City of Kelowna Regular Council Meeting AGENDA



Tuesday, October 27, 2020 7:00 pm Council Chamber City Hall, 1435 Water Street

Pages

- Call to Order
- 2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor DeHart.

3. Confirmation of Minutes

1 - 13

Public Hearing - October 6, 2020 Regular Meeting - October 6, 2020

4. Liquor License Application Reports

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

4.1. START TIME 7:00 PM - McCurdy Rd 130-948 - LL20-0007 - Victor Projects Ltd., Inc.No. BC1050457

14 - 33

To seek Council's support for a new liquor primary licence for an existing indoor participant recreation services business.

5. Development Permit and Development Variance Permit Reports

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

5.1. START TIME 7:00 PM - Cara Glen Crt 1450,1430,1420 - DP20-0061 DVP20-0062 - Ryan Peak ULC, Inc.No A0066628

34 - 100

To consider a Development Variance Permit to vary several sections of the Zoning Bylaw related to building width, height, and set-backs; and to consider a Development Permit to approve the form and character of four apartment buildings with a total of 238 dwelling units.

5.2. START TIME 7:45 PM - Park Ave 374, BL12087 (Z20-0039) - Kevin L. Fierbach and Jacqueline A. Fierbach

101 - 101

To adopt Bylaw No. 12087 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second single family home and detached garage.

5.3. START TIME 7:45 PM - Park Ave 374 - HAP20-0003 - Kevin L. Fierbach and Jacqueline A. Fierbach

102 - 175

To consider the form and character of a new single family home and detached garage in the City's Heritage Conservation Area; and to vary the minimum setback between a principal dwelling and an accessory building on the subject lot.

5.4. START TIME 8:30 PM - Underhill St 1960 - DP18-0132 DVP18-0133 - 1940 Underhill Developments Corp.,Inc.No.BC1159386

176 - 259

To review the Form & Character Development Permit for three 6-storey rental residential buildings and to consider two variances to increase the building height by two storeys and to reduce the number of parking stalls by twenty stalls.

6. Reminders

7. Termination



Public Hearing Minutes

Date:

Location:

Tuesday, October 6, 2020

Council Chamber

City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge

Members Participating

Remotely

Councillor Charlie Hodge

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Development Planning Department Manager, Terry Barton; Urban Planning Manager, Jocelyn Black*; Planner Specialist, Adam Cseke*; Planning Technician, Jason Issler*

Staff Participating Remotely

Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

- Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items 1.
- Call to Order the Public Hearing START TIME 6:00 PM Lakeshore Rd 3290, 3340 Z19-2. 0078 (BL12102) - Stober Construction Ltd., Inc. No. 125611

Mayor Basran called the Hearing to order at 6:00 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.

- Individual Bylaw Submissions 3.
 - START TIME 6:00 PM Lakeshore Rd 3290, 3340 Z19-0078 (BL12102) Stober 3.1 Construction Ltd., Inc. No. 125611

Staff:

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

<u>Bob Dagenais, Director of Project Development at Stober Group and Mary Lapointe, Community</u> Relations Coordinator

- Displayed a PowerPoint Presentation.

- Spoke to the evolution of plans for the site and the community engagement efforts.

- Identified 9 community input concerns and addressed each concern:

- Too dense and too big;

- Place density away from the lake;
- Streetscape' important;
- Not enough parking;

- Traffic;

Scale at the street is important;

- Respect existing neighbourhood character;

Kelowna residents should be allowed to purchase units first;

- No short-term rentals.

- Spoke to the Community Benefits the development would deliver:
 - Enhancing accessibility;
 - Creating communities; and

- Economic contribution.

- The site has been designated for MXR with a C-4 zone within the Official Community Plan for many years.
- Believes the C-4 zone is the appropriate use for this large centrally located property.

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:

Robert Stupka, Scott Road

- Displayed a PowerPoint Presentation.
- Opposed to this application.

- Raised concerns with proposed density and options for the C4 zone.

 Spoke to the future development of the South Pandosy neighbourhood and the need for consistency.

- Raised concern that there is no Pandosy Urban Centre Plan.

- Identified ambiguity between current Official Community Plan (OCP) 2030 and the proposed OCP 2040 with respect to building height and density in the urban area.
- Believes there is a disconnect between the current OCP, public engagement and scenario selected.

Paul Clark, KLO Central Neighbourhood Association

 Commented that is it difficult to accept or support development applications in the absence of a Pandosy Urban Area Plan.

- This neighbourhood already has a higher density than the downtown area.

- Believes this neighbourhood is being asked to absorb a disproportionate number of new housing units.
- Questioned whether the C-3 zone or C-5 zone would be a more appropriate zone for this site.
- Made reference to Imagine Pandosy website and that a majority of visitors are opposed to this application.

Larry Kelly, Pandosy Street

- Opposed to this application.

- Recommended that the C₃ or C₅ zone would be a more appropriate zone for the site.
- Raised concerns with the long term negative impacts this development would bring to the neighbourhood.
- Provided comments on DCC payments and that they should be higher.
- Encouraged Council to develop an urban plan for the South Pandosy area.

- Thanked staff for their efforts in communicating with neighbours.

- The community would encourage more communication with the Applicant.

- Made reference to the Residents Association website Imagine Pandosy.
- Responded to questions from Council.

Matt Ward, Bath Street

- Displayed a PowerPoint Presentation.

- Displayed photos of the what his neighbourhood currently looks like and commented that some of the buildings may not be to everyone's taste but has made a positive difference.
- In support of this application.

Dennis Crow, Truswell Avenue

- Has lived in the area for 24 years.

- Did not like the original plans but really like the revised plan the applicant brought forward.
- In supportive of this application.

Joanne Warren, Bowes Street

- Resident of Kelowna for 3 years and enjoys the amenities of the lower mission.
- Raised concerns with the impacts on Gyro Beach parking.

- Raised questions regarding parking spot allocations.

- Made comment on the style of the proposed building and questioned why materials and colours already existing in the neighbourhood are not being used.

Gary MacQuin, Sopa Square Resident

- In support of this application.

- In support of densification in the neighbourhood.

- Believes the form and mass of the building is world class.

Matt Haney, Watt Road

- Speaking on behalf of my family and Mission Bay Strata members.

- Strata is in favour of positive redevelopment.

- Believes change in land use and zoning is appropriate for this site.

The applicant has considerably improved the development from what was first proposed.

- Raised various concerns with overall project density and size; adverse effect on sunshade and wind flows and environmental impacts on the site.

- Raised concern that nearby property owner's sewer and water service would be impacted by the new development.

Don MacLean, Richter Street

- Opposed to this application.

- Proposed structure will negatively impact the enjoyment of his home as his view will be a large mass; the building does not need to be 14 storeys.

- Believes this development will be a significant negative impact on the neighbourhood.

- Was not made aware of this project through any of the means identified by the Applicant.
- Responded to questions from Council.

Ian Sisset, Watt Road

- Raised concern that this application changes the rules and is not fair to other developers in the area that abide by the rules.
- Raised concerns with the impacts on Municipal services such as sewage system and fire system;
 questioned whether there were enough high rise fire trucks.
- Believes the density should change just not to the extent being requested; the height being requested is too high.
- Commented on community concerns that development in the City is being driven by staff rather than Council.

Al Janusas, Abbott Street

Agrees with the previous speakers.

- Kelowna is known for the amount of times Council varies the Zoning Bylaw.

- Believes the current development should be in accordance with the Official Community Plan (OCP) 2030 rather than the proposed OCP 2040.

Raised questions of fairness to other developers who follow the rules as this proposal is a huge departure.

departure.

Opposed to the proposed 14 storey height.

- Encouraged Council to undertake an urban community plan for the area.

Responded to questions from Council.

Robert Stupka, Scott Road

- Made reference to Happy City by Richard Florida and his presentation that Council favoured a few years ago.

This is not an example of a Happy City development.

Spoke to the Survey from Imagine Pandosy.

- Identified differences between the OCP 2030 and proposed OCP 2040 with respect to building height.

Expressed frustration that there is no planning process for the neighbourhood.

Bob Dagenais, Director of Project Development at Stober Group

- Spoke to the efforts to engage the neighbourhood around the question "do you like what you see so far?"; this was not a survey.

- Density is what is before Council this evening, not building height.

- The development plan is a reflection of neighbourhood correspondence that was received.

- Responded to questions from Council.

Staff:

Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:52 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:52 p.m.

- 6. Bylaws Considered at Public Hearing
 - 6.1 START TIME 6:00 PM Lakeshore Rd 3290, 3340 BL12102 (Z19-0078) Stober Construction Ltd., Inc. No. 125611

Moved By Councillor Singh/Seconded By Councillor Given

Ro653/20/10/06 THAT Bylaw No. 12102 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 8:12 p.m.

8. Call to Order the Public Hearing - START TIME 7:00 PM - Lake Ave 286 - Z20-0058 (BL12099) - Ian James Mackay

Mayor Basran called the Hearing to order at 8:22 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 7:00 PM - Lake Ave 286 - Z20-0058 (BL12099) - Ian James Mackay

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning & Permits, Applicant

Available for questions.

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

No one from the Gallery came forward.

There were no further comments.

10. Termination

The Hearing was declared terminated at 8:25 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:25 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 7:00 PM - Lake Ave 286 - BL12099 (Z20-0058) - Ian James Mackay

Moved By Councillor Given/Seconded By Councillor Singh

Ro654/20/10/06 THAT Bylaw No. 12099 be read a second and third time.

Carried

13. Termination

The meeting was declared terminated at 8:25 p.m.

14. Call to Order the Public Hearing - START TIME 7:00 PM - Mayfair Ct 694 - Z20-0036 (BL12100) - Brandi J. Watson and Brent F. Watson

Mayor Basran called the Hearing to order at 8:25 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.

15. Individual Bylaw Submissions

15.1 START TIME 7:00 PM - Mayfair Ct 694 - Z20-0036 (BL12100) - Brandi J. Watson and Brent F. Watson

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.

There were no further comments.

16. Termination

The Hearing was declared terminated at 8:28 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:28 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 7:00 PM - Mayfair Ct 694 - BL12100 (Z20-0036) - Brandi J. Watson and Brent F. Watson

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro655/20/10/06 THAT Bylaw No. 12100 be read a second and third time.

Carried

19. Termination

The Hearing was declared terminated at 8:29 p.m.

20. Call to Order the Public Hearing - START TIME 7:00 PM - TA20-0017 (BL12101) - City Of Kelowna

Mayor Basran called the Hearing to order at 8:29 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 7:00 PM - TA20-0017 (BL12101) - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application and 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 8:32 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:32 p.m.

Bylaws Considered at Public Hearing

24.1 START TIME 7:00 PM - BL12101 (TA20-0017) - City Of Kelowna

Moved By Councillor DeHart/Seconded By Councillor Stack

Ro656/20/10/06 THAT Bylaw No. 12101 be read a second and third time.

Carried

25. Termination

The meeting was declared terminated at 8:33 p.m.

26. Call to Order the Public Hearing - START TIME 7:00 PM - Frederick Rd 4633 - Z20-0017 (BL12103) - 1232798 B.C. Ltd., Inc. No. BC1232798

Mayor Basran called the Hearing to order at 8:33 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 7:00 PM - Frederick Rd 4633 - Z20-0017 (BL12103) - 1232798 B.C. Ltd., Inc. No. BC1232798

Staff:

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

Owen Brown, Applicant

- Available for questions.
- Praised role of City of Kelowna planning staff.

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.

28. Termination

The Hearing was declared terminated at 8:37 p.m.

29. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:37 p.m.

30. Bylaws Considered at Public Hearing

30.1 START TIME 7:00 PM - Frederick Rd 4633 - BL12103 (Z20-0017) - 1232798 B.C. Ltd., Inc. No. BC1232798

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro657/20/10/06 THAT Bylaw No. 12103 be read a second and third time.

Carried

31. Termination

The Hearing was declared terminated at 8:38 p.m.

Mayor Basran City Clerk

/acm



City of Kelowna Regular Council Meeting Minutes

Date: Location: Tuesday, October 6, 2020

Council Chamber

City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail

Given, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge

Members Participating

Remotely

Councillor Charlie Hodge

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Development Planning Department Manager, Terry Barton; Urban

Planning Manager, Jocelyn Black*

Staff Participating Remotely

Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 8:38 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Woolridge.

3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

<u>Ro658/20/10/06</u> THAT the Minutes of the Public Hearing and Regular Meeting of September 15, 2020 be confirmed as circulated.

Carried

4. Development Permit and Development Variance Permit Reports

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

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.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Given

Ro659/20/10/06 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.

Carried

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

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.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

Ro66o/20/10/06 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.

Carried

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

Staff:

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

Jim Meiklejohn, Meiklejohn Architects Inc., Applicant

- Displayed a PowerPoint Presentation.

- Displayed an Aerial view north outlining Phase 1 and Phase 2.

- Identified surround massing as their concept with townhomes surrounding the apartment building that acts as a buffer.
- This project is heavily landscaped with generous landscaping at the front of the building.

Spoke to parking on site that is almost hidden from street view.

Spoke to form and character of the proposed structure.

- Spoke to the reasons for the requested variances.

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

Gallery:

Dorothy Thomson, Gordon Drive

- Owner of a Lakeshore Road property located directly across from this proposal.
- Raised concern with a 4 storey height.

- Referenced height and landscaping plans.

- Spoke to a mature tree on the front corner of this property that should be retained.

- Raised pedestrian and vehicular safety concerns with egress to and from Lakeshore Road and traffic impacts.

Jim Meiklejohn, Meiklejohn Architects Inc., Applicant

Our team is open to saving the mature tree.

- Spoke to the nuances between 3 storey and 4 storey buildings as interpreted in the zoning bylaw; noted there is an inability to put the building deeper into the ground due to the soils.

- Created stacking distance to ensure safety driving into and out of the property.

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

<u>Ro661/20/10/06</u> 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.

Carried

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

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro662/20/10/06 THAT Bylaw No. 11999 be adopted.

Carried

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

Staff:

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

John Hodges, Riverview Construction, Applicant

- Displayed a PowerPoint Presentation.

- Spoke to the site plan as presented in the staff report.

- Displayed photos of similar developments in the neighbourhood.

- Some concerns were raised regarding existing trees and the goal is to save as many trees as possible.
- 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.

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro663/20/10/06 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:

<u>Section 13.6.6(i): RU6 – Two Dwelling Housing Development Regulations</u>
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.

Carried

City Clerk

Reminders 5.

Mayor Basran asked Councillors to take a rotation seating at the back desk.

6. Termination

The meeting was declared terminated at 9:31 p.m.

Mayor Basran

/acm

REPORT TO COUNCIL



Date: October 27, 2020

To: Council

From: City Manager

Department: Development Planning

Application: LL20-0007 Owner: Victor Projects Ltd., Inc.No.

BC1050457

Address: #130 - 948 McCurdy Road Applicant: Energyplex Family Recreation

Centre Kelowna Inc.

Subject: Liquor Licence Application

Existing OCP Designation: COMM - Commercial

Existing Zone: C₃lp – Community Commercial (Liquor Primary)

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Section 71 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- Council recommends support of an application from Energyplex Family Recreation Centre Kelowna Inc. for a liquor primary license for Lot 1 District Lot 143 Osoyoos Division Yale District Plan KAP65021, located at #130-948 McCurdy Road, Kelowna, BC with a capacity of 60 persons and hours of sales from 10:00 AM to Midnight, Sunday to Saturday for the following reasons:
 - The maximum occupancy of the space is 60 persons, and it is perceived to have minimal impact on the community and surrounding properties
- 2. Council's comments on LCLB's prescribed considerations are as follows:
- a. <u>The location of the establishment:</u>
 The proposal will see a portion of an existing business converted to a bar/lounge area.
- b. The proximity of the establishment to other social or recreational facilities and public buildings:

The location of the proposed liquor primary establishment is compatible with the existing commercial and retail businesses located on the subject property and within the McCurdy Corner shopping area.

- c. The person capacity and hours of liquor service of the establishment:

 The bar/lounge has a capacity of 60 persons. The hours of operation would be between 10 am 12 am (Sunday Saturday).
- d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location:
 Freddy's Brew Pub and McCurdy Corner Bowling Centre are liquor primary establishments on the same subject property.
- e. The impact of noise on the community in the immediate vicinity of the establishment:

 The potential for noise is minimal and would be compatible with the surrounding community as the immediate neighbourhood is mainly retail/commercial businesses within a primarily industrial district.
- f. The impact on the community if the application is approved:

 The potential for negative impacts is considered minimal as the business is located within an existing commercial and retail area.
- 3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To seek Council's support for a new liquor primary licence for an existing indoor participant recreation services business.

3.0 Development Planning

Development Planning Staff support the request for a Liquor Primary Licence for the Energyplex Family Recreation Centre. The proposal does not create a conflict with any of the existing uses on the subject property, and the liquor primary licence would be for a small portion of an existing building, which Development Planning views as minor in nature.

The subject property is already zoned with a Liquor Primary subzone (C₃lp – Community Commercial (Liquor Primary), due to another liquor primary establishment on the same property.

4.0 Proposal

4.1 <u>Background</u>

An application has been forwarded by the licensee to the British Columbia Liquor & Cannabis Regulation Branch (LCRB) for their approval. Procedurally, these applications need Local Government Comment prior to the LCRB making a final decision:

New liquor primary licenced establishments

4.2 Project Description

The application is for a new liquor primary licence, which would be within an area of an existing indoor participant recreation services business (Energyplex Family Recreation Centre Kelowna Inc.). The proposal is to convert a portion of an existing gymnastics area to a bar/lounge area, and an arcade. Alcohol is proposed to be served and consumed within the indoor bar/lounge area only, which would have a maximum 60 persons capacity. The applicant would also be seeking an endorsement from the LCRB to permit minors in a recreation facility.

See Attachment B for the applicant's rationale statement.

Proposed Hours for the Bar/Lounge at Energyplex Family Recreation Centre Kelowna Inc.:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM
Close	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM

Occupant Load (for proposed Bar/Lounge area only):

	Occupant Load	Net Floor Area
Bar/Lounge	6o persons	121.7 m² (excluding washrooms)

4.3 Site Context

The subject property is located along Highway 97, north of McCurdy Road, within the McCurdy Corner shopping area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial	Automotive and minor recreation vehicle sales/rentals
East	C10 — Service Commercial I2 — General Industrial	Warehouse Sales Automotive and minor recreation vehicle sales/rentals
South	I2 — General Industrial	Warehouse Sales Single Dwelling Housing Automotive Repairs
West	C ₃ – Community Commercial	Retail/Commercial

Subject Property Map: 948 McCurdy Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.17 Provide Public Art & Cultural Activities

Policy .1 Entertainment Venues. Within designated Urban Centres, encourage private-sector provision of facilities which diversify the selection of venues and entertainment opportunities throughout the city.

5.2 <u>Council Policy #359 – Liquor Licensing Policy and Procedures</u>

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

- Where appropriate, support alternative entertainment options, and/or establishments which
 are less focused on alcohol consumption (including event-driven establishments, and Food
 Primary establishments with the Patron Participation Entertainment Endorsement) to add a
 mix of entertainment options in Urban Centres. Consider limiting potential community
 impacts via license terms and conditions (hours, capacity, etc)
- Small establishments (with person capacity less than 100 persons):
 - Should not be located beside another liquor primary establishment.
- For the purposes of determining proximity, shortest walking distance (door-to-door) will be applied. These distances are meant to guide staff in their recommendations for particular

applications, however, a number of other factors should be considered, including (but not limited to):

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

Technical Comments

5.3 Building and Permitting

- Additional washrooms may be required to support the liquor licensed area
- Full Plan check for Building Code related issues will be done at time of Building Permit application.

5.4 Bylaw Services

No open or current files for this address

5.5 Fire Department

No objections

5.6 <u>RCMP</u>

- The RCMP is supportive of the proposed application provide the following are in place:
 - Physical Security presence is on site at the McCurdy Complex;
 - Inside CCTV will be in place;
 - o Food/concessions will also be available on site;
 - Alcohol is not permitted in the gaming area;
 - The application is for business operating hours between 10 am 12 am, however shorter hours may be self-imposed by the establishment.
 - o The business will be required to follow all Provincial Regulation for serving alcohol.

6.0 Application Chronology

Date of Application Received: August 18, 2020
Date Public Consultation Completed: August 24, 2020

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Occupant Load Drawing
Attachment B: Applicant's Rationale



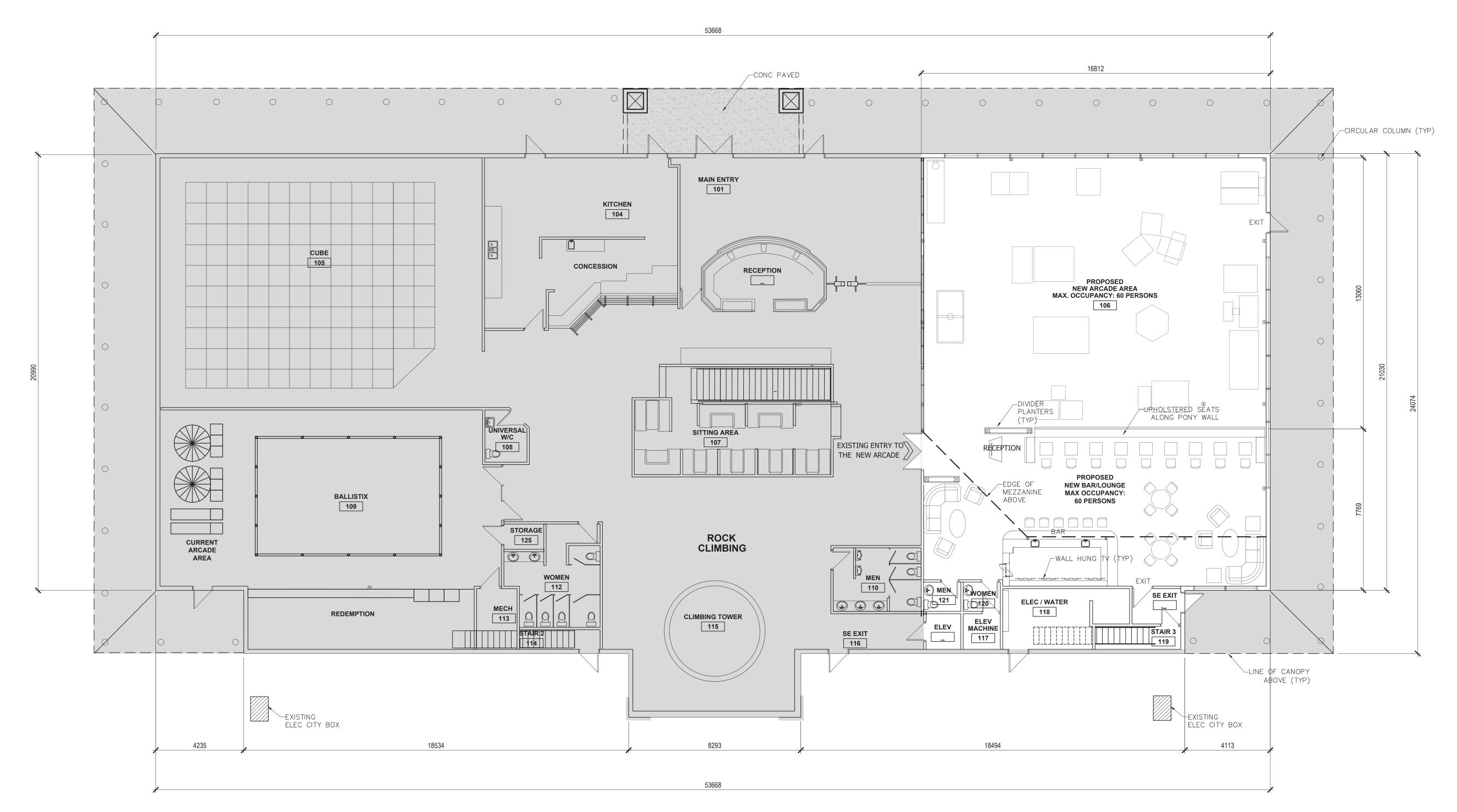
MAX. OCCUPANCY LOAD TOTAL BUILDING OCCUPANCY: 400 PERSONS

MAX. RENOVATION AREA OCUPANCY LOAD **60 PERSONS** ARCADE AREA: BAR/LOUNGE AREA: 60 PERSONS TOTAL:

120 PERSONS

RENOVATION AREA: 339m2





PROPOSED MAIN FLOOR RENOVATION PLAN 2.3 1:100



ARCHITECTURE | INTERIOR DESIGN 124 NASSAU ST. N, WINNIPEG, MB R3L 2H1
T. (204) 453-6441 F. (204) 453-3392
E. info@calnitskyarchitects.com

CONSULTANT

NO. REVISION

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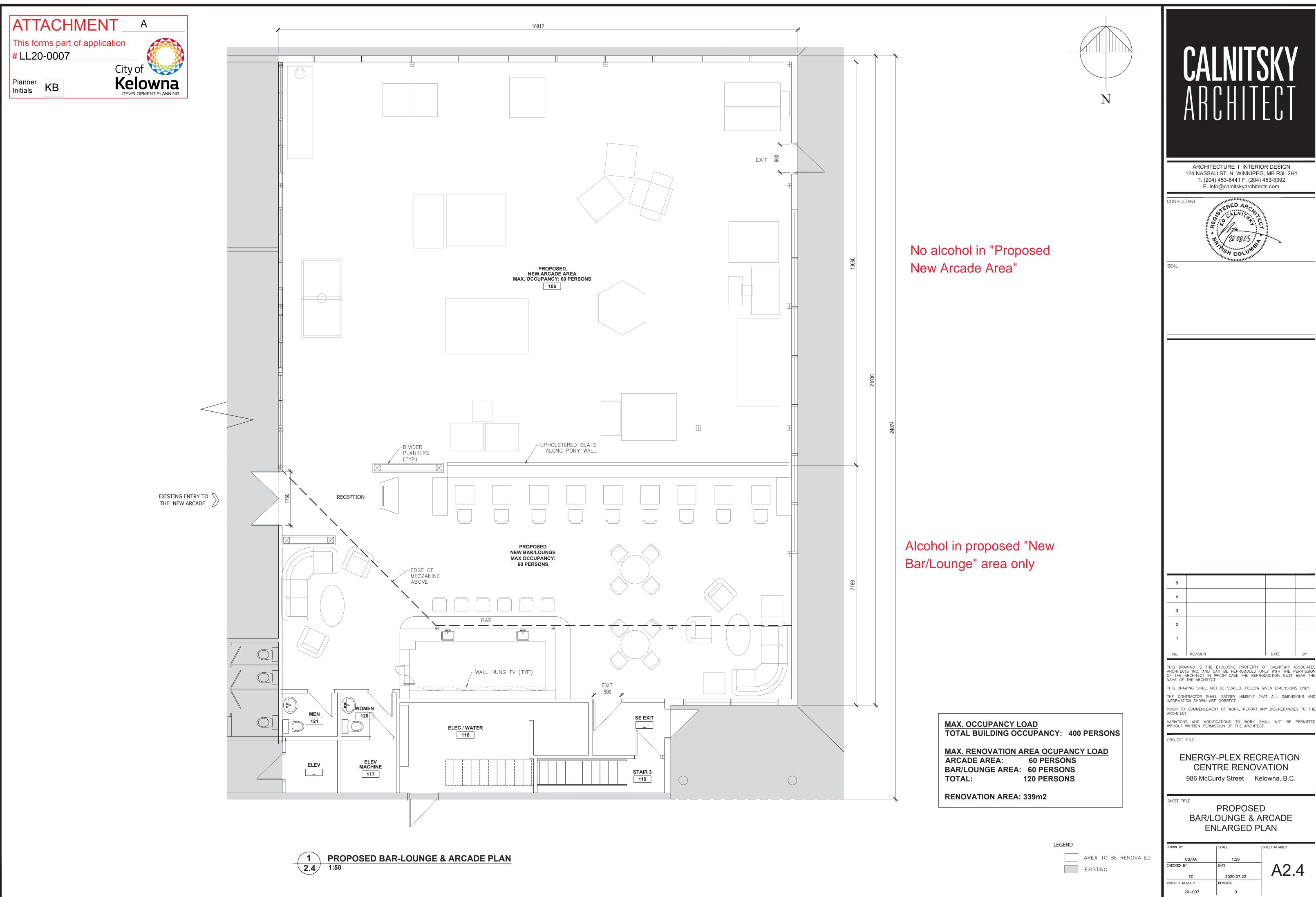
PROJECT TITLE

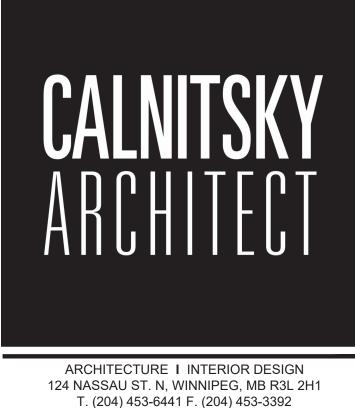
ENERGY-PLEX RECREATION CENTRE RENOVATION

986 McCurdy Street Kelowna, B.C.

PROPOSED MAIN FLOOR PLAN RENOVATION

CS/AA 1:100 2020.07.22 20-007





ARCHITECTURE I INTERIOR DESIGN 124 NASSAU ST. N, WINNIPEG, MB R3L 2H1 T. (204) 453-6441 F. (204) 453-3392 E. info@calnitskyarchitects.com

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ENERGY-PLEX RECREATION CENTRE RENOVATION 986 McCurdy Street Kelowna, B.C.

PROPOSED BAR/LOUNGE & ARCADE





Letter of intent for application Liquor Primary License

From "Indoor Playground" to "Entertainment Centre"

Energyplex is Kelowna's largest locally owned and family-run indoor recreation centre. Activities include the cube, ballistix, rock climbing, trampoline gym, arcade area, skytrax, laser tag and bungy trampolines (seasonal). Energyplex started in 2008 and has developed it's variety of activities year over year. The first 3 years the business was not profitable and after a change in course by the end of 2011 the Energyplex increased revenues by approximately 180% until mid 2018. From 2019 onwards, several conditions negatively impacted the profitability of our company.

- 1. Continued increase of the minimum wage year over year
- 2. Lease of \$250,000 per year
- 3. Steep increase in insurance premiums from \$25K (2018) to \$50K (2019) to \$75K (2020)
- 4. Negative publicity on Market Place CBC with a documentary about the dangers of trampoline parks in October 2018
- 5. Competition by the opening of Airhouse Trampoline park
- 6. Mild weather during Summer months (no rain and mild warm weather) in 2019
- 7. Extreme revenue decline due to Covid-19 crisis starting in February and leading to closure in March 2020 resulting in operational losses to-date

Before Covid-19, the gymnastics area was a play area for many children at the same time. Due to most of the above reasons and the social distancing rules that are into effect the concept of this area needs to be changed.

To conclude we need to increase our revenue in order to bounce back towards a viable business.

My family and I evaluated our business model by making a business plan to go forward with. Because of the above reasons as well as our research, it is our strong belief that the gymnastics area with trampolines, airbag and inflatable obstacle course are not part of a sustainable future for our business. We think that Kelowna needs more entertainment for adults and students. It is our goal to create an entertainment centre that is attractive to all ages and various markets (local, tourism, corporate) from small to large groups.

Research has shown us of a very successful entertainment center concept in the United States where the business focuses on activities for all ages and opens during evening hours. The critical success factor is the presence of a sizable arcade area in combination with a bar/lounge.

The proposed changes will provide great value to the community. First of all, it will create a social gathering place for all ages and for different purpose visits. It will add to the value of McCurdy Corner as an entertainment hub. We also feel there are not many active facilities for all ages. With our new





concept we anticipate that adults as well as parents with older children, as well as corporate events, will come to the Energyplex to have a great time together. Our facility is conveniently located on McCurdy Corner with ample parking and is easily reachable by own and public transportation. It is close to neighborhoods including Rutland, Glenmore and the University without being directly beside houses. We would like to start with increasing our opening hours on Thursday to Sunday nights until 11 pm and see how our plan is accepted. The McCurdy Corner has contracted security. Furthermore our facility has 30 cameras for everyone's safety. Energyplex has created jobs to over 35 people over the last 11 years. Our facility helps boost the local economy and its recreational value helps promote social bonds. Energyplex supports the local community by donating to all fundraiser requests and we will continue to do so.

Last but not least we also feel that with these proposed changes the Energyplex, which is so hardly hit by Covid-19, will be sustainable for the future.

My wife and I both have 30+ years in hospitality management experience in Europe, the Caribbean and since 2011 in Kelowna BC. Our experiences include hotel management, food & beverage management, financial management, own and operating of a bar/restaurant, teaching hospitality/restaurant management in college. Currently we are operating the Energyplex.

We respectfully ask you to help us maintain and transform our business by supporting us with the application of a Liquor Primary License in combination with the endorsement for minors in the facility. Please find attached the current floor plans of the main and second floor of our facility. Combined the centre has about 23,000 sqft of guest areas. The current gymnastics area (east side of the building) is about 3,600 sqft. This is the area that we would like to transform into an arcade area annex bar/lounge area. For the proposed bar/Lounge area you will also find a floor plan attached.

The Parcel Identifier (PID) of the lot that Energyplex is located on is 024-570-591 and the location is zoned for liquor service.

Prior to sending the application for the Liquor Primary License (Application form LCRB001) I would appreciate your assistance with the following:

- Support from the City of Kelowna for our plan
- Completion of part 8 of the LCRB001 form by your department

I hope that we can count on your support to help our business trough these difficult times by approving of our plans.

Feel free to reach out to me in case you have any further questions or concerns.

Kindly,

Erik Brouwer Owner



LL20-0007 #130-948 McCurdy Rd

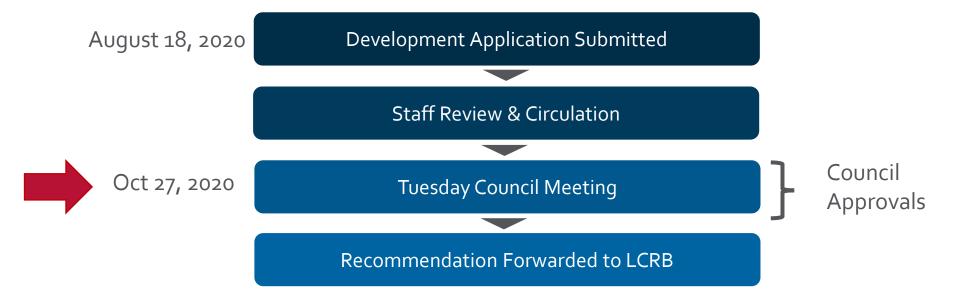




Proposal

➤ To seek Council's support for a new liquor primary licence for an existing indoor participant recreation services business.

Development Process



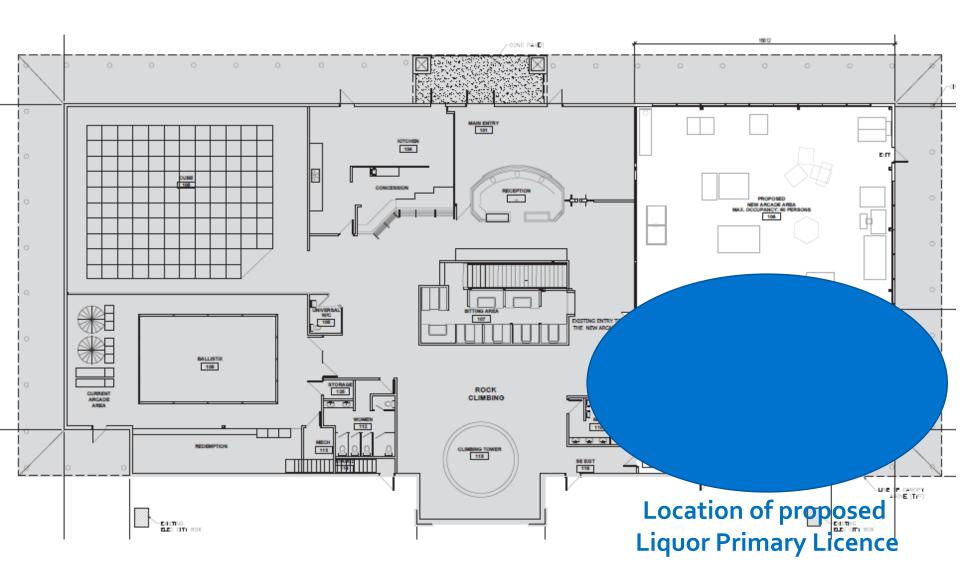
Context Map



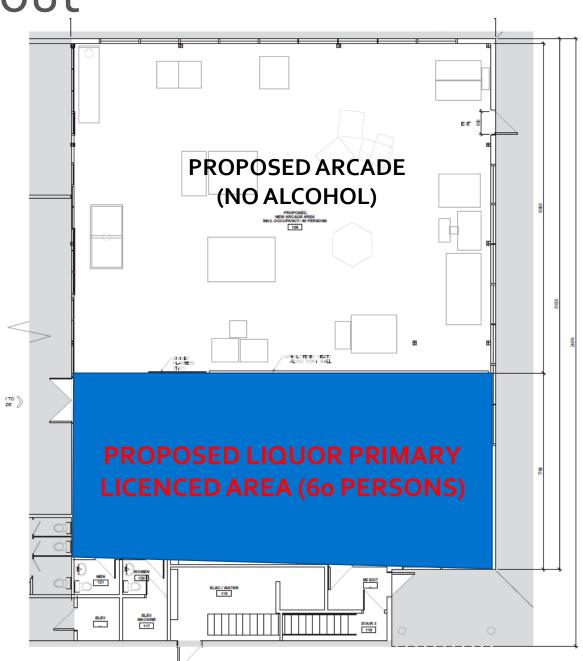
Subject Property Map



Site Layout



Site Layout



Project/technical details

- ▶ Liquor Primary License application
 - Also seeking an endorsement from LCRB to permit minors in a recreation facility
- ► Maximum capacity of 60 persons and a developed area of 121.7 m² (excluding washrooms)
 - ▶ Based on BC Building Code and # of washrooms
- ▶ Licensed Hours:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM
Close	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM



Council Policy#359

- ► Location is suitable
 - Within an existing commercial and retail area, and also surrounded by industrial uses
 - ▶ Not beside another liquor primary establishment
- ► Hours of service are suitable (10 AM to 12 AM)
 - ► Low occupant load of 60 persons
- Minimal risk of negative impact
 - No additional noise anticipated



Staff Recommendation

- Development Planning recommends support for a new Liquor Primary License;
- ➤ That Council directs Staff to forward a resolution of support to the LCRB for the Liquor Primary License.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: October 27th 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0061/DVP20-0062 Owner: Ryan Peak ULC, Inc. No.

A0066628

Address: 1450,1430,1420 Cara Glen Court

Applicant: Dan Greenhalgh –

Kerkhoff Construction

Subject: Development Permit and Development Variance Permit

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

Existing Zone: RM4 – Transitional Low Density Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0061 for Lot 4, Section 31, Township 26, ODYD, Plan EPP100150; Lot 5, Section 31, Township 26, ODYD, Plan EPP100150; and, Lot 6, Section 31, Township 26, ODYD, Plan EPP100150, located at 1450,1430,1420 Cara Glen Court Kelowna, BC; subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0062 for Lot 4, Section 31, Township 26, ODYD, Plan EPP100150; Lot 5, Section 31, Township 26, ODYD, Plan EPP100150; and, Lot 6, Section 31, Township 26, ODYD, Plan EPP100150, located at 1450,1430,1420 Cara Glen Court Kelowna, BC;

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

Section 13.10.6: RM4 - Transitional Low Density - Development Regulations

- (c) To vary the maximum height from the lesser of 13.0m or 3 storeys permitted to the lesser of 19m or 5 storeys proposed;
- (d) To vary the minimum front yard setback from 6.0m permitted to 3.0m proposed;
- (e) To vary the minimum side yard setback from 2.3m permitted to 0.0m proposed.

Section 13.10.7(b): RM4 - Transitional Low Density - Other Regulations

To vary the continuous building frontage from 40.0m required to 62.0m proposed.

AND FURTHER THAT this Development Permit and associated 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 a Development Variance Permit to vary several sections of the Zoning Bylaw related to building width, height, and set-backs; and to consider a Development Permit to approve the form and character of four apartment buildings with a total of 238 dwelling units.

3.0 Development Planning

Development Planning staff support the proposed Development Variance Permit application to allow for several variances to the City's Zoning Bylaw related to building width, height, and setbacks. Development Planning staff also support the Development Permit related to the form and character of four apartment buildings. If approved the proposal would create 4 apartment buildings on 3 lots intended to provide a total of 238 rental housing units. Each of the buildings are similar in form and character and are meant to be developed comprehensively with each other and share amenity space. The proposed buildings are compliant with Zoning Bylaw regulations related to parking and floor area ratio but require several variances to achieve the proposed design and desired number of dwelling units. The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines.



Figure 1 - Building Rendering Looking North

4.0 Proposal

4.1 <u>Background</u>

The subject site is the location of a recent six lot subdivision application at 510-550 Clifton Road near the intersection of Cara Glen Way and Clifton Road. The subdivision has recently completed and now the applicants are proposing to build four apartment buildings on three of the new lots. The subject site consists of three lots that front a newly dedicated road named 'Cara Glenn Court' and back on to Knox Mountain Park. During the subdivision process a portion of the site was voluntarily transferred to the City which is intended to expand Knox Mountain Park and a new trail was developed that connects the site with the park and the surrounding neighborhood.

4.2 <u>Project Description</u>



Figure 2 Building Rendering Looking West Near Clifton Road

The proposal includes 4 apartment buildings on 3 lots intended to provide rental housing. If approved the proposal would allow for a total of 238 rental units which include sixteen 3 bedroom units, and approximately one hundred 2 bedroom units.

Each of the buildings are similar in form and character and are meant to be developed comprehensively with each other and share amenity space. The buildings include different architectural details, such extended balconies, overhangs, and decorative brackets, to create variation between each building. All of the buildings are proposed to be 5 storeys in height above an underground parkade. The site slopes from front to back (East to West), the buildings are 4 storeys at the rear and 5 storeys in the front with the 5th storey stepped-back and reduced in width to reduce the visual massing of the top storey and create visual interest. The site also slopes gradually from side to side (North to South) the majority of the parade structure is underground except near the southern corner of each building the parkade is partially exposed but is screened by a robust landscape plan that includes a landscape berm, trees and shrubs.

The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines. Specifically, architectural elements are aligned from one building to the next, the façades are articulated with indentations and projections, and landscaping is proposed which complements and softens the building's architectural features.

The proposed buildings are compliant with Zoning Bylaw regulations related to parking and floor area ratio, but require several variances to achieve the proposed design and desired number of dwelling units. Specifically, variances to the following section of the Zoning Bylaw are proposed:

- 1. Section 13.10.7 (b) to vary the continuous building frontage from 40.0m 62.0m. The RM4 zone limits building width as it's meant to be a transitional zone to provide for a transition between low and medium density development. There is an existing townhouse development to the south and single detached house to the north of the site. The adjacent properties are accessed from different streets and are separated from the site by a 4.5m wide statutory right of way for utilities to the south and a 5.0m SRW for public trail access to the north. The proposed building width is not expected to create any impacts on any adjacent properties as the site is developing as one comprehensive development.
- 2. Section 13.10.6 (c) to vary the maximum height from the lesser of 13.0m or 3 storeys to the lesser of 19m or 5 storeys. The RM4 zone limits building height to allow for low-rise apartment buildings that are sensitive to existing low and medium density development. The proposal to allow for 5 storeys is significant in the context of the Official Community Plan that encourages a 4 storey maximum for suburban and rural areas. Staff are supportive of the variance as the sloping topography of the site will mitigate the impact of the increased height and the unique site conditions provide an opportunity for increased height in this location. Specifically, the site backs on to a large slope connected to Knox Mt. Park area therefore the additional building height and width will not obstruct existing lake or valley views. The buildings are located on the north side of the existing townhouse development adjacent to the site therefore very limited shading impact is anticipated. Furthermore, the newly constructed road 'Cara Glen Court' is lower than the existing properties along Clifton Road.
- 3. Section 13.10.6 (d) to vary the minimum front yard from 6.0m to 3.0m. A variance to the front set-back is required only for the parkade of each building. The southern corner of each parkade is exposed as the side slopes gradually from side to side. The variance is required for the parkade structure only. The first storey of each building is setback a minimum of 7.5m to provide room for outdoor amenity space and landscaping.
- 4. Section 13.10.6 (e) to vary the minimum side yard from 2.3m to 0.0m. A zero lot line setback along the side of each building is requested only to accommodate the proposed garbage/recycling areas in each parade as they are proposed to be connected to each other. The variance is for the garbage/recycling area only. Each building storey is set-back a minimum of 6.0m from each internal side property line. On the southern properly-line a variance is not required as the entire building including the parkade is set-back 6.0m from the most southern side property line. On the northern property-line shared with existing single detached house a variance is not required as the entire building including the parkade is set-back 5.0m from the most northern side property line.

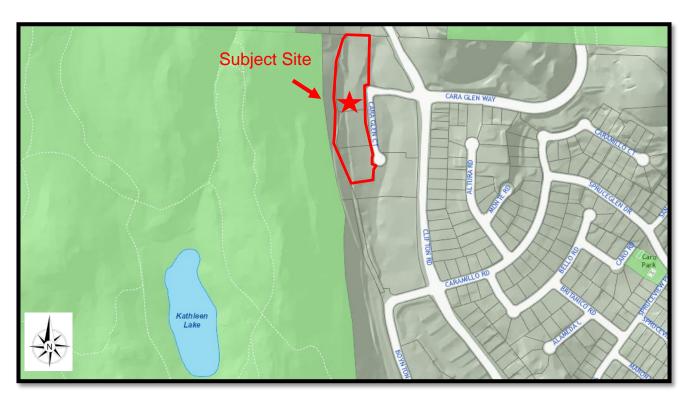
4.3 Site Context

In the context of the Official Community Plan the property is located in the 'Glenmore – Clifton – Dilworth' City Sector and is located within the Permanent Growth Boundary. The property is designated MRM – Multiple Unit Residential (Medium Density) and zoned RM4 – Transitional Low Density Housing. The property is adjacent to Knox Mountain Park to the West, single detached houses to the North and East, and an existing townhouse development to the South.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	S2Res — Single/Two Unit Residential
East	A1 – Agriculture, RU1 – Large Lot Housing, RR3	MRL – Multi Unit Residential (Low Density),
Last	– Rural Residential	S2Res — Single/Two Unit Residential
South	RM4 – Transitional Low Density Housing	MRM – Multi Unit Residential (Medium
300011	Rivi4 – Transitional Low Density Hoosing	Density)
West	P ₃ – Parks and Open Space	Park

Subject Property Map:



5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

<u>Chapter 5: Development Process</u>

Objective 5.2 Develop Sustainably

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

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

• Development Engineering requirements have been addressed as part of subdivision application (S17-0053)

7.0 Application Chronology

Date of Application Received: December 20th 2019
Date Public Consultation Completed: September 9th 2020

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

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

Attachments:

Attachment A: Draft Development Permit DP20-0061/DVP20-0062

Schedule A – Site Plan

Schedule B – Building Elevations

Schedule C – Landscape Plan

Development Permit & Development Variance Permit DP20-0061/DVP20-0062



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

Lot 4, Section 31, Township 26, ODYD, Plan EPP100150; Lot 5, Section 31, Township 26, ODYD, Plan EPP100150; and,

Lot 6, Section 31, Township 26, ODYD, Plan EPP100150

and legally known as

1450 Cara Glen Court, 1430 Cara Glen Court, and 1420 Gara Glen Court

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.

<u>Date of Council Decision</u> October 27th 2020

Decision By: COUNCIL

<u>Development Permit Area:</u> Comprehensive Development Permit Area

Existing Zone: RM4

Future Land Use Designation: MRM

Planning & Development Services

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.

Terry Barton Community Planning Department Manager		Date	
Planner:	Alex Kondor, Planner Specialist, MCIP, RPP		
Applicant:	Dan Greenhalgh – Kirkoff Construction		
Owner:	Ryan Peak ULC, Inc.no. Aoo66628		

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

Section 13.10.6: RM4 - Transitional Low Density - Development Regulations

- (c) to vary the maximum height from the lesser of 13.0m or 3 storeys permitted to the lesser of 19m or 5 storeys proposed.
- (d) to vary the minimum front yard setback from 6.om to 3.om proposed.
- (e) to vary the minimum side yard setback from 2.3m permitted to 0.0m proposed.

Section 13.10.7 (b): RM4 - Transitional Low Density - Other Regulations

To vary the continuous building frontage from 40.0m to 62.0m proposed.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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 in the amount of \$ TBD

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

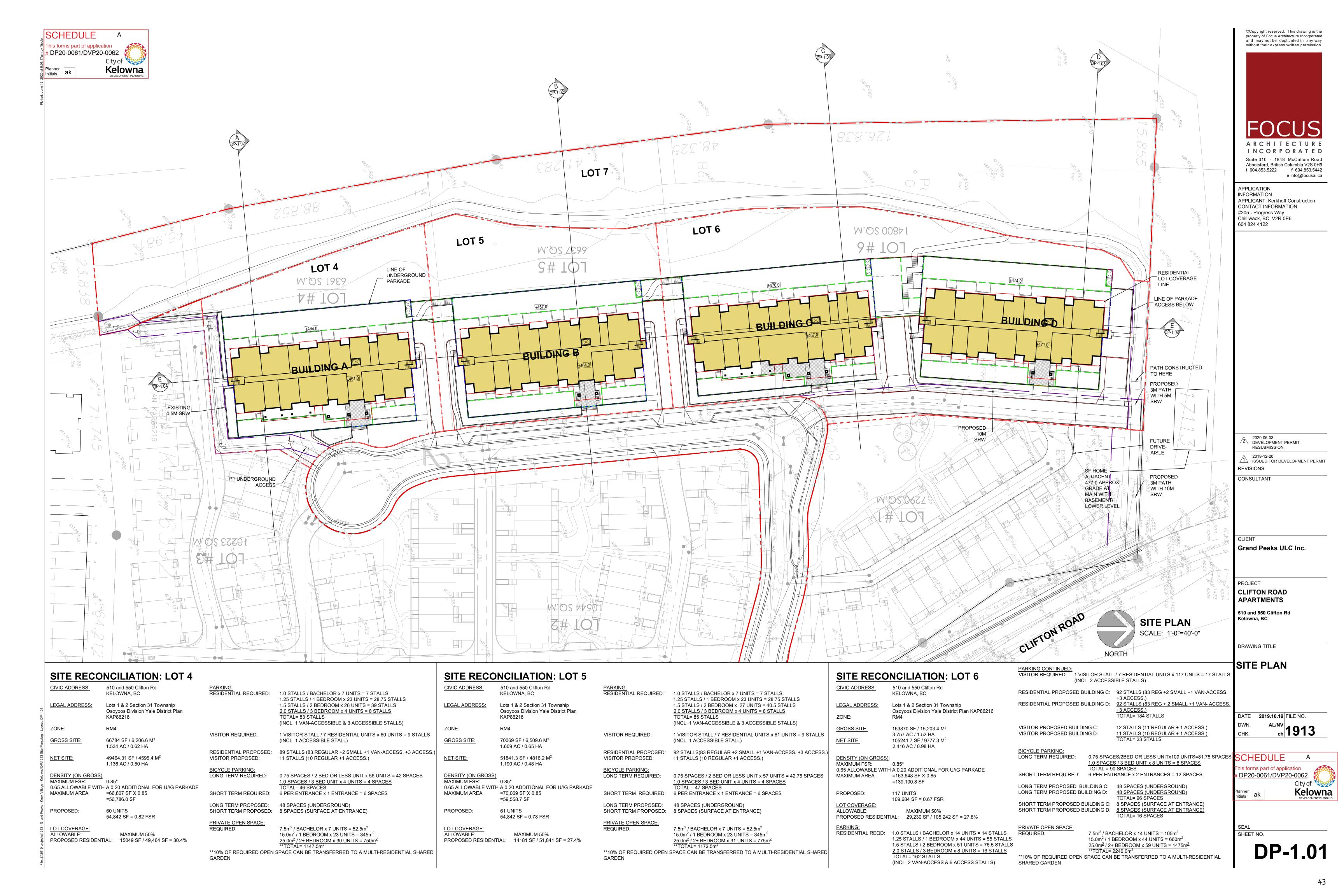
5. INDEMNIFICATION

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

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

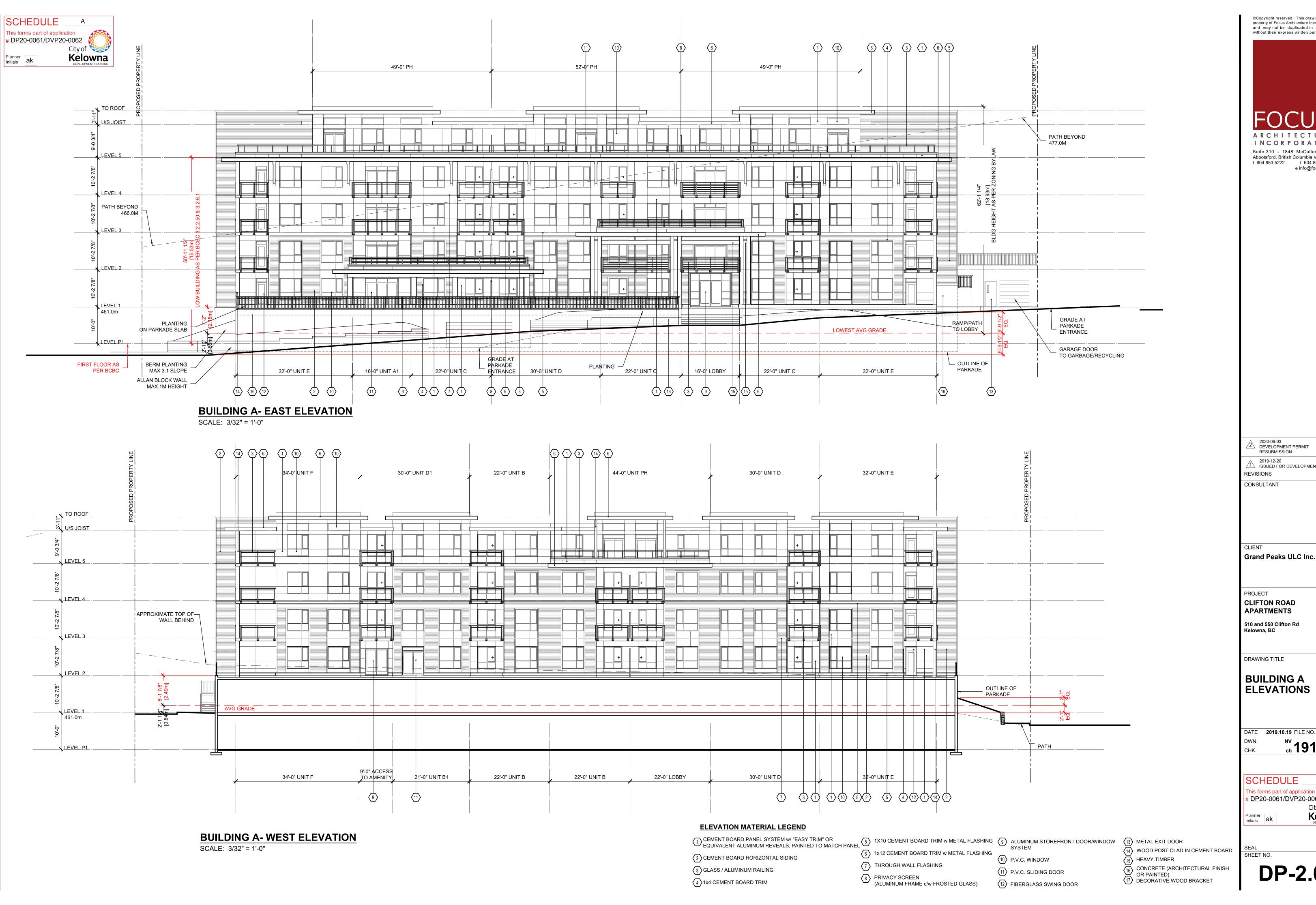
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

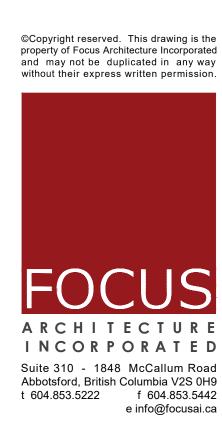
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.











 □ DEVELOPMENT PERMIT RESUBMISSION

SSUED FOR DEVELOPMENT PERMIT REVISIONS

CONSULTANT

PROJECT **CLIFTON ROAD**

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

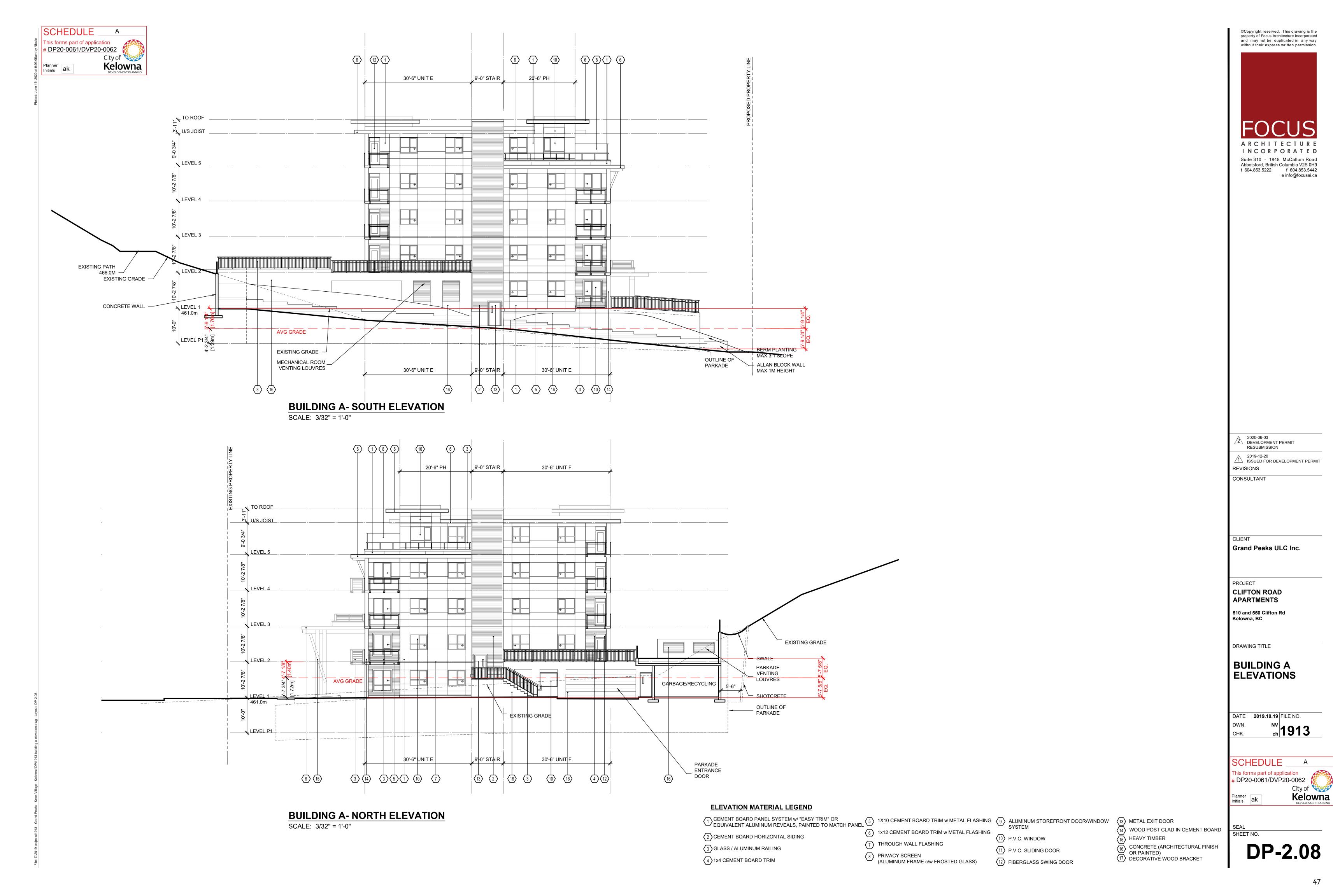
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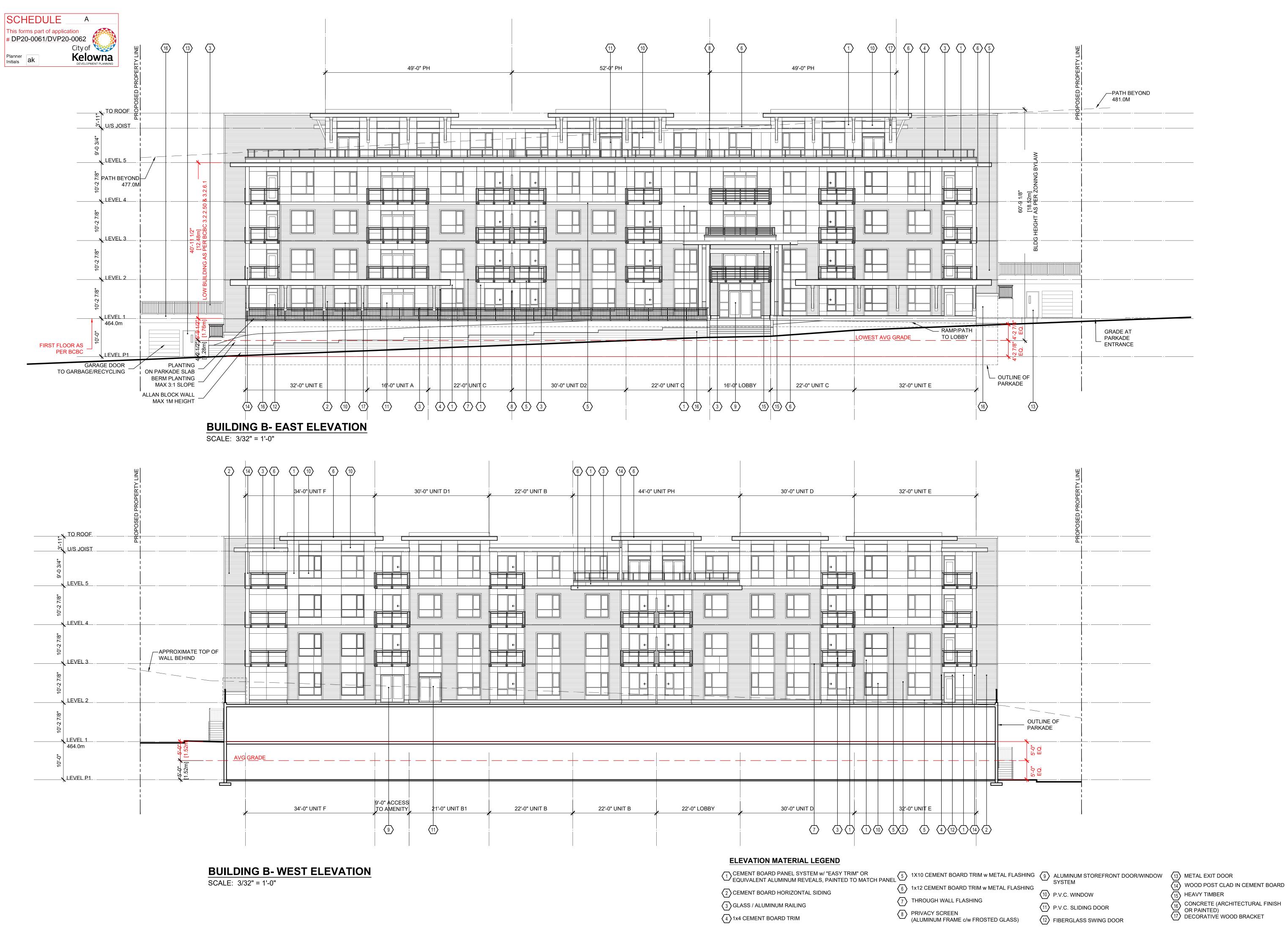
DATE **2019.10.19** FILE NO. nv ch 1913

SCHEDULE This forms part of application # DP20-0061/DVP20-0062

City of **Kelowna**

SHEET NO.





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Suite 310 - 1848 McCallum Road Abbotsford, British Columbia V2S 0H9 t 604.853.5222 f 604.853.5442 e info@focusai.ca

2020-06-03
DEVELOPMENT PERMIT
RESUBMISSION

2019-12-20
ISSUED FOR DEVELOPMENT PERMIT
REVISIONS

CONSULTANT

CLIENT

Grand Peaks ULC Inc.

PROJECT
CLIFTON ROAD
APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

BUILDING B ELEVATIONS

DATE **2019.10.19** FILE NO.

vn. Nv ch 1913

SCHEDULE A

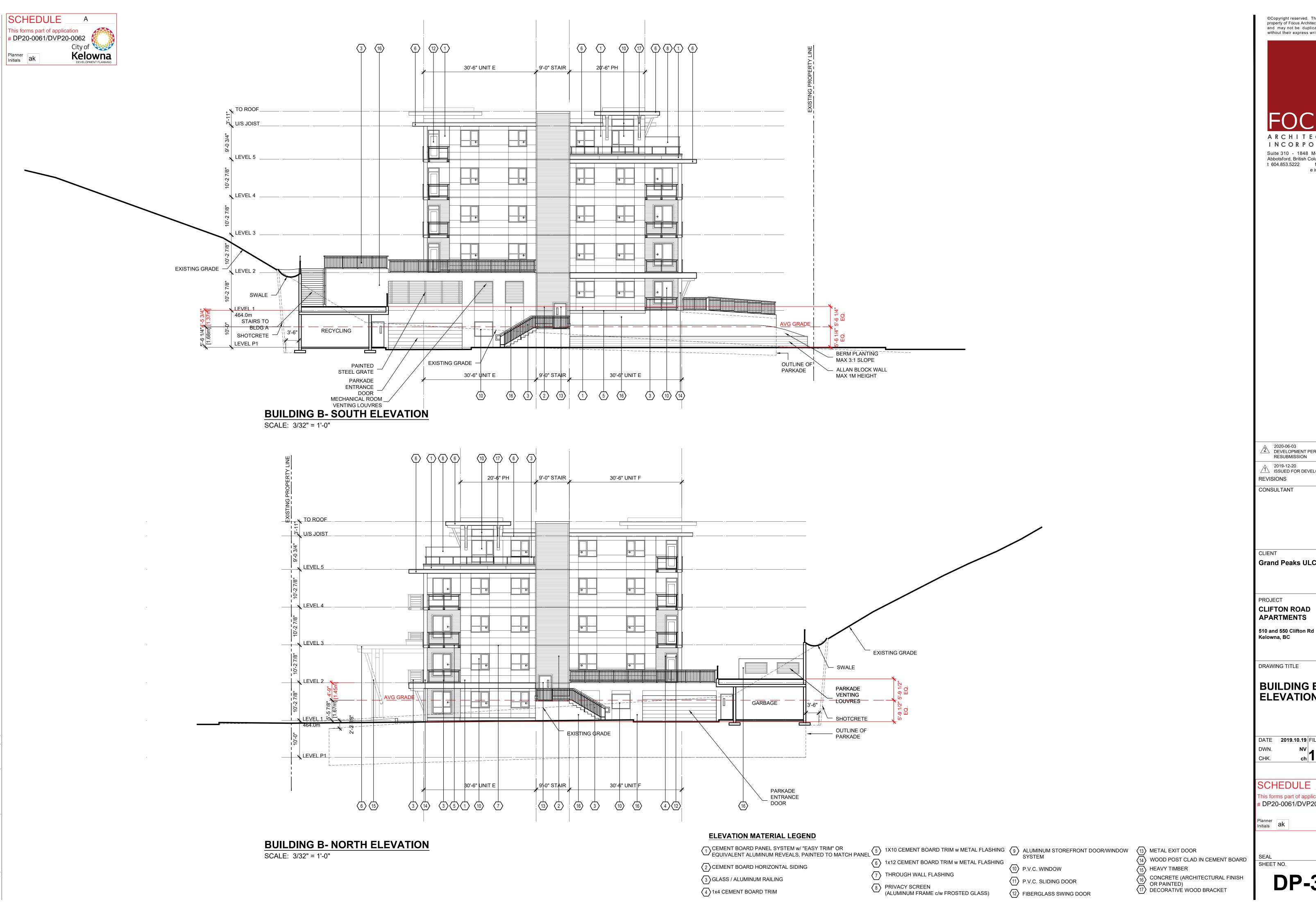
This forms part of application
DP20-0061/DVP20-0062
City of

Planner ak

SEAL SHEET NO.

DP-3.07

Kelowna



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DEVELOPMENT PERMIT

SSUED FOR DEVELOPMENT PERMIT

Grand Peaks ULC Inc.

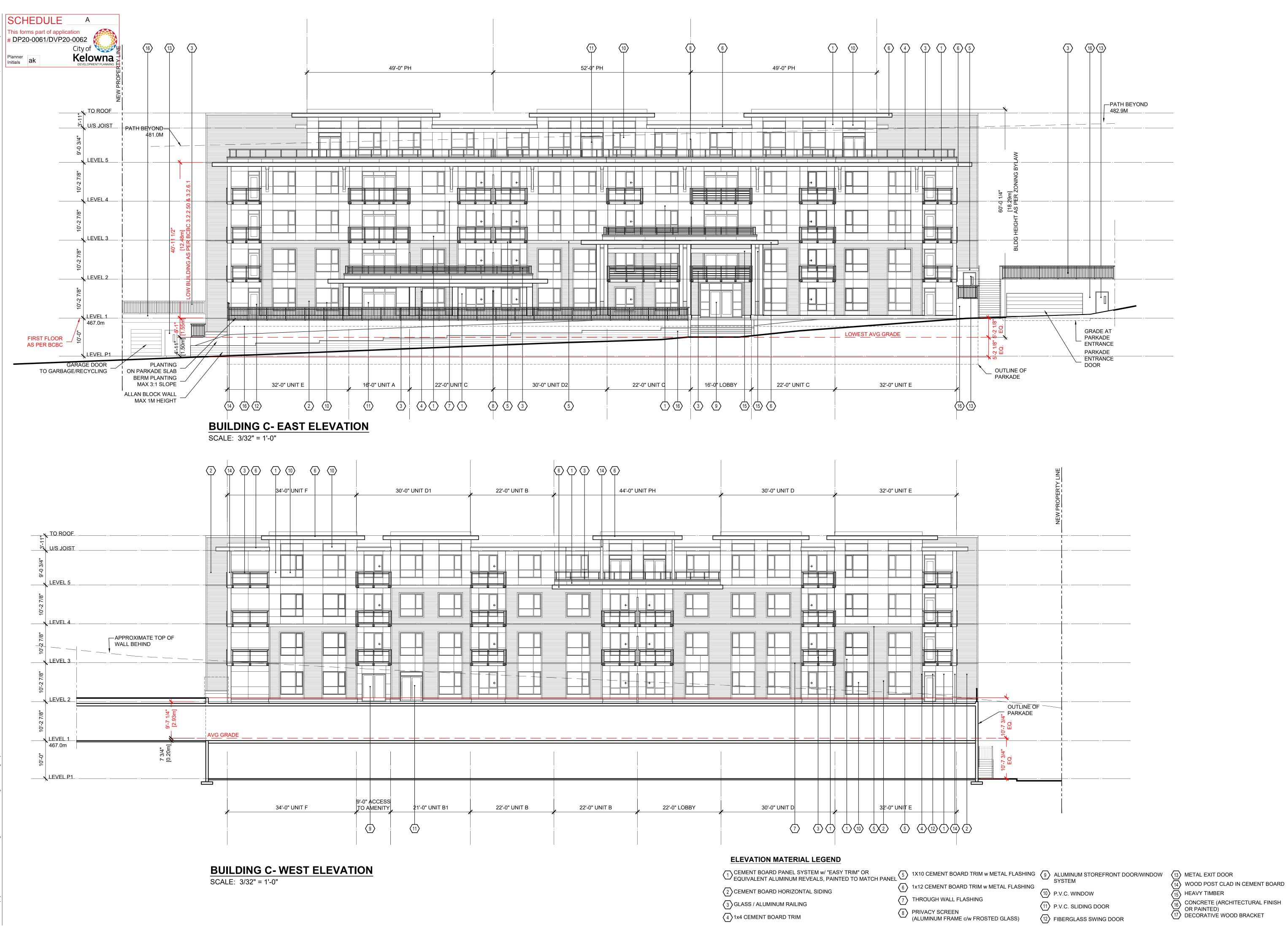
CLIFTON ROAD

BUILDING B **ELEVATIONS**

DATE **2019.10.19** FILE NO.

nv ch 1913

SCHEDULE This forms part of application
DP20-0061/DVP20-0062 Kelowna





2020-06-03
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REVISIONS

CONSULTANT

Grand Peaks ULC Inc.

PROJECT
CLIFTON ROAD
APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

BUILDING C ELEVATIONS

DATE 2019.10.19 FILE NO.

DWN. NV
CHK. ch 1913

SCHEDULE A

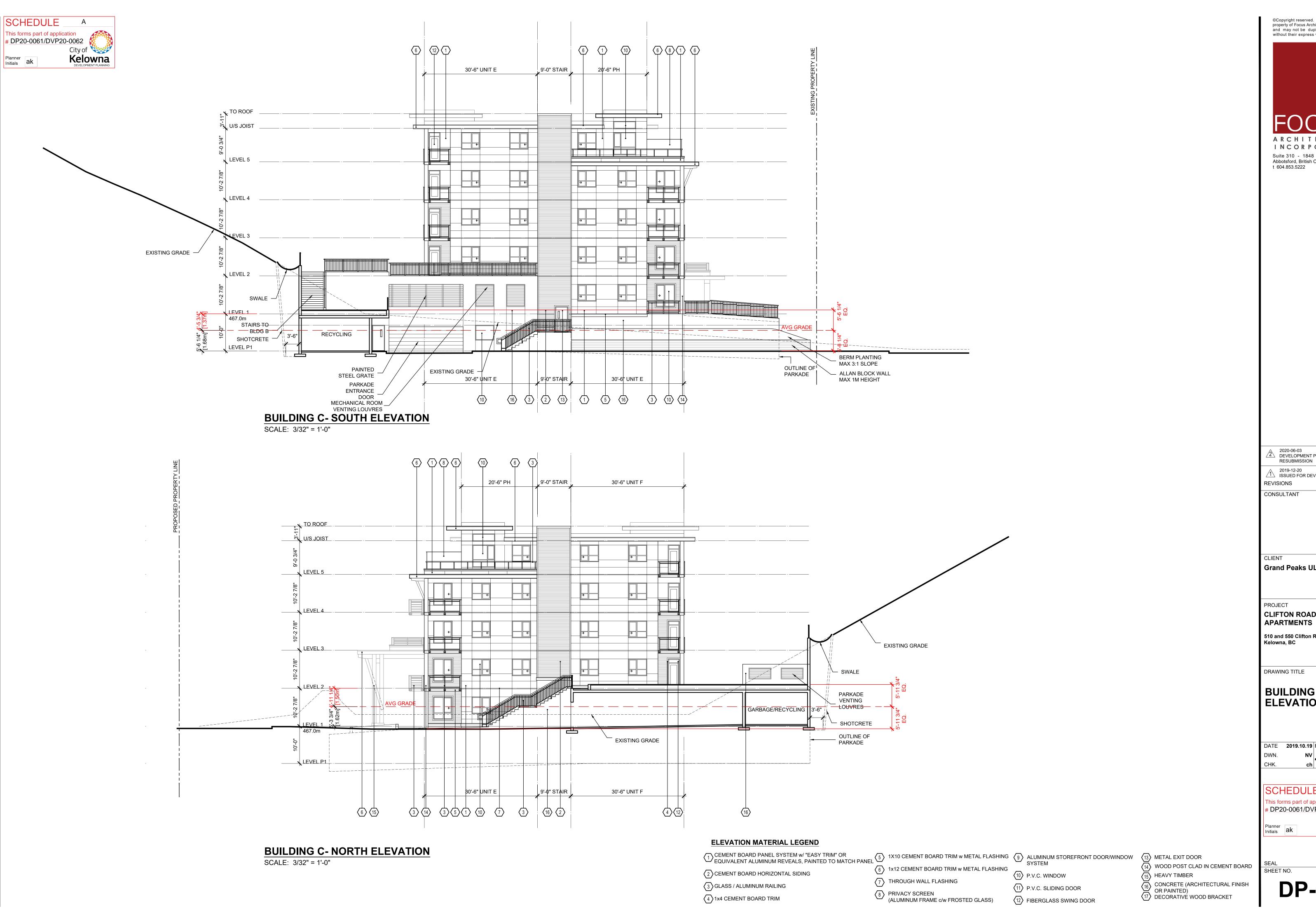
This forms part of application
DP20-0061/DVP20-0062

This forms part of application
DP20-0061/DVP20-0062
City of
Planner Initials

Relowna
DEVELOPMENT PLANNING

SEAL SHEET NO.

DP-4.07



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DEVELOPMENT PERMIT

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Grand Peaks ULC Inc.

CLIFTON ROAD

510 and 550 Clifton Rd Kelowna, BC

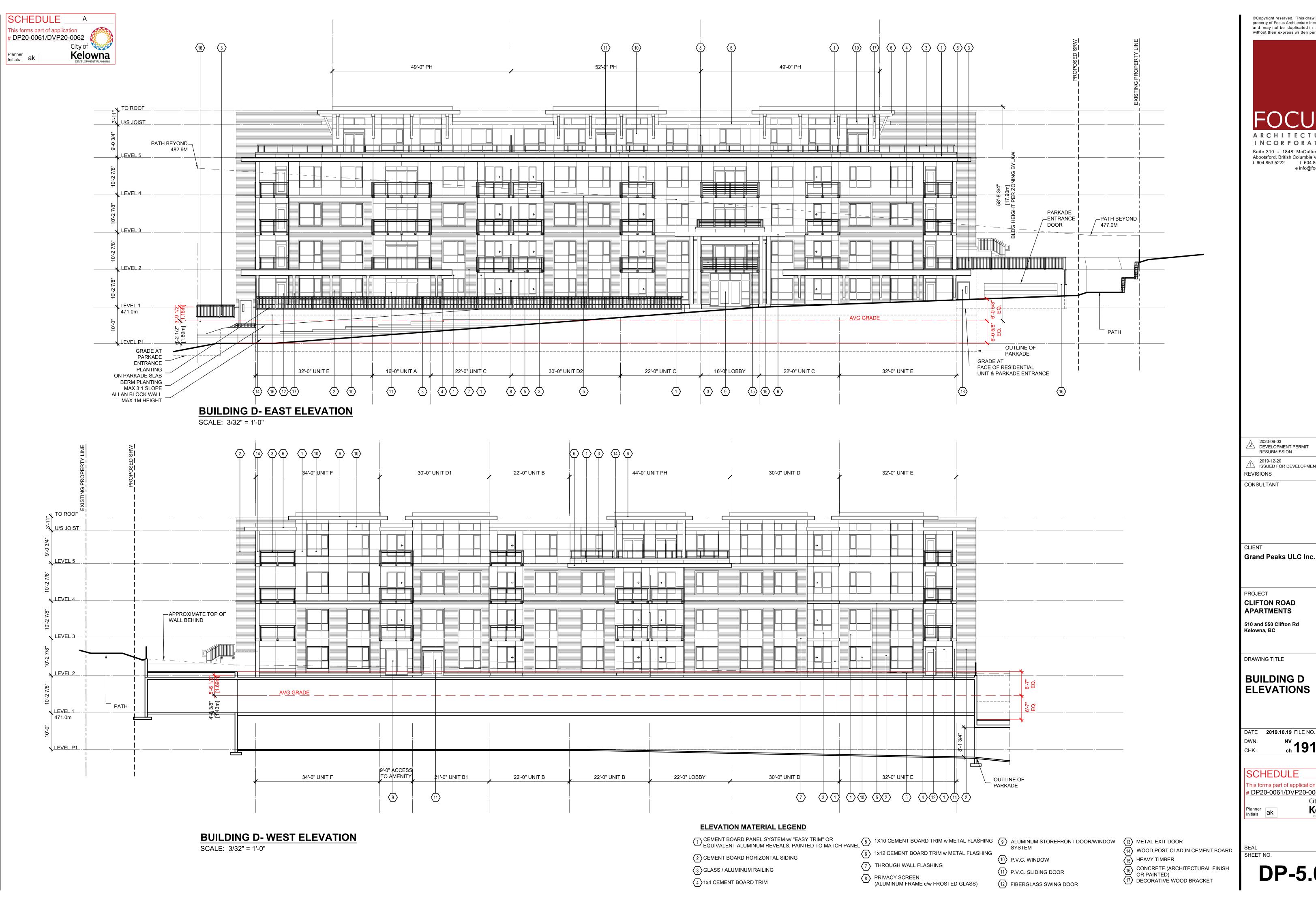
DRAWING TITLE

BUILDING C ELEVATIONS

DATE **2019.10.19** FILE NO. nv ch 1913

SCHEDULE This forms part of application # DP20-0061/DVP20-0062 City of

Kélowna





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SSUED FOR DEVELOPMENT PERMIT REVISIONS

CONSULTANT

PROJECT CLIFTON ROAD

510 and 550 Clifton Rd Kelowna, BC

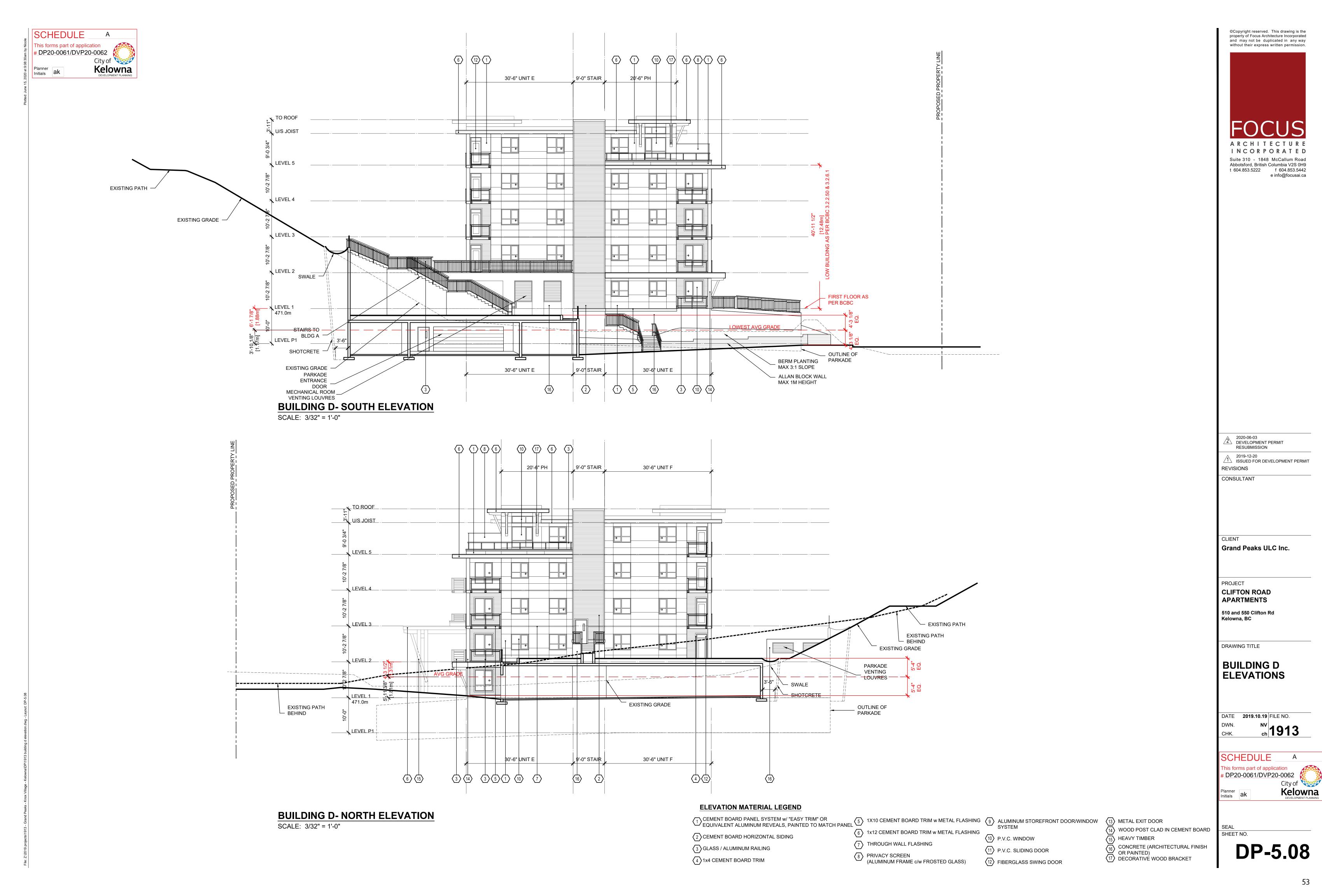
DRAWING TITLE

BUILDING D ELEVATIONS

DATE **2019.10.19** FILE NO.

nv ch 1913

SCHEDULE This forms part of application
DP20-0061/DVP20-0062 Kelowna





OVERALL STREETSCAPE SCALE: NTS



BUILDING A

BUILDING C

PARTIAL STREETSCAPE

SCALE: 1'-0"=20'-0"

BUILDING B

BUILDING D

PARTIAL STREETSCAPE

SCALE: 1'-0"=20'-0"

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2020-06-03 DEVELOPMENT PERMIT RESUBMISSION

2019-12-20
SSUED FOR DEVELOPMENT PERMIT REVISIONS

CONSULTANT

Grand Peaks ULC Inc.

PROJECT CLIFTON ROAD APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

STREETSCAPE

DATE **2019.10.19** FILE NO.

ch 1913

SCHEDULE This forms part of application
DP20-0061/DVP20-0062
City of

Planner Initials

Ak

Certain Telephant Planning

DP-1.02a





COLOUR SCHEME A

Cement board Panel 1:

Cement board Panel 2:

James Hardie 'Navajo Beige' smooth

James Hardie 'Monterey Taupe' smooth

Horizontal Cement board Siding 1:

Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'

'Chestnut Brown' James Hardie



Trim 2:
To match Benjamin Moore
2125-40 'Shadow Gray'



Vinyl Windows & Doors:

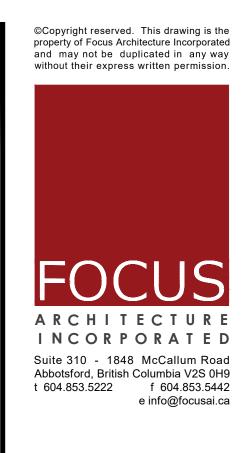
White

Railings:

Black

Lobby Entry Feature & Decorative Wood Brackets: Heavy timber with stain

Wood Post Clad in Cement Board:
Paint to match stain of wood brackets



DEVELOPMENT PERMIT RESUBMISSION

SSUED FOR DEVELOPMENT PERMIT

CONSULTANT

CLIENT

Grand Peaks ULC Inc.

PROJECT CLIFTON ROAD APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

COLOR SCHEME BLDG A

DATE **2019.10.19** FILE NO.

DW/NV ch 1913 SCHEDULE

This forms part of application
DP20-0061/DVP20-0062 City of Kelowna

SEAL SHEET NO.

DP-1.02b





COLOUR SCHEME A

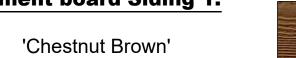


Cement board Panel 1:

Cement board Panel 2:

'Monterey Taupe' smooth

Horizontal Cement board Siding 1:



Trim 2:

To match Benjamin Moore
2125-40 'Shadow Gray'



Black

SEAL SHEET NO.

DP-1.02c

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DP20-0061/DVP20-0062

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DEVELOPMENT PERMIT RESUBMISSION

Grand Peaks ULC Inc.

REVISIONS CONSULTANT

CLIENT

PROJECT

CLIFTON ROAD APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

COLOR SCHEME BLDG A

DATE **2019.10.19** FILE NO.

SCHEDULE

DW/NV ch 1913

DRAWING TITLE

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e info@focusai.ca

James Hardie

James Hardie 'Navajo Beige' smooth

Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'

James Hardie





White

Wood Post Clad in Cement Board:
Paint to match stain of wood brackets

Lobby Entry Feature & Decorative
Wood Brackets:
Heavy timber with stain



City of Kelowna

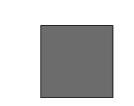




COLOUR SCHEME B

Cement board Panel 1:

James Hardie 'Night Gray' smooth



Horizontal Cement board Siding 1:



Trim 2:
To match Benjamin Moore
2125-40 'Shadow Gray'





Railings:

Wood Brackets:

Heavy timber with stain

Black

SHEET NO.

DP-1.02d

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DEVELOPMENT PERMIT RESUBMISSION

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CONSULTANT

PROJECT

CLIFTON ROAD APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

COLOR SCHEME BLDG B

DATE **2019.10.19** FILE NO.

SCHEDULE

DW/NV ch 1913

This forms part of application
DP20-0061/DVP20-0062

DRAWING TITLE

SSUED FOR DEVELOPMENT PERMIT

e info@focusai.ca

'Cobblestone' smooth James Hardie

Cement board Panel 2:



Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'

James Hardie 'Countrylane Red'





Lobby Entry Feature & Decorative

City of Kelowna

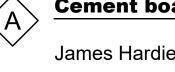




COLOUR SCHEME B



Cement board Panel 1:







'Cobblestone' smooth James Hardie



Horizontal Cement board Siding 1:

Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'







Trim 2:

To match Benjamin Moore
2125-40 'Shadow Gray'



Vinyl Windows & Doors:









Lobby Entry Feature & Decorative Wood Brackets: Heavy timber with stain

Wood Post Clad in Cement Board:
Paint to match stain of wood brackets



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CONSULTANT

CLIENT Grand Peaks ULC Inc.

PROJECT CLIFTON ROAD

APARTMENTS 510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

COLOR SCHEME BLDG B

DATE **2019.10.19** FILE NO.



DW/NV ch 1913

SEAL SHEET NO.

DP-1.02e





COLOUR SCHEME C

Cement board Panel 2:

Cement board Panel 1:

James Hardie

'Cobblestone' smooth James Hardie

'Night Gray' smooth



Fisher



Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'

'Cedar Tone 2.0'





Vinyl Windows & Doors:



White

Railings:

Black

Lobby Entry Feature & Decorative Wood Brackets: Heavy timber with stain

Wood Post Clad in Cement Board: Paint to match stain of wood brackets



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2 DEVELOPMENT PERMIT RESUBMISSION

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PROJECT CLIFTON ROAD **APARTMENTS**

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

COLOR SCHEME BLDG C

DATE **2019.10.19** FILE NO. DW/NV ch 1913



SEAL SHEET NO.

DP-1.02f





COLOUR SCHEME C



'Cobblestone' smooth James Hardie



'Night Gray' smooth James Hardie





Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'

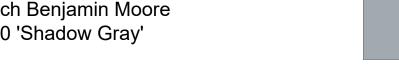
'Cedar Tone 2.0' Fisher







Vinyl Windows & Doors:



White



Railings:

Black



Wood Post Clad in Cement Board:
Paint to match stain of wood brackets



DEVELOPMENT PERMIT RESUBMISSION

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CONSULTANT

CLIENT Grand Peaks ULC Inc.

PROJECT CLIFTON ROAD APARTMENTS

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

COLOR SCHEME BLDG C

DATE **2019.10.19** FILE NO. DW/NV ch 1913







COLOUR SCHEME D

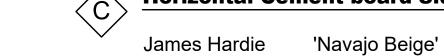
Cement board Panel 1:

James Hardie 'Timber Bark' smooth

James Hardie 'Evening Blue' smooth



Horizontal Cement board Siding 1:





Trim 2:
To match Benjamin Moore
2125-40 'Shadow Gray'



Vinyl Windows & Doors:



Black

Lobby Entry Feature & Decorative Wood Brackets: Heavy timber with stain

Wood Post Clad in Cement Board: Paint to match stain of wood brackets



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CONSULTANT

Grand Peaks ULC Inc.

PROJECT **CLIFTON ROAD APARTMENTS**

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

COLOR SCHEME BLDG D

DATE **2019.10.19** FILE NO. DW/NV ch 1913

SCHEDULE # DP20-0061/DVP20-0062 City of **Kelowna**

SHEET NO.

DP-1.02h

61

Cement board Panel 2:

















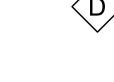










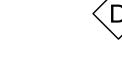








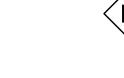
























COLOUR SCHEME D



Cement board Panel 1:

James Hardie 'Timber Bark' smooth



Cement board Panel 2:

James Hardie 'Evening Blue' smooth



Horizontal Cement board Siding 1:

Window Trim & Trim 1:
To match Benjamin Moore
2129-10 'Midnight Dream'

James Hardie 'Navajo Beige'



Trim 2:

To match Benjamin Moore
2125-40 'Shadow Gray'



Vinyl Windows & Doors:

White



Black



Wood Post Clad in Cement Board:
Paint to match stain of wood brackets

Heavy timber with stain



DEVELOPMENT PERMIT RESUBMISSION

SSUED FOR DEVELOPMENT PERMIT REVISIONS

CONSULTANT

Grand Peaks ULC Inc.

PROJECT CLIFTON ROAD **APARTMENTS**

510 and 550 Clifton Rd Kelowna, BC

DRAWING TITLE

COLOR SCHEME BLDG D

DATE **2019.10.19** FILE NO.

DW/NV ch 1913 SCHEDULE

This forms part of application
DP20-0061/DVP20-0062 City of Kelowna

SEAL SHEET NO.

DP-1.02i

This forms part of application and Proposed Apartment Development Planner Cliffields and Proposed Apartment Development

Re-Issued for Development Permit

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7	Grand Peaks ULC Inc. Project Owner 4582 South Ulster Street Pkwy Suite 1200 Denver, CO 80237 United States	Focus Architecture Project Building Architecture Suite 310 - 1848 McCallum Road Abbotsford, British Columbia V2S 0H9 t 604.853.5222 f 604.853.5442 e info@focusai.ca
Primary project contact: Dana Crossen	Legal Address and De	escription:
Dana@vdz.ca 604 546-0928 Alternate contacts (incase away): Stephen Heller Landscape Architect Stephen@vdz.ca o. 604 546- 0925	Lot 550 + 510 Clifton Road PLAN KAP86216 LOT 1 SECTION 31 TO PLAN KAP86216 LOT 2 SECTION 31 TO	-



Sheet List Table

Sheet Number	Sheet Title
L-01	Cover Sheet
L-02	Overall Site Plan
L-03	Building A Landscape Plan
L-04	Building B Landscape Plan
L-05	Building C Landscape Plan
L-06	Building D Landscape Plan
L-07	Planting Precedents
L-08	Building A Grading Plan
L-09	Building B Grading Plan
L-10	Building C Grading Plan
L-11	Building D Grading Plan
LD-01	Details
LD-02	Details
LD-03	Details
LD-04	Details









5.	DC	Re-Issued for DP	July 10, 2020
4.	DC	Progress Set	July 09, 2020
3.	DC	Progress Set	June 19, 2020
2.	DC	Progress Set	June 12, 2020
1.	DC	Issued For DP	Dec. 20, 2019
No.	Ву:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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REVISIONS TABLE FOR SHEET

Project:

PROPOSED APARTMENT **DEVELOPMENT**

Cara Glen & Clifton Rd. Kelowna, BC

Drawn:	Stamp:
LJ DC	
Checked: SH	
Approved:	Original Sheet Size:
MVDZ	24"x36"

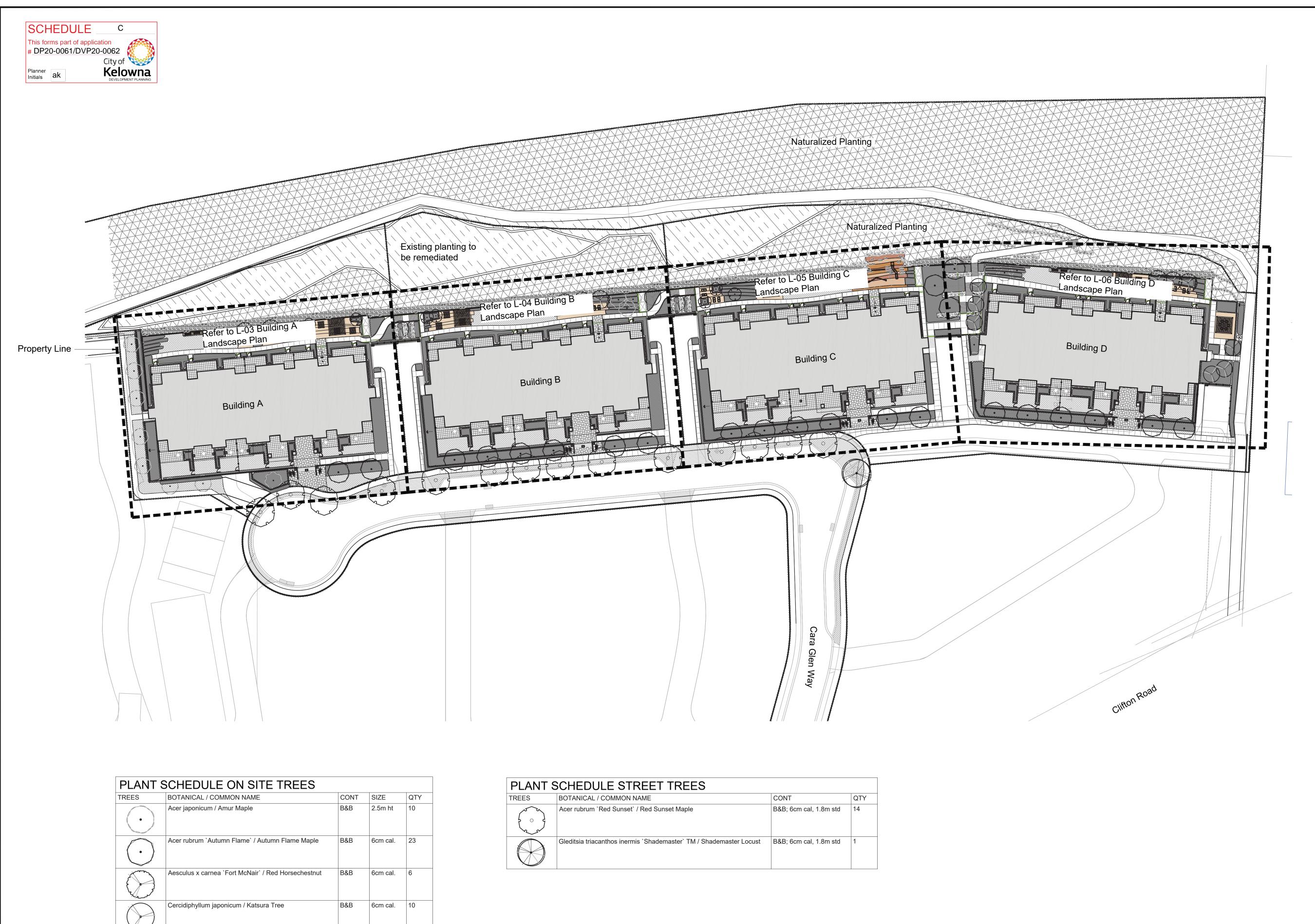
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AS SHOWN AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED

FOR TENDER/CONSTRUCTION.

0

NORTH

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Cornus kousa `Milky Way` / Milky Way Kousa Dogwood | B&B | 6cm cal. | 7

FORT LANGLEY STUDIO

100-9181 Church St
Fort Langley, BC
V1M 2R8

MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7 604-882-0024 www.vdz.ca

> This forms part of application #_DP20-0061/DVP20-0062 City of Kelowna July 10, 2020 DC Re-Issued for DP DC Progress Set July 09, 2020 DC Progress Set June 19, 2020 DC Progress Set June 12, 2020 Dec. 20, 2019 By: Description REVISIONS TABLE FOR DRAWINGS Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission. o. By: Description REVISIONS TABLE FOR SHEET Project: PROPOSED APARTMENT

SCHEDULE

DEVELOPMENT

Kelowna, BC

Drawn:

Checked:

Approved: MVDZ

Scale:

1:500

DC

Cara Glen & Clifton Rd.

Original Sheet Size:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT

AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE

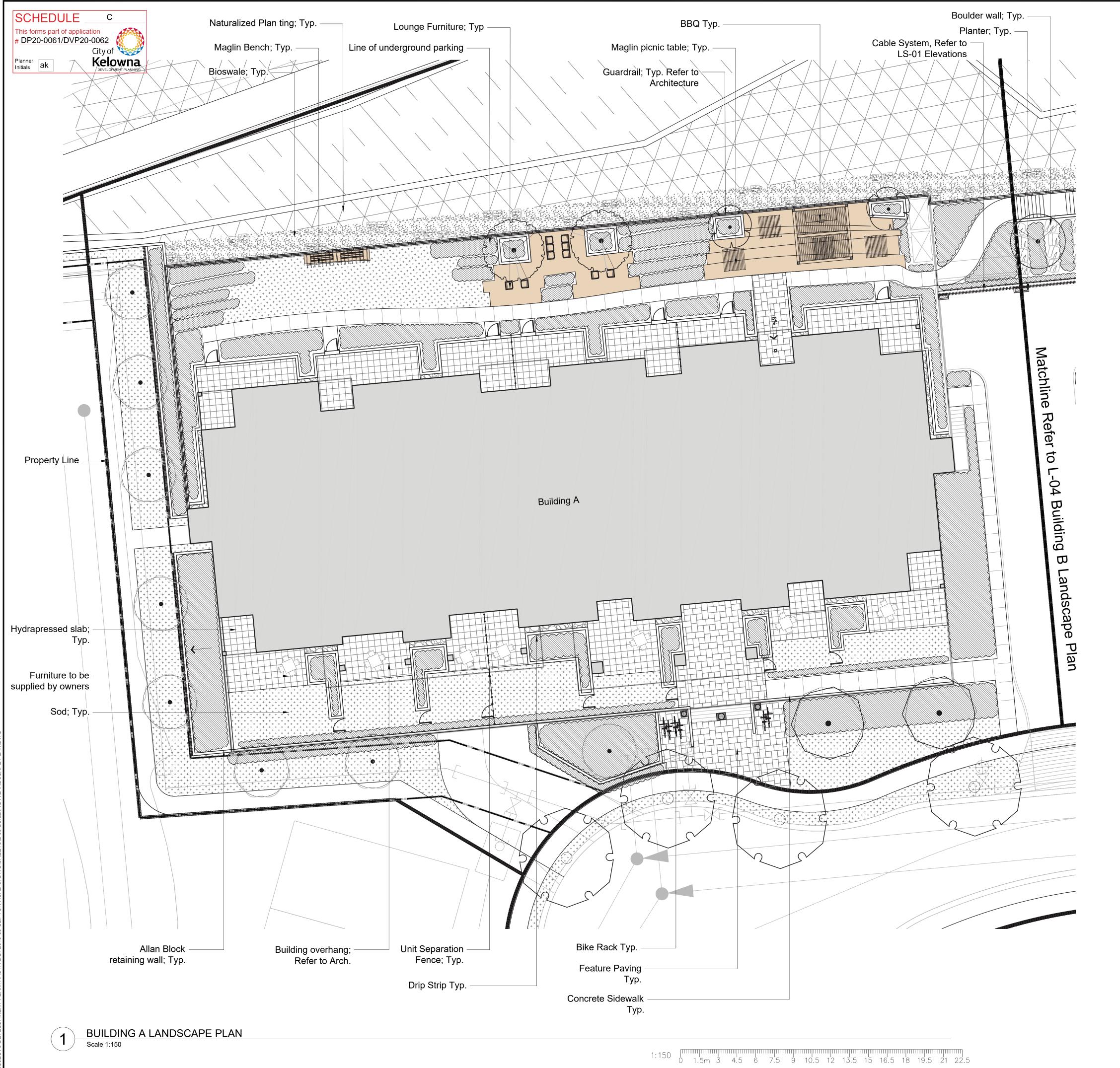
WORK. ALL REZONING/DP/PPA/FHA/BP
DRAWINGS MUST NOT BE PRICED FOR
CONSTRUCTION UNLESS LABELED ISSUED
FOR TENDER/CONSTRUCTION.

BEFORE PROCEEDING. ALL DRAWINGS

24"x36"

0 20

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7,8 LD-01	CONCRETE SLAB Colours: TBD
	7,8 LD-01	CONCRETE SIDEWALK
	2 LD-02	FEATURE PAVERS Pattern: Venetian Cobble Pattern Colour: Granite Type: Venetian Cobble Manufacturer: Abbotsford Concrete
	1 LD-02	HYDRAPRESSED SLABS Type: The New York Stone Series Size: 610mm x 610mm x 50mm (24" x 24" x 2") Colour: Natural Manufacturer: Abbotsford Concrete
	3 LD-02	DRIP STRIP
	4,5 LD-02	ALLAN BLOCK RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		NATURALIZED PLANTING See Critical Landscape Notes for Specifications
		SOD See Critical Landscape Notes for Specifications
	4,5,6 LD-01	SHRUB PLANTING
+ + + + + + + + +		SOD See Critical Landscape Notes for Specifications

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	2 LD-02	BIKE RACK Model #: Colour: Manufacturer: Supplier: Mount:
	4 LD-03	BENCH Model #: Colour: Manufacturer: Supplier: Mount:
	6 LD-04	PLANTER/POT Model #: Colour: Manufacturer: Supplier:

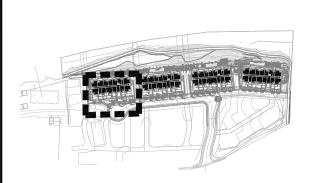
FENCING

KEY	REF.	DESCRIPTION
-00	1 LD-05	PRIVACY FENCE
***************************************	5 LS-01	CABLE SYSTEM
		GUARD RAIL Refer to Architecture
	1 LD-03	GATE



SCHEDULE This forms part of application # DP20-0061/DVP20-0062

> City of Kelowna



Key Map (NTS)

No.	Ву:	Description	Date
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	REV	ISIONS TABLE FOR DRA	WINGS
No.	Ву:	Description	Date
1.	DC	Issued For DP	Dec. 20, 2019
2.	DC	Progress Set	June 12, 2020
3.	DC	Progress Set	June 19, 2020
4.	DC	Progress Set	July 09, 2020
5.	DC	Re-Issued for DP	July 10, 2020

REVISIONS TABLE FOR SHEET PROPOSED APARTMENT **DEVELOPMENT**

Cara Glen & Clifton Rd. Kelowna, BC

Project:

Drawn:	Stamp:
DC LJ	
Checked: SH	
Approved:	Original Sheet Size:
MVDZ	24"x36"
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT
1:150	BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

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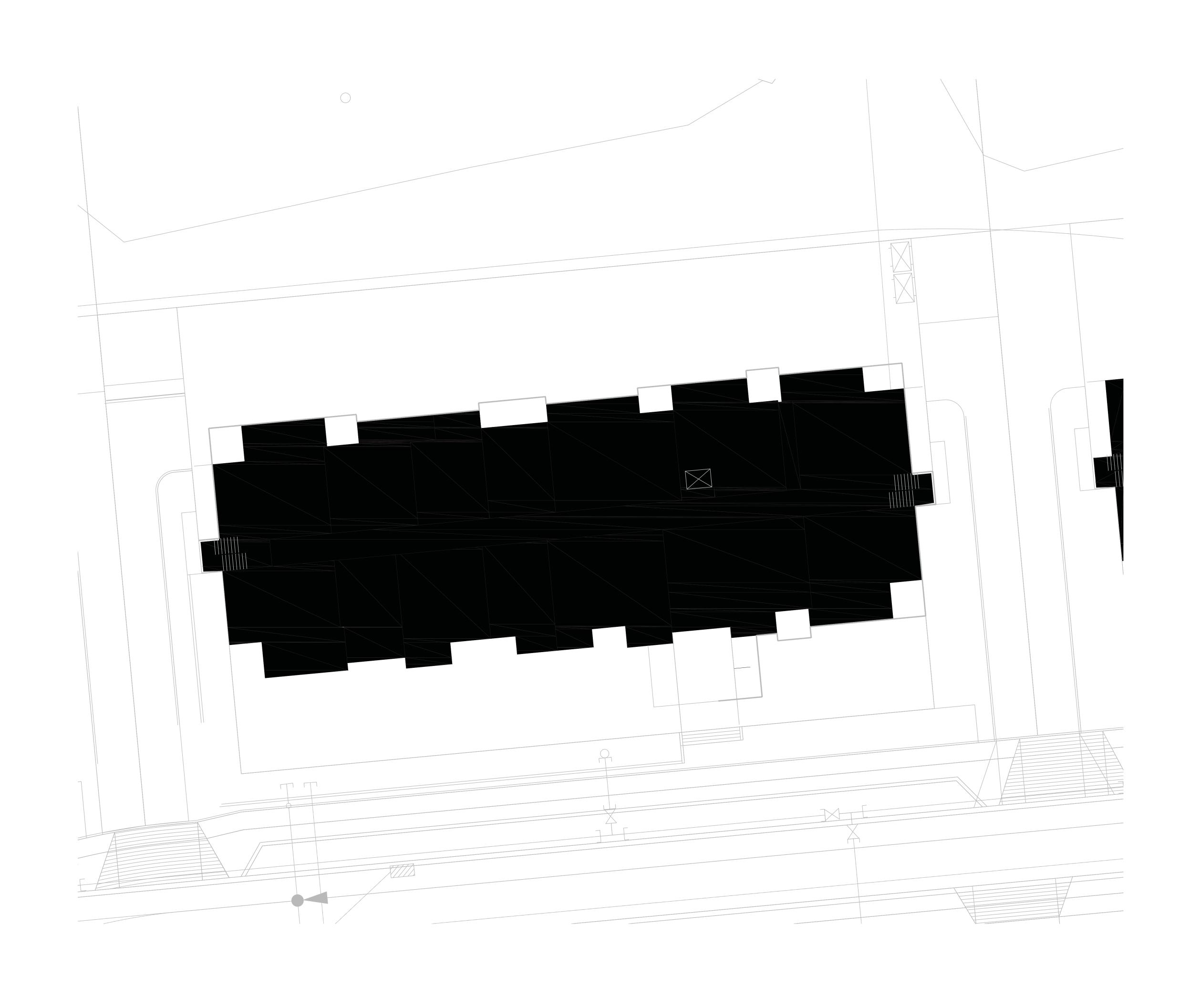
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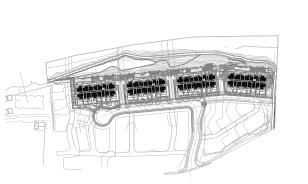
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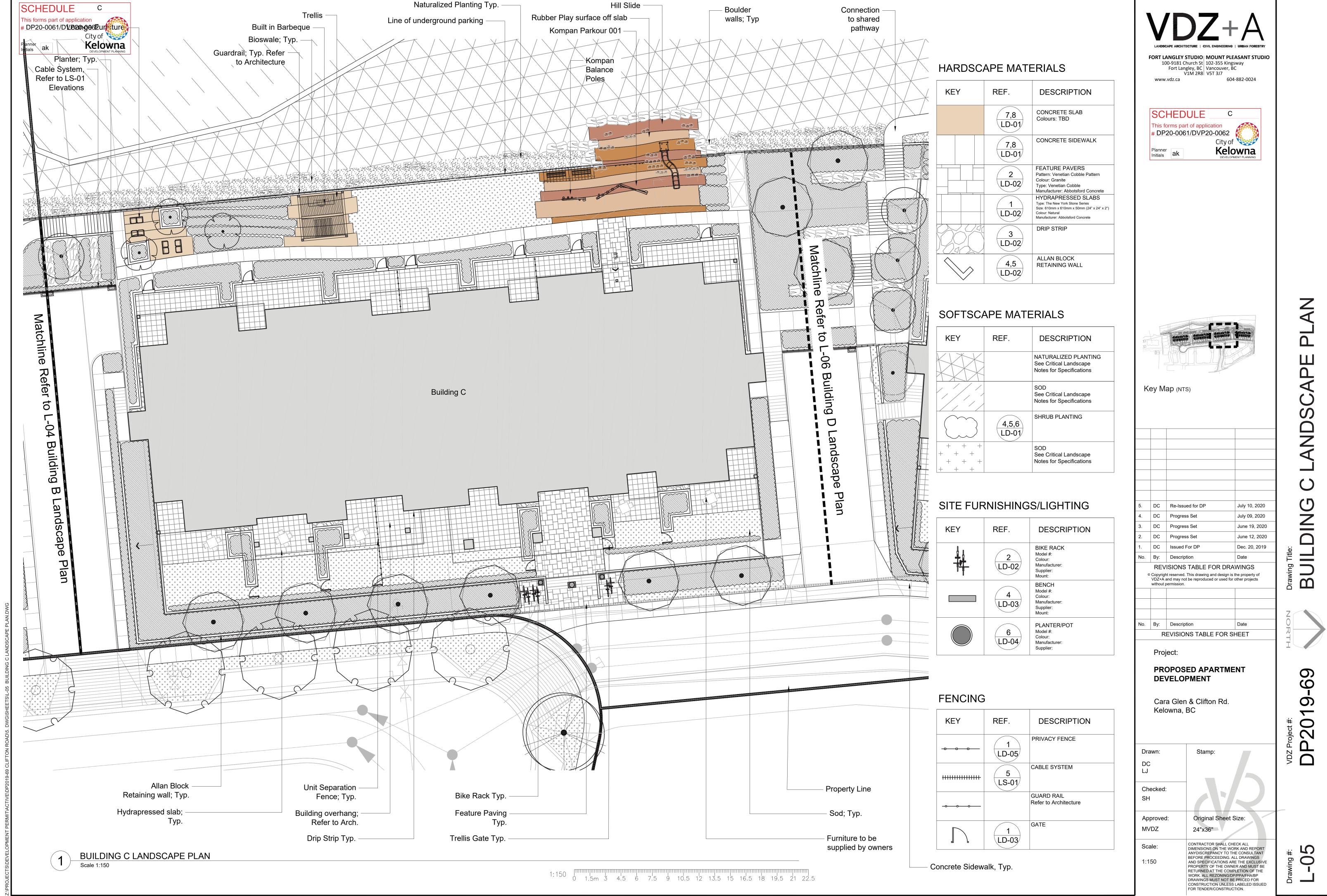
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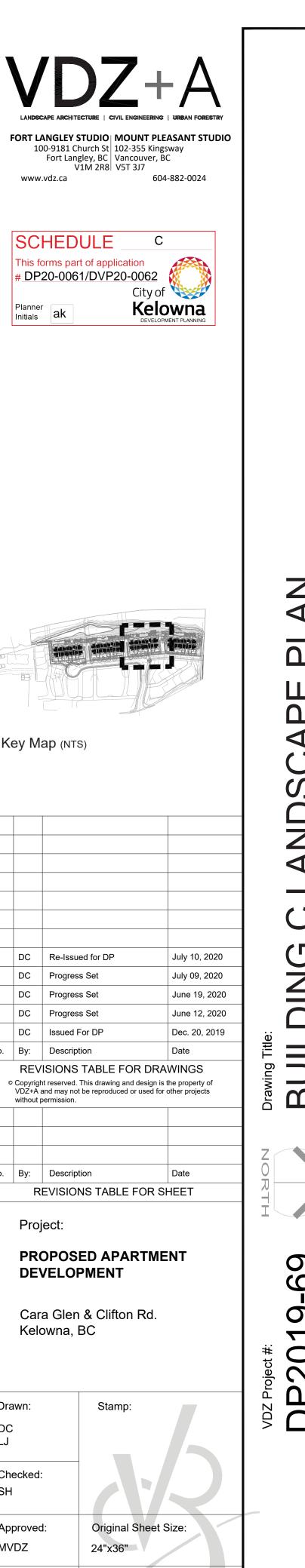
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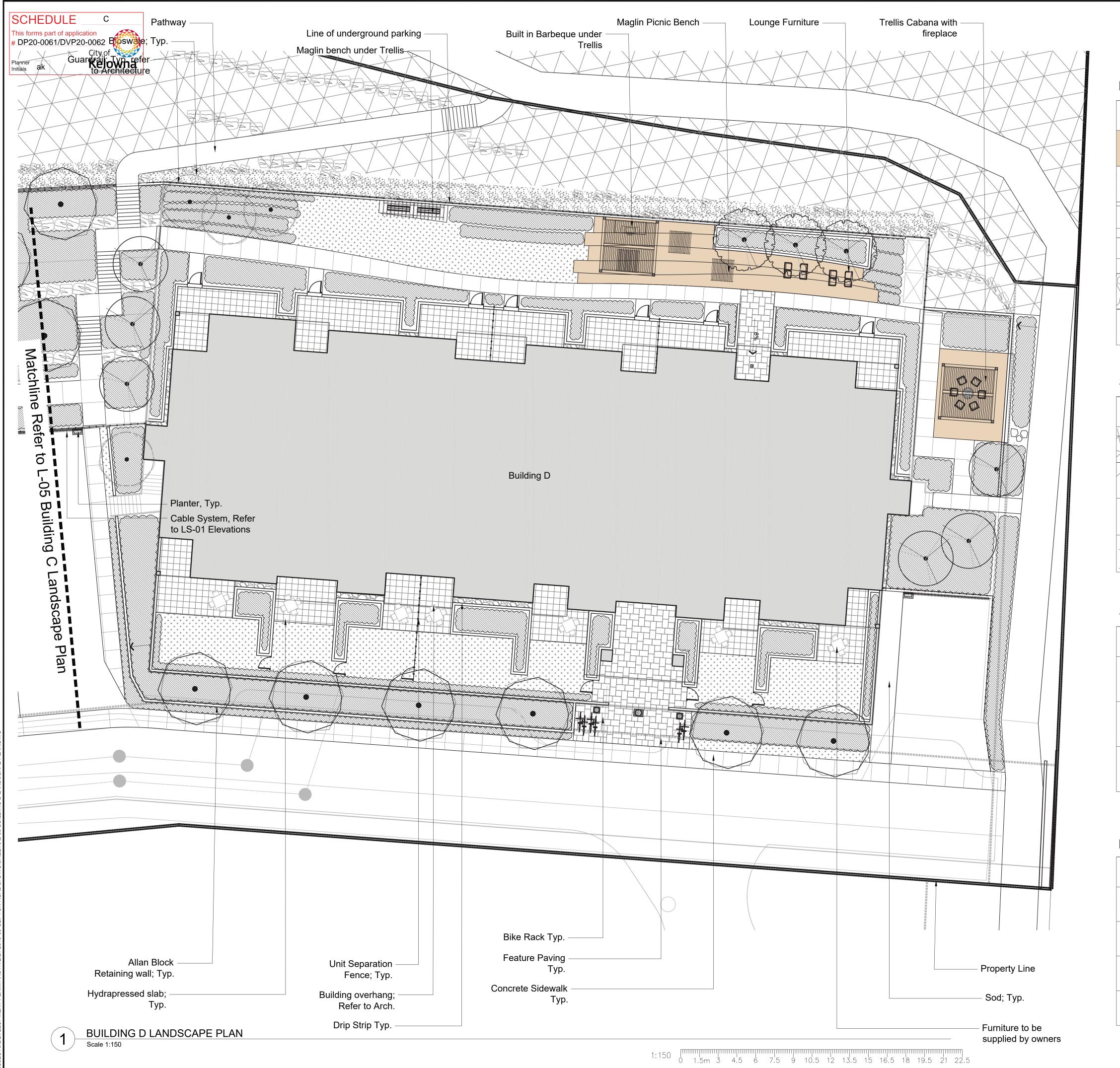
VDZ Pro











HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7,8 LD-01	CONCRETE SLAB Colours: TBD
	7,8 LD-01	CONCRETE SIDEWALK
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	1 LD-02	HYDRAPRESSED SLABS Type: The New York Stone Series Size: 610mm x 610mm x 50mm (24" x 24" x 2") Colour: Natural Manufacturer: Abbotsford Concrete
	3 LD-02	DRIP STRIP
	4,5 LD-02	ALLAN BLOCK RETAINING WALL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		NATURALIZED PLANTING See Critical Landscape Notes for Specifications
		SOD See Critical Landscape Notes for Specifications
	4,5,6 LD-01	SHRUB PLANTING
+ + + + + + + + + + + + + + + +		SOD See Critical Landscape Notes for Specifications

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
++	2 LD-02	BIKE RACK Model #: Colour: Manufacturer: Supplier: Mount:
	4 LD-03	BENCH Model #: Colour: Manufacturer: Supplier: Mount:
	6 LD-04	PLANTER/POT Model #: Colour: Manufacturer: Supplier:

FENCING

KEY	REF.	DESCRIPTION
-00	1 LD-05	PRIVACY FENCE
***************************************	5 LS-01	CABLE SYSTEM
		GUARD RAIL Refer to Architecture
	1 LD-03	GATE



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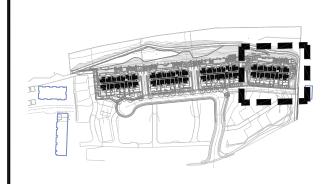
FORT LANGLEY STUDIO

100-9181 Church St
Fort Langley, BC
V1M 2R8

MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7 604-882-0024

SCHEDULE

This forms part of application # DP20-0061/DVP20-0062 City of Kelowna Planner Initials **ak**



Key Map (NTS)

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Cara Glen & Clifton Rd. Kelowna, BC

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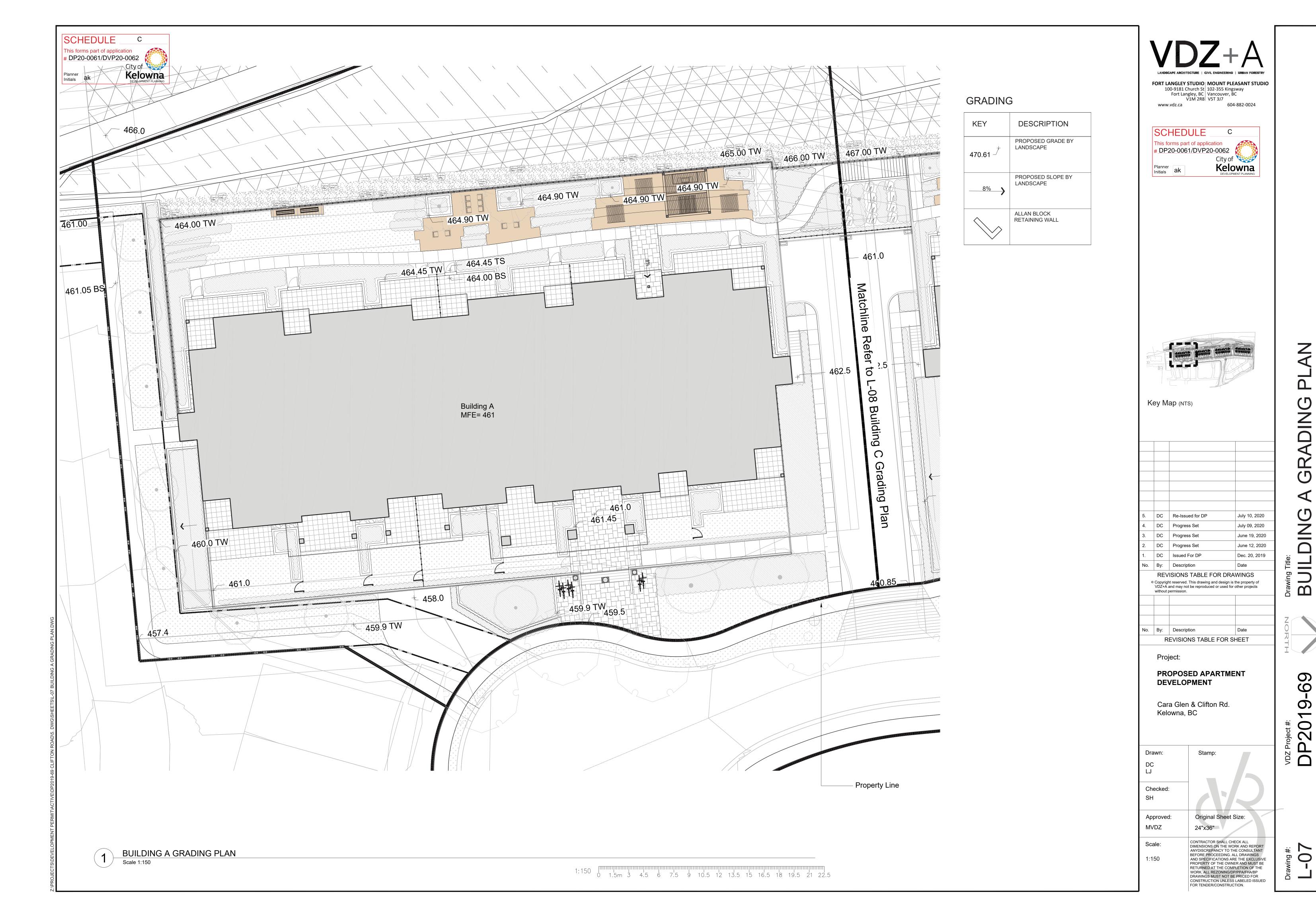
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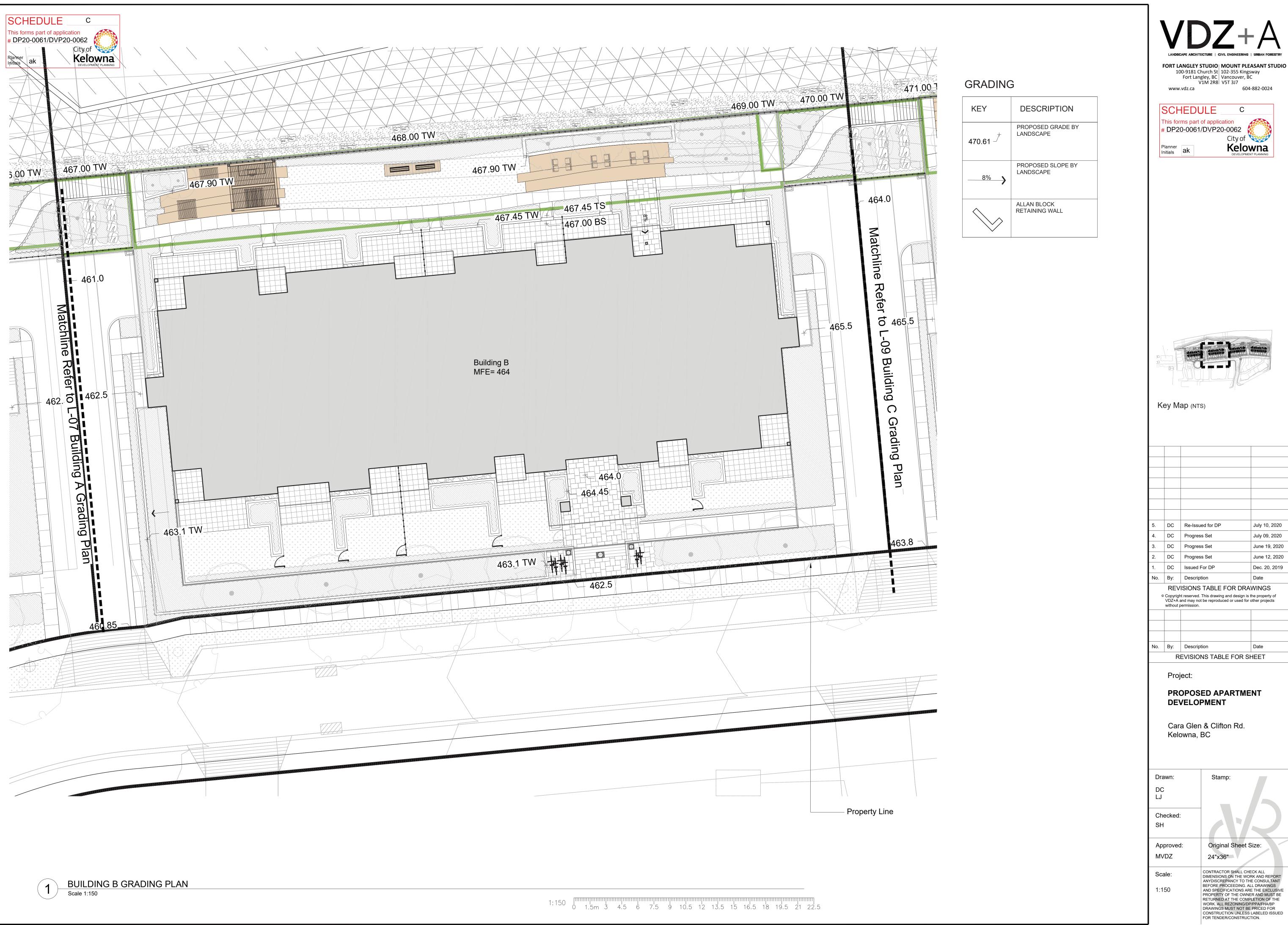
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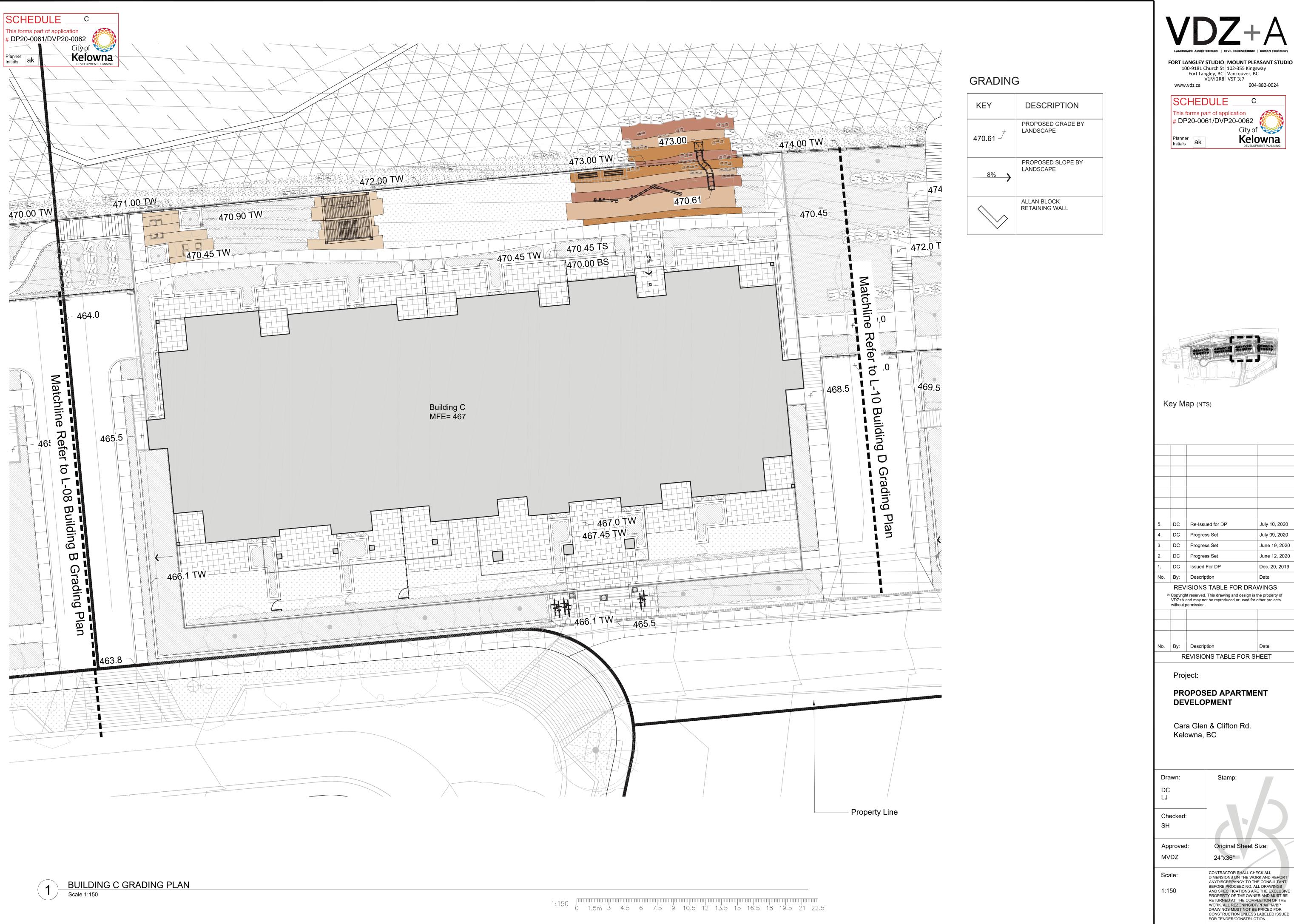
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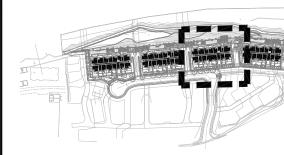
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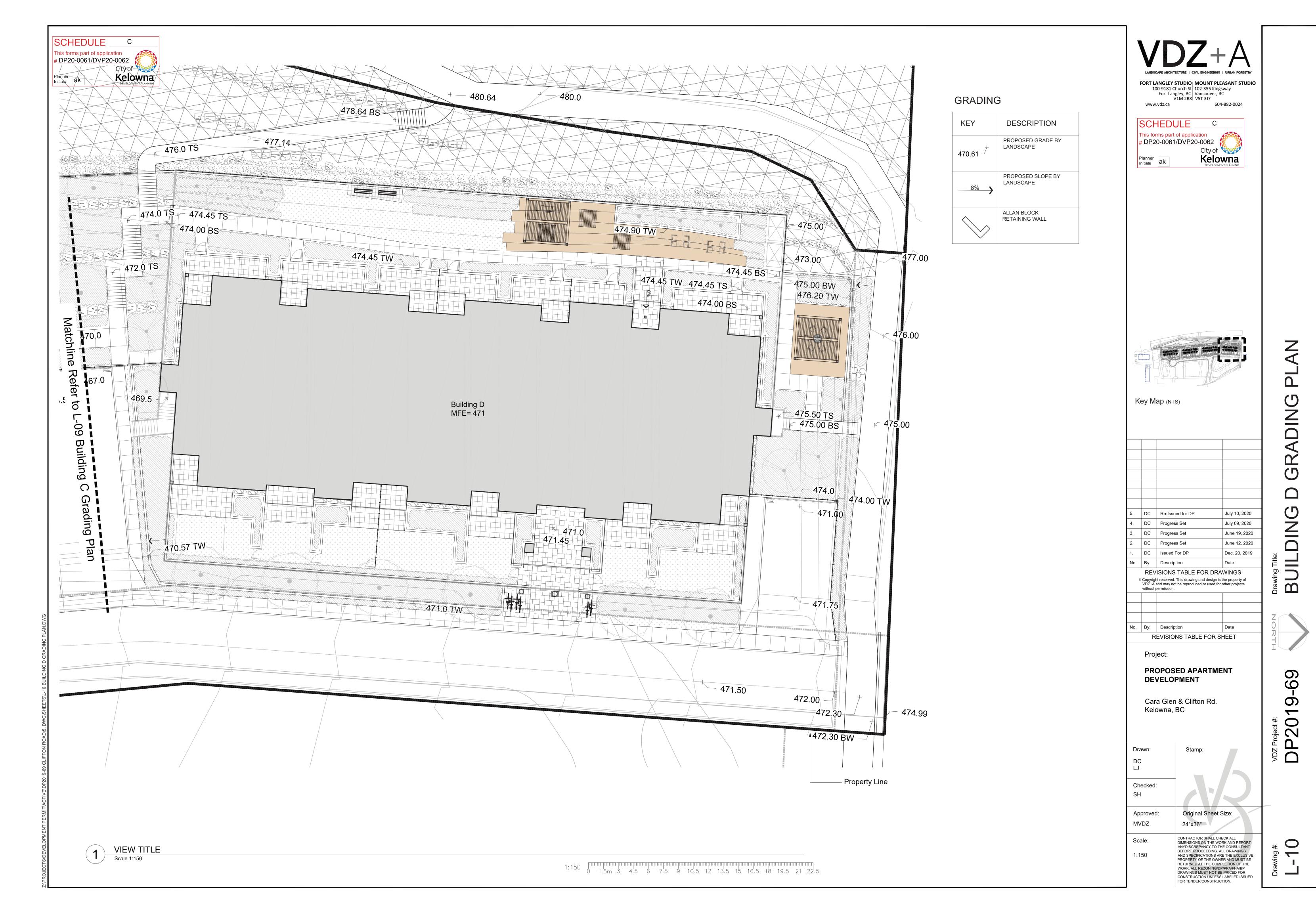
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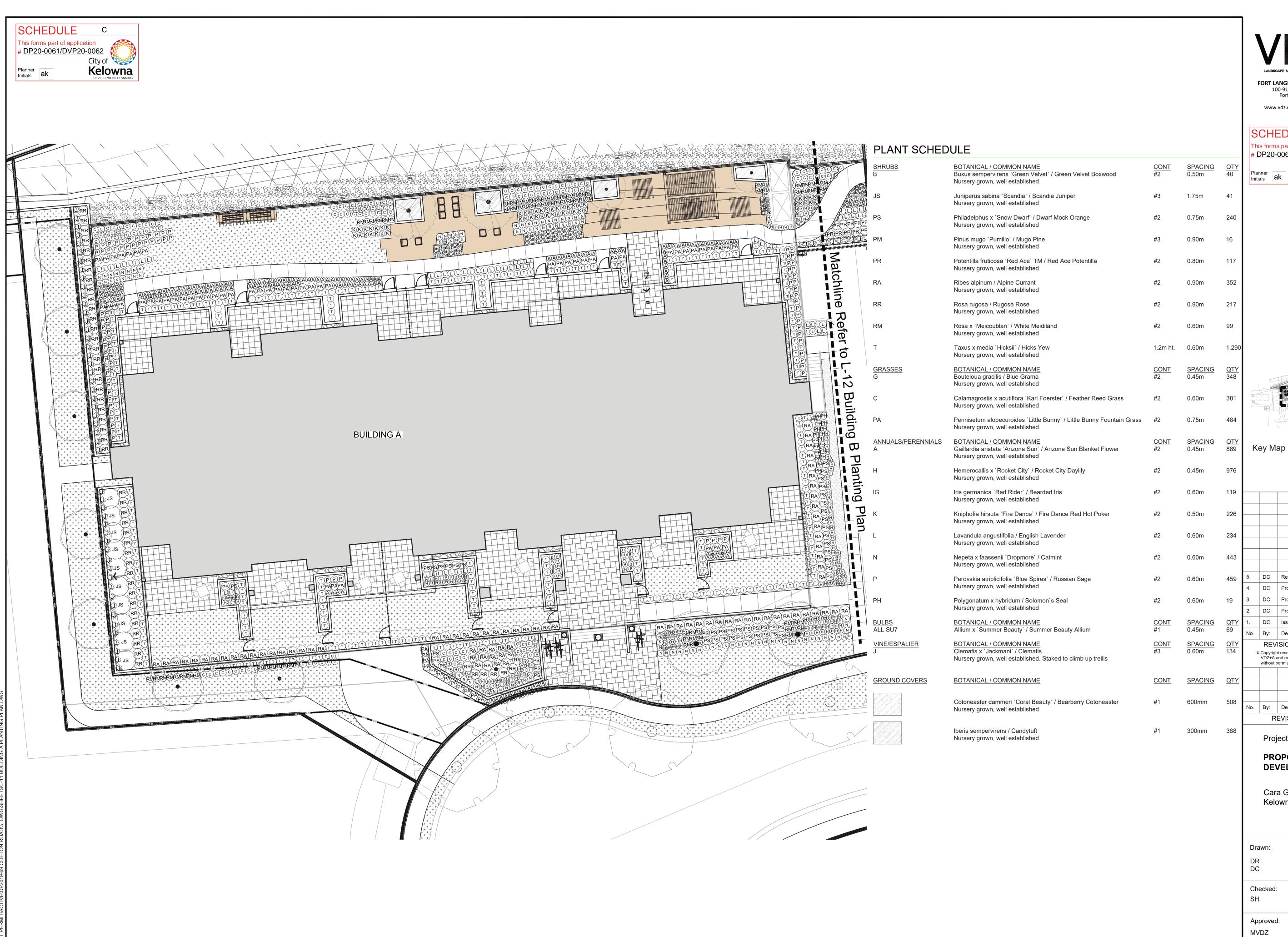
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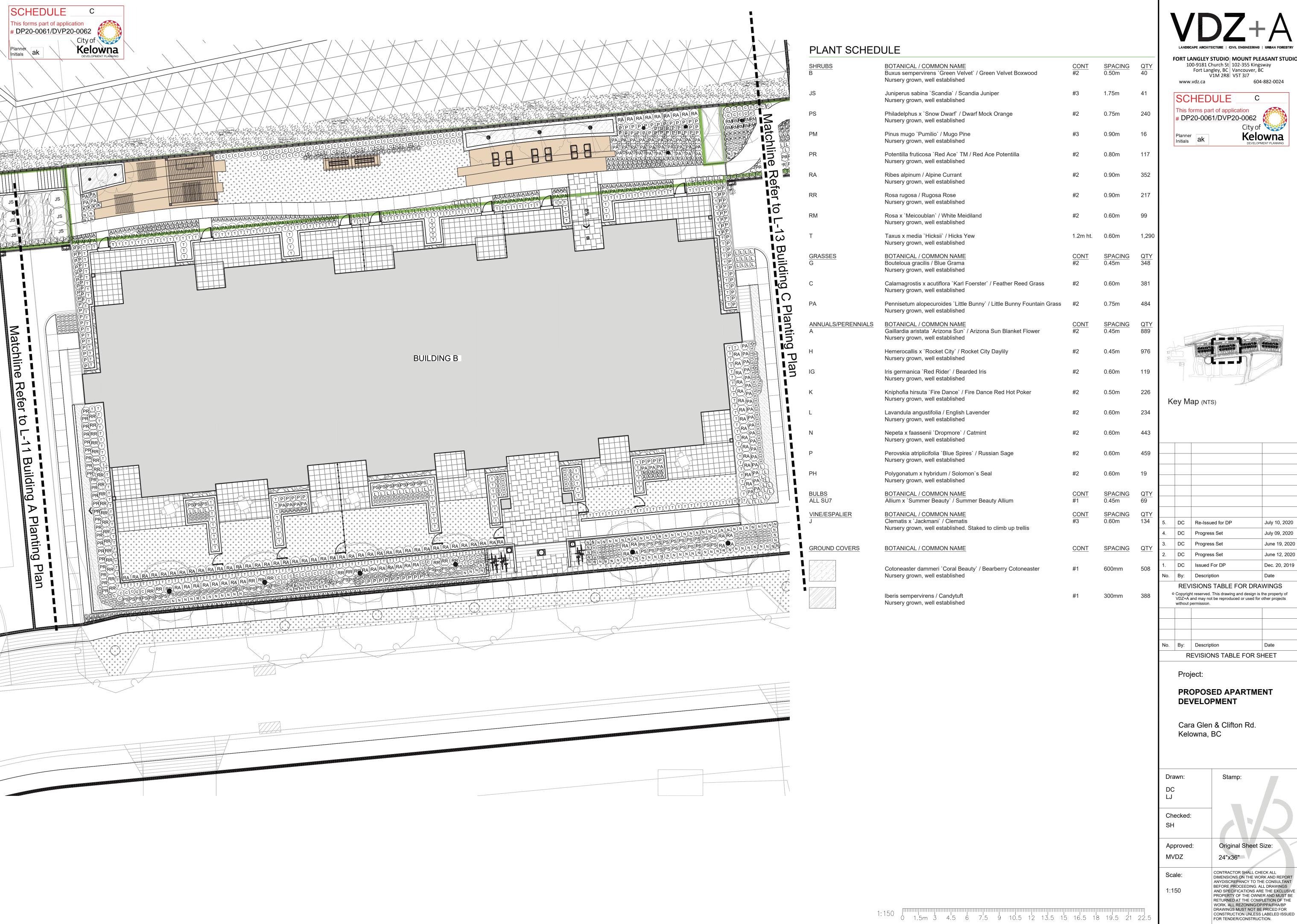
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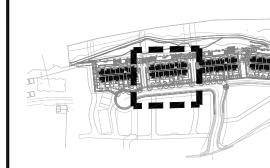
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SCHEDULE This forms part of application # DP20-0061/DVP20-0062 Kelowna

604-882-0024



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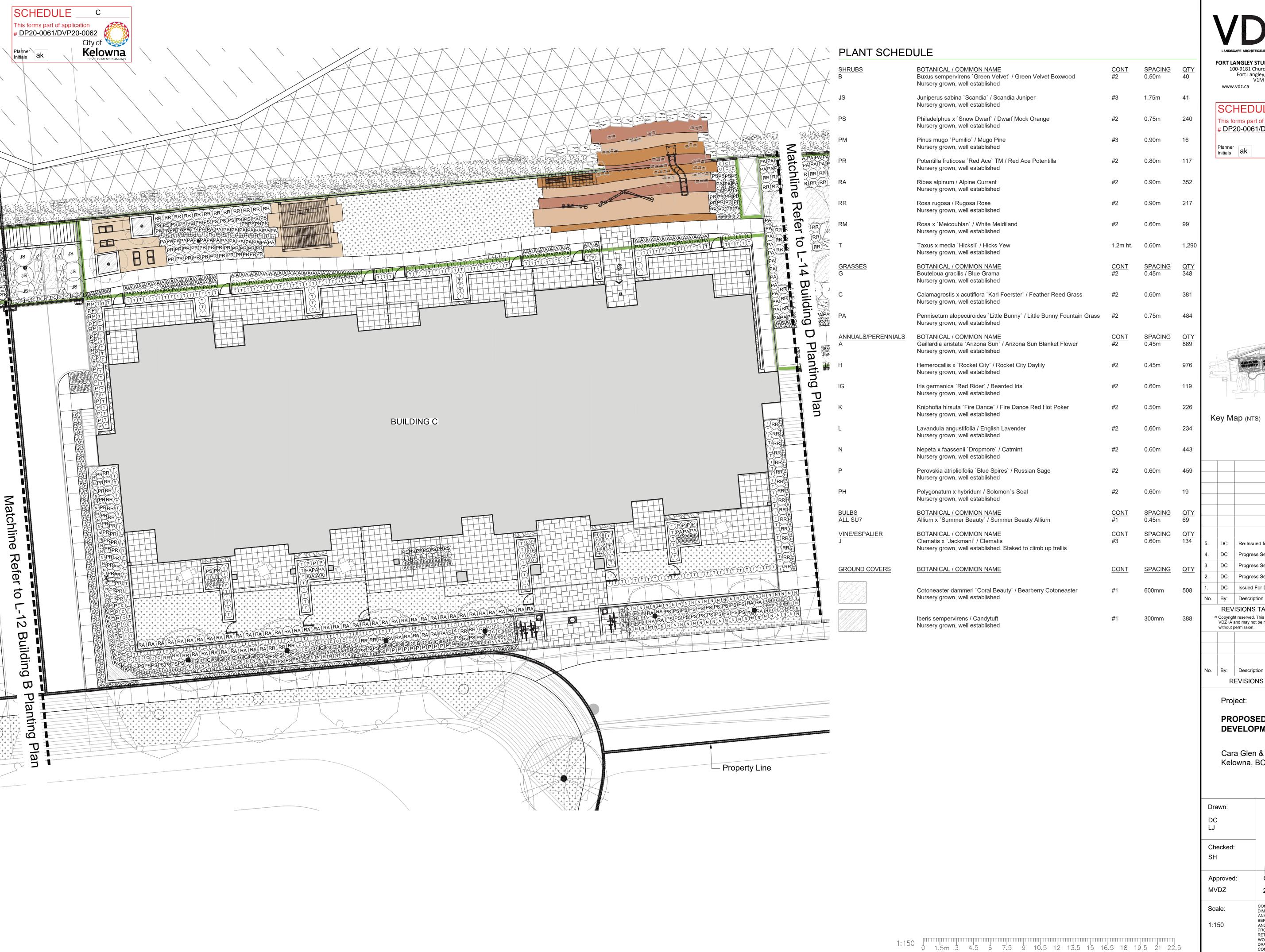
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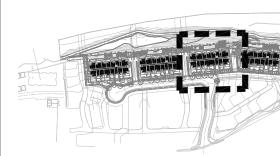
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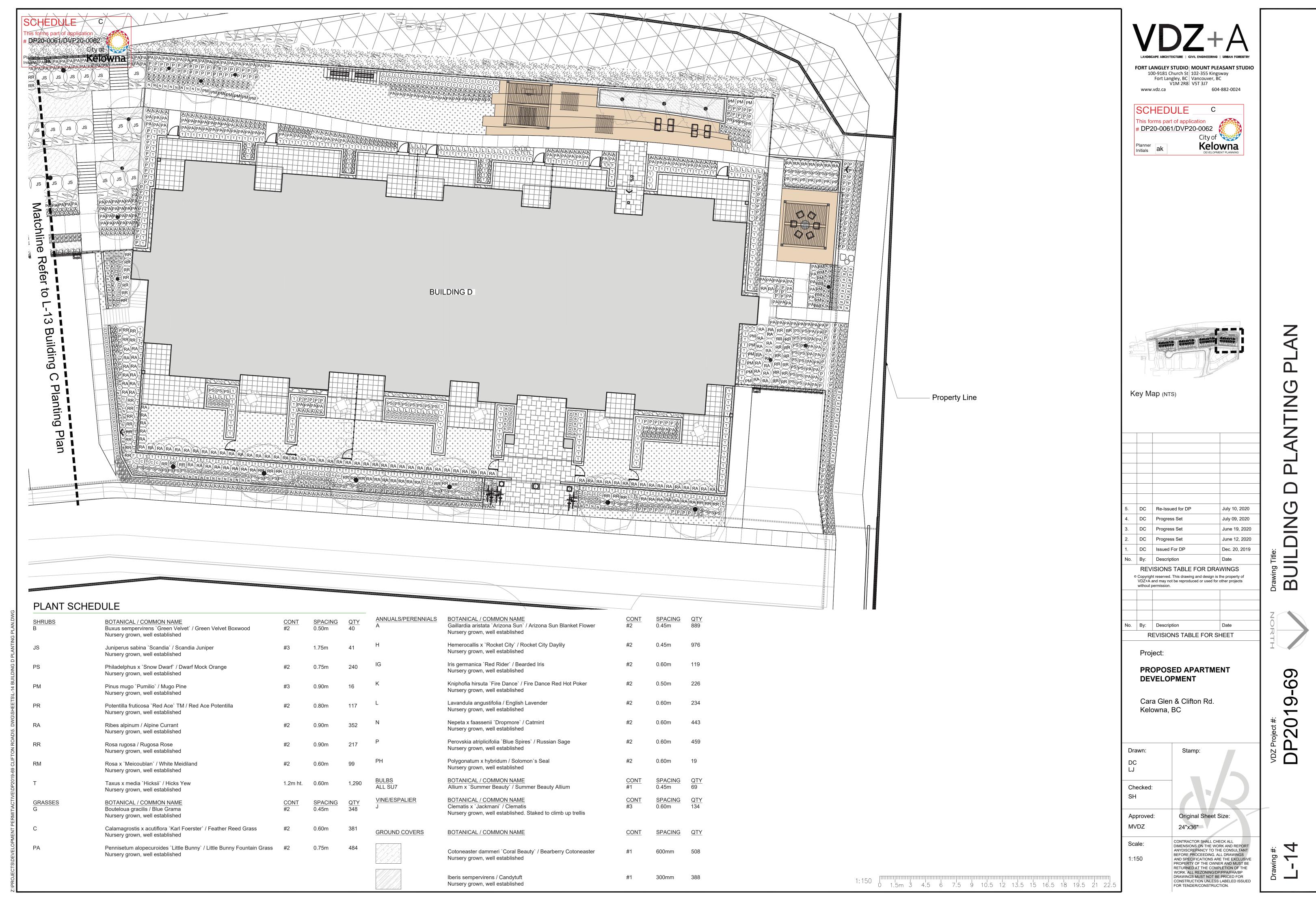
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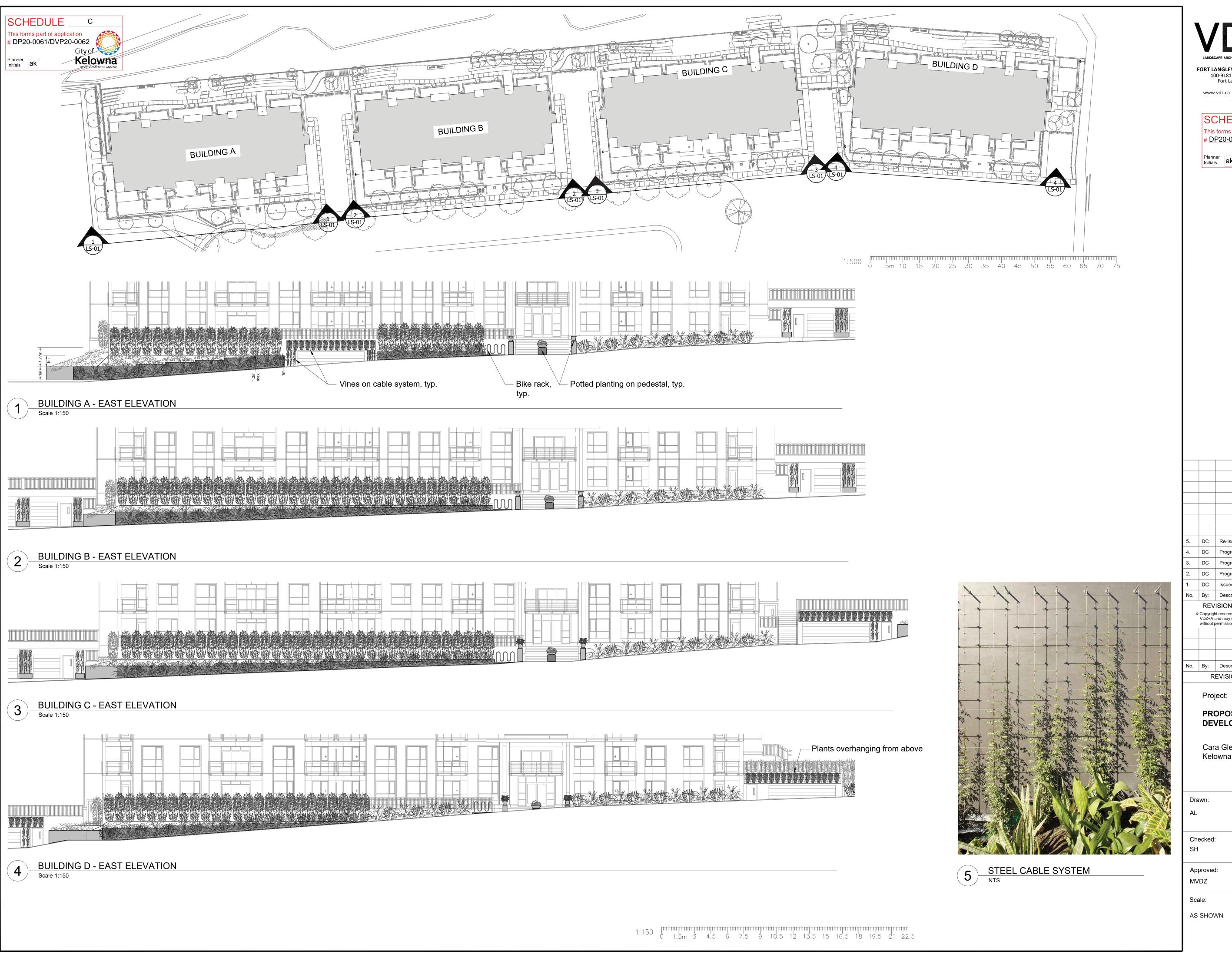
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City of
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City of

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DEVELOPMENT PLANNING

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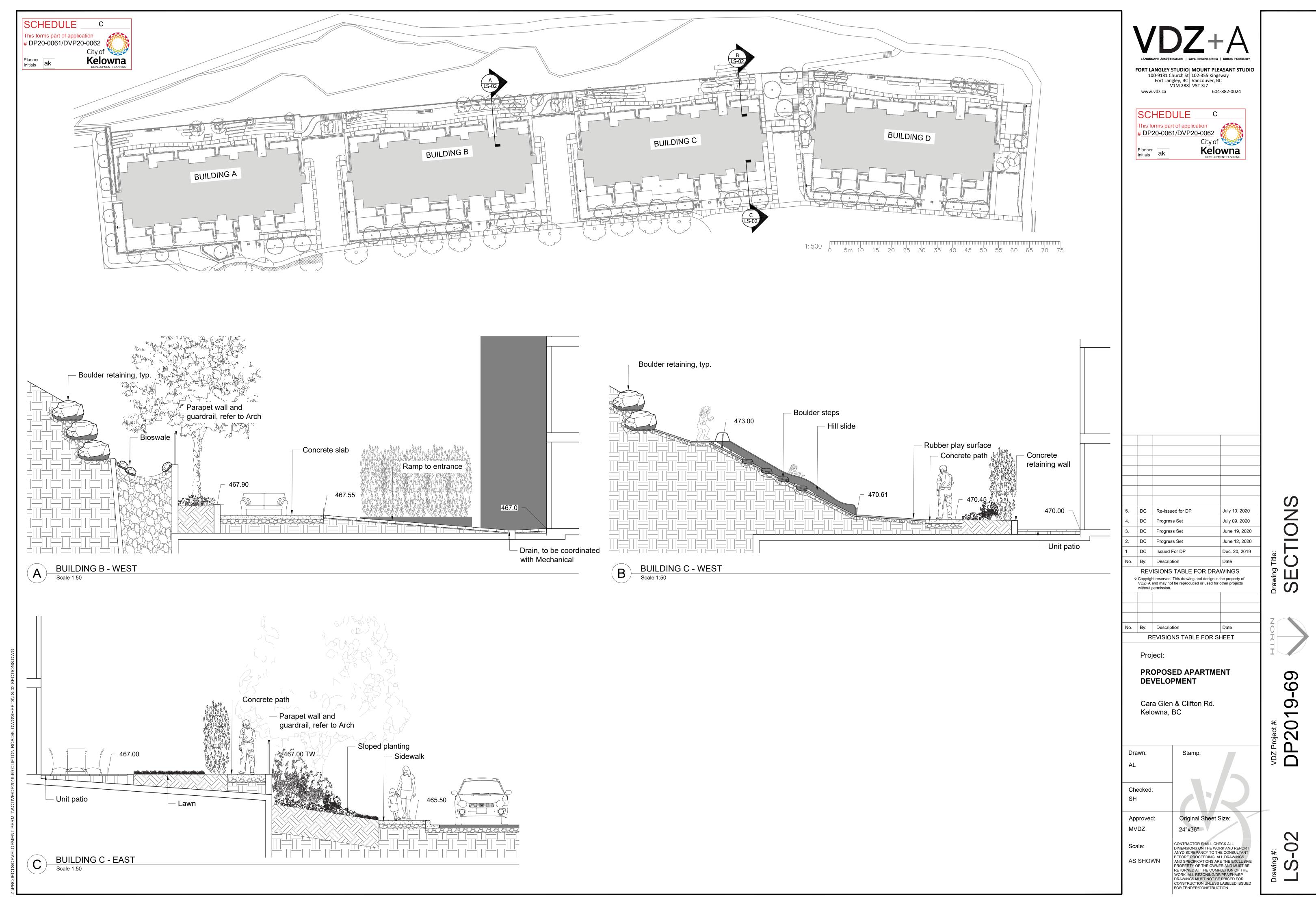
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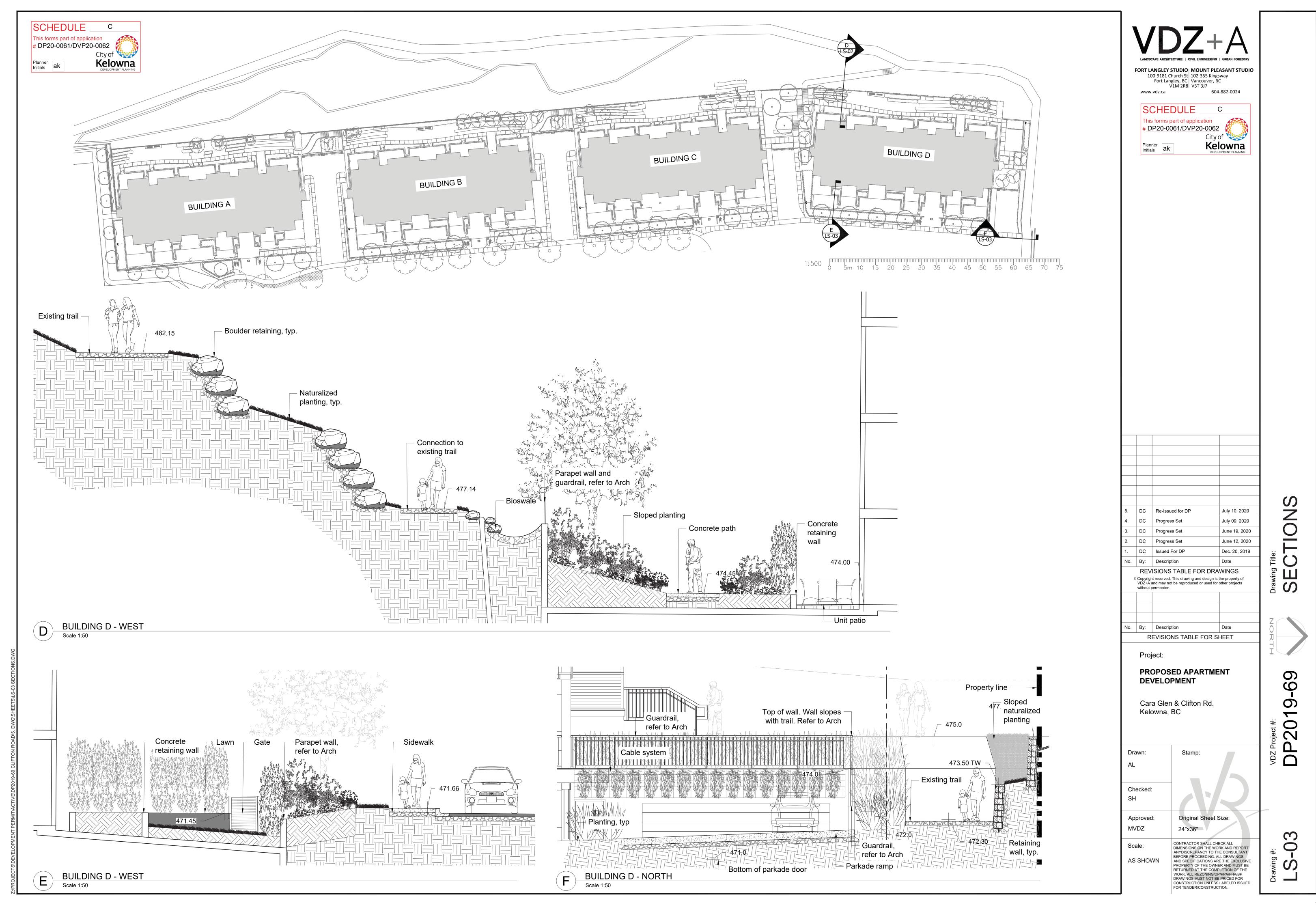
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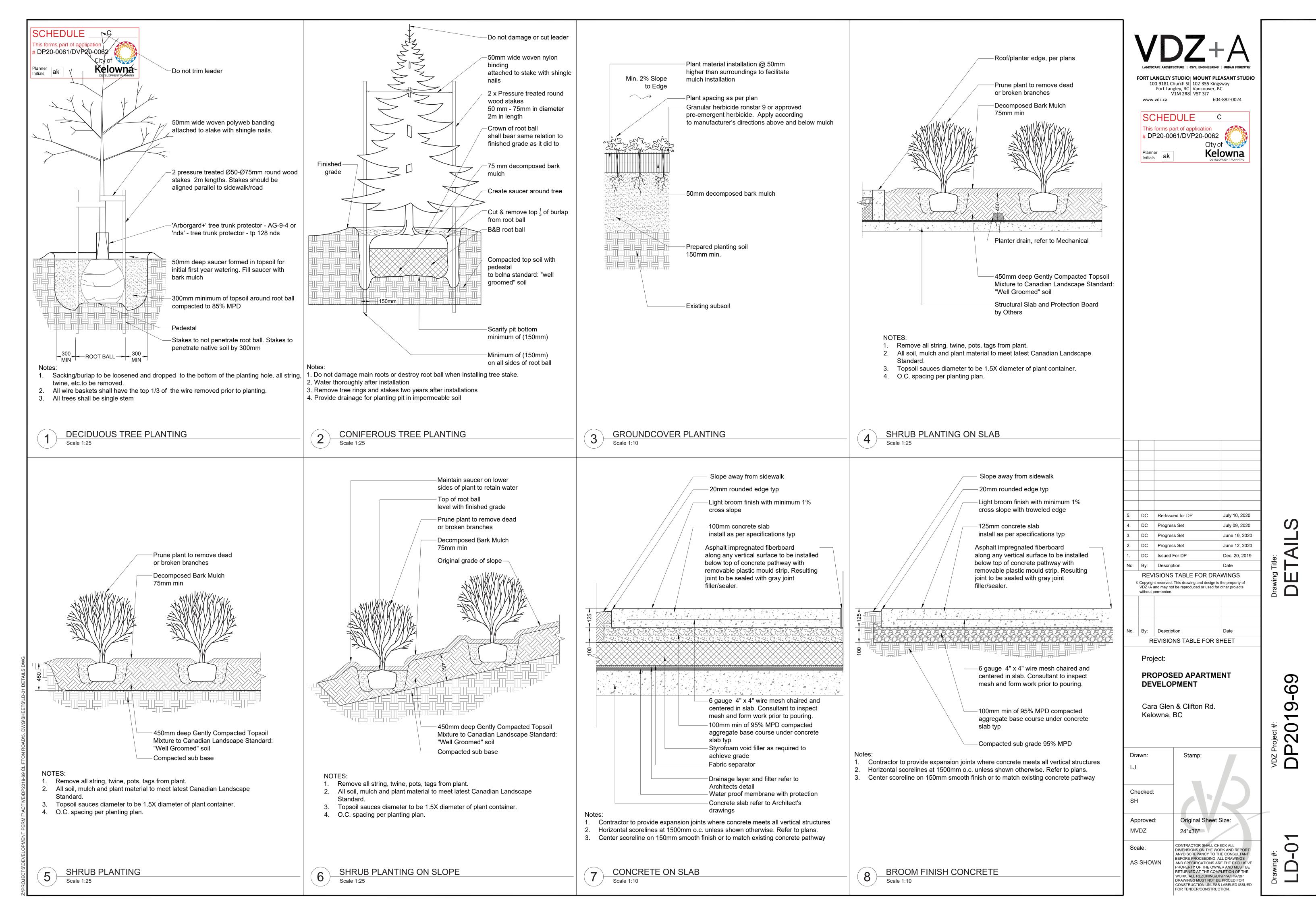
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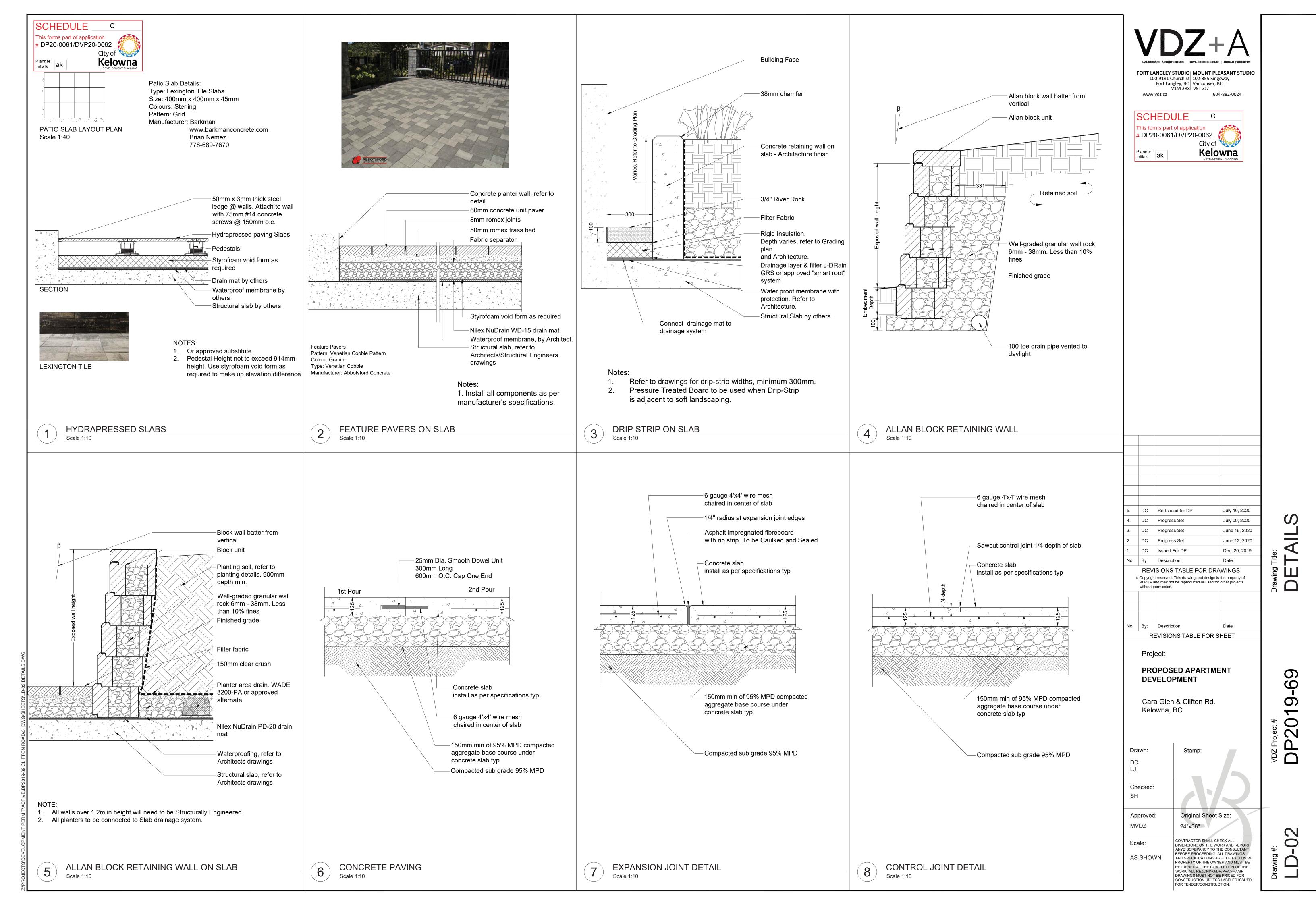
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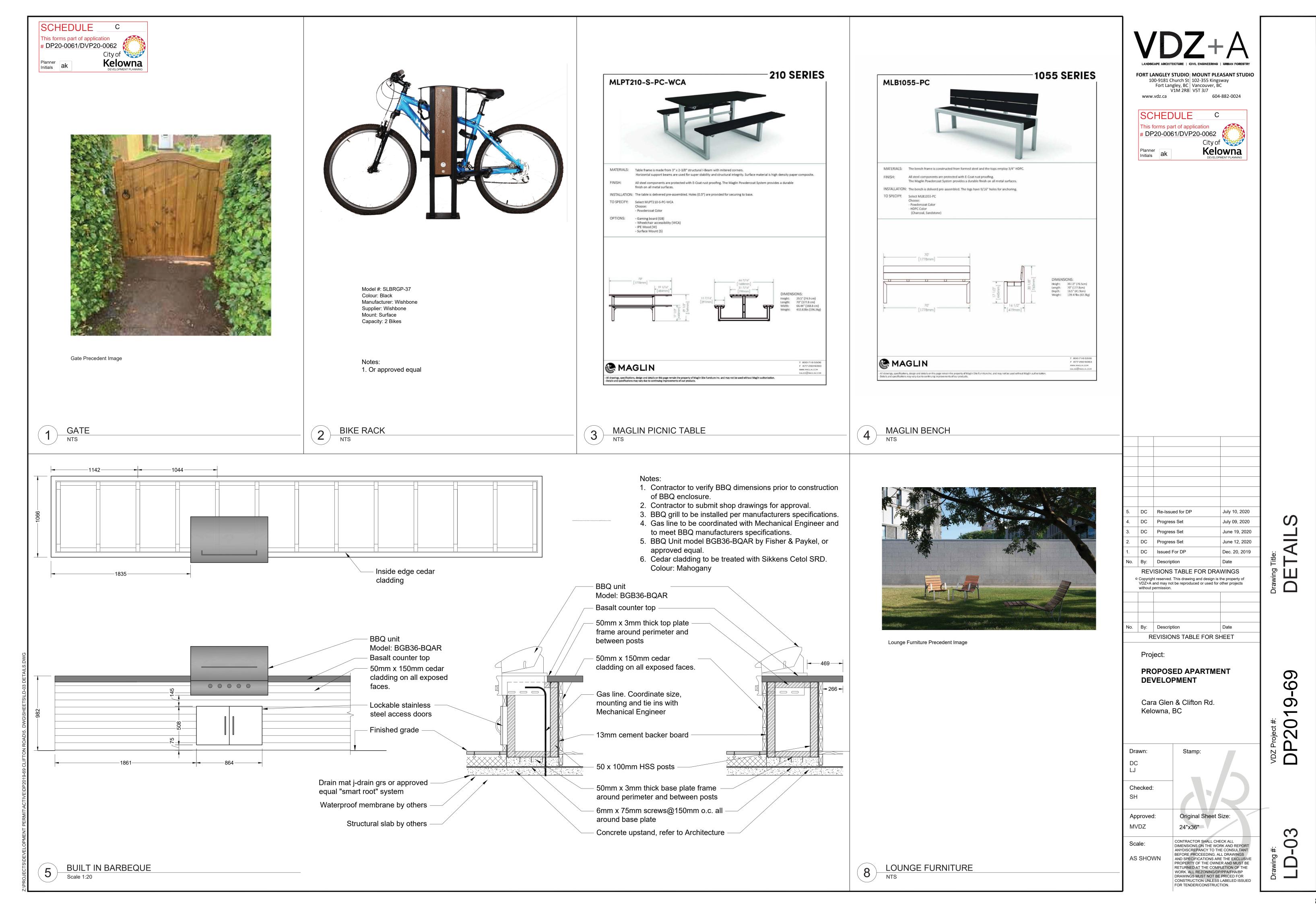
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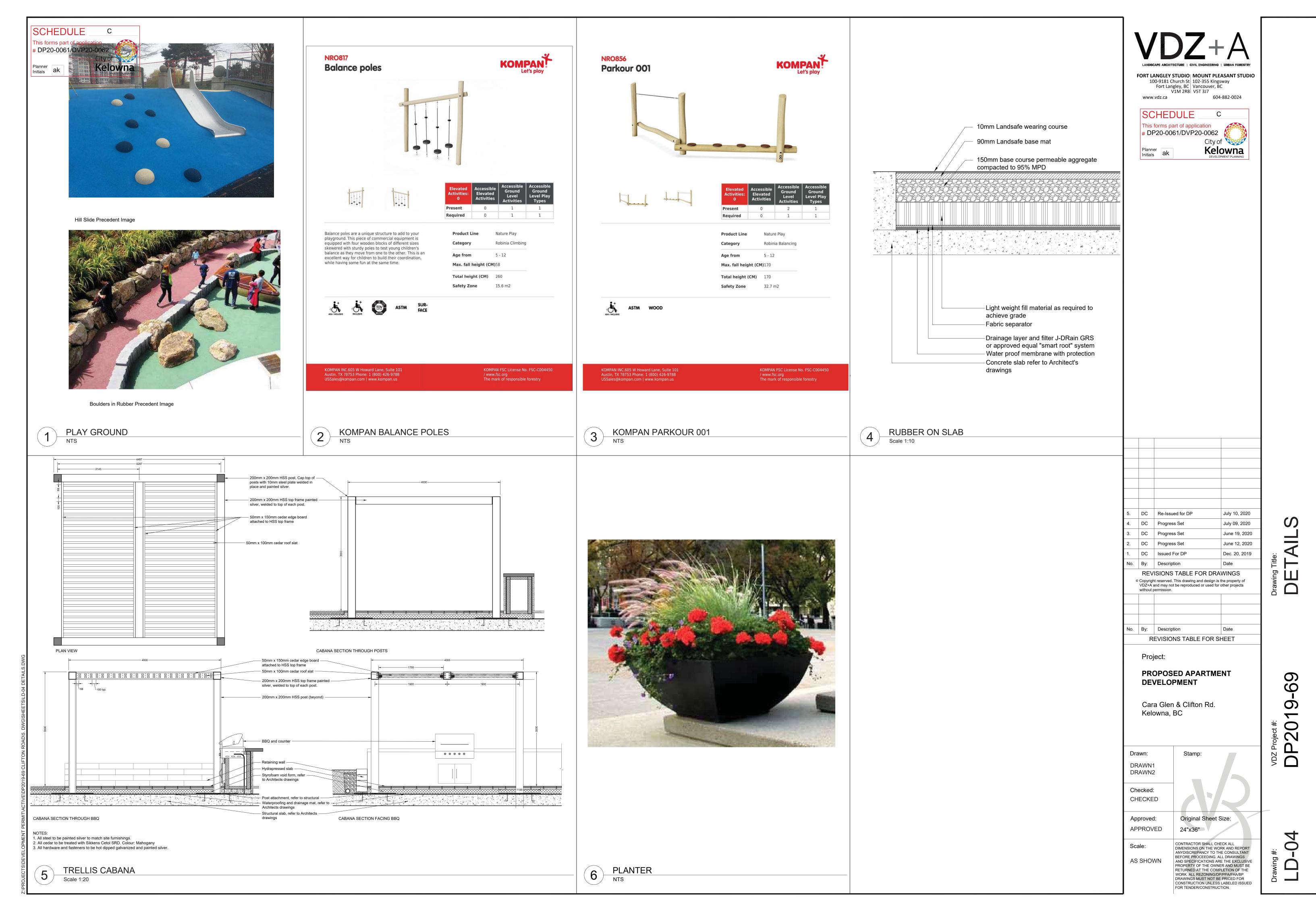


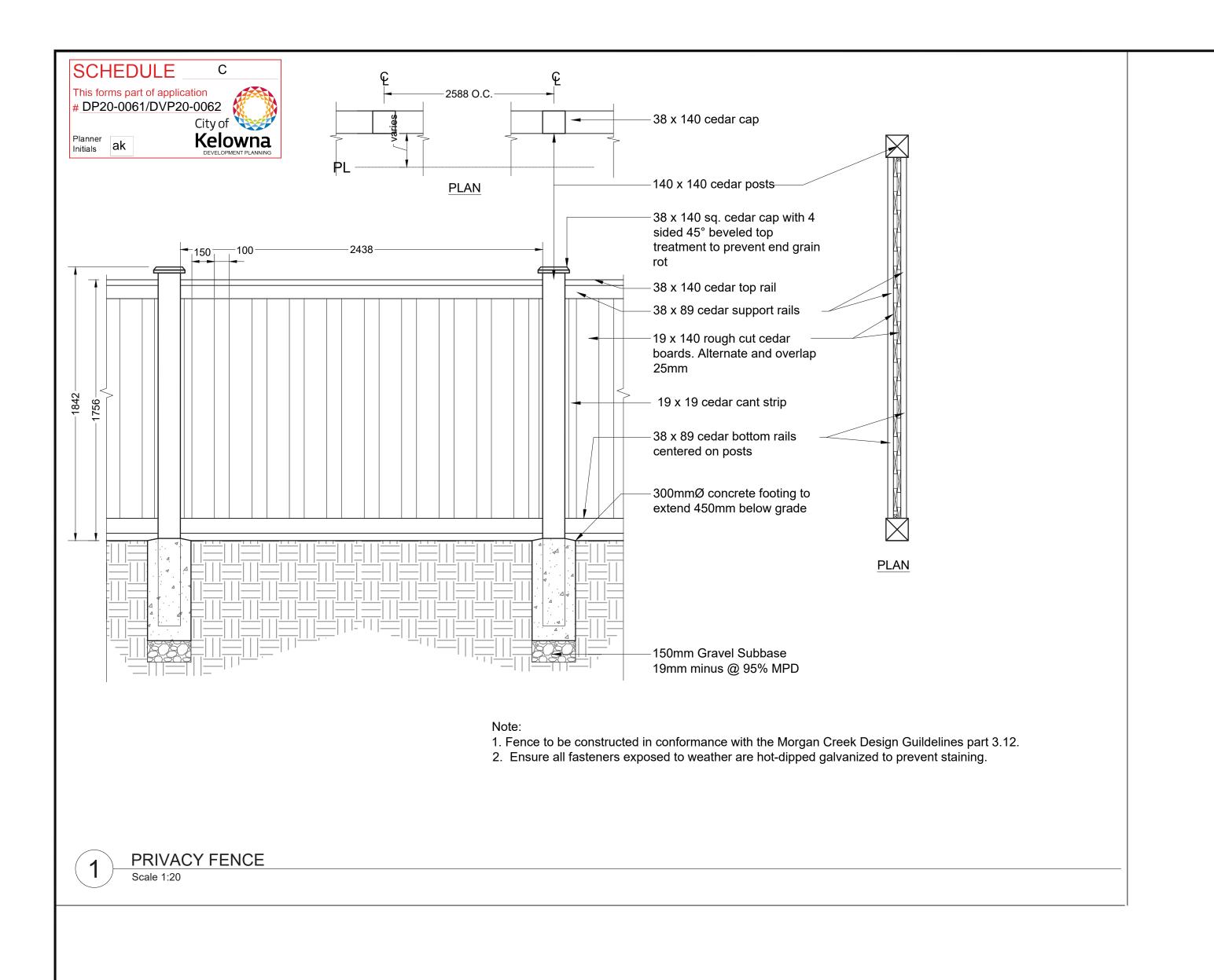


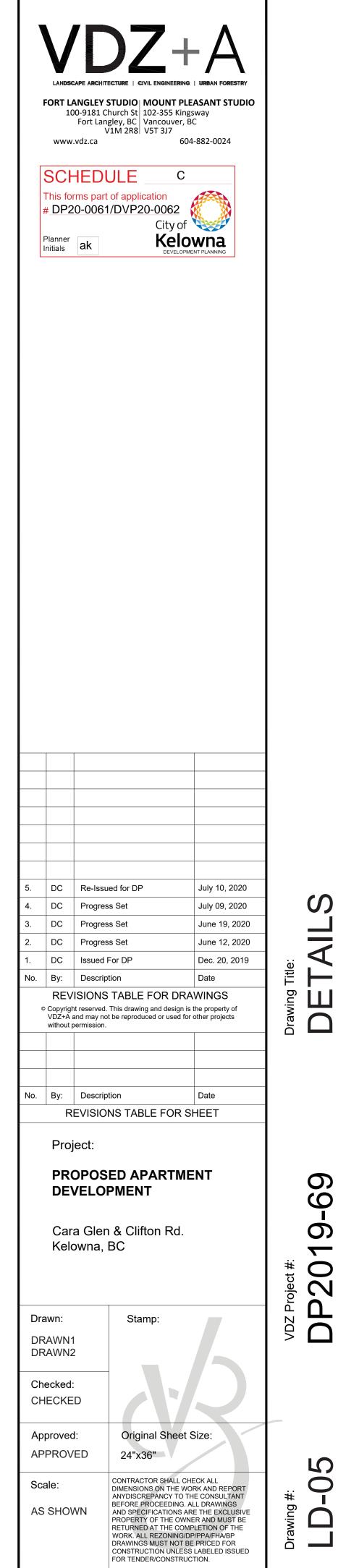












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DP20-0062 & DVP20-0061

Development Permit and Development Variance Permit





Proposal

Development Variance Permit to vary several sections of the Zoning Bylaw related to building width, height, and set-backs.

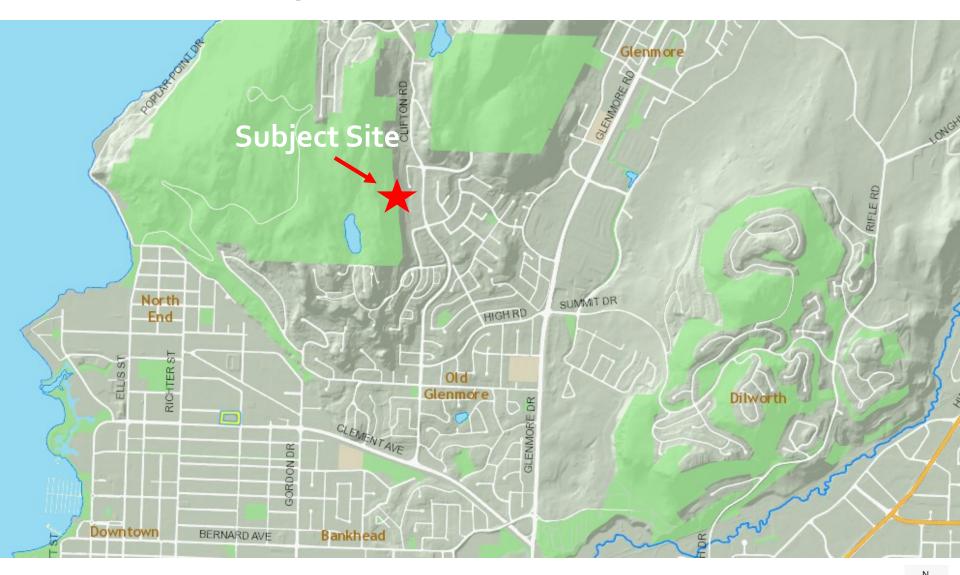
▶ Development Permit to approve the form and character of four apartment buildings with a total of 238 dwelling units.

Development Process





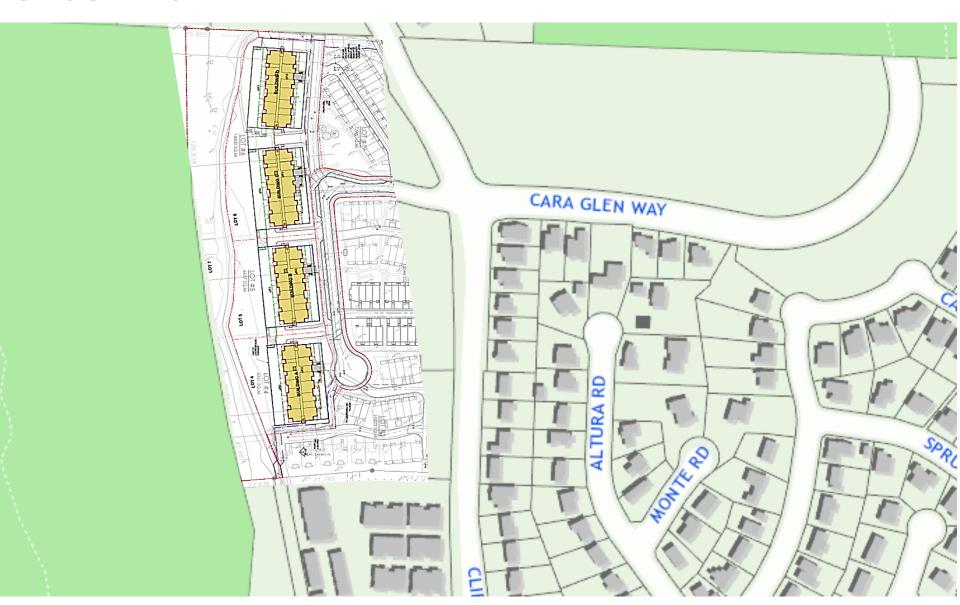
Context Map



Subject Site



Site Plan



Proposed Buildings – View From Clifton Rd



Proposed Buildings – View Looking North



Proposed Buildings – View Looking North-West



Variance #1 –Building Width

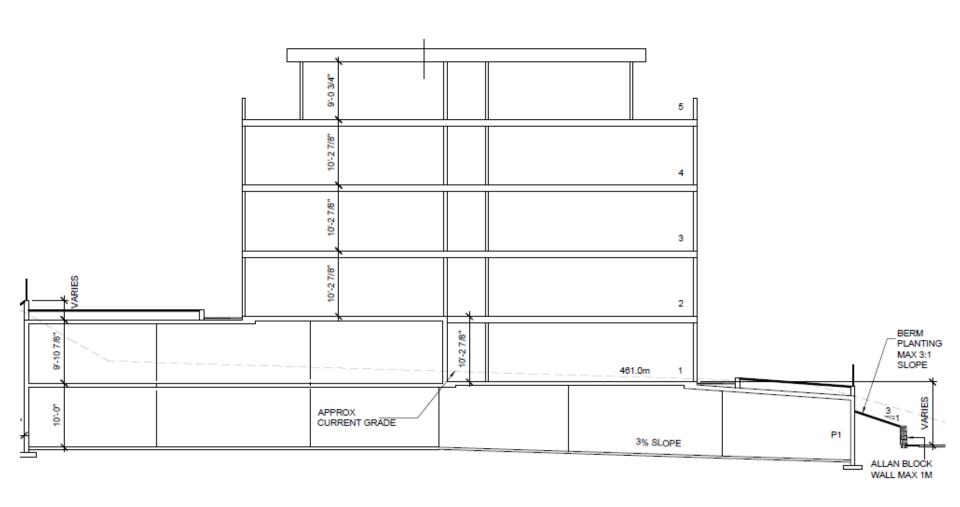


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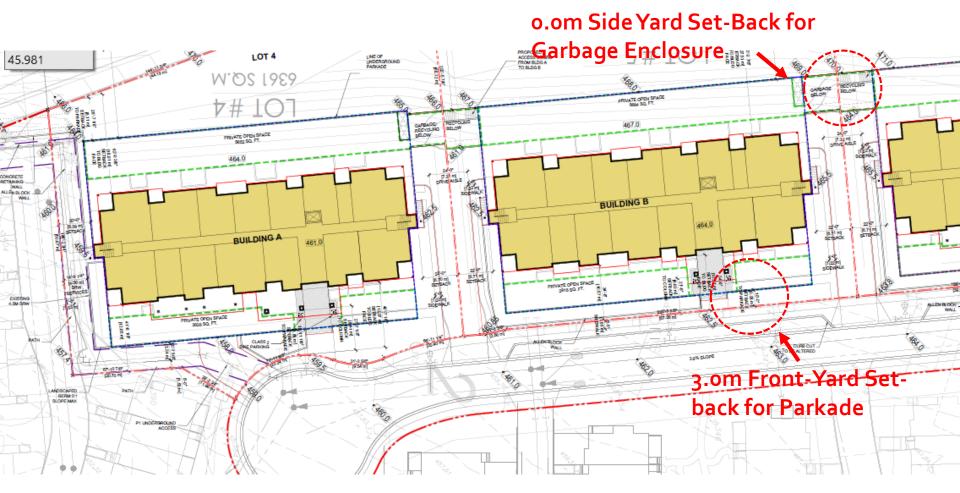


PARTIAL STREETSCAPE

Variance #2 -Building Height



Variance #3 –Front Yard Set-back



Variance #4 –Side Yard Set-back



City of Kelowna



OCP Cluster Housing Policy

- ► Objective 5.2 Develop Sustainably
- ► Policy 5.2.3 Complete Suburbs.
 - Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities.
 - ▶ Uses that should be present in all areas of the City, at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.
 - ▶ Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.



Staff Recommendation

- ► Staff support the proposal:
 - ► The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines.
 - The proposed variances are not expected to create any negative impacts on any adjacent properties and are meant to allow the site to develop as one comprehensive development.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12087 Z20-0039 — 374 Park 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 4, District Lot 14, ODYD, Plan 482 located at Park Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

 This bylaw shall come into full force and effect and is binding on all pers of adoption. 	ons as and from the date
Read a first time by the Municipal Council this 10 th day of August, 2020.	
Considered at a Public Hearing on the 25 th day of August, 2020.	
Read a second and third time by the Municipal Council this 25 th day of August, 2	2020.
Approved under the Transportation Act this 26 th day of August, 2020.	
Audrie Henry (Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	City Clerk

REPORT TO COUNCIL



Date: October 27, 2020

To: Council

From: City Manager

Department: Development Planning

Application: HAP20-0003 Owner: Kevin L. Fierbach & Jacqueline

A. Fierbach

Address: 374 Park Ave. Applicant: Birte Decloux; Urban Options

Planning & Permits

Subject: Heritage Alteration Permit - Major

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12087 be considered by Council;

AND THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP20-0003 for Lot 4 District Lot 14 ODYD Plan 482, located at 374 Park Ave., Kelowna, BC subject to the following:

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

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

<u>Section 6.5.3(g): General Development Regulations, Accessory Development, Accessory Buildings in Residential Zones</u>

To vary the minimum distance from an accessory building to a principal dwelling from 3m required to 1.2m proposed.

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

2.0 Purpose

To consider the form and character of a new single family home and detached garage in the City's Heritage Conservation Area; and to vary the minimum setback between a principal dwelling and an accessory building on the subject lot.

3.0 Development Planning

Development Planning supports the proposed Heritage Alteration Permit (HAP) on the subject lot.

To begin with, the proposed development, which includes both a new home and a detached garage, substantially meets the City's Heritage Conservation Area Guidelines (see Attachment D). The evaluation of the new build was aided by a Heritage Report provided by a Registered Heritage Professional (Attachment C).

The variance is to reduce the minimum setback between the new home and the new detached garage from the required 3m to 1.2m. Minimum setbacks between buildings are routinely varied provided the buildings can be built in such a way as to meet BC Building Code requirements regarding fire safety. BC Building Code requirements regarding fire safety will be enforced here.

4.0 Proposal

4.1 <u>Background</u>

On August 5, 2020, Council gave 2^{nd} and 3^{rd} reading to a Zoning Bylaw Amendment (BL12087) to rezone the subject lot from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of a second home on the property. Part of the conditions of approval of the rezoning is that the HAP be considered by Council.

The property is in the City's Heritage Conservation Area; and therefore, any change to the property, including the addition of new buildings, requires an HAP.

Under the Terms of Reference for the City's Heritage Advisory Committee (HAC), a new build that is visible from a street, as the proposal is, would be subject to the Committee's review. At the time of application, the HAC was not in operation, due to measures related to the COVID-19 Pandemic. To gain certainty regarding the development process, the applicant asked Staff to make a determination whether the application would be reviewed by the HAC. As the request was deemed to be reasonable, and as the HAC was not in operation at the time, with no way of knowing if and when it would resume operation, Staff made the determination that the application would not be reviewed by the HAC. Instead, it was determined that a Heritage Report by a Registered Heritage Professional would be required in order to help Staff and Council determine whether the proposal is consistent with the City's Heritage Conservation Area Guidelines.

4.2 Project Description

The proposal is to keep the existing heritage home on the property and add a second single family home and detached garage at the back of the lot. The second home would have car access from Knox Cr. through an existing access easement on the adjacent property to the north.

The existing 2-storey home was built circa 1910 and is considered to be of the Victorian Revival Style. The new home and detached garage draw inspiration from but do not mimic the Victorian Revival style—an approach considered valid under the City's Heritage Conservation Area Guidelines. To quote the Heritage Report, "the proposed new house appropriately pulls its main inspiration from the Victoria Revival style of the primary house but presents those elements in a more simplified and contemporary manner..." (Heritage Report, p. 7). Specifically, elements such as façade materials, roof form, doors, windows, soffits and fascia

boards are similar to and borrow the architectural language of the existing home, but do not copy these features.

In addition, the massing of the new home is comparable with that of the existing home, and, though larger than many of the homes on Knox Cr., is not out of context on the street. Further, the location of the new build on the lot preserves the general street pattern found on the west side of Knox Cr., where most of the homes are pushed up within a few meters of the street and have their car access from the street.

A thorough review of the proposal against the City's Heritage Conservation Area Guidelines is provided in the Heritage Report (Attachment C). The Heritage Report helped Staff determine that the proposal is in fact substantially consistent with the City's Heritage Conservation Area Guidelines (Attachment D).

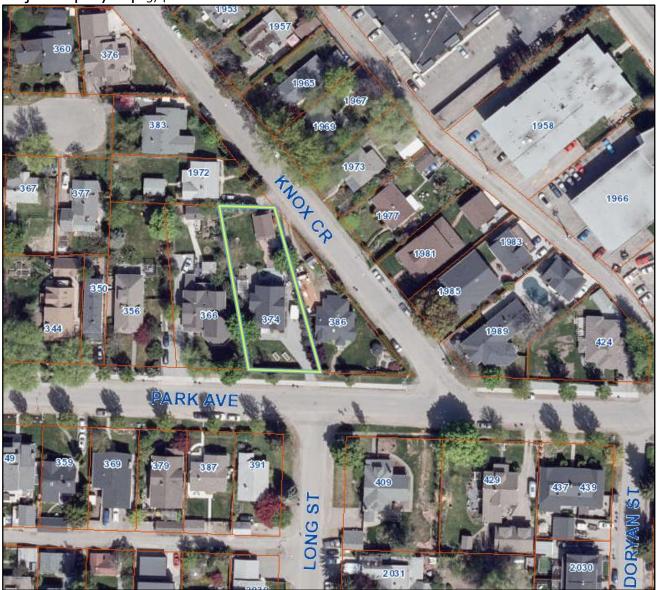
4.3 Site Context

The property is in the City's Heritage Conservation Area in the Central City Sector. The property is also within 200m of both the City Centre Urban Centre and the Abbott St. Recreation Corridor. The neigbourhood is mainly single family with some carriage houses, and two dwelling lots.

Adjacent land uses are as follows:

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





4.4 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL		
E	Existing Lot/Subdivision Regulations			
Min. Lot Area	700m²	1,046m²		
Min. Lot Width	18m	22M		
Min. Lot Depth	30m	53m		
Development Regulations				
Max. Site Coverage (buildings)	40%	31%		
Max. Site Coverage (buildings, parking, driveways)	50%	49%		

Max. Height	9.5m and 2.5 storeys	9.4m and 2 storeys		
Min. Front Yard	4.5m	>4.5m		
Min. Side Yard (west)	2m/2.3m	2.9m		
Min. Side Yard (east)	2m/2.3m	2m/2.3m		
Min. Rear Yard	7.5m	8.8m		
Ac	Accessory Development Regulations			
Max. Height	4.8m	4.6m		
Min. Front Yard	9m	>9m		
Min. Side Yard (west)	1.5m	1.6m		
Min. Side Yard (east)	1.5m	6.2m		
Min. Rear Yard	1.5m	1.5m		
Min. Separation b/w Principal Dwelling and Accessory Building	3m	1.2M 0		
• Indicates a requested variance to setback between a principal dwelling and an accessory building.				

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 16: Heritage Conservation Area Guidelines

JUSTIFICATION: The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 9.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.

6.0 Application Chronology

Date of Application Received: May 8, 2020
Date Public Consultation Completed: May 26, 2020

Heritage Advisory Committee

The application was not reviewed by the Heritage Advisory Committee for reasons given above in Section 4.1: Background.

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Heritage Alteration Permit HAP20-0003

Schedule A: Site Plan

Schedule B: Elevations, Materials and Color Board

Attachment B: Applicant Rationale

Attachment C: Heritage Report

Attachment D: Heritage Design Guidelines Checklist

Heritage Alteration Permit

HAP20-0003



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

374 Park Ave.

and legally known as

Lot 4 District Lot 14 ODYD Plan 482

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

two dwelling housing and an accessory building

with variances to the following sections of the Zoning Bylaw 8000:

ATTACHMENT This forms part of application #_HAP20-0003 City of Planner AT Initials

Section 6.5.3(g): General Development Regulations, Accessory Development, Accessory Buildings in Residential

Zones

To vary the required minimum distance between an accessory building and a principal dwelling from 3.om required to 1.2m proposed.

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

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

Date of Decision: October 27, 2020 CITY COUNCIL **Decision By:**

Issued Date:

Development Permit Area: N/A

This permit will not be valid if development has not commenced by October 27, 2022.

Future Land Use Designation: S2RES - Single / Two Unit Existing Zone: RU6 – Two Dwelling Housing

This is NOT a Building Permit.

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

NOTICE

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

Owner:	Kevin L. Fierbach & Jacqueline A. F	ierbach	
Ryan Smith, Divisional Director		Date	
Community	Planning & Strategic Investments		

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. Indemnification

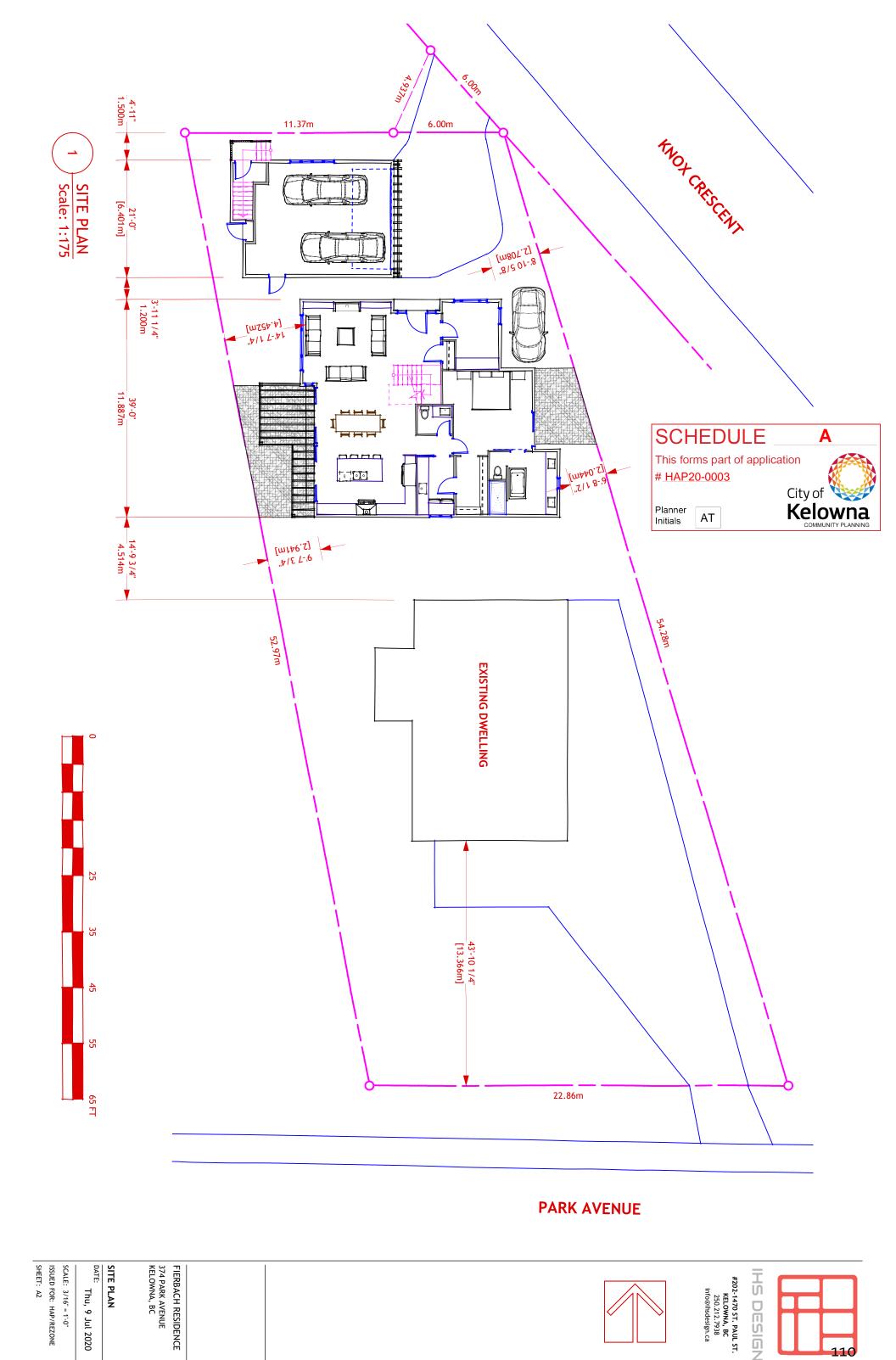
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

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

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







ELEVATIONS

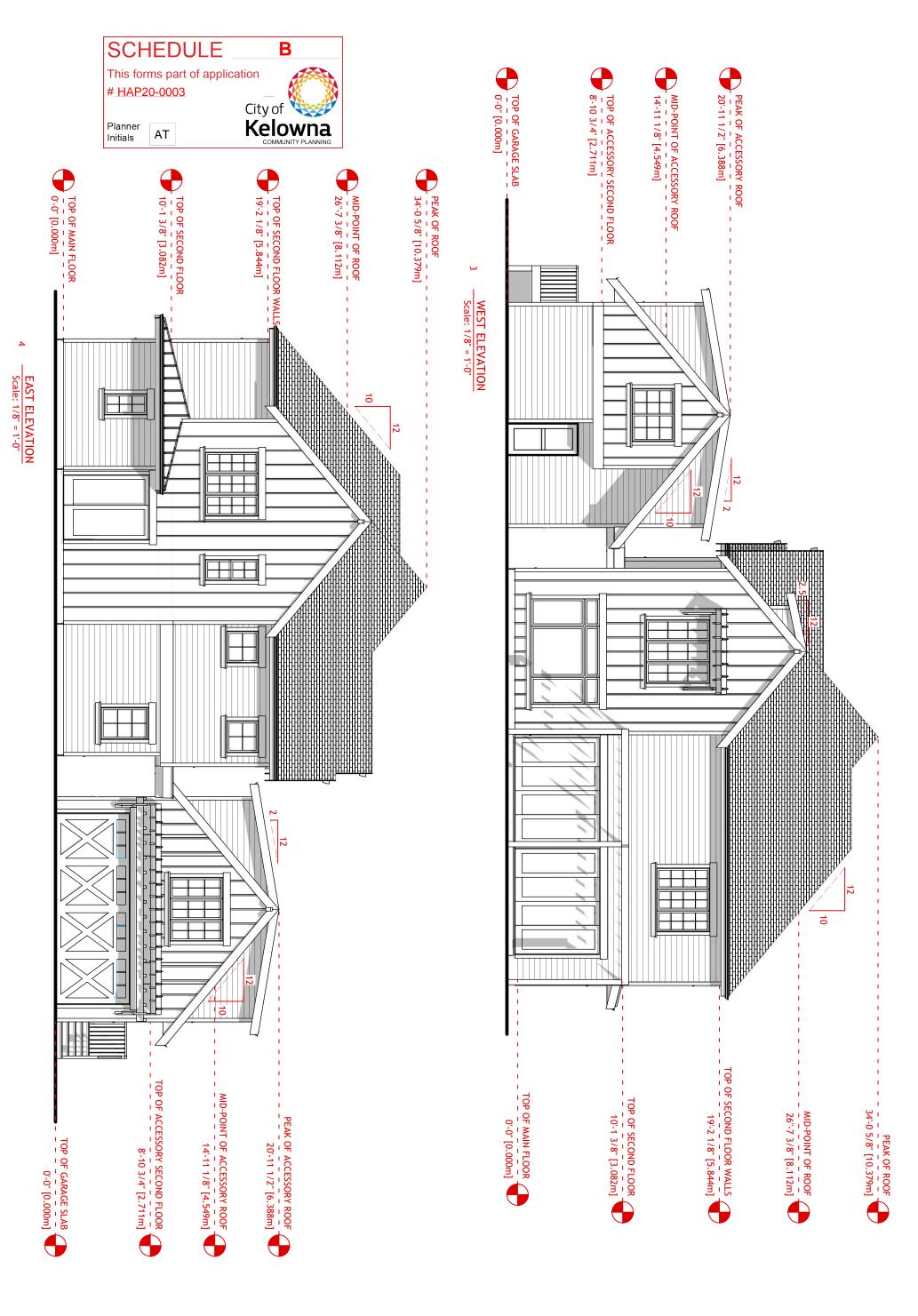
374 PARK AVENUE KELOWNA, BC FIERBACH RESIDENCE

Thu, 9 Jul 2020

IHS DESIGN #202-1470 ST. PAUL ST. KELOWNA, BC 250.212.7938 info@ihsdesign.ca



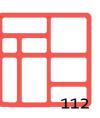
NORTH ELEVATION Scale: 1/8" = 1'-0"





#202-1470 ST. PAUL ST. KELOWNA, BC 250.212.7938 info@ihsdesign.ca

IHS DESIGN



ELEVATIONS

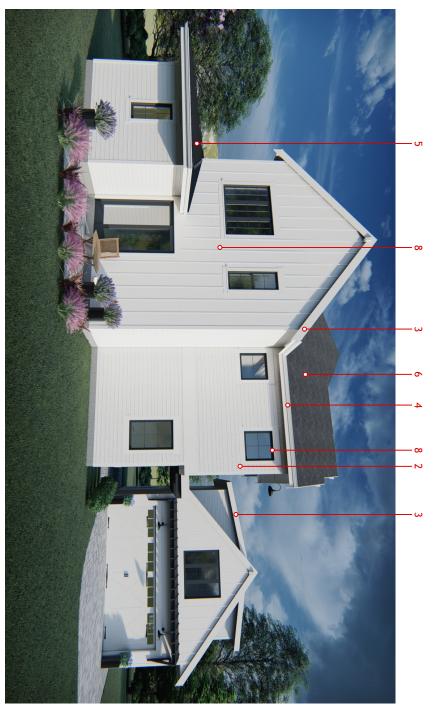
374 PARK AVENUE KELOWNA, BC

FIERBACH RESIDENCE

Thu, 9 Jul 2020

SCALE: 3/16" = 1'-0" ISSUED FOR: HAP/REZONE

SHEET: A5













EXTERIOR MATERIAL LEGEND

1. BOARD & BATTEN SIDING
.. HARDIEPLANK LAP SIDING (HORIZONTAL)

B

4. ALUMINUM GUTTERS & DOWNSPOUTS
5. STANDING SEAM METAL ROOF
6. FIBERGLASS REINFORCED LAMINATE SHINGLES
7. FIR KNEE BRACE (STAINED) 3. 9.25" SMART BOARD FASCIA





BUILDING MATERIALS

SCALE: 3/16" = 1:-0"
ISSUED FOR: HAP/REZONE
SHEET: A11

Thu, 9 Jul 2020

FIERBACH RESIDENCE 374 PARK AVENUE KELOWNA, BC









This forms part of application

HAP20-0003.

City of

Planner Initials

AT

Kelowna COMMUNITY PLANNING

January 31, 2020

City of Kelowna Urban Planning Department 1435 Water Street Kelowna, BC

RE: Proposed Rezoning and Heritage Alteration Permit at 374 Park Avenue

Dear Urban Planner:

The purpose of this application is to rezone the subject property from the existing "RU1 – Large Lot Housing" zone to the "RU6 – Two Dwelling Housing" zone to permit the construction of a new single-family dwelling. The property exceeds the minimum frontage and area required in the RU6 zone to allow for two full houses. The dwelling that is currently located on the property is to remain in place with no alterations.

The subject property is located within the Abbott Street Heritage Conservation area and thus requires an application for a Heritage Alteration Permit to authorize construction of the new dwelling. The existing dwelling is not listed on the Heritage Register but is identified as within the "Victorian Revival" dominant style in the "Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines."

Owing to challenges with the site plan, the proposed location of the new garage building is located only 1.2m from the new dwelling, where the zoning bylaw requires a separation of 3.0m. As part of this application, we are seeking a development variance permit to authorize this request.

Despite its modern architectural design, the proposed dwelling is incorporated with elements reminiscent of the "Victorian Revival" style in order to complement the heritage design elements of other dwellings located in the neighbourhood. The building meets the following character defining qualities:

- Gable roof forms
- Gable dormer forms
- Returned eaves & projecting verges
- Up to 2.5 storey massing
- Vertical double-hung window openings
- Multiple pane windows (leaded glass)
- Side or rear yard parking

The new dwelling adjacent to the Knox Crescent frontage is 2 storeys in height. Plenty of outdoor spaces are provided, including a patio and garden area which extends from the kitchen on the west side of the dwelling, in addition to a patio extending from the master bedroom on the east side. Other small outdoor spaces are located around the proposed dwelling. Victorian style gardens are known for various types stonework and patio space in combination with beautiful vegetation to compliment the property. In turn, the outdoor space of the proposed dwelling has been designed for the owner to take advantage of the opportunity to contribute to the Victorian fashion of the neighbourhood.

The proposed dwelling will be located to the north of the existing dwelling, with a privacy fence being built to provide separation. Two vehicle parking stalls have been allocated to the north of the proposed dwelling. The colour palette of the proposed building compliments the existing dwelling on the site, and much care has been taken to ensure the design of the building blends seamlessly into the existing dwelling. With regards to access, the driveway for the proposed dwelling will be connected to Knox Crescent through an easement that is currently registered on title (KF35403). The easement covers a small corner of Lot 2, which is located at the northeast corner of the subject property.

The downtown area was developed with single unit dwellings on large lots dating back to the early 1900's, a time associated with the early incorporation of the City of Kelowna. The neighbourhood has seen a resurgence of development in the last 20 years. The construction of the proposed dwelling will create density in a desirable area of Kelowna, providing walkable access to many employment and commercial uses in the nearby downtown business district as well as to several parks and beaches on Okanagan Lake.

We believe this proposal is a good fit within the foundation of the neighbourhood and will contribute to positive infill in this area of Kelowna.

Birte Decloux on behalf of the owners



Heritage Report 374 Park Avenue For Jackie and Kevin Furbach May 6, 2020



Introduction

The property located at 374 Park Avenue in Kelowna, British Columbia, was constructed in circa 1910 and is within the Abbott Street Heritage Conservation Area. It was identified by the City of Kelowna as having heritage value and was placed on the Heritage Inventory in 1983; however, it is not listed on the Heritage Register nor is it formally protected. The applicants propose rezoning the property to allow for two single-family dwellings on the lot. They would retain the existing historic house and build the new second dwelling at the rear of the lot, with a new detached garage/art studio, both of which would be accessed from Knox Crescent. Given that the property is within the Heritage Conservation Area, the application must include a heritage report, with the following information:

- 1) an understanding of the past historic value of the subject property;
- 2) an evaluation of the heritage values and significance of the subject property;
- 3) identification of character-defining elements of the neighbouring properties; and
- 4) development of recommendations and strategies that can inform the design of the new building.

This report is presented in three sections: the first is a description of the context of the subject property; the second identifies the heritage values and character-defining elements of the subject house and neighbouring houses; and the third assesses how the proposed design for the new single family house has responded to the Development Guidelines and other relevant best-practice documents (Chapter 16 of the Kelowna Official Community Plan and The Standards and Guidelines for the Conservation of Historic Places in Canada).

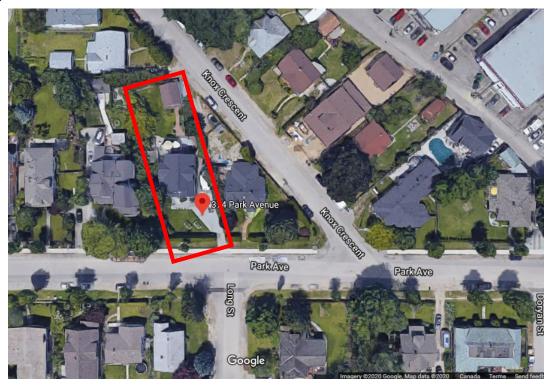
Historic research into the subject property and the neighbouring properties has been limited because the Kelowna Archives is inaccessible due to the COVID-19 pandemic. On-line research has been attempted with limited success.

Photographs of the subject and neighbouring properties has been provided by the project team. Google Street View and Maps has also been used. Drawings, plans and renderings of the project are used with permission of IHS Design.

ATTACHMENT C This forms part of application # HAP20-0003 City of Planner AT Kelowna

Context

The subject property, outlined in red below, is located at 374 Park Avenue, on the north side of the street, near the corner of Park Avenue and Knox Crescent.



The properties on either side and across Park Avenue and Knox Crescent are all single-family houses of varying styles and ages, on varying sized and dimensioned lots. The adjacent houses range in age from early to mid-Twentieth Century.

The subject property is zoned RU1 – Large Lot Housing, the purpose of which is "to provide a zone for single detached housing, and compatible secondary uses, on larger services urban lots"¹. The proposal is to rezone the property to RU6 – Two Dwelling Housing, the purpose of which is "to provide a zone for development of a maximum of two dwelling units per lot."²

The subject property falls within the Abbott Street Heritage Conservation Area and is therefore located within an area with heritage protection and which must follow the heritage guidelines that form Chapter 16 in the City of Kelowna Official Community Plan³.

According to the Development Guidelines for the Conservation Area, the neighbourhood was established in about 1904 when it was formally subdivided, and by the 1920/30s it was considered to be a prestigious area to live. This is evident today from the age and architectural designs of the majority of



³ Chapter 16 of the City of Kelowna 2030 Official Community Plan. www.kelowna.ca/our-community/planning-

¹Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

² Ibid

projects/long-range-planning/official-community-plan

the 325 noted houses, the mature gardens and trees, and the overall pattern of the neighbourhood. The boundaries of the Conservation Area are Mill Creek (north), Royal Avenue (South), Pandosy Street (east) and Okanagan Lake (west).

Heritage Evaluation

The heritage value of a place is determined by assessing it for aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations. *Please see Appendix A for definitions*. This method of assessing heritage value is taken from "The Standards and Guidelines for the Conservation of Historic Places in Canada" (Standards & Guidelines), a pan-Canadian document created to guide heritage conservation work in Canada. If present, the heritage values of a place would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. The level of value can range from high (using such terms as 'significant' or 'very') to low (using such terms as 'some' or 'minor'), and for some value categories, there may be no heritage value at all.

The heritage evaluation has been written using the format of a Statement of Significance, which is a methodology developed for this purpose in Canada and results in a document that summarizes heritage values and the character-defining elements and which follows a particular format for the presentation of this material:

- a brief description of the historic place;
- an identification of the key heritage values assigned to the historic place; and
- a list of its principal character-defining elements.

The architectural design category of the neighbouring houses has been taken from the Style Inventory that forms part of the "Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines"⁵, which were developed in August 1997 and on which the current Official Community Plan's Chapter 16 is based. It divides the houses in the Conservation Area into one of four civic phases. The years in the Style Inventory for the different phases are approximate, and the author has taken the liberty of naming the phases.

• 1904 – 1918 Revival Period

Style: Victorian, Dutch, Mediterranean, Tudor, and Colonial Revival; Early Arts & Crafts

• 1918 - 1932 Traditional Period

Style: Late Arts & Crafts and Early Vernacular Cottage ATTACHMENT

• 1933 - 1945 Transition Period

Style: Late Vernacular Cottage and Moderne

• 1946 - 1960 Post-World War Two Period

Style: Early Suburban



⁴ "The Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010. www.historicplaces.ca/en/pages/standards-normes.aspx

⁵ "The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines" August 1997.



Statement of Significance

As research for this property was restricted, the Statement of Significance is lacking the depth of research that it would normally have, in particular regarding the cultural and historic values; however, as the City does not require an in-depth heritage evaluation of the house, the following should be satisfactory for the purposes of this report.

Description

The subject property is one lot in from the corner of Park Avenue and Knox Crescent, and is in the Abbott Street Heritage Conservation Area. The house, designed in the Victorian Revival Style, is 2 storeys high with a multi-gable roof and an open, wrap-around front porch. It is clad in clapboard and white-painted shingle siding with dark grey and black trim. It is surrounded by single-family homes that range in age from the early- to the mid-Twentieth Century.

Heritage Value

The Abbott Street Heritage Conservation Area has heritage value for being an early neighbourhood in Kelowna and for quickly becoming a prestigious place in which to live. This part of the Conservation Area is a microcosm of the larger Area. The house has heritage value for its aesthetic, cultural/historic, scientific and social significance, in particular for its Victoria Revival Style and its association with the development of the historic neighbourhood.

Aesthetic: The house has aesthetic value for its Victorian Revival Style, in particular for its multi-gable roof, returned eaves, projecting verges, gable dormer forms, ornamental clapboard and shingle siding, corner boards, moulded frieze and belt lines, vertical double-hung wood frame windows, wrap-around open front porch, and decorative detailing.

The Park Avenue streetscape, of which this house is a part, has aesthetic value for the variety of architectural designs that range in age from the Early to Mid-Twentieth Century. Styles represented within a one block radius are identified by City documents as Victoria Revival, Early and Late Arts & Crafts, Late Vernacular Cottage, and Early Suburban. Additionally, the overall street and property pattern, the setbacks, and the mature trees and gardens contribute to the heritage value.

Cultural and Historic: The house has cultural and historic value for its age, as it was constructed in circa 1910. It has additional value for its association with the development of the neighbourhood from early farmhouses to an area known for being prestigious. The house evokes a memory of what life was like during the first decade of the Twentieth Century. Additionally, the mature shrubs and garden contribute to the cultural and historic value of both the house and the streetscape.

Scientific Value: There is some scientific value associated with the house as it provides information that helps people understand and appreciate the era in which the house was built.

Social Value: There is some social value for its connection to the community today and the way it contributes to the community's sense of identity by providing architectural variety and interest and by being part of a well-maintained historic streetscape of compatible single-family houses.





Spiritual Value: There is no apparent spiritual value as neither the house nor the streetscape have been identified as a sacred or spiritual place.6

Character-defining Elements

The character-defining elements of the house include:

- The location on and orientation of the house to Park Avenue
- The form, scale and massing of the house as expressed by its: Initials
 - 2 storey height
 - Multi-gable roof form with gable dormer forms, returned eaves and projecting verges

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- Wrap-around, open front porch
- Its Victorian Revival style architectural elements such as the:
 - Ornamental clapboard and shingle siding
 - Corner boards
 - o Moulded frieze and belt lines
 - Vertical double-hung wood frame windows
 - o Decorative detailing on the wrap-around front porch



374 Park Avenue, constructed c. 1910

⁶ To determine if there is spiritual value as it relates to local Indigenous culture, consultation with the local First Nations people would be required.





Design Strategies

The following design suggestions for the proposed new single-family house and garage are based on the following:

- Abbott Street & Marshall Street Heritage Conservation Guidelines: Official Community Plan, Chapter 16
- The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition,
 2010

The Official Community Plan, adopted by City Council in May 2011, acknowledges the value of heritage resources within the City of Kelowna. Chapter 16 deals with the "Abbott Street & Marshall Street Heritage Conservation Areas" (Conservation Areas) and provides guidelines for renovations and new construction of single-family dwellings within the Conservation Areas. It is based on the guidelines that were completed in August 1997 as part of the creation of the Conservation Areas. The purpose of the guidelines is to have buildings that are compatible with the heritage value of the neighbourhood, in particular with its existing form and character.

The "Standards and Guidelines for the Conservation of Historic Places in Canada" (Second Edition, 2010), is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices that can guide development projects which incorporate historic buildings. Intended primarily for projects that retain heritage resources either as is or with additions made to them, there are, however, some sections that are relevant to new construction adjacent to an historic building and within an historic area.

A house-by-house analysis of the north side of the 300 block of Park Avenue and of the 1900 block of Knox Crescent has been conducted and the results have also been used to inform the design strategies.

The Strategies

The following strategies have been developed to assist the architect with the design of the proposed new single-family house, with the understanding that these suggestions are based primarily on heritage conservation principles. The author is not an architect, and this is not a peer review.

Guidelines from Chapter 16 of the Kelowna Official Community Plan

It is worth noting the four objectives of Chapter 16 and how the proposed design for a new house has responded to them.

- 1) Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas.
- 2) Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.



- 3) Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community.
- 4) Provide historical interest for visitors through context sensitive development.

The design for the proposed second house on the subject property attains an excellent blend of new and old. The contemporary design of the new house retains the residential and historical character of the Abbott Street Heritage Conservation Area and is compatible with the form and character of the existing context. It does this by using design elements of 374 Park Avenue as inspiration to create a modern interpretation of a Victorian Revival style house. These elements include gable roof and dormer forms, returned eaves and projecting verges, vertical double-hung windows with a multi-pane (leaded glass) style, and the use of horizontal lap siding. Of great importance to the principles of heritage conservation is that the new house does not mimic the historic houses around it, nor does it pretend to be old. It therefore successfully integrates into the streetscape, offering a continuity of a 'sense-of-place' and a context sensitive development.

The guidelines from Chapter 16 of the Kelowna Official Community Plan are presented in italics, followed by a brief description of how the new house and garage design responds to that guideline.

General Introductory Comments:

The established context of the Conservation Area should serve as the inspiration for new development.

- The new house and garage designs are based on the established context of the neighbourhood, drawing inspiration from the Victoria Revival design of the extant house (374 Park Avenue) behind which it will be located. Appropriately, the new house and garage will not mimic historic styles nor pretend to be old.

Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.

- The dominant pattern of this part of Park Avenue is Victorian Revival, and the dominant pattern of this part of Knox Crescent is Late Vernacular Cottage, with two new faux-historic styles directly across the street. The proposed new house appropriately pulls its main inspiration from the Victoria Revival style of the primary house but presents those elements in a more simplified and contemporary manner that seamlessly fits in with the houses along Knox Crescent.

Site Layout & Parking:

Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.

- The front yard setback of the primary house is not changing. The new house will be accessed from Knox Crescent and will be set back from Knox Crescent in such a way that it meets this guideline.

New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged. ATTACHMENT C

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- There will be a new, 2-car garage with an artist studio above. The doors will face Knox Crescent, but at an angle. There is no rear lane, so this is a reasonable solution.

Spacing between buildings should retain the established pattern.

- The spacing between the houses along Knox Crescent will be enhanced with the proposed new house, as it will fill in the gap in the established pattern.

Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

- The rear setback of the new house is within the limits of the Zoning Bylaw.

Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence.

- The artist studio proposed for the upper storey of the new garage uses the same design language as the new house.

Building Massing (Envelope):

New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

- The new house and the garage would maintain the established massing of the streetscape by being comparable to the existing houses along Knox Crescent.

Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

- The new house is slightly taller than the extant house, but its massing is smaller and fits in with the general neighbourhood massing through such elements as a cross-gable roof form with multiple, different sized gables and dormers. The massing of the garage is reduced through the use of side dormers that are set back and positioned in the middle of the roof.







Architectural Pattern

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.

- The new house and garage will meet this guideline by enhancing the Knox Crescent's building spacing, and by maintaining a similar foundation height, wall to window/door ratios, and a typical setback.

Roof Forms, Dormers & Chimneys:

The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

- The dominant roof pattern along Knox Crescent is a gabled form, followed closely by a hipped roof form. The new house and garage would follow the dominant gable roof form pattern and will also match the roof form of 374 Park Avenue, the extant historic house.

Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style.

- The roof form emulates the complexity of the primary house, and also incorporates dormers and a cross-gable form. Both the roof of the new house and of the garage are consistent with the building design.

Skylights which are visible from the public street or walkway are discouraged.

- There are no skylights proposed for the new house or the garage.

High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- There are two types of roofing material proposed for the new house: the majority will be asphalt shingles with accents of sheet metal (on the side at the rear over the first floor and as window overhangs). The roofing material for the garage is proposed to be asphalt shingles with metal accent features over the garage door. These materials are all high quality and will be long-lasting and low maintenance.

Soffit overhang, rafter shape, bracket detail and rainwater drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

- The soffits and fascia boards on the new house are similar to those on the primary house and are consistent with the architectural style of it. The gutters and downspouts will be aluminum and painted white to blend in with the colour scheme.

Secondary roof elements, such as dormers, copulas and gables, are encouraged to have similar a roof slope as the principle roof.

- The primary roof slopes are 12/10. Secondary roof slopes are all 12/2, with one small roof being 12/2.5. All secondary roof elements meet this guideline.





Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.

- There are no chimneys proposed for the new house.

Cladding Materials:

Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- The exterior cladding of the new house is a combination of horizontal lap siding with board & batten siding for contrast on the elevations, both of which are hardiplank and painted white. This material is low maintenance. The choice of horizontal lap siding as the primary cladding respects the traditional materials of historic houses in the neighbourhood. The use of board & batten siding as accent cladding sets this house apart in a way that both respects the historic cladding material of the neighbourhood and yet appears contemporary.

Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.

- The paint scheme of a white body and trim with a black roof and black framed windows meets this guideline and the light colour scheme is in keeping with the majority of houses in the immediate area.

Doors & Windows:

Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

- The window and door-to-wall area ratio, placement and style meet this guideline. The design, placement and ratio of other houses along Knox Crescent are varied enough that there is no dominant pattern.

Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.

- The main entrance to the new house is visible and evident, and although it is not prominent, it will be obvious to those approaching the house.

Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

- The door and window shape, sash design, trim, casements and sills meet this guideline. The window and door styles on the houses along Knox Crescent are varied and do not indicate a dominant pattern or style. The choice of windows and doors on the new house are very compatible with other houses along Knox Crescent.

Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- The new house is nearly at grade. There is one step to the front door. The style and materials are consistent with the architectural style of the building and of other houses along Knox Crescent.





Landscaping, Walks & Fences:

Healthy, mature trees are encouraged to be maintained and protected during and after construction.

- Two of the trees on the property will be removed as part of this project. The remaining will be protected during construction.

Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- See note above.

Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.

- These landscape elements will be derived from the basic elements of adjacent sites and will be high quality and well-maintained.

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

-There will not be any fencing or screening of the front yard of the new house.

Streetscape Guidelines:

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- See note above.

The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

- The road right-of-way will not be impacted by this project. There is an existing easement that allows access to the rear of the site. This will be retained.

Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

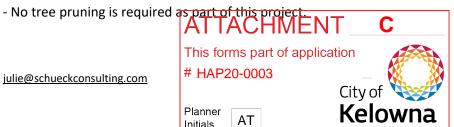
- The street lighting will not be impacted by this project.

All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

- There are no boulevard trees along the Knox Crescent section of the project property.

Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International

Society of Arboriculture.





Privacy & Shadowing Guidelines:

The design of front yards should provide for sight lines to the front yard and residence from the front street.

- There are clear site lines to the front yard and new house from the Knox Crescent.

Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.

- The new house and garage design satisfy the Zoning Bylaw daylighting standards.

Guidelines from the Standards and Guidelines for the Conservation of Historic Places in Canada The Standards and Guidelines provide a list of 14 standards, most all of which apply to work proposed for extant heritage places. Most of the standards do not apply to situations where a new house is being placed adjacent to an historic one; however, there is one standard that is relevant to this project.

"Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted."

– This standard is an especially important standard and first principle in heritage conservation, and this proposal meets it extremely well. The design of the proposed new house and garage does not mimic the extant historic house (374 Park Avenue), nor the neighbouring historic architecture, nor does it create a false sense of history. The new house has not been designed to look 'old'. The new house does, however, appropriately and respectfully draw on the historic architecture of 374 Park Avenue by using specific elements in a way that makes sense on a contemporary building; for example, by incorporating the following: gable roof and dormer forms, returned eaves and projecting verges, vertical double-hung windows with a multi-pane (leaded glass) style, and horizontal lap siding.

The Standards and Guidelines also provides a series of guidelines for various heritage conservation scenarios. For this project, the most relevant section is 4.1 "Guidelines for Cultural Landscapes, Including Heritage Districts". The subsection numbers are provided in brackets for reference.

Understand and respect how the relationships of the land use, buildings, streets and topography have affected the spatial organization of the neighbourhood (4.1.4)

- The new house and garage are compatible with the spatial organization of the neighbourhood, in particular with the pattern of open and solid spaces. The proposed development maintains the pedestrian edge, by providing a similar amount of setback to other houses along the street, and by designing a landscape that is informed by the landscape along Park Avenue and Knox Crescent.

Respect and maintain the visual relationships of the neighbourhood (4.1.5)

 The visual impact of the new buildings on the streetscape are neither too large nor too small compared to the other houses that are immediately adjacent.

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Respect and maintain the existing circulation pattern of the neighbourhood (4.1.6)

- The alignment, width, finished grade, surface materials of Knox Crescent are being retained, as are the typical street edge treatments along Knox Crescent.

Use vegetation (trees, shrubs, herbaceous plants, grasses, vines, etc.) that are typical of Kelowna and that are typical in the neighbourhood (4.1.8)

– A landscape plan is not required as part of this application, but the project will use vegetation that is typical of Kelowna and the neighbourhood.



Design the new building so that it is compatible with the heritage value associated with the neighbourhood (4.1.11)

- The design of the new house and of the garage are compatible with and respectful of the heritage value associated with the primary, extent house, in particular through the roof form, cladding design, and colour scheme.

Conclusion

The design and siting of the proposed new house and garage have met all of the guidelines in Chapter 16 of the "Abbott Street & Marshall Street Heritage Conservation Guidelines" and of the relevant standards from "The Standards and Guidelines for the Conservation of Historic Places in Canada". The new house will be a positive addition to this part of the Knox Crescent streetscape. It meets the first principles of heritage conservation by not mimicking or pretending to be an old house; rather, it takes its architectural language from the primary house (374 Park Avenue) and creates a contemporary design that fits seamlessly into the street. It achieves the often-difficult balance between new and old in a way that is both respectful and compatible.



Patterns/Materials Study of Neighbouring Houses

The primary house and eight properties adjacent and near it have been analysed. As a site visit was not possible, the analysis has been based on photographs supplied by the project team and on Google Street View. Many of the houses are behind tall shrubs and/or trees, making the assessment less thorough than a site visit would have allowed.

The style identified for each house and the design characteristics are taken from the City of Kelowna "Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines" (August 1997)⁷. The properties that have been analysed are identified with a blue outline on this excerpt from the "Abbott Street & Marshall Street Heritage Conservation Areas" Styles Map. The subject property is identified with a blue star. The properties with a black dot indicate that they are listed on the Heritage Register. For information, the author has added an "X" for those properties listed on the Heritage Inventory. For a legend of the meaning of the colours, please see Appendix C.



According to the Guidelines, the styles of the houses which have been analysed fall into the following three styles. The style characteristics of each design are also identified. Note that the houses at 1981 and 1985 Knox Crescent are new and do not fall within the following styles.

Victoria Revival (366 and 374 Park Avenue)

- Regal feel to the architecture
- Bell-cast, medium height gable roof
- Returned eaves & projecting verges
- Gable dormer forms
- Ornamental shingle & clapboard siding
- Corner-boards
- Molded frieze & belt line
- Up to 2.5 storey massing
- Vertical double-hung window openings



⁷ https://www.kelowna.ca/homes-building/property-development/heritage-development



- Front room bay-window
- Multiple pane windows (leaded glass)
- Near-symmetrical front facade design
- Wrap-around, open porch
- Decorative detailing
- Corbelled brick chimney cap
- Wood shingle roofing
- Side or rear yard parking

Vernacular Cottage – Late (386 Park Avenue and 1977 Knox Crescent)

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

Early Suburban (1972, 1973, 1989 Knox Crescent)

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access





Map showing the properties that have been analysed

Address: 366 Park Avenue



- white and blue; Roof - asphalt shingles, dark colour

Due to a high and solid hedge along the front property line, it was difficult to assess the house and the landscape from photographs.

Style: Victorian Revival. Multi-gable roof, gable dormer forms, ornamental shingle and clapboard siding, corner boards, 2 ½ storeys, front room bay window, side yard parking. Also of note on this house is the 2-storey, multi-sided projecting bay on the right front façade and the impression that the house has been added onto over the years.

Materials: Body - horizontal clapboard siding with shingles in the gable eave, light colour; Trim

Fenestration: No standard size or type; some double hung, some multi-pane, some newer inserts, some vertical and some more horizontal, flat wood frames, simple casings.

16

City of

Landscape: Some grassy area, mature trees, tall green hedge along front property line.

Listed: On the Heritage Inventory but not on the Heritage Register.

ATTACHMENT

This forms part of application

HAP20-0003

ΑT

Planner

Initials



Address: 374 Park Avenue - Subject House



Style: Victorian Revival. Multi-gable roof, returned eaves and projecting verges, gable dormer forms, ornamental clapboard and shingle siding, corner boards, moulded frieze and belt lines, 2 storeys, vertical double hung windows, near symmetrical front façade, wrap-around open front porch, decorative detailing, side yard parking. This house also has a small, more recent bay window on the front elevation.

Materials: Body - wood shingles, light colour; Trim, dark gray; Roof, asphalt shingles, dark colour

Fenestration: Double-hung, vertical oriented windows, wood casings and simple wood frames. Small, three-sided newer bay window on the front elevation.

Landscape: Some grassy area, mature trees, tall green hedge along front property line.

Listed: On the Heritage Inventory but not on the Heritage Register.

386 Park Avenue



light green; Roof, asphalt shingles, dark colour

Due to a high and solid hedge along the front property line, it was difficult to assess the house and the landscape from photographs.

Style: Vernacular Cottage – Late. Stucco siding, 1 ½ storeys, asymmetrical façade, flush front entrance, minor decorative detailing, rear yard parking. Roof is multihipped and a-typical for this style description.

Materials: Body – stucco, light colour; Trim,

Fenestration: Difficult to see due to the large hedge along the front property line, but looks like they might be the original windows, some double-hung, medium wood casings and frames, some multi-pane, side-by-side operable wood casings and frames.





Landscape: Some grassy area, mature trees, tall green hedge along front and part of the side property lines.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.

1972 Knox Crescent



Due to high and solid trees along the front property line, it was difficult to assess the house and the landscape from photographs.

Style: Early Suburban. Horizontal orientation, low gable roof form, plain soffits, 1 storey, wide siding below belt line with narrow siding above, asymmetrical front façade, asphalt shingle roof, front driveway access to parking.

Materials: Body – horizontal lap siding, white; Trim – difficult to see; Roof - asphalt shingles, light colour

Fenestration: Looks like newer vinyl frame windows, horizontal orientation.

Landscape: Open grassy areas, minimal if any planting.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.

1973 Knox Crescent



This analysis is based on an image from Google Street View dated 2014 and may not be entirely accurate.

Style: Early Suburban. Horizontal massing, low hip roof form, 1 storey, picture windows with horizontal orientation, narrow window and door surrounds, asphalt shingle roof. There is a lane and a detached garage at the rear of the property.

Materials: Body – looks to be stucco; Trim – dark colour; Roof - asphalt shingles, medium

dark colour

Fenestration: Picture windows with horizontal orientation

Landscape: Open grassy areas, informal perennials on either side of the front pathway, some mature trees, large shrubs along south property line.

Listed: Not listed on the Heritage Inventory nor put he Heritage Register.

This forms part of application

HAP20-0003

City of

Planner Initials

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Kelowna



1977 Knox Crescent



This analysis is based on an image from Google Street View dated 2014 and may not be entirely accurate. Additionally, the image from Google shows a large recreational vehicle parked in front of the house, making it difficult to assess the house and the landscape.

Style: Vernacular Cottage – Late. Horizontal siding, 1 ½ storeys, asymmetrical façade, minimal decorative details, gable roof form, asphalt shingle roof. Parking is accessed from

the rear lane. There is a detached garage at the rear of the property.

Materials: Body - horizontal siding; Trim - white and dark; Roof - asphalt shingles, dark colour

Fenestration: Looks like a newer vinyl window on the front façade, perhaps replacing a similarly-sized picture window.

Landscape: Open grassy areas, mature shrubs and trees, some formal low hedging along the front pathway.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register

1981 Knox Crescent



Style: A new house that is in a faux-Craftsmanstyle. Steep side gable roof with a flared eave on the front elevation, front dormer centred on the front elevation with gable roof and a set of three side-by-side multi-pane windows and clad in shingles, horizontal siding on the main body of the house, low horizontal massing, symmetrical, 1 ½ storey, multi-sash horizontal windows, asphalt shingle roof. Parking is accessed from the rear lane. There is a detached garage at the rear of the property.

Materials: Body - dark colour; Trim - dark; Roof - asphalt shingles, medium dark colour

Fenestration: The windows on the main level are 3-pane picture windows; on the upper storey there is a set of three side-by-side multi-pane windows.

Landscape: Open grassy areas with a low, curbed picket fence along the front property line.

Listed: New house. Not listed on the Heritage Inventory nor on the Heritage Register.





1985 Knox Crescent



Style: A new house that is in a faux-Bungalow-Cottage style. Multi-gable, front-facing roof form, horizontal massing, 1 ½ storeys, asymmetrical, open but covered porch on the right half of the front elevation, small front-facing gable roof over the main entrance and front stairs, horizontal siding, 3-pane picture window.

Materials: Body – horizontal siding, light colour; Trim – white; Roof - asphalt shingles, dark colour

Fenestration: Three-pane picture window.

Landscape: Open grassy area, large mature tree in the middle of the front yard, some perennials at house, low picket fence along front property line.

Listed: New house. Not listed on the Heritage Inventory nor on the Heritage Register.

1989 Knox Crescent



Trim - white; Roof - asphalt shingles, dark colour.

Style: Early Suburban. Horizontal massing, low hip roof, plain soffits, 1 storey, wide siding above belt line, horizontal multi-sash windows, asymmetrical front façade, side year parking with front driveway access, asphalt shingled roof. The gable-end over the front porch is clad in wood shingles, unpainted, and has decorative brackets.

Materials: Body – wide horizontal siding, light colour; Gable-end – unpainted wood shingles;

Fenestration: Horizontal multi-sash window on front and side elevations, wide casings.

Landscape: Small amount of grassy area, some gravel covered area, pool in the back yard, some mature trees, large garage in back yard adjacent to rear lane.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.





Common Characteristics:

The following are characteristics derived from the houses analysed above.

- No dominant massing form
- Height ranges from 1 to 2 ½ storeys with the majority being either 1 or 1 ½ storeys (the primary house is 2 storeys and the house next door is 2 ½ storeys)
- Gable pitch roofs, some cross-gables, some multi-gable ranging from low to medium pitches are
 the dominant roofing form. The next most common roof form is hipped, ranging from low to
 medium
- Asphalt roofing material, almost all dark
- Asymmetrical front facades
- Variety of cladding, including horizontal siding, shingles, and stucco
- Window orientation ranges from vertical to horizontal no dominant orientation
- Window styles range from double-hung, to sash, to multi-pane, to picture no dominant style
- If there is a front porch, the dominant style is open.
- Colour schemes: the dominant colour scheme was a light body colour with dark trim
- Front yard setbacks along the east side of Knox Crescent are fairly consistent with each other, likely meeting Zoning
- Open front yard, mostly open grassy areas, some with mature trees and shrubs, some with perennial plantings. Dominant style is quite open and simple.
- Access to off-street parking is either from the front street and accessed at the side, or from the rear where there is rear lane access; all have detached garages



Appendix A: Definitions of Heritage Values

The following definitions of heritage value are quoted directly from the "Canadian Register of Historic Places: Writing Statements of Significance" Guide⁸ and have been used in the writing of the Statements of Significance of the subject properties.

<u>Aesthetic value</u> refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

<u>Cultural and Historical values</u> are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

<u>Scientific value</u> refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

<u>Social value</u> considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community's sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

<u>Spiritual value</u> is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial

practices or rituals of a community/group of people.



⁸ Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Page Canada, November 2006, pp. 12-13.

Schueck HERITAGE CONSULTING

Appendix B: Plan of Subject Property, Lot 4, drawn June 24, 1907, deposited January 27, 1908

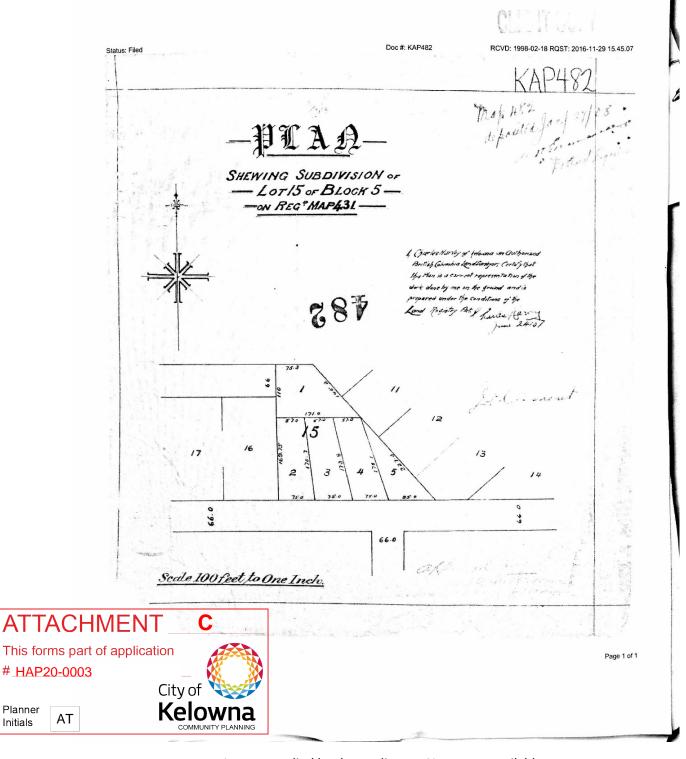
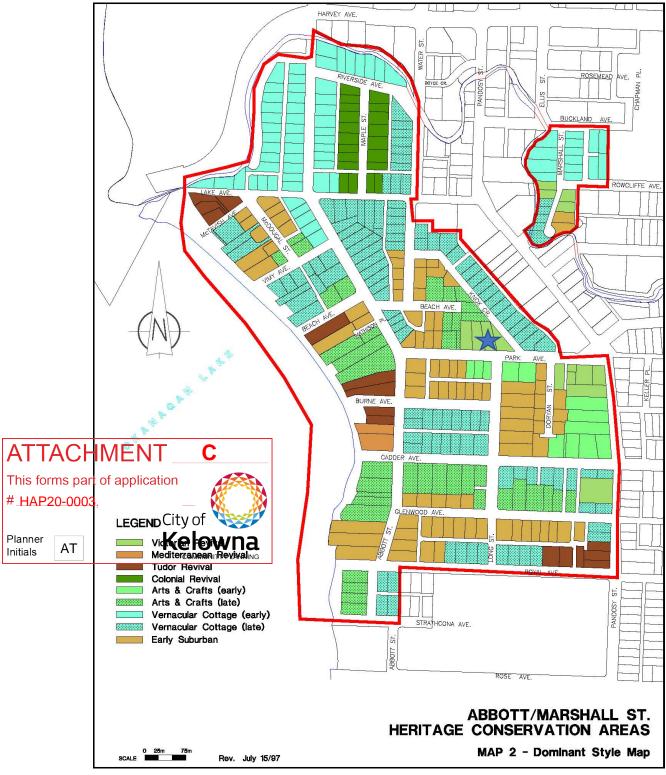


Image supplied by the applicants. No source available.

Appendix C: Dominant Style Map from the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (August 1997)



Resources:

"The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines" August 1997.

"Canadian Register of Historic Places: Writing Statements of Significance," Historic Places Program Branch, Parks Canada, November 2006, pp. 12-13.

City of Kelowna Consolidated Zoning Bylaw No. 8000, Section 13. www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

City of Kelowna 2030 Official Community Plan, Section 16. www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

Gottfried, Herbert and Jan Jennings. <u>American Vernacular Architecture: Buildings and Interiors 1870-1960</u>. W.W. Norton & Company Inc. New York/London, 2009.

McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf. New York, 2018

"The Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010. www.historicplaces.ca/en/pages/standards-normes.aspx



This forms part of application # HAP20-0003 City of

HERITAGE ALTERATION PERMIT GUIDELINES

Heritage Conservation Area

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

Initials

ΑТ

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

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





HAP20-0003 374 Park Ave.

Heritage Alteration Permit (with Variance request)



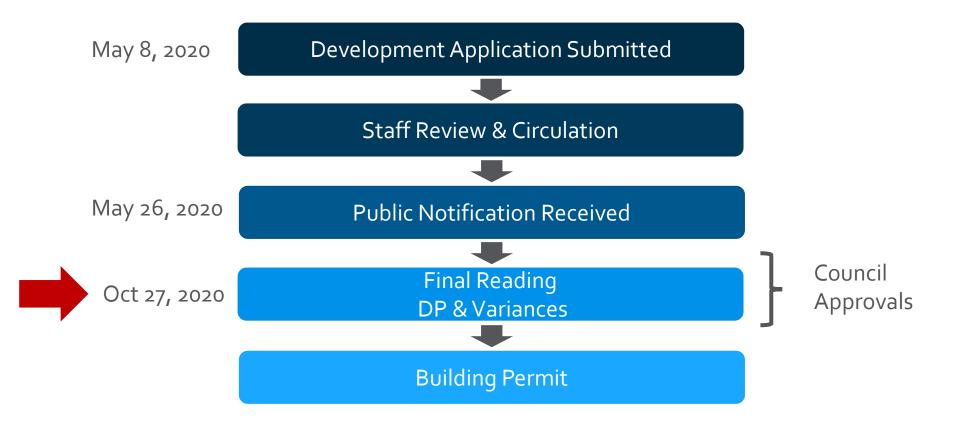


Proposal

➤ To consider the form and character of a proposed single family home and detached garage in the City's Heritage Conservation Area; and to vary the minimum setback between a principal dwelling and an accessory building on the subject lot.

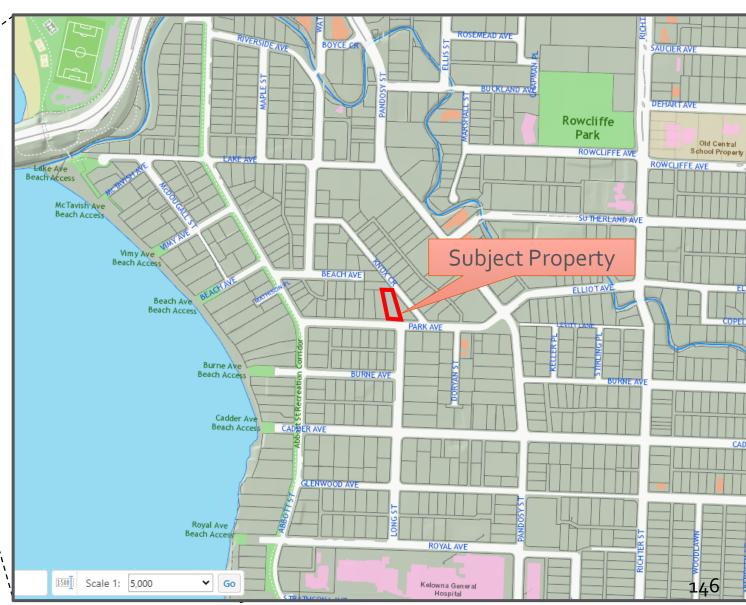
Development Process



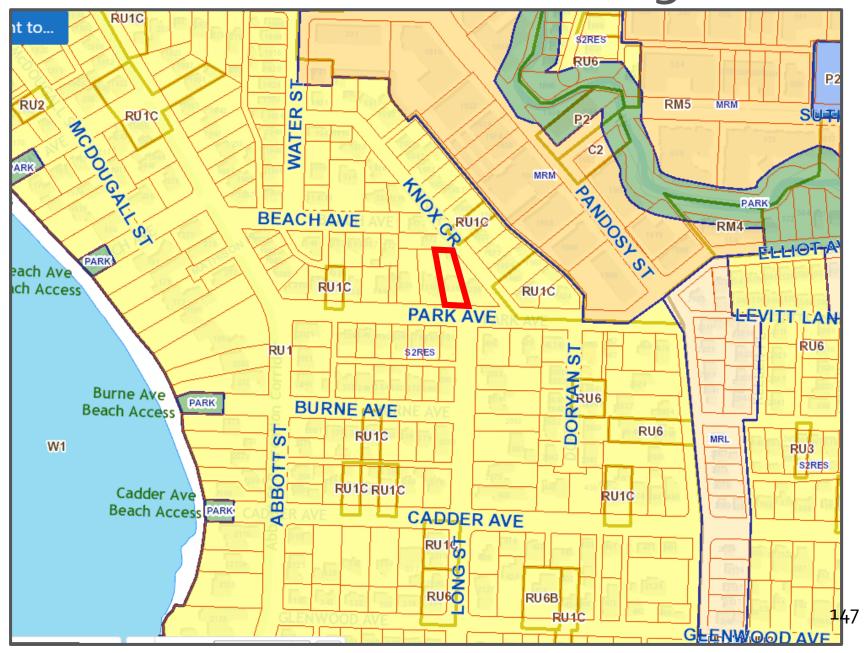


Context Map

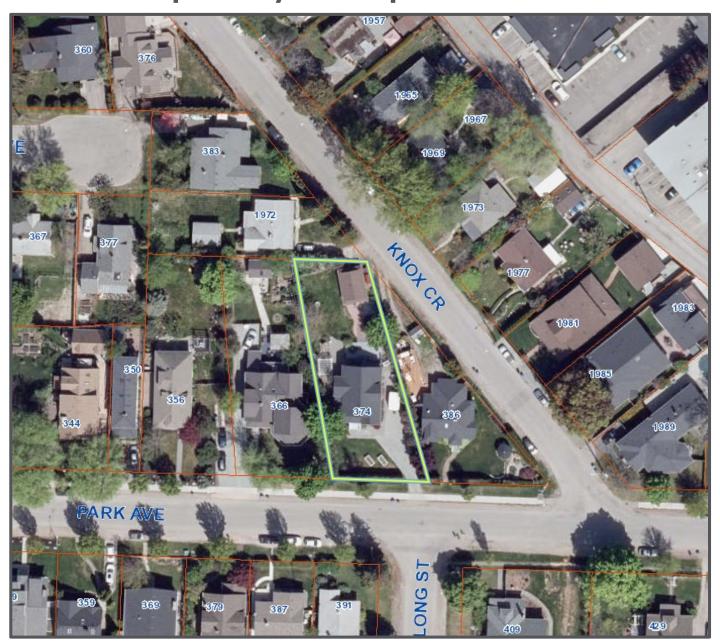




OCP Future Land Use / Zoning



Subject Property Map



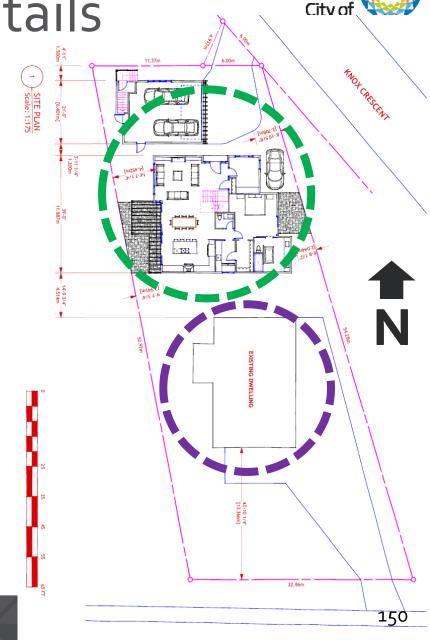
Background



- ► The application would normally have been reviewed by the Heritage Advisory Committee (HAC).
- ► At time of application the HAC was not in operation.
- ➤ Staff determined not to send the application to HAC but to require a Heritage Report by a Registered Heritage Professional to help determine whether the proposal is consistent with the City's Heritage Conservation Area Guidelines.

Project/technical details

- Proposal is to keep the existing heritage home on the property and add second single family home and detached garage at the back of lot.
- Second home to have car access from Knox Cr. through an existing access easement on the adjacent property to the north.

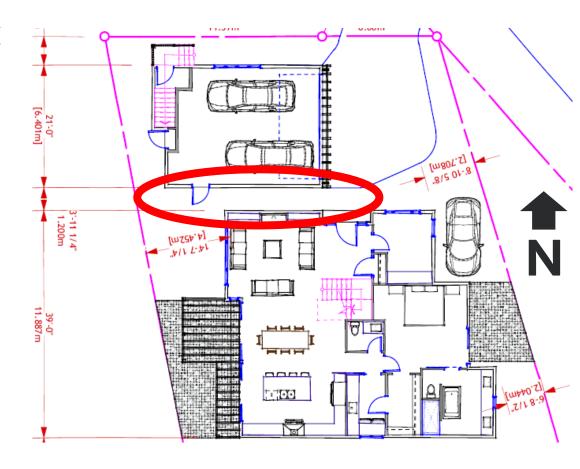


PARK AVENUE

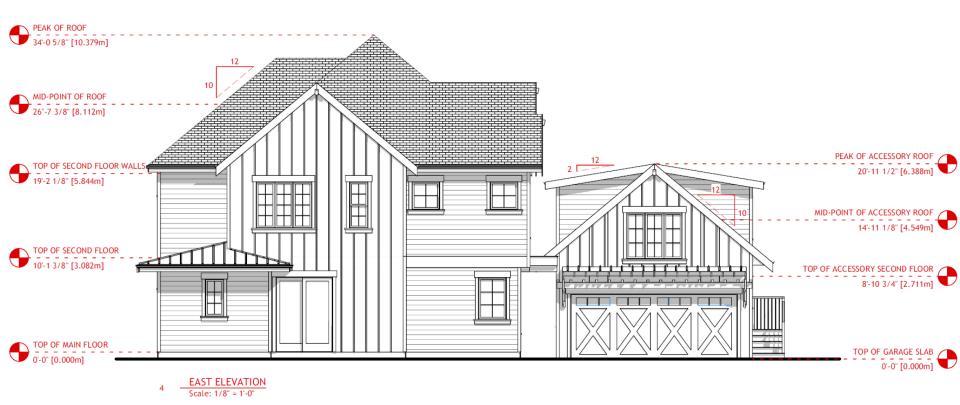
Proposed Variance



- ➤ Reduce min. setback b/w new home and new detached garage from required 3m to 1.2m.
- BC Building Code requirements regarding fire safety will be enforced.



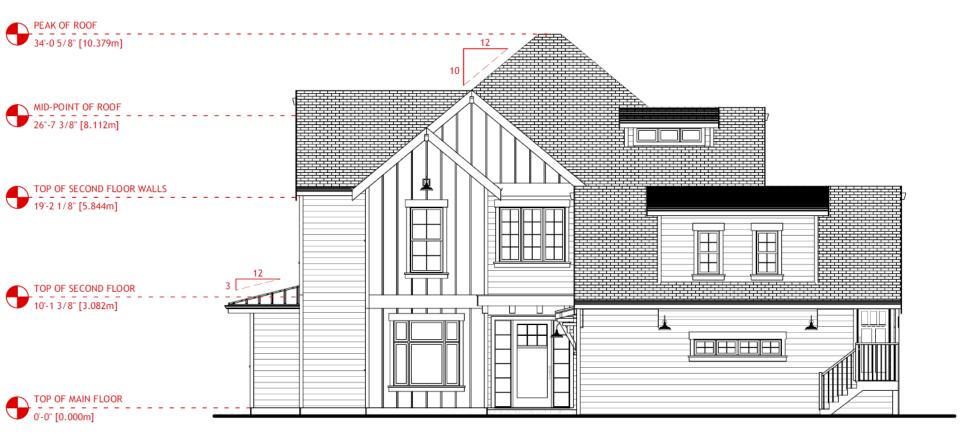
East Elevation



West Elevation



North Elevation



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

South Elevation



Rendering



Materials









EXTERIOR MATERIAL LEGEND 1. BOARD & BATTEN SIDING 2. HARDIEPLANK LAP SIDING (HORIZONTAL) 3. 9.25" SMART BOARD FASCIA 4. ALUMINUM GUTTERS & DOWNSPOUTS 5. STANDING SEAM METAL ROOF 6. FIBERGLASS REINFORCED LAMINATE SHINGLES 7. FIR KNEE BRACE (STAINED)





Existing Home to Remain



Development Policy



- Heritage Report submitted to help determine whether the proposal is consistent with the City's Heritage Conservation Area Guidelines.
 - New home and detached garage draw inspiration from but do not mimic the Victorian Revival style of the existing home (an approach considered valid under the City's Heritage Conservation Area Guidelines)
 - ► Elements such as façade materials, roof form, doors, windows, soffits and fascia boards are similar to and borrow the architectural language of the existing home, but do not copy these features

Heritage Report (cont'd)



- Massing of new home is comparable with that of the existing home and not out of context on the street.
- ► Location of new build on the lot preserves general street pattern found on the west side of Knox Cr.
 - Most homes are pushed up within a few meters of the street and have their car access from the street.
- Overall, proposal substantially meets the Heritage Conservation Area Guidelines



Staff Recommendation

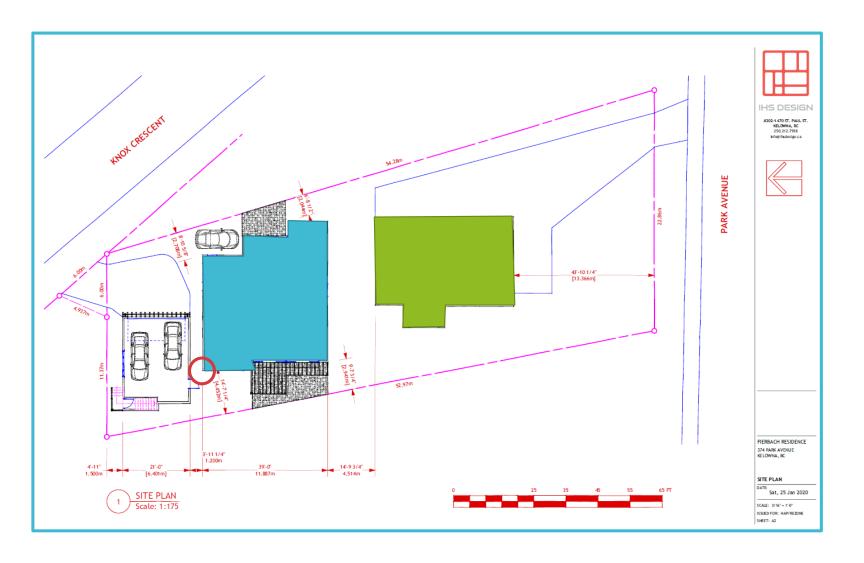
- Staff recommend support for the HAP and associated variance
 - Proposal substantially meets the City's Heritage Conservation Area Guidelines



Conclusion of Staff Remarks



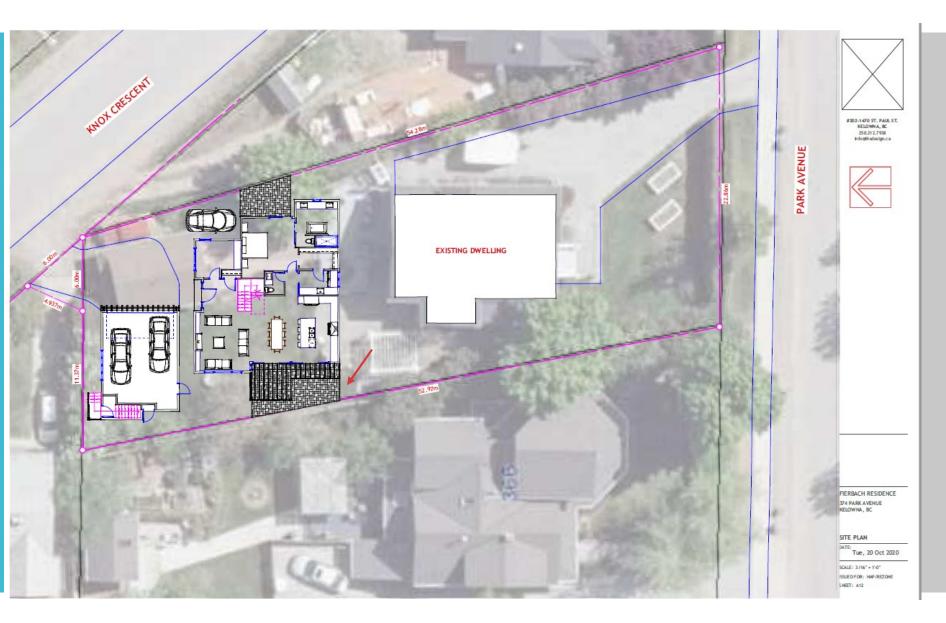
The plan....



View from Park Avenue with proposed second dwelling



Relation to immediate neighbours



Form and Character highlights

- elements reminiscent of the "Victorian Revival" style include:
 - Gable roof forms
 - Gable dormer forms
 - Returned eaves & projecting verges
 - Up to 2.5 storey massing (note the proposed building is 2 storeys in height similar to the existing)
 - Vertical double-hung window openings
 - Multiple pane windows (leaded glass)
 - Side or rear yard parking





Streetscape



Neighbourhood concerns



Proposed view from Knox Crescent

Recent projects using similar colour palette and materials



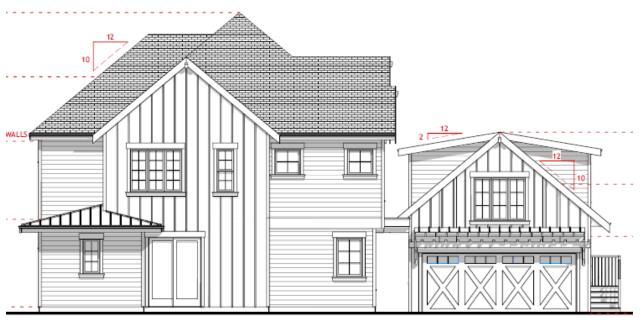




Heritage Consultants notes:

- Streetscape has varied aesthetic value
- Proposed home appropriately does not mimic heritage style or pretends to be old
- New home slightly taller than existing, but massing is smaller and fits in neighbourhood
- Roof form emulates existing home and is similar to gable roof forms found along Knox Ave.
- Light colour scheme is in keeping with immediate neighbourhood
- Prominent visible door
- Daylighting standards are met
- Respectful to historic architecture of the existing dwelling

•Questions?







certain Easement as hereinafter defined;

NOW THEREFORE, in consideration of the sum of One (\$1.00) Dollar now paid by the Grantee as owner of the Dominant Tenement to the Grantor as owner of the Servient Tenement (the receipt whereof is hereby acknowledged) the Grantor as owner of the Servient Tenement hereby grants, conveys and transfers unto the Grantee as owner of the Dominant Tenement, his successors and assigns, the right, license, liberty, and privilege to use that portion of the Servient Tenement shown outlined in bold on an Explanatory Plan of Easement in Lot 2, District Lot 14, ODYD, Plan 3971, prepared by D.A. Goddard, B.C.L.S, and certified correct on the 11th day of March, 1992, (hereinafter called the "Easement Area") for the purpose of a vehicle driveway and pedestrian walkway together with the right of ingress and egress over the Easement Area to the Dominant Tenement at all hours of the day and night, TOGETHER with the right of free and unimpeded access to the owner of the dominant tenement, his agents, servants, workmen, equipment and supplies at all times and for all purposes

2 trees to be removed to accommodate the second dwelling



REPORT TO COUNCIL



Date: October 27, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: DP18-0132 / DVP18-0133 Owner: 1940 Underhill Developments

Corp., Inc. No.BC1159386

Address: 1960 Underhill Street Applicant: District Development Group – Applicant:

Briana Mussatto

Subject: Development Permit and Development Variance Permit

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

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

That Council authorizes the issuance of Development Permit No. DP18-0132 for Lot A, District Lots 4646 & 127, ODYD, Plan EPP104418, located at 1960 Underhill Street, Kelowna, BC subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit DVP18-0133 for Lot A, District Lots 4646 & 127, ODYD, Plan EPP104418 located at 1960 Underhill Street, Kelowna, BC;

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

Section 14.4.5(c) - C4 - Urban Centre Commercial - Development Regulations

To vary the maximum height from 15.0m / 4 storeys permitted to 19.0m / 6 storeys proposed.

Table 8.3 - Required Off-Street Parking Requirements

To vary the minimum parking requirements from 315 stalls permitted to 295 stalls proposed;

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

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

2.0 Purpose

To review the Form & Character Development Permit for three 6-storey rental residential buildings and to consider two variances to increase the building height by two storeys and to reduce the number of parking stalls by twenty stalls.

3.0 Development Planning

3.1 Development Permit

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines. The applicant has worked with City staff to refine several site issues including servicing, access, and building design. The building form, character, and massing fit the majority of OCP guidelines.

The project consists of three six-storey buildings proposed totaling 294 rental residential units with a small retail component in the corner of Building 2 and one level of underground parking that extends under all three buildings. Positive aspects of the site plan that are encouraged by OCP Design guidelines include:

- Underground parking;
- Ground-oriented residential units interacting with each street frontage;
- Excess amenity space including a centralized green courtyard surrounded by buildings which provides privacy and openness concurrently;
- The pathway between Building 2 and Building 3 from Dilworth Road leading into the courtyard.

The building design is simple and modern. The materials used are:

- White cementitious panel / white aluminum flashing as the accent trim feature;
- Grey cementitious panel as the primary façade wall feature on floors 3 to 6;
- Grey wood appearance siding on floors 1 to 2;
- Aluminum railings;
- Wood appearance sunshade screening features for the patios / decks as well as for building lobby entrances and courtyard pathway entrance;
- White aluminum slat system to screen the rooftop mechanical systems.





The building design emphasizes the horizontal nature of the building especially the Underhill building due to its length. Generally, urban design best practice is to break up building mass by setting in the corner units on the upper floor, setting the upper floors back from the street, and bumping out the first floor in order to prevent 'box-like developments'. Further, varying the roofline and / or adding architectural protrusions to the roofline would help prevent the "architectural box perception". The applicant added 'faux wood' sunshades as an architectural method to add vertical elements.

3.2 Development Variance Permit

There are two variances proposed:

- 1. A variance to increase the permitted height by 2 storeys;
 - a. Staff have supported many height variances to 5 and 6 storeys in the C4 zone and feel that these structures are appropriate when located within an urban centre. Council also directed Staff through the Housing Strategy to allow for 5 and 6 storey structures within Urban Centres and Staff are working on a comprehensive Zoning Bylaw update to update these regulations. The height variance allows the applicant to achieve more residential units on site, that Planning feels does not compromise the form and character objectives while achieving significant residential density in an appropriate location.
- 2. A variance to reduce the parking stalls by twenty stalls (from 315 to 295 stalls);
 - a. Staff are recommending support for this variance. If the applicant had rezoned to the C4r (rental only) zone instead of the C4 zone, then the 20% reduction in parking would apply. This would then only require 252 parking stalls. Since, this application began before the subrental zones were introduced into the bylaw, Staff are comfortable with proceeding through a variance in this case.

Overall, Staff are recommending support for the following reasons:

- The 'boxy' and simple architectural design is acceptable to help facilitate a purpose-built rental project;
- The applicant has provided significant off-site infrastructure improvements such as the future lighted intersection at Baron & Underhill as well as the right-hand turn lane from the Highway onto Dilworth;
- The design does include positive elements including significant landscape courtyard and green space as well as providing an underground parkade.
- Staff do not anticipate any negative impact to the surrounding area based upon the proposed variances.

3.3 Background

The applicant initially planned to develop the site in two phases. However, the applicant has since decided to subdivide the northern portion of the site and a different project will come forth to Council at a separate time.

Subject Property Map: 1960 Underhill St



4.0 Proposal

4.1 Zoning Analysis Table

Zoning Analysis Table						
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL				
Unit Summary						
Studio	n/a	31				
1 bedroom	n/a	181				
2 bedrooms	n/a	76				
3 bedrooms	n/a	6				
Total	n/a	294 units				
Development Regulations						
Height	15.0 m / 4 storeys	19.0 m / 6 storeys ●				
Front Yard (Underhill)	o.o m	m				
Side Yard (north)	0.0 M	m				
Side Yard (south)	o.o m	m				
Rear Yard (Dilworth)	o.o m	m				
Site coverage of buildings	75 %	44%				
FAR	Base Far: 1.3 + Parking within Bldg. bonus: 0.19 + 5 & 6 storey bonus: 0.2 = 1.69	1.69 (18,113 m² / 10,700 m²)				

Zoning Analysis Table							
CRITERIA	C4 ZONE REQUIREMENTS	ENTS PROPOSAL					
Parking Regulations							
Minimum Parking	270 Res + 42 visitors + 3 Comm	250 Res + 34 visitors + 3 Comm					
Requirements	=315 parking stalls	= 295 parking stalls 2					
Minimum Loading Spaces	o spaces	o spaces					
Datio of Darking Ctalls	Regular size: 50% Min	Regular size: 59% (174 stalls)					
Ratio of Parking Stalls	Small Size: 50% Max	Small Size: 40% (121 stalls)					
Minimum Drive Aisle	7.0 M	7.0 m					
Width	7.0111						
Other Regulations							
Minimum Bicycle Parking	mum Bicycle Parking Long term: 223 bikes Long term:						
Requirements	Short Term: 75 bikes	Short Term: 96 bikes					
• A variance to increase the	permitted height by / a metres and a ex	dra ctorous.					

A variance to increase the permitted height by 4.0 metres and 2 extra storeys;

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Contain urban growth.² Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Mixed Use.³ Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial.

Housing Mix.⁴ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

Building Height⁵:

- Other Urban Centres: Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storeys at the periphery of the Urban Centres, where adjoining land is designated for single/two-unit housing.
- Midtown: 16 storeys, where the OCP designation provides for high-density multiple units.

² A variance to reduce the number of parking spaces from 315 stalls to 295 stalls;

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

² City of Kelowna Official Community Plan, (Chapter 1 Introduction).

³ City of Kelowna Official Community Plan, (Chapter 4 Future Land Use).

⁴ City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter)

⁵ City of Kelowna Official Community Plan, Policy 5.8.1 (Development Process Chapter)

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height. ⁶ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.5

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

Chapter 4: Land Use Designation Massing and Height.3

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering has no comment regarding the form and character of the proposed buildings. For servicing requirements refer to file Z18-0071.

⁶ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter). 3 City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permits Area).

7.0 Application Chronology

Date of Application Received:

Date of Traffic Study Completion:

Date of Public Consultation Completed:

Date of First Reading:

Date of MOTI Approval:

Date of Second and Third Reading:

Date of Final Adoption:

June 15th, 2019

June 10th, 2019

Oct 7th, 2019

June 3rd, 2020

July 13th, 2020

July 27th, 2020

Report prepared by: Adam Cseke, Planner Specialist

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

- 1. DP18-0132 / DVP18-0133
 - a. Schedule "A" Dimensions and Siting of the buildings;
 - b. Schedule "B" Exterior Design and Finish of the buildings;
 - c. Schedule "C" Landscaping;

Development Permit & Development Variance Permit DP18-0132 / DVP18-0133



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

1960 Underhill St

and legally known as

Lot A, District Lots 4646 & 127, ODYD, Plan EPP104418

and permits the land to be used for a mixed use development described in Schedule 'A', 'B', and 'C'.

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

October 27th 2020 **Date of Council Decision**

COUNCIL **Decision By:**

Development Permit Area: Comprehensive

C4 – Urban Centre Commercial Existing Zone:

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

This is NOT a Building Permit.

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

NOTICE

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

Date

_				
Owner:	10/01 Inderhil	l Davalonmants	Corn Inc	No. BC1159386

Applicant: District Development Group

Planner: AC

Terry Barton

Planning & Development Services

Community Planning Department Manager

SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

Section 14.4.5(c) - C4 - Urban Centre Commercial - Development Regulations To vary the maximum height from 15.0m / 4 storeys permitted to 19.0m / 6 storeys proposed.

Table 8.3 Required Off-Street Parking Requirements

To vary the minimum parking requirements from 315 stalls permitted to 295 stalls proposed;

This Development Permit and Development Variance Permit is valid for two (2) years <u>from the date of approval</u>, 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 \$617,275 (\$493,820 x 125%)

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

5. INDEMNIFICATION

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

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

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

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

1940 UNDERHILL STREET

REVISED DEVELOPMENT PERMIT APPLICATION

September 29, 2020

LEGAL DESCRIPTION

PLAN KAP74477 LOT A DISTRICT LOT 127 & DL 4646

PROJECT TEAM

ELECTRICAL

DEVELOPER

1940 UNDERHILL DEVELOPMENTS CORP. C/O DISTRICT DEVELOPMENTS CORP. 200-8809 Heather Street, Vancouver, BC (604) 683 - 2404

NEMETZ (S/A) & ASSOCIATES LTD.

2009 West 4th Avenue, Vancouver, BC (604) 736 - 6562

ALAN BONIFACE ARCHITECT LTD. 880-1500 West Georgia Street, Vancouver, BC

AVALON MECHANICAL CONSULTANTS LTD.

300-1245 Esquimalt Rad, Victoria, BC (250) 585 - 9121

ARCHITECT

MECHANICAL

LANDSCAPE ARCHITECT PMG LANDSCAPE ARCHITECTS

4185 Still Creek Drive C100, Burnaby, BC (604) 294 - 0011

APLIN & MARTIN CONSULTANTS LTD.

1258 Ellis Street, Kelowna, BC (250) 215 - 9425

A0.01 PROJECT DESCRIPTION & STATS

CIVIL

DRAWING LIST

A0.00 COVER SHEET

STRUCTURAL SORENSEN TRILOGY

215-737 Goldstream Avenue, Victoria, BC (778) 265 - 7360

CODE CONSULTANT GHL CONSULTANTS LTD.

950-409 Granville Street, Vancouver, BC (604) 689 - 4449

NBA DISTRICT

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ALAN BONIFACE ARCHITECT LTD. 800-1500 WEST GEORGIA STREET VANCOUVER, BC, V6G 2Z6 Tol: (236) 521-6568

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A & B

This forms part of application # DP18-0132 / DP18-0133

A0.02 SITE VIEWS A1.01 SITE PLAN A2.00 P1 PLAN A2.01 L1 PLAN A2.02 L2 PLAN A2.03 L3 PLAN A2 04 14 PLAN A2.05 L5 PLAN A2.06 L6 PLAN A2.07 ROOF PLAN A4.00 OVERALL ELEVATIONS - SOUTH & WEST A4.01 OVERALL ELEVATIONS - NORTH & EAST A4.02 COURTYARD ELEVATIONS - SOUTH & A4.03 COURTYARD ELEVATIONS - NORTH & EAST A4.04 SECTIONS A5.00 SHADOW STUDIES A5.01 RENDER - DILWORTH STREET

A5.02 RENDER - UNDERHIIL STREET

STANDARD NOTES KEY PLAN

SEAL

1940 Underhill Street

COVER SHEET

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PROJECT DESCRIPTION

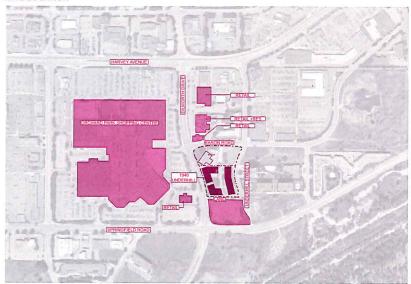
The Underhill project is designed with a particular attitude to the interface between the street and the building edge and to the project's integration into the neighbourhood.

Safe streets, social spaces and the creation of community, are all created by a designing a careful relationship of ground level residential units to the street. The Underhill project sets the buildings back from the street enough to create useable private spaces that also create a dialogue with the street and sidewalk public realm. In addition, the spaces between the buildings create a semi-public, private space with interactive social spaces created by a variety of scale and privacy. Significant planting of new trees is key to the creation of this environment. A small retail component is inviting and intended for local use. Major entryways are marked with clear and inviting pathways and arches.

The three six-storey buildings of Phase 1 make up approximately 294 residential units with a small retail component in the corner of Building 2 and one level of underground parking that extends under all three buildings. The design is clean and modern, with an aesthetic unlike anything else in Kelowna, Imagine midcentury modern meets 21st century innovation. A central courtyard is accessed via an architectural feature gateway. Inventive slats create privacy and solar shading, while still letting those inside look out.

The homes themselves are a mix of what the Kelowna market needs most. Based on current demand, we anticipate that roughly half will be one-bedrooms and about a quarter will be two-bedrooms, and the remaining space a mix of three-bedrooms, bachelor suites and one/two bedrooms with dens. The main floor amenities will be developed to serve the residents: a coffee or breakfast spot, sandwich shop or bank.

SITE LOCATION



LEGEND

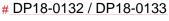
- MIXED USE COMMERCIAL / SERVICES
- 1940 UNDERHILL
- RESIDENTIAL

SCHEDULE

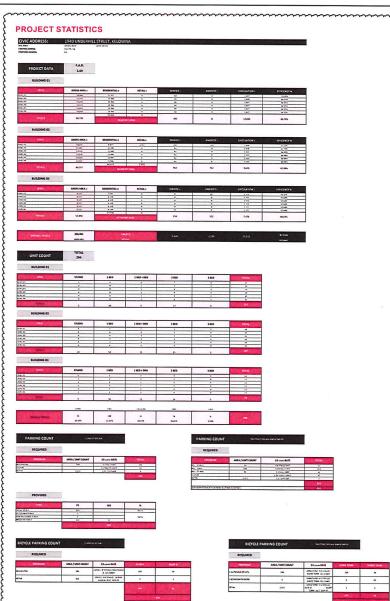
Planner Initials

A & B

This forms part of application









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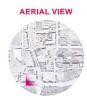
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PROJECT DESCRIPTION & STATS

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VIEWS TO SITE







SCHEDULE

Planner Initials

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City of Kelowna DEVELOPMENT PLANNING





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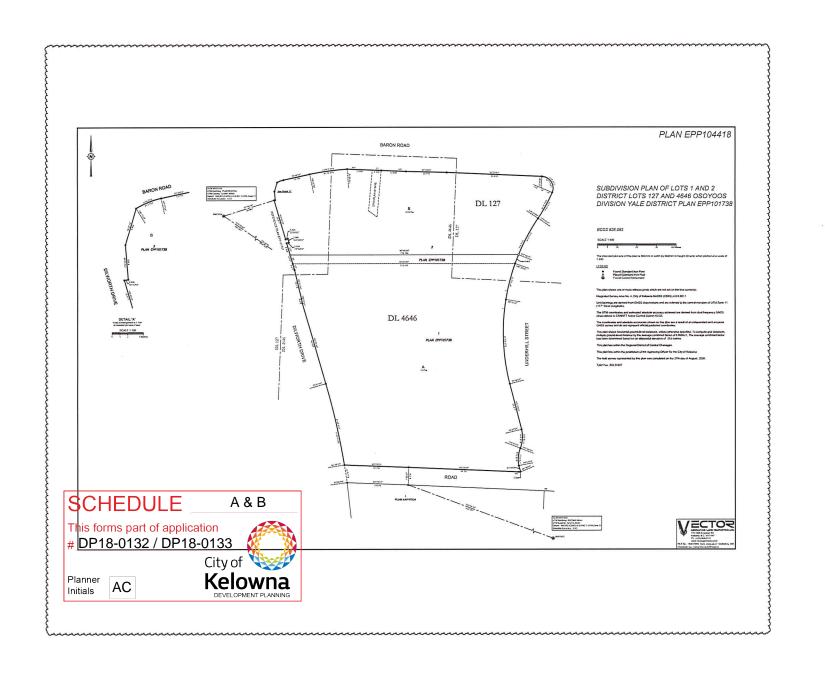
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SITE VIEWS

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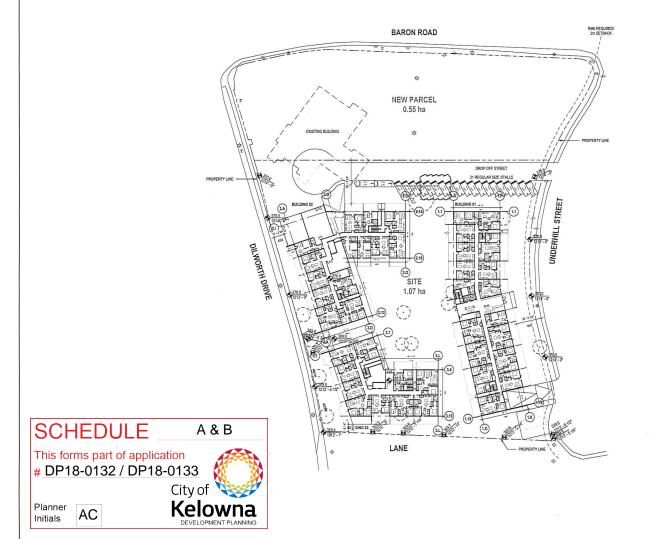
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SEAL

1940 Underhill Street

SITE SURVEY

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DISTRICT

LEGEND:

EXISTING TREE - REMOVED / RELOCATED

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1 Date 1 Revision 1

1 Date 1 Revision 1

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SEA

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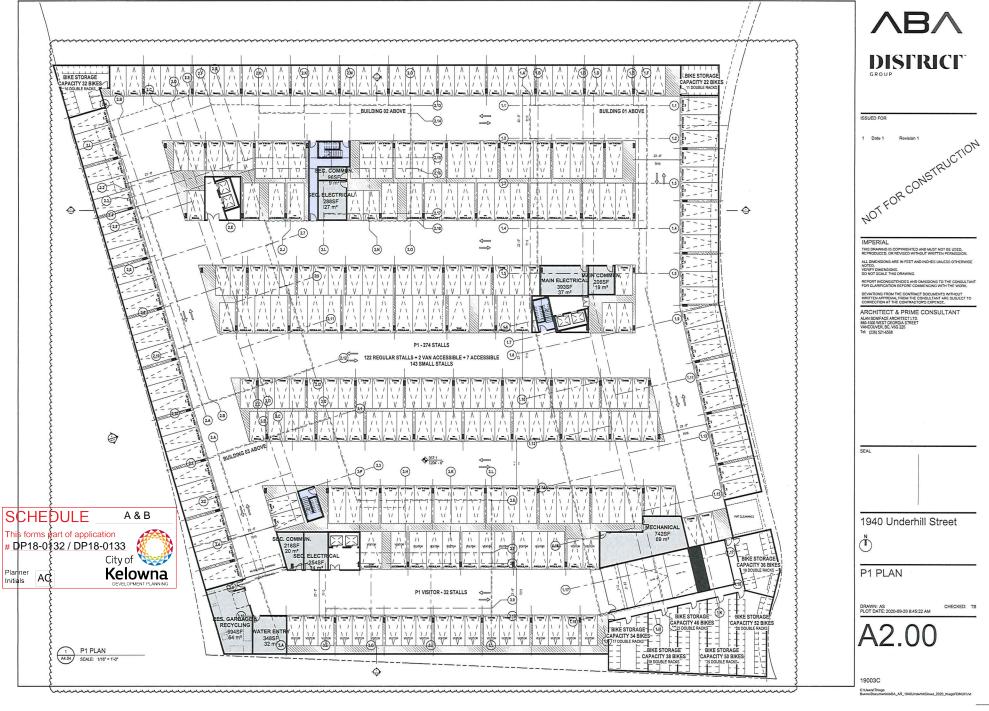
SITE PLAN

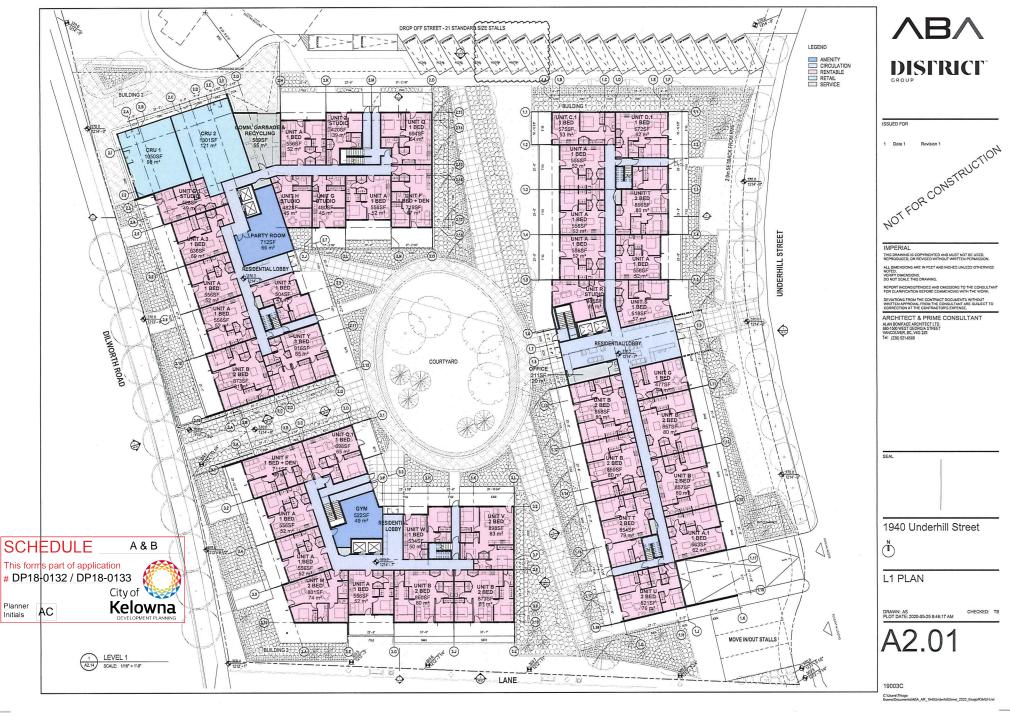
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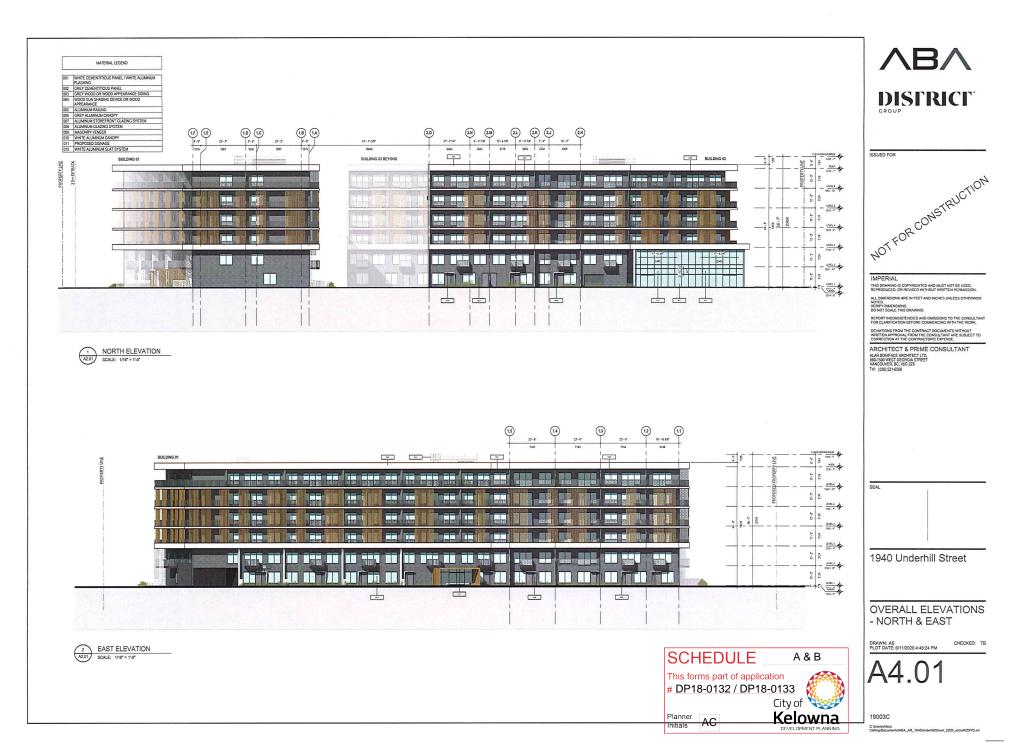


















1 INTERIOR ELEVATION LOOKING SOUTH
A2.01 SCALE: 1/16" = 1'-0"



2 INTERIOR ELEVATION LOOKING WEST
A2.01 SCALE: 1/16" = 1'-0"



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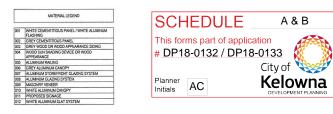
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1940 Underhill Street

COURTYARD **ELEVATIONS - SOUTH** & WEST CHECKED: TB

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INTERIOR ELEVATION LOOKING NORTH

A201 SCALE: 1/16" = 1'-0"



2 INTERIOR ELEVATION LOOKING EAST-SCALE: 1/16" = 1'-0"



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1940 Underhill Street

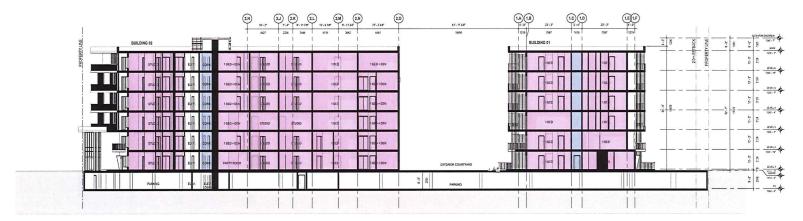
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LONGITUDINAL SECTION_A1

A2.00 SCALE: 1/16" = 1'-0"



2 SECTION THROUGH BUILDING_A1

A2.00 SCALE: 1/16" = 1'-0"





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SEAL

1940 Underhill Street

SECTIONS

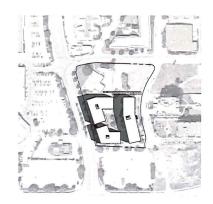
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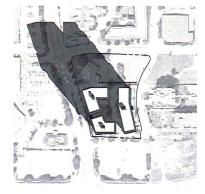
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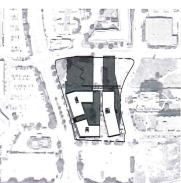




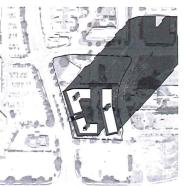
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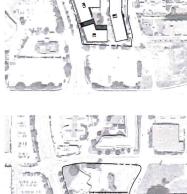


DECEMBER 21



1 to 1

9AM







A & B

JUNE 21

This forms part of application # DP18-0132 / DP18-0133 Planner

SCHEDULE

Initials AC

Kelowna

205

NBN

DISTRICT

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1940 Underhill Street

SHADOW STUDIES

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Tel: (236) 521-6568

SEAL

1940 Underhill Street

RENDER - DILWORTH STREET

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19003C

City of

This forms part of application # DP18-0132 / DP18-0133

Planner Initials AC

A & B





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ALAN BONFACE ARCHITECTLTD.
880-1500 WEST GEORGIA STREET
VANCOUVER, BC, WGC 2250
Tel: (230) 521-6568

SEAL

1940 Underhill Street

RENDER - UNDERHILL STREET

DRAWN: AS PLOT DATE: 6/11/2020 4:51:38 PM CHECKED: TB

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SCHEDULE

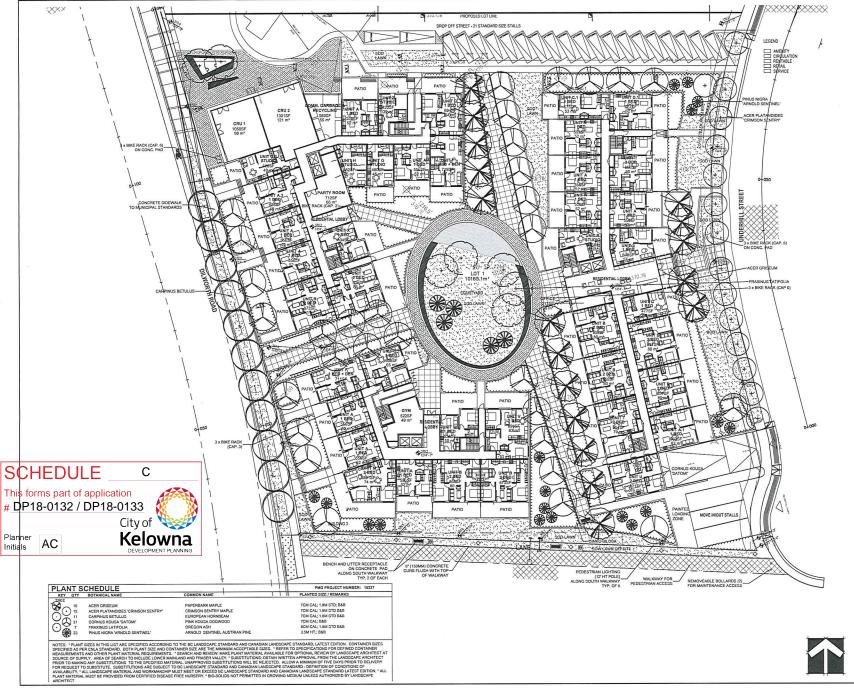
This forms part of application # DP18-0132 / DP18-0133

8-0133 — City of

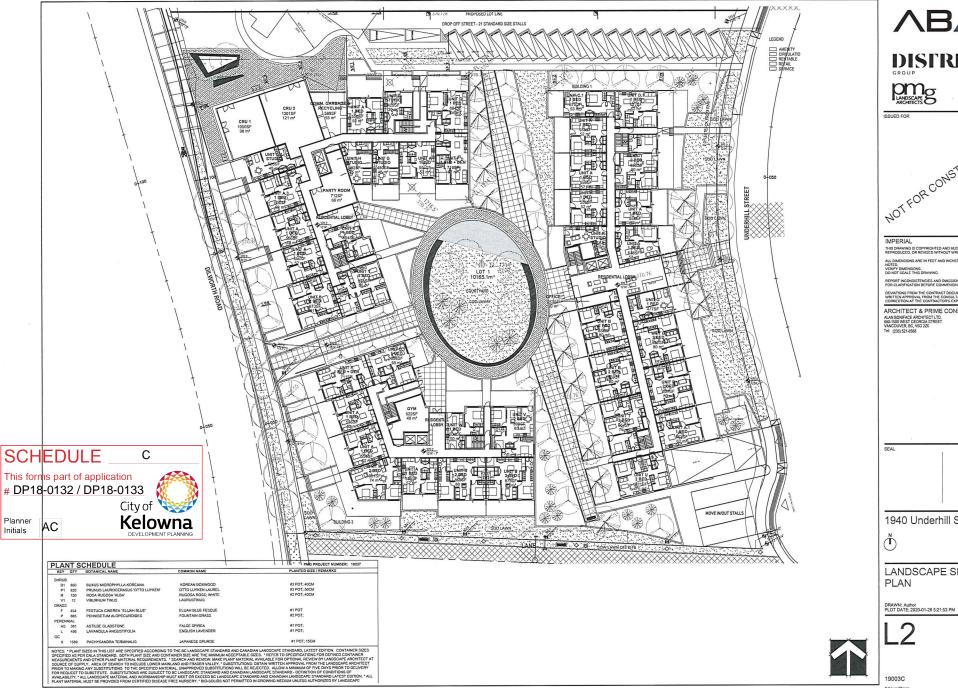
A & B

Planner Initials AC

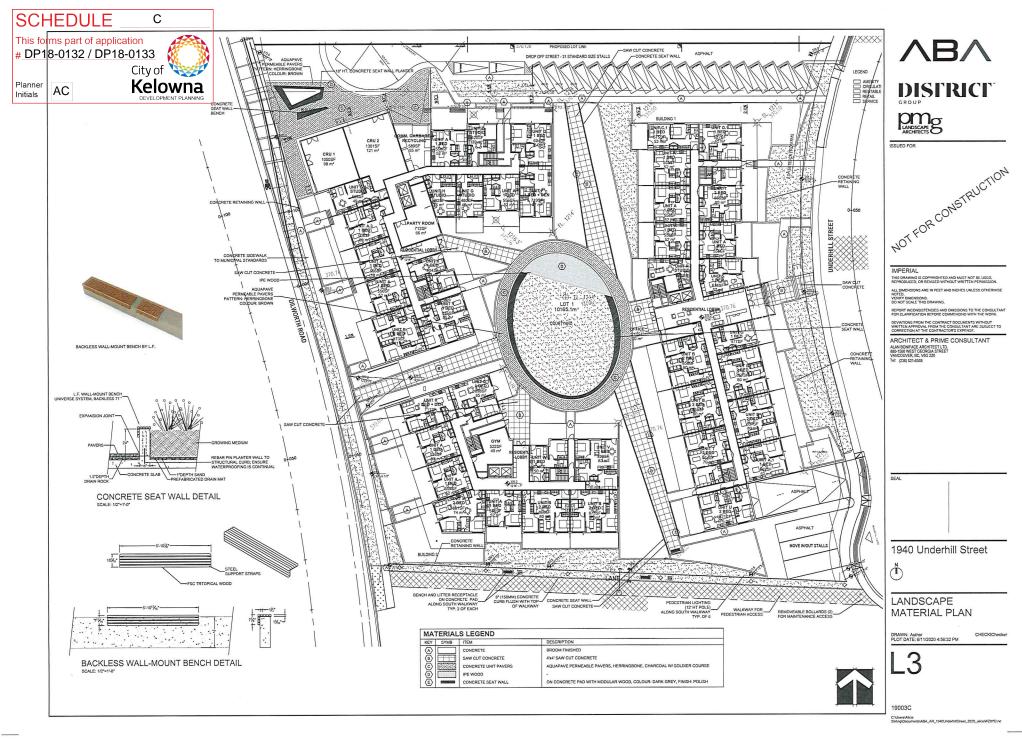
Kelowna DEVELOPMENT PLANNING

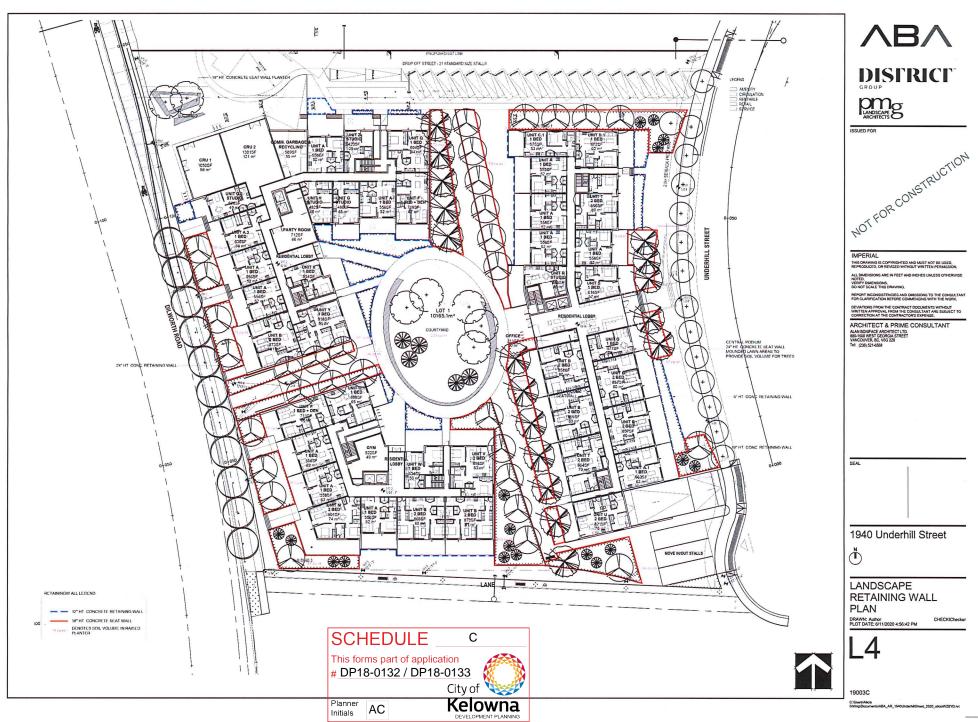


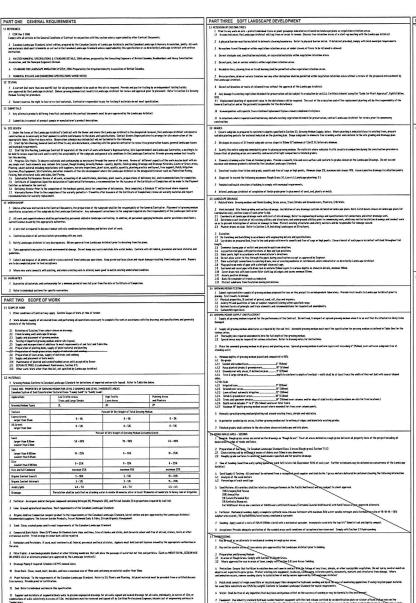












36. Histollaneous. Any other netwish necessary to complete the project as shown on the drawings and described herein.

3. Equipment: Use industry at underd hydroxic sandor/micher equipment with the Task values certified by an identification pilet or statistic apagement. The hydroxic sandor/micher which to papel or sufficient registration in a humanymous therey and to a morta would be in applied. The discharge pump and upon assisted with the capitate of applies the sufficient and enterlying the technical sufference enterlying the resultant sufference enterlying the discharge pump.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT Application Balle

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TAKES 1 DIVISES THE GRALES IS MAKE IN THE GRANES I A Line: The line shall be as defreed in Section 2233, Naterials. Apply all rates responsed in request sed test. Refer to Section 34 for method. 3. Furtilizer: Refor to Section 222 Materials. Apply specified furtilizer at rates shown in the required self-test. Apply with a mechanical sprunder. Culti-motion 64 hours prior to section, Apply supervised from lane. 3. Saddon, Propur a smooth, first, even surface for laying and Leg and all appared with sections should publish, when a mediagong or gas, smooth and even with adjaceness and collegely. Water to obtain member prestraine of 2" to 4" (0" - Nock. Comply with requestments of Constant Locations Standard Section 8, IK Shouland for Todays Sadd. .1 Conform to planting layout as shown on Landscape Plans. 3 Man only of both with smooth class defend less. The of Proton;
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 Pail Proton; which and providences and forting proton that we would be such work as determined by lack weather conditions when servant conditions are laidy to make sometimes determined and plants in the Proton Research 2 Availably
23 Area of search includes the Lover Handard and France Valley. Baller to Plant Schedule for any extension of area. 3.2 Find all specified species in the localise as these as the inducate drawest. Belly Landscape Architel If conficting resis or undergon exceedings.

3.3 Deciding of young facility localism set only as allowed offer review of the prepared deciding the Landscape Architect. 11 Cranage of Planting Notes: where required, is, on slaped conditions, break out the side of the planting pit is alone drawage above slope, and in flat conditions, among the result for results above incomings force. Notify the Landscape Architect where the drawage of planting holes in Statistics. over.
22 Filling glasting below by goodly froming the growing anches at most the cent system in 2 filtral layers. Sellite the sell with water, dall sell as required to see more reads. When 22 first the topical below placed, only furtilize or encounseled by the required into all the synchlet rates.
22 When placing the behalf aligned to the latest of makes the Bill of the selling annual of produce of the first selling the selling annual placed and the selling annual placed annual placed and the selling annual placed an Staking of Treas.
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT 3.1 for all part scared, the Landscape Architect means the right is chief the Central of Architecture in Expending for worther ground passent, in this space, but developed and provide a distinct or power the scale force is continued to part and architecture and to an all provide about a manners. It is place in great and the first and architecture and the right passent and the right and architecture and the right passent and the right and architecture and the right passent and the right and architecture and the right passent and architecture and the right and architecture and the right passent and architecture and the right and architecture architecture and architecture and architecture architecture and architecture architecture and architecture architecture and architecture The Cartificate of Completion.

38.7 Deviction from the specifications may require extension of the Marranty Paried as deformined by the Landscape Architect. IN INSTALLING LANGSCAPE ON STRUCTURES 1. Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for ins 2. Continute work with construction of planters and planter drawage.

21. Yurity that planter draws are in place and powline drawage to evel draws in present prior to placing any draw rock or sale. Provide clean and at all through-slab draw locations . Use 300mm mm. dia. PTC Pipe filled with draw rack wisess specific draws A local draw rock enough to a manage depth of 4" (100mater attenues sheet draw if specified, install sheet draw as per manufacturer's recent A Place on completer of 25 - More clean wested purp and over filler fairs. 3. The grown makes to depth spectics in Section 35 sheer for running surface treatments. Before to Drawing details for any light empired the property is after your. Use Stretches been even demands shaped to provide searth surface transfers of alogor. Built such passes lightly supplies and cover with faller fidure to prevent said transmitting developer. II ESTADLESPENT HANTENANCE Provide a separate price for this section 3 Bristed Standards and Legislation Canadian Landscape Standard, latest edition, Fortilizer Code, B.C. Postscole Cantrol Act A. Sole Briston. In addition to the inspections of model which completing of fined progress draw explications, and of the end of the guarantee period, there should be three of interests drawn that the control of the 5 Scheduley. Propure a schedule of articipated shifts and subset to designated representative at start-up. Kantonance op the greating section between Narch Int. and Resembler 20th, Inversor visits at allow times of the year may be required. Malarida Compty with Part Two at this specification.
 Partitionary To the renouncements of the Consider Landscape Standard Formulations and rates as required by self-testing. material of a position report of the report of the control of the ingth at 1844, 24 and reason cares.
17. Appars. Be-grade, re-seed are-seed when recessary to restore damaged or faling yeas areas. Mutch the grass varieties in the surrounding area. Re-sed, if required, throughout the grassing resum, Re-sed between Jugst to and Agric 15th or between Jugstander to and Seglender 15th. Protect re-seeded areas and beep most seld the first

SCHEDULE

Planner Initials AC

This forms part of application

DP18-0132 / DP18-0133

Rajor Species Santucky Dise for sun, Fescues for shade



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SEAL

1940 Underhill Street

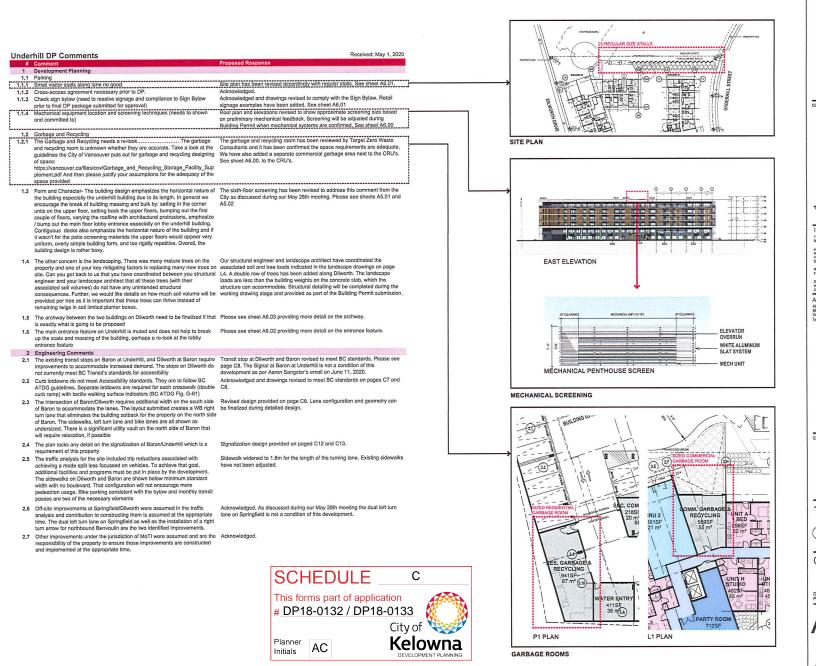
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City of

Kelowna

LANDSCAPE SPECIFICATION

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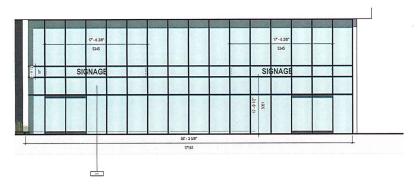
CITY DP COMMENTS

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- 4.2 Canopy Sign means a sign attached to, constructed as part of, or installed under, on top of, or in front of the face of a building canopy, and shall not include an Awning Sign. 4.2.2. Regulations:

 (a) Shall not extend beyond the horizontal limits of the canopy.

- (a) Shall conform with the Building Bylaw.
 (c) Where a canopy projects over public property, the canopy must have been issued a voilid and subsisting Building Permit and comply with the City of Kelowna Building Bylaw and all other relevant bylaws and pollicies prior to the issuance of a Sign
- (d) A professional engineer registered in British Columbia shall prepare and seal the
- structural design.

 (e) The maximum sign area is 1.0 m2 per lineal meter of canopy to a maximum of 40% of the canopy face.
 (f) Shall have a minimum vertical clearance of 2.5 m.

DESCRIPTION

Individual painted aluminum channel letters/ logo, 1'-6" letter height.

- 4.5.1. Fascia Sign' means a flat sign, illuminated or non-illuminated, that runs parallel to the facade of a building to which it is attached.
 4.5.2. Regulations:
- (a) Shall not project above roof line or more than 0.4 m from the wall face.
- (a) Shall have a minimum vertical clearance of 2.5 m.

 (b) Shall have a minimum vertical clearance of 2.5 m.

 (c) May be located above the second storey provided that the sign consists of only a logo, the name of a building, street address, or particular tenant

- 9.3 Signage Regulations
 (a) Maximum sizes of permanent signs:
 a, Fascia Sign: Maximum sign area of 0.8 m2 per lineal metre of business frontage to a
- maximum of 20% of the area of the wall it is attached to

Individual painted aluminum channel letters/logo with acrylic faces and face applied vinyl, internally illuminated with 4100K LEDs. Mounted to 3" square aluminum raceways to conceal all electrical supply, attached to building fascia and painted to match architectural finishes.

and painted to match architectural ministes.

Where attachment to horizontal architectural louvres is required, channel letters are directly mounted to louvres without raceway, electrical supply to be concealed within louvres.

Maximum 2'-0" overall logo height with maximum 1'-6" letter height.



- 4.12 Wall Sign 4.12.1. 'Wall Sign' means a sign, painted mural or architectural feature that consists of a logo, the name of the building, street address or tenant name attached to any wall of a principal building or structure on a property, including
- retaining walls, fences freestanding
 walls and walls enclosing the perimeter of a property.
 4.12.2. Regulations:
 (a) Shall not project above roof line.
- (a) Shall have project above foot line.

 (b) The maximum sign area or mural area is 1.0 m2 per lineal metre of building frontage to a maximum of 20% of the wall surface to which it is

DESCRIPTION

Individual painted aluminum channel letters/ logo.Maximum 4'-0" overall logo height with maximum 3'-0" letter height.



- 4.12.1. 'Wall Sign' means a sign, painted mural or architectural feature that consists of a
- logo, the name of the building, street address or tenant name attached to any wall of α un name o use usualing, seree accress or reanni name associed to any wall of a principal building or structure on a pooler, including relating wals, fences freestanding walls and walls enclosing the perimeter of a property.

 4.122. Regulations (1) (3) Part of the perimeter of a property.

 (3) Shall not project above roof line.

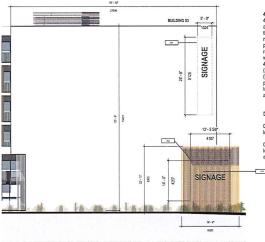
 (3) The maximum sign area or muncil area is 1.0 m2 per lineal metre of buildling

frontage to a maximum of 20% of the wall surface to which it is attached.

DESCRIPTION

Individual painted aluminum channel letters/





- 4.12 Wall Sign 4.12.1. 'Wall Sign' means a sign, painted mural or 4-12.1. Wall sign means a sign, painted mulai of architectural feature that consists of a logo, the name of the building, street address or tenant name attached to any wall of a principal building or structure on a property, including retaining walts, fences freestanding walls and walls enclosing the perimeter of a property, 4.12.2. Regulations:
- 4.12.2. Regulations:

 (a) Shall not project above roof line.

 (b) The maximum sign area or mural area is 1.0 m2

 per lineal metre of building frontage

 to a maximum of 20% of the wall surface to which it is

DESCRIPTION

01 Individual painted aluminum channel letters/ logo, Maxoverll logo height 5', 3'-0" letter height.

02 Individual painted aluminum channel letters/ logo, Max logo height 14', max sign area should not exceed 6m2

 $\Lambda B \Lambda$ DISTRICT

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1940 Underhill Street

SIGNAGE PROPOSAL

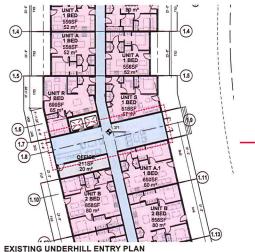
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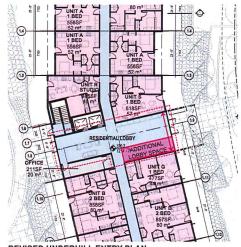
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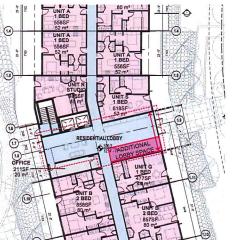
UNDERHILL ENTRANCE VIEW





REVISED UNDERHILL ENTRY PLAN

- More generous lobby on Underhill
- Unit count remains the same (1 bed south of entrance was made a studio
- Refined arch design







- Varied spacing of the wooden slats
- Addition of bench/resting area outside the lobby
- More pronounced signage



SCHEDULE

This forms part of application # DP18-0132 / DP18-0133

Planner AC Initials



С



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880-1900 WEST GEORGIA STREET
VANCOUVER BC, 1/69 2218
Tel: (206) 521-4568

1940 Underhill Street



UNDERHILL ARCH & **ENTRY**

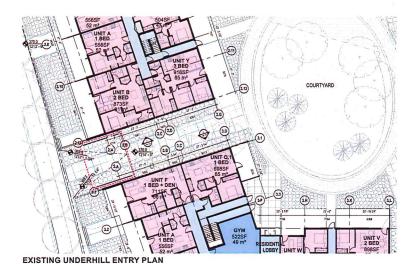
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DILWORTH ENTRANCE VIEW







- Varied spacing of the wooden slats
- Landscaped



ARCH PRECEDENTS





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VANCOUVER, BC, VIG 0.226
Tel: CODE ST. C. VIG 0.226

SEAL

1940 Underhill Street



DILWORTH ARCH DESIGN

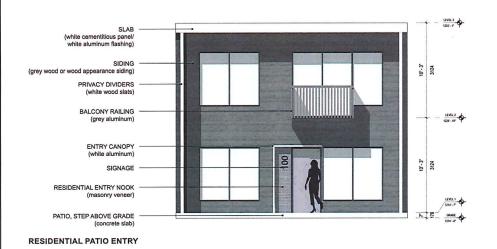
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PATIO PRECEDENTS



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SEAL

1940 Underhill Street

RESIDENTIAL PATIOS

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RESIDENTIAL PATIOS

STEPPING ALONG DILWORTH

Planner AC Initials

SCHEDULE This forms part of application # DP18-0132 / DP18-0133

Kelowna DEVELOPMENT PLANNING

Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

Email: mussatto@districtgroup.ca

Briana Mussatto Attention:

Re: PMG File: 18-237

Mixed Retail Development 1940 Underhill Street, Kelowna

andscape	Works	Size	Approximate Quantity	Unit Price	Total Price
	Earthwork:				
1	Topsoil (cost per yd ³)		1,300.00	\$40.00	\$52,000.00
2	Sod Lawn		14,000.00	\$1.75	\$24,500.00
3	Bark Mulch (cost per yd ³)		170.00	\$45.00	\$7,650.00
4	Hard Landscsape (supply and install)		•	•	
	a) Concrete retaining wall	per face ft	2200	\$50.00	\$110,000.00
	b) Precast pavers	per s.f.	4150	\$15.00	\$62,250.00
	c) Sawcut concrete	per s.f.	3500	\$10.00	\$35,000.00
	d) Feature Wood	per s.f.	1000	\$20.00	\$20,000.00
	e) Asphalt	per s.f.	0	\$5.00	\$0.00
	f) Seatwall Bench	each	10	\$900.00	\$9,000.00
	g) Bike Racks	each	9	\$300.00	\$2,700.00
	i) Irrigation	each	1	\$40,000.00	\$40,000.00
	h) Lighting	TBD	1	\$0.00	\$0.00
	,				
		Hardscape	Hardscape Subtotal		
5	Plant Material:				\$278,950.00
	a) Deciduous	7cm cal	48	\$220.00	\$10,560.00
	b) Deciduous	8cm cal	7	\$250.00	\$1,750.00
	c) Conifers	3.5m ht.	23	\$180.00	\$4,140.00
	,				
	Shrubs	#3 pot	1680	\$18.00	\$30,240.00
		#2 pot	897	\$10.00	\$8,970.00
		#1 pot	2920	\$4.50	\$13,140.00
		Plant Subto			\$68,800.00
6	d) Installation		\$68,800.00	\$0.90	\$61,920.00
	Sub-Totals	Total for 1		\$52,000.00	
		Total for 2			\$24,500.00
		Total for 3			\$7,650.00
		Total for 4			\$278,950.00
	- 0	Total for 5			\$68,800.00
HEDULE	C	Total for 6			\$61,920.00
orms part of ap		Subtotal			\$493,820.0
	7 10-U 133 😿 😗 I				
18-0132 / DF	City of Kelowna	Contingen	cy 10%		\$49,382.00

Please note that this is only an estimate, and is subject to change due to economic conditions, availability of materials, and actual site conditions at the time of construction.

Regards,

Ben Aldaba Associate

Landscape Architect
PMG Landscape Architects





DP18-0132 / DVP18-0133 1960 Underhill St

Development Permit and Development Variance Permit





Proposal

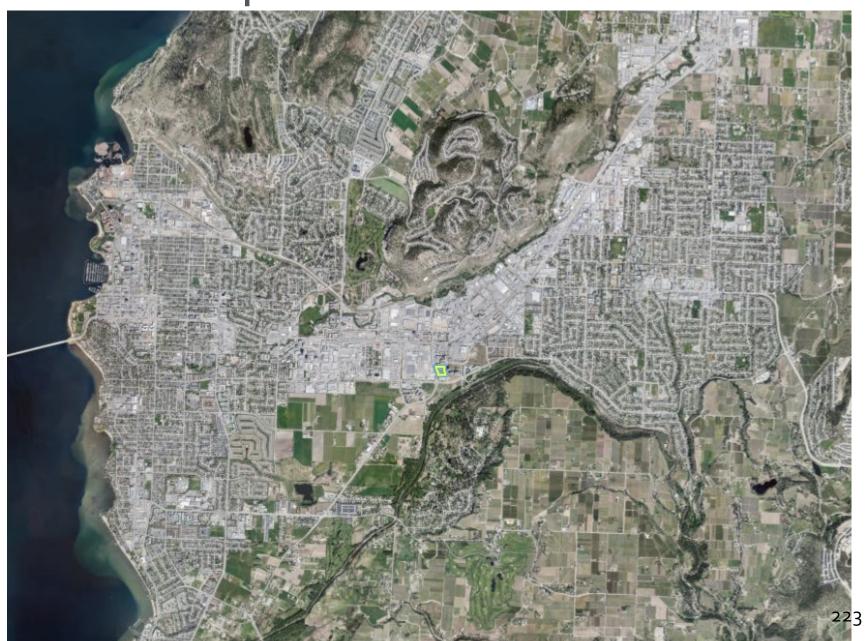
➤ To review the Form & Character Development Permit for three 6-storey rental residential buildings and to consider two variances to increase the building height by two storeys and to reduce the number of parking stalls by twenty stalls.

Development Process





Context Map



Subject Property Map





Project/technical details

	Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL	
	Unit Summary		
Studio	n/a	31	
1 bedroom	n/a	181	
2 bedrooms	n/a	76	
3 bedrooms	n/a	6	
Total	n/a	294 units	
	Development Regulations		
Height	15.0 m / 4 storeys	19.0 m / 6 storeys 0	
Site coverage of buildings	75 %	44%	
FAR	Base Far: 1.3 + Parking within Bldg. bonus: 0.19 + 5 & 6 storey bonus: 0.2 = 1.69	1.69 (18,113 m² / 10,700 m²)	
	Parking Regulations		
Minimum Parking Requirements	270 Res + 42 visitors + 3 Comm =315 parking stalls	250 Res + 34 visitors + 3 Comm = 295 parking stalls 2	
Minimum Loading Spaces	o spaces	o spaces	
Ratio of Parking Stalls	Regular size: 50% Min Small Size: 50% Max	Regular size: 59% (174 stalls) Small Size: 40% (121 stalls)	
	Other Regulations		
Minimum Bicycle Parking Requirements	Long term: 223 bikes Short Term: 75 bikes	Long term: 229 bikes Short Term: 96 bikes	

- 2 A variance to reduce the number of parking spaces from 315 stalls to 295 stalls;



Variances

Section 14.4.5 (c) Development Regulations

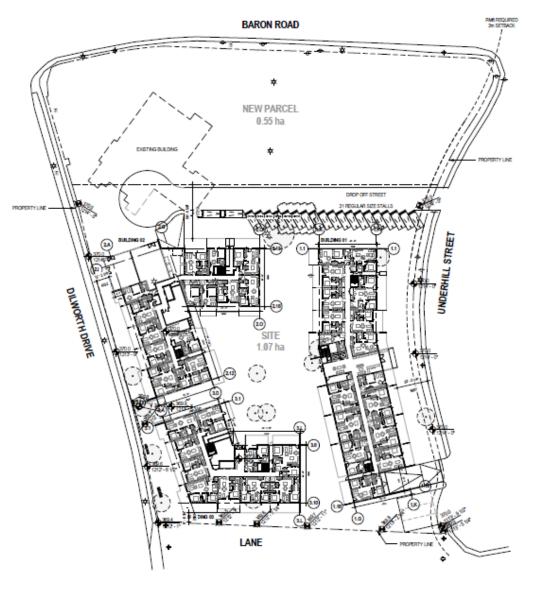
➤ To vary the maximum height from 15.0m / 4 storeys to 19.0m / 6 storeys.

Table 8.1 Parking Schedule

➤ To vary the minimum parking requirements from 315 stalls to 295 stalls.

- ► Mid-rise buildings up to 6 storeys are appropriate in key urban locations where significant residential density is encouraged
- Parking variances is consistent with appropriate level of parking for rental residential projects

Site Plan



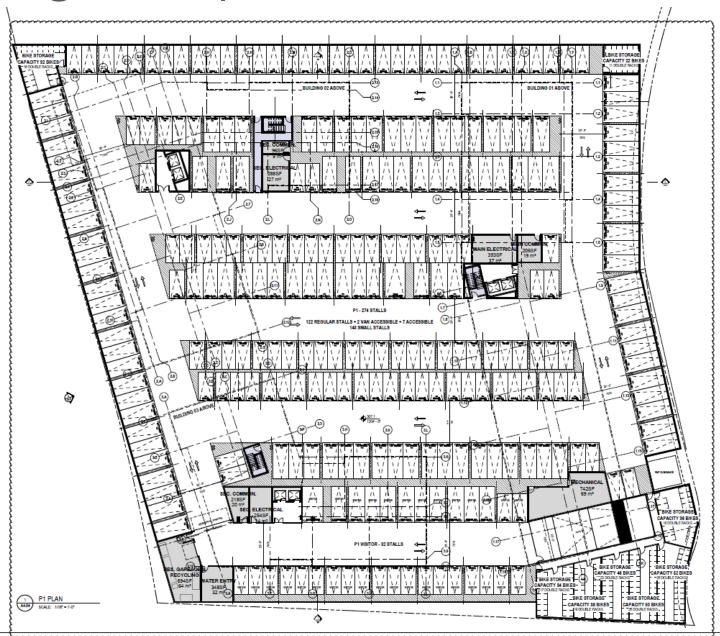
LEGEND:

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- O STREET SIG
- ◆ FRE HYDRA
- CRAUCE 🛟
- TRANSFORMER
- DISTINGTED
- XX LAMPSTANDARD-REMOVE
- O STREET SGN-REMOVED
- EXISTING TREE REMOVED / RELOCATED

First Floor Plan

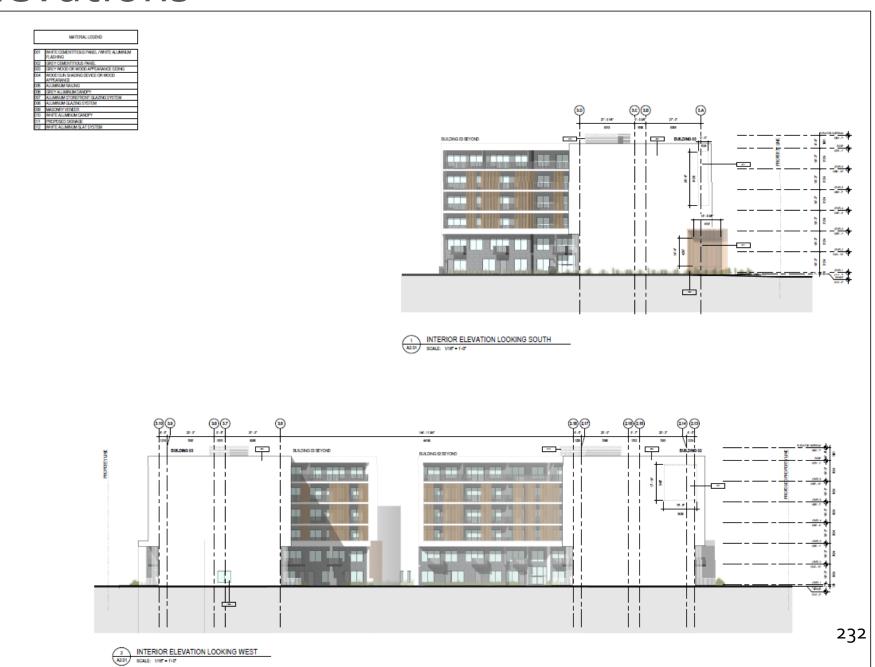


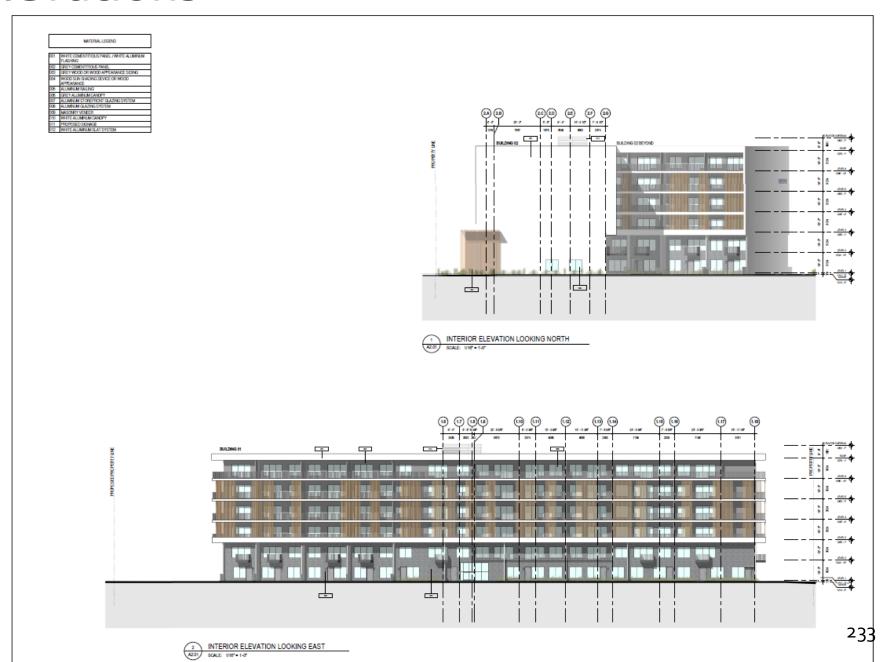
Underground parkade











Shadow Studies



JUNE 21 EQUINOX DECEMBER 21

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Renderings



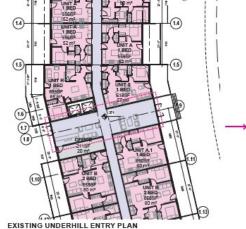
Renderings



Underhill Entry & Arch



UNDERHILL ENTRANCE VIEW



- REVISED UNDERHILL ENTRY PLAN
- More generous lobby on Underhill
- Unit count remains the same (1 bed south of entrance was made a studio
- Refined arch design





- Varied spacing of the wooden slats
- Addition of bench/resting area outside the lobby
- More pronounced signage



Residential Patios

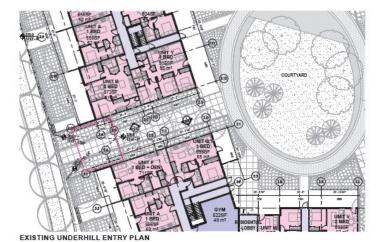


Dilworth Arch



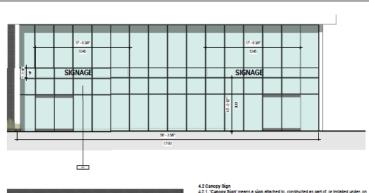
DILWORTH ENTRANCE VIEW

- Landscaped





Signage Plan





- 4.2.1. Canopy Sign' means a sign attached to, constructed as part of, or installed under, on top of, or in front of the face of a building panopy, and shall not include an Awming Sign.
- (a) Shall not extend beyond the horizontal limits of the gangoy.
- (b) Shall conform with the Building Bylaw.
- (c) where a canopy projects over public property, the canopy must have been issued a valid and subsisting Building Fernit and comply with the City of Kelowan Building Bylaw and all other relevant bylaws and policies prior to the issuance of a Sign
- (d) A professional engineer registered in British Columbia shall prepare and seal the
- (e) The maximum sign area is 1.0 m2 per lineal meter of canopy to a maximum of 40% of the gangoy face. (f) Shall have a minimum vertical clearance of 2.5 m.

Individual painted aluminum channel letters/ logo, 1'-6" letter height.

- 4.5.1. Fasoia Bign' meens e flat sign, illuminated or non-illuminated, that runs parallel to the facade of a building to which it is attached.
- 4.5.2 Regulations:
- (a) Shall not project above roof line or more than 0.4 m from the wall face. (b) Shall have a minimum vertical clearance of 2.5 m.
- (c) May be located above the second storey provided that the sign consists of only a logo, the name of a building, steet address, or particular tenent

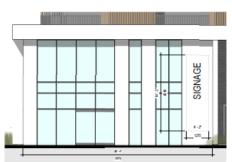
9.3 Signage Regulations

- (a) Maximum sizes of permanent signs:
- a. Faccia Sign: Maximum sign area of 0.8 m2 per lineal metre of business frontage to a maximum of 20% of the area of the wall it is effected to

- Individual painted aluminum channel letters logo with acrylic faces and face applied vinyl, internally illuminated with 4100K LEDs. Mounted to 3º square aluminum receways to conceal all electrical supply, attached to building fascia
- and painted to match architectural finishes.

 Where attachment to horizontal architectural louvres is required, channel letters are directly mounted to louvres without raceway, electrical supply to be
- conceeled within louvres.

 Maximum 2'-0" overall logo height with maximum 1'-6" letter height.



4.12 Wall Sign

- 4.12.1. 'Wall Sign' means a sign, painted mural or architectural feature that consists of a logo, the name of the building, street address or tenant principal building or structure on a property, including
- retaining walls, fences feestanding walls and walls enclosing the perimeter of a property. 4.12.2. Regulations:
- (a) Shall not project above roof line. (b) The maximum sign area or murel area is 1.0 m2 per lineal metre of building frontage to a maximum of 20% of the wall surface to which it is attached.

DESCRIPTION

Individual painted aluminum channel letters/ logo.Meximum 4-0" overall logo height with meximum 3-0" letter height.

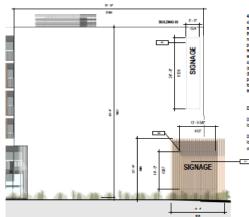


4.12 Wall Sign

- 4.12.1. Wall Sign' means a sign, painted mural or architectural feature that consists of a
- logo, the name of the building, street address or tenant name attached to any wall of a principal building or structure on a property, including retaining walls, fences feestanding walls and walls enclosing the perimeter of a property. 4.12.2. Regulations:
- (a) Shall not project above roof line.
- (b) The maximum sign area or murel eree is 1.0 m2 per lineal mete of building
- to a maximum of 20% of the wall surface to which it is attached.

DESCRIPTION

individual painted aluminum channel letters/



4.12 Wall Sign

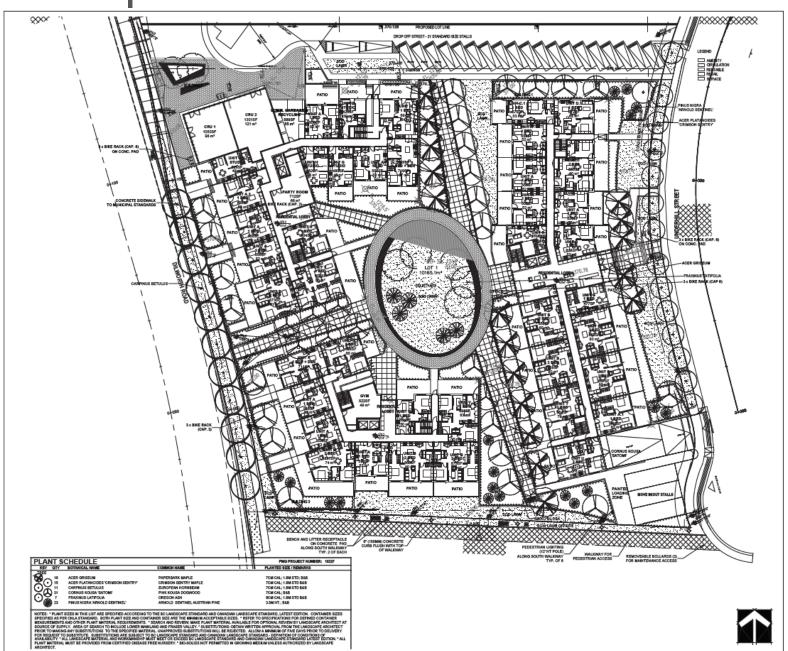
- 4.12.1. 'Wall Sign' means a sign, painted mural or architectural feature that consists of a logo, the name of the building, street address or tenant name attached to any wall of a
- principal building or structure on a property, including retaining walls, fences freestanding walls and walls enclosing the perimeter of a property.
- 4.12.2. Regulations: (a) Shall not project above roof line.
- (b) The maximum sign area or murel eree is 1.0 m2 per lineal mete of building frontage to a maximum of 20% of the wall surface to which it is

DESCRIPTION

- 01 Individual painted aluminum channel letters/ logo, Maxoveril logo height 5', 3'-0' lottor hoight
- 02 Individual painted aluminum channel letters/ logo, Max logo height 14", max sign area should not

auceed 6m2

Landscape Plan





Development Policy

- ► Ensure appropriate and context sensitive built form
- Urban Design Guidelines
- ► Land Use Designation Massing and Height
- ► Housing Mix
- ▶ Rental Housing
- ▶ Compact Urban Form
- ► Contain Urban Growth
- ▶ Midtown: 16 storeys, where the OCP designation provides for high-density multiple units.



Staff Recommendation

- Staff are recommending support for the Development Permit and Development Variance Permit
 - Significant rental residential in key urban centre where residential growth is encouraged
 - ► Form and character meet guidelines
 - Height variance and parking variance are consistent with growth expectations on this site with rental residential units



Conclusion of Staff Remarks



DP18-0132 / DVP18-0133 1960 Underhill St.

Development Variance Permit

Development Variance Permit

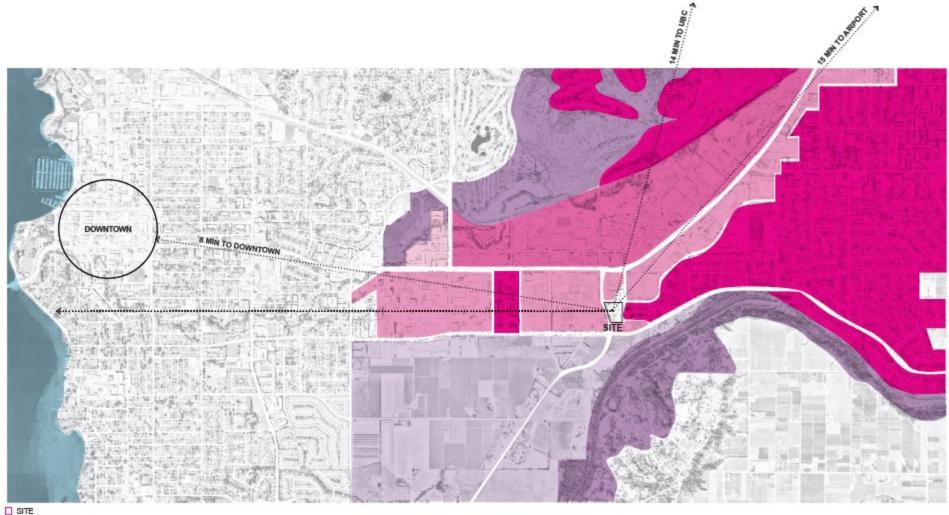




North Grove, Nanaimo, BC - 151 units First phase completed in 2020



The Rex, Abbotsford, BC – 206 units First phase completed in 2020

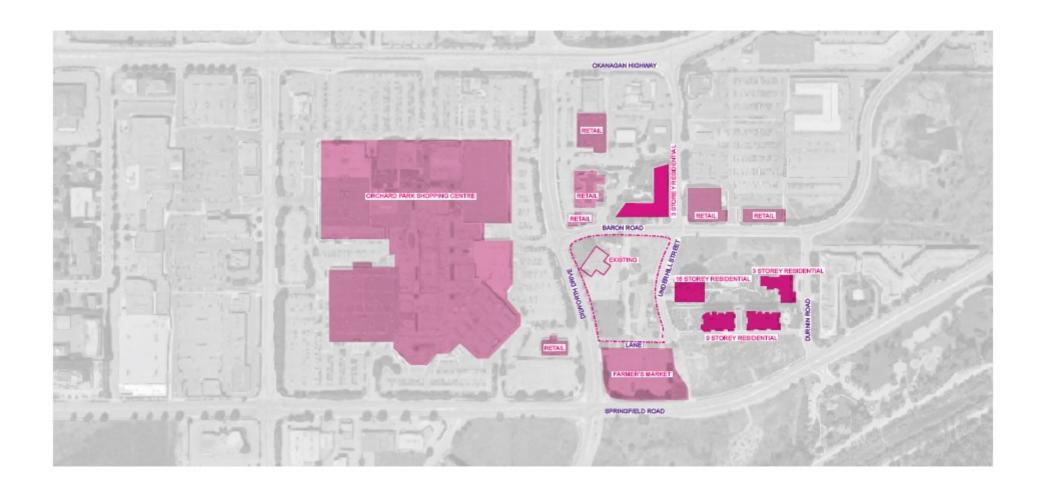


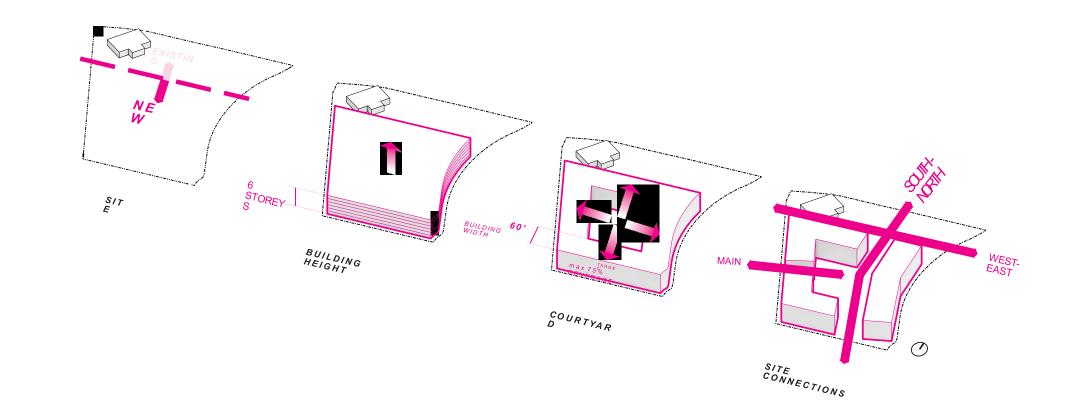
MIXED USE - COMMERCIAL / SERVICES

■ RESIDENTIAL

PARKS

RURAL



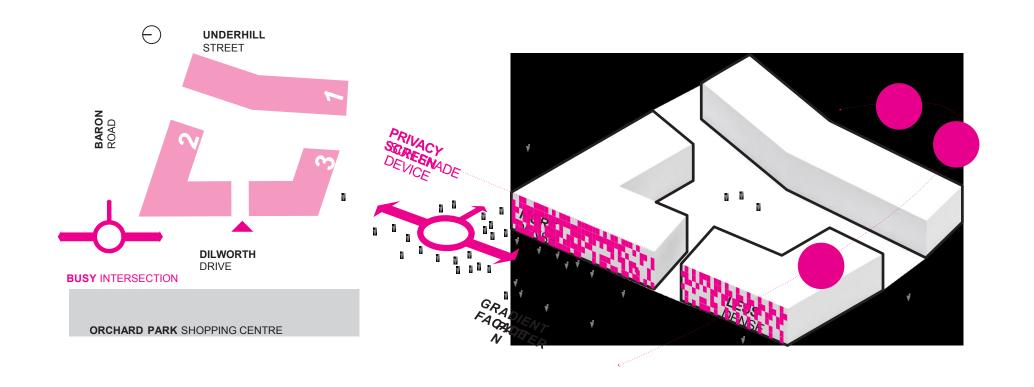


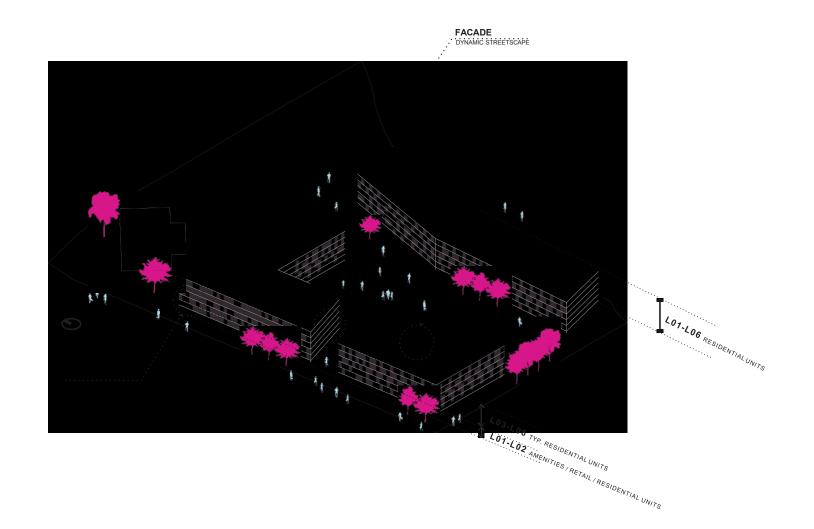


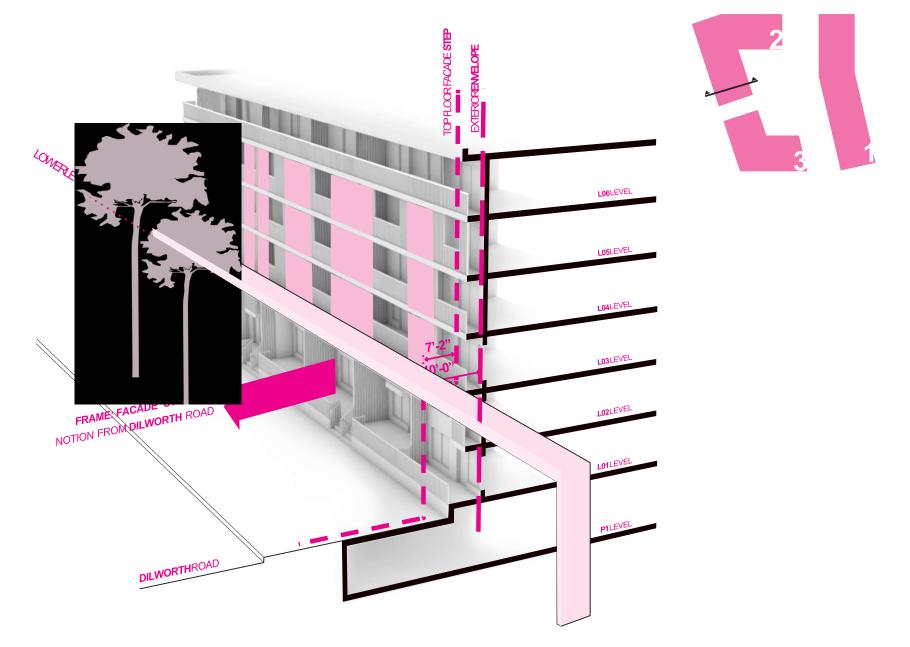


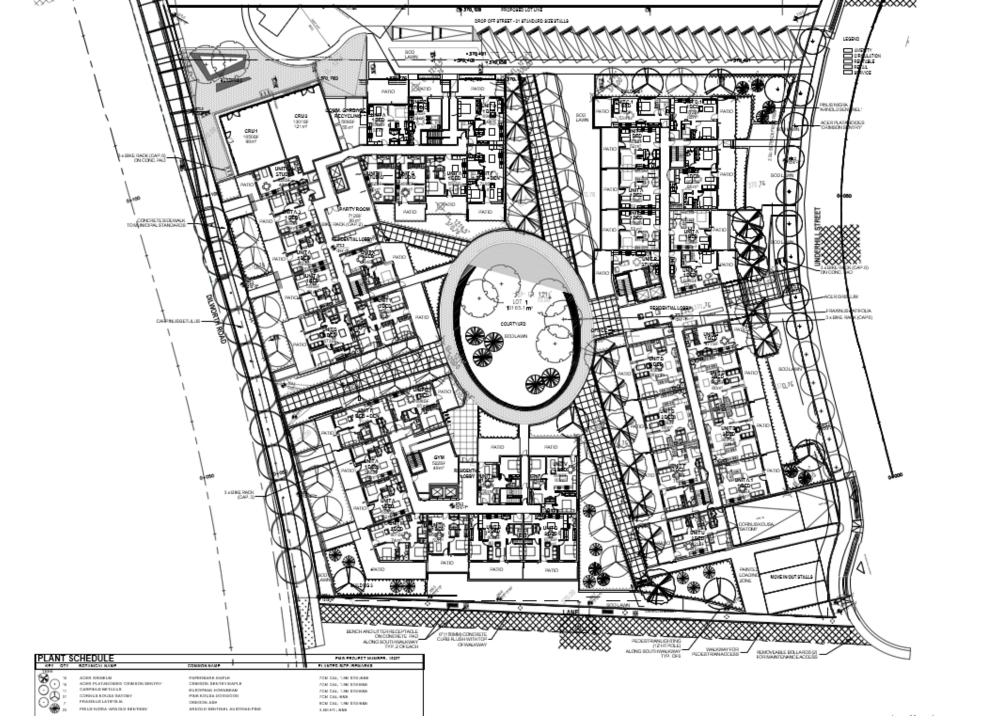




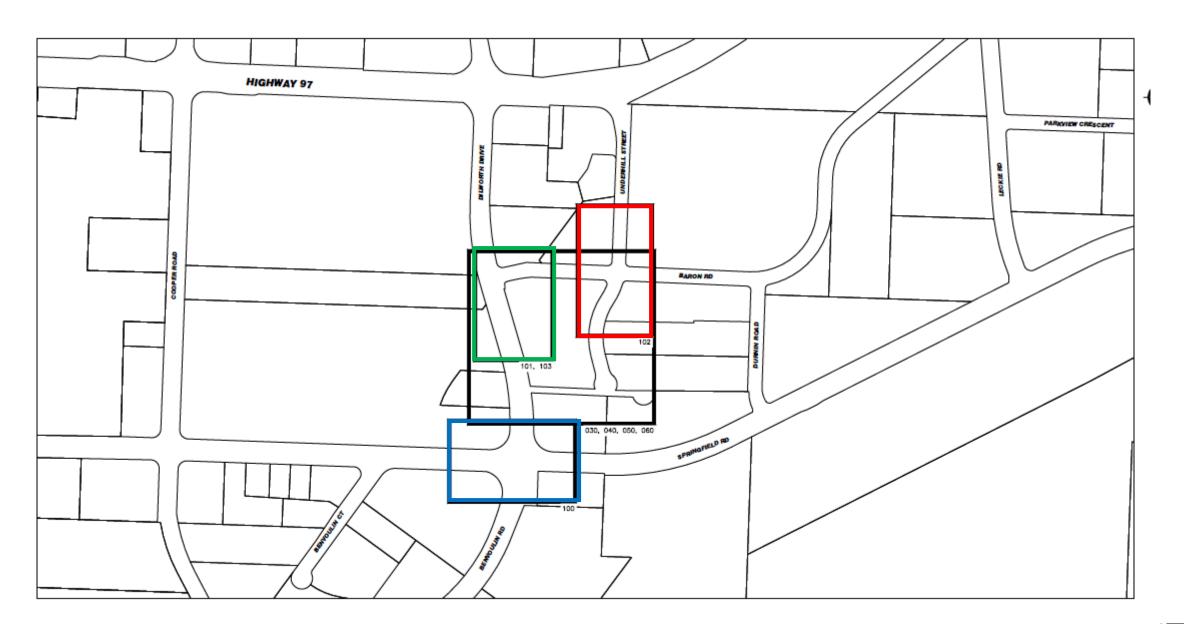


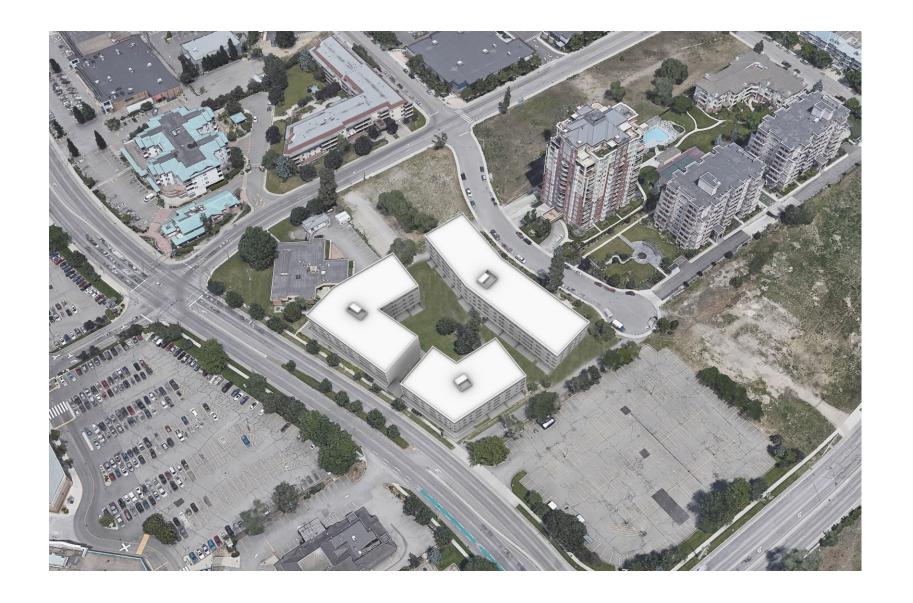
















Appendix A – Site Plan

