

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, October 6, 2020
8:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**

2. **Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Wooldridge.

3. **Confirmation of Minutes**

1 - 12

Public Hearing - September 15, 2020
Regular Meeting - September 15, 2020

4. **Development Permit and Development Variance Permit Reports**

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

4.1 **START TIME 8:00 PM - Hazell Rd 4341, DVP20-0142 - Long Van Thanh Quang and Iona Ladine Quang**

13 - 34

To vary the required minimum front yard setback from 4.5 m permitted to 2.5 m proposed on the subject property.

4.2 **START TIME 8:00 PM - Innovation Dr 1708-1720 - DVP20-0152 - Midwest Ventures Ltd., Inc.No. BC0046021**

35 - 58

To vary the required minimum distance between free-standing signs and the maximum number of free-standing signs on the subject property.

4.3 **START TIME 8:00 PM - Lakeshore Rd 4119-4131 - DP19-0240 DVP19-0242 - Whitworth Holdings Ltd., Inc. No. 1059455**

59 - 136

To consider the form and character of a 70-unit multi-family development and a variance to building height.

4.4 START TIME 8:00 PM - Francis Ave 460 - BL11999 (Z19-0138) - John Hodges 137 - 137

To adopt Bylaw No. 11999 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

4.5 START TIME 8:00 PM - Francis Ave 460 - DVP20-0032 - John Hodges 138 - 158

To consider a Development Variance Permit to vary the minimum distance between two single detached housing units from 4.5m required to 1.78m proposed.

5. Reminders

6. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, September 15, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Brad Sieben; Mohini Singh, Luke Stack and Loyal Wooldridge

Members Participating Remotely Councillors Ryan Donn and Charlie Hodge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Manager, Terry Barton*; Planner, Tyler Caswell*; Planner Specialist, Adam Cseke*; Planner, Aaron Thibeault*; Planner, Andrew Ferguson*; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Council Meeting Items**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - DeHart Rd 664 - Z20-0050 (BL12077) - Carolyn Rae Stevenson**
 Mayor Basran called the Hearing to order at 6:01 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.
3. **Individual Bylaw Submissions**
 - 3.1 **START TIME 6:00 PM - DeHart Rd 664 - Z20-0050 (BL12077) - Carolyn Rae Stevenson**

Staff:
 - Displayed a PowerPoint Presentation summarizing the application.

The applicant was unable to attend due to unforeseen circumstance.

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.

4. Termination

The Hearing was declared terminated at 6:06 p.m.

5. Call to Order

Mayor Basran called the meeting to order at 6:06 p.m.

6. Bylaws Considered at Public Hearing

6.1 START TIME 6:00 PM - DeHart Rd 664 - BL12077 (Z20-0050) - Carolyn Rae Stevenson

Moved By Councillor Wooldridge/Seconded by Councillor Given

(R0601/20/09/15) THAT Bylaw No. 12077 be read a second and third time and be adopted.

Carried

7. Termination

The meeting was declared terminated at 6:07 p.m.

8. Call to Order the Public Hearing - START TIME 6:00 PM - Grantham Rd 2368 - Z20-0049 (BL12078) - Bernard Schmidt and Beverly Schmidt

Mayor Basran called the Hearing to order at 6:07 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.

9. Individual Bylaw Submissions

9.1 START TIME 6:00 PM - Grantham Rd 2368 - Z20-0049 (BL12078) - Bernard Schmidt and Beverly Schmidt

Councillor Sieben declared a conflict of interest on this item and the next item 14 as a relative is the applicant for item 9.1 and the two applications are for adjacent properties for the same zone and left the meeting at 6:08 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Tom Allen, Lake Road, Applicant's representative:

- Provided comments on the farming history of the property and status of current farming being undertaken on the site.

- Provided rationale for the rezoning.

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.

10. Termination

The Hearing was declared terminated at 6:15 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:15 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 6:00 PM - Grantham Rd 2368 - BL12078 (Z20-0049) - Bernard Schmidt and Beverly Schmidt

Moved By Councillor Wooldridge/Seconded By Councillor Given

(Ro602/20/09/15) THAT Bylaw No. 12078 be read a second and third time and be adopted.

Carried

13. Termination

The meeting was declared terminated at 6:15 p.m.

14. Call to Order the Public Hearing - START TIME 6:00 PM - Grantham Rd 2380 - Z20-0051 (BL12079) - Diana Lynn Nixon

Mayor Basran called the Hearing to order at 6:16 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.

15. Individual Bylaw Submissions

15.1 START TIME 6:00 PM - Grantham Rd 2380 - Z20-0051 (BL12079) - Diana Lynn Nixon

Staff:

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

Shane Worman West Avenue, Applicant

- Responded to questions from Council.

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.

16. Termination

The Hearing was declared terminated at 6:22 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:22 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 6:00 PM - Grantham Rd 2380 - BL12079 (Z20-0051) - Diana Lynn Nixon

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(Ro603/20/09/15) THAT Bylaw No. 12079 be read a second and third time and be adopted.

Carried

Councillor Sieben rejoined the meeting at 6:23 p.m.

19. Termination

Terminated at 6:23 p.m.

Mayor Basran called the meeting to order at 6:27 p.m.

Mayor Basran: Ride Share Application

- Commented on the recent Uber application to operate ride share in the region.
- Asked Council for a generic letter of support for any Ride Share application that meets the Provincial requirements.

Moved by Councillor Given/Seconded by Councillor Donn

(Ro604/20/09/15) THAT Council authorizes the Mayor to write a letter of support for any ride share program application in Kelowna that meets Provincial requirements.

Carried

The meeting terminated at 6:31 p.m.

20. Call to Order the Public Hearing - START TIME 6:45 PM - St. Paul St 1193 - Z18-0011 (BL12080) - Evergreen Lands Limited, Inc No. BC0382754

Mayor Basran called the Hearing to order at 6:45 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.

21. Individual Bylaw Submissions

21.1 START TIME - 6:45 PM - St. Paul St 1193 - Z18-0011 (BL12080) - Evergreen Lands Limited, Inc No. BC0382754

Councillor DeHart declared a conflict of interest due to her employment with a major hotel chain & left the meeting at 6:46 p.m.

Staff:

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

Jim Mieklejon, Ellis St, Ken Webster, Applicant's agent/Applicant

- Displayed a PowerPoint presentation.
- Showed views of the site and identified neighbouring recent developments.

- Identified future height variance and architectural design and neighbourhood context.
- Spoke to hotel parking and trend for downtown hotels to be constructed with little or no parking.
- Displayed an email supporting limited hotel parking on the ELMO.

Ken Webster, Ridgeway Drive, Evergreen Lands Ltd.

- Last hotel project in Downtown was 20 years ago.
- Affordable hotel development is being proposed, walkable neighbourhood with lots of amenities.
- Focus is on accommodation due to wide range of services within the immediate area.
- Responded to questions from Council.

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.

22. Termination

The Hearing was declared terminated at 7:19 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:19 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 6:45 PM - St. Paul St 1193 - BL12080 (Z18-0011) - Evergreen Lands Limited, Inc No. BCo382754

Moved By Councillor Singh/Seconded By Councillor Wooldridge

(Ro605/20/09/15) THAT Bylaw No. 12080 be read a second and third time.

Carried

Councillor DeHart rejoined the meeting at 7:25 p.m.

25. Termination

The regular meeting was terminated at 7:25 p.m.

26. Call to Order the Public Hearing - START TIME 7:20 PM - Clement Ave 599 - Z20-0046 (BL12082) - Okanagan Opportunity GP Inc

Mayor Basran called the Hearing to order at 7:25 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.

27. Individual Bylaw Submissions

27.1 START TIME 7:20 PM - Clement Ave 599 - Z20-0046 (BL12082) - Okanagan Opportunity GP Inc

Staff:

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

Roger Green, MQN Architects, Applicant's Agent

- Displayed a PowerPoint presentation.
- Spoke to the parking discussions between the owner and MODO.
- Sub zone requested very close to the number of parking stalls.
- Responded to questions from Council.

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

Gallery:

No one from the Gallery came forward.

28. Termination

The Hearing was declared terminated at 7:38 p.m.

29. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:38 p.m.

30. Bylaws Considered at Public Hearing

30.1 START TIME 7:20 PM - Clement Ave 599 - BL12082 (Z20-0046) - Okanagan Opportunity GP Inc

Moved By Councillor Stack/Seconded By Councillor DeHart

(Ro606/20/09/15) THAT Bylaw No. 12082 be read a second and third time;

AND THAT a Car Share agreement for one (1) vehicle be in place prior to Final Adoption of the Bylaw.

Carried

31. Termination

The meeting was declared terminated at 7:39 p.m.

32. Call to Order the Public Hearing - START TIME 7:20 - Pacific Ave 1145 - Z20-0047 (BL12081) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652

Mayor Basran called the Hearing to order at 7:39 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.

33. Individual Bylaw Submission

33.1 START TIME 7:20 PM - Pacific Ave 1145 - Z20-0047 (BL12081) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The 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.

Gallery:

No one from the Gallery came forward.

34. Termination

The Hearing was declared terminated at 7:41 p.m.

35. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:41 p.m.

36. Bylaws Considered at Public Hearing

36.1 START TIME 7:20 PM - Pacific Ave 1145 - BL12081 (Z20-0047) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652

Moved By Councillor DeHart/Seconded By Councillor Stack

(Ro607/20/09/15) THAT Bylaw No. 12081 be read a second and third time

AND THAT a Car Share agreement for one (1) vehicle be in place prior to Final Adoption of the Bylaw.

Carried

37. Termination

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

38. Call to Order the Public Hearing - START TIME 8:00 PM - Lakeshore Road 4071 - OCP19-0013 (BL12091) Z19-0144 (BL12092) - Greencorp Ventures Inc., Inc.No. BC0987730

Mayor Basran called the Hearing to order at 8:00 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.

39. Individual Bylaw Submissions

39.1 START TIME 8:00 PM - Lakeshore Road 4071 - OCP19-0013 (BL12091) Z19-0144 (BL12092) - Greencorp Ventures Inc., Inc.No. BC0987730

Staff:

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

Shane Worman, Applicant:

- Provided comments on neighbourhood context
- Available for questions.

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

Gallery:

David Komaïke, Belmont Road:

- Made reference to petition of opposition submitted earlier.
- Opposed to the development.
- Would be supportive if the development was similar to other adjacent buildings.
- Raised concerns with height and shadowing impacts.
- Raised concerns with access via public park and poor transportation planning.

Janine Demidoff, Pimlico Road:

- Opposed to the application.
- Referenced correspondence submitted earlier.
- Concerned with lack of contact by applicant to her and neighbours.
- Opposed to height of building.

Roger Kirk, Belmont Avenue:

- Opposed to the application.
- Opposed to the height.

Applicant, in response:

- Spoke to the traffic pedestrian crossing location
 - Contacted neighbours within 50m of subject site
 - Responded to questions from Council.
- There were no further comments.
- Responded to questions from Council.

Staff responded to questions from Council.

40. Termination

The Hearing was declared terminated at 8:34 p.m.

41. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:34 p.m.

42. Bylaws Considered at Public Hearing

42.1 START TIME 8:00 PM - Lakeshore Rd 4071 - BL12091 (OCP19-0013) - Greencorp Ventures Inc., Inc. No. BC0987730

Moved By Councillor DeHart/Seconded By Councillor Stack

(Ro608/20/09/15) THAT Bylaw No. 12091 be read a second and third time.

Carried
Councillor Hodge - Opposed

42.2 START TIME - 8:00 PM - Lakeshore Rd 4071 - BL12092 (Z19-0144) - Greencorp Ventures Inc., Inc. No. BC0987730

Moved By Councillor DeHart/Seconded By Councillor Stack

(Ro609/20/09/15) THAT Bylaw No. 12092 be read a second and third time.

Carried
Councillor Hodge – Opposed

43. Termination

The meeting was declared terminated at 8:46 p.m.

Mayor Basran

sf/cm



City Clerk

DRAFT



**City of Kelowna
Public Hearing
Minutes**

Date: Tuesday, September 15, 2020
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Brad Sieben; Mohini Singh, Luke Stack and Loyal Wooldridge

Members Participating Remotely Councillors Ryan Donn and Charlie Hodge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Manager, Terry Barton; Planner, Andrew Ferguson; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 8:46 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Stack.

3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

(Ro610/20/09/15) THAT the Minutes of the Public Hearing of August 25, 2020 be confirmed as circulated.

Carried

4. Development Permit and Development Variance Permit Reports

4.1 START TIME 8:15 PM - Bennett Rd 2106 - DVP20-0134 - Gregory and Barbara Pitura

Councillor Singh declared a conflict of interest as she lives opposite the subject property and left the meeting at 8:48 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The 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.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

(Ro611/20/09/15) THAT Council authorizes issuance of Development Variance Permit No. DVP20-0134 for Lot 6 Section 17 Township 23 ODYD Plan 33033, located at 2106 Bennett Road, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as described in the proposed Site Plan in Schedule "A";

Section 6.5.3(d): General Development Regulations - Accessory Development - Accessory Buildings in Residential Zones:

To vary the minimum front yard setback for an accessory building from 12.0 m required to 9.0 m proposed.

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

Carried

5. Reminders

There were no reminders.

6. Termination

The meeting was declared terminated at 8:50 p.m.

Mayor Basran

sf/cm

 City Clerk

REPORT TO COUNCIL



Date: October 6, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DVP20-0142

Owner: Long Van Thanh Quang & Iona
Ladine Quang

Address: 4341 Hazell Road

Applicant: Richard Michel

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0142 for Lot 3 District Lot 358 ODYD Plan 18307, located at 4341 Hazell Road, Kelowna, BC;

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

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

To vary the required minimum front yard from 4.5 m permitted to 2.5 m proposed.

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

2.0 Purpose

To vary the required minimum front yard setback from 4.5 m permitted to 2.5 m proposed on the subject property.

3.0 Development Planning

Development Planning staff support the variance request to reduce the minimum front yard setback to facilitate an addition to an existing single-family dwelling. The subject property has a large Fortis right of way in the rear yard for an underground transmission line; therefore, constructing the addition in the rear yard is not possible. There is a large boulevard along Hazell Road which will mitigate the visual impact of the addition. Overall, the proposal will result in a development that remains consistent with the S2RES – Single

/ Two Unit Residential future land use designation and meets all other development requirements under the RU1 zone.

4.0 Proposal

4.1 Project Description

The applicant is proposing a two-storey addition on the north side of the property, which would extend approximately 2 m into the required front yard. The proposal includes a new garage and a small addition to the rear of the existing house, with additional second floor living space included above.

4.2 Site Context

The subject property is in the North Mission – Crawford City Sector two blocks east of Gordon Drive, and is within the Permanent Growth Boundary. Adjacent land uses are:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4341 Hazell Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	1345 m ²
Min. Lot Width	16.5 m	±33 m
Min. Lot Depth	30 m	±42.5 m
Development Regulations		
Max. Site Coverage (buildings)	40%	21 %

Max. Height	9.5 m / 2.5 storeys	8.5 m / 2 storeys
Min. Front Yard	4.5 m	2.5 m ^❶
Min. Side Yard (south)	2.0 m	2.13 m
Min. Side Yard (north)	2.3 m	2.44 m
Min. Rear Yard	7.5 m	±22 m
❶ Indicates a requested variance to required minimum front yard from 4.5 m permitted to 2.5 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Chapter 4: Future Land Use

Single / Two Unit Residential

Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Application Chronology

Date of Application Received: July 7, 2020

Date Public Consultation Completed: July 29, 2020

Report prepared by: Arlene Janousek, Environmental Coordinator

Reviewed by: James Moore, Urban Planning Manager

Approved for Inclusion by: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DVP20-0142

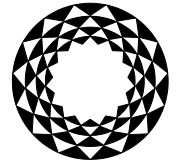
ATTACHMENT

This forms part of application

DVP20-0142

Planner
Initials

City of
Kelowna
DEVELOPMENT PLANNING



Development Variance Permit DVP20-0142

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

4341 Hazell Road, Kelowna, BC

and legally known as

Lot 3 District Lot 358 ODYD Plan 18307

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

Single 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: N/A

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S2RES – Single / Two Unit Residential

This is NOT a Building Permit.

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

NOTICE

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

Owner: Long Van Thanh Quang & Iona Ladine Quang

Applicant: Richard Michel

Planner: Arlene Janousek

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";

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

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

To vary the required minimum front yard from 4.5 m permitted to 2.5 m proposed.

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

3. INDEMNIFICATION

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

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

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

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

GENERAL SPECIFICATIONS

CODES & STANDARDS

ALL WORKMANSHIP TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD NORTH AMERICAN BUILDING PRACTICES AT TIME OF PREPARATION THESE DRAWINGS WERE MADE IN ACCORDANCE TO NATIONAL BUILDING CODE STANDARDS, B.C. BUILDING CODE STANDARDS AS WELL AS LOCAL BUILDING CODE REQUIREMENTS FOR SPECIFIC CONDITIONS. IT IS THE RESPONSIBILITY OF THE PLAN HOLDER (OWNER OR BUILDER) TO ENSURE THAT ANY CHANGES OR AMENDMENTS TO CODE STANDARDS BE INCORPORATED INTO THESE DRAWINGS. ALL WORK SHALL CONFORM TO LOCAL OR REGIONAL BUILDING CODES AND ANY LOCAL BYLAW WHICH MAY TAKE PRECEDENCE. THE BUILDER IS RESPONSIBLE TO VERIFY ALL INFORMATION, DIMENSIONS & SPECIFICATIONS REGARDING THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ANY VARIATION REGARDING STRUCTURAL ELEMENTS OR SPECIFICATIONS OF THESE DRAWINGS DUE TO VARIATIONS IN SITE CONDITIONS SHALL BE RESOLVED BY THE BUILDER OR OWNER. SUCH RESOLUTIONS ARE TO BE THEIR SOLE RESPONSIBILITY.

CONCRETE FOUNDATIONS

ALL CAST-IN-PLACE CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2900 PSI (20MPa) AT 28 DAYS. CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED SOIL OR COMPACTED SOIL TO AN ELEVATION BELOW FROST LEVEL. FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 PSF. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO HAVE THE FOOTINGS REDESIGNED BY QUALIFIED PERSONS TO SUIT ANY LESSER BEARING CAPACITY CONDITIONS WHICH MAY BE ENCOUNTERED ON SITE. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL CONCRETE OR MASONRY GROUT HAS REACHED ITS SPECIFIC 28 DAY STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) REQUIRED TO STABILIZE WALLS IS COMPLETELY & FULLY NAILED & ANCHORED. ALL CONCRETE & MASONRY FOUNDATION WALLS REQUIRED TO EXCEED THE LIMITS STATED IN THE NATIONAL BUILDING CODE ARE REQUIRED TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. ALL FOUNDATION WALLS 24" (600mm) AND HIGHER TO HAVE ONE HORIZONTAL 10mm REINFORCING BAR 3' (75mm) FROM TOP OF WALL CENTRE REINFORCING TO BE LAPPED A MINIMUM OF 24" (600mm). ALL FOOTINGS SHALL HAVE TWO (2) 10mm REINFORCING BARS. THESE REINFORCING BARS ARE TO BE LOCATED SUCH THAT ONE BAR IS 3" (75mm) CLEAR DISTANCE OF THE SIDE & BOTTOM OF THE FOOTING AT BOTH SIDES OF THE FOOTING. GRADE LEVELS SHOWN ON THESE DRAWINGS ARE ESTIMATES ONLY. ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE. RETAINING WALLS OTHER THAN THE FOUNDATION WALLS OF THE RESIDENCE ARE BEYOND THE SCOPE OF THESE DRAWINGS UNLESS OTHERWISE NOTED.

DEPTHS OF FOUNDATIONS

DEPTHS OF FOUNDATIONS TO BE AS PER NATIONAL BUILDING CODE STANDARDS AND IN CONJUNCTION WITH STANDARDS ACCEPTABLE TO LOCAL BUILDING AUTHORITY.

MASONRY ABOVE GRADE:

ALL ABOVE GRADE MASONRY IS TO CONFORM TO STANDARDS OF THE NATIONAL BUILDING CODE. WHERE BRICK VENEER IS INSTALLED COUNTERFLASHINGS SHALL BE INSTALLED TO A MINIMUM 8" (200mm) UP BEHIND BUILDING FELTS & BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RACKED CLEAN. WEEPHOLES AT MINIMUM 24" (600mm) o.c.

CARPENTRY:

FRAMING LUMBER SHALL BE No. 2 SPF OR BETTER UNLESS OTHERWISE SPECIFIED FOR OTHER COMMON SPECIES REFER TO SPAN TABLES OF THE CURRENT EDITION OF THE NATIONAL OR B.C. BUILDING CODES. ALL BEAM & LINTEL SIZES SHOWN ON THE DRAWINGS ARE BASED ON No. 2 SPF & ARE TO BE 2 X 12 BUILT-UP UNLESS OTHERWISE SPECIFIED. JOISTS ARE TO BE DOUBLED UNDER INTERIOR PARTITION WALLS. JOISTS SHALL BE PLACED TO MINIMIZE INTERFERENCE WITH HEATING & PLUMBING ELEMENTS. ALL HEADERS & TRIMMERS ARE TO COMPLY WITH CURRENT EDITION OF THE NATIONAL & B.C. BUILDING CODES. THE BUILDER OR OWNER ARE TO OBTAIN NECESSARY CERTIFICATES FROM FLOOR JOIST, ROOF TRUSS LVL & GULLAM MANUFACTURERS FOR STRUCTURAL COMPLIANCE. FLOOR & ROOF JOIST SPANS OF MORE THAN 7'-0" (2135mm) SHALL BE BRIDGED AT MIDSPAN OR AT 7'-0" (2135mm) o.c. MAXIMUM UNLESS SHEATHED OR STRAPPED BOTH SIDES WITH WOOD BRIDGING SHALL BE A 2 X 2 DIAGONAL TYPE (WHENEVER POSSIBLE) WOOD IN CONTACT WITH CONCRETE SHALL BE DAMPROOFED WITH 45# FELT OR CLOSED CELL GASKET MATERIAL OR PRESSURE TREATED WOOD USING A WATERBORNE PRESERVATIVE OR OTHER APPROVED METHOD. INTERIOR FRAMING TO BE 4" (100mm) CLEAR OF BACK & SIDES OF ANY FIREBOX AND 2" (50mm) CLEAR OF BRICK CHIMNEY'S FRAME. INTERIOR WALLS (25mm) CLEAR FROM EXTERIOR FIREPLACES. SILL PLATES TO BE ANCHORED TO CONCRETE WITH 5/8" o.c. (8mm) ANCHOR BOLTS @ MINIMUM 8'-0" (2400mm) o.c. OR OTHER APPROVED METHOD. FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH 2000# (90kg) RATED JOIST HANGERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE FROM THE OUTSIDE FACE OF SHEATHING TO THE CENTRE OF PARTITION WALL.

VAPOUR BARRIER & MOISTURE RETARDATION

ALL JOINTS IN VAPOUR BARRIER TO BE LAPPED MIN 4" & TO OCCUR OVER FRAMING MEMBERS OR SEALED WITH CAULKING. ALL HOLES THROUGH VAPOUR BARRIER FOR WIRES ELECTRICAL BOXES PIPING DUCTS ETC. SHALL BE SEALED. SILL PLATES TO BE PROPERLY TREATED OR SEPARATED FROM CONCRETE BY DAMPROOFING MATERIAL. MOISTURE RESISTANT BACKING IS REQUIRED AROUND ALL BATHTUBS OR SHOWERS. WHERE CERAMIC TILE & PLASTIC SHEET IS TO BE INSTALLED.

MISCELLANEOUS

NON-HARDENING CAULKING COMPOUND SHALL BE APPLIED OVER & AROUND ALL EXTERIOR OPENINGS. ALL AREAS SHALL BE PROPERLY FLASHED WHERE A CHANGE IN EXTERIOR MATERIALS OCCUR OR DISSIMILAR MATERIALS ARE USED. FLASHING REQUIRED OVER ALL EXTERIOR OPENINGS. ALL SINK OR STUCCO TO BE A MINIMUM 8" ABOVE FINISHED GRADE LEVEL. CAST IRON CHIMNEY FLEES ARE REQUIRED TO BE APPROVED FOR ALL FIREPLACES. ALL BALCONY RAILINGS TO BE 3'-6" IN HEIGHT WITH A MAXIMUM SPACING OF 4" BETWEEN VERTICAL MEMBERS. MINIMUM DISTANCE BETWEEN HORIZONTAL RAILS TO BE 32" WITH A TOP RAIL ABILITY TO SUSTAIN OUTWARD APPLIED LOAD OF 40 POUNDS PER LINEAL FOOT. CLOTHES CLOSETS SHALL HAVE AT LEAST ONE ROD & SHELF AND A MINIMUM DEPTH OF 24" (945 mm) UNLESS OTHERWISE STATED. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES. WHEREVER POSSIBLE, BROOM CLOSETS SHALL HAVE AT LEAST ONE SHELF.

INSULATION - VENTILATION

MINIMUM INSULATION REQUIREMENTS ARE AS FOLLOWS:
- ROOF / CEILING: R-44 (R51-775)
- WALLS (2 X 4): R-14 (R51-25)
(2 X 6): R-22 (R51-39)
CEILING INSULATION MAY BE LOOSE FILL OR BATT TYPE. WALL & FLOOR INSULATION MUST BE BATT TYPE. WALLS & CEILING BETWEEN RESIDENCE & ATTACHED GARAGE SHALL BE INSULATED. INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS & LOCAL CONDITIONS. ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF OR GABLE VENTS OR IN COMBINATION THEREOF. VENTING SHALL BE EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACES & SOFFITS. ALL VENTILATION OF CRAWL SPACES SHALL CONFORM TO STANDARDS OF THE NATIONAL & B.C. BUILDING CODE REQUIREMENTS.

STUCCO PROJECTIONS

STUCCO PROJECTIONS & STUCCO CORBELLING TO BE CONSTRUCTED FROM 2 X 4 LUMBER ON FLAT WITH 3/4" PLYWOOD OVER CORNER BEAD WITH WIRE MESH OR STUCCO WIRE FINISH OVER. ALL EXPOSED HORIZONTAL PROJECTIONS TO BE SLOPED A MINIMUM OF 15 DEGREES TO EXTERIOR SIDE FOR DRAINAGE.

EXTERIOR ENTRY DOORS

ALL EXTERIOR ENTRY DOORS TO BE INSTALLED WITH THE FOLLOWING MINIMUM REQUIREMENTS: USE SOLID WOOD BLOCKING @ LOCK HEIGHT ON BOTH SIDE OF DOOR. JAMBS FOR TWO (2) STUD SPACES (EXCEPT WHERE Sidelights OCCUR) DEADBOLT LOCK WITH A MINIMUM 1 (25mm) THROW. LINTELS SECURED TO DOOR WITH 1 (25mm) SCREWS & INTO FRAME WITH 3 (75mm) SCREWS INTO SOLID WOOD BLOCKING. MAIN ENTRANCE DOORS TO HAVE A DOOR VEWER WITH 180 DEGREE VIEW ANGLE OR DOORLIGHT OR Sidelight WITH A PORTION OF CLEAR GLAZING FOR VIEWING. Sidelights OR WINDOWS WITHIN 36" (95mm) OF AN EXTERIOR LOCKING DOOR SHALL HAVE SAFETY LAMINATED, TEMPERED OR WIRID GLAZING. SLIDING TYPE PATIO DOORS MUST HAVE A PIN TYPE LOCKING DEVICE (IE TOE LOCK) WITH A MINIMUM 1 (25mm) THROW.

LINTELS & BEARING WALL

ALL LINTELS IN EXTERIOR FRAME WALLS TO BE 2 X 10 SPF UNLESS OTHERWISE SPECIFIED. ALL SUPPORT COLUMNS FOR GORDER TRUSSES & BEAMS ARE TO BEAR SECURELY ONTO FOUNDATION. GROUND SNOW LOAD TAKEN AT 40 PSF (9 kN/m).

GENERAL NOTES

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ALL MAJOR STRUCTURAL COMPONENTS & RELATED SUPPORTS AND CONNECTIONS TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSIONS OF BOTH THE NATIONAL AND B.C. BUILDING CODES & AMENDMENTS THERE TO.

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDING CONTRACTOR. LOCATIONS OF POST BEARING PADS & BEARING WALL FOOTINGS TO BE CONFIRMED & THESE LOCATIONS TO BE DETERMINED TO BE ADEQUATE WITH PROPER BEARING ON SUBSTRATE & POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. GEO-TECHNICAL SURVEY TO BE CONFIRMED TO VERIFY SUBSTRATE CONDITIONS REQUIRED.

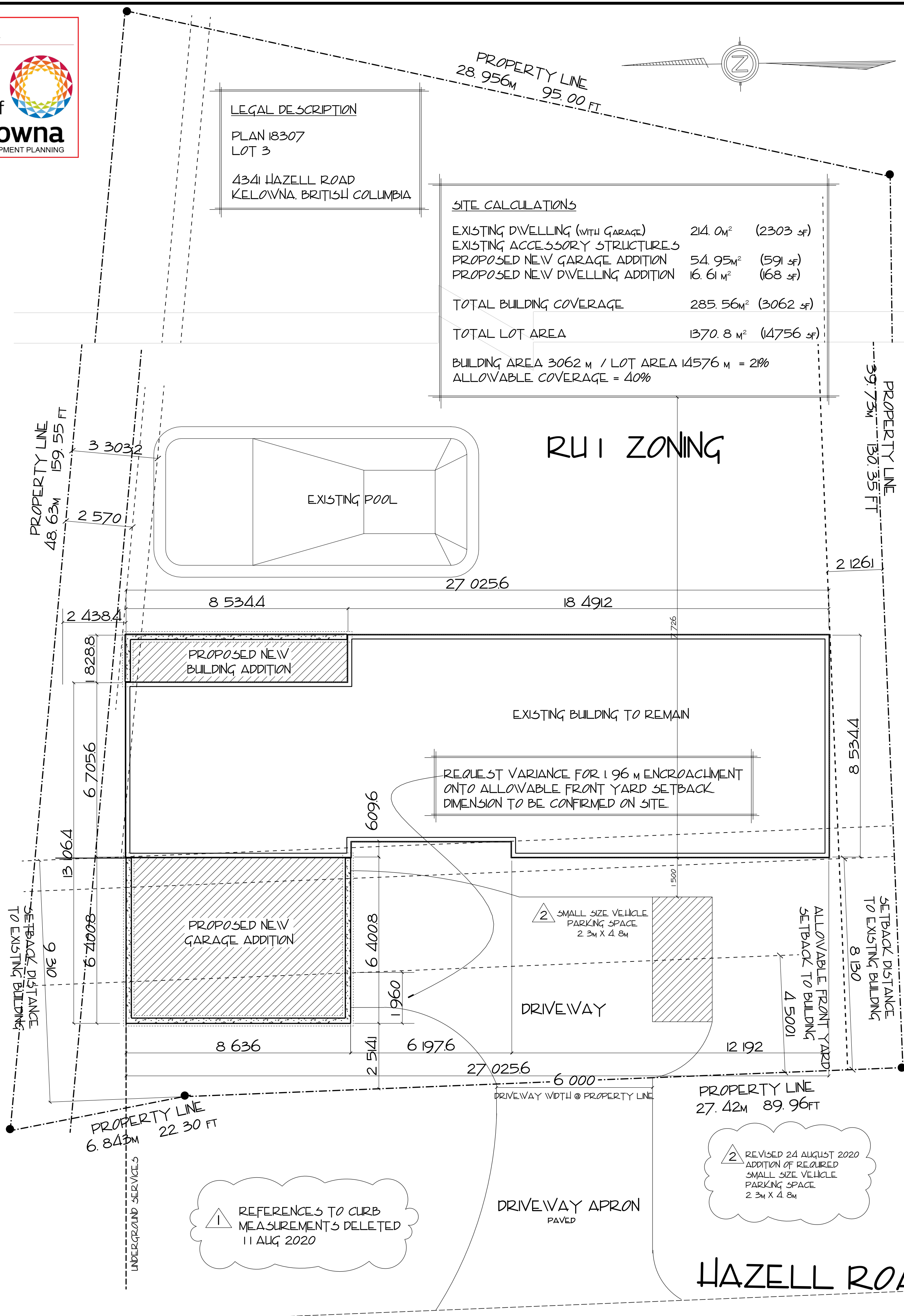
SCHEDULE A

This forms part of application # DVP20-0142

Planner Initials AJ



SITE PLAN SCALE: 1 : 100



LEGAL DESCRIPTION
PLAN 18307
LOT 3
4341 HAZELL ROAD
KELOWNA, BRITISH COLUMBIA

SITE CALCULATIONS

EXISTING DWELLING (WITH GARAGE)	214.0m²	(2303 sf)
EXISTING ACCESSORY STRUCTURES	54.95m²	(591 sf)
PROPOSED NEW GARAGE ADDITION	16.61m²	(168 sf)
PROPOSED NEW DWELLING ADDITION		
TOTAL BUILDING COVERAGE	285.56m²	(3062 sf)
TOTAL LOT AREA	1370.8 m²	(14756 sf)
BUILDING AREA 3062 m / LOT AREA 14576 m = 21%		
ALLOWABLE COVERAGE = 40%		

RUI ZONING

REQUEST VARIANCE FOR 1.96 m ENCRoACHMENT ONTO ALLOWABLE FRONT YARD SETBACK DIMENSION TO BE CONFIRMED ON SITE.

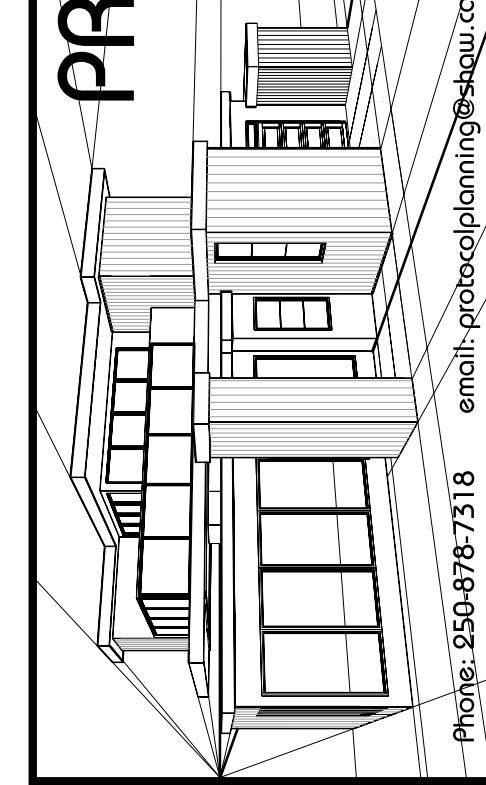
REFERENCES TO CURB MEASUREMENTS DELETED 11 AUG 2020

2 REVISED 24 AUGUST 2020 ADDITION OF REQUIRED SMALL SIZE VEHICLE PARKING SPACE 2.3m X 4.8m

HAZELL ROAD

SITE PLAN

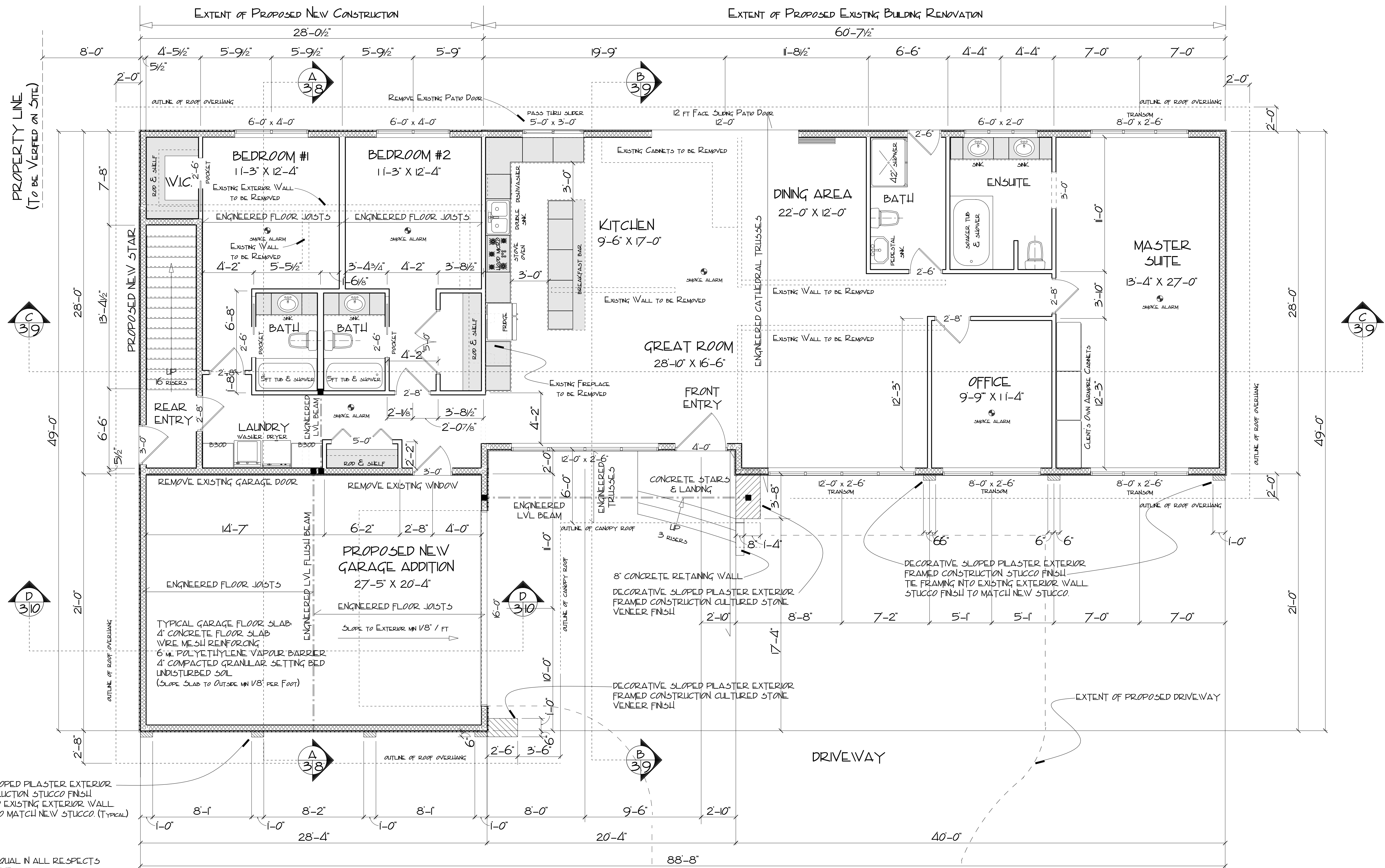
PROTOCOL Home Planning & Design



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Drawn By: LES C50LLE	Approved By:
Checked By: AQUILA ENTERPRISES	Scale: AS SHOWN
Drawing Number: PT904 - 01 of 10	Date: 11 AUG 2020
	4341 HAZELL ROAD

kelowna.bc website: protocolplanning@aquila.ca email: protocolplanning@aquila.ca Phone: 250-878-7318



PROPERTY LINE
(To be Verified on Site)

39

310

DECORATIVE SLOPED PLASTER EXTERIOR
FRAMED CONSTRUCTION STUCCO FINISH
TIE FRAMING INTO EXISTING EXTERIOR WALL
STUCCO FINISH TO MATCH NEW STUCCO (TYPICAL)

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IS SUBJECT TO CHANGE AT ANY TIME. PROTOCOL
HOME PLANNING & DESIGN ITS EMPLOYEES OR
PRINCIPALS WILL NOT BE HELD RESPONSIBLE FOR
ANY CHANGES DUE TO UNFORESEEN CIRCUMSTANCES
IN CONSTRUCTION BUILDING CODES, ENGINEERING,
ORIGINAL DESIGN OR ANY OTHER CONDITION
THAT MAY AFFECT THE OVERALL BUILDING OF
THIS OR RELATED STRUCTURES.

MAIN FLOOR LAYOUT - 2472 sq ft

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

GARAGE - 600 sq ft

■ - DENOTES BEARING POINT

SCHEDULE A

This forms part of application
DVP20-0142

Planner
Initials AJ

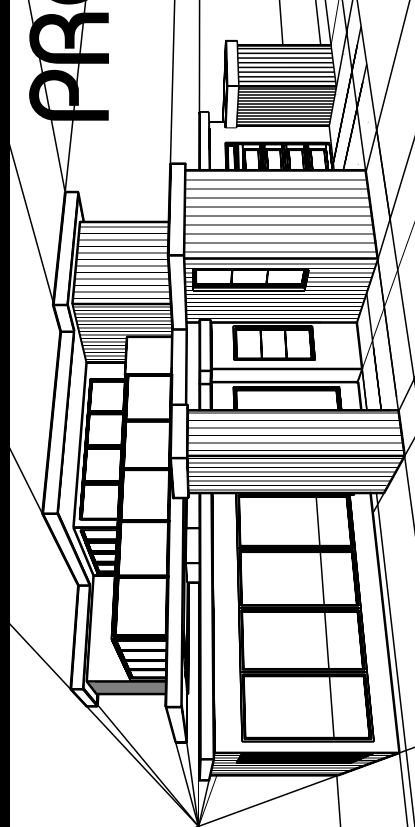
City of
Kelowna
DEVELOPMENT PLANNING

ALL DIMENSIONS SHOWN ARE TO BE VERIFIED
ON SITE BY THE BUILDING CONTRACTOR.
LOCATIONS OF POST BEARING PADS AND
BEARING WALL FOOTINGS ARE TO BE
CONFIRMED AND THESE LOCATIONS DETERMINED
TO BE ADEQUATE WITH PROPER BEARING OF
SUBSTRATE AND POTENTIAL LATERAL SHIFT
DUE TO VIBRATION AND / OR EARTH MOVEMENT.
A GEO-TECHNICAL SURVEY IS TO BE CONDUCTED
TO VERIFY SITE CONDITIONS AS REQUIRED.

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LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING AUTHORITY.
STABILITY AND PROST PENETRATION FOR THE PROPOSED BUILDING. FINAL
GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO
PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

PROTOCOL
Home Planning & Design



email: protocolplanning@shaw.ca website: protocolplanning.com

Phone: 250-878-7318

KELOWNA, B.C.

MAIN FLOOR LAYOUT

Scale: AS SHOWN

Approved By: LE.S C30LLE

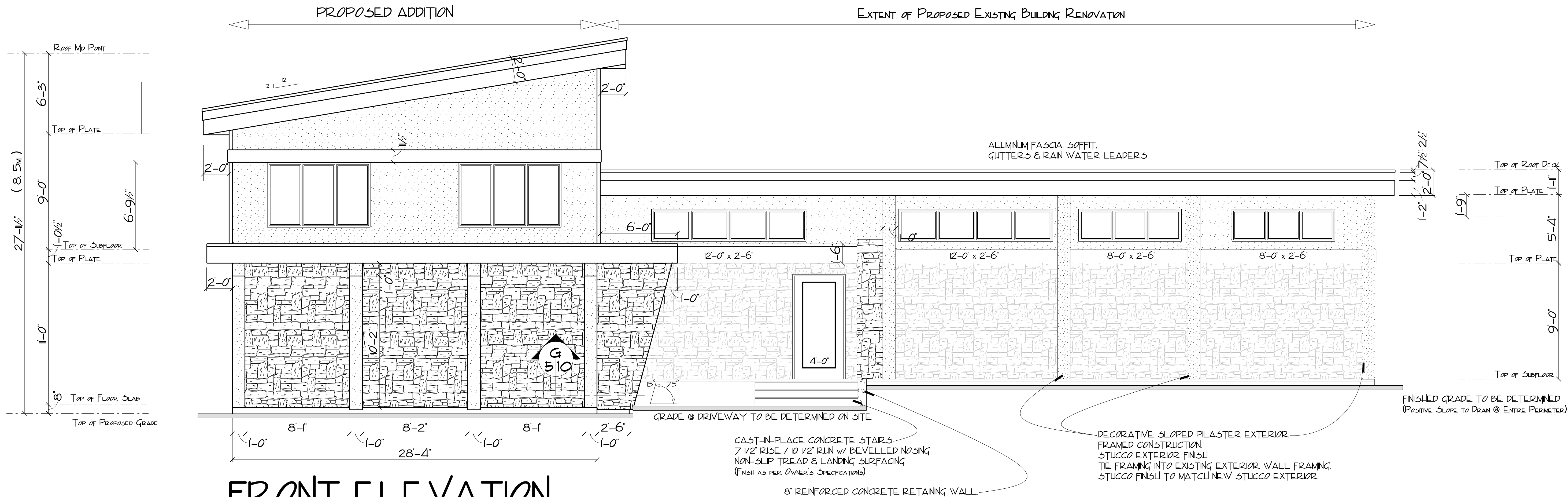
Checked By: AQUILA ENTERPRISES

Date: 22 JUNE 2020

Drawing Number: PT904 - 03 of 10

4341 HAZEL ROAD





SCHEDULE B

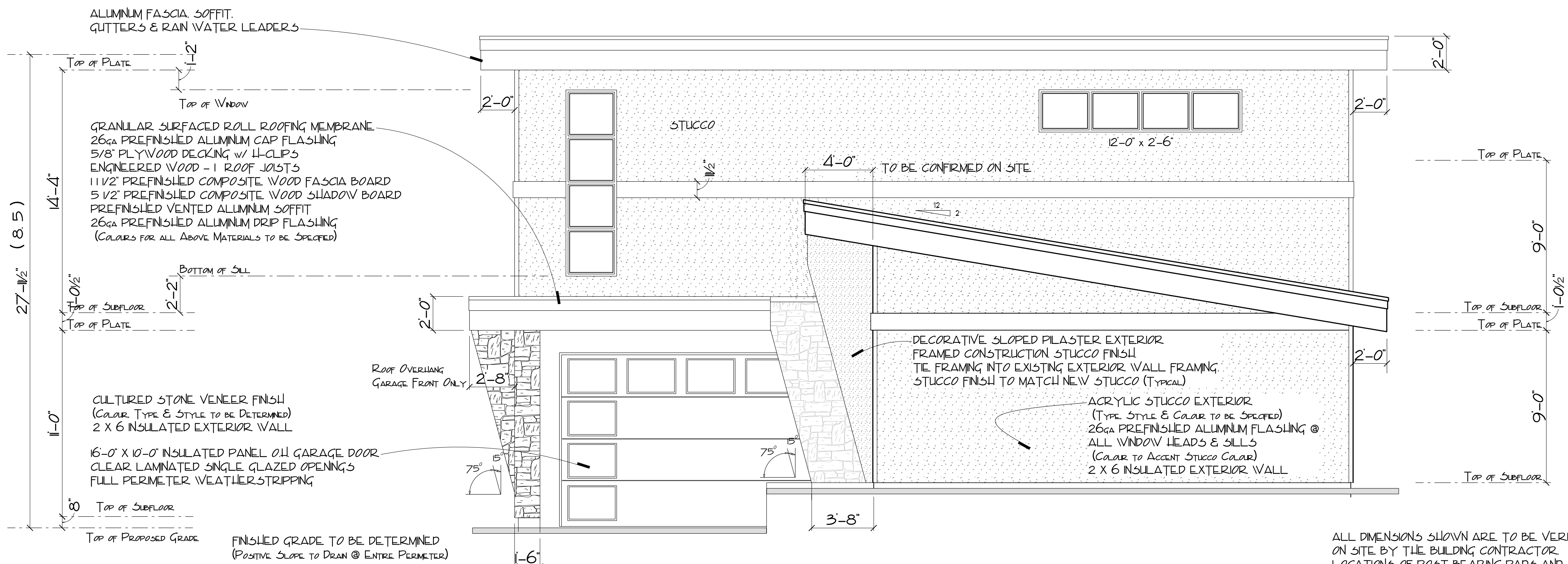
This forms part of application
 # DVP20-0142

Planner Initials **AJ**

City of Kelowna
 DEVELOPMENT PLANNING

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PROTOCOL
 Home Planning & Design

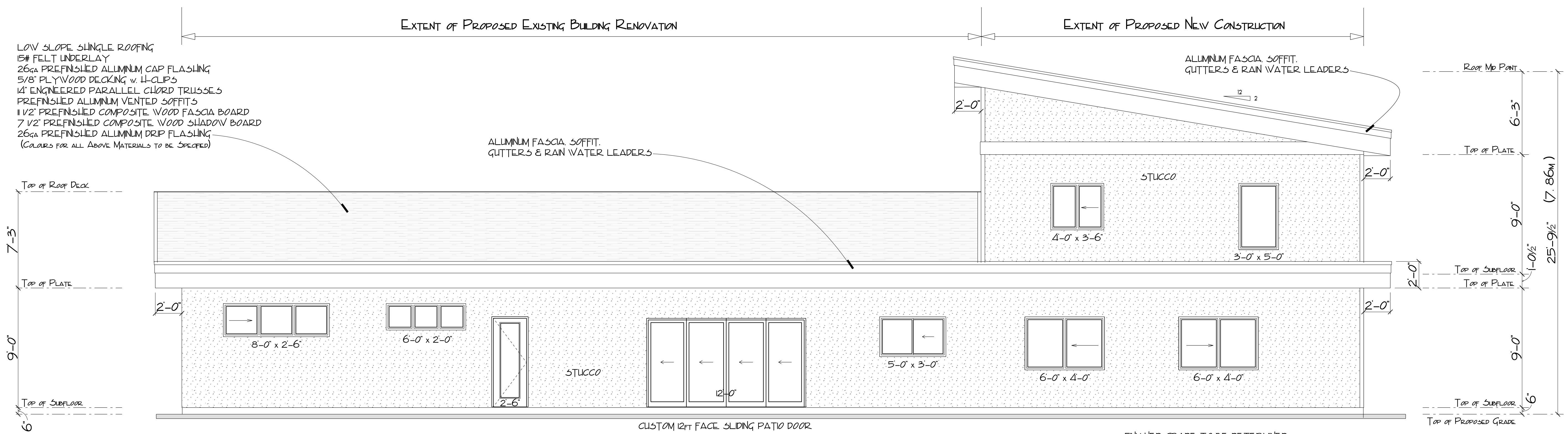
ELEVATIONS

Scale: **A5 340VN**
 Date: **22 JUNE 2020**
 Approved By: **LE5 C30LLE**
 Checked By: **AQUILA ENTERPRISES**
 Drawing Number: **PT904 - 06 of 10**

4341 HAZEL ROAD

Phone: 250-878-7318
 email: protocolplanning@shaw.ca
 website: protocolplanning.com
 KELOWNA, B.C.

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REAR ELEVATION

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

SCHEDULE

B

This forms part of application

DVP20-0142

Planner

Initials

AJ

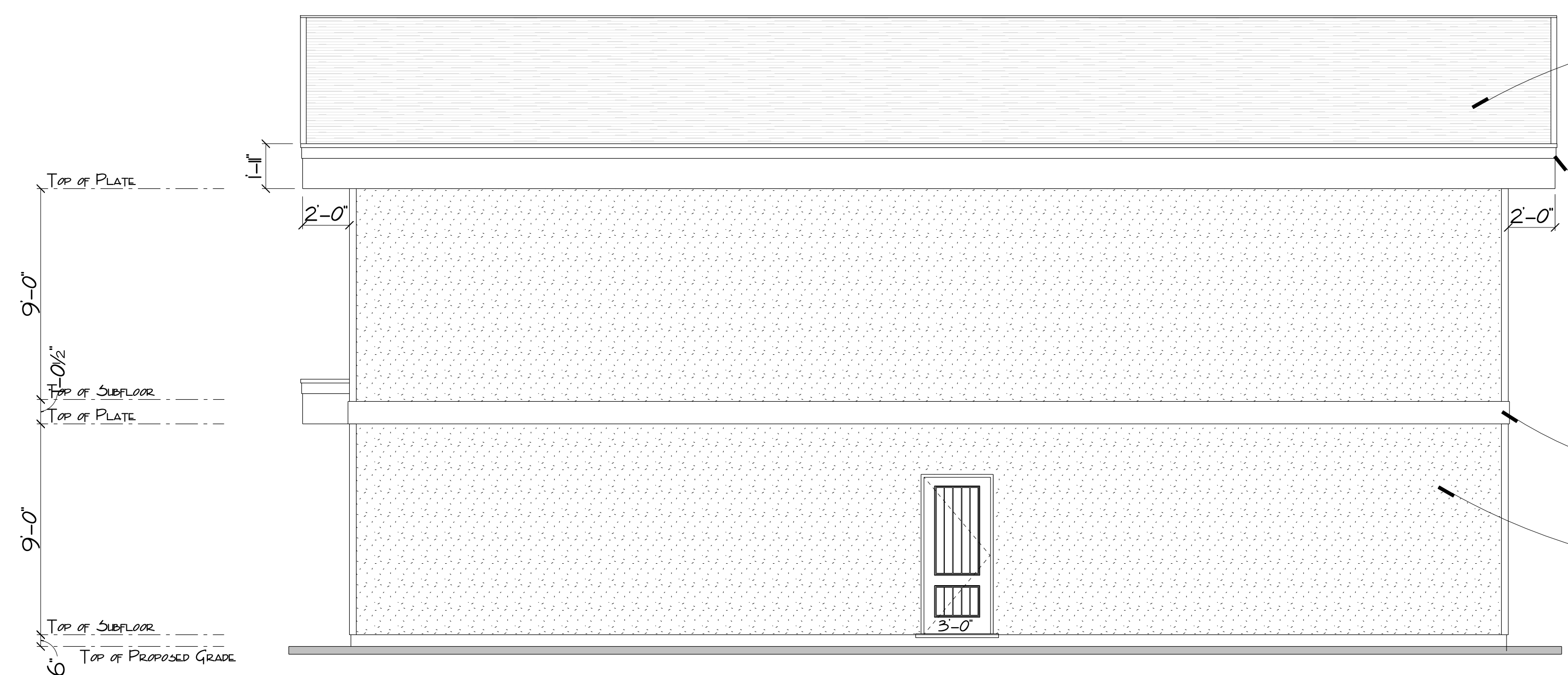
City of

Kelowna

DEVELOPMENT PLANNING

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LEFT SIDE ELEVATION

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

- LOW SLOPE SHINGLE ROOFING
15# FELT UNDERLAY
26ga PREFINISHED ALUMINUM CAP FLASHING
5/8" PLYWOOD DECKING w/ 1L-CLIPS
1/4" ENGINEERED PARALLEL CHORD TRUSSES
PREFINISHED ALUMINUM VENTED SOFFITS
1 1/2" PREFINISHED COMPOSITE WOOD FASCIA BOARD
7 1/2" PREFINISHED COMPOSITE WOOD SHADOW BOARD
26ga PREFINISHED ALUMINUM DRIP FLASHING
(COLORS FOR ALL ABOVE MATERIALS TO BE SPECIFIED)
- ALUMINUM FASCIA SOFFIT, GUTTERS & RAIN WATER LEADERS
- 1 1/2" WIDE PREFINISHED BELT TRIM
26 ga PREFINISHED COUNTER FLASHING
2 X 6 INSULATED EXTERIOR WALL
- ACRYLIC STUCCO FINISH on
2 X 6 INSULATED EXTERIOR FRAME WALL
4" CORNER BOARD TRIMS
4" WINDOW & DOOR TRIMS
- FINISHED GRADE TO BE DETERMINED
(POSITIVE SLOPE TO DRAIN @ ENTIRE PERIMETER)

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ELEVATIONS

Drawn By: LE-5 C30LLE

Checked By: AQUILA ENTERPRISES

Drawing Number: PT904 - 07 of 10

Scale: AS SHOWN

Date: 22 JUNE 2020

Approved By:

4341 HAZEL ROAD

Home Planning & Design

PROTOCOL

email: protocolplanning@shaw.ca

website: protocolhomedesign.com

phone: 250-878-7318

KELOWNA, B.C.

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DVP20-0142

4341 Hazell Road

Development Variance Permit Application



Proposal

- ▶ To vary the required minimum front yard from 4.5 m permitted to 2.5 m proposed on the subject property.

Development Process

July 7, 2020

Development Application Submitted



Staff Review & Circulation



July 29, 2020

Public Notification Received



Oct 6, 2020

DVP Consideration

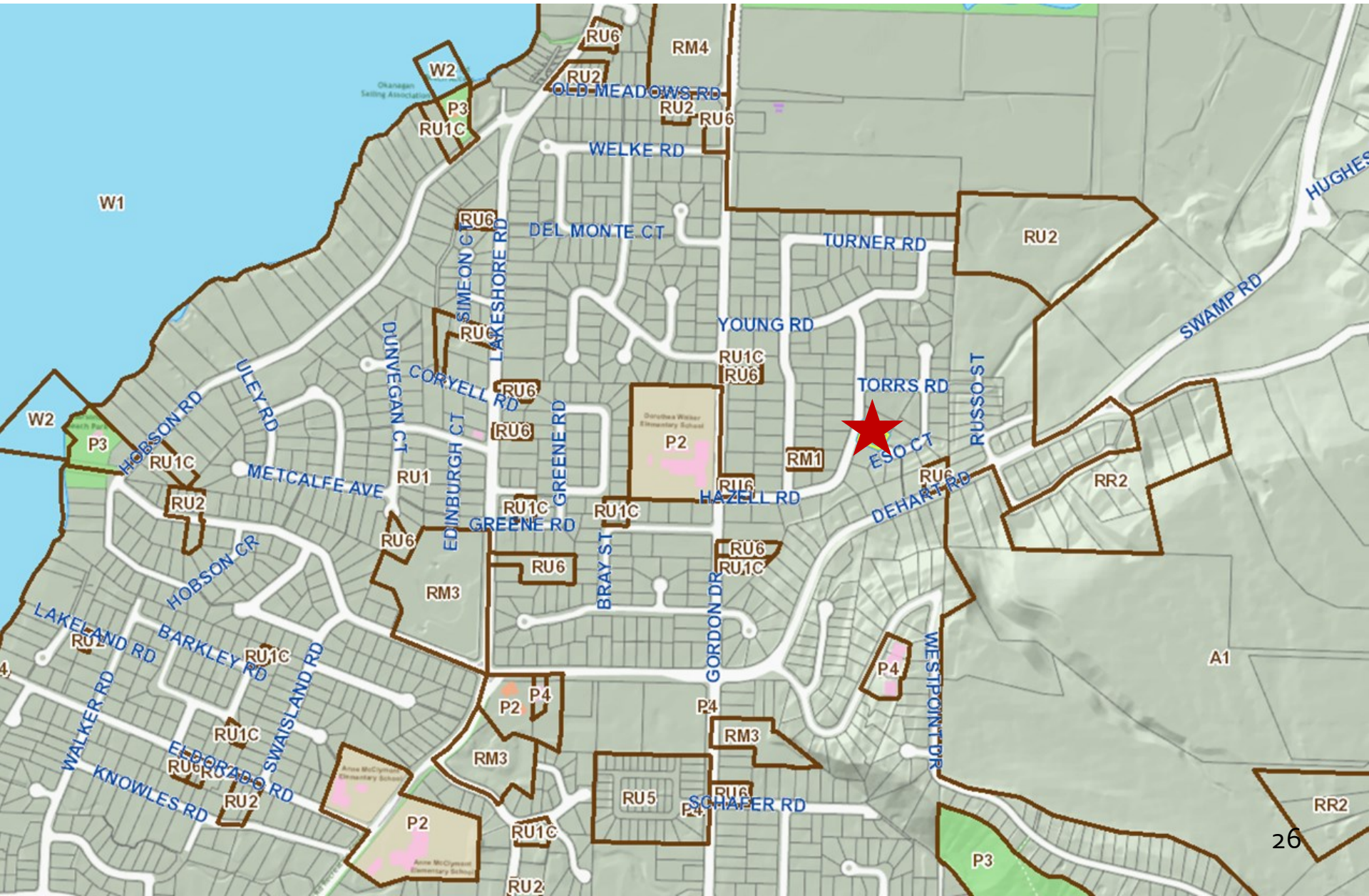


Building Permit

Council
Approvals



Context Map



[illegible]

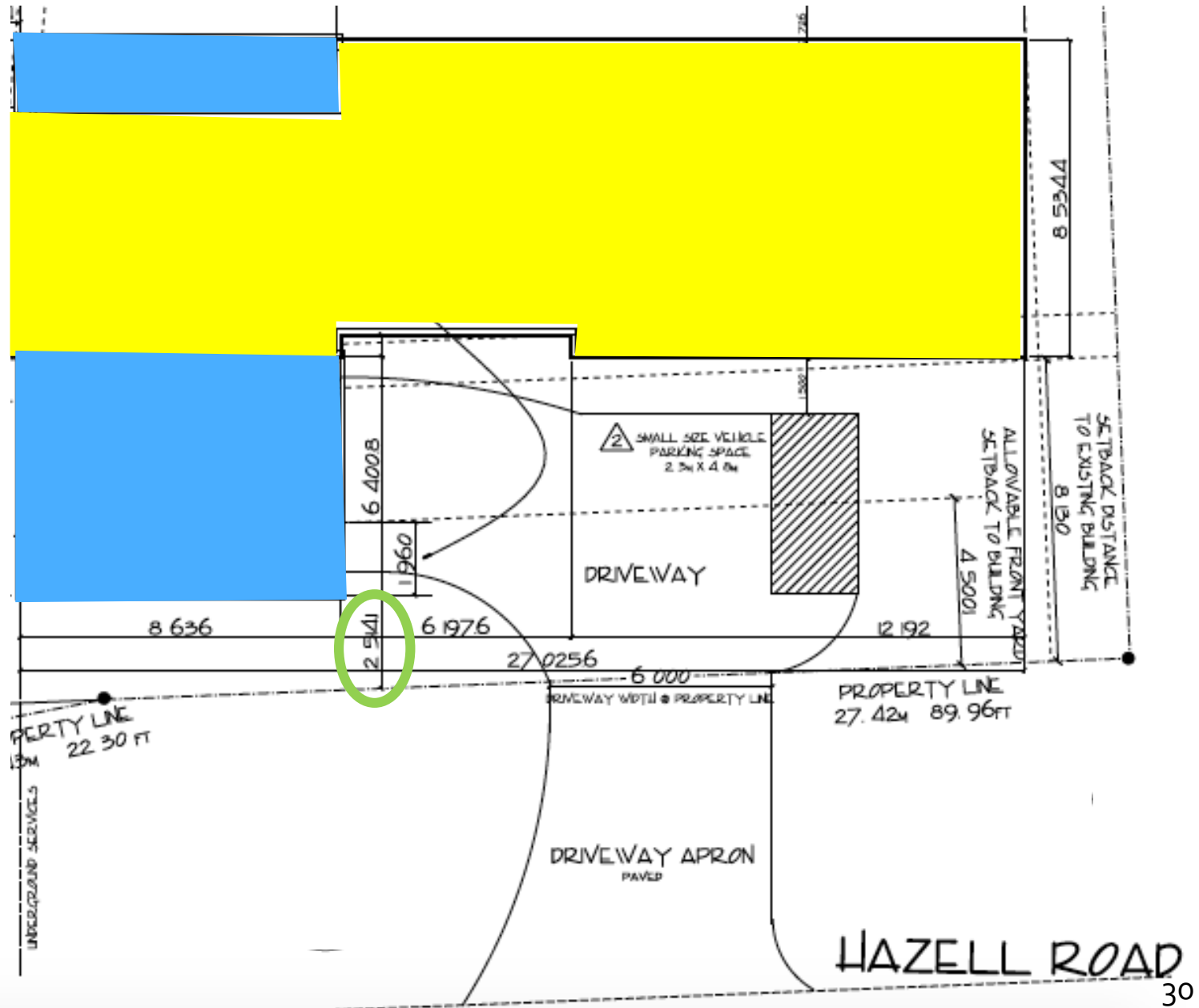
Subject Property Photo



Project Details / Variance

- ▶ Proposal for a two-storey addition on the north side of the property
- ▶ New garage and addition to the rear of the existing house with new second floor living space above
- ▶ Would extend approximately 2 m into the required front yard
- ▶ Site restricted by large Fortis Right of Way in rear yard

Site Plan



Development Policy

- ▶ Proposal generally aligns with OCP future land use designation of S2RES – Single / Two Unit Residential

Staff Recommendation

- ▶ Development Planning supports the variance request to reduce the minimum front yard to facilitate an addition to an existing single-family dwelling.
 - ▶ Site restricted by right of way
 - ▶ Large boulevard
 - ▶ No adverse effects expected



Conclusion of Staff Remarks

Right of Way



REPORT TO COUNCIL



Date: October 6, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DVP20-0152

Owner: Midwest Ventures Ltd., Inc.No.
BC0046021

Address: 1708-1720 Innovation Drive

Applicant: Priority Permits

Subject: Development Variance Permit

Existing OCP Designation: COMM – Commercial

Existing Zone: CD15 – Airport Business Park

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0152 for Lot 2 Section 14 Township 23 Osoyoos Division Yale District Plan KAP82802, located at 1708-1720 Innovation Drive, Kelowna, BC;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted in accordance with Schedules "A" and "B":

Section 4.6.2(a) Free-Standing Sign Regulations

To vary the required minimum distance between free-standing signs from 30.0 m required to 10.3 m proposed.

Section 11.3(b)f: – Service Commercial and Industrial Zones Signage Regulations

To vary the maximum number of free-standing signs on a corner lot from one (1) permitted to two (2) proposed.

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

2.0 Purpose

To vary the required minimum distance between free-standing signs and the maximum number of free-standing signs on the subject property.

3.0 Development Planning

Development Planning Staff recommend support for the proposed variances to the City's Sign Bylaw No. 11530. The variances are required for one sign that is not a typical freestanding sign and is relatively minor in scale. The advertising on the sign is not visible to the general public from Quail Ridge Boulevard, and it is oriented to be primarily viewed from the drive through queue only. The area between the sign and Quail Ridge Boulevard is landscaped in accordance with an issued Development Permit, and plantings will continue to grow to help mitigate the visual impact of the back of the sign from the road. If this variance application was to add a more traditional freestanding (pylon) sign, Development Planning would not be supportive.

Also of note, in 2019 Council granted approval (through a Development Variance Permit) which allowed for advertising on an off-site freestanding sign located on a neighbouring property which fronts on to Highway 97 N. As such, the A&W also has advertising on one additional permitted free-standing sign, at the corner of Airport Way and Highway 97 N.

4.0 Proposal

4.1 Background

A Comprehensive Development Permit for the subject property was issued by Development Planning Staff in January 2019. During a landscape inspection in the Spring of 2020, Staff noticed the Free-Standing Sign during a landscape inspection of the property and advised that it would require a Development Variance Permit or would need to be removed.

Project Description

This Development Variance Permit application is for a Free-Standing Sign, intended to be viewed primarily by customers in the drive thru of an A&W restaurant. The advertising is only located on one side of the sign (south facing) and there is no advertising visible from the north, as viewed from Quail Ridge Blvd.

The sign is composite decking material with a wood finish, mounted by painted aluminium. If supported by Council, a building permit for the sign would be required. As the sign has already been installed, if the Development Variance Permit is not supported by Council, the sign would need to be removed.

4.2 Site Context

The subject property is located at the corner of Quail Ridge Boulevard and Innovation Drive. Existing uses on the site include Food Primary Restaurants, a Gas Bar and Retail Stores, General. Approximately one third of the southern portion of the property is still vacant and could be developed in the future.

Subject Property Map: 1708-1720 Innovation Drive**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	SIGN BYLAW REQUIREMENTS	PROPOSAL
Free-Standing Sign Regulations		
Min. Distance from another Free-Standing Sign	30.0 m	10.3 m ² ❶
Section 11 – Service Commercial and Industrial Zones		
Max. Number of Free-Standing Signs per Corner Lot	1 Free-Standing Sign	2 Free-Standing Signs ❷
❶ Indicates a requested variance to the minimum distance between Free-Standing Signs		
❷ Indicates a requested variance to the maximum number of Free-Standing Signs per corner lot		

5.0 Current Development Policies**5.1 Kelowna Official Community Plan (OCP)****Chapter 14: Urban Design DP Guidelines****Comprehensive Development Permit Area - Guideline 17.0 - Signs:**

Integrate signage that contributes to the overall quality and unique character of a development (e.g. coordinate proportion, materials, and colour);

Do not compromise the scale and visual qualities of a building with the size and number of signs;

Locate, size, and format signs such that they can be easily read by pedestrians

Technical Comments

5.2 Development Engineering Department

This application does not compromise any municipal infrastructure.

6.o Application Chronology

Date of Application Received: June 10, 2020

Date Public Consultation Completed: August 7, 2020

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Applicant's Rationale

Attachment B: Draft Development Permit DVP20-0152

Schedule A: Site Plan

Schedule B: Exterior Design and Finish

July 28, 2020

Kimberly Brunet

Planner | City of Kelowna
Building and Permitting Department

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

Re: A&W, 1708 Innovation Dr- Beef Fence- Variance

Hi Kimberly,

The proposed beef fence that requires variance is not intended to be a typical freestanding sign but is an extension of the building's architecture and corporate message on natural ingredients.

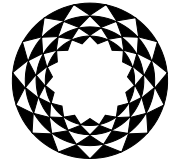
At A&W they celebrate natural ingredients and try to complement their building design with natural products wherever possible. The freestanding wooden fence is an extension of the Natural-Wood character that they are exhibiting by Woodgrain panels encasing the entire building. So, in a way, the fence is seen as a design element detached from the building but still connected and inviting the guest towards the drive-thru, sharing the same emotions and warmth that they try to create in our overall design philosophy throughout the property.

The fence is consistent with their overall branding across Canada and are installed at many other locations

For the above reasons, and more we sincerely request the support of planning for a variance

Best Regards,

Jordan Desrochers
Priority Permits
Ph: 604-477-9650
Email: jordan@prioritypermits.com



City of
Kelowna

Development Variance Permit

DVP20-0152

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

1708-1720 Innovation Drive

and legally known as

Lot 2 Section 14 Township 23 Osoyoos Division Yale District Plan KAP82802

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

Existing CD15 Uses, Including Food Primary Restaurants/Gas Bar/Retail Stores, General

With variances to the following sections of Sign Bylaw No. 11530 in accordance with Schedules "A" and "B":

Section 4.6.2(a) Free-Standing Sign Regulations

To vary the required minimum distance between free-standing signs from 30.0 m required to 10.3 m proposed.

Section 11.3(b)f. – Service Commercial and Industrial Zones Signage Regulations

To vary the maximum number of free-standing signs on a corner lot from one (1) permitted to two (2) proposed.

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

Date of Council Decision October 6, 2020

Decision By: COUNCIL

Development Permit Area: N/A

Existing Zone: CD15 – Airport Business Park

Future Land Use Designation: COMM – Commercial

This is NOT a Building Permit.

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

NOTICE

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

Owner: Midwest Ventures Ltd., Inc. No. BC0046021

Applicant: Priority Permits

Planner: K. Brunet

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

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

3. PERFORMANCE SECURITY

None Required

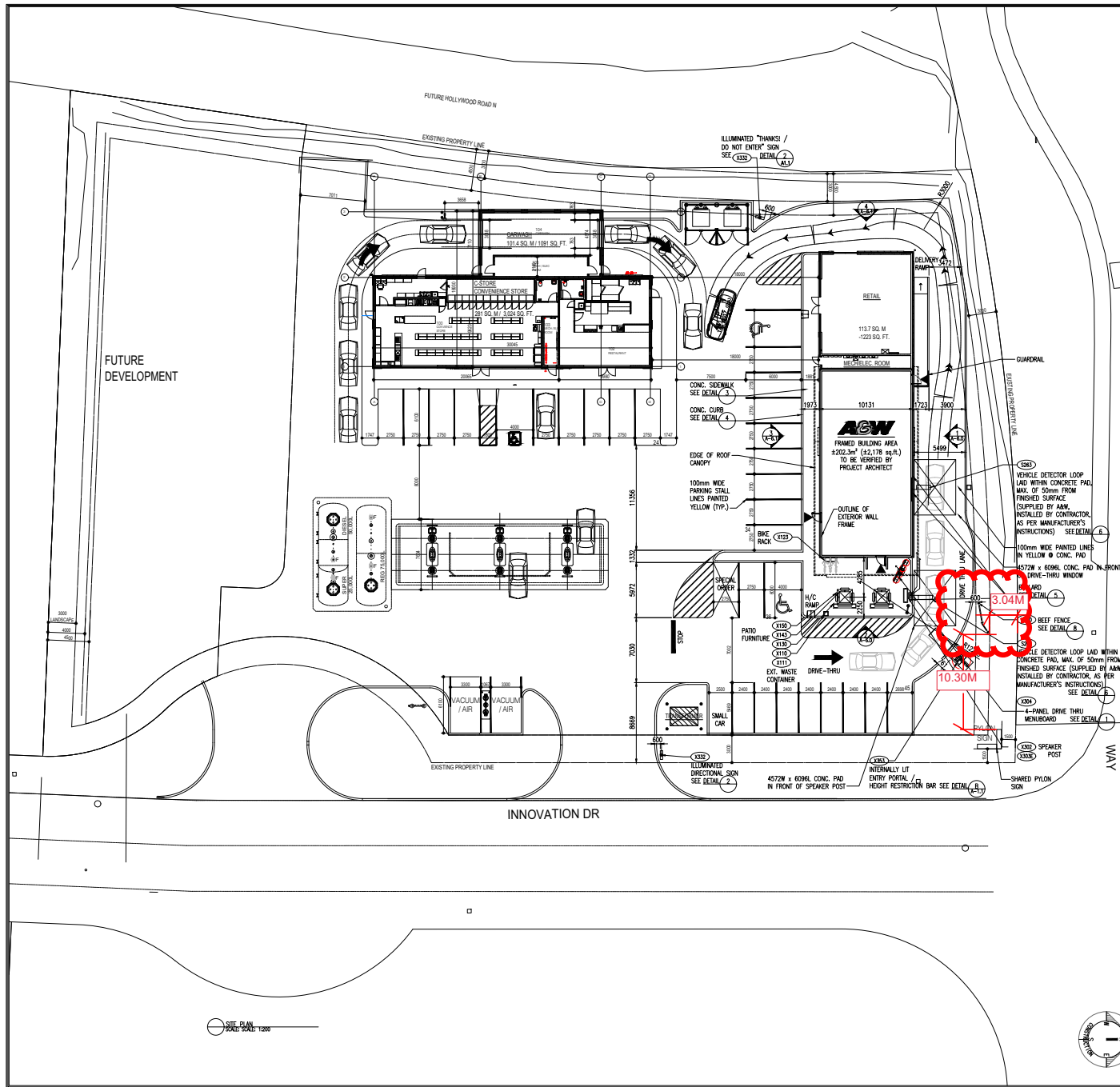
5. INDEMNIFICATION

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

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

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

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



EXTERIOR & SITE SIGNAGE NOTES:

<p>LOT & BUILDING SIGNAGE</p>		<p>DEVELOPMENT SIGNAGE APPROVALS</p> <p>CONCRETE BASES INCLUDING A&W SUPPLIED ANCHOR BOLTS</p> <p>INSTALLATION OF A&W SUPPLIED Pylon, ENTRY PORTAL, LOT SIGNS, DRIVE THRU MENUBOARD ON BASES</p> <p>INSTALLATION OF 2" x 1/2" ELECTRICAL CONDUIT FROM BUILDING'S ELECTRICAL ROOM TO REMOTE LOT SIGNAGE, Pylon, DRIVE THRU MENUBOARD & SPEAKER POST C/W POWER CABLES</p> <p>NOTE: SPEAKER POST TO BE ON DEDICATED CIRCUIT</p> <p>SUPPLY & INSTALLATION OF 2" x 1/2" ELECTRICAL CONDUIT FROM MANAGER'S WORKSTATION TO Pylon SIGN (DATA LINE)</p> <p>FINAL ELECTRICAL CONNECTIONS TO A&W SUPPLIED Pylon, LOT SIGNAGE, DRIVE THRU MENUBOARD & SPEAKER POST</p> <p>SUPPLY & INSTALLATION OF 2x 1" x 1/2" ELECTRICAL CONDUITS WITH NYLON PULL STRINGS FROM SPEAKER POST TO DRIVE THRU WINDOW AREA IN SERVERY (SEPARATE VOICE & DATA LINES)</p> <p>INSTALLATION OF A&W SUPPLIED IN-GROUND DETECTOR LOOPS (2 TOTAL), LOCATED AT DRIVE THRU WINDOW & SPEAKER POST (C/W 1017 CABLE FOR LOOPS), INSTALLED BY LANDLORD'S CONTRACTOR (IF EXTRA LENGTH NEEDED, THEN CONDUIT SUPPLIED & INSTALLED BY LANDLORD'S CONTRACTOR)</p> <p>SUPPLY & INSTALLATION 2x 1" x 1/2" ELECTRICAL CONDUITS WITH NYLON PULL STRINGS FROM IN-GROUND DETECTOR LOOPS TO DRIVE THRU WINDOW AREA IN SERVERY</p> <p>PROVIDE MOUNTING SUPPORT/PLYWOOD BACKING FOR ALL WALL-MOUNTED SIGNS AS IDENTIFIED ON DRAWINGS & CUT SHEET</p> <p>SUPPLY ELECTRICAL WIRING FOR LOOPS</p> <p>INSTALLATION OF INTERNALLY ILLUMINATED BUILDING SIGNAGE - LOOPS</p> <p>COORDINATION / SCHEDULING OF A&W SIGNAGE SUPPLIER INSTALLATIONS</p> <p>FINAL ELECTRICAL CONNECTIONS TO ALL BUILDING SIGNAGE</p> <p>PROVIDE MOUNTING SUPPORT/PLYWOOD BACKING FOR ALL WALL-MOUNTED SIGNS AS IDENTIFIED ON DRAWINGS & CUT SHEET</p> <p>INSTALLATION OF NON ILLUMINATED SIGNAGE ON EXTERIOR WALLS IN LOCATIONS AS SHOWN ON DRAWINGS</p> <p>COORDINATION / SCHEDULING OF A&W SIGNAGE SUPPLIER INSTALLATIONS</p>
<p>AWW INTERNALLY ILLUMINATED BUILDING SIGNAGE:</p> <p>(C10) - 10FT A&W LOGO</p> <p>(C11) - 12FT A&W LOGO</p>		<p>AWW NON-ILLUMINATED SIGNS:</p> <p>(M10) - BURGER FAMILY SIGN</p> <p>(M11) - 15FT H.O.T.B.F. SIGN</p> <p>(M12) - 17FT G.F.M.G.F. SIGN</p> <p>(M13) - 8FT DRIVE THRU SIGN</p> <p>AWW PROMOTIONAL ELEMENTS:</p> <p>(P10) - EXTERIOR WASTE CONTAINER WITH THANKS DECAL (X111)</p> <p>(P11) - POLE MOUNTED POSTER FRAME</p> <p>(P12) - ATTRIBUTE POSTER SNAP FRAME</p> <p>AWW GRAPHICS:</p> <p>(G10) - BURGER VINYL CUT ABOVE DOOR</p> <p>(G11) - INGREDIENT WINDOW STORY VINYL</p> <p>(G12) - THANK YOU WINDOW STORY VINYL</p> <p>AWW PATIO FURNITURE:</p> <p>(F10) - BICYCLE RACK</p> <p>(F11) - PLANTER BENCH & TABLE</p> <p>(F12) - PATIO & HIGH TOP TABLES</p> <p>(F13) - PATIO UMBRELLA & BASE</p> <p>ARCHITECTURAL LIGHT BAND:</p> <p>(L10) - ILLUMINATED BOOMERANG</p>
<p>AWW EQUIPMENT LIST FOR QUANTITY OF SIGNS & SITE EQUIPMENT</p>		<p>REMARKS:</p> <p>- SEE A&W EQUIPMENT LIST FOR QUANTITY OF SIGNS & SITE EQUIPMENT</p>

CONCRETE SITE NOTES:

GC TO ALSO REFER TO "SCHEDULE C" TO VERIFY SCOPE OF WORK

<p>GARBAGE ENCLOSURE CONCRETE (INCL. FOUNDATION, SMOOTHIE, APRON, CURB & PAD)</p> <p>GARBAGE ENCLOSURE STRUCTURE (INCL. GATES & TREATED WOOD BOARDS)</p> <p>CONCRETE CURB (INCL. LANDSCAPED AREA, PARKING ISLANDS & DRIVE-THRU LANE)</p> <p>DRIVE-THRU CONCRETE PADS (AT PICK-UP WINDOW & ORDER STATION)</p> <p>PATIO, SIDEWALK, CONCRETE ISLAND, INSTALLED BY</p>	<p>SEE STRUCTURAL DWG</p> <p>SUPPLY & INSTALL SEE STRUCT. DWG</p> <p>SEE STRUCTURAL & CIVIL DWG</p> <p>SEE STRUCTURAL & CIVIL DWG</p> <p>SEE STRUCTURAL & CIVIL DWG</p>
--	---

NOTES:

1. INSTALL CONCRETE PAD @ GARBAGE ENCLOSURE TO THE DIMENSIONS INDICATED.
2. ALL PARKING STALLS, DRIVE-THRU ARROWS, HANDICAP SIGN & THE LOADING BAY ARE TO BE PAINTED IN YELLOW, UNLESS OTHERWISE NOTED.
3. IF REQUIRED AT THIS LOCATION, A&W GC TO SUPPLY & INSTALL OPTIONAL SITE EQUIPMENT - FRANCHISEE OR PROJECT MANAGER TO PROVIDE INSTRUCTION.

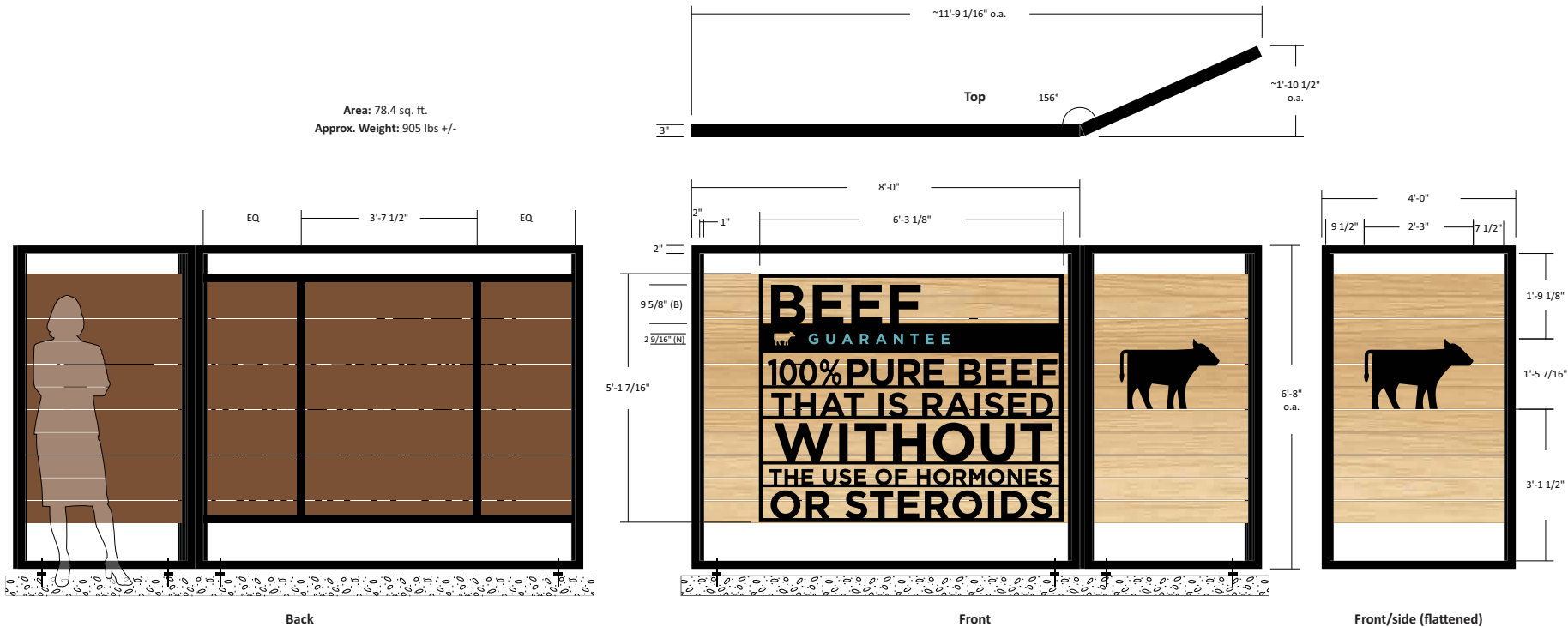
SCHEDULE A

This forms part of application
DVP20-0152

Planner Initials KB



<p>2 REVISION</p> <p>1 ISSUED TO PROJECT ARCHITECT 2019.03.01</p>	
<p>No.</p> <p>Description</p> <p>Date</p>	<p>REVISIONS</p> <p>1. THIS DRAWING IS THE PROPERTY OF A&W FOOD SERVICES OF CANADA INC. & NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESCRIBED HEREIN</p> <p>2. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE</p> <p>3. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS & CONDITIONS, REPORT ANY & ALL DISCREPANCIES TO THE OWNER & A&W IMMEDIATELY BEFORE PROCEEDING WITH WORK</p> <p>4. ALL WORK TO CONFORM TO THE LATEST LOCAL BUILDING CODES, BY-LAWS & NFPA REQUIREMENTS, IN ADDITION TO OTHER REGULATIONS HAVING JURISDICTION</p>
<p>Consultant</p>	
<p>A&W</p> <p>A&W FOOD SERVICES OF CANADA INC. SCHEDULE C - CONCRETE STRUCTURES PHONE 604-988-2141</p> <p>Project A&W RESTAURANT 1708 INNOVATION DRIVE KELOWNA, BRITISH COLUMBIA V1Y 1A1</p> <p>SITE PLAN & NOTES</p> <p>File Name 1708-INNOVATION-DRIVE-KELOWNA-16-11-1</p> <p>Date Created NOV 27 2019</p> <p>Project Number 15108</p> <p>Appr 15108</p> <p>Drawn By SS</p> <p>Scale 1:200</p> <p>Page Number 11/200</p> <p>Checked By BVI</p> <p>Page Number 11/200</p> <p>Project Number 15108</p> <p>Appr 15108</p> <p>Drawn By SS</p>	



Specifications

- Supply & install A&W “Modular Shrouding Fence” (Beef) - “Right-Facing” Version**
- Composite decking material (TimberTech Earthwood Evolutions Legacy Collection - Tigerwood) w/ wood finish mounted in painted aluminum “fence” structure (back of Timber Tech boards unfinished - see Colors)
 - “Fence” structure made from 2”x 3” metal extrusion & c-channel, painted black
 - “Story” copy and large “Cow” graphic are cut-out & painted aluminum, pin-mounted flush to decking
 - Faces, returns and back of graphics are painted black.
 - Small “cow” graphic is reverse-cut (see-thru)
 - Blue “GUARANTEE” copy is 1/4” c/o aluminum painted to match Pantone 7709 C, applied w/ D/S tape
 - Non-illuminated.

Colours

- Paint to match Pantone 7709 C
- Standard black semi-gloss paint
- Wood finish: TimberTech Earthwood Evolutions Legacy Collection - Tigerwood
- Unfinished Back of TimberTech Earthwood (closely matches Pantone 7568 C)

Project ID

RS1-15357

Date:

10-12-2017

Scale:

3/8"=1'-0"

Sales:

R. Sigouin

Designer:

DF1

Rev. #:

Date:

Revision Note:

10-12-2017: new layout showing back

Conceptual

Information Required:

Master

Electrical

120V

347V

Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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A&W

Various

Locations

Sign Item

Page #

SG94

1/1



Pattison Sign Group

Powering Your Brand

120 - 7855 North Fraser Way

Burnaby, BC, Canada V5J 5M7

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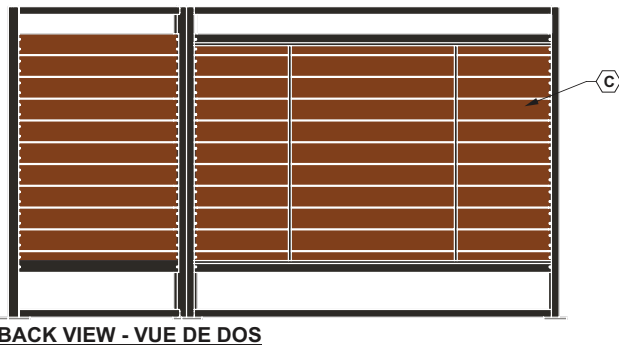
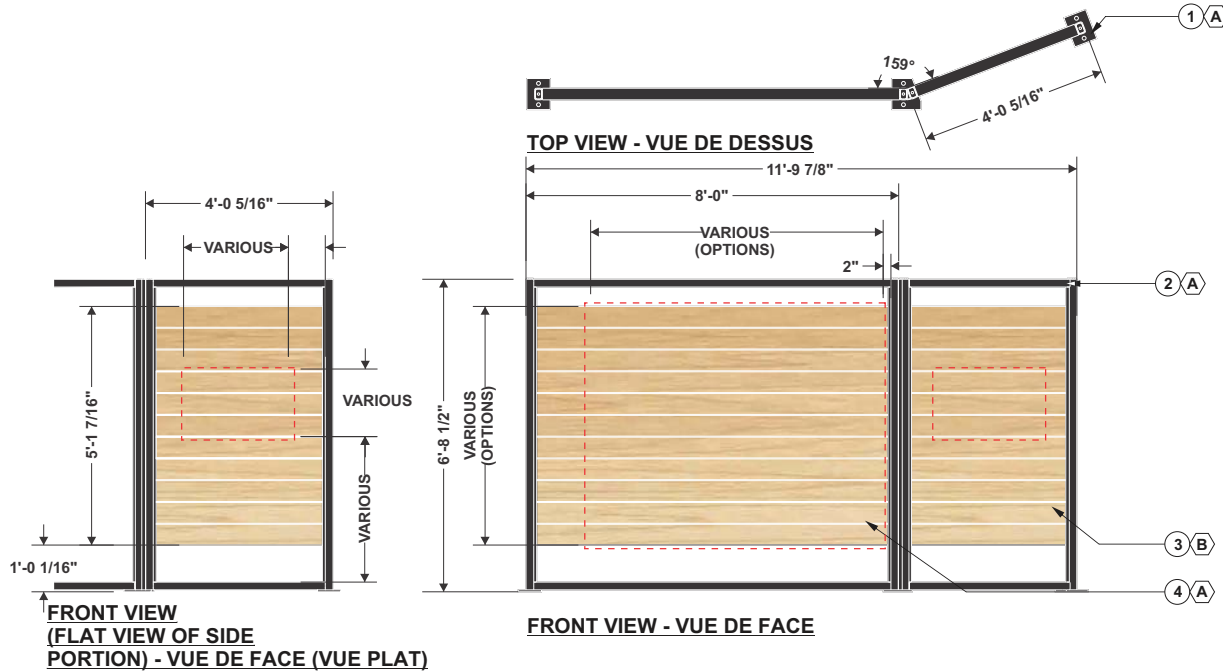
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.

This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG).

Dispose of the lamps according to Local, Provincial, State or Federal Laws.



ANW00SS4OX0013

MODULAR SHROUDING FENCE (RIGHT SIDE - ENGLISH TEXT)

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
Electrical specifications:		
Volts:	N/A	Amp.: N/A
Circ.:	N/A	
# Descriptions:		
1	STEEL TUBING/TUBULAIRE EN ACIER	
2	GALV. TUBING 3/4" X 3/4" X 16GA. /TUBULAIRE GALV. 3/4" X 3/4" X 16GA.	
3	1"TK. DECKING TIMBERTECH EARTHWOOD - TIGERWOOD / COMPOSITE TIMBERTECH EARTHWOOD-TIGERWOOD 1" EPAIS	
4	1/4"TK. ALUM. LETTERING/ LETTRES DÉCOUPÉS D'ALUMINUM 1/4" ÉPAIS	
*	0-24 STAINLESS MACHINE SCREWS X 1" LONG WITH COUNTER SUNK HEAD TO ATTACH LETTERS / LETTRES ATTACHÉES AVEC VIS 0-24 FRAISÉ EN STAINLESS 1" DE LONG	

Notes:

- SEE TECHNICAL DRAWING FOR MORE DETAILS/
VOIR DESSIN TECHNIQUE POUR DETAILS DE PRODUCTION

#	Colors:
A	PAINTED BLACK SEMI-GLOSS / PEINT NOIR SEMI LUSTRÉ
B	WOOD FINISH: TIMBERTECH EARTHWOOD EVOLUTIONS LEGACY COLLECTION, TIGERWOOD/ FINISH BOIS "TIMBERTECH EARTHWOOD EVOLUTIONS LEGACY COLLECTION, TIGERWOOD
C	UNFINISH BACK OF TIMBERTECH EARTHWOOD DOS NON FINI "TIMBERTECH EARTHWOOD"

Customer Approval: _____ Date: ____/____/____

PRODUCTION INFORMATION : XX

Descriptions:	Plate #:
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

IF THIS AGREEMENT INCLUDES THE MANUFACTURE AND INSTALLATION OF A SIGN, THE PATTERNS SIGN GROUP FOR THE SIGN DESIGNED HEREON, SIGN DESIGNS SHALL BE THE PROPERTY OF PATTERNS SIGN GROUP. THE PATTERNS SIGN GROUP SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF THE SIGN. THE PATTERNS SIGN GROUP SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF THE SIGN. THE PATTERNS SIGN GROUP SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF THE SIGN.

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Client:	A&W RESTAURANTS
Site:	VARIOUS
Draftsman:	JESSICA JALBERT
Date:	10.23.2017
Checked By:	LR
Page:	1/3
Scale:	3/8" = 1'-0"



DVP20-0152

1708-1720 Innovation Dr

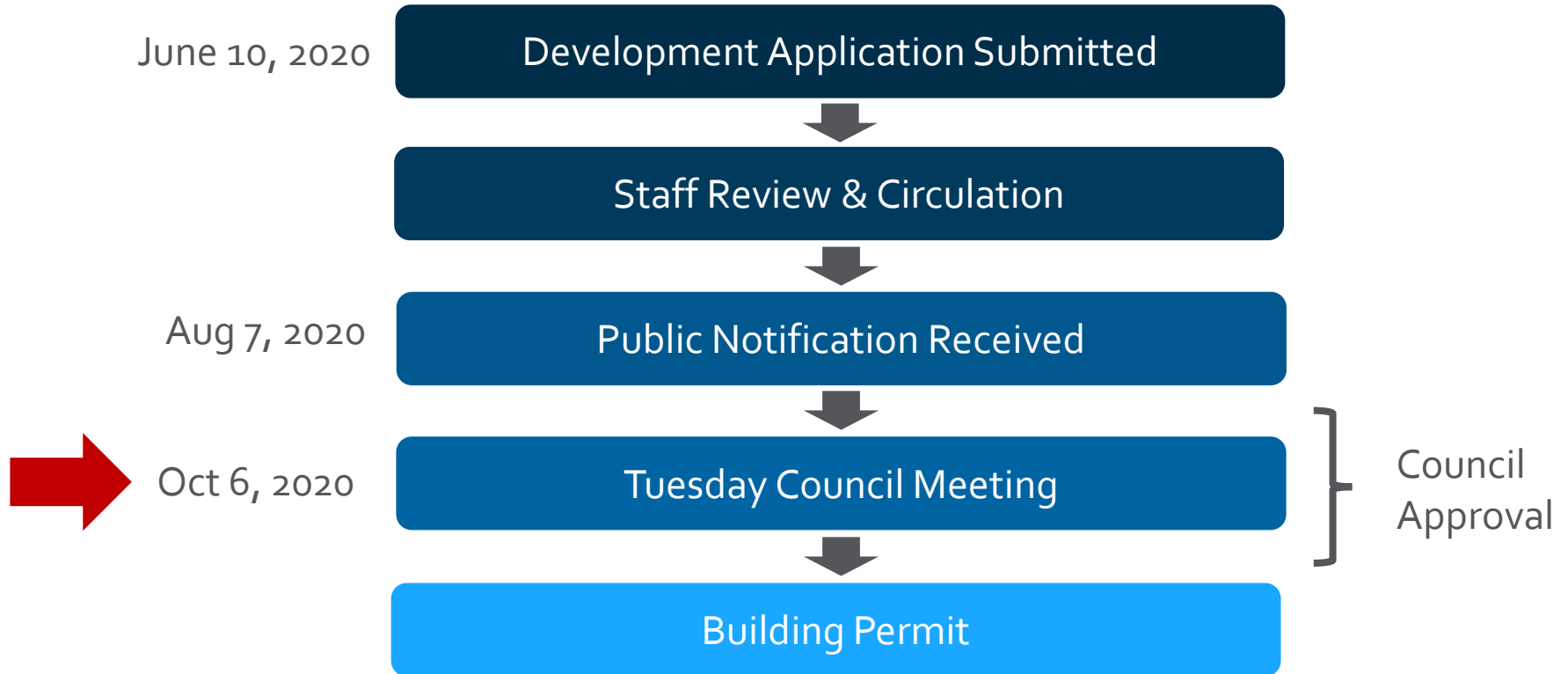
Development Variance Permit



Proposal

- ▶ To vary the required minimum distance between free-standing signs and the maximum number of free-standing signs on the subject property.

Development Process



Context Map



City of Kelowna



Car-Dependent

Almost all errands require a car.

Subject Property Map



Sign details

- ▶ Variance is being requested to Free-Standing Sign regulations in the Sign Bylaw
 - ▶ Advertising is primarily visible to vehicles in the drive thru queue
 - ▶ No advertising visible from Quail Ridge Blvd
- ▶ Should Council not support the request for a Development Variance Permit, the sign would need to be removed.

Photos (from Drive Thru area)



Photos (from Quail Ridge Blvd)



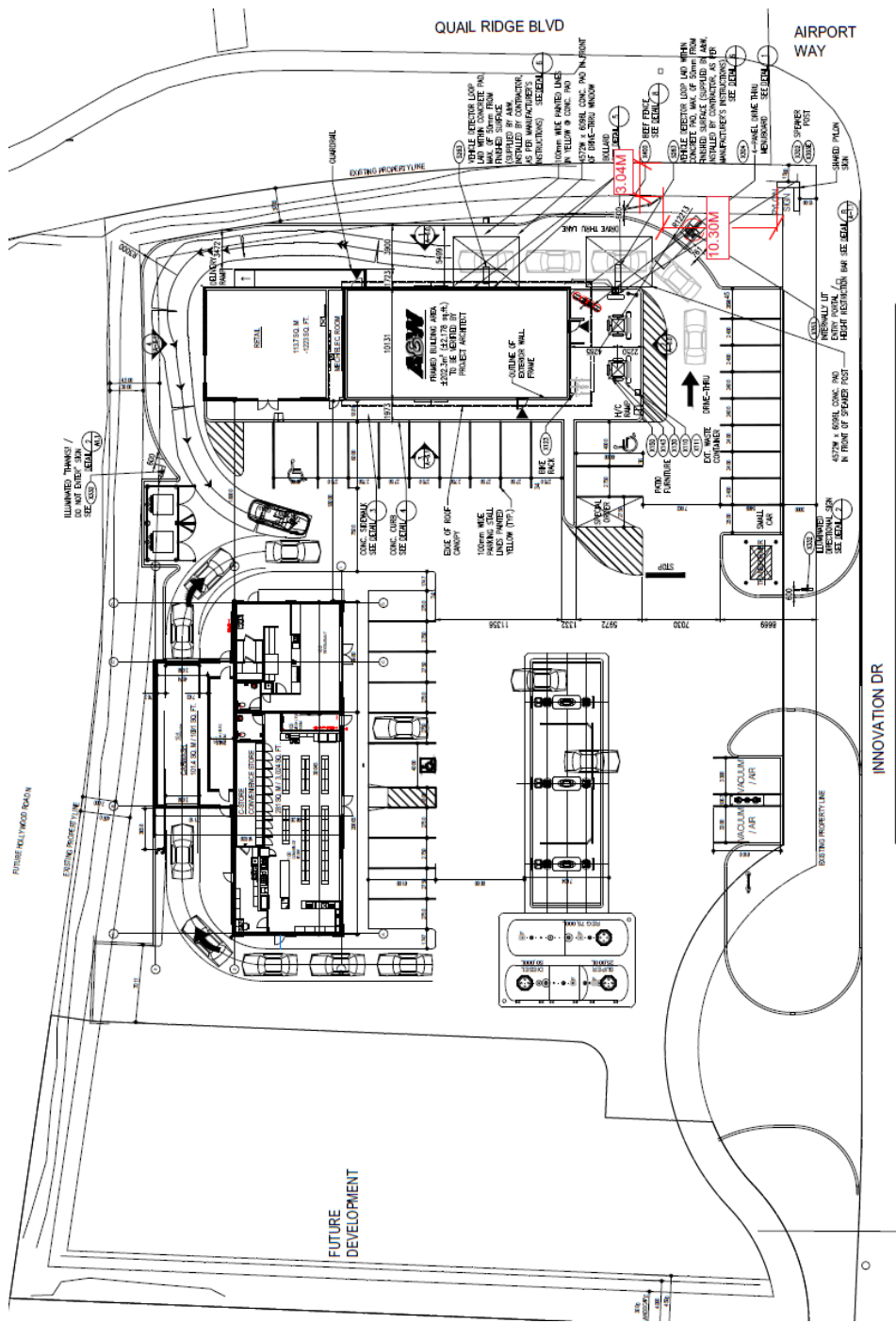
Staff Recommendation

- ▶ Development Planning recommends support for the Development Variance Permit application:
 - ▶ Sign is not a typical Free-Standing Sign
 - ▶ Relatively minor in scale
 - ▶ Does not compromise the scale and visual qualities of the building
 - ▶ Existing landscaping will grow and help mitigate any visual impact



Conclusion of Staff Remarks

Site Plan









REPORT TO COUNCIL



Date: October 6, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0240 DVP19-0242

Owner: Whitworth Holdings Ltd., Inc.
No. 1059455

Address: 4119-4131 Lakeshore Road

Applicant: Meiklejohn Architects Inc.

Subject: Development Permit and Development Variance Permit Application

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0240 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore 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. DVP19-0242 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore Road, Kelowna, BC;

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

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

To vary the maximum height of the building from 10 m / 3.5 storeys to 12.5 m / 4 storeys.

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

AND FURTHER THAT this Development Permit and Development Variance Permit are 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 70-unit multi-family development and a variance to building height.

3.0 Development Planning

Development Planning staff are supportive of this Development Permit and Development Variance Permit application to facilitate a 70-unit purpose built rental development. The proposal provides infill development in general accordance with Official Community Plan (OCP) objectives and Urban Design Guidelines as per Attachment B.

3.1 Form and Character

As per Image 1 below, this application proposes a 59-unit apartment building surrounded by 11 townhouse units, connected via a common parkade structure. The entrance of the apartment building faces Lakeshore Road, and there is a ground-oriented townhouse unit on the north side of the building.

The modern architectural design of the proposed development includes an articulated roofline, as well as the inclusion of balconies and awnings. A variety of materials are to be used including brick, stucco in neutral tones, and wood paneling. Overall, the proposed building form is in general alignment with the OCP vision for the area as the MRL Future Land Use Designation supports both townhouse and apartment building forms and associated residential densities.

The applicant worked with City staff to develop a landscape plan that provides amenity space in front of the building, including a children's play area, as well as landscaped areas on top of the parkade between the apartment building and the townhouse units. Trees are proposed around the site, and the application also includes a communal outdoor amenity space, a bike and pet wash area, and the use of permeable pavers for some parking areas.

Image 1 – Conceptual rendering of the proposed development



3.2 Variance

The applicant is requesting to vary the building height from 10 m / 3 storeys to 12.5 m / 4 storeys. This is to accommodate the apartment portion of the structure in the centre of the proposed development. The applicant is aiming to minimize impacts of the requested height variance by setting back the 12.9 m high

portion of the building significantly from neighbouring properties. Additionally, wrapping the building in two-storey townhouse units helps to provide a reasonable transition to the apartment building form.

4.0 Proposal

4.1 Background

Phase one of this development project is under construction to the north of the proposed development. This property was initially three lots, which have now been consolidated into one property.

4.2 Project Description

This proposal is for a 4-storey, 70-unit purpose built rental development. The proposal includes 59 one-bedroom units and 19 two-bedroom units. The townhouse units are ground-oriented, with entrances at grade as well as entrances on top of the parkade area. Most of the parking for this development is provided in a parkade, with some at-grade parking on the north, east, and south side of the building.

The applicant worked with planning staff to ensure that adequate private open space is provided. All units have private outdoor space, and additional common outdoor amenity space has been provided. Garbage and recycling Molok bins are to be provided at the rear of the.

4.3 Site Context

The subject property is located in the North Mission – Crawford City Sector, south of the intersection of Lakeshore Road and Lequime Road. The subject property is in proximity to educational and recreational facilities. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM4 – Transitional Low Density Housing	Multiple Dwelling Housing
East	P2 – Education and Minor Institutional	Education Services
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Single Dwelling Housing

Subject Property Map: 4131 Lakeshore Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900 m ²	9,493 m ²
Min. Lot Width	30 m	100.3 m
Min. Lot Depth	30 m	87 m
Development Regulations		
Max. Floor Area Ratio	0.75	0.659
Max. Site Coverage (buildings)	40%	37.5%
Max. Site Coverage (buildings, parking, driveways)	65%	64.9%
Max. Height	10 m / 3 storeys	12.5m / 4 storeys ❶
Min. Front Yard (west)	4.5 m	4.5 m
Min. Side Yard (north)	4.0 m	6.9 m
Min. Side Yard (south)	4.0 m	13.2 m
Min. Rear Yard (east)	7.5 m	15.8 m
Other Regulations		
Min. Parking Requirements	102 Minimum	104
Min. Bicycle Parking	Long Term 53 / Short Term 12	Long Term 53 / Short Term 12
Min. Private Open Space	1240 m ²	4,559 m ²
❶ Indicates a requested variance to height from 10 m / 3 storeys to 12.5 m / 4 storeys.		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

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

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

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

Chapter 14: Urban Design Development Permits Areas

Comprehensive Development Permit Area Objectives.

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

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

6.o Application Chronology

Date of Application Received:	December 18, 2019
Date Public Consultation Completed:	May 7, 2020
Date of Revised DP Drawings Received:	August 21, 2020

Report prepared by: Arlene Janousek, Environmental Coordinator

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0240 / DVP19-0242

Attachment B: Comprehensive Urban Design Guidelines Checklist

Development Permit & Development Variance Permit DP19-0240/DVP19-0242



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

4119-4131 Lakeshore Road

and legally known as

Lot 1 Section 6 Township 26 ODYD Plan EPP102281

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: Whitworth Holdings Ltd., Inc. No. 1059455

Applicant: Meiklejohn Architects Inc.

Planner: Arlene Janousek, Environmental Coordinator

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. DP19-0240 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore 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 variances to the following section of Zoning Bylaw No. 8000 be granted:

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

To vary the maximum height of the building from 10 m / 3.5 storeys to 12.9 m / 4 storeys.

This Development Permit and Development Variance Permit are 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 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 owner 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 **\$214,734.38**

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

4. INDEMNIFICATION

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

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

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

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

A

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OCCUPANT LOAD		TABLE 3.1.17.1.
PARKADE LEVEL 0:	46sm / PERSON X 1,971 sm	43 PERSONS
RESID. LEVELS:		
TOWNHOUSES:	2 PERSONS / SLEEPING RMS x 24 RMS	48 PERSONS
LEVEL 1	2 PERSONS / SLEEPING RMS x 19 RMS	38 PERSONS
LEVEL 2 TO 3	2 PERSONS / SLEEPING RMS x 23 RMS	46 PERSONS PER FLOOR

SPATIAL SEPARATION:		3.2.3.1.D
WALL AREA	window openings & walls	
OPENING AREA	construction un-restricted, limiting distance exceeds 5.0m (residential)	
% PROVIDED	or building faces a street in accordance with 3.2.3.10.(2)	
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

BUILDING AND FLOOR AREAS							
UNIT TYPES			UNIT NFA ±sf	UNIT NFA ±sm	UNIT COUNT	TOTAL ±sf	TOTAL ±sm
Level 0							
D	2 bed	L0	490	45.5	8	3,920	364
		L1	475	44.1		3,800	353
D1	2 bed	L0	488	45.3	3	1,464	136
		L1	506	47.0		1,518	141
F3	1 bed		645	59.9	1	645	60
F4	1 bed		645	59.9	1	645	60
	subtotal				13	11,992	1,114
Level 1							
E1	2 bed		956	88.8	1	956	89
E3	2 bed		968	89.9	1	968	90
F	1 bed		568	52.8	14	7,952	739
F1	1 bed		697	64.8	1	697	65
	subtotal				17	10,573	982
Level 2							
E1	2 bed		956	88.8	1	956	89
E2	2 bed		850	79.0	1	850	79
E3	2 bed		968	89.9	1	968	90
F	1 bed		568	52.8	14	7,952	739
F1	1 bed		697	64.8	1	697	65
F2	1 bed		650	60.4	1	650	60
F5	1 bed		763	70.9	1	763	71
	subtotal				20	12,836	1,193
Level 3 (similar to Level 2)					20	12,836	1,193
Phase 2 - Building 3 Total					70	48,237	4,481
Phase 1 - Building 1 + 2					26	19,120	1,776
Building 1 + 2 + 3 Total					96	67,357	6,258

BICYCLE CALCULATIONS

	width		length		
BIKE SIZE STALL	24"	0.6m	72"	1.8m	
LONG TERM PHASE 2				no of unit	no of stall
	0.75 stall	2 bed or less		70	52.5
	1.0 stall	3 bed or more			
	Total required				53
LONG TERM PHASE 1 townhouse	No Requirement				-
LONG TERM Provided	wall mount bike at parkade				45
	floor mount bike at grade back				8
	Total				53
SHORT TERM PHASE 2	Phase 2			per entrance	6
SHORT TERM PHASE 1	Phase 1	26 units		1 per 5 units	6

NUMBER OF BICYCLE PARKING SPACES		Long Term	53	53
		Short Term	12	12
NUMBER OF LOADING SPACES			N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)			7.0m	7.0m

PARKING SETBACKS

FRONT (WEST)	3.0 m min		±3.8 m
SIDE (NORTH)	3.0 m min		±3.5 m
SIDE (SOUTH)	3.0 m min		±3.0 m
REAR (EAST)	3.0 m min		±3.0 m
FLOOR AREA NET	± 7.120 sm max 0.75 max.	Total NFA	4,481 sm
		Phase 1 NFA	1,776 sm
		Total	6,258 sm
			6,258 sm / 9,493 sm = 0.659

BUILDING (S) SETBACKS

FRONT (WEST) LAKESHORE	4.5m	±4.5m
	1.5m to ground oriented townhouses	
SIDE (NORTH)	4.0m	±8.9m
SIDE (SOUTH)	4.0m	±13.2m
REAR (EAST)	7.5m	±15.6m
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A

RESIDENTIAL - GFA	±sf	±sm	±sf	±sm
PARKADE			21,215	1,971
Level 0	8,643	803		
Level 1	19,699	1,830		
Level 2	16,175	1,503		
Level 3	16,175	1,503		
Building 3 subtotal	60,692	5,638		
Phase 1 - Building 1+2	19,120	1,776		
Total	79,812	7,415		

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2020-05-18
Revised
DP

[illegible]

Project Title

LAKESHORE DRIVE
RENTAL CONDO
PHASE 2

4131 LAKESHORE DRIVE KELOWNA

Drawing Number

A1.01

DRAWINGS ARE NOT TO BE SCALED.
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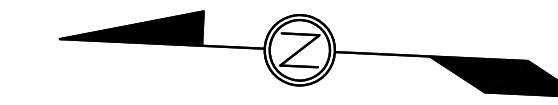
ZONING & CODE SUMMARY

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM

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Project Title

LAKE SHORE DRIVE
RENTAL CONDO
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A2.01

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Drawing Title

LEVEL 1
OVERALL PLAN

scale: $1/16'' = 1'0''$

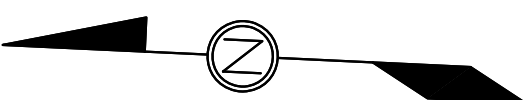
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TRUE
NORTH

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4131 LAKESHORE DRIVE KELOWNA

A2.02

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Drawing Title

**LEVEL 2
OVERALL PLAN**

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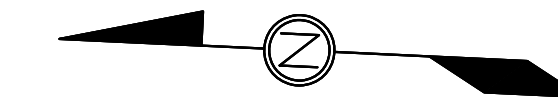
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Project Title

AKESHORE DRIVE
MENTAL CONDO
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A2.03

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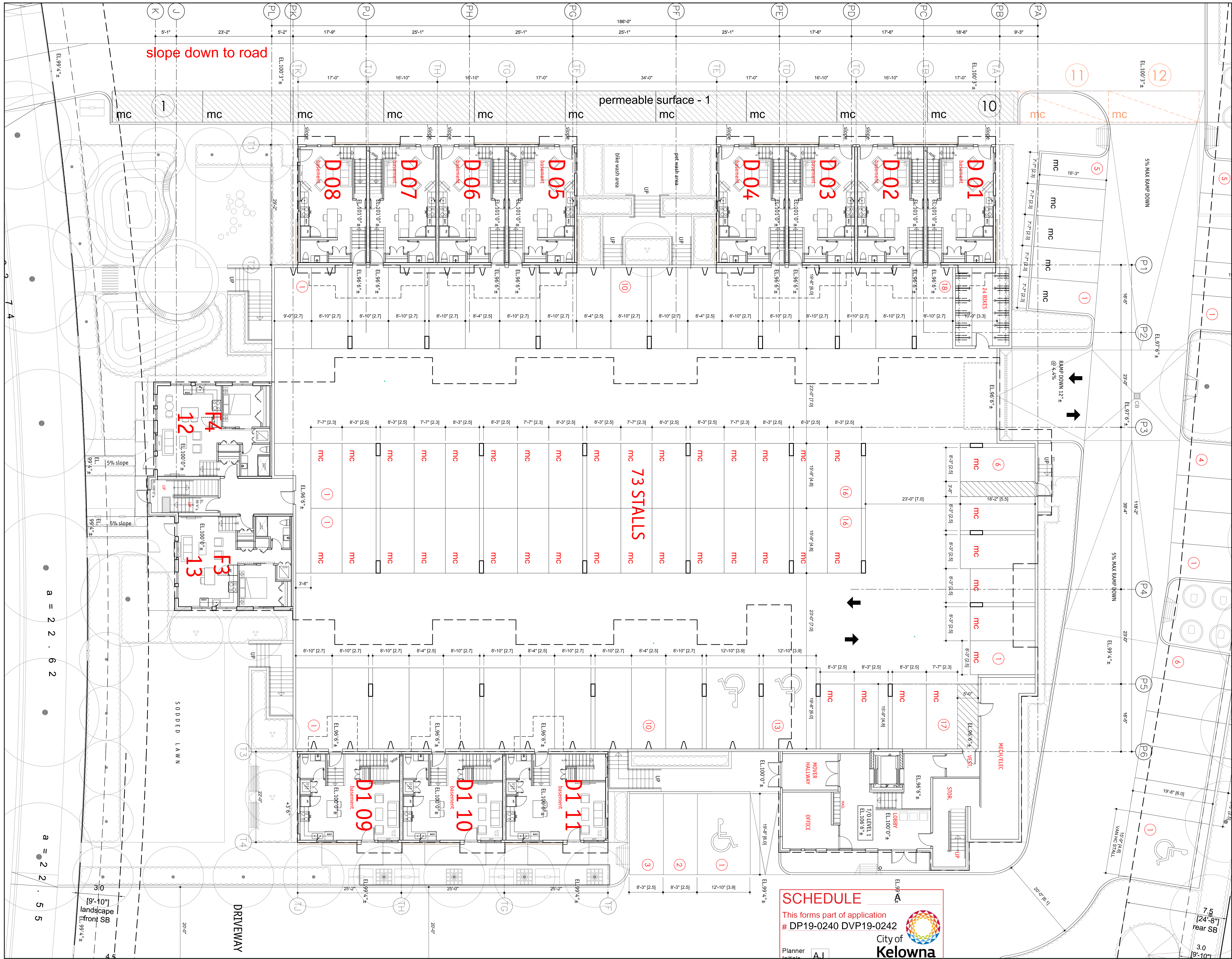
Drawing Title

LEVEL 3

OVERALL PLAN

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No.	Date	Revision
01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title
**LAKESHORE DRIVE
RENTAL CONDO
PHASE 2**

4131 LAKESHORE DRIVE KELOWNA
Drawing Number

A3.00

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LEVEL 0

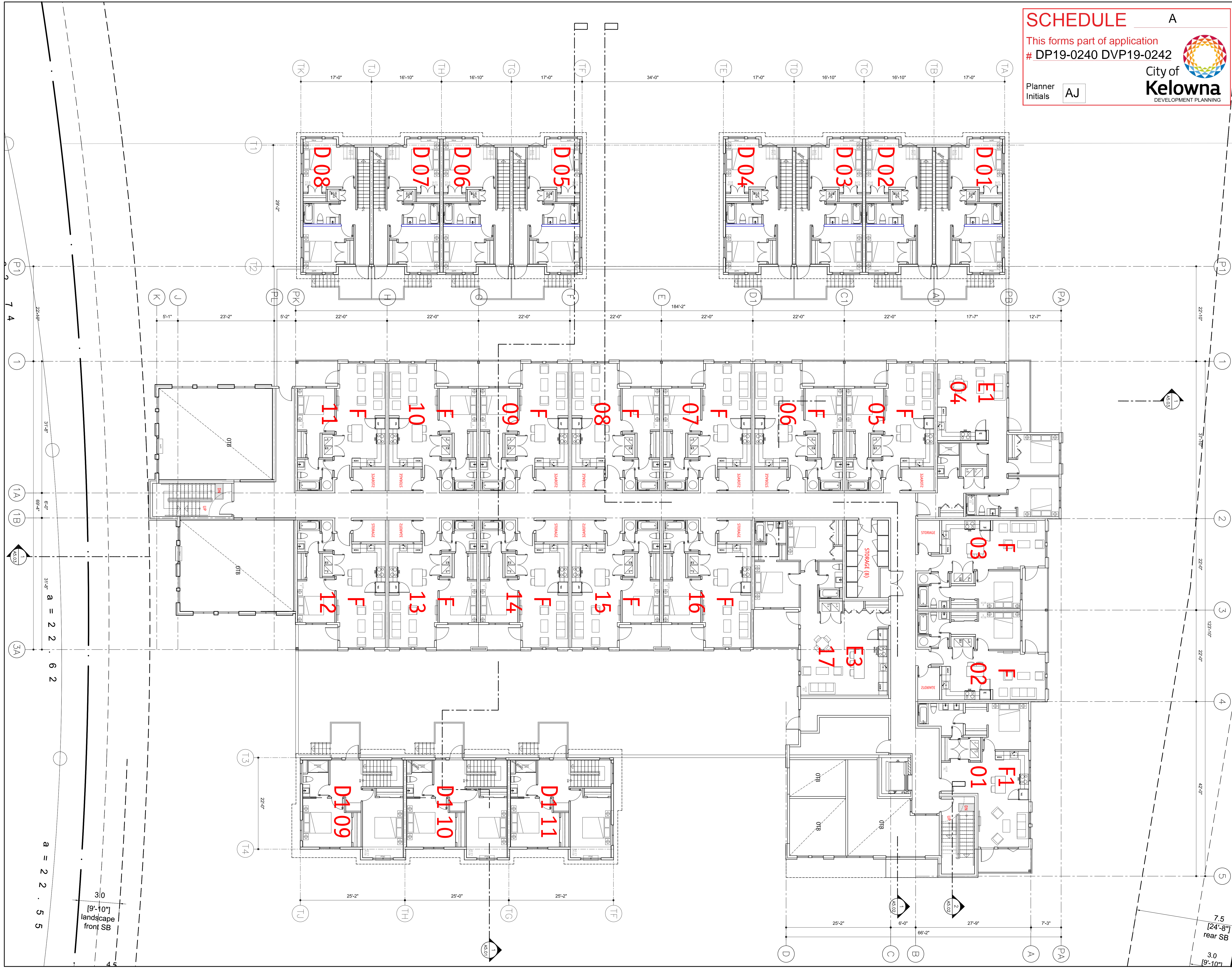
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SCHEDULE
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DP19-0240 DVP19-0242

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Initials **AJ**

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DEVELOPMENT PLANNING



SCHEDULE

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DP19-0240 DVP19-0242

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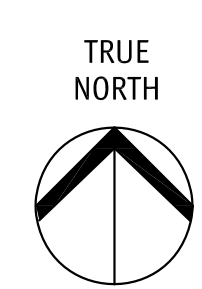


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No.	Date	Revision
01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title
**LAKESHORE DRIVE
RENTAL CONDO
PHASE 2**

4131 LAKESHORE DRIVE KELOWNA
Drawing Number

A3.01

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Drawing Title
LEVEL 1

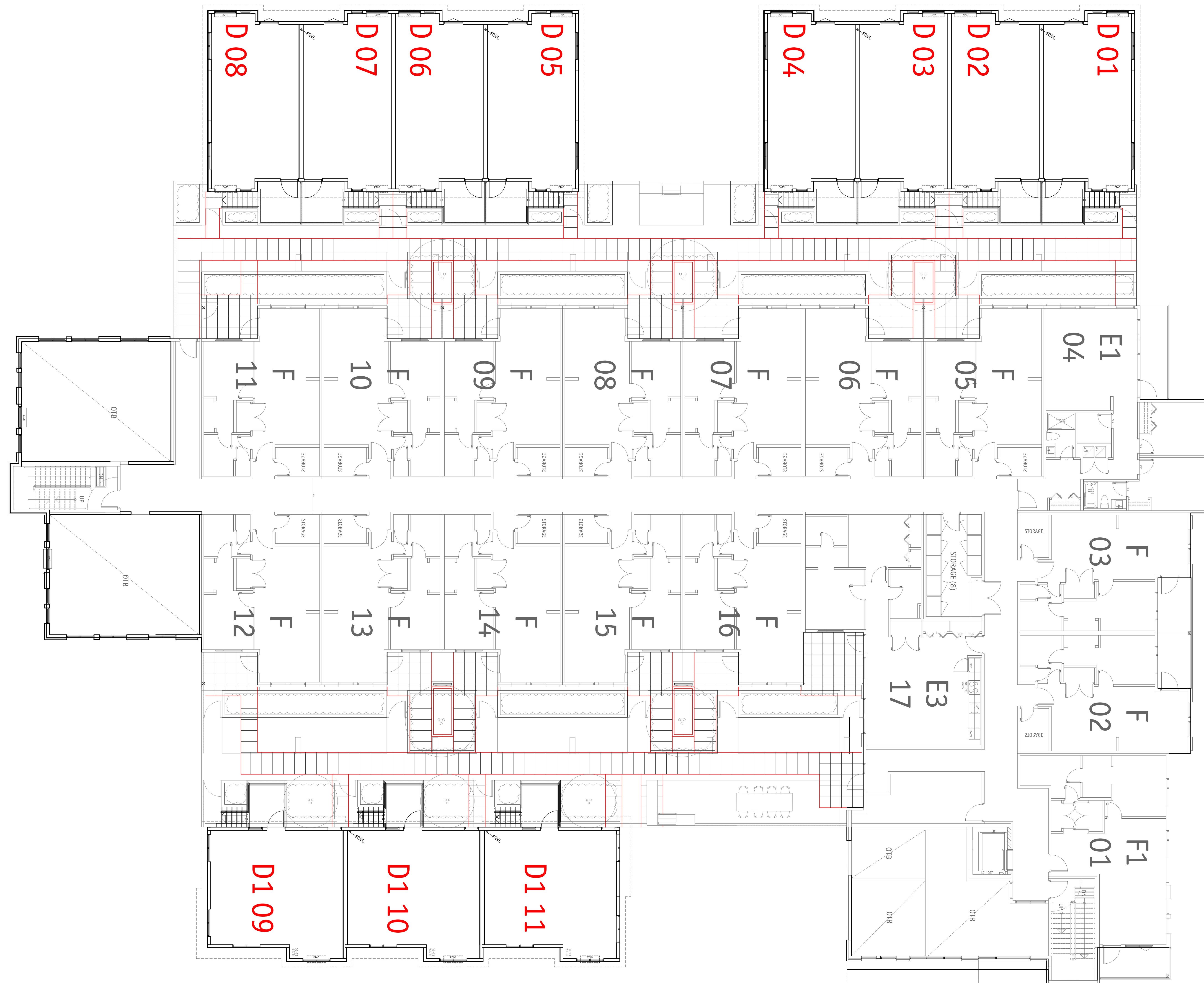
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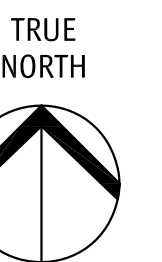
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Project Title

LAKE SHORE DRIVE
RENTAL CONDO
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A3.01A

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LEVEL 1
AMENITY DECK

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

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Drawn	SN
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Project Title
LAKE SHORE DRIVE
RENTAL CONDO
PHASE 2

A3.02

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

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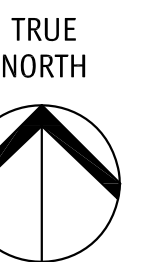
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Project Title
LAKE SHORE DRIVE
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PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A3.03

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LEVEL 3

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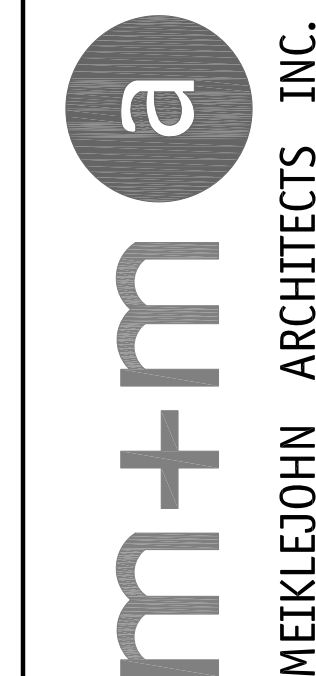
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DP

BUILDING ELEVATION KEY NOTE:
ALL COLOURS TO BE CHOSEN BY ARCHITECT
FROM APPROVED PRODUCT MANUF.'S
STANDARD LINE OF COLOURS.

1	BRICK VENEER
2	STUCCO FINISH
2a	STUCCO REVEAL
3	PREFIN. METAL LOUVERED GRILLES (SEE MECH.)
4	ALUM. / GLASS PRIVACY SCREEN
5	VINYL WINDOW & DOOR
6	ALUMINUM STOREFRONT WINDOW & DOOR
7	ALUMINUM / GLASS RAILING
8	HARDIE CLADDING @ ROOF / DECK FASCIAS
8a	HARDIE TRIM
9	PREFINISHED SHEET STEEL FLASHING
10	EXPOSED ARCHITECTURAL CONCRETE FINISH
11	PAINTED METAL DOOR
12	PAINTED METAL O/H DOOR
13	FINISHED GRADE (SEE CIVIL)
14	SIGNAGE
15	NOT USED
16	PAINTED STEEL COLUMN
17	FORMED CONCRETE REVEALS
18	CEMENTITIOUS PANEL OVER COLUMNS
19	HORIZONTAL HARDIE PLANK SIDING
20	NOT USED
21	NOT USED
22	VERTICAL HARDIE SIDING
23	METAL CLADDING PANEL (WOOD GRAIN)

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Project Title
LAKESHORE DRIVE
RENTAL CONDO
PHASE 2

4131 LAKESHORE DRIVE KELOWNA

Drawing Number

A4.01

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Drawing Title

**BUILDING
ELEVATION**

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Job No.	m+m 17-1779
Scale	AS SHOWN
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SCHEDULE

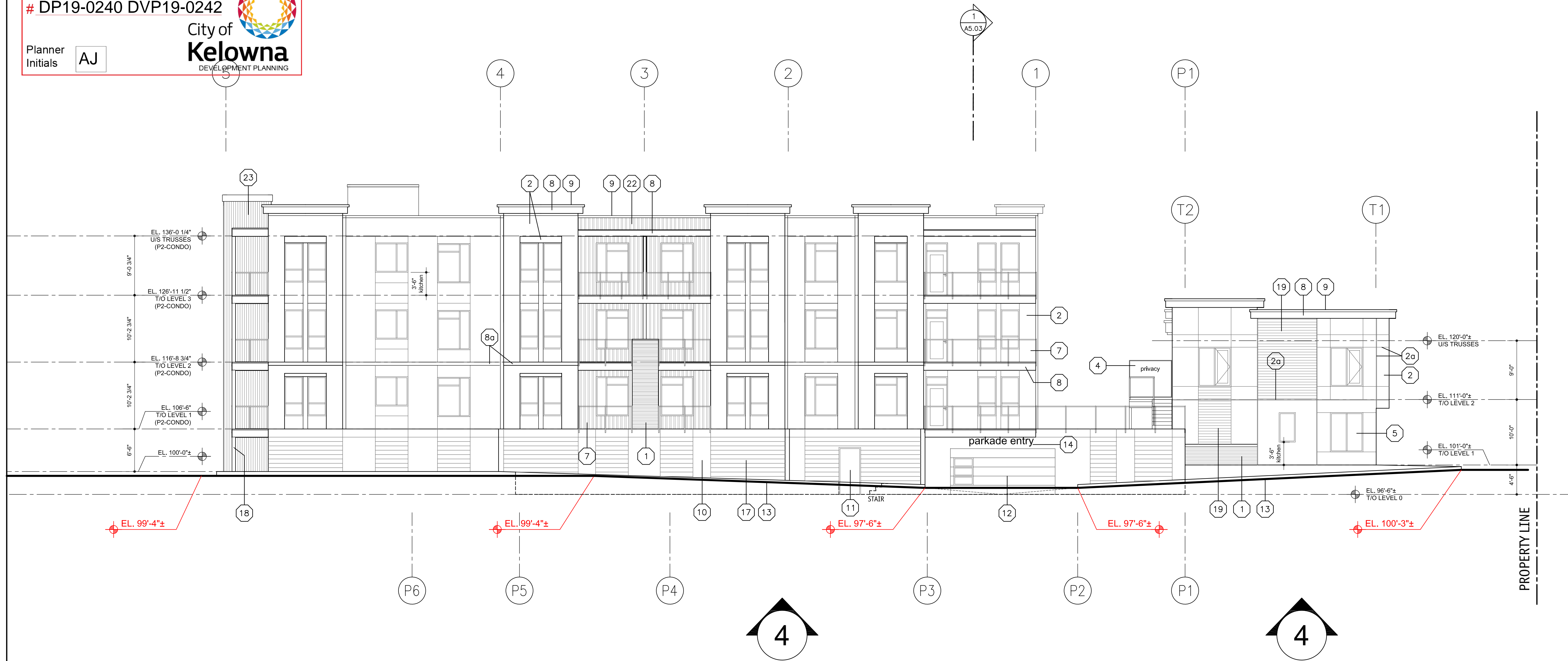
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DP19-0240 DVP19-0242

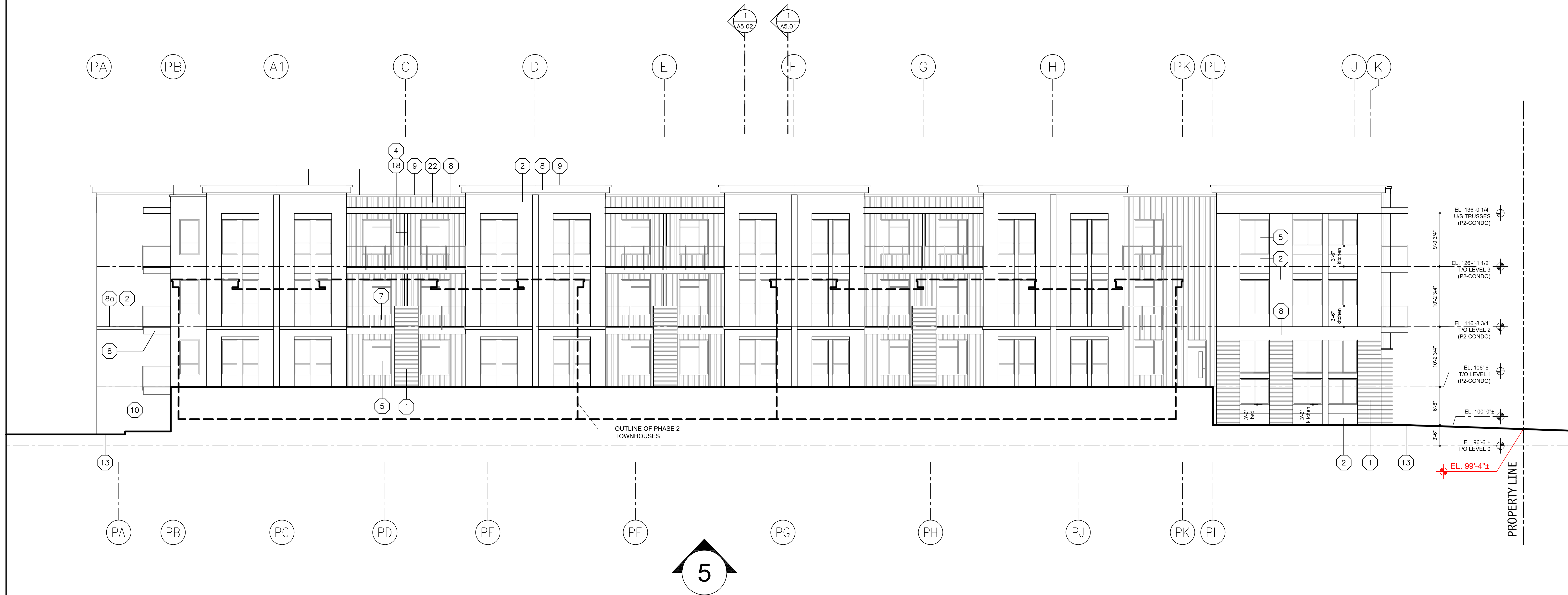
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Initials

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City of
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NOTE:
SEE A4.01 FOR
ELEVATION KEY NOTE
LEGEND & KEY PLAN



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MEIKLEJOHN ARCHITECTS INC.

Whitworth
HOLDINGS LTD.

2020-05-18
Revised
DP

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No.	Date	Revision
01	2019-12-06	DP SUBMISSION
02	2020-05-18	REVISED DP

Project Title
**LAKESHORE DRIVE
RENTAL CONDO
PHASE 2**

4131 LAKESHORE DRIVE KELOWNA
Drawing Number

A4.02

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
**BUILDING
ELEVATION**

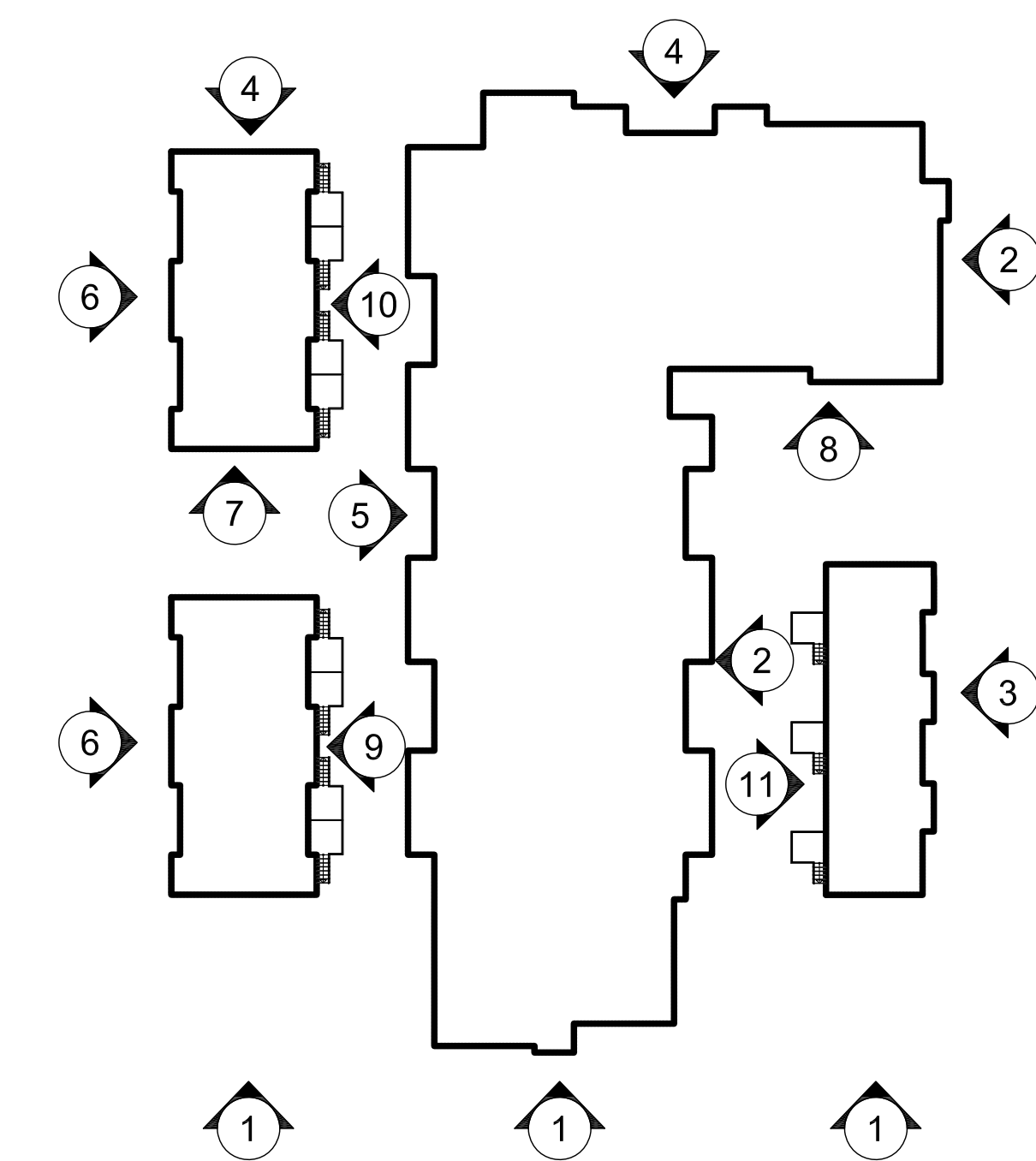
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Date	2020-05-18
Job No.	m+m 17-3779
Scale	AS SHOWN
Drawn	SN
Checked	JM

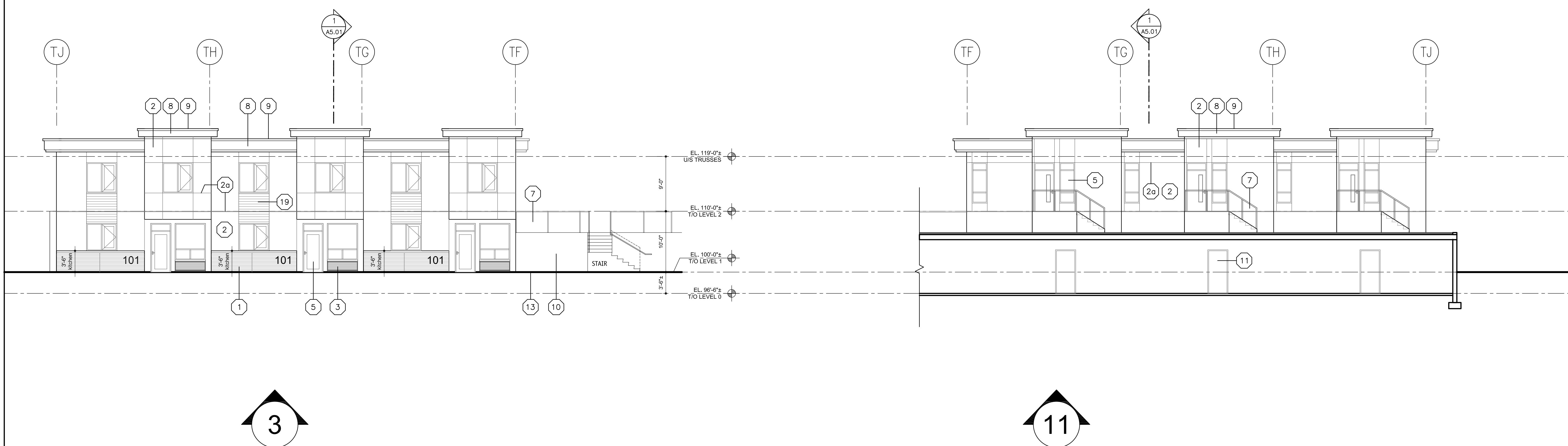
B

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING



NOTE:
SEE A4.01 FOR
ELEVATION KEY NOTE
LEGEND & KEY PLAN



233 BERNARD AVENUE
SHELOWNA, B.C.
V2Y 6N2
TEL: 250.762.3004
MAIL: kel-mai@shaw.ca

m+m
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Revised
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[illegible]

Project Title

LAKE SHORE DRIVE
RENTAL CONDO
PHASE 2

131 LAKESHORE DRIVE KELOWNA

A4.03

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

BUILDING ELEVATION

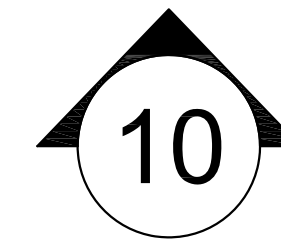

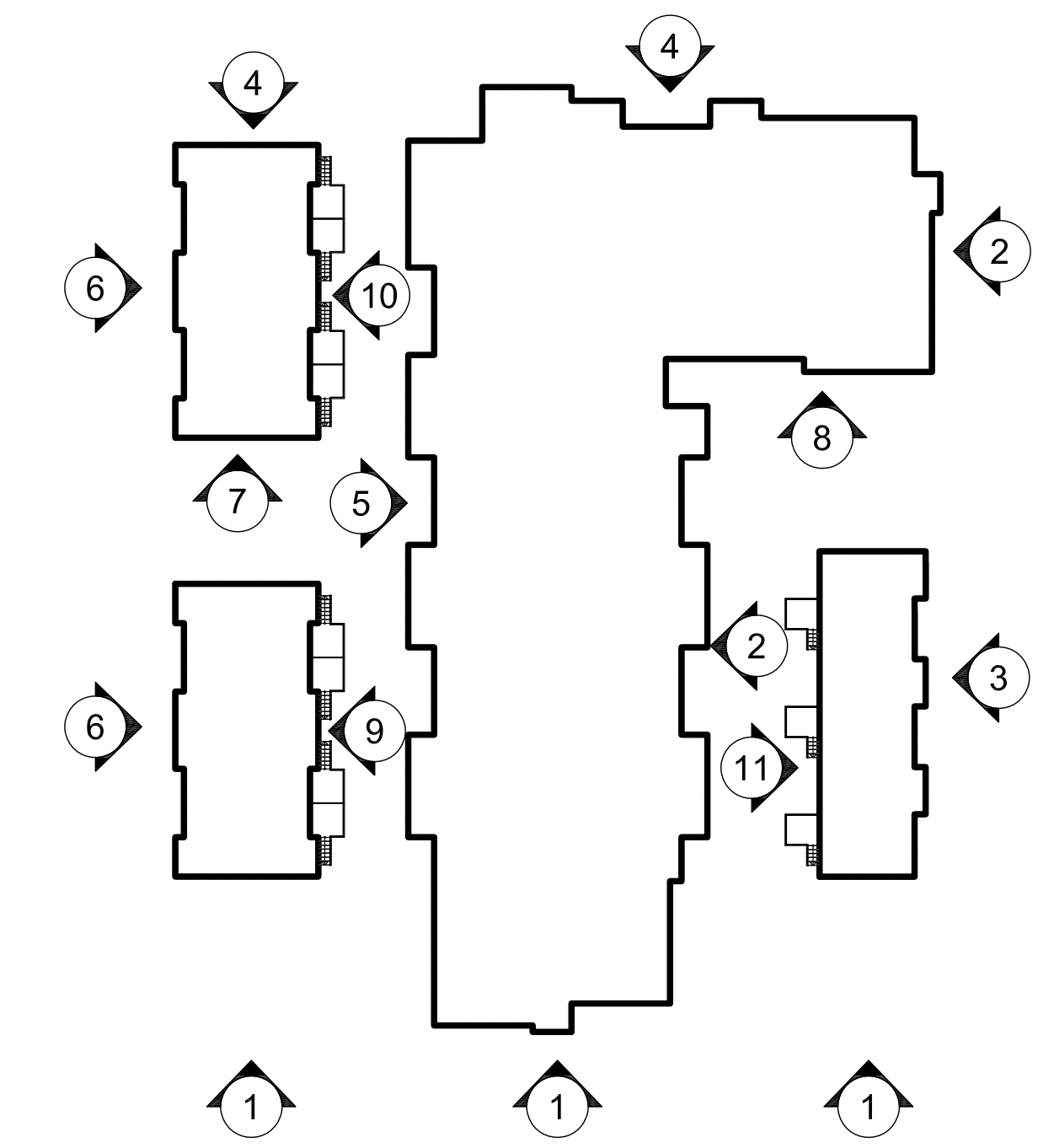
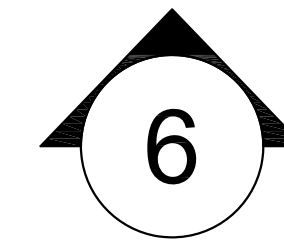
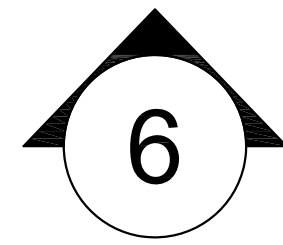
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Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM

B



Downa
MANAGEMENT PLANNING

Planner Initials AJ

33 BERNARD AVENUE
ELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
MAIL: kel-mai@shaw.ca

m+ma
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2020-05-18
Revised
DP

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[illegible]

Project Title

LAKE SHORE DRIVE
RENTAL CONDO
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A4.04

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

BUILDING ELEVATION

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

Date	2020-05-18
Job No.	mem 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM

B

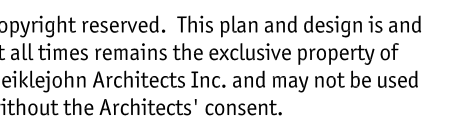
DP19-0240 DVP19-0242

Planner Initials AJ

33 BERNARD AVENUE
ELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
MAIL: kel-mai@shaw.ca



Whitworth
HOLDINGS LTD.

Revised
DP[illegible]

Project Title

AKESHORE DRIVE
ENTAL CONDO
HASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A5.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

BUILDING SECTION

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM

B

DP19-0240 DVP19-0242



AJ



SETBACK LINE

EL. 96'-6" ±
T/O LEVEL 0

SLOPE 5% MAX

P1

P2

P3

P4

P5

P6

TRANSITION LINE

1

1A

(2)

3

4

(5)

(T)

T2

phase 2
condo

parkade

elevator shaft

entry
label

EL. 99'-4"±

SETBACK LINE

PROPERTY LINE

233 BERNARD AVENUE
SLOWNA, B.C.
V6N 2G2
TEL: 250.762.3004
MAIL: kel-mai@shaw.ca



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HOLDINGS LTD.

Revised
DP

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[illegible]

Project Title

LAKE SHORE DRIVE
RENTAL CONDO
PHASE 2

131 LAKESHORE DRIVE KELOWNA

Drawing Number

A5.02

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**BUILDING
SECTION**

Date	2020-05-18
Job No.	m+m 17-1779
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE

B

This forms part of application
DP19-0240 DVP19-0242



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

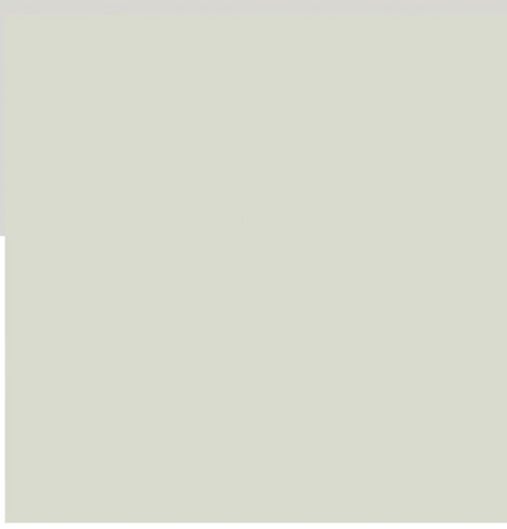
AJ



dark brown - running bond



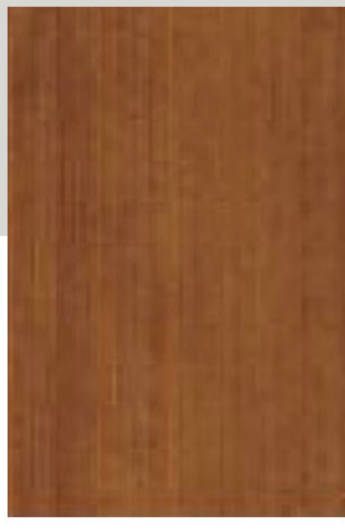
stucco - dark grey



stucco - titanium



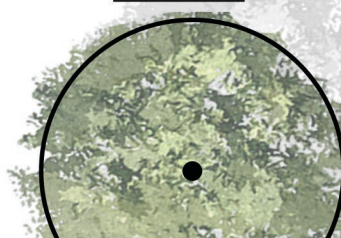
stucco - light grey



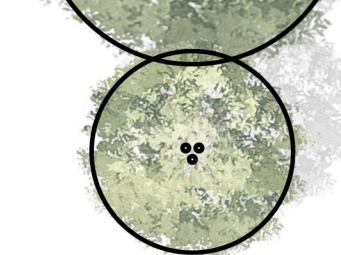
wood grain panel

/VOLUMES/BENCH/400 - PROJECTS/2019/19-011_419LAKESHORE_PHASE2/442 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00_19-011_CONCEPT_LAYOUTS_M.DWG


LEGEND:



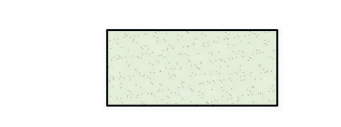
PROPOSED DECIDUOUS TREE



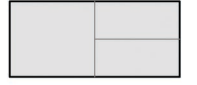
PROPOSED ORNAMENTAL TREE



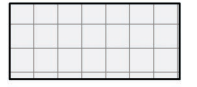
SHRUB, PERENNIAL & GRASS PLANTING



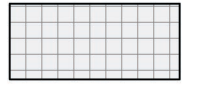
SODDED LAWN



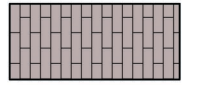
C.I.P. CONCRETE PAVING




CONCRETE UNIT PAVER TYPE 1




CONCRETE UNIT PAVER TYPE 2




CONCRETE UNIT PAVER TYPE 3




C.I.P. CONCRETE BAND PAVING



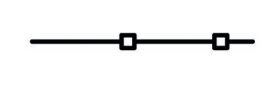
ROCK MULCH MAINTENANCE EDGE



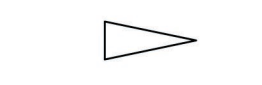
1.2m HT. DECORATIVE METAL FENCE / GUARDRAIL



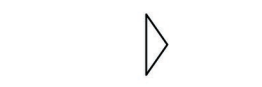
1.8m HT. PRIVACY SCREEN




1.8m HT. FENCE




PARKADE LEVEL VEHICULAR ENTRY / EXIT




PARKADE LEVEL PUBLIC ENTRY / EXIT



MAIN LEVEL PUBLIC ENTRY / EXIT



MAIN LEVEL PRIVATE ENTRY / EXIT



SECOND LEVEL PRIVATE ENTRY / EXIT

SCHEDULE

C

This forms part of application

DP19-0240 DVP19-0242

Planner Initials

AJ

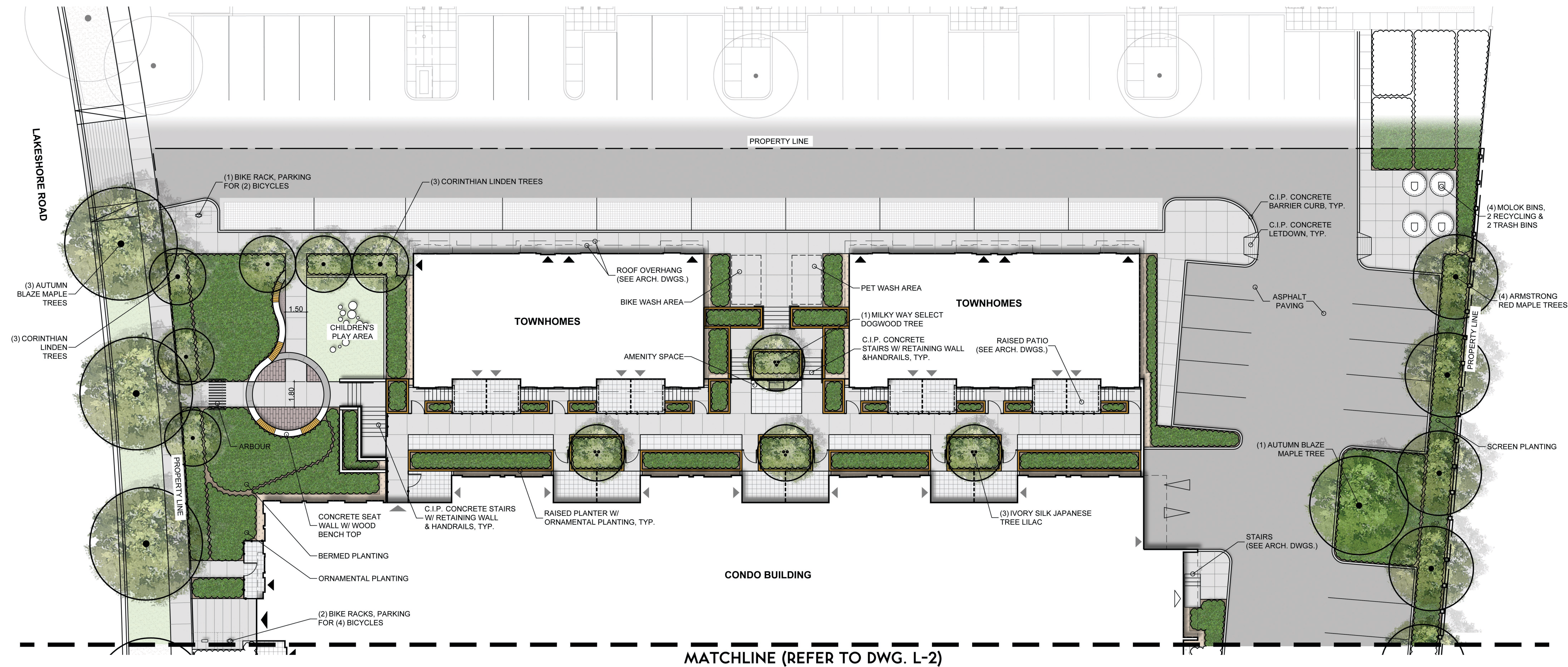
City of Kelowna

DEVELOPMENT PLANNING

1

NORTH

NOT FOR CONSTRUCTION



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REVISIONS / ISSUED:	
5	JUL 14/20 REISSUED FOR DP APPLICATION
4	JUL 07/20 ISSUED FOR REVIEW
3	DEC 6/19 ISSUED FOR DP APPLICATION
2	DEC 4/19 ISSUED FOR COORDINATION
1	NOV 26/19 ISSUED FOR COORDINATION
NO.	DATE DESCRIPTION

BENCH
[4-1562 Water Street, Kelowna BC V1Y 1J7]
[1 250 860 6778]

CLIENT:
WHITWORTH HOLDING LTD.
KELOWNA, B.C.

PROJECT:
THE ARBOUR PHASE 2 RENTAL CONDO
KELOWNA, B.C.

SHEET TITLE
**LANDSCAPE PLAN:
NORTH ENLARGEMENT**

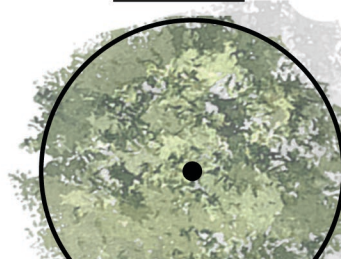
DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-011
SCALE	1:150

SHEET NO.


L-1

/VOLUMES/BENCH/400 - PROJECTS/2019/19-011_419LAKESHORE_PHASE2/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00_19-011_CONCEPT_LAYOUTS_M.DWG

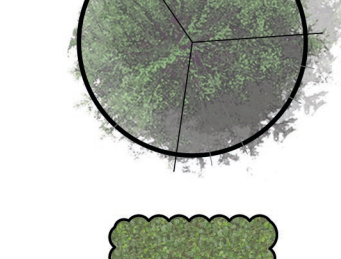
LEGEND:




PROPOSED DECIDUOUS TREE



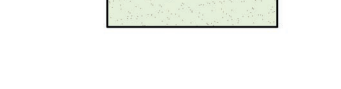
PROPOSED ORNAMENTAL TREE




PROPOSED CONIFEROUS TREE




SHRUB, PERENNIAL & GRASS PLANTING




SODDED LAWN




C.I.P. CONCRETE PAVING



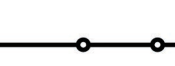
CONCRETE UNIT PAVER TYPE 1




CONCRETE UNIT PAVER TYPE 2



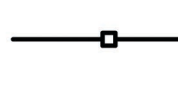
ROCK MULCH MAINTENANCE EDGE




1.2m HT. DECORATIVE METAL FENCE / GUARDRAIL




1.8m HT. PRIVACY SCREEN




1.8m HT. FENCE




MAIN LEVEL PUBLIC ENTRY / EXIT



MAIN LEVEL PRIVATE ENTRY / EXIT



SECOND LEVEL PUBLIC ENTRY / EXIT



SECOND LEVEL PRIVATE ENTRY / EXIT

SCHEDULE

C

This forms part of application

DP19-0240 DVP19-0242

Planner
Initials

AJ

City of
Kelowna
DEVELOPMENT PLANNING



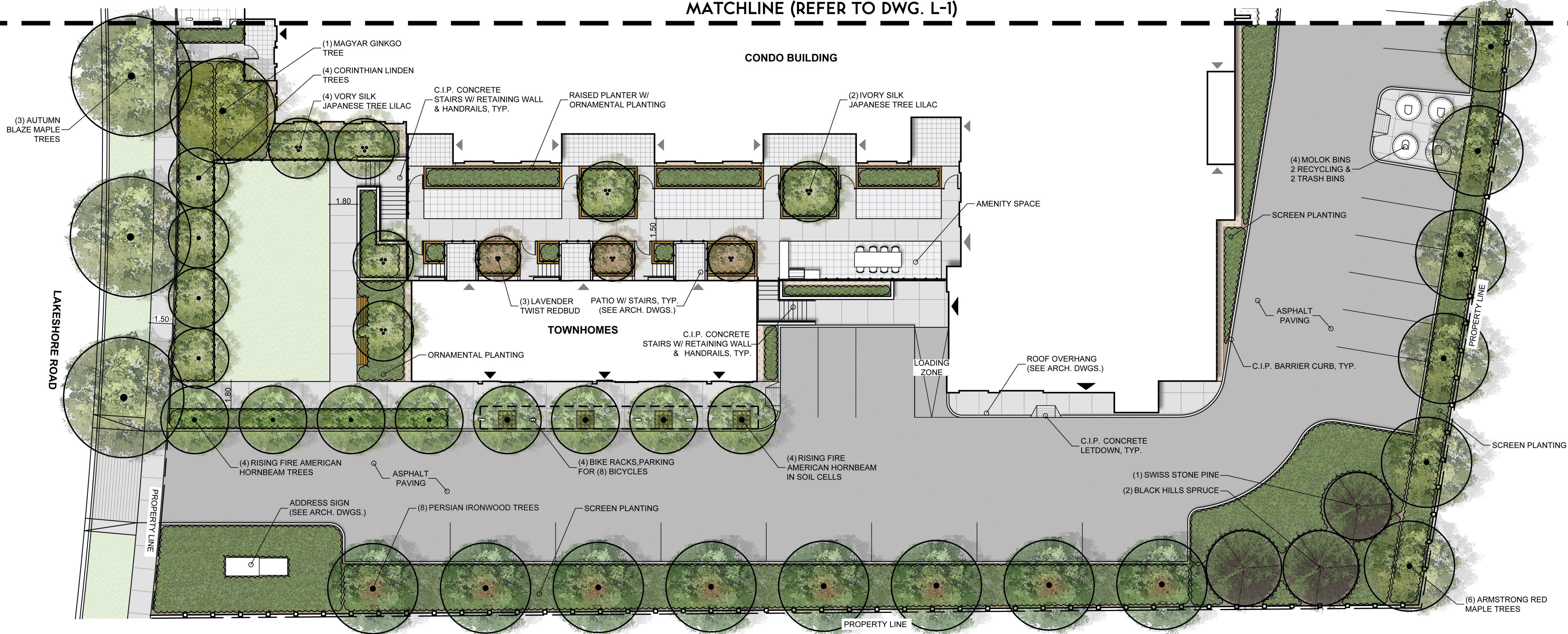
NORTH

NOT FOR CONSTRUCTION

MATCHLINE (REFER TO DWG. L-1)

CONDO BUILDING

TOWNHOMES



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REVISIONS / ISSUED:		
5	JUL 14/20	REISSUED FOR DP APPLICATION
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1	NOV 26/19	ISSUED FOR COORDINATION
NO.	DATE	DESCRIPTION

BENCH

| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| 1 250 860 6778 |

CLIENT:
WHITWORTH HOLDING LTD.
KELOWNA, B.C.

PROJECT:
**THE ARBOUR PHASE 2
RENTAL CONDO**
KELOWNA, B.C.

SHEET TITLE
**LANDSCAPE PLAN:
SOUTH ENLARGEMENT**

DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	19-011
SCALE	1:150

SHEET NO.

L-2

**DEVELOPMENT PERMIT GUIDELINES**Comprehensive Development Permit Area

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

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• 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?	✓		
• 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:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		



DP19-0240 / DVP19-0242 4131 Lakeshore Road

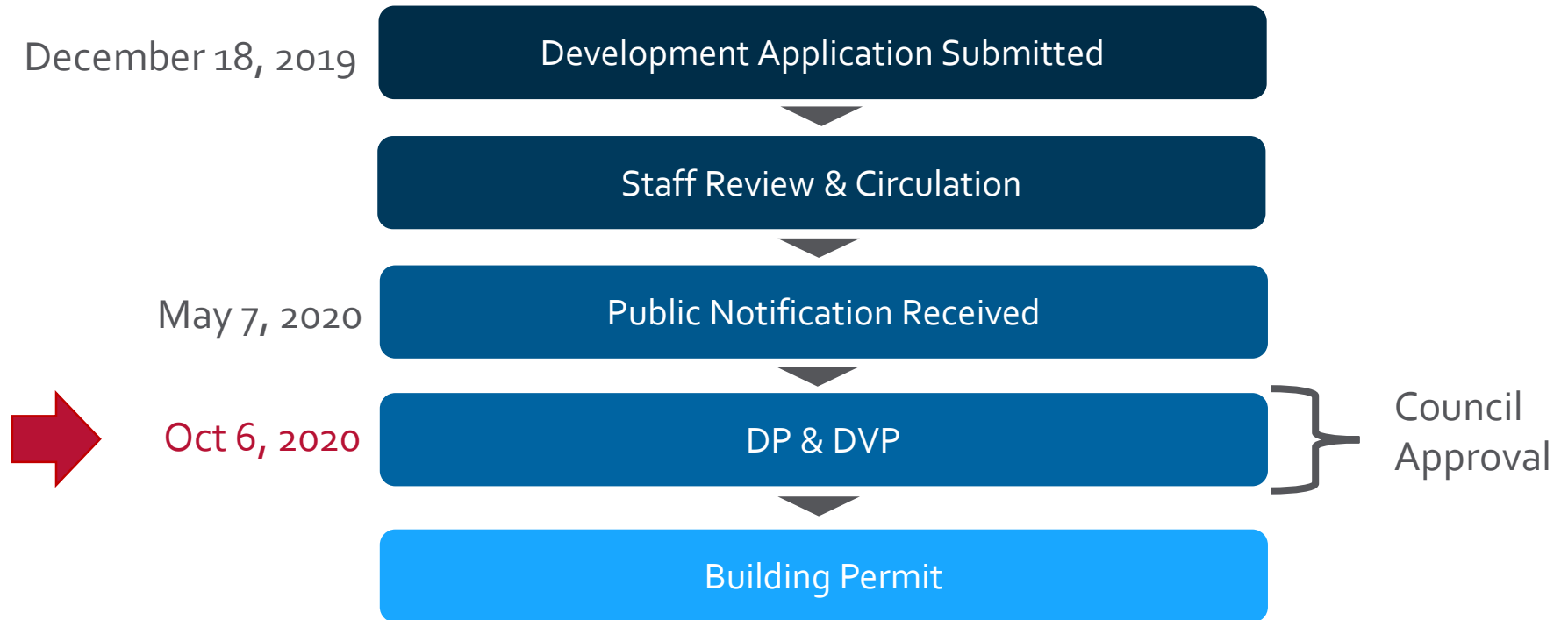
Development Permit and Development Variance Permit Applications



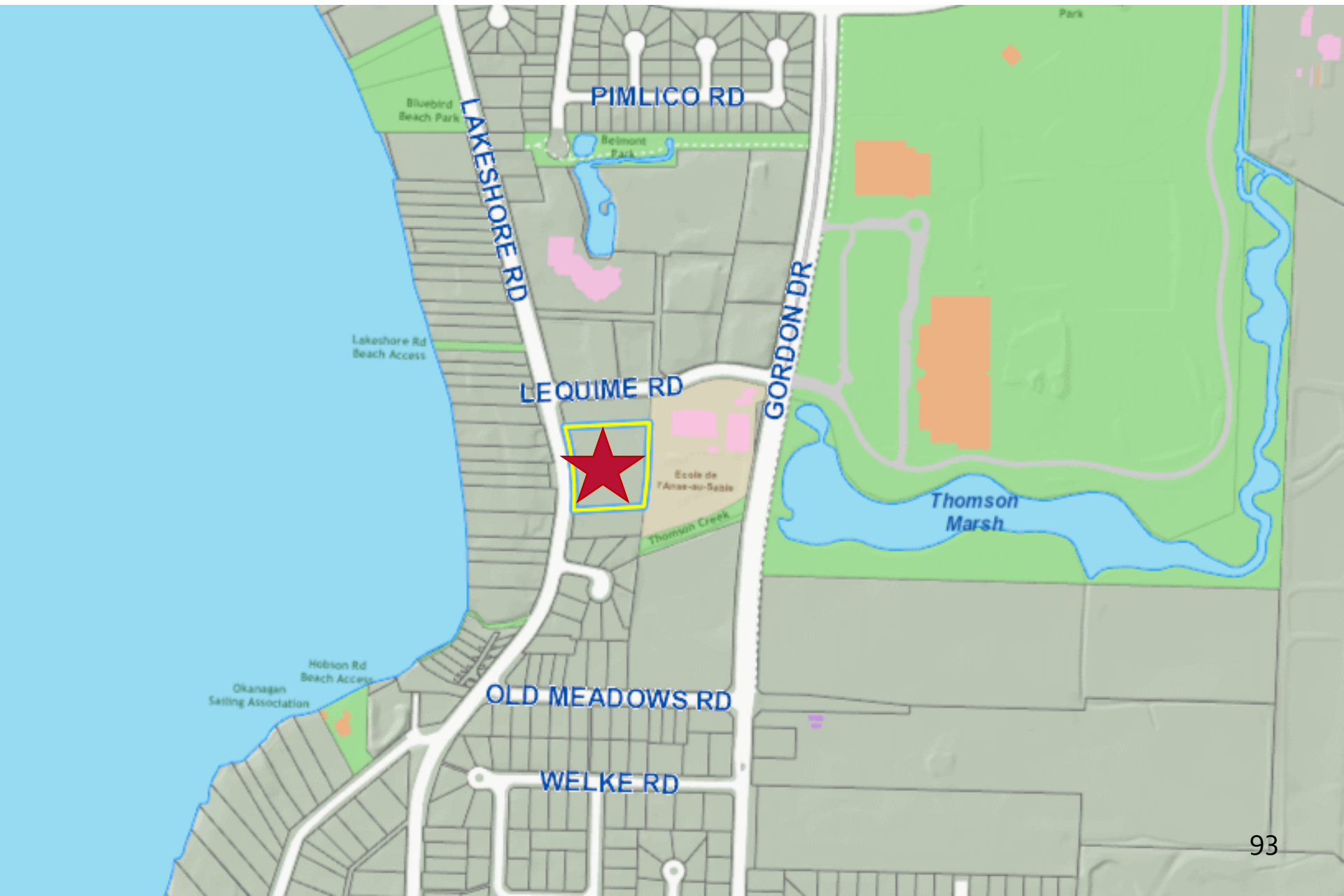
Proposal

- ▶ To consider the form and character of a 70-unit multi-family development and a variance to building height.

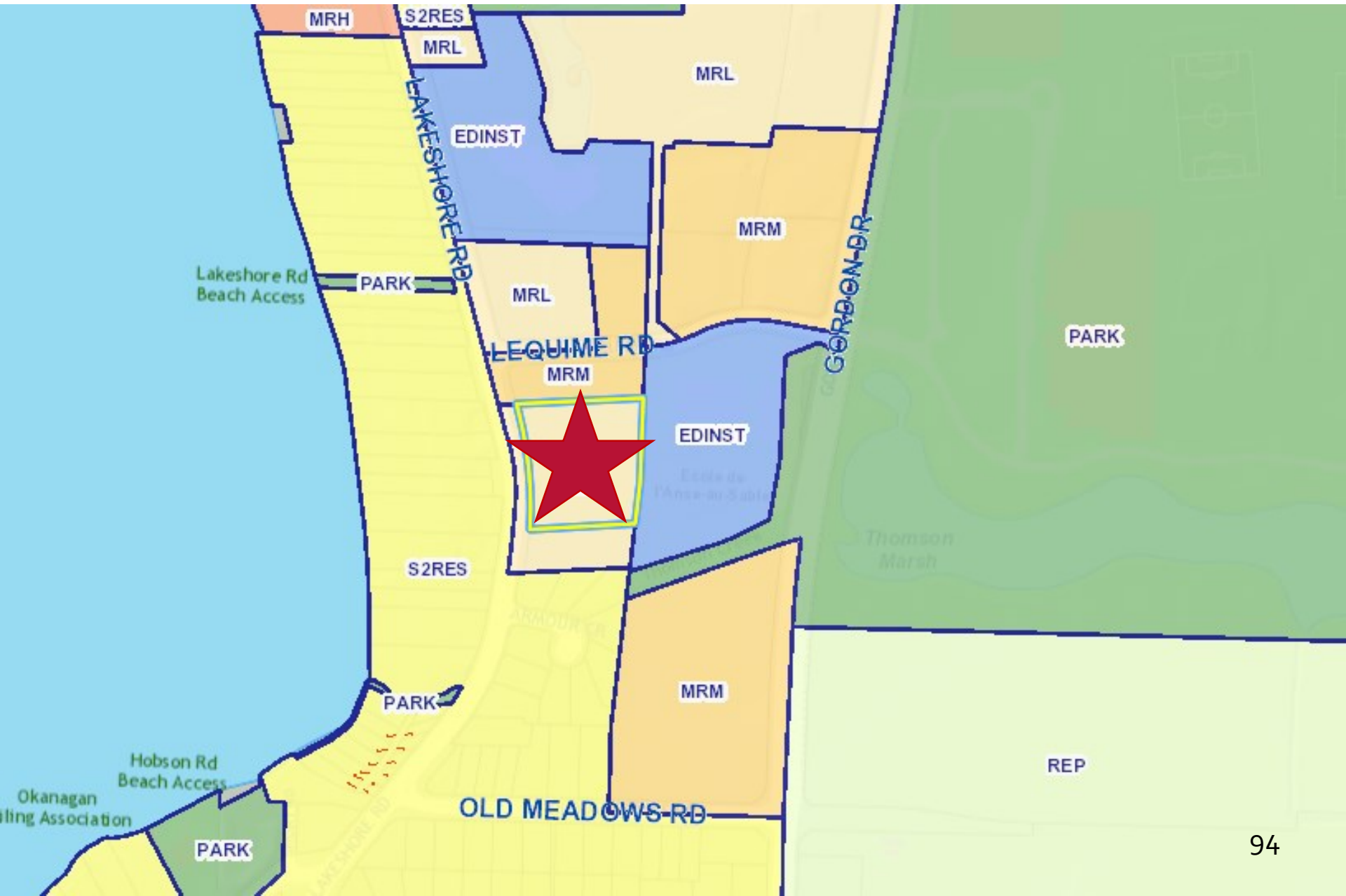
Development Process



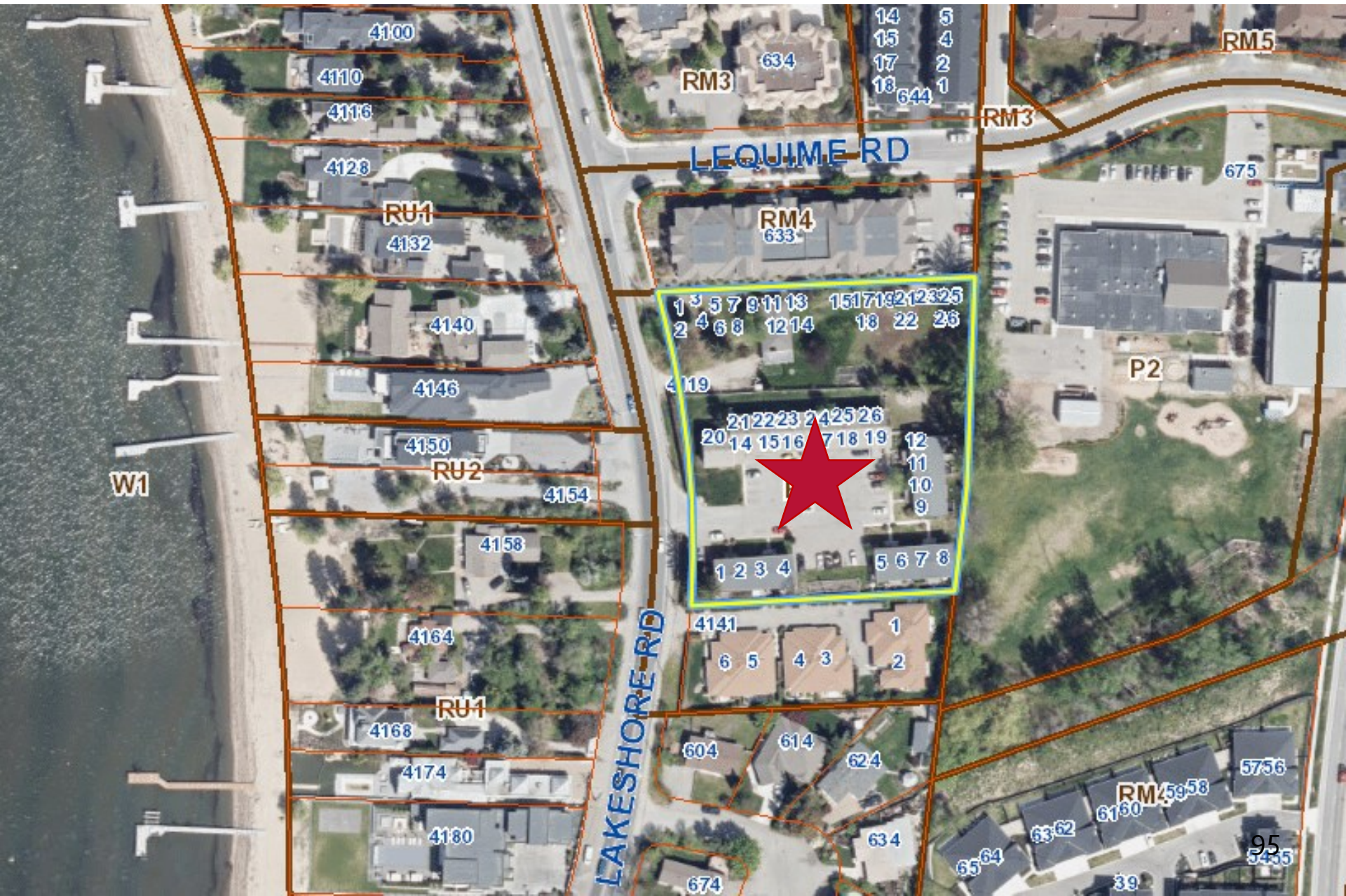
Context Map



OCP Future Land Use / Zoning



Subject Property Map



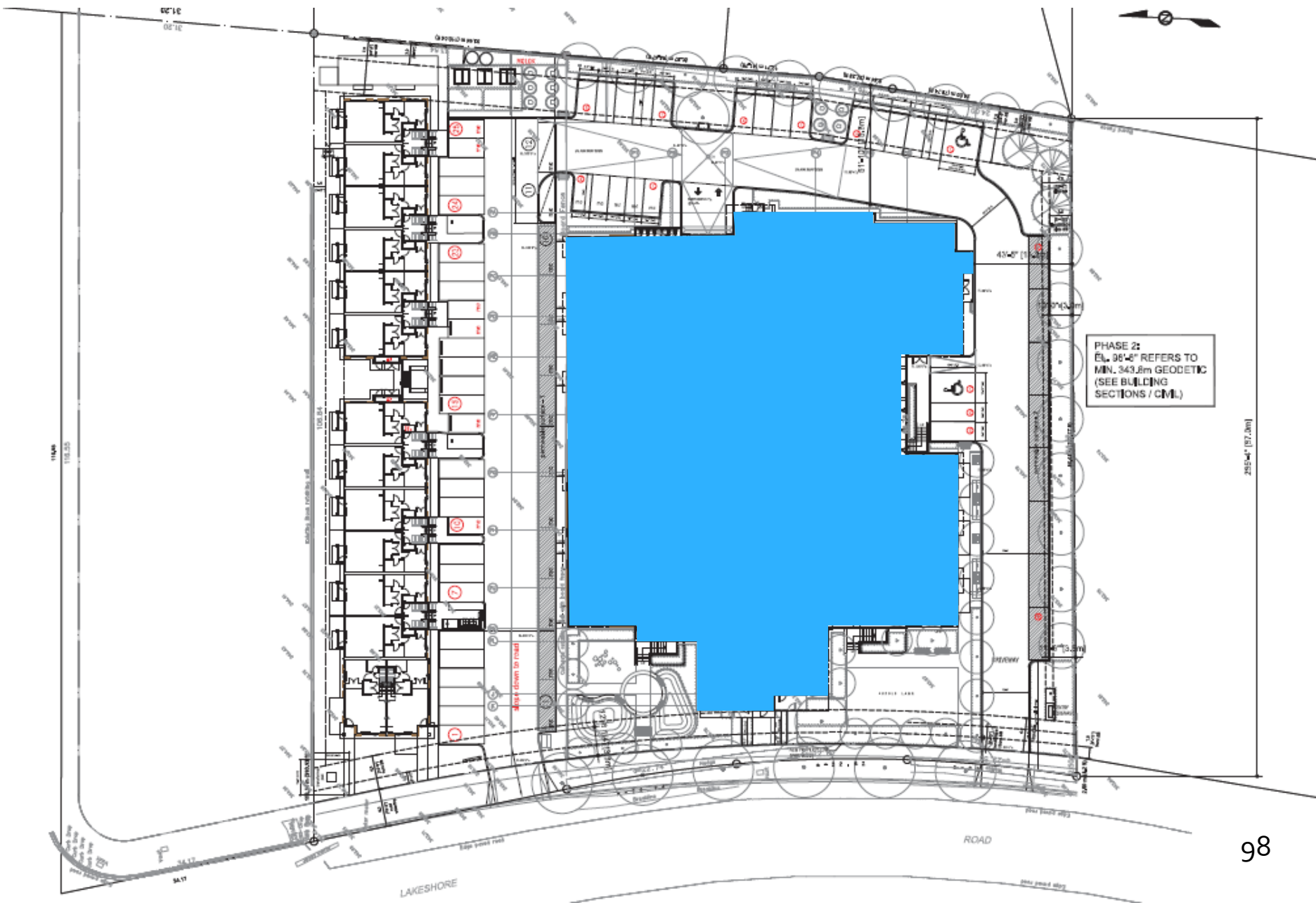
Subject Property Photo



Project Details

- ▶ 4-storey, 70-unit rental development
- ▶ 59 one-bedroom units and 19 two-bedroom units in the form of an apartment building wrapped with townhouse units
- ▶ Parking provided in parkade and at grade
- ▶ Units have private outdoor space and common outdoor amenity space is also provided

Site Plan



Elevations

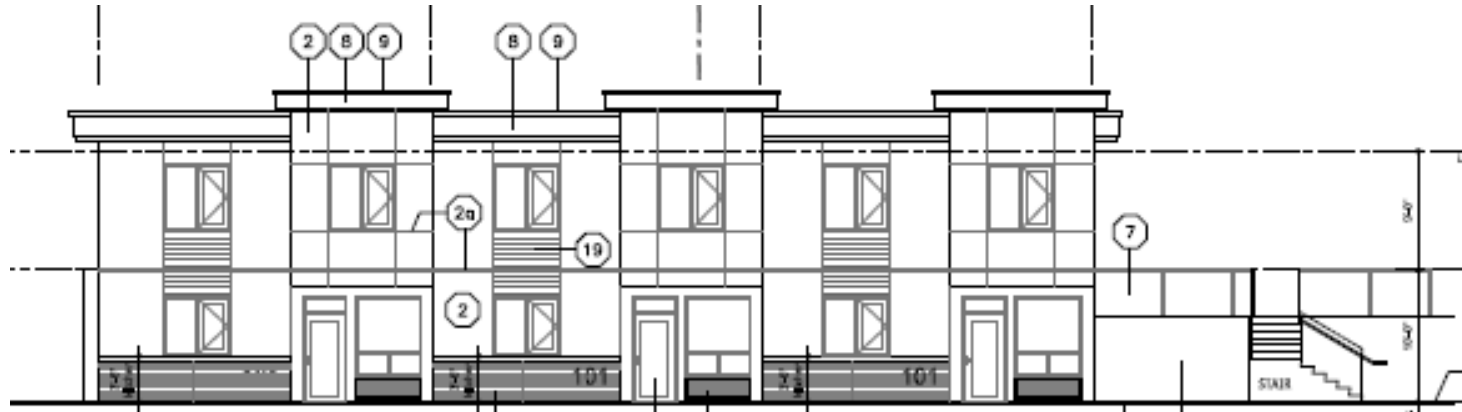


East Elevation (facing Lakeshore Road)

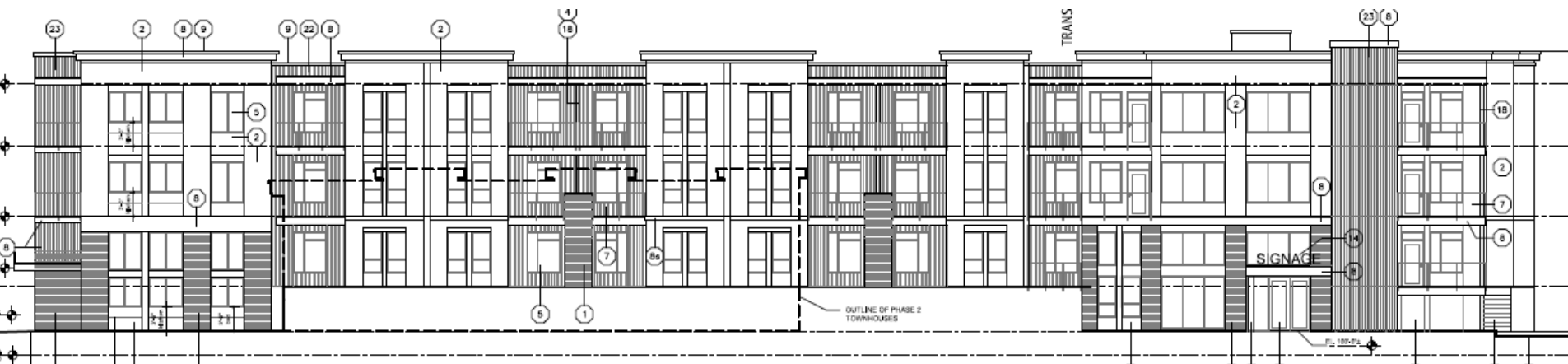


West Elevation

Elevations

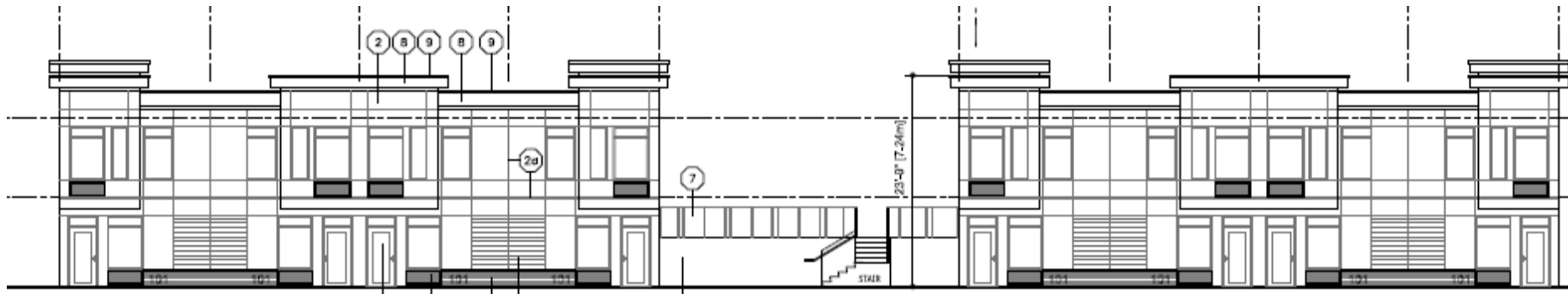


South Elevation (townhouses – in front)



South Elevation (apartment – behind townhouses)

Elevations



North Elevation (townhouses – in front)



North Elevation (apartment – behind townhouses)

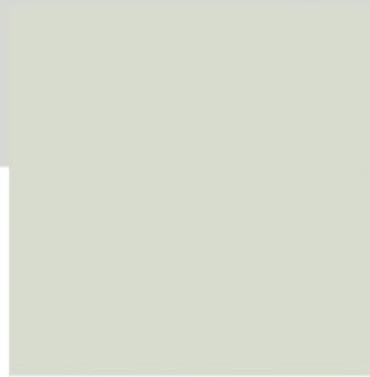
Materials



dark brown - running bond



stucco - dark grey



stucco - titanium



stucco - light grey



wood grain panel

Landscape Plan



Variance

- ▶ Requesting one variance to building height from 10 m / 3 storeys to 12.5 m / 4 storeys
- ▶ To accommodate the apartment portion of the structure in the centre of the proposed development
- ▶ Minimized by setting back the 12.9 m high portion of the building and wrapping with two-storey townhouse units to provide transition

Urban Design Guidelines

- ▶ Generally meets urban design guidelines:
 - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna
 - ▶ Promote a high urban design standard and quality of construction for future development
 - ▶ Promote interesting, pedestrian friendly streetscape design
 - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character

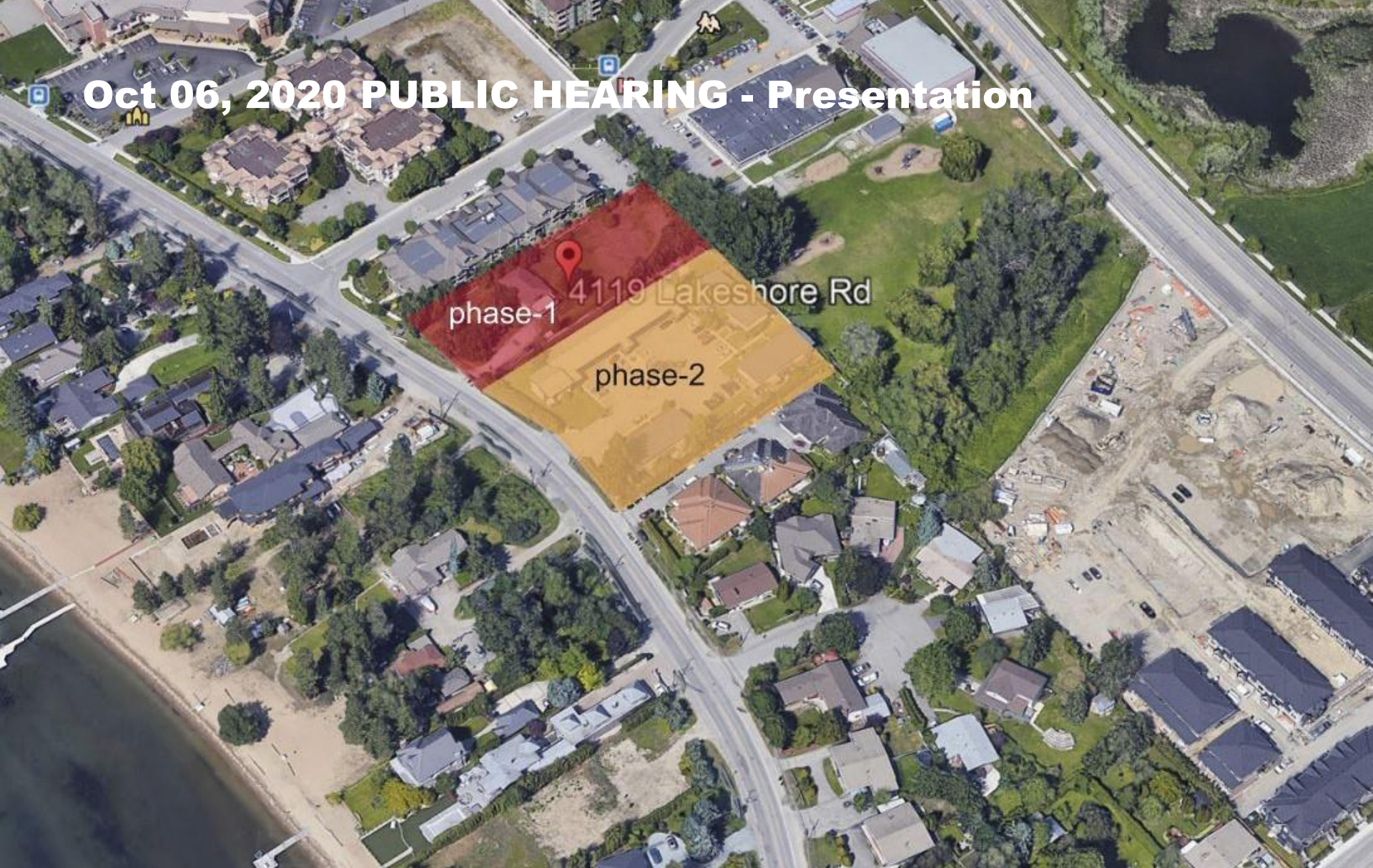
Staff Recommendation

- ▶ Staff recommend **support** for a Development Permit and Development Variance Permit for the form and character of the 70-unit development proposal.



Conclusion of Staff Remarks

Oct 06, 2020 PUBLIC HEARING - Presentation



aerial – view north (phases 1 & 2)

Background

4119 Lakeshore Apartment & Townhomes



4119 Lakeshore Apartment & Townhomes
Phase 1 - Development Permit (Aug 2019)



4119 Lakeshore Apartment & Townhomes
Phase 1 – (construction Aug 2020...Oct open)



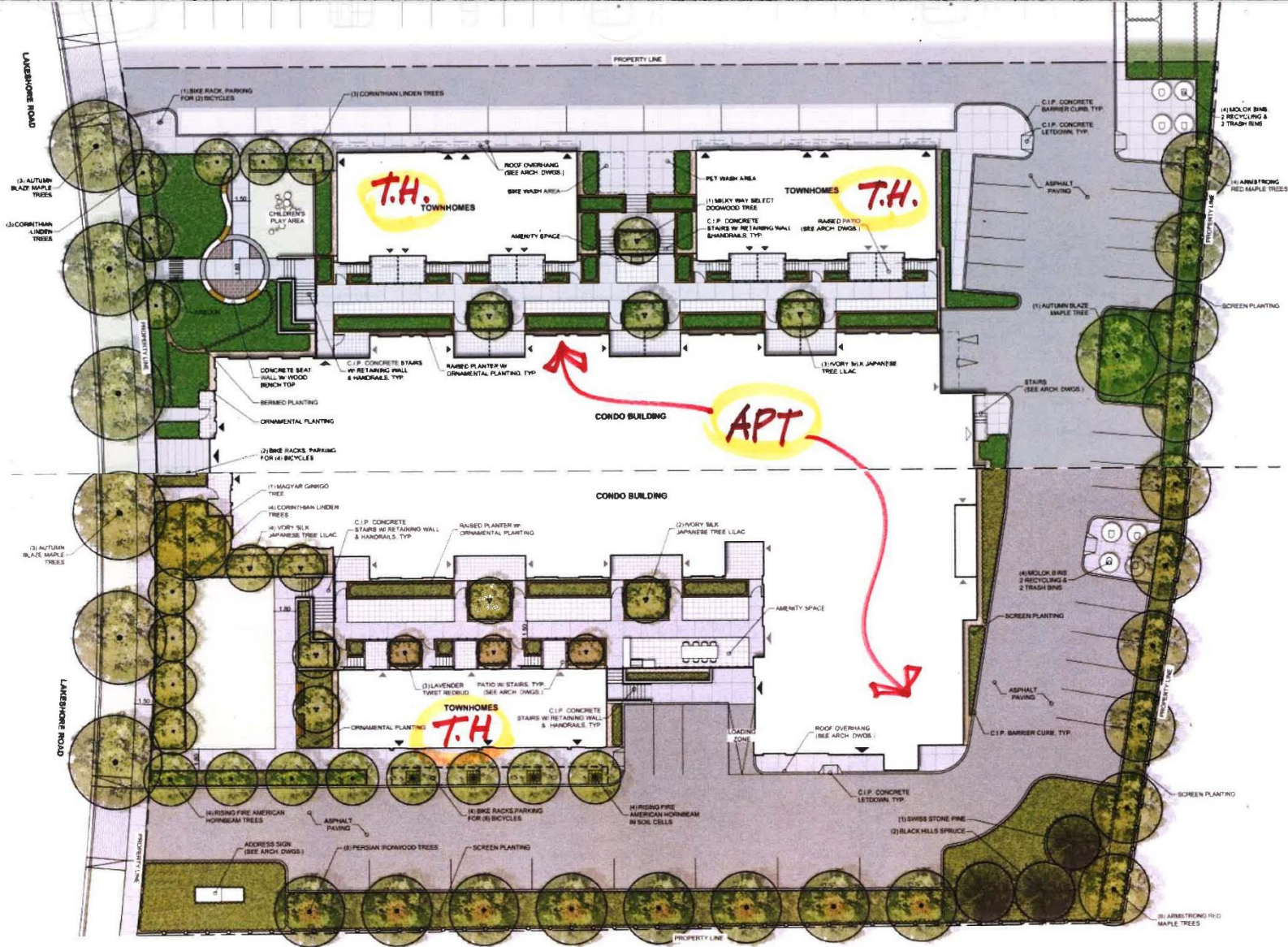
4131 Lakeshore Apartment & Townhomes
Phase 2 – (Public Hearing Oct 6, 2020)



4131 Lakeshore Apartment & Townhomes
Phase 2 – (Public Hearing Oct 6, 2020)

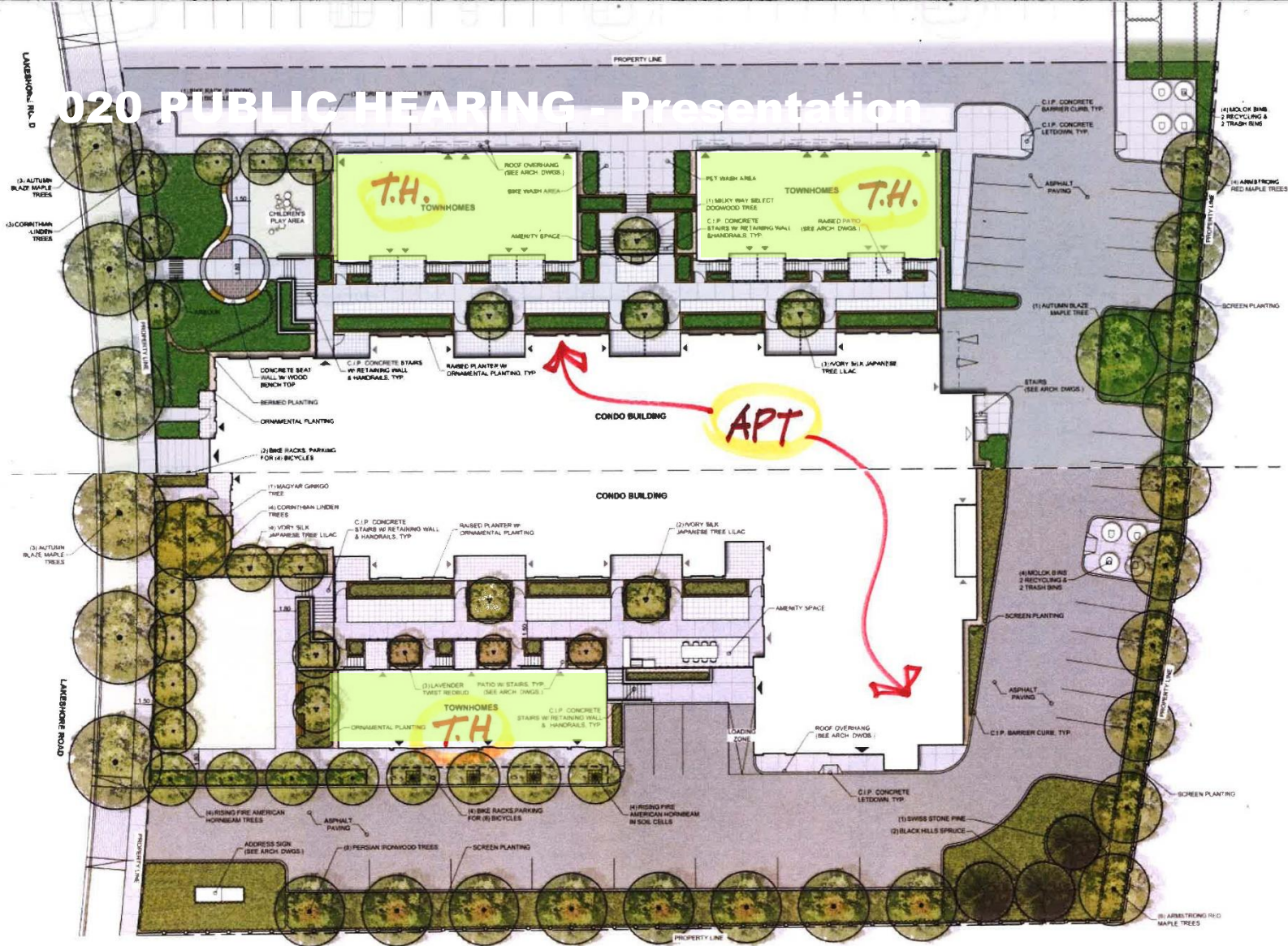
Concept 1 - 'surround massing'

4119 Lakeshore Apartment & Townhomes



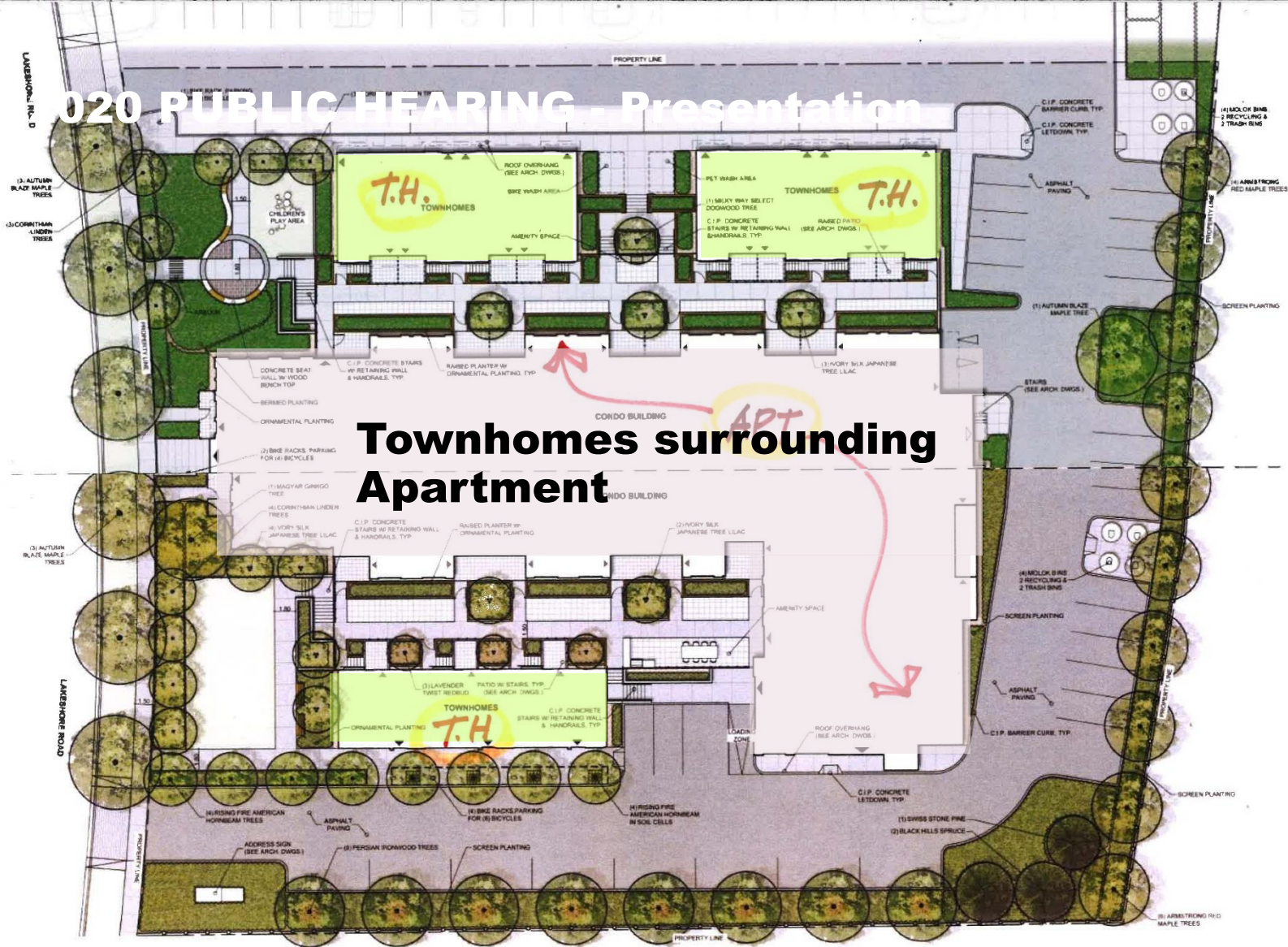
4131 Lakeshore Apartment & Townhomes Phase 2

020 PUBLIC HEARING - Presentation



4131 Lakeshore Apartment & Townhomes Phase 2

020 PUBLIC HEARING - Presentation



4131 Lakeshore Apartment & Townhomes Phase 2

Concept 2 - 'green roof parking'

4119 Lakeshore Apartment & Townhomes

Lakeshore Rd.

LAKE SHORE

ROAD

Phase 2

4131 Lakeshore Apartment & Townhomes Phase 2

Whitworth
HOLDINGS LTD.

m+m a 119

MEIKLEJOHN ARCHITECTS INC.

Lakeshore Rd.

LAKE SHORE

ROAD

Parking 70+
cars hidden
under bldg/

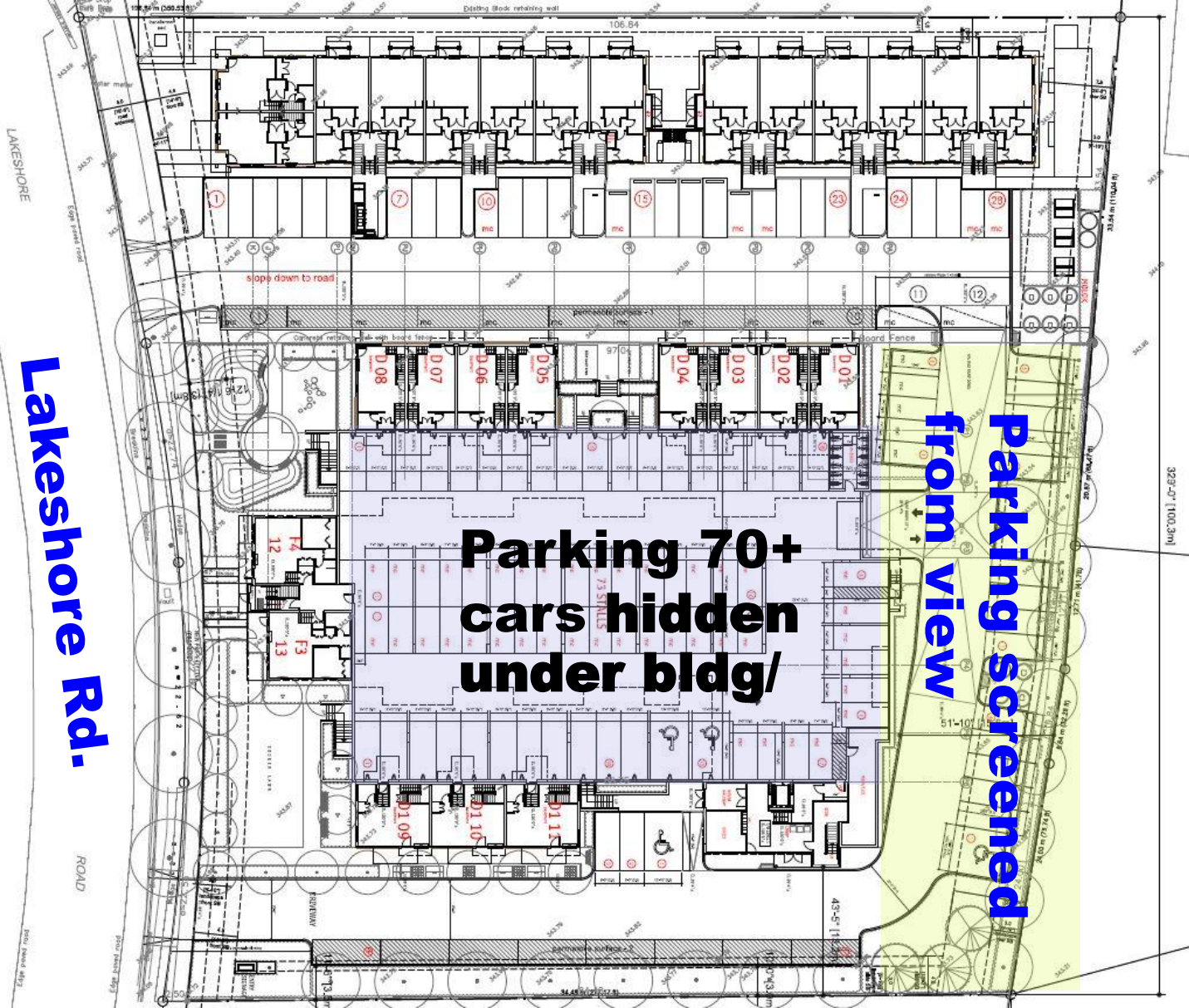
4131 Lakeshore Apartment & Townhomes Phase 2

Whitworth
HOLDINGS LTD.

m+m a 120

MEIKLEJOHN ARCHITECTS INC.

Lakeshore Rd.

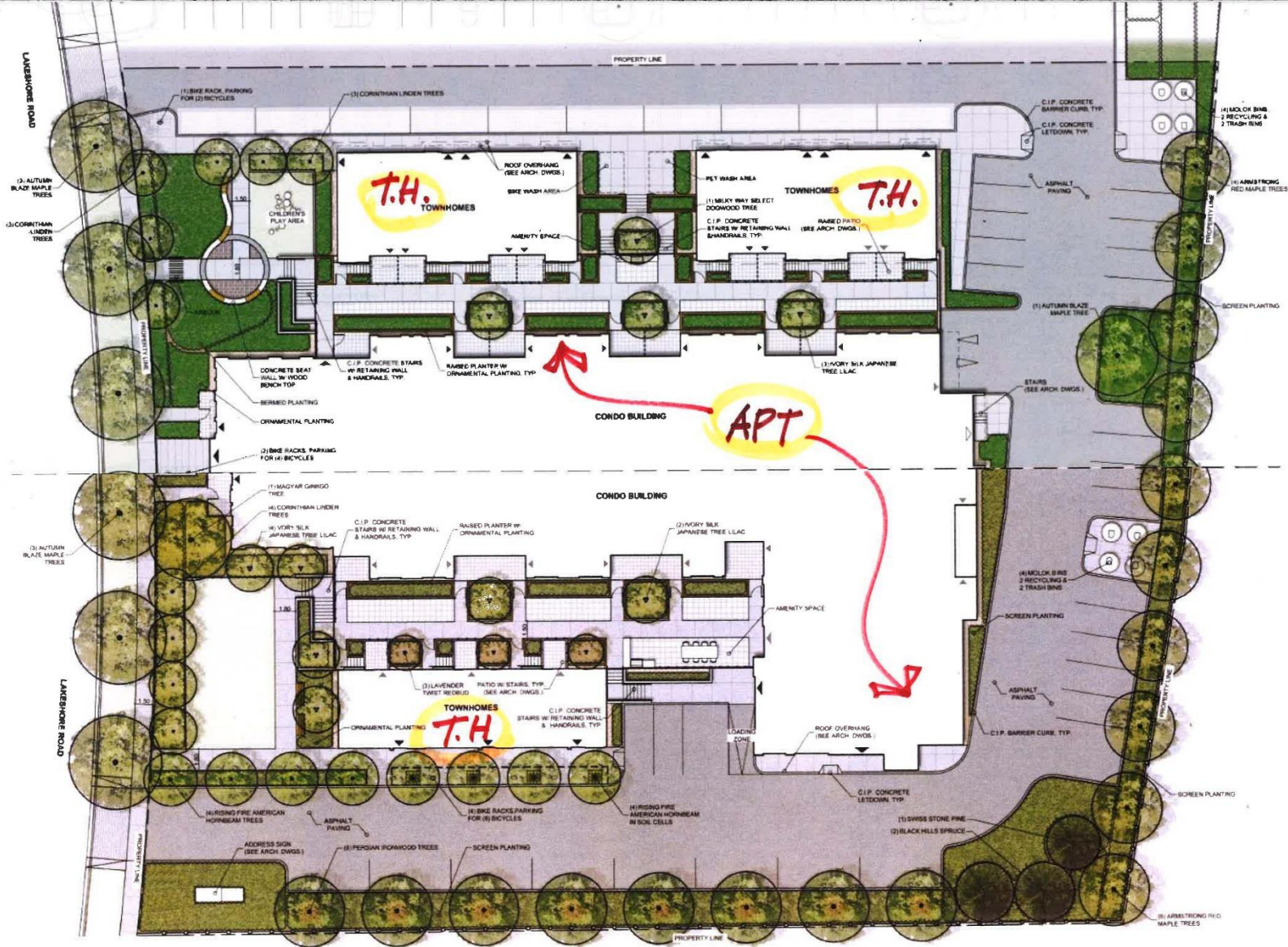


4131 Lakeshore Apartment & Townhomes Phase 2

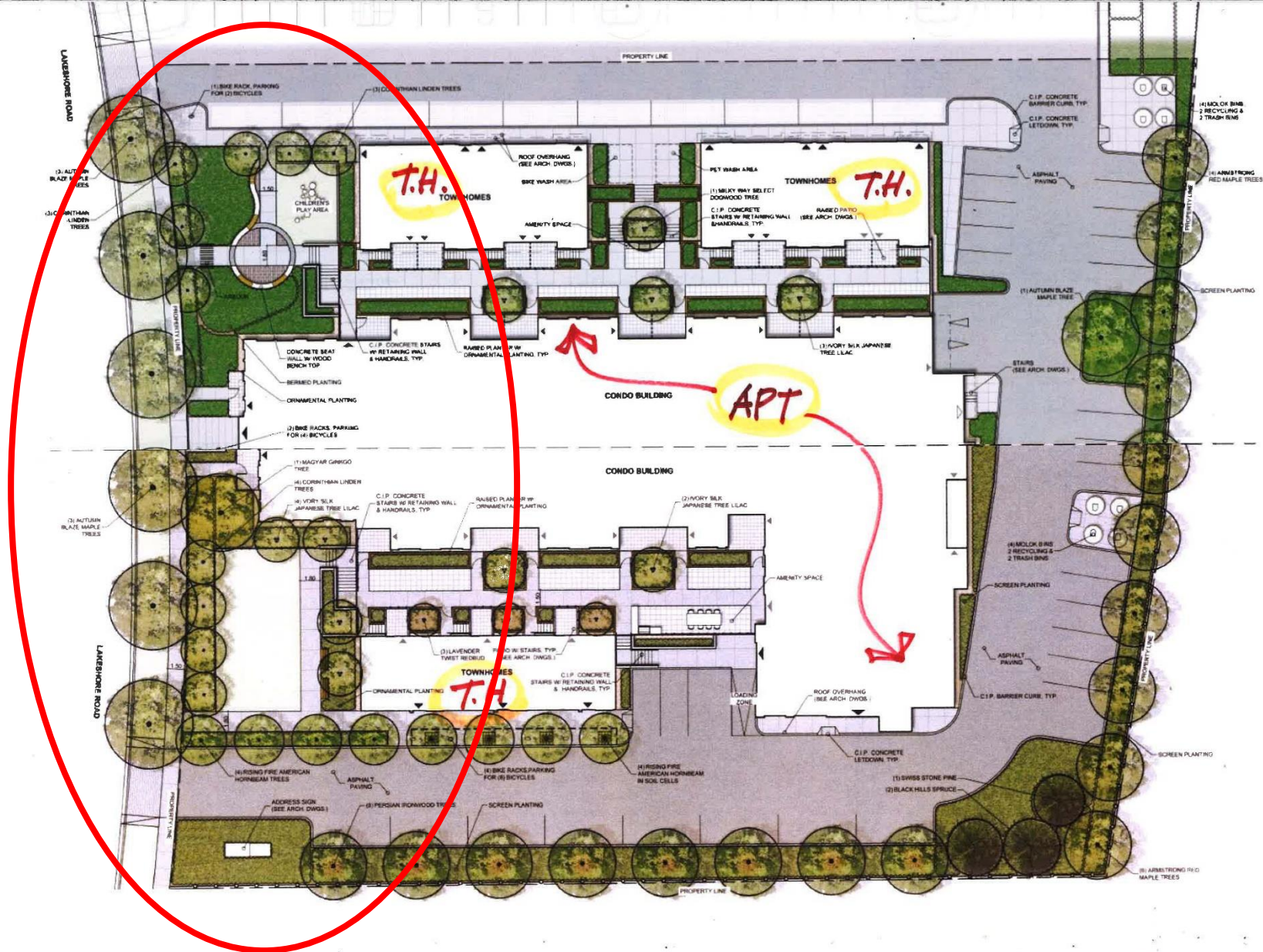
Whitworth
HOLDINGS LTD.

m+m a 121

MEIKLEJOHN ARCHITECTS INC.



4131 Lakeshore Apartment & Townhomes Phase 2



4131 Lakeshore Apartment & Townhomes **Phase 2** - generous landscaping at front of building

Images

4119 Lakeshore Apartment & Townhomes



4131 Lakeshore Apartment & Townhomes
Phase 2 - bird's eye view east from Lakeshore



4131 Lakeshore Apartment & Townhomes
Phase 2 -Pedestrian view northeast from lakeshore



4131 Lakeshore Apartment & Townhomes
Phase 2 - *Ground Level access to rooftop amenities*



4131 Lakeshore Apartment & Townhomes
Phase 2

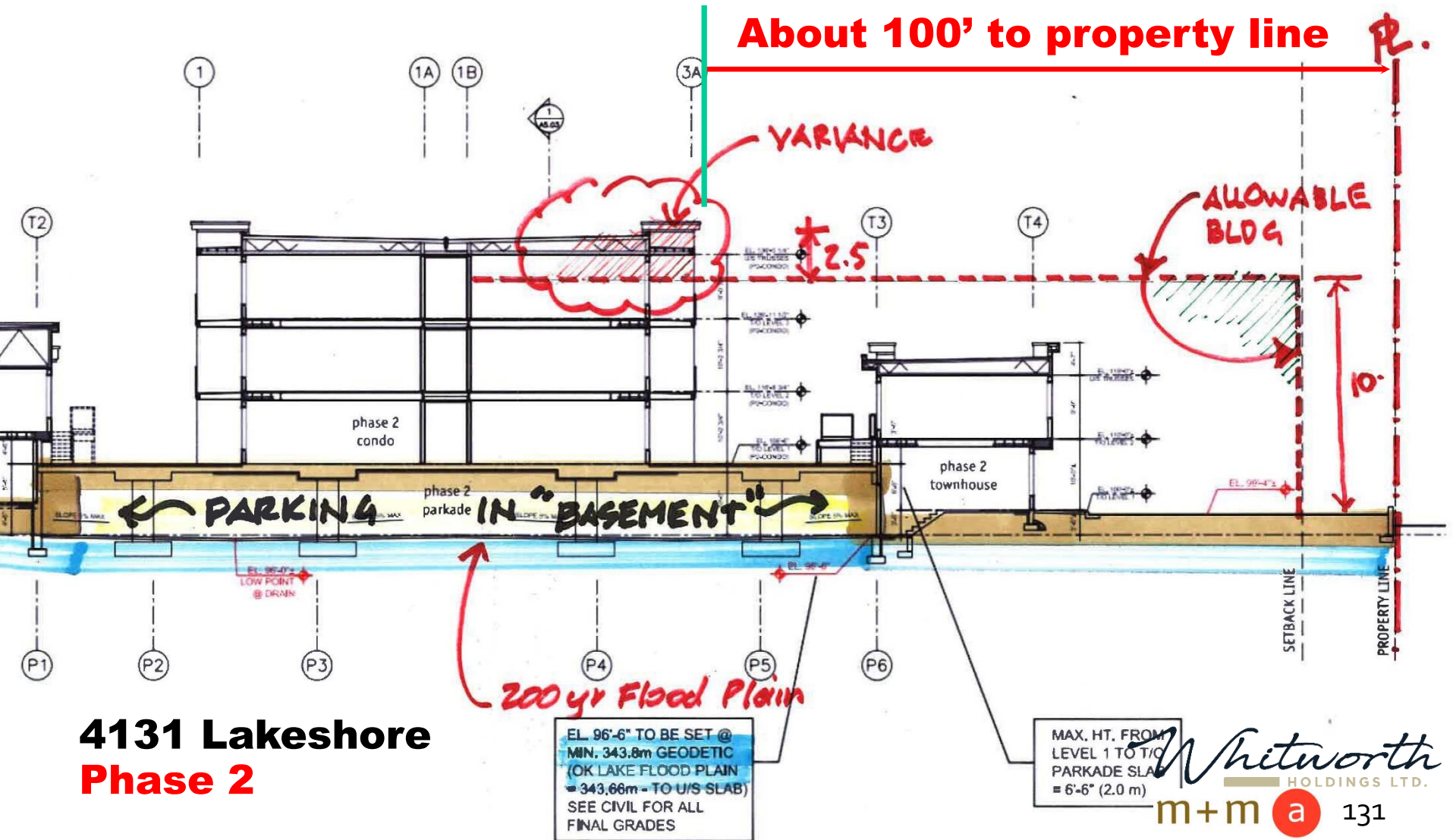


4131 Lakeshore Apartment & Townhomes
Phase 2 - *Ground level view east from Lakeshore*

Height Variance

4119 Lakeshore Apartment & Townhomes

Variance 1 Building Height -



**4131 Lakeshore
Phase 2**

Building Height -



Oct 06, 2020 PUBLIC HEARING - Presentation



Thank you

Massing (early scheme)

4119 Lakeshore Apartment & Townhomes



4131 Lakeshore Apartment & Townhomes
Phase 2 (early scheme....OBSOLETE)



4131 Lakeshore Apartment & Townhomes
Phase 2 (early scheme....OBSOLETE)

CITY OF KELOWNA
BYLAW NO. 11999
Z19-0138 – 460 Francis Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 8, District Lot 14 , ODYD, Plan 7336 located on Francis Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24th day of February, 2020.

Considered at a Public Hearing on the 17th day of March, 2020.

Read a second and third time by the Municipal Council this 17th day of March, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: October 6th, 2020
To: Council
From: City Manager
Department: Development Planning
Application: DVP20-0032
Owner: John Hodges
Address: 460 Francis Avenue
Applicant: John Hodges
Subject: Development Variance Permit
Existing OCP Designation: S2RES – Single/Two Unit Residential
Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11999 be considered by Council;

AND THAT Council authorizes issuance of Development Variance Permit No. DVP20-0032 for Lot 8 District Lot 14 ODYD Plan 7336 located at 460 Francis Avenue, Kelowna, BC;

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

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

To vary the minimum distance of two single detached housing units from 4.5m required to 1.78m proposed.

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

2.0 Purpose

To consider a Development Variance Permit to vary the minimum distance between two single detached housing units from 4.5m required to 1.78m proposed.

3.0 Development Planning

Development Planning staff are recommending support for the proposed variance to the minimum distance between two single detached houses. The separation variance is between the two proposed dwellings and will not result in the new buildings being built closer to the surrounding properties. The RU6 zone's minimum 4.5m distance between two detached dwellings is typically meant for building configurations in front of one

another and not side-by-side dwellings. Building designs of similar characteristics are seen in the RU7 zone, where the minimum distance between two dwellings is 2.0m.

The shortening of the distance between buildings allows for a wider building form leaving additional open space in the rear for private space and a detached garage. All other regulations within Zoning Bylaw no. 8000 will be met including parking, setbacks and height. The requested variance will not compromise any municipal infrastructure or services.

4.0 Proposal

4.1 Project Description

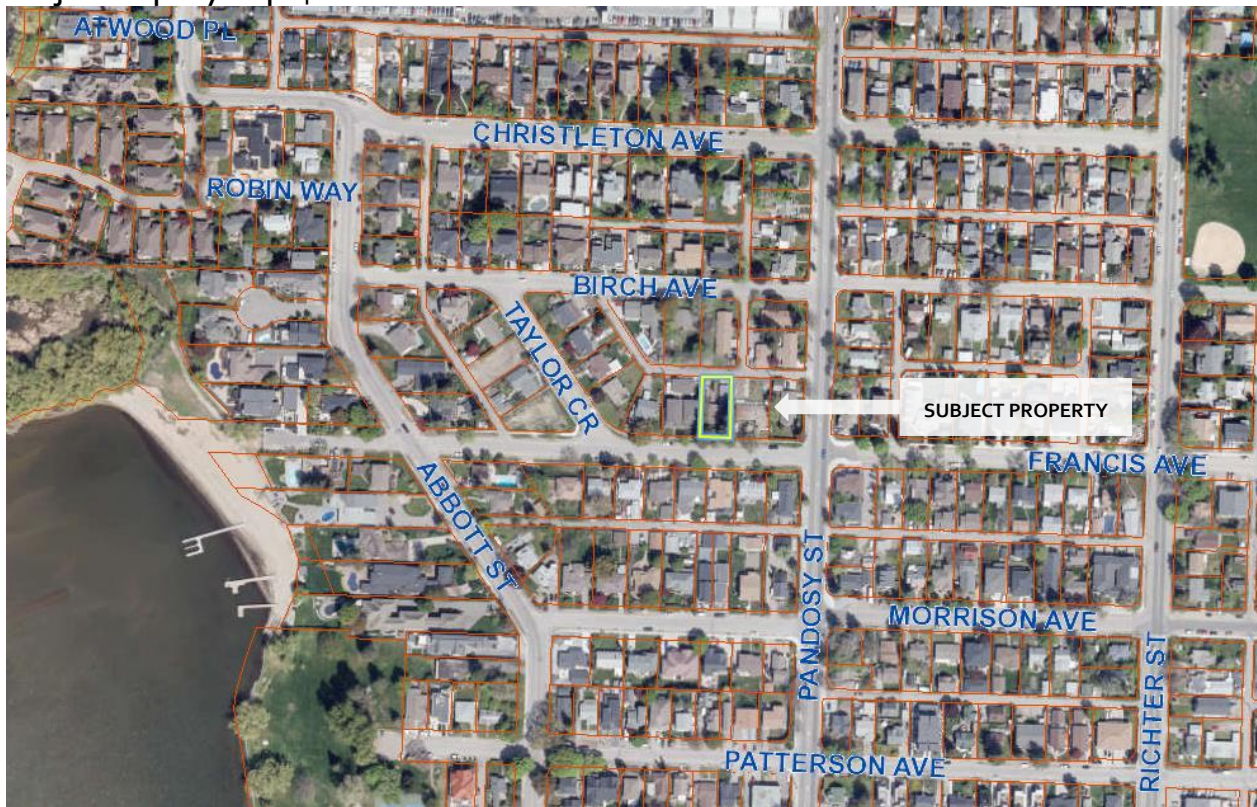
The applicant has proposed the construction of two detached houses on the subject property. The proposed dwellings will be two storeys in height. The dwellings will be designed to be best incorporated into the existing neighbourhood with a natural colour palate. There will be two double garages accessed off the lane, with an additional two uncovered spots parallel to the garages. The garage is one storey that would not be suitable for carriage house conversion in the future. The applicant will also try to keep as many mature trees as possible, and plant numerous low maintenance and non-invasive trees.

4.2 Site Context

The subject property is in the South Pandosy – KLO OCP Sector near the Pandosy Street and Francis Ave intersection. The Future Land Use Designation is S2RES – Single/Two Unit Residential and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing and primarily has the Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU6 – Two Dwelling Housing	Two Single-Detached Dwellings

Subject Property Map: 460 Francis Ave**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700m ²	702.6m ²
Min. Lot Width	18.0m	18.59m
Min. Lot Depth	30.0m	37.8m
Development Regulations		
Max. Site Coverage (buildings)	40%	40%
Max. Site Coverage (buildings, parking, driveways)	50%	50%
Min. Front Yard	4.5m	4.5m
Min. Side Yard (east)	2.0m	2.0m
Min. Side Yard (west)	2.0m	2.0m
Min. Rear Yard (accessory)	1.5m	1.5m
Min. distance of two single detached housing units	1.78m	4.5m
Other Regulations		
Min. Parking Requirements	4	6
① Indicates a requested variance to the minimum distance between two housing units from 4.5m required to 1.78m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

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: Jan 29th, 2020

Date Public Consultation Completed: Sept 11th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Conceptual Drawing Package

Attachment A: Draft Development Permit DVP20-0032

SCHEDULE

A

This forms part of application

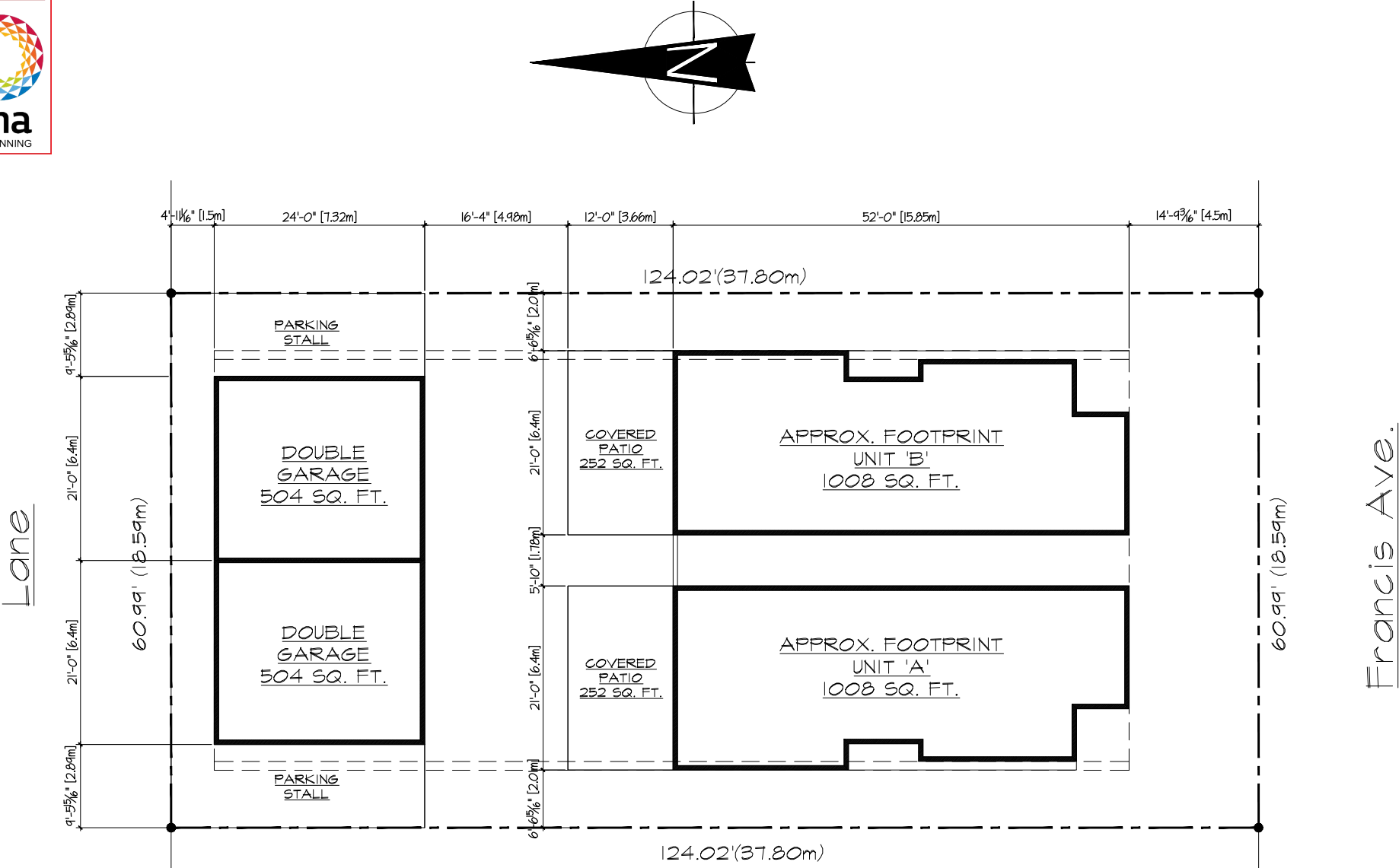
DVP20-0032

Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING



PROPOSED SITE COVERAGE	
LOT SIZE.....	7565 SQ.FT. (702.6m2)
BLDG. COVERAGE.....	40% = 3024 SQ.FT. (281m2)
D.W. & PARKING.....	10% = 755 SQ.FT.(70.2m2)

Civic Address:

460 Francis Ave. V1Y5G2

Legal description:

009-999-515 lot8 district lot 14 odyd

Applicant:

John Hodges 250-469-1957

BAXTER

DESIGN

Custom Building Design since 1991

SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA

ph: (250) 862-9662

baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED REZONING FOR:

460 Francis Ave.

Kelowna, B.C.

Drawing Scale: 1:200

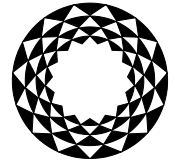
Date: Nov. 21, 2019

Rev. Date:

Drn. By: S.H.B.

REZONING APPLICATION

1/1



Development Variance Permit DVP20-0032

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

460 Francis Avenue

and legally known as

Lot 8 District Lot 14 ODYD Plan 7336

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

RU6 – Two 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 October 6, 2020

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: Single/Two Unit Residential (S2RES)

This is NOT a Building Permit.

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

NOTICE

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

Owner: John Hodges

Applicant: John Hodges

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

Section 13.6.6(i): RU6 - Two Dwelling Housing Development Regulations

To vary the minimum distance of two single detached housing units from 4.5m required to 1.78m proposed.

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

3. PERFORMANCE SECURITY

Not Required

5. INDEMNIFICATION

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

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

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

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



DVP20-0032

460 Francis Ave

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the minimum distance between two single detached housing units from 4.5m required to 1.78m proposed.

Development Process

Jan. 29th, 2020

Development Application Submitted



Staff Review & Circulation



Sept. 11th, 2020

Public Notification Received



Oct. 6th, 2020

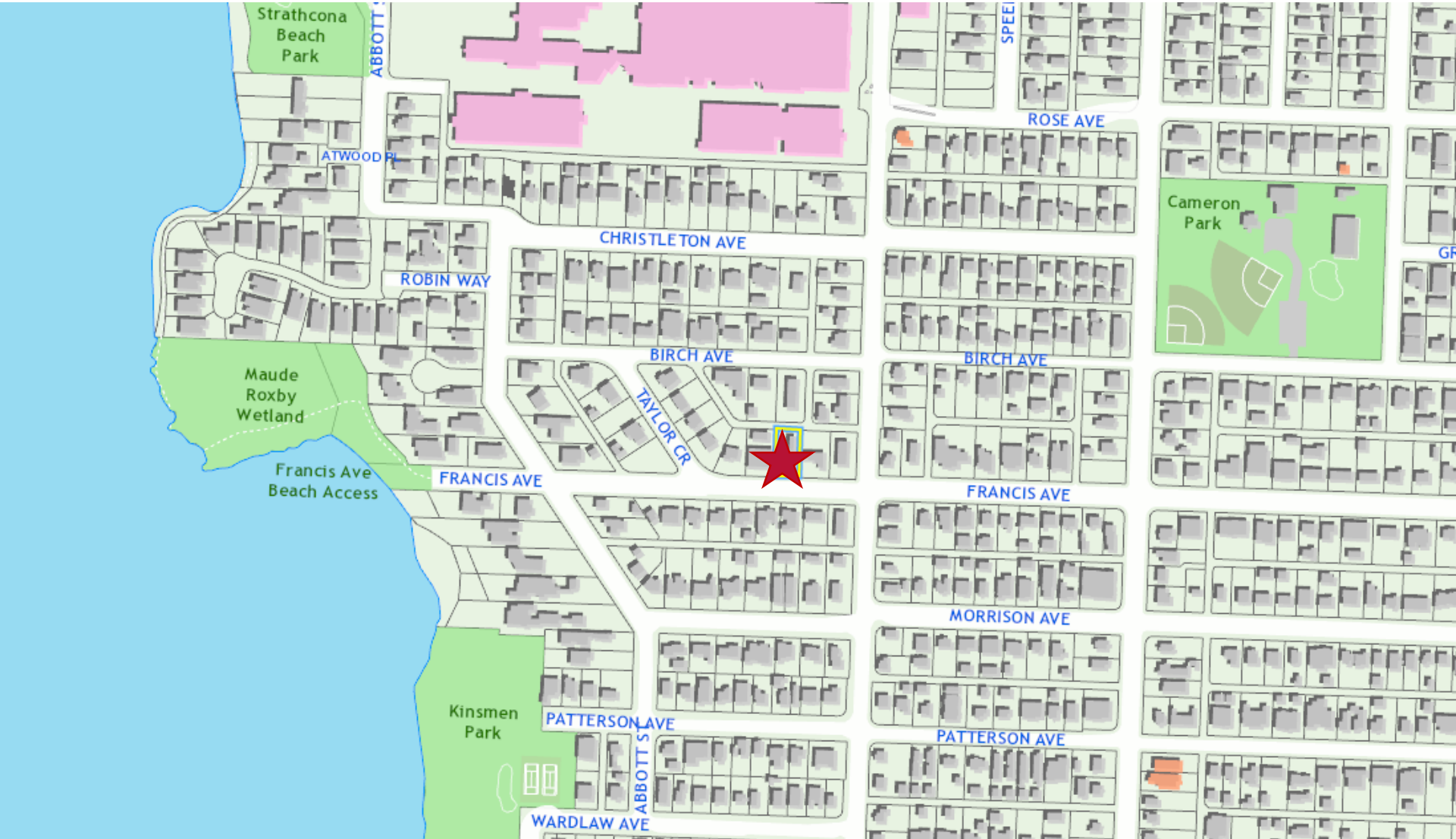
Development Variance Permit



Building Permit

} Council
Approval

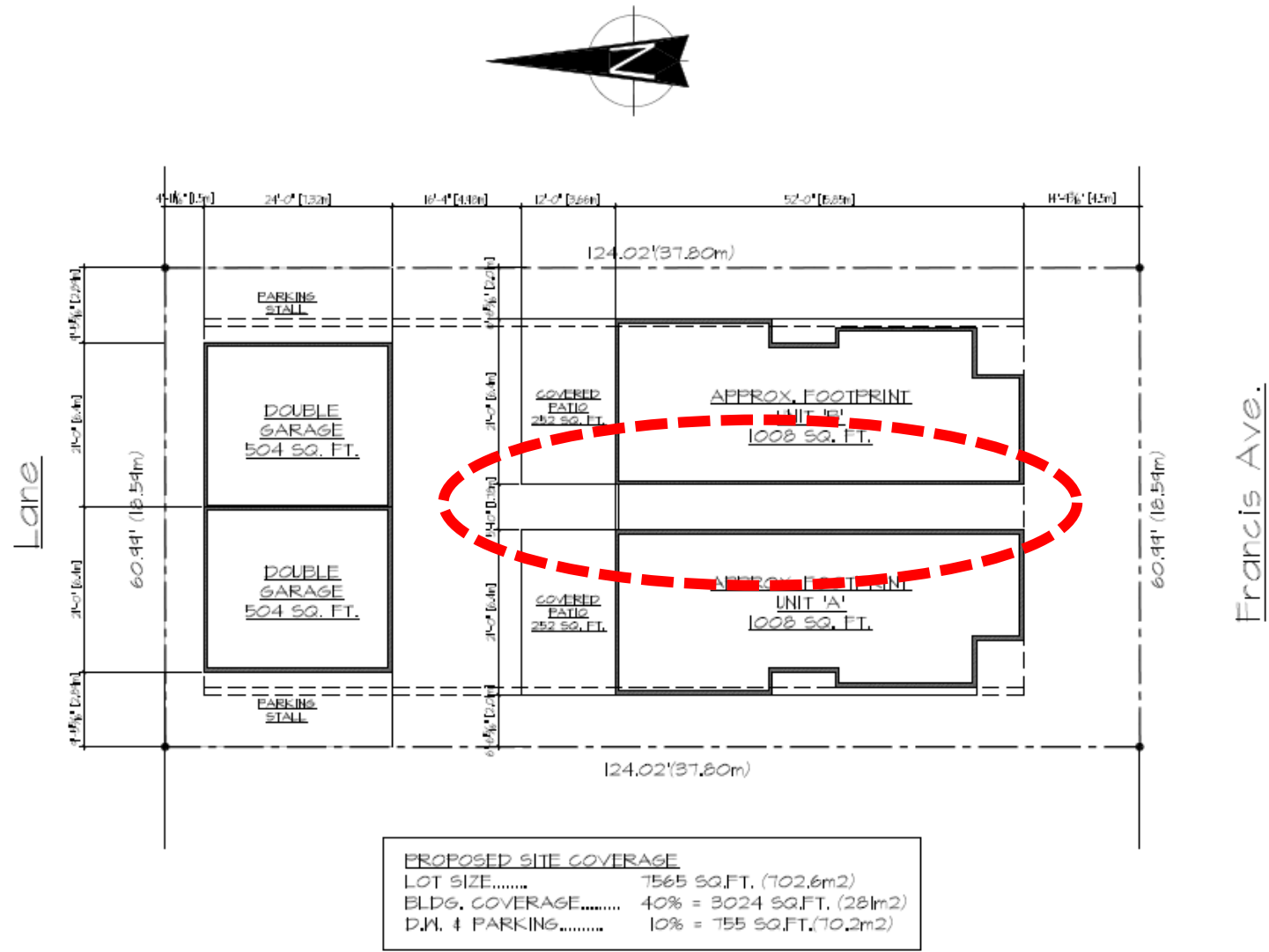
Context Map



Site Map



Site Plan



Technical Details

- ▶ The proposal is for the minimum distance between two detached dwellings.
- ▶ Design allows for private open space in the rear yard and detached garage.
- ▶ All other setbacks, heights and parking requirements will be met.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application to vary the minimum distance between two detached dwellings.
 - ▶ Similar design to other side-by-side RU6 developments.
 - ▶ No variance to setbacks from surrounding properties.
 - ▶ Minimal neighbourhood impacts are anticipated.



Conclusion of Staff Remarks

460 Francis Ave.

By John Hodges



RIVERVIEW
— CONSTRUCTION LTD —

Site Plan

PROPOSED SITE COVERAGE

LOT SIZE..... 7565 SQ.FT. (702.6m²)
BLDG. COVERAGE..... 40% = 3020 SQ.FT. (281m²)
D/A. & PARKING..... 9.5% = 717 SQ.FT. (66.6m²)

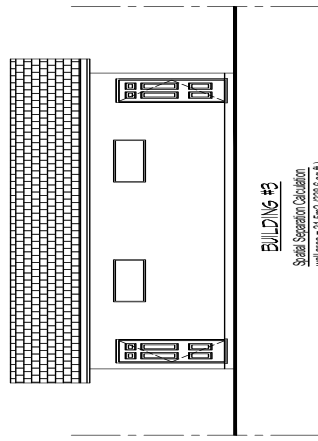
Civic Address: 460 Francis Ave. V1Y5G2
Legal description: 009-999-515 lot8 district lot 14 odyd
Applicant: John Hodges 250-469-1957

NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.

Francis Ave.

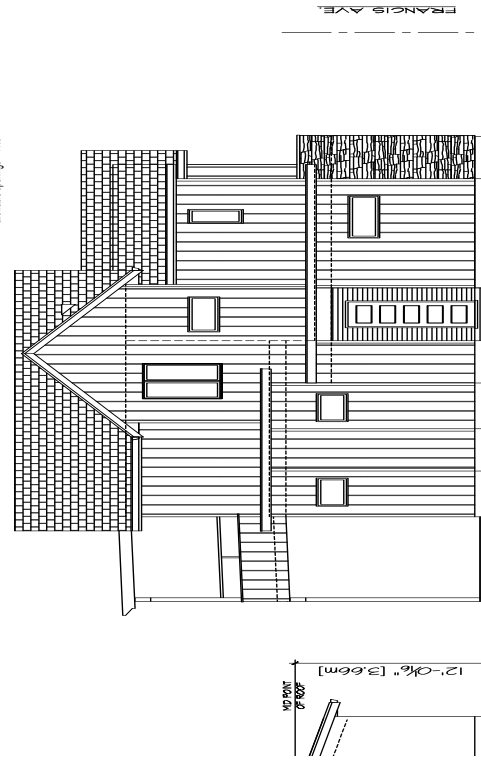
60.41' (18.41m)

14'-0 1/8" (4.27m)



BUILDING #3

Steel Separation Calculation:
wall area = 31.5m² (338.6 sq.ft.)
limiting distance = 2m
unprotected openings = 2.23 m² (24%)
allowable openings = 11%



Francis Ave.

12'-0 1/8" (3.66m)

NO FURT

450-456 Francis Ave



468-488 Morrison Ave.



460-466 Francis Ave.

