City of Kelowna Regular Council Meeting AGENDA

Tuesday, December 3, 2019 6:00 pm Council Chamber City Hall, 1435 Water Street

Call to Order 1.

Reaffirmation of Oath of Office 2.

The Oath of Office will be read by Councillor Given.

Confirmation of Minutes 3.

Public Hearing - November 5, 2019 Regular Meeting - November 5, 2019

Bylaws Considered at Public Hearing 4.

Rutland Ct 2155-2165, BL11950 (Z19-0106) - CGSB Automotive Group LTD., Inc. No. 4.1 BC0731187

To give second and third reading to Bylaw No. 11950 in order to rezone the subject property from the C2 - Neighbourhood Commercial zone to the C10 - Service Commercial zone.

Barkley Rd 456, BL11952 (Z19-0113) - Landon D. Horne, Tamara J. Horne 7-7 4.2

To give second and third reading and adopt Bylaw No. 11952 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1C - Large Lot Housing with Carriage House zone.

Hollywood Rd 150, BL11953 (Z19-0109) - Lexington Enterprises Ltd. 4.3

To give second and third reading to Bylaw No. 11953 in order to rezone the subject property from the C4 - Urban Centre Commercial zone to the C4rcs- Urban Centre Commercial (retail cannabis sales) zone.



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	4-4	Sadler Rd 145, Hwy 33 E 180 & 190, BL11957 (Z18-0117) - Studio 33 Properties Ltd., Inc No.BC1137489	9 - 9
		To give second and third reading to Bylaw No. 11957 in order to rezone the subject properties from the RU1 – Large Lot Housing zone and RU6 – Two Dwelling Housing zone to the C4- Urban Centre Commercial zone.	
	4.5	Pandosy St 1636-1652, BL11959 (TA19-0013) - ALM888 Ventures Ltd, Inc. No. BC1089095	10 - 10
		To give second and third reading to Bylaw No. 11959 in order to amend the City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule 'A'.	
	4.6	Pandosy St 1636-1652, BL11960 (Z19-0100) - ALM888 Ventures Ltd, Inc. No. BC1089095	11 - 11
		To give second and third reading to Bylaw No. 11960 in order to rezone the subject property from the C7- Central Business Commercial zone to the C7rcs- Central Business Commercial (Retail Cannabis Sales) zone.	
5.	Develo	pment Permit and Development Variance Permit Reports	
	-	to invite anyone in the public gallery who deems themselves affected by the required ce(s) to come forward for each item.	
	-		12 - 13
	variano	ce(s) to come forward for each item.	12 - 13
	variano	ce(s) to come forward for each item. Via Centrale 3200, BL11789 (OCP18-0020) - 0971205 B.C. Ltd.	12 - 13
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	variano	ce(s) to come forward for each item. Via Centrale 3200, BL11789 (OCP18-0020) - 0971205 B.C. Ltd. Requires a majority of all members of Council (5). To adopt Bylaw No. 11789 in order to change the future land use designation of the subject property.	
	variano	 Ce(s) to come forward for each item. Via Centrale 3200, BL11789 (OCP18-0020) - 0971205 B.C. Ltd. Requires a majority of all members of Council (5). To adopt Bylaw No. 11789 in order to change the future land use designation of the subject property. Via Centrale 3200, BL11791 (Z18-0113) - 0971205 B.C. Ltd. To adopt Bylaw No. 11791 in order to rezone the subject property from the P3LP – Parks and Open Space (Liquor Primary) zone to the RM3 – Low Density Multiple 	

5.4 Valley Rd 330, BL11830 (OCP19-0002) - Springdale Properties Ltd., Inc. No. BC0864963

Requires a majority vote of Council (5).

To adopt Bylaw No. 11830 in order to amend the Official Community Plan of portions of the subject property from the MRL - Multiple Unit Residential (Low Density) designation to the MRM - Multiple Unit Residential (Medium Density) designation.

5.5 Valley Rd 330, BL11831 (Z19-0041) - Springdale Properties Ltd., Inc. No. BC0864963 39 - 40

To adopt Bylaw No. 11831 in order to rezone portions of the subject property from the A1 - Agriculture 1 zone to the RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing zone.

5.6 Valley Rd 330, DP19-0014 DVP19-0015 - Springdale Properties Ltd (RM3) To consider the form and character of a proposed townhouse development with variances to the south side and rear yard setbacks. 5.7 Valley Rd 330, DP19-0016 DVP19-0017 - Springdale Properties Ltd. (RM5)

To consider the form and character of a proposed multiple dwelling housing development with variances to the number of storeys, the front yard setback, and the rear yard landscape buffer.

5.8 Dubbin Rd 2484, DVP19-0139 - Ivan Heidecker and Darla Galloway 84 - 90

To consider variances to the minimum front yard setback, the maximum site coverage, the height for the walkout basement and the height of the rear building elevation on the subject property.

6. Reminders

7. Termination



City of Kelowna Public Hearing Minutes

Date: Location: Tuesday, November 5, 2019 Council Chamber City Hall, 1435 Water Street

Members Present

Staff Present

Present Mayor Colin Basran, Councillors, Maxine DeHart, Ryan Donn, Charlie Hodge, Gail Given, Brad Sieben*, Luke Stack and Loyal Wooldridge

Members Absent

Councillor Mohini Singh

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Urban Planning & Development Policy Manager, Laura Bentley; Planner Specialist, Wesley Miles; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:03 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. Individual Bylaw Submissions

2.1 Eldorado Rd 509 - Z19-0069 (BL11938) - Judith Parsons

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Sid Molenaar, Integrity Services Inc., Applicant

- Spoke to construction sequencing but uncertain of timeframe.

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

No one from the Gallery came forward.

There were no further comments

Councillor Sieben joined the meeting at 6:09 p.m.

2.2 Gramiak Rd 535, Z19-0062 (BL11949) - Barry and Doris Marciski

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant was present and available for questions.

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

No one from the Gallery came forward.

There were no further comments

3. Termination

The Hearing was declared terminated at 6:11 p.m

Mayor Basran

/acm

Sity Clerk



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, November 5, 2019 Location: Council Chamber City Hall, 1435 Water Str<mark>eet</mark>

- Members Present Mayor Colin Basran, Councillors, Maxine DeHart, Ryan Donn, Charlie Hodge, Gail Given, Brad Sieben, Luke Stack and Loyal Wooldridge
- Members Absent Councillor Mohini Singh

Staff Present City Mana<mark>ger, Doug Gilchrist; City Cl</mark>erk, Stephen Fleming, Urban Planning & Development Policy Manager, Laura Bentley; Planner Specialist, Wesley Miles; Legislative Coordinator (Confidential), Arlene McClelland

- (* Denotes partial attendance)
- 1. Call to Order

Mayor Basran called the meeting to order at 6:11 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Donn.

3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Donn

<u>**R1036/19/11/05</u>** THAT the Minutes of the Public Hearing and Regular Meeting of October 22, 2019 be confirmed as circulated.</u>

Carried

4. Bylaws Considered at Public Hearing

Councillor Sieben was absent from the public hearing for Item 4.1 and consequently did not vote on the bylaw.

4.1 Eldorado Rd 509 - BL11938 (Z19-0069) - Judith Parsons

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R1037/19/11/05 THAT Bylaw No. 11938 be read a second and third time.

Carried

4.2 Gramiak Rd 535, BL11949 (Z19-0062) - Barry and Doris Marciski

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R1038/19/11/05 THAT Bylaw No. 11949 be read a second and third time.

Carried

5. Development Permit and Development Variance Permit Reports

5.1 Curts St 2743-2763, DVP19-0174 - Lisa M. Kryski

Staff:

 Displayed a PowerPoint Presentation summarizing the application and rationale for not supporting and responded to questions from Council.

Felix Westerkamp, Westerkamp Design Inc., Applicant Agent

- Displayed a PowerPoint Presentation
- Displayed photos of the subject property.
- The subject property was purchased in 2017 with the intention of redevelopment.
- Spoke to discussions with staff regarding vehicular access from the site and the application process; changes to the RU7 zone had been amended and no longer permitted street access.
- With the garage recessed at the back it does not affect the streetscape.
- Will design the front yard with landscape and will keep it green.
- Believes there are no safety concerns as the street is short, very open and visible.
- The traffic impact is quite low and would not be asking for a variance if the street was highly used.
- Received signatures of support for this variance from neighbours who believe there is no impact to them.
- Believes there is plenty of street parking, has visibility and less traffic impact and asking for an exemption
- Responded to questions from Council.

David Mori, D.E. Pilling & Associates Ltd.

- Does not think this variance would have a negative impact.
- Supports this application.

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

No one from the Gallery came forward.

Staff:

Responded to questions from Council.

There were no further comments

Moved By Councillor Donn/Seconded By Councillor DeHart

<u>**R1039/19/11/05</u>** THAT Council NOT authorize the issuance of Development Variance Permit No. DVP19-0174 for Lot 1 District Lot 135 ODYD Plan 25798, located at 2743-2763 Curts Street, Kelowna, BC.</u>

> Carried Councillors Sieben and Stack - Opposed

6. Reminders – Nil.

The meeting recessed at 6:46 p.m.

The meeting reconvened at 6:48 p.m.

7. Resolution Closing the Meeting to the Public

THAT this meeting be closed to the public pursuant to Section 90(1) (f) and Section 90(2) (b) of the Community Charter for Council to deal with matters relating to the following:

- Law Enforcement
- Negotiations between the Municipality and Provincial Government

8. Adjourn to Closed Session in the Council Ante Room

The meeting adjourned to a closed session at 6:48 p.m.

9. Reconvene to Open Session

The meeting reconvened to an open session at 7:20 p.m.

10. Termination

The meeting was declared terminated at 7:20 p.m.

10e City Clerk

Mayor Basran

/acm

BYLAW NO. 11950 Z19-0106 - 2155-2165 Rutland 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:

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan 9018, located on Rutland Court, Kelowna, BC from the C2 – Neighbourhood Commercial zone to the C10 – Service Commercial zone..
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

BYLAW NO. 11952 Z19-0113 — 456 Barkley 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:

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10 District Lot 167 ODYD Plan 13550, located on Barkley Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Considered at a Public Hearing on the

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

Mayor

BYLAW NO. 11953 Z19-0109 – 150 Hollywood Rd S

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:

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of all land shown on Strata Plan KAS2403, located on Hollywood Rd S, Kelowna, BC from the C4-Urban Centre Commercial zone to the C4rcs - Urban Centre Commercial (Retail Cannabis Sales) zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of November, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

BYLAW NO. 11957 Z18-0117 – 145 Sadler Road and 180 & 190 Highway 33 East

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:

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan 10045, located on Hwy 33 E, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone;
- 2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 Section 26 Township 26 ODYD Plan 10045, located on Hwy 33 E, Kelowna, BC from the RU6 Two Dwelling Housing zone to the C4 Urban Centre Commercial zone;
- AND FURTHER THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3 Section 26 Township 26 ODYD Plan 10045, located on Sadler Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone;
- 4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of November, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

BYLAW NO. 11959

TA19-0013 – Commercial Zones Cannabis Amendments

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

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

1. THAT Section 9 – Specific Use Regulations, 9.16 RETAIL CANNABIS SALES ESTABLISHMENTS be amended by adding the following:

"9.16.8 Site Specific Regulations

Regulations apply for Retail Cannabis Sales Establishments on a specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot B, District lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500M of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.

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

Read a first time by the Municipal Council this 4th day of November, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

BYLAW NO. 11960

Z19-0100 – 1636 - 1652 Pandosy Street

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

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, District Lot 139, Osoyoos Division Yale District Plan 5934, located on Pandosy St, Kelowna, BC from C7- Central Business Commercial zone to C7rcs- Central Business Commercial (Retail Cannabis Sales) zone;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 4th day of November, 2019.

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

BYLAW NO. 11789

Official Community Plan Amendment No. OCP18-0020 3200 Via Centrale

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

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

THAT Official Community Plan Map Amendment Application No. OCP18-0020 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for a portion of Lot A Sections 14, 15, 22 and 23 Township 23 Osoyoos Division Yale District Plan KAP56201 Except Plans KAP68068 and KAP80682 located on Via Centrale, Kelowna, BC from the REC – Private Recreation designation to the MRL – Multiple Unit Residential (Low Density) designation, as shown on Map "A" attached to and forming part of this bylaw.

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

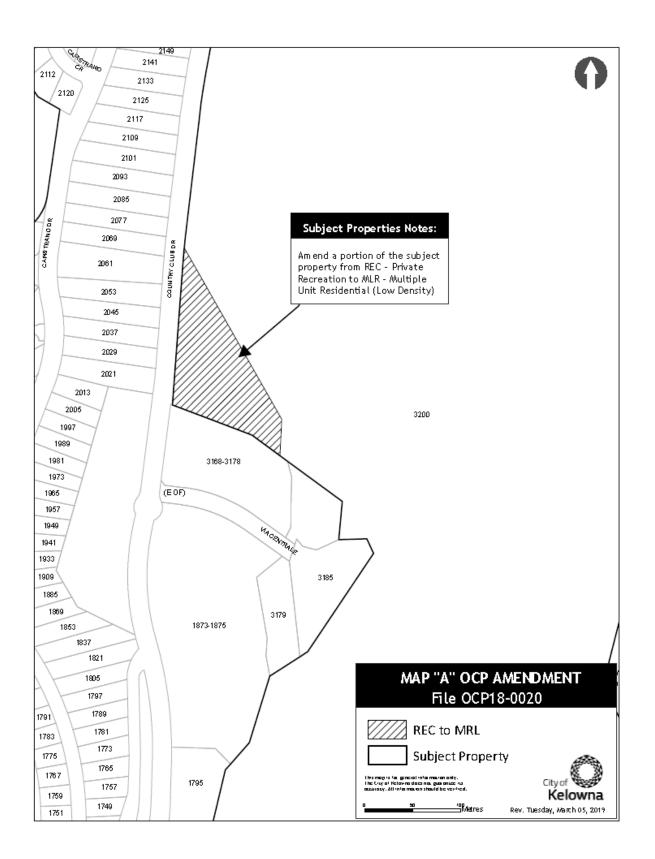
Read a first time by the Municipal Council this 18th day of March, 2019.

Considered at a Public Hearing on the 9th day of April, 2019.

Read a second and third time by the Municipal Council this 9th day of April, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor



BYLAW NO. 11791 Z18-0113 – 3200 Via Centrale

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:

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classifications for a portion of Lot A Sections 14, 15, 22 and 23 Township 23 Osoyoos Division Yale District Plan KAP56201 Except Plans KAP68068 and KAP80682 located on Via Centrale, Kelowna, BC from P3LP – Parks and Open Space (Liquor Primary) to RM3 – Low Density Multiple Housing, as shown on Map "B" attached to and forming part of this bylaw;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of March, 2019.

Considered at a Public Hearing on the 9th day of April, 2019.

Read a second and third time by the Municipal Council this 9th day of April, 2019.

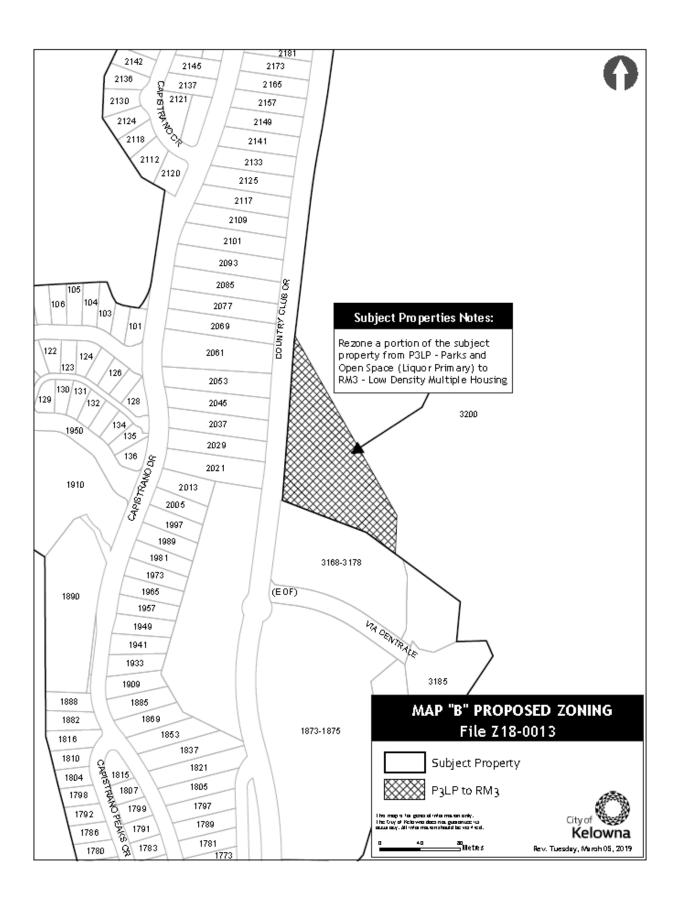
Approved under the Transportation Act this 2nd day of May, 2019.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor



REPORT TO COUNCIL



Date:	December 3, 2	019	
То:	Council		
From:	City Manager		
Department:	Development	Planning Department	
Application:	DP18-0230, DV	/P19-0151	Owner: 0971205 B.C LTD. , Inc. No. BC0971205
Address:	3200 Via Centr	ale	Applicant: David Sargent
Subject:	Development	Permit and Developmer	nt Variance Permit
Existing OCP D	esignation:	REC - Private Recreation	on
Proposed OCP Designation:		MRL - Multiple Unit Residential (Low Density)	
Existing Zone:		P3LP-Parks and Open	Space (Liquor Primary)
Proposed Zone:		RM3 – Low Density Mu	ultiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0230 for Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682 located at 3200 Via Centrale, Kelowna, BC subject to the following:

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

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

3. Landscaping to be provided on the land be in accordance with Schedule "C";

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

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

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0151 for Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682 located at 3200 Via Centrale, Kelowna, BC;

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

Section 7.6.1: Minimum Landscape Buffers

To vary the required landscape buffer from 'Level 5' to 'Level 3' as proposed.

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

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

2.0 Purpose

To consider the form and character of a proposed 24 unit townhouse development and to consider an application to vary the required landscape buffer from 'Level 5' to 'Level 3' on the subject property.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Development Permit and Development Variance Permit applications to allow for a townhouse development. The proposal is consistent with the objectives and policies of the OCP. The project aligns with the current urban form and community character of the surrounding area. The proposed form and character of the proposed townhouses meets the OCP Urban Design Guidelines. The proposed units will diversify the housing stock in the area. The development is located in the permanent growth boundary will utilize the existing infrastructure such as water and sewer.

The Development Variance Permit application to vary from the required 'Level 5' Landscape Buffer to a proposed 'Level 3' will benefit the character of the neighborhood and golf course. The proposed variance is suitable as the subject site is adjacent to a stormwater retention pond which acts as a natural buffer between the golf course and proposed development.

4.0 Proposal

4.1 <u>Background</u>

The subject property is currently part of the Okanagan Golf Club. The proposal is to develop a 1.12 ha portion of the lot to create 24 townhouse units. This would reconfigure the existing golf course. 3200 Via Centrale and the adjacent properties were originally developed under the Quail Ridge Structure Plan. The property was previously zoned CD6- Comprehensive Development Zone which allowed for a wide range of uses including multi-family residential uses. On April 9th 2019 3rd reading was given to a bylaw to change the OCP future land use designation of portion of the site from REC - Private Recreation to MRL - Multiple Unit Residential (Low Density) and rezone from P3LP-Parks and Open Space (Liquor Primary) to RM3 – Low

Density Multiple Housing. Adoption of the amending bylaws is being considered in conjunction with the consideration of the Development Permit and Development Variance Permit applications. The property is located within the Urban Design Comprehensive Development Permit Area and the Natural Environment Development Permit Area.

4.2 <u>Project Description</u>

The Development Permit proposal is to develop a 24- unit townhouse development on what is currently the 18th hole of the Okanagan Golf Course. The 24-units are a mix of 2 and 3 bedroom units. The units are proposed to face a strata road and roundabout with a common green space area. The exterior of the 24-units is white board and baton siding with charcoal brick and wood accents. The proposed units are 2 storeys high. The units fronting the street are 1 storey as viewed from the street due to the topography of the site. Detailed renderings of the proposed townhouses are attached as 'Attachment B' to this report.

The Development Variance Permit is to vary the Zoning Bylaw Landscape Buffer from the required Level 5 to Level 3. The Zoning Bylaw requires a 'Level 5' landscape buffer for all land abutting ALR land where non-farm uses exist. A 'Level 5' minimum buffer is required to be a 3.0m wide landscaped strip in addition to the required 7.5m rear yard set-back and must include an opaque barrier immediately adjacent to the boundary abutting ALR land on the urban side of the property. A 'Level 3' buffer is 3.0m wide landscaped strip within the required rear yard set-back and does not require an opaque barrier.

The subject site's rear lot frontage is facing a storm retention pond, which serves a broader use to the community. There is no active agriculture adjacent to the site as the golf course is an established non-farm use permitted by the Agricultural Land Commission. If the golf course converted to active agriculture it's unlikely that the storm retention pond would also be farmed as it's a critical component of the overall drainage system for the area. Furthermore an opaque barrier wouldn't fit well with the form and character of the surrounding area. The required Level 5 landscape buffer would require the front yard to be minimized and the back yard to be extended as the buffer is required in addition to the rear yard set-back. The proposed Level 3 proposed buffer would allow the front yard to be maximized, which would benefit the streetscape of the neighborhood and surrounding housing.



Figure 1. View from Golf course



Figure 2. View from Street

4.3 Site Context

The proposed area is located within the Permanent Growth Boundary and is fully serviced. The subject property's location has a walkable access to the Okanagan Golf Course, and a short vehicle commute to the Kelowna International Airport and the University of Okanagan Campus. The subject has a Walk Score of 17 as almost all errands require a car, in addition there are few transit stops near the subject property. The subject area is not located within the Agricultural Land Reserve (ALR) however the rest of the golf-course property is located with the ALR.

The existing residential areas are zoned a mix of RU1- Large Lot Housing, RM3- Low Density Multiple Housing, RM-5 Medium Density Multiple Housing, RU-5 Bareland Strata Housing. The golf-course is zoned P3LP- Parks and Open Space (Liquor Primary).

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
	Existing Lot/Subdivision Regulations	
Min. Lot Area	900 m²	10,607.2m²
Min. Lot Width	30.0 m	158.6m
Min. Lot Depth	30.0 M	112.1M
	Development Regulations	
Max. Floor Area Ratio	0.75	0.28
Max. Site Coverage (buildings)	40 %	32.3%
Max. Site Coverage (buildings, parking, driveways)	60 %	51.7%
Max. Height	10 m + 4.5m accessory	10.0m + 4.5m accessory
Min. Front Yard	1.5 M	4.5m
Min. Side Yard (south)	4.0 m	4.0M
Min. Side Yard (north)	4.0 m	4.0m
Min. Rear Yard	7.5 M	7.5m
	Other Regulations	
Min. Parking Requirements	46	55
Min. Bicycle Parking	n/a	n/a- Garage Parking
Min. Private Open Space	25m² per unit with more than one bedroom	25m² per unit with more than one bedroom
Min. Loading Space	n/a	n/a
Min. Okanagan Lake Sightlines	120°	n/a

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop Sustainably

Policy 5.2.3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

6.0 Technical Comments

6.1 Development Engineering

• DVP to vary the Zoning Bylaw Landscape Buffer Requirement from Level 5 to 3 does not compromise any municipal services.

7.0 Application Chronology

Date of Application Received:	November 19 th 2018/July 7 th 2019
Date Public Consultation Completed:	January 3 rd 2019

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

Attachments:

Attachment A: Draft Development Permit DP18-0230 & DVP19-0151

Schedule A – Site Plan

Schedule B – Elevations/Renderings/Section Drawings

Schedule C – Landscape Plan

Attachment B: Renderings





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

3200 Via Centrale

and legally known as:

Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682

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

Multiple Dwelling Housing (24 Unit Townhouse)

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

Section 7.6.1: Minimum Landscape Buffers

To vary the required landscape buffer from 'Level 5' to 'Level 3'

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

Date of Council Decision	November 19 th 2019
Decision By:	COUNCIL
Development Permit Area:	Comprehensive Development Permit Area
Existing Zone:	RM3 – Low Density Mutiple Housing
Future Land Use Designation:	MRL - Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: 0971205 B.C LTD., Inc. No. BC0971205

Applicant: David Sargent

Terry Barton Community Planning Department Manager Planning & Development Services Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit OR certified cheque in the amount of: To be Determined (TBD)

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

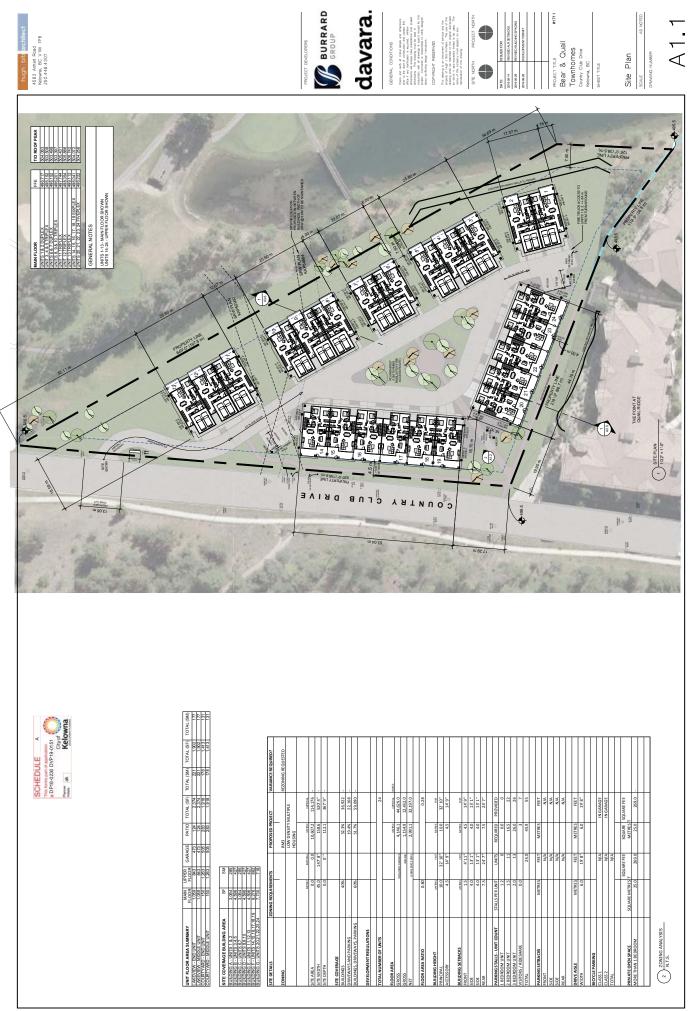
5. INDEMNIFICATION

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

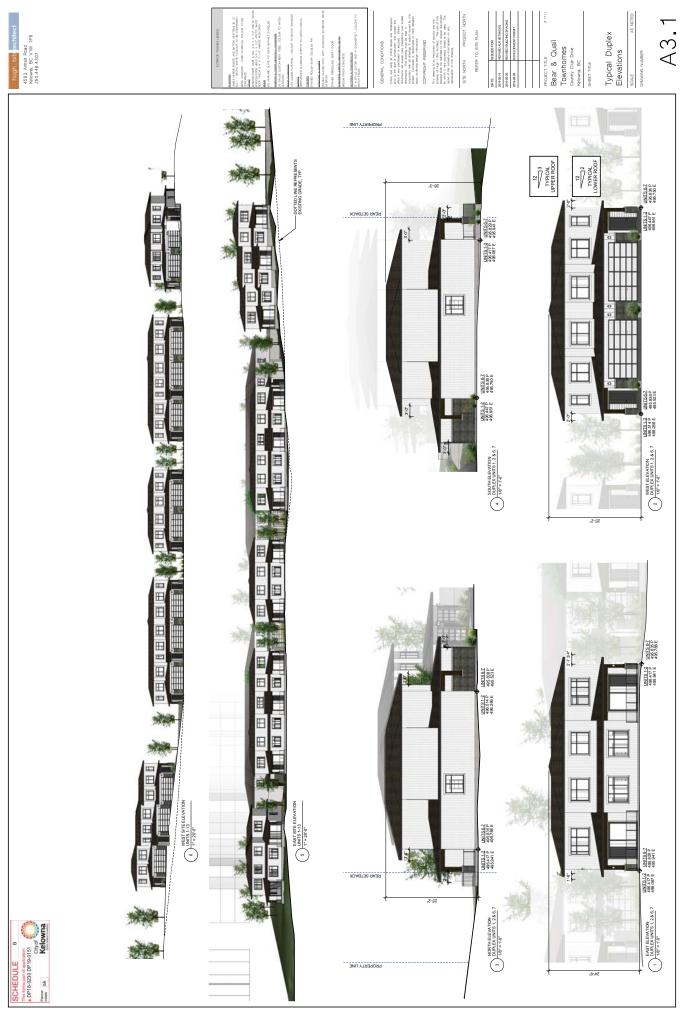
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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









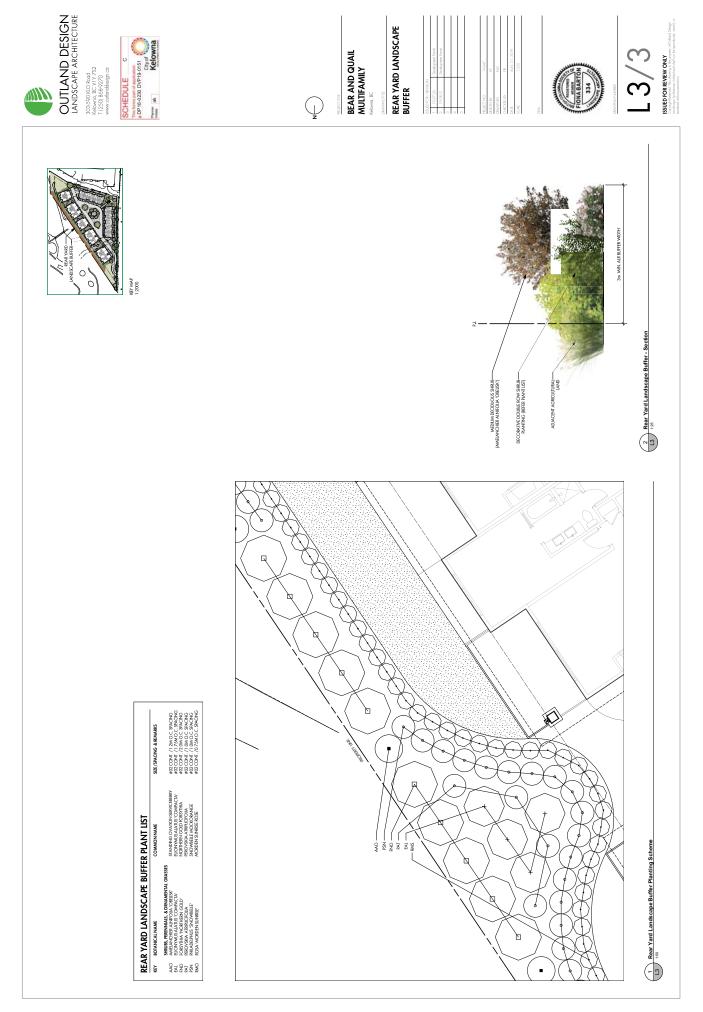


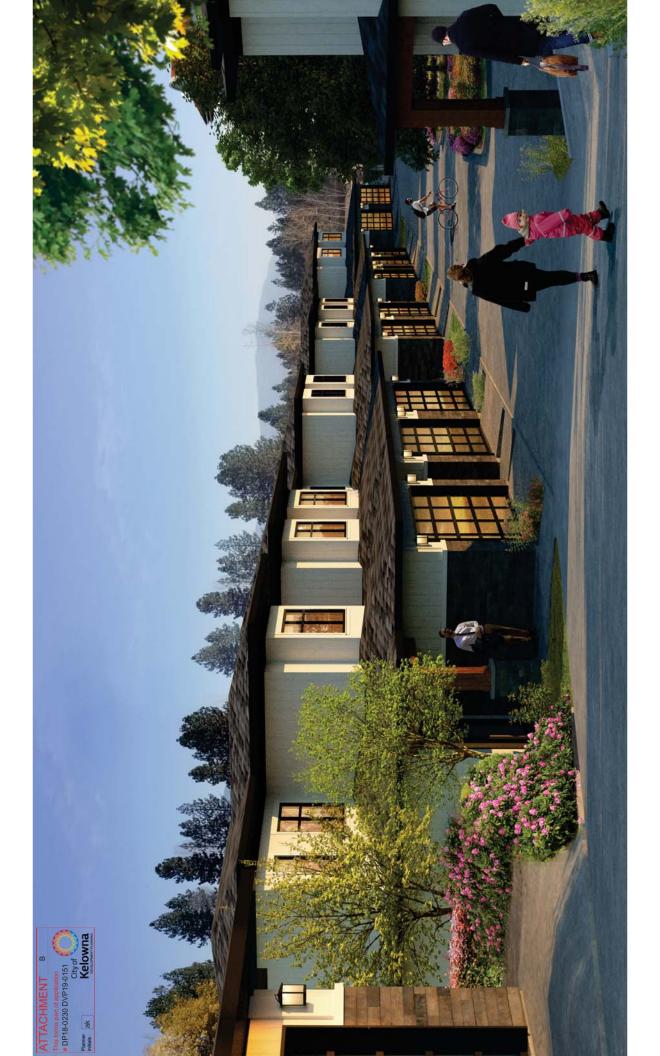




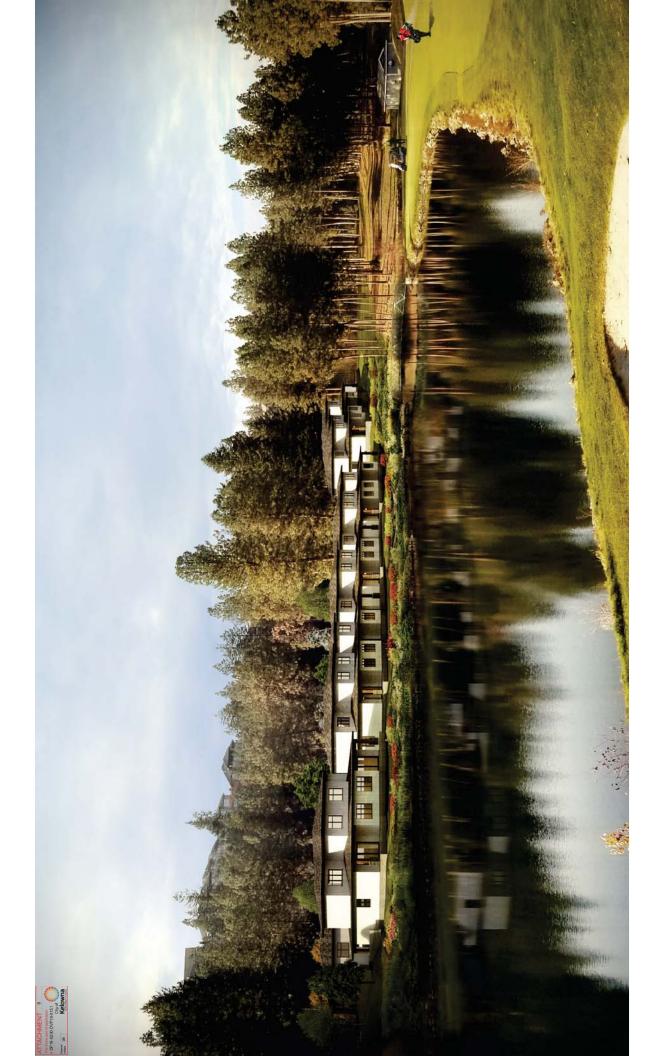


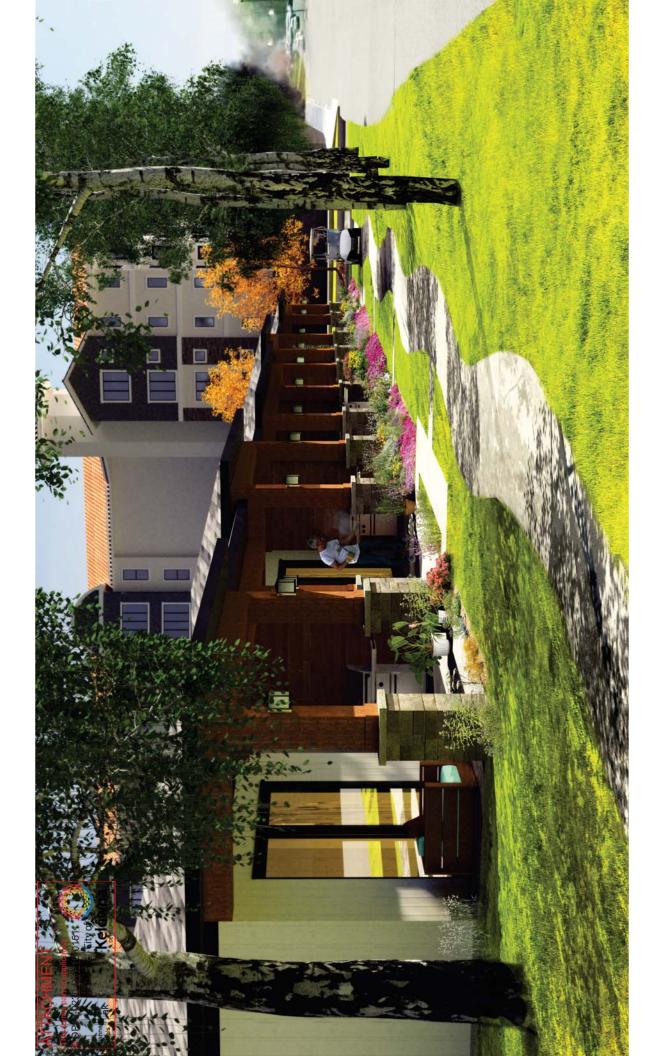












CITY OF KELOWNA

BYLAW NO. 11830

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

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

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

- THAT Map 4.1 GENERALIZED FUTURE LAND USE of "Kelowna 2030 Official Community Plan Bylaw No. 10500" be amended by changing the Future Land Use designation of portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located on Valley Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation as shown on Map "A" attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

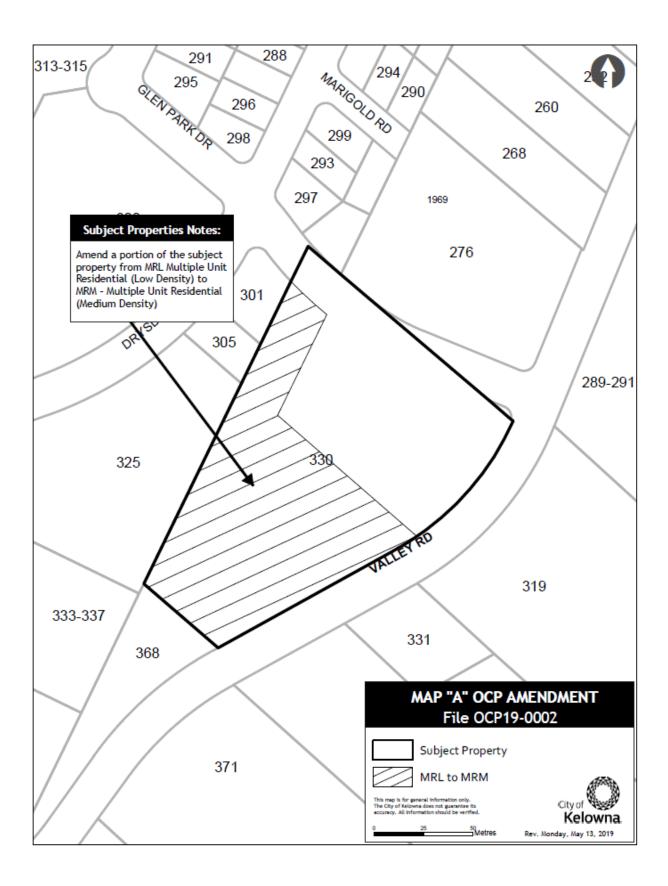
Considered at a Public Hearing on the 18th day of June, 2019.

Read a second and third time by the Municipal Council this 18th day of June, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11831 Z19-0041 – 330 Valley Road

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

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

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located on Valley Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zone as shown on Map "B" attached to and forming part of this bylaw.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

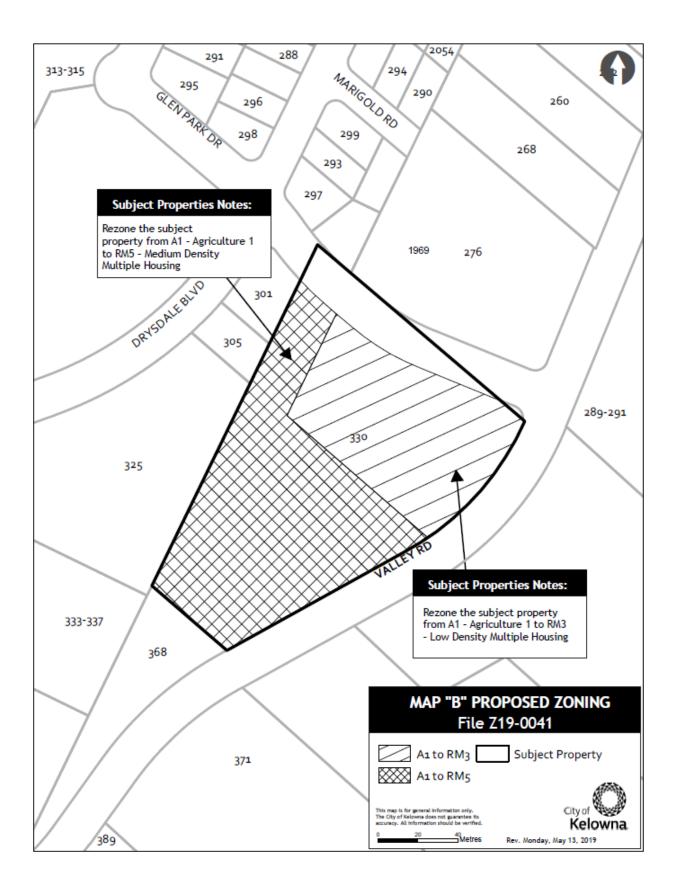
Considered at a Public Hearing on the 18th day of June, 2019.

Read a second and third time by the Municipal Council this 18th day of June, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT	TO COUNCIL		City of
Date:	December 3, 2019		Kelowna
То:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	DP19-0014 & DVP19-0015	Owner:	Springdale Properties Ltd. Inc. No. BCo864963
Address:	330 Valley Road	Applicant:	Ed Hall
Subject:	Development Permit & Development	Variance Perm	it

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0014 for a portion of Lot A Section 33 Township 26 ODYD Plan EPP94225, located at 330 Valley Road, Kelowna, BC subject to the following:

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

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

3. Landscaping to be provided on the land be in accordance with Schedule "C";

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0015 for a portion of Lot A Section 33 Township 26 ODYD Plan EPP94225, located at 330 Valley Road, Kelowna, BC;

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

Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum south side yard from 4.0 m permitted to 3.1 m proposed.

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 3.0 m proposed.

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

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

2.0 Purpose

To consider the form and character of a proposed townhouse development with variances to the south side and rear yard setbacks.

3.0 Development Planning

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

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

The property is within the Permanent Growth Boundary in the Glenmore Valley neighbourhood along Valley Rd, in an area with local amenities such as parks, schools, transit, shopping and recreational opportunities in the immediate area. The proposed project will help contribute to fulfilling the City's policy of "Complete Communities" by increasing the diversity of housing types through the provision of townhouses in the neighbourhood.

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

4.0 Proposal

4.1 <u>Background</u>

The multi-family development to the north triggered the partial construction of Glenpark Drive. Development on the subject property would require the remaining portion of Glenpark Drive to be constructed to provide the primary site access for both the townhouse site and the adjacent housing project.

4.2 Project Description

The proposed development consists of 32 two- and three-storey townhouse units in seven buildings. The site plan also includes a common amenity building, community garden and children's playground area. Ground-oriented units are proposed along Glenpark Drive to provide a pedestrian-oriented connection to the street. The intended use of this townhouse complex is to provide supportive housing for women, and the property owners are working closely with the NOW Canada Society and the Kelowna Women's Shelter to help meet this housing need. The property will be leased to the Society, and a restrictive covenant will be registered on

title to ensure the tenure is secured. Due to the operational model of the development, the site will be gated with site access limited to residents and approved visitors to provide a secure environment for the residents.

The proposed development includes 32 dwellings that vary from one- to four-bedroom units to provide housing for various family sizes. The seven townhouse buildings and amenity building are oriented towards the perimeter of the site to provide an appealing streetscape and limit the view of the central parking area. Regarding parking, 33 at-grade parking stalls are proposed. While this is more parking than required by the Zoning Bylaw for supportive housing, the number of parking spaces proposed in this application is intended to provide an adequate amount of parking for the intended users of this specific form of supportive housing.

Form and Character

The proposed buildings are in the traditional craftsman architectural style. Materials in neutral tones are proposed including horizontal and shake siding, cultured stone, and white trim around doors and windows. In addition to other on-site landscaping, a robust 3.0 m wide landscape buffer has been provided along the Valley Road frontage to align with landscape guidelines for properties that are adjacent to ALR land, recognizing the development is separated from the ALR by a 20 m road right of way.

<u>Variances</u>

The applicant is requesting two variances. First, the applicant is requesting a variance to the south side yard setback from 4.0 m required to 3.1 m proposed to accommodate the development of one of the townhouse buildings and the common amenity building. The second variance requested is to vary the rear yard setback (west) from 7.5 m required to 3.0 m proposed to accommodate two of the townhouse buildings. It is anticipated that the requested variances would have minimal impacts on the adjacent property, which is being developed in conjunction with this application through DP19-0016 / DVP19-0017.

4.3 <u>Site Context</u>

The subject proposal consists of one parcel located in the Glenmore Valley area on Valley Road which is connected to urban services and is located within the Permanent Growth Boundary. Should this development be approved in conjunction with DP19-0016 / DVP19-0017, the property will be subdivided into two titled lots with road dedications along Valley Road and to facilitate the construction of Glenpark Drive to connect from Drysdale Boulevard through to Valley Road. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing,	Single Family Dwellings
NOTUT	RM3 – Low Density Multiple Housing	Vacant (future townhouse site)
East	P5 – Municipal District Park	Future Glenmore Recreation Park
EdSL	A1 – Agriculture 1	Farm
Couth	A1 – Agriculture 1	Farm
South	RR3 – Rural Residential	Single Dwelling House
West	RM5 – Medium Density Multiple Housing,	Glenmore Lodge
West	RM1 – Four Dwelling Housing	Vacant



Subject Property Map: 330 Valley Road

Zoning Analysis Table 4.4

Zoning Analysis Table			
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL	
E	xisting Lot/Subdivision Regulations	5	
Min. Lot Area	900 m²	6767 m²	
Min. Lot Width	30 m	93.4 M	
Min. Lot Depth	30 m	51 M	
	Development Regulations		
Max. Floor Area Ratio	0.75	0.47	
Max. Site Coverage (buildings)	40%	26%	
Max. Site Coverage (buildings, parking, driveways)	60%	44.5%	
Max. Height	10 m / 3 storeys	7.6 m / 3 storeys	
Min. Front Yard (east)	4.5 m	4.5 m	
Min. Flanking Side Yard (north)	1.5 M	2.9 M	
Min. Side Yard (south)	4.0 M	3.1 M 0	
Min. Rear Yard (west)	7.5 M	3.0 m 왿	
	Other Regulations		
Min. Parking Requirements	10 stalls required	33 stalls total	
Min. Bicycle Parking	9 spaces	11	
Min. Private Open Space	730 m²	886 m²	
 Indicates a requested variance to the south si Indicates a requested variance to the rear variance to the rea	de yard setback from 4.0 m required to 3.1 m pro d setback from 7.5 m required to 3.0 m proposed.	-	

6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development

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

7.0 Application Chronology

Date of Application Received:January 11, 2019Date Public Consultation Completed:February 20, 2019

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

Attachments:

Attachment A: Draft Development Permit DP19-0014 & DVP19-0015

Attachment B: Comprehensive Design Guidelines Checklist

Development Permit & Development Variance Permit DP19-0014 & DVP19-0015



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

330 Valley Road, Kelowna, BC

and legally known as

a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158)

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

Multiple Dwelling Housing

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

Date of Council Decision:

Decision By:	COUNCIL
Development Permit Area:	Comprehensive Development Permit Area
Existing Zone:	RM3 – Low Density Multiple Housing
Future Land Use Designation:	MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Springdale Properties Ltd. Inc. No. BCo864963

Applicant: Ed Hall

Terry Barton Community Planning Department Manager Planning & Development Services Date



1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP19-0014 for a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0015 for a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC;

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

Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations To vary the required minimum south side yard from 4.0 m permitted to 3.1 m proposed.

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations To vary the required minimum rear yard from 7.5 m permitted to 3.0 m proposed.

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$142,263.46**

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

4. INDEMNIFICATION

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

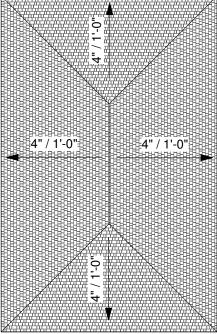
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

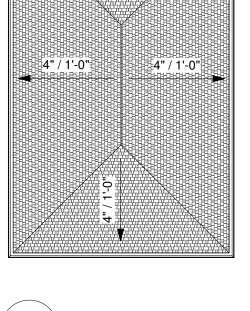
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

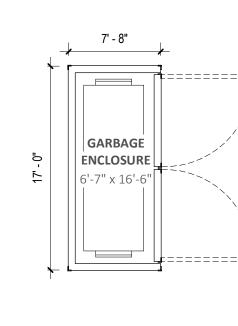
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

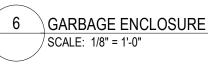


SORTING 2	ITEM	REQUIRED/ALLOWED	PROVIDED
	SITE STATS		1
	LOT AREA		6,767.8 m ² (72,848.2 ft ²)
	HEIGHT	3 STOREYS / (MAX)10.0 m (32.8 ft)	2-3 STORY
	TOTAL DWELLING UNITS		30 UNITS
ETBACKS			
	FRONT YARD - VALLEY ROAD (EAST)		
	GROUND OREINTED HOUSING - FRONT DOOR FACING STREET	1.5m	N/A
	OTHER	4.5m	4.5m
	SIDE YARD (SOUTH)	4.0m	3.1m / 3.6m (VARIANCE REQ'D)
	FLANKING STREET - GLENPARK DR. (NORTH)		Juni
	GROUND ORIENTED HOUSING - FRONT DOOR FACING STREET	1.5m	2.9m MIN.
	OTHER	4.5m	
	REAR YARD (WEST)	7.5m	3.0m / 3.9m (VARIANCE REQ'D)
	ACCESSORY BUILDINGS (BIKE/STORAGE)	1.5m (REAR YARD)	5.3m
			0.011
ANDSCAPE	E BUFFERS	20 m (0.84 ft) + EV/EI 2	3.0 m (9.84 ft.) - LEVEL 3
	FRONT YARD - VALLEY ROAD (EAST)	3.0 m (9.84 ft.) - LEVEL 3	· · · ·
	SIDE YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 3	3.0 m (9.84 ft.) - LEVEL 3
	FLANKING STREET - GLENPARK DR. (NORTH)	3.0 m (9.84 ft.) - LEVEL 2	3.0 m (9.84 ft.) - LEVEL 2
	REAR YARD (WEST)	3.0 m (9.84 ft.) - LEVEL 3	3.0 m (9.84 ft.) - LEVEL 3
LOOR SPA		1	
	FLOOR AREA RATIO	0.75	0.47
	LOT AREA		6,767.8 m ² (72,848.2 ft ²)
	FLOOR AREA (NET)		3,189.8 m ² (34,335.05 ft ²)
UILDING S	ITE COVERAGE		
	MAX BUILDING SITE COVERAGE	(MAX) 40%	26%
	MAX BUILDING FOOT PRINT AREA	(MAX) 2,707.1 m ² (29,139.2 ft ²)	1,789.7 m ² (19,264.48 ft ²)
	MAX BUILDING SITE COVERAGE (BLDGS, DRIVES & PARKING)	(MAX) 60%	44.5%
	MAX BUILDING FOOT PRINT AREA, DRIVES + PARKING	(MAX) 4,060.6 m ² (43,708.9 ft ²)	3,015.1 m ² (32,454.48 ft ²)
ARKING			
	SUPPORTIVE HOUSING - 1 STALL/3 DWELLING UNITS = 10 STALLS REQ'D		
	ABOVE GROUND PARKING		33
	HANDICAP PARKING	1	2
	STAFF PARKING	0	4
	TOTAL PARKING STALLS REQUIRED/PROVIDED		33
ENSITY	UNITS		32 UNITS
KIVATE OF	PEN SPACE	15sm	>15sm
	2 BEDROOM UNIT	25sm	>25sm
	3 BEDROOM UNIT	25sm	>25sm
	4 BEDROOM UNIT	25sm	>25sm









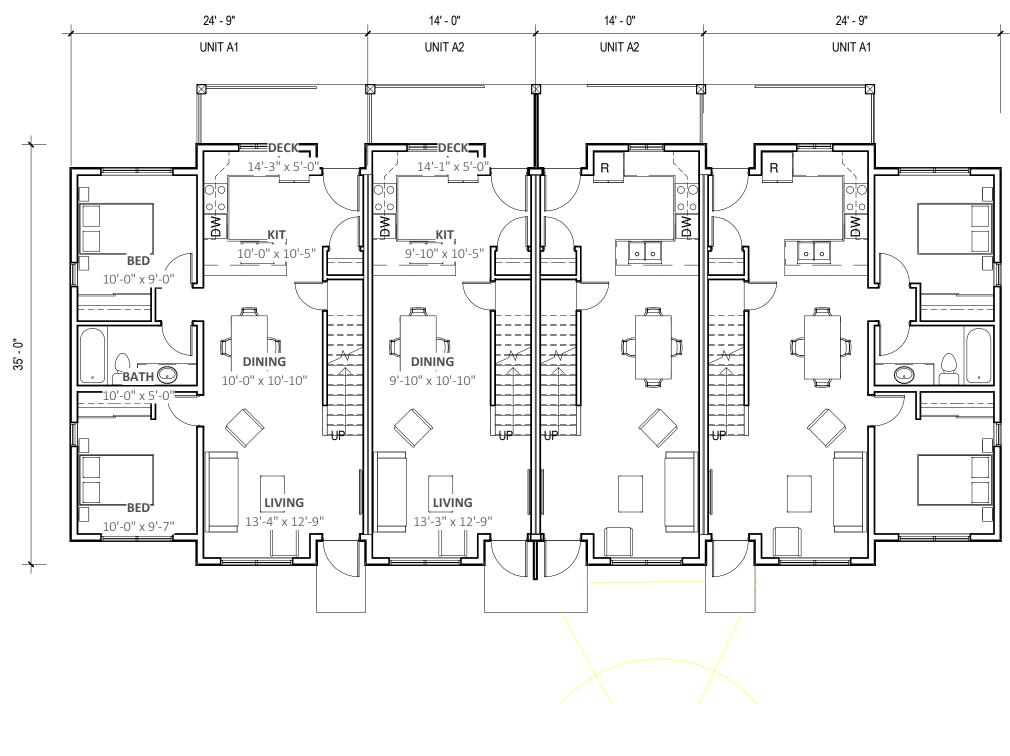
2018/12/14 2019/04/10 2019/09/26 A B PROJECT TITLE NO DR THE COTTAGES (GLENPARK Y VALLEY RD. & GLEN KELOWNA, BC DRAWING TITLE AN Ч SITE 18255 PROJECT: SCALE: As indicated

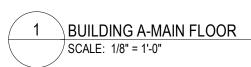
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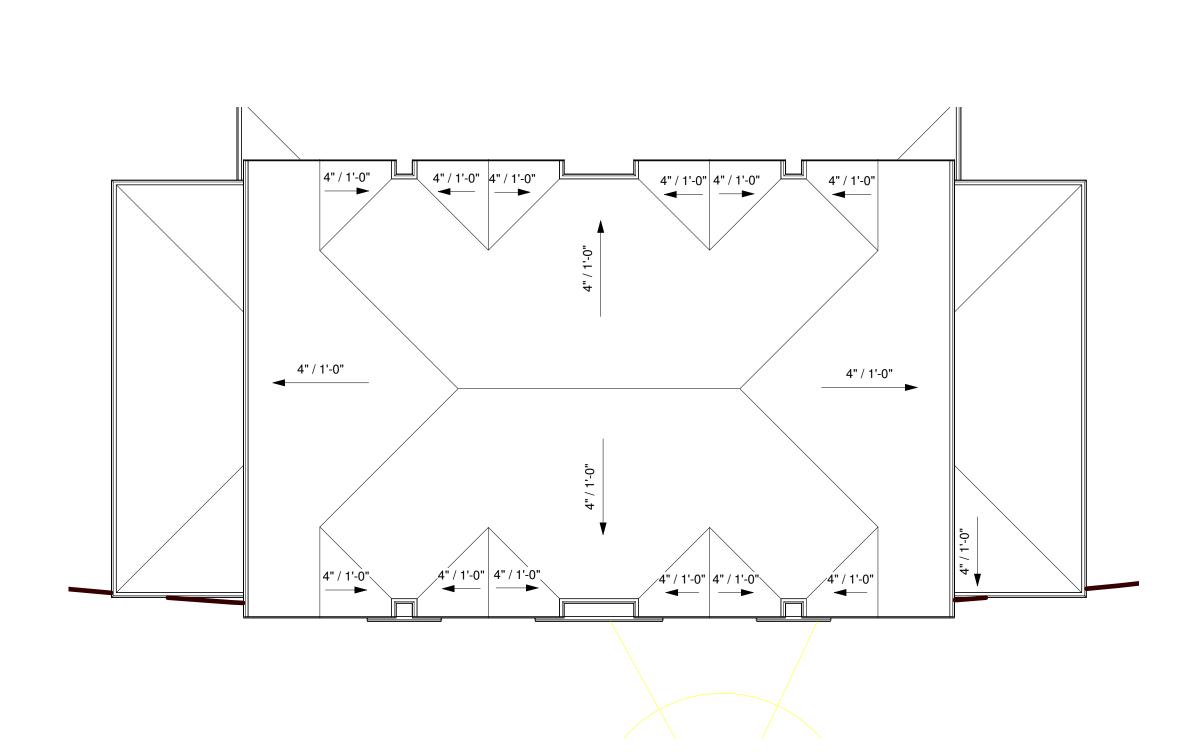


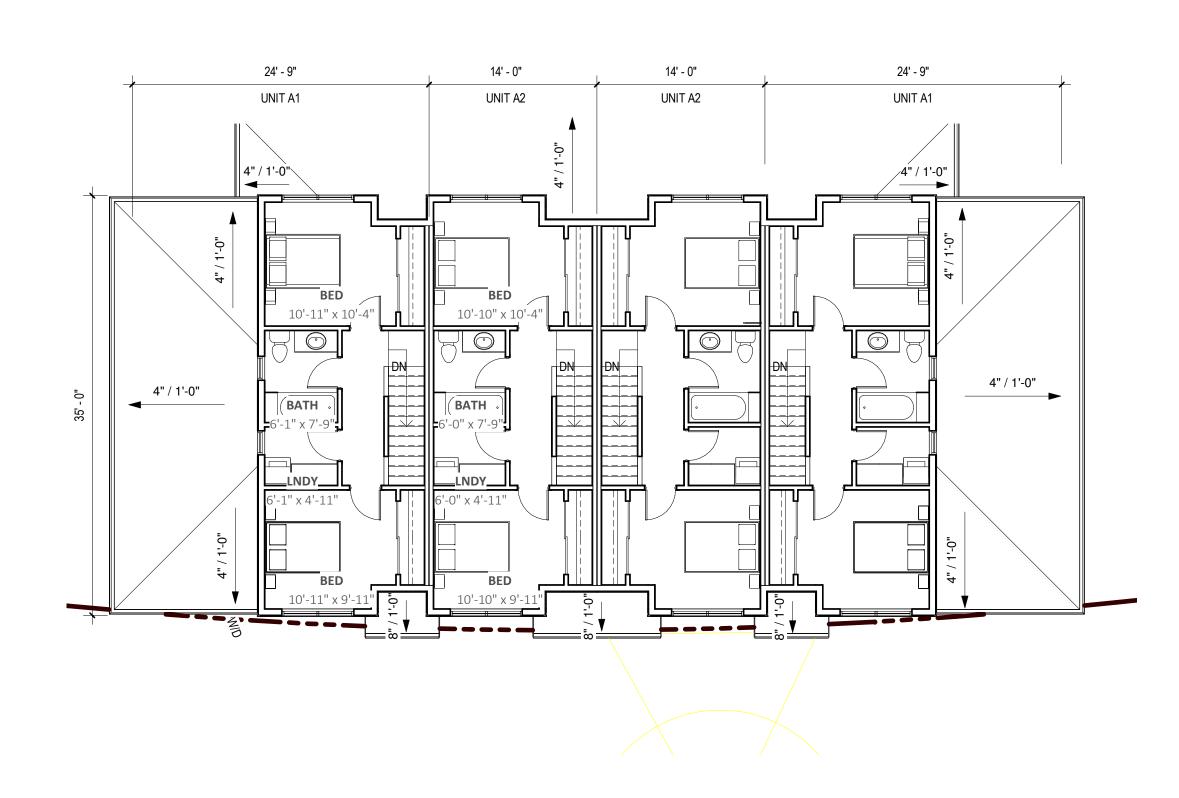






2 BUILDING A-SECOND FLOOR SCALE: 1/8" = 1'-0"





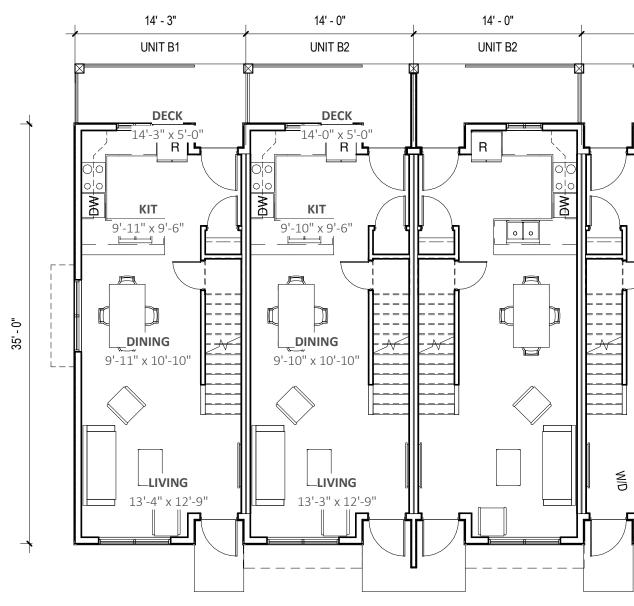
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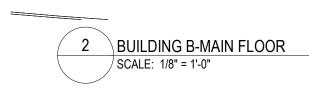
UNIT SUMMARY			
UNIT TYPE	NUMBER OF BEDROOMS	UNIT AREA	NUMBER OF UNITS
UNIT TYPE A1	4 BED	1289 SF	4
UNIT TYPE A2	2 BED	947 SF	4
UNIT TYPE B1	2 BED	980 SF	10
UNIT TYPE B2	3 BED	1460 SF	10
UNIT TYPE C1	1 BED	535 SF	1
UNIT TYPE C2	1 BED	537 SF	1
UNIT TYPE C3	1 BED	690 SF	1
UNIT TYPE C4	1 BED	646 SF	1
Grand total			32

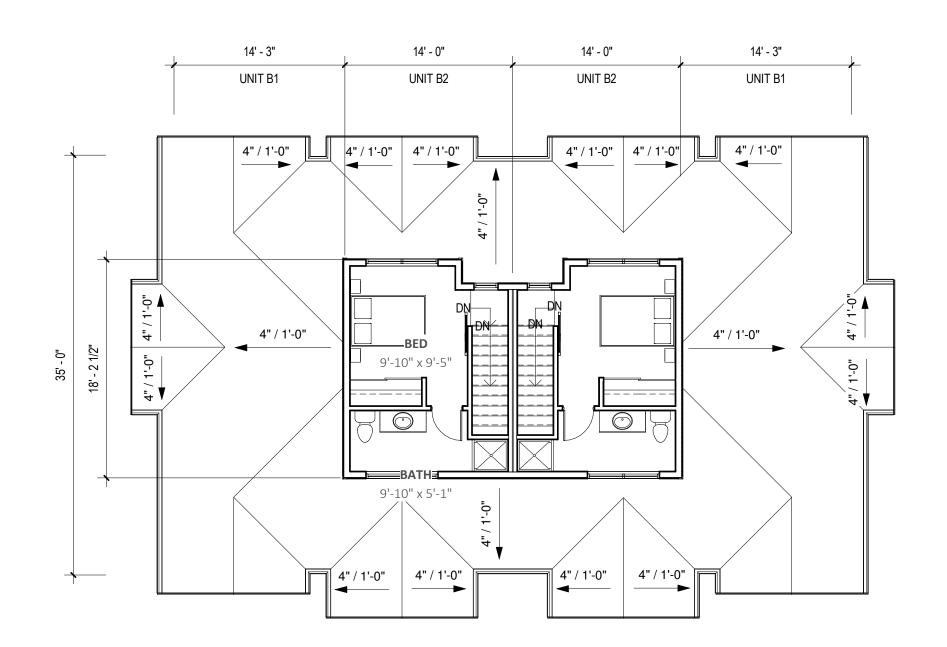


			ARCHITECT	#100 - 3313 32nd Avenue Vernon BC V1	T: 250-542-1199 WWW.T	
SE/	AL NSULT,	ANT				
DD/MM/YYYY	2018/12/14					
V. ISSUE	A ISSUED FOR DEVELOPMENT PERMIT					
				VALLEY RD. & GLENPARK DR.	KFLOWNA BC	
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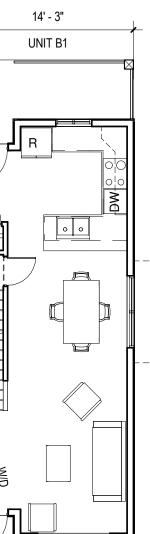


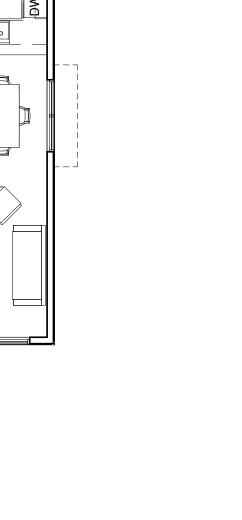




3 BUILDING B-THIRD FLOOR SCALE: 1/8" = 1'-0"

















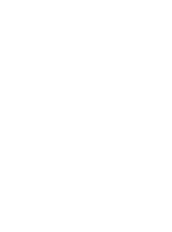


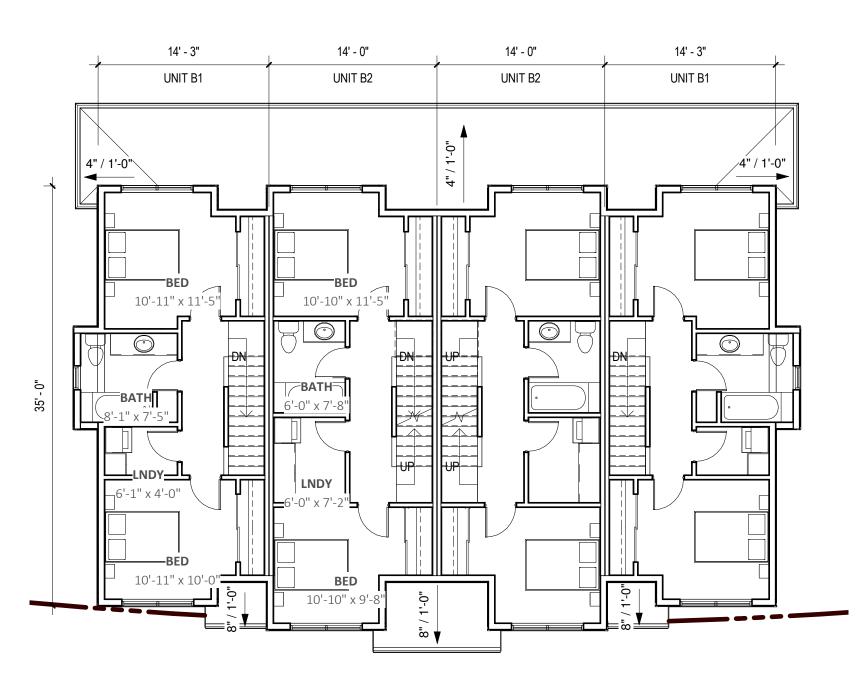


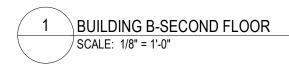


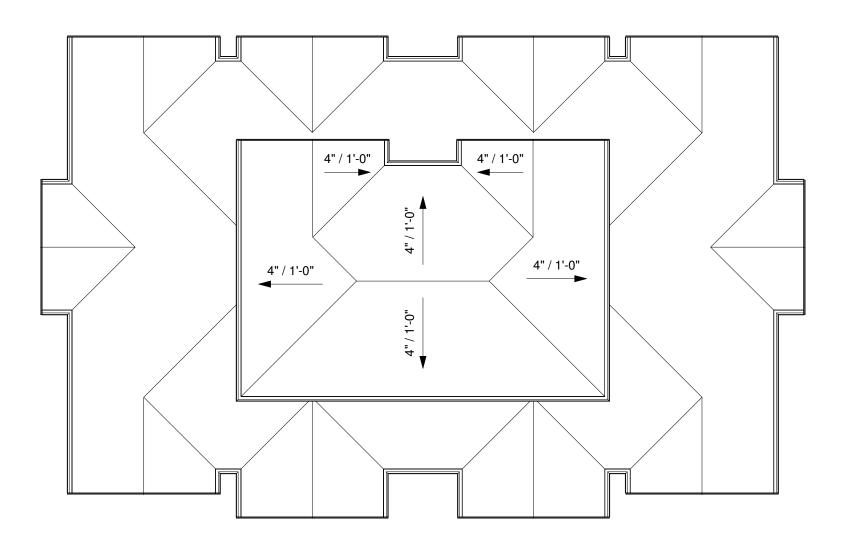


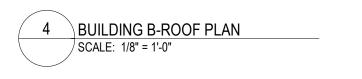








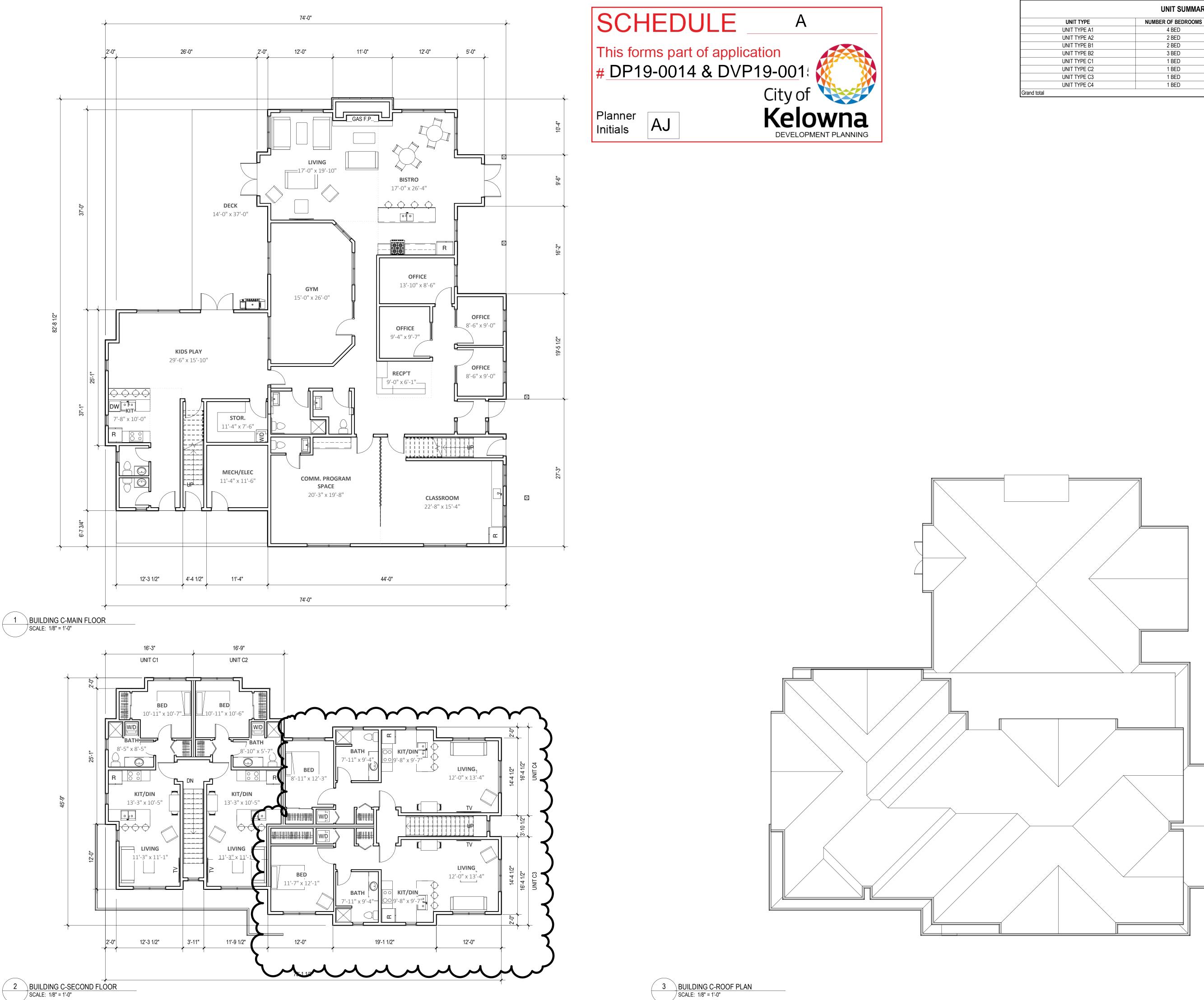




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UNIT TYPE C4	1 BED	646 SF	1
Grand total			32



		ARCHITECT	#100 – 3313 32nd Avenue, Vernon, BC V11 T: 250-542-1199 www.m
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DD/MM/XYYY	2018/12/14		
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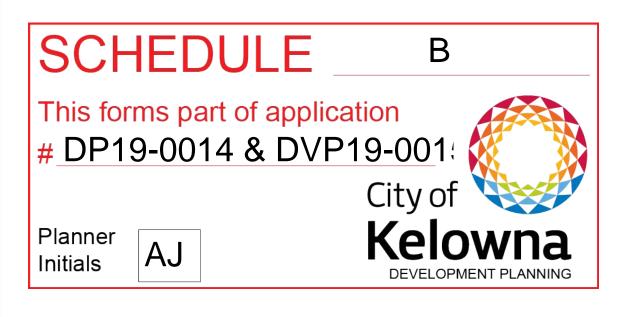


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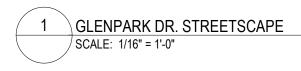
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#100 – 3313 32nd Avenue, Vernon, BC V1T 2M7 T: 250-542-1199 www.mqn.ca

SEAL

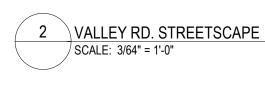
CONSULTANT	
YYYY/MM/DD 2018/12/14 2019/09/26	
NO. REV. ISSUE 1 A ISSUED FOR DEVELOPMENT PERMIT 2 DEVELOPMENT PERMIT AMENDMENT	
THE COTTAGES ON GLENPARK	VALLEY RD. & GLENPARK DR. KELOWNA, BC
PROJECT: SCALE:	<u>18255</u> 1/8" = 1'-0"
DRAWN BY: CHECKED BY: DRAWING:	HK WN
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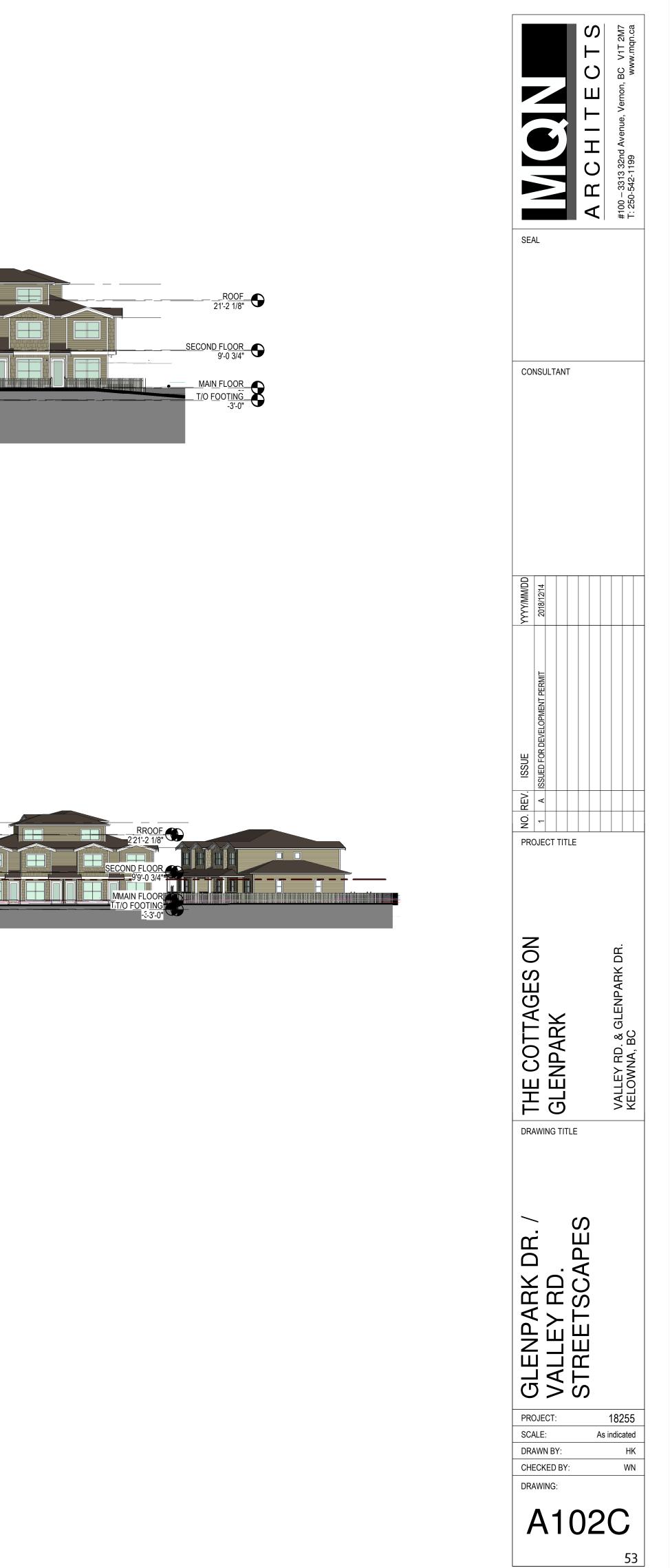














1 BUILDING B FRONT ELEVATION SCALE: 1/8" = 1'-0"

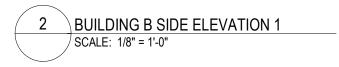


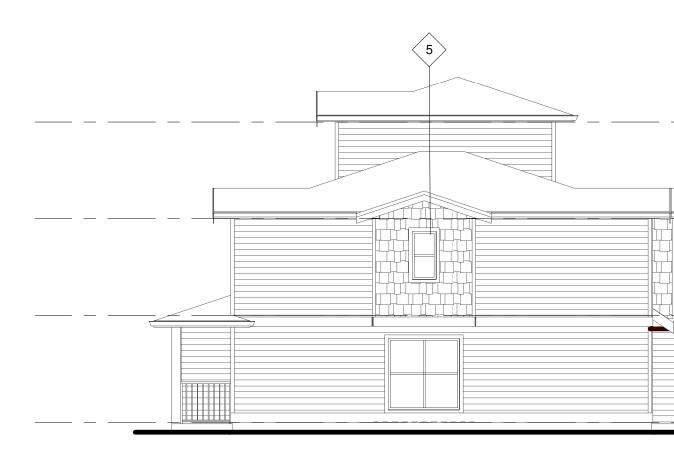
3 BUILDING B REAR ELEVATION SCALE: 1/8" = 1'-0"

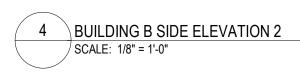
5 BUILDING B VIEW 1 - FRONT SCALE:



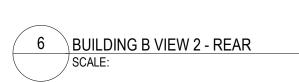












EXTERIOR FINISHES

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	6	F

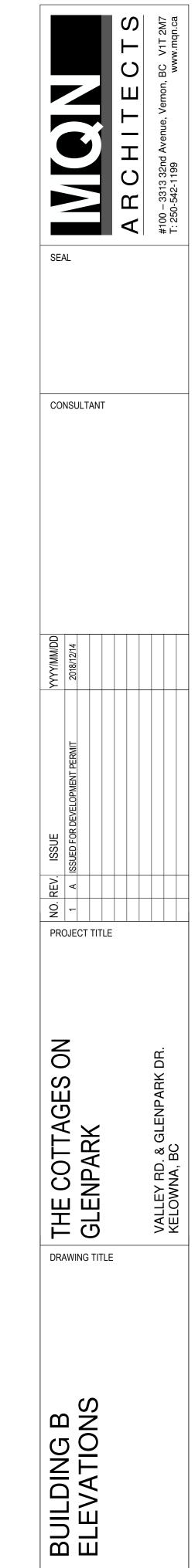
HORIZONTAL VINYL SIDING - GENTEK - CANYON CLAY CULTURED STONE - BUCKS COUNTRY DRESSED FIELD STONE & LEDGER STONE MIXED FIELDSTONE

ASPHALT SHINGLES - RUSTIC BLACK

VINYL WINDOWS COLOUR WHITE

VINYL SHAKES - GENTEK - CANYON CLAY

6 PREFINISHED ALUM. RAILING - WHITE



U/S TRUSS 25'-0 1/2"

THIRD FLOOR 16'-11 3/4"

SECOND FLOOR 8'-11"

MAIN FLOOR

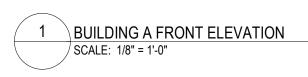
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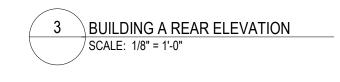






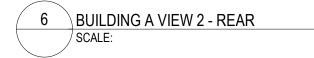




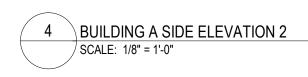




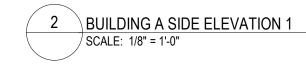








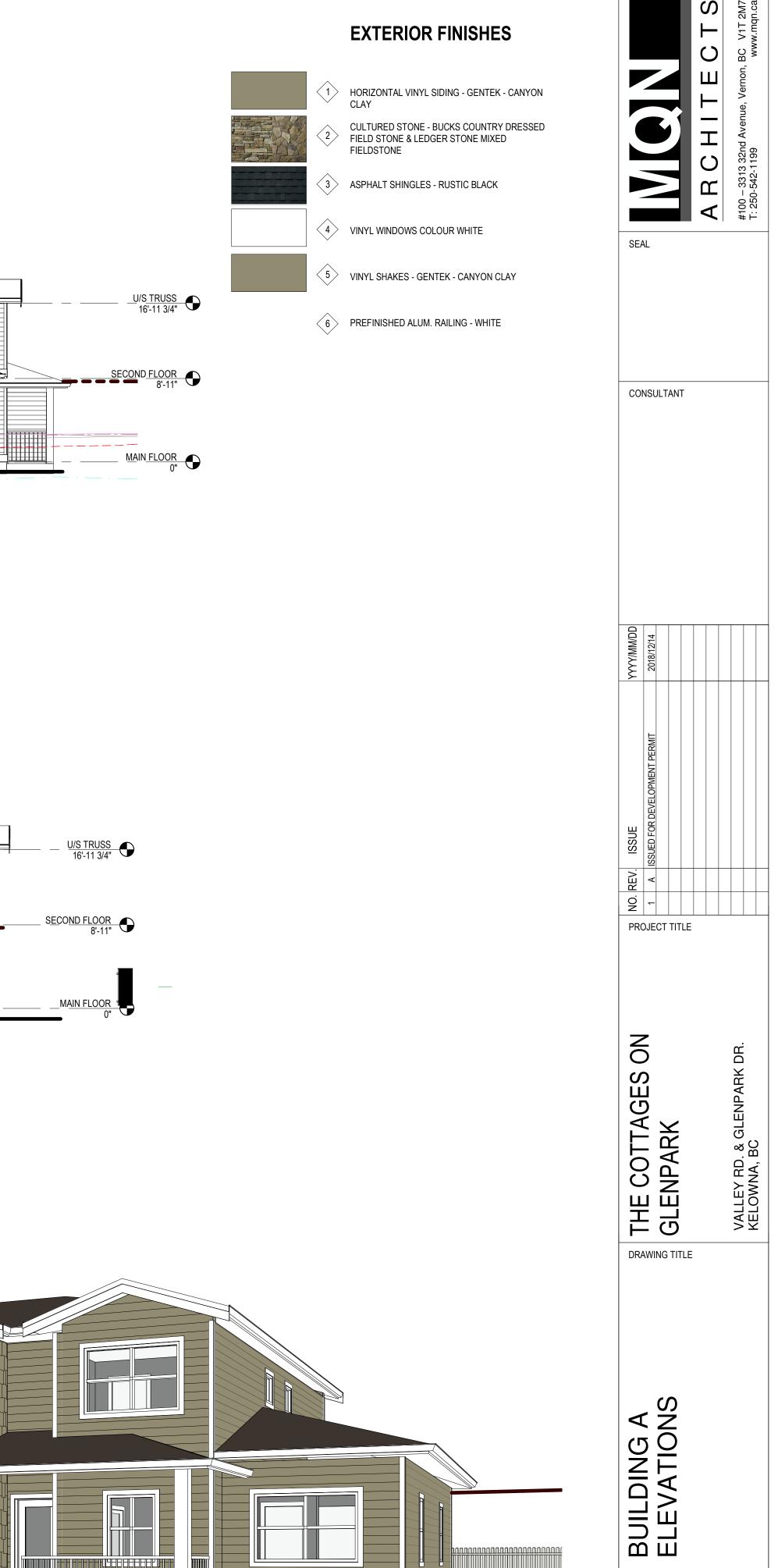




U/S TRUSS 16'-11 3/4"

_ S<u>EC</u>O<u>ND FLOOR</u> 8'-11"



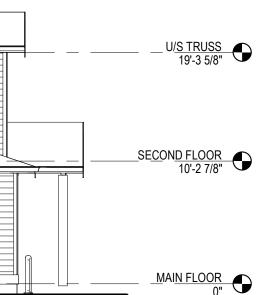


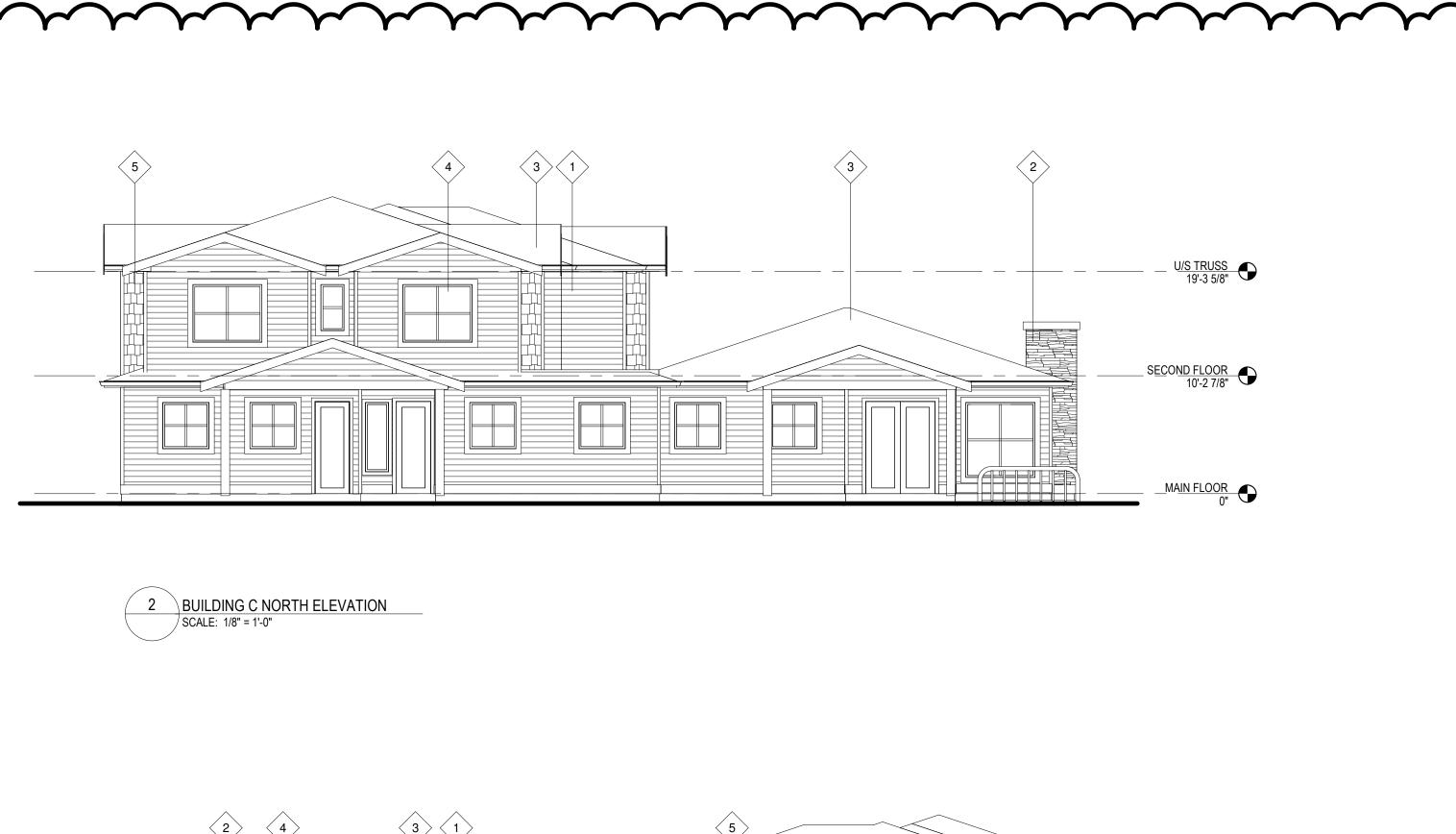
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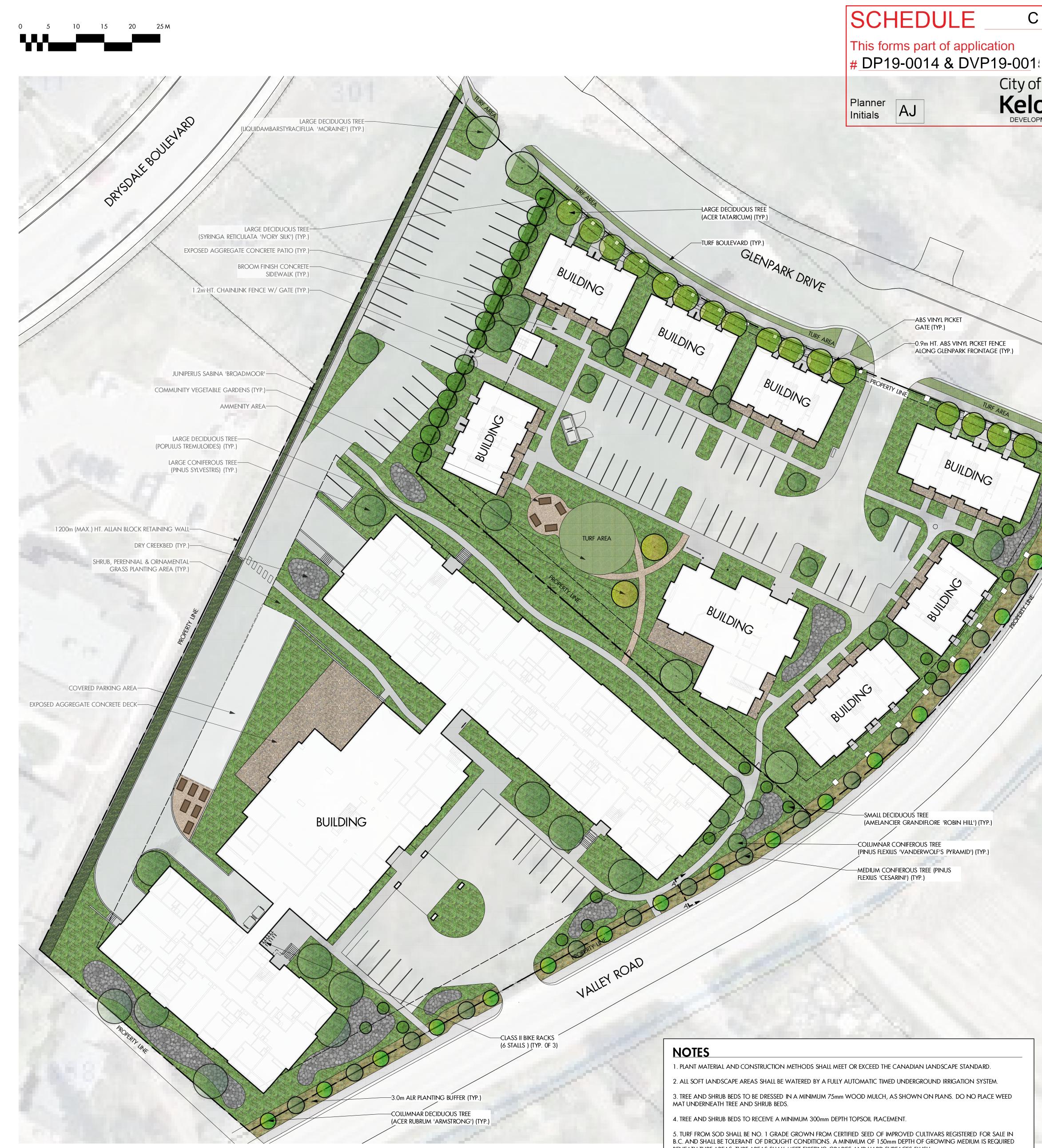
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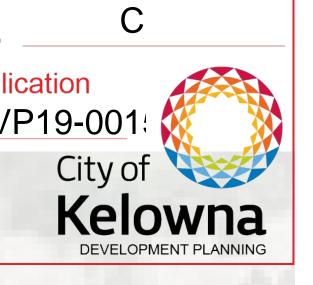


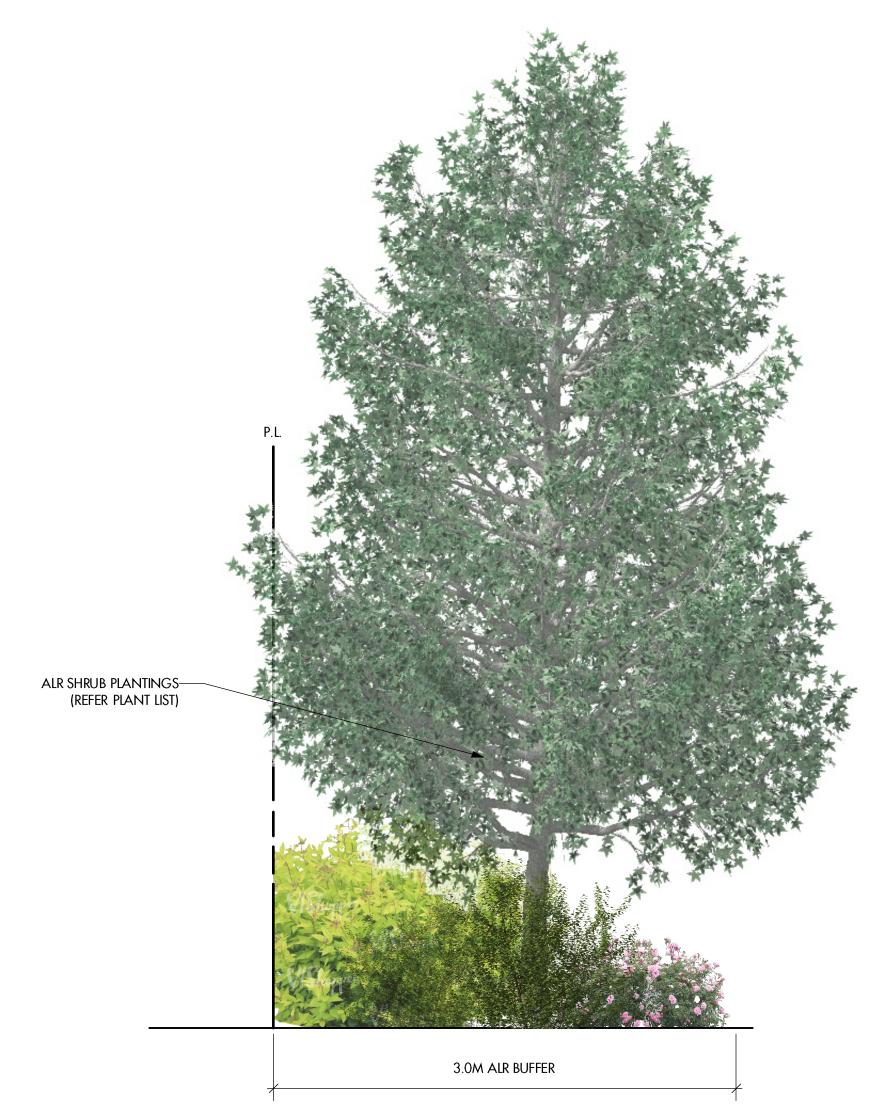




BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.





ALR LANDSCAPE BUFFER - SECTION A-A SCALE 1:25

PLANT LIST - COTTAGES/SUPPORTIVE HOUSING

BOTANICA

TREES ACER RUB ACER TA1 AMELANC LIQUIDAM **PINUS FLE** PINUS FLE PINUS SYL POPULUS

shrubs, p Achillea ALCHEMILI ALLIUM 'G ARCTOSTA BALSAMO CORNUS EUONYM HEMEROO IRIS 'BEFC LAVANDI MISCANT PENNISET SEDUM KA SYRINGA VIBURNU

ALR BUFF AMELAN CORNUS STOLONIFER CORNUS ALBA 'SIBIRIC HYDRANGAEA PANIC SYRINGA VULGARIS COMMON LILAC

	7QTY	SIZE/SPACING & REMARKS
ARMSTRONG MAPLE	7	6cm CAL
TATARIAN MAPLE	16	6cm CAL
ROBIN HILL SERVICEBERRY	6	6cm CAL
MORAINE SWEET GUM	2	6cm CAL
BLUE LIMBER PINE	7	2m HT.
VANDERWOLF'S PYRAMIDAL PINE	12	2m HT.
SCOTCH PINE	4	2m HT.
TREMBLING ASPEN	2	6cm CAL
SUMMER PASTELS YARROW	45	#01 CONT. /0.75M O.C. SPACING
LADY'S MANTLE	70	#01 CONT. /0.6M O.C. SPACING
GLOBEMASTER ORNAMENTAL ONION	70	#01 CONT. /0.6M O.C. SPACING
KINNIKINNICK	45	#01 CONT. /0.75M O.C. SPACING
ARROWLEAF BALSAMROOT	70	#01 CONT. /0.6M O.C. SPACING
TATARIAN DOGWOOD	19	#05 CONT. /1.5M O.C. SPACING
FIRE BALL BURNING BUSH	22	#02 CONT. /1.25M O.C. SPACING
Stella d'Oro daylilly		#01 CONT. /0.6M O.C. SPACING
BEFORE THE STORM BEARDED IRIS	70	#01 CONT. /0.6M O.C. SPACING
MUNSTEAD ENGLISH LAVENDER	70	#01 CONT. /0.6M O.C. SPACING
ORANGE FLAME GRASS	26	#01 CONT. /1.0M O.C. SPACING
FOUNTAIN GRASS		#01 CONT. /1.0M O.C. SPACING
RUSSIAN STONECROP		#01 CONT. /0.6M O.C. SPACING
COMMON LILAC	8	#05 CONT. /2.5M O.C. SPACING
DWARF EUROPEAN CRANBERRY	45	#02 CONT. /0.75M O.C. SPACING
SASKATOON	7	#05 CONT. /2.0M O.C. SPACING
RED OSIER DOGWOOD		#02 CONT. /2.5M O.C. SPACING
TATARIAN DOGWOOD	-	#02 CONT. /1.5M O.C. SPACING
PEEGEE HYDRANGEA		#05 CONT. /2.5M O.C. SPACING
COMMON LILAC	5	#05 CONT. /2.5M O.C. SPACING
	ARMSTRONG MAPLE TATARIAN MAPLE ROBIN HILL SERVICEBERRY MORAINE SWEET GUM BLUE LIMBER PINE VANDERWOLF'S PYRAMIDAL PINE SCOTCH PINE TREMBLING ASPEN SUMMER PASTELS YARROW LADY'S MANTLE GLOBEMASTER ORNAMENTAL ONION KINNIKINNICK ARROWLEAF BALSAMROOT TATARIAN DOGWOOD FIRE BALL BURNING BUSH STELLA D'ORO DAYLILLY BEFORE THE STORM BEARDED IRIS MUNSTEAD ENGLISH LAVENDER ORANGE FLAME GRASS FOUNTAIN GRASS RUSSIAN STONECROP COMMON LILAC DWARF EUROPEAN CRANBERRY SASKATOON RED OSIER DOGWOOD TATARIAN DOGWOOD PEEGEE HYDRANGEA	ARMSTRONG MAPLE7TATARIAN MAPLE16ROBIN HILL SERVICEBERRY6MORAINE SWEET GUM2BLUE LIMBER PINE7VANDERWOLF'S PYRAMIDAL PINE12SCOTCH PINE4TREMBLING ASPEN2SUMMER PASTELS YARROW45LADY'S MANTLE70GLOBEMASTER ORNAMENTAL ONION70KINNIKINNICK45ARROWLEAF BALSAMROOT70TATARIAN DOGWOOD19FIRE BALL BURNING BUSH22STELLA D'ORO DAYLILLY70BEFORE THE STORM BEARDED IRIS70MUNSTEAD ENGLISH LAVENDER70ORANGE FLAME GRASS26FOUNTAIN GRASS26RUSSIAN STONECROP70COMMON LILAC8DWARF EUROPEAN CRANBERRY45SASKATOON7RED OSIER DOGWOOD5TATARIAN DOGWOOD13PEEGEE HYDRANGEA5

BOTANICAL NAME		QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10	6cm CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	10	6cm CAL
LIQUIDAMBAR STYRACIFLUA 'MORAINE'	Moraine sweet gum	2	6cm CAL
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	9	2m HT.
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	4	2m HT.
PINUS SYLVESTRIS	SCOTCH PINE	12	2m HT.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	15	6cm CAL
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	53	#01 CONT. /0.75M O.C. SPACING
ALCHEMILLA MOLLIS	LADY'S MANTLE	82	#01 CONT. /0.6M O.C. SPACING
ALLIUM 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION	82	#01 CONT. /0.6M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	53	#01 CONT. /0.75M O.C. SPACINO
BALSAMORHIZA SAGITTATA	ARROWLEAF BALSAMROOT	82	#01 CONT. /0.6M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	22	#05 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	26	#02 CONT. /1.25M O.C. SPACINO
HEMEROCALLIS 'STELLA D'ORO'	Stella d'Oro daylilly	82	#01 CONT. /0.6M O.C. SPACING
IRIS 'BEFORE THE STORM'	BEFORE THE STORM BEARDED IRIS	82	#01 CONT. /0.6M O.C. SPACING
JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	70	#02 CONT. /1.75M O.C. SPACINO
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	82	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'PURPURASCENS'	ORANGE FLAME GRASS	30	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	30	#01 CONT. /1.0M O.C. SPACING
SEDUM KAMTSCHATICUM	RUSSIAN STONECROP	82	#01 CONT. /0.6M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	9	#05 CONT. /2.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	53	#02 CONT. /0.75M O.C. SPACINO
ALR BUFFER SHRUBS			
AMELANCHIER ALNIFOLIA	SASKATOON	10	#05 CONT. /2.0M O.C. SPACING
CORNUS STOLONIFERA	RED OSIER DOGWOOD	6	#02 CONT. /2.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	17	#02 CONT. /1.5M O.C. SPACING
HYDRANGAEA PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA	6	#05 CONT. /2.5M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	6	#05 CONT. /2.5M O.C. SPACING



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

PROJECT TITLE

VALLEY RETIREMENT **RESORT AND COTTAGES** Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION 1 19.08.27 Review 2 19.09.16 3 19.10.16 4 ____

Development Permit Development Permit

PROJECT NO	19-083
design by	KF
dravvn by	MC
CHECKED BY	FB
DATE	oct. 16, 2019
SCALE	1:300
PAGE SIZE	30"×42"



drawing number



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DEVELOPMENT PERMIT GUIDELINES



DP19-0014 November 19, 2019

Comprehensive Development Permit Area

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

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	~		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	~		
Environmental Design and Green Building			-
Does the proposal consider solar gain and exposure?	~		
Are green walls or shade trees incorporated in the design?	~		
Does the site layout minimize stormwater runoff?	~		
Are sustainable construction methods and materials used in the project?		~	
Are green building strategies incorporated into the design?		~	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space		1	1
Are decks, balconies or common outdoor amenity spaces provided?	~		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	~		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			~
Amenities, Ancillary Services and Utilities		L	I
Are loading, garage, storage, utility and other ancillary services located away from public view?	~		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	~		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	~		
 Maintain the dominant pattern of landscaping along the street and surrounding properties? 			~
• Enhance the pedestrian environment and the sense of personal safety?	\checkmark		
 Screen parking areas, mechanical functions, and garbage and recycling areas? 	~		
• Respect required sightlines from roadways and enhance public views?	~		
Retain existing healthy mature trees and vegetation?		~	
• Use native plants that are drought tolerant?	~		
• Define distinct private outdoor space for all ground-level dwellings?		~	
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	~		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?	~		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
 Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	~		
 Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	~		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	~		
Does at least 25% of the total landscaped area require no irrigation / watering?		~	
Does at least 25% of the total landscaped area require low water use?		~	
Does at most 50% of the total landscaped area require medium or high water use?	~		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	~		
Do water features such as pools and fountains use recirculated water systems?			~
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	~		
Are the required written declarations signed by a qualified Landscape Architect?	~		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	~		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	~		
Is drip or low volume irrigation used?	✓		
Crime prevention		•	•
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	~		
Are building materials vandalism resistant?	~		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	~		
Are the site layout, services and amenities easy to understand and navigate?	~		

REPORT	TO COUNCIL		City of
Date:	November 19, 2019		Kelowna
То:	Council		
From:	City Manager		
Department:	Development Planning - Urban		
Application:	DP19-0016 & DVP19-0017	Owner:	Springdale Properties Ltd. Inc. No. BCo864963
Address:	330 Valley Road	Applicant:	Ed Hall
Subject:	Development Permit & Development	Variance Perm	it

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0016 for a portion of Lot A Section 33 Township 26 ODYD Plan EPP94225, located at 330 Valley Road, Kelowna, BC subject to the following:

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

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

3. Landscaping to be provided on the land be in accordance with Schedule "C";

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0017 for a portion of Lot A Section 33 Township 26 ODYD Plan EPP94225, located at 330 Valley Road, Kelowna, BC;

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

<u>Section 13.11.6(c): RM5 – Medium Density Multiple Housing - Development Regulations</u> To vary the maximum number of storeys from 4.5 permitted to 5 proposed.

<u>Section 13.11.6(d): RM5– Medium Density Multiple Housing - Development Regulations</u> To vary the minimum site front yard from 6.om permitted to 4.2m proposed.

Section 7.6.1: Minimum Landscape Buffers

To vary the minimum required landscape buffer along portions of the rear property line from 3.0m permitted to 2.2m and 1.2m proposed.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 27, 2019;

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

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

2.0 Purpose

To consider the form and character of a proposed multiple dwelling housing development with variances to the number of storeys, the front yard setback, and the rear yard landscape buffer.

3.0 Development Planning

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

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

The property is within the Permanent Growth Boundary in the Glenmore Valley neighbourhood along Valley Rd. The increase in density at this location is supported by local amenities such as parks, schools, transit, shopping and recreational opportunities in the immediate area. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities" by increasing the diversity of housing types through the provision of townhouses in the neighbourhood.

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

4.0 Proposal

4.1 <u>Background</u>

The multi-family development to the north triggered the partial construction of Glenpark Drive. Development on the subject property would require the remaining portion of Glenpark Drive to be constructed to provide the primary site access for both the townhouse site and the adjacent housing project.

4.2 Project Description

The proposed development is for a seniors' housing project and includes 162 self-contained dwelling units. The proposal includes four studio units, 119 1-bedroom units, 38 2-bedroom units, and one 3-bedrrom unit. Most units have balconies which provide private outdoor space. The proposal also includes several amenities including a common kitchen and dining area, a theatre, a chapel, a fitness room, and a salon. Additionally, specialty rooms oriented towards occupants' varied interests are proposed including a dance hall, sports lounge, wood workshop, crafts room, games room, library, and computer room.

Form and Character

The proposal is for a five-storey apartment building. The building consists of three main structures connected by internal hallways which are oriented around the main entrance and towards Valley Road. The proposed buildings are in the traditional craftsman architectural style. Materials in neutral tones are proposed including horizontal and shake siding, cultured stone, and black trim around doors and windows.

The proposal includes 127 parking stalls, with 64 stalls in the underground parkade and 63 at-grade stalls. While this is more parking than required by the Zoning Bylaw for supportive housing, the number of parking spaces proposed in this application is intended to provide an adequate amount of parking for the intended users of this specific form of supportive housing. The basement also provides a storage room dedicated to scooter and bike storage, and there is additional Class II bike parking for five bicycles located near the main entrance for visitors to the site.

Significant landscaping has been provided along the Valley road frontage to align with the Ministry of Agriculture's edge planning guidelines for properties that are adjacent to ALR land. As the site is separated from the agricultural properties across Valley Road, which has a 20 m road right of way, the proposal is not required to go before the Agricultural Advisory Committee (AAC) for review. Parcels which directly abut an ALR property would be reviewed by the AAC prior to Council consideration. A 3.0 m landscaped buffer is proposed along the Valley Road frontage to provide separation from agricultural uses.

<u>Variances</u>

The proposed development would require three variances. The first variance is to increase the maximum building height by half a storey from 4.5 storeys to 5 storeys. The overall height of the proposed development remains below the 18.0 m maximum height at 16.9 m. To the west of the development site is the Glenmore Lodge, which is 3 storeys and a 5-storey 3-building multi-residential development currently under construction. The proposed development would align with the surrounding neighbourhood context.

The second variance requested is to vary the front yard setback variance from 6.0 m required to 4.2 m proposed. This is to accommodate relatively small portions of the proposed development, with the majority of the development to be set back greater than 6.0 m. Adequate landscaping is proposed along the front property line to provide screening.

The third variance is to reduce the rear yard landscape buffer width from 3.0 m required to 1.2 m and 2.2 m along portions of the rear property line. It is anticipated that the reduction in landscape buffer width will have minimal impact to the adjacent residential property. The proposed building is positioned well away from the rear property line in order to increase privacy for the residents as well as to the adjacent parcel.

4.3 <u>Site Context</u>

The subject proposal consists of one parcel located in the Glenmore Valley area along Valley Road which is connected to urban services and located within the Permanent Growth Boundary. Should this development be approved in conjunction with DP19-0014/DVP19-0015, the property will be subdivided into two titled lots

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing,	Single Family Dwellings,
NOTUT	RM3-Low Density Multiple Housing	Vacant (future Townhouse Site)
East	P5 – Municipal District Park	Future Glenmore Recreation Park
EdSL	A1 – Agriculture 1	Farm
South	A1 – Agriculture 1,	Farm
50001	RR3 – Rural Residential	Single Dwelling House
\M/a at	RM5 – Medium Density Multiple Housing,	Glenmore Lodge
West	RM1 – Four Dwelling Housing	Vacant

with road dedications along Valley Road and to facilitate the construction of Glenpark Drive to connect from Drysdale Boulevard through to Valley Road. Adjacent land uses are as follows:

Subject Property Map: 330 Valley Road



4.4 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL	
	Existing Lot/Subdivision Regulation	S	
Min. Lot Area	1400 m ²	10,412.7 m ²	
Min. Lot Width	30 m	±115 M	
Min. Lot Depth	35 m	±93 m	
	Development Regulations		
Max. Floor Area Ratio	1.1	1.05	
Max. Site Coverage (buildings)	40%	33%	
Max. Site Coverage (buildings, parking, driveways)	65%	58%	
Max. Height	18.0 m / 4.5 storeys	16.9 m / 5 storeys 0	
Min. Front Yard (east)	6.o m	4.2 m ❷	
Min. Side Yard (south)	7.0 M	7.0 M	
Min. Side Yard (north)	7.0 M	7.0 M	
Min. Rear Yard	9.0 m	9.0 m	

127 stalls
6 spaces
1418 m²
1.2 m / 2.2 m 🖲
-

• Indicates a requested variance to number of storeys.

lndicates a requested variance to vary the front yard setback from 6.0 m required to 4.2 m proposed.

• Indicates a requested variance to reduce the rear yard landscape buffer from 3.0 m required to 1.2 m and 2.2 m proposed along portions of the rear property lined.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

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

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

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

Objective 5.22 Ensure context sensitive housing development

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

6.0 Application Chronology

Date of Application Received: Date Public Consultation Com	January 11, 2019 pleted: February 20, 2019
Report prepared by:	Lydia Korolchuk, Planner
Reviewed by:	Laura Bentley, Urban Planning & Development Policy Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0016 & DVP19-0017 Attachment B: Comprehensive Development Guidelines Checklist

Development Permit & Development Variance Permit DP19-0016 & DVP19-0017



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

330 Valley Road, Kelowna, BC

and legally known as

Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158)

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

Multiple Dwelling Housing

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

Date of Council Decision:

Decision By:	COUNCIL
Development Permit Area:	Comprehensive Development Permit Area
Existing Zone:	RM5 – Medium Density Multiple Housing
Future Land Use Designation:	MRM – Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Springdale Properties Ltd. Inc. No. BCo864963

Applicant: Ed Hall

Terry Barton Community Planning Department Manager Planning & Development Services Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP19-0016 for a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0017 for a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC;

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

Section 13.11.6(c): RM5 Development Regulations

To vary the maximum number of storeys from 4.5 permitted to 5 proposed.

Section 13.11.6(d): RM5 Development Regulations

To vary the minimum site front yard from 6.0 m permitted to 4.2 m proposed.

Section 7.6.1: Minimum Landscape Buffers

To vary the minimum required landscape buffer along portions of the rear property line from 3.0 m permitted to 2.2 m and 1.2 m proposed.

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$195,296.88**

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

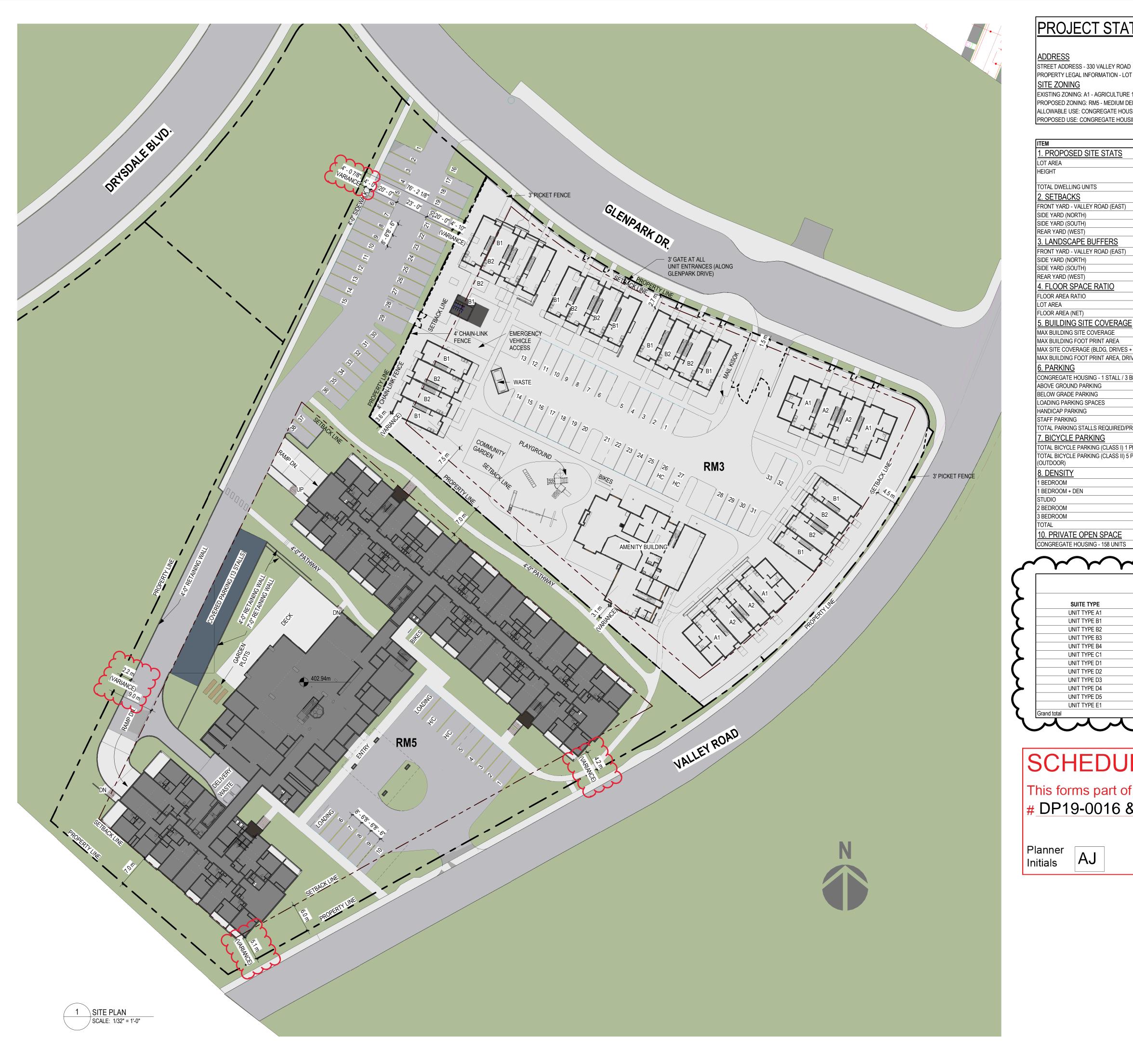
5. INDEMNIFICATION

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

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

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

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



PROJECT STATISTICS RM5

STREET ADDRESS - 330 VALLEY ROAD PROPERTY LEGAL INFORMATION - LOT 2, SEC 33, TP 26, ODYD, PLAN 4043, EXCEPT PARCEL A (DD130155F AND PLAN B6158)

EXISTING ZONING: A1 - AGRICULTURE 1

PROPOSED ZONING: RM5 - MEDIUM DENSITY MULTIPLE HOUSING

ALLOWABLE USE: CONGREGATE HOUSING

PROPOSED USE: CONGREGATE HOUSING

SUITE TYPE

UNIT TYPE A1

UNIT TYPE B1 UNIT TYPE B2

UNIT TYPE B3

UNIT TYPE B4

UNIT TYPE C1

UNIT TYPE D1

UNIT TYPE D2

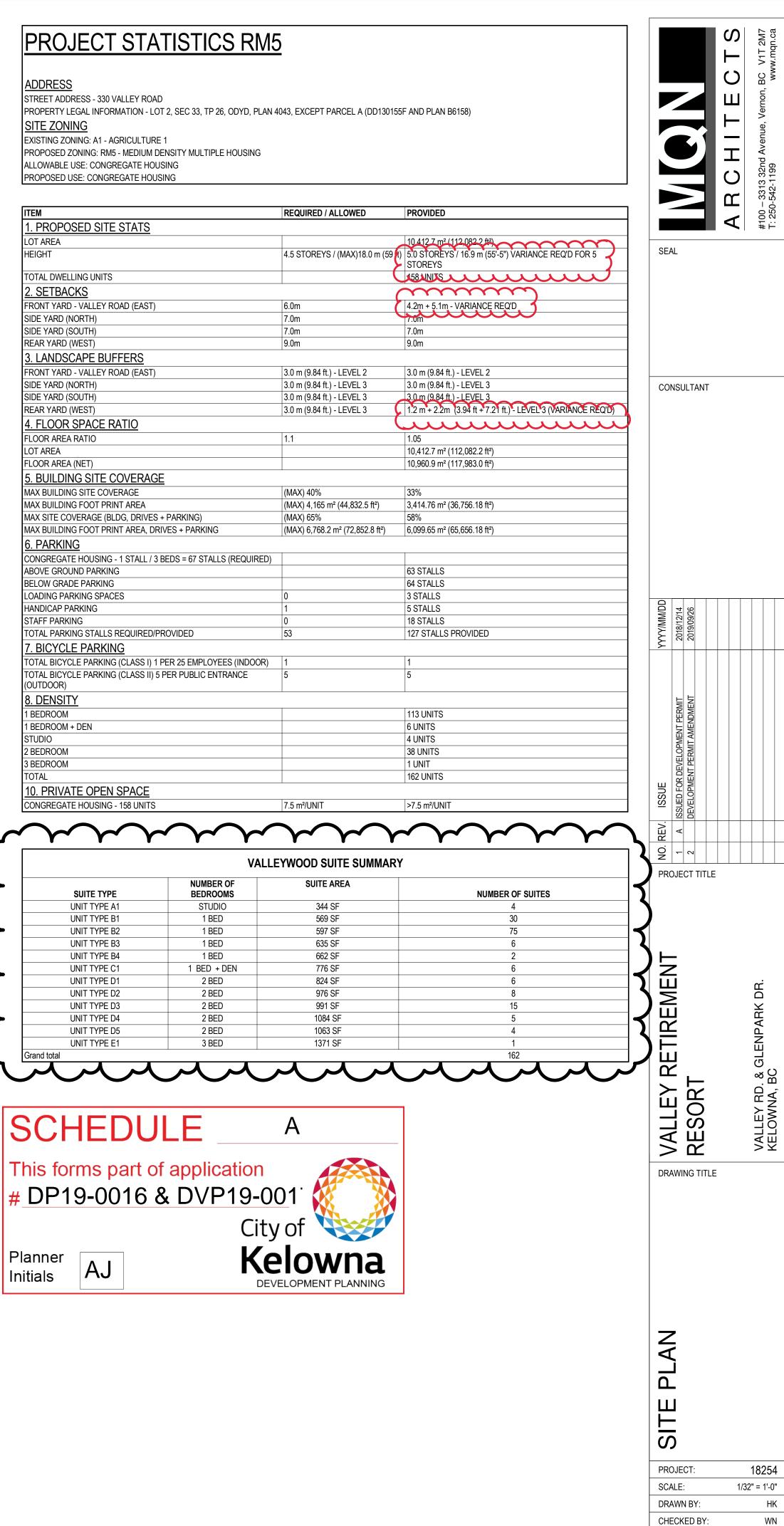
UNIT TYPE D3

UNIT TYPE D4

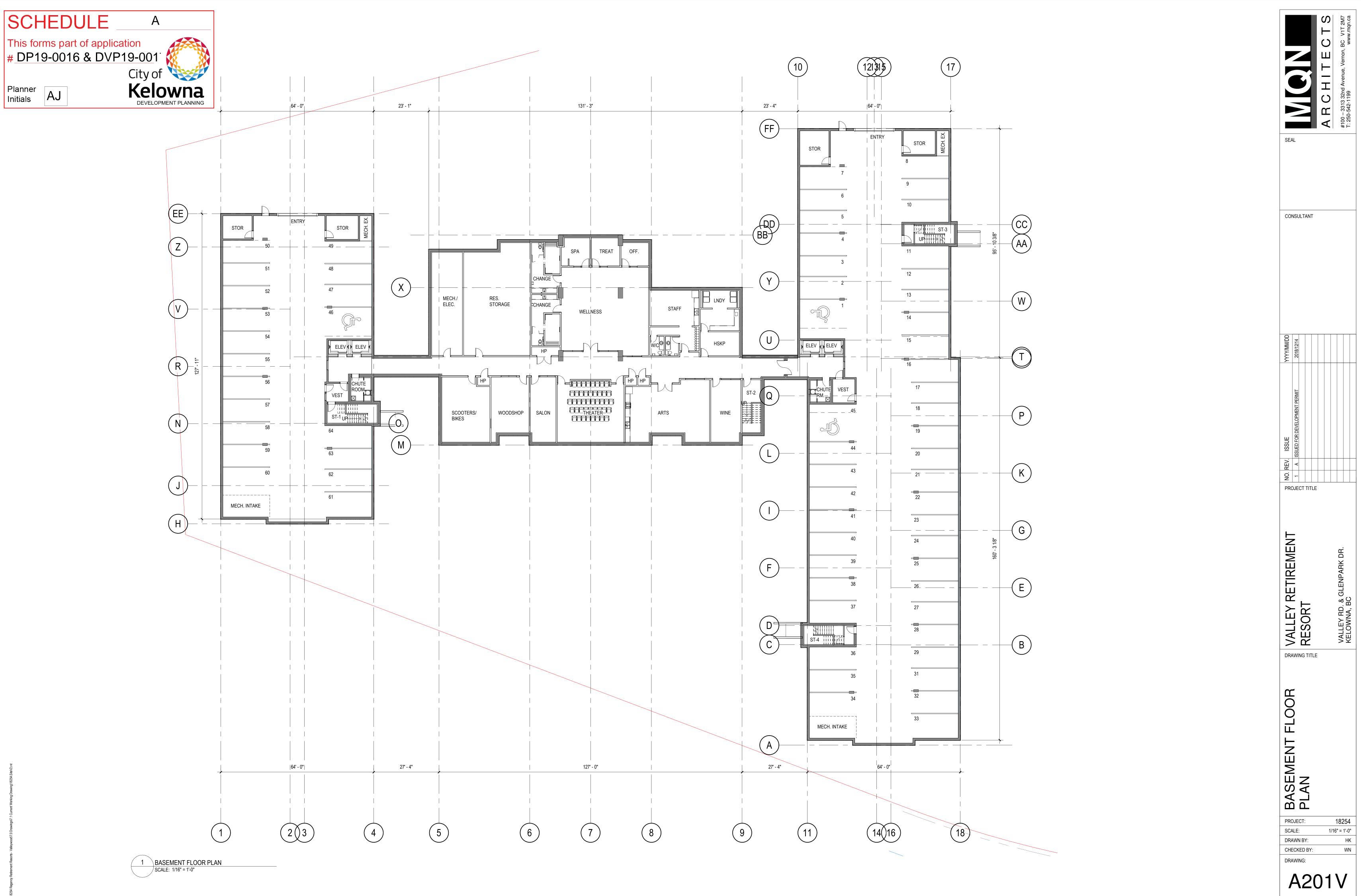
UNIT TYPE D5

UNIT TYPE E1

AJ



DRAWING:



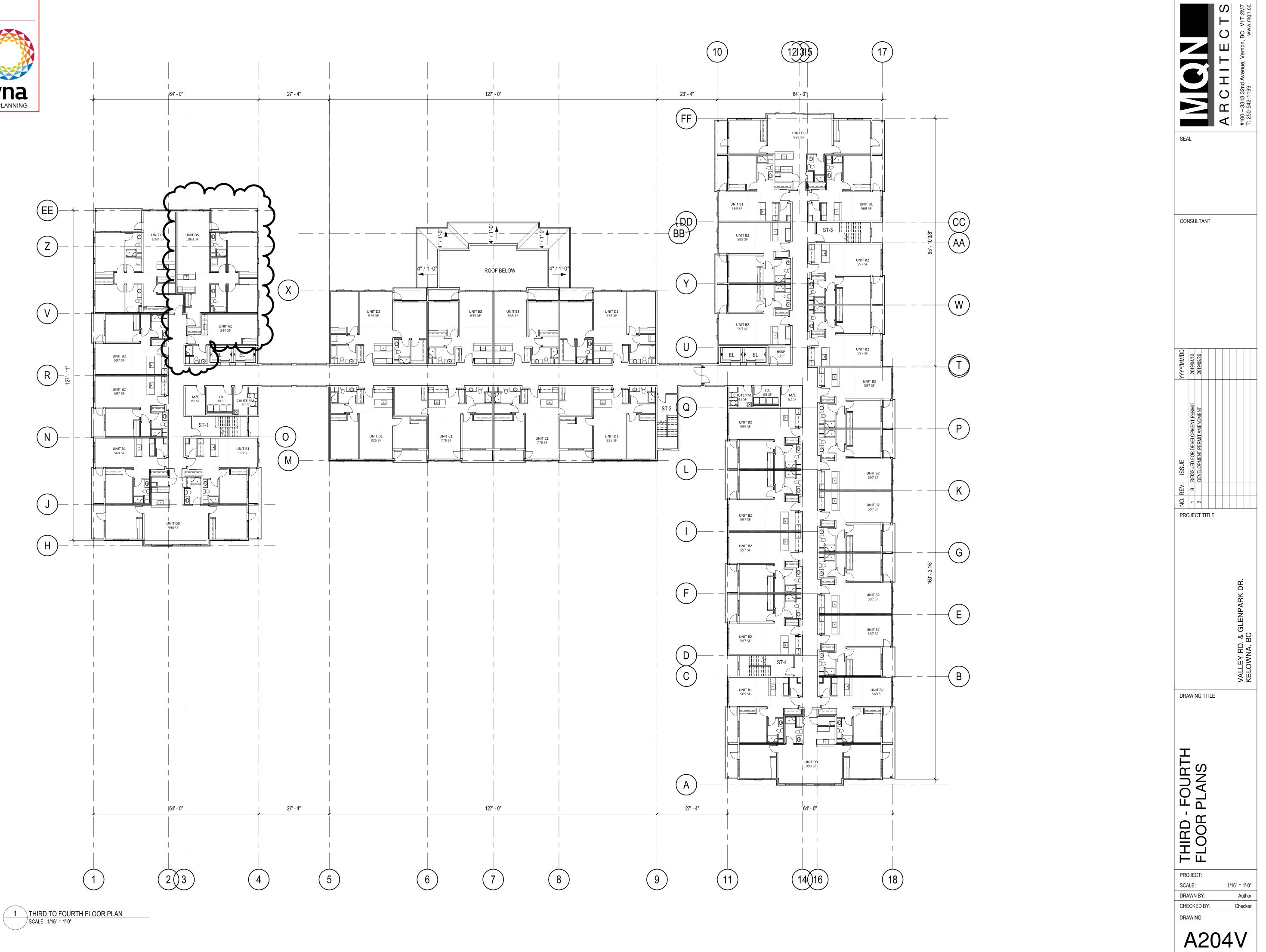


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CONSULTANT	
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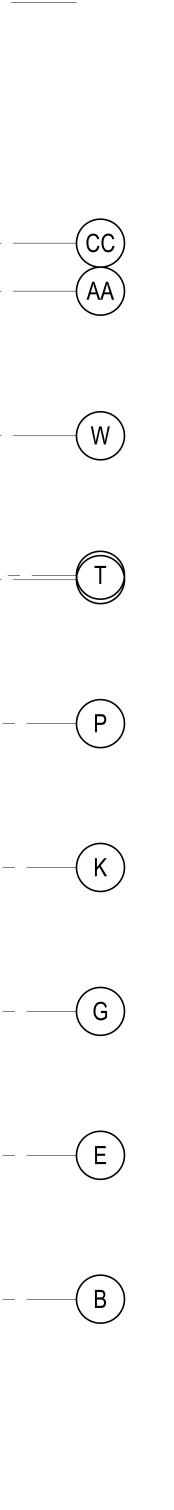
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CONSULTANT		
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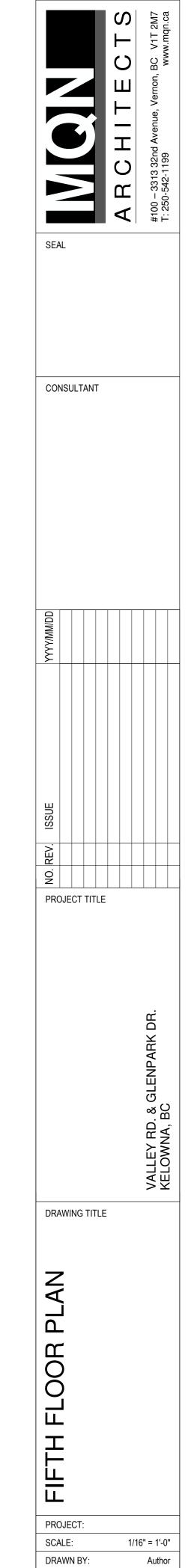












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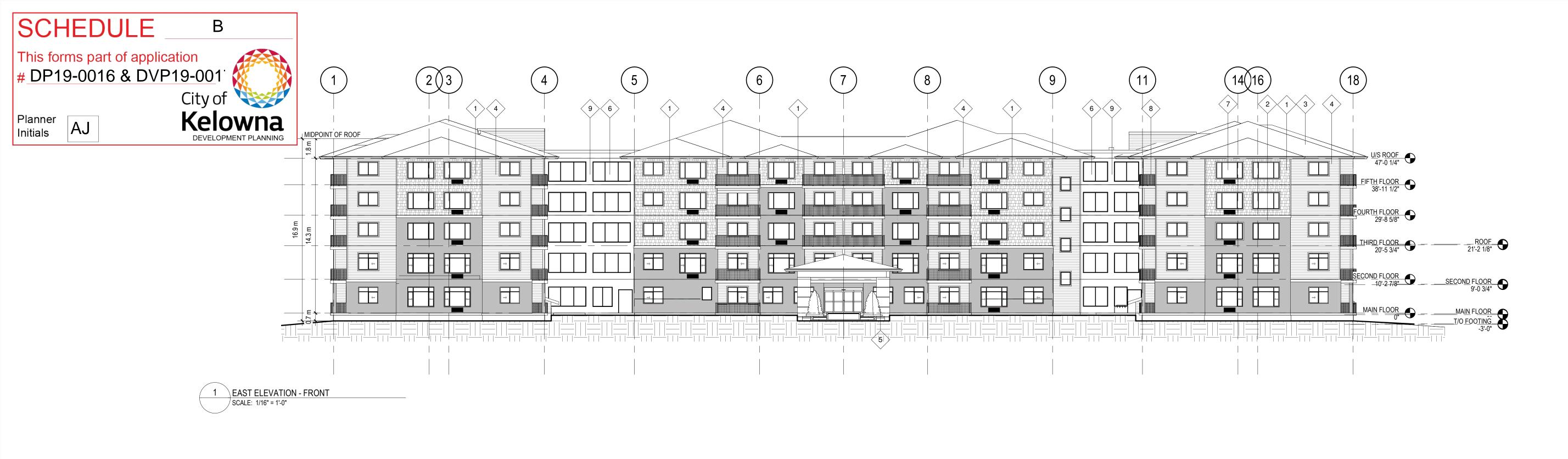


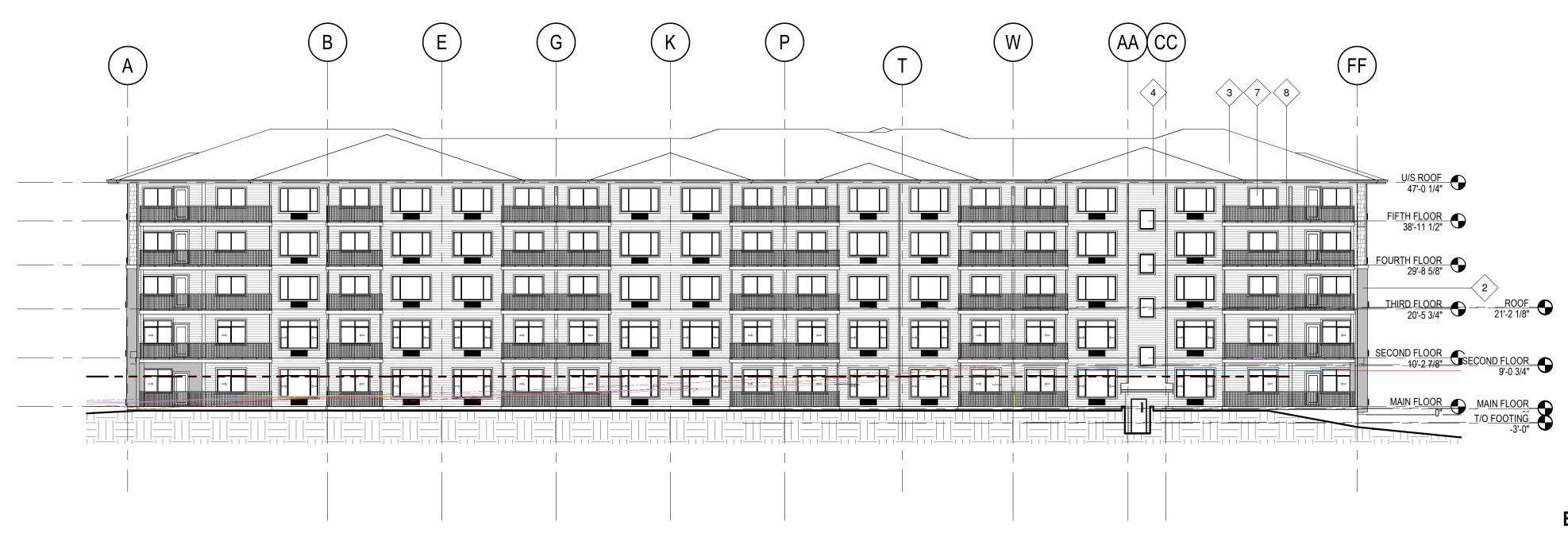






U/S TRUSS 25'-0 1/2" THIRD FLOOR 16'-11 3/4" SECOND FLOOR SECOND FLOOR	A B C H I T E C T S #100 - 3313 32nd Avenue, Vernon, BC VIT 2M7 T: 250-542-1199 www.mqn.ca
8-11 MAIN FLOOR T/O FOOTING 3-0 -5-3-0	CONSULTANT
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EXTERIOR FINISHES



VINYL SHAKES - GENTEK - CANYON CLAY

2 CULTURED STONE - BUCKS COUNTRY DRESSED FIELD STONE & LEDGER STONE MIXED FIELDSTONE

3 ASPHALT SHINGLES - RUSTIC BLACK

 VINYL HORIZONTAL SIDING - GENTEK - CANYON CLAY

5 CONCRETE POST - EXPOSED AGGREGATE

ALUMINUM STORE FRONT WINDOW FRAMES -COLOR BLACK

VINYL WINDOWS COLOUR BLACK

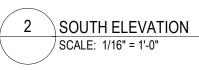
8 ALUMINUM GUARD RAIL SYSTEM -COLOUR BLACK

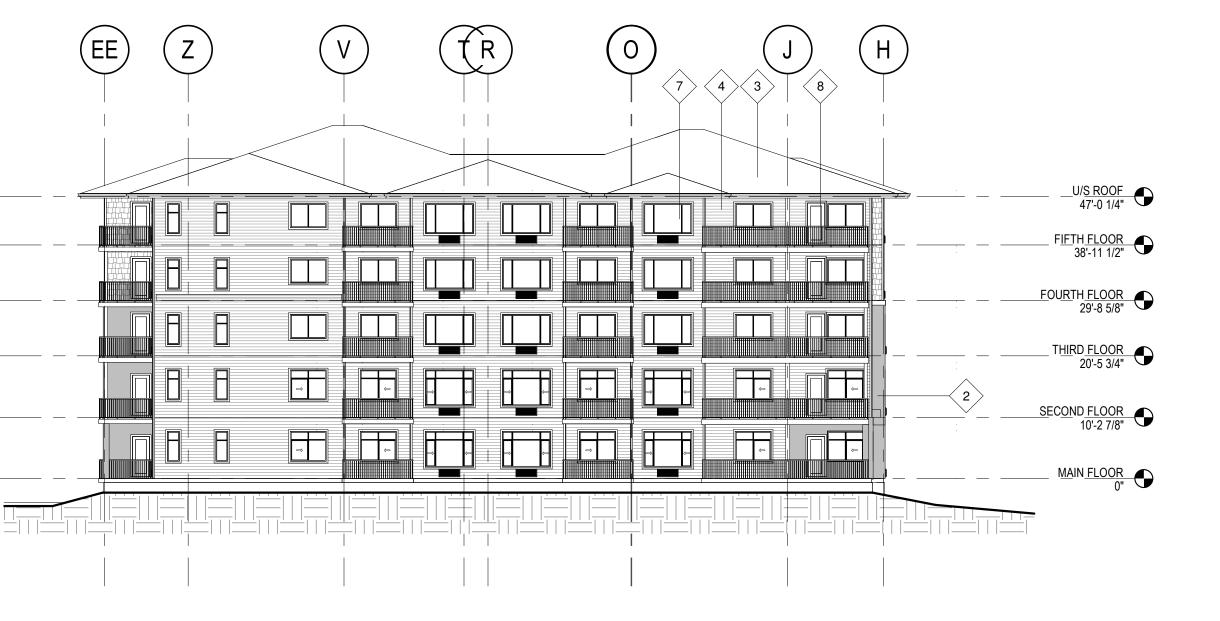
9 PREFINISHED METAL CLADDING - COLOUR BLACK

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VINYL SHAKES - GENTEK - CANYON CLAY

- CULTURED STONE BUCKS COUNTRY DRESSED FIELD STONE & LEDGER STONE MIXED FIELDSTONE
- 3 ASPHALT SHINGLES RUSTIC BLACK
- VINYL HORIZONTAL SIDING GENTEK CANYON CLAY
- 5 CONCRETE POST EXPOSED AGGREGATE
- 6 ALUMINUM STORE FRONT WINDOW FRAMES -COLOR BLACK
- VINYL WINDOWS COLOUR BLACK
- 8 ALUMINUM GUARD RAIL SYSTEM -COLOUR BLACK
- 9 PREFINISHED METAL CLADDING COLOUR BLACK



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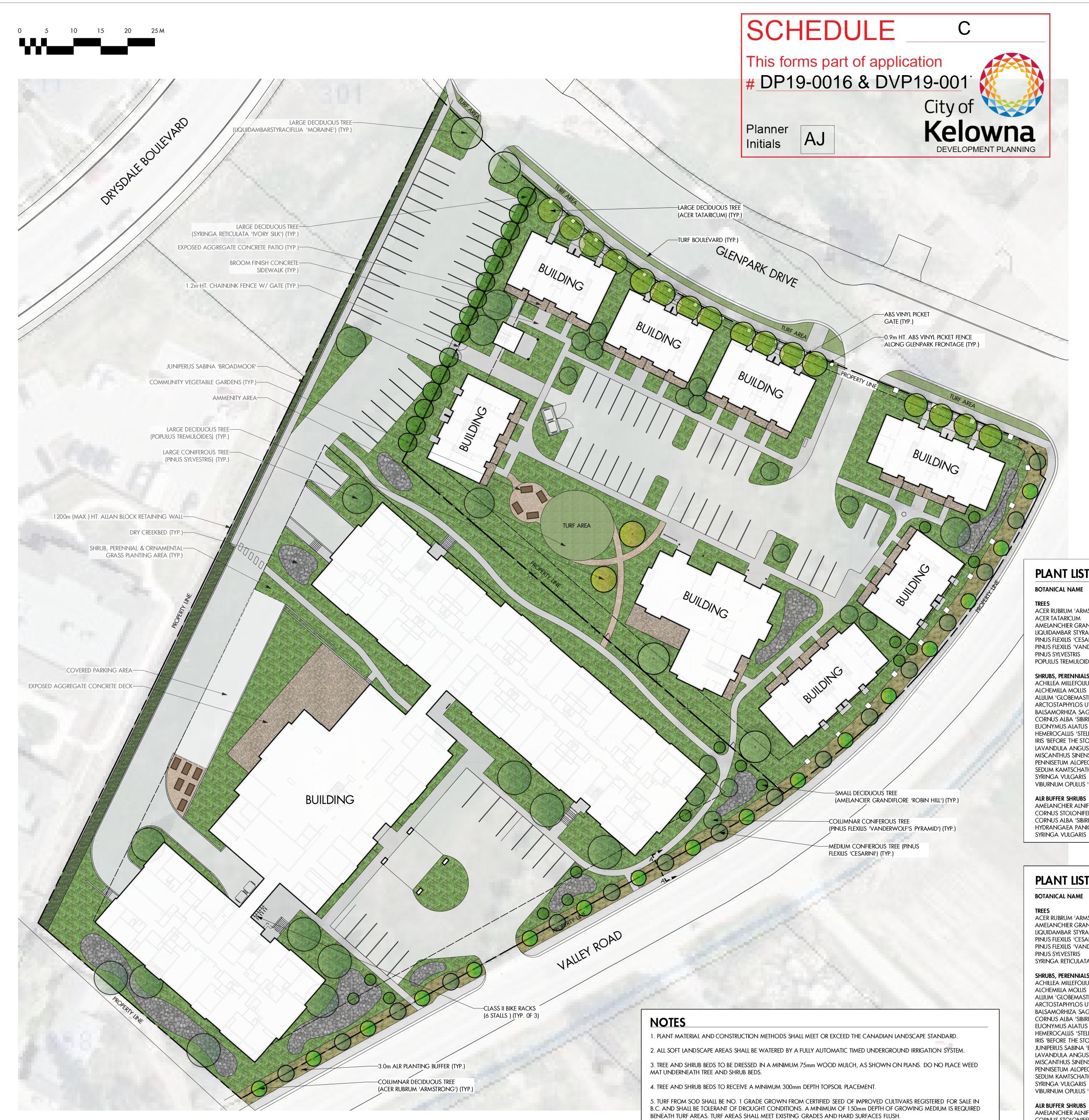
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VALLEY RD. & GLENP KELOWNA, BC

PROJECT TITLE

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6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

ALR SHRUB PLANTINGS— (REFER PLANT LIST)

3.0M ALR BUFFER

ALR LANDSCAPE BUFFER - SECTION A-A SCALE 1:25

PLANT LIS

ACER RUBRUM 'AR ACER TATARICUM AMELANCHIER GR LIQUIDAMBAR STY PINUS FLEXILIS 'CE PINUS FLEXILIS 'VA PINUS SYLVESTRIS

SHRUBS, PERENNI ACHILLEA MILLEFO ALCHEMILLA MOLL ALLIUM 'GLOBEMA ARCTOSTAPHYLO BALSAMORHIZA S CORNUS ALBA 'SI EUONYMUS ALAT IRIS 'BEFORE THE S LAVANDULA ANG **MISCANTHUS SIN** PENNISETUM ALC SEDUM KAMTSCH SYRINGA VULGAR

ME	COMMON NAME	7QTY	SIZE/SPACING & REMARKS
		-	
ARMSTRONG'	ARMSTRONG MAPLE	7	6cm CAL
		16	6cm CAL
GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	6	6cm CAL
TYRACIFLUA 'MORAINE'		2	6cm CAL.
	BLUE LIMBER PINE	7	2m HT.
ANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	12	2m HT.
		4	2m HT.
LOIDES	TREMBLING ASPEN	2	6cm CAL
NIALS, & ORNAMENTAL GRASSES	S		
Olium 'Summer Pastels'	SUMMER PASTELS YARROW	45	#01 CONT. /0.75M O.C. SPACINO
DLLIS	LADY'S MANTLE	70	#01 CONT. /0.6M O.C. SPACING
AASTER'	GLOBEMASTER ORNAMENTAL ONION	70	#01 CONT. /0.6M O.C. SPACING
DS UVA-URSI	KINNIKINNICK	45	#01 CONT. /0.75M O.C. SPACINO
SAGITTATA	ARROWLEAF BALSAMROOT	70	#01 CONT. /0.6M O.C. SPACING
SIBIRICA'	TATARIAN DOGWOOD	19	#05 CONT. /1.5M O.C. SPACING
ATUS 'SELECT'	FIRE BALL BURNING BUSH	22	#02 CONT. /1.25M O.C. SPACING
'STELLA D'ORO'	Stella d'Oro Daylilly	70	#01 CONT. /0.6M O.C. SPACING
E STORM'	BEFORE THE STORM BEARDED IRIS	70	#01 CONT. /0.6M O.C. SPACING
IGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	70	#01 CONT. /0.6M O.C. SPACING
NENSIS 'PURPURASCENS'	ORANGE FLAME GRASS	26	#01 CONT. /1.0M O.C. SPACING
OPECUROIDES	FOUNTAIN GRASS	26	#01 CONT. / 1.0M O.C. SPACING
HATICUM	RUSSIAN STONECROP	70	#01 CONT. /0.6M O.C. SPACING
ARIS	COMMON LILAC	8	#05 CONT. /2.5M O.C. SPACING
lus 'nanum'	DWARF EUROPEAN CRANBERRY	45	#02 CONT. /0.75M O.C. SPACING
UBS			
ALNIFOLIA	SASKATOON	7	#05 CONT. /2.0M O.C. SPACING
NIFERA	RED OSIER DOGWOOD	5	#02 CONT. /2.5M O.C. SPACING
SIBIRICA	TATARIAN DOGWOOD	13	#02 CONT. /1.5M O.C. SPACING
PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA	5	#05 CONT. /2.5M O.C. SPACING
		5	

BOTANICAL NAME		QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10	6cm CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	10	6cm CAL
LIQUIDAMBAR STYRACIFLUA 'MORAINE'	MORAINE SWEET GUM	2	6cm CAL
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	9	2m HT.
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	4	2m HT.
PINUS SYLVESTRIS	SCOTCH PINE	12	2m HT.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	15	6cm CAL
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	53	#01 CONT. /0.75M O.C. SPACING
ALCHEMILLA MOLLIS	LADY'S MANTLE	82	#01 CONT. /0.6M O.C. SPACING
ALLIUM 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION	82	#01 CONT. /0.6M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	53	#01 CONT. /0.75M O.C. SPACING
BALSAMORHIZA SAGITTATA	Arrowleaf Balsamroot	82	#01 CONT. /0.6M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	22	#05 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	26	#02 CONT. /1.25M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	Stella d'Oro daylilly	82	#01 CONT. /0.6M O.C. SPACING
IRIS 'BEFORE THE STORM'	BEFORE THE STORM BEARDED IRIS	82	#01 CONT. /0.6M O.C. SPACING
JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	70	#02 CONT. /1.75M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	82	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'PURPURASCENS'	ORANGE FLAME GRASS	30	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	30	#01 CONT. /1.0M O.C. SPACING
SEDUM KAMTSCHATICUM	russian stonecrop	82	#01 CONT. /0.6M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	9	#05 CONT. /2.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	53	#02 CONT. /0.75M O.C. SPACING
ALR BUFFER SHRUBS			
AMELANCHIER ALNIFOLIA	SASKATOON	10	#05 CONT. /2.0M O.C. SPACING
CORNUS STOLONIFERA	RED OSIER DOGWOOD	6	#02 CONT. /2.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	17	#02 CONT. /1.5M O.C. SPACING
HYDRANGAEA PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA	6	#05 CONT. /2.5M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	6	#05 CONT. /2.5M O.C. SPACING

COMMON LILAC



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

PROJECT TITLE

VALLEY RETIREMENT **RESORT AND COTTAGES** Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION 1 19.08.27 2 19.09.16 3 19.10.16 -4 ____

#05 CONT. /2.5M O.C. SPACING

5

Development Permit Development Permit

Review

PROJECT NO	19-083
design by	KF
dravvn by	MC
CHECKED BY	FB
DATE	oct. 16, 2019
SCALE	1:300
PAGE SIZE	30"×42"



drawing number



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DP19-0016 November 19, 2019

Comprehensive Development Permit Area

DEVELOPMENT PERMIT GUIDELINES

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

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?		✓	
Is visible and secure bicycle parking provided in new parking structures and parking lots?	~		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	\checkmark		
Are green walls or shade trees incorporated in the design?	~		
Does the site layout minimize stormwater runoff?	~		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		~	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			1
Are decks, balconies or common outdoor amenity spaces provided?	~		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	~		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			~
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	~		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	~		
Landscape Development and Irrigation Water Conservation			1
Does landscaping:	-	-	-
 Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
 Maintain the dominant pattern of landscaping along the street and surrounding properties? 	~		
• Enhance the pedestrian environment and the sense of personal safety?	\checkmark		
 Screen parking areas, mechanical functions, and garbage and recycling areas? 	~		
• Respect required sightlines from roadways and enhance public views?	\checkmark		
• Retain existing healthy mature trees and vegetation?		~	
• Use native plants that are drought tolerant?	~		
• Define distinct private outdoor space for all ground-level dwellings?			~
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?		~	
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
 Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	~		
 Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	~		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	~		
Does at least 25% of the total landscaped area require no irrigation / watering?		~	
Does at least 25% of the total landscaped area require low water use?	~		
Does at most 50% of the total landscaped area require medium or high water use?	~		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	~		
Do water features such as pools and fountains use recirculated water systems?			~
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	~		
Are the required written declarations signed by a qualified Landscape Architect?	~		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	~		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	~		
Is drip or low volume irrigation used?	~		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	~		
Are building materials vandalism resistant?	~		
Universal Accessible Design			•
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	~		
Are the site layout, services and amenities easy to understand and navigate?	~		

REPORT	TO COUNCIL		City of
Date:	December 3, 2019		Kelowna
То:	Council		
From:	City Manager		
Department:	Development Planning – Suburban, Ru	ural	
Application:	DVP19-0139	Owner:	Ivan Heidecker and Darla Galloway
Address:	2484 Dubbin Rd	Applicant:	Gibson Contracting
Subject:	Development Variance Permit		

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0139 for Lot A Section 20 Township 23 ODYD Plan 36590, located at 2484 Dubbin Rd, Kelowna, BC;

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

Section 12.3.6 (a) – RR3 - Rural Residential 3 Zone – Development Regulations

To vary the maximum site coverage from 30% permitted to 37.56% proposed in accordance with Schedule "A".

Section 12.3.6 (c) – RR3 - Rural Residential 3 Zone – Development Regulations

To vary the minimum front yard from 6.0m permitted to 0.9m proposed in accordance with Schedule "A".

Section 6.6.2 – General Development Regulations – Height and Grade

- a) To vary the maximum height for the lowest floor or walkout basements from 3.6m permitted to 4.57m proposed in accordance with Schedule "A".
- b) To vary the maximum height of the rear building elevation from 12.5m permitted to 13.43m proposed in accordance with 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 minimum front yard setback, the maximum site coverage, the height for the walkout basement and the height of the rear building elevation on the subject property.

3.0 Development Planning

Staff support the requested variances to reduce the front yard setback from 6.0m to 0.9m, the maximum site coverage from 30% to 37.56% and the height for the walkout basement and rear of the building. The variances allow the construction of a new home, attached garage and the ability to build a pool on the lot while maintaining onsite parking, and limiting the impacts on steep slopes.

Staff typically prefer to see front yard setbacks adhered to in order to maintain the streetscape patter, allow space for landscaping, and ensure driveway length, each scenario must be considered on its own merits. In this case, staff are favorable to the reduced front yard to protect the steep slopes and potential visual impacts. The property slopes down from the road to the lake, with grades in excess of 45% thru the middle of the property. The elevation of Dubbin Road to the property line drops approximately 2.5m creating a building envelope which is approximately 6m below the elevation of Dubbin Rd.

The current zoning RR₃ according to the bylaw allows for site coverage of 30% based on the lot size of 10,000 m2. This property is undersized with an area of 1562 m2 and therefore create difficulties meeting the maximum site coverage.

The applicant has completed the neighborhood consultation in accordance with Council Policy No. 367 and staff have not fielded any questions or concerns.

4.0 Proposal

4.1 <u>Project Description</u>

The applicant's proposal is to build a new home with attached garage and ability to build a pool on the lot while maintaining the onsite parking and respecting the 15.0m Riparian Management Area (RMA) from the lake. The topography of the subject property presents challenges as the existing grade at the front of the property slopes steeply down towards the rear property line. The new home is proposed to follow the natural grade of the lot in efforts to minimize the affects to the adjacent properties.

As this site is within the Natural Environment Development Permit Area, the proponent will be required to obtain a Natural Environment Development Permit including a geotechnical assessment prior to commencing construction on this parcel.

4.2 <u>Site Context</u>

The subject property is located on the west side of Dubbin Road in the McKinley sector of Kelowna. The subject property is zoned RR₃ with a Future Land Use designation of S₂RES.

Orientation	Zoning	Land Use
North	RR3 - Rural Residential 3	Single Family Residential
East	RR3 - Rural Residential 3	Single Family Residential
South	RR3 - Rural Residential 3	Single Family Residential
West	Okanagan Lake	Lake

Specifically, adjacent land uses are as follows:

Subject Property Map: 2484 Dubbin Rd



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RR3 ZONE REQUIREMENTS	PROPOSAL	
Development Regulations			
Front Yard (to a dwelling)	6.om	0.9 m 🛛	
Side Yard (north)	2.3M	2.55m	
Side Yard (south)	2.3M	2.9M	
Rear Yard	7.5M	19.88m	
Other Regulations			
Maximum Site Coverage	30%	37.56% 🛛	
Maximum Height of w/o basement	3.6m	4.57m€	
Maximum Height of the rear building	12.5M	13.43m 0	
• Indicates a requested variance to the front yard setback to a dwelling			
Indicates a requested variance to the maximum site coverage			
Indicates a requested variance to the maximum height of walkout basement			
A Indicator a requested variance to the maximum beight of the rear building			

Indicates a requested variance to the maximum height of the rear building

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Ensure environmentally sustainable development.¹ Steep Slopes. Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

• Kelowna 2030 OCP (Bylaw 10500) was adopted by City Council on May 30, 2011. The subject property was created in 2006, allowing a parcel with slopes over 30% to be created. City staff would like to see this lot developed in a manner that reduces the impact of grades for adjacent property lines. The proposed grading plan and site plan isolate changes in the existing grade to the south east portion of the property.

Hillside Objectives.² Promote the siting of buildings and designs that are compatible with the steep slope context; Ensure compatibility with existing neighbourhood or streetscape;

• The single storey design along stellar Drive is compatible with single family homes along the north side of Stellar Drive.

Context Considerations.³ Design and locate buildings so the hillside landscape rather than the sky serves as a backdrop;

6.o Technical Comments

6.1 Development Engineering Department

This application does not compromise any City of Kelowna municipal infastructure.

6.2 Building & Permitting Department

The wall along property line will be required to be of non-combustible construction with no openings. This may affect the appearance of the structure, but will be addressed at time of building permit plan check

7.0 Application Chronology

Date of Application Received: Date Public Consultation Completed: June 26, 2019 August 19, 2019

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

Attachments:

Draft Development Variance Permit No. DVP19-00139

Schedule "A" - Site Plan

¹ City of Kelowna Official Community Plan, Policy 5.5.12 (Development Process Chapter).

² City of Kelowna Official Community Plan, E (Urban Design Development Permit Areas).

³ City of Kelowna Official Community Plan, Policy 1.5 (Urban Design Development Permit Areas).



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

2484 Dubbin Rd

and legally known as

LOT A SECTION 20 TOWNSHIP 23 ODYD PLAN 36590

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

Section 12.3.6 – Rural Residential Zones

- a) To vary the maximum site coverage from 30% permitted to 37.56% proposed.
- b) To vary the minimum front yard from 6.0 m permitted to 0.9m proposed.

Section 6.6.2 – General Development Regulations

- a) To vary the maximum height for the lowest floor or walkout basements from 3.6m permitted to 4.57m proposed in accordance with Schedule "A".
- b) To vary the maximum height of the rear building elevation from 12.5m permitted to 13.43 proposed in accordance with Schedule "A".

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

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

Date of Decision:	December 3, 2019
Decision By:	CITY COUNCIL
Issued Date:	DATE
Development Permit Area:	NA
File Manager:	SS

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

Existing Zone: RR3 – Rural Residential 3

Future Land Use Designation: S2RES – Single Two Unit Residential

This is NOT a Building Permit.

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

NOTICE

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

Owner:Ivan Heidecker and Darla GallowayAddress:2484 Dubbin Rd, V1V 2B8City:Kelowna, BC

Terry Barton, Development Planning Department Manager Development Planning Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

a) A Certified Cheque in the amount of; n/a

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

4. Indemnification

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

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

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

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

