

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, September 10, 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 Sieben

3. Confirmation of Minutes

Public Hearing - August 27, 2019
Regular Meeting - August 27, 2019

4. Liquor License Application Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward for each item.

4.1 1250 Ellis St - LL19-0016 - Whitworth Holdings Ltd.

1 - 5

To seek Council's support for a change to an existing Manufacturer License to a Manufacturers Lounge for an expansion of the existing brewery.

5. Development Permit and Development Variance Permit Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

5.1 Lawson Ave 922, DVP18-0253 - Emily and Wendy Galic

6 - 11

To vary the minimum side yard setback from 2.0m permitted to 1.2m proposed.

- 5.2 Union Rd 1550, BL11824 (OCP18-0014) - Glenwest Properties Ltd.,Inc.No.CO889227** 12 - 13
- Requires a majority vote of Council (5)**
- To adopt Bylaw No. 11824 in order to amend the Official Community Plan designation of portions of the subject property from COMM – Commercial and MRM – Multiple Unit Residential (Medium Density) to the MRL – Multiple Unit Residential (Low Density).
- 5.3 Union Rd 1550, BL11825 (Z18-0070) - Glenwest Properties Ltd.,Inc.No.CO889227** 14 - 15
- To adopt Bylaw No. 11825 in order to rezone portions of the subject property from RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space to RM3 – Low Density Multiple Housing
- 5.4 Union Rd 1550 - DP19-00001 DVP19-0002 - Glenwest Properties Ltd.** 16 - 45
- To consider the form and character of a multi-family residential development and to consider a variance to increase the maximum height of a retaining wall.
- 5.5 West Ave 464, OCP18-0021 (BL11826) - West Avenue - Mission Group Rentals Ltd** 46 - 46
- Requires a majority vote of Council (5).**
- To amend Bylaw No. 11826 at third reading to revise the legal description and adopt to change the future land use designation of the subject properties from MRM - Multiple Unit Residential (Medium Density) to the MXR - Mixed Use (Residential/Commercial) designation.
- 5.6 West Ave 464, Z18-0118 (BL11827) - West Avenue - Mission Group Rentals Ltd** 47 - 47
- To amend Bylaw No. 11827 at third reading to revise the legal description and adopt in order to rezone the subject properties from the RU6 - Two Dwelling Housing and the RU1 - Large Lot Housing zones to the C4 - Urban Centre Commercial zone.
- 5.7 West Ave 464, DP19-0105 and DVP19-0106 -West Avenue - Mission Group Rentals Ltd., Inc. No. BC1151526** 48 - 75
- To consider the form and character of a proposed 6-storey mixed-use purpose build rental building with variances to the maximum building height and to the west side setback.
- 5.8 Fitzpatrick Rd 249, DVP19-0116- Patrick and Hendrika Hayden** 76 - 82
- To vary the permitted maximum combined site coverage and maximum upper storey floor area of a two storey carriage house.

6. Reminders

7. Termination

REPORT TO COUNCIL



Date: September 10, 2019

RIM No. 0930-50

To: Council

From: City Manager

Application: LL19-0016

Owner: Whitworth Holding Ltd.

Address: 1250 Ellis Street

Applicant: Kyle Nixon

Subject: Liquor License Application

1.0 Recommendation

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

In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Whitworth Holding Ltd., Inc. No. 1059455 for Lot 1, District Lot 139, ODYD, Plan 660 located at 1250 Ellis Street, Kelowna, BC, for a Manufacturers Lounge with a capacity of 163 persons and hours of sales from 9:00 AM to Midnight Sunday to Saturday for License Number 306426.
2. That Council's comments on the prescribed considerations are as follows:
 - (a) The impact of noise on the community in the immediate vicinity of the establishment if the application is approved;
The potential impact for noise is minimal and would be compatible with surrounding land uses.
 - (b) The impact on the community if the application is approved:
The potential for negative impacts is considered to be minimal.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

2.0 Purpose

To seek Council's support for a change to an existing Manufacturer License to a Manufacturers Lounge for an expansion of the existing brewery.

3.0 Community Planning

The application proposes to add a Lounge Endorsement to the existing Manufacturer License to accommodate an expansion of the BNA Hospitality brewery. The establishment has been in operation since 2015 which provides the brewery and tasting room.

The expanded lounge area will continue with a similar operation as currently provided maintaining a family friendly component. In addition to the craft beer, food service will also be provided focused on high quality local ingredients. Noise is not anticipated to be a concern as BNA brewing has been operating in the same location for approximately four years and is adjacent to the BNA Hospitality pub. The proposed licensed hours of operation are 9:00 am – Midnight Sunday to Saturday which is consistent with similar establishments in the downtown area.

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

Outdoor Patio

The proposed outdoor patio area will maintain operating hours which are consistent with the Bernard Avenue Sidewalk Program and other outdoor patio areas downtown:

- Patio hours of operation: 9:00 am – 11:00 pm
- Last Call for drinks: 10:30 pm
- Alcohol to be cleared from the patio area by 11:00 pm
- Patrons must exit patio by 12:00 am

4.0 Proposal

4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor Control and Licensing Branch (LCLB) for their approval. Procedurally, all these applications need Local Government comment prior to the LCLB making a final decision:

- Manufacturer Lounge Application.

4.2 Project Description

Proposed Hours for BNA Brewing (Manufacturer Lounge License # 306426):

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

BNA Brewing:

Licensed Area	Net Floor Area	Proposed Capacity
Manufacturer Lounge Seating area	120.0 m ²	100 persons
Main floor outdoor patio area	75.6 m ²	63 persons
Total Person Capacity	195.6 m ²	163 persons*

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

4.3 Site Context

The subject property is located downtown on Ellis Street between Clement Avenue and Cawston Avenue. The adjacent businesses are BNA Brewing pub to the north and Lakehouse Cannery Lane to the south. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD5 – Multi-Purpose Facility	Mixed Use (Residential / Commercial) Ellis Parc
East	I4 – Central Industrial	Industrial
South	CD8lp – Multi Purpose Facility (Liquor Primary)	Laurel Packinghouse
West	CD5lp – Heritage Industrial (Liquor Primary/Retail Liquor Stores)	Prospera Place

Subject Property Map: 1250 Ellis Street



5.0 Current Development Policies

5.1 Council Policy #359 – Liquor Licensing Policy & Procedures

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

Liquor Primary Establishments

1. Siting/Density Guidelines:
 - a. No establishment with a person capacity greater than 500 persons should be permitted.
 - b. Large establishments (with person capacity greater than 249 persons):
 - i. Should only be located within an Urban Centre.
 - ii. Should be located a minimum of 250m from another Large establishment.
 - iii. Should be located a minimum of 100m from a Medium establishment.
 - iv. Should not be located beside a Small establishment.

- c. Medium establishments (with person capacity between 100-249 persons):
 - i. Should only be located within an Urban or Village Centre.
 - ii. Should be located a minimum of 100m from a Large or Medium establishment.
 - iii. Should not be located beside a Small establishment.
- d. Small establishments (with person capacity less than 100 persons):
 - i. Should not be located beside another liquor primary establishment

For the purposes of determining proximity, the shortest walking distance (door-to-door) will be applied. These distances are meant to guide staff in their recommendations for particular applications, however, a number of other factors should be considered, including (but not limited to):

- a. Pertinent input from the RCMP;
- b. Vehicular and pedestrian traffic patterns for area and current zoning;
- c. Availability of on-site and off-site parking; proximity of playgrounds, schools, and other social facilities;
- d. Surrounding land-uses, and general impact on the local neighbourhood;
- e. Correspondence received from abutting property owners;
- f. Past licensee compliance and performance issues as may be provided by the LCLB.

2. Other Policies:

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

5.2 Kelowna Official Community Plan (OCP)

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

6.o **Application Chronology**

Date of Application Received: June 5, 2019

Report prepared by: Wesley Miles, Planner Specialist
 Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager
 Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

Attachments:

Attachment A: Floorplan – Occupant Load

ATTACHMENT

This forms part of application

LL19-0016



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials

WM

RECEIVED

MAY 02 2019

CITY OF KELOWNA
Development Services Department

Reviewed
by City of Kelowna
Inspection Services

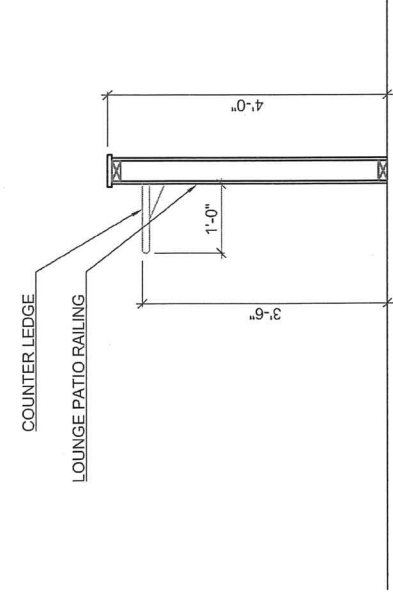
The MANUFACTURER LOUNGE
has a net floor area of
120 m². The maximum
occupant load shall be
100 persons, based on
1.2 m²/person

BNA Brewing has not
applied for a building
permit. This review is
for occupant load
ONLY.

Areas based on plans
not site verified.

The LOUNGE PATIO
has a net floor area of
75.6 m². The maximum
occupant load shall be
63 persons, based on
1.2 m²/person

NOTE: Ensure proper
approval for exterior
patio is obtained from
City of Kelowna "Real
Estate and Property-
Services" department.
This review is for
occupant load ONLY.



forme interior design inc. 250.575.8484 www.formeinc.ca		project	1250 ELLIS STREET MANUFACTURER LOUNGE	
03.		subject	FLOOR PLAN	
02.	RE-ISSUE OCC. LOAD	25/04/19		
01.	RE-ISSUE LICENSING	27/02/19		
no.	revision	date		
project no.	2019 002	sheet size	11" x 17"	scale
			3/32"=1'-0"	drawn TJ
				SP.01

01 SECTION - PATIO RAIL + COUNTER
ID01
SCALE 3/8"=1'-0"

REPORT TO COUNCIL



Date: September 10, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: DVP18-0253

Owner: Emily and Wendy Galic

Address: 922 Lawson Ave

Applicant: Harmony Homes

Subject: Development Variance Permit

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0253 for Lot 3, District Lot 138 Osoyoos Division Yale District Plan 3388, located at 922 Lawson Ave, Kelowna, BC;

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

Section 13.17: RU7- Infill Housing- Development Regulations

To vary the required minimum side yard setback from 2.0m permitted to 1.2m 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 side yard setback from 2.0m permitted to 1.2m proposed.

3.0 Development Planning

The applicant is seeking a variance to reduce the east side yard setback from 2.0 permitted to 1.2m proposed. The property does not have laneway access; therefore, the applicant is proposing access to the proposed fourplex off the existing front facing driveway. A 7.0m drive aisle allows for access to the proposed development. The proposed side yard setback variance is located on the east property line and is response to the unique site condition of access off the existing front driveway.

4.0 Proposal

4.1 Project Description

The applicant is proposing to increase the density on the subject property with a fourplex. Due to the site not having laneway access, parking is located off an existing drive aisle that will be upgraded to a width of 7.0m. Overall, the proposal meets the intent of Zoning Bylaw No. 8000 and the regulations for sensitive infill development.

4.2 Site Context

The subject property is zoned RU7- Infill Housing and is located on Lawson Ave, east of Ethel St. The Official Community Plan designates the area as SIH- Sensitive Infill Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU7- Infill Housing zone	Single Dwelling Housing
East	RU7- Infill Housing zone	Single Dwelling Housing
South	P2- Education and Minor Institutional	Supportive Housing
West	RU7- Infill Housing zone	Single Dwelling Housing

Subject Property Map:



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	277.5m ²	624.3m ²
Min. Lot Width	7.5m	19.5m
Min. Lot Depth	30.0m	32.0m
Development Regulations		
Max. Floor Area Ratio	0.8	0.799
Max. Site Coverage (buildings)	55%	45.09%

Max. Site Coverage (buildings, parking, driveways)	n/a	n/a
Max. Height	8.0m	7.01m
Min. Front Yard	4.0m	4.08m
Min. Side Yard (east) ❶	2.0m	1.20m
Min. Side Yard (west)	2.0m	3.97m
Min. Rear Yard	0.9m	4.30m
Other Regulations		
Min. Parking Requirements	4 stalls	4 stalls
Min. Bicycle Parking	n/a	n/a
Min. Private Open Space	m ²	m ²
❶ Indicates a requested variance to the east side yard setback.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Compact Urban Form

Policy .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 with 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.

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

Not applicable.

7.0 Application Chronology

Date of Application Received: December 4, 2018

Date Public Consultation Completed: January 16, 2019

Report prepared by: Jocelyn Black, Planner Specialist

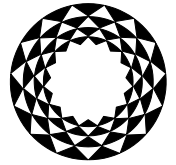
Reviewed by: Dean Strachan, Manager of Suburban and Rural Planning

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DVP18-0253

Attachment B: Site Plan



Development Variance Permit

DVP18-0253

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

922 Lawson Ave, Kelowna, BC

and legally known as

Lot 3, District Lot 138, ODYD, Plan 3388

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

RU7- Infill Housing

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

Section 13.17: RU7- Infill Housing- Development Regulations

To vary the required minimum side yard setback from 2.0m permitted to 1.2m 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

TBD

Decision By:

Council

Existing Zone:

RU7- Infill Housing

Future Land Use Designation:

SIH- Sensitive Infill Housing

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: Emily Gail Galic and Wendy Ester Galic

Applicant: Hamony Homes

Terry Barton
Community 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";

This Development Permit is valid for two (2) years from the date of 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.**

ATTACHMENT B

This forms part of application
DVP18-0253

Planner
Initials JB



UNIT #2 - REAR ELEVATION			
WALL AREA	486.16 SF	45.17 SM	
LIMITING DISTANCE	14' - 4 1/2"	4.382 m	
% OF ALLOWABLE OPENINGS	36.20%		
AREA OF ALLOWABLE OPENINGS	175.99 SF	16.35 SM	
PROPOSED OPENINGS	83 SF	7.71 SM	

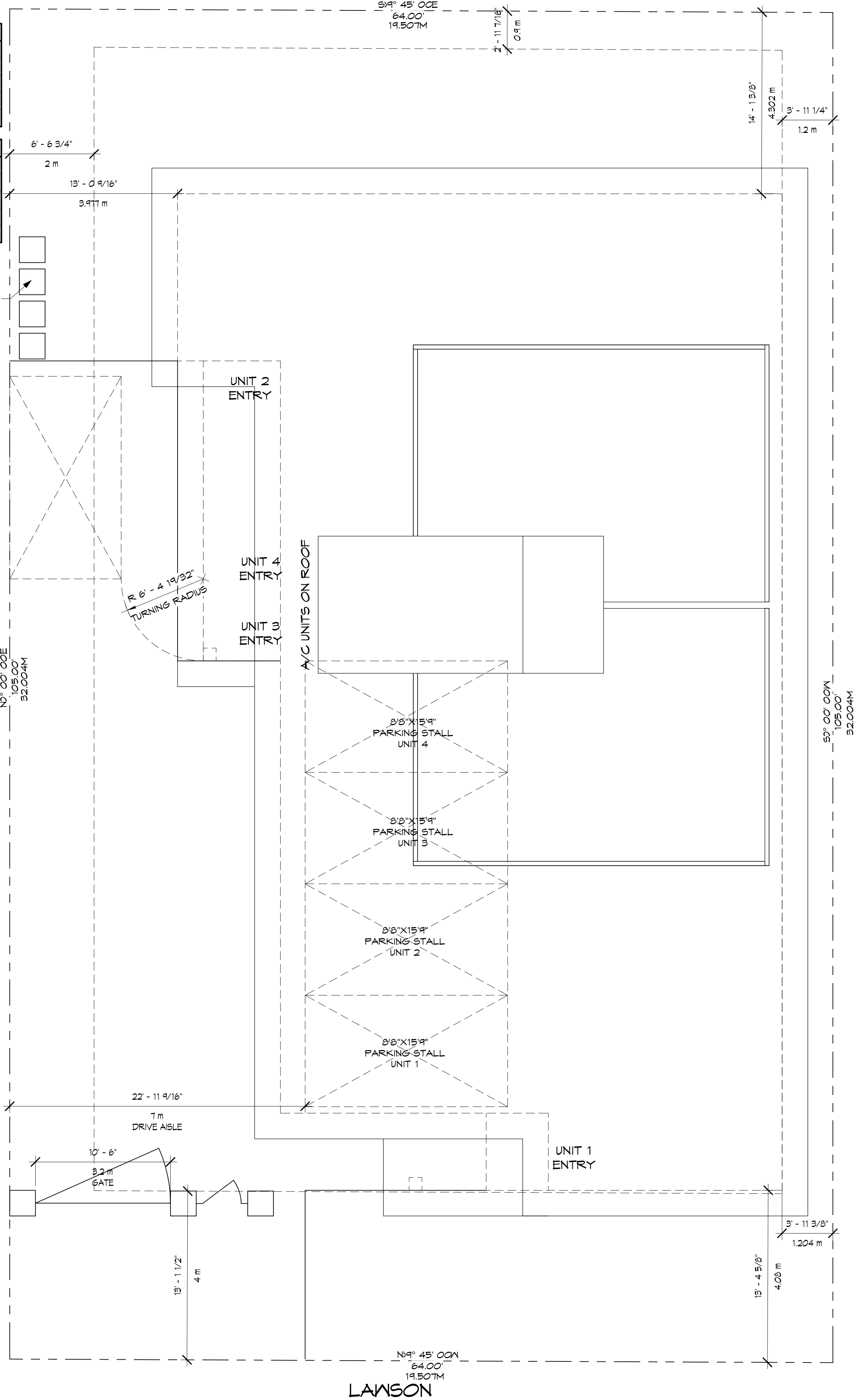
UNIT #4 - REAR ELEVATION			
WALL AREA	454.82 SF	42.25 SM	
LIMITING DISTANCE	14' - 4 1/2"	4.382 m	
% OF ALLOWABLE OPENINGS	37.81%		
AREA OF ALLOWABLE OPENINGS	171.91 SF	15.98 SM	
PROPOSED OPENINGS	92 SF	8.55 SM	

UNIT #1 - LEFT ELEVATION			
WALL AREA	402.14 SF	37.36 SM	
LIMITING DISTANCE	36' - 0 3/4"	10.992 m	
% OF ALLOWABLE OPENINGS	100.00%		
AREA OF ALLOWABLE OPENINGS	402.14 SF	37.36 SM	
PROPOSED OPENINGS	19.49 SF	1.81 SM	

UNIT #2 - LEFT ELEVATION			
WALL AREA	225.84 SF	20.98 SM	
LIMITING DISTANCE	12' - 0 3/4"	3.671 m	
% OF ALLOWABLE OPENINGS	34.63%		
AREA OF ALLOWABLE OPENINGS	78.21 SF	7.27 SM	
PROPOSED OPENINGS	67.49 SF	6.27 SM	

UNIT #3 - LEFT ELEVATION			
WALL AREA	515.69 SF	47.91 SM	
LIMITING DISTANCE	20' - 0 3/4"	6.115 m	
% OF ALLOWABLE OPENINGS	61.84%		
AREA OF ALLOWABLE OPENINGS	318.90 SF	29.63 SM	
PROPOSED OPENINGS	79.66 SF	7.4 SM	

UNIT #4 - LEFT ELEVATION			
WALL AREA	358.04 SF	33.26 SM	
LIMITING DISTANCE	12' - 0 3/4"	3.671 m	
% OF ALLOWABLE OPENINGS	32.67%		
AREA OF ALLOWABLE OPENINGS	116.97 SF	10.87 SM	
PROPOSED OPENINGS	52.66 SF	4.89 SM	



① Site
3/16" = 1'-0"

LOT COVERAGE		
LOT AREA	6719.93 SF	624.302 SM
MAIN BUILDING	3030 SF	281.496 SM
	0 SF	0 SM
	0 SF	0 SM
	0 SF	0 SM
TOTAL LOT COVERAGE	3030 SF	281.5 SM
ALLOWABLE LOT COVERAGE	3695.96 SF	343.366 SM
PROPOSED LOT COVERAGE	45.09%	
ALLOWABLE LOT COVERAGE	55 %	

FLOOR AREA RATIO		
LOT AREA	6719.93 SF	624.302 SM
UNIT #1	1133 SF	105.259 SM
UNIT #2	1090 SF	101.264 SM
UNIT #3	1723 SF	160.072 SM
UNIT #4	1424 SF	132.294 SM
TOTAL FLOOR AREA	5370 SF	498.89 SM
ALLOWABLE FLOOR AREA	5375.94 SF	4.994 SM
PROPOSED FLOOR AREA RATIO	0.799	
ALLOWABLE FLOOR AREA RATIO	0.8	

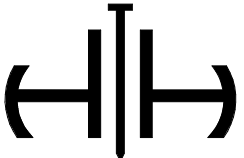
UNIT #1 - RIGHT ELEVATION			
WALL AREA	518.91 SF	48.21 SM	
LIMITING DISTANCE	3' - 11 1/4"	1.200 m	
% OF ALLOWABLE OPENINGS	7.01%		
AREA OF ALLOWABLE OPENINGS	36.38 SF	3.38 SM	
PROPOSED OPENINGS	36 SF	3.34 SM	

UNIT #2 - RIGHT ELEVATION			
WALL AREA	288.16 SF	26.31 SM	
LIMITING DISTANCE	3' - 11 1/4"	1.200 m	
% OF ALLOWABLE OPENINGS	7.01%		
AREA OF ALLOWABLE OPENINGS	19.85 SF	1.84 SM	
PROPOSED OPENINGS	17.5 SF	1.63 SM	

UNIT #3 - RIGHT ELEVATION			
WALL AREA	440.31 SF	40.91 SM	
LIMITING DISTANCE	3' - 11 1/4"	1.200 m	
% OF ALLOWABLE OPENINGS	7.01%		
AREA OF ALLOWABLE OPENINGS	30.87 SF	2.87 SM	
PROPOSED OPENINGS	30 SF	2.79 SM	

UNIT #4 - RIGHT ELEVATION			
WALL AREA	310.07 SF	28.81 SM	
LIMITING DISTANCE	3' - 11 1/4"	1.200 m	
% OF ALLOWABLE OPENINGS	7.01%		
AREA OF ALLOWABLE OPENINGS	21.74 SF	2.02 SM	
PROPOSED OPENINGS	20 SF	1.86 SM	

PRELIMINARY
ONLY
NOT FOR CONSTRUCTION PURPOSES



HARMONY
HOMES

PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. TOWER
KELOWNA, B.C.

DRAWING SCALE: 3/16" = 1'-0"

DATE: SEPTEMBER 12, 2018

REV. DATE: MAR 26, 2019

DRN. BY: J.A.S.

7

AWARD WINNING BUILDER

CITY OF KELOWNA

BYLAW NO. 11824

Official Community Plan Amendment No. OCP18-0014 1550 Union 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 4 Section 9 Township 23 ODYD Plan KAP86750, located on Union Road, Kelowna, BC from the COMM – Commercial and MRM – Multiple Unit Residential (Medium Density) designation to the MRL – Multiple Unit Residential (Low 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 6th day of May, 2019.

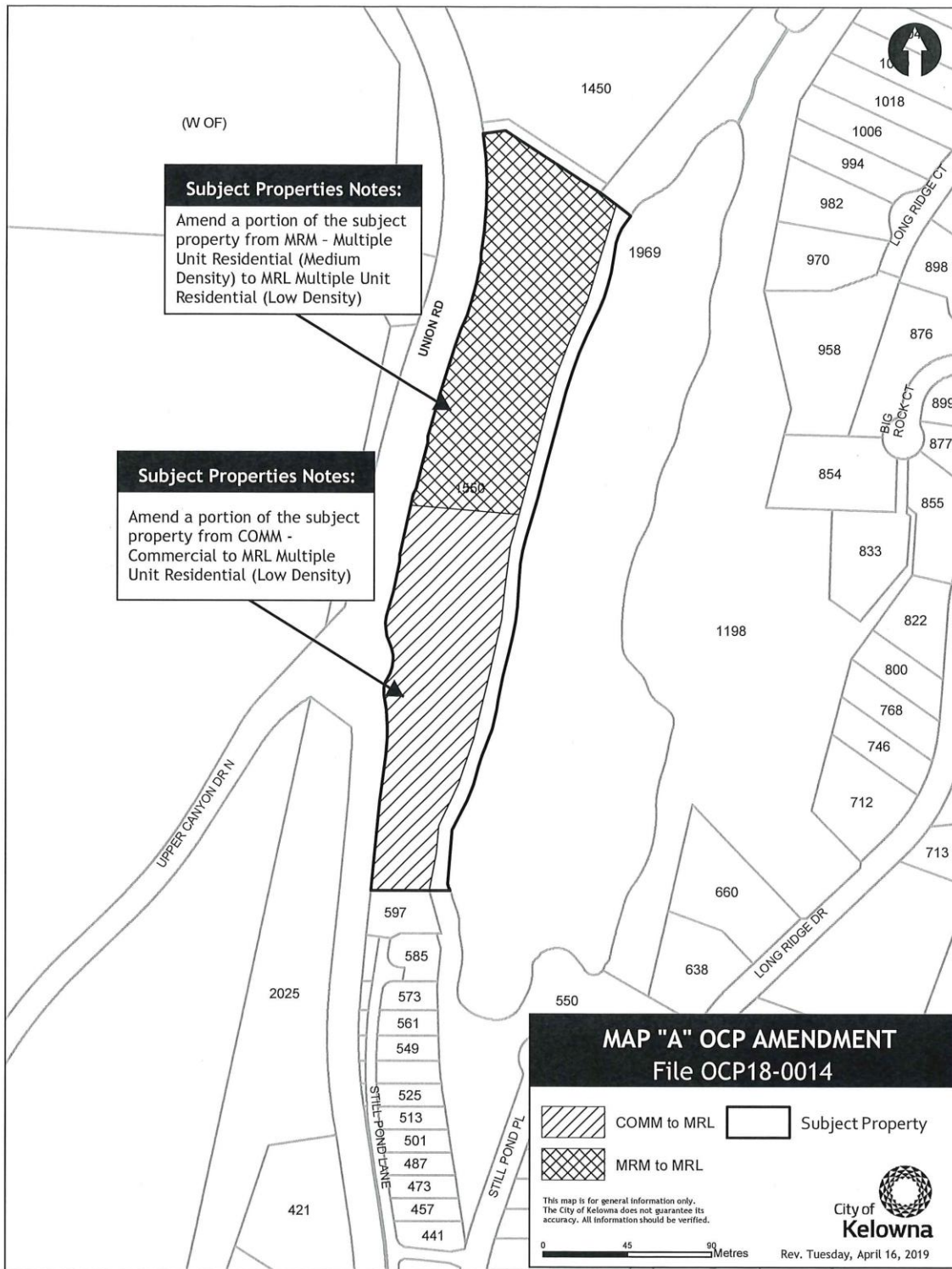
Considered at a Public Hearing on the

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. 11825
Z18-0070 – 1550 Union 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 4 Section 9 Township 23 ODYD Plan KAP86750 located on Union Road, Kelowna, BC from the RM₂ – Low Density Row Housing, RM₅ – Medium Density Multiple Housing and P₃ – Parks and Open Space zones to the RM₃ – Low 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 6th day of May, 2019.

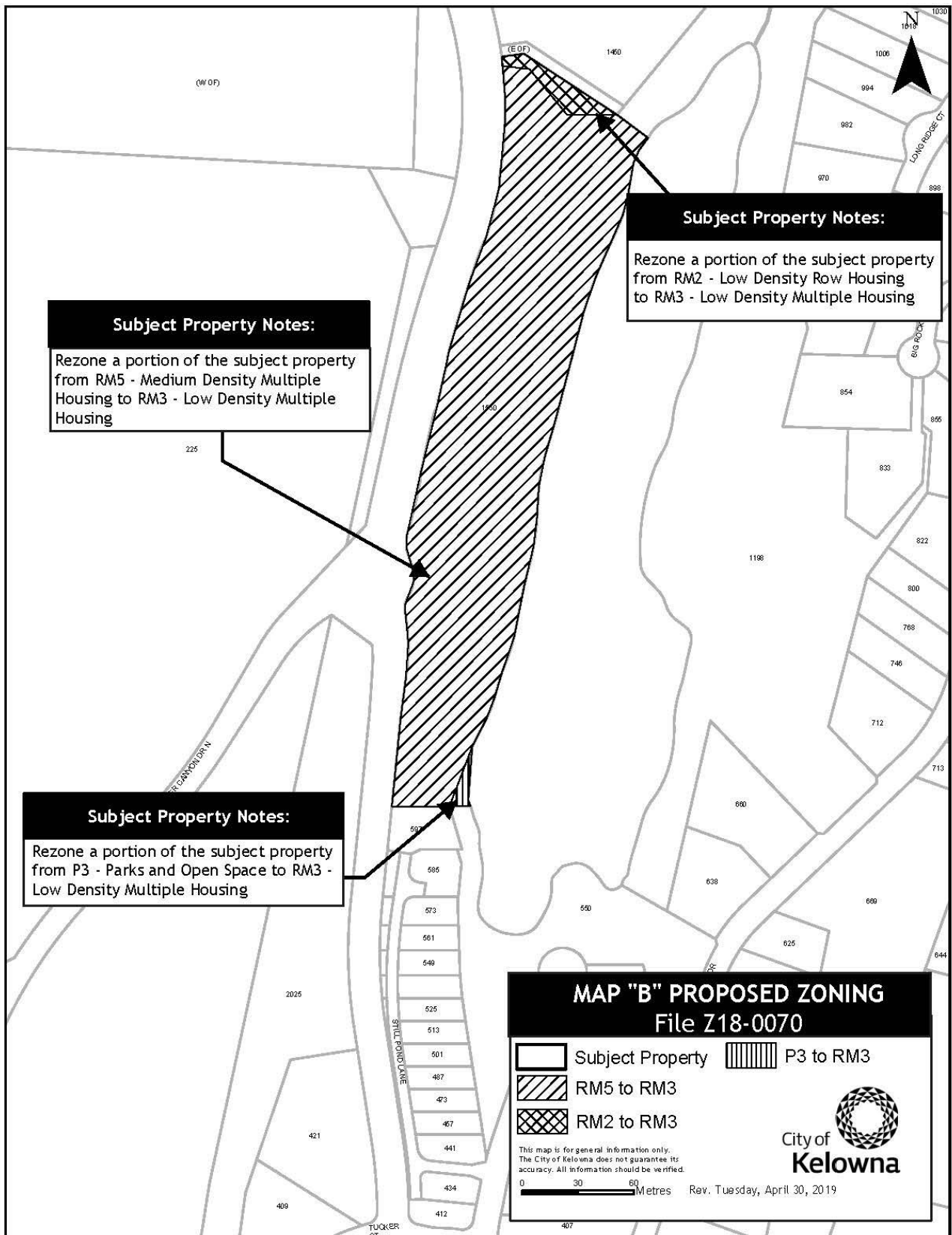
Considered at a Public Hearing on the

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



REPORT TO COUNCIL



Date: September 10, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP19-0001/DVP19-0002

Owner: Glenwest Properties Ltd.,
Inc.No. Co889227

Address: 1550 Union Road

Applicant: Glenwest Properties Ltd.

Subject: Development Permit and Development Variance Permit Application

1.0 Recommendation

THAT final adoption of Official Community Plan Bylaw No.11824 and Rezoning Bylaw No.11825 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP19-0001 for Lot 4 Section 9 Township 23 ODYD Plan KAP86750 located at 1550 Union 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. DVP19-0002 for Lot 4 Section 9 Township 23 ODYD Plan KAP86750 located at 1550 Union Road Drive, Kelowna, BC;

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

Section 7.5.9: Fencing and Retaining Walls

To vary the maximum height of a retaining wall from 1.2 metres to 7.0 metres proposed.

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

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

2.0 Purpose

To consider the form and character of a multi-family residential development and to consider a variance to increase the maximum height of a retaining wall.

3.0 Development Planning

Community Planning is recommending support for the proposed 61 unit townhome development project. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and the intent of the original Glenmore Highlands ASP and Wilden Village Neighborhood Plan. The proposed town house style development provides for a greater variety of housing within the Wilden area and is considered compatible with the existing neighborhood.

4.0 Proposal

4.1 Project Description

The applicant is proposing a multi-family residential development consisting of 61 units in row house form. Each unit would contain three bedrooms and vary in size from 1,501 ft² to 2,2660 ft². The 61 units would be contained in eleven separate buildings. Buildings 1 to 6, which front on Union Road, will have entrance ways oriented off of the public street frontage. Buildings 7 to 11 will be accessed internally from the common access road. The common access road has turn arounds on both the north and south ends which provide appropriate access for emergency and utility services.

The project meets the parking requirements of the Zoning Bylaw. Three visitor stalls are located just south of the main entrance with four additional stalls spaced out along the common access road and between the buildings. The majority of the parking for residents is provided in garages with a mix of side by side and tandem configurations. In addition, several the buildings have driveway apron stalls available as well.

The form and character of the buildings have a mix of traditional and modern exteriors using a variety of subtle colours and materials including brick and hardie board. Each building incorporates traditional gable roof forms while the rooftop patios add a modern element.



Variance – Retaining Wall Height

The applicant is requesting a variance to the maximum permitted height of a retaining wall from 1.2 m to 7.0 m at the highest point to accommodate rear yard patios on Buildings 7 to 11 adjacent to Still Pond. The total length of the proposed retaining wall is approximately 260 m. The average height of the wall is 4.5 m with its highest point being 7.0 m for approximately 10 m of length.

Given the site conditions and the environmentally sensitive area adjacent to Still Pond there is limited space to grade or tier a retaining wall to meet the bylaw requirements. The positioning and height of the proposed retaining wall supports the associated private open space of the east facing units. As the provision of the features aids in meeting the objectives and guidelines of the OCP's Comprehensive Development Permit Area and helps delineate the environmental no disturb zone, staff are supportive of the variance. Further, the wall is not anticipated to have any significant negative visual impact given.

4.2 Site Context

The proposed area is located within the Permanent Growth Boundary, and is fully serviced. The subject property's location is a short vehicle commute to the Kelowna International Airport, and the University of British Columbia Okanagan Campus. The subject property has a Walk Score of 2 as almost all errands require a car, in addition there are few transit stops near the subject property. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	Residential
East	P3 – Parks and Open Space	Park (Still Pond)
South	RU2h - Medium Lot Housing	Residential
West	C3 – Community Commercial	Vacant

Subject Property Map: 1550 Union Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.75	0.49
Max. Site Coverage (buildings)	40%	26.9%
Max. Site Coverage (buildings, parking, driveways)	60%	32.6%
Max. Height	10 m / 3 storeys	10 m / 3 storeys
Min. Front Yard	1.5 m	3.0 m
Min. Side Yard (north)	4.5 m	4.5 m
Min. Side Yard (south)	4.5 m	m
Min. Rear Yard (Still Pond)	15.0 m	15.0 m
Other Regulations		
Min. Parking Requirements	2 stalls / 3 bedroom = 122 1 stall / 7 unit visitor = 9 Total = 131 stalls	Total: 168 stalls
Min. Private Open Space	25 m ² per 3 bedroom Total: 1,525 m ²	1,525 m ²
Minimum drive aisle width	6.0 m	6.0 m
Maximum Retaining Wall Height	1.2 m	7.0 m ❶
❶ Indicates a requested variance to Section 7.5.9: Fencing and Retaining Walls		

5.0 Current Development Policies

(OCP) Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

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

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

Chapter 14: Urban Design Development Permits Areas

Comprehensive Development Permit Area Objectives.

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;

- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character; and
- Promote alternative transportation with enhances streetscapes and multi-modal linkages.

6.o Application Chronology

Date of Application Received: June 21, 2018

Date Public Consultation Completed: March 13, 2019

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Draft Development and Development Variance Permit DP19-0001/DVP19-0002

Schedule A – Site Plan / Layout

Schedule B – Elevations / Renderings / Section Drawings

Schedule C - Landscape Plan

Development Permit & Development Variance Permit DP19-0001/DVP19-0002



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

1550 Union Road

and legally known as

Lot 4, Section 9, Township 23, ODYD, Plan KAP86750

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

Multi-family Residential Development

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

Issued Date:

Development Permit Area: Comprehensive Development Permit Area

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

Existing Zone: RM3 – Low Density Multiple 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: Glenwest Properties Ltd., Inc.No. Co889227

Applicant: Glenwest Properties Ltd.

Terry Barton
Urban 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";
- 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.

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

Section 7.5.9: Fencing and Retaining Walls

To vary the maximum height of a retaining wall from 1.2 metres to 7.0 metres 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 **\$ 267,393.68**

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

5. INDEMNIFICATION

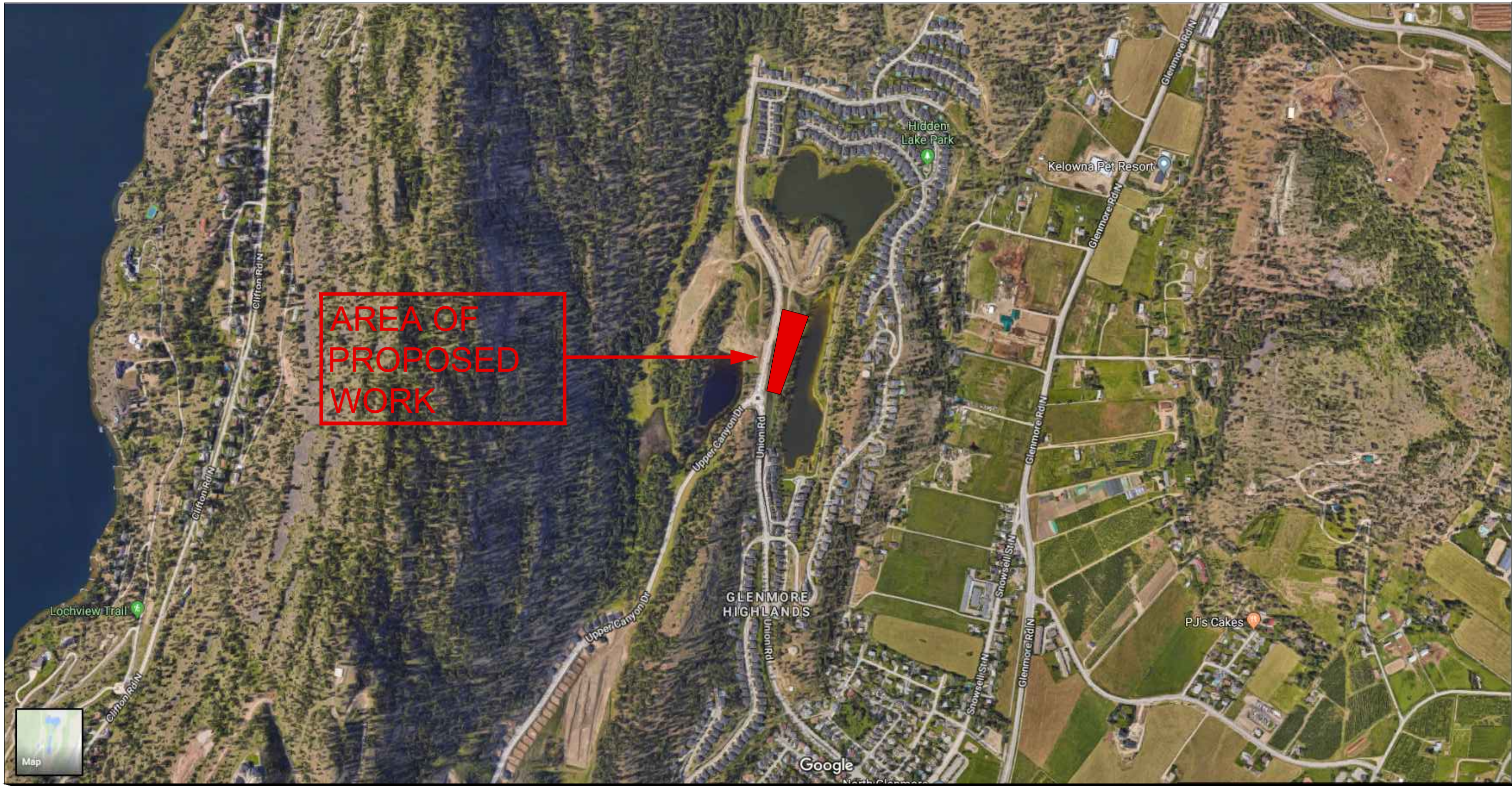
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

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

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

DRAFT



DRAWING INDEX

ARCHITECTURAL		LANDSCAPE		CIVIL	
A0.00	COVER SHEET / DRAWING INDEX/SITE STATS	LDP-1	SITE PLAN	C-01	SITE PLAN
A0.01	SITE PLAN	LDP-2	TYP. PLANTING	C-02	LANE PROFILES
A0.02	OVERALL SITE PLAN	LDP-3	HYDROZONE PLAN	C-03	PRELIMINARY SERVICING PLAN 1/2
A0.03	CONTEXT PLAN			C-04	PRELIMINARY SERVICING PLAN 2/2
A0.04	MATERIAL BOARD			C-05	STORM WATER MANAGEMENT PLAN
A2.01	BUILDING 1 BUILDING PLANS			C-06	GRADING PLAN 1/2
A2.02	BUILDING 1 BUILDING PLANS			C-07	GRADING PLAN 2/2
A2.03	BUILDING 2 BUILDING PLANS			C-08	ROADWORKS TYP. SECTION
A2.04	BUILDING 2 BUILDING PLANS			C-09	RETAINING WALL PLAN AND PROFILE
A2.05	BUILDING 3 BUILDING PLANS			C-10	RETAINING WALL PLAN AND PROFILE
A2.06	BUILDING 3 BUILDING PLANS			C-11	RETAINING WALL PLAN AND PROFILE
A2.07	BUILDING 4 BUILDING PLANS				
A2.08	BUILDING 4 BUILDING PLANS				
A2.09	BUILDING 5 BUILDING PLANS				
A2.10	BUILDING 5 BUILDING PLANS				
A2.11	BUILDING 6 BUILDING PLANS				
A2.12	BUILDING 6 BUILDING PLANS				
A2.13	BUILDING 7 BUILDING PLANS				
A2.14	BUILDING 7 BUILDING PLANS				
A2.15	BUILDING 8 BUILDING PLANS				
A2.16	BUILDING 8 BUILDING PLANS				
A2.17	BUILDING 9 BUILDING PLANS				
A2.18	BUILDING 9 BUILDING PLANS				
A2.19	BUILDING 10 BUILDING PLANS				
A2.20	BUILDING 10 BUILDING PLANS				
A2.21	BUILDING 11 BUILDING PLANS				
A2.22	BUILDING 11 BUILDING PLANS				
A3.01	BUILDING 1 ELEVATIONS				
A3.02	BUILDING 2 ELEVATIONS				
A3.03	BUILDING 3 ELEVATIONS				
A3.04	BUILDING 4 ELEVATIONS				
A3.05	BUILDING 5 ELEVATIONS				
A3.06	BUILDING 6 ELEVATIONS				
A3.07	BUILDING 7 ELEVATIONS				
A3.08	BUILDING 8 ELEVATIONS				
A3.09	BUILDING 9 ELEVATIONS				
A3.10	BUILDING 10 ELEVATIONS				
A3.11	BUILDING 11 ELEVATIONS				
A4.01	UNIT A LAYOUT PLANS				
A4.02	UNIT B LAYOUT PLANS				
A4.03	UNIT C LAYOUT PLANS				
A4.04	UNIT D LAYOUT PLANS				
A4.05	UNIT E LAYOUT PLANS				

WILDEN PONDSIDE LANDING

1520 - 1550 UNION ROAD
KELOWNA, BC
TOWNHOME DEVELOPMENT

INITIAL DEVELOPMENT APPLICATION
MAY 21ST, 2018

PROJECT TEAM

DEVELOPER: WILDEN CONSTRUCTION CORP. 1454 ROCKY POINT DRIVE KELOWNA, BC, V1V 3E3 T. 250.762.2325 CONTACT: CAMERON DODD	ARCHITECT: EKISTICS ARCHITECTURE INC. 1925 MAIN STREET VANCOUVER, BC, V5T 3C1 T. 604.876.5050 F. 604.876.5060 CONTACT: TODD HANSEN	CONTRACTOR: WILDEN CONSTRUCTION CORP. 1454 ROCKY POINT DRIVE VANCOUVER, BC, V1V 3E3 T. 250.762.2325 CONTACT: RON VAN DEN ADEL	LANDSCAPE ARCHITECT: WSP 540 LEON AVE. KELOWNA, BC, V1Y 6J6 T. 250.980.5520 F. 250.862.4948 CONTACT: TERI CANTIN
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GEOTECHNICAL ENGINEER: BEACON GEOTECHNICAL 1877 CROSBY ROAD KELOWNA, BC, V1V 1V3 T. 250.861.6859 F. 250.861.6803 CONTACT: CHRIS WALLIS	CIVIL ENGINEER: INTERCAD #203 - 1460 PANDOSY STREET KELOWNA, BC, V1Y 1P5 T. 250.861762.2353 CONTACT: BRIAN WALLACE	UTILITY ENGINEER: PRIMARY ENG. AND CNST. #108 - 2280 LECKIE ROAD KELOWNA, BC, V1X 6G6 T. 250.763.0401 CONTACT: TIM COOKE
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Wilden Pondsides Landing - Townhomes - Union road - 61 Units - DEVELOPMENT STATISTICS									
ZONING CLASSIFICATION									
SITE INFORMATION					FSR				
	S.F.	S.M.	ACRES						
Site Area Gross	257,473.60	23,920.01	5.91		PERMITTED FSR	0.75			
Site Area Riparian setback (15 m)	113,183.90	10,515.12	2.60		PROPOSED FSR	0.49			
Site Area setback(4m Side yard setback- 1.5 m Front yard setback)	9,616.30	893.38	0.22		INCLUDING GARAGE FSR	0.61			
Site Area Net (EXCLUDING Riparian Areas)	144,289.10	13,404.89	3.31						

UNIT SUMMARY												
Unit Type	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	ROOF FLOOR	TOTAL (INC. GARAGE)	# OF UNITS	TOT AREA	FIB GRG.	TOT. FAR. GRG.	TOT FAR.		
UNIT 1	864.25	885.72	909.3	0	2,660.27	25.00	66,506.75	499.10	12,477.50	78,984.25		
UNIT 2A	66.4	675.66	707.71	79.3	1,529.07	12.00	18,348.84	575.00	6,900.00	25,248.84		
UNIT 2B	66.4	658	697.8	79.6	1,501.80	12.00	18,021.60	575.00	6,900.00	24,921.60		
UNIT 3	271.55	755.5	805.4	72.753	1,915.20	12.00	22,982.44	493.95	5,927.40	28,909.84		
TOTAL						61.00	125,859.63		32,204.90	158,064.53		

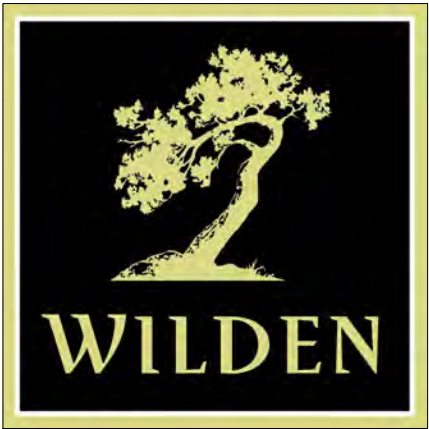
UNITS PER ACRE (U.P.A.)		
18.42 UNITS		
SET BACKS		
	REQ (m)	PROP (m)
North	4.5	4.5
East @ Union road	1.5	3
South	4.5	4.5
West @ Still pond (Ripari	15	15

VISITOR PARKING: TABLE 8.1- PARKING SCHEDULE
SECTION 08 OF CONSOLIDATED ZONING
BYLAW NO.8000
Visitor Parking requirements are based on 1.0 space per 7 dwelling units for a total of 9 required visitor parking stalls for the 61 units

SITE COVERAGE STATISTICS						
	REQUIRED	PROPOSED (GROSS)	PROPOSED (NET)			
BUILDING SITE COVERAGE	40%	26.9%	48.0%			
SITE COVERAGE (BLDG, DRIVEWAY, PARKING)	60%	32.6%	58.1%			
NON-PERMEABLE SURFACES		40.7%	72.7%	LANE INCLUDED		
BLDG No.	SITE COVERAGE sq. ft.					
	Bldg	Entrance/deck	Electrical room	Driveways	Parking areas	Lane
1	4258.0	580.7	31.5		1594.84	
2	4258.0	580.7	31.5		1196	
3	4258.0	580.7	31.5		634	
4	4258.0	580.7	31.5		637	
5	4258.0	580.7	31.5		888	
6	4258.0	580.7	31.5		888	
7	6980.2	990.0	31.5		1000	
8	6980.2	990.0	31.5		1000	
9	6980.2	990.0	31.5		2027.3	
10	6980.2	990.0	31.5		2162.77	
11	6980.2	990.0	31.5		2633.5	
	60449.0	8434.0	346.5			
TOTAL		69229.5		14661.41		20966.3
			83890.9			

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ISSUES	DATE
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	2018.11.23

PROJECT NUMBER	DD-13
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CONSULTANT	
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PONDSIDE LANDING

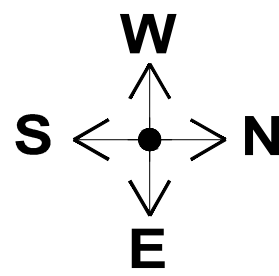
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SCHEDULEA

This forms part of application
DP19-0001/DVP19-0002

Planner
Initials

WV

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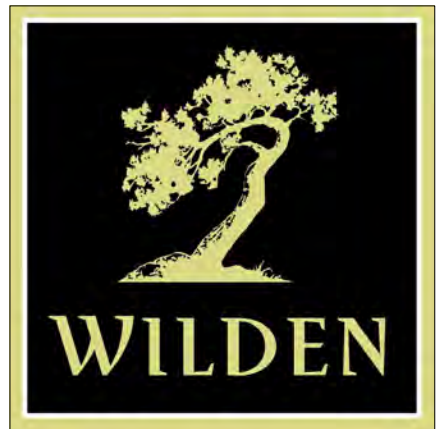
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SITE PLAN

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PONDSIDE LANDING

KELOWNA, BC

DRAWING TITLE

OVERALL SITE PLAN

DRAWING No.

A0.02



SCHEDULE

This forms part of application
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DATE PRINTED	
CONSULTANT	

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PONDSIDE LANDING

KELOWNA, BC

DRAWING TITLE

CONTEXT PLAN

DRAWING No.

A0.03

1.



2.



3.



4.



5.



STUCCO



TO MATCH
JAMES HARDIE
HEATHERED MOSS COLOUR



TO MATCH
JAMES HARDIE
MOUNTAIN SAGE COLOUR



TO MATCH
JAMES HARDIE
EVENING BLUE COLOUR



TO MATCH
JAMES HARDIE
BOOTHBAY BLUE COLOUR

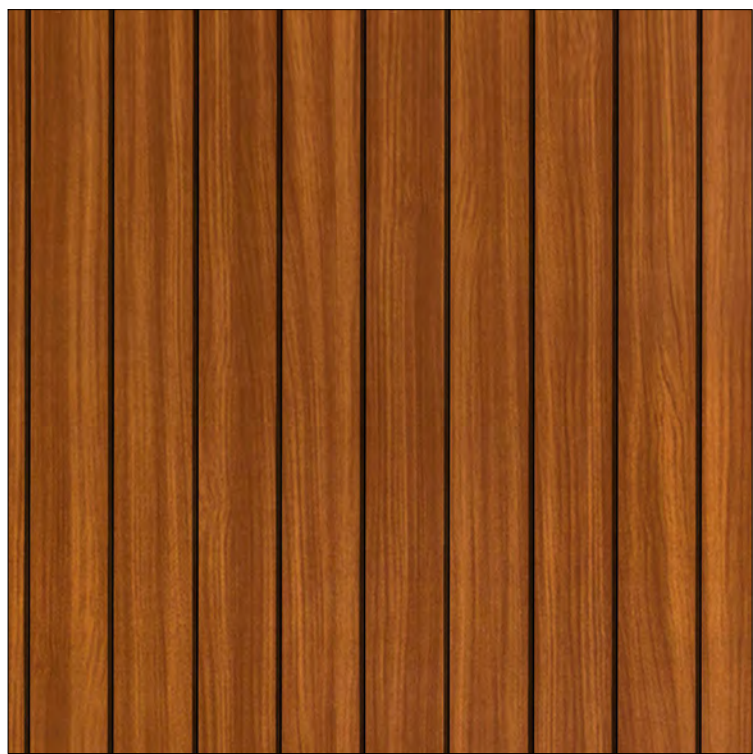
SIDING



FIBRE-CEMENT HORIZONTAL LAP SIDING
JAMES HARDIE
EVENING BLUE COLOUR



FIBRE-CEMENT HORIZONTAL LAP SIDING
JAMES HARDIE
BOOTHBAY BLUE COLOUR



VERTICAL LAP SIDING
LUXPANEL
Cedar colour

BRICK



GLEN-GERY GLAZED BRICK
I-XL BUILD OYSTER WHITE SPECK
WHITES and CREAM COLOUR

SIDING



FIBRE-CEMENT HORIZONTAL LAP SIDING
JAMES HARDIE
HEATHERED MOSS COLOUR



FIBRE-CEMENT HORIZONTAL LAP SIDING
JAMES HARDIE
MOUNTAIN SAGE COLOUR

ENTRY DOOR



FIBERGLASS ENTRY DOOR PAINTED
BENJAMIN MOORE
BM AF-290 CALIENTE
WOOD GRAINED

OVER HEAD GARAGE
DOOR / METAL
PRIVACY SCREEN



OVER HEAD GARAGE DOOR PAINTED
BENJAMIN MOORE
BM 2134-30 IRON MOUNTAIN

ALUMINUM GUARD
RAIL C/W PICKETS



ALUMINUM GUARD RAIL C/W PICKETS TO MATCH :
BENJAMIN MOORE
BM 2134-30 IRON MOUNTAIN

ROOFING



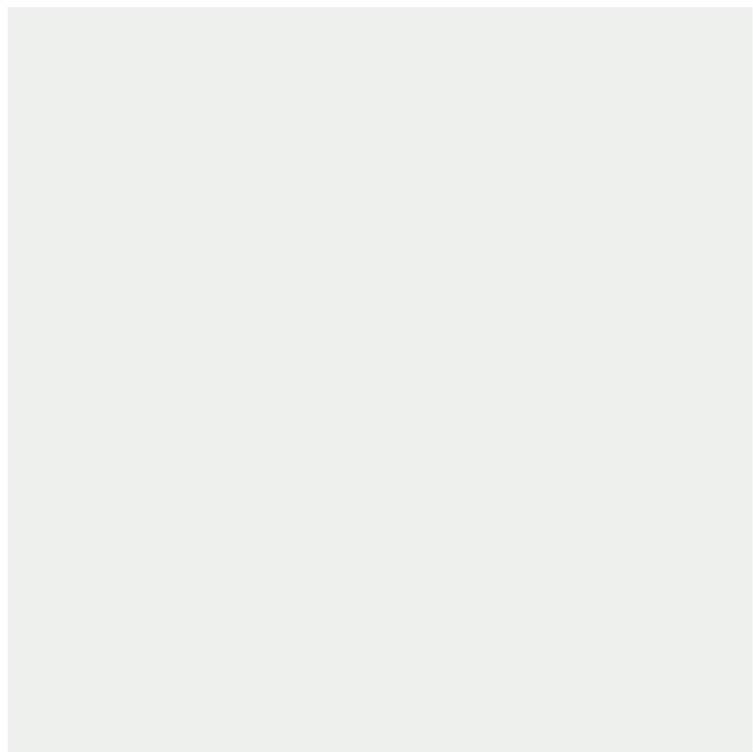
SHINGLES
IKO CAMBRIDGE DUAL
BLACK

WOOD TRIM / FASCIA



WOOD TRIM AND FASCIA PAINTED
BENJAMIN MOORE
BM 2134-30 IRON MOUNTAIN

WOOD TRIM / FASCIA



WOOD TRIM PAINTED
BENJAMIN MOORE
BM 2134-30 IRON MOUNTAIN

ALUMINUM GUTTERS
/ CANOPY / RAILINGS



ALUMINUM GUTTERS TO MATCH :
BENJAMIN MOORE
BM 2134-30 IRON MOUNTAIN

SCHEDULE

This forms part of application
DP19-0001/DVP19-0002

Planner
Initials

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B



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DATE PRINTED	2018.11.07
CONSULTANT	

PROJECT

PONDSIDE LANDING

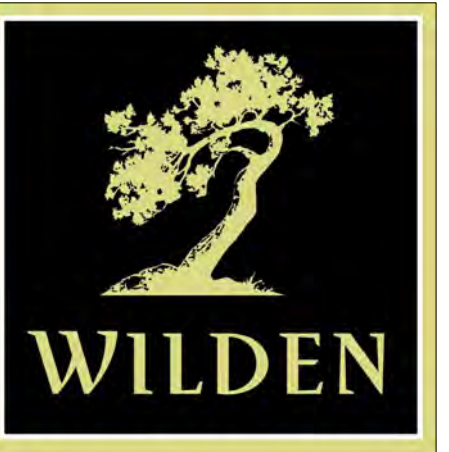
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MATERIAL BOARD

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A0.04



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PROJECT NUMBER	DD-13
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PROJECT

PONDSIDE LANDING

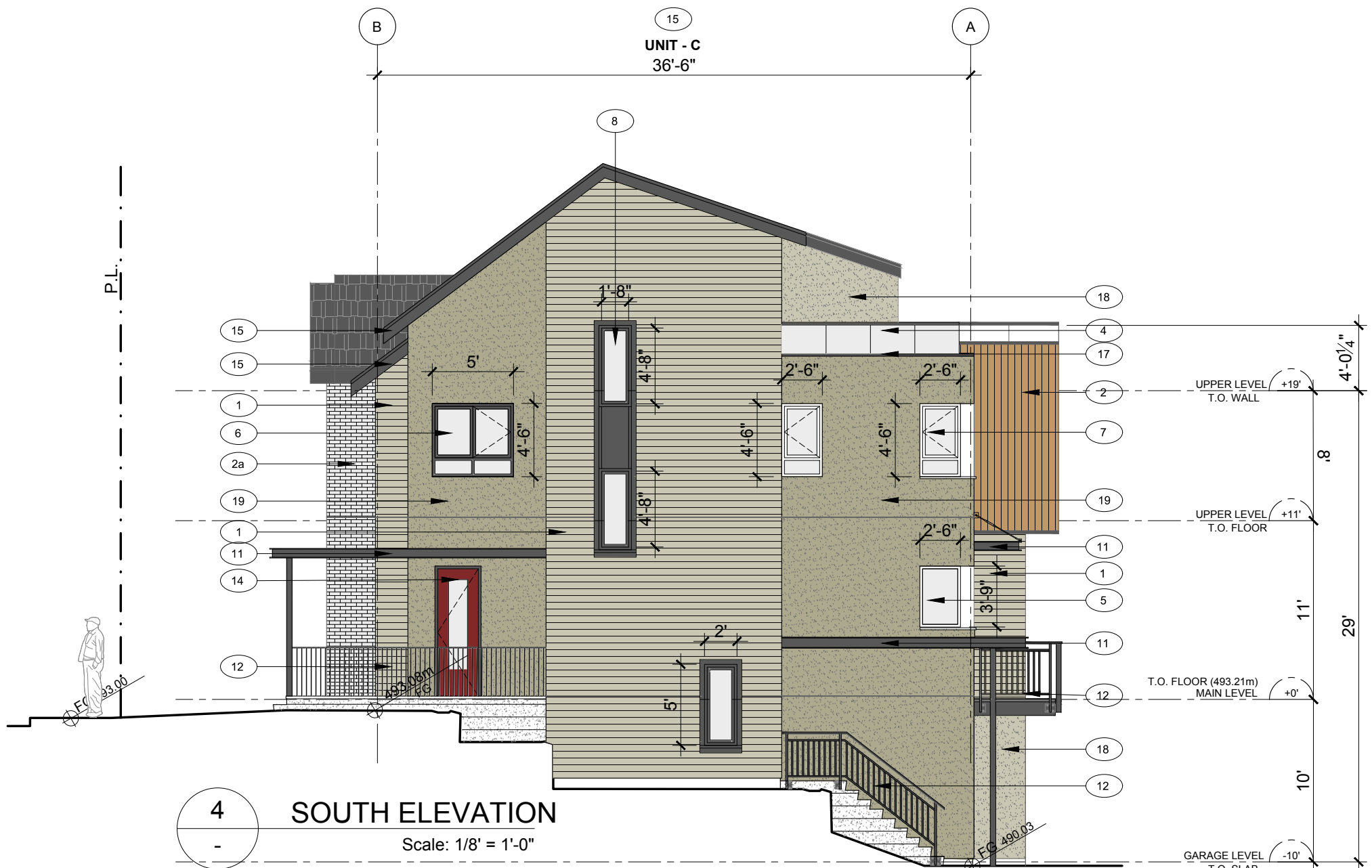
KELOWNA, BC

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BUILDING 1
ELEVATIONS

DRAWING No.

A3.01



CP-01 REFER TO A3.01 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE HEATHERED MOSS	4 ALUMINUM RAILINGS -BM 2134-30 IRON MOUNTAIN	10 OVER HEAD GARAGE DOORS -PAINTED BM 2134-30 IRON MOUNTAIN	16 BEADED VINYL SOFFIT -MITTENS SATIN GREY
18 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE MOUNTAIN SAGE	5 VINYL FRAMED WINDOW -COLOUR WHITE	11 ALUMINUM TRELLIS -PAINTED BM 2134-30 IRON MOUNTAIN	17 FLASHING TO MATCH COLOUR OF SURFACE BELOW (PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
2 VERTICAL SIDING -LUXPANEL, CEDAR COLOUR	6 METAL CLAD VINYL FRAMED WINDOW -SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME	12 ALUMINUM GUARD RAIL C/W PICKETS -PAINTED BM 2134-30 IRON MOUNTAIN	18 ACRYLIC STUCCO COLOR TO MATCH J.H. HEATHERED MOSS
2a BRICK -XL, OYSTER WHITE, PATTERN AS PER ELEVATION	7 ASPHALT SHINGLES -IKO DUAL BLACK	13 ALUMINUM GUTTERS -PAINTED BM 2134-30 IRON MOUNTAIN	19 ACRYLIC STUCCO COLOR TO MATCH J.H. MOUNTAIN SAGE
3 WOOD TRIM -@ CORNERS, PAINT TO MATCH ADJACENT SIDING -@ WHITE WINDOWS BM 2125-70 WEDDING VEIL -@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN -@ RWL'S FROM SCUPPERS BM 2134-30 IRON MOUNTAIN	8 3"Ø ALUMINUM RAIN WATER LEADER -PREFIN. BM 2134-30 IRON MOUNTAIN	14 FIBREGLASS ENTRY DOOR -FRONT DOORS PAINTED BM AF-290 CALIENTE	20 ELECTRICAL ROOM DOOR COLOR TO MATCH BM 2134-30 IRON MOUNTAIN
	9 METAL PRIVACY SCREEN -PAINTED BM 2134-30 IRON MOUNTAIN	15 WOOD FASCIA -PAINTED BM 2134-30 IRON MOUNTAIN	

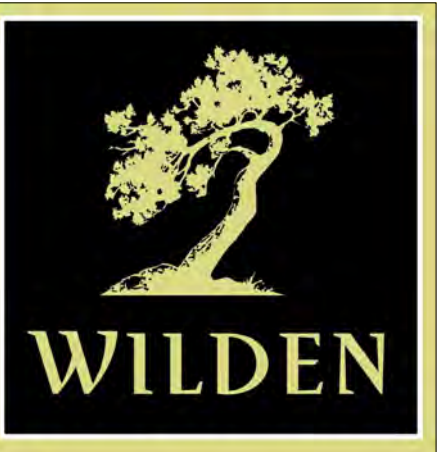
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1	ISSUED FOR DP
	2018.11.07

PROJECT NUMBER	DD-13
DRAWN BY	TEH
CHECKED BY	RB
DATE PRINTED	2018.11.07
CONSULTANT	

PROJECT

PONDSIDE LANDING

KELOWNA, BC

DRAWING TITLE

BUILDING 2
ELEVATIONS

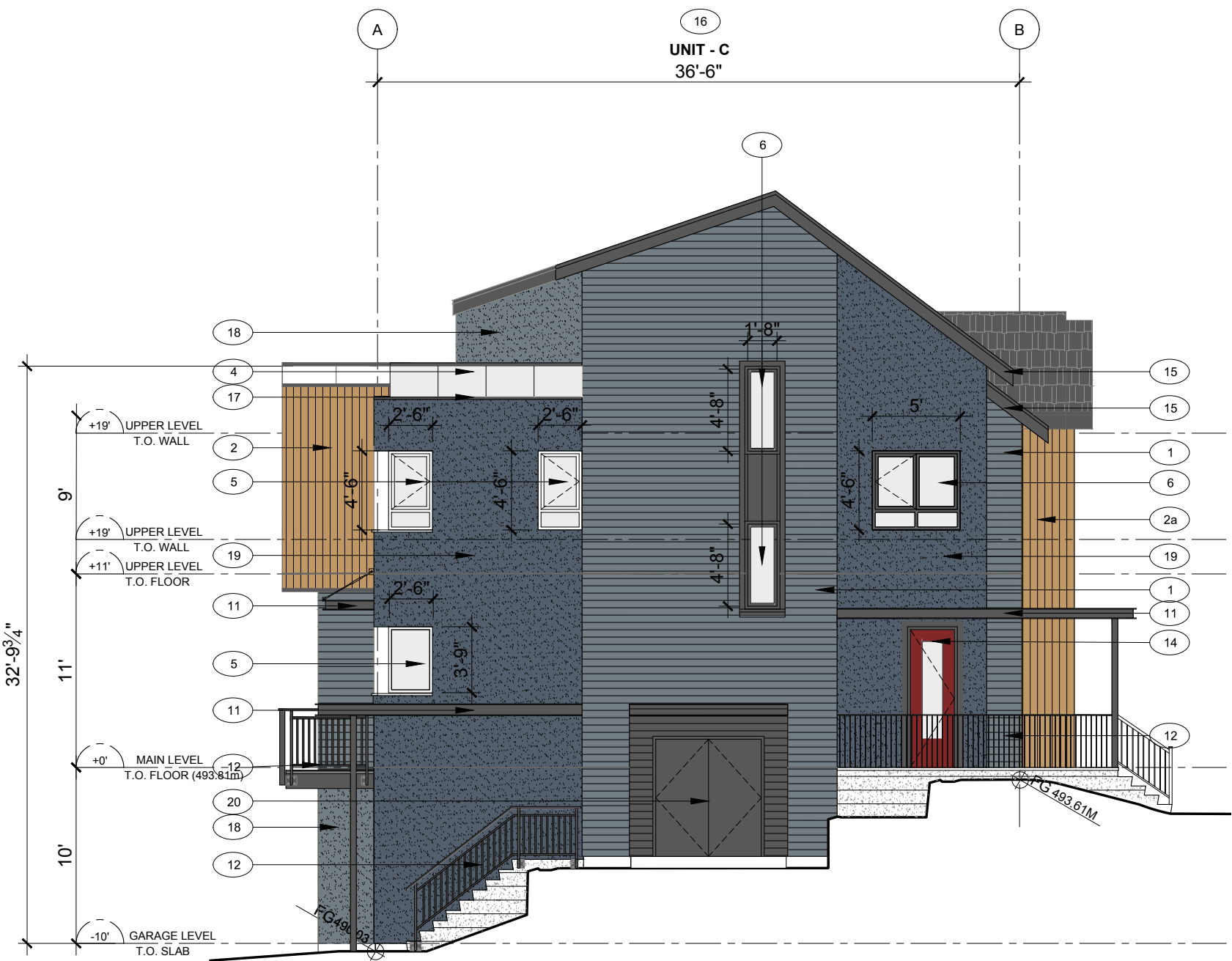
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1 EAST ELEVATION

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



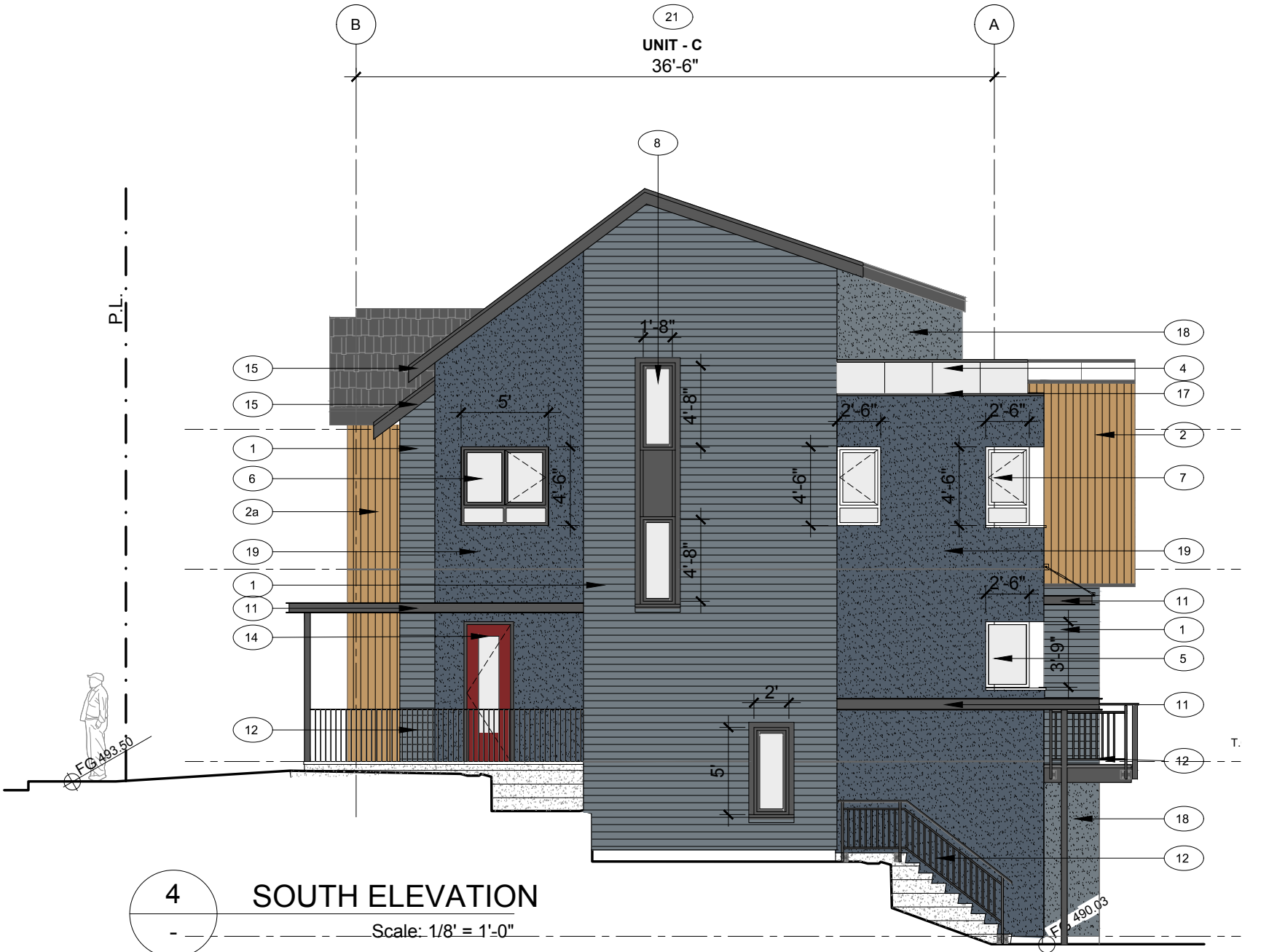
2 NORTH ELEVATION

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



3 WEST ELEVATION

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



4 SOUTH ELEVATION

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

CP-02 REFER TO A3.02 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE EVENING BLUE	4 ALUMINUM RAILINGS -BM 2134-30 IRON MOUNTAIN	10 OVER HEAD GARAGE DOORS -PAINTED BM 2134-30 IRON MOUNTAIN	16 BEADED VINYL SOFFIT - MITTENS SATIN GREY
18 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE BOOTHBAY BLUE	5 VINYL FRAMED WINDOW -COLOUR WHITE	11 ALUMINUM TRELLIS -PAINTED BM 2134-30 IRON MOUNTAIN	17 FLASHING TO MATCH COLOUR OF SURFACE BELOW (PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
2 VERTICAL SIDING - LUXPANEL, CEDAR COLOUR	6 METAL CLAD VINYL FRAMED WINDOW -SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME	12 ALUMINUM GUARD RAIL C/W PICKETS -PAINTED BM 2134-30 IRON MOUNTAIN	18 ACRYLIC STUCCO COLOR TO MATCH J.H. EVENING BLUE
2a BRICK -XL, OYSTER WHITE, PATTERN AS PER ELEVATION	7 ASPHALT SHINGLES -IKO DUAL BLACK	13 ALUMINUM GUTTERS -PAINTED BM 2134-30 IRON MOUNTAIN	19 ACRYLIC STUCCO COLOR TO MATCH J.H. BOOTHBAY BLUE
3 WOOD TRIM -@ CORNERS, PAINT TO MATCH ADJACENT SIDING -@ WHITE WINDOWS BM 2125-70 WEDDING VEIL -@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN -@ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN	8 3"Ø ALUMINUM RAIN WATER LEADER -PREFIN. BM 2134-30 IRON MOUNTAIN	14 FIBREGLASS ENTRY DOOR - FRONT DOORS PAINTED BM AF-290 CALIENTE	20 ELECTRICAL ROOM COLOR TO MATCH BM 2134-30 IRON MOUNTAIN
	9 METAL PRIVACY SCREEN -PAINTED BM 2134-30 IRON MOUNTAIN	15 WOOD FASCIA -PAINTED BM 2134-30 IRON MOUNTAIN	

SCHEDULE

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ISSUED FOR DP

2018.11.07

PROJECT NUMBER DD-13

DRAWN BY TEH

CHECKED BY RB

DATE PRINTED 2018.11.07

CONSULTANT

PROJECT

PONDSIDE LANDING

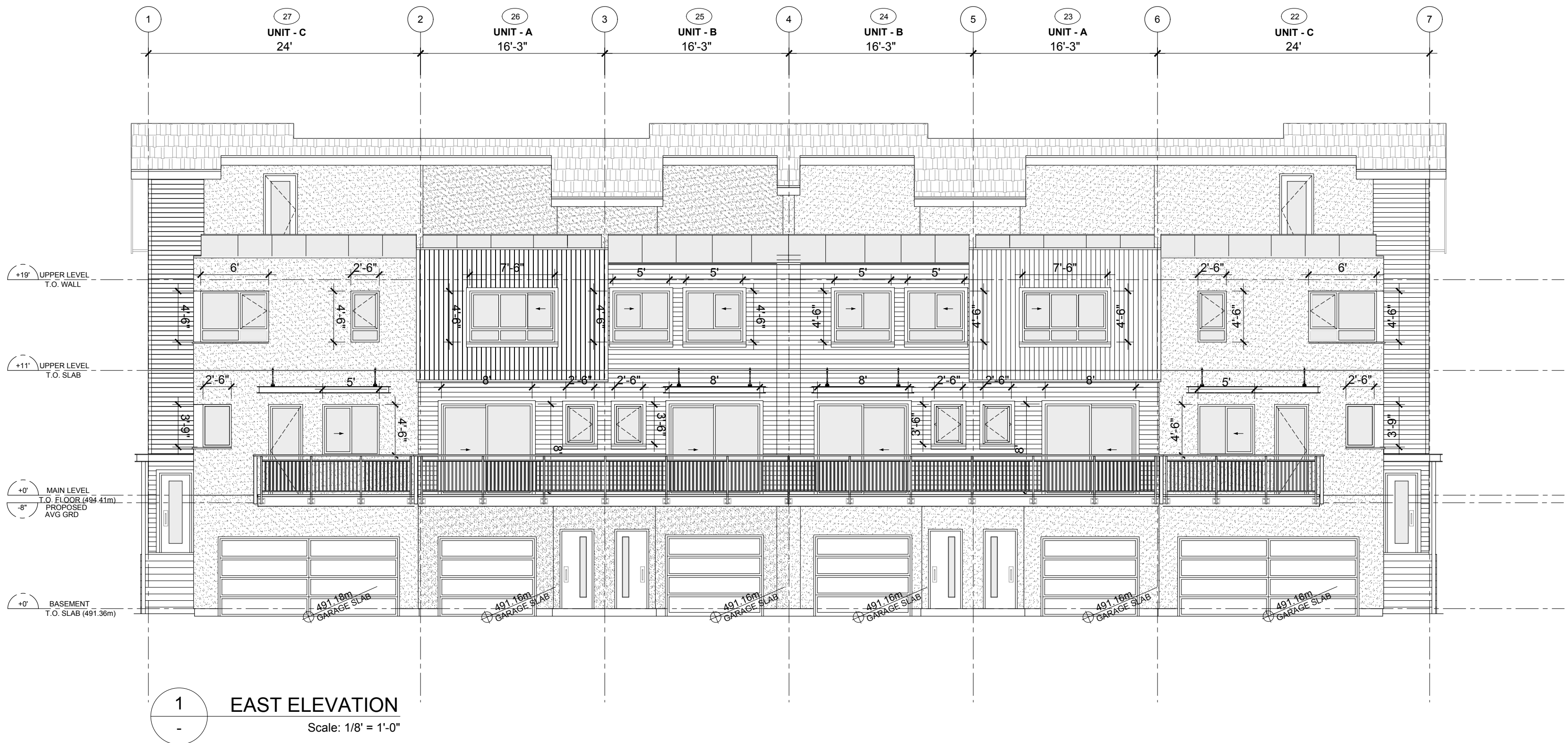
KELOWNA, BC

DRAWING TITLE

BUILDING 3
ELEVATIONS

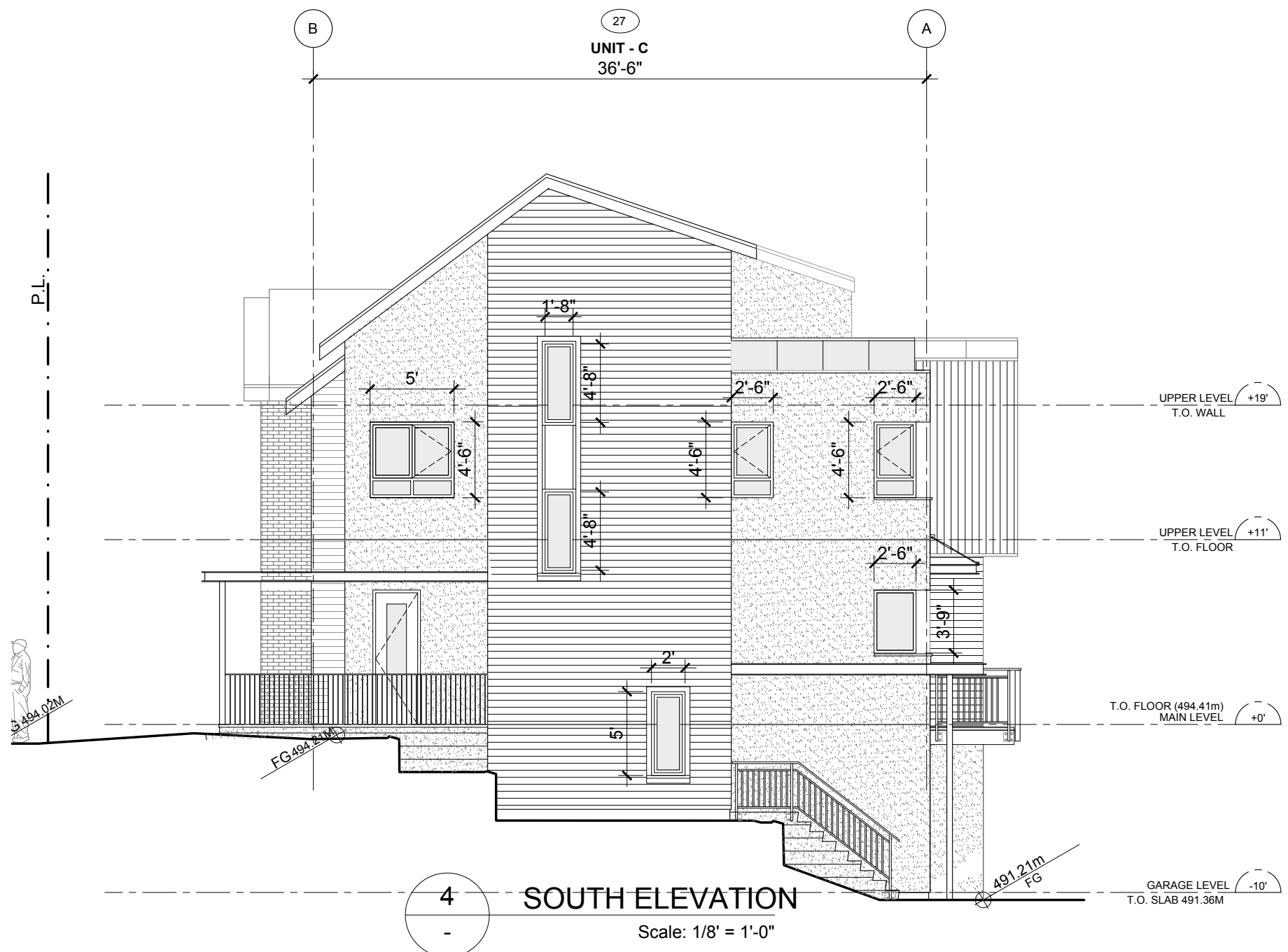
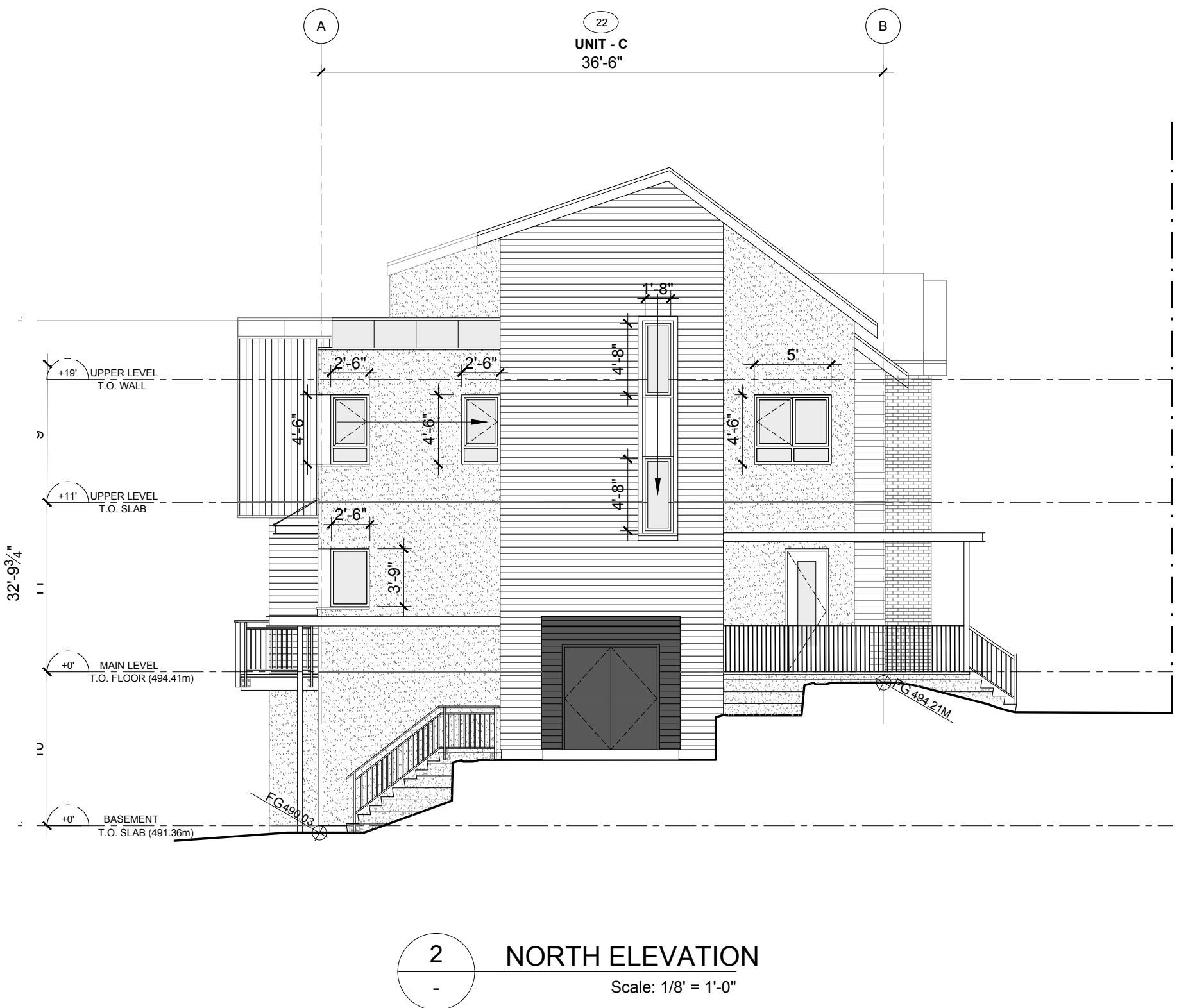
DRAWING No.

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CP-01 REFER TO A3.01 FOR COLOR REPRESENTATION

- | | | | |
|---|--|---|--|
| 1 HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE HEATHERED MOSS | 4 ALUMINUM RAILINGS
-BM 2134-30 IRON MOUNTAIN | 10 OVER HEAD GARAGE DOORS
-PAINTED BM 2134-30 IRON MOUNTAIN | 16 BEADED VINYL SOFFIT
-MITTENS SATIN GREY |
| 18 HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE MOUNTAIN SAGE | 5 VINYL FRAMED WINDOW
-COLOUR WHITE | 11 ALUMINUM TRELLIS
-PAINTED BM 2134-30 IRON MOUNTAIN | 17 FLASHING
TO MATCH COLOUR OF SURFACE BELOW
(PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN) |
| 2 VERTICAL SIDING
-LUXPANEL, CEDAR COLOUR | 6 METAL CLAD VINYL FRAMED WINDOW
-SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME | 12 ALUMINUM GUARD RAIL C/W PICKETS
-PAINTED BM 2134-30 IRON MOUNTAIN | 18 ACRYLIC STUCCO
COLOR TO MATCH J.H. HEATHERED MOSS |
| 2a BRICK
-XL, OYSTER WHITE, PATTERN AS PER ELEVATION | 7 ASPHALT SHINGLES
-IKO DUAL BLACK | 13 ALUMINUM GUTTERS
-PAINTED BM 2134-30 IRON MOUNTAIN | 19 ACRYLIC STUCCO
COLOR TO MATCH J.H. MOUNTAIN SAGE |
| 3 WOOD TRIM
-@ CORNERS, PAINT TO MATCH ADJACENT SIDING
-@ WHITE WINDOWS BM 2125-70 WEDDING VEIL
-@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN
-@ RWL'S FROM SCUPPERS BM 2134-30 IRON MOUNTAIN | 8 3"Ø ALUMINUM RAIN WATER LEADER
-PREFIN. BM 2134-30 IRON MOUNTAIN | 14 FIBREGLASS ENTRY DOOR
-FRONT DOORS PAINTED BM AF-290 CALIENTE | 20 ELECTRICAL ROOM DOOR
COLOR TO MATCH BM 2134-30 IRON MOUNTAIN |
| | 9 METAL PRIVACY SCREEN
-PAINTED BM 2134-30 IRON MOUNTAIN | 15 WOOD FASCIA
-PAINTED BM 2134-30 IRON MOUNTAIN | |



SCHEDULE

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DEVELOPMENT PLANNING





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PROJECT

PONDSIDE LANDING

KELOWNA, BC

DRAWING TITLE

BUILDING 4
ELEVATIONS

DRAWING No.

A3.04

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Initials WM



City of
Kelowna
DEVELOPMENT PLANNING



CP-02 REFER TO A3.02 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE EVENING BLUE	4 ALUMINUM RAILINGS -BM 2134-30 IRON MOUNTAIN	10 OVER HEAD GARAGE DOORS -PAINTED BM 2134-30 IRON MOUNTAIN	16 BEADED VINYL SOFFIT - MITTENS SATIN GREY
18 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE BOOTHBAY BLUE	5 VINYL FRAMED WINDOW -COLOUR WHITE	11 ALUMINUM TRELLIS -PAINTED BM 2134-30 IRON MOUNTAIN	17 FLASHING TO MATCH COLOUR OF SURFACE BELOW (PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
2 VERTICAL SIDING - LUXPANEL, CEDAR COLOUR	6 METAL CLAD VINYL FRAMED WINDOW -SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME	12 ALUMINUM GUARD RAIL C/W PICKETS -PAINTED BM 2134-30 IRON MOUNTAIN	18 ACRYLIC STUCCO COLOR TO MATCH J.H. EVENING BLUE
2a BRICK -XL, OYSTER WHITE, PATTERN AS PER ELEVATION	7 ASPHALT SHINGLES -IKO DUAL BLACK	13 ALUMINUM GUTTERS -PAINTED BM 2134-30 IRON MOUNTAIN	19 ACRYLIC STUCCO COLOR TO MATCH J.H. BOOTHBAY BLUE
3 WOOD TRIM -@ CORNERS, PAINT TO MATCH ADJACENT SIDING -@ WHITE WINDOWS BM 2125-70 WEDDING VEIL -@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN -@ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN	8 3"Ø ALUMINUM RAIN WATER LEADER -PREFIN. BM 2134-30 IRON MOUNTAIN	14 FIBREGLASS ENTRY DOOR - FRONT DOORS PAINTED BM AF-290 CALIENTE	20 ELECTRICAL ROOM COLOR TO MATCH BM 2134-30 IRON MOUNTAIN
	9 METAL PRIVACY SCREEN -PAINTED BM 2134-30 IRON MOUNTAIN	15 WOOD FASCIA -PAINTED BM 2134-30 IRON MOUNTAIN	



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PONDSIDE LANDING

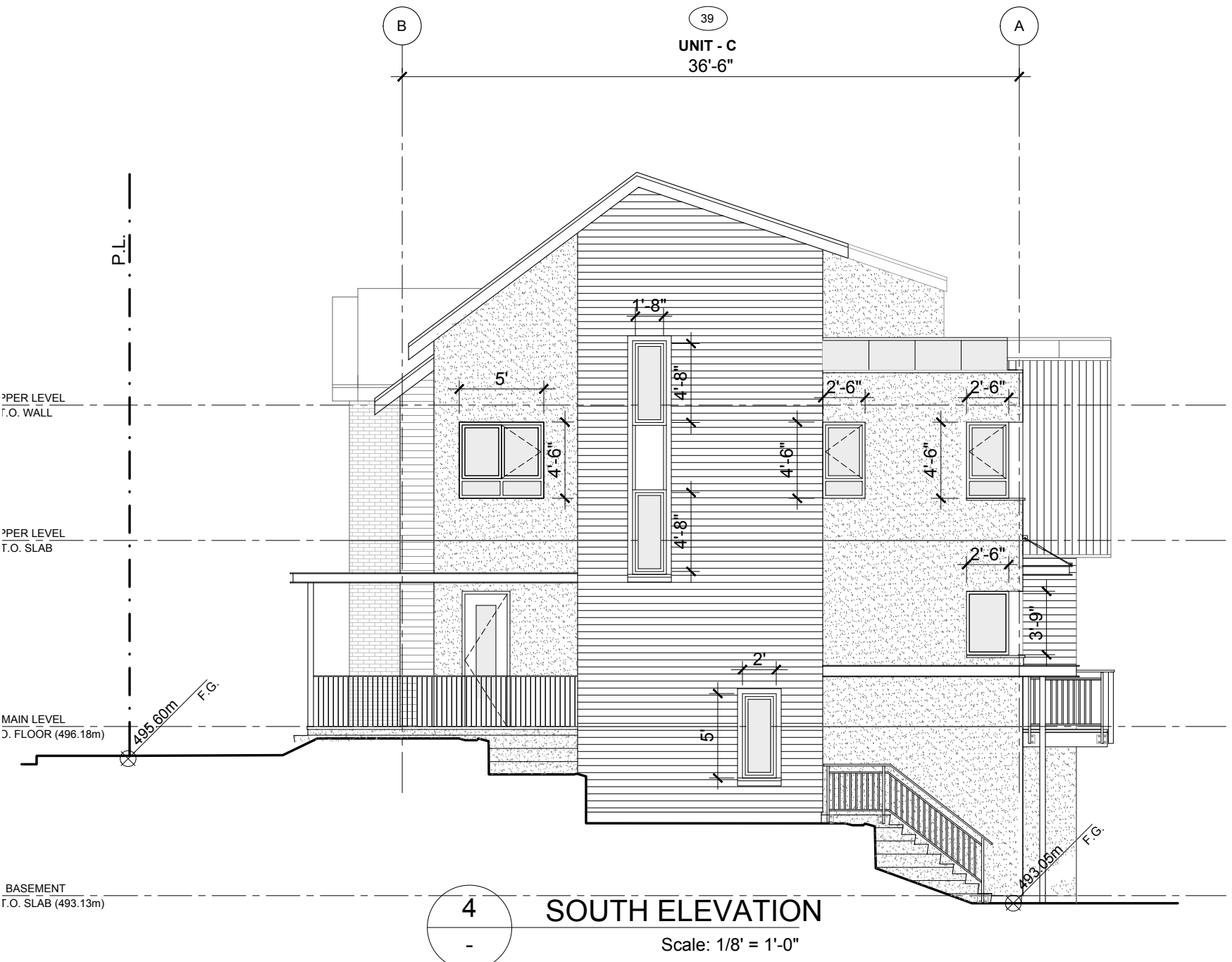
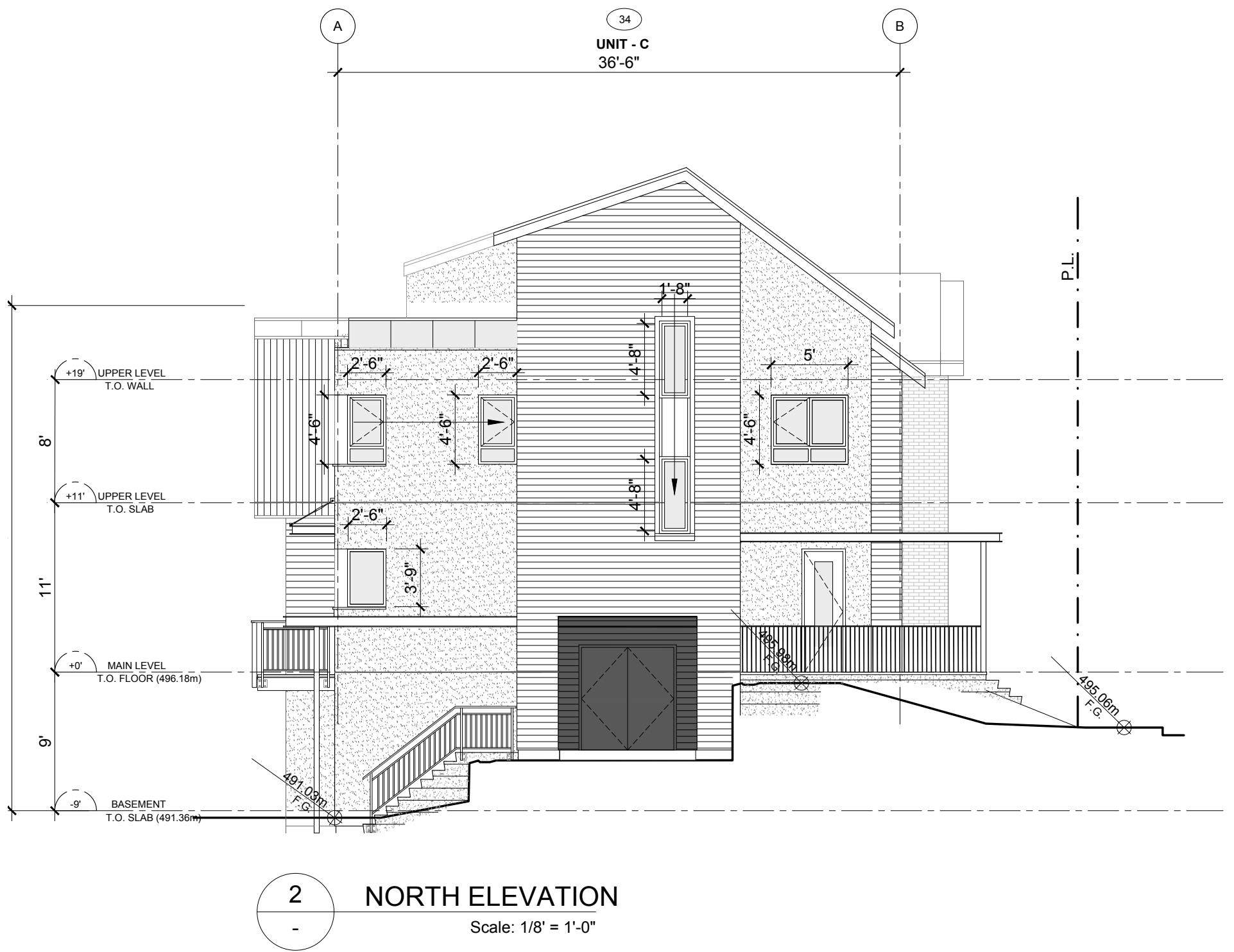
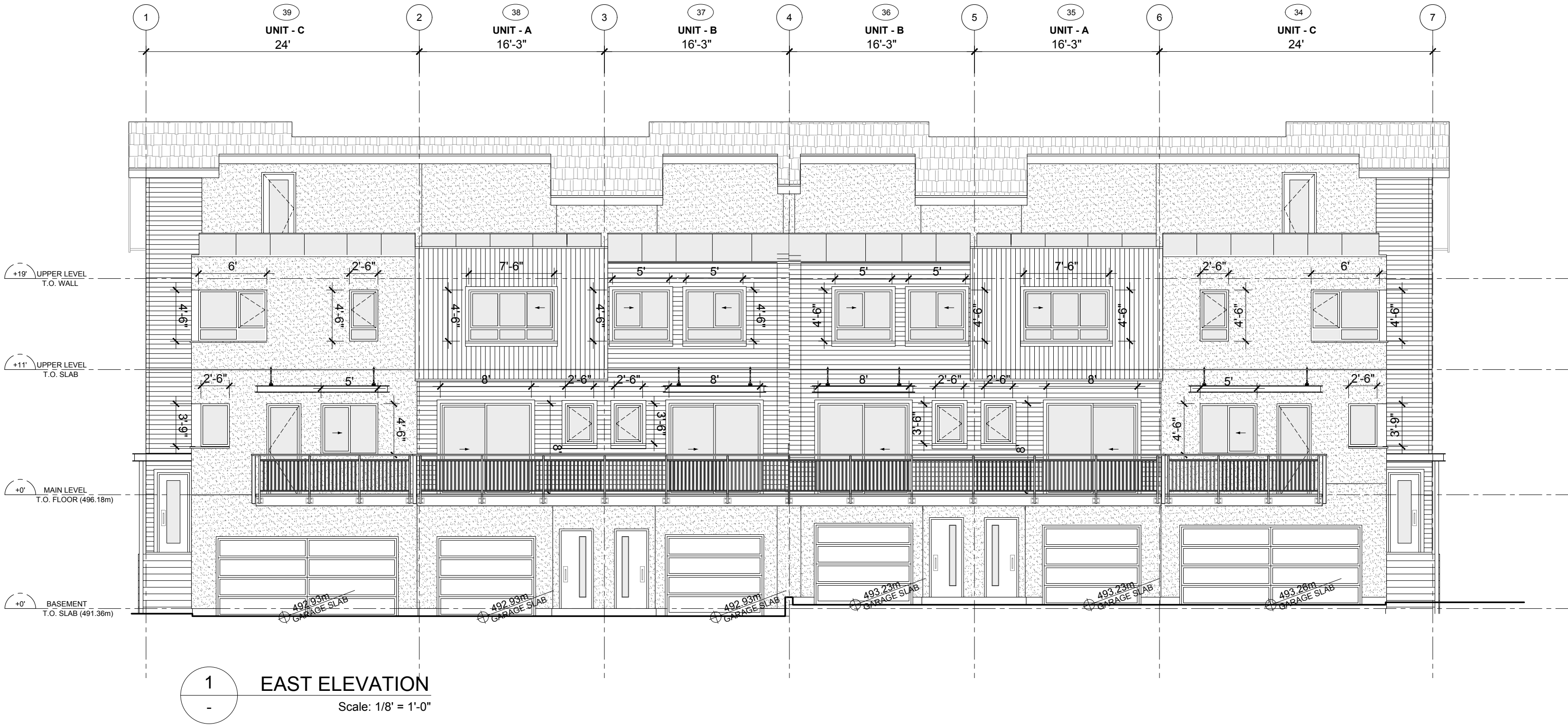
KELOWNA, BC

DRAWING TITLE

BUILDING 5
ELEVATIONS

DRAWING No.

A3.05



CP-01 REFER TO A3.01 FOR COLOR REPRESENTATION

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|---|--|---|--|
| 1 HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE HEATHERED MOSS | 4 ALUMINUM RAILINGS
-BM 2134-30 IRON MOUNTAIN | 10 OVER HEAD GARAGE DOORS
-PAINTED BM 2134-30 IRON MOUNTAIN | 16 BEADED VINYL SOFFIT
-MITTENS SATIN GREY |
| 18 HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE MOUNTAIN SAGE | 5 VINYL FRAMED WINDOW
-COLOUR WHITE | 11 ALUMINUM TRELLIS
-PAINTED BM 2134-30 IRON MOUNTAIN | 17 FLASHING
TO MATCH COLOUR OF SURFACE BELOW
(PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN) |
| 2 VERTICAL SIDING
-LUXPANEL, CEDAR COLOUR | 6 METAL CLAD VINYL FRAMED WINDOW
-SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME | 12 ALUMINUM GUARD RAIL C/W PICKETS
-PAINTED BM 2134-30 IRON MOUNTAIN | 18 ACRYLIC STUCCO
COLOR TO MATCH J.H. HEATHERED MOSS |
| 2a BRICK
-XL, OYSTER WHITE, PATTERN AS PER ELEVATION | 7 ASPHALT SHINGLES
-IKO DUAL BLACK | 13 ALUMINUM GUTTERS
-PAINTED BM 2134-30 IRON MOUNTAIN | 19 ACRYLIC STUCCO
COLOR TO MATCH J.H. MOUNTAIN SAGE |
| 3 WOOD TRIM
-@ CORNERS, PAINT TO MATCH ADJACENT SIDING
-@ WHITE WINDOWS BM 2125-70 WEDDING VEIL
-@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN
-@ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN | 8 3"Ø ALUMINUM RAIN WATER LEADER
-PREFIN. BM 2134-30 IRON MOUNTAIN | 14 FIBREGLASS ENTRY DOOR
-FRONT DOORS PAINTED BM AF-290 CALIENTE | 20 ELECTRICAL ROOM DOOR
COLOR TO MATCH BM 2134-30 IRON MOUNTAIN |
| | 9 METAL PRIVACY SCREEN
-PAINTED BM 2134-30 IRON MOUNTAIN | 15 WOOD FASCIA
-PAINTED BM 2134-30 IRON MOUNTAIN | |

SCHEDULE B

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PONDSIDE LANDING

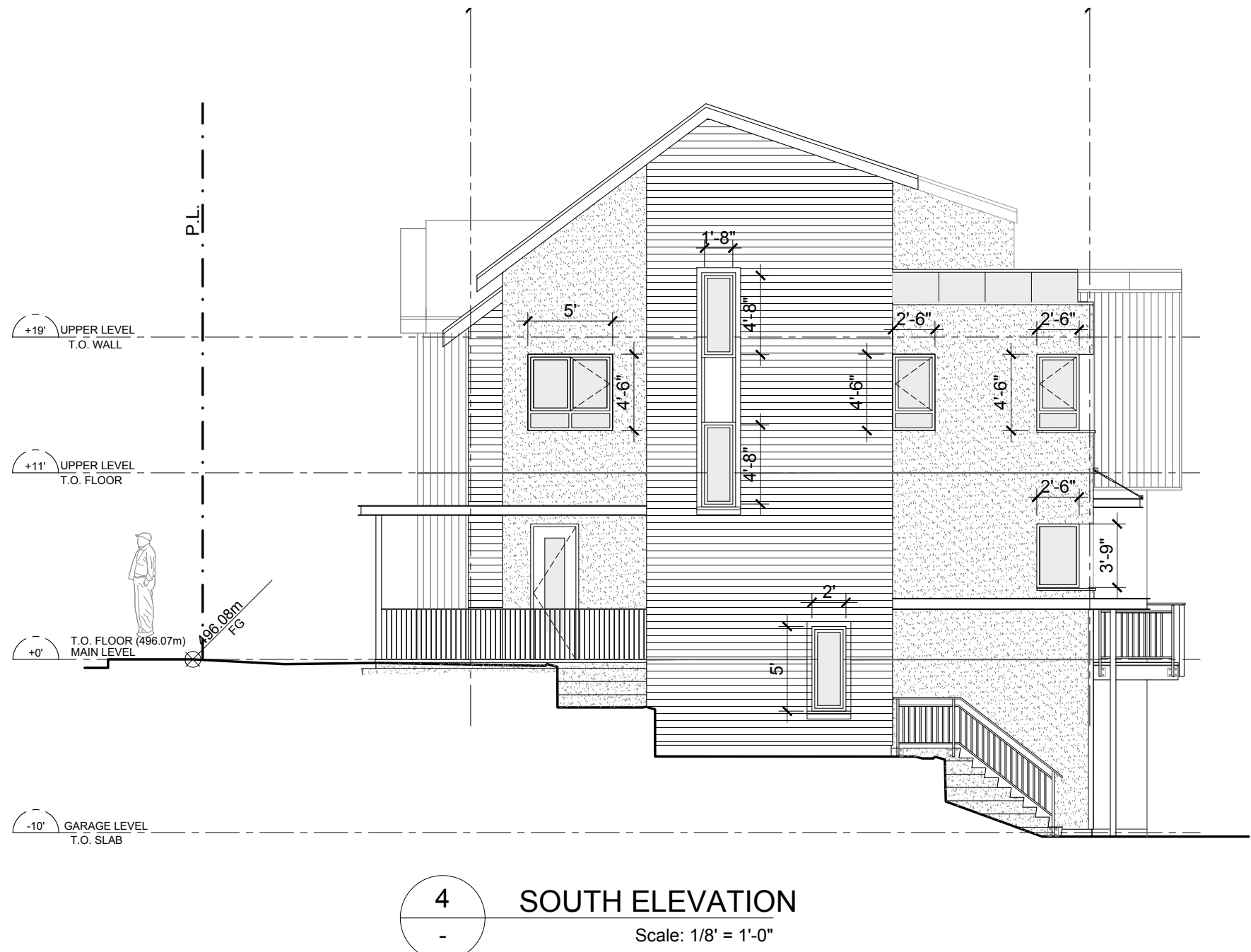
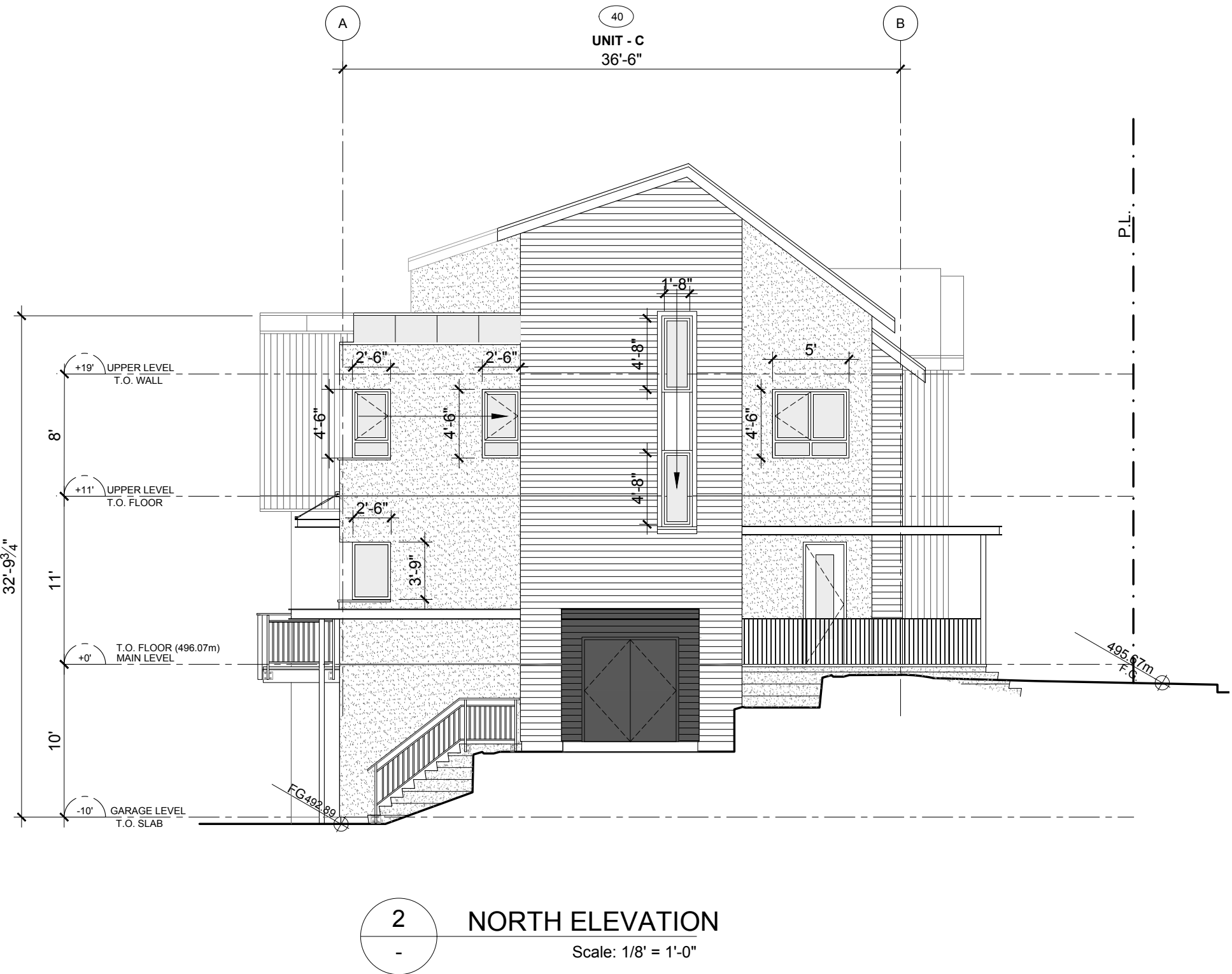
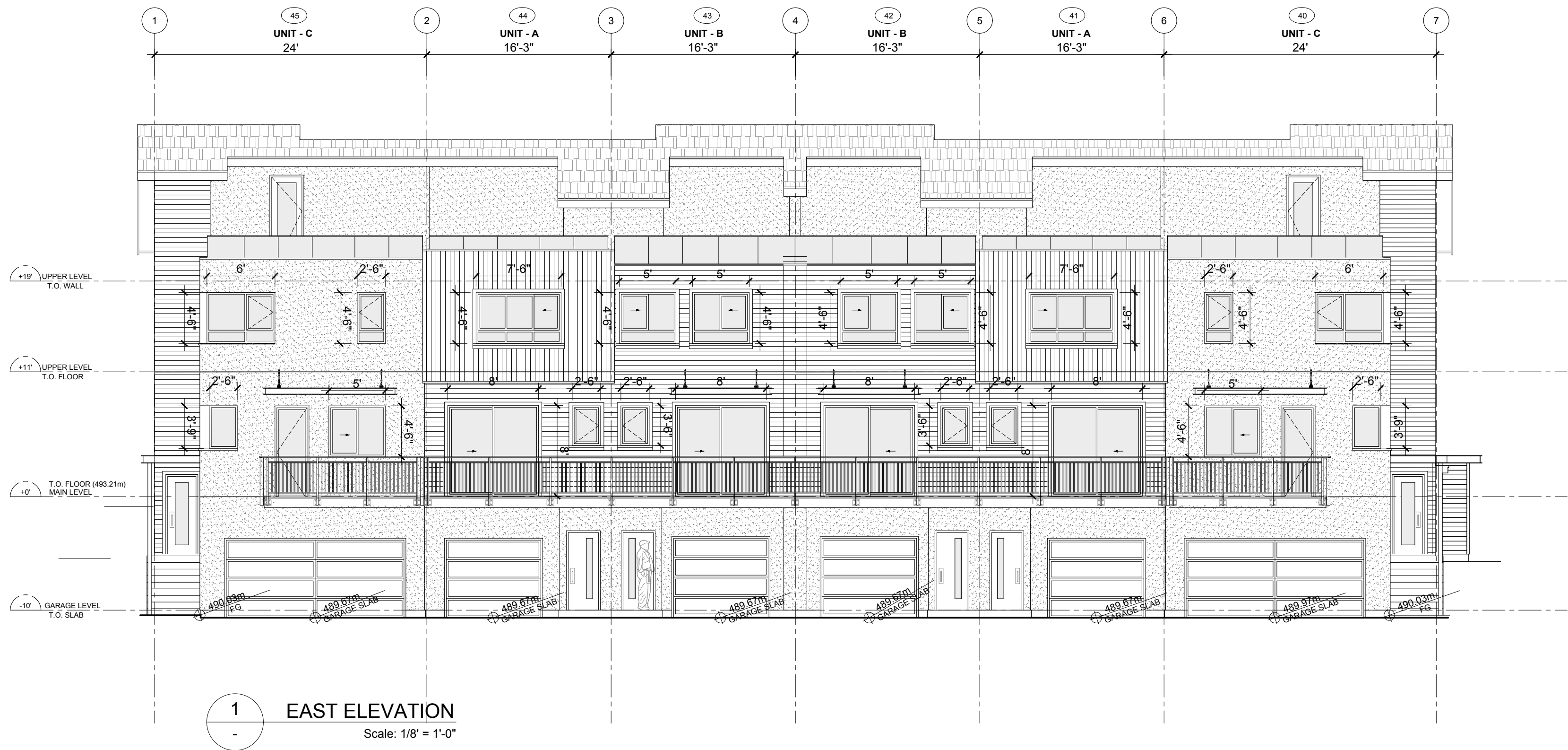
KELOWNA, BC

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BUILDING 6
ELEVATIONS

DRAWING No.

A3.06



CP-02 REFER TO A3.02 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE EVENING BLUE	4 ALUMINUM RAILINGS -BM 2134-30 IRON MOUNTAIN	10 OVER HEAD GARAGE DOORS -PAINTED BM 2134-30 IRON MOUNTAIN	16 BEADED VINYL SOFFIT - MITTENS SATIN GREY
18 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE BOOTHBAY BLUE	5 VINYL FRAMED WINDOW -COLOUR WHITE	11 ALUMINUM TRELLIS -PAINTED BM 2134-30 IRON MOUNTAIN	17 FLASHING TO MATCH COLOUR OF SURFACE BELOW (PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
2 VERTICAL SIDING - LUXPANEL, CEDAR COLOUR	6 METAL CLAD VINYL FRAMED WINDOW -SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME	12 ALUMINUM GUARD RAIL C/W PICKETS -PAINTED BM 2134-30 IRON MOUNTAIN	18 ACRYLIC STUCCO COLOR TO MATCH J.H. EVENING BLUE
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3 WOOD TRIM -@ CORNERS, PAINT TO MATCH ADJACENT SIDING -@ WHITE WINDOWS BM 2125-70 WEDDING VEIL -@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN -@ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN	8 3"Ø ALUMINUM RAIN WATER LEADER -PREFIN. BM 2134-30 IRON MOUNTAIN	14 FIBREGLASS ENTRY DOOR - FRONT DOORS PAINTED BM AF-290 CALIENTE	20 ELECTRICAL ROOM COLOR TO MATCH BM 2134-30 IRON MOUNTAIN
	9 METAL PRIVACY SCREEN -PAINTED BM 2134-30 IRON MOUNTAIN	15 WOOD FASCIA -PAINTED BM 2134-30 IRON MOUNTAIN	

SCHEDULE

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1 ISSUED FOR DP	2018.11.07

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PONDSIDE LANDING

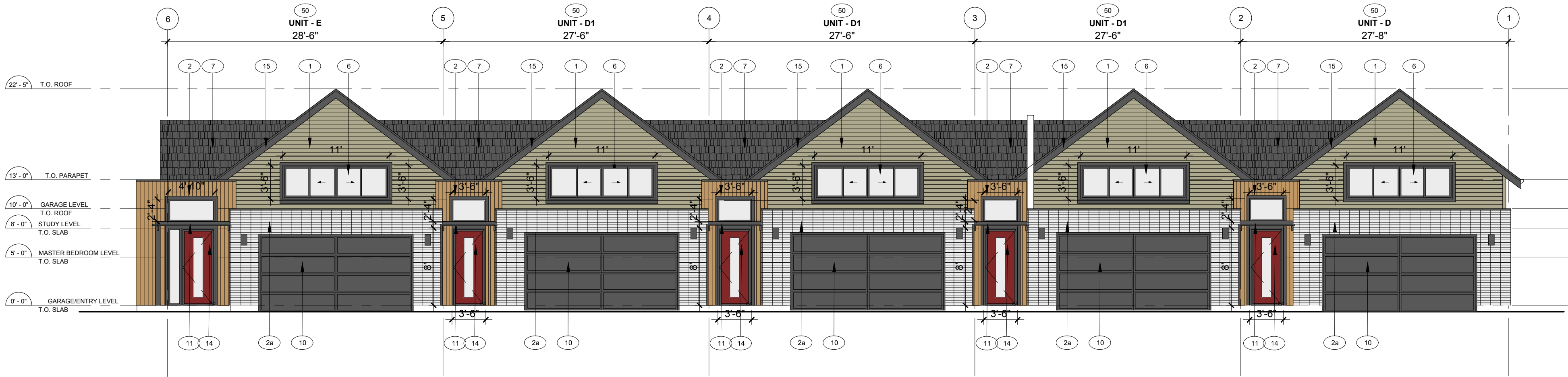
KELOWNA, BC

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BUILDING 7
ELEVATIONS

DRAWING No.

A3.07



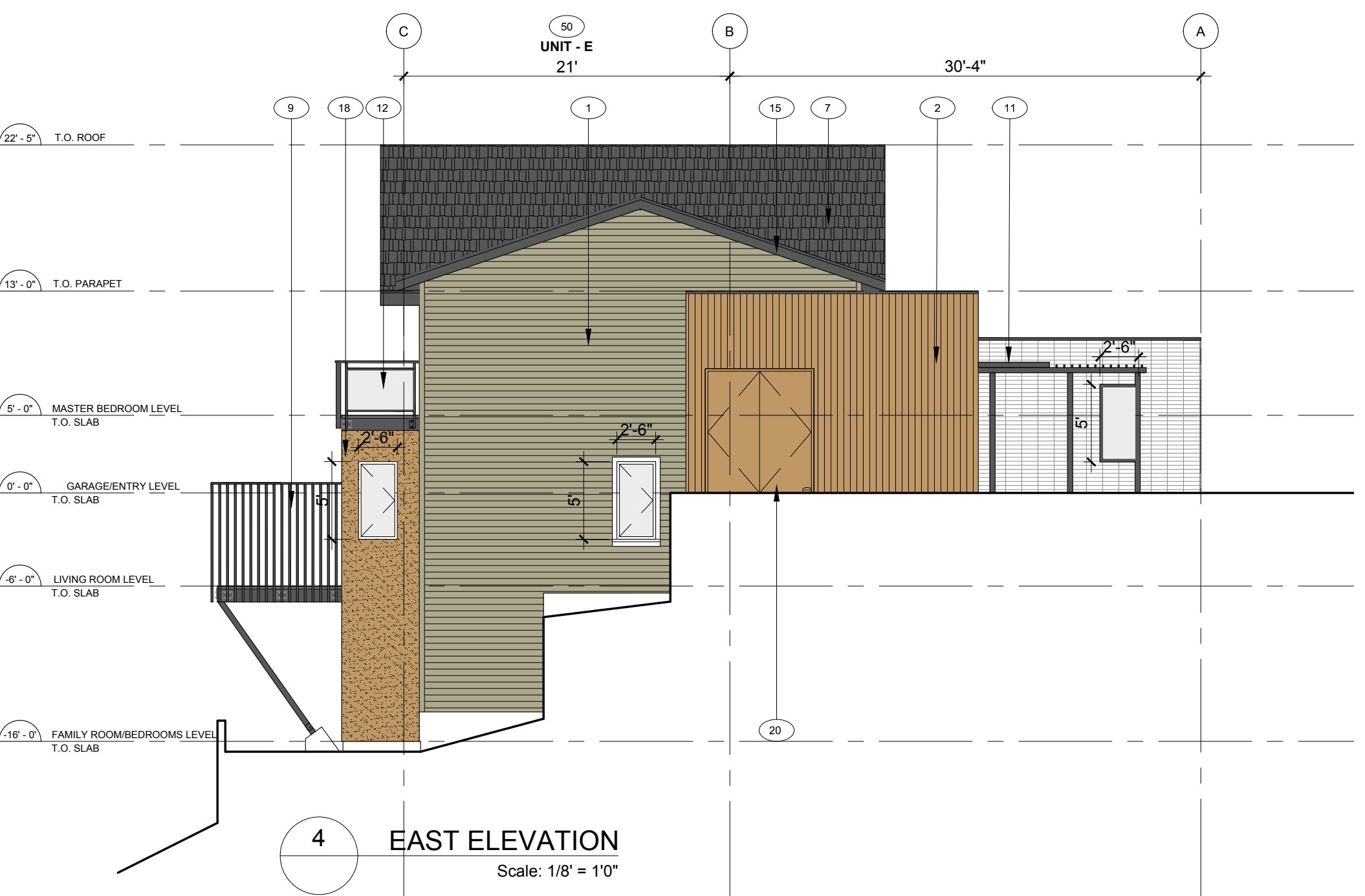
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Scale: 1/8" = 1'0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'0"



2 WEST ELEVATION
Scale: 1/8" = 1'0"



4 EAST ELEVATION
Scale: 1/8" = 1'0"

CP-03 REFER TO A3.07 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE HEATHERED MOSS	4 ALUMINUM RAILINGS -BM 2134-30 IRON MOUNTAIN	10 OVER HEAD GARAGE DOORS -PAINTED BM 2134-30 IRON MOUNTAIN	16 BEADED VINYL SOFFIT -MITTENS SATIN GREY
1a HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE MOUNTAIN SAGE	5 VINYL FRAMED WINDOW -COLOUR WHITE	11 ALUMINUM TRELLIS -PAINTED BM 2134-30 IRON MOUNTAIN	17 FLASHING TO MATCH COLOUR OF SURFACE BELOW (PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
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2a BRICK -I-XL, OYSTER WHITE, PATTERN AS PER ELEVATION	7 ASPHALT SHINGLES -IKO DUAL BLACK	13 ALUMINUM GUTTERS -PAINTED BM 2134-30 IRON MOUNTAIN	19 ACRYLIC STUCCO COLOR TO MATCH J.H. MOUNTAIN SAGE
3 WOOD TRIM -CORNERS, PAINT TO MATCH ADJACENT SIDING -WHITE WINDOWS BM 2125-70 WEDDING VEIL -BLACK WINDOWS BM 2134-30 IRON MOUNTAIN -RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN	8 3"Ø ALUMINUM RAIN WATER LEADER -PREFIN. BM 2134-30 IRON MOUNTAIN	14 FIBREGLOSS ENTRY DOOR -FRONT DOORS PAINTED BM AF-290 CALIENTE	20 ELECTRICAL ROOM DOOR COLOR TO MATCH LUXPANEL CEDAR
	9 METAL PRIVACY SCREEN -PAINTED BM 2134-30 IRON MOUNTAIN	15 WOOD FASCIA -PAINTED BM 2134-30 IRON MOUNTAIN	

SCHEDULE

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Planner
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City of
Kelowna
DEVELOPMENT PLANNING





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PONDSIDE LANDING

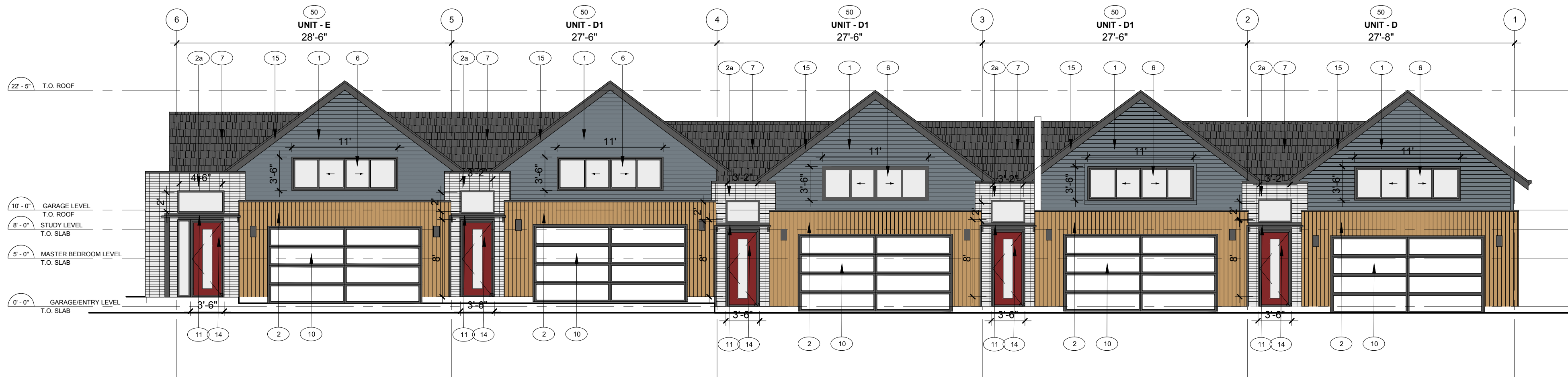
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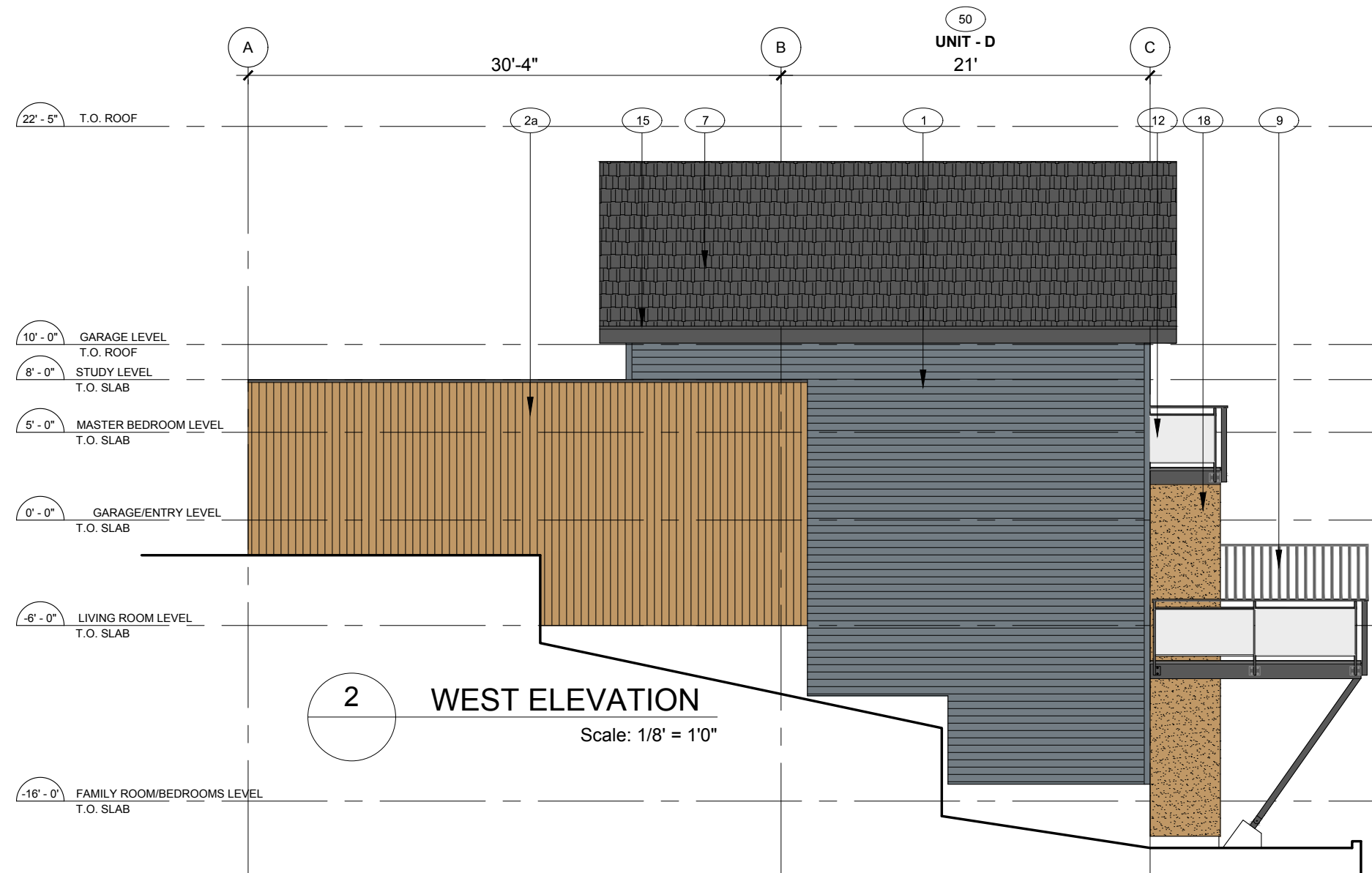
BUILDING 8
ELEVATIONS

DRAWING No.

A3.08



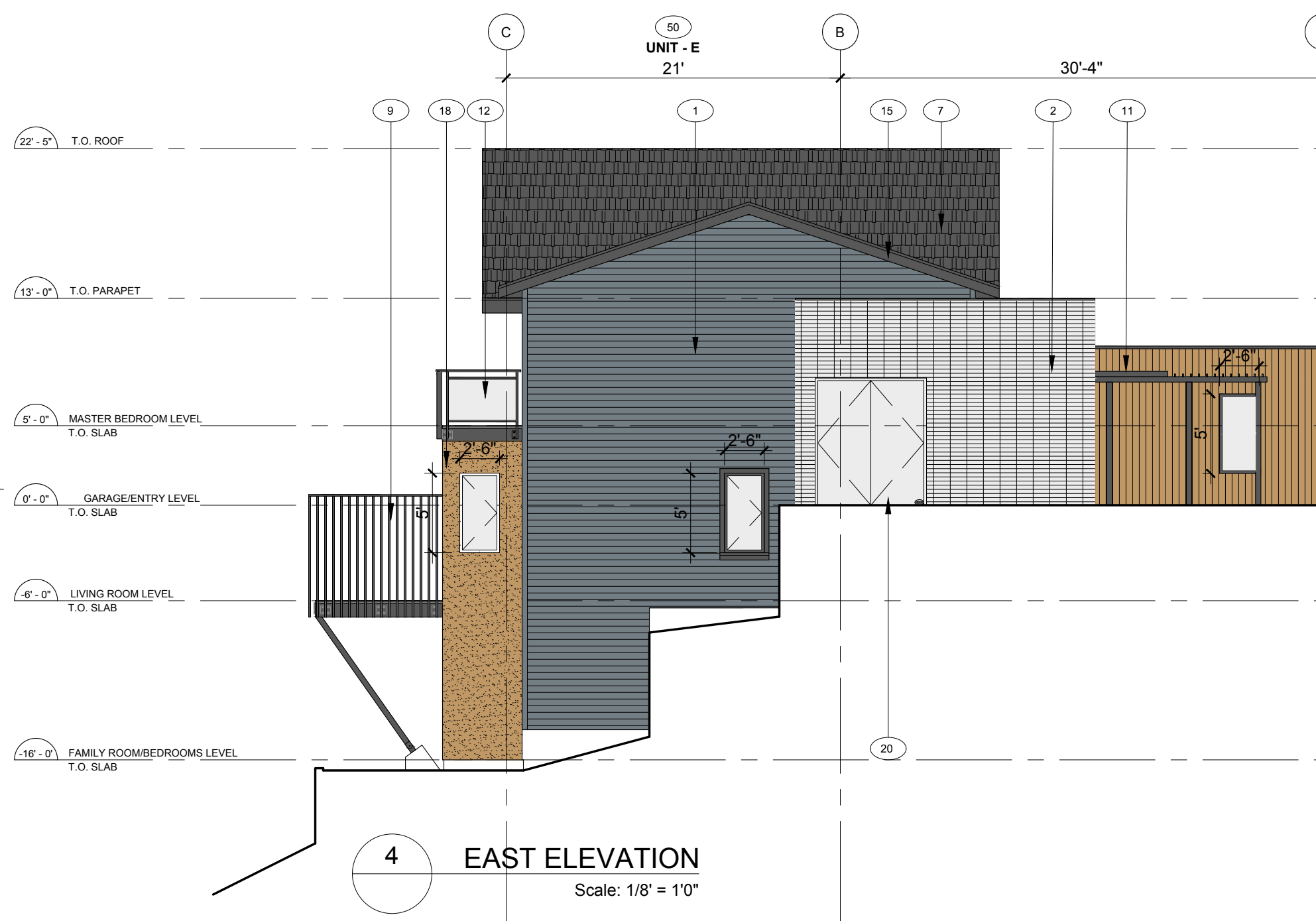
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Scale: 1/8" = 1'0"



2 WEST ELEVATION
Scale: 1/8" = 1'0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'0"



4 EAST ELEVATION
Scale: 1/8" = 1'0"

CP-04 REFER TO A3.08 FOR COLOR REPRESENTATION

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| 1 HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE EVENING BLUE | 4 ALUMINUM RAILINGS
-BM 2134-30 IRON MOUNTAIN | 10 OVER HEAD GARAGE DOORS
-PAINTED BM 2134-30 IRON MOUNTAIN | 16 BEADED VINYL SOFFIT
-MITTENS SATIN GREY |
| 1a HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE BOOTHBAY BLUE | 5 VINYL FRAMED WINDOW
-COLOUR WHITE | 11 ALUMINUM TRELLIS
-PAINTED BM 2134-30 IRON MOUNTAIN | 17 FLASHING
TO MATCH COLOUR OF SURFACE BELOW
(PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN) |
| 2 VERTICAL SIDING
-LUXPANEL, CEDAR COLOUR | 6 METAL CLAD VINYL FRAMED WINDOW
-SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME | 12 ALUMINUM GUARD RAIL C/W PICKETS
-PAINTED BM 2134-30 IRON MOUNTAIN | 18 ACRYLIC STUCCO
COLOR TO MATCH LUXPANEL CEDAR |
| 2a BRICK
-1XL, OYSTER WHITE, PATTERN AS PER ELEVATION | 7 ASPHALT SHINGLES
-IKO DUAL BLACK | 13 ALUMINUM GUTTERS
-PAINTED BM 2134-30 IRON MOUNTAIN | 19 ACRYLIC STUCCO
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2	
1 ISSUED FOR DP	2018.11.07

PROJECT NUMBER	DD-13
DRAWN BY	TEH
CHECKED BY	RB
DATE PRINTED	2018.11.07
CONSULTANT	

PROJECT

PONDSIDE LANDING

KELOWNA, BC

DRAWING TITLE

BUILDING 9
ELEVATIONS

DRAWING No.

A3.09

SCHEDULE

B

This forms part of application
DP19-0001/DVP19-0002

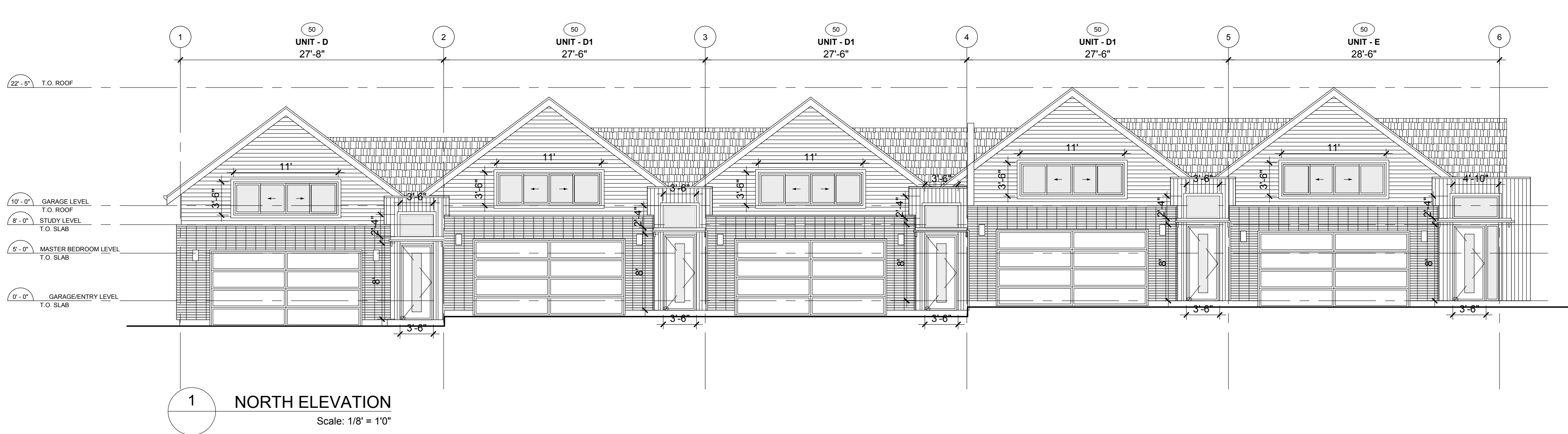
Planner
Initials

WN



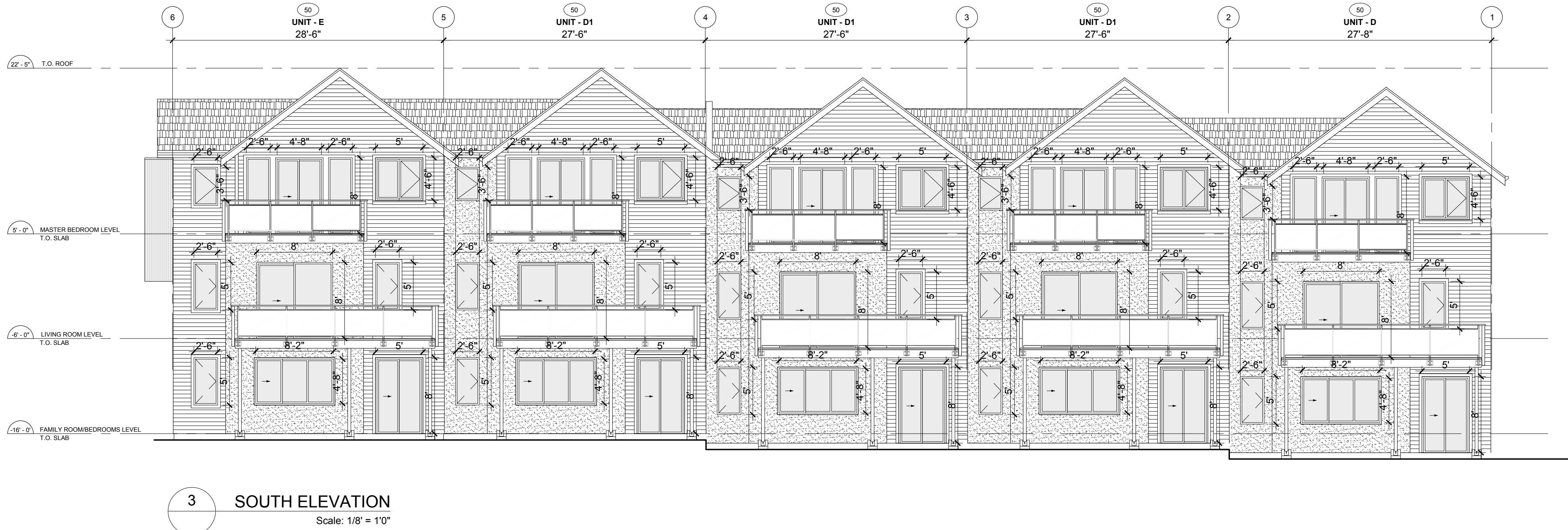
City of

Kelowna
DEVELOPMENT PLANNING



WEST ELEVATION

Scale: 1/8" = 1'0"



EAST ELEVATION

Scale: 1/8" = 1'0"

CP-03 REFER TO A3.07 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING

-JAMES HARDIE HEATHERED MOSS

1a HORIZONTAL FIBRE CEMENT SIDING

-JAMES HARDIE MOUNTAIN SAGE

2 VERTICAL SIDING

-LUXPANEL, CEDAR COLOUR

2a BRICK

-1XL, OYSTER WHITE, PATTERN AS PER ELEVATION

3 WOOD TRIM

- Ⓐ CORNERS, PAINT TO MATCH ADJACENT SIDING
- Ⓑ WHITE WINDOWS BM 2125-70 WEDDING VEIL
- Ⓒ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN
- Ⓓ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN

4 ALUMINUM RAILINGS

-BM 2134-30 IRON MOUNTAIN

5 VINYL FRAMED WINDOW

-COLOUR WHITE

6 METAL CLAD VINYL FRAMED WINDOW

-SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME

7 ASPHALT SHINGLES

-IKO DUAL BLACK

8 3"Ø ALUMINUM RAIN WATER LEADER

-PREFIN. BM 2134-30 IRON MOUNTAIN

9 METAL PRIVACY SCREEN

-PAINTED BM 2134-30 IRON MOUNTAIN

10 OVER HEAD GARAGE DOORS

-PAINTED BM 2134-30 IRON MOUNTAIN

11 ALUMINUM TRELLIS

-PAINTED BM 2134-30 IRON MOUNTAIN

12 ALUMINUM GUARD RAIL C/W PICKETS

-PAINTED BM 2134-30 IRON MOUNTAIN

13 ALUMINUM GUTTERS

-PAINTED BM 2134-30 IRON MOUNTAIN

14 FIBREGLOSS ENTRY DOOR

- FRONT DOORS PAINTED BM AF-290 CALIENTE

15 WOOD FASCIA

-PAINTED BM 2134-30 IRON MOUNTAIN

16 BEADED VINYL SOFFIT

-MITTENS SATIN GREY

17 FLASHING

TO MATCH COLOUR OF SURFACE BELOW
(PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)

18 ACRYLIC STUCCO

COLOR TO MATCH LUXPANEL CEDAR

19 ACRYLIC STUCCO

COLOR TO MATCH J.H. MOUNTAIN SAGE

20 ELECTRICAL ROOM DOOR

COLOR TO MATCH LUXPANEL CEDAR



REVISIONS

ISSUES

ISSUES	DATE
8	
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2	
1 ISSUED FOR DP	2018.11.07

PROJECT NUMBER	DD-13
DRAWN BY	TEH
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CONSULTANT	

PROJECT

PONDSIDE LANDING

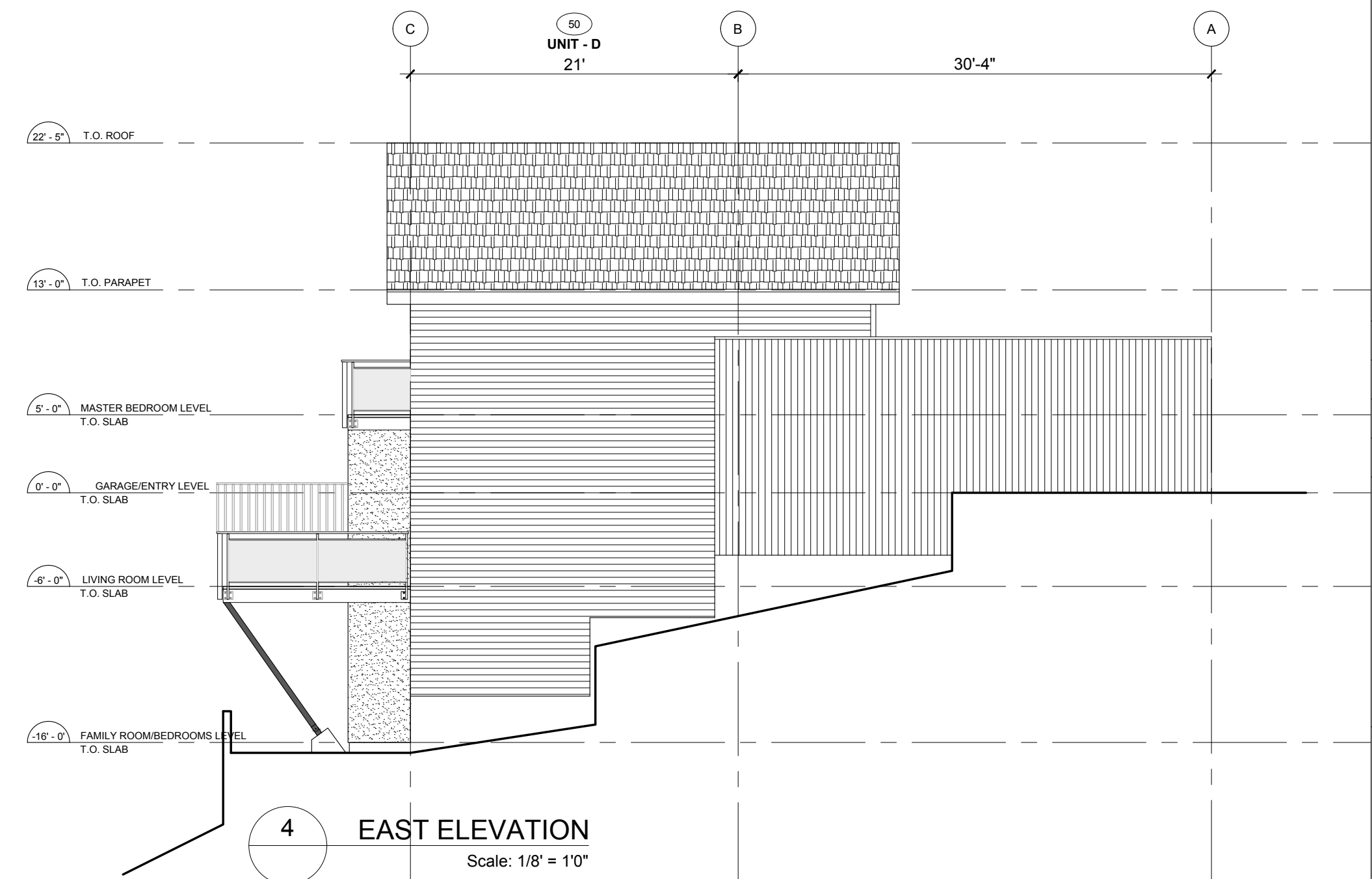
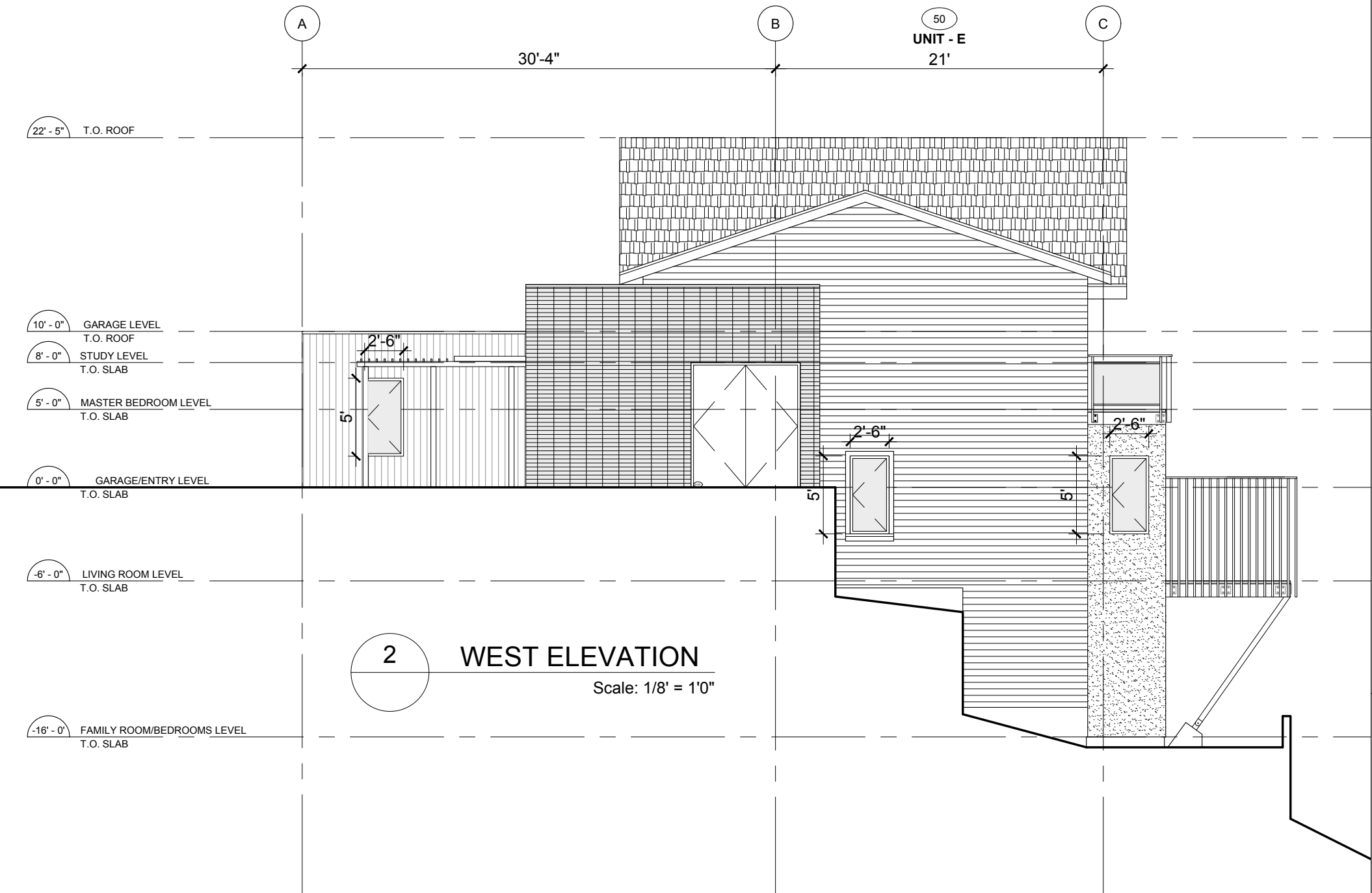
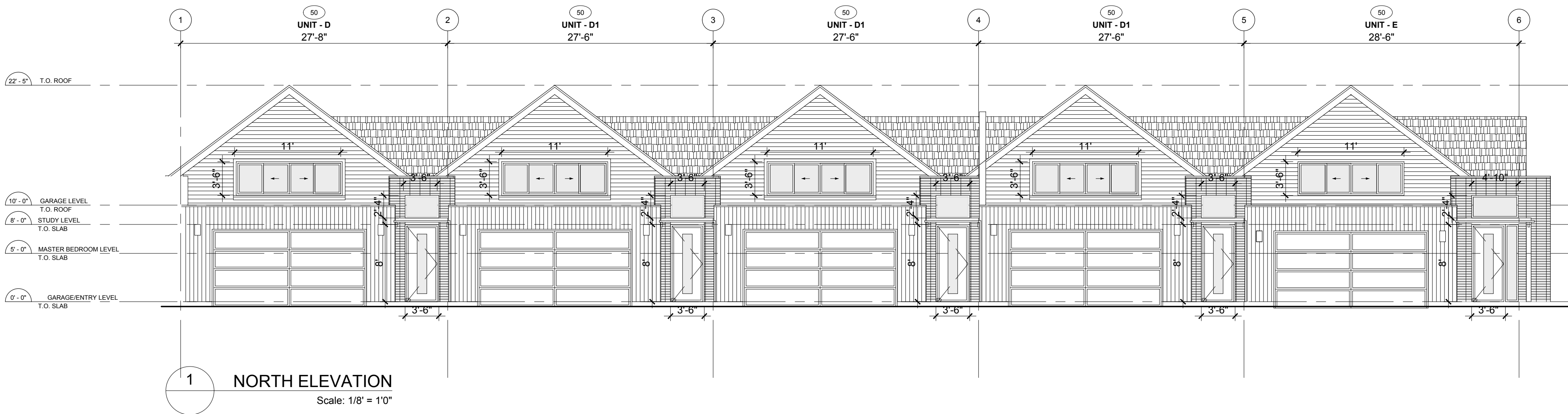
KELOWNA, BC

DRAWING TITLE

BUILDING 10
ELEVATIONS

DRAWING No.

A3.10



CP-04 REFER TO A3.08 FOR COLOR REPRESENTATION

- HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE EVENING BLUE
- HORIZONTAL FIBRE CEMENT SIDING
-JAMES HARDIE BOOTHBAY BLUE
- VERTICAL SIDING
-LUXPANEL, CEDAR COLOUR
- BRICK
-PXL, OYSTER WHITE, PATTERN AS PER ELEVATION
- WOOD TRIM
-@ CORNERS, PAINT TO MATCH ADJACENT SIDING
-@ WHITE WINDOWS BM 2125-70 WEDDING VEIL
-@ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN
-@ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN

- ALUMINUM RAILINGS
-BM 2134-30 IRON MOUNTAIN
- VINYL FRAMED WINDOW
-COLOUR WHITE
- METAL CLAD VINYL FRAMED WINDOW
-SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME
- ASPHALT SHINGLES
-IKO DUAL BLACK
- 3"Ø ALUMINUM RAIN WATER LEADER
-PREFIN. BM 2134-30 IRON MOUNTAIN
- METAL PRIVACY SCREEN
-PAINTED BM 2134-30 IRON MOUNTAIN

- OVER HEAD GARAGE DOORS
-PAINTED BM 2134-30 IRON MOUNTAIN
- ALUMINUM TRELLIS
-PAINTED BM 2134-30 IRON MOUNTAIN
- ALUMINUM GUARD RAIL C/W PICKETS
-PAINTED BM 2134-30 IRON MOUNTAIN
- ALUMINUM GUTTERS
-PAINTED BM 2134-30 IRON MOUNTAIN
- FIBREGLASS ENTRY DOOR
- FRONT DOORS PAINTED BM AF-290 CALIENTE
- WOOD FASCIA
-PAINTED BM 2134-30 IRON MOUNTAIN

- BEADED VINYL SOFFIT
- MITTENS SATIN GREY
- FLASHING
TO MATCH COLOUR OF SURFACE BELOW
(PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
- ACRYLIC STUCCO
COLOR TO MATCH LUXPANEL CEDAR
- ACRYLIC STUCCO
COLOR TO MATCH J.H. BOOTHBAY BLUE
- ELECTRICAL ROOM DOOR
COLOR TO MATCH OYSTER WHITE

SCHEDULE

B

This forms part of application
DP19-0001/DVP19-0002



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM



REVISIONS

ISSUES	DATE
8	
7	
6	
5	
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3	
2	
1 ISSUED FOR DP	2018.11.07
PROJECT NUMBER	DD-13
DRAWN BY	TEH
CHECKED BY	RB
DATE PRINTED	2018.11.07
CONSULTANT	

PROJECT

PONDSIDE LANDING

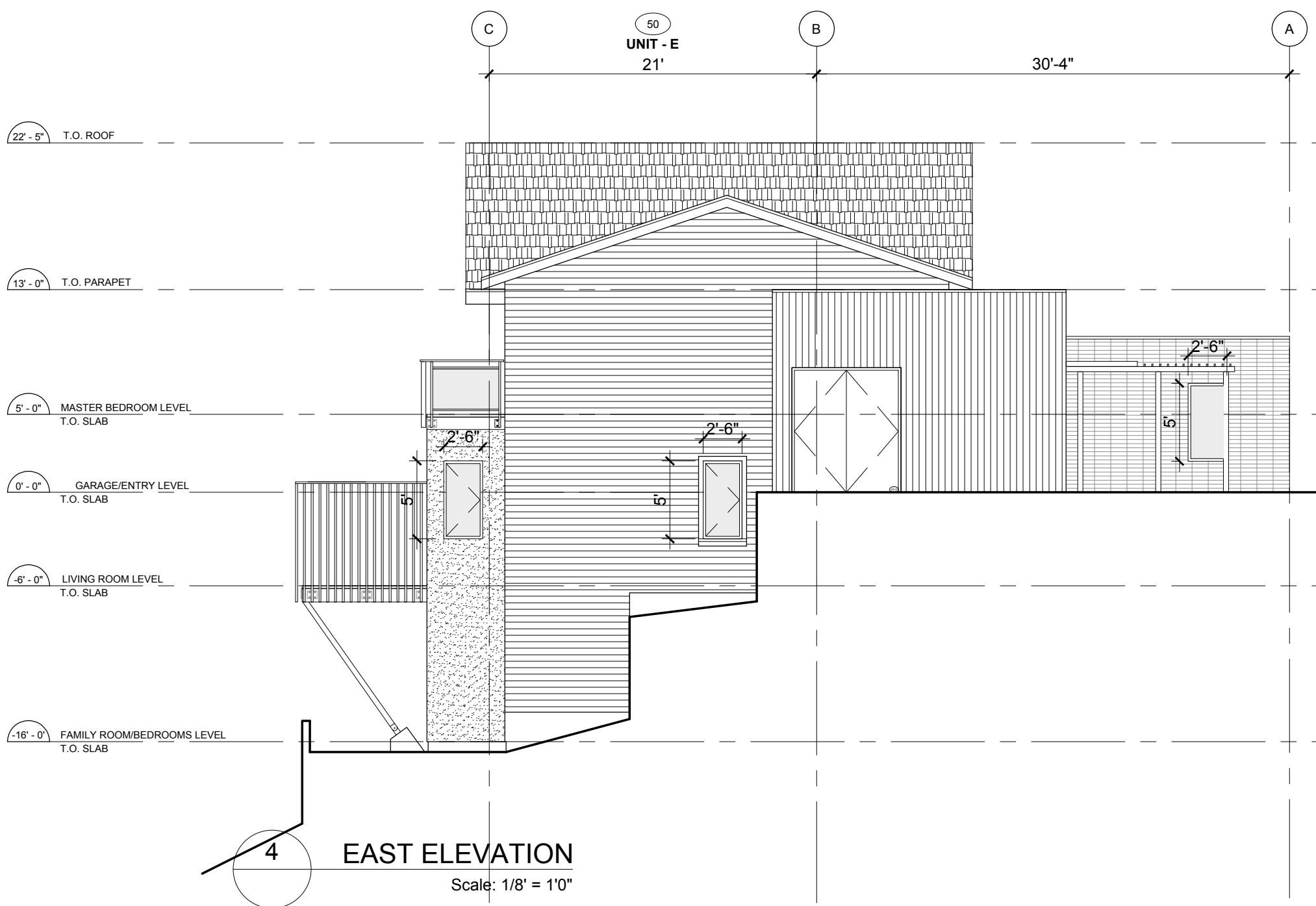
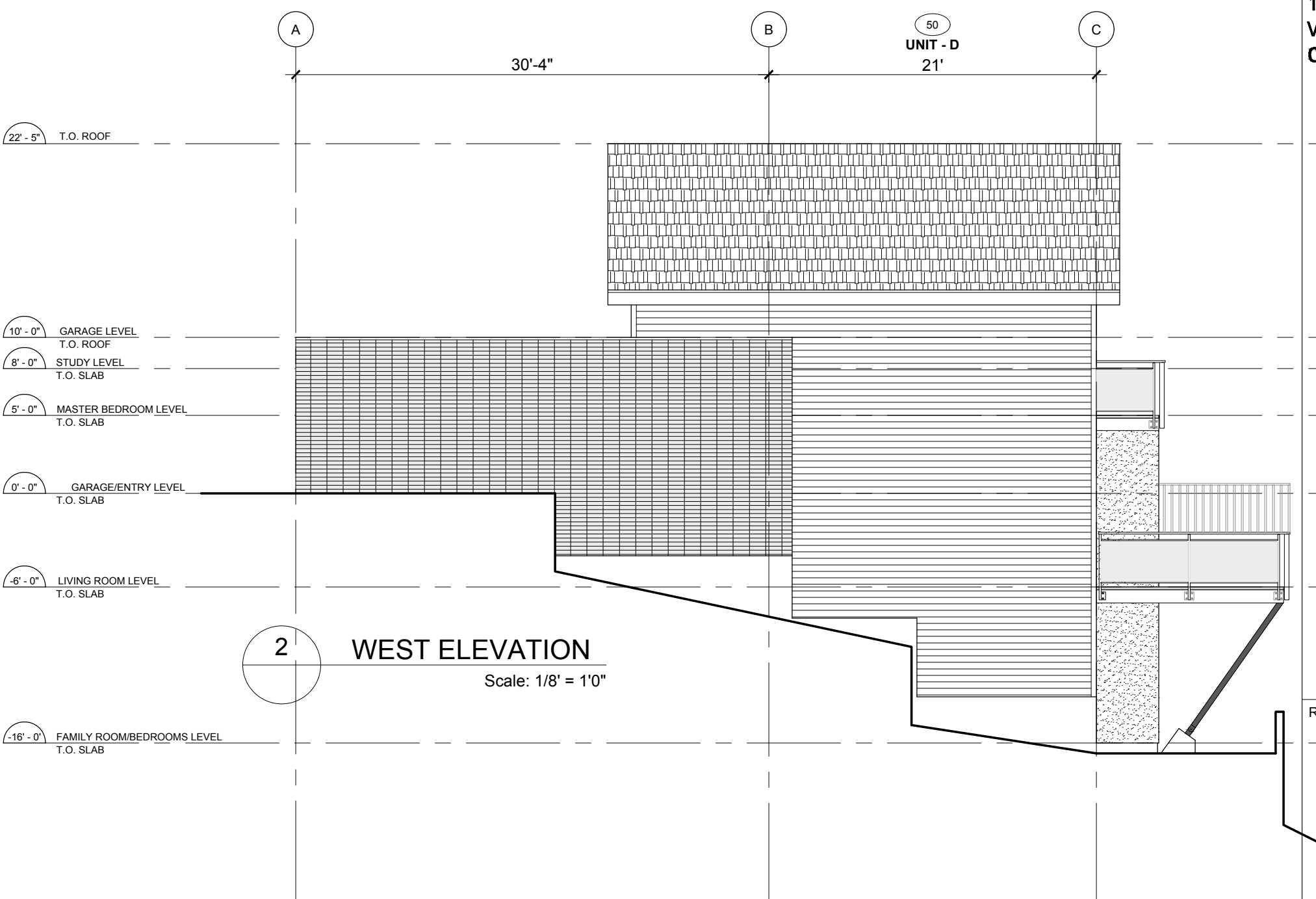
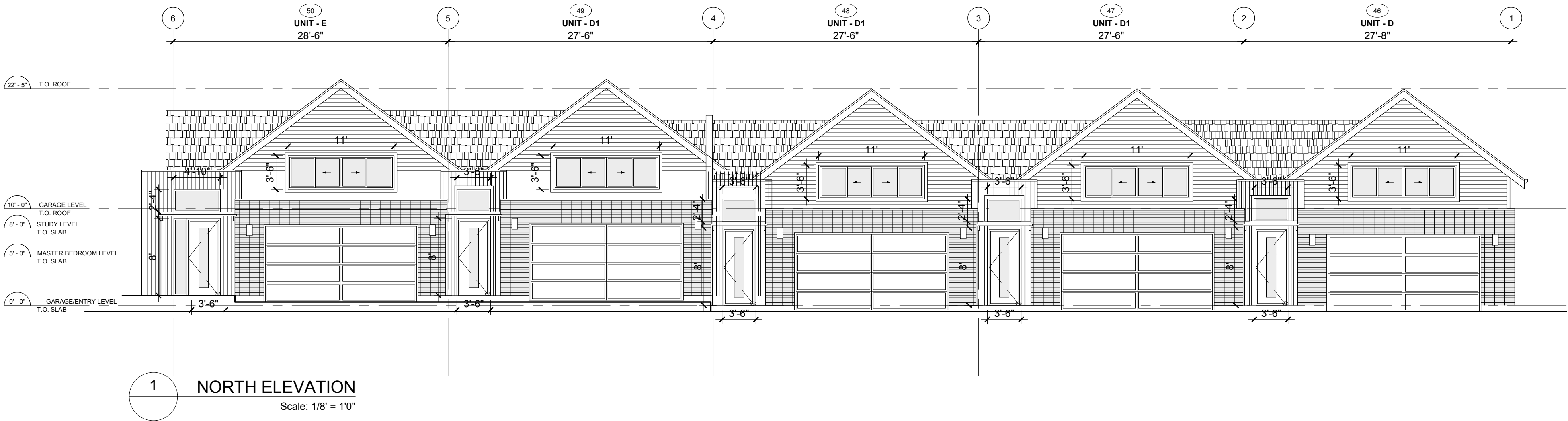
KELOWNA, BC

DRAWING TITLE

BUILDING 11
ELEVATIONS

DRAWING No.

A3.11



CP-03 REFER TO A3.07 FOR COLOR REPRESENTATION

1 HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE HEATHERED MOSS	4 ALUMINUM RAILINGS -BM 2134-30 IRON MOUNTAIN	10 OVER HEAD GARAGE DOORS -PAINTED BM 2134-30 IRON MOUNTAIN	16 BEADED VINYL SOFFIT -MITTENS SATIN GREY
1a HORIZONTAL FIBRE CEMENT SIDING -JAMES HARDIE MOUNTAIN SAGE	5 VINYL FRAMED WINDOW -COLOUR WHITE	11 ALUMINUM TRELLIS -PAINTED BM 2134-30 IRON MOUNTAIN	17 FLASHING TO MATCH COLOUR OF SURFACE BELOW (PARAPET @ GARAGE TO BE BM 2134-30 IRON MOUNTAIN)
2 VERTICAL SIDING -LUXPANEL, CEDAR COLOUR	6 METAL CLAD VINYL FRAMED WINDOW -SLATE GREY EXTERIOR W/ WHITE INTERIOR FRAME	12 ALUMINUM GUARD RAIL C/W PICKETS -PAINTED BM 2134-30 IRON MOUNTAIN	18 ACRYLIC STUCCO COLOR TO MATCH LUXPANEL CEDAR
2a BRICK -I-XL, OYSTER WHITE, PATTERN AS PER ELEVATION	7 ASPHALT SHINGLES -IKO DUAL BLACK	13 ALUMINUM GUTTERS -PAINTED BM 2134-30 IRON MOUNTAIN	19 ACRYLIC STUCCO COLOR TO MATCH J.H. MOUNTAIN SAGE
3 WOOD TRIM ⓐ CORNERS, PAINT TO MATCH ADJACENT SIDING ⓑ WHITE WINDOWS BM 2125-70 WEDDING VEIL ⓒ BLACK WINDOWS BM 2134-30 IRON MOUNTAIN ⓓ RWL's FROM SCUPPERS BM 2134-30 IRON MOUNTAIN	8 3"Ø ALUMINUM RAIN WATER LEADER -PREFIN. BM 2134-30 IRON MOUNTAIN	14 FIBREGLASS ENTRY DOOR - FRONT DOORS PAINTED BM AF-290 CALIENTE	20 ELECTRICAL ROOM DOOR COLOR TO MATCH LUXPANEL CEDAR
	9 METAL PRIVACY SCREEN -PAINTED BM 2134-30 IRON MOUNTAIN	15 WOOD FASCIA -PAINTED BM 2134-30 IRON MOUNTAIN	

SCHEDULE

B

This forms part of application
DP19-0001/DVP19-0002

Planner
Initials

WM



SCHEDULE

B

This forms part of application
DP19-0001/DVP19-0002



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **WN**

NOTES:

1. RETAINING WALL SHOP DRAWINGS TO BE SEALED BY GEOTECHNICAL ENGINEER. RETAINING WALLS TO BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER.

AVG : 4.5m HIGH

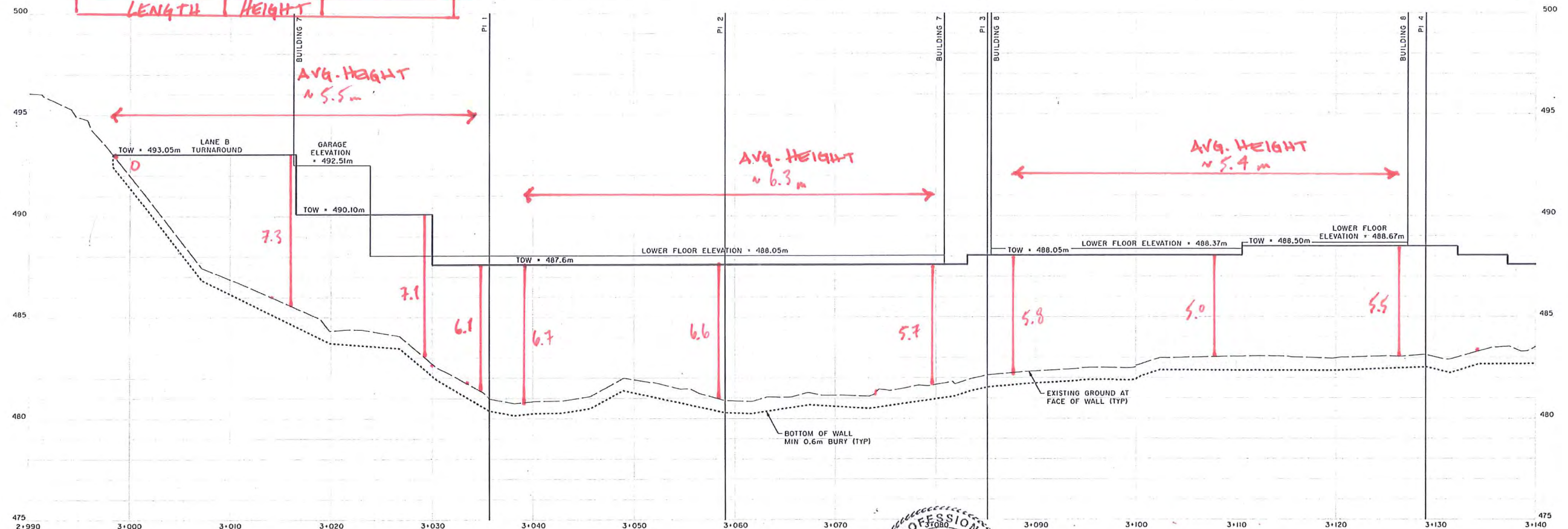
~ 10.6m @ 7.0m (4%) * LOW VIS

~ 40m @ 6.0m+ (12%)

~ 85m @ 5.0m+ (26%)

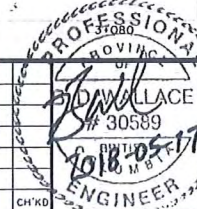
~ 190m @ < 5.0m (58%)

LENGTH | HEIGHT



InterCAD
CONSULTING ENGINEERS

NO.	DATE	BY	REVISION
1	18-05-10	BW	ISSUED FOR DEVELOPMENT PERMIT



Drawn	N. HANDSCHUH
Design	B. WALLACE
Approved	
Date	APRIL 2018
Scale	
Horiz.	1:200
Vert.	1:100

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
Wilden - Ponds Landing Site Services
Retaining Wall Plan and Profile
3+000 to 3+140

Division	
Drawing No.	AC43-21-C09
Rev. No.	1

SCHEDULE

B

This forms part of application

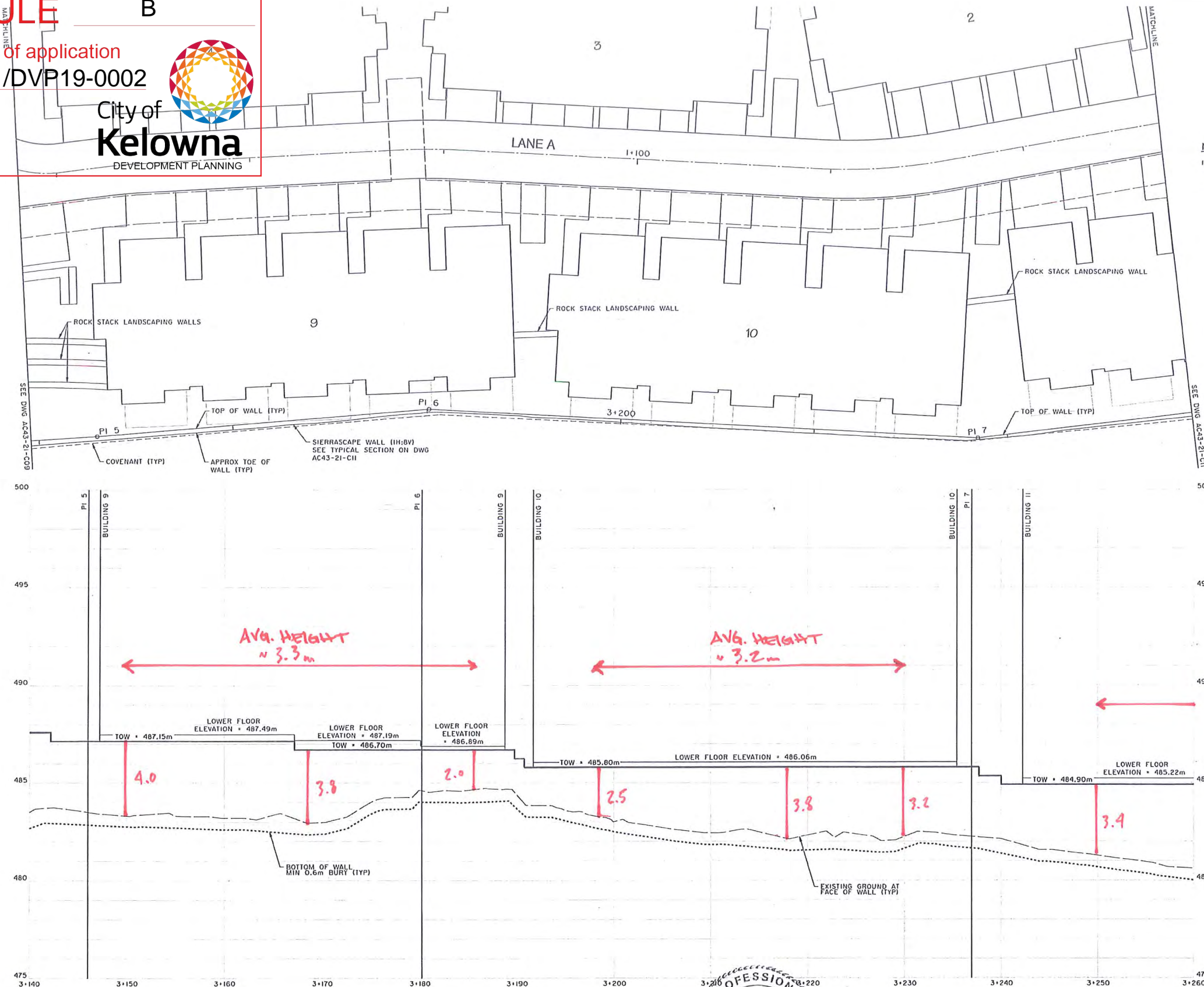
DP19-0001/DVP19-0002



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM



NOTES:

1. RETAINING WALL SHOP DRAWINGS TO BE SEALED BY GEOTECHNICAL ENGINEER. RETAINING WALLS TO BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER.

InterCAD
CONSULTING ENGINEERS

NO.	DATE	BY	REVISION
1	18-05-10	BW	ISSUED FOR DEVELOPMENT PERMIT



Drawn	N. HANDSCHUH
Design	B. WALLACE
Approved	
Date	APRIL 2018
Scale	
Horiz.	1:200
Vert.	1:100

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
Wilden - Ponds Landing Site Services
Retaining Wall Plan and Profile
3+140 to 3+260

Division	
Drawing No.	AC43-21-C10
Rev. No.	1

SCHEDULE

B

This forms part of application
DP19-0001/DVP19-0002

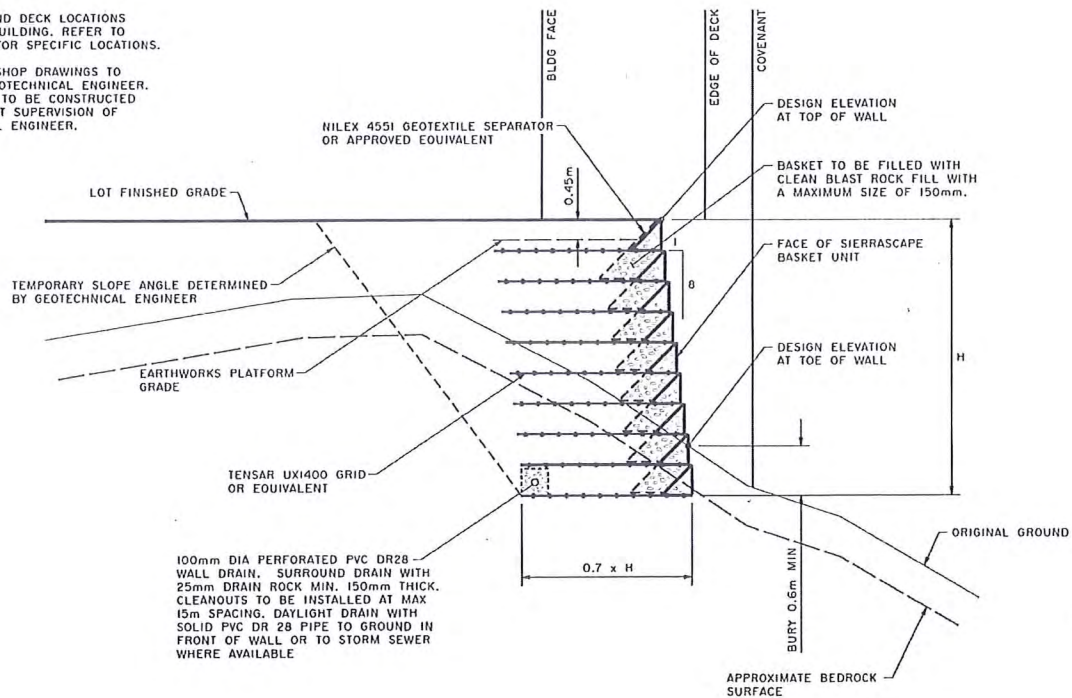


City of
Kelowna
DEVELOPMENT PLANNING

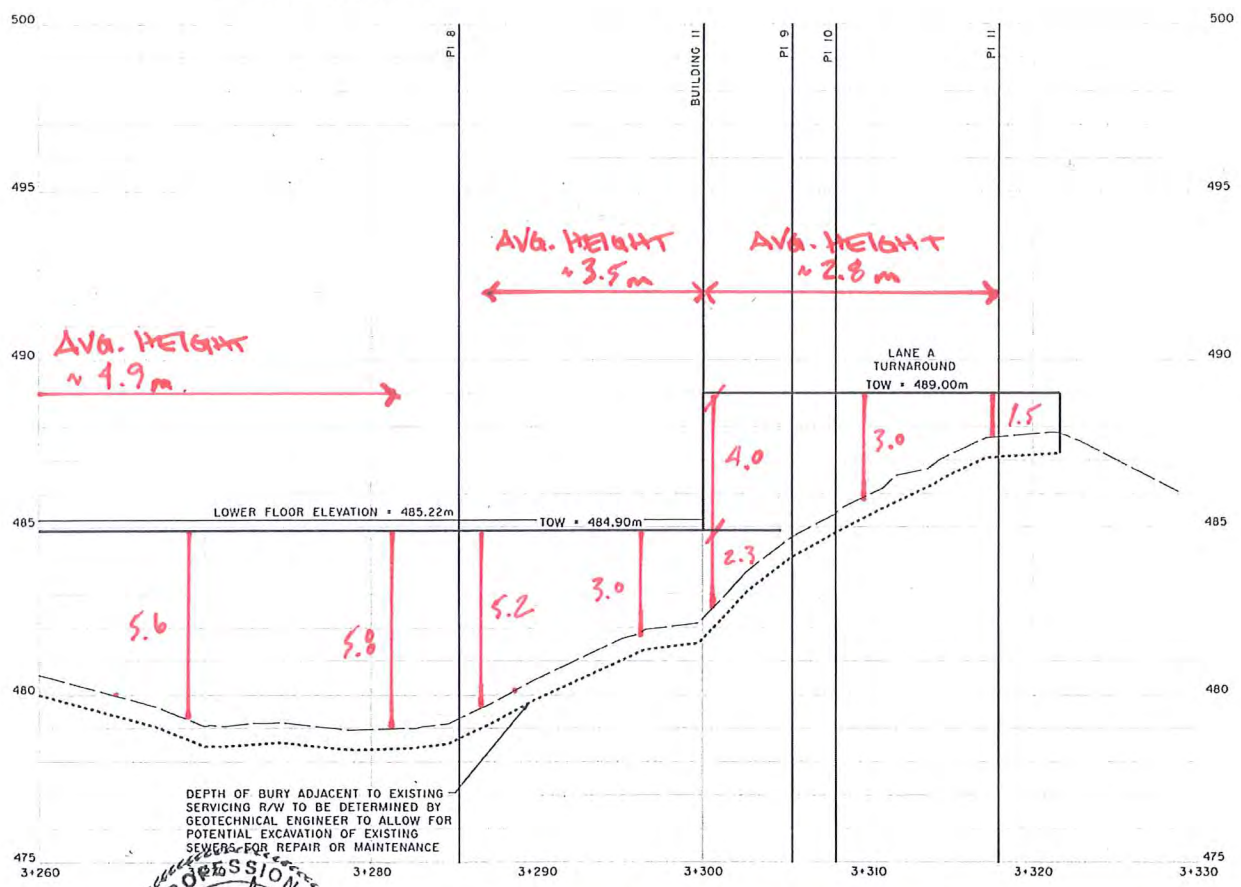
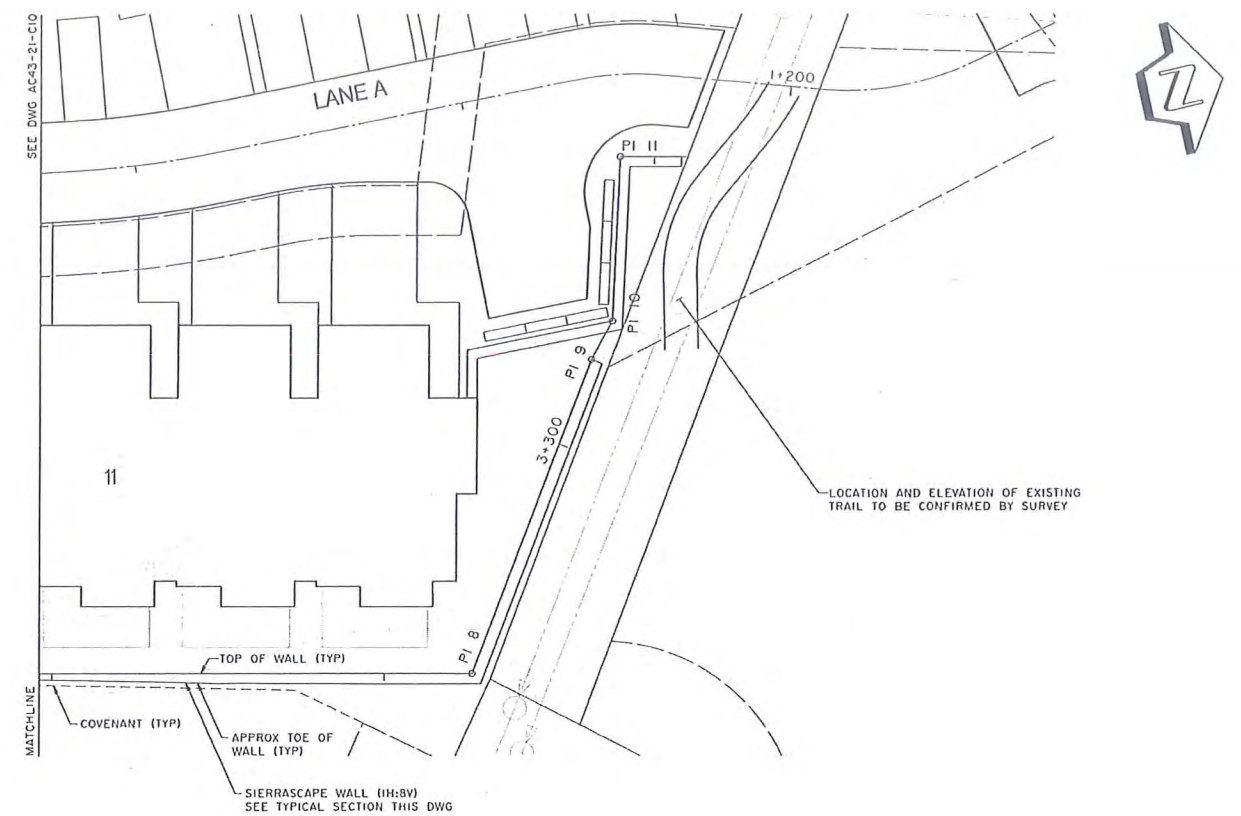
Planner
Initials **WM**

NOTES:


1. DECK SUPPORT TO BE TIED TO BUILDING FOOTING.
2. BUILDING FACE AND DECK LOCATIONS VARY FOR EACH BUILDING. REFER TO CROSS-SECTIONS FOR SPECIFIC LOCATIONS.
3. RETAINING WALL SHOP DRAWINGS TO BE SEALED BY GEOTECHNICAL ENGINEER. RETAINING WALLS TO BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER.



SINGLE TIER RETAINING WALL TYPICAL SECTION
1:50



InterCAD
CONSULTING ENGINEERS

																								Drawn N. HANDSCHUH			
																				Design B. WALLACE							
																				Approved							
																				Date APRIL 2018							
																				Scale							
																				Horiz. 1:200							
																				Vert. 1:100							
1				18-05-10				BW				ISSUED FOR DEVELOPMENT PERMIT								CH 1000							
NO.				DATE				BY				REVISION															



Drawn	N. HANDSCHUH
Design	B. WALLACE
Approved	
Date	APRIL 2018
Scale	
Horiz.	1:200
Vert.	1:100

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
Wilden -Pondside Landing Site Services
Retaining Wall Plan and Profile
3+260 to 3+325

Division	
Drawing No.	AC43-21-C11
Rev. No.	1

PA\31 - BC INTERIOR\5118\18M-00407-00_WILDEN STILL POND LANDSCAPE\01 - PRODUCTION DRAWINGS\01 - CURRENT\18M-00407-LDP.DWG



1

SITE PLAN

LDP

SCALE: 1:400

GENERAL NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A.
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. SHRUB AND TREE CLUSTER AREAS TO BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. AN AUTOMATIC TIMED IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

PLANTING CHARACTER IMAGES:



SCHEDULE

C

This forms part of application

DP19-0001/DVP19-0002

Planner Initials

WM

City of Kelowna

DEVELOPMENT PLANNING

REVISIONS / ISSUED		
2	SEP 20/18	RE - ISSUED FOR DP
1	MAY 23/18	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
WILDEN PONDSIDE LANDING

CLIENT
WILDEN CONSTRUCTION CORP.

WSP GROUP LIMITED

wsp

540 Leon Avenue, Kelowna, BC V1Y6J6
T: 250.869.1334, F: 250.862.4849, www.wsp.com

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave. Kelowna, BC V1Y 6J6 T: 250.869.1334 F: 250.862.4849 www.wsp.com

DESIGN BY TC
DRAWN BY YY
CHECKED BY RF
PROJECT NO:18M-00407-00
SCALE 1:400

SHEET TITLE
SITE PLAN

SHEET NO.
LDP-1

2 OF 4

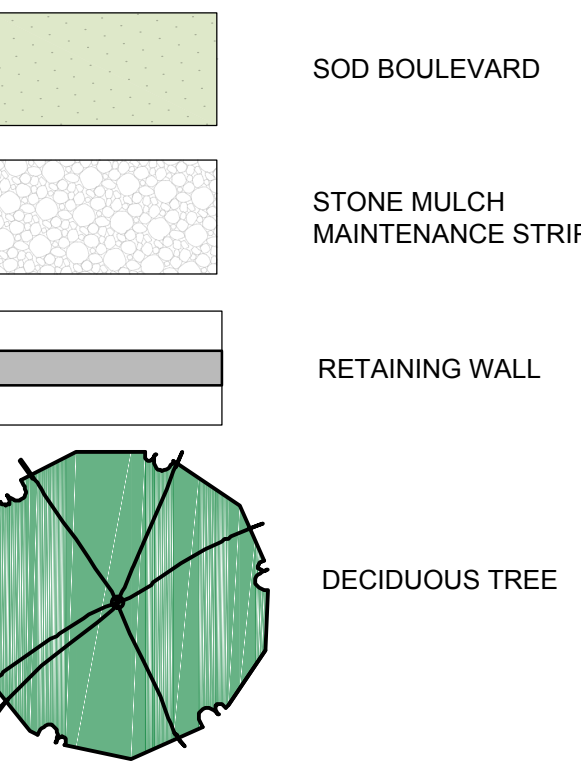
P:\S1 - BC INTERIOR\5118\18M-00407-00_WILDEN STILL POND LANDSCAPE\01 - PRODUCTION DRAWINGS\01 - CURRENT\18M-00407-LDP.DWG



REPRESENTATIVE PLANT LIST				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
TREES DECIDUOUS				
<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	6cm Cal	B&B	15.0m x 12.0m
<i>Pinus ponderosa</i>	Ponderosa Pine	2.5m HGT		15.0m x 6.0m
<i>Pinus strobus</i> fatigiata	White Pine - columnar form	2.5m HGT		15.00m x 5.00m
<i>Syringa reticulata</i>	Japanese Lilac Tree	5cm Cal.	B&B	6.00m x 4.00m
SHRUBS				
<i>Amelanchier alnifolia</i>	Saskatoon	#02	Potted	3.00m x 3.00m
<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem Boxwood	#02	Potted	1.20m x 1.20m
<i>Cornus sanguinea</i> 'Midwinter Fire'	Blood Twig Dogwood	#02	Potted	1.8m x 1.8m
<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#02	Potted	0.75m x 0.75m
<i>Hamamelis vernalis</i> 'Kohankie Red'	Ozark witch hazel	#02	Potted	2.5m x 3.0m
<i>Forsythia intermedia</i> 'Coudrieau'	Golden Peep Forsythia	#02	Potted	1.00m x 1.00m
<i>Lonicera pileata</i>	Privet Honeysuckle	#02	Potted	0.9m x 1.5m
<i>Mahonia repens</i>	Creeping Mahonia	#02	Potted	0.3m x 0.5m
<i>Rhus aromatica</i>	Gro - Low Sumac	#02	Potted	0.75m x 2.0m
<i>Symphoricarpos albus</i>	Snowberry	#02	Potted	1.8m x 1.8m
<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.50m x 1.50m
ORNAMENTAL GRASSES				
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#01	Potted	1.50m x 0.75m
<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Tufted Hair Grass	#01	Potted	1.00m x 0.60m
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.00m x 0.75m
<i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Potted	1.25m x 1.25m
PERENNIALS / GROUND COVER				
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	#01	Potted	0.50m x 0.60m
<i>Hosta</i> 'Northern Exposure'	Northern Exposure Hosta	#01	Potted	0.90m x 1.20m
<i>Iris sibirica</i> 'Snow Queen'	White Siberian Iris	#01	Potted	0.75m x 0.60m
<i>Lamium galeobdolon</i> 'Hermans Pride'	Herman's Pride False Lamium	#01	Potted	0.30m x 0.60m
<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted	1.00m x 0.75m
<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.75m x 0.60m
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Meadow Sage	#01	Potted	0.75m x 0.60m

REPRESENTATIVE PLANT LIST	
QTY.	BOTANICAL NAME
SHRUBS	
	<i>Buxus microphylla</i> 'Winter Gem'
	<i>Cornus sanguinea</i> 'Midwinter Fire'
	<i>Cornus sericea</i> 'Kelsey'
	<i>Hamamelis vernalis</i> 'Kohankie Red'
	<i>Mahonia repens</i>
	<i>Symphoricarpos albus</i>
	<i>Forsythia intermedia</i> 'Coudrieau'
	<i>Lonicera pileata</i>
	<i>Rhus aromatica</i>
	<i>Syringa patula</i> 'Miss Kim'
ORNAMENTAL GRASSES	
	<i>Calamagrostis acutiflora</i> 'Karl Foerster'
PERENNIALS / GROUND COVER	
	<i>Bergenia cordifolia</i>
	<i>Echinacea purpurea</i> 'Magnus'
	<i>Hosta</i> 'Northern Exposure'
	<i>Iris sibirica</i> 'Snow Queen'
	<i>Lamium galeobdolon</i> 'Hermans Pride'
	<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldstrum'

LEGEND:



SCHEDULE

This forms part of application
DP19-0001/DVP19-0002

Planner Initials **WW**

C

City of Kelowna
DEVELOPMENT PLANNING

REVISIONS / ISSUED	
2	SEP 20/18 RE - ISSUED FOR DP
1	MAY 23/18 ISSUED FOR DP
NO.	DATE
DESCRIPTION	

PROJECT
WILDEN PONDSIDE LANDING

CLIENT
WILDEN CONSTRUCTION CORP.

WSP GROUP LIMITED

wsp

540 Leon Avenue, Kelowna, BC V1Y6J6
t. 250.869.1334, f. 250.862.4849, www.wsp.com

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.wsp.com

DESIGN BY	TC	SHEET TITLE TYPICAL PLANTING
DRAWN BY	YY	
CHECKED BY	RF	
PROJECT NO	18M-00407-00	
SCALE	AS NOTED	SHEET NO. LDP-2
		3 OF 4

P:\51 - BC INTERIOR\5118\18M-00407-00_MILDEN STILL POND LANDSCAPE\01 - PRODUCTION DRAWINGS\01 - DRAWINGS\02 - CURRENT\18M-00407-LDP.DWG



IRRIGATION LEGEND:

- TOTAL SITE AREA (3.36 ACRES)
- EXISTING TREES TO BE PRESERVED
NO IRRIGATION SYSTEM
- BUFFER VEGETATION
TEMPORARY IRRIGATION SYSTEM
(1,400.0m.sq.)
- LOW WATER REQUIREMENT
w/ HIGH EFFICIENCY IRRIGATION SYSTEM
(1,444.0m.sq)
- MEDIUM WATER REQUIREMENT
DROUGHT TOLERANT NATIVE PLANTING
w/ HIGH EFFICIENCY IRRIGATION SYSTEM
(430.0m.sq)
- HIGH WATER REQUIREMENT
(446.0m.sq.)

1 HYDROZONE PLAN
LDP 3 SCALE: 1:400

SCHEDULE C
This forms part of application
DP19-0001/DVP19-0002

Planner
Initials WM



REVISIONS / ISSUED		
2	SEP 2018	RE - ISSUED FOR DP
1	MAY 23/18	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
WILDEN PONDSIDE LANDING
CLIENT
WILDEN CONSTRUCTION CORP.
WSP GROUP LIMITED



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540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.wsp.com

DESIGN BY	TC
DRAWN BY	YY
CHECKED BY	RF
PROJECT NO	18M-00407-00
SCALE	1:400

SHEET TITLE
HYDROZONE PLAN
SHEET NO.
LDP-3
4 OF 4

DRAFT FOR REVIEW

CITY OF KELOWNA

BYLAW NO. 11826

Official Community Plan Amendment No. OCP18-0021 464 West Avenue

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot A District Lot 14 ODYD Plan EPP92146 located on West Ave, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6th day of May, 2019.

Considered at a Public Hearing on the 4th day of June, 2019.

Read a second and third time by the Municipal Council this 4th day of June, 2019.

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

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11827

Z18-0118

464 West Ave

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 14 ODYD Plan EPP92146, located on West Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing and the RU1 – Large Lot Housing zones 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 6th day of May, 2019.

Considered at a Public Hearing on the 4th day of June, 2019.

Read a second and third time by the Municipal Council this 4th day of June, 2019.

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

Mayor

City Clerk

REPORT TO COUNCIL



Date: September 10, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: DP19-0105 & DVP19-0106 **Owner:** West Avenue – Mission Group Rentals Ltd., Inc. No. BC1151526

Address: 454-464 West Avenue **Applicant:** Mission Group Enterprises

Subject: Development Permit and Development Variance Permit

1.0 Recommendation

THAT Official Community Plan Map Amendment Bylaw No. 11826 and Rezoning Bylaw No. 11827 be amended at third reading to revise the legal description of the subject properties from Amended Lot 3 (DD 138121F) and Amended Lot 4(DD 138122F) District Lot 14 ODYD Plan 3056 to Lot A District Lot 14 ODYD Plan EPP92146;

AND THAT final adoption of Official Community Plan Map Amendment Bylaw No. 11826 and Rezoning Bylaw No. 11827 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0105 for Lot A District Lot 14 ODYD Plan EPP92146, located at 454-464 West 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. DVP19-0106 for Lot A District Lot 14 ODYD Plan EPP92146, located at 454-464 West Avenue, Kelowna, BC;

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

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

To vary the required maximum height from 15.0 m or 4 storeys permitted to 18.3 m and 6 storeys proposed;

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

To vary the required minimum side yard from 2.0 m permitted to 0.30 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 Schedule "A" attached to the Report from the Community Planning Department dated September 10, 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 a proposed 6-storey mixed-use purpose build rental building with variances to the maximum building height and to the west side setback.

3.0 Development Planning

Community Planning Staff are supportive of the Development Permit and associated variances 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-oriented commercial along West Avenue will contribute to the South Pandosy shopping and retail experience. To ensure that commercial development is limited to the main floor only and that the remainder of the building is residential in nature, the applicant has registered on title a Section 219 Covenant

4.0 Proposal

4.1 Project Description

The applicant is proposing to construct a 6-storey 48-unit purpose built rental housing project on the subject property. The units will vary in size to include 25 one-bedroom units, 21 two-bedroom units and 2 three-bedroom units. The development fronts onto West Avenue and would incorporate street level commercial retail uses to provide a stronger, contiguous urban interface to the street along with the existing commercial on the north side of West Avenue. To ensure that commercial development is limited to the main floor only and that the remainder of the building is residential in nature, the applicant has registered on title a Section 219 Covenant.

One level of at-grade structured parking is provided with access from the rear laneway. Additional visitor and commercial at-grade parking stalls are provided along the laneway. The Zoning Bylaw requires 58 parking stalls. The project will provide 53 parking stalls with the remaining 5 stalls being a Payment in Lieu of Parking fee that is payable at time of Building Permit application. There are five floors of dwelling units above the retail/parking podium. Each unit provides balconies to meet the amenity space requirements.

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 the West Avenue street frontage. The 6-storey building massing is oriented toward the east side of the parcel to have the massing located closer to Pandosy Street and away from the residential uses to the west. The building design provides for a large landscaped rooftop amenity area at the second-floor level.

With the smaller building footprint, the over-all scale and mass of the building is reduced. This also provides a height transition to the single-family dwellings located to the north and multi-family to the west. The building utilizes vertical elements along with articulation



and colour variation to provide visual interest to the facades. The provision of generous balconies with large roof overhangs, along with a second floor common outdoor amenity area meets and exceeds the 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 a combination of white and grey hardi-panel and fibre-cement siding. Brick has been used along the commercial frontage and residential to anchor the building and to provide warmth to the modern design.

Variances

The applicant is requesting two variances to facilitate the development. The first variance is to increase the maximum building height from 15.0 m and 4 storeys to 18.3 m and 6 storeys. The additional two storeys of building height allow for a reduced building footprint above the main floor which also reduces the amount of shadowing cast on adjacent parcels. This has enabled the building design to incorporate a large amenity space above the commercial units for the use of building residents.

The development proposal included an OCP amendment from MRM – Multiple Unit Residential (Medium Density) to MXR – Mixed Use (Residential/Commercial) and rezoning from RU1 – Large Lot Housing and RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone in order to allow for the incorporation of some small-scale commercial along the street frontage. The proposed C4 – Urban Centre Commercial zone has a more restrictive 15.0 m maximum building height allowed. Within the MRM Future Land Use, the site could have been developed within the RM5 – Medium Density Multiple Housing zone which would have allowed the maximum building height to be 18.0 m. The current proposal is to increase the building height to 18.3 m.

The second variance proposed is to reduce the west side setback from 2.0 m required to 0.30m. The variance applies to the extent of the single storey parkade adjacent to the west property line. The side setback increases to 2.81 m for the extent of the commercial unit on the west side. The mass of the building is oriented to the opposite side of the site in order to reduce any negative impacts to the adjacent site.

4.2 Site Context

The subject property is located within the South Pandosy Urban Centre and is half a block west of Pandosy Street on West Avenue.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single & Two Dwelling Housing
East	C4 – Urban Centre Commercial	Office, Commercial Uses
South	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
West	RM4 – Transitional Low Density Housing	Multiple Dwelling Housing

Subject Property Map: 454-464 West Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	460 m ²	2330 m ²
Min. Lot Width	13 m	45.72 m
Min. Lot Depth	30 m	50.90 m
Development Regulations		
Max. Floor Area Ratio	2.35	1.31
Max. Site Coverage (buildings)	75%	75%
Max. Height	15 m or 4 storeys	18.3 m & 6 storeys ^❶
Min. Front Yard	0 m	1.1 m
Min. Side Yard (east)	0 m	3.0 m
Min. Side Yard (west)	2.0 m	0.30 m ^❷
Min. Rear Yard	0 m	5.1 m
Other Regulations		
Min. Parking Requirements	58 stalls required	53 stalls provided*
Min. Bicycle Parking	Class I Stalls – 24 required Class II Stalls – 5 required	Class I Stalls – 24 provided Class II Stalls – 5 provided
Min. Private Open Space	595 m ²	1152 m ²
^❶ Indicates a requested variance to increase the building height from 15.0 m or 4 storeys to 18.3 m and 6 storeys proposed. ^❷ Indicates a requested variance to the west side setback from 2.0 m required to 0.30 m proposed. *Additional 5 parking stalls will be a Cash In Lieu Payment as per Bylaw No. 8125 Payment in Lieu of Parking Bylaw.		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)Chapter 1: Introduction*Goals for a Sustainable Future:*

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process*Objective 5.3 Focus development to designated growth areas*

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficiency settlement patterns. This will be done by increasing densities (approximately 78-5 – 100 people and/or jobs per ha located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.o Application Chronology

Date of Application Received: December 11, 2019
Date Public Consultation Completed: April 2, 2019
Date of OCP & Rezoning Public Hearing: June 4, 2019

Report prepared by: Lydia Korolchuk, Planner II

Reviewed by: Dean Strachan, Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Major Application (requires Director signoff)

Attachments:

Attachment A: Draft Development Permit DP19-0105 & DVP19-0106

Attachment B: Comprehensive Design Guidelines

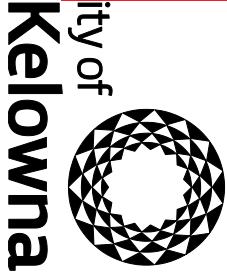
Development Permit & Development Variance Permit DP19-0105/DVP19-0106

ATTACHMENT A

This forms part of application
DP19-0105 DVP19-0106

Planner Initials
LK


City of Kelowna
DEVELOPMENT PLANNING



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

454-464 West Avenue

and legally known as

Lot A District Lot 14, ODYD Plan EPP92146

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

Multiple Dwelling Housing

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 September 10, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use (Residential/Commercial)

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: West Avenue Mission Group Rentals Ltd.

Applicant: Mission Group Enterprises

Terry Barton
Community 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, as per Schedule "A":

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

To vary the required maximum height from 15.0 m or 4 storeys permitted to 18.3 m and 6 storeys proposed;

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

To vary the required minimum side yard from 2.0 m permitted to 0.30 m proposed

This Development Permit is valid for two (2) years from the date of 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 \$62,945.00 OR
- b) A certified cheque in the amount of \$62,945.00

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. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of \$37,500.00 required for five (5) stalls as part of the proposed development within the Pandosy Urban Centre. Building Permit must be issued by September 1, 2020 for these fees to be in place. If the Building Permit is issued after this date, refer to Bylaw No. 8125 for current applicable fees.

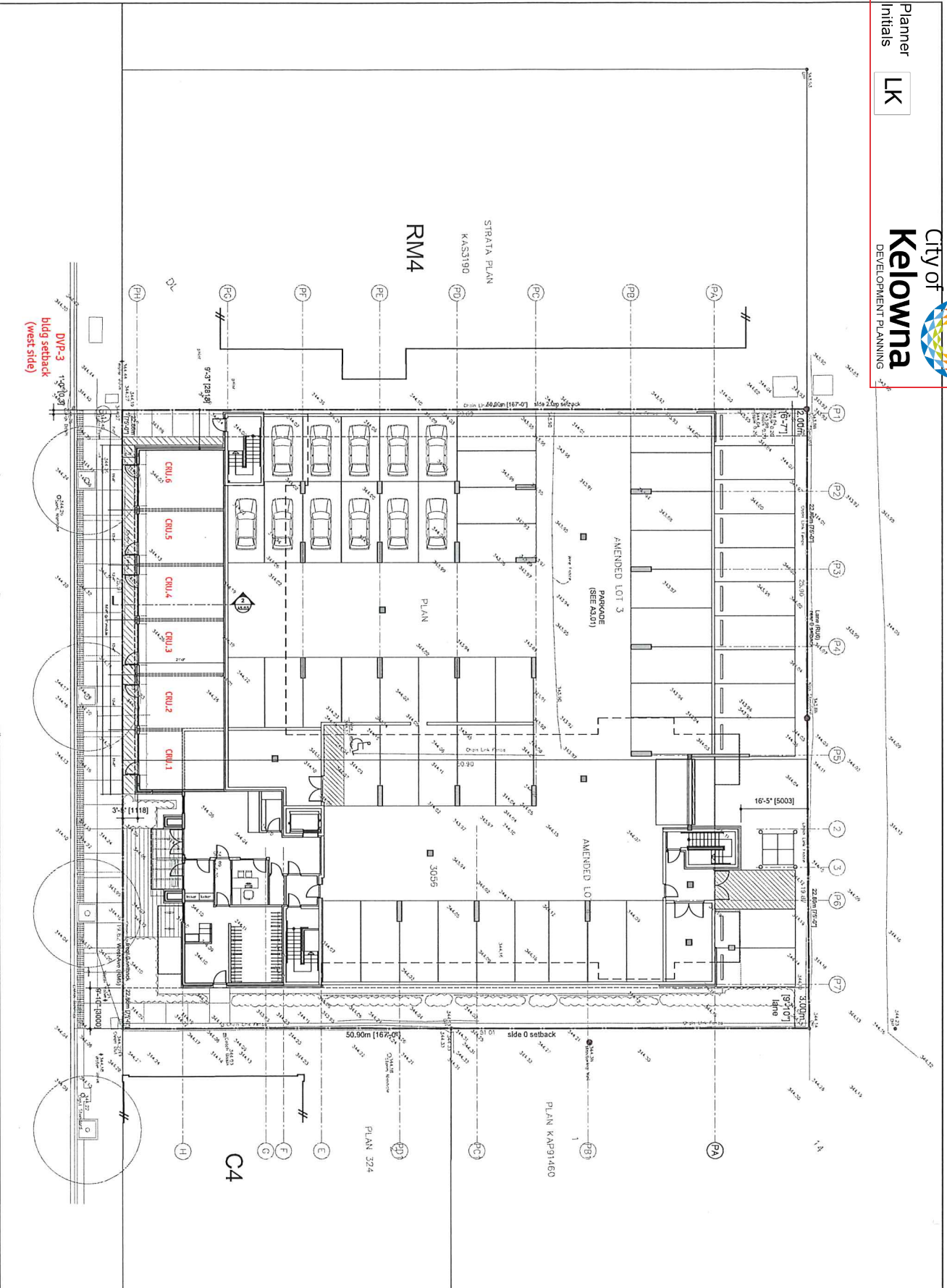
5. INDEMNIFICATION

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

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

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

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

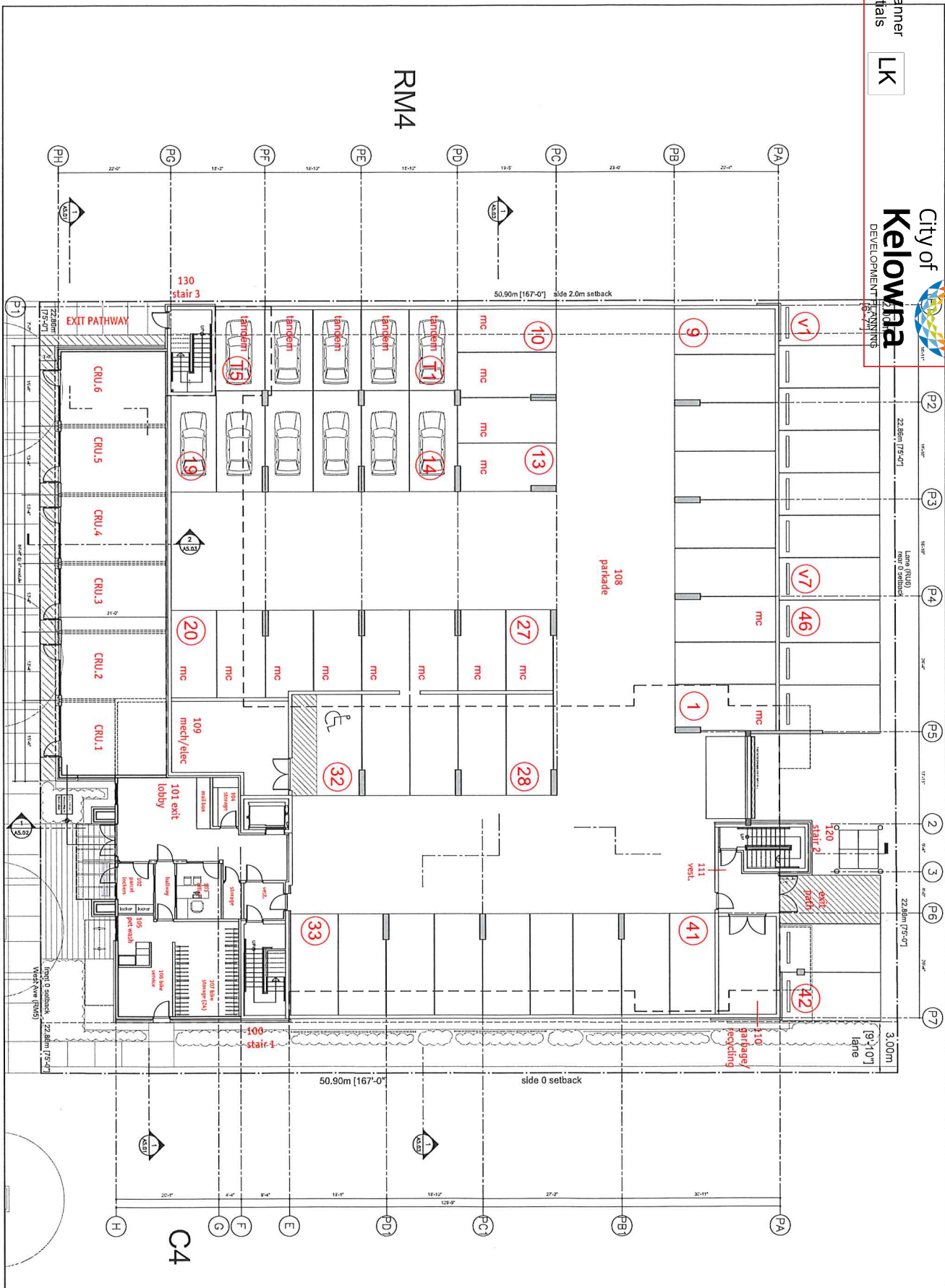


SCHEDULE A

This forms part of application
DP19-0105 DVP19-0106

Planner
Initials **LK**

City of
Kelowna
DEVELOPMENT PLANNING



223 BERNARD AVENUE
KELOWNA, B.C.
V1Y 9V6
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2019-08-06
DP



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Project Title
**WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL**

Drawn By
A3.01

Checked By
A3.01

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Level
LEVEL 1 PLAN

DATE: 2019-08-06

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

LEVEL: 1 PLAN

PROJECT: WEST AVE RENTAL 6-STORY WITH PARKADE LEVEL

DRAWN BY: A3.01

CHECKED BY: A3.01

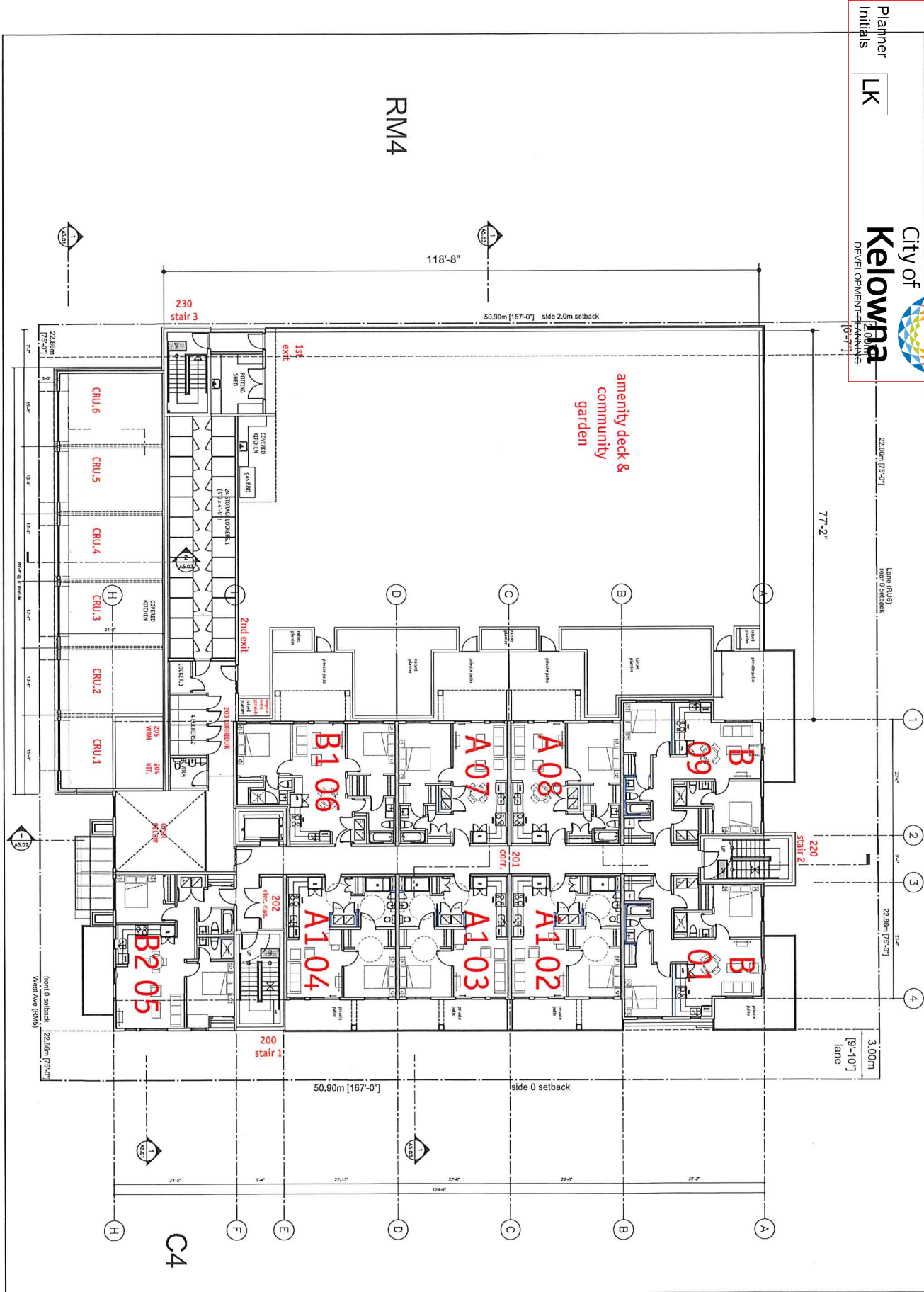
DATE: 2019-08-06

SCHEDULE A

This forms part of application
DP19-0105 DVP19-0106



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City of Kelowna
DEVELOPMENT PLANNING



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m+a
MEikleJOHN ARCHITECTS INC.

2019-08-06
DP



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NO.	DATE	DESCRIPTION
1	2019-08-06	ISSUED FOR PERMIT

Project Title
**WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL**

Drawn by: **Tracy**

A3.02

LEVEL 2 PLAN

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DATE	BY	REVISION
2019-08-06	TR	ISSUED FOR PERMIT

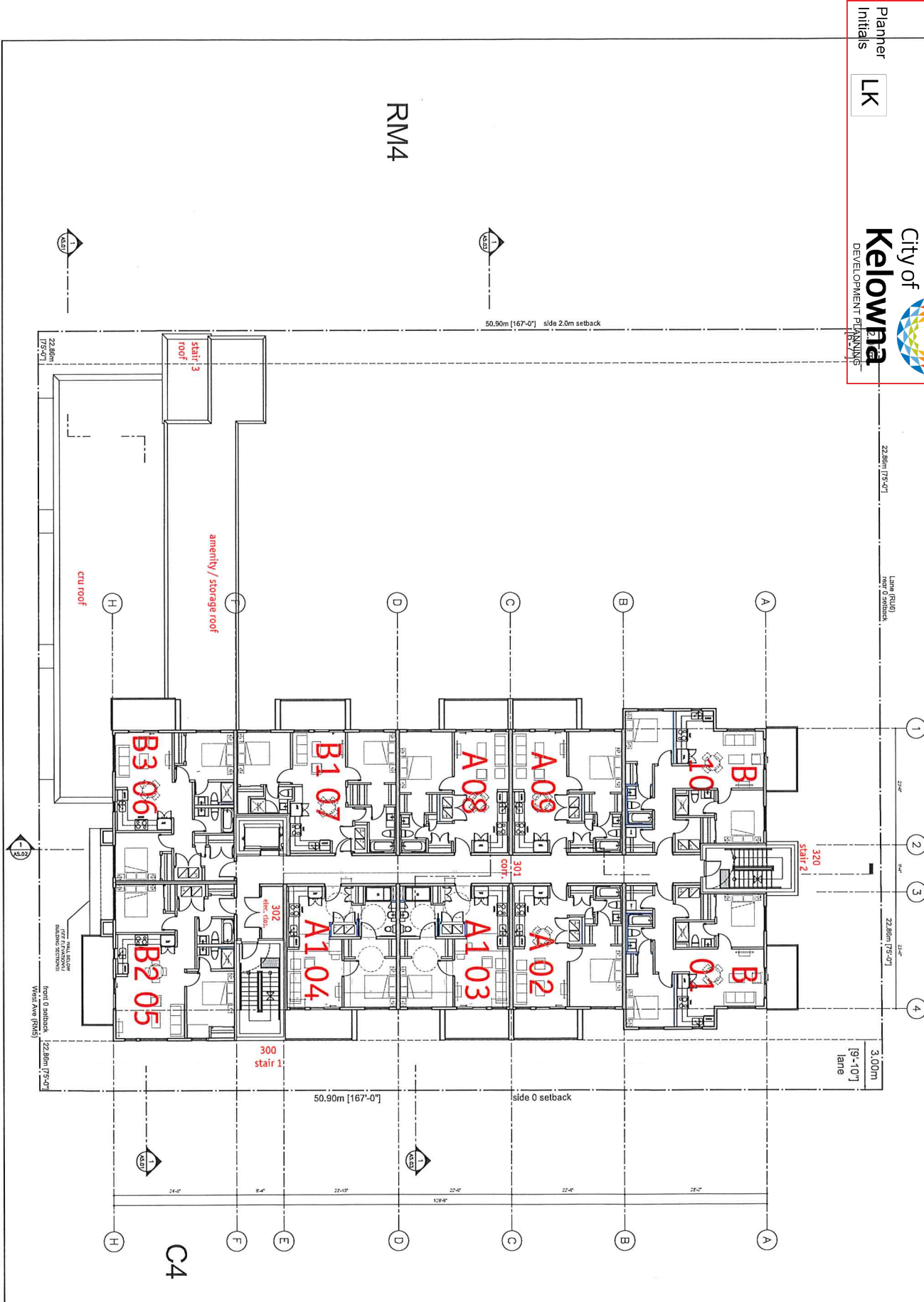
SCHEDULE A

This forms part of application

DP19-0105 DVP19-0106

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City of Kelowna
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m+m
MEIKLEJOHN ARCHITECTS INC.

2019-08-06
DP

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

A3.03

WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL

Level 3

DATE: 2019-08-06
DRAWN: JLM
CHECKED: JLM
APPROVED: JLM

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DP19-0105 DVP19-0106



5



City of Kelowna
DEVELOPMENT PLANNING



SCHEDULE A

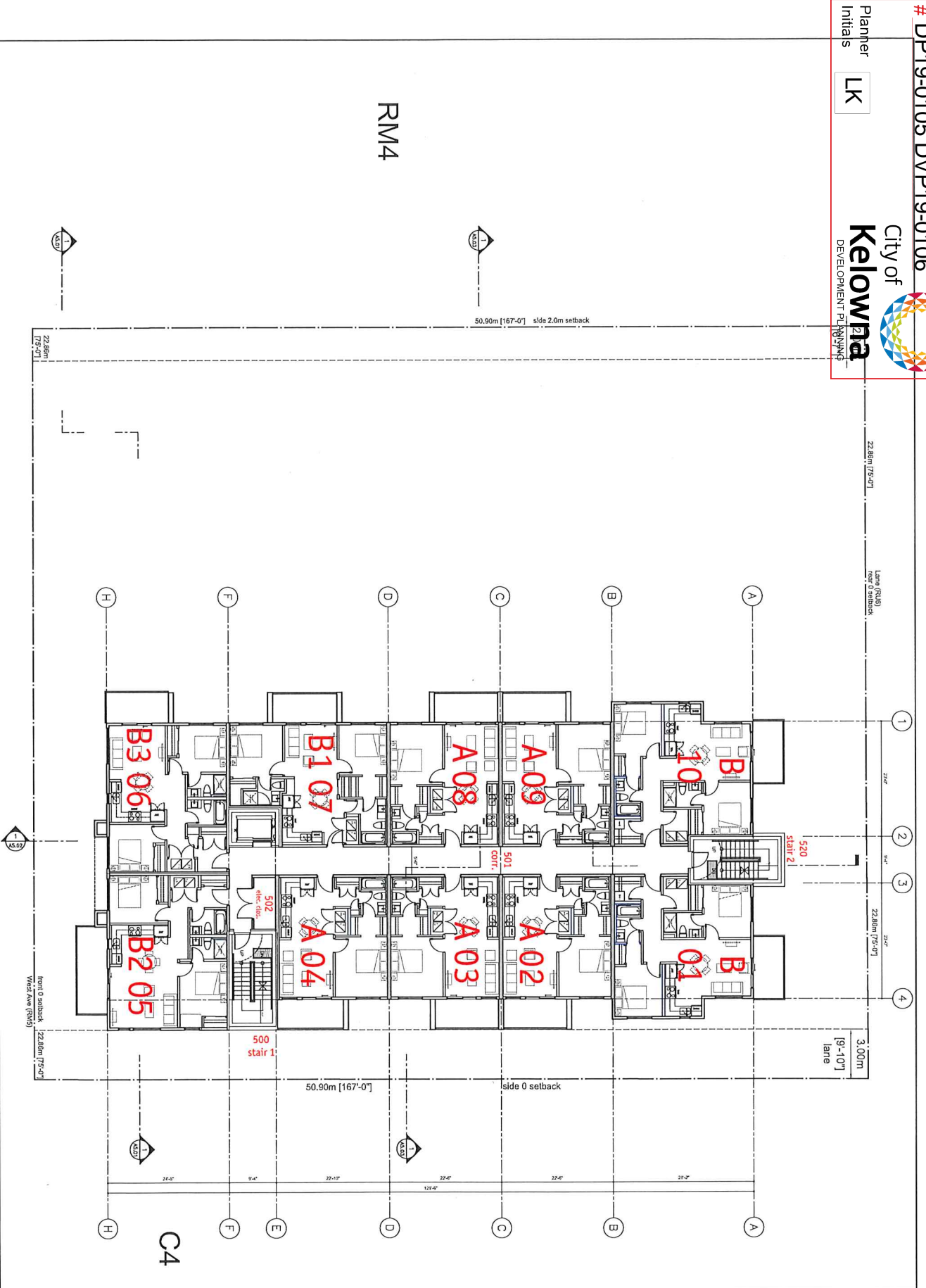
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DP19-0105 DVP19-0106



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Initials **LK**

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2019-08-06
DP



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No.	Date	Revised/Amended
1	2019-08-06	Initial Design
2	2019-08-06	Final Design

Project Title
**WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL**

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

A3.05

LEVEL 5

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

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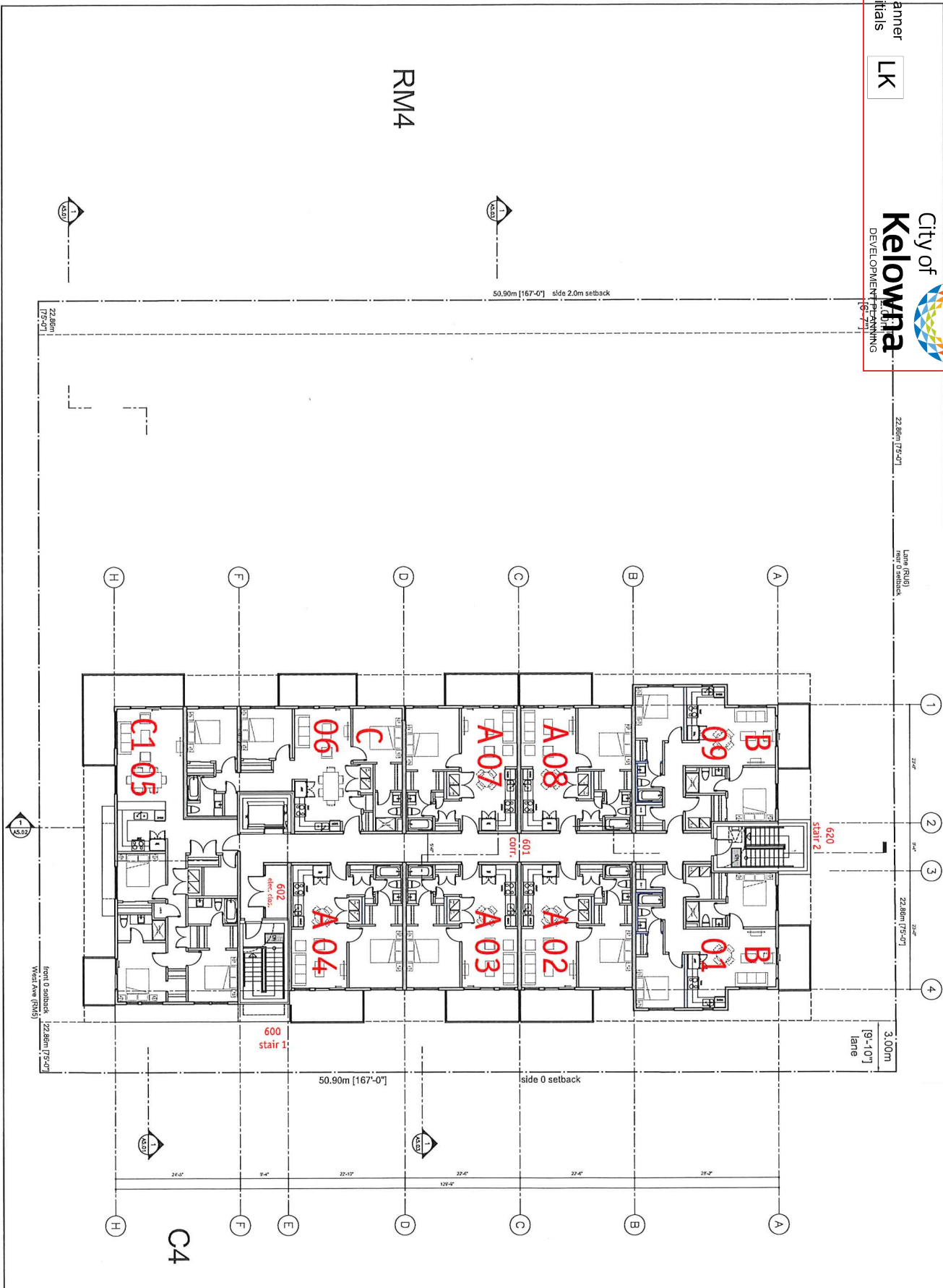
SCHEDULE A

This forms part of application

DP19-0105 DVP19-0106

Planner
Initials **LK**

City of
Kelowna
DEVELOPMENT PLANNING



223 BURNHAM AVENUE
KELOWNA, B.C.
V1Y 1C6
TEL: 250.863.2006
FAX: 250.863.2007
WWW.M+MARCHITECTS.COM

m+m
MEIKLEJOHN ARCHITECTS INC.

2019-08-06
DP



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NO.	DATE	BY	DESCRIPTION
1	2019-08-06	ME	Initial Design
2	2019-08-06	ME	Final Design

Project Title
**WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL**

Drawn by: **ME**
Checked by: **ME**
Scale: **1/8" = 1'-0"**

A3.06

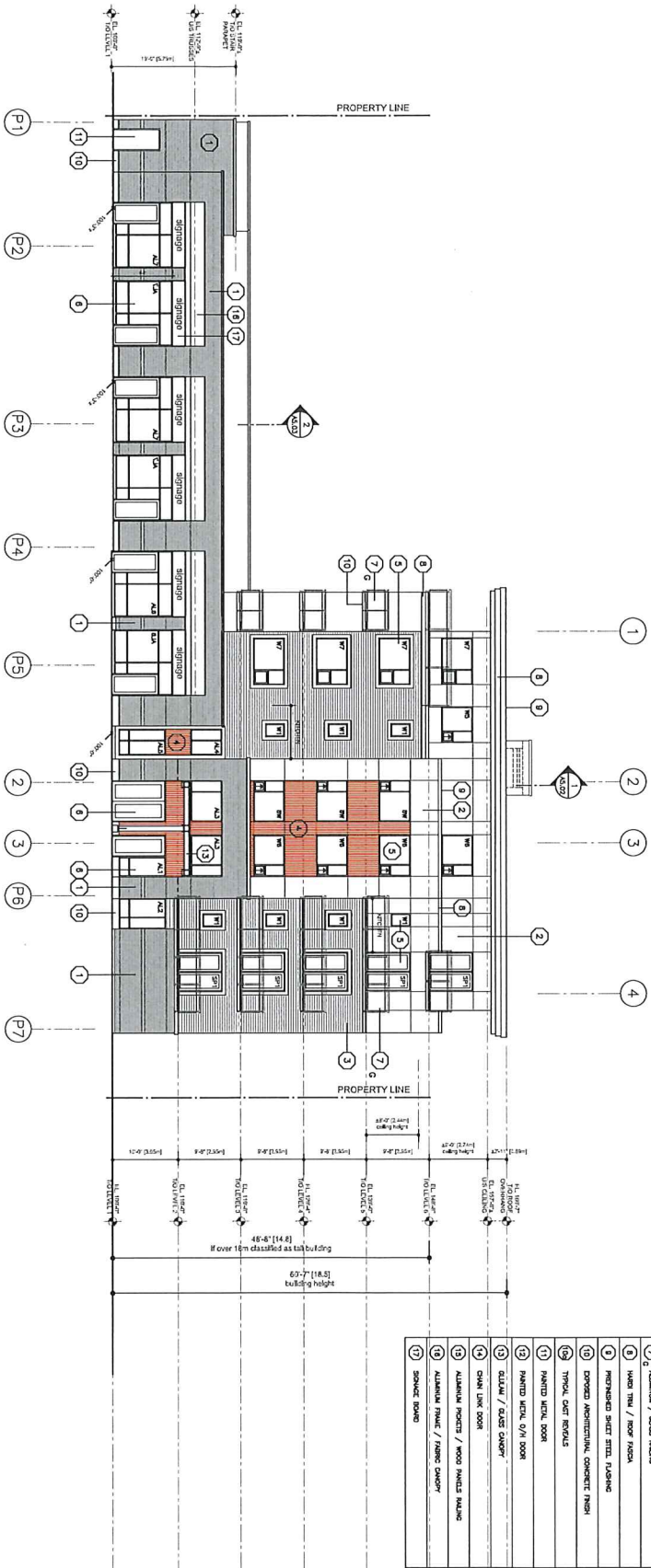
LEVEL 6 PLAN

NO.	DATE	BY	DESCRIPTION
1	2019-08-06	ME	Initial Design
2	2019-08-06	ME	Final Design

SCHEDULE B

This forms part of application
DP19-0105 DVP19-0106

Planner
Initials LK



BUILDING ELEVATION KEY NOTE:

1. BRICK VENEER
2. HORIZONTAL, FINE GRANITE STONE
3. VERTICAL, MEDIUM GRANITE / ALUM. STONE
4. VERTICAL, MEDIUM GRANITE / ALUM. STONE
5. VERTICAL, MEDIUM GRANITE / ALUM. STONE
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2019-08-06
DP

A4.01
WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL
BUILDING ELEVATION
(West Avenue)
Scale: 1/8"=1'-0"

B

DP19-0105 DVP19-0106



五



Date	2019-08-09
Job No.	mem 17-1281
Scale	A5 510mm
Drawn	SM
Checked	JM

DP



233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N7
TEL: 250.762.2004
EMAIL: info@colbow.ca

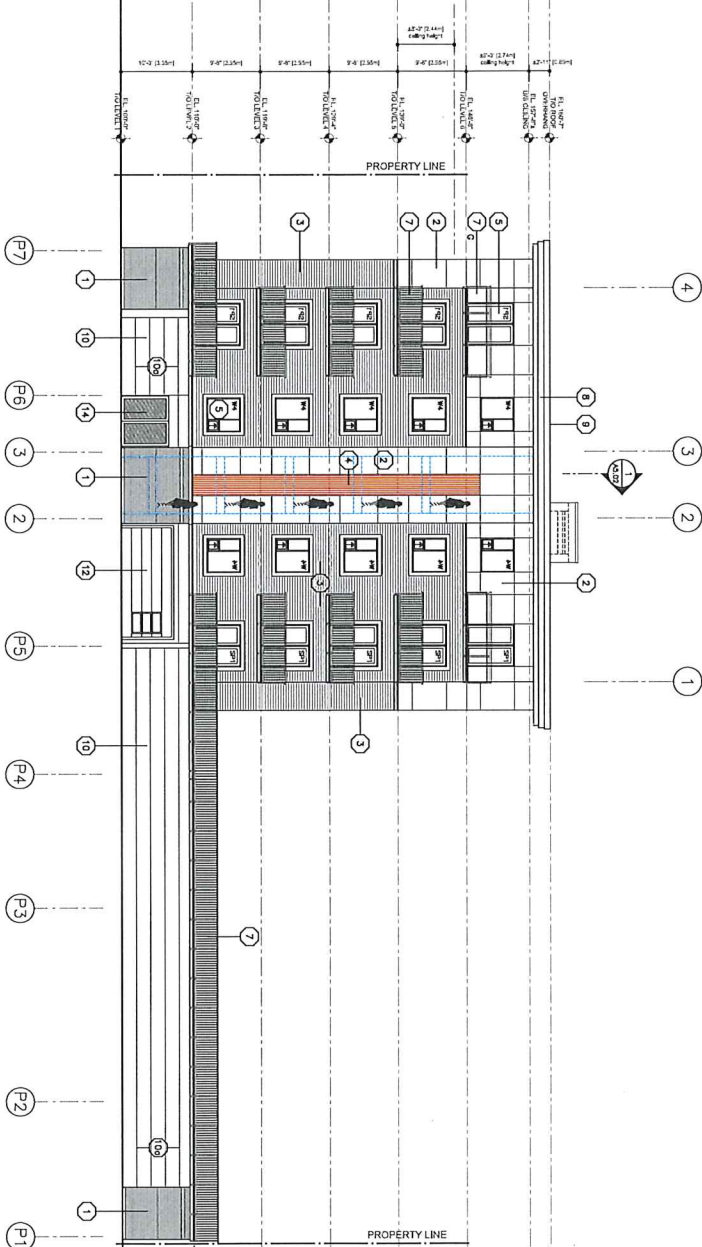
SCHEDULE B

This forms part of application

DP19-0105 DVP19-0106

Planner
Initials
LK

City of
Kelowna
DEVELOPMENT PLANNING



Note:
See A4.01 for elevation key note legend

223 BRIMCOMB AVENUE
KELOWNA, B.C.
V1Y 1V6
TEL: 250.863.2006
WWW.MEIKLEJOHNARCHITECTS.COM

m+m
MEIKLEJOHN ARCHITECTS INC.

2019-08-06
DP

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architect.

No.	Date	Description
1	10/10/18	Pre-Application

Project Title:
**WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL**

Drawn By:
A4.03

Engineering: **Building Elevation
(Lane)**

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

Date	By	Check
2019-08-06	AK	AK
2019-08-06	AK	AK
2019-08-06	AK	AK
2019-08-06	AK	AK

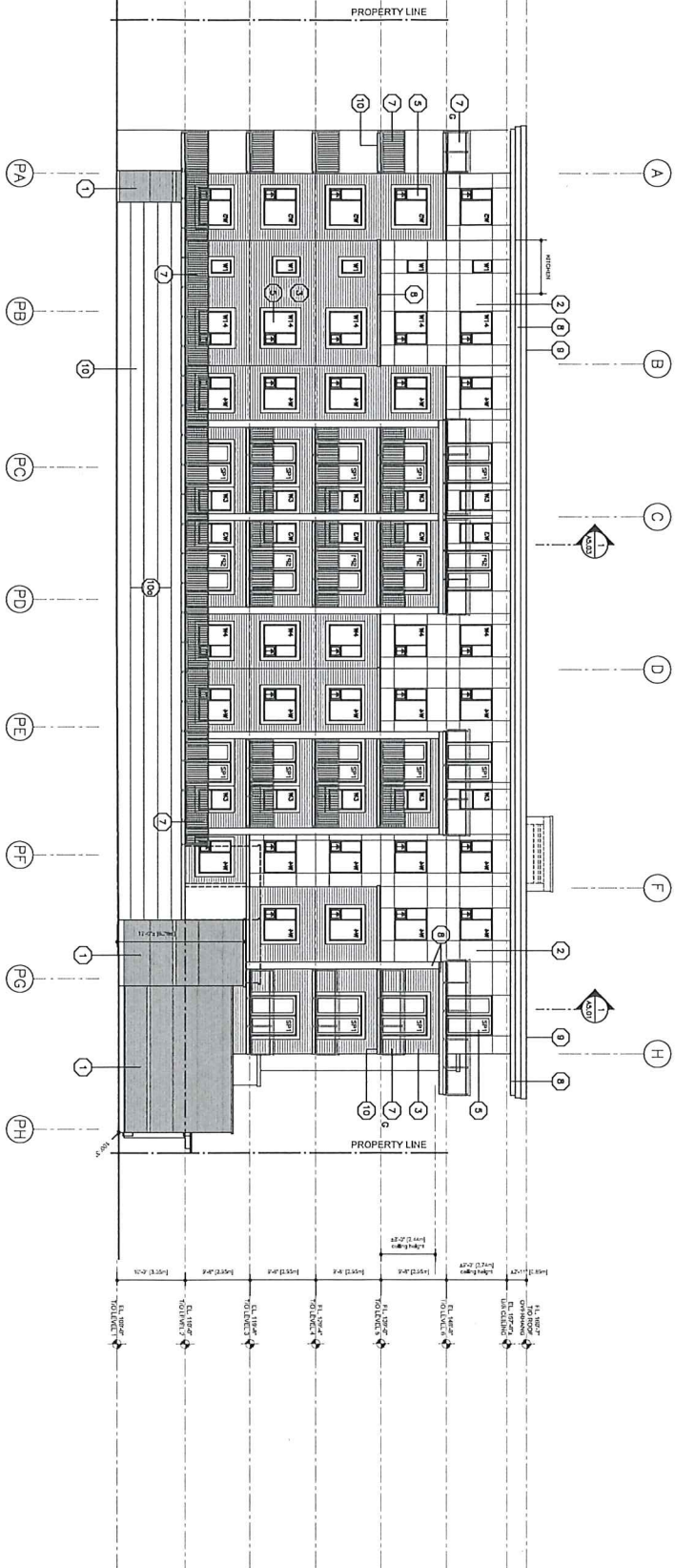
SCHEDULE B

This forms part of application

DP19-0105 DVP19-0106

Planner
Initials **LK**

City of
Kelowna
DEVELOPMENT PLANNING



Note:
See A4.01 for elevation key note legend

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

DATE	2019-08-06
BY	MEIKLEJOHN ARCHITECTS INC.
FOR	WEST AVE RENTAL
PROJECT	6-STORY WITH PARKADE LEVEL
OWNER	WEST AVE RENTAL
DESIGNER	MEIKLEJOHN ARCHITECTS INC.

A4.04
BUILDING ELEVATION

WEST AVE RENTAL
6-STORY WITH
PARKADE LEVEL

NO.	REVISION	DATE	BY	FOR
1	ISSUED FOR PERMIT	2019-08-06	MEIKLEJOHN ARCHITECTS INC.	WEST AVE RENTAL

2019-08-06
DP

m+m
MEIKLEJOHN ARCHITECTS INC.

220 BURNHAM AVENUE
KELOWNA, B.C.
TEL: 250.863.2006
WWW.MEIKLEJOHNARCHITECTS.COM

Kelowna

Kelowna

- ASPHALT PAVING

PMIT

NOT FOR CONSTRUCTION

[illegible]

PROPERTY LINE

VEHICULAR ENTRANCE

MAIN NINE ENTRY

△ COMMERCIAL UNIT /

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SAWCUT JOINTS

CONCRETE UNIT PAVERS
TYPE 1

	CONCRETE UNIT PAVERS

100

1. **Introduction**

AND SHAUB PLANTINGS

NEED TO GET TO THE TOP

Northern Treasure

10	Common Name
----	-------------

	Common Name
10	BULBS, AND VINES

Fire Storm gum

CONCLUSIONS AND RECOMMENDATIONS

Flame grass

69



City of Kelowna
DEVELOPMENT PLANNING



LANE



BUILDING ENTRY ORNAMENTAL GRASSES & BULBS



STREET TREES



HONEY SUCKLE VINES



LEVEL 3: SEATING PODS

Diagram illustrating the relationship between two types of trees and their associated plant types:

- DECIDUOUS ORNAMENTAL TREE** (Left circle)
- DECIDUOUS SHADE TREE** (Right circle)
- CANOPIUS MIMIC** (Green cloud-like shape)
- ORNAMENTAL GRASS PERENNIAL AND SHADE PLANTS** (Yellow rectangle)



DECIDUOUS ORNAMENTAL TREE



NOT FOR CONSTRUCTION



BENCH
S I T C O C S I G N

[800-769-6263]

MISSION GROUP

MISSION GROUP

KELLOVNA, B.C.

KILLOVNA, D.C.

LEVEL 3

LEVEL 3

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L-2

DEVELOPMENT PERMIT GUIDELINES*Comprehensive Development Permit Area*Planner
Initials

LK



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?				✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA				YES	NO	N/A
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? 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?				✓		
Lakeside Development						
Are lakeside open spaces provided or enhanced?						✓
Are lake views protected?						✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA		YES	NO	N/A
Does lakeside development act as a transition between the lake and inland development?				✓
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?				✓
Lighting				
Does lighting enhance public safety?		✓		
Is "light trespass" onto adjacent residential areas minimized?		✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?		✓		
Is suitably scaled pedestrian lighting provided?		✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		✓		

REPORT TO COUNCIL



Date: September 10, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: DVP19-0116 **Owner:** Patrick and Hendrika Hayden

Address: 249 Fitzpatrick Rd **Applicant:** Urban Options Planning & Permits

Subject: Development Variance Permit

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0116 for Lot 1, Section 35, Township 26, Osoyoos Division Yale District Plan KAP55899, located at 249 Fitzpatrick Rd, Kelowna BC; AND that variances to the following section of the Zoning Bylaw No. 8000 be granted:

Section 9.5b.1(b) - Carriage Housing Regulations

To vary the maximum combined site coverage of a carriage house and all accessory buildings or structures from the lesser of 14% or 90 m² permitted to 10.4% or 102.32m² proposed;

Section 9.5b.1(f)- Carriage Housing Regulations

To vary the maximum upper storey floor area from 75% of the carriage house footprint area permitted to 100% 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 permitted maximum combined site coverage and maximum upper storey floor area of a two storey carriage house.

3.0 Development Planning

Development Planning is supportive of the proposed variances to Section 9.5b Carriage House regulations of Zoning Bylaw No. 8000. The applicant is proposing to convert an existing accessory structure into a carriage house. The proposed variances are considered acceptable due to the existing site conditions, which include an existing two storey structure that is consistent with the form and character of the principal residence. Mature vegetation on the property minimizes adjacent privacy concerns, additional required parking can be accommodated on the existing driveway and private open space is provided. If granted approval, the carriage house will provide for an increase in density that is sensitive to the neighbourhood

context and allows the homeowner to convert the accessory structure under conformance with Zoning Bylaw No. 8000.

4.0 Proposal

4.1 Project Description

The existing accessory structure was constructed in 2011 and is currently used by the homeowner as a studio.

4.2 Site Context

The subject property is located in Rutland on the south side of Fitzpatrick Road. The site is located at the edge of the Permanent Growth Boundary. The neighbourhood is predominantly single-family housing with agricultural land to the north.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1- Agriculture 1	Agriculture
East	RU1- Large Lot Housing	Single Dwelling Housing
South	RU1- Large Lot Housing	Single Dwelling Housing
West	RU1- Large Lot Housing	Single Dwelling Housing

Subject Property Map:



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		

Min. Lot Area	550m ²	982.11m ²
Min. Lot Width	16.5m	23.58m
Min. Lot Depth	30m	41.65m
Carriage House Development Regulations		
Max. Floor Area Ratio		
Max. Site Coverage (buildings)	40%	20.2%
Max. Site Coverage (buildings, parking, driveways)	50%	26.7%
Max. Height	4.8m	4.5m
Min. Front Yard	9.0m	23.69m
Min. Side Yard (west)	1.5m	2.0m
Min. Side Yard (east)	1.5m	14.6m
Min. Rear Yard (no lane)	1.5m	2.0m
Other Regulations		
Min. Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30m ² per unit	30m ² per unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development

Policy .6 *Sensitive Infill*. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy .12 *Carriage Houses & Accessory Apartments*. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

The proposed Development Variance permit does not compromise any municipal services.

7.0 Application Chronology

Date of Application Received: May 7, 2019

Date Public Consultation Completed: June 7, 2019

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: Dean Strachan, Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Variance Permit DVP19-0116

Attachment B: Site Plan



Development Variance Permit

DVP19-0116



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

249 Fitzpatrick Rd

and legally known as

Lot 1, Section 35, Township 26, ODYD KAP55899

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

Carriage House

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

Date of Council Decision

tbd

Decision By:

Council

Existing Zone:

RU1c_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: Patrick and Hendrika Hayden

Applicant: Urban Options Planning and Permits

Terry Barton
Community 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";

This Development Permit is valid for two (2) years from the date of 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.**

B

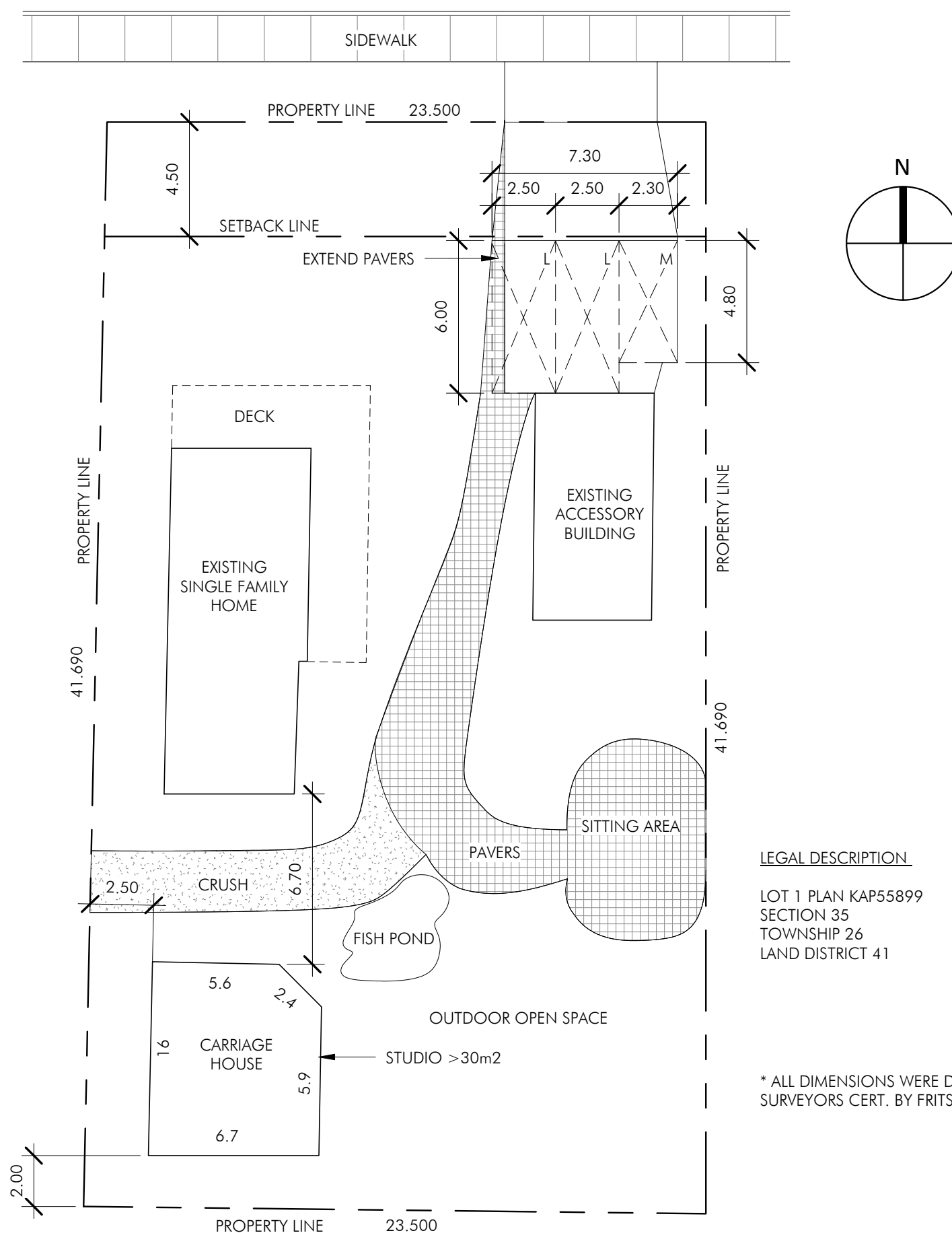
DVP19-0116



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JB

FITZPATRICK RD.



LEGAL DESCRIPTION

LOT 1 PLAN KAP55899
SECTION 35
TOWNSHIP 26
LAND DISTRICT 41

* ALL DIMENSIONS WERE DERIVED FROM SURVEYORS CERT. BY FRITSCH BCLS.

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A203

PLOT PLAN

SCALE - 1 : 200

DRAWING: PLOT PLAN		PROJECT NAME: 249 FITZPATRICK RD KELOWNA, B.C.	NO	DATE.	ISSUE	
FORMAT: 11" x 17"	SCALE: 1 : 200		01	20190607	REVIEW	

THIRD
AXIS
DESIGN

