City of Kelowna Regular Council Meeting AGENDA



Tuesday, January 19, 2021 4:45 pm Council Chamber City Hall, 1435 Water Street

Pages

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

The Oath of Office will be read by Councillor Sieben.

3. Confirmation of Minutes

1 - 15

Public Hearing - January 12, 2021 Regular Meeting - January 12, 2021

4. Liquor License Application Reports

Mayor to invite anyone participating online who deems themselves affected by the required variance(s) to indicate they wish to speak for each item.

4.1. START TIME 4:45 PM - Clement Ave 880, 206 and 207 - LL20-0008 - 1568447 Alberta Ltd

16 - 36

To seek Council's support for a lounge endorsement for a brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00am to 11:00 pm Sunday to Thursday and 9:00am to 12:00 am Friday and Saturday but limit the hours to 10:00 pm on the patio, with a seating capacity of 99 persons indoors and 30 on the exterior patio.

5. Development Permit and Development Variance Permit Reports

Mayor to invite anyone participating online who deems themselves affected by the required variance(s) to indicate they wish to speak for each item.

5.1. START TIME 4:45 PM - Lawson Ave 1094 - BL11916 (Z19-0058) - 1094 Lawson Avenue Ltd. Inc. No. BC1176688

37 - 37

To adopt Bylaw No. 11916 in order to rezone the subject property from the RU6 - Two Dwelling Housing zone and the RM4 - Transitional Low Density Housing zone to the RM5 - Medium Density Multiple Housing zone.

5.2.	START TIME 4:45 PM - Lawson Ave 1094 - DP19-0094 DVP20-0195 - 1094 Lawson Avenue Ltd., Inc.No. 1176688	38 - 82
	To consider the form and character of a 4 $\frac{1}{2}$ storey apartment building; and to consider a variance to the minimum landscape buffer at the rear yard.	
5.3.	START TIME 4:45 PM - McCurdy Rd 1085 - BL11969 (Z19-0110) - Amandeep and Manpreet Sidhu	83 - 83
	To adopt Bylaw No. 11969 in order to rezone the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial zone.	
5.4.	START TIME 4:45 PM - McCurdy Rd 1085 - DVP19-0160 - Amandeep and Manpreet Singh	84 - 98
	To consider a Development Variance Permit to vary the minimum front yard setback from 7.5m required to 6.65m, to bring an existing structure into conformance with the zone.	
5.5.	START TIME 6:50 PM - Mills Rd 320 - DP19-0214 DVP19-0215 - 1186276 BC Ltd., Inc.No. BC1186276	99 - 135
	To consider a Development Permit for the form and character of a 3 storey apartment building, and a Development Variance Permit to vary the following: height; site coverage; and parking setback at the side and rear lot lines.	
5.6.	START TIME 7:30 PM - Gordon Dr 4382 - BL12049 (Z20-0015) - Donald and Amanda Maccormack	136 - 136
	To adopt Bylaw No. 12049 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.	
5.7.	START TIME 7:30 PM - Gordon Dr 4382 - DVP20-0063 - Donald and Amanda Maccormack	137 - 153
	To consider a Development Variance Permit application to vary Section 13.6.5(c) of the Zoning Bylaw to reduce the required lot depth from 30.0 m to 23.3 m.	
5.8.	START TIME 7:30 PM - Valley Rd 276 - DP20-0094 DVP20-0193 - Vanmar Developments Glenpark Ltd. Inc. No BC1150883	154 - 205
	To consider the form and character of a multiple dwelling housing development and to vary minimum landscape buffers, minimum setbacks for parking stalls and the maximum height for a portion of the subject property.	
5.9.	START TIME 8:15 PM - Aurora Cres 230 - BL12116 (Z20-0088) - Lambert and Paul Construction Ltd., Inc.No. 80191	206 - 206
	To adopt Bylaw No. 12116 in order to rezone the subject from the C4 - Urban Centre Commercial zone to the C4r - Urban Centre Commercial (Residential Rental Tenure Only) to facilitate a multiple dwelling housing project.	

5.10. START TIME 8:15 PM - Aurora Cres 230 - DP20-0147 DVP20-0148 - Ironclad Developments Aurora Inc., Inc.No. A0113910

To consider the form and character of a multiple dwelling housing development with a variance to maximum height.

- 6. Reminders
- 7. Termination



City of Kelowna Public Hearing Minutes

Date:

Location:

Tuesday, January 12, 2021

Council Chamber

City Hall, 1435 Water Street

Members Present

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

Given, Mohini Singh, Loyal Wooldridge

Members Participating

Remotely

Councillors Charlie Hodge, Luke Stack and Brad Sieben*

Staff Present

City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Planner, Andrew Ferguson*; Development Engineering Manager, James Kay*; Development Planning Department Manager, Terry Barton*; Urban Planning Manager, Jocelyn Black*; Legislative Technician, Rebecca Van Huizen

Staff Participating Remotely (* Denotes partial attendance)

Legislative Coordinator (Confidential) Clint McKenzie

- Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items
- 2. Call to Order the Public Hearing START TIME 4:00 PM Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880 OCP19-0007 (BL12122) Z19-0115 (BL12123) Victor Projects Ltd., BC1050457

Mayor Basran called the Hearing to order at 4:02 p.m.

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

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

- 3. Individual Bylaw Submissions
 - 3.1 START TIME 4:00 PM Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880 OCP19-0007 (BL12122) Z19-0115 (BL12123) - Victor Projects Ltd., BC1050457

Staff:

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

Bob Evans, WSP Group Applicant

-Introduced the item and the applicant team.

- Shared a PowerPoint presentation outlining the context, transportation improvements and development proposal.
- Spoke to the site layout.

Avi Thiessen, WSP Group, Applicant's Agent

- Reviewed trip counts to Costco during peak times.

- Presented the proposed road improvements with the development.

Michael Thompson, Costco Canada, Applicant:

- Spoke to the history of the existing Costco site and reasons to move to new location.
- Outlined site context.
- Provided comments on Costco's operations in Kelowna.

The Applicant team responded to questions from Council.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants:

Gayle McKaig, Leckie Road, Kelowna

- Opposed to the application.

- Concerned with traffic flow changes and the impact on emergency vehicles access.
- Concerned with traffic impacts of Costco building.
- Spoke to lack of bus stops in the area.

Ron Ready, Strata President Dilworth Green, Leckie Road, Kelowna

- Opposed to the application.

- Spoke to existing and upcoming residential developments in the area.
- Concerned with lack of highway access.
- Concerned with traffic impacts and lack of road infrastructure improvements to support it.
- Believes that all transportation improvements should be completed now, not after the development of Costco.
- -Would like to see gradual residential development of the site.

Jean-Claude Gavrel, Dunbar Court, Kelowna

-Opposed to application.

- -Concerned about use of property and scarce land availability in the City.
- -Spoke to options for more compact and upward commercial development.
- -Location farther from downtown would reduce traffic impacts.

Dale Henry, Tanager Court, Kelowna

- Supports application.

- Believes the current Costco site is inadequate.

Garry

- -Called on to speak and given permission to unmute.
- -Did not speak.

Simone Blais, Solano Townhomes, Parkview Street, Kelowna:

- -President of the strata council.
- -Already a walkable area with commercial services and Mission Creek Greenway.
- -Supports proposal to block access to reduce through-traffic.

-Would like this to be an opportunity to improve pedestrian and cyclist infrastructure in the area.

Corrina Thomsen, Leckie Road, Kelowna

- Strata has been in discussions with Costco.
- -Unclear about proposed zone, whether C4 or C10.
- -Does not feel C4 is appropriate for warehouse use.
- -Concerned that location is not appropriate given traffic impacts and improvements.
- -Would like to see improved cyclist connections to Mission Creek Greenway.
- -Opposed to MXR Future Land Use designation.

Andre Gagnon, Durnin Road, Bristol Gardens

- Concerned this location does not make sense for Costco given other uses and amenities in area.
- -Would like to see Costco remain in Kelowna.
- -Concerned with traffic impacts in the area.
- -Concerned with existing highway congestion between Spall and Dilworth.
- -Transit routes would be impacted by traffic congestion.

William Doyle, Durnin Road, Kelowna

- -Opposed to changing OCP to allow this development.
- -Concerned with removing large piece of land from future residential development for this area.
- -Location is better suited to residential than commercial.
- -Concerned with moving from highway corridor to Leckie and Baron Roads.
- -Concerned with one-off proposal instead of more comprehensive review.

Garry

-Called on to speak with no response.

No other members of the public indicated they wanted to speak.

Bob Evans, WSP Group, Applicant response:

- Spoke to the intent to extend and rebuild cycling infrastructure.
- Commented on discussions that their development team has undertaken with area stratas.
- Responded to questions from Council.

Avi Thiessen WSP Group Applicant:

- Spoke to the improvements proposed on Leckie. Road.
- Spoke to the intent to take the existing bicycle infrastructure in the area and improve on it.

Omara Escobar, Costco, Applicant:

- -Responded to questions from Council.
- -Spoke to how employees are commuting to work and the current minimal use of bikes.
- Spoke to the traffic impact study and proposed road improvements.

Staff responded to questions from Council.

No further comments from Council.

4. Termination

The Hearing was declared terminated at 5:54 p.m.

Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 5:54 p.m.

6. Bylaws Considered at Public Hearing

6.1 START TIME 4:00 PM - Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12122 (OCP19-0007) - Victor Projects Ltd., No. BC1050457

Moved By Councillor Donn/Seconded By Councillor Given

(Roo42/21/01/12)THAT Bylaw No. 12122 be read a second and third time.

Carried

Opposed – Councillors Hodge and Wooldridge

6.2 START TIME 4:00 PM - Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12123 (Z19-0115) - Victor Projects Ltd., No. BC1050457

Moved By Councillor Donn/Seconded By Councillor Singh

(Roo43/21/01/12)THAT Bylaw No. 12123 be read a second and third time.

Carried

Opposed – Councillors Hodge and Wooldridge

7. Termination

The meeting was declared terminated at 6:30 p.m.

Councillor Sieben left the meeting at 6:30 p.m.

The meeting recessed at 6:30 p.m.

The meeting reconvened at 7:17 p.m.

8. Call to Order the Public Hearing - START TIME 7:15 PM - McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai

Mayor Basran called the Hearing to order at 7:17 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.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

9. Individual Bylaw Submissions

9.1 START TIME 7:15 PM - McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

No applicant indicated an intent to speak.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak, followed by comments from Council.

No one participating online indicated they wished to speak.

10. Termination

The Hearing was declared terminated at 7:21 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:21 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 7:15 PM - McCurdy Rd 335 - BL12117 (Z20-0053) - Mohan Lal Madurai

Moved By Councillor Donn/Seconded By Councillor Wooldridge

(Roo44/21/01/12) THAT Bylaw No. 12117 be read a second and third time.

Carried

13. Termination

The Hearing was declared terminated at 7:22 p.m.

14. Call to Order the Public Hearing - START TIME 7:15 PM - Rodondo Pl 1295 - Z20-0028 (BL12120) - Janis Wiens

Mayor Basran called the Hearing to order at 7:22 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.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

15. Individual Bylaw Submissions

15.1 START TIME 7:15 PM - Rodondo Pl 1295 - Z20-0028 (BL12120) - Janis Wiens

Staff:

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

Alf & Jan Wiens, 1295 Rodondo Place, Applicant:

- -Confirmed the location of existing fence not being on the property line.
- -Indicated there is more than 15m as a riparian setback.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

16. Termination

The Hearing was declared terminated at 7:29 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:29 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 7:15 PM - Rodondo Pl 1295 - BL12120 (Z20-0028) - Janis Wiens

Moved By Councillor Donn/Seconded By Councillor Stack

(Roo45/21/01/12) THAT Bylaw No. 12120 be read a second and third time.

Carried

19. Termination

The meeting was declared terminated at 7:30 p.m.

20. Call to Order the Public Hearing - START TIME 7:15 PM - Elliot Ave 535 - Z20-0033 (BL12121) - Robert T. Groholski and Michalina J. Groholski

Mayor Basran called the Hearing to order at 7:30 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.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

21. Individual Bylaw Submissions

21.1 START TIME 7:15 PM - Elliot Ave 535 - Z20-0033 (BL12121) - Robert T. Groholski and Michalina J. Groholski

Mayor Basran declared a conflict of interest because he is part owner of property in the notification area and left the meeting at 7:31 p.m.

Deputy Mayor Singh took over the meeting at 7:31 p.m.

Staff

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

Keith Funk, St. Paul Street New Town Services, Kelowna, Applicant:

The Applicant participated online and was available for questions.

Deputy Mayor Singh invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

Staff responded to questions from Council.

There were no further comments from Council.

22. Termination

The Hearing was declared terminated at 7:35 p.m.

23. Call to Order the Regular Meeting

Deputy Mayor Singh called the meeting to order at 7:35 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 7:15 PM - Elliot Ave 535 - BL12121 (Z20-0033) - Robert T. Groholski and Michalina J. Groholski

Moved By Councillor Donn/Seconded By Councillor Wooldridge

(Roo46/21/01/12) THAT Bylaw No. 12121 be read a second and third time.

Carried

25. Termination

Mayor Basran returned to the meeting at 7:40 p.m.

The meeting was terminated at 7:41 p.m.

Mayor Basran

/cm

Deputy City Clerk



City of Kelowna **Regular Meeting** Minutes

Date: Location: Tuesday, January 12, 2021 Council Chamber

City Hall, 1435 Water Street

Members Present

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

Given, Mohini Singh, Loyal Wooldridge

Members Participating

Remotely

Councillors Charlie Hodge, Luke Stack

Members Absent

Councillor Brad Sieben

Staff Present

City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black; Development Planning Department Manager, Terry Barton; Legislative Technician, Rebecca Van Huizen

Staff Participating Remotely

Legislative Coordinator (Confidential) Clint McKenzie

(* Denotes partial attendance)

Call to Order 1.

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

Reaffirmation of Oath of Office 2.

The Oath of Office was read by Councillor Given.

Confirmation of Minutes 3.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

(Roo47/21/01/12) THAT the Minutes of the Public Hearing and Regular Meeting of November 17, 2020 be confirmed as circulated.

Carried

Development Permit and Development Variance Permit Reports 4.

START TIME - 7:40 PM - Mugford Rd 595 - BL12088 (Z19-0143) - Corey Knorr 4.1 Construction Ltd., Inc. No. BC0380398

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(Roo48/21/01/12) THAT Bylaw No. 12088 be adopted.

Carried

4.2 START TIME - 7:40 PM - Mugford Rd 595 - DVP19-0243 - Corey Knorr Construction Ltd., Inc. No. BC0380398

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Corey Knorr, Fitzpatrick Road, Kelowna, Applicant:

-The Applicant participated online and was available for questions.

-Indicated the intent to renovate the existing house and build a new house on the other lot.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(Roo49/21/01/12) THAT final adoption of Rezoning Bylaw No. 12088 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0243 for Lot 1 Section 26 Township 26 ODYD Plan 17560, located at 595 Mugford Road, Kelowna, BC;

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

Section 13.2.5(a): RU2 - Medium Lot Housing Subdivision Regulations

To vary the minimum lot width from 13.0 m required to 12.85 m proposed for Lot A

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

Carried

4.3 START TIME 7:40 PM - Tataryn Rd 916 - BL12105 (Z20-0056) - Tomasius Floire Phoebus

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(Roo50/21/01/12) THAT Bylaw No. 12105 be adopted.

Carried

4.4 START TIME - 7:40 PM - Tataryn Rd 916 - DVP20-0143 - Tomasius Floire Phoebus

Staff.

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

Tomasius Phoebus, Orchard Drive, Kelowna Applicant:

-Intends to keep the existing dwelling and build a new carriage house.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Donn

(Roo51/21/01/12)THAT final adoption of Rezoning Bylaw No. 12105 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0143 for Lot 6 District Lot 137 Osoyoos Division Yale District Plan 17047, located at 916 Tataryn Road, Kelowna, BC;

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

Section 9.5b.1(h): Carriage House Regulations - Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the required minimum front yard from 9.0 m required to 5.92 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

4.5 START TIME - 7:40 PM - Applebrooke Cres 154 - DVP20-0172 - John and Cynthia Smit and Isaac Smit

Staff:

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

Jonathan Austin, McElhanney Ltd. Nanaimo Ave West, Penticton, Applicant:

The Applicant participated online and was available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants:

Wayne Johnson, Applebrook Crescent, Kelowna

- Opposed to the application.
- Subject property is not suitable for subdivision given the narrow driveway.
- Previous damage to adjacent property when exiting the driveway.
- Spoke to the number of renters in the existing building.
- Concerned regarding the quietness and traffic increase of the neighbourhood and children walking to school in the area.

Gary Brucker, Applebrook Crescent, Kelowna

- Does not support the three variances on the subject property.

- Variances do not fit well into the neighbourhood.

Adam Pfitzenmaier, Applecrest Court, Kelowna:

- Opposed to the application.

- Concerned with overall number of variances and inconsistency with subdivision regulations.
- -Indicated existing house is being operated as rooming house for short-term rentals.
- -Would like to see specific plans for proposed development of subdivided lot.
- -Concerned with use of property, lot layout and impact on neighbourhood.
- -Responded to questions from Council.

Chris Ritter, Applebrook Crescent, Kelowna

- Opposed to application.

-Agrees with previous speakers who have expressed concern.

-Proposal does not fit with neighbourhood.

- -Concerned with renters in new house in addition to existing renters on property.
- -Chose to live in neighbourhood for family reasons needing peace and quiet.

Annette Isbester, Applebrook Crescent, Kelowna

- Lives adjacent to the property.

-Opposed to application.

-Feels that residents of Applebrooke Cres have not been considered.

-Proposal will not improve community and will have a negative impact.

-Concerned with parking and requested variances.

-Concerned with narrow driveway and vehicles damaging on her property.

-Feels there are other variances that weren't applied for.

-Responded to questions from Council.

Staff responded to questions from Council and clarified the role of the Subdivision Approving Officer on subdivision applications.

Jonathan Austin, Applicant:

-Spoke to separate process for subdivision approval if variances are approved.

-Not applying to change the use of the property and no changes proposed to existing house on the property.

-Each property is subject to complying with existing zone.

-Responded to questions from Council.

Staff:

-Responded to questions from Council.

-Confirmed the last bylaw complaint is from 2010 and there are no current open bylaw files on the property.

-Confirmed there is no business license on the subject property to operate a short-term rental property.

There were no further comments.

Moved By Councillor Singh/Seconded By Councillor Donn

(Roo52/21/01/12)THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0172 for Lot 46, Section 5, Township 23, ODYD, Plan KAP47769, located at 154 Applebrooke Crescent, Kelowna, BC;

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

Section 13.2.5(a): RU2- Medium Lot Housing Subdivision Regulations

To vary the required minimum lot width from 13.0m permitted to 11.52m proposed for the proposed Lot A.

Section 13.2.6(a): RU2- Medium Lot Housing Development Regulations

To vary the required maximum site coverage from 50% permitted to 57% proposed for the remainder Lot 46.

Section 13.2.6(e): RU2- Medium Lot Housing Development Regulations

To vary the required minimum rear yard setback from 7.5m permitted to 4.34m proposed for the remainder Lot 46 on the existing dwelling.

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

Defeated

Opposed - Mayor Basran, Councillors DeHart, Donn, Given, Hodge, Singh, Stack, Wooldridge

4.6 START TIME - 8:00 PM - St. Paul St 1193 - BL12080 (Z18-0011) - Evergreen Lands Ltd, Inc. No. BC0382754

Councillor DeHart declared a conflict as because her employer is a major hotel in Kelowna and left the meeting at 8:56 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(Roo53/21/01/12)THAT Bylaw No. 12080 be adopted.

Carried

4.7 START TIME - 8:00 PM - St Paul St 1193 - DP19-0218 DVP18-0029 - Evergreen Lands Ltd, Inc. No. BC0382754

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jim Meiklejohn, Ellis St, Kelowna, Applicant:

- -Shared a PowerPoint Presentation showing the proposed building design.
- -Spoke to the building's form and character.
- -Commented on how the area has changed and continues to change.

Ken Webster, Bay Ave, Kelowna, Owner:

- Spoke to the site context and uses in the downtown.
- -Commented on proposed hotel operations.
- -Spoke to parking for the building and in the surrounding area.
- -Responded to questions from Council.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Given

(Roo54/21/01/12)THAT final adoption of Rezoning Bylaw No. 12080 (Z18-0011), be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0218 for Lot 1, District Lot 139, ODYD, Plan EPP54107 located at 1193 St. Paul Street, Kelowna, BC, subject to the following:

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

2. The exterior design and finish of the building to be constructed on the land, be in

accordance with Schedule "B";

3. That a 3.0 metre no build restrictive covenant be registered on the adjacent parcel to ensure necessary fire separation and proposed openings to the building envelope.

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0029 for Lot 1, District Lot 139, ODYD, Plan EPP54107 located at 1193 St. Paul Street, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted: Section 14.7.5 (h) – C7 – Central Business Commercial - Development Regulations
To vary the maximum height before a 3.0 metre setback is required from any property line abutting a street from 16.0 metres to 18.0 metres.

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 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.

Carried

Councillor DeHart returned to the meeting at 9:29 p.m.

4.8 START TIME - 8:45 PM - Leon Ave 234-278 and Water St 1620-1660 - DP20-0011 DVP20-0013 - 1157695 BC Ltd., Inc.No.BC1157695

Staff:

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

Anthony Beyrouti, North Vancouver, Applicant:

- Shared a PowerPoint Presentation.

- Read letters of support from neighbouring properties and businesses.

- Spoke to tower design and amenities.

- -Commented on project benefits to community.
- -Commented on potential for post-secondary space in one tower.

-Spoke to interest in developing site quickly.

-Provided comment on landscaping, bicycle parking, and amenity plan.

-Responded to questions from Council.

-Displayed the proposed plan for the resident's amenity space.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

Staff responded to questions from Council.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Singh

(Roo55/21/01/12)THAT Council authorizes the issuance of Development Permit No. DP20-0011 for:

• Lot 4, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 266 Leon Ave, Kelowna, BC;

Lot 5, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 264 Leon Ave, Kelowna, BC;

Lot A, District Lot 139, Osoyoos Division Yale District, Plan 22722 located at 1660 Water

St, Kelowna, BC;

• North ½ Lot 2, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1630 Water St, Kelowna, BC;

South ½ Lot 2, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1630 Water St, Kelowna, BC;

North ½ Lot 1, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1620 Water St, Kelowna, BC;

South ½ Lot 1, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1620 Water St, Kelowna, BC

Lot 3, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 278 Leon Ave, Kelowna, BC;

Lot 6, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 248 Leon Ave, Kelowna, BC;

Lot 7, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 238 Leon Ave, Kelowna, BC; and

 Lot 8, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 234-236 Leon Ave, Kelowna, BC;

subject to the following:

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. That a Building Permit is not issued until the rear lane has a public statutory right-of-way registered on the northern o.8 metres of the lot.

4. That the Development Permit is not issued until the City and the applicant has resolved the

proposed air space parcel accommodating the bridge across Leon Avenue.

That a Building Permit is not issued until the modified compact stalls are labelled and signed as "small vehicle parking only".

AND THAT Council authorize the issuance of Development Variance Permit DVP20-0013 for:

Lot 4, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 266 Leon Ave, Kelowna, BC;

Lot 5, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 264

Leon Ave, Kelowna, BC;

Lot A, District Lot 139, Osoyoos Division Yale District, Plan 22722 located at 1660 Water St, Kelowna, BC;

North ½ Lot 2, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1630 Water St, Kelowna, BC;

South ½ Lot 2, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1630 Water St, Kelowna, BC;

North ½ Lot 1, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1620 Water St, Kelowna, BC;

South ½ Lot 1, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 1620 Water St, Kelowna, BC

Lot 3, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 278

Leon Ave, Kelowna, BC; Lot 6, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 248 Leon Ave, Kelowna, BC;

Lot 7, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 238 Leon Ave, Kelowna, BC; and

Lot 8, Block 10, District Lot 139, Osoyoos Division Yale District, Plan 462 located at 234-236 Leon Ave, Kelowna, BC;

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

<u>Section 14.7.5 (b) – C7 – Central Business Commercial - Development Regulations</u>
To vary the maximum height from 76.5 metres (approx. 26 storeys) to 80 metres for Tower 'A' (24 storeys), 135.0 metres for Tower 'B' (42 storeys), and 92.0 metres for Tower 'C' (28 storeys).

<u>Section 8 – Parking and Loading - Table 8.2.7 (b) Ratio of Parking Space Sizes</u> To vary the maximum small vehicle stall size from 0.0% to 3.3% (24 stalls).

<u>Section 8 – Parking and Loading - Table 8.5 Minimum Bicycle Parking Required</u>
To vary the minimum amount of short-term bicycle parking stalls from 122 stalls to 28 stalls.

AND THAT the Development Permit and Development Variance Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Development Planning Department dated February 6th 2020.

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

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

<u>Carried</u> Opposed Councilors Given and Hodge

5. Reminders

There were no reminders.

6. Termination

The meeting was declared terminated at 10:58 p.m.

Mayor Basran

/cm

eputy City Clerk

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

Address: Units 206 and 207, 880 Clement Applicant: Urban Options Planning &

Avenue Permits

Subject: Liquor Licence Application (Lounge Endorsement)

Existing OCP Designation: IND - Industrial

Existing Zone: I4c – Central Industrial (Retail Cannabis Sales)

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:

- 1. Council recommends support of an application from Unleashed Brewing Company for Lot 1 Section 30 Township 26 Osoyoos Division Yale District Plan EPP34493, located at 880 Clement Avenue, Units 206 and 207, Kelowna, BC for a Lounge Endorsement from:
 - a) "9:00am to 11:00pm Sunday to Thursday" and "9:00am to Midnight Friday and Saturday" for the Indoor Service Areas; and
 - b) "9:00am to 10:00pm Sunday to Saturday" for the Patio Service Areas.
- 2. Council's comments on LCLB's prescribed considerations are as follows:
 - a) The location of the lounge endorsement area: The brewery is located on an industrial property to the east of the City Centre Urban Centre on a 4-lane arterial road;
 - b) The proximity of the lounge endorsement area to other social or recreational facilities and public buildings: The north end industrial area has a number of small-scale breweries and wineries within the immediate area and it is within walking distance of the downtown City Centre Urban Centre.

The site is walking distance to multiple recreation facilities, which includes the Kelowna Badminton Club, The Curling Club and Elks Stadium ballpark;

- c) The person capacity of the lounge endorsement: The person capacity is 99 persons for the indoor service area and 30 persons for the patio service area;
- d) <u>Traffic, noise, parking and zoning</u>: The brewery is located in an industrial area and any impacts of traffic, noise or parking can be absorbed by the surrounding neighbourhood. Due to the location of residential home nearby to the south, the recommendation is to limit the patio's hours to 10:00 p.m. as noise could be a nuisance;
- e) <u>The impact on the community if the application is approved</u>: The potential for negative impact is considered to be minimal. The addition of this business will aid in the redevelopment and activation of the industrial neighbourhood beyond the standard workday hours.
- 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 lounge endorsement for a brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00am to 11:00 pm Sunday to Thursday and 9:00am to 12:00 am Friday and Saturday but limit the hours to 10:00 pm on the patio, with a seating capacity of 99 persons indoors and 30 on the exterior patio.

3.0 Development Planning

Development Planning Staff generally support manufacturer lounge endorsements in order to permit customers to consume the manufacturer's product onsite. Staff do not foresee any negative land use impact of permitting this type of license, except for the patio hours. Staff are recommending Council endorse the proposed hours which include an Indoor Service Area closure at 11:00pm Sunday to Thursday and 12:00am Friday and Saturday and limit the outdoor patio hours to 10:00pm seven days a week. The applicant has agreed that limiting the patio hours to a 10:00pm closure is reasonable for the purposes of limiting noise nuisance and being a good neighbor.

The RCMP reviewed the applicant's proposal and suggested a more conservative approach than Staff's recommendation mainly to further limit late night noise of patrons leaving the establishment (see Section 6.0 for further details).

The Official Community Plan (OCP) encourages complete communities and complete suburbs which includes evening entertainment. This proposal will provide residents with a walkable neighbourhood establishment in proximity to other breweries in the City's north industrial end.

4.0 Proposal

4.1 Background

An application has been forwarded by the licensee to the Provincial Liquor and Cannabis Regulation Branch (LCRB) for their approval. Procedurally, this type of application needs Local Government comments prior to the LCRB making a final decision.

4.2 Project Description

The 'Unleashed Brewing Company" is a proposed brewery which includes a lounge and outdoor patio. The capacity of the indoor seating area is 39 persons, and the capacity for the outdoor seating area is 30 persons.

Proposed Hours of Sale (Lounge Endorsement):

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open		9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:ooam
	Indoors	11:00pm	11:00pm	11:00pm	11:00pm	11:00pm	12:00am	12:00am
Close	Patio	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm

4.3 Site Context

The subject property is located in the Central City Sector. The area is characterized by industrial to the north of Clement Avenue and residential to the south. The residential properties to the south have a future land use of MXR – Mixed Use (Residential / Commercial) and it's currently a residential area that has been starting to see transition in accordance with the Future Land Use. The Walk Score for the property is 70 and most errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use			
North	I4 - Central Industrial	General Industrial Uses			
East	I4 - Central Industrial	General Industrial Uses			
EdSt	14 - Central muostriai	Rapid Drive-Through Vehicle Services			
South	RU6 – Two Dwelling Housing	Residential			
West	I4 - Central Industrial	General Industrial Uses			



Subject Property Map: 889 Vaughan Avenue (Units 206 and 207, 880 Clement Avenue)

5.0 Current Development Policies

5.1 <u>Council Policy No. 359 – Liquor Licensing Policy & Procedures</u>

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

- Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.
- New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

6.0 Technical Comments

R.C.M.P.

• The RCMP recommend limiting the establish to a 10:00pm closure Sunday to Thursday and 11:00pm Friday and Saturday. The rationale is the subject property is across the road from an established residential area on Clement Avenue (established single family dwellings and new condo/apartment complexes). Late night noise of patrons leaving is a concern and typical source of complaints, thus the justification for the earlier closing hours.

7.0 Application Chronology

Date of Application Accepted: September 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: Letter from Applicant

Attachment B: Floor Plan and Occupancy Load



ATTACHMENT A
This forms part of application
LL20-0008
City of
Planner Initials
KB
Celowna
DEVELOPMENT PLANNING

September 1, 2020

City of Kelowna Planning Department 1435 Water Street Kelowna, BC

RE: License Application for Manufacturer (Brewery) Lounge endorsement for Unleashed Brewing Company Ltd. at 889 Vaughan Avenue (units 206 & 207, 880 Clement)

The purpose of this application is to request the addition of a Lounge Endorsement to a recently approved Manufacturer (Brewery) License with an on-site store endorsement (Job #045654334-001/2).

The proposed brewery is to be constructed in a new industrial development located at 889 Vaughan Avenue, which is currently under construction. The brewery is designed to occupy two bays located at the east end of proposed building No. 2, units 206 & 207. This includes the entire ground floor of the easterly unit (207), the rear portion of the neighbouring unit (206), and the "mezzanine" area of unit 207. In addition, there will be a patio area facing Clement Avenue and ample parking located adjacent to the north of the units. Please note that the patio area will close at 11pm nightly in keeping with City of Kelowna policy.

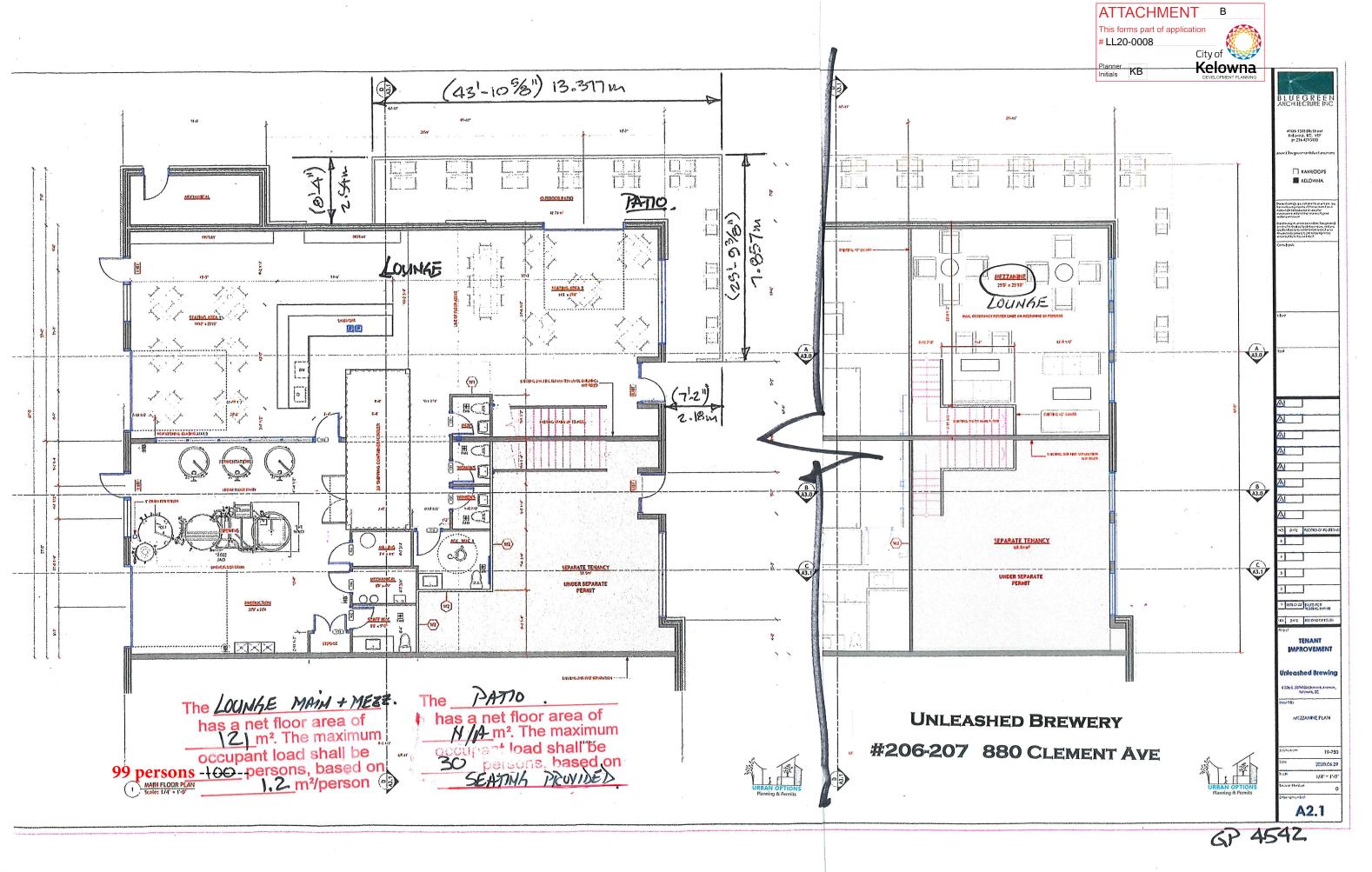
The approval in principal for the brewery has been provided for reference.

The intent of "Unleashed Brewing Company" is to provide a unique craft beer experience that is based on a brand related to the characteristics of the canines that have been part of the founder's lives. The desire of the owners is to make this establishment "dog-themed", and to provide support to local animal shelters and provide better education and safer homes for rescue dogs.

The neighbourhood of the subject property is becoming a destination district for Craft Breweries. There are a number of craft breweries with lounge endorsements located near by. Unleashed Brewing is anticipated to provide additional craft beer tasting experiences to compliment the other breweries in the area, as well as provide branded merchandise and dog accessories for sale. The proposed development is anticipated to have a minimal impact regarding noise or parking in the area.

Regards,

Birte Decloux on behalf of the Unleashed Brewing Company.





LL20-0008

Vaughan Ave 889 (Units 206 and 207, 880 Clement Ave)

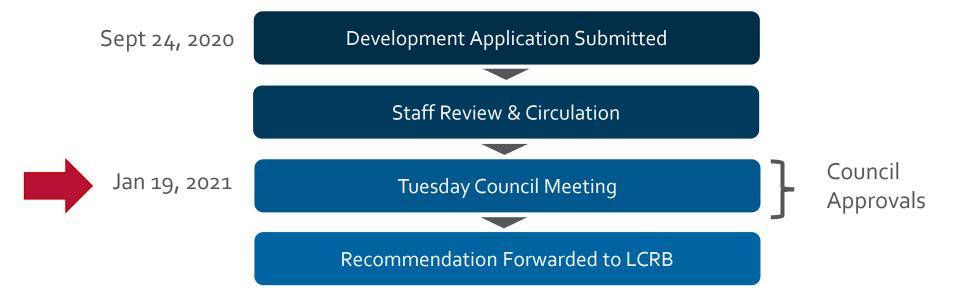




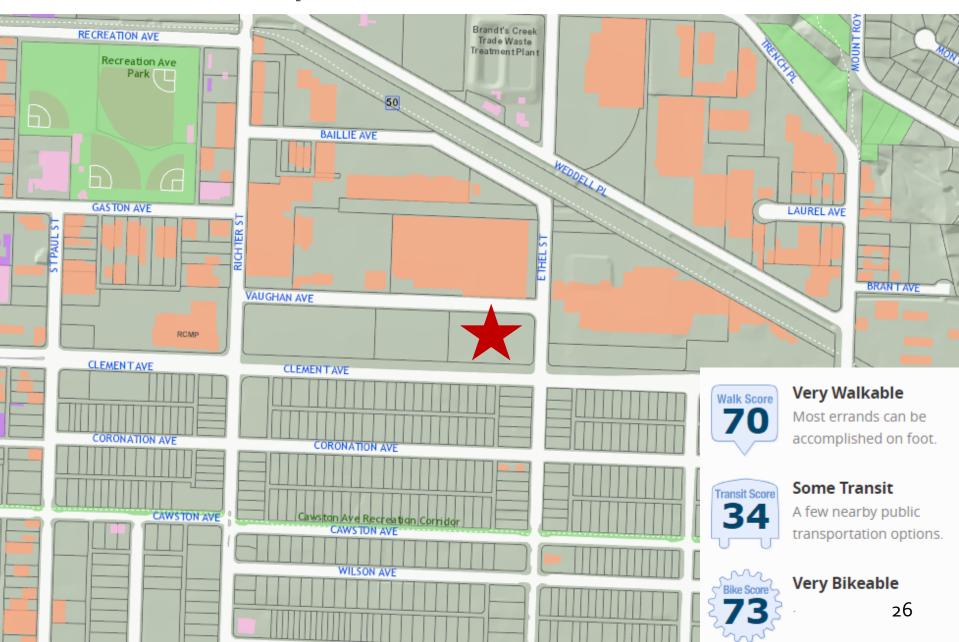
Proposal

► To seek Council's support for a lounge endorsement for a brewery to allow patrons to purchase and consume liquor products on-site between the hours of 9:00am to 11:00 pm Sunday to Thursday and 9:00am to 12:00 am Friday and Saturday but limit the hours to 10:00 pm on the patio, with a seating capacity of 99 persons indoors and 30 on the exterior patio..

Development Process



Context Map



Subject Property Map



Main Floor Lavout [0] [8] (8)4 **Patio** (30 persons capacity) (19:03/a) 28 City of **Kelowna**

Project/technical details

- ▶ Lounge endorsement application
- Maximum capacity of 99 persons (indoors) and 30 persons (outdoor patio)
 - ▶ 121 m² net floor area indoors
- ▶ Proposed hours:

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open		9:ooam	9:ooam	9:ooam	9:ooam	9:ooam	9:ooam	9:ooam
	Indoors	11:00pm	11:00pm	11:00pm	11:00pm	11:00pm	12:00am	12:00am
Close	Patio	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm



Council Policy#359

- Location is suitable and within a new industrial development
 - Surrounded by industrial to north, east and west
 - Residential to the south
 - ▶ Patio hours restricted in response
 - Not beside any liquor primary establishments
- ► Hours of service are appropriate and consistent with other breweries
- ► Considered a small establishment
 - > 99 persons indoor occupant load
- Minimal risk of negative impact



Staff Recommendation

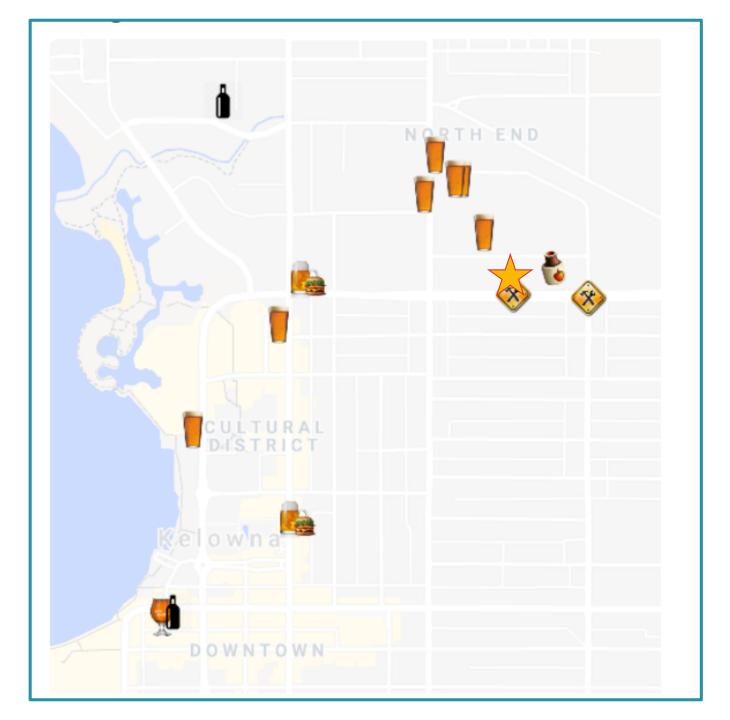
- Development Planning recommends support for a Lounge Endorsement application;
- ➤ That Council directs Staff to forward a resolution of support to the LCRB.



Conclusion of Staff Remarks



Emerging North End beer district



Proposed business model



Questions





CITY OF KELOWNA

BYLAW NO. 11916 Z19-0058 – 1094 Lawson 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:

- THAT Rezoning Application No. Z19-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP95336, located on Lawson Avenue, Kelowna, BC from the RU6 Two Dwelling Housing zone and RM4 Transitional Low Density Housing zone to the RM5 Medium Density Multiple Housing zone;

of adoption.	ie date
Read a first time by the Municipal Council this 29th day of July, 2019.	
Considered at a Public Hearing on the 13 th day of August, 2019.	
Read a second and third time by the Municipal Council this 13 th day of August, 2019.	
Approved under the Transportation Act this 15 th day of August, 2019	
Blaine Garrison	
(Approving Officer – Ministry of Transportation)	
Amended at third reading and adopted by the Municipal Council of the City of Kelowna this	
	Mayor

City Clerk

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0094 & DVP20-0195 Owner: 1094 Lawson Avenue Ltd.,

Inc.No. BC1176688

Address: 1094 Lawson Ave Applicant: Jesse Alexander – New Town

Services

Subject: Development Permit & Development Variance Permit Application

Existing OCP Designation: MRM – Multiple Unit Residential Medium Density

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11916 be amended at third reading to revise the legal description of the subject properties from Lot 1 District Lot 138 ODYD Plan 3809 and Lot 2 District Lot 138 ODYD Plan 3809 to Lot A District Lot 138 ODYD Plan EPP95336;

AND THAT final adoption of Rezoning Bylaw No. 11916 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0094 and Development Variance Permit No. DVP20-0195 for Lot A District Lot 138 ODYD Plan EPP95336, located at 1094 Lawson Avenue, Kelowna, BC subject to the following:

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

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

Section 7.6.1(c): Landscaping and Screening, Minimum Landscape Buffers – Level 3

To vary the minimum landscape buffer for the rear yard (north lot line) from 3.om required to o.om proposed.

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

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

2.0 Purpose

To consider the form and character of a 4 ½ storey apartment building; and to consider a variance to the minimum landscape buffer at the rear yard.

3.0 Development Planning

Development Planning supports the Development Permit for the form and character of the 4 ½ storey apartment building and supports the proposed variance to the minimum landscape buffer at the rear yard.

The proposed building incorporates a high degree of architectural articulation as well as varied materials and colors to provide visual interest. Also, the first storey units along both Gordon Dr and Lawson Ave are ground-oriented, activating the street in these areas and providing a sense of safety to passersby. At the same time, the ground-oriented units are raised above street-level (being located above the half-submerged parkade) preserving privacy for the units themselves. Generous balconies for each of the units as well as an amenity area with the communal garden at grade along the west lot line allow the development to achieve an amount of private open space over 50% greater than the required amount. Overall, the proposal substantially meets the Comprehensive Development Permit Guidelines.

The proposed variance is to eliminate the minimum 3.om wide landscape buffer at the rear yard. The space is being used instead to provide parking accessed from the lane to the north of the lot. Since this lot line abuts a lane, the landscape buffer here is not as crucial as for lot lines facing a street or another private lot. Also, the proposal does include a large amount of green space and landscaping in other areas, including along both Gordon Dr. and Lawson Ave., and on the west side of the lot where we find a landscaped amenity area with communal garden. For these reasons Staff deem the proposed variance to be acceptable.

4.0 Proposal

4.1 Background

On August 13, 2019, Council gave 2^{nd} and 3^{rd} reading to a bylaw that would rezone the lot to the RM5 – Medium Density Multiple Housing zone. On August 17^{th} , 2020 the zoning bylaw was given a 6 month extension. One of the conditions for final adoption of the zoning bylaw is that it be considered in conjunction with a Development Permit and Development Variance Permit on the subject lot.

In 2007 a Housing Agreement was signed between the City of Kelowna and the former owner of 1094 Lawson Ave (one of the two lots that was consolidated to form the subject lot). The Housing Agreement stipulates that a maximum of 13 units will be allowed on the lot, and that 2 of these units must be Affordable Ownership Dwelling Units, as defined by the City. The Housing Agreement was registered on Title as a Covenant (LB121610). The ownership of the lot has now changed hands, and the current owner wishes to proceed with a development separate from that permitted under the Housing Agreement. A request to rescind the Housing Agreement Bylaw and strike the Covenant from Title was considered by Council on January 11, 2021.

4.2 Project Description

The applicant proposes a 4 ½ storey apartment building with 40 units in total and ground-oriented units along both Gordon Dr and Lawson Ave, and a half-submerged parkade accessible from the lane to the north of the lot. The development also includes an outdoor amenity area with communal garden along the western edge of the lot.

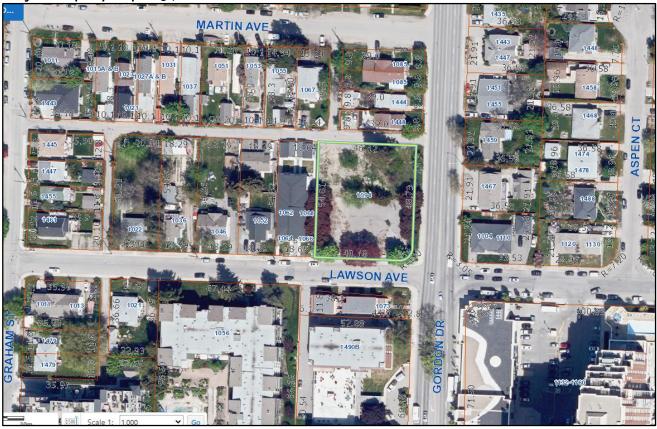
4.3 Site Context

The lot is located on the arterial Gordon Dr in the Central City Sector, 3 blocks east of the City Centre and 4 blocks north of the Capri Landmark Urban Centre. The lot has a walkscore of 78, considered 'Very Walkable' as most errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Housing
East	RU6 – Two Dwelling Housing	Single Family Housing
South	RU6 – Two Dwelling Housing	Single Family Housing
West	RU7 – Infill Housing	4-Plex

Subject Property Map: 1094 Lawson Ave.



4.4 Zoning Analysis Table

Zoning Analysis Table					
CRITERIA	RM ₅ ZONE REQUIREMENTS	PROPOSAL			
Existing Lot/Subdivision Regulations					
Min. Lot Area	1,400m²	2 , 687m²			
Min. Lot Width	3om	49m			
Min. Lot Depth	35m	54m			
	Development Regulations				
Max. Floor Area Ratio	1.2	1.15			
Max. Site Coverage (buildings)	50%	43%			
Max. Site Coverage (buildings, parking, driveways)	65%	62.1%			
Max. Height	18m / 4.5 storeys	15.4m / 4.5 storeys			
Min. Front Yard	6.om	6.om			
Min. Side Yard (west)	4.5m / 7.0m	4.5m / 7.om			
Min. Side Yard (east)	4.5m / 6m (Existing PL)	4.5m / 6m (Existing PL)			
Min. Rear Yard	7.om	7.om			
Other Regulations					
Min. Parking Requirements	57	57			
Min. Private Open Space	66om²	998m²			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

A. Comprehensive Development Permit Area

Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;

6.0 Application Chronology

Date of Application Received: April 15, 2019
Date Public Consultation Completed: July 5, 2019

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0094 & Development Variance Permit DVP20-0195

Schedule A: Site Plan and Parking Plan

Schedule B: Elevations and Materials and Color Board

Schedule C: Landscape Plan and Estimate

Attachment B: Applicant's Rationale

Development Permit & Development Variance Permit Planner DP19-0094 / DVP20-0195



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

1094 Lawson Avenue

and legally known as

Lot A District Lot 138 ODYD Plan EPP95336

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

Multiple dwelling housing

With variances to the following sections of Zoning Bylaw No. 8000:

Section 7.6.1(c): Landscaping and Screening, Minimum Landscape Buffers – Level 3

To vary the minimum landscape buffer for the rear yard (north lot line) from 3.0m required to 0.0m proposed.

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

Date of Council Decision January 19, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM5 - Medium Density Multiple Housing

MRM - Multiple Unit Residential Medium Density Future Land Use Designation:

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: 1094 Lawson Avenue Ltd., Inc. No. BC1176688

Jesse Alexander - New Town Services Applicant:

Planner: Aaron Thibeault

Development Planning Department Manager

Planning & Development Services

Terry Barton

Date



SCOPE OF APPROVAL

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.

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";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.
- With variances to the following sections of Zoning Bylaw No. 8000:

Section 7.6.1(c): Minimum Landscape Buffers - Level 3

To vary the minimum landscape buffer for the rear yard (north lot line) from 3.0m required to 0.0m proposed.

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

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 \$108,926.56

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.

INDEMNIFICATION

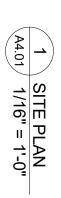
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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.

Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.







NOT FOR CONSTRUCTION

Planner

Initials



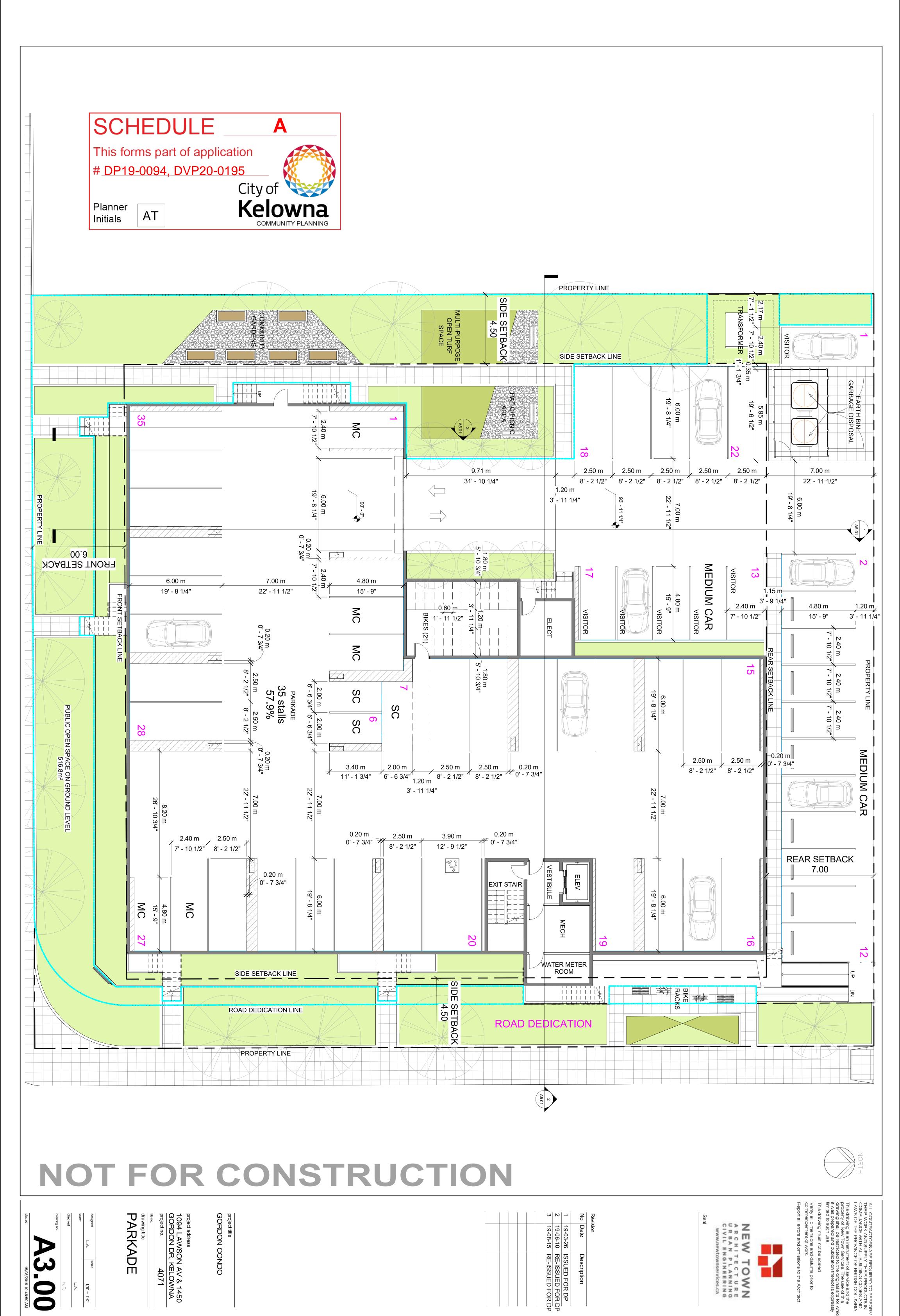
project address
1094 LAWSON AV & 1450
GORDON DR, KELOWNA
project no.
4071

gordon condo

SCHEDULE This forms part of application # DP19-0094, DVP20-0195

AT

City of Kelowna COMMUNITY PLANNING



HORIZONTAL PROFILED METAL **CLADDING** ALVANISED (#3)

HARDIE PLANK FISHER TRUE GRAIN SERIES; COLOR CHRIS CRAFT (#4)

PRE-FINISHED METAL COLOR BLACK (#7)

PANEL;



TRESPA® METEON® LUMEN CLADDING

COLOR ATHENS WHITE L05.0.0 (#1) or similar

CERACLAD CAST STRIPE PANEL; COLOR CHARCOAL NH31215U (#2) or sim. fiber cement clad.

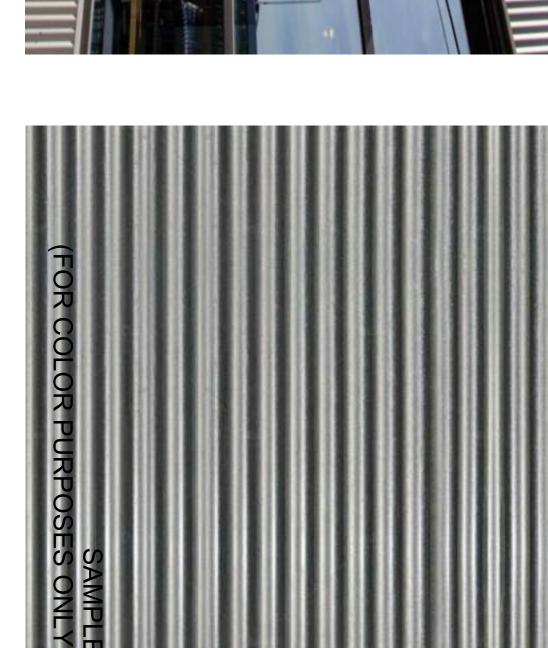
TRESPA® METEON® LUMEN CLADDING CORRODED GREEN NM03 (#5) or similar

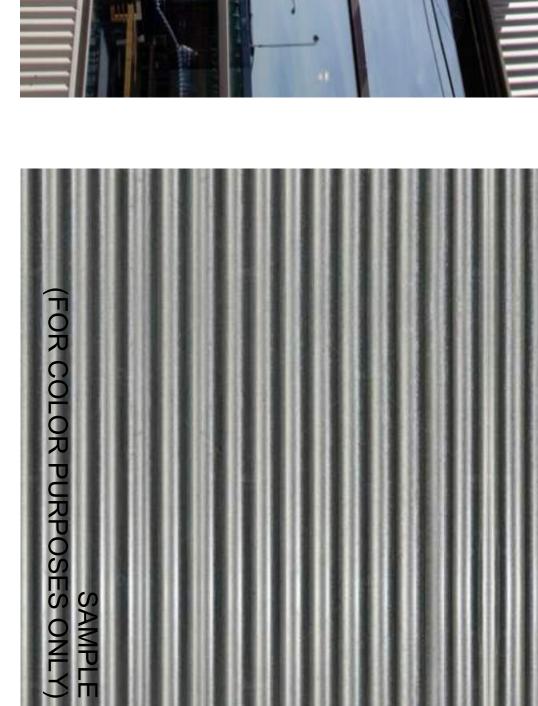
ADDING

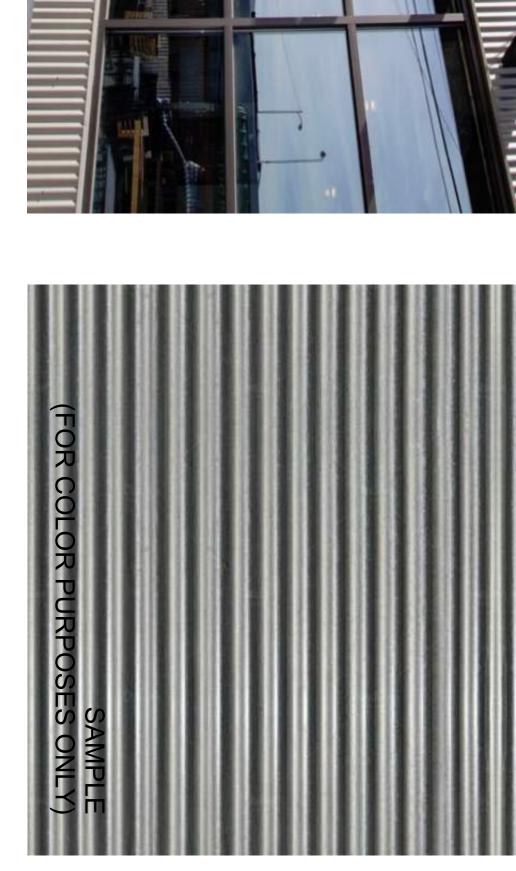
PANELS;

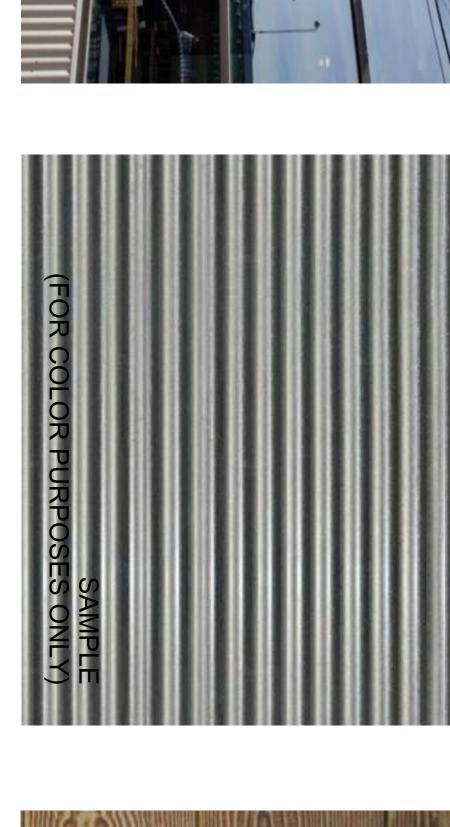
No Date

Description

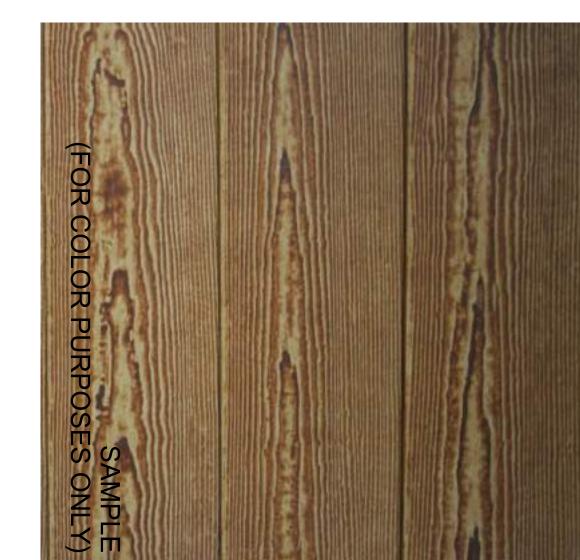


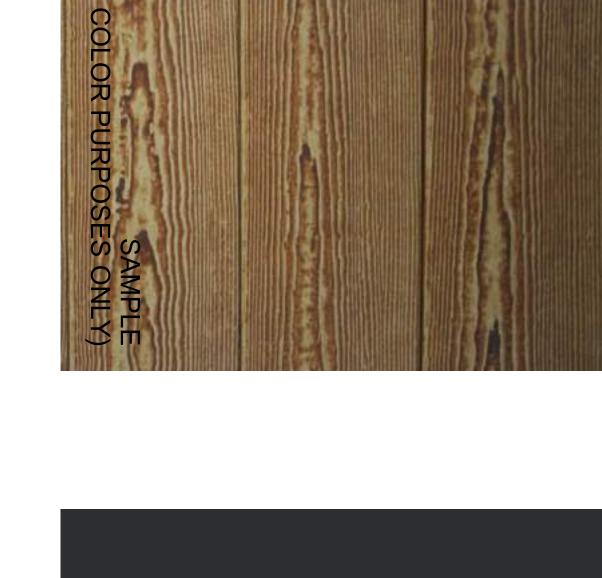


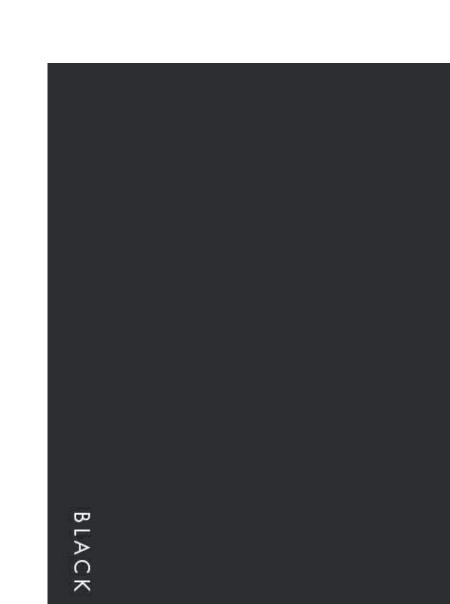


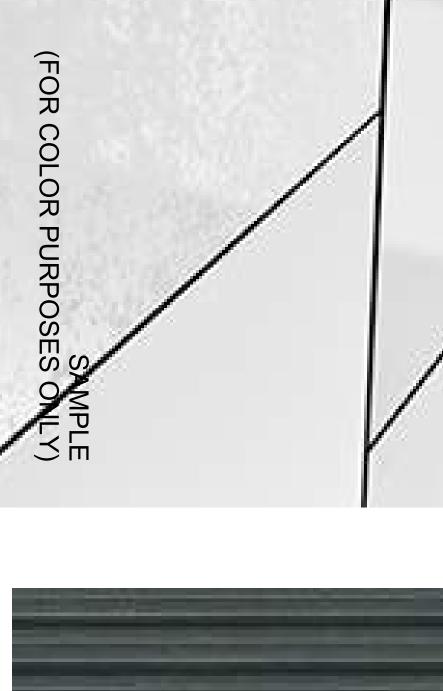






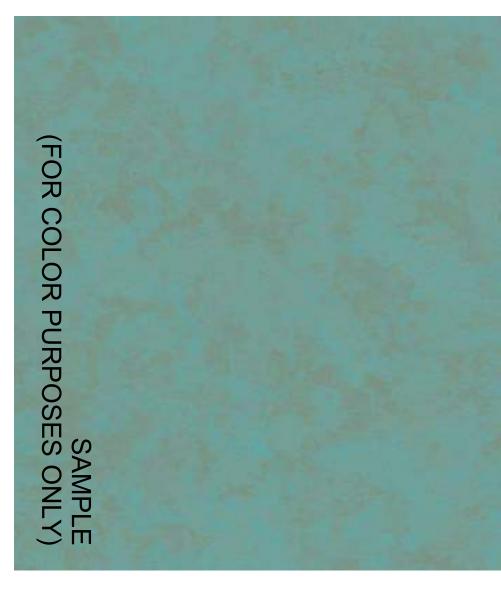














EARTH BIN GARBAGE CONTAINERS (#17)

BIKE RACKS (#18)

WINDOWS - CLEAR VISION GLASS W/ BLACK FRAME (#8)



project address
1094 LAWSON AV & 1450
GORDON DR, KELOWNA
project no. 4071

4071

MATERIALS

project title
GORDON CONDO

FOR CONSTRUCTION

Planner

Initials

SCHEDULE This forms part of application # DP19-0094, DVP20-0195

AT



B 19-03-26 ISSUED FOR DP
19-06-10 RE-ISSUED FOR DP
19-08-15 RE-ISSUED FOR DP

N R C H I V TOWN





NOT FOR CONSTRUCTION

project title
GORDON CONDO

project address

1094 LAWSON AV & 1450
GORDON DR, KELOWNA

project no.

4071

file no.

drawing title

BUILDING
ELEVATIONS

designed
L.A. | scale | 1/8" = 1'-0" |
checked | K.F.

drawing no.

4
1 19-03-26 ISSUED FOR DT
2 19-06-10 RE-ISSUED FOR DP
3 19-08-15 RE-ISSUED FOR DP

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which t was prepared and publication thereof is expressly imited to such use.

This drawing must not be scaled Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.





This forms part of application # DP19-0094, DVP20-0195

Planner Initials





NOTES

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM. 1. PLANT MATERIAL

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS. 5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES. 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CSLA STANDARDS URM CONEFLOWER 10LET CORAL BELLS LOSTA 15 42 42 15 108 60 6cm CAL. 6cm CAL. 6cm CAL. 6cm CAL. #01 CONT. /0.9M O.C. SPACING





FIONA BARTON FIONA BARTON GAPE ARCHITECT ARCHITECT
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_	19.03.21	Review
2	19.05.27	Review
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PRO.	PROJECT NO	19-022
DES	DESIGN BY	K
DRA	DRAWN BY	NG
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DATE	П	MAR. 27, 2019
SCALE	É .	1:150

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		19.05.27	19.03.21	SUED FOR / REVISION	
		Review	Review		

) for / revision	
19.03.21	Review
19.05.27	Review

4071 GORDON DRIVE





COMMON NAME

SIZE/SPACING & REMARKS



Monday, May 27, 2019

4071 Gordon Drive

New Town 1464 St. Paul Street Kelowna BC V1Y 2E6

Attn: Lenka Aligerova, Building Design Technologist

Tel: (250) 860 8185

Email: lenka@newtownservices.net

Re: 4071 Gordon Drive: Preliminary Cost Estimate for Bonding

Dear Lenka:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 4071 Gordon Drive conceptual landscape plan dated 19.05.27;

SCHEDULE

ΑT

Planner

Initials

This forms part of application # DP19-0094, DVP20-0195

C

Kelowna

City of

• 900 square metres (9,688 square feet) of improvements = \$87,141.25

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, paving, and site furnishings.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Kim McNamee, MBCSLA, CSLA

McNamee

as per

Outland Design Landscape Architecture

303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270 outlanddesign.ca



Proposal for Rezoning & Development Permit

1094 Lawson Avenue & 1450 Gordon Drive, Kelowna BC

Introduction

This application is for re-zoning and development permit to accommodate a 40 unit condominium development for 1094 Lawson Avenue & 1450 Gordon Drive. This infill project is characterized by Okanagan Modern styling celebrating generous open living space with bright interiors and outdoor space on large decks.



Gordon Drive View - main entrance

Site Context

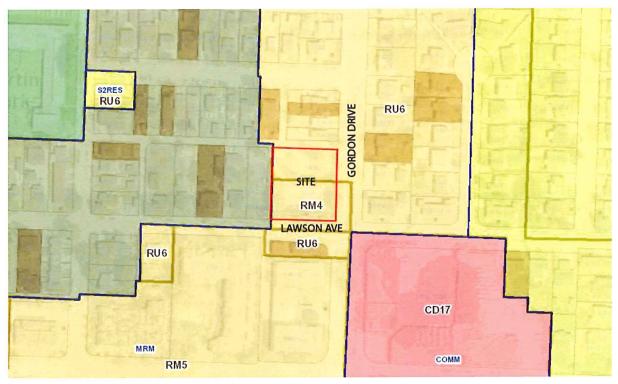
The subject site consists of two lots - 0.15ha (0.369 acre) & 0.12ha (0.295acre) which are situated on the corner of Lawson Ave and Gordon Drive. This part of Kelowna is in line with a general Future Land use intent for Multiple Residential Medium density. The properties are presently zoned RU6, Single-Family Residential and RM4, Multi-Family Residential. Both parcels lie vacant and undeveloped. This application requests to amend the zoning to RM5, Multiple Unit Residential (Medium Density).

This forms part of application
DP19-0094, DVP20-0195
City of
Planner Initials
AT

Kelowna

1







Site Context Source: Kelowna City Map





Overview, Form and Character

This application is to rezone the property to RM5, Medium Density Multiple Housing and undertake a Development Permit to facilitate the construction of 40 units of apartment housing on a parkade. The units in this development include 12 two bedroom units with den, 16 one bedroom units with den, 4 one bedroom units and 8 studios.

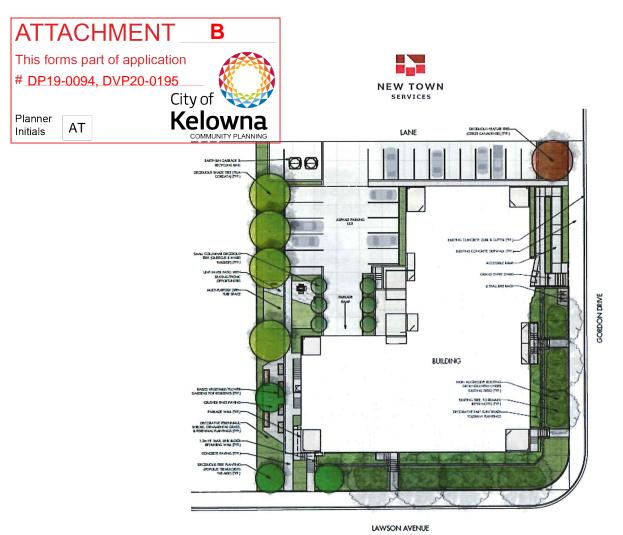
This proposal offers a significant landmark design at a prominent intersection that celebrates the corner while addressing a low scale interface to the pedestrian realm. The building design is Okanagan contemporary in nature, with many articulations in physical massing, color and material textures. Cladding will be a mixture of high quality textured fiber cement and various colors/profiles of metal panels. These will help form a durable and fire resistant façade that creates an attractive interface to the pedestrian realm.



Landscape Treatment

The landscape treatment is focused on preserving the existing boulevard trees, bringing shared communal space into the development, buffering the side lot with trees and shrubs and screening the $\frac{1}{2}$ storey parkade wall from the public view.





Landscape Plan of Site



View from Intersection – Note the Boulevard trees to be Retained.



Summary

The proposed development is consistent with the City's OCP and general goal of increasing density within downtown areas. The Development Permit Application includes **no variances**. It would add 40 units and locate its residents within walking/biking distance of schools, shopping, and services. The redevelopment of this underutilized site adds many new homes close to urban amenities. The applicant kindly seeks support from Staff and Council for this application.



Very Walkable

Most errands can be accomplished on foot.



Bikeable





DP19-0094 & DVP20-0195 1094 Lawson Ave.

Development Permit &



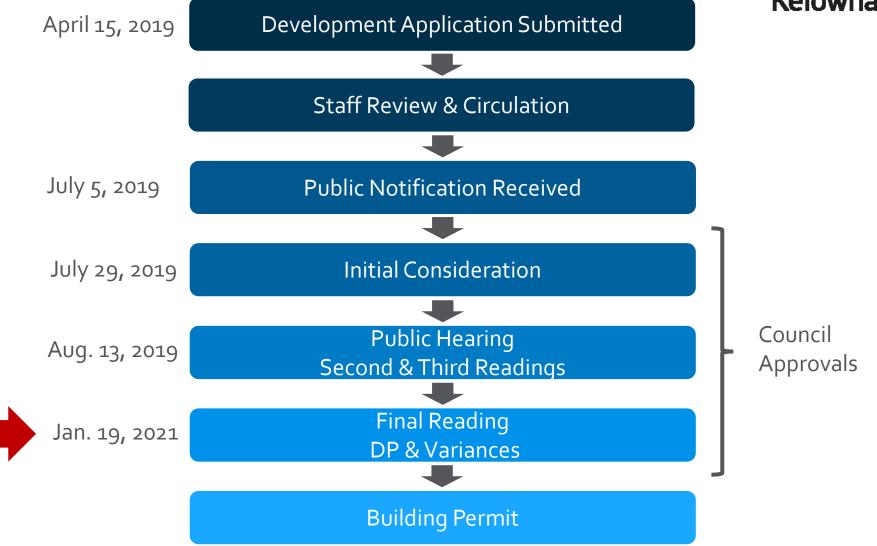


Proposal

➤ To consider the form and character of a 4 ½ storey apartment building; and to consider a variance to the minimum landscape buffer at the rear yard.

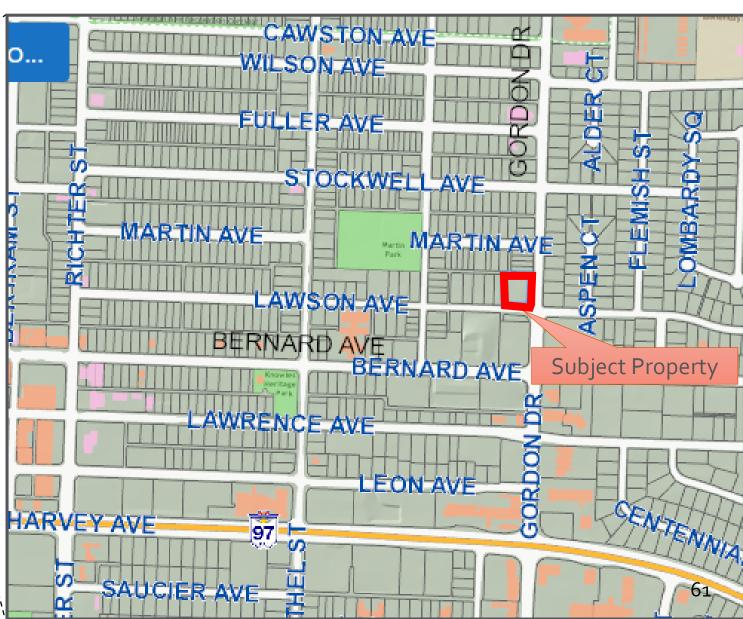
Development Process



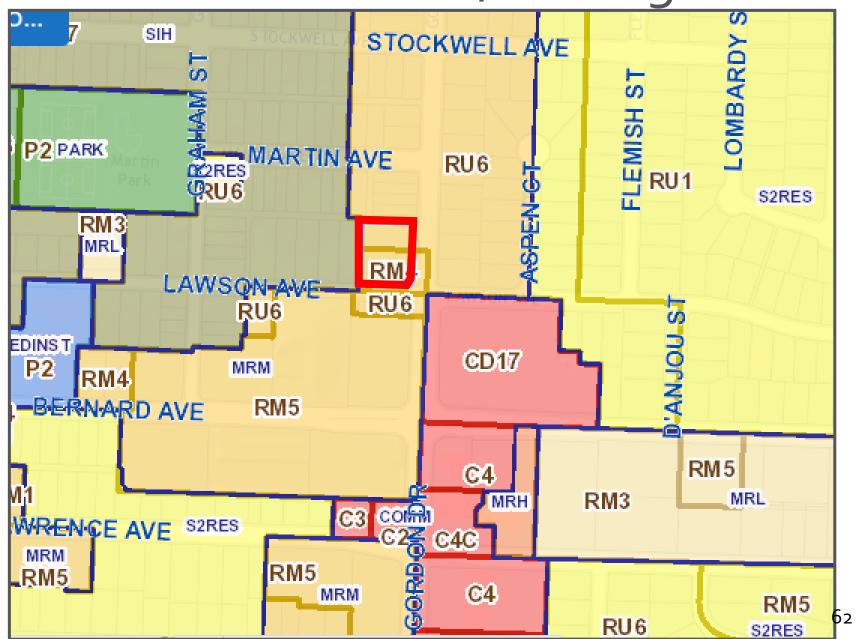


Context Map





OCP Future Land Use / Zoning



Subject Property Map



Project/technical details



- ▶ 4 ½ storey apartment building, 40 units.
- Ground-oriented units along both Gordon Dr and Lawson Ave
 - ▶ Front entrance to building on Gordon Dr.

► Half-submerged parkade accessible from the lane to

the north of the lot.

Includes an outdoor amenity area with communal garden along the western edge of the lot

Variance to rear yard landscape buffer

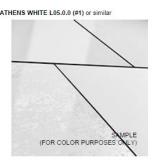


Site Plan

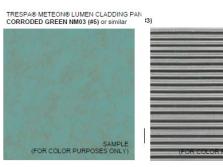


Elevations (East – Gordon Dr.)













Elevations (South – Lawson Ave.)



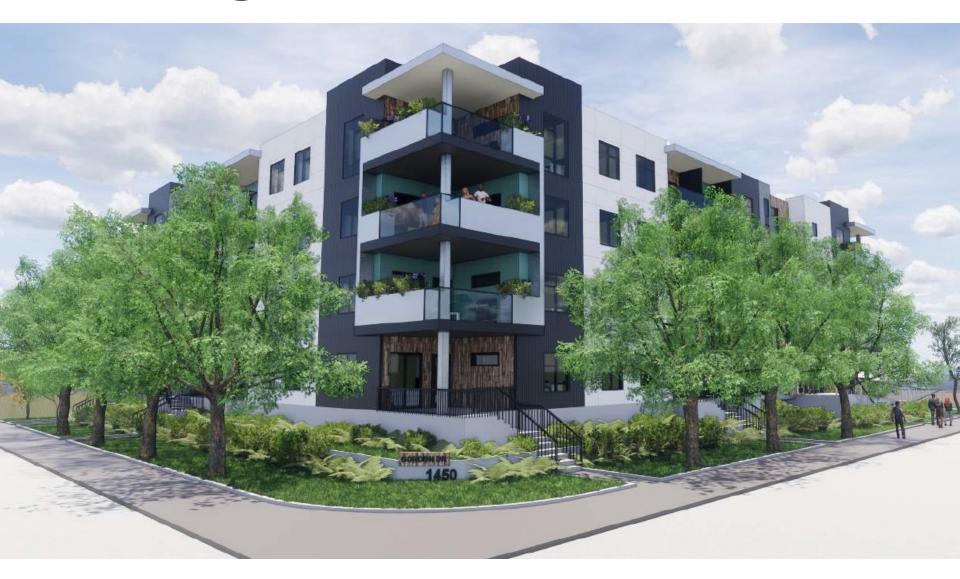
Elevations (North – laneway)



Elevations (West – 1062-68 Lawson Ave.)



Renderings



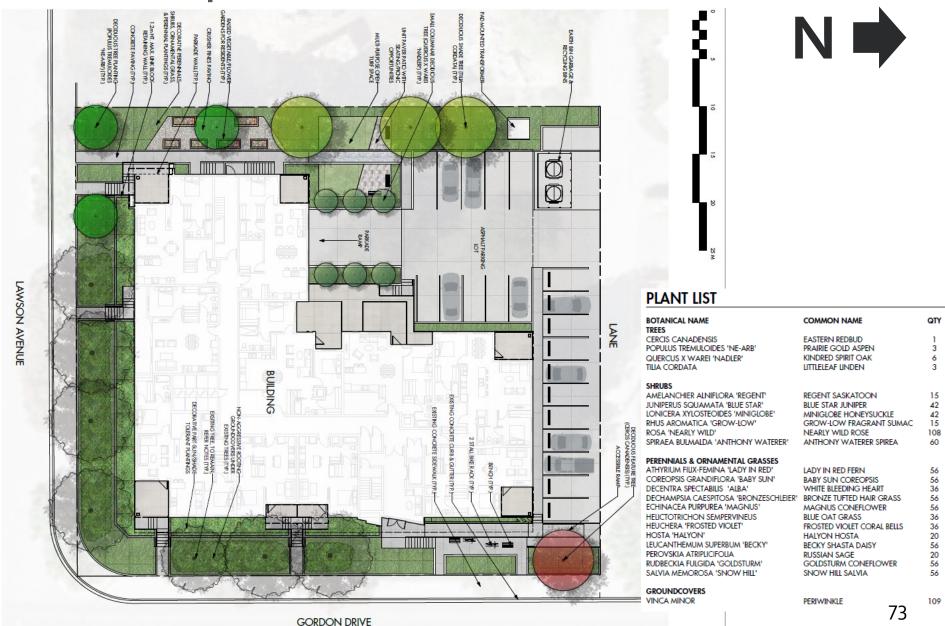
Renderings



Renderings



Landscape Plan





Development Policy

- Proposal substantially meets the Comprehensive DP Guidelines
 - High degree of architectural articulation, varied materials and colors
 - Ground-oriented units facing Gordon Dr. and Lawson Ave. activate these areas and provide good interface with sidewalk/street
 - Raised above street-level preserving privacy for the units
 - Generous balconies and landscaped communal areas provide private open space 50% greater than required

Variance



- ➤ Eliminate the required 3m landscape buffer at the rear yard (north lot line).
 - Lot line abuts a lane, where landscape buffer is not as crucial
 - Loss of green space is made up for with large amount of green space and landscaping in other areas





Staff Recommendation

- Staff recommend support for the proposed DP & DVP
 - Proposal substantially meets the design guidelines
 - ▶ Variance is considered acceptable



Conclusion of Staff Remarks



LAWSON MULTIFAMILY

1094 Lawson Ave



WHAT'S PROPOSED?

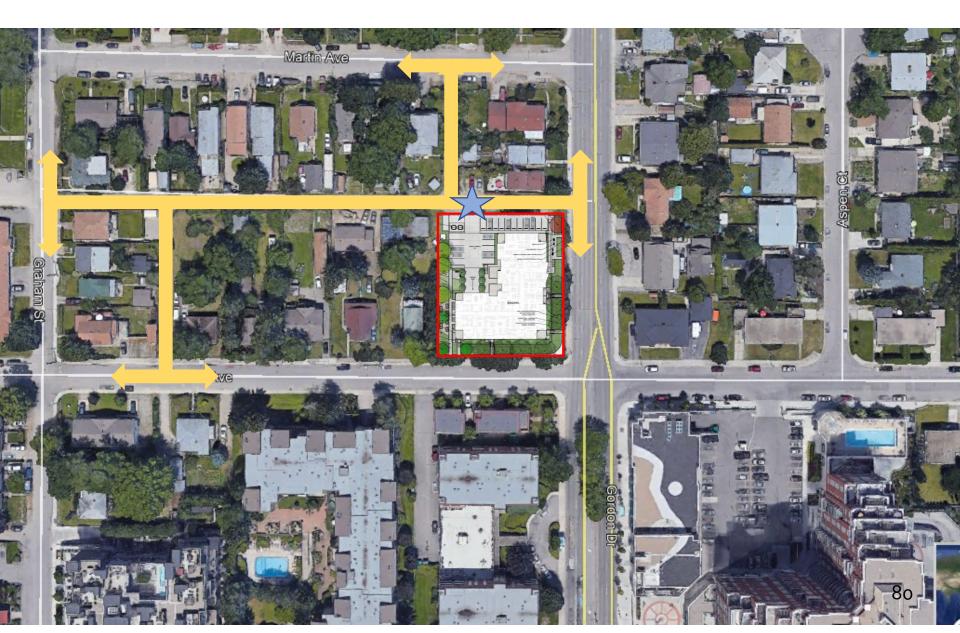
40 Unit Building with mix of bachelor to 2br suites







SITE ACCESS & TRAFFIC





ITE Trip Generation Rates - 10th Edition

Description ITE Code	Units	ITE Ve	ITE Vehicle Trip Generation Rates			Expected Units	Total Generated		Total Distribution of Generated					
		АМ	PM	AM In	AM Out	PM In	PM Out		AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Multifamily Housing (mid rise) ITE Code 221	DU	0.32	0.41	27%	73%	60%	40%	40	13	16	3	9	10	7

Table 1 – Proposed Development Traffic

1 car every 3.75 – 4.6 minutes

"We anticipate the performance, operation and configuration of the proposed access to the development site located at 1094 Lawson Avenue and 1450 Gordon Drive will operate safely with minimal impact on the existing neighbourhood and municipal roadways." — CTQ, 2018



CONCLUSION

- Consistent with OCP DP Guidelines
- Appropriate for Neighbourhood Context
- Minimal Traffic Impact



CITY OF KELOWNA

BYLAW NO. 11969 Z19-0110 – 1085 McCurdy Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 District Lot 143 ODYD Plan 10792, located on McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone;

 This bylaw shall come into full force and effect and is binding on all persons as and from the dat of adoption.
Read a first time by the Municipal Council this 13 th day of January, 2020.
Considered at a Public Hearing on the 4thday of February, 2020.
Read a second and third time by the Municipal Council this 4 th day of February, 2020.
Approved under the Transportation Act this 5 th day of February, 2020.
Audrie Henry
(Approving Officer – Ministry of Transportation)
Adopted by the Municipal Council of the City of Kelowna this
Mayo

City Clerk

REPORT TO COUNCIL



Date: January 19th, 2021

To: Council

From: City Manager

Department: Development Planning Department

Address: 1085 McCurdy Road Applicant: Grant Maddock, Protech

Consulting 2012

Subject: Development Variance Permit

Existing OCP Designation: IND – Industrial (IND)

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No.11969 be considered by Council;

AND THAT Council authorizes issuance of Development Variance Permit No. DVP19-0160 for Lot 1 District Lot 143 ODYD Plan 10792 located at 1085 McCurdy Road, Kelowna, BC;

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

Section 15.2.5(d): I2 — General Industrial Development Regulations

To vary the minimum front yard setback from 7.5m required to 6.65m proposed for the existing structure.

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

Purpose

To consider a Development Variance Permit to vary the minimum front yard setback from 7.5m required to 6.65m, to bring an existing structure into conformance with the zone.

2.0 Development Planning

Staff are recommending support for the proposed variance to the minimum front yard setback. The front yard setback variance is to bring the existing structure into compliance with the proposed I2 – General Industrial zone. The existing structure will not be altered and will not change the front yard setback. This

building will be converted into an office for the automotive repair shop business. All other regulations within Zoning Bylaw no. 8000 will be met and the requested variance does not compromise any municipal infrastructure or services.

3.0 Proposal

3.1 Project Description

The applicant has proposed an automotive/equipment repair shop and office on the subject property. The office will be located in the existing structure along McCurdy Road, while the automotive repair shop will be in the rear in an accessory building. This proposal includes a Development Variance Permit application, because the existing structure that will be used for an office, does not meet the front yard setbacks of the I2 – General Industrial zone. If approved, this Development Variance Permit will bring all structures into conformance with Zoning Bylaw no. 8000.

3.2 Site Context

The subject property is a small remnant parcel located within the Highway 97 Industrial/Commercial Corridor that is zoned A1. The surrounding area is primarily zoned service commercial and general industrial:

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Co. Community Commercial	McCurdy Corner Entertainment and Retail
NOTUI	C ₃ – Community Commercial	Shopping Center
East	12 — General Industrial	General Industrial
South	C10 – Service Commercial	Service Commercial
West	C10 – Service Commercial	Service Commercial



3.3 Zoning Analysis Table

Zoning Analysis Table						
CRITERIA	12 ZONE REQUIREMENTS	PROPOSAL				
Existing Lot/Subdivision Regulations						
Min. Lot Area	4000m²	836m²				
Min. Lot Width	4om	18.29m				
Min. Lot Depth	35m	45.72m				
Development Regulations						
Max. Site Coverage (buildings)	60%	24.6%				
Min. Front Yard	7.5M	o 6.65m				
Min. Side Yard (south)	o.om	2.7M				
Min. Side Yard (north)	o.om	1.5m				
Min. Rear Yard	o.om	7.3m				
Other Regulations						
Drive Aisle Width	3.6m	4.2m				
● Indicates a requested variance to Section 15.2.5(d): I2 – General Industrial Development Regulations						

4.0 Application Chronology

Date of Application Received: August 14, 2019
Date Public Consultation Completed: October 11, 2019

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DVP19-0160

Development Variance Permit DVP19-0160



This permit relates to land in the City of Kelowna municipally known as 1085 McCurdy Road

and legally known as Lot 1 District Lot 143 ODYD Plan 10792

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

Automotive Repair Shop (I2 - General Industrial)

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

Date of Council Decision January 19th, 2021

Decision By: COUNCIL

Existing Zone: 12 - General Industrial

Future Land Use Designation: IND – Industrial

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: Amandeep and Manpreet Sidhu

Grant Maddock, Protech Consulting 2012 Applicant:

Terry Barton Development Planning Department Manager Planning & Development Services

ATTACHMENT Α This forms part of application #DVP19-0160 Planner

TC Initials



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

Section 15.2.5(d): I2 - General Industrial Development Regulations

To vary the minimum front yard setback from 7.5m required to 6.65m proposed for the existing structure.

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

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.



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF IMPROVEMENTS ON LOT 1, DL 143, ODYD, PLAN 10792.

PID: 009-534-792 CIVIC ADDRESS: 1085 McCURDY ROAD, KELOWNA.

CLIENT: A. SIDHU

SCHEDULE This forms part of applicat

Kelowna

This document shows the relative location of improvement(s) named above with respect to the boundaries of the described parcel.

This document was prepared for the exclusive use of the client named herein, for building inspection purposes.

Lot dimensions shown are derived from Land Title Office records.

This document shall not be used to define property lines or corners.

DA Goddard Surveys and the signatory accept no responsibility for, and hereby disclaim all obligations and liabilities for: - any damages arising out of any direct or indirect use or reliance upon this document beyond its intended use,

- any damages suffered by a third party as a result of actions taken or decisions made based upon this document.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part, without the express written consent of DA Goddard Surveys.

Scale 1:300 Metric. Distances shown are in metres and decimals thereof.

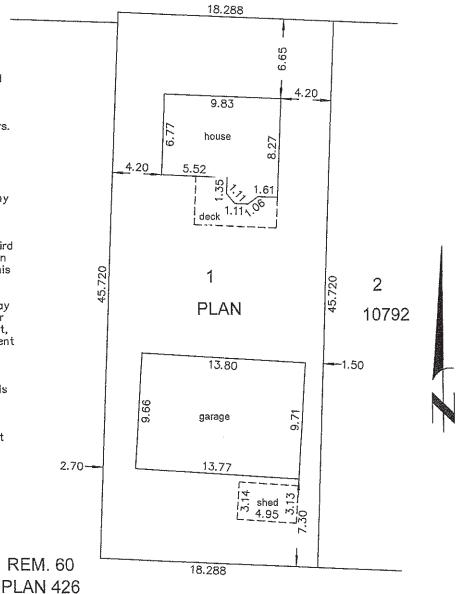
Notes:

— Unregistered interests have not been included or considered. - A comprehensive legal survey may reveal offsets to boundaries that differ from those shown.









Copyright 2019 - DA Goddard Surveys

File: 419045

This document is not valid unless originally signed and sealed.

Certified correct this 7th day of May, 2019.

British Columbia Land



DVP19-0160 1085 McCurdy Road

Development Variance Application



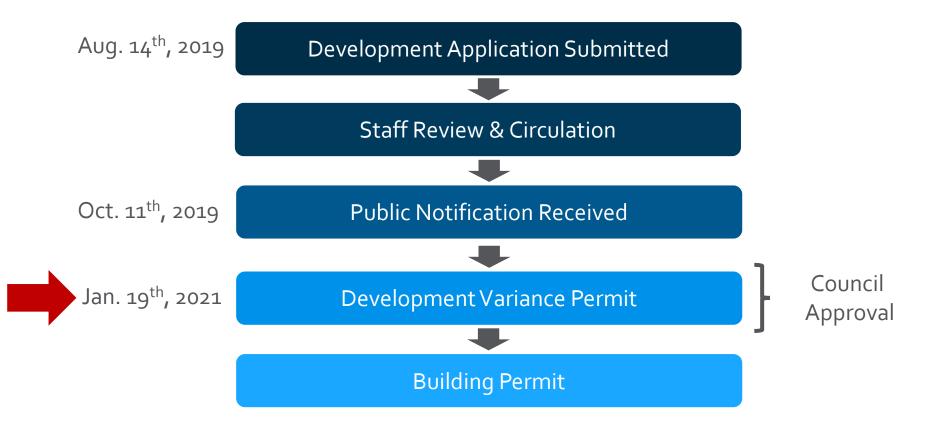


Proposal

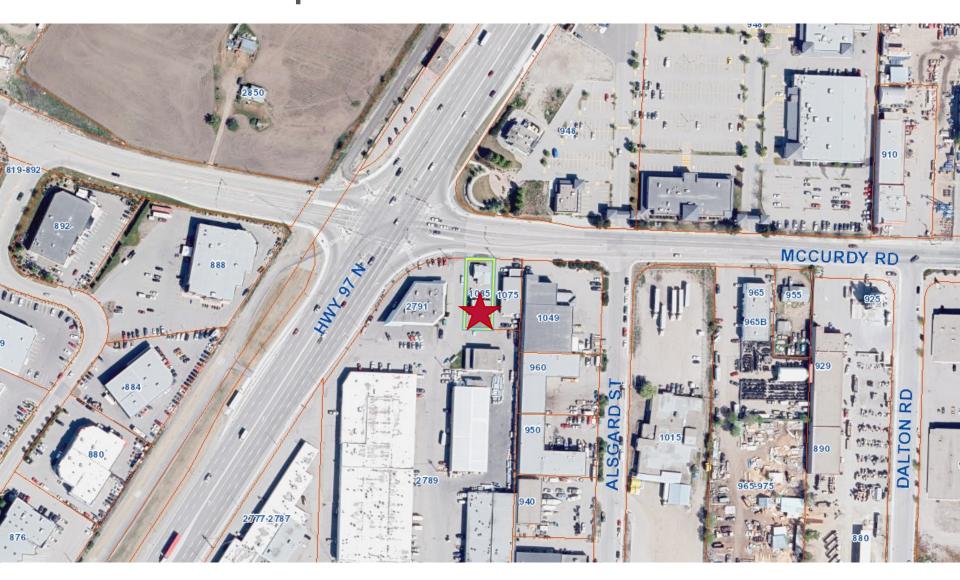
► To consider a Development Variance Permit to vary the minimum front yard setback from 7.5m required to 6.65m proposed to bring an existing structure into conformance with the proposed zone.

Development Process

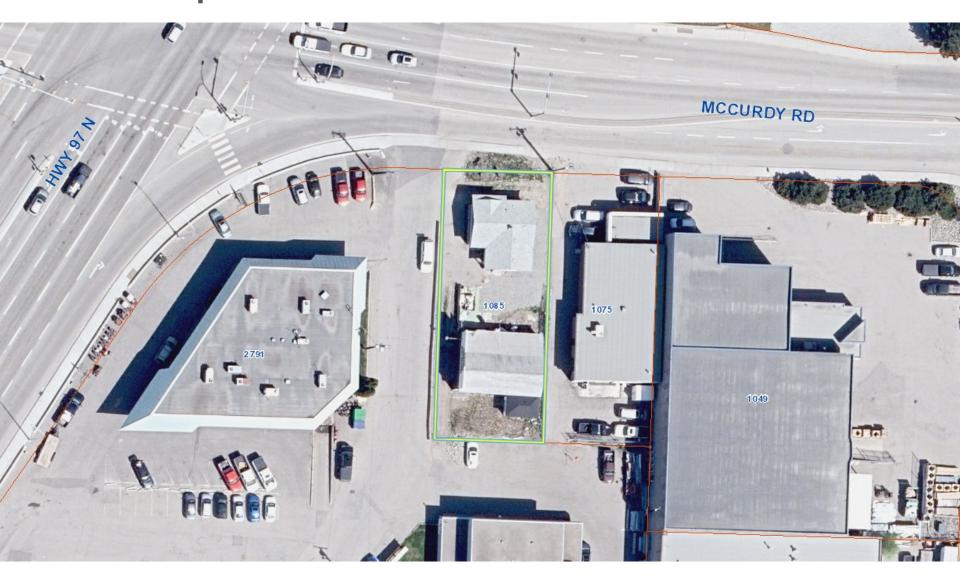




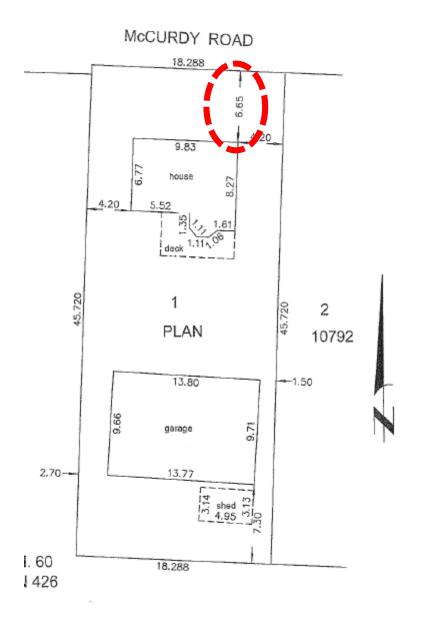
Context Map



Site Map



Site Plan





Project/technical details

► The proposal is for minimum front yard setback from 7.5m to 6.65m proposed.

- ► The variance is to bring the existing structure into conformance with the proposed I2 zone
- ► All other setbacks, heights and parking requirements will be met.



Staff Recommendation

- ➤ Staff recommend **support** of the proposed Development Variance Permit application to vary the minimum front yard setback.
 - ▶ Bringing existing structure into conformance.
 - No additional variances or alterations to the existing structure.
 - Minimal neighbourhood impacts are anticipated.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

BC1186276

Address: 320 Mills Rd Applicant: Wendy Rempel; BlueGreen

Architecture Inc.

Subject: Development Permit & Development Variance Permit

Existing OCP Designation: MRL – Multiple Unit Residential Low Density

Existing Zone: RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0214 for Lot A District Lot 125 ODYD Plan 4709, located at 320 Mills 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. DVP19-0215 for Lot A District Lot 125 ODYD Plan 4709, located at 320 Mills Road, Kelowna, BC;

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

<u>Section 13.9.6(c): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations</u>

To vary the maximum height from 10.0m permitted to 11.5m proposed.

<u>Section 13.9.6(b): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations</u>

To vary the maximum site coverage from 65% permitted to 71.6% proposed.

<u>Section 8.2.3: Parking and Loading, Off-Street Parking Regulations, Parking Setbacks</u> To vary the parking setback from a side yard from 1.5m permitted to 1.0m proposed.

<u>Section 8.2.3: Parking and Loading, Off-Street Parking Regulations, Parking Setbacks</u> To vary the parking setback from a rear yard from 1.5m permitted to 0.0m 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 Application in order for the permits to be issued;

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

2.0 Purpose

To consider a Development Permit for the form and character of a 3 storey apartment building, and a Development Variance Permit to vary the following: height; site coverage; and parking setback at the side and rear lot lines.

3.0 Development Planning

Development Planning supports the Development Permit for the form and character of the 3 storey apartment building, and also supports the proposed variances.

The apartment building is articulated through the use of windows, balconies and ground-oriented units along Mills Rd both to the east and northeast. Also, the façade of the building uses good quality materials with variation in styling and color to create visual interest. In addition to providing articulation, the ground-oriented units also activate the street and sidewalk area. Further, the introduction of both landscaping and trees as well as private areas protected by railings in front of the ground-oriented units helps establish a separation and transition between the public realm of the street and the private realm of the units themselves. The development also includes three landscaped and treed shared amenity spaces along the south side of the building, the north side of the building, and the rooftop. Parking is provided at grade, but half of the stalls are tucked up under an overhang at the rear of the building thus concealing them from view. Overall, the proposal substantially meets the Comprehensive Development Permit Guidelines.

The first proposed variance is for height. While the number of storeys equals the 3 permitted under the RM3 zone, the sheer height of the building is 11.5m, which exceeds the RM3 limit of 10m. In this case, the small increase in height makes little difference to the perceived massing of the building, and thus Staff consider the variance to be acceptable.

The second proposed variance is for site coverage. Specifically, site coverage would be increased from 65% permitted (with 5% permeable pavement) to 71.6% proposed (with 10.5% permeable pavement). In this case, the applicant has over-provided the amount of permeable pavement in the development by a factor of 2, and has also made up for the loss of green space with high quality landscaping (including a large amount of trees)

in other areas of the development—including in the rooftop amenity space. For these reasons, Staff deem the variance to be acceptable.

The final two variances are for parking setbacks as parking for multi-family development is not permitted to be within 1.5m of any side or rear lot line. In this case, the setback along the side lot line (at south) is reduced to 1m for one of the stalls with drive-aisle, while the setback along the rear lot line is eliminated. To mitigate against the proposed variances the applicant has provided a 6 foot opaque fence along the rear lot line and a 6 foot opaque fence with plantings along the side lot line—both of which serve to conceal the parking area from the abutting properties (and also prevent the glare from headlights from reaching said properties). Given these mitigating measures, Staff consider these variances to be acceptable.

4.0 Proposal

4.1 <u>Background</u>

On December 7, 2020, Council adopted zoning amendment bylaw 12114 to rezone the subject lot from the RM3 – Low Density Multiple Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to limit tenure on the lot to residential rental only. This entitles development on the lot to a 10% reduction in required parking as granted in the Zoning Bylaw. The proposed development does take advantage of this reduction in required parking.

4.2 Project Description

The applicant proposes a 3 storey apartment building with ground-oriented units facing Mills Rd. to the east and northeast and 18 units in total. The project also includes three landscaped shared amenity spaces to the north of the building, the south of the building and on the rooftop. Car parking is provided at grade with half of the stalls tucked under an overhang on the west side of the building.

4.3 Site Context

The lot is near the south end of the Highway 97 City Sector and less than 100m from the highway itself. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM4 – Transitional Low Density Housing	Multiple Dwelling Housing
East	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 320 Mills Rd



4.4 Zoning Analysis Table

Zoning Analysis Table						
CRITERIA	RM ₃ r ZONE REQUIREMENTS	PROPOSAL				
Existing Lot/Subdivision Regulations						
Min. Lot Area	900m²	1,308m²				
Min. Lot Width	3om	31m				
Min. Lot Depth	3om	52m				
	Development Regulations					
Max. Floor Area Ratio	0.75	0.73				
Max. Site Coverage (buildings)	40%	37.6%				
Max. Site Coverage (buildings,	65% (with 5% permeable	71.6% (with 10.5% permeable				
parking, driveways)	pavement)	pavement) 0				
Max. Height	3 storeys / 10m	3 storeys / 11.5m 2				
Min. Front Yard	1.5m (ground-oriented housing)	1.5m				
Min. Side Yard (south)	4m	4m				
Min. Side Yard (north)	1.5m (ground-oriented housing)	1.5m				

Min. Rear Yard	7.5m	m				
Other Regulations						
Min. Parking Requirements	24	24				
Parking Setback Side Yard (South)	1.5m	1.om 9				
Parking Setback Rear Yard	1.5m	o.om 4				
Min. Bicycle Parking 14 15						
Min. Private Open Space 330m² 336m²						
• Indicates a requested variance to site coverage for buildings, driveways and parking areas.						
2 Indicates a requested variance to height.						
3 Indicates a requested variance to parking setback for a side yard.						
1 Indicates a requested variance to parking setback for a rear yard.						

5.0 Current Development Policies

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

Chapter 14: Urban Design DP Guidelines

A. Comprehensive Development Permit Area

Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;

6.0 Application Chronology

Date of Application Received: November 21, 2019
Date Public Consultation Completed: September 21, 2020

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 Development Permit DP19-0214 and Development Variance Permit DVP19-0215

Schedule A: Site Plan

Schedule B: Elevations with Materials & Colors Table

Schedule C: Landscape Plan and Estimate

Attachment B: Applicant Rationale

Attachment C: Building Render

Development Permit & Development Variance Permit DP19-0214 & DVP19-0215



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

320 Mills Rd.

and legally known as

Lot A District Lot 125 ODYD Plan 4709

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

Multiple Dwelling Housing

With variances to the following sections of Zoning Bylaw No. 8000:

Section 13.9.6(c): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations To vary the maximum height from 10.0m permitted to 11.5m proposed.

Section 13.9.6(b): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations To vary the maximum site coverage from 65% permitted to 71.6% proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking, Parking Setbacks

To vary the parking setback from a side yard from 1.5m permitted to 1.0m proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking, Parking Setbacks

To vary the parking setback from a rear yard from 1.5m permitted to 0.0m proposed.

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> January 19, 2021

<u>Decision By:</u> COUNCIL OR COMMUNITY PLANNING DEPARTMENT MANAGER

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

Existing Zone: RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

Future Land Use Designation: MRL – Multiple Unit Residential Low Density

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1186276 BC Ltd., Inc.No. BC1186276

Applicant: Wendy Rempel; BlueGreen Architecture

Development Planning Department 1435 Water Street Kelowna BC V1Y 1J4 planninginfo@kelowna.ca 250 469 8626

Planner: A.D. Thibeault

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date This forms part of application

DP19-0214 & DVP19-0215

City of Planner Initials AT Kelowna

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.
- e) With variances to the following sections of Zoning Bylaw No. 8000:

Section 13.9.6(c): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations

To vary the maximum height from 10m permitted to 11.5m proposed.

Section 13.9.6(b): RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), Development Regulations

To vary the maximum site coverage from 65% permitted to 71.6% proposed.

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To vary the parking setback from a side yard from 1.5m permitted to 1.0m proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking, Parking Setbacks

To vary the parking setback from a rear yard from 1.5m permitted to 0.0m proposed

This Development 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 \$147,710.00

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

5. INDEMNIFICATION

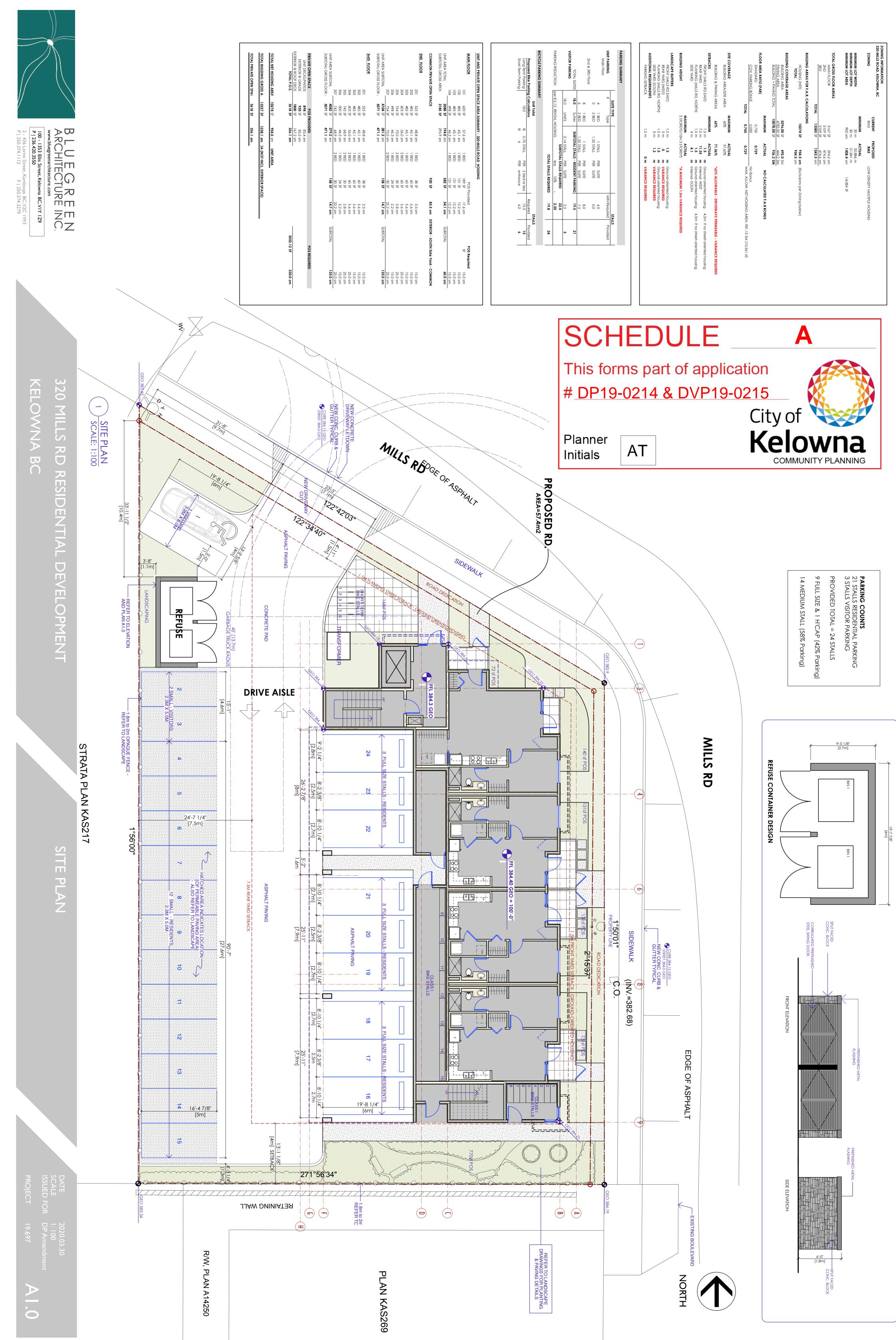
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

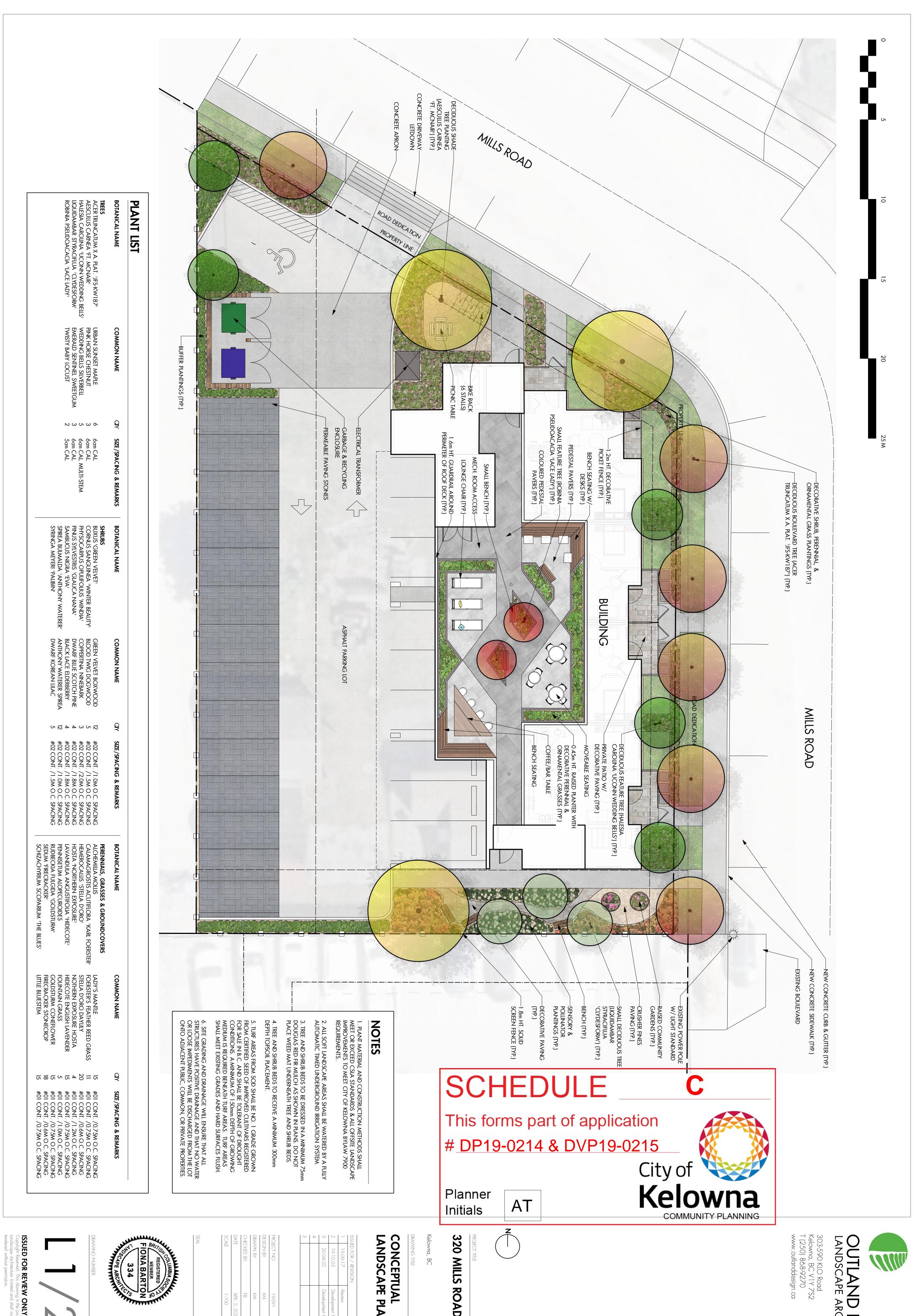
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

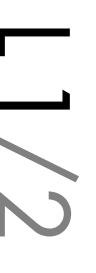
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



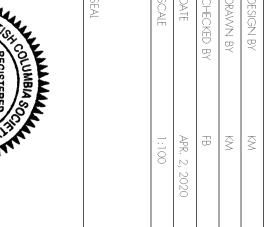












19.09.17	Review
19.10.03	Development Permit
20.04.02	Development Permit
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		Development Permit	Development Permit	Review		

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CONCEPTUAL	DRAWING TITLE	Kelowna, BC	







April 2, 2020

320 Mills Road

C/o BlueGreen Architecture Inc. #100 1353 Ellis Street Kelowna, BC V1Y 1Z9

Attn: Wendy Rempel

Tel: (236) 420-3550 ex. 202 Email: wrempel@bluegreenarch.com This forms part of application
DP19-0214 & DVP19-0215
City of
Planner Initials

AT

Community Planning

Re: 320 Mills Road - Preliminary Cost Estimate for Bonding

Dear Wendy:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 320 Mills Road conceptual landscape plan dated 20.04.02;

- On-site Improvements: 682 square metres (7,341 square feet) = \$118,168.00
- Off-site Improvements: 217 square metres (2,336 square feet) of = \$26,237.00

This preliminary cost estimates are inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, root barrier, hardscapes, site furniture.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

as per

Outland Design Landscape Architecture

303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270

outlanddesign.ca





DESIGN RATIONALE 320 MILLS ROAD – MULTI-FAMILY DEVELOPMENT OCTOBER 24, 2019

The project is located on a corner lot on Mills Road in an RM3 (Low Density Multiple Housing) zone. It is the developer's intent to maintain the building as a rental property, with a focus on student tenants. The building is a three-storey, 18 unit development with ground-oriented housing facing both street frontages thus allowing a 1.5m setback from both of the street-facing property lines. The project is bordered on all sides by both RM3 and RM4 zones, and will be maintaining its current RM3 designation.

The City of Kelowna has asked the developer to provide a road dedication in order to accommodate a 22m road Right of Way. The dedication, as surveyed, has been indicated on the site plan (11m off Mills Road centerline), and is approximately 1m in depth on each street frontage.

The building has been located on the lot such that parking is accessed off the north property line as far from the corner as possible. Care has been taken in order to conceal as much parking as possible, and the balance of the stalls are located along the west property line which mirrors the parking/access of the site immediately to the west, and will be maintain the fenced separation as-is. The handicapped stall has been located to facilitate ease of access to the sidewalk and the building entrance, while still maintaining a minimum 1.5m wide landscaped buffer at the north side.

PARKING VARIANCE

Per the parking bylaw (2019 pending), the developer is requesting a variance from 27 stalls to instead provide 24 stalls. Based on the intended occupants, it's proximity (6 minute walk to bus stops to UBCO), the developer feels that the demand for parking will be reduced.

HEIGHT VARIANCE

The developer is asking for an increase to the maximum building height from 10m/3 storey to 11.5m (an additional 5') to the mid-point of the slope as outlined in the zoning bylaw. The building remains a three-storey building, but in an effort to accommodate as much parking as possible under the building, the second floor has been lifted to accommodate the second floor assembly, insulation of the floor and vehicle height. The second and third floors have standard ceiling heights of 9'. The roof itself has a reasonable 4.75:12 slope that reflects the residential vocabulary of the neighbourhood, and adds visual interest to the architectural appearance of the building. Additionally, the height allows the main floor ground-oriented units to have increased visual interest as the glazing and door treatments can be increased.

BUILDING COVERAGE AREA VARIANCE

The building coverage of the site is 37.6%. This is below the maximum allowable. The project is to provide a permeable driveway that increases the combined allowable Building/Paving area from 65%. The developer is requesting a variance to increase the allowable to 71.6%. This is based, again, on the design that has attempted to conceal as much of the parking as possible, while accommodating a building that is both financially feasible, and architecturally appealing.

PRIVATE OPEN SPACE VARIANCE

The total required Private Open Space for this development is 330 square metres. The developer is seeking a variance to reduce the total to 169 square meters. The request is based on a number of factors

Kevin Ryan | Architect AIBC - MA (Hons) - DA - LEED AP

Wendy Rempel | Architect AIBC - M.Arch - B.Arch

www.bluegreenarchitecture.com

Each of the units provides a deck or patio to each of the units as well as providing two ground-level outdoor spaces for the use of the tenants. The ground-oriented units accommodate both a gated patio as well as a grassed area for the tenants' use.

It has been common in multi-family buildings that decks very often end up as storage spaces for the tenants, but creates a less-than-desirable outcome from a street-front perspective. The smaller decks allow for tenant outdoor space with a reduced likelihood for an accumulation of storage.

In addition to each unit's deck/patio, common private open spaces at grade are located on the north and the south of the building, and will have both seating and open areas: the south-oriented space will provide communal raised garden space and sitting areas, while the north will allow a private, more shaded sitting area in the hotter months.

The overall site area has been reduced to accommodate the road dedication, thereby limiting the available outdoor space available to be developed into private open space. Additionally, as mentioned before, in order to maintain a financially viable project that accommodates a relatively small number of units, the parking has been maximized, and reduces the available private open space. Great care has been taken to develop the available open space at grade into useable, inviting areas that will serve the tenants well.

BIKE PARKING VARIANCE

During the original planning of the project and ongoing discussions with City Planning, the previous parking bylaw (2019.04.08) allowed for a minimum number of stalls of 9 of Class I, and 2 Class II stalls, which the design accommodated. With the prospective new bylaw, that number has increased to 14 for long-term and 6 stalls per entrance for short-term along with additional requirements for access and clearances. The developer is asking for a variance to allow the number of bike parking stalls to equal the number required by the original bylaw. There is a possibility of housing additional bikes in a storage room to make up some of the difference, however this would not adhere to the new access requirements.

The project introduces a variety of architectural elements to create visual interest, with varied parapet heights and roof profiles (partially flat, and sloped), color variations, as well as varied depths in the façade that will add appeal to the streetscape. This development will continue to add interest to an area that is seeing the continued development of higher quality multi-unit complexes. It provides a well-considered architectural statement that both helps to address Kelowna's rental housing need and help continue the revival of this area.



320 MILLS RD RESIDEN





DP19-0214 & DVP19-0215 320 Mills Rd.

Development Permit &





Proposal

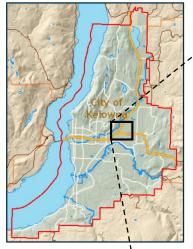
➤ To consider a Development Permit for the form and character of a 3 storey apartment building, and a Development Variance Permit to vary the following: height; site coverage; and parking setback at the side and rear lot lines.

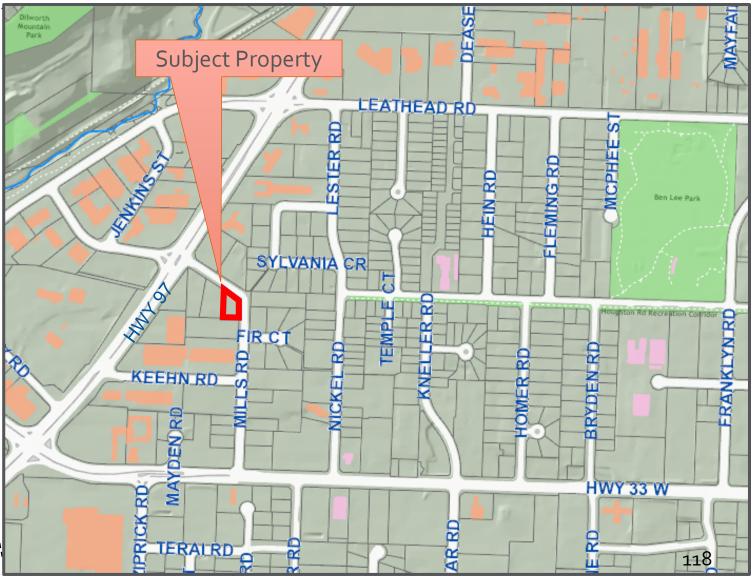
Development Process



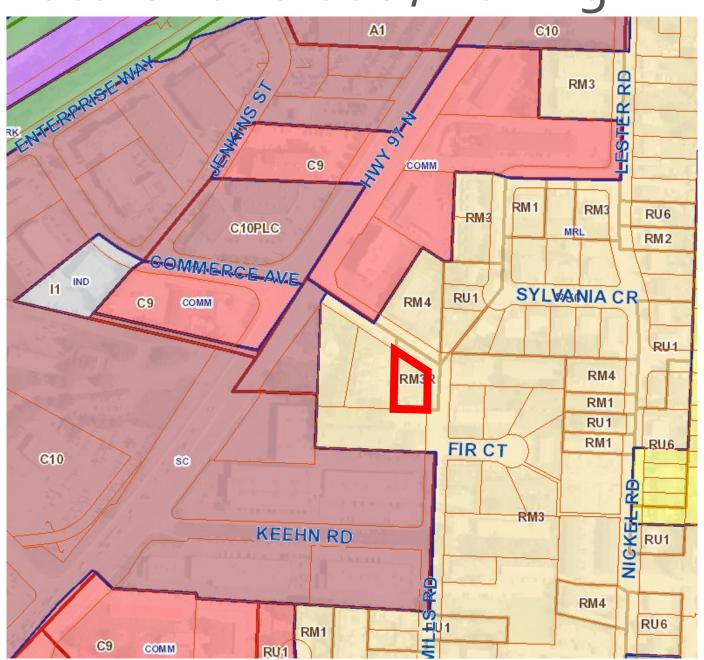


Context Map





OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

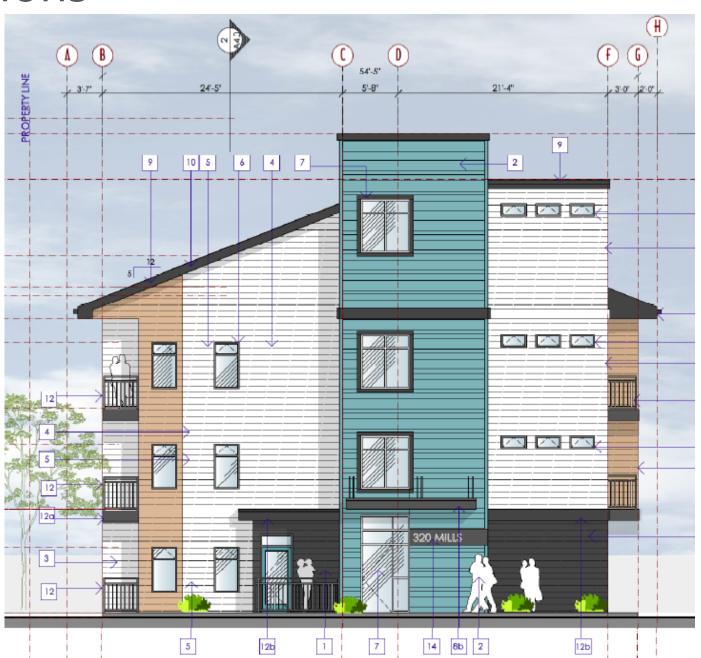


- > 3 storey rental apartment building, 18 units
- ► Ground-oriented units facing Mills Rd. to the east
- ▶ Parking at grade to the rear with ½ the stalls tucked beneath an overhang (at west).
- ▶ 3 outdoor amenity areas
 - Communal garden
 - ▶ Picnic area
 - Landscaped roof-top patio

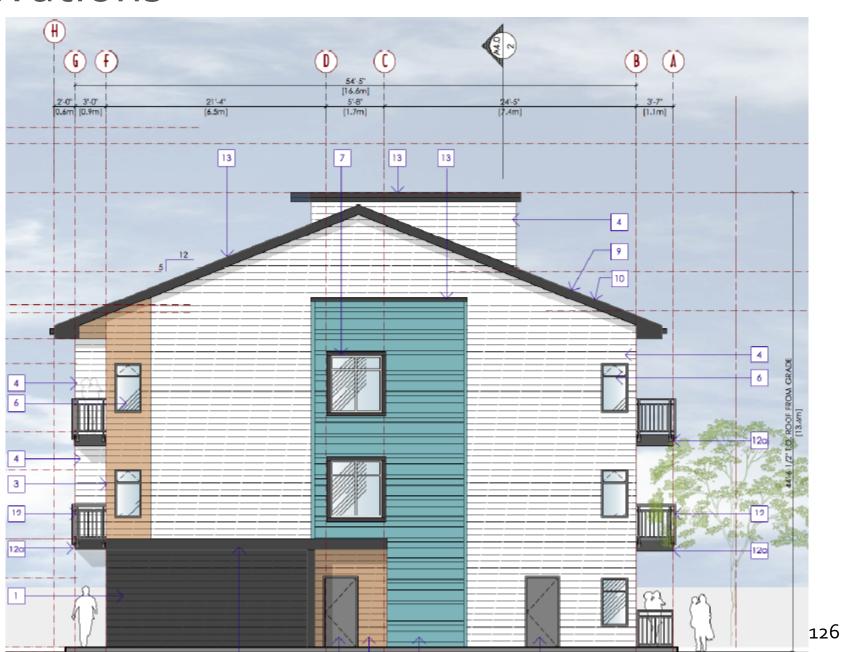


Site Plan MILLS RD - EXISTING BOULEVARD EDGE OF ASPHALT SIDEWALK (INV.=382.68) EBU MAKE PRÓPOSED RD REFER TO LANDSCAPE RAWNES FOR PLANTING & PAVING DETAILS AREA=57.4m2 PLAN KAS COMPRETE PAD ASPHALT PAVING R/W, PLAN A14250 -1.8m to 3m OPAQUE FENCE -REFER TO LANDSCAPE 122 SITE PLAN SCALE: 1:100 CERATA DI AN KAS217





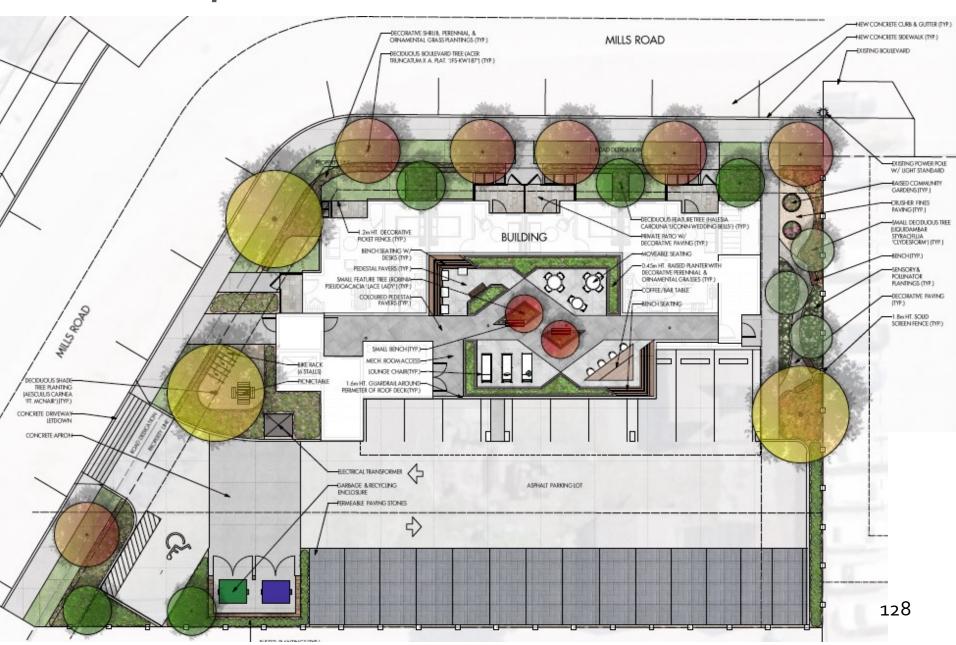




Renderings



Landscape Plan



Landscape Plan

PLANT LIST

BOTANICAL NAME	COMMON NAME	QY
TREES ACER TRUNCATUM X A. PLAT. 'JFS-KW187' AESCULUS CARNEA 'FT. MCNAIR' HALESIA CAROLINA 'UCONN WEDDING BELLS' LIQUIDAMBAR STYRACIFLUA 'CLYDESFORM' ROBINIA PSEUDOACACIA 'LACE LADY'	Urban Sunset Maple Pink Horse Chestnut Wedding Bells Silverbeil Emerald Sentinel Sweetgum Twisty Baby Locust	6 3 5 3 2
SHRUBS BUXUS 'GREEN VELVET' CORNUS SANGUINEA 'WINTER BEAUTY' PHYSOCARPUS OPULIFOLIUS 'MINDIA' PINUS SYLVESTRIS 'GLAUCA NANA' SAMBUCUS NIGRA 'EVA' SPIREA BULMALDA 'ANTHONY WATERER' SYRINGA MEYERI 'PALIBIN'	GREEN VELVET BOXWOOD BLOOD TWIG DOGWOOD COPPERTINA NINEBARK DWARF BLUE SCOTCH PINE BLACK LACE ELDERBERRY ANTHONY WATERER SPIREA DWARF KOREAN LILAC	12 5 3 4 4 12 5
PERENNIALS, GRASSES & GROUNDCOVERS ALCHEMILLA MOLLIS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' HEMEROCALLIS 'STELLA D'ORO' HOSTA 'NORTHERN EXPOSURE' LAVANDULA ANGUSTIFOLIA 'HIDECOTE' PENNISETUM ALOPECUROIDES RUDBECKIA FULGIDA 'GOLDSTURM' SEDUM 'FIRECRACKER' SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LADY'S MANTLE FOERSTER'S FEATHER REED GRASS STELLA D'ORO DAYLILY NOTHERN EXPOSURE HOSTA HIDECOTE ENGLISH LAVENDER FOUNTAIN GRASS GOLDSTURM CONEFLOWER FIRECRACKER STONECROP LITTLE BLUESTEM	15 11 20 4 15 5 15 18 15



Development Policy

- ► Proposal substantially meets the Comprehensive DP Guidelines.
 - ▶ Bldg. articulated through windows, balconies and ground-oriented units along Mills Rd.
 - Ground-oriented units activate street level.
 - Landscaping and trees and private yards protected by railings help establish a transition b/w public realm and private.
 - ▶ 3 landscaped, treed, outdoor amenity areas provide good usable green space.



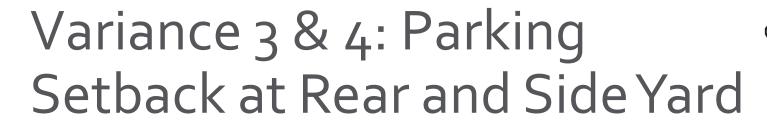
Variance 1: Height

- Vary maximum height from 10m permitted to 11.5m proposed
 - ▶ Within the 3 storey height limit.
 - ▶ Allows for higher ceilings on each of the storeys.
 - ▶ Makes little difference to perceived massing of bldg.





- ▶ Increase site coverage from 65% (with 5% permeable pavement) permitted to 71.6% proposed (with 10.5% permeable pavement).
 - ► Amount of permeable pavement double that required.
 - ► Loss of green space at grade made up for with high quality landscaping (incl. numerous trees) and landscaped roof-top patio.





- Reduce parking setback at rear yard from 1.5m required to om.
- Reduce parking setback at side yard (south) from 1.5m required to 1m.
 - ▶ 6m opaque fence provided along both lot lines.
 - ▶ 1m landscape buffer provided on side (south) lot line.
 - ► Effectively mitigates against reduction in parking setback



Staff Recommendation

- Staff recommend support for the proposed DP & DVP
 - Proposal substantially meets DP guidelines
 - Proposed variances considered to be acceptable



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12049

Z20-0015 - 4382 Gordon Drive

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 1, District Lot 358, ODYD, Plan 15098 located at Gordon Drive, Kelowna, BC from the RU1 Large Lot Housing zone to the RU6 Two Dwelling Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1st day of June, 2020.

Public Hearing Waived by the Municipal Council this 1st day of June, 2020.

Read a second and third time by the Municipal Council this 22nd day of June, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
C:tu Claula
City Clerk

REPORT TO COUNCIL



Date: January 19th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DVP20-0063 Owner: Amanda Maccormack and

Donald Maccormack

Address: 4382 Gordon Drive Applicant: Donald (Mac) Maccormack

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12049 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0063 Lot 1 District Lot 358 ODYD Plan 15098, located at 4382 Gordon Drive, Kelowna, BC;

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

Section 13.6.5(c): RU6 – Two Dwelling Housing, Subdivision Regulations

To vary the minimum lot depth from 30.0 m required to 23.3 m proposed.

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

2.0 Purpose

To consider a Development Variance Permit application to vary Section 13.6.5(c) of the Zoning Bylaw to reduce the required lot depth from 30.0 m to 23.3 m.

3.0 Development Planning

Development Planning staff support the proposed variance to reduce the minimum lot depth for the subject site. Staff are recommending the application be supported as it's consistent with Official

Community Plan policies related to infill development. The proposal would allow for an infill subdivision of a lot that is currently oversized and underdeveloped.

The proposal is consistent with the OCP policy related to compact urban form as the proposal would result in an increase in density and allow for infill development in an existing neighborhood close to amenities. The subject property is near several schools such as Dorothea Walker Elementary and Okanagan Mission Secondary School. The property is also in close proximity to transit bus routes. There is one existing single detached house on the property that is currently being substantially renovated. If approved the proposal would allow for the property to be subdivided, the existing house would remain on one lot, and up to two new dwellings could be constructed on the new proposed lot.

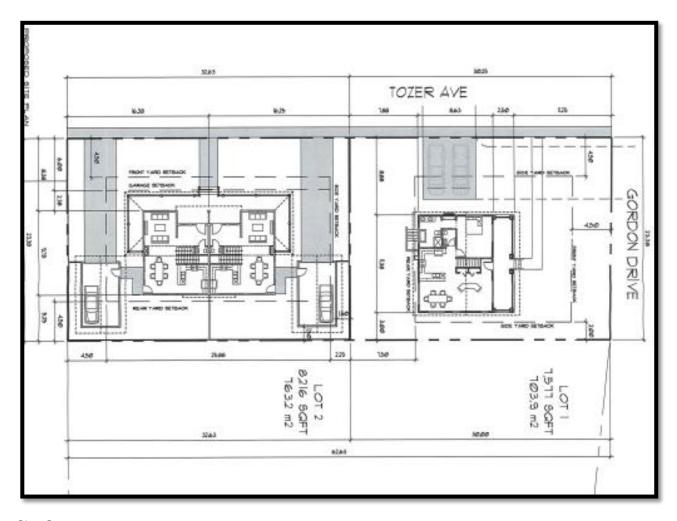
4.0 Proposal

4.1 <u>Background</u>

The variance application is related to a proposed rezoning application to rezone the subject site from RU1 to RU6. In June of 2020 council gave the rezoning bylaw (BL12049) 2nd and 3rd reading and passed a resolution that final adoption of the rezoning bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject site.

Project Description

The applicant intends to rezone and subdivide and then build a 3-bedroom duplex/semi-detached structure on the new lot. A conceptual site plan has been provided showing that the existing house and proposed duplex could fit on the proposed lots (attached).

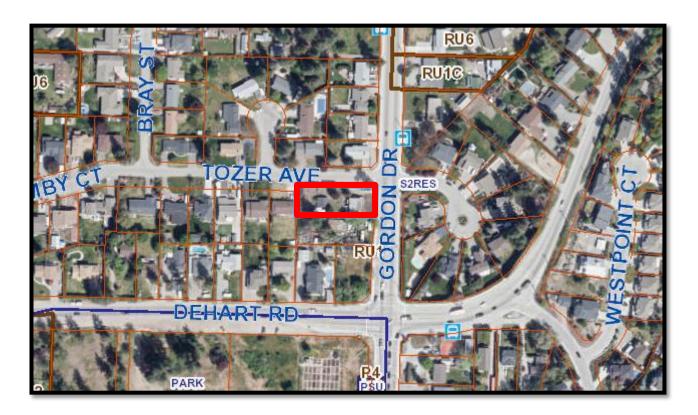


Site Context

The subject property is a corner lot in the North Okanagan Mission OCP Sector at the intersection of Gordon Drive and Tozer Avenue. The surrounding area is primarily RU1 – Large Lot Housing. The surrounding area primarily also has a Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	S2RES – Single/Two Unit Residential
East	Ru1 – Large Lot Housing	S2RES – Single/Two Unit Residential
South	Ru1 – Large Lot Housing	S2RES – Single/Two Unit Residential
West	Ru1 – Large Lot Housing	S2RES – Single/Two Unit Residential

Subject Property Map:



5.0 Current Development Policies

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

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

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1

Objective 5.22 Ensure context sensitive housing development

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

6.0 Application Chronology

Date of Application Received: February 12th 2020
Date Public Consultation Completed: April 27th 2020

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Variance Permit DVP20-0063

Development Variance Permit DVP20-0063



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

4382 Gordon Drive, Kelowna, BC

and legally known as

Lot 1 District Lot 358 ODYD Plan 15098

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

Residential

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> January 19th, 2021

Decision By: COUNCIL

Development Permit Area: N/A
Existing Zone: RU6

Future Land Use Designation: S2RES

This is NOT a Building Permit.

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

NOTICE

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

Owner: Amanda Maccormack and Donald Maccormack

Applicant: Donald (Mac) Maccormack

Planner: Alex Kondor, Planner Specialist

Terry Barton

Community Planning Department Manager

Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

Section 13.6.5(c): RU6 - Two Dwelling Housing, Subdivison Regulations

To vary the minimum lot depth from 30.0 m required to 23.3 m proposed.

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

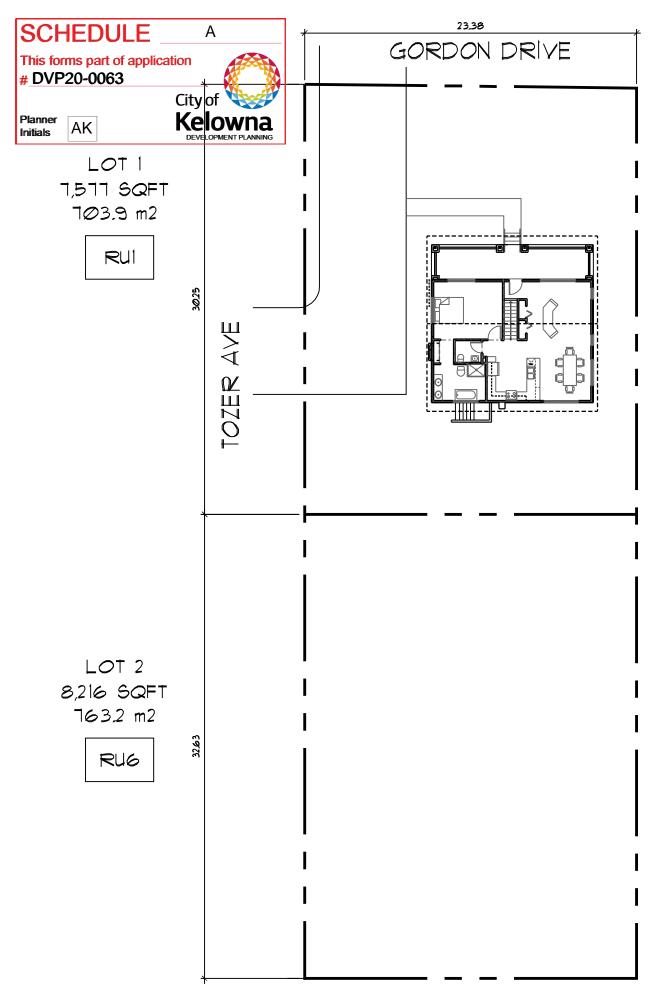
3. INDEMNIFICATION

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

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

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

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





DVP20-0063 4382 Gordon Drive

Development Variance Permit





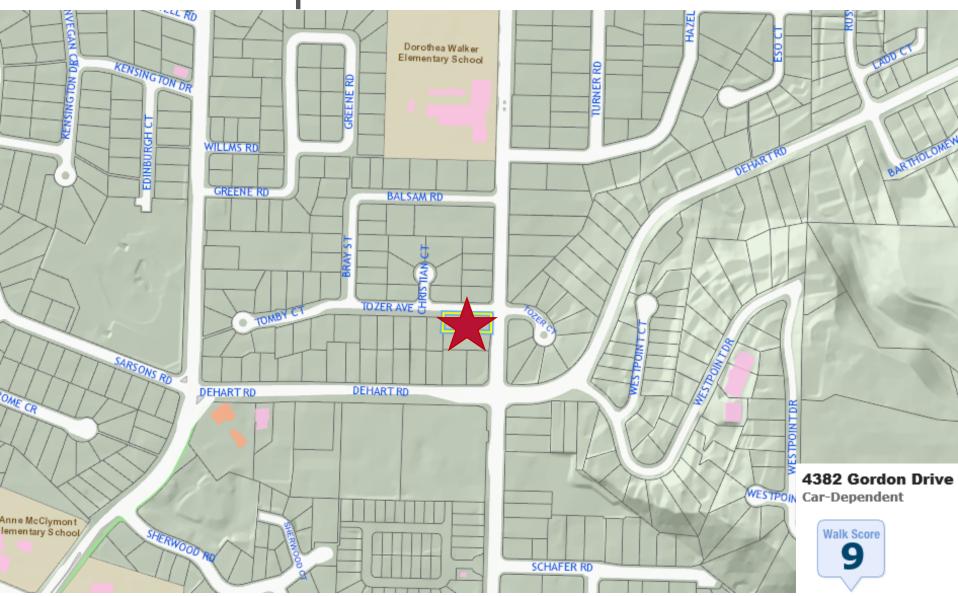
Proposal

➤ To consider a Development Variance Permit application to vary Section 13.6.5 (c) of the Zoning Bylaw to reduce the required lot depth from 30.0m to 23.3m

Development Process



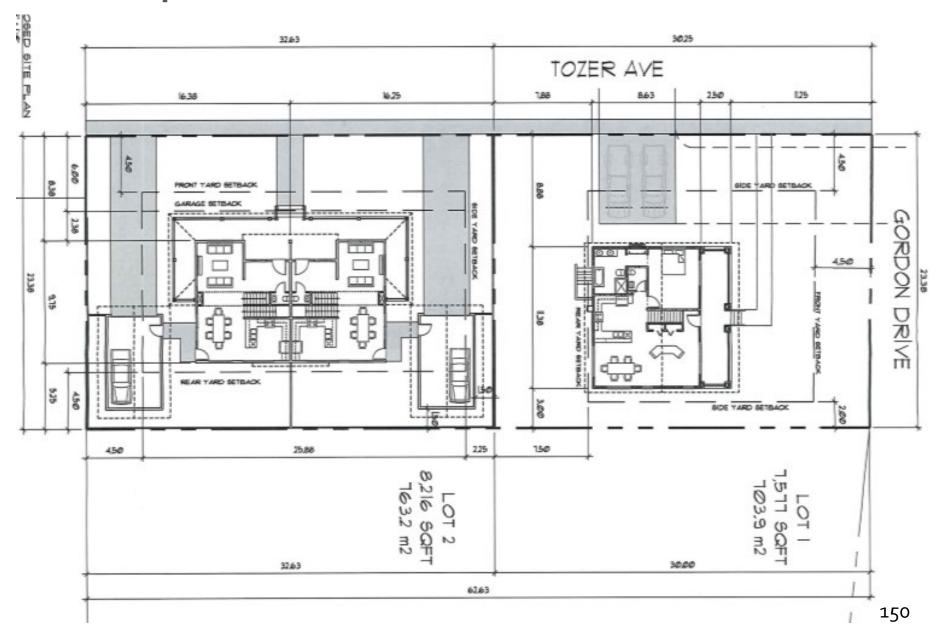
Context Map



Subject Property Map



Conceptual Site Plan





Development Policy

- Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - Sensitive Infill
 - Compact Urban Form
- ▶ Consistent with Future Land Use Designation



Staff Recommendation

- Staff recommend support of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - Urban Infill Policies
 - Appropriate location for adding residential density



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

Vanmar Developments

Application: DP20-0094 DVP20-0193 **Owner:** Glenpark Ltd., Inc. No.

BC1150883

Address: 276 Valley Road **Applicant:** Vanmar Constructors Inc.

Subject: Development Permit and Development Variance Permit

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

Existing Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0094 and Development Variance Permit No. DVP20-0193 for Lot A Section 33 Township 26 ODYD Plan EPP80045 Except Plan EPP94225, located at 276 Valley Road, Kelowna, BC subject to the following:

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

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedules A, B and C:

Section 7.6.1(b): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the front yard from 3.0 m required to 0.51 m proposed.

Section 7.6.1(c): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the side yard from 3.0 m required to 0.66 m proposed.

Section 7.6.1(c): Section 7 – Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the rear yard from 3.0 m required to 2.3 m proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking Regulations

To vary the required minimum setback from any side or rear lot line from 1.5m required to 0.66 m proposed.

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

To vary the maximum height for any portion of a building within 7.5 m of an abutting lot with a Single/Two Unit designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys permitted to 10.0 m or 3 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 permits to be issued;

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

2.0 Purpose

To consider the form and character of a multiple dwelling housing development and to vary minimum landscape buffers, minimum setbacks for parking stalls and the maximum height for a portion of the subject property.

3.0 Development Planning

Development Planning supports the form and character development permit for the 52-unit townhouse project on the subject property. The proposal includes the provision of ground oriented units which front onto both Valley Road and the future Glen Park Drive. The development meets the majority of the Official Community Plan (OCP) Urban Design Guidelines including the selected building finishes, façade articulation and transition between the public and private open spaces. The application meets many of the OCP's Urban Infill objectives with respect to Compact Urban Form and Sensitive Infill.

The property is located within the Permanent Growth Boundary in the Glenmore Valley neighbourhood on Valley Road at the intersection with the future Glen Park Drive. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Variances

Council previously considered a Development Permit for this property on April 9, 2018, which has since expired. Since this permit was issued, new Parking and Loading Regulations in the Zoning Bylaw were adopted. As such, several variances relating to landscape buffers and parking setback distances are now required.

The applicant has met the parking regulations in terms of size and number of parking stalls on site, however to meet the new regulations several stalls project into required landscape buffer and setback areas on the front, side and rear property lines. Development Planning felt accommodating wider accessible parking stalls

on site and requesting a variance to minimum landscape buffers and minimum distance of parking stalls from property lines was preferable to a variance for required stall width.

The variance for height is only required for the portions of building within 7.5m of the side (north) property line, adjacent to 268 Valley Road. An application for an OCP amendment is currently sitting at 3rd reading for this adjacent property, however as the future land use is currently S2RES – Single / Two Unit Residential, a height variance applies for buildings within that area. Had the OCP amendment been adopted, a height variance would not be required.

Proposal

3.1 Background

A Development Permit is valid for two years from the date of Council approval, and a previous Development Permit for this project expired in April 2020. The applicant remains committed to this project but is currently waiting for stronger market conditions prior to relaunch.

3.2 <u>Project Description</u>

The proposed development is for the construction of 52 three-storey townhouse units with attached garages. The development will include a total of eleven buildings: 7 four-unit buildings, 2 five-unit buildings and 2 – seven-unit buildings. All units have private amenity space in the form of balconies and meet on-site parking requirements. Seven visitor stalls are provided and are located throughout the site for easy access to all units.

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. The townhouses have been designed with an internal 'mews courtyard' that is a pedestrian only area, which provides extensive landscaping and walkways to provide multiple small gathering areas for the residents. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

The form and character of the buildings is the same as what Council considered in 2018. However, due to new Parking and Loading Regulations in the Zoning Bylaw that were adopted after the previous Development Permit was issued, the applicant has had to adjust the site plan to conform with these new regulations.

Form and Character

The development has a contemporary 'farmhouse' architectural feel. The large windows, and outdoor space provide access to both natural light and shade. The balconies serve to lessen the visual impact of the garage doors below while providing an amenity space for the unit. The garage entry doors are oriented to the interior of the site which allows the development to have ground-oriented units facing to the street rather than being oriented to the interior of the site. Each unit has a front landscaped terrace area to delineate the private space from the public street. The units have prominent at-grade entries with walkways leading to the street frontage which provides a welcoming, activated streetscape.

The natural colour scheme has touches of colour to provide individuality to the units, while providing a cohesiveness to the multiple buildings within the development. A combination of lap siding along with board and batten siding has been utilized to create a visually appealing façade.

Primary site access will be from Glen Park Drive with a secondary 'emergency access only' from Marigold Road. The development has been designed such that it could be integrated with the parcels to the north of the site in the future. That project is on-going with the Rezoning and OCP Amendment application currently at third reading.

3.3 Site Context

The subject property is located on Valley Road, which is a major collector roadway. It is connected to urban services and is located within the Permanent Growth Boundary. The Walk Score is 58 indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing, RR3-Rural Residential 3	Single Family Dwellings
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM1 – Four Dwelling Housing, A1 – Agriculture	Vacant, Farm

Subject Property Map:



3.4 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL		
E	xisting Lot/Subdivision Regulations	3		
Lot Area	900 m²	9,849 m²		
Lot Width	30 m	89.1 m		
Lot Depth	30 m	114.2 m		
	Development Regulations			
Floor Area Ratio	.8	.72		
Height	10 m or 3 storeys	10.0 m & 3 storeys		
Maximum Height for any portion of a building within 7.5 m of an abutting lot with a S2RES designation	9.5 m or 2 ½ storeys	10.0 m & 3 storeys 1		
Building Site Coverage	40 %	36 %		
Site Coverage (Buildings, Driveways and Parking Areas)	60 %	58 %		
Front Yard (Valley Rd)	1.5 m	3.5 m		
Side Yard (Glen Park Dr - South)	1.5 m	3.0 m		
Side Yard (North)	4.0 m	4.0 m		
Rear Yard	7.5 m	7.5 m		
	Other Regulations			
Parking Requirements	104 stalls	104 stalls		
Visitor Parking Stalls	7 stalls	7 stalls		
Setback to parking stalls from any side or rear lot line	1.5 m	o.66 m ②		
Minimum landscape buffer (front)	3.0 m	o.51 m 🗿		
Minimum landscape buffer (side)	3.0 m	o.66 m 🐠		
Minimum landscape buffer (rear)	3.0 m	2.3 m 5		
Private Open Space	1,300 m²	1,674 m²		
Short-Term Bicycle Parking	10 spaces	10 spaces *		

^{*} Short-Term Bicycle Parking is intended for visitors to the site and are provided in the form of bike racks.

- 2 Indicates a requested variance to the setback to parking stalls from any side or rear lot line
- 3 Indicates a requested variance to the minimum landscape buffer (front)
- 4 Indicates a requested variance to the minimum landscape buffer (side)
- **5** Indicates a requested variance to the minimum landscape buffer (rear)

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

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

Objective 5.22 Ensure context sensitive housing development

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

¹ Indicates a requested variance to the maximum Height for any portion of a building within 7.5 m of an abutting lot with a S2RES designation

5.0 Application Chronology

Date of Application Received: March 19, 2020
Date of Neighbouhood Notification Received: October 26, 2020
Council Date of Consideration of Original Application: DP17-0241 April 9, 2018

Report prepared by: Kimberly Brunet & Lydia Korolchuk, Planner II **Reviewed by:** Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: City of Kelowna Memorandums

Attachment B: Comprehensive Development Permit Guidelines

Attachment C: Renderings and Massing Study Images, Design Rationale and Development Statistics

Attachment D: Draft Development Permit and Development Variance Permit No. DP20-0094 DVP20-0193

Schedule A: Site Plan

Schedule B: Elevations, Colour Board and Materials

Schedule C: Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: March 23, 2020

File No.: DP20-0094

To: Community Planning (AC)

From: Development Engineer Manager (JK)

Subject: 276 Valley Rd Form & Character

The Development Engineering comments and requirements regarding this Development Permit application for Council Form and Character Development Permit for multiple unit residentialare as follows:

1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Subdivision Engineering Report under file Z17-0099,

l∕ames Kay, P.E∕ng.

Development Engineering Manager

RO

CITY OF KELOWNA

MEMORANDUM

Date: October 27, 2020

File No.: DVP20-0193

To: Suburban and Rural Planning (KB)

From: Development Engineer Manager (SM)

Subject: 276 Valley Road Lot A Plan EEP80045

The A Development Variance Permit application to vary the required minimum landscape buffers on the north, east and west property lines to accommodate required parking stalls within the required buffer area, and a variance to the maximum height, for the portions of the buildings within 7.5 m of the north property line only (9.5m/2.5 storeys required, 9.8m/3 storeys proposed)

a) This Development Variance Permit does not compromise any Municipal Infrastructure.

James Kay, P.Eng.

Development Engineering Manager

RO

DEVELOPMENT PERMIT GUIDELINES

<u>Comprehensive Development Permit Area</u>

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

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

Are top, middle and bottom building elements distinguished?			
	~		
Do proposed buildings have an identifiable base, middle and top?			~
Are building facades designed with a balance of vertical and horizontal proportions?	~		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	~		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	~		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			~
Exterior Elevations and Materials		l	
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	~		
Are entrances visually prominent, accessible and recognizable?	~		
Are higher quality materials continued around building corners or edges that are visible to the public?	~		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	~		
Are elements other than colour used as the dominant feature of a building?	~		
Public and Private Open Space		I	1
Does public open space promote interaction and movement through the site?	~		
Are public and private open spaces oriented to take advantage of and protect from the elements?	~		
Is there an appropriate transition between public and private open spaces?			/
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	~		
Site Access		T .	1
Is the safe and convenient movement of pedestrians prioritized?	~		
Are alternative and active modes of transportation supported through the site design?	~		
Are identifiable and well-lit pathways provided to front entrances?	~		
Do paved surfaces provide visual interest?	~		
Is parking located behind or inside buildings, or below grade?	~		
Are large expanses of parking separated by landscaping or buildings?			~
Are vehicle and service accesses from lower order roads or lanes?			~

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			~
Does lakeside development act as a transition between the lake and inland development?			~
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			~
Are signs located and scaled to be easily read by pedestrians?			~
For culturally significant buildings, is the signage inspired by historical influences?			~
Lighting			
Does lighting enhance public safety?	~		
Is "light trespass" onto adjacent residential areas minimized?	~		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	~		
Is suitably scaled pedestrian lighting provided?	~		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		~	

DRAWING LIST

A-1.0 Context Plan
A-1.1 Context Aerial Views

7 1.1 Context / Criai viev

A-1.2 Survey Plan

A-1.3 Design Rationale

A-1.4 Development Summary

A-1.5 Site Plan

A-1.6 Phasing Plan

A-1.7 Fire Fighting Access Plan

A-1.8 Streetscape & Site Section

A-1.9 Site Section

A-2.0 Building 1 (7-plex) Plans; Building 11 similar

A-2.1 Building 1 (7-plex) Plans; Building 11 similar

A-2.2 Building 1 (7-plex) Elevations; Building 11 similar

A-3.0 Building 2 (4-plex) Plans; Buildings 3, 4, 6, 8, 9, 10 similar

A-3.1 Building 2 (4-plex) Elevations; Buildings 3, 4, 6, 8, 9, 10 similar

A-4.0 Building 5 (5-plex) Plans; Building 7 similar

A-4.1 Building 5 (5-plex) Elevations; Building 7 similar

A-5.0 Type A Unit Plans

A-5.1 Type A2 Unit Plans

A-5.2 Type A3 Unit Plans

A-5.3 Type A4 Unit Plans, Type A1 Similar

A-6.0 Unit Sections

A-7.0 Material & Colour

A-7.1 Material & Colour

A-8.0 Context Aerial Views With Buildings

A-9.0 Massing Study

A-9.1 Massing Study

A-9.2 Massing Study

L1/2 Conceptual Landscape Plan

L2/2 Water Conservation & Irrigation Plan

17049-00 Concept Utility Plan

DESIGN TEAM

Owner VanMar Development Glenpark Ltd.

General Contractor VanMar Constructors Inc.

Development Management MGC Projects Ltd.

Architect RLA Architects Inc.

Landscape Outland Design Landscape Architecture

Interior Laura Vroom Design Corporation

Civil Protech Consulting Ltd.

Survey Runnels Denby Land Surveying

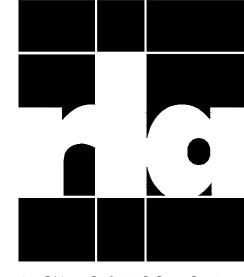
Geotechnical GeoPacific Consultants Ltd.

Traffic CTQ Consultants



GLENPARKROW

276 Valley Road Kelowna, BC March 18, 2020



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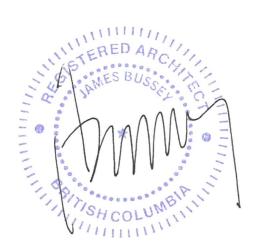
and OCP Amendment

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and OCP Amendment



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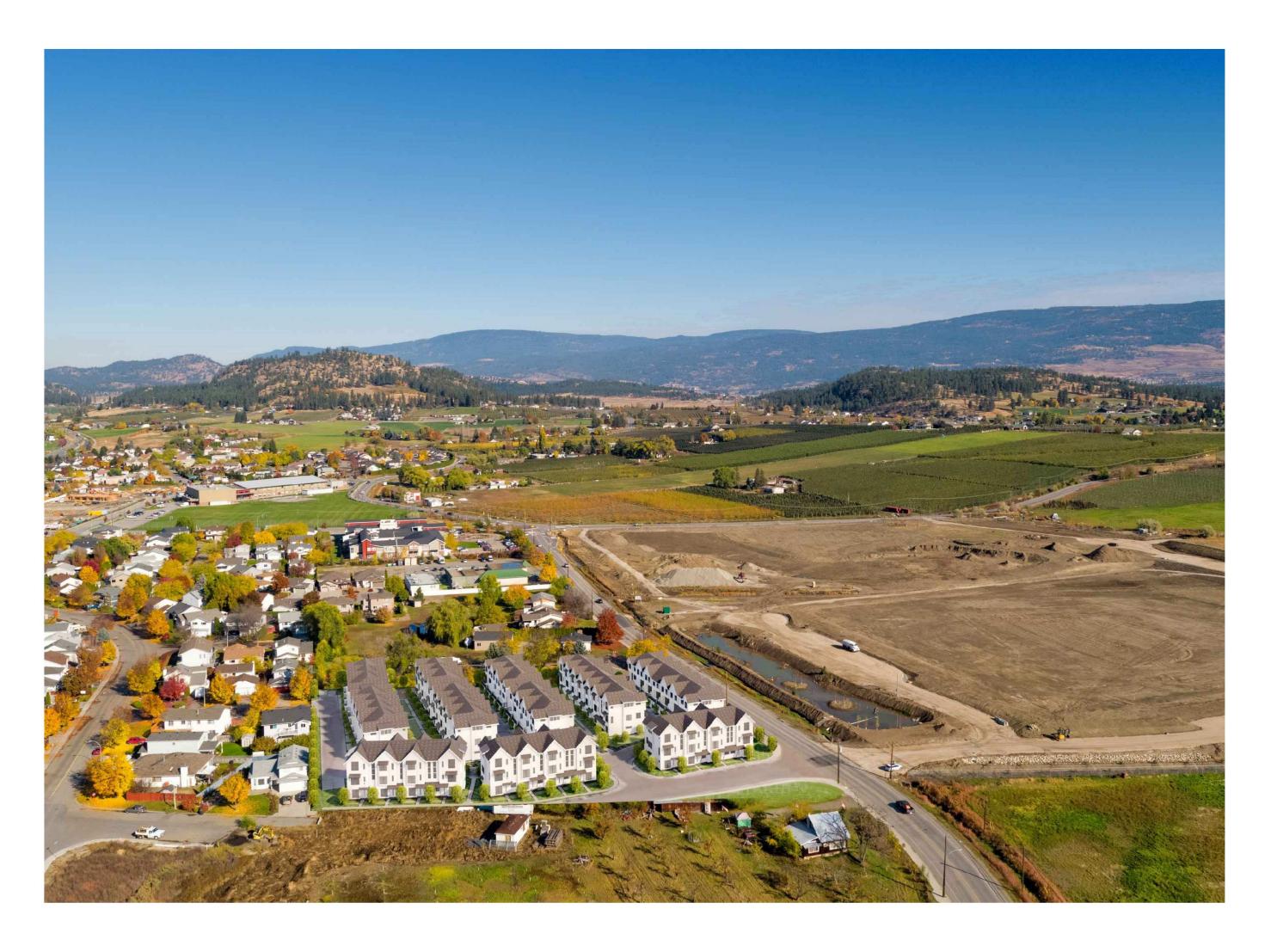
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Glenpark Row 1

276 Valley Road Kelowna, BC Lots 1-3, Section 33, Township 26, ODYD Plan 18062

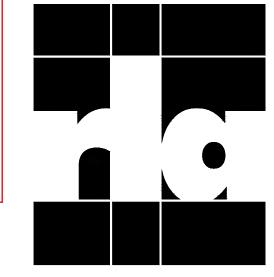
November 8, 2020











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Glenpark Row 1

276 Valley Road Kelowna, BC

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Context Aerial Views With Buildings

November 8, 2020

A-8.0











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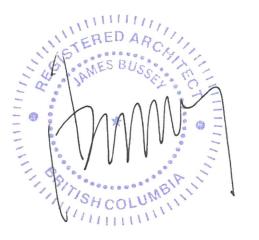
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2020-11-12

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Glenpark Row 1

276 Valley Road Kelowna, BC

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Massing Study

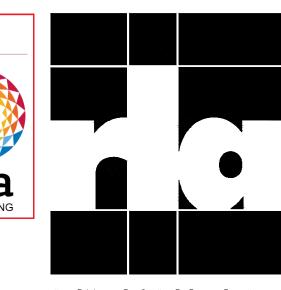
November 8, 2020

A-9.0









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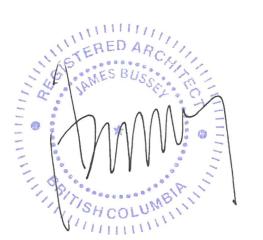
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2020-11-12

Project

Glenpark Row 1

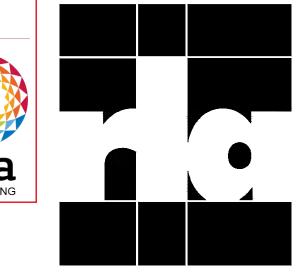
276 Valley Road Kelowna, BC Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Massing Study

November 8, 2020

A-9.1





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2020-11-12

Glenpark Row 1

276 Valley Road Kelowna, BC Lots 1-3, Section 3

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Massing Study

November 8, 2020

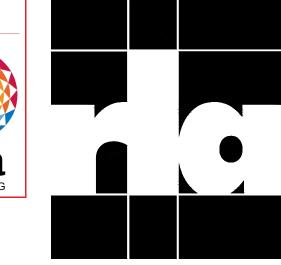
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DESIGN RATIONALE





Part I: Identification of the relevant Introduction

1. 'Glenpark Row' is a development proposal comprising 52 family-oriented townhouses in the Glenmore neighbourhood of Kelowna.

- 2. The development site is at 292, 284 and 276 Valley Road. It is a 2.4 acre, reasonably flat parcel that currently comprises 3 single-family lots.
- 3. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.
- 4. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments (the builder) recognizes the opportunity to create a highly livable townhouse community that will contribute positively to the Glenmore community and to appeal to a broad range of people, and particularly families with children.
- 5. The development proposal is in response to Council's priority to see more family-orientated housing, particularly 3-bedroom ground-oriented townhouses that are walkable and close to schools, shops and services. Earlier this month, this was expressed in a housing needs assessment developed by the City of Kelowna. This recently published report identified a "missing middle" housing type to meet the increasing demand for walkable multi-unit and family-oriented communities that are scale-compatible with single family housing.

Purpose of this document

6. This 'Design Rationale' document has guided VanMar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design needs to respond to. Having identified all of the relevant considerations, the document then details a design that appropriately responds to these considerations.

considerations that the design needs to respond to...

THE SITE AND ITS LOCATIONAL CONTEXT

- 7. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (shops, schools, daycare and parks), while also being immediately adjacent to the farmland and orchards.
- 8. To the South of the development site is a working apple and pear orchard, and a heritage house that was built in the 1920's. The orchard grower sells produce from his house to the local community. Beyond this orchard is a vibrant and busy neighbourhood retail village, with an IGA, Save-on-Foods, Shoppers Drug Mart, Starbucks and other urban amenities. The retail village area is within easy walking distance of the development site.
- 9. To the West of the development site is an attractive neighbourhood of single-family homes accessed from Drysdale Boulevard.
- 10. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility, which is now under construction. Beyond this new sports facility, there are attractive views of orchards and hills.
- 11. To the North of the development site are 3 single-family homes. The owners of these homes have expressed interest in selling their property for development. These discussions are amicable and ongoing. To date, an agreement has not been reached between these owners and VanMar.
- 12. The site is within close proximity to high quality schools, including Dr Knox Middle School and North Glenmore Elementary School. Dr Knox is within easy walking distance of the site. The site is also within walking distance of the Green Gables Daycare.
- 13. The site is a 15-minute drive to downtown Kelowna and a 10 minute drive to UBCO.

ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT

- 14. Given the locational context, and the alignment with City policy priorities, City planning staff are supportive towards the idea of recommending to Council that this site be developed for townhouses, subject to the following conditions and provisos:
- a. That the townhouses are designed to be appealing to families given Council's desire to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses. This is due to Kelowna currently going through a period of growth and there being a shortage of housing that is suitable and affordable for families with school-aged children.
- b. That the development integrates with the local context of growing family-oriented amenities (including the new Glenmore Recreation Park and the retail village), and is sensitive to the adjacent single-family homes to the West.
- c. That the design should be welcoming and inclusive of the surrounding community, and should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the ends of buildings.
- d. That the development includes construction of a new portion of Glenpark Drive that intersects with Valley Road (and in alignment with the access to Glenmore Recreation Park on the other side of Valley Road) and that, once constructed, this newly constructed portion of Glenpark Drive be dedicated to the City.
- e. That vehicle access to the project is provided from this new section of Glenpark Drive, and not from Valley Road or from Marigold Road.
- f. That the design and layout of a townhouse project on this site can be integrated with development of the single-family house lots to the North of the site (if they become available for development in the future).
- g. That the project make provision for a pedestrian walkway through the site, linking Drysdale Boulevard with Glenmore Recreation Park.
- 15. Planning staff have advised that the development approval process for the project will require a Development Permit, a Rezoning from RR-3 to RM-3 and an amendment to the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised VanMar of the required steps and public consultation requirements that this process will require.

Part II: Proposed design response to these considerations...

SUMMARY OF OUR PROPOSED DESIGN APPROACH

- 16. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 52 townhouses organized in 11 separate buildings with an overall FAR of 0.72.
- 17. The community is predominantly oriented towards families with children. All of the 52 townhouses have:
- a. 3 bedrooms
- b. A den, which can also be converted into a 4th bedroom.
- c. A garage with side-by-side parking for 2 cars (and we have also provided by-law compliant visitor parking around the site).
- d. A balcony directly accessed from the principal living space.
- e. A front yard garden area.
- f. Approximately 1,500 sf of living space.
- 18. The design is compliant with the RM-3 By-law and has no variances.
- 19. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has a garage with 2 side-by-side parking stalls. There are also 9 visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

20. The organization and layout of the community is driven by the following four ideas:

a. Vehicle Access...

Vehicle access to the development will be from Glenpark Drive, with an emergency vehicle only exit on Marigold Road. Vehicle access to the community will only be from this new section of Glenpark Drive. There will be no vehicle access or egress to the community from Marigold Road, other than for Fire Truck emergency purposes.

b. Outward-facing Design...

The townhouses located around the perimeter of the community have front doors directly facing Valley Road and Glenpark Drive. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Glenpark Drive improves the livability and functionality of these street-facing outward looking townhouse units.

c. Mews Courtyard...

The townhouses on the inside of the project are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. The first of these courtyards is organized so that it is the first thing a person sees when entering the community from Glen Park Drive. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. These attractive green spaces allow us to integrate small community gathering areas and provide the basis for a diagonal pedestrian pathway through the community to link Marigold Road with the new Glenmore Recreation Park.

d. Future Integration Potential...

The overall layout of the townhouse community works well on the current project site but also has the potential to be integrated with the lots to the North of the site(if these lots become available for redevelopment in the future).

ARCHITECTURAL EXPRESSION

- 21. The architectural design is inspired by the locational context, being part urban and part rural. The townhouses will reflect this regional influence with a contemporary architectural design.
- 22. The design approach seeks to create a strong expression of the individual townhouse. This is achieved
- a. A strong front entry condition that is defined by a highly visible front door, an attractive front yard, and clearly visible street address number.
- b. Each townhouse having its individual identity expressed architecturally in gable roof forms and bay window treatments.
- c. Using a mix of attractive and distinct, but complimentary, colours for the siding and windows on each of the townhouses. The natural landscape of the Okanagan informs the base colour palette of the design, with more dynamic colour accents used in certain areas to express the individuality of each home and to express a more contemporary and vibrant appearance, particularly around the front entry.

MASSING AND THE OVERALL FEEL OF THE COMMUNITY

- 23. To ensure that the community feels livable and friendly, efforts have been made to reduce the overall perception of building mass through the following ideas:
- a. The community has been arranged so that most blocks of buildings have no more than 4
- b. The townhouses within each building block are 'articulated' through roof forms and a variety of window expressions throughout each block of buildings.
- c. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barrier fences and gates.
- d. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.
- c. Where possible trees and low level planting are introduced to compliment and enhance the streetscape and delineate the public and private outdoor areas.
- f. Each home has a balcony directly accessed from the principal living space. As well as providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour-to-neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.
- g. The landscape design is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to reduce
- h. The development will provide a pedestrian friendly boulevard treatment along Glenpark Drive, achieved through the installation of deciduous shade trees and a turf boulevard.

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Revisions

November 8, 2020

OCP Amendment and Bylaws

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Re-Issued For Development Permit, Rezoning,



2020-11-12

276 Valley Road Kelowna, BC Lots 1-3, Section 33, **Township 26, ODYD**

Plan 18062

Design Rational

November 8, 2020

Civic Address:

Legal Description:

Gross Site Area:

Permitted FSR:

Proposed FSR:

Permitted Height:

Proposed Height:

Permitted Setbacks:

Side

Rear

Proposed Development:

Type

A 3-Bedrm

A1 3 Bedrm

A2 3-Bedrm

A3 3-Bedrm

A4 3 Bedrm

0.14 visitor car per dwelling units

Double garages (Types A, A1, A2, A3, A4)

1 per 5 units

No Requirement

Total Required Parking

Overall Residential Parking

Total Provided Parking

Total required bicycle parking

Total Provided Bicycle Parking

Total

Required Parking:

Proposed Parking:

Single garages

Total in Garages

Apron Parking

Visitor Parking

Required Bicycle Parking:

Provided Bicycle Parking:

Short-term

Long-term

Short-term

Proposed Setbacks:

Zoning Classification

Permitted Site Coverage of Buildings:

Front - Valley Road

Front - Valley Road

Required Private Open Space Per Dwelling:

52 dwellings total

Flanking Street - Glenpark Drive

Flanking Street - Glenpark Drive

Rear - Northwest of buildings 4,5,6

Proposed Private Open Space Per Dwelling (includes balconies):

2.0 cars per residential unit per 3 bedroom dwelling units

183 sf

651 sf

647 sf

183 sf 651 sf 666 sf

651 sf 666 sf

666 sf

Proposed Site Coverage of Buildings (including decks):

Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:

Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:

This forms part of application # DP20-0094 DVP20-0193 Development Statistics Planner Initials

Rezoning from RR-3 to RM-3

0.75

0.72

40%

36%

60%

3 Storeys

39% 58%

1.5 M

4.0 M

7.5 M

3.5 M

4.0 M 7.5 M

25 SM

1,300 SM

1,674 SM

Total (Exclu. garage)

1,500 sf

1,491 sf

1,500 sf

1,500 sf

104 cars

111 cars

104 cars 0 cars

104 cars

104 cars

112 cars

8 cars

10 spaces

0 spaces

10 spaces

10 spaces

0 spaces

10 spaces

0 cars

7 cars





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2020-11-12

Glenpark Row 1

276 Valley Road Kelowna, BC

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Development Summary

November 8, 2020

173



Development Permit & Development Variance Permit DP20-0094 DVP20-0193

City of

Kelowna

City of

Kelowna

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

276 Valley Road

and legally known as

LOT A SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80045 EXCEPT PLAN EPP94225

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

Multiple Dwelling Housing

with variances to the following sections of Zoning Bylaw No. 8000 in accordance with Schedules A, B and C:

Section 7.6.1(b): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the front yard from 3.0 m required to 0.51 m proposed.

Section 7.6.1(c): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the side yard from 3.0 m required to 0.66 m proposed.

Section 7.6.1(c): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the rear yard from 3.0 m required to 2.3 m proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking Regulations

To vary the required minimum setback from any side or rear lot line from 1.5m required to 0.66 m proposed.

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

To vary the maximum height for any portion of a building within 7.5 m of an abutting lot with a Single/Two Unit designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys permitted to 10.0 m or 3 storeys.

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

Date of Council Decision January 19, 2020

Decision By: COUNCIL

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

Existing Zone: RM₃ – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

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

ATTACHMENT D This forms part of application # DP20-0094 DVP20-0193 City of Planner Initials KB Revisionment Planner Devictorment Planner

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:	Vanmar Developments Glenpark Ltd., I	1c. No. BC1150883	
Applicant:	Vanmar Constructors Inc.		
Planner:	K. Brunet		
Terry Barton Community P	lanning Department Manager	Date	

1. SCOPE OF APPROVAL

Planning & Development Services

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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 \$220,764.38

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

5. INDEMNIFICATION

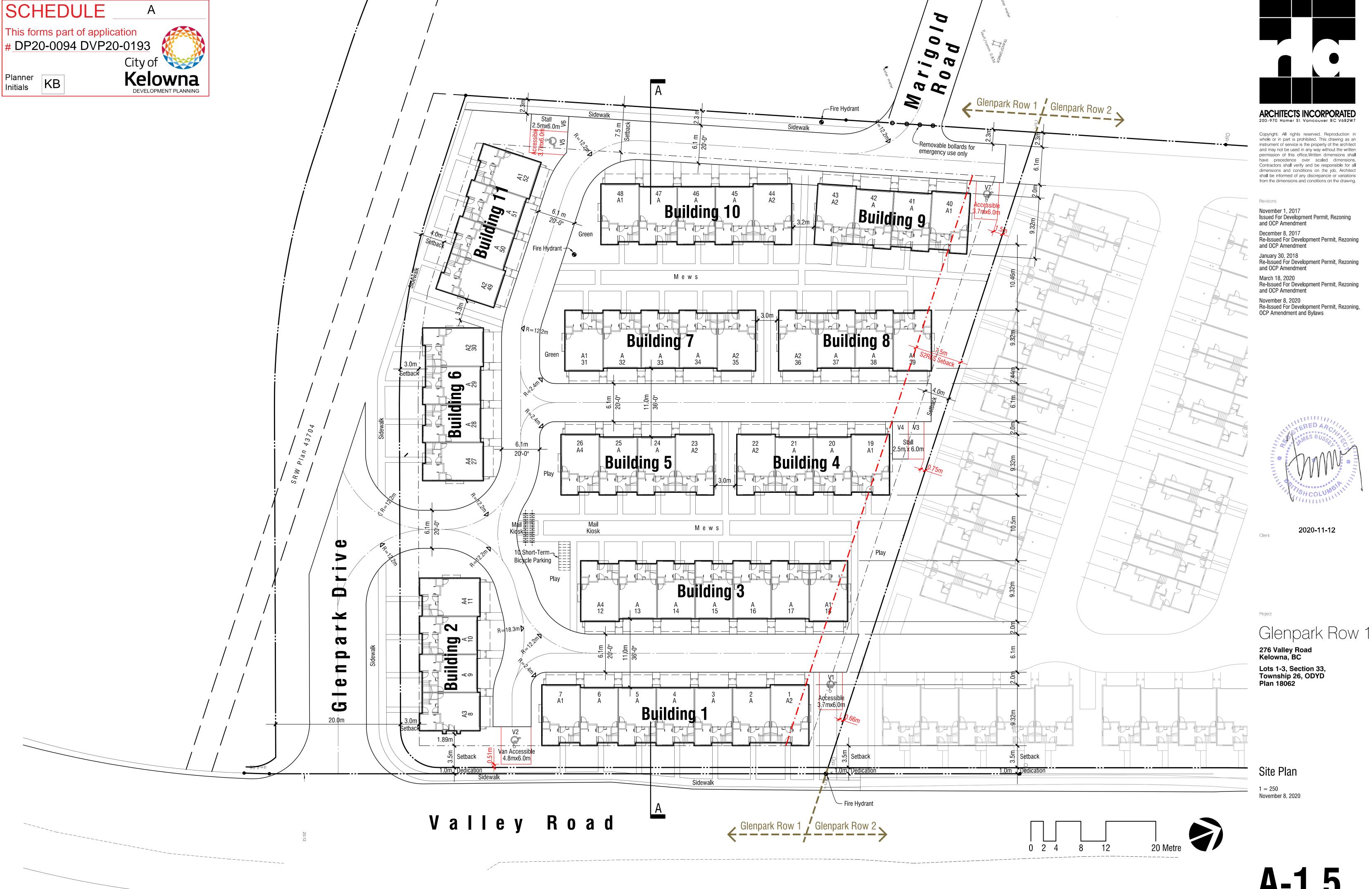
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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.









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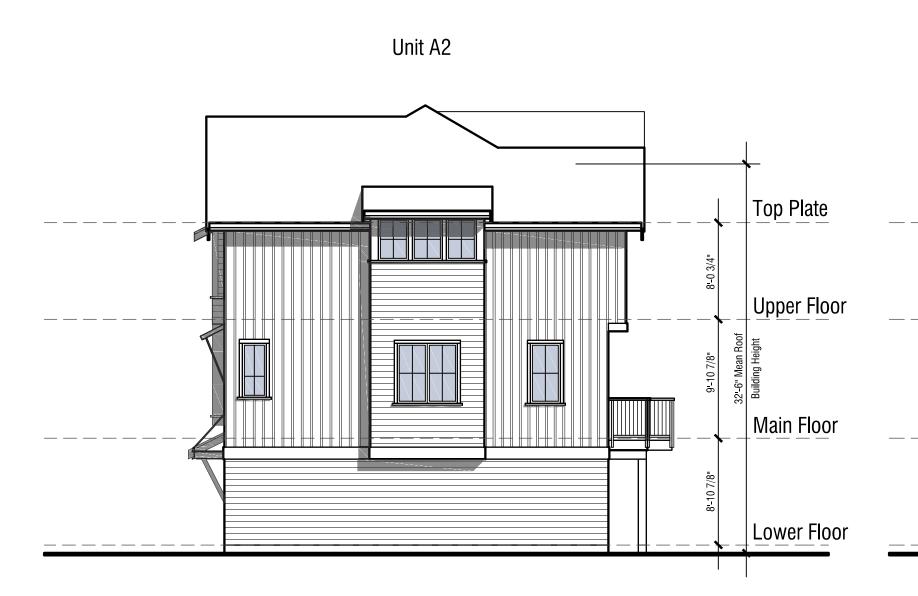


East Elevation

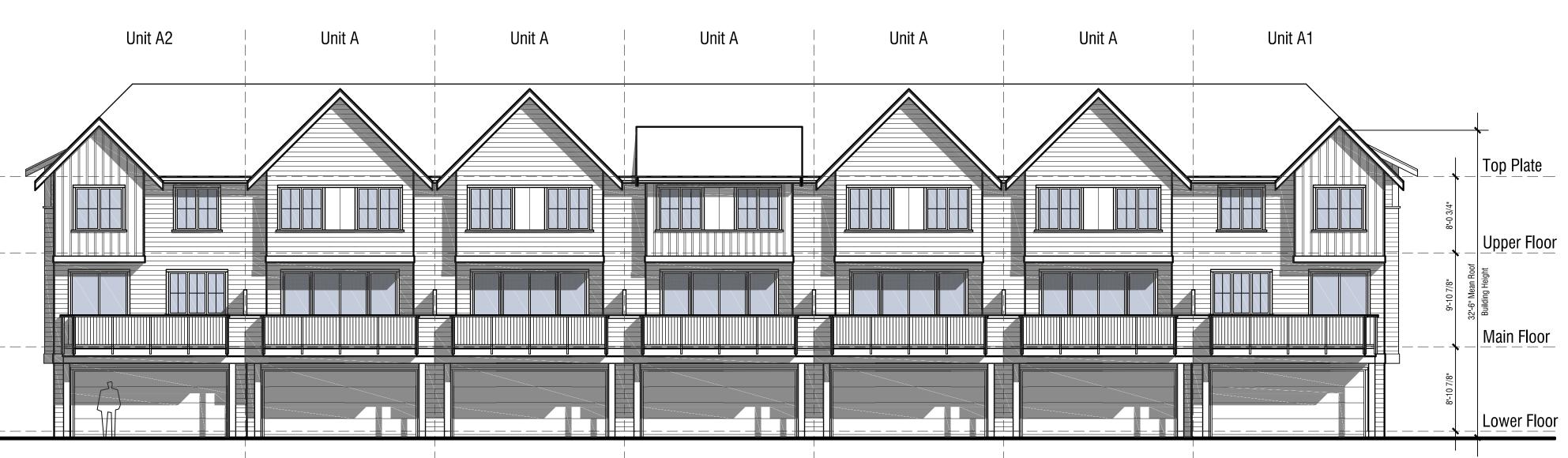
South Elevation

Lower Floor

904 sf building face 132 sf unprotected opening 14.6% proposed 30.5% allowable



North Elevation



West Elevation



2020-11-12

oject

Glenpark Row 1

276 Valley Road Kelowna, BC Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Building 1(7-plex) Elevations Building 3 Similar

1/8" = 1'-0" November 8, 2020

0 4 8 12 16 20 F

A-2.2







West Elevation

904 sf building face 145 sf unprotected opening 16.0% proposed 63.5% allowable

Unit A3



South Elevation

Unit A

ARCHITECTS INCORPORATED 200-970 Homer St. Vancouver BC V6B2W7

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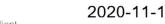
Revisions November 1, 2017 Issued For Development Permit, Rezoning and OCP Amendment

December 8, 2017 Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018 Re-Issued For Development Permit, Rezoning

and OCP Amendment March 18, 2020 Re-Issued For Development Permit, Rezoning and OCP Amendment

November 8, 2020 Re-Issued For Development Permit, Rezoning, OCP Amendment and Bylaws



Glenpark Row 1

276 Valley Road Kelowna, BC

Building 2 (4-plex) Elevations Buildings 4, 5, 6, 8, 9, 11 Similar

2020-11-12



Lots 1-3, Section 33, Township 26, ODYD Plan 18062

1/8" = 1'-0" November 8, 2020



Unit A

Unit A3

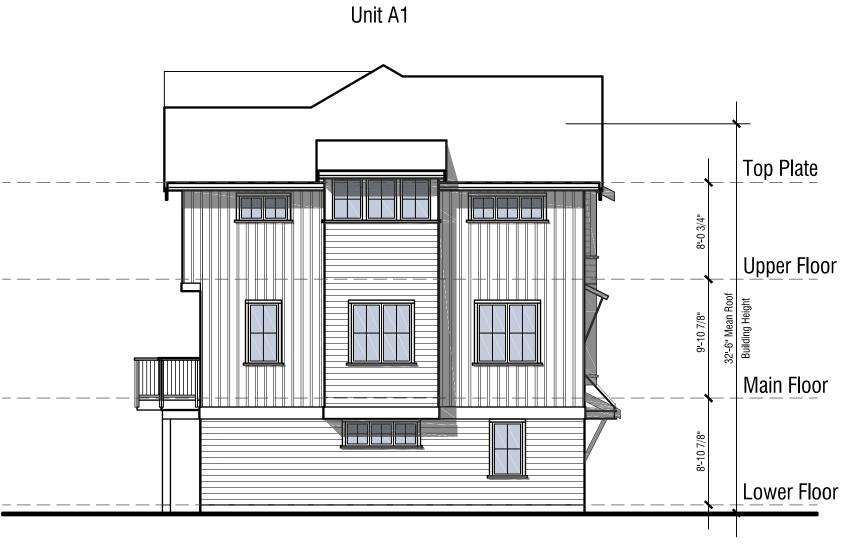


Unit A4

A-3.1









Unit A

West Elevation

Unit A

Unit A2

Unit A

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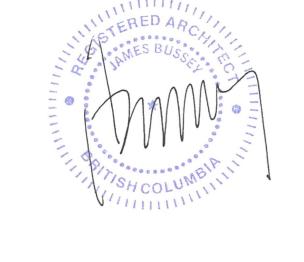
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Project

Top Plate

Upper Floor

Main Floor

Lower Floor

Glenpark Row 1

276 Valley Road Kelowna, BC

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Building 10 (5-plex) Elevations Building 7 Similar

1/8" = 1'-0" November 8, 2020

Unit A1

A-4.1



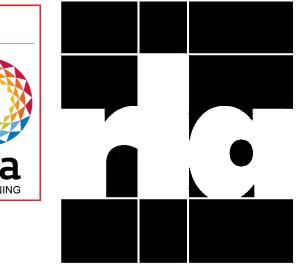


Unit A2 Top Plate Upper Floor Main Floor Lower Floor

North Elevation

904 sf building face 73 sf unprotected opening
8.1% proposed
8.1% allowable 5'0" limiting distance





ARCHITECTS INCORPORATED 200-970 Homer St. Vancouver BC V6B2W7

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and OCP Amendment

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2020-11-12

ect

Glenpark Row 1

276 Valley Road Kelowna, BC

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Colour and Material Scheme A

3/8" = 1'-0" November 8, 2020

Colour Scheme A

Benjamin Moore CC-20 Decorator's White Board and Batten, Lap Siding



Benjamin Moore HC-167 Amherst Gray Lap Siding, Fascias, Trims, Bays Posts, Beams

Benjamin Moore HC-169 Coventry Gray Lap Siding



Benjamin Moore AF-290 Caliente Entry Door







ARCHITECTS INCORPORATED 200-970 Homer St. Vancouver BC V6B2W7

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Re-Issued For Development Permit, Rezoning and OCP Amendment

November 8, 2020 Re-Issued For Development Permit, Rezoning, OCP Amendment and Bylaws

TERED ARCHITES BUSSES

2020-11-12

Glenpark Row 1

276 Valley Road Kelowna, BC

Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Colour Scheme B

Benjamin Moore CC-20 Decorator's White Lap Siding

Benjamin Moore HC-167 Amherst Gray Board and Batten, Fascias, Trims, Bays, Posts, Beams

Benjamin Moore HC-169 Coventry Gray Trims, Lap Siding

Benjamin Moore AF-290 Caliente Entry Door



A-7.1

Colour and Material

Scheme B

3/8" = 1'-0" November 8, 2020



PLANT LIST

QTY SIZE / SPACING & REMARKS COMMON NAME 49 4cm CAL./TREEFORM SHRUB AMELANCHIER ALNIFOLIA SASKATOON FRANS FONTAINE HORNBEAM 19 6cm CAL. CARPUNUS BETULUS 'FRANS FONTAINE' 32 6cm CAL. FRAXINUS AMERICANA 'AUTUMN PURPLE' PURPLE ASH MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE 49 6cm CAL. STERILE CHERRY 12 6cm CAL. PRUNUS EMARGINATA SHRUBS 43 #02 CONT. /1.2M O.C. SPACING CHERRY BOMB BARBERRY BERBERIS THUNBERGI 'MONOMB' 43 #02 CONT. /1.2M O.C. SPACING ARCTIC FIRE DOGWOOD CORNUS STOLONIFERA 'FARROW' FIRE BALL BURNING BUSH 28 #02 CONT. /1.5M O.C. SPACING EUONYMOUS ALATUS 'SELECT' 28 #02 CONT. /1.5M O.C. SPACING SPARTAN JUNIPER JUNIPERUS CHINENSIS 'SPARTAN' DWARF KOREAN LILAC 19 #02 CONT. /1.8M O.C. SPACING COMPACT EUROPEAN CRANBERRY 19 #02 CONT. /1.8M O.C. SPACING SYRINGA MEYERI 'PALIBIN' VIBURNUM OPULUS 'COMPACTUM' PERENNIALS & GRASSES CLOTH OF GOLD YARROW 53 #01 CONT. /0.75M O.C. SPACING ACHILLEA FILIPENDULA 'CLOTH OF GOLD' 36 #01 CONT. /0.9M O.C. SPACING TUFTED HAIR GRASS DESCHAMPSIA CESPITOSA MAGNUS SUPERIOR CONEFLOWER 82 #01 CONT. /0.6M O.C. SPACING ECHINACEA 'MAGNUS SUPERIOR' BLUE GLOW THISTLE 53 #01 CONT. /0.75M O.C. SPACING ECHINOPS RITRO 'BLUE GLOW' 36 #01 CONT. /0.9M O.C. SPACING EUPATORIUM DUBIUM 'LITTLE JOE' LITTLE JOE DWARF JOE PYE 29 #01 CONT. /1.0M O.C. SPACING HALCYON HOSTA HOSTA 'HALCYON' 53 #01 CONT. /0.75M O.C. SPACING HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS 20 #01 CONT. /1.2M O.C. SPACING MOLINIA ARUNDINACEA TALL MOOR GRASS WALKER'S LOW CATMINT 53 #01 CONT. /0.75M O.C. SPACING NEPETA X FAASSENNII 'WALKERS LOW' 29 #01 CONT. /1.0M O.C. SPACING RED SWITCH GRASS PANICUM VIRGATUM 'ROSTRALBUSCH' 29 #01 CONT. /1.0M O.C. SPACING FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 20 #01 CONT. /1.2M O.C. SPACING 82 #01 CONT. /0.6M O.C. SPACING PEROVSKIA ATRIPLICIFOLIA russian sage RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM CONEFLOWER SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SALVIA 53 #01 CONT. /0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.





PROJECT TITLE

GLENPARK I 276, 284, & 292 VALLEY ROAD

OUTLAND DESIGN

LANDSCAPE ARCHITECTURE

303-590 KLO Road

T (250) 868-9270 www.outlanddesign.ca

Kelowna, BC V1Y 7S2

Kelowna, BC

drawing title

CONCEPTUAL LANDSCAPE PLAN

ISSL	JED FOR / REVISION	
2	17.11.30	Review
3	17.12.08	Development Permit
4	20.03.18	Development Permit Renewal
5	20.11.27	Re-Issued for Development Permit, Rezoning, OCP Amendment and Bylaws
6	20.12.08	Re-Issued for Development Permit, Rezoning, OCP Amendment and Bylaws

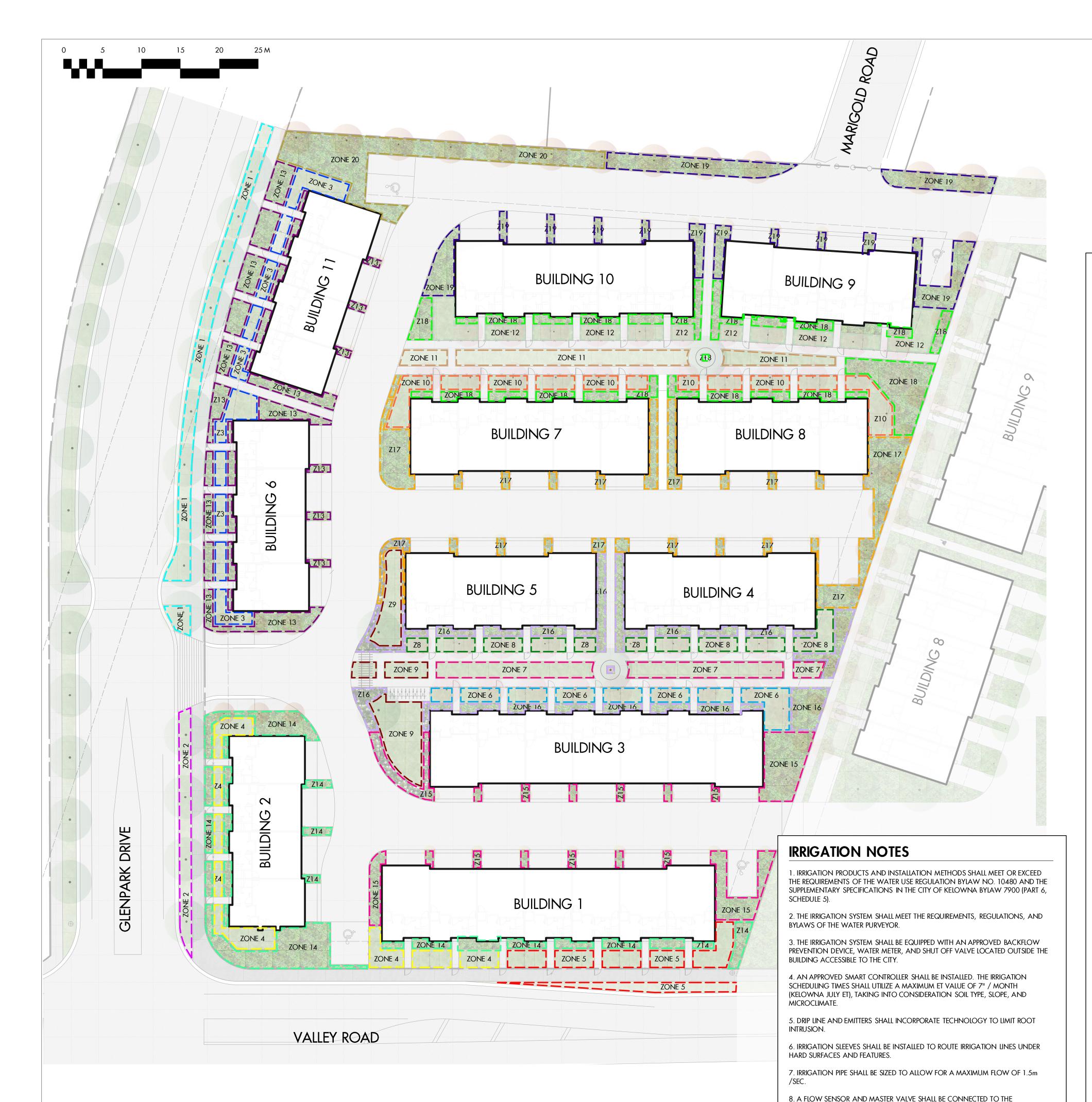
20-118
FB
NG
FB
DEC. 8, 2020
1:250



DRAWING NUMBER

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SCHEDULE ____C

This forms part of application
DP20-0094 DVP20-0193

City of

Planner Initials KB Kelowna DEVELOPMENT PLANNING

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,876 cu.m. / year ESTIMATED LANDSCAPE WATER USE (WU) = 1,627 cu.m. / year WATER BALANCE = 99 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

OUTLAND DESIGN LANDSCAPE ARCHITECTURE

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



ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 125 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 107 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 55 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 47 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 11.5 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, FULLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 99 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 100 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 86 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 108 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 93 cu.m.

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 94 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 81 cu.m.

ESTIMATED ANNUAL WATER USE: 87 cu.m.

ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 101 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING

ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS

TOTAL AREA: 99 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 85 cu.m.

ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 110 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 94 cu.m.

ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 130 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS

TOTAL AREA: 108 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 93 cu.m.

TOTAL AREA: 130 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS

ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 233 sq.m.

MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 78 cu.m.

ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 208 sq.m.

MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING

ESTIMATED ANNUAL WATER USE: 69 cu.m.

ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 166 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 55 cu.m.

ZONE #16: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 205 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES & BUILDING

ESTIMATED ANNUAL WATER USE: 68 cu.m.

ZONE #17: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 207 sq.m.

MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 69 cu.m.

ZONE #18: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 218 sq.m.

MICROCLIMATE: EAST EXPOSURE, FULLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 73 cu.m.

ESTIMATED ANNUAL WATER USE: 55 cu.m.

CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN

IRRIGATION WATER LEAK.

ZONE #19: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 200 sq.m.

MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 67 cu.m.

ZONE #20: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 164 sq.m.

MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES



PROJECT TITLE

GLENPARK I 276, 284, & 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION PLAN

ISSU	JED FOR / REVISION	
2	17.11.30	Review
3	17.12.08	Development Permit
4	20.03.18	Development Permit Renewal
5	20.11.27	Re-Issued for Development Permit, Rezoning, OCP Amendment and Bylaw:
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PROJECT NO	20-118
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	DEC. 8, 2020
SCALE	1:250

CEAL



drawing number

L2/2

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DP20-0094 DVP20-0193 276 Valley Road

Development Permit and Development Variance Permit



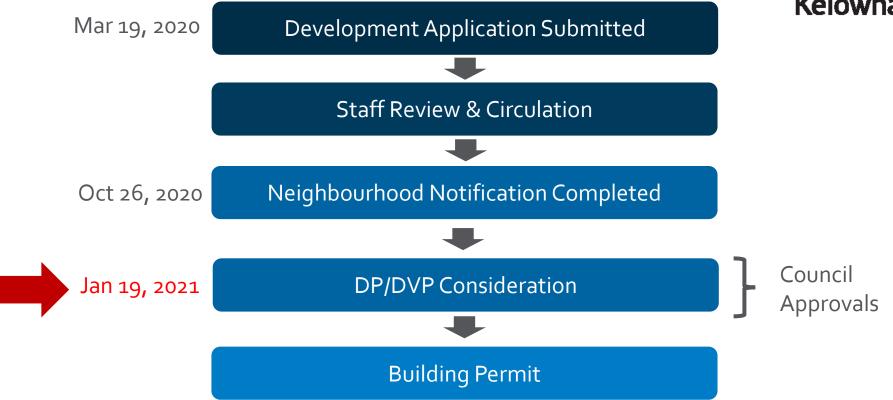


Proposal

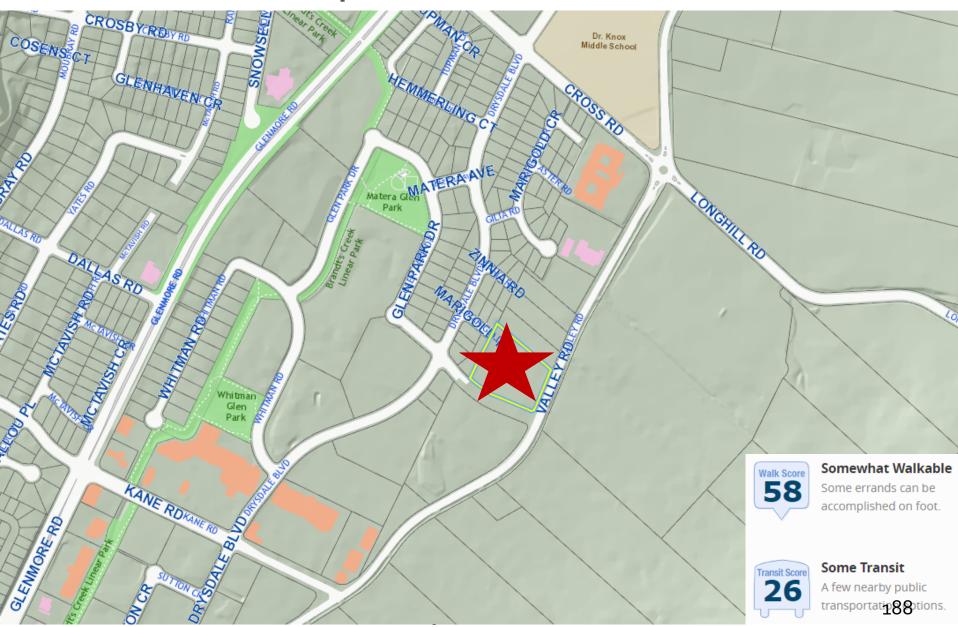
➤ To consider the form and character of a multiple dwelling housing development and to vary minimum landscape buffers, minimum setbacks for parking stalls and the maximum height for a portion of the subject property.

Development Process

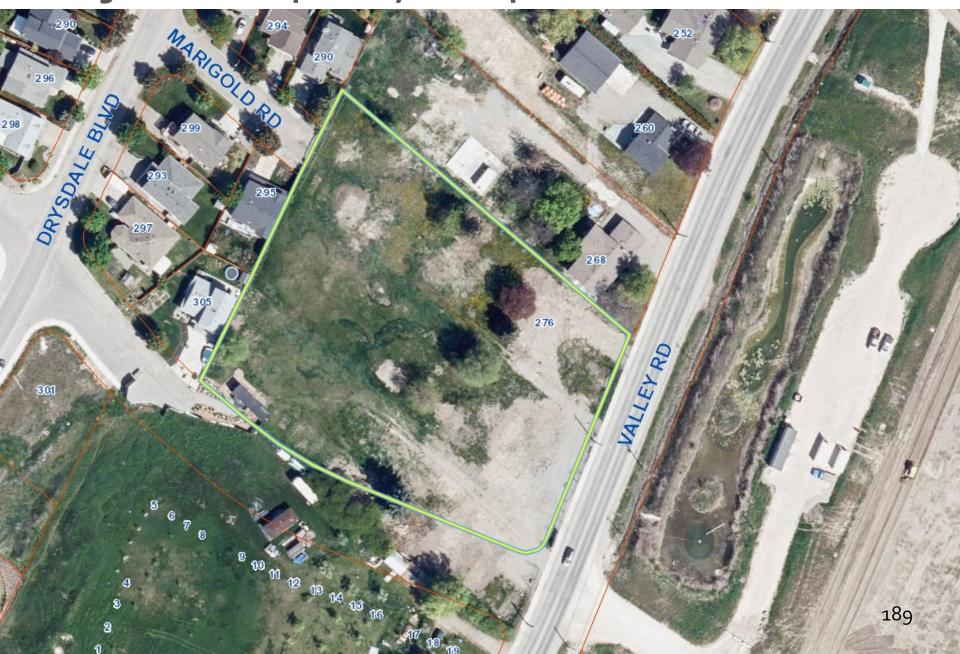




Context Map



Subject Property Map





Technical Details

- ▶ 52 3-storey townhouse units
 - > 3 bedrooms (many with an additional den/ fourth bedroom)
- ► All street facing units are ground oriented
 - ► Front doors facing Valley Rd and Glenpark Dr.
- ► All units have balconies and at-grade patios
- ▶ Parking is provided in private garages
- > 7 visitor parking spaces
- ▶ Vehicular access from Glenpark Dr.
- ► Emergency vehicle access only to Marigold Rd.
 - Controlled access with retractable bollards

REMOVABLE BOILARDS; EMERGENCY ACCESS ONLY Site Plan **BUILDING 10** BUILDING 9 **BUILDING 7 BUILDING 8 BUILDING 5 BUILDING 4** SIKE RACKS (10 STALLS)
TRELIS FEATURE **BUILDING 3** BUILDING 2 POLUNATOR PLANTS AROUND OPEN AREA GLENPARK DRIVE BUILDING 1 Q 191 Valley Road



Rendering

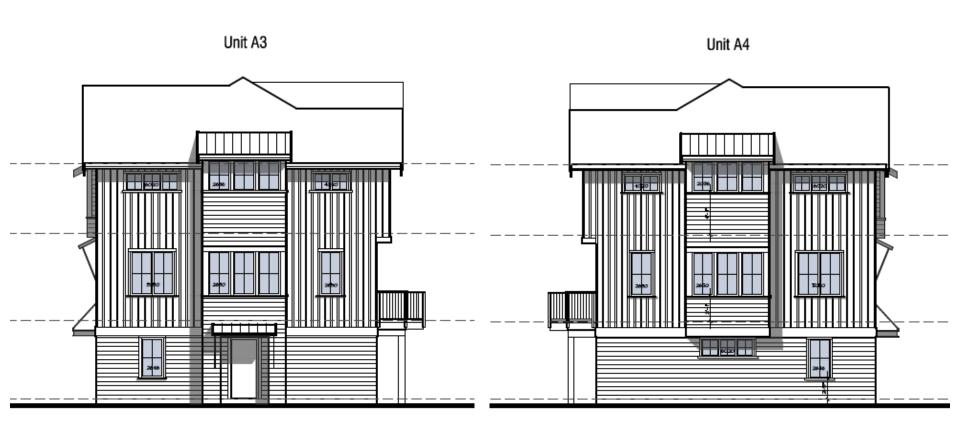




Street Facing



Elevations



Street Facing End Unit Elevation

Interior End Unit Elevation

Finish Schedule

Colour Scheme A

City of Kelowna

Benjamin Moore CC-20 Decorator's White Board and Batten, Lap Siding

Panjamin Maara UC 167 Ambarat Cray

Benjamin Moore HC-167 Amherst Gray Lap Siding, Fascias, Trims, Bays Posts. Beams

Benjamin Moore HC-169 Coventry Gray Lap Siding

Benjamin Moore AF-290 Caliente Entry Door



Finish Schedule

Colour Scheme B

Benjamin Moore CC-20 Decorator's White Lap Siding

Benjamin Moore HC-167 Amherst Gray

Board and Batten, Fascias, Trims, Bays, Posts, Beams

Benjamin Moore HC-169 Coventry Gray Trims, Lap Siding

Benjamin Moore AF-290 Caliente Entry Door



Streetscape along Valley Rd.



Variances

- ► Landscape buffer and parking setback variances
 - ▶ New parking regulations since previous DP was issued
 - Landscape buffer
 - ▶ Reduced in the areas where parking stalls are located
 - ▶ Rear yard landscape buffer 3.0 m required and 2.3 m proposed for entire length.
- ► Height variance <u>only</u> applies to the 7.5 metre area from the side (north) property line

Variances & Landscape Plan



Height Variance applies to the area shaded in blue only

Areas where parking is located within a required landscape buffer or setback area are identified in red

Height Variance





Development Policy

- ➤ The proposed development achieves the many of the City's Comprehensive Design Guidelines including:
 - Architectural unity and cohesiveness
 - Complete Communities
 - Housing Mix
 - Ground Oriented Housing
- Consistent with the Future Land Use designation (MRL)



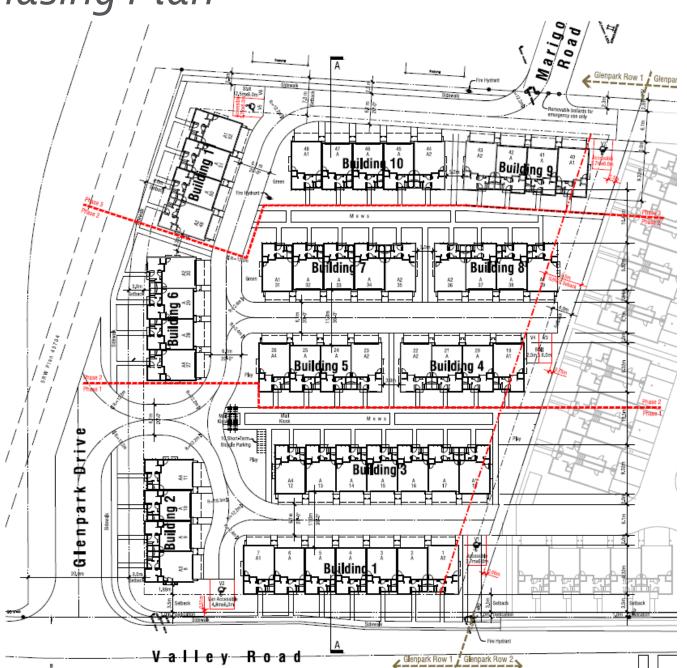
Staff Recommendation

- Staff recommend support for the DP & DVP application
 - Consistent with OCP Design Guidelines
 - ▶ Urban Infill Policies
 - Consistent with Future Land Use Designation
 - ► Appropriate location for adding residential density
 - Proximity to Brandt's Creek shopping area, parks & cycling corridors, transit and schools.



Conclusion of Staff Remarks

Phasing Plan



CITY OF KELOWNA

BYLAW NO. 12116 Z20-0088 230 Aurora Crescent

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 8 Section 26 Township 26 ODYD Plan KAP46961 located at Aurora Crescent, Kelowna, BC from the C4 Urban Centre Commercial zone to the C4r Urban Centre Commercial (Residential Rental Tenure Only) zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

of adoption.

Read a first time by the Municipal Council this 2nd day of November, 2020.

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

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

Approved under the Transportation Act this 18th day of November, 2020.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

City Clerk

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0147 DVP20-0148 Owner: Ironclad Developments Aurora

Inc., Inc.No. A0113910

Address: 230 Aurora Crescent Applicant: Ironclad Developments Inc.

Subject: Development Permit and Development Variance Permit Application

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

Existing Zone: C4r – Urban Centre Commercial (Residential Rental Tenure Only)

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12116 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0147 and Development Variance Permit No. DVP20-0148 for Lot 8 Section 26 Township 26 Osoyoos Division Yale District Plan KAP46961, located at 230 Aurora Crescent, Kelowna, BC subject to the following:

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

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

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

To vary the required maximum height from 15.0 m or 4 storeys permitted to 22.0 m or 6 storeys 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 Application in order for the permits to be issued;

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

2.0 Purpose

To consider the form and character of a multiple dwelling housing development with a variance to maximum height.

3.0 Development Planning

Development Planning recommends support for the Development Permit and Development Variance Permit applications. This property was rezoned to the C4r – Urban Centre Commercial (Residential Rental Tenure Only) zone, so this project will result in 104 units becoming dedicated rental dwellings within the Rutland Urban Centre. This supports key direction within the Healthy Housing Strategy relating to the promotion and protection of rental housing.

This project consists of two six-storey buildings, Building A on the west side of the property and Building B on the east side. Architecturally, Building B has a bumped out first floor along Aurora Crescent, and the building is stepped back starting on the second floor, to add visual interest and help reduce the apparent mass of a building. Staff have worked with the applicant on the form and character of all elevations to ensure they meet the design guidelines in the OCP. Overall, the proposed design achieves the following form and character objectives, from the OCP's Comprehensive and Revitalization Design Guidelines:

- Visually prominent entrances;
- Use of a variety of materials to create contrast and reduce the apparent mass of a building; and
- Architectural unity and cohesiveness between buildings

The property is located within the Permanent Growth Boundary in the City's Rutland OCP sector. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Variance

The application includes one variance, to maximum height. This variance request is supported by policy within the OCP, which supports six storeys within C4 - Urban Centre Commercial zoned areas in the Rutland Urban Centre. The increase to six storeys also allows the project to take advantage of a FAR bonus in the zone, which is available for five and six storey projects. Overall, the height variance does not negatively impact adequate supply of on-site parking, nor overall form and character objectives and staff consider the request reasonable.

4.0 Proposal

4.1 Background

The subject property is currently zoned C₄r – Urban Centre Commercial (Residential Rental Tenure Only) and has a Future Land Use in the City's OCP of MXR – Mixed Use (Residential / Commercial) and approximately 1.01 acres in size. Research provided by the applicant indicated that this site has always been undeveloped, however it was used as a laydown for lumber from an adjacent sawmill from approximately 1956-1963, and on and off used for parking and equipment storage in the years since. The site is currently vacant.

4.2 Project Description

The applicant is proposing two six-storey wood-frame buildings for a multiple dwelling housing development, which would contain 104 dedicated rental units. The unit breakdown includes 45 one-bedroom units, 53 two-bedroom units and six three-bedroom units. The main entrances for both buildings are located on the north elevations, fronting on to Aurora Crescent, and the ground-floor units on the east elevation of Building B have small patios. The street-facing elevation of Building B is finished with river stone veneer accents along the ground floor, and other main materials include Hardie Stained Lap Siding, Hardie Smooth Panels, and Corrugated Metal Sheet.

The ground floor units facing Aurora Crescent have patios, and all other units have balconies. Additional private open space is provided in both indoor and outdoor amenity space, including roof top amenity space on the third floor of both buildings, and an outdoor dog run on the south side of the property.

A combination of surface, ground floor and underground parking is proposed. The buildings are separated by a drive aisle and 26-stall surface parking lot, and the remainder of on-site parking is contained within an underground parkade, or on the ground floor under Building A. The ground floor of Building A will be parking, accessed from the surface parking lot located between both buildings. The entrance to an underground parking lot is located at the south end of the surface parking lot. A total of 122 parking spaces is provided on site, with 18 spaces on the ground floor under Building A, 26 spaces in a surface parking lot between buildings, and 78 spaces in an underground parkade. The applicant did not take advantage of an optional parking reduction available to the rental subzone, and the project meets the parking requirements of the C4 – Urban Centre Commercial zone without needing this incentive.

4.3 Site Context

The subject property is a corner lot located on Aurora Cres in the City's Rutland OCP Sector. It is near existing residential and commercial uses, as well as public transit options. The Walk Score is 71, indicating that most errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
East	C4 – Urban Centre Commercial	Currently Vacant Land
	C10 – Service Commercial	Retail Store, Service Commercial
South	C ₄ – Urban Centre Commercial	Retail Stores, General
West		Retail Stores, General, Food Primary
	C4rls – Urban Centre Commercial (Retail Liquor	Establishments, Retail Liquor Sales
	Sales)	Establishment, Personal Service
		Establishment

Subject Property Map: 230 Aurora Crescent



4.4 Zoning Analysis Table

Zoning Analysis Table						
CRITERIA	C4r ZONE REQUIREMENTS	PROPOSAL				
Development Regulations						
Max. Floor Area Ratio (with bonuses)	1.88	1.82				
Max. Site Coverage	75 %	42 %				
Max. Height	15.0 m (4 storeys)	22.0 m (6 storeys) 0				
Min. Front Yard (east)	o.o m	1.95 m				
Min. Flanking Side Yard (north)	o.o m	2.54 m				
Min. Side Yard (south)	0.0 M	3.35 m				
Min. Rear Yard (west)	o.o m	4.57 m				
Other Regulations						
Min. Parking Requirements	115 stalls	122 stalls				
Min. Bicycle Parking	80 Long term 6 Short term per entrance (12 total)	110 Long term 6 Short term per entrance (12 total)				
Min. Private Open Space	1,335 m²	1,392 m²				
Indicates a requested variance to maximum	um height.					

5.0 Current Development Policies

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

Chapter 1: Introduction

Goals for a Sustainable Future:

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

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5: Development Process

Objective 5.5 Ensure appropriate and context sensitive built form

Policy .1 Building Height. Rutland Urban Centre: Generally 4 storeys. Six storeys within C4 or C9 zoned areas.

Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Objective 5.22 Ensure context sensitive housing development.

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

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

Policy .13 Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families, such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities)

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

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

5.2 <u>Healthy Housing Strategy</u>

Four key directions form the framework for the strategy:

- Promote and protect rental housing;
- 2. Improve housing affordability and reduce barriers for affordable housing;
- 3. Build the right supply; and
- 4. Strengthen partnerships and align investments.

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

See attached City of Kelowna Memorandums

7.0 Application Chronology

Date of Application Received: June 8, 2020

Date Public Consultation Completed: September 14, 2020
Date of Rezoning Initial Consideration: November 2, 2020
Date of Rezoning Public Hearing: November 17, 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: City of Kelowna Memorandums

Attachment B: Applicant's Letter of Rationale

Attachment C: Comprehensive and Revitalization Design Guidelines Checklist

Attachment D: Project Renderings

Attachment E: Shadow Study

Attachment F: Draft Development Permit and Development Variance Permit No. DP20-0147 DVP20-0148

Schedule A: Site Plan

Schedule B: Building Elevations, Materials and Colour Board

Schedule C: Landscaping Plan

CITY OF KELOWNA

MEMORANDUM

Date: August 19, 2020

File No.: DP20-0147

To: Urban Planning Management (KB)

From: Development Engineer Manager (JK)

Subject: 230 Aurora Cres Form & Character

This memo contains the Development Engineering Branch comments and requirements regarding this Development Permit application for the Form & Character of a 6-storey, 104-unit multiple dwelling housing development. The Development Engineering Branch has no comments at this time related to the Form & Character DP. However, the following items will be required at the time of Building Permit. The Development Technician for this application is Jim Hager (jhager@kelowna.ca).

1. GENERAL

- a. The postal authorities must be contacted to determine whether a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- d. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c. Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision,



Development & Servicing Bylaw. No. 7900 (i.e., 150 L/s for fire flows for Apartments/Townhouses). Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER SYSTEM

- a. Our records indicate that this property is currently serviced with a 150-mm diameter sanitary sewer service off Aurora Cres. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the Applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the Applicant's cost.
- b. If a larger service is required, the design and location of the new larger service is to leverage the existing manholes for tie-in. The City's preference is that no additional overbuild manholes are installed within the roadway.
- c. If the existing service is to be maintained, it is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

4. STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL

- a. The property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- h. If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- i. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.
- j. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

5. ROAD IMPROVEMENTS

- a. The northeast corner of the property is currently rounded with on-street parking through the curve. A curb bulb extension on this corner that will protrude out and demark the end of the parking lane will be required. The curb bulb is to provide an opportunity for the planting of boulevard trees. A landscaping and irrigation plan will be required for the bulb out.
- b. Modify the northeast let down at the intersection of Hollywood Rd N and Aurora Cres with a curb extension that extends past the parking row and creates a letdown that points to the southeast let down.
- c. Further information on the design requirements (i.e., geometry) of the curb extension and bulb out, please contact the Development Technician.
- d. As per the submitted application, only one 6.0-m wide driveway will be permitted for this development. The letdown is to be constructed as per the non-residential specs of SS-C7, c/w continuous sidewalk throughout.
- e. The frontage of the subject lot does not currently host any streetlighting. A streetlighting plan will be required and streetlights are to be installed.

6. POWER AND TELECOMMUNICATION SERVICES

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

7. GEOTECHNICAL STUDY

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- b. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

ii. Site suitability for development.

- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.
- c. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS (k) and (g).
- d. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

"Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer."

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*).

e. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

8. DESIGN AND CONSTRUCTION

a. Design, construction supervision, and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

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

9. SERVICING AGREEMENTS FOR WORKS AND SERVICES

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

10. CHARGES, FEES, AND SECURITIES

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost (to be determined after design).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 - iii. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c. Approved payment methods for Performance Security:
 - iv. Personal Cheques < \$5,000
 - v. Certified Cheque and Bank Draft > \$5,000
 - vi. Minimum Letter of Credit value is \$50,000

James Kay, P.Eng.

Development Engineering Manager

JKH

CITY OF KELOWNA

MEMORANDUM

Date: August 19, 2020

File No.: DVP20-0148

To: Urban Planning Management (KB)

From: Development Engineer Manager (JK)

Subject: 230 Aurora Cres Height from 4 to 6 storeys

This memo contains the Development Engineering Branch comments and requirements regarding this Development Variance Permit application to vary the building height from 4 storeys (15.0 m) permitted to 6 storeys (22.0 m) proposed.

The Development Engineering Branch has no additional comments related to the request for a variance in height. All other Development Engineering Branch comments are included in memo DP20-0147.

James Kay, P.Eng.

Development Engineering Manager

JKH



BUILDING THE FUTURE IRONCLAD DEVELOPMENTS INC.

July 16, 2020

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

Dear Ms. Brunet,

Re: Letter of Rationale for 230 Aurora Crescent, Kelowna, BC

Ironclad Developments Inc (ICD) is proposing a 6 storey development at 230 Aurora Crescent in the City of Kelowna. ICD is submitting an application for Urban Design Major Development Permit and Development Variance Permit.

The subject property is approximately 1.01 acres within the Rutland Urban District of Kelowna. The property is currently vacant land surrounded by a mixture of commercial and residential uses. Within walking distance or a short drive from the subject land there are a variety of amenities as described below:

- Nearby commercial includes a grocery store, liquor store, pharmacy, dollar store, gas station, car wash and second hand store
- Restaurants including eat in and fast food
- Parks and recreation opportunities (Ben Lee Park and Water Park, Rutland Centennial Park, Rutland Lions Park, Davie Park,
- Four parks within a 15-minute, including a splash pad a 7 minute walk away
- Existing schools (Pearson Elementary, Rutland Middle School, Rutland Senior Secondary School, Heritage Christian School, Springvalley Middle School, Springvalley Elementary School, Belgo Elementary School, Quigley Elementary School and Okanogan Christian School)

Development Proposal

ICD's proposed development will be comprised of two buildings, with a total of 105 residential units. Building A, on the west side of the property, will have an open main floor with ground floor parking and five storeys of residential units above. Building B, on the east side of the property will have amenity space on the main floor facing west and residential units facing east/Aurora Crescent, with five storeys of residential



Proposed rental apartment buildings on Aurora Crescent.





BUILDING THE FUTURE

IRONCLAD DEVELOPMENTS INC.

above. The wood frame buildings will be comprised of one, two and three-bedroom units, in a variety of sizes and floor plans. Each unit will be accessible from a common entryway and vestibule and will have private amenity space in the form of a balcony or patio. On site there will be a leasing office, fitness centre and additional indoor amenity space. Outdoor amenity space will include rooftop patios on both buildings above the lobbies and an outdoor plaza at the northeast corner of the site, adjacent to Aurora Crescent.



Main floor patios along Aurora Crescent with balconies above.

A combination of surface, ground floor and underground parking is proposed. The ground floor of Building A will be parking, accessed from the surface parking lot. The entrance to the underground parkade will be accessed from the south end of the surface parking lot. A total of 122 parking spaces will be provided on site, 18 spaces on the main floor under Building A, 26 spaces in the surface lot between the buildings, and 78 spaces in the underground parkade. The minimum parking requirement has been met and exceeded.

The buildings will consist of high-quality building materials in neutral colours with river stone accents. Building B will have a pushed out first floor along Aurora Crescent with a step back on the second floor. The main floor units facing Aurora will have patios and all other units will have balconies.



Building exteriors will use neutral colours and natural elements found in the region's landscape.





BUILDING THE FUTURE





IRONCLAD DEVELOPMENTS INC.

City of Kelowna Planning Policy Framework

Official Community Plan – Kelowna 2030

The subject property is situated along Aurora Crescent, which is within the Rutland Urban Centre and is identified as within the Urban Design DP Area in the Kelowna 2030 document. The proposed development meets the below policies outlined in the Official Community Plan:

Objective 5.5 – Policy 1 – Located 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 Centre, where adjoining land is designated for sign/two unit housing.

Rutland: Generally 4 storeys. Six storeys within C4 or C9 zoned areas.

- Chapter 14 Guidelines
 - 1.5 Use colours found in the region's natural and cultural landscape
 - o 1.6- Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards to allow residents to benefit from the favourable Okanogan weather
 - 2.7- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness
 - 4.1- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing including:
 - Architectural elements (balconies)
 - Visually-interesting rooflines
 - Step back upper floors to reduce visual impact
 - Detailing that creates and rhythm and visual interest along the line of the building
 - Wall projections and indentations, windows and siding treatments as well as varies material textures should be used to create visual interest and articulate building facades
 - 4.3- Design developments with multiple, separate buildings such that individual buildings are of different but compatible shapes, masses and exterior finishes
 - 10.1- Incorporate decks, balconies and common outdoor amenity spaces into developments

ICD's proposal for the property on Aurora Crescent meets the above policies from the Official Community Plan. The proposed development will provide two similar six storey buildings within the Rutland Urban Centre. The building exteriors will use colours found in nature around Kelowna, will provide private outdoor space for residents and be architecturally appealing to pedestrians by stepping back the upper floors.







BUILDING THE FUTURE

ATTACHMENT B This forms part of application # DP20-0147 DVP20-0148 City of Kelowna www.ironcladdevelopments.com

IRONCLAD DEVELOPMENTS INC.

City of Kelowna Zoning Bylaw (8000)

The property is currently zoned as C4- Urban Centre Commercial in the City of Kelowna Zoning Bylaw. Under the C4 zone, apartment housing is a permitted principal use. The following table summarizes the regulations in the C4 zone.

Zoning Summary, C4 Zone					
Zoning Provisions	Required	Provided	Compliance		
Lot area (min)	1,300 sq m	4,099.81 sq m	✓		
Lot width (min)	40 m	60.97 m	✓		
Lot Depth (min)	30 m	67.79	✓		
Building Height	4 storeys or 15 m	6 storeys/22 m	X		
Site Coverage (max)	75%	42%	✓		
Front Yard (min)	0 m	1.9 m	✓		
Rear Yard (min)	0 m	4.6 m	✓		
Exterior Side Yard (min)	0 m	2.6 m	✓		
Interior Side Yard (min)	0 m	3.3 m	✓		
Floor Area Ratio	1.68	1.82	X		
Private Open Space	1,345 sq m	1,354.61 sq m	√		
Parking Spaces	100	122	✓		
Bicycle Parking Spaces	92	122	✓		

One variance is being requested for this development to vary the height of the two buildings. The height of the proposed buildings is 52.4 metres (172 feet) measured to the midpoint of the pitched roof.

Conclusion

ICD is of the opinion that the proposed Urban Design Major Development Permit application is appropriate for the subject property, and through the concurrent Development Permit Variance application will facilitate a development that is representative of sound planning principles expressed in the Kelowna Official Community Plan and Zoning Bylaw.

Respectfully submitted,

Breanne Jack

Breanne Hack







DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

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



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



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



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

		Initials	KB
COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Signs			
Do signs contribute to the overall quality and character of the development?			~
Is signage design consistent with the appearance and scale of the building?			~
Are signs located and scaled to be easily read by pedestrians?			~
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	~		
Is "light trespass" onto adjacent residential areas minimized?	~		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	~		
Is suitably scaled pedestrian lighting provided?	~		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		✓	

Revitalization Development Permit Area

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

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?			~
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	~		
Is the ratio of streetwall height to street width less than 0.75:1?	~		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?	✓		
Building Design			
Are architectural elements aligned from one building to the next?	/		
Are the effects of shadowing on public areas mitigated?	~		
Are doors or windows incorporated into at least 75% of street frontage?	~		
Do proposed buildings have an identifiable base, middle and top?			
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		



		Initials	KB
REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements such as atriums, grand entries and large ground-level	/		
windows used to reveal active interior spaces?	•		
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?		/	
For multiple unit residential projects, is ground level access for first storey units	_		
provided?	~		
Are buildings finished with materials that are natural, local, durable and	./		
appropriate to the character of the development?	V		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic,	/		
unpainted or unstained wood, and concrete block not used in the design?	<u> </u>		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?	~		
Are vents, mechanical rooms/equipment and elevator penthouses integrated with	./		
the roof or screened with finishes compatible with the building's design?	\		
View Corridors		T	1
Are existing views preserved and enhanced?			~
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?	~		
Are garage doors integrated into the overall building design?			✓
Are pedestrian entrances more prominent features than garage doors and vehicle	/		
entrances?	V		
Is surface parking located to the rear of the building or interior of the block?	✓		
Are truck loading zones and waste storage areas screened from public view?	~		
Do parking lots have one shade tree per four parking stalls?		~	
Are pedestrian connections provided within and between parking lots?	~		
Are driving, parking, pedestrian and cycling areas distinguished through changes		/	
in colour or pattern of paving materials?		•	
Signage			
Is signage design consistent with the appearance and scale of the building?			/
Are corporate logos on signs complimentary to the overall building character?			~
Is signage lighting minimized?			/
Public Art			<u> </u>
Is public art incorporated into the project?		/	
Tower Design (Building Greater than Six Stories)			1
Do towers enhance views to and through the skyline?			/
			_
Are tower forms and the upper portions of buildings at once cohesive yet distinct from the overall design?			/



		Initials	KB
REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the building design emphasize height rather than width?			~
Does building design take into account micro-climates, shading and wind tunneling effects?			~
Are new developments integrated into the established urban pattern through siting and building design?			~
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			~
Do elements such as gazebos, trellises, and pergolas provide visual interest and enhance usability of rooftop spaces?			~
Are balconies recessed a minimum depth of 1 m within the adjoining building face?			>
Are podiums designed to provide an animated pedestrian environment?			~
Downtown Considerations			•
Does the proposal maintain and extend the traditional block pattern?			✓
Is the street façade articulated in a vertical rhythm that is consistent with the traditional street pattern?			~
Are windows set back from the building face and do they include headers and sills?			~
Are windows at street level kept low for displays of retail goods and for high visibility into interior spaces?			~
Is the height of upper floor windows at least 1.5 times their width?			~
Are building materials and colours consistent with other prominent Downtown buildings, preferably brick or cut stone?			~
Is signage appropriate to the neighborhood and not internally lit or neon?			~





IRONCLAD DEVELOPMENTS INC.

101-57158 Symington Road Springfield, MB R2J 4L6 Ph: 204-777-1972 info@icdev.ca



ROB GARVEY ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA Project Number: 2004

Designed By: J.P.M.

Drawn By: V.K./D.D..

Checked By:

Date: 30th Apr. 2020

Rev.Date: 9th Dec. 2020



Planner Initials KB

This forms part of application
DP20-0147 DVP20-0148

Plication P20-0148 City of **Kelowna** 230 Aurora Crescent Kelowna, BC;

RENDERING SCALE: N.T.S.





101-57158 Symington Rd. Springfield, MB. R2J 4L6

Project Managment General Contracting Design/ Build

PH: 204-777-1972

info@icdev.ca

ACCHITECT INC

ROB J.S. GARVEY, ARCHITECT MAA, AIBC, LEED AP

201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA

ATTACHMENT

This forms part of application # DP20-0147 DVP20-0148

City of Kelowna

Planner Initials KB

0	DEVELOPMENT APPLICATION	20.10.16
REV.	DESCRIPTION OF WORK REVISED	DATE

230 Aurora Crescent; Kelowna BC;

RENDERINGS

Project Number: 2004

Rev Date 09-30-2020 04-30-2020 J.P.M./D.D. J.P.M.

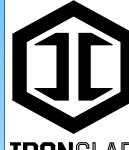
Designed By

Checked By

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IRONCLAD
DEVELOPMENTS INC.

Project Managment General Contracting Design/ Build

101-57158 Symington Rd. Springfield, MB. R2J 4L6

PH: 204-777-1972

info@icdev.ca

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201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA



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City of Kelowna

230 Aurora Crescent; Kelowna BC;

RENDERINGS

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	04-30-2020		Rev Date 09-30-2020
	Drawn By J.P.M./D.D.		P.M./D.D.
	Designed By	J.P.M.	
	Checked By		

ESP-5.1

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Project Managment General Contracting Design/ Build

101-57158 Symington Rd. Springfield, MB. R2J 4L6

PH: 204-777-1972

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ROB J.S. GARVEY, ARCHITECT MAA, AIBC, LEED AP

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This forms part of application
DP20-0147 DVP20-0148
City of
Planner Initials
KB

Kelowna
DEVELOPMENT PLANNING

230 Aurora Crescent; Kelowna BC;

ATTACHMENT

RENDERINGS

	Project Number: 2004	
	04-30-2020	Rev Date 09-30-2020
	Drawn By J.P.M./D.D.	
Ξ	Designed By J.P.M.	
	Checked By	

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Ironclad Developments Inc.



101-57158 Symington Rd. Springfield, MB. R2J 4L6

PH: 204-777-1972

Project Managment General Contracting Design/ Build

info@icdev.ca

ACCHITECT INC

ROB J.S. GARVEY, ARCHITEC MAA, AIBC, LEED AP

201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA



ATTACHMENT

This forms part of application # DP20-0147 DVP20-0148

City of

Kelowna

0	DEVELOPMENT APPLICATION	20.10.16
REV.	DESCRIPTION OF WORK REVISED	DATE
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230 Aurora Crescent; Kelowna BC;

RENDERINGS

Project Number: 2004	
04-30-2020	Rev Date 09-30-2020
Drawn By J.F	P.M./D.D.

J.P.M.

Checked By

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Project Managment General Contracting Design/ Build

101-57158 Symington Rd. Springfield, MB. R2J 4L6

PH: 204-777-1972

info@icdev.ca



ROB J.S. GARVEY, ARCHITECT MAA, AIBC, LEED AP

201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA



230 Aurora Crescent; Kelowna BC;

RENDERINGS

-							
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	Drawn By	J.P.M./D.D.					
	Designed By	J.F	P.M.				
	Checked By						

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Aurora Crescent, Kelowna BC.- Shadow Study



Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 21st June- 09AM



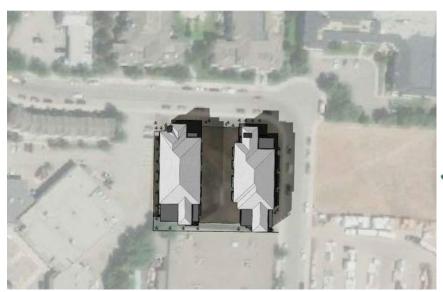
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Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 21st June- 12PM



Aurora Crescent, Kelowna BC.- Shadow Study GMT-0700 20th March-03PM



Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 21st June- 03PM



Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 21st June- 06PM



Project Managment General Contracting Design/ Build 101-57158

Symington Rd. Springfield, MB. R2J 4L6

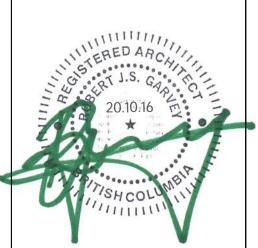
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0	DEVELOPMENT APPLICATION	20.10.16
REV.	DESCRIPTION OF WORK REVISED	DATE

230 Aurora Crescent; Kelowna BC;

Shadow Study

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Checked By	

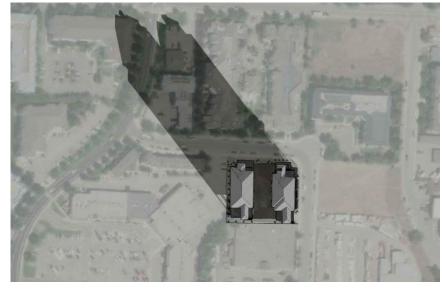
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Planner Initials KB



ATTACHMENT E This forms part of application # DP20-0147 DVP20-0148

Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 22nd September- 09AM



Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 21st December- 09AM



Aurora Crescent, Kelowna BC.- Shadow Study GMT-0700 22nd September- 12PM



Aurora Crescent, Kelowna BC.- Shadow Study GMT-0700 21st December- 12PM



Aurora Crescent, Kelowna BC.- Shadow Study GMT -0700 22nd September- 03PM



Aurora Crescent, Kelowna BC.- Shadow Study GMT-0700 21st December- 03PM



Project Managment General Contracting Design/ Build

101-57158 Symington Rd. Springfield, MB. R2J 4L6

> PH: 204-777-1972

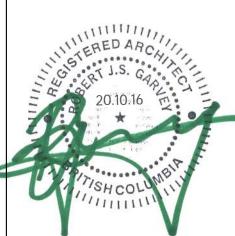
info@icdev.ca

Consultant



ROB J.S. GARVEY, ARCHITEC MAA, AIBC, LEED AP

201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA



0	DEVELOPMENT APPLICATION	20.10.16
EV.	DESCRIPTION OF WORK REVISED	DATE

230 Aurora Crescent; Kelowna BC;

Shadow Study

Project Number: 2004		
Project Number, 2004		
04-30-2020		Rev Date 09-30-2020
Drawn By	J.F	P.M./D.D.
Designed By	J.F	P.M.
Checked By		

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Development Permit & Development Variance Permit DP20-0147 DVP20-0148



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

230 Aurora Crescent

and legally known as

LOT 8 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46961

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

Multiple Dwelling Housing

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

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

To vary the required maximum height from 15.0 m or 4 storeys permitted to 22.0 m or 6 storeys proposed.

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> January 19, 2021

Decision By: COUNCIL

<u>Development Permit Area:</u> Comprehensive Development Permit Area & Rutland Revitilization Development Permit Area

Existing Zone: MXR – Mixed Use (Residential / Commercial)

Future Land Use Designation: C4r – Urban Centre Commercial (Residential Rental Tenure Only)

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: Ironclad Developments Aurora Inc., Inc.No. A0113910

Applicant: Ironclad Developments Inc.

Planner: K. Brunet

Terry Barton
Community Planning Department Manager

Planning & Development Services

Date



1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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 \$79,817.59

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.

230 Aurora Crescent, Kelowna

ZONING PROVISION- C4 ZON	<i>IE</i> REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN)	1,300 sq.m.	4,099.81 sq.m.	V
LOT WIDTH (MIN)	40.0m	67.81	V
BUILDING HEIGHT [S.14.4.5(C)]*	4 Storey (15.0m)	6 Storey (22.0m)	X
SITE COVERAGE (MAX)	75%	42%	√
FRONT YARD SETBACK (MIN)	0.00m	1.90m	٧
REAR YARD SETBACK (MIN)	0.00m	4.60m	V
EXTERIOR SIDE YARD SETBACK (MIN)	0.00m	2.60m	√
INTERIOR SIDE YARD SETBACK (MIN)	0.00m	3.30m	٧
FLOOR AREA RATIO (MAX)	1.68	1.82	X
PRIVATE OPEN SPACE PROVISION (MIN)	1,345.00 sq.m	1,392.42 sq.m	V
PARKING SPACES (MIN)	100	122	V
VISITOR PARKING SPACES (MIN)	14% of total parking (17)	17	√
SMALL CAR PARKING SPACES (MAX)	61	51	٧
BICYCLE PARKING SPACES	80 long term 12 short term	110 long term 12 short term	٧
LOADING SPACES	n/a	n/a	V

2004 - Aurora Crescent, Kelowna BC; - General Suite Information						
Suite Types	# of Bedroom	Sq.Ft./Suite	Sq.M./Suite	# of Bathroom	Balcony Area (Sq	Balcony Area (Sq.m.)
A1.2	1	584	54.25	1	46	4.27
A1.3	1	603.6	56.08	1	46	4.27
B1	1	940.9	87.41	1	170.16	15.81
B1.2	1	891.9	82.86	1	22.39	2.08
B1.3	1	1021.4	94.89	1	22.39	15.81
B2.1	2	921	85.56	2	40	3.72
B2.2	2	987.4	91.73	2	121.4	11.28
C1.0	3	1031	95.78	2	42	3.90

2004 - Aurora	2004 - Aurora Crescent, Kelowna BC; Building A				Floor Areas	
Suite Types	# of units	Rentable Sq.Ft.	Rentable Sq.M.		Sq.Ft.	Sq.M.
				Underground Parking	31,466.10	2,923.27
A1.2	20	11,680.00	1,085	Covered Grade Parking	6,770.02	628.95
A1.3	0	-	-	Main Floor	1,631.44	151.56
B1	0	-	-	Second Floor	10,479.74	973.59
B1.2	20	17,838	1,657	Third Floor	10,022.57	931.12
B1.3	0	-	-	Fourth Floor	10,022.57	931.12
B2.1	5	4,605	428	Fifth Floor	10,022.57	931.12
B2.2	5	4,937	459	Sixth Floor	10,022.57	931.12
C1.0	0	-	-			
				Roof top Amenity	848.59	78.84
				Outdoor Amenity	3,676.87	341.59
				Indoor Amenity	599.62	55.71
Total/bldg	50	39,060	3,629			
				- Elevators	791.98	73.58
1 bed (type A)	20	11,680.00	1,085.10	- Staircases	5,602.24	520.46
2 bed (type B)	30	22,443.00	2,085.01			
3 bed (type C)	0	-	-	Suite Balconies (Total)	2,174.80	202.04
Total	50	34,123.00	3,170.10	Total Floor Area	52,201.46	4,849.63

2004 - Aurora Crescent, Kelowna BC; Building B				Floor Areas		
Suite Types	# of units	Rentable Sq.Ft.	Rentable Sq.M.		Sq.Ft.	Sq.M.
				Underground Parking	31,466.10	2,923.27
A1.2	19	11,096	1,031	Covered Grade Parking		
A1.3	6	3,622	336	Main Floor	10,190.65	946.73
B1	3	2,823	262	Second Floor	10,537.54	978.96
B1.2	17	15,162	1,409	Third Floor	9,776.13	908.22
B1.3	3	3,064	285	Fourth Floor	9,776.13	908.22
B2.1	0	=	=	Fifth Floor	9,776.13	908.22
B2.2	0	-	-	Sixth Floor	9,776.13	908.22
C1.0	6	6,186	575			
				Roof top Amenity	691.64	64.25
				Outdoor Amenity	-	-
				Indoor Amenity	3,903.71	362.66
Total/bldg	54	41,953	3,898			
				- Elevators	791.98	73.58
1 bed (type A)	25	14,717.60	1,367	- Staircases	5,602.24	520.46
2 bed (type B)	23	21,049.20	1,956			
3 bed (type C)	6	6,186.00	575	Suite Balconies (Total)	2,360.28	219.28
<u>Total</u>	54	41,952.80	3,898	Total Floor Area	59,832.71	5,558.59

SCHEDULE A This forms part of application # DP20-0147 DVP20-0148 City of Kelowna

GENERAL PROJECT INFORMATION

SCALE N.T.S.

Ironclad Developments Inc.



Project Managment General Contracting Design/ Build

101-57158 Symington Rd. Springfield, MB. R2J 4L6

> PH: 204-777-1972

info@icdev.ca

Consultant



ROB J.S. GARVEY, ARCHITECT MAA, AIBC, LEED AP

201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA

DEVELOPMENT DESCRIPTION:

230 AURORA CRESCENT, KELOWNA, BC

SITE AREA: 4,099.81 Sq.Ft CURRENT ZONING: C4

PROPOSED UNITS: 104 1 BED = 45 UNITS 2 BED = 53 UNITS 3 BED = 6 UNITS

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED: 122 STALLS (INCLUDING VISITOR AND ACCESSIBLE)

TOTAL PARKING PROVIDED: 122 STALLS SURFACE PARKING: 44 STALLS UNDERGROUND PARKING: 78 STALLS SMALL CAR PARKING: 51 STALLS

BIKE PARKING (LONG TERM): 110 STALLS BIKE PARKING (SHORT TERM): 12 STALLS

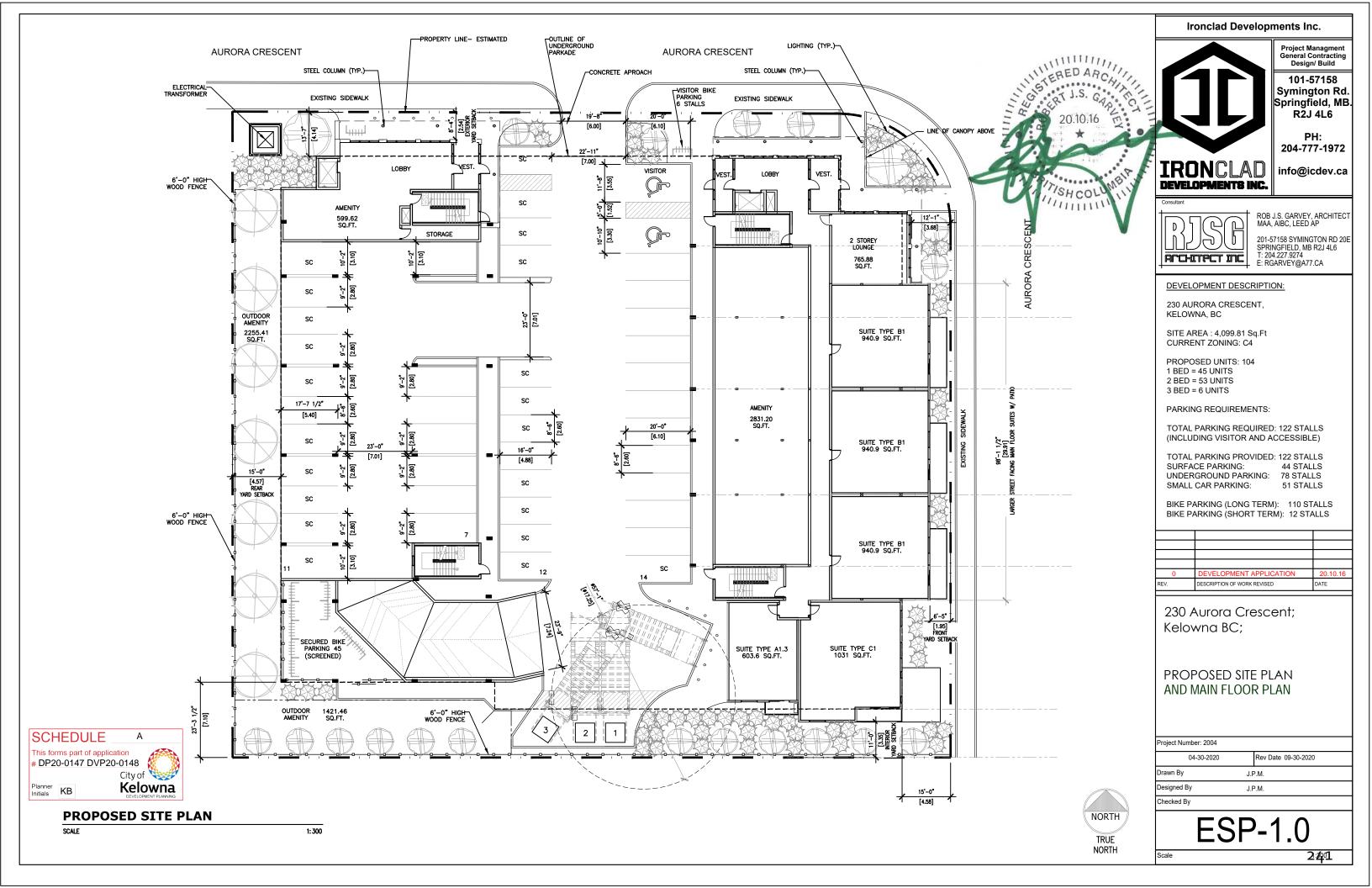
EV.	DESCRIPTION OF WORK REVISED	DATE

230 Aurora Crescent; Kelowna BC;

PROPOSED FLOOR PLAN

Project Number: 2004	
04-30-2020	Rev Date 09-30-2020
Drawn By	J.P.M./D.D.
Designed By	J.P.M.
Checked By	

ESP-0.0







SCHEDULE This forms part of application # DP20-0147 DVP20-0148 City of Planner Initials KB Kelowna

PROPOSED EAST ELEVATION- BUILDING A

SCALE

A HARDIE PANEL (CAPPING)- STABLE GRAY

© ROOF SHINGLES- MIDNIGHT BLACK

- B HARDIE STAINED LAP SIDING-CEDERSTONE 2.0
- © WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS
- (D) CORRUGATED METAL SHEET- CHARCOAL GRAY
- © CONCRETE FINISH
- © 6" STRUCTURAL STEEL ROUND PIPE
- HARDIE PANEL, SMOOTH, ARTIC WHITE COLOR N BLACK ALUMINUM STORE FRONTS WITH CLEAR GLASS MATCHED EZ TRIMS
- $\textcircled{1} \ \ \mathsf{HARDIE} \ \mathsf{PANEL} \ \mathsf{SIDING} \ (\mathsf{SMOOTH})\text{-} \ \mathsf{IRON} \ \mathsf{GRAY} \qquad \textcircled{R} \ \ \mathsf{TRELLIS-TO} \ \mathsf{BE} \ \mathsf{CONFIRMED}$
- ALUMINUM PICKET RAILING- GRAY
- M STONE VENEER- RIVER STONE
- P SIGNAGE- TO BE CONFIRMED

Ironclad Developments Inc.



DEVELOPMENTS INC.

Project Managment General Contracting Design/ Build

101-57158 Symington Rd. Springfield, MB. R2J 4L6

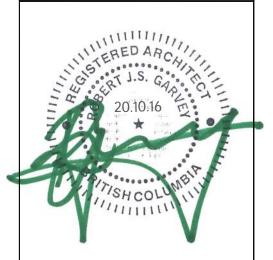
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info@icdev.ca



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201-57158 SYMINGTON RD 20E SPRINGFIELD, MB R2J 4L6 T: 204.227.9274 E: RGARVEY@A77.CA



0	DEVELOPMENT APPLICATION	20.10.16
EV.	DESCRIPTION OF WORK REVISED	DATE

230 Aurora Crescent; Kelowna BC;

PROPOSED ELEVATIONS

04-30-2020		Rev Date 09-30-2020
Orawn By	J.F	P.M./D.D.
Designed By	J.F	P.M.





SCHEDULE This forms part of application # DP20-0147 DVP20-0148 City of Kelowna Initials

PROPOSED WEST ELEVATION- BUILDING A

SCALE

A HARDIE PANEL (CAPPING)- STABLE GRAY

- B HARDIE STAINED LAP SIDING-CEDERSTONE 2.0
- © WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS (D) CORRUGATED METAL SHEET- CHARCOAL GRAY
- © ROOF SHINGLES- MIDNIGHT BLACK
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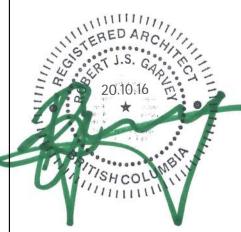
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(D) CORRUGATED METAL SHEET- CHARCOAL GRAY

© ROOF SHINGLES- MIDNIGHT BLACK

MATCHED EZ TRIMS

P SIGNAGE- TO BE CONFIRMED

 $\textcircled{0} \ \ \mathsf{HARDIE} \ \mathsf{PANEL} \ \mathsf{SIDING} \ (\mathsf{SMOOTH})\text{-} \ \mathsf{IRON} \ \mathsf{GRAY} \qquad \textcircled{\mathbb{R}} \ \ \mathsf{TRELLIS-TO} \ \mathsf{BE} \ \mathsf{CONFIRMED}$

PROPOSED NORTH ELEVATION

1: 250

SCALE

Ironclad Developments Inc.



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R2J 4L6 PH: 204-777-1972

info@icdev.ca

ACCHITECT INC

ROB J.S. GARVEY, ARCHITECT MAA, AIBC, LEED AP

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EV.	DESCRIPTION OF WORK REVISED	DATE
	•	

230 Aurora Crescent; Kelowna BC;

PROPOSED ELEVATIONS

Project Number: 2004		
04-30-2020	Rev Date 09-30-2020	
Drawn By	J.P.M./D.D.	
Designed By	J.P.M.	
Checked By		





Planner Initials KB PROPOSED WEST ELEVATION- BUILDING B

1: 250

SCALE

Kelowna

SCHEDULE

This forms part of application # DP20-0147 DVP20-0148

A HARDIE PANEL (CAPPING)- STABLE GRAY

- B HARDIE STAINED LAP SIDING-CEDERSTONE 2.0
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- **⊗** CORRUGATED METAL SHEET- ARCTIC WHITE
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 - SIGNAGE- TO BE CONFIRMED

Ironclad Developments Inc.



Project Managment General Contracting Design/ Build 101-57158 Symington Rd. Springfield, MB.

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© ROOF SHINGLES- MIDNIGHT BLACK

Planner Initials

SCALE

Ironclad Developments Inc.



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© ROOF SHINGLES- MIDNIGHT BLACK

B HARDIE STAINED LAP SIDING-CEDERSTONE 2.0

(D) CORRUGATED METAL SHEET- CHARCOAL GRAY

© WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS

City of

Kelowna

PROPOSED SOUTH ELEVATION

1: 250

SCALE

Ironclad Developments Inc.



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ACCHITECT INC

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Checked By	

ESP-4.5

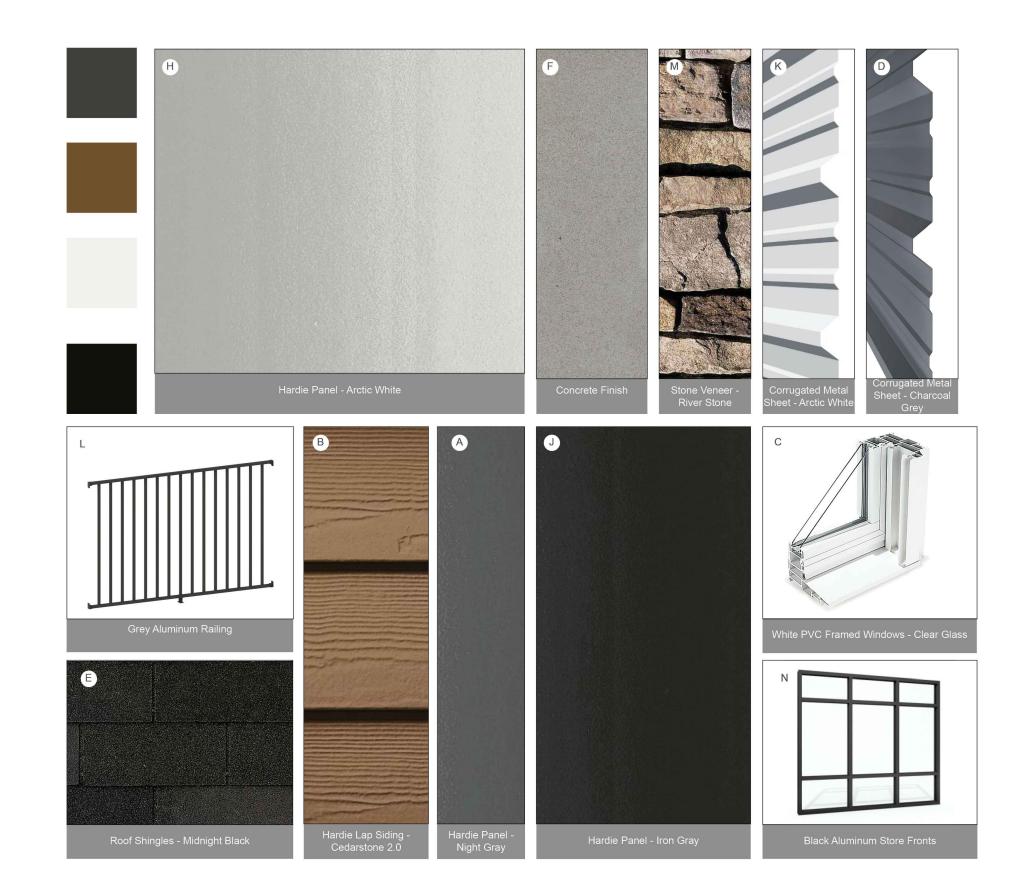
© 6" STRUCTURAL STEEL ROUND PIPE

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MATCHED EZ TRIMS

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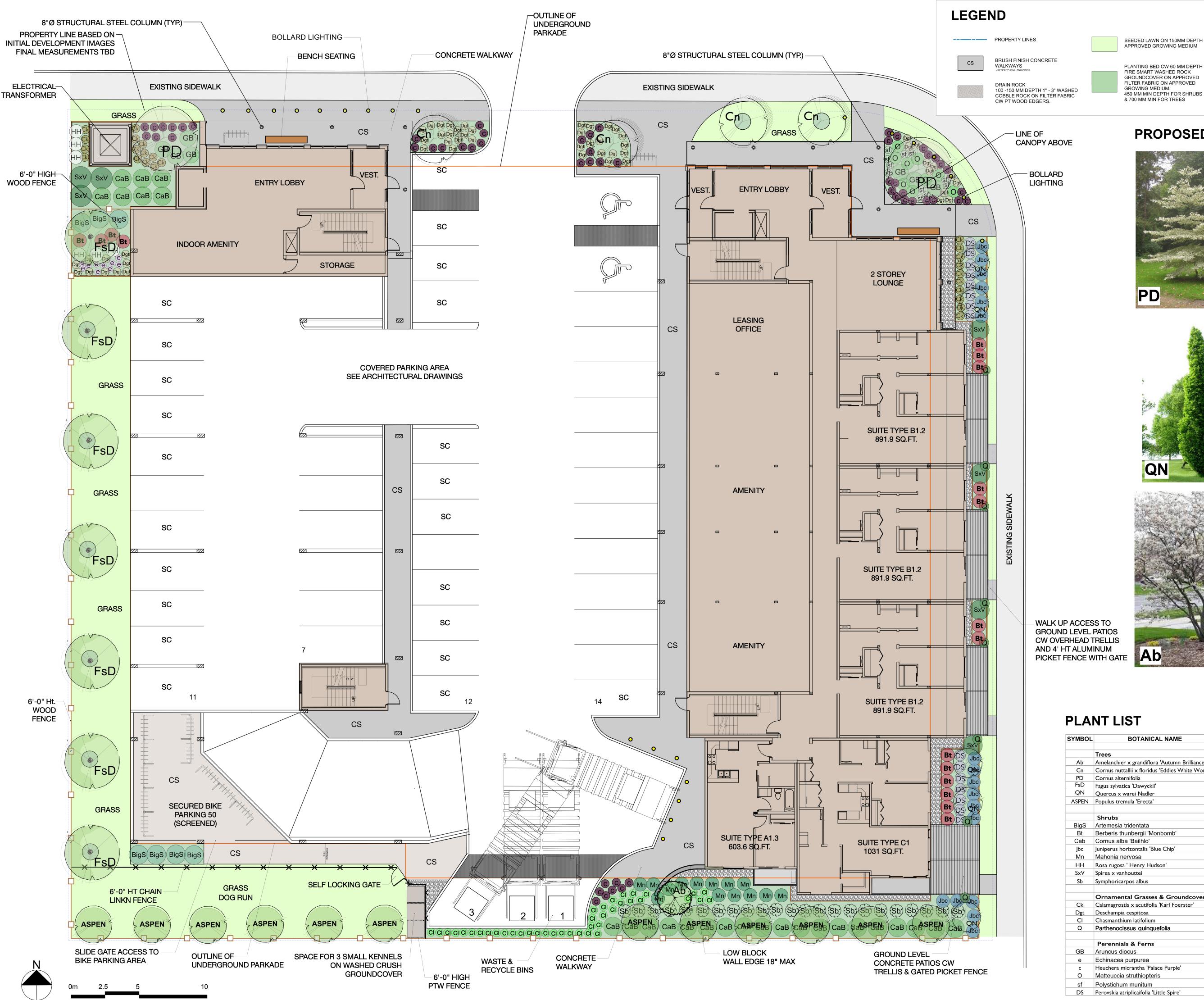
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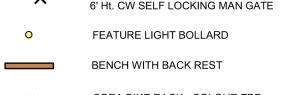
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Date: 30th Apr. 2020

Rev.Date: 9th Dec. 2020

230 Aurora Crescent Kelowna, BC;





PROPOSED TREES

CHAIN LINK DOG RUN FENCE 6' Ht. CW SELF LOCKING MAN GATE

PT WOOD PRIVACY FENCE 6' Ht. STAIN TO COMPLEMENT BLD

CORA BIKE RACK - COLOUR TBD

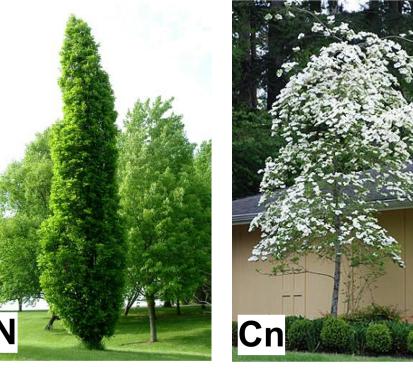
DEVELOPMENTS INC. Springfield Office 101-57158 Symington Rd.

P· 204-777-1972

Springfield, MB.

R2J 4L6

	P: 204-777-1972					
		Date	Revisions	Ву		
A .		5 30 2020	Preliminary Draft For Reivew 1	LS		
		6 02 2020	Planting Plan For Review	LS		
1000		6 08 2020	For DP Submission	LS		
		7 14 2020	For Re Submission	LS		
193						





LANDSCAPE ARCHITECTS 203-1300 1st Avenue, Prince George B.C. V2L 2Y3 250-563-6158 www.lsla-landarch.com HEDULE # D₱20-0147 DVP20-0148

KB

ASPEN

Sheet Title

230 Aurora Cr. KELOWNA, BC

Landscape Plan

IRONCLAD DEVELOPMENTS INC

Kelowna

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
	Trees			
Ab	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	ı	50mm Cal
Cn	Cornus nuttallii x floridus 'Eddies White Wonder'	,	4	60mm Cal
PD	Cornus alternifolia	Pagoda Dogwood	2	50mm Cal
FsD	Fagus sylvatica 'Dawyckii'	Fastigated Beech	7	60mm Cal
QN	Quercus x warei Nadler	Kindrid Spirit Oak	5	60mm Cal
ASPEN	Populus tremula 'Erecta'	Swedish Aspen	12	60mm Cal
	Shrubs			
BigS	Artemesia tridentata	Big Sagebrush	7	#2pot
Bt	Berberis thunbergii 'Monbomb'	Cherry Bomb Barberry	17	#2pot
Cab	Cornus alba 'Bailhlo'	Ivory Halo Dogwood	26	#2pot
Jbc	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	17	#2pot
Mn	Mahonia nervosa	Low Oregon Grape	14	#2pot
HH	Rosa rugosa ' Henry Hudson'	White Flowering Shrub Rose	6	#2pot
SxV	Spirea x vanhouttei	Bridalwreath Spirea	7	#2pot
Sb	Symphoricarpos albus	Snowberry	23	#2pot
	Ornamental Grasses & Groundcover			
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	24	#I pot
Dgt	Deschampia cespitosa	Tufted Hair Grass	51	#Ipot
Cl	Chasmanthium latifolium	Northern Sea Oats	40	#Ipot
Q	Parthenocissus quinquefolia	Virginia Creeper	8	#10pot
	Perennials & Ferns			
GB	Aruncus diocus	Goatsbeard	7	#I pot
е	Echinacea purpurea	Purple Coneflower	10	#I pot
С	Heuchera micrantha 'Palace Purple'	Purple Leaved Coral Bells	53	#I pot
0	Matteuccia struthiopteris	Ostrich Fern	9	#I pot
sf	Polystichum munitum	Sword Fern	11	#1pot
DS	Perovskia atriplicaifolia 'Little Spire'	Dwarf Russian Sage	15	#I pot

Date May 12, 2020

Scale

1:125 METERS

Drawn By LS/SD

Project No.

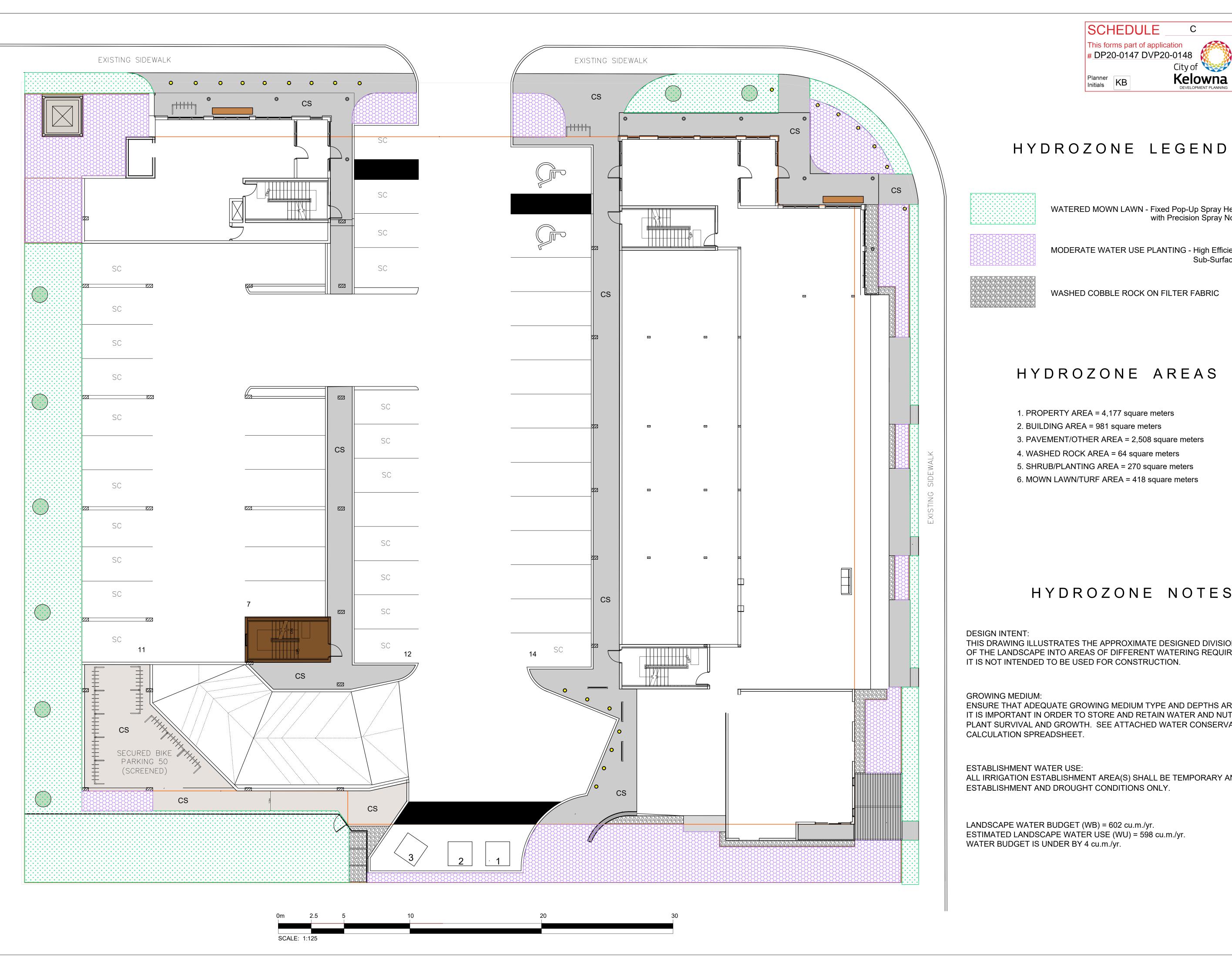
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and cannot be used without the Landscape

Drawing No.

Architect's written consent.

249







WATERED MOWN LAWN - Fixed Pop-Up Spray Heads with Precision Spray Nozzles

MODERATE WATER USE PLANTING - High Efficiency

Sub-Surface Drip Emitters

WASHED COBBLE ROCK ON FILTER FABRIC

HYDROZONE AREAS

- 1. PROPERTY AREA = 4,177 square meters
- 2. BUILDING AREA = 981 square meters
- 3. PAVEMENT/OTHER AREA = 2,508 square meters
- 4. WASHED ROCK AREA = 64 square meters
- 5. SHRUB/PLANTING AREA = 270 square meters
- 6. MOWN LAWN/TURF AREA = 418 square meters

HYDROZONE NOTES

DESIGN INTENT:

THIS DRAWING ILLUSTRATES THE APPROXIMATE DESIGNED DIVISION OF THE LANDSCAPE INTO AREAS OF DIFFERENT WATERING REQUIREMENTS. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

GROWING MEDIUM:

ENSURE THAT ADEQUATE GROWING MEDIUM TYPE AND DEPTHS ARE INSTALLED. IT IS IMPORTANT IN ORDER TO STORE AND RETAIN WATER AND NUTRIENTS FOR PLANT SURVIVAL AND GROWTH. SEE ATTACHED WATER CONSERVATION CALCULATION SPREADSHEET.

ESTABLISHMENT WATER USE:

ALL IRRIGATION ESTABLISHMENT AREA(S) SHALL BE TEMPORARY AND FOR ESTABLISHMENT AND DROUGHT CONDITIONS ONLY.

LANDSCAPE WATER BUDGET (WB) = 602 cu.m./yr. ESTIMATED LANDSCAPE WATER USE (WU) = 598 cu.m./yr. WATER BUDGET IS UNDER BY 4 cu.m./yr.

DESIGN

PROJECT: DRAWN BY:

DRAWING:





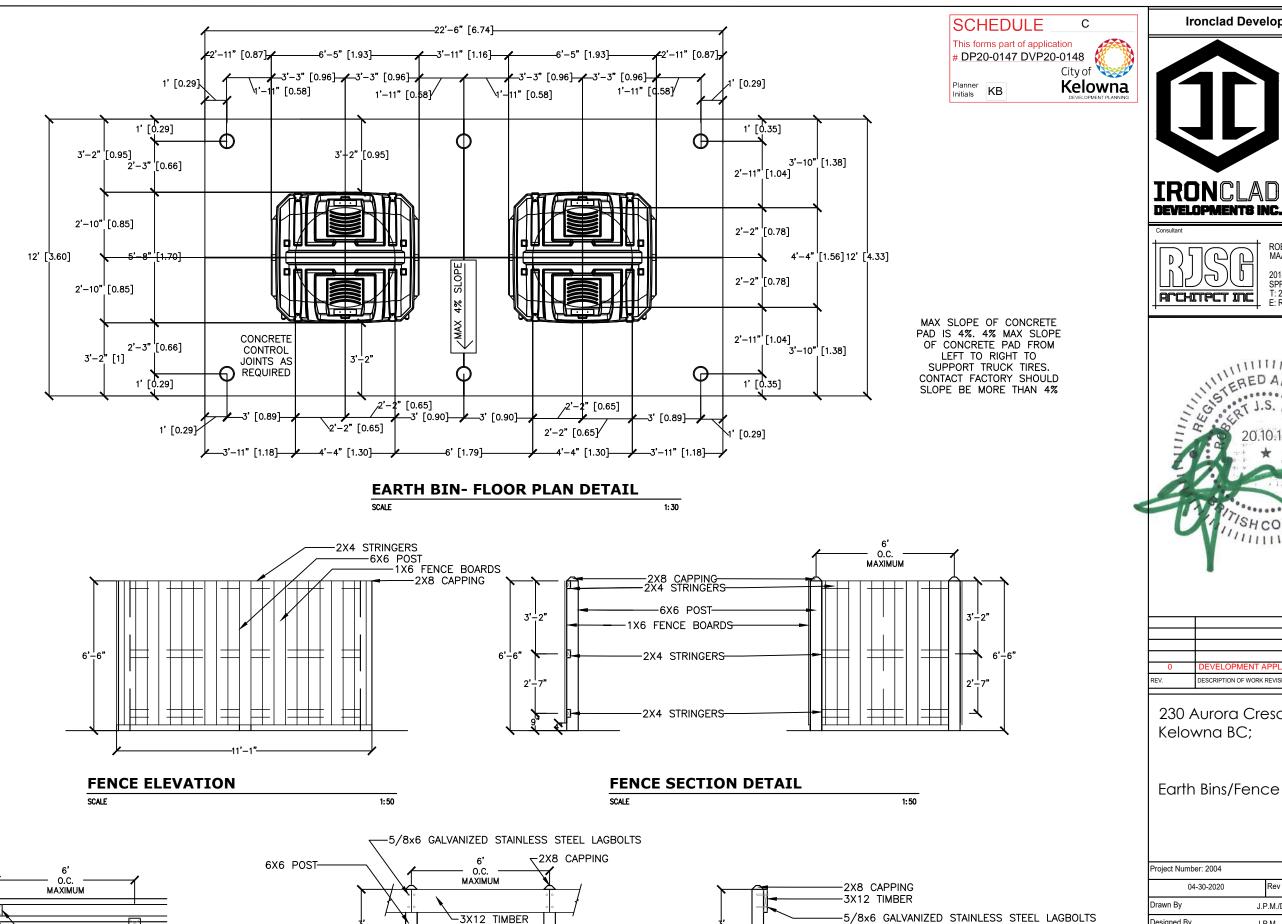




Project Number: 2004 Designed By: J.P.M. Drawn By: V.K./D.D.. Checked By: Date: 30th Apr. 2020

Rev.Date: 9th Dec. 2020

230 Aurora Crescent Kelowna, BC;



1:50

FENCE DETAIL- FRONT

-6X6 POST

FENCE DETAIL-SIDE

-6X6 P.T. POST (TYPICAL)

-3X12 P.T. RAIL (TYPICAL)

FENCE DETAIL-ABOVE

SCALE

Ironclad Developments Inc.

Project Managment General Contracting Design/ Build 101-57158 Symington Rd. Springfield, MB. R2J 4L6 PH:

204-777-1972

info@icdev.ca



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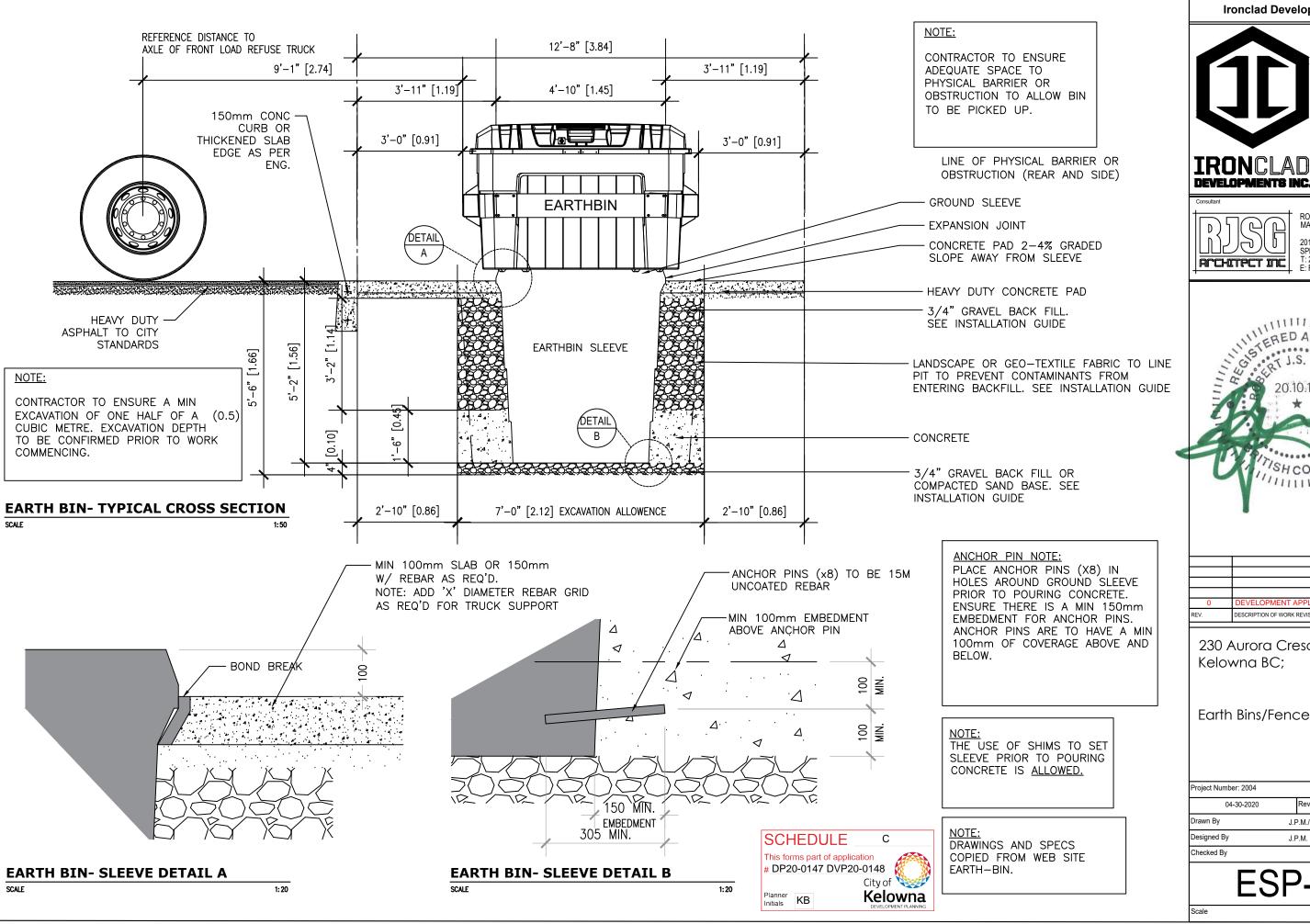
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Earth Bins/Fence Details

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Checked By				

ESP-6.0



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Springfield, MB. R2J 4L6

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ESP-6.1



DP20-0147 DVP20-0148 230 Aurora Cres

Development Permit and Development Variance Permit



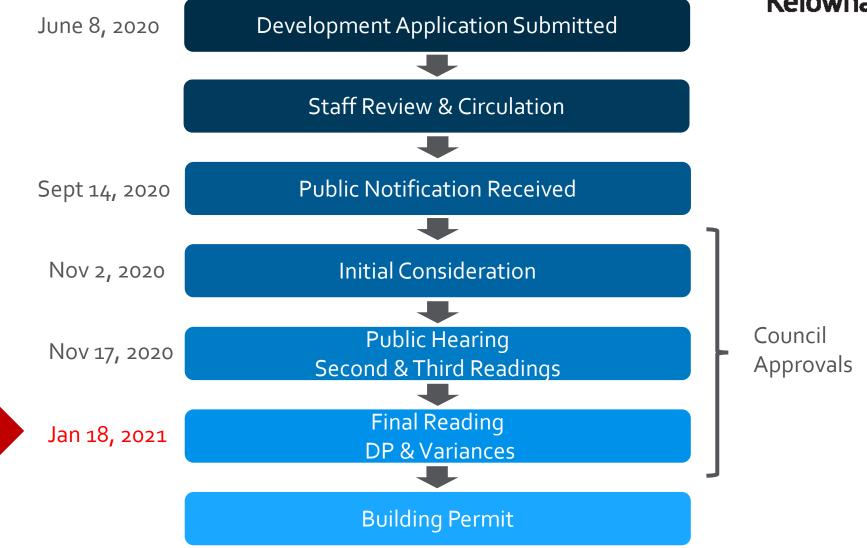


Proposal

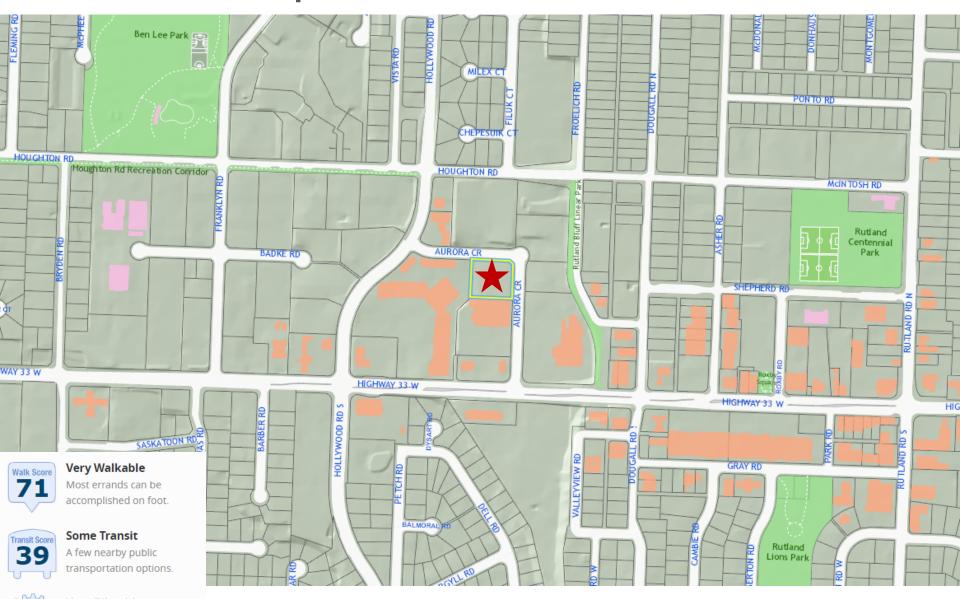
➤ To consider the form and character of a multiple dwelling housing development with variances to maximum height.

Development Process

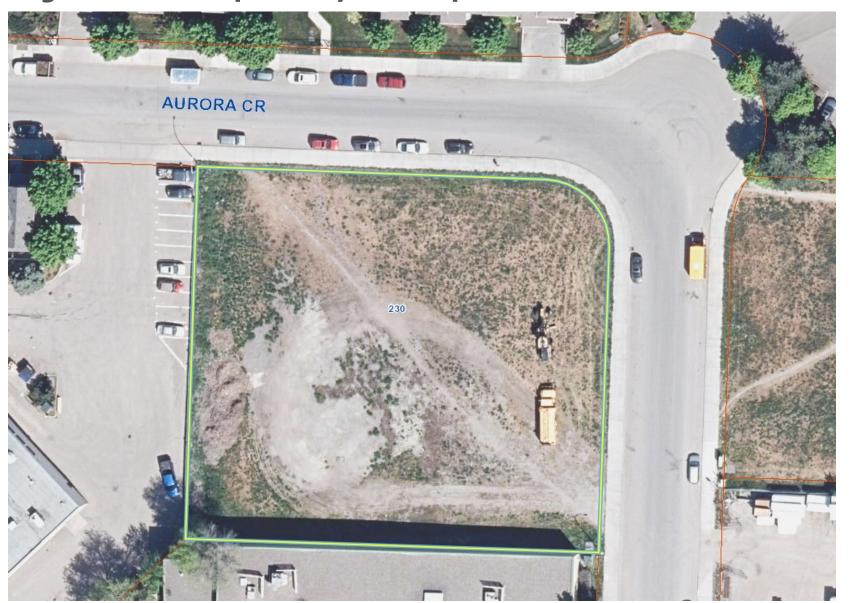




Context Map



Subject Property Map



City of Kelowna

View from Aurora Cres





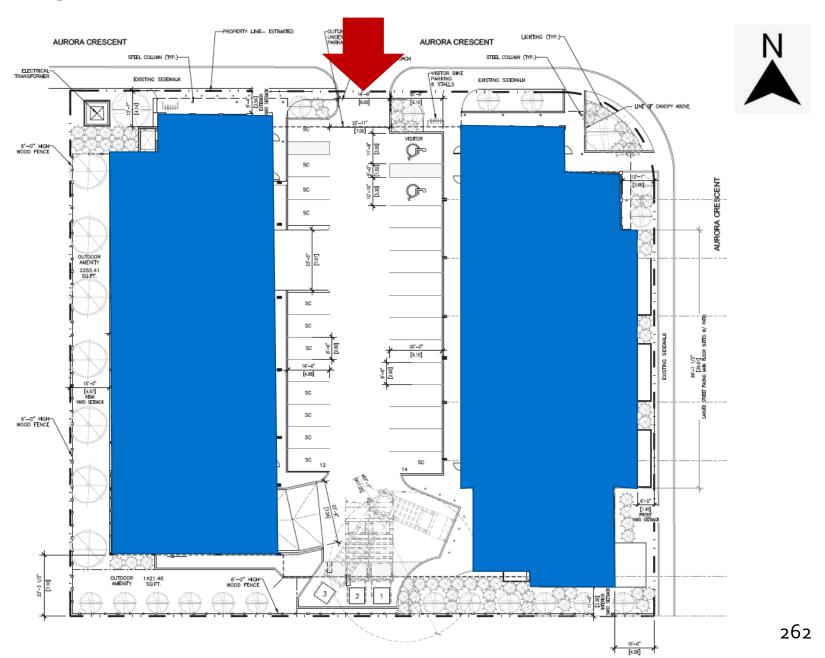
Technical Details

- ► Multiple dwelling housing development
 - ► Two, six-storey wood frame buildings
 - ▶ 104 dedicated rental units
 - ▶ 45 one-bedroom units
 - ▶ 53 two-bedroom units
 - ► Six three-bedroom units
 - Surface, ground and underground parking
 - ▶ 122 total stalls, exceeding C4 parking requirement
 - Private open space on balconies, landscaped areas, indoor common amenity areas and rooftop patios

Variance

- Overall building height
 - ▶ 15.0 m / 4 storeys (permitted)
 - 22.om / 6 storeys (proposed)
- ► This request for a height variance is supported by policy within the Official Community Plan
 - ▶ Rutland: Generally 4 storeys. Six storeys within C4 or C9 zoned areas.

Site Plan



Renderings



Renderings







Street Facing Elevations (North)



LEGEND

- A HARDIE PANEL (CAPPING)- STABLE GRAY
- B HARDIE STAINED LAP SIDING-CEDERSTONE 2.0
- © WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS
- D CORRUGATED METAL SHEET- CHARCOAL GRAY
- E ROOF SHINGLES- MIDNIGHT BLACK

- © CONCRETE FINISH
- G 6" STRUCTURAL STEEL ROUND PIPE
- (H) HARDIE PANEL, SMOOTH, ARTIC WHITE COLOR MATCHED EZ TRIMS
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- N BLACK ALUMINUM STORE FRONTS WITH CLEAR GLASS
- P SIGNAGE- TO BE CONFIRMED
- R TRELLIS- TO BE CONFIRMED

Street Facing Elevations (East – Building B)

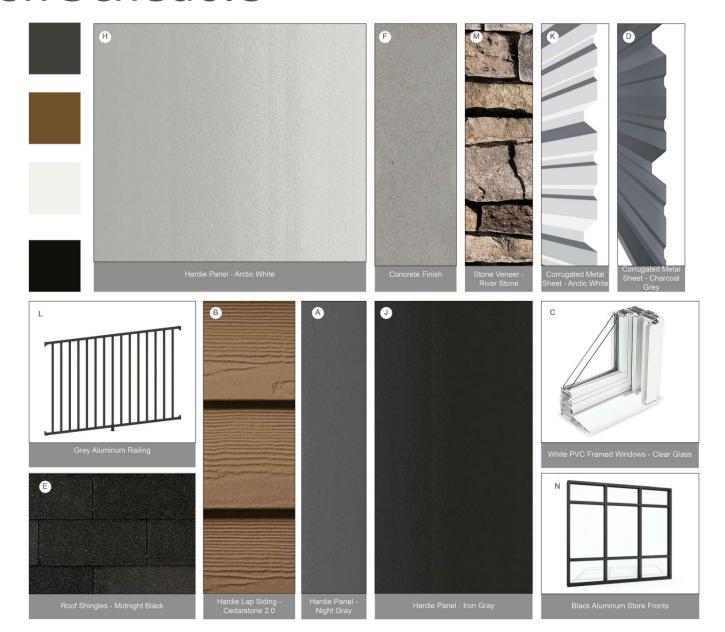


LEGEND

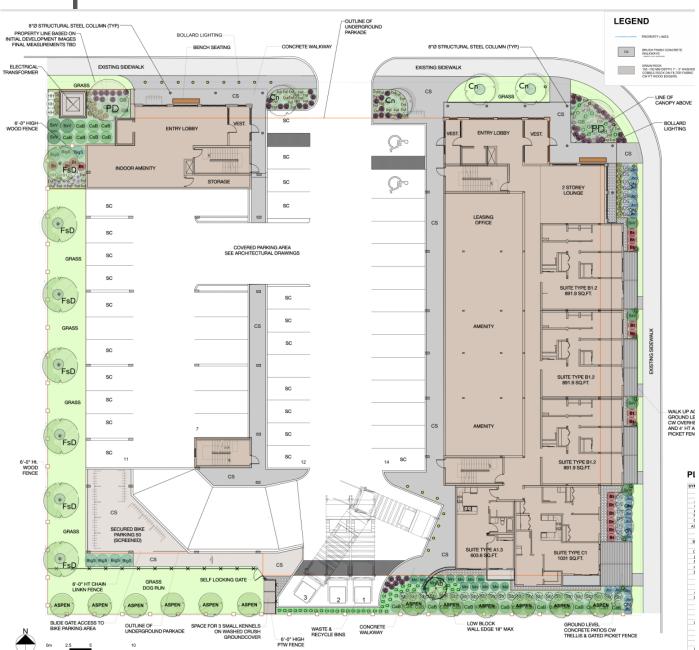
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Finish Schedule



Landscape Plan





Development Policy

- ► Meets the Intent of OCP Design Guidelines
 - Architectural unity and cohesiveness between buildings
 - Façade articulations and projections
 - Visually prominent entrances
- Promoting and Protecting Rental Housing is a key direction in the Healthy Housing Strategy
- Proposal is consistent with the Future Land Use designation (MXR)



Staff Recommendation

- Staff recommend support for the DP & DVP application
 - Consistent with OCP Design Guidelines
 - Urban Infill Policies
 - Consistent with Future Land Use Designation
 - ▶ Height variance is supported by policy in the OCP
 - Appropriate location for adding residential density
 - Proximity to shopping areas, parks & cycling corridors, transit and schools.



Conclusion of Staff Remarks



230 Aurora Crescent

Ironclad Developments

File: DP20-0147 & DVP20-0148; CR: Z20-0088

Ironclad Developments

- Development company focusing on multi-family rental buildings
 - Projects across Western and Central Canada
 - Over a thousand rental residential units currently under construction
- First project in City of Kelowna
- Past projects in the Okanagan Vernon and West Kelowna
 - Rockwood Landing (Vernon)
 - The Highland (Vernon)
 - Lake View Pointe (West Kelowna)
- www.ironcladdevelopments.com

Proposal – DP / DVP for 230 Aurora Crescent

- Development Permit (DP) to allow for development of 104 units of rental housing in two buildings
- Variance (DVP) to allow for two buildings up to six storeys
- Related applications:
 - Rezone to a rental subzone (Z20-0088)
 - Current Zone C4 Urban Centre Commercial
 - Proposed Zone C4R- Urban Centre Commercial (Residential Rental Tenure Only)
 - City of Kelowna Text Amendment to allow for higher FAR for rental housing and elimination of ground floor commercial space requirement



Current Context

- Vacant land for multiple years
- Adjacent to
 - Multi Unit Residential
 - Commercial
- 3-minute drive to other major retailers
 - Costco, Walmart, Canadian Tire, Home Depot





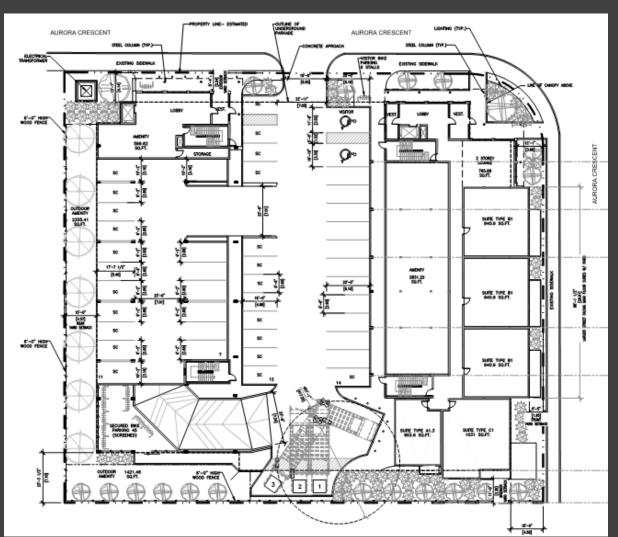
Project Rationale

- Urban Centre policies in OCP
 - 'promote a mix of unit types, building form, and tenure in multi-family residential developments'
 - 'encourage multi-family building in areas with schools and parks to contain ground-oriented units and family-oriented units.'
- Area designated as Mixed Use (MXR) under OCP
 - Promotes increased density and variety of housing type and tenure
- Strong demand for rental housing; 2.3% vacancy rate in 2019 (CMHC)
- Project is purpose built residential
 - Mix of one-bedroom (45 units), two-bedroom (53 units), and three-bedroom units (6 units)

- 2 buildings 6 floors
 - Building A main floor parking with 5 floors of residential
 - Building B- 6 floors of residential
- 104 residential units
 - 1, 2, 3-bedroom units
- Variance required to permit 6 storey development



- Parking 122 spaces
 - 44 surface parking spaces
 - 78 underground parking spaces
- Bike Spaces 122 spaces
 - Long term 110 spaces
 - Short term 12 spaces
- Meets zoning by-law requirements for parking, no reductions for rental
- Providing required streetscape improvements in terms of curb 'flare outs', and enhanced street trees / boulevard area



- Connection to Aurora Crescent
 - Main floor private patios along east side of Building B (Ground Oriented Units)
 - Main entry lobbies at north side of Building A & B





- Amenity space
 - Private balconies/patios
 - Rooftop patios on both buildings above lobby
 - Indoor amenity space on main floor of Building B (Gym and Business Centre)



Consultation with Planning Department

- Working with the Planning Department to ensure proposal is supported by department
- Multiple revisions after receiving feedback



Conclusion

- Meets Rutland OCP aspirations
- Provides purpose-built rental multi-family housing in proximity to commercial and community amenities.
- Two- and Three-bedroom units are the scarcest and needed in the rental market. Ground-Oriented Units provided along Aurora.
- Related Zoning text Amendments will ensure that the development is primarily residential and utilize the vacant land to it's highest and best use.
- All required parking is being accommodated without utilizing the parking reduction entitlements for Rental Zoning.
- Concur with conditions of approval in the Staff report.