City of Kelowna
Regular Council Meeting
AGENDA

Tuesday, February 12, 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 Stack.

3. Confirmation of Minutes 1 - 12

Public Hearing - January 29, 2019
Regular Meeting - January 29, 2019

4. Bylaws Considered at Public Hearing

4.1 Barnaby Rd 751, BL11728 (Z18-0073) - Kristine Sales and Dustin Sales 13 - 13

To give Bylaw No. 11728 second and third readings and adopt in order to rezone the subject property from the RR2 – Rural Residential 2 zone to RU6 – Two Dwelling Housing zone.

4.2 Cadder Ave 418-422, BL11736 (Z18-0083) - Geoffrey & Michelle Couper and Friedrich & Evelyn Wille 14 - 14

To give Bylaw No. 11736 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

4.3 Hein Rd 365-367, BL11737 (Z18-0066) - 1918951 Alberta Ltd 15 - 15

To give Bylaw No. 11737 second and third readings in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone.

4.4 Kneller Rd 210, BL11738 (Z18-0099) - Gurdev and Kamalpreet Gill 16 - 16

To give Bylaw No. 11738 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.

4.5 Creekside Rd 1200, BL11742 (Z18-0095) - 0806568 BC Ltd 17 - 17

To give Bylaw No. 11742 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.

4.6 Dehart Rd 894, BL11748 (Z18-0119) - Stephen Edward Sai-Wung Cheung 18 - 18

To give Bylaw No. 11748 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

4.7 Venus Rd 165, BL11749 (Z18-0120) - Andrew Bergestad 19 - 19

To give Bylaw No. 11749 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.

4.8 Sexsmith Rd 2960, BL11750 (Z18-0061) - Stuart McMillan and Jackie-Lynn Large 20 - 20

To give Bylaw No. 11750 second and third readings in order to rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone.

4.9 Penno Rd 360, BL11751 (Z18-0086) - New North West Trading 21 - 21

To give Bylaw No. 11751 second and third readings in order to rezone the subject property from the P3 – Parks & Open Space zone to the I2 – General Industrial zone.

5. Notification of Meeting

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

6. Development Permit and Development Variance Permit Reports

6.1 Dougall Rd N 345, BL11528 (Z17-0041) - Unik-Town Development Inc 22 - 22

To amend Bylaw No. 11528 at third reading and adopt in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM5 - Medium Density Multiple Housing zone.

6.2 Dougall Rd N 345, DP17-0118 DVP17-0119 - Unik-Town Development Inc 23 - 44

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

To consider the form and character of apartment housing with a variance to the minimum number of parking stalls from 96 required to 66 proposed.

6.3 Roanoke Ave 660, DVP18-0217 - Nathan Peters 45 - 52

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.
To consider the Development Variance Permit application to reduce the east side yard set-back from 2.0m to 1.8m and the west side yard set-back from 2.0m to 1.3m in order to build an addition to the existing single detached house.

6.4 Fuller Rd 4663, DVP18-0245 - Jason and Amanda Schindel 53 - 60

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

To consider a Development Variance Permit application to reduce the north side yard set-back from 2.0m to 1.5m, and to reduce the combined south side yard setback and landscape buffer from 5.0m to 3.0m in order to construct a single family dwelling.

6.5 Clement Ave 599, OCP17-0028 (BL11563) - Okanagan Opportunity GP Inc. 61 - 61

Requires a majority of all Council (5).
To amend Bylaw No. 11563 at third reading and adopt in order to change the future land use designation of the subject properties from the MRM - Multiple Unit Residential (Medium Density) designation to the MRH - Multiple Unit Residential (High Density) designation.

6.6 Clement Ave 599, Z17-0103 (BL11564) - Okanagan Opportunity GP Inc. 62 - 62

To amend Bylaw No. 11564 at third reading and adopt in order to rezone the subject properties from the RU2 - Medium Housing zone to the RM6 - High Rise Apartment Housing zone.

6.7 Clement Ave 599 DP17-0247 DVP17-0248 - Okanagan Opportunity GP Inc 63 - 95

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.
To consider the form and character of a six-storey apartment building and to vary the maximum site coverage, site yard setbacks, rear yard setback, and minimum parking requirements.

6.8 Pacific Ave 1145, Z17-0118 (BL11621) - Okanagan Opportunity (Pacific) GP Inc 96 - 96

To adopt Bylaw No. 11621 in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.

6.9 Pacific Avenue 1145 DP17-0296 DVP17-0297 Okanagan Opportunity (Pacific) GP Inc 97 - 134

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

To consider the form and character of a 31-unit purpose built rental apartment development and variances for site coverage, building height, front yard setback, side yard setback, rear yard setback and parking.

7. Reminders

8. Termination

City of Kelowna
Public Hearing
Minutes

Date:	Tuesday, January 29, 2019
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Mohini Singh, Luke Stack* and Loyal Wooldridge
Members Absent	Councillor Brad Sieben
Staff Present	City Manager Doug Gilchrist; City Clerk, Stephen Fleming; Suburban & Rural Planning Manager, Dean Strachan; Planner Specialist, Adam Cseke, Legislative Coordinator (Confidential) Clint McKenzie

(*denotes partial attendance)

1. Call to Order

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

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

2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board of City Hall on Tuesday, January 15, 2019 and by being placed in the Kelowna Daily Courier issues of Friday, January 18,2019 and Wednesday, January 23, 2019, and by sending out or otherwise mailing 145 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 15, 2019.

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

3. Individual Bylaw Submissions

3.1 Drummond Court & Barnaby Road - LUCT18-0002 (BL11718) & Z18-0089 (BL11719) - Various Owners

Staff:
- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

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

No one from the gallery came forward.

There were no further comments.

Councillor Stack joined the meeting at 6:07 p.m.

3.2 Coronation Avenue 1028, 1036,1044 - Z17-0117 (BL11731) - 1136605 BC Ltd., Inc No. BC1136605

Staff:
- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Gary Topperowski, GTA Architecture, Applicant:
- Provided an overview of the application.
- Spoke to the adjacent zoning on either side of Coronation Avenue.
- Spoke to the highlights of the property for those looking to move into the area.
- Displayed a sketch of the proposed application on the ELMO.

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

Gallery:

Susan Mcoy, Coronation Avenue:
- Concerned with the number of units - 16 being proposed with underground parking. Lane is a major issue with parking already.
- Parking in the lane is an issue; raised concerns with on and off-site parking and lack of available parking.
- Concerned with garbage removal with 16 more residences.
- The alley has sizeable potholes and there is no snow removal in the alley.
- Concerned there are too many residences being proposed for the property.

Richard Brewer, Clement Avenue:
- Concerned about height as the subject property is directly behind. It will be 3.5 storeys which is too high looking down on their property.
- They use the alley for access and with the existing new townhomes it is already busy. The adjacent fourplex also has parking spilling out onto the alley.

Applicant's in response to questions raised:
- Garbage is contained in a separate room and the doors do not cross out into the lane.
- Lane is wider behind the property than a standard lane as agreed to with Planning staff.
- Height across the back of the building - at the two-storey level will be stepping back 7 metres from the property line.
- Responded to questions from Council.

Staff:
- Responded to questions from Council.

- Staff confirmed they are tracking two variances: rear yard setback and site coverage.

There were no further comments.

3.3 Taylor Crescent 2414 - Z18-0100 (BL11735) - Mark E. A. Danielson and Erin A. Cram

Staff:
- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Mark Danielson, Owner/Applicant:
- Provided reasons for carriage house proposal.

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

No one from the gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:27 p.m.

Mayor Basran

City Clerk

sf/cm

DRAFT

City of Kelowna
Regular Meeting
Minutes

Date:	Tuesday, January 29, 2019
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Mohini Singh, Luke Stack and Loyal Wooldridge
Members Absent	Councillor Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Suburban and Rural Planning Manager, Dean Strachan; Planner Specialist, Adam Cseke and Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

Mayor Basran called the meeting to order at 6:27 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Singh.

3. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0093/19/01/29 THAT the Minutes of the Public Hearing and Regular Meeting of January 15th and 17th, 2019 be confirmed as circulated.

Carried

Councillor Stack was absent from the public hearing for Items 4.1 and 4.2 and consequently did not vote on either bylaw.

4. Bylaws Considered at Public Hearing

4.1 Drummond Court & Barnaby Road, BL11718 (LUC18-002) - Various Owners

Moved By Councillor Hodge/Seconded By Councillor DeHart

R0094/01/29 THAT Bylaw No. 11718 be read a second and third time and be adopted.

Carried

4.2 Drummond Court & Barnaby Road, BL11719 (Z18-0089) - Various Owners

Moved By Councillor Hodge/Seconded By Councillor DeHart

R0095/19/01/29 THAT Bylaw No. 11719 be read a second and third time and be adopted.

Carried

4.3 Coronation Avenue 1028, 1036,1044, BL11731 (Z17-0117) - 1136605 BC Ltd., Inc No. BC1136605

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0096/19/01/29 THAT Bylaw No. 11731 be read a second and third time.

Carried

4.4 Taylor Crescent 2414, BL11735 (Z18-0100) - Mark E. A. Danielson and Erin A. Cram

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0097/19/01/29 THAT Bylaw No. 11735 be read a second and third time.

Carried

5. Notification of Meeting

Notice of these *Liquor Licence Applications* were advertised by being posted on the Notice Board at City Hall on Tuesday, January 15, 2019, and by being placed in the Kelowna Daily Courier issues on Friday, January 18 and Wednesday, January 23 and by sending out or otherwise mailing 134 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 15, 2019.

Notice of Council's consideration of the *Development Variance Permit Application* was given by sending out or otherwise mailing 43 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 15, 2019.

Notice of Council's consideration of the *Provincial Dock Referral* was given by sending out or otherwise mailing 77 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 15, 2019.
The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

6. Liquor License Application Reports

6.1 Lakeshore Rd 4629, LL18-0030 - City of Kelowna

Staff:
- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised the following correspondence was received:

Letters of Support:
Denton and Nicole Elliot, Farron Place
Steve & Lorrie Wright, Seon Crescent
Kim Jollymore, McClure Road
Michael Montpetit, Woodhaven Court
Colleen and John Whidden, Medicine Hat, AB
Mitch Carefoot, Richter Street
Lisa and Michael Montpetit, Woodhaven Court
Patrick Garuk, Woodhaven Court
Kelli Lethbridge, Marin Crescent
Brian Lyall, Richter Street
Taylor and Caroline Sebastian, Scenic Rd.
Robin Smith, Sherwood Road
Cheryl and Sean Armstrong, Cascia Drive
Christian Kirschke, Quarry Avenue and Lakeshore Road
Alyse & Robbie Franklin, Goldfinch Place
Jessica Jensen, Sherwood Road
Chris Showler, Lakeshore Road
David and Elaine Shipclark, Lequime Road
Clay Scott, Sherwood Road
Tim Sced, Eso Court
Sundeep Singh, Quilchena Drive
Inga Wheeler, Providence Ave
Alex Kramer, Eldorado Road
Dave Needham, Cobble Crescent
Eric Thorsteinson, McCarren Avenue
Kyle Lethbridge, Marin Crescent
Mark and Julie Krehel, Fuller Road
Jim Van Dam, Lawrence Avenue
Jackie and Dave Pattison, Nottingham Road
Susan Noble, Darin Place
Rafael Perini, Lakeshore Place
Matt Roadhouse, Steele Road

Letters of Concern/Opposition:
Paul & Carol Young, McClure Road
Ken Cappos, Casorso Road
Gary Brooker, Applebrook Crescent:

Gary Broker, Applicant:
-Provided overview of application.

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

No one from the gallery came forward.

There were no further comments.

DRAFT

Moved By Councillor Given/Seconded By Councillor Singh

R0098/19/01/29 THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

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

1. Council recommends support of an application from Barn Owl Brewing Company located at 4629 Lakeshore Rd, Kelowna, BC, legally described as Lot A, Section 25, Township 28, SDYD, Plan KAP71341, for a manufacturer lounge and special event area endorsement from the hours of 9:00 AM to Midnight Sunday to Saturday for the main floor and loft floor Service Areas; and 9:00 AM to 11:00 PM Sunday to Saturday for the Patio Service Areas.

2.Council's comments on LCLB's prescribed considerations are as follows:

a) The location of the brewery: The brewery is located in a commercial village setting along an arterial route;
b) The person capacity of the brewery lounge: The person capacity is 36 persons on the main floor, 24 persons on the loft area, and 27 persons on the exterior patio;
c) Traffic, noise, parking and zoning: The brewery is located in a commercial village and will have minimal negative impact on traffic, noise, parking, and the property is properly zoned. The exception is in regards to the patio. There are residential homes nearby and the noise from the patio could be a nuisance, therefore, the recommendation is to limit the patio's hours to 11:00pm;
d) The impact on the community if the application is approved: The potential for negative impact is considered to be minimal;

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

Carried

6.2 Lakeshore Rd 3477, LL18-0033 - 0984342 BC Inc. No. BC0984342

Staff:
- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised the following correspondence was received:

Letter of Concern/Opposition:
Ken Cappos, Casorso Road

Dallas Manning, Applicant:
- Displayed a PowerPoint presentation and provided background to the application. Spoke about how the brewery will interact within the community.

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

No one from the gallery came forward.

There were no further comments.
Moved By Councillor DeHart/Seconded By Councillor Hodge

R0099/19/01/28 THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

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

1.Council recommends support of an application from Shoreline Brewing Co. Inc. located at 3461 Lakeshore Rd, Kelowna, BC, legally described as Lot A, District Lot 134, ODYD, Plan EPP65105, for a manufacturer lounge and special event area endorsement from 10:00 AM to Midnight Sunday to Saturday for the interior floor area; and 10:00 AM to 11:00 PM Sunday to Saturday for the Patio Service Areas.

2.That Council's comments on the prescribed considerations are as follows:

a) The location of the brewery: The brewery is located in an Urban Centre setting along an arterial route and adjacent to a major park;

b) The person capacity of the brewery lounge: The person capacity is 95 persons indoor and 92 persons on the exterior patio;

c) Traffic, noise, parking and zoning: The brewery is located in an Urban Centre and will have minimal negative impact on traffic, noise, parking, and the property is properly zoned. The exception is in regards to the patio. There are residential homes nearby and the noise from the patio could be a nuisance, therefore, the recommendation is to limit the patio's hours to 11:00pm;

d) The impact on the community if the application is approved: The potential for negative impact is considered to be minimal;

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

Carried

7. Development Permit and Development Variance Permit Reports

7.1 Rutland Rd N 375, DVP18-0054 - Richard Martin and Nancy Ryan

Staff:
- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence was received.

The applicant was not present.

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

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Hodge

R0100/19/01/29 THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0054 for Lot 1 Section 26 Township 26 ODYD Plan 3513 except Plan 37956, located at 375 Rutland Road N, Kelowna, BC;

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

Section 6.5.3(g): Accessory Development

To vary the required minimum distance to the principal dwelling from 3.0 m permitted to 1.0 m proposed;

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

To vary the required minimum side yard from 4.5 m permitted to 4.11 m proposed;

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

Carried

7.2 Abbott Street 2900, PR18-0001 - K599 Dock Group

Staff:
-Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence was received:

Letters of Support:
Roland Harvey, Abbott Street
Ian Cheyne, Abbott Street (Brakenridge Street, Vancouver)
Lynn Cheyne, Abbott Street (Ocean Park Road, Surrey)
Bob Cheyne, Abbott Street
Dr. John A. Cheyne, Abbott Street (E5th Avenue, Vancouver)
Robert Bruce Cheyne, Abbott Street (Tall Tree Lane, North Vancouver)

Applicant, Bob Shayney:,
- Spoke about original dock being approved in 1996 by the Province.
- Spoke about Westbank First Nations and surrounding neighbours support.
- Spoke about working with Province to ensure they comply to their regulations.
- Parallel dock was not supported by the Province, they were also requested to reduce their footprint.
- Dock was destroyed in 2017 by flooding. Members had to rebuild the dock.
- Mentioned this will only be a strata dock facility, no outside moorage.

Responded to questions from Council.

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

Gallery:

Ann Petroni, Abbott St:
- Lived in complex for last 30 years.
-Spoke to benefits of having boat slips available to strata owners and new owners coming in.

Gordon Shaffer, Abbott St.:
- Lived in the complex for a long time, extension will allow people on the wait list to enjoy the dock.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

R0101/19/01/29 That Provincial Referral No. PR18-0001 for Lot CP, Plan K599, District Lot 14, ODYD located at 2900 Abbott Street, Kelowna, BC for a shared dock, be supported by Council;

AND THAT Council directs staff to forward the subject application to the Province for consideration.

Carried
Councillor Hodge - Opposed

8. Reminders

There were no reminders.

9. Termination

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

Mayor Basran

City Clerk

sf/rvh

DRAFT

CITY OF KELOWNA

BYLAW NO. 11728
Z18-0073 – 751 Barnaby Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B District Lot 357 SDYD Plan 24757 located on Barnaby Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone.

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

Read a first time by the Municipal Council this 21st day of January, 2019.

Considered at a Public Hearing on the

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

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11736
Z18-0083 – 418-422 Cadder Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 7 Block 8 District Lot 14 ODYD Plan 348 located on Cadder Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

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

Read a first time by the Municipal Council this 21st day of January, 2019.

Considered at a Public Hearing on the

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 this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11737
Z18-0066 – 365-367 Hein 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 Strata Lots 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Hein Road, 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 21st day of January, 2019.

Considered at a Public Hearing on the

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 this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11738
Z18-0099 – 210 Kneller Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, Section 27, Township 26, ODYD, Plan 17467 located on Kneller Road, 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 21st day of January, 2019.

Considered at a Public Hearing on the

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 this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11742
Z18-0095 – 1200 Creekside 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 18 Section 22 Township 26 ODYD Plan 20015 located on Creekside 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 21st day of January, 2019.

Considered at a Public Hearing on the

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

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11748
Z18-0119 894 Dehart Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 5 District Lot 358 ODYD Plan KAP54236 located on Dehart Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

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

Read a first time by the Municipal Council this 28th day of January, 2019.

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. 11749
Z18-0120 165 Venus 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 62, Section 23, Township 26, ODYD, Plan 22418 located on Venus Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1 C– 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 28th day of January, 2019.

Considered at a Public Hearing on the

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

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11750
Z18-0061 2960 Sexsmith 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 33 Section 3 Township 23 ODYD Plan 18861 located on Sexsmith Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the I6 – Low Impact Transitional 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 28th day of January, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11751
Z18-0086 360 Penno Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Distric Lot 123 ODYD Plan EPP41714 located on Penno Road, Kelowna, B.C., from the P3 – Parks & Open Space 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 28th day of January, 2019.

Considered at a Public Hearing on the

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Read a second and third time by the Municipal Council this

Adopted by the Muncipal Council this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11528

Z17-0041 - 345 Dougall 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 26 Township 26 ODYD Plan EPP84282, located at Dougall Road North, Kelowna, BC; from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone

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

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

Considered at a Public Hearing on the 6th day of February, 2018.

Read a second and third time by the Municipal Council this 6th day of February, 2018.

Approved under the Transportation Act this 21st day of February, 2018.

Audrie Henry

Approving Officer – Ministry of Transportation)

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

Mayor

City Clerk

REPORT TO COUNCIL

Date:	February 12, 2019		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	DP17-0118 & DVP17-0119	**Owner:**	Unik-Town Development Inc Inc No BC1109459
Address:	345 Dougall Rd N	**Applicant:**	Xu Yang Pacific West Architecture Inc.
Subject:	Development Permit and Development Variance Permit		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Bylaw No. 11528 be amended at third reading to revise the legal description of the subject properties from:

1. Lot A Sec 26 Twn 26 ODYD Plan 6977, located at 360 McIntosh Road, Kelowna, BC;
2. Lot B Sec 26 Twn 26 ODYD Plan 6977, located at 345 Dougall Road N, Kelowna, BC
3. Lot C Sec 26 Twn 26 ODYD Plan 6977, located at 365 Dougall Road N, Kelowna, BC;

to Lot 1 Sec 26 Twn 26 ODYD Plan EPP84282;

AND THAT final adoption of Rezoning Bylaw No. 11528 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0118 and Development Variance Permit DVP17-0119 for Lot 1 Section 26 Township 26 ODYD Plan EPP84282, located at 345 Dougall Rd N, Kelowna, BC subject to the following:

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

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

Section 8: Table 8.1 Parking Schedule
To vary the number of parking stalls from 96 (required) to 66 (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 apartment housing with a variance to the minimum number of parking stalls from 96 required to 66 proposed.

3.0 Community Planning

3.1 Form and Character

Community Planning Staff supports the proposed Development Permit as the form and character is in general accordance with the Official Community Plan (OCP) Revitalization Design Guideline Objectives:

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

Specific attention to design details on both road frontages is achieved, as well as a higher level of design at the pedestrian level contributing to public and private interaction.

3.2 Parking Variance

Community Planning Staff are supportive of the requested variance to reduce the number of required parking stalls from 96 to 66 provided. Staff have worked extensively with the applicant to mitigate the impact of the variance through the provision of four (4) CarShare vehicles to be located within the Rutland Urban Centre. Two (2) of the cars would be provided in close proximity to the subject property, with another two (2) within 400m. Several locations are currently being considered to be approved by City of Kelowna Parking Services Management. This is a substantial investment in a community amenity and would be the first steps in establishing a fleet to bring CarShare to Rutland. This is consistent with MODO's business model and has had success in other Urban Centres in Kelowna. It is also consistent with OCP Objective 5.11; to support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

In addition to the community amenity of CarShare, the proposed resident makeup and unit mix of the building is suitable for reduced parking requirements. The proposed development is for a 94-unit student housing project with a mix of 89 microsuites, three 1-bedrooms, and two 4-bedrooms. This type of housing has proven to require reduced parking as is evident with several other student resident projects in Rutland and the University South neighbourhood. Further, the location of the proposed development is within an urban centre (close proximity to amenities and services), and within 200m of the Shepherd Road Transit Exchange.

Staff are currently working on an amendment to the Parking and Loading section of the Zoning Bylaw which will have reduced parking requirements for microsuites, and reduced parking requirements for the provision of CarShare vehicles and memberships. This development aligns with the proposed changes and the parking variance would be greatly reduced or eliminated should the amendment bylaw be adopted by Council.

There are no other variances requested.

4.0 Proposal

4.1 Background

The single family dwellings on the subject properties have been demolished and properties consolidated to facilitate this development. The application has gone through several revisions since the original application in May 2017.

4.2 Project Description

The proposed development is for 94-units for student housing with 89 microsuites, three 1-bedrooms, and two 4-bedrooms. It is 4 ½ storeys high with a combination of parkade and surface parking accessed from the lane. Private outdoor space is provided on private balconies or patios for each unit, as well as communal balconies on each floor and a rooftop amenity area. Garbage and recycling is screened from view in the parkade, and landscaping provided meets the zoning bylaw requirements and includes screening of the surface parking area. Bicycle parking is provided on the exterior and interior of the building, and a common room with locker storage is located on the main floor as an amenity for building residents. One variance is requested to reduce the required parking from 96 required to 66 proposed. No other variances are requested.

4.3 Site Context

The subject property is located on the corner of Dougall Rd N and McIntosh Rd, within the Rutland Urban Centre, and is within 200m of Rutland Centennial Park and the main transit exchange for Rutland.

Specifically, adjacent land uses are as follows:

Subject Property Map: 345 Dougall Rd N

4.4 Zoning Analysis Table

Site Details:	Zone Requirement	Proposal
Site Area (m^2)	1400m^2	m^2
Site Width (m)	30.0m	m
Site Depth (m)	35.0m	m
Site Coverage of Building(s) (%)	40%	39%
Site Coverage of buildings, driveways, and parking (%)	70%	68.5%
Development Regulations:	**Zone Requirement**	**Proposal**
Total Number & Types of units	Medium Density Apartments	89 microsuite 3 one-bedroom 2 four-bedroom
Floor Area Ratio (FAR)	1.3	1.3
Building Height (stories/meters)	18.0m or 4.5 storeys	18.0m or 4.5 storeys
Building(s) Setbacks (m):		
Front	6.0m	6.0m
Side (north)	7.0m	7.0
Side (south)	6.0m to flanking street	6.0
Rear	7.0 with lane	9.0
Number of Parking Stalls	96 stalls 9 visitor stalls	66 stalls 9 visitor stalls
Ratio of Parking Stalls	Full Size: 50% Medium Size: 40% Compact: 10%	Full Size: 50% Medium Size: 42% Compact: 8%
Number of Bicycle Parking Spaces	Class I: 47 Class II: 10	Class I: 47 Class II: 10
Private Open Space Area	730m^2	900m^2

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Healthy Communities.[1] 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.

Objective 5.11.[2] To support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

[1] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Objective 5.1 (Development Process Chapter).

6.0 Application Chronology

Date of Application Received:	May 4, 2017
Date Public Consultation Completed:	July 25, 2017
Date of Revised Drawings Received:	October 30, 2017
Date of 3rd Reading:	February 6, 2018

Report prepared by:	Trisa Atwood, Planner II
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

OCP Revitalization Design Guidelines
DRAFT Development Permit & Development Variance Permit DP17-0118 & DVP17-0119
Schedule "A": Siting and Dimensions
Schedule "B": Elevations and Materials
Schedule "C": Landscape Plan

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
Relationship to the Neighbourhood and Street			
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?	✓		
Building Design			
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?	✓		
View Corridors			
Are existing views preserved and enhanced?			✓
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?			✓
Are garage doors integrated into the overall building design?	✓		

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Signage			
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?			✓
Public Art			
Is public art incorporated into the project?		✓	

Development Permit & Development Variance Permit DP 17-0118 & DVP17-0119

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

345 Dougall Rd

and legally known as

Lot 1 Sec 26 Twn 26 ODYD Plan EPP84282

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

Multi-Family Housing

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

Date of Council Decision	February 12, 2019
Decision By:	COUNCIL
Development Permit Area:	Revitalization Development Permit Area

This permit will not be valid if development has not commenced by February 12, 2021

Existing Zone: RM5 – Medium Density Multiple Housing

Future Land Use 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: Unik-Town Development Inc Inc No BC1109459

Applicant: Xu Yang - Pacific West Architecture Inc.

_____ _____

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 in the amount of **$**125% of the estimated value of the landscaping

b) A certified cheque in the amount of $125% of the estimated value of the landscaping

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.

DOUGALL APARTMENT

CIVIC ADDRESS: 365 & 345 DOUGALL RD N, AND
360 MCINTOSH RD KELOWNA,B.C.
LEGAL DESCRIPTION: LOTS A, B AND C PLAN KAP 6977

DRAWING INDEX

A 1.00	COVER PAGE
A 1.01	SITE PLAN AND STATISTICS
A 2.01	FLOOR PLANS
A 2.02	FLOOR PLANS
A 2.03	FLOOR AND ROOF PLANS
A2.04	UNIT PLANS
A 3.01	ELEVATIONS
A 3.02	ELEVATIONS
A 4.01	BUILDING SECTIONS
A 5.01	RENDERING AND MATERIAL BOARD
A 5.02	RENDERINGS

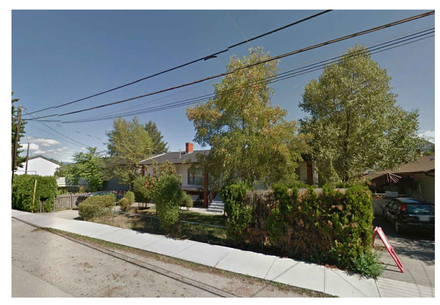
ARCHITECT

PACIFIC WEST ARCHITECTURE Inc.
1200 West 73rd Ave(Airport Square)
Suite 1100, Vancouver B.C. V6P 6G5
Tel: (604)-616-7892
Email: info@pwaachitecture.com

LANDSCAPE ARCHITECT

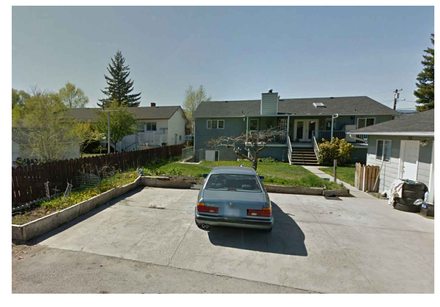
BENCH Site Design Inc.
4-1562 Water Street, Kelowna B.C. V1Y 1J7
Tel: (250)-808-5113

1 SITE KEY
Scale: 3/32"= 1'-0"

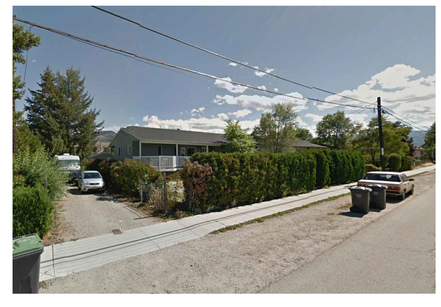


2 SITE PHOTO LOOKING NORTHEAST

3 SITE PHOTO LOOKING NORTHWEST



4 SITE PHOTO LOOKING SOUTHWEST



5 SITE PHOTO LOOKING SOUTHEAST

PWA
pacific
west
architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS
1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT
KELOWNA APARTMENT
365 & 345 DOUGALL RD N, 360 MCINTOSH RD
KELOWNA,B.C.

DRAWING TITLE
SITE KEY

DRAWING No.
A1.00

SCHEDULE A

This forms part of application
DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

STATISTICS CALCULATIONS (94 UNITS)

CIVIC ADDRESS:	365 & 345 DOUGALL RD N, 360 MCINTOSH RD, KELOWNA, BC
LEGAL DESCRIPTION:	LOTS A, B AND C PLAN KAP 6977

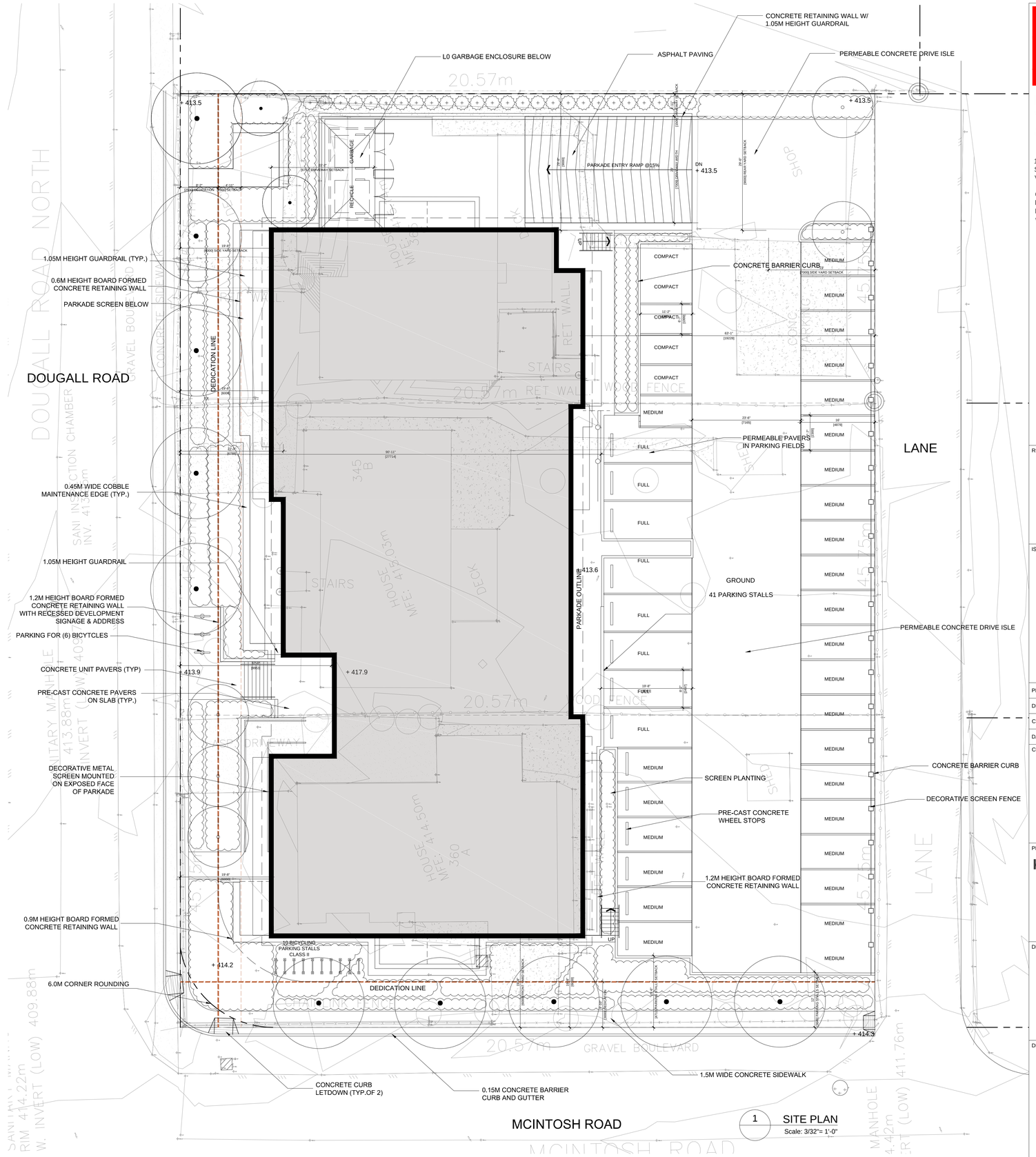
CURRENT ZONING	RU1
PROPOSED ZONING	RM5

SITE DETAILS	ZONING REQUIREMENT	PROPOSED
SITE AREA (m2)	1400	2815.9
SITE WIDTH (m)	30	61.5
SITE DEPTH (m)	35	45.8
SITE COVERAGE of BUILDINGS	40%	39.2%
BUILDING (m2)		911.9
COVERED ENTRIES(m2)		31.4
COVERED PATIO(m2)		161.8
TOTAL(m2)		1105.1
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING AREAS	70%	68.5%
BUILDING(m2)		911.9
DRIVEWAYS/PARKING AREAS(m2)		1015.9
TOTAL(m2)		1927.8
PARKING NUMBER		
1 STALL/MICRO SUITE	89	
1.25 STALL/2 BEDROOM UNIT	3.75	
2 STALL/4 BEDROOM UNIT	4	
TOTAL	96.75	66
		31 parking stalls will be payment-in-lieu)
INCLUDING:		
VISITOR	9	9
ACCESSIBLE	1	1
PARKING RATIO		
FULL SIZE	(50%)34	35
MEDIUM SIZE	(40%) 27	28
COMPACT SIZE	(10%)7	5
BICYCLING PARKING REQUIREMENTS		
CLASS I	47	47
CLASS II	10	10
PRIVATE OPEN SPACE	M2	
	7.5 per bachelor	667.5
	25 per 1+ brm dwelling	125
TOTAL REQUIRED		730
TOTAL PROPOSED	PRIVATE PATIO	492.6
	ROOF PATIO	299.3
	COMMON ROOM	34.3
	LOCKER ROOM	83.8
	TOTAL	910

DEVELOPMENT REGULATIONS	REQUIRED	PROPOSED
FSR	1.3	1.3
BUILDING SETBACKS		
FRONT	6.0	6.0
SIDE YARD (EAST)	7.0	7.0
SIDE YARD (WEST)	6.0	6.0
REAR YARD	7.0	9.0
BUILDING DETAILS		
TOTAL BUILDING AREAS		39397
BUILDING HEIGHT		4.5 STOREY/18m

Unit Breakdown

Unit	Unit type	*No. of Unit*	Unit (ft.²)	Area total (ft.²)	Area
A	Micro Suite	89	312	27768	
B	1 Bedroom	3	480	1440	
C	4 Bedroom	2	1180	2360	



1 SITE PLAN
Scale: 3/32"= 1'-0"

PWA
pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS
1

ISSUES		DATE
8		
7		
6		
5		
4		
3	REISSUED FOR REZONING	2018-10-29
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT
KELOWNA APARTMENT
365 & 345 DOUGALL RD N, 360 MCINTOSH RD
KELOWNA,B.C.

DRAWING TITLE
AND STATISTICS SITE PLAN

DRAWING No.
A1.01

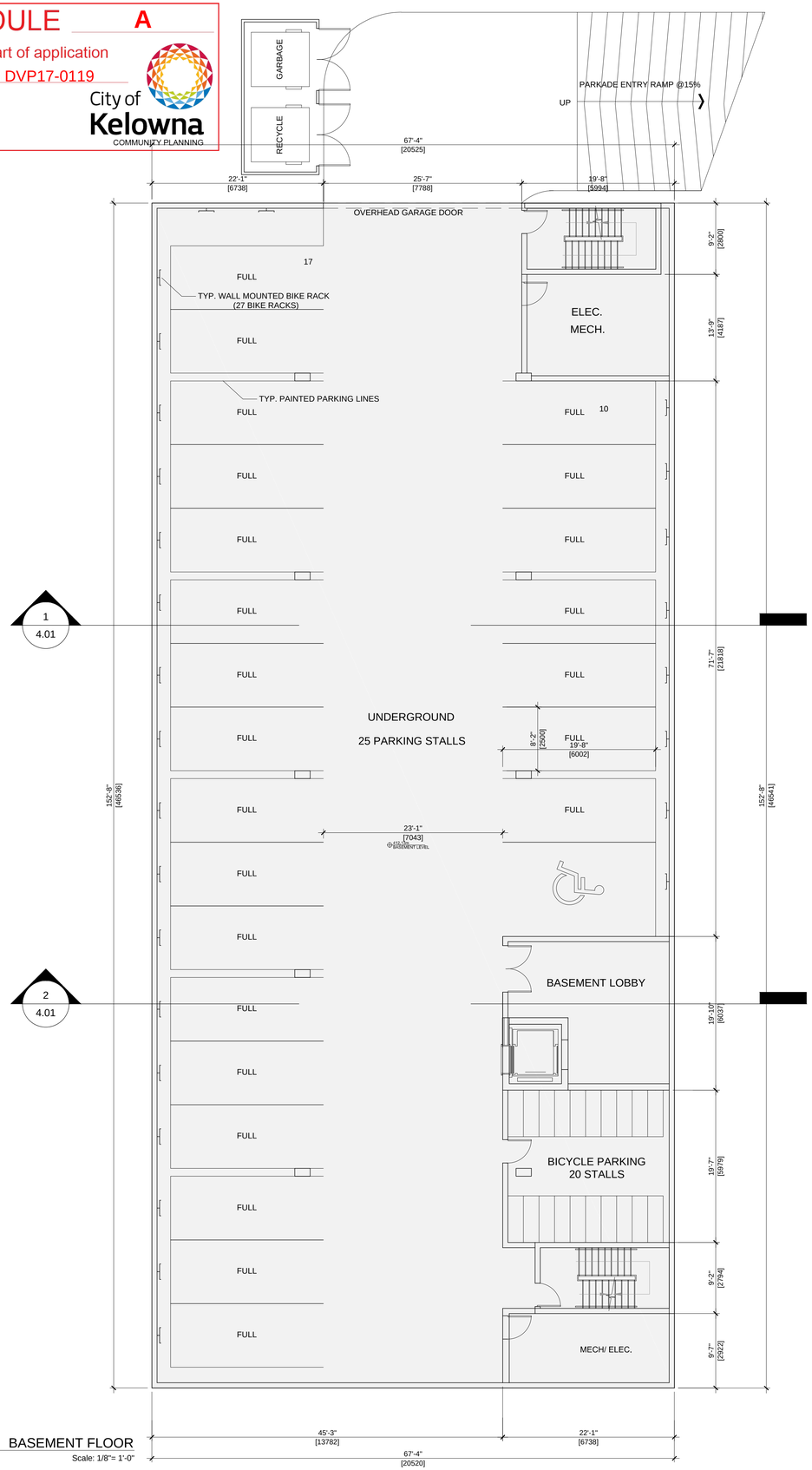
SCHEDULE A

This forms part of application

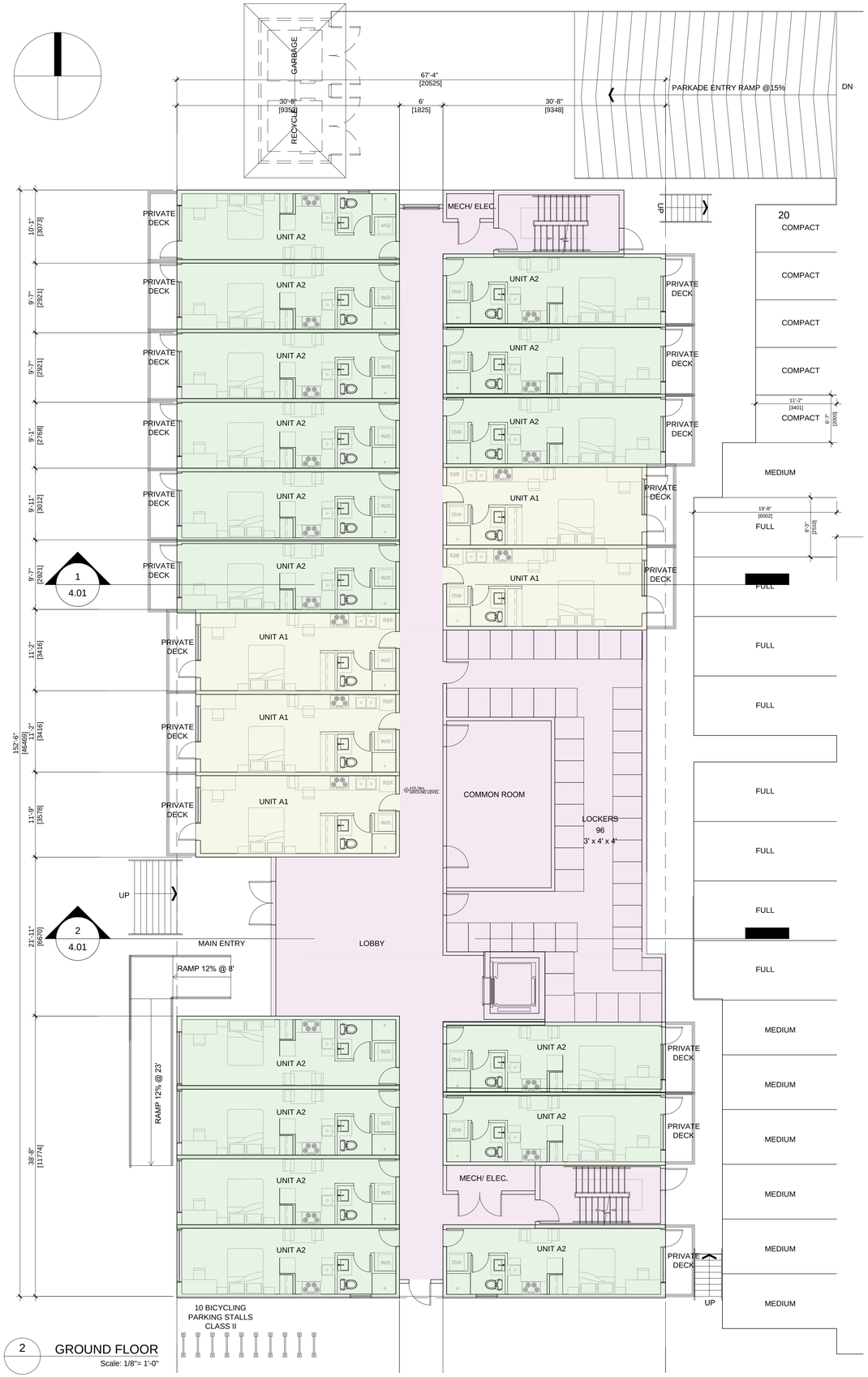
DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA



1 BASEMENT FLOOR
Scale: 1/8"= 1'-0"



2 GROUND FLOOR
Scale: 1/8"= 1'-0"

PWA
pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS
1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

FLOOR PLANS

DRAWING No.

A2.01

SCHEDULE A

This forms part of application

DP17-0118 DVP17-0119

City of Kelowna

COMMUNITY PLANNING

Planner Initials TA

1 2ND FLOOR

Scale: 1/8"= 1'-0"

2 3RD FLOOR

Scale: 1/8"= 1'-0"

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

FLOOR PLANS

DRAWING No.

A2.02

SCHEDULE A

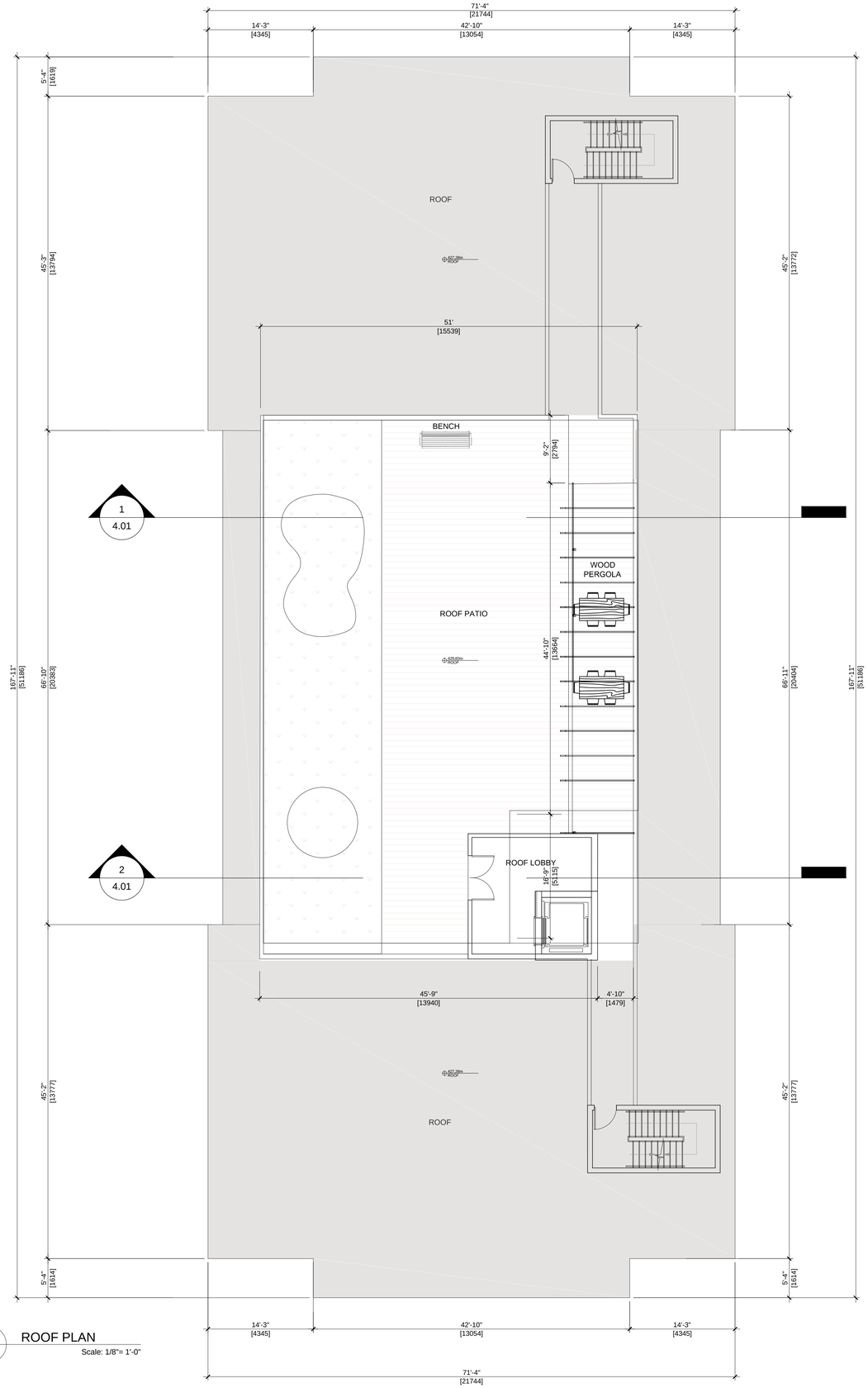
This forms part of application

DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

1 4TH FLOOR
Scale: 1/8"= 1'-0"



2 ROOF PLAN
Scale: 1/8"= 1'-0"

PWA
pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS
1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

FLOOR AND ROOF PLANS

DRAWING No.

A2.03

SCHEDULE B

This forms part of application

DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

EXTERIOR MATERIAL LEGEND

1. METAL HANDRAIL
2. WOOD VENEER CLADDING #1
3. STUCCO #1
4. GLASS GUARDRAIL
5. FRENCH DOOR
6. WOOD VENEER CLADDING #2
7. WOOD VENEER CLADDING #3
8. DOUBLE GLAZED VINYL WINDOW
9. STAIR
10. RAMP
11. STUCCO #2
12. CONCRETE BASE

GLASS SCREEN

1 WEST ELEVATION

Scale: 1/8"= 1'-0"

2 NOLRTH ELEVATION

Scale: 1/8"= 1'-0"

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

ELEVATION 1

DRAWING No.

A3.01

SCHEDULE B

This forms part of application

DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

EXTERIOR MATERIAL LEGEND

1. METAL HANDRAIL
2. WOOD VENEER CLADDING #1
3. STUCCO #1
4. GLASS GUARDRAIL
5. FRENCH DOOR
6. WOOD VENEER CLADDING #2
7. WOOD VENEER CLADDING #3
8. DOUBLE GLAZED VINYL WINDOW
9. STAIR
10. RAMP
11. STUCCO #2
12. CONCRETE BASE

GLASS SCREEN

1 EAST ELEVATION

Scale: 1/8"= 1'-0"

2 SOUTH ELEVATION

Scale: 1/8"= 1'-0"

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

ELEVATION

DRAWING No.

A3.02

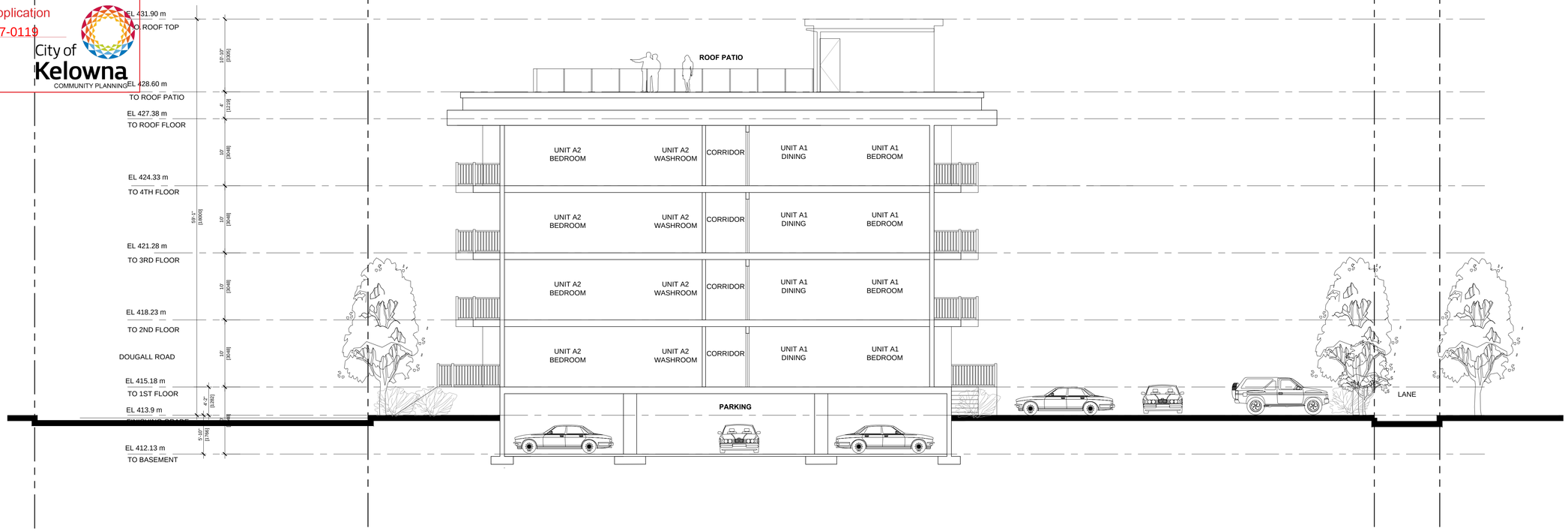
SCHEDULE B

This forms part of application

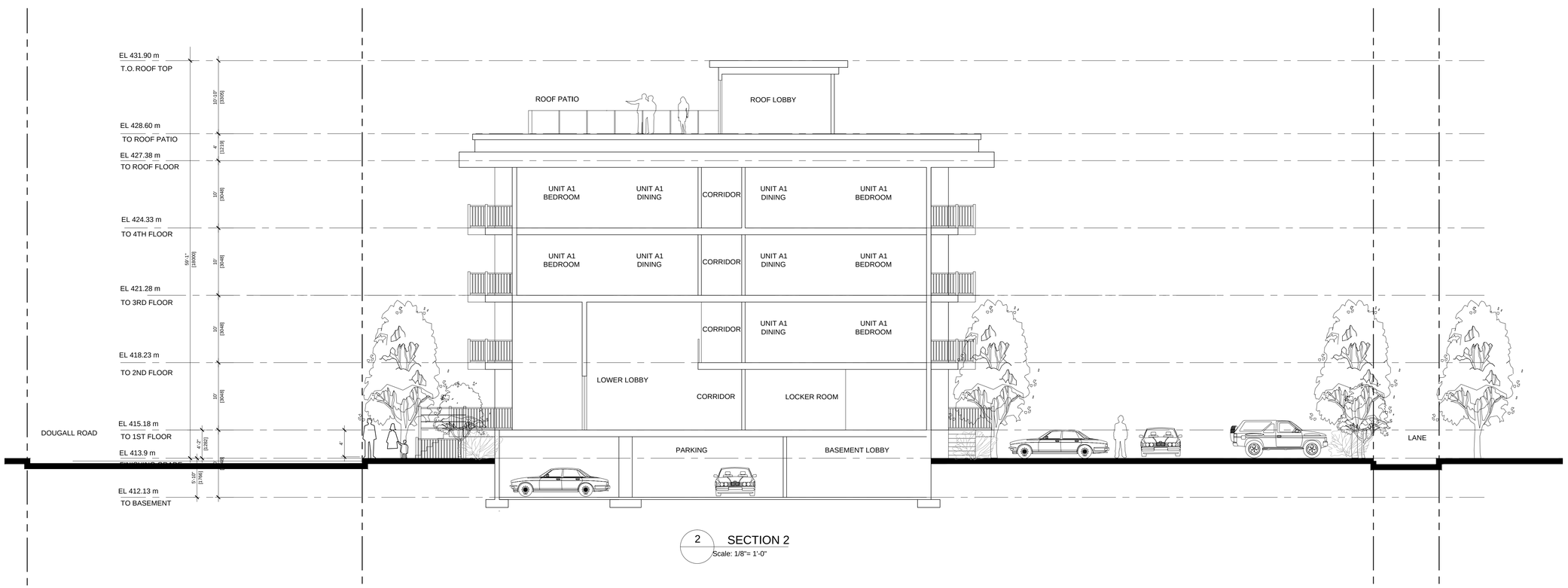
DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA



1 SECTION 1
Scale: 1/8"= 1'-0"



2 SECTION 2
Scale: 1/8"= 1'-0"

PWA
pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS
1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A088
DRAWN BY	CF
CHECKED BY	PY
DATE CHECKED	2017-10-23
CONSULTANT	

PROJECT
KELOWNA APARTMENT
365 & 345 DOUGALL RD N, 360 MCINTOSH RD
KELOWNA,B.C.

DRAWING TITLE
BUILDING SECTIONS

DRAWING No.
A4.01

SCHEDULE B

This forms part of application

DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

1 RENDERING

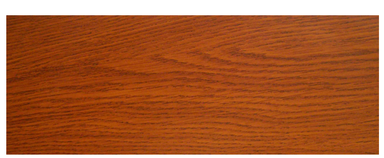
PREFINISHED METAL FLASHING
COLOR: GREY

STUCCO
LIGHT

GUARDRAILS
COLOR: BLACK

EXPOSED CONCRETE RETAINING
WALLS AND PATIOS

WOOD VENEER CLADDING #1
SOLID STAIN
COLOUR: WOOD



WOOD VENEER CLADDING #2
SOLID STAIN
COLOUR: WOOD

STUCCO
DARK

2 MATERIAL AND COLOR BOARD

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	A015
DRAWN BY	SL
CHECKED BY	PY
DATE CHECKED	2017-10-23

CONSULTANT

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

RENDERINGS

DRAWING No.

A5.01

SCHEDULE B

This forms part of application

DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

1 RENDERING

PWA

pacific
west
architecture

1200 West 73rd Ave (Airport Square)
Suite 1100
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

1

ISSUES		DATE
8		
7		
6		
5		
4		
3		
2	REISSUED FOR REZONING	2017-10-23
1	ISSUED FOR REZONING	2017-05-03

PROJECT NUMBER	1615
DRAWN BY	SL
CHECKED BY	PY
DATE CHECKED	2017-10-23

CONSULTANT

PROJECT

KELOWNA APARTMENT

365 & 345 DOUGALL RD N, 360 MCINTOSH RD

KELOWNA,B.C.

DRAWING TITLE

RENDERINGS

DRAWING No.

A5.02

SCHEDULE C

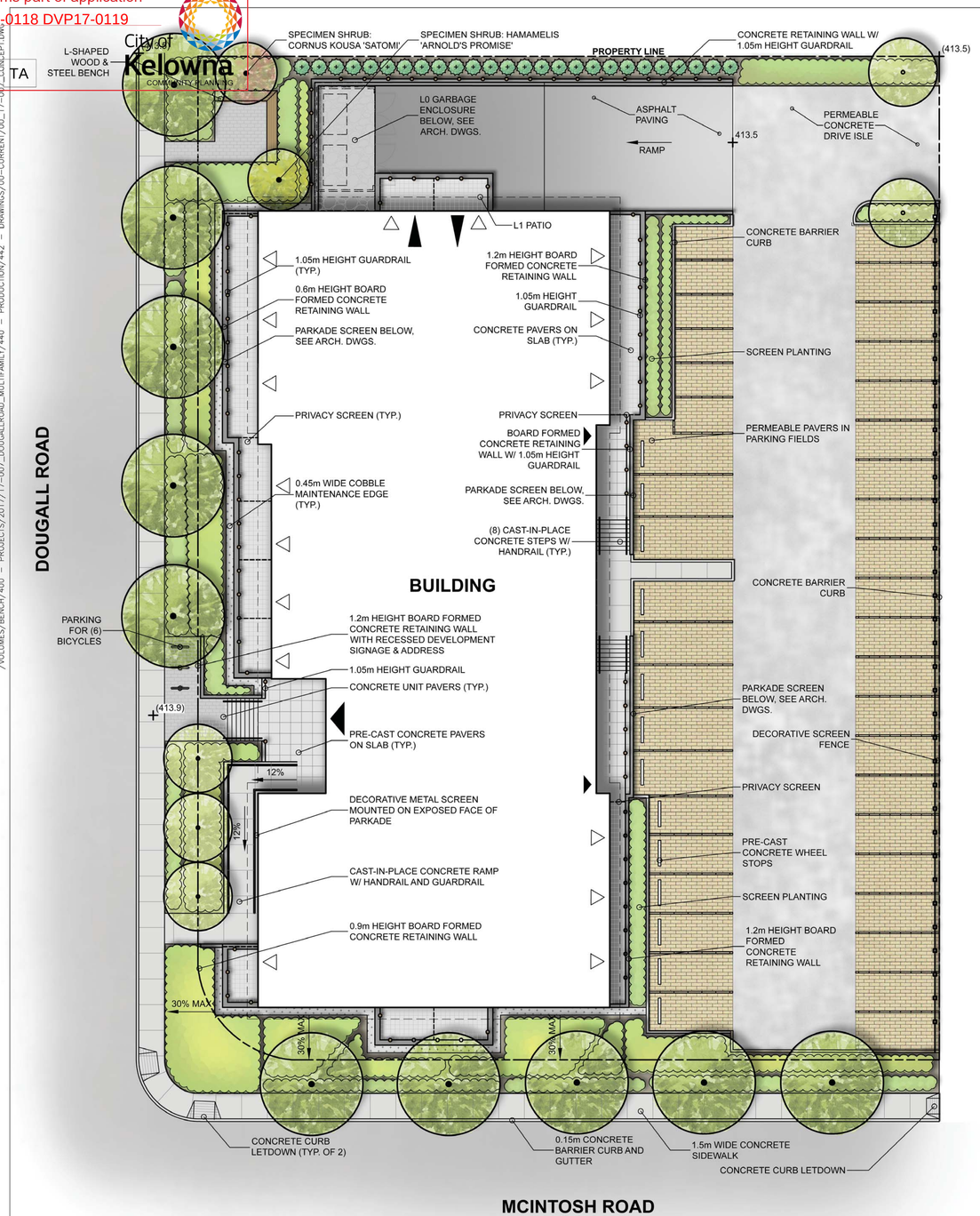
This forms part of application

DP17-0118 DVP17-0119

Planner Initials TA

City of Kelowna COMMUNITY PLANNING

/VOLUMES/BENCH/400 – PROJECTS/2017/17-007_DOUGALL ROAD_MULTIFAMILY/440 – PRODUCTION/442 – DRAWINGS/00-CURRENT/00_17-007_CONCEPT.DWG



LEGEND:

- MAIN BUILDING ENTRANCE/EXIT
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE PATIO ENTRANCE/EXIT
- GARAGE ENTRANCE/EXIT
- 1.05m HEIGHT GUARDRAIL
- PRIVACY SCREEN
- DECORATIVE SCREEN FENCE
- COBBLESTONE MULCH MAINTENANCE EDGE
- COBBLE BALLAST
- BIKE RACK
- PROPOSED DECIDUOUS BOULEVARD TREE
- PROPOSED TREE
- PROPOSED EVERGREEN SCREENING
- SHRUBS, GRASSES & PERENNIALS

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 DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND, LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.

G 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 / Spacing
Acer rubrum 'Redpointe'	Redpointe maple	6cm Cal
Cercidiphyllum japonicum	Katsura tree	6cm Cal
Malus 'Spring Snow'	Spring snow crabapple	4cm Cal

SHRUBS

Botanical Name	Common Name	Size / Spacing
Arctostaphylos uva-ursi	Kinnickinnick	#01 Cont. / 0.5m O.C.
Cornus kousa 'Satomi'	Satomi Japanese dogwood	1.8m HT.
Cornus sericea 'Flaviramea'	Yellow twig dogwood	#02 Pot / 1.5m O.C.
Fothergilla gardenii	Dwarf fothergilla	#05 Pot / 1.2m O.C.
Hamamelis x intermedia 'Arnold's Promise'	Witch Hazel	1.2m HT.
Juniperus virginiana 'Skyrocket'	Skyrocket juniper	1.5m Ht. / 1.0m O.C.
Pachysandra terminalis 'Green Carpet'	Japanese spurge	#01 Count. / 0.5m O.C.
Picea nidiformis	Nest spruce	#02 Pot / 1.2m O.C.
Ribes alpinum 'Green Mound'	Alpine currant	#05 Pot / 0.9m O.C.
Salix brachycarpa 'Blue Fox'	Blue fox willow	#05 Pot / 0.9m O.C.

PERENNIALS

Botanical Name	Common Name	Size / Spacing
Alchemilla mollis	Lady's Mantle	#01 Cont. / 0.45m O.C.
Aruncus aesthusifolius	Dwarf goat's beard	#01 Cont. / 0.45m O.C.
Coreopsis 'Novcorcar'	Crème caramel tickseed	#01 Cont. / 0.45m O.C.
Euphorbia polychroma	Cushion spurge	#01 Cont. / 0.45m O.C.
Helleborus niger	Christmas rose	#01 Cont. / 0.3m O.C.
Lavandula angustifolia 'Hidcote'	Hidcote English lavender	#01 Cont. / 0.6m O.C.
Sedum 'Lemonjade'	Lemonjade sedum	#01 Cont. / 0.6m O.C.

GRASSES

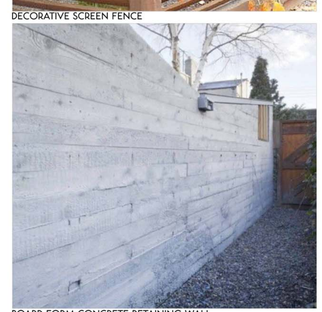
Botanical Name	Common Name	Size / Spacing
Calamagrostis brachytrachia	Korean feather reed grass	#01 Cont. / 0.9m O.C.
Deschampsia cespitosa	Tufted hair grass	#01 Cont. / 0.9m O.C.
Miscanthus sinensis	Maiden grass	#01 Cont. / 1.0m O.C.
Helictotrichon sempervirens 'Graziella'	Blue oat grass	#01 Cont. / 0.75m O.C.

CHARACTER IMAGES:

DECORATIVE SCREEN FENCE

OKANAGAN INSPIRED PLANTING

DECORATIVE METAL SCREEN


BOARD FORM CONCRETE RETAINING WALL

BOARD FORM CONCRETE DEVELOPMENT SIGNAGE

WOOD & STEEL FEATURE BENCH

0 1 2 3 4 5 10 15m

SCALE: 1:150

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:

NO.	DATE	DESCRIPTION
3	JUN 20/2017	ISSUED FOR DP APPLICATION
2	JUN 02/2017	RE-ISSUED FOR REVIEW
1	MAY 25/2017	ISSUED FOR REVIEW

BENCH SITE DESIGN

| 4-1562 water street, kelowna bc V1Y 1J7 |
| t 250 860 6778 |

CLIENT:

PACIFIC WEST ARCHITECTURE
RICHMOND, B.C.

PROJECT:

DOUGALL ROAD MULTI-FAMILY
KELOWNA, B.C.

SHEET TITLE

LANDSCAPE CONCEPT PLAN

DESIGN BY	XS
DRAWN BY	GW
CHECKED BY	XS
PROJECT NO.	17-007
SCALE	1:150

SHEET NO.

L-1

SCHEDULE C

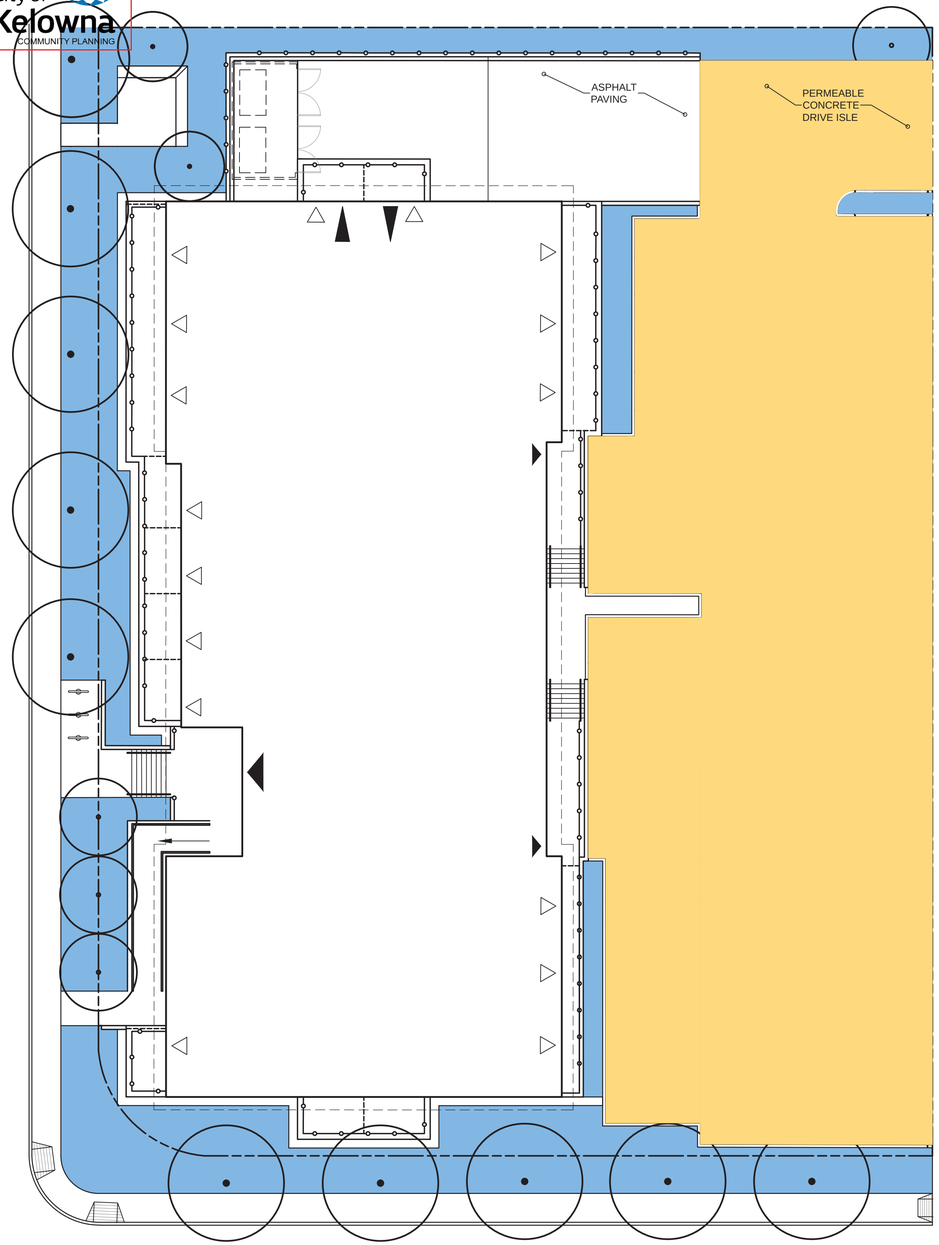
This forms part of application

DP17-0118 DVP17-0119

City of Kelowna
COMMUNITY PLANNING

Planner Initials TA

/VOLUMES/BENCH/400 – PROJECTS/2017/17-007_DOUGALLROAD_MULTIFAMILY/440 – PRODUCTION/442 – DRAWINGS/00-CURRENT/00_17-007_LOCPT.DWG



LEGEND:

MEDIUM WATER USAGE

PERMEABLE PAVING

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 DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.

G 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.

0 1 2 3 4 5 10 15m

SCALE: 1:150

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:

NO.	DATE	DESCRIPTION
3	JUN 20/2017	ISSUED FOR DP APPLICATION
2	JUN 02/2017	RE-ISSUED FOR REVIEW
1	MAY 25/2017	ISSUED FOR REVIEW

BENCH SITE DESIGN

| 4-1562 water street, kelowna bc V1Y 1J7 |
| t 250 860 6778 |

CLIENT:

PACIFIC WEST ARCHITECTURE
RICHMOND, B.C.

PROJECT:

DOUGALL ROAD MULTI-FAMILY
KELOWNA, B.C.

SHEET TITLE

LANDSCAPE HYDRAZONE PLAN

DESIGN BY	XS
DRAWN BY	GW
CHECKED BY	XS
PROJECT NO.	17-007
SCALE	1:150

SHEET NO.

L-2

REPORT TO COUNCIL

Date:	February 12, 2019		
RIM No.	0940-50		
To:	City Manager		
From:	Community Planning Department (LKC)		
Application:	DVP18 - 0217	**Owner:**	Peters, Nathan
Address:	660 Roanoke Ave	**Applicant:**	Peters, Nathan
Subject:	Development Variance Permit		
Existing OCP Designation:	S2RES - Single/Two Unit Residential		
Existing Zone: RU6	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0217 for Lot 22, Block 9, DL9, ODYD Plan 1306, located at 660 Roanoke Ave, Kelowna, BC;

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

Section 13.1.6 d: RU1 – Large Lot Housing Development Regulations

To vary the required minimum east side yard from 2.0 m to 1.8, and the west side yard from 2.0m to 1.3.

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 12, 2019.

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

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

2.0 Purpose

To consider the Development Variance Permit application to reduce the east side yard set-back from 2.0m to 1.8m and the west side yard set-back from 2.0m to 1.3m in order to build an addition to the existing single detached house.

3.0 Community Planning

Community Planning supports the proposed Development Permit and associated variances as it is in general accordance with the Official Community Plan (OCP) Comprehensive Design Guidelines, and the variances will have minimal impact on any adjacent neighbours. The variances would allow for an addition to the existing house that would match the existing width of the house.

4.0 Proposal

4.1 Background

The subject property is a single family lot zoned RU6 – Two Dwelling Housing. The subject property fronts Roanoke Ave. There is a garage located in the north-east corner of the property which connects to the back lane. The existing house is 1.8m from the East property line and 1.3m from the West property line.

4.2 Project Description

The property owner has applied for a DVP in order to build an addition that is the same width of the existing house. The proposal requires variances to reduce the east side yard set-back from 2.0m to 1.8m and the west side yard set-back from 2.0m to 1.3m in order to build the addition. The proposed addition meets all other zoning regulations.

4.3 Site Context

Subject Property Map:

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.[1] 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.

6.0 Application Chronology

Date of Application Received: October 16, 2018
Date Public Consultation Completed: January 7, 2019

Report prepared by: Levan King Cranston

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 1: Development Variance Permit

Schedule A: Site Plan

Schedule B: Elevations

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

City of Kelowna

Development Variance Permit
DVP18-0217

This permit relates to land in the City of Kelowna municipally known as 660 Roanoke Ave

and legally known as Lot 22, Block 9, DL9, ODYD Plan 1306

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

To vary **Section 13.1.6 d**: to reduce the east side yard set-back from 2.0 m to 1.8, and the west side yard set-back from 2.0m to 1.3.

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 12, 2019.

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

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

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

Decision By: COUNCIL

This permit will not be valid if development has not commenced by February 12, 2021.

Existing Zone: RU6 – Two Dwelling Housing Future Land Use Designation: S2RES – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Variance 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: Nathan Peters

Applicant: Nathan Peters

_____ _____

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";

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

3. INDEMNIFICATION

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

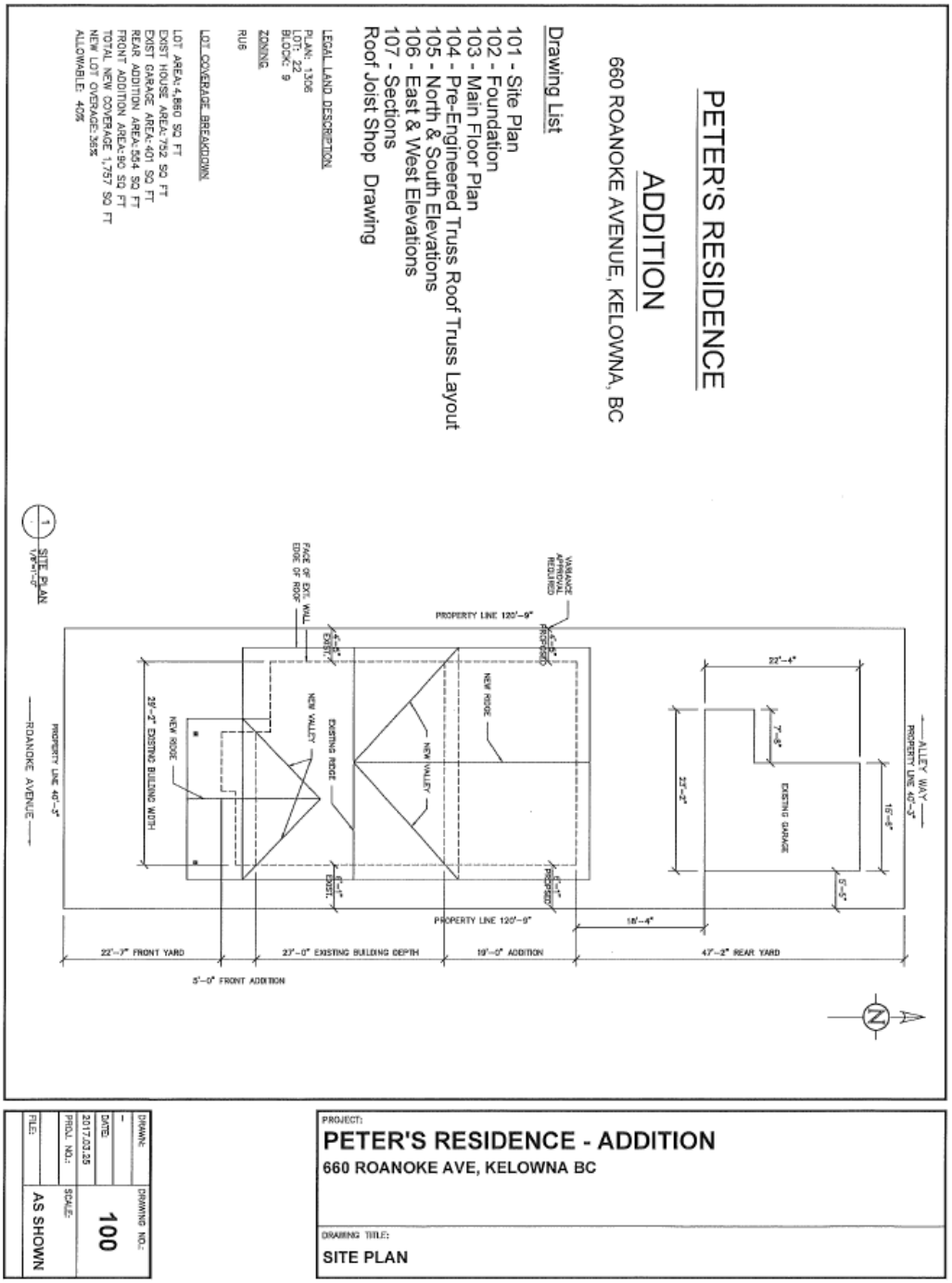
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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

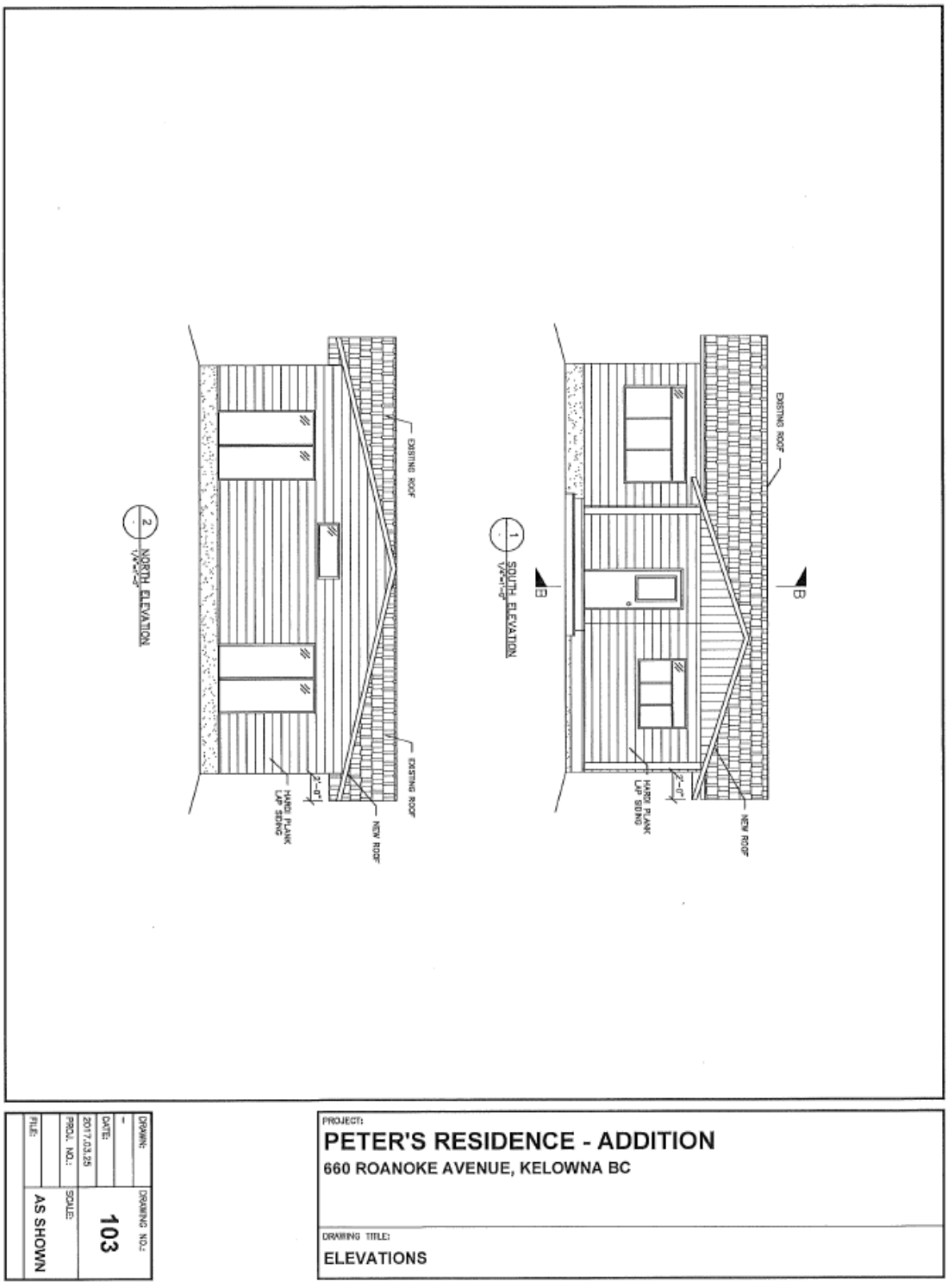
SCHEDULE A – Site Plan

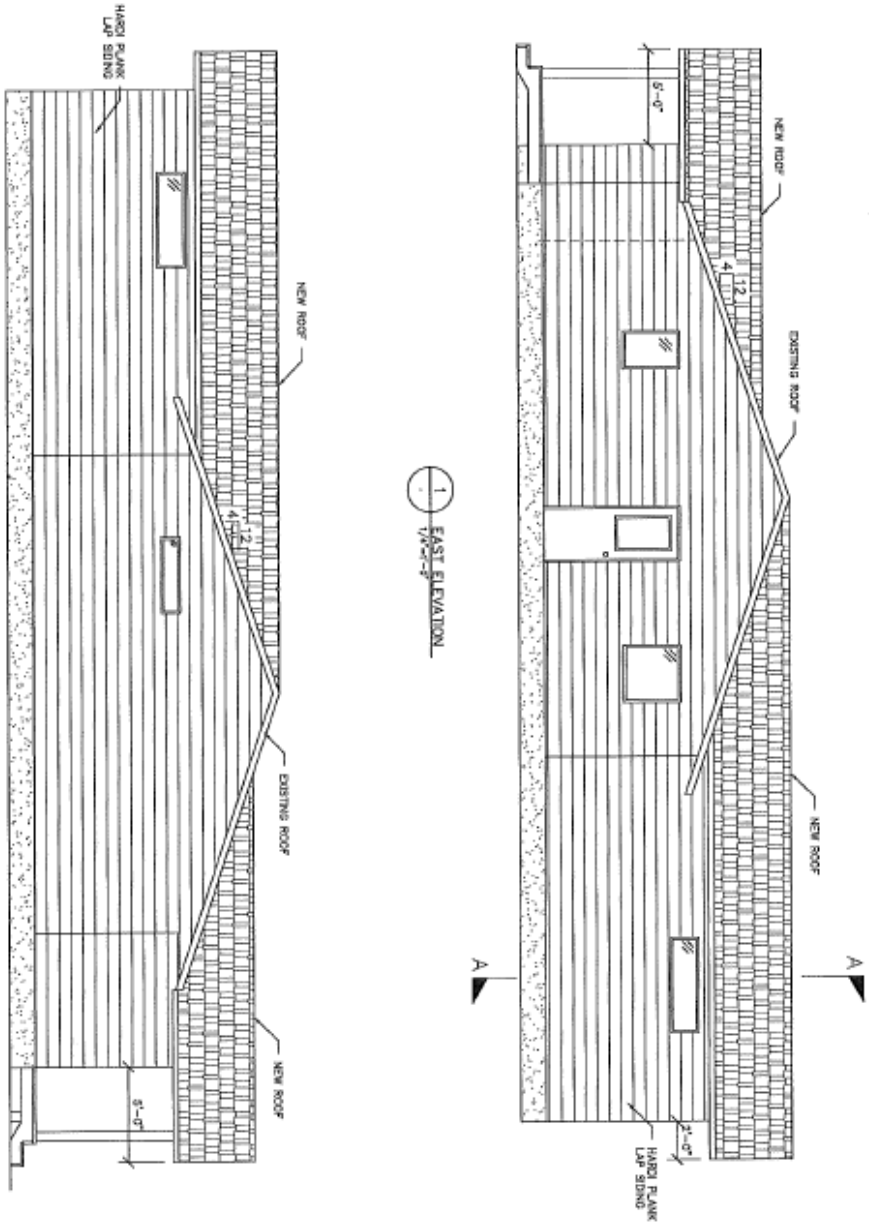
Subject: 660 Roanoke Ave. (Application Z18-0217)



SCHEDULE B – Elevations

Subject: 660 Roanoke Ave. (Application Z18-0217)





DRAWN:	DRAWING NO.:
-	104
DATE:	
2017.03.25	
PROJ. NO.:	SCALE:
FILE:	AS SHOWN

PROJECT:

PETER'S RESIDENCE - ADDITION

660 ROANOKE AVENUE, KELOWNA BC

DRAWING TITLE:

ELEVATIONS

REPORT TO COUNCIL

Date:	February 12, 2019		
RIM No.	0949-00		
To:	City Manager		
From:	Community Planning Department (LKC)		
Application:	DVP18 - 0245	**Owner:**	Jason, Schindel Amanda, Schindel
Address:	4663 Fuller Rd	**Applicant:**	Gary, Schrik
Subject:	Development Variance Permit		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	RU1 – Large Lot Residential		

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18 - 0245 for Lot B, Section 25, Township 28, SDYD Plan EPP 81401, located at 4663 Fuller Rd, Kelowna, BC;

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

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

To vary the required minimum north side yard set-back from 2.0m required to 1.5m proposed.

Section 7.6.1(e): Minimum Landscape Buffers

To vary the required combined south side yard setback (2.0m) and landscape buffer (3.0m) from a total of 5.0m required to 3.0m proposed.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 12, 2019;

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

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

2.0 Purpose

To consider a Development Variance Permit application to reduce the north side yard set-back from 2.0m to 1.5m, and to reduce the combined south side yard setback and landscape buffer from 5.0m to 3.0m in order to construct a single family dwelling.

3.0 Community Planning

Community Planning supports the proposed Development Variance Permit as the variances are anticipated to have a minimal impact on any adjacent neighbours. The property to the south at 4669 Fuller Rd, is located in the ALR, however, this property is not an agriculturally active farm. The proposed variance allows for a 3.0m landscape buffer in case the adjacent property were to become an active farm. A landscape security will be collected to ensure the applicant fulfills the landscaping requirements on the subject property. The proposed variance to the north property line would allow for a minor encroachment into the regular set-back.

4.0 Proposal

4.1 Background

The subject property is a vacant lot zoned RU1 – Large Lot Residential and is located at the south terminus of Fuller Rd. The subject property is located next to 4669 Fuller Rd which is located within the ALR. The zoning bylaw requires that the subject property provide a 3.0m landscape buffer in addition to the required 2.0m side yard set-back which means any development on the lot would have to maintain a 5.0m setback from the south property line. The lot is 16.62m wide. In order to build a house that is 11.7m wide the owners have applied to reduce the combined setback/buffer to 3.0m. The property owner has also applied to vary the set-back on the north property line from 2.0m to 1.5m for a proposed attached garage.

4.2 Project Description

Two variances are proposed. The proposal requests a variance to reduce the north side yard set-back from 2.0m required to 1.5m. This variance is requested to allow for a portion of the attached garage. The second variance the applicant has proposed is to vary the south side yard set-back from 5.0m required to 3.0m. The ALR requires a 3.0m landscaping buffer which this proposal conforms to, however the 2.0m required setback from the Zoning Bylaw will be varied to allow for a total south side set-back of 3.0m. In addition, the applicant has promised to maintain the mature landscaping that exists along the south side of the property. The remainder of the building does meet the required setbacks of the Zoning Bylaw.

4.3 Site Context

Subject Property Map:

5.0 Application Chronology

Date of Application Received: October 3, 2018
Date Public Consultation Completed: January 6, 2019

Report prepared by: Levan King Cranston

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 1: Development Variance Permit
Schedule A: Site Plan
Schedule B: Landscape Plan
Schedule C: Application Letter

City of Kelowna

Development Variance Permit
DVP18-0245

This permit relates to land in the City of Kelowna municipally known as 4663 Fuller Rd

and legally known as Lot B, Section 25, Township, 28, SDYD Plan EPP 81401

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

To vary Zoning Bylaw 8000 **Section 13.1.6(d)**: to reduce the north side yard set-back from 2.0m to 1.5m.

And to vary **Section 7.6.1(e)**: to vary the required combined south side setback and landscape buffer from 5.0m to 3.0m.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 12, 2019;

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

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

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

Decision By: COUNCIL

This permit will not be valid if development has not commenced by February 12, 2021.

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

This is NOT a Building Permit.

In addition to your Development Variance 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: Jason Schindel & Amanda Schindel

Applicant: Gary Schrik

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) Landscaping buffer to be provided on the land be in accordance with Schedule "B"; and

c) 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 in the amount of [To be determined]

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:

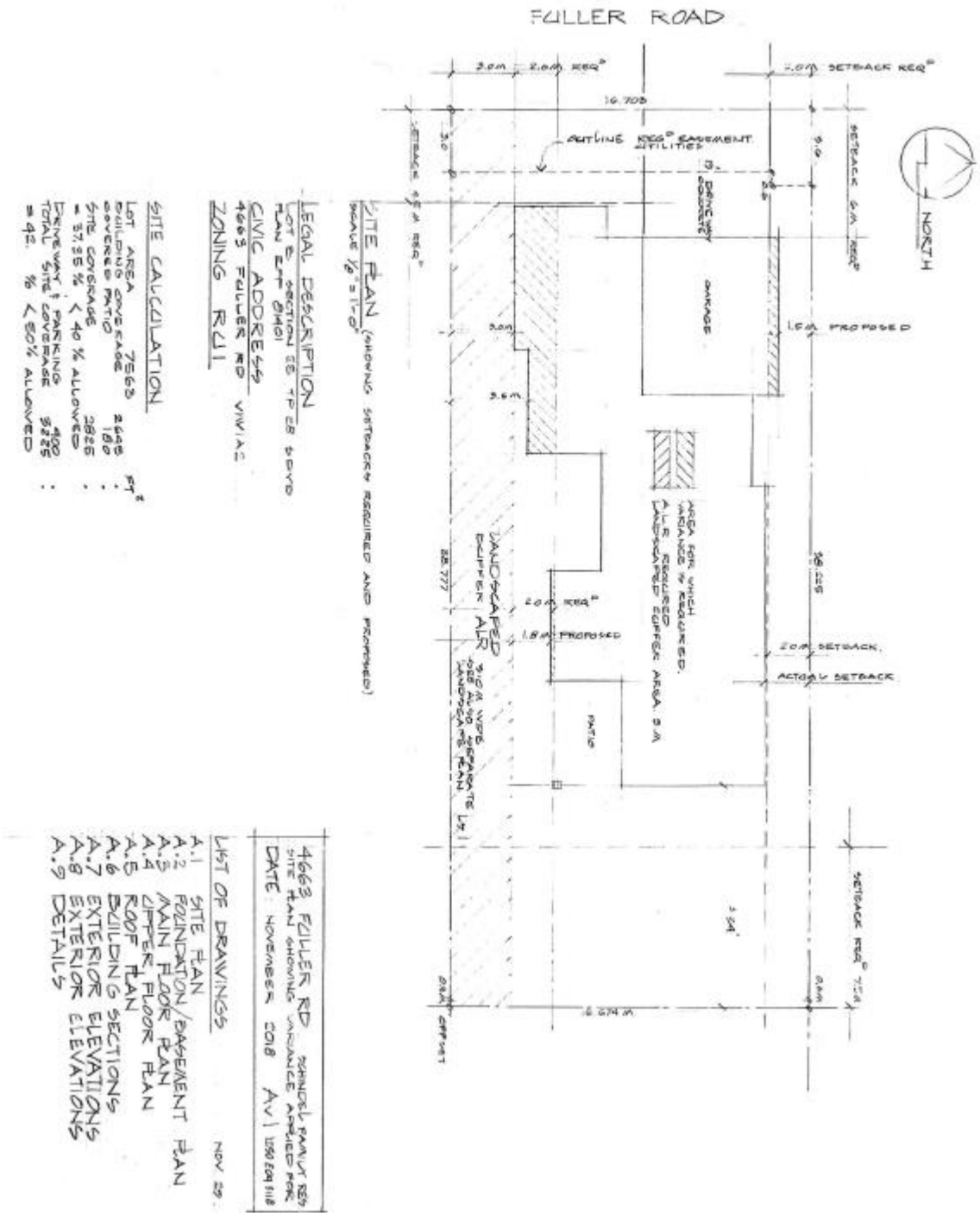
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.

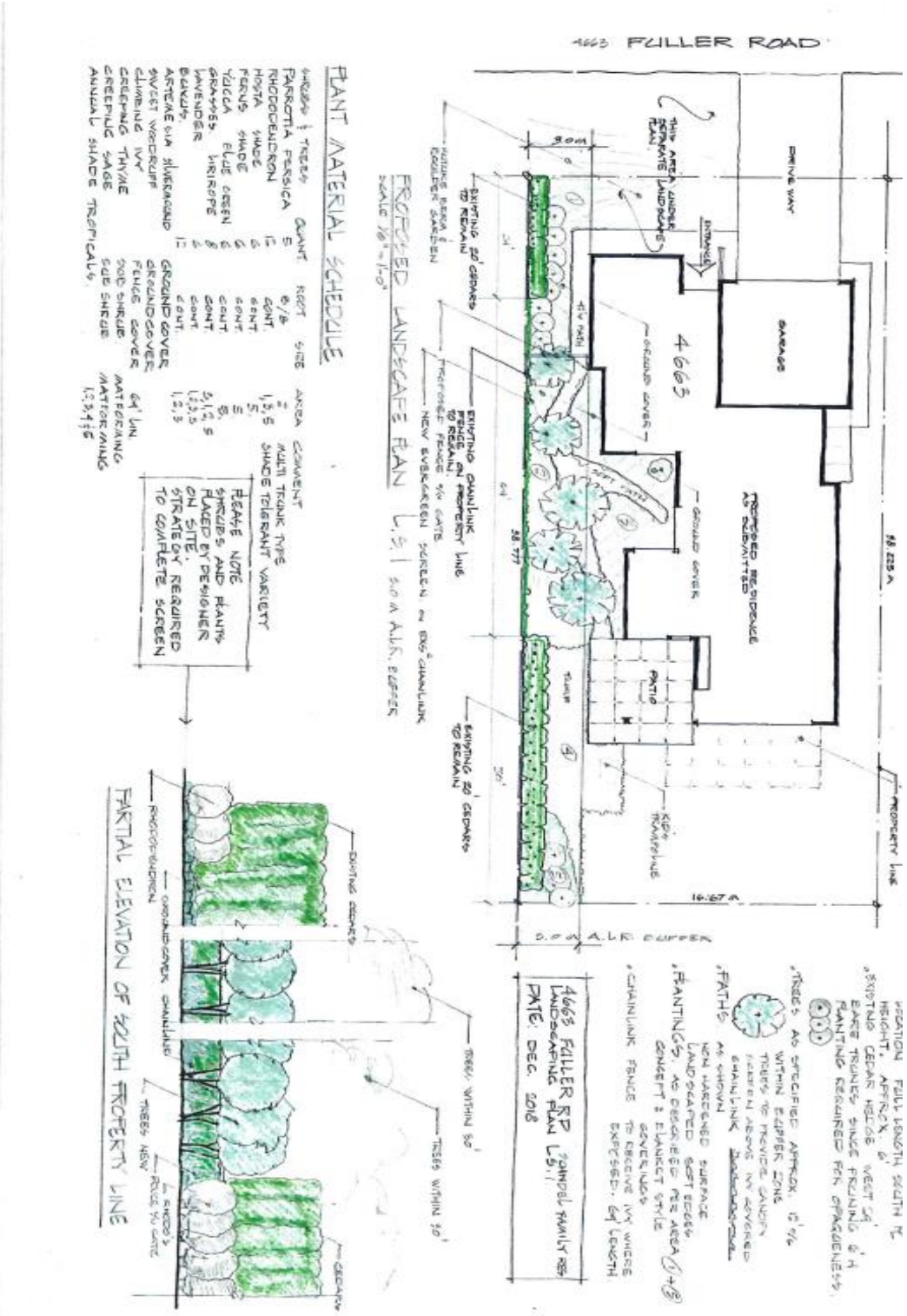
SCHEDULE A – Site Plan

Subject: 4663 Fuller Rd (Application DVP18-0245)



SCHEDULE B – Landscape Plan

Subject: 4663 Fuller Rd (Application DVP18-0245)



SCHEDULE C – Application Letter

Subject: 4663 Fuller Rd (Application DVP18-0245)

January 6, 2019

Dear Neighbor,

My husband and I, Jason and Amanda Schindel, have purchased the remaining lot (4663 Fuller) created from the splitting in two of the property, formerly 4659 Fuller. We are very excited to move to this beautiful neighborhood, where our parents and our children's grandparents also live, and build a home for our family of five.

We are contacting our future neighbors to let them know and give details about the variance we have proposed to the city (application number: DVP18-0245) asking for partial reduction of the building setback at the front portion of the home. Because our lot borders a property (4669 Fuller Rd) designated as ALR, we are additionally required to provide a 3-meter landscape buffer in addition to the standard 2-meter building setback. We are committed to fully complying with the required ALR landscape buffer and will be preserving the existing mature cedar hedging along the ALR property border as well as introducing additional trees and plantings. We have included the landscape plan for your reference.

The home that was previously on the property, that our lot was created from, was situated 3 meters back from the ALR property border which was previously the required setback. Since our lot is narrow at 16.7 meters, we hope to achieve this same setback of 3 meters for the front portion of our home instead of the 3 meters plus 2 meters as would now be required. The variance is required only for the front portion of the home, while the remaining area will comply with all required setbacks. Please find the attached site plan for details. You may visit the City of Kelowna website (link below) for additional details of our application. Feel free to contact us directly by phone or email or contact Alex Kondor in the city planning department.

Kind regards,

Amanda and Jason Schindel

Amanda Schindel
Property Owner
250-300-4087
famfivekelowna@gmail.com

Alex Kondor
City of Kelowna Planning Department
250-469-8582
akondor@kelowna.ca

Application link: https://www.kelowna.ca/homes-building/property-development/current-developments/dvp18-0245

CITY OF KELOWNA

BYLAW NO. 11563

Official Community Plan Amendment No. OCP17-0028
573, 577, 581, 589, 599 & 603 Clement 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 A Sistrict Lot 139 ODYD Plan EPP82176, located on Clement Ave, Kelowna, BCfrom the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation.

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

Read a first time by the Municipal Council this 26th day of February, 2018.

Considered at a Public Hearing on the 20th day of March, 2018.

Read a second and third time by the Municipal Council this 20th day of March, 2018.

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

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11564
Z17-0103 – 573, 577, 581, 589, 599 & 603 Clement 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:
   a) Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna, BC;
   b) Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC;
   c) Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC;
   d) Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC;
   e) Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC;
   f) Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC; and
   g) Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC

   from the RU2 – Medium Housing zone to the RM6 – High Rise Apartment Housing zone.

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

Read a first time by the Municipal Council this 26th day of February, 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

REPORT TO COUNCIL

Date:	February 12th 2019		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (AC)		
Application:	DVP17-0248 DP17-0247	**Owner:**	Okanagan Opportunity GP INC., Inc.NO. BC1129792
Address:	599 Clement Ave	**Applicant:**	Anagram Properties Inc.
Subject:	Development Permit and Development Variance Permit Applications		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MRH – Multiple Unit Residential (High Density)		
Existing Zone:	RU2 – Medium Lot Housing		
Proposed Zone:	RM6 – High Rise Apartment Housing		

1.0 Recommendation

That THAT OCP Amendment Bylaw No. 11563 and Rezoning Bylaw No. 11564 be amended at third reading to revise the legal description of the subject property from:

1. Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna, BC
2. Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
3. Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
4. Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
5. Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
6. Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
7. Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC

To Lot A, District Lot 139, ODYD, Plan EPP82176

AND THAT final adoption of OCP Amendment Bylaw No. 11563 and Rezoning Bylaw No. BL11564 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. 17-0247 and Development Variance Permit No. DVP17-0248 for Lot A, District Lot 139, ODYD, Plan EPP82176, located at 599 Clement Ave, 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;
5. That a car-share agreement and any necessary covenants and/or easements be registered on the property to ensure a car-share program is provided onsite.

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

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

To vary the maximum site coverage including parking areas and driveways from 50% to 79% proposed;

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

To vary the minimum side yard setback from 4.5m to 1.5m on the east side yard and 0.2m on the west side yard.

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

To vary the minimum rear yard setback from 9.0m to 4.0m.

Section 8: Parking and Loading, Table 8.1: Parking Schedule

To vary the required number of parking stalls from 92 required stalls to 72 proposed stalls;

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

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

2.0 Purpose

To consider the form and character of a six-storey apartment building and to vary the maximum site coverage, site yard setbacks, rear yard setback, and minimum parking requirements.

3.0 Community Planning

3.1 Development Permit

Community Planning is recommending support for the proposed 6 storey 58-unit purpose built rental apartment building on the subject site. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and Staff's design recommendations for six storey buildings. Staff generally recommend all six storey building either "bump out the first floors or setback the upper floors" and that buildings are setback at the upper floors when abutting lower scale buildings. The applicant has met with Staff on multiple occasions and the result is the applicant is meeting a number of key design objectives. These key objectives are:

1. Ground-oriented units facing the street which hide the parkade;
2. Parking access from the rear lane;
3. Building setbacks from the street after the first two floor;
4. Building setbacks from neighbouring developments (bigger setbacks on side where adjacent to lower scaled buildings);
5. Car-share incorporated into project;
6. Bike-share incorporated into project;
7. Three and four bedroom units provided;
8. Rental units provided at 10% below market value, guaranteed for 10 years.

The proposed massing for this project has been developed to break down the vertical scale into a two-level base with four levels of stepped housing above. From Clement Avenue, this project has a two-level townhouse base which increases the connectivity of the ground floors of the project to the street and buffers the parkade behind. The townhouses are designed to provide the residents with flexibility on the ground floor level where the space could be used currently as a portion of the residence or in the future could potentially provide live/work space with direct street access. The four levels above the townhouses are stepped further back breaking down the scale of the development. The ends of the building have been also stepped at the fourth floor to decrease the massing from the east and west end. The balconies of the upper four floors have been aligned vertically to reduce the visual bulk of the project and to provide shade to the residents.

The use of massing and materials has been considered in the design to break down the scale and to provide visual strength to the architecture. The mass of the upper floors is accentuated through colour to the inset planes at the balcony locations. Following brand imagery of the developer, the balcony insets have been coloured in a gradient. The primary materials include cementitious panel to the upper levels along with stucco on the end masses. At the townhouse levels a cementitious horizontal siding has been utilized to provide additional texture and detail to the ground plane. Wood elements have been used in the design at locations of entry to the townhouses and the main entry to provide a warmth to the material palette.

3.2 Development Variance Permit

The applicant is applying for five variances through the Development Variance Permit.

1. Variance to increase the maximum site coverage from 50% to 79% proposed.
    a. 79% is common for these scale of buildings. Many site coverage variances have been approved over the years and Staff are working on a Zoning Bylaw update to modernize and reflect an appropriate site coverage rule for these types of developments.
2. Variance to the minimum east side yard setback from 4.5 metres to 1.5 metres proposed.
    a. The variance is for the first floor parkade. Floors two, three, and four are setback the required 4.5 metres and the upper two floors are setback further at 8.0 metres (See Fig 3.2.2 below). Staff are supportive of parkade variances to side yard setbacks as the sensitivity to the adjacent lot is more related to the proximity of residential units and potential views into neighbours' yards from windows. Staff recommended the upper floors be setback and the applicant changed the plans to comply.

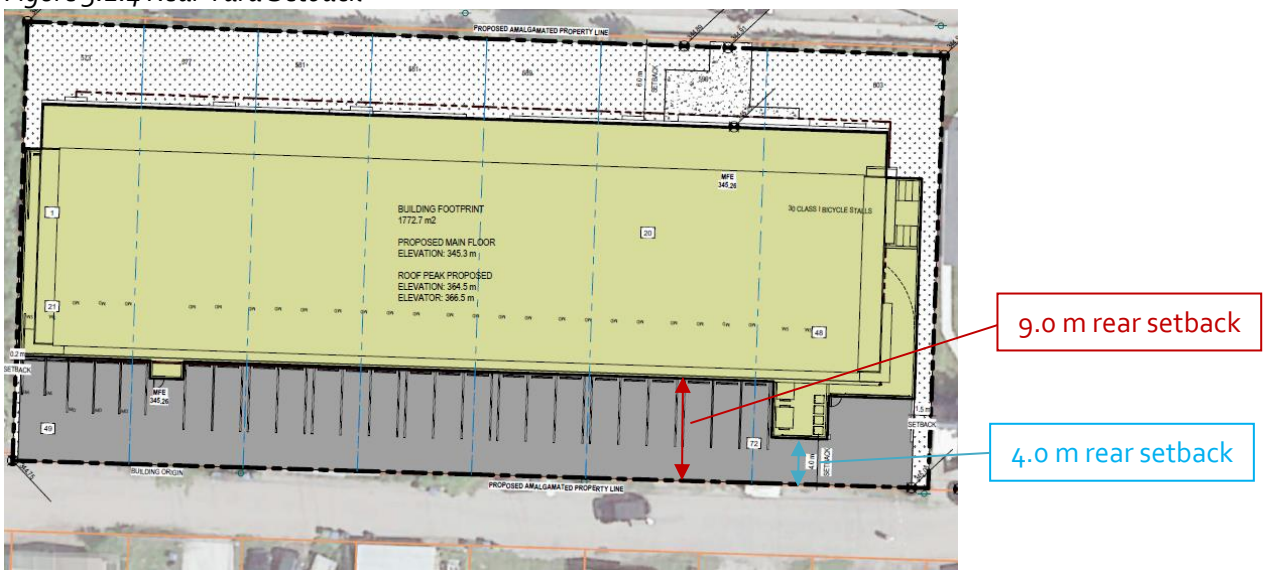
Figure 3.2.2 East Side Yard Setback (view from the lane)

3. Variance to the minimum west side yard setback from 4.5m to 0.2m proposed.
    a. The parkade is proposed to be setback at 0.2 metres. Floors two, three, and four are proposed to be setback at 1.4 metre. Floors five and 6 are proposed to be setback at 4.6 metres. Staff are supportive of this variance as the neighbouring development (The St. Paul) is also developing near zero setback which will integrate the two projects together. Aesthetically, the developer agreed with Staff that the upper floors should be stepped back to increase the architectural character, variation, and fenestration.

Figure 3.2.3 West Side Yard Setback (view from the lane)

4. Variance to the minimum rear yard setback from 9.0m to 4.0m proposed.
    a. The rear yard variance is considered a minor variance due to the urban location and need to use land efficiently. The developer is requesting a variance to 4.0m for the garbage and recycling room as the rest of the building meets the setback. Planning staff do not anticipate this variance will have any negligible impact.

Figure 3.2.4 Rear Yard Setback



5. Variance to the minimum number of parking spaces from 92 required to 72 proposed.
    a. Staff are supportive of this variance due to the subject property's location within the Downtown Urban Centre and the nature of the proposal as purpose-built rental. Rental apartments have greater parking efficiency because of their ability to pool and manage their parking stalls. The applicant is proposing 67 stalls for 58 units which includes 9 stalls for visitors. This results in parking greater than 1 stall per unit. Further, the applicant is proposing to provide four (4) car-share vehicles on-site to further help mitigate potential parking concerns. Staff are recommending a condition be placed on the variance that the car share agreement be in place prior to issuance. Typically, the City requests a cash-in-lieu payment for each parking stall not provided, however the applicant is requesting a variance instead due to the provision of on-site car sharing.

4.0 Proposal

4.1 Background

At the January 22, 2018 meeting, Council endorsed a rental housing grant of $115,748 to the applicant based on a proposal for 58 rental dwelling units.

Council gave rezoning Bylaw No. BL11654, 2nd and 3rd readings on March 20, 2018. The proposed rezoning is from RU2 – Medium Lot Housing to RM6 – High Rise Apartment and is accompanied by an Official Community Plan Amendment from MRM – Multiple Unit Residential (Medium Density) to MRH – Multiple Unit Residential (High Density).

4.2 Project Description

The applicant is proposing the construction of a six-storey, 58-unit purpose built rental apartment building.

4.3 Site Context

The subject property is located in the 'City Centre' Urban Centre on the south side of Clement Ave. The lot has an area of 3096m² and is located in a neighbourhood with a mix of residential, commercial, and institutional uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional	RCMP Building
East	RU2 – Medium Lot Housing	Residential
South	RU2 – Medium Lot Housing	Residential
West	C7 – Central Business Commercial	Residential

Subject Property Map: 599 Clement Ave

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM6 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot		
Lot Area	1700m²	3096m²
Lot Width	30.0m	80.2m
Lot Depth	35.0m	38.2m
Development Regulations		
Floor Area Ratio	2.0	1.62
Site Coverage	50%	79%❶
Height	55.0m/ 16 storeys	18.5m/ 6 storeys
Front Yard	6.0m	6.6m
Side Yard (east)	4.5m	1.5m to parkade❷ 4.6m to building (floors 2,3 & 4) 8.0m to building (floors 5 & 6)
Side Yard (west)	4.5m	0.2m to parkade❸ 1.4m to building (floors 2,3 & 4) ❸ 4.8m to building (floors 5 & 6)
Rear Yard	9.0m	4.0m❹ (to garbage & recycling room) 9.0m to building
Other Regulations		
Minimum Parking Requirements	92	72❺
Two-Way Drive Aisle Width	7.0m	7.0m
Bicycle Parking	Class I: 29 Class II: 6	Class I: 30 Class II: 6
Private Open Space	1032m²	1137m²

❶ Indicates a requested variance to maximum site coverage from 50% to 79% proposed.
❷ Indicates a requested variance to the minimum east side yard setback from 4.5m to 1.5m proposed.
❸ Indicates a requested variance to the minimum west side yard setback from 4.5m to 0.2m proposed.
❹ Indicates a requested variance to the minimum rear yard setback from 9.0m to 4.0m proposed.
❺ Indicates a requested variance to the minimum number of parking spaces from 92 required to 72 proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 Development Process

- Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.[1]
- Parking Relaxations.[2] Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on adjoining

[1] Objective 5.10 (Development Process Chapter 5).
[2] Policy 5.11.1 (Development Process Chapter 5).

neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

- Ensure development is compatible with surrounding land uses.[3]
- Housing Mix.[4] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Chapter 14 Comprehensive and Revitalization Development Permit Area Objectives

- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures.
- Encourage an appropriate mix of uses and housing types and sizes.
- Create open, architecturally-pleasing and accessible building facades to the street.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Schedule 'A', memorandum dated November 21, 2017.

7.0 Application Chronology

Date of Application Received:	November 1, 2017
Date Public Consultation Completed:	January 20, 2018
Public Hearing for Zoning:	March 20, 2018

Report prepared by:	Adam Cseke, Urban Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Draft DVP17-0248 DP17-0247
Applicant Rationale
Development Engineering Memo

[3] Objective 5.19 (Development Process Chapter 5).
[4] Policy 5.27.11 (Development Process Chapter 5).

Development Permit & Development Variance Permit DP17-0247 & DVP17-0248

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

599 Clement Ave

and legally known as

Lot A, District Lot 139, ODYD, Plan EPP82176

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

Apartment Building

USE as per Zoning Bylaw

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

Date of Decision:

Decision By: CITY COUNCIL OR UP

Issued Date:

Development Permit Area: Comprehensive

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

Existing Zone: RM6 Future Land Use Designation: MRH

This is NOT a Building Permit.

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

NOTICE

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

Owner: Okanagan Opportunity GP INC., Inc.NO. BC1129792

Applicant: Anagram Properties Inc.

_____

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

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

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit in the amount of **$tbd**

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

4. INDEMNIFICATION

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

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

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

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

SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

CLEMENT AVENUE RENTALS

ANAGRAM PROPERTIES

KELOWNA, BC

IMQN ARCHITECTS

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-00

ISSUED FOR DEVELOPMENT PERMIT 2017/10/31

SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of **Kelowna** COMMUNITY PLANNING

Planner Initials AC

N

CLEMENT AVENUE PROPERTY - ANAGRAM

This project is planned for 573 - 603 Clement Avenue in Kelowna. The proposed project is a 58 unit apartment building consisting of a ground floor of parking and building entrance and five floors of residential units. The following is a summary of the proposed zoning for this site:

EXISITNG ZONING: **RU2 - MEDIUM LOT HOUSING**

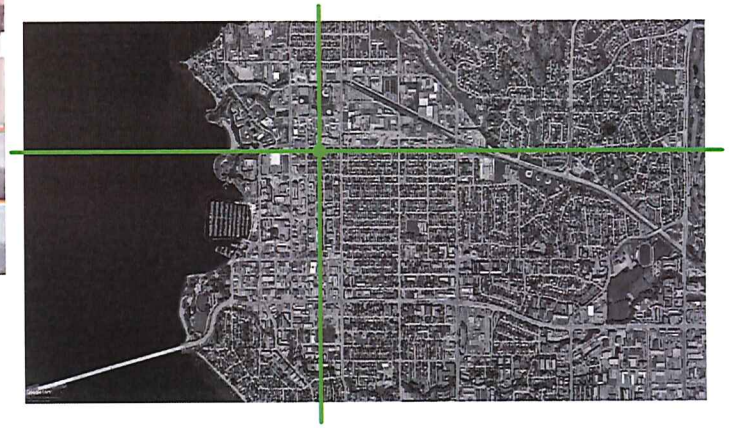
PROPOSED ZONING: **RM6 - HIGH RISE APARTMENT HOUSING**

ZONING REQUIREMENTS

	RM6	PROPOSED
MINIMUM LOT	30m X 35m	80.7m X 38.7m
MINIMUM AREA	1700m2	3096.4m2
MAX FAR	1.5 +0.2 PARKING BELOW BLDG +0.1 PER 10% OPEN SPACE > 50%	1.62
SITE COVER	50%	79%
SETBACKS		
FRONT	6.0m	6.6m NORTH
SIDE	4.5m (6.0m FLANKING STREET)	0.2m WEST 1.5m EAST
REAR	9.0m	4.0m SOUTH
PRIVATE OPEN SPACE		
BACHELOR	7.0m2	
1 BEDROOM	12.0m2	
2+ BEDROOM	18.0m2	

PROPOSED BUILDING CONFIGURATION

PRIVATE OPEN SPACE	1137.1m2
UNITS	58 TOTAL (2 x 1BR, 45 x 2BR, 10 x 3BR, 1 x 4BR)
PARKING	39 REGULAR (54%), 28 MEDIUM (38%), 4 SMALL (6%) + 1 HC = 72 STALLS
BICYCLE PARKING	30 CLASS I 6 CLASS II



MQN ARCHITECTS

SITE PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-01
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/16" = 1'-0"

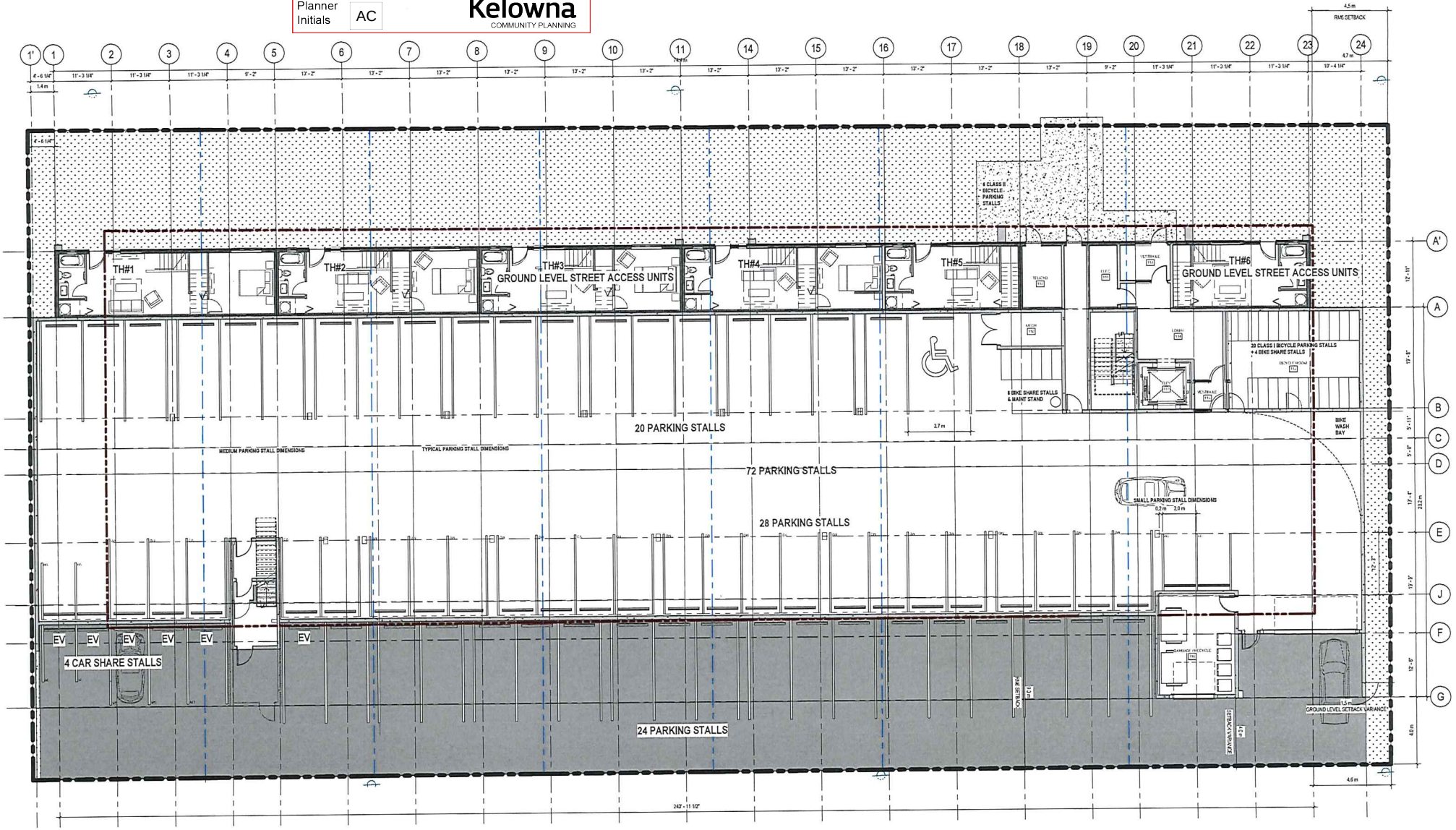
SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



IMQN ARCHITECTS

GROUND FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-02
PROJECT:	17123
DATE:	2017/10/31
SCALE:	1/8" = 1'-0"

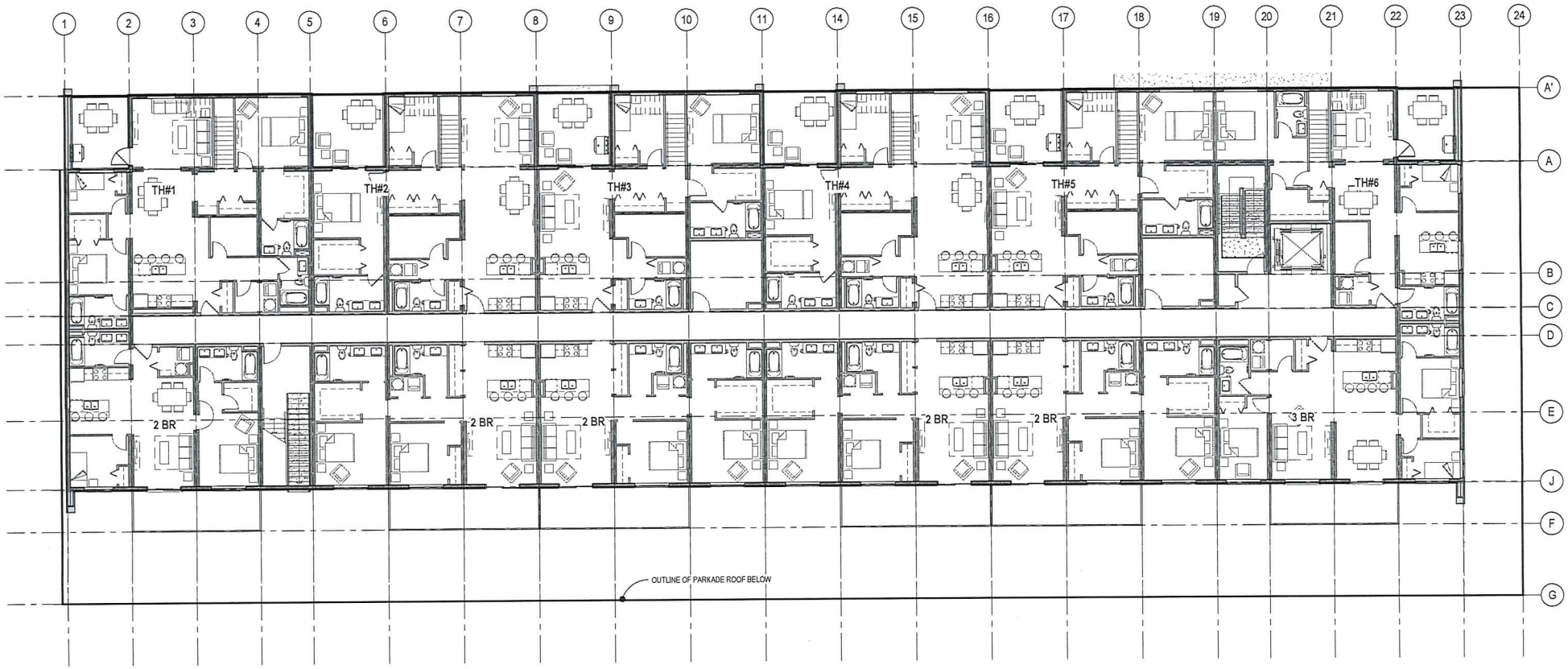
SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



IMQN ARCHITECTS

SECOND FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-03
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

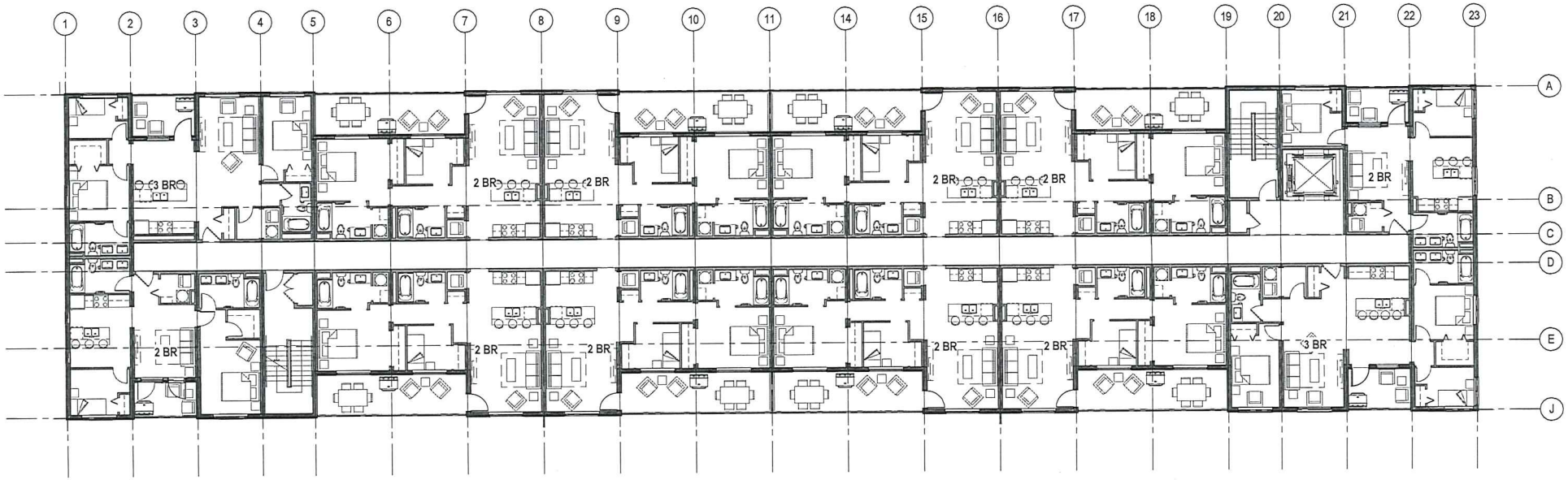
SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



IMQN ARCHITECTS

THIRD FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-04
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

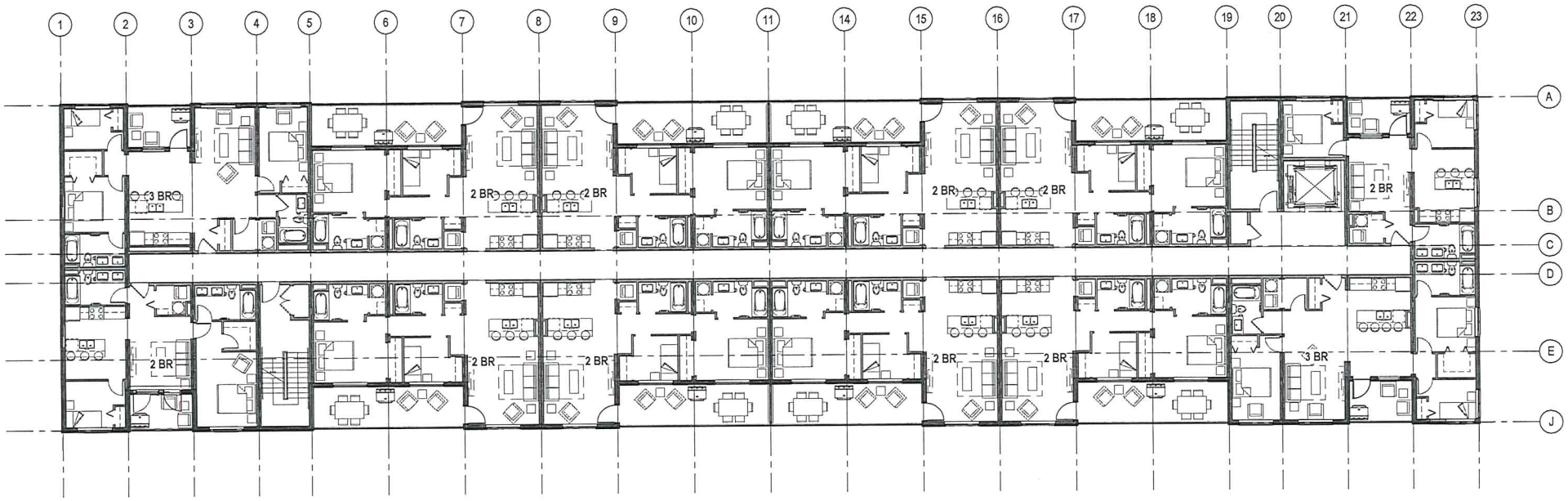
SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



IMQN ARCHITECTS

FOURTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-05
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

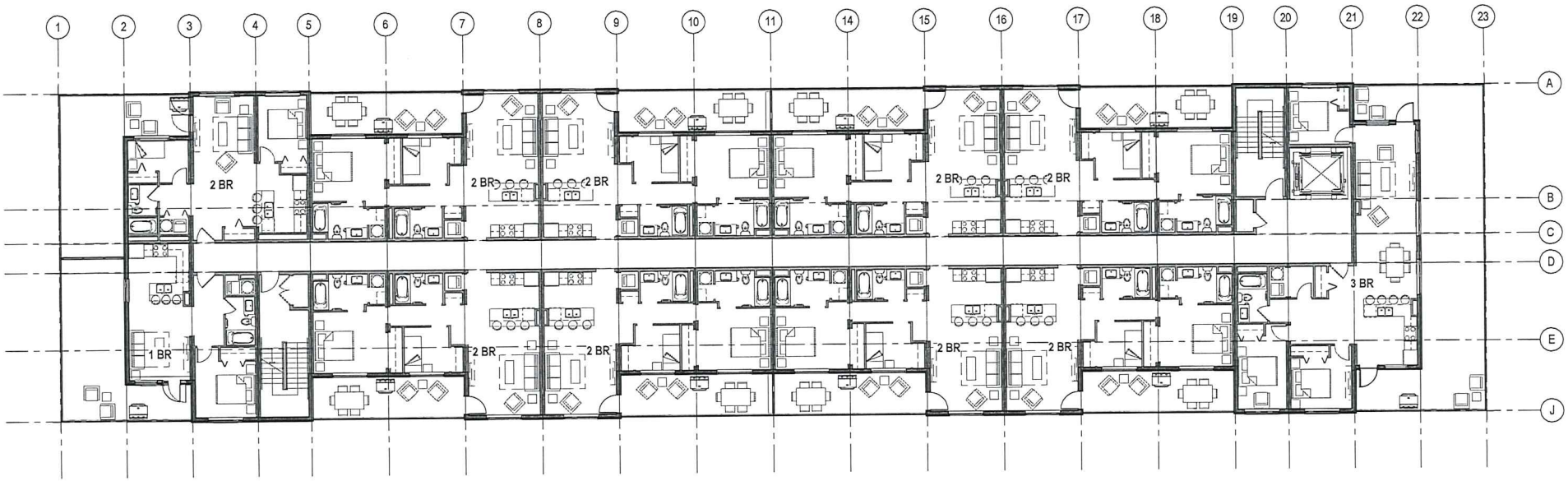
SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



IMQN ARCHITECTS

FIFTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-06
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

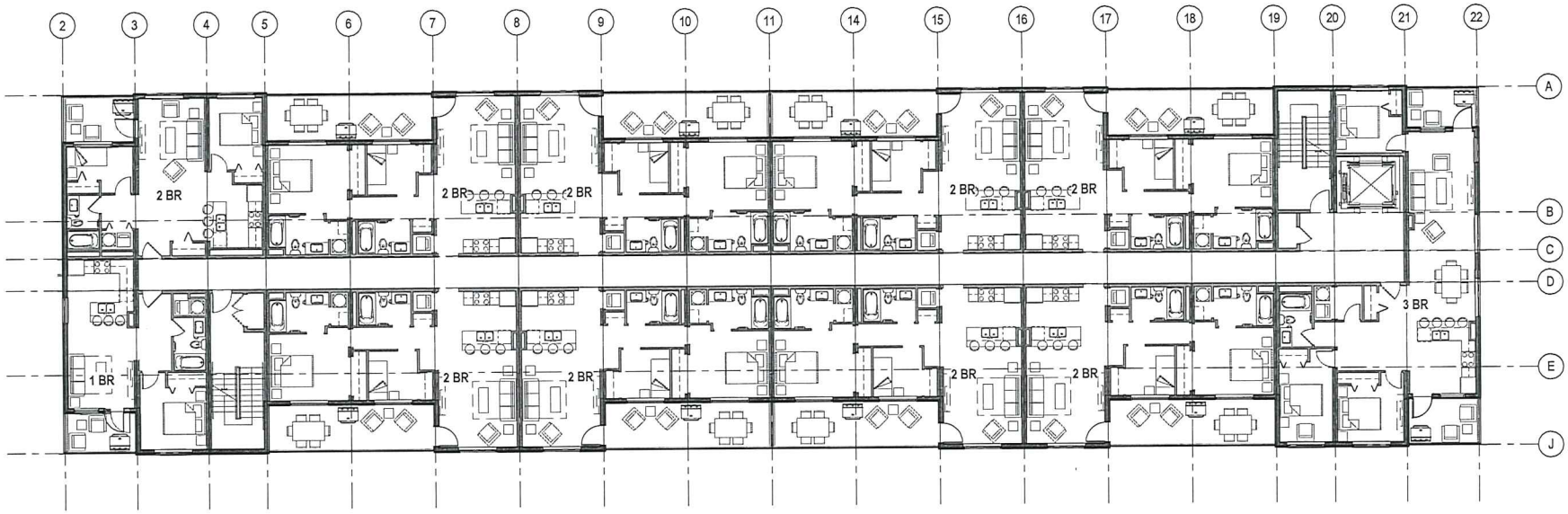
SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



IMQN ARCHITECTS

SIXTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE. KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-07
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

IMQN ARCHITECTS

MATERIALS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-08
PROJECT: 17123
DATE: 2017/10/31
SCALE: NTS

SCHEDULE **A & B**

This forms part of application

DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

IMQN ARCHITECTS

PERSPECTIVE VIEWS

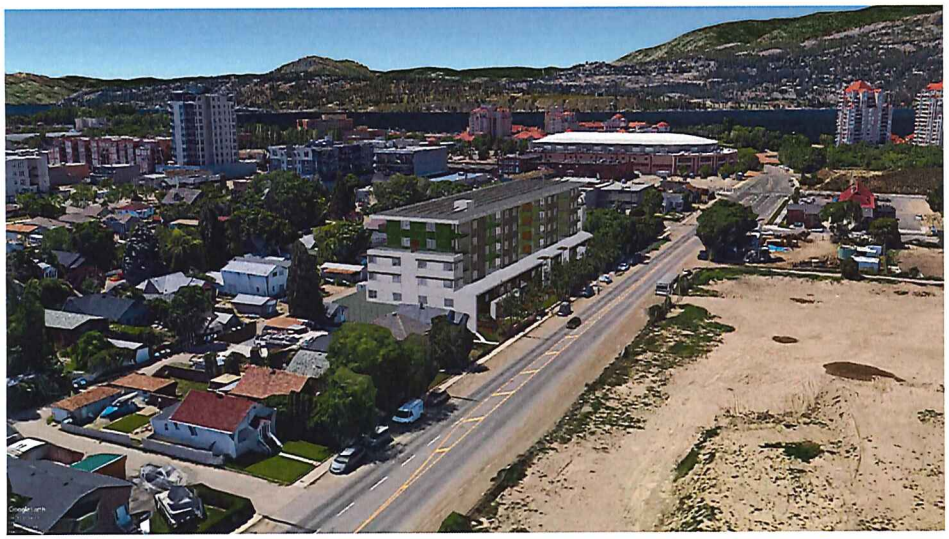
CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

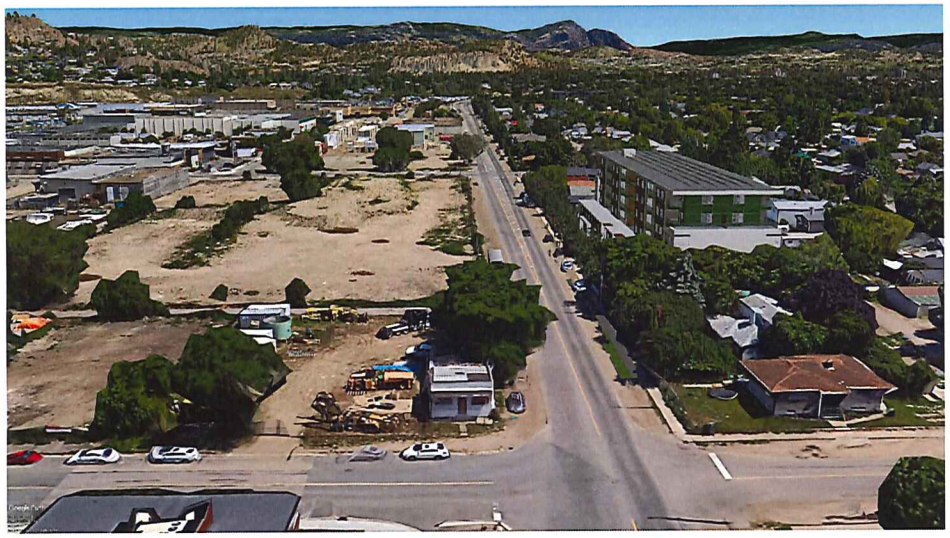
ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-09
PROJECT:	17123
DATE:	2017/10/31
SCALE:	NTS

SCHEDULE A & B
This forms part of application
DP17-0247 / DVP17-0248
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC





IMQN ARCHITECTS

PERSPECTIVE VIEWS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-10
PROJECT: 17123
DATE: 2017/10/31
SCALE: NTS

NORTH ELEVATION

SOUTH ELEVATION

IMQN ARCHITECTS

ELEVATIONS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

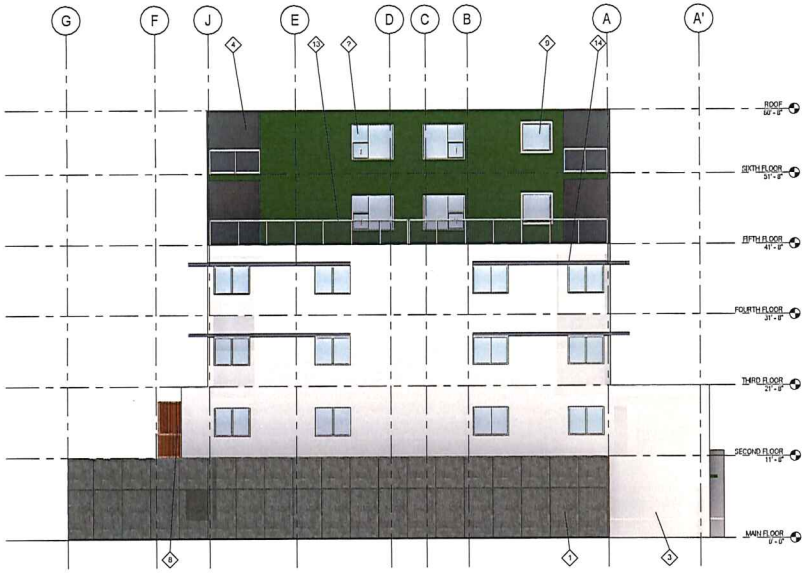
DRAWING:	A-11
PROJECT:	17123
DATE:	2017/10/31
SCALE:	1/8" = 1'-0"

SCHEDULE A & B

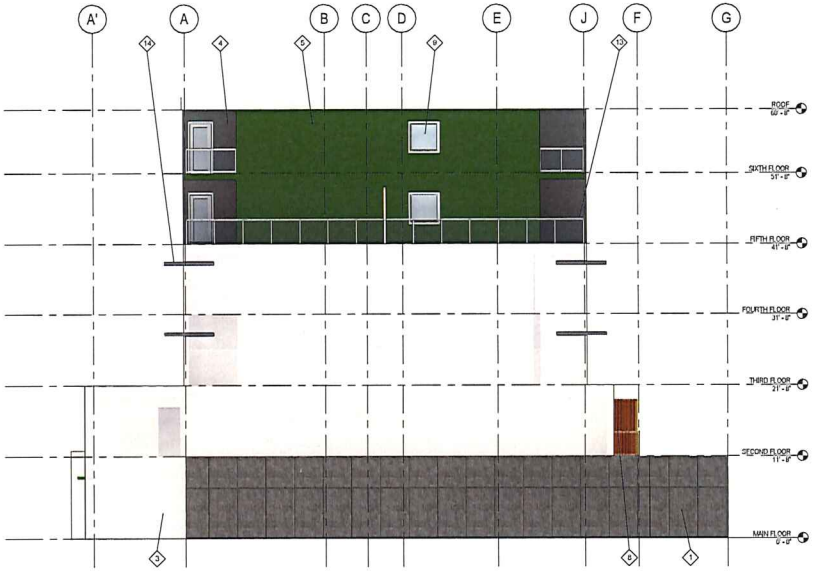
This forms part of application
DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



EAST ELEVATION



WEST ELEVATION

EXTERIOR FINISH LEGEND

1. ARCHITECTURAL CONCRETE, CONE SNAP TIE FORMING
   PROFILE: SMOOTH HORIZONTAL FORMS CW 2" REVEALS
   COLOUR: NATURAL CONCRETE (NO TINT OR SEALER)
2. TAN FIBER CEMENT LAP SIDING*
   PRODUCT: HARDIPLANK
   COLOUR: MONTEREY TAUPE
3. WHITE CEMENTITIOUS PANEL
   PRODUCT: HARDIEPANEL
   FINISH: STUCCO FINISH
4. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
5. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
6. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
7. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
8. STAINED CEDAR CLADDING
   PROFILE: 19mm x 89mm ROUGH CUT CEDAR SHIPLAP
   COLOUR: SIKKENS CETOL LOG & SIDING "SK40078 NATURAL" TRANSLUCENT FINISH, 2 COATS
9. EXTERIOR CLEAR GLAZING
   FRAMING: VINYL
   COLOUR: WHITE
10. EXTERIOR CLEAR GLAZING
    FRAMING: VINYL
    COLOUR: WHITE
11. EXTERIOR METAL DOOR
    FRAMING: PRESSED STEEL FRAME
    COLOUR: WHITE
12. EXTERIOR INSULATED OVERHEAD DOOR
    FRAMING: PRESSED STEEL FRAME
    COLOUR: WHITE
13. EXTERIOR GLASS RAILING
    FRAMING: ALUMINUM
    COLOUR: GALVALUME
14. METAL CANOPY
    FRAMING: ALUMINUM
    COLOUR: CLEAR ANODIZED

SCHEDULE **A & B**

This forms part of application
DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

MQN ARCHITECTS

ELEVATIONS
CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES
britco CONSTRUCTION

DRAWING:	A-12
PROJECT:	17123
DATE:	2017/10/31
SCALE:	1/8" = 1'-0"

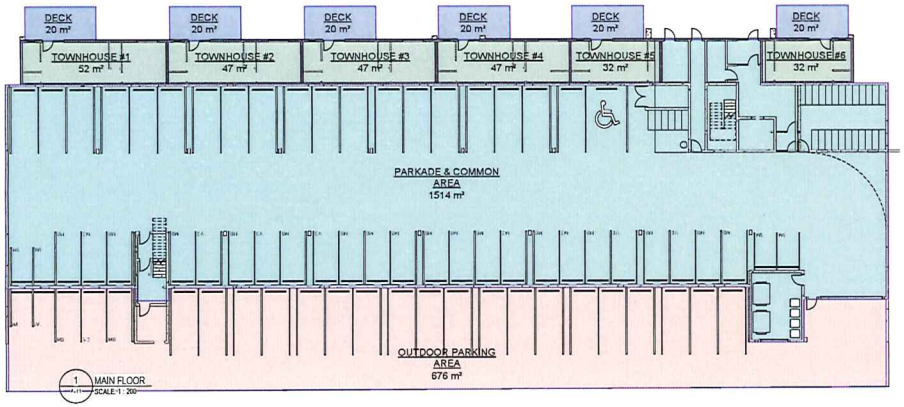
SCHEDULE **A & B**

This forms part of application

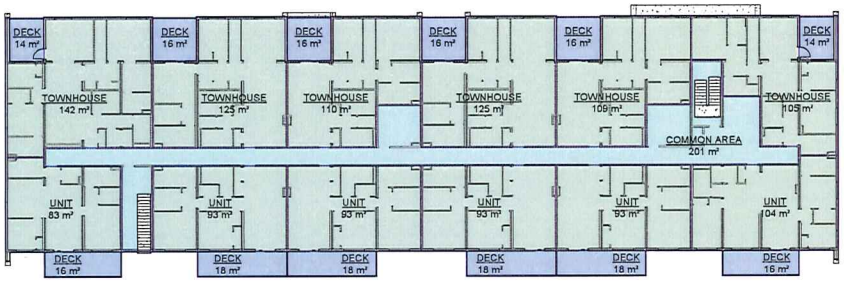
DP17-0247 / DVP17-0248

City of **Kelowna**
COMMUNITY PLANNING

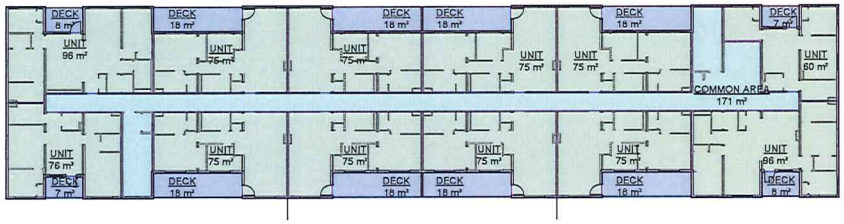
Planner Initials AC



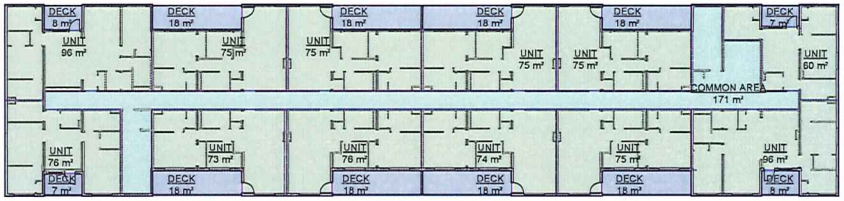
1 MAIN FLOOR
SCALE: 1 : 200



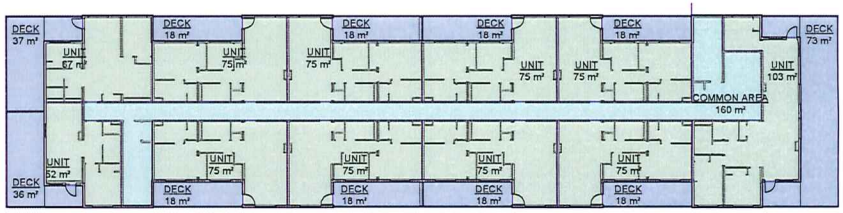
2 SECOND FLOOR
SCALE: 1 : 200



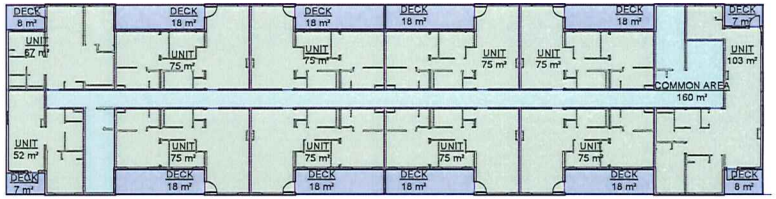
3 THIRD FLOOR
SCALE: 1 : 200



4 FOURTH FLOOR
SCALE: 1 : 200



5 FIFTH FLOOR
SCALE: 1 : 200



6 SIXTH FLOOR
SCALE: 1 : 200

SITE COVERAGE CALCULATION	
TOTAL SITE AREA	3096.4 m²
BUILDING AREA	1771.4 m²
PARKING AREA	676.0 m²
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.22
TOTAL SITE COVERAGE:	**0.79**
(BUILDINGS, DRIVEWAYS, & PARKING)	

FAR CALCULATION	
TOTAL SITE AREA	3096.4 m²
EXCLUDED AREA	2376.3 m²
INCLUDED AREA	5023.0 m²
PARKING AREA	676.0 m²
PRIVATE OPEN SPACE	1137.1 m²
FLOOR AREA RATIO:	1.62

IMQN ARCHITECTS

FAR CALCULATION

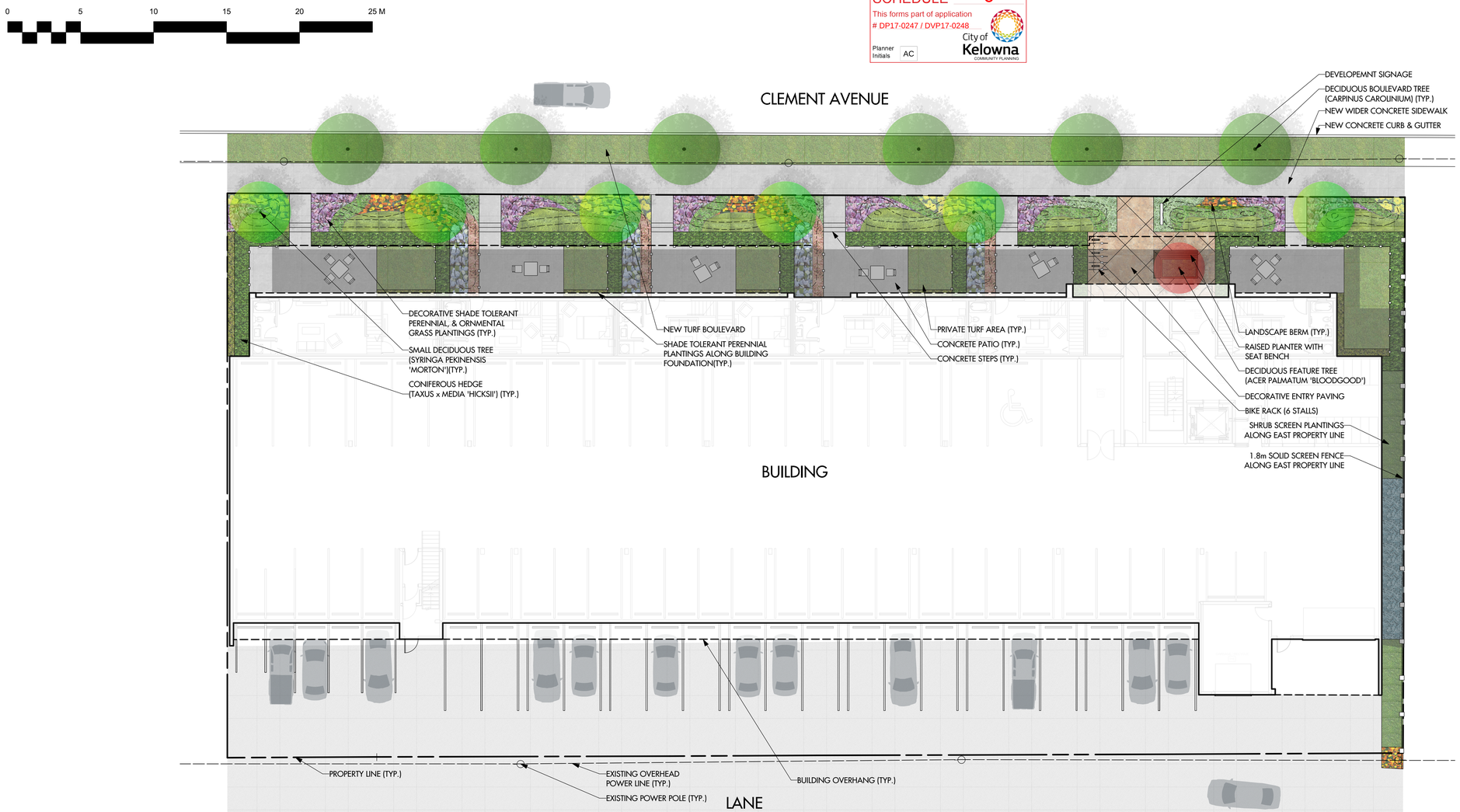
CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-13
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1 : 200

SCHEDULE C
This forms part of application
DP17-0247 / DVP17-0248
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	1	6cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	6	6cm CAL.
SYRINGA PEKINENSIS 'MORTON'	CHINA SHOW PEKING LILAC	6	6cm CAL.
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	#05 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	12	#05 CONT. /1.5M O.C. SPACING
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	7	#15 CONT. /1.5M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICKS YEW	100	#15 CONT. /0.9M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ASTILBE 'BRESSINGHAM BEAUTY'	BRESSINGHAM BEAUTY ASTILBE	40	#01 CONT. /0.75M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	33	#01 CONT. /0.6M O.C. SPACING
DICENTRA SPECTABILIS	BLEEDING HEART	33	#01 CONT. /0.9M O.C. SPACING
EUPHORBIA POLYCHROMA	CUSHION SPURGE	30	#01 CONT. /0.75M O.C. SPACING
HERMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	36	#01 CONT. /0.75M O.C. SPACING
HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELLS	56	#01 CONT. /0.75M O.C. SPACING
HOSTA 'BLUE MAMMOTH'	BLUE MAMMOTH HOSTA	45	#02 CONT. /1.0M O.C. SPACING
HOSTA FORTUNEI 'AUREOMARGINATA'	GOLD STANDARD HOSTA	38	#02 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	8	#01 CONT. /0.6M O.C. SPACING

NOTES

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

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

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

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

N

PROJECT TITLE

CLEMENT AVENUE APARTMENTS

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	18.04.09	Review
2		
3		
4		
5		

PROJECT NO	17-106
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	APR. 9, 2018
SCALE	1:150

SEAL

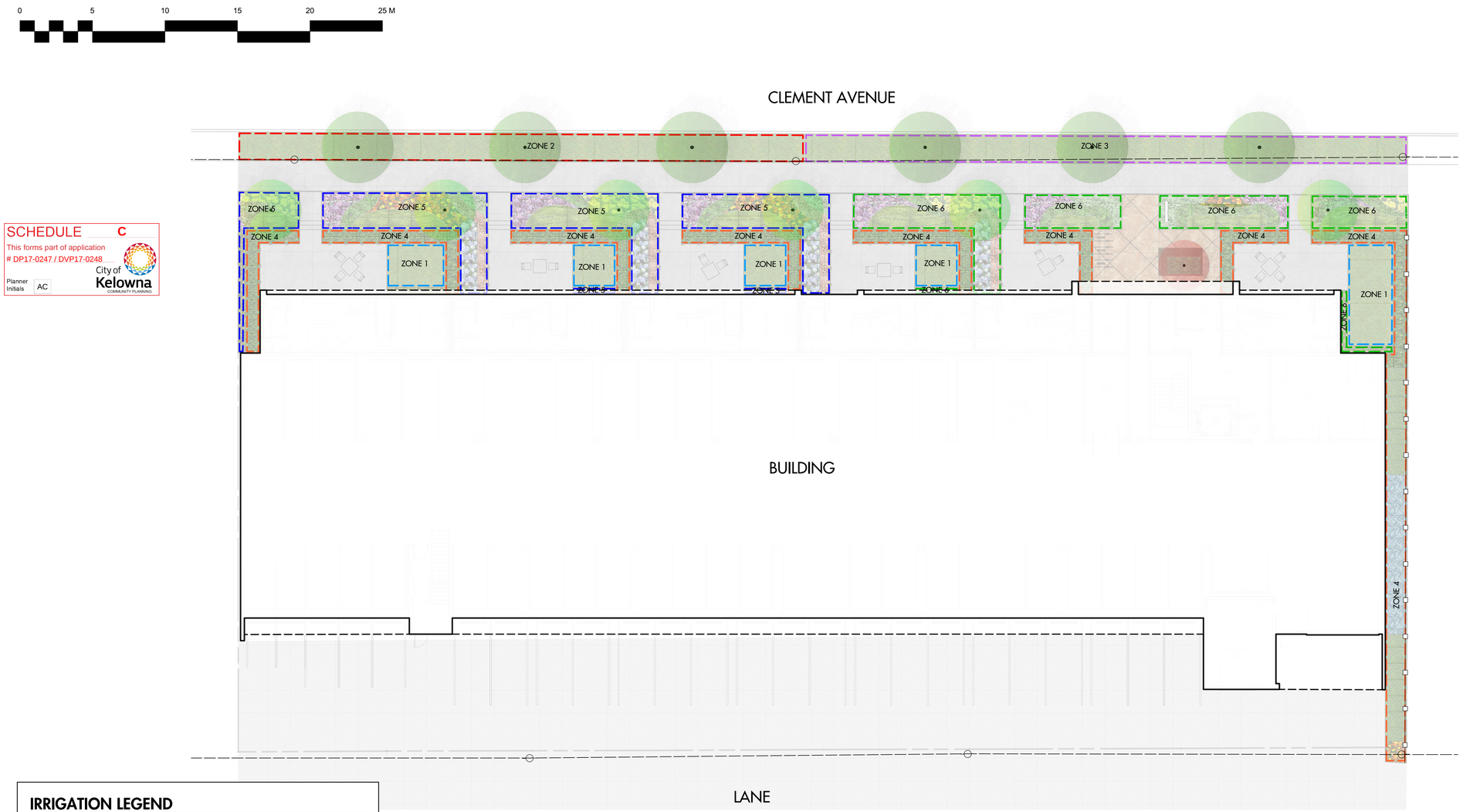
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.



SCHEDULE C
This forms part of application
DP17-0247 / DVP17-0248
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 61 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 87 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 78 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 83 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 119 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 133 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 74 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 127 sq.m.
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 71 cu.m.

ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 52 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 610 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 533 cu.m. / year
WATER BALANCE = 77 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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

N

PROJECT TITLE
CLEMENT AVENUE APARTMENTS
Kelowna, BC

DRAWING TITLE
IRRIGATION/WATER CONSERVATION PLAN

ISSUED FOR / REVISION		
1	18.04.09	Review
2		
3		
4		
5		

PROJECT NO	17-106
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	APR. 9, 2018
SCALE	1:150

SEAL
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER
L2/2

ISSUED FOR REVIEW ONLY
Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Wednesday, November 1, 2017

Anagram Properties Incorporated
33-1818 Peak Pointe Crescent
West Kelowna, BC, V1Z 4B8
Attn: Reg Hamilton, Founding Partner & Development Manager
Via Email to: reg@anagramproperties.com

Re: Proposed Clement Avenue Apartments Development – Preliminary Cost Estimate for Bonding

Dear Reg:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Clement Avenue Apartments conceptual landscape plan dated 17.11.01;

- 582 square metres (6,265 square feet) of improvements = $42,195.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

SCHEDULE C
This forms part of application
DP17-0247 / DVP17-0248
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270
outlanddesign.ca

November 24, 2017

Emily Williamson, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: **Rezoning, and Development Application Development Rationale**

Anagram PROPERTIES Inc - Clement Avenue RENTALS

Address: **573 – 603 Clement Avenue**

Dear Emily,

Following our meetings and correspondence, we are submitting the rationale below to support the proposed development by Anagram Properties. The proposed project includes the rezoning and development of properties at 573 – 603 Clement Ave into a multi-family development. This proposed project provides 58 units consisting of 1 – 3 bedroom units and 4 bedroom townhouse units. This project would involve the consolidation and rezoning of the existing properties to provide a 3096m2 site.

Design Rationale

MQN Architects is collaborating with Anagram PROPERTIES Inc. on the development of a multi-family rental development on Clement Avenue in downtown Kelowna. The proposed development follows Anagram's corporate strategy of providing smart, sustainable and attainable properties. This purpose built rental project is situated on the edge of the city centre of Kelowna enabling residents to walk to work and social activities. Clement Avenue is poised to change from a low-density corridor straddling between single family residential housing and industrial lands to a vibrant northern gateway to the city centre. This proposed project in conjunction with other developments planned within a two-block radius are set to redefine this area with increased density and livability.

Anagram PROPERTIES Inc. has selected this site in Kelowna for its prime location. Clement Avenue provides easy access to and from the city centre enabling residents reduce dependence on vehicular transit. To further enhance resident's ability to live car free, this project is providing four car share parking stalls which would be available to not just building residents but also residents of the surrounding neighbourhood. This site also provides

excellent access to the Waterfront Park and multiple arts and sporting venues balancing a live/work lifestyle. Proposed projects in the immediate vicinity of this project include commercial space increasing the potential for residents to shop in the immediate area. In addition to having a favourable proximity to the urban core, this site is also well positioned for a solar first approach. The selection of this site provided the client with a wide south facing roof location optimal for solar panel installation.

"My Downtown will include areas where citizens choose to live, shop, play and congregate and where businesses choose to do business and where developers choose to develop." – Vision Statement from My Downtown! 2012

The proposed site is designated in the OCP for building heights up to 37m or 12 stories. Recent proposals on adjacent properties have been targeted at the six-storey height. The Anagram property is also proposing a six-storey height consisting of a ground plane with parking and townhouses and five floors of residential housing above. The current zoning for this property is RU2 residential. Through discussions with the planning department RM6 multifamily zoning is proposed with variances and height restrictions. The increased height and mass of the project are consistent with the zoning of the neighbouring C7 property to the west and would be stepped at the east end to provide a transition to the existing neighbourhood.

The proposed massing for this project has been developed to break down the vertical scale into a two-level base with four levels of stepped housing above. From Clement Avenue this project has a two-level townhouse base which increases the connectivity of the ground floors of the project to the street and buffers the parkade behind. The townhouses are designed to provide the residents with flexibility on the ground floor level where the space could be used currently as a portion of the residence or in the future could potentially provide live/work space with direct street access. The four levels above the townhouses are stepped further back breaking down the scale of the development. The ends of the building have been also stepped at the fourth floor to decrease the massing from the east and west end. The balconies of the upper four floors have been aligned vertically to reduce the visual bulk of the project and to provide shade to the residents.

The use of massing and materials has been considered in the design to break down the scale and to provide visual strength to the architecture. The mass of the upper floors is accentuated through colour to the inset planes at the balcony locations. Following Anagram PROPERTIES Inc's brand imagery, the balcony insets have been coloured in a gradient. The primary materials on this project include cementitious panel to the upper levels along with stucco on the end masses. At the townhouse levels a cementitious horizontal siding has been utilized to provide additional texture and detail to the ground plane. Wood elements have been used in the design at locations of entry to the townhouses and the main entry to provide a warmth to the material palette.

This project proposes varying the rear and side yard setbacks for this building. This project has located the parking at grade due to the water table in the surrounding area. To achieve the

parking required for this project the side yards have been varied to enable the parking to fit. At the west end of the site this property is adjacent to a C7 zoned lot with a 0m lot line setback. The parkade proposed for Anagram is 0.2m off the west property line following which would be consistent with the neighbouring C7 requirements. Residential units from the ground to the fourth floor are stepped back to 1.5m from the property line and the fifth and sixth floors are 4.5m from the property line. The east side yard setback is proposed at 1.5m to the parkade. To address the scale difference from the RU2 properties at the east end to the proposed building, the setback for the units 4.5m for the first four floors and over 6m for the fifth and sixth floors. The rear yard of this project is varied to a 4m setback from the lane to optimize the ground level parking. The rear of the building above the parking level is set to the typical 9m setback from the laneway.

To achieve the proposed parking and massing of this project, the site coverage has been varied to 79%. The reduced ground plane has been compensated to the users through the inclusion of larger than typical decks to each unit with 46 of the units having over 180sf of deck area. In total, this project has provided 12,230sf of private outdoor space to the residents of the building. Recognizing the potential impact that an increased site coverage will have on the storm water flow into the municipal systems we have been working with New Town Planning Services to identify stormwater management options for this site. New Town has identified a preliminary concept which would include developing a storm detention tank beneath the proposed exterior parking (not parkade). The storm network would be composed of catchbasins, drywells, and a variety of storm detention tanks. The storm detention tank and drywells would be designed to disperse the storm water through infiltration with storage capacity adequate to attenuate the 100-year storm, as per the City of Kelowna servicing bylaw requirements. Roof leaders and foundation drains would be designed to disperse to either rock pits or the storm network, at which point it would be allowed to infiltrate.

The Anagram building for Clement Avenue has been designed to incorporate sustainability into project. Sustainable features for this project start from the location planning with the intent of providing housing within an urban location which reduces the need to vehicular travel. Four parking stalls have been included for car share parking providing residents and neighbours an option to owning a dedicated vehicle. The parking lot also includes six charging stations for electric vehicles spread between both the car share and private parking stalls. 184kw of solar power is being considered for the project which would connect to the electric vehicle charging as well as providing electricity back to the rental units.

To encourage alternative transit, a fully enclosed bicycle room for the residents providing secure, weather protected storage at the ground level. In addition to providing space for the storage of personal bikes, the client is also providing ten shared bicycles for the building tenants which will be located within the parkade area along with a bicycle maintenance space for tenants. The City of Kelowna has been described as having the most extensive bicycle network for a city of its size and intends to build on this with its 20-year transportation plan. The inclusion of innovative programs such as this facility's bike share will augment Kelowna's vision.

This project is designed to be built with modular construction. Anagram is working with Britco to build this project. Modular construction provides many benefits from both environmental and efficiency standpoints. Environmentally modular construction can reduce waste and improve material quality control through building in an environmentally controlled setting. The delivery of the project can also reduce impacts on the neighbours through the reduced construction time. Further information on the modular construction has been included in a separate attached document.

Anagram PROPERTIES has made the decision to proceed with this project as a purpose built rental housing project. This project has received approval from CMHC's (RCF) Rental Construction Financing program to offer market quality rental housing at 10% below market rental rates for 10 years. The project has also applied to the City of Kelowna's Rental Housing Grants Program to help offset DCC's. With recent rental rates in Kelowna hitting 0.5% in 2016, the need for both rental and affordable housing is apparent. This project is designed to provide a variety of housing types from 1-3 bedroom and including 4-bedroom townhouses, this mix can meet a diverse spectrum of needs for people seeking rental housing. The Clement Avenue Rentals help to solve the rental housing crisis currently being experienced by the City of Kelowna.

The Anagram project aligns with the City of Kelowna policies to encourage more housing diversity in the urban core, improve access to family-friendly rental housing and generally encourage more innovative housing approaches. The project also aligns with the City's policies to concentrate growth in the Urban Core.

– James Moore, Acting Department Manager, Policy and Planning (attached letter)

We believe that this project is consistent with the objectives of the Official Community Plan and can provide a building which meets the client's focus for smart, sustainable and attainable buildings. The urban location combined with family sized suites and sustainable features provides a residential product which can meet the needs of the community enabling people to live and work in the urban centre. The sustainable design approach for this building combined with the rental market in Kelowna, City of Kelowna Developer Incentives and CMHC's (RCF) Rental Construction Financing program support make this a project which is both desirable and needed for the City of Kelowna to meet current housing demands.

Regards,

Roger Green

Architect AIBC

CC: Reg Hamilton – Anagram Properties
Tom Faliszewski – Britco Construction
Vicki Topping – MQN Architects

CITY OF KELOWNA

MEMORANDUM

Date: November 21, 2017

File No.: DP17-0247

To: Community Planning (EW)

From: Development Engineering Manager (JK)

Subject: 573-603 Clement Ave

The Development Engineering Department has the following comments and requirements associated with this Development Application Permit to evaluate the form and character of an apartment building.

The Development Engineering Technologist for this project is Jason Angus

1. General.

All offsite infrastructure and services upgrades have been addressed in the Rezoning Application Engineering Report under file Z17-0103.

James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date: November 21, 2017

File No.: DVP17-0248

To: Community Planning (EW)

From: Development Engineer Manager (JK)

Subject: 576-603 Clement Ave

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

The request to vary the side yard setback, the rear yard setback, and site coverage does not compromise municipal services.

James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

BYLAW NO. 11621
Z17-0118 1145 Pacific 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 137 ODYD Plan 7833 located on Pacific Avenue, Kelowna, B.C., 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 28th day of May, 2018.

Considered at a Public Hearing on the 12th day of June, 2018.

Read a second and third time by the Municipal Council this 12th day of June, 2018.

Approved under the Transportation Act this 28th day of January, 2019.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL

Date:	February 12, 2019		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (AW)		
Application:	DP17-0296 & DVP17-0297	**Owner:**	Okanagan Opportunity (Pacific) Gp Inc.
Address:	1145 Pacific Avenue	**Applicant:**	Anagram Properties
Subject:	Development Permit and Development Variance Permit		
Existing OCP Designation:	Multiple Unit Residential (Medium Density)		
Existing Zone:	RU6 – Two Dwelling Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11621 (Z17-0118) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0296 Lot A District Lot 137 ODYD Plan EPP84914, located at 1145 Pacific Avenue, Kelowna, BC subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit No. DVP17-0297 for 0296 Lot A District Lot 137 ODYD Plan EPP84914, located at 1145 Pacific Avenue, Kelowna, BC;

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

Section 13.11.6 (b) Development Regulations – Site Coverage
To vary the site coverage (buildings) from 40% required to 57% proposed; and
To vary the site coverage (buildings, driveways & parking areas) from 65% required to 81% proposed.

Section 13.11.6 (c) Development Regulations – Height
To vary the height from 18m / 4.5 storeys proposed to 18.3m / 5 storeys proposed.

Section 13.11.6 (d) Development Regulations – Front Yard Setback
To vary the front yard setback for a portion of the building above 2 ½ storeys (3rd storey) from 6.0m required to 3.5m proposed.

Section 13.11.6 (e) Development Regulations – Side Yard Setback (East)
To vary the side yard setback (east) for portions of the building below 2 ½ storeys from 4.5 m required to 1.5 m proposed and from 7.0m required to 4.8m proposed for the 2nd – 4th storey portions of the building.

Section 13.11.6 (f) Development Regulations – Rear Yard Setback
To vary the rear yard setback from 9.0m required to 7.5m proposed.

Table 8.1 – Parking Schedule
To vary the minimum parking requirement from 48 stalls required to 36 stalls proposed.

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

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

2.0 Purpose

To consider the form and character of a 31-unit purpose built rental apartment development and variances for site coverage, building height, front yard setback, side yard setback, rear yard setback and parking.

3.0 Community Planning

Community Planning Staff support the Development Permit and associated Development Variance Permit for the proposed 31-unit purpose-built rental apartment project. The form and character is in general accordance with the relevant Development Permit objectives and guidelines as specified in the Official Community Plan (OCP), including providing a visually prominent front elevation and strong connection to the streetscape on Pacific Ave. Staff have worked with the applicant to enhance the building's character including appropriate setbacks and articulation as well as the inclusion of ground-oriented units to help mitigate the overall scale of the five (5) storey building.

4.0 Proposal

4.1 Project Description

The subject properties' current land use designation of MRM – Multiple Unit Residential (Medium Density) is consistent with the proposed RM5 – Medium Density Multiple Housing zone. The applicant is proposing the construction of a 31-unit purpose built rental housing apartment consisting of 5 - 1 bedroom units, 21 - 2 bedroom units and 5 – 3 bedroom units. Principal vehicular access for the units is via a driveway from Pacific Avenue. Parking for residents is provided under-building with access provided from the internal driveway. The applicant has proposed a parking variance which would provide each unit with 1 parking stall plus a total of 5 visitor parking stalls.

Staff are supportive of this variance due to the subject property's location within the Capri/Landmark Urban Centre and the nature of the proposal as purpose-built rental. Rental apartments have greater parking efficiency because of their ability to pool and manage their parking stalls which was recognized in the City's Housing Strategy. Further, the applicant is proposing to provide two (2) car-share vehicles on-site to further help mitigate potential parking concerns. Staff are recommending a condition be placed on the variance that the car share agreement be in place prior to issuance. Additional parking variance rationale has been submitted by the applicant and attached to this report as part of the applicant's rationale.

Variances are also requested to site coverage, side, rear and front yard setbacks to accommodate the project which are common with apartment buildings in urban areas of the City. The front yard setbacks are required to achieve ground-oriented townhouses that would be located closer to the street then the larger apartment building. Overall, Staff feel that the requested variances are reasonable and can be supported.

4.2 Site Context

Subject Property Map: 1145 Pacific Avenue

The subject properties are in the Capri Landmark Urban Centre one block south of Sutherland Avenue in an area designated for an apartment form of housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	Rezoning to RM5 / RU6 – Two Dwelling Housing	Vacant / Residential
South	RM5 – Medium Density Multiple Housing	Apartment Housing
West	RU6 – Two Dwelling Housing	Residential

4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA		**RM5 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations			
Floor Area Ratio		1.345	1.345
Site Coverage (Building)		40%	57%*
Site Coverage (total)		65%	81%*
Height		18 m / 4.5 storeys	18.3 m / 5 storeys*
Front Yard	0-2 ½ storeys	1.5 m	1.5 m
	> 2 ½ storeys	6.0m	3rd – 5th storey = 3.5 m*
Side Yard (E)	0-2 ½ storeys	4.5 m	1.5 m*
	> 2 ½ storeys	7.0 m	2nd – 4th storey = 4.8 m* / 5th storey = 7.3 m
Side Yard (W)	0-2 ½ storeys	4.5 m	7.0 m
	> 2 ½ storeys	7.0 m	7.0 m
Rear Yard		9.0 m	7.5 m*
Other Regulations			
Minimum Parking Requirements		48 stalls	36 stalls*
Bicycle Parking		Class I: 16 Class II: 4	Class I: 18 Class II: 6
Private Open Space		725 m²	761 m²

* Vary the site coverage (buildings) from 40% required to 57% proposed.
* Vary the site coverage (buildings, driveways & parking areas) from 65% required to 81% proposed.
* Vary the height from 18m / 4.5 storeys proposed to 18.3m / 5 storeys proposed.
* Vary the front yard setback for a portion of the building above 2 ½ storeys (3rd storey) from 6.0m required to 3.5m proposed.
* Vary the side yard setback (east) for portions of the building below 2 ½ storeys from 4.5 m required to 1.5 m proposed and from 7.0m required to 4.8m proposed for the 2nd – 4th storey portions of the building.
* Vary the rear yard setback from 9.0m required to 7.5m proposed.
* Vary the minimum parking requirement from 48 stalls required to 36 stalls proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.[1] Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Housing Mix.[2] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Chapter 4: Land Use Designation Massing and Height

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- No concerns with proposed land use.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Addressed with Z17-0118.

7.0 Application Chronology

Date of Application Received:	November 19, 2017
Date Public Consultation Completed:	January 17, 2018
Date of Public Hearing:	June 12, 2018

Report prepared by:	Alec Warrender, Property Officer Specialist
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:
Applicant Letter of Rationale
Development Permit & Drawings

[1] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

[2] City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter)

April 26, 2018

Alec Warrender, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: **Rezoning, and Development Application Development Rationale**
Anagram PROPERTIES Inc. - Pacific Avenue RENTALS
Address: **1145 Pacific Avenue**

Dear Alec,

MQN Architects and Anagram PROPERTIES Inc. have been working on a second project in Kelowna and are submitting the accompanying documentation for rezoning and development applications. The project at 1145 Pacific Avenue builds on the approach taken with the recently submitted Clement Avenue RENTALS and is further detailed in the design rationale below.

Design Rationale

MQN Architects is collaborating with Anagram PROPERTIES Inc. on the development of a multi-family rental development on Pacific Avenue in the Capri / Landmark area of Kelowna. The proposed development follows Anagram's corporate strategy of providing smart, sustainable and attainable properties. This purpose built rental project is situated a block south the Capri Centre Mall enabling residents to walk to work and social activities. Pacific Avenue is a mixed density neighbourhood which is surrounded by multiple family developments. Recent projects near to the Capri Centre Mall have focused on an increased density which is consistent with the proposal for 1145 Pacific Avenue and aligned with City of Kelowna's OCP.

Anagram PROPERTIES Inc. has selected this site in Kelowna for its central location. Pacific Avenue provides easy access to and from the Capri Centre Mall and to major thoroughfares and bus routes enabling residents reduce dependence on vehicular transit. To further enhance resident's ability to live car free, this project is providing two car share parking stalls which would be available to not just building residents but also residents of the surrounding neighbourhood. The Capri area and Gordon Drive have been evolving with new businesses locating in the area and increased residential density.

The OCP for the Capri / Landmark area states that the area is designated for generally 4 storeys with greater height (up to 12 storeys) at the Capri Mall site. The proposed building is 4 storeys of residential units on top of single level of parking. Due to the high water table this building is proposed with the parkade level at grade providing a total height of 5 storeys.

The current zoning for this property is RU6 residential which supports two dwelling residential. To achieve the proposed building scale on this site, the project is seeking a rezoning of the property to an RM5 Medium Density Apartment Housing zone.

Anagram PROPERTIES Inc. is interested in creating a design language for their projects which is shared across their developments in Kelowna. The 1145 Pacific Avenue project utilizes a similar exterior expression to the Clement project with colour banding highlighting the apartment balconies and neutral colour blocking of the protruding walls. The expression of the building includes a vertical entry feature to create street presence.

This project proposes varying the rear and side yard setbacks for the building. To achieve the parking required for this project the east side yard has been varied to 1.5m to accommodate the parking requirement. Residential units from the second to the fourth floor are stepped back to the 4.5m setback from the property line meeting the setback requirements and the fifth floor is 6.0m from the property line exceeding the setback requirements. The fifth floor is further inset on the east and west sides to reduce the scale of the building relative to the neighbouring properties. The rear yard of this project is varied to a 7.5m setback from the property line. The front yard of this facility is based on 2.5m dedication and a 1.5m setback to the ground and second level portion of the building. This setback is to accommodate ground level townhouses which front onto the street. The upper levels of the building are setback 6m from the original setback line and 3.5m from the proposed road dedication.

To achieve the proposed parking and massing of this project, the site coverage has been varied to 81% with 57% of that being the building and the remaining 24% being attributed to driveways and parking. Recognizing the potential impact that an increased site coverage will have on the storm water flow into the municipal systems we have been working with New Town Planning Services to identify storm water management options for this site. New Town has identified a preliminary concept which would include developing a storm retention tank beneath the proposed exterior driveway. The storm network would be composed of catch basins, drywells, and a variety of storm detention tanks. The storm retention tank and drywells would be designed to disperse the storm water through infiltration with storage capacity adequate to attenuate the 100-year storm, as per the City of Kelowna servicing bylaw requirements. Roof leaders and foundation drains would be designed to disperse to either rock pits or the storm network, at which point it would be allowed to infiltrate.

The Anagram building for Pacific Avenue has been designed to incorporate sustainability into project. Sustainable features for this project start from the location planning with the intent of providing housing within an urban location which reduces the need to vehicular travel. Two parking stalls have been included for car share parking providing residents and neighbours an option to owning a dedicated vehicle. The parking lot also includes four charging stations for electric vehicles spread between both the car share and private parking stalls. Approximately 100kw of solar power is planned for the project which would power the electric vehicle charging stations as well as providing electricity to the rental units and common areas.

May 11, 2018

Alec Warrender, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: **Rezoning, and Development Application Development Rationale**
Anagram PROPERTIES Inc. - Pacific Avenue RENTALS
Parking Variance

Address: **1145 Pacific Avenue**

Dear Alec,

Following our conference call yesterday, we have put together the following commentary on the approach to the parking for 1145 Pacific Avenue.

Pacific Avenue RENTALS is seeking a variance on parking for this project to reduce the number of parking stalls from the zoning bylaw requirements to a 1 stall per unit plus 1 stall per 7 units for visitors. The request for this reduction in parking has been based on several factors for the project ranging from demographics to location. The following rationale outlines the zoning baseline and the proposed parking approach.

The parking requirements by the zoning bylaw define parking for apartments as requiring parking based on the following ratios:

1.25 stalls per 1-bedroom unit / 1.5 per 2-bedroom unit / 2.0 per 3-bedroom unit

Based on these ratios the parking counts for the facility would be as follows:

Unit Type	*Count*	*Parking Ratio*	*Parking Required*
Bachelor	0	1.00	0
1 Bedroom	5	1.25	6.25
2 Bedroom	21	1.50	31.50
3 Bedroom	5	2.00	10.00
Visitor	31	1 per 7 units	4.43
			53

Based on the market evaluation and location the proposed variance for this project would be to reduce the parking requirements to a 1 stall per unit ratio plus visitor parking. This approach would provide the parking as follows:

Unit Type	Count	Parking Ratio	Parking Required
Bachelor	0	1.00	0
1 Bedroom	5	1.00	5
2 Bedroom	21	1.00	21
3 Bedroom	5	1.00	5
Visitor	31	1 per 7 units	4.43
			36

Parking Approach

Prior to starting this project Anagram PROPERTIES Inc. conducted a demographic and market study to determine their target audience for this project. The study completed in 2017 found that there has been a strong demand for rental housing in the Kelowna market with vacancy rates as low as 0.2%. In addition to a low rental vacancy rate, the demographics of incoming individuals to the area includes a large percentage of young working adults 15-34 years and retirees 65+ years. Based on these groups entering the Kelowna market, Anagram PROPERTIES Inc. is targeting the following five renter profiles:

Millennials: 40%

- *Late 20's to 30's.*
- *Partnered and creating families.*
- *Seeking work in the Health or Tech industry.*
- *May have relocated from areas such as Vancouver, Toronto or Calgary because of the high cost of living.*
- *Often one partner may be self-employed (associated with tech sector activities) and the other has a more traditional career.*
- *Priced out of the single-family market and subject to high purchase sensitivity.*
- *Highly impacted by financing and unable to secure a down payment to purchase.*
- *Value experiences over material items.*
- *Like the flexibility and the maintenance-free lifestyle that renting provides.*
- *Interested in being walking distance to the urban core.*
- *Want to be able to live, work and play in a high density environment surrounded by nightlife, restaurants, and entertainment.*

Students: 10%

- *17 to 25 years of age. Couples or single individuals.*
- *Studying at UBCO or Okanagan College.*
- *Tend not to have vehicles, but rather use public transportation, bikes and carpools.*
- *Inclined to reduce their cost of living by sharing housing with friends/family.*
- *Some may be working part/full time while attending school.*
- *Students from out of town have parents helping them with their living expenses.*
- *Cost of living off campus is comparable to the cost of living in campus residence,*

thus students prefer offsite living.
- *The idea of living downtown is appealing to a young individual.*

Restarts: 35%
- *40 to 60's. Divorced and may have financial equity available from the sale of a martial home.*
- *Likely have their children part-time and are more likely to be female than male.*
- *Some may be on fixed-incomes and typically continue to rent until they remarry or receive an inheritance.*
- *May have moved from Vancouver or Calgary for a slower pace of life and more relaxed lifestyle.*
- *Have guests that frequently visit and stay with them.*
- *Looking to live in a community close to amenities and activities.*
- *Enjoy dining out, socializing and recreational activities with friends.*
- *May currently be renting in the area with an eye out to purchase, but unsatisfied with re-sale options on the market.*
- *Interior design tastes and preferences are clean and contemporary.*

Downsizers: 10%
- *45 to 60 years of age, active married couples looking to sell their single-family home in Kelowna for a less maintenance intensive home in the immediate area.*
- *Approximately 40% will come from out of town, such as Vancouver, Alberta, and other BC communities looking for a change in lifestyle.*
- *May be looking to spend a portion of their year in another location and therefore value the option of "locking and leaving" their primary home in a secure community while they are away.*
- *Tend to be more interested in single level living with main floor master bedroom.*
- *They are looking ahead to aging in place.*
- *Proximity to Downtown Kelowna and access to natural amenities like the Knox mountain trail system is a primary consideration to these buyers.*
- *Proximity to the workplace is important to those buyers who are still working.*
- *Even though they are downsizing they have concerns about having enough space.*
- *Interior design tastes and preferences oriented to clean contemporary designs.*

Retirees: 5%
- *60+, either a couple or widow/widower.*
- *They have friends and family that like to stay occasionally.*
- *Interested in low maintenance and cost. Little need for amenities. Security and affordability is a concern because of fixed incomes.*
- *Very social and prefer high walkability to keep their mind and body active.*
- *They may be in a temporary transition from their larger single family home. Renting in the interim and planning to purchase a condo and age in place.*
- *May be past the need for home ownership.*

Based on these groups and their lifestyles, there is an expectation that there will be a lower dependence on personal vehicles than with traditional renters. Many studies have been completed on the millennial market finding that they are less likely to drive than previous age groups which fits well with a 1 car per unit ratio like students. The Restarts also are likely to only have a single vehicle based on the marital status. Retirees are also less likely to have a dependence on a multiple vehicle lifestyle due to not having to work. Based on the demographics of the intended rental pool it is possible that there will be units in the building which will not require parking. To address this possibility the parking for this project will not be provided based on a fixed stall per unit approach but rather will be a managed pool providing flexibility to the parking.

Based on an intent to provide the rental units for the above groups, Anagram PROPERTIES Inc. sought a property which is situated in a rising urban core of Kelowna. The Pacific Ave location was selected for this project based on the central location and the planned amenities nearby. The Capri/Landmark area of Kelowna is targeted in the OCP to experience a growth of 1250 multi unit housing, this growth is focused around the redevelopment of the Capri Mall location at the core. Pacific Avenue is one block away from the Capri Mall location and is well situated to provide a walkable lifestyle with nearby amenity space. As a defined urban centre within Kelowna, the Capri is currently serviced with public transit and will see this increasing as the urban network evolves further reducing car reliance. The combination of target renters having a lower than typical vehicular reliance with a central location and public transit provides the first portion of the rationale for a parking reduction, this project also includes amenities designed to further reinforce this approach.

Within the parameters of this project, Anagram PROPERTIES Inc. has approached the design from their ethos of Smart + Sustainable + Attainable. From the start of work on this project, there has been an intent to provide rental housing with amenities which enhance a reduced car lifestyle. Central to this approach has been the inclusion of a car share program with two dedicated parking stalls. Anagram PROPERTIES Inc. has been in discussion with local car share program operators to integrate their stalls into the existing car share program. The City of Kelowna has informed the design team that the City of Kelowna is working on a car share parking reduction which would allow a 5 to 1 ratio of stall reduction for every car share included in a project. This project is seeking a reduction towards the variance based on this approach. To further meet the intent of being Smart + Sustainable + Attainable, this project is integrating a solar array to the building roof. As part of the intent of this roof top solar system which will be used to reduce the costs for electricity for this building, Anagram is looking to make part of the car share an electric vehicle.

To increase this project's goals of promoting a sustainable lifestyle, the project is including a bike share program. This program would be open to the building residents and includes 3 bike share parking stalls within the building parkade. The intent of this bicycle program is to provide residents with an alternative to single vehicle transit to get around the city. This additional

bicycle program goes beyond the minimum parking requirements of the zoning bylaw providing a convenient service which should help to reduce vehicle reliance.

To summarize, the intent of this project to seek a parking variance of one stall per unit. Based on the demographics of the target audience, and urban location this project is well suited to promoting a lifestyle with reduced car dependence. The inclusion of amenities such as the car share and bicycle share programs at this project will work to further reinforce the one car lifestyle. Based on this approach the sought reduction of parking to 36 stalls we believe that this project aligns with the City of Kelowna's Community Vision to create urban communities that are compact and walkable with housing that is affordable.

Regards,

Roger Green

Architect AIBC

CC: Reg Hamilton – Anagram PROPERTIES Inc.
Vicki Topping – MQN Architects

Development Permit & Development Variance Permit DP17-0296 & DVP17-0297

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

1145 Pacific Avenue

and legally known as

Lot 1 District Lot 137 ODYD Plan 7833

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

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

Date of Decision:	February 12, 2019
Decision By:	CITY COUNCIL
Issued Date:	Tbd
Development Permit Area:	Comprehensive Development Permit Area
File Manager:	Alec Warrender

This permit will not be valid if development has not commenced by February 12, 2021.

Existing Zone: RM5 – Medium Density Multiple Housing Future Land Use Designation: 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:	Okanagan Opportunity (Pacific) Gp Inc.
Address:	1593 Ellis Street
City:	Kelowna, BC

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

1. SCOPE OF APPROVAL

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

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

DRAFT

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.

e) Council approved variances:

Section 13.11.6 (b) Development Regulations – Site Coverage
To vary the site coverage (buildings) from 40% required to 57% proposed; and
To vary the site coverage (buildings, driveways & parking areas) from 65% required to 81% proposed.

Section 13.11.6 (c) Development Regulations – Height
To vary the height from 18m / 4.5 storeys proposed to 18.3m / 5 storeys proposed.

Section 13.11.6 (d) Development Regulations – Front Yard Setback
To vary the front yard setback for a portion of the building above 2 ½ storeys (3rd storey) from 6.0m required to 3.5m proposed.

Section 13.11.6 (e) Development Regulations – Side Yard Setback (East)
To vary the side yard setback (east) for portions of the building below 2 ½ storeys from 4.5 m required to 1.5 m proposed and from 7.0m required to 4.8m proposed for the 2nd – 4th storey portions of the building.

Section 13.11.6 (f) Development Regulations – Rear Yard Setback
To vary the rear yard setback from 9.0m required to 7.5m proposed.

Table 8.1 – Parking Schedule
To vary the minimum parking requirement from 48 stalls required to 36 stalls proposed.

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

3. PERFORMANCE SECURITY

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

a) A Certified Cheque in the amount of tbd.

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

4. Indemnification

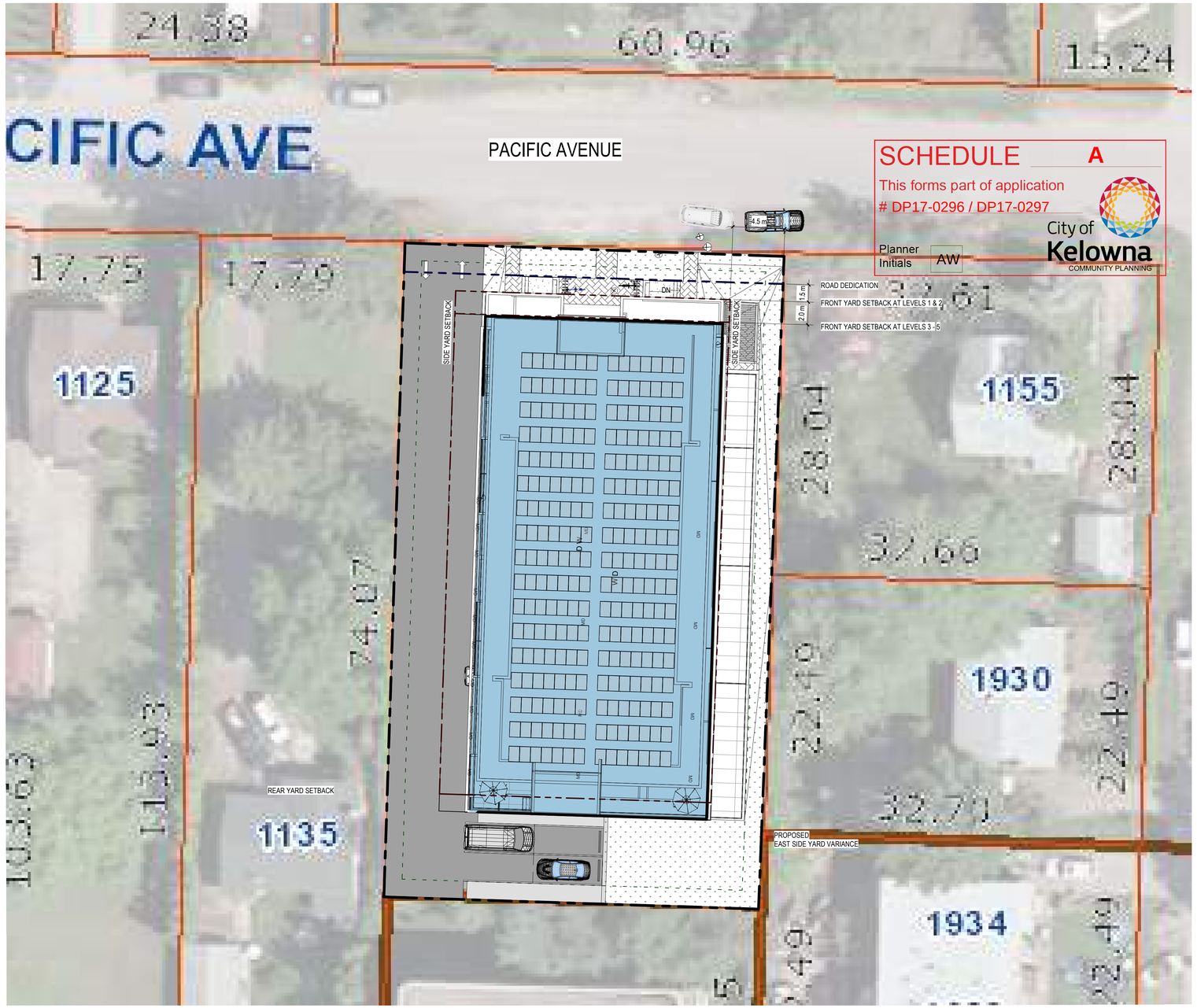
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by

reason of the Municipality said Permit.

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

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



N

PACIFIC AVENUE PROPERTY - ANAGRAM

This project is planned for 1145 Pacific Avenue in Kelowna. The proposed project is a 31 unit apartment building consisting of a ground floor of parking and building entrance and four floors of residential units. The following is a summary of the proposed zoning for this site:

EXISTING ZONING: **RU6 - TWO DWELLING HOUSING**

PROPOSED ZONING: **RM5 - MEDIUM DENSITY MULTIPLE HOUSING**

ZONING REQUIREMENTS

	RM5	PROPOSED
MINIMUM LOT	30m X 35m	32.4m X 74.0m
MINIMUM AREA	1700m²	1851.8m²
MAX FAR	1.1 + 0.1 Parking + 0.2 Urban Center	1.345
BUILDING COVER	--	57%
SITE COVER	50%	81%
SETBACKS		
FRONT	1.5m / 6.0m	1.5m NORTH (0 - 2.5 floors) 3.5m (2.5 - 5th floor)
SIDE	4.5m (6.0m FLANKING STREET)	1.5m WEST (Parkade) 4.8m (2nd to 4th floor) 7.3m (5th floor) 7.0qqm EAST
REAR	9.0m	7.5m SOUTH
PRIVATE OPEN SPACE		
1 BEDROOM	15.0m²	
2+ BEDROOM	25.0m²	
BUILDING HEIGHT	18.0m	17.4m PRIMARY ROOF, 18.3m ENTRY PARAPET

PROPOSED BUILDING CONFIGURATION

PRIVATE OPEN SPACE	760.6 m²
UNITS	31 TOTAL (5 x 1BR, 21 x 2BR, 5 x 3BR)
PARKING	17 REGULAR (50%), 18 MEDIUM (50%), 0 SMALL (2%) + 1 HC = 36 STALLS
BICYCLE PARKING	18 CLASS I 6 CLASS II

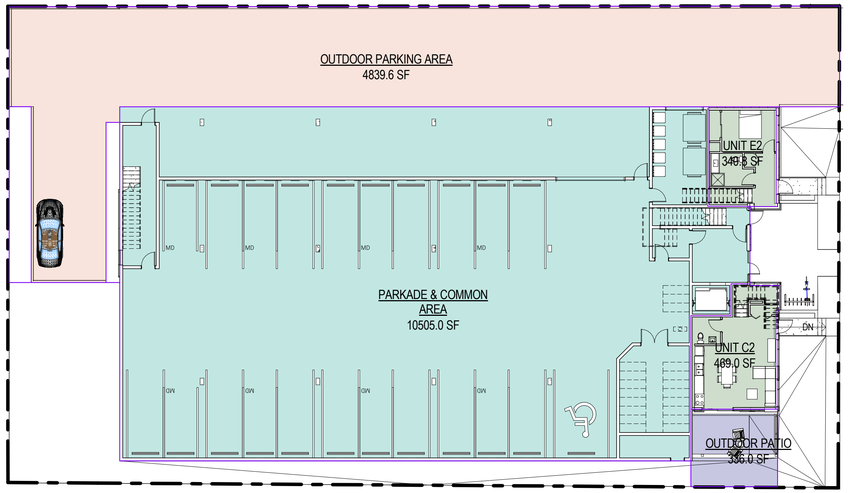
MQN ARCHITECTS

SITE PLAN

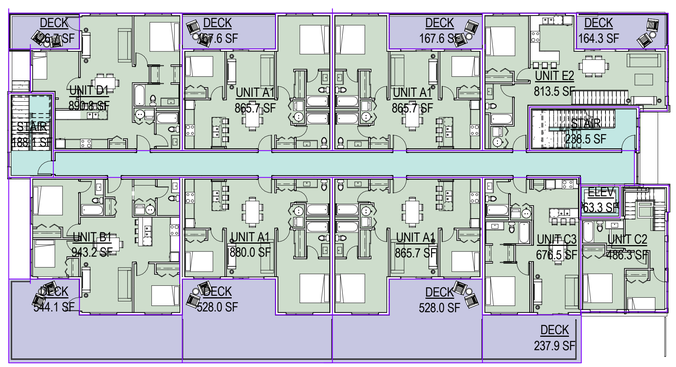
ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

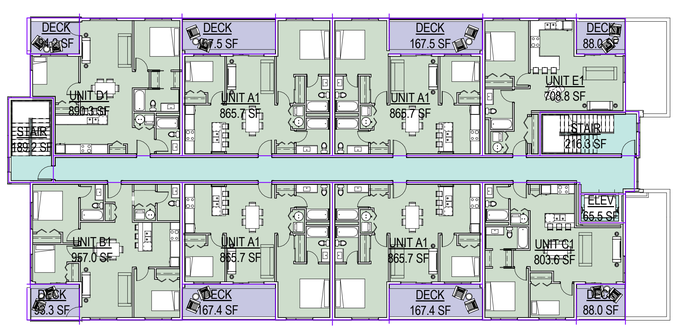
DRAWING: A01
PROJECT: 17167
DATE: 2019/01/16
SCALE: 1/16" = 1'-0"



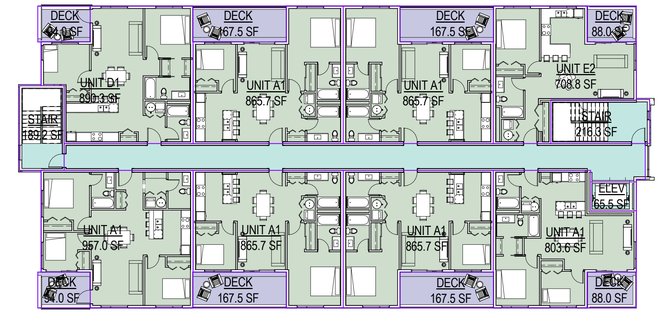
1 A10 PARKADE
SCALE: 1/16" = 1'-0"



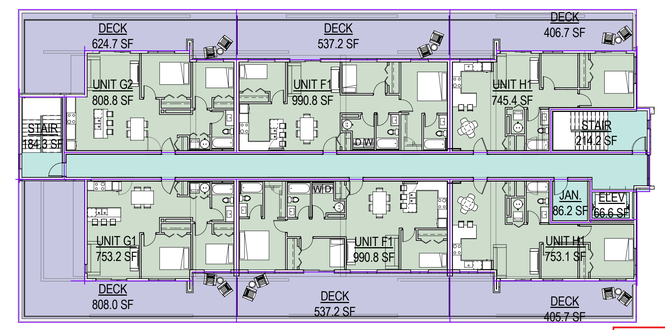
2 A10 SECOND FLOOR
SCALE: 1/16" = 1'-0"



3 A10 THIRD FLOOR
SCALE: 1/16" = 1'-0"



4 A10 FOURTH FLOOR
SCALE: 1/16" = 1'-0"



5 A10 FIFTH FLOOR
SCALE: 1/16" = 1'-0"

SCHEDULE A

This forms part of application
DP17-0296 / DP17-0297

City of Kelowna
COMMUNITY PLANNING

Planner Initials AW

SITE COVERAGE CALCULATION

TOTAL SITE AREA	1851.8 m²
BUILDING AREA	1051.2 m²
PARKING AREA	449.6 m²
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.24
TOTAL SITE COVERAGE:	**0.81**

(BUILDINGS, DRIVEWAYS, & PARKING)

FAR CALCULATION

TOTAL SITE AREA	1851.8 m²
EXCLUDED AREA	1461.5 m²
INCLUDED AREA	2488.3 m²
PARKING AREA	449.6 m²
PRIVATE OPEN SPACE	760.6 m²
FLOOR AREA RATIO:	**1.345**

FAR AREAS

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- PARKING AREA

MQN ARCHITECTS

AREA PLANS

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING: A12
PROJECT: 17167
DATE: 2019/01/16
SCALE: 1/16" = 1'-0"

G:\Jobs\00Active\17167 - ANAGRAM PACIFIC\CENTRAL FAR\Revisions - rgreen@mqn.ca.rvt
DRAWN BY: AUDRY CHOUDJEB | Checker

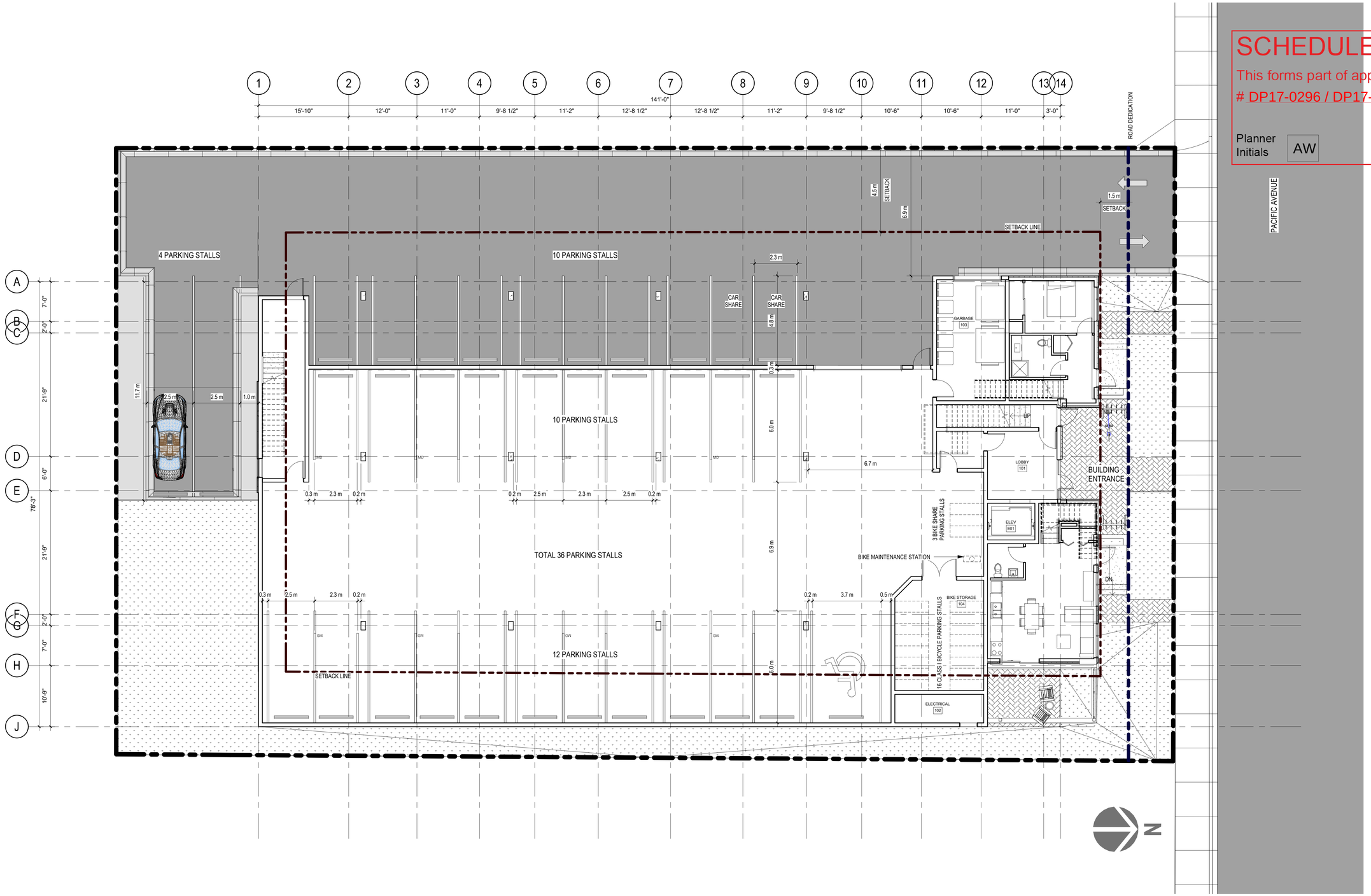
SCHEDULE A

This forms part of application

DP17-0296 / DP17-0297

Planner Initials AW

City of Kelowna
COMMUNITY PLANNING



IMQN ARCHITECTS

GROUND FLOOR PLAN

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING:	A02
PROJECT:	17167
DATE:	2019/01/16
SCALE:	1/8" = 1'-0"

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

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

SCHEDULE A

This forms part of application
DP17-0296 / DP17-0297

Planner Initials AW

City of Kelowna
COMMUNITY PLANNING

EXTERIOR FINISH LEGEND

1. ARCHITECTURAL CONCRETE, CONE SNAP TIE FORMING
   PROFILE: SMOOTH HORIZONTAL FORMS C/W 2" REVEALS
   COLOUR: NATURAL CONCRETE (NO TINT OR SEALER)
2. CHARCOAL FIBRE CEMENT LAP SIDING
   PRODUCT: HARDIPLANK
   COLOUR: AGED PEWTER
3. WHITE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: ATRIUM WHITE
4. LIGHT BLUE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: POOL PARTY 2059-50 BENJAMIN MOORE
5. MEDIUM BLUE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: FINLEY CW-620 BENJAMIN MOORE
6. DARK BLUE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: CHAMPION COBALT 2061-20 BENJAMIN MOORE
7. STAINED CEDAR HORIZONTAL SHIPLAP CLADDING
   PROFILE: 19mm x 89mm ROUGH CUT CEDAR SHIPLAP
   COLOUR: SIKKENS CETOL LOG & SIDING "SIK42078 NATURAL" TRANSLUCENT FINISH, 2 COATS
8. EXTERIOR CLEAR GLAZING
   FRAMING: VINYL
   COLOUR: WHITE
9. ALUMINUM CURTAINWALL WITH CLEAR GLAZING
   PRODUCT: CURTAINWALL
   COLOUR: CLEAR ANODIZED
10. EXTERIOR GLASS RAILING
    FRAMING: ALUMINUM
    COLOUR: CLEAR ANODIZED

MQN ARCHITECTS

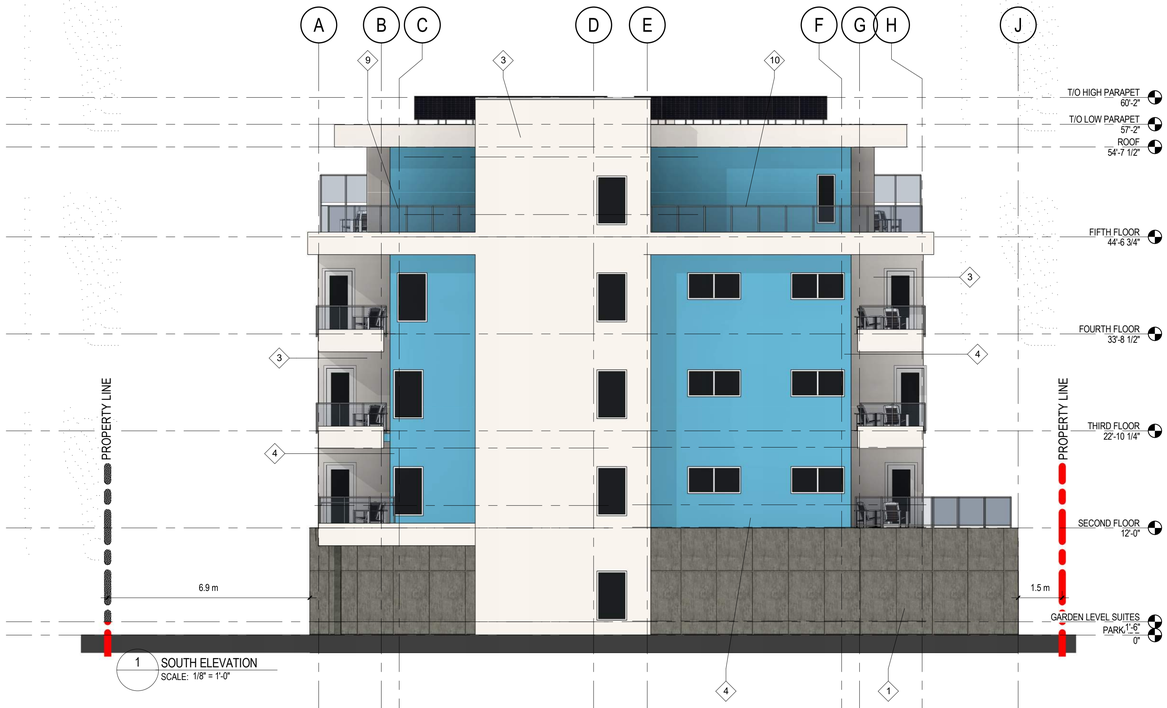
ELEVATIONS

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING: A10
PROJECT: 17167
DATE: 2019/01/16
SCALE: 1/8" = 1'-0"

C:\Users\RyanDoe\Desktop\17167 - ANAGRAM PACIFIC CENTRAL FAR Reduction_ryanm@mqn.ca.rvt
Date/Time: 2019-01-16 4:00:00 PM
Drawn BY Author CHECKED BY Checker



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

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

SCHEDULE A

This forms part of application
DP17-0296 / DP17-0297

City of Kelowna
COMMUNITY PLANNING

Planner Initials AW

EXTERIOR FINISH LEGEND

1. ARCHITECTURAL CONCRETE, CONE SNAP TIE FORMING
   PROFILE: SMOOTH HORIZONTAL FORMS C/W 2" REVEALS
   COLOUR: NATURAL CONCRETE (NO TINT OR SEALER)
2. CHARCOAL FIBRE CEMENT LAP SIDING
   PRODUCT: HARDIPLANK
   COLOUR: AGED PEWTER
3. WHITE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: ATRIUM WHITE
4. LIGHT BLUE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: POOL PARTY 2059-50 BENJAMIN MOORE
5. MEDIUM BLUE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: FINLEY CW-620 BENJAMIN MOORE
6. DARK BLUE FIBRE CEMENT PANEL
   PRODUCT: HARDIPANEL
   COLOUR: CHAMPION COBALT 2061-20 BENJAMIN MOORE
7. STAINED CEDAR HORIZONTAL SHIPLAP CLADDING
   PROFILE: 19mm x 89mm ROUGH CUT CEDAR SHIPLAP
   COLOUR: SIKKENS CETOL LOG & SIDING "SIK42078 NATURAL" TRANSLUCENT FINISH, 2 COATS
8. EXTERIOR CLEAR GLAZING
   FRAMING: VINYL
   COLOUR: WHITE
9. ALUMINUM CURTAINWALL WITH CLEAR GLAZING
   PRODUCT: CURTAINWALL
   COLOUR: CLEAR ANODIZED
10. EXTERIOR GLASS RAILING
    FRAMING: ALUMINUM
    COLOUR: CLEAR ANODIZED

MQN ARCHITECTS

ELEVATIONS

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING: A11
PROJECT: 17167
DATE: 2019/01/16
SCALE: 1/8" = 1'-0"

C:\Users\Public\Documents\Autodesk\Revit\Models\17167 - ANAGRAM PACIFIC CENTRAL FAR Reduction_jgreen@mqn.ca.rvt
Date/Time: 1/16/2019 4:00:00 PM
Drawn BY: Author CHECKED BY: Checker

SCHEDULE **B**

This forms part of application

DP17-0296 & DVP170297

Planner Initials AW

City of Kelowna
COMMUNITY PLANNING

MQN ARCHITECTS

3D VIEWS

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING: A08
PROJECT: 17167
DATE: 2018/04/23
SCALE:

ROOFING - LIGHT GREY SBS

CEMENTITIOUS PANEL - WHITE

WOOD ACCENT

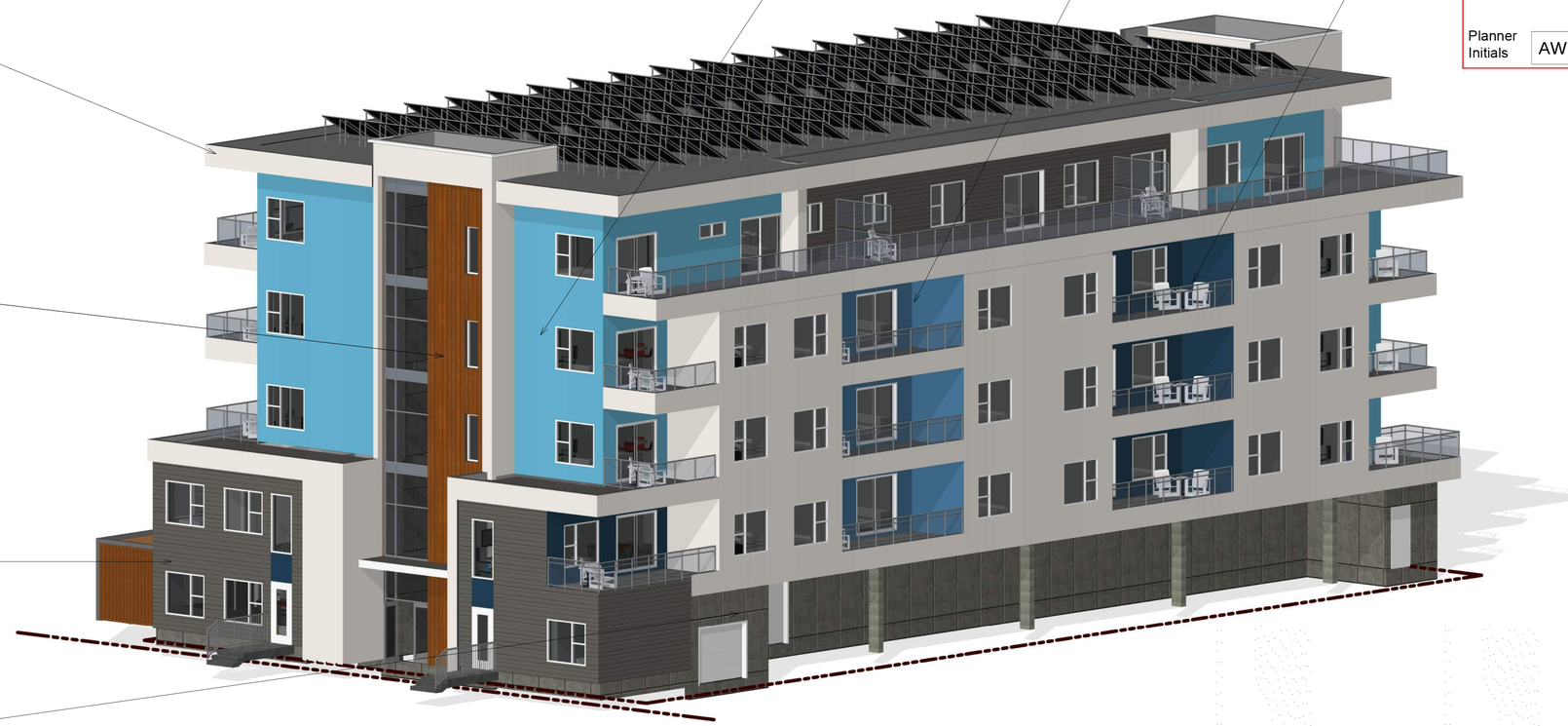
CEMENTITIOUS CLADDING - AGED PEWTER

CONCRETE

CEMENTITIOUS PANELS (LIGHT BLUE)

CEMENTITIOUS PANELS (MID BLUE)

CEMENTITIOUS PANELS (DARK BLUE)



SCHEDULE B

This forms part of application
DP17-0296 & DVP17-0297

City of Kelowna
COMMUNITY PLANNING

Planner Initials AW

IMQN ARCHITECTS

MATERIALS

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING: A07
PROJECT: 17167
DATE: 2018/04/23
SCALE:

PERSPECTIVE LOOKING WEST

PERSPECTIVE LOOKING EAST

AERIAL LOOKING NORTHWEST

AERIAL LOOKING SOUTHEAST

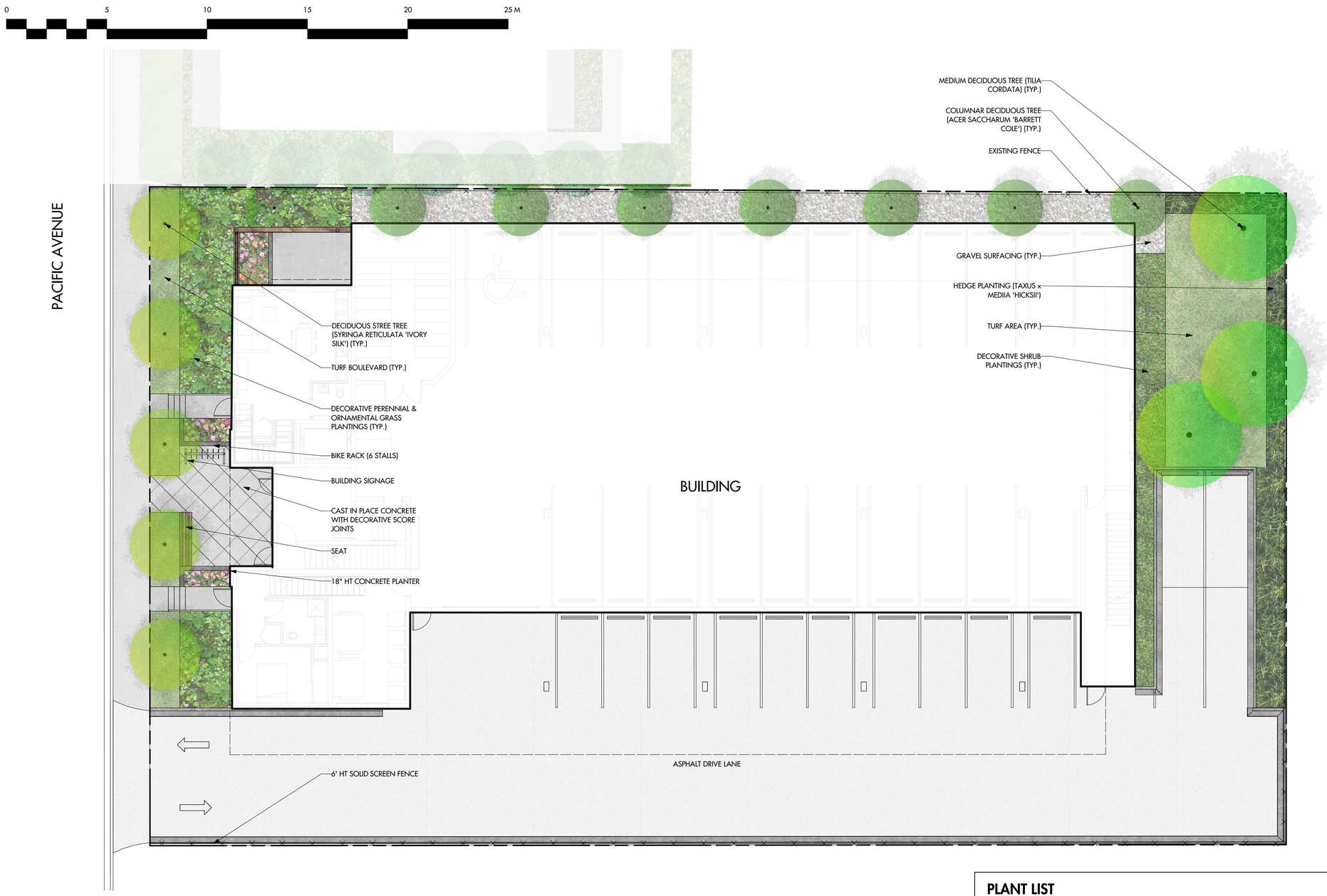
IMQN ARCHITECTS

PERSPECTIVE VIEWS

ANAGRAM ON PACIFIC
1145 PACIFIC AVE, KELOWNA BC

ANAGRAM PROPERTIES

DRAWING: A09
PROJECT: 17167
DATE: 2018/04/23
SCALE:



NOTES

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

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

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

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

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

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER SACCHARUM 'BARRETT COLE'	APOLLO MAPLE	8	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	5	6cm CAL.
TILIA CORDATA	LITTLE LEAF LINDEN	3	6cm CAL.
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	18	#01 CONT. /0.75M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	10	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	7	#01 CONT. /1.2M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	10	#01 CONT. /1.0M O.C. SPACING
SYRINGA MEYERII 'PALIBIN'	DWARF KOREAN LILAC	7	#01 CONT. /1.2M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	64	#01 CONT. /0.75M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM FALSE SPIREA	15	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	24	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	15	#01 CONT. /0.75M O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

SCHEDULE C
This forms part of application
DP17-0296 & DVP17-0297
Planner Initials AW
City of Kelowna
COMMUNITY PLANNING

N

PROJECT TITLE
1145 PACIFIC AVENUE
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.04.26	Review
2		
3		
4		
5		

PROJECT NO	17-141
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	APR. 26, 2018
SCALE	1:100

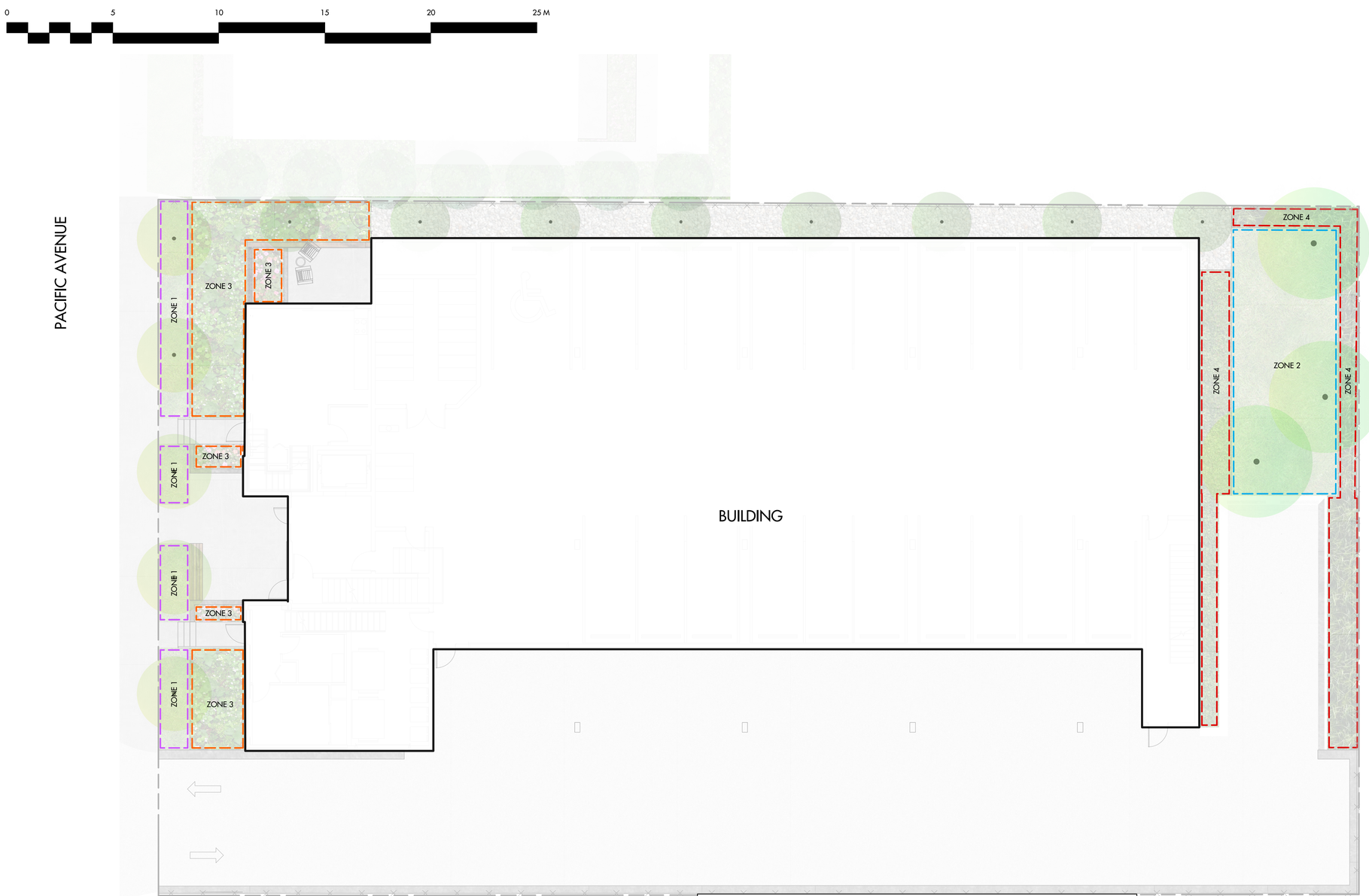
SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER
L1/2

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

SCHEDULE C
This forms part of application
DP17-0296 & DVP17-0297
City of Kelowna
COMMUNITY PLANNING
Planner Initials AW

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 289 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 206 cu.m. / year
WATER BALANCE = 83 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 32 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED
ANNUAL WATER USE: 74 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 64 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 91 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 60 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 25 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 64 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 19 cu.m.

PROJECT TITLE
1145 PACIFIC AVENUE

Kelowna, BC

DRAWING TITLE
WATER CONSERVATION PLAN

ISSUED FOR / REVISION		
1	18.04.26	Review
2		
3		
4		
5		

PROJECT NO	17-141
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	APR. 26, 2018
SCALE	1:100

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER
L 2/2

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

DP17-0296 & DVP17-0297

1145 Pacific Avenue

Development Permit & Development Variance Permit

Proposal

- To consider the form and character of a 31-unit purpose built rental apartment development and associated variances.

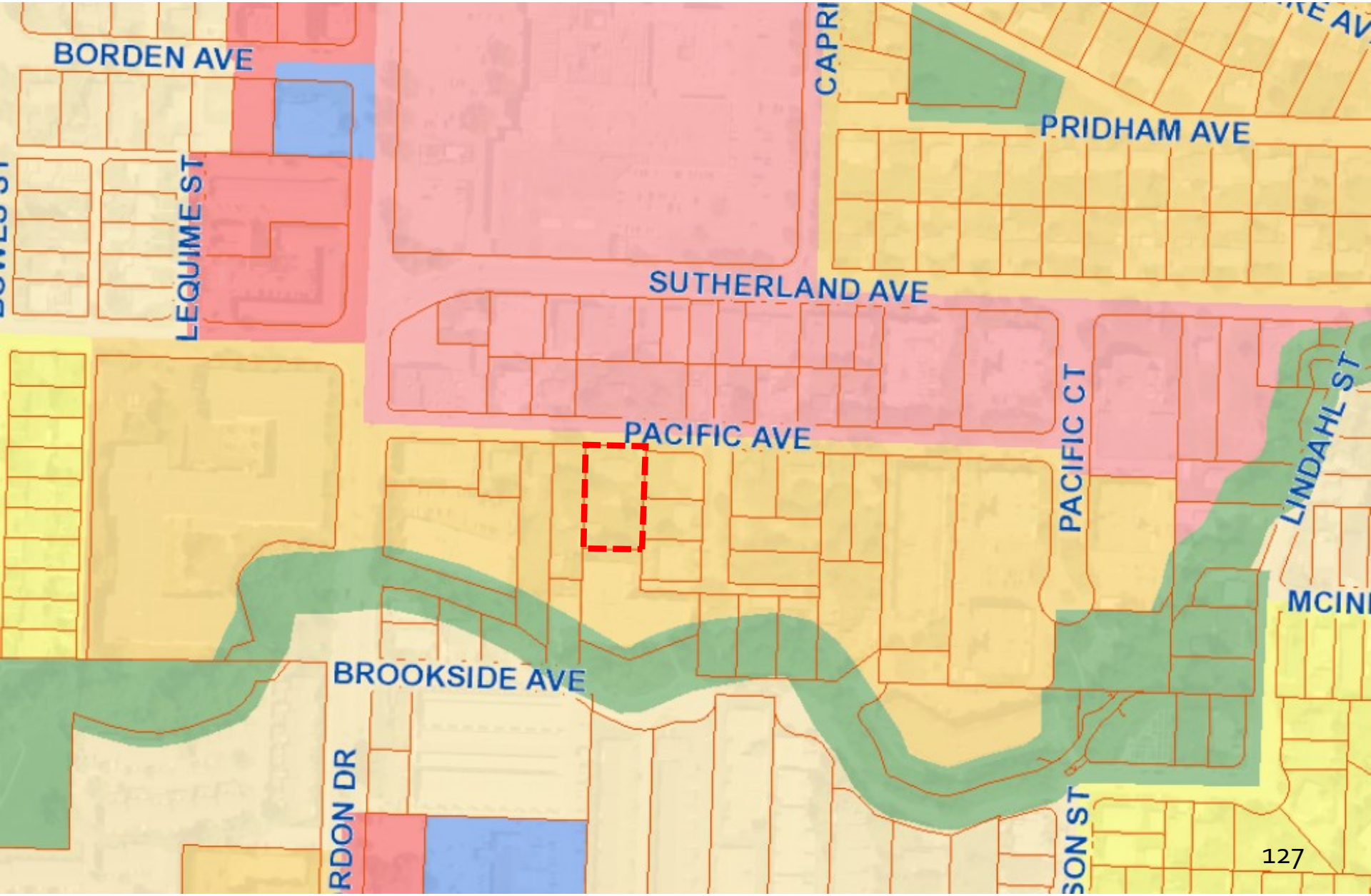
Development Process

Context Map

Capri Mall
CAPRI ST
PRIDHAM AV
SUTHERLAND AVE
BOWES ST
LEQUIME ST
PACIFIC AVE
PACIFIC CT
BROOKSIDE AVE
'Capri / Landmark'
Urban Centre

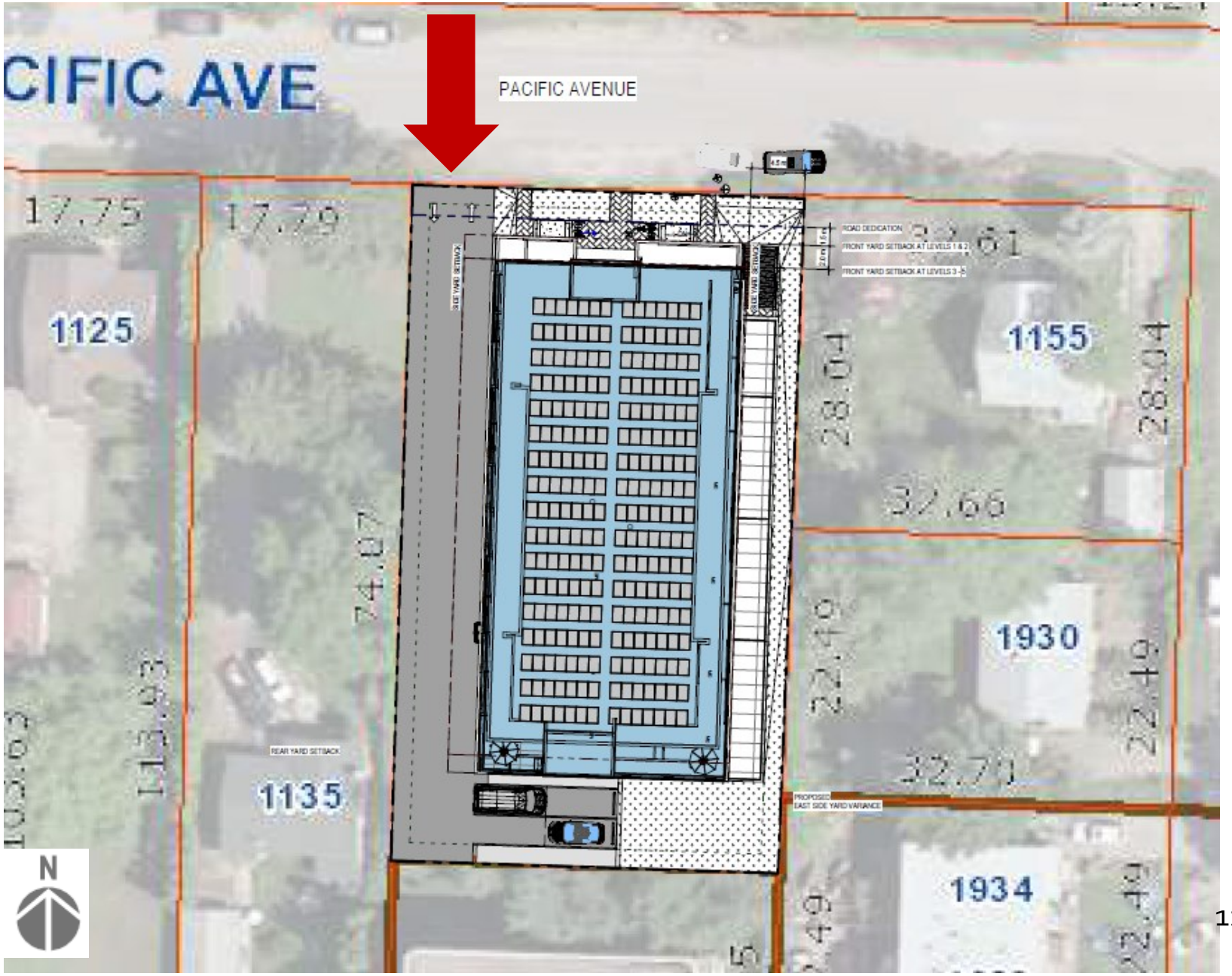
Neighbourhood Context

Future Land Use



Subject Property

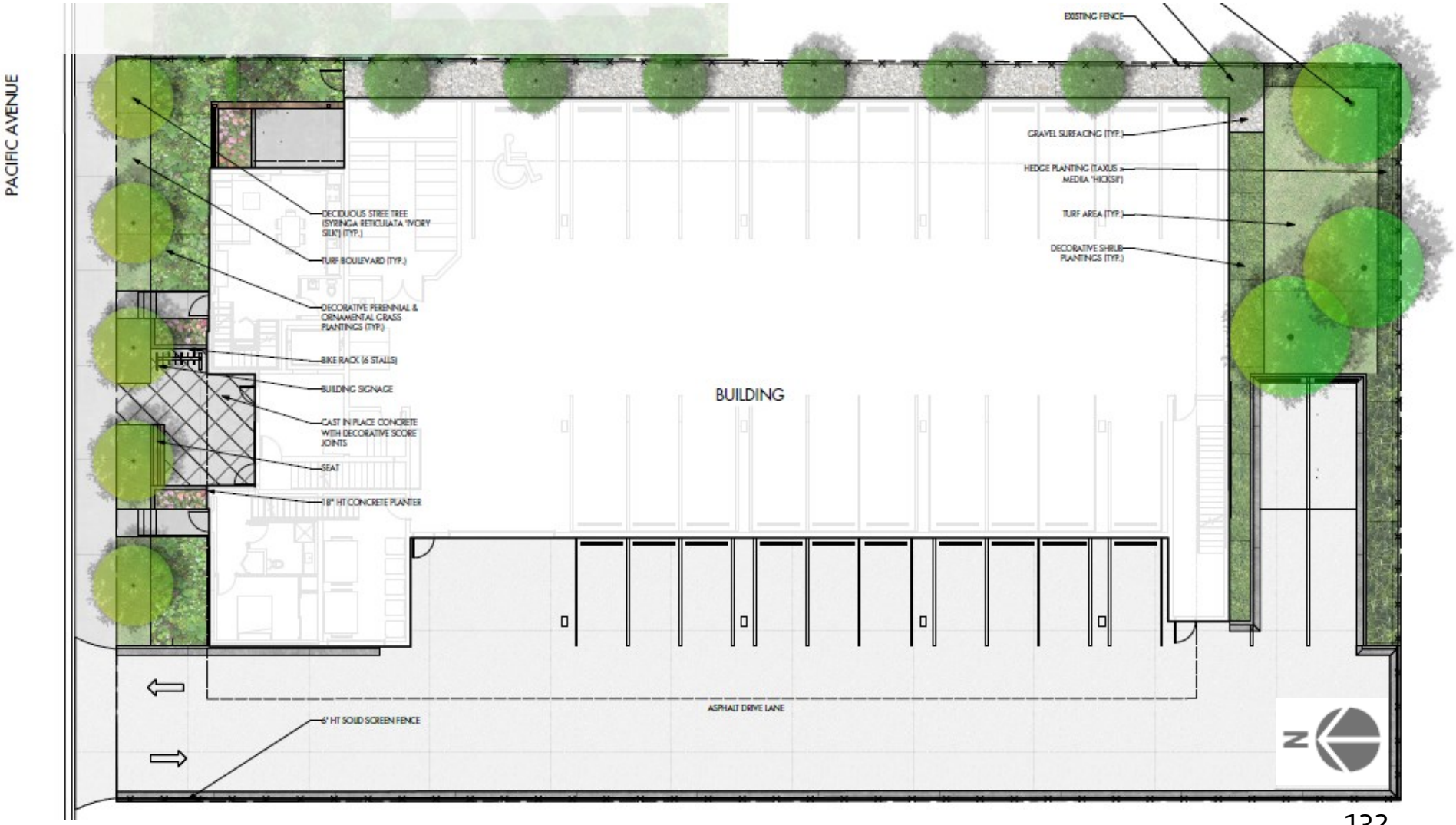
Site Plan


CIFIC AVE
PACIFIC AVENUE
17.75
17.79
1125
1155
1930
1135
1934
74.07
28.04
28.04
32.66
22.49
22.49
32.70
113.03
N

Pacific Avenue Frontage

Rear / Side Frontage

Landscape Plan



Staff Recommendation

- Staff recommend support:
  - The properties' are located in the 'City Centre' urban centre with good cycling and walking connectivity
  - Meets OCP urban infill policies
  - Design improved since initial submission

Conclusion of Staff Remarks