

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, January 15, 2019  
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 Given.

**3. Confirmation of Minutes**

Public Hearing - December 4, 2018  
Regular Meeting - December 4, 2018

**4. Bylaws Considered at Public Hearing**

**4.1 Darin Pl 4627, BL11702 (Z18-0090) - Calvin Meldrum & Barbara Laupitz**

1 - 1

To give Bylaw No. 11702 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

**4.2 Abbott St 2783A, 2783B & 2787, BL11703 (Z18-0038) - AJ Wiens Development Group Ltd., Inc. No. BCo798391**

2 - 2

To give Bylaw No. 11703 second and third readings in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.

**4.3 Sarsons Rd 439, BL11705 (Z18-0076) - Rock Shore Developments Ltd., Inc. No. BC1114860**

3 - 3

To give Bylaw No. 11705 second and third readings and be adopted in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.

|             |   |                |
|-------------|---|----------------|
| <b>4.4</b>  | <b>Molnar Rd 435, BL11707 (Z18-0096) - Craig J. and Natasha B. Guidi</b>  | <b>4 - 4</b>   |
|             | To give Bylaw No. 11707 second and third readings in order to rezone the subject property from RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. |                |
| <b>4.5</b>  | <b>Eagle Dr 925, Z18-0052 (BL11709) - Gary Johnson and Edi Cote</b>   | <b>5 - 5</b>   |
|             | To give Bylaw No 11709 second and third readings and adopt in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.                                  |                |
| <b>4.6</b>  | <b>Fuller Ave 555, OCP18-0013 (BL11713) - City of Kelowna</b>   | <b>6 - 6</b>   |
|             | <b>Requires a majority of all members of Council (5).</b><br>To give Bylaw No. 11713 second and third readings in order to change the future land use designation of the subject property.  |                |
| <b>4.7</b>  | <b>Fuller Ave 555, Z18-0062 (BL11714) - City of Kelowna</b>   | <b>7 - 7</b>   |
|             | To give Bylaw No. 11714 second and third readings in order to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the C7 – Central Business Commercial zone.   |                |
| <b>4.8</b>  | <b>Knox Cr. 1969, Z18-0098 (BL11716) - Charles and Lesley Roberts</b>   | <b>8 - 8</b>   |
|             | To give Bylaw No. 11716 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.   |                |
| <b>4.9</b>  | <b>Richter St 2125 and 2137, Z18-0081 (BL11717) - 1140648 B.C. LTD., Inc. No. 1140648</b>   | <b>9 - 9</b>   |
|             | To give Bylaw No. 11717 second and third readings in order to rezone the two subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.  |                |
| <b>4.10</b> | <b>Gore Street 2627and 2643, Z18-0106 (BL11721) - Teano Holdings Ltd BC1090038</b>  | <b>10 - 10</b> |
|             | To give Bylaw No. 11721 second and third readings in order to rezone the subject property from RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone .  |                |
| <b>4.11</b> | <b>Old Vernon Rd 252, Z18-0034 (BL11722) -0959036 BC Ltd Inc. No. BC0959036</b>   | <b>11 - 11</b> |
|             | To give Bylaw No. 11722 second and third readings in order to o rezone the subject property from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zones to the I2 – General Industrial zone.                      |                |



|      |  |         |
|------|--|---------|
| 4.12 | <b>Rutland Rd N 1354, Z18-0097 (BL11723) - Parminder Singh Kindhra and Sheetu Kindhra</b>  | 12 - 12 |
|      | To give Bylaw No. 11723 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.  |         |
| 4.13 | <b>Coopland Cr 786, Z18-0068 (BL11724) - Miles and Lisa Lang</b>   | 13 - 13 |
|      | To give Bylaw No. 11724 second and third readings in order to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone.  |         |
| 5.   | <b>Notification of Meeting</b>   |         |
|      | The City Clerk will provide information as to how the following items on the Agenda were publicized.   |         |
| 6.   | <b>Development Permit and Development Variance Permit Reports</b>  |         |
| 6.1  | <b>Hwy 33 E 365, DP18-0123 DVP18-0124 - Harveer Singh Nijjar</b>   | 14 - 42 |
|      | <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 a proposed four-unit multiple dwelling housing development with variances to the west side yard setback and rear yard setback.</p>  |         |
| 6.2  | <b>Academy Way 625, DP18-0188 DVP18-0189 - Watermark Developments Ltd, Inc No BCo642787</b>  | 43 - 76 |
|      | <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 a four storey apartment building on Academy Way known as “U eight” and to consider a Development Variance Permit to vary the maximum height of a retaining wall from 1.2 m (permitted) to 2.5 m (proposed), the required number of parking stalls from 132 (required) to 119 (proposed), and the maximum height from 3 storeys (permitted) to 4 storeys (proposed).</p> |         |
| 7.   | <b>Reminders</b>   |         |
| 8.   | <b>Termination</b>   |         |

**CITY OF KELOWNA**  
**BYLAW NO. 11702**  
**Z18-0090 – 4627 Darin Place**

---

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 12 District Lot 357 ODYD Plan KAP57058, located on Darin Place, Kelowna, BC 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 26<sup>th</sup> day of November, 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

---

Mayor

---

City Clerk

# **CITY OF KELOWNA**

## **BYLAW NO. 11703**

### **Z18-0038 – 2783A, 2783B & 2787 Abbott Street**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots A, B and C District Lot 14 ODYD Plan 15324, located on Abbott Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26<sup>th</sup> day of November, 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

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11705**  
**Z18-0076 – 439 Sarsons Road**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 9 District Lot 167 ODYD Plan 8049, located on Sarsons Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 26<sup>th</sup> day of November, 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

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11707**  
**Z18-0096 – 435 Molnar Road**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13, Section 23, Township 26, Osoyoos Division, Yale District, Plan 24651, located on Molnar Road, Kelowna, BC 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 26<sup>th</sup> day of November, 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

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11709**  
**Z18-0052 – 925 Eagle Drive**

---

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 16 Section 29 Township 26 ODYD Plan 18073, located on Eagle Drive, Kelowna, BC 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 3<sup>rd</sup> day of December, 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

---

Mayor

---

City Clerk

# CITY OF KELOWNA

## BYLAW NO. 11713

### Official Community Plan Amendment No. OCP18-0013 555 Fuller Avenue

---

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 1 District Lot 139 ODYD Plan EPP78052, located on Fuller Avenue, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) 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 3<sup>rd</sup> day of December, 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

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11714**  
**Z18-0062 – 555 Fuller Avenue**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 District Lot 139 ODYD Plan EPP78052, located on Fuller Avenue, Kelowna, BC from the RM5 – Medium Density Multiple Housing zone to the C7 – Central Business Commercial 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 3<sup>rd</sup> day of December, 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

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11716**  
**Z18-0098 –1969 Knox Crescent**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6, District Lot 14, ODYD, Plan 2767, located on Knox Crescent, Kelowna, BC 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 3<sup>rd</sup> day of December, 2018.

Considered at a Public Hearing on

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11717**  
**Z18-0081 – 2125 & 2137 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 Lots 2 & 3 Section 19 Township 26 ODYD Plan 700 located on Richter Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 3<sup>rd</sup> day of December, 2018.

Considered at a Public Hearing on

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11721**  
**Z18-0106 – 2627 & 2643 Gore 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 7, District Lot 14, ODYD, Plan KAP7927, located on Gore Street, Kelowna, BC and Lot 8, District Lot 14, ODYD, Plan 7927, located on Gore Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11722**  
**Z18-0034 – 252 Old Vernon Road**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a Lot A, District Lot 2, ODYD, Plan EPP75507, located on Old Vernon Road, Kelowna, BC from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House 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 10<sup>th</sup> day of December, 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

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11723**  
**Z18-0097 – 1354 Rutland Road North**

---

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

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

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

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

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11724**  
**Z18-0068 – 786 Coopland Crescent**

---

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 29 District Lot 135 ODYD Plan 22856, located on Coopland Crescent, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four 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 10<sup>th</sup> day of December, 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

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** January 15, 2019

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP18-0123 & DVP18-0124

**Owner:** Harveer Singh Nijjar

**Address:** 365 Highway 33 East

**Applicant:** Saath Development Corp

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

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

Existing Zone: RM<sub>3</sub> – Low Density Multiple Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0123 and Development Variance Permit No. DVP18-0124 for Lot C Section 23 Township 26 Osoyoos Division Yale District Plan 5012, located at 365 Highway 33 East, Kelowna, BC subject to the following:

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

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

**Section 13.9.6(e): RM<sub>3</sub> – Low Density Multiple Housing Development Regulations**

To vary the required minimum side yard from 4.0 m permitted to 1.2 m proposed.

**Section 13.9.6(f): RM<sub>3</sub> – Low Density Multiple Housing Development Regulations**

To vary the required minimum rear yard from a public lane from 3.0 m permitted to 1.45 m proposed.

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

AND FURTHER THAT this Development Permit 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 proposed four-unit multiple dwelling housing development with variances to the west side yard setback and rear yard setback.

## **3.0 Community Planning**

Community Planning Staff are recommending support for the Development Permit and Development Variance Permit due to the proposals consistency with the Official Community Plan's (OCP) Design Guidelines. The subject property has a long history of inquiries with the Planning Department and has been a challenging site to develop, due to road dedication requirements along both Hwy 33 East and Mallach Road, which would be required to be completed at the time of building permit. Community Planning Staff recognize the challenges these objectives have placed on the property for development according to the RM3 – Low Density Multiple Housing Zone.

The applicant is seeking variances to for the west side yard setback and the rear yard setback. Staff recommends support for the variances as the building achieves many of the OCP's revitalization design guidelines and the application provides a creative solution to achieving density on a smaller lot.

The proposal includes four parking stalls on-site, provided in single car garages accessed directly off the laneway and cash-in-lieu provision for 2 parking stalls in accordance with the Rutland Urban Centre Cash-in-Lieu Program (6 stalls required, 4 provided).

## **4.0 Proposal**

### **4.1 Background**

There is currently a single family dwelling on the subject property that is proposed to be demolished for this development to occur. The property is zoned RM3 – Low Density Multiple Housing.

### **4.2 Project Description**

The proposed development is for a four-unit multiple dwelling housing project, in two separate buildings. Each unit has two bedrooms. Two units are located in partially sunken building fronting on Highway 33 East, and the remaining two units (and garages) are farther south on the property. The exterior finishes of the development are proposed to consist largely of brick veneer and white stucco, with cedar coloured entry and garage doors.

All vehicular access for the development would come from the lane that fronts this development on the south property line. Four required parking stalls are provided in single car garages, with access off the lane. An additional two parking stalls are being requested as cash in lieu, as the subject property is located within the Rutland Urban Centre.



**Image 1 – Rendering of the proposed development from the corner of Highway 33 East and Mallach Road (looking at the east elevations)**



#### 4.3 Site Context

The subject property is located at the corner of Highway 33 East and Mallach Road in the City's Rutland Sector. It is located within the Permanent Growth Boundary. The walk score is 72, indicating the site is very walkable and most errands can be accomplished on foot. The transit score is 40, with a few nearby public transit options. It is in close proximity to South Rutland Elementary School.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                             | Land Use    |
|-------------|------------------------------------|-------------|
| North       | RU1 – Large Lot Housing            | Residential |
| East        | RU6 – Two Dwelling Housing         | Residential |
| South       | RM3 – Low Density Multiple Housing | Residential |
| West        | RM3 – Low Density Multiple Housing | Residential |

**Subject Property Map: 365 Highway 33 East****4.4 Zoning Analysis Table**

| Zoning Analysis Table  |                                   |                       |
|--|-----------------------------------|-----------------------|
| CRITERIA   | RM <sub>3</sub> ZONE REQUIREMENTS | PROPOSAL              |
| Development Regulations  |                                   |                       |
| Maximum Site Coverage  | 50 %                              | 38 %                  |
| Maximum Site Coverage (Buildings, Driveways and Parking Areas)   | 60 %                              | 52 %                  |
| Floor Area Ratio   | 0.9                               | 0.9                   |
| Height   | 10 m / 3 storeys                  | 9.96 m / 3 storeys    |
| Front Yard (north)   | 4.5 m                             | 9.5 m                 |
| Flanking Side Yard (flanking - east)   | 1.5 m                             | 4.0 m                 |
| Side Yard (west)   | 4.0 m                             | 1.2 m <sup>❶</sup>    |
| Rear Yard (south)  | 3.0 m                             | 1.4 m <sup>❷</sup>    |
| Other Regulations  |                                   |                       |
| Minimum Parking Requirements   | 6 stalls                          | 4 stalls <sup>❸</sup> |
| Private Open Space   | m <sup>2</sup>                    | m <sup>2</sup>        |
| <sup>❶</sup> Indicates a requested variance to the minimum west side yard setback<br><sup>❷</sup> Indicates a requested variance to the minimum rear yard setback<br><sup>❸</sup> Indicates a request for cash in lieu parking |                                   |                       |

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

## Chapter 5 - Development Process

### Objective 5.3 Focus development to designated growth areas

**Policy .2 Compact Urban Form.** 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.

### Objective 5.22 Ensure context sensitive housing development

**Policy .6 Sensitive Infill.** 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.

**Policy .7 Healthy Communities.** 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.

**Policy .13 Family Housing.** Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

### Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

**Policy .1 Ground-Oriented Housing.** Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

See Attachment A – City of Kelowna Memorandum

## **7.0 Application Chronology**

Date of Application Received: March 9, 2018

Date Public Consultation Completed: September 28, 2018

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

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

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

### **Attachments:**

Draft Development Permit/Development Variance Permit No. DP18-0123/DVP18-0124

Revitalization Development Permit Guidelines Checklist

Schedule A – Site Plan

Schedule B - Elevations, Floor Plans and Colour Boards

Schedule C – Landscape and Hydrozone Plan

Attachment A – City of Kelowna Memorandum

Attachment B – Applicant’s Design and Parking Rationale

# Development Permit & Development Variance Permit DP18-0123 & DVP18-0124



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

**365 Highway 33 East**

and legally known as

**Lot C Section 23 Township 26 Osoyoos Division Yale District Plan 5012**

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

## **Multiple Dwelling Housing**

with variances to the following sections of Zoning Bylaw No. 8000:

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

To vary the required minimum side yard from 4.0 m permitted to 1.2 m proposed.

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

To vary the required minimum rear yard from a public lane from 3.0 m permitted to 1.45 m proposed.

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

Date of Council Decision January 15, 2019

Decision By: Council

Development Permit Area: Revitalization Development Permit Area

**This permit will not be valid if development has not commenced by January 15, 2021.**

Existing Zone: RM3 – Low Density Multiple Housing FLU Designation: MRM – Multiple Unit Residential (Medium Density)

## **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: Harveer Singh Nijjar

Applicant: Saath Development Corp

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

\_\_\_\_\_  
Date

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

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

## 3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit or certified cheque in the amount of \$25,662.50

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

## 4. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of \$15,000 required for 2 stalls as part of the proposed development within the Rutland Urban Town Centre

## 5. INDEMNIFICATION

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

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

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

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

Revitalization Development Permit Area

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

| REVITALIZATION DEVELOPMENT PERMIT AREA  | YES | NO | N/A |
|---|-----|----|-----|
| <b>Relationship to the Neighbourhood and Street</b>   |     |    |     |
| Does the proposal maintain the established or envisioned architectural character of the neighbourhood?  |     | ✓  |     |
| Do developments adjacent to non-revitalization areas create an appropriate transition?  | ✓   |    |     |
| Are spaces for pedestrian friendly amenities, such as street furniture, included on site?   |     | ✓  |     |
| Is the ratio of streetwall height to street width less than 0.75:1?   | ✓   |    |     |
| Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?  |     | ✓  |     |
| <b>Building Design</b>  |     |    |     |
| Are architectural elements aligned from one building to the next?   | ✓   |    |     |
| Are the effects of shadowing on public areas mitigated?   |     |    | ✓   |
| Are doors or windows incorporated into at least 75% of street frontage?   |     | ✓  |     |
| Do proposed buildings have an identifiable base, middle and top?  | ✓   |    |     |
| Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?                                     | ✓   |    |     |
| Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?                                 |     |    | ✓   |
| Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?                | ✓   |    |     |
| For multiple unit residential projects, is ground level access for first storey units provided?   | ✓   |    |     |
| Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?                                     | ✓   |    |     |
| Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design? | ✓   |    |     |
| Are stucco and stucco-like finishes omitted as a principal exterior wall material?  |     | ✓  |     |
| Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?         | ✓   |    |     |
| <b>View Corridors</b>   |     |    |     |
| Are existing views preserved and enhanced?  | ✓   |    |     |
| <b>Vehicular Access and Parking</b>   |     |    |     |
| Are at-grade and above-grade parking levels concealed with façade treatments?   |     |    | ✓   |
| Are garage doors integrated into the overall building design?   | ✓   |    |     |

| <b>REVITALIZATION DEVELOPMENT PERMIT AREA</b>  | <b>YES</b> | <b>NO</b> | <b>N/A</b> |
|--|------------|-----------|------------|
| Are pedestrian entrances more prominent features than garage doors and vehicle entrances?  | ✓          |           |            |
| Is surface parking located to the rear of the building or interior of the block?   | ✓          |           |            |
| Are truck loading zones and waste storage areas screened from public view?   |            |           | ✓          |
| Do parking lots have one shade tree per four parking stalls?   |            |           | ✓          |
| Are pedestrian connections provided within and between parking lots?   |            |           | ✓          |
| Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?             |            |           | ✓          |
| <b>Signage</b>   |            |           |            |
| Is signage design consistent with the appearance and scale of the building?  |            |           | ✓          |
| Are corporate logos on signs complimentary to the overall building character?  |            |           | ✓          |
| Is signage lighting minimized?   |            |           | ✓          |
| <b>Public Art</b>  |            |           |            |
| Is public art incorporated into the project?   |            |           | ✓          |
| <b>Tower Design (Building Greater than Six Stories)</b>  |            |           |            |
| Do towers enhance views to and through the skyline?  |            |           | ✓          |
| Are tower forms and the upper portions of buildings at once cohesive yet distinct from the overall design?                             |            |           | ✓          |
| Does the building design emphasize height rather than width?   |            |           | ✓          |
| Does building design take into account micro-climates, shading and wind tunneling effects?   |            |           | ✓          |
| Are new developments integrated into the established urban pattern through siting and building design?                                 |            |           | ✓          |
| Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties? |            |           | ✓          |
| Do elements such as gazebos, trellises, and pergolas provide visual interest and enhance usability of rooftop spaces?                  |            |           | ✓          |
| Are balconies recessed a minimum depth of 1 m within the adjoining building face?  |            |           | ✓          |
| Are podiums designed to provide an animated pedestrian environment?  |            |           | ✓          |
| <b>Downtown Considerations</b>   |            |           |            |
| Does the proposal maintain and extend the traditional block pattern?   |            |           | ✓          |
| Is the street façade articulated in a vertical rhythm that is consistent with the traditional street pattern?                          |            |           | ✓          |
| Are windows set back from the building face and do they include headers and sills?   |            |           | ✓          |



| REVITALIZATION DEVELOPMENT PERMIT AREA  | YES | NO | N/A |
|---|-----|----|-----|
| Are windows at street level kept low for displays of retail goods and for high visibility into interior spaces?       |     |    | ✓   |
| Is the height of upper floor windows at least 1.5 times their width?  |     |    | ✓   |
| Are building materials and colours consistent with other prominent Downtown buildings, preferably brick or cut stone? |     |    | ✓   |
| Is signage appropriate to the neighborhood and not internally lit or neon?  |     |    | ✓   |

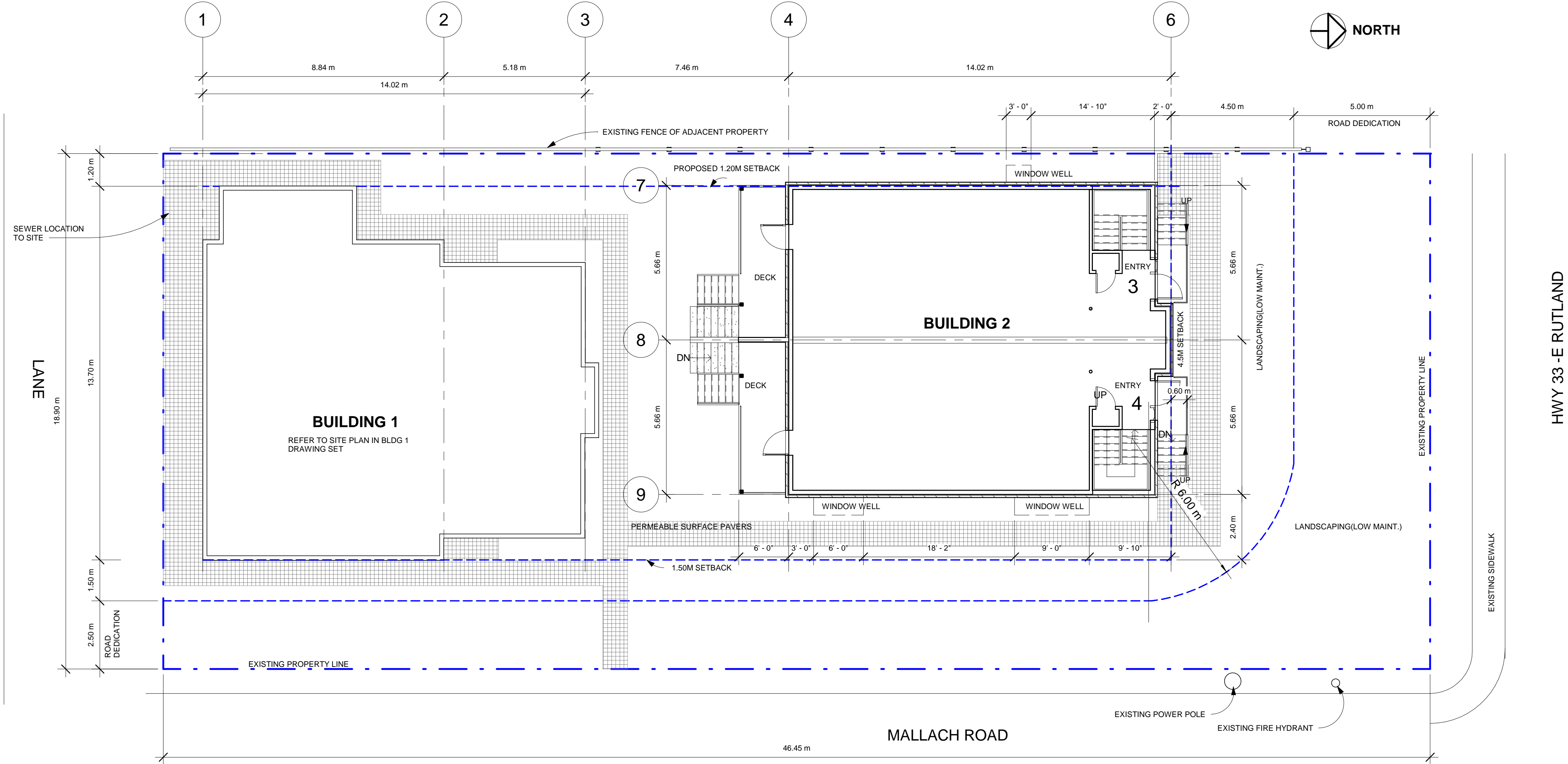


SCHEDULE A

This forms part of application  
# DP18-0123 DVP18-0124



Planner Initials KB



Saath Development Corp.

#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| No.       | DESCRIPTION              | DATE     |
| 1.        | Prelim. sketch review    | 21/11/17 |
| 2.        | revised plan             | 22/12/17 |
| 3.        | Design Review            | 02/03/18 |
| 4.        | Rev. site plan - parking | 09/04/18 |
| 5.        | REVISED DP SET           | 07/05/18 |
| 6.        | REV. DP SET              | 02/11/18 |
| 7.        | REV. DP SET              | 04/12/18 |

- GENERAL NOTES
- ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
  - CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.
  - THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

Multi-Family Development  
365 Hwy 33 -E Kelowna BC

BUILDER:  
SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

Site plan -  
Building 2

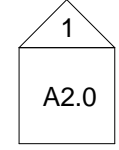
|             |            |
|-------------|------------|
| DATE        | DEC 4 2018 |
| DRAWN BY    | CR         |
| PROJECT No. | 1704       |
| SCALE       | 1 : 100    |

A0.3

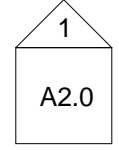


**B**

**City of Kelowna**  
COMMUNITY PLANNING



1



(2)



**#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca**

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.

2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.

3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

BUILDER: SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

|             |              |
|-------------|--------------|
| DATE        | DEC 4 2018   |
| DRAWN BY    | CR           |
| PROJECT No. | 1704         |
| SCALE       | 1/4" = 1'-0" |

$$\triangle_{DP_r}$$

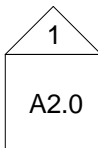
# B

# DP18-0123 DVP18-0124

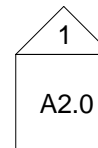


City of Kelowna  
COMMUNITY PLANNING

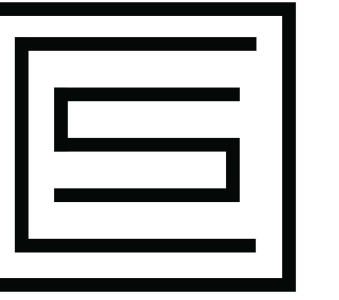
Planner Initials KB



1 Main Floor  
1/4" = 1'-0"



2 T/O Upper Floor  
1/4" = 1'-0"



S A A T H

Saath  
Development  
Corp.

**#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca**

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| No.       | DESCRIPTION              | DATE     |
| 1.        | Prelim. sketch review    | 21/11/17 |
| 2.        | revised plan             | 22/12/17 |
| 3.        | Design Review            | 02/03/18 |
| 4.        | Rev. site plan - parking | 09/04/18 |
| 5.        | REVISED DP SET           | 07/05/18 |
| 6.        | REV. DP SET              | 31/05/18 |
| 7.        | REV DP SET               | 26/10/18 |
| 8.        | Rev. DP set              | 02/11/18 |
| 9.        | REV. DP SET              | 04/12/18 |

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.

2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.

3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

Multi-Family Development  
365 Hwy 33 -E Kelowna BC

SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

## Main Floor & Upper Floor

|             |              |
|-------------|--------------|
| DATE        | DEC 4 2018   |
| DRAWN BY    | Author       |
| PROJECT No. | 1704         |
| SCALE       | 1/4" = 1'-0" |

## A1.1



# SCHEDULE B

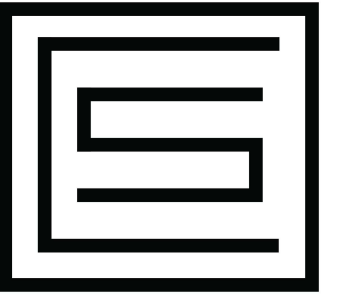
This forms part of application  
# DP18-0123 DVP18-0124



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

KB



SAATH

Saath  
Development  
Corp.

#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                                   |      |
|-----------|-----------------------------------|------|
| No.       | DESCRIPTION                       | DATE |
| 1.        | Prelim. sketch review 21/11/17    |      |
| 2.        | revised plan 22/12/17             |      |
| 3.        | Design Review 02/03/18            |      |
| 4.        | Rev. site plan - parking 09/04/18 |      |
| 5.        | REVISED DP SET 07/05/18           |      |
| 6.        | REV. DP SET 31/05/18              |      |
| 7.        | REV DP SET 26/10/18               |      |
| 8.        | Rev. DP set 02/11/18              |      |
| 9.        | REV. DP SET 04/12/18              |      |

- GENERAL NOTES
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
  2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.
  3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

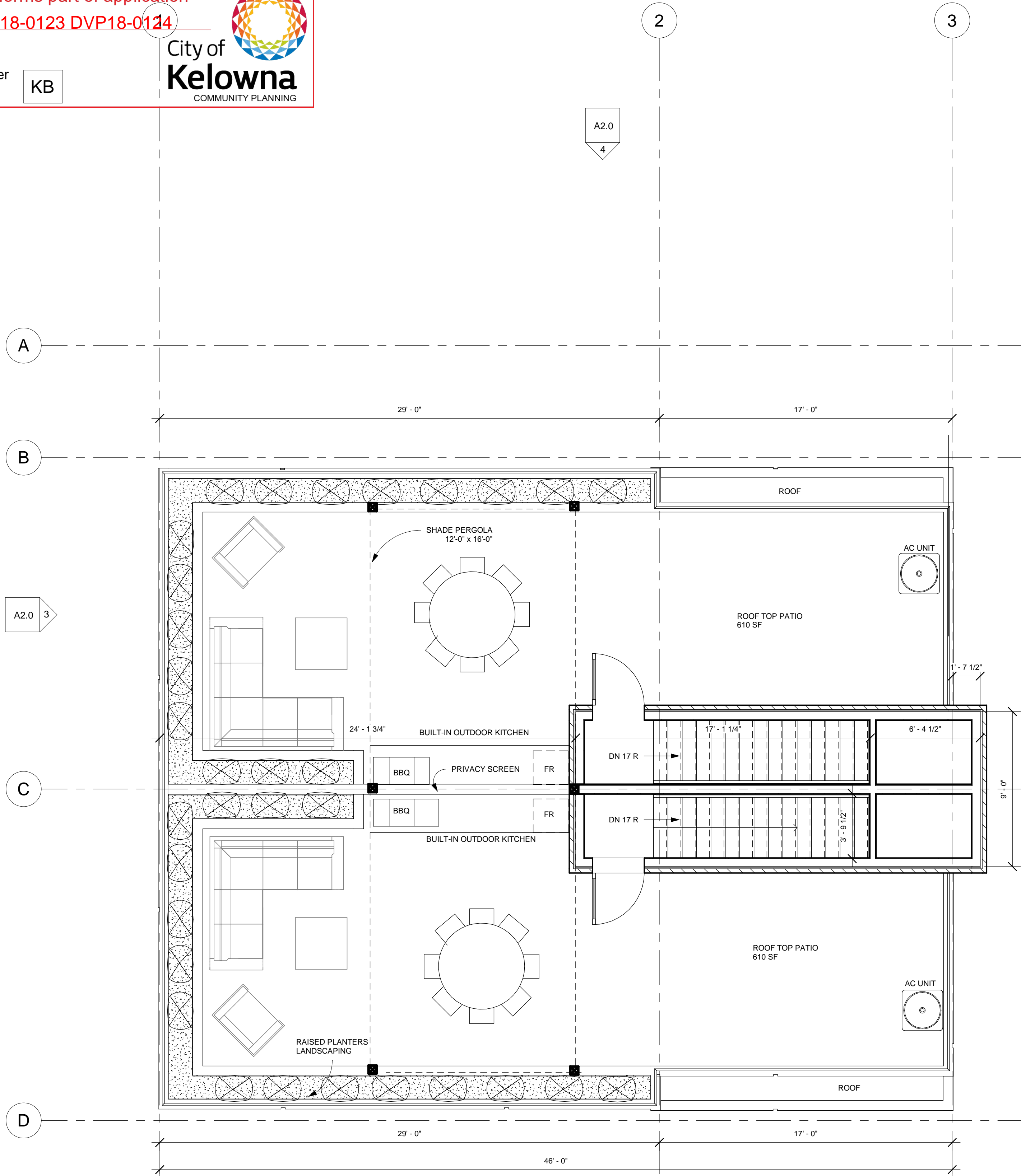
Multi-Family Development  
365 Hwy 33 -E Kelowna BC

BUILDER:  
SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

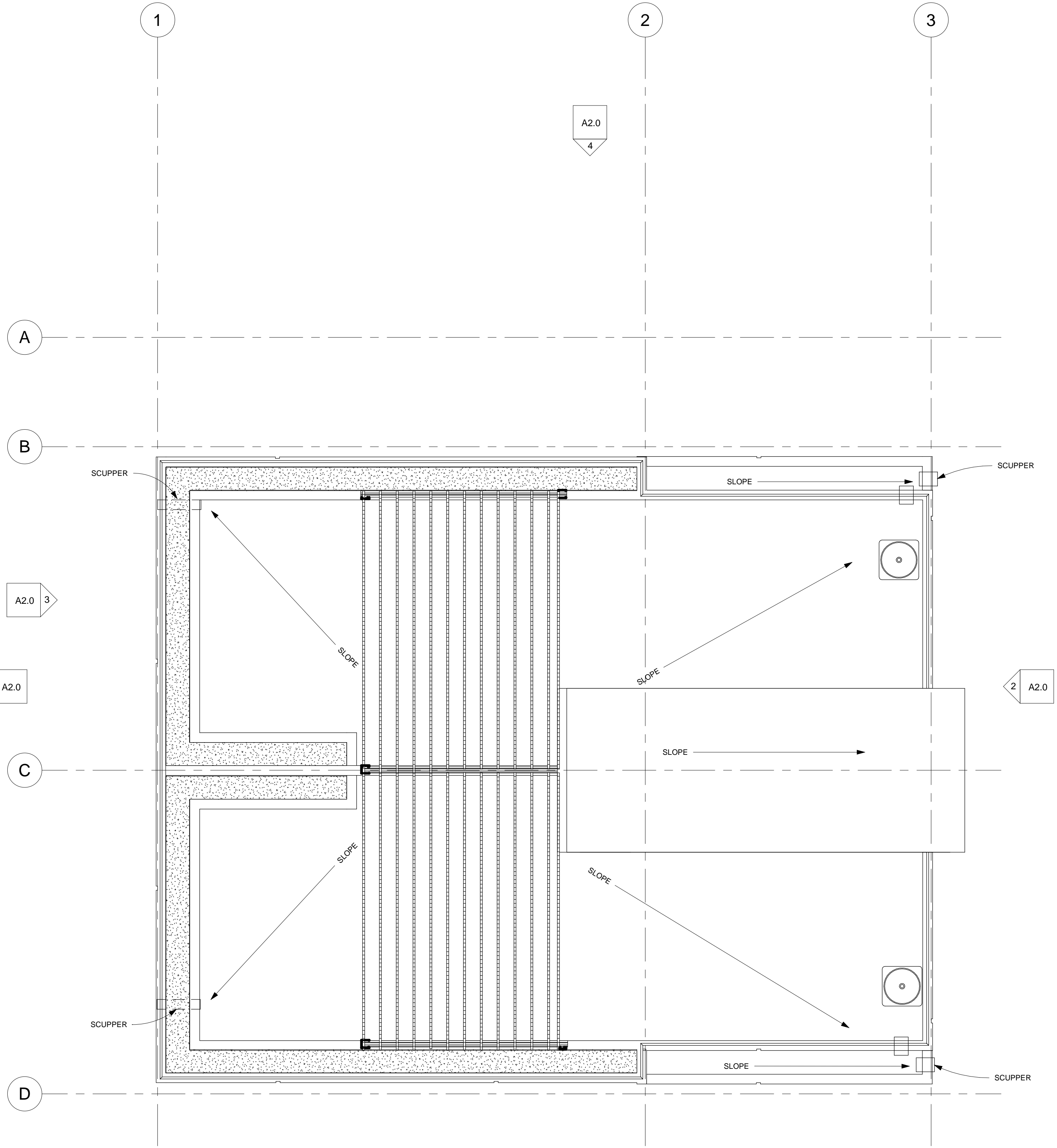
Roof Top Patio &  
Roof Plan

|             |              |
|-------------|--------------|
| DATE        | DEC 4 2018   |
| DRAWN BY    | Author       |
| PROJECT No. | 1704         |
| SCALE       | 1/4" = 1'-0" |

A1.2



1 u/s of Roof Truss  
1/4" = 1'-0"



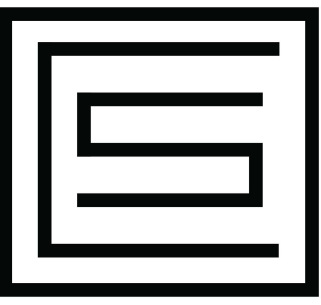
2 T/O Roof Deck  
1/4" = 1'-0"



SCHEDULE B

This forms part of application  
# DP18-0123 DVP18-0124

Planner  
Initials KB



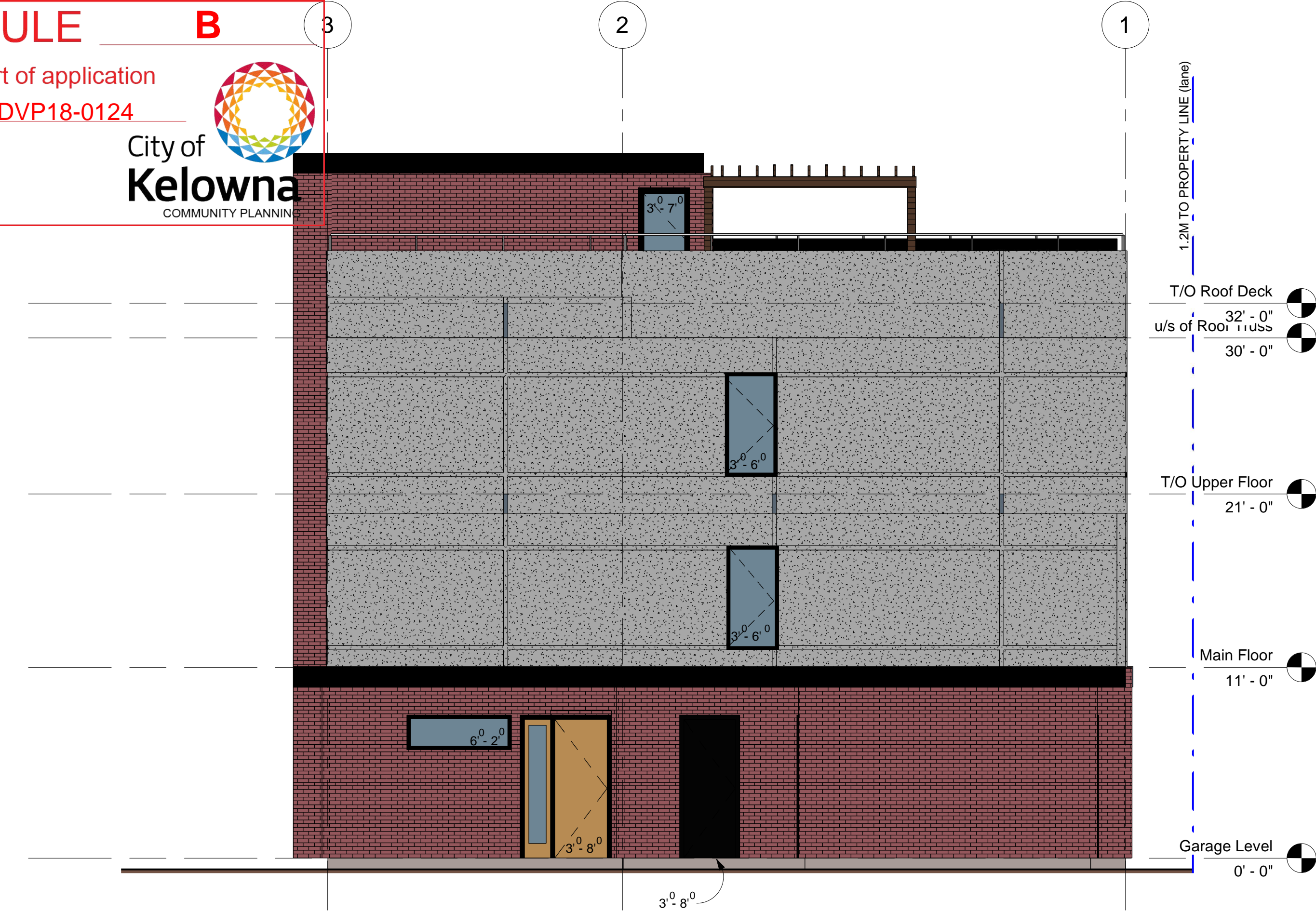
SAATH

Saath  
Development  
Corp.

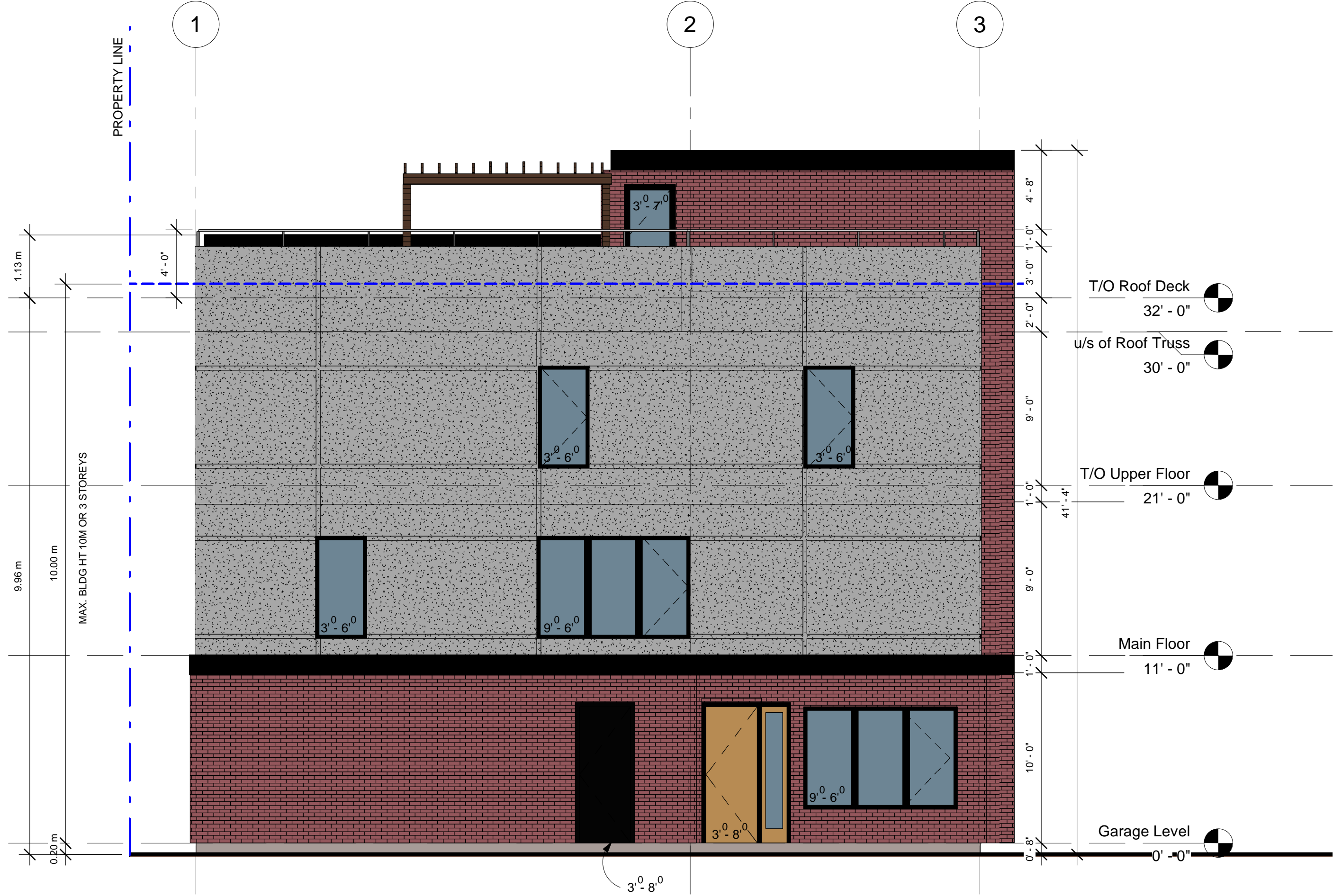
#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                                   |      |
|-----------|-----------------------------------|------|
| No.       | DESCRIPTION                       | DATE |
| 1.        | Prelim. sketch review 21/11/17    |      |
| 2.        | revised plan 22/12/17             |      |
| 3.        | Design Review 02/03/18            |      |
| 4.        | Rev. site plan - parking 09/04/18 |      |
| 5.        | REVISED DP SET 07/05/18           |      |
| 6.        | REV. DP SET 31/05/18              |      |
| 7.        | REV. DP SET 26/10/18              |      |
| 8.        | Rev. DP set 02/11/18              |      |
| 9.        | REV. DP SET 04/12/18              |      |

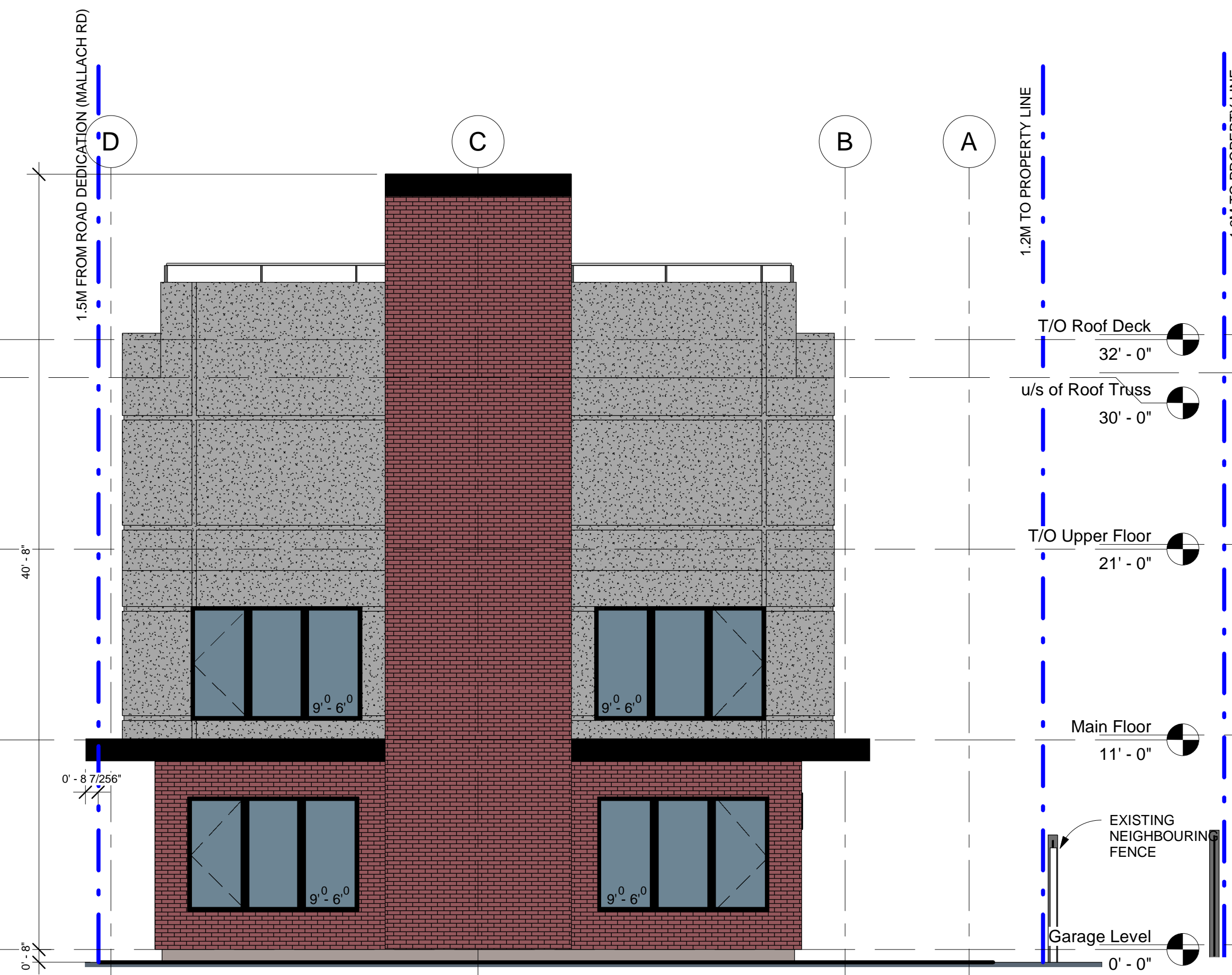
- GENERAL NOTES
- ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
  - CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.
  - THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.



BLDG 1 -West Elevation  
3/16" = 1'-0"



BLDG 1 -East Elevation  
(Mallach Rd.)  
3/16" = 1'-0"



BLDG 1 - North Elevation  
3/16" = 1'-0"



BLDG 1 - South Elevation  
3/16" = 1'-0"

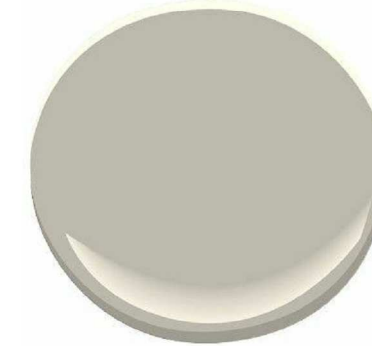
EXTERIOR MATERIALS LEGEND



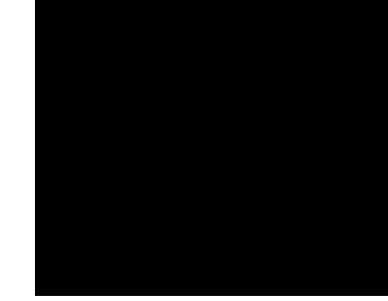
A - BRICK VENEER -  
COLOR: CANADIAN STONE - OLDE COLUMBIA



B - STUCCO WITH REVEAL LINES ( FRY REGLET)  
COLOR: BM OC-117 SIMPLY WHITE OR ALTERNATE  
COLOR: BM AF-685 THUNDER



C - ENTRY DOORS AND OVERHEAD DOORS  
COLOR: STEEL CRAFT - CEDAR (18-1581)



D - WINDOW FRAMES  
COLOR: BLACK

E - DOOR FRAMES, AND EXTERIOR  
MAN DOOR FOR GARAGE  
COLOR: BLACK

F - ROOF FASCIA TRIM 12"  
COLOR: BLACK

G - ALUMINUM SOFFIT  
COLOR: BLACK

H - ALUMINUM RAILING - ROOF TOP  
AND EXTERIOR STAIR  
COLOR: BLACK

J - STAINED TIMBER POST AND BEAM PERGOLA  
COLOR: TO MATCH FRONT ENTRY DOORS

Multi-Family Development  
365 Hwy 33 -E Kelowna BC

BUILDER:  
SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

Elevations

|             |               |
|-------------|---------------|
| DATE        | DEC 4 2018    |
| DRAWN BY    | Author        |
| PROJECT No. | 1704          |
| SCALE       | 3/16" = 1'-0" |

A2.0





Saath  
Development  
Corp.

#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| No.       | DESCRIPTION              | DATE     |
| 1.        | Prelim. sketch review    | 21/11/17 |
| 2.        | revised plan             | 22/12/17 |
| 3.        | Design Review            | 02/03/18 |
| 4.        | Rev. site plan - parking | 09/04/18 |
| 5.        | REVISED DP SET           | 07/05/18 |
| 6.        | REV. DP SET              | 02/11/18 |
| 7.        | REV. DP SET              | 04/12/18 |

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.

2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.

3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

3 A2.0

Multi-Family Development  
365 Hwy 33 -E Kelowna BC

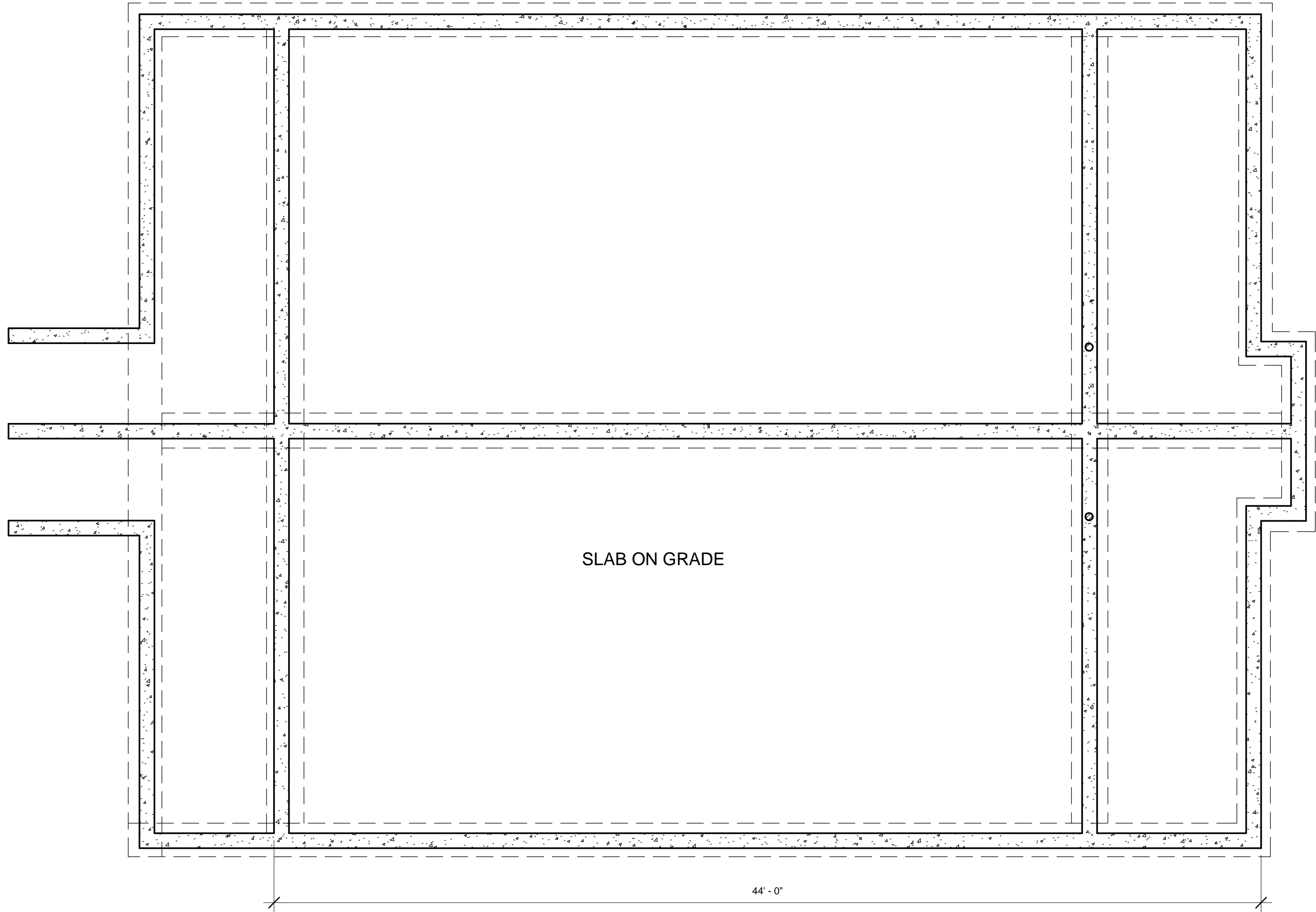
BUILDER:  
SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

Foundation &  
Basement Plan

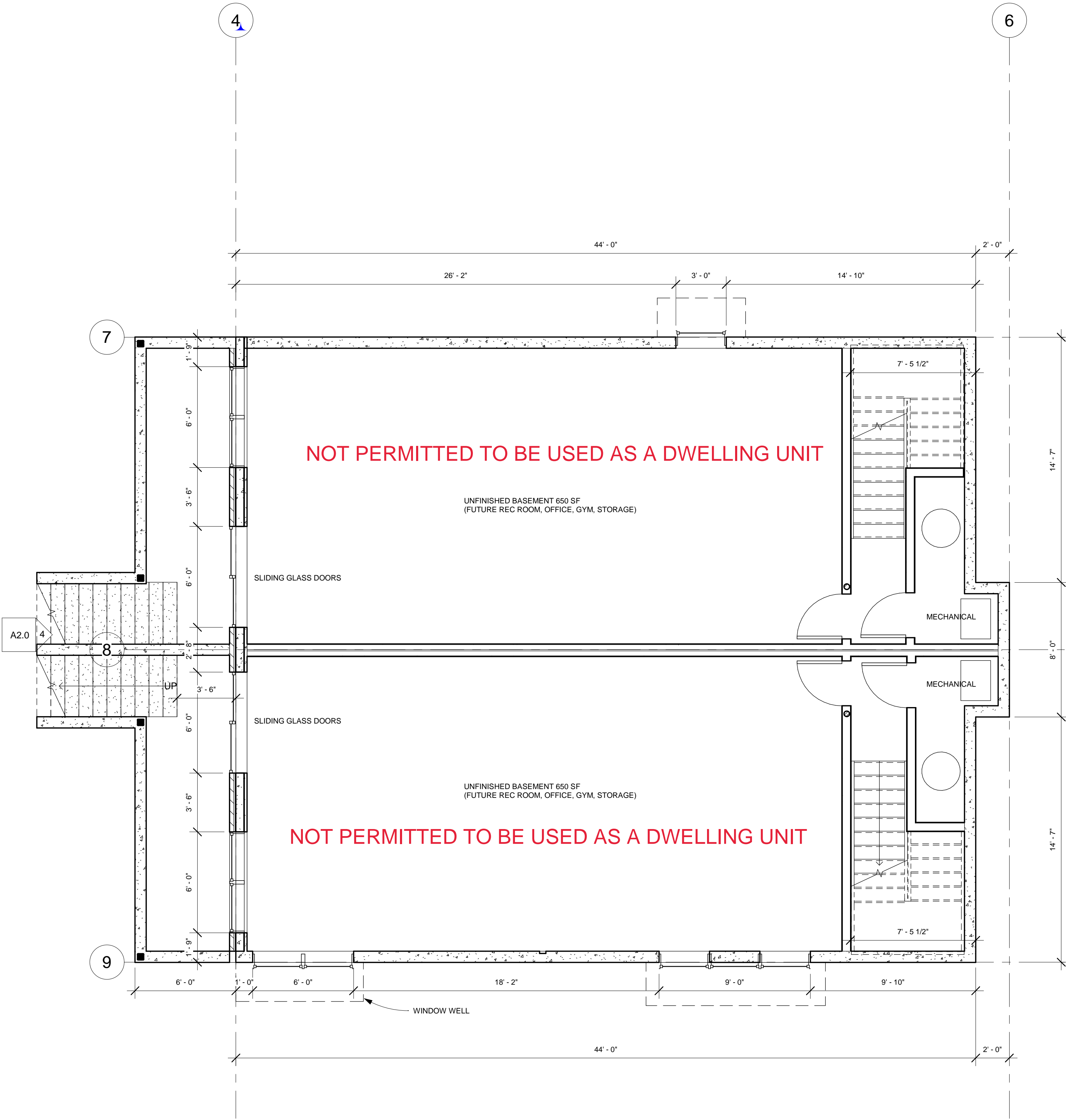
BUILDING 2

|             |              |
|-------------|--------------|
| DATE        | DEC 4 2018   |
| DRAWN BY    | CR           |
| PROJECT No. | 1704         |
| SCALE       | 1/4" = 1'-0" |

A1.0



2 Foundation  
1/4" = 1'-0"



3 Top of Slab  
1/4" = 1'-0"



SCHEDULE B

This forms part of application  
# DP18-0123 DVP18-0124

Planner  
Initials KB



Saath  
Development  
Corp.

#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                                   |      |
|-----------|-----------------------------------|------|
| No.       | DESCRIPTION                       | DATE |
| 1.        | Prelim. sketch review 21/11/17    |      |
| 2.        | revised plan 22/12/17             |      |
| 3.        | Design Review 02/03/18            |      |
| 4.        | Rev. site plan - parking 09/04/18 |      |
| 5.        | REVISED DP SET 07/05/18           |      |
| 6.        | REV. DP SET 02/11/18              |      |
| 7.        | REV. DP SET 04/12/18              |      |

- GENERAL NOTES
- ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
  - CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.
  - THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

Multi-Family Development  
365 Hwy 33 -E Kelowna BC

BUILDER:  
SUNTERRA CUSTOM HOMES  
203-2907 32ND STREET  
VERNON BC

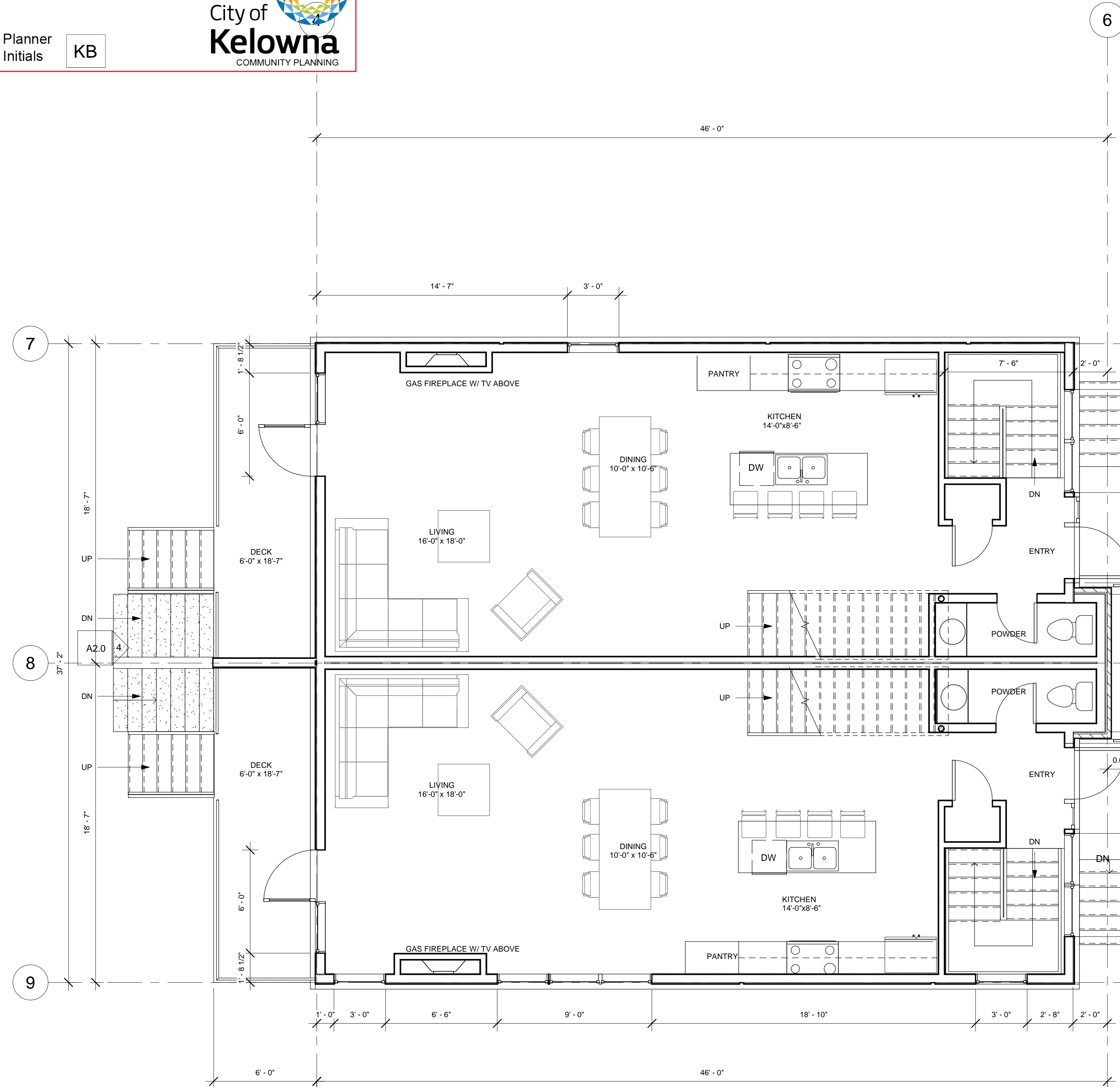
Ground Level &  
Upper Level Plan

BUILDING 2

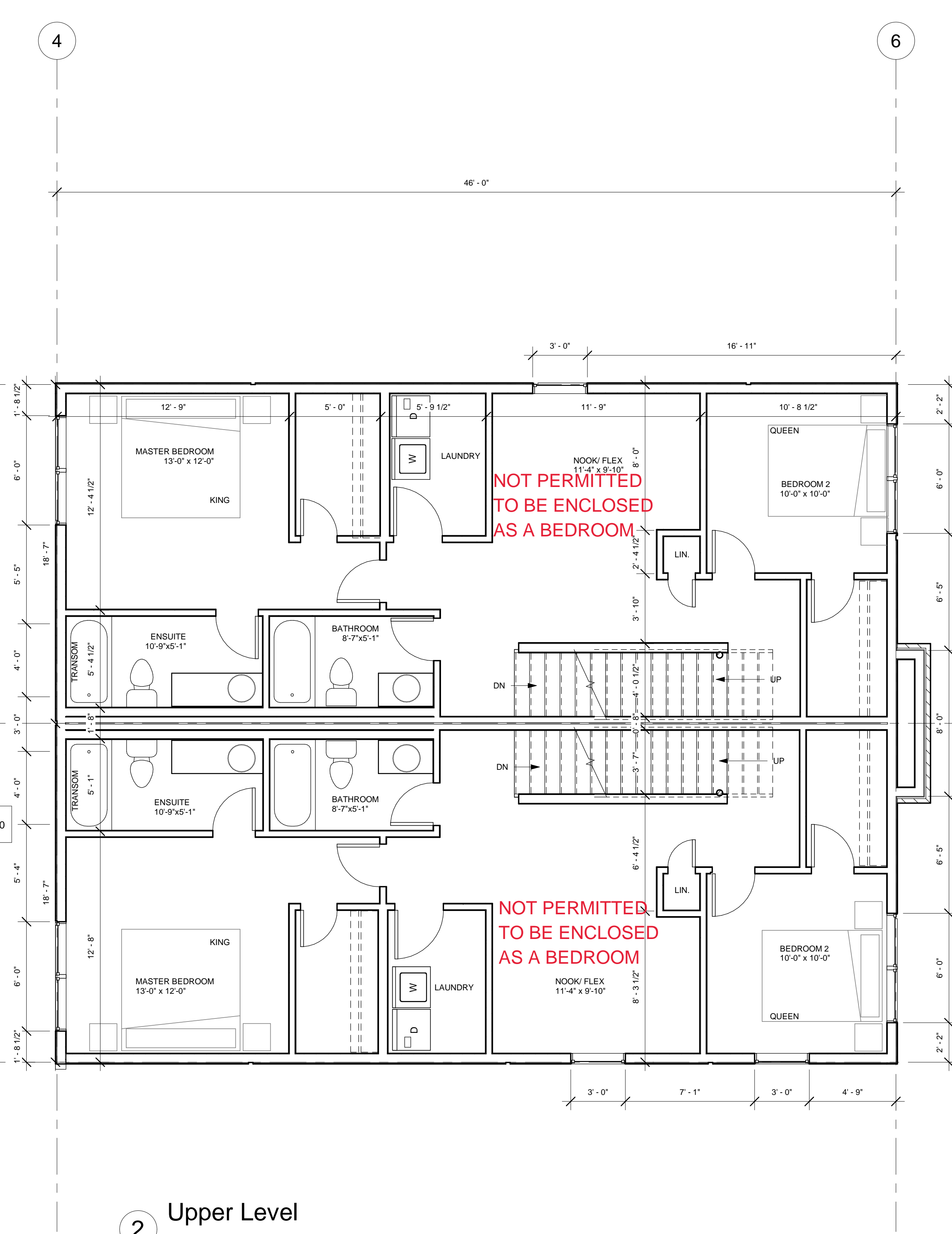
|             |              |
|-------------|--------------|
| DATE        | DEC 4 2018   |
| DRAWN BY    | Author       |
| PROJECT No. | 1704         |
| SCALE       | 1/4" = 1'-0" |

A1.1

1 Ground Floor  
1/4" = 1'-0"



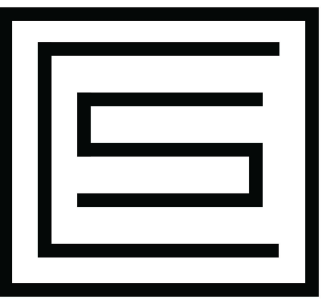
2 Upper Level  
1/4" = 1'-0"



# SCHEDULE B

This forms part of application  
# DP18-0123 DVP18-0124

Planner  
Initials KB



Saath  
Development  
Corp.

#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| No.       | DESCRIPTION              | DATE     |
| 1.        | Prelim. sketch review    | 21/11/17 |
| 2.        | revised plan             | 22/12/17 |
| 3.        | Design Review            | 02/03/18 |
| 4.        | Rev. site plan - parking | 09/04/18 |
| 5.        | REVISED DP SET           | 07/05/18 |
| 6.        | REV. DP SET              | 02/11/18 |
| 7.        | REV. DP SET              | 04/12/18 |

GENERAL NOTES  
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.

2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.

3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

Multi-Family Development  
365 Hwy 33 -E Kelowna BC

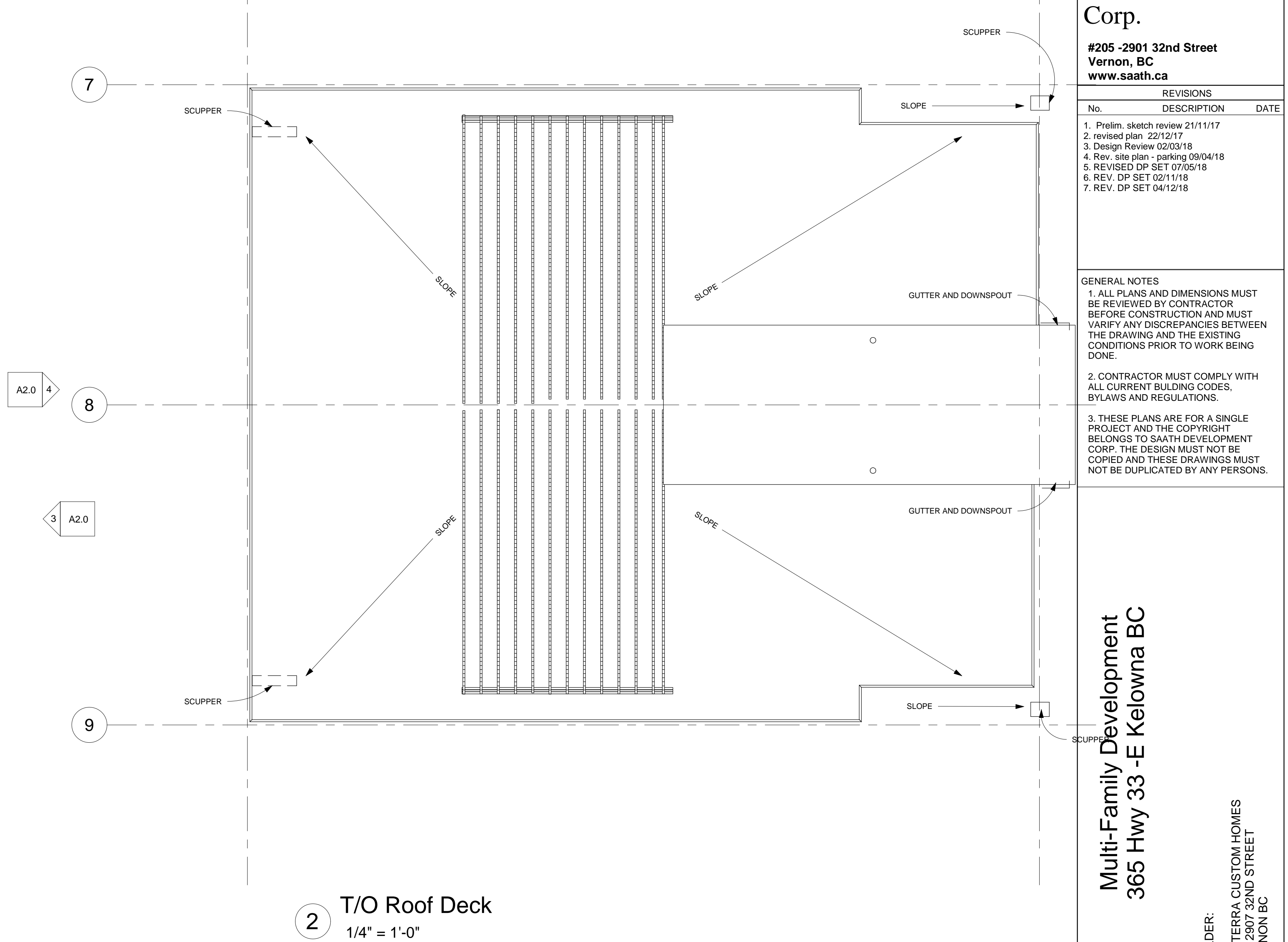
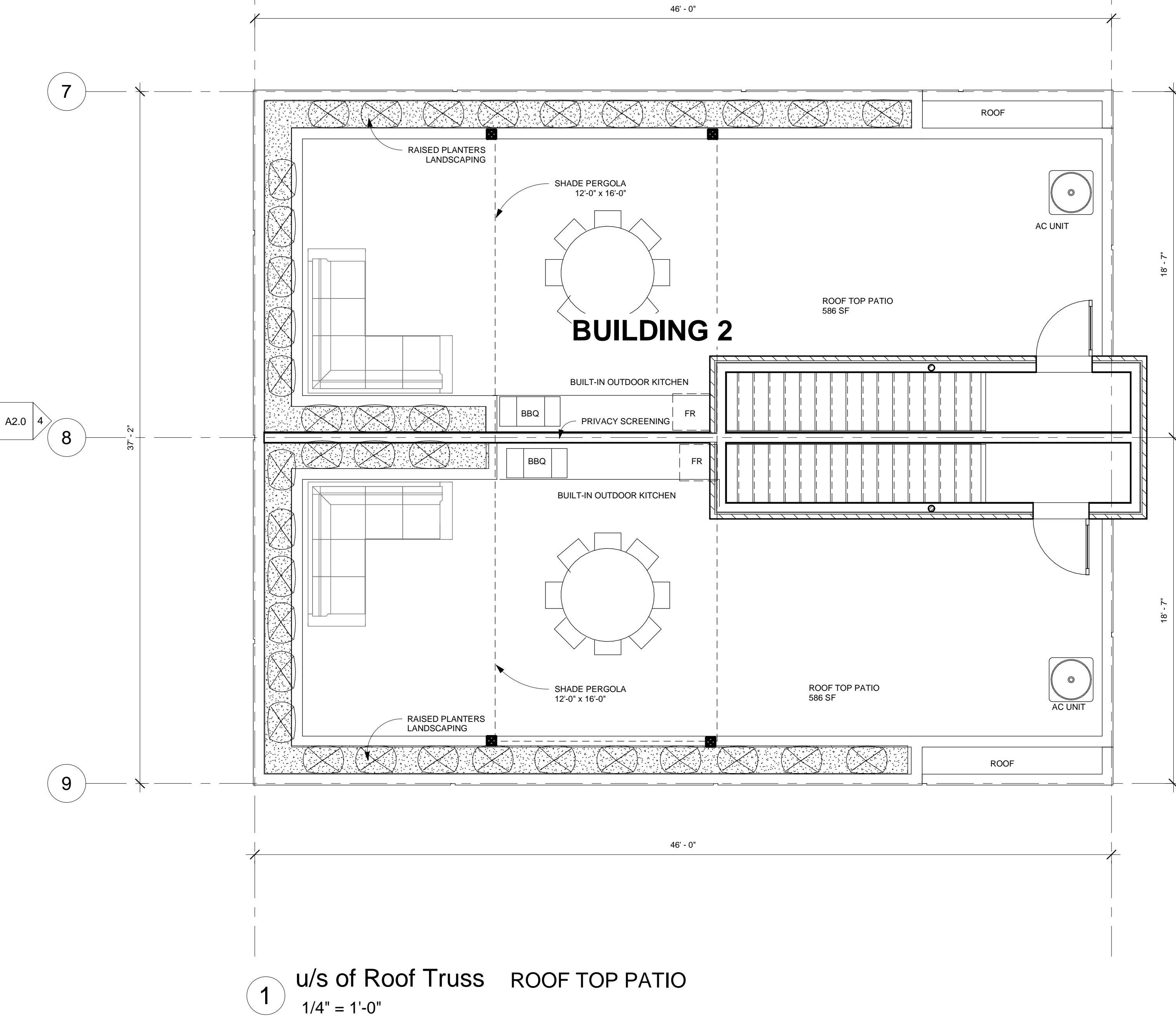
BUILDER:  
SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

Roof Top Patio &  
Roof Plan

BUILDING 2

|             |              |
|-------------|--------------|
| DATE        | DEC 4 2018   |
| DRAWN BY    | Author       |
| PROJECT No. | 1704         |
| SCALE       | 1/4" = 1'-0" |

A1.2





# SCHEDULE B

This forms part of application  
# DP18-0123 DVP 18-0124

Planner  
Initials KB



Saath  
Development  
Corp.

#205 -2901 32nd Street  
Vernon, BC  
www.saath.ca

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| No.       | DESCRIPTION              | DATE     |
| 1.        | Prelim. sketch review    | 21/11/17 |
| 2.        | revised plan             | 22/12/17 |
| 3.        | Design Review            | 02/03/18 |
| 4.        | Rev. site plan - parking | 09/04/18 |
| 5.        | REVISED DP SET           | 07/05/18 |
| 6.        | REV. DP SET              | 02/11/18 |
| 7.        | REV. DP SET              | 04/12/18 |

GENERAL NOTES  
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.  
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.  
3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

Multi-Family Development  
365 Hwy 33 - E Kelowna BC

BUILDER:  
SUNTERRA CUSTOM HOMES  
203- 2907 32ND STREET  
VERNON BC

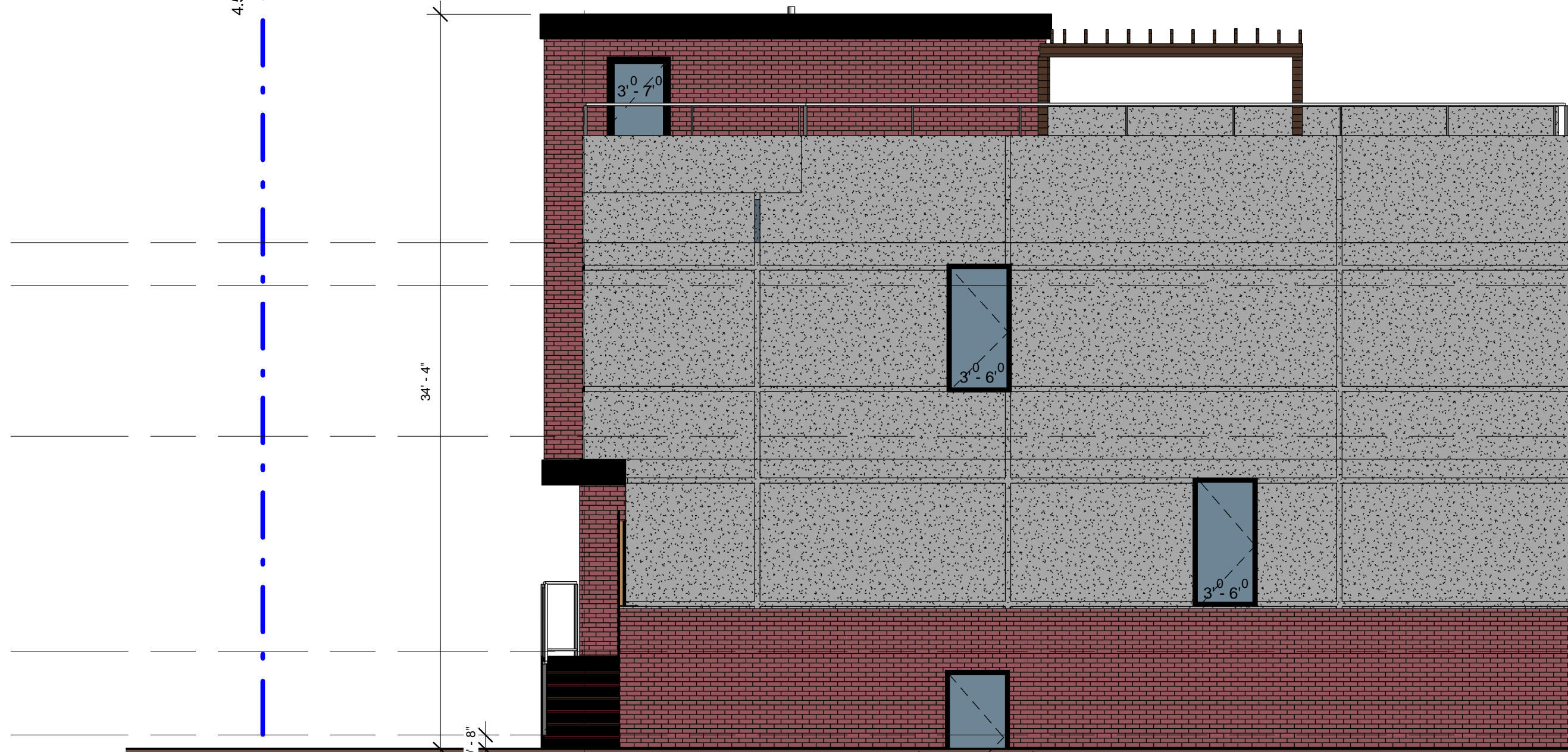
Elevations

BUILDING 2

|             |               |
|-------------|---------------|
| DATE        | DEC 4 2018    |
| DRAWN BY    | Author        |
| PROJECT No. | 1704          |
| SCALE       | 3/16" = 1'-0" |

A2.0

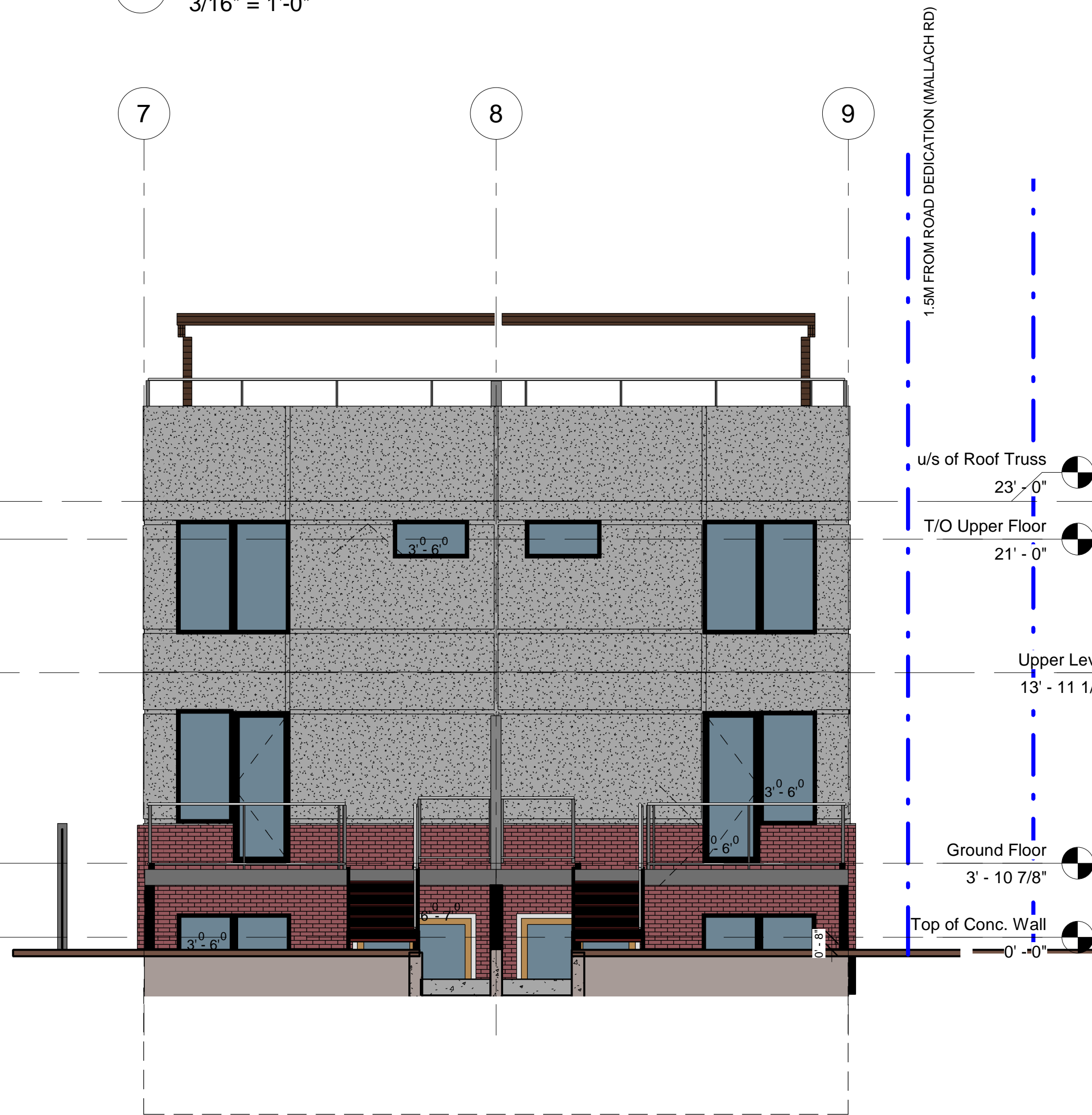
2018-12-05 10:02:26 AM



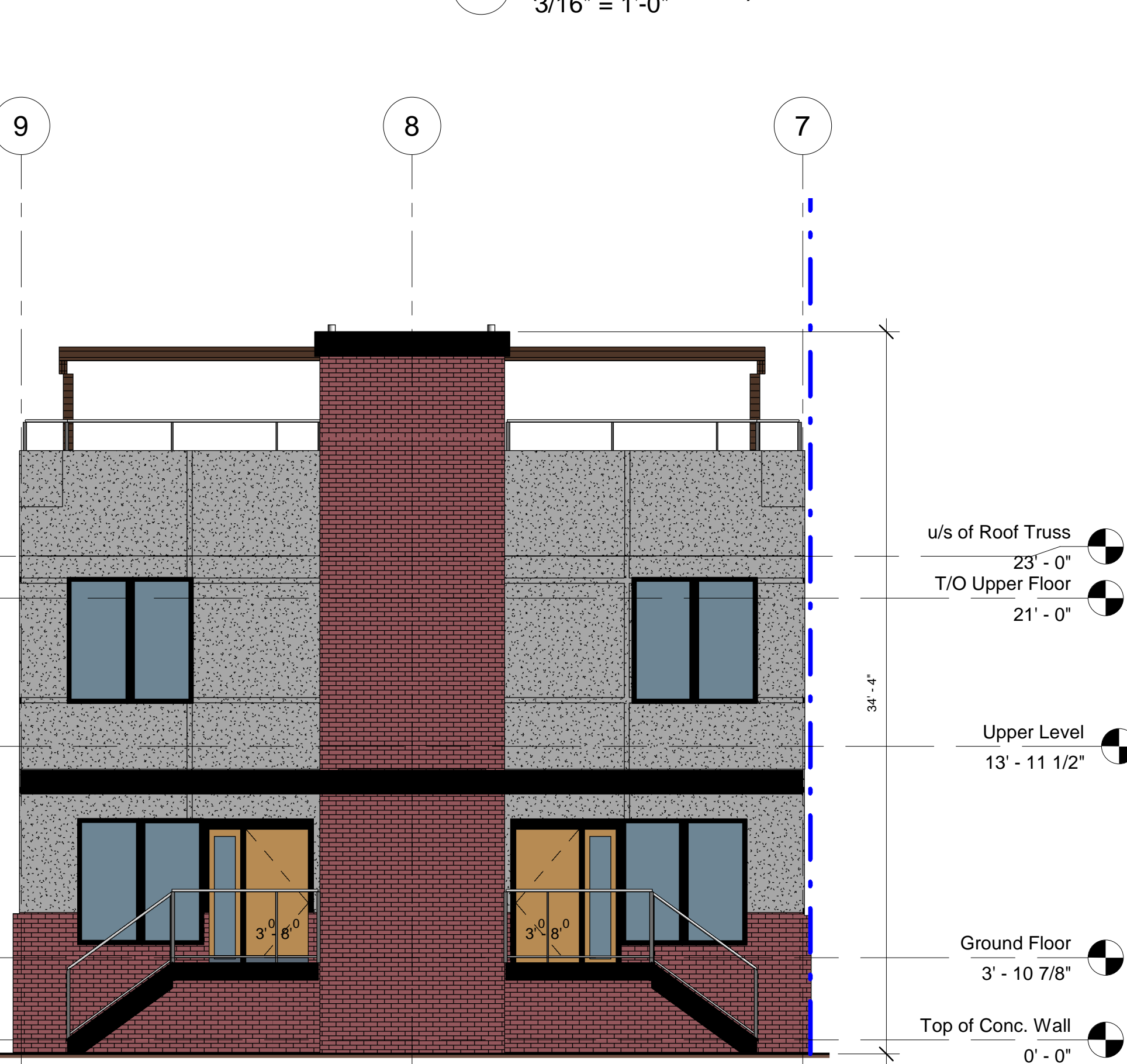
2 West Elevation-BLDG 2  
3/16" = 1'-0"



1 East Elevation-BLDG 2  
(Mallach Rd.)  
3/16" = 1'-0"



4 BLDG 2 -South Elevation  
3/16" = 1'-0"



3 BLDG 2 - North Elevation  
3/16" = 1'-0"

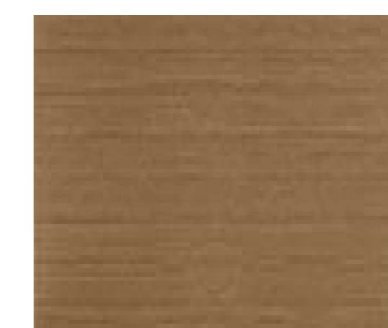
## EXTERIOR MATERIALS LEGEND



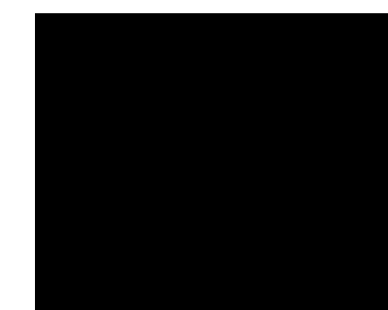
A - BRICK VENEER -  
COLOR: CANADIAN STONE - OLDE COLUMBIA



B - STUCCO WITH REVEAL LINES ( FRY REGLET)  
COLOR: BM -117 SIMPLY WHITE OR ALTERNATE  
BM -AF-685 THUNDER



C - ENTRY DOORS AND OVERHEAD DOORS  
COLOR: STEEL CRAFT - CEDAR (18-1581)



D - WINDOW FRAMES  
COLOR: BLACK

E - DOOR FRAMES, AND EXTERIOR  
MAN DOOR FOR GARAGE  
COLOR: BLACK

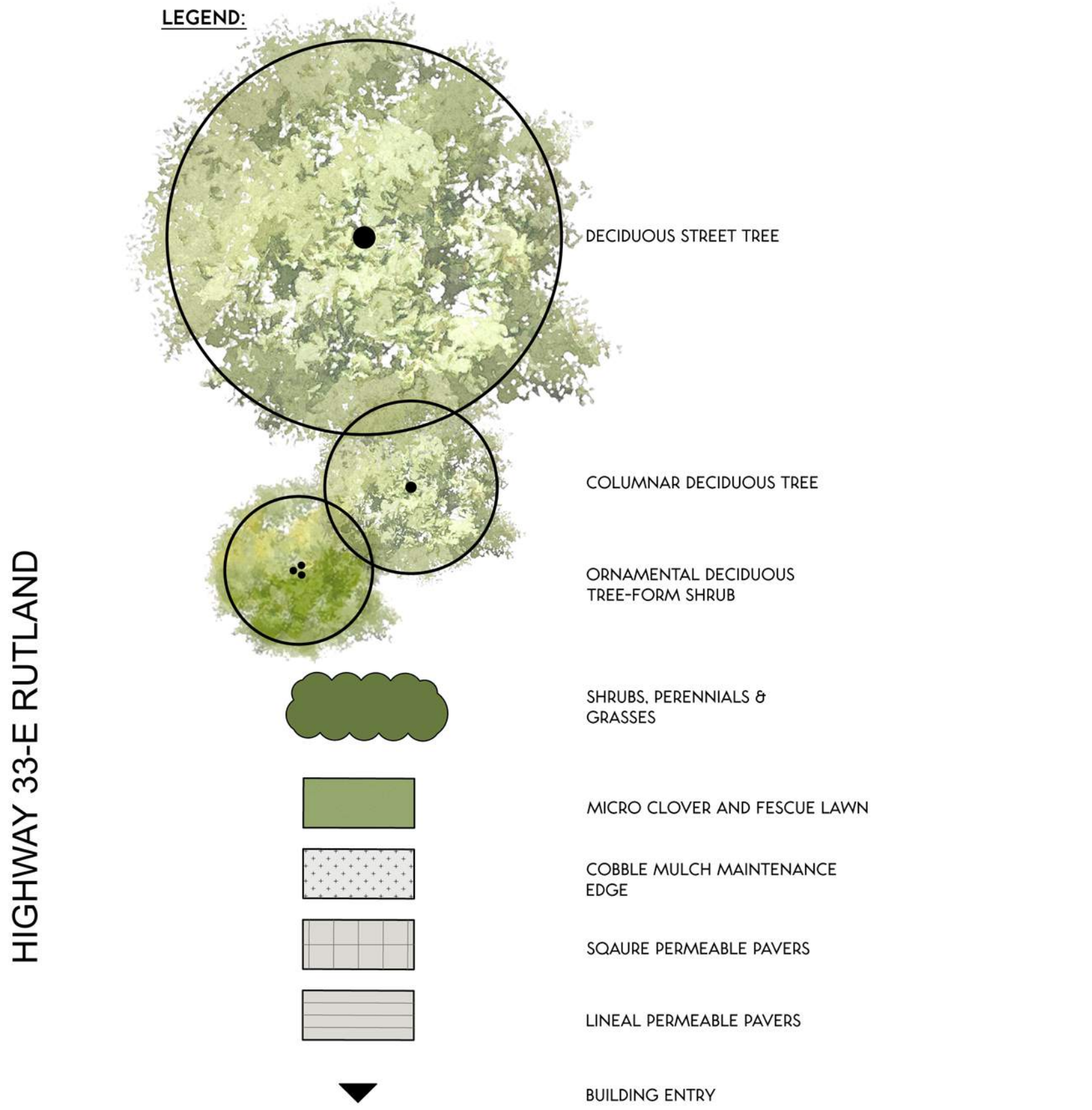
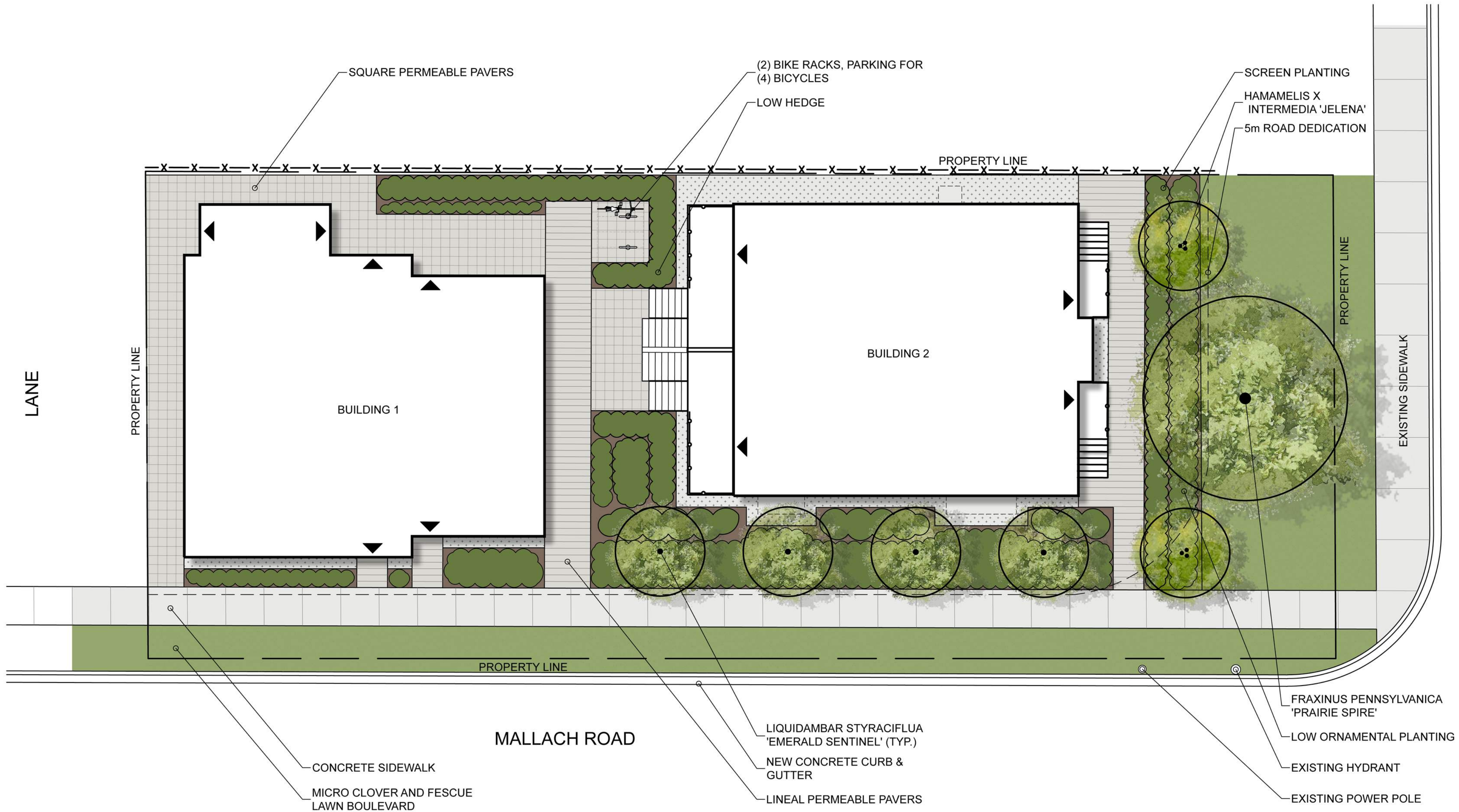
F - ROOF FASCIA TRIM 12"  
COLOR: BLACK

G - ALUMINUM SOFFIT  
COLOR: BLACK

H - ALUMINUM RAILING - ROOF TOP  
AND EXTERIOR STAIR  
COLOR: BLACK

J - STAINED TIMBER POST AND BEAM PERGOLA  
COLOR: TO MATCH FRONT ENTRY DOORS





- DEVELOPMENT PERMIT NOTES:**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
  - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
  - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
  - TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
  - ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
  - DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
  - SEEDED MICRO CLOVER & FESCUE LAWN AREAS SHALL BE LOW WATER USE 'CERTIFIED CANADA NO. 1' SEED WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
  - A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

**PLANT LIST:**

| TREES   |                      |                      |        |
|---|----------------------|----------------------|--------|
| Botanical Name                                    | Common Name          | Size                 | Root   |
| <i>Fraxinus pennsylvanica</i> 'Prairie Spire'     | Green ash            | 6 cm Cal.            | B&B    |
| <i>Hamamelis x intermedia</i> 'Jelena'            | Jelena witch hazel   | 1.8m Ht.             | Potted |
| <i>Liquidambar styraciflua</i> 'Emerald Sentinel' | American sweetgum    | 6 cm Cal.            | B&B    |
| SHRUBS  |                      |                      |        |
| Botanical Name                                    | Common Name          | Size/Spacing         | Root   |
| <i>Buxus</i> 'Green Velvet'                       | Boxwood              | #02 Cont./1.0m O.C.  | Potted |
| <i>Erica carnea</i> 'Springwood Pink'             | Winter heath         | #02 Cont./0.45m O.C. | Potted |
| <i>Weigela florida</i> 'Alexandra'                | Wine & Roses weigela | #02 Cont./1.5m O.C.  | Potted |
| PERENNIALS  |                      |                      |        |
| Botanical Name                                    | Common Name          | Size/Spacing         | Root   |
| <i>Nepeta racemosa</i> 'Walker's Low'             | Walker's Low catmint | #01 Cont./0.9m O.C.  | Potted |
| GRASSES   |                      |                      |        |
| Botanical Name                                    | Common Name          | Size/Spacing         | Root   |
| <i>Calamagrostis acutiflora</i> 'Karl Foerster'   | Feather reed grass   | #01 Cont./0.9m O.C.  | Potted |
| <i>Pennisetum alopecuroides</i> 'Hameln'          | Fountain grass       | #01 Cont./0.6m O.C.  | Potted |
| <i>Sesleria autumnalis</i>                        | Autumn moor grass    | #01 Cont./0.3m O.C.  | Potted |

**SCHEDULE C**

This forms part of application  
# DP18-0123 DVP18-0124

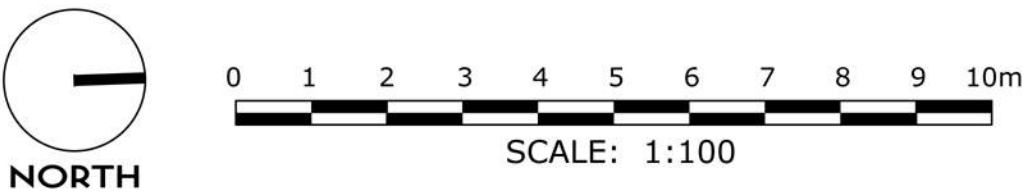
Planner Initials **KB**

City of Kelowna  
COMMUNITY PLANNING

| REVISIONS / ISSUED |           |                   |
|--------------------|-----------|-------------------|
| 4                  | NOV 01/18 | RE-ISSUED FOR DP  |
| 3                  | JUN 08/18 | RE-ISSUED FOR DP  |
| 2                  | MAY 02/18 | ISSUED FOR DP     |
| 1                  | APR 24/18 | ISSUED FOR REVIEW |
| NO.                | DATE      | DESCRIPTION       |

PROJECT

365 HIGHWAY 33 MULTI-FAMILY  
SAATH DEVELOPMENT CORP.



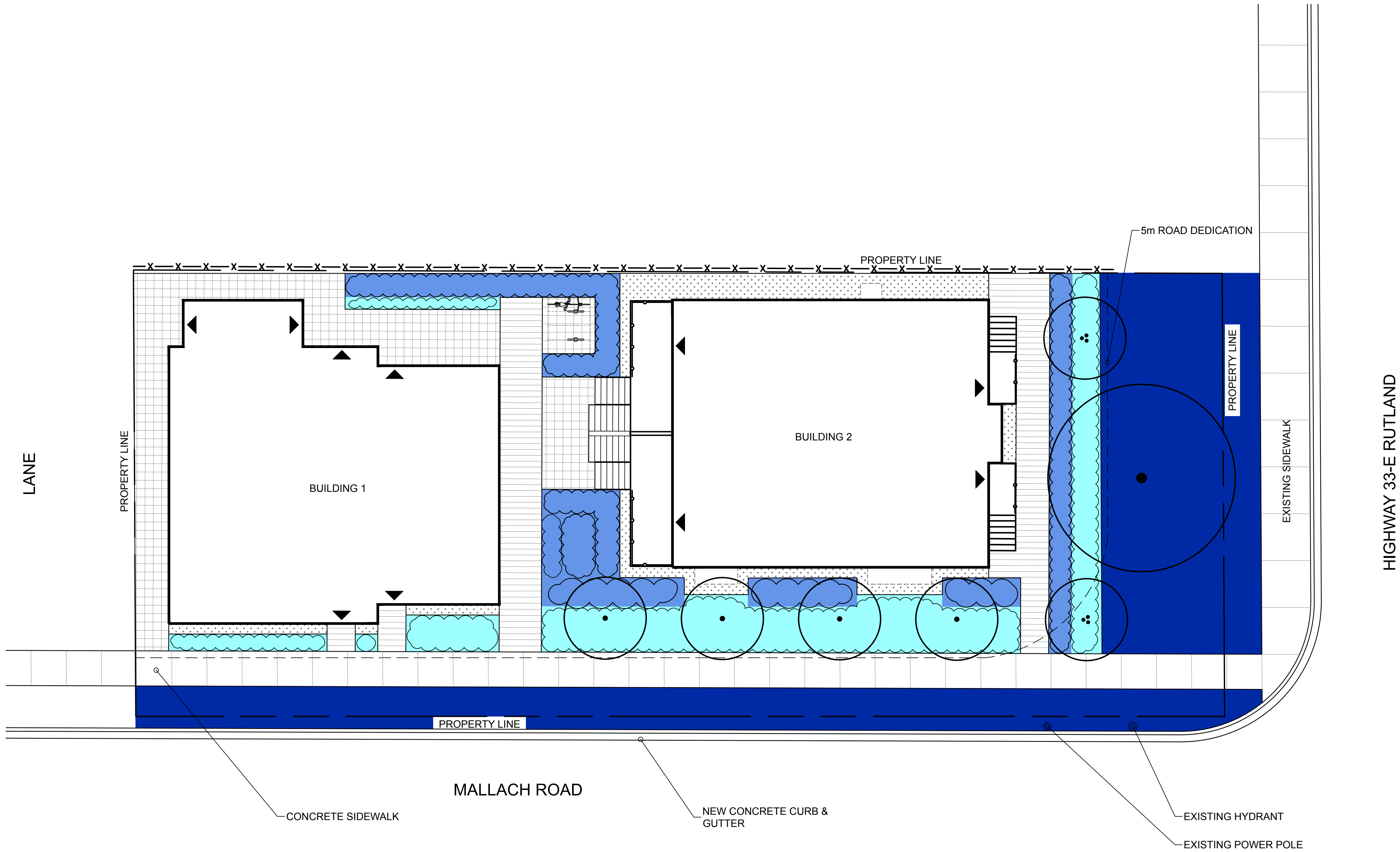
NOT FOR CONSTRUCTION



| SHEET TITLE    |           |
|----------------|-----------|
| LANDSCAPE PLAN |           |
| SHEET NO.      | PROJECT # |
| L-1            | 18-014    |
| SCALE          |           |
| 1:100          |           |



/VOLUMES/BENCH/400 - PROJECTS/2018/18-014\_365HIGHWAY33\_MULTI-FAMILY/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00-18-014\_365HIGHWAY33\_LANDSCAPEPLAN.DWG



**LEGEND:**

LOW WATER USE

MODERATE WATER USE

HIGH WATER USE

SCHEDULE

C

This forms part of application

# DP18-0123 DVP18-0124

Planner Initials

KB

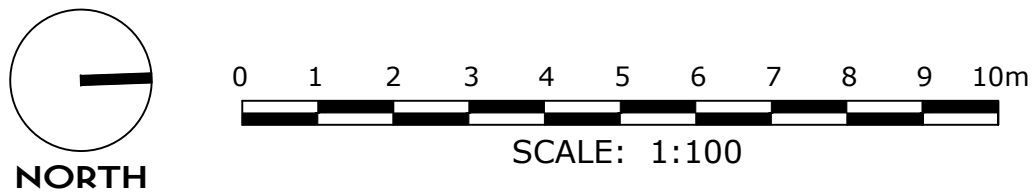
City of Kelowna

COMMUNITY PLANNING

| REVISIONS / ISSUED |           |                   |
|--------------------|-----------|-------------------|
| 4                  | NOV 01/18 | RE-ISSUED FOR DP  |
| 3                  | JUN 08/18 | RE-ISSUED FOR DP  |
| 2                  | MAY 02/18 | ISSUED FOR DP     |
| 1                  | APR 24/18 | ISSUED FOR REVIEW |
| NO.                | DATE      | DESCRIPTION       |

PROJECT

365 HIGHWAY 33 MULTI-FAMILY  
SAATH DEVELOPMENT CORP.



NOT FOR CONSTRUCTION

BENCH

SITE DESIGN

| 4-1562 water street, kelowna bc V1Y 1J7 |

| 4 250 860 6778 |

| SHEET TITLE    |           |
|----------------|-----------|
| HYDROZONE PLAN |           |
| SHEET NO.      | PROJECT # |
| L-2            | 18-014    |
| SCALE          | 1:100     |

---

## CITY OF KELOWNA

# MEMORANDUM

---

**Date:** June 28, 2018  
**File No.:** DP18-0123  
**To:** Urban Planning Management (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 365 Hwy 33 E RU6 to RM5

---

The Development Engineering Department has the following comments and requirements and are subject to review and requirements from the Ministry of Transportation (MOTI). The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall

**1. Domestic Water and Fire Protection**

The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and, if necessary, the decommissioning of existing services. Only one water service permitted.

**2. Sanitary Sewer**

- (a) Our records indicate that this property is currently serviced with a 150mm-diameter sanitary sewer service off the lane. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. A brooks box is required on the service inspection chamber.

**3. Storm Drainage**

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

**4. Road Improvements**

- a) The applicant must have a civil engineering consultant submit a design for Mallach Road to be upgraded to an urban standard (SS-R6 modified – 20.0m ROW / 1.8m



sidewalk at property/ no parking lane) along the full frontage of the subject property; including curb and gutter, sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

- b) Access to this development will be from the existing lane off Mallach Road along the south property line.

## 5. Road Dedication and Subdivision Requirements

- (a) Provide 5.0m of road dedication along Hwy 33.
- (b) Provide 2.5m of road dedication on Mallach Rd to achieve 20.0m ROW
- (c) Provide 6m corner rounding at the intersection Hwy 33 and Mallach Rd.
- (d) Grant Statutory Rights of Way if required for utility services.
- (e) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager

## 6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

## 7. Design and Construction

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

drawings, it may be determined that rights-of-way are required for current or future needs.

## 8. **Other Engineering comments**

- (a) New frontage sidewalk and curb and gutter to be extend across the lane and tie into sidewalk and curb and gutter south of property with a driveway letdown (SS-C7) across the lane.
- (b) Curb to be extended from Hwy 33 onto Mallach Rd..

## 9. **Geotechnical Report**

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

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

## 10. **Servicing Agreement for Works and Services**

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

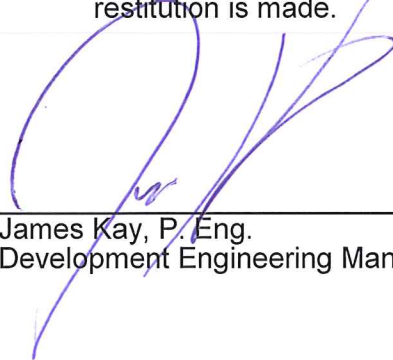
## 11. **Administration Charge**

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



**12. Survey, Monument and Iron Pins**

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

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

agm

June 6, 2018

Kimberly Brunet, Planner  
City of Kelowna Planning Department  
1435 Water Street  
Kelowna BC  
V1Y 1J4

**RE: Development Proposal Application – Design & Parking Rationale**

**Site Location: 365 Highway 33 E, Kelowna, British Columbia (corner of Hwy 33 and Mallach Rd)**

365 Highway 33 E, Kelowna, British Columbia (the “**Property**”) is a constrained site located on a high traffic area both for vehicular and pedestrian traffic. The current use of the site is a low density single family dwelling that is quite dated from the outside but renovated in the inside. Frankly, the building is a bit of an eye sore and the development of this corner lot would be beneficial to the values of neighboring properties.

The Property is just within the Rutland Urban Center and is surrounded by other multifamily developments. The Property has been the subject of previous development applications, however, due to the extensive road dedications, setbacks and parking requirements it has not been economically feasible to remove the existing structure and to replace it with a product that fits the neighbourhood. Our proposal is intended to provide a mix of unit types that take into consideration that the Property is in the Urban Center and on major bus routes. The Property is close to UBCO, Rutland’s Town Center, South Rutland Elementary School and Big White Mountain truly allowing for an urban lifestyle where the need for a vehicle is largely reduced. It is the developer’s intention through to work with the City to determine what incentives the developer can provide to future occupants such as ride share subsidies and public transit subsidies that promote urban living in consideration of the parking variance request.

At a time where attainable housing is in very short supply, this project would add much needed rental supply in a manner that is not desirable to all, but crucial to those that cannot afford a vehicle.

The development consists of (2) three storey buildings with a total of (4) units.

**Building One** – The first building includes (2) two-bedroom plus den units with roof top patios and a parking garage for the development (1 stall for each unit – 4 total). The first building is closer to the lane allowing for parking access off the lane. As determined in a meeting with City of Kelowna staff, any driveway access in the middle of the lot was deemed undesirable due to proximity to Highway 33.

**Building Two** - The second building, adjacent to Highway 33, includes (2) two-bedroom plus den ground oriented units. The units have a partially sunk-in unfinished basement and are designed to be attractive to young families. These unfinished basements have rear yard access and can be used for a rec room, home gym, and storage.

Due to the narrowness of the site after accounting for road dedications, the maximum amount of parking that would fit on site while allowing for a viable project is four parking stalls. The parking stall requirement for this development totals six stalls (1.5 stalls per two bedroom unit x 4 units = 6 stalls

required). This development is proposing four parking stalls at a one to one ratio and “cash in lieu” would be provided for the remaining two stalls. Street parking along Mallach road is also available.

This project will provide the neighborhood with a necessary facelift through its beautiful exterior finishes, low/no maintenance landscaping and privacy fencing and hedges. We hope that the City of Kelowna will allow this project to come to life by working through the various site constraints.

# REPORT TO COUNCIL



**Date:** January 15, 2019

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP18-0188 DVP18-0189

**Owner:** Watermark Developments Ltd.,  
Inc.No. BCo642787

**Address:** 625 Academy Way

**Applicant:** Meiklejohn Architects

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

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

Existing Zone: RM4 – Transitional Low Density Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0188 and Development Variance Permit No. DVP18-0189 for Lot 6 Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793, located at 625 Academy Way, Kelowna, BC subject to the following:

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

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

### Section 7.5.9: Fencing and Retaining Walls

To vary the required maximum height of a retaining wall from 1.2 m (permitted) to 2.5 m (proposed).

**Table 8.1 – Parking Schedule**

To vary the required number of parking stalls from 132 (required) to 119 (proposed).

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

To vary the required maximum height from 13.0 m or 3 storeys (permitted) to 13.0 m or 4 storeys (proposed).

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

AND FURTHER THAT this Development Permit 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 four storey apartment building on Academy Way known as "U eight" and to consider a Development Variance Permit to vary the maximum height of a retaining wall from 1.2 m (permitted) to 2.5 m (proposed), the required number of parking stalls from 132 (required) to 119 (proposed), and the maximum height from 3 storeys (permitted) to 4 storeys (proposed).

**3.0 Community Planning**

Community Planning Staff are recommending support for the Development Permit and Development Variance Permit application due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines and the vision of the University Village Master Plan.

**3.1 Form and Character**

The key form and character design features are:

1. 'U Eight' emulates the desirable form and character of nearby buildings by designing a sense of architectural cohesiveness along Academy Way with the 'U' building design theme.
2. Consistent with the University Village Master Plan, the narrow face of the building has been developed facing Academy Way, and the long articulated building form follows the site contours. There is an entrance to the building along Academy Way, which, together with landscaping, helps to create a defined street edge and promote a pedestrian-friendly streetscape.
3. The University Village Master Plan states all multiple family residential and mixed-use buildings should contain understructure (beneath habitable or commercial space) parking. 'U Eight' meets this guideline by providing an enclosed parkade that accommodates 81 vehicles, 12 of which are located in the tandem configuration. Further, the parkade entrance is located to avoid pedestrian-vehicle conflicts on Academy Way.

**Figure 1 – Rendering of the Academy Way (west) elevation of 'U Eight'.**



### 3.2 Variances

#### Height

Staff would not be supportive of a variance to absolute height as it would increase the building profile on this prominent hillside. However, staff note that the application is under the absolute maximum height permitted under Zoning Bylaw No. 8000 (13.0 m permitted, 13.0 m proposed), and the variance is for the number of storeys (three storeys permitted, four storeys proposed), which results from positioning the building on the sloped subject property. Areas of four storeys are visible from the south and east elevations.

#### Parking

The applicant has requested a variance to the required number of parking stalls. Due to the location of the property in close proximity to UBCO, and the applicant's intent to market the project to 'students', Staff feel comfortable with a lower amount of parking than the Zoning Bylaw requires. The developer is still providing one stall per unit parking ratio, plus the provision of visitor stalls. Where tandem stalls are provided, the two stalls will need to be paired together when they are sold by the developer.

Staff did explore adding additional parking stalls on site, with the developer, but it came at the detriment to landscaping and the amount of private open space, and so staff are recommending not adding anymore.

#### Retaining Walls

Due to the slope of the property, there are retaining walls on the south side that are over height. The applicant has included landscaping to help soften the overall height and massing of the wall, which includes a row of native deciduous and coniferous restoration trees in the area between the retaining wall and the property line.

### 3.3 Neighbourhood Notification

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

## 4.0 Proposal

### 4.1 Background

The subject property is located within the University Village Neighbourhood, a comprehensive planned community under the University Village Master Plan (October 2009). Nearby buildings include 'U7', 'U6', 'U5B', 'U5A', 'U3B' and 'U3A'. This will be the final 'U-series' building along the east side of Academy Way.

### 4.2 Project Description

The 'U Eight' project is a 90 unit condo development. The proposed four storey wood frame building is located on the north side of the subject property, perpendicular to Academy Way. The driveway would be located directly off Academy Way. This access connects to a 38 stall surface parking lot and an 81 stall parkade proposed to be located under the 'U Eight' building.

The applicant meets the minimum private open space requirements. In addition to balconies and general outdoor landscaped areas, they have proposed an outdoor badminton court, for the recreational use of the residents of the development. There are also common amenity rooms on each of the residential floors, for use by the residents as possible study space. A breakdown of the private open space is provided in Attachment "B".

The overall site planning for 'U Eight' is consistent with the pedestrian circulation patterns established in the neighbourhood. The site has a trail at the rear of the property and has a direct connection to the main pedestrian pathway along Academy Way. This trail connectivity provides connections to both University of British Columbia Okanagan (UBCO) Campus and the directly adjacent 'U7' building to the north. There is a stairway connection from 'U Eight' to this pathway system, which is located across from the lobby entrance.

An area of steep slopes on the eastern portion of the subject property is not suitable for development and has been protected through a no-disturbance agreement.

### 4.3 Character and Materials

The architectural form and character of the buildings is designed in a "campus modern" style and reflects similar architectural styles along the east side of Academy Way. The 'U Eight' building has a complementary form, image and colour to the previous approved 'U7', 'U6', 'U5B', 'U5A' and additional buildings along Academy Way.

The brick and Hardie exterior is reflective of recent 'U7', 'U6' and 'U5' buildings. As the building is built into the hill, the north side of the building has ground oriented units at grade. The south side, one of the elevations where the variance is requested from 3 to 4 storeys, has raised planters and landscaping along the front facade which helps to add visual interest to the building and help to soften the building mass.

**Figure 2 – Rendering of the main entrance to 'U Eight' on the south elevation.** The central entryway has been emphasized with a two storey glass feature with a brick framework. There is also a secondary entrance for the building on the west elevation on Academy Way, as seen in Figure 1.



#### 4.4 Site Context

The 'U Eight development project is located on the east side of Academy Way, near the UBCO Campus. The property has a Future Land Use Designation of MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and it is located within the Permanent Growth Boundary. It has a walk score of 16 which indicates that almost all errands require a car and a transit score of 31, indicating there are a few nearby public transportation options.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                            |
|-------------|---|-------------------------------------|
| North       | RM <sub>4</sub> – Transitional Low Density Housing                                      | Multiple Dwelling Housing           |
| East        | A <sub>1</sub> – Agriculture 1  | Park & Potential S <sub>2</sub> RES |
| South       | P <sub>3</sub> – Parks and Open Space   | Current Vacant Land                 |
| West        | RM <sub>3</sub> – Low Density Multiple Housing<br>P <sub>3</sub> – Parks and Open Space | Current Vacant Land                 |



## Subject Property Map: 625 Academy Way



## 4.5 Zoning Analysis Table

| Zoning Analysis Table   |  |  |
|---|--|--|
| CRITERIA  | RM4 ZONE REQUIREMENTS                  | PROPOSAL   |
| Development Regulations   |  |  |
| Site Coverage (buildings)   | 50 %                                   | 33 %   |
| Site Coverage (buildings, driveways and parking areas)  | 60 %                                   | 46 %   |
| Floor Area Ratio  | 0.77                                   | 0.70   |
| Height  | 13.0 m / 3 storeys                     | 13.0 m / 4 storeys ❶   |
| Front Yard (west – Academy Way)   | 6.0 m                                  | 6.0 m  |
| Side Yard (north)   | 4.5 m                                  | 4.5 m  |
| Side Yard (south)   | 4.5 m                                  | 13.7 m   |
| Rear Yard (east)  | 9.0 m                                  | 29.2 m   |
| Other Regulations   |  |  |
| Minimum Parking Requirements  | 132 stalls                             | 119 stalls ❷<br>(81 stalls within parkade)<br>(38 surface stalls at grade) |
| Minimum Distance of Parking Stalls from Side Property Lines (south)   | 1.5 m                                  | 1.5 m  |
| Minimum Distance of Parking Stalls from Front Property Lines (west)   | 4.5 m                                  | > 4.5 m  |
| Bicycle Parking   | 45 Class I spaces<br>9 Class II spaces | 45 Class I spaces<br>9 Class II spaces                                     |
| Private Open Space  | 1,903 m <sup>2</sup>                   | 1,903 m <sup>2</sup>   |
| Maximum Retaining Wall Height   | 1.2 m                                  | 2.5 m ❸  |
| ❶ Indicates a requested variance to the maximum height of the building<br>❷ Indicates a requested variance to the required number of parking stalls<br>❸ Indicates a requested variance to the maximum height of a retaining wall |  |  |

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5 - Development Process

Policy 5.2.3 - **Compact Urban Form.** 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.

Policy 5.5.1 – **For all areas of the City outside the Urban Centres.** Buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

Policy 5.10.1 - **Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

Policy 5.22.1 - **Cluster Housing.** Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- a) Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- b) Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- c) Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- d) Promote overall cost savings on infrastructure installation and maintenance; and
- e) Provide opportunities for social interaction, walking and hiking in open space areas.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

See Attachment "A" – City of Kelowna Memorandum.

## 7.0 Application Chronology

|  |                    |
|--|--------------------|
| Date Application Accepted as Complete: | September 13, 2018 |
| Date Public Consultation Completed:    | December 10, 2018  |

|                                |   |
|--------------------------------|---|
| <b>Report prepared by:</b>     | Kimberly Brunet, Planner                          |
| <b>Reviewed by:</b>            | Terry Barton, Urban Planning Manager              |
| <b>Approved for Inclusion:</b> | Ryan Smith, Community Planning Department Manager |

**Attachments:**

Draft Development Permit and Development Variance Permit No. DP18-0188 & DVP18-0189

Schedule "A" – Site Plan

Schedule "B" – Exterior Elevations

Schedule "C" – Landscape Plan

Attachment "A" – City of Kelowna Memorandums

Attachment "B" – Private Open Space Breakdown

# Development Permit & Development Variance Permit DP18-0188 & DVP18-0189



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

**625 Academy Way**

and legally known as

**Lot 6 Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793**

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

## **Multiple Dwelling Housing**

with variances to the following sections of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

### **Section 7.5.9: Fencing and Retaining Walls**

To vary the required maximum height of a retaining wall from 1.2 m (permitted) to 2.5 m (proposed).

### **Table 8.1 – Parking Schedule**

To vary the required number of parking stalls from 132 (required) to 119 (proposed).

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

To vary the required maximum height from 13.0 m or 3 storeys (permitted) to 13.0 m or 4 storeys (proposed).

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

Date of Council Decision January 15, 2019

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced by January 15, 2021.**

Existing Zone: RM4

Future Land Use Designation: MRM

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

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

## **NOTICE**

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

Owner: Watermark Developments Ltd., Inc. No. BCo642787

Applicant: Meiklejohn Architects

---

Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

---

Date

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

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

## 3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit or a certified cheque in the amount of **\$120,192.50**

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

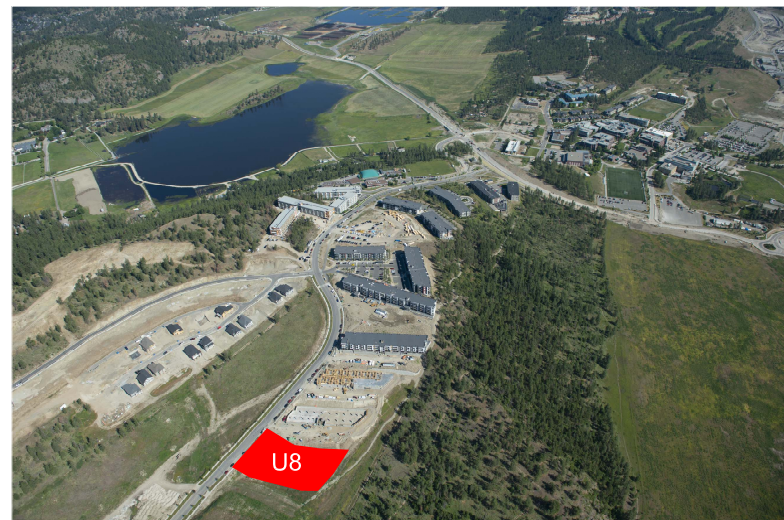
## 5. INDEMNIFICATION

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

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

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

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



| PRIVATE OPEN SPACE             |               |                |                |
|--------------------------------|---------------|----------------|----------------|
| PROPOSED                       | gfa           |                | REQUIRED       |
|                                | gfa           | gpm            | gpm            |
| Level 1 balconies/ amenity rms | 2,298         | 213.5          | 622.5          |
| Level 2 balconies/ amenity rms | 2,243         | 208.4          | 640.0          |
| Level 3 balconies/ amenity rms | 2,243         | 208.4          | 640.0          |
| Level 0 landscape              | 14,346        | 1332.8         |                |
| <b>Total</b>                   | <b>21,130</b> | <b>1,963.0</b> | <b>1,902.0</b> |

|  | 30' 1.50' | 30' 1.50' | 30' 1.50'              | 30' 1.50'    |
|--|-----------|-----------|------------------------|--------------|
| TOTAL NET AREA for F&B:  |           |           |                        |              |
|  |           |           | 69,304                 | 5,910        |
| TOTAL PRIVATE OPEN SPACE:  |           |           |                        |              |
|  |           |           | 21,100                 | 1,963.5      |
| <b>GFA</b>   |           |           |                        |              |
|  |           |           |                        |              |
|  | GFA sqf   | GFA sqm   | Res. GFA sqf           | Res. GFA sqm |
| PARKING  | 28,500    | 2,600     |                        |              |
| 1ST LEVEL  |           |           | 24,206                 | 2,246.81     |
| 2ND LEVEL  |           |           | 21,938                 | 2,044.44     |
| 3RD LEVEL  |           |           | 23,805                 | 2,224.44     |
|  |           |           |                        |              |
| TOTAL RESIDENTIAL GFA:   |           |           |                        |              |
|  |           |           | 71,878                 | 6,679        |
| <b>SITE COVERAGE AREAS:</b>  |           |           |                        |              |
| BLDG. FOOTPRINT AREA (parking) for SITE COVERAGE: 42,608 sqm (92,045 sf) |           |           |                        |              |
| PARKING GROUND:  |           |           |                        |              |
|  |           |           | 41,021 sqm (87,993 sf) |              |
| TOTAL SITE COVERAGE AREA = BLDG/PRKNG GROUND:                            |           |           |                        |              |

| ZONING SUMMARY  |   | U8   |   |
|---|---|--|---|
| ADDRESS   | 828 ACADEMY WAY   |  |   |
| LEGAL DESCRIPTION   | LOT 6 HAN EMPSS/303   |  |   |
| DEVELOPMENT PERMIT AREA   | N/A   |  |   |
| EXISTING ZONING   | RMA TRANSITIONAL LOW DENSITY HOUSING  |  |   |
| EXISTING LEGAL USE  | VACANT  |  |   |
| GRADES  | EXISTING AVERAGE ± 8.00' (N)  | FINISH AVERAGE ± 8.00' (N)   |   |
| NUMBER OF BUILDINGS   | 3-STOREY CROSS BUILDING OVER PARKADE  |  |   |
| CRITERIA FOR ALL TYPES OF APPLICATION:  | RMA TRANSITIONAL LOW DENSITY HOUSING  |  |   |
|   | ZONING STANDARD   | PROPOSAL   |   |
| SITE AREA (sqm)   | 90 sqm  | 2,700 sqm  |   |
| SITE WIDTH (m)  | 30.2m   | 40.0m  |   |
| SITE DEPTH (m)  | 30.2m   | 40.0m  |   |
| PARKING   | 112 stalls min. (see parking table)   | 119 stalls (conformance requested)   |   |
| OFF-STREET PARKING  |   |  |   |
| PRIVATE DRIVE SPACE<br>bedroom = 7.5 m<br>1 to 6 m<br>over 1 to 6 m                                     | 1,800.0 sqm   | 2,074 sqm  |   |
| HEIGHT  |   |  |   |
| HEIGHT OF BUILDING (SLOPE OF STOREYS)   | 15.0m / 5 storeys   | 47.0m/3 storeys  |   |
| COVERAGE  |   |  |   |
| SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)  | 50% max.  | 40.00%   | 42.696 / 7,900 m <sup>2</sup><br>43.65%                   |
| SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)  | 80% max.  | 40.00%   | 42.696 / 7,900 m <sup>2</sup><br>parking/coverage: 43.65% |
| ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT INTERVIEW RESIDENTIAL APPLICATIONS |   | max  | 43.652 / 7,900 m <sup>2</sup><br>46.50%                   |
| CRITERIA FOR ALL TYPES OF APPLICATION:  | RMA TRANSITIONAL LOW DENSITY HOUSING  |  |   |
|   | ZONING STANDARD   | PROPOSAL   |   |
| MAXIMUM PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINT   | Class 1: 0.5 per dwelling unit (or 10% max)<br>Class 2: 0.5 per dwelling unit (or 10% max)<br>Total = 0.5 max | Class 1: 4.0% (max) with private parking<br>Class 2: 4.0% (max) with private parking<br>Total = 4.0% (max) |   |
| NUMBER OF LANDING SPACES  | N/A   | N/A  |   |
| DRIVE ABLE (MTR) (IF PROPOSED)  | 7.2m  | 7.2m   |   |
| SETBACKS TO PARKING (m)   |   |  |   |
| NORTH (SIDE)  | N/A   | N/A  |   |
| EAST (SIDE)   | N/A   | N/A  |   |
| WEST (FRONT)  | N/A   | N/A  |   |
| EAST (FRONT)  | N/A   | N/A  |   |
| FAR   |   |  |   |
| FLOOR AREA NET  | 4,136 sqm min   | 4,350 sqm (420,356 sq)   |   |
| FLOOR AREA RATIO (FAR)  | 0.462 / 0.0112 / 0.523 parking/area   | 0.777 max FAR  |   |
| BUILDING (S) SETBACKS (m):  |   |  |   |
| NORTH (SIDE)  | 4.5m (over 2 storeys)   | 12.0m min  |   |
| SOUTH (SIDE)  | 4.5m (over 2 storeys)   | 12.7m  |   |
| WEST (FRONT)  | 4.5m (over 2 storeys)   | 12.0m min to corner  |   |
| EAST (FRONT)  | 4.5m (over 2 storeys)   | 12.0m  |   |
| CANOPY ANGLE (IF A TOWER)   | N/A   | N/A  |   |
| POORUM HEIGHT (IF PROPOSED)   | N/A   | N/A  |   |
| FLOOR AREA (IF REQUIRED)  | N/A   | N/A  |   |

| SPATIAL SEPARATION: |  | 3.2.3.1.D           |
|---------------------|--|---------------------|
|                     | SOUTH (WEST FRONT) & EAST WALL   | NORTH WALL          |
| WALL AREA           | WINDOW OPENINGS & WALL CONSTRUCTION UNRESTRICTED.                                  | ±26.1m <sup>2</sup> |
| OPENING AREA        | UNRESTRICTED.  | ±10.3m <sup>2</sup> |
| % PROVIDED          | UNITING DISTANCES EXCEED 9.0m, OR BLOO FACED A STREET IN ACCORDANCE WITH 3.2.3.1.D | ±35.5%              |
| LIMITING DISTANCE   | % PROVIDED   | 4.5m                |
| % PROVIDED          | CONTRIBUT  | ±95%                |
| CONSTRUCTION TYPE   | CONTRIBUT  | ±55m <sup>2</sup>   |
| CLADDING MATERIAL   | CONTRIBUT  | ±55m <sup>2</sup>   |
| REQUIRED MATERIAL   | CONTRIBUT  | ±55m <sup>2</sup>   |

| BUILDING FIRE SAFETY         |                     |          |
|------------------------------|---------------------|----------|
| SOFFIT PROTECTION            | N/A (SP/INTEGRATED) | 3.2.3.1% |
| FLAME SPREAD RATINGS         | COMPLY WITH         | 3.1.13.2 |
| METAL DECK ASSEMBLIES        | N/A                 | 3.1.14.2 |
| ROOF COVERING CLASSIFICATION | CLASS "A"           | 3.1.15.2 |
| ATTIC FIRESTOPS              | YES                 | 3.1.1    |
| MAX. ATTIC AREA              | 300 sm              | 3.1.11.5 |
| MAX. CRAWLSPACE AREA         | N/A                 | 3.1.11.6 |
| CONCEALED FLOOR AREA         | N/A                 | 3.1.11.5 |

| ACCESSIBILITY REQUIREMENTS |          | 3.8.     |
|----------------------------|----------|----------|
|                            | REQUIRED | PROVIDED |
| ACCESS TO MAIN ENTRANCES   | YES      | YES      |
| ACCESS TO ALL FLOORS       | NO       | YES      |
| ACCESSIBLE WASHROOM        | NO       | NO       |

|                                |             |
|--------------------------------|-------------|
| WASHROOM FIXTURES REQUIREMENTS |             |
| MIN. 1 REQ'D/DWELLING UNIT     | 3.7.2.2(11) |

| FIRE PROTECTION:                         |                           | 3.2.4/ 3.2.5/ 3.2.6. |
|--|---------------------------|----------------------|
| LOCATION OF HYDRANT TO SHASEE CONNECTION | 45 m MAX.                 | 3.2.5.5.             |
| STANDPIPE HOSE                           | YES (IN EACH STAIR SHAFT) | 3.2.5.5.             |
| SPRINKLER                                | YES                       |                      |
| FIRE ALARM SYSTEM                        | YES                       | 3.2.4, 3.2.5(i)      |
| EXIT LIGHTS                              | YES                       |                      |
| EMERGENCY LIGHTING                       | YES                       |                      |

| OCCUPANT LOAD              |                                 | TABLE 3.1.17.1. |
|----------------------------|---------------------------------|-----------------|
| PARKADE LEVEL:             | 48sm / PERSON X 2.80sm          | 57 PERSON       |
| RESID +L1                  | 2 PERSON/ SLEEPING RM X 55 ROOM | 110 PERSON      |
| RESID +L2                  | 2 PERSON/ SLEEPING RM X 55 ROOM | 110 PERSON      |
| RESID +L3                  | 2 PERSON/ SLEEPING RM X 55 ROOM | 110 PERSON      |
| RESIDENTIAL BUILDING TOTAL |                                 | 387 PERSON      |

| EXIT FACILITIES         |  | 3.1 to 3.6                          |
|-------------------------|--|-------------------------------------|
| REQUIRED CITY           | <p>2 mile perimeter<br/>REQUIRED WIDTHS</p> <p>mb, 800m door width<br/>no per S.A.2.2(a)</p> <p>mb, 1100m door width<br/>no per S.A.2.2(a)</p> | PROVIDED WIDTHS                     |
| PARKADE LEVEL           | <p>4 lanes per lot 87 percent<br/>= 367.5m (800m) mb</p> <p>4 doors @ 7m<sup>2</sup><br/>= 1500' (220m)</p>                                    |                                     |
| REIDENTIAL LEVELS:      |  |                                     |
| Level 1 - 1 (suite)     | 4 lanes per lot 110 percent mb   | mb-2 doors @ 7m <sup>2</sup>        |
| Level 1 - 2 (suite)     | 2.67 lanes per lot 110 percent mb  | mb-1 door @ 7m <sup>2</sup> (220m)  |
| Level 1 - 3 (suite)     | 0.67 lanes per lot 110 percent mb  | mb, 2 single @ 5m <sup>2</sup>      |
| Level 1 - 4 (suite)     | 8.00 lanes per lot 110 percent mb  | white fire @ 7m <sup>2</sup> (220m) |
| REIDENTIAL LEVELS       | <p>mb, 1 door @ 800m (220m) mb</p> <p>30' 50" @ each unit</p>  |                                     |
| EXIT THROUGHLOO         | NO   | 3.A.2.                              |
| POND: HAZARDOUS RECD    | NO (at or under main doors)  | 3.A.6/6.02                          |
| EXIT EXPOSURE           | NO   | 3.2.1.1                             |
| MAX. TRAVEL DISTANCE    | NO   | 3.2.1.2                             |
| EXIT RAMPINGS REQUIRED: |  | 3.A.2.1                             |
| STAR SHIFTS             | 1 HR (2 HR @ Parkade)  | 3.3.A.2.1                           |

| REQUIRED FIRE SEPARATIONS   |                           | 3.1.3.1. |
|-----------------------------|---------------------------|----------|
| TENANTS / MAJOR OCCUPANCIES |                           |          |
| GROUP C TO C                | 1 HR                      | 3.2.1.1. |
| GROUP F3 TO C               | 2 HR                      | 3.2.1.2. |
| SERVICES ROOMS              | 1 HR                      | 3.6.2.   |
| JANITOR ROOM                | Non-Rated Fire Separation |          |

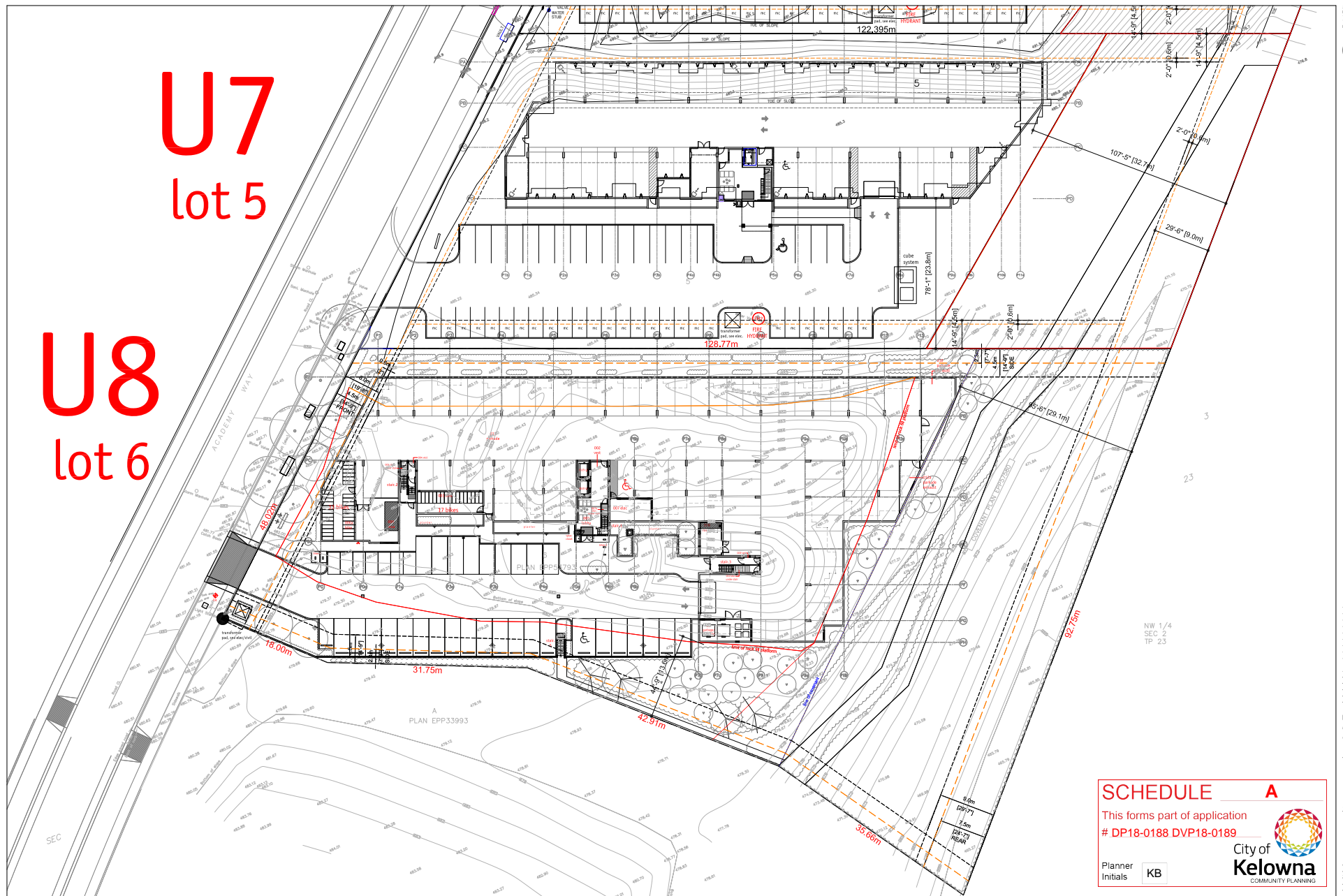
| ENERGY EFFICIENCY:  |   | 10.2 ENERGY   |
|---|---|---|
| ENERGY EFFICIENCY RATING: LEED GREEN BUILDRING RATING: TRAC500<br>BASED ON COMPLEX ENERGY & LULU<br>REGULATED ZONE 1 WITH MAX. 40% GLAZING<br>PROPOSED ZONE 1 WITH 47% GLAZING  |   |   |
| PENETRATIONS ARE TO BE RATED IN<br>ACCORDANCE TO NFRC   | MAXIMUM PERMITTED<br>LAVALIERS ASPIRATE 16.1<br>(BASED ON FLOOR SLAB 14.1)  | TRAC500 LAVALIERS   |
| VERTICAL GLAZING (NONMETALS)<br>1. PICTURE WINDOW<br>2. HORIZONTAL / VERTICAL SLIDER<br>VERTICAL GLAZING (METALS)<br>CORNERS (NONMETALS)<br>PATED SLIDER<br>5. PATED SLIDER<br>PATED SPINNING DOOR<br>SPINNING DOOR (METAL-INSULATED) | U-0.30 / SHGC-0.40<br>U-0.30 / SHGC-0.40<br>U-0.30 / SHGC-0.40<br>U-0.30 / SHGC-0.40<br>U-0.30 / SHGC-0.40<br>U-0.30 / SHGC-0.40<br>U-0.5 | U-0.27 / SHGC-0.25<br>U-0.30 / SHGC-0.25<br>U-0.30 / SHGC-0.30<br>U-0.30 / SHGC-0.30<br>U-0.29 / SHGC-0.23<br>U-0.29 / SHGC-0.23<br>U-0.2                             |
| MANUFACTURABLE ALUMINUM CEILING<br>UPPER ROOF<br>CORRIDOR ROOF<br>ROOF OVER ELEVATOR SHAFT<br>WALLS<br>ELEVATOR WALLS   | U-0.066 / R-12.5 / L<br>U-0.027 / R-38<br>U-0.027 / R-38<br>U-0.048 / R-70<br>U-0.048 / R-70<br>U-0.048 / R-13.3 / L                      | U-0.067 / R-18 (Stops Insulation)<br>U-0.033 / R-44 (Stops Insulation)<br>U-0.033 / R-44 (Stops Insulation)<br>U-0.048 / R-22 (L)<br>U-0.048 / R-22<br>U-0.048 / R-22 |

|                                |    |   |
|--------------------------------|----|---|
| <b>SCHEDULE</b>                |    | <b>A</b>  |
| This forms part of application |    |   |
| # DP18-0188 DVP18-0189         |    |   |
| Planner Initials               | KB |  |
|                                |    | <b>City of Kelowna</b><br>COMMUNITY PLANNING  |



U7  
lot 5

U8  
lot 6



**SCHEDULE A**

This forms part of application  
# DP18-0188 DVP18-0189

Planner Initials **KB**

City of Kelowna  
COMMUNITY PLANNING

211 BURNHAM AVENUE  
KELOWNA, B.C.  
V1Y 1B2  
TEL: 250.762.3094  
EMAIL: info@kelowna.ca

**m+m**  
MEIKLEDOWN ARCHITECTS INC.

2018-12-08  
revised  
DP

TRUE  
NORTH

Copyright reserved. This plan and design is used  
at all other times the exclusive property of  
Meikledown Architects Inc. and may not be used  
without the written consent.

| Date       | Revision |
|------------|----------|
| 2018-07-01 | 1.00     |
| 2018-08-01 | 1.01     |
| 2018-10-01 | 1.02     |
| 2018-11-01 | 1.03     |
| 2018-12-01 | 1.04     |
| 2019-01-01 | 1.05     |
| 2019-02-01 | 1.06     |
| 2019-03-01 | 1.07     |
| 2019-04-01 | 1.08     |
| 2019-05-01 | 1.09     |
| 2019-06-01 | 1.10     |
| 2019-07-01 | 1.11     |
| 2019-08-01 | 1.12     |
| 2019-09-01 | 1.13     |
| 2019-10-01 | 1.14     |
| 2019-11-01 | 1.15     |
| 2019-12-01 | 1.16     |

Project Title  
UNIVERSITY HEIGHTS  
CONDO - 3 LEVELS  
90 UNITS WITH PARKADE

Project Number  
A2.01

Drawings Title  
SITE PLAN

Scale  
1/16" = 1'-0"

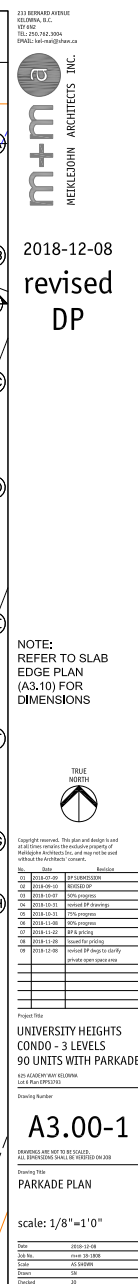
Date  
2018-12-08

Drawn  
J. KELLY

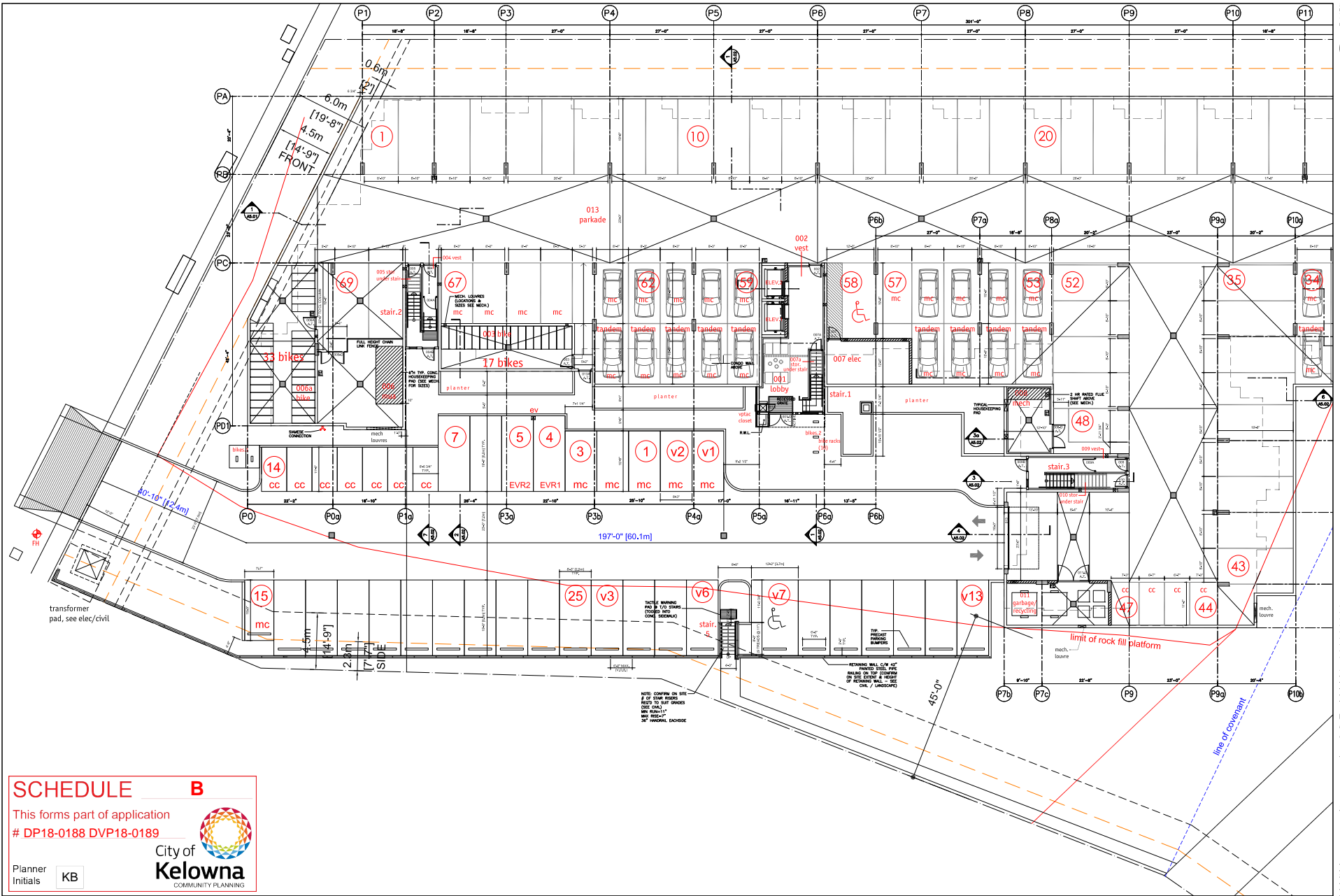
Scale  
1/16" = 1'-0"

Sheet  
A2.01

Project  
UNIVERSITY HEIGHTS  
CONDO - 3 LEVELS  
90 UNITS WITH PARKADE







## SCHEDULE B

This forms part of application  
# DP18-0188 DVP18-0189

Planner  
Initials KB



211 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 9B2  
TEL: 250.762.2004  
FAX: 250.762.2004  
WWW: kelowna.ca



2018-12-08  
revised  
DP

NOTE:  
REFER TO SLAB  
EDGE PLAN  
(A3.10) FOR  
DIMENSIONS



Copyright reserved. This plan and design is used in all cases under the exclusive property of the architect. No part of this plan may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the architect's consent.

| Date       | Revised        |
|------------|----------------|
| 2018-07-09 | Initial design |
| 2018-08-09 | Revised design |
| 2018-10-09 | Revised design |
| 2018-11-09 | Revised design |
| 2018-12-08 | Revised design |

UNIVERSITY HEIGHTS  
CONDO - 3 LEVELS  
90 UNITS WITH PARKADE

Project Name

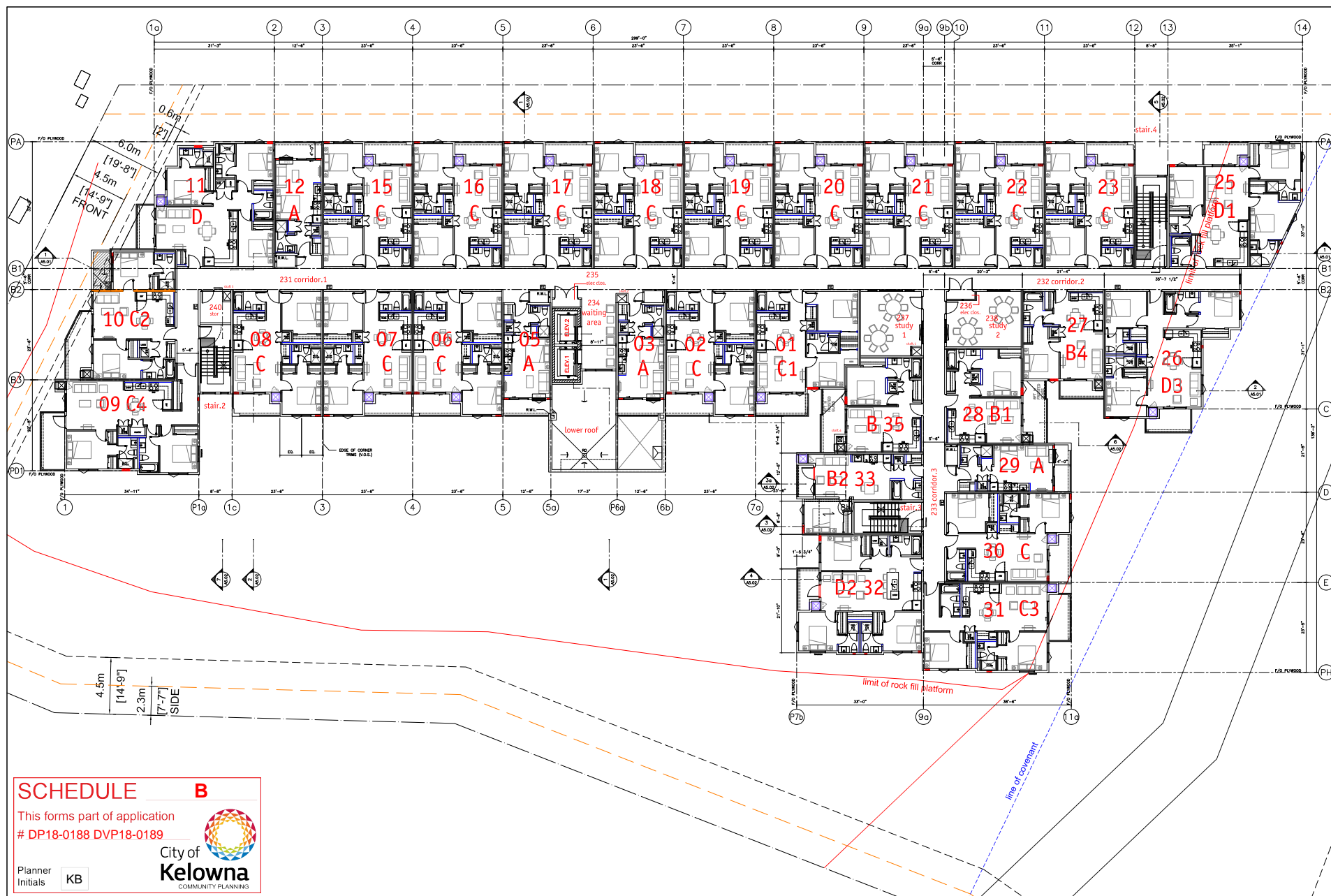
A3.00-2

Scale: 1/8"=1'0"

Drawn by: J. Smith  
Checked by: J. Smith  
Date: 12/08/2018

Sheet: 1 of 1





## SCHEDULE

B

This forms part of application  
# DP18-0188 DVP18-0189

Planner  
Initials KB



2018-12-08  
revised  
DP



Copyright reserved. This plan and design is used  
at all times under the exclusive property of  
Mekledown Architects Inc. and may not be used  
without the authority of the owner.

| Date       | Revision         |
|------------|------------------|
| 2018-07-01 | 1st submission   |
| 2018-08-01 | 2nd submission   |
| 2018-10-01 | 3rd submission   |
| 2018-10-01 | 4th submission   |
| 2018-10-01 | 5th submission   |
| 2018-10-01 | 6th submission   |
| 2018-10-01 | 7th submission   |
| 2018-10-01 | 8th submission   |
| 2018-10-01 | 9th submission   |
| 2018-10-01 | 10th submission  |
| 2018-10-01 | 11th submission  |
| 2018-10-01 | 12th submission  |
| 2018-10-01 | 13th submission  |
| 2018-10-01 | 14th submission  |
| 2018-10-01 | 15th submission  |
| 2018-10-01 | 16th submission  |
| 2018-10-01 | 17th submission  |
| 2018-10-01 | 18th submission  |
| 2018-10-01 | 19th submission  |
| 2018-10-01 | 20th submission  |
| 2018-10-01 | 21st submission  |
| 2018-10-01 | 22nd submission  |
| 2018-10-01 | 23rd submission  |
| 2018-10-01 | 24th submission  |
| 2018-10-01 | 25th submission  |
| 2018-10-01 | 26th submission  |
| 2018-10-01 | 27th submission  |
| 2018-10-01 | 28th submission  |
| 2018-10-01 | 29th submission  |
| 2018-10-01 | 30th submission  |
| 2018-10-01 | 31st submission  |
| 2018-10-01 | 32nd submission  |
| 2018-10-01 | 33rd submission  |
| 2018-10-01 | 34th submission  |
| 2018-10-01 | 35th submission  |
| 2018-10-01 | 36th submission  |
| 2018-10-01 | 37th submission  |
| 2018-10-01 | 38th submission  |
| 2018-10-01 | 39th submission  |
| 2018-10-01 | 40th submission  |
| 2018-10-01 | 41st submission  |
| 2018-10-01 | 42nd submission  |
| 2018-10-01 | 43rd submission  |
| 2018-10-01 | 44th submission  |
| 2018-10-01 | 45th submission  |
| 2018-10-01 | 46th submission  |
| 2018-10-01 | 47th submission  |
| 2018-10-01 | 48th submission  |
| 2018-10-01 | 49th submission  |
| 2018-10-01 | 50th submission  |
| 2018-10-01 | 51st submission  |
| 2018-10-01 | 52nd submission  |
| 2018-10-01 | 53rd submission  |
| 2018-10-01 | 54th submission  |
| 2018-10-01 | 55th submission  |
| 2018-10-01 | 56th submission  |
| 2018-10-01 | 57th submission  |
| 2018-10-01 | 58th submission  |
| 2018-10-01 | 59th submission  |
| 2018-10-01 | 60th submission  |
| 2018-10-01 | 61st submission  |
| 2018-10-01 | 62nd submission  |
| 2018-10-01 | 63rd submission  |
| 2018-10-01 | 64th submission  |
| 2018-10-01 | 65th submission  |
| 2018-10-01 | 66th submission  |
| 2018-10-01 | 67th submission  |
| 2018-10-01 | 68th submission  |
| 2018-10-01 | 69th submission  |
| 2018-10-01 | 70th submission  |
| 2018-10-01 | 71st submission  |
| 2018-10-01 | 72nd submission  |
| 2018-10-01 | 73rd submission  |
| 2018-10-01 | 74th submission  |
| 2018-10-01 | 75th submission  |
| 2018-10-01 | 76th submission  |
| 2018-10-01 | 77th submission  |
| 2018-10-01 | 78th submission  |
| 2018-10-01 | 79th submission  |
| 2018-10-01 | 80th submission  |
| 2018-10-01 | 81st submission  |
| 2018-10-01 | 82nd submission  |
| 2018-10-01 | 83rd submission  |
| 2018-10-01 | 84th submission  |
| 2018-10-01 | 85th submission  |
| 2018-10-01 | 86th submission  |
| 2018-10-01 | 87th submission  |
| 2018-10-01 | 88th submission  |
| 2018-10-01 | 89th submission  |
| 2018-10-01 | 90th submission  |
| 2018-10-01 | 91st submission  |
| 2018-10-01 | 92nd submission  |
| 2018-10-01 | 93rd submission  |
| 2018-10-01 | 94th submission  |
| 2018-10-01 | 95th submission  |
| 2018-10-01 | 96th submission  |
| 2018-10-01 | 97th submission  |
| 2018-10-01 | 98th submission  |
| 2018-10-01 | 99th submission  |
| 2018-10-01 | 100th submission |

Project Title  
UNIVERSITY HEIGHTS  
CONDO - 3 LEVELS  
90 UNITS WITH PARKADE

Project Location  
140 ASHBOURN WAY WEST  
KELOWNA, B.C. V1Y 9B2

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title

Project Location

Project Number

Project Title



# ELEVATION KEY NOTES LEGEND

ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MARKUP 3 STANDARD LINE OF COLOURS.

|   |  |     |   |
|---|--|-----|---|
| 1 | HORIZONTAL FIBRE CEMENT SIDING                         | 10  | CONCRETE WITH FIBRE FINISH CIV REVEALS & FEATURE PAINT FINISH         |
| 1 | VERTICAL FIBRE CEMENT SIDING                           | 10a | TYP. CAST REVEALS   |
| 2 | W/IN WINDOW & DOOR WITH LOW-E CLEAR GLAZING            | 11  | BROWN VENEER, STRIP BOND (4" VENEER 1" TAN BRICK AS PER PLAN DETAILS) |
| 3 | ALUM STOREFRONT WINDOW & DOOR WITH LOW-E CLEAR GLAZING | 12  | RAISED PLANTER (SEE LANDSCAPE)  |
| 4 | HARDBE PANELS CIV BUTT JOINTS/REVEALS                  | 13  | MECH VENTS (SEE MECH)   |
| 5 | ALUM GLASS RAILING                                     | 14  | PAINTED METAL DOOR  |
| 6 | ALUM PICKETS RAILING                                   | 15  | PAINTED METAL OIL DOOR  |
| 7 | HARDBE TRIM / BALCONY / ROOF FASCIA                    | 16  | FROSTED GLASS BALCONY PRIVACY SCREEN                                  |
| 8 | ALUMINUM BRACKSHAPE TO MATCH WINDOW FRAMES             | 17  | RETAINING WALLS (SEE CIVIL / LANDSCAPE)                               |
| 9 | PREPARED METAL OVERFLOW SCUPPER                        | 18  | PREFIN. METAL RAIL  |
| 9 | PREFINISHED SHEET STEEL FLASHING                       |     |   |

Copyright reserved. This plan and design is used at all times remain the exclusive property of Melkeldown Architects Inc. and may not be used without the architect's consent.

| No. | Date       | Revised       |
|-----|------------|---------------|
| 1   | 2018-07-01 | BY SUPERVISOR |
| 2   | 2018-08-01 | REVISIONS     |
| 3   | 2018-10-01 | BY SUPERVISOR |
| 4   | 2018-10-01 | REVISIONS     |
| 5   | 2018-10-01 | REVISIONS     |
| 6   | 2018-10-01 | REVISIONS     |
| 7   | 2018-10-01 | REVISIONS     |
| 8   | 2018-10-01 | REVISIONS     |
| 9   | 2018-10-01 | REVISIONS     |
| 10  | 2018-10-01 | REVISIONS     |
| 11  | 2018-10-01 | REVISIONS     |
| 12  | 2018-10-01 | REVISIONS     |
| 13  | 2018-10-01 | REVISIONS     |
| 14  | 2018-10-01 | REVISIONS     |
| 15  | 2018-10-01 | REVISIONS     |
| 16  | 2018-10-01 | REVISIONS     |
| 17  | 2018-10-01 | REVISIONS     |
| 18  | 2018-10-01 | REVISIONS     |
| 19  | 2018-10-01 | REVISIONS     |
| 20  | 2018-10-01 | REVISIONS     |
| 21  | 2018-10-01 | REVISIONS     |
| 22  | 2018-10-01 | REVISIONS     |
| 23  | 2018-10-01 | REVISIONS     |
| 24  | 2018-10-01 | REVISIONS     |
| 25  | 2018-10-01 | REVISIONS     |
| 26  | 2018-10-01 | REVISIONS     |
| 27  | 2018-10-01 | REVISIONS     |
| 28  | 2018-10-01 | REVISIONS     |
| 29  | 2018-10-01 | REVISIONS     |
| 30  | 2018-10-01 | REVISIONS     |
| 31  | 2018-10-01 | REVISIONS     |
| 32  | 2018-10-01 | REVISIONS     |
| 33  | 2018-10-01 | REVISIONS     |
| 34  | 2018-10-01 | REVISIONS     |
| 35  | 2018-10-01 | REVISIONS     |
| 36  | 2018-10-01 | REVISIONS     |
| 37  | 2018-10-01 | REVISIONS     |
| 38  | 2018-10-01 | REVISIONS     |
| 39  | 2018-10-01 | REVISIONS     |
| 40  | 2018-10-01 | REVISIONS     |
| 41  | 2018-10-01 | REVISIONS     |
| 42  | 2018-10-01 | REVISIONS     |
| 43  | 2018-10-01 | REVISIONS     |
| 44  | 2018-10-01 | REVISIONS     |
| 45  | 2018-10-01 | REVISIONS     |
| 46  | 2018-10-01 | REVISIONS     |
| 47  | 2018-10-01 | REVISIONS     |
| 48  | 2018-10-01 | REVISIONS     |
| 49  | 2018-10-01 | REVISIONS     |
| 50  | 2018-10-01 | REVISIONS     |
| 51  | 2018-10-01 | REVISIONS     |
| 52  | 2018-10-01 | REVISIONS     |
| 53  | 2018-10-01 | REVISIONS     |
| 54  | 2018-10-01 | REVISIONS     |
| 55  | 2018-10-01 | REVISIONS     |
| 56  | 2018-10-01 | REVISIONS     |
| 57  | 2018-10-01 | REVISIONS     |
| 58  | 2018-10-01 | REVISIONS     |
| 59  | 2018-10-01 | REVISIONS     |
| 60  | 2018-10-01 | REVISIONS     |
| 61  | 2018-10-01 | REVISIONS     |
| 62  | 2018-10-01 | REVISIONS     |
| 63  | 2018-10-01 | REVISIONS     |
| 64  | 2018-10-01 | REVISIONS     |
| 65  | 2018-10-01 | REVISIONS     |
| 66  | 2018-10-01 | REVISIONS     |
| 67  | 2018-10-01 | REVISIONS     |
| 68  | 2018-10-01 | REVISIONS     |
| 69  | 2018-10-01 | REVISIONS     |
| 70  | 2018-10-01 | REVISIONS     |
| 71  | 2018-10-01 | REVISIONS     |
| 72  | 2018-10-01 | REVISIONS     |
| 73  | 2018-10-01 | REVISIONS     |
| 74  | 2018-10-01 | REVISIONS     |
| 75  | 2018-10-01 | REVISIONS     |
| 76  | 2018-10-01 | REVISIONS     |
| 77  | 2018-10-01 | REVISIONS     |
| 78  | 2018-10-01 | REVISIONS     |
| 79  | 2018-10-01 | REVISIONS     |
| 80  | 2018-10-01 | REVISIONS     |
| 81  | 2018-10-01 | REVISIONS     |
| 82  | 2018-10-01 | REVISIONS     |
| 83  | 2018-10-01 | REVISIONS     |
| 84  | 2018-10-01 | REVISIONS     |
| 85  | 2018-10-01 | REVISIONS     |
| 86  | 2018-10-01 | REVISIONS     |
| 87  | 2018-10-01 | REVISIONS     |
| 88  | 2018-10-01 | REVISIONS     |
| 89  | 2018-10-01 | REVISIONS     |
| 90  | 2018-10-01 | REVISIONS     |
| 91  | 2018-10-01 | REVISIONS     |
| 92  | 2018-10-01 | REVISIONS     |
| 93  | 2018-10-01 | REVISIONS     |
| 94  | 2018-10-01 | REVISIONS     |
| 95  | 2018-10-01 | REVISIONS     |
| 96  | 2018-10-01 | REVISIONS     |
| 97  | 2018-10-01 | REVISIONS     |
| 98  | 2018-10-01 | REVISIONS     |
| 99  | 2018-10-01 | REVISIONS     |
| 100 | 2018-10-01 | REVISIONS     |

Project Title

UNIVERSITY HEIGHTS  
CONDO - 3 LEVELS  
90 UNITS WITH PARKADE

1404 KENNEDY STREET, KELWNA,  
S.A. & B.C. (PROPOSED)

Drawing Number

**A4.01**

Drawings are not to be used  
for construction without the architect's consent.

Drawing Title

**BUILDING  
ELEVATION**

scale: 1/8"=1'0"

Date

2018-12-08

Drawn By

2018-12-08

Scale

1/8"=1'0"

Sheet

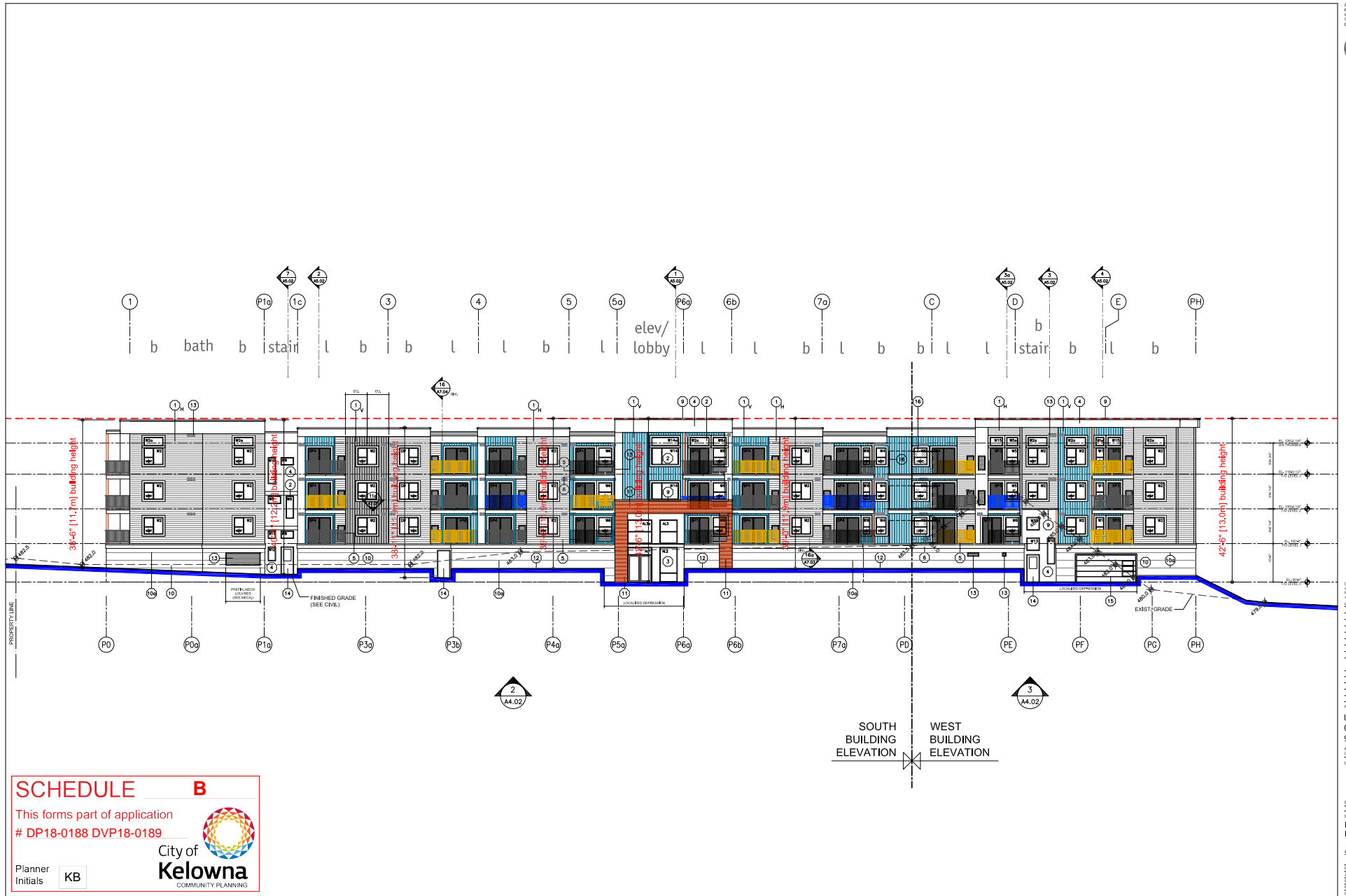
01

**SCHEDULE B**

This forms part of application  
# DP18-0188 DVP18-0189

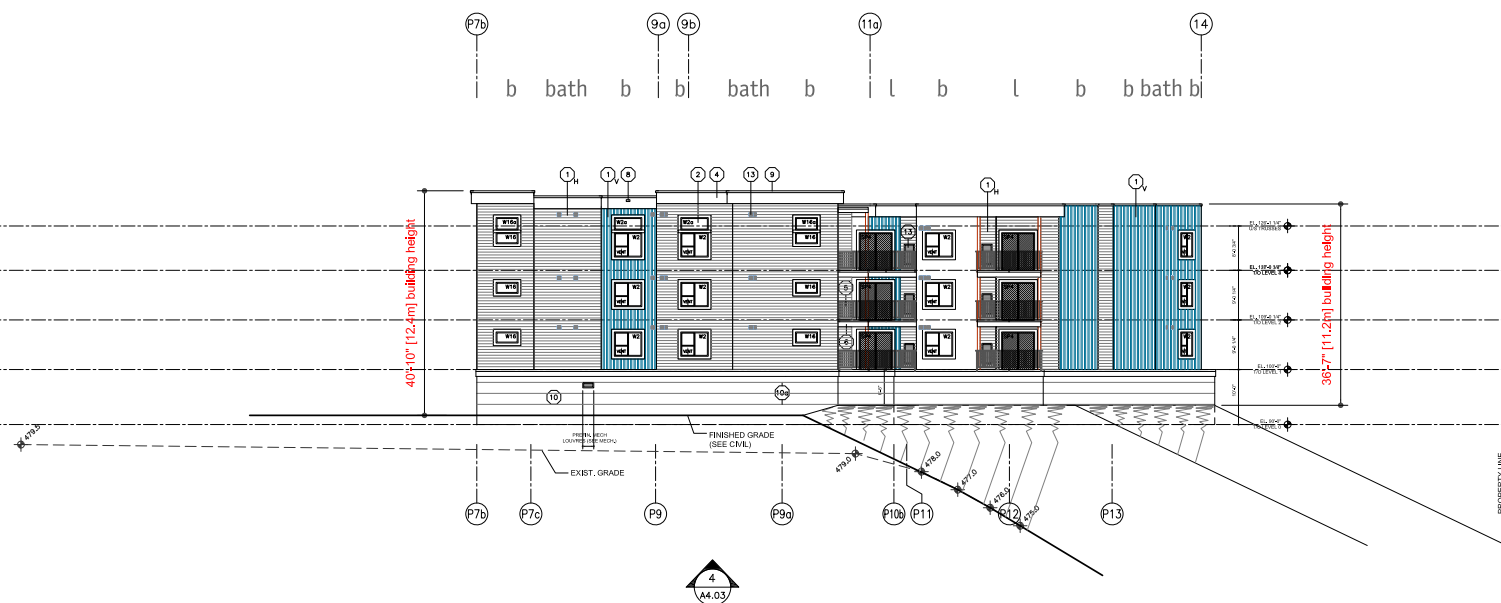
Planner Initials **KB**

City of Kelowna  
COMMUNITY PLANNING





2018-12-08  
revised  
DP



## SCHEDULE B

This forms part of application  
# DP18-0188 DVP18-0189



Planner Initials KB

City of Kelowna  
COMMUNITY PLANNING

Copyright reserved. This plan and design is and at all times remains the exclusive property of Melkijoki Architects Inc. and may not be used without the Architects' consent.

[illegible]

Project title

UNIVERSITY HEIGHTS  
CONDO - 3 LEVELS  
90 UNITS WITH PARKADE

625 ACADEMY WAY COVING,
Los Angeles, CA 90045

Drawing Number

1

A4 03

74.05

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title  
 2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831BUILDING  
ELEVATION

ELEVATION

scale:  $1/8''=1'0''$

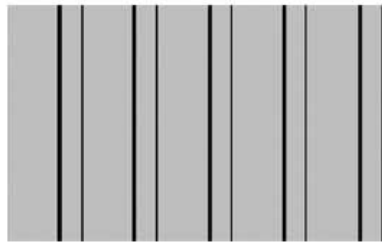
[illegible]

|      |                |
|------|----------------|
| 1998 | 2400-12-08     |
| 2000 | 09-08 25-10-08 |









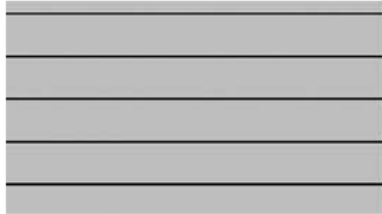
hardie-V pearl gray



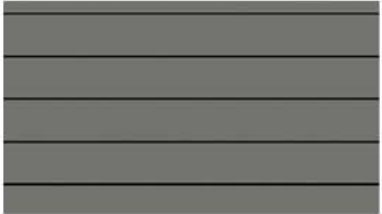
hardie-V aged pewter



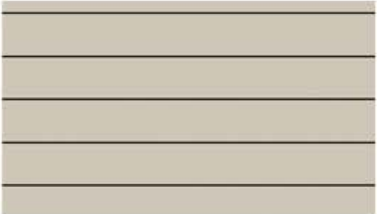
hardie-V cobble stone



hardie-H pearl gray



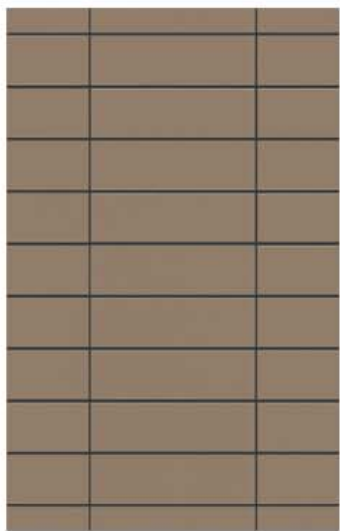
hardie-H aged pewter



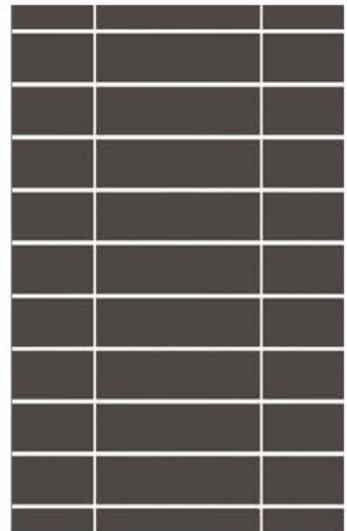
hardie-H cobble stone



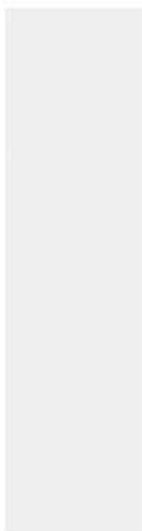
red  
accent



copper - stack bond

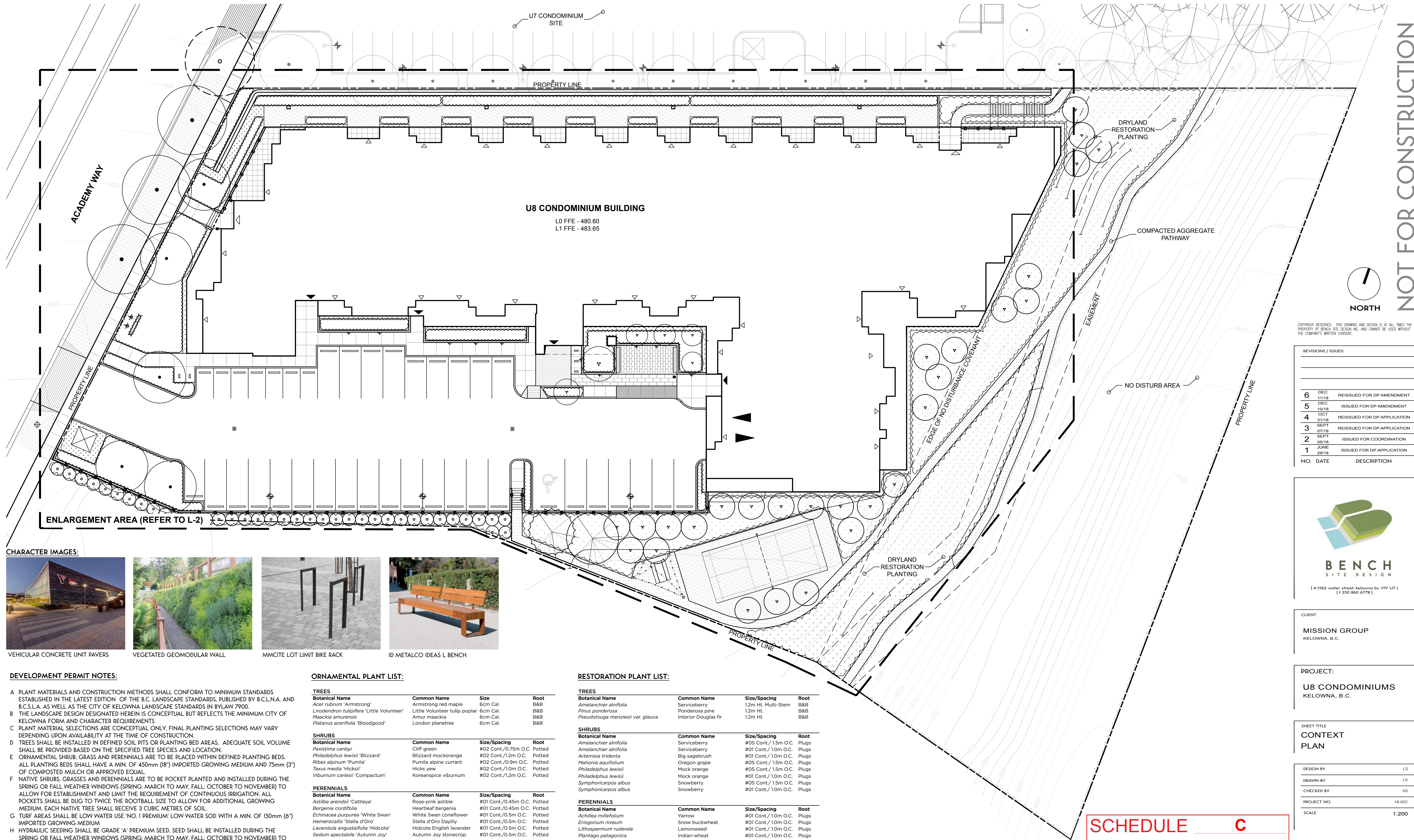


ebony - stack bond



white  
hardi-panel





CHARACTER IMAGES:



DEVELOPMENT PERMIT NOTES:

- A. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E. ORNAMENTAL SHRUB, GRASS AND PERENNIALS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F. NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM. EACH NATIVE TREE SHALL RECEIVE 3 CUBIC METRES OF SOIL.
- G. TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' LOW WATER SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H. HYDRAULIC SEEDING SHALL BE GRADE 'A' PREMIUM SEED. SEED SHALL BE INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT FOR CONTINUOUS IRRIGATION
- I. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- J. A TEMPORARY IRRIGATION SYSTEM WILL BE REQUIRED FOR THE NATIVE PLANTING AND HYDRAULIC SEEDING INSTALLATION. THE SYSTEM SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

ORNAMENTAL PLANT LIST:

| TREES   |                               |                      |        |
|---|-------------------------------|----------------------|--------|
| Botanical Name                                    | Common Name                   | Size                 | Root   |
| <i>Acer rubrum</i> 'Armstrong'                    | Armstrong red maple           | 6cm Cal.             | B&B    |
| <i>Liriodendron tulipifera</i> 'Little Volunteer' | Little Volunteer tulip poplar | 6cm Cal.             | B&B    |
| <i>Maackia amurensis</i>                          | Amur maackia                  | 6cm Cal.             | B&B    |
| <i>Platanus acerifolia</i> 'Bloodgood'            | London planetree              | 6cm Cal.             | B&B    |
| SHRUBS  |                               |                      |        |
| Botanical Name                                    | Common Name                   | Size/Spacing         | Root   |
| <i>Paxistima canbyi</i>                           | Cliff green                   | #02 Cont./0.75m O.C. | Potted |
| <i>Philadelphus lewisii</i> 'Blizzard'            | Blizzard mockorange           | #02 Cont./1.2m O.C.  | Potted |
| <i>Ribes alpinum</i> 'Pumila'                     | Pumila alpine currant         | #02 Cont./0.9m O.C.  | Potted |
| <i>Taxus media</i> 'Hicksii'                      | Hicks yew                     | #02 Cont./1.0m O.C.  | Potted |
| <i>Viburnum carlesii</i> 'Compactum'              | Koreanspice viburnum          | #02 Cont./1.2m O.C.  | Potted |
| PERENNIALS  |                               |                      |        |
| Botanical Name                                    | Common Name                   | Size/Spacing         | Root   |
| <i>Astilbe ardensii</i> 'Cattleya'                | Rose-pink astilbe             | #01 Cont./0.45m O.C. | Potted |
| <i>Bergenia cordifolia</i>                        | Heartleaf bergenia            | #01 Cont./0.45m O.C. | Potted |
| <i>Echinacea purpurea</i> 'White Swan'            | White Swan coneflower         | #01 Cont./0.5m O.C.  | Potted |
| <i>Hemerocallis</i> 'Stella d'Oro'                | Stella d'Oro Daylily          | #01 Cont./0.5m O.C.  | Potted |
| <i>Lavandula angustifolia</i> 'Hidcote'           | Hidcote English lavender      | #01 Cont./0.5m O.C.  | Potted |
| <i>Sedum spectabile</i> 'Autumn Joy'              | Autumn Joy stonecrop          | #01 Cont./0.5m O.C.  | Potted |
| GRASSES   |                               |                      |        |
| Botanical Name                                    | Common Name                   | Size/Spacing         | Root   |
| <i>Andropogon scoparius</i> 'Prairie Blues'       | Little bluestem               | #01 Cont./0.6m O.C.  | Potted |
| <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | Feather reed grass            | #01 Cont./0.75m O.C. | Potted |
| <i>Deschampsia cespitosa</i> 'Goldtau'            | Gold dew tufted hair grass    | #01 Cont./0.6m O.C.  | Potted |
| <i>Sesleria caerulea</i>                          | Blue moor grass               | #01 Cont./0.45m O.C. | Potted |

RESTORATION PLANT LIST:

| TREES   |                      |                     |       |
|---|----------------------|---------------------|-------|
| Botanical Name                                  | Common Name          | Size/Spacing        | Root  |
| <i>Amelanchier alnifolia</i>                    | Serviceberry         | 1.2m Ht. Multi-Stem | B&B   |
| <i>Pinus ponderosa</i>                          | Ponderosa pine       | 1.2m Ht.            | B&B   |
| <i>Pseudotsuga menziesii</i> var. <i>glauca</i> | Interior Douglas fir | 1.2m Ht.            | B&B   |
| SHRUBS  |                      |                     |       |
| Botanical Name                                  | Common Name          | Size/Spacing        | Root  |
| <i>Amelanchier alnifolia</i>                    | Serviceberry         | #05 Cont./1.5m O.C. | Plugs |
| <i>Amelanchier alnifolia</i>                    | Serviceberry         | #01 Cont./1.0m O.C. | Plugs |
| <i>Big sagerbrush</i>                           | Big sagerbrush       | #01 Cont./1.0m O.C. | Plugs |
| <i>Oregon grape</i>                             | Oregon grape         | #05 Cont./1.5m O.C. | Plugs |
| <i>Philadelphus lewisii</i>                     | Mock orange          | #05 Cont./1.5m O.C. | Plugs |
| <i>Philadelphus lewisii</i>                     | Mock orange          | #01 Cont./1.0m O.C. | Plugs |
| <i>Symphoricarpos albus</i>                     | Snowberry            | #05 Cont./1.5m O.C. | Plugs |
| <i>Symphoricarpos albus</i>                     | Snowberry            | #01 Cont./1.0m O.C. | Plugs |
| PERENNIALS                                      |                      |                     |       |
| Botanical Name                                  | Common Name          | Size/Spacing        | Root  |
| <i>Achillea millefolium</i>                     | Yarrow               | #01 Cont./1.0m O.C. | Plugs |
| <i>Eriogonum niveum</i>                         | Snow buckwheat       | #01 Cont./1.0m O.C. | Plugs |
| <i>Lithospermum rudicale</i>                    | Lemonweed            | #01 Cont./1.0m O.C. | Plugs |
| <i>Plantago patagonica</i>                      | Indian-wheat         | #01 Cont./1.0m O.C. | Plugs |
| GRASSES   |                      |                     |       |
| Botanical Name                                  | Common Name          | Size/Spacing        | Root  |
| <i>Aristida longiseta</i>                       | Red three-awn        | 24 Tray             | Plugs |
| <i>Festuca idahoensis</i>                       | Idaho fescue         | 24 Tray             | Plugs |
| <i>Festuca scabrella</i>                        | Rough fescue         | 24 Tray             | Plugs |
| <i>Koeleria macrantha</i>                       | Junegrass            | 24 Tray             | Plugs |
| <i>Poa secunda</i>                              | Sandberg's bluegrass | 24 Tray             | Plugs |
| <i>Pseudoelegneria spicata</i>                  | Bluebunch wheatgrass | 24 Tray             | Plugs |



NOT FOR CONSTRUCTION

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH SITE DESIGN INC. AND CANNOT BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

| REVISIONS / ISSUED: |            |                             |
|---------------------|------------|-----------------------------|
|                     |            |                             |
|                     |            |                             |
|                     |            |                             |
| 6                   | DEC 11/18  | REISSUED FOR DP AMENDMENT   |
| 5                   | DEC 10/18  | ISSUED FOR DP AMENDMENT     |
| 4                   | OCT 31/18  | REISSUED FOR DP APPLICATION |
| 3                   | SEPT 07/18 | REISSUED FOR DP APPLICATION |
| 2                   | SEPT 05/18 | ISSUED FOR COORDINATION     |
| 1                   | JUNE 29/18 | ISSUED FOR DP APPLICATION   |
| NO.                 | DATE       | DESCRIPTION                 |



CLIENT:  
**MISSION GROUP**  
KELOWNA, B.C.

PROJECT:  
**U8 CONDOMINIUMS**  
KELOWNA, B.C.

SHEET TITLE  
**CONTEXT PLAN**

|             |        |
|-------------|--------|
| DESIGN BY   | LS     |
| DRAWN BY    | LS     |
| CHECKED BY  | XS     |
| PROJECT NO. | 18-022 |
| SCALE       | 1:200  |

SHEET NO.

L-1

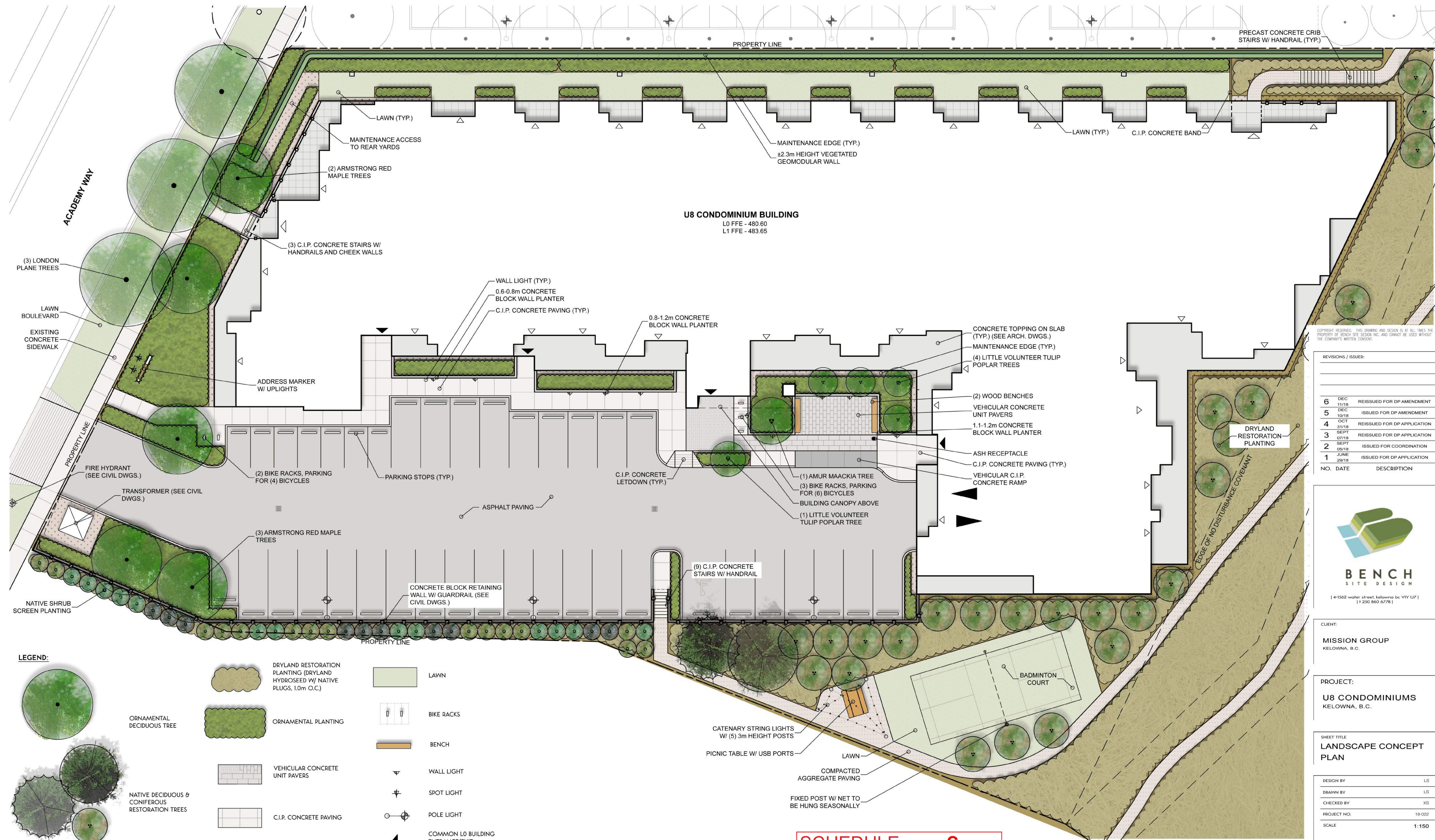
**SCHEDULE C**

This forms part of application  
# DP18-0188 DVP18-0189

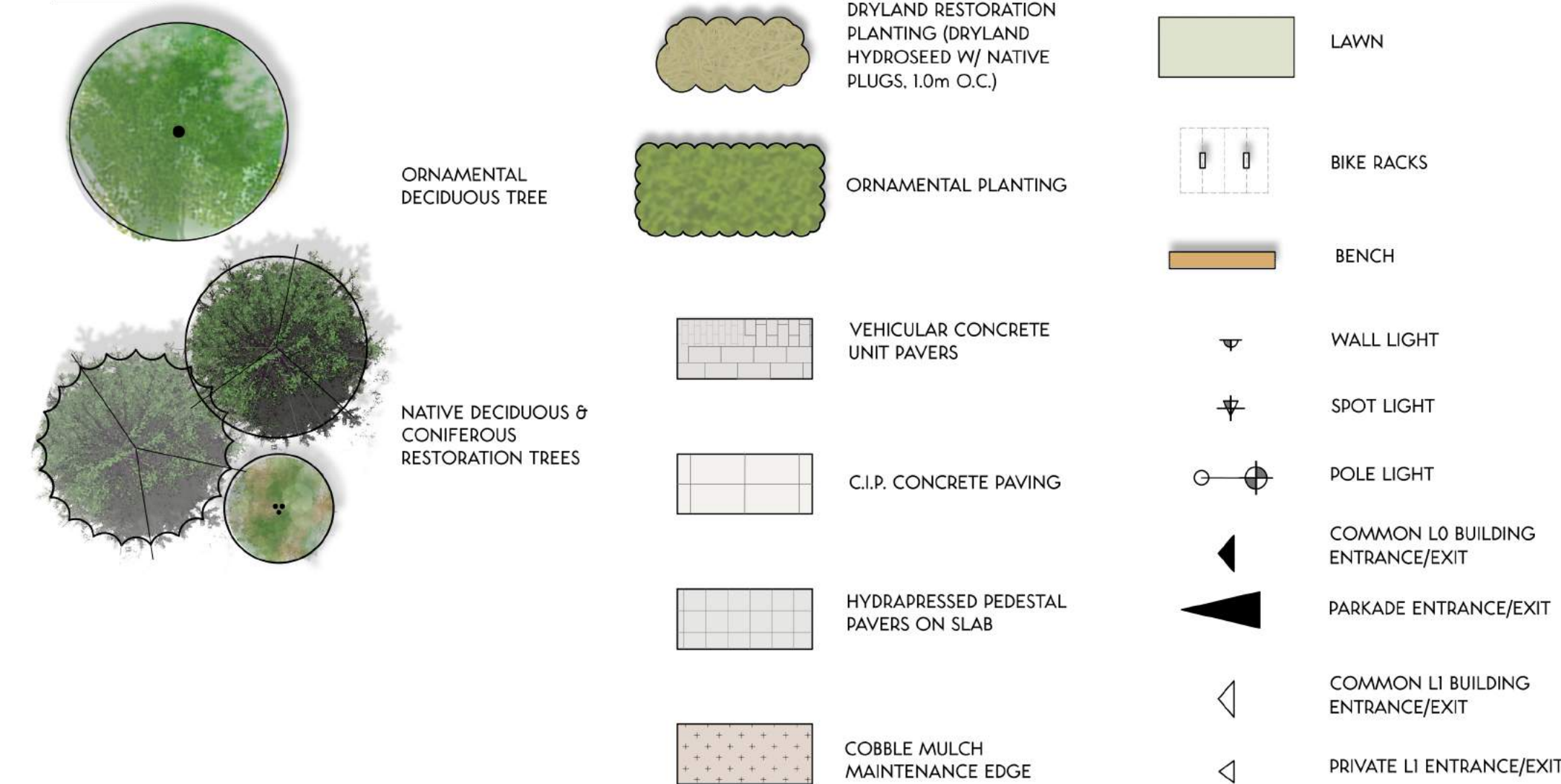
Planner Initials **KB**

City of Kelowna  
COMMUNITY PLANNING





LEGEND:



SCHEDULE C

This forms part of application  
# DP18-0188 DVP18-0189

Planner  
Initials KB



NOT FOR CONSTRUCTION



L-2

COPYRIGHT RESERVED: THIS DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH SITE DESIGN INC. AND CANNOT BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

| REVISIONS / ISSUED: |            |                             |
|---------------------|------------|-----------------------------|
| NO.                 | DATE       | DESCRIPTION                 |
| 6                   | DEC 11/18  | REISSUED FOR DP AMENDMENT   |
| 5                   | DEC 10/18  | ISSUED FOR DP AMENDMENT     |
| 4                   | OCT 31/18  | REISSUED FOR DP APPLICATION |
| 3                   | SEPT 07/18 | REISSUED FOR DP APPLICATION |
| 2                   | SEPT 05/18 | ISSUED FOR COORDINATION     |
| 1                   | JUNE 29/18 | ISSUED FOR DP APPLICATION   |



[ 4-1562 water street, kelowna bc v1y 1z7 ]  
[ 1-250-850-5778 ]

CLIENT:  
MISSION GROUP  
KELOWNA, B.C.

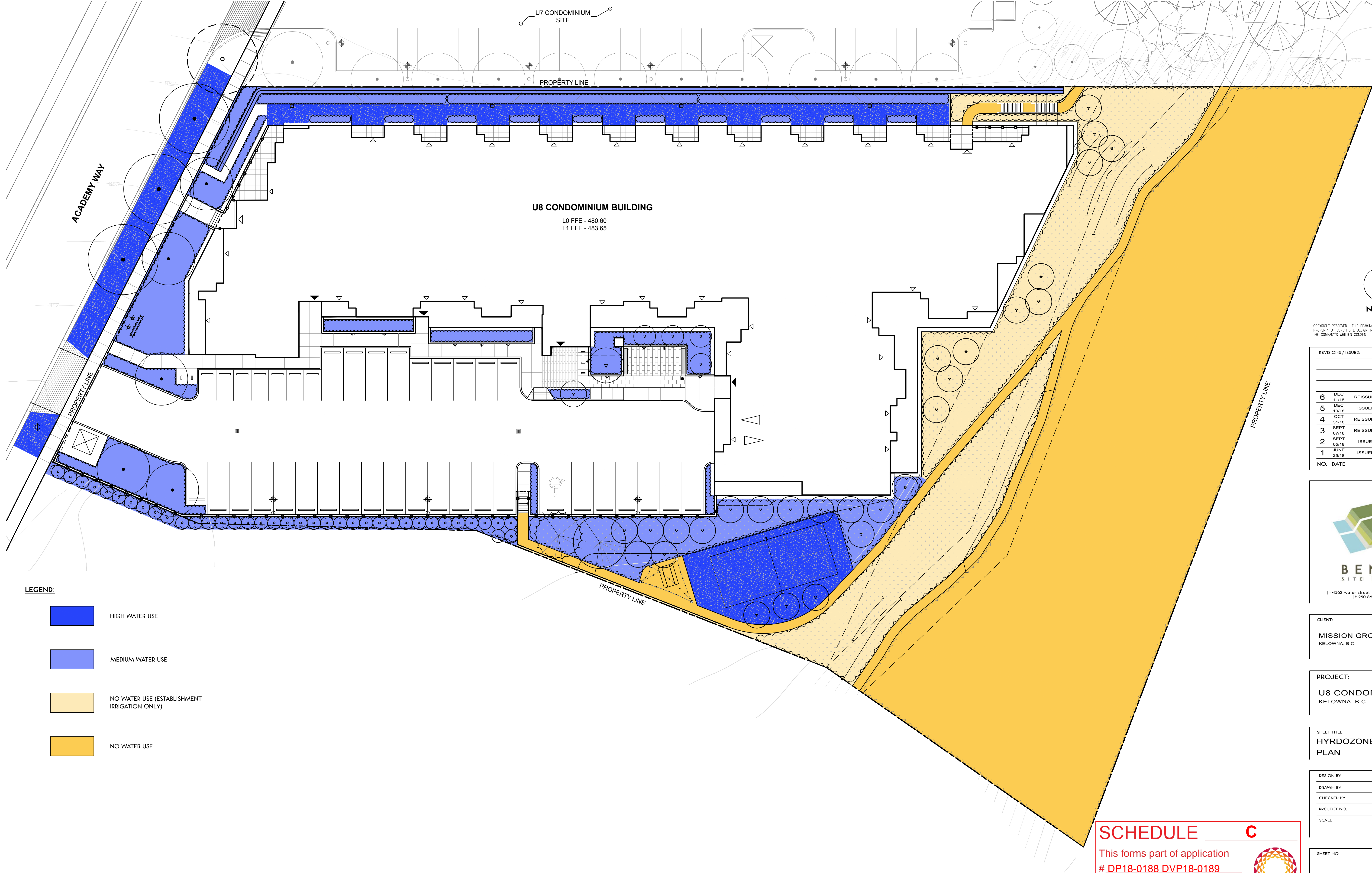
PROJECT:  
U8 CONDOMINIUMS  
KELOWNA, B.C.

SHEET TITLE:  
LANDSCAPE CONCEPT  
PLAN

|             |        |
|-------------|--------|
| DESIGN BY   | LS     |
| DRAWN BY    | LS     |
| CHECKED BY  | XS     |
| PROJECT NO. | 18-022 |
| SCALE       | 1:150  |

SHEET NO.





**LEGEND:**

HIGH WATER USE

MEDIUM WATER USE

NO WATER USE (ESTABLISHMENT IRRIGATION ONLY)

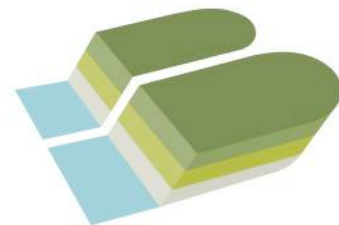
NO WATER USE



NOT FOR CONSTRUCTION

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH SITE DESIGN INC. AND CANNOT BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

| REVISIONS / ISSUED: |            |                             |
|---------------------|------------|-----------------------------|
|                     |            |                             |
|                     |            |                             |
|                     |            |                             |
| 6                   | DEC 11/18  | REISSUED FOR DP AMENDMENT   |
| 5                   | DEC 10/18  | ISSUED FOR DP AMENDMENT     |
| 4                   | OCT 31/18  | REISSUED FOR DP APPLICATION |
| 3                   | SEPT 07/18 | REISSUED FOR DP APPLICATION |
| 2                   | SEPT 05/18 | ISSUED FOR COORDINATION     |
| 1                   | JUNE 29/18 | ISSUED FOR DP APPLICATION   |
| NO.                 | DATE       | DESCRIPTION                 |



**BENCH**  
SITE DESIGN

[ 4-1562 water street kelowna bc v1v1 i27 ]  
[ 1 250 800 6278 ]

CLIENT:

**MISSION GROUP**  
KELOWNA, B.C.

PROJECT:

**U8 CONDOMINIUMS**  
KELOWNA, B.C.

SHEET TITLE

**HYRDOZONE**  
**PLAN**

DESIGN BY

LS

DRAWN BY

LS

CHECKED BY

XS

PROJECT NO.

18-022

SCALE

1:200

SHEET NO.

L-3

**SCHEDULE C**  
This forms part of application  
# DP18-0188 DVP18-0189

Planner  
Initials KB





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

**Date:** September 17, 2018  
**File No.:** DP18-0188  
**To:** Community Planning (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 625Academy Way Lot 6, Plan EPP53793

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

The Development Engineering Technologist for this project is Ryan O'Sullivan

**1. General**

- a) Subdivision requirements have been addressed in the Development Engineering report under file S09-0074.
- b) Provide Right of Way and Easement as may be required.
- c) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

**2. Geotechnical Study**

A comprehensive Geotechnical Study is required to be prepared by a Professional Engineer competent in the field of geotechnical engineering. The study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide recommendations for on-site storm water disposal.
- h) Provide specific requirements for footings and foundation construction.

**3. Domestic Water and Fire Protection**

- a) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with GEID for these items. All charges for service connection and upgrading costs are to be paid directly to GEID.

|   |    |
|---|----|
| <b>ATTACHMENT A</b>   |    |
| This forms part of application  |    |
| # DP18-0188 DVP18-0189  |    |
| Planner Initials  | KB |
| <br><b>City of Kelowna</b><br><small>COMMUNITY PLANNING</small> |    |

#### 4. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Our records indicate existing lot is serviced with a 200mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

#### 5. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. All the storm drainage must be dealt with on site.

#### 6. **Road Improvements**

- a) Requirements for road cross sections, dedications, design and construction have been addressed in the HIGHWAY AGREEMENT between CITY OF KELOWNA and WATERMARK DEVELOPMENTS LTD. executed December 23, 2015.
- b) Road improvements will be constructed along the full frontage of this proposed development, including separate sidewalk, landscaped boulevard complete with street trees and irrigation. Relocate or adjust utility appurtenances if required to accommodate construction. All improvements will be at the developer's expense.
- c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.
- d) 9.0m Concrete letdown for site access.

#### 7. **Other Engineering Comments**

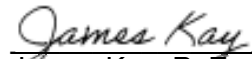
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

|                                |    |   |
|--------------------------------|----|---|
| <b>ATTACHMENT</b>              |    | <b>A</b>  |
| This forms part of application |    |   |
| # DP18-0188 DVP18-0189         |    |   |
| Planner<br>Initials            | KB | <br>City of<br><b>Kelowna</b><br>COMMUNITY PLANNING |

8. **Development Permit and Site Related Issues**

a) Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.



James Kay, P. Eng.  
Development Engineering Manager

RO



CITY OF KELOWNA

MEMORANDUM

Date:

September 17, 2018

File No.:

DVP18-0189    Variance DP

To:

Community Planning (KB)

From:

Development Engineering Manager (JK)


Subject:

625 Academy Way

Lot 6, Plan EPP53793

The Development Engineering Permit for the form and character of multiple dwelling housing (90 unit apartment housing), with variances to the required number of parking stalls (132 required, 122 proposed) and the height from 13.0 m / 3 storeys (permitted) to 13.5 m / 4 storeys (proposed)

1. This application does not compromise any City of Kelowna municipal infrastructure.



James Kay P.Eng.  
Development Engineering Manager

RO





|                           |      |            |                 |
|---------------------------|------|------------|-----------------|
| <b>Private Open Space</b> | sm   | 2018-11-29 | <b>U8-RM4</b>   |
| bachelor                  | 7.5  |            | <b>3-storey</b> |
| 1 bedrm                   | 15.0 |            |                 |
| over 1 bedrm              | 25.0 |            |                 |

| Required  |  |         |        |
|-----------|--|---------|--------|
|           |  | sf      | sm     |
| site area |  | 85034.0 | 7899.9 |

| Level 1<br>no of bed | Required<br>sm | unit<br>type | unit<br>no | Proposed<br>sf | Proposed<br>sm |
|----------------------|----------------|--------------|------------|----------------|----------------|
| 2                    | 25             | C1           | 1          | 66.0           | 6.1            |
| 2                    | 25             | C            | 2          | 63.0           | 5.9            |
| bachelor             | 7.5            | A            | 3          | 48.0           | 4.5            |
| bachelor             | 7.5            | A            | 4          | 49.0           | 4.6            |
| 2                    | 25             | C            | 5          | 62.0           | 5.8            |
| 2                    | 25             | C            | 6          | 62.0           | 5.8            |
| 2                    | 25             | C            | 7          | 62.0           | 5.8            |
| 2                    | 25             | C4           | 8          | 90.0           | 8.4            |
| 1                    | 15             | B3           | 9          | 94.0           | 8.7            |
| 3                    | 25             | D            | 10         | 50.0           | 4.6            |
| bachelor             | 7.5            | A            | 11         | 49.0           | 4.6            |
| 2                    | 25             | C            | 12         | 62.0           | 5.8            |
| 2                    | 25             | C            | 13         | 62.0           | 5.8            |
| 2                    | 25             | C            | 14         | 62.0           | 5.8            |
| 2                    | 25             | C            | 15         | 62.0           | 5.8            |
| 2                    | 25             | C            | 16         | 62.0           | 5.8            |
| 2                    | 25             | C            | 17         | 62.0           | 5.8            |
| 2                    | 25             | C            | 18         | 62.0           | 5.8            |
| 2                    | 25             | C            | 19         | 62.0           | 5.8            |
| 2                    | 25             | C            | 20         | 62.0           | 5.8            |
| 3                    | 25             | D1           | 21         | 57.0           | 5.3            |
| 3                    | 25             | D3           | 22         | 60.0           | 5.6            |
| 1                    | 15             | B4           | 23         | 44.0           | 4.1            |
| 1                    | 15             | B1           | 24         | 94.0           | 8.7            |
| bachelor             | 7.5            | A            | 25         | 48.0           | 4.5            |
| 2                    | 25             | C            | 26         | 62.0           | 5.8            |
| 2                    | 25             | C3           | 27         | 66.0           | 6.1            |
| 3                    | 25             | D2           | 28         | 52.0           | 4.8            |
| bachelor             | 7.5            | A            | 29         | 43.0           | 4.0            |
| 1                    | 15             | B            | 30         | 94.0           | 8.7            |
| total                |                |              |            | 1873.0         | 174.0          |
| area.7               |                |              |            | 55.0           | 5.1            |
| area.8               |                |              |            | 103.0          | 9.6            |
| area.9               |                |              |            | 267.0          | 24.8           |
| area.9a              |                |              |            | 280.0          | 26.0           |
| area.10              |                |              |            | 38.0           | 3.5            |
| area.10a             |                |              |            | 223.0          | 20.7           |
| Level 1 Total        | 622.5          |              |            | 2839.0         | 263.8          |

ATTACHMENT
B

This forms part of application  
# DP18-0188 DVP18-0189

Planner Initials

KB

City of Kelowna  
COMMUNITY PLANNING


| Level 2<br>no of bed | Required<br>sm | unit<br>type | unit<br>no | Proposed<br>sf | Proposed<br>sm |
|----------------------|----------------|--------------|------------|----------------|----------------|
| 2                    | 25             | C1           | 1          | 66.0           | 6.1            |
| 2                    | 25             | C            | 2          | 63.0           | 5.9            |
| bachelor             | 7.5            | A            | 3          | 48.0           | 4.5            |
| bachelor             | 7.5            | A            | 4          | 49.0           | 4.6            |
| 2                    | 25             | C            | 5          | 62.0           | 5.8            |
| 2                    | 25             | C            | 6          | 62.0           | 5.8            |
| 2                    | 25             | C            | 7          | 62.0           | 5.8            |
| 2                    | 25             | C4           | 8          | 90.0           | 8.4            |
| 1                    | 25             | C2           | 9          | 94.0           | 8.7            |
| 3                    | 25             | D            | 10         | 50.0           | 4.6            |
| bachelor             | 7.5            | A            | 11         | 49.0           | 4.6            |
| 2                    | 25             | C            | 12         | 62.0           | 5.8            |
| 2                    | 25             | C            | 13         | 62.0           | 5.8            |
| 2                    | 25             | C            | 14         | 62.0           | 5.8            |
| 2                    | 25             | C            | 15         | 62.0           | 5.8            |
| 2                    | 25             | C            | 16         | 62.0           | 5.8            |
| 2                    | 25             | C            | 17         | 62.0           | 5.8            |
| 2                    | 25             | C            | 18         | 62.0           | 5.8            |
| 2                    | 25             | C            | 19         | 62.0           | 5.8            |
| 2                    | 25             | C            | 20         | 62.0           | 5.8            |
| 3                    | 25             | D1           | 21         | 57.0           | 5.3            |
| 3                    | 25             | D3           | 22         | 60.0           | 5.6            |
| 1                    | 15             | B4           | 23         | 44.0           | 4.1            |
| 1                    | 15             | B1           | 24         | 94.0           | 8.7            |
| bachelor             | 7.5            | A            | 25         | 48.0           | 4.5            |
| 2                    | 25             | C            | 26         | 62.0           | 5.8            |
| 2                    | 25             | C3           | 27         | 66.0           | 6.1            |
| 3                    | 25             | D2           | 28         | 52.0           | 4.8            |
| 1                    | 15             | B2           | 29         | 43.0           | 4.0            |
| 1                    | 15             | B            | 30         | 94.0           | 8.7            |

total 1873.0 174.0  
area.8 103.0 9.6  
area.9 267.0 24.8  
area.9a 280.0 26.0

|               |       |        |       |
|---------------|-------|--------|-------|
| Level 2 Total | 640.0 | 2523.0 | 234.4 |
|---------------|-------|--------|-------|

|               |       |        |       |
|---------------|-------|--------|-------|
| Level 3 Total | 640.0 | 2523.0 | 234.4 |
|---------------|-------|--------|-------|

|                             |            |             |    |    |
|-----------------------------|------------|-------------|----|----|
| Required Private Open Space | sm<br>1903 | sf<br>20479 | sf | sm |
|-----------------------------|------------|-------------|----|----|

|                 |        |       |
|-----------------|--------|-------|
| Total Balconies | 7885.0 | 732.5 |
|-----------------|--------|-------|

#### landscape area/deck area

| Parkade        | sf      | sm     |
|----------------|---------|--------|
| area.1         | 5003    | 464.8  |
| area.1a        | 983     | 91.3   |
| area.2         | 581     | 54.0   |
| area.3         | 784     | 72.8   |
| area.4         | 5300    | 492.4  |
| area.5         | 1208    | 112.2  |
| area.6         | 194     | 18.0   |
| area.6a        | 416     | 38.6   |
| sub-total      | 14469.0 | 1344.2 |
| balconies      | 7885.0  | 732.5  |
| Total Provided | 22354.0 | 2076.8 |
| Required       | 20479   | 1903   |
| Difference     | -1875   | -174   |

**ATTACHMENT B**

This forms part of application  
# DP18-0188 DVP18-0189

Planner Initials **KB**

City of Kelowna  
COMMUNITY PLANNING

