal</b>					<b>\$103,087.00</b>
<b>SOFTSCAPE</b>					
Sod	As per specifications	839.2	m <sup>2</sup>	\$3.50	\$2,937.20
Soil	Imported- (Depth as Specified)	412.8	cubic met	\$18.00	\$7,430.40
Mulching (including bioswale: 100mm Depth		13.5	cubic met	\$22.00	\$297.00
Deciduous trees	Installed to BCLNA Standards	24	Each	\$160.00	\$3,840.00
Coniferous trees	Installed to BCLNA Standards	0	Each	\$85.00	\$0.00
Tree Stakes	Installed to BCLNA Standards	48	Each	\$8.00	\$384.00
Shrubs/groundcovers/grasse	General price	1713	Each	\$11.00	\$18,843.00
Installation	Assumed 50% cost to total price of softscape materials				\$11,341.50
<b>Subtotal</b>					<b>\$45,073.10</b>
<b>WALLS AND FENCES</b>					
Fences	Custom Fencing - 4' Height	146.3	Lm	\$185.00	\$27,065.50
Walls	Retaining Wall Systems	143.1	Face m2	\$250.00	\$35,775.00
<b>Subtotal</b>					<b>\$62,840.50</b>
<b>FURNISHINGS</b>					
Benches		1	Each	\$850.00	\$850.00
Custom Bench			LS	\$1,500.00	
Bike Rack		3	Each	\$250.00	\$750.00
Lounge Furniture		9	Each	\$450.00	\$4,050.00
Garden Boxes		6	Each	\$750.00	\$4,500.00
Trellis		1	Each	\$7,000.00	\$7,000.00
BBQ + Counter		1	LS	\$3,500.00	\$3,500.00
<b>Subtotal</b>					<b>\$20,650.00</b>
<b>MAJOR AMENITIES</b>					
Fire pit		1	LS	\$3,500.00	\$3,500.00
Garden Shed		1	LS	\$2,000.00	\$2,000.00
<b>Subtotal</b>					<b>\$5,500.00</b>
<b>Overall Total:</b>					<b>\$237,150.60</b>

## SCHEDULE

C

This forms part of application  
# DP18-0006 / DVP18-0007

Planner Initials

AC



**City of Kelowna**  
COMMUNITY PLANNING

**van der Zalm + associates inc.**  
Parks & Recreation + Civil Engineering  
Urban Design + Landscape Architecture  
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info@www.vdz.ca

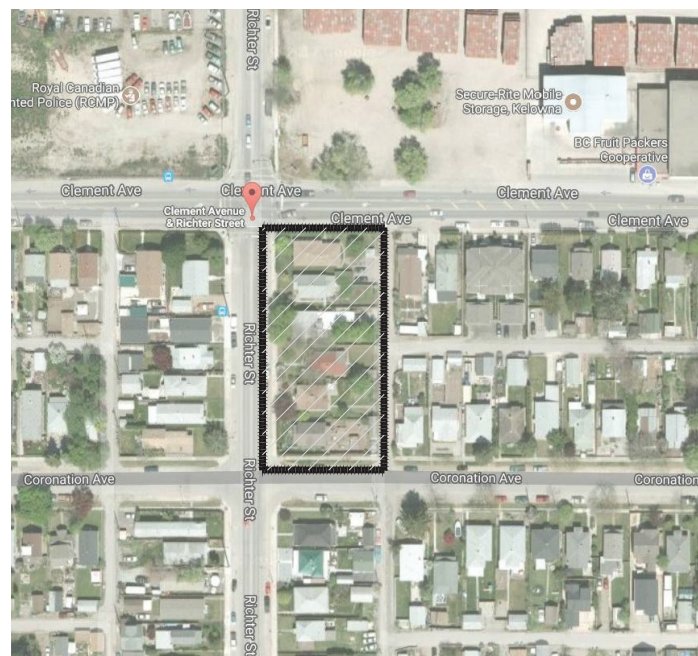


Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	LEVEL 1 LANDSCAPE PLAN
L-03	LEVEL 1 PLANTING PLAN
L-04	LEVEL 3 LANDSCAPE PLAN
L-05	LEVEL 3 PLANTING PLAN
L-06	OFF-SITE LANDSCAPE AND PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS

C



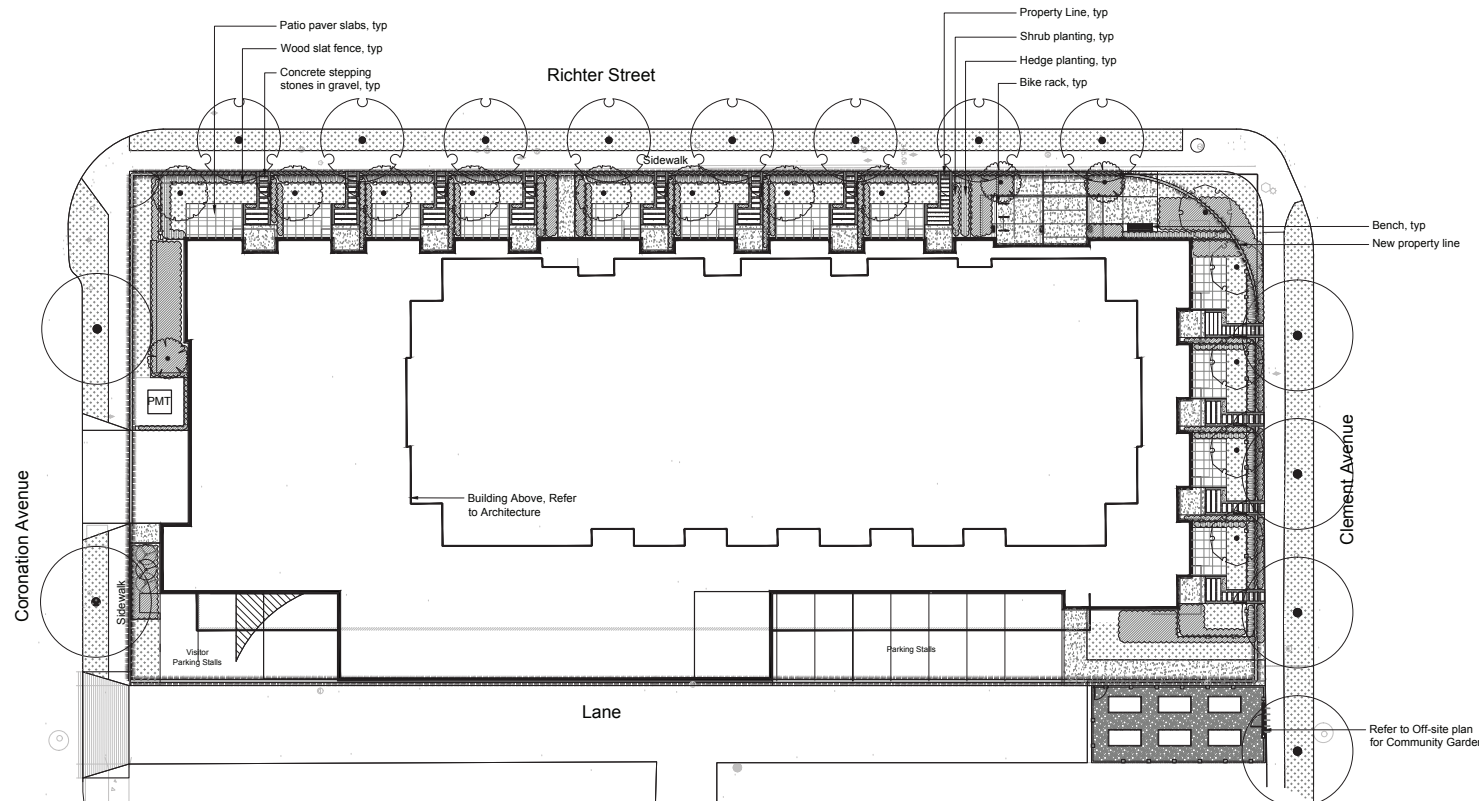
AC



2 LOCATION MAP  
Scale NTS

Drawing #: **L-01**





#### HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	8 LD-01	CONCRETE STEPPING STONES IN GRAVEL
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgiana Smooth Slabs Colour: Charcoal Manufacturer: Exopore Supplier: Burnco (250) 769-7731

#### FENCING

KEY	REF.	DESCRIPTION
	3 LD-02	WOOD SLAT FENCE

#### SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-01	SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING

#### SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BENCH Model # Harpo AX203-01 Manufacturer: Landscape Forms Mount: Surface Mount
	5 LD-02	BIKE RACK Model # TGP Blue Rack Colour: White Manufacturer: Landscape Forms Mount: Embedded

#### TREE SCHEDULE ON-SITE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Carpinus caroliniana / American Hornbeam	B & B	5
	Cornus kousa chinensis / Chinese Dogwood	B & B	3
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	8
	Populus tremula 'Erecta' / European Columnar Aspen	B & B	3

## SCHEDULE C

This forms part of application  
 # DP18-0006 / DVP18-0007

Planner  
Initials

AC

**City of Kelowna**  
 COMMUNITY PLANNING

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

No.	By:	Description	Date
4	DC	Re-issued for DP	Aug 31, 2018
3	DC	Issued for Review	Aug 24, 2018
2	DC	Re-issued for DP	July 27, 2018
1	DC	For Development Permit	Nov 24, 2017

#### REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date

#### REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

**Project:**  
 Richter and Clement Multi-Family Residential Development

**Location:**  
 1205-1241 Richter Street  
 Kelowna, BC

<b>Drawn:</b> DC	<b>Stamp:</b>
<b>Checked:</b> SH	
<b>Approved:</b> MVDZ	<b>Original Sheet Size:</b> 24"x36"

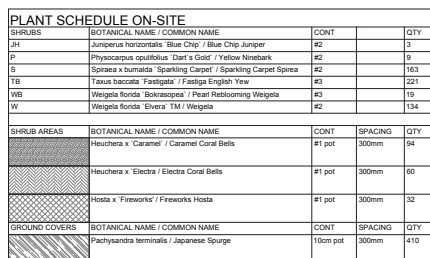
**Scale:**  
 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE FOLLOWED AT THE COMPLETE RISK OF THE CONTRACTOR. UNLESS OTHERWISE SPECIFIED, DIMENSIONS MUST NOT BE TRUED FOR CONSTRUCTION UNLESS LABELED (ISSUED FOR TENDER/CONSTRUCTION).

Drawing Title: LEVEL 1 LANDSCAPE PLAN

DP2017-43

L-02



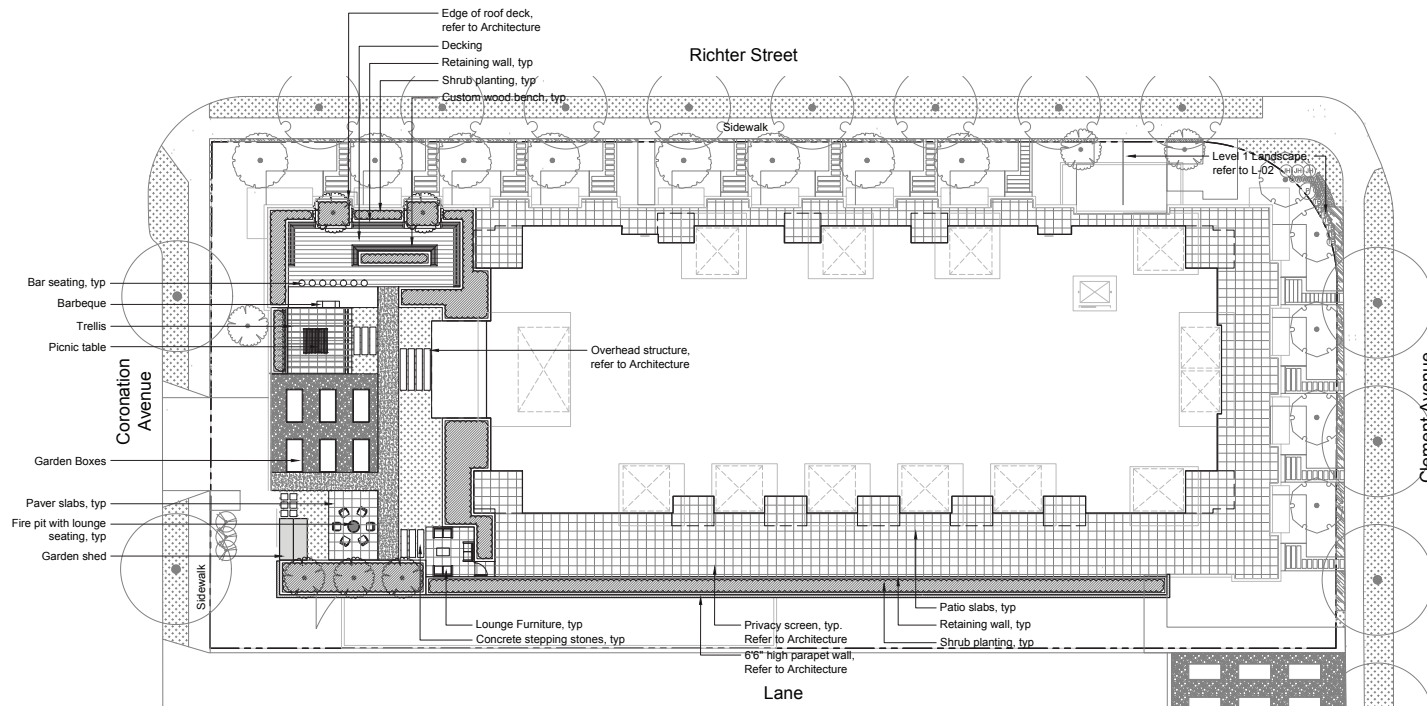
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City of  
**Kelowna**  
COMMUNITY PLANNING

Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDENDUMS MUST NOT BE PLACED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
1:150	

Drawing #:  
-03





#### HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE ON SLAB
	6 LD-02	DECKING
	1 LD-02	CONCRETE STEPPING STONES IN LAWN
	8 LD-02	RETAINING WALL Type: Architectural Colour: Ash Manufacturer: Barkman Supplier: Bannock (250) 760-7731
	7 LD-01	ARCHITECTURAL SLABS Pattern: Bagrada Smooth Slabs Colour: Charcoal Manufacturer: Exposito Supplier: Bannock (250) 760-7731
	2 LD-02	GRAVEL

#### SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	# LD-0#	SOD (OPTION OF ARTIFICIAL TURF) See Critical Landscape Notes for Specifications
	# LD-0#	SHRUB PLANTING
	# LD-0#	HEDGE PLANTING

#### SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-02	WOOD BENCH
	1 LD-03	PICNIC TABLE Model #: AR02 Harpo Table Colour: Light Grey Supplier: Landscape Forms (800) 455-4209
	2 LD-03	LOUNGE FURNITURE Model #: Aura Set Colour: Ash Fabric with Dark Rum Frame Supplier: Calbaria Coast

#### TREE SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cornus kousa chinensis / Chinese Dogwood	B & B	5

## SCHEDULE C

This forms part of application  
# DP18-0006 / DVP18-0007

Planner Initials

AC

**City of Kelowna**  
COMMUNITY PLANNING

No.	By:	Description	Date
4	DC	Re-issued for DP	Aug 31, 2018
3	DC	Issued for Review	Aug 24, 2018
2	DC	Re-issued for DP	July 27, 2018
1	DC	For Development Permit	Nov 24, 2017

#### REVISIONS TABLE FOR DRAWINGS

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#### REVISIONS TABLE FOR SHEET

**Project:**  
Richter and Clement Multi-Family Residential Development

**Location:**  
1205-1241 Richter Street  
Kelowna, BC

**Drawn:**  
DC

**Stamp:**

**Checked:**  
SH

**Approved:**  
MVDZ

**Original Sheet Size:**  
24"x36"

**Scale:**  
1:150

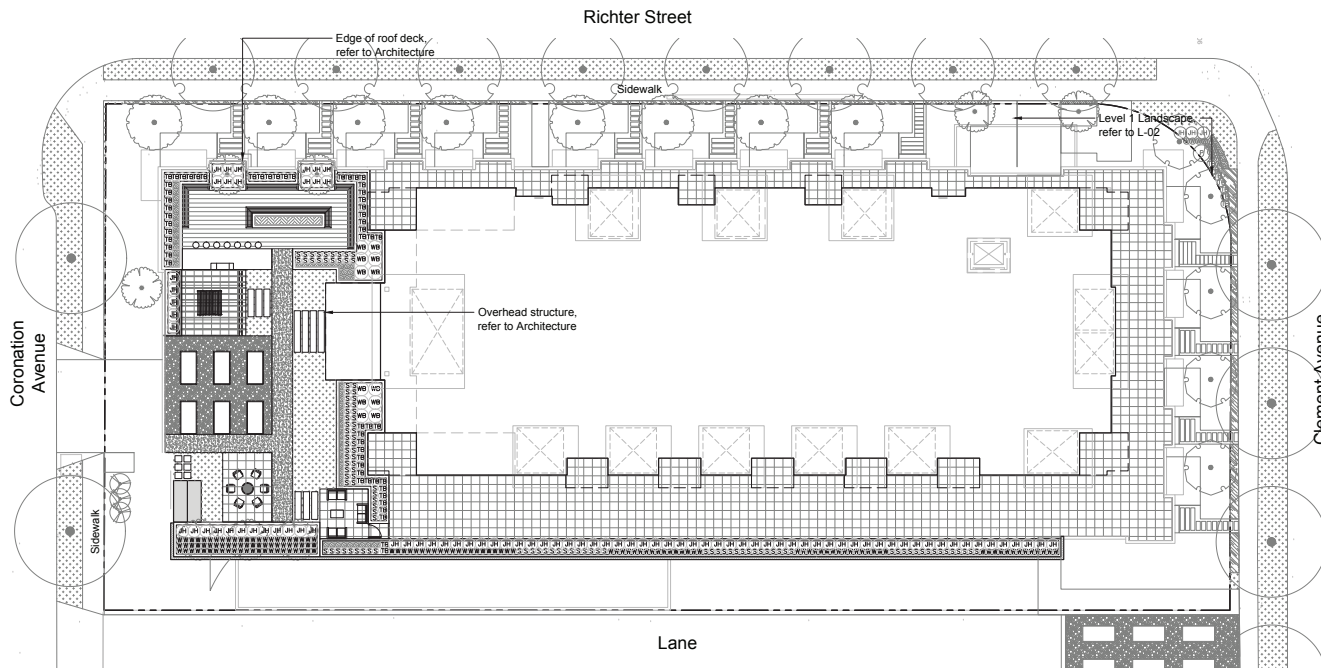
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REFERENCED AT THE COMPLETION OF THE WORK. ALL RECORDING OF ANY DIMENSIONS MUST NOT BE TRIGGERED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: LEVEL 3 LANDSCAPE PLAN

DP2017-43

Drawing #: L-04

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5



PLANT SCHEDULE				
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#2		83
S	Spiraea x bumalda 'Sparkling Carpet' / Sparkling Carpet Spirea	#2		109
TB	Taxus baccata 'Fastigata' / Fastig English Yew	#3		57
WB	Weigela florida 'Bolero' / Pearl Reblooming Weigela	#3		12
W	Weigela florida 'Elvira' TM / Weigela Yew	#2		135
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
HC	Heuchera x 'Caramel' / Caramel Coral Bells	#1 pot	300mm	99
HEU C45	Heuchera x 'Caramel' / Caramel Coral Bells	4" pot	300mm	24
HE	Heuchera x 'Electra' / Electra Coral Bells	#1 pot	300mm	37

# SCHEDULE

This forms part of application  
# DP18-0006 / DVP18-0007

Planner Initials **AC**

City of Kelowna  
COMMUNITY PLANNING

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

van der Zalm + associates inc.  
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Suite 1, 2017 57th Avenue  
Kelowna, British Columbia  
V1Y 4B9  
P 604 882 0024  
F 604 882 0042  
info@vzai.ca



No.	By	Description	Date
4	DC	Re-issued for DP	Aug 31, 2018
3	DC	Issued for Review	Aug 24, 2018
2	DC	Re-issued for DP	July 27, 2018
1	DC	For Development Permit	Nov 24, 2017

No.	By	Description	Date
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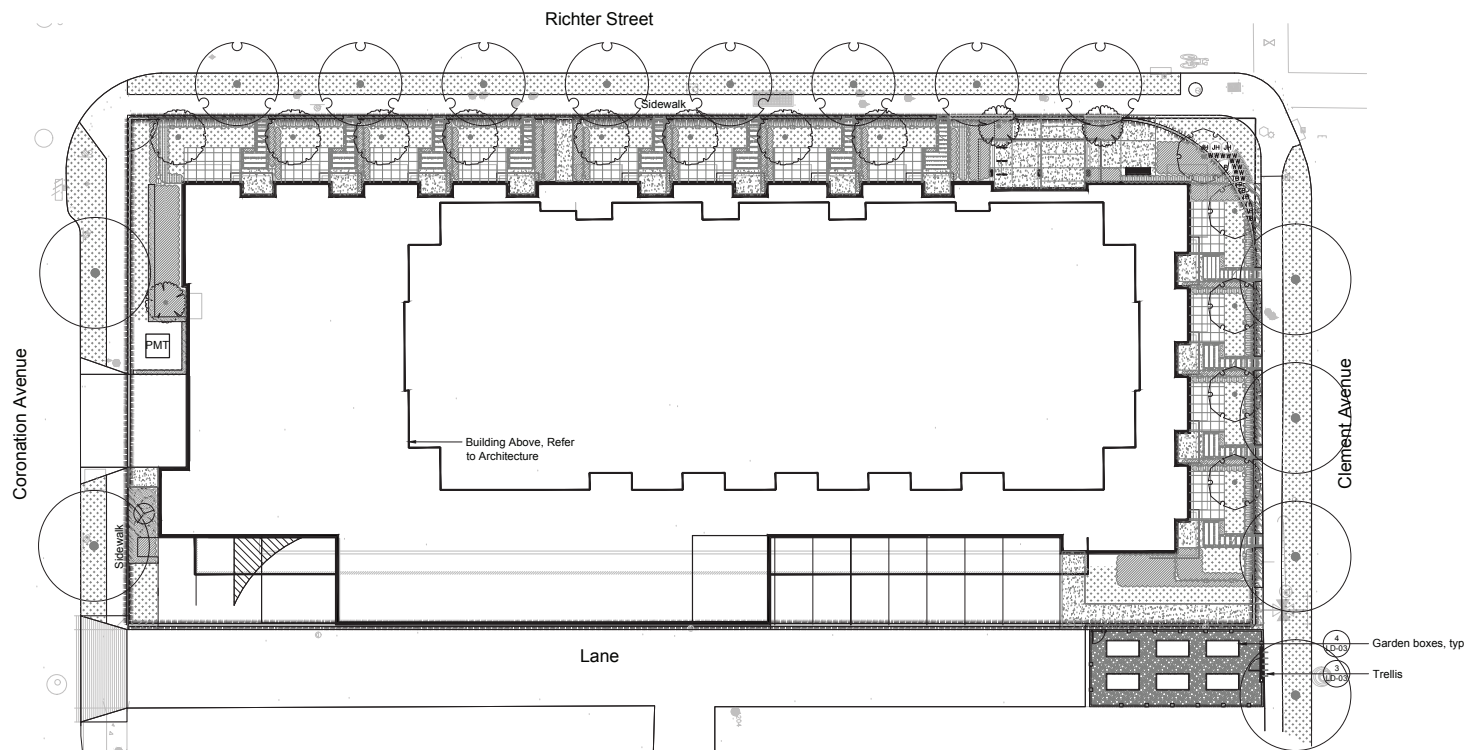
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No.	By	Description	Date
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2	DC	Re-issued for DP	July 27, 2018
1	DC	For Development Permit	Nov 24, 2017

Drawing Title: LEVEL 3 PLANTING PLAN

Drawing Title: DP2017-43

Drawing Title: L-05



#### HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	8 LD-01	CONCRETE STEPPING STONES IN GRAVEL
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgavia Smooth Slabs Colour: Charcoal Manufacturer: Exporcite Supplier: Burnco (250) 769-7731

#### FENCING

KEY	REF.	DESCRIPTION
	3 LD-02	WOOD SLAT FENCE

#### SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-01	SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING

#### SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BENCH Model # Harpo AX203-01 Manufacturer: Landscape Forms Mount: Surface Mount
	5 LD-02	BIKE RACK Model # TGP Silver Rack Colour: White Manufacturer: Landscape Forms Mount: Embedded

#### TREE SCHEDULE OFF-SITE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Acer rubrum 'Armstrong' / Armstrong Red Maple	-	8
	Carpinus caroliniana / American Hornbeam	B & B	1
	Fraxinus x 'Northern Treasure' / Northern Treasure Ash	B & B	6

#### PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
JH	Juniperus horizontalis Blue Chip / Blue Chip Juniper	#2	3	
P	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark	#2	1	
TB	Taxus baccata 'Fastigata' / Fastiga English Yew	#3	8	
W	Weigela florida 'Eterna' TM / Weigela	#2	13	
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Heuchera x 'Caramel' / Caramel Coral Bells	#1 pot	300mm	67
	Heuchera x 'Electra' / Electra Coral Bells	#1 pot	300mm	43
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Pachysandra terminalis / Japanese Spurge	10cm pot	300mm	303

## SCHEDULE C

This forms part of application  
 # DP18-0006 / DVP18-0007

Planner Initials AC



City of  
**Kelowna**  
 COMMUNITY PLANNING

No.	By	Description	Date
4	DC	Re-issued for DP	Aug 31, 2018
3	DC	Issued for Review	Aug 24, 2018
2	DC	Re-issued for DP	July 27, 2018
1	DC	For Development Permit	Nov 24, 2017

#### REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

#### REVISIONS TABLE FOR SHEET

Project:  
 Richter and Clement Multi-Family Residential Development

Location:  
 1205-1241 Richter Street  
 Kelowna, BC

Drawn:  
 DC

Stamp:  
 SH

Checked:  
 MVDZ

Approved:  
 Original Sheet Size: 24"x36"

Scale:  
 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REVIEWED AT THE COMPLETION OF THE WORK. ALL RECORDING OF PATHWAYS AND DIMENSIONS MUST NOT BE REUSED FOR CONSTRUCTION UNLESS ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:



NORTH

VOZ Project #:

DP2017-43

Drawing #:

L-06

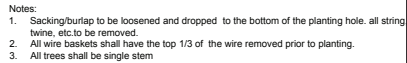
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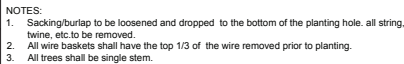
## C



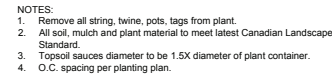
City of Kelowna  
COMMUNITY PLANNING



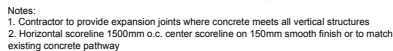
1 DECIDUOUS TREE  
Scale 1:25



2 DECIDUOUS TREE ON SLAB  
Scale 1:25



4 DETAIL NAME  
Scale 1:1



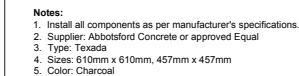
5 CONCRETE  
Scale 1:10



Notes:

1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications

7 ARCHITECTURAL SLAB  
Scale 1:10



8 CONCRETE STEPPING STONES IN GRAVEL  
Scale 1:10



Drawing Title:

## DETAILS

VDZ Project #:  
DP2017-43

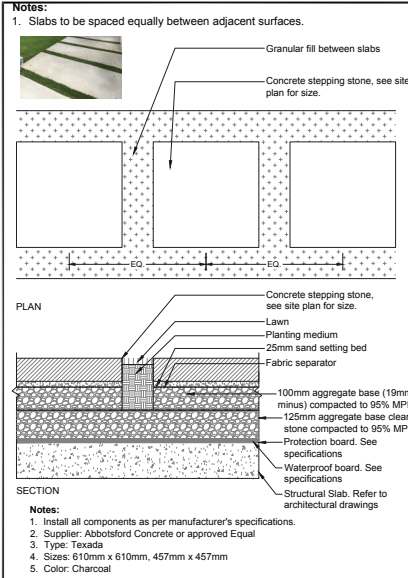
Drawing #:  
LD-01

# SCHEDULE C

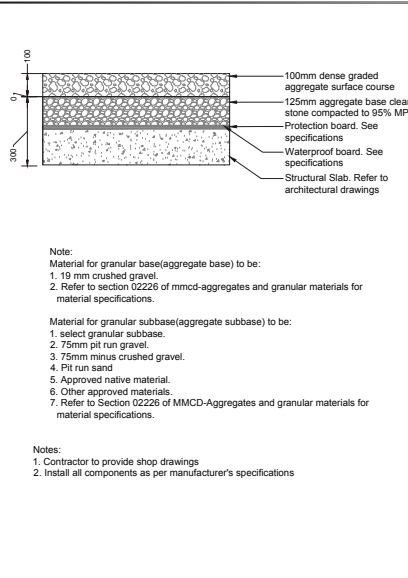
This forms part of application  
# DP18-0006 / DVP18-0007

City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials AC



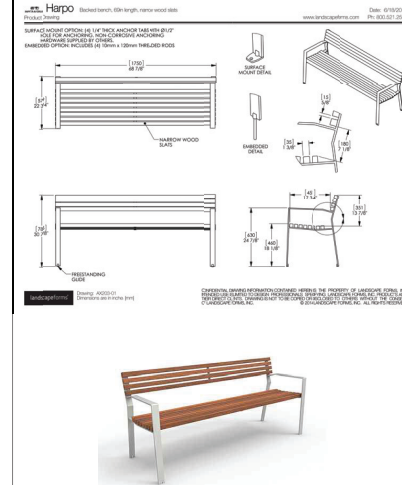
1 CONCRETE STEPPING STONES IN LAWN  
Scale 1:10



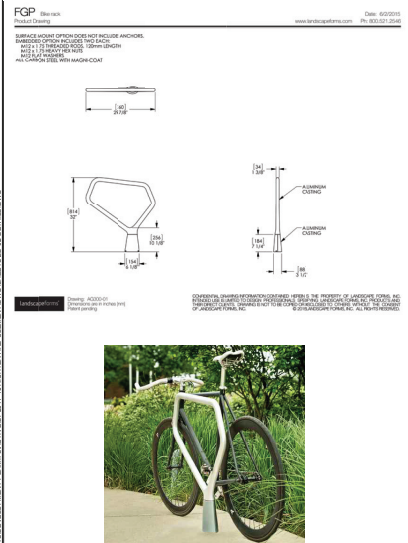
2 GRAVEL ON SLAB  
Scale 1:25



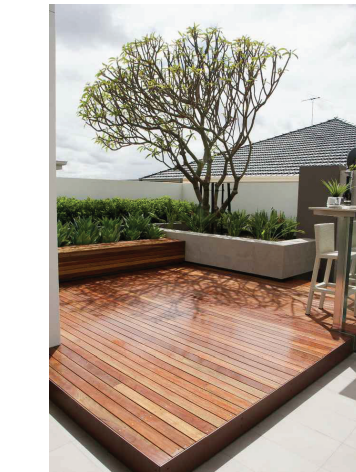
3 FENCE  
Scale NTS



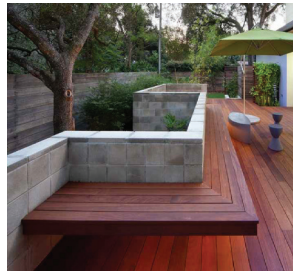
4 BENCH  
Scale NTS



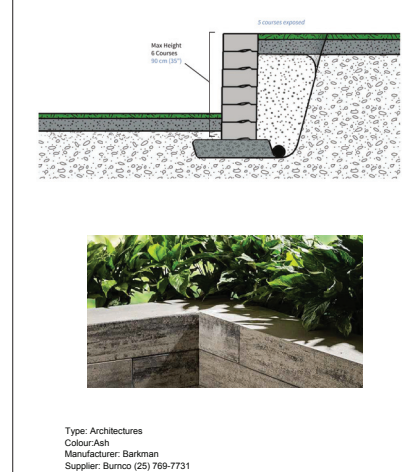
5 BIKE RACK  
Scale NTS



6 DECKING  
Scale NTS



7 WOODEN BENCH  
Scale 1:10



8 RETAINING WALL ON SLAB  
Scale NTS

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Urban Design + Landscape Architecture  
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V3W 4B9  
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F 604 882 0042  
info@vaz.ca



No.	By	Description	Date
4	DC	Re-issued for DP	Aug 31, 2018
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2	DC	Re-issued for DP	July 27, 2018
1	DC	For Development Permit	Nov 24, 2017

REVISIONS TABLE FOR SHEET

Project:  
Richter and Clement Multi-Family Residential Development

Location:  
1205-1241 Richter Street  
Kelowna, BC

Drawn:  
DC

Stamp:  
SH

Checked:  
SH

Approved:  
MVDZ

Scale:  
AS SHOWN

Drawing Title:  
DETAILS

VDZ Project #:  
DP2017-43

Drawing #:  
LD-02



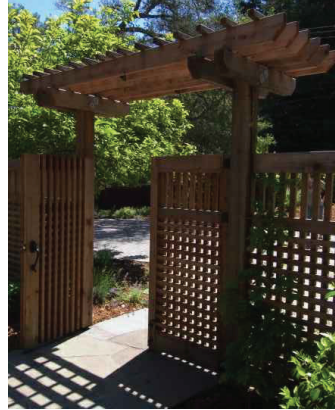
Model #: AX002 Harpo Table  
Colour: Light Grey  
Supplier: Landscape Forms  
(800) 430-6209

① PICNIC TABLE  
Scale: NTS



Model #: Aura Set  
Colour: Ash Fabric with Dark Rum Frame  
Supplier: Cabana Coast

② LOUNGE FURNITURE  
Scale: NTS



③ TRELLIS  
Scale: NTS



④ GARDEN BOXES  
Scale: NTS



## SCHEDULE

C

This forms part of application

# DP18-0006 / DVP18-0007

Planner  
Initials

AC



4 DC Re-issued for DP Aug 31, 2018

3 DC Issued for Review Aug 24, 2018

2 DC Re-issued for DP July 27, 2018

1 DC For Development Permit Nov 24, 2017

No. By: Description Date

REVISIONS TABLE FOR DRAWINGS

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No. By: Description Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street Kelowna, BC

Drawn: DC

Stamp:

Checked: SH

Approved: MVDZ

Original Sheet Size: 24"x36"

Scale:

AS SHOWN

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Drawing Title: DETAILS

VDZ Project #: DP2017-43

Drawing #: LD-03