

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Tuesday, May 17, 2016  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

**Pages**

1. **Call to Order**
2. **Reaffirmation of Oath of Office**  
The Oath of Office will be read by Councillor Hodge.
3. **Confirmation of Minutes** 1 - 10  
Public Hearing - May 3, 2016  
Regular Meeting - May 3, 2016
4. **Bylaws Considered at Public Hearing**
  - 4.1 **268 Lake Avenue, BL11240 (Z16-0005) - Frank Renou & Joan Capman** 11 - 11  
To give Bylaw No. 11240 second and third readings in order to rezone the subject property to facilitate the development of a carriage house.
  - 4.2 **330 Merrifield Road, BL11241 (Z16-0011) - Corey Knorr Construction Ltd.** 12 - 12  
To give Bylaw No. 11241 second and third readings in order to rezone the subject property to facilitate a 2-lot subdivision.
  - 4.3 **845 Kinnear Court, BL11242 (Z15-0050) - Carol Kergan** 13 - 13  
To give Bylaw No. 11242 second and third readings in order to facilitate the conversion of an accessory building to a carriage house on the subject parcel.
  - 4.4 **135 Mugford Road & 345 Rutland Road N, BL11243 (Z15-0059) - City of Kelowna** 14 - 14  
To give Bylaw No. 11243 second and third readings in order to rezone the subject properties to facilitate the redevelopment and adaptive re-use of the heritage building and site.

**4.5 820 Finns Road, BL11246 (OCP15-00016) & BL11247 (Z15-0053) - Raif Holdings Ltd.**

To defer consideration of Bylaw No. 11246 (OCP15-0016) & Bylaw No. 11247 (Z15-0053) to the May 31, 2016 Public Hearing at the request of the Applicant.

## 5. Notification of Meeting

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

## 6. Development Permit and Development Variance Permit Reports

### 6.1 2673 Bath Street, DVP15-0253 - Tara Henderson

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

To vary the front and side yard setback for an accessory structure on the subject property.

**6.2 1382 Graham Street, DP15-0321 & DVP16-0031 - 476462 BC Ltd.**

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

To consider the form and character, and maximum peak roof height variance for an existing carriage house on the property.

### 6.3 615 McClure Road, DVP16-0105 - Robert & Sharon Clarke

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

To vary the required minimum rear yard from 7.5m required to 3.04m proposed.

**6.4 1350 St. Paul Street, DP16-0017 & DVP16-0019 - Sole Downtown Developments Ltd.**

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

To consider a form and character Development Permit and an associated Development Variance Permit to allow for the construction of a six storey building with retail, office and residential uses.

## 7. Reminders

## 8. Termination



## City of Kelowna Public Hearing Minutes

Date: Tuesday, May 3, 2016  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Brad Sieben\*, Mohini Singh and Luke Stack

Members Absent Councillor Charlie Hodge

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

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

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

### 2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on April 19, 2016 and by being placed in the Kelowna Capital News issues on April 22 and April 27, 2016 and by sending out or otherwise delivering 27 statutory notices to the owners and occupiers of surrounding properties, and 951 informational notices to residents in the same postal delivery route, between April 19 and April 22, 2016.

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

### 3. Individual Bylaw Submissions

### 3.1 477 Christleton Avenue, BL11222 (Z16-0007) - Legault Enterprises Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

Councillor Sieben joined the meeting at 6:11 p.m.

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

#### Letters of Support

Wes Forgione, Christleton Avenue  
Shane & Marla Styles, McClure Road  
Shannon Styles & Al Norgaard, Christleton Avenue  
Douglas & Irene Harlton, Royal Avenue  
Jodi Evans, Rose Avenue  
Caia Wojnarowicz, Christleton Avenue  
James Lesosky, Christleton Avenue

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

#### Joël Legault, Casa Loma Road, Applicant

- Displayed a PowerPoint presentation providing additional details of the application.
- Commented that this application is providing more housing units in this area.
- Believes there is currently a strong precedent for rezoning to RU6 in the area and noted those streets.
- Believes there is also currently a strong precedent in the area for modern design and architecture.
- This proposal meets the Official Community Plan requirements.
- The Landscape Plan provides low maintenance.
- Advised that both homes will have 3 bedrooms and believes that is appealing to a larger demographic.
- Commented that access has been provided to laneways and streets.
- Responded to questions from Council.

No one came forward from the Gallery.

There were no further comments.

### 3.2 200 Clarissa Road, BL11225 (Z16-0002) - Margaret & David Ward

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Applicant:

- Present and available for questions.

No one came forward from the Gallery.

There were no further comments.



4. Termination

The Hearing was declared terminated at 6:33 p.m.

\_\_\_\_\_  
Mayor

/acm

  
\_\_\_\_\_  
City Clerk

DRAFT



## City of Kelowna

### Regular Council Meeting Minutes

Date: Tuesday, May 3, 2016  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart\*, Ryan Donn, Gail Given, Tracy Gray, Brad Sieben, Mohini Singh and Luke Stack

Members Absent Councillor Charlie Hodge

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

1. **Call to Order**

Mayor Basran called the meeting to order at 6:33 p.m.

2. **Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Gray.

3. **Confirmation of Minutes**

Moved By Councillor Gray/Seconded By Councillor Given

R380/16/05/03 THAT the Minutes of the Public Hearing and Regular Meeting of April 26, 2016 be confirmed as circulated.

Carried

4. **Bylaws Considered at Public Hearing**

4.1 477 Christleton Avenue, BL11222 (Z16-0007) - Legault Enterprises Ltd.

Moved By Councillor Donn/Seconded By Councillor Given

R381/16/05/03 THAT Bylaw No. 11222 be read a second and third time.

Carried

**4.2 200 Clarissa Road, BL11225 (Z16-0002) - David & Margaret Ward**

Moved By Councillor Donn/Seconded By Councillor Gray

**R382/16/05/03** THAT Bylaw No. 11225 be read a second and third time.

**Carried**

**5. Notification of Meeting**

The City Clerk advised that Notice of Council's consideration of the Development Variance Applications was given by sending out or otherwise delivering 328 statutory notices to the owners and occupiers of surrounding properties, and 1842 informational notices to residents in the same postal delivery route, between April 19 and April 22, 2016.

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

**6. Development Permit and Development Variance Permit Reports**

**6.1 733 Forestridge Lane, DVP16-0038 - J.M. Wood Investments Ltd.**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Stephen Baldwin, Applicant Representative

- Intention is to minimize disruption on the site; this application does not impact any of the neighbouring views.
- Commented that the lot size is quite large and away from property lines.

Jedd Wood, Forestridge Lane, Owner

- Purchased the property as vacational, however, circumstances changed and this home will now be the primary residence and needed an office space.
- Believed this proposal had the lowest impact to the area and received neighbour support.

No one came forward from the Gallery.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Gray

**R383/16/05/03** THAT Council authorizes the issuance of Development Variance permit No. DVP16-0038 for Strata Lot 51 Section 30 Township 26 ODYD Strata Plan KAS3162, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 733 Forestridge Lane;

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

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

To vary the area of an accessory building from 90 m<sup>2</sup> maximum to 176.4 m<sup>2</sup> proposed;



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

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

Carried

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

Moved By Councillor Gray/Seconded By Councillor Given

R384/16/05/03 THAT Bylaw No. 11183 be adopted.

Carried

**6.3 160 Gibbs Road West, DP15-0251 & DVP15-0252 - Lance Johnson & Tracey Skulmoski**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Paul Schuster, Applicant Representative

- Responded to earlier question regarding business licenses associated with this address and confirmed no businesses with customers are operated from this property.

Gallery:

Janice Wheeler, Gibbs Road

- Confirmed that a concrete business is being operated from the property with several commercial vehicles coming and going throughout the day.
- Raised concern with increased volume of vehicles as well as parking issues.
- Confirmed that no complaints had been filed with Bylaw Enforcement.

Staff:

- Will alert Bylaw Enforcement staff to investigate whether the property owner's home based business license is in compliance or not and take appropriate action.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Donn

R385/16/05/03 THAT final adoption of Rezoning Bylaw No. 11183 be considered by Council;

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

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



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

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

**Section 9.5b.15: Carriage House Regulations**

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

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

**Carried**

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

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

**Letters of Opposition or Concern**  
John Hintz, Beaver Lake Road

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

Applicant was not present.

No one came forward from the Gallery.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Singh

**R386/16/05/03** THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0212 for Lot 1 Section 11 Township 20 ODYD Plan 4273, Except Plan KAP89924, located at 630 Beaver Lake Road, Kelowna, BC;

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

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

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

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

**Carried**

Moved By Councillor Stack/Seconded By Councillor Donn

**R387/16/05/03** THAT Council directs staff to inform the Applicant, Silverado Crane & Equipment, the fence issue was noted by Council;

AND THAT Council expects the issue be resolved amicably by the Applicant.

Carried

**6.5 644 Lequime Road, DP15-0303 & DVP15-0304 - 1043718 BC Ltd.**

Councillor DeHart declared a conflict of interest as she resides in a neighbouring property and departed the meeting at 7:00 p.m.

Staff:

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

City Clerk:

- Clarified the Notification process.

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

Letters of Opposition or Concern

Borys Sorokopud, Lequime Road  
Rachel Sorokopud, Lequime Road  
Elaine Lovecky & David Shearing, Lequime Road  
Ian Mosher, Lequime Road  
Beverly Taylor, Lequime Road  
Gerty Parker, Lequime Road  
Bill Winters, Lequime Road

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

Jeff Michaud, Applicant

- Spoke to the public meeting that was held regarding the variances; some concerns raised were regarding parking and height. Informed those in attendance that the application met all requirements with respect to those concerns. General feedback was positive.
- Believes this project has a very high standard and provides a significant upgrade to the area.
- Clarified that the sidewalks that will be built are part of the site coverage.
- Responded to questions from Council

Gallery:

Jimmy Gandevia, Lequime Road

- Raised concern with the variances being requested due to the close proximity of the building to his property.

Rachel Sorokopud, Lequime Road

- Raised concerns with the requested variances due to the proximity to a nearby school and well used bus stop.
- Raised safety concerns with sight lines being hindered due to proposed building and newly planted trees.
- Raised concerns with overuse and congestion of laneway.
- Raised concern with density of the proposal.
- Raised concern with Fire Department vehicular access.
- Responded to questions from Council.

Jeff Michaud, Applicant

- Responded to issues raised by the intervenors and commented that every facet of this project has been researched.
- Confirmed that the plans submitted to staff will not change.
- Responded to questions from Council.

Dave Gervais, Gervais Contracting Ltd.

- Spoke to access issues and inability to use the private road.
- To provide more separation from the property to the west the laneway was made narrower; buildings were moved to the centre of the lot.
- Confirmed the square footage of the buildings are within the zoning bylaw requirements.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

**R388/16/05/03** THAT Council authorize the issuance of Development Permit DP15-0303 for Lot A, Section 6, Township 26, ODYD, Plan 24496, located on 644 Lequime Rd, Kelowna, BC, subject to the following:

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

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

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

Section 13.10.6(b) Development Regulations

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

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

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

Carried



## 7. Reminders

Councillor Donn:

- Will be meeting with the Jaycees Thursday and welcome any topics of discussion from fellow Councillors.

Mayor Basran:

- Expressed thoughts to the citizens of Fort McMurry who are being evacuated due to a significant forest fire.

## 8. Termination

The meeting was declared terminated at 7:43 p.m.

\_\_\_\_\_  
Mayor

/acm

\_\_\_\_\_  
City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11240**  
**Z16-0005 - Frank Renou & Joan Miller-Chapman**  
**268 Lake Avenue**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 14, ODYD, Plan 42536 located on Lake Avenue, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25<sup>th</sup> day of April, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

---

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11241**  
**Z16-0011 - Corey Knorr Construction Ltd., Inc. No.**  
**BC0380398**  
**330 Merrifield Road**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 26, Township 26, ODYD, Plan 18164 located on Merrifield Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 2<sup>nd</sup> day of May, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

---

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11242**  
**Z15-0050 - Carol Kergan**  
**845 Kinnear Court**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6, District Lot 135, ODYD, Plan 25798 located on Kinnear Court, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 2<sup>nd</sup> day of May, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11243**  
**Z15-0059 - City of Kelowna**  
**135 Mugford Road & 345 Rutland Road N**

---

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 that part of Lot 3 which may be more particularly described as follows: commencing at the north east corner of the area covered by Plan B3922; thence following the north boundary of said Lot 3, Plan 2478 bearing south 89 degrees 48 minutes east for a distance of 50 feet; thence south 75 feet; thence bearing 89 degrees and 48 minutes west for a distance of 50 feet to the south east corner of the said area covered by Plan B3922; thence following the east boundary of said area north for a distance of 75 feet to the point of commencement, and containing by admeasurement 0.086 of an acre more or less; Section 26, Township 26, ODYD, Plan 2478 located on Mugford Road, Kelowna, B.C., and Lot 1, Section 26, Township 26, ODYD, Plan 9290, located on Rutland Road N, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the P2 - Education and Minor Institutional 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 2<sup>nd</sup> day of May, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

---

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



## **DRAFT RESOLUTION**

Re: 820 Finns Road, Bylaw No. 11246 (OCP15-0016) & BL11247 (Z15-0053) - Raif Holdings Ltd.

---

THAT Council defers consideration of Bylaw No. 11246 (OCP15-0016) and Bylaw No. 11247 (Z15-0043), for the property located at 820 Finns Road, to the May 31, 2016 Public Hearing.

### **BACKGROUND:**

The Applicant has requested that this application be deferred to the May 31, 2016 Public Hearing.

Date: May 4, 2016

File: 0610-53

# REPORT TO COUNCIL



**Date:** May 17, 2016

**RIM No.** 0940-50

**To:** City Manager

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

**Application:** DVP15-0253

**Owner:** Tara Henderson

**Address:** 2673 Bath Street

**Applicant:** Leon Smit

**Subject:** Development Variance Permit

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

**Existing Zone:** RU6 - Two Dwelling Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0253 for Strata Lot 1 District Lot 14 ODYD Strata Plan KAS2976 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 2673 Bath Street, Kelowna, BC;

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

Section 6.5.8 (a) General Development Regulations - Accessory Development

1. To vary the required front yard setback for an accessory structure from 18.0 m required to 0.1 m proposed as noted on Schedule "A".

Section 6.5.8 (b) General Development Regulations - Accessory Development

2. To vary the required side yard setback for an accessory structure from 1.2 m required to 0.6 m proposed as noted on Schedule "A".

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 front and side yard setback for an accessory structure on the subject property.

### 3.0 Community Planning

Community Planning supports the proposed variance to the front and side yard setback. The proposed accessory structure is a free-standing wood arbour structure intended to provide shade over an outdoor patio area. The structure which is designed to match the architectural features of the existing house is proposed in a location that follows the established streetscape pattern along Bath Street and of a design that is complimentary to the neighbourhood. The open wood beam design of the shade structure does not appear as a “building” or “garage” along the street frontage but rather its intended use as a shade feature. The proposed accessory structure would be located behind an existing 1.8 m high fence and gate.

The location of this structure is directly beside a neighbouring carport which has brick siding. As the carport on the neighbouring property has opaque sides, the proposed structure and seating area are not visible from this adjacent property. The right of way along the front of the subject property is landscaped and mature vegetation on the property is being retained which further mitigates the visual impact to the street.

Staff confirmed with the applicant that this area is not to be used as a carport in the future. As per Bylaw No. 7900, a driveway is to be located with access to an abutting lane where one exists. As homes in this neighbourhood redevelop, driveways and parking must access the rear lane. The applicant has landscaped the boulevard frontage and installed a 1.0 m wide walkway from Bath Street to the patio area on the property to ensure no vehicles have access to the property from Bath Street. The owners are aware that if the area is used illegally as parking in the future, it will be subject to Bylaw enforcement.

### 4.0 Proposal

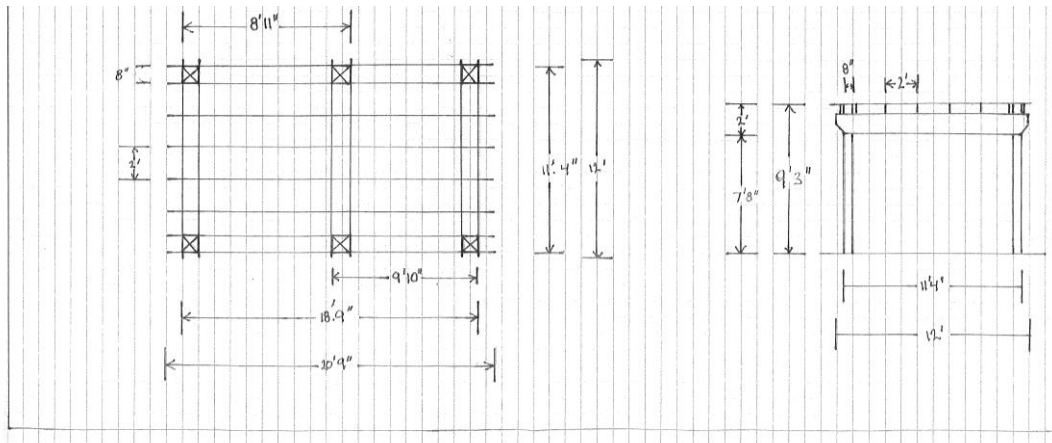
#### 4.1 Background

The subject property is zoned RU6 - Two Dwelling Housing, with two single detached dwellings. The dwellings are stratified and owned by different individuals. The north dwelling, 2673 Bath Street is owned by Tara Henderson, the south dwelling, 2683 Bath Street is owned by Laura Martyna. The owner of 2673 is coming forward with this development variance permit application to create an outdoor patio for their northern portion of the subject property.

The homeowners of 2673 Bath St began construction of the shade structure in 2015 without permits. They were notified by City of Kelowna Building Inspectors that the structure may need a permit and were instructed to speak with Community Planning. The applicant stopped construction of the structure, met with Staff and applied for the Development Variance Permit.

#### 4.2 Project Description

The proposed shade structure is 2.8 m in height, located 0.1 m from the front property line and 0.6 m from the north side property line. The structure is 3.8 m wide (facing Bath Street) and 6.3 m in length. Square posts 50 cm (8”) wide are used as supports for the wood beams that make up the roof. The roof portion of the structure is not solid; wood members are spaced approximately 25 cm apart. See Schedule “B” for detailed elevations.

**Accessory Structure Plan View & Elevation (not to scale)**

The two variances requested are in relation to the proposed location of the accessory structure. The house is set back 2.3 m from the rear property line which eliminates the opportunity for the owner to use the rear yard as private open space. The owners instead use the side (north) yard as their open space. The front yard setback which is required to be 18.0 m is being requested at 0.1 m. Locating the shade structure along the front and side property line maximizes privacy as it is adjacent to the neighbouring accessory structure, this is also where afternoon sun shines on the patio area. The second variance is for the side yard setback which is required to be 1.2 m. As the house is 4.5 m from the side property line and it is the main outdoor open space area for the owners they wish to maximize the area that may be used as outdoor patio. Setting the shade structure 0.6m from the property line and 0.3 m from the house allows a for 3.6 m wide sitting area.

The variances, while significant in area and length, are not thought to create any conflicts in the neighbourhood and are appropriately mitigated through design, landscaping and the location of the existing fence and gate.

**Property Frontage: 2673 Bath Street**



The boulevard along the front of the subject property is landscaped with sod, shrubs and trees. A 1.8 m height fence with gates exists along the front property line. This fence has architectural interest using concrete and metal accents, similar details are present on the fence of the neighbouring property to the north.

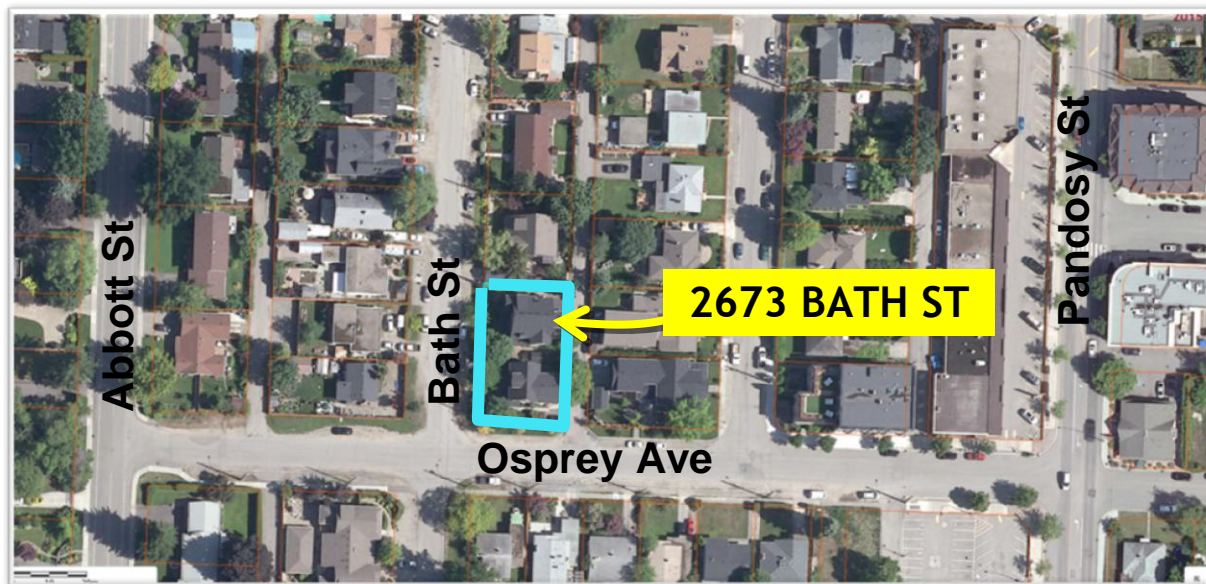
#### 4.3 Site Context

The subject parcel is located on the east side of Bath Street, on the corner of Bath street and Osprey Avenue. The parcel is Zoned RU6 - Two Dwelling Housing and contains two single family dwellings. The owner of the north dwelling (the interior dwelling) is applying for the variance for the front (west) and side (east) property line. The property is in the South Pandosy Revitalization Development Permit Area, zoned MRM - Multiple Unit Residential (Medium Density) and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6	Single Family Dwelling
East	RU6	Single Family Dwelling
South	RU6	Single Family Dwelling
West	RU6	Single Family Dwelling

Subject Property Map: 2673 Bath Street



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	800 m <sup>2</sup>	851 m <sup>2</sup>
Minimum Lot Width	20.0 m	37.2 m
Minimum Lot Depth	30.0 m	22.9 m
Development Regulations		

Maximum Site Coverage (buildings)	40%	40%
Maximum Site Coverage (buildings, driveways and parking)	50%	45%
Maximum Height (accessory buildings)	4.5 m	2.8 m
Minimum Front Yard (accessory buildings)	18.0 m	0.1 m ❶
Minimum Side Yard (south)	1.2 m	+30.0 m
Minimum Side Yard (north)	1.2 m	0.6 m ❷
Minimum Rear Yard	1.5 m	+15.0 m
<b>Other Regulations</b>		
Minimum Parking Requirements	4 stalls	3 stalls (existing)
Minimum Private Open Space	30 m <sup>2</sup>	+30 m <sup>2</sup>
❶ Indicates a requested variance to Front Yard Setback for an Accessory Structure		
❷ Indicates a requested variance to Side Yard Setback for an Accessory Structure		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 14: Urban Design Development Permits Areas

##### Relationship to the Neighbourhood.<sup>1</sup>

Unify and connect individual buildings within a development and with the surrounding neighbourhood (e.g. use similar paving treatment as adjacent public spaces, consistent street furniture, fencing, light standards, etc.);

##### Intensive Residential - Carriage House / Two Dwelling Housing Guidelines.<sup>2</sup>

Design projects to reflect the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping themes (i.e. respecting building setbacks, height, massing, scale, articulated rooflines, building materials, etc.); Incorporate a high quality of design and architectural details to all street facing elevations.

- The applicant is requesting same front and side yard setback as property to the north, on these smaller lots the dwelling is set back towards the rear of the property, eliminating private open space experience at the rear of the property.
- The applicant is also proposing to continue the existing fence design in the new gate.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

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

<sup>1</sup> City of Kelowna Official Community Plan, Policy B 1.3 (Urban Design Development Permits Areas Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy C 1.1 (Urban Design Development Permits Areas Chapter).

## 7.0 Application Chronology

Date Application Received:	October 16, 2015
Date Revised Site Plan (Removal of Paving Stones from ROW):	December 3, 2015
Date Public Consultation Completed:	January 18, 2016
Date Owners Authorization Received:	March 23, 2016

Report prepared by:

---

Tracey Yuzik, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

### Attachments:

Subject Property Map  
Site Photos  
DRAFT Development Variance Permit No. DVP15-0253  
Schedule A: Site Plan  
Schedule B: Elevations

# DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO.DVP15-0253

**Issued To:** Tara Henderson  
**Site Address:** 2673 Bath Street  
**Legal Description:** Strata Lot 1 District Lot 14 ODYD Strata Plan KAS2976 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V  
**Zoning Classification:** RU6 - Two Dwelling Housing  
**Development Permit Area:** South Pandosy Revitalization Area

### SCOPE OF APPROVAL

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

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

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

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DVP15-0253 for Strata Lot 1 District Lot 14 ODYD Strata Plan KAS2976, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 2673 Bath Street Kelowna, BC to allow the construction of an accessory structure be approved subject to the following:

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



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

**Section 6.5.8 (a) General Development Regulations - Accessory Development**

To vary the required front yard setback for an accessory structure from 18.0 m required to 0.1 m proposed as noted on Schedule "A".

**Section 6.5.8 (b) General Development Regulations - Accessory Development**

To vary the required side yard setback for an accessory structure from 1.2 m required to 0.6 m proposed as noted on Schedule "A".

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

**2. PERFORMANCE SECURITY**

None required.

**3. DEVELOPMENT**

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

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

**This Permit IS NOT a Building Permit.**

**4. APPLICANT'S AGREEMENT**

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

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

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

\_\_\_\_\_  
Signature of Owner / Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

**5. APPROVALS**

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

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

\_\_\_\_\_  
Date

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

# B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT 11, PLAN 3785,  
DISTRICT LOT 14, O.D.Y.D.

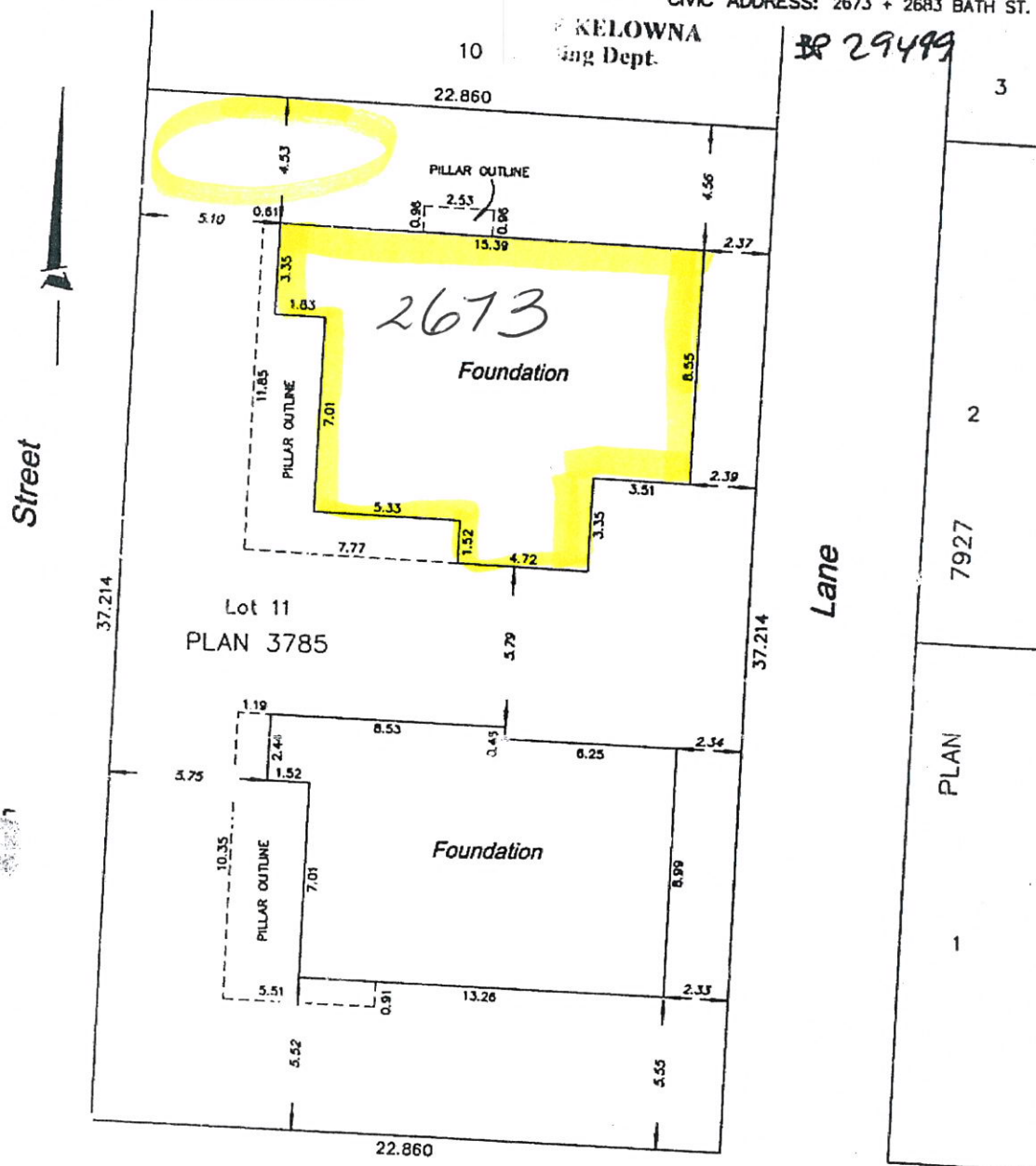
SCALE 1:200 All distances are in metres.

AUG 12 2005

CIVIC ADDRESS: 2673 + 2683 BATH ST.

KELOWNA  
Eng Dept.

BR 29499



Osprey

Avenue

SCHEDULE A

This forms part of development

Permit # DNPIS-0253

Certified correct this 8th day of August, 2005.

NEEL R. DENBY

O.C.L.S.

CLIENT : WORMAN HOMES

FILE No: 11348\_SC

FB/PG : IN FILE

RUNNALLS DENBY

british columbia land surveyors

#2-1470 Water Street  
Kelowna, B.C.  
V1Y 1J5

Phone: (250)763-7322  
Fax: (250)763-4413  
Email: denby@telus.net

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

© THIS PLAN IS PROTECTED BY COPYRIGHT.

NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF RUNNALLS DENBY.

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.



6 5 10 15 25  
SCALE 1:250 (All distances are in metres)

BATH STREET

PROPOSED PERGOLA

0.67

5.71

0.46

3.47

4.93

3.93

4.6

5.10

2673 BATH ST.

LOT 11

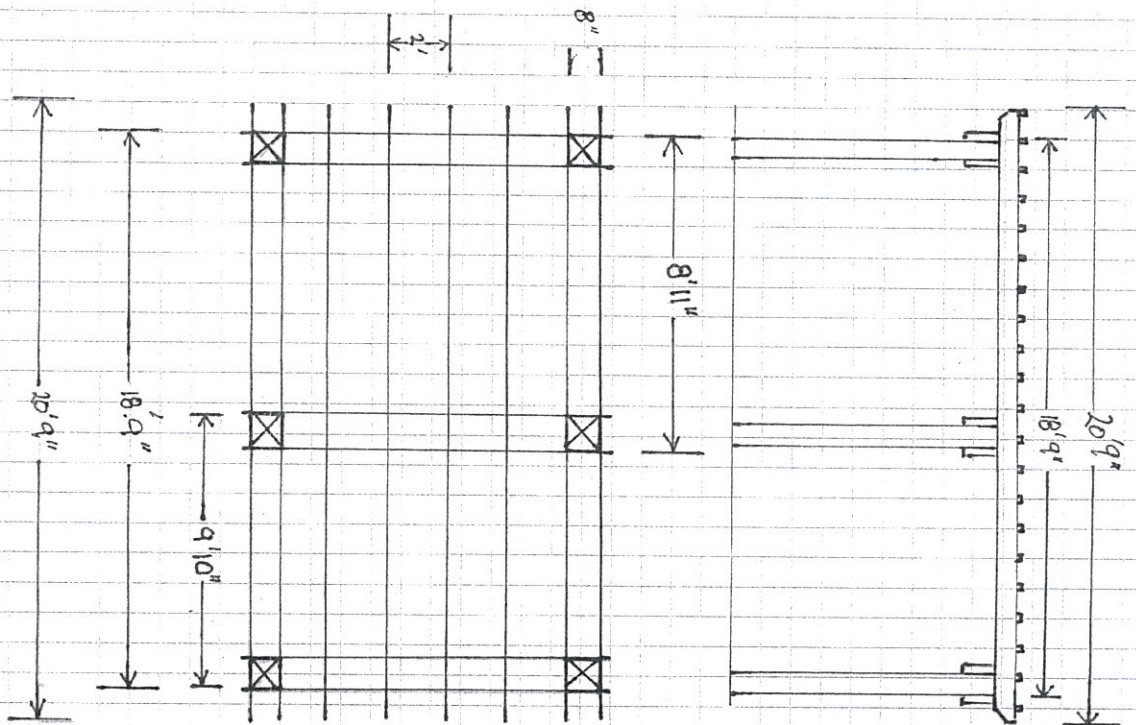
PLAN 3785

SCHEDULE A

This forms part of development

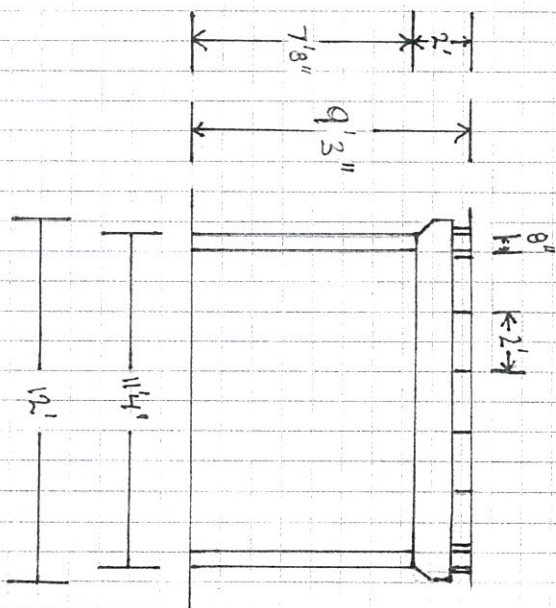
Permit # DP15 0853





PERGOLA / ARBOR DETAIL  
2673 BETH ST.

SCALE:  
1/4" = 1'



SCHEDULE 3

This forms part of development

Permit # DP15-0253



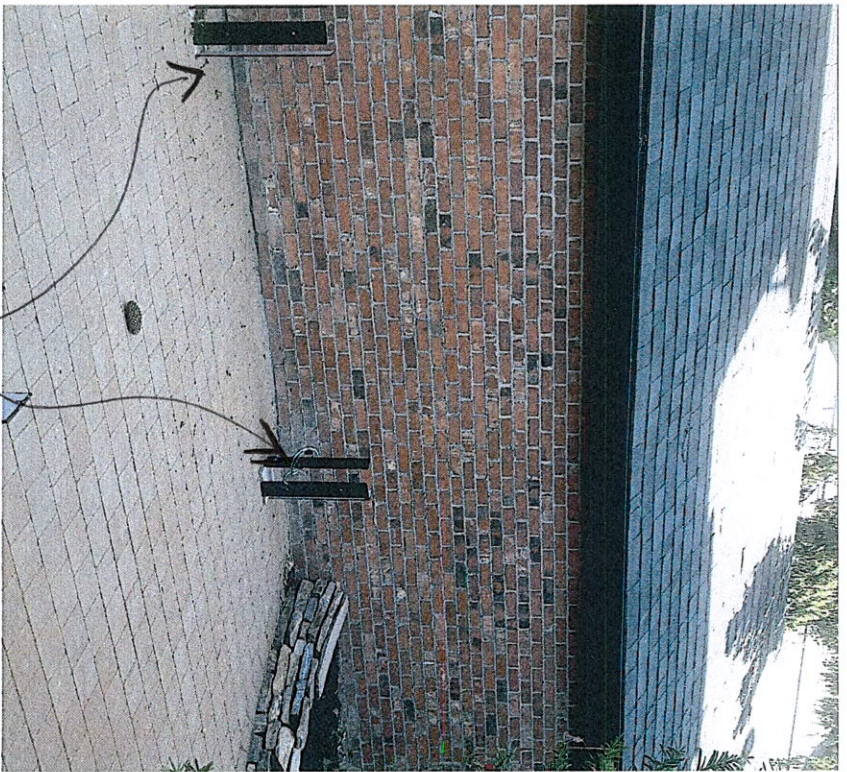
EXISTING  
CONCRETE



EXISTING  
CONCRETE







PLACES FOR ACCESSORY STRUCTURE POSTS

SITE PHOTOS.

# REPORT TO COUNCIL



**Date:** May 17, 2016

**RIM No.** 0940-40 & 0940-50

**To:** City Manager

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

**Application:** DP15-0321, DVP16-0031      **Owner:** 476462 BC Ltd., Inc. No. BC047642

**Address:** 1382 Graham Street      **Applicant:** Okanagan Sunrise Construction

**Subject:** Development and Development Variance Permit

**Existing OCP Designation:** S2RES - Single/Two Unit Residential

**Existing Zone:** RU6 - Two Dwelling Housing

**Proposed Zone:** RU6 - Two Dwelling Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0321 for Lot 6 District Lot 138 ODYD Plan 16006 located at 1382 Graham Street, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0031 for Lot 6 District Lot 138 ODYD Plan 16006 located at 1382 Graham Street, Kelowna BC;

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

### Section 9.5b.1(d): Carriage House Regulations

To vary the maximum height to the peak of the roof of the carriage house from 5.72m required to 6.11m proposed.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated February 29, 2016;

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 permit to be issued;

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

## **2.0 Purpose**

To consider the form and character, and a maximum peak roof height variance to an existing carriage house on the property.

## **3.0 Community Planning**

Community Planning Staff supports the development permit maximum peak roof height variance to allow for the legalization of the existing carriage house. The form and character of the carriage house fits within the local context of the neighbourhood and is consistent with the design guidelines in the Official Community Plan (OCP). One variance is required for the maximum peak height of the Carriage House and the application meets all other Zoning Regulations.

The subject property is located within the Urban Core Area. The Carriage House use is consistent with the OCP Future Land Use of Single/Two Family Residential and is consistent with OCP policies for Compact Urban Form and Sensitive Infill.

The approval of this Development Permit and Development Variance Permit will legalize an existing illegal Carriage House, thereby rectifying an open bylaw investigation, and the Building Permit will ensure that life safety and building code requirements are being met. The property does not require rezoning for this use.

## **4.0 Proposal**

### **4.1 Background**

The existing 1 1/2 storey principal dwelling was constructed in 1966. Prior to the current owner the basement was converted into a secondary suite without permits. The accessory building was designed as a double garage with unheated storage on the second level and was constructed in 2003 with all required building permits. At some point prior to the current owner it was converted to a carriage house without permits. The first bylaw investigation on this property occurred in 2005 for an "illegal secondary suite and illegal carriage house." It was closed in 2006 because the "tenants moved out" (as per Bylaw Officer). A second investigation occurred later in 2006 and was closed shortly thereafter with the same remarks. The property sold in 2007, and under new ownership the third bylaw investigation for an illegal secondary suite and illegal carriage house began in November 2015. The current owner was unaware that the suite and the carriage house were illegal. It is due to this third investigation that this application has been initiated. The owners have since decommissioned the secondary suite in the principal dwelling to allow for the legalization of the carriage house. The maximum number of dwellings on this RU6 - Two Family Residential property is 2 therefore a secondary suite will not be permitted in the primary dwelling should the legalization of the carriage house be approved.

### **4.2 Site Context**

The subject property is located within the Urban Core Area. It is located on the west side of Graham Street, north of Bernard Avenue. It is within walking distance to Martin Park, Cawston Avenue Recreation Corridor and transit routes on both Cawston and Bernard Avenues. It has a walkable score of 67 out of 100 which means that it is somewhat walkable and some errands can be accomplished on foot.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map: 1382 Graham Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	400 m <sup>2</sup>	637.18 m <sup>2</sup>
Minimum Lot Width	13.0 m	19.36 m
Minimum Lot Depth	30 m	32.92 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	26.4%
Maximum Site Coverage (buildings, driveways and parking)	50%	29%
Development Regulations (Carriage House)		
Maximum Height	4.8 m	4.2
Maximum Height To principal dwelling	5.715 m	6.11 m ●
Minimum Side Yard (north)	2.0 m	9.6 m
Minimum Side Yard (south)	2.0 m	2.3 m
Minimum Rear Yard	1.5 m	2.1 m
Max. Carriage House Lot Coverage	14%	12.6%
Max. Accessory Building Footprint	90 m <sup>2</sup>	71.3 m <sup>2</sup>
Max. Carriage House Net Floor Area of Principal Building	75%	60%
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m <sup>2</sup> per dwelling	>30 m <sup>2</sup> per dwelling
Min. Distance to Principal Building	3.0 m	5.2 m

● Indicates a requested variance to allow the Carriage House to be taller in maximum height to principal dwelling..

## 5.0 Development Permit Guidelines

Intensive Residential - Carriage House / Two Dwelling Housing

Consideration has been given to the following guidelines as identified in Section 14.C. of the City of Kelowna Official Community Plan relating to Intensive Residential - Carriage House / Two Dwelling Housing Development Permit Areas:

INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING	YES	NO	N/A
<b>General Considerations</b>			
Does the dwelling complement the character of the neighbourhood and the principal dwelling?	✓		
Is private outdoor space maximized for each dwelling unit?	✓		
Does lighting placement ensure safety and reduce light pollution?	✓		

<b>INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are parking spaces and garages located in the rear yard?	✓		
Are impermeable surfaces minimized?	✓		
Do all street facing elevations have a high quality of design?	✓		
Are entrances a dominant feature visible from the street or lane?	✓		
Does the design consider the scale and placement of windows on building faces, projections and dormers?	✓		
Is utility and mechanical equipment screened from view?			✓
Do windows and outdoor areas respect the privacy of adjacent properties?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Is fencing material in keeping with that of abutting properties?	✓		
Are existing healthy mature trees and vegetation being retained?	✓		
Does the front yard landscaping use drought tolerant native plants?			✓
<b>Two Dwelling Housing and Carriage Houses</b>			
Does the design create a "lanescape" with a main entrance, massing towards the lane and landscaping?	✓		
Do all street facing elevations have an equal level and quality of design?			✓
Does the exterior design and finish complement the principal dwelling?	✓		
Do the roofline, windows and façades incorporate variation to establish individual character?	✓		
Does the massing next to private open space of adjacent properties reduce the sense of scale?	✓		

### 5.1 Proposal - Development Permit Guidelines

The existing accessory building meets the majority of the design guidelines for Intensive Residential, and it was constructed to compliment the character of the neighborhood and the principal dwelling. The use of dormers maximizes the habitable space while reducing massing of the second level. The placement of windows respects the privacy of the adjacent properties, and the main entrance to the carriage house is a dominant feature on the lane.

Existing vegetation is being retained as no construction or alterations are necessary to legalize this suite. Private outdoor space is maximized for each unit, and an existing cedar hedge and fencing is used to screen views on adjacent properties. Three parking stalls are provided in the rear yard, two in the garage under the carriage house and one between the two dwellings.



## 6.0 Current Development Policies

### 6.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> 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.

## 7.0 Technical Comments

### 7.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 7.2 Development Engineering Department

- Please see attached Schedule "A" - City of Kelowna Memorandum dated February 29, 2016.

### 7.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Ensure an address is posted on Graham St. for emergency response - a laneway is not considered emergency access

### 7.4 FortisBC Electric

- There are primary distribution facilities within the lane adjacent the subject's north property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

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

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

## 8.0 Application Chronology

Date of Application Received: January 29, 2016  
Date Public Consultation Completed: March 28, 2016

Report prepared by:

---

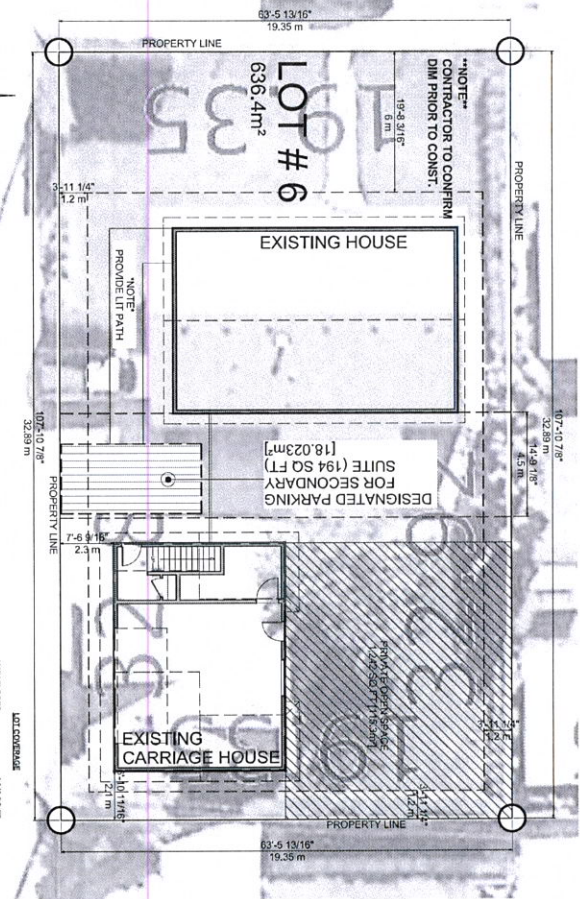
Trisa Brandt, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

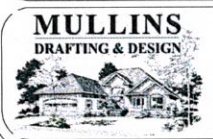
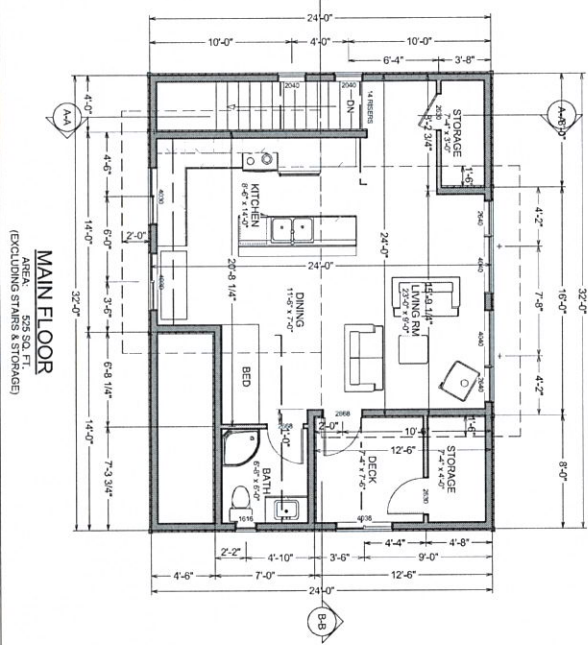
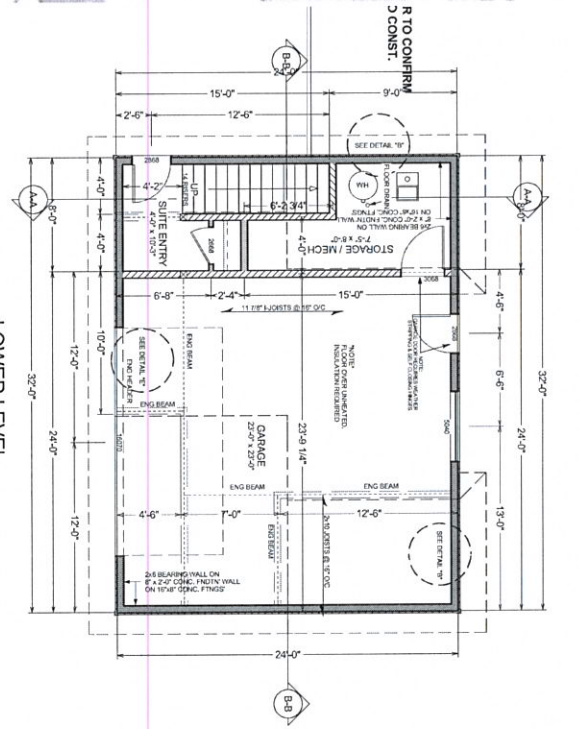
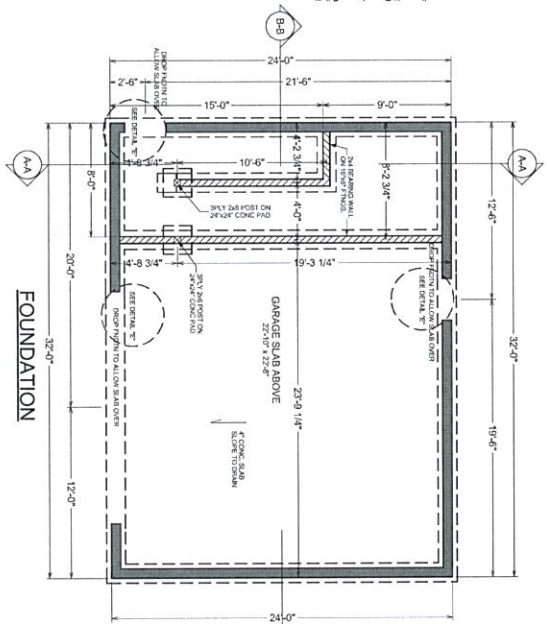
### Attachments:

Schedule "A" - City of Kelowna Memorandum dated February 29, 2016  
Site Plan and Floor Plans  
Conceptual Elevations  
Context/Site Photos



**PLOT PLAN**  
SCALE: 1/8" = 1'

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
  2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO OBTAIN THE NECESSARY EASEMENTS TO CONSTRUCT THE PROJECT.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO CONFORM WITH NECESSARY EASEMENTS.
  4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

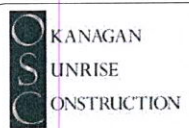


**MULLINS**  
DRAFTING & DESIGN

UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

**LOT #6**  
1382 GRAHAM ST



SCALE: 1/4" = 1'

DATE: JAN-26-2016

SHEET NUMBER

**2/3**

### INSULATION / VENTILATION

### SPECIFICATIONS

## GENERAL NOTES

**\*\*NOTE\*\***  
**CONTRACTOR TO CONFIGURE**  
**DIM PRIOR TO CONST.**

PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESURFACE.

**\*\*NOTE\*\***

MANHOLE DEPTH TO BE CONFIRMED BY OWNER CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

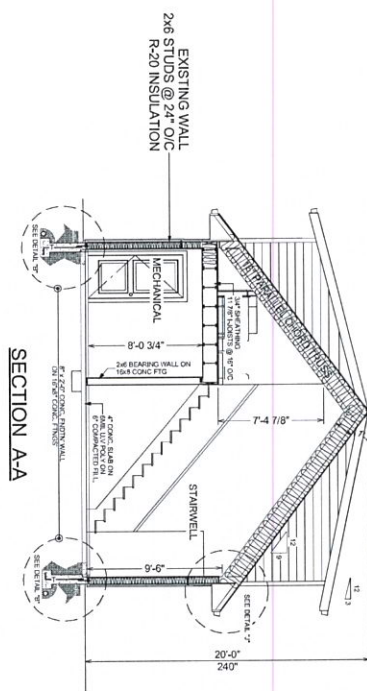
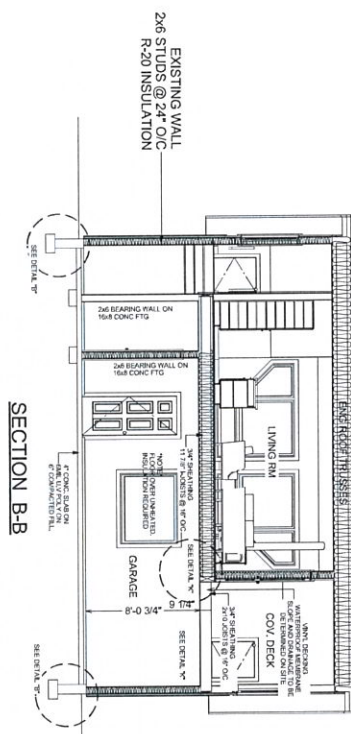
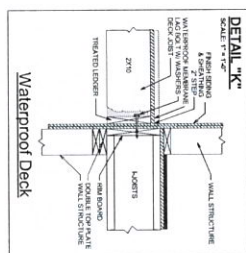
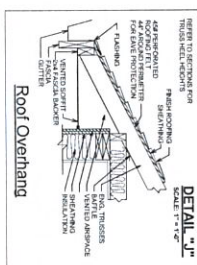
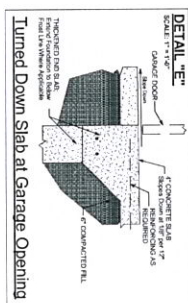
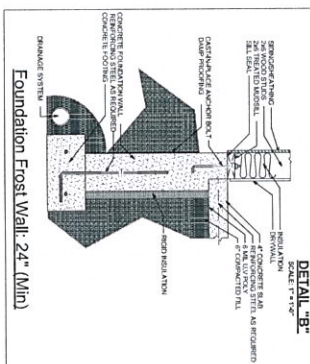
## MISCELLANEOUS

[illegible]

Before approval, attached to various other  
 letters relating to the "1100" class of balls and claim of system are  
 "7" (100) class of balls and claim of system, "7" (25) series  
 of balls and claim of system, "7" (25) series of balls and claim of  
 system and claim of system.  
 Please see to be attached to documents with "7" series balls, machine  
 is, as to other approved method.  
 This third round number shall be entered with 200. It, just happens  
 unless otherwise specified.

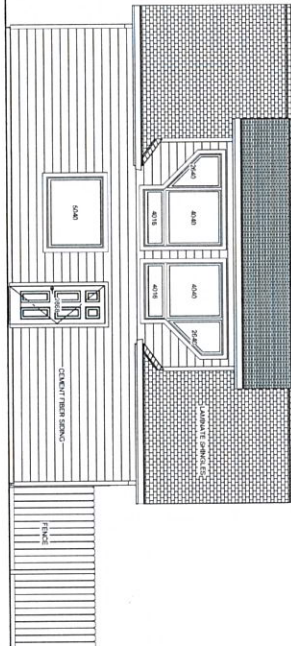
[illegible]

2ND STROK 2P-01  
2ND BATT REGULATION  
6.8L VPMACY  
577 DETRIMALL

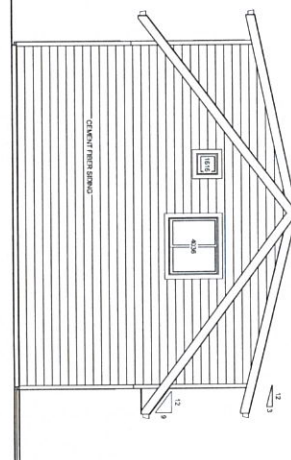




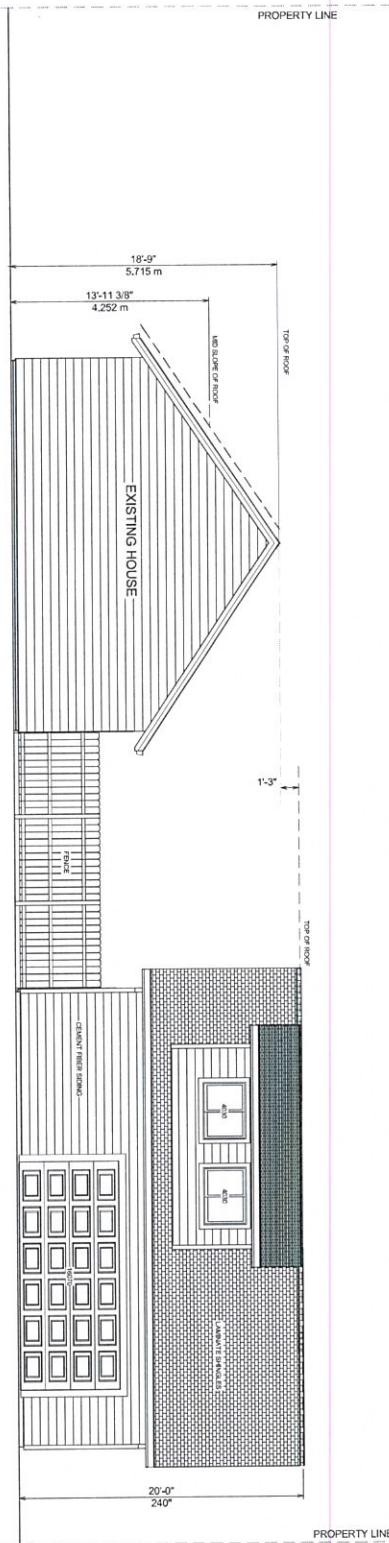
REAR ELEVATION



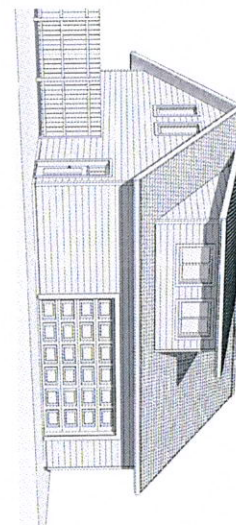
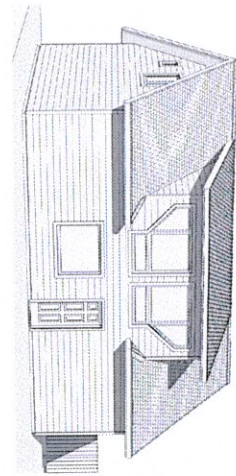
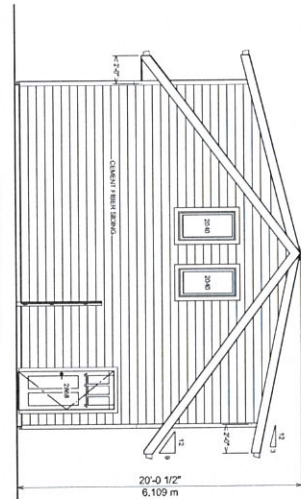
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR  
LOT # 6  
1382 GRAHAM ST



SCALE: 1/4" = 1'  
DATE : JAN-26-2016

SHEET NUMBER  
1/3







---

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

---

**Date:** February 29, 2016  
**File No.:** DP15-0321

**To:** Community Planning (TB)

**From:** Development Engineering Manager

**Subject:** 1382 Graham Street

Carriage House

---

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

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer


Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

4. Electric Power and Telecommunication Services

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

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS

---

**CITY OF KELOWNA**

**MEMORANDUM**

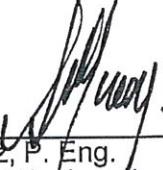
---

**Date:** February 29, 2016  
**File No.:** DVP16-0031  
**To:** Community Planning (TB)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1382 Graham Street

---

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

This development variance permit application to vary the height from 5.715m to 6.109m does not compromise any municipal services.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

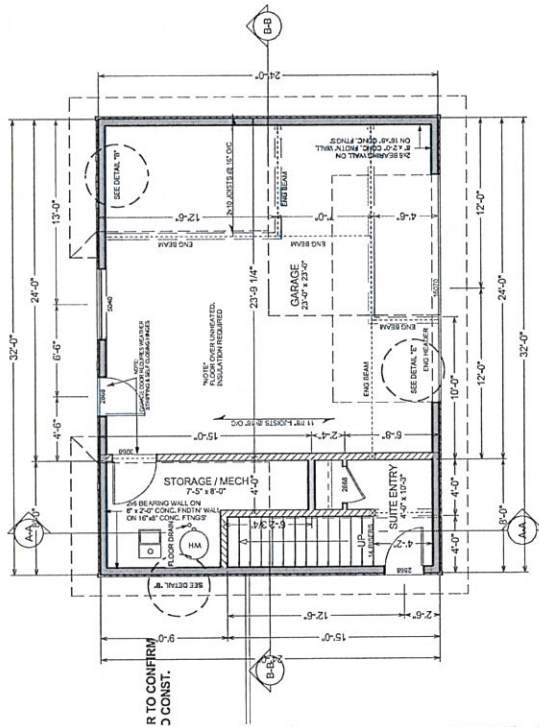
SS

2/3

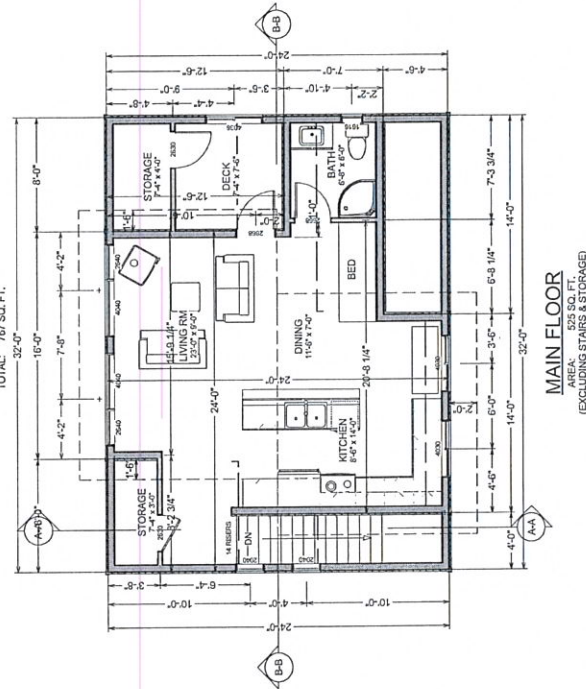
SHEET NUMBER

DATE: JAN-26-2016

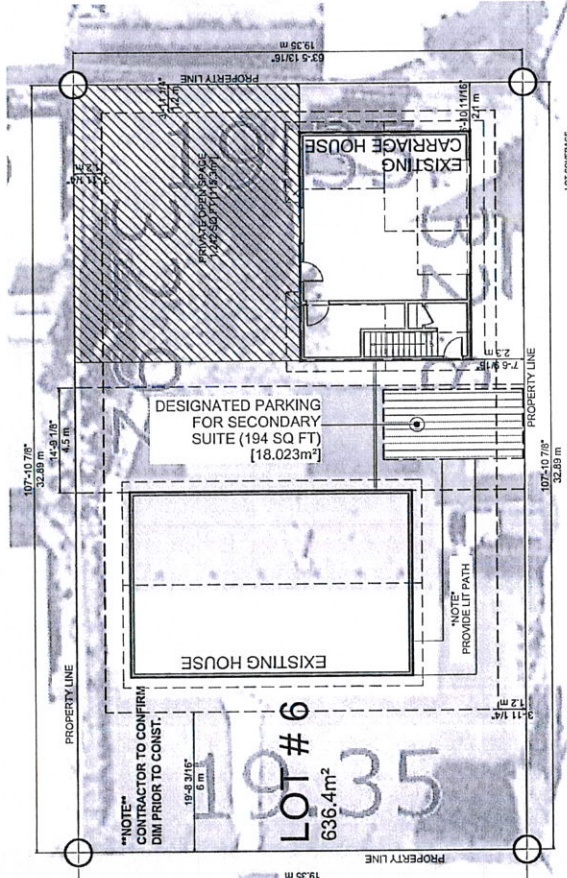
SCALE: 1/4" = 1'

KANAGAN  
UNRISE  
CONSTRUCTIONPROPOSED PROJECT FOR  
LOT # 6  
1382 GRAHAM STMULLINS  
DRAFTING & DESIGN  
UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

**LOWER LEVEL**  
FINISHED FLOOR AREA: 96 SQ. FT.  
MECHANICAL: 96 SQ. FT.  
GARAGE: 96 SQ. FT.  
TOTAL: 787 SQ. FT.



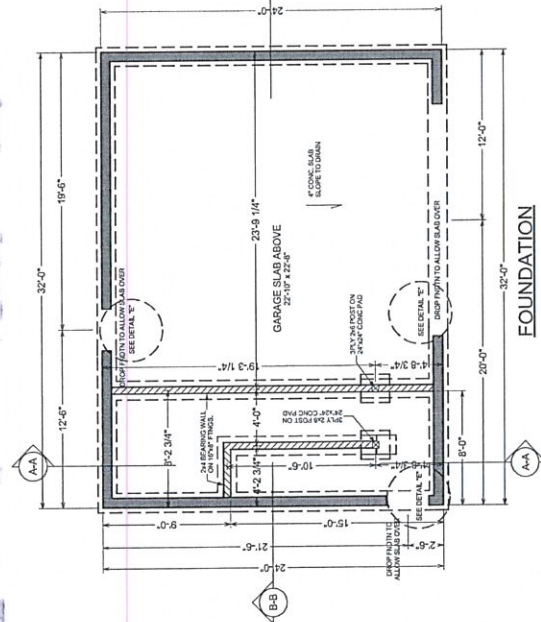
**MAIN FLOOR**  
AREA: 525 SQ. FT.  
(EXCLUDING STAIRS & STORAGE)



**LOT COVERAGE**

MAIN FLOORS	1,540 SQ. FT.
GARAGES	194 SQ. FT.
TOTAL FOOTPRINT	1,734 SQ. FT.
TOTAL LOT SQ. FT.	6,883 SQ. FT.
TOTAL COVERAGE	24.9%

**PLOT PLAN**  
SCALE: 1/8" = 1'



**FOUNDATION**

#### GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. THESE DRAWINGS ARE PREPARED BY MULLINS DRAFTING & DESIGN FOR THE PURPOSE OF OBTAINING A PERMIT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY AND TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. THE CLIENT IS RESPONSIBLE FOR THE CORRECT LOCATION OF THE EXISTING STRUCTURES AND TO PROVIDE THE CORRECT DIMENSIONS TO THE CONTRACTOR FOR THE CORRECT LOCATION OF THE NEW STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPLETE AND ACCURATE DIMENSIONS TO THE CONTRACTOR FOR THE CORRECT LOCATION OF THE NEW STRUCTURES.

**NOTE**  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

**NOTE**  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

**NOTE**  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

**NOTE**  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

This forms part of development

Permit # *DP15-00*

*DP15-0321 / DP16-0031*







1/3

SHEET NUMBER

DATE : JAN-26-2016

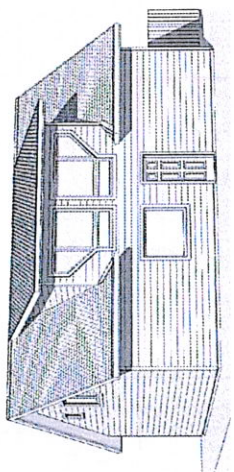
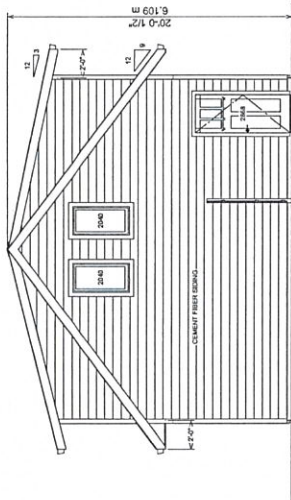
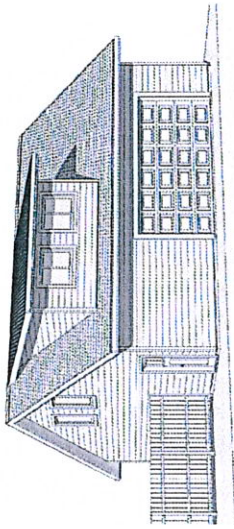
SCALE: 1/4" = 1'

KANAGAN  
UNRISE  
CONSTRUCTION

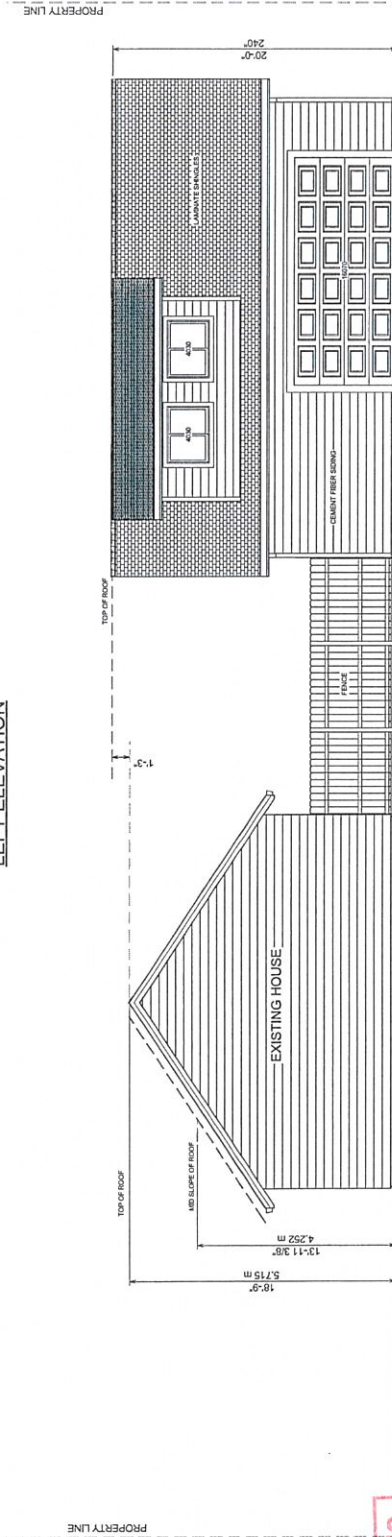
PROPOSED PROJECT FOR  
LOT # 6  
1382 GRAHAM ST

UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

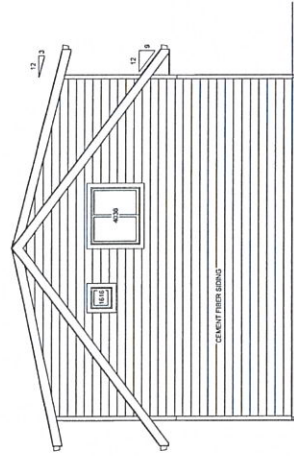
MULLINS  
DRAFTING & DESIGN



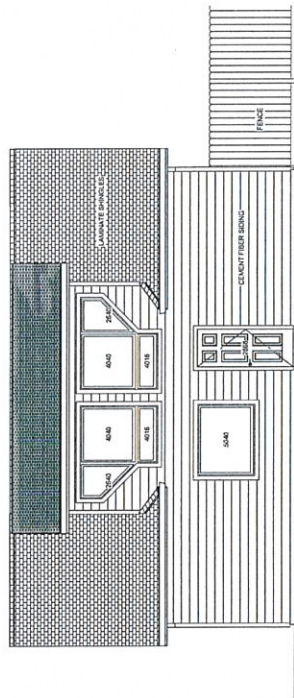
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCHEDULE B  
This forms part of development  
Permit # DP15-0321 / DVP16-0031

# DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP15-0321/DVP16-0031

**Issued To:** 476462 BC Ltd  
**Site Address:** 1382 Graham Street  
**Legal Description:** Lot 6 District Lot 138 ODYD Plan 16006  
**Zoning Classification:** RU6 - Two Dwelling Housing  
**Development Permit Area:** Intensive Residential - Carriage House

### SCOPE OF APPROVAL

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

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

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

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0321 for Lot 6 District Lot 138 ODYD Plan 16006 located at 1382 Graham Street, Kelowna, BC to allow the construction of a carriage house be approved subject to the following:

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

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

**Section 9.5b.1(d): Carriage House Regulations**

To vary the maximum height to the peak of the roof of the carriage house from 5.72m required to 6.11m proposed

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

**2. PERFORMANCE SECURITY**

None required.

**3. DEVELOPMENT**

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

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

**This Permit IS NOT a Building Permit.**

**4. APPLICANT'S AGREEMENT**

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

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

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

---

Signature of Owner / Authorized Agent

---

Date

---

Print Name in Bold Letters

---

Telephone No.

#### **5. APPROVALS**

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

---

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

---

Date

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



# REPORT TO COUNCIL



**Date:** May 17, 2016

**RIM No.** 0940-50

**To:** City Manager

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

**Application:** DVP16-0105

**Owner:** Sharon Beverly Clarke  
Robert Anthony Clarke

**Address:** 615 McClure Road

**Applicant:** Kevin Lee Mullins

**Subject:** Development Variance Application

**Existing OCP Designation:** S2RES - Single/Two Unit Residential

**Existing Zone:** RU1 - Large Lot Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0105 for Lot A, District Lot 357, Similkameen Division Yale District, Plan 31865, located at 615 McClure Road, Kelowna, BC;

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

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

To vary the required minimum rear yard from 7.5 m permitted to 3.039 m proposed.

## 2.0 Purpose

To vary the required minimum rear yard from 7.5m required to 3.04m proposed.

## 3.0 Community Planning

Community Planning Staff supports the development variance permit to vary the minimum rear yard from 7.5m required to 3.04m proposed. The variance is required for the applicant to rebuild a single family dwelling expanding on existing foundation of a home that was destroyed by fire in 2015. The 3.04m rear yard will still provide adequate buffer and transition to the neighbouring residential property to the east.

The subject property is on the corner of McClure Road and Needham Court in the North Mission-Crawford neighbourhood. The proposed single family dwelling is consistent with the Future Land Use Designation of S2RES - Single/Two Unit Residential, and does not require a development permit.

#### 4.0 Proposal

##### 4.1 Background

The subject property had a single family dwelling constructed on it in the 1960's. At this time the lot was an interior lot as Needham Court did not exist and the front lot line was on McClure Road. The home was constructed to meet the zoning regulations for setbacks at that time. (See photo below taken in 2000).



In 2001 the property immediately adjacent to the west was subdivided and Needham Court was constructed. (See photo below taken in 2003).



Due to the construction of Needham Court the property became a corner lot, therefore the front lot line became defined as the west property line under the following definition for LOT LINE, FRONT in the Zoning Bylaw No. 8000 Section 2.3.3 Interpretation

LOT LINE, FRONT - URBAN AND RURAL RESIDENTIAL means, in the case of an interior lot, a lot line separating the lot from the street; or in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street not including a corner rounding or corner cut.

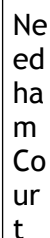
Due to this change on the subject property, the existing single family dwelling became legal non-conforming to the current Zoning Bylaw as the minimum rear yard setback now applies to the property line to the east, which used to be considered a side yard setback.

#### 4.2 Project Description

The single family dwelling on the subject property was destroyed by fire in 2015. The applicants completed a demolition permit for the remainder of the structure in 2016, preserving the foundation. The proposed new single family dwelling will be approximately 70% constructed on the existing foundation, with an expansion toward the east lot line. This would increase the non-conformity on the minimum rear yard setback, therefore requiring a development variance application.

By utilizing the existing foundation and expanding the dwelling toward the east, the applicant is able to preserve mature landscaping and a swimming pool on the east side of the dwelling and maintain their existing driveway. Due to the orientation and siting of the proposed single family dwelling and the siting of the other homes on the street, the defined rear yard functions more as a side yard. If it were defined as a side yard as it had been prior to the creation of Needham Court, the minimum required setback would be 2.3m. The applicant has proposed a setback of 3.04m. The existing mature landscaping and fencing will be retained where possible to provide privacy to the adjacent property to the east.

This application does not require any other variances.



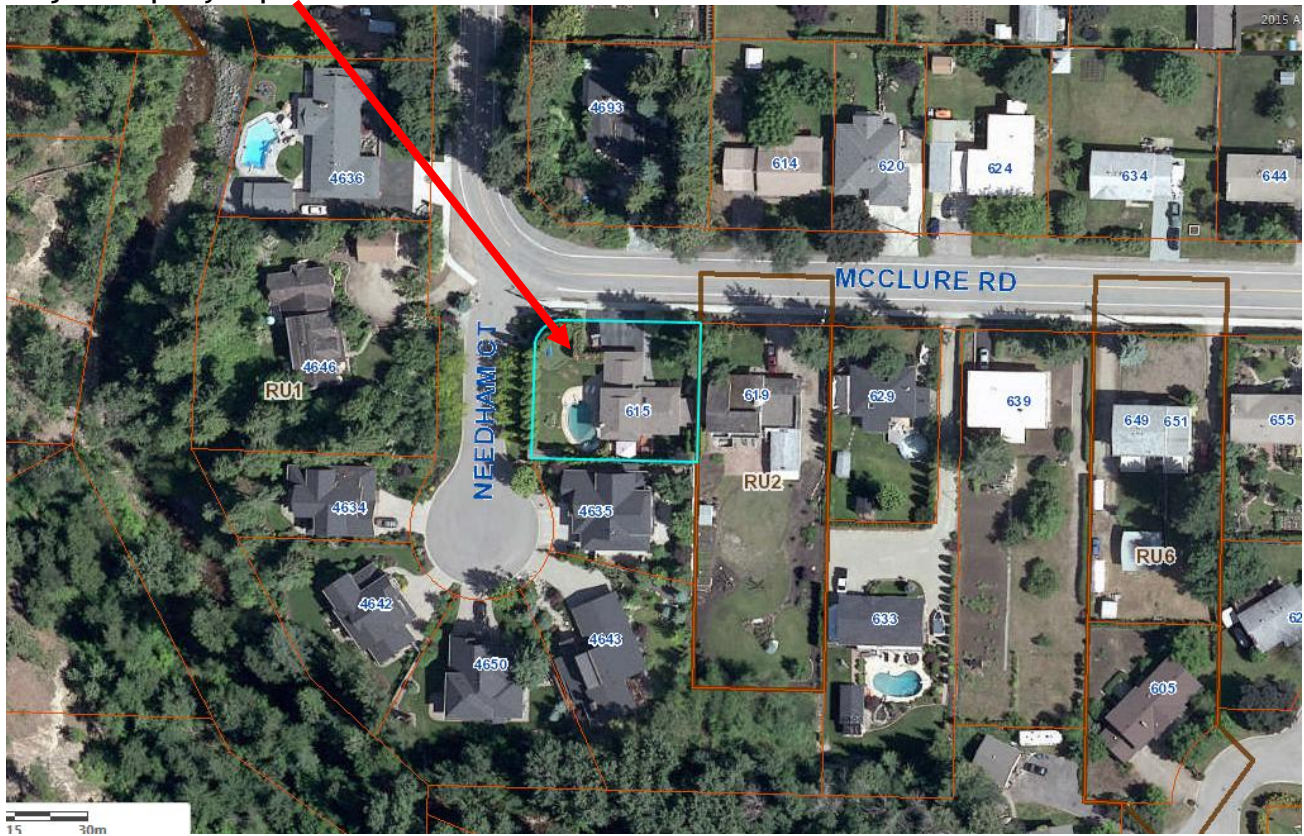
The subject property is located on the south side of McClure Road, west of Needham Court and East of Gordon Drive. The neighbourhood is predominantly single family dwellings, and the property immediately to the east has recently been rezoned RU2 - Medium Lot Housing for the purposes of subdivision and redevelopment.

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU2 - Medium Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU2 - Medium Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential



Subject Property Map:



## 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m <sup>2</sup>	m <sup>2</sup>
Minimum Lot Width	16.5 m	m
Minimum Lot Depth	30 m	m
Development Regulations		
Maximum Site Coverage (buildings)	40%	20.3%
Maximum Site Coverage (buildings, driveways and parking)	50%	26%
Maximum Height	9.5 m	9.46 m
Minimum Front Yard	4.5 m	16.32 m
Minimum Side Yard (south)	2.3 m	6.3 m
Minimum Side Yard (north)	2.3 m	6.68 m
Minimum Rear Yard	7.5 m	3.039 m <span style="color: red;">❶</span>
<span style="color: red;">❶</span> Indicates a requested variance to vary the minimum rear yard setback from 7.5m required to 3.039m proposed.		

## **5.0 Technical Comments**

### **5.1 Building & Permitting Department**

No Comment.

### **5.2 Development Engineering Department**

Please see attached Schedule "A" City of Kelowna Memorandum dated April 14, 2016.

## **6.0 Application Chronology**

Date of Application Received: April 12, 2016

Date Public Consultation Completed: April 12, 2016

**Report prepared by:**

---

Trisa Brandt, Planner I

**Reviewed by:**

☐

Terry Barton, Urban Planning Manager

**Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

### **Attachments:**

Site Plan

Conceptual Elevations

Floor Plans

Schedule "A" City of Kelowna Memorandum dated April 14, 2016

[illegible]

All candidates are to bring a rubberball compressive strength of 2,000 PSI. The ball should be 2 1/2 inches in diameter.

Concrete building tests are placed on cardboard or compressed air to insulate building from pressure. Foreign objects on floor are removed. The ball and testing equipment is 2,000 PSI at 100 degrees Fahrenheit. The ball is placed on the floor and the responsibility of the student is to keep the building supported by ground pressure to add testing insulation.

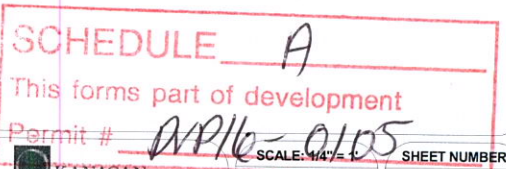
All buildings within 30" north and 30" south from the ball are allowed to be over-ventilated. 30" (762mm) from the top. Current ventilation is to be kept constant. 30" (762mm).

All buildings are to have two (2) 1" x 1/2" testing bars. The testing bars are to be attached such that one bar is 1/2" from the side and the other bar is 1/2" from the top.

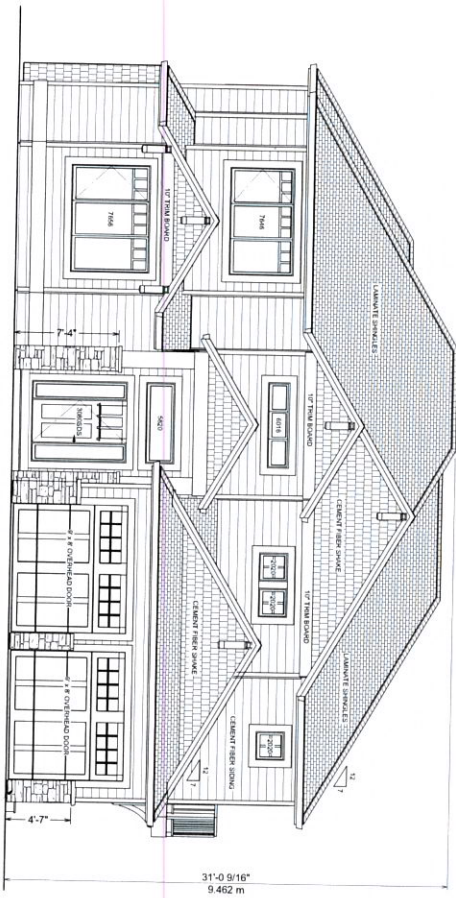
Cracks shown are considered air leaks. Air leaks on walls is negligible. Air leaks on floors are not negligible. Air leaks on roofs are not negligible. Air leaks on other than structural walls are not critical.

All above-grade masonry is to conform to the BC Building Code.

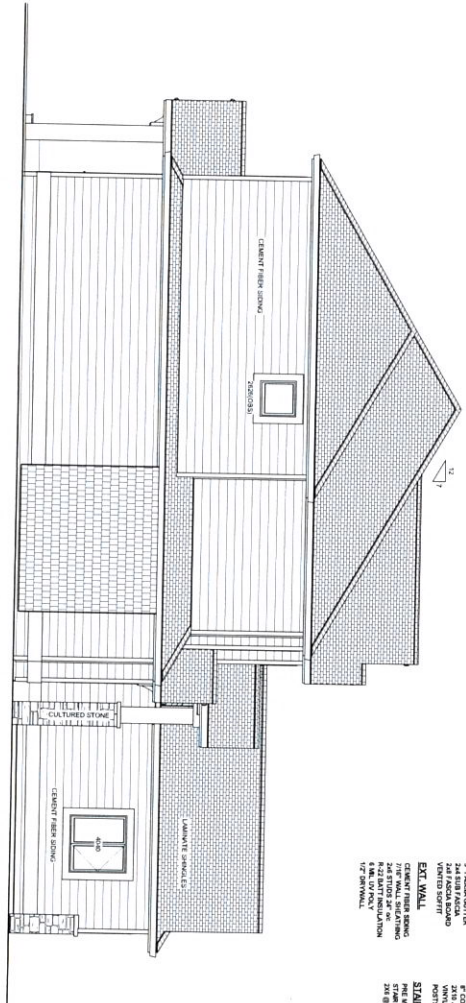
Foraging behavior should be monitored two (2) or better species urban otherwise specified on the plan. All beehives and bird nests should be on the grounds to be reviewed & confirmed by track manufacturer and contractor. Any beehives or bird nests are provided by track manufacturer take pre-approval.

[illegible][illegible]





FRONT ELEVATION



LEFT ELEVATION

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING DEPARTMENT REGULATIONS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.

**NOTE:**  
CONTRACTOR TO CONFIRM DIM PRIOR TO CONSTRUCTION.

**NOTE:**  
CONTRACTOR TO CONFIRM DIM PRIOR TO CONSTRUCTION.

**SPECIFICATIONS**

- ROOF**  
LAMINATE SHEATHING 23/35  
2\"/>

**SCHEDULE B**  
This forms part of development  
Permit # *DRP16-0105*  
SCALE: 1/4\"/>

KANAGAN  
UNRISE  
ONSTRUCTION

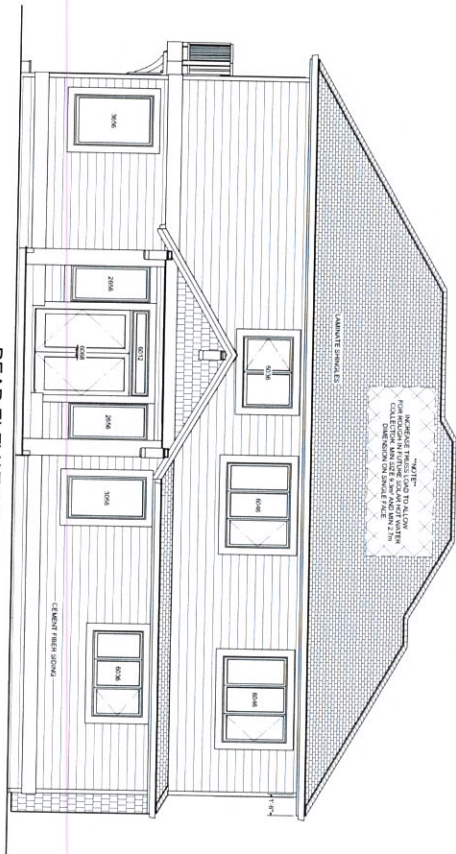
DATE : APR-01-2016

**1/9**

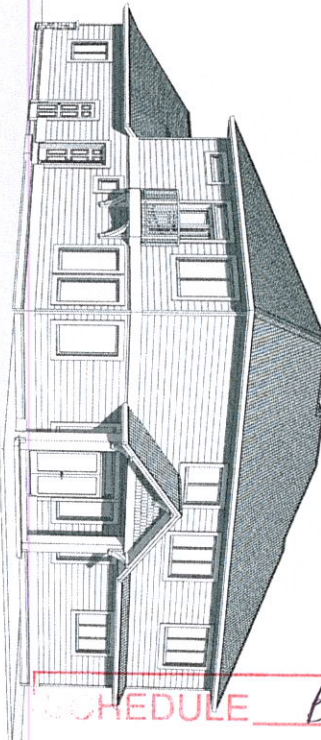


**MULLINS DRAFTING & DESIGN**  
UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR  
**CLARK RESIDENCE**  
615 McCLURE RD  
KELOWNA BC



REAR ELEVATION



RIGHT ELEVATION

# GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM WITH THE ARCHITECT'S INTENT.
3. IF THE CONTRACTOR FINDS ANY DISCREPANCIES, HE/SHOULD IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING FOR THE CORRECT INFORMATION.
4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE CLARITY AND ACCURACY, THE ARCHITECT CANNOT GUARANTEE THE POSSIBILITY OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

"NOTE"  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

"NOTE"  
REAR ELEVATION: TO ALLOW PROPER  
DRAINAGE, THE ROOF SHALL BE  
SLOPED TO THE RIGHT.  
"NOTE"  
REAR ELEVATION: TO ALLOW PROPER  
DRAINAGE, THE ROOF SHALL BE  
SLOPED TO THE RIGHT.

SCHEDULE B

This forms part of development

Permit # DVP16-0105

SCALE: 1/4" = 1'

SHEET NUMBER

2/9

DATE: APR-01-2016



UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

CLARK RESIDENCE  
615 McCLURE RD  
KELOWNA BC

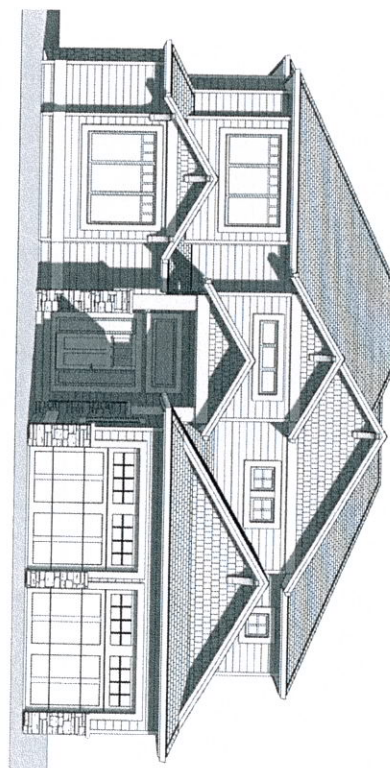


KANAGAN  
UNRISE  
CONSTRUCTION





31'-0 9/16"  
9.462 m



## SPECIFICATIONS

**BOOK**

ENGINEERED ROOF TRUSSES  
R-40 INSULATION

## INT. WALL

**FLOOR SYSTEM**

**FOUNDATION**

## STYROFOAM INSULATION

CE  
D

EN  
E R  
BC

### GENERAL NOTES

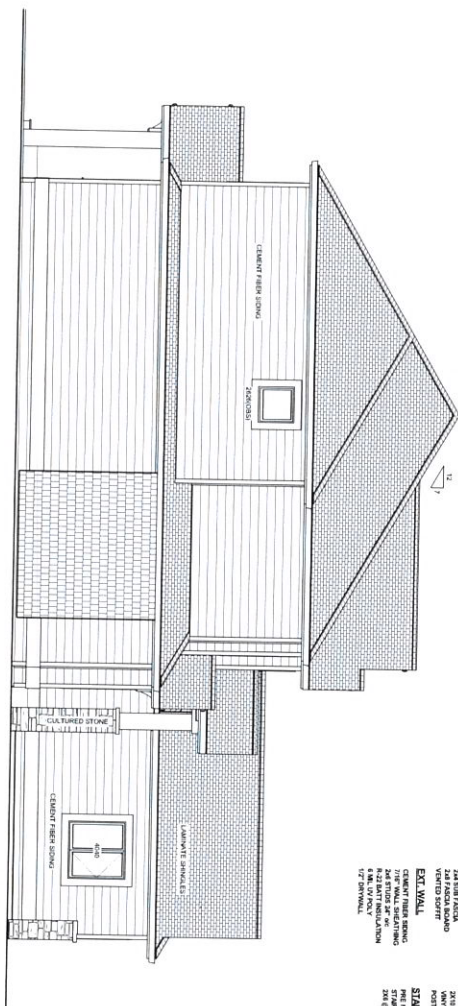
1. **ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AIA BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.**
  2. **BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.**
  3. **IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO CONFORM WITH RELEVANT NETWORKS.**
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF OMISSIONS. THEREFORE BUILDING DRAFTING & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

## CONTRA

CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

NOTE

**\*\*NOTE\*\***  
WINDOW SPECS TO BE CONFIRMED BY OWNER.  
CONTRACTOR PRIOR TO ORDERING TO ENSURE  
PROPER VENTING AND FLASHING.



LEFT ELEVATION

2x6 STN  
R-22 BLK

1/2" DRYWALL.

## 2X6 @ 16" o.c.

0





SHEET NUMBER

2/9

At the time of preparation, this plan was driven by consultation with the current editor of the B.C. Building Code. It is the responsibility of the manufacturer to ensure that changes made to the code are compiled with care and submitted for incorporation in the construction of the code. The manufacturer is not to be held liable for changes made to the code without its permission.

After its promulgation with construction, the manufacturer must carry all relevant information to the code. The manufacturer must ensure that the information always has previous or new code information.

Any updates from structural, design, and specifications or from the manufacturer must be made to the code. The manufacturer must ensure that the code is updated with the latest code information and that such updates will be the code's responsibility.

26. Continue to have a modulus compressive strength of 2,000 psi (275 MPa) at 23°C.

All above grade masonry is to conform to the DC Building Code. If block masonry is to be installed, concrete flashing shall be installed up to 6" (150 mm) behind the building felt and below the bottom course with vertical joints staggered (class). Weep holes 24" (600 mm) o.c.

Printing kindly send the number two (2) or better separate articles or observations specified on the plan. All letters and kind letters should be forwarded to be reviewed & confirmed by those interested in the work. Any letters or kind letters provided by those interested in the work are welcome.

FLAT Round wood members shall be surfaced with 200 lb. plain timbers surfaces otherwise specified.

Click and drag around all evidence appearing within your viewing window (computer).

Place all changes of materials on evidence with.

Push over all evidence appearance.

At ending or return to be a combination of P (200) above the field of vision.

All history (starting to be "P" (100) seen in history). Addressing appearance between method (method) in "P" (100) seen. Addressing distance between history and method (method) in "P" (100) seen. Type of all materials (method) of all (P) seen.

Card and address (address) shall have at least one first and last name with address (address) 24 address (address) address. Name (address) shall have 50 address (address) 24 address (address) address. Address (address) shall have one name.



**OS** KANAGAN  
UNRISE  
ONSTRUCTION

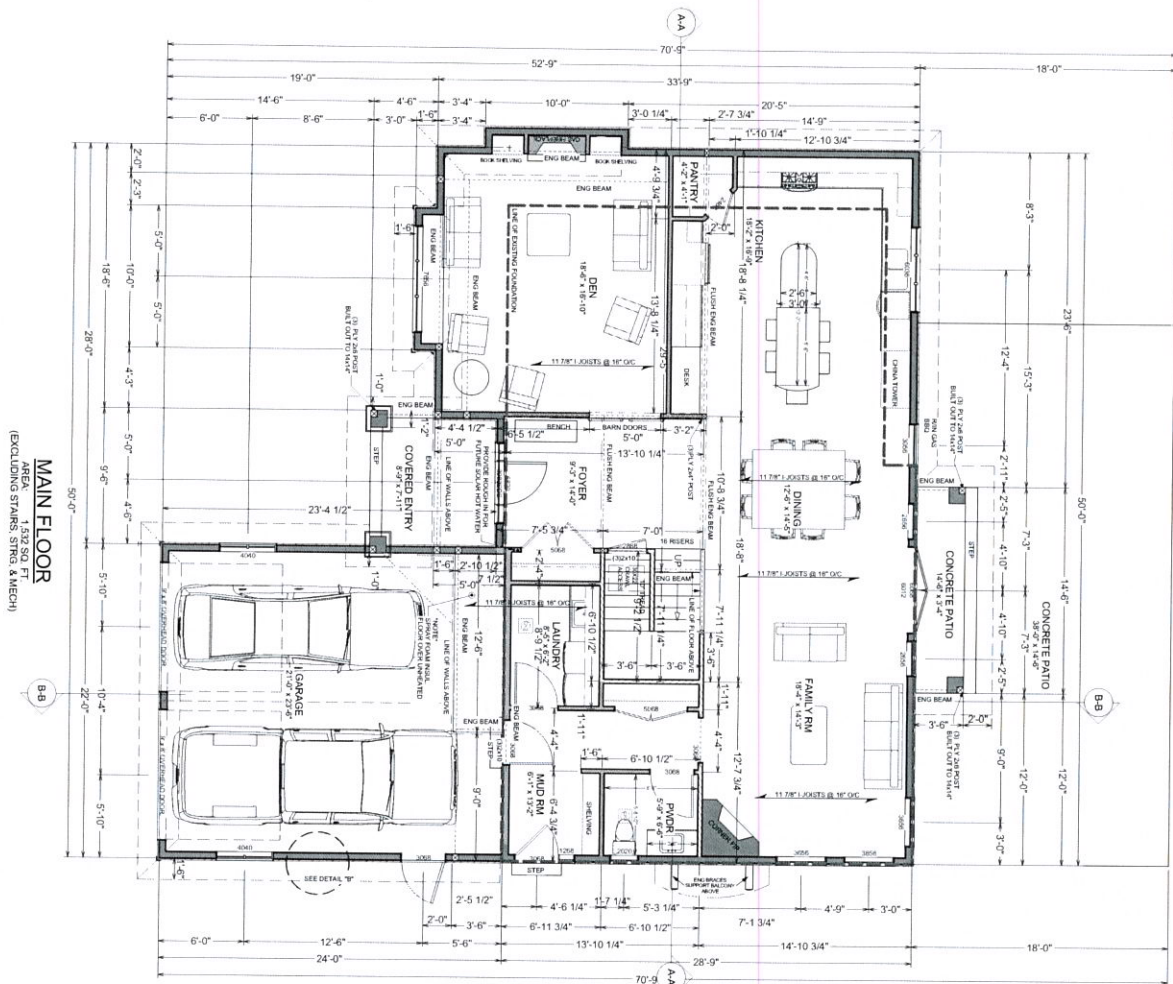
SHEET NUMBER

3/9









**MULLINS**  
DRAFTING & DESIGN

UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

**CLARK RESIDENCE**  
615 McCLURE RD  
KELOWNA BC



**KANAGAN**  
UNRISE  
CONSTRUCTION

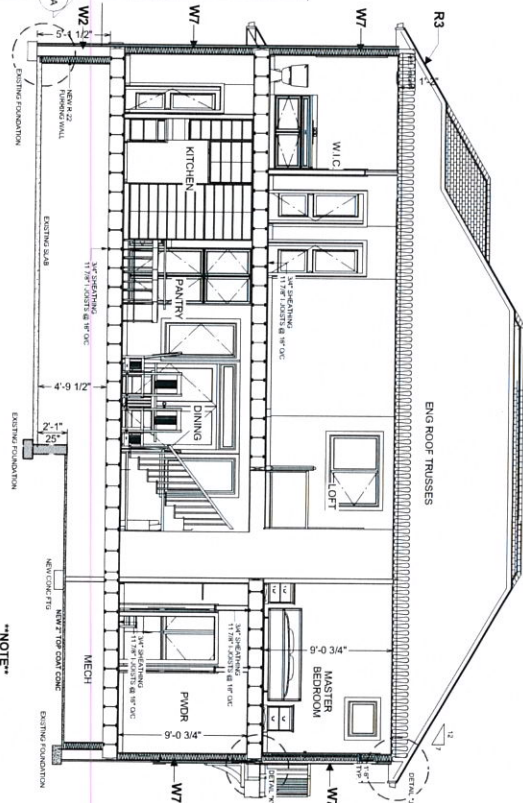
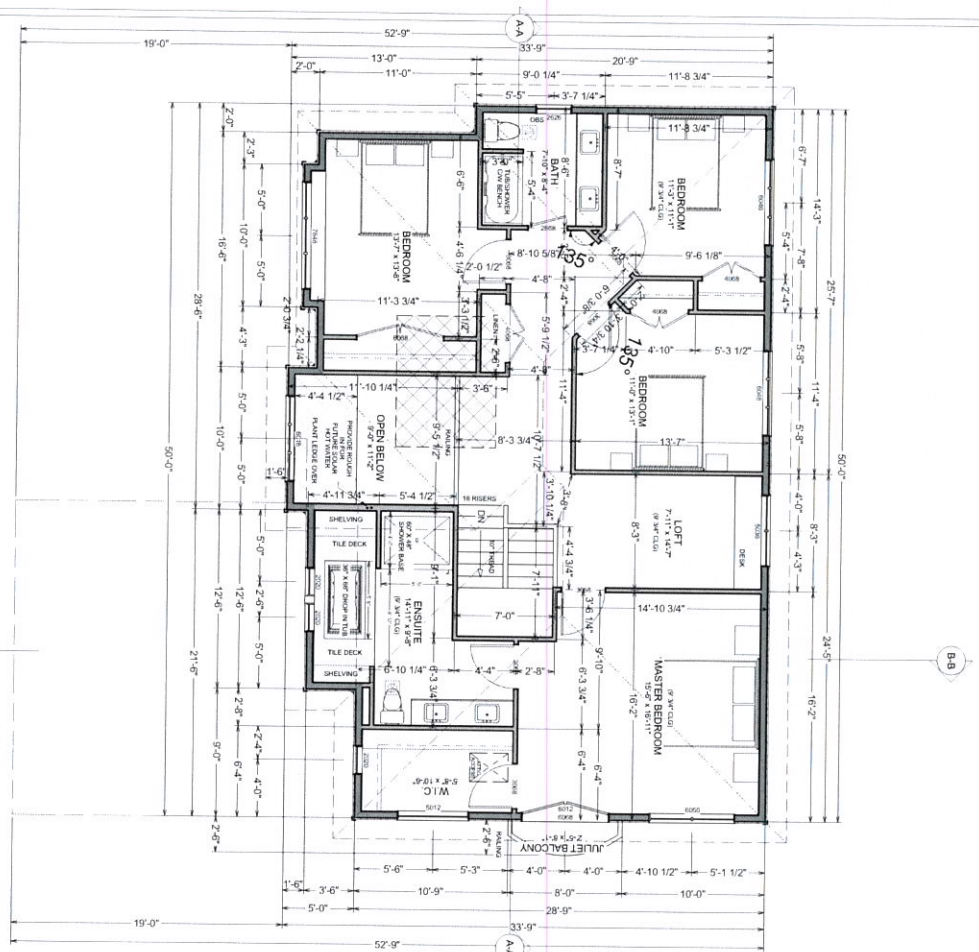
SCALE: 1/4" = 1'

DATE: APR-01-2016

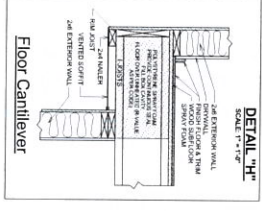
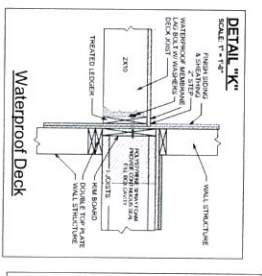
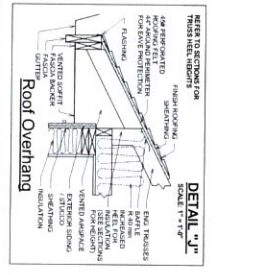
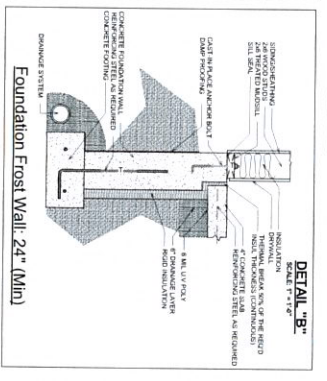
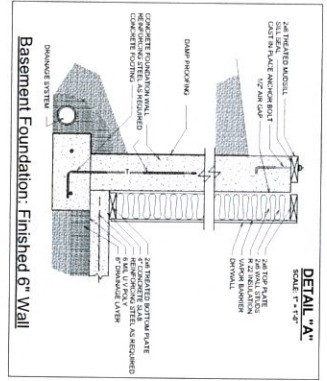
SHEET NUMBER

**5/9**

# UPPER FLOOR AREA: 1,384 SQ. FT. (EXCLUDING STAIRS & OPEN BELOW)

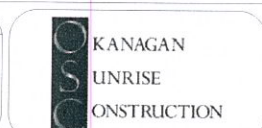


SECTION A-A



**MULLINS**  
DRAFTING & DESIGN  
UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR  
**CLARK RESIDENCE**  
615 McCLURE RD  
KELOWNA BC



SCALE: 1/4" = 1'  
DATE: APR-01-2016

SHEET NUMBER  
**6/9**

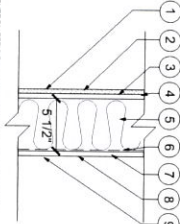


### MINIMUM REQUIREMENTS

6.91 (39.2)	6.51 (39.23)	8.67 (49.2)	8.67 (49.2)	10.43 (59.2)
4.67 (26.5)	4.67 (26.5)	4.67 (26.5)	5.02 (28.5)	5.02 (28.5)
2.78 (15.75)	2.97 (16.86)	2.97 (16.86)	2.97 (16.86)	3.08 (17.48)
4.67 (26.5)	4.67 (26.5)	4.67 (26.5)	5.02 (28.5)	5.02 (28.5)

## CEMENT FIBER SIDING

COMPONENTS		WEIGHT		PERCENTAGE	
		KG	LB	%	%
1	100% COTTON FIBER	0.00	0.00	0.00	0.00
2	100% COTTON FIBER	0.00	0.00	0.00	0.00
3	100% COTTON FIBER	0.00	0.00	0.00	0.00
4	100% COTTON FIBER	0.00	0.00	0.00	0.00
5	100% COTTON FIBER	0.00	0.00	0.00	0.00
6	100% COTTON FIBER	0.00	0.00	0.00	0.00
7	100% COTTON FIBER	0.00	0.00	0.00	0.00
8	100% COTTON FIBER	0.00	0.00	0.00	0.00
9	100% COTTON FIBER	0.00	0.00	0.00	0.00
10	100% COTTON FIBER	0.00	0.00	0.00	0.00
11	100% COTTON FIBER	0.00	0.00	0.00	0.00
12	100% COTTON FIBER	0.00	0.00	0.00	0.00
13	100% COTTON FIBER	0.00	0.00	0.00	0.00
14	100% COTTON FIBER	0.00	0.00	0.00	0.00
15	100% COTTON FIBER	0.00	0.00	0.00	0.00
16	100% COTTON FIBER	0.00	0.00	0.00	0.00
17	100% COTTON FIBER	0.00	0.00	0.00	0.00
18	100% COTTON FIBER	0.00	0.00	0.00	0.00
19	100% COTTON FIBER	0.00	0.00	0.00	0.00
20	100% COTTON FIBER	0.00	0.00	0.00	0.00
21	100% COTTON FIBER	0.00	0.00	0.00	0.00
22	100% COTTON FIBER	0.00	0.00	0.00	0.00
23	100% COTTON FIBER	0.00	0.00	0.00	0.00
24	100% COTTON FIBER	0.00	0.00	0.00	0.00
25	100% COTTON FIBER	0.00	0.00	0.00	0.00
26	100% COTTON FIBER	0.00	0.00	0.00	0.00
27	100% COTTON FIBER	0.00	0.00	0.00	0.00
28	100% COTTON FIBER	0.00	0.00	0.00	0.00
29	100% COTTON FIBER	0.00	0.00	0.00	0.00
30	100% COTTON FIBER	0.00	0.00	0.00	0.00
31	100% COTTON FIBER	0.00	0.00	0.00	0.00
32	100% COTTON FIBER	0.00	0.00	0.00	0.00
33	100% COTTON FIBER	0.00	0.00	0.00	0.00
34	100% COTTON FIBER	0.00	0.00	0.00	0.00
35	100% COTTON FIBER	0.00	0.00	0.00	0.00
36	100% COTTON FIBER	0.00	0.00	0.00	0.00
37	100% COTTON FIBER	0.00	0.00	0.00	0.00
38	100% COTTON FIBER	0.00	0.00	0.00	0.00
39	100% COTTON FIBER	0.00	0.00	0.00	0.00
40	100% COTTON FIBER	0.00	0.00	0.00	0.00
41	100% COTTON FIBER	0.00	0.00	0.00	0.00
42	100% COTTON FIBER	0.00	0.00	0.00	0.00
43	100% COTTON FIBER	0.00	0.00	0.00	0.00
44	100% COTTON FIBER	0.00	0.00	0.00	0.00
45	100% COTTON FIBER	0.00	0.00	0.00	0.00
46	100% COTTON FIBER	0.00	0.00	0.00	0.00
47	100% COTTON FIBER	0.00	0.00	0.00	0.00
48	100% COTTON FIBER	0.00	0.00	0.00	0.00
49	100% COTTON FIBER	0.00	0.00	0.00	0.00
50	100% COTTON FIBER	0.00	0.00	0.00	0.00
51	100% COTTON FIBER	0.00	0.00	0.00	0.00
52	100% COTTON FIBER	0.00	0.00	0.00	0.00
53	100% COTTON FIBER	0.00	0.00	0.00	0.00
54	100% COTTON FIBER	0.00	0.00	0.00	0.00
55	100% COTTON FIBER	0.00	0.00	0.00	0.00
56	100% COTTON FIBER	0.00	0.00	0.00	0.00
57	100% COTTON FIBER	0.00	0.00	0.00	0.00
58	100% COTTON FIBER	0.00	0.00	0.00	0.00
59	100% COTTON FIBER	0.00	0.00	0.00	0.00
60	100% COTTON FIBER	0.00	0.00	0.00	0.00
61	100% COTTON FIBER	0.00	0.00	0.00	0.00
62	100% COTTON FIBER	0.00	0.00	0.00	0.00
63	100% COTTON FIBER	0.00	0.00	0.00	0.00
64	100% COTTON FIBER	0.00	0.00	0.00	0.00
65	100% COTTON FIBER	0.00	0.00	0.00	0.00
66	100% COTTON FIBER	0.00	0.00	0.00	0.00
67	100% COTTON FIBER	0.00	0.00	0.00	0.00
68	100% COTTON FIBER	0.00	0.00	0.00	0.00
69	100% COTTON FIBER	0.00	0.00	0.00	0.00
70	100% COTTON FIBER	0.00	0.00	0.00	0.00
71	100% COTTON FIBER	0.00	0.00	0.00	0.00
72	100% COTTON FIBER	0.00	0.00	0.00	0.00
73	100% COTTON FIBER	0.00	0.00	0.00	0.00
74	100% COTTON FIBER	0.00	0.00	0.00	0.00
75	100% COTTON FIBER	0.00	0.00	0.00	0.00
76	100% COTTON FIBER	0.00	0.00	0.00	0.00
77	100% COTTON FIBER	0.00	0.00	0.00	0.00
78	100% COTTON FIBER	0.00	0.00	0.00	0.00
79	100% COTTON FIBER	0.00	0.00	0.00	0.00
80	100% COTTON FIBER	0.00	0.00	0.00	0.00
81	100% COTTON FIBER	0.00	0.00	0.00	0.00
82	100% COTTON FIBER	0.00	0.00	0.00	0.00
83	100% COTTON FIBER	0.00	0.00	0.00	0.00
84	100% COTTON FIBER	0.00	0.00	0.00	0.00
85	100% COTTON FIBER	0.00	0.00	0.00	0.00
86	100% COTTON FIBER	0.00	0.00	0.00	0.00
87	100% COTTON FIBER	0.00	0.00	0.00	0.00
88	100% COTTON FIBER	0.00	0.00	0.00	0.00
89	100% COTTON FIBER	0.00	0.00	0.00	0.00
90	100% COTTON FIBER	0.00	0.00	0.00	0.00
91	100% COTTON FIBER	0.00	0.00	0.00	0.00
92	100% COTTON FIBER	0.00	0.00	0.00	0.00
93	100% COTTON FIBER	0.00	0.00	0.00	0.00
94	100% COTTON FIBER	0.00	0.00	0.00	0.00
95	100% COTTON FIBER	0.00	0.00	0.00	0.00
96	100% COTTON FIBER	0.00	0.00	0.00	0.00
97	100% COTTON FIBER	0.00	0.00	0.00	0.00
98	100% COTTON FIBER	0.00	0.00	0.00	0.00
99	100% COTTON FIBER	0.00	0.00	0.00	0.00
100	100% COTTON FIBER	0.00	0.00	0.00	0.00



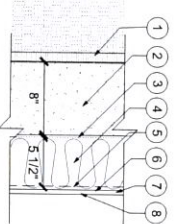
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.37 OR A U-VALUE OF 0.66, AN HRV MUST BE INCORPORATED INTO THIS DESIGN.

EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.37	17.58
--	------	-------

WALL ASSEMBLY	W1
---------------	----

**BELOW GRADE**  
(GARAGE TO HOUSE)

COMPONENTS	RES	R
FOAM INSULATION (R-10)	1.78	10
REINFORCED CONCRETE WALL	0.08	0.42
AIR GAP	0.16	0.9
FRAMING FILLED WITH R-22 BATT @ 24" OC	2.67	15
GYPSUM BOARD	0.00	0.05
112 (mm) GYPSUM BOARD	0.09	0.48
PRIMER / COAT LATER PRIMER AND LATEX PAINT	0.06	0.3
EXTERIOR AIR FILM	0.12	0.64

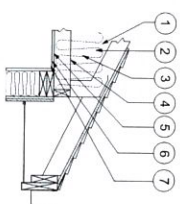


TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.90 OR R-VALUE OF 16.9 AN HVR MUST BE INCORPORATED INTO THIS DESIGN

ENTIRE ASSEMBLY	4.87	27.65
-----------------	------	-------

**ENG. KRUSSTEIN**  
**(RAISED HEEL R-40)**

TREATMENT	THERMAL STABILITY		THERMAL STABILITY	
	RESIDUAL WEIGHT (%)	CHAR YIELD (%)	RESIDUAL WEIGHT (%)	CHAR YIELD (%)
CONTROL	100	100	100	100
10% PBO	95	95	95	95
20% PBO	90	90	90	90
30% PBO	85	85	85	85
40% PBO	80	80	80	80
50% PBO	75	75	75	75
60% PBO	70	70	70	70
70% PBO	65	65	65	65
80% PBO	60	60	60	60
90% PBO	55	55	55	55
100% PBO	50	50	50	50

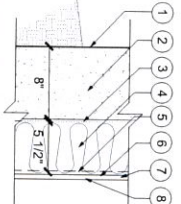


ENTIRE ASSEMBLY	7.1	40.3
-----------------	-----	------

WALL ASSEMBLY	W2
---------------	----

BELOW GRADE

CONCRETE	RES
AP PROOF NO.	0.03
REINFORCED CONCRETE WALL	0.06
AIR GAP	0.16
FRAMING FILLED WITH R22 BATT @ 24" OC	2.87
PETROLEUM	0.06
(12 mm) GYPSUM BOARD	0.00
FINISH 1 COAT LATEX PRIMER AND LATEX PAINT	0.00
EXTERIOR AIR FILM	0.12



TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.98 OR R-VALUE OF 15.9 AN HRY MUST BE INCORPORATED INTO THIS DESIGN

ENTIRE ASSEMBLY	3.14	17.82
-----------------	------	-------

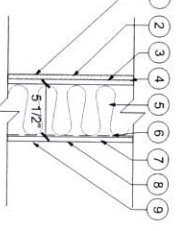
## 5

This technical drawing shows a cross-section of a window frame. A vertical purple line indicates a thermal break, separating the interior and exterior parts of the frame. The interior part is on the left, and the exterior part is on the right. The drawing shows the frame's profile, the glass pane, and the surrounding wall structure. A dashed circle is visible on the left side, and a small square symbol is at the bottom left.

WALL ASSEMBLY	W:
---------------	----

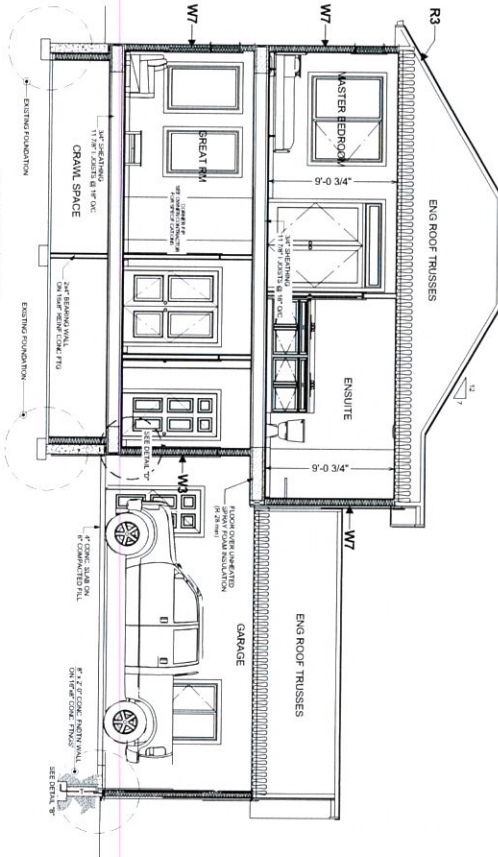
**2X0 EXTERIOR**  
(GARAGE TO HOUSE)

COMPONENTS	RSJ	R
OUTER AIR FILM	0.03	0.17
C (12.7mm) GYPSUM BOARD	0.04	0.45
PLASTER COATED PAPER	0.00	0.00
PL (11.1mm) OSB SHEATHING	0.11	0.62
FRAMING PLYED WITH R22 BATT @ 24" OC	2.67	15.16
INSULATION	0.00	0.00
INVERTED GYPSUM BOARD	0.04	0.45
C (12.7mm) GYPSUM BOARD	0.04	0.45
PLASTER COAT LATEX PAPER AND LATEX PAINT	0.00	0.00
OUTER AIR FILM	0.12	0.66



TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.02 OR R-VALUE OF 16.66 AN HVF MUST BE INCORPORATED INTO THIS DESIGN

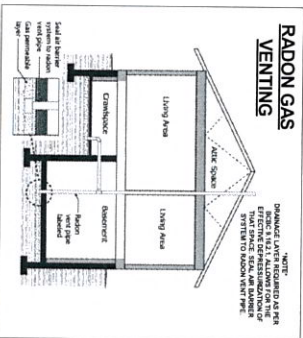
ENTIRE ASSEMBLY	3.09	17.53
-----------------	------	-------



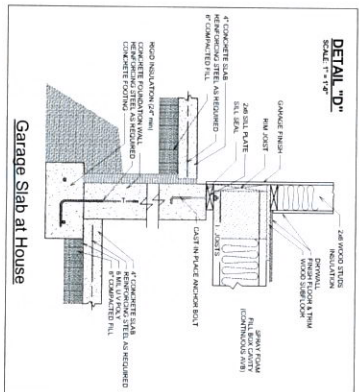
SECTION B-B

## SPECIFICATIONS

<b>ROOF</b>	<b>FOUNDATION</b>
1 ABOVE GARAGE (12' H) 2 12' STILES ST. SE. 3 10/10/91 4 10/10/91 5 10/10/91 6 10/10/91 7 10/10/91 8 10/10/91 9 10/10/91 10 10/10/91 11 10/10/91 12 10/10/91 13 10/10/91 14 10/10/91 15 10/10/91 16 10/10/91 17 10/10/91 18 10/10/91 19 10/10/91 20 10/10/91 21 10/10/91 22 10/10/91 23 10/10/91 24 10/10/91 25 10/10/91 26 10/10/91 27 10/10/91 28 10/10/91 29 10/10/91 30 10/10/91 31 10/10/91 32 10/10/91 33 10/10/91 34 10/10/91 35 10/10/91 36 10/10/91 37 10/10/91 38 10/10/91 39 10/10/91 40 10/10/91 41 10/10/91 42 10/10/91 43 10/10/91 44 10/10/91 45 10/10/91 46 10/10/91 47 10/10/91 48 10/10/91 49 10/10/91 50 10/10/91 51 10/10/91 52 10/10/91 53 10/10/91 54 10/10/91 55 10/10/91 56 10/10/91 57 10/10/91 58 10/10/91 59 10/10/91 60 10/10/91 61 10/10/91 62 10/10/91 63 10/10/91 64 10/10/91 65 10/10/91 66 10/10/91 67 10/10/91 68 10/10/91 69 10/10/91 70 10/10/91 71 10/10/91 72 10/10/91 73 10/10/91 74 10/10/91 75 10/10/91 76 10/10/91 77 10/10/91 78 10/10/91 79 10/10/91 80 10/10/91 81 10/10/91 82 10/10/91 83 10/10/91 84 10/10/91 85 10/10/91 86 10/10/91 87 10/10/91 88 10/10/91 89 10/10/91 90 10/10/91 91 10/10/91 92 10/10/91 93 10/10/91 94 10/10/91 95 10/10/91 96 10/10/91 97 10/10/91 98 10/10/91 99 10/10/91 100 10/10/91 101 10/10/91 102 10/10/91 103 10/10/91 104 10/10/91 105 10/10/91 106 10/10/91 107 10/10/91 108 10/10/91 109 10/10/91 110 10/10/91 111 10/10/91 112 10/10/91 113 10/10/91 114 10/10/91 115 10/10/91 116 10/10/91 117 10/10/91 118 10/10/91 119 10/10/91 120 10/10/91 121 10/10/91 122 10/10/91 123 10/10/91 124 10/10/91 125 10/10/91 126 10/10/91 127 10/10/91 128 10/10/91 129 10/10/91 130 10/10/91 131 10/10/91 132 10/10/91 133 10/10/91 134 10/10/91 135 10/10/91 136 10/10/91 137 10/10/91 138 10/10/91 139 10/10/91 140 10/10/91 141 10/10/91 142 10/10/91 143 10/10/91 144 10/10/91 145 10/10/91 146 10/10/91 147 10/10/91 148 10/10/91 149 10/10/91 150 10/10/91 151 10/10/91 152 10/10/91 153 10/10/91 154 10/10/91 155 10/10/91 156 10/10/91 157 10/10/91 158 10/10/91 159 10/10/91 160 10/10/91 161 10/10/91 162 10/10/91 163 10/10/91 164 10/10/91 165 10/10/91 166 10/10/91 167 10/10/91 168 10/10/91 169 10/10/91 170 10/10/91 171 10/10/91 172 10/10/91 173 10/10/91 174 10/10/91 175 10/10/91 176 10/10/91 177 10/10/91 178 10/10/91 179 10/10/91 180 10/10/91 181 10/10/91 182 10/10/91 183 10/10/91 184 10/10/91 185 10/10/91 186 10/10/91 187 10/10/91 188 10/10/91 189 10/10/91 190 10/10/91 191 10/10/91 192 10/10/91 193 10/10/91 194 10/10/91 195 10/10/91 196 10/10/91 197 10/10/91 198 10/10/91 199 10/10/91 200 10/10/91 201 10/10/91 202 10/10/91 203 10/10/91 204 10/10/91 205 10/10/91 206 10/10/91 207 10/10/91 208 10/10/91 209 10/10/91 210 10/10/91 211 10/10/91 212 10/10/91 213 10/10/91 214 10/10/91 215 10/10/91 216 10/10/91 217 10/10/91 218 10/10/91 219 10/10/91 220 10/10/91 221 10/10/91 222 10/10/91 223 10/10/91 224 10/10/91 225 10/10/91 226 10/10/91 227 10/10/91 228 10/10/91 229 10/10/91 230 10/10/91 231 10/10/91 232 10/10/91 233 10/10/91 234 10/10/91 235 10/10/91 236 10/10/91 237 10/10/91 238 10/10/91 239 10/10/91 240 10/10/91 241 10/10/91 242 10/10/91 243 10/10/91 244 10/10/91 245 10/10/91 246 10/10/91 247 10/10/91 248 10/10/91 249 10/10/91 250 10/10/91 251 10/10/91 252 10/10/91 253 10/10/91 254 10/10/91 255 10/10/91 256 10/10/91 257 10/10/91 258 10/10/91 259 10/10/91 260 10/10/91 261 10/10/91 262 10/10/91 263 10/10/91 264 10/10/91 265 10/10/91 266 10/10/91 267 10/10/91 268 10/10/91 269 10/10/91 270 10/10/91 271 10/10/91 272 10/10/91 273 10/10/91 274 10/10/91 275 10/10/91 276 10/10/91 277 10/10/91 278 10/10/91 279 10/10/91 280 10/10/91 281 10/10/91 282 10/10/91 283 10/10/91 284 10/10/91 285 10/10/91 286 10/10/91 287 10/10/91 288 10/10/91 289 10/10/91 290 10/10/91 291 10/10/91 292 10/10/91 293 10/10/91 294 10/10/91 295 10/10/91 296 10/10/91 297 10/10/91 298 10/10/91 299 10/10/91 300 10/10/91 301 10/10/91 302 10/10/91 303 10/10/91 304 10/10/91 305 10/10/91 306 10/10/91 307 10/10/91 308 10/10/91 309 10/10/91 310 10/10/91 311 10/10/91 312 10/10/91 313 10/10/91 314 10/10/91 315 10/10/91 316 10/10/91 317 10/10/91 318 10/10/91 319 10/10/91 320 10/10/91 321 10/10/91 322 10/10/91 323 10/10/91 324 10/10/91 325 10/10/91 326 10/10/91 327 10/10/91 328 10/10/91 329 10/10/91 330 10/10/91 331 10/10/91 332 10/10/91 333 10/10/91 334 10/10/91 335 10/10/91 336 10/10/91 337 10/10/91 338 10/10/91 339 10/10/91 340 10/10/91 341 10/10/91 342 10/10/91 343 10/10/91 344 10/10/91 345 10/10/91 346 10/10/91 347 10/10/91 348 10/10/91 349 10/10/91 350 10/10/91 351 10/10/91 352 10/10/91 353 10/10/91 354 10/10/91 355 10/10/91 356 10/10/91 357 10/10/91 358 10/10/91 359 10/10/91 360 10/10/91 361 10/10/91 362 10/10/91 363 10/10/91 364 10/10/91 365 10/10/91 366 10/10/91 367 10/10/91 368 10/10/91 369 10/10/91 370 10/10/91 371 10/10/91 372 10/10/91 373 10/10/91 374 10/10/91 375 10/10/91 376 10/10/91 377 10/10/91 378 10/10/91 379 10/10/91 380 10/10/91 381 10/10/91 382 10/10/91 383 10/10/91 384 10/10/91 385 10/10/91 386 10/10/91 387 10/10/91 388 10/10/91 389 10/10/91 390 10/10/91 391 10/10/91 392 10/10/91 393 10/10/91 394 10/10/91 395 10/10/91 396 10/10/91 397 10/10/91 398 10/10/91 399 10/10/91 400 10/10/91 401 10/10/91 402 10/10/91 403 10/10/91 404 10/10/91 405 10/10/91 406 10/10/91 407 10/10/91 408 10/10/91 409 10/10/91 410 10/10/91 411 10/10/91 412 10/10/91 413 10/10/91 414 10/10/91 415 10/10/91 416 10/10/91 417 10/10/91 418 10/10/91 419 10/10/91 420 10/10/91 421 10/10/91 422 10/10/91 423 10/10/91 424 10/10/91 425 10/10/91 426 10/10/91 427 10/10/91 428 10/10/91 429 10/10/91 430 10/10/91 431 10/10/91 432 10/10/91 433 10/10/91 434 10/10/91 435 10/10/91 436 10/10/91 437 10/10/91 438 10/10/91 439 10/10/91 440 10/10/91 441 10/10/91 442 10/10/91 443 10/10/91 444 10/10/91 445 10/10/91 446 10/10/91 447 10/10/91 448 10/10/91 449 10/10/91 450 10/10/91 451 10/10/91 452 10/10/91 453 10/10/91 454 10/10/91 455 10/10/91 456 10/10/91 457 10/10/91 458 10/10/91 459 10/10/91 460 10/10/91 461 10/10/91 462 10/10/91 463 10/10/91 464 10/10/91 465 10/10/91 466 10/10/91 467 10/10/91 468 10/10/91 469 10/10/91 470 10/10/91 471 10/10/91 472 10/10/91 473 10/10/91 474 10/10/91 475 10/10/91 476 10/10/91 477 10/10/91 478 10/10/91 479 10/10/91 480 10/10/91 481 10/10/91 482 10/10/91 483 10/10/91 484 10/10/91 485 10/10/91 486 10/10/91 487 10/10/91 488 10/10/91 489 10/10/91 490 10/10/91 491 10/10/91 492 10/10/91 493 10/10/91 494 10/10/91 495 10/10/91 496 10/10/91 497 10/10/91 498 10/10/91 499 10/10/91 500 10/10/91 501 10/10/91 502 10/10/91 503 10/10/91 504 10/10/91 505 10/10/91 506 10/10/91 507 10/10/91 508 10/10/91 509 10/10/91 510 10/10/91 511 10/10/91 512 10/10/91 513 10/10/91 514 10/10/91 515 10/10/91 516 10/10/91 517 10/10/91 518 10/10/91 519 10/10/91 520 10/10/91 521 10/10/91 522 10/10/91 523 10/10/91 524 10/10/91 525 10/10/91 526 10/10/91 527 10/10/91 528 10/10/91 529 10/10/91 530 10/10/91 531 10/10/91 532 10/10/91 533 10/10/91 534 10/10/91 535 10/10/91 536 10/10/91 537 10/10/91 538 10/10/91 539 10/10/91 540 10/10/91 541 10/10/91 542 10/10/91 543 10/10/91 544 10/10/91 545 10/10/91 546 10/10/91 547 10/10/91 548 10/10/91 549 10/10/91 550 10/10/91 551 10/10/91 552 10/10/91 553 10/10/91 554 10/10/91 555 10/10/91 556 10/10/91 557 10/10/91 558 10/10/91 559 10/10/91 560 10/10/91 561 10/10/91 562 10/10/91 563 10/10/91 564 10/10/91 565 10/10/91 566 10/10/91 567 10/10/91 568 10/10/91 569 10/10/91 570 10/10/91 571 10/10/91 572 10/10/91 573 10/10/91 574 10/10/91 575 10/10/91 576 10/10/91 577 10/10/91 578 10/10/91 579 10/10/91 580 10/10/91 581 10/10/91 582 10/10/91 583 10/10/91 584 10/10/91 585 10/10/91 586 10/10/91 587 10/10/91 588 10/10/91 589 10/10/91 590 10/10/91 591 10/10/91 592 10/10/91 593 10/10/91 594 10/10/91 595 10/10/91 596 10/10/91 597 10/10/91 598 10/10/91 599 10/10/91 600 10/10/91 601 10/10/91 602 10/10/91 603 10/10/91 604 10/10/91 605 10/10/91 606 10/10/91 607 10/10/91 608 10/10/91 609 10/10/91 610 10/10/91 611 10/10/91 612 10/10/91 613 10/10/91 614 10/10/91 615 10/10/91 616 10/10/91 617 10/10/91 618 10/10/91 619 10/10/91 620 10/10/91 621 10/10/91 622 10/10/91 623 10/10/91 624 10/10/91 625 10/10/91 626 10/10/91 627 10/10/91 628 10/10/91 629 10/10/91 630 10/10/91 631 10/10/91 632 10/10/91 633 10/10/91 634 10/10/91 635 10/10/91 636 10/10/91 637 10/10/91 638 10/10/91 639 10/10/91 640 10/10/91 641 10/10/91 642 10/10/91 643 10/10/91 644 10/10/91 645 10/10/91 646 10/10/91 647 10/10/91 648 10/10/91 649 10/10/91 650 10/10/91 651 10/10/91 652 10/10/91 653 10/10/91 654 10/10/91 655 10/10/91 656 10/10/91 657 10/10/91 658 10/10/91 659 10/10/91 660 10/10/91 661 10/10/91 662 10/10/91 663 10/10/91 664 10/10/91 665 10/10/91 666 10/10/91 667 10/10/91 668 10/10/91 669 10/10/91 670 10/10/91 671 10/10/91 672 10/10/91 673 10/10/91 674 10/10/91 675 10/10/91 676 10/10/91 677 10/10/91 678 10/10/91 679 10/10/91 680 10/10/91 681 10/10/91 682 10/10/91 683 10/10/91 684 10/10/91 685 10/10/91 686 10/10/91 687 10/10/91 688 10/10/91 689 10/10/91 690 10/10/91 691 10/10/91 692 10/10/91 693 10/10/91 694 10/10/91 695 10/10/91 696 10/10/91 697 10/10/91 698 10/10/91 699 10/10/91 700 10/10/91 701 10/10/91 702 10/10/91 703 10/10/91 704 10/10/91 705 10/10/91 706 10/10/91 707 10/10/91 708 10/10/91 709 10/10/91 710 10/10/91 711 10/10/91 712 10/10/91 713 10/10/91 714 10/10/91 715 10/10/91 716 10/10/91 717 10/10/91 718 10/10/91 719 10/10/91 720 10/10/91 721 10/10/91 722 10/10/91 723 10/10/91 724 10/10/91 725 10/10/91 726 10/10/91 727 10/10/91 728 10/10/91 729 10/10/91 730 10/10/91 731 10/10/91 732 10/10/91 733 10/10/91 734 10/10/91 735 10/10/91 736 10/10/91 737 10/10/91 738 10/10/91 739 10/10/91 740 10/10/91 741 10/10/91 742 10/10/91 743 10/10/91 744 10/10/91 745 10/10/91 746 10/10/91 747 10/10/91 748 10/10/91 749 10/10/91 750 10/10/91 751 10/10/91 752 10/10/91 753 10/10/91 754 10/10/91 755 10/10/91 756 10/10/91 757 10/10/91 758 10/10/91 759 10/10/91 760 10/10/91 761 10/10/91 762 10/10/91 763 10/10/91 764 10/10/91 765 10/10/91 766 10/10/91 767 10/10/91 768 10/10/91 769 10/10/91 770 10/10/91 771 10/10/91 772 10/10/91 773 10/10/91 774 10/10/91 775 10/10/91 776 10/10/91 777 10/10/91 778 10/10/91 779 10/10/91 780 10/10/91 781 10/10/91 782 10/10/91 783 10/10/91 784 10/10/91 785 10/10/91 786 10/10/91 787 10/10/91 788 10/10/91 789 10/10/91 790 10/10/91 791 10/10/91 792 10/10/91 793 10/10/91 794 10/10/91 795 10/10/91 796 10/10/91 797 10/10/91 798 10/10/91 799 10/10/91 800 10/10/91 801 10/10/91 802 10/10/91 803 10/10/91 804 10/10/91 805 10/10/91 806 10/10/91 807 10/10/91 808 10/10/91 809 10/10/91 810 10/10/91 811 10/10/91 812 10/10/91 813 10/10/91 814 10/10/91 815 10/10/91 816 10/10/91 817 10/10/91 818 10/10/91 819 10/10/91 820 10/10/91 821 10/10/91 822 10/10/91 823 10/10/91 824 10/10/91 825 10/10/91 826 10/10/91 827 10/10/91 828 10/10/91 829 10/10/91 830 10/10/91 831 10/10/91 832 10/10/91 833 10/10/91 834 10/10/91 835 10/10/91 836 10/10/91 837 10/10/91 838 10/10/91 839 10/10/91 840 10/10/91 841 10/10/91 842 10/10/91 843 10/10/91 844 10/10/91 845 10/10/91 846 10/10/91 847 10/10/91 848 10/10/91 849 10/10/91 850 10/10/91 851 10/10/91 852 10/10/91 853 10/10/91 854 10/10/91 855 10/10/91 856 10/10/91 857 10/10/91 858 10/10/91 859 10/10/91 860 10/10/91 861 10/10/91 862 10/10/91 863 10/10/91 864 10/10/91 865 10/10/91 866 10/10/91 867 10/10/91 868 10/10/91 869 10/10/91 870 10/10/91 871 10/10/91 872 10/10/91 873 10/10/91 874 10/10/91 875 10/10/91 876 10/10/91 877 10/10/91 878 10/10/91 879 10/10/91 880 10/10/91 881 10/10/91 882 10/10/91 883 10/10/91 884 10/10/91 885 10/10/91 886 10/10/91 887 10/10/91 888 10/10/91 889 10/10/91 890 10/10/91 	

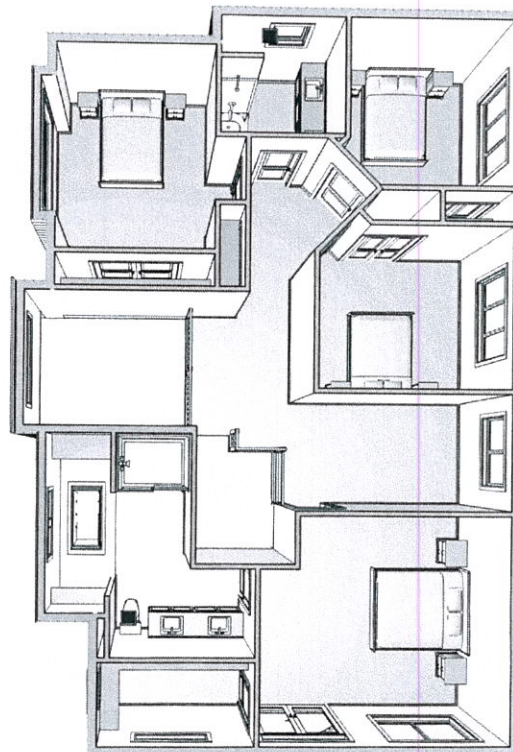
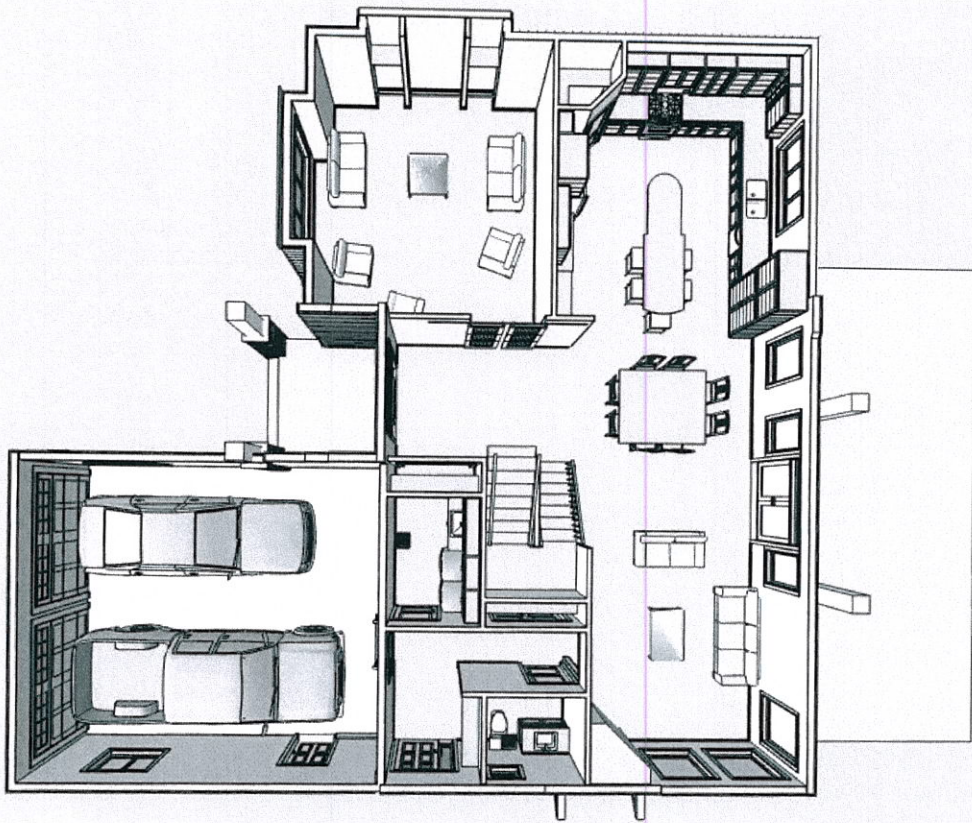


## RADON GAS VENTING



**DETAIL "D"**  
SCALE: 1" = 1'-0"





**UNIT 203 - 1889 SPALL RD.**  
**Kelowna BC V1Y 4R2**  
 Bus: (250) 717-3415  
 Cell: (250) 258-7819  
 e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

**CLARK RESIDENCE**  
**615 McCLURE RD**  
**KELOWNA BC**



**KANAGAN**  
**UNRISE**  
**CONSTRUCTION**

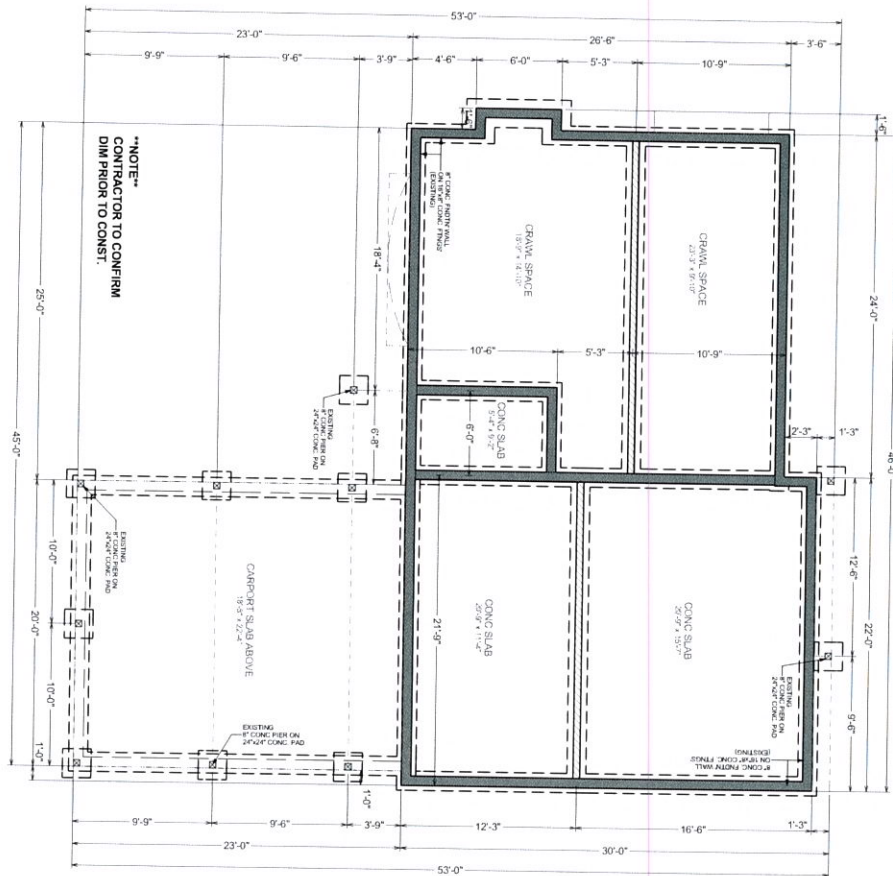
SCALE: 1/4" = 1'

DATE : APR-01-2016

SHEET NUMBER

**8/9**

AS BUILT - FOUNDATION PLAN

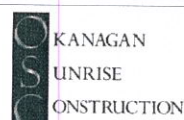


AS BUILT - MAIN FLOOR



UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR  
**CLARK RESIDENCE**  
615 McCLURE RD  
KELOWNA BC



SCALE: 1/4" = 1'  
DATE : APR-01-2016

SHEET NUMBER  
**9/9**

# DEVELOPMENT PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - DVP16-0105

**Issued To:** Sharon Beverly Clarke  
Robert Anthony Clarke

**Site Address:** 615 McClure Road

**Legal Description:** Lot A, District Lot 357, Similkameen Division Yale District, Plan 31865

**Zoning Classification:** RU1 - Large Lot Housing

### SCOPE OF APPROVAL

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

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

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

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DVP16-0105 for for Lot A, District Lot 357, Similkameen Division Yale District, Plan 31865, located at 615 McClure Road, Kelowna, BC to allow the construction of a Single Family Dwelling be approved subject to the following:

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

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

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

To vary the required minimum rear yard from 7.5 m permitted to 3.039 m proposed.



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

## **2. PERFORMANCE SECURITY**

None required.

## **3. DEVELOPMENT**

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

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

**This Permit IS NOT a Building Permit.**

## **4. APPLICANT'S AGREEMENT**

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

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

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

---

Signature of Owner / Authorized Agent

---

Date

Print Name in Bold Letters

Telephone No.

**5. APPROVALS**

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

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

\_\_\_\_\_  
Date

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

# REPORT TO COUNCIL



**Date:** May 17th, 2016

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP16-0017, DVP16-0019      **Owner:** Sole Downtown Developments LTD, Inc No. BC1057689

**Address:** 1350 St. Paul St      **Applicant:** Edgcombe Enterprises Inc.

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

**Existing OCP Designation:** MXR - Mixed Use Residential

**Existing Zone:** C7 - Central Business Commercial

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0017 for Lot 1, DL 139, ODYD Plan KAP 68461 located at 1350 St. Paul Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
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. DVP16-0019 for Lot 1, DL 139, ODYD Plan KAP 68461, located at 1350 St. Paul Street, Kelowna, BC;

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

### **Section 8.1.11.(a)(h) Width of two-way drive aisle serving 90 degree parking**

To vary the required minimum width from 7.0 m permitted to 6.0 m proposed.



**Section 8.2.2 Minimum number of loading spaces for a commercial use**

To vary the required number of loading spaces from 1 to 0.

**Section 14.7.5(e) Setback for portions of the building above 15.0 m (front yard)**

To vary the required minimum setback from 3.0m to 0.1m.

**Section 14.7.5(f) Setback for portions of the building above 15.0 m (side yard)**

To vary the required minimum setback from 4.0m to 3.7 m.

**Section 14.7.5(g) Angle of Incidence from fronting street**

To vary the required minimum angle of incidence from a fronting street from 80° to 88.5°.

**Section 14.7.5(h) Maximum floorplate area above 15.0 m**

To vary the required maximum floorplate area for floors above 15.0 from 676m<sup>2</sup> to 956.7m<sup>2</sup>

**Section 14.7.5(j) Maximum floorplate area above 15.0 m**

To vary the required maximum floorplate dimension for floors above 15.0 m from 39m to 48.1m.

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

**2.0 Purpose**

To consider a form and character Development Permit and an associated Development Variance Permit to allow for the construction of a six storey building with retail, office and residential uses.

**3.0 Community Planning**

Community Planning staff support the applications, and recommend approval and issuance.

The proposed form and character largely comply with the Revitalization Permit Area Guidelines, and achieve OCP objectives. The developer has already constructed a similar structure at 1290 St. Paul known as 'Sole'.

The proposed variances are appropriate for a midrise building form. The property is currently zoned C7 - Central Business Commercial, a zone structured to favor tall point towers, rather than shorter mixed use buildings. The proposed variances are not to key zoning elements such as maximum height or parking requirements, but rather to purely aesthetic matters such as building angle of incidence and diagonal floorplate measurements. The variance to the requirement for a loading zone is not expected to impact building functionality, as the laneway will provide off street delivery access when required.

As part of the larger Civic Block plan for the City, staff are developing amendments to the C7 zone, to be presented to Council in fall of 2016. These amendments, if adopted by Council, would alleviate the need for most of the variances required for this project.

**4.0 Proposal**

**4.1 Background**

This building would be the second Sole building constructed along St. Paul St. in downtown Kelowna. The first building, a nearly identical 6 floor design, was completed in early 2015, having been approved with a similar suite of variances to those being proposed for the Sole 2 project.

#### 4.2 Project Description

The applicant has proposed a 6 floor mixed use building fronting St. Paul street. The two lower floors of the building will be primarily internal parking, with commercial CRUs fronting St. Paul. The third floor will be dedicated to office use. The top 3 floors will be used for residential purposes. All parking for the building will be accommodated within the structure, accessed from an entrance off of the alley to the rear.



The first 3 floors will be clad in architectural concrete, intended to visually anchor the building to the ground. The three floors above will be clad in taupe and orange cementitious panel siding. Corrugated metal and dark timber elements will be used as building accents. Trim and belly bands will be of charcoal hardie plank.

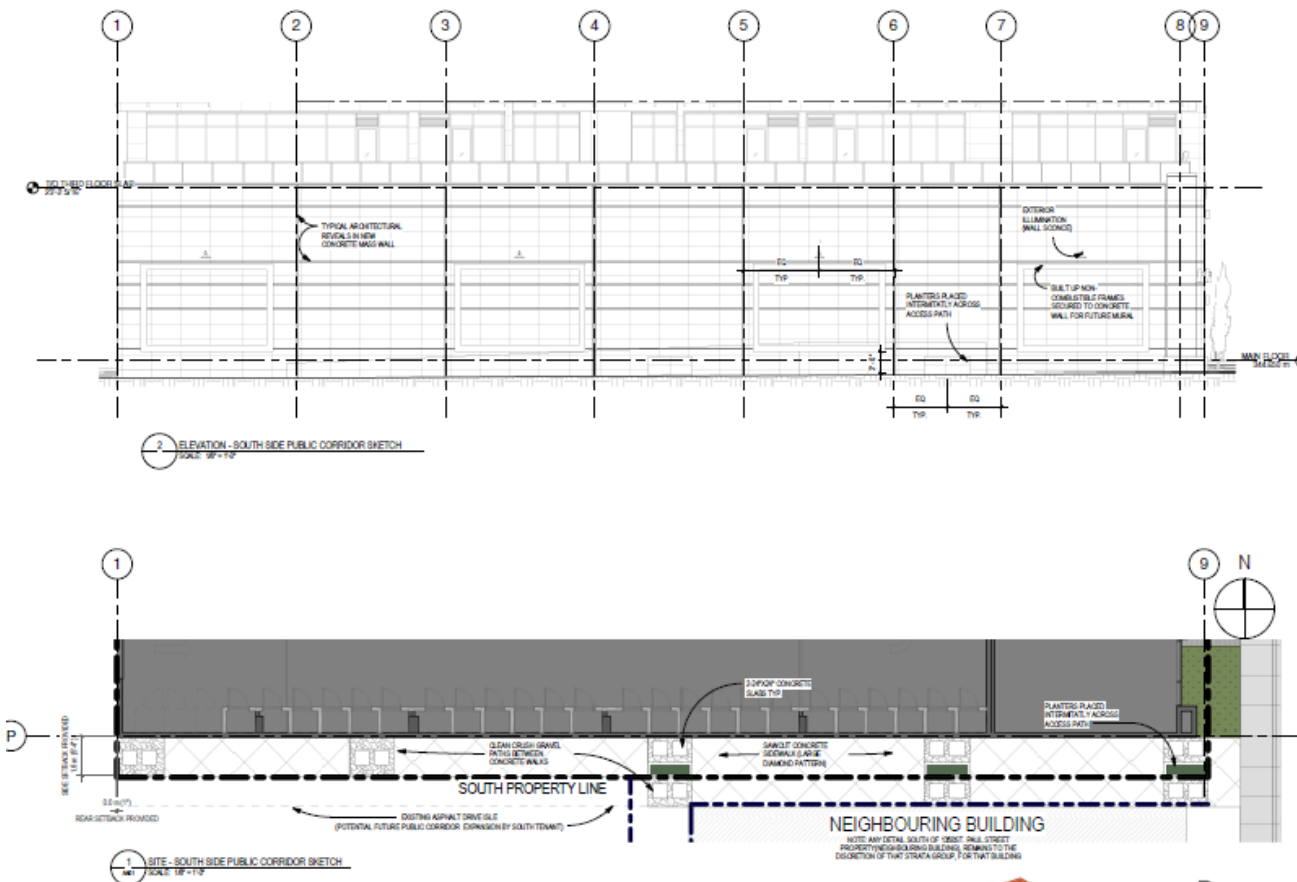


The design includes rooftop gardens and patios above the 2<sup>nd</sup> floor and balcony space for residences.

A walkway will be protected to the South side of the site, to tie across to the plaza and crosswalk to the west. The developer will pave the walkway. The façade along the walkway will be lit







Overall, the form and character meshes well with the goals and guidelines of the Revitalization Development Permit area. The building has a strong street presence, with all parking internal and accessed from the rear.

#### 4.3 Variances

The proposal requires seven variances to the Zoning Bylaw.

##### Variance 1 - Variance to the minimum drive aisle width

The applicant has applied to vary the minimum drive aisle width from 7.0 m to 6.0 m. Staff do not object to this variance. 6.0 m is more width than is required for emergency vehicles, and because the parking lot is going to be primarily used by tenants of the building, there will be minimal to no public inconvenience from granting the variance. This variance will allow the developer to include the full number of parking spaces.

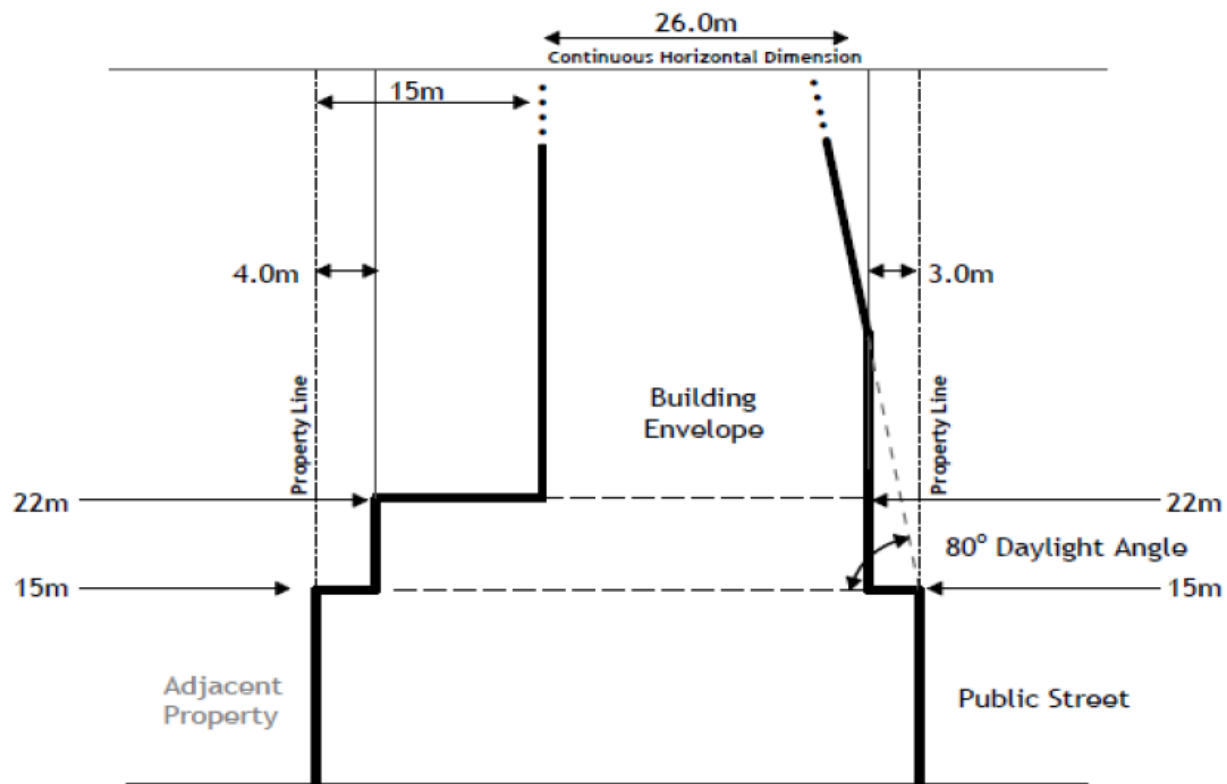
##### Variance 2 - Variance to the minimum number of loading spaces for a commercial use

The applicant has applied for a variance to the minimum number of loading spaces for a commercial use, and has asked to construct without any loading spaces. Staff do not object to the proposed variance. Because of the rear alley access, deliveries can safely be made from the alley. The limited commercial uses are not expected to generate intensive loading pressures. There is also ample street parking and public pay parking in the neighbourhood.

Variances 3, 4, and 5 - Variance to the building setbacks above 15.0m, and to the maximum building angle of incidence.

The applicant has applied to construct a mid-rise 6 storey building. The C7 zone is primarily designed to accommodate low commercial buildings along commercial streets such as Bernard Avenue, or for tall point towers. Despite allowing six storey buildings, C7 zoning provisions make the proposed building difficult to achieve.

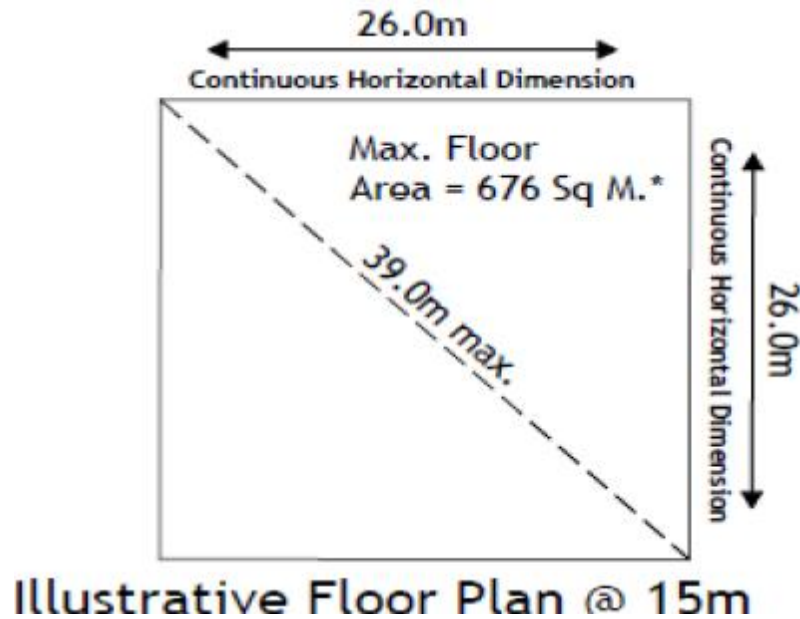
Staff have no objections to the proposed variances. The 6 storey building form is appropriate to St. Paul Street, which is developing into a mixed use transitional street. The building form will be similar to those of the original Sole building, the Interior Health Authority building and the Innovation Center.



Illustrative Building Section

Variances 6 and 7 - Variances to the maximum area and diagonal measurement of floorplate above 15.0 m.

Similar to the above mentioned variances, the restrictions on diagonal measurements and floorplate areas are intended to restrict the impact of tall point towers, above 13 storeys, by limiting their skyline effect. The restrictions render shorter building forms uneconomical.



#### 4.4 Site Context

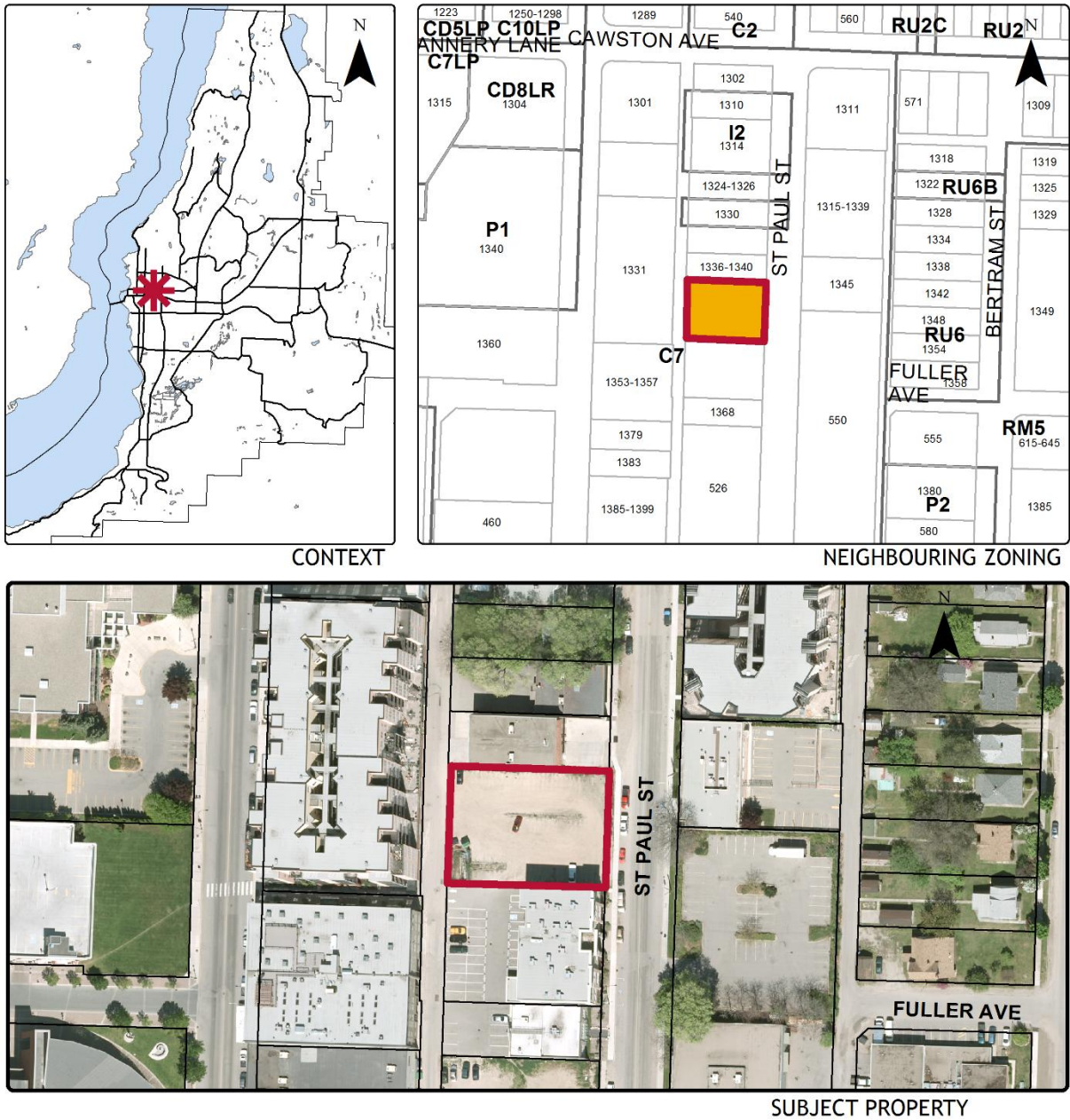
St. Paul acts as a transitional street in Kelowna, between the first ring single family residential neighbourhood to the east and highly urbanized downtown to the west. Buildings along the west side of St. Paul range from two to six storeys in height.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 - Central Business Commercial	Office Rental
East	C7 - Central Business Commercial	Office Rental
South	C7 - Central Business Commercial	Office Rental
West	C7 - Central Business Commercial	Multiple Unit Residential



Subject Property Map:



#### 4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	9.0	3.8
Maximum Height	44.0 m	21.5 m
Minimum Front Yard	0.0 m	0.1 m
Minimum Side Yard (south)	0.0 m	0.1 m
Minimum Side Yard (north)	0.0 m	1.6 m
Minimum Rear Yard	0.0 m	0.0 m
Tower Regulations		
Minimum Front Yard above 15.0 m	3.0 m	0.1 m ❶
Minimum Side Yard (south) above 15.0 m	4.0 m	5.3 m
Minimum Side Yard (north) above 15.0 m	4.0 m	3.7 m ❶
Minimum Rear Yard above 15.0 m	0.0 m	0.0 m
Building Angle of Incidence	80 degrees	88.5 degrees ❶
Diagonal Floorplate Dimension	39.0 m	48.1 m ❶
Floorplate area above 15.0 m	676.0 m <sup>2</sup>	956.7 m <sup>2</sup> ❶
Maximum Horizontal Dimension above 15.0 m	26.0 m	
Other Regulations		
Minimum Parking Requirements	57 stalls	57 stalls
Minimum Bicycle Parking (Class 1)	23 spaces	23 spaces
Minimum Bicycle Parking (Class 2)	12 spaces	12 spaces
Minimum Private Open Space	320 m <sup>2</sup>	452.9 m <sup>2</sup>
Minimum Loading Space	1	0 ❶
Drive Aisle Width	7.0 m	6.0 m ❶
❶ Indicates a requested variance		

### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

##### Development Process

**Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

## Revitalization Area Guidelines

### Objectives:

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2 Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3 A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - 3.1 Spatial calculations required to support the amount of glazing between commercial units and the neighboring property or an alternative solution accepted by the Chief Building Inspector in lieu
  - 3.2 Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - 3.3 Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
  - 3.4 Storage rooms are not allowed to open directly to an exit vestibule
- 4 We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- 5 Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking stories. The location and noise from these units should be addressed at time of Development Permit since there are residential units across the lane and at the same elevation as these parking levels.



- 6 A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 7 Guards are required for all decks. The drawings provided don't clearly identify these requirements, but will be reviewed at time of building permit application.
- 8 Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 9 An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area
- 10 Washroom requirements for the commercial space of base building are to be addressed in the building permit application.
- 11 Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 12 Full Plan check for Building Code related issues will be done at time of Building Permit applications

## 6.2 Development Engineering Department

See Memorandum dated March 1, 2016.

## 6.3 Fire Department

- 1 Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2 Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900.
- 3 A visible address must be posted(COK subdivision manager)
- 4 Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- 5 A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure. A copy of the sprinkler system owner's certificate is to be included in the fire safety plan.
- 6 Fire Stairwells to be marked clearly (including roof access) as per Fire Department requirements. This would be standardized and approved by the KFD.
- 7 Fire Department steel lock box acceptable to the fire dept. is required by the entrance. Kurt's Lock & Safe at 100A - 1021 Ellis Street, Kelowna is the approved supplier for flush mount lock boxes.
- 8 The standpipes connections are to be installed on the transitional landings of the stairwells as per NFPA 14.
- 9 All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- 10 Fire alarm system is to be monitored by an agency meeting the CAN/ULC S562 Standard.

- 11 Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 12 Fire department connection is to be within 45M, unobstructed, of a fire hydrant - ensure this is possible and that the FD connection is clearly marked and visible from the street.

## 7.0 Application Chronology

Date of Application Received: January 19, 2016  
Date Public Consultation Completed: March 25, 2016

### Report prepared by:

---

Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

### Attachments:

Draft Development Permit  
Engineering Memorandum

## CITY OF KELOWNA

# MEMORANDUM

Date: March 1, 2016  
File No: DP16-0017

March 1, 2016  
DP16-0017

To: Community Planning (RR)

Community Planning (RR)

**From:** Development Engineering Manager (SM)

Development Engineering Manager (SM)

**Subject:** 1350 St. Paul Street  
Mixed Use Building

## Mixed Use Building

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

## 1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a small diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

## 2. Sanitary Sewer

- (a) The existing lot is serviced with 150mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service if required.

### 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter storm service. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.



### 3. Road Improvements

- (a) St. Paul Street fronting this development has been upgraded to a full urban standard including curb and gutter, storm drainage system, pavement widening. A separate sidewalk and landscaped boulevard is required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City development engineer.
- (b) The rear lane fronting this property will require fillet paving upgrades to the property line.

### 5. Transportation

- (a) The OCP Objective 7.8 "Promote mid-block pedestrian linkages between buildings in Urban Centres" is an initiative that has been completed west of this site. To satisfy the CPTED guideline standards a walkway width of 4.0m minimum would be needed.

### 6. Subdivision

- (a) Provide a 4.0m Statutory Right of Way for a public access walkway thru the site.
- (b) Grant Statutory Rights of Way if required for utility services.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

### 7. Electric Power and Telecommunication Services

- (a) All proposed distribution and service connections are to be installed underground.
- (b) Streetlights must be installed on roads.
- (c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- (d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

### 8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Design and Construction

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

10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

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

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

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from the lane only. One driveway access is permitted as per the bylaw. The site plan shows a 2<sup>nd</sup> access to the lane which is not permitted.
- (ii) The City of Kelowna wishes to reserve the right to restrict the lane access onto Doyle Ave to right in and right out only.

---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS



# DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0016 AND DEVELOPMENT VARIANCE PERMIT NO. DVP16-0017

**Issued To:** Sole Downtown Developments Ltd., Inco No BC 1057689  
**Site Address:** 1350 St. Paul St.  
**Legal Description:** Lot 1, DL 139, ODYD Plan KAP 68461  
**Zoning Classification:** C7 - Central Business Commercial  
**Development Permit Area:** Revitalization Form and Character

### SCOPE OF APPROVAL

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

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

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

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0016 for Lot 1, DL 139, ODYD Plan KAP 68461 located at 1350 St. Paul St, Kelowna, BC to allow the construction of a mixed use building be approved subject to the following:

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

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

**Section 8.1.11.(a)(h) Width of two-way drive aisle serving 90 degree parking**

To vary the required minimum width from 7.0 m permitted to 6.0 m proposed.

**Section 8.2.2 Minimum number of loading spaces for a commercial use**

To vary the required number of loading spaces from 1 to 0.

**Section 14.7.5(e) Setback for portions of the building above 15.0 m (front yard)**

To vary the required minimum setback from 3.0m to 0.1m.

**Section 14.7.5(f) Setback for portions of the building above 15.0 m (side yard)**

To vary the required minimum setback from 4.0m to 3.7 m.

**Section 14.7.5(g) Angle of Incidence from fronting street**

To vary the required minimum angle of incidence from a fronting street from 80° to 88.5°.

**Section 14.7.5(h) Maximum floorplate area above 15.0 m**

To vary the required maximum floorplate area for floors above 15.0 m from 676m<sup>2</sup> to 956.7m<sup>2</sup>

**Section 14.7.5(j) Maximum floorplate area above 15.0 m**

To vary the required maximum floorplate dimension for floors above 15.0 m from 39m to 48.1m.

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

**2. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

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

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

**3. DEVELOPMENT**



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

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

**This Permit IS NOT a Building Permit.**

#### 4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

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

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

Signature of Owner / Authorized Agent	Date
Print Name in Bold Letters	Telephone No.

#### 5. APPROVALS

Issued and approved by Council on the \_\_\_\_ day of \_\_\_\_\_, 2016

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

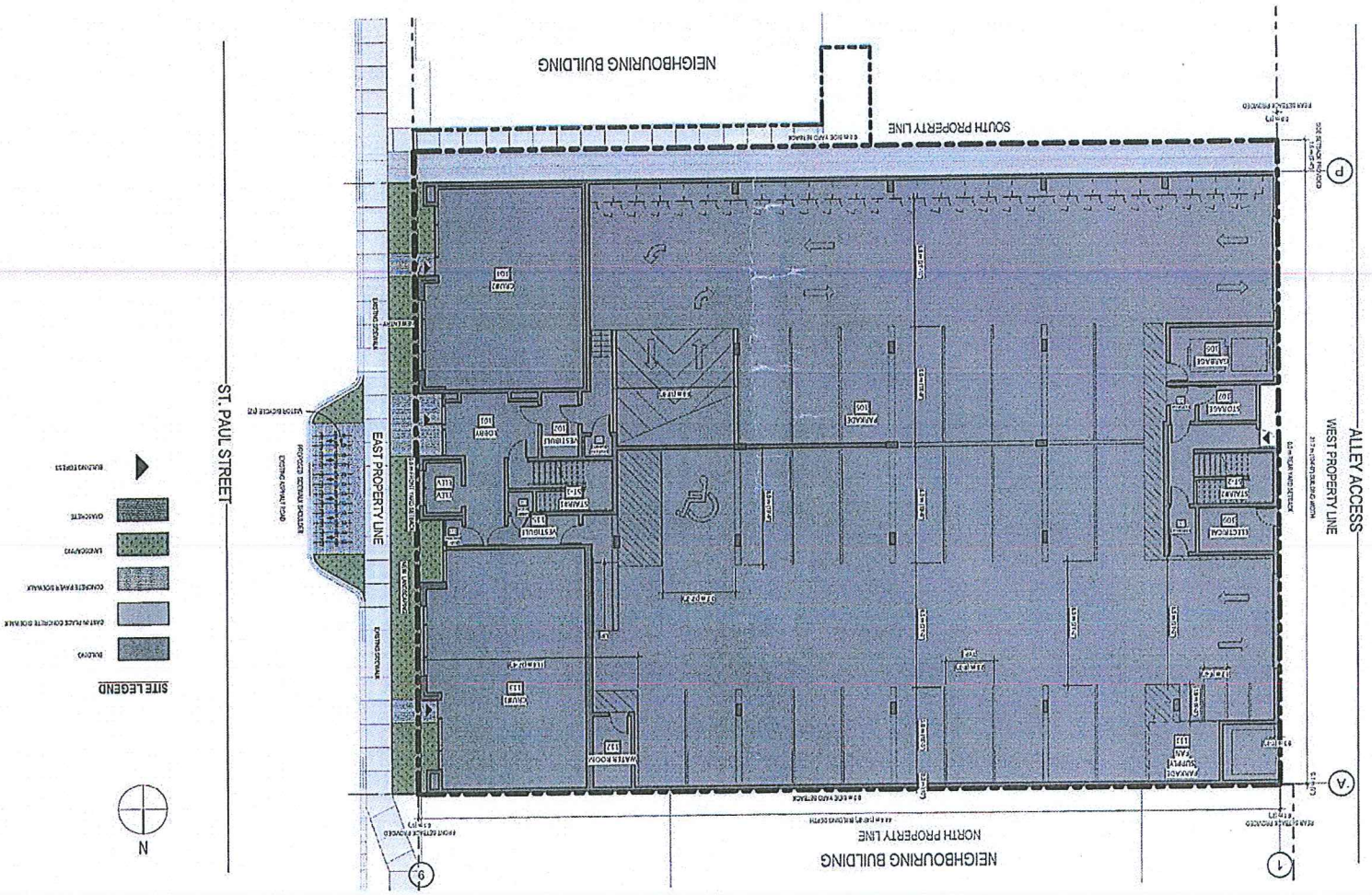
\_\_\_\_\_  
Date

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



[illegible][illegible]

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



7  
2

Permit # DP16-0017

This forms part of development

SCHEDULE 7

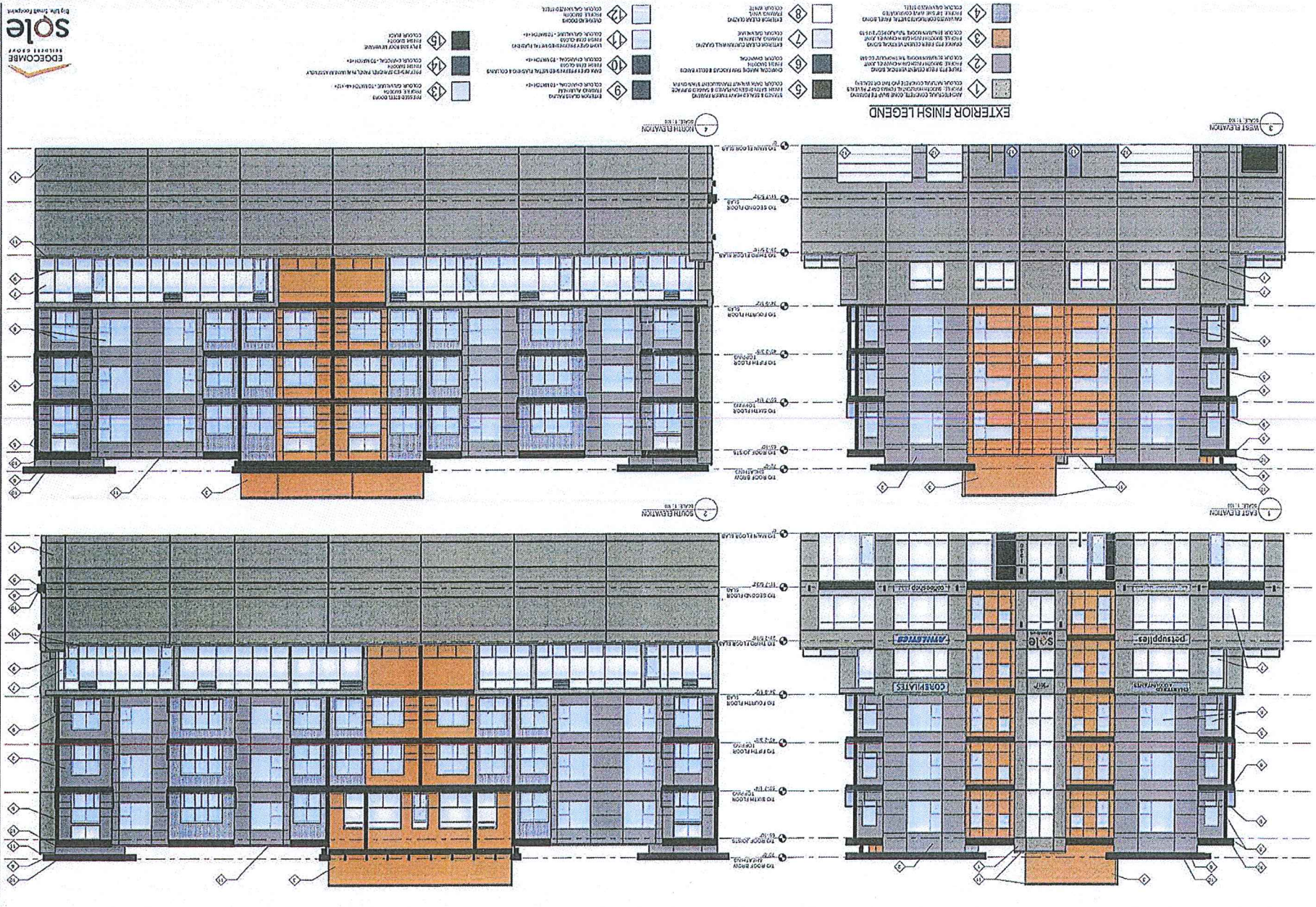


**SCHEDULE B**  
 This forms part of development  
 Permit # DP16-0017

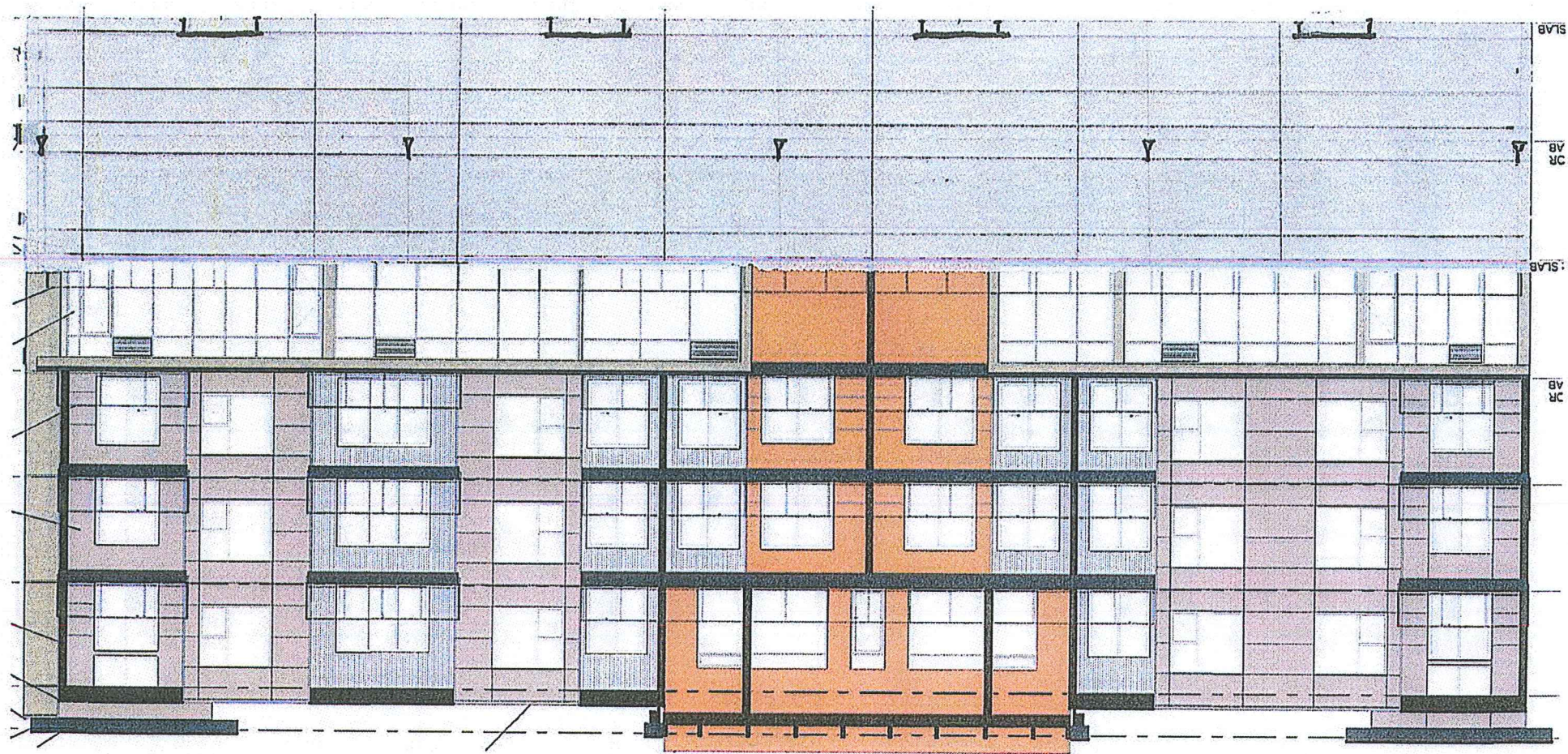
SOLE 2 - 1350 ST. PAUL STREET, KELLOWNA, BC

EXTERIOR ELEVATIONS

A401





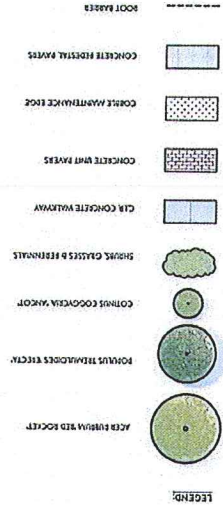


SCHEDULE ~~B~~ B  
 This forms part of development  
 Permit # DP16-0017



1. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 2. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 3. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 4. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 5. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 6. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 7. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 8. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 9. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.  
 10. **התאמה:** התאמה בין המצב הנוכחי לבין המצב הרצוי.

NEIGHBOURING BUILDING



**SCHEDULE**  
**B=C**  
This forms part of development  
Permit # DP16-0017

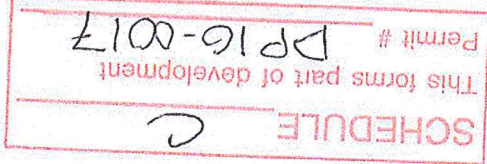
This forms part of development Permit # DP16-0017

CC

PROJECT:  
SOLE 2  
910 ST. PAUL STREET  
ELIZONIA, D.C.

COL-1	27
100%	100%
50	50
25	25
10	10

L-1-1





1. The first step is to identify the problem. This involves understanding the current situation and the goals that need to be achieved.

2. The second step is to analyze the problem. This involves breaking down the problem into smaller, more manageable parts and identifying the causes of the problem.

3. The third step is to develop a solution. This involves brainstorming ideas and selecting the best solution based on the analysis.

4. The fourth step is to implement the solution. This involves putting the solution into action and monitoring the progress.

5. The fifth step is to evaluate the results. This involves assessing the effectiveness of the solution and making adjustments as needed.

NEIGHBOURING BUILDING



NEIGHBOURING BUILDING

Diagram illustrating the relative sizes of four galaxies, ordered from largest to smallest:

- ANDROMEDA
- M31
- M32
- M33



FOOT LOCKER

**SCHEDULE C**  
This forms part of development Permit # DP16-0017

Permit # DP16-0017