City of Kelowna Regular Council Meeting AGENDA



Tuesday, November 30, 2021 6:40 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 DeHart.

3. Confirmation of Minutes

1 - 18

Public Hearing - November 16, 2021 Regular Meeting - November 16, 2021

4. Development Permit and Development Variance Permit Reports

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

4.1. START TIME 6:40 PM - Abbott St 1842 - HAP20-0006 - Jo-Anne Elizabeth Kubas and Lonny Allan Kubas

19 - 40

To consider the form and character of a proposed carriage house and to vary the required minimum distance to a principal dwelling from 3.0 m permitted to 2.0 m proposed.

4.2. START TIME 6:40 PM - Abbott St 3031 - BL12106 (OCP20-0004) - 3031 and 3041 Abbott Street GP Ltd., Inc. No. BC1176909 41 - 41

Requires a majority of all members of Council (5).

To amend and adopt Bylaw No. 12106 in order to amend the Official Community Plan from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR - Mixed Use (Residential/Commercial) designation for the subject property.

4.3. START TIME 6:40 PM - Abbott St 3031 - BL12107 (Z20-0007) - 3031 and 3041 Abbott Street GP Ltd., Inc. No. BC1176909

42 - 42

To amend and adopt Bylaw No. 12107 in order to rezone the subject property from the RU1- Large Lot Housing zone to the C4 - Urban Centre Commercial zone.

4-4-	START TIME 6:40 PM - DP21-0041 DVP21-0042 Abbott St 3031 - 3031 and 3041 Abbott Street GP Ltd., Inc. No. BC1176909	43 - 107
	To consider the form and character and the associated variances of a mixed-use multiple dwelling housing development on the subject property.	
4.5.	START TIME 7:40 PM - Francis Ave 410 - BL12146 (Z20-0037) - 1256484 B.C. Ltd., Inc.No. BC1256484	108 - 108
	To adopt Bylaw No. 12146 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.	
4.6.	START TIME 7:40 PM - Francis Ave 410 - DVP20-0110 - 1256484 BC Ltd., Inc. No. BC1256484	109 - 138
	To issue a Development Variance Permit for the front yard setback and the flanking side yard setback to facilitate two detached single-family dwellings.	
4.7.	START TIME 7:40 PM - Cara Glen Crt 1402 - DP21-0159 DVP21-0204 - Prime Clifton Homes Inc., Inc. No. A0116073	139 - 196
	To consider the Form and Character of a 44 unit multi-family development and to consider varying the front yard set-back and maximum allowable building frontage on the subject property.	
Remin	ders	

- 5.
- 6. Termination



City of Kelowna Public Hearing Minutes

Date:

Tuesday, November 16, 2021

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Mohini Singh,

Luke Stack and Loyal Wooldridge

Members participating

remotely

Councillors Charlie Hodge and Brad Sieben*

Members Absent

Councillors Ryan Donn

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Planner, Kimberly Brunet*; Legislative Technician, Rebecca Van Huizen

Staff participating remotely

Legislative Coordinator (Confidential), Arlene McClelland

(* partial attendance)

- 1. 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 Sherwood Rd 639 Z21-0067 (BL12264) Yunfang Gao

Mayor Basran called the Hearing to order at 4:04 p.m.

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

- 3. Individual Bylaw Submissions
 - 3.1 START TIME 4:00 PM Sherwood Rd 639 Z21-0067 (BL12264) Yunfang Gao

Staff:

Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning, Applicant Representative

- Displayed a PowerPoint Presentation.

Spoke to concerns raised in correspondence including parking, sidewalks and infill development being too much for the area.

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

Online Participants

Rob Wilson, Sherwood Court

Opposed to the proposed rezoning.

- Raised concerns with parking in the neighbourhood and egressing the development.

Birte Decloux, Urban Options Planning, Applicant Representative

Confirmed that parking will be on site.

- Responded to questions from Council.

No one in the gallery wished to speak.

There were no further comments.

4. Termination

The Hearing was declared terminated at 4:16 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 4:16 p.m.

6. Bylaws Considered at Public Hearing

6.1 START TIME 4:00 PM - Sherwood Rd 639 - BL12264 (Z21-0067) - Yunfang Gao

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1044/21/11/16 THAT Bylaw No. 12264 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 4:18 p.m.

8. Call to Order the Public Hearing - START TIME 4:00 PM - 3510 Spectrum Crt - TA21-0013 (BL12284) - Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Mayor Basran called the Hearing to order at 4:18 p.m.

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

Individual Bylaw Submissions

9.1 START TIME 4:00 PM - 3510 Spectrum Crt - TA21-0013 (BL12284) - Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Paul Pasutto, Innocept Developments, Applicant

- Displayed a PowerPoint Presentation.

- The August family purchased the building last December.

- Spoke to the proposed development and noted the that the text amendment is required to permit automotive sales and vehicle servicing.

Displayed a site location photograph showing the building's perspective from Highway 97 and Spectrum Road.

- Responded to questions from Council.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

10. Termination

The Hearing was declared terminated at 4:23 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 4:23 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 4:00 PM - 3510 Spectrum Crt - BL12284 (TA21-0013) - Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1045/21/11/16 THAT Bylaw No. 12284 be read a second and third time.

Carried

Termination

The meeting was declared terminated at 4:24 p.m.

14. Call to Order the Public Hearing - START TIME 4:30 PM - Doyle Ave 350 - Z21-0061 (BL12286) - City of Kelowna

Mayor Basran called the Hearing to order at 4:30 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.

15. Individual Bylaw Submissions

15.1 START TIME 4:30 PM - Doyle Ave 350 - Z21-0061 (BL12286) - City of Kelowna

Staff:

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

Jean Guy Beliveau, Zeidler Architecture and Greq Appelt, Appelt Management

Displayed a PowerPoint Presentation.

- Provided an introduction to the Development Team.

- Spoke to the RFP process to develop 350 Doyle Avenue.

- Spoke to the project criteria and public engagement that started very early in the process.

- Made comment that the C7r zone will allow realization of the Kelowna Civic Precinct Plan and the Kelowna Official Community Plan.

Spoke to the Civic Precinct Principles.

- Spoke to the project vision in creating a vibrant and engaging mixed-use urban development that enhances and inspires the Cultural District.
- Provided comments on the Art Walk extension that will create a public open space that provides year-round opportunity for a variety of arts and cultural and entertainment activities; the Art Walk will be extended south to Doyle Avenue.

Provided a summary of project information and mixed uses.

- Displayed a photo of the final rendering and vision of the project.

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

No one participating online wished to speak.

Gallery:

Les Bellamy, Ellis Street

Opposed to this application.

- Raised concerns that the application is not the best use of land and the use should be determined by the community.

- Raised concerns with the lack of adequate public consultation efforts regarding the Civic Precinct Plan, the boundary of the plan includes my home, and was not once made aware of or contacted to participate in this consultation.

Raised concerns that Council has already pre-determined their decision prior to the Public Hearing

this evening.

- This lease agreement will extend for 5 generations; questioned whether this is the best value we can get for this land.

Mario Gedicke, Glenmore Drive

In favour of this application.

- Believes that mixed use is appropriate and needed in this location as it builds and strengthens community.

Meghan Cortese, WestPoint Place

- In favour of this application.

- Believes this proposal is further contributing to evolving cultural opportunities in Kelowna.
- Supportive of mixed use that is proposed on this site.

The Applicant declined to respond to questions.

Staff:

- Responded to questions from Council.

There were no further comments.

16. Termination

The Hearing was declared terminated at 5:04 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 5:04 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 4:30 PM - Doyle Ave 350 - BL12286 (Z21-0061) - City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Stack

R1046/21/11/16 THAT Bylaw No. 12286 be read a second and third time.

Carried

19. Termination

The meeting was declared terminated at 5:22 p.m.

Councillor Sieben disconnected from the Public Hearing at 5:22 p.m.

20. START TIME 5:15 PM - Richter St 1875 - Z21-0055 (BL12289) - 1243978 BC Ltd., Inc. No. BC1243978

Mayor Basran called the Hearing to order at 5:22 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.

21. Individual Bylaw Submissions

21.1 START TIME 5:15 PM - Richter St 1875 - Z21-0055 (BL12289) - 1243978 BC Ltd., Inc. No. BC1243978

Staff:

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

Paul Schuster, Novation Architecture, Applicant

Displayed a PowerPoint Presentation.

- To clarify, the current owner did not move the house off the land, the previous owner moved the house and sold the land.
- The 2040 Official Community Plan version calls for higher density, however, the owner has no desire to build higher density; the plan is to move forward with the RM3 zone.
- Believes the RM3 zone is best zone for this location as it's near public transit, biking lanes, parks and walking distance to downtown.
- Available for questions.

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

Online Participants

Ashley Courtney, Richter Street

- In support of the zone but not in support of the proposed tenure and number of bedrooms.

- Raised concern that the proposal appears to resemble a hotel.

- Raised concern with increase in traffic and vehicular access.
- Raised concern with lack of privacy on their property and asked for a guarantee that a fence or trees be erected to mitigate loss of privacy.

Cheryl Spelliscy, Sutherland Avenue

- Strongly opposed to the proposed rezoning.

- Would support ruy zone or duplex and row houses.

- Raised concerns with the proposed tenure and the omission of an elevator eliminating the potential for seniors to live in the building.

- This location is a heritage area and not suited for a 20 unit motel like building.

- City policies has seen density on the other side of the street.

- Raised concerns that this zoning will amplify parking and traffic issues.

- Believes this development is in the owner's best interest and not in the best interest of the neighbourhood.

Gallery:

Johanna Carey, Rowcliffe Avenue

- Opposed to this application.

- Raised concerns with safe active transportation corridor.

- Raised concerns with pedestrian and cycling safety.

- Supportive of densification in a different form and supportive of intergenerational housing options.

- Raised concern with on-street parking.

- Believes this proposal would decrease safety in the neighbourhood with increased traffic.

- This proposal is at odds with the village feel of the area.

Terra Reindl, Rowcliffe Avenue

- Opposed to this application.

- Believes this proposal will have a negative impact on the Rowcliffe village feel of the neighbourhood.

- Displayed a map of those opposed to this proposal in the immediate area.

- Believes this is not sensitive infill and the proposed building is shaped liked a box.

Paul Vogel, Sutherland Avenue

Owned home since 1992.

Strongly opposed to this rezoning.

- Raised concern with the bike lane reducing parking by half; can no longer park in front of our home.

Raised concern with the bike lane cutting off two access points to the alley.

- Raised concern with the impacts to pedestrian safety.

- Raised safety concern with increased traffic this development will bring.

Valerie Hallford, Sutherland Avenue

- Lives adjacent to the subject property.

- Opposed to this application.

- Raised concern with the previous move of the heritage house to another part of the City and the loss of trees on the subject property.

Raised safety concerns for pedestrians and traffic using the laneway.

- Would support 2 units or duplexes to mitigate loss of privacy as well development of a smaller footprint would allow for more greenspace.

- Raised concerns with the impacts of traffic congestion and parking.

Colleen Ellis, Sutherland Avenue

- Grew up in this area which is a very family oriented vibrant neighbourhood with character.

- Strongly opposed to this development and rezoning.

Raised concern with increased traffic and parking issues.

- Raised concern that this proposal would increase traffic considerably and would impede leaving their own home as the only access to their property is through the laneway.

- Raised concern with impacts to their privacy and increased noise.

- Raised concerns that this proposal does not have elevators and those with mobility issues will not be able to access.
- Raised concern that this proposal looks like a hotel and does not fit within the family oriented neighbourhood.

Karen Vogel, Sutherland Avenue

- Opposed to this application.

- Raised concerns with impacts on traffic in the laneway.

- Made comment on the Sutherland bike lane and expressed disappointment that beautification of that bike lane did not take place as indicated by the city.

Dan Spelliscy, Sutherland Avenue

- Opposed to this application.

- Raised concern with the proposed density.

- Believes this is the wrong development for this location.
- Questioned whether short term rentals were allowed.

Susan Ames, Kelowna South Central Association of Neighbourhoods (KSAN) President

Speaking on behalf of KSAN.

- This proposal is within the KSAN area.

- Spoke to the future land use for the site proposed in the 2040 Official Community Plan.

- Made comment that the previous policy of limiting density along one side of Richter Street should be maintained.
- Believes this is not an example of sensitive infill housing as called for in the Official Community Plan.

Made comment that one bedroom units are not family friendly.

- Proposed a lower height building that allows for more greenspace, play areas for children and more family sized units.
- Believes this is inappropriate density, zone and project for this property.

Herman Reindl, Rowcliffe Avenue

- Made reference to the Petition with 104 signatures of opposition submitted previously that should be considered.

Lyle McKenzie, Richter Street

- Lives across from the proposal.

- Raised concerns with impacts on parking in the neighbourhood.
- Raised concerns with impacts on traffic congestion.

Resident, Sutherland Avenue

- Lived at this residence for 25 years.

Opposed to this application.

- Appreciates there is an urgent need for rentals but believes Central Green will meet this need once built out.
- Raised concerns with parking and traffic impacts.

Ian Jackson, Rowcliffe Avenue

- Opposed to this application.

- Raised concerns with traffic impacts and lack of space for larger trucks in the laneway.

Paul Schuster, Novation Architecture, Applicant

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

22. Termination

The Hearing was declared terminated at 6:51 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:51 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 5:15 PM - Richter St 1875 - BL12289 (Z21-0055) - 1243978 BC Ltd., Inc. No. BC1243978

Moved By Councillor Singh/Seconded By Councillor Stack

R1047/21/11/16 THAT Bylaw No. 12289 be read a second and third time.

Councillor Hodge - Opposed

25. Termination

The meeting was declared terminated at 7:16 p.m.

Mayor Basran

/acm

City Clerk



City of Kelowna Regular Meeting Minutes

Date:

Tuesday, November 16, 2021

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Mohini Singh,

Luke Stack and Loyal Wooldridge

Members participating

remotely

Councillor Charlie Hodge

Members Absent

Councillors Ryan Donn and Brad Sieben

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Planner, Tyler Caswell; Legislative Technician, Rebecca Van Huizen

Staff participating

remotely

Legislative Coordinator (Confidential), Arlene McClelland

(* partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 7:51 p.m.

Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Wooldridge.

3. Confirmation of Minutes

Moved By Councillor Given/Seconded By Councillor Wooldridge

<u>R1048/21/11/16</u> THAT the Minutes of the Public Hearing and Regular Meeting of October 26, 2021 be confirmed as circulated.

Carried

4. Development Permit and Development Variance Permit Reports

4.1 START TIME 7:00 PM – Guisachan Rd 1240 – DVP20-0068 – Sami Olof Valkama and Sun Mi Kweon

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R1049/21/11/16 THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0068 for Lot A, District Lot 136, Section 19, Township 26, ODYD, Plan 31279, located at 1240 Guisachan Road, Kelowna, BC;

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

<u>Section 9.5b.1(j): Specific Use Regulations, Carriage House Regulations – Development Regulations in Residential, Health District and Comprehensive Development Zones</u>
To vary the rear yard setback from 1.5 m required to 0.82 m proposed.

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

Carried

4.2 START TIME 7:00 PM - Mayfair Crt 734 - DVP20-0199 - Adam Wladyslaw Zurek

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was not in attendance.

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

No one participating on line or in the gallery wished to speak.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Given

R1050/21/11/16 THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0199 for Lot 18, District Lot 143, ODYD, Plan 43270, located at 734 Mayfair Court, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

<u>Section 9.5b.1(j): Specific Use Regulations, Carriage House Regulations – Development Regulations in Residential, Health District and Comprehensive Development Zones</u>
To vary the rear yard setback from 1.5 m required to 1.38 m proposed.

<u>Section 9.5b.1(k): Specific Use Regulations, Carriage House Regulations – Development Regulations in Residential, Health District and Comprehensive Development Zones</u>
To vary the minimum distance to a principal dwelling from 3.0 m required to 1.16 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

4.3 START TIME 7:00 PM – Patterson Ave 575 – BL12244 (Z21-0004) – Dream Chaser Management and Development Ltd., Inc. No. C1120607

Moved By Councillor Stack/Seconded By Councillor DeHart

R1051/21/11/16 THAT Bylaw No. 12244 be adopted.

Carried

4.4 START TIME 7:00 PM — Patterson Ave 575 — DP21-0009 DVP21-0012 — Dream Chaser Management and Development Ltd., Inc. No. C1120607

Staff:

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

Birte Decloux, Urban Option Planning, Applicant Representative

Displayed a PowerPoint Presentation.

- Spoke to form and character of the project and believes the proposed form is consistent with the neighbourhood with only four units.

There has been a transition from older stock to modern contemporary buildings on both sides of the subject property.

 Spoke to the requested variances and commented that the variances are not unique in context of this neighbourhood and is consistent with the rhythm of the street that also has setbacks.

Responded to questions from Council.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R1052/21/11/16 THAT final adoption of Rezoning Bylaw No. 12244 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP21-0009 for Lot 13 District Lot 14 ODYD Plan 3249, located at 575 Patterson 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 Council authorizes the issuance of Development Variance Permit No. DVP21-0012 for Lot 13 District Lot 14 ODYD Plan 3249, located at 575 Patterson Avenue, Kelowna, BC;

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

Section 8.2.19(a): Section 8 – Parking and Loading, Off-Street Parking Regulations, Accessible Parking Standards:

To vary the required accessible stall from 1 required to 0 proposed.

<u>Table 8.3.1: Section 8 – Parking and Loading, Required Off-Street Parking Requirements,</u>
Residential Parking:

To vary the minimum required parking stalls from 9 required to 4 proposed (including visitor parking).

<u>Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations</u> To vary the required side yard setback from 4.5m required to 2.0m proposed.

<u>Section 13.9.6(g): RM3 – Low Density Multiple Housing Development Regulations</u>
To vary the minimum distance between two principal dwellings from 3.om required to 2.om proposed.

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

Carried

4.5 START TIME 7:45 PM - Scott Rd 3521 - DVP21-0011 - John Kovacic and Christine Kovacic

Staff:

Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Stack

<u>R1053/21/11/16</u> THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0011 for Lot 4 District Lot 134 ODYD Plan 30577, located at 3521 Scott Road, Kelowna, BC;

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

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3 m permitted to 2.0 m proposed.

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

START TIME 7:45 PM - Upper Mission Dr 5308 - DVP21-0096 - Jason Robert Gill 4.6

Staff:

Displayed a PowerPoint Presentation summarizing the application.

The Applicant was participating remotely and available for questions.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1054/21/11/16 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0096 for Lot 1, Section 24, Township 28, SDYD, Plan KAP87908, located at 5308 Upper Mission Drive, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw 8000 be granted:

Section 12.2.6(f): RR2c - Rural Residential 2 with Carriage House — Development Regulations

To vary the rear yard setback from 9.0 m required to 2.5 m proposed.

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

Carried

START TIME 7:45 PM - Bryden Rd 155 - DP21-0112 DVP21-0113 - 1297889 BC Ltd., 4.7 Inc. No. BC1297889

Staff:

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

Sarah Alexander, Director Westurban Development Ltd., via Teams

Shared a PowerPoint Presentation.

Spoke to the form and character of the buildings noting that high quality finishing's will be used; form and character is consistent with Development Permit guidelines.

Spoke to the various on-site amenities the purpose built rentals will provide along with easy access

to transit, shopping and community amenities.

Spoke to the benefit of a rental only zone that allows for a 20% reduction in parking which enables a landscape plan that prioritizes pedestrian safety and dramatically increases the amount of open greenspace and also provides security as a majority of parking is underground.

Confirmed that there are 2 elevators in each building; the parkade is connected to both buildings.

Spoke to the landscape plan that includes many plantings, trees, multi-use courts, benches and outdoor gym as well as private amenity space with balconies or patios.

Spoke to the Crime Prevention through Environment Design features and noted that an active property manager will live on site.

Spoke to the rationale of the requested height variance.

Responded to questions from Council.

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

No one participating on line wished to speak.

Gallery:

Lisa Simone, Badke Road

Lives adjacent to the subject property.

- Made reference to three previous submissions regarding this property noting the development has changed immensely from the first application.

- The quality of lifestyle and safety of the community is primary concern and secondary concern is water issues.

- Opposed to the variances.

- Opposed to the form and character and noted the view is like looking at a long wall.

- Raised concern with increased traffic the development would bring as there is already increased traffic with the nearby school using Bryden Road as a drop off route.

Sarah Alexander, Applicant

- Considered the neighbouring properties and tried to increase setbacks from the property lines as much as possible as well as make sure the project is economically viable.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Given

R1055/21/11/16 THAT Council authorizes the issuance of Development Permit No. DP21-0112 and Development Variance Permit No. DVP21-0113 for Lot A Section 27 Township 26 Osoyoos Division Yale District Plan EPP85221, located at 155 Bryden Road, Kelowna, BC subject to the following:

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

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

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

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

<u>Section 13.11.6(c): RM5 – Medium Density Multiple Housing, Development Regulations</u>
To vary the required maximum height from 18.0 m or 4.5 storeys permitted to 18.8 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.

Carried

Mayor Basran, Councillor Wooldridge - Opposed

4.8 START TIME 8:30 PM - Fuller Rd 4574 - DVP21-0158 - Andrew and Brandy Ladd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

R1056/21/11/16 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0158 for Lot 8, District Lot 167, Osoyoos Division Yale District, Plan KAP70756, located at 4574 Fuller Road, Kelowna, BC;

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

<u>Section 6.11.1: General Development Regulations – Okanagan Lake Sight Lines</u>
To vary the Okanagan Lake Sight Line regulation from 60 degrees permitted to 8 degrees proposed along the south side;

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

4.9 START TIME 8:30 PM - Springfield Rd 1994 - BL12269 (OCP21-0009) - 1295991 B.C. Ltd., Inc. No. BC1295991

Moved By Councillor DeHart/Seconded By Councillor Stack

R1057/21/11/16 THAT Bylaw No. 12269 be adopted.

Carried

4.10 START TIME 8:30 PM - Springfield Rd 1994 - BL12270 (Z21-0035) - 1295991 B.C. Ltd., Inc. No. BC1295991

Moved By Councillor DeHart/Seconded By Councillor Stack

R1058/21/11/16 THAT Bylaw No.12270 be adopted.

Carried

4.11 START TIME 8:30 PM - Springfield Rd 1994 - DP21-0194 DVP21-0195 - 1295991 BC Ltd., Inc. No. BC1295991

Staff:

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

Corey Makus, Director West Point Projects, Applicant

- Displayed a PowerPoint Presentation.

- Spoke to form and character of the buildings with high quality materials, modern expressions and a jewel box lobby that connects the two buildings.

Provided background information on WestPoint and noted they are locally owned and they invest

in the City of Kelowna.

Believes this proposal is a gateway at Midtown Urban Centre.

- Spoke to their approach to rentals as a lifestyle choice with a secure and safe living environment; want people to live and stay for many years.

Spoke to the wide variety of housing options in the proposal.

Spoke to project highlights with 182 new rental homes added to Midtown Urban Centre to be enrolled in the Revitalization Tax Exemption program; large outdoor gathering terrace; extensive amenities and EV charging stations.

Spoke to the rationale for the site area coverage and commercial frontage variances.

- Responded to questions from Council.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Hodge

<u>R1059/21/11/16</u> THAT final adoption of the Official Community Plan Amendment Bylaw No. BL12269 and Rezoning Bylaw No. 12270 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP21-0194 for Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield 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,"

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. DVP21-0195 for Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC;

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

<u>Section 14.4.5(b): C4 – Urban Centre Commercial, Development Regulations</u> To vary the site coverage requirements from 75% permitted to 88% proposed.

<u>Section 14.4.6(e): C4 – Urban Centre Commercial, Other Regulations</u>
To vary the total functional commercial space requirements from 90% required to 15% proposed on Springfield Road and from 90% required to 10% proposed on Ambrosi Road.

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

4.12 START TIME 8:30 PM - Sutherland Ave 508 - DVP21-0198 - Jason Cory Marzinzik

Staff:

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

Jason Marzinzik, Applicant

Displayed a PowerPoint Presentation.

- Spoke to the development process timeline working towards the goal of building a carriage house on this property since 2003 when the main house was purchased to date.

Spoke to land purchase and lot consolidation of a portion of back lane in order to facilitate construction of a carriage house with appropriate setbacks.

- The proposed carriage house will meet or exceed the required setbacks and includes on site parking, plenty of outdoor greenspace, and a deck with views to Mill Creek and its riparian area.

- Provided rationale for the two requested variances.

Displayed photographs of the subject property for site context and show the density and massing
of the buildings surrounding the subject property; the property is unique and not located in a typical
single family residential setting.

Displayed photographs of the impacts of flooding on the subject property and spoke to the flood

history via Mill Creek.

- Spoke to neighbour consultation and received no concerns or objections to the two requested variances.
- Believes this proposal is a good fit within the fabric of the neighborhood and will contribute to positive infill density in this area of downtown Kelowna.

Responded to questions from Council.

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

No one participating online or in the gallery wished to speak.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Hodge

R1060/21/11/16 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0198 for Lot A District Lot 139 ODYD Plan EPP73205, located at 508 Sutherland Avenue, Kelowna, BC;

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

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

To vary the maximum upper floor area from 75% permitted to 100.4% proposed.

<u>Section 9.5b.1(g): Carriage House Regulations, Development Regulations in Residential, Health District and Comprehensive Development Zones</u>

To vary the maximum height of a carriage house from 4.8m permitted to 6.65m 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

- Reminders Nil.
- 6. Termination

The meeting was declared terminated at 9:38 p.m.

Mayor Basran
/acm

REPORT TO COUNCIL



Date: November 30, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: HAP20-0006 Owner: Jo-Ann Elizabeth & Lonny Allan

' Kubas

Address: 1842 Abbott Street Applicant: Urban Options Planning &

Permits

Subject: Heritage Alteration Permit Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP20-006 for Lot 2 District Lot 14 ODYD Plan EPP85648, located at 1842 Abbott Street, Kelowna, BC subject to the following:

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

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

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

To vary the required minimum distance to a principal dwelling from 3.0m permitted to 2.0m proposed.

AND THAT Council's consideration of the Heritage Alteration Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 30, 2021;

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

2.0 Purpose

To consider the form and character of a proposed carriage house and to vary the required minimum distance to a principal dwelling from 3.0 permitted to 2.0 proposed.

3.0 Development Planning

Development Planning Staff recommend support for this carriage house with an attached garage. It generally meets Heritage Conservation Area guidelines and is consistent in form and character to the existing dwelling, and the variance will contribute to screening the proposed carriage house from the street.

4.0 Proposal

4.1 <u>Project Description</u>

The proposal is to construct a carriage house with an attached garage the rear of the property. The carriage house will be one and a half storeys in height and will contain parking for the principal dwelling and the dwelling in the carriage house. The principal dwelling, known as the Capozzi House, was constructed in 1928 and added to the Heritage Register in 2001. A variance is being requested for the distance between buildings from 3.0m to 2.0m, so that the siting of the carriage house does not obstruct the view of the property from Abbott Street. The proposed garage will be accessed via the lane at the rear yard of the property and will replace the old garage that was formerly located on the north side of the property. This garage was demolished when the parcel was subdivided as secondary uses are not permitted on parcels with no primary use. The access from the new parcel to the north onto Abbott Street will be removed along with the construction of the new garage and carriage house. The original garage doors and lions head cast have been saved for the proposed building, and the colours, materials and massing will match that of the former garage and existing house.

4.2 Site Context

The site is zoned RU1 – Large Lot Housing and has a Future Land Use Designation of S2Res. The property is located on Abbott Street and is located in the Central City OCP sector. The surrounding area is primarily zoned RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

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

Subject Property Map:



4.3 Zoning Analysis Table

Zoning Analysis Table					
Subdivision or Existing Lot Regulations					
Minimum Lot Width	16.5 m	22.24-22.247M			
Minimum Lot Depth	30m	33.77-33.099m			
Minimum Lot Area	550m²	743.8m²			
Single Store	Single Storey Carriage House Development Regulations				
Maximum Height	9.5 m / 2 ½ stories	M			
Minimum Front Yard	4.5m (6.om to garage)	7.50m			
Minimum Side Yard (North)	2.0m for 1-1 ½ storey 2.3m for 2-2 ½ storey	2.0m			
Minimum Side Yard (South)	2.0m for 1-1 ½ storey 2.3m for 2-2 ½ storey	7.23m			
Minimum Rear Yard	7.5m	11.49m			
Minimum Distance Between Dwellings	3.0 m	2.0m 0			
Carriage House Development Regulations					
Maximum Accessory Site Coverage	14%	9%			
Maximum Accessory Building Footprint	go m²	67.4m²			
Maximum Net Floor Area	90 m²	54.6m²			

Maximum Net Floor Area to Principal Building	75%	30.1%		
Maximum Upper Storey Floor Area to Building Footprint	75%	%		
Maximum Height (to mid-point)	4.8 m	4.8m		
Maximum Height (to peak)	Peak of principal dwelling	Principal Dwelling Peak: 7.11m Carriage House Peak: 6.93m		
Minimum Side Yard (North)	1.5m for 1 ½ storey	11.68m		
Minimum Side Yard (South)	1.5m for 1 ½ storey	1.51m		
Minimum Rear Yard	o.9m when abutting lane	o.9m – 1.26m		
Minimum Distance to Principal Building	3.0 m	N: 2.01m / E: 2.61m		
Other Regulations				
Minimum Parking Requirements	3 stalls	3 stalls		
Minimum Private Open Space	30 m² per dwelling	30m²		
• Indicates a requested variance to the distance b	petween dwellings			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

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

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

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

Chapter 14: Urban Design DP Guidelines

Infill Neighbourhood Design Guidelines

Guideline 1.6 Locate parking and garages within the rear yard with direct access from the lane

Guideline 4.4 Create a lanescape whereby the lane takes the feel of a street where the dwelling is located.

• Upper level massing, primary outlook, front façade treatment directed towards the lane

6.0 Application Chronology

Date of Application Accepted: June 12, 2020
Date Public Consultation Completed: July 21, 2020

Report prepared by: Graham Allison, Planner 1

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: Development Engineering Memorandum

Attachment B: Draft Heritage Alteration Permit No. HAP20-0006

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

CITY OF KELOWNA

MEMORANDUM

Date: October 25, 2021

File No.: HAP20-0006

To: Community Planning Services (GA)

From: Development Engineering Manager (RO)

Subject: 1842 Abbott St.



Heritage Alteration Permit

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

1. Domestic Water and Fire Protection

a) Our records indicate that this property is currently serviced with a 19-mm diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house. A Mechanical Engineer is to confirm service requirements.

2. Sanitary Sewer

a) Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service. The service will be adequate for this application.

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.
- b) The subject lot is currently accessed via the neighbouring lot at 1836 Abbott St. This access onto Abbott St. must be removed and now be accessed by the lane. A formalized access agreement shall be registered. Abbott St. frontage must be urbanized without the letdown structure and install sidewalk, boulevard, and asphalt.

4. Storm Drainage

- a) 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.
- b) The subject lot is within the Mill Creek Flood Plain. The subject lot's flood construction level is 344 m. The geotechnical report to be submitted for any future building is to address this flood construction level in the context of the Mill Creek Flood Plain Bylaw No. 10428.

5. Electric Power and Telecommunication Services

a) The proposed carriage house location is within close proximity to the electrical and telecommunication lines in the laneway. The applicant is to confirm with the respective overhead utility providers that the necessary setbacks can be achieved from the utility lines. NOTE: This must be confirmed to address constructability and Worksafe BC requirements. b) It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost. Underground services will be required for all new power and telecommunications services.

For Ryan O'Sullivan

A Sangster

Development Engineering Manager

AS

Heritage Alteration Permit

HAP20-0006



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

1842 Abbott Street

and legally known as

LOT 16 BLOCK 3 DISTRICT LOT 14, OSOYOOS DIVISION YALE DISTRICT PLAN 1395

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

The construction of a carraige house

with a variance to the following sections of the Zoning Bylaw 8000:

Section 9: 9.5b - Carriage House Regulations

To vary the required minimum distance to a principal dwelling from 3.0 permitted to 2.0 proposed.

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

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

<u>Date of Decision:</u> November 30, 2021

<u>Decision By:</u> City Council

<u>Issued Date:</u> November 30, 2021

<u>Development Permit Area:</u> Heritage Conservation Area

This permit will not be valid if development has not commenced by November 30, 2023

Existing Zone: RU1 – Large Lot Housing Future Land Use Designation: S2Res – Single/Two Unit Residential

This is NOT a Building Permit.

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

NOTICE

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

Owner: Joann & Larry Kubas

Terry Barton, Divisional Director
Development Planning Department Manager

Date _____

ATTACHMENT B

This forms part of application
HAP20-0006

City of

Planner Initials

GA

City Of

Relowna

SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B" and;
- c) 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 Community Planning Department Manager approval, with no opportunity to extend.

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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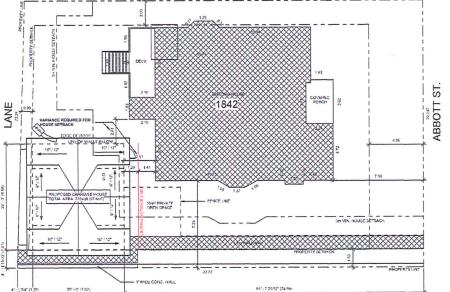
Control Cover Cove

GARAGE/CARRIAGE HOUSE ADDITION 1842 ABBOTT ST.





ADJACENT PROPERTY= RU1



ADJACENT PROPERTY= RU1

2 SITE PLAN

BUILDING NOTCO
ULNERS DEPOSITE NEORMATION
OFFICE ADDRESS TERRISOR ARBOTT ST.
- LEGAL PLAN (AB196, LOT 16
- EASTING ZODE, PUT - LANGE LOT HOUSING
- PROPOSED ZONE, RUT-C. LANGE LOT HOUSING
- ANT-CONTY CITY OF RELOWNA

- TOTAL LOT AREA - MAXIMUM LOT COVEREAGE (40%) - EXSTING HOUSE FCOTPRINT TO REMAIN
- PROPOSED GARAGE/CARRIAGE HOUSE! CARRIAGE HOUSE AREAS:

MIN YARD SETBACK FOR ADDITION - FRONT (AND SETBACK - PRONT TANUSE TIACX - SIDE YARD GETBACK - REAR YARD SETBACK - MAXIMUM HEIGHT OF CARRIAGE HOUSE:

8,000waft [743.8m] 3202mgft [297.5m]

635-up (50.0m²)

25sah (67,4m²) 27san (248,5m²) (33,4%)



Blue Vision Design Inc. 3448 Cougar Rd West Kelowna, BC V4T 2G9 250.864.6666 blue.vision@hotmail.com

Issue Schedule						
Issue Number	Description	Date (dd.mm.yy)				
1	Site Reviewed	06.02.20				
2	Review	02 03.20				
3	Re-Zoning &	25 05.20				

Joann Kubas 1842 Abbott St. Kelowna, BC V1Y 1B5 204.997.8199 riverst1@hotmail.com

GARAGE/CARRIAGE HOUSE ADDITION

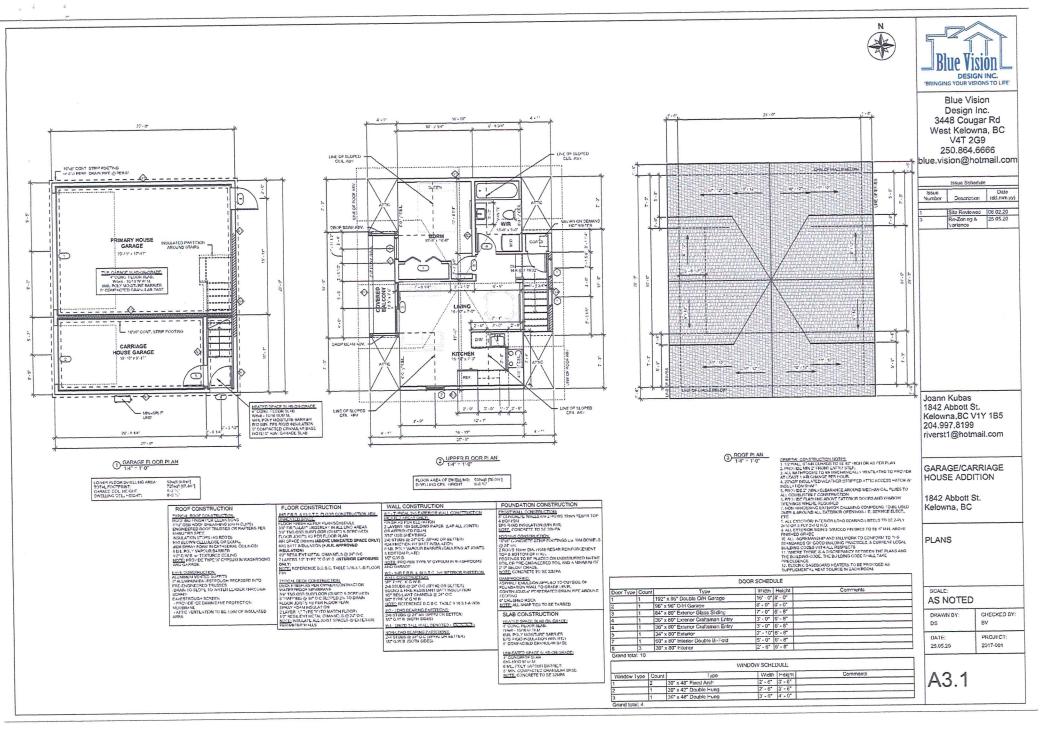
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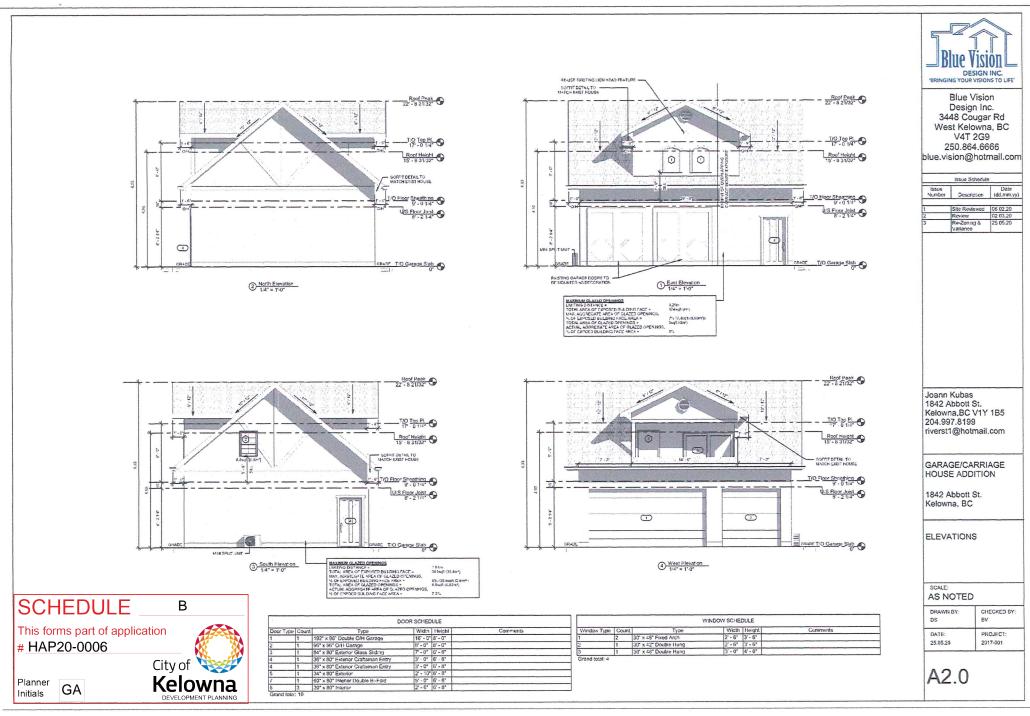
SITE PLAN

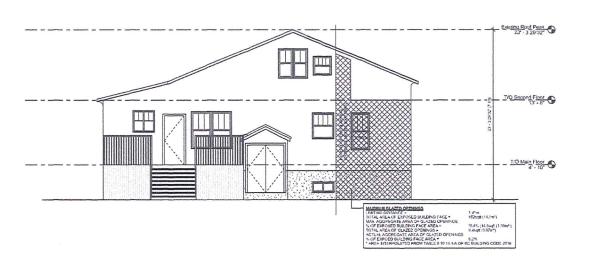
SCALE: AS NOTED

CHECKED BY: DATE: PROJECT 25.05.20 2017-001

A1.0







1/4" = 1'-0"



Blue Vision
Design Inc.
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Issue Date
Number Description (dd.mm.yy

1 Site Reviews 06.02.20
2 Review 02.03.20
3 Re-Zoning & 25.05.20
Variance

Joann Kubas 1842 Abbott St. Kelowna,BC V1Y 1B5 204,997,8199 riverst1@hotmail.com

GARAGE/CARRIAGE HOUSE ADDITION

1842 Abbott St. Kelowna, BC

EXISTING ELEVATION

SCALE: AS NOTED

DRAWN BY: CHECKED BY: BV

DATE: PROJECT: 25.05.20 2017-001

A2.1



Heritage Alteration Permit





Proposal

▶ To consider the form and character of proposed carriage house and to vary the required minimum distance to a principal dwelling from 3.0 permitted to 2.0 proposed.



Development Process

Development Application Submitted Jun. 12, 2020 Staff Review & Circulation Jul. 21, 2020 Jul. 6, 2020 **Public Notification Received** Council Dec. 7, 2021 Heritage Alteration Permit Approval **Building Permit**

Context Map



Site Map



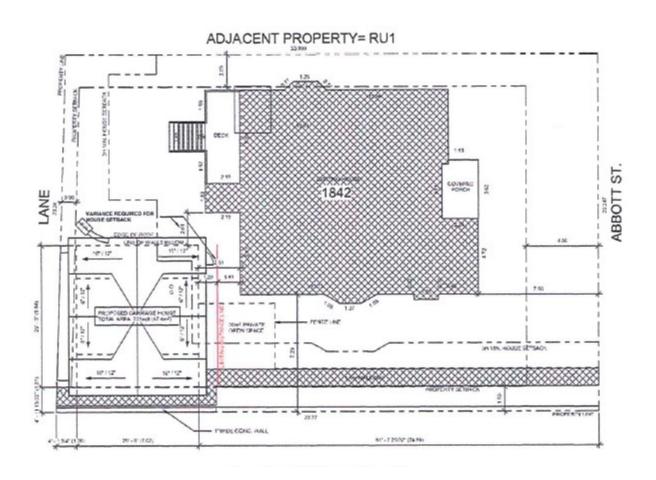


Project/technical details

- The applicant is seeking a proposed carriage house and to vary the required minimum distance to a principal dwelling from 3.0 permitted to 2.0 proposed. The Variance is being requested due to the irregular size and shape of the lot.
- ➤ Variance will help site the carriage house to reduce visibility from the street
- ➤ The proposed garage will be accessed via the lane at the rear yard of the property and will replace the old garage that was formerly located on the north side of the property.



Site Plan





Staff Recommendation

- ➤ Staff recommend **support** of the proposed Heritage Alteration Permit Application.
 - Proposed variance will help shield the view of the proposed carriage house from Abbott street and highlight the historic nature of the principle dwelling.
 - Proposed carriage house and attached garage will provide laneway access for both the principle dwelling and carriage house



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12106

Official Community Plan Amendment No. OCP20-0004 3031 Abbott Street

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

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:				
1.	THAT Map 4.1 - GENERALIZED FUTURE LAND USE of " <i>Kelowna 2030</i> – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located on Abbott Street, Kelowna, B.C., from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation;			
2.	This bylaw shall come into full force and effect and is boof adoption.	nding on all persons as and from the date		
Read a first time by the Municipal Council this 28 th day of September, 2020.				
Considered at a Public Hearing on the 27 th day of October, 2020.				
Read a second and third time by the Municipal Council this 27 th day of October, 2020.				
Amended at third reading and adopted by the Municipal Council of the City of Kelowna this				
		Mayor		
		City Clerk		

CITY OF KELOWNA

BYLAW NO. 12107 Z20-0007 -3031 Abbott Street

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842 located at Abbott Street, Kelowna, BC from the RU1 Large Lot Housing zone to the C4 Urban Centre Commercial zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of September, 2020.

Considered at a Public Hearing on the 27th day of October, 2020.

Read a second and third time by the Municipal Council this 27th day of October, 2020.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor
·
City Clerk

REPORT TO COUNCIL



Date: November 30, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0041 & DVP20-0042 Owner: 3031 & 3041 Abbott Street GP

LTD., Inc. No. BC1176909

Address: 3031 Abbott Street Applicant: 514 Design Build Ltd.

Subject: Development Permit and Development Variance Permit Applications

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

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Official Community Plan Map Amending Bylaw No. 12106 and Rezoning Bylaw No. 12107 be amended at third reading to revise the legal description of the subject property from Lots 7 & 8, Block 2, District Lot 14, ODYD, Plan 4743 to Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842;

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 12106 and Rezoning Bylaw No. 12107 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0041 for Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located at 3031 Abbott Street, Kelowna, BC subject to the following:

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

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

AND THAT a land use restriction covenant be registered on title to protect the provision of a food primary establishment use within the commercial space;

AND THAT a land use restriction covenant be registered on title to ensure the longevity of live/work units along the Newsom Avenue frontage;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0042 for Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located at 3031 Abbott Street, Kelowna, BC;

AND THAT variances to the following sections 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 15.75 m and 4 1/2 storeys proposed,

Section 14.4.5(f): C4 – Urban Centre Commercial Development Regulations

To vary the required minimum rear yard from 6.0 m permitted to 0.0 m proposed.

<u>Table 8.2.7(a): Section 8 - Parking and Loading, Off-Street Parking Regulations, Dimensions of Parking Spaces and Drive Aisles</u>

To vary the required minimum Van-Accessible Parking Space height clearance from 2.3 m permitted to 2.0 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit 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 and the associated variances of a mixed-use multiple dwelling housing development on the subject property.

3.0 Development Planning

Staff are recommending support for the form and character development permit and the associated variances for the 4-1/2 storey, 24-unit mixed-use condo building on the subject property. The application meets many of the Official Community Plan (OCP) Urban Infill objectives with respect to Compact Urban Form and Housing Mix and a number of the OCP's Urban Design Guidelines including:

- Incorporate materials that relate to the character of the region and the context of the surrounding neighbourhood;
- Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);
- Design for human scale and visual interest in all building elevations. This can be achieved principally
 by giving emphasis to doors and windows and other signs of human habitation relative to walls and
 building structure;

 Provide an appropriate transition between public and private open space (e.g. landscaping, gathering places, architectural elements, varied building line) and orient building elements such as entrances, lobbies, windows, and balconies to face public parks, plazas and open spaces;

The property is located within the South Pandosy Urban Centre on the east side of Abbott Street. The site is located across from City owned land for future Pandosy Waterfront Park development. The proposed residential density will be supported by nearby amenities of the South Pandosy Urban Centre including Okanagan Lake, parks, restaurants, and shopping opportunities in the immediate area. The inclusion of a small commercial node across from the future waterpark will enhance and contribute to the vibrancy of the area. The properties have a Walk Score of 84 – Very Walkable, meaning that most errands can be accomplished on foot and a Bike Score of 95 - Biker's Paradise as the site is adjacent to one of the most used pedestrian and cycling routes within the city.

The development proposal requests three variances to: allow an increase to the maximum building height from 4 storeys or 15.0 m permitted to 4-1/2 storeys and 15.75 m proposed, reduce the rear yard from 6.0 m required to 0.0 m proposed and reduce the van-accessible stall height from 2.3 m required to 2.0 m proposed.

On July 27th Council endorsed the proposed OCP consideration and development application process. The dates indicated in this report were estimates with the last date for OCP and bylaw adoption being October 18th. Staff recognize this consideration is past the date of October 18th but recommend Council consideration as the application does not impact the 2040 OCP adoption or process.

4.0 Proposal

4.1 <u>Background</u>

Back in early 2017, a Rezoning Application came before Council for the single parcel (3031 Abbott Street). The Rezoning Bylaw had the Public Hearing and received 2nd & 3rd readings of the bylaw in January of 2017. The applicant was unable to fulfill the conditions for adoption and the Bylaw lapsed and subsequently all readings of the Bylaw were rescinded.

The current applicant was able to purchase both 3031 and 3041 Abbot Street. This lot assembly has allowed for a more significant development proposal to come forward. The OCP Amendment and Rezoning Bylaws had Public Hearing and received 2nd & 3rd readings of the bylaws on October 27, 2020. Since that time, the applicant has completed all conditions for adoption, which includes entering into a service agreement to address all off-site requirements. The City of Kelowna Real Estate Department has completed the closing and disposition of the north/south lane located between the subject property and 425 Newsom Avenue with each owner purchasing half of the laneway. A technical subdivision has been completed and registered to add the half lane to the development site and to consolidate the two subject properties into a single title lot and to dedicate land for road widening/corner rounding.

4.2 <u>Project Description</u>

The applicant is proposing to construct a 4-1/2-storey, 24-unit condo building on the subject property. The project utilizes the maximum FAR of 1.5. The unit mix will include 6 one-bedroom units, 13 two-bedroom units, 2 three-bedroom units and 3 two-bedroom live/work units. The live/work units provide ground-oriented entrances fronting onto Newsom Avenue. This allows for a stronger pedestrian realm and respects the existing single-family dwellings across the street. The live/work units provide a positive contribution to the neighbourhood by allowing for small-scale commercial uses without negative impacts to the neighbours. These businesses are intended to service the Abbott Street Active Transportation Corridor users and the future waterfront park.

The development proposal also contains 3 commercial retail units (CRU), with the largest CRU located atgrade, providing an anchor for the Newsom-Abbott Street corner. The space is intended to provide a food service use that allows for a strong connection to the sidewalk and activates the public streetscape. This will lend itself to further enhancing and animating the pedestrian realm.

The remaining two CRU's are accessed from the Abbott Street building entrance with a secondary stair access provided via the south facing outdoor patio area. The patio is shared with the building's common amenity room which is intended for the use of the building occupants. A second common amenity space is provided in the form of a rooftop patio. This space provides a private area for the building occupants to enjoy the Okanagan weather and the views.

Site access to parking and waste collection is from the south laneway. The garbage and recycling area is visually screened with decorative wood slat fencing. The Zoning Bylaw parking regulations are satisfied through the provision of 30 parking stalls and 1 stall cash in lieu payment. The allocation of parking is 23 residential, 3 visitors, 4 commercial, 1 van-accessible stall and 31 bicycle spaces (19 Long-term and 12 Short-term). As the property is located within an Urban Centre, the Payment in Lieu of Parking Bylaw No. 8125 allows for a cash in lieu payment equal to the required stalls. Payment would be required for one parking stall and is payable prior to issuance of the Building Permit.

Form and Character

The 4-1/2-storey mixed-use building proposes a modern design which integrates sloping rooflines to add visual interest to the primarily flat roof design. Hardie-panel of various textures is proposed as the main building cladding in three shades of grey and fern green. The window placement and balconies along with the varied building material colours creates a rhythm and provides visual interest to aide in articulating the building facades. This combination helps to create an aesthetically pleasing streetscape. Black hardie-panel is used as an accent colour and brick veneer hi-lights and grounds both the commercial and live/work units at the street level. The height of the extended canopy and the inclusion of timber post and beam provides a focal point for the main building entrance.

Variances

The application proposes three variances. The first is to increase the maximum building height from 4 storeys and 15.0 m permitted to 4-1/2 storeys and 15.75 m proposed. This request is due to the parkade being partially above ground due to the high-water table at this location and the incorporation of roof projections intended to add visual interest to the overall building design. With the aim to densify our Urban Centres and proximity to amenities, the additional height at this location can be supported.

The second variance proposes to reduce the rear yard setback from 6.0 m proposed to 0.0 m provided when a site abuts residentially zoned properties. This is a supportable variance as the parcels situated between the subject property and SOPA Square is anticipated to redevelop in the future to mixed-use and will provide a consistent streetscape pattern along Newsom Avenue.

The third and final variance is a technical variance to reduce the height of the van-accessible parking stall from 2.3 m required to 2.0 m proposed. The parking regulations were amended to provide much more generous dimensions for accessible parking stalls with the stall height increased from 2.0 m to 2.3 m. This request is intended to limit a further increase to the building height, yet still accommodate an accessible sized vehicle and will not negatively impact the parking.

Covenants

Should Council support the Development Permit and associated variances, the applicant would need to register on title two covenants. The first would ensure the 3 dwelling units fronting onto Newsom Avenue

are maintained as Live/Work units and do not become fully commercial units. This is to preserve space for small-scale/start-up businesses and to ensure a more seamless integration into the existing neighbourhood.

The second covenant is to restrict the C₄ -Urban Centre Commercial uses to those that are appropriate and provide a food service focus at the street level. The intent is to ensure the ground level commercial activates, interacts and services the future waterfront park and the users of the Abbott Street Active Transportation Corridor.

4.3 Site Context

The subject property is located within the South Pandosy Urban Centre on Abbott Street at the intersection with Newsom Avenue. KLO Road is situated one block to the south and the subject property is directly across from the future Pandosy Waterfront Park extension.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwellings
Fact	RU1 – Large Lot Housing	Single Family Dwellings
East	C4 – Urban Centre Commercial	Mixed-Use Multi-Family Residential
South	RU1 – Large Lot Housing	Single Family Dwellings
Most	P ₃ – Parks and Open Space	Single Family Dwellings
West		(Future Pandosy Waterfront Park)

Subject Property Map: 3031 Abbott Street (consolidation of 3031 & 3041 Abbott Street and ½ lane)



4.4 Zoning Analysis Table

Zoning Analysis Table					
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL			
Existing Lot/Subdivision Regulations					
Min. Lot Area	460 m²	1397 m²			
Min. Lot Width	13 M	32.6 m			
Min. Lot Depth	30 m	49.9 m			

Development Regulations					
Max. Floor Area Ratio	1.5	1.5			
Max. Site Coverage (buildings)	75%	71.3%			
Max. Height	15 m or 4 storeys	15.75 m & 4-1/2 storeys •			
Min. Front Yard	o m	o m			
Min. Side Yard (south)	o m	o m			
Min. Side Yard (north)	o m	o m			
Min. Rear Yard	6.o m	o me			
Other Regulations					
Min. Parking Requirements	31 stalls required	30 stalls provided*			
Min. Bicycle Parking	19 Long term	19 Long term			
Willi. Bicycle Falkilig	12 Short Term	12 Short Term			
Min. Private Open Space	330 m²	408 m²			
Van-Accessible Stall Height	2.3 M	2.0 M ❸			

- Indicates a requested variance to the building height from 4 storeys and 15.0 m allowed to 4-1/2 storeys and 15.75 m proposed.
- 2 Indicates a requested variance to the rear yard setback from 6.0 m required to 0.0 m proposed.
- 10 Indicates a requested variance to van-accessible parking stall height from 2.3 m required to 2.0 m proposed.
- * Payment in Lieu of Parking Bylaw No. 8125 allows for properties located within an Urban Centre to provide a payment equal to each parking stall not provided. (Payment required for 1 stall equals \$33,000.00).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

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

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 5.3 Focus development to designated growth areas.

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.

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

6.0 Application Chronology

Date of Application Accepted: January 29, 2020
Date Public Consultation Completed: April 29, 2020
Date of Amended Plans Received: September 7, 2021

DP20-0041 & DVP20-0042 - Page 7

Report prepared by: Lydia Korolchuk, Planner Specialist

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 DP20-0041 & DVP20-0042

Attachment B: Applicant's Project Rationale

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan



Development Permit & Development Variance Permit DP20-0041/DVP20-0042

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

3031 Abbott Street

and legally known as

Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842

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

Mixed Use (Residential/Commercial)

USE as per Zoning Bylaw

Multiple Dwelling Housing, Food Primary Establishment, Retail Stores

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> November 30, 2021

<u>Decision By:</u> Council

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

Existing Zone: C4 – urban Centre Commercial

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: 3031 & 3041 Abbott Street GP LTD. Inc No BC1176909

Applicant: 514 Design Build Ltd.

Planner: Lydia Korolchuk

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date



SCOPE OF APPROVAL

This Development Permit applies to and only to this 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.

That a land use restriction covenant be registered on title to protect the provision of a food primary establishment use within the commercial space;

That a land use restriction covenant be registered on title to ensure the longevity of live/work units along the Newsom Avenue frontage;

That Council authorizes the issuance of Development Variance Permit No. DVP20-0042 for Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located at 3031 Abbott Street, Kelowna, BC;

That variances to the following sections 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 15.75 m and 4 1/2 storeys proposed,

Section 14.4.5(f): C4 – Urban Centre Commercial Development Regulations

To vary the required minimum rear yard from 6.0 m permitted to 0.0 m proposed.

<u>Table 8.2.7(a)</u>: Section 8 - Parking and Loading, Off-Street Parking Regulations, Dimensions of Parking Spaces and Drive Aisles

To vary the required minimum Van-Accessible Parking Space height clearance from 2.3 m permitted to 2.0 m proposed.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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 \$54,952.54

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

4. INDEMNIFICATION

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

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

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

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







PROJECT DESCRIPTION

The proposal is to build a mixed-use development with ground floor commercial retail on prominent corners along with street accessed townhomes and three storeys of residential condos above. This 24 unit, 4-storey wood frame building rests on a 'basement' concrete parking structure that is partially exposed. The benchmark elevation for this is governed by the floor plain and coordination with the geotechnical engineer.

ARCHITECTURAL DESIGN

The building is designed to be 'timeless', using traditional architectural details within modern forms. The intention is to meld within the character of Abbott streets' heritage along with its new modern counterpart. This will include a mixture of materials including exposed concrete, classic red brick masonry and board and batten siding. Design and material precedence can be seen in similar projects in the neighbourhood: Abbott House and Waterfront Wines Café. The massing of the building is derived from the unit layouts and to maximize lake views while being sensitive to neighbouring characteristics. Special attention has been paid to the main building entry off Abbott to make it both attractive and sensible. Pedestrian scaled design is important along this corridor and has been emphasized around the commercial retail spaces. For the ground accessed townhomes, there is a balance between scale and aesthetic, forming a base to the building that is both intimate yet pronounced. The play of massing and design help the building blend into its context and is integral to this pedestrian scaled approach.

For the parkade access and refuse collection, access has been provided off the laneway to the south. Consideration has been made to beautify these elements using wooden slats and privacy fencing. Both of which also include secure access.

OCP AMENMENT/REZONING RATIONALE

This lot lies within the Ru1 zoning of the South Pandosy Urban Centre directly adjacent to Sopa Square and is requesting an OCP amendment for rezoning to C4. Along with this rezoning, the laneway to the east of the property will be decommissioned and divided equally between the neighboring lot 425 Newsom Ave. The mixed-use development being proposed on the consolidated property of 3031 & 3041 Abbott Street reflects the residential use objectives within the OCP in a manner that is compatible with the existing residential character and neighborhood. It is our intention to maintain a residential community feel while providing greater density, amenity opportunities and a connection with Lake Okanagan and future Pandosy Beach Park. Located between the future Park and Sopa Square, this development aims to create a linear experience for pedestrian traffic via professional Live/Work spaces on Newsom Ave., and small-scale Commercial/Retail along Abbott Street. The OCP currently supports multi-family development in the South Pandosy Urban Centre and we feel this development's pedestrian-scale addition of commercial/retail space will only help strengthen the connection between this Urban Center and the areas largest amenity, Lake Okanagan.

DEVELOPMENT VARIANCE RATIONALE

The variance to increase the building height by 0.75 meters is to incorporate architectural roof projections that add to the character and definition of the building. The design looks to break up the



continuous parapet aesthetic by adding small shed roofs above each unit. As for the setback variance to the east side yard, it is understood that the adjacent property will be rezoned for future development, reducing the setback to 0 meters.

While this project follows the requirements for parking stall number and ratio, it is asking for a variance to reduce the height of accessible stalls within the parkade to 2.0m from 2.3m. Due to the additional height requirements required to access the stall (drive aisle, overhead garage door) along with insulation, mechanical equipment and sprinkler systems, the additional 0.3m may not be attainable within an underground parkade. We are asking for a variance to follow the old parking bylaw of 2.0m in accessible car height.

LANDSCAPE DESIGN

The landscape design for this mixed-use project takes its cues from nearby residential and multi-storey buildings to integrate the proposal into the fabric of the changing Abbott corridor. The Abbott-facing commercial units are mediated by enriching the hardscape with stone material and the provision of commercial-grade site furnishings.

Our client has consistently placed sculpture in the landscape, for several projects in which we are involved, and plans to enrich the public realm on the corner of Abbott & Newsom similarly. The piece will be lit with low voltage landscape lighting, with appropriate cut-off luminaires to reduce light pollution.

The Newsom-facing residential entries are elaborated with ground level planting and resilient shrubs. This new development provides an opportunity to embed climate resiliency into its landscape design: the entirety of the proposed plant list is either drought tolerant or listed by the Okanagan Xeriscaping Association as an approved xeriscaping plant appropriate to the region. The guiding planting concept is one of all-season interest, with minimal watering inputs.





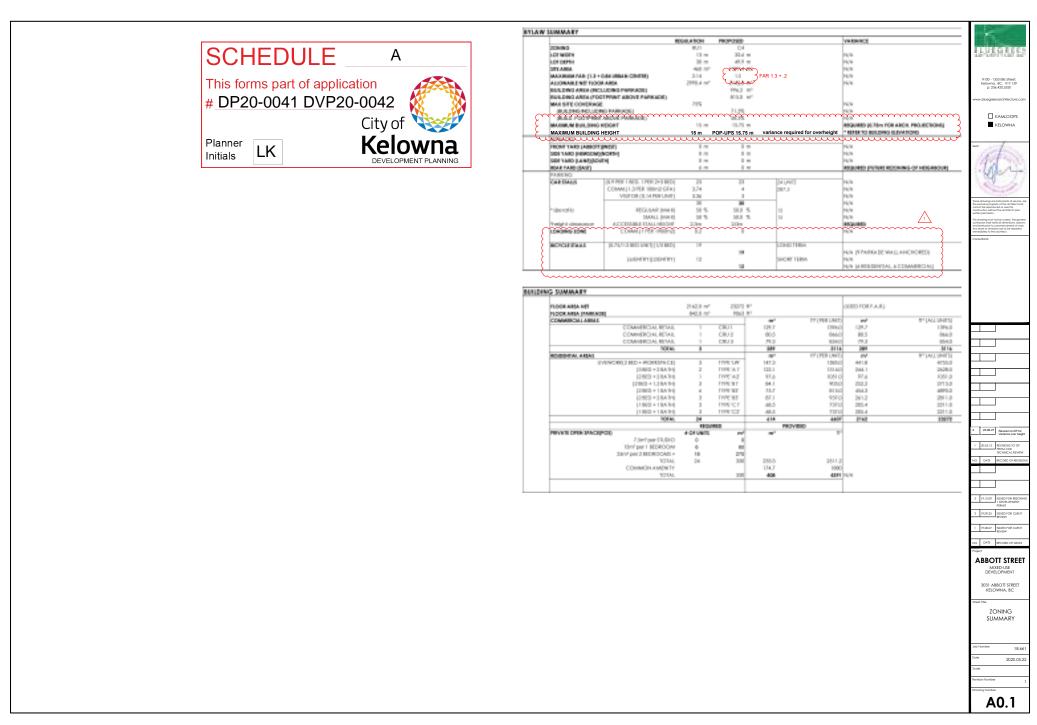
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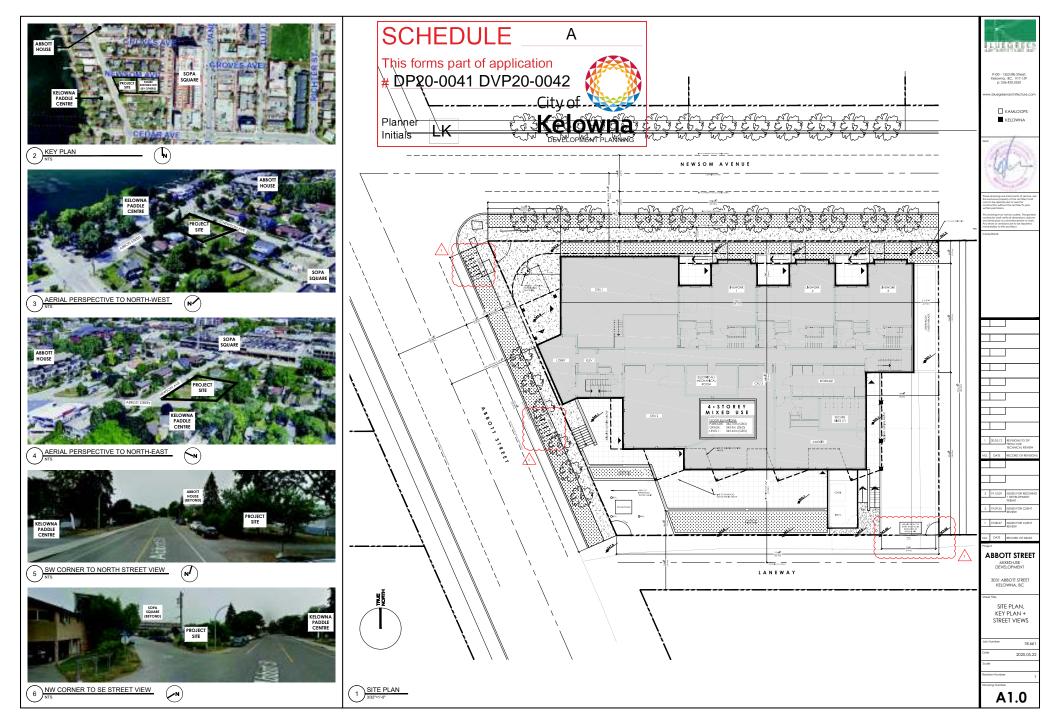
www.bluegreenarchitecture.com

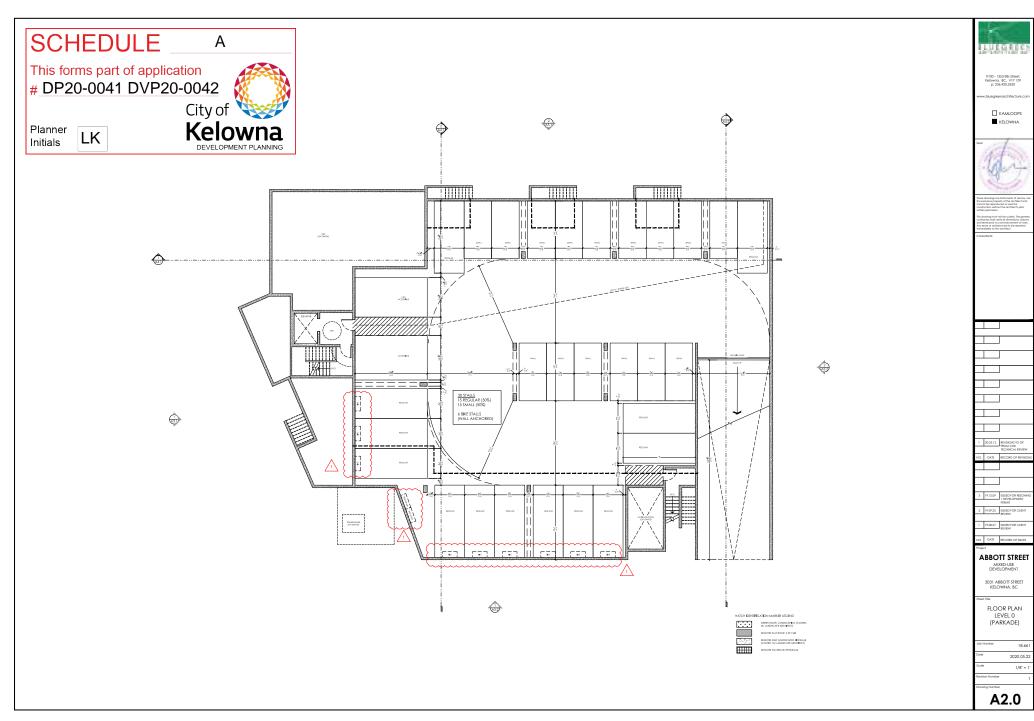
BUILDING PERSPECTIVES

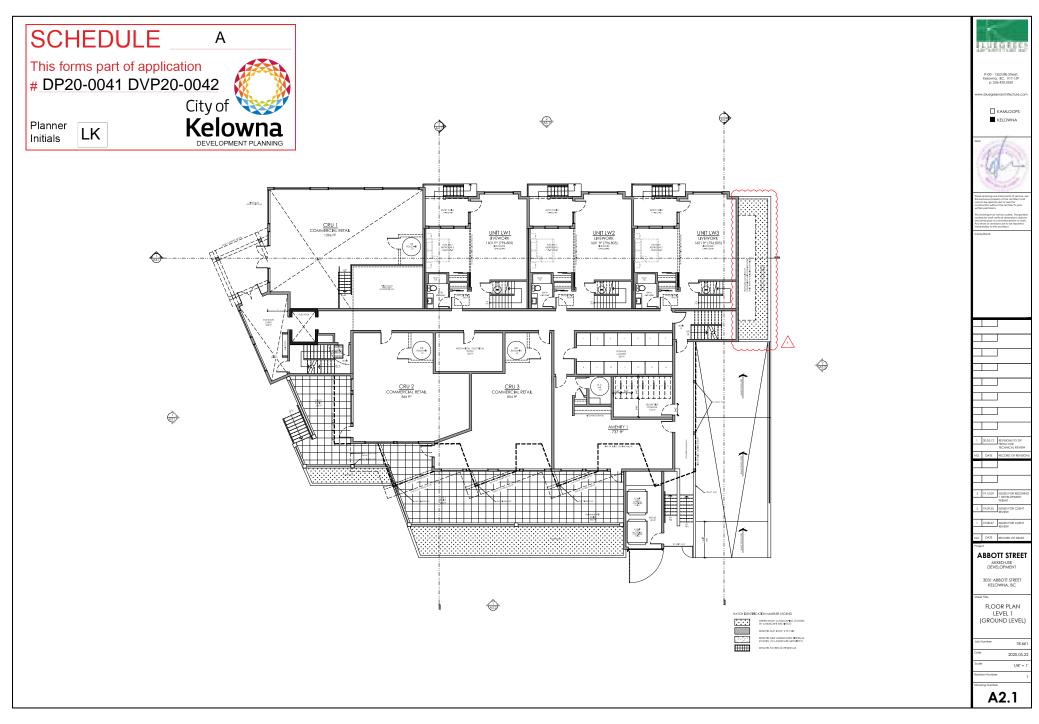
BUILDING SECTIONS BUILDING SECTIONS

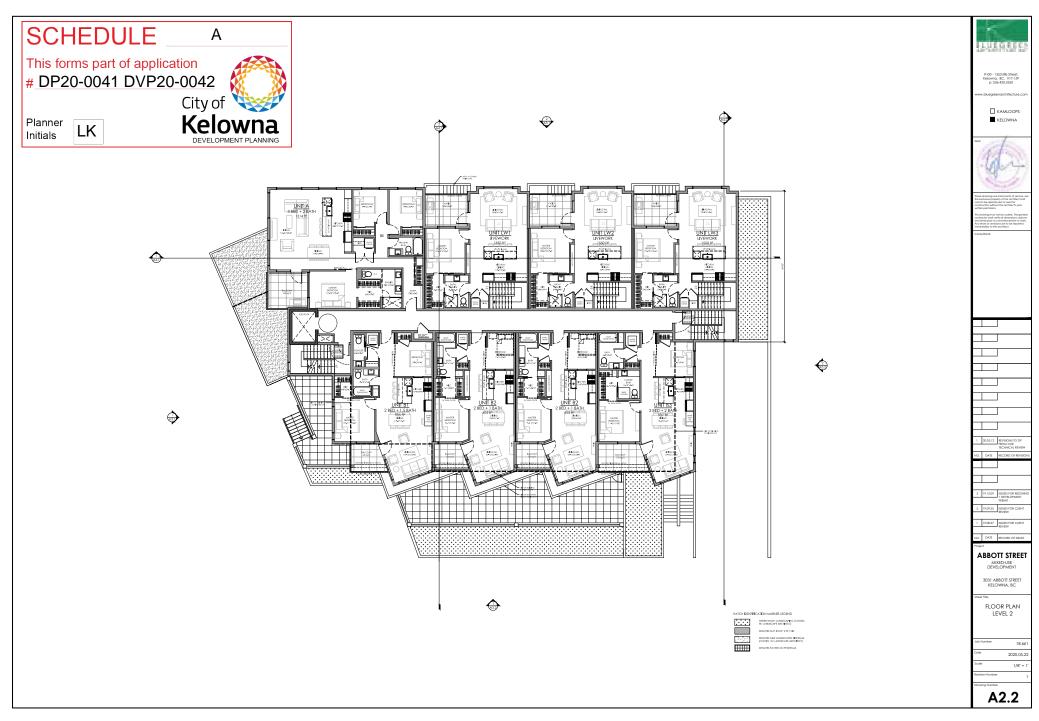
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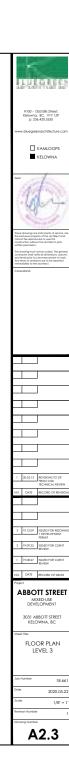


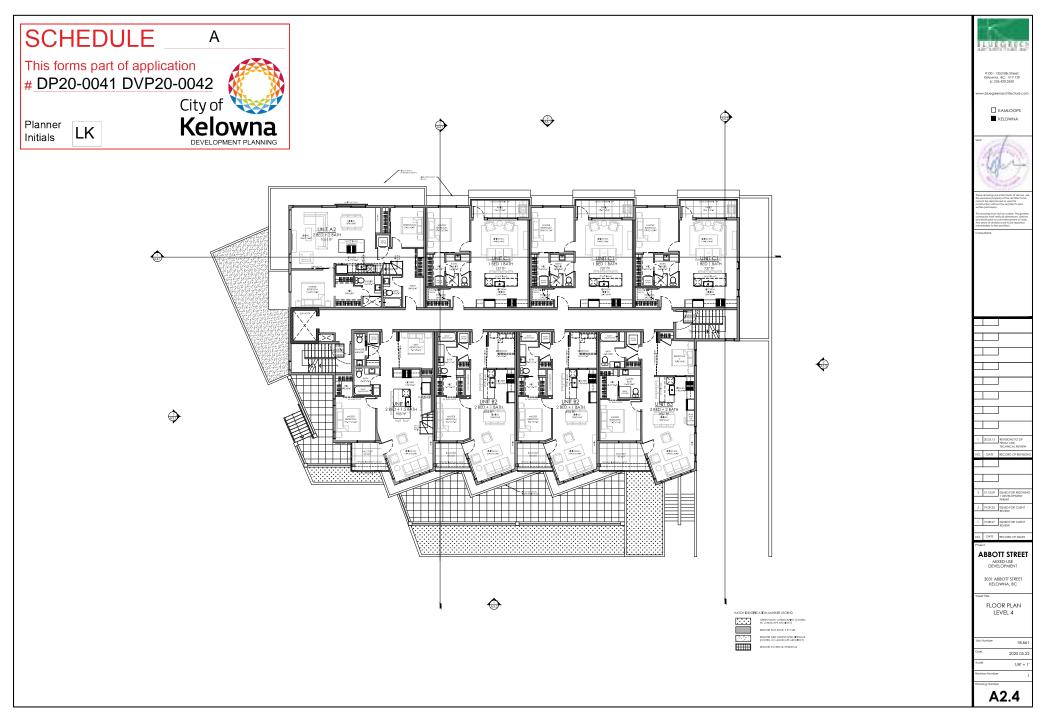


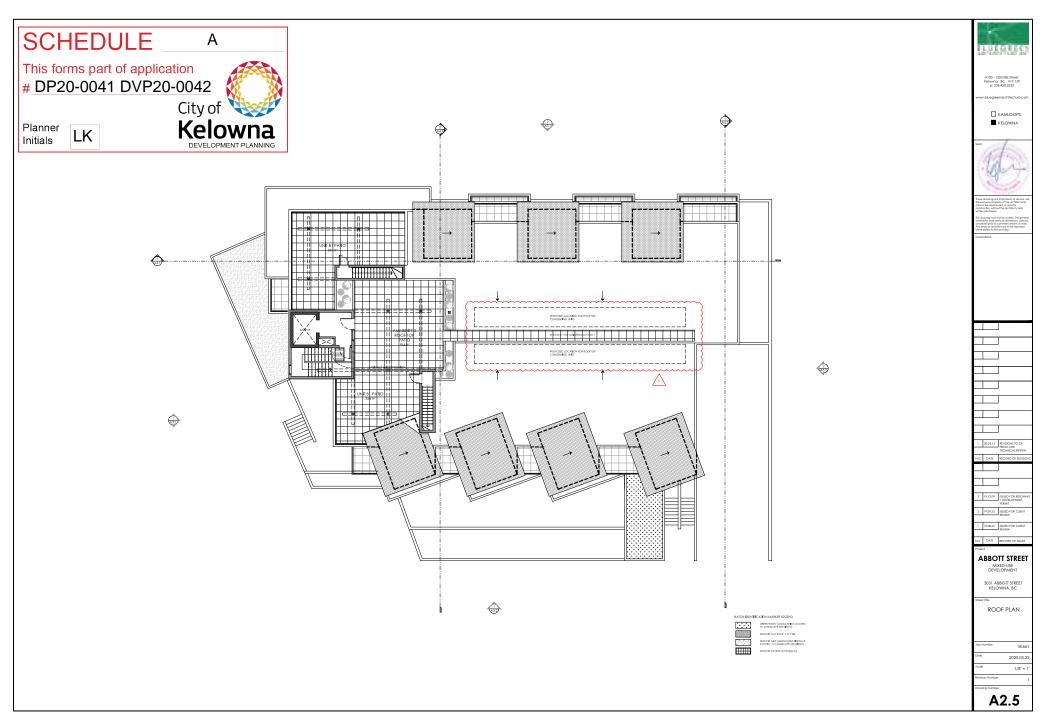






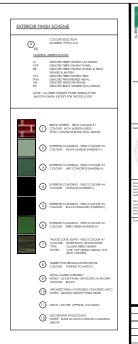












KAMLOOPS KELOWNA

SOUTH (LANE) ELEVATION



This forms part of application
DP20-0041 DVP21-00042
City of
Planner
Initials

LK

B

Kelowna

2 EAST ELEVATION
1/8"=1"-0"

ABBOTT STREET

BUILDING ELEVATIONS









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7 JUNES BERTHUR E DE LE CONTROL DE LE CONTRO

ABBOTT STREET
MINES HIS DEVELOPMENT

KELOWNA

DESCRIPTION

ROOFTOP PLAN

L2



DP20-0041 & DVP20-0042 3031 Pandosy Street

Development Permit and Development Variance Permit Applications



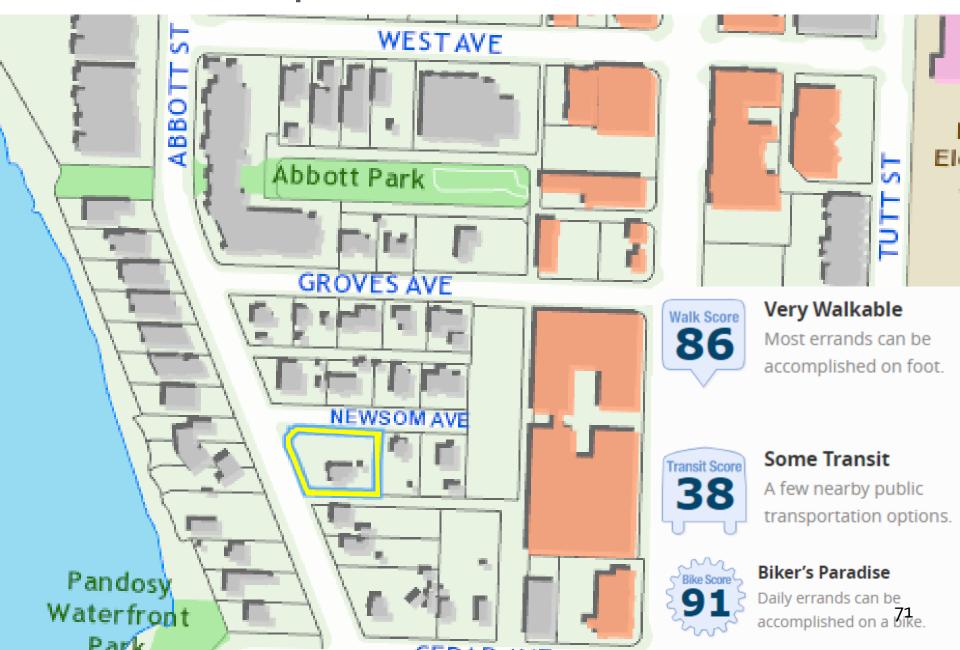
Proposal

➤ To consider a form and character Development Permit and associated variances to facilitate a mixed-use multiple dwelling housing development on the subject property.

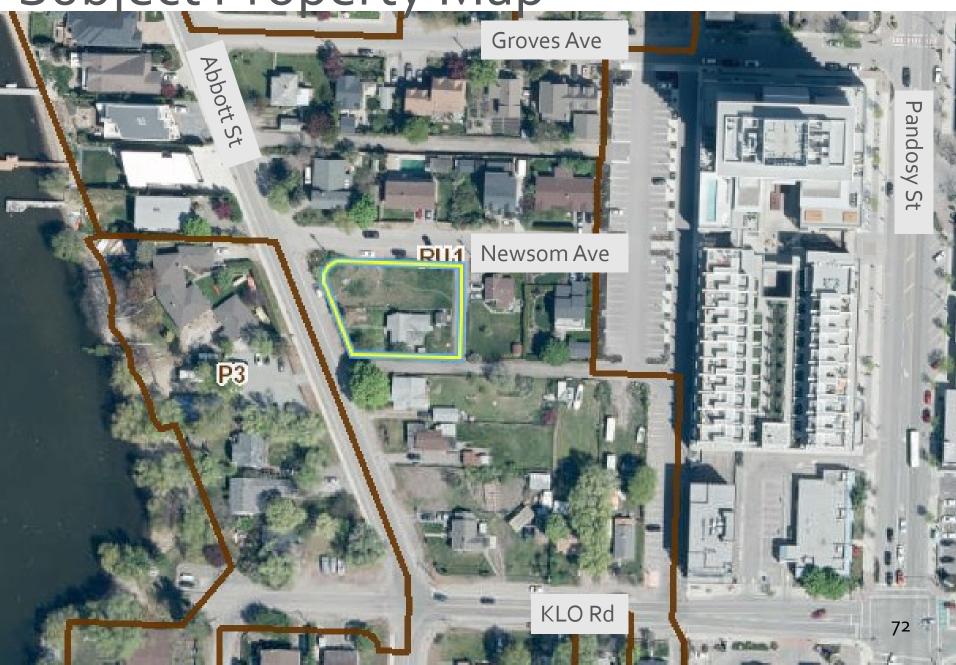
Development Process



Context Map



Subject Property Map



Project Details

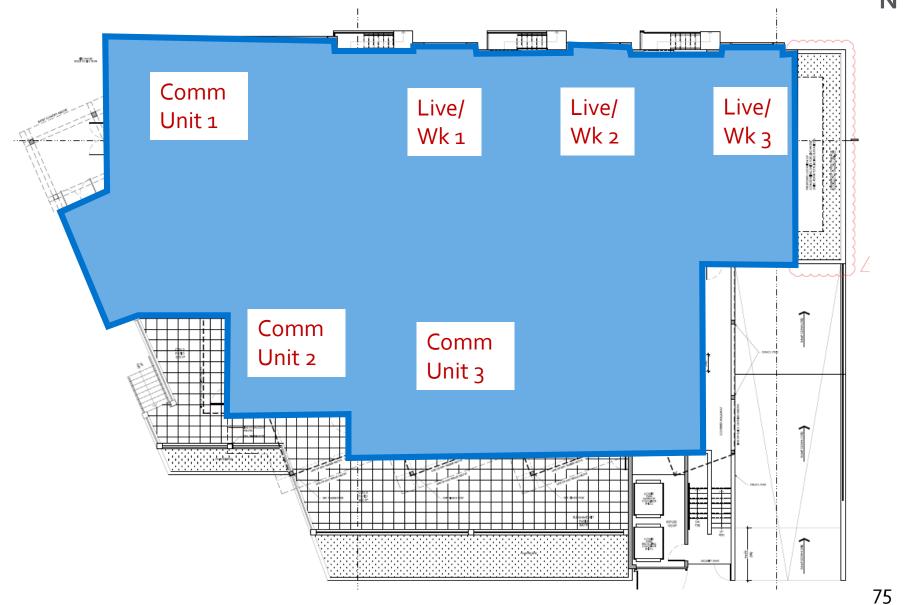


- ▶ 4 1/2 storey condo building
- ► 24 residential units (3 live/work)
- ▶ 3 Commercial units (289 m²)
- ► FAR 1.5
- ➤ One storey parking podium 30 stalls provided
- ► Modern Building Design
- Finish Materials:
 - ► Hardi-panel siding Gray/ Green/ Wood finish
 - ▶ Brick veneer Inca Mission Red
 - ► Timber Post & Beam

Site Plan Newsom Avenue Abbott Street LANEWAY

Main Floor Plan





Landscape Plan



Newsom Avenue



TERRIFICUL TO SCIENCE THANSE CHINEK



North Elevation – Newsom Ave



East Elevation



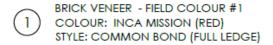
South Elevation - Lane

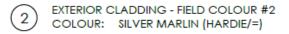


West Elevation - Abbott Street

Finish Materials







3 EXTERIOR CLADDING - FIELD COLOUR #3 COLOUR: WET CONCRETE (HARDIE/=)

4 EXTERIOR CLADDING - FIELD COLOUR #4 COLOUR: TITANIUM (HARDIE/=)

5 EXTERIOR CLADDING - FIELD COLOUR #5 COLOUR: BLACK DIAMOND (HARDIE/=)

6 EXTERIOR CLADDING - FIELD COLOUR #6 COLOUR: FERN GREEN (HARDIE/=)

WOOD LOOK SOFFIT - FIELD COLOUR #7

COLOUR: RIVER ROCK (WOODTONE)

TYPE: ALLURA FIBRE CEMENT

NOTES: 5.25" 'LAP' SIDING INSTALL FLAT

(BUTT JOINTED)

8 TIMBER POST/BEAM/LOUVRE/DETAIL COLOUR: STAINED TO MATCH

81





Variances

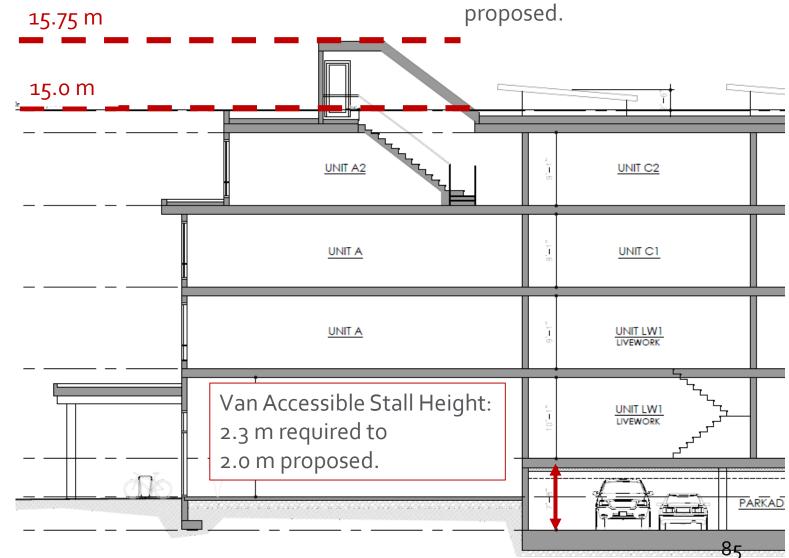


To vary:

- ▶ Building height from 15.0 m or 4 storeys permitted to 15.75 m & 4 1/2 storeys proposed;
- ▶ Rear setback from 6.0 m required to 0.0 m proposed;
- Van-Accessible Parking Stall height from 2.3 m permitted to 2.0 m proposed.

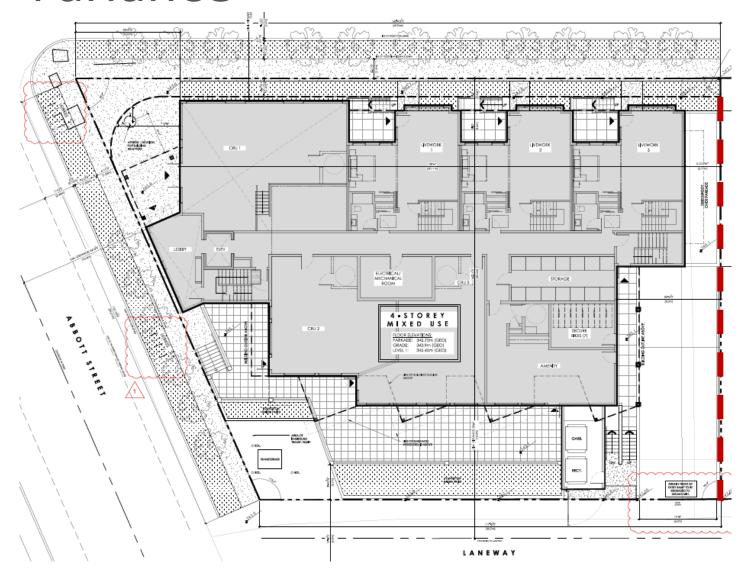
Variances

Building Height: Max. of 15.0 m or 4 Storeys to 15.75 m & 4-1/2 storeys proposed.



Variance





Rear Setback: 6.o m required to o.o m proposed

Development Policy



- Proposed design substantially meets many of the OCP Urban Design Guidelines
 - Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
 - Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;
 - ► Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;



Staff Recommendation

➤ Staff supports the proposed form and character Development Permit and associated variances.



Conclusion of Staff Remarks



Abbott Street Mixed-Use

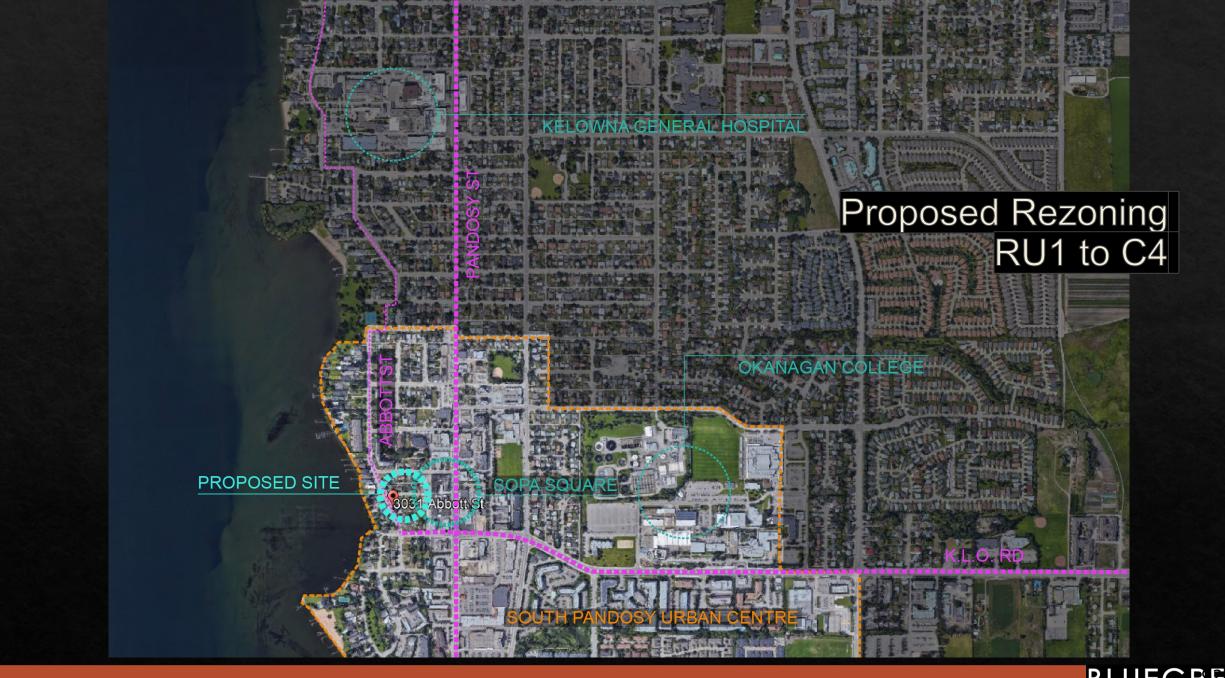
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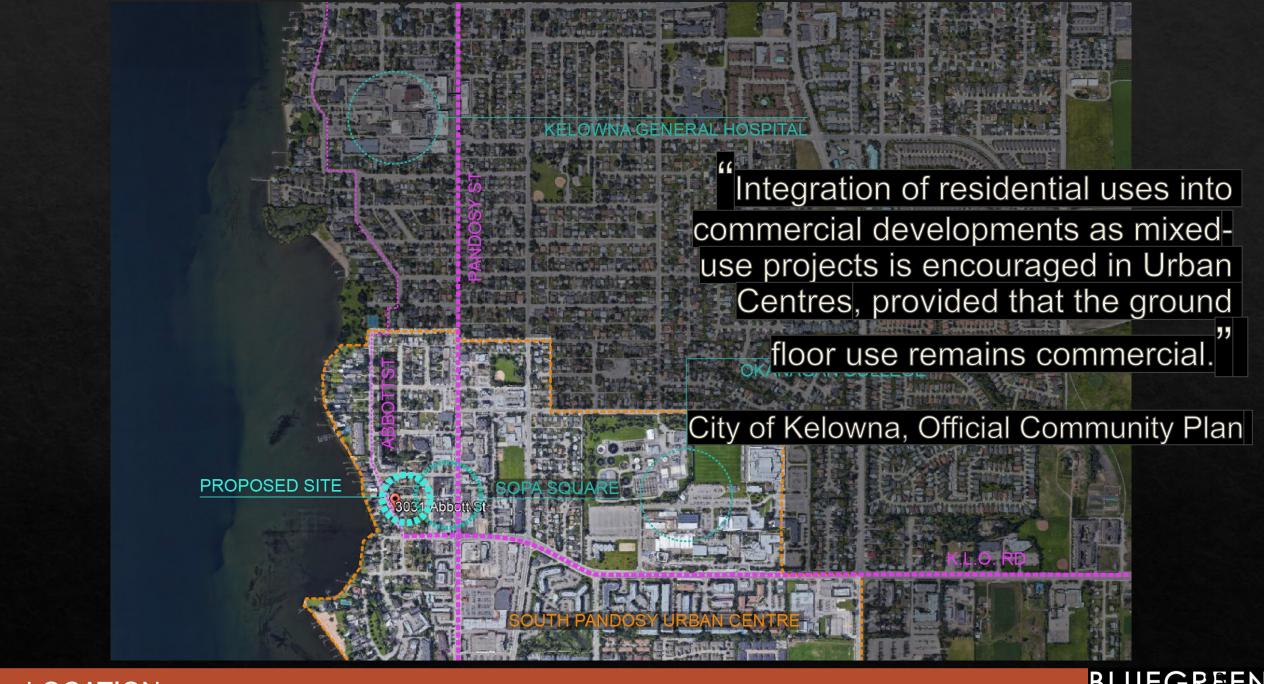
LOCATION

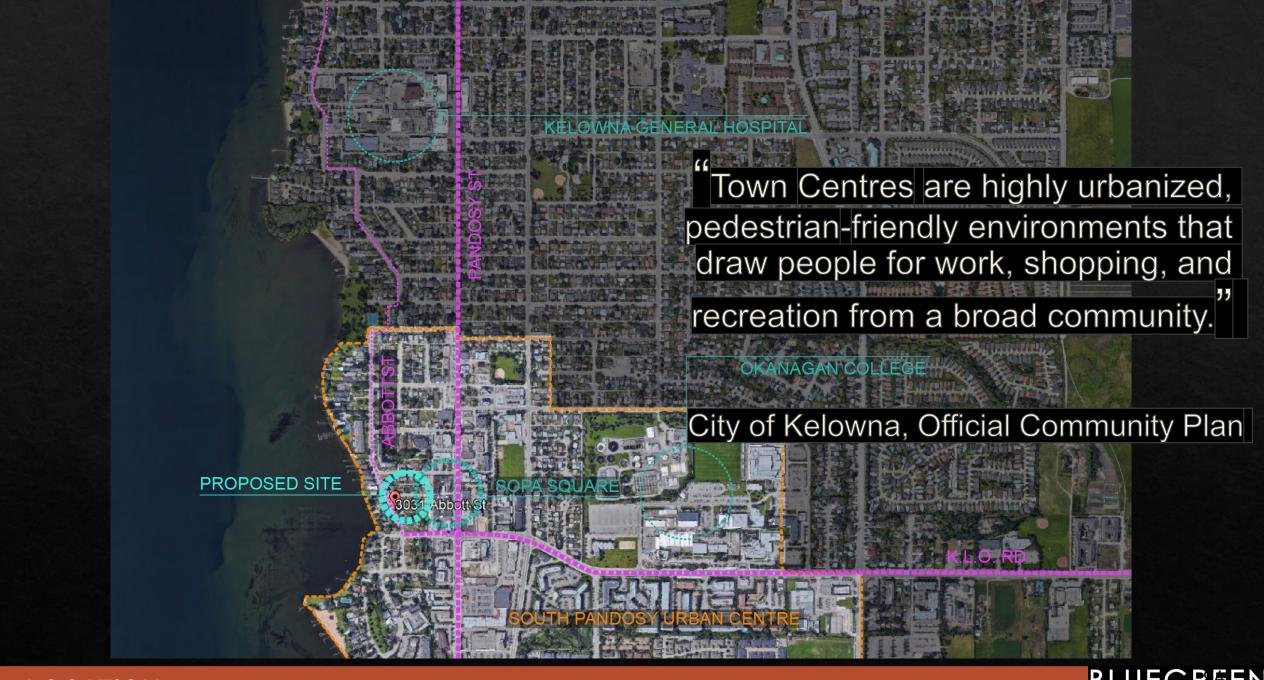
02

DESIGN RATIONALE 03

VISION









Rezoning RU1 to C3

24 residential condominium units

- (6) 1 bedroom condos
- (13) 2 bedroom condos
- (2) 3 bedroom condos
- (3) 2 bedroom live/work

3 commercial retail units

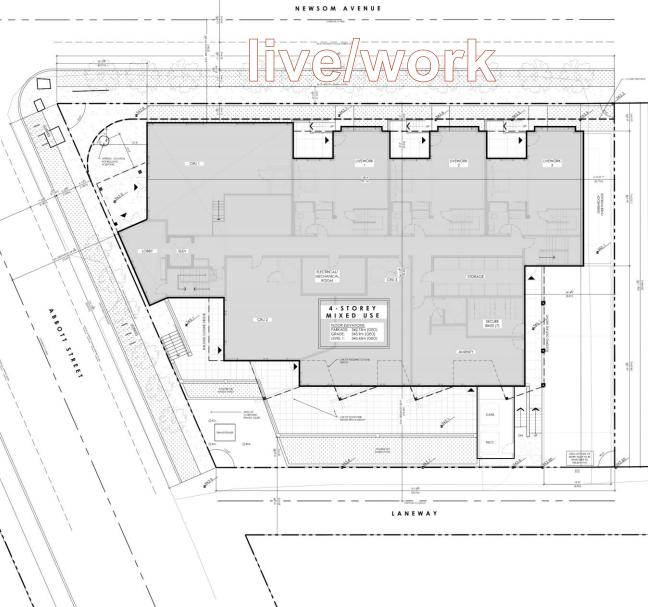
4.5 storeys

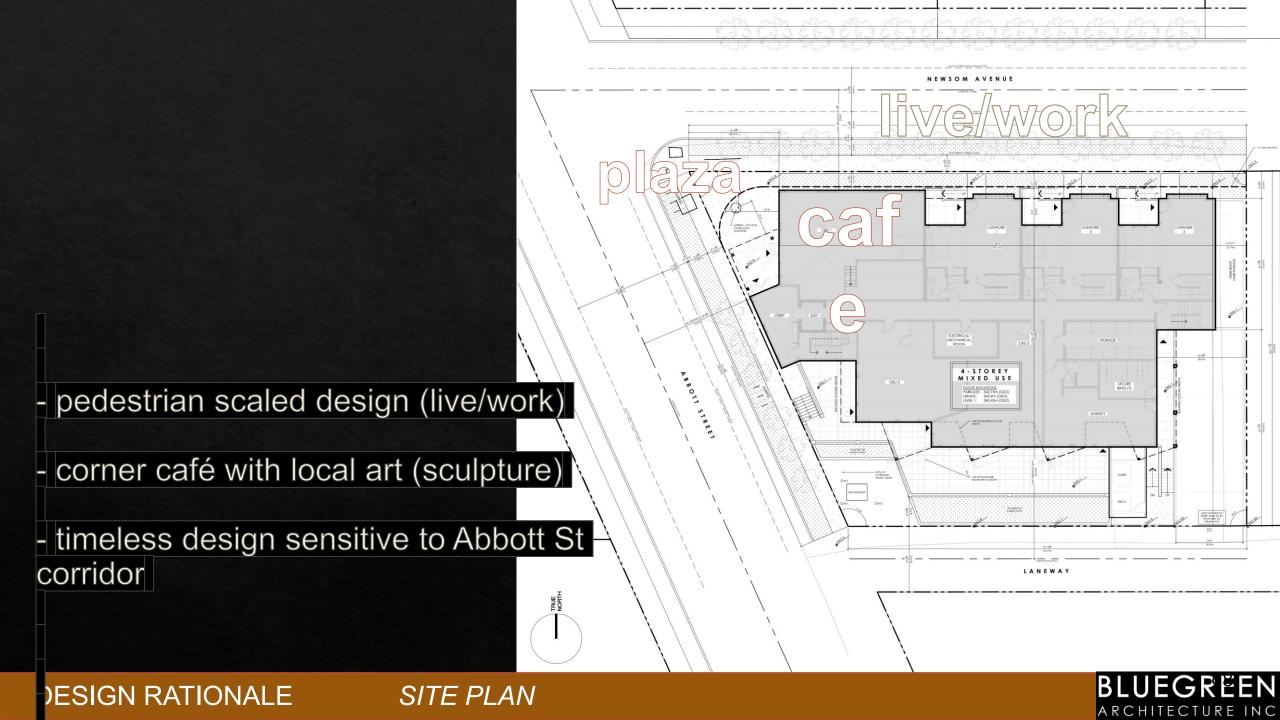
- secure underground parking (partially buried)
- landscaped terrace podium
- rooftop terrace (private & amenity)





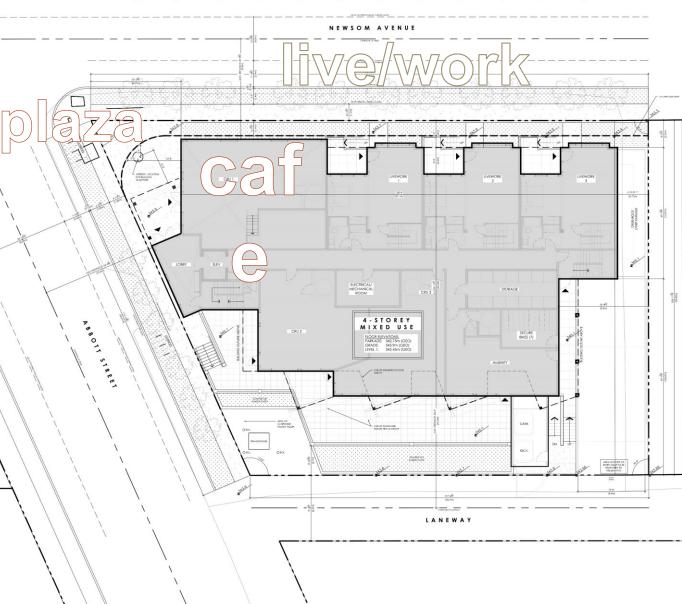
- pedestrian scaled design (live/work & commercial)
- corner café with local art (sculpture)
- timeless design sensitive to Abbott St corridor







- pedestrian scaled design (live/work)
- corner café with local art (sculpture)
- timeless design sensitive to Abbott St corridor



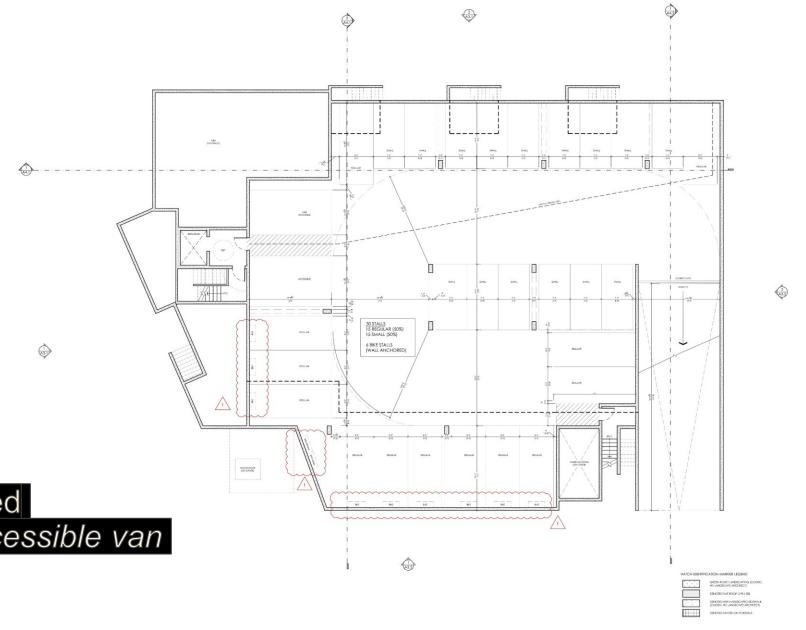


- 23 residence
 - 4 commercial
- 3 visitor

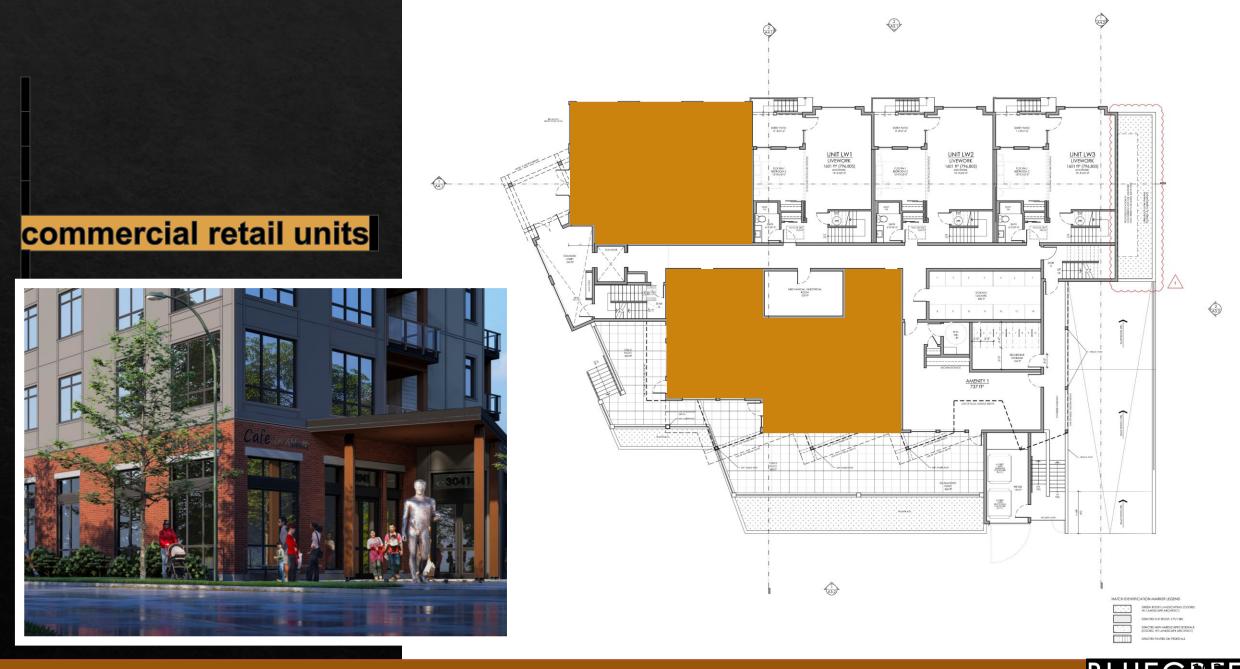
(2) accessible stalls included

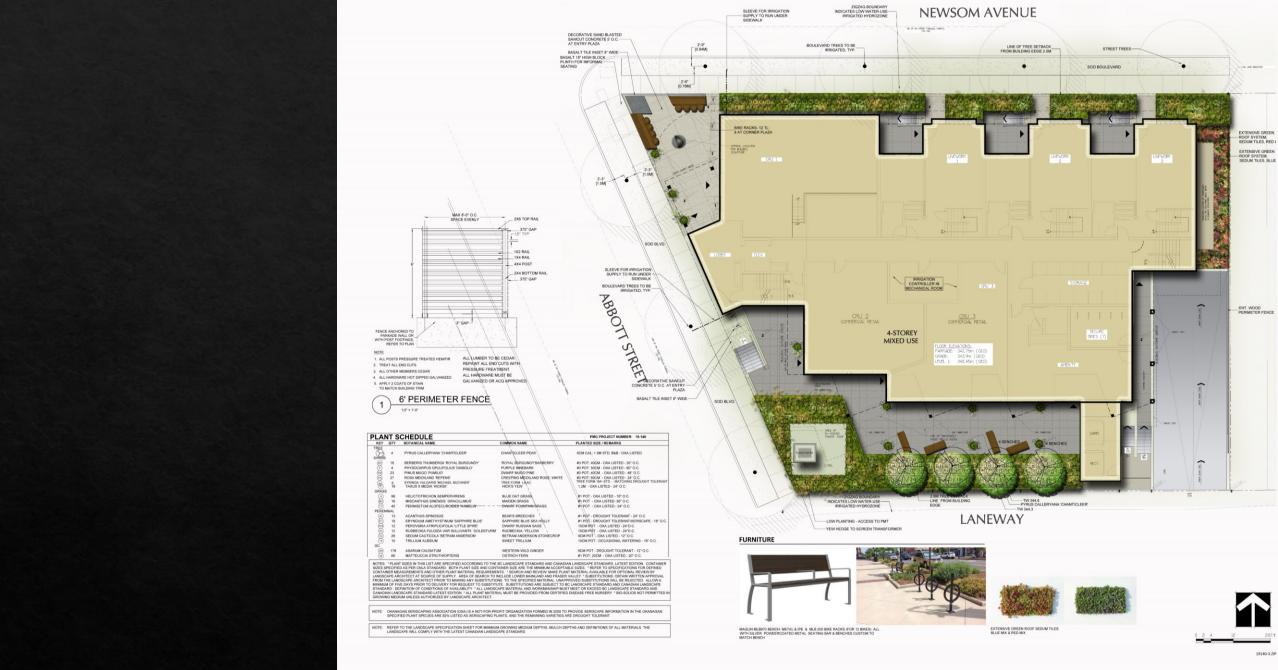
-variance requested for accessible van

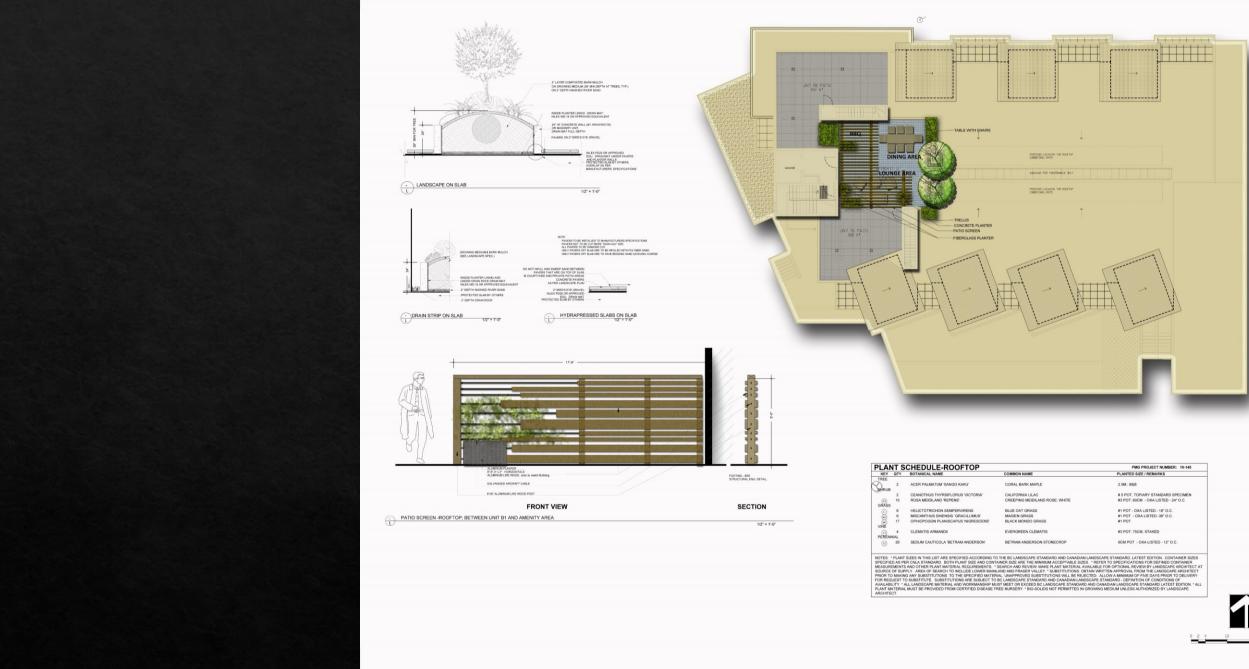
height













VISION

BLUEGREEN ARCHITECTURE INC





CITY OF KELOWNA

BYLAW NO. 12146 Z20-0037 410 Francis Avenue

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 19 District Lot 14, ODYD, Plan 7336 located at Francis Avenue, Kelowna, BC from the RU1 Large Lot Housing zone to the RU6 Two Dwelling Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

or adoption.	
Read a first time by the Municipal Council this 17 th day of May, 2021	
Public Hearing waived by the Municipal Council this 17 th day fo May,	, 2021.
Read a second and third time by the Municipal Council this 14 th day	of June, 2021.
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor

City Clerk

REPORT TO COUNCIL



Date: November 30, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DVP20-0110 Owner: 1256484 B.C. Ltd., Inc. No.

" BC1256484

Address: 410 Francis Avenue Applicant: CLD Western Property

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12146 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0110 for Lot 19 District Lot 14 ODYD, Plan 7336, located at 410 Francis Avenue, Kelowna, BC;

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

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

To vary the minimum front yard setback from 4.5 m required to 4.0 m proposed.

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

To vary the minimum flanking side yard setback from 4.5 m required to 3.5 m proposed.

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

2.0 Purpose

To issue a Development Variance Permit for the front yard setback and the flanking side yard setback to facilitate two detached single-family dwellings.

3.0 Development Planning

Staff are recommending support for the proposed Development Variance Permit. The applicant is seeking a front yard setback variance along Taylor Crescent and a side yard setback from Francis Avenue to accommodate two single-family dwellings. The site has several constraints including its irregular triangular shape and the fact it is a corner lot, which require greater setbacks in comparison to mid-block development. The variances help fulfill the requirement to have all access off the laneway, which helps with the street rhythm and greater interface with the surrounding neighbourhood. If the lot were more conventional in its shape and orientation, the ability to achieve a viable development without the potential for any variances would be greater.

In order to offset the proposed variances, the applicant is proposing to landscape the site with border shrub and perennials plantings including 8 on-site deciduous trees. The landscaping proposed will help to buffer and complement the two dwellings which will be located closer to both the front and flanking streets than the RU6 zone permits. Should Council support the proposed variances, Staff are not anticipating any negative impacts to the surrounding neighbourhood.

4.0 Proposal

4.1 Background

The property previously contained a single-family dwelling on the site, however, the home was demolished and subsequently removed from the property in 2017 and has been siting vacant since.

4.2 Project Description

The proposal is to construct two new 2-storey detached single-family dwellings. The subject site has been siting vacant for nearly 4 years now. The previous single-family dwelling had a driveway access at Francis Avenue, however, the RU6 zone requires access from the lane when a lane is present. Should the development move forward, the existing driveway access onto Francis Ave would be decommissioned and all future access to the site would come from the lane only.

4.3 Site Context

The subject property is located in the South Pandosy – KLO City Sector near the intersection of Francis Ave and Pandosy St, and just north of Kinsmen Park. It is in close proximity to transit routes located along Pandosy St. The surrounding neighbourhood is largely comprised of RU1 – Large Lot Housing zoned properties with some RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing zoned sites.



4.4 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL	
	Existing Lot Regulations		
Min. Lot Area	800 m²	825 m²	
Min. Lot Width	20.0 M	> 30.0 m	
Min. Lot Depth	30.0 M	> 30.0 m	
	Development Regulations		
Max. Site Coverage (buildings, parking, driveways)	50%	50%	
Max. Height	9.5 m or 2 ½ storeys	9.42 m / 2 storeys	
Min. Front Yard	4.5 m	0 4.0 m	
Min. Side Flanking Yard (south)	4.5 m	2 3.5 m	
Min. Side Yard (north)	2.0 m for a 1 to 1 ½ storey portion of a house	2.0 M	
Min. Rear Yard	7.5 m	7.67 m	
Min. Distance between Dwellings	4.5 m	4.5 m	
Other Regulations			
Min. Parking Requirements	4 stalls	> 4 stalls	
Min. Private Open Space	30 m² per dwelling	> 30 m² per dwelling	

[•] Indicates a requested variance to the front yard setback from 4.5 m required to 4.0 m proposed.

² Indicates a requested variance to the flanking side yard setback from 4.5 m required to 3.5 m proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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 redevelopment 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 Accepted: May 6, 2020
Date Public Consultation Completed: February 8, 2021

Report prepared by: Andrew Ferguson, 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 DVP20-0110

Attachment B: Applicant's Letter of Rationale

Attachment C: Elevation Drawings

Schedule A: Site Plan

Schedule B: Landscape Plan

Development Variance Permit DVP20-0110



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

410 Francis Avenue

and legally known as

Lot 19 District Lot 14, ODYD, Plan 7336

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

RU6 – Two Dwelling Housing

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

<u>Date of Council Decision</u>: November 30, 2021

<u>Decision By:</u> Council

<u>Development Permit Area:</u> n/a

This permit will not be valid if development has not commenced by November 30, 2023.

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1256484 B.C. LTD., Inc. No. BC1256484

Applicant: CLD Western Property

Planner: Andrew Ferguson

Terry Barton Date

Development Planning Department Manager

Development Planning



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";

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

To vary the minimum front yard setback from 4.5 m required to 4.0 m proposed.

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

To vary the minimum flanking side yard setback from 4.5 m required to 3.5 m proposed.

- b) Landscaping to be provided on the land be in accordance with Schedule "B"; and
- c) 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 Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit or certified cheque in the amount of \$49,020.89

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

4. INDEMNIFICATION

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

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

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

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





January 5, 2021

410 Francis Development Application Rationale

Second Design Concept

Dear Andrew,

This is our second application submission for this property. Our initial submission is included with this letter for ease of reference. Based neighborhood and staff feedback, we have reduced our proposal to two, two storey homes at this location. While we remain of the opinion that three units, while a nominal increase, does represent an ideal densification scenario, achieving a balance between density yield and neighborhood feedback remains a priority.

Further to neighborhood commentary on density and height, we considered several planning perspectives including:

- Limit vehicular access to only one driveway, via the rear laneway;
- Because some side yard setback variances are required to accomplish infill on this site, the Taylor
 frontage should be prioritized over the Francis frontage for rhythm with the neighborhood. The
 Francis frontage is an "island" in that Taylor borders one side of the property and the rear lane the
 other side.
- Consider height given overall surrounding neighborhood context.

The design rationale started with an appreciation of the ongoing City of Kelowna OCP process and our intent to create a form of housing which would fit an infill neighborhood context while promoting marginally higher density in a ground-oriented infill form. In terms of neighborhood context, the strip of homes between Taylor and the rear access lane is predominately built out with a primary residence plus carriage house scenario. Our proposal mirrors the rhythm of what is found on this strip of homes in that this site would have two residences, albeit two primary residences.

The corner lot location of 410 Francis is well suited to the development we are proposing for several reasons. It is also highly unique being a triangle shaped property with road interface on three of four sides.

We are requesting rezoning to RU6 in our second submission. There are presently 5 properties within a 2 block radius currently zoned RU6. We propose to create a small lot subdivision as a test case in looking forward to more infill initiatives in the ongoing OCP review. The proposed lots have separate legal frontage and separate vehicular access. In preapplication discussions with Development Engineering, they provided a preliminary approval for a slightly wider access apron to accommodate the two-unit driveway scenario proposed. The location of the driveway allows for the largest setback to occur between the proposed homes and the one neighboring home to the North. While the landscape setback is varied, the functional setback from the built forms is 2m from a one storey garage and 3.6m from the 2 storey West unit.



In terms of aesthetic design, we intentionally varied the types of architectural character such that it doesn't appear as one solid built form, and so that it ages well with an already diverse neighborhood. Exploring the current neighborhood, you will find homes of a wide variety that match the proposed character of this application.

We kept Crime Prevention through Passive Design in mind as we progressed this design. All homes have windows facing the street for animation and pedestrian connection, but also to establish consistent visibility. We have located the windows to achieve that goal while maintaining privacy between homes. We have predesigned optional fenced courtyards to provide some extent of private outdoor space. Automated sensor lights will be hardwired and installed at entrances and garages.

These homes will be constructed to a minimum Step 3 Energy code or greater standard. Our aim will be to achieve Step 5, however some of that performance has yet to be determined through energy modelling. As is the case in all our developments, we will incorporate the best practices for environmental construction techniques including waste and debris minimization, utilizing durable and low carbon materials, minimize hazardous chemicals used in construction, install electric vehicle charging in garages, prep for rooftop solar arrays, and more.

Both of these homes have enclosed – and hidden from the street – two car garages. This prioritizes the street interface. Both homes feature predesigned private outdoor space.

The interfaces will be landscaped with tall columnar aspens for a visual screen, and we will be further plant out of the existing boulevards with added boulevard trees (3) and lawn. We have intentionally varied the tree types from home to home such that they age looking like two distinct properties.

I look forward to speaking with you after your review of this resubmission and moving this application forward to neighborhood consultation and initial consideration.

I believe the application fees paid to date can still be applied to this resubmission. Please advise me if anything further is required.

Sincerely,

Andrew Gaucher









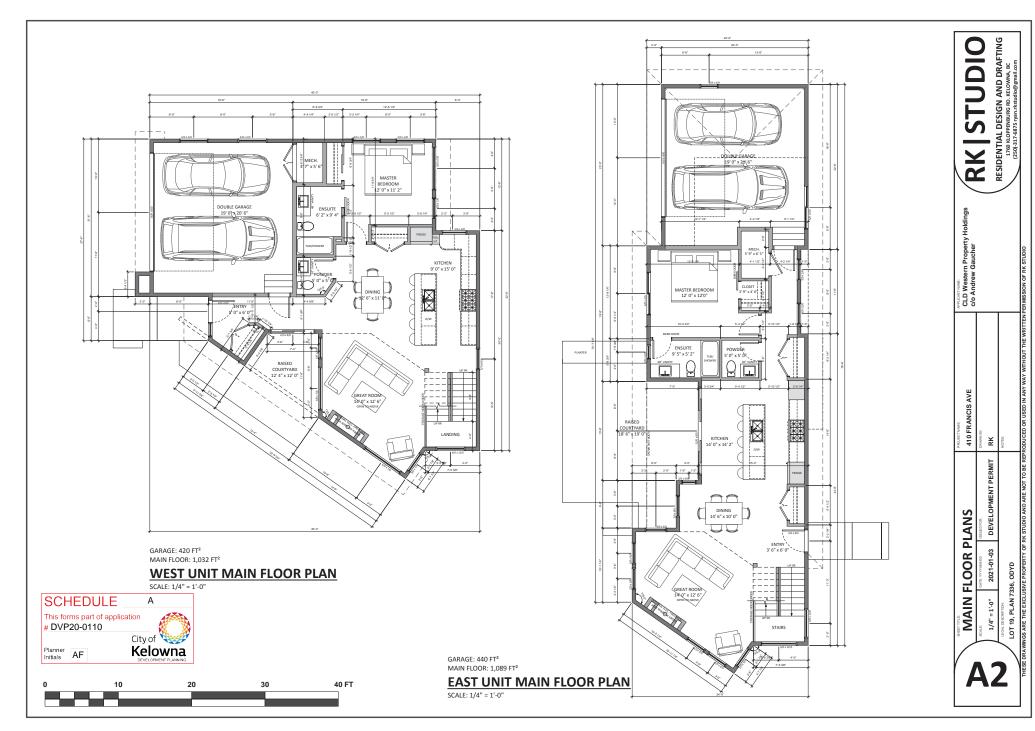
Kelowna

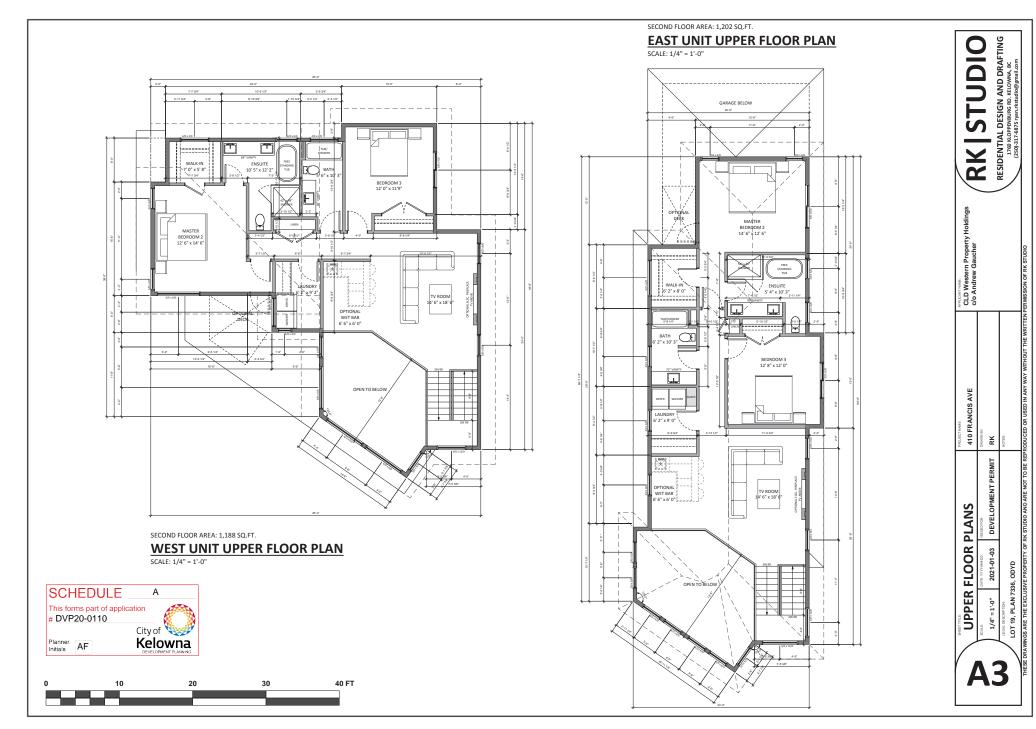
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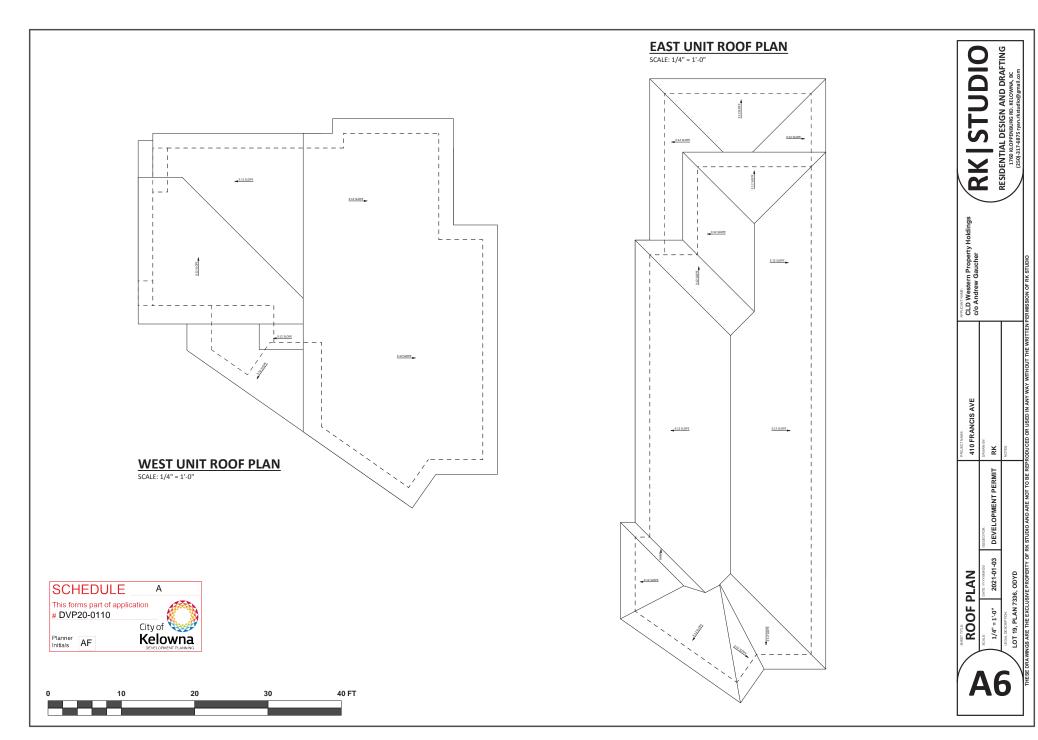


City of **Kelowna**

Planner Initials AF











NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.

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 75 mm WOOD MULCH, AS SHOWN IN PLANS. 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 150mm DEPTH OF GROWNING MEDIUM IS REQUIRED BENEATH TURF AREA. JURF AREAS SHALL MEET EDISTING GRADES AND HARD SURFACES FUSH.

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

SCHEDULE

This forms part of application # DVP20-0110

Planner Initials







Kelowana, BC

CONCEPTUAL LANDSCAPE PLAN

410 FRANCIS AVENUE

ISSL	JED FOR / REVISION	
1	21.04.13	Review
2	21.05.07	Review
3	21.05.27	Review
4	21.07.28	Review
5	21.08.04	Review

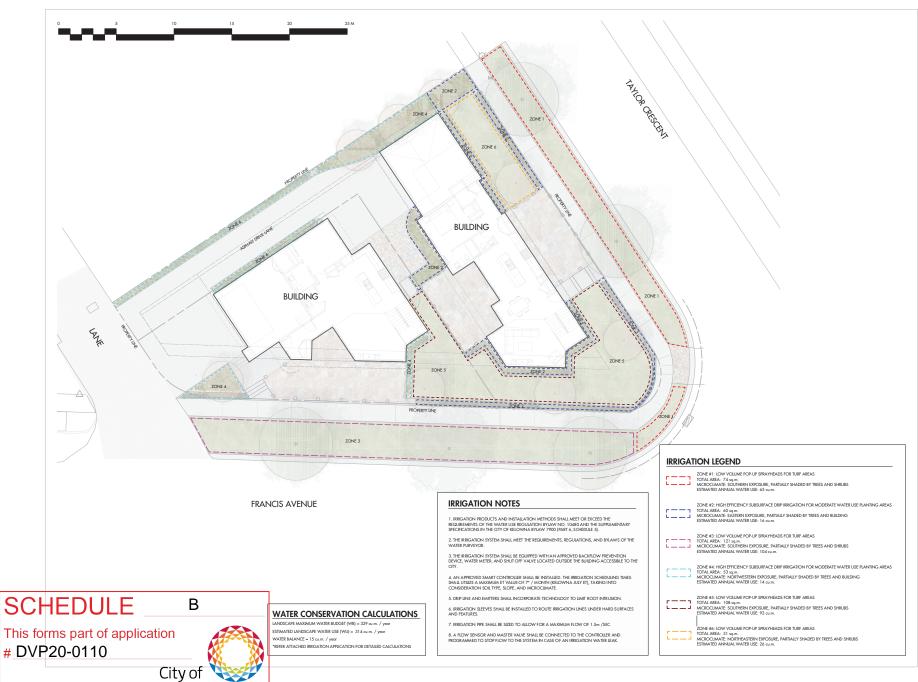
PROJECT NO	21051
DESIGN BY	FB
DRAWN BY	MC/SIP
CHECKED BY	FB
DATE	AUG. 4, 2021
SCALE	1:100
PAGE SIZE	24'x36'

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City of **Kelowna**

DEVELOPMENT PLANNING





Planner

Initials

AF



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



ROJECT TITLE

410 FRANCIS AVENUE

Kelowana, BC

WATER CONSERVATION/ IRRIGATION PLAN

ISSI.	JED FOR / REVISIO	IN .
1	21.04.13	Review
2	21.05.27	Review
3 4	21.07.28	Review
4	21.08.04	Review
5		

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DVP20-0110 410 Francis Ave

Development Variance Permit Application



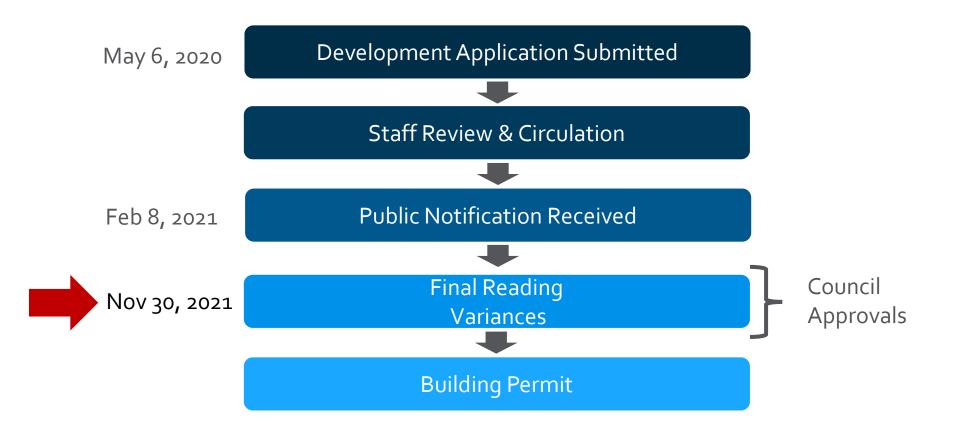


Proposal

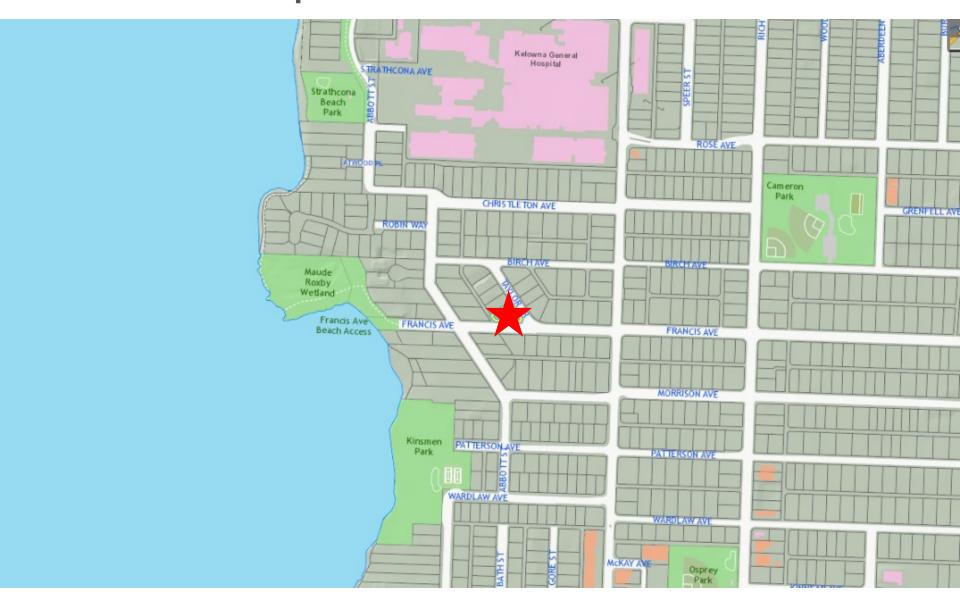
➤ To vary the front yard setback from 4.5 m required to 4.0 m proposed and flanking side yard setback from 4.5 m required to 3.5 m proposed to facilitate two detached single-family dwellings.

Development Process





Context Map



Subject Property Map

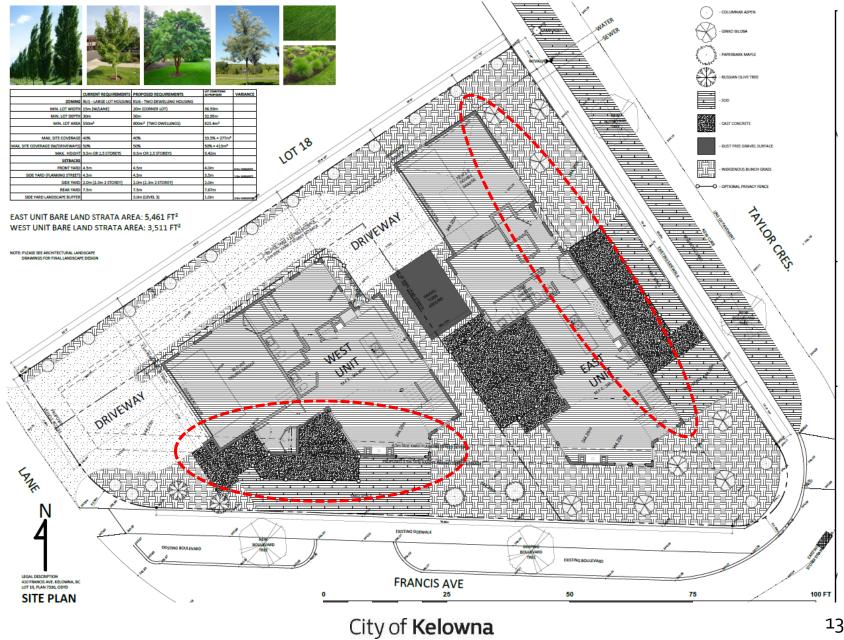




Project/technical details

- ► The applicant is requesting two variances:
 - ➤ To vary the minimum side yard setback from 4.5m required to 4.0m proposed.
 - ➤ To vary the minimum flanking side yard setback from 4.5m to 3.5m proposed.
- ➤ These variances are to facilitate the construction of two single-family dwellings.
- ► All access is proposed to be off the lane.

Site Plan



Elevation Drawings





Renderings



City of **Kelowna**

Landscape Plan





Development Policy

- ▶ Official Community Plan
 - ▶ Objective 5.3 Focus development to designated growth areas
 - ▶ Policy. 2 Compact Urban Form
 - Object 5.22 Ensure context sensitive housing development
 - ▶ Policy .6 Sensitive Infill



Staff Recommendation

- Staff recommend support of the Development Permit
 - ► Irregular lot, which makes two dwellings challenging to meet the setbacks.
 - ► High quality landscaping and tree preservation
 - ► Consistent with the Official Community Plan.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: November 30, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0159 DVP21-0204 Owner: Prime Clifton Homes Inc., Inc.

No. A0116073

Address: 1402 Cara Glen Court Applicant: Kerkoff Development

Subject: Development Variance Permit and Development Permit

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

Existing Zone: RM4 – Transitional Low Density Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0159 for Lot 1, Section 31, Township 26, ODYD, Plan EPP100150, located at 1402 Cara Glen Court, Kelowna, BC subject to the following:

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

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0204 for Lot 1, Section 31, Township 26, ODYD, Plan EPP100150, located at 1402 Cara Glen Court, Kelowna, BC;

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

<u>Section 13.10.6(d): RM4 – Transitional Low Density Housing Development Regulations</u>
To vary the required front yard setback from 6.om permitted to 4.2m proposed,

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

To vary the maximum continuous building frontage from 40.0m permitted to 58.3m proposed

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

2.0 Purpose

To consider the Form and Character of a 44 unit multi-family development and to consider varying the front yard set-back and maximum allowable building frontage on the subject property.

3.0 Development Planning

Staff recommend support for the proposed development permit and development variance permit applications. The proposed development is substantially compliant the City's development permit guidelines and the regulations of the Zoning Bylaw including parking and building height. Two variances are required to achieve the proposed design. Specifically, a variance to the front yard-setback is required to allow for an un-enclosed balcony patio space to encroach into the set-back which if approved would allow for a more functional outdoor space. A second variance is requested to vary the maximum building width. The proposed size of the building will fit well into the context of the neighbourhood.

4.0 Proposal

4.1 <u>Background</u>

The subject site is located on a vacant parcel recently subdivided near the intersection of Clifton Road and Cara Glen Court. In the Official Community Plan the property is located within the permanent growth boundary where urban uses such as multi-family developments are supported and designated MRM – Multiple Unit Residential (Medium Density). The lot is zoned RM4 – Transition Low Density Housing which allows for a mix of townhouses or apartment buildings up to a maximum of 3 storeys.

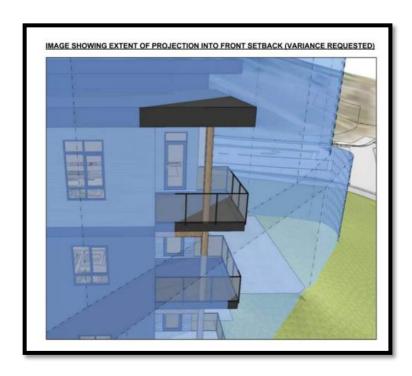
4.2 Project Description

The proposed development consists of 16 town-homes and a 28-unit apartment building. The total amount of housing proposed is 44 units and most of the housing units have two or three bedrooms. The development style is characterized as having a modern aesthetic. The town-homes are 3 stories in height with a double car garage. The town-homes each have roof top decks which will provide private open space. The proposed apartment building fronts Clifton Road and provides balconies, windows, and ground-oriented units facing the street. Parking for the apartment building is provided in an underground parkade. The landscape plan provides private landscaped areas for small gatherings and interactions including a playground area.



The proposed development is substantially compliant the OCP Urban Design Development Permit guidelines. Two variances are required to achieve the proposed design.

A variance to the front yard-setback is required to allow for an un-enclosed balcony patio space
to encroach into the set-back. The building footprint is compliant with the required set-back
but the proposed deck space projects into the front set-back further than permitted. The
proposed variance is relatively minor, no negative impacts are expected if this projection is
allowed. The extent of the encroachment is pictured below.



2. A variance to the maximum building width is requested. The apartment building is proposed to be 58.3m in length, while the RM4 zone requires a maximum building frontage of 40.m. The RM4 zone is meant to be a transitional zone between low and higher densities. The proposed building is across the street from a vacant parcel which is designated MRL – Multiple Unit Residential (Low Density) in the OCP. The building fronts Clifton Road and is buffered by townhouses that are part of the proposed development on the north and west sides of the building. Staff anticipate this building will fit well into the context of the neighbourhood and confirm that the building has been designed to have an appropriate size and scale.

4.3 Site Context

The subject site is in an area characterized by existing single detached housing and multi-family developments currently under development. Specifically, the lands to the North of the site have a future land use designation of S₂Res – Single/Two Unit Residential and contain single detached houses. The properties to the South and West of the site are designated MRM – Multiple Unit Residential (Medium Density) zoned RM₄ and are under development. To the East of the site there is large vacant parcel that is designated MRL – Multiple Unit Residential (Low Density) and zoned A₁ – Agriculture 1.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	S2Res – Single/Two Unit Residential
Fact	A1 - Agriculture	MRL – Multiple Unit Residential (Low
East		Density)
Cauth	South RM4 – Transitional Low Density Housing	MRM – Multiple Unit Residential
300011		(Medium Density)
West	RM4 – Transitional Low Density Housing	MRM – Multiple Unit Residential
		(Medium Density)

Subject Property Map:



4.4 Zoning Analysis Table

	Zoning Analysis Table	
CRITERIA	RM4 ZONE REQUIREMENTS	PROPOSAL
E	Existing Lot/Subdivision Regulation	S
Min. Lot Area	goom²	6,820m²
Min. Lot Width	30m	9om
Min. Lot Depth	30m	102M
	Development Regulations	
Max. Floor Area Ratio	0.65	0.62
Max. Site Coverage (buildings)	50%	30%
Max. Site Coverage (buildings, parking, driveways)	60%	52%
Max. Height	13.om/3 storeys	13.om
Min. Front Yard	4.5m-6.om	4.2m ●
Min. Side Yard (south)	2.3-4.5m	4.5m
Min. Side Yard (north)	2.3-4.5m	4.5m
Min. Rear Yard	7.5-9.om	10.0m
	Other Regulations	
Private Open Space	7.5 m² per bachelor dwelling, 15.0 m², per 1 bedroom dwelling, and 25.0m² per dwelling with more than 1 bedroom.9 (Total = 2,756sqft or 256sqm)	4,064sqft (378sqm)
Building Width	40.0 m for a 3-storey building, 65.0 m for a 2-storey building	(192ft 2in) 58.3m for a 3 storey building●
Bike Parking	1 short-term space per 5 townhouse units, 0.75 long-term per 2br or less (21 spaces) plus 6 short-term per entrance	1 short-term space townhouse uni 0.75 long-term per 2br or less (21 spaces) plus 6 short-term per entrance
Visitor Parking	o.14/unit (4 spaces for apt, 2 spaces for townhouse = 6 total	6 spaces
Accessible Parking	4 spaces (1 of which must be van accessible)	4 spaces (1 of which is van accessib
Total Parking	79 spaces	8o spaces

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Objective 5.2 Develop Sustainably

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

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

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

7.0 Application Chronology

Date of Application Received: September 2nd 2021 Date Public Consultation Completed: October 1st 2021

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development 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/Development Variance Permit: DP21-0159/DVP21-0204

Schedule A: Site Plan

Schedule B: Building Elevations Schedule C: Landscape Plan

Attachment B: Development Permit Checklist

Development Permit & Development Variance Permit DP21-0159/DVP21-0204



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

1402 Cara Glen Court

and legally known as

Lot 1, Section 31, Township 26, ODYD, Plan EPP100150

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

Multiple Dwelling Housing

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

<u>Date of Council Decision</u> November 30th 2021

<u>Decision By:</u> COUNCIL

<u>Development Permit Area:</u> Comprehensive Development Permit Area (Urban Design)

This permit will not be valid if development has not commenced by November 30th 2023.

Existing Zone: RM4 – Transitional Low Density Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Prime Clifton Homes Inc.

Applicant: Kirkoff Construction Ltd.

Planner: Alex Kondor, RPP, MCIP

Terry Barton Date

Development Planning Department Manager

ATTACHMENT A This forms part of application # DP21-0129/DVP21-0204 City of alitylapetescribed above, and ake town ags

SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipal ity as described above, and a structures and other development thereon.

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

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

2. CONDITIONS OF APPROVAL

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

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

Section 13.10.6 (d): RM4 – Transitional Low Density Housing Development Regulations To vary the required front yard from 6.om permitted to 4.2m proposed

Section 13.10.7 (b): RM4 – Transitional Low Density Housing Other Regulations To vary the maximum building frontage from 40.0m permitted to 58.3m proposed

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit in the amount of \$ 237,116.25

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

4. INDEMNIFICATION

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

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

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

The PERMIT HOLDER is the CURRENT LAND OWNER.

Security shall ONLY be returned to the signato posture-0129/DVP21-0204

Landscape Agreement or their designates.

Planner Initials ak

ATTACHMENT A

This forms part of application

City of C









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<u>Consultants</u>

D. DATE DESCRIPTION

CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT

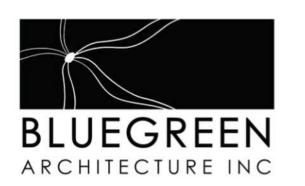
1402 CARA GLEN CT. KELOWNA, BC

COVER SHEET

CLIFTON MULTI-FAMILY

PHASE 2 OF 2









A	ARCHITECTURAL DRAWING LIST
SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A0.1a	PRELIMINARTY CODE REVIEW & ZONING CALCULATIONS
A0.1b	PROJECT CALCULATIONS
A0.2a	CONTEXT PHOTOS
A0.2b	PROJECT VISUALS
A1.0	SITE PLAN
A2.0	GROUND FLOOR SLAB PLAN
A2.1	LEVEL 0 - PARKADE FLOOR PLAN
A2.2	LEVEL 1 - MAIN FLOOR PLAN
A2.3	LEVEL 2 - FLOOR PLAN
A2.4	LEVEL 3 - FLOOR PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECITONS



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Seal

O. DATE DESCRIPTION

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

PRELIMINARTY CODE
REVIEW & ZONING
CALCULATIONS

Job Number 2

Date 06/0

Revision Number

Drawina Number

PRELIMINARY CODE REVIEW

21.889 Clifton
Underground parking area = 1142m²
Main floor area = 1006m²
Second floor area = 981m²
Third floor area = 937m²

Total building area= 4067m²

3.1.3.1 Fire Separations @ Adjoining Occupancies
Major occupancies:
Group C to Group F2 2-hour Fire Separation

3.2.1.2 Storage Garage as a Separate Building
1.) 2-hour separation at floors and walls, non-combustible construction.

3.2.2.51 Group C up to 4 Storeys Sprinklered
Sprinklered: Sprinklered
Max height: 4 storeys 4 Storeys
Area: ≤1800 m2 Area =937m2

Construction:
Combustible / Non-Construction: Combustible

Floors: 1 hour fire separation 1-hour/ 2-hour fire separations
Load bearing Structure: 1-hour F.R.R. 1-hour/ 2-hour fire resistance rating

Construction: Combustible / Non-Construction: Combustible

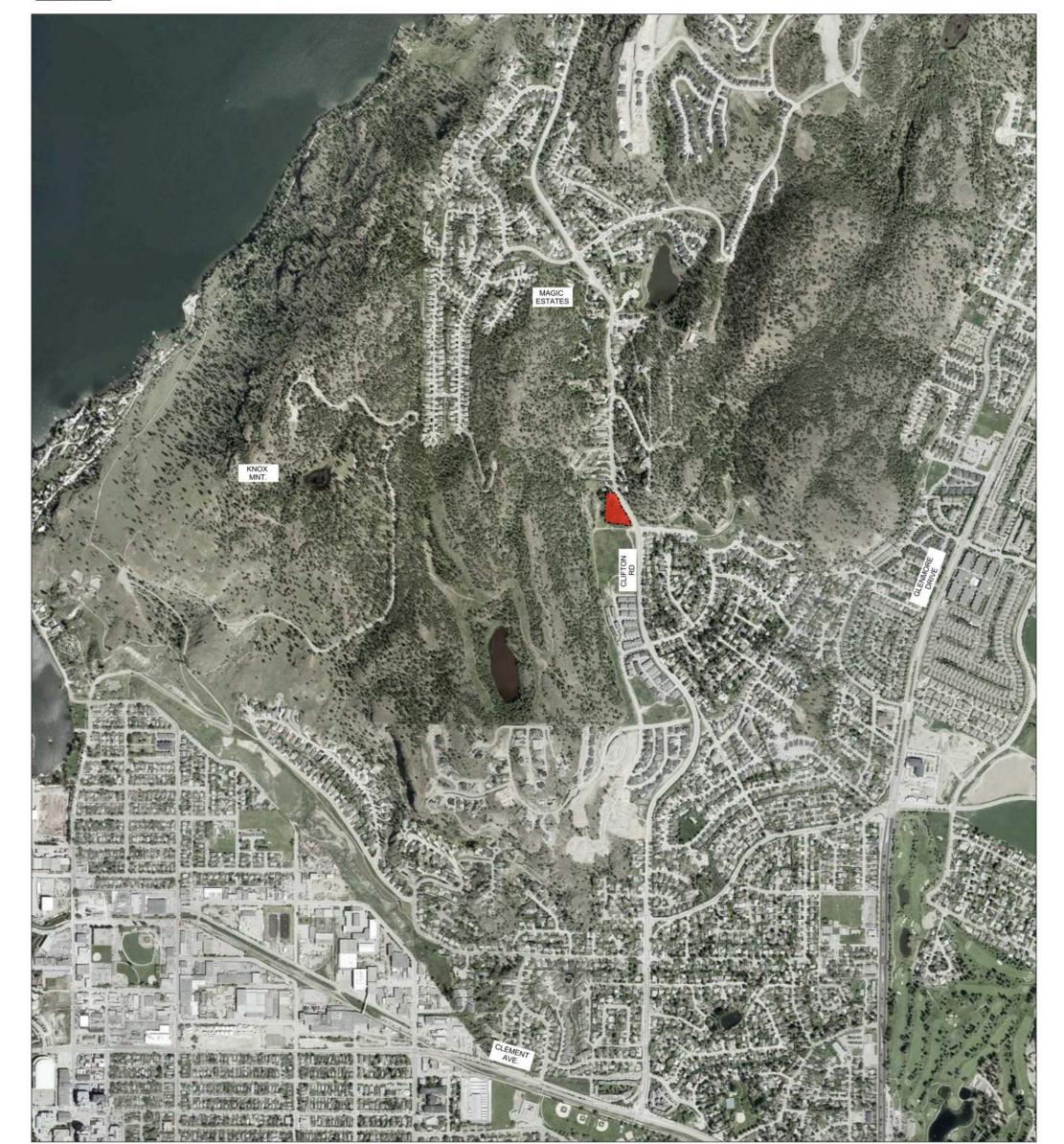
Floors: 1 hour fire separation 1-hour/ 2-hour fire separations Load bearing Structure: 1-hour F.R.R. 1-hour/ 2-hour fire resistance rating

3.2.2.80 Group F2 Division Any Height Any Area

Sprinklered: Sprinklered Max height: Any Height 1 Storey underground Area: Any Area Area = 1142m²

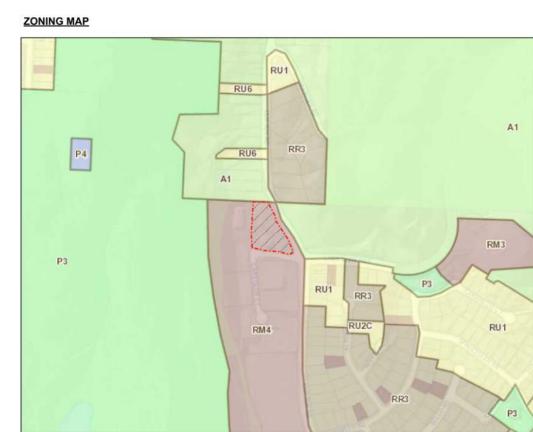
Construction: Non-Construction: Non-Construction Ratings:

Mezzanines: 1 hour fire separation 1-hour Floors: 2-hour fire separation 2-hour fire separations Load bearing Structure: 2-hour F.R.R. 2-hour fire resistance rating LOCATION MAP



Clifton Multifamily		
PLAN EPP100150 LOT 1 SECTION 31 TOWNSHIP 26		
Current Zoning: RM4	Required	Provided
	RM4	RM4
Principal Use	Transitional Low Density Housing	Transitional Low Density Housing
	(f) multiple dwelling housing	(f) multiple dwelling housing
Parcel Size	Minimum 900 m²	6823 m²
Lot Width	Minimum 30 m	90.4 m
Lot Depth	Minimum 30 m	103 m
Net Floor Area	N/A	6122 m²
Floorplate	0 m²	1006.2 m²
Parkade Floorplate	0 m²	N/A
Floorplate (over 2 storeys)	0 m²	N/A
Floor Area Ratio (Building 1 Only)	0.65	0.30
Floor Area Ratio (All Buildings)	0.65	0.62
Maximum Lot Coverage	50%	30%
Site Coverage (Including Driveways and Parking Areas)	60%	52%
Maximum Building Height	13 m	13 m
	Front yard - 4.5m - 14'-9 1/6"	Front yard (South) - 4.9m
Setbacks (under 2 Storeys)	Side yard - 4.5m - 14'-9 1/6"	Side yard (East) - 5.91m
Octobacks (united 2 Otoroys)	Rear yard - 7.5m - 24'-7 2/7"	Rear yard (North) - 9.8m
	Side yard - 4.5m - 14'-9 1/6"	Side yard (West) - 4.5m
	Front yard - 6m - 19'-8 15/68"	Front yard (South) - 5.2m (Variance)
Setbacks (over 2 Storeys)	Side yard - 4.5m - 14'-9 1/6"	Side yard (East) - 5.91m
Octobacha (over 2 otoreya)	Rear yard - 9m - 29'-6 1/3"	Rear yard (North) - 9.8m
	Side yard - 4.5m - 14'-9 1/6"	Side yard (West) - 4.5m
	Bachelor dwelling -7.5 m²	See private open space calcs
Private open space	1 bedroom dwelling -15 m²	See private open space calcs
	More than 1 bedroom dwelling -25 m ²	See private open space calcs
Building Separation	3 m	3 m
Landscaping Buffer	1 m	1 m
Shared Garden	10%	N/A

Max 65 m



Building Frontage



10m





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Client

<u>Consultants</u>

O. DATE DESCRIPTION

CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

Sheet Title PROJECT

CALCULATIONS

Job Number 06/02/21

UNITS AND AREAS

UNITS AND AREAS

2nd Floor Plan

1 Bedroom (A)

1 Bedroom (B)

2 Bedroom. (C)

2 Bedroom. (D)

2 Bedroom. (E)

2 Bedroom TH (F)

2 Bedroom TH (G)

UNITS AND AREAS

3rd Floor Plan

1 Bedroom (A)

1 Bedroom (B) 2 Bedroom. (C)

2 Bedroom. (D)

2 Bedroom. (E)

2 Bedroom TH (F)

2 Bedroom TH (G) Other Amenity

UNITS AND AREAS

Other Amenity

First Floor	No.	SF	SM	Total SF	Total SM
1 Bedroom (A)		551	51.19	0	
1 Bedroom (B)		551	51.19	0	
2 Bedroom. (C)	2	765	71.1	1,531	142.2
2 Bedroom. (D)		814	75.62	0	
2 Bedroom. (E)	2	844	78.37	1,687	156.73
2 Bedroom TH (F)	5	1,075	99.84	5,373	499.18
2 Bedroom TH (G)	1	1,075	99.84	1,075	99.84
Other Amenity					
Total	10			9,665	897.95

SF

551

765

814

844

1,075

1,075

551

551

765

814

844

1,075

1,075

No.

1

3

2

12

SM

51.19

51.19

71.1

75.62

78.37

99.84

99.84

PRIVATE OPEN SPACE

Private Open Space (SF)

115

110

134

177

1,148

otal SM	Private Open Space (SF)
	115
	115
213.3	72
75.62	72
56.73	110
	134
	177

Private Open Space (SF)	Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM)
115	10.65	0	
115	10.65	0	
72	6.69	216	20.07
72	6.69	72	6.69
110	10.22	220	20.44
134	12.48	0	
177	16.43	0	
		508	

Private Open Space (SM)

10.65 10.65

6.69

6.69

10.22

12.48

16.43

Total Private Open Space (SF) Total Private Open Space (SM)

144

220

672

177

1,148

2,361

13.38

20.44 62.38

16.43

106.69

PRIVATE OPEN SPACE

SM	Total SF	Total SM	
51.19	2,755	255.94	
51.19	551	51.19	
71.1	2,296	213.3	
75.62	814	75.62	
78.37	1,687	156.73	
99.84	0		
99.84	0		
	8,103	752.79	

Total SF

2,296

814

1,687

0

4,797

Private Open Space (SF)	Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM
115	10.65	573	53.23
115	10.65	115	10.65
72	6.69	216	20.07
72	6.69	72	6.69
110	10.22	220	20.44
134	12.48	0	
177	16.43	0	
		1,196	

PRIVATE OPEN SPACE

Total	No.	SF	%	Total SF	Total SM
1 Bedroom (A)	5	551	17.8%	2,755	255.94
1 Bedroom (B)	1	551	3.5%	551	51.19
2 Bedroom. (C)	8	765	28.5%	6,123	568.81
2 Bedroom. (D)	2	814	7.1%	1,628	151.24
2 Bedroom. (E)	6	844	21.4%	5,061	470.2
2 Bedroom TH (F)	5	1,075	17.8%	5,373	499.18
2 Bedroom TH (G)	1	1,075	3.5%	1,075	99.84
Commercial				0	0
Other Amenity					
Total Residential	28		100%	22,565	2096.39
Site Area	73,440		FAR =	0.3	

Req'd Private Open Space (SF)	Req'd Private Open Space (SM)	Total Private Open Space (SF)	Total Private Open Space (SM)
323	30	573	53.23
65	6	115	10.65
861	80	576	53.51
215	20	144	13.38
646	60	660	61.32
538	50	672	62.38
108	10	177	16.43
		1,148	106.69
2,756	256	4,064	377.58

CAR PARKING REQUIRED

Total	Total Units	Parking Multiplier	Parking Req
Studio	0	1.00	0
1 Bedroom	6	1.25	8
2 Bedroom	22	1.50	33
Visitor Spaces		0.14	4
Sub-Total	28		45
Bike Parking Incentive		0% REDUCTION	0
Car Share program provided	0	0% REDUCTION	0
Total			45

LONG TERM BICYCLE PARKING

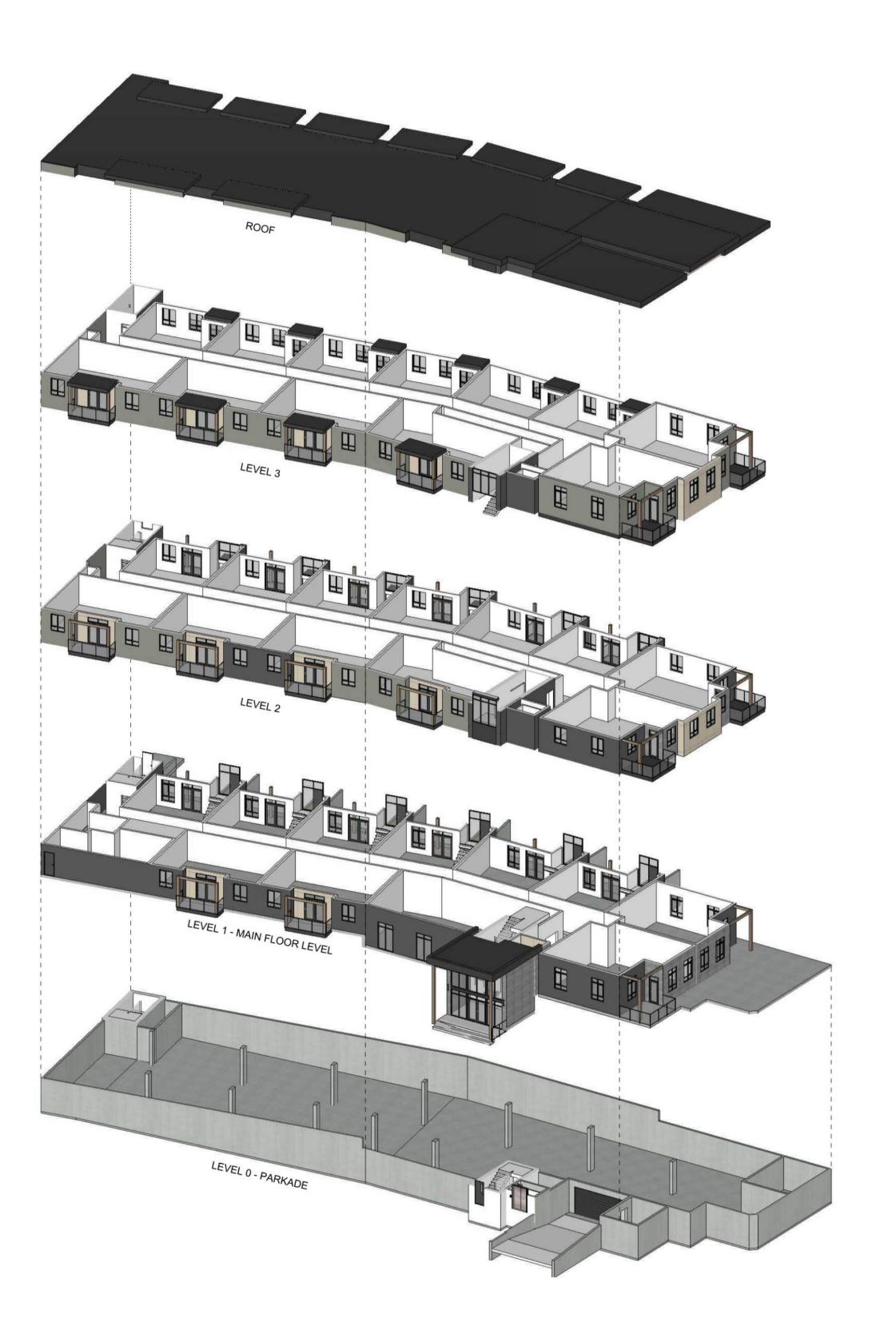
	No.	Ratio	Req'd	Provided
1 Bedroom	6.0	0.75	4.5	
2 Bedroom.	16.0	0.75	12.0	
2 Bedroom TH	6.0	0.75	4.5	
Sub-total			21.0	
	Area (m²)	Ratio	Req'd	
Commercial	0	2 Per 500m² of GFA	0.0	
Total	28.0		21	21

SHORT	TERM BI	CYCLE P	ARKING
OHIOICH	TEININ D	OTOLLI	AINTINE

Short-term Bike Parking		
Residential Units	Req'd	Provided
28.0	6	
Commercial Units		
0 m2		
Total	6.0	6

CAR PARKING PROVIDED

Space requirements	Req'd	Provided
Regular Size Parking for Residential	23 (51.1%)	24 (53.3%)
Small Size Parking for Residential	20 (44.4%)	19 (42.2%)
Accessible Parking	1 (2.2%)	1 (2.2%)
Van Accessible Parking	1 (2.2%)	1 (2.2%)
Total	45	45.0







- THIS DRAWING MUST NOT BE SCALED.

- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT.

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<u>Client</u>

<u>Consultants</u>

NO. DATE DESCRIPTION

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

CONTEXT PHOTOS

Job Number

Date 06

Scale

Revision Number

An 2a















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NO. DATE DESCRIPTION

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

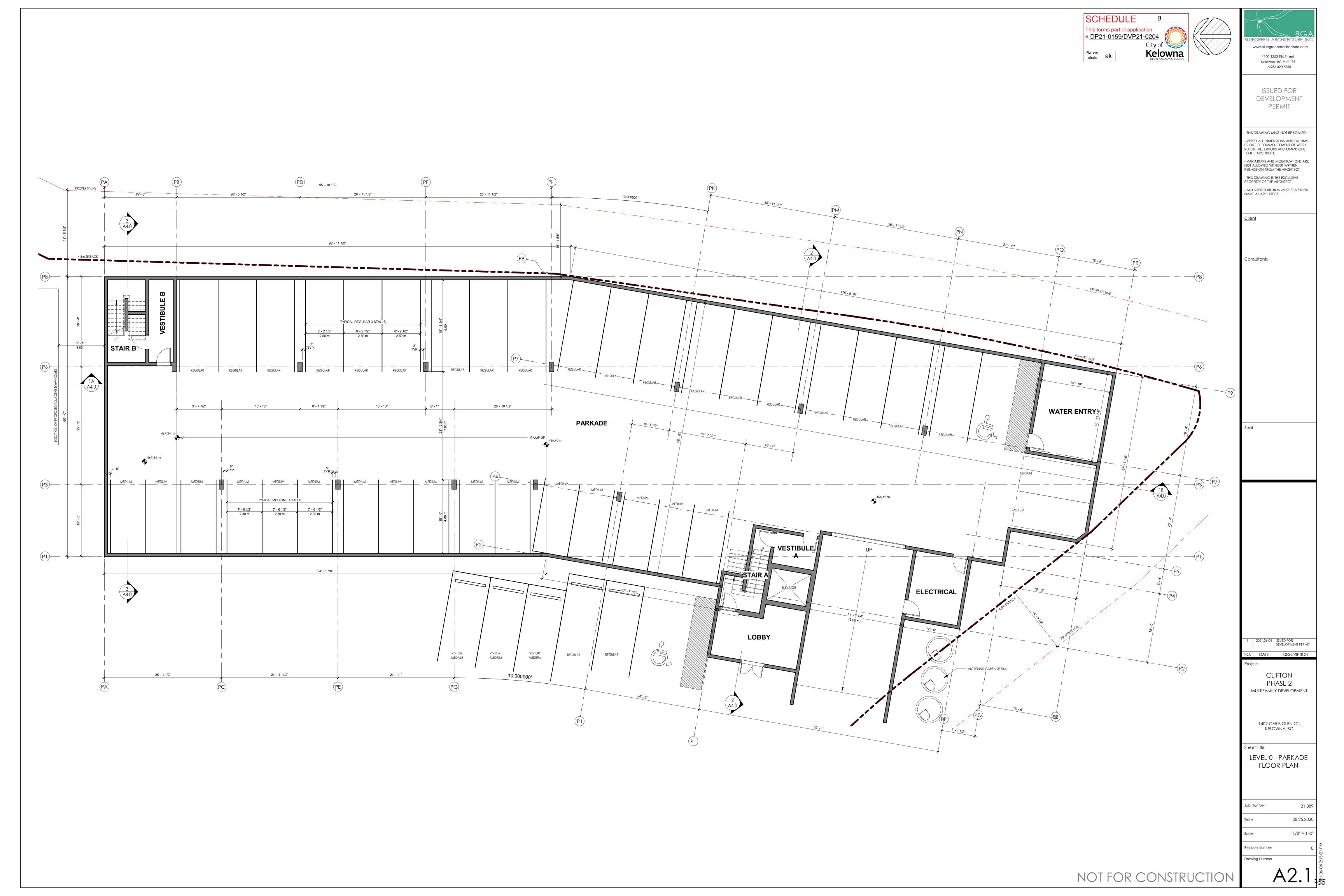
PROJECT VISUALS

A0.2b

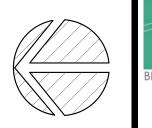














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NO. DATE DESCRIPTION

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

LEVEL 1 - MAIN FLOOR
PLAN

 Job Number
 21.889

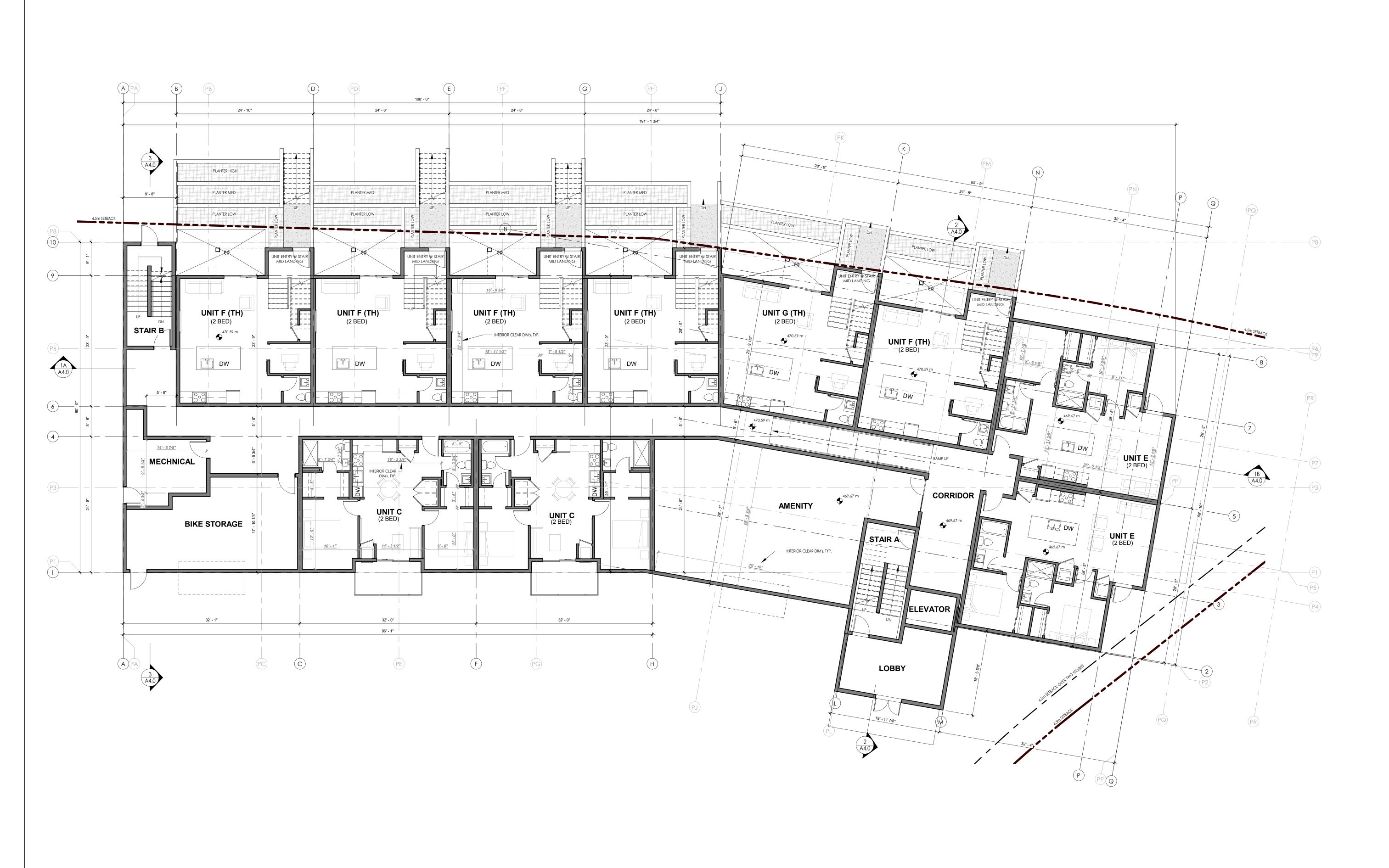
 Date
 2021.05.21

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

NOT FOR CONSTRUCTION







- THIS DRAWING MUST NOT BE SCALED.

- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT.

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D. DATE DESCRIPTION

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

LEVEL 2 - FLOOR PLAN

 Job Number
 21.889

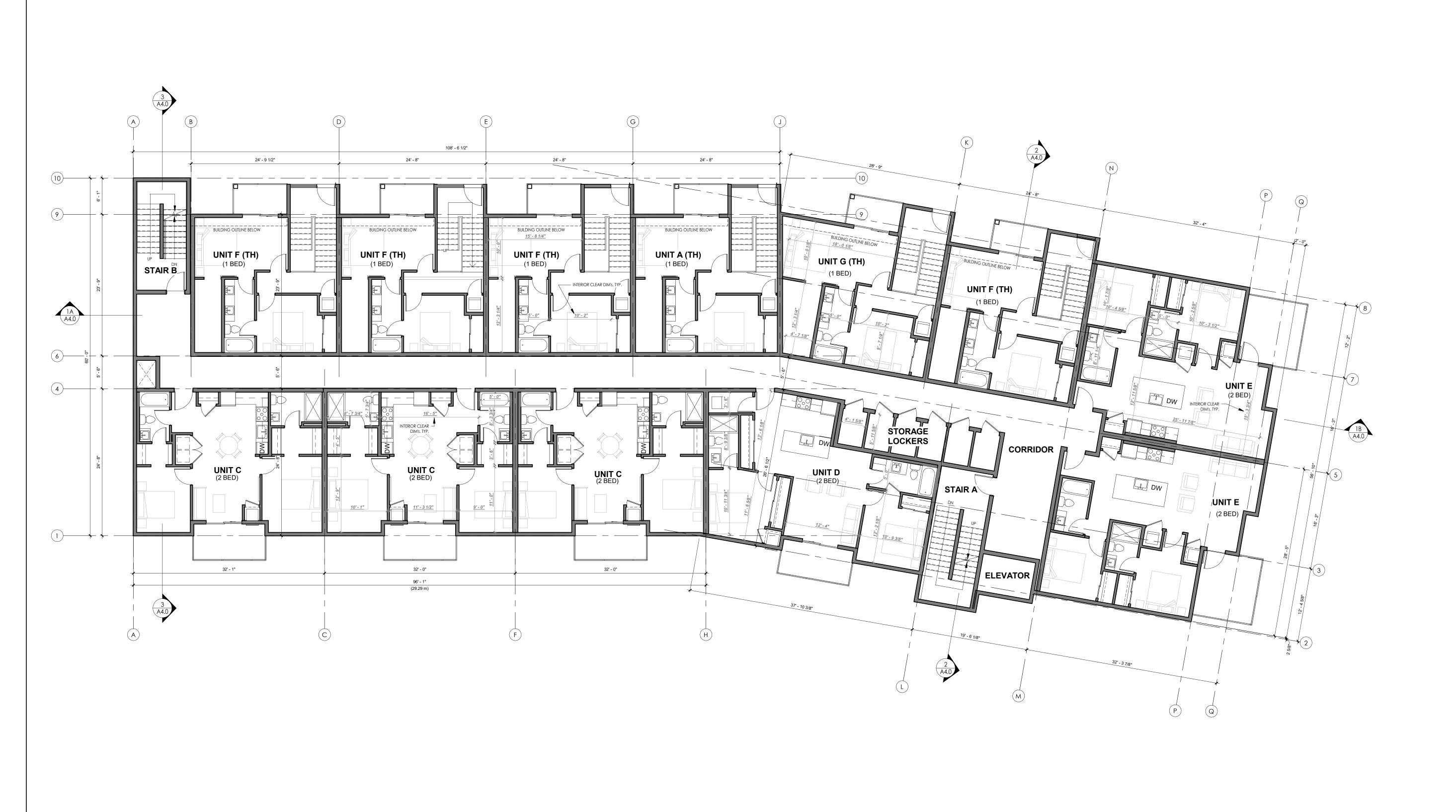
 Date
 08.25.2020

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number

NOT FOR CONSTRUCTION







- THIS DRAWING MUST NOT BE SCALED.

- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMMISIONS TO THE ARCHITECT.

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D. DATE DESCRIPTION

CLIFTON
PHASE 2
MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

LEVEL 3 - FLOOR PLAN

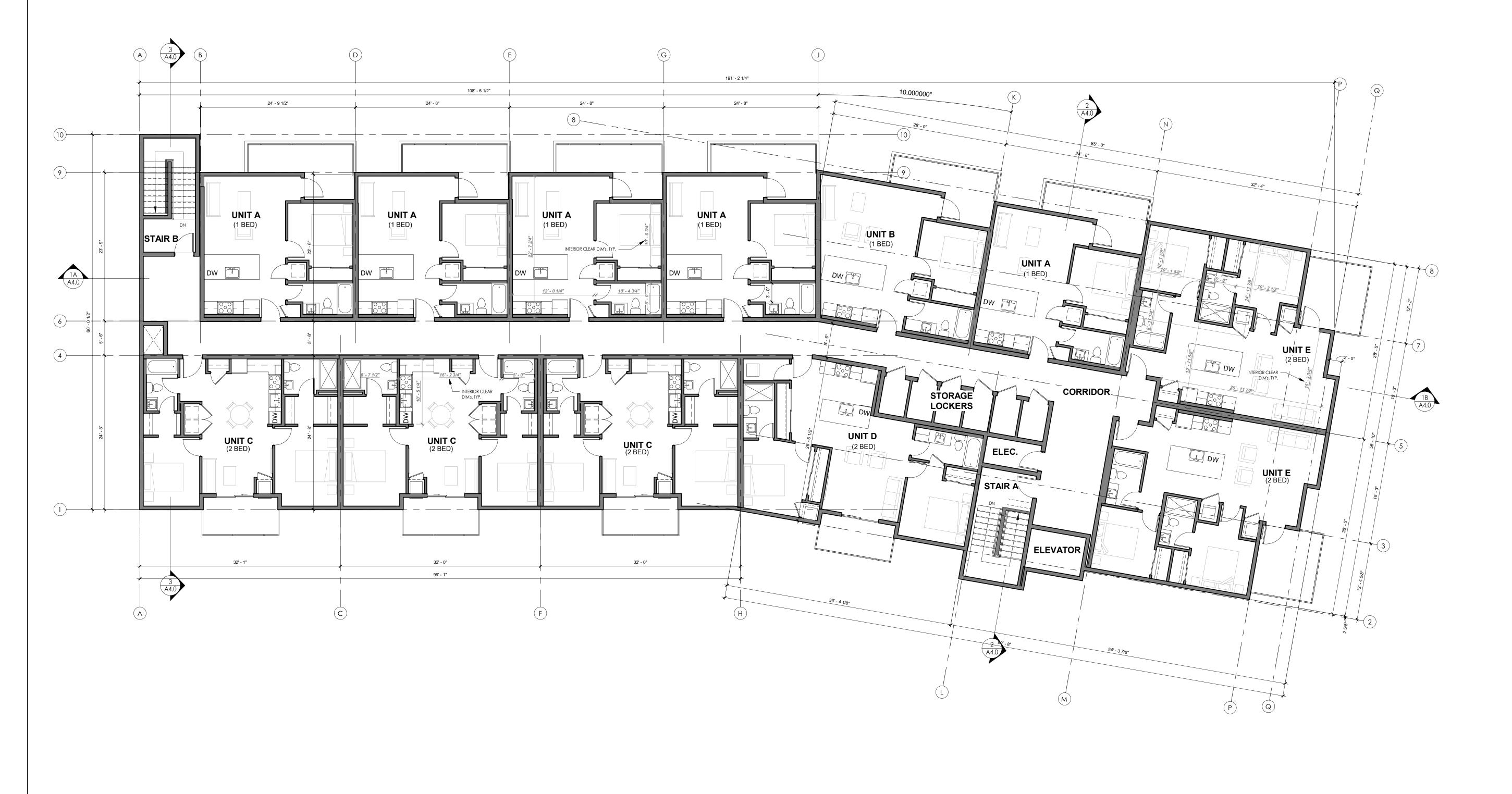
Job Number 21.889

Date 08.25.2020

Scale 1/8" = 1'-0"

Revision Number 0

Drawing Number







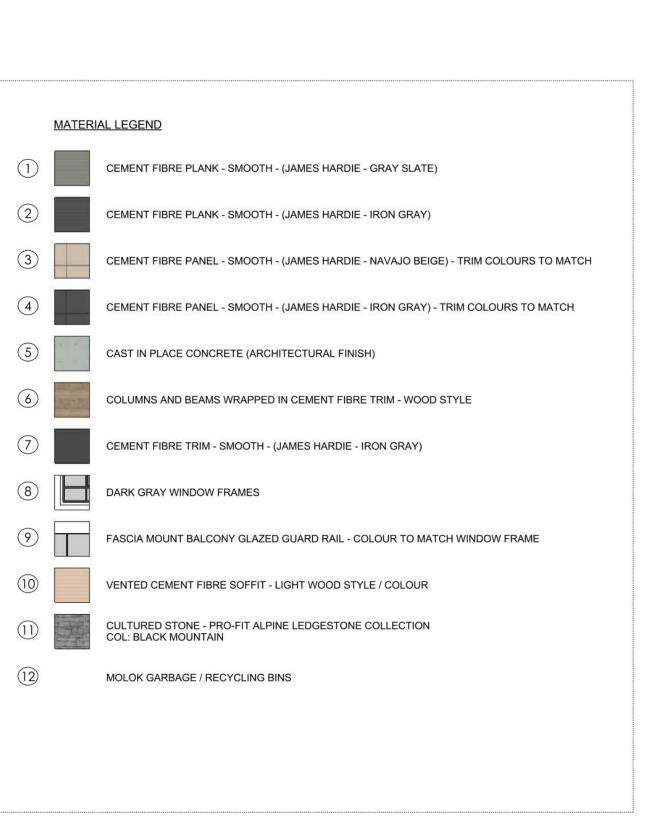




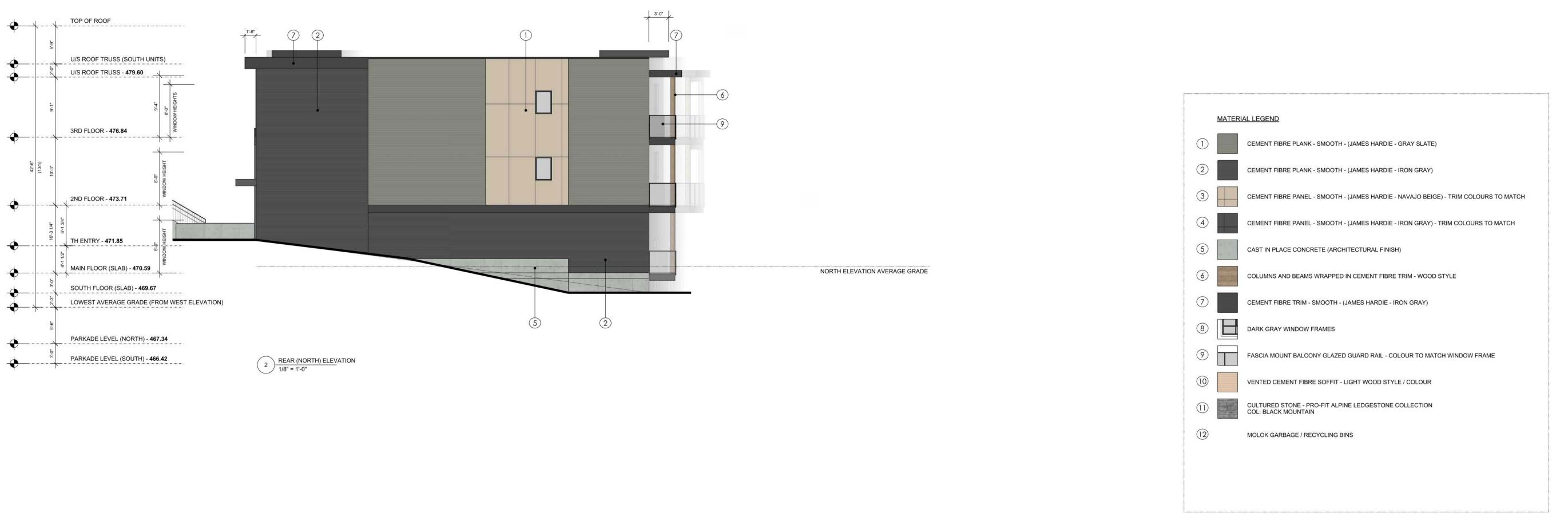
- THIS DRAWING MUST NOT BE SCALED.



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HATCH DENOTES CONCRETE RETAINING WALL IN FRONT



TOP OF ROOF

U/S ROOF TRUSS (SOUTH UNITS)

1 EAST (SIDE) ELEVATION
1/8" = 1'-0"

U/S ROOF TRUSS - 479.60

3RD FLOOR - 476.84

2ND FLOOR - 473.71

TH ENTRY - 471.85

MAIN FLOOR (SLAB) - 470.59

SOUTH FLOOR (SLAB) - 469.67

PARKADE LEVEL (NORTH) - 467.34

PARKADE LEVEL (SOUTH) - 466.42

LOWEST AVERAGE GRADE (FROM WEST ELEVATION)

2 2021.11.03 DP REVISION
2021.06.04 ISSUED FOR DEVELOPMENT PERMIT O. DATE DESCRIPTION

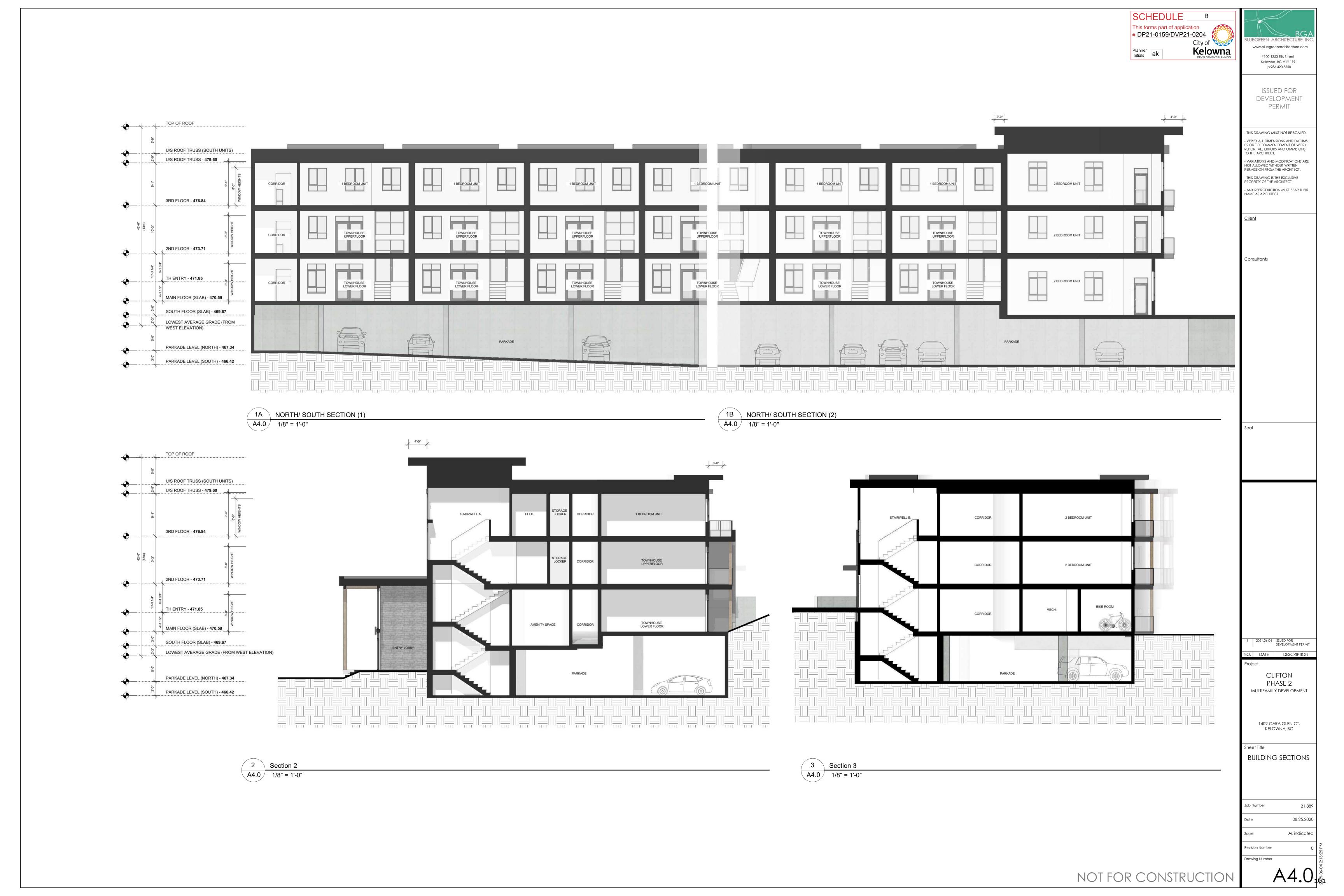
> CLIFTON PHASE 2 MULTIFAMILY DEVELOPMENT

1402 CARA GLEN CT. KELOWNA, BC

Sheet Title BUILDING ELEVATIONS

Job Number 08.25.2020

evision Number Drawing Number





Kelowna

#100-1353 Ellis Street Kelowna, BC. V1Y p: 236.420.3550

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2021.06.04 ISSUED FOR DP

CLIFTON PHASE 1 LOT 1

D. DATE RECORD OF ISSUES

MULTI FAMILY DEVELOPMENT

1402 Cara Glen Court, Kelowna BC

PHASE 1 PROJECT SHEET

21-889 2021.02.15 AS NOTED

1-A0.00

<u>CLIFTON ROAD LOT 1 DEVELOPMENT</u>

Kelowna, B.C.

PROJECT LEGAL DESCRIPTION

Legal Description: Subdivision Plan of Lots 1 & 2. Plan KAP86216 AND OF LOT B PLAN KAP91474, All of Section 31, Township 26, Osoyoos Division Yale District. Civic Address: 1402 Cara Glen Court, Kelowna BC

Drawing List

Architectural Drawing Index:

A0.00	PROJECT SHEET
A1.00	MASTER SITE PLAN & ZONING
A1.01	SITE SECTIONS
A1.02	STREET ELEVATIONS & MATERIALS
A2.00	BUILDING #2 PLANS
A2.01	BUILDING #2 ELEVATIONS
A2.02	BUILDING #3 PLANS
A2.03	BUILDING #3 ELEVATIONS
A2.04	BUILDING #4 PLANS
A2.05	BUILDING #4 ELEVATIONS
A2.06	BUILDING #5 PLANS
A2.07	BUILDING #5 ELEVATIONS
A2.08	BUILDING #6 PLANS
A2.09	BUILDING #6 ELEVATIONS

<u>Consultants</u>

Architect

BlueGreen Architecture Inc. #100 - 1353 Ellis Street, Kelowna BC V1Y 1Z9 236.420.3550 ext 200

Contact: Mark Aquilon maquilon@bluegreenarch.com

Civil Engineer

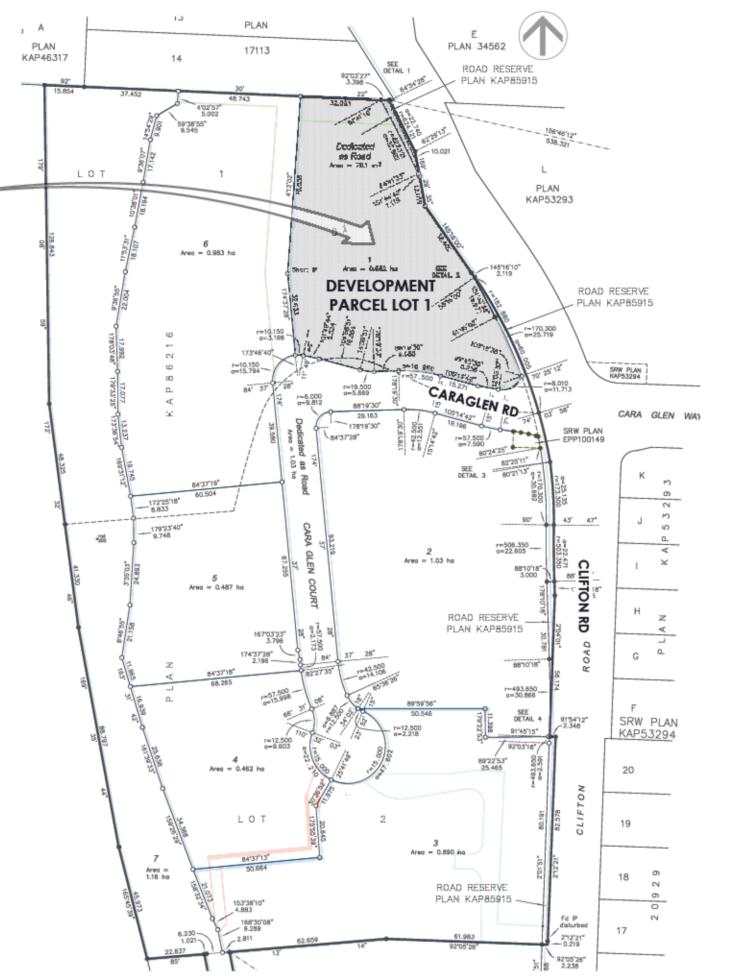
PROTECH CONSULTING #200 - 1461 ST. Paul Street Kelowna BC 778-436-2387

Contact: Brad Zawislak bzawislak@protech-consulting.com

LANDSCAPE

BENCH DESIGN #4 - 1562 WATER STREET Kelowna, BC, V1Y 1J7 250-808-5113

Contact: Xenia Semeniuk xenia@benchsitedesign.com





LOT 1 SITE LOCATION MAP Scale: 1:1500



PROJECT ELEVATION 3 Scale: NTS



SCHEDULE This forms part of application # DP21-0159/DVP-0204 City of Kelowna Initials ak

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mmediately to the architect.

HARDIE LAP SIDING 5"
SMOOTH FINISH
HARDIE DREAM COLLECTION
COL: MOUNTAIN ASH #0649

ACCENT 1:
WOODTONE RUSTIC SERIES
COL: CARIBOU TRAILS

EXTERIOR FINISH LEGEND

HARDIE PANEL SMOOTH FINISH HARDIE DREAM COLLECTION COL: NANTUCKET #0604 TRIM/REVEAL - LIGHT GREY

HARDIE PANEL SMOOTH FINISH HARDIE DREAM COLLECTION COL: MOUNTAIN ASH #0649 TRIM/REVEAL - MATCH COLOUR

ACCENT 2: HARDIE LAP SIDING 5" SMOOTH FINISH HARDIE DREAM COLLECTION COL: VOLCANO GRAY #0700

CULTURED STONE
PRO-FIT ALPINE LEDGESTONE
COLLECTION
COL: BLACK MOUNTAIN

ALUMINUM RAILING HORIZONTAL RAILING W/ GLASS COL. MATT BLACK

FASCIA BOARD AND SOFFIT HARDIE DREAM COLLECTION COL: VOLCANO GRAY #0700 VINYL RESIDENTIAL WINDOWS

COL: BLACK WINDOW TRIM: HARDIE TRIM TO MATCH MOUNTAIN ASH

WOOD ACCENT COLUMN W/ CONCRETE BASE STAIN GRADE WOOD COL: MATCH CARIBOU TRAILS

DECORATIVE SUN CANOPY ACCENT TRELLIS STAIN GRADE WOOD COL: MATCH CARIBOU TRAILS

GARAGE DOOR (VARIOUS SIZES)
COL: MATT BLACK

METAL STANDING SEEM
AT SHED ROOF
COL: SILVER 14 FLAT ROOF AT ENTRY

A ELEVATION - MATERIALS
SCALE: 1/8" = 1'-0"



2 LANE ELEVATIONS BLD 5/6 SCALE: 3/32" = 1'-0"



3 CLIFTON ELEVATIONS BLD 5/6 SCALE: 3/32" = 1'-0"



BACK LANE ELEVATIONS BLD 2/3/4
SCALE: 3/32" = 1'-0"

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2021.06.04 ISSUED FOR DP

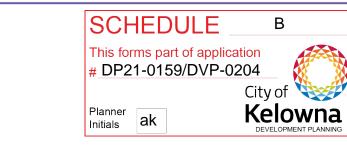
. DATE RECORD OF ISSUES CLIFTON PHASE 1 LOT 1

MULTI FAMILY DEVELOPMENT

1402 Cara Glen Court, Kelowna BC ELEVATIONS LOT 1

Job Number 21-889 2021.02.15 3/32" = 1'-0" evision Number

1-A1.02





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NO. DATE RECORD OF REVISIONS

2021.06.04 ISSUED FOR DP D. DATE RECORD OF ISSUES

CLIFTON PHASE 1 LOT 1

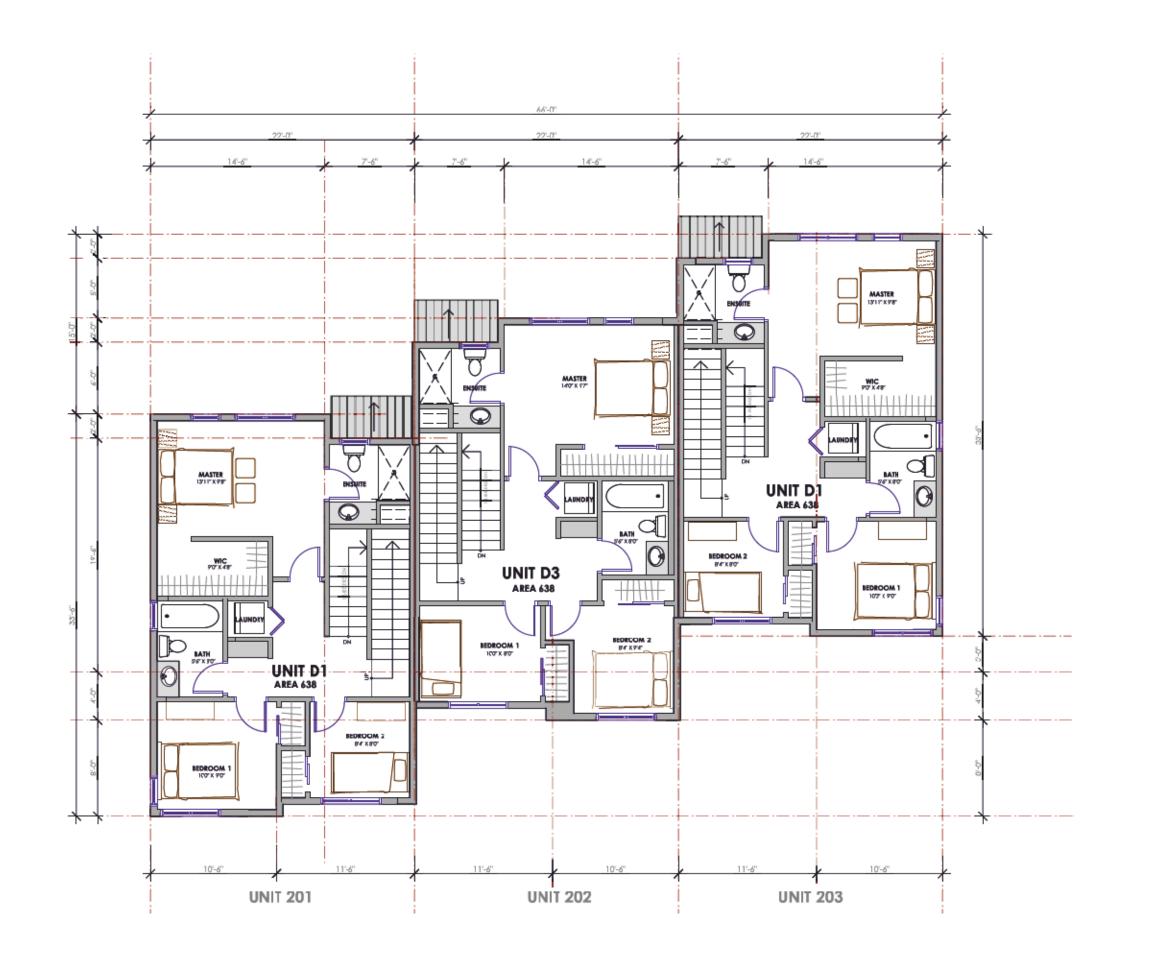
MULTI FAMILY DEVELOPMENT

1402 Cara Glen Court, Kelowna BC **BUILDING 2**

21-889 2021.02.15 1/8" = 1'-0"

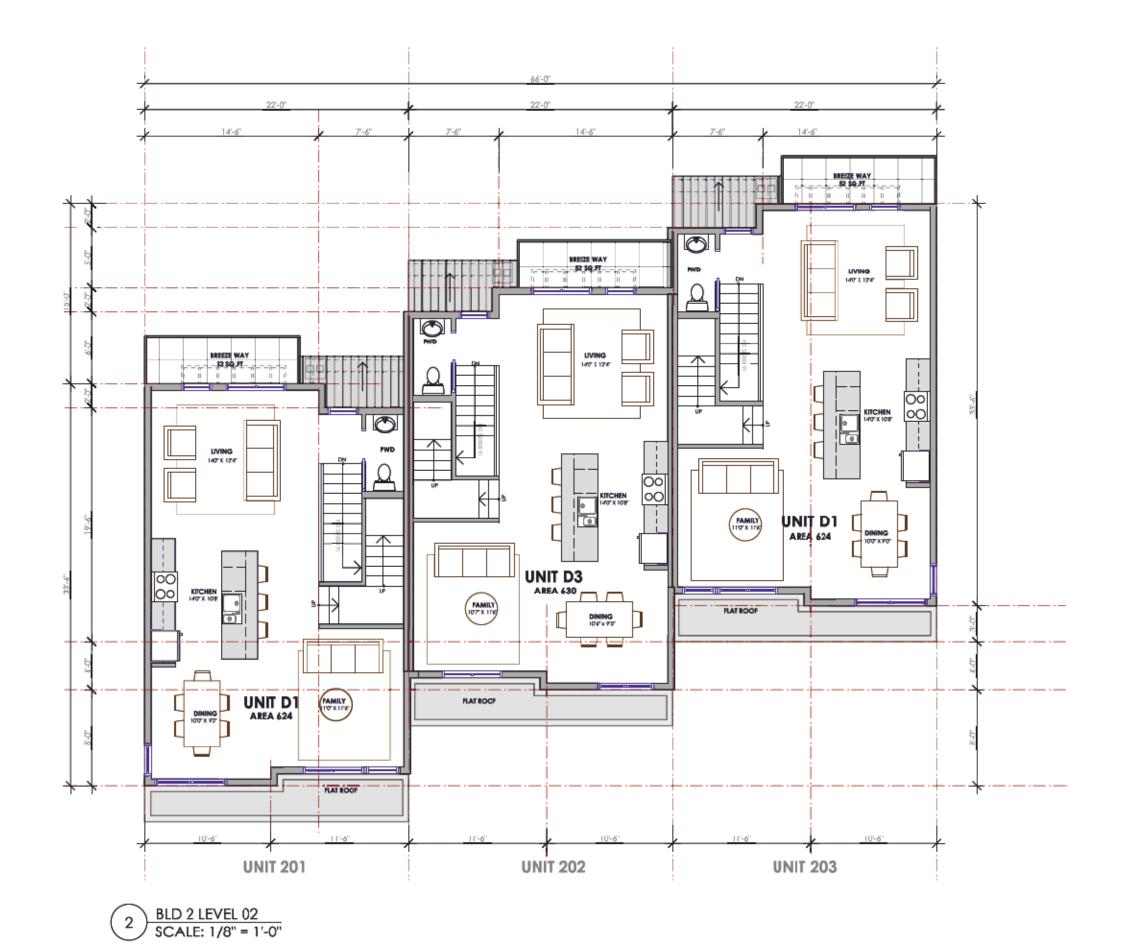
1-A2.QQ

evision Number



UNIT 203

UNIT 203 Garage elev. 469.042



i :----i

UNIT D3

UNIT 202

UNIT 202
Garage elev. 468.639

Small Stall 2.3m x 4.8m

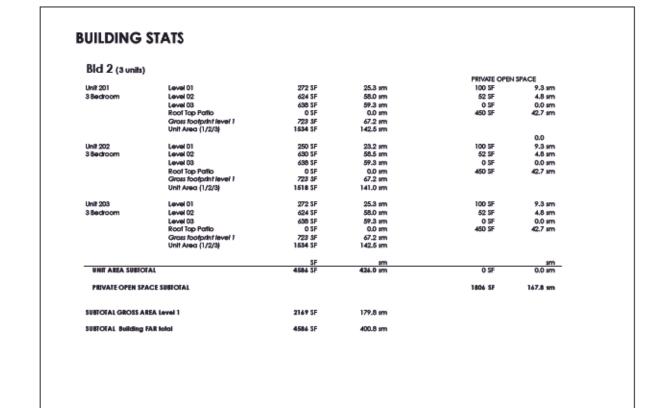
AREA 272

UNIT 201

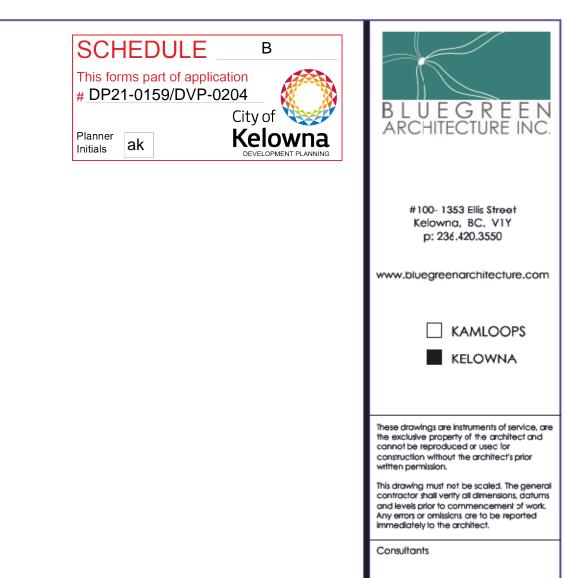
Garage elev. 468.113

3 BLD 2 LEVEL 03 SCALE: 1/8" = 1'-0"









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UNIT D1

AREA 272

UNIT 304

UNIT 304

UNIT 304
Garage elev. 471.300

MECHANICAL ROOM

UNIT A2

UNIT 302
Garage elev. 470.700

DINING 12'0" X FO"

UNIT A2 AREA 476

UNIT 302

AREA 272

UNIT 301

UNIT 301

2 BLD 3 LEVEL 02 SCALE: 1/8" = 1'-0"

/UNIT\A2

LIVING 120" X 127"

DINING 120"X80"

NO. DATE RECORD OF REVISIONS 2021.06.04 ISSUED FOR DP D. DATE RECORD OF ISSUES CLIFTON PHASE 1 LOT 1 **MULTI FAMILY DEVELOPMENT** 1402 Cara Glen Court, Kelowna BC 0.0 9.3 sm 4.3 sm 0.0 sm 42.7 sm 19.0 sm 44.2 sm 46.8 sm 0.0 sm 52.2 sm 110.0 sm BUILDING 3 FLOOR PLANS & STATS 9.3 sm 4.3 sm 0.0 sm 42.7 sm 21-889 2021.02.15 176 SF 1/8" = 1'-0" Revision Number 1-A2.02 BUILDING 3 LOT

SUBTOTAL Building FAR total





BUILDING 4 LOT 1

1-A2.Q4

CLIFTON

BUILDING 4

21-889

2021.02.15

1/8" = 1'-0"

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1-A2.Q5

21-889

2021.02.15

1/8" = 1'-0"



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3

2

NO. DATE RECORD OF REVISIONS

3

2

NO. DATE RECORD OF ISSUES

2021.06.04 ISSUED FOR DP

CLIFTON PHASE 1 LOT 1

MULTI FAMILY DEVELOPMENT

Sheet Title

BUILDING 5
FLOOR PLANS & STATS

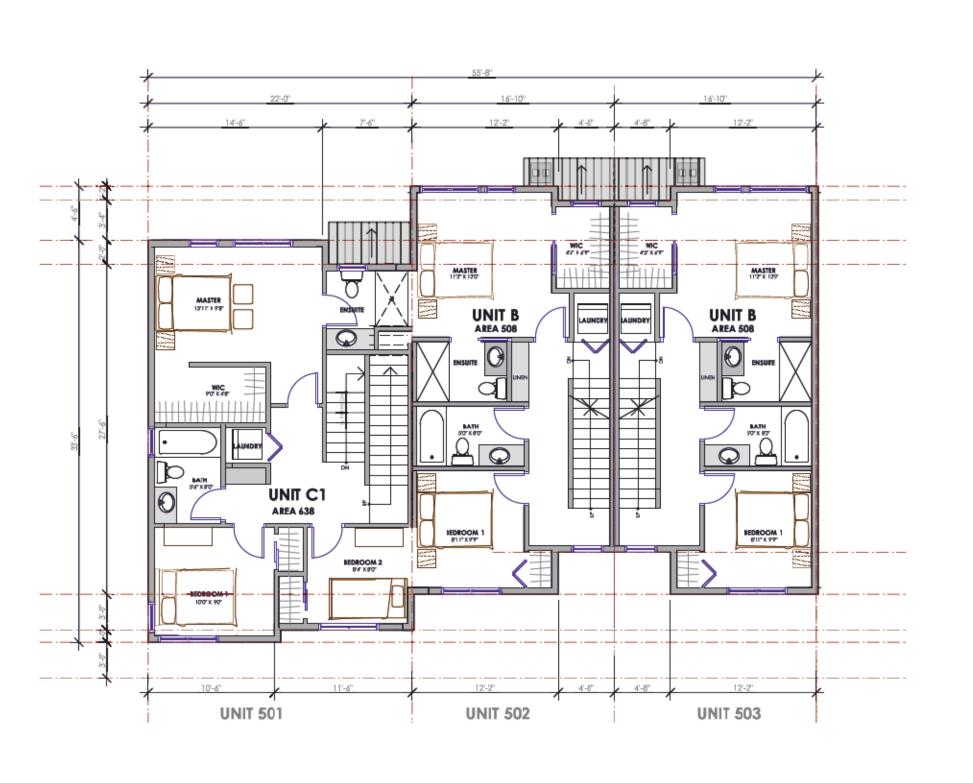
Job Number 21-889

Dare 2021.02.15

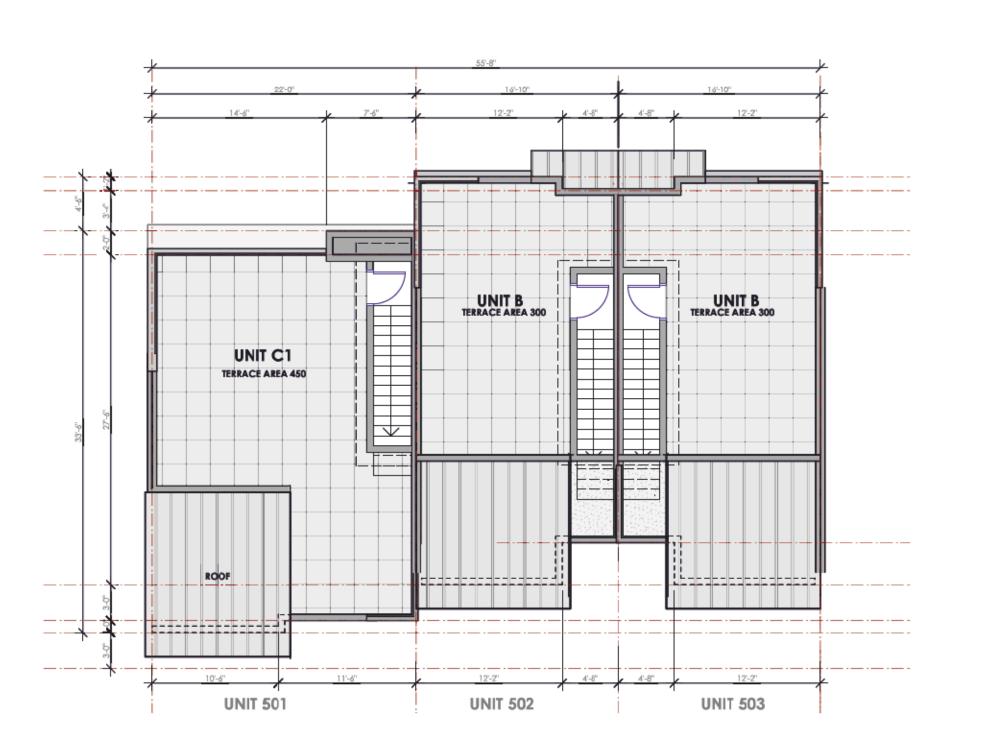
Scale: 1/8" = 1'-0"

Revision Number 0

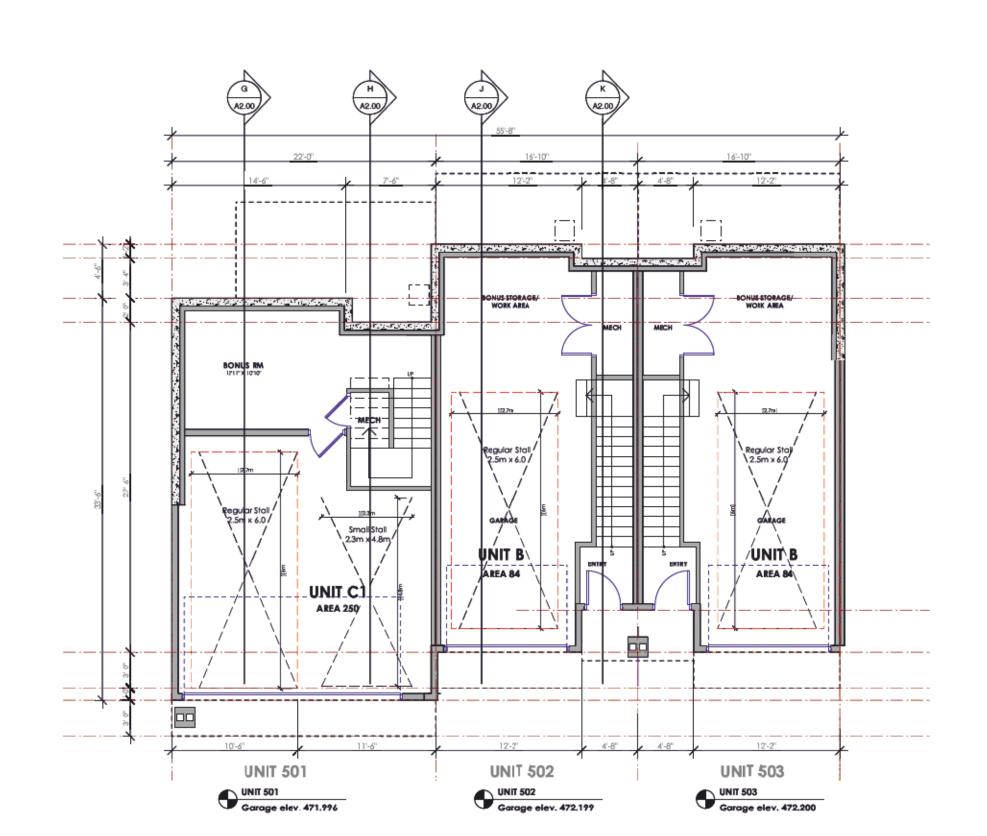
1-A2.06

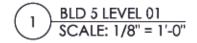


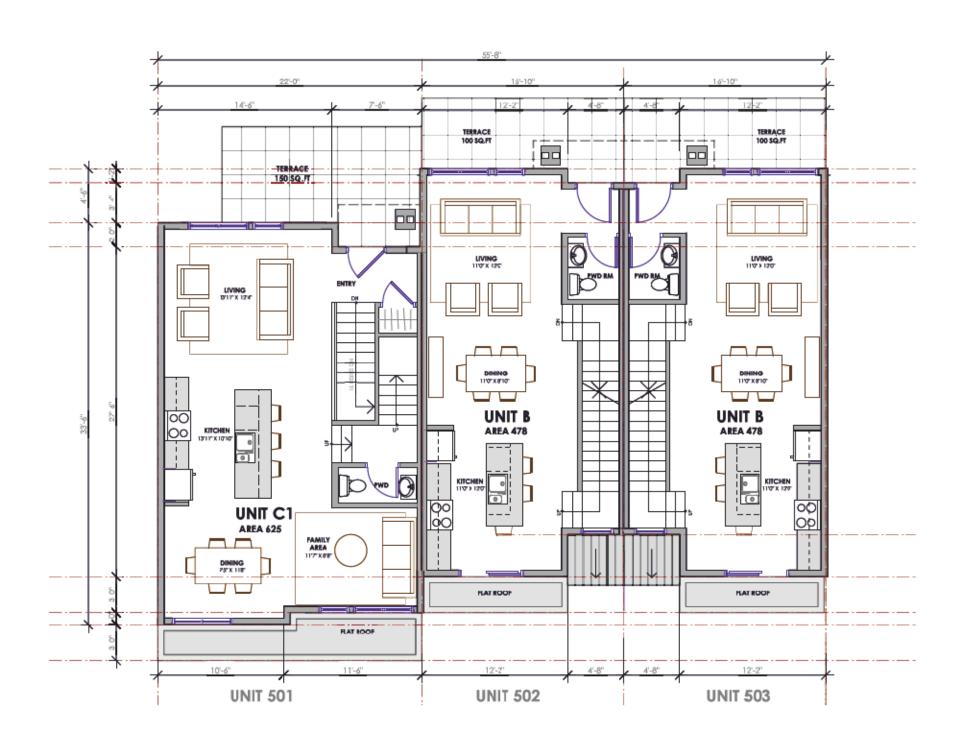
3 BLD 5 LEVEL 03 SCALE: 1/8" = 1'-0"



4 BLD 5 ROOF SCALE: 1/8" = 1'-0"







2 BLD 5 LEVEL 02 SCALE: 1/8" = 1'-0"

BUILDING STATS



ARCHITECTURE INC

#100- 1353 Ellis Street

Kelowna, BC. V1Y p: 236.420.3550 www.bluegreenarchitecture.com

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202 .06.04 ISSUED FOR DP

DATE RECORD OF ISSUES

CLIFTON PHASE 1 LOT 1

MULTI FAMILY DEVELOPMENT

1402 Cara Glen Court, Kelowna BC

BUILDING 5 **ELEVATIONS & SECTIONS**

Job Number 21-889 2021.02.15 1/8" = 1'-0" Revision Number

BUILDING 5 LOT 1

1-A2.0<u>7</u>





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NO. DATE RECORD OF REVISIONS

2021.06.04 ISSUED FOR DP). DATE RECORD OF ISSUES

> CLIFTON PHASE 1 LOT 1

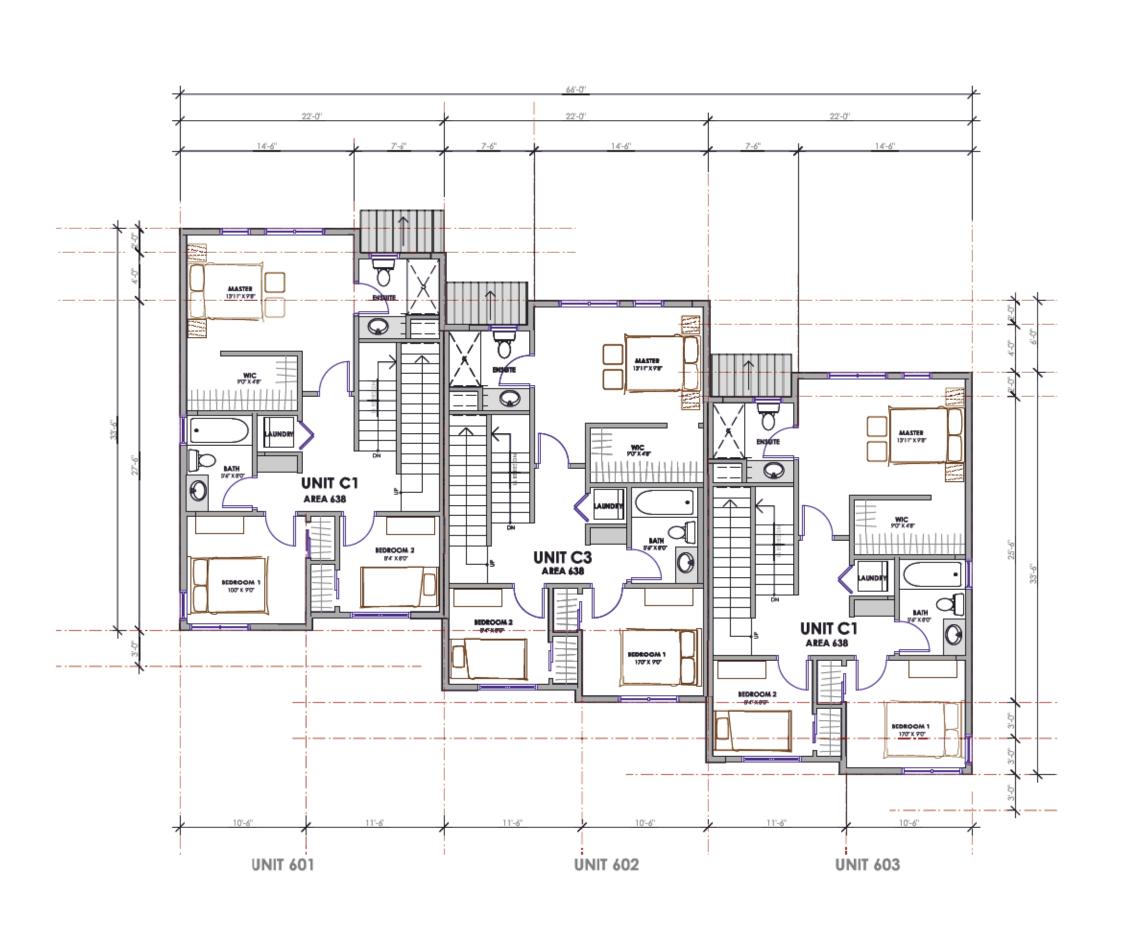
MULTI FAMILY DEVELOPMENT

1402 Cara Glen Court, Kelowna BC BUILDING 6 FLOOR PLANS & STATS

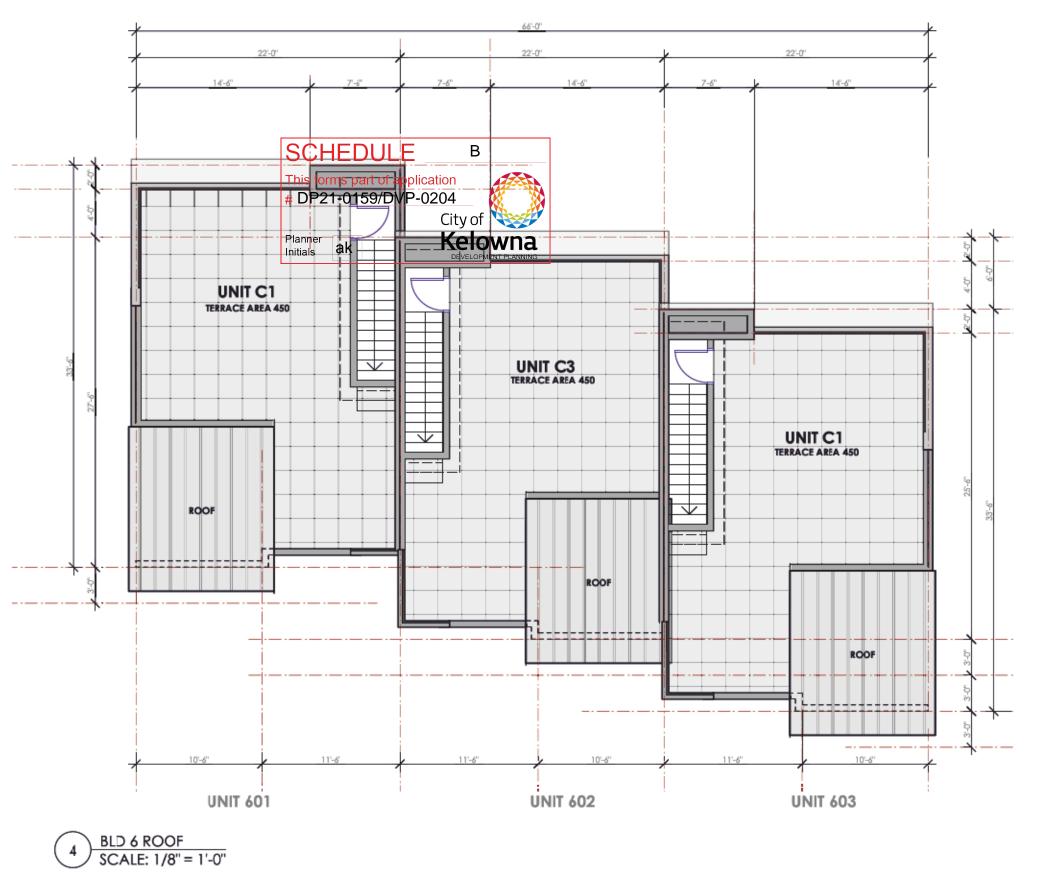
21-889 2021.02.15 1/8" = 1'-0" evision Number

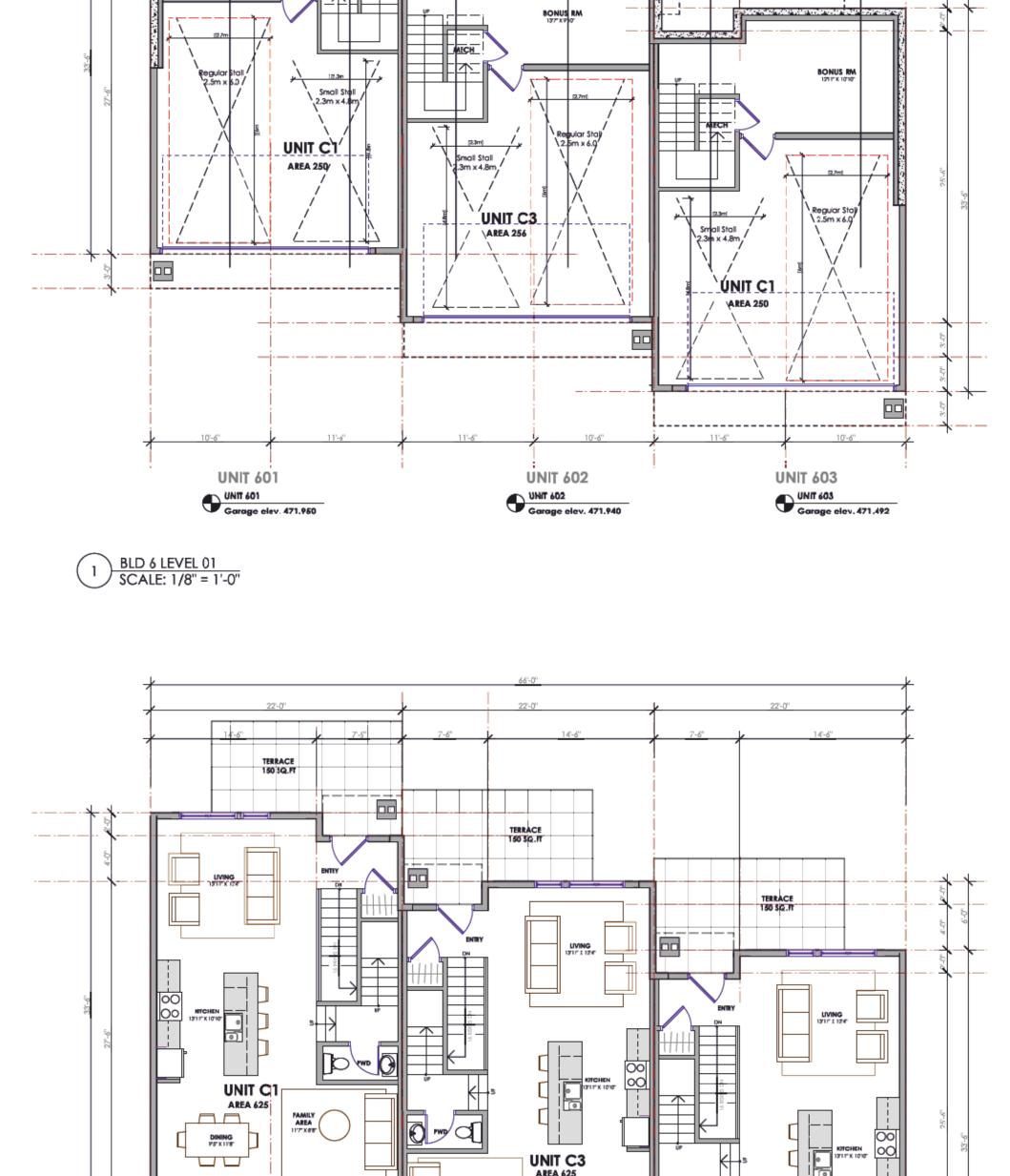
1-A2.08

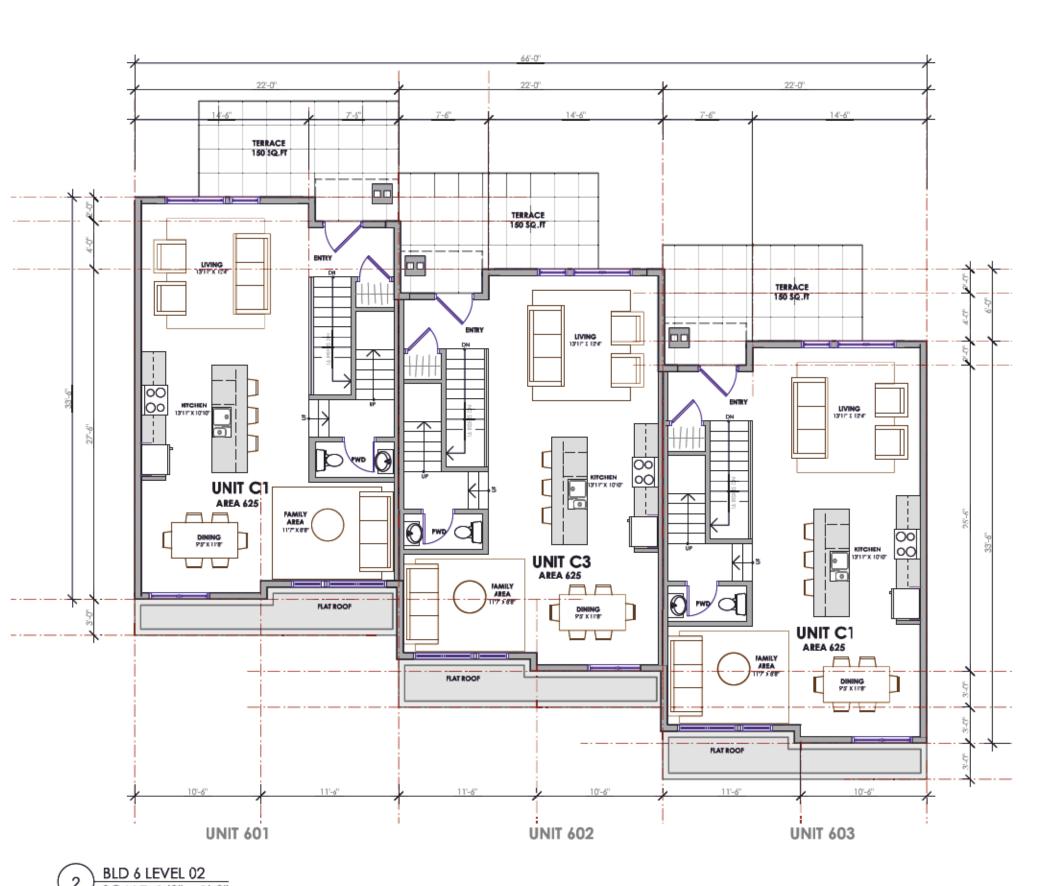
BUILDING 6 LOT 1



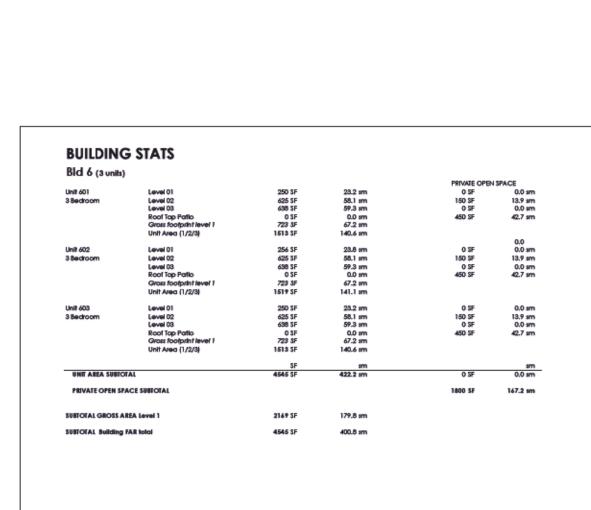
3 BLD 6 LEVEL 03 SCALE: 1/8" = 1'-0"







2 BLD 6 LEVEL 02 SCALE: 1/8" = 1'-0"







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D. DATE RECORD OF ISSUES

202 .06.04 ISSUED FOR DP

CLIFTON PHASE 1 LOT 1

MULTI FAMILY DEVELOPMENT

1402 Cara Glen Court, Kelowna BC

BUILDING 6 **ELEVATIONS & SECTIONS**

Job Number 21-889 2021.02.15 1/8" = 1'-0"

Revision Number

MAX. HEIGHT T.O. TERRACE 109.28M (30'-5 1/4') H T.O. FIN. FLOOR 106.05M (19-10 3/8') **** 1/0 RN. FLOOR 102.924M (9-7 1/8)

EXTERIOR HINISH LEGEND

HARDIE PANEL SMOOTH RINS HARDIE DREAM COLLECTION COL: NANTUCKET #06/04 TRIM/REVEAL - LIGHT GREY

HARDIELAP SIDING 5" SMCOTH RINSH HARDIE DREAM COLLECTION COL: MOUNTAIN ASH #0649

HARDIE PANEL SMOOTH FINISH HARDIE DREAM COLLECTION COL: MOUNTAIN ASH ±0649 TRIM/REYEAL - MATCH COLOUR

CULTUREE STONE
PRO-FIT ALPINE LEDGESTONE
COLLECTION
COL: BLACK MOUNTAIN

ACCENT 2: HARDIELAP SIDING 5"

3 ACCENT 1: WOODTONE RUSTIC SERIES COL: CARIBOU TRAILS

FASCIA BOARD AND SOFFIT HARDIE DREAM COLLECTION COL: VOLCANO GRAY #0700

9 VINYL RESIDENTIAL WINDOWS
COL: BLACK
WINDOW TRIM; HARDIE TRIM
TO MATCH MOUNTAIN ASH

10 WOOD ACCENT COLUMN W/ CONCRETE BASE STAIN GRADE WOOD COL: MATCH CARBOU TRAILS

12 GARAGE DOOR (VAR

14 FLAT ROOF AT ENTRY

DECORATIVE SUN CANOPY ACCENT TRELIS STAIN GRAD! WOOD COL: MATCH CARBOU TRAILS

BLD 6 LANE ELEVATION
SCALE: 1/8" = 1'-0"

MAX. HEIGHT
13M (K2-7 3/4)

---8

3

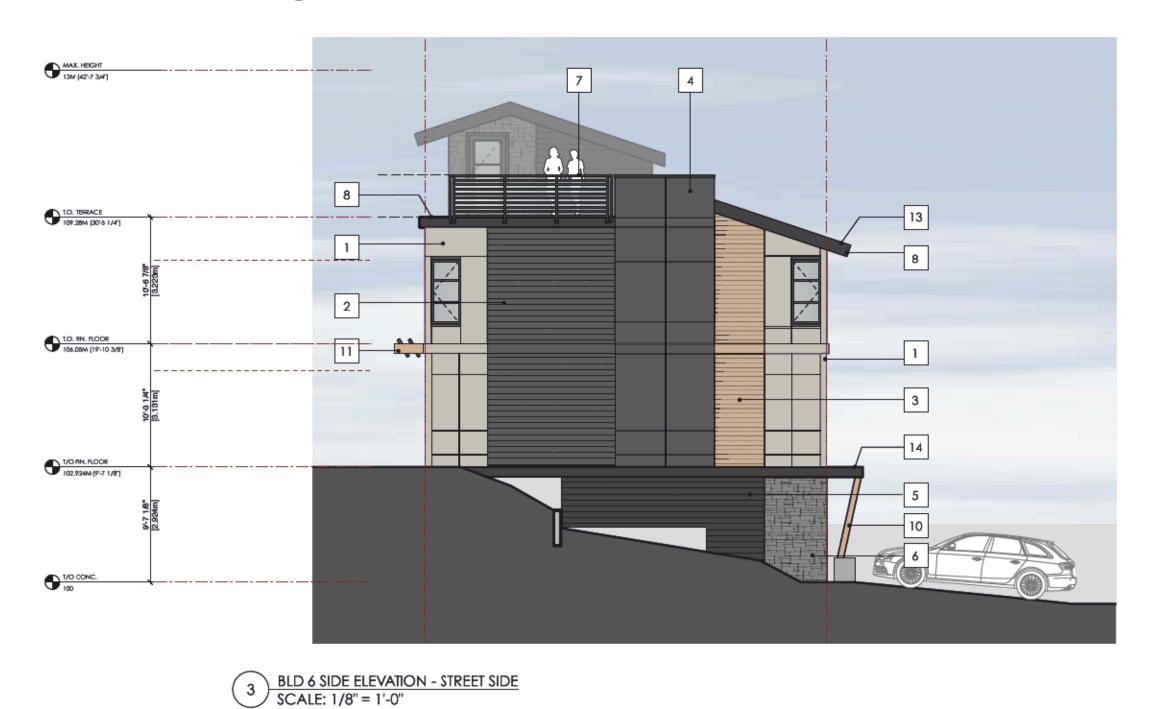
5

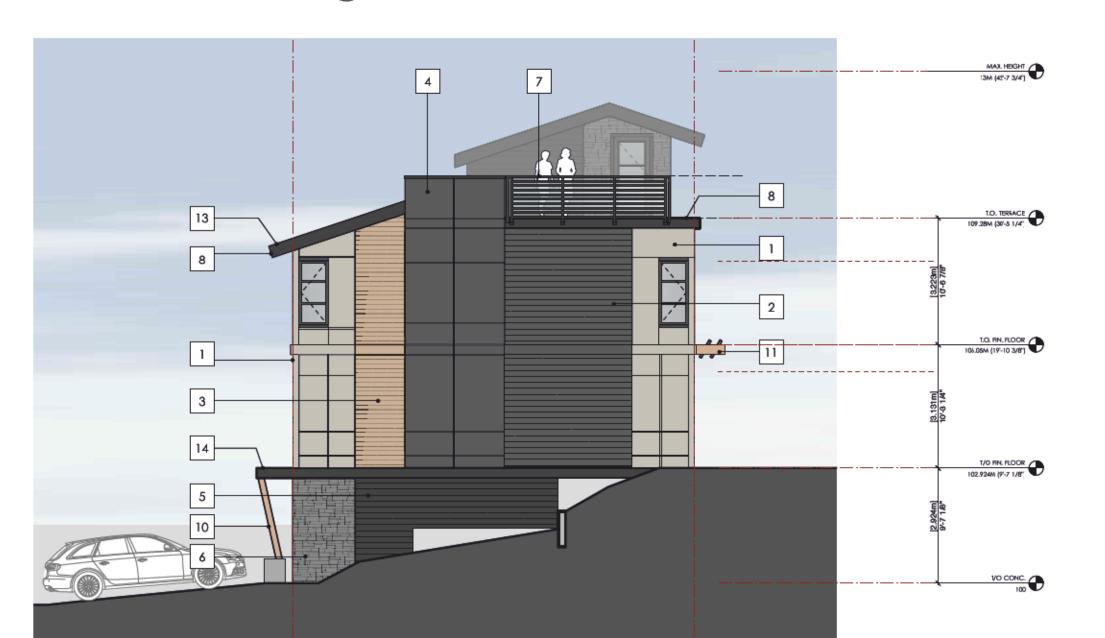
1.0. TERRACE 109.28M (30'-51/4')

1.0. FIN. FLOOR 106.05M (19-10 3/8')

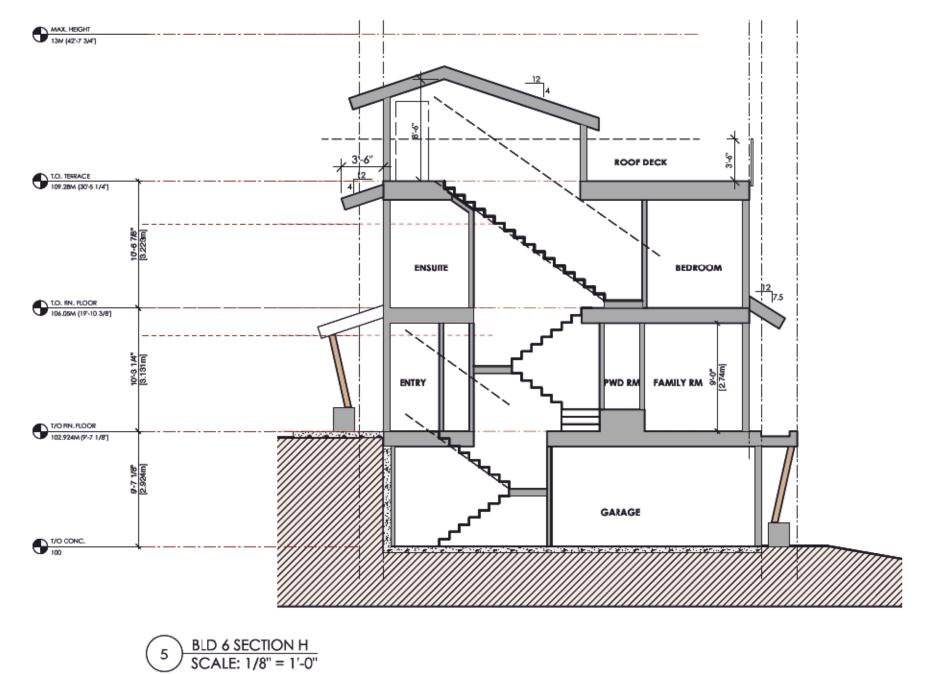
1/O RN. FLOOR 102,924M (9'-7 1/8')

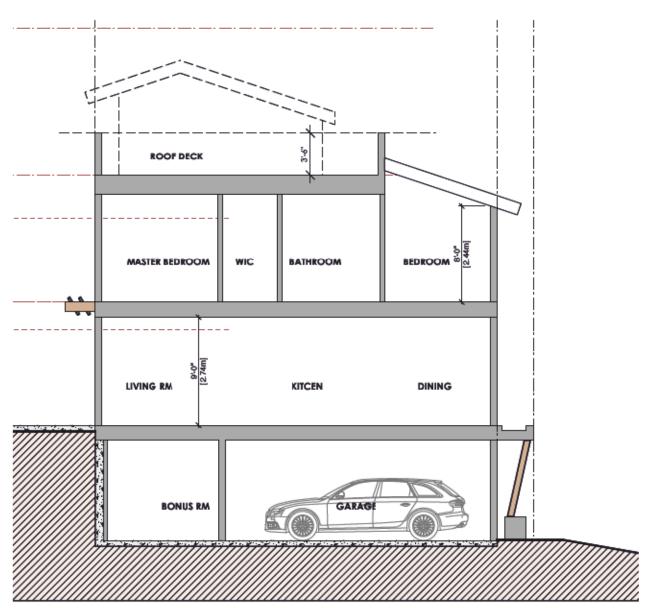
2 BLD 6 LANE REAR ELEVATION SCALE: 1/8" = 1'-0"





BLD 6 SIDE ELEVATION - NON STREET SIDE SCALE: 1/8" = 1'-0"





6 BLD 6 SECTION G SCALE: 1/8" = 1'-0"

-:-:-:

UNIT 603 Garage elev. 471.492

LANDSCAPE DRAWING LIST:

- L-0 COVER PAGE
- L-1 LANDSCAPE PLAN
- L-2 PLAYGROUND ENLARGEMENT
- L-3 HYDROZONE PLAN

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A., AS WELL AS THE CITY OF KELOWNA'S LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING
- UPON AVAILABILITY AT THE TIME OF CONSTRUCTION. D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE
- PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION. ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF
- COMPOSTED MULCH OR APPROVED EQUAL. DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 100mm (4") CRUSHED ROCK. COMMERCIAL GRADE
- LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN, OF 150mm (6") IMPORTED GROWING
- H NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM.
- HYDRAULIC SEEDING (RESTORATION AREA): HYDRAULIC SEEDING IN RESTORATION AREA SHALL BE GRADE 'A' PREMIUM SEED AND AT THE FOLLOWING SPECIFICATION. SEED SHALL BE INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT FOR

CONTINUOUS IRRIGATION. SEED MIX	K: PICKSEED INTERIOR NATIVE DRY	LAND	
BOTANICAL NAME	COMMON NAME	SEED WEIGHT (%)	SEED COUNT(%
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	50%	30%
FESTUCA OVINA	SHEEP FESCUE	20%	51.5
LOLIUM PERENNE VAR. FIESTA 4	FIESTA 4 PERENNIAL RYEGRASS	10%	9.5%
PSEUDOROEGNERIA SPICATA	BLUEBUNCH WHEATGRASS	20%	9%
RDOADCAST DATE:	35 KG/HA		

- 30 KG/HA OF COVER/NURSE CROP: LOLIUM MULTIFLORUM (ANNUAL RYEGRASS) J A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND
- SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- AN ESTABLISHEMENT IRRIGATION SYSTEM WILL BE REQUIRED IF NATIVE PLANTING AND/OR HYDRAULIC SEEDING INSTALLATION IS NOT COMPLETED WITHIN THE SPECIFIED WEATHER WINDOWS. THE SYSTEM SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

ADDRESS SIGN CHARACTER IMAGE:







ARCHITECTURAL CONCRETE

ORNAMENTAL PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
Acer rubrum 'JFS-KW78'	Armstrong Gold maple tree	6cm Cal.	B&B
Acer rubrum 'Karpick'	Karpick maple	6cm Cal.	B&B
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance serviceberry	1.5m Ht. Standard	B&B
Gleditsia triacanthos f. inermis 'Skycole'	Skycole honeylocust	6cm Cal.	B&B
Maackia amurensis	Amur maackia	6cm Cal.	B&B
Platnus x acerfolia	London planetree	6cm Cal.	B&B
Quercus robur 'Fastigiata'	Skyrocket English oak	6cm Cal.	B&B
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese tree lilac	6cm Cal.	B&B

Common Name	Size	Root
Green Velvet boxwood	#02 Cont./1.2m O.C.	Potted
Snowbrush	#02 Cont./2.5m O.C.	Potted
Bloodtwig dogwood	#02 Cont./2.0m O.C.	Potted
Compact burning bush	#02 Cont./2.5m O.C.	Potted
Oregon grape	#02 Cont./1.5m O.C.	Potted
White snowberry	#02 Cont./1.5m O.C.	Potted
Tor Birchleaf spirea	#01 Cont./0.9m O.C.	Potted
	Snowbrush Bloodtwig dogwood Compact burning bush Oregon grape White snowberry	Green Velvet boxwood #02 Cont./1.2m O.C. Snowbrush #02 Cont./2.5m O.C. Bloodtwig dogwood #02 Cont./2.0m O.C. Compact burning bush #02 Cont./2.5m O.C. Oregon grape #02 Cont./1.5m O.C. White snowberry #02 Cont./1.5m O.C.

Botanical Name	Common Name	Size	Root
Achillea millefolium 'Terracotta'	Terracotta yarrow	#01 Cont./0.75m O.C.	Potted
Anemone x hybrida 'Honorine Jobert'	Japanese anemone	#01 Cont./0.6m O.C.	Potted
Nepeta racemosa 'Walker's Low'	Walker's Low catmint	#01 Cont./0.75m O.C.	Potted
Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.75m O.C.	Potted

GRASSES			
Botanical Name	Common Name	Size	Root
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#01 Cont./0.75m O.C.	Potted
Deschampsia cespitosa	Tufted hair grass	#01 Cont./0.9m O.C.	Potted
Miscanthus sinensis 'Graziella'	Maiden grass	#01 Cont./0.9m O.C.	Potted
Schizachyrium scoparium	Little bluestem	#01 Cont./0.6m O.C.	Potted

RESTORATION PLANT LIST:

Botanical Name	Common Name	Size	Root
Amelanchier alnifolia	Serviceberry	1.2m Ht. Multi-Stem	Potted
SHRUBS			
Botanical Name	Common Name	Size	Root
Amelanchier alnifolia	Serviceberry	#01 Cont./ 1.0m O.C.	Potted
Artemisia tridenta	Big sagebrush	#01 Cont./ 1.0m O.C.	Potted
Philadelphus lewisii	Mockorange	#01 Cont./ 1.0m O.C.	Potted
Symphoricarpos albus	Snowberry	#01 Cont./ 1.0m O.C.	Pottec
PERENNIALS			
Botanical Name	Common Name	Size	Root
Achillea millefolium	Yarrow	24 Tray	Plugs
Eriogonum niveum	Snow buckwheat	24 Tray	Plugs
Gallardia aristata	Blanketflower	24 Tray	Plugs
Plantago patagonica	Indian-wheat	24 Tray	Plugs
GRASSES			
Botanical Name	Common Name	Size	Root
Festuca idahoensis	Idaho fescue	24 Tray	Plugs
Festuca scabrella	Rough fescue	24 Tray	Plugs
Koeleria macrantha	Junegrass	24 Tray	Plugs
Poa secunda	Sandberg's bluegrass	24 Tray	Plugs
Pseudoeregneria spicata	Bluebunch wheatgrass	24 Tray	Plugs





Kelowna

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REVISIONS / ISSUED:

6	OCT	RE-ISSUED FOR DP	
	08/21		
5	SEPT	ISSUED FOR COORDINATION	
	30/21		
1	SEPT	RE-ISSUED FOR DP	
	23/21	TRE-1000ED FOR DE	
3	JUNE	ISSUED FOR DP	
	18/21	1000EB TOICE	
2	JUNE	RE-ISSUED FOR REVIEW	
	17/21	RE-1000EB FOR REVIEW	
1	APR	ISSUED FOR COORDINATION	
	29/21	- ISSUED I SIX GOOKBIIVATION	
NO.	DATE	DESCRIPTION	



KERKHOFF KELOWNA, B.C.

PROJECT: CLIFTON ROAD LOT 1 KELOWNA, B.C.

SHEET TITLE **COVER PAGE**

L.S. DRAWN BY L.S. CHECKED BY X.S. 21-002

L-0







ATTACHMENT В This forms part of application # DP21-0159/DP21-0204

City of

ATTACHMENT "A": 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?	\checkmark		
Are materials in keeping with the character of the region?	\checkmark		
Are colours used common in the region's natural landscape?	√		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	√		
Does interim development consider neighbouring properties designated for more intensive development?	√		
Are façade treatments facing residential areas attractive and context sensitive?	\checkmark		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			\checkmark
Is the design unique without visually dominating neighbouring buildings?	\checkmark		
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?	$\overline{\checkmark}$		
Are façades articulated with indentations and projections?	√		

This forms part of application

COMPREHENSIVE DEVELOPMENT PERMIT AREA	# DP21				
Are top, middle and bottom building elements distinguished?	Planner	AK	√	(ity of Yelov
Do proposed buildings have an identifiable base, middle and top?	Initials	ΛN	-	<u>-</u>	DEVELOPMENT
Are building facades designed with a balance of vertical and horizontal					
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?			Y		
Exterior Elevations and Materials					1
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?		\checkmark			
Are entrances visually prominent, accessible and recognizable?			\checkmark		
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?					
Amenities, Ancillary Services and Utilities					
Are loading, garage, storage, utility and other ancillary services located from public view?	away		\checkmark		
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	CJIGIT.				
Does landscaping:			-	-	-
 Compliment and soften the building's architectural features and mitigate undesirable elements? 					
 Maintain the dominant pattern of landscaping along the street and 					
 surrounding properties? Enhance the pedestrian environment and the sense of personal 	safety?		\checkmark		
Screen parking areas, mechanical functions, and garbage and re	ecycling		√		
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?	e		√		

	ATTACHMENT B				
		This forms part of application # DP21-0/159/DP21-0204			
COMPREHENSIVE DEVELOPMENT PERMIT AREA	" <u>DI ZI O</u>	YES	NO C	N/A	
Do parking lots have one shade tree per four parking stalls?	Planner Initials Al	(K	elowr	ia
Signs	Titlato		D	EVELOPMENT PLA	NNING
Do signs contribute to the overall quality and character of the development?		\checkmark			
Is signage design consistent with the appearance and scale of the building?		\checkmark			
Are signs located and scaled to be easily read by pedestrians?		√			
For culturally significant buildings, is the signage inspired by historica	ıl influences?			√	



DP21-0159/DVP21-0204 1402 Cara Glen Court

Development Permit & Development Variance Permit



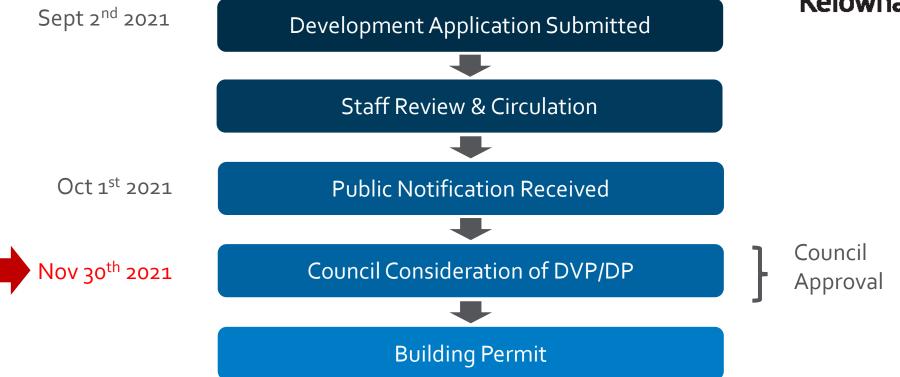


Proposal

➤ To consider the form and character of a 44-unit multi-family development and to consider varying the front yard set-back and maximum allowable building frontage on the subject property.

Development Process





Context Map



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Subject Site



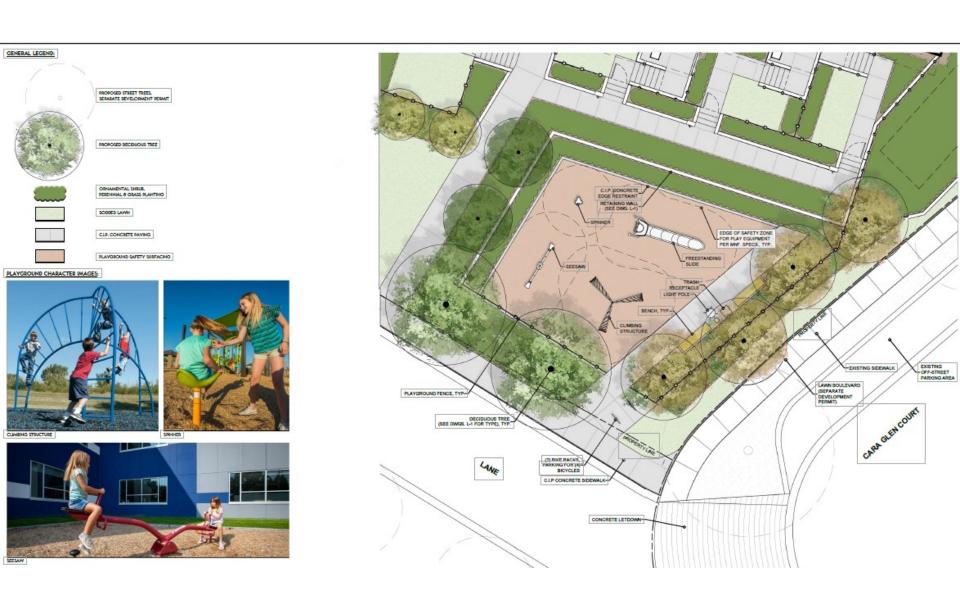
Site Plan



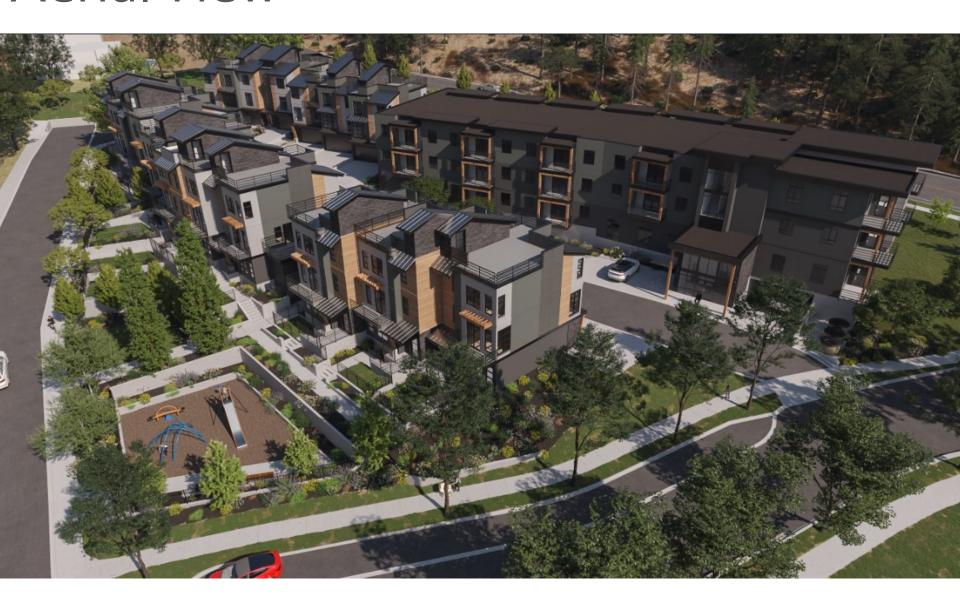
Landscape Plan



Landscape Plan Cont.



Aerial View



Playground View



Apartment Building (North View from Clifton Road)



Apartment Building (South View from Clifton Road)

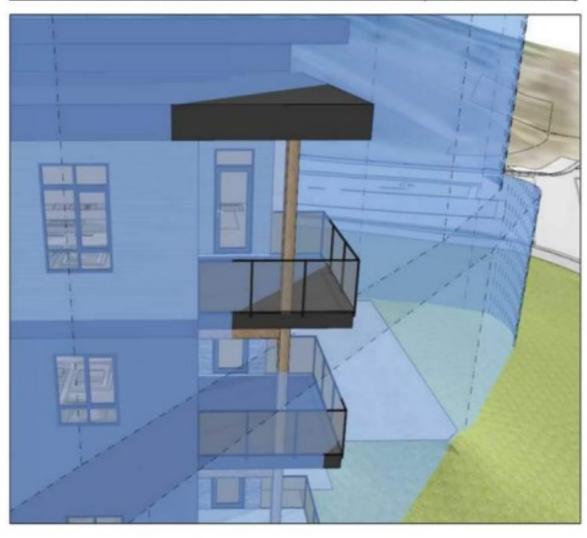


Building Width Variance



Front Yard Variance

IMAGE SHOWING EXTENT OF PROJECTION INTO FRONT SETBACK (VARIANCE REQUESTED)





Staff Recommendation

- ➤ Staff support the proposal:
 - ► The proposed buildings substantially conform to the City's Urban Design Development Permit Area Guidelines.
 - ► The proposed front yard variance would allow for a higher quality design and a functional outdoor space.
 - ► The proposed building width variance maintains an appropriate size and scale.



Conclusion of Staff Remarks