

**City of Kelowna
Regular Council Meeting
AGENDA**



Tuesday, May 3, 2016
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 Gray.
3. **Confirmation of Minutes** 1 - 13
Public Hearing - April 26, 2016
Regular Meeting - April 26, 2016
4. **Bylaws Considered at Public Hearing**
 - 4.1 **477 Christleton Avenue, BL11222 (Z16-0007) - Legault Enterprises Ltd.** 14 - 14
To give Bylaw No. 11222 second and third readings in order to rezone the subject property to facilitate the development of two detached dwellings.
 - 4.2 **200 Clarissa Road, BL11225 (Z16-0002) - David & Margaret Ward** 15 - 15
To give Bylaw No. 11225 second and third readings in order to rezone the subject property to facilitate the development of a carriage house.
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 **733 Forestridge Lane, DVP16-0038 - J.M. Wood Investments Ltd.** 16 - 35
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 variance requests to increase the maximum area and the maximum height of an accessory building.

6.2 160 Gibbs Road West, BL11183 (Z15-0055) - Lance Johnson & Tracey Skulmoski 36 - 36

To adopt Bylaw No. 11183 in order to rezone the subject property to facilitate the conversion of an accessory building to a carriage house.

6.3 160 Gibbs Road West, DP15-0251 & DVP15-0252 - Lance Johnson & Tracey Skulmoski 37 - 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 form and character and one variance to allow for the conversion of an Accessory Building to a Carriage House on the subject property.

6.4 630 Beaver Lake Road, DVP15-0212 - Silverado Crane & Equipment 53 - 64

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 variance request to alter the required minimum side yard to facilitate the development of a new industrial building for the subject property.

6.5 644 Lequime Road, DP15-0303 & DVP15-0304 - 1043718 BC Ltd. 65 - 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 review the form and character Development Permit for a 3 storey 18 unit townhouse development and to consider a variance for site coverage.

7. Reminders

8. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, April 26, 2016
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Absent Councillor Brad Sieben

Staff Present Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner, Adam Cseke; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 p.m.

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

2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on April 12, 2016 and by being placed in the Kelowna Capital News issues on April 15 and April 20, 2016 and by sending out or otherwise delivering 193 statutory notices to the owners and occupiers of surrounding properties, and 2753 informational notices to residents in the same postal delivery route, between April 12 and April 15, 2016.

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

3.1 889 McCurdy Place, BL11217 (Z16-0003) - P J S Holdings Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

3.2 190 Homer Road, BL11218 (Z15-0044) - Kaskade Developments Group. Inc.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

3.3 2970 Shayler Court, BL11219 (Z15-0056) - Bruce & Helga Morris

Staff:

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

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

Letters of Support

Roy Sommers (2), Dewdney Road
R & G Ferrey, Dewdney Road

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

3.4 990 Guisachan Road, BL11220 (OCP15-0019) & BL11221 (Z15-0065) - Strandhaus Developments Inc.

Staff:

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

The City Clerk advised that no correspondence or petitions had been received.

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

Steve Nicholson, Ellis Street, Applicant

- Displayed a PowerPoint Presentation providing additional information regarding the application.
- Commented that the setbacks ensure privacy for tenants and neighbouring properties.

Gallery:

Allan Craig, Gordon Drive

- Raised concern that their property will be devalued due the lane way traffic. The laneway will turn into a roadway.
- Raised concern with lane way access and egress onto Guisachan Road.
- Raised concern with loss of view enjoyment.
- Raised concerns with privacy being compromised by the intended roof top patio use.
- Believes this proposal will not easily fit into the form and rhythm of the neighbourhood.
- Questioned whether Rezoning meets OCP requirements.
- Opposed to this application.
- Responded to questions from Council.

Steven Nicholson, Applicant

- Spoke to the landscaping plan; there will be 22 new trees including 6 Amber trees along the lane way that will grow 20 feet.
- Hedging and turf will provide sound buffer, shade and will hide massing of the building. Ivy will be planted to grow up the building to provide a feel that the building has always been there.
- Canvassed the neighbourhood and was unaware of any opposition.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:53 p.m.

Mayor

/acm

Steph Tean
City Clerk



City of Kelowna
Regular Council Meeting
Minutes

Date: Tuesday, April 26, 2016
Location: Council Chamber
City Hall, 1435 Water Street

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

Members Absent Councillor Brad Sieben

Staff Present Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner, Adam Cseke; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. **Call to Order**

Mayor Basran called the meeting to order at 7:04 p.m.

2. **Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Given.

3. **Confirmation of Minutes**

Moved By Councillor Hodge/Seconded By Councillor Singh

R331/16/04/26 THAT the Minutes of the Public Hearing and Regular Meeting of April 5, 2016 be confirmed as circulated.

Carried

4. **Bylaws Considered at Public Hearing**

4.1 889 McCurdy Place, BL11217 (Z16-0003) - P J S Holdings Ltd.

Moved By Councillor Hodge/Seconded By Councillor Gray

R332/16/04/26 THAT Bylaw No. 11217 be read a second and third time.

Carried

4.2 190 Homer Road, BL11218 (Z15-0044) - Kaskade Developments Group Inc.

Moved By Councillor Donn/Seconded By Councillor Hodge

R333/16/04/26 THAT Bylaw No. 11218 be read a second and third time.

Carried

4.3 2970 Shayler Court, BL11219 (Z15-0056) - Bruce & Helga Morris

Moved By Councillor Donn/Seconded By Councillor Given

R334/16/04/26 THAT Bylaw No. 11219 be read a second and third time.

Carried

4.4 990 Guisachan Road, BL11220 (OCP15-0019) - Strandhaus Developments Inc.

Moved By Councillor Donn/Seconded By Councillor Hodge

R335/16/04/26 THAT Bylaw No. 11220 be read a second and third time.

Carried

4.5 990 Guisachan Road, BL11221 (Z15-0065) - Strandhaus Developments Inc.

Moved By Councillor Singh/Seconded By Councillor DeHart

R336/16/04/26 THAT Bylaw No. 11221 be read a second and third time.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of these (*amendments to Liquor Primary Licences*) were advertised by being posted on the Notice Board at City Hall on April 12, 2016, and by being placed in the Kelowna Capital News issues on April 15 and April 20, 2016 and by sending out or otherwise delivering 442 statutory notices to the owners and occupiers of surrounding properties, and 963 informational notices to residents in the same postal delivery route, between April 12 and April 15, 2016.

Notice of Council's consideration of the Development Variance Permit Applications was given by sending out or otherwise delivering 145 statutory notices to the owners and occupiers of surrounding properties, and 3730 informational notices to residents in the same postal delivery route, between April 12 and April 15, 2016.

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 1310-1352 Water Street, LL16-0003 - Delta Hotels No. 48 Holdings Ltd.

Staff:

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

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

Letters of Concern

Keith & Susan Waker, Water Street
Ian & Jan Thompson, Water Street
Valerie & Rod Ball, Water Street
John & Barb Taylor, Water Street

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

Bert Hick, Rising Tide Consultants, Applicant Representative

- The Delta Hotel has a Convention Centre and would like to be competitive with other hotels and convention centres.
- The request for change in hours is mainly event driven; Hotel mainly wants to have this as an amenity for room service.
- Advised that the liquor primary area is decreasing in size.
- The Hotel would like added flexibility and would not do anything to upset their core business.

Gallery:

John Taylor, Water Street

- Raised concerns regarding noise from the proposed patio and wine bar adjacent to his property.
- Recommended patio hours be restricted to 10 p.m. every evening.
- Believes the Applicant did not provide appropriate consultation with the neighbours.
- There is barely any separation from the proposed wine bar patio and our patios.
- Responded to questions from Council.

Bert Hick, Rising Tide Consultants, Applicant Representative

- Displayed floor plans and clarified the wine bar is on the other side of the Hotel and not where Mr. Taylor suggested.
- Clarified that the 9th floor lounge is exclusive to members.
- Spoke to interactions with the public prior to this meeting; believed that since there was a reduction in liquor primary license there was no need for public consultation, however, assured they want to address concerns and want to be good neighbours.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Given

R337/16/04/26 THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):
In accordance with Section 53 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

Council recommends support for the application from Delta Hotels No. 48 Holdings Ltd. No. A74658 at 1310-1352 Water St. Kelowna BC, legally described as Lot B, District Lots 139, 3454 and 4082, ODYD, Plan KAP47378 Except Plans KAP73543 and KAP76701, for a permanent change to a liquor primary licensed hours of sales for License Number 148683 (Vines Lounge) from '11:00 am to 1:00 AM Monday to Saturday and 11:00AM to 12:00AM Sunday' to '9:00 AM to 2:00 AM Monday to Sunday'.

Council recommends support for the application from Delta Hotels No. 48 Holdings Ltd. No. A74658 at 1310-1352 Water St. Kelowna BC, legally described as Lot B, District Lots 139, 3454 and 4082, ODYD, Plan KAP47378 Except Plans KAP73543 and KAP76701, for a permanent change to a food primary licensed hours of sales for

License Number 148264 (Grand Bay Cafe) from '11:00 am to 1:00 AM Monday to Saturday and 11:00AM to 12:00AM Sunday' to '9:00 AM to 2:00 AM Monday to Sunday' and to include a patron participation entertainment endorsement.

The Council's comments on the prescribed considerations are as follows:

The potential for noise if the application is approved:

The potential impact for noise is minimal and would be compatible with surrounding land uses.

The impact on the community if the application is approved:

The potential for negative impacts is considered to be minimal.

It is unlikely that the change in hours may result in the establishment being operated contrary to its primary purpose.

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

Carried

7. Development Permit and Development Variance Permit Reports

7.1 800 Academy Way, DP16-0027 & DVP16-0028 - Watermark Developments Ltd.

Staff:

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

The City Clerk advised that no correspondence or petitions had been received.

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

Tim McLennan, Lakeshore Road, Applicant

- Displayed a PowerPoint presentation providing additional information regarding the application.
- Advised that 65% of the units are rented.
- Advised there will be a professional operator for this facility.
- Responded to questions from Council.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

R338/16/04/26 THAT Council authorizes the issuance of Development Permit No. DP16-0027 for Lot 1, Sections 3 & 10, Township 23, ODYD, Plan EPP45918, located on 800 Academy Way, Kelowna, BC subject to the following:

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

4. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied as described in the report's "Attachments";
5. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP16-0028, Lot 1, Sections 3 & 10, Township 23, ODYD, Plan EPP45918, located on 800 Academy Way, Kelowna, BC.

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

Section 8.1 - Parking Schedule

Vary the parking requirements from 316 parking stalls required to 174 parking stalls proposed.

Carried

7.2 580 Patterson Avenue, BL11170 (Z15-0034) - Teresa Corea-Gaspari

Moved By Councillor Singh/Seconded By Councillor DeHart

R339/16/04/26 THAT Bylaw No. 11170 be adopted.

Carried

7.3 580 Patterson Avenue, DP15-0149 & DVP15-0206 - Teresa Corea-Gaspari

Staff:

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

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

R340/16/04/26 THAT final adoption of Rezoning Bylaw No. 11170 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP15-0149 for Lot 3 District Lot 14 ODYD Plan 3249, located at 580 Patterson Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in 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 section 219 flood restrictive covenant be registered on the subject parcel to restrict the area located below a geodetic elevation of 344.7 as non-habitable, and that no furnace or other fixed mechanical equipment damageable by flood waters will be located below the stated flood elevation;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0206 for Lot 3 District Lot 14 ODYD Plan 3249, located at 580 Patterson Avenue, Kelowna, BC;

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

Section 8.1.9 (c): Parking and Loading Regulations

To vary the location of off-street parking to the side property line from 1.5 m required to 1.0 m proposed.

Section 13.7.6 (d): Four Dwelling Housing Development Regulations

To vary the minimum site front yard from 4.5 m required to 3.75 m 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 in order for the Permit 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.

Carried

7.4 3957 Lakeshore Road, DVP15-0043 - 678222 BC Ltd.

Staff:

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

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

Letters of Opposition or Concern

Bill Edgington, Lexington Drive
G Lotochinski, Lexington Drive

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

Applicant was not present.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

R341/16/04/26 THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0043, for Lot A, Section 6, Township 26, ODYD Plan KAP76555, located at 3957 Lakeshore Rd.

AND THAT variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 6.1: Local Commercial Zones (C1, C2 and C5) - Free-standing signs

To vary the maximum height from 3.0 m permitted to 5.5 m as proposed.

To vary the maximum area from 3.0 m² permitted to 8.5 m² as 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
Councillor Gray - Opposed

7.5 305 Homer Road, BL11166 (Z15-0049) - Davara Holdings Ltd.

Moved By Councillor Singh/Seconded By Councillor DeHart

R342/16/04/26 THAT Bylaw No. 11166 be adopted.

Carried

7.6 305 Homer Road, DP15-0221 & DVP15-0222 - Davara Holdings Ltd.

Staff:

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

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

Letters of Support

Mike Guzzi, CEO Studio 9 Independent School of the Arts, 1180 Houghton Road

Letters of Opposition or Concern

Tanice & Bruce Fadden, 1033 Houghton Road

Trudy Hurst, 401 - 780 Houghton Road

Chris Lown, 364 Hein Road

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

Dave Sargent, Applicant

- Present and available for questions.

Gallery:

Peter Harshenin, Houghton Road

- Lives adjacent to this proposal.
- This project is overkill for the lot size.
- Believes the petition with 304 signatures was completely dismissed.
- Raised concern with this application and how the rezoning was handled by Council and City staff.
- Complaint has been submitted to the Office of the Ombudsperson; has also been in contact with the City Clerk.

Mary Robinson, Houghton Road

- Opposed to this application.
- Raised concern that the application has lowered her property value.
- Raised concern that the application does not fit in with the rest of the neighbourhood.
- Raised concern with increased traffic.

Keith Antonson, Fleming Road

- Opposed to this application.
- Raised concern with impacts on street parking.
- Raised concern with tax revitalization deferment for development.
- Questioned whether the development will benefit the neighbourhood.
- Recommended traffic calming on Fleming Road if the development proceeds.
- Raised concern that the developer will not construct what is shown to Council and the neighbourhood.

Margaret Wouters, Kneller Road

- Made reference to and read aloud a letter submitted to the media and Council at the December 1, 2015 Public Hearing.
- Very disappointed in the process.
- Opposed to this application.

David Sargent, Applicant

- Made comment to the petition that had been submitted and noted that some signatures were from citizens that did not live in the vicinity.
- Displayed a photo showing the 7.5 m setback to ensure privacy; believes a good job has been done with landscaping and privacy.
- Believes opposition is fear based and concern that we will not follow through on what we say.
- Clarified that there is a 2 vehicle space maximum not a maximum of 3 persons allowed; a family of 5 could potentially live there.
- Advised that the city promotes these types of developments.
- Believes this development will be a benefit to the neighbours; We will be a responsible landlord.
- Confirmed storage is underground.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

R343/16/04/26 THAT Final Adoption of Zoning Amending Bylaw No. 11166 be considered by Council;

AND THAT Council authorize the issuance of Development Permit DP15-0221 for Lot 1, Section 27, Township 26, ODYD, Plan 18004, located at 305 Homer Road, Kelowna, BC subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit DVP15-0222 for Lot 1, Section 27, Township 26, ODYD, Plan 18004, located at 305 Homer Road, Kelowna, BC;

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with the drawings attached to DP15-0221:

Section 13.9.6(b) Development Regulations

To vary the site coverage of buildings, driveways, and parking areas when permeable drive surfaces and parking are provided from 65% to 76.4%.

Section 8.1.9(c) Off-Street Vehicle Parking - Location

To vary the minimum side yard parking setback from a 1.5m to 0.3m.

Section 6.4.1 Projections Into Yards

To vary the maximum permitted projections into a required yard from 0.6m to 1.3m.

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

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

Councillor Hodge - Carried
Opposed

7.7 120 Homer Road, BL10403 (Z10-0044) - Nathan Morden

Moved By Councillor Singh/Seconded By Councillor DeHart

R344/16/04/26 THAT Bylaw No. 10403 be adopted.

Carried

7.8 120 Homer Road, DP14-0137 & DVP10-0076 - Nathan Morden

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant present and available for questions.

No one from the gallery came forward

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor DeHart

R345/16/04/26 THAT Final Adoption of Zoning Amending Bylaw No. 10403 be considered by Council.

AND THAT Council authorize the issuance of Development Permit DP14-0137 for Lot 13 Section 27 Township 26 ODYD Plan 14897, except Plans 39705 and EPP43967, located at 120 Homer Road, Kelowna BC, subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit No. DVP10-0076 for Lot 13 Section 27 Township 26 ODYD Plan 14897, except Plans 39705 and EPP43967, located at 120 Homer Road, Kelowna BC, subject to the following:

Section 13.7.6(f) - Development Regulations

Vary the rear yard setback from 7.5m to 3.2m;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit / Development Variance Permit Applications in order for the permit to be issued.

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

Carried

8. Reminders - Nil

9. Termination

The meeting was declared terminated at 9:57 p.m.

Mayor

/acm



City Clerk

CITY OF KELOWNA
BYLAW NO. 11222
Z16-0007 - Legault Enterprises Ltd.
477 Christleton Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 8009 located on Christleton Avenue, 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 4th day of April, 2016.

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. 11225
Z16-0002 - David & Margaret Ward
200 Clarissa 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 12, Section 23, Township 26, ODYD, Plan 15416 located on Clarissa Rd, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of April, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: May 3, 2016
RIM No. 0940-50
To: City Manager
From: Community Planning Department (LK)
Application: DVP16-0038 **Owner:** J.M. Wood Investments LTD., Inc. No. A86626
Address: 733 Forestridge Lane **Applicant:** Baldwin Construction Ltd.
Subject: Development Variance permit
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance permit No. DVP16-0038 for Strata Lot 51 Section 30 Township 26 ODYD Strata Plan KAS3162, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 733 Forestridge Lane;

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

Section 13.1.6(a): RU1 - Large Lot Housing Development Regulations

To vary the area of an accessory building from 90 m² maximum to 176.4 m² proposed;

Section 13.1.6(b) iii.: RU1 - Large Lot Housing Development Regulations

To vary the height of an accessory building from 4.5 m maximum to 8.33 m proposed

2.0 Purpose

To consider variance requests to increase the maximum area and the maximum height of an accessory building.

3.0 Community Planning

Community Planning staff supports the requested variances to the maximum area and height of an accessory building to facilitate the construction of a second storey addition to an existing accessory building.

Planning staff do not feel that this proposal will negatively impact neighbouring properties and due to the character of the Highpointe neighbourhood and its large homes, the proposed addition would fit within the context.

The application includes drawings which provides a visual assessment which further emphasizes that there will be no loss of view corridors or significant visual impact to the greater area. The proposal is consistent with the City’s Hillside Development Guidelines and its visual objectives.

4.0 Proposal

4.1 Project Description

The applicant is proposing to build a second storey on the existing accessory building on the subject parcel which is located within the Highpointe strata development. The accessory building was constructed in 2013 with approvals granted through development permit DP13-0134 and building permit 46545 for use as a pool house. The parcel has a large downhill slope from the front property line down to the side and rear of the parcel with the allowable buildable area established through a no-build covenant registered on title.

The sloping hillside was taken into account with the original design of the existing building which has a main floor and a below grade pool storage area. The pool house is located to the side of the main dwelling and due to the site topography it is situated well below the main floor of the primary dwelling.

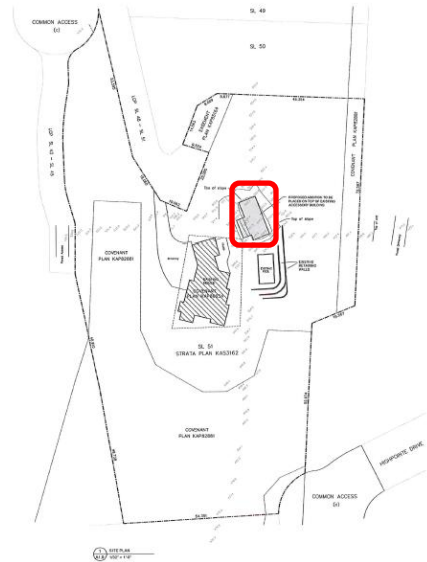


Figure 1 – Site plan, proposed building area denoted in red.



Figure 2 - Site photo with outline of proposed addition indicated.

The first requested variance is to allow the area of the accessory building to increase from 90 m² maximum to 176.40 m² proposed. The second storey space is intended to be used as a home office for the home owner. While the second floor addition is doubling the building area, the overall footprint of the building does not increase. The building has been located and designed in such a way to minimize the buildings mass and visual impact to others.

The second requested variance is to increase the height of the accessory building from 4.5 m maximum to 8.33 m proposed. The existing pool house has been constructed to naturally work with the existing sloped topography. Whether viewed from above or below, it is unobtrusive and does not hinder the natural views.



Figure 3 - South elevation of proposed addition.

The proposed variances are highly site specific. On a typical, flat parcel these variances would not be acceptable. In this scenario, the building has been designed to incorporate the hillside area. The visual impact of the building has been minimized through the use of natural materials and muted colours which match the existing landscape. The building has been designed such that the hillside landscape rather than the sky is the backdrop.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent parcels within a 50 m radius of the subject parcel were contacted by the applicant with information packages provided. Both the strata board and the developer approver have submitted letters of support to allow the application to proceed to Council for the requested variances.

4.2 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Park RU1 - Large Lot Housing	Park Vacant lots
East	RU1 - Large Lot Housing	Single Dwelling Housing
South	RU1 - Large Lot Housing	Single Dwelling Housing
West	RU1 - Large Lot Housing	Single Dwelling Housing

Subject Property Map: 733 Forestridge Lane



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m ²	12,326 m ²
Minimum Lot Width	16.5 m	+54 m
Minimum Lot Depth	30 m	+124 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	3.5%
Maximum Site Coverage (buildings, driveways and parking)	50%	5%
Maximum Height of accessory building	4.5 m	8.33 m [●]
Maximum Area of accessory building	90 m ²	176.40 m ² [●]
Maximum Lot Coverage of Accessory Buildings	14%	Less than 1% (.008%)
Minimum Front Yard	12.0 m	+15 m
Minimum Side Yard	2.3 m	+30 m
[●] Indicates a requested variance to the maximum height of an accessory building (+3.83m). [●] Indicates a requested variance to the maximum area of an accessory building (+86.40m ²).		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - 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.

5.2 Hillside Development Guidelines

Principles for Hillside Development.²

Housing Diversity and Design Guidelines

- Orient buildings to run parallel to the natural slope.
- Building ground floor elevations and heights should be sensitive to up-slope views.

Visual Objectives

The impact of developments on views should be mitigated to ensure:

- Structures and building faces do not dominate the landscape.

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 Attachment A.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Hillside Development Guidelines.

7.0 Application Chronology

Date of Application Received: February 10, 2016
Date Public Consultation Completed: February 3, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan

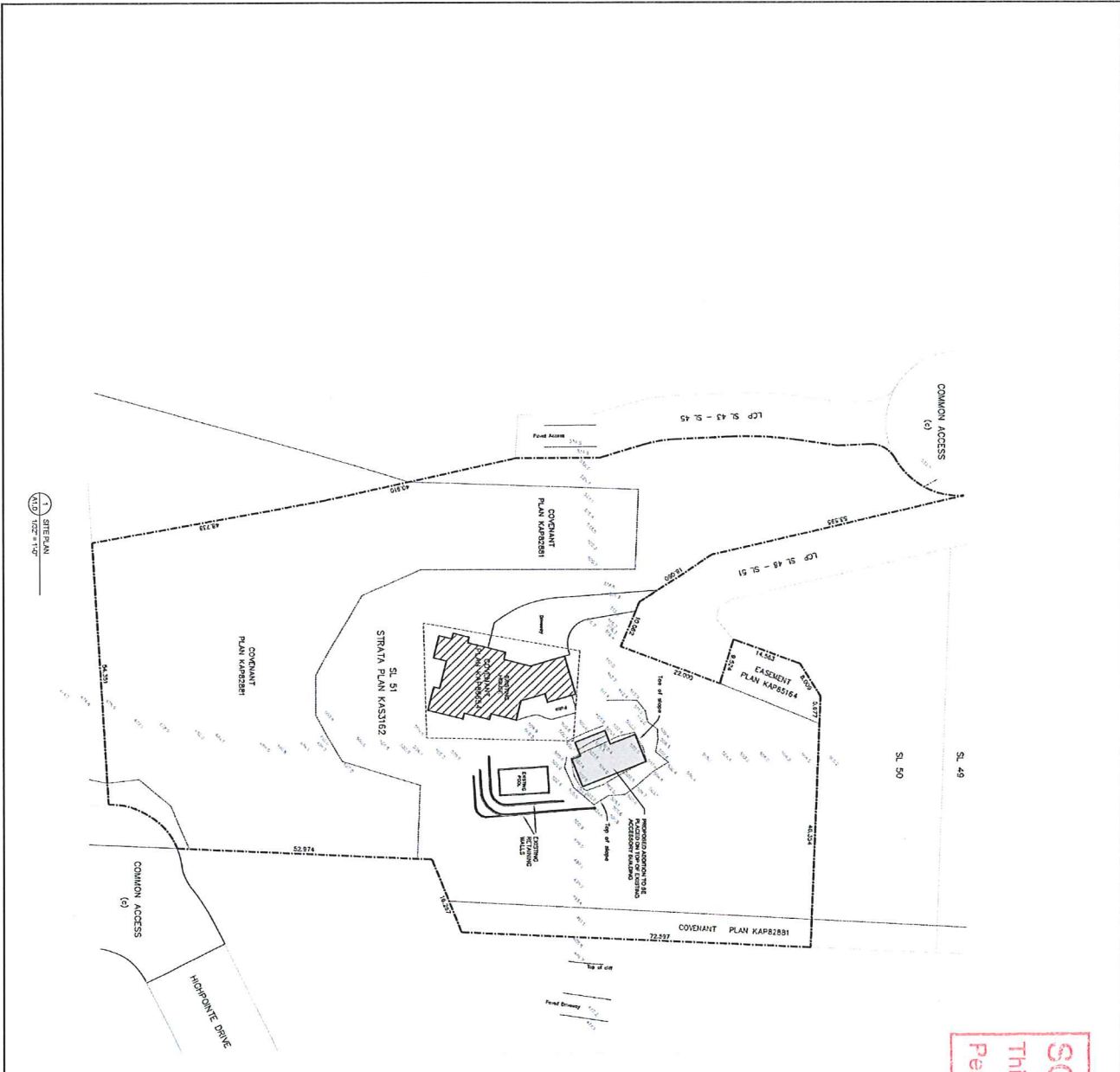
Schedule B: Conceptual Elevations

Attachment A: Development Engineering Memorandum

Attachment B: Neighbourhood Consultation Visuals Drawing Package

Draft Development Variance Permit DVP16-0038

SCHEDULE A
This forms part of development
Permit # **DuPlv-0038**

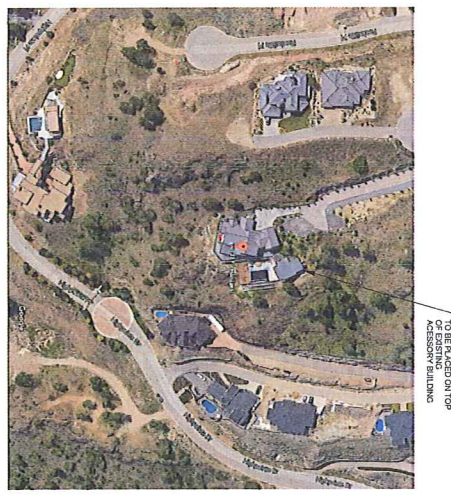


1. SITE PLAN		2. SUBMISSION PLAN	
7/22/21		7/22/21	

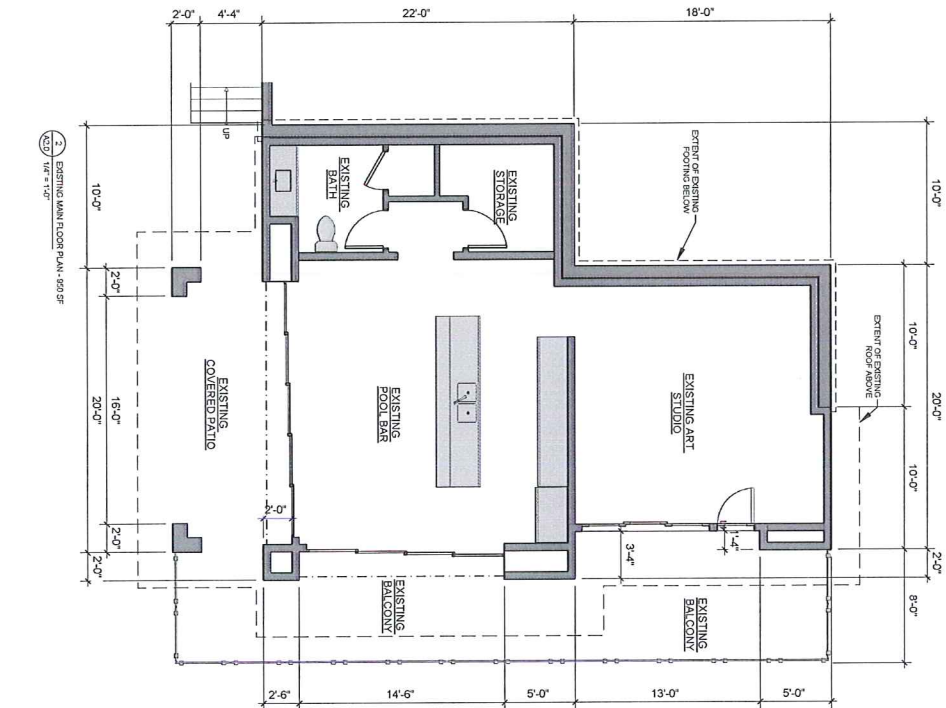
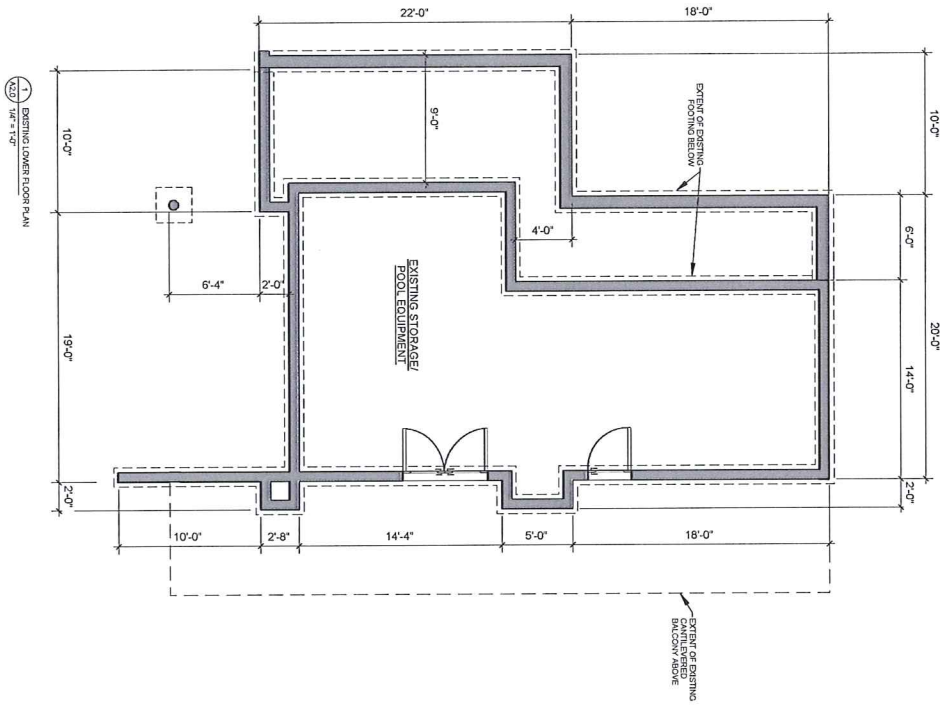
SITE DETAILS	PER ZONING	EXISTING	PROPOSED	NOTES
ZONING	R1	RESIDENTIAL	RESIDENTIAL	
NET AREA (SQ M)	10,250 SQ M	10,250 SQ M	10,250 SQ M	
GROSS FLOOR AREA (SQ M)	MIN. 18,000	18,000	18,000	
PERMITTED HEIGHT (M)	3.5 M	3.5 M	3.5 M	
PERMITTED SETBACKS (M)	1.5 M (FRONT), 1.5 M (SIDE), 1.5 M (REAR)	1.5 M (FRONT), 1.5 M (SIDE), 1.5 M (REAR)	1.5 M (FRONT), 1.5 M (SIDE), 1.5 M (REAR)	

PARAMETER	PER ZONING	EXISTING	PROPOSED	NOTES
FLOOR AREA (SQ M)	10,250	10,250	10,250	
FLOOR AREA NET (SQ M)	8,000	8,000	8,000	
FLOOR AREA GROSS (SQ M)	10,250	10,250	10,250	
FLOOR AREA NET TO FLOOR AREA NET (%)	78%	78%	78%	
PERMITTED HEIGHT (M)	3.5	3.5	3.5	
PERMITTED SETBACKS (M)	1.5	1.5	1.5	

ACCESSORY BUILDING SETBACKS	PER ZONING	EXISTING	PROPOSED	NOTES
FRONT	4.5 M	4.5 M	4.5 M	
SIDE	2.5 M	2.5 M	2.5 M	
REAR	7.5 M	7.5 M	7.5 M	
PARKING SPACES (EXISTING)	3	3	3	
PARKING SPACES (PROPOSED)	3	3	3	



SCHEDULE A
 This forms part of development
 Permit # **DP16-0038**



NOTE THAT ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE

BSD
 Best Site/Scale Design
 2504 18th Avenue
 2504 18th Avenue
 2504 18th Avenue
 info@bestsiteanddesign.com

GENERAL COMMENTS:
 Check for any other related notes and requirements.
 This drawing is for informational purposes only. It is not to be used for construction or other purposes without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

CONTRACTOR (REFERENCE):
 The Owner is to provide all necessary permits and fees for the construction of the project. The Owner is to provide all necessary permits and fees for the construction of the project. The Owner is to provide all necessary permits and fees for the construction of the project.

SITE NORTH **PROJECT NORTH**

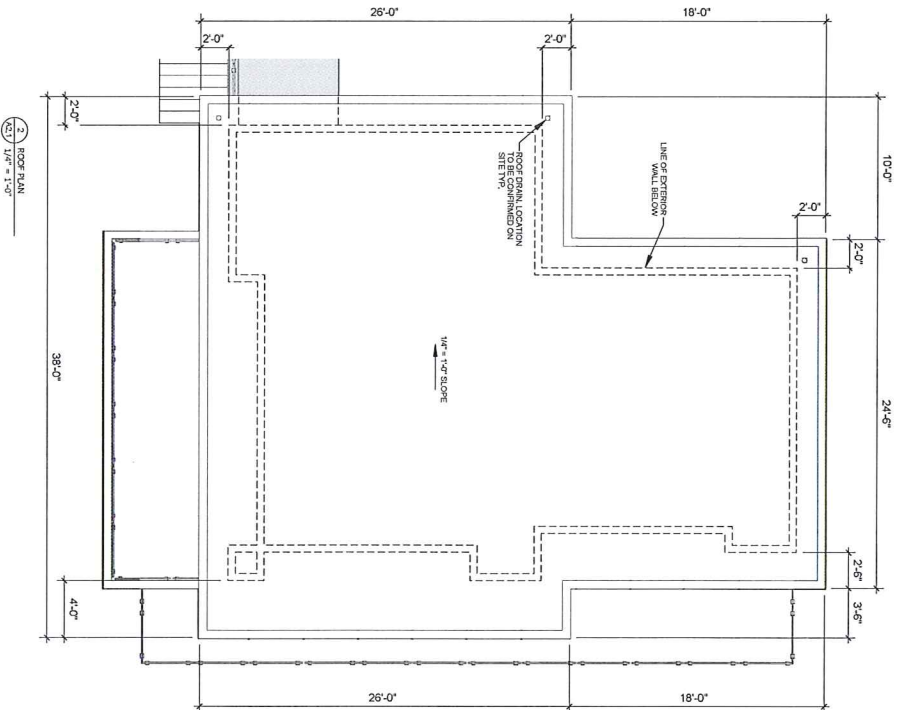
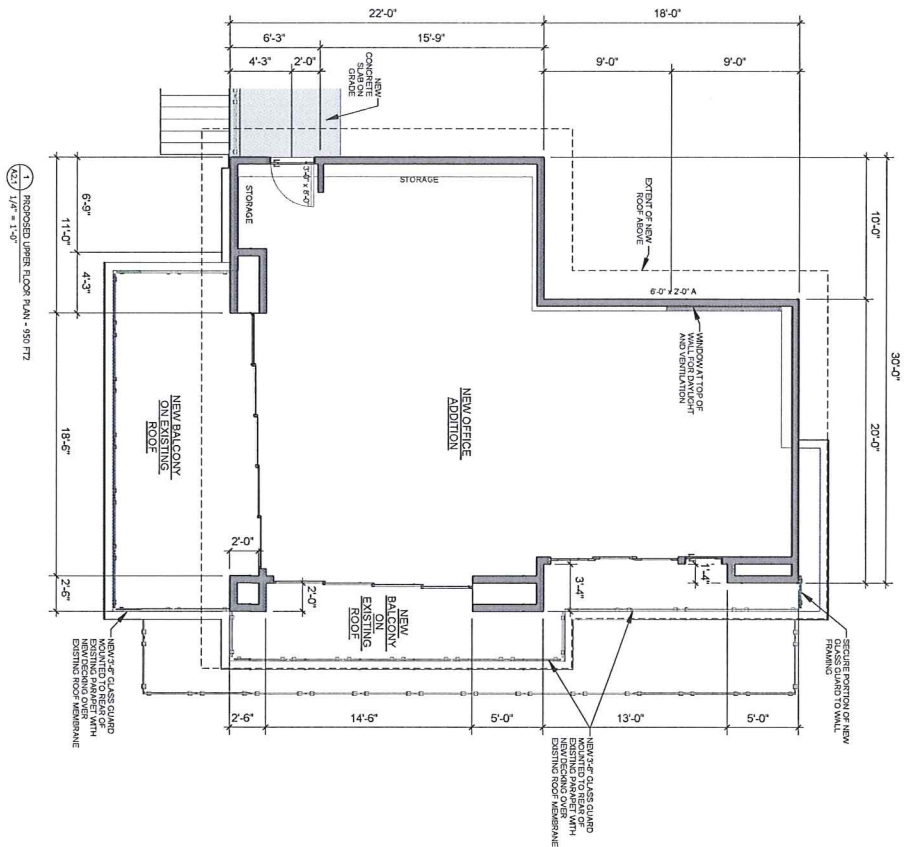
DATE	DESIGN DATE
2015-12-11	2015-12-11
2015-12-11	2015-12-11
2015-12-11	2015-12-11

PROJECT TITLE: #1516
 Wood Residence
 Pool House Addition
 10000 15th Ave SW
 Lakeland, BC V2A 4G4

SHEET TITLE:
 Lower & Main Floor Plans
 AS NOTED
 DRAWING NUMBER
A2.0

SCHEDULE A
 This forms part of development
 Permit # DWP16-0038

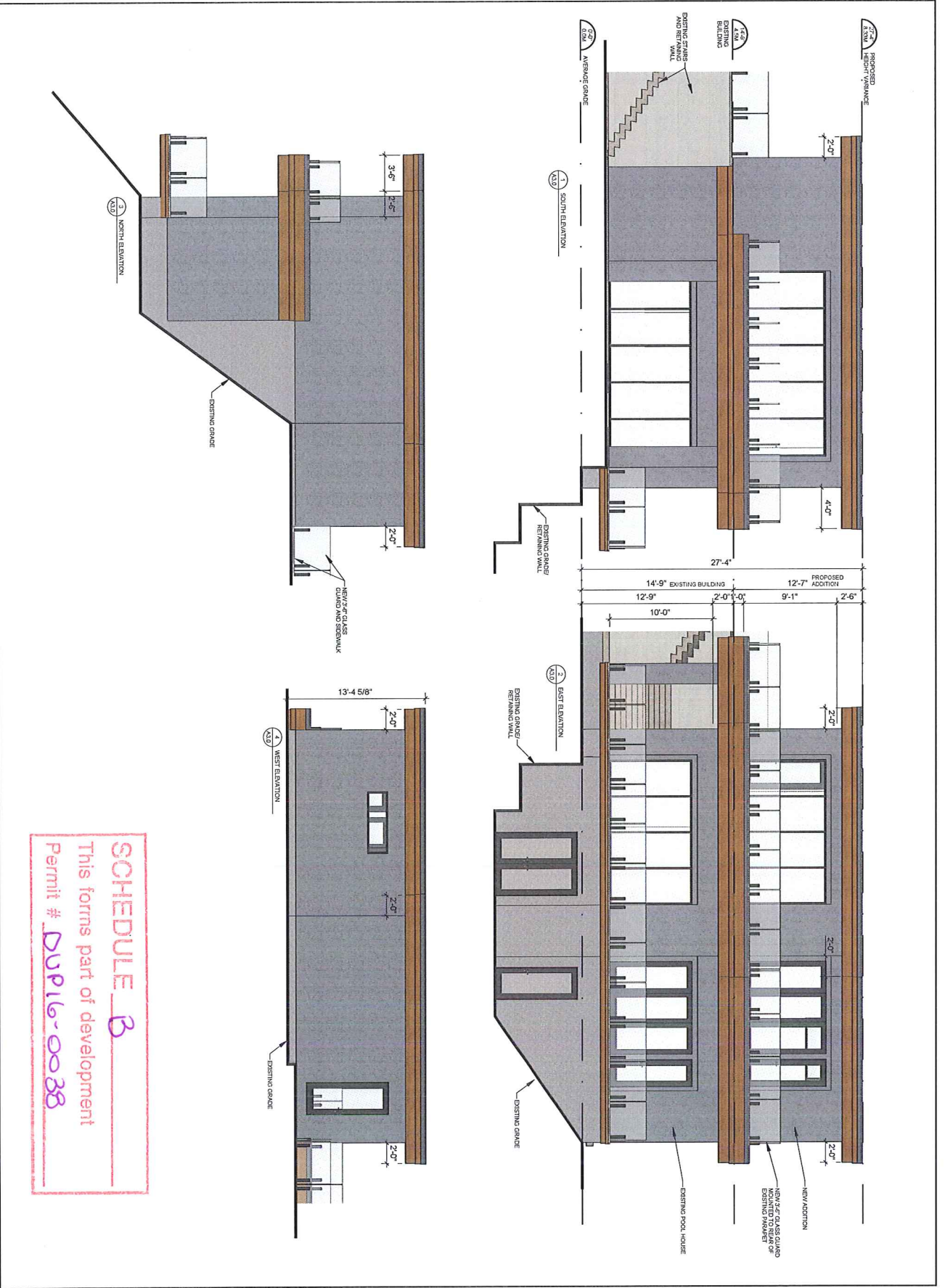
BSD
 Brent Smith-Cook Architects
 3504 R.R. 4307
 Manassas, VA 20108
 info@brentsmith-cook.com



NOTE THAT ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE

SITE NORTH	PROJECT NORTH
DATE: 11/22/22	PROJECT FIRM: BSD
DATE: 11/22/22	DESIGNED BY: BRENT SMITH-COOK
DATE: 11/22/22	DRAWN BY: BRENT SMITH-COOK
PROJECT TITLE: Wood Residence Pool House Addition	
PROJECT NO.: #1516	
CLIENT: 20\"/>	
SHEET TITLE: Upper Floor & Roof Plan	
SCALE: AS SHOWN	
DRAWING NUMBER: A2.1	

A2.1



SCHEDULE B
 This forms part of development
 Permit # **DUP16-0038**

GENERAL CONTRACTOR

DATE: 10/20/2016

SCALE: 1/4" = 1'-0"

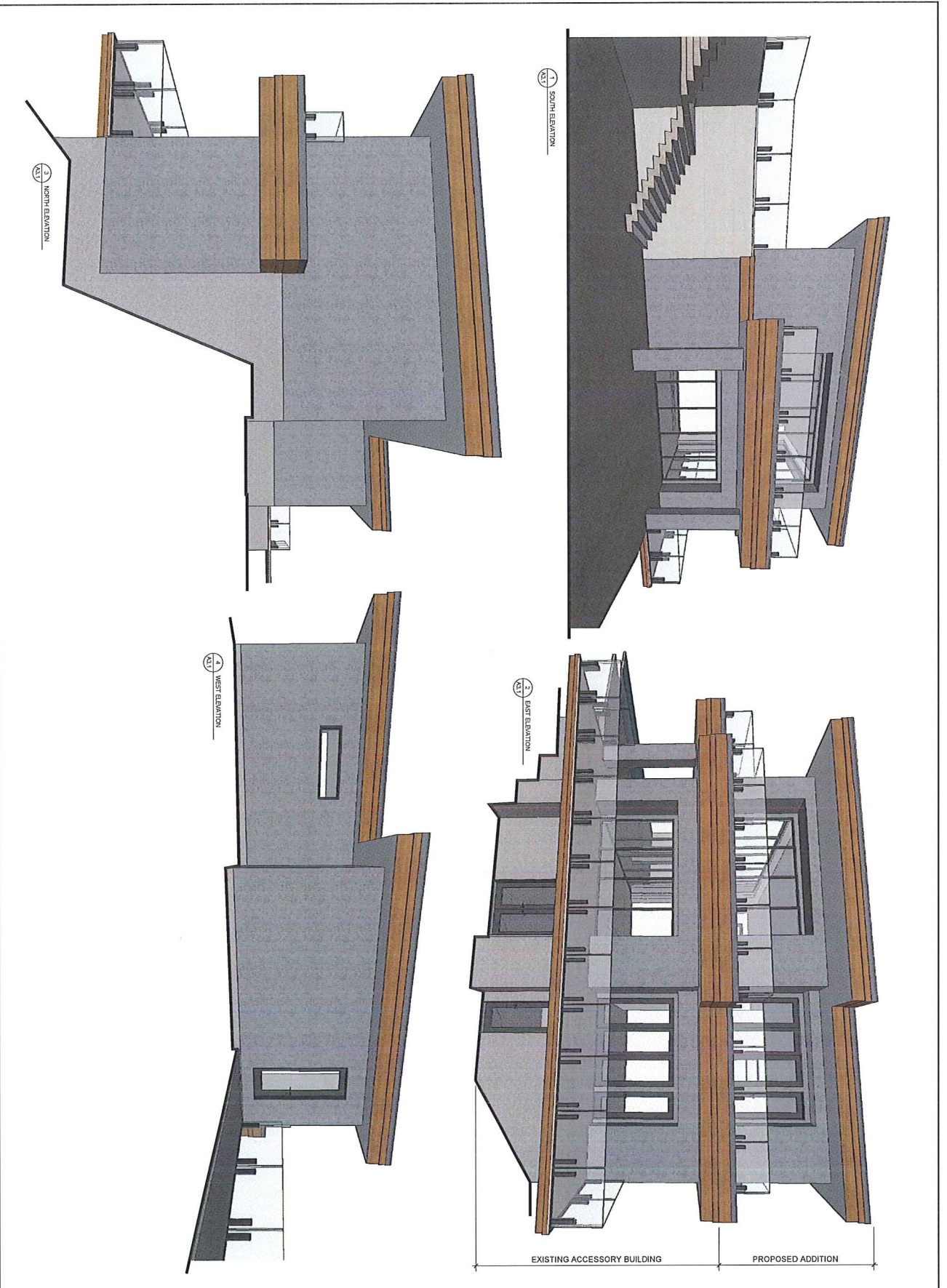
PROJECT NAME: Wood Residence - Pool House Addition

PROJECT NUMBER: #1516

SHEET TITLE: Elevations

DRAWN BY: GW/MD/PA/KR/EP

A3.0



GENERAL COMMENTS:

Check and verify all noted details and dimensions prior to construction. All dimensions are in millimeters unless otherwise noted. The drawings shall be used for the construction of the building as shown. All materials, finishes, and colors shall be as noted. All work shall be in accordance with the applicable building codes and standards. All work shall be in accordance with the applicable building codes and standards. All work shall be in accordance with the applicable building codes and standards.

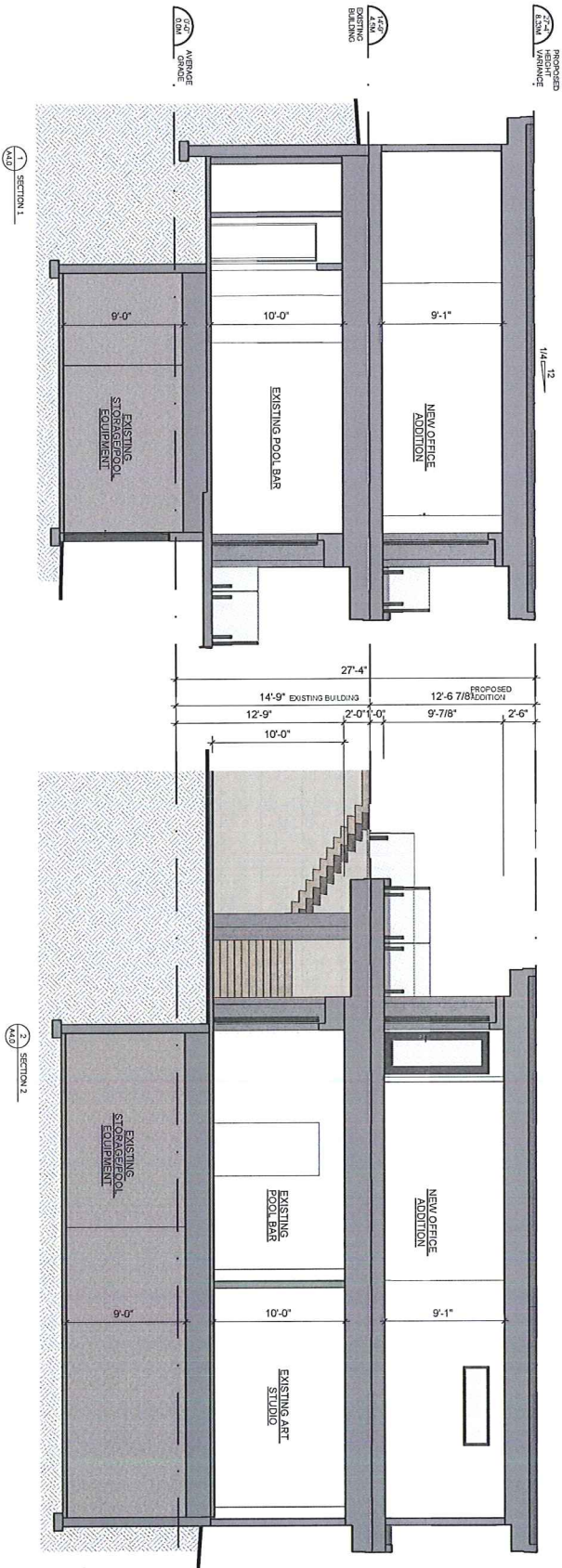
COPYRIGHT / REFERENCE:

This drawing is the property of Brian Stables Design and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Brian Stables Design.

SITE NORTH PROJECT NORTH

DATE	ISSUED FOR
2014-12-02	CADRE REVIEW
2014-11-28	VARIANCE REVIEW

PROJECT TITLE #1516
 Wood Residence -
 Pool House Addition
 1710 Woodway Drive
 Kelowna, BC V1Y 6L2
 SHEET TITLE
 Elevations
 SCALE 1/4"=1'-0"
 DRAWING NUMBER A3.1



GENERAL CONDITIONS
 These conditions shall apply to all drawings and specifications. In the event of a conflict between the drawings and specifications, the drawings shall prevail. The contractor shall be responsible for obtaining all necessary permits and for coordinating with all other trades. The contractor shall be responsible for the safety of all workers and for the protection of the existing building and site. The contractor shall be responsible for the removal of all debris and for the restoration of the site to its original condition.

SHEET NORTH PROJECT NORTH

DATE	PROJECT NAME
2014.12.23	WOOD RESIDENCE - POOL HOUSE ADDITION
2015.01.15	ISSUE: REVISION
PROJECT TITLE #1516	
Wood Residence - Pool House Addition	
Location: 2020 1st Lane, Loudoun, VA	
SHEET TITLE	


Building Sections
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER: A4.0

CITY OF KELOWNA
MEMORANDUM

Date: March 9, 2016
File No.: DVP16-0038
To: Land Use Management Department (LK)
From: Development Engineering Manager
Subject: 733 Forestridge Lane 722-800 Highpointe PI Building Height

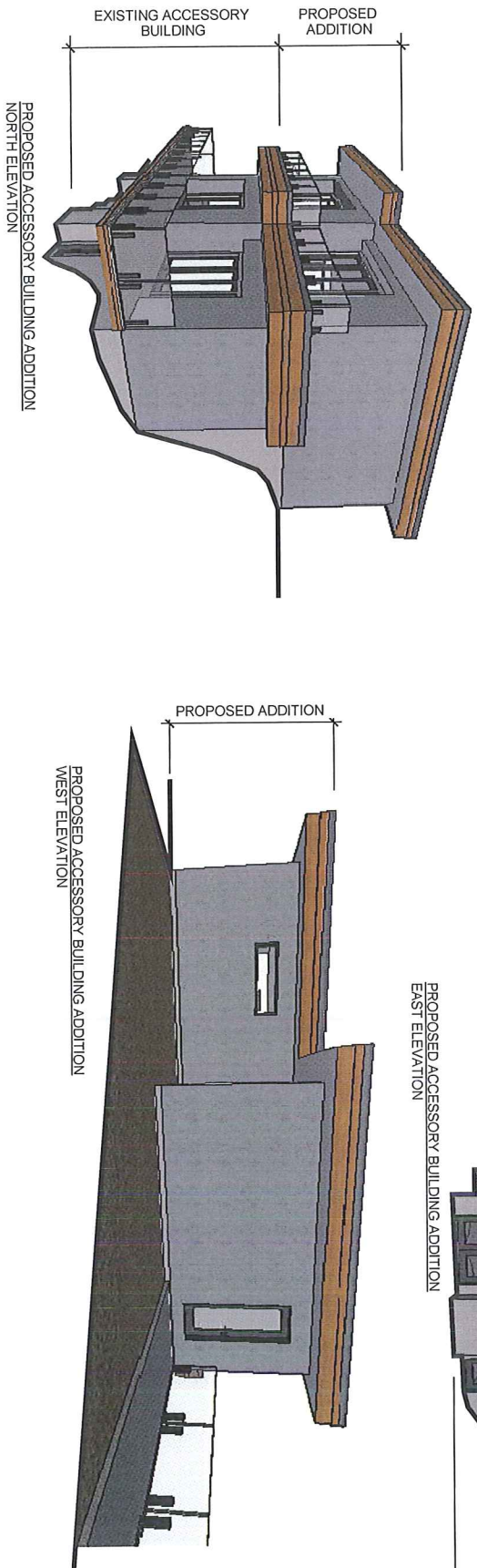
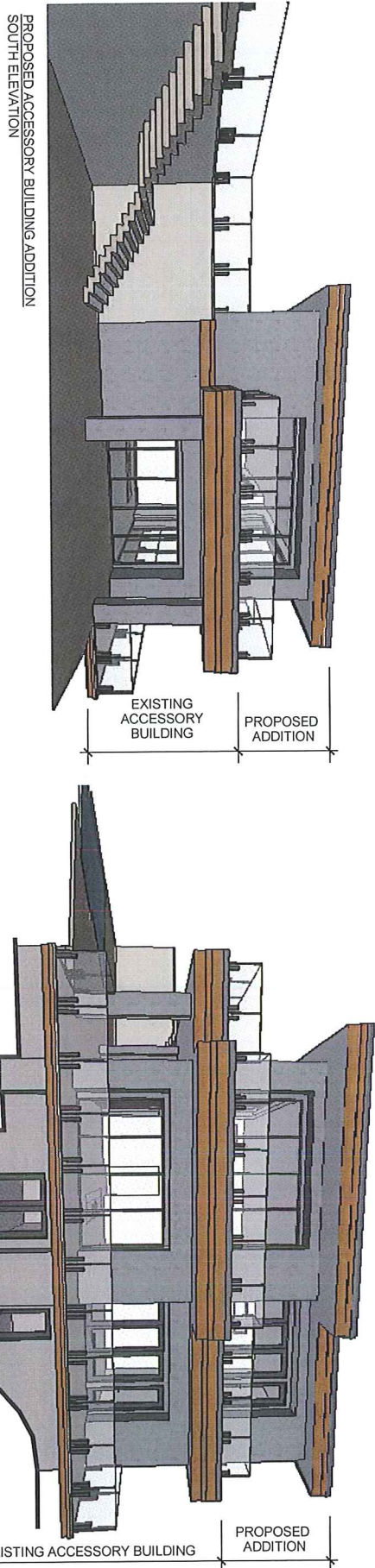
Development Engineering Services have the following comments associated with this application for a development variance permit to vary section 13.1.6b of zoning bylaw.

The Development Variance Permit Application to allow for the construction of a Accessory Building which is 8.33 m in height (4.5m permitted), and to increase the area of the accessory building from 90m sq maximum to 176.5 m sq proposed does not compromise the municipal servicing requirements.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

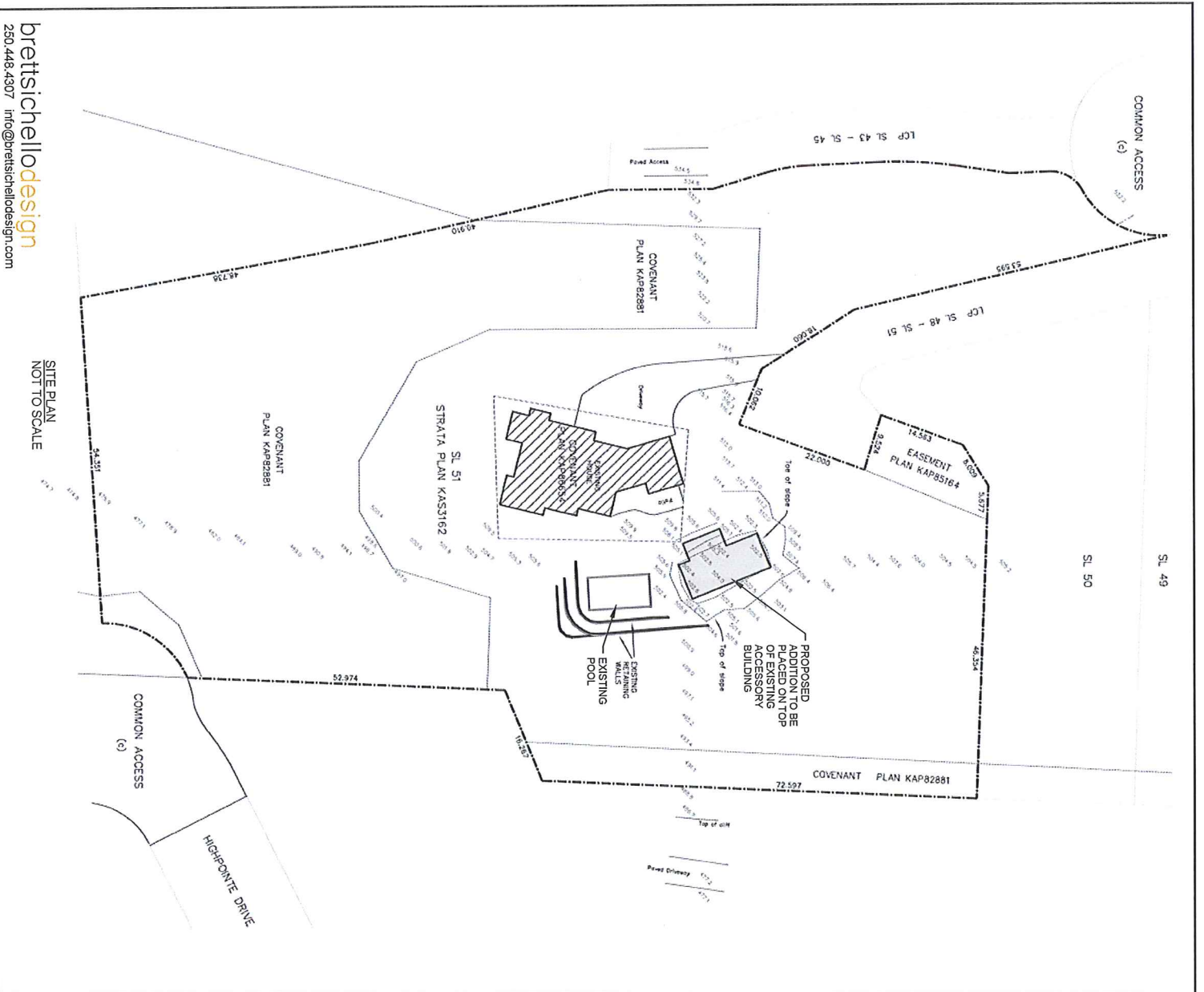


This package is inform the neighbouring residents of a proposed addition to an existing accessory building (pool house) at 733 Forestridge Lane. The addition to the existing pool house is to serve as a home based office intended for personal use only as the addition is not connected via staircase to the existing pool house and the new space will not include any additional plumbing fixtures (washroom). The proposal has been reviewed approved by the *Highpointe Design Review Consultant* and *Highpointe Strata Council* however the City of Kelowna requires a *Development Variance Permit* for the following:

- Variance #1 - request to increase the *Maximum Building Height* for an *Accessory Building* from 14'-9" to 27'-4" to allow the addition of the second storey.
- Variance #2 - request to increase the *Maximum Combined Area of Accessory Buildings* from 968 SF to 1,900 SF to allow the addition of the second storey. The existing pool house is 950 SF.

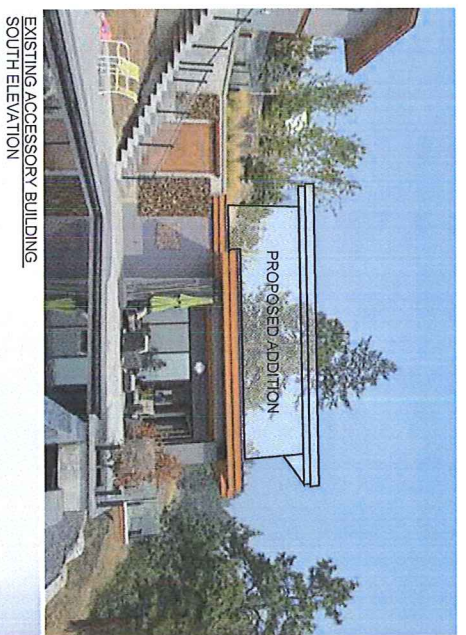
Design Rationale - The existing *Accessory Building* structure has foundations and services in place therefore the addition would not require any major disturbance to the existing steep and sensitive slopes on site. The Owner of the property also owns the adjacent lot to the north at 733 Forestridge Lane and the natural topography of the site drops significantly from the lots higher on the hill therefore the addition would not impact any neighbouring lot views. The design team considered attaching the new space to the existing house which would eliminate the need for a *Development Variance Permit* however this would require significantly more excavation and disturbance to the existing site as well block an existing view corridor in between the existing house and existing/proposed accessory building. Considering that no neighbouring lots are, or will be in the future, impacted by the proposed addition it was determined that adding a second storey to the existing structure was the most logical solution.

To provide feedback, please contact either Lydia Korolchuk with the City of Kelowna's Planning Department by email at lkorolchuk@kelowna.ca or by phone at 250-470-0631, or Brett Sichelto Design.



brettsichelloddesign
 250.448.4307 info@brettsichelloddesign.com

SITE PLAN
 NOT TO SCALE



EXISTING ACCESSORY BUILDING
 SOUTH ELEVATION



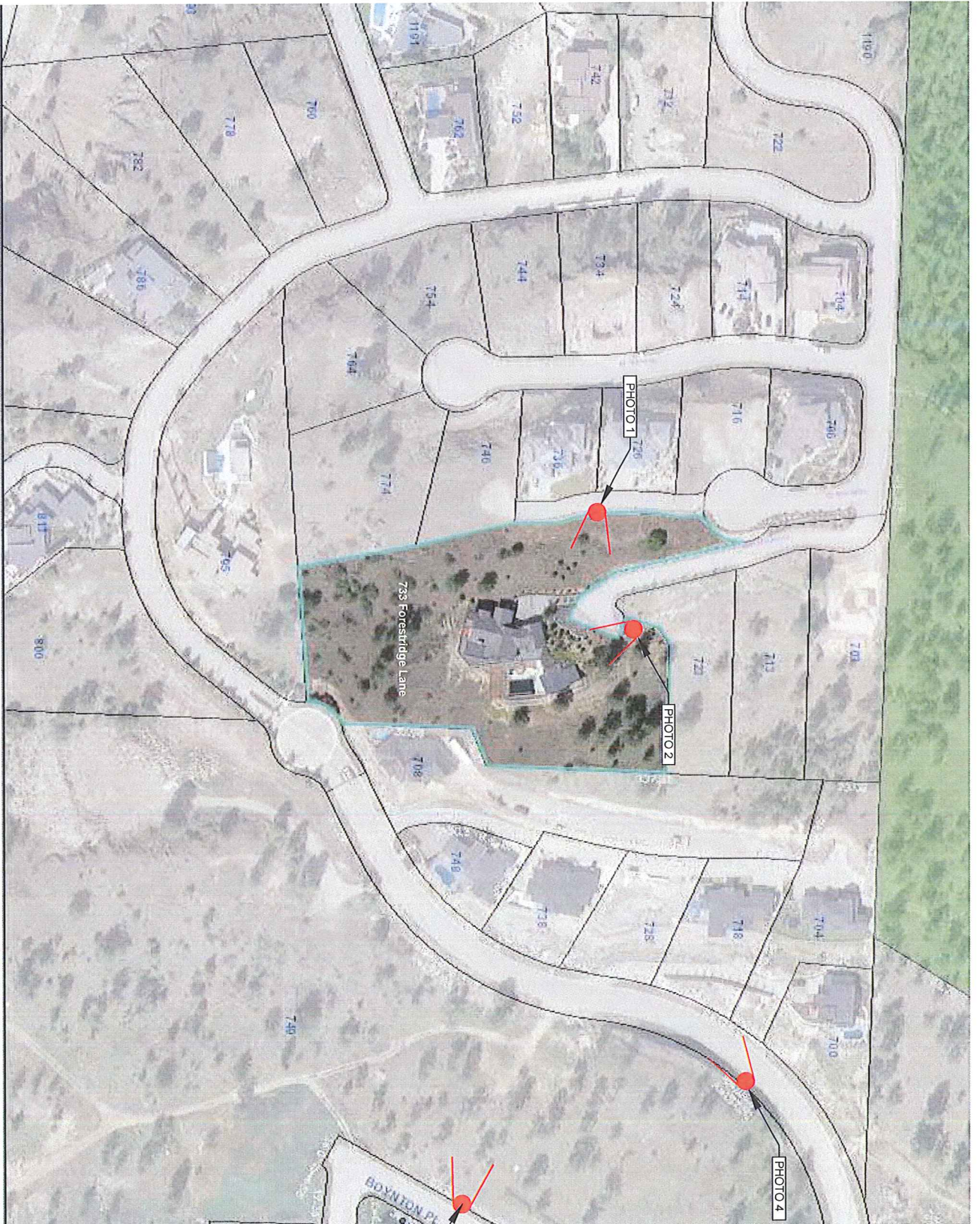
EXISTING ACCESSORY BUILDING
 EAST ELEVATION



EXISTING ACCESSORY BUILDING
 NORTH ELEVATION

Accessory Building Addition
 733 Forestridge Lane
 2016-02-19





SITE PLAN
NOT TO SCALE



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0038

Issued To: J.M. Wood Investments LTD., Inc. No. A86626
Site Address: 733 Forestridge Lane
Legal Description: Strata Lot 51 Section 30 Township 26 ODYD Strata Plan KAS3162, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
Zoning Classification: RU1 - Large Lot Housing
Development Permit Area: N/A

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Variance Permit No. DVP16-0038 for Strata Lot 51 Section 30 Township 26 ODYD Strata Plan KAS3162, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at 733 Forestridge Lane, Kelowna, BC to allow the construction of an addition to an existing accessory building be approved subject to the following:

- 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";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.1.6(a): RU1 - Large Lot Housing Development Regulations

To vary the area of an accessory building from 90 m² maximum to 176.4 m² proposed;

Section 13.1.6(b) iii.: RU1 - Large Lot Housing Development Regulations

To vary the height of an accessory building from 4.5 m maximum to 8.33 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.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

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

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

CITY OF KELOWNA
BYLAW NO. 11183
Z15-0055 - Lance Johnson & Tracey Skulmoski
160 Gibbs Road W

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4, Section 26, Township 26, ODYD, Plan 12452 located on Gibbs Rd W, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of January, 2016.

Considered at a Public Hearing on the 2nd day of February, 2016.

Read a second and third time by the Municipal Council this 2nd day of February, 2016.

Approved under the Transportation Act 11th day of February, 2016.

Blaine Garrison

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 26, 2016
RIM No. 0940-00
To: City Manager
From: Community Planning Department (LK)
Application: DP15-0251 & DVP15-0252 **Owner:** Lance Johnson & Tracey Skulmoski
Address: 160 Gibbs Road W **Applicant:** Novation Design Studio
Subject: Development Permit and Development Variance Permit Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11183 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP15-0251 for Lot 4 Section 26 Township 26 ODYD Plan 12452, Located at 160 Gibbs Road W, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0252 for Lot 4 Section 26 Township 26 ODYD Plan 12452, Located at 160 Gibbs Road W, Kelowna, BC;

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

Section 9.5b.15: Carriage House Regulations

To vary the required minimum rear yard setback from 2.0 m permitted to 1.5 m proposed.

AND FURTHER THAT this Development Permit & 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 and one variance to allow for the conversion of an Accessory Building to a Carriage House on the subject property.

3.0 Community Planning

Community Planning staff supports the rear yard setback variance to allow the conversion of an existing accessory building to a carriage house. The form and character of the one storey carriage house fits within the local context and the building meets all other zoning regulations. Any increased life safety requirements will be addressed with the Building Permit application.

The parcel is located within the Permanent Growth Boundary on the west side of Gibbs Road. The proposal is consistent with policies within the Official Community Plan (OCP) that support sensitive integration into existing neighbourhoods where services are already in place and densification can easily be accommodated.

The requirements of the Rezoning Application have been completed. This includes MOTI approval which was received on February 11, 2016.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius were provided with a circulation package in regards to the development in June and July of 2015.

4.0 Proposal

4.1 Project Description

The accessory building was constructed in 2013 as a workshop. At the time of construction, the building met the Zoning Bylaw regulations required to construct an accessory building. In converting the accessory building to a carriage house, one variance is triggered. The proposed required rear yard setback of 2.0 m will require a variance to be reduced to 1.5 m proposed. The rear elevation of the building has two existing windows which are located below the existing 2.0 m fence height. Privacy to the subject parcel and the adjacent rear parcel is increased through the provision of hedges along with the fence. All other carriage house zoning regulations have been met.



The existing oversized workshop door will be removed and replaced with windows. The building will be finished with stucco to match the existing primary dwelling. Private open space for the carriage house is located beside it, to the north.

The parcel provides the three parking stalls required by the Zoning Bylaw, one is within the carport attached to the existing dwelling with

the second stall in tandem and the third stall is located in front of the carriage house.

The applicant has licenses for two home based business - minor. Both are limited to home offices and as per the Zoning Bylaw parking requirements there are no parking spaces required for either business.

4.2 Site Context

The subject property is located on the west side of Gibbs Road W in the Rutland area of Kelowna. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU1 - Large Lot Housing RM3 - Low Density Multiple Housing	Single Family Dwelling Multi-Family Row housing
West	RU6 - Two Dwelling Housing	Semi-Detached Dwelling

Subject Property Map: 160 Gibbs Road W



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	856 m ²
Min. Lot Width	16.5 m	22 m
Min. Lot Depth	30 m	38.79 m
Development Regulations		
Site Coverage	40%	21.8%
Site Coverage: accessory buildings or structures and carriage house (one storey)	20%	10%
Floor area of carriage house (footprint)	100 m ²	85.8 m ²
Max. area of carriage house (total building area)	130 m ²	85.8 m ²

Max. net floor area of carriage house to total net floor area of principal building	75%	40%
Height (mid point of roof)	4.8 m	4.2 m
Setback from Principal Dwelling	3.0 m	12.4 m
Carriage House Regulations		
Max. Height	4.8 m	4.2 m
Min. Side Yard (north)	2.0 m	9.1 m
Min. Side Yard (south)	2.0 m	2.9 m
Min. Rear Yard (without a lane)	2.0 m	1.5 m ¹
Height (carriage house shall not be higher than existing primary dwelling unit)	1 1/2 storey ex. House	1 storey Carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	+3 stalls provided
Min. Private Open Space	30 m ²	+30 m ²
¹ Indicates a requested variance to the rear setback to a carriage house without rear lane access.		

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 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure at time of permit application

6.2 Development Engineering Department

- See Attachment 'A'.

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

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Gibbs Rd W. for emergency response
- Should a gate or fence be installed between main house and carriage house the gate is to open without special knowledge (locking device) and have a clear width of 1100mm.

7.0 **Application Chronology**

Date of Application Received:	October 15, 2015
Date Public Consultation Completed:	November 15, 2015
Date of Rezoning 2 nd & 3 rd Reading:	February 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map
Schedule A - Site Plan/ Landscape Plan
Schedule B - Elevations
Development Engineering Memorandum
Rutland Water District Letter

PROJECT STATISTICS:

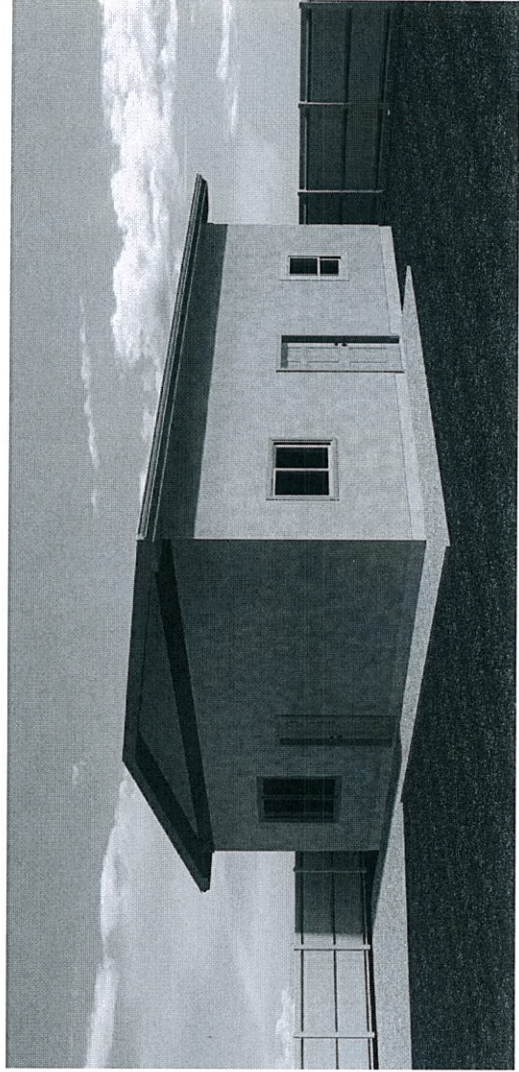
Zoning Analysis Table

CRITERIA	RUTC ZONE REQUIREMENT	PROPOSAL
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	21.8%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	46.0%
Maximum Height	9.5 m / 2 1/2 stories	existing / 1 1/2 story
Minimum Front Yard	4.5 m	7.8 m
Minimum Side Yard (South)	6.0 m (to garage / carport)	8.6 m
Minimum Side Yard (North)	2.0 m (1 or 1 1/2 storeys)	1.5 m
Minimum Rear Yard	2.3 m (2 or 2 1/2 storeys)	22.4 m
	4.5 m (flanking street)	
	7.5 m	
Carriage House Development Regulations		
Maximum Accessory Site Coverage	20%	10%
Maximum Accessory Building Footprint	100 m ² (carriage house) 50 m ² (accessory buildings) 130 m ² (total)	85.8 m ²
Maximum Net Floor Area	100 m ²	80 m ²
Maximum Net Floor Area to Principal Building	75%	40%
Maximum Accessory Site Coverage	14%	n/a
Maximum Accessory Building Footprint	90 m ²	n/a
Maximum Net Floor Area	90 m ²	n/a
Maximum Net Floor Area to Principal Building	75%	n/a
Maximum Upper Storey Floor Area to Building Footprint	75%	n/a
Maximum Height (to mid-point)	4.8 m	4.2 m
Maximum Height (to peak)	Peak of principal dwelling	4.8 m
Minimum Front Yard	To be in rear yard	yes
Minimum Side Yard (South)	2.0 m	2.9 m
Minimum Side Yard (North)	4.5 m (flanking street)	9.1 m
Minimum Rear Yard	1.5 m (to garage / carport) 2.0 m (no lane)	1.5 m
Minimum Distance to Principal Building	3.0 m	12.4 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per dwelling	30 m ² per dwelling

CONTEXT SITE PLAN:



ILLUSTRATION:



NOTES:
 1. Although shown, this plan does not represent a site plan. It is for informational purposes only and is not intended to be used for any other purpose.
 2. The subject property is located at the intersection of PL 58557 and PL 5906.
 3. The subject property is located at the intersection of PL 58557 and PL 5906.
 4. The subject property is located at the intersection of PL 58557 and PL 5906.
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 8. The subject property is located at the intersection of PL 58557 and PL 5906.
 9. The subject property is located at the intersection of PL 58557 and PL 5906.
 10. The subject property is located at the intersection of PL 58557 and PL 5906.

- THE DEVELOPER:**
- NOT a controlled development (residential)
 - A CONTROLLED DEVELOPMENT (residential)
 - The first floor of the basement
 - A separate section, former private room from main
 - A partial section, former private room from main
 - A full section, former private room from main
 - MEIR Construction

BY: 2015/02/20 ISSUED FOR REVISION
 DATE: 2015/02/20
 DRAWING NO: 100-1000

NOVATION
 CONSULTANTS LTD.
 10-1160 DUNDAS ST. W. SUITE 400
 K1L 0Y4, ONTARIO, CANADA

PROJECT NO: 100-1000
 PROJECT NAME: Carriage House

DATE: 2015/02/20
 PROJECT NO: 100-1000

PROJECT COVER PAGE

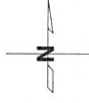
DATE	PK	PK	PK
DATE	PK	PK	PK
DATE	PK	PK	PK

PROJECT COVER PAGE
 A0.00
 PROJECT NO: 100-1000

NOT TO SCALE
 1:1000
 Copyright 2018. All Rights Reserved. The information contained herein is for general information only and is not intended to be construed as a contract. The information is provided "AS IS" and the user assumes all responsibility for its use. The information is not intended to be used as a basis for any decision-making and is not intended to be used as a substitute for professional advice. The information is not intended to be used as a basis for any decision-making and is not intended to be used as a substitute for professional advice.

- THIS DOCUMENT IS:
- NOT FOR CONSTRUCTION. It is intended for use only to show the general location of the proposed development.
 - NOT FOR CONSTRUCTION. It is intended for use only to show the general location of the proposed development.
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01 - 2018/02 - ISSUED FOR RECORD/PLAN



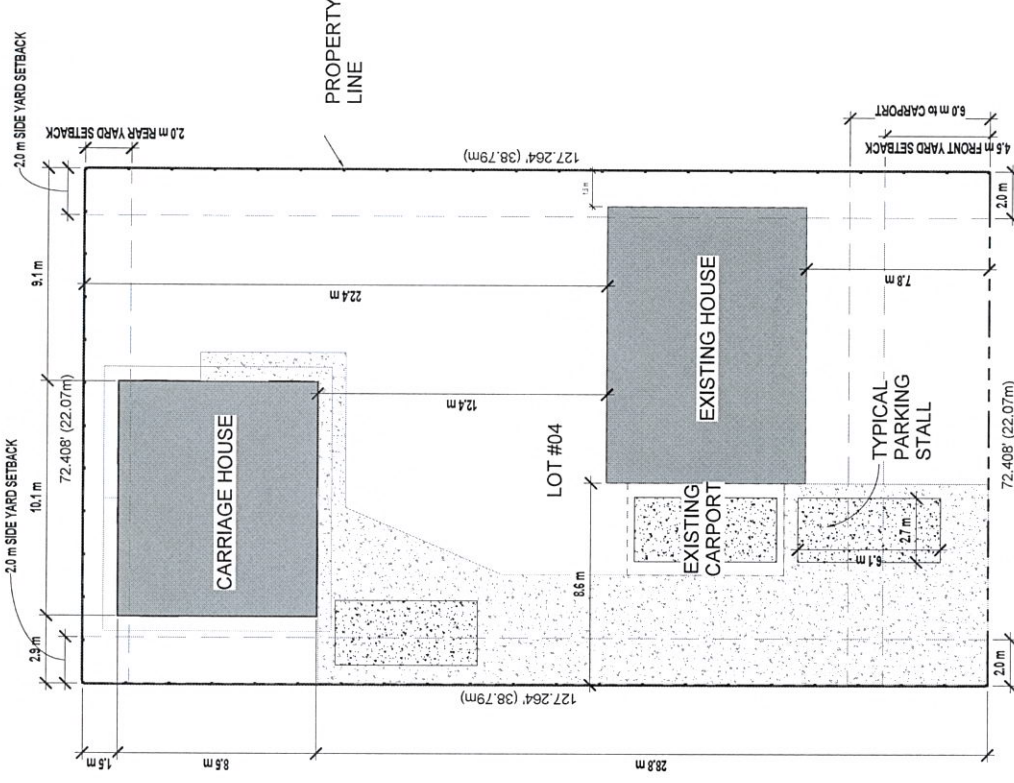
Project Title:
George Evans Carriage House

L&P No. 18-11-01-D-110-1812
 Project No. 18/01/2013

SITELANDSCAPE PLAN

Scale: 1:1000
 Date: 02/08/2018

Author: A1.00



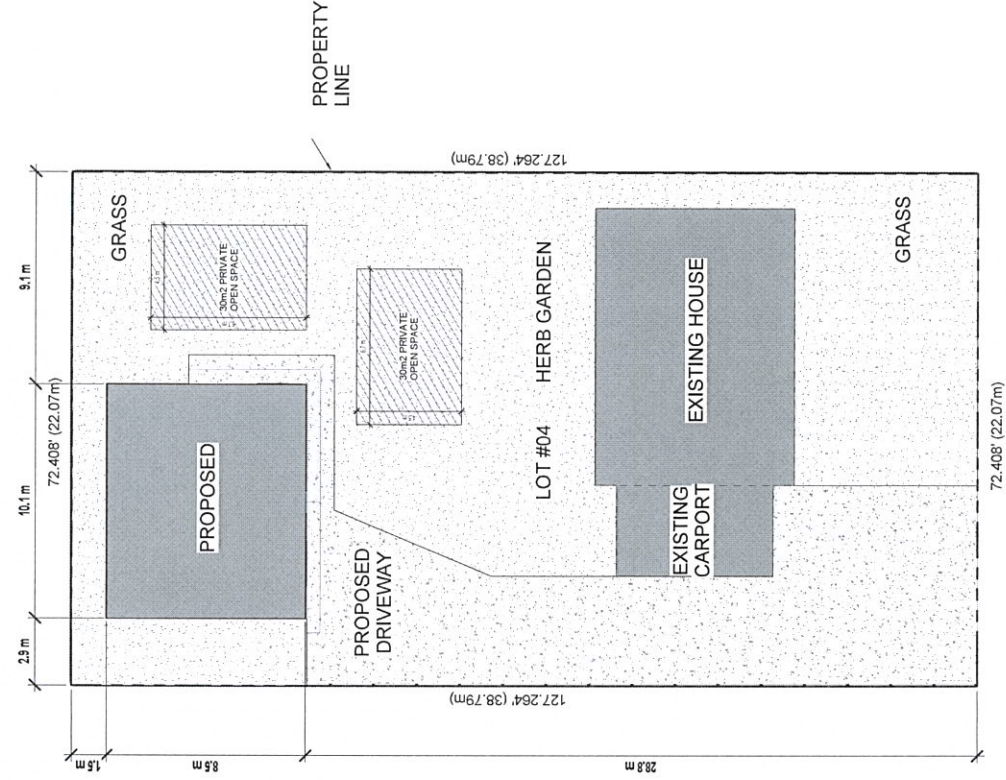
GIBBS RD. W.

SITE PLAN:
 -Lot #4, Sec 26, TWP 26, O.D.Y.D
 -Plan 12452

-Civil Address: #160 Gibbs Rd W., B.C.,
 V1
 -Lot Area: (856.1m²)
 -Zoning: RU1

① Site Plan

SCHEDULE A
 This forms part of development
 Permit # DR15-0251/DR15-0252



GIBBS RD. W.

SITE PLAN:
 -Lot #4, Sec 26, TWP 26, O.D.Y.D
 -Plan 12452

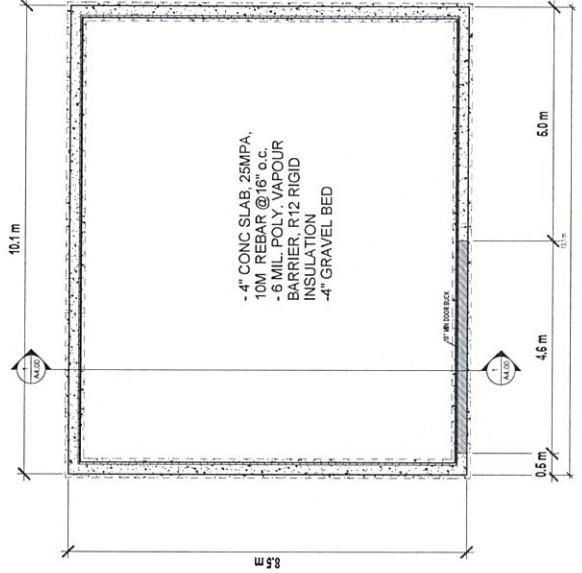
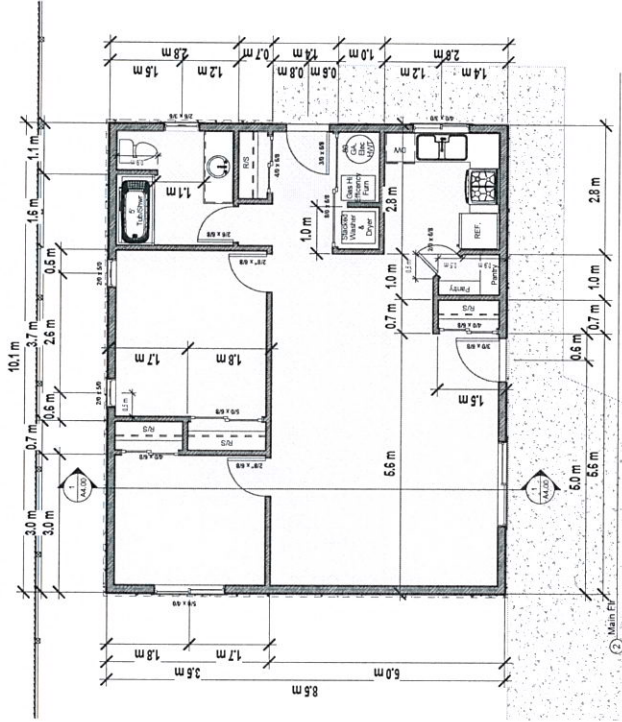
-Civil Address: #160 Gibbs Rd W., B.C.,
 V1
 -Lot Area: (856.1m²)
 -Zoning: RU1

② Landscape Plan

Project File Name and Location: I:\NOV\170\Working\Drawings\1800\1800_Hort\Development\Drawings\1800_0180_Landscape\1800_0180_Landscape.dwg

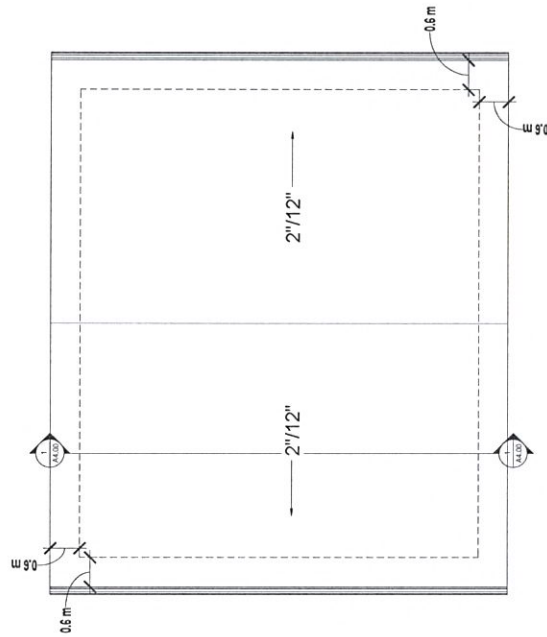
NOTES:
 1. General Notes: The project shall be in accordance with all applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for coordinating all construction activities and ensuring that the project is completed on time and within budget.

- THE DEVELOPER IS:
- NOT RESPONSIBLE FOR THE DESIGN OF ANY PART OF THE PROJECT.
 - NOT RESPONSIBLE FOR THE DESIGN OF ANY PART OF THE PROJECT.
 - NOT RESPONSIBLE FOR THE DESIGN OF ANY PART OF THE PROJECT.
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 - NOT RESPONSIBLE FOR THE DESIGN OF ANY PART OF THE PROJECT.
 - NOT RESPONSIBLE FOR THE DESIGN OF ANY PART OF THE PROJECT.



1 Foundation Plan

SCHEDULE A
 This forms part of development
 Permit # **DR15-0851 / OUPIS-0852**



3 Roof

01 - 2014/02 ISSUED FOR REVISION
 02 - 2014/03 ISSUED FOR REVISION
 03 - 2014/04 ISSUED FOR REVISION



NOVATION
 101 - 102, BRANTFORD ST. SUITE 500
 K1E 0N4, R.C. V1V 1Y1

Project 156
 Garage/Furn Carriage House

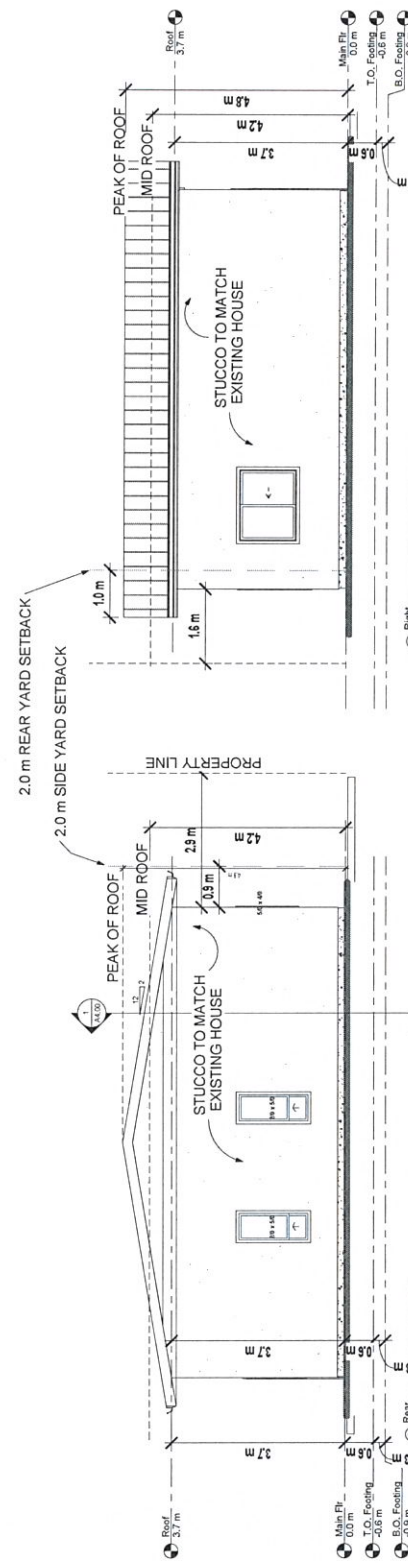
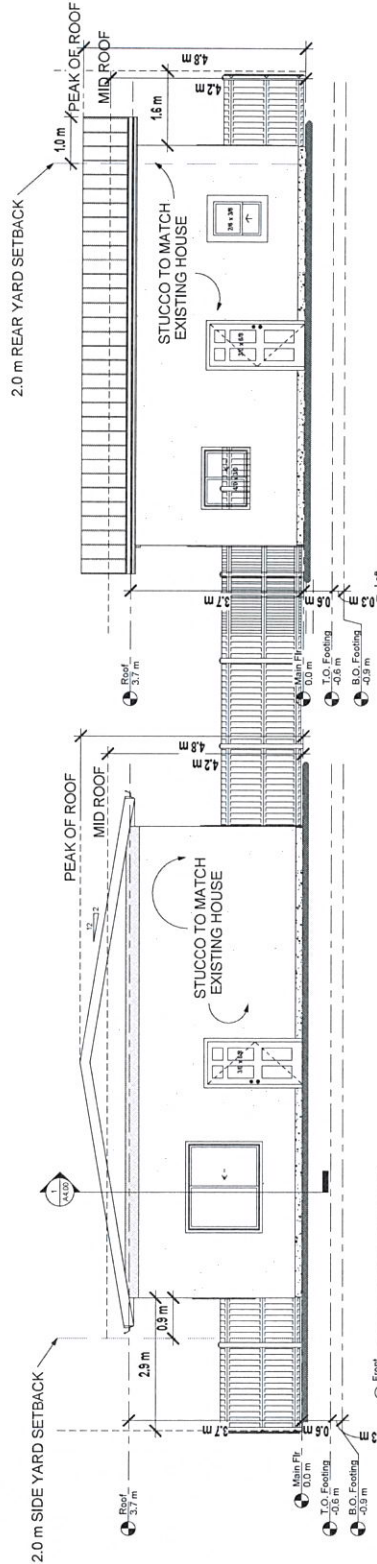
Leaflet Source: Mapbox (OpenStreetMap contributors)
 Properties: Mapbox

FOUNDATION, MAIN FLOOR,
 and ROOF PLAN

Author	PK	Scale
JTS	1	1/8"
JTS	1	1/8"

A2.00

Notes:
 1. Elevation shows the finished ground level, and all heights are given from the finished ground level.
 2. All dimensions are given in meters.
 3. All elevations are given relative to the datum.
 4. All dimensions are given to the center of the element unless otherwise indicated.
 5. All dimensions are given to the outside of the element unless otherwise indicated.
 6. All dimensions are given to the finished ground level unless otherwise indicated.
 7. All dimensions are given to the center of the element unless otherwise indicated.
 8. All dimensions are given to the outside of the element unless otherwise indicated.
 9. All dimensions are given to the finished ground level unless otherwise indicated.
 10. All dimensions are given to the center of the element unless otherwise indicated.



OR 23111003 ISSUED FOR REZONING/CP

NOVATION
 100-1000 UNIVERSITY OF SAKE DO
 KEOHNA BC V1Y 9Y1

Project 154
 Garage/Future Carriage House

Level: See Note 10:000 Plan 1042
 Date: 01/10/2013

EXTERIOR ELEVATIONS

Sheet	PK	1	45
Author	PK		
Checked	PS		
Drawn			

A3.00
 24/06/2013 12:17

SCHEDULE B
 This forms part of development
 Permit # DP15-051 / DP15-052



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

WATER SERVICE CERTIFICATE

TO: **Approving Officer for City** RWD FILE #: 15/17
 FAX # 862-3314 CITY FILE #: Z15-055, DP15-0251, DVP-0252
 ATTENTION: LAURA BENTLEY

Issuance Date: November 19, 2015
 Owner/Agent: Lance Johnson
 Service Address: 160 Gibbs Rd W
 Legal Description: Lot: _____ 4 Plan: _____ 12452

FINAL PROCESSING OF THE APPLICATIONS FOR THE FOLLOWING HAVE BEEN APPROVED BY THE DISTRICT:

This is to certify that acceptable arrangements have been made with the District to complete the indicated process. This form does not confirm installation of works as of issuance date. Additional costs may be applied for water meters, backflow prevention devices etc.

Zoning Application _____ Subdivision Application
 Development Application _____ Strata Application
 _____ Building Permit

CONFIRMATION OF WATER SERVICE INFORMATION:

Capital Costs DUE AT TIME OF BUILDING PERMIT (Ch¹ PAID
 _____ Connection Deposit Paid
 _____ Upgrading & hydrants

The existing service is adequate in size, any upgrading required by another authority will be at the owners expense.

Authorized District Official:  Title: GENERAL MANAGER
 PETER PRESTON

This form indicates that acceptable arrangements have been made with the District. This form does not confirm installation of works as of issuance date.

Only boxes that are checked off are applicable.

CITY OF KELOWNA
MEMORANDUM

Date: November 25, 2015
File No.: Z15-0055
To: Land Use Management Department (LB)
From: Development Engineering Manager
Subject: 160 Gibbs Rd. W. Lot 4 Plan 12452 Carriage House RU1C

Development Engineering has the following requirements associated with this application.

1. **Domestic Water**

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

2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No service upgrades are required for this application.

3. **Electric Power and Telecommunication Services**

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

4. **Access and Parking Requirements**

Access to the subject property is limited to Gibbs Road West.



Steve Muenz, P. Eng.
Development Engineering Manager

jo

CITY OF KELOWNA

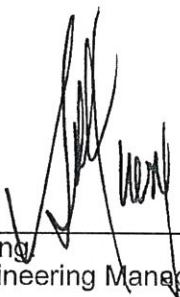
MEMORANDUM

Date: November 25, 2015
File No.: DP15-0251
To: Urban Planning (LB)
From: Development Engineer Manager (SM)
Subject: 160 Gibbs Rd. W. Lot 4 Plan 12452 Carriage House

The Development Engineering comments and requirements regarding this Development Application to construct a carriage house are as follows:

1. General.

Requirements addressed in rezoning file Z15-0055 must be satisfied prior to the issuance of this Development Permit.



Steve Muenz, P.Eng.
Development Engineering Manager

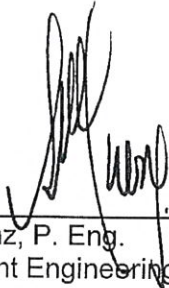
jo

CITY OF KELOWNA
MEMORANDUM

Date: November 25, 2015
File No.: DVP15-0252
To: Community Planning (LB)
From: Development Engineering Manager (SM)
Subject: 160 Gibbs Rd. W. Lot 4 Plan 12452

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the rear yard setback to 1.6m does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

jo

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT NO. DP15-0251/DVP15-0252

Issued To: Lance Johnson & Tracey Skulmoski
Site Address: 160 Gibbs Road
Legal Description: Lot 4 Section 26 Township 26 ODYD Plan 12452
Zoning Classification: RU1c - Large Lot Housing with Carriage House
Development Permit Area: Intensive Residential

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0251 for Lot 4 Section 26 Township 26 ODYD Plan 12452, located at 160 Gibbs Road, Kelowna, BC to allow the construction of a carriage house be approved subject to the following:

- 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";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0252 for Lot 4 Section 26 Township 26 ODYD Plan 12452, Located at 160 Gibbs Road W, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 9.5b.15: Carriage House Regulations

To vary the required minimum rear yard setback from 2.0 m permitted to 1.5 m proposed.

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

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2015.

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

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

REPORT TO COUNCIL



Date: April 26, 2016
RIM No. 0940-50
To: City Manager
From: Community Planning, Community Planning & Real Estate (LK)
Application: DVP15-0212 **Owner:** Silverado Crane & Equipment Inc. No. 375392
Address: 630 Beaver Lake Road **Applicant:** Christopher Redekop
Subject: Development Variance Permit
Existing OCP Designation: IND - Industrial
Existing Zone: I3 - Heavy Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0212 for Lot 1 Section 11 Township 20 ODYD Plan 4273, Except Plan KAP89924, located at 630 Beaver Lake Road, Kelowna, BC;

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

Section 15.3.5(d): I3 - Heavy Industrial Development Regulations

To vary the required minimum side yard from 7.5m required to 0.61m 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.

2.0 Purpose

To consider a variance request to alter the required minimum side yard to facilitate the development of a new industrial building for the subject property.

3.0 Community Planning

Community Planning Staff is supportive of the requested variance to reduce the side yard setback from 7.5m required to 0.61m proposed. The Official Community Plan (OCP) has a Future Land Use (FLU) of Industrial for the subject parcel and the adjacent parcels within the City of Kelowna boundary. All other parcels within the Beaver Lake Road area contain industrial uses.

The new building to be constructed on the subject parcel is a spray paint booth for the existing steel fabrication business. This is a General Industrial use which is permitted on the I3 - Heavy Industrial zoned parcel.

4.0 Proposal

4.1 Background

In 2008, Council approved a side setback variance from 7.5m required to 0.60m proposed, along the west property line, to allow for the construction of another building. The current requested variance is similar to this previous approval. Since the approval was granted, staff are not aware of any neighbourhood concerns with the existing building location.

4.2 Project Description

The subject property has two existing buildings. The proposal is to add a third 330m² building to be located 12m north of the existing building along the east property line. The use on the parcel is a steel fabricator, which fits into the General Industrial use category. The adjacent I2 - General Industrial zoned parcel does not require a side setback, according to the Zoning Bylaw, when abutting an Industrial or Commercial zoned parcel. This variance, under the I3 - Heavy Industrial zone, would be in keeping with the previously approved variance on the parcel and have setbacks similar to the adjacent parcels. Staff do not anticipate the variance to have any conflicts with the adjacent properties.

The property is not located within a mandatory development permit area, therefore if the variance is approved, the building would proceed straight to a Building Permit application.

4.3 Site Context

The subject parcel is located at the northernmost Kelowna city limits. Lake Country is to the north and west. Across Beaver Lake Road to the south is First Nations Reserve land.

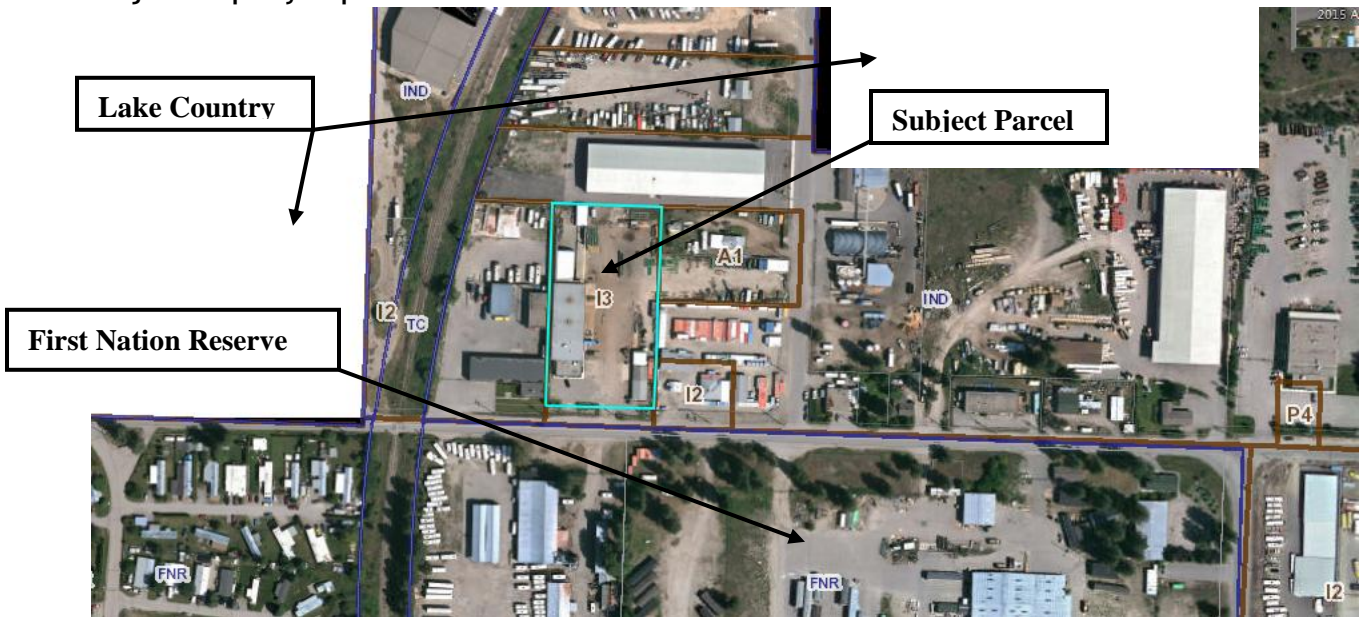
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I3 - Heavy Industrial	Industrial
East	A1 - Agriculture 1 I2 - General Industrial I3 - Heavy Industrial	Industrial - Boat/RV Storage Industrial - Self-Storage Facility Self-Storage Facility
South	FNR - First Nation Reserve	Industrial
West	I2 - General Industrial	Industrial - Warehouse/Storage

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	8000m ²	7810m ²
Minimum Lot Width	40m	64.62m
Development Regulations		
Maximum Floor Area Ratio	0.75 FAR	0.44 FAR
Maximum Height	18m	8.98m
Minimum Front Yard	10m	37.98m to proposed bldg
Minimum Side Yard (east)	7.5m	0.61m ●
Minimum Rear Yard	7.5m	56.39m
● Indicates a requested variance to the side setback from 7.5m required to 0.61m provided.		

Subject Property Map: 630 Beaver Lake Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Location of Heavy Industrial.¹ Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment.

6.0 Application Chronology

Date of Application Received:	September 24, 2015
Date Public Consultation Completed:	March 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Schedule 'A' - Site Plan

¹ City of Kelowna Official Community Plan, Policy 5.28.3 (Development Process Chapter).

Schedule 'B' - Conceptual Elevations

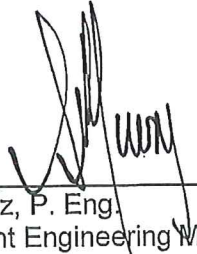
Attachment 'A' - Development Engineering Memorandum dated October 5, 2015

CITY OF KELOWNA
MEMORANDUM

Date: October 5, 2015
File No.: DVP15-0212
To: Urban Planning (LK)
From: Development Engineering Manager (SM)
Subject: 630 Beaver Lake Rd

Development Engineering comments and requirements regarding this development permit application are as follows:

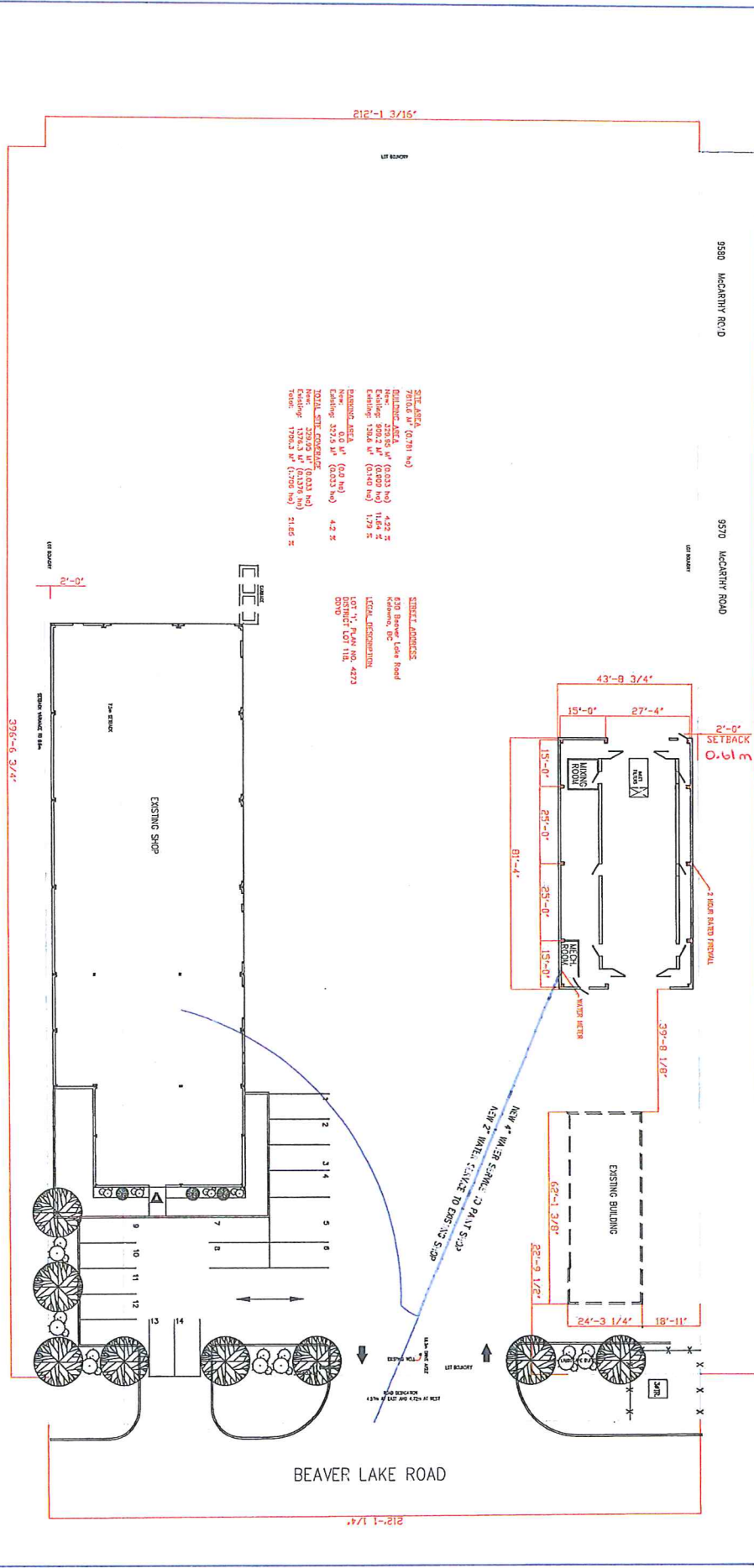
This development variance permit application to vary the side yard setback to 0.61m does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

JO

REV	BY	CHK	DATE	DESCRIPTION
A	PO	MR	17	ISSUED FOR PERMITS
B	PO	MR	27	ISSUED FOR PERMIT APPLICATION
C	PO	MR	11	ISSUED FOR PERMIT APPLICATION
D	PO	MR	13	ISSUED FOR PERMIT APPLICATION
E	PO	MR	13	ISSUED FOR PERMIT APPLICATION
F	PO	MR	11	ISSUED FOR PERMIT APPLICATION
G	PO	MR	12	ISSUED FOR PERMIT APPLICATION

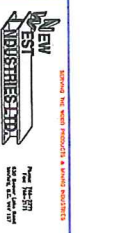


SITE AREA
 78162 sq ft (0.178 ha)
BUILDING AREA
 Building 4222 sq ft (0.097 ha)
 Existing 8922 sq ft (0.205 ha)
 Existing 13928 sq ft (0.319 ha)
PAVING AREA
 New 4222 sq ft (0.097 ha)
 Existing 3022 sq ft (0.068 ha)
NET SITE AREA
 73940 sq ft (0.168 ha)
NET PAVED AREA
 72000 sq ft (0.164 ha)

STREET ADDRESSES
 630 Beaver Lake Road
 630 Beaver Lake Road
LEGAL DESCRIPTION
 LOT 11, PLAN NO. 4273
 DISTRICT LOT 112,
 C/DND

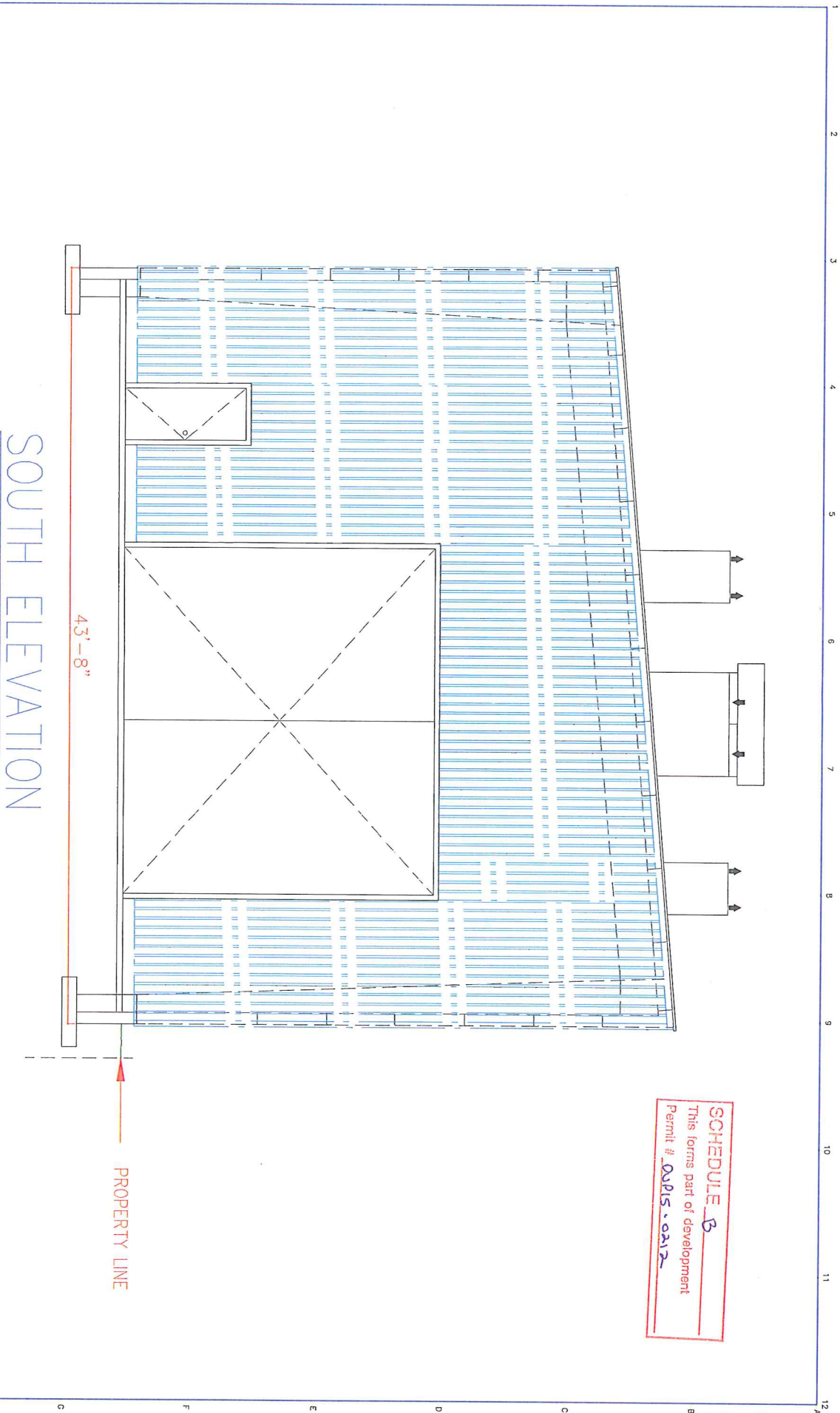
LOT PLAN

DELIVER HOLDINGS LTD
 3170 GARDNER COURT
 KILGORE, BC V1V 2A2
 TEL: 250-739-0114
 FAX: 250-739-0114



630 BEAVER LAKE ROAD
 GENERAL ARRANGEMENT
 NEW PAINT SHOP
 SITE LAYOUT

DATE	BY	CHK	DATE	BY	CHK
15011	15011	120-01			



SCHEDULE B
 This forms part of development
 Permit # 00P15-0212

REV	BY	CHK	D	M	Y	DESCRIPTION	E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
A	MD		17	04	15	ISSUED FOR PERMITS	F	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
B	MD		27	04	15	ISSUED FOR PERMIT REVISED	G	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
C	MD		11	04	15	ISSUED FOR PERMIT REVISED													
D	MD		13	03	15	PRINT SHOP FOR 15 524 CM													

NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
1	NO	NO	NO	NO	NO	NO	NO	NO	NO
2	NO	NO	NO	NO	NO	NO	NO	NO	NO
3	NO	NO	NO	NO	NO	NO	NO	NO	NO
4	NO	NO	NO	NO	NO	NO	NO	NO	NO
5	NO	NO	NO	NO	NO	NO	NO	NO	NO
6	NO	NO	NO	NO	NO	NO	NO	NO	NO
7	NO	NO	NO	NO	NO	NO	NO	NO	NO
8	NO	NO	NO	NO	NO	NO	NO	NO	NO
9	NO	NO	NO	NO	NO	NO	NO	NO	NO
10	NO	NO	NO	NO	NO	NO	NO	NO	NO
11	NO	NO	NO	NO	NO	NO	NO	NO	NO
12	NO	NO	NO	NO	NO	NO	NO	NO	NO

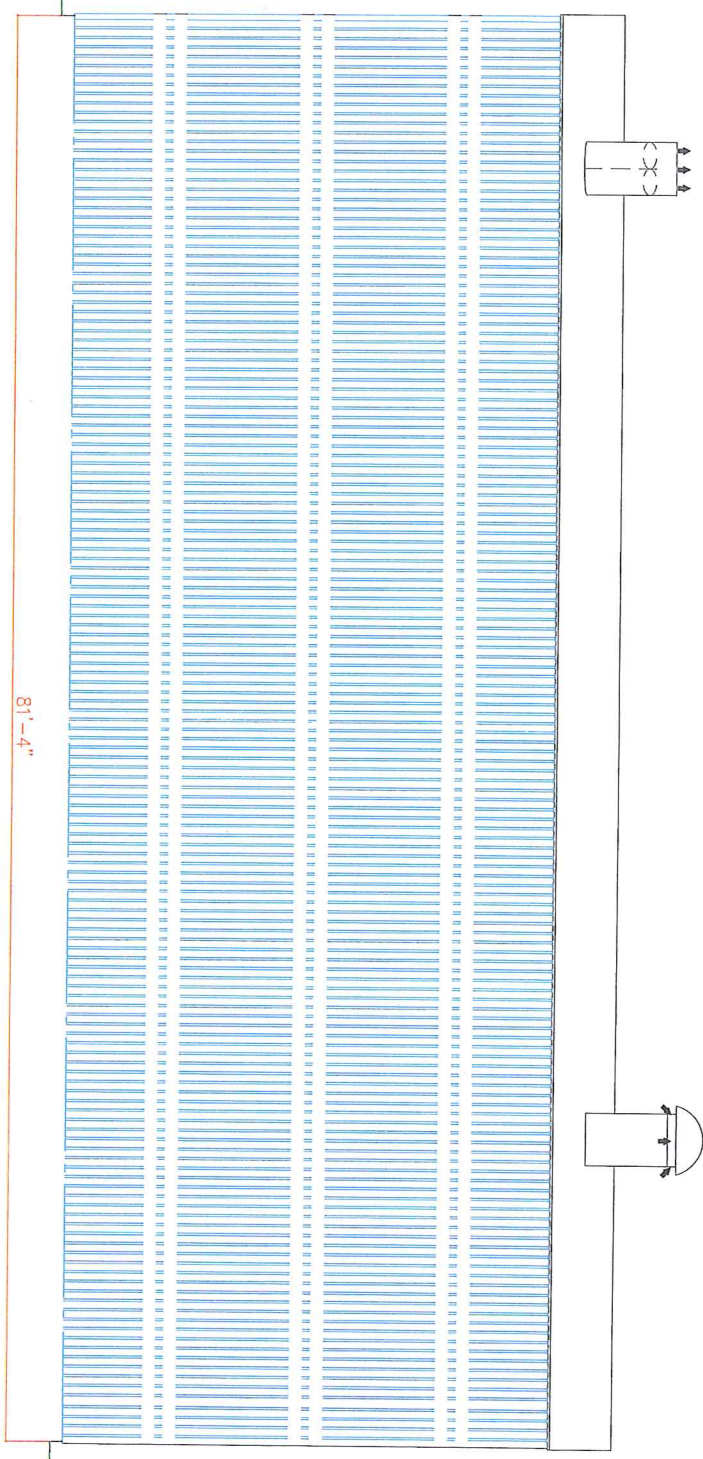
DELIVER HOLDINGS LTD	3115 Capstone Court	McLean, VA 22102	Ph: 434-235-4240	Fax: 434-279-0134	EMAIL: info@deliver.com
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NEW WEST INDUSTRIES LTD.	1700 W. HARRIS	CHESAPEAKE, VA 23030
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630 BEAVER LAKE ROAD	PRE-ENG BUILDING	NEW PAINT SHOP	SOUTH ELEVATION
----------------------	------------------	----------------	-----------------

DATE	NO	NO	NO	NO	NO	NO	NO	NO	NO
15011	120-05								

2 3 4 5 6 7 8 9 10 11 12



EAST ELEVATION

81'-4"

SCHEDULE B
 This forms part of development
 Permit # 00D15-ca.12

REV	BY	CHK	DATE	DESCRIPTION
A	PO	KL	13	ISSUED FOR INFORMATION
B	PO	KL	27	ISSUED FOR PERMIT APPLICATION
C	PO	KL	11	ISSUED FOR PERMIT APPLICATION
D	PO	KL	13	ISSUED FOR PERMIT APPLICATION

REV	BY	CHK	DATE	DESCRIPTION
F	PO	KL	20	STRUCTURE UNDER 3 FEET FROM EXISTING BUILDING
G	PO	KL	11	PRELIMINARY
H	PO	KL	13	FINAL

DELIVER HOLDINGS LTD 3110 Guilford Court KILGORE, NC 27152 CALL: 919-888-8888		630 BEAVER LAKE ROAD PRE-ENG BUILDING NEW PAINT SHOP EAST ELEVATION	DATE: 17 15011 120-06
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DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP15-0212

Issued To: Silverado Crane & Equipment Inc. No. 375392
Site Address: 630 Beaver Lake Road
Legal Description: Lot 1 Section 11 Township 20 ODYD Plan 4273
Zoning Classification: I3 - Heavy Industrial
Development Permit Area: N/A

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Council authorizes Development Variance Permit No. DP15-0212 for Lot 1 Section 11 Township 20 ODYD Plan 4273, Except Plan KAP89924, located at 630 Beaver Lake Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 15.3.5(d): I3 - Heavy Industrial Development Regulations

To vary the required side yard from 7.5 m permitted to 0.61 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.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. APPLICANT’S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2015.

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

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

REPORT TO COUNCIL



Date: 4/26/2016
RIM No. 0940-40
To: City Manager
From: Community Planning Department (AC)
Application: DP15-0303, DVP15-0304 **Owner:** 1043718 B.C. Ltd., Inc.
No. BC1043718
Address: 644 Lequime Rd **Applicant:** David Gervais
Subject: Development Permit and Development Variance Permit Applications
Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)
Existing Zone: RM4 - Transitional Low Density Housing

1.0 Recommendation

THAT Council authorize the issuance of Development Permit DP15-0303 for Lot A, Section 6, Township 26, ODYD, Plan 24496, located on 644 Lequime Rd, Kelowna, BC, subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit DVP15-0304 Lot A, Section 6, Township 26, ODYD, Plan 24496, located on 644 Lequime Rd, Kelowna, BC;

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

Section 13.10.6(b) Development Regulations

To vary the maximum site coverage of buildings, driveways, and parking areas from 60% to 69.5% subject to general conformance with the drawings (Schedule "A", "B", & "C") attached to DP15-0303.

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

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

2.0 Purpose

To review the form and character Development Permit for a 3 storey 18 unit townhouse development and to consider a variance for site coverage.

3.0 Community Planning

Staff supports the proposed Development Permit and Development Variance Permit as the project meets many objectives and supporting policies of the Official Community Plan (OCP) including the applicable urban design guidelines. The Official Community Plan (OCP) identifies the area as MRM (Medium Density Multiple Residential). The proposed three bedroom townhouses help to address the needs of families with children by providing appropriate family-oriented housing located near multiple schools and parks.

Additional density in this area is well supported by the close proximity to: Ecole de L'Anse-au-sable, First Lutheran Christian School, Capital News Centre, Belmont Park, Lakeshore Road Beach Access, Bluebird Road South Beach Access, Hobson Road Beach Access, and the Central Okanagan Sailing association.

The 3 storey proposal is consistent with the surrounding building heights. The properties to the south and west are 3 storey multi-family buildings and the properties to the east are 4 storey apartment buildings. The development is providing the minimum two parking stalls per unit plus an additional 3 visitor parking stalls. The proposal does not show any access to the rear lane as the developer could not secure an agreement with the private owners of the lane.

One variance is requested for site coverage. Building site coverage meets the bylaw requirements but site coverage for buildings, parking areas, and driveways exceeds the bylaw requirements by 9.5%. The site coverage rule for buildings, parking areas, and driveways was initially adopted to limit the amount of impervious surfaces and increase the amount of on-site infiltration. Over the last couple of years, Council has consistently varied this rule for multi-family development to allow more coverage. Staff have not received any negative feedback regarding impacts to drainage on those sites. Further, allowing an increase in area dedicated for parking increases the number of units available to be located onsite which meets the density goals of the OCP on these urban multi-family sites. Therefore, Staff have will be reviewing site coverage in a future housekeeping amendment bylaw.

The Lequime Road façade has gone through multiple revisions with Staff and the applicant. The current proposal creates the desired streetscape rhythm by adding a front door and portico feature facing Lequime Road. Initially this façade had no front entrance features. This front façade still could use more improvements to completely remove the side of building feeling but Staff have concluded (after a number of revisions) that the minimum design guidelines have been met.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant notified all of the neighbours within a 50 meter radius. The applicant further held their own public meeting to listen to the neighbours' input even though it was not required by notification policy. This meeting was held on Friday March 11th 2016 between 4pm to 7pm.

4.0 Proposal

4.1 Project Description

The proposal is for an 18 unit, three storey, three bedroom townhouse development. A driveway bisects the middle of the lot with parking garages under each unit. There is a communal garbage and recycling bin located at the north end of the site. A landscaped pathway will be provided along the west and east property lines. The townhouses are a basic and simple design consistent with the popular 'contemporary west coast' theme. A neutral colour pallet of grey and white have been chosen with a mix of horizontal siding, vertical siding, and shakes. The colour choice for the asphalt shake roof is charcoal.

The landscape plan includes a combination of perennial flowering plants, tall contemporary grasses and medium sized coniferous and deciduous trees. The design should be low maintenance and drought hardy during hot summers.

4.2 Site Context

The subject parcel is located within the lower mission area and is designated as Multiple Unit Residential - Medium Density (MRM) in the OCP. The lot is within the Permanent Growth Boundary and the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 - Low Density Multiple Housing P2 - Education and Minor Institutional	Residential Institutional
East	RM5 - Multiple Unit Residential (Medium Density)	Residential
South	RU1 - Large Lot Housing P2 - Education and Minor Institutional	Residential Institutional
West	RM3 - Low Density Multiple Housing	Residential

Subject Property Map: 644 Lequime Rd



4.3 Zoning Analysis

Zoning Analysis Table		
CRITERIA	PROPOSAL	REQUIREMENTS
		RM4
Development Regulations		
Height	12.45m / 3 stories	13 m / 3 stories
Front Yard (south)	6.0 m	6.0 m
Side Yard (west)	4.5 m	4.5 m
Side Yard (east)	4.5 m	4.5 m
Rear Yard (north)	9.0 m	9.0 m
Site Coverage	39.8 %	50 %
Site coverage of buildings, parking, & driveways	69.5 % ●	60 %
FAR	0.39	0.65
Other Regulations		
Minimum Total Parking	23 stalls	20 stalls
Minimum Visitor Parking	3 stalls	3 stalls
Minimum Drive Aisle Width	8.0 m	7.0 m
Minimum Bicycle Parking	10	0
Private Open Space	1220 m ²	575 m ²

● Site coverage reduction requested;

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - 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.

Sensitive Infill.² 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.³ Kelowna 2030 includes policy direction that promotes higher density housing development in general, especially as infill or redevelopment in core areas. Approximately 57% of all new housing would be in the form of apartments and townhouses in support of compact urban form and complete communities objectives, as well as

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

³ City of Kelowna Official Community Plan, Housing, Chapter 2.1 (Regional Context).

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

reduced servicing costs. Kelowna 2030 also includes policy direction in support of affordable and safe rental housing, non-market and/or special needs housing.

Ground-Oriented Housing. ⁴ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- a) A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s).
- b) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- c) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- d) A Building Code analysis is required for the structure at time of building permit applications.
- e) A Geotechnical report is required to address the location of high water table, sub soil conditions and site drainage at time of building permit application.
- f) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

6.2 Development Engineering

- See attached Memo dated January 13th 2016

6.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca.
- b) Engineered Fire Flow calculations of 150 l/sec are required for row housing. Should a fire hydrant be required to be installed on this property, it shall be deemed a private hydrant and be operational prior to the start of construction.
- c) A visible address must be posted as per City of Kelowna By-Laws. This townhouse development shall have one main address with unit numbers.
- d) Should the townhomes have a sprinkler system, Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- e) Should the townhomes have a sprinkler system, a Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- f) Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- g) Fire department access shall be met as per BC Building Code.
- h) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- i) Dumpster/refuse container must be 3 meters from structures and overhangs.

7.0 Application Chronology

Date of Application Received: December 7th 2015
Date of Public Consultation: March 14th 2016

Report prepared by:

Adam Cseke, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved by: Ryan Smith, Community Planning Manager

Attachments:

Subject Property Map

Development Engineering Comments dated January 13th 2016

Applicant's rationale

Public Notification summary

Application Package

Draft Development Permit / Development Variance Permit

- Schedule 'A'
 - Site Plan
 - Floor Plan
- Schedule 'B'
 - Elevations
 - Colour Board
- Schedule 'C'
 - Landscaping

CITY OF KELOWNA
MEMORANDUM

Date: January 13, 2016
File No.: DP15-0303
To: Community Planning (AC)
From: Development Engineering Manager(SM)
Subject: 644 Lequime Road

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

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of the proposed developments and establish hydrant requirements and service needs. The existing lot is serviced with a 19mm diameter water service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- (b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot is serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. Storm Drainage

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

- (b) The existing lot is not serviced. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service.
- (c)

4. Road Improvements

- (a) Lequime Road fronting this development has been upgraded to an urban standard however the existing access driveways to Lequime Road will need modification. This work will require curb, gutter, sidewalk and ramp removal and replacement. Boulevard landscaping is also required.

5. Electric Power and Telecommunication Services

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

7. Design and Construction

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

8. Servicing Agreements for Works and Services

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

9. Other Engineering Comments

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

10. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
 - (ii) A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues will be reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.

11. Bonding and Levy Summary

(a) Levies N/A

(a) Bonding

Lequime Road driveway removal & modifications
 Water, sanitary and storm services

Total bonding amount

To be determined

Steve Muenz, P. Eng.
 Development Engineering Manager

SS

Fairview Townhomes Design Rationale

Welcome to the Fairview Townhomes. The architectural design of these 18 units reflect the contemporary west coast, craftsman theme that is popular in the Okanagan Valley. The town home design creates a wide range of living options for all lifestyles. These homes are unique with their double car garages on grade, 4 bedrooms and large square footages. A call to all families!

A bold yet neutral color pallet has been chosen that is unique to the lower mission area. These colours are currently the forefront of leading edge design in the industry and will represent this decade of design. These shades of grey communicate a sense of calm, strength and sophistication. They are the warm inviting home that we all want to retreat to, away from our often fast paced and busy realities.

Four different types of cladding have been introduced each with their own color and texture designed to accentuate the architectural features and create separation between individual units. The differing textures create the homes' warmth and appeal. The 7" horizontal siding sits on top of stacked stone cladding that creates a wider, masculine looking home. The second pairing is the board and baton cladding and shake siding covered gables that accent the tall, confident elevations of the home.

Around all of the windows there will be soft linen coloured 3-1/2" trims. The linen colour will brighten up the entire elevation and create a soft contrast between the shades of grey. The window trims will be butt joined together with the horizontal rails extending past the vertical rails. We chose not to bevel the vertical rails as you would find this look on a traditional craftsman home but to keep the lines straight and square creating a contemporary craftsman look.

Under the front entrance roof and gable window roof you will find chunky timber supports constructed from local Douglas Fir wood. These will be treated not to fade so that the original characteristics of the color and wood grains can be maintained in their natural beauty.

Our intentions are to match the color of the fibreglass embossed front entrance doors to the Douglas Fir timbers.

The asphalt roof will be bold charcoal in color with the shake roof design.

Again soft linen 8" fascia and soffit will separate the dark roof from the shades of grey wall cladding. All of the outside corners and horizontal separations between finishes will all be embossed linen trim of varying sizes.

We intend to use the same finishes on the mailbox and bicycle shelters but mainly stone cladding around pillars, Douglas Fir posts and fascia to create a chunky, solid looking structure.

An address and name plate will be mounted on the front of the mailbox shelter facing Lequime Road on the front of the property.

The landscaping will be an integral part of the design, creating a contrast that will be bright, and contemporary against the calming backdrop of the townhomes. The shrubs will be maintained in square box shaped design. Perennial flowering plants that will flower all summer will be included and tall contemporary grasses will also be used against the backdrop to compliment the architecture. A low cut hedge of deep green shrubs will be placed on the back of the property. Ground cover will consist of grass and bark mulch. And finally a combination of medium sized coniferous and deciduous trees will utilized to add variety in the differing seasons. A design that will be beautiful and will require low maintenance and be drought hardy during hot summers.

Fairview Townhomes on 644 Lequime Road will stand out as the new standard of appealing architectural and landscape design. This barren canvas of gravel and weeds will be transformed into a vibrant community of families and outdoor enthusiasts improving the neighbouring developments all around.

Public Neighborhood Consultation Notice

On behalf of 1043718 BC Ltd. we are pleased to share with you our plans and intent to build an 18 unit townhouse project located at 644 Lequime Road. We invite you to attend a public information session to learn more about our application and to make your opinions known.

Date: Friday March 11, 2016

Time: 4-7 PM

Location: Kelowna Gospel Fellowship Church

Fire Side Room

3714 Gordon Drive

Kelowna, BC

Please RSVP Jeff Michaud by email: jeff@preptours.ca if you plan on attending.

The construction of these 18 units is designed as 3 storey row houses that will be separated into 4 separate buildings. These units will be 3 and 4 bedrooms with 1750 square feet of living space including 2 car garages located on the grade level.

Included in our application is a request for a proposed variance: Site coverage of buildings, driveways, sidewalks, accessory buildings, and parking areas exceeding 60% of total site coverage. Our proposed site coverage is 70%.

Attached you will find the rendered drawings of the project, site and landscaping plans.

All feedback with regards to project can be made by contacting:

David Gervais (Applicant)

Ph: 780-993-5155 or email: dgervais14@gmail.com

Or Adam Cseke (City of Kelowna Planner)

Ph: 250-469-8608 or email: acseke@kelowna.ca

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP15-0303 & DVP15-0304
Issued To: 1043718 B.C.Ltd.
Site Address: 644 Lequime Rd
Legal Description: Lot A, Section 6, Township 26, ODYD, Plan 24496
Zoning Classification: RM4 - Transitional Low Density Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0303 & DVP15-0304 for Lot A, Section 6, Township 26, ODYD, Plan 24496 located at 644 Lequime Rd, Kelowna, BC, subject to the following:

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

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

Section 13.10.6 Development Regulations

To vary the maximum site coverage of buildings, driveways, and parking areas from 60% to 69.5% subject to general conformance with the drawings (Schedule “A”, “B”, & “C”) attached to DP15-0303.

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. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ \$81,178.12 OR
- b) A Certified Cheque in the amount of \$ \$81,178.12 OR
- c) An Irrevocable Letter of Credit in the amount of \$ \$81,178.12 .

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

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. APPLICANT’S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent Date

Print Name in Bold Letters Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

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

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

DRAWING INDEX

ARCHITECTURAL

A1.1 SITE PLAN

A1.2 GARAGE

SCHEDULE A+B
This forms part of development
Permit # DP15-0303



APARTMENTS - January 08, 2016 - CONSTRUCTION DOCUMENTS

644, LEQUIME ROAD - KELOWNA, B.C.

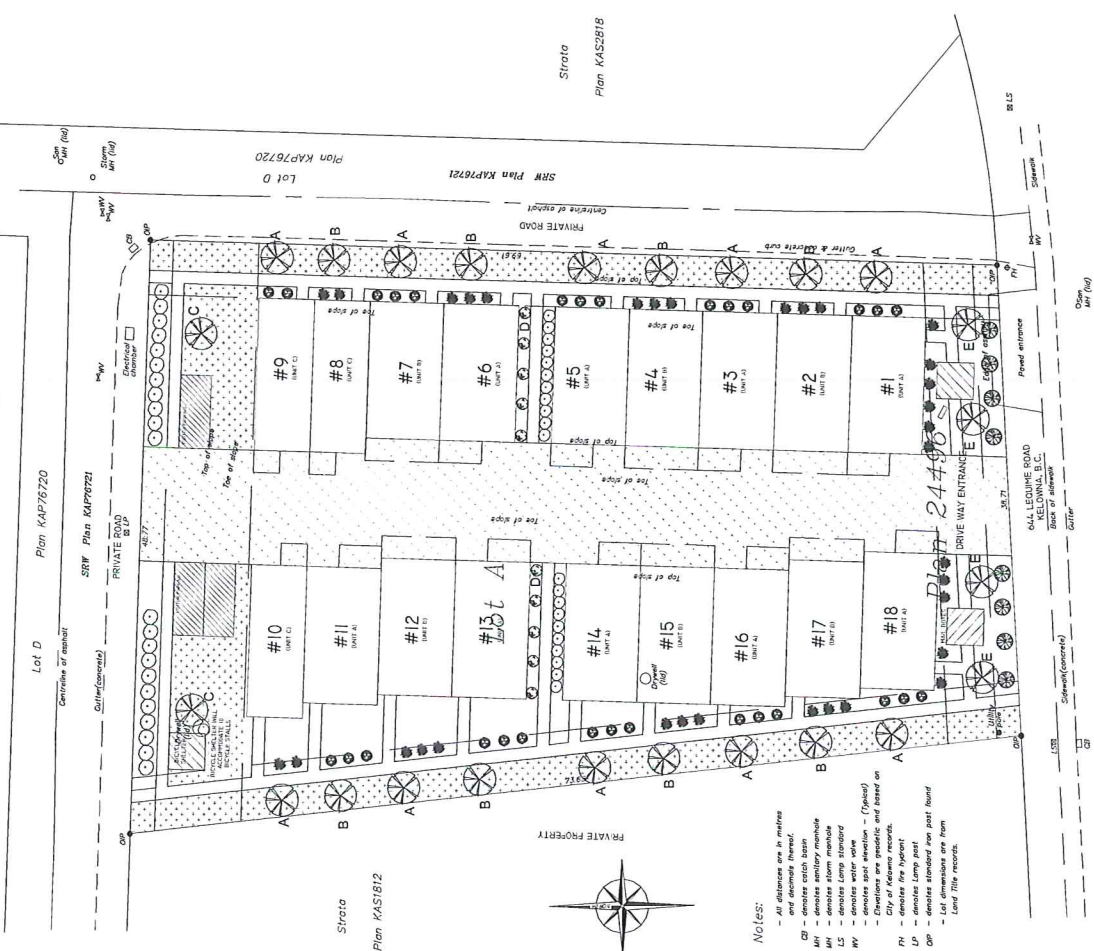
DRAWING INDEX
 ARCHITECTURAL
 A1.1 SITE PLAN
 A1.2 GARAGE

SITE PLAN OF LOT A, SEC 6, TP 26, ODYD, PLAN 24496.

BCGS 82E083

Lot A Plan KAP76720

Scale : 1:200 (Metric)
 0m 5m 10m 15m 20m
 The intended plot size of this plan is 435mm in width by 500mm in height (Sheet size 17) when plotted at a scale of 1:200.



POPULAR NAME	SCIENTIFIC NAME	QUANTITIES
A - Japanese Emperor Maple	- Acer Palmatum	10
B - Brittlecone Pine	- Pinus Longaeva	8
C - Ohio Buckeye	- Aesculus Glabra	4
D - Pyramidal Cedar	- Thuja Occidentalis 'Pyramidalis'	10
E - Kelowna	- Fraxinus Pennsylvanica	4
	- Ribes Alpinum	43
	- Physocarpus Opulifolius	28
	- Calamagrostis Acutiflora	34
	- Lavandula	8

- Grass
- Sidewalk
- Asphalt
- Bark Mulch

SCHEDULE A
 This forms part of development
 Permit # DP15-0303

- Notes:**
- All distances are in metres and decimal fractions.
 - CB - denote catch basin
 - OS - denote sanitary manhole
 - LS - denote Lamp Standard
 - WV - denote water valve
 - WV - denote water meter
 - WV - denote water meter - (Typical)
 - City of Kelowna records.
 - PH - denote fire hydrant
 - LP - denote Lamp post
 - DP - denote standard man post found - Lot dimensions are from Land Title Records.

APARTMENTS
 Kelowna, B.C., Canada
 DATE: 15/08/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
SITE PLAN - LANDSCAPE

VAN GURP & COMPANY
 201-475 St. Paul Street,
 Kelowna, B.C. V5Y-7K1-571
 FB 883(27) Fax 1854(40)

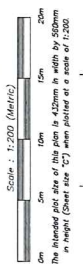
D. Cornale Contracting Ltd. August 20th, 2015.

DRAWING INDEX
ARCHITECTURAL

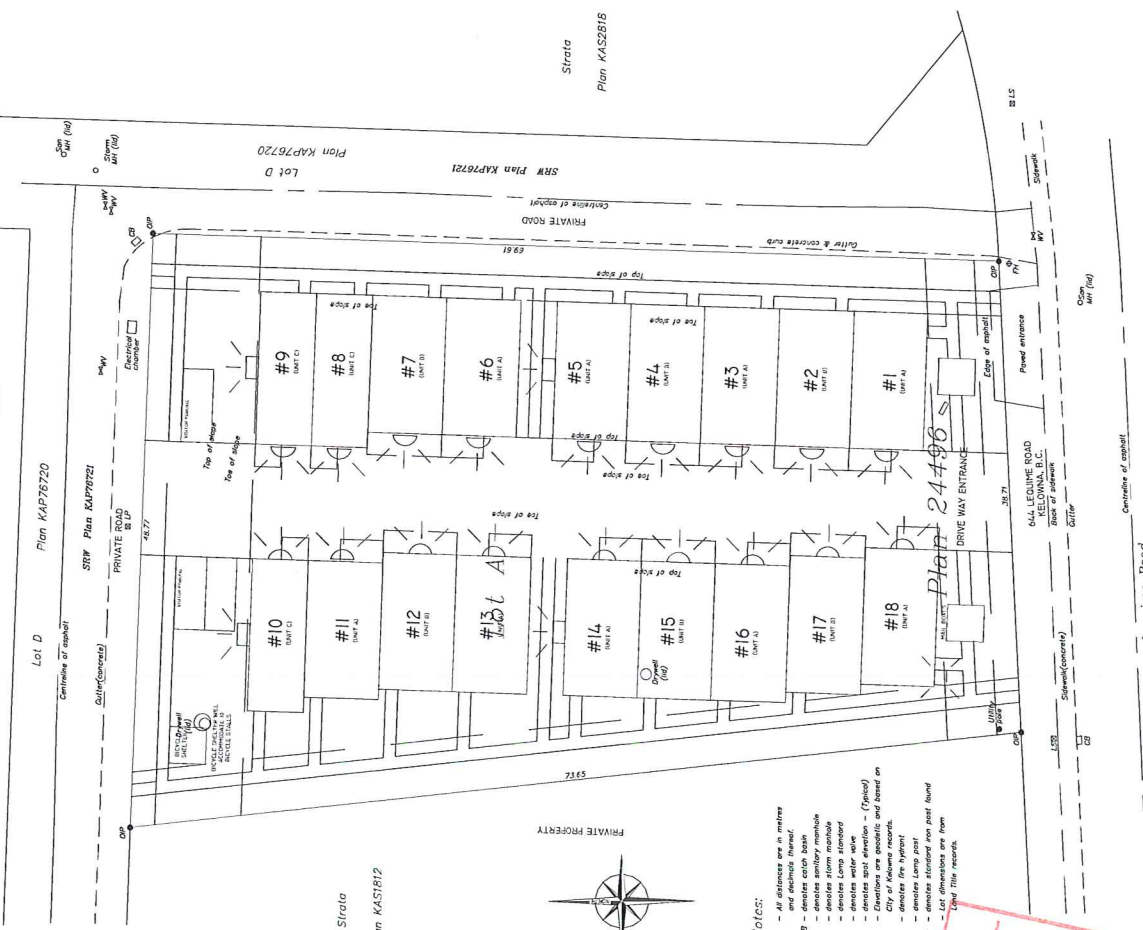
A1.1 SITE PLAN
A1.2 GARAGE

New Single Detached Dwelling
Apartments
644 Lequine Road
Kelowna, B.C. Canada

Drawn By: [Name]
Checked By: [Name]
Scale: AS SHOWN
DATE: 2015.08.18
PROJECT NO.:
SITE PLAN - LIGHTNING
DRAWN BY:
DATE: 2015.08.18
CHECKED BY:



SITE PLAN OF LOT A, SEC 6, TP 26, ODYD, PLAN 24496.
BCGS 82E083
Lot A Plan KAP76720



- Notes:
- All distances are in metres and decimals thereof.
 - CB - denotes catch basin
 - OSM MI - denotes sanitary manhole
 - OSM LI - denotes sanitary line
 - LS - denotes Lamp standard
 - MI W - denotes meter valve
 - denotes street elevation - (Fossil)
 - denotes street elevation - (Water) and Street on City of Kelowna records.
 - FI - denotes fire hydrant
 - LP - denotes Lamp post
 - OP - denotes stop sign post
 - denotes stop sign post from City of Kelowna records.

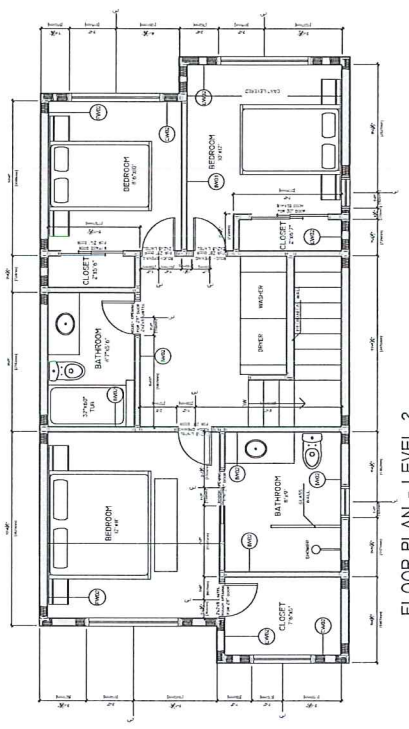
SCHEDULE A
This forms part of development
Permit # **DP15-0303**

Lot A Plan KAP76720
SRW Plan KAP76721
SRW Plan KAP76722
Private Road
Lequine Road
644 Lequine Road
Kelowna, B.C.
D. Gernair Contracting Ltd. August 20th, 2015.
VAN GURP & COMPANY
2040 Ross Street
Kelowna, B.C. V1Y 3Y1
FB 868077 Fax: 1665489

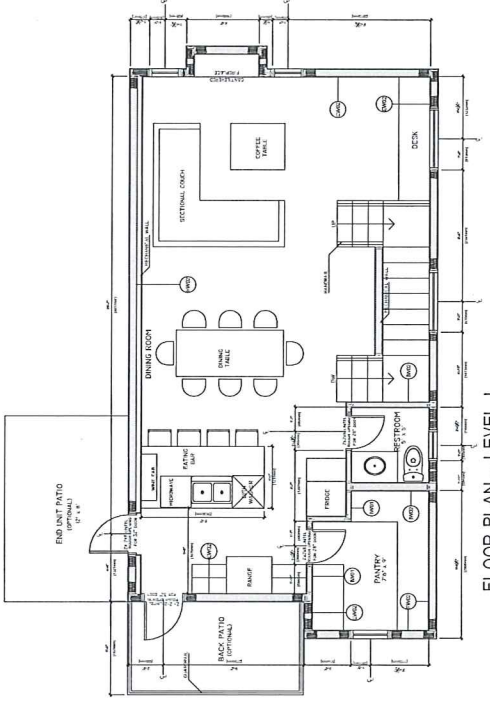
DRAWING INDEX
 ARCHITECTURAL
 A1.1 SITE PLAN
 A1.2 GARAGE

New Single Dwellings Dwelling
Apartments
 344 Leppner Road
 Richmond, B.C., Canada

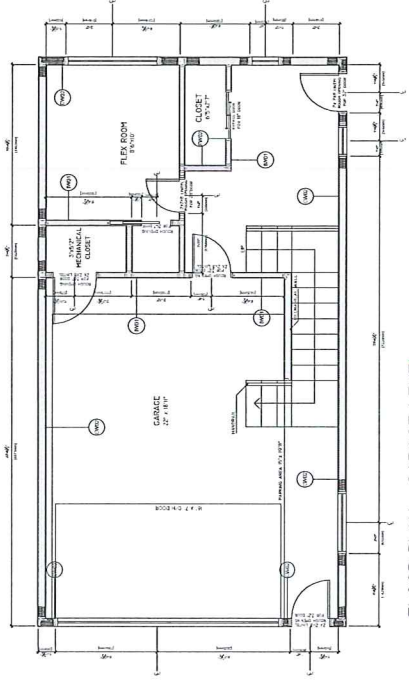
Drawn By: _____
 Scale: 1/8" = 1'-0"
 Checked By: _____
 Scale: 1/8" = 1'-0"
FLOOR PLAN
 UNIT A1
 DWG NO.: _____
 DATE: _____
 PROJECT NO.: _____
 CLIENT: _____



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



FLOOR PLAN - LEVEL 1
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - GARAGE LEVEL
 SCALE: 1/8" = 1'-0"

SCHEDULE A
 This forms part of development
 Permit # **DP15-0303**

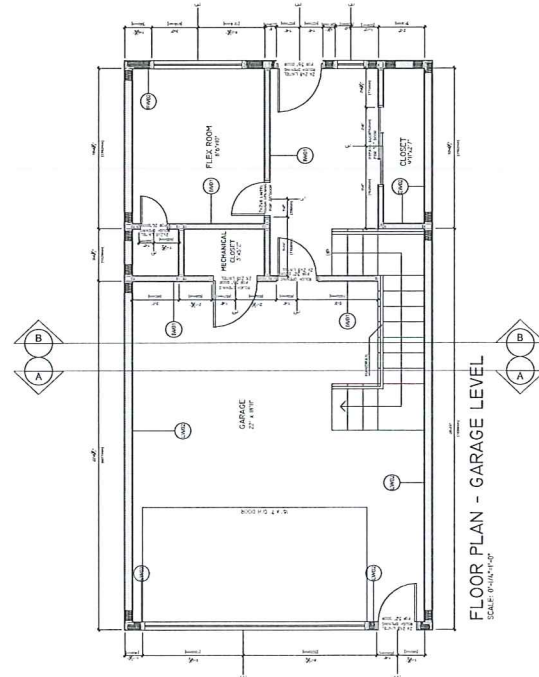
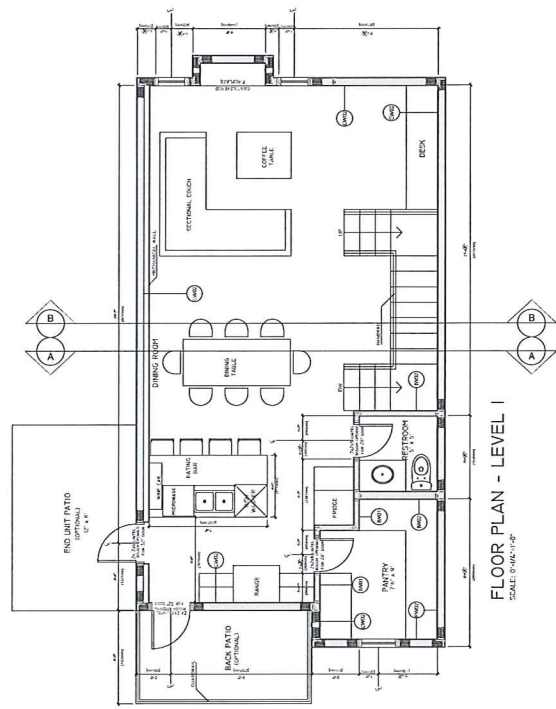
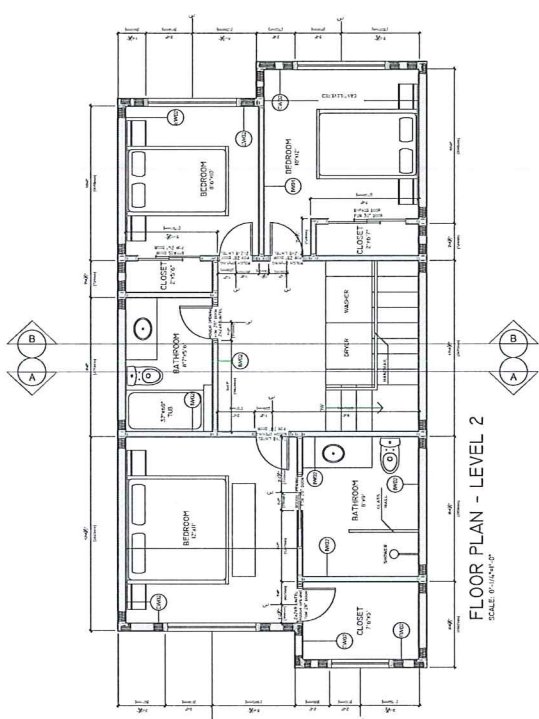
DRAWING INDEX

- ARCHITECTURAL
- A1.1 SITE PLAN
- A1.2 GARAGE

New Single Detached Dwelling
Apartments
 104 Leasure Road
 Richmond, B.C., Canada

OWNER: [Redacted]
 ARCHITECT: [Redacted]
 DATE: [Redacted]

PROJECT NO.	104 LEASURE ROAD
DATE	2015.07.28
PROJECT NAME	104 LEASURE ROAD
PROJECT TYPE	FLOOR PLAN
UNIT NO.	UNIT A
DATE	2015.07.28
PROJECT NO.	104 LEASURE ROAD
DATE	2015.07.28

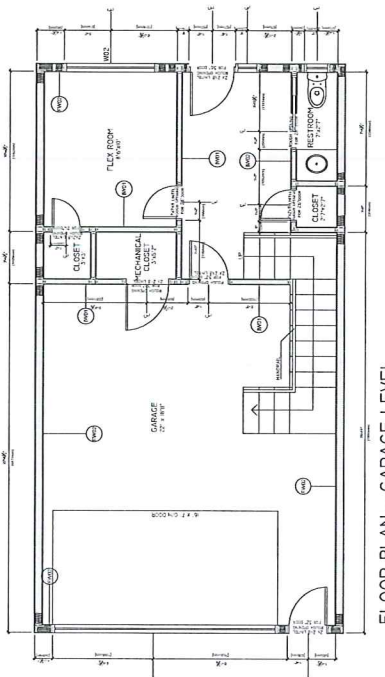
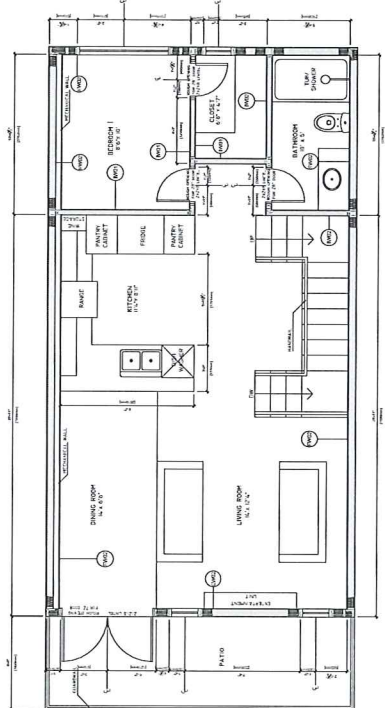
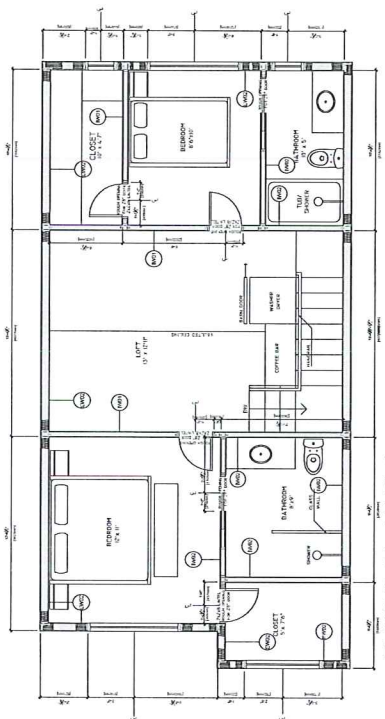


SCHEDULE A
 This forms part of development
 Permit # DP15-0303

DRAWING INDEX
 ARCHITECTURAL
 A1.1 SITE PLAN
 A1.2 GARAGE

New Single Detached Dwelling
Apartments
 64, Levee Road
 Richmond, B.C., Canada

Project No.	15-0000-0000
Client No.	15-0000-0000
Drawn By	SALE, B.S. CHONG
FLOOR PLAN	
UNIT B	
Checked By	
Scale	
Date	
Drawn By	
Checked By	



SCHEDULE A
 This forms part of development
 Permit # **OP15-0303**

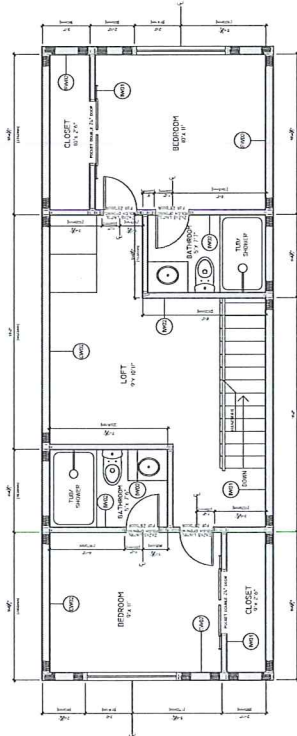
DRAWING INDEX
ARCHITECTURAL

A1.1 SITE PLAN
A1.2 GARAGE

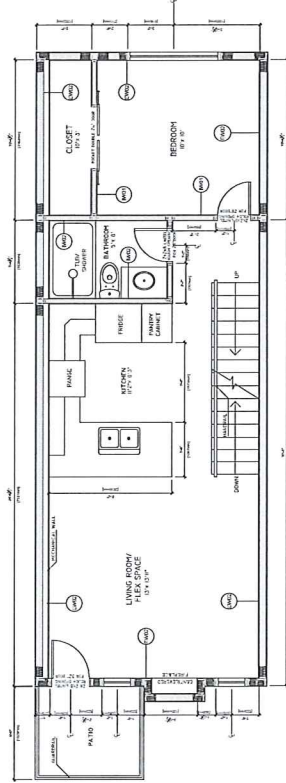
New Single Detached Dwelling:
Apartments

344 Lighthouse Road
Smyrna, Ga. 30080
APPLICANT:
PLAN NUMBER:
SP APPLICATION # 2016-
SP APPLICATION #
DSE FILE NUMBER:
APPLICANT:
DATE:

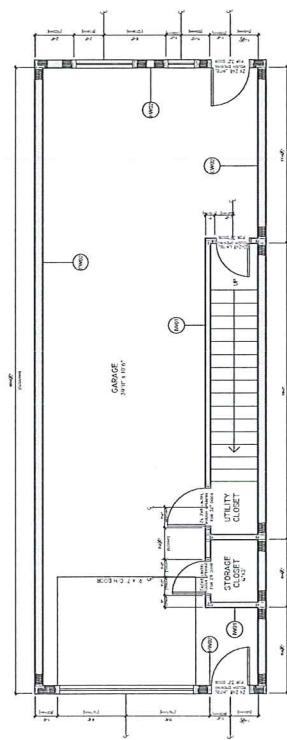
Drawn By	DATE: JAN 17, 2016
Checked By	DATE: 11 23 2016
FLOOR PLAN	
UNIT C	
Drawn By	
Checked By	
CONCEAL LIGHT FIXTURE PLAN	



FLOOR PLAN - LEVEL 2
SCALE: 3/8"=1'-0"



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



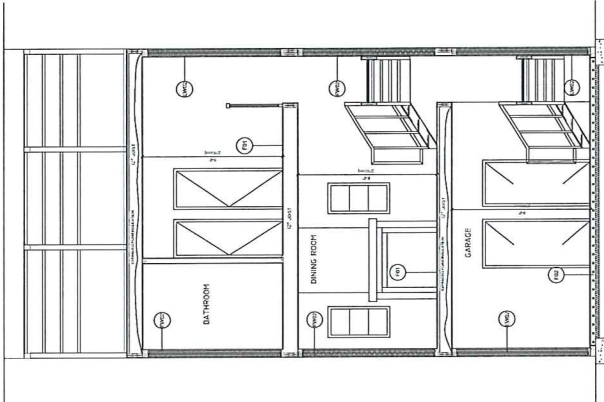
FLOOR PLAN - GARAGE LEVEL
SCALE: 3/8"=1'-0"

SCHEDULE A
 This forms part of development
 Permit # DP15-0303

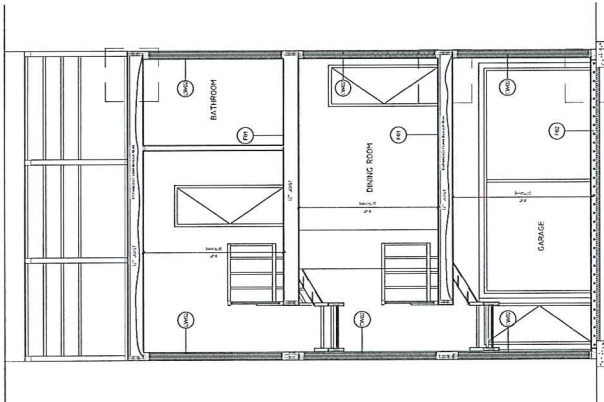
DRAWING INDEX
ARCHITECTURAL
A1.1 SITE PLAN
A1.2 GARAGE

PROPOSED BUILDING
Apartments
 1000 W. B.C. CORNER

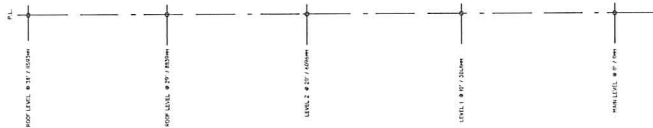
DATE: 08/11/2015	SCALE: AS SHOWN
DESIGNED BY: [Redacted]	CHECKED BY: [Redacted]
CROSS SECTION	
DATE: 08/11/2015	SCALE: AS SHOWN
DESIGNED BY: [Redacted]	CHECKED BY: [Redacted]
CROSS SECTION	
DATE: 08/11/2015	SCALE: AS SHOWN
DESIGNED BY: [Redacted]	CHECKED BY: [Redacted]
CROSS SECTION	



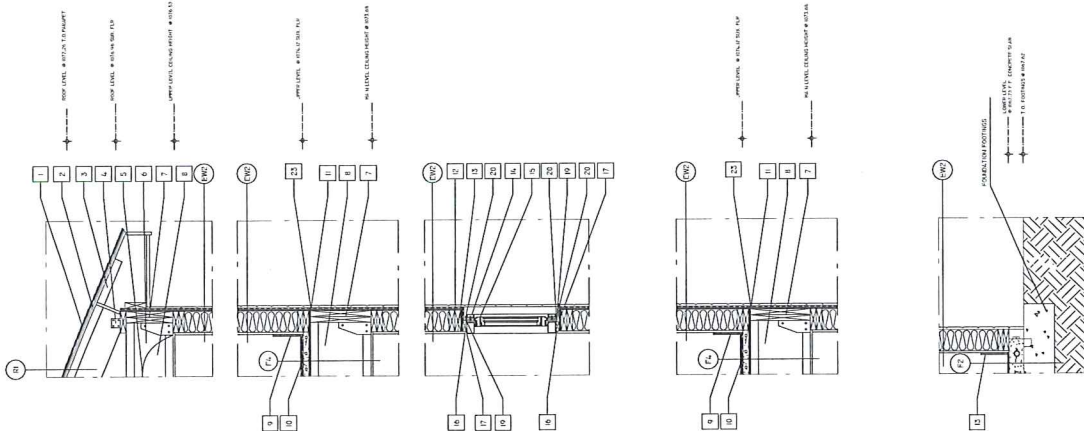
CROSS SECTION BB
 SCALE: 1/4" = 1'-0"



CROSS SECTION AA
 SCALE: 1/4" = 1'-0"



WALL SECTION



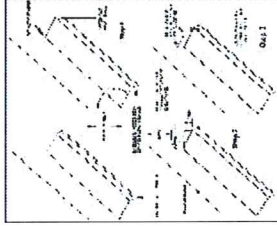
LEGEND WALL SECTION

- 01 - SHINGLE ROOF
- 02 - ROOF UNDERLAYMENT
- 03 - INSULATION BATTLE
- 04 - METAL ANGLE
- 05 - INSULATION STOP
- 06 - SPRAY FOAM INSULATION OR BATT INSULATION WITH VENTILATION TO CODE
- 07 - WOOD BEAM
- 08 - 12" ROOF JOIST FLUSH WITH STRUCTURAL BEAM
- 09 - 7" PAINTED BASEBOARD
- 10 - BAMBOO FLOORING - REFER TO PRODUCT SPECIFICATION
- 11 - 1 1/2" CONCRETE INFLOOR HEATING
- 12 - AIR BARRIER - TYPE OR EQUIVALENT
- 13 - VAPOUR BARRIER - 6 MIL POLY
- 14 - KAWNEER CURTAIN WALL SYSTEM - 1602 - 2" X 4 15/16" TYPICAL OR EQUIVALENT
- 15 - OPENABLE WINDOW - TYPICAL
- 16 - 1/2" REVEAL
- 17 - MDF BLOSSOM PAINTED TO MATCH WALL
- 18 - DOUBLE 2X SILL PLATES AS NEEDED TO ADJUST CEILING HEIGHT
- 19 - CUSTOM METAL FLASHING C/W STUCCO FINISHED ON TOP AS SHOWN
- 20 - CALANG BETWEEN METAL FLASHING AND STUCCO CLADDING
- 21 - 2" RIGID INSULATION BELOW FIRST LINE
- 22 - BACK FILLING TO MATCH GRADE AS PER SITE PLAN
- 23 - GAP NOT LESS THAN 2MM SHALL BE LEFT BETWEEN SHEETS OF OSB AS PER WALL TYPE, ACCORDING ABC 1097

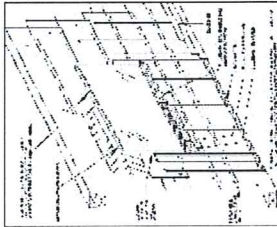
SCHEDULE A
 This forms part of development
 Permit # **DP15-0303**

DRAWING INDEX

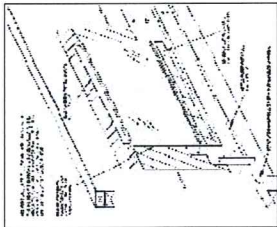
ARCHITECTURAL
A1.1 SITE PLAN
A1.2 GARAGE



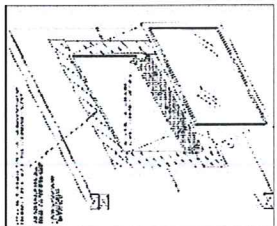
Window head flashing and dam



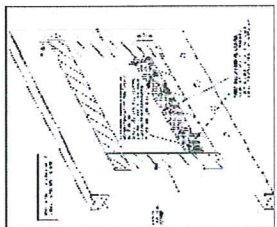
Building paper and strapping installation



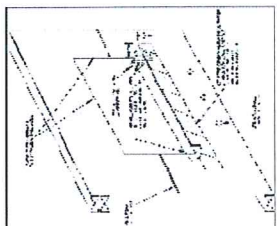
Building paper installation



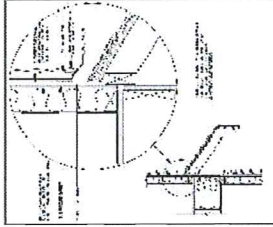
Window installation



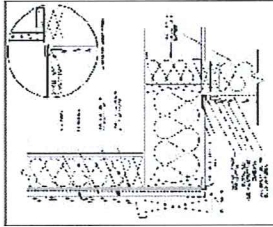
Peel & stick flashing paper



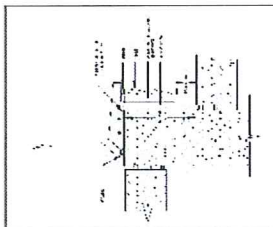
Sill flashing paper & gussets



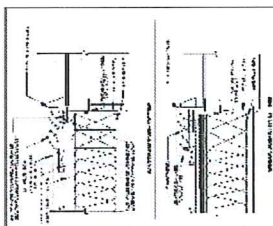
Roof to wall intersection



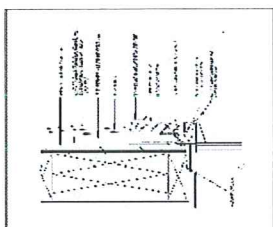
Bottom & top of walls at cantilever



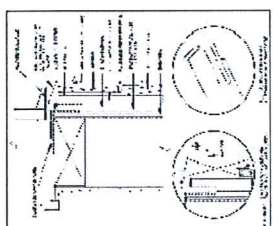
Entry door sill



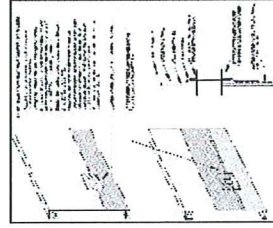
Window jamb (section)



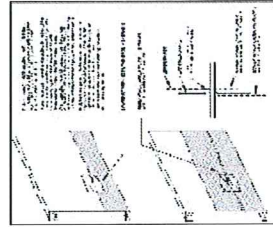
Window head (section)



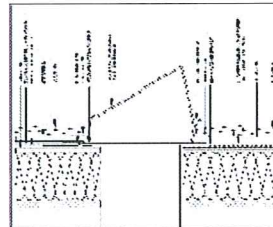
Window sill (flanged window with trim)



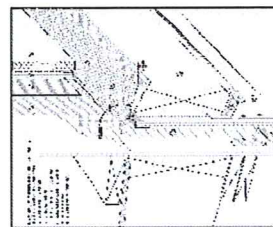
Electrical box installation



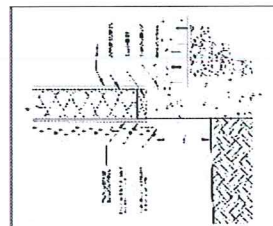
Hose bib installation



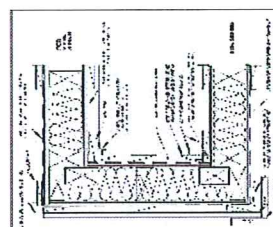
Vent cap installation



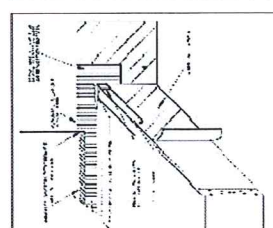
Through wall flashing & band board



Base of wall



Typical corners



Dock to wall interface

New Single-Dwelling Dwelling:
Apartment
1st Floor Plan
10/15/2015, 10:00 AM

PROJECT	10/15/2015, 10:00 AM
DATE	10/15/2015, 10:00 AM
DESIGNER	10/15/2015, 10:00 AM
CHECKER	10/15/2015, 10:00 AM
DATE	10/15/2015, 10:00 AM
PROJECT	10/15/2015, 10:00 AM
DATE	10/15/2015, 10:00 AM
DESIGNER	10/15/2015, 10:00 AM
CHECKER	10/15/2015, 10:00 AM
DATE	10/15/2015, 10:00 AM

TYPICAL RAINSCREEN

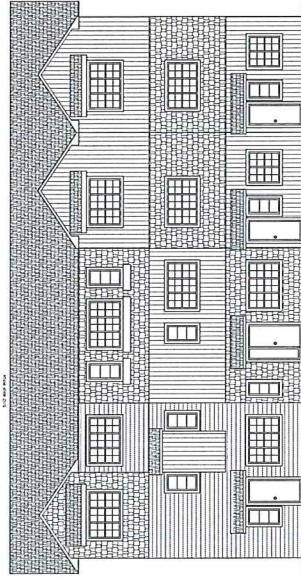
A Reference Guide of Typical
Rainscreen Wall and Window Details
Per 2008 S.C.C.C. - Part B

SCHEDULE A
This forms part of development
Permit # DP15-0303

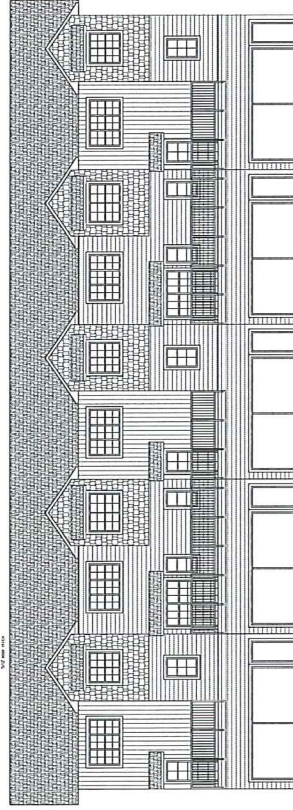
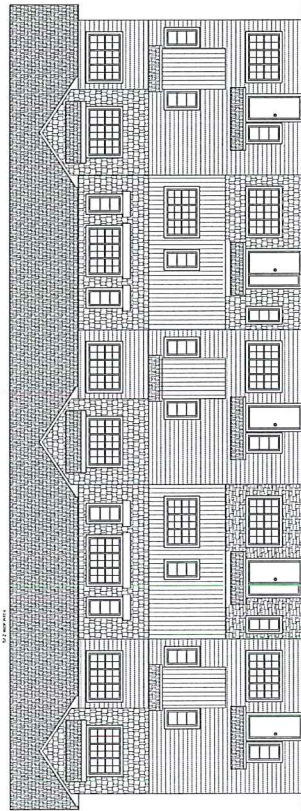
DRAWING INDEX

ARCHITECTURAL

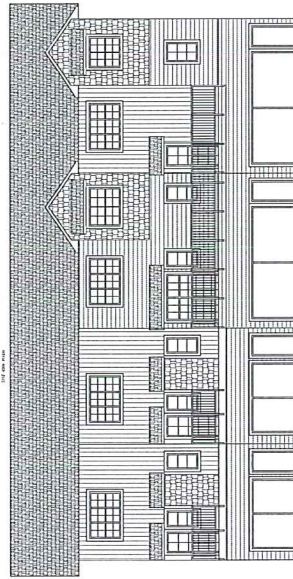
- A1.1 SITE PLAN
- A1.2 GARAGE



FRONT ELEVATION - EAST



REAR ELEVATION - WEST



New Style Distressed Dwelling
Apartments
641 Lehigh Road
Allentown, PA, 18103

DATE: 08/14/15
DRAWN BY: [Name]

CHECKED BY: [Name]

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

PROJECT: [Name]

DATE: 08/14/15

PROJECT: [Name]

DATE: 08/14/15

PROJECT: [Name]

DATE: 08/14/15

PROJECT: [Name]

DATE: 08/14/15

PROJECT: [Name]

ELEVATIONS 1

SCHEDULE B
This forms part of development
Permit # DP15-0303

DRAWING INDEX

ARCHITECTURAL
A1.1 SITE PLAN
A1.2 GARAGE

New Single Detached Dwelling
Apartments
304, Lorraine Road
Edmonton, T6C 1G8, Canada

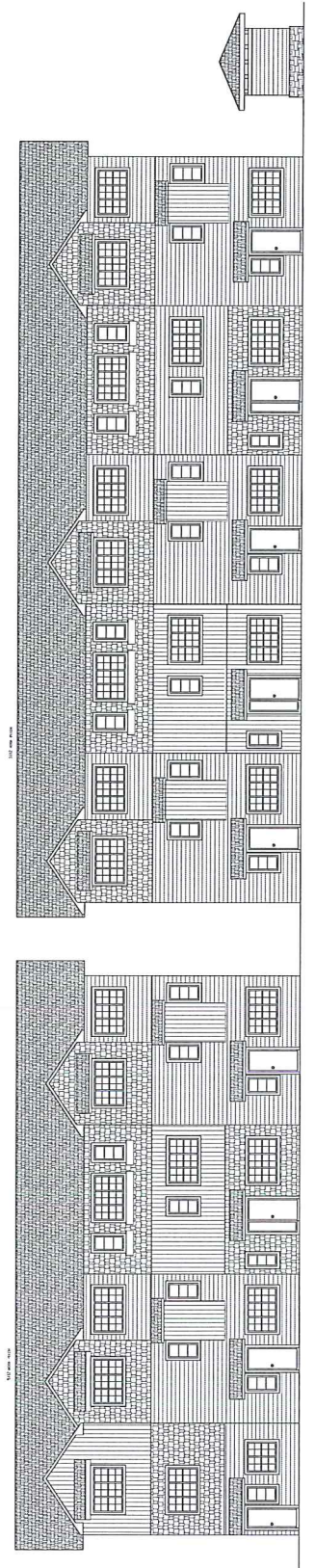
Drawn By: [Name]
Checked By: [Name]
Date: 12/10/2016

ELEVATIONS 3

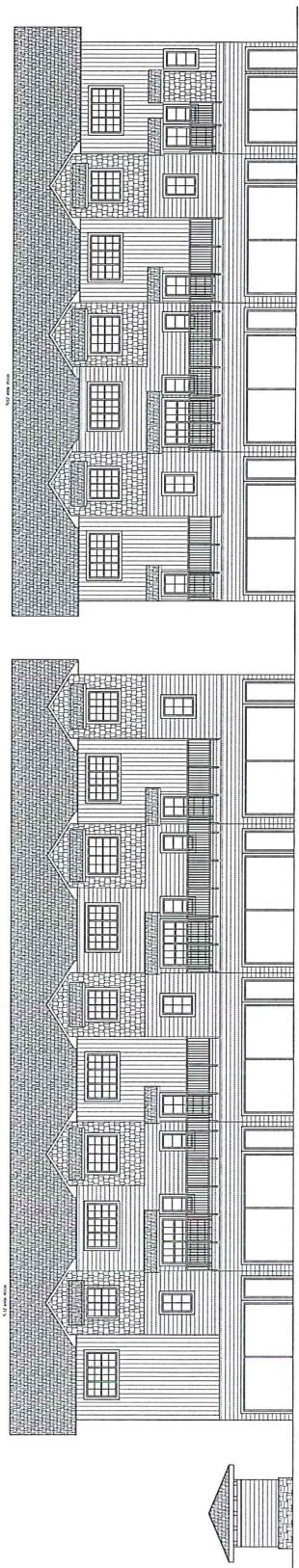
Project No. [Number]
Project File [Path]

Project Name [Name]

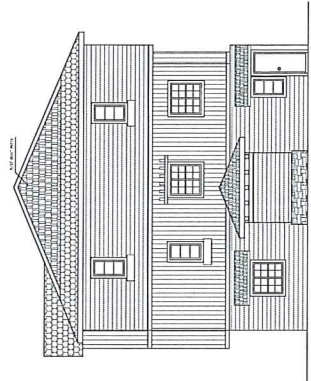
Project Location [Address]



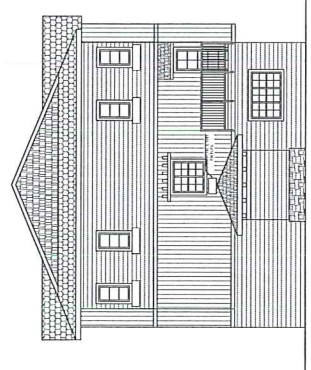
FRONT ELEVATION - WEST



REAR ELEVATION - EAST



LEFT ELEVATION - UNIT A1



RIGHT ELEVATION - UNIT A5

SCHEDULE B
This forms part of development
Permit # DP15-0303



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

November 17, 2015

644 Lequime Road
C/o D Gervais Contracting Limited
Attn: David Gervais
Via email to: dgervais14@gmail.com

Re: Proposed 644 Lequime Development – Preliminary Cost Estimate for Bonding

Dear Mr. Gervais:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 644 Lequime Road conceptual landscape plan dated 15.11.17;

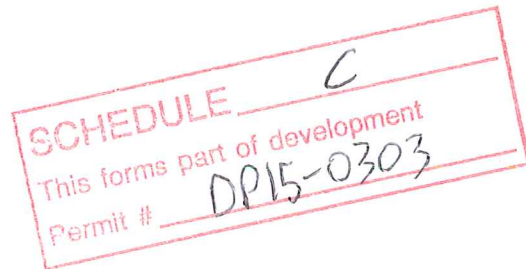
- 1,105 square metres (11,894 square feet) of improvements = \$64,942.50

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, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



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

CONCEPTUAL LANDSCAPE PLAN

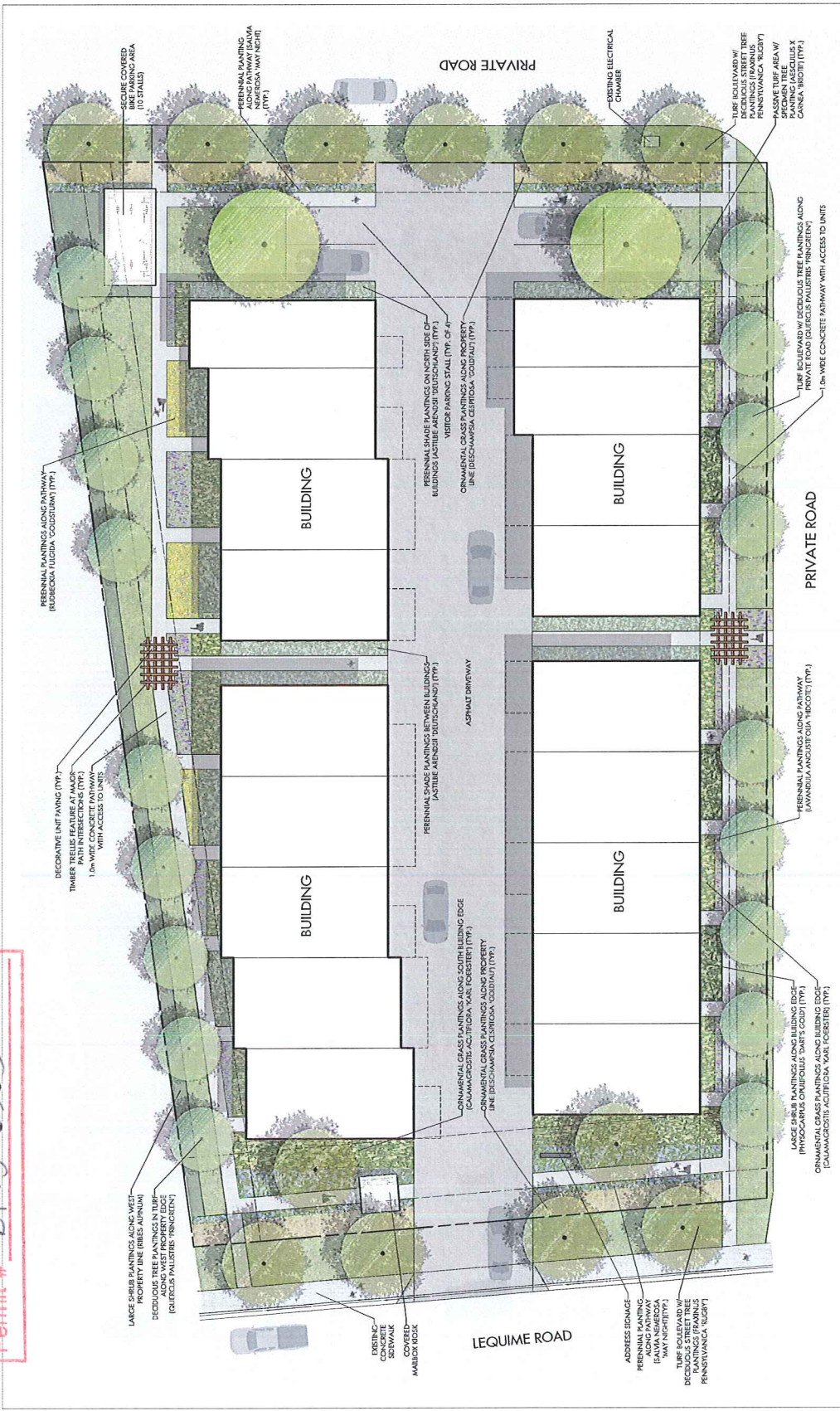
NO.	DESCRIPTION	DATE	BY	CHKD BY
1	15.11.18	J.C.	J.C.	J.C.
2				
3				
4				
5				

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C. L.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TYPED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WOOD MULCH UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ASCULUS X CANEA 'BIBOT'	RUBY RED HORSECHENUT	7	60cm CAL
QUERCUS PALAUSTRIS 'PRINCEEN'	GREEN PINE OAK	18	60cm CAL
SHRUBS & PERENNIALS			
ASTILE AERENS 'DELUTCHAND'	EARLY WHITE ASTILE	92	40' CONT / 0.75m O.C. SPACING
PHYSOCARPUS OBOVATUS 'DART'S GOLD'	RUBY RED HORSECHENUT	14	40' CONT / 0.75m O.C. SPACING
OSCHAMAUSA CANTONIA 'SOLDADO'	COLD DRY TITLED WINE GRASS	40	40' CONT / 0.75m O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	88	40' CONT / 0.75m O.C. SPACING
IRIS ALBA 'CANTON'	ALBA IRIS	82	40' CONT / 0.75m O.C. SPACING
ALPHE CURRANT	ALPHA CURRANT	82	40' CONT / 0.75m O.C. SPACING
COUSUMBA FLUGIDA 'COSTUMBA'	COUSUMBA CORNELIOWER	12	40' CONT / 0.75m O.C. SPACING
SAURA VERGOSA 'WAT NIGHT'	WAT NIGHT SAURA	12	40' CONT / 0.75m O.C. SPACING



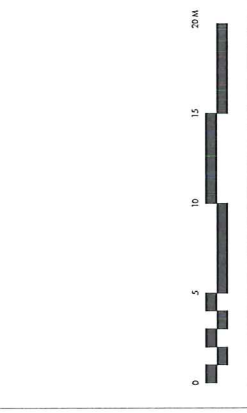
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C. L.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TYPED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WOOD MULCH UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL.

2. TURF AREAS FROM SEED SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED. TURF AREAS SHALL BE DRESSED IN A MINIMUM OF 100mm DEPTH OF TOLERANT OR DROUGHT CONDITIONING A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET BEING GRASSES AND PARS SURFACES TURF.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ASCULUS X CANEA 'BIBOT'	RUBY RED HORSECHENUT	7	60cm CAL
QUERCUS PALAUSTRIS 'PRINCEEN'	GREEN PINE OAK	18	60cm CAL
SHRUBS & PERENNIALS			
ASTILE AERENS 'DELUTCHAND'	EARLY WHITE ASTILE	92	40' CONT / 0.75m O.C. SPACING
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SAURA VERGOSA 'WAT NIGHT'	WAT NIGHT SAURA	12	40' CONT / 0.75m O.C. SPACING





**OUTLAND DESIGN
LANDSCAPE ARCHITECTURE**
204 - 850 South Beach
Salt Lake City, UT 84143
T (201) 849-2720
www.outlandla.com



PROJECT TITLE
644 LEQUIME ROAD

DESIGNER
**WATER CONSERVATION
& IRRIGATION PLAN**

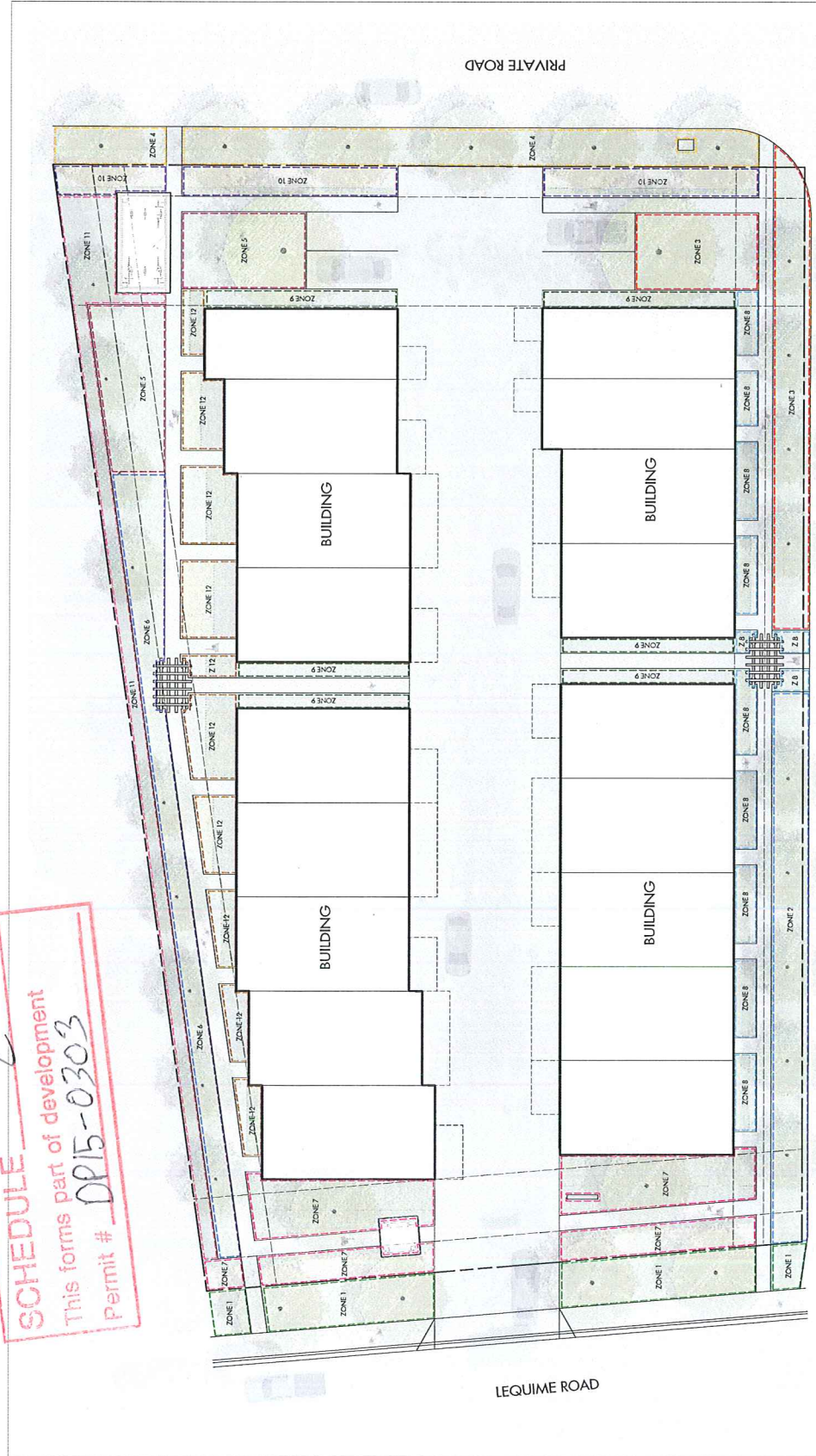
PROJECT NO.	120101	DATE	12/11/11
DESIGNER	LANDSCAPE ARCHITECTURE	DATE	12/11/11
PROJECT NO.	120101	DATE	12/11/11
DESIGNER	LANDSCAPE ARCHITECTURE	DATE	12/11/11
PROJECT NO.	120101	DATE	12/11/11
DESIGNER	LANDSCAPE ARCHITECTURE	DATE	12/11/11



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L2/2

SCHEDULE C
This forms part of development
Permit # **DP15-0303**



IRRIGATION LEGEND

	ZONE 1: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 2: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 3: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 4: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 5: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 6: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 7: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 8: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 9: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 10: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 11: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 12: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 13: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 14: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 15: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 16: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.
	ZONE 17: 4.0 LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 7.0 cm.

- ### IRRIGATION NOTES
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - 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.
 - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL BE BASED ON LOCAL WEATHER DATA, SOIL TYPE, AND MICROCLIMATE.
 - DROP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRREGULAR SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m/sec.
 - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO SHUT DOWN TO THE SYSTEM IN CASE OF PATRIBRICATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (MW) = 112.0 cm / year
ESTIMATED LANDSCAPE WATER USE (EW) = 119.0 cm / year
WATER BALANCE = 2.0 cm / year
REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS