

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, June 18, 2019
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Wooldridge.

3. Confirmation of Minutes

Public Hearing - June 4, 2019
Regular Meeting - June 4, 2019

4. Bylaws Considered at Public Hearing

4.1 Clement Ave 816, BL11711 (TA18-0006) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

1 - 1

To give Bylaw No. 11711 second and third reading in order to allow for additional commercial uses on the subject property.

4.2 Clement Ave 816, BL11712 (Z18-0059) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

2 - 2

To give Bylaw No. 11712 second and third reading in order to rezone the subject property from the I2 - General Industrial and I4 - Central Industrial to the I4 - Central Industrial zone.

4.3 St. Paul St 1310, BL11822 (Z19-0024), Vibona Enterprises LTD., Inc. No. BCo458875

3 - 3

To give Bylaw No. 11822 second and third reading in order to rezone the subject property from the I2 - General Industrial zone to the C7rcs - Central Commercial (Retail Cannabis Sales) zone.

- 4.4 Valley Rd 330, BL11830 (OCP19-0002) - Springdale Properties Ltd., Inc. No. BCo864963** 4 - 5
- Requires a majority vote of Council (5).**
- To give Bylaw No. 11830 second and third reading in order to amend the Official Community Plan of portions of the subject property from the MRL - Multiple Unit Residential (Low Density) designation to the MRM - Multiple Unit Residential (Medium Density) designation.
- 4.5 Valley Rd 330, BL11831 (Z19-0041) - Springdale Properties Ltd., Inc. No. BCo864963** 6 - 7
- To give Bylaw No. 11831 second and third reading in order to rezone portions of the subject property from the A1 - Agriculture 1 zone to the RM3 - Low Density Multiple Housing and RM5 Medium Density Multiple Housing zone.
- 4.6 Lawrence Ave 1100, BL11846 (LUC19-0001) - M.R.D. Holdings Inc. No. BCo681200** 8 - 8
- Requires a majority vote of Council (5).**
- To give Bylaw No. 11846 second and third reading in order to discharge LUC73-65 off the subject property.
- 4.7 Lawrence Ave 1100, BL 11847 (Z19-0031) - M.R.D. Holdings Inc. No. BCo681200** 9 - 9
- To give Bylaw No. 11847 second and third reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the C4rcs - Urban Centre (Retail Cannabis Sales) zone.
- 5. Notification of Meeting**
- The City Clerk will provide information as to how the following items on the Agenda were publicized.
- 6. Development Permit and Development Variance Permit Reports**
- 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.**
- 6.1 Dougall Rd N 300 & 310, BL11413 (Z17-0014) - Nadeem Hussain** 10 - 10
- To amend and adopt Bylaw No. 11413 in order to rezone the subject property from RU1 - Large Lot Housing zone to the C4 - Urban Centre Commercial zone.
- 6.2 Dougall Road N 310, DP17-0033 and DVP17-0034 - Nadeem Hussain** 11 - 41
- To consider the form and character of a proposed 5-storey mixed-use building with a variance to the maximum building height.

6.3	Vaughan Ave 889, BL11676 (Z17-0094) - 1568447 Alberta Ltd	42 - 42
	To adopt Bylaw No. 11676 in order to rezone the subject property from the I2 – General Industrial zone and the I4 – Central Industrial zone to the I4 – Central Industrial zone.	
6.4	Vaughan Ave 889, DP17-0214 and DVP17-0215 - 1568447 Alberta Ltd	43 - 66
	To consider the form and character of three new industrial buildings and to consider a variance to the front setback.	
6.5	Westpoint Dr. 872, DVP17-0218 - Derek Elmer & Wai Wah Wong	67 - 74
	To consider a Staff recommendation to NOT issue a Development Variance Permit to vary the height of a retaining wall from 1.2m to the proposed 3.1m on the subject property.	
6.6	Nickel Rd 280, DP18-0237 DVP18-0238 - 1126112 Alberta Ltd., Inc. No. Aoo84599	75 - 98
	To consider the form and character and a variance to the maximum site coverage of buildings, driveways and parking to facilitate the construction of four dwelling housing on the subject property.	
6.7	Benvoulin Ct 2080, DP19-0045 and DVP19-0046 - Simple Pursuits Inc. No. BCo449611	99 - 119
	To consider the form and character of a proposed 5-storey purpose-built rental building with 16 units of supportive housing and to consider a variance to reduce the number of required parking stalls.	
6.8	865 Rose Ave, DVP19-0044 - Colin & Nanci Macdonald - TO BE DEFERRED DUE TO LACK OF SIGNAGE to the July 16th Council meeting	120 - 127
	To consider issuance of a Development Variance Permit to vary the required side yard setback and the rear yard setback to facilitate the conversion of an existing accessory building to a carriage home.	
6.9	Ethel St 1368, DVP19-0091 - Lois McCloskey	128 - 134
	To vary the minimum front yard setback, to vary the minimum flanking street side yard setback, and to vary the minimum rear yard setback.	
6.10	Abbott Street 1983, HAP18-0014 - Robert B. Wall and Hilda A. Wall	135 - 168
	To consider the form and character of a proposed single family project located within the Abbott Marshall Heritage Conservation Area and to consider variances to the maximum site coverage of buildings and to vary the minimum distance between an accessory building to the principle dwelling.	

7. Reminders

8. Termination

CITY OF KELOWNA

BYLAW NO. 11711

TA18-0006 – I4 – Central Industrial – 816 Clement Avenue

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

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

1. THAT **Section 15.4.2 – I4 – Central Industrial – Principal Uses**, be amended by adding in its appropriate location a new subsection (kk) that reads as follows:

(kk) The following land uses are permitted only within buildings fronting onto Clement Ave and on LOT B Section 30 Township 26 ODYD PLAN EPP83554 located on Clement Ave:

- offices
- business support services
- financial services
- government services
- health services
- retail liquor sales establishment
- retail stores, service commercial
- retail stores, general
- commercial schools

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 3rd day of December, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11712
Z18-0059 – 816 Clement Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of LOT B, Section 30, Township 26, ODYD, PLAN EPP83554 located on Clement Ave, Kelowna, BC from the I2 – General Industrial and I4 – Central Industrial zones to the I4 – Central Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11822
Z19-0024 – 1310 St. Paul Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 12 District Lot 139 Osoyoos Division Yale District Plan 645, located on St. Paul St, Kelowna, BC from the I2 – General Industrial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) 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 27th day of May, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11830

Official Community Plan Amendment No. OCP19-0002 330 Valley Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Future Land Use designation of portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located on Valley Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation as shown on Map "A" attached to and forming part of this bylaw.
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 27th day of May, 2019.

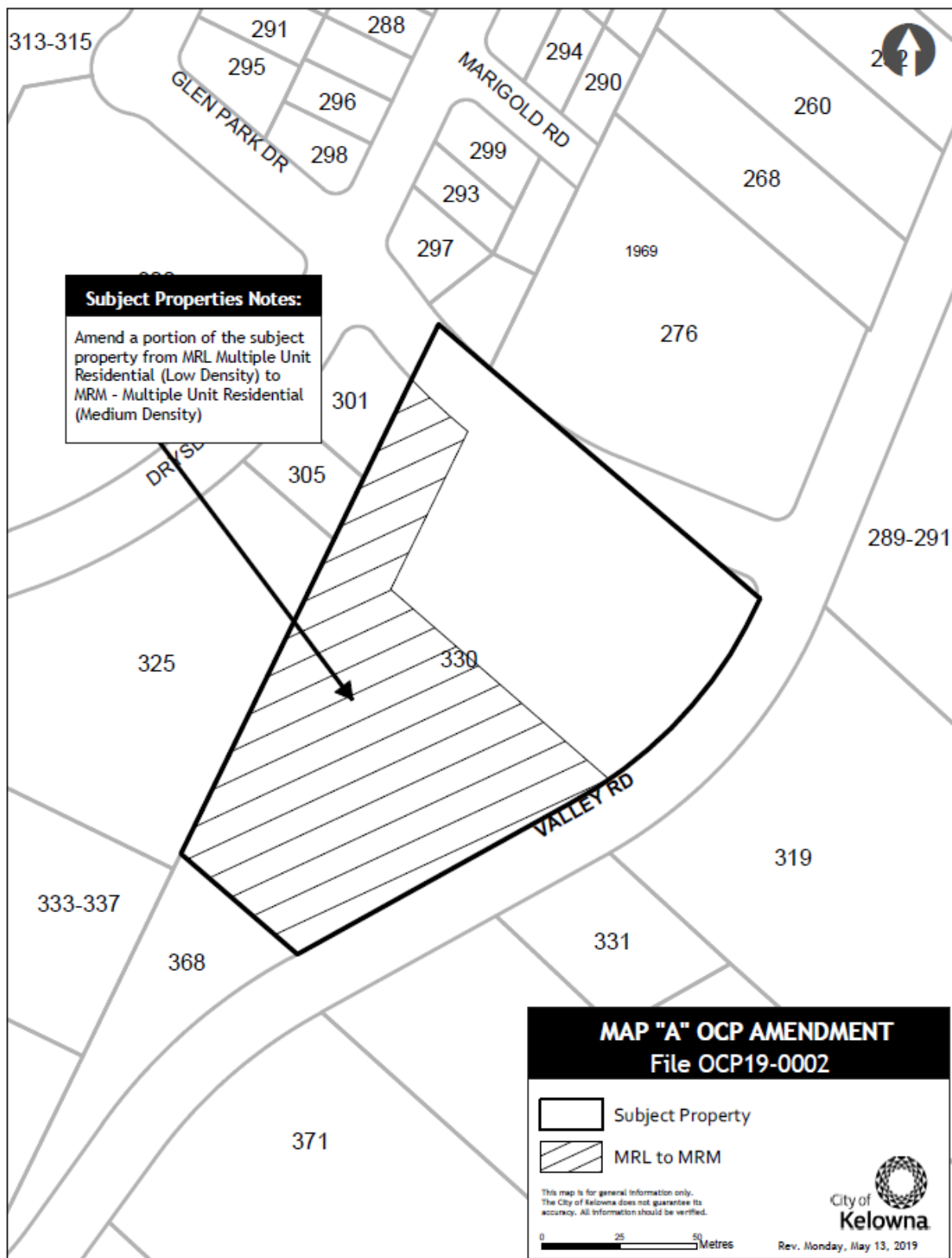
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11831
Z19-0041 – 330 Valley 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 portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located on Valley Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zone as shown on Map "B" attached to and forming part of this bylaw.
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 27th day of May, 2019.

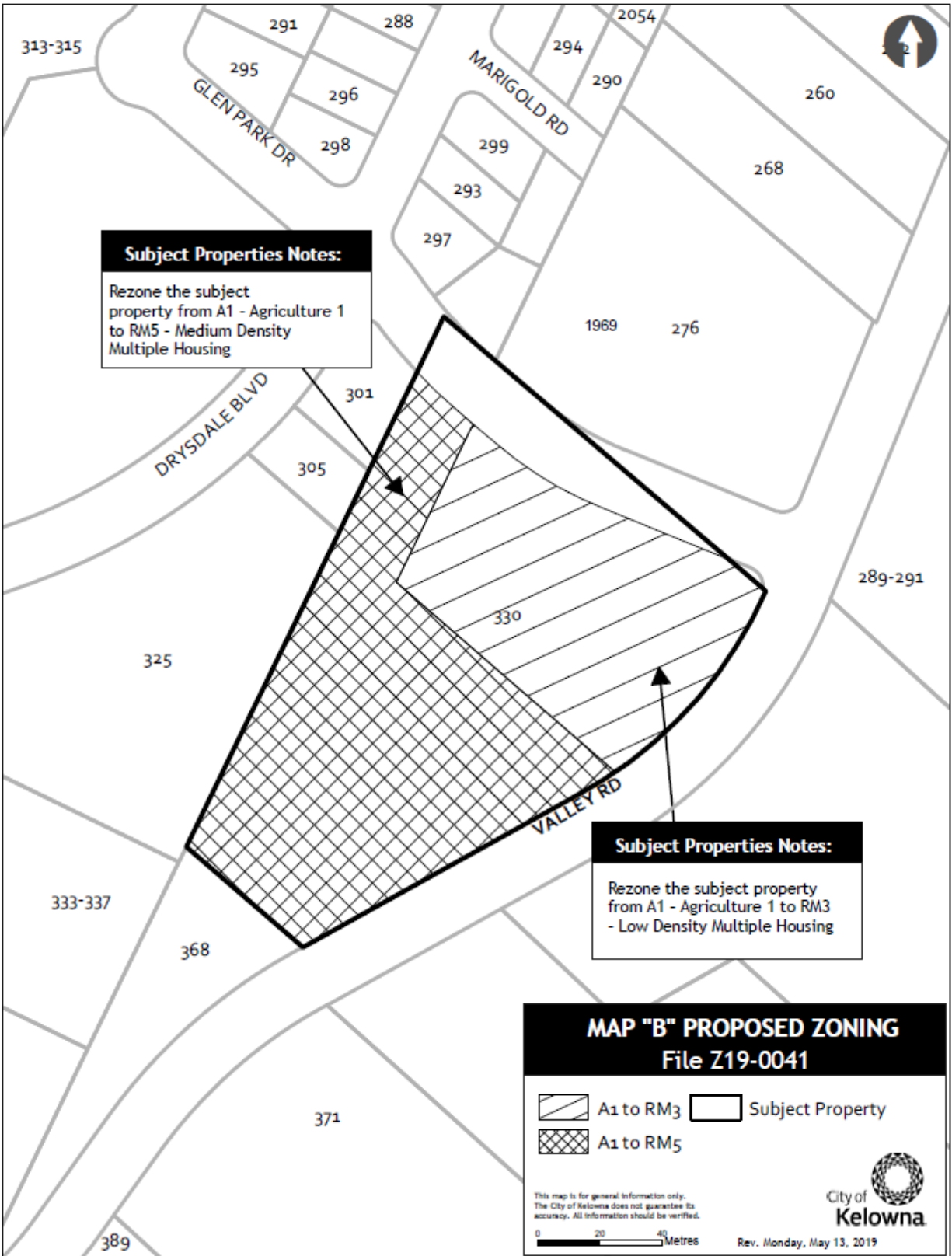
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11846

Discharge of Land Use Contract LUC73-65 (J71898) 1100 Lawrence Avenue

WHEREAS a land use (the "Land Use Contract") is registered at the Kamloops Land Title Office under number J71898 against lands in the City of Kelowna particularly known and described as Lot A, District Lot 137, Osoyoos Division Yale District Plan 25293 located at 1100 Lawrence Avenue, Kelowna, B.C.;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

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

1. This Bylaw may be cited for all purposes as "Land Use Contract LUC73-65 Discharge Bylaw".
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 27th day of May, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11847
Z19-0031 – 1100 Lawrence 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 A, District Lot 137, Osoyoos Division Yale District Plan 25293 located on Lawrence Avenue, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to the C4rcs – Urban Centre (Retail Cannabis Sales) 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 27th day of May, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11413
Z17-0014 300 & 310 Dougall Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 26, Township 26, ODYD, Plan EPP75524 located on Dougall Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of June, 2017.

Considered at a Public Hearing on the 27th day of June, 2017.

Read a second and third time by the Municipal Council this 27th day of June, 2017.

Approved under the Transportation Act this 18th day of July, 2017.

Audrie Henry
(Approving Officer – Ministry of Transportation)

Amended and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DP17-0033 & DVP17-0034

Owner: Nadeem Hussain

Address: 310 Dougall Road N

Applicant: New Town Services Inc.

Subject: Development Permit & Development Variance Permit Applications

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: C4- Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Bylaw No. 11413 be amended at third reading to revise the legal description of the subject properties from Lot 20 Section 26 Township 26 ODYD Plan 5494 and Lot 21 Section 26 Township 26 ODYD Plan 5494 to Lot A Section 26 Township 26 ODYD Plan EPP75524;

AND THAT final adoption of Rezoning Bylaw No. 11413 (Z17-0014) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0033 for Lot A Section 26 Township 26 ODYD Plan EPP75524, located at 310 Dougall Road N, Kelowna, BC subject to the following:

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

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0034 for Lot A Section 26 Township 26 ODYD Plan EPP75524, located at 310 Dougall Road N, Kelowna, BC;

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

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

To vary the required maximum building height from the lessor of 15.0 m or 4 storeys permitted to 15.5 m and 5 storeys proposed;

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

2.0 Purpose

To consider the form and character of a proposed 5-storey mixed-use building with a variance to the maximum building height.

3.0 Community Planning

Community Planning Staff are supportive of the Development Permit and associated variance as the proposal meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable Urban Design Guidelines. Some of these include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Step back upper floors to reduce visual impact;
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.



The ground floor commercial along Dougall Street is an important objective for the revitalization efforts in the Rutland Urban Centre. As Hwy 33 becomes more vehicle focused due to its provincial highway status, it is the intent to establish Dougall Street as the main boutique retail shopping street effectively creating a 'high street'. Enhanced streetscaping will also be implemented to help the retail experience and overall identity of the area.

The property is within the Rutland Urban Centre and is located on the south side of the McIntosh Road multi-use corridor which will provide good cycling and pedestrian connectivity for the area and to the Rail Trail. The property has a Walk Score of 79 (Very Walkable – Most errands can be accomplished on foot) and a transit score of 40 with a few nearby public transit options. The bike score is 62, make this a very bikeable area.

4.0 Proposal

4.1 Project Description

At-grade commercial extends along both Dougall Rd & McIntosh Rd to aide in providing a pedestrian oriented scale and connection along the streetscape. This enhances the public realm at the street level and will add to creating an active and vibrant urban centre.

There are four storeys consisting of 17 condo units above the commercial space and 6 townhouse units above one level of structured parking. The condo units vary in size from bachelor to 1 and 2-bedrooms and the town-homes provide two-master bedrooms each. All units provide spacious balconies and the townhouses and south facing condos open onto a shared courtyard amenity area. This space provides an outdoor gathering area for the building that is screened and private from the public street realm below.

McIntosh Rd is part of the active transportation network; therefore, vehicular crossings are limited. A new mid-block, one-way east/west half lane will be constructed to connect Dougall Rd to the existing north/south lane along the south side of the property. Site access will be from the north/south lane that extends along the west property line. The Zoning Bylaw Regulations for parking stall requirements have been met with the provision of 31 parking stalls. With the proximity to the active transportation corridor, the amount of bicycle stalls provided far exceeds the amount of bike stalls required.

Form and Character

The buildings' architectural design has strong modern lines with a flat roof design. The main floor has ground-oriented commercial units with entry doors facing both street frontages. The 5-storey building massing is oriented along McIntosh Rd and then steps down to 3-storey townhouses. This reduces the overall scale of the building and provides a height transition to the single-family dwellings located to the south. The building utilizes vertical elements along with articulation and colour variation to provide visual interest to the facades. The provision of generous patios and balconies with large roof overhangs meet the outdoor amenity space requirements as well as providing visual interest to the overall streetscape.

The building utilizes a natural colour palette for the exterior finishes. This includes low-maintenance stucco in varying colours: gray as the primary colour with brown, light gray and white as accent colours to provide warmth to the modern design. Landscaping along the boulevard will separate the pedestrian realm from the street. Tiered landscaping is provided for the upper courtyard patios to delineate and provide privacy to the inhabitants.

Variance

The applicant is requesting a minor variance to the maximum height from 15 m or 4 storeys to 15.5 m and 5 storeys proposed. The variance applies to the portion of the building which extends along McIntosh Road only. The building height then steps down to three storeys for the townhouses. This provides a transition in

massing to the existing single-family homes to the south. With the massing oriented to the north side of the site, shadowing and overlook conflicts are avoided.

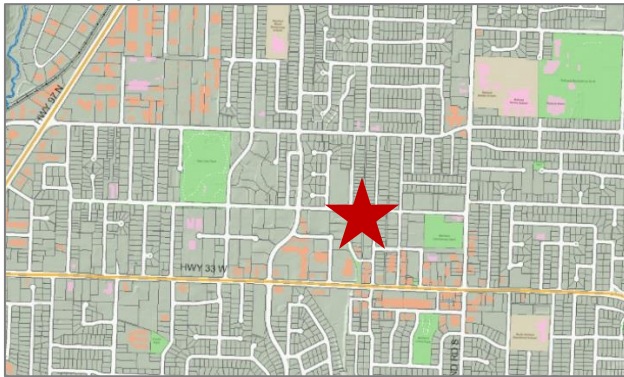
4.2 Site Context

The subject property is located at the Southwest corner of the Dougall Road and McIntosh Road intersection. Two parcels were consolidated to a single titled lot and the existing dwellings have been demolished. The parcel is currently bordered by single family development on all sides, with multi developments further south along Dougall Road and across the rear lane. A recently approved apartment building is now under construction at the NE corner of Dougall & McIntosh.

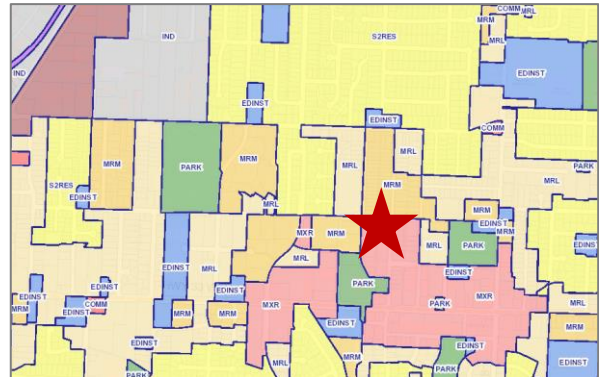
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₂ – Medium Lot Housing	Single Dwelling Housing
East	RU ₁ – Large Lot Housing	Single Dwelling Housing
South	RU ₁ – Large Lot Housing	Single Dwelling Housing
West	C ₄ – Urban Centre Commercial	Single Dwelling Housing

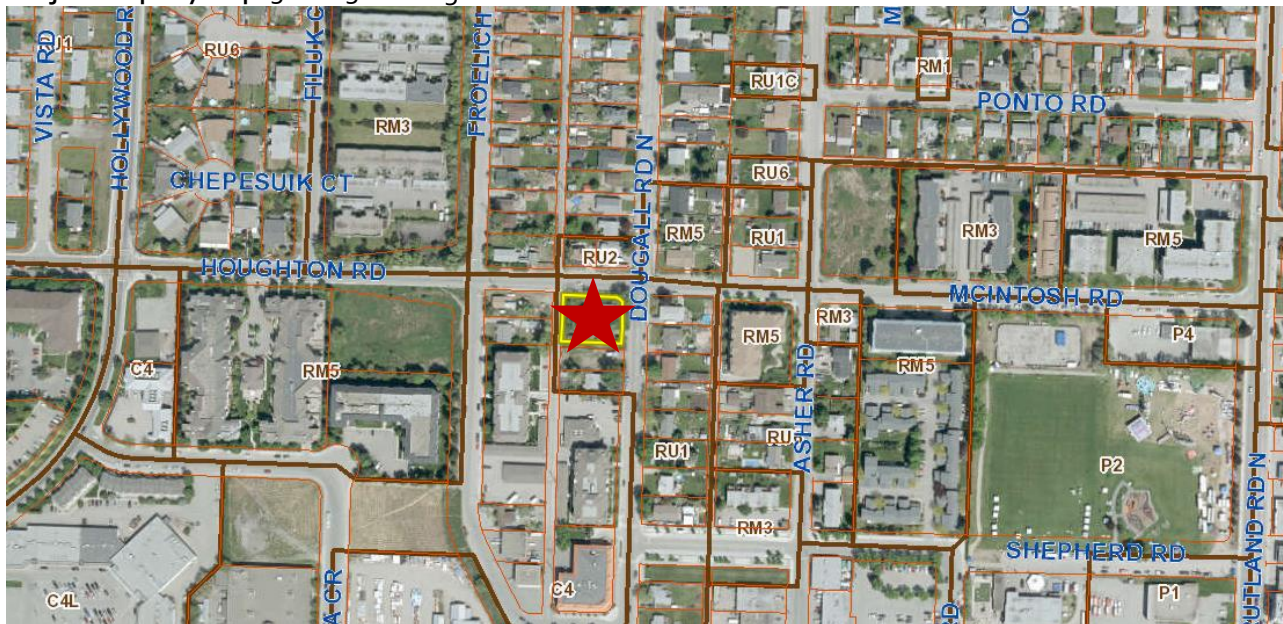
Context Map



Future Land Use



Subject Property Map: 300 & 310 Dougall Road



4.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	460 m ²	1667 m ²
Lot Width	13 m	37.7 m
Lot Depth	30 m	44.3 m
Development Regulations		
Floor Area Ratio	1.47	1.47
Site Coverage	75 %	63 %
Height	15 m or 4 storeys	15.5 m & 5 storeys ^①
Front Yard (Dougall Rd)	0 m	0 m
Flanking Side Yard (McIntosh Rd)	0 m	0 m
Side Yard (south to lane)	0 m	1.3 m
Rear Yard	0 m	5.3 m
Other Regulations		
Minimum Parking Requirements	27 stalls	31 stalls
Bicycle Parking	Class I - 12 Class II - 4	Class I - 20 Class II - 6
Private Open Space	331 m ²	495 m ²
^① Indicates a requested variance to the maximum height from 15 m and 4 storeys to 15.5 m and 5 storeys.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 206 people / hectare proposed).

Compact Urban Form.² 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.

Streetscaping.³ Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

Rutland Urban Centre.⁴ Ensure that the urban design for Uptown Rutland clearly differentiates this commercial district from others in the City and interior of BC. This will be pivotal to making the bus exchange area and redevelopment of Rutland a success. To this end, redevelopment should:

- feature special architecture and/or landmarks that draw the interest of passers-by at the northeast and northwest corners of the Highway 33 and Dougall Road intersection as these are important sites

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

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

³ City of Kelowna Official Community Plan, Policy 5.8.1 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.20.1 (Development Process Chapter).

that should be used to mark the entranceway to the pedestrian-oriented, commercial core of the TOD.

6.o Application Chronology

Date of Application Received:	February 16, 2017
Date Public Consultation Completed:	February 27, 2017
Date of Rezoning Public Hearing:	June 27, 2017
Date of Rezoning Extension Expiry:	June 27, 2019

Report Prepared by: Lydia Korolchuk, Planner

Approved for Inclusion: Terry Barton, Planning Department Manager

Attachments:

Attachment A: OCP Comprehensive Design Guidelines

Attachment B: Draft Development Permit and Development Variance Permit: DP17-0033 & DVP17-0034

Attachment C: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Conceptual Elevations

Schedule C: Landscape Plan

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?		✓	
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?		✓	
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 			✓
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 		✓	
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓

Development Permit &
Development Variance Permit
DP17-0033/DVP17-0034

ATTACHMENT B

This forms part of application

DP17-0033
DVP17-0034

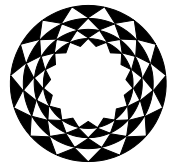
Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



City of
Kelowna



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

310 Dougall Road N

and legally known as

Lot A Section 26 Township 26 ODYD Plan EPP75524

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

MULTIPLE DWELLING HOUSING with Commercial uses.

USE as per Zoning Bylaw

Apartment Housing

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

Date of Council Decision June 18, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by June 18, 2021.

Existing Zone: C4 Future Land Use Designation: MXR

This is NOT a Building Permit.

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

NOTICE

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

Owner: Nadeem Hussain

Applicant: New Town Services Inc.

Terry Barton
Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

Section 14.4.4.5(c): C4 – Urban Centre Commercial Development Regulations

To vary the required maximum building height from the lessor of 15.0 m or 4 storeys permitted to 15.5 m and 5 storeys proposed.

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$99,904.38**
- b) A certified cheque in the amount of **\$99,904.38**

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

4. INDEMNIFICATION

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

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

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

The PERMIT HOLDER is the CURRENT LAND OWNER.

Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT C

This forms part of application

DP17-0033

DVP17-0034

Planner
Initials

LK



Date: March 28, 2017 June 22, 2017
File No.: Z17-0014 Revised
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 300 & 310 Dougall Road N

RU1 (2 lots) to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application to facilitate the development of ground level commercial and multiple dwelling housing on the subject properties. 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 Jason Ough

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

2. Sanitary Sewer

The subject properties are currently serviced with two 100mm sanitary services, 310 at McIntosh Rd and 300 at Dougall Rd. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

4. **Road Improvements**

- a) The applicant must have a civil engineering consultant submit a design for Dougall Road to be upgraded to an urban standard (SS-R5) along the full frontage of the subject property; including curb and gutter, sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- b) McIntosh Road is identified in the Pedestrian and Bicycle Master Plan (PBMP) for inclusion of a multi-use pathway (MUP). The applicant's civil engineering consultant will work with City staff to create a modified SS-R5 cross section to ensure the new curb alignment will match the future active transportation project corridor. One option is to leave a gravel soak away strip on the McIntosh Road frontage and provide a cash in lieu payment for curb and gutter to be constructed as part of the future active transportation project. *The applicant's civil consultant will provide an estimate for any remaining urbanization works (SS-R5 standard) that are deferred to the time of construction of the ultimate ATC project.*
- c) ~~A 7.5m 3.8m~~ of commercial lane will be dedicated and constructed along the southern property line of 300 Dougall Road. ~~This will include 6m corner rounding at both SE and SW corners. A 7.5m lane width will be achieved when the owner of property to the south, 290 Dougall Rd N, applies to redevelop. There is no way to confirm a timeline for the type of application that would warrant lane dedication. The current applicant acknowledges that any inconvenience encountered by their residents and customers for the interim period results from their request to dedicate and construct only half the lane width at this time. One-way signage and "Do not Enter" at Dougall Road intersection at the lane is required.~~

5. **Road Dedication and Subdivision Requirements**

- a) The subject properties are required to be consolidated as part of this development project.
- b) Approximately 2.5m of road dedication is required along Dougall Road frontage to match the property line at 250-270 Dougall Road.
- c) Approximately 3m of road dedication is required along McIntosh Road frontage to achieve a 20m Right of Way.
- d) ~~A 7.5m 3.8m~~ of commercial lane dedication is required along the southern property line of 300 Dougall Road.
- e) Grant statutory rights-of-way if required for utility services.

6. **Electric Power and Telecommunication Services**

- a) *Burial of overhead wires will be required in all urban and village centre areas as outlined in the current Kelowna Official Community Plan. The City would ensure new development in these areas would be responsible for burial of wires fronting their property. This application requires the burial of existing wires on McIntosh Road.*
- b) All proposed service connections are to be installed underground. 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 (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 as required.
- 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. Geotechnical Report

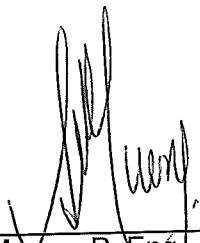
- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**

- Overall site suitability for development.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only.



Steve Muenz, P. Eng.
Development Engineering Manager
jo

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT C

This forms part of application

DP17-0033

DVP17-0034

Planner
Initials

LK

City of

Kelowna
COMMUNITY PLANNING



Date: March 28, 2017
File No.: DP17-0033
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 300 & 310 Dougall Road N

The Development Engineering comments and requirements regarding this Development Permit application to evaluate form and character and to facilitate the development of ground level commercial and multiple dwelling housing on the subject properties are as follows:

1. General.

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0014.

Steve Muenz, P. Eng.
Development Engineering Manager

jo

CITY OF KELOWNA
MEMORANDUM

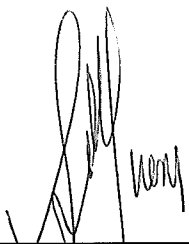
ATTACHMENT C	
This forms part of application	
# DP17-0033 DVP17-0034	
Planner Initials	LK
 City of Kelowna COMMUNITY PLANNING	

Date: March 28, 2017
File No.: DVP17-0034
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 300 & 310 Dougall Road N

The Development Engineering comments and requirements regarding this Development Variance Permit application to vary the maximum height from 15m and 4 storeys to 15.5m and 5 storeys to facilitate the development of ground level commercial and multiple dwelling housing on the subject properties are as follows:

1. General.

- a) The proposed variance has no impact on existing municipal infrastructure.
- b) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0014.



Steve Muenz, P.Eng.
Development Engineering Manager

jo

DOUGALL ROAD MIXED-USE DEVELOPMENT
310 DOUGALL ROAD KELOWNA, B.C.



ARCHITECTURAL:

NEWTOWN ARCHITECTURE & ENGINEERING INC
roman@newtownservices.net
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250-860-8185

- A0.00 COVER SHEET & DWG LIST
A1.01 BUILDING IMAGES
A2.00 SITE PLAN
A3.01 LEVEL 1 FLOOR PLAN
A3.02 LEVEL 2 FLOOR PLAN
A3.03 LEVEL 3 FLOOR PLAN
A3.04 LEVEL 4 FLOOR PLAN
A3.05 LEVEL 5 FLOOR PLAN
A3.06 ROOF PLAN
A3.07 TOWNHOUSE UNIT PLANS
A3.08 CONDO UNIT PLANS
A3.09 CONDO UNIT PLANS
A4.00 BUILDING ELEVATIONS
A4.01 BUILDING ELEVATIONS
A4.02 BUILDING ELEVATIONS
A5.00 BUILDING SECTIONS
A5.01 BUILDING SECTIONS
A5.02 BUILDING SECTIONS

CIVIL:

NEWTOWN ARCHITECTURE & ENGINEERING
jacob@newtownservices.net
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250-860-8185

SERVICING FEASABILITY STUDY

LANDSCAPE:

INSITE DESIGN

3277 McLEOD RD. WEST KELOWNA, BC
PH. 250-707-7404

- LDP-1 LEVEL 1 GROUND FLOOR LANDSCAPE PLAN
LDP-2 LEVEL 2 COURTYARD LANDSCAPE PLAN

BUILDING/SITE

PROPERTY #

CIVIC ADDRESS:

300 DOUGALL ROAD, KELOWNA

LEGAL DESCRIPTION:

LOT 20, SECTION 26, TOWNSHIP 26, ODYD, PLAN 5494, PID#

PROPERTY #

CIVIC ADDRESS:

310 DOUGALL ROAD, KELOWNA BC

LEGAL DESCRIPTION:

LOT 21, SECTION 26, TOWNSHIP 26, ODYD, PLAN 5494, PID#

SITE AREA:

1,666.92 m² (BEFORE ROAD WIDENING)

PROPOSED NET FLOOR AREA:

2448.67 m²

PRIVATE OPEN SPACE SUMMARY:

BACHELOR (6.0m² EACH)

1 UNITS

= 6.0m²

1 BEDROOM (10m² EACH)

1 UNITS

= 10.0m²

2 BEDROOM (15m² EACH)

21 UNITS

= 315.0m²

TOTAL REQUIRED:

= 331.0m²

PRIVATE OPEN SPACE PROPOSED:

= 5329.33 SF (495.11 m²)

PARKING:

REQUIRED:

1 STALL PER DWELLING UNIT:

23 STALLS

1 STALL FOR EVERY 7 DWELLING UNITS DESIGNATED TO VISITOR PARKING:

3 STALLS

1.75 STALLS FOR EVERY 100m² GFA OF COMMERCIAL SPACE: 208.12 m² =

4 STALLS

TOTAL REQUIRED PARKING:

30 STALLS

PROVIDED:

25 STALLS IN PARKADE AND 6 STALL IN TOWNHOUSE GARAGES:

31 STALLS

BICYCLE PARKING:

REQUIRED:

APARTMENT - CLASS I - 0.5 PER DWELLING UNIT:

11.5

CLASS II - 0.1 PER DWELLING UNIT:

2.3

COMMERCIAL - CLASS I - 0.2 PER 100m² GLA OR 1 PER 10 EMPLOYEES:

0.42

CLASS II - 0.6 PER 100m² GLA:

1.25

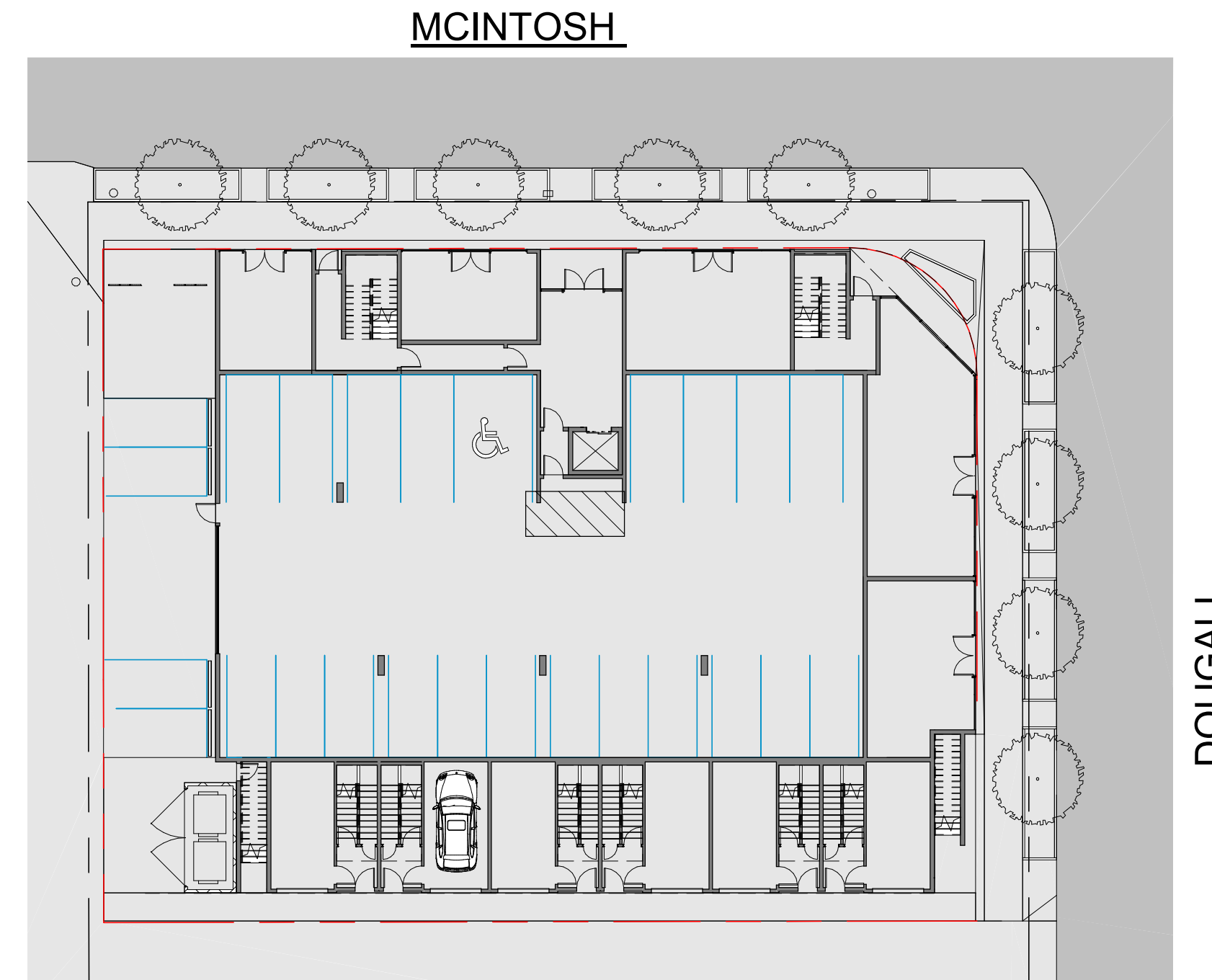
TOTAL CLASS I REQUIRED: 12

TOTAL CLASS I PROVIDED: 20

TOTAL CLASS II REQUIRED: 4

TOTAL CLASS II PROVIDED: 6

ZONING BYLAW		
	REQUIRE	PROPOSE
ZONE:	C4	C4
PERMITTED	MIXED USE	MIXED USE
MINIMUM LOT		1,666.92
MINIMUM LOT DEPTH	30	44.3
MINIMUM LOT WIDTH	13.0	37.7
MAXIMUM FLOOR AREA	1.47	1.3 + 0.17 (PARKING BONUS) = 1.47
MAXIMUM SITE	75	79.8% AFTER WIDENING 63 % BEFORE WIDENING
MAXIMUM HEIGHT:	15 m OR 4	15.5 m OR 5
MINIMUM FRONT	0.0m (DOUGALL RD)	0.0
MINIMUM SIDE	0.0 m (MCINTOSH)	0.0
MINIMUM SIDE	0.0 m	0.0
MINIMUM REAR	0.0 m (TO REAR	5.3



KEYPLAN

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

SEAL

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-Issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD., KELOWNA, BC

project no. 4002

file no.

drawing title
COVER SHEET & DWG LIST

designed scale As indicated

drawn J.F.

checked R.Y.

drawing no.

A0.00

plotted MAY 15, 2019



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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SEAL

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project title

DOUGALL RD MIXED-USE DEVELOPMENT

project address

310 DOUGALL RD., KELOWNA, BC

project no.

4002

file no.

drawing title

BUILDING IMAGES

designed

scale

drawn

J.F.

checked

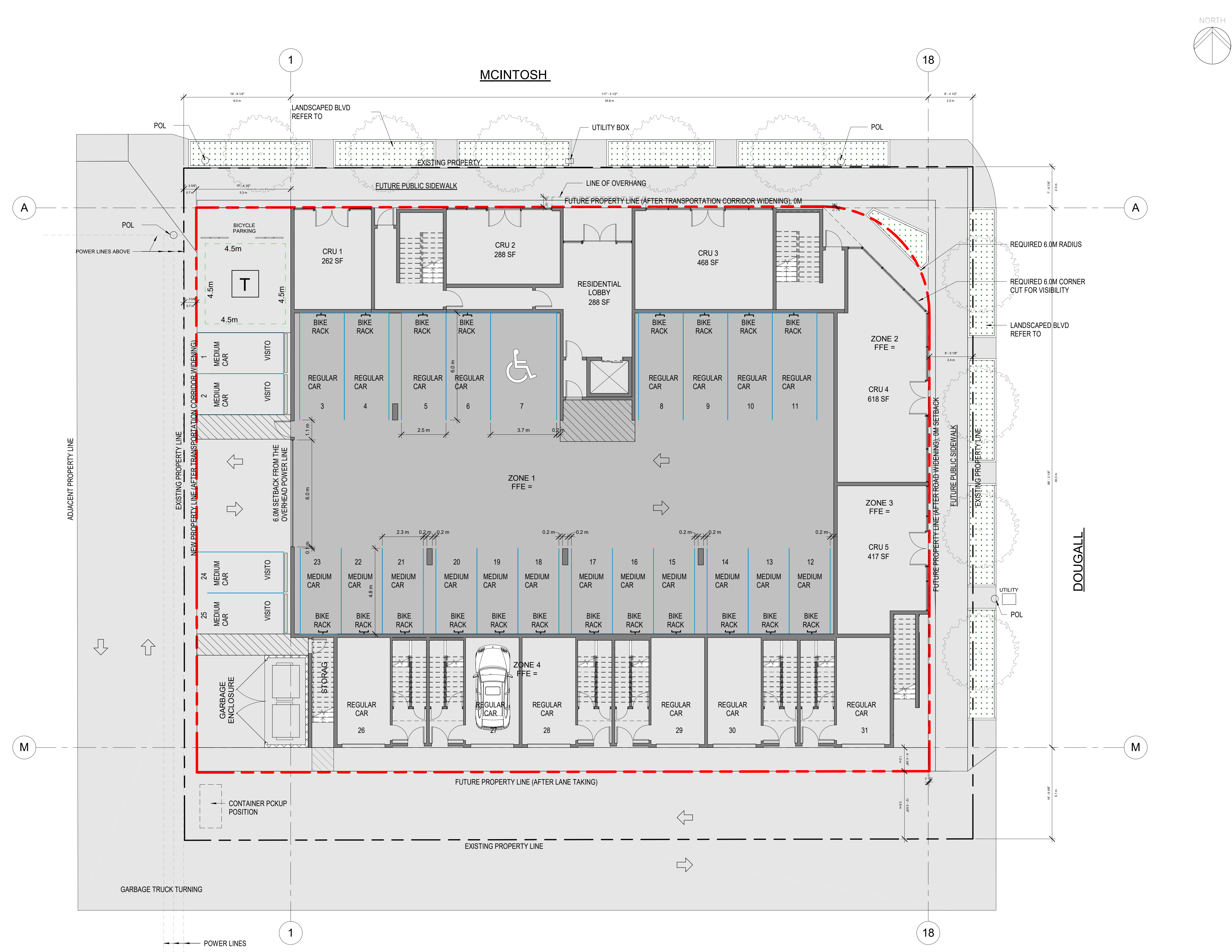
R.Y.

drawing no.

A1.01

plotted

MAY 15, 2019



1 SITE PLAN
1: 100

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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SCHEDULE A

This forms part of application
DP17-0033
DVP17-0034

City of Kelowna
COMMUNITY PLANNING

Planner Initials **LK**

SEAL

Revisions		
No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-Issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
**310 DOUGALL RD.,
KELOWNA, BC**

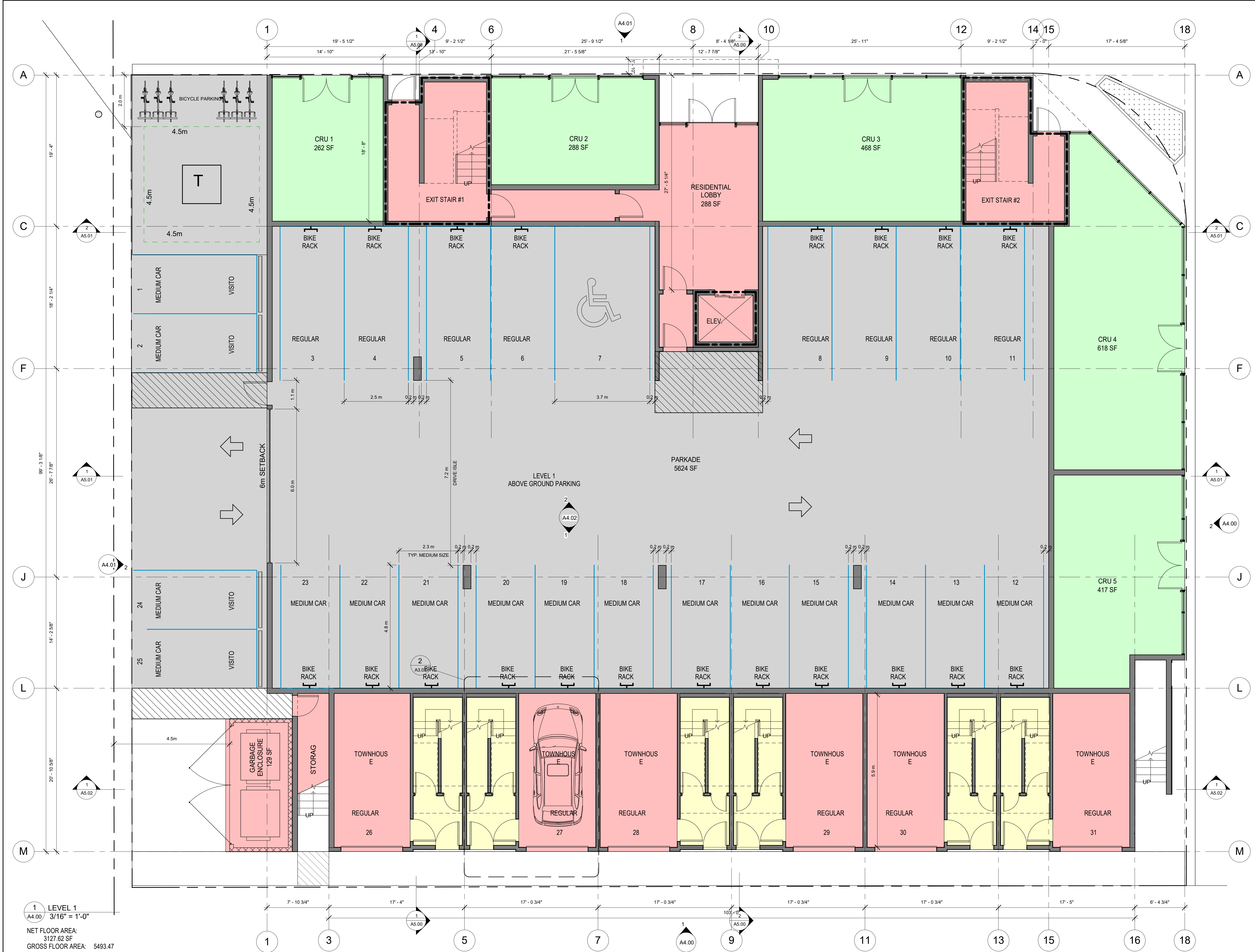
project no. 4002

drawing title
SITE PLAN

designed	scale
drawn	1: 100
checked	J.F.
drawing no.	R.Y.

A2.00

plotted MAY 15, 2019



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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Report all errors and omissions to the Architect.



SCHEDULE A

This forms part of application

DP17-0033
DVP17-0034

Planner Initials: LK

City of Kelowna
Community Planning

SEAL

Revisions		
No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-Issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

drawing title
**LEVEL 1
FLOOR PLAN**

designed J.F.
scale 3/16" = 1'-0"
drawn J.F.
checked R.Y.
drawing no.

A3.01

plotted MAY 15, 2019



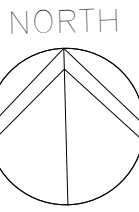
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SEAL

SCHEDULE A

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DP17-0033
DVP17-0034

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

Revisions		
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project title
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project address
**310 DOUGALL RD.,
KELOWNA, BC**

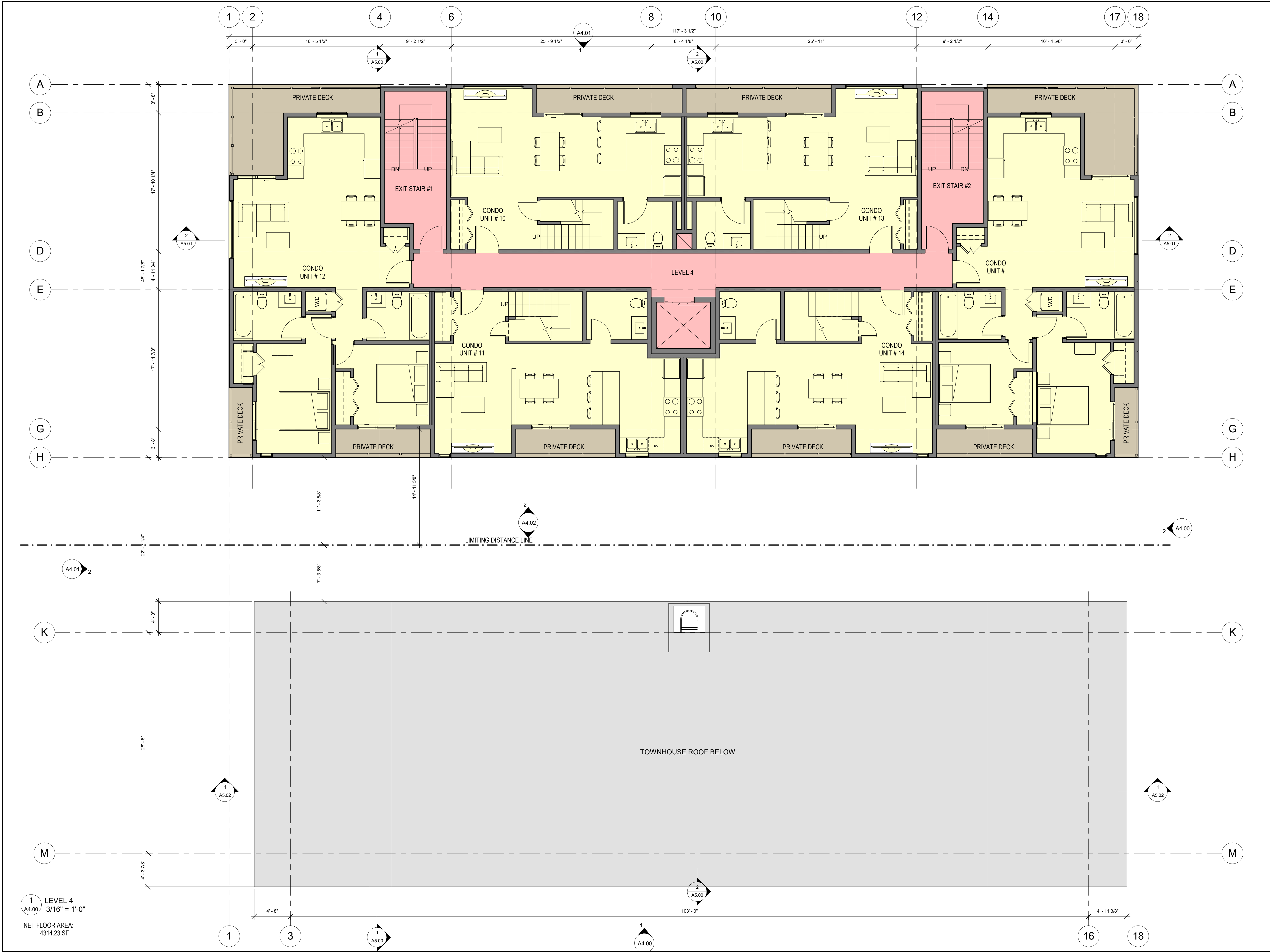
project no. **4002**

file no.
drawing title
LEVEL 2 FLOOR PLAN

designed _____ scale 3/16" = 1'-0"
drawn _____ J.F.
checked _____ R.Y.
drawing no.

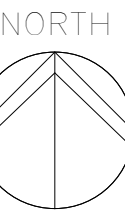
A3.02

plotted MAY 15, 2019 5/15/2019 11:04:06 AM



1 LEVEL 4
A4.00 3/16" = 1'-0"
NET FLOOR AREA:
4314.23 SF

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
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Report all errors and omissions to the Architect.



SEAL

SCHEDULE A
This forms part of application
DP17-0033
DVP17-0034
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-Issued for DP

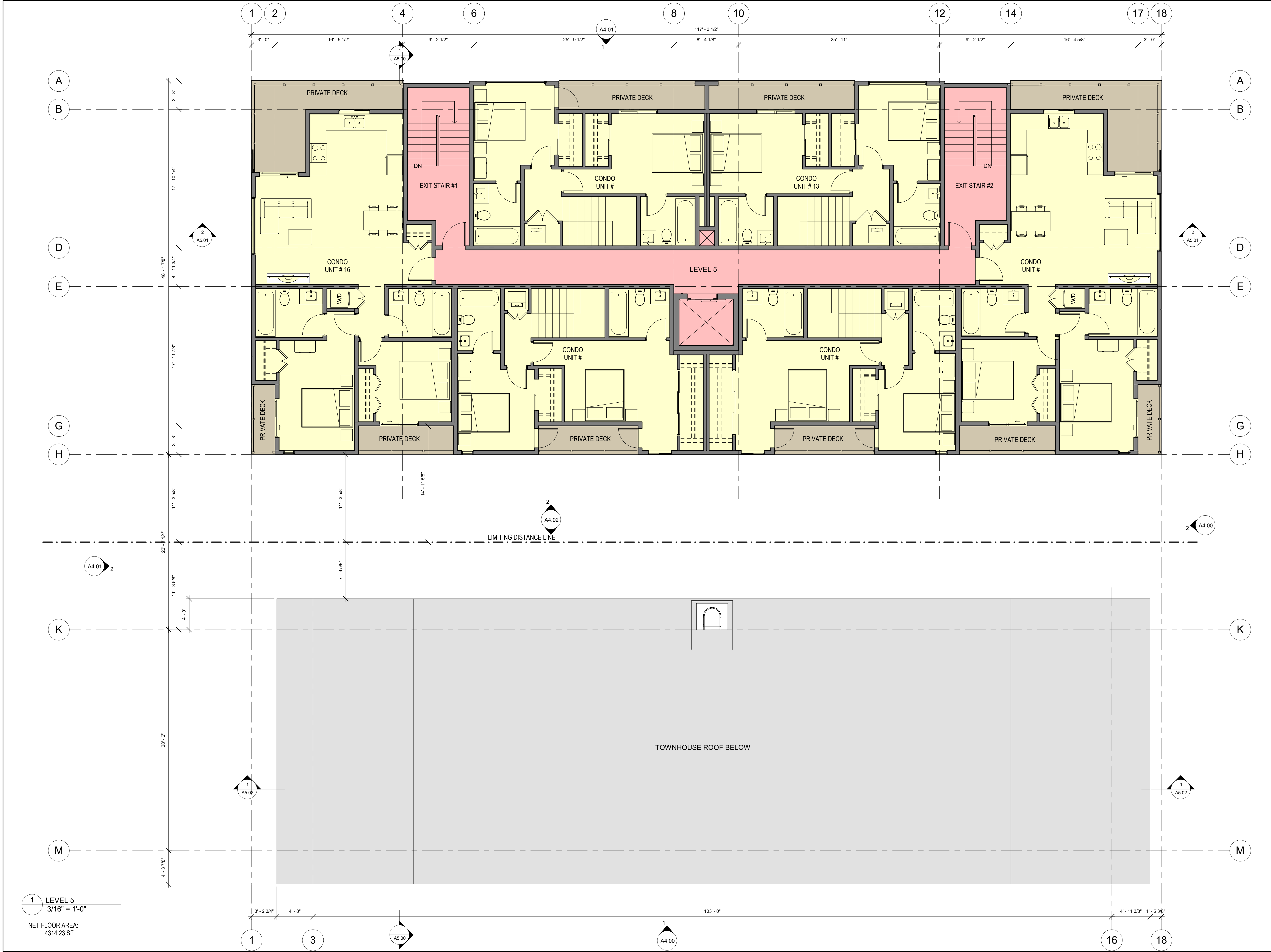
project title
DOUGALL RD MIXED-USE
DEVELOPMENT

project address
310 DOUGALL RD.,
KELOWNA, BC
project no. 4002
file no.
drawing title
LEVEL 4 FLOOR
PLAN

designed _____ scale 3/16" = 1'-0"
drawn J.F.
checked R.Y.
drawing no.

A3.04

plotted MAY 15, 2019 5/15/2019 11:04:28 AM



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SCHEDULE A

This forms part of application
DP17-0033
DVP17-0034

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

SEAL

Revisions		
No	Date	Description
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project title

DOUGALL RD MIXED-USE DEVELOPMENT

project address

310 DOUGALL RD.,
KELOWNA, BC

project no. 4002

file no.

drawing title

**LEVEL 5
FLOOR PLAN**

designed scale 3/16" = 1'-0"

drawn J.F.

checked R.Y.

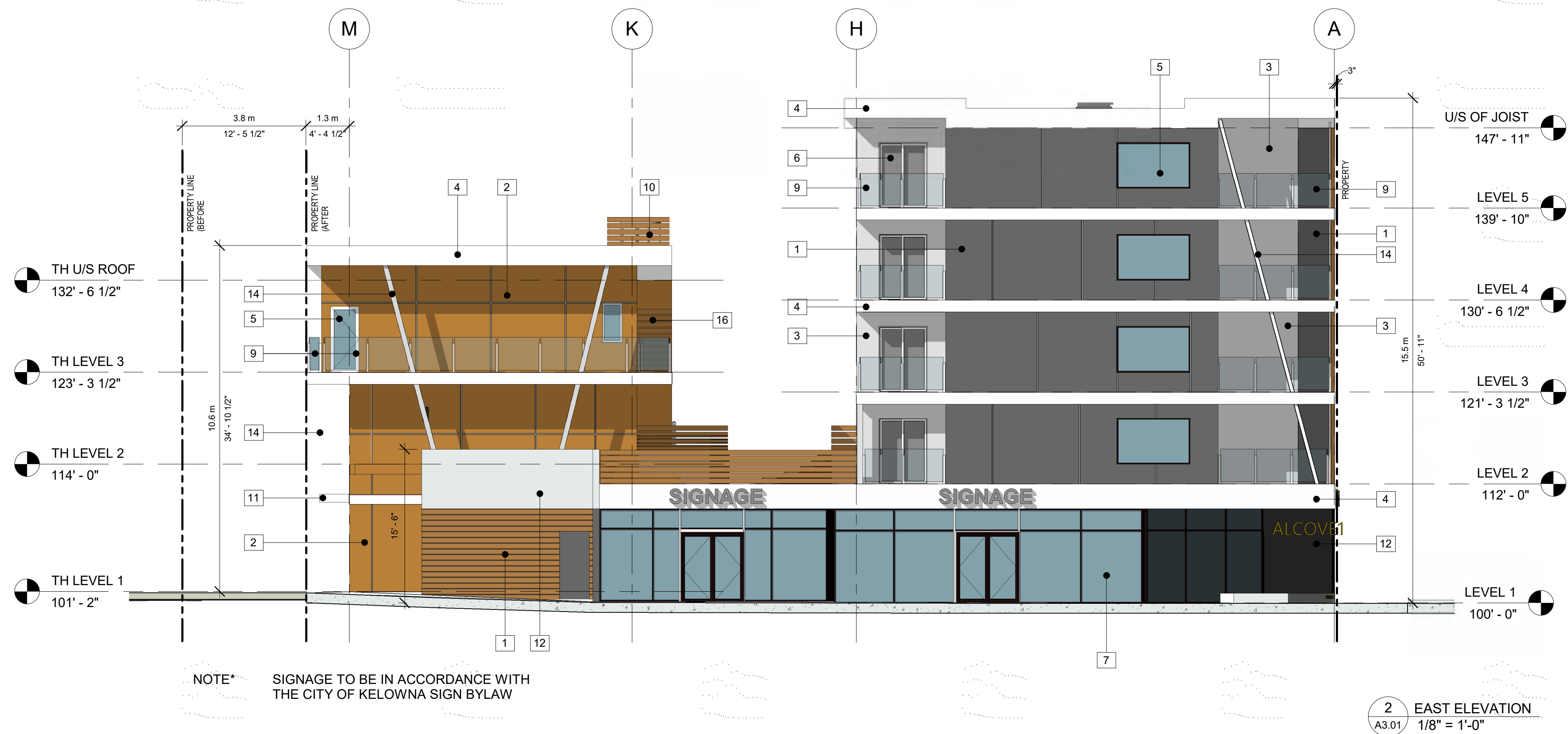
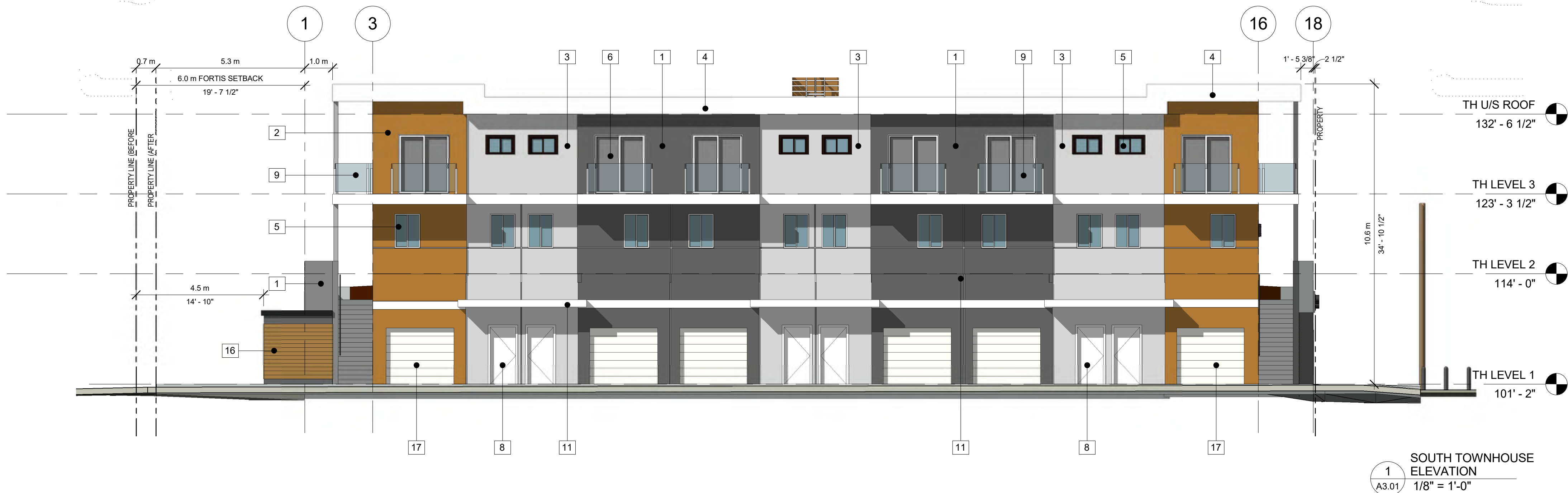
drawing no.

A3.05

plotted MAY 15, 2019

EXTERIOR MATERIAL LEGEND

1. CEMENT FIBER BOARD W/ REVEALS - DARK GREY
2. CEMENT FIBER BOARD W/ REVEALS - COPPER-BROWN
3. CEMENT FIBER BOARD W/ REVEALS - LIGHT GREY
4. CEMENT FIBER BOARD W/ REVEALS - SOLID WHITE
5. WINDOWS - BROWN-COLORED FRAMES
6. SLIDING GLASS PATIO DOOR
7. ALUMINUM STORFRONT - GLAZING AND DOORS
8. PAINTED METAL DOORS
9. GLASS GUARDS
10. WOOD GUARDS
11. PREFINISHED METAL FLASHINGS
12. ARCHITECTURAL CONCRETE W DETAILING
13. FINISHED WOOD TRELLIS
14. EXPOSED STRUCTURAL SUPPORT - EPOXY-PAINTED
15. CONCRETE STAIRS / RAMPS
16. WOOD SCREENING
17. OVERHEAD INSULATED GARAGE DOOR



NOTE* SIGNAGE TO BE IN ACCORDANCE WITH THE CITY OF KELOWNA SIGN BYLAW

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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SCHEDULE B
This forms part of application
DP17-0033
DVP17-0034
City of Kelowna
PLANNING DEPARTMENT

SEAL

Revisions

No	Date	Description
1	APR 13, 2017	Issued for DP
2	MAY 15, 2019	Re-Issued for DP

project title
DOUGALL RD MIXED-USE DEVELOPMENT

project address
310 DOUGALL RD., KELOWNA, BC

project no. 4002

file no.

drawing title
BUILDING ELEVATIONS

designed scale As indicated

drawn J.F.

checked R.Y.

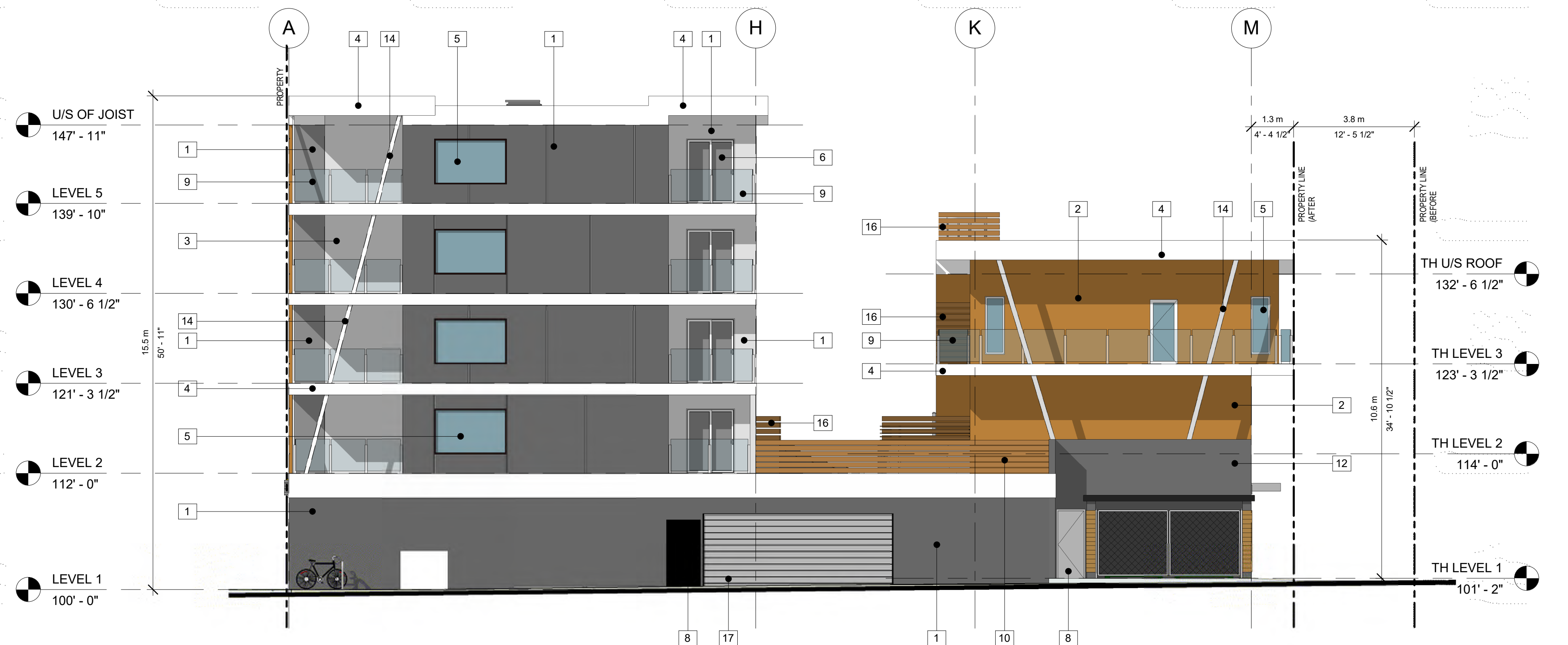
drawing no.

A4.00

plotted MAY 15, 2019

EXTERIOR MATERIAL LEGEND

1. CEMENT FIBER BOARD W/ REVEALS - DARK GREY
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SCHEDULE B

This forms part of application

DP17-0033
DVP17-0034

Planner Initials LK



SEAL

Revisions

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project title

DOUGALL RD MIXED-USE DEVELOPMENT

project address

**310 DOUGALL RD.,
KELOWNA, BC**

project no.

4002

file no.

drawing title

**BUILDING
ELEVATIONS**

designed

scale

As Indicated

drawn

J.F.

checked

R.Y.

drawing no.

A4.01

plotted

MAY 15, 2019

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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SCHEDULE B

This forms part of application

DP17-0033
DVP17-0034

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

SEAL		

Revisions		
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DOUGALL RD MIXED-USE DEVELOPMENT

project address

310 DOUGALL RD.,
KELOWNA, BC

project no.

4002

file no.

drawing title

BUILDING ELEVATIONS

designed

scale

As indicated

drawn

J.F.

checked

R.Y.

drawing no.

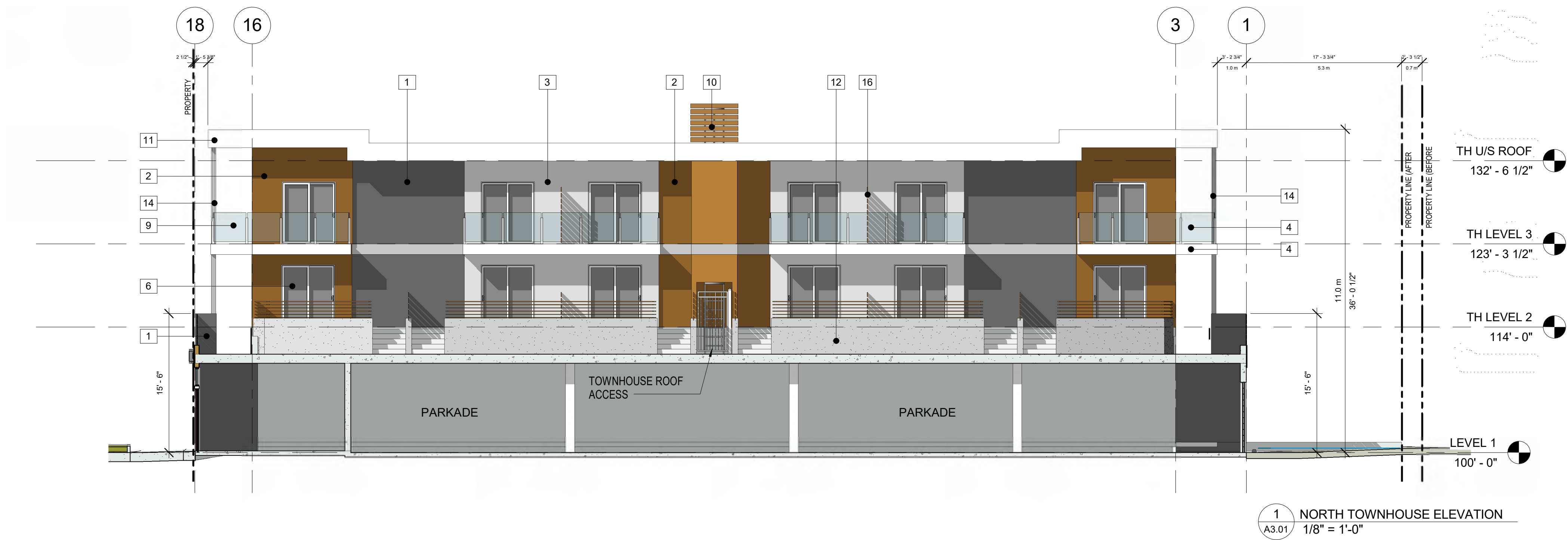
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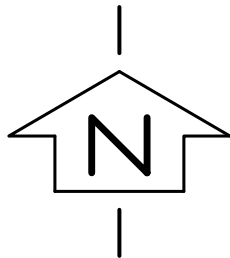
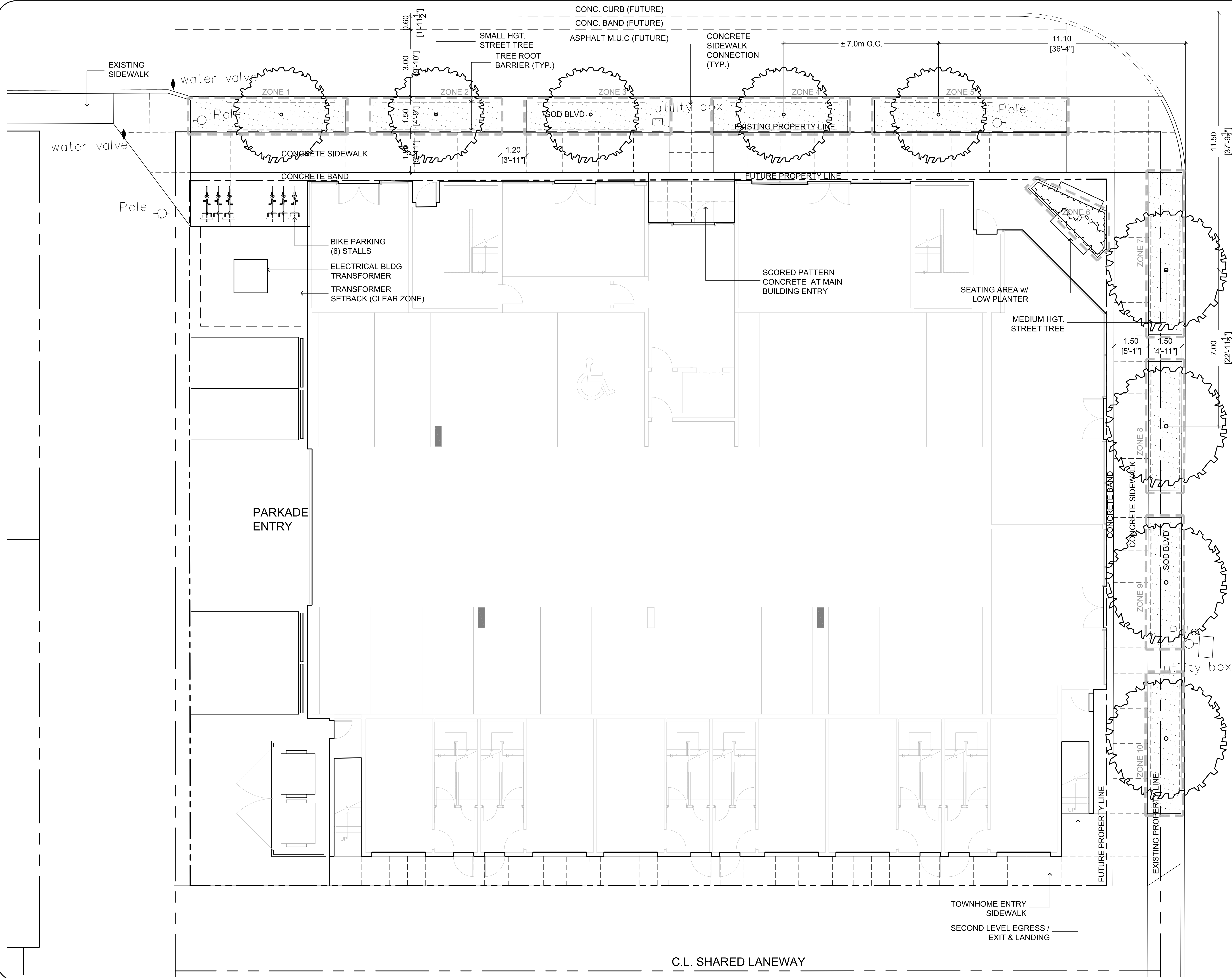
plotted

MAY 15, 2019

EXTERIOR MATERIAL LEGEND

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SCHEDULE C
This forms part of application
DP17-0033
DVP17-0034
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

NOTES

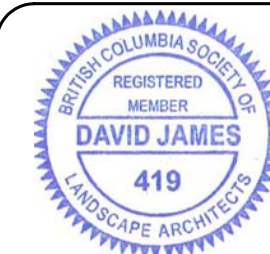
1. PLANT MATERIAL AND CONSTRUCTION SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL PERENNIAL AND SHRUB PLANTING AREAS TO HAVE A MIN. 0.45m GROWING MEDIUM DEPTH.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A TIMED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
4. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANT SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
5. ALL PLANTING BEDS SHALL HAVE A MINIMUM 50mm DEPTH OF APPROVED MULCH.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION.

NO.	Y/M/D	DESCRIPTION
2	17/04/11	REISSUED FOR DP
-	17/04/06	REVISIONS CITY COMMENTS
1	17/02/01	ISSUED FOR DP
-	17/01/03	GENERAL REVISIONS
-	16/12/21	CLIENT REVIEW
REVISIONS / ISSUED		

CLIENT
BUILDTech CONSULTANTS INC

PROJECT
DOUGALL ROAD MULTI-USE DEVELOPMENT

300-310 DOUGALL RD. N. KELOWNA, B.C.



DESIGN BY: DEJ

DRAWN BY: DEJ

CHECKED BY: DEJ

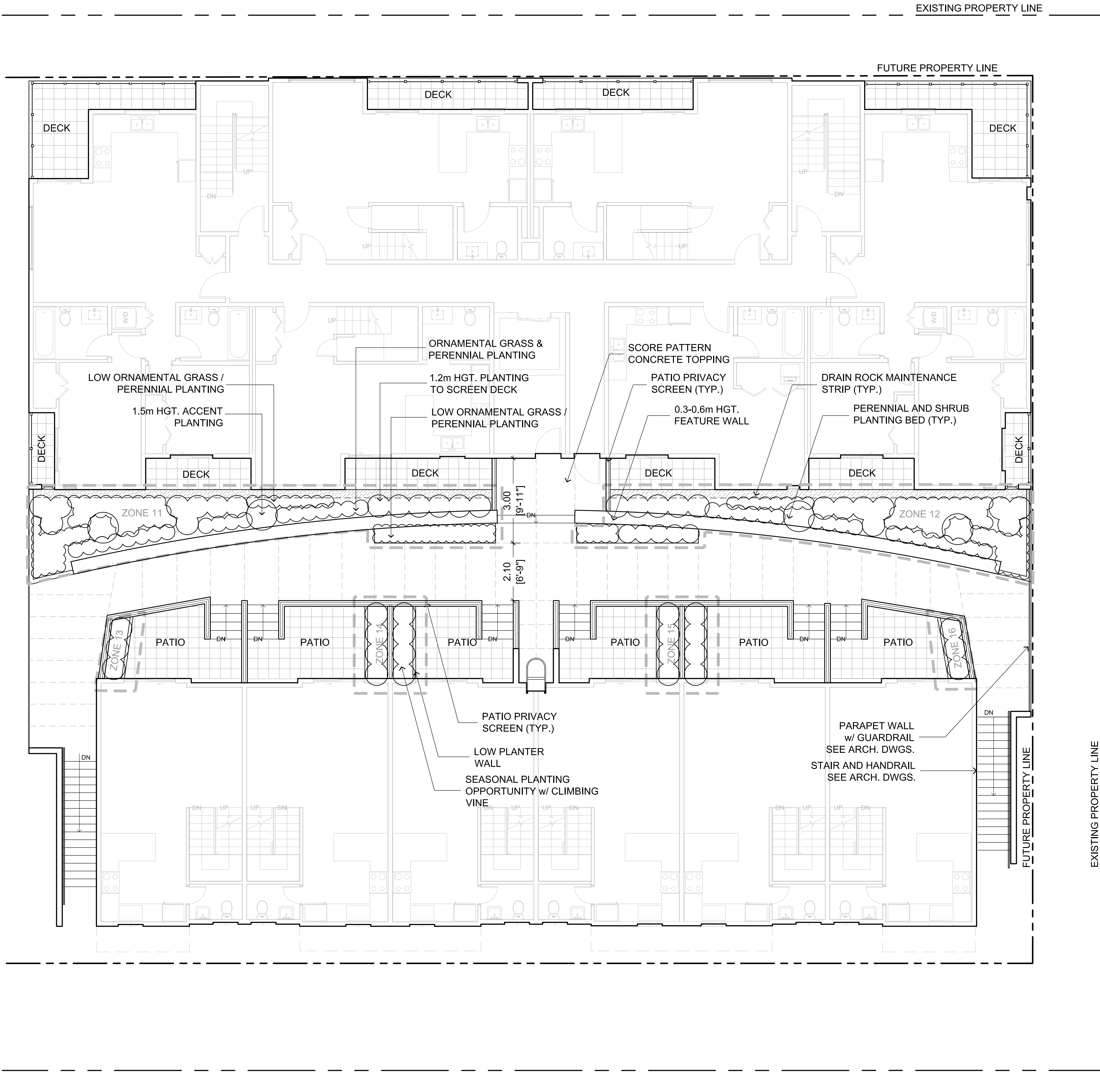
PROJECT NO. 16-115

SCALE: 1:75

SHEET TITLE: **LEVEL 1 GROUND FLOOR LANDSCAPE PLAN**

SHEET NO. **LDP-1**

NOT FOR CONSTRUCTION



SCHEDULE

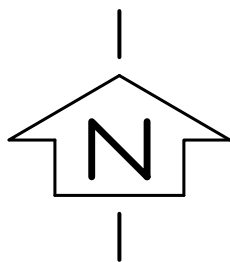
This forms part of application

DP17-0033
DVP17-0034

Planner Initials LK

C

City of Kelowna
COMMUNITY PLANNING



DOUGALL ROAD - REPRESENTATIVE PLANT LIST

Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
Trees					
4	<i>Acer x freemannii</i> 'Armstrong'	Armstrong Maple	7.5cm Cal	B&B	7.0m x 5.0m
5	<i>Syringa reticulata</i>	Japanese Tree Lilac	6cm Cal	B&B	5.0m x 4.0m
Perennials / Groundcovers / Vines					
27	<i>Fargesia nitida</i>	Fountain Bamboo	#05	Potted	1.5m x 0.8m
6	<i>Parthenocissus quinquefolia</i> 'Englemanni'	Engleman Ivy	#01	Potted	8.0m x 0.1m
21	<i>*Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.8m x 0.6m
15	<i>Salvia nemorosa</i>	Deep Blue Salvia	#01	Potted	0.5m x 0.5m
27	<i>Sedum spurius</i> 'Dragon's Blood'	Dragon's Blood Stonecrop	#01	Potted	0.2m x 0.6m
Ornamental Grasses					
15	<i>*Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster	#01	Potted	1.5m x 0.8m
45	<i>Chasmanthium latifolium</i>	Northern Sea Oats	#01	Potted	1.0m x 0.8m
26	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m
56	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#01	Potted	0.3m x 0.3m
25	<i>Festuca idahoensis</i>	Idaho Fescue	#01	Potted	0.3m x 0.3m
25	<i>Hakonechloa macra</i> 'All Gold'	All Gold Japanese Forest Grass	#01	Potted	0.3m x 0.4m
27	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#01	Potted	0.5m x 0.5m
4	<i>*Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#01	Potted	1.5m x 1.2m

* Denotes Okanagan Inspired Plant Species.

DOUGALL ROAD - HYDROZONES

Hydrozone	Unit	Total	Landscape	Water Use	Mulch Type	Irrigation Comments
1,2,3,5,4,7,8,9,10	ea	9	Off-Site Street Tree	Moderate	Bark	Low Volume Tree Bubbler
1,2,3,5,4,7,8,9,10	m2	86	Off-Site Sod Blvd	High	N/A	Low Volume Pop-Up Spray
6	m2	4	Ornamental Grass	Low - Moderate	Bark	High Efficiency Subsurface Drip
11,12	m2	65	Mixed Perennial	Low - Moderate	Bark	High Efficiency Subsurface Drip
13,14,15,16	m2	14	Private Patio	Moderate	Bark	High Efficiency Subsurface Drip

* See Plan for Hydrozone Location

IRRIGATION HYDROZONE NOTES:

- IRRIGATION SYSTEM TO HAVE HIGH-EFFICIENCY SPRAY, DRIPLINE AND EMITTER COMPONENTS.
- IRRIGATION SYSTEM TO BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE, WATER METER, FLOW SENSOR AND SHUT-OFF VALVE.
- SCH. 40 SLEEVING TO BE PROVIDED UNDER ALL HARD SURFACES AND FEATURES.
- ALL IRRIGATION MAINLINES TO BE LOCATED ON PRIVATE PROPERTY.

NOT FOR CONSTRUCTION

NOTES

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REVISIONS / ISSUED		

CLIENT
BUILDTech CONSULTANTS INC

PROJECT
DOUGALL ROAD
MULTI-USE DEVELOPMENT

300-310 DOUGALL RD. N.
KELOWNA, B.C.



DESIGN BY: DEJ

DRAWN BY: DEJ

CHECKED BY: DEJ

PROJECT NO. 16-115

SCALE: 1:75

SHEET TITLE: **LEVEL 2 COURTYARD LANDSCAPE PLAN**

SHEET NO.

LDP-2

CITY OF KELOWNA
BYLAW NO. 11676
Z17-0094 – 889 Vaughan 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 Section 30 Township 26 ODYD Plan EPP34493, located on Vaughan Avenue, Kelowna, BC from the I2 – General Industrial zone and the I4 – Central Industrial zone to the I4 – Central Industrial zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 27th day of August, 2018.

Considered at a Public Hearing on the 25th day of September, 2018.

Read a second and third time by the Municipal Council this 25th day of September, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DP17-0214, DVP17-0215 **Owner:** 1568447 Alberta Ltd.

Address: 889 Vaughan Ave **Applicant:** Blue Green Architecture Inc.

Subject: Development Permit & Development Variance Permit Applications

Existing OCP Designation: IND - Industrial

Existing Zone: I₂ – General Industrial & I₄ – Central Industrial

Proposed Zone: I₄ – Central Industrial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11676 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0214 for Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0215 for Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC;

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

Section 15.4.5(c): I₄ – Central Industrial Development Regulations

To vary the required minimum front yard from 6.0 m permitted to 1.5 m proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department May 7, 2019;

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

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

2.0 Purpose

To consider the form and character of three new industrial buildings and to consider a variance to the front setback.

3.0 Community Planning

Community Planning Staff are supportive of the development proposal and the requested variance as it meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. Some of these include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
- Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;
- Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The proposed buildings have units with main entries facing to the street frontages along both Clement and Vaughan. The entries are made prominent and recognizable by details which include wood finish metal siding and canopies over the doorways. The canopies also provide shading for the glazed commercial façades.

This vacant site fronts onto three streets and through this development will be urbanized to have curb, gutter, sidewalks and appropriate street lighting installed. Along Clement, the pedestrian realm is further enhanced by providing a minimum 3.0 m wide sidewalk that is separated from the roadway by a row of boulevard trees and landscaping. This project and the adjacent PC Urban development will provide a contiguous streetscape from Richter St to Ethel St.

4.0 Proposal

4.1 Background

This site has a long history of varied development proposals following the sale of the former BC Tree Fruit packing house. Under the original proposal (in 2012/2013), the entire block (from Richter St to Ethel St) was

intended to be divided into three lots. The westernmost parcel was proposed to contain some commercial office and residential (PC Urban). The middle lot was intended to contain a restored packinghouse repurposed as a commercial market and the subject property was to include a large brewery facility. The brewery project did not proceed and a new proposal for a light industrial business park has come forward.

4.2 Project Description

The applicant is proposing to construct three new two-storey business industrial buildings on the subject property. Each bay has a roll-up door with loading access and a mezzanine level for office or storage use. The I4- Central Industrial zone allows for a wide mix of light industrial uses from breweries and distilleries to industrial technology development and product design.

The buildings face onto the three street frontages with two site access points, one from Ethel Street and the second access from Vaughan Avenue. This allows the buildings and not parking to dominate the streetscape. A central drive aisle allows the parking and loading bays to be directly accessible to the units. A landscaped plaza is provided between the two Clement Avenue buildings to break-up the massing along the streetscape and provide pedestrian linkages thru the site. A number of trees will be added to the site along with landscaped corners to enhance the public boulevard.



The site is within a transitional area with more intensive industrial uses to the north and residential area on the south side of Clement Avenue. The proposed two-storey buildings provide a visually interesting streetscape through the use of projecting facades, varied rooflines and commercial frontages with a mix of glazing and brick façade treatments. The main building finish uses red brick and painted concrete panels in burgundy and tan colours. White and wood finish metal siding are used as accents on the building facades with dark grey canopies. The result is a modern visually interesting business industrial complex that will contribute to the redevelopment along Clement Avenue.

Variance

The proposal seeks one variance to reduce the front setback requirement from 6.0 m to 1.5 m along the Clement Avenue property line. Staff is supportive of this variance as it will bring the unit entries closer to the street to enhance the pedestrian realm. This variance will also provide a consistent setback along Clement Avenue and will align with the adjacent PC Urban development site.

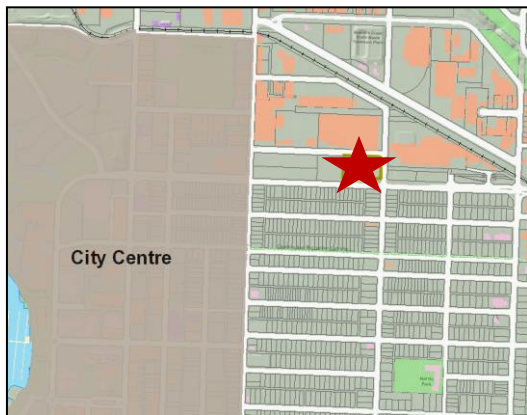
4.3 Site Context

The project site is located to the east of the City Centre Urban Centre along Clement Avenue. The site has street frontage along three sides (Clement Avenue, Vaughan Avenue and Ethel Street).

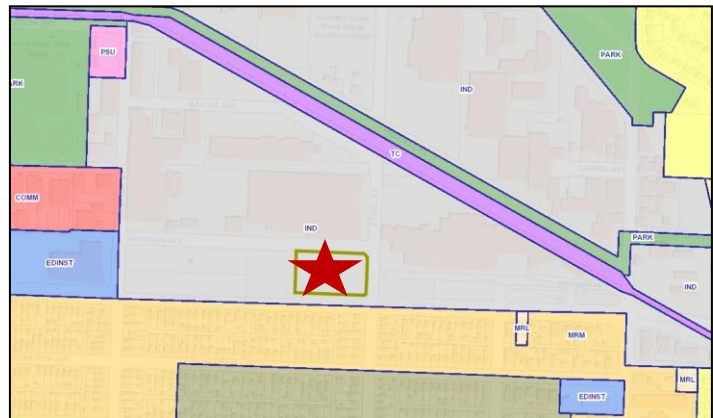
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial Zone	Warehouse/ Storage
East	I ₄ – Central Industrial Zone	Warehouse/ Storage, Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwellings
West	I ₂ General Industrial, I ₄ – Central Industrial Zone	Vacant (PC Urban Development site)

Context Map:



Future Land Use: Industrial



Subject Property Map: 889 Vaughan Avenue



Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1300 m ²	7820 m ²
Lot Width	40 m	115.47 m
Lot Depth	30 m	47.22 m
Development Regulations		
Floor Area Ratio	3.0	0.70
Height	18.0 m	9.55 m
Front Yard (Clement Ave)	6.0 m	1.5 m ^①
Side Yard (west)	0.0 m	0.20 m
Side Yard (Ethel St)	0.0 m	1.4 m
Rear Yard (Vaughan Ave)	0.0 m	0.90 m
Other Regulations		
Minimum Parking Requirements	88 stalls	89 stalls
Bicycle Parking	16 spaces	18 spaces
Loading Space	3 spaces	3 spaces
^① Indicates a requested variance to the front setback from 6.0 m required to 1.5 m proposed.		

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.

Business Centres.² Encourage, in areas designated as "Industrial," the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

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

- Refer to Attachment 'A' dated October 19, 2017.

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

² City of Kelowna Official Community Plan, Policy 5.28.2 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: October 11, 2017
Date of Rezoning Public Hearing: September 25, 2018
Date Public Consultation Completed: June 26, 2018
Date of Amended Plans Received: March 28, 2019

Report prepared by: Lydia Korolchuk, Planner

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Draft Development Permit & Development Variance Permit – DP17-0214 & DVP17-0215
Attachment B: Comprehensive Design Guidelines
Attachment C: Development Engineering Memorandum
Schedule A: Site Plan
Schedule B: Elevations
Schedule C: Landscape Plan

Development Permit & Development Variance Permit DP17-0214/DVP 17-0215



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

889 Vaughan Avenue
and legally known as

Lot 1 Section 30 Township 26 ODYD Plan EPP34493
and permits the land to be used for the following development:

3 new 2-storey industrial buildings

USE as per Zoning Bylaw

General Industrial uses

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

Date of Council Decision June 18, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by June 18, 2021.

Existing Zone: I₄ Future Land Use Designation: IND

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1568447 Alberta Ltd.

Applicant: Blue Green Architecture Inc.

Terry Barton
Urban Planning Manager
Community Planning

Date

ATTACHMENT A

This forms part of application

DP17-0214
DVP17-0215

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

Section 15.4.5(c): I4 – Central Industrial Development Regulations

To vary the required minimum front yard from 6.0 m permitted to 1.5 m proposed.

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$29,105.94**
- b) A certified cheque in the amount of **\$29,105.94**

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

4. INDEMNIFICATION

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

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

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

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

**DEVELOPMENT PERMIT GUIDELINES***Comprehensive Development Permit Area*

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			✓
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA			YES	NO	N/A
Are top, middle and bottom building elements distinguished?					✓
Do proposed buildings have an identifiable base, middle and top?					✓
Are building facades designed with a balance of vertical and horizontal proportions?			✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?			✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?					✓
Exterior Elevations and Materials					
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?			✓		
Are entrances visually prominent, accessible and recognizable?			✓		
Are higher quality materials continued around building corners or edges that are visible to the public?			✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?			✓		
Are elements other than colour used as the dominant feature of a building?			✓		
Public and Private Open Space					
Does public open space promote interaction and movement through the site?				✓	
Are public and private open spaces oriented to take advantage of and protect from the elements?			✓		
Is there an appropriate transition between public and private open spaces?					✓
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓		
Site Access					
Is the safe and convenient movement of pedestrians prioritized?			✓		
Are alternative and active modes of transportation supported through the site design?			✓		
Are identifiable and well-lit pathways provided to front entrances?			✓		
Do paved surfaces provide visual interest?			✓		
Is parking located behind or inside buildings, or below grade?			✓		
Are large expanses of parking separated by landscaping or buildings?				✓	
Are vehicle and service accesses from lower order roads or lanes?			✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA			YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?			✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			✓		
Environmental Design and Green Building					
Does the proposal consider solar gain and exposure?			✓		
Are green walls or shade trees incorporated in the design?				✓	
Does the site layout minimize stormwater runoff?			✓		
Are sustainable construction methods and materials used in the project?			✓		
Are green building strategies incorporated into the design?				✓	
Amenities, Ancillary Services and Utilities					
Are loading, garage, storage, utility and other ancillary services located away from public view?			✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓		
Landscape Development and Irrigation Water Conservation					
Does landscaping:			-	-	-
<ul style="list-style-type: none"> • Compliment and soften the building's architectural features and mitigate undesirable elements? 			✓		
<ul style="list-style-type: none"> • Maintain the dominant pattern of landscaping along the street and surrounding properties? 			✓		
<ul style="list-style-type: none"> • Enhance the pedestrian environment and the sense of personal safety? 			✓		
<ul style="list-style-type: none"> • Screen parking areas, mechanical functions, and garbage and recycling areas? 				✓	
<ul style="list-style-type: none"> • Respect required sightlines from roadways and enhance public views? 			✓		
<ul style="list-style-type: none"> • Retain existing healthy mature trees and vegetation? 					✓
<ul style="list-style-type: none"> • Use native plants that are drought tolerant? 			✓		
<ul style="list-style-type: none"> • Define distinct private outdoor space for all ground-level dwellings? 					✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?					✓
Do parking lots have one shade tree per four parking stalls?				✓	
Does the Landscape Architect's Landscape Water Conservation Report:			-	-	-
<ul style="list-style-type: none"> • Meet the requirements for Landscape Water Budget calculations for the landscaped area? 			✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA		YES	NO	N/A
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 		✓		
<i>Landscape Water Conservation Guidelines</i>				
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?		✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓		
Does at least 25% of the total landscaped area require low water use?		✓		
Does at most 50% of the total landscaped area require medium or high water use?		✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?		✓		
Do water features such as pools and fountains use recirculated water systems?				✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?		✓		
Are the required written declarations signed by a qualified Landscape Architect?		✓		
<i>Irrigation System Guidelines</i>				
Is the Irrigation Plan prepared by a Qualified Professional?		✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?		✓		
Is drip or low volume irrigation used?		✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓		
Crime prevention				
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?		✓		
Are building materials vandalism resistant?		✓		
Universal Accessible Design				
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓		
Are the site layout, services and amenities easy to understand and navigate?		✓		
Signs				
Do signs contribute to the overall quality and character of the development?				✓
Is signage design consistent with the appearance and scale of the building?				✓
Are signs located and scaled to be easily read by pedestrians?				✓
For culturally significant buildings, is the signage inspired by historical influences?				✓

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT C

This forms part of application

DP17-0214

DVP17-0215



City of

Kelowna
COMMUNITY PLANNING

Date: October 19, 2014
File No.: Z17-0094

Planner
Initials **LK**

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 889 Vaughan Ave

Business Park Development

Development Engineering Department have 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 Jason Angus

1) General

- a) Provide easements as may be required.

1) Domestic Water and Fire Protection

- a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a fire hydrant and one new larger metered water service.
- c) A water meter is mandatory for this development 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 requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing 100mm diameter service and the installation of a new larger service.
- b) A downstream flow analysis check is required by a consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system and sewer lift station. If it is determined that upgrades to the existing facilities must be made, additional bonding will be required.

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 City Storm Water Management Policy and Design Manual. 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. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service
- b) It will be necessary for the applicant to construct piped storm drainage systems along Vaughan Ave and Clement Av for the full development frontage. These works are included in the road upgrading requirements

4) Road Improvements

- a) Vaughan Avenue fronting this development must be upgraded to a full urban standard SS-R5 including a sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard complete with underground irrigation system, street lights and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction
- b) Ethel Street is designated an urban linear corridor road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights. Existing overhead wires are to be located underground
- c) Ethel St and Clement Ave will require the installation of a traffic control signal, complete with left turn bays on Ethel St in both directions
- d) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, transit shelter, landscaped boulevard complete with underground irrigation system, and street lights, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

5) Subdivision

- a) By registered plan to provide the following:
 - i) Grant statutory rights-of-way if required for utility services

6) Electric Power and Telecommunication Services

- a) Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The proposed new 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) Street Lighting

- a) Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item

8) Engineering

- a) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin
- ## 9) 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 Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

10) Servicing Agreements for Works and Services

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

11) Geotechnical Report

- a) As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following
 - i) Area ground water characteristics
 - ii) Site suitability for development, unstable soils, etc
 - iii) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary

- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs
- v) Additional geotechnical survey may be necessary for building foundations, etc

12) Development Permit and Site Related Issues

- a) No driveway access will be permitted to Clement Ave
- b) 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. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan
 - ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer

13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design)
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST)



James Kay, P. Eng.
Development Engineering Manager
JA

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT C

This forms part of application

DP17-0214
DVP17-0245



City of

Kelowna
COMMUNITY PLANNING

Date: October 19, 2017

File No.: DP17-0214

To: Community Planning (LK)

From: Development Engineer Manager (JK)

Subject: 889 Vaughan Ave

Planner
Initials

LK

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

1. General.

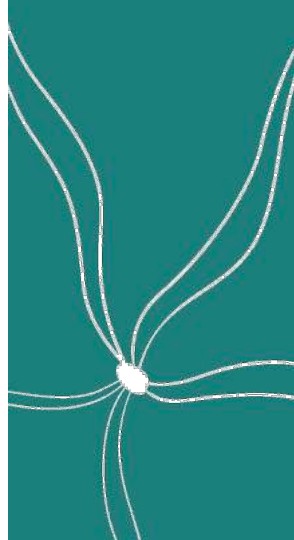
- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0094.


James Kay, P.Eng.
Development Engineering Manager

JA

CLEMENT BUSINESS PARK

KELOWNA, B.C.

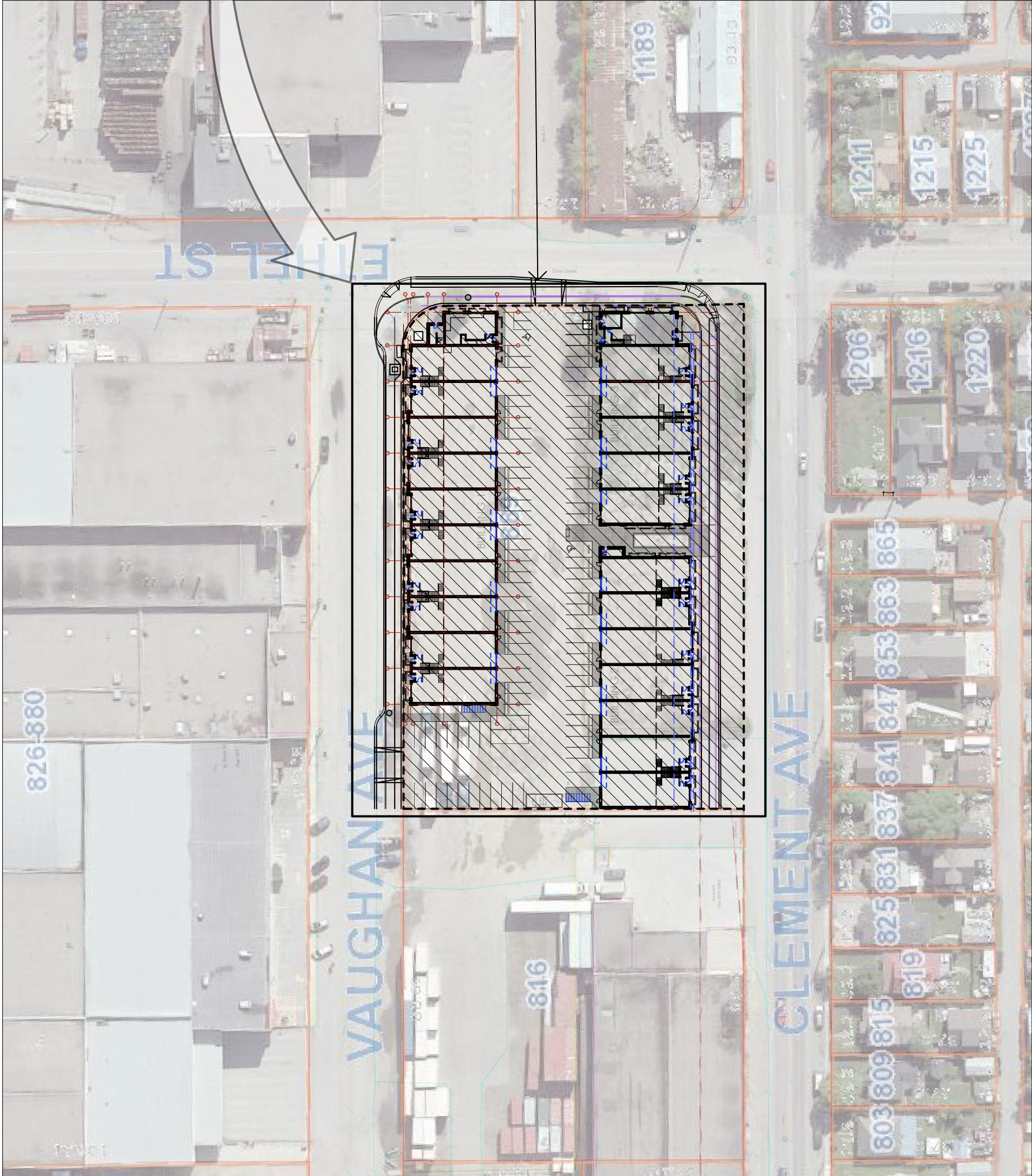


**BLUEGREEN
ARCHITECTURE INC.**
www.bluegreenarchitecture.com
Kelowna BC V1Y 1Z9
100 - 1353 Ellis Street, Kelowna BC V1Y 1Z9
P | 238-420-3550 F | 778-753-1448
7 - 4836 Lorne Street, Kelowna BC V1Y 1W3
P | 250-374-1112 F | 250-374-2279

CLEMENT BUSINESS PARK
KELOWNA, BC

PROJECT RENDERING

DATE 2018.01.03
SCALE AS NOTED
ISSUED FOR DP
PROJECT RE-ISSUED FOR DP
17.546
A0.0



PROJECT LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS B SEC. 30 TP. 26 O.D.Y.D.
PLAN KAP55948 AND OF BLOCK 30 SEC. 30 TP. 26 O.D.Y.D. PLAN 202 EXCEPT
(1) THE N. 349.38 FEET, (2) PLANS 5011 AND KAP55948

PROJECT LOCATION



1 SITE LOCATION
NTS

2 SITE CONTEXT PLAN
NTS

PROJECT LOCATION

ZONING SUMMARY

MINIMUM LOT WIDTH MINIMUM LOT DEPTH MINIMUM LOT AREA	40 m	115.467 m (flooded 6 m and 10 m total)
	30 m	47.224 m
	400 m	7826.69 m
	400 m	7826.69 m
TOTAL GROSS FLOOR AREAS		
Building 1	25919 SF	2407.9 m
Building 2	17611 SF	1636.1 m
Building 3	17611 SF	1636.1 m
TOTAL	58131 SF	5480.37 m
TOTAL BUILDING AREAS FOR I.A.E.		
Building 1	25719 SF	2389.3 m
Building 2	17478 SF	1623.9 m
Building 3	17478 SF	1623.9 m
TOTAL	57675 SF	5337.6 m
BUILDINGS COVERAGE AREA		
Building Area	42946 SF	3979.8 SQ
TOTAL		
TOTAL		3.000
TOTAL		0.684

SITE COVERAGE MINIMUM MAXIMUM	ACTUAL MINIMUM MAXIMUM	ACTUAL MINIMUM MAXIMUM	MINIMUM MAXIMUM	ACTUAL MINIMUM MAXIMUM
STREETS	4 m	1.5 m	Clement	1.5 m
FRONT	0 m	1.4 m	Ellet	1.4 m
REAR	0 m	0.9 m	Vaughn	0.9 m
ACROSS	0 m	0.9 m	Vaughn	0.9 m

ACROSS FROM REAR/ELLET - OVER 1 STORY ***VARIANCE REQUIRED	1.5 m	1.5 m
ACROSS FROM INDUSTRIAL	1.5 m	1.5 m
ACROSS FROM INDUSTRIAL	1.5 m	1.5 m

MINIMUM LANDSCAPE BUFFERS	MINIMUM	ACTUAL
FRONT (Clement)	2 m	3 m
REAR (Vaughn)	2 m	3 m
SIDE (Ellet)	2 m	3 m
SIDE (Vaughn)	2 m	3 m

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FRONT (Clement)	2 m	3 m
REAR (Vaughn)	2 m	3 m
SIDE (Ellet)	2 m	3 m
SIDE (Vaughn)	2 m	3 m

MINIMUM LANDSCAPE BUFFERS	MINIMUM	ACTUAL
FRONT (Clement)	2 m	3 m
REAR (Vaughn)	2 m	3 m
SIDE (Ellet)	2 m	3 m
SIDE (Vaughn)	2 m	3 m

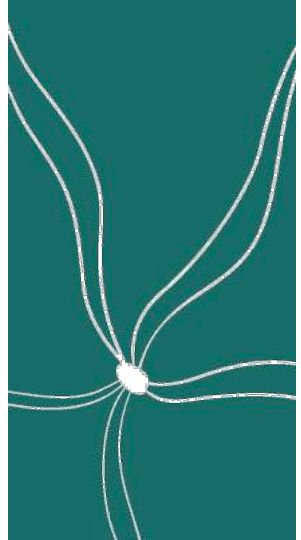
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REAR (Vaughn)	2 m	3 m
SIDE (Ellet)	2 m	3 m
SIDE (Vaughn)	2 m	3 m

MINIMUM LANDSCAPE BUFFERS	MINIMUM	ACTUAL
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SIDE (Vaughn)	2 m	3 m

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REAR (Vaughn)	2 m	3 m
SIDE (Ellet)	2 m	3 m
SIDE (Vaughn)	2 m	3 m



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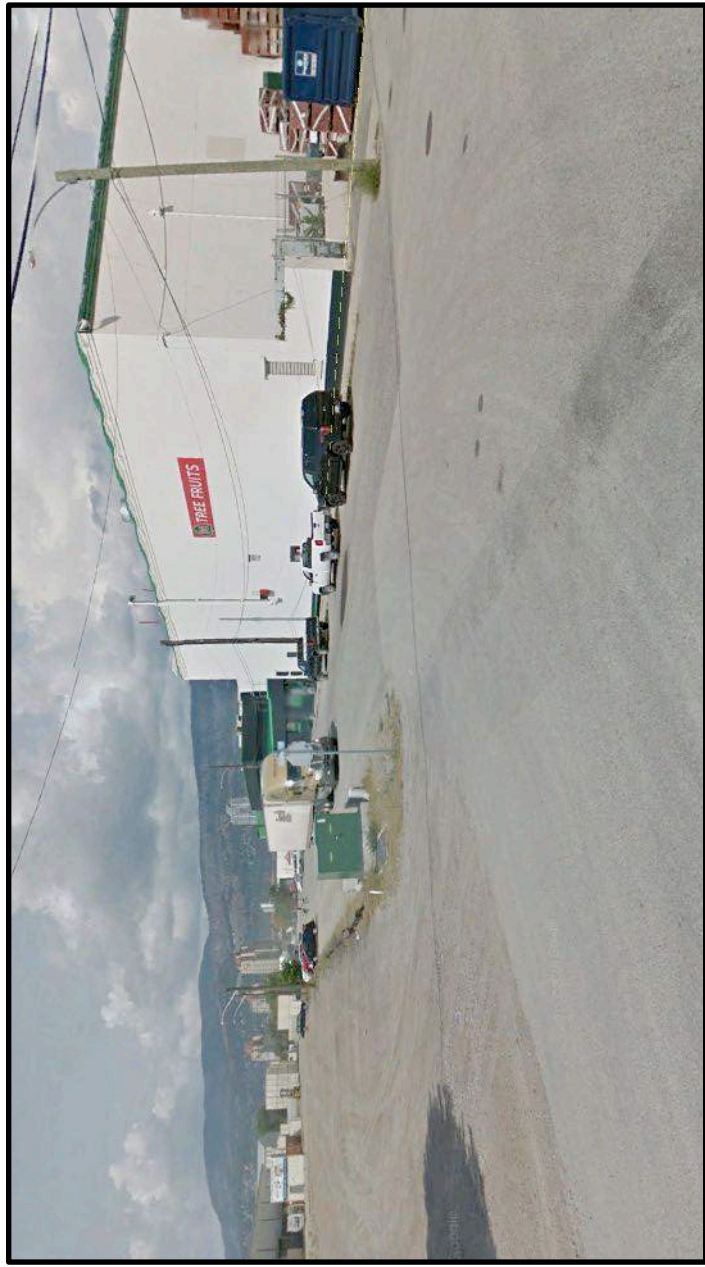
CLEMENT BUSINESS PARK
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PROJECT & ZONING INFORMATION

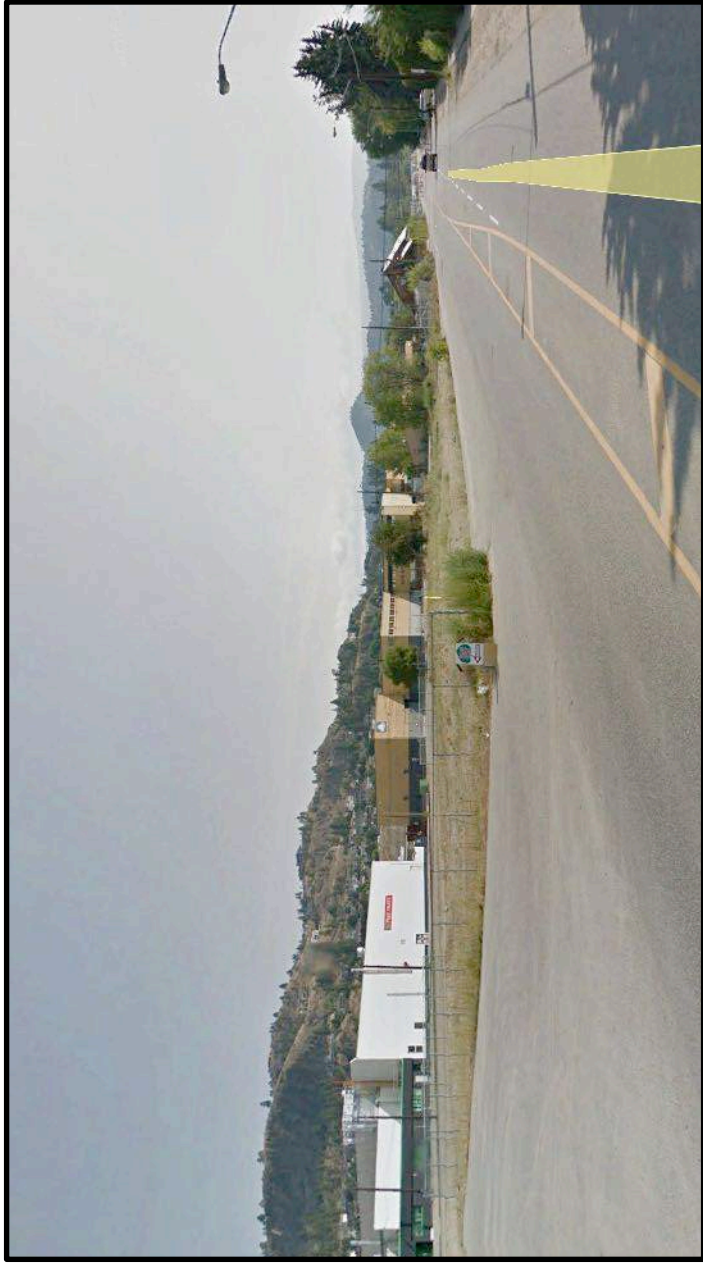
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SCALE NTS
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17.546
A0.1



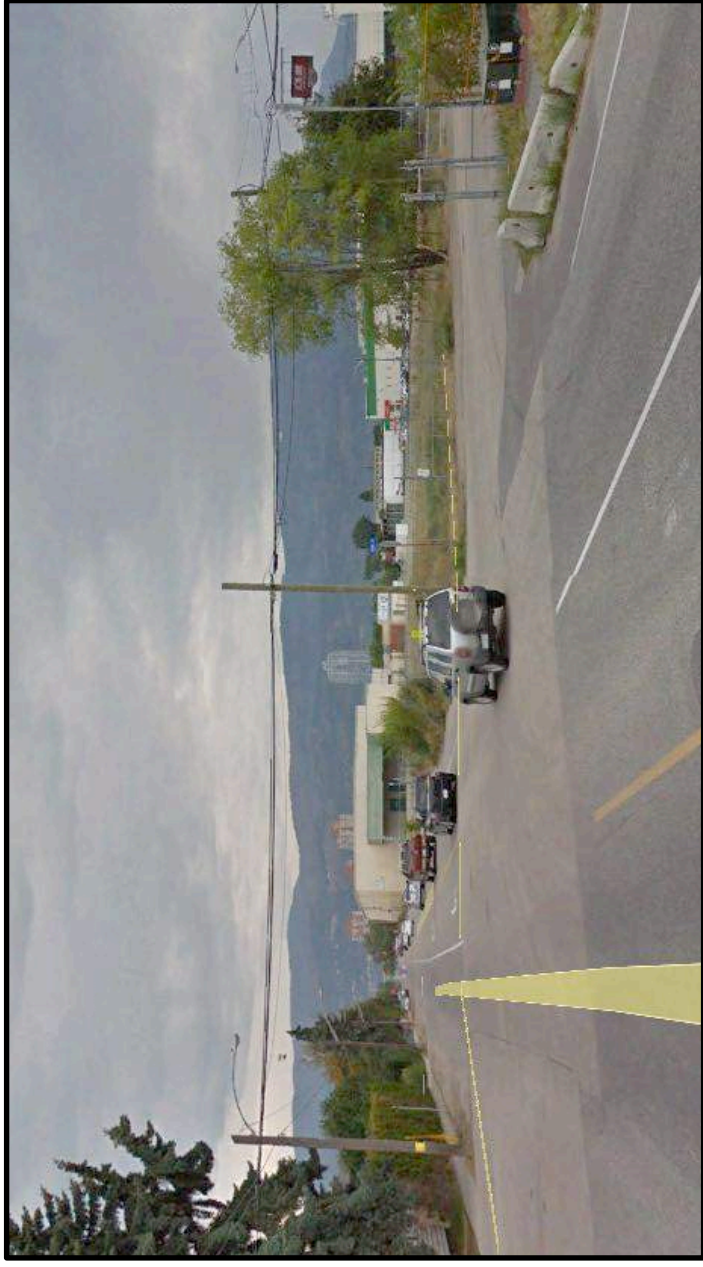
SITE CONTEXT - VIEW 1



SITE CONTEXT - VIEW 2

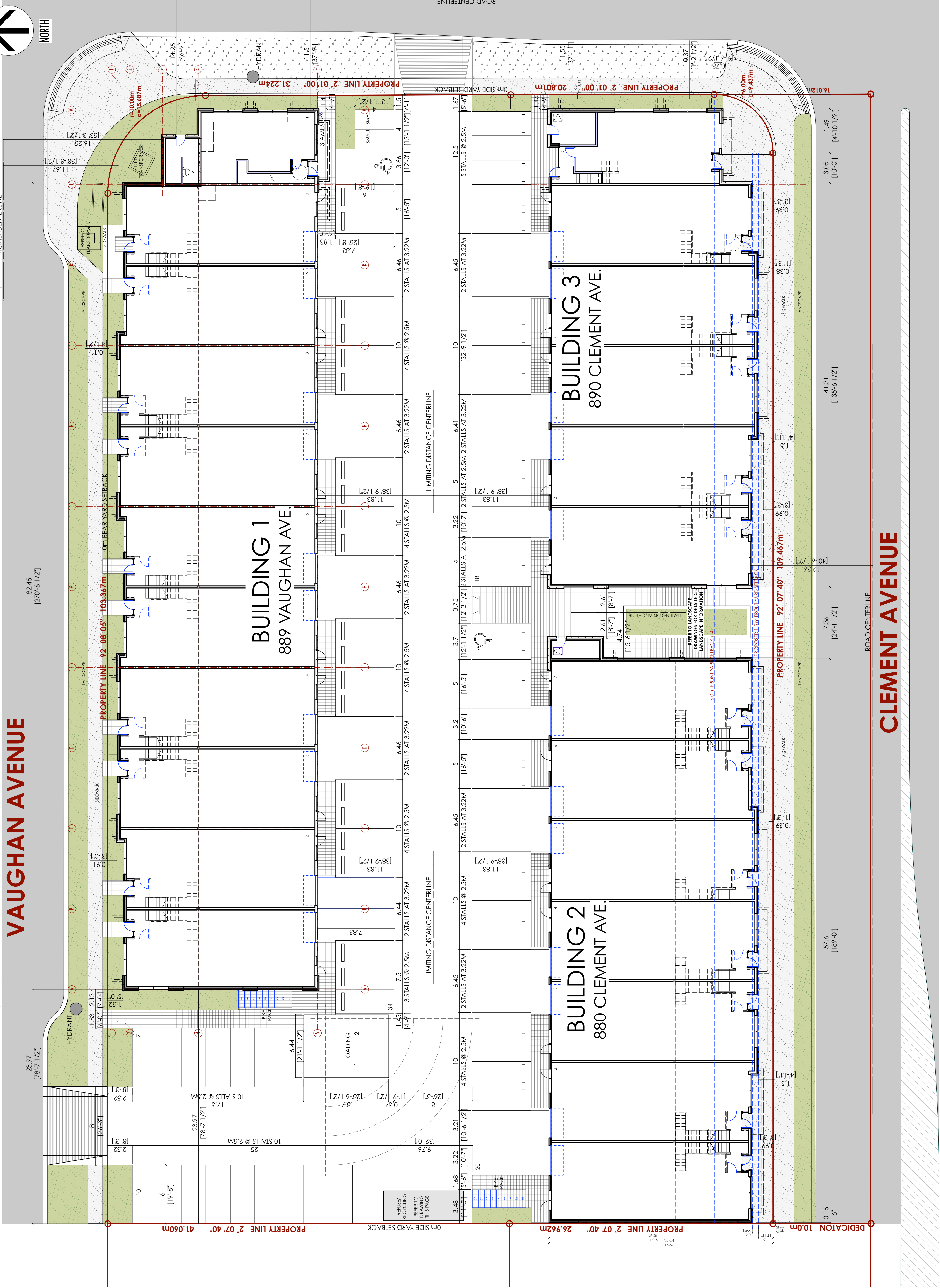


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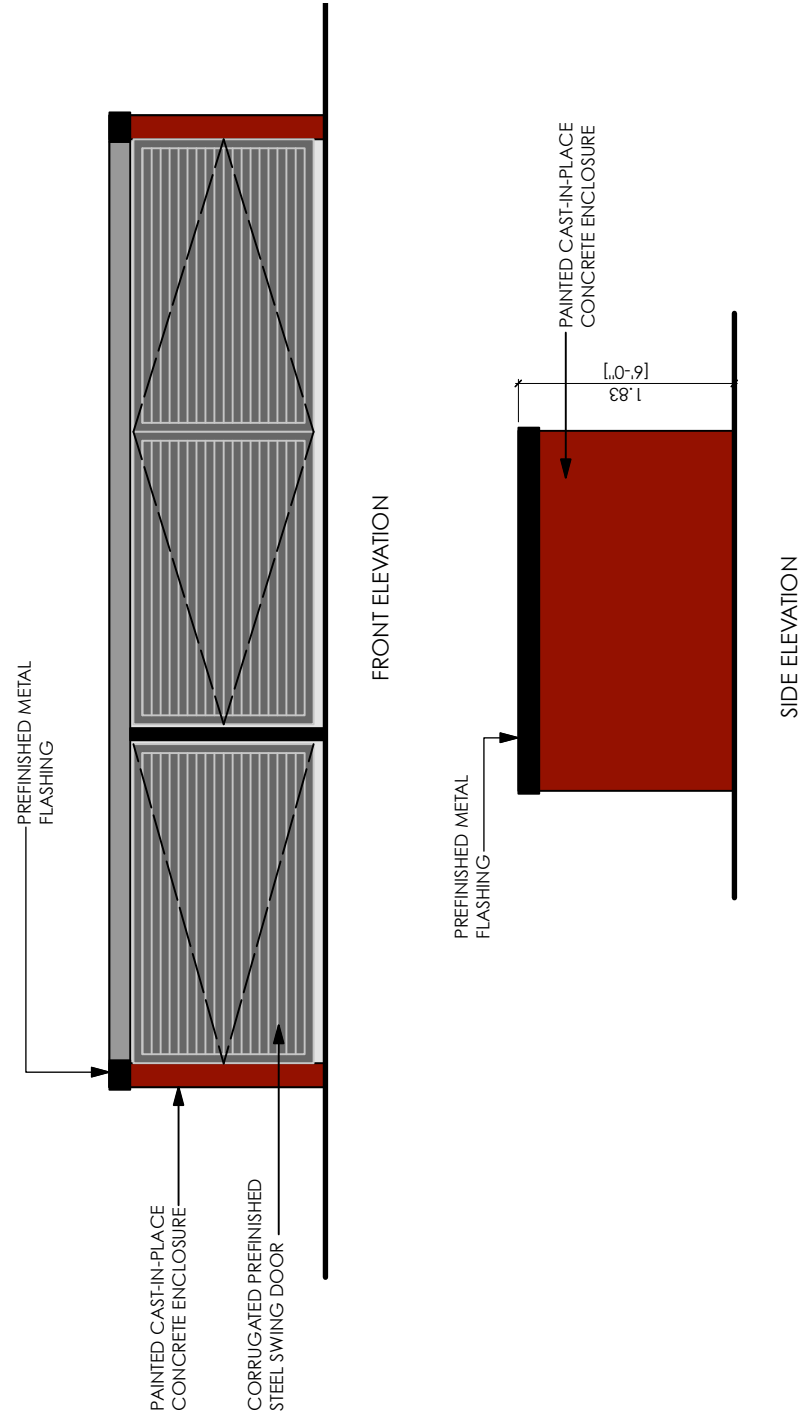
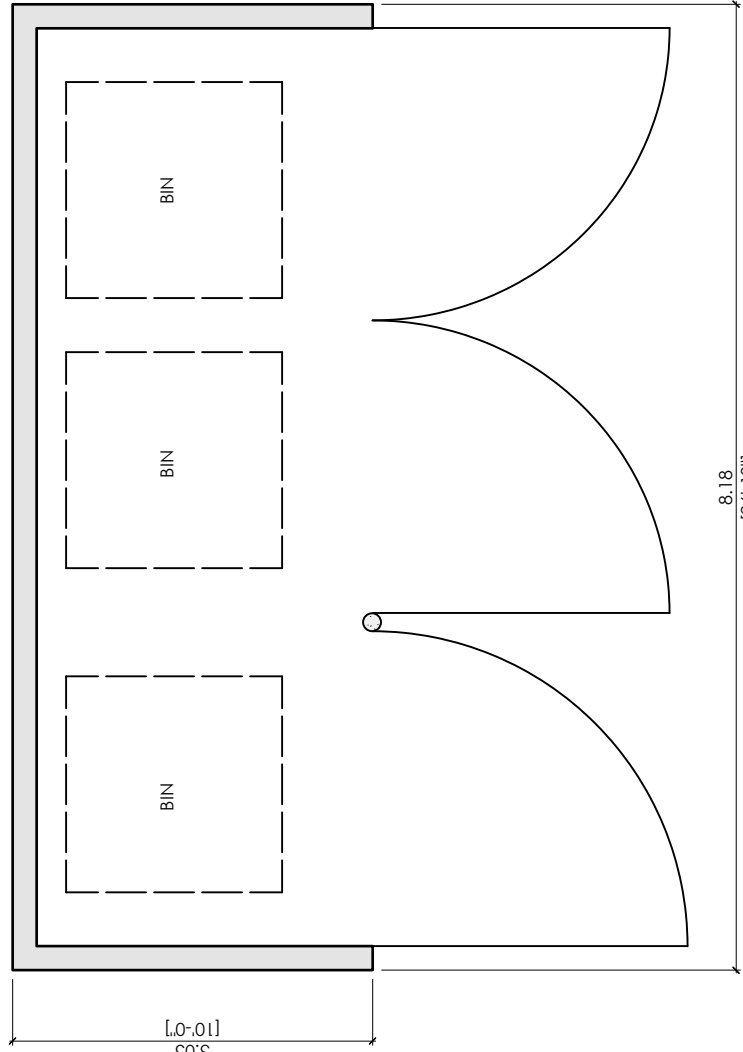


SITE CONTEXT - VIEW 4

VAUGHAN AVENUE

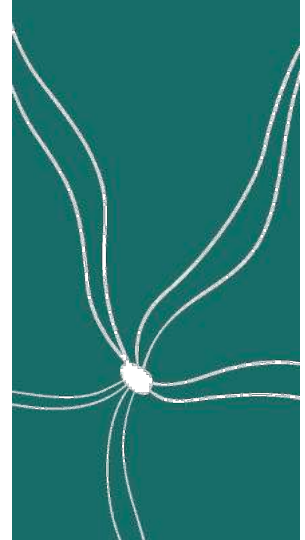


ETHEL STREET



2 GARBAGE ENCLOSURE
3/16" = 1'-0"

1 GARBAGE ENCLOSURE
3/16" = 1'-0"

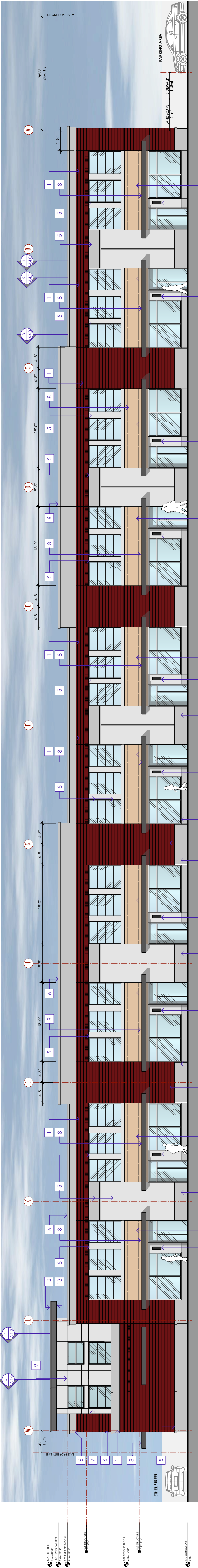


CLEMENT BUSINESS PARK
KELOWNA, BC

SITE PLAN

DATE 2019.04.10
SCALE 1:200
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17.546

A1.0



1 BUILDING 1 - NORTH ELEVATION VAUGHAN AVE.
3/32" = 1'-0"

SCHEDULE

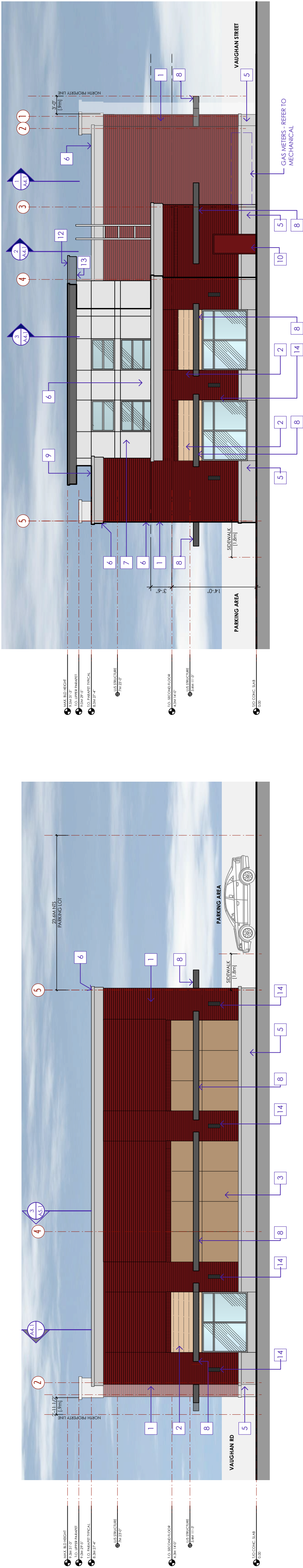
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This forms part of application
DWP18-0214

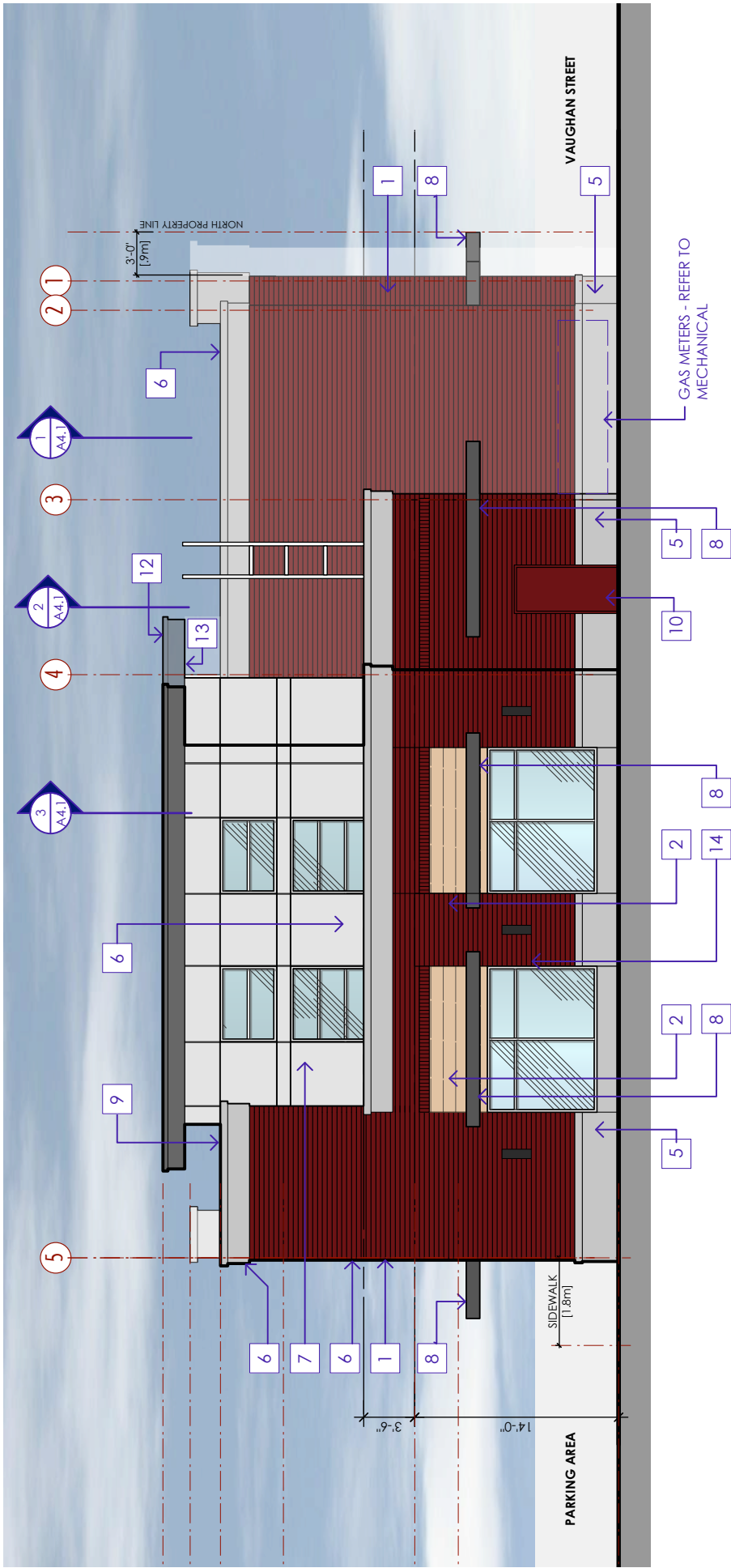
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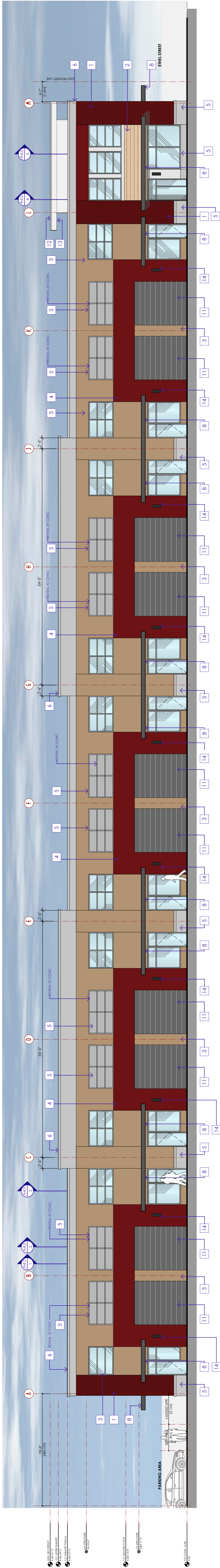


2 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"

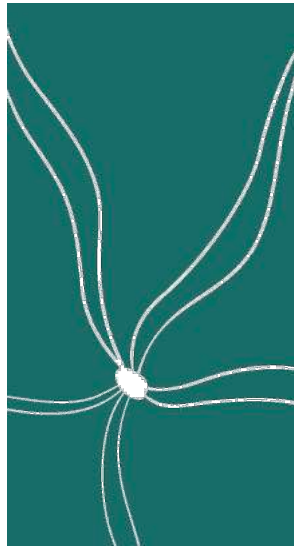


3 BUILDING 1 - EAST ELEVATION ETHEL STREET
3/32" = 1'-0"

OUTSIDE MATERIALS SCHEDULE	
1	INTERIOR ARCHITECTURAL PAINT
2	WOOD DOOR FINISH
3	PAINTED CONCRETE CONCRETE PANEL
4	PAINTED CONCRETE CONCRETE PANEL
5	PAINTED CONCRETE CONCRETE PANEL
6	PAINTED CONCRETE CONCRETE PANEL
7	PAINTED CONCRETE CONCRETE PANEL
8	PAINTED CONCRETE CONCRETE PANEL
9	CONCRETE CONCRETE CONCRETE PANEL
10	CONCRETE CONCRETE CONCRETE PANEL
11	CONCRETE CONCRETE CONCRETE PANEL
12	CONCRETE CONCRETE CONCRETE PANEL
13	CONCRETE CONCRETE CONCRETE PANEL
14	CONCRETE CONCRETE CONCRETE PANEL



4 BUILDING 1 - SOUTH ELEVATION
3/32" = 1'-0"



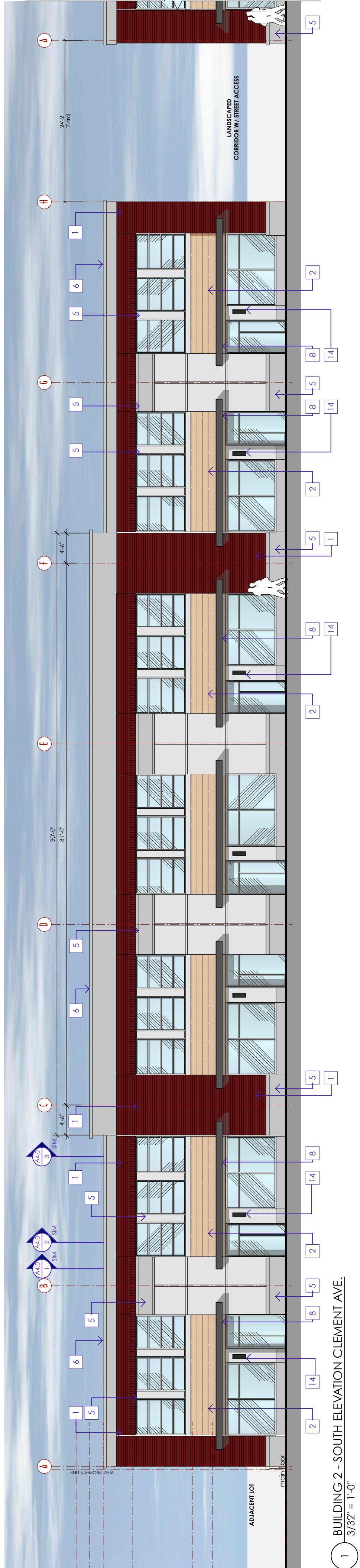
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CLEMENT BUSINESS PARK

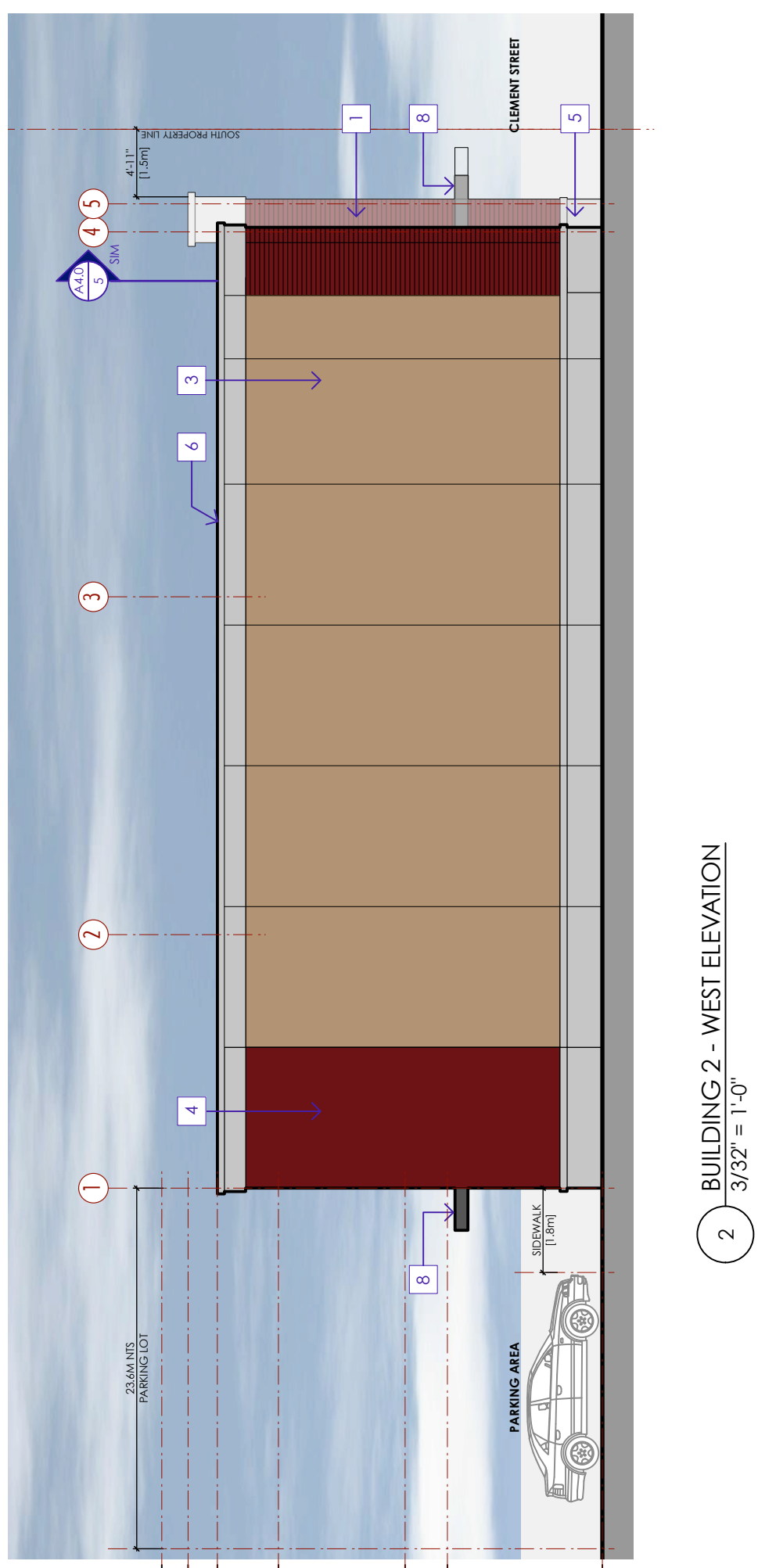
BUILDING 1 ELEVATIONS

DATE 2019.04.12
SCALE 3/32" = 1'-0"
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17.546

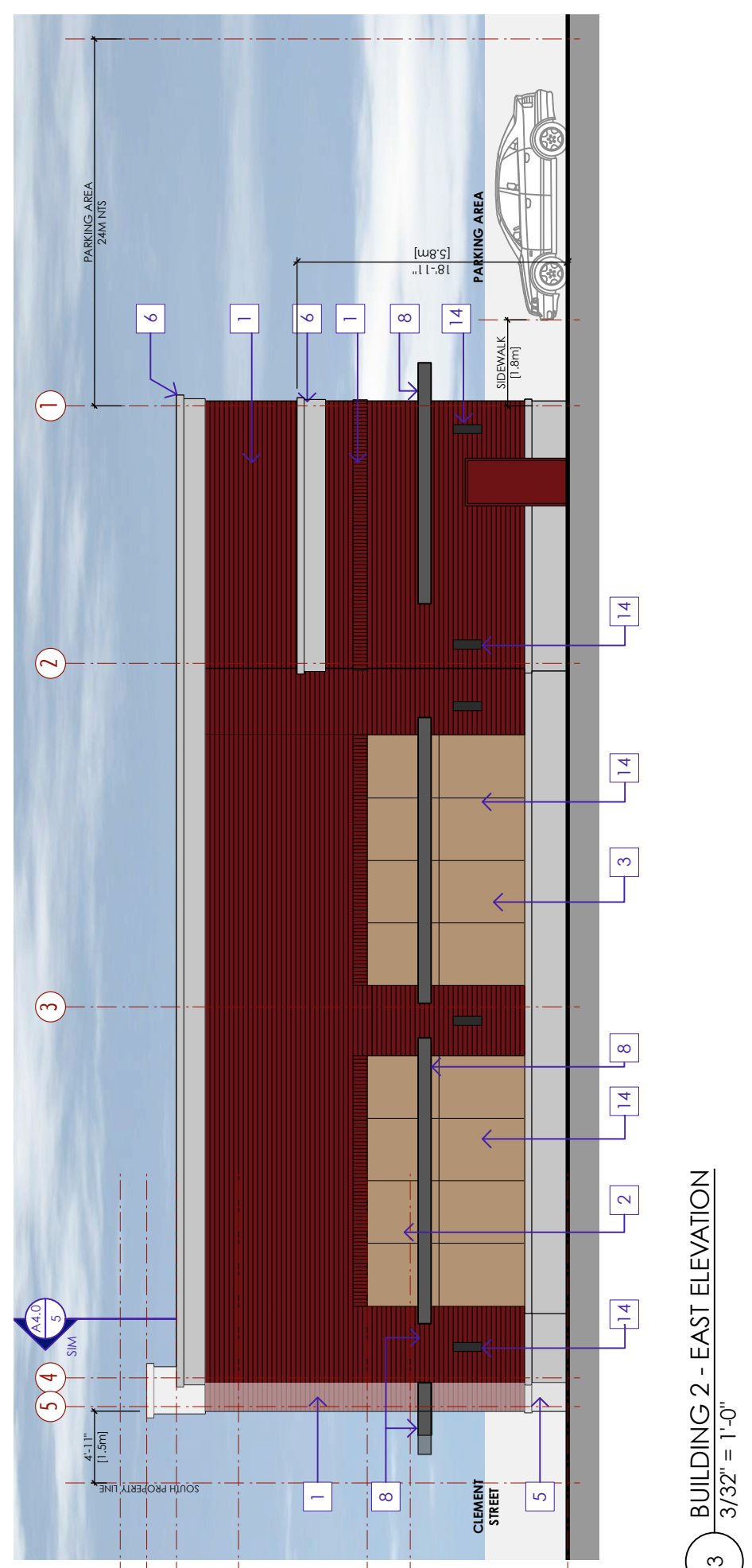
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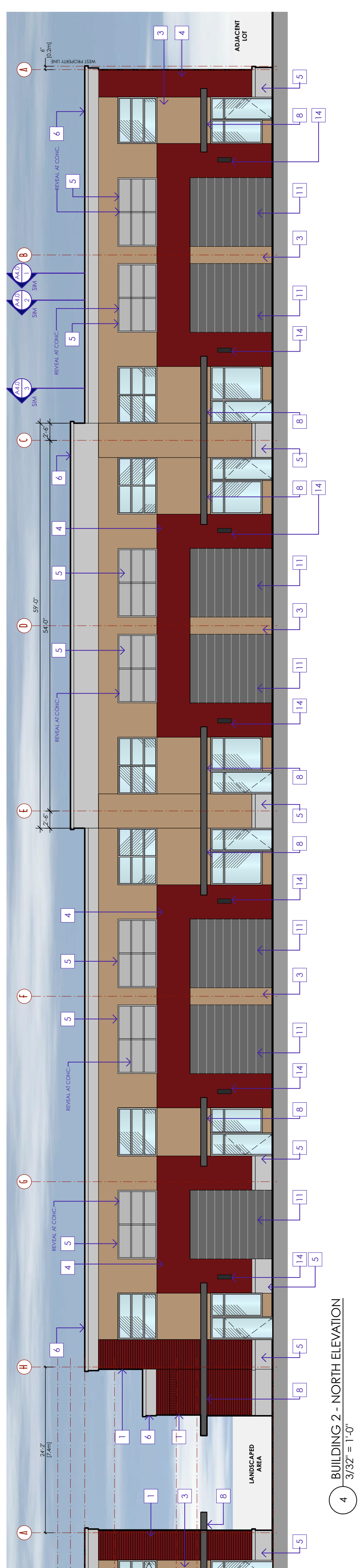
1 BUILDING 2 - SOUTH ELEVATION CLEMENT AVE.
3/32" = 1'-0"



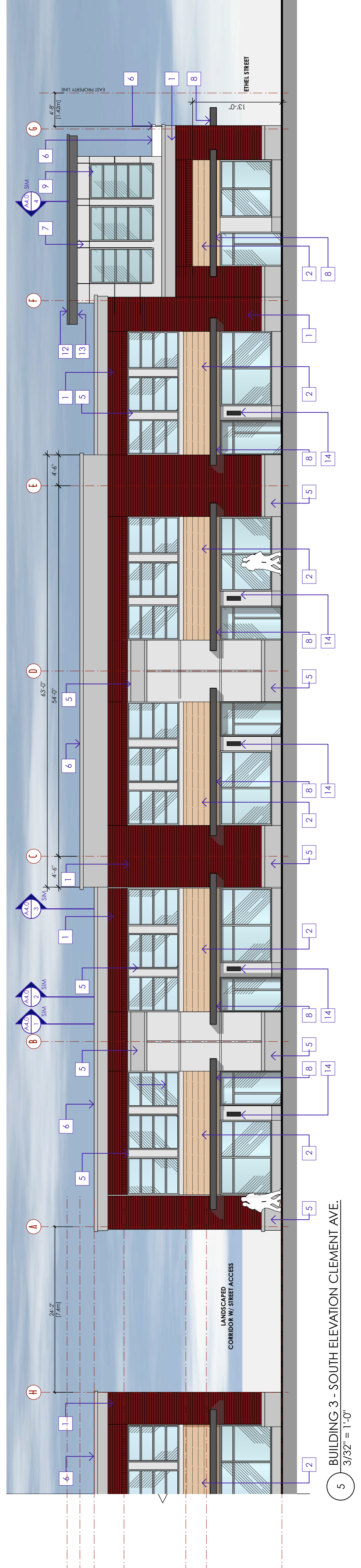
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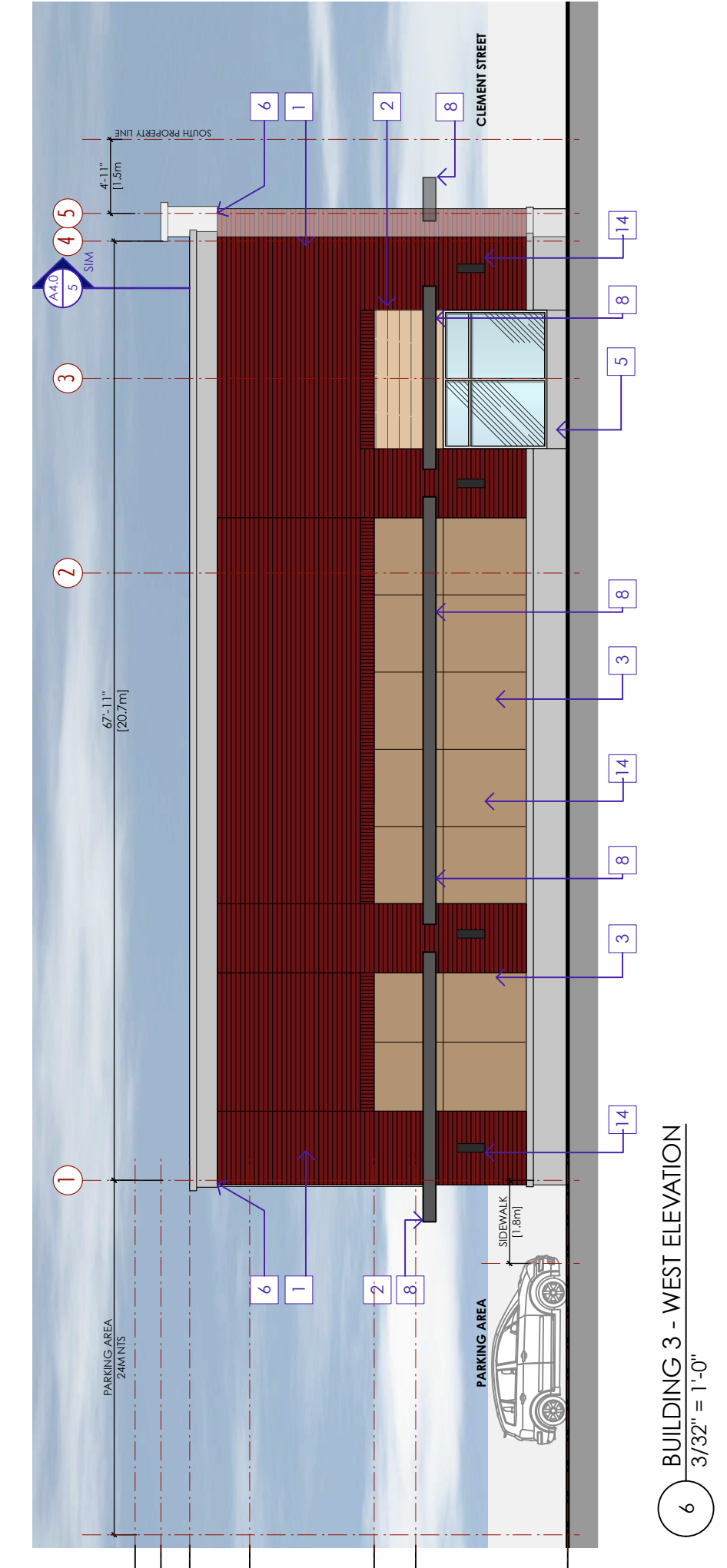
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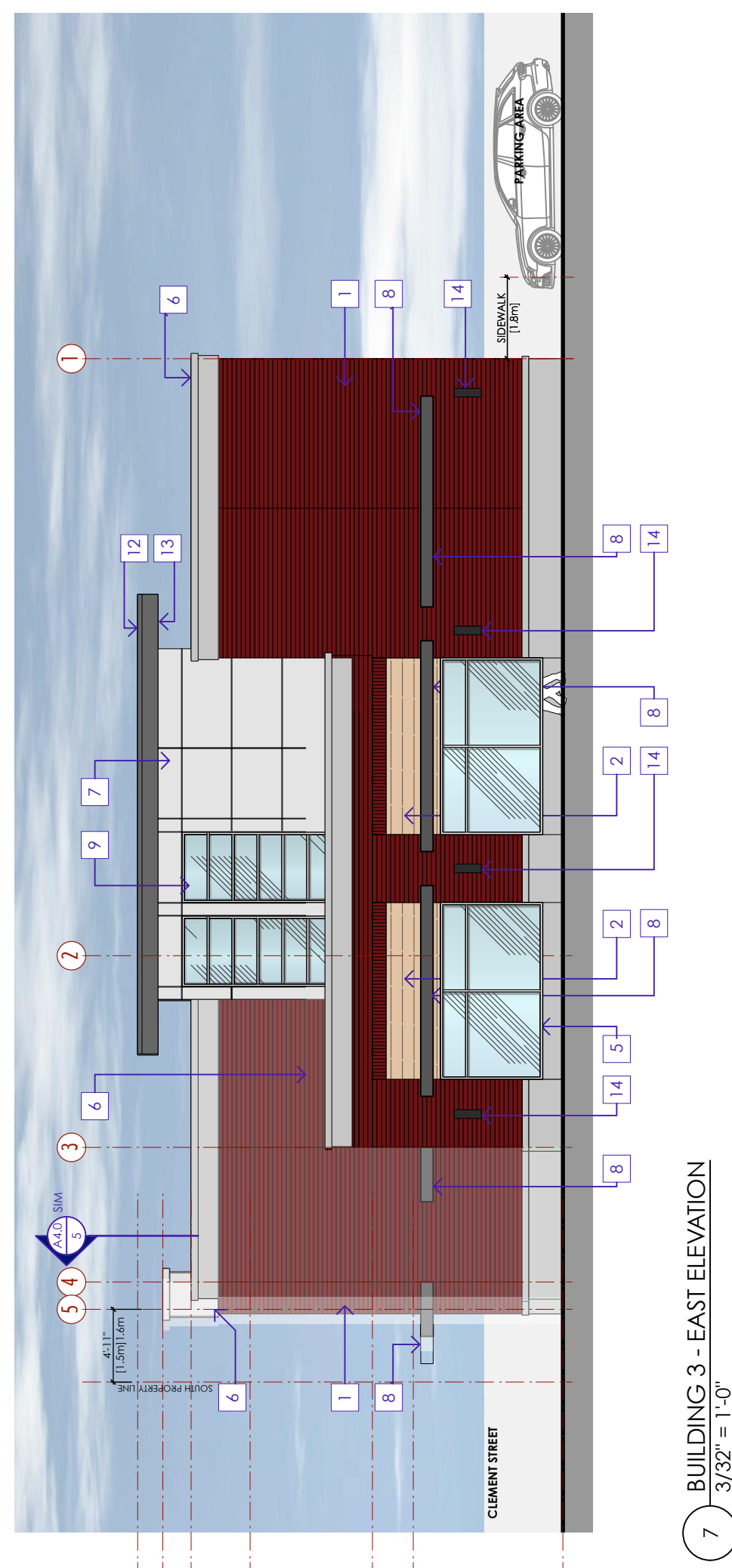
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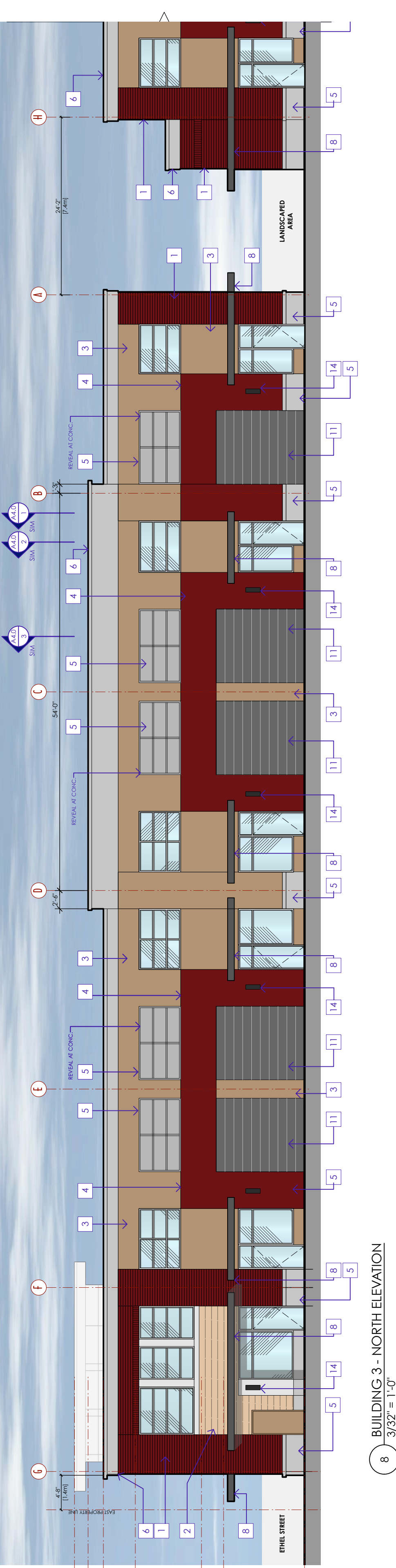
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3/32" = 1'-0"



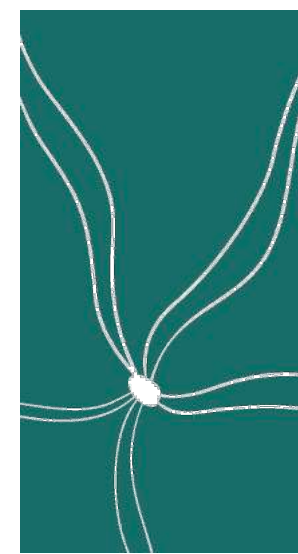
6 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"



7 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



8 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"



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CLEMENT BUSINESS PARK

BUILDINGS 2 AND 3 ELEVATIONS

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DATE 2019.04.12
SCALE 3/32" = 1'-0"
ISSUED FOR RE-ISSUED FOR DP
PROJECT 17.546

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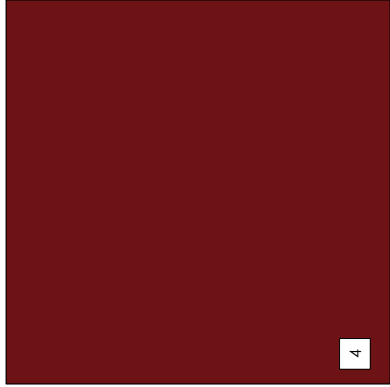
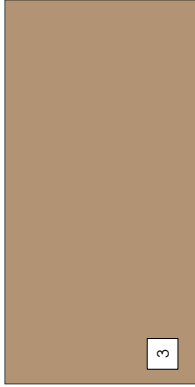
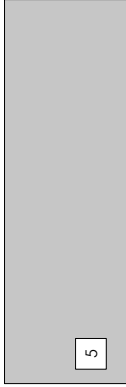
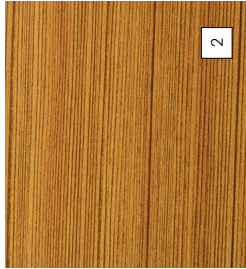
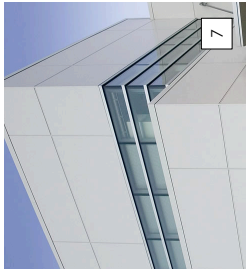
SCHEDULE B

This forms part of application

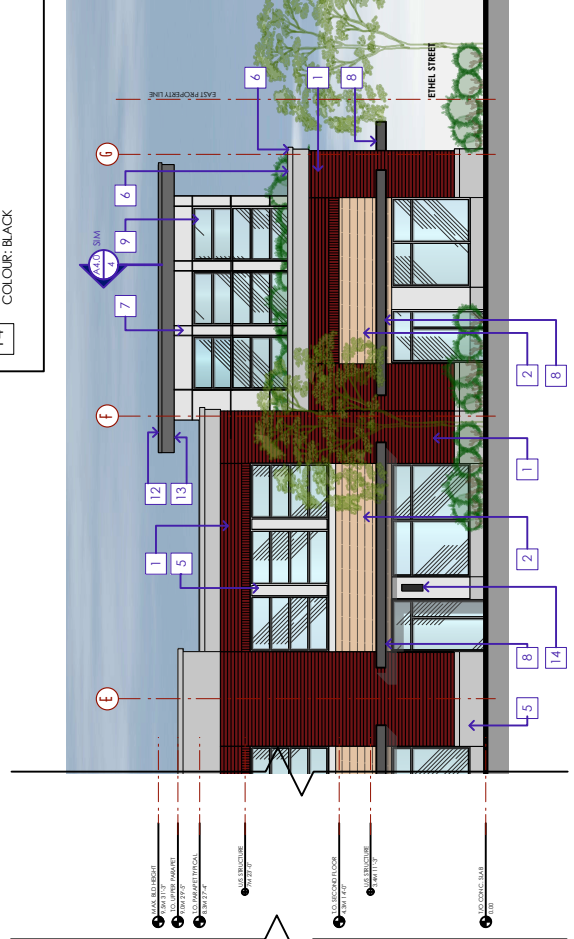
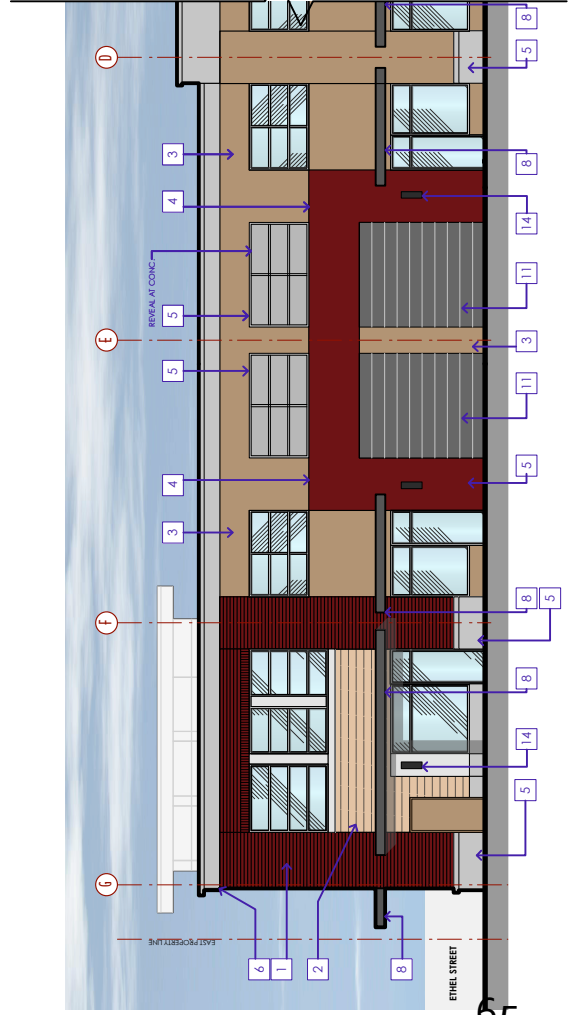
DP18-0214
DVP18-0215

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- | | |
|----|---|
| 1 | BRICK: GENERAL SHALE
OLD BALTIMORE COLLECTION
COLOUR: CUPEPPER |
| 2 | LUX ARCHITECTURAL METAL LAP SIDING
WOOD LOOK FINISH
COLOUR: FIR |
| 3 | PAINTED CONCRETE CONC. PANEL
COLOUR: CAMEL TAN 20YY 41/165
A 1824 DULUX PAINTS |
| 4 | PAINTED CONCRETE CONC. PANEL
COLOUR: BURGUNDY 11YR 07/229
DULUX PAINTS |
| 5 | CONCRETE PANEL
NATURAL FINISH |
| 6 | CONCRETE CORNICE @ PARAPET
CONCRETE NATURAL FINISH |
| 7 | METAL ARCHITECTURAL PANEL
COLOUR: WHITE |
| 8 | METAL AWNING: PAINT TO MATCH
GENTEX - IRON ORE
Col: 2135-10 BLACKTOP
BENJAMIN MOORE |
| 9 | COMMERCIAL STORE FRONT GLAZING
ANODIZED ALUMINUM COMMERCIAL
FRAMES |
| 10 | PAINTED STEEL MAN DOOR & FRAME TO MATCH WALL:
#3 CAMEL TAN 20YY 41/165
A 1824 DULUX PAINTS
#4 COLOUR: COLOUR: BURGUNDY 11YR 07/229
DULUX PAINTS |
| 11 | COMMERCIAL ROLL UP DOOR
PRE-FINISHED,
COL: GREY TO MATCH "GRIZZLE GRAY"
SW7068 BY SHERWIN WILLIAMS |
| 12 | PRE-FINISHED METAL FLASHING
AT PARAPET (POP UP ROOF)
COL: GENTEX - IRON ORE |
| 13 | METAL SOFFIT AT POP UP ROOF
COL: GENTEX - IRON ORE |
| 14 | WALL SCOFFCE
COLOUR: BLACK |





OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

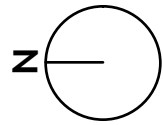
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DVPI8-0215

City of Kelowna

Planner Initials LK



PROJECT TITLE
CLEMENT BUSINESS PARK
Kelowna, BC

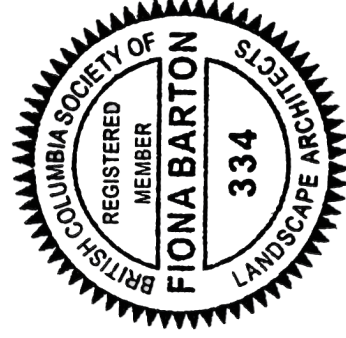
DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	
1	17.03.10 Review
2	18.01.24 Review
3	19.02.19 Review
4	
5	

PROJECT NO	17037
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	FEB. 19, 2019
SCALE	1:200

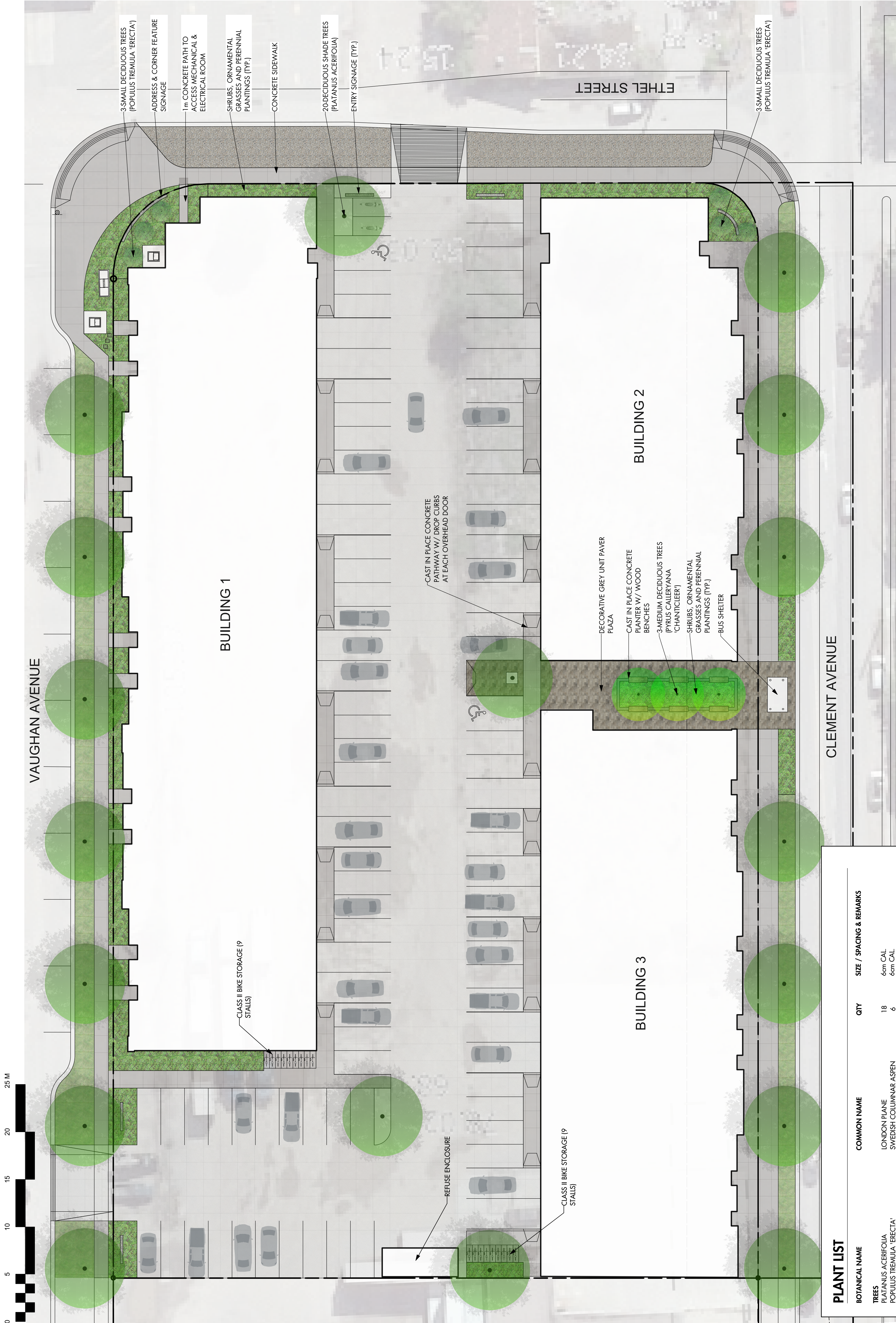
SEAL



DRAWING NUMBER

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- NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.

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

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 60mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

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

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

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
PLATANUS ACERIFOLIA	LONDON PLANE	18	6cm CAL
POPULUS TREMUЛА 'ERECTA'	SWEDISH COLUMNAR ASPEN	6	6cm CAL
PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3	6cm CAL
SHRUBS			
CORNUS STOLONIFERA	RED OSIER DOGWOOD	60	#01 CONT. /1.0M O.C. SPACING
PHYSCOCARPUS ORULIQUILUS 'MONLO'	DIABLO NINEBARK	26	#01 CONT. /1.5M O.C. SPACING
SAUX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	26	#01 CONT. /1.5M O.C. SPACING
SYRINGA VULGARIS	FRENCH LILAC	15	#01 CONT. /2.0M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	32	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESBITOSA	TUFTED HAIR GRASS	49	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	32	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	32	#01 CONT. /0.75M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	32	#01 CONT. /0.75M O.C. SPACING
HOSTA X 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	18	#01 CONT. /1.0M O.C. SPACING
PENNEBETUM ORIENTALE 'KARLET ROSE'	KARLET ROSE FOUNTAIN GRASS	49	#01 CONT. /1.0M O.C. SPACING
POREIA CAULIGERA 'COLSTUNIA'	GOLDSTURNIA CONEFLOWER	32	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	32	#01 CONT. /0.75M O.C. SPACING

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (SS)

Application: DVP17-0218 **Owner:** Derek Elmer
Wai Wah Wong

Address: 872 Westpoint Drive **Applicant:** Wai Wah Wong

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: Ru1 – Large Lot Housing

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP17-0218 for the property known as Lot 40 District Lot 358 Osoyoos Division Yale District Plan 40481, located at 872 Westpoint Drive, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation to NOT issue a Development Variance Permit to vary the height of a retaining wall from 1.2m to the proposed 3.1m on the subject property.

3.0 Community Planning

Staff does not support the proposed variance due to the fact that the over height retaining wall was constructed without permits and there are other ways to develop the backyard without an over height retaining wall (i.e. tiered wall). Permitting a variance after a retaining wall is built is always discouraged; however, the applicant is now seeking the variance permit for the height of retaining wall followed by building permits for the retaining wall. The building permit process for the retaining wall will require sealed engineering design and schedules to achieve building permit approvals.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbor consultation by individually contacting the neighbors within a 50 metre radius. Staff has not fielded any objections or correspondence from the neighbors.

4.0 Proposal

4.1 Project Description

The applicant has an existing over-height retaining wall on their property that was likely constructed at the time as the single family dwelling (1992). In the Fall of 2017, construction started to extend the retaining wall around the remaining portion of their rear yard and the new section of retaining wall was added. The height of the retaining wall is a maximum of 3.1 metres, and including a glass fence and railing directly above it, it is 4.2 metres in height. The applicant is seeking a retaining wall height variance, to vary the maximum height of a retaining wall from 1.2 metres permitted to 3.1 metres proposed.

4.2 Site Context

The subject property is located in the North Mission – Crawford Sector and is approximately 0.728 acres (2,946 m² in area). It currently has one single detached dwelling. The rear of the subject property faces north/northwest, and adjacent properties to the rear are downslope and accessed off Dehart Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	S2Res - Single /Two Unit Residential
East	Ru1 – Large Lot Housing	S2Res - Single /Two Unit Residential
South	Ru1 – Large Lot Housing	S2Res - Single /Two Unit Residential
West	Ru1 – Large Lot Housing	S2Res - Single /Two Unit Residential

Subject Property Map: 872 Westpoint Drive



5.0 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	Ru1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Retaining Wall Height	1.2 m	3.1 m ❶
❶ Indicates a requested variance to increase the maximum retaining wall height		

6.0 Technical Comments

6.1 Building & Permitting Department

- This work was done without permits; validation of capacity is to be by a structural engineer at time of building permit application.

6.2 Development Engineering Department

- This Development Variance Permit application does not compromise any municipal services.

7.0 Application Chronology

Date of Application Received: October 4, 2017
 Date Public Consultation Completed: November 29, 2017

8.0 Alternate Recommendation

In this case, staff recognize compliance with the bylaw would require a tiered retaining wall system which would disturb a much greater area of the natural slope and be in proximity with the existing sanitary utility corridor. The applicant proposes, via qualified landscape professional, a recommended landscape treatment to supplement the native screen with three plant varieties; two vining plants and one tree form shrub with the goal of softening the look of the retaining wall. A proposed landscape plan is shown in the attachments.

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0218 for Lot 40 District Lot 358 Osoyoos Division Yale District Plan 40481, located at 872 Westpoint Drive, Kelowna BC;

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

Section [7.5.9]: [RU1 – Large Lot Housing Development Regulations]

To vary the required retaining wall from 1.2 m permitted to 3.1m proposed.

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

- The retaining wall be signed off by a qualified professional.
- The landscaping to be completed to the satisfaction of the Suburban and Rural Planning Manager.

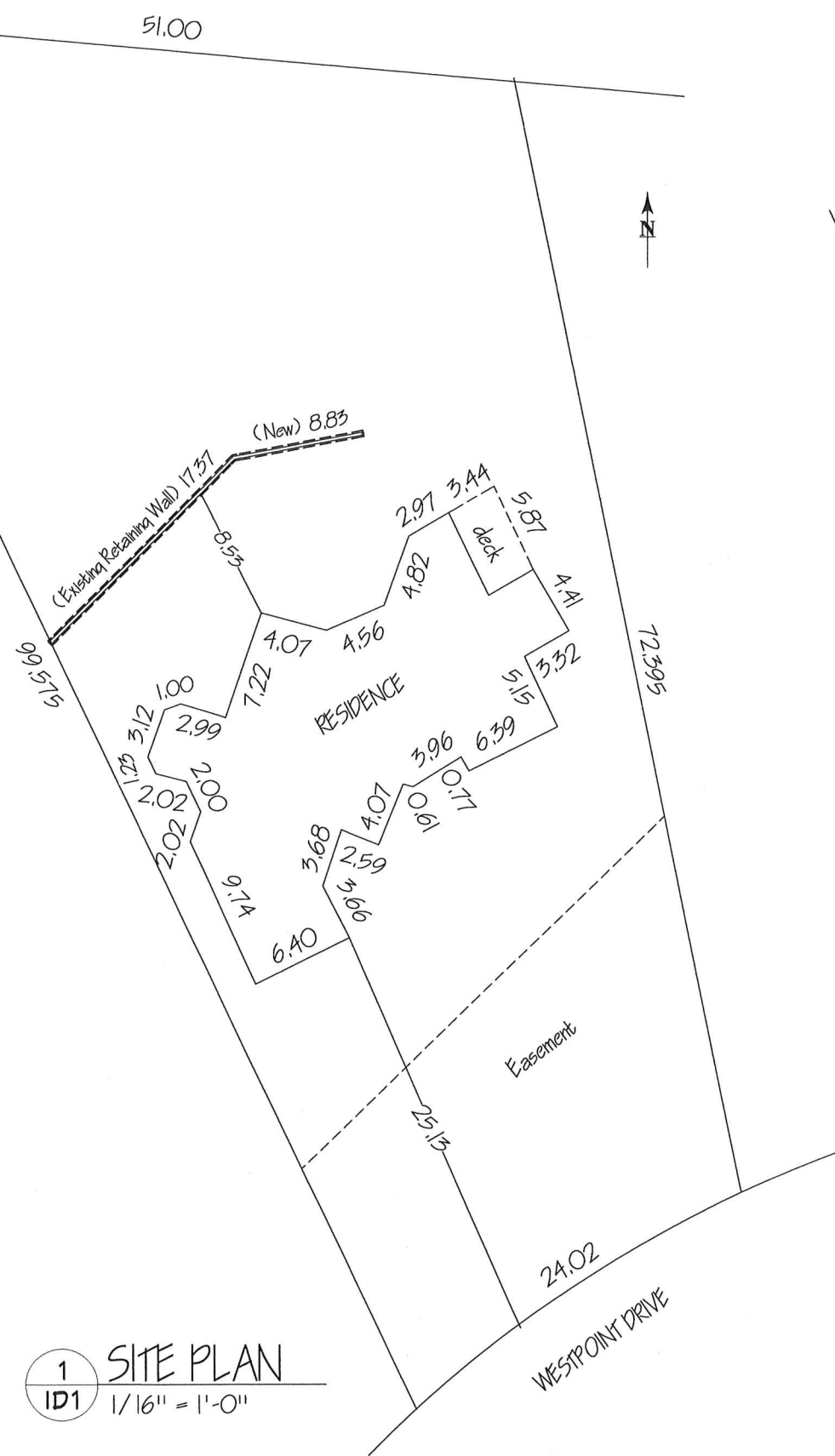
Report prepared by:	Sergio Sartori, Development Technician
Reviewed by:	Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion:	Terry Barton, Planning Department Manager

Attachments:

Draft Development Variance Permit No. DVP17-0218

Attachment A - Site Plan

Attachment B - Landscape Plan



NOTES:

1. BUILD NEW RETAINING WALL TO ADD ON LENGTH OF EXISTING.
2. RETAINING WALL TO BE 10'1" H WITH 42" RAILING TO MATCH EXISTING.
3. PLANT THREE LOCAL / NATIVE TREES BEHIND RAILING (AMELANCHIER ALNIFOLIA).
4. ALL PLANT & CONSTRUCTION MEATHODS ARE TO MEET CITY STANDARDS.



RETAINING WALL PLAN
SCALE 1:75

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREEFORM SHRUBS			
AMELANCHIER ALNIFOLIA	SASKATOON	8	#1.5 CONT.
SHRUBS			
SPIRAEA PRUNIFOLIA	BRIDAL WREATH SPIREA	4	#02 CONT.
VINES			
CAMPISIS RADICANS	TRUMPET VINE	12	#02 CONT.
PARTHENOCISSUS TIRCUSPIDATA	BOSTON IVY	5	#02 CONT.



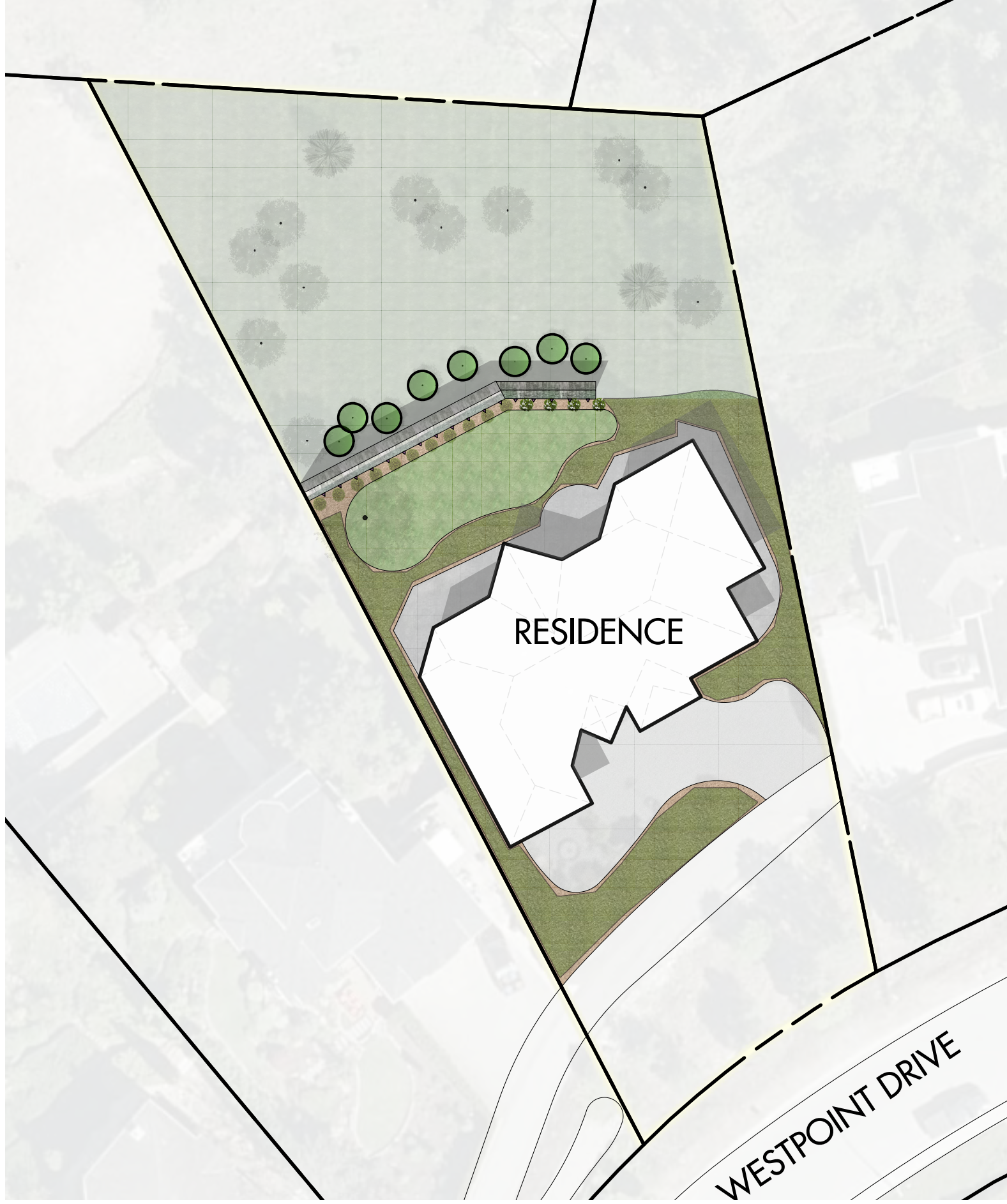
AMELANCHIER ALNIFOLIA



SPIRAEA PRUNIFOLIA



CAMPISIS RADICANS



SITE PLAN
SCALE 1:400

ATTACHMENT B

This forms part of application
DVP17-0218

Planner Initials SS

City of Kelowna
COMMUNITY PLANNING

Development Variance Permit

DVP17-0218



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

872 Westpoint Dr

and legally known as

LOT 40 DISTRICT LOT358 OSOYOOS DIVISION YALE DISTRICT PLAN 40481

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

S.7.5.9 Fencing and Retaining Walls

To vary the required retaining wall from 1.2m permitted to 3.1m proposed.

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

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

Date of Decision: June 18th 2019

Decision By: CITY COUNCIL

Issued Date: **DATE**

Development Permit Area: NA

File Manager: SS

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S2RES – Single Two Unit Residential

This is NOT a Building Permit.

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

NOTICE

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

Owner: Derek Elmer & Wai Wah Wong
Address: 872 Westpoint Dr, V1W 2Z4
City: Kelowna, BC
Phone: 250-215-9105

Dean Strachan, Suburban and Rural Planning Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

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

- a) A Certified Cheque in the amount of; **\$3260.00**

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

4. Indemnification

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

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

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

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

REPORT TO COUNCIL



Date: June 4, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AJ)

Application: DP18-0237 & DVP18-0238 **Owner:** 1126112 Alberta Ltd. Inc. No. A0084599

Address: 280 Nickel Road **Applicant:** Radec Group

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11403 be amended at third reading to revise the legal description of the subject property from Lot 4 Section 27 Township 26 ODYD Plan 8839 to Lot A Section 27 Township 26 ODYD Plan EPP87929;

AND THAT final adoption of Rezoning Bylaw No. 11403 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0237 for Lot A Section 27 Township 26 ODYD Plan EPP87929, located at 280 Nickel Road, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0238 for Lot A Section 27 Township 26 ODYD Plan EPP87929, located at 280 Nickel Road, Kelowna, BC;

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

Section 13.7.6(a): RM1 – Four Dwelling Housing Development Regulations

To vary the required maximum site coverage of buildings, driveways and parking areas from 50% to 59% proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 4, 2019;

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

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

2.0 Purpose

To consider the form and character and a variance to the maximum site coverage of buildings, driveways and parking to facilitate the construction of four dwelling housing on the subject property.

3.0 Community Planning

Community Planning Staff support the development proposal and requested variance to facilitate the construction of two semi-detached dwellings (four units) on the subject property. The application is consistent with the Official Community Plan (OCP) Urban Design Guidelines and will enhance the neighbourhood character. The project is an example of sensitive infill as it modestly increases the density of the parcel while respecting the massing and scale of the existing single family homes in the area. The west side of Nickel Road is seeing more redevelopment to increase densities as another multi-family project to the south of the subject site is currently in the development stage.

The site has a Walk Score of 57 – Somewhat Walkable (Some errands can be accomplished on foot) and a transit score of 42 (Some transit – a few public transportation options in the area). The parcel is centrally located between the Midtown and Rutland Urban Centres. The site has easy access via Highway 33 W to nearby amenities, including restaurants, shops, parks and recreation in the vicinity. The site also provides good cycling connectivity to Rails with Trails and the Houghton Rd ATC.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject parcel.

4.0 Proposal

4.1 Project Description

The proposed development is for the construction of two semi-detached dwellings with a shared driveway access to the site. Each unit provides a single car garage along with four additional at-grade parking stalls which are centrally located between the two buildings. The end unit facing Nickel Rd has a ground-oriented entry to establish a friendlier interface to the pedestrian realm. Each unit has a private outdoor patio to meet the amenity space requirements. The gable roof forms and natural colour palette infuses an updated modern feel to the street while respecting the two-storey nature of the area.

4.2 Variance Request

The applicant is requesting a variance to increase the total site coverage of buildings, driveways and parking areas from 50% permitted to 59% proposed. The site coverage maximum is required to ensure

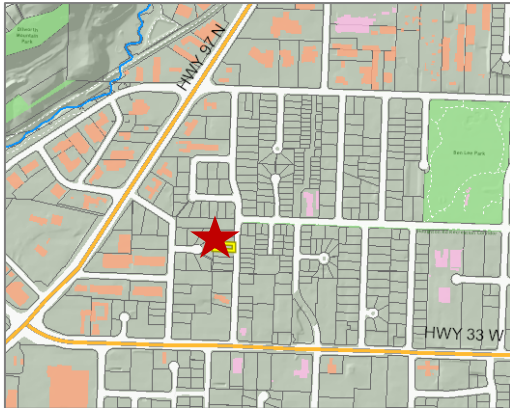
permeability of the site for storm water management. To mitigate the increased hard surfacing required for the drive aisle and parking area, the proposal utilizes permeable pavers to ensure sufficient site drainage is provided. The use of asphalt paving, permeable pavers and cast in place concrete creates a more visually appealing roadway.

4.3 Site Context

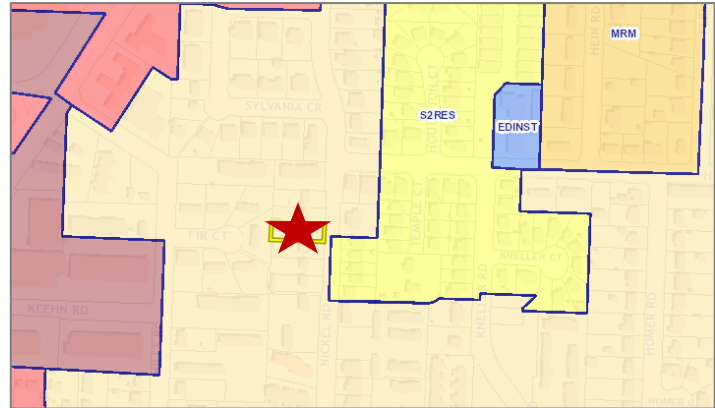
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing, RM4 – Transitional Low-Density Housing	Single Family Dwelling, Row housing
East	RU6 – Two Dwelling Housing	Single & Two Dwelling Housing
South	RU1 – Large Lot Housing, RM4 – Transitional Low-Density Housing	Single Family Dwelling, Row housing
West	RM3 – Low-Density Multiple Housing	Semi-Detached Dwellings

Context Map



Future Land Use



Subject Property Map: 280 Nickel Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Site Details		
Site Coverage (buildings)	40%	28%
Site Coverage (buildings, driveways & parking)	50%	59% ^①
Floor Area Ratio	0.60	0.44
Development Regulations		
Height	2 ½ storeys or 9.5 m	2 storeys & 8.2 m
Front Yard	4.5 m	4.5 m
Side Yard (south)	2.5 m	6.0 m
Side Yard (north)	2.5 m	2.5 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	8 stalls required	8 stalls provided
Private Open Space	25 m ² /unit required	40-50 m ² /unit provided
^① Indicates a requested variance to the site coverage including buildings, driveways and parking areas from 50% maximum to 59% proposed.		

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.

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.

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.

6.2 Development Engineering Department

- See attached Development Engineering Memorandums.

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

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

7.0 Application Chronology

Date of Application Received: December 6, 2018

Date Public Consultation Completed: January 25, 2019

Prepared by: Arlene Janousek, Planner

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Development Engineering Memorandums

Attachment B: Project Rationale

Attachment C: Draft Development Permit

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations and Materials

Schedule C: Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: December 10, 2018
File No.: DP18-0237
To: Urban Planning Management (LK)
From: Development Engineering Manager (JK)
Subject: 280 Nickel Rd

ATTACHMENT A	
This forms part of application # DP18-0237 & DVP18-0238	
Planner Initials	AJ
 City of Kelowna COMMUNITY PLANNING	

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

1) **General**

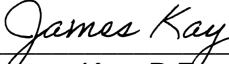
- a. All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0064.

2) **Road Improvements**

- a. Nickel Rd must be upgraded to a 2-lane major collector along the full frontage of this proposed development including curb and gutter, LED street lights, irrigated landscaped boulevard, sidewalk, drainage system including catch basins, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is SS-R5.
- b. Cash-in-lieu payment noted in permit Z16-0064 section 5-Road Improvements will not be required as the developer is required to build above upgrades.

3) **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.



James Kay, P.Eng.
Development Engineering Manager
AS

CITY OF KELOWNA

MEMORANDUM

Date: March 21, 2019 Revised II
File No.: Z16-0064
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 280 Nickel Rd

RU1 to RM1



The Development Engineering Division has the following comments and requirements associated with this rezoning application. The Development Engineering Technologist for this project is *Aaron Sangster*.

1. Domestic Water and Fire Protection

The property is located within the Black Mountain Irrigation District (BMID) 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 BMID staff for any service improvements and, if necessary, the decommissioning of existing services.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. *The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development.* Service upgrades can be provided by the City at the applicant's cost, *if required*. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact *Andy Marshall*, by email amarshall@kelowna.ca or phone, 250-469-8591.

3. Storm Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

- ii) A detailed Stormwater Management Plan for this subdivision; and,
- iii) An Erosion and Sediment Control Plan.

4. Geotechnical Report

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

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

5. Road Improvements

Nickel Rd must be upgraded to a 2-lane major collector along the full frontage of this proposed development including curb and gutter, LED street lights, irrigated landscaped boulevard, sidewalk, drainage system including catch basins, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is SS-R5.

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 2.5m road dedication along the full frontage of Nickel Road.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Development Permit and Site Related Issues

- (a) Direct the roof drains into on-site rock pits or splash pads.
- (b) Provide for parking onsite.

8. 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.

9. 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.

10. Servicing Agreements for Works and Services

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

11. Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
Development Engineering Manager

AS

November 11, 2018

280 Nickel Road, Kelowna

Design Rationale Statement

Z16-0064 Rezoning - RU to RM1

Development Permit

Development Variance Permit - section 13.7.6.(a)

ATTACHMENT B

This forms part of application
DP18-0237 & DVP18-0238

Planner
Initials

AJ



City of
Kelowna
COMMUNITY PLANNING

The attached application for Rezoning, Development Permit and Development Variance Permit is submitted by Radec Group Inc. on behalf of 1126112 Alberta Ltd, owner and developer of 280 Nickel Road, Kelowna. The owners wishes to:

- Rezone the subject property from RU1 (Large Lot Housing) to RM1 (Four Dwelling Housing);
- Development Permit: construction of two 2-story duplexes for a total of four dwelling units
- Development Variance Permit: A variance to Section 13.7.6.(a)

Radec Group has discussed the proposed duplexes with the City of Kelowna's Planning Department and the preliminary concept was supported. The duplexes are targeted to meet the growing demand for entry-level ground oriented family housing and to revitalize the Rutland neighbourhood.

The street is characterized by single family homes and duplexes of older construction. A townhouse development is located two lots to the north. Immediately to the south, an application has been submitted for 16 townhomes. The subject property's Future Land use is designated as Multiple Unit Residential - Low Density (MRL) by the Official Community Plan, consistent with the proposed zoning of RM1. RM1 permits duplex housing and fourplex housing. Two side-by side duplexes are proposed for this property.

In keeping with the neighbourhood context, the overall height of the proposed building is limited to two storeys. Each dwelling unit is served by a shared driveway and has a one-car garage and one surface parking stall. A turnaround has been provided which permits forward motion access in and off the property.

Each 1,200 sf dwelling will consist of three bedrooms plus flex space, and an open-concept living, kitchen, and dining area. The end unit is has its front door oriented to the street, is served by a private walkway, and is framed by two lilac trees. The two-story homes have a gable roof and contemporary farmhouse appearance. The exterior finish is a mix of durable Hardie lap siding and board & batten siding

in soft greys. Entry doors are defined by a sage green colour, consistent with hues found in the local landscape.

Each home has a private amenity space well above the minimum requirement. The landscaping architecture prepared by Bench Site Design includes trees to provide screening along the rear and north side of the property, and include flowering lilacs in the spring and brightly hued maples in the falls. Coniferous trees provide year round greenery. The irrigated landscaping includes drought-resistant species in a variety of colours.

A variance to Section 13.7.6.(a) is requested in order to satisfy the parking requirements and provide forward-motion access to and from Nickel Road. Per 13.7.6.(a), site coverage including buildings, driveways and parking is 50%, we propose 59%. As a solution, we propose permeable pavers for the surface parking and a portion of the driveway, which reduces impermeable site coverage to 49%. Pavers also reduce quantity of asphalt paving and provide visual interest to the driveway. The site coverage for buildings is well under the permitted 40% at 28%. The remainder of the lot is fully landscaped with flowers, shrubs, grasses and a variety of trees.

Radec Group thanks the City of Kelowna for the opportunity to add thoughtfully designed and well-constructed ground orientated family living in the Rutland area. We respectfully request Rezoning, Development Permit, and Development Variance Permit.

Development Permit & Development Variance Permit DP18-0237/DVP18-0238



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

280 Nickel Road

and legally known as

Lot A Section 27 Township 26 ODYD Plan EPP87929

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

Four Dwelling Housing

with a variance to the following section of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

Section 13.7.6(a): [RM1 – Four Dwelling Housing Development Regulations]

To vary the required maximum site coverage of buildings, driveways and parking areas from 50% to 59% proposed.

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

Date of Council Decision:

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced within two years of the issuance date.

Existing Zone: RM1 Future Land Use Designation: MRL

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1126112 Alberta Ltd. Inc. No. A0084599

Applicant: Radec Group

ATTACHMENT C

This forms part of application

DP18-0237 & DVP18-0238

Planner
Initials

AJ



City of
Kelowna
COMMUNITY PLANNING

Terry Barton
Urban Planning Manager

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit or certified cheque in the amount of **\$26,793.75**

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

4. INDEMNIFICATION

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

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

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

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

A

DP18-0237 & DVP18-0238



B

City of Kelowna
COMMUNITY PLANNING

ALL DIMENSIONS IN FEET AND INCHES UNLESS
OTHERWISE NOTED.
DO NOT SCALE.

ALL CONSTRUCTION TO BE
COMPLIANCE WITH LOCAL BUILDING CODE,
CURRENT EDITION AND ALL APPLICABLE CODE
AND BY-LAWS

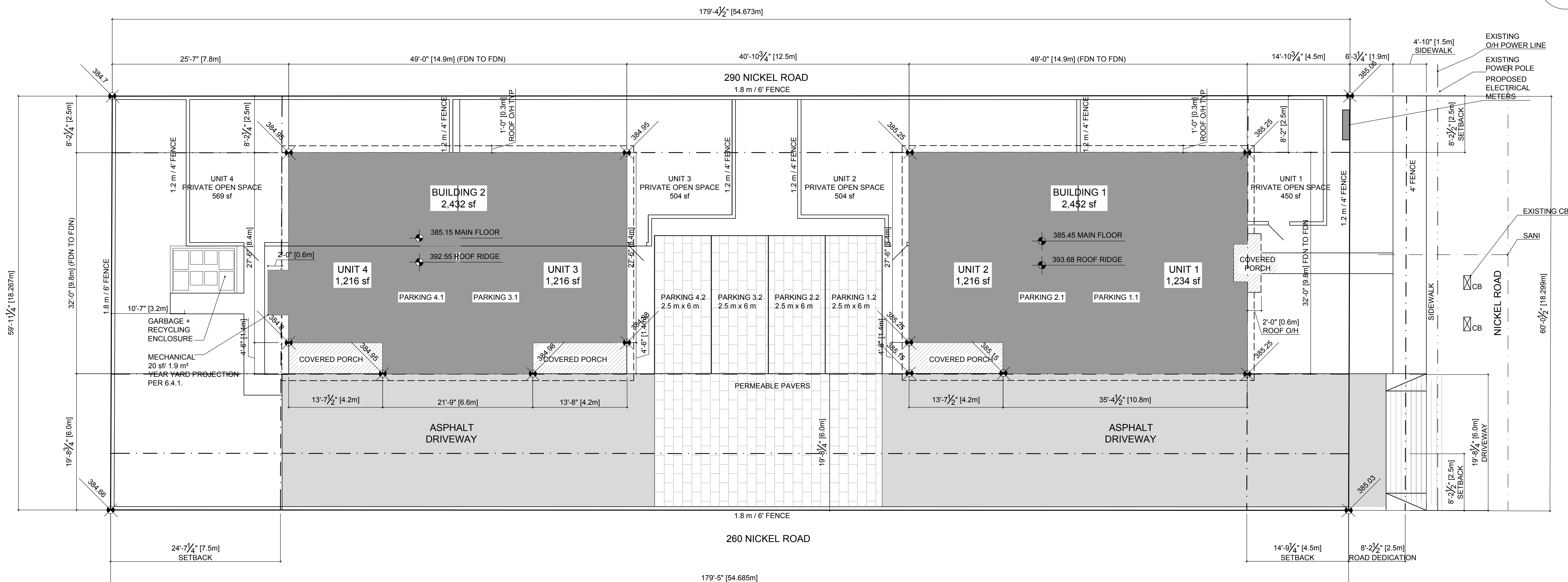
GENERAL CONTRACTOR AND/OR SUBTRADES
TO VERIFY ALL DIMENSIONS AND CONDITIONS
AS SHOWN ON DRAWINGS WITH ACTUAL
EXISTING CONDITIONS. ANY DISCREPANCIES
TO BE REPORTED PRIOR TO COMMENCEMENT
OF CONSTRUCTION AND/OR INSTALLATION.

IF IN DOUBT, ASK.

GARNET DESIGN STUDIO
PHONE: 604.789.4418

NOTES

NOTE: SITE PLAN T BE READ IN CONJUNCTION
WITH CIVIL AND LANDSCAPE DRAWINGS



1

$$1/8'' = 1'-0''$$

LOT AREA

SITE COVERAGE (BLDGS, DRIVEWAYS): 291 m²

SITE COVERAGE (IMPERMEABLE DRIVEWAY + F

.....

[illegible]

PROJECT

NICKEL ROAD
DUPLEXES

ADDRESS

280 Nickel Road
Kelowna, BC V1X 4E6

SHEET TITLE

SITE PLAN

SCALE

$$\frac{1}{2}'' = 1'-0''$$

SHEET No. _____

A2

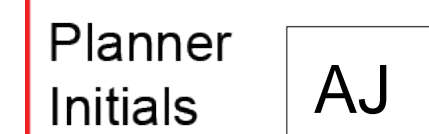
City of Kelowna
COMMUNITY PLANNING

AJ

[illegible]

PROJECT	NICKEL ROAD DUPLEXES	
ADDRESS	280 Nickel Road Kelowna, BC V1X 4E6	
SHEET TITLE	BUILDING 1 FOUNDATION + MAIN FLOOR PLAN	
SCALE	1/4" = 1'-0"	
SHEET No.		

This forms part of application
DP18-0237 & DVP18-0238



City of Kelowna
COMMUNITY PLANNING



SCALE: 1/4" = 1'-0"
UNIT 1 AREA: 723 sf
UNIT 2 AREA: 723 sf



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

[illegible]

PROJECT

NICKEL ROAD
DUPLEXES

ADDRESS

280 Nickel Road
Kelowna, BC V1X 4E6

SHEET TITLE

BLDG 1 SECOND FLOOR + ROOF PLAN

SCALE 1/4" = 1'-0"

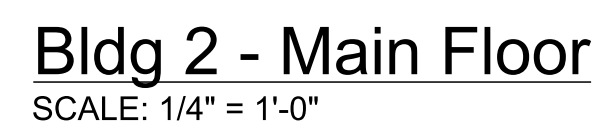
SHEET No.

This forms part of application
DP18-0237 & DVP18-0238



AJ

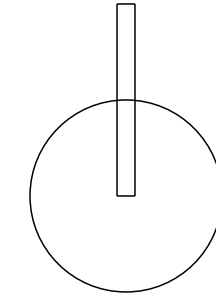
City of Kelowna
COMMUNITY PLANNING



UNIT 4 GROSS AREA: 775 sf NET AREA: 545 sf
UNIT 3 GROSS AREA: 775 sf NET AREA: 545 sf

[illegible]

PROJECT	NICKEL ROAD DUPLEXES
ADDRESS	280 Nickel Road Kelowna, BC V1X 4E6
SHEET TITLE	BUILDING 2 FOUNDATION + MAIN FLOOR PLAN
SCALE	1/4" = 1'-0"
SHEET No.	



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 IF IN DOUBT, ASK.
 GARNET DESIGN STUDIO
 PHONE: 604.789.4418
 NOTES:

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

PROJECT	NICKEL ROAD DUPLEXES
ADDRESS	280 Nickel Road Kelowna, BC V1X 4E6
SHEET TITLE	BLDG 2 - SECOND FLOOR + ROOF PLAN
SCALE	1/4" = 1'-0"
SHEET No.	

PROJECT STATISTICS:

MUNICIPAL ADDRESS	280 NICKEL ROAD, KELOWNA, BC V1X 4E6	
PID	009-781-366	
LEGAL DESCRIPTION	LOT 4 SECTION 27 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 8839	
CURRENT ZONING	RU1 - LARGE LOT HOUSING	
PROPOSED ZONING	RM1 - FOUR DWELLING HOUSING	
OCF	MRL (MULTIPLE UNIT RESIDENTIAL, LOW DENSITY)	
PROPOSED	TWO DUPLEXES (FOUR DWELLING UNITS TOTAL) EACH DWELLING: 2-STOREYS, 3 BEDROOM w/ ATTACHED 1-CAR GARAGE + 1 SURFACE PARKING	
LOT AREA	1,045.14 m² / 11,250 sf	

	PERMITTED	PROPOSED
MAXIMUM SITE COVERAGE BUILDINGS	40% (418 m² /4,500 sf)	28% (291 m² /3,136 sf)
VARIANCE MAXIMUM SITE COVERAGE BUILDINGS, DRIVEWAYS, PARKING	50% (522.6 m² /5,625 sf)	59% (617 m² /6,637 sf)
MAXIMUM SITE COVERAGE IMPERMEABLE DRIVEWAYS, PARKING, BUILDINGS		49% (512 m² /5,513 sf)
MAXIMUM F.A.R.	0.6	0.44
TOTAL NET FLOOR AREA	627 m² /6,750 sf	456.7 m² /4,916 sf
TOTAL NET FLOOR AREA - BLDG 1		227.7 m² / 2,484 sf
TOTAL NET FLOOR AREA - BLDG 2		225.8 m² / 2,432 sf

MINIMUM FRONT YARD	4.5 m	4.5 m (14'-0")
MINIMUM SIDE YARD NORTH	2.5 m	2.5 m (8'-3")
MINIMUM SIDE YARD SOUTH	2.5 m	6.0 m (19'-10")
MINIMUM REAR YARD	7.5 m	7.5 m (24'-7")
MAXIMUM HEIGHT	9.5 m / 2.5 storeys	8.2 m / 27'-0" (2 storeys)
PRIVATE OPEN SPACE	25 m² / 269 sf	
UNIT 1		42 m² / 450 sf
UNIT 2		47 m² / 504 sf
UNIT 3		47 m² / 504 sf
UNIT 4		53 m² / 569 sf

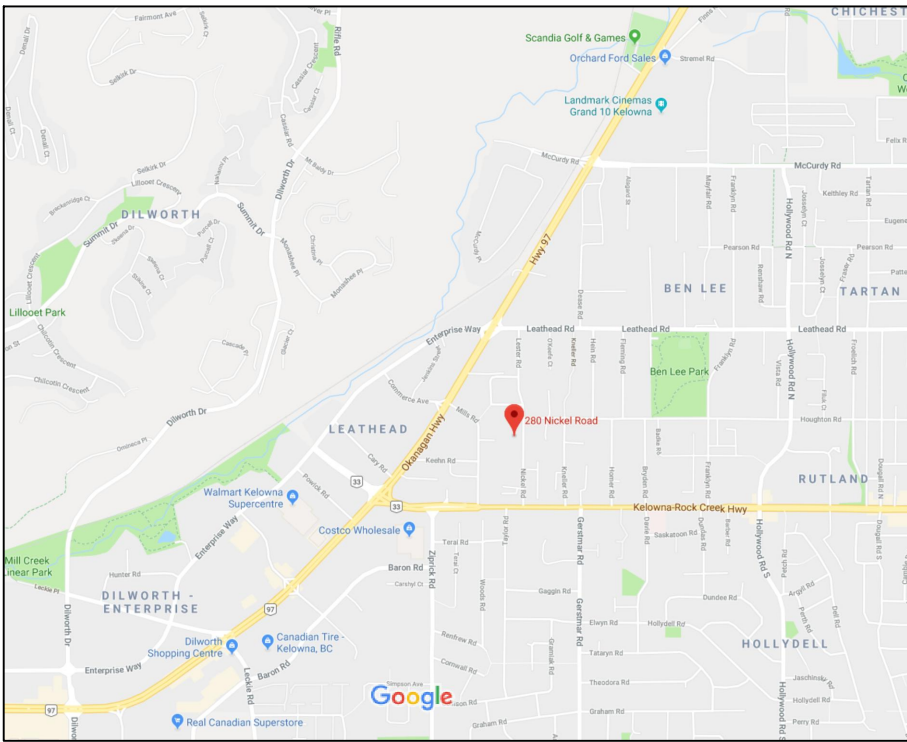
PARKING	8 (2 per 3-bed dwelling)	8 (2 per 3-bed dwelling)
BUILDING 1		
FLOOR AREA	GROSS AREA	TOTAL
UNIT 01 -		NET AREA
MAIN LVL	775 sf	545 sf
SECOND LVL	723 sf	723 sf
UNIT 02 -		
MAIN LVL	723 sf	493 sf
SECOND LVL	723 sf	723 sf
UNIT 03 -		
MAIN LVL	723 sf	493 sf
SECOND LVL	723 sf	723 sf
UNIT 04 -		
MAIN LVL	723 sf	493 sf
SECOND LVL	723 sf	723 sf

CONTACT:

DESIGN:	Paula Guerra GARNET DESIGN STUDIO INC. 604.789.4418 paula@garnetdesignstudio.com paula@radecgroup.com
CONSTRUCTION:	RADEC GROUP 955 Timmins Penticton, BC V2A 5V3 250.492.0069 alan@radecgroup.com
CIVIL + STRUCTURAL:	Dan Sallstrom, P. Eng WSA ENGINEERING (2012) LTD 2248 Columbia Ave Castlegar, BC V1N 2X1 1.888.617.6927 x1 dans@wsaeng.ca
GEOTECHNICAL:	Jennifer Anderson, P. Eng INTERIOR TESTING SERVICES LTD. #1-1925 Kirschner Road Kelowna, BC V1Y 1N7 250.860.6540 jennifer@interiortesting.com
SURVEYOR:	Gary Borne, BCLS VECTOR GEOMATICSSURVEYING & LTD 170-1855 Kirschner Road Kelowna, BC V1Y 4N7 250.801.3594 gary.borne@vectorgeomatics.com
LANDSCAPE:	Keith Nyhof, BCLSA BENCH SITE DESIGN INC. 4-1652 Water St Kelowna, BC V1Y 1J7 250.470.2342 keith@benchsitedesign.com

LIST OF DRAWINGS:

A1	COVER PAGE
A2	SITE PLAN
A3	BLDG 1 - FOUNDATION + MAIN FLOOR PLAN
A4	BLDG 1 - SECOND FLOOR + ROOF PLAN
A5	BLDG 2 - FOUNDATION + MAIN FLOOR PLAN
A6	BLDG 2 - SECOND FLOOR + ROOF PLAN
A7	BLDG 1 - ELEVATIONS
A8	BLDG 1 - ELEVATIONS
A9	BLDG 2 - ELEVATIONS
A10	BLDG 2 - ELEVATIONS
A11	BLDG 1 - COLOURED ELEVATIONS
A12	BLDG 1 - COLOURED ELEVATIONS
A13	BLDG 2 - COLOURED ELEVATIONS
A14	BLDG 2 - COLOURED ELEVATIONS
A15	STREET ELEVATION



1 VICINITY MAP



2 EXISTING VIEW FROM NICKEL ROAD



3 STREET VIEW OPPOSITE



4 STREETVIEW TO NORTH



5 STREETVIEW OPPOSITE TO SOUTH



6 RENDERING - STREET VIEW



7 RENDERING - SOUTH ELEVATION

GARNET

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GARNET DESIGN STUDIO
PHONE: 604.789.4418

NOTES:

SCHEDULE

B

This forms part of application

DP18-0237 & DVP18-0238

Planner
Initials

AJ



REV	DATE	DESCRIPTION
0	Jul 26, 2018	ISSUED FOR COORDINATION
1	Nov 17, 2018	ISSUED FOR RZ/DP
2	Jan 29, 2019	RE-ISSUED FOR RZ/DP
3	May 8 2019	RE-ISSUED FOR RZ/DP

PROJECT

NICKEL ROAD
DUPLEXES

ADDRESS

280 Nickel Road
Kelowna, BC V1X 4E6

SHEET TITLE

COVER SHEET

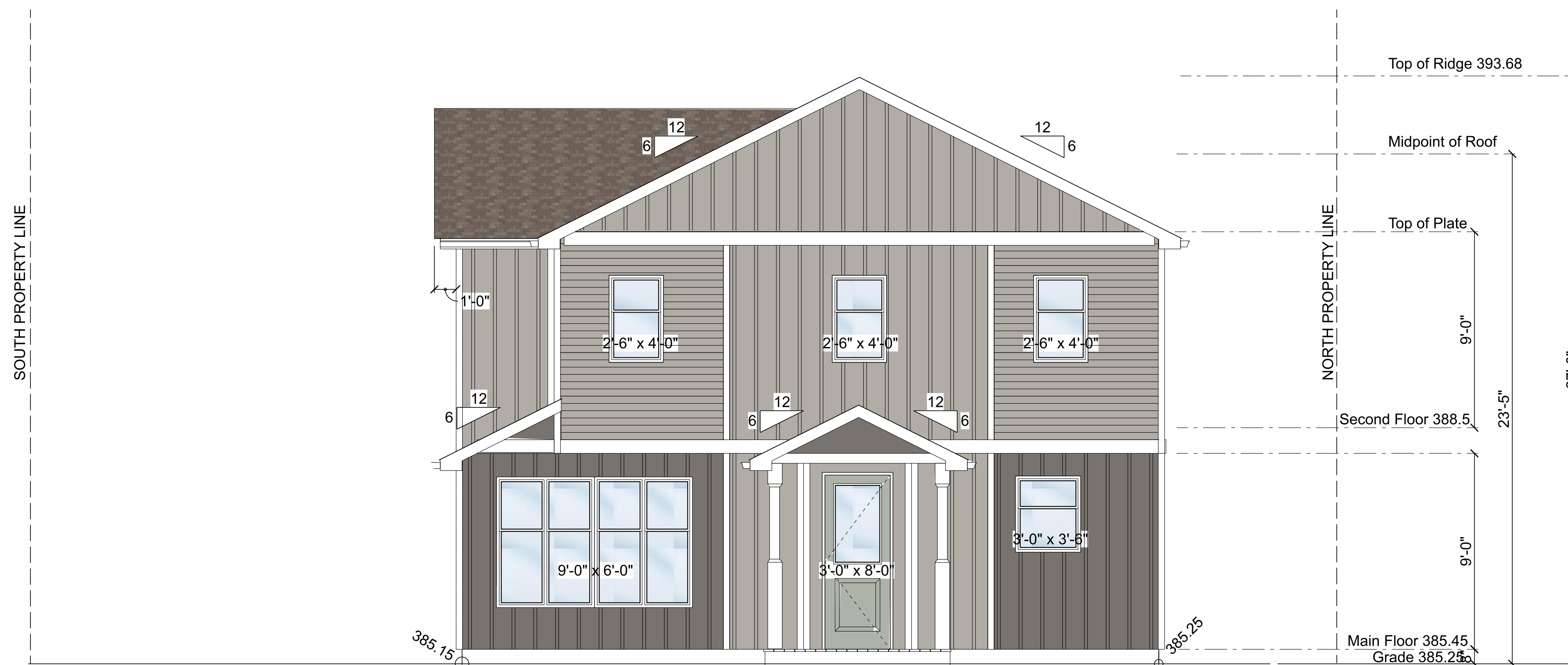
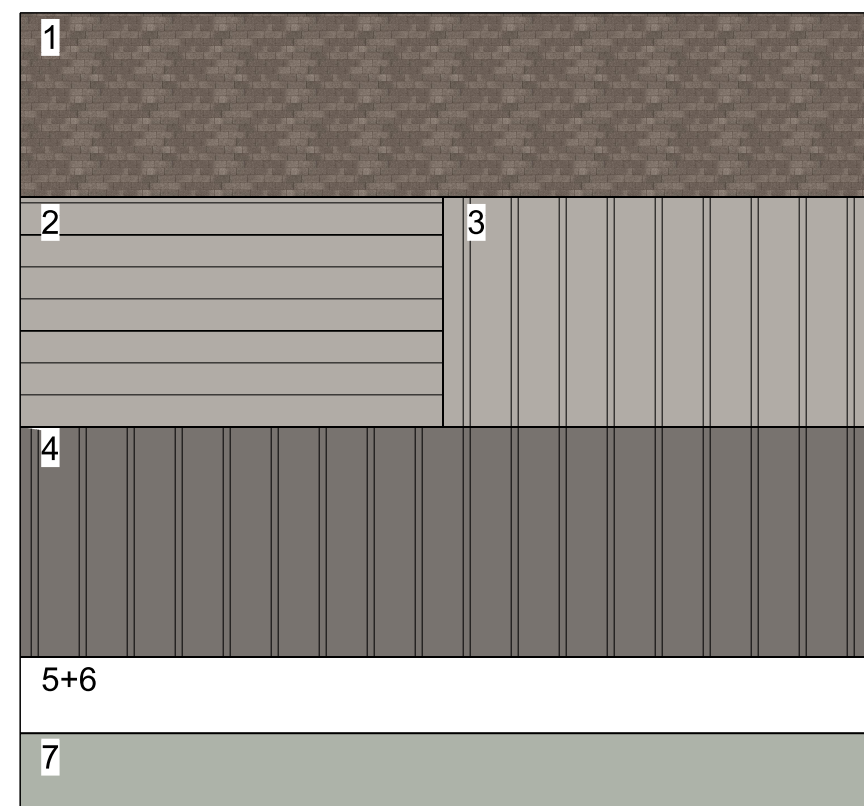
SCALE

as noted

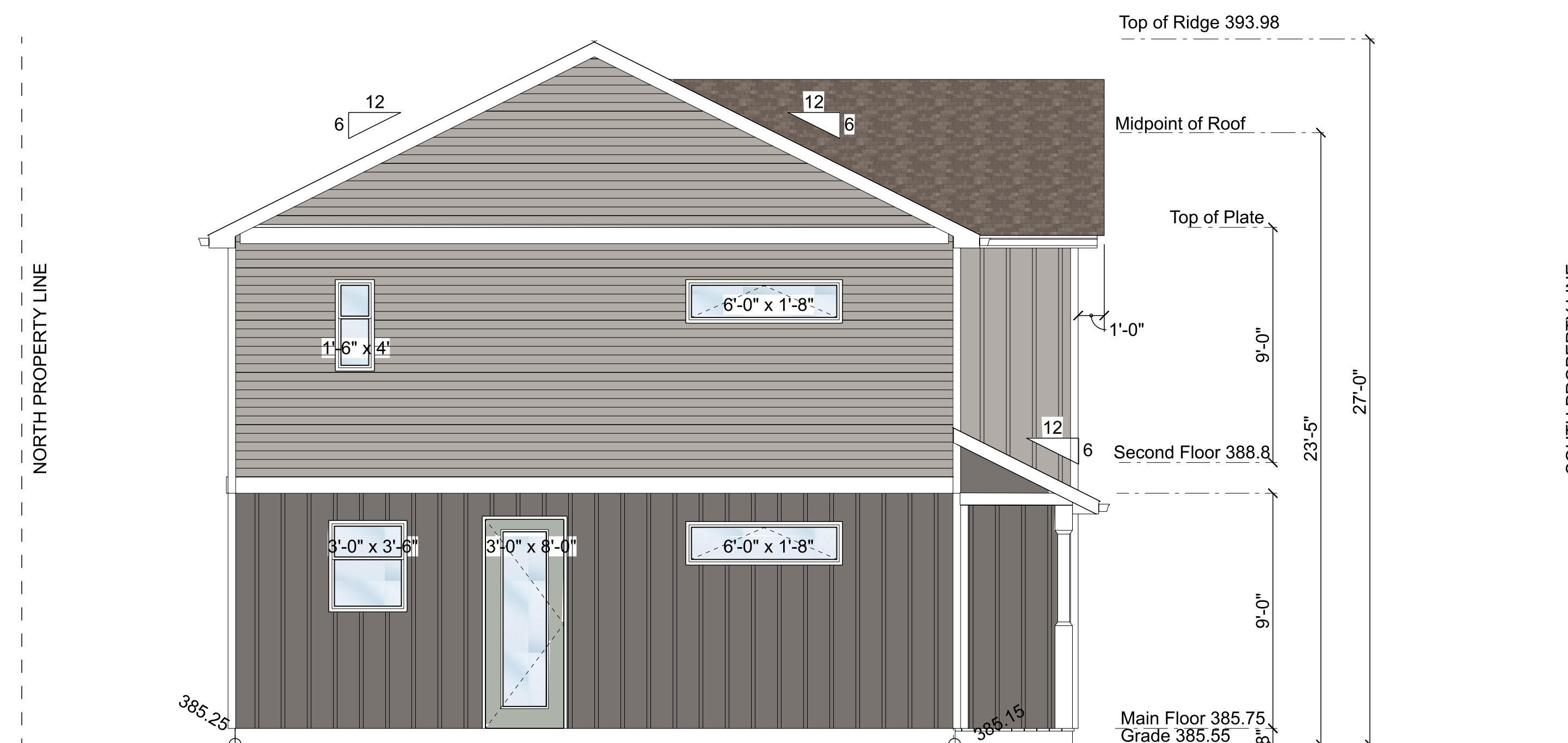
SHEET No.

A1

- 1 Asphalt Single Roof, IKE Cambridge "WeatherWood"
- 2 Hardie 6" Lap Siding, "Pearl Grey"
- 3 Hardie Board & Batten Siding @ 16" OC, "Pearl Grey"
- 4 Hardie Board & Batten Siding @ 16" OC, "Aged Pewter"
- 5 Trim and Fascia, painted Sherwin Williams "Snowbound" SW 7004
- 6 Soffits, Gutters and Downspouts, Alumipros "801 White"
- 7 Doors, painted Sherwin Williams "Oyster Bay" SW 6206
- 8 White Vinyl Windows
- 9 Satin Etch Glazing



Bldg 1 - East Elevation Coloured (View from street)
SCALE: 1/4" = 1'-0"

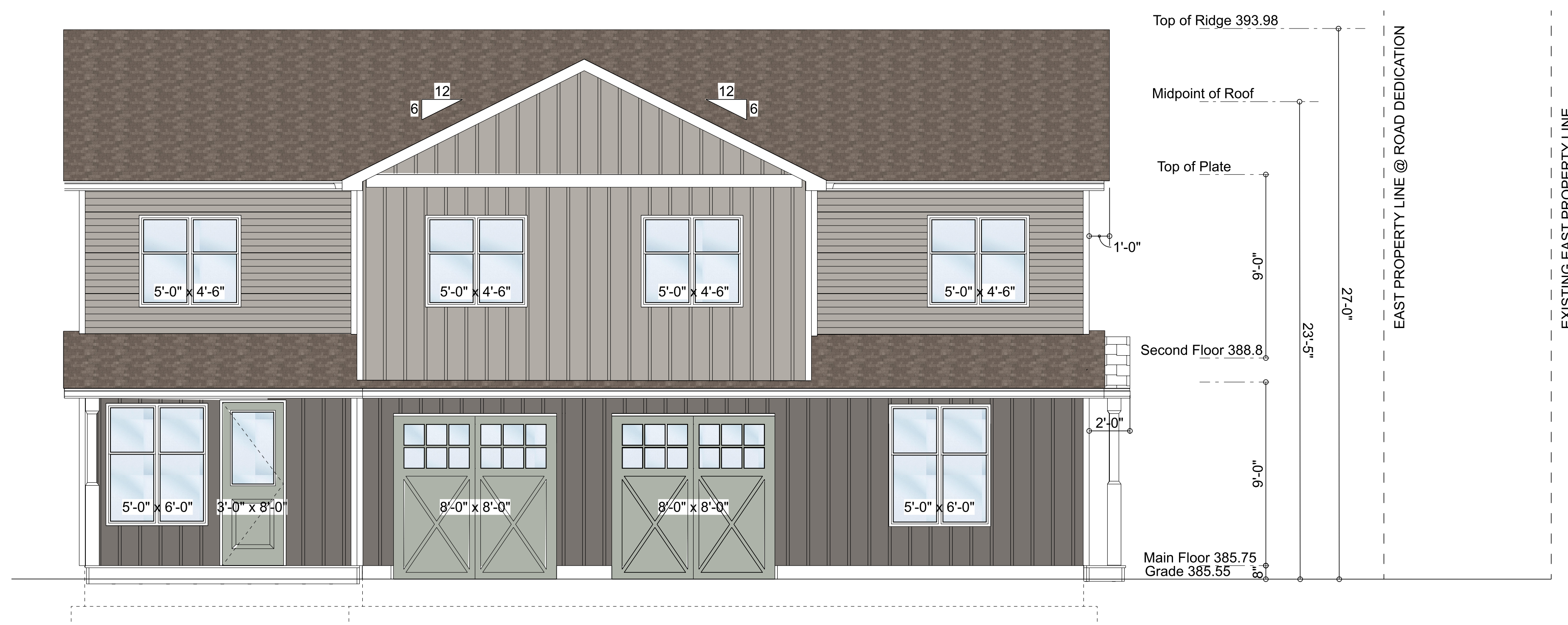
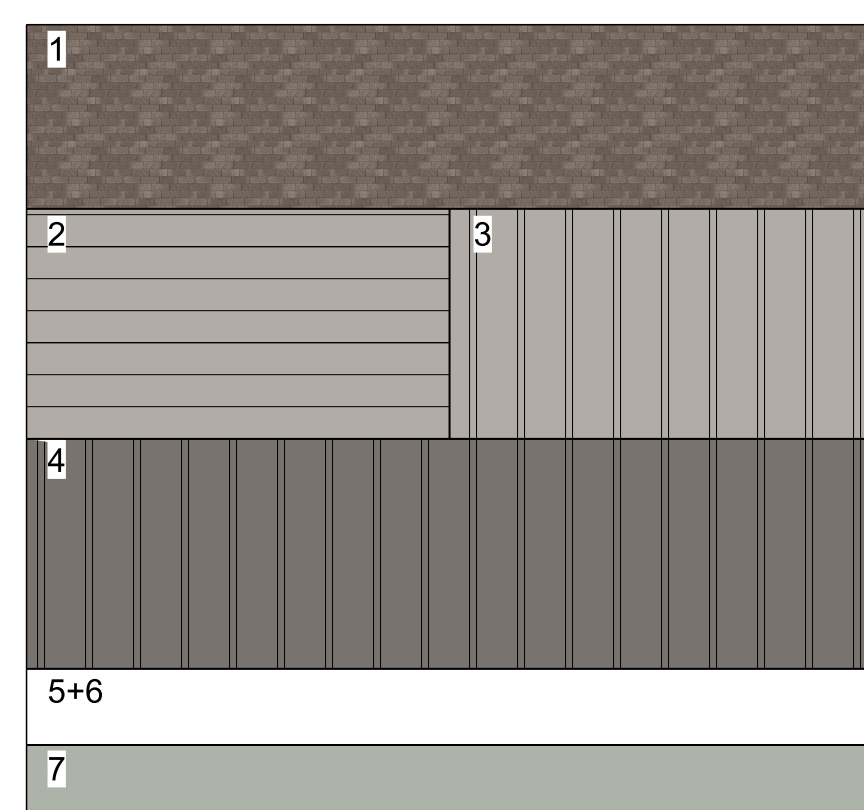


Bldg 1 - West Elevation Coloured
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT	
NICKEL ROAD DUPLICES	
ADDRESS	
280 Nickel Road Kelowna, BC V1X 4E6	
SHEET TITLE	
BLDG 1 - COLOURED EAST + WEST ELEVATIONS	
SCALE	
1/4" = 1'-0"	
SHEET No.	

- 1 Asphalt Single Roof, IKE Cambridge "WeatherWood"
- 2 Hardie 6" Lap Siding, "Pearl Grey"
- 3 Hardie Board & Batten Siding @ 16" OC, "Pearl Grey"
- 4 Hardie Board & Batten Siding @ 16" OC, "Aged Pewter"
- 5 Trim and Fascia, painted Sherwin Williams "Snowbound" SW 7004
- 6 Soffits, Gutters and Downspouts, Alumipro "801 White"
- 7 Doors, painted Sherwin Williams "Oyster Bay" SW 6206
- 8 White Vinyl Windows
- 9 Satin Etch Glazing



Bldg 1 - South Elevation Coloured
SCALE: 1/4" = 1'-0"



Bldg 1 - North Elevation Coloured
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT	
NICKEL ROAD DUPLEXES	
ADDRESS	
280 Nickel Road Kelowna, BC V1X 4E6	
SHEET TITLE	
BLDG 1 - COLOURED NORTH + SOUTH ELEVATIONS	
SCALE	1/4" = 1'-0"
SHEET No.	

NOTES:

This forms part of application
DP18-0237 & DVP18-0238



AJ

City of Kelowna
COMMUNITY PLANNING



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

- 1 Asphalt Single Roof, IKE Cambridge "WeatherWood"
- 2 Hardie 6" Lap Siding, "Pearl Grey"
- 3 Hardie Board & Batten Siding @ 16" OC, "Pearl Grey"
- 4 Hardie Board & Batten Siding @ 16" OC, "Aged Pewter"
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- 7 Doors, painted Sherwin Williams "Oyster Bay" SW 6206
- 8 White Vinyl Windows
- 9 Satin Etch Glazing



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

[illegible]

PROJECT

NICKEL ROAD
DUPLEXES

ADDRESS

280 Nickel Road
Kelowna, BC V1X 4E6

SHEET TITLE

BLDG 2 - COLOURED
EAST AND WEST ELEVATIONS

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

SHEET No.

A13

OTES:

This forms part of application
DP18-0237 & DVP18-0238



City of Kelowna
COMMUNITY PLANNING



- 1 Asphalt Single Roof, IKE Cambridge "WeatherWood"
- 2 Hardie 6" Lap Siding, "Pearl Grey"
- 3 Hardie Board & Batten Siding @ 16" OC, "Pearl Grey"
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- 8 White Vinyl Windows
- 9 Satin Etch Glazing

[illegible]

PROJECT	NICKEL ROAD DUPLEXES
ADDRESS	280 Nickel Road Kelowna, BC V1X 4E6
SHEET TITLE	BLDG 2 - COLOURED SOUTH + NORTH ELEVATION
SCALE	1/4" = 1'-0"
SHEET No.	

/VOLUMES/BENCH/400 - PROJECTS/2018/18-033_280NICKELRD_MULTIFAMILY/440 - PRODUCTION/001-18-033_CONCEPT_LAYOUTS_M.DWG

DEVELOPMENT PERMIT NOTES:

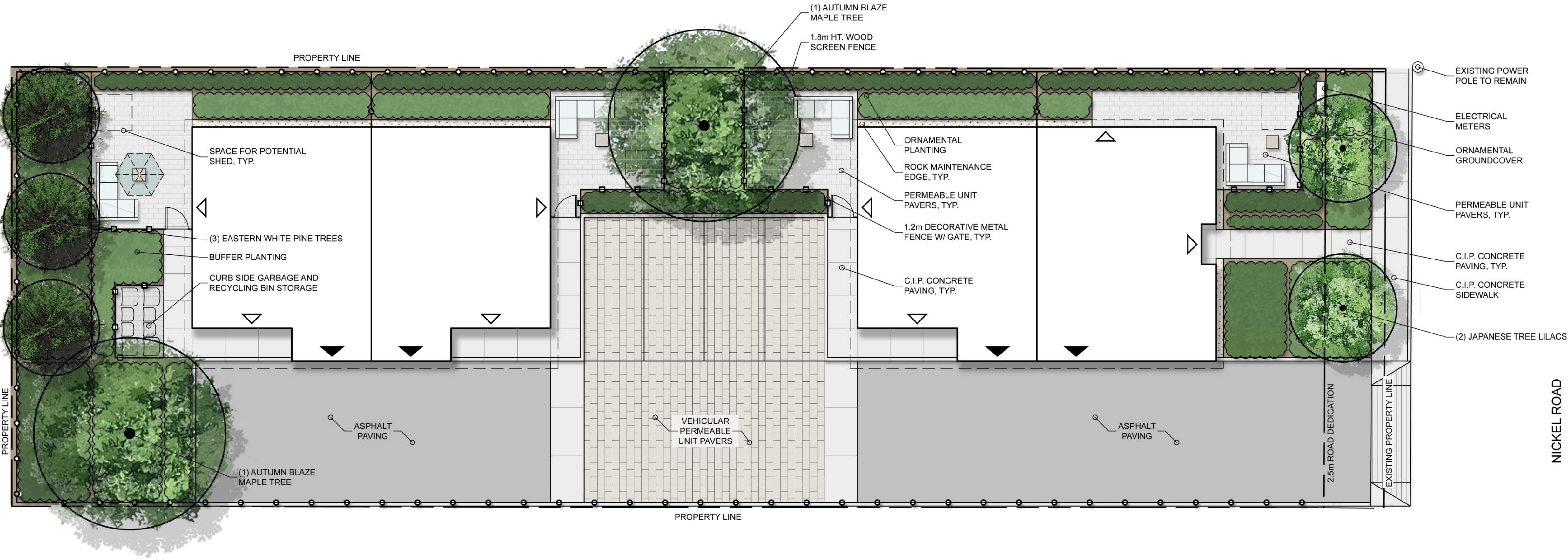
- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE COBBLE ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

LEGEND:



PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer fremanii</i> 'Jeffersred'	Autumn Blaze maple	6cm Cal.	B&B
<i>Pinus strobus</i> 'Fastigiata'	Eastern white pine	1.8m Ht.	B&B
<i>Syringa reticulata</i> 'Ivory Silk'	Japanese tree lilac	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime hydrangea	#02 Cont./1.2m O.C.	Potted
<i>Syringa</i> 'Bloomerang Pink Perfume'	Bloomerang Pink Perfume lilac	#02 Cont./1.5m O.C.	Potted
<i>Taxus media</i> 'Hicksii'	Hick's yew	#02 Cont./1.0m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Astilbe arendsii</i> 'Deutschland'	Early white astilbe	#01 Cont./0.6m O.C.	Potted
<i>Bergenia cordifolia</i>	Heartleaf bergenia	#01 Cont./0.6m O.C.	Potted
<i>Echinacea purpurea</i> 'Magnus'	Magnus coneflower	#01 Cont./0.6m O.C.	Potted
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Cont./0.5m O.C.	Potted
<i>Pachysandra terminalis</i>	Japanese pachysandra	#01 Cont./0.3m O.C.	Potted
<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrom coneflower	#01 Cont./0.6m O.C.	Potted
<i>Salvia nemorosa</i> 'Sensation Rose'	Sensation Rose salvia	#01 Cont./0.3m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Deschampsia cespitosa</i> 'Goldtau'	Gold dew tufted hair grass	#01 Cont./0.6m O.C.	Potted
<i>Helictotrichon sempervirens</i>	Blue oat grass	#01 Cont./0.75m O.C.	Potted



SCHEDULE

C

This forms part of application
DP18-0237 & DVP18-0238

Planner
Initials

AJ



NOT FOR CONSTRUCTION

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REVISIONS / ISSUED:		
4	MAY 02/19	REISSUED FOR DP APPLICATION
3	OCT 10/18	ISSUED FOR DP APPLICATION
2	SEPT 28/18	REISSUED FOR REVIEW
1	SEPT 28/18	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION



| 4-1562 water street kelowna bc v1y 1z7 |
| 1 250 800 5278 |

CLIENT:
RADEC GROUP
PENTICTON, B.C.

PROJECT:
280 NICKEL ROAD TOWNHOMES
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	18-033
SCALE	1:100

SHEET NO.

L-1

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DP19-0045 & DVP19-0046

Owner: Simple Pursuits Inc., Inc. No.
BCo449611

Address: 2080 Benvoulin Court

Applicant: Simple Pursuits Inc.

Subject: Development Permit and Development Variance Permit Applications

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

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT final adoption of Zoning Bylaw Text Amendment No. 11796 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0045 for Lot B District Lot 128 ODYD Plan KAP83889, located at 2080 Benvoulin Court, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0046 for Lot B District Lot 128 ODYD Plan KAP83889, located at 2080 Benvoulin Court, Kelowna, BC;

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

Section 8.1: Parking and Loading – Parking Schedule

To vary the number of parking stalls from 82 stalls required to 72 stalls provided;

AND THAT the Applicant be required to register on title a Section 219 Covenant to require the main floor (16 dwelling units) be used for supportive housing purposes;

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

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

2.0 Purpose

To consider the form and character of a proposed 5-storey purpose-built rental building with 16 units of supportive housing and to consider a variance to reduce the number of required parking stalls.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit and associated variance as the proposal aligns with both the Journey Home Strategy and the Healthy Housing Strategy in its aim to help address the community's housing needs. The form and character of the development is in general accordance with the relevant Development Permit guidelines of the Official Community Plan (OCP), as well as applicable urban design guidelines. Some of these include:

- Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The property is within the Midtown Urban Centre on Benvoulin Court. The subject property is well served by nearby amenities including parks, restaurants, shopping centre, summertime farmer's market as well as transportation options. The property is in close proximity to the Mission Park Greenway and multiple bicycle network choices. The site has a Walk Score of 58 (Somewhat Walkable – some errands can be accomplished on foot) and a Transit Score of 48 (Some Transit- A few nearby public transportation options).

4.0 Proposal

4.1 Background

A Text Amendment to the C4 – Urban Centre Commercial zone to focus commercial space to the appropriate streets recently came before Council. The subject proposal was the trigger of the text amendment as in reviewing the proposal it was determined that requiring commercial frontage along Benvoulin Court was placing commercial to side streets where the focus should be on multi-residential development. Staff would prefer to see the commercial nodes focused on the appropriate roadways as identified in the OCP Map 7.3 – 20 Year Major Roads.

4.2 Project Description

The applicant is proposing an 82-unit multiple dwelling housing project on the site. The 5-storey building would include 18 supportive housing micro-suite units on the main floor and 16 bachelor units per floor for the remaining four floors. The project is aimed at providing housing for youth that are capable of living on their own with some minor levels of support provided. The main floor units would be rented to a youth service provider who would determine the candidates to live in the building and the remaining 64 units would be regular market rental suites. To ensure that the main floor units are utilized for supportive housing, the applicant will be required to register on title a Section 219 Covenant in this regard.

Form and Character

The proposal incorporates a modern, minimalistic building design with punch windows in order to maximize energy efficiency of the building. The exterior is finished with stucco and fibre cement panels in white and varying grey tones. Stained wood is utilized for the entry canopy and screening for the amenity area. This along with the site landscaping adds a level of warmth to the building design. The building has two front entry doors with one providing access to the supportive housing and the other to the market rental units.

A large amenity space is provided at-grade in the form of a common courtyard with a community garden, bocce area, bbq's and a grass/soft landscaped area that can be utilized for both active or passive recreation. A separate amenity building is adjacent to the green space. This building also includes additional storage lockers for the building occupants and will provide an additional gathering area for building residents.

Variance

The applicant is proposing a variance to the number of total parking stalls from 79 stalls required to 72 stalls provided. Seventy stalls are required for tenants and 9 stalls are required for visitor parking. The Healthy Housing Strategy notes that rental apartments have a greater parking efficiency due to their ability to manage the parking stall pool. This allows the development to provide more affordable units due the cost associated with providing structured parking based on zoning bylaw requirements rather than estimated parking demand. With the reduction in parking stalls provided, the applicant is over providing secure on-site bicycle storage facilities. This will allow the parking stalls to be allocated as parking demand requires. The parcel is within the Midtown Urban Centre and within walking distance of the Orchard Park Transit exchange as an alternative transportation option.

4.3 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Various commercial uses
East	C4 – Urban Centre Commercial RM5 – Medium Density Multiple Housing	Vacant Site Society of Hope Housing
South	RM5 – Medium Density Multiple Housing	Seniors Housing
West	C4 – Urban Centre Commercial	Various commercial uses

Subject Property Map: 2080 Benvoulin Court



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1300 m ²	2604
Lot Width	13.0 m	34.8 m
Lot Depth	30.0 m	59.0 m
Development Regulations		
Floor Area Ratio	1.3	1.22
Site Coverage	75%	67%
Height	37 m/ 12 storeys	16.92 m/ 5 storeys
Front Yard	0.0 m	3.95 m
Side Yard (south)	2.0 m	2.0 m
Side Yard (north)	0.0 m	0.0 m
Rear Yard	0.0 m	0.0 m
Other Regulations		
Minimum Parking Requirements	70 stalls	63 stalls ^①
Visitor Parking	9 stalls	9 stalls
Bicycle Parking	Class I – 41 required Class II – 9 required	Class I – 85 required Class II – 9 required
Private Open Space	504 m ²	537.9 m ²
① Indicates a requested variance to the total number of parking stalls from 79 required to 72 stalls provided.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Objective 5.9¹ Support the creation of affordable and safe rental, non-market and/or special needs housing.

Compact Urban Form.² 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 Healthy Housing Strategy

Affordability, Quality, Community and Location³ The housing needs of all Kelowna residents are met through affordable, accessible and diverse housing options.

Promote and Protect Rental Housing⁴ Rental housing plays a vital role in Kelowna's Housing System. Without enough supply, growing demand can result in increased competition for rental units, driving prices up and pushing out those least able to afford the increases.

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 application.

6.2 Development Engineering Department

- Development Engineering requirements will be addressed at time of Building Permit Application.

Application Chronology

Date of Application Received: January 3, 2019
Date Public Consultation Completed: February 24, 2019

Report prepared by: Lydia Korolchuk, Planner

Approved for Inclusion by: Terry Barton, Urban Planning Manager

Attachments:

Draft Development Permit and Development Variance Permit: DP19-0045 & DVP19-0046

Attachment A: OCP Design Guidelines

Schedule A: Site Plan and Floor Plans

Schedule B: Conceptual Elevations & Finish Schedule

Schedule C: Landscape Plan

¹ City of Kelowna Official Community Plan, Objective 5.9 (Development Process Chapter).

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

³ Healthy Housing Strategy, Introduction 1.1.

⁴ Healthy Housing Strategy, Introduction 3.1.

Development Permit & Development Variance Permit DP19-0045/DVP19-0046



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

2080 Benvoulin Court

and legally known as

Lot B District Lot 128 ODYD Plan KAP83889

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

MULTIPLE DWELLING HOUSING/ SUPPORTIVE HOUSING

USE as per Zoning Bylaw

Apartment Housing/ Supportive Housing

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

Date of Council Decision June 18, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization

This permit will not be valid if development has not commenced by June 18, 2021.

Existing Zone: C4 Future Land Use Designation: MXR

This is NOT a Building Permit.

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

NOTICE

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

Owner: Simple Pursuits Inc., Inc. No. BCo449611

Applicant: Simple Pursuits Inc.

Terry Barton
Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

Section 8.1: Parking and Loading – Parking Schedule

To vary the number of parking stalls from 82 stalls required to 72 stalls provided.

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$145,575.63**
- b) A certified cheque in the amount of **\$145,575.63**

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

4. INDEMNIFICATION

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

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

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

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

Revitalization Development Permit Area

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

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

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?		✓	
Are truck loading zones and waste storage areas screened from public view?		✓	
Do parking lots have one shade tree per four parking stalls?	✓		
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?	✓		
Signage			
Is signage design consistent with the appearance and scale of the building?			✓
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?			✓
Public Art			
Is public art incorporated into the project?		✓	



2080 BENVOLIN COURT | Kelowna, BC

Worman Homes | Worman Commercial

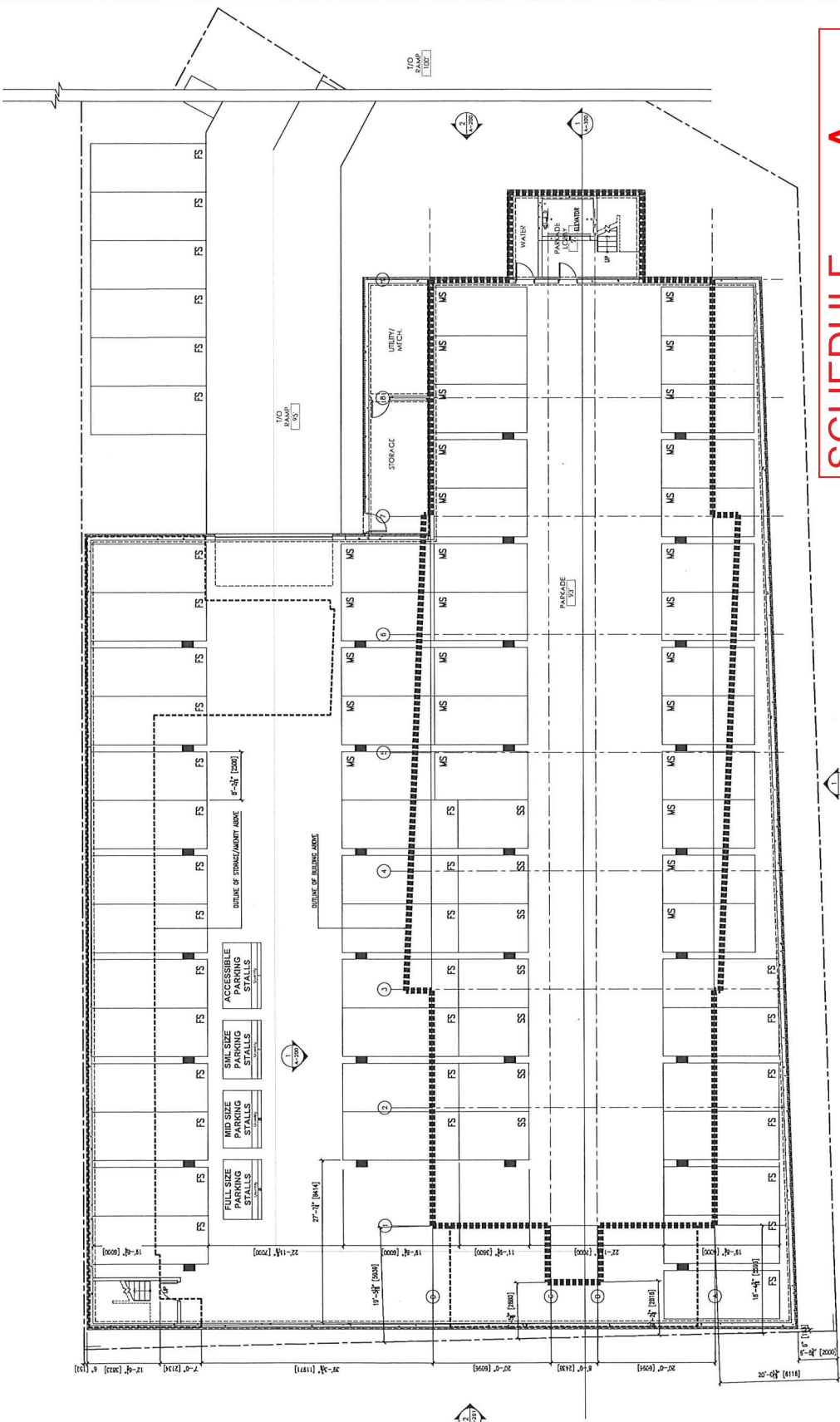
SCHEDULE A

This forms part of application
 # DP19-0045 &
 DVP19-0046

Planner Initials
 LK



City of Kelowna
 COMMUNITY DEVELOPMENT



1. PARKADE LEVEL FLOOR PLAN

SCHEDULE

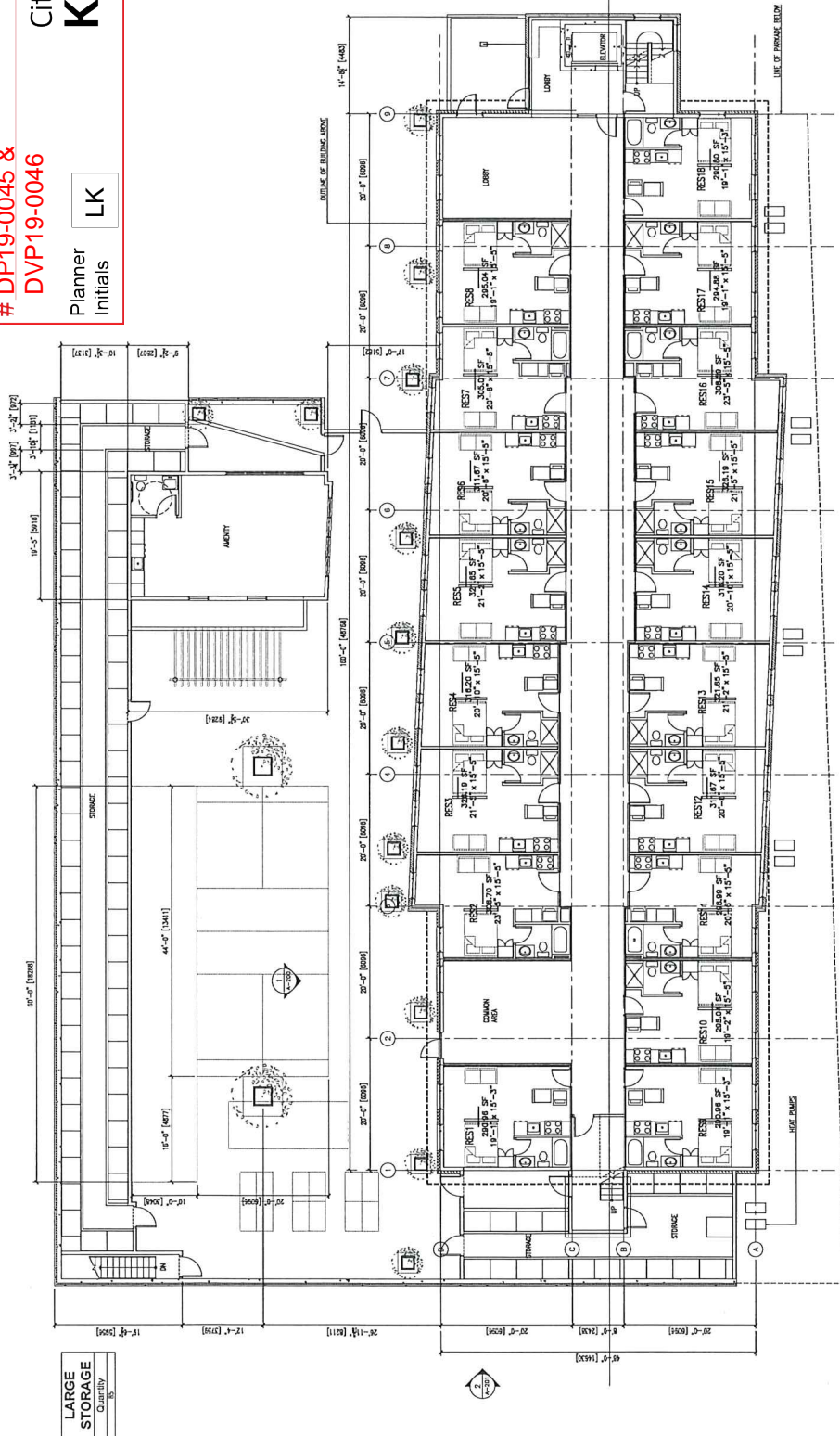
A

This forms part of application

DP19-0045 &
DVP19-0046

Planner Initials
LK

City of Kelowna
COMMUNITY PLANNING



1 ENTRY LEVEL FLOOR PLAN

GROSS AREA = 8.5305F
NET AREA (EXCLUDING CIRCULATION) = 5.0005F

FOR DP

A

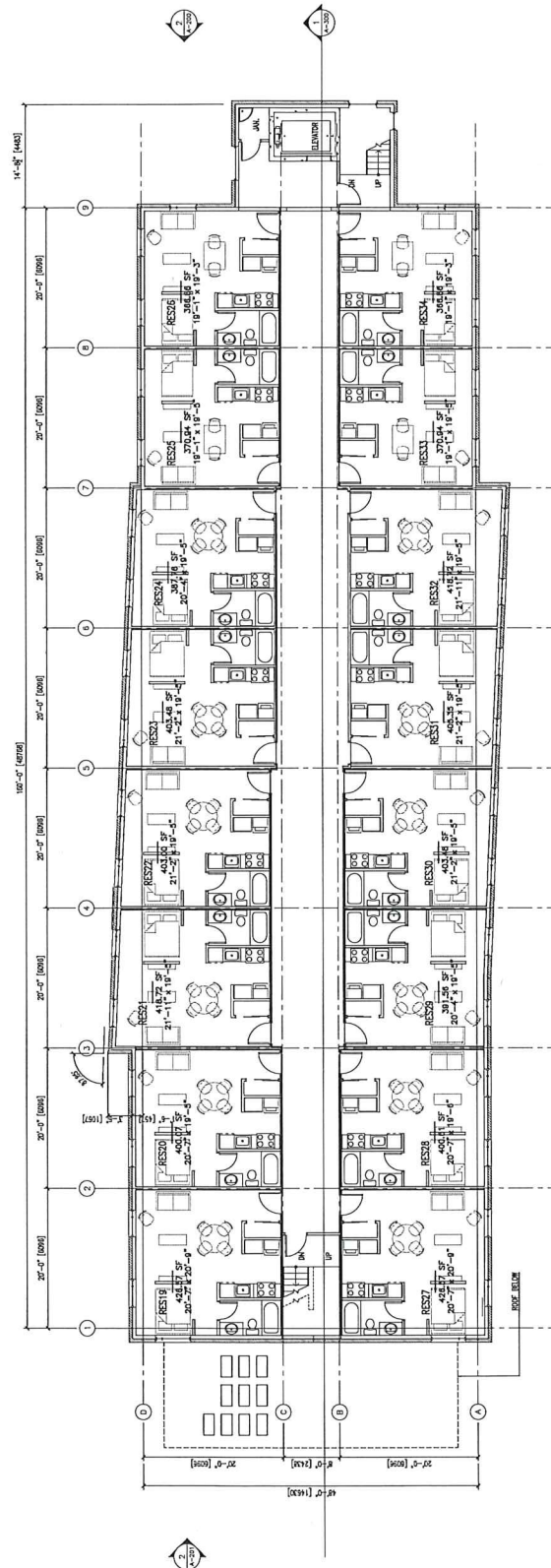
This forms part of application

DP19-0045 &
DVP19-0046

Planner Initials LK



City of
Kelowna
COMMUNITY DEVELOPMENT



1 SECOND FLOOR PLAN

GROSS AREA = 8,848SF
NET AREA (EXCLUDING CIRCULATION) = 7,182SF

Revision No., Date and Description
10.24.18 - FOR DISCUSSION
11.01.18 - FOR DISCUSSION
12.20.18 - FOR DR

Plot Date 20-Dec-18	Drawing No. A-102
PROJECT 2080 BENVOLJIN COURT	
DRAWING TITLE SECOND LEVEL PLAN	



FOR DP

A

This forms part of application

DP19-0045 &

DVP19-0046

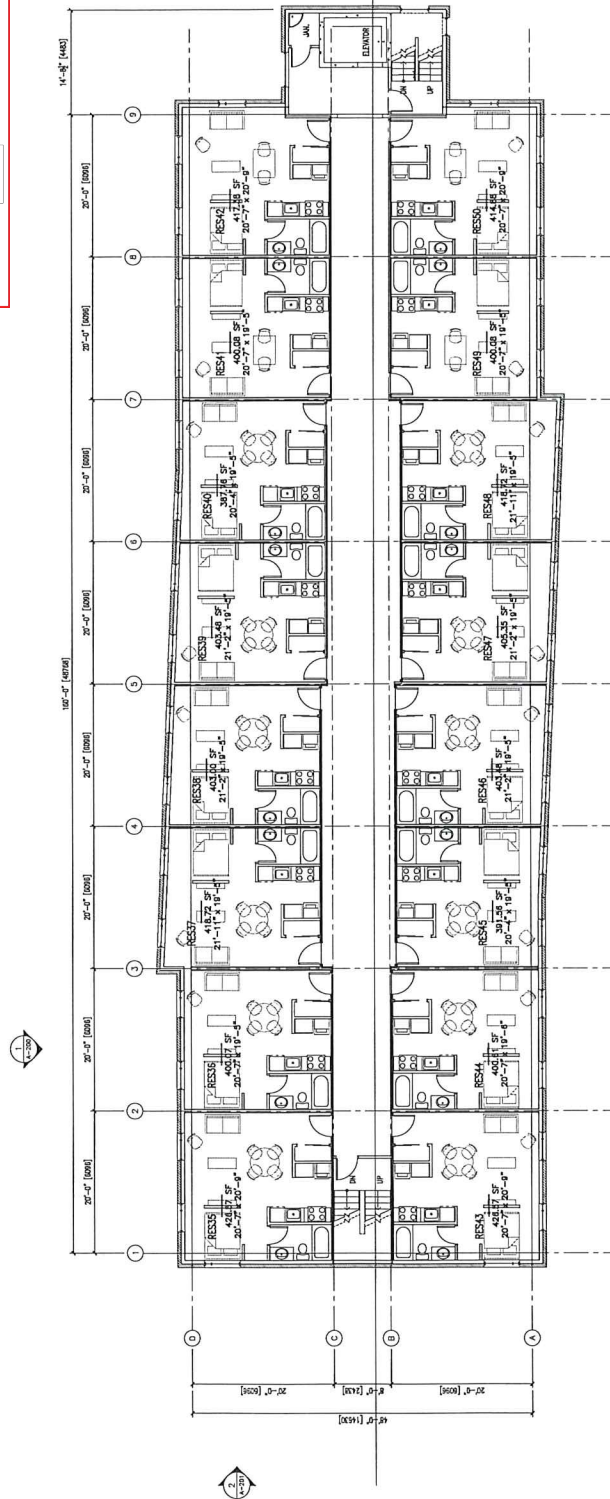
Planner

Initials LK



City of Kelowna
COMMUNITY PLANNING

LK



1 THIRD FLOOR PLAN (FOURTH SIMILAR)

GROSS AREA = 0.8125F
NET AREA (EXCLUDING CIRCULATION) = 7.3505F

Revision No., Date
and Description
12.20.1b - FOR DP

Plot Date	Drawing No.
20-Dec-18	A-103

PROJECT	2080 DENVOULIN COURT
---------	----------------------

DRAWING TITLE
THIRD LEVEL PLAN

THIRD LEVEL PLAN

FOR DP



FOR DP

SCHEDULE B

This forms part of application

DP19-0045 &
DVP19-0046

Planner Initials
LK

City of

Kelowna
COMMUNITY PLANNING

- MATERIAL LEGEND:**
1. TECTIVA FIBRE CEMENT PANELS BY EQUTONE / COLOUR : TE40 (GREY)
 2. STUCCO TO MATCH TECTIVA EQUTONE TE90 (DARK GREY)
 3. STUCCO (WHITE)
 4. WOOD CANOPY/WINDOW TRIMS/SIDING / TRELLIS STAINED TO MATCH WD 319 BEACH OAK
 5. WINDOWS (BLACK)
 6. PRE-FIN. METAL FLASHING TO MATCH ADJACENT FINISH MATERIAL COLOUR


1 SOUTH ELEVATION
 $\frac{1}{s^2} = 1 - q^2$

2 WEST ELEVATION


FOR DP



FOR DP



DISTINCT SOLUTIONS
 phone 252-443-7391
 200-1000 E. 1st St.
 Raleigh, NC 27601
 www.distinctsolutions.com



WORMAN
 ARCHITECTS
 1000 E. 1st St.
 Raleigh, NC 27601

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Revision No. Date
 1.0 12/18/10
 12/18/10 - FOR DP

Plot Date
 12/18/10

Drawing No.
 A-100

PROJECT
 200 EDWIN COURT

DRAWING TITLE
 RENDERS STUDIES





TABLE 10.10 FOR 1/16-INCH		
	1.2 TO 10	Factor
1		
2		
3		
4		
5		

FILED IN	10-17-
RECEIVED BY	KM
DRAWN BY	RCS
CHECKED BY	HJ
DATE	MAY 20 2018
SHEET	1 OF 1



SCHEDULE C

This forms part of application

**# DP19-0045 &
DVP19-0046**



City of
Kelo
COMMUNITY

Planner Initials
LK

NOTES

- [illegible]

PLANT LIST

[illegible]

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (AF)

Application: DVP19-0044 **Owner:** Colin & Nanci Macdonald

Address: 865 Rose Ave **Applicant:** Colin & Nanci Macdonald

Subject: Development Variance Permit

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0044 for Lot 8, District Lot 136, ODYD, Plan 8116, located at 865 Rose Avenue, Kelowna, BC

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

Section 9.5b.1(i): RU1 – Specific Use Regulations

To vary the required minimum side yard from 1.5 m permitted to 0.99 m proposed.

Section 9.5b.1(j): RU1 – Specific Use Regulations

To vary the required minimum rear yard from 0.9 m permitted to 0.75 m proposed.

2.0 Purpose

To consider issuance of a Development Variance Permit to vary the required side yard setback and the rear yard setback to facilitate the conversion of an existing accessory building to a carriage home.

3.0 Community Planning

Community Planning Staff recommend support for the Development Variance Permit proposing to vary the side and rear yard setbacks. The existing accessory garage has been in the same location for close to 60 years and is one storey in height, therefore, the conversion of the existing building from a garage to a carriage home is expected to have a minimal impact on the adjacent residential properties.

4.0 Proposal

4.1 Background

The subject property located at 865 Rose Avenue currently comprises an existing one storey single family dwelling with a one storey accessory garage located at the rear.

4.2 Project Description

The accessory garage located at the rear of the property and accessing off of the rear lane was originally constructed as an accessory garage in the 1950's. The applicant is proposing to convert the existing accessory garage into a 56.11 m² carriage home with a single vehicle garage. This development variance application is a result of a bylaw enforcement file which originated in July of 2017. The owner of the property has worked with staff to facilitate the required Development Variance Permit application to resolve any bylaw related issues on-site

4.3 Site Context.

The subject property is located in the South Pandosy City Sector near the intersection of Ethel Street and Rose Avenue, just northeast of Cameron Park. The surrounding neighbourhood consists largely of RU6 – Two Dwelling Housing and RU7 – Infill Housing properties with some RU1 – Large Lot Housing and RM1 – Four Dwelling Housing properties.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU7 – Infill Housing	Residential
West	RM1 – Four Dwelling Housing	Residential

Subject Property Map: 865 Rose Avenue**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Side Yard (east)	1.5 m	0.99 m ^❶
Rear Yard	0.9 m	0.75 m ^❷
^❶ Indicates a requested variance to side yard setback ^❷ Indicates a requested variance to rear yard setback		

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.

Carriage Houses & Accessory Apartments.² Support carriage houses and accessory apartments through appropriate zoning regulations.

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

² City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

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.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- 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 and NAFS are being applied to this complex at time of permit application.

6.2 Development Engineering Department

- DVP Application to vary rear yard and side yard setbacks to not compromise any municipal services

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 Rose Avenue.
- Ensure access from Rose Ave to carriage house is maintained by 1.1 metre unobstructed access from primary approach.
- It was noted that gates were to be installed on access route to rear structures. Gate shall be openable with no special knowledge and is not permitted to be locked. Gate width shall conform to BCBC code requirements for access.

7.0 Application Chronology

Date of Application Received: February 7, 2019

Date Public Consultation Completed: May 22, 2019

Report prepared by:

Andrew Ferguson, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Site Plan

Draft DVP Permit (DVP19-0044)

Site Plan

19.538

SCHEDULE A
This forms part of application
DVP19-0044
Planner Initials **AF**
City of Kelowna
COMMUNITY PLANNING

LOT 7

LOT 9

LOT 8
PLAN 8116

EVES, 0.75m
GARAGE

LANE

I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS THE REGISTERED
DIMENSIONS OF THE ABOVE DESCRIBED
PROPERTY AND RELATIVE LOCATION OF
THE BUILDINGS THEREON.

T. Ferguson
B.C.L.S., S.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: FILE #6533

DATE: MARCH 21, 2001

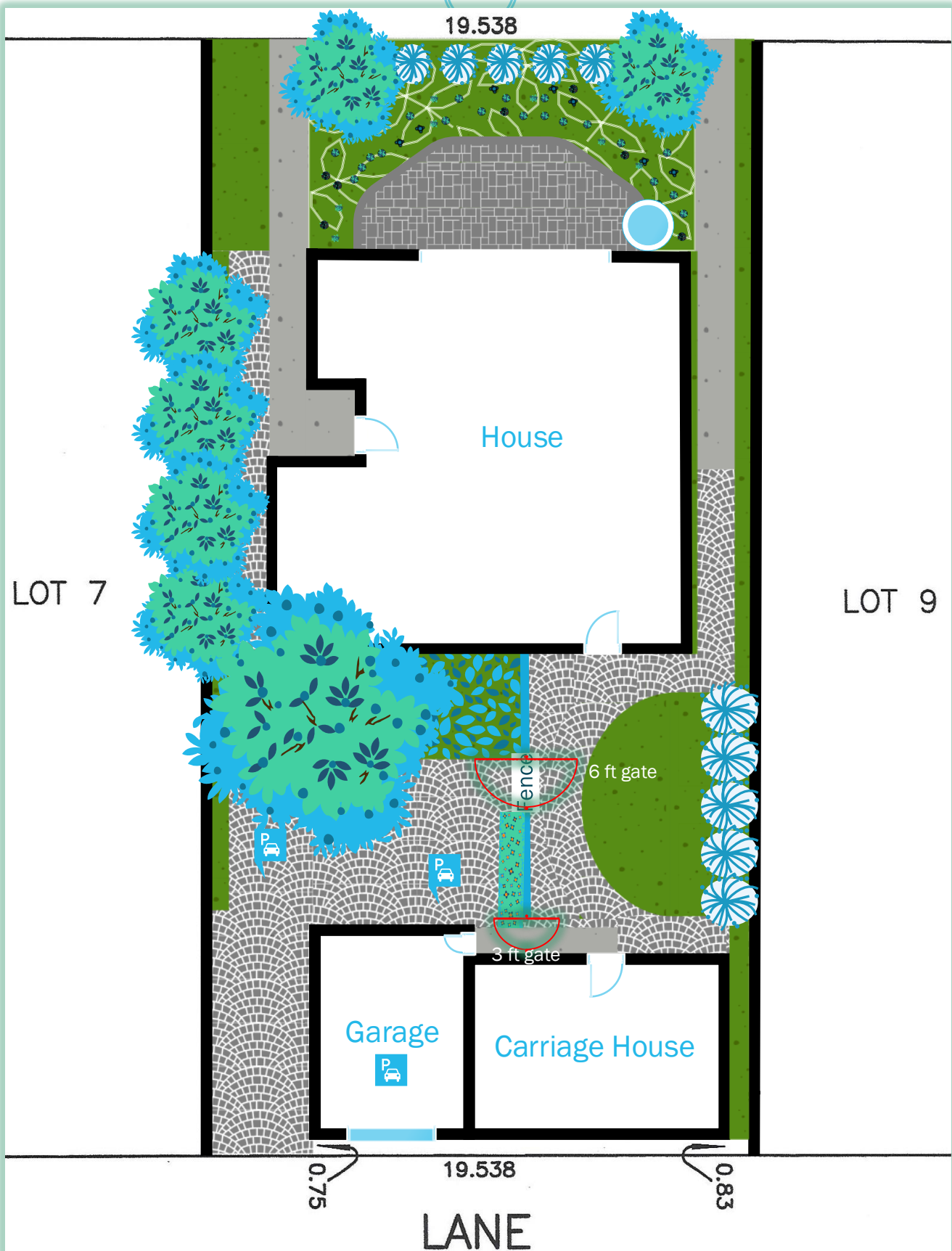
SCALE: 1:250 METRES

FILE: 14659

© T.E. FERGUSON LAND SURVEYING LTD.

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS
216-1626 RICHTER STREET, KELOWNA, B.C.
TELEPHONE: (250) 763-3115
FAX: (250) 763-0321



Development Permit

DVP19-0044



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

865 Rose Avenue

and legally known as

Lot 8, District Lot 136, ODYD, Plan 8116

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

Two Dwelling Housing

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

Decision By: Council

Development Permit Area: n/a

This permit will not be valid if development has not commenced by June 18, 2021.

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Colin and Nanci Macdonald

Applicant: Colin and Nanci Macdonald

Terry Barton
Community Planning Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

None required

5. INDEMNIFICATION

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

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

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

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

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (AJ)

Application: DVP19-0091

Owner: Lois Constance McCloskey

Address: 1368 Ethel Street

Applicant: Urban Options Planning & Permits

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DVP19-0091 for Lot 2, District Lot 138, ODYD, Plan 31153, located at 1368 Ethel Street, Kelowna, BC;

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

Section 13.6.6(f): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum front yard from 4.5m permitted to 3.3m proposed.

Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum flanking street side yard from 4.5m permitted to 4.3m proposed.

Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum rear yard from 7.5m permitted to 7.39m 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 vary the minimum front yard setback, to vary the minimum flanking street side yard setback, and to vary the minimum rear yard setback.

3.0 Community Planning

Community Planning staff are supportive of varying the front yard, flanking street side yard, and rear yard setbacks on the subject property. The variances are expected to have a nominal impact and are a result of relocating a heritage home to the property. It would have been preferable if the home was placed on the

property in compliance with the Zoning Bylaw; however, given the relatively minor nature of the variances, staff are willing to support this application.

4.0 Proposal

4.1 Background

The subject property is zoned RU6 and is located in the Central City sector of Kelowna. A heritage home was relocated to the subject property from 1730 Ethel Street in 2016. When the home was relocated, it was placed in error 4.3m from Fuller Avenue; however, the flanking side yard setback requirement is a minimum of 4.5m. The foundation was built directly under the home where it was placed, requiring a Development Variance Permit application to bring the home into conformance with the Zoning Bylaw. The applicant is requesting a second variance to allow for an entrance stairway to project into the front yard setback by varying the minimum front yard from 4.5m permitted to 3.3m proposed. The third variance is to bring the rear yard setback into compliance by varying the minimum rear yard from 7.5m permitted to 7.39m proposed. The applicant has confirmed completion of public notification in accordance with Council Policy No. 367.

4.2 Project Description

The flanking side yard and rear yard variances are intended to rectify current non-conformance. The additional variance requested is to allow for the construction of a ground-oriented entrance staircase facing the Ethel Street frontage. This variance is expected to have limited impact on the established street pattern, and will allow for the home's entrance to be oriented in a manner that enhances its relationship to the Ethel Street Active Transportation Corridor. The project meets all other zoning regulations including height, floor area, and site coverage.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU7 – Infill Housing	Two Dwelling Housing
East	RU7 – Infill Housing	Single Dwelling Housing
South	RU7 – Infill Housing	Single Dwelling Housing
West	RU7 – Infill Housing	Single Dwelling Housing

Subject Property Map: 1368 Ethel Street



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	440m ²	526m ²
Lot Width	15.0m	20.7m
Lot Depth	30.0m	25.3m
Development Regulations		
Height	9.5m / 2.5 storeys	4.16m
Front Yard	4.5m	3.3m ^❶
Side Yard (south)	2.0m	4.85m
Side Yard (north)	4.5m	4.3m ^❷
Rear Yard	7.5m	7.39m ^❸
^❶ Indicates a requested variance to the minimum required front yard. ^❷ Indicates a requested variance to the minimum required flanking side yard. ^❸ Indicates a requested variance to the minimum required rear yard.		

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.

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.

6.0 Application Chronology

Date of Application Received: April 10, 2019

Date Public Consultation Completed: May 21, 2019

Report prepared by: Arlene Janousek, Planner

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Draft Development Variance Permit No. DVP19-0091

Schedule A: Site Plan

Schedule B: Conceptual Elevations

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

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

Development Variance Permit

DVP19-0091



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

1368 Ethel Street, Kelowna, BC

and legally known as

Lot 2, District Lot 138, ODYD, Plan 31153

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

Single Dwelling Housing

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

Section 13.6.6(f): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum front yard from 4.5m permitted to 3.3m proposed.

Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum flanking street side yard from 4.5m permitted to 4.3m proposed.

Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum rear yard from 7.5m permitted to 7.39m proposed.

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

Date of Council Decision:

Decision By:

Council

This permit will not be valid if development has not commenced within two years of the issuance date.

Existing Zone: RU6

Future Land Use Designation: S2RES

This is NOT a Building Permit.

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

NOTICE

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

Owner: Lois Constance McCloskey

Applicant: Urban Options Planning & Permits

Terry Barton
Urban Planning Manager

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. INDEMNIFICATION

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

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

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

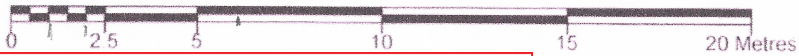
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

BC LAND SURVEYOR'S CERTIFICATE OF LOCATION ON LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 31153

CLIENT: LOIS MCCLOSKEY
PID: 003-786-676
CIVIC ADDRESS: 1368 ETHEL STREET
VERTICAL DATUM: CGVD28

REFER TO THE CURRENT STATE OF
TITLE FOR CHARGES, LIENS, AND
INTERESTS AFFECTING THIS LAND.

SCALE 1:200



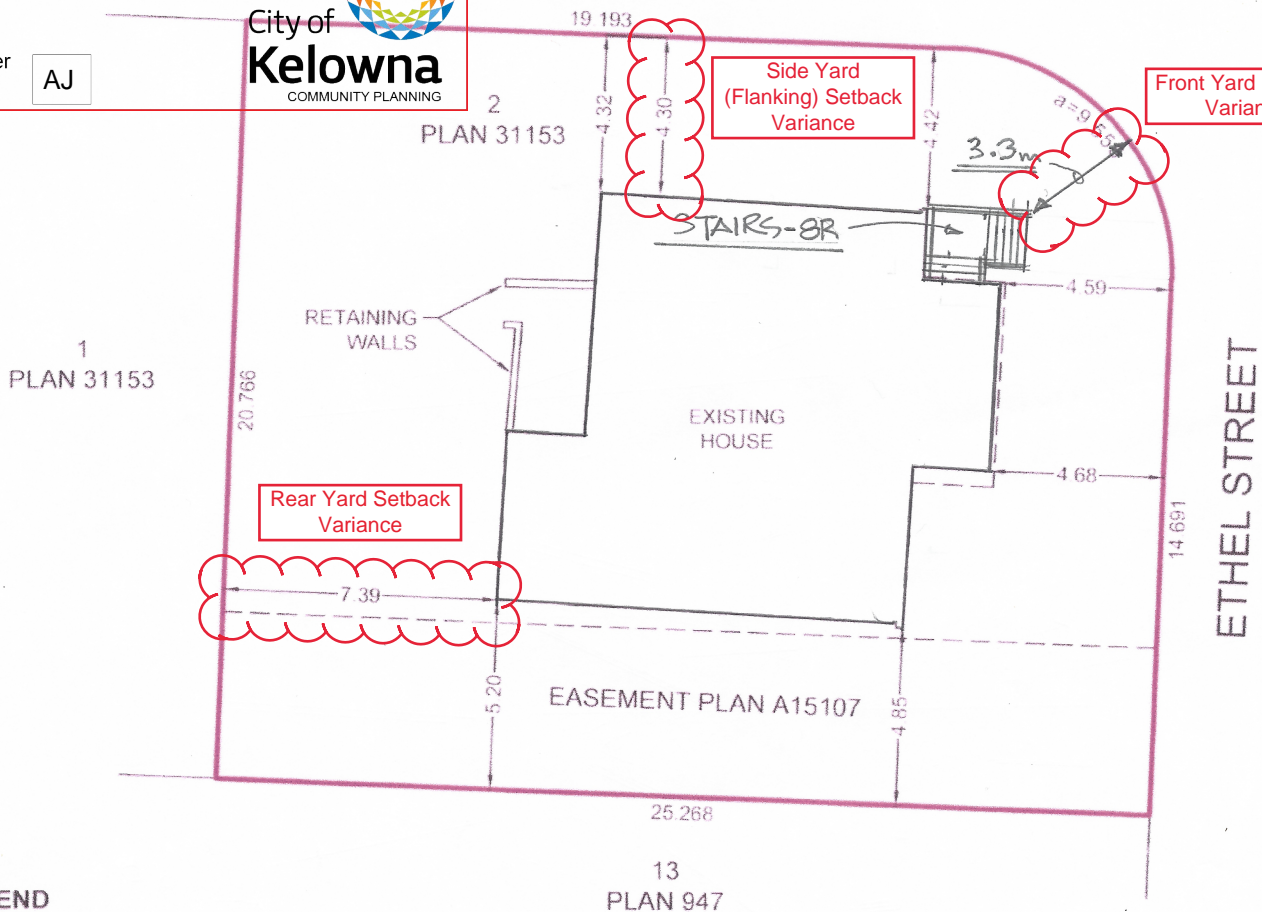
SCHEDULE A

This forms part of application
DVP10-0091

Planner
Initials AJ



FULLER AVE



LEGEND

- Subject Property
- - - Deck

NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS AND A FIELD SURVEY (PLAN 31153).
- OFFSET DISTANCES ARE MEASURED TO THE EXTERIOR OF CONCRETE FOUNDATION ON MAIN STRUCTURE AND ARE PERPENDICULAR TO PROPERTY LINES.
- THIS PLAN WAS PREPARED FOR MUNICIPAL BYLAW COMPLIANCE AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF LOIS MCCLOSKEY.
- THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
- VECTOR GEOMATICS AND SIGNATORY ACCEPT NO RESPONSIBILITY FOR, AND HEREBY DISCLAIM, ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

CERTIFIED CORRECT THIS 5th DAY
OF APRIL, 2019

Tyler Fox, B.C.L.S.

This Document Is Not Valid Unless Originally Signed and Sealed

VECTOR
GEOMATICS LAND SURVEYING LTD.
170-1855 Kirschner Rd
Kelowna, B.C. V1Y 4N7
Ph. (250) 868-0172
www.vectorgeomatics.com

File 1600092R0
Drafted by: EC

Date: 2019-04-05
Checked by: GB

run eave projection
front & side yard
0.6m

SOUTH - ELEVATION

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

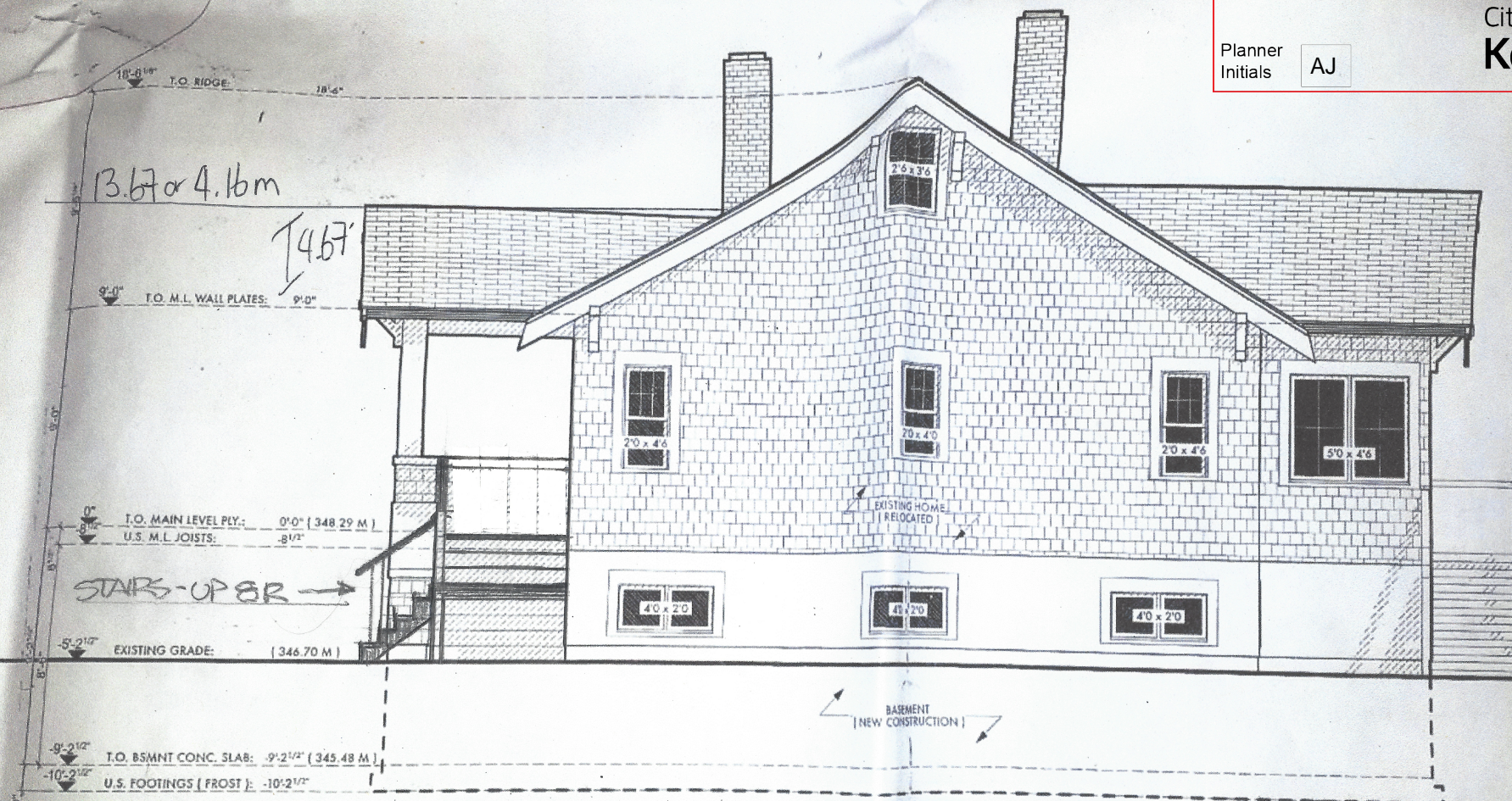
SCHEDULE

B

This forms part of application
DP19-0091

Planner
Initials AJ

City of
Kelowna
COMMUNITY PLANNING



NORTH - ELEVATION

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

Flanking side

(Right)

JEREMY NEWELL DESIGN INC.
info@jeremynewell.com

PROJECT TITLE
PROPOSED HOME RELOCATION
1368 ETHEL STREET (CURRENTLY AT 1730 ETHEL STREET)
SHEET TITLE
BUILDING ELEVATIONS
KELOWNA, BC
RUG ZONING

FOR PER
SCALE
1/4" =
DATE
AUG 2
A

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-60

To: City Manager

From: Community Planning Department (BBC)

Application: HAP18-0014

Owner: Robert Bruce Wall and Hilda Agnes Wall

Address: 1983 Abbott Street

Applicant: Robert Wall

Subject: Heritage Alteration Permit - Major

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP18-0014 for Lot 2, District Lot 14, Osoyoos Division, Yale District, Plan 3998, located at 1983 Abbott Street, Kelowna, BC subject to the following:

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

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

Section 6.5.3(g): General Development Regulations

To vary the minimum distance between an accessory building and a principle dwelling in a residential zone from 3.0m permitted, to 2.65 m proposed

Section 13.1.6(a): RU1 - Urban Residential Zone, Development Regulations

To vary the maximum site coverage of buildings from 40% permitted, to 42.6% proposed.

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

2.0 Purpose

To consider the form and character of a proposed single family project located within the Abbott Marshall Heritage Conservation Area and to consider variances to the maximum site coverage of buildings and to vary the minimum distance between an accessory building to the principle dwelling.

3.0 Community Planning

Community Planning Staff recommend support for the proposed Heritage Alteration Permit. The proposal is consistent with the Heritage Alteration Permit Guidelines (Attachment A). The applicant retained the services of a Registered Heritage Consultant to review and comment on the proposed design (Attachment B). In her report, the Consultant identified that the proposed new build met a number of objectives of the City's Heritage Conservation Areas as outlined in the Official Community Plan (OCP), including:

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

There are a several mature trees located on the subject property, as well as a public boulevard tree located in front of the lot on Abbott Street. The applicant is dedicated to retain and protect the existing mature trees on the property during construction of the new dwelling, and has been working with a registered Arborist to prepare a tree protection plan for the on-site and the boulevard trees, including a temporary protection fencing during the construction phase (Attachment B).

Variances

The applicant is requesting consideration for two variances: the maximum site coverage of buildings located on the property, and the minimum distance between the accessory building to the principle dwelling. The site coverage variance is considered minimal being 2.4% over bylaw requirements. Staff gave consideration to both the relatively small lot size and the fact that the proposed new principle dwelling will utilize the existing building footprint on-site.

The second variance for the minimum distance between the accessory building and the principle dwelling is only for a small section, not the entire length of the distance separating the two structures. With the exception of this small section, the distance between the accessory building and the principle dwelling exceeds the minimum Zoning Bylaw requirement.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 19, 2019, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property is located in the Abbott Street Heritage Conservation area, but is not included in the Heritage register. The Abbott Street Conservation Guidelines identify the dominant style for the subject property and the adjacent buildings as 'Late Vernacular Cottage'. The existing dwelling does not have

heritage protection but an approved Heritage Alteration Permit is required before a Demolition Permit can be issued.

As detailed in the Heritage Consultant's report, *"the subject house is one of a row of four identical single-storey cottages built in, or just before 1914"*. Over time all four cottages underwent alterations, and the three most altered buildings adjacent to the subject property (1979, 1985, and 1989 Abbott Street) *"no longer present as Vernacular Cottages but as Craftsman-inspired bungalows typical to the 1920's and 1930's"*. Furthermore, *"recent alterations have significantly altered the character of the original streetscape to a character that is not related to the original development"*. The building on the subject property is the only one that has retained the original 1914 form and massing, however the Consultant noted that *"given the alterations on either side, now looks out of context and historically unrelated to its neighbours"*.

That applicant also retained the services of a structural engineer to conduct structural assessment of the existing building on the property (Attachment B). The structural assessment report recommended that *"due to significant deterioration of the structure, a new build is the best approach"*. Furthermore, due to the many alterations over the years, the Heritage Consultant was unable to *"visually identify the original finishes, as such their condition, if they survived on the building, was impossible to assess"*.

4.2 Project Description

The applicant is proposing to demolish the existing 117m² (1,257ft²) single detached dwelling with an attached single car garage, and construct a new 104m² (1119ft²) single detached house and a 49m² (531ft²) detached two-car garage. The 1.5 storey new build is proposed to be located approximately on the same footprint as the existing structure and will maintain access from a rear lane.

In keeping with the Abbott Street Conservation Area Guidelines, the new build design recommendations made by the Heritage Consultant consisted of *"retaining the appearance of a grouping of four cottages that share the same lineage and design"*. As such the design approach for a new build at the subject property was recommended to *"adapt the street-facing roofline to a front-gabled form and enlarge the building to the general 1.5 storey height of its neighbours"*.

In addition to the design cues that were included from adjacent and neighbouring houses such as the 1.5 storey height, front gabled façade roofline and partially enclosed veranda, the applicant's designer incorporated a number of recommended design, finish and architectural elements traditional to Vernacular Cottages of 1914, including (as illustrated in Figure 1):

- *a separate hipped veranda roof which extends the entire width of the façade;*
- *vertical window openings with projecting sills - upper and lower sashes of equal dimensions;*
- *slim, square veranda posts roughly 5" wide but not wider than 6";*
- *smooth finish horizontal lap siding;*
- *smooth finish window and door casings;*
- *smooth finish trim corner 5.5" boards;*
- *historic (low) veranda railing height of 20"- 24";*
- *authentic Edwardian-era colour scheme and placement;*
- *solid wood traditional front door, partially glazed; and,*
- *Historic Edwardian colour scheme - a contrasting colour scheme, consisting of a dark or mid-tone body, light trim and dark windows.*

Figure 1: East (Abbott Street) facing elevation of the proposed new building at 1983 Abbott Street.

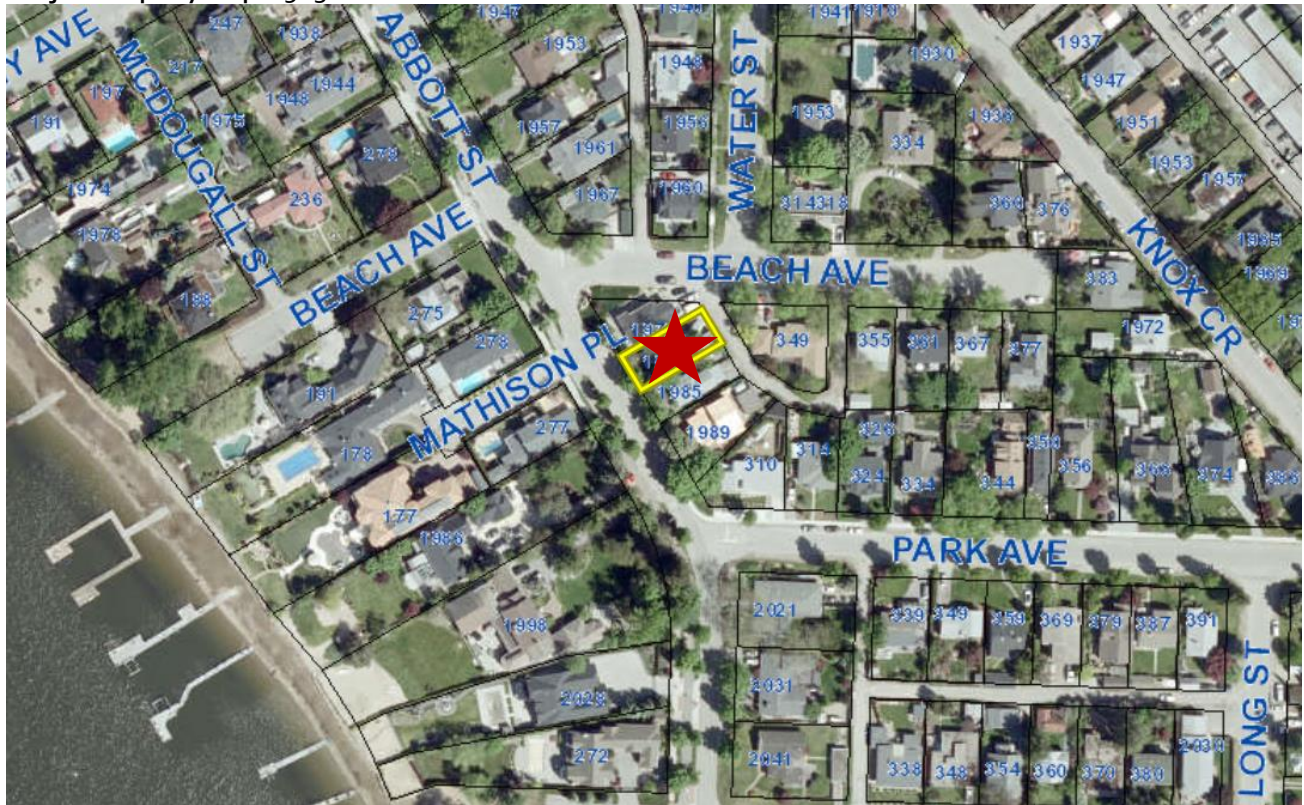
4.3 Site Context

The 360.2 m² subject property is located near the corner of Abbott Street and Beach Avenue. It is in close proximity to the Kelowna General Hospital, several waterfront parks, and downtown Kelowna. It is located on the Abbott Street Recreation Corridor and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing RU1C – Large Lot Housing with Carriage House	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 1983 Abbott Street



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Site Coverage of Buildings	40%	42.6% ❶
Site Coverage of Buildings, Driveways, and Parking	50%	45.7%
Height	2.5 storey or 9.5m	1.5 storey or 6.03m
Front Yard	4.5m	4.5m
Side Yard (south)	2.0m	2.0m
Side Yard (north)	2.0m	2.0m
Rear Yard (to an accessory building from lane access)	1.5m	1.5m
Other Regulations		
Minimum Parking Requirements	2	2
Minimum distance between an accessory building and a principle dwelling	3.0m	2.65m ❷
❶ Indicates a requested variance to vary the maximum site coverage of buildings from 40% permitted, to 42.6% proposed ❷ Indicates a requested variance to vary the minimum distance between an accessory building and a principle dwelling in a residential zone from 3.0m permitted, to 2.65 m proposed.		

5.0 Application Chronology

Date of Application Received:	October 26, 2018
Date Public Consultation Completed:	January 9, 2019
Date of Registered Heritage Consultant Report Received:	February 8, 2019
Date of Revised Plans Received:	February 10, 2019
Date Tree Protection Plan Received:	April 1, 2019

Report prepared by: Barbara B. Crawford, Planner II

Reviewed and Approved by: Terry Barton, Development Planning Department Manager

Attachments:

Draft Heritage Alteration Permit No. HAP18-0014

Attachment A - Heritage Alteration Permit Guidelines

Attachment B:

- Ance Building Services - Registered Heritage Consultant Report
- KO Structural Engineering – Structural Assessment
- Cody's - Tree Protection Plan

Attachment C - Applicant's Rationale Letter

Schedule A - Site Plan and Elevations

HERITAGE ALTERATION PERMIT GUIDELINES

Heritage Conservation Area

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

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?			✓
Are parking spaces and garages located in the rear yard?	✓		
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?	✓		
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?			✓
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		
Are the roofing materials similar to traditional materials?	✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	✓		
Do secondary roof elements have a similar pitch as the principal roof?			✓
Are chimneys in keeping with the building's architectural style?			✓
Cladding Materials			
Are low maintenance building materials being used?	✓		
Are the building materials similar to traditional materials?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?	✓		
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?	✓		
Is the front yard landscaping consistent with neighbouring properties?			✓
Is street facing fencing or screening landscaping no more than 1 m in height?		✓	
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

ATTACHMENT A

This forms part of application
HAP18-0014

Planner
Initials

BC



City of
Kelowna
COMMUNITY PLANNING

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

February 8, 2019

To whomever it may concern,

RE: Sticks & Stones Rebuild Proposal at 1983 Abbott Street - Kelowna

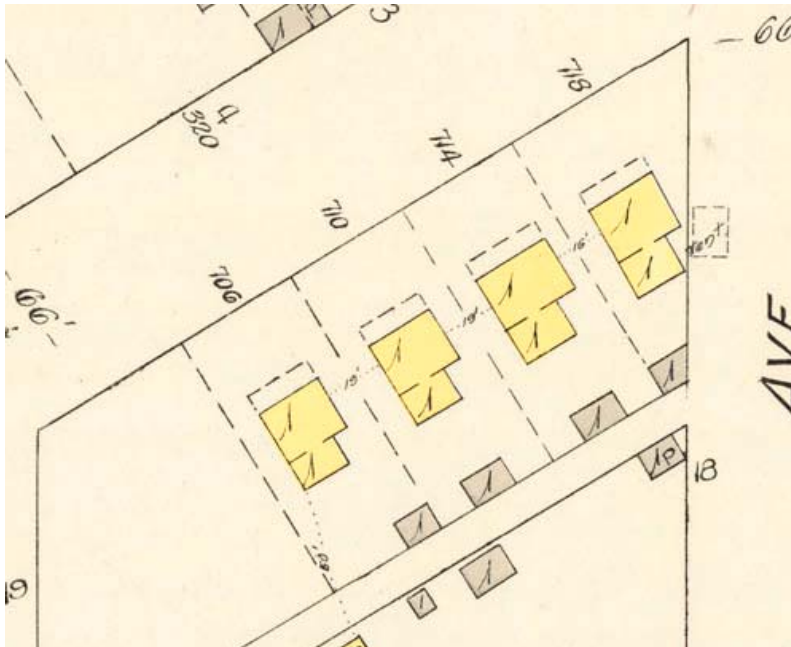
This report is to comment on the appropriateness of the proposed rebuild at 1983 Abbott Street, a property within the Abbott Street Heritage Conservation Area. The below observations consider the proposal's alignment with both the HCA's Guidelines for new development as well as with the Standards & Guidelines for the Conservation of Historic Places in Canada.



left: Sticks & Stones Design Group architectural drawing of the proposed rebuild facade elevation at 1983 Abbott Street. Proposed colour scheme added by author.

Brief history of development and alterations

The subject house is one of a row of four identical single-storey cottages built in or just before 1914. As seen in the below May, 1914 fire insurance plan, the four cottages featured a single-storey height, full-width front verandas, and small single-storey extensions at the rear. They each also had a single-storey wood shed at the rear.



left top: Crop from sheet 16 of Goad's 1914 Atlas for Kelowna showing the subject block of Abbott Street (at the time the 700 block). Source: Library and Archives of Canada

left bottom: Crop from an aerial of Kelowna taken in April, 1946 showing the corner of Abbott and Beach Avenue. Source: <http://vintageairphotos.com>



The earliest photograph found of the cottages is this aerial from 1946. It shows that at the time, three of the four cottages (from Beach) featured hipped main roofs and gabled rear extensions, while the house at 1889 Abbott had a front gabled main roof. It is unknown whether the 1889 Abbott roof form was always different from the group or an alteration carried out in the three decades since construction. Over time all four cottages underwent alterations, most notably the application of stucco cladding and the full or partial enclosing of their verandas.



1979 and 1983 Abbott in May 2009. Source: google street view



1985 and 1989 Abbott in September 2011. Source: google street view

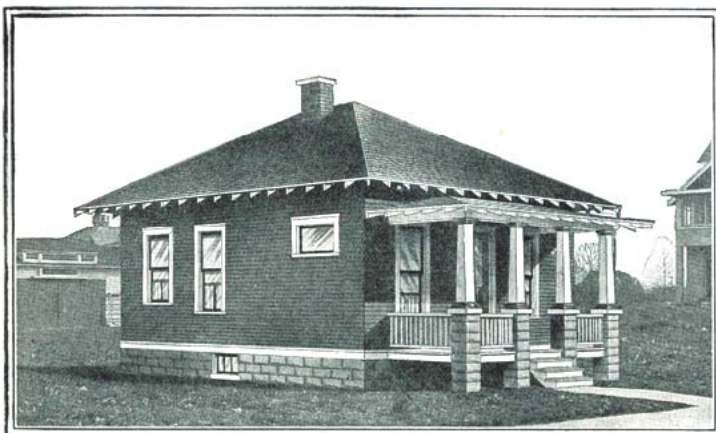
In the above photographs from 2009 and 2011, the four houses still retained their original cottage form and scale. 1985 Abbott (left side - lower photo) now also featured a low-pitch front gable roof like at 1989 Abbott (right side - lower photo). The facade window patterns and opening dimensions were consistent on all houses with the exception of 1983 Abbott. At the time of these photographs the veranda hipped roofs survived on all four. All these factors together illustrated that the four houses were linked to each other in design and age and the streetscape was integral.

Recent alterations at 1979 Abbott (2013) involved a new gabled roof, similar to 1985 and 1989 Abbott. In 2016, 1989 Abbott underwent a complete rebuild, diverting significantly from the historic cottage form and massing. This new build features a 'historic inspired' 1.5 storey front portion with a front gabled roof and a front gabled veranda.

At the current time, this historic streetscape consists of three 1.5 storey cottages with front gabled main roofs and one single-storey cottage with a hipped roof. The 1.5 storey cottages all

have partially enclosed verandas whereas the single-storey cottage has a fully-enclosed veranda. The veranda roofs are all still full-width hipped roofs except for at 1989 Abbott where the new veranda roof is gabled. From a traditional design perspective, the three most altered buildings (1979, 1985 and 1989 Abbott) no longer read as vernacular cottages but as Craftsman-inspired bungalows typical of the 1920s and 30s. These recent alterations have significantly altered the character of the original streetscape - to a character that is not related to the original development, nor to the design trends of the pre WWI era.

Below are two house models from early house plan catalogues, likely similar to those used by early Kelowna builders. The Sears Roebuck Kismet model, on the left, was first introduced in 1911. The original cottages in question would have been similar to this model. The Ray H. Bennett Lumber Co. York model, on the right, marketed as a 'suburban bungalow' in 1922, is more in line with the current appearance of the altered houses in the subject grouping.



Sears & Roebuck 20' wide 2-bedroom 'Kismet' model as marketed in 1912. Source: <http://www.searsarchives.com>



Ray H. Bennett 24' wide 2-bedroom York model. Source: <http://www.antiquehomestyle.com>

The only building still to retain its 1914 form and massing is the subject house at 1983 Abbott which, given the alterations on either side, now looks out of context and historically unrelated to its neighbours. A detailed structural report by KO Structural Engineering recommends that due to significant deterioration of the structure, rebuilding the house is the best approach. Additionally, due to the many alterations over the years, no original finishes are visible, so their condition, if they survive on the building, was impossible to assess.

New build design recommendations

With streetscape integrity an important priority in the Abbott Street HCA, and the HCA Guideline's encouragement to take inspiration from the 'dominant neighbourhood roof pattern'; and in an attempt to retain the appearance of a grouping of four cottages that share the same lineage and design - it was deemed that the best design approach for a new build at 1983 Abbott would be to adapt the street-facing roofline to a front-gabled form and enlarge the building to the general 1.5 storey height of its neighbours.

The proposed design take cues from adjacent/neighbouring houses in the following features:

- 1.5 storey height
- front gabled facade roofline
- partially enclosed veranda

The proposed design aligns with the original design from 1914 with:

- a separate hipped veranda roof which extends the entire width of the facade (still retained at 1979, 1983 and 1985 Abbott)
- vertical window openings with projecting sills - upper and lower sashes of equal dimensions (still evident at rear of 1983 Abbott and on 1985 Abbott as well as on archival photos from 2009-2011 for all four cottages)

The proposed design applies the following finishes and architectural elements traditional to vernacular cottages of 1914:

- slim, square veranda posts roughly 5" wide but not wider than 6"
- smooth finish horizontal lap siding (6.5" width installed at 5" exposure)
- smooth finish window and door casings - consistent everywhere at 5.5"
- smooth finish trim corner 5.5" boards
- historic (low) veranda railing height of 20" - 24"
- authentic Edwardian-era colour scheme and placement
- solid wood traditional front door, partially glazed

The above architectural elements are also found on comparable modest-sized Kelowna cottages of the same pre-WW1 era:

The Trench House - 1911 - 784 Lawrence Avenue, **The Knowles House** - 1907 - 865 Bernard Avenue, **The Tutt House** - 1910 - 809 DeHart Avenue, **The DeHart House** - c. 1907 - corner of Ethel Street and Sutherland Avenue, **Dr. H.L.A. Keller House** - 1902 - 2005 Pandosy Street, **The Temple House** - 1910 - 356 Park Avenue, **The Reekie House** - 1907 - 429 Park Avenue

Historic Edwardian colour scheme:

A 1914 house would have had a contrasting colour scheme - typically a dark or mid-tone body, light trim and dark windows. The following colours and proposed placement reflect this:

siding/body
 (HardiePlank) Gray Slate



window and door trim
columns/corner & fascia boards
 (HardiePlank) Sail Cloth



windows & front door
 (Euroline) Charcoal Black
 can also be lacquered wood



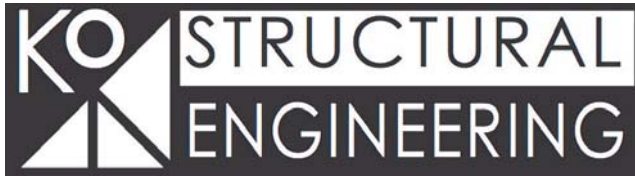
It is my professional opinion that the thoughtful, and well-researched new build proposed here by Sticks & Stones Design Group and the property owners, achieves all of the above and meets the Objectives of Kelowna's Heritage Conservation Areas as listed in Chapter 16 of the Official Community Plan:

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

Yours Truly,



Elana Zysblat
heritage consultant, CAHP
President of the Board, BC & Yukon Chapter - Canadian Association of Heritage Professionals



ATTACHMENT B	
This forms part of application	
# HAP18-0014	
Planner Initials	BC
City of Kelowna <small>COMMUNITY PLANNING</small>	

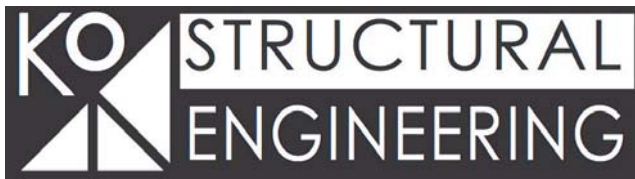
1913 Kent Road
Kelowna, BC V1Y 7S6
t: 236.420.3640
f: 250.860.1253
e: info@kostructural.com

Abbott Street Structural Assessment

Prepared for
Bob Wall

Job Number: 18-04285
1983 Abbott Street
Kelowna, BC

August 20, 2018



1913 Kent Road
Kelowna, BC V1Y 7S6
t: 236.420.3640
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e: info@kostructural.com

August 20, 2018

Bob Wall
1868 Ethel Street
Kelowna, BC
V1Y 2Z4

Attention: Bob Wall

Subject: Structural Assessment of Existing Heritage House
at 1983 Abbott Street, Kelowna, BC

1. INTRODUCTION

KO Structural Engineering Ltd. (KO) was contracted by Bob Wall in regards to the above residential property. Mr. Wall indicated that he would like to re-build this residential building, but has been denied permits from the local building authorities since this building's age could possibly designate it as a heritage building. Mr. Wall believes that a preliminary structural assessment of the property would be beneficial to the building permit process. Keith Ohlhauser, P.Eng and Breanna Martin of KO structural visited the site on August 16th, 2018 and were accompanied by Bob Wall (the home owner). The following constitutes the structural assessment.

2. OBSERVATIONS

All observations were limited to visual inspections only and only structural elements that were accessible from ground level. Those structural elements that were not visually checked, have been sized using the smallest typical structural element that would have been used at the time.

The house is a 1-storey house completed around 1915 – built upon a shallow crawl space, as was typical of the time. It appears that a few additions have been made to the main entrance

way and possibly the rear mud room as well.



Fig.1 – Front View of Property

The floor system has settled significantly with noticeable “dips” as you walk from the front through to the back of the house.

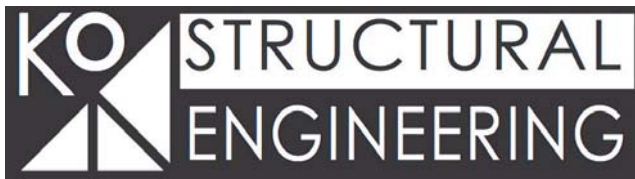
There is additional evidence of water staining on the ceiling and the owner has indicated that he has repaired the drywall ceiling in one of the bedrooms.

The bathroom ceiling also has some evidence of water staining and there is a lack of ceiling mounted fans, which does not allow moist air to ventilate to the exterior.

The exterior roof overhangs along the sides of the house do not have any eavestroughs attached.

The exterior roof has areas of “sagging” indicating some possible water damage.

The following structural elements were observed or are considered typical of construction during the time of build.



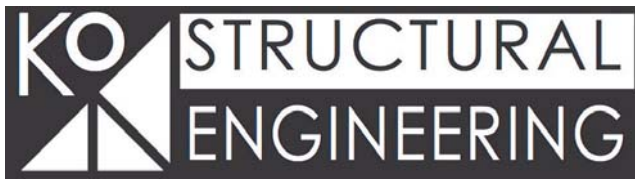
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1. Floor joist system – 2x8 D.Fir joists, spanning 11'-0” and spaced 24” o.c.
2. Center crawl space support beam of 6x6 D.Fir timbers supporting the 11'-0” span floor joists on each side of the beam with 4x4 timber posts spaced approximately 5'-0” o.c.
3. The support posts for the main timber floor beams are approximately 24” high, and additional steel teleposts have been installed to reduce the spans to about 5'-0” lengths.
4. It unclear if the teleposts are installed over concrete pads.
5. The owner has indicated the the exterior foundation is a Permanent Wood Foundation type and is not sitting on any concrete footings.
6. The exterior wall thickness indicates that 2x4 construction was used in the framing of the load bearing walls. Typical spacings of 16” o.c. have been assumed.
7. The attic was unavailable for viewing, but typical roof construction of the time would indicate that 2x4 roof rafters and 2x6 ceiling joists would have been used with a maximum spacing of 24” o.c.
8. No window or door headers were observed, (2) ply 2x6 would be sufficient for a typical window header of 6'.

3. ANALYSIS AND DISCUSSION

Structural elements are analyzed for ultimate limit states (strength) and serviceability limit states (deflection) design. The following structural elements were analyzed and found to pass both ultimate and serviceability design requirements:

1. Floor Joists – OK
2. Support Beam – OK
3. Roof Rafters – OK
4. Typical Headers – OK
5. Wall Studs – OK
6. Steel Telepost – OK



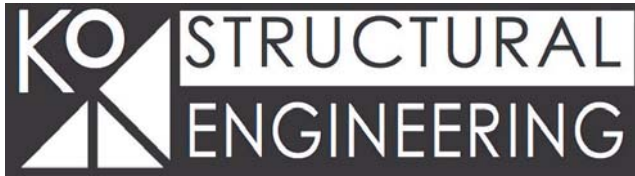
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Some items that have serviceability issues:

1. Steel Teleposts – There wasn't a lot of room to crawl into the crawl space to verify that all the teleposts were bearing on concrete pads.
2. Exterior Foundation – The exterior foundation wasn't exposed and it wasn't possible to verify that the foundation was constructed of permanent wood foundations. However, there were noticeable dips and drops in the floor system indicating possible foundation settlements along the exterior bearing points, possibly confirming PWF construction. PWF construction would likely be prone to wood rot after 100 years, especially since there are no eavestroughs visible on either side of the roof. This allows rain water to accumulate against the PWF. Frost protection and drain tile installations could not be verified and are most likely substandard which could also contribute to the uneven floor joist system.
3. Roof Joists – Although the roof joists pass the current ultimate and serviceability limit states design requirements, it is obvious that long term creep has resulted in serviceability failure as obvious dips are visible in the roof structure; as would be expected after 100 years of service. It was impossible to verify if this deflection failure is due to long term creep or damage from water penetration into the roof as KO was unable to access the attic areas. However, water staining of the ceiling indicates that these structural elements have been exposed to high amounts of moisture.
4. Wall Studs – Although the wall studs exceed the ultimate and serviceability limit stated designs; it's likely the the current energy and insulation specifications are exceeded.

These serviceability issues can all be repaired; however, the cost of repairing these would exceed the cost of rebuilding the structure.

For example, the wood studs could be replaced or sistered up with deeper 2x6 studs to meet the current energy codes. While the cost of the actual additional studs may be the same, the labour cost of framing around redundant 2x4 studs would exceed that of simply building 2x6 walls by themselves.



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Likewise, the cost of leveling the floor system would require lifting the house structure to pour or replace a new level foundation. The crawl space height would most likely require increase to allow easier access. This cost would obviously be higher than new construction as well.

The roof dips could also be fixed by sistering up new straight joists beside the sagging ones, but the cost of labour to do this, while maintaining the integrity of the current system, would be much higher than simply re-building.

Finally, even after repairing the structural, most of this structure would actually be new construction, except for the fact that the floor and roof layouts would still be the old residence. So, the owner would be paying for new construction without receiving the actual benefits of new, modern layouts and potential additional storeys.

4. RECOMMENDATIONS

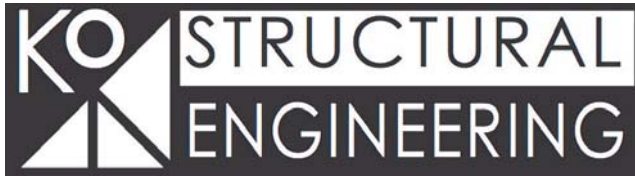
KO Structural would recommend re-building this residence instead of repairing the deficiencies and bringing the existing building up to current codes.

While it's always possible to repair the structure, the cost of repair is too extravagant and the final result would be a poorly laid out residence.

5. CLOSURE

This report has been prepared by KO Structural Engineering Ltd. and is based upon visual inspections of the structure only. No physical samples were taken from the structure or analyzed. Should additional information become available, KO requests the opportunity to review the report. Our scope of work does not include verifying any other existing conditions (eg geotechnical conditions, fire separations requirements, setbacks, waterproofing, hand & guardrails, building envelope & environmental separation requirement).

Information gathered will be retained on file for future use. If you have any questions or concerns please contact our office at your earliest convenience.



ATTACHMENT B	
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Planner Initials	BC
 City of Kelowna <small>COMMUNITY PLANNING</small>	

1913 Kent Road
Kelowna, BC V1Y 7S6
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Sincerely,

KO Structural Engineering Ltd.

Keith Ohlhauser, P.Eng
(230) 420 – 3640
email: kohlhauser@kostructural.com



April 1, 2019

Bob Wall
1983 Abbott St
Kelowna B.C.

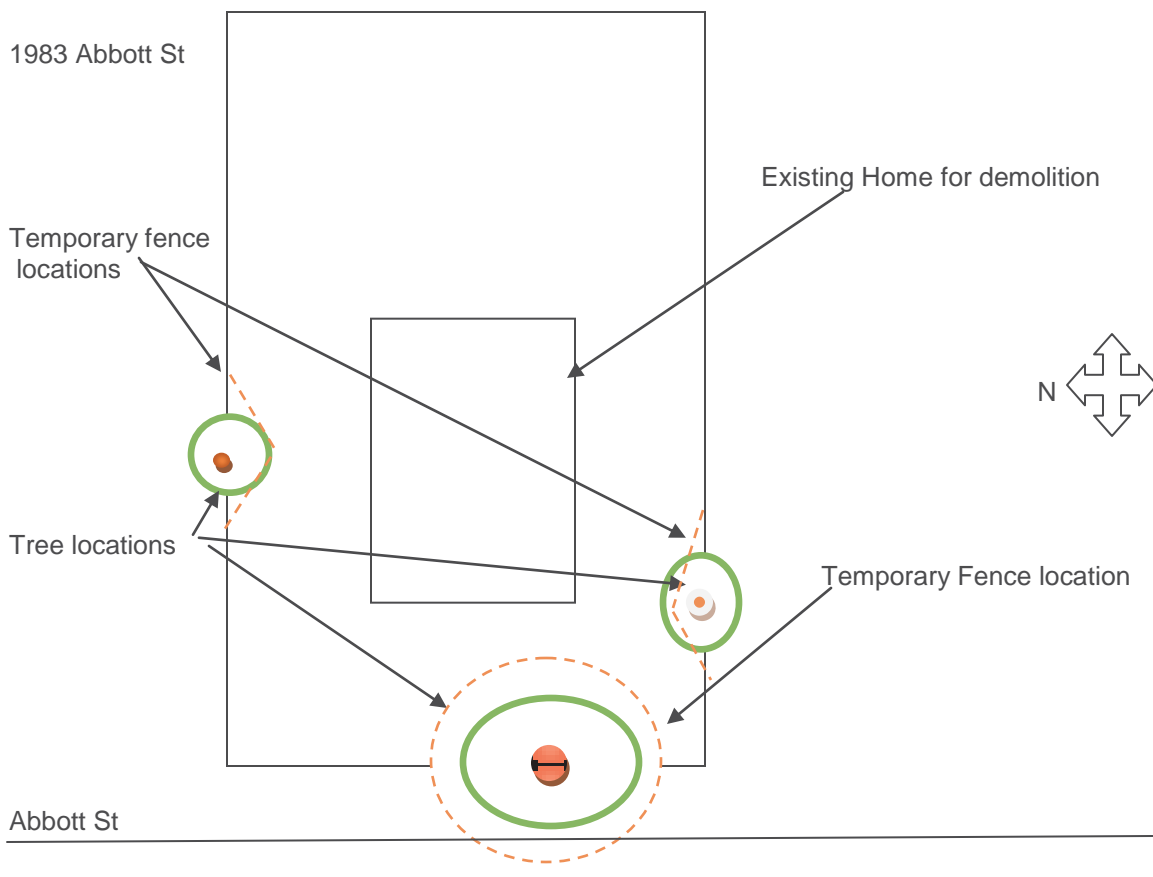
Subject Property
1983 Abbott St
Kelowna, B.C.

Contact: Bob Wall

Tree Protection Requirements:

Cody Tree Service was contacted to inspect the trees at 1983 Abbott St and provide a strategy for the protection of the trees during the construction of a new residence on the subject property. A Norway maple on the front, west side of the property, a locust on the north side, and an emerald maple on the south side of the property. The trees along the edge of the property will be very close to the building envelope of the project and a temporary fence will be required. It will need to be constructed along the trees to protect them from the furthest point that the excavation will take in relation the to trees proximity to the building.

The maple at the front of the property requires a temporary fence to be constructed around the perimeter drip line to ensure the trees roots are protected form the construction. Placement of the fence should be adequate to block all access to the root zone of the tree.





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With temporary fence enclosures around the root zone of the trees, they will be protected from compaction damage and root destruction during the construction process.

The fences should include signs that have contact information for the client in the event disruption to the barrier for the trees is realized. Contractors should be made aware in the event of disruption or damage to the fence or the tree needs to be reported immediately and the fence restored and the tree inspected. If roots are disrupted in the course of the digging of the foundation, documentation of the root damage should be conducted and an arborist called in to inspect the root damage and provide recommendations for their remediation.

The fences should be constructed as outlined and the trees watered weekly throughout the construction process. A long deep watering of the trees will be required and mulch over the root zones to keep the moisture in the soil and to protect the roots from desiccation. Additionally, a circular well should be constructed prior to the mulch installation to retain the water around the root zone of the trees.

Inspection of the retained trees needs to be completed prior to construction and post construction, as well as one year after the construction of the home is completed. These inspections are to ensure the trees continue to be in good health after the project is complete. Inspections need to be carried out by a certified arborist and a report generated upon completion of the inspection to be retained by the client for his records and the City of Kelowna.

Jeff Judson
Cody Tree Service
ISA TRAQ Certified Tree Risk Assessor 1159



Box 23020 Plaza 33, Kelowna B.C. V1X 7K7 Ph: (250) 862-8900 Fax: (250) 491-8433

Letter of Rationale

1983 Abbott Street

We purchased the house located at 1983 Abbott in July 2017 with the intent of a forever home. Our goal was a home in a central location with convenient access for an older couple.

The house was built in 1915 as a seasonal rental. It has been tenant occupied for most of its life span. Over the years various renovations have been made to convert the home to a year around home. Unfortunately, these repairs have not kept pace with the deterioration of the home.

After a structural assessment by Keith Ohlhauser (P.Eng) of KO Structural Engineering it has been recommended "that the cost of repair would be too extravagant and the final result would be a poorly laid out residence". Listed below are the upgrades that are required to bring the house to current code standards.

- The house would have to be raised to gain access to the foundation. The existing wooden foundation would have to be completely removed and replaced with cement foundation etc. At the same time all the services would have to be replaced as they are all deficient based on current standards.
- Before the house is replaced, various rim joists and floor joists would have to be replaced to eliminate the rotten parts.
- The interior of the house would have to be completely removed to access the exterior walls. The exterior walls could then be repaired with 2X6 studs. This is necessary to support the rotten studs as well as provide additional insulation.
- The roof would have to be completely removed as the structural integrity of the trusses has been compromised over time. New engineered trusses would be required. Of course, new shingles etc.
- As the various repairs progressed, all new mechanical and electrical upgrades are required. Being built as a seasonal rental, services were minimal. As this house was primarily tenant occupied, upgrades were done on a as required basis only.

It is our desire to build a new home that would be in keeping with the neighbourhood. With that in mind we hired Ryan Esbjerg, a designer that has experience with heritage inspired homes. Our original instructions were to design a house that from outward appearances is a freshly painted heritage home. We feel this has been accomplished.

There are several mature trees on the property. The maple on the boulevard would be untouched. We have already started the process of bringing the hedge on the south west side back to a tailored hedge. An arborist has been consulted regarding the two trees close to the house. He feels that he can prune the trees to the point where they will not be damaged by the new construction. There was a pine tree on the north west corner, this tree was diseased and had to be removed. It will be replaced with a dog wood. There will be a curved walk approaching the house. The front of the house will have foundation planting in keeping with the neighbourhood. The balance of the lot will be landscaped as per drawings.

As part of the design process, the neighbours with a direct view of the home have been approached. Ted & Marilyn W. (1979 Abbott St, the home directly adjacent to the north), expressed concerns regarding the view into their hot tub. The choice and positioning of the windows were discussed. As all the first-floor windows on that side of the house are transom windows that are positioned above site lines this would not be a concern. All the approached neighbours gave positive comments, were open to the change and felt that the home would be a welcome addition to the neighbourhood. The neighbours directly to south are away. The project has been discussed with them but unfortunately, we were unable to show them the images. At the time of discussion, they were excited about the project and were looking forward to seeing the finished result.

We feel that a significant amount of effort has been expended to make this home fit into the neighbourhood.

Bob Wall/Hilda Wall
250 317 5388

Attached:

- Structural Engineering Report (KO Structural Engineering)
- Energy Efficiency Analysis (Enforma Inc)
- Neighbours signatures and comments.

WALL RESIDENCE

CUSTOM HOME DESIGN

SCHEDULE

A

This forms part of application
HAP18-0014

Planner
Initials

BC

City of
Kelowna
COMMUNITY PLANNING



1983 ABBOTT STREET
EXISTING FRONT ELEVATION



1983 ABBOTT STREET
EXISTING REAR ELEVATION



1989 ABBOTT STREET
EXISTING FRONT ELEVATION



1989 ABBOTT STREET
EXISTING REAR ELEVATION



PROPOSED ELEVATION



1979 ABBOTT STREET
EXISTING FRONT ELEVATION



1979 ABBOTT STREET
EXISTING REAR ELEVATION

WALL RESIDENCE

1983 ABBOTT STREET

PROJECT
NAME:

PROJECT
LOCATION:

CLIENT:

BOB & HILDA
WALL

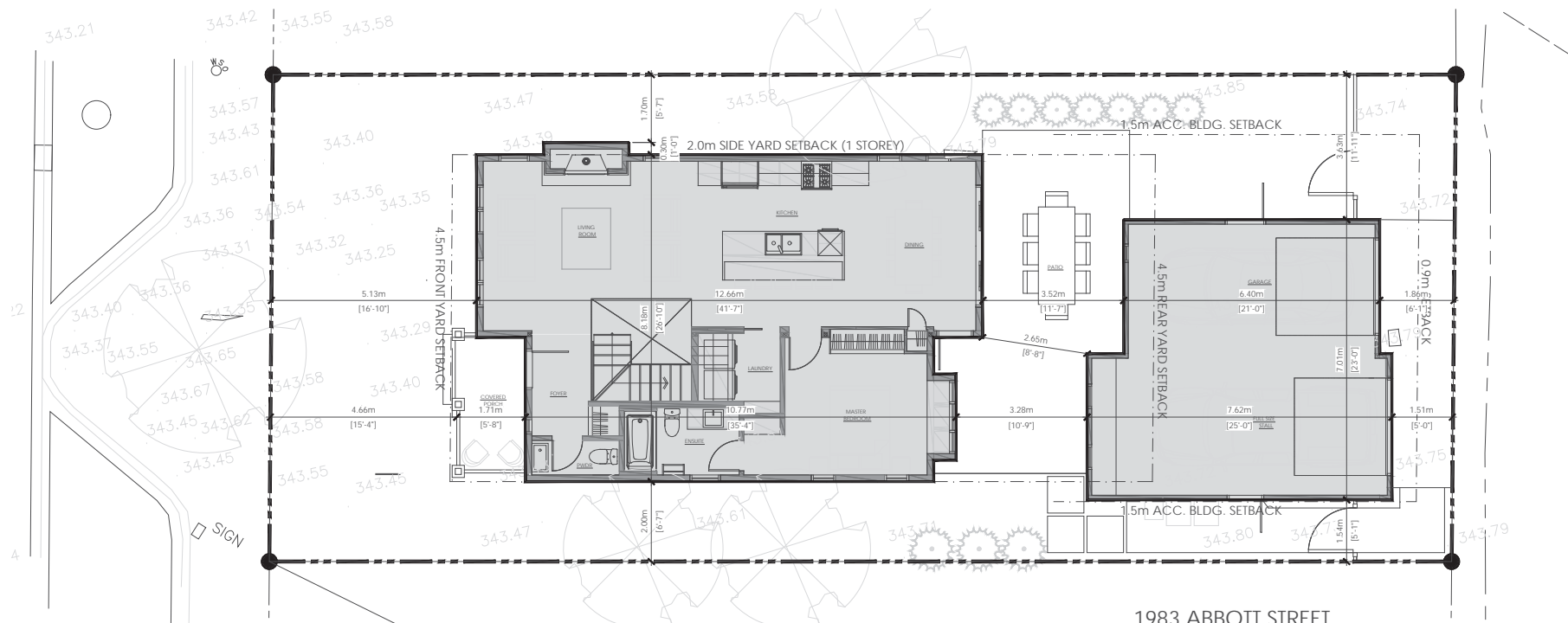
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CANMORE KELOWNA

**STICKS+
STONES**
design group inc.
www.sticksandstones.ca

2019.02.10

ISSUED FOR:
DP



1983 ABBOTT STREET
LOT 2 DISTRICT LOT 14 ODYD
PLAN 3998
EXISTING ZONE: RU1

LOT AREA1: 360.20m²

BUILDING SITE COVERAGE:

MAXIMUM: 40% (144.1m²)
MAX. ACC. BLDG: 14% (50.4m²)

DEMOLISHED BLD: 116.75m²
PROPOSED DWELLING: 96.5m²(26.8%)
PROPOSED COVERED PORCH: 7.5m²(2.1%)
PROPOSED DET. GARAGE: 49.3m²(13.7%)

LOT BUILDING COVERAGE: 153.3m²(42.6%)
MINOR VARIANCE REQUIRED

PROPOSED DRIVEWAY: 11.4m²(3.2%)

TOTAL SITE COVERAGE: 164.7m²45.7%

SETBACKS:

FRONT (WEST): 4.5m
SIDE (NORTH): 2.0m
SIDE (SOUTH): 2.0m
REAR (EAST): 7.5m (MAIN BUILDING)
1.5m (ACC. BLDG)

OFF-STREET PARKING: 1.5m FROM ANY SIDE OR REAR
PROPERTY LINE

BUILDING HEIGHT:

MAIN HOUSE (MAX): 9.5m or 2½ STOREYS
ACCESSORY (MAX): 4.5m

SCHEDULE A

This forms part of application
HAP18-0014

Planner
Initials

BC

City of
Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION

PROJECT: WALL RESIDENCE, CUSTOM HOME DESIGN

ADDRESS: 1983 ABBOTT STREET, KELOWNA, BC

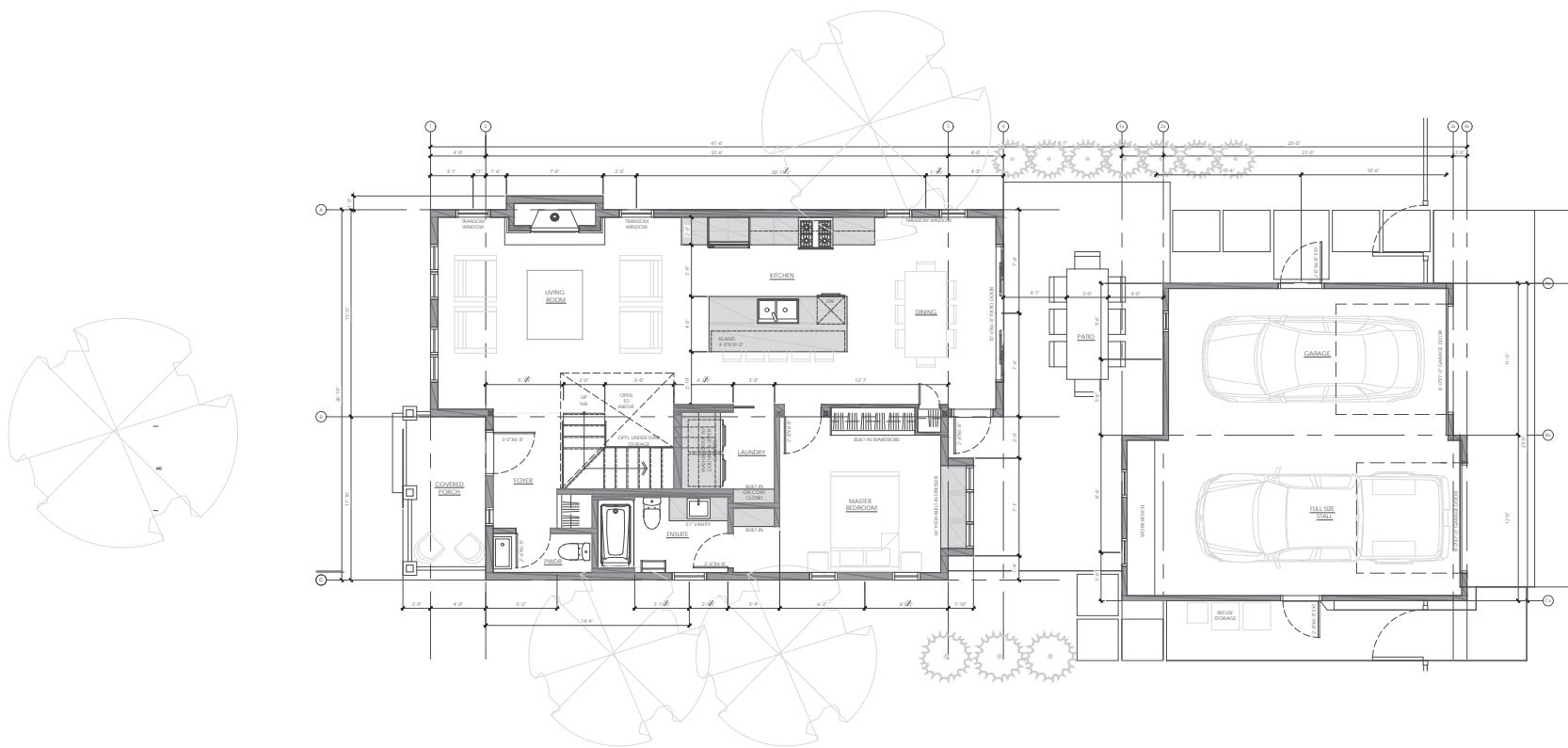
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STICKS + STONES
design group inc.

CANMORE 403.678.1733

KELOWNA 250.712.9282

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PROPOSED MAIN FLOOR
1:50 SCALE (VERTICAL)

SCHEDULE A

This forms part of application
HAP18-0014

Planner Initials **BC**

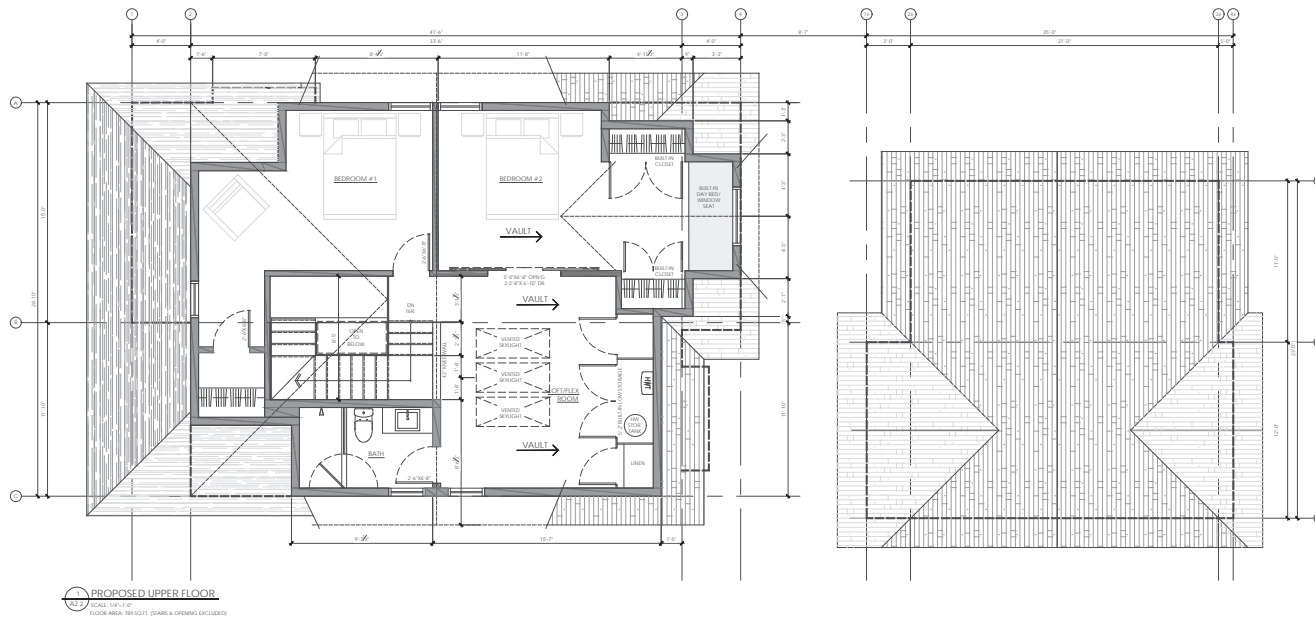
City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION

PROJECT: **WALL RESIDENCE, CUSTOM HOME DESIGN**
ADDRESS: **1983 ABBOTT STREET, KELOWNA, BC**
ISSUED FOR: **FEB 10 2019 (R8) REVISED PER ADVISOR COMMENT**

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SCHEDULE A

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HAP18-0014

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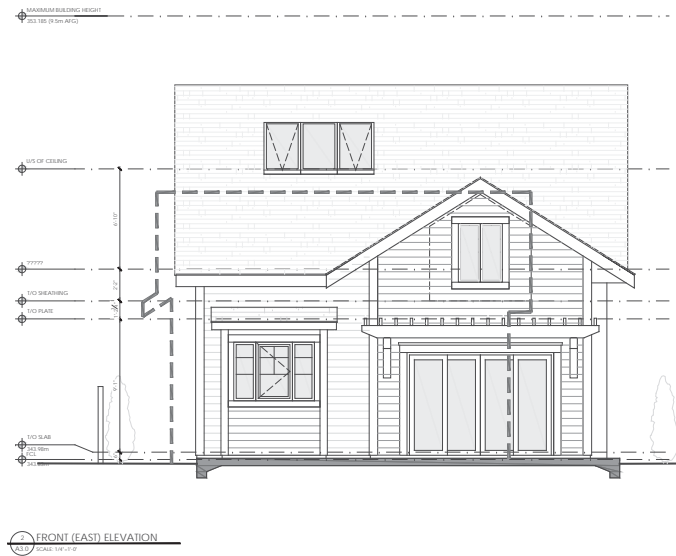
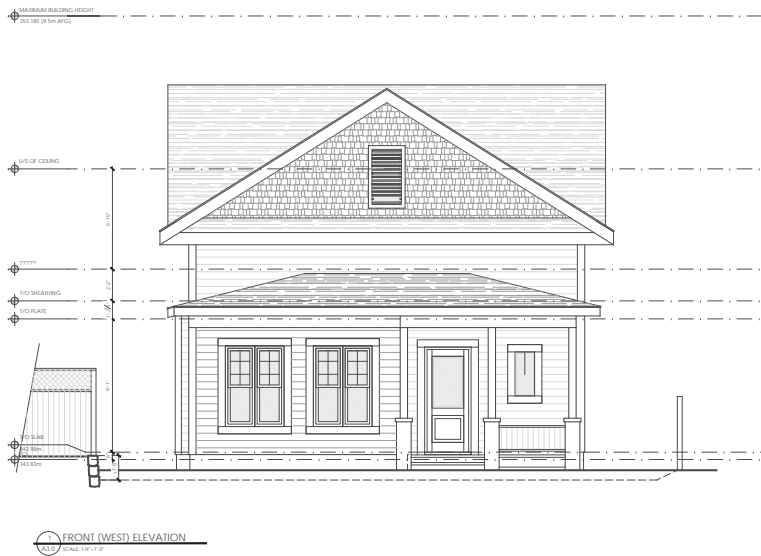
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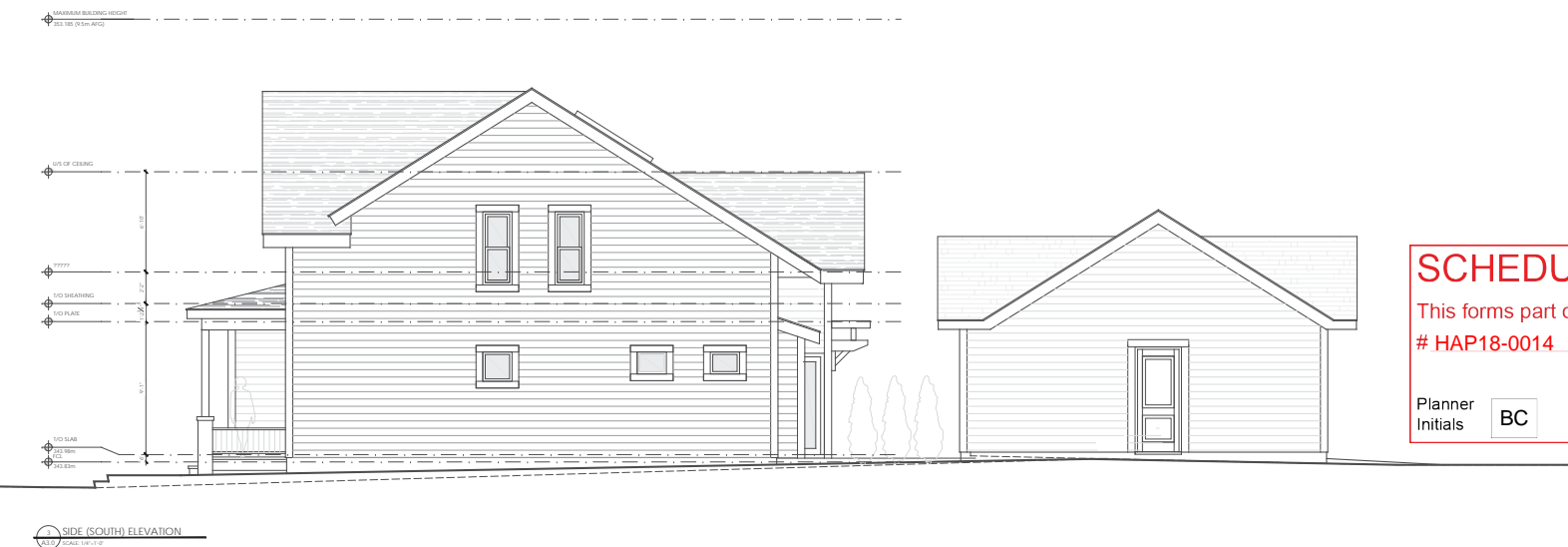
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EXTERIOR FINISHES LEGEND	
1	ARCHITECTURAL MATERIAL SAMPLES COLOUR: UNPAVED DATE: CAMBRIDGE BY 10
2	RESERVED
3	18MM CEMENT BOARD-LAP SIDING STYLE: A-17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



SCHEDULE A

This forms part of application
HAP18-0014

Planner Initials **BC**

City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION

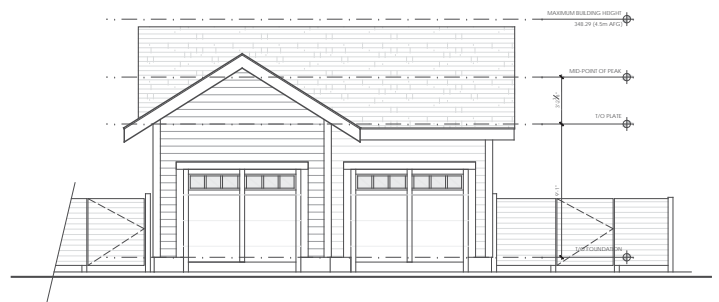
PROJECT: WALL RESIDENCE, CUSTOM HOME DESIGN
ADDRESS: 1983 ABBOTT STREET, KELOWNA, BC
ISSUED FOR: FEB-10-2019 (R8) REVISED PER ADVISOR COMMENT

STICKS + STONES
design group inc.

CANMORE 403.678.1733
KELOWNA 250.712.9282
www.sticksandstones.ca



1 SIDE (NORTH) ELEVATION
SCALE 1/8" = 1'-0"



2 FRONT (EAST) GARAGE ELEVATION
SCALE 1/8" = 1'-0"



3 REAR (WEST) GARAGE ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISHES LEGEND	
1	ARCHITECTURAL FORMAL BRICKS COLOUR: UNPAVED STONE CANNESBY BY W.D.
2	RESERVED
3	FIBRE CEMENT BOARDS LAP SIDING STILE: 4" x 12" (BY HAND) COLOUR: LIGHT SLATE (BY HAND)
4	FIBRE CEMENT FASCIA STILE: 4" x 12" (BY HAND) COLOUR: LIGHT SLATE (BY HAND)
5	FIBRE CEMENT FASCIA BOARDS STILE: 4" x 12" (BY HAND) COLOUR: LIGHT SLATE (BY HAND)
6	WINDOW & DOOR TRIM STILE: 4" x 12" (BY HAND) COLOUR: WHITE (BY HAND)
7	WINDOW FRAMES COLOUR: CHARCOAL BLACK (BY HAND)
8	CUSTOM WOOD DOOR FOR OWNERS SPEC FINISH: TRANSPARENT
9	BUILT-UP BEAM WOOD CLAD COLOUR: TO MATCH THE CLAD

NOTE: SUBMIT COLOUR/FINISH SAMPLES FOR ALL EXTERIOR FINISHES FOR OWNER APPROVAL.

COLOUR SCHEME	
1	FIBRE CEMENT LAP SIDING COLOUR: LIGHT SLATE
2	FIBRE CEMENT TRIM COLOUR: WHITE
3	WINDOW/DOOR FRAMES COLOUR: CHARCOAL BLACK (BY HAND)
4	FIBRE CEMENT SHAKES COLOUR: LIGHT SLATE

SCHEDULE A

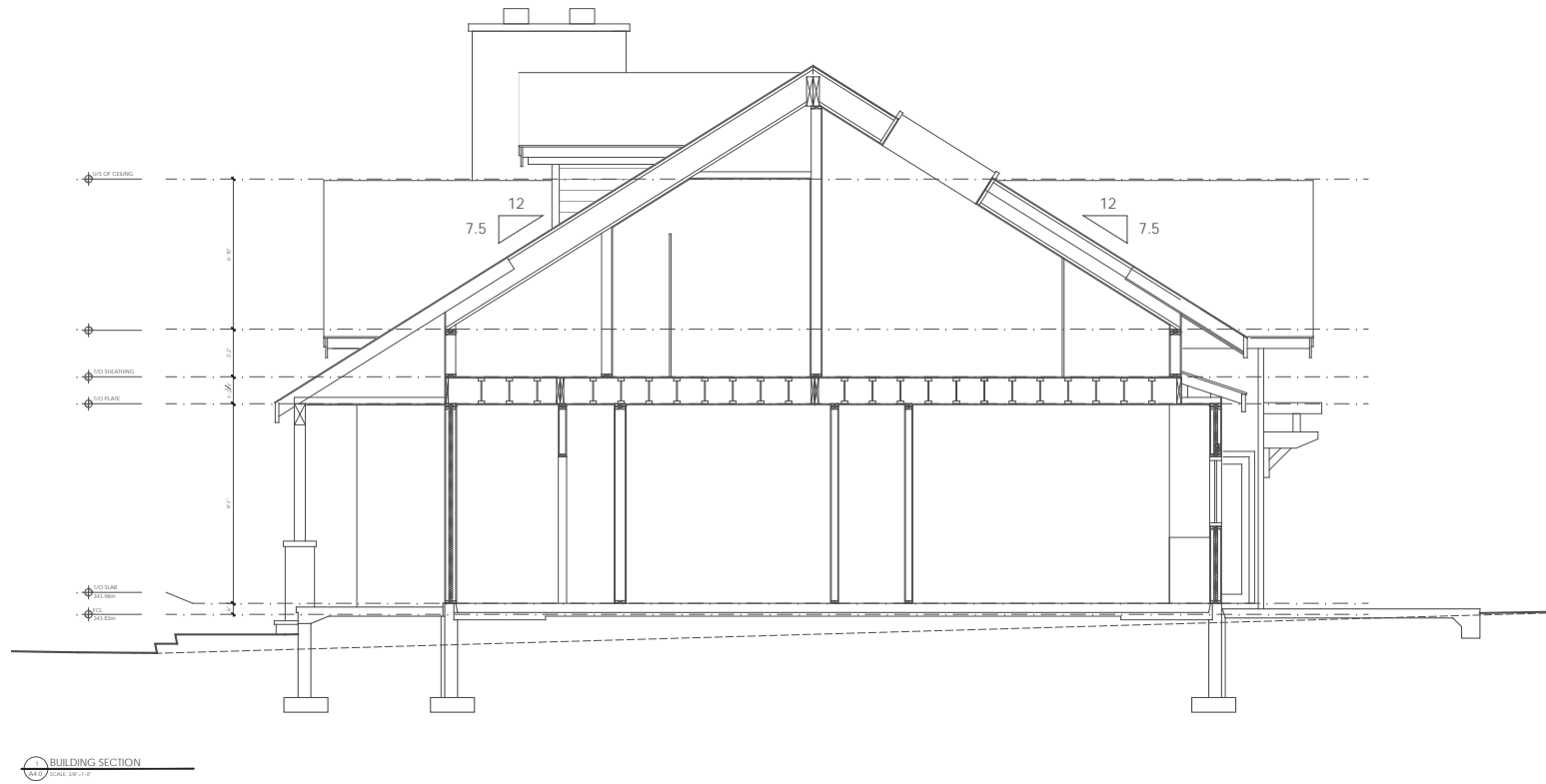
This forms part of application
HAP18-0014

Planner Initials **BC**

City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION

PROJECT: **WALL RESIDENCE, CUSTOM HOME DESIGN**
ADDRESS: **1983 ABBOTT STREET, KELOWNA, BC**
ISSUED FOR: **FEB 10 2019 (R8) REVISED PER ADVISOR COMMENT**



SCHEDULE		A
This forms part of application # HAP18-0014		
Planner Initials	BC	 City of Kelowna COMMUNITY PLANNING

NOT FOR CONSTRUCTION

PROJECT: **WALL RESIDENCE, CUSTOM HOME DESIGN**
 ADDRESS: **1983 ABBOTT STREET, KELOWNA, BC**
 ISSUED FOR: FEB-10-2019 (R8) REVISED PER ADVISOR COMMENT

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Heritage Alteration Permit

HAP18-0014



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

1983 Abbott Street

and legally known as

Plan 2, District Lot 14, Osoyoos Division, Yale District, Plan 3998

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

Large Lot Housing with new single detached house and a detached accessory building used as garage

with variances to the following sections of Zoning Bylaw 8000 in accordance with Schedule "A"

Section 6.5.3(f): General Development Regulations

To vary the minimum distance between an accessory building and a principle dwelling in a residential zone from 3.0m permitted, to 2.65 m proposed

Section 13.1.6(a): RU1 - Urban Residential Zone, Development Regulations

To vary the maximum site coverage of buildings from 40% permitted, to 42.6% proposed.

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

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

Date of Decision: June 18, 2019

Decision By: City Council

Issued Date: **TBD**

Development Permit Area: Abbott Marshall Heritage Conservation Area

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

Existing Zone: RU1 Future Land Use Designation: S2RES

This is NOT a Building Permit.

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

NOTICE

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

Owner: Robert Bruce Wall and Hilda Agnes Wall

Terry Barton, Development Planning Department Manager

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

None Required

4. Indemnification

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

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

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

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