

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, August 9, 2022  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**  
The Oath of Office will be read by Councillor Singh.
3. **Confirmation of Minutes** 1 - 13  
Public Hearing - July 26, 2022  
Regular Meeting - July 26, 2022
4. **Liquor License Application Reports**  
**Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the liquor license application to come forward.**
  - 4.1. **START TIME 6:00 PM - Clement Ave 740 - LL22-0006 - Cap J Lodges Ltd., Inc.No. BC 1099980** 14 - 39  
To seek Council's support for a lounge endorsement to the LCRB manufacturing license.
  - 4.2. **START TIME 6:00 PM - Vaughan Ave 109-889 - LL22-0010 -1568447 Alberta Ltd., Inc.No. A0093042** 40 - 67  
To seek Council's support for a new lounge endorsement for a manufacturer with an occupancy of 30 persons.
5. **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.**



- |      |  |           |
|------|--|-----------|
| 5.1. | <b>START TIME 6:00 PM - Wardlaw Ave 640 - BL12345 (Z21-0077) - Innascore Developments Inc., Inc. No. BC1161787</b>   | 68 - 68   |
|      | To adopt Bylaw No. 12345 in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.                                      |           |
| 5.2. | <b>START TIME 6:00 PM - Wardlaw Ave 640 - DP21-0190 DVP21-0191 - Innascore Development INC., INC.NO. BC1161787</b>   | 69 - 110  |
|      | To issue a Development Permit and Development Variance Permit for the form and character of a Multiple Dwelling Housing with variances to the side yard setback and rear yard parking setback. |           |
| 5.3. | <b>START TIME 6:30 PM - McClure Rd 634 - BL12370 (Z22-0008) - McClure Road Development Ltd., Inc.No. BC1284976</b>   | 111 - 111 |
|      | To adopt Bylaw No. 12370 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.   |           |
| 5.4. | <b>START TIME 6:30 PM - McClure Rd 634 - DVP22-0026 - McClure Road Development Ltd., Inc.No. BC1284976</b>   | 112 - 135 |
|      | To issue a Development Variance Permit to vary the required lot width from 18.0m required to 17.67m proposed to facilitate a two-lot subdivision.  |           |
| 5.5. | <b>START TIME 6:30 PM - Findlay Rd 1300 - DP22-0091 DVP22-0092 - R 547 Enterprises Ltd., Inc.No. BCo822036</b>   | 136 - 193 |
|      | To issue a Development Permit for the form and character of a new industrial building and to issue a Development Variance Permit to vary the front yard landscape buffer size.                 |           |
| 5.6. | <b>START TIME 6:30 PM - Cameron Ave 1201 - DVP22-0126 - Various Owners</b>   | 194 - 209 |
|      | To issue a Development Variance Permit to vary maximum fence height regulation in the front yard from 1.2m to 1.83m to facilitate addition to existing fence.                                  |           |

**6. Reminders**

**7. Termination**



## City of Kelowna

### Public Hearing and Associated Regular Meeting

### Minutes

Date: Tuesday, July 26, 2022  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Members participating Remotely Councillor Ryan Donn

Members Absent Councillors Gail Given

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Planner II, Trisa Atwood; General Manager, Infrastructure, Mac Logan; Fire Chief, Travis Whiting; Legislative Coordinator (Confidential), Rebecca Van Huizen

Staff participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(\* Denotes partial attendance)

**1. Call to Order the Public Hearing - START TIME 6:00 PM - Doyle Ave 550 - TA22-0013 (BL12415) Z21-0110 (BL12416) - Multiple Owners**

Mayor Basran called the Hearing to order at 6:02 a.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

Mayor Basran advised the Boynton Road Application has been withdrawn by the Applicant and will not be heard.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2040 - Official Community Plan Bylaw No. 12300" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

## 2. Individual Bylaw Submissions

### 2.1 START TIME 6:00 PM - Doyle Ave 550 - TA22-0013 (BL12415) Z21-0110 (BL12416) - Multiple Owners

Staff:

-Displayed a PowerPoint Presentation summarizing the application.

Aubrey Kelly, President & CEO, UBC Properties Trust, Langley, Applicant

Lesley Cormack, Deputy Vice Chancellor and Principal, UBCO

Cathy Pratley, UBCO student

Steve DePasquale, Architect, HCMA

Rob Brown, Vice President and COO, UBC Properties Trust

-Introduced applicant team and speakers.

-Spoke to the benefits of the proposal and positive impacts on the community.

-Spoke to the advantages a downtown campus brings to the community.

-Spoke to great need for additional student housing.

-Displayed a PowerPoint presentation.

-Spoke to attributes of the application.

-Showed a video "UBC Downtown Kelowna Presence".

-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.

Suzanne Sutton, Fuller Ave

-Opposed to the application.

-Concerned about the reflection of glass and the length of construction.

Dennis Overstall, Bernard Ave

-Opposed to the application, specifically the height.

-Raised concerns with who will be living in the building.

Raised concerns with Kelowna turning into north Surrey.

Blake Roberts, Denali Dr

-Mixed views on the application.

-Concerned that it is not compliant with the OCP.

-Encouraged with UBC being in Kelowna.

-Concerned with who may be living in the building.

Taylor Vincent, Franklin Rd

-Spoke to concerns over the lack of citation in the research study referenced by the applicant claiming downtown universities are more vibrant and productive.

-Raised doubts as to many of the statements made by the applicant team.

Brenda Sbrozzi, Sunset Dr, participating remotely

-Made reference to "Sweltering Cities" report circulated to Council previously.

-Raised concerns with heat generated by numerous tall buildings in proximity to each other.

-Read excerpts from the Report critical of tall buildings.

Steve Brandel, Malec Rd, participating remotely

-Raised concerns with Kelowna Fire Department staffing levels with respect to fighting a fire in a residential tower.

-Raised concerns with number of KFD calls to UBCO.

Kirin Gray, Bollack Rd

-Recent graduate of UBCO.

-In favour of the development.

- Impressed with the design and benefits to students of a downtown campus.
- Concerned about student, faculty and employee safety in the downtown core.

Lisa Somone, Bayview Rd

- Early proponent of UBC coming to Kelowna.
- Has major concerns with the application and its height.
- Design is not appropriate for Kelowna.
- Building is too tall.
- Made comments on developments in other areas of the City.
- Responded to questions from Council.

Jennifer Gullens, Glenmore Central

- Made reference to the recently adopted OCP.
- Development demands are not static and Council should be open to changes.
- Spoke to the real need for student housing and the application meeting some of the need.
- Responded to questions from Council.

David Buckna, Allstar Ct

- Made reference to a media article on Daily Hive site with respect to parking.
- Opposed to the application and the distance to the main campus.
- Opposed to the location of the tower and the impact on urban planning.
- Raised concerns with the number of stalls and questioned the actual number of stalls.
- Made reference to the OCP and wondered why Council does not adhere to the height requirements.
- Questioned why student housing would be downtown when the campus is out by the airport.
- Wrong location for such a development.
- Made reference to National Film Board film "Boonsville".

Audrey Korolchuk

- Concerned with the immediate area.
- Application is premature due to the surrounding land uses.
- Concerned with lack of planning downtown and impact the tower would have.

Jack Webster, Lequime Rd

- Concerned with impact of the tower on the number of firefighters and fire protection.
- Concerned with road infrastructure and fire trucks required to fight a tower fire.

Catharine Gibson, Sunset Dr, participating remotely

- Referenced Provincial regulations for new institutional buildings for that address climate change.
- The application would qualify for Provincial funding for climate impacts.
- Development will create a heat island effect and climate change should be one of the lenses used when making decisions.
- Concerned about wind tunnels and heat dome issues the development will create.
- Requested more focus be on climate change in the development.

Lucas Simon, St. Paul St

- Spoke to their university experience in Europe with everything being accessible by bicycle.
- Spoke to the bicycle infrastructure improvements being made in Kelowna.
- Spoke to most students not having a car.
- Believes having students downtown really helps build a city.

Trevor Butler, Campus Ct

- Believes the application raises the standard for green buildings.
- Security element to people living in a building they are working in.
- Spoke the advantages to students working next to businesses downtown.

Ryan Malcolm Tulameen Rd

- Great opportunity for the city and the region.
- Supportive of the application.

Ellen Overstall, Bernard Ave

- Concerned with more students being downtown.
- Opposed to increased density.

Peter Truch, Court

- Excited to see UBC come downtown.
- Opposed to the application.
- Raised concern with the information staff is providing Council.
- Raised concerns with lack of fire protection in the City and an inability to fight a fire in such a tall tower.
- Concerned with senior City staff and how they are playing with the truth.
- Announced they will be running for Council in the upcoming election.

Debbie Taylor, St. Paul, participating remotely

- Supportive of the application.
- Spoke to the benefits to nursing students being able to live and study in the area.
- Concerned with underground parking and potential construction impact on their building.
- Raised concerns with density, parking and fire protection.
- Concerned with ongoing security in the downtown.

Cheryl Spelliscy, Leon Ave, participating remotely

- Supportive of the student housing and hopes it remains below market value.
- Raised concern with building height and fire protection.
- Concerned with traffic increases and would like to see a traffic study.

Tracey Davis, Lake Ave, participating remotely

- Concerned with the urban heat island effect.
- Encouraged Council to consider this as part of their decision making process.
- Spoke to the heat warning effect and the City readiness plan. It is not sufficient to deal with immediate needs now which serves as an indicator for the community that we are not ready for this level of growth.
- Concerned with the height of the building being too much and there needs to be more community input.
- In favour of a downtown campus but not as presented.

Suzanne Aimes, Abbott St

- Opposed to the application. Concerned with the height of the building.
- Spoke to the height being well over what the 2040 OCP allows.
- Spoke to the lack of academic uses in the overall makeup of the tower.
- Raised doubts as to how many students will actually live in the building.
- Raised concern with underground parking impacts.
- Spoke to the revenue generation focus of the building versus it being a campus.

Davis Kyle, Stuart Rd West

- Supportive of the application.
- Requested Council pass a motion to amend that all residential applications be for students only and address the affordability of housing directly.

Moshaya Rawoski, Stockwell Ave

- Spoke to growth in Kelowna being out of step with the community.
- Spoke to the need of addressing ecology in the needs of the community.
- Requested Council consider improving the existing infrastructure needs of the community before more towers are built.

Aubrey Kelly, Rob Brown, Steve DePasquale, Applicants in response:

- Spoke to the security programs and student mental health supports that would be offered being similar to those on other existing UBC campuses.
- Spoke to the unit mix for student housing being primarily studios with a kitchen.
- Spoke to bicycles being allowed in each studio.

- Spoke to parking being underground and the efforts that will be made to ensure there are no negative impacts on neighbouring properties.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.
- Confirmed 603 bedrooms being constructed with 500 units.
- Confirmed a traffic impact study is currently underway and required by the Province.

There were no further comments.

3. **Termination**

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

4. **Call to Order the Regular Meeting**

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

5. **Bylaws Considered at Public Hearing**

5.1 **START TIME 6:00 PM - Doyle Ave 550 - BL12415 (TA22-0013) - Multiple Owners**

Moved By Councillor Stack/Seconded By Councillor Sieben

Ro608/22/07/26 THAT Bylaw No. 12415 be read a second and third time.

**Carried**  
Councillor Hodge – Opposed

The Mayor ordered two unruly members of the public to leave the gallery at 9:15 p.m.

5.2 **START TIME 6:00 PM - Doyle Ave 550 - BL12416 (Z21-0110) - Multiple Owners**

Moved By Councillor Sieben/Seconded By Councillor Stack

Ro609/22/07/26 THAT Bylaw No. 12416 be read a second and third time.

**Carried**  
Councillor Hodge - Opposed

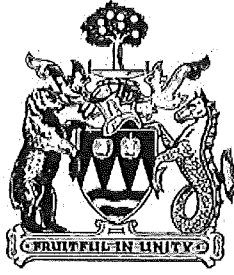
6. **Termination**

The meeting was declared terminated at 9:21 p.m.

\_\_\_\_\_  
Mayor Basran

sf/cm

  
\_\_\_\_\_  
City Clerk



## City of Kelowna Regular Meeting Minutes

Date: Tuesday, July 26, 2022  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart\*, Ryan Donn, Charlie Hodge, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge

Members participating Remotely Councillor Ryan Donn\*

Members Absent Councillor Gail Given

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Real Estate Department Manager, Johannes Saufferer\*; Development Planning Department Manager, Terry Barton; General Manager, Infrastructure, Mac Logan; Legislative Coordinator (Confidential), Rebecca Van Huizen

Staff participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 9:33 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Hodge.

### 3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

**Ro610/22/07/26** THAT the Minutes of the Public Hearing and Regular Meeting of July 12, 2022 be confirmed as circulated.

**Carried**

### 4. Liquor License Application Reports

4.1 START TIME 7:00 PM - Finns Rd 663-671 - LL22-0005 - Su-Mar Investments Ltd., Inc.No. 154934

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant

-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.

Gallery:

Lisa Simone, Babke Rd

-In support of the application.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

**Ro611/22/07/26** THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Brandon Loughery for a liquor primary license for Lot 1 Section 34 Township 26 ODYD Plan 42743, located at 663-671 Finns Rd, Kelowna, BC for the following reasons:
  - o The expansion of outdoor patio area is perceived to have a minimal impact on the community and surrounding properties.
2. Council's comments on LCLB's prescribed considerations are as follows:

Criteria for license amendment:

The potential for noise if the application is approved:

The potential for noise is minimal and would be compatible with the surrounding community as the immediate neighbourhood is mainly industrial and agriculture.

- o The impact on the community if the application is approved:

The potential for negative impacts is considered to be minimal as this is an expansion to the service area of an existing Liquor Primary Establishment while decreasing the overall occupancy.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

**Carried**

**4.2 START TIME 7:00 PM - Vaughan Ave 109-889 - LL22-0010 -1568447 Alberta Ltd., Inc.No. A0093042**

Moved By Councillor Wooldridge/ Seconded By Councillor DeHart

**Ro612/22/07/26** THAT the application be deferred to the next meeting.

**Carried**

**5. Development Permit and Development Variance Permit Reports**

**5.1 START TIME 7:00 PM - Doyle Ave 350 - BL12286 (Z21-0061) - City of Kelowna**



Moved By Councillor Stack/Seconded By Councillor Sieben

R0613/22/07/26 THAT Bylaw No. 12286 be adopted.

Carried

**5.2 START TIME 7:00 PM - Doyle Ave 350 - Land Disposition Summary**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

R0614/22/07/26 THAT Council receives, for information, the report from Real Estate department dated July 26, 2022, with respect to a summary of the long-term lease and redevelopment opportunity associated with 350 Doyle Avenue;

AND THAT, in the event Council approves DP21-0136 and DVP21-0137, Council authorizes Staff to amend any legal agreements associated with the long-term lease of 350 Doyle Avenue as required to issue the permits associated with DP21-0136 and DVP21-0137.

Carried

**5.3 START TIME 7:00 PM - Doyle Ave 350 - DP21-0136 DVP21-0137 - City of Kelowna**

Staff:

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

Greg Appelt, Lakeshore Applicant and Jean Guy Beliveau, Architect

- Displayed a PowerPoint presentation outlining the application.
- Spoke to the public consultation process.
- Spoke to the rental market and the need for more units.
- Spoke to 10% of units being affordable not to exceed the standard measure of 30% of household income towards rent.
- Spoke to the parking being provided.
- Spoke to the height and floor plate variances being sought.
- Spoke to bicycle parking.
- Spoke to the form and character of the building.
- Spoke to the views from the building.
- Spoke to the the concept plan for the Kelowna Art Walk extension having extensive public engagement.
- Displayed a video showing the intended look of the art walk extension.
- Responded to questions from Council.

City Clerk:

- Recommended Council add a resolution requiring an Affordable Housing Bylaw be adopted and registered on title prior to issuance of the Development Permit and Development Variance Permit.

- The details on the unit allocation would be in the bylaw.

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.

Gallery:

Lisa Simone, Babke Rd

- Opposed to the application.
- Concerned about process and making the bidding process equal.
- Concerned with only 10% being affordable

Hal Vatney, Ellis St

- Concerned with the bidding process being fair with the increase in storeys.
- In opposition to the variances.
- Consider the cancellation of the process as the application is substantially different.

Kate Cartier, Carley Dr

- Second year student looking for a place to live.
- Concerned with housing affordability and the need for student housing.
- Supports the application.

Lane Merryfield, Sunset Dr

- Spoke about the Innovation Centre.
- Spoke to the petition from the tech community in the immediate area at the Innovation Centre amenities. There were several interactions with the applicant and corresponding changes to the design.
- Supportive of the application.

Student

- Supportive of the application.
- Spoke to the need for more student housing.

Makayla Gough, Sherwood Rd, participating remotely

- Supports the development
- Spoke to the difficulty in finding affordable rental housing.
- Spoke to their music career as a professional artist.

Raghwa Gopal, Abbotview Dr, participating remotely

- Supports the application.
- Spoke to the tech sector and the benefits to the community.
- Spoke to the Innovation Centre and the role it has played in the tech sectors growth.
- Spoke to the Innovation Centre being a community hub for the tech sector.

Trevor Butler, Campus Ct, participating remotely

- Supports the development.
- Spoke to the Innovation Centre and the impact it has on the community.
- Spoke to the Halifax public library in comparison on the impact to the community.
- Innovation Centre is a key space for the community.

Brad Huston, Rutland

- Spoke to the Innovation Centre being a beacon for technology in the community.
- Spoke to the opportunity to create a hub with synergies and the need for more student housing.

Blake Roberts, Denali Dr

- Raised concern with the change in height as it seems to be driven by the innovation Centre concerns.

Les Bellamy, Ellis St

- Opposed to the height of the proposed development.
- Concerned with the height not fitting with the surrounding six storey buildings.
- Proposal contradicts the OCP.
- Concerned with the RFP process.
- Asked Council to either defeat or defer the application.

Jackson Hicks, Viewcrest Ct

- Spoke to the need for student housing.
- Supports the application.

Honour Jones, Quebec St

- Supports the application.

-Spoke to the need for more affordable student housing

Grace Driver, Greystoke Rd

- Spoke to the need for affordable student housing.
- Project is in a good location.
- Supportive of the application.

Mackenzie Carrol, Del Monte Ct

- Supportive of the application.
- Spoke to need for more affordable housing

Moved By Councillor Sieben/Seconded By Councillor DeHart

Ro615/22/07/26 THAT that Council continue the meeting past 11 p.m.

Carried

Diane Campney, Ellis St

- Opposed to the development due to the RFP process followed.
- Concerned with the height variance.
- Raised doubts of the affordability of the project.
- In support of the design.

Ben Kriebishin, Arbourdrew Dr

- Supports the application.
- Concerned about the lack of affordable student housing.
- Believes it is a good location for such a development.

Saul Goodman, participating remotely

Not able to speak as their microphone is not working.

Geoff Keen, Lake Country

- Supportive of the application and congratulated UBCO.
- Spoke to the tech sector and impact on the community.
- Spoke to the Innovation Centre and impact on the community.

Felix Jones

- Commented on the difficulty to find affordable housing.
- Supportive of the development and the impact on the community.

Linn MacFarlane, Alternator Gallery, Artistic Director, Tulameen Ct

- Spoke to the innovative partnership.
- Supportive of the application.

Max Mandledrome, Ellis St

- Opposed to the application.
- Raised doubts on the number of affordable units.
- Opposed to the height variance.

Brett Mark, Lekie Ct

- Supportive of the application.
- Any addition to the rental pool is positive.
- Supportive of the arts component.

Roman Woods, Lambert Ave

- Supportive of the application and the affordable housing.

Applicant in response

- There will be 26 units of affordable housing.
- Spoke to the extensive public consultation.

-Spoke to the number of units decreasing with the new design.

Staff responded to questions from Council.

City Manager:

-Made comments on the land disposition process.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Donn

**Ro616/22/07/26** THAT final adoption of Rezoning Bylaw No. 12286 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0136 for Lot C District Lot 139 Osoyoos Division Yale District Plan EPP95954, located at 350 Doyle Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
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. DVP21-0137 for Lot C District Lot 139 Osoyoos Division Yale District Plan EPP95954, located at 350 Doyle Ave, Kelowna, BC;

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

**Section 14.7.5(a): C7 – Central Business Commercial Development Regulations**

To vary the maximum allowable height from 40.0 m / 13 storeys permitted to 81.9 m / 25 storeys proposed.

**Section 14.7.6(h): C7 – Central Business Commercial Civic Precinct Development Regulations**

To vary the minimum separation distance where adjacent buildings are above 22.0 m in height on the same block from 25.0 m required to 13.9 m proposed.

**Section 14.7.6(i): C7 – Central Business Commercial Civic Precinct Development Regulations**

To vary the maximum tower floor plate situated above 9.0 m in height but below 22.0 m in height from 1,221.0 m<sup>2</sup> permitted to 2,105 m<sup>2</sup> proposed.

**Section 14.7.6(j): C7 – Central Business Commercial Civic Precinct Development Regulations**

To vary the maximum tower floor plate above 22.0 m in height from 676.0 m<sup>2</sup> permitted to 803 m<sup>2</sup> proposed.

**Table 8.5: Section 8 – Parking and Loading - Off-Street Bicycle Parking**

To vary the minimum short-term bicycle parking from 72 required to 10 stalls proposed.

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

AND 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.

AND FURTHER THAT a Housing Agreement Bylaw be adopted and registered on title prior to issuance of the Development Permit and Development Variance Permit.

Carried  
Councillors Hodge & Singh - Opposed

**5.4 START TIME 8:00 PM - Wardlaw Ave 640 - BL12345 (Z21-0077) - Innascore Developments Inc., Inc. No. BC1161787**

Moved by Councillor Sieben/Seconded By Councillor Singh

Ro617/22/07/26 THAT the application be deferred to the August 9, 2022 meeting.

Carried

**5.5 START TIME 8:00 PM - Wardlaw Ave 640 - DP21-0190 DVP21-0191 - Innascore Development INC., INC.NO. BC1161787**

Moved by Councillor Sieben/Seconded By Councillor Singh

Ro618/22/07/26 THAT the application be deferred to the August 9, 2022 meeting.

Carried

Councillor Donn disconnected from the meeting at 12:09 p.m.

**5.6 START TIME 8:00 PM - Raymer Ave 1150 - DVP22-0061 - Robert Clerke and Donna Clerke**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant

-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 Online or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

Ro619/22/07/26 THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0061 for Lot 2 District Lot 135 ODYD Plan 10079, located at 1150 Raymer Avenue, Kelowna, BC;

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

**Section 6.5.3(a): Accessory Buildings in Residential Zones Development Regulations**

To vary the maximum site coverage for accessory buildings from 14% with a footprint 90 m<sup>2</sup> permitted to 7.66% with a footprint 106.84 m<sup>2</sup> proposed.

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

Carried

**5.7 START TIME 8:00 PM - Abbott St 2735-2757 - DVP22-0071 - Various Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options, Applicant's Agent

- Displayed a PowerPoint presentation outlining the variance application.
- Provided the rationale for the variance and the reasons for the discrepancy in landscape plans.
- Spoke to the finishing to the parking pad. Confirmed no trees will be lost.
- Reviewed the site lines and safety.
- Provided comments on and responded to staff concerns.
- Confirmed the support of the neighbouring properties.
- 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 Online or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Hodge

**Ro620/22/07/26** THAT Council authorize the issuance of Development Variance Permit No. DVP22-0071 from properties identified in 'Schedule A', located at 2735 – 2757 Abbott St, Kelowna, BC

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

**Section 8.2.3 – General Provisions and Development Standards:**

To vary the parking stall setback requirement from the required 1.5 metre setback to 0.52 metres

**Section 7.6.1(c) Minimum Landscape Buffers**

To vary a portion of the minimum landscape buffer requirement of 3.0m to 0.0m.

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**

**6. Reminders**

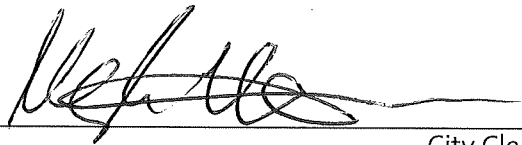
There were no reminders.

**7. Termination**

The meeting was declared terminated at 12:26 a.m.

\_\_\_\_\_  
Mayor Basran

sf/cm



\_\_\_\_\_  
City Clerk

# REPORT TO COUNCIL



**Date:** August 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LL22-0006

**Owner:** Cap J Lodges Ltd., Inc.No.  
BC1099980

**Address:** 1-740 Clement Avenue

**Applicant:** Brown Beverage Consulting Inc.

**Subject:** Liquor License Application

**Existing OCP Designation:** C-NHD - Core Area Neighbourhood

**Existing Zone:** C4- Urban Centre Commercial

---

## 1.0 Recommendation

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

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Brown Beverage Consulting Inc. for a Lounge Endorsement for a Manufacturer's License for Strata Lot 1 Section 30 Township 26 ODYD Strata Plan EPS7013 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at 1-740 Clement Avenue, Kelowna, BC for the following reasons:
  - The addition of Lounge Endorsement to the Manufacturer License is perceived to have a minimal impact on the community and surrounding properties as this is an existing business that is changing the type of liquor license with no perceivable changes to operation.
2. Council's comments on LCLB's prescribed considerations are as follows:
  - a. The location of the establishment:  
The proposed location is suitable for manufacturer with lounge endorsement as the property is in close proximity to the Downtown Urban Centre and near a medium density (multi-family) residential area.

- b. The proximity of the establishment to other social or recreational facilities and public buildings:

The location is in close proximity to other small social gatherings establishments and the RCMP building.

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

The proposed capacity is 157 persons. The inside areas will be open until midnight while the outdoor patio area will comply with outdoor patio standards and shut down at 11:00pm.

- d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location:

The location is in close proximity to other small establishment Manufacturer with Lounge Endorsements.

- e. The impact of noise on the community in the immediate vicinity of the establishment:

The potential impact for noise is minimal and would be compatible with surrounding land uses.

- f. The impact on the community if the application is approved:

The potential for negative impact is minimal as this is an existing business.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

## **Purpose**

To seek Council's support for a Lounge Endorsement to the LCRB manufacturing license.

## **2.0 Development Planning**

Staff support the request for the lounge endorsement to the LCRB manufacturing license. The proposed maximum occupancy would be 157 persons, consistent with the food primary license currently operating on-site. There are three service areas: two indoor and one outdoor. Area 1 inside permits 65 persons, area 2 inside permits 42 persons and the patio area permits 50 persons. As per Council Policy 359, the establishment would be considered a "medium" (capacity from 100 to 249 persons) establishment. The current hours of the business are 9:00am to 12:00am seven days per week and the applicant is not seeking to change these hours. With the addition of the lounge endorsement the applicant has agreed to reduce patio hours from the current 12:00am to be consistent with the Bernard Avenue Sidewalk Program and other outdoor patio area standards:

- Patio hours of operation: 9:00 am – 11:00 pm
- Last Call for drinks: 10:30 pm
- Alcohol to be cleared from the patio area by 11:00 pm
- Patrons must exit the patio by 12:00 am
- A patio may not permit, make or cause any noise within the Permit Area that is liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public. The City of Kelowna Good Neighbor Bylaw No. 11500, Part 7 will apply at all times.



### 3.0 Proposal

#### 3.1 Project Description

Bad Tattoo Brewing, an existing business operating under a Food Primary License, are seeking to transition to a Manufacturing License which will allow them to brew beer on-site. The applicant is currently in the approval process with the LCRB for a Manufacturing License with an On-Site Store Endorsement. In order to allow for the sale and service of liquor for on-site consumption, as they do under their existing Food Primary License, they are seeking a Lounge Endorsement to their Manufacturing License.

#### Operating Hours:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am

#### 3.2 Site Context

The subject property is located within the Core Area Neighbourhood (C-NHD) and along a Transit Supportive Corridor on Clement Avenue. The surrounding area has a mix of industrial, institutional and residential zonings.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial	General Industrial Uses
East	I4 – Central Industrial	General Industrial Uses
South	RM4 – Transitional Low Density Housing RU6 – Two Dwelling House RM6 – High Rise Apartment Housing	Residential
West	PI – Major Institutional	RCMP Building

#### Subject Property Map: 740 Clement Ave



#### **4.0 Current Development Policies**

##### **4.1 Council Policy 359**

New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

#### **5.0 Technical Comments**

##### **5.1 RCMP**

No specific policing concerns.

##### **5.2 Fire Department**

No Objections.

#### **6.0 Application Chronology**

Date of Application Accepted: April 13, 2022

Date Public Consultation Completed: May 10, 2022

**Report prepared by:** Jason Issler, Planner I

**Reviewed by:** Lydia Korolchuk, Urban Planning Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

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

#### **Attachments:**

Attachment A: Site Plan & Floor Plan / Occupant Load

Attachment B: Letter of Rationale



1 - 740 Clement Avenue, Kelowna, BC, V1Y 0H5

BAD TATTOO BREWING  
#101 – 740 CLEMENT AVE  
KELOWNA

3.1.17.1 OCCUPANCY LOAD

Program	SPACE NAME	SPACE NUMBER	ROUGH DIMENSIONS	AREA sq ft	AREA sq m	AREA/PERSON sq m	ALLOWED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
	MAIN ENTRY	1	17'3 1/2" x 5'8"	87.4 sq ft	8.12	0.00	EXCLUDED	0
	RETAIL	2	19'2 1/2" x 16'7 3/4"	292.8 sq ft	27.21	4.60	5.91	0
	BAR	3	48'9" x 12'5"	453.3 sq ft	42.11	1.20	35.10	35
	PILOT BREW	4	8'10" x 6'0"	52.2 sq ft	4.85	9.30	0.52	1
	BAR SERVICE	5	26'0" x 11'2"	234.8 sq ft	21.81	9.30	2.35	2
	RESTAURANT LOUNGE	6	44'4" x 19'5"	832.1 sq ft	77.30	1.20	64.42	65
	PIZZA AREA	7	25'6" x 14'10"	290.6 sq ft	26.99	9.30	2.90	3
	FOOD PREP 1	8	21'1" x 6'2 1/2"	113.8 sq ft	10.57	9.30	1.14	1
	DISH AREA	9	15'5 1/2" x 9'0"	125.2 sq ft	11.63	9.30	1.25	1
	DRY STORAGE	10	12'0" x 11'10"	121 sq ft	11.24	28.00	0.40	0
	FOOD PREP 2	11	13'2" x 8'6"	107.9 sq ft	10.03	9.30	1.08	1
	COLD ROOM	12	14'0" x 14'0"	196 sq ft	18.21	28.00	0.65	0
	ELECTRICAL CLOSET	13	6'8" x 1'4"	9 sq ft	0.84	0.00	EXCLUDED	0
	CIRCULATION 1	14	13'2" x 3'7 1/2"	47.6 sq ft	4.42	0.00	EXCLUDED	0
	W/C 1	15	5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0
	W/C 2	16	5'10" x 4'2"	24.1 sq ft	2.24	0.00	EXCLUDED	0
	W/C 3	17	5'10" x 4'3"	24.5 sq ft	2.28	0.00	EXCLUDED	0
	W/C 4	18	6'0" x 4'0"	23.8 sq ft	2.22	0.00	EXCLUDED	0
	W/C 5	19	5'11" x 4'0 1/4"	23.9 sq ft	2.22	0.00	EXCLUDED	0
	ACC. W/C	20	7'6" x 5'11"	44.5 sq ft	4.13	0.00	EXCLUDED	0
	CIRCULATION 2	21	11'6" x 8'4"	64.7 sq ft	6.01	0.00	EXCLUDED	0
	OFFICE	22	14'10" x 8'11"	117.9 sq ft	10.96	9.30	1.18	1
	PATIO	24	74'4" x 15'0"	1094.3 sq ft	101.67	1.20	84.72	50
	TOTAL OCCUPANT LOAD BY AREA			4400 sq ft	408.77 sq m		202	160
	TOTAL OCCUPANT LOAD PROPOSED (w. max. 10 staff and 100 seats indoors and 50 seats on the patio)						160	

NOTE: Max of 10 staff on shift at any given time

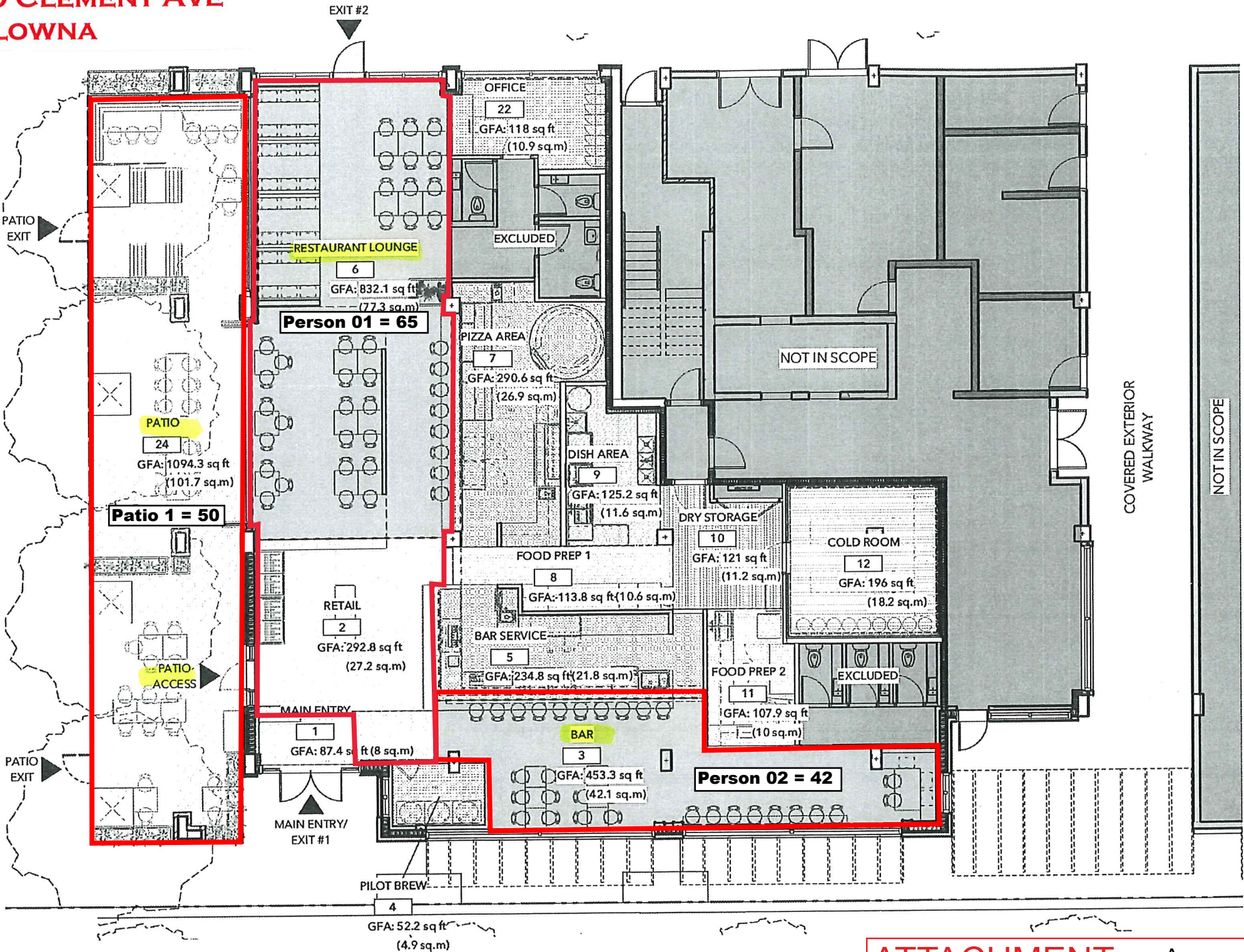
GROSS FLOOR AREA	307 sq m (3305.7 sq ft)
PATIO AREA	101.6 sq m (1094 sq ft)
BUILDING AREA	1342 sq m (14445 sq ft)

Reviewed  
by City of Kelowna  
Inspection Services  
JUN 29 2021  
D.W.

The RESTAURANT / LOUNGE  
has a net floor area of  
78 m<sup>2</sup>. The maximum  
occupant load shall be  
65 persons, based on  
1.2 m<sup>2</sup>/person

The BAR  
has a net floor area of  
42 m<sup>2</sup>. The maximum  
occupant load shall be  
35 persons, based on  
1.2 m<sup>2</sup>/person

The PATIO  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
50 persons, based on  
SEATING PROVIDED



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

LCRB OFFICIAL PLAN  
MUST BE KEPT WITH LIQUOR LICENCE AND  
AVAILABLE FOR INSPECTION AT ALL TIMES  
Date issued:  
FP Licence #  
General Manager

ATTACHMENT A

This forms part of application  
# LL22-0006

Planner  
Initials JI





March 31, 2022

City of Kelowna

RE: LCRB Bad Tattoo Brewery Job # 017031  
# 1- 740 Clement Ave. Kelowna, B.C.  
V1Y 0H5

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# LL22-0006		
Planner Initials	JI	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

**Project Goal:** Transition from Food Primary Bad Tattoo 310519 to Bad Tattoo Brewery Lounge LETTER OF INTENT - Lounge endorsement application

The applicant is proposing to add a lounge endorsement to the LCRB manufacturing licence.

**Current Location Background:**

**Civic Address:** 1-740 Clement Ave. Kelowna, B.C. PID 031-199-721 Prop # 167719

The current location operates as a Food Primary Licence # 310519 “Bad Tattoo Pizzeria” and was licensed in July 2021. The establishment has operating hours from 0900-1200 am daily.

The floor plan for this establishment has 3 occupancy areas

Person 1 = 65,

Person 2 = 42

and a patio area 1= 50 persons,

All areas were approved by the City of Kelowna in June 2021.

**Plan:**

The proposed Bad Tattoo Brewery (Kelowna) will be a sister location to our successful Penticton location. This location will manufacture small batch seasonal beers and provide off-sales from the retail store endorsement. The current locations food and beverage offerings has proven to be very popular with local neighborhood residents and with the final completion of our small batch brew system our vision for this location will be complete.

**Location and Community Impact:**

740 Clement Ave is a mixture of commercial/ and high-rise residential properties. On the opposite side of the street is residential. The current area is undergoing a significant amount of new development, as this older part of Kelowna transitions from industrial to a new mix of light commercial and residential.

The addition of a lounge endorsement at this location will permit our brewery to continue to operate with full food and beverage service with the current food offerings provided by “Bad Tattoo Pizzeria” but will operate under the new manufacturing licence and name.

The lounge endorsement will operate within the same footprint of the current FP licence with a small production area, retail store endorsement with an interior outdoor lounge / patio area for seating.

The patio is well bounded from any unlicensed areas and has been operating for since July 2021 without any noise issues or complaints.

The focus of the business will be to continue to operate with a balance of food and beverage offerings and continue to complement the existing neighborhood.

Proposed Service areas and floor plan and occupancy will be continued with the 3 approved occupancy areas

- Person 1 = 65,
- Person 2 = 42
- and a patio area 1= 50 persons,
- All areas were approved by the City of Kelowna in June 2021. (attached plan)

Proposed Liquor Service hours will be from 0900hrs to 12:00 am(midnight ) 7 days a week.

Food and Beverage service will come from the interior kitchen and service bar managed by staff.

No live entertainment is being planned for the space, so there is no potential for additional noise and other types of disturbances to our neighbours. We do not plan to incorporate dancing, gambling, karaoke, live music, etc. in the space.

We look forward to working with the City of Kelowna to achieve this lounge endorsement and thank you in advance for your consideration.

Sincerely,

Lee Agur  
Licensee / Application Bad Tattoo Brewery  
Kelowna

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# LL22-0006		
Planner Initials	JI	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

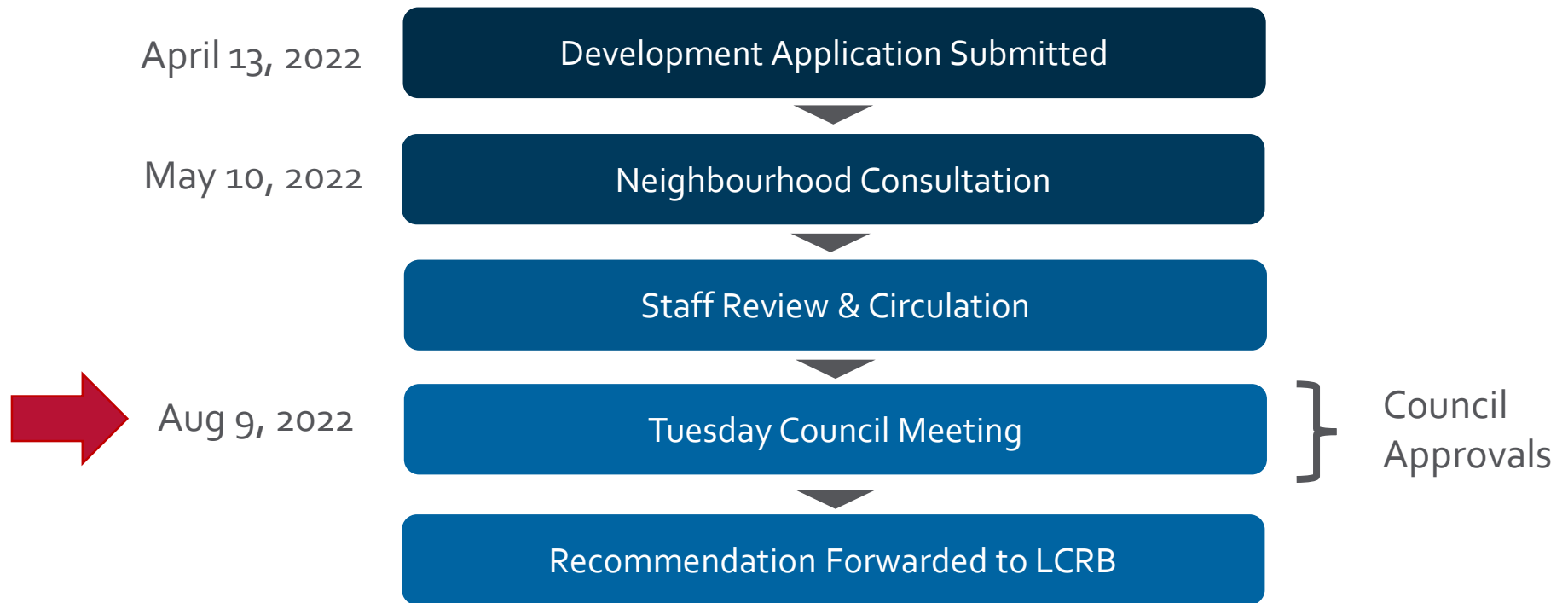
# LL22-0006 740 Clement Ave

Liquor License Application

# Proposal

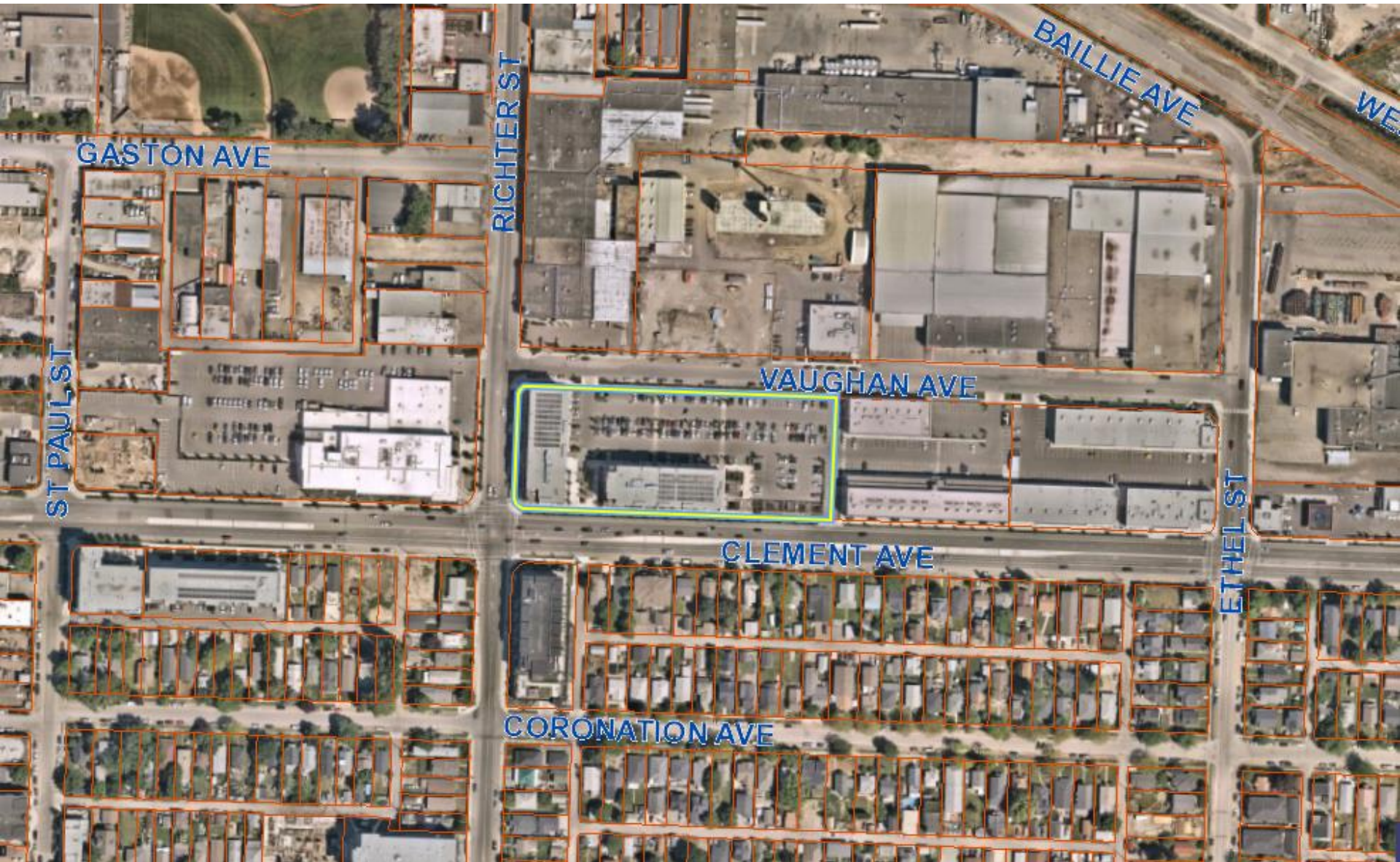
- ▶ To seek Council's support for a Lounge Endorsement to the LCRB Manufacturing Licence.

# Development Process



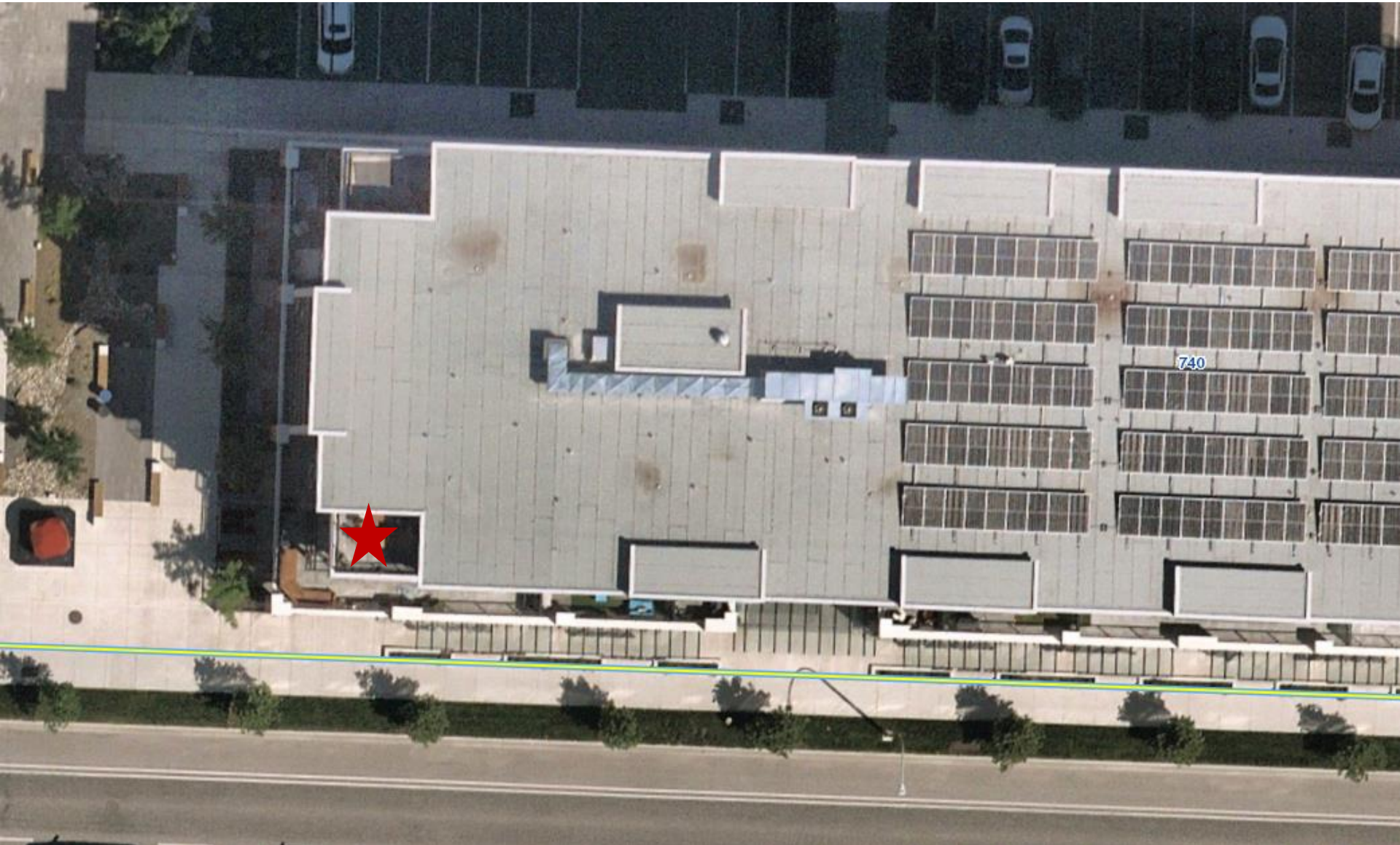


# Subject Property Map





# Context Map





# Site Layout

1 - 740 Clement Avenue, Kelowna, BC, V1Y 0H5

**BAD TATTOO BREWING**  
**#101 – 740 CLEMENT AVE**  
**KELOWNA**

3.1.17.1 OCCUPANCY LOAD

SPACE NAME	SPACE NUMBER	ROUGH DIMENSIONS	AREA sq ft	AREA sq m	AREA/PERSON sq m (BSC 3.1.17.1)	ALLOWED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
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RETAIL	2	19'2" x 14'7" 3/4"	292.8 sq ft	27.21	4.48	5.91	15
BAR	3	48'9" x 12'5"	453.3 sq ft	42.11	1.20	35.10	35
PILOT BREW	4	8'10" x 6'0"	52.2 sq ft	4.85	0.30	0.32	1
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TOTAL OCCUPANT LOAD PROPOSED (i.e. max. 10 staff and 100 seats indoors and 50 seats on the patio)						160	

NOTE: Max of 10 sq ft per shift at any given time

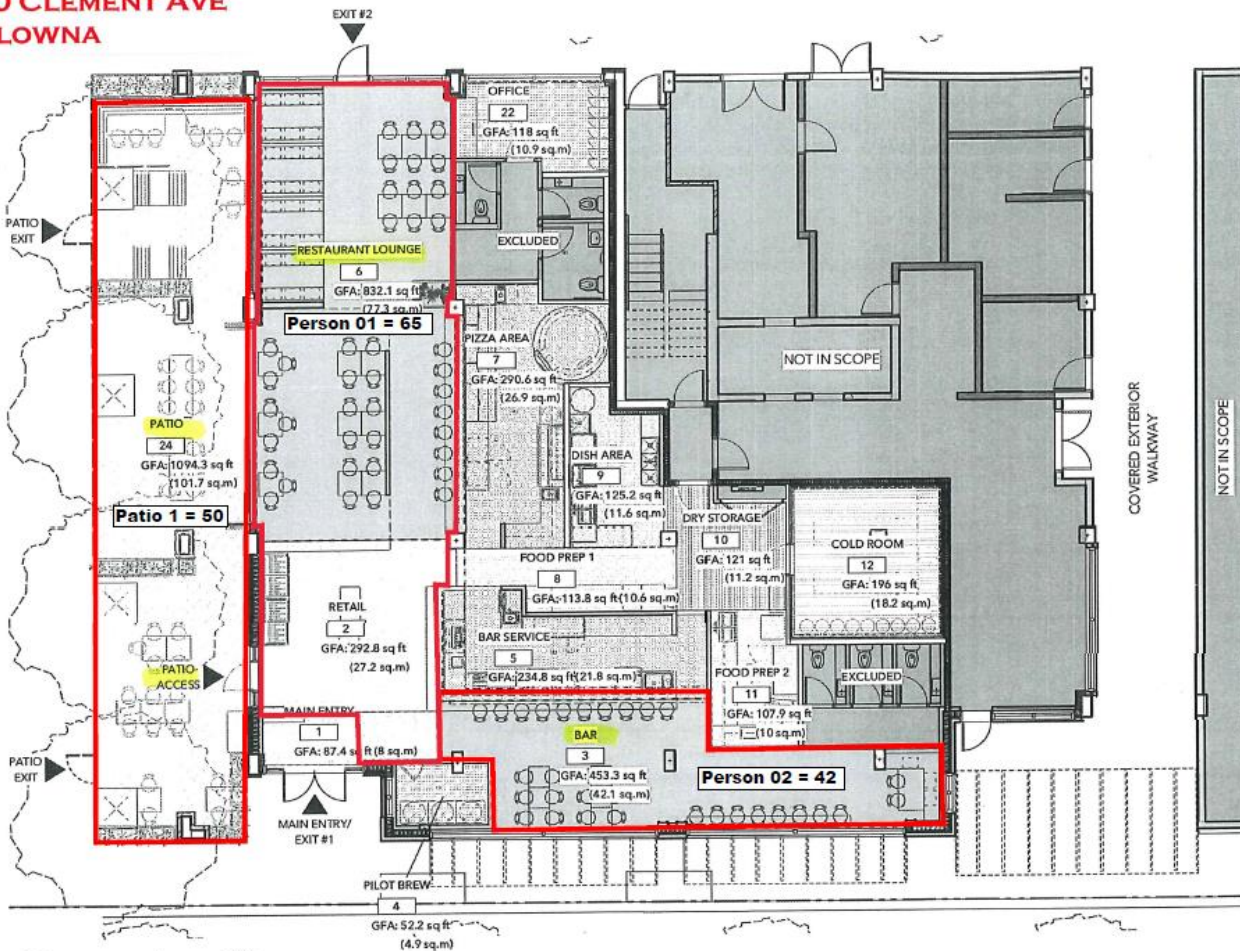
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BUILDING AREA	1342 sq m (14445 sq ft)

*Reviewed by City of Kelowna Inspection Services*  
*JUN 29 2021*  
*O.V.S.*

The RESTAURANT/LOUNGE has a net floor area of 78 m<sup>2</sup>. The maximum occupant load shall be 65 persons, based on 1.2 m<sup>2</sup>/person

The BAR has a net floor area of 42 m<sup>2</sup>. The maximum occupant load shall be 35 persons, based on 1.2 m<sup>2</sup>/person

The PATIO has a net floor area of N/A m<sup>2</sup>. The maximum occupant load shall be 50 persons, based on SEATING PROVIDED



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

**LCRB OFFICIAL PLAN**  
**MUST BE KEPT WITH LIQUOR LICENCE AND AVAILABLE FOR INSPECTION AT ALL TIMES**  
**Date issued: July 22, 2021**  
**FP Licence # 310519**      **General Manager**

# Project/technical details

- ▶ Transitioning from a Food Primary to Lounge Endorsement Licence.
  - ▶ Seeking to sell and serve what is produced on-site.
  - ▶ Patio hours will be consistent with City outdoor patio hours with alcohol cleared by 11:00pm.

## Operating Hours:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am

# Council Policy#359

- ▶ Location is suitable
  - ▶ Not in close proximity to large liquor primary establishments.
- ▶ Hours of service are suitable (9 AM to 12 AM)
  - ▶ Outdoor patio consistent with Bernard Ave Sidewalk program.
  - ▶ Negative impacts are considered to be minimal as this is an existing business.

# Staff Recommendation

- ▶ Development Planning recommends **support** for the Lounge Endorsement Licence;
- ▶ That Council directs Staff to forward a resolution of support to the LCRB for the Liquor Primary License.



## *Conclusion of Staff Remarks*



# LCRB- MANUFACTURING LOUNGE

KELOWNA CITY  
APPLICATION  
L22-0006

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BAD TATTOO BREWING –  
740 CLEMENT AVE.  
KELOWNA B.C





# BAD TATTOO PIZZERIA

OPERATING AND LICENSED IN KELOWNA SINCE  
SUMMER 2021 AS A FOOD PRIMARY ESTABLISHMENT.

INTERIOR OCCUPANCY = 107

PATIO = 50

HOURS OF OPERATION 0900-12:00 MIDNIGHT 7 DAYS A  
WEEK.

Liquor and Cannabis Regulation Branch						
Food Primary Licence #310519						
Expires on June 30, 2022						
Establishment Name:	Bad Tattoo Pizzeria					
Licence Name:	FOOD PRIMARY					
Location Address:	1 - 740 Clement Ave Kelowna, BC V1Y0H5					
Issued to:	BAD TATTOO PIZZERIA KELOWNA LTD.					
<b>HOURS OF SALE</b>						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start 09:00 AM	09:00 AM	09:00 AM	09:00 AM	09:00 AM	09:00 AM	09:00 AM
Stop 12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM
<b>TERMS AND CONDITIONS</b>						
<b>CAPACITY</b>						
Person 01						65
Person 02						42
Patio 1						50
<ul style="list-style-type: none"><li>The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.</li><li>Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB</li><li>For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.</li><li>Off-site exemption to tied house restrictions allows for the sale and promotion of products from Bad Tattoo Brewing (MFR# 305989) subject to product exclusivity and other requirements set out in your licensee handbook. Licensed establishments are required to sell a range of products from a variety of manufacturers.</li></ul>						
<div><div>YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.</div><div>Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act. Licence Printed: April 6, 2022</div></div>						

---

## BAD TATTOO – CHANGE FROM FOOD PRIMARY TO MANUFACTURING LICENCE DESIGNATION

**Re:** Approval in Principle (AIP) - Brewery Licence with On-Site Store Endorsement  
**Applicant Name:** Bad Tattoo Pizzeria  
**Proposed Establishment Name:** Bad Tattoo Brewing  
**Proposed Location:** 1-740 Clement Ave, Kelowna  
**AIP Expiry Date:** May 20, 2023



Bad Tattoo Brewing has been an established manufacturer in Penticton for a decade with an attached Food Primary – Pizzeria.



Bad Tattoo's Brewery Brand of products have been popular in BC and Alberta.



To expand the Brewery Brand in late 2021 Bad Tattoo has applied and received an Approval In Principle from the LCRB to change the status of the Licence from a Food Primary to a Brewery with an onsite retail store.



To ensure that the current Food Primary offerings are allowed in the establishment, Bad Tattoo has applied for a Lounge Endorsement.

## WHY THE CHANGE FROM A FOOD PRIMARY TO A MANUFACTURER:

---

### **Basic Manufacturing Licence will permit the licensee to:**

- Have an onsite retail store in which to sell their own manufacturer products.
- Brew special small lots on premise for sale to patrons.
- With additional Lounge endorsement – the establishment will be able to continue to serve their renowned pizzas other food items and a variety of liquor and non-liquor beverages to patrons. ( Minors are permitted if accompanied by an adult).

### **Food Primary:**

- Do not allow off-sales or liquor manufacturing thus restricting licensees options.

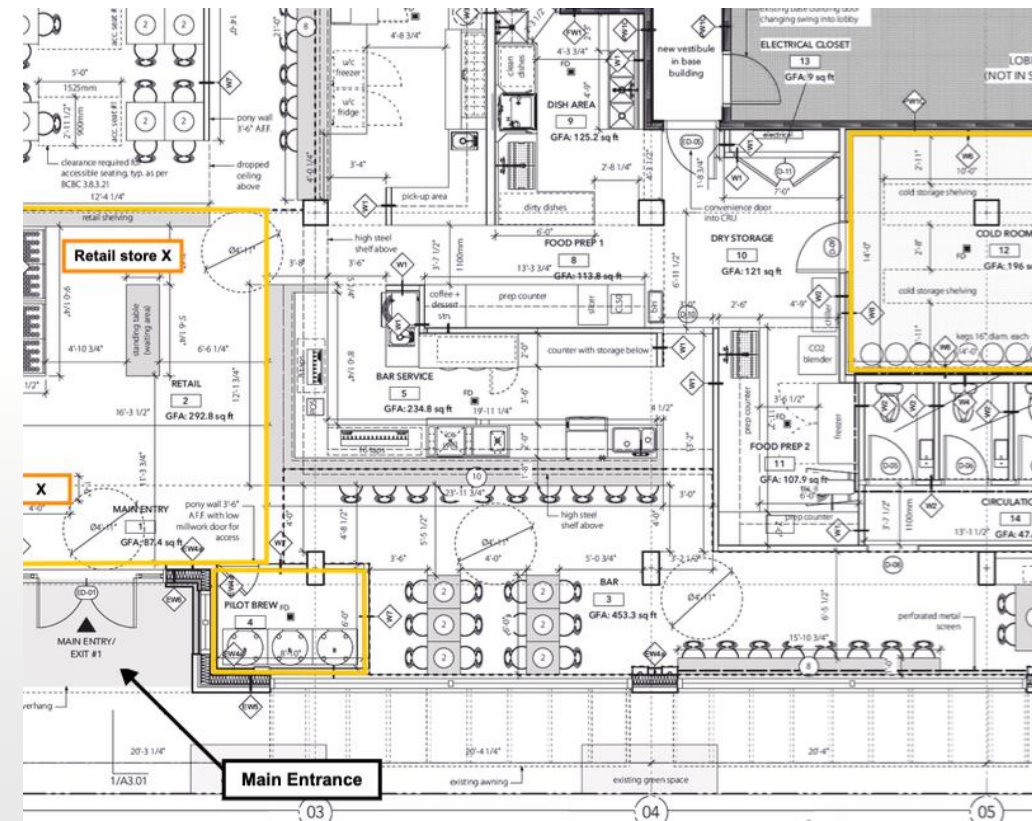


BAD TATTOO – LOUNGE ENDORSEMENT

NO CHANGES TO OCCUPANCY OR FLOORPLANS

HOURS ON PATIO REDUCED BY 1 HOUR TO 11:00P.M.

- **Hours of Operation:**
- Interior – 9:00 AM to Midnight 7 days a week.
- Interior Occupancy = 107
- Patio Hours: 9:00 Am to 11:00 PM
- Patio Occupancy = 50 persons



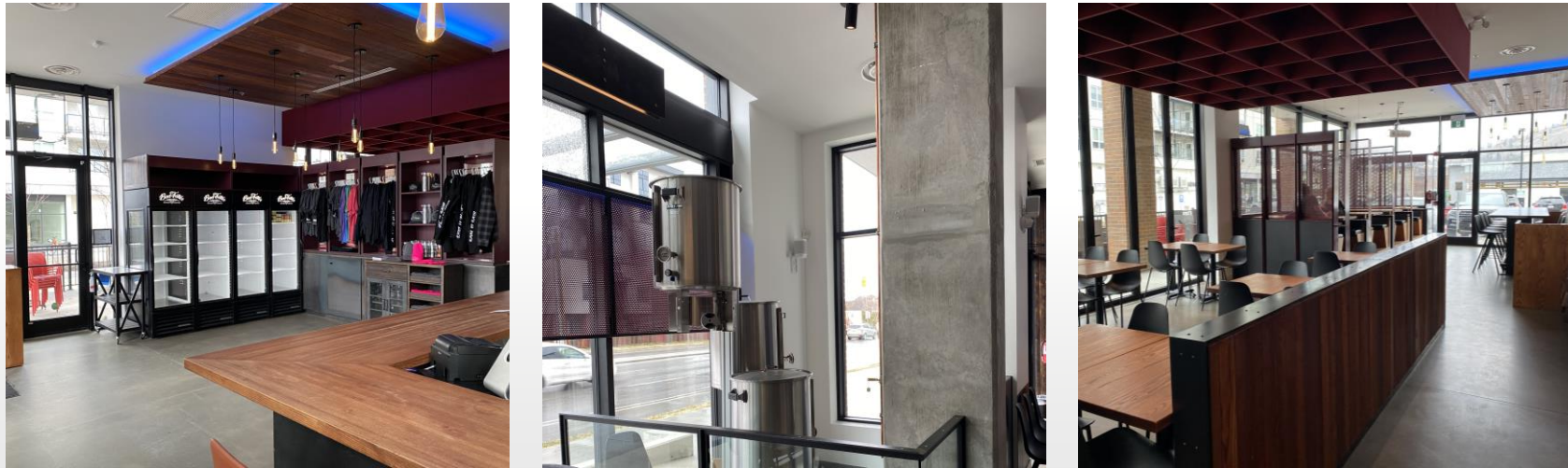


PATIO = 50 PERSONS  
9:00 AM TO 11:00 PM

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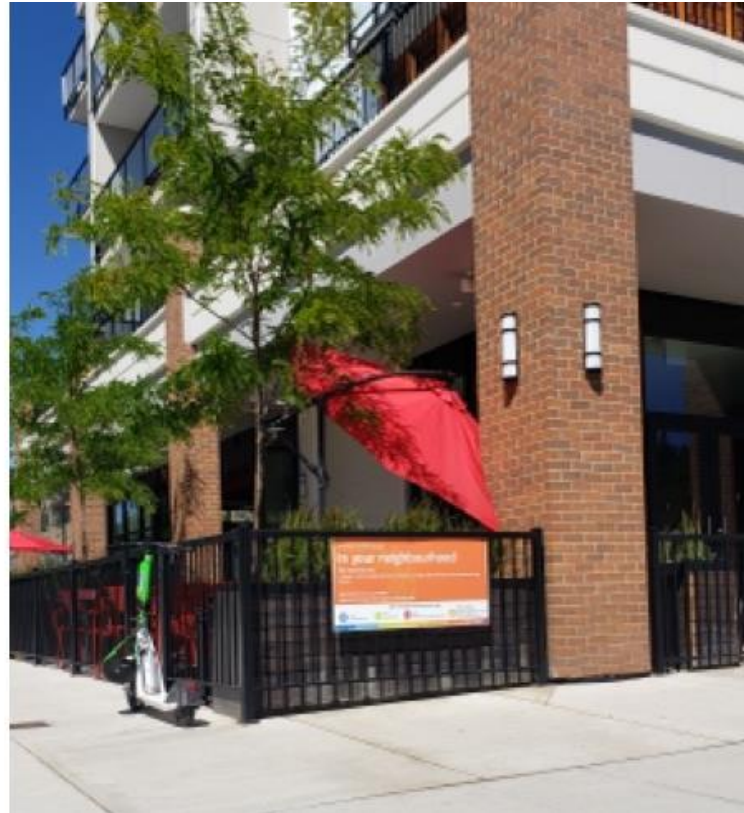
INTERIOR  
WITH FOOD SERVICE AND MICRO BREW SYSTEM

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# PUBLIC NOTIFICATION

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- Local community was notified of application with handouts and signage displayed outside of establishment.





LOUNGE ENDORSEMENT WILL NOT NEGATIVELY AFFECT THE LOCAL COMMUNITY – NOISE , TRAFFIC OR COMMUNITY SAFETY

---

- Bad Tattoo operations will remain the same. Focus on food ( pizzeria) with same compliment of liquor beverages.
- The only changes the public will notice is onsite brewing with micro brew system and ability to purchase Bad Tattoo Brew products from this location.





# REPORT TO COUNCIL



**Date:** August 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LL22-0010

**Owner:** 1568447 Alberta Ltd., Inc.No.  
A0093042

**Address:** 109 – 889 Vaughan Ave

**Applicant:** Thrive Liquor & Cannabis  
Advisors

**Subject:** Liquor License Application

**Existing Zone:** I4rcs – Central Industrial (Retail Cannabis Sales)

---

## 1.0 Recommendation

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

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359,

BE IT RESOLVED THAT:

1. Council recommends support of an application from Thrive Liquor & Cannabis Advisors for a lounge endorsement for Strata Lot 9 Section 30 Township 26 ODYD Strata Plan EPS7283, located at 109-889 Vaughan Ave, Kelowna, BC for the following reasons:
  - Establishment will have a small occupancy and appropriate hours for its location.
2. Council's comments on LCLB's prescribed considerations are as follows:
  - a. The location of the winery/special event area:  
The proposed location is suitable for a manufacturer - lounge endorsement as the property is in close proximity to Downtown Urban Centre and in a medium density residential area.
  - b. The proximity of the winery/special event area to other social or recreational facilities and public buildings:  
The location is near other small social/recreational facilities and the RCMP building.
  - c. The person capacity of the winery lounge:  
Occupancy will be minimal at 30 persons.
  - d. Traffic, noise, parking and zoning:

The potential impact for traffic, noise and parking is minimal. Zoning supports land use.

e. The impact on the community if the application is approved:

The potential for negative impact is minimal.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

## Purpose

To seek Council's support for a new lounge endorsement for a manufacturer with an occupancy of 30 persons.

### 2.0 Development Planning

Staff are supportive of the Manufacturer - lounge endorsement in order to allow customers to consume the manufacturer's product on-site. The area is already home to several small breweries, cideries and commercial wineries. This establishment is located within an industrial zoned complex north of the Downtown Urban Centre. As a result, the impact on the surrounding community will be minimal and noise is not an anticipated issue due to a combination of factors including:

- Maximum occupancy of 30 persons,
- Hours of operation are in line with similar businesses in the area,
- Compatible with surrounding land uses

Council Policy No. 359 recommends supporting lounge endorsement applications for small establishments outside of Urban Centre's when surrounding land-uses, and general impact on the local neighbourhood is minimal.

### 3.0 Proposal

#### 3.1 Background

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

#### 3.2 Project Description

Motherlove Ferments has been in operation since 2015 and offers a variety Kombucha products. The applicant is seeking to add a lounge area within the tasting area and retail space. The establishment is seeking an occupancy of 30 persons. The applicant will be working with local vendors to offer a variety of food options for customers to enhance the customer experience. Full meals including: entrees, appetizers, desserts and non-alcohol selections will be offered.

#### Operating Hours:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am

### 3.3 Site Context

The subject property has a future land use of Industrial and is in close proximity to the Downtown Urban Centre. The property is a corner site fronting onto both Clement Avenue and Ethel Street. The area to the north is predominantly industrial with the south side of Clement Avenue being residential with a mix of single family and multi-family developments. Clement Avenue is designated as a Transit Supportive Corridor within the 2040 Official Community Plan.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I <sub>4</sub> – Central Business Industrial	General Industrial Uses
East	I <sub>4</sub> – Central Business Industrial	General Industrial Uses
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	I <sub>4</sub> – Central Business Industrial	Retail Store, General

#### Subject Property Map: 88g Vaughan Ave



### 4.0 Current Development Policies

#### 4.1 Council Policy #359 – Liquor Licensing Policy and Procedures

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

- New lounge endorsements should be located and designed to limit potential impacts on surrounding property owners.



## 5.0 Application Chronology

Date of Application Received: May 20, 2022

Date Public Consultation Completed: June 13, 2022

**Report prepared by:** Jason Issler, Planner I

**Reviewed by:** Lydia Korolchuk, Urban Planning Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

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

### **Attachments:**

Attachment A: Letter of Rationale

Attachment B: Site Plan/Occupant Load



<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# LL22-0010		
Planner Initials	Jl	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

May 10, 2022

Via Email

Liquor Cannabis Regulation Branch  
4<sup>th</sup> Floor 645 Tyee Road,  
Victoria BC

Re: LCRB Letter of Intent – Lounge Application Endorsement to a Manufacturing License  
Proposed Address: 109-889 Vaughan Road, Kelowna BC

---

### **Background**

Motherlove Ferments has made application to the Liquor Cannabis Regulations Branch for a commercial manufacturing winery facility to be located at 889 Vaughan Road, Kelowna. In addition to the manufacturing application, Motherlove Ferments is submitting a proposal to the City of Kelowna and Liquor Cannabis Regulation Branch (LCRB) for a lounge endorsement to accompany their pending manufacturing application.

Currently located at 2-685 Finns Road, Motherlove Ferments was born in 2015 out of a passion for fermentation. Founder Rochelle Minagawa is a lifelong athlete who has always loved fermenting beverages and food. With a belief that kombucha can taste as good as it is for you, she aims to create flavours that are fun and functional, brewing kombucha that isn't overly acidic or overly sweet. Just a healthy beverage you can feel good about you and your family drinking.

Motherlove Ferments is a company that cares deeply about health and the health of our planet. They believe what we put into our bodies directly impacts our energy levels and how we feel, and packaging affects the environment around us. As a company that cares deeply about health and the health of our planet, each product is crafted with this in mind, using all organic ingredients, no artificial anything and a high probiotic count.

Motherlove Ferments harnesses the flavours and colours from whole foods and combines them to create flavours that taste light and refreshing. For the wellbeing of our planet, they focus on refillable, reusable or recyclable packaging.

### **Hours of Operation**

The applicant is seeking hours of operation from 9am - midnight Monday through Sunday.

### **Site Layout & Proposed Service Area**

The proposed manufacturing facility is located at 109-889 Vaughan Road, Kelowna. The applicant wishes to add a lounge area to their facility that would overlap the floor plan of the tasting area and retail space. The area is located on one level of interior space and is direct at the front of the business off the main parking area of the unit. The applicant is not seeking a patio area.

### Entertainment

The applicant intends to have speaker music to enhance the background for guests who wish to enjoy product on the premises.

### Proposed Capacity

The applicant is seeking a capacity of 25 Persons for their lounge.

### Food Services

The applicant is proposing to work with local food vendors to offer entrees, appetizers, and deserts. An array of health focused food options will be available. The intent is to have access to a healthy food truck and local offerings that allow for vegan, vegetarian, and fermented options. There will also be a selection of non-alcoholic beverages available direct on site for purchase.

### Composition of Neighbourhood

Zoned I4C, 109-889 Vaughan is a mixed-use Central Industrial site that is underway with new construction development. The tenant mix will be a combination of commercial, retail and light manufacturing. There are surrounding manufacturing breweries, commercial wineries and cideries that make location a tourist destination and an easily accessible. The BC Fruit Growers Association and Sun-Rype Products are located direct across the street making this an ideal neighbourhood for Motherlove Ferments because its within a manufacturing area.

### Noise Disturbance Mitigation

Due to the nature of the vicinity of light manufacturing, industrial and commercial mixed use, Motherlove Ferments does not anticipate noise to be an issue. To ensure that it is not a factor to any of its neighbours, Motherlove is not proposing to have a patio area. Additionally, the lounge is very much an ancillary use to the manufacturing site that will be focused on manufacturing and distribution. Located on the corner of Vaughan and Ethel Street, Motherlove is removed from the residential population that is located across Clement Ave to the south. It should be noted that parking is situated in the middle of the development. Cars turn into the parking area off Ethel Street or Vaughan and the buildings provide a natural buffer to the residential homes to the south across Clement Ave.

### Endorsements

The manufacturing site is proposing to have an on-site retail store, tasting room and lounge. It would be expected minors may attend with their parent/ guardians from time to time. Full meals, including entrees, appetizers, deserts and non-alcoholic selections will be available during hours of operation.

Yours truly,

*Rebecca Hardin*

**Rebecca Hardin**  
Liquor and Cannabis Advisor

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# LL22-0010		
Planner Initials	JI	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>





## E

Jl



City of Kelowna  
DEVELOPMENT PLANNING

Reviewed  
by City of Kelowna  
Inspection Services  
MAY 16 2022

The MAIN + MEZZ. LEVELS has a net floor area of N/A m<sup>2</sup>. The maximum occupant load shall be 30 persons, based on WASHROOMS.

**#109 - 889 VAUGHAN AVE.**

Atelier  
collective design

INTERIOR DESIGN & PRIME CONSULTANT  
ATELIER COLLECTIVE DESIGN  
150 FROELICH ROAD  
KELOONA, BC V1X 3M3  
P: 250.831.3400  
E: info@ateliercollective.ca

MOTHER LOVE KOMBUCHA  
UNIT 109 - 889 VAUGHAN AVE  
KELOWNA, BC

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AT THE CONTRACTOR'S EXPENSE.

## FINAL SPACE PLAN

ID2.01



LL22-0010

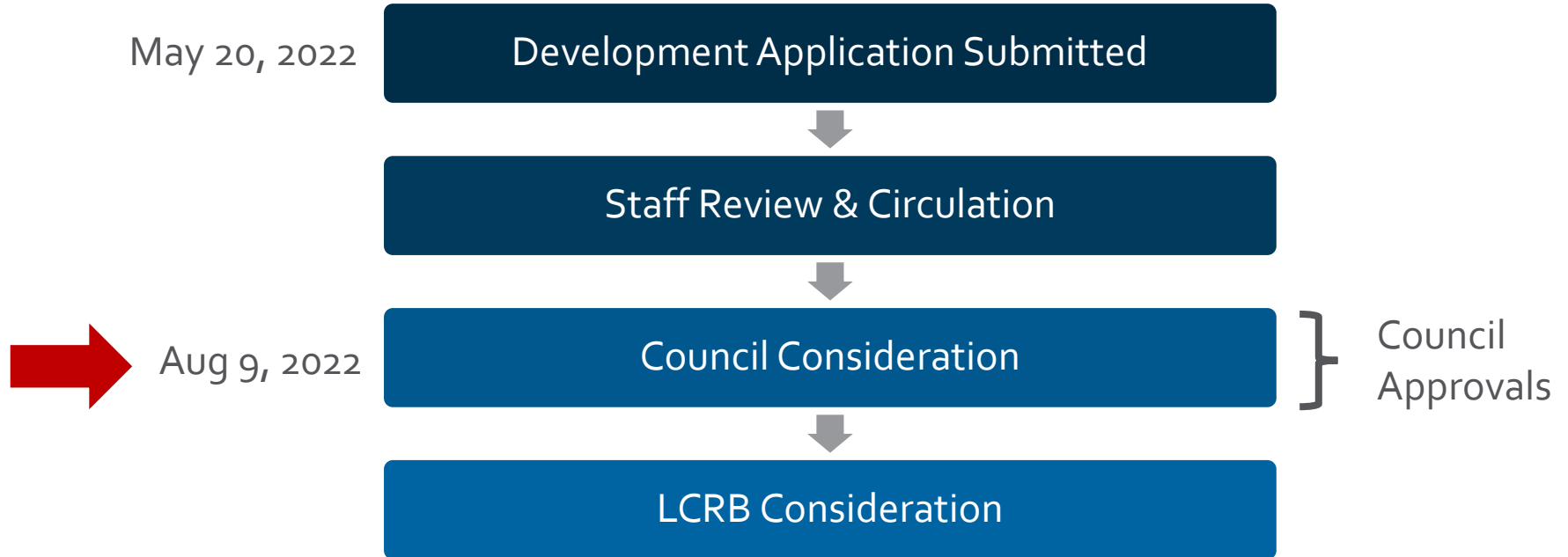
109-889 Vaughan Ave

Liquor Licence Application

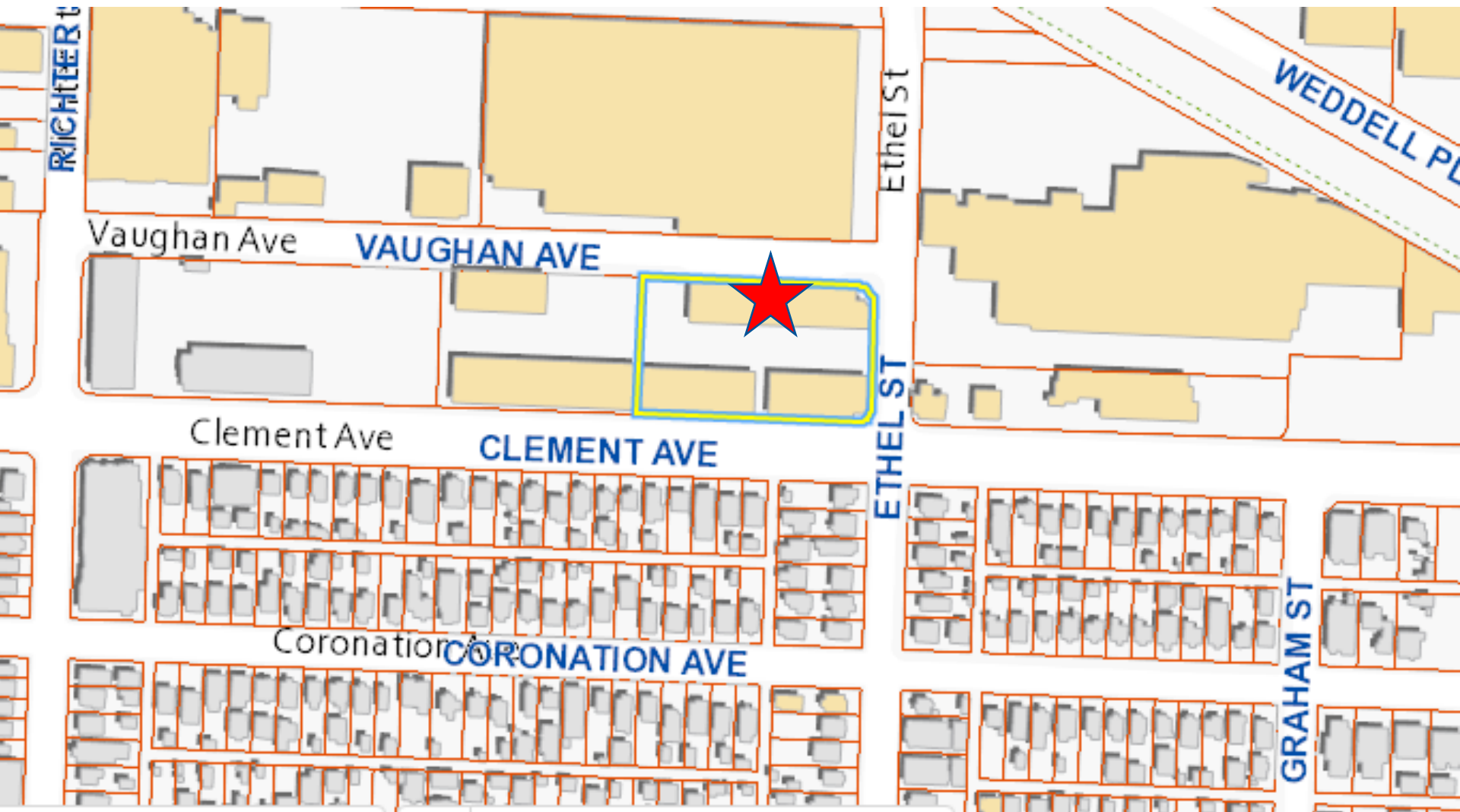
# Proposal

- ▶ To seek Council's support for a new Lounge Endorsement for a manufacturer with an occupancy of 30 persons.

# Development Process

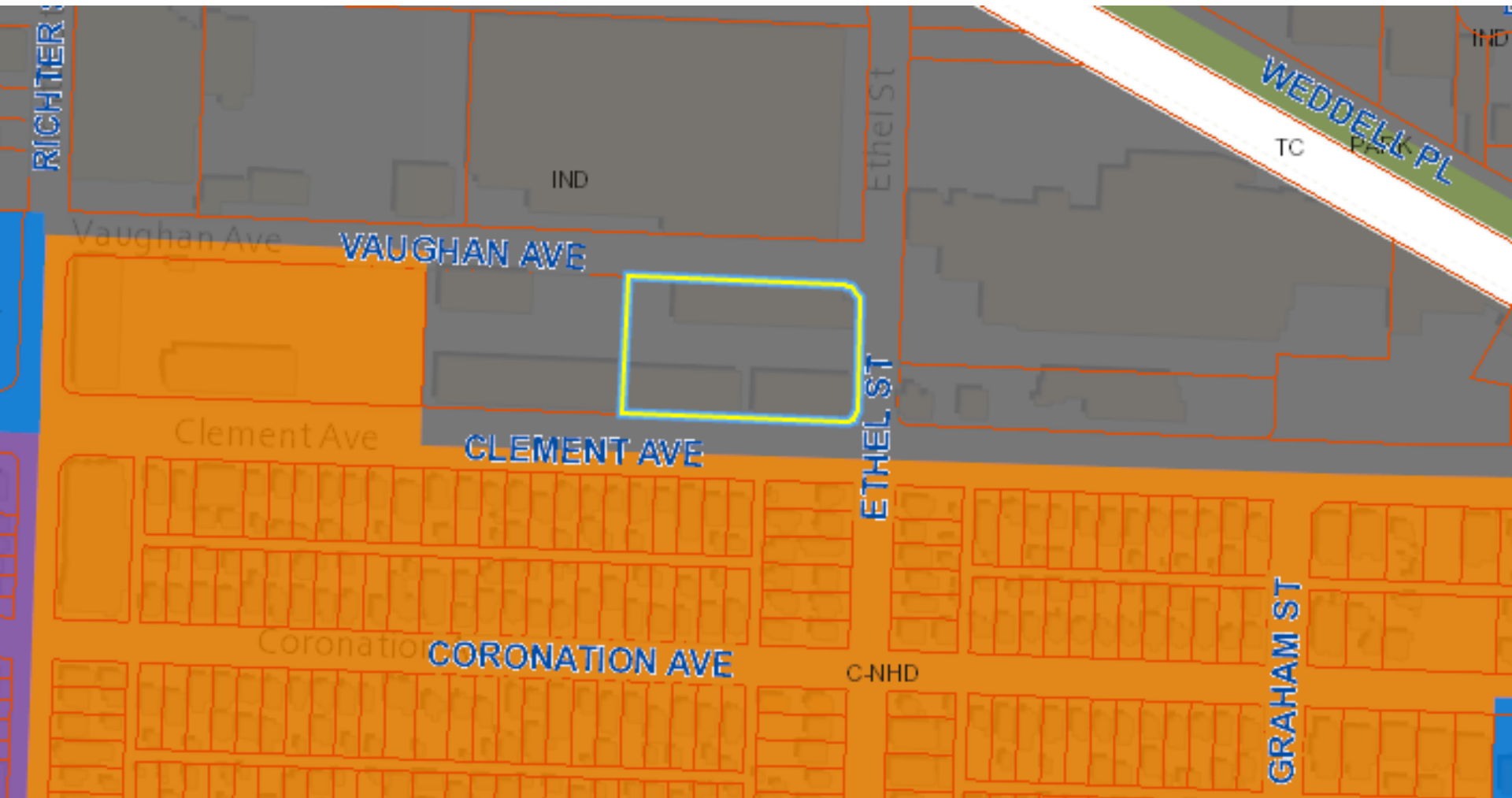


# Context Map





# OCP Future Land Use / Zoning





# Subject Property Map



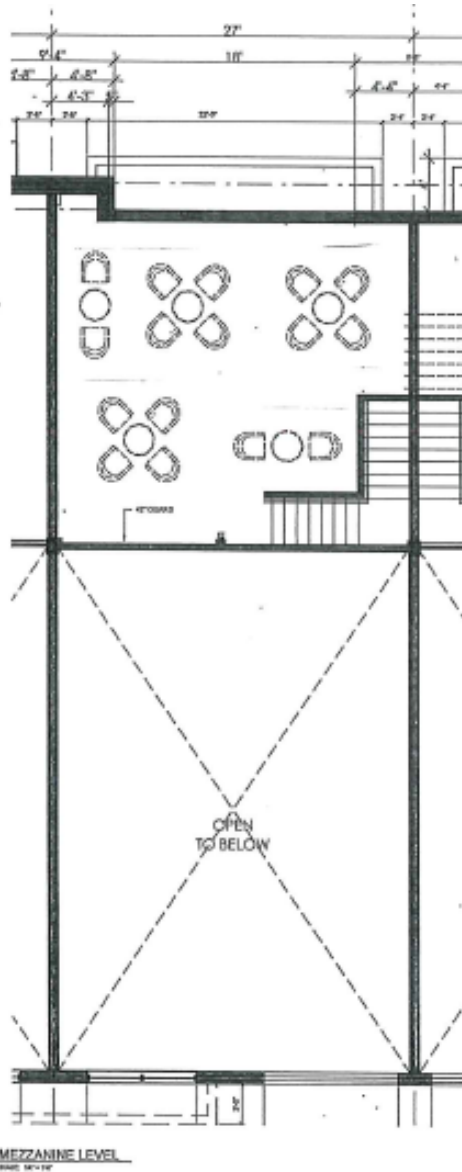
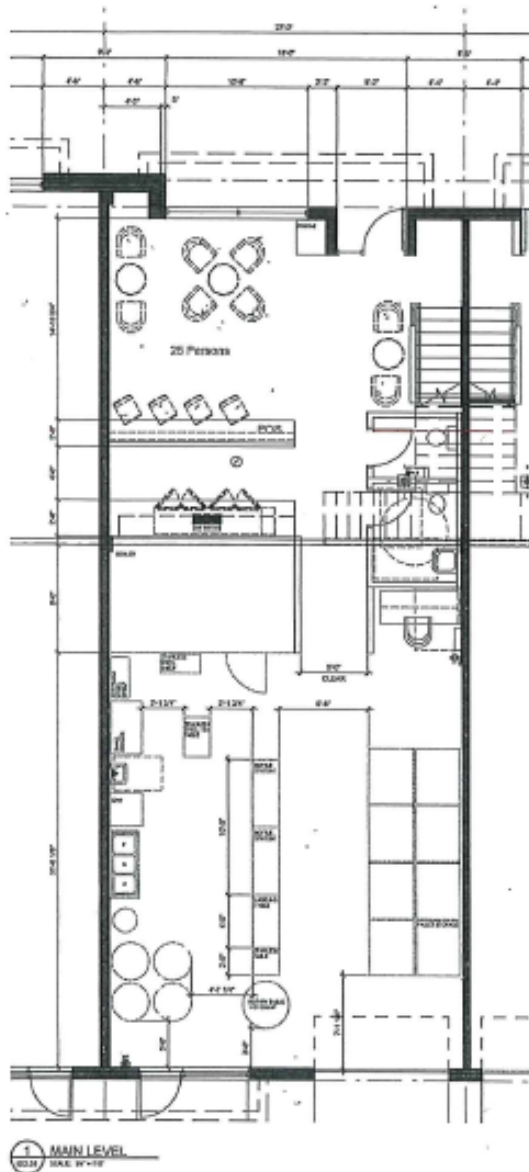
# Project/technical details

- ▶ Lounge Endorsement for a Manufacturer
  - ▶ 30 Person Occupancy

## ▶ Hours of Operation

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am	9:00am
Close	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am	12:00am

# Site Plan/Occupant Load



Reviewed  
by City of Kelowna  
Inspection Services  
MAY 16 2022  
*DLK*

The MAIN + MEZZ LEVELS  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
30 persons, based on  
WASHROOMS.

MOTHERLOVE FERMENTS INC  
#109 - 889 VAUGHAN AVE.

# Council Consideration

- ▶ **Location:** Industrial Area in close proximity to Downtown Urban Centre
- ▶ **Proximity:** Close to similar small gatherings and RCMP building
- ▶ **Capacity/Hours:** 30 person occupancy. Closes at midnight
- ▶ **Traffic, noise, parking & zoning:** Industrial site with large surface parking, on TSC, noise minimal
- ▶ **Impact:** Believed to be minimal

# Development Policy

- ▶ Council Policy #359.

- ▶ New lounge endorsements should be located and designed to limit potential impacts on surrounding property owners.



# Staff Recommendation

- ▶ Staff recommend support for proposed lounge endorsement:
  - ▶ person capacity minimal
  - ▶ Does not negatively impact the neighbourhood
- ▶ Recommendation to be forwarded to Liquor & Cannabis Regulation Branch.



## *Conclusion of Staff Remarks*





# MotherLove Ferments Kombucha Bar

109-889 Vaughan Ave,  
Kelowna BC V1Y 0H8

Rochelle Minagawa July 26, 2022



# Background and Bio

## Rochelle Minagawa

- MotherLove Ferments incorporated in 2016
- Health and wellness are a core value of the founders'
- As a high-level athlete, fueling the body is important for optimal performance
- The vision of MotherLove is to protect our health and the health of our planet





# Overview of Proposal

- MotherLove's alcoholic brand is called "Daypass" by MotherLove
- Have applied for manufacturing license with a tasting room, small retail space and lounge area, capacity applied for 30 persons (25 guests and 5 staff)
- Hours of operation: We anticipate being open 9am-Midnight Monday to Sunday depending upon staffing availability.
- Job creation: Increasing product offerings will create jobs in both manufacturing and customer service





# Overview of Proposal

## Location



- Property is located at 109-889 Vaughan Ave
- Tasting room will have non-alcoholic and alcoholic options on tap and for purchase
- Goal is to create a “better for you” beverage that is organic and low sugar
- Increases diversity in the North End by having beverage options other than beer and wine







# Overview

## Products

- Kombucha is a fermented tea made from organic tea, organic cane sugar and fermented with a culture or “mother”
- Water Kefir is a fermented, probiotic water that is non-caffeinated
- 4 flavours of each product line plus a rotating seasonal tap
- Hard Kombucha will be fermented with honey and green tea





# Community Involvement

- Growlers are donated to local charities and events and proceeds from tastings go to local non-profit organizations
- Commitment to sustainability
  - Leftover tea is given to local farms to use as compost
  - Refillable growlers encouraging zero waste
  - Compostable/biodegradable cups and take out containers
  - Tap handles and flight trays are 3D printed by a local company using biodegradable plastic





# Thank you

We are excited to be a  
part of the community





**CITY OF KELOWNA**  
**BYLAW NO. 12345**  
**Z21-0077**  
**640 Wardlaw 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 26 District Lot 14, ODYD, Plan 3249 located on Wardlaw Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 25<sup>th</sup> day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** August 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP21-0190 & DVP21-0191

**Owner:** Innascore Developments Inc.,  
Inc.No. BC1161787

**Address:** 640 Wardlaw Ave

**Applicant:** Innascore Developments Inc

**Subject:** Development Permit and Development Variance Permit

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RM<sub>3</sub> – Low Density Multiple Housing

---

## 1.0 Recommendation

THAT Rezoning Bylaw No. 12345 be amended at third reading to revise the legal description of the subject property from Lot 26 District Lot 14 ODYD Plan 3249 to Lot A District Lot 14 ODYD Plan EPP119942;

AND THAT final adoption of Rezoning Bylaw No. 12345 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0190 for Lot A District Lot 14 ODYD Plan EPP119942, located at 640 Wardlaw Ave, Kelowna, BC subject to the following:

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

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

### **Section 8.2.3: Parking and Loading**

To vary the required minimum 1.5m setback from rear property line.

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

To vary the required minimum side yard from 4.0 m permitted to 2.48 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 issue a Development Permit and Development Variance Permit for the form and character of a Multiple Dwelling Housing with variances to the side yard setback and rear yard parking setback.

**3.0 Development Planning**

Staff are supportive of the Development Permit and associated variances for the form and character of the 9-unit multiple dwelling housing project. The proposed development meets several of the Official Community Plan (OCP) Form and Character Development Permit Guidelines including selected building finishes, façade articulation and complimentary landscaping. Staff worked with the applicant to create a design that provided an interactive streetscape, human scale design and visually prominent and recognizable entrances.

The subject property is located directly north of the Pandosy Urban Centre on Wardlaw Ave between Pandosy Street and Richter Street. Both streets are designated as Transit Supportive Corridors (TSC). As this project is located midblock, the height and massing provides an appropriate transition from the TSC to the adjacent properties.

The location of the site is highly walkable and in close proximity to the Pandosy Urban Centre as well as several parks. The subject property is two blocks East of Kinsmen Park and the Abbott Street Active Transportation Corridor. Additional density in this area is supported by the local amenities including nearby parks, Okanagan Lake, transit, restaurants and shopping opportunities in the area. In recent years, the area has seen much redevelopment which includes a mix of commercial and mixed-use residential buildings.

**4.0 Proposal****4.1 Project Description**

The applicant is proposing to construct a 3-storey 9-unit condo building on the subject property. The unit mix includes:

- five 1-bedroom and
- four 2-bedroom units.

One ground orientated unit fronts onto Wardlaw Avenue. The remaining eight units are accessed primarily from a shared common entry through the parkade. The main entrance to the building from the street, and for visitors, is located along the West elevation of the apartment. All vehicle access for the site is from the laneway which leads into a covered parking area.

Each unit has a patio, which meets the Zoning Bylaw requirements for private open space. The site provides a dog run, multiple benches and generous landscaping with over a dozen trees planted throughout site to encourage both passive and active recreation.

### Form and Character

The building form proposes a flat-roof modern design with articulation and varied material textures to add visual interest. The building uses a variety of material types with a combination of composite hardi-panel, metal panel siding and wood panelling to break up the massing along the front.

### Variances

The project proposes two variances. The first is to reduce the side yard setback for a portion of the building along the East property line from the required 4.0m down to 2.48m. The portion projecting into the setback is an exit stairwell and will not have negative impacts as the building itself is outside of the setback.

The second variance is for the parking stalls directly abutting the lane. The parking regulations require parking stalls be located a minimum 1.5m from side and rear property lines to coincide with required landscape buffers. However, landscape buffers are not required between buildings and public laneways, therefore the applicant is proposing parking along the lane. This is common for projects within the City's urban centres and for industrial sites where buildings are often situated adjacent to the property line.

### 4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Two Dwelling Housing
East	RM1 – Four Dwelling Housing	Four Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RM1 – Four Dwelling Housing	Two Dwelling Housing

### **Subject Property Map: 640 Wardlaw Ave**



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.8	0.8
Max. Site Coverage (buildings)	50%	50%
Max. Height	10.m	10.0m
Min. Front Yard	1.5m	1.5m
Min. Side Yard (West)	4.0m	4.0m
Min. Side Yard (East)	4.0m	❶ 2.48m
Min. Rear Yard	3.0m	6.0m
Other Regulations		
Min. Parking Requirements	10	10
Min. Bicycle Parking	11	11
Min. Private Open Space	160m <sup>2</sup>	184m <sup>2</sup>
Parking Rear Yard Setback	1.5	❷ 0m
❶ Indicates a requested variance to Zoning Bylaw Section 13.9.6 (e)		
❷ Indicates a requested variance to Zoning Bylaw Section 8.2.3		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.		
Policy 5.3.2 Transition from Transit Supportive Corridors	<p>Transition from Transit Supportive Corridors. Provide a transition area allowing for 3- 4 storeys in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.</p> <p><i>This proposal is located midblock between two Transit Supportive Corridors being Pandosy Street and Richter Street. This location is appropriate to transition down to three stories from those higher density corridors.</i></p>	
Policy 5.3.3 Strategic Density	<p>Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low rise apartment and mixed use buildings, under the following circumstances: The project proposal includes an affordable and/or rental housing component</p> <p><i>The proposal includes 10 rental units.</i></p>	



## **6.o Application Chronology**

Date of Application Accepted: August 4, 2021

Date Public Consultation Completed: March 10, 2022

**Report prepared by:** Jason Issler, Planner I

**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 and Development Variance Permit DP21-0190 DVP21-0191

Schedule A: Site Plan and Floorplan

Schedule B: Building Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Project Renderings

Attachment D: Letter of Rational

# Development Permit & Development Variance Permit DP21-0190 & DVP21-0191



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

**640 Wardlaw Ave**

and legally known as

**Lot A District Lot 14 ODYD Plan EPP119942**

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

**RM3 – Low Density Multiple Housing**

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

Date of Council Decision July 26, 2022

Decision By: COUNCIL

Development Permit Area: Form and Character DPA

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

**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: Innascore Development Inc., Inc.No. BC1161787

Applicant: Innascore Development Inc.

Planner: Jason Issler

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # DP21-0190 DVP21-0191	
Planner Initials	<div>JI</div>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

Terry Barton  
Community Planning Department Manager  
Planning & Development Services

Date

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

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

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

### Section 8.2.3: Parking and Loading

To vary the required minimum 1.5m setback from rear property line.

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

To vary the required minimum side yard from 4.0 m permitted to 2.48 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 **\$23,027.63**

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

## 5. INDEMNIFICATION


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

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

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# DP21-0190 DVP21-0191		
Planner Initials	JI	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

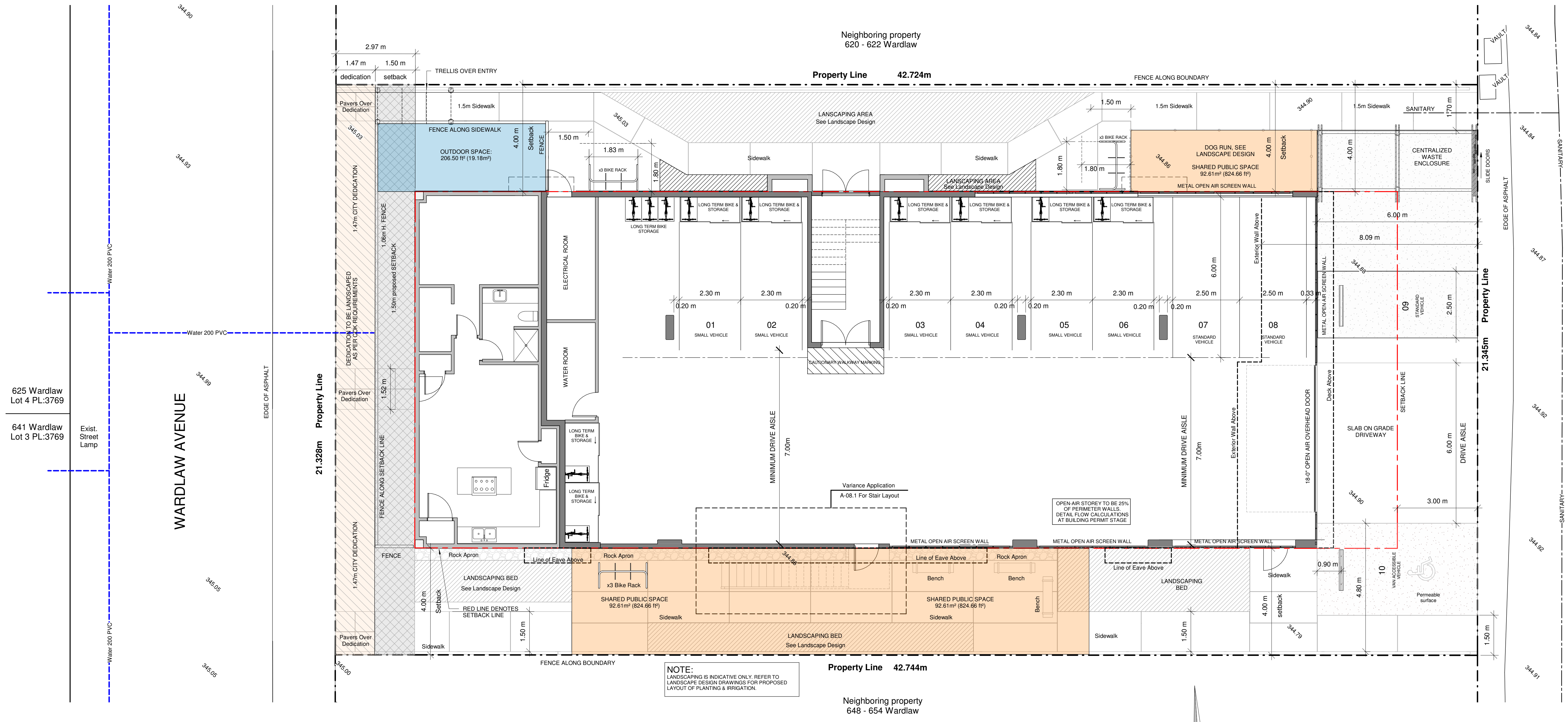
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

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

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# DP21-0190 DVP21-0191		
Planner Initials	JI	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

DRAFT

Revisions		
B	2022.02.22	DP revise per TRS report - Delete elevated entry, revise to grade - Relocated centralized garbage collection - Revise parking stalls & bike long-term stalls - Updates all sheets accordingly
A	2022.01.31	DP revise per TRS report
#	Date	Description
Page Scale: 1 : 75 Unless Noted Otherwise		
Site Plan		
Sheet:	A-2.0	

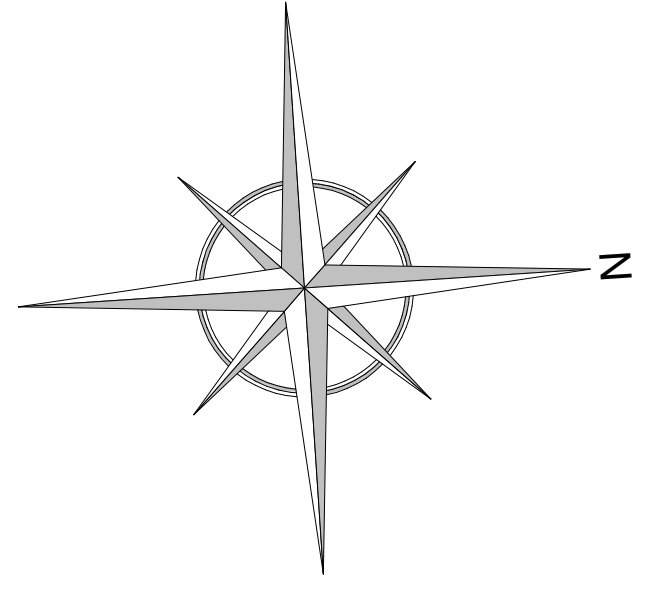


# SCHEDULE

This forms part of application  
# DP21-0190 DVP21-0191

Planner Initials **JI**

City of  
**Kelowna**  
DEVELOPMENT PLANNING





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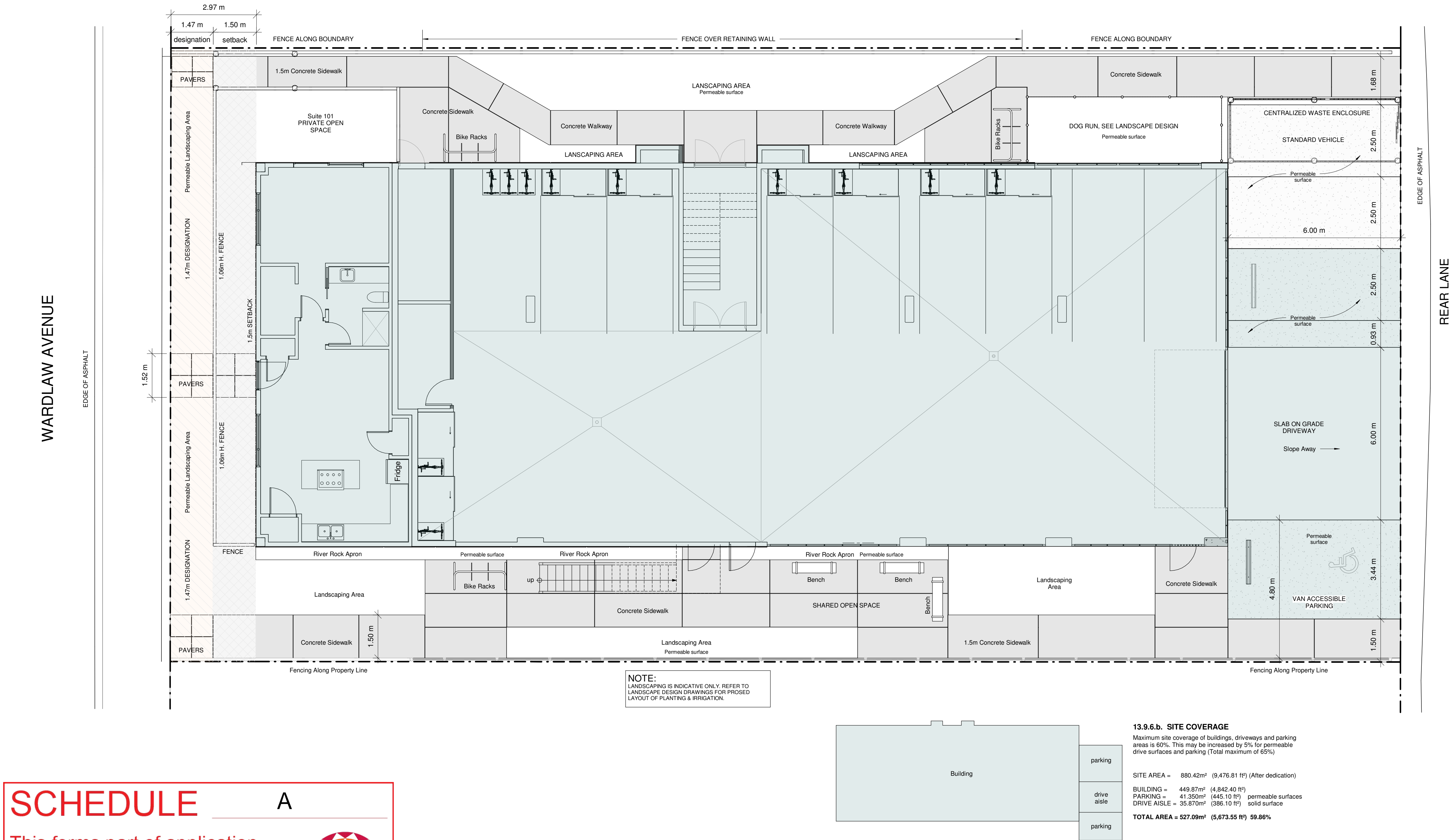


Revisions		
B	2022.02.22	DP revise per TRS report <ul style="list-style-type: none"> <li>- Delete elevated entry, revise to grade</li> <li>- Relocated centralized garbage collection</li> <li>- Revise parking stalls &amp; bike long-term stalls</li> <li>- Updates all sheets accordingly</li> </ul>
A	2022.01.31	DP revise per TRS report
#	Date	Description
Page Scale: 1 : 75		Unless Noted Otherwise

Site Coverage

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Sheet: **A-2.1** 78



<h1 style="margin: 0; color: red;">SCHEDULE</h1> <p style="margin: 10px 0 0 0; color: red;">This forms part of application</p> <p style="margin: 0; color: red;"># <u>DP21-0190 DVP21-0191</u></p> <div style="display: flex; align-items: center; margin-top: 20px;"> <div style="margin-right: 10px;">Planner Initials</div> <div style="border: 1px solid black; padding: 10px; width: 80px; text-align: center; font-size: 24px;"> <b>JI</b> </div> </div>	<h1 style="margin: 0; color: black;">A</h1> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;">  <div style="margin-left: 20px;"> <p style="margin: 0; font-size: 24px;">City of</p> <p style="margin: 0; font-size: 36px; font-weight: bold;">Kelowna</p> <p style="margin: 0; font-size: 14px; font-weight: bold;">DEVELOPMENT PLANNING</p> </div> </div>
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Revisions

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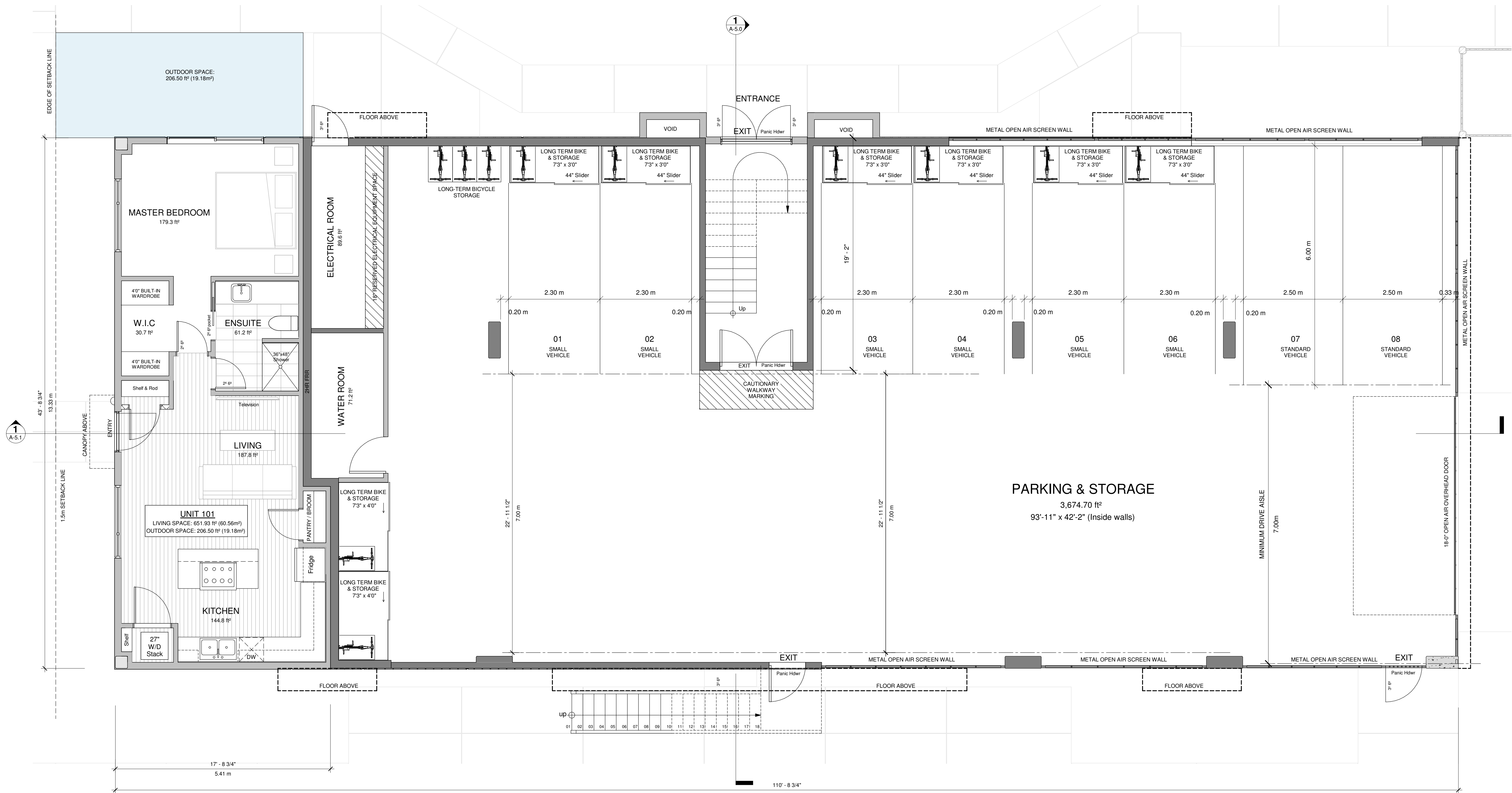
A	2022.01.31	DP revise per TRS report
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#	Date	Description
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Page Scale: 1/4" = 1'-0" Unless Noted Otherwise

L1 - Suite & Parkade

Sheet: **A-3.0** 79



**SCHEDULE** A

This forms part of application

# DP21-0190 DVP21-0191

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Initials

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City of  
**Kelowna**  
DEVELOPMENT PLANNING





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#	Date	Description
Page Scale: 1/4" = 1'-0" Unless Noted Otherwise		
L2 Floor Plan		
Sheet:	A-3.1	80



# SCHEDULE

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# DP21-0190 DVP21-0191

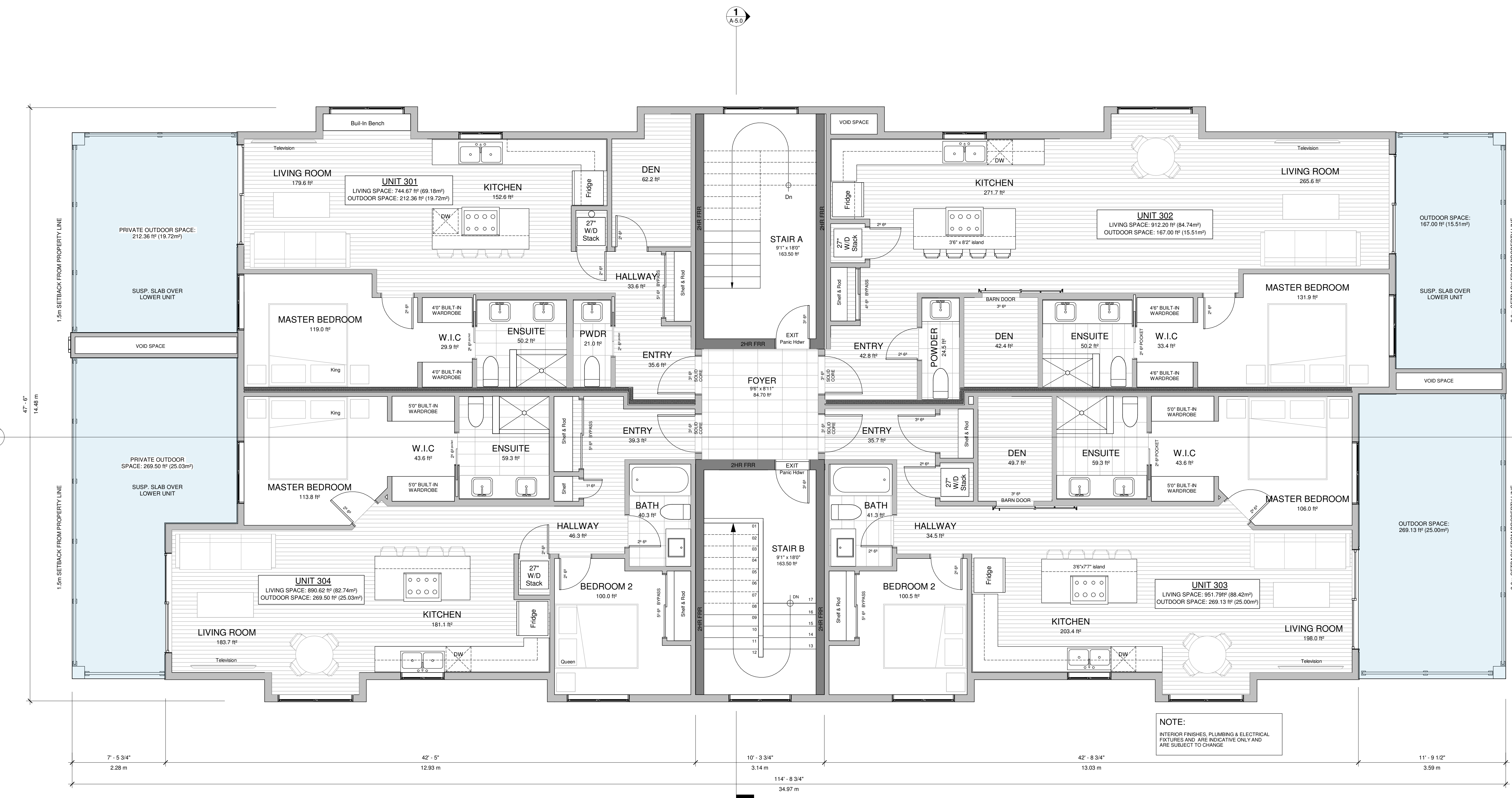
Planner Initials **JJ**

**City of Kelowna**  
DEVELOPMENT PLANNING

A



Revisions		
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#	Date	Description
Page Scale: 1/4" = 1'-0"		
Unless Noted Otherwise		
L3 - Floor Plan		
Sheet:	A-3.2	
		81



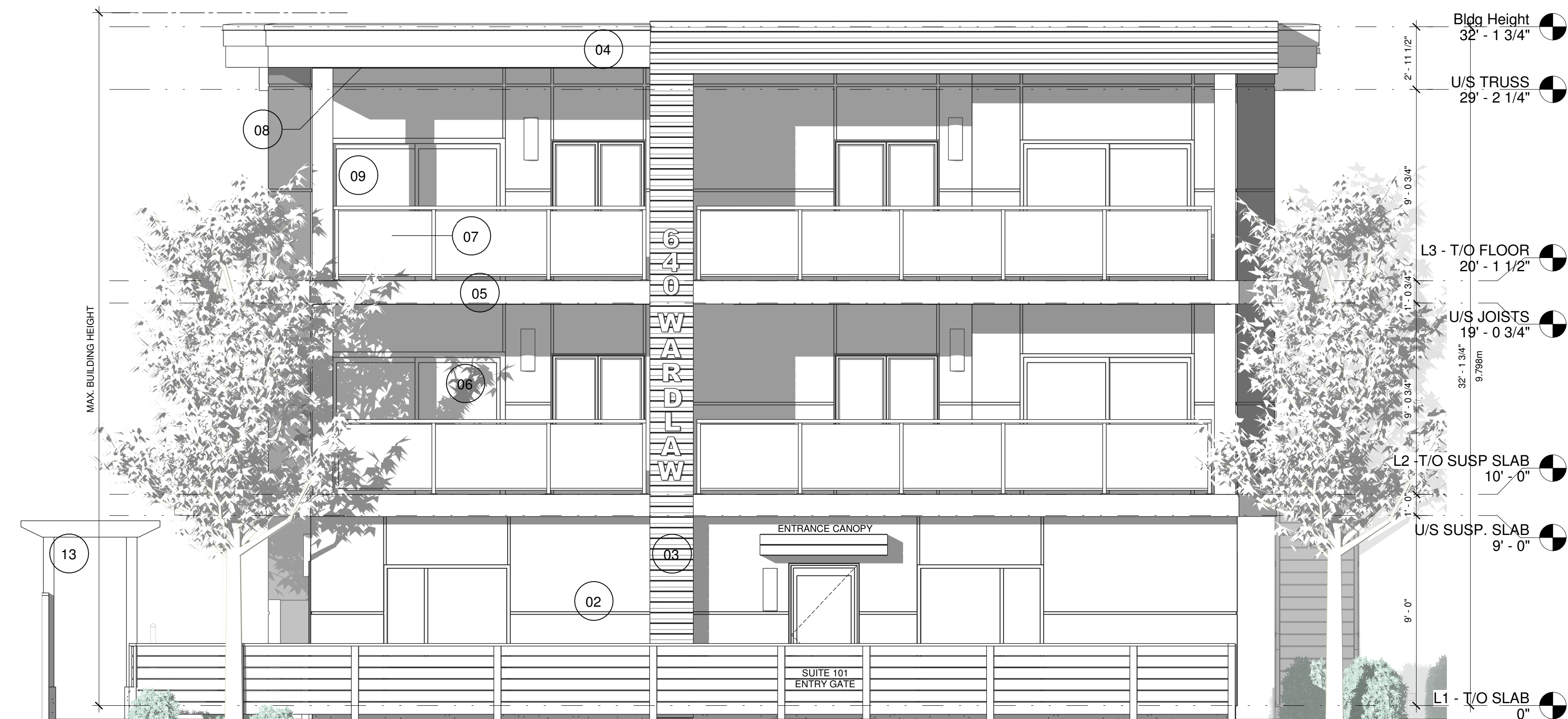
# SCHEDULE A

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# DP21-0190 DVP21-0191

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City of Kelowna  
DEVELOPMENT PLANNING

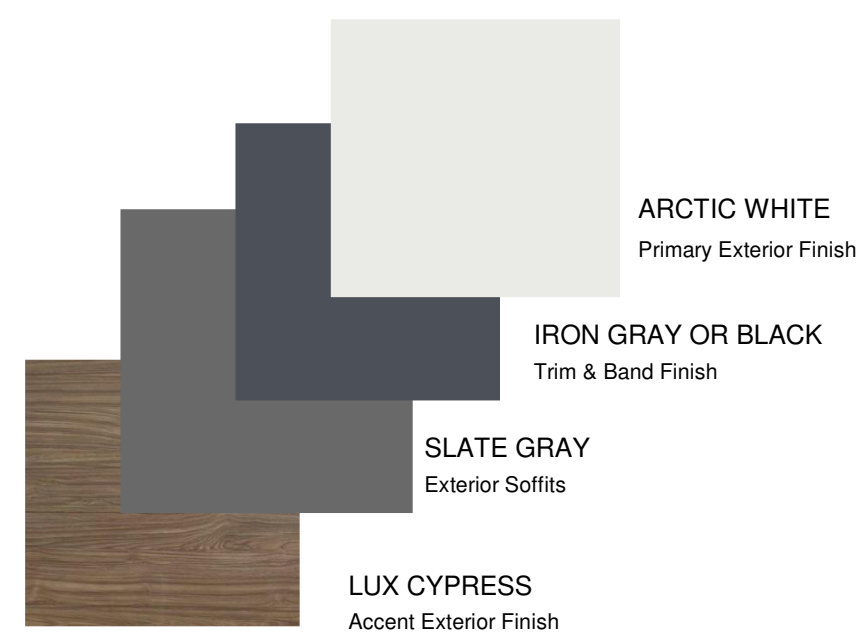




**1 SOUTH ELEVATION**  
1/4" = 1'-0"



**4 EAST STAIR EXIT**  
1/4" = 1'-0"



- 01 HARDI SHEET WITH EZ TRIM OR BATTENS
- 02 CONTRASTING HARDI SHEET WITH EZ TRIM OR BATTENS
- 03 PREFINISHED ALUMINUM OR WOOD T&G
- 04 CONTRASTING FASCIA BOARDS
- 05 CONTRASTING BAND BOARDS
- 06 WINDOWS / DOORS WITH DARK FINISH
- 07 ALUMINUM GUARDRAIL WITH DARK CONTRASTING FINISH
- 08 ALUMINUM SOFFIT (DARK)
- 09 DARK CONTRASTING COLUMNS TO MATCH ACCENT WALLS
- 10 FEATURE TRELLIS AT GROUND FLOOR SUITE
- 11 CENTRALIZED WASTE ENCLOSURE & TRELLIS
- 12 METAL OPEN AIR SCREEN WALL



**2 NORTH ELEVATION**  
1/4" = 1'-0"

## SCHEDULE B

This forms part of application

# DP21-0190 DVP21-0191

Planner Initials

JI

**City of Kelowna**  
DEVELOPMENT PLANNING

**SUVA**  
ARCHITECTURE INC.

John Saliken | Principal  
 Architect ABC, AAA  
 VANCOUVER OFFICE  
 720 - 999 W. Broadway V5Z 1K5  
 OKANAGAN OFFICE  
 319 Carmel Cres. OK Falls V0H 1R5  
 604.318.1904  
 john@suvaarchitecture.com  
 www.suvaarchitecture.com

**INNASCORE**  
DEVELOPMENTS INC.

**wardlaw**  
PANDOSY VILLAGE

Legal Description:  
640 Wardlaw Ave. Kelowna, BC  
Lot: 26 Plan: 3249 Roll: 26970

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A	2022.01.31	DP revise per TRS report
#	Date	Description
Page Scale: As indicated Unless Noted Otherwise		
Elevations		
Sheet:	A-4.1	83



# SCHEDULE

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# DP21-0190 DVP21-0191

Planner Initials **JL**

## B

City of  
**Kelowna**  
DEVELOPMENT PLANNING

**1 WEST ELEVATION**  
1/4" = 1'-0"

ARCTIC WHITE  
Primary Exterior Finish

IRON GRAY OR BLACK  
Trim & Band Finish

SLATE GRAY  
Exterior Soffits

LUX CYPRESS  
Accent Exterior Finish

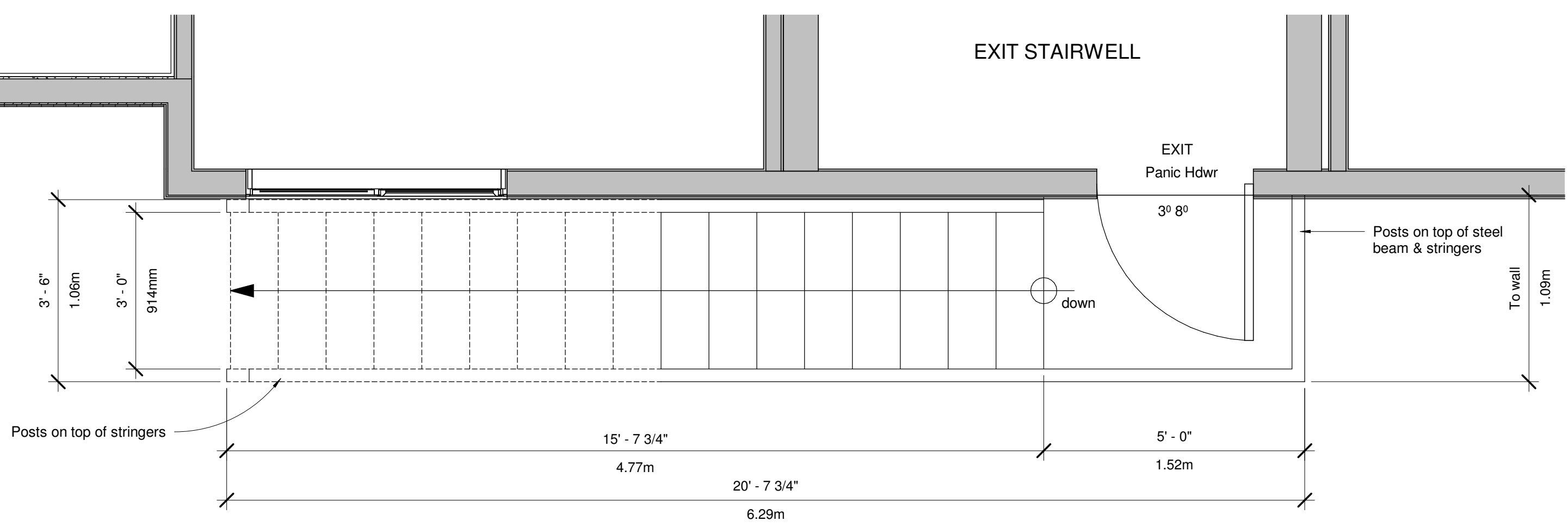
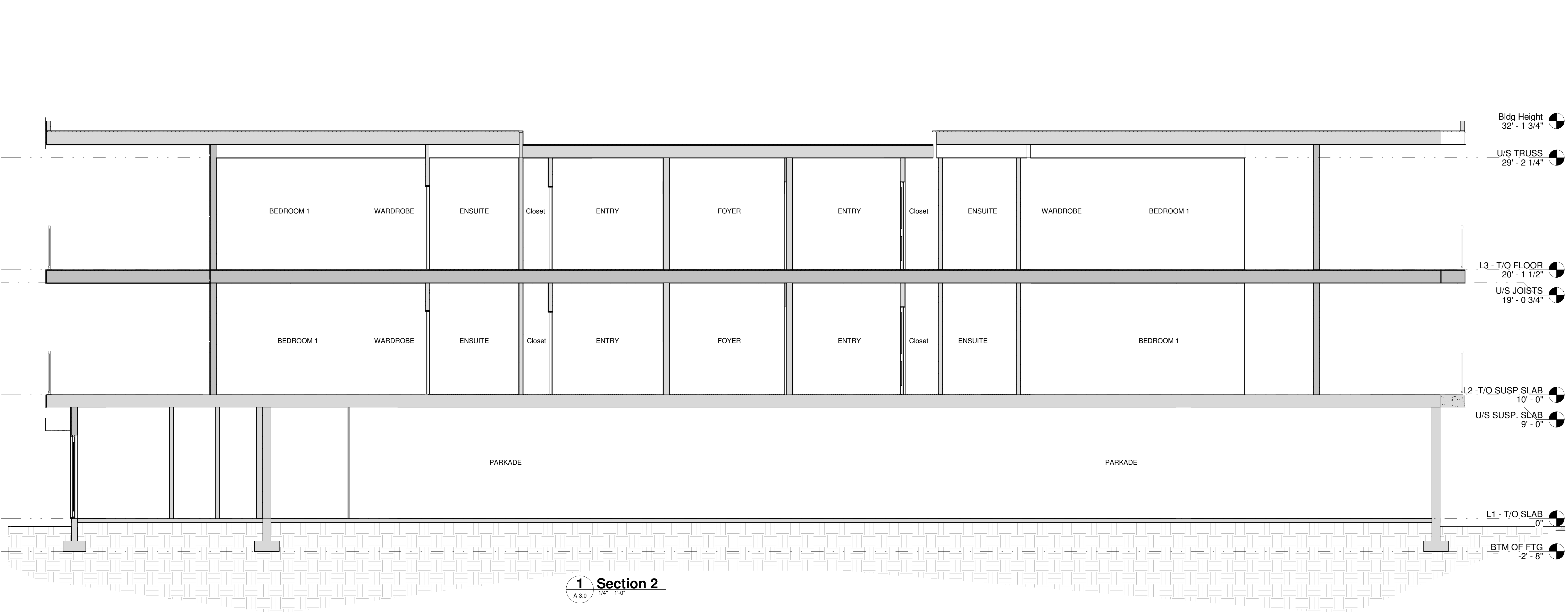
NOTE: ROOF MOUNTED  
MECHANICAL/ELECTRICAL SERVICES  
TO BE COORDINATED AT BP STAGE

- 01 HARDI SHEET WITH EZ TRIM OR BATTENS
- 02 CONTRASTING HARDI SHEET WITH EZ TRIM OR BATTENS
- 03 PREFINISHED ALUMINUM OR WOOD T&G
- 04 CONTRASTING FASCIA BOARDS
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- 08 ALUMINUM SOFFIT (DARK)
- 09 DARK CONTRASTING SMART TRIM COLUMNS
- 10 FEATURE TRELLIS AT GROUND FLOOR SUITE
- 11 GARBAGE/RECYCLING ENCLOSURE & TRELLIS
- 12 METAL OPEN AIR SCREEN WALL



**2 EAST ELEVATION**  
1/4" = 1'-0"





2 Stair Details - VARIANCE APPLICATION  
A-4.0 1/2" = 1'-0"

SCHEDULE

B

This forms part of application

# DP21-0190 DVP21-0191

Planner Initials

JL

City of Kelowna

DEVELOPMENT PLANNING

**SUVA**  
ARCHITECTURE INC.

John Saliken | Principal  
Architect ABC, AAA,  
VANCOUVER OFFICE  
720 - 999 W. Broadway V5Z 1K5  
OKANAGAN OFFICE  
319 Carmel Cres. OK Falls V0H 1R5  
604-318-1904  
john@suvaarchitecture.com  
www.suvaarchitecture.com

**INNASCORE**  
DEVELOPMENTS INC.

**wardlaw**  
PANDOSY VILLAGE

Legal Description:

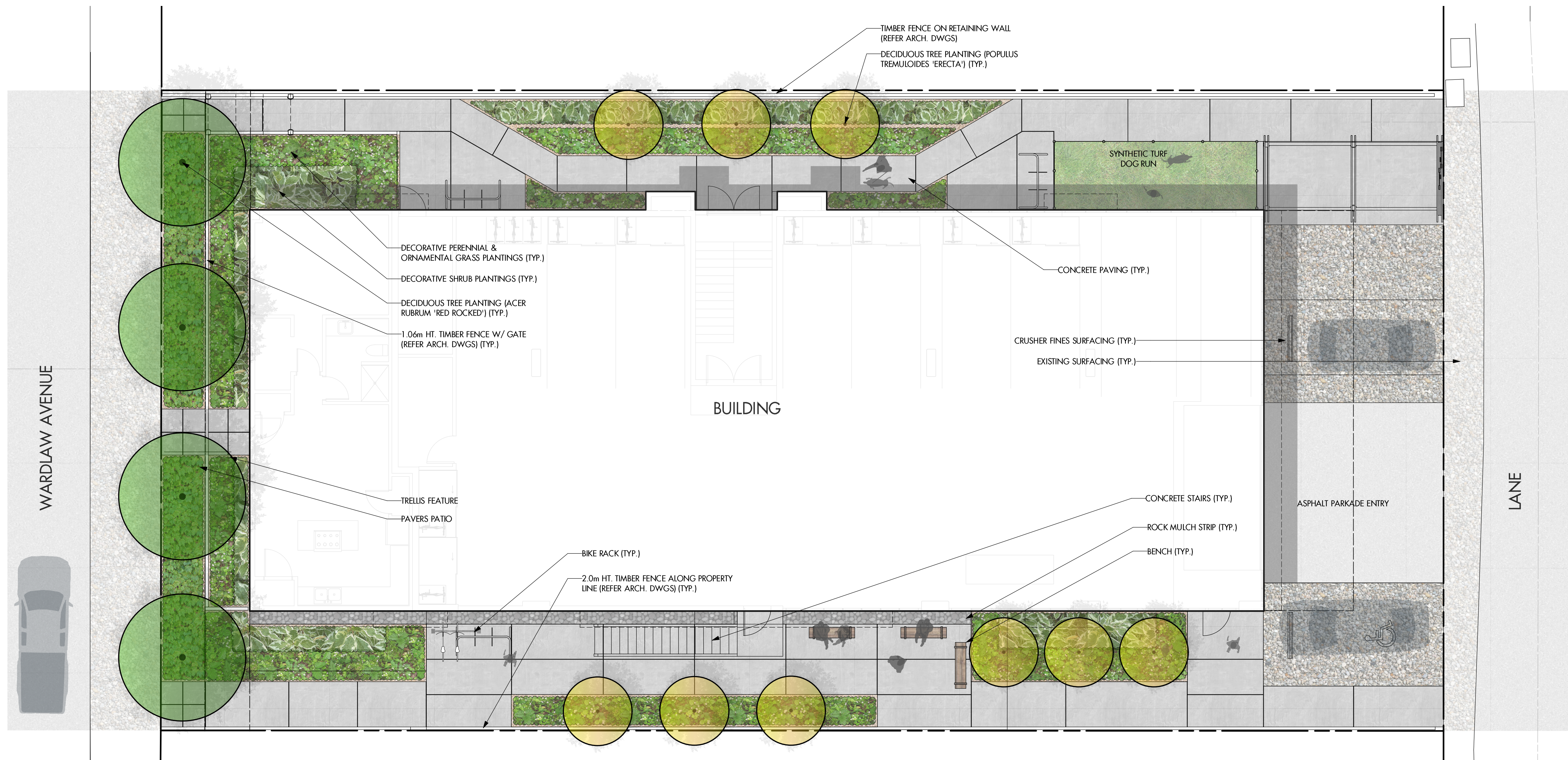
640 Wardlaw Ave. Kelowna, BC  
Lot: 26 Plan: 3249 Roll: 26970

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BUILDING PERMIT AND CONSTRUCTION  
DRAWINGS ARE ISSUED.

REGISTERED ARCHITECT  
J. Saliken  
BRITISH COLUMBIA  
2022-02-23

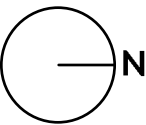
Revisions		
B	2022.02.22	DP revise per TRS report - Delete elevated entry, revise to grade - Relocated centralized garbage collection - Revise parking stalls & bike long-term stalls - Updates all sheets accordingly
A	2021.07.16	DP revise per TRS report
#	Date	Description
Page Scale:		As indicated Unless Noted Otherwise
Cross Sections		
Sheet:	A-5.1	84





OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE  
**640 WARDLAW AVENUE**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	21.06.25	Review
2	22.05.02	Review
3		
4		
5		

PROJECT NO.	21-123E
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAY 2, 2022
SCALE	1:75
PAGE SIZE	24x36"

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L1/2

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## SCHEDULE

C

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City of  
**Kelowna**  
DEVELOPMENT PLANNING



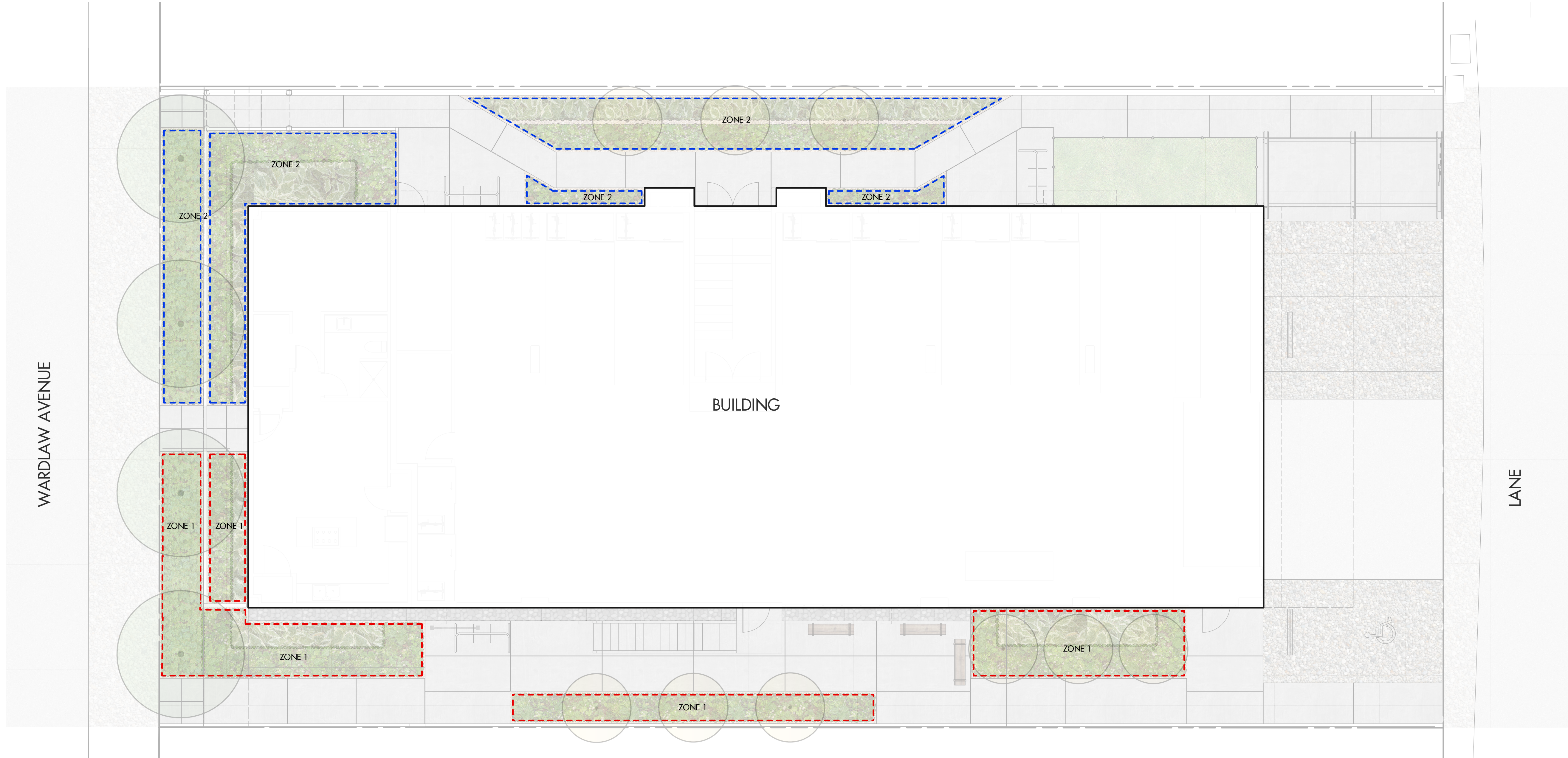
### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	4	6cm CAL
POPULUS TREMULOIDES 'ERECTA'	COLUMNAR ASPEN	9	6cm CAL
<b>SHRUBS</b>			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	40	#02 CONT. /0.6M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18	#02 CONT. /0.9M O.C. SPACING
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	6	#02 CONT. /1.5M O.C. SPACING
CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	10	#02 CONT. /1.2M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	10	#02 CONT. /1.2M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15	#01 CONT. /0.9M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	15	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	34	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	34	#01 CONT. /0.6M O.C. SPACING
<b>VINES</b>			
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	8	#01 CONT. /0.9M O.C. SPACING

### NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS SHALL BE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. 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 C

This forms part of application  
# DP21-0190 DVP21-0191

Planner  
Initials

Jl



## WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 82 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 45 cu.m. / year  
WATER BALANCE = 37 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

## IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 63 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 73 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
ESTIMATED ANNUAL WATER USE: 24 cu.m.

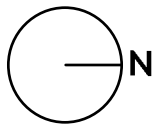
## IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



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PROJECT TITLE  
**640 WARDLAW AVENUE**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	21.06.25	Review
2	22.05.02	Review
3		
4		
5		

PROJECT NO.	21-123E
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAY 2, 2022
SCALE	1:75
PAGE SIZE	24x36"

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DRAWING NUMBER

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## FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
<b>CHAPTER 4.0: LOW &amp; MID-RISE RESIDENTIAL &amp; MIXED USE</b>						
<b>4.1 Guidelines</b>						
<b>4.1.1 Relationship to the Street</b>						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.					4	
Wherever possible, blank walls at grade are not encouraged.					4	
Enclosed parking garages are located away from street frontages or public open space.						5
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.						5
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.					4	
<b>Residential and Mixed-use Buildings</b>						
Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.		1				
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.						5
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.						5
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.				3		
<b>4.1.2 Scale and Massing</b>						
Proposed residential building façade has a length of 60m (40m length is preferred).						5
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.	NA					
Commercial building facades are incorporating significant break at approximately 35m intervals.	NA					
Proposed residential building has a maximum width of 24m.						5
<b>4.1.3 Site Planning</b>						

**ATTACHMENT**

**B**

This forms part of application  
# DP21-0190 DVP21-0191

Planner  
Initials

JL

City of  
**Kelowna**  
DEVELOPMENT PLANNING






<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	NA					
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.						5
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.					4	
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.	NA					
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.	NA					
<b>4.1.4 Site Servicing, Access, and Parking</b>						
Vehicular access is provided from the lane.						5
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> <li>Access is from a secondary street, where possible, or from the long face of the block;</li> <li>Impacts on pedestrians and the streetscape is minimized; and,</li> <li>There is no more than one curb cut per property.</li> </ul>	NA					
Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms.						5
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> <li>On portions of the building that front a retail or main street, line the above ground parking with active retail frontage;</li> <li>On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units;</li> <li>When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements;</li> <li>On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above.</li> </ul>						5

ATTACHMENT B

This forms part of application  
# DP21-0190 DVP21-0191

Planner  
Initials

JI



**City of  
Kelowna**  
DEVELOPMENT PLANNING

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: <ul style="list-style-type: none"> <li>Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.</li> </ul>	NA					
<b>4.1.5 Publicly Accessible and Private Open Spaces</b>						
Publicly accessible private spaces (e.g., private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces.	NA					
Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.				3		
Outdoor Amenity Areas: design plazas and parks to: <ul style="list-style-type: none"> <li>Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities;</li> <li>Be animated with active uses at the ground level; and,</li> <li>Be located in sunny, south facing areas.</li> </ul>				3		
Internal courtyard design provides: <ul style="list-style-type: none"> <li>amenities such as play areas, barbecues, and outdoor seating where appropriate.</li> <li>a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.</li> </ul>	NA					
Mid-block connections design includes active frontages, seating, and landscaping.					4	
<b>Rooftop Amenity Spaces</b>						
Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> <li>Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and</li> <li>Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units.</li> </ul>	NA					
Reduce the heat island effect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> <li>Secure trees and tall shrubs to the roof deck; and</li> <li>Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.</li> </ul>	NA					

**ATTACHMENT**

This forms part of application  
# DP21-0190 DVP21-0191

Planner  
Initials **JL**





<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> (1 is least complying & 5 is highly complying)	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>4.1.6 Building Articulation, Features &amp; Materials</b>						
<p>Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include:</p> <ul style="list-style-type: none"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade;</li> <li>• Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree, or other landscape feature within each interval.</li> </ul>					4	
Break up the building mass by incorporating elements that define a building's base, middle and top.						5
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						5
Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						5
Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline ( <i>See Figure 41</i> ), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.					4	
<b>Weather Protection</b>						
<p>Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations:</p> <ul style="list-style-type: none"> <li>• Primary building entrances,</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>	NA					
Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.				3		

**ATTACHMENT**

This forms part of application  
# DP21-0190 DVP21-0191

Planner  
Initials **JI**







640 WARDLAW AVENUE  
Development Permit

ATTACHMENT C

This forms part of application  
# DP21-0190 DVP21-0191

Planner  
Initials JI



City of  
**Kelowna**  
DEVELOPMENT PLANNING



John Saliken | Principal  
Architect ABC, AAA  
VANCOUVER OFFICE  
720 - 999 W. Broadway V5Z 1K5  
OKANAGAN OFFICE  
319 Carmel Cres. OK Falls V0H 1R5  
604.318.1904  
john@suvaarchitecture.com  
www.suvaarchitecture.com

Legal Description:  
640 Wardlaw Ave. Kelowna, BC  
Lot: 26 Plan: 3249 Roll: 26970

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ALL DRAWINGS ARE FOR GENERAL CONFORMANCE FOR REZONING AND DEVELOPMENT PERMIT ONLY. DETAILED DRAWINGS ARE REQUIRED FOR STRUCTURAL, MECHANICAL, ELECTRICAL, GEOTECH, ACCESS, LANDSCAPE, ENVELOPE, CODE AND EXISTING ETC. ALL DIMENSIONS ARE ROUNDED AND APPROX AND TO BE CONFIRMED WITH WORKING DRAWINGS. FINAL DESIGN COORDINATION IS AFTER BUILDING PERMIT AND CONSTRUCTION DRAWINGS ARE ISSUED.



Revisions		
B	2022.02.22	DP revise per TRS report - Delete elevated entry, revise to grade - Relocated centralized garbage collection - Revise parking stalls & bike long-term stalls - Updates all sheets accordingly
A	2022.01.31	DP revise per TRS report
#	Date	Description
Page Scale:		Unless Noted Otherwise
Perspective		
Sheet:	A-00	91



Feb 3, 2022

City of Kelowna  
Planning Dept

FAO  
Jason Issler, Planner



**640 WARDLAW AVE KELOWNA BC**  
**APPENDIX A – DESIGN RATIONALE STATEMENT**

As per previous communication and meetings with the City of Kelowna Planning Department and as part of the design process the design rationale is in accordance with the RM3 Zone (supported by the current OCP under future land use of MRL). Further to the application information as it pertains to the Rezoning associated with the proposed Development at 640 Wardlaw Ave in Kelowna, we propose the following Design Rationale for the project.

RM3 justification:

- Oversized lot (bigger than a standard city lot)
- Supported by the current OCP
- City of Kelowna's need for higher density
- Lot consolidation with neighboring properties not possible as they are developed.

The 640 Wardlaw proposal has been developed with the City of Kelowna's request and need for higher density on central, older single-family lots (RU6). Under City's Guidelines and the OCP, the proposed building takes advantage of the property's frontage onto Wardlaw Ave and its public lane. The unique nature and location of this lot with its unusual size (70'x140') is ideal for incorporating a ground-oriented unit facing Wardlaw Ave. This will soften the building facade while keeping a residential look for the building and the street frontage.

The design compliments nearby buildings and supports the transitional nature of the neighbourhood, the current OCP and the RM3 zone. The design was developed carefully to blend with neighboring multi-family projects (old and new) and creates a steppingstone and transition for future increase in density and redevelopment of the area as promoted by the OCP.

Architecturally, the intent is to implement a horizontal, modern architectural style with colours and materials that closely relate to other major developments and buildings in the neighbourhood, along Pandosy St, and Lakeshore Rd.

The result is a modern, contemporary design with single level residential unit plans. This ensures a bigger and roomier feel for the end user. The unit mix allows for a variety in sales price, targeting a wide range of potential buyers and allowing for affordable product within the building.

Along the street frontage, the newly proposed development fits in with surrounding setbacks and ensures that it blends in with the street frontage of both neighboring properties (see renderings). The proposal achieves required Bylaw parking numbers and accommodates visitor parking along the public lane. The oversized decks and outdoor common area exceed the bylaw requirement for private open space.

The focus with this development is to create a community feel within a walkable neighbourhood. The lot and its location are perfectly suited for an increase in density, based on the neighbourhood, its surroundings and the City of Kelowna OCP).

John Saliken | Principal  
Architect AIBC, AAA,  
[john@suvaarchitecture.com](mailto:john@suvaarchitecture.com)  
direct 604 318 1904



ATTACHMENT

D

This forms part of application

# DP21-0190 & DVP21-0191

Planner Initials

JI



City of Kelowna

DEVELOPMENT PLANNING



# DP21-0190 DVP21-0191 640 Wardlaw Ave

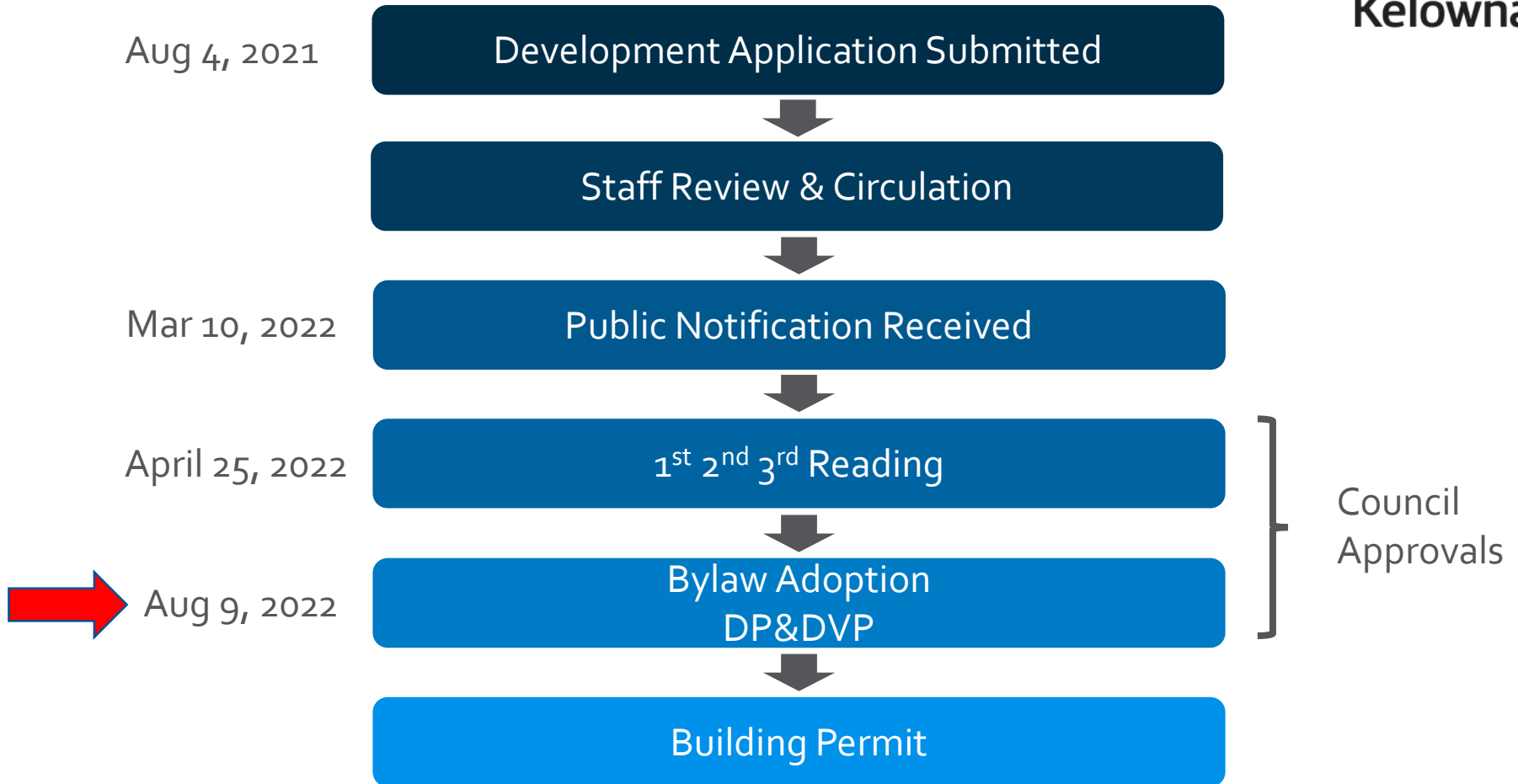
Development Permit and Development Variance Permit

# Proposal

- ▶ To issue a Development Permit for the form and character of a Multiple Dwelling Housing building and to issue a Development Variance Permit to vary the required side yard setback and rear parking setback



# Development Process

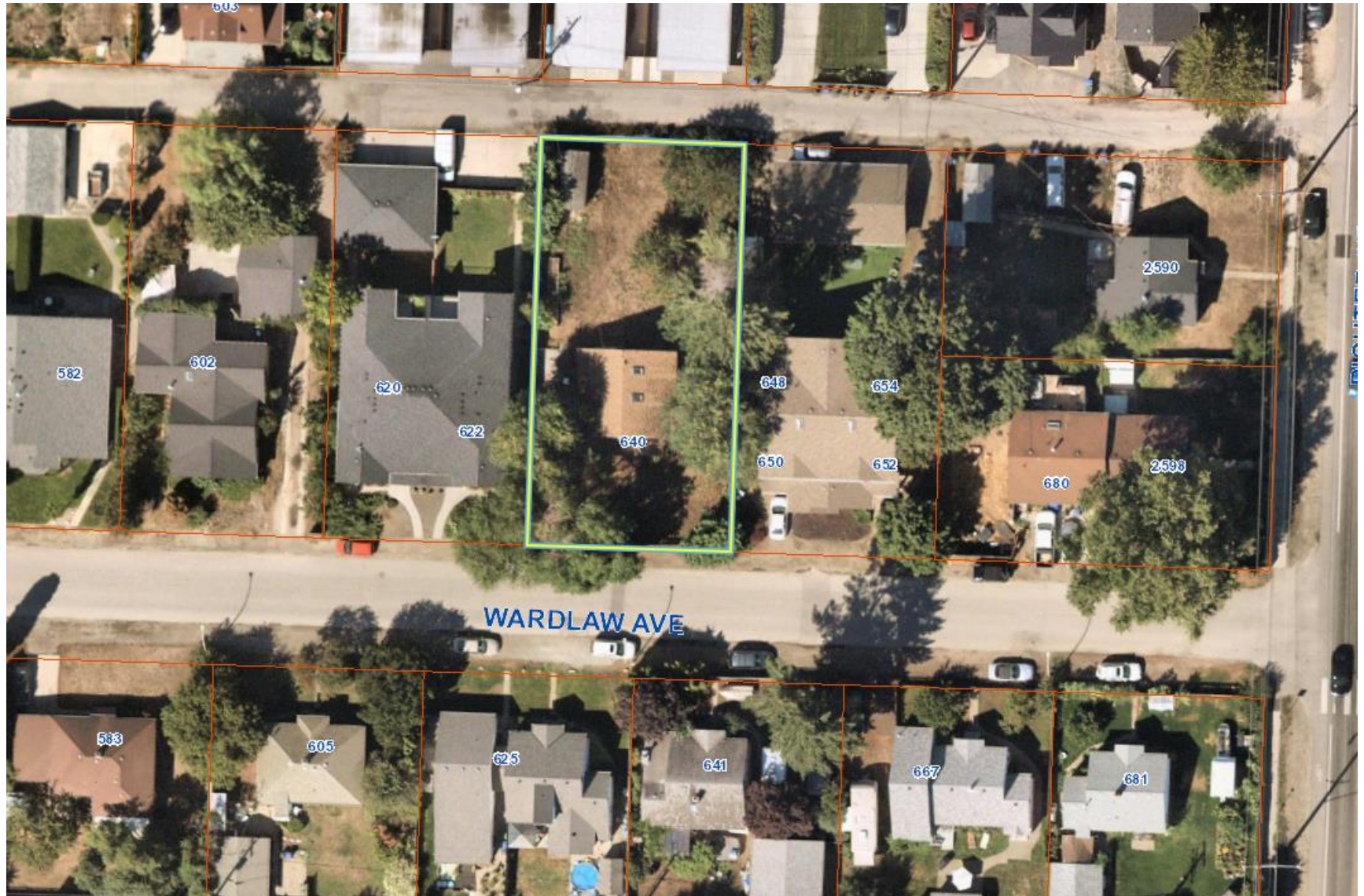


# Context Map





# Subject Property Map



# Technical Details

- ▶ Multiple Dwelling Housing
  - ▶ 3 Storey
  - ▶ 9 Residential Units
    - ▶ 5 one bedroom
    - ▶ 4 two bedroom
  - ▶ At grade covered parking
    - ▶ 10 Parking Stalls
  - ▶ Private open space on balconies and at grade landscaped areas



## WARDLAW AVENUE



# Proposed Rendering

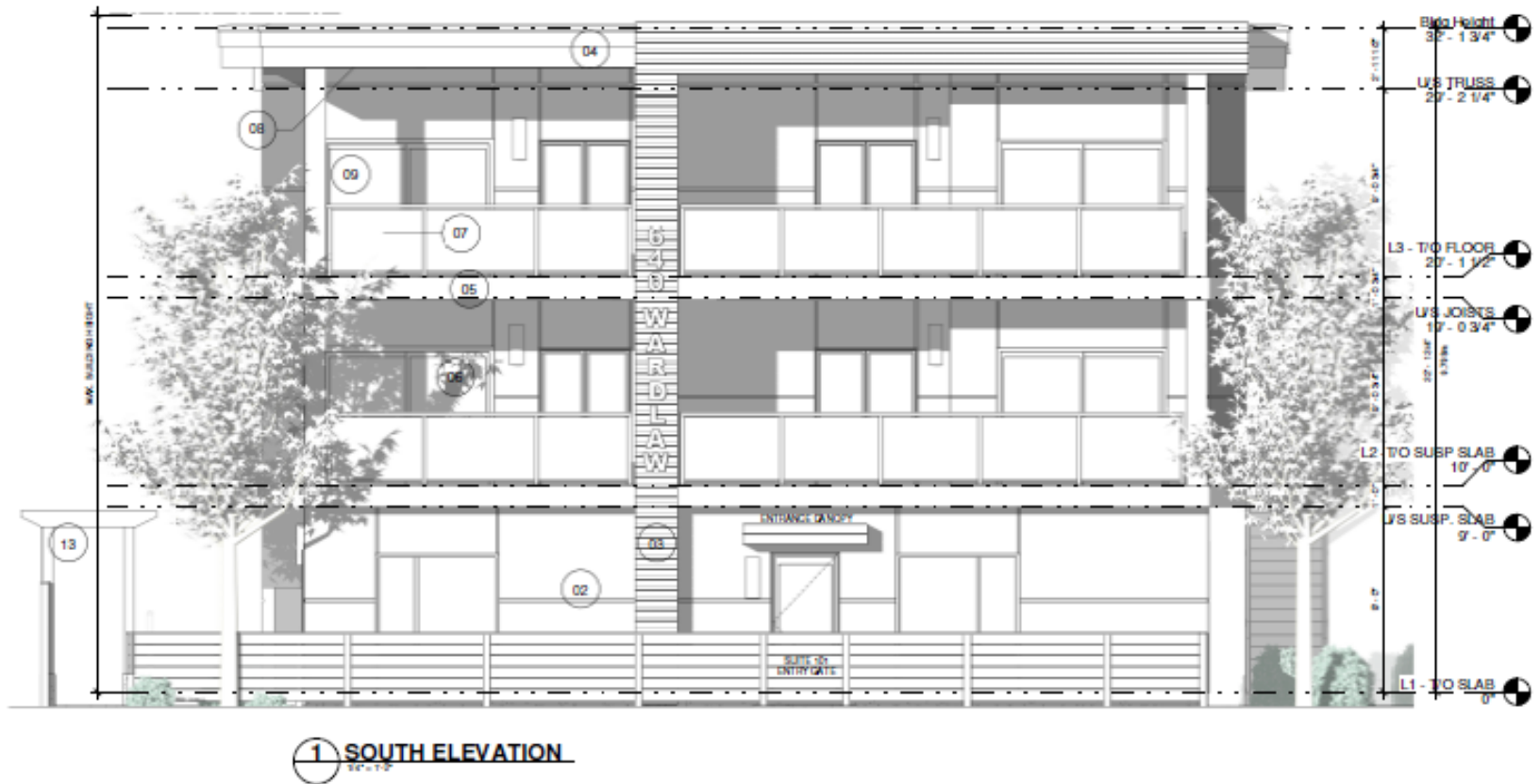




# Proposed Rendering

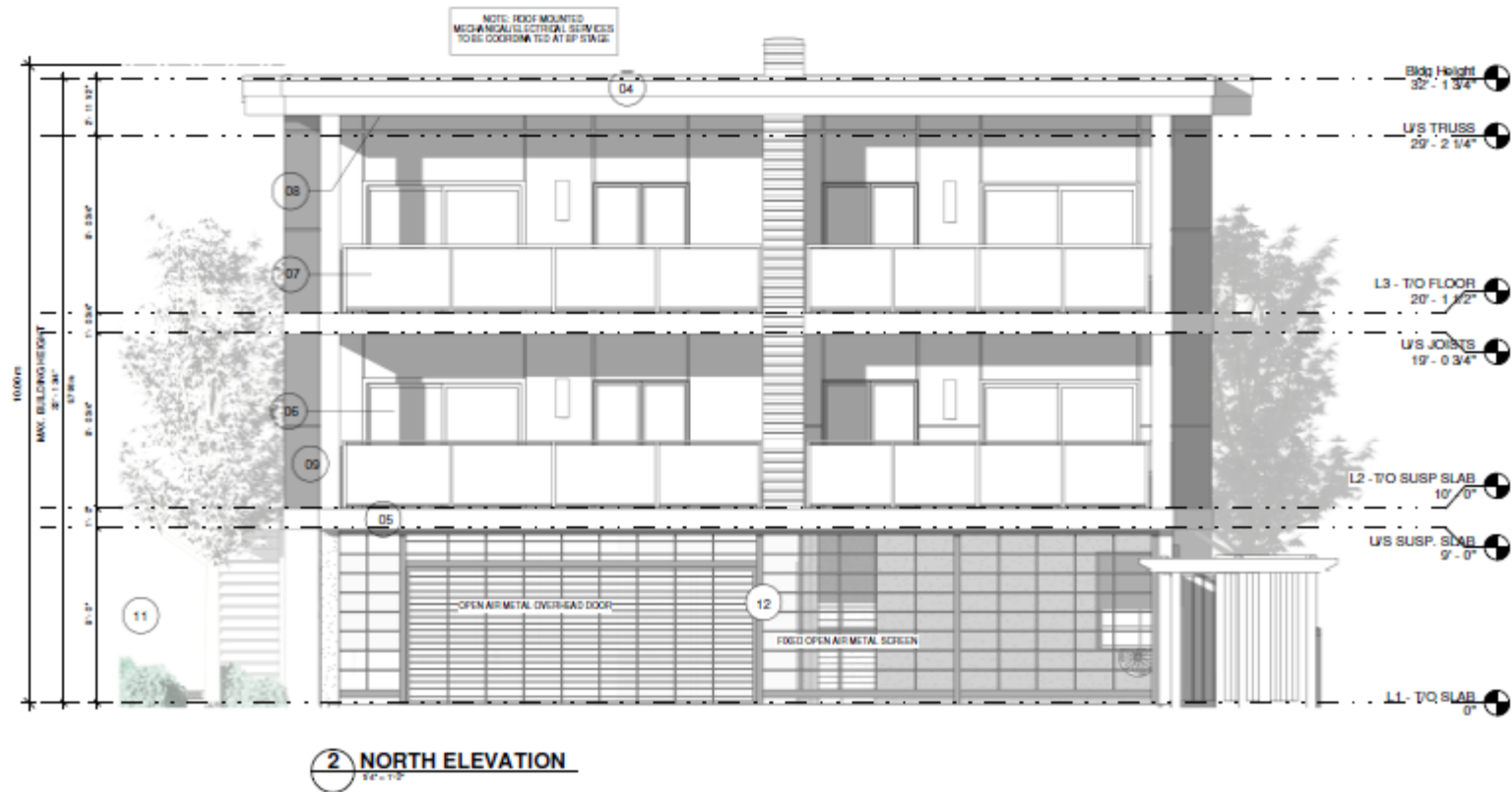


# Street Facing Elevation (Wardlaw Ave)





# Lane Facing Elevation

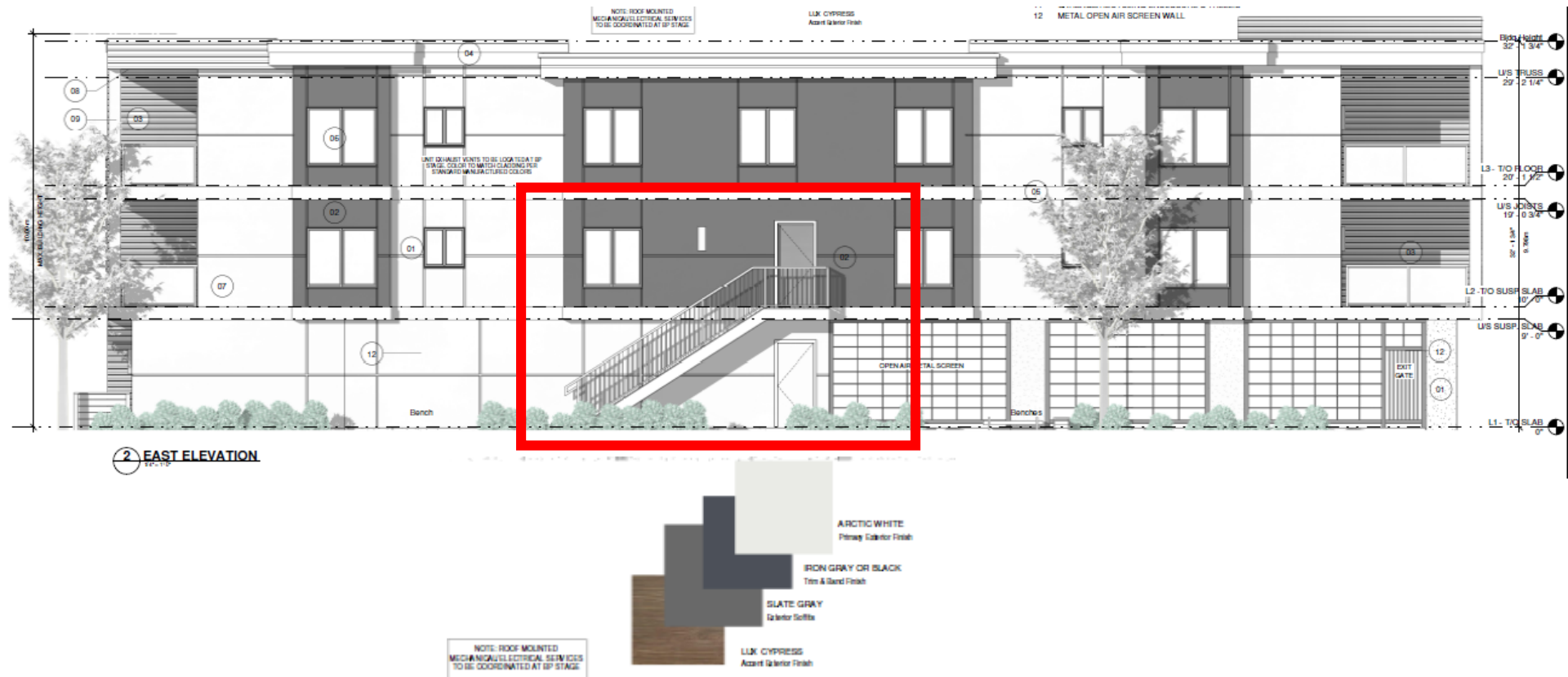


# West Elevation

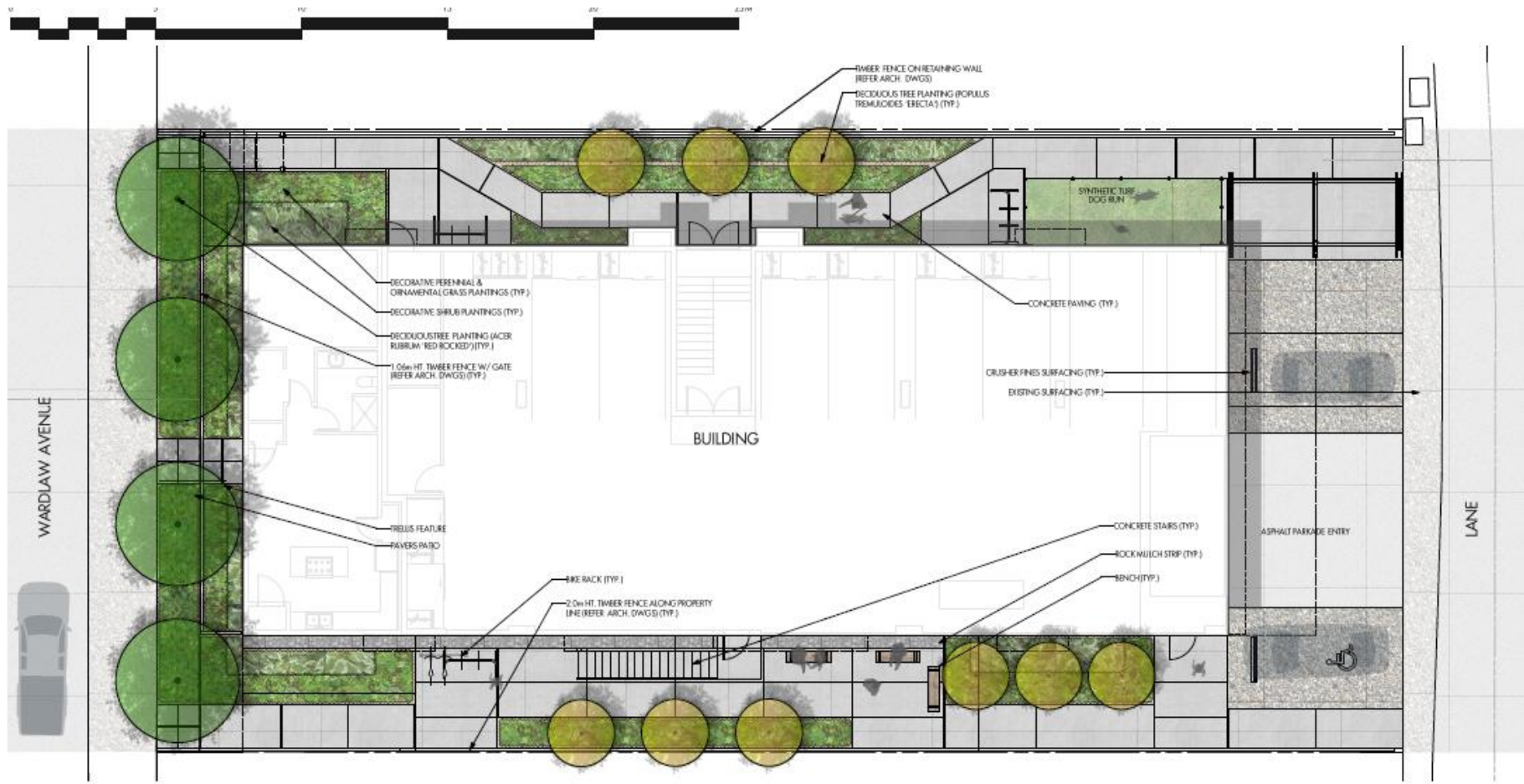




# East Elevation



# Landscape Plan





# Development Policy

- ▶ OCP Core Area Neighbourhood
  - ▶ Increase diversity of housing types
  - ▶ Transition down from Transit Supportive Corridors to low-rise apartments.
  
- ▶ OCP Design Guidelines
  - ▶ Use integrated, consistent range of materials and colours.

# Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
  - ▶ Consistent with OCP Design Guidelines.
  - ▶ Variances are minor and support overall function of the site.
  - ▶ Appropriate location for low-rise design.





## *Conclusion of Staff Remarks*

# **CITY OF KELOWNA**

## **BYLAW NO. 12370**

**Z22-0008**

**634 McClure Road**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13 District Lot 357, SDYD, Plan 18280 located on McClure Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 30<sup>th</sup> day of May, 2022.

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



# REPORT TO COUNCIL



**Date:** August 9<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP22-0026

**Owner:** McClure Road Development Ltd., Inc. No. BC1284976

**Address:** 634 McClure Road

**Applicant:** Urban Options Planning Corp.

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** S-RES – Suburban Residential

**Existing Zone:** RU6 – Two Dwelling Housing

---

## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12370 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP22-0026 for Lot 13 District Lot 357 SDYD Plan 18280, located at 634 McClure Road, Kelowna, BC;

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

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

To vary the required lot width from 18.0m required to 17.67m 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.

### Purpose

To issue a Development Variance Permit to vary the required lot width from 18.0m required to 17.67m proposed to facilitate a two-lot subdivision.

## 2.0 Development Planning

Staff support the proposed Development Variance Permit application to vary the required lot width from 18.0m required to 17.67m proposed. The property is zoned RU6 – Two Dwelling Housing and both proposed lots meet the minimum 700m<sup>2</sup>. Since the required density is being met, Staff believe the proposed lot width is wide enough to support two dwellings on each proposed lot. If the property is successfully subdivided, the

owners would then be able to apply for a Building Permit, where the minimum parking, setbacks, drive aisle and other development regulations would be required to be met.

### 3.0 Proposal

#### 3.1 Project Description

The Development Variance Permit Application is to vary the required lot width in order to facilitate a two-lot subdivision. The variance would be to the lot width from 18.0m to 17.67m, which is required in order to subdivide the subject property. The property is zoned RU6 – Two Dwelling Housing, so if successful, two dwellings would be permitted on each lot.

#### 3.2 Site Context

The subject property is in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing. In addition, the surrounding area has the Future Land Use Designation of S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU6 – Two Dwelling Housing	Duplex
West	RU1 – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 634 McClure Road**





3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700.0m <sup>2</sup>	700.8m <sup>2</sup> (Lot 1) / 701.0m <sup>2</sup> (Lot 2)
Min. Lot Width	18.0m	17.67m●
Min. Lot Depth	30.0m	39.6m
● Indicates a requested variance to Section 13.6.5a – Subdivision Regulations		

4.0 **Current Development Policies****Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable**

Policy 7.2.1 Ground Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities
	<i>The proposed development is ground-oriented housing.</i>

5.0 **Application Chronology**Date of Application Received: January 31<sup>st</sup>, 2022

Date Public Consultation Completed: February 15, 2022

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning &amp; Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

**Attachments:**

Attachment A: Draft Development Permit DVP22-0026

Schedule A: Proposed Subdivision Plan

Attachment B: Applicant's Rationale

Attachment C: Proposed Building Design

# Development Variance Permit DVP22-0026



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

**634 McClure Road**

and legally known as

**Lot 13 District Lot 357 SDYD Plan 18280**

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

## **RU6 – Two Dwelling Housing**

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

Date of Council Decision August 9<sup>th</sup>, 2022

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S-RES – Suburban 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: McClure Road Development Ltd., Inc. No. BC1284976

Applicant: Urban Options Planning Corp.

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP22-0026		
Planner Initials	TC	 <b>City of Kelowna</b> 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

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

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

To vary the the required lot width from 18.0m required to 17.67m proposed.

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

## 3. INDEMNIFICATION

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

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

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

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

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP22-0026		
Planner Initials	TC	
		<b>City of Kelowna</b> DEVELOPMENT PLANNING

CITY OF KELOWNA  
CIVIC ADDRESS: 634 McCLURE ROAD  
PID: 003-158-101

A number line is shown with tick marks at -5, 0, 5, and 10. The segment from -5 to 0 is divided into 5 equal parts, each containing a black and white checkerboard pattern. The segment from 0 to 10 is solid black.

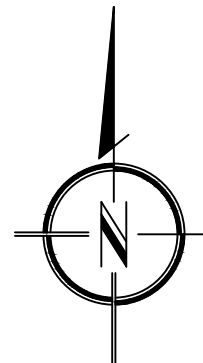
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN  
WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT  
A SCALE OF 1:250

LOT 7  
PLAN 18280

This forms part of application  
# DVP22-0026

Planner Initials TC

City of Kelowna  
DEVELOPMENT PLANNING



LOT 8  
PLAN 18280

LOT B  
PLAN KAP69823

LOT 14  
PLAN 18280

LOT C

PLAN KAP63130

**PROPOSED  
LOT 1**  
AREA = 700.8 m<sup>2</sup>

**PROPOSED  
LOT 2**  
AREA = 701.0 m<sup>2</sup>

370.98  
0.200 DEC

HOUSE  
(TO BE DEMOLISHED)  
#634

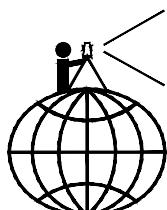
CARPORT

OVERHANG  
371.53  
CONCRETE  
LANDING &  
STAIRS

GRAVEL  
DRIVEWAY

# McCLURE ROAD

FINAL LOT DIMENSIONS TO BE CONFIRMED BY LEGAL SURVEY.



**LAND SURVEYING LTD.**  
BC LAND SURVEYORS  
#201 - 1470 ST. PAUL STREET,  
KELOWNA, BC  
V1Y 2E6  
TEL 250-763-5711  
[www.bennettsurveys.com](http://www.bennettsurveys.com)

FIELD SURVEY COMPLETED ON DECEMBER 15, 2021





January 10, 2021

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

Rezoning, DVP, & 2-Lot Subdivision Application at 634 McClure Road

Dear Planning Staff,

The purpose of this application is to rezone the subject property from “RU1 – Large Lot Housing” to “RU6 – Two Dwelling Housing.” In addition, an application for a two-lot Subdivision and 2 Variance applications for lot width will be submitted. The intent is to create two lots which will each support two dwellings. The existing dwelling located on this property will be removed as part of the development process. The immediate area of the subject property is designated in the OCP as *Single/Two Unit Residential (S2RES)*, a designation that supports the RU6 zone.

Both Variance applications are being requested to reduce the width of each resulting lot from 18.0m to 17.6m. Although the width will be reduced, the reduction is minimal and each property will maintain the required lot area of 700m<sup>2</sup> to support two-dwelling housing.

The immediate neighbourhood includes a range of housing densities such as RU1c, RU2, and RU6. The neighbourhood consists of several older dwellings located on large lots. However, there have been several subdivisions since the mid-2000's that have created smaller lots in the neighbourhood. The area is well served with several schools, parks, and the Okanagan Mission Community Hall. Shopping is an easy walk away to the local commercial hub.

The change of zoning on the subject property to the RU6 – Two Dwelling Housing zone will provide additional units in this desirable neighbourhood. We believe this project creates positive infill in a growing area of Kelowna and will have minimal impact on the neighbourhood. Under the direction of City Council, infill development is an important step towards increasing the housing supply in the area and resolving the unaffordable housing crisis. For any questions regarding this application, please contact Urban Options Planning Corp. at 250.575.6707.

Regards,

Birte Decloux, RPP MCIP  
Urban Options Planning Corp.









ATTACHMENT

C

This forms part of application

# DVP22-0026

Planner  
Initials

TC

City of  
Kelowna

DEVELOPMENT PLANNING

DVP22-0026

634 McClure Road

Development Variance Application



# Proposal

- ▶ To consider a Development Variance Permit to vary the required lot width from 18.0m required to 17.67m proposed to facilitate a two-lot subdivision.

# Development Process

Jan 31<sup>st</sup>, 2022

Development Application Submitted



Staff Review & Circulation



Feb 15<sup>th</sup>, 2022

Public Notification Received



Aug 9<sup>th</sup>, 2022

Development Variance Permit

} Council  
Approval



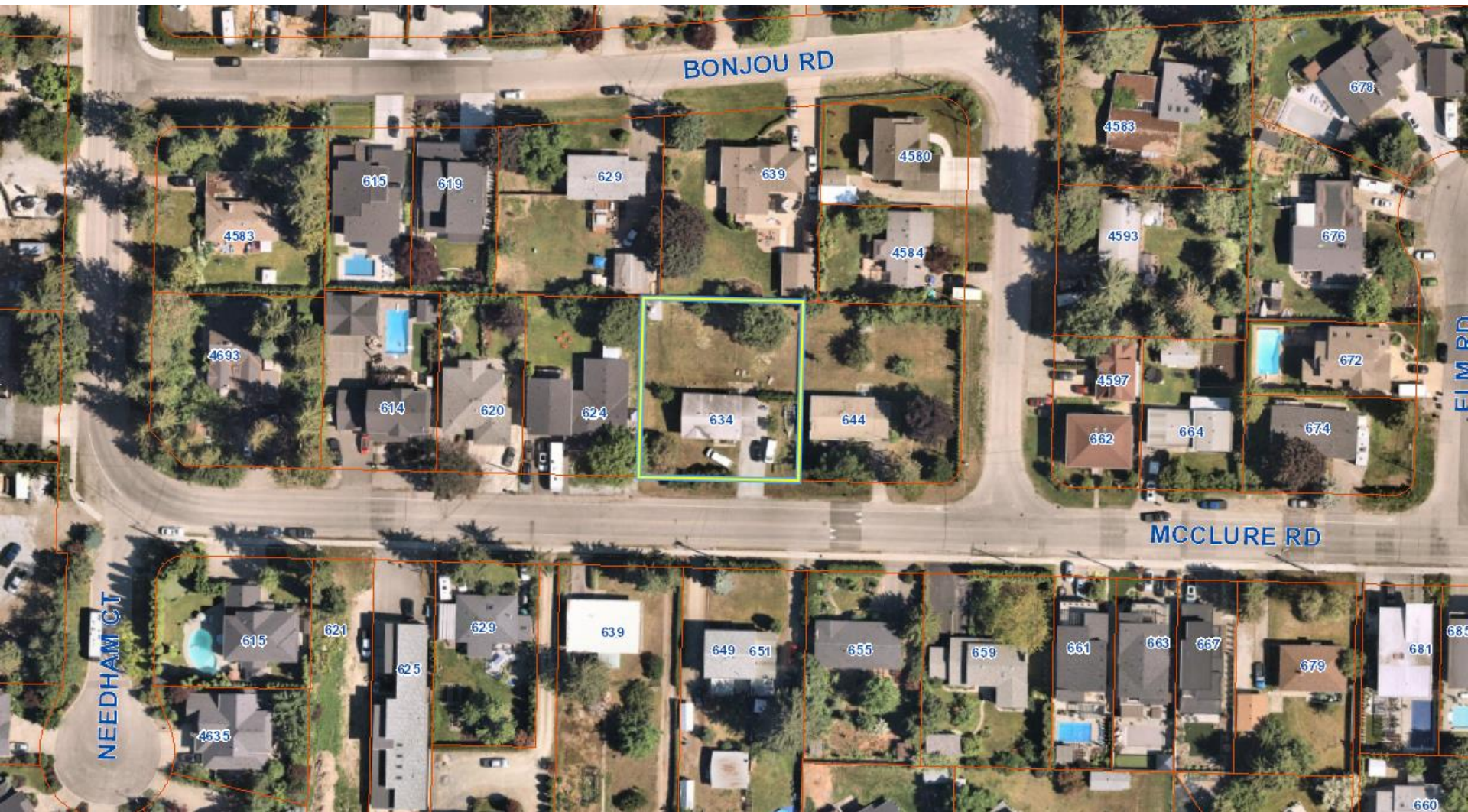
Building Permit







# Site Map

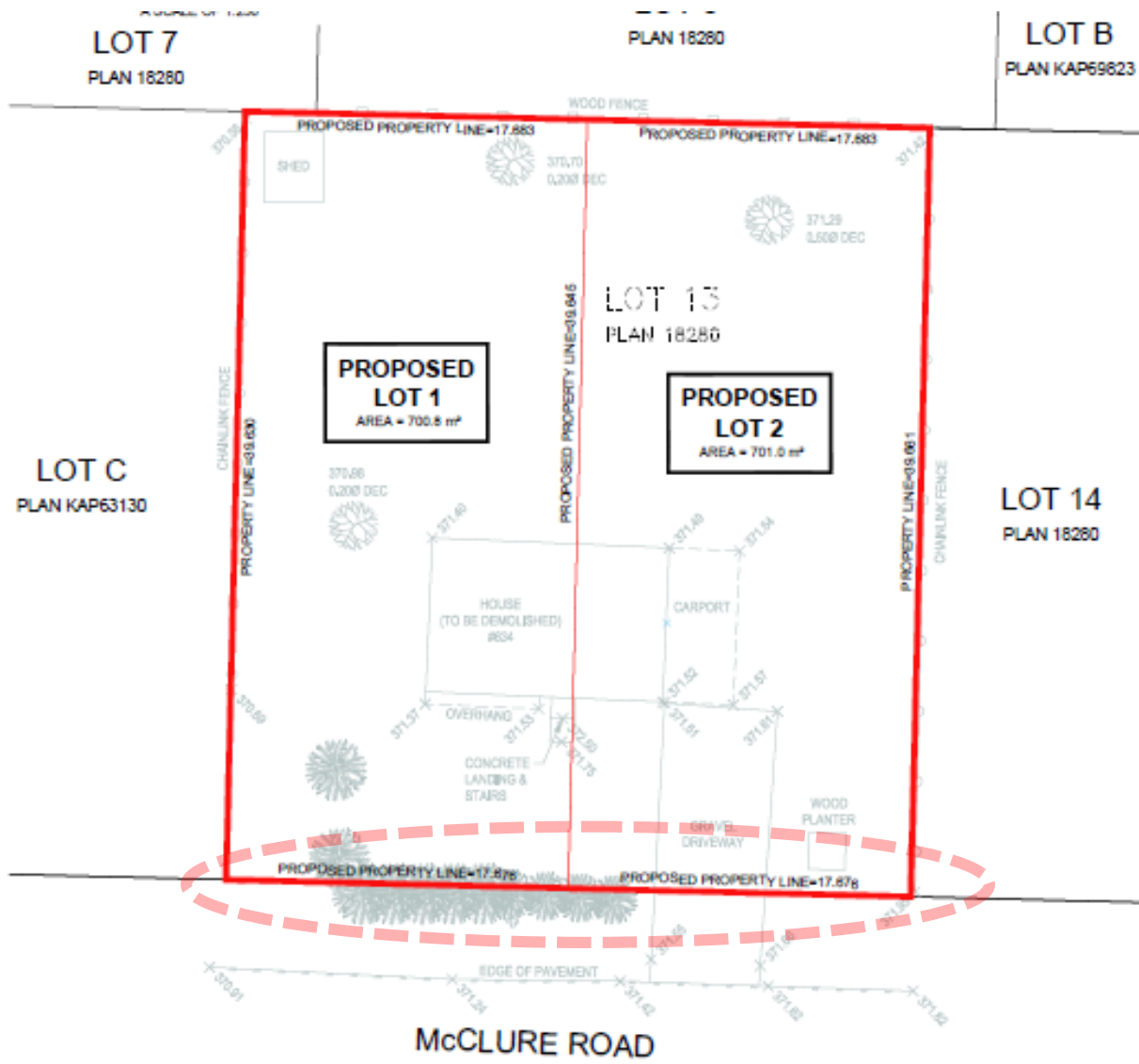




# Project/technical details

- ▶ The applicant is seeking a variance to vary the minimum lot width from 18.0m required to 17.67m proposed.
  - ▶ The variance would allow for a two-lot subdivision.
  - ▶ Both proposed lots meet the minimum 700m<sup>2</sup> in size.
- ▶ If successful, the applicant would be able to build two houses on each lot.

# Site Plan





# Conceptual Elevation



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
  - ▶ The required 700m<sup>2</sup> density is being met.
  - ▶ The addition of two new dwellings into the neighbourhood.
  - ▶ Staff believe the proposed lot width is wide enough to support two dwellings.





## *Conclusion of Staff Remarks*

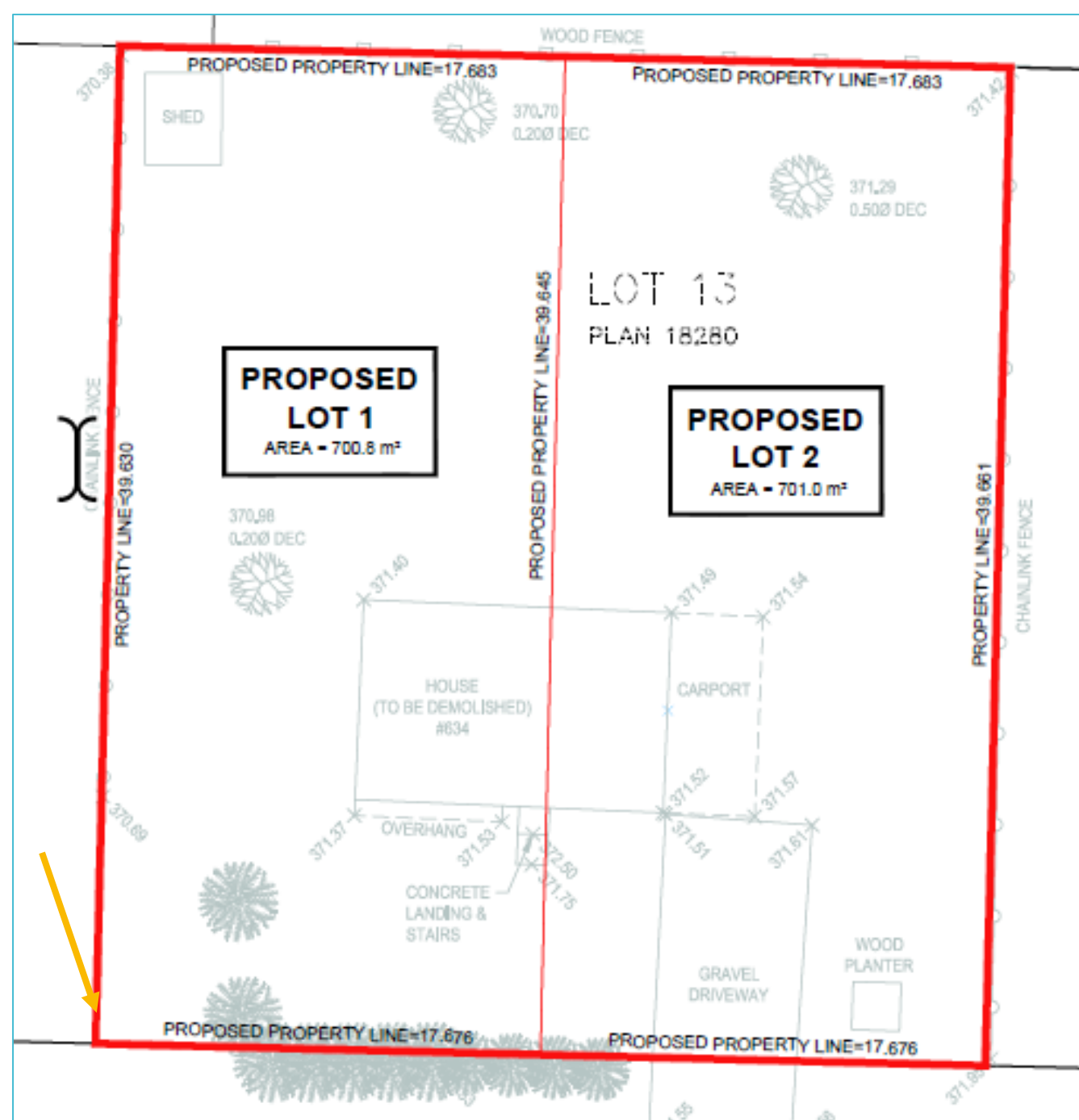


# 634 McClure

*Variance to lot line length*



Specific variance to  
reduce front lot line from  
18m required to 17.67m  
– a reduction of 0.33m  
or 1foot





Proposed  
buildings



## Neighbourhood context



685 McClure Road – lot width of 16.12m



661 McClure Road – lot width of 13.72m.



621 & 625 McClure Road – lot width of 13.71m each

Neighbouring properties 663 & 667 McClure Road (not shown) have a lot width of 13.72m & 13.73m.

Questions?





# REPORT TO COUNCIL



**Date:** August 9<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP22-0091 / DVP22-0092

**Owner:** R 547 Enterprises Ltd., Inc.No.  
BCo822036

**Address:** 1300 Findlay Road

**Applicant:** Team Construction  
Management (1981) Ltd.

**Subject:** Development Permit and Development Variance Permit Application

**Existing OCP Designation:** IND – Industrial

**Existing Zone:** I2 – General Industrial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0091 for Lot A Section 34 Township 26 ODYD Plan EPP107390, located at 1300 Findlay 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 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. DVP22-0092 for Lot A Section 34 Township 26 ODYD Plan EPP107390 located at 1300 Findlay Road, Kelowna, BC;

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

### **Section 7.6.1(b): Minimum Landscape Buffer Treatment Levels Schedule**

To vary the required landscape buffer from 3.0m required to 2.0m proposed.

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

## Purpose

To issue a Development Permit for the form and character of a new industrial building and to issue a Development Variance Permit to vary the front yard landscape buffer size.

### 2.0 Development Planning

Staff support the proposed development and associated front yard landscape buffer variance due to the consistency with the Official Community Plan's (OCP) Urban Design Guidelines. The subject property is located on Findlay Road near the intersection with Fitzpatrick Road, and the proposal meets the intent of the industrial nature of the area. The building uses several materials and colours that will be incorporated well into the neighbourhood.

Staff also support the variance to the front yard landscape buffer, as the applicant has proposed a 2.0m buffer, where five large shade trees will be planted to improve the streetscape. As part of the original rezoning application (Z18-0107) the applicant dedicated a large 0.41-acre parcel (1308 Findlay Road) to the City, which is within the Francis Brook riparian area. This parcel contains part of the Francis Brook Linear Park trail. Overall, the proposed form and character is strong and will be an important addition to the new industrial area.

### 3.0 Proposal

#### 3.1 Project Description

The Development Permit and Development Variance Permit applications are for a new industrial building that will facilitate an automotive and equipment repair shop. The proposed building is on Findlay Road and was rezoned to I2 – General Industrial in April 2021. The building is situated towards the front of the parking, while hiding the majority of the hardscaping in the rear. The project uses several materials and colours including aluminium overhead door, smooth precast concrete panel, and stained wood posts with concrete base. The colours include blue pantone, red pantone, medium and light grey pantone, and process black. The Landscape Plan (Schedule C) includes five shade trees along Findlay Road to help mitigate the variance request. The plan also proposed shrubs and grasses, as well as mulch bins at the rear of the property.

#### 3.2 Site Context

The subject property is in the Rutland OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily zoned I2 – General Industrial, RM3 – Low Density Multiple Housing and A1 – Agriculture 1.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	Francis Brook Riparian Area
East	RM3 – Low Density Multiple Housing	Townhomes
South	I2 – General Industrial & I1 – Business Industrial	General Industrial
West	A1 – Agriculture 1	Single-Family Dwelling



**Subject Property Map: 1300 Findlay Road****3.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	I <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	10,000m <sup>2</sup>	6,100m <sup>2</sup>
Min. Lot Width	40.0m	116.55m
Min. Lot Depth	35.0m	66.95m
Development Regulations		
Max. Floor Area Ratio	1.5	0.35
Max. Site Coverage (buildings)	60%	30.28%
Max. Height	14.0m	9.14m
Min. Front Yard	7.5m	15.9m
Min. Side Yard (south)	4.5m	10.7m
Min. Side Yard (north)	4.5m	10.7m
Min. Rear Yard	6.0m	19.8m
Other Regulations		
Min. Parking Requirements	32	36
Min. Long-Term Bicycle Parking	2	4
Min. Loading Space	1	1
Min. Front Yard Landscape Buffer	3.0m	2.0m <span style="color: red;">❶</span>
<span style="color: red;">❶</span> Indicates a requested variance to Table 7.1 – Minimum Landscape Buffer Treatment Levels		

**4.0 Current Development Policies****Objective 6.4. Support the continued development of industrial lands.**

	Require low impact industrial uses where industrial lands are adjacent to residential lands. Such uses should be primarily indoors, have limited outdoor
--	--

Policy 6.4.4. Industrial / Residential Interface.	storage and include buffering and screening to reduce impacts on residential neighbourhoods.
	The proposal is oriented towards the front of the property to limit surface parking and includes shade trees to limit the impact to neighbouring residential.

## 5.0 Application Chronology

Date of Application Received: April 11<sup>th</sup>, 2022

Date Public Consultation Completed: May 24<sup>th</sup>, 2022

**Report prepared by:** Tyler Caswell, Planner I

**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 DP22-0091 / DVP22-0092

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines



# Development Permit & Development Variance Permit DP22-0091 / DVP22-0092



This permit relates to land in the City of Kelowna municipally known as 1300 Findlay Road

and legally known as Lot A Section 34 Township 26 ODYD Plan EPP107390

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

## I2 – General Industrial

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

Date of Council Decision August 9<sup>th</sup>, 2022  
Decision By: COUNCIL  
Development Permit Area: Form and Character Development Permit Area  
Existing Zone: I2 – General Industrial  
Future Land Use Designation: IND – Industrial

## This is NOT a Building Permit.

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

## NOTICE

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

Owner: R547 Enterprises Ltd. Inc.No. BCo822036  
Applicant: Chuck Cullen – Team Construction Management Ltd.

Terry Barton  
Development Planning Department Manager  
Planning & Development Services

Date



## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.
- e) That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A"

**Section 7.6.1(b): Minimum Landscape Buffer Treatment Level Schedule**

To vary the required landscape buffer from 3.0m required to 2.0m proposed.

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

## 3. PERFORMANCE SECURITY


As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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 **\$30,315.69**

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:

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP22-0091 DVP22-0092		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



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

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

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

DRAFT

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
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FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.		
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	NOT REQUIRED	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS		3.1.3.1.
TENANTS / MAJOR OCCUPANCIES		
GROUP D TO F2	NO RATING	SEE NOTE BELOW
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	
GROUP D OCCUPANCY TO BE CONSIDERED AS A SUBSIDIARY USE TO F2 OCCUPANCY. NO RATED FIRE SEPARATIONS ARE REQ'D. FOR WALLS BETWEEN THE 2 OCCUPANCIES.		

EXIT FACILITIES				3.1 TO 3.6
REQUIRED EXITS		2 MIN. (LEVEL 1)		1 MIN. (LEVEL 2)
		min. 800mm door width as per 3.4.3.2.-A		
		min. 900mm stair width as per 3.4.3.2.-A		
DOOR WIDTH		REQUIRED WIDTHS		PROVIDED WIDTHS
L1 OFFICES	6.1mm/person x 46 person	800 mm	2 doors @ 36" = 72"(1829mm)	
L1 REPAIR / SERVICE	6.1mm/person x 51 person	800 mm	2 doors @ 36" = 72" (1828mm)	
L2 OFFICES	6.1mm/person x 31 person	800 mm	1 doors @ 36" = 36" (914mm)	
STAIR WIDTH		REQUIRED WIDTHS		PROVIDED WIDTHS
L2 OFFICES	8.0mm/person x 31 person	900 mm	1 stairs @ 46" = 46" (1168mm)	
L2 OFFICES CAN BE SERVED BY A SINGLE EXIT IN ACCORDANCE WITH 3.4.2.1.-B				
EXIT THROUGH LOBBY		N/A		3.4.4.2.
PANIC HARDWARE REQ'D		NO		3.4.6.16.(2b)
EXIT EXPOSURE		ok		3.2.3.13.
MAX. TRAVEL DISTANCE		45m		3.4.2.5.(1)
EXIT RATINGS REQUIRED:				
STAIR SHAFTS		3/4 HR		3.4.4.1.
CORRIDORS		N/A		3.3.2.6.(4)

BUILDING CODE REVIEW			
OCCUPANCY	GROUP F2		GROUP D
ARTICLE	3.2.2.77		3.2.2.61
NO. OF STOREYS	2 STOREYS		
NO. OF STREETS FACING	1		
MAX. BUILDING AREA	PROPOSED	CODE MAX.	
	1847± sm	4,800 sm	
CONSTRUCTION TYPE	COMBUSTIBLE / NON-COMBUSTIBLE		
SPRINKLERED	YES		
ASSEMBLY RATINGS:			
FLOOR	45 MINUTES		
WALLS / BEARING STRUCTURE	45 MINUTES		
ROOFS	NO RATING		

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	YES	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

SPATIAL SEPARATION: 3.2.3.1.D		
	NORTH, SOUTH, AND WEST WALLS	EAST (FRONT) WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. LIMITING DISTANCE IS 10.7 m± MIN.	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10
OPENING AREA		
% PROVIDED		
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ACCESSIBILITY REQUIREMENTS 3.8.		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	NO
ACCESSIBLE WASHROOM	YES (LEVEL 1)	YES (LEVEL 1)

OCCUPANT LOAD TABLE 3.1.17.1.				
1 person / 9.3 sm office				
1 person / 28 sm garage				
	sf	sm		PERSONS
L1 - REPAIR / SERVICE	15,291	1,421	1,421 / 28	51
L1 -OFFICES	4,592	427	427 / 9.3	46
L2 OFFICES	3,090	287	287 / 9.3	31
TOTAL PERSONS FOR EXITING ONLY				128

WASHRM FIXTURES REQUIREMENTS		3.7.2.2.-C	
FOR DAILY OPERATIONS, OCCUPANT LOAD CALCULATION.			
		PERSONS	
REPAIR SHOP	16 persons (1 per bay) + 4 persons (parts)	20	
L1 OFFICE	2 persons per office (8 offices)	16	
L1 WAX SHOP	4 persons	4	
L2 OFFICE	2 persons per office (4 offices)	10	
	TOTAL	50	
	REQUIRED WCs	REQUIRED LAVs	REQUIRED URINALS
NUMBER OF MALES (25)	2	1	-
NUMBER OF FEMALES (25)	2	1	-
PROVIDED - 4 COED WASHROOMS (INCLUDING 2 H/C WASHROOMS)			

PARKING						
STALL SIZE	WIDTH (min)		LENGTH (min)		HEIGHT (min)	
FULL SIZE STALL	8'-3"	2.5m	19'-6"	6.0m	6'-7"	2.0m
MEDIUM SIZE STALL (50% max)	7'-7"	2.3m	15'-9"	4.8m	6'-7"	2.0m
ACCESSIBLE STALL	12'-10"	3.9m	19'-8"	6.0m	7'-7"	2.3m
VAN ACCESSIBLE STALL	15'-6"	4.8m	19'-8"	6.0m	7'-7"	2.3m
FULL PARALLEL STALL	8'-7"	2.6m	23'-0	7.0m	7'-7"	2.3m
MEDIUM PARALLEL STALL	8'-3"	2.5m	21'-4"	6.5m	6'-7"	2.0m
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m	-	-	6'-7"	2.0m
PARKING SCHEDULE:						
GENERAL INDUSTRIAL USE	1.0 per 100 sm GFA					
ACCESSORY ACTIVITIES	2.5 per 100 sm GFA					
	sf	sm	100 sm per 1 car	100 sm per 2.5 car	Total	
LEVEL 1	15,291	1,421	14.2			
LEVEL 1 ACCESSORY ACTIVITIES	4,592	427		10.7		
LEVEL 2 ACCESSORY ACTIVITIES	3,090	287		7.2		
			14.2	17.8	32.05	
					Required	
					Provided	
					36	

BICYCLE					
	width		length		
BIKE SIZE STALL	24"	0.6m	72"	1.8m	
			sf	sm	no of stall
LONG TERM Required	1 stall per 500sm GFA		22,970	2,134	4.3
SHORT TERM Required	2 stall per entrance				4.0
			Total		8.3

GFA		COVERAGE	
	±sf	±sm	
LEVEL 1	19,880	1,847	LEVEL 1 FOOTPRINT
LEVEL 2	3,090	287	
			SITE AREA
TOTAL	22,970	2,134	COVERAGE 60%
			65,660
			6,100
			30.28%



SCHEDULE A

This forms part of application

# DP22-0091 DVP22-0092

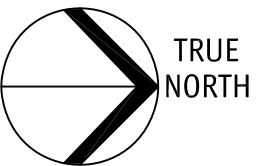
Planner Initials TC

City of Kelowna

DEVELOPMENT PLANNING

2022-07-07  
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP



Project Title  
**MW MOTORWERKE  
NEW BUILDING**  
  
1300 FINDLAY ROAD KELOWNA V1X 5B2  
LOT A PLAN: EPP107390

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



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Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title  
**ZONING &  
CODE SUMMARY**

Drawing Number

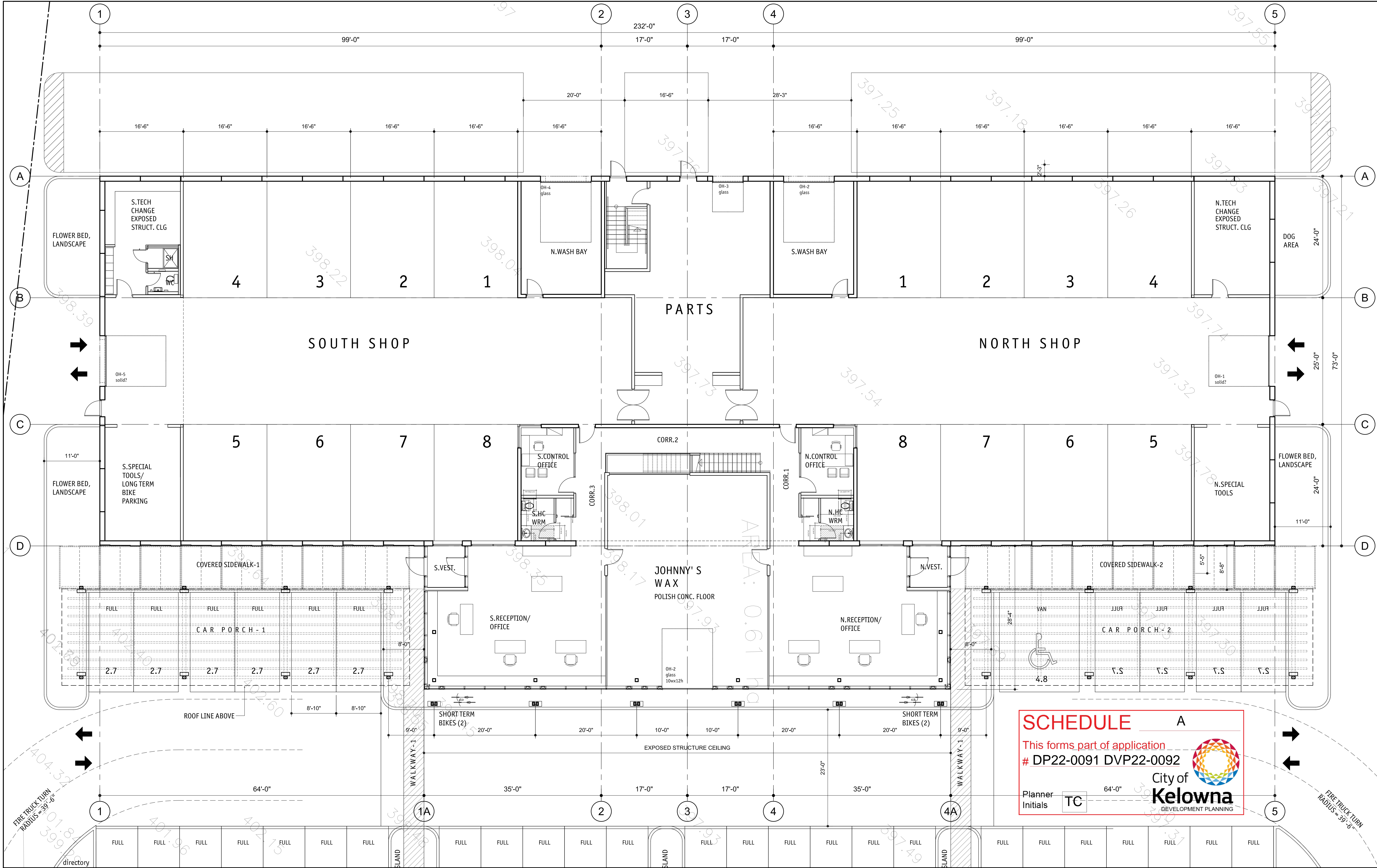
**A1.01**

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ALL DIMENSIONS SHALL BE VERIFIED ON JOB

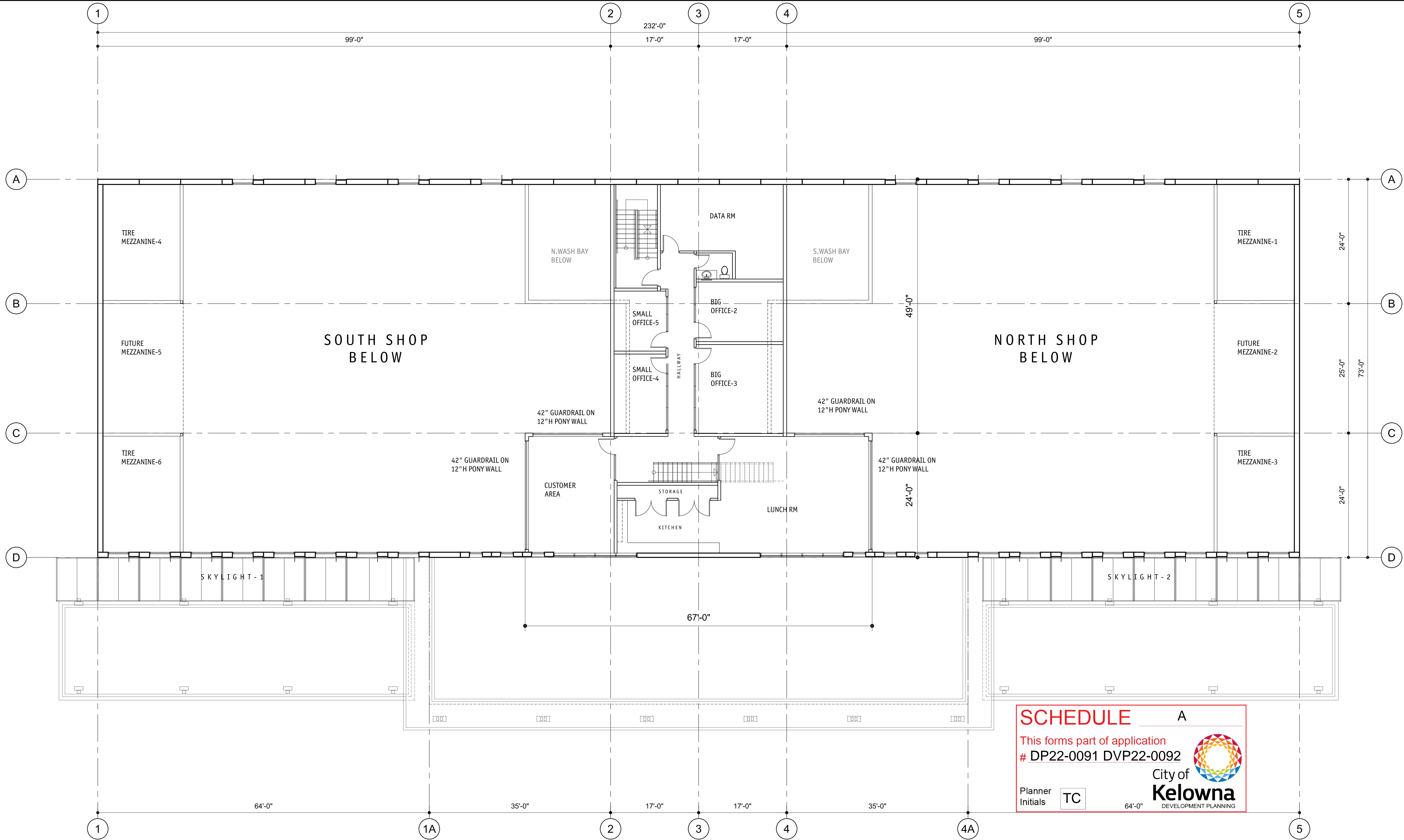












SCHEDULE

This forms part of application

# DP22-0091 DVP22-0092

Planner Initials

TC

City of Kelowna

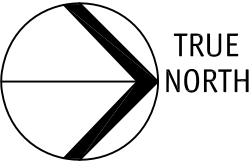
DEVELOPMENT PLANNING

SKYLIGHT - 1

SKYLIGHT - 2

2022-07-07  
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
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Project Title  
**MW MOTORWERKE  
NEW BUILDING**  
1300 FINDLAY ROAD KELOWNA V1X 5B2  
LOT A PLAN: EPP107390

Consultant Seal

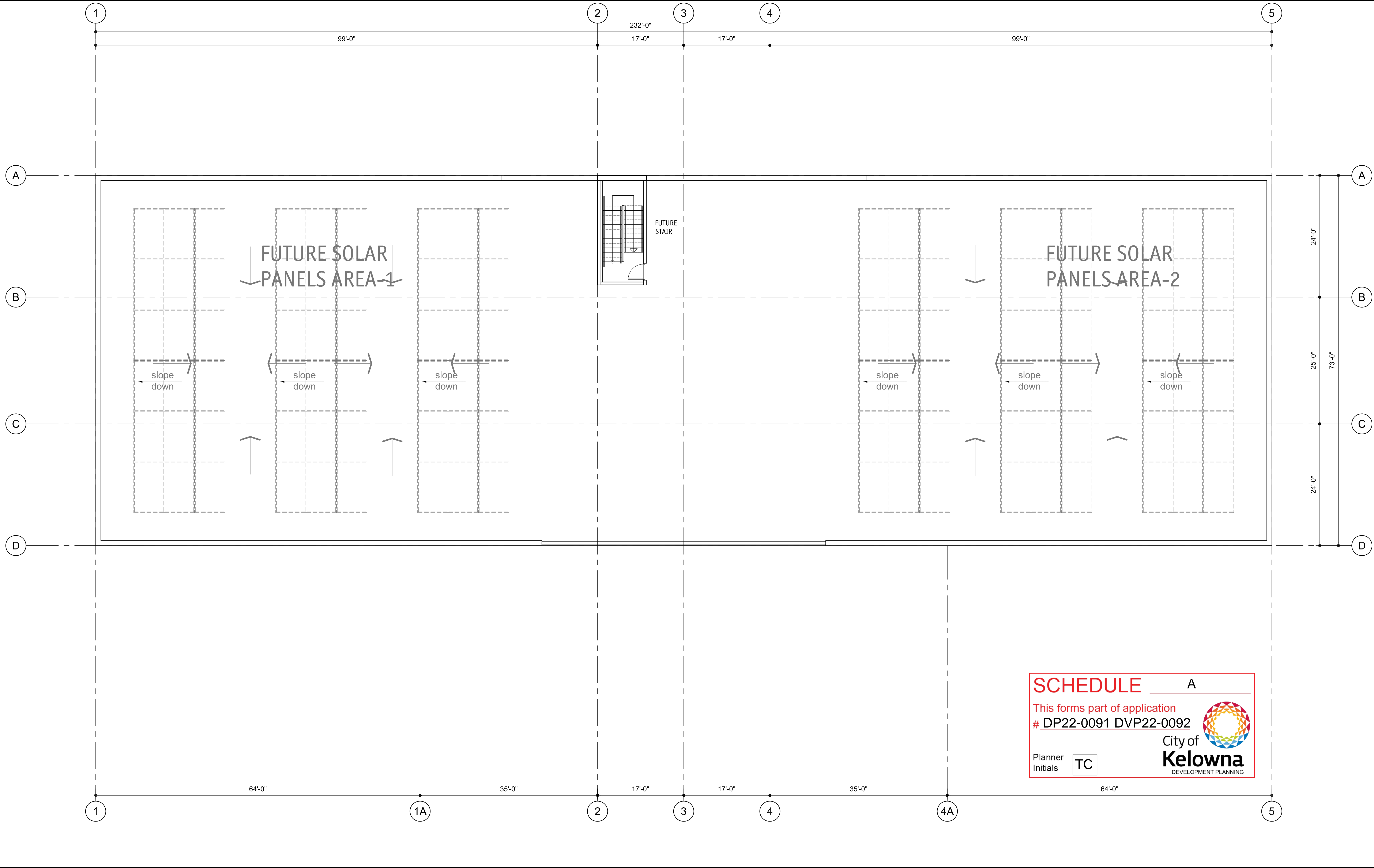
233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 0N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca

**m+m a**  
MEIKLEJOHN ARCHITECTS INC.

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Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title  
**LEVEL 2**  
scale 1/8"=1'-0"

Drawing Number  
**A3.02**  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



SCHEDULE

A

This forms part of application

# DP22-0091 DVP22-0092

Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING



SCHEDULE

B

This forms part of application

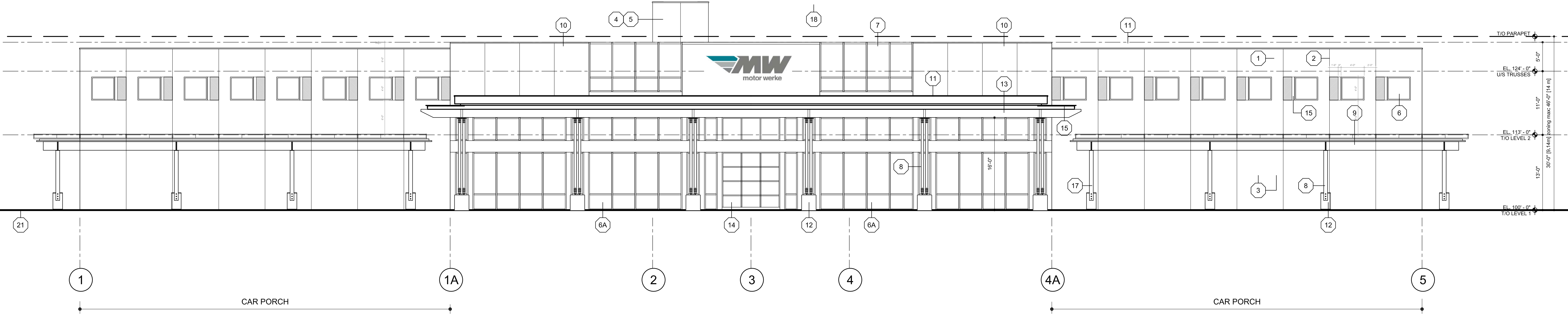
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Planner Initials

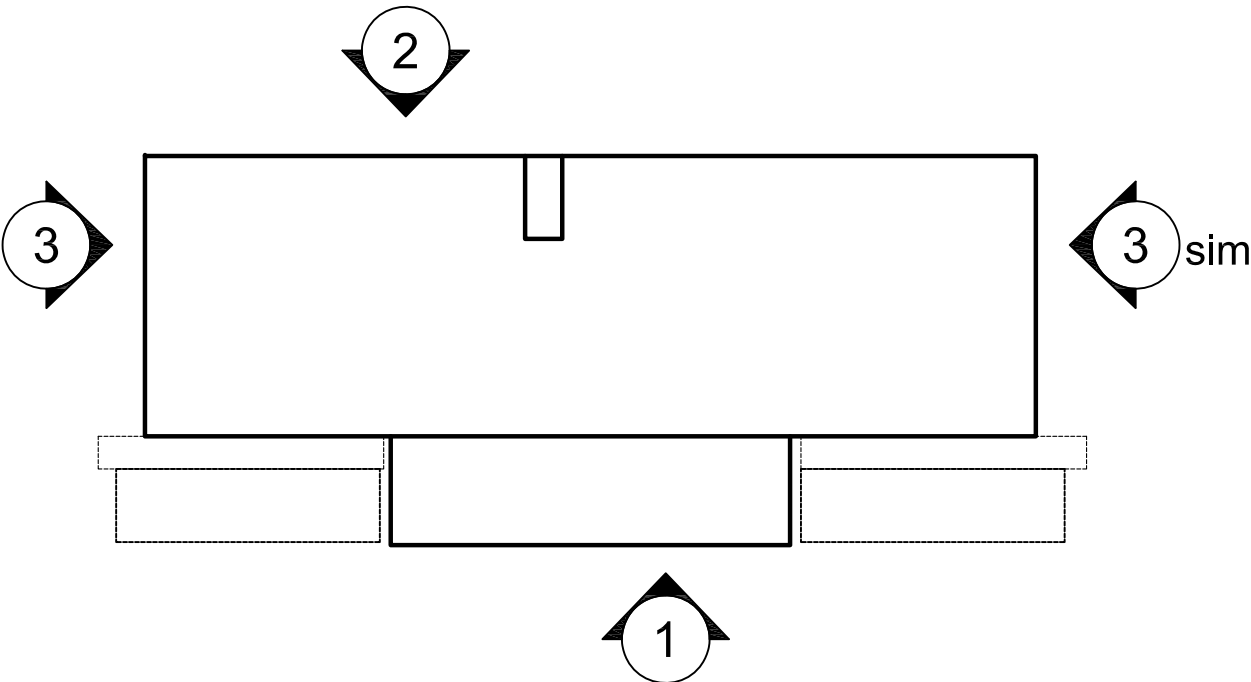
TC

City of Kelowna

DEVELOPMENT PLANNING

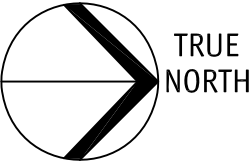


19 PAINTED METAL DOOR	12 CONCRETE BASE	6 ALUM. WINDOW	ELEVATION KEY NOTES ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.
20 CHAIN LINK FENCE AT SITE PERIMETER WITH SLIDING GATE	13 METAL PANEL FASCIA / SOFFIT	6A ALUM. STOREFRONT WINDOW / DOOR	
21 FINISHED GRADES (SEE CIVIL / LANDSCAPE)	14 ALUM. GLASS OVERHEAD DOOR	7 ALUM. WINDOW (CURTAIN WALL SYSTEM)	
	15 PAINTED STEEL PLATE & ANGLE	8 STAINED GLULAM COLUMN WITH EXPOSED STEEL & BOLTS	1 PRECAST CONCRETE PANEL
	16 LIGHT FIXTURE	9 STAINED GLULAM BEAM WITH EXPOSED STEEL & BOLTS	2 PRECAST PANEL CONTROL JOINT
	17 STEEL RAIN WATER LEADER	10 ILLUMINATED SIGNAGE	3 CONCRETE REVEALS
	18 not used	11 PREFINISHED SHEET METAL FLASHING	4 STUCCO FINISH
			5 STUCCO CONTROL JOINT



2022-07-07  
revised DP

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**MW MOTORWERKE  
NEW BUILDING**  
  
1300 FINDLAY ROAD KELOWNA V1X 5B2  
LOT A PLAN EPP107390

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 9A2  
TEL 250.762.3004  
EMAIL: kel-mai@shaw.ca

**m+m a**  
MEIKLEJOHN ARCHITECTS INC.

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Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title  
**BUILDING  
ELEVATION 1**  
  
scale 1/8"=1'-0"

Drawing Number  
**A4.01**  
  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCHEDULE

B

This forms part of application

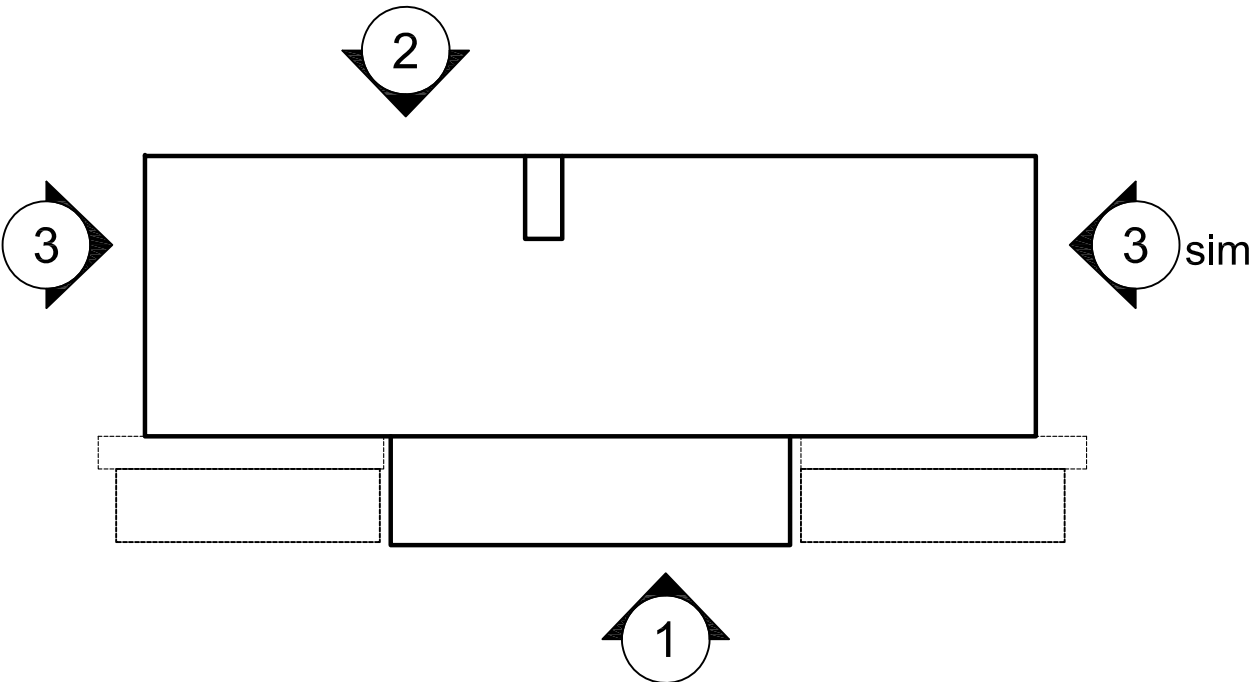
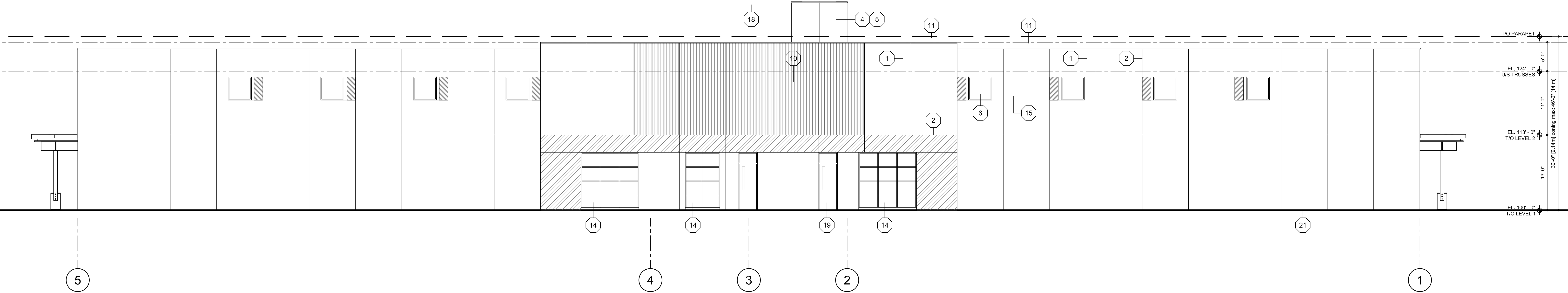
# DP22-0091 DVP22-0092

Planner  
Initials

TC

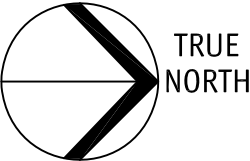
City of  
Kelowna

DEVELOPMENT PLANNING



2022-07-07  
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP



Project Title  
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Drawing Title  
**BUILDING  
ELEVATION 2**  
  
scale 1/8"=1'-0"

Drawing Number  
**A4.02**  
  
DRAWINGS ARE NOT TO BE SCALED.  
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SCHEDULE

B

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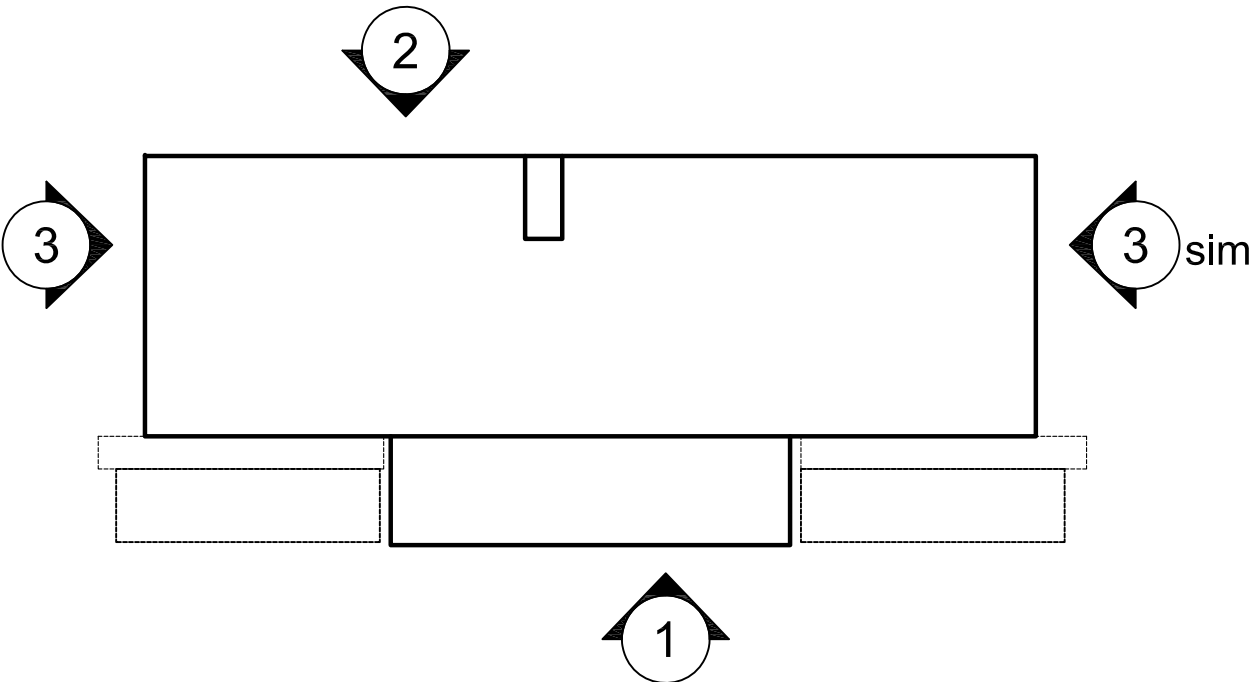
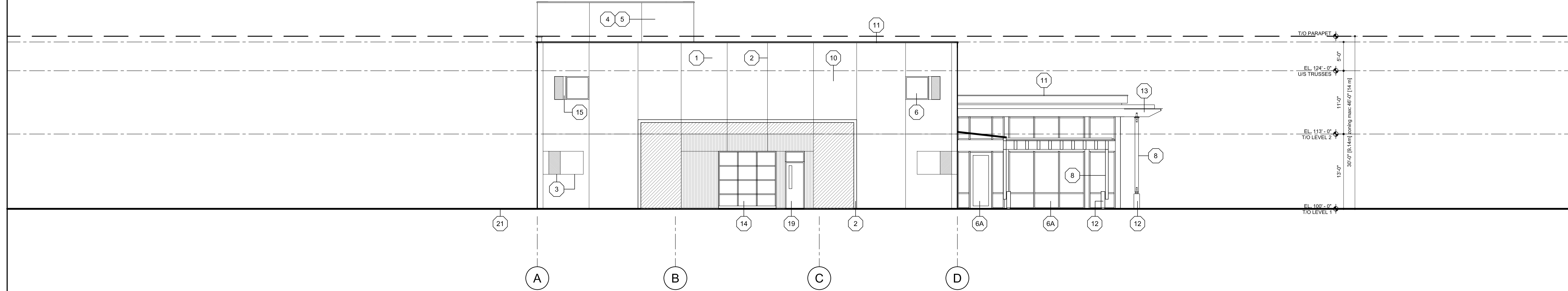
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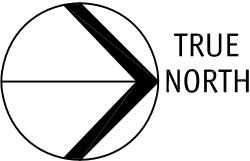
City of  
Kelowna

DEVELOPMENT PLANNING



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2	2022-07-04	ReIssued DP



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Drawn	SN
Checked	JM

Drawing Title  
**BUILDING  
ELEVATION 3**  
  
scale 1/8"=1'-0"

Drawing Number  
**A4.03**  
  
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SCHEDULE

B

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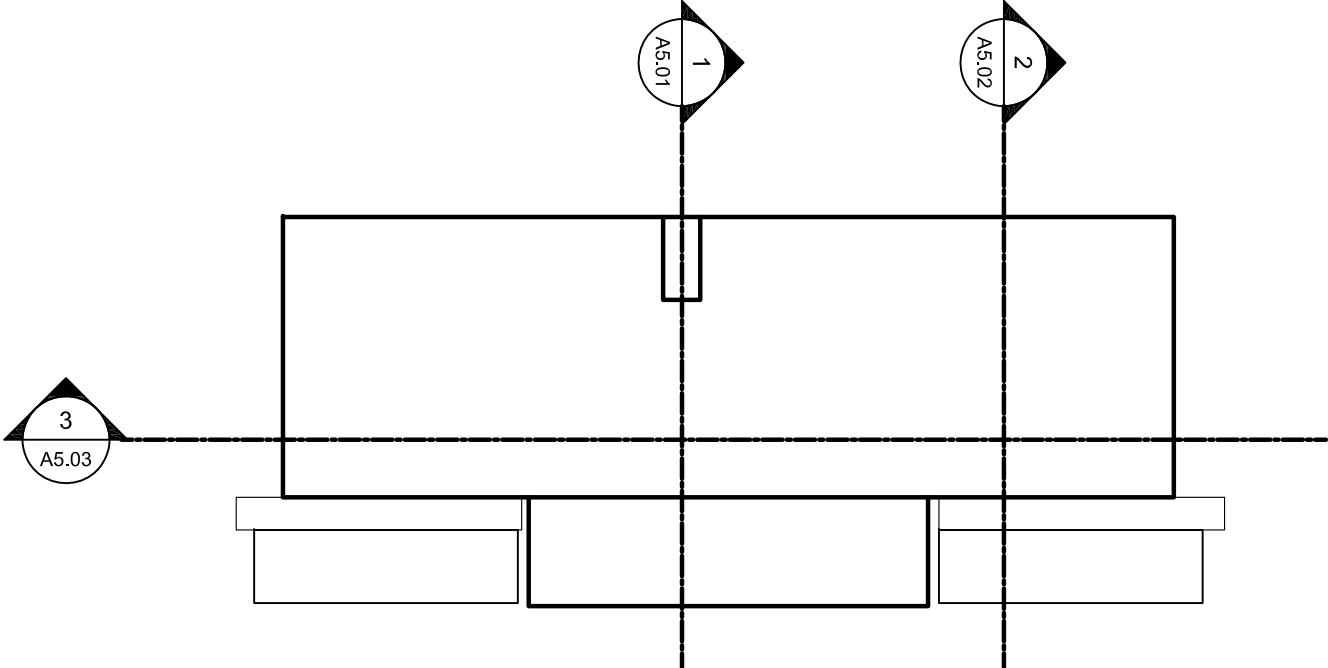
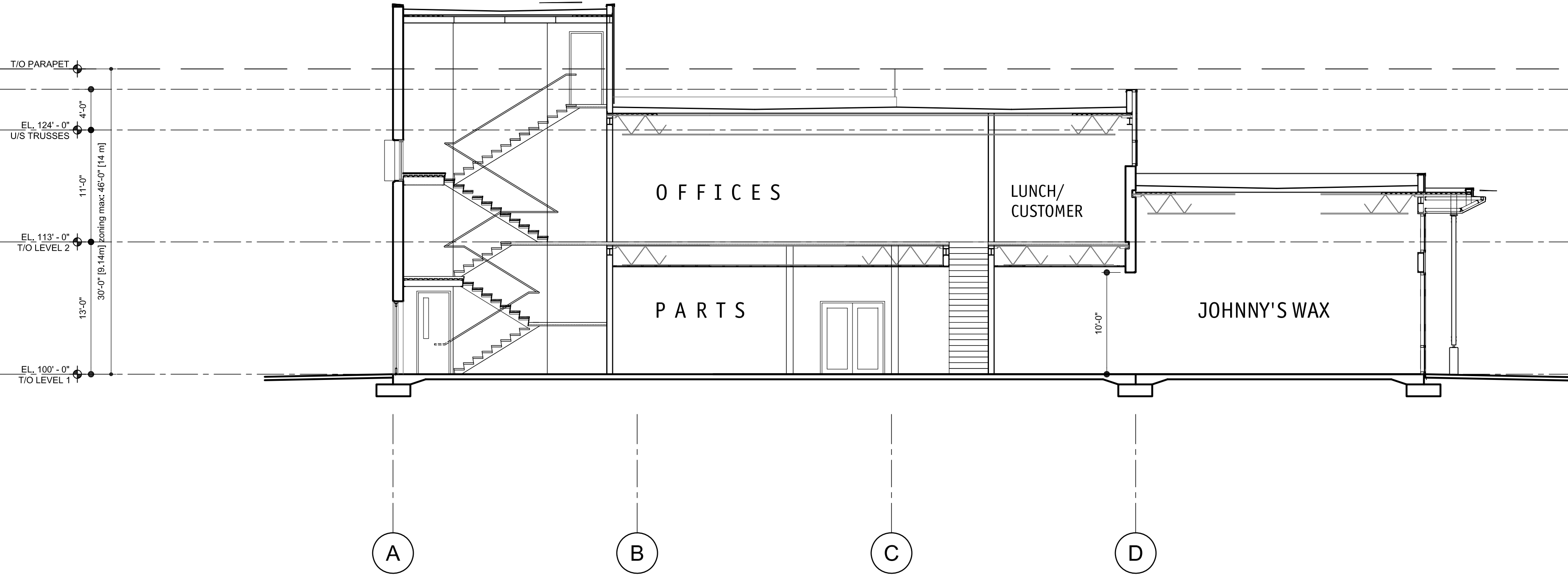
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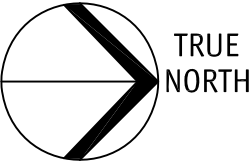
City of  
Kelowna

DEVELOPMENT PLANNING



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Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title  
**BUILDING  
SECTION 1**  
  
scale 1/8"=1'-0"

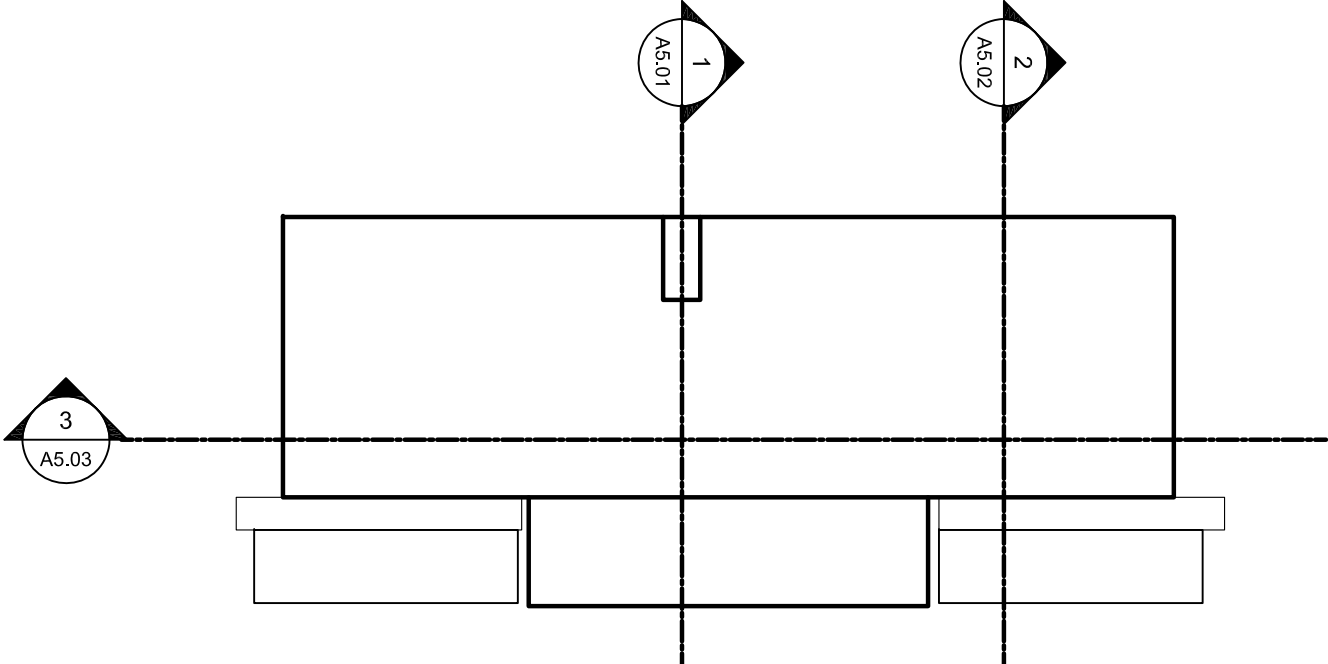
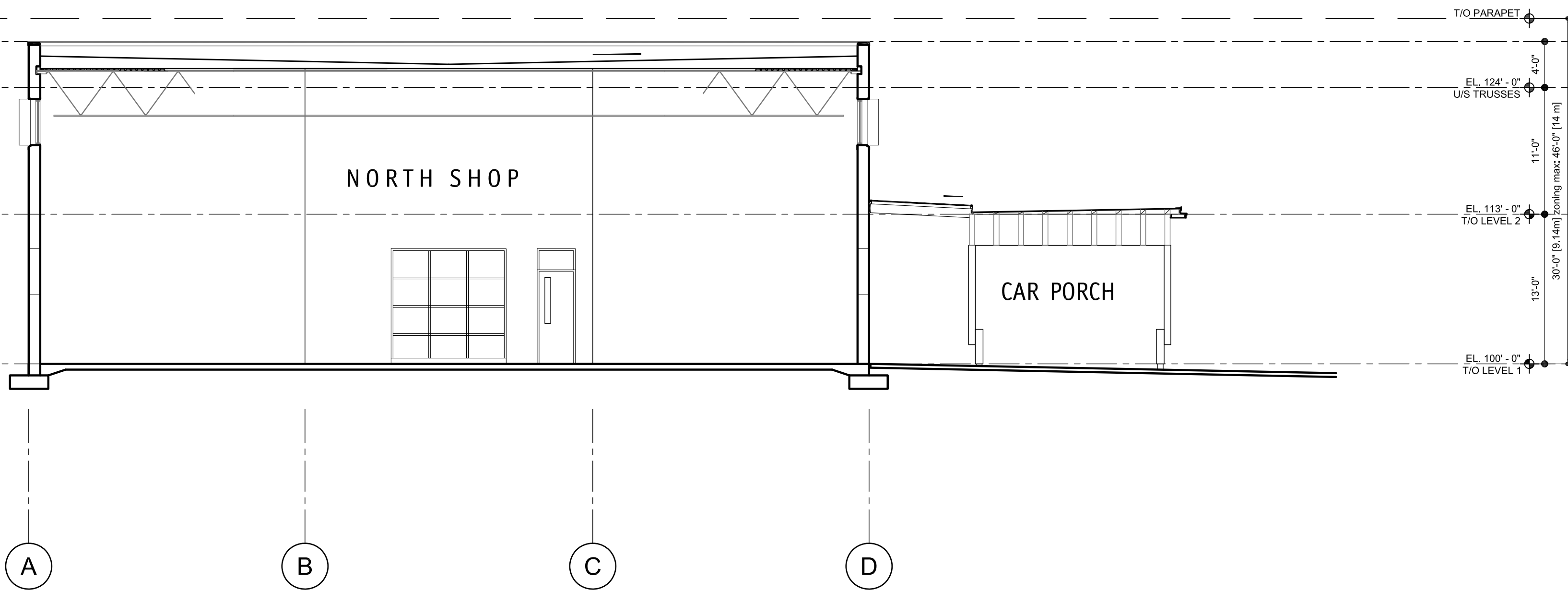
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SCHEDULE B

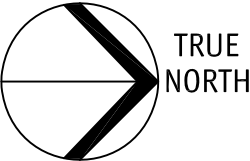
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Planner  
Initials TC



2022-07-07  
revised DP

No.	Date	Revision
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Job No.	m+m 21-1930
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Drawn	SN
Checked	JM

Drawing Title  
**BUILDING  
SECTION 2**  
scale 1/8"=1'-0"

Drawing Number  
**A5.02**  
DRAWINGS ARE NOT TO BE SCALED.  
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SCHEDULE

B

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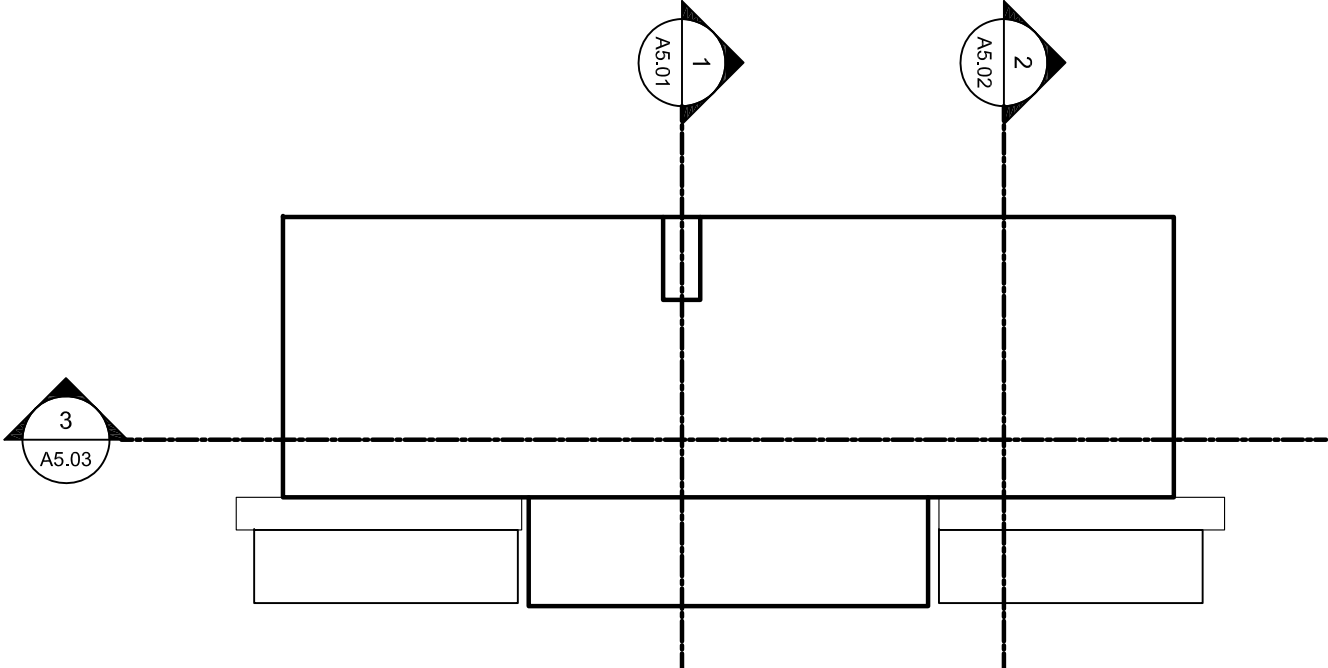
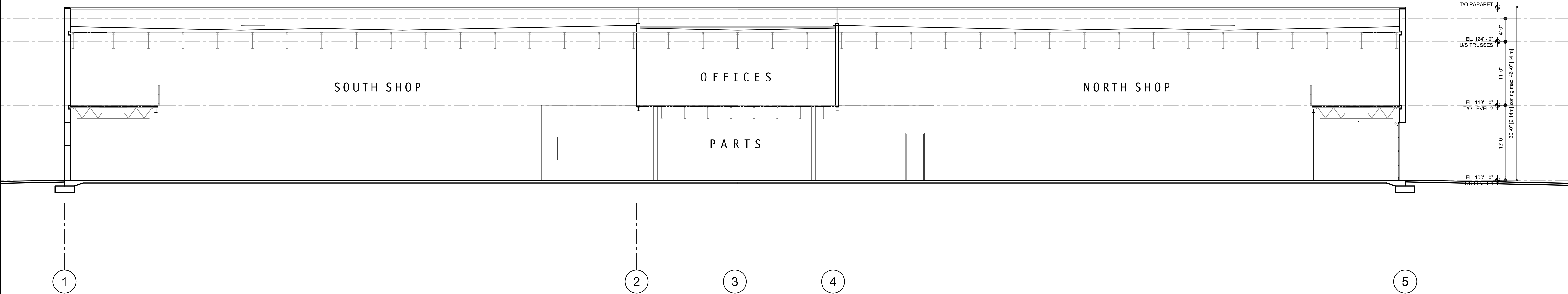
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Planner Initials

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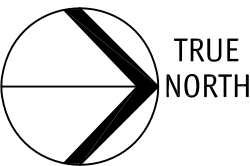
City of Kelowna

DEVELOPMENT PLANNING



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revised DP

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LOT A PLAN: EPP107390

Consultant Seal

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Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title  
**BUILDING  
SECTION 3**  
  
scale 1/8"=1'-0"

Drawing Number  
**A5.03**  
  
DRAWINGS ARE NOT TO BE SCALED.  
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aluminium overhead door

smooth precast concrete panel

stained wood post and concrete base with good lighting



blue pantone 641

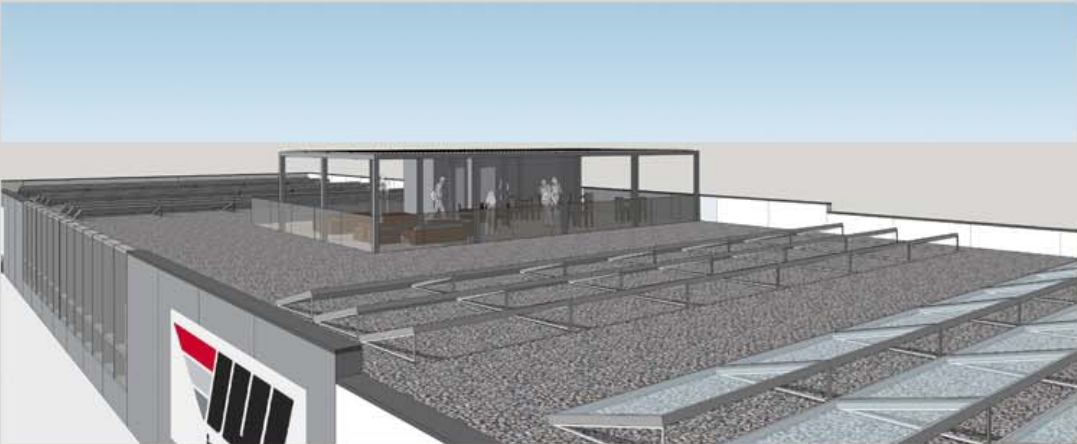
medium grey pantone 430

light grey pantone 428

process black

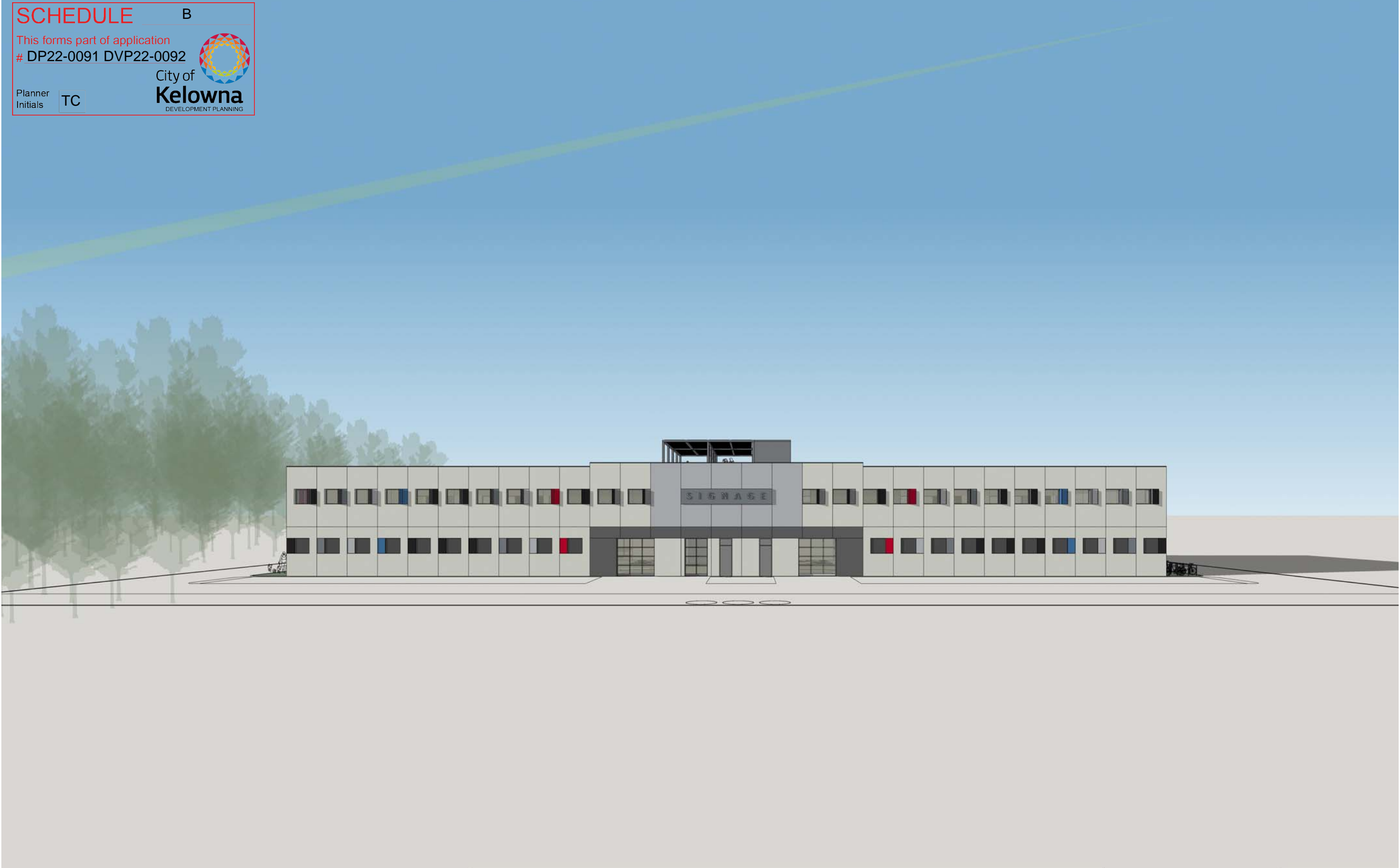
red pantone 185



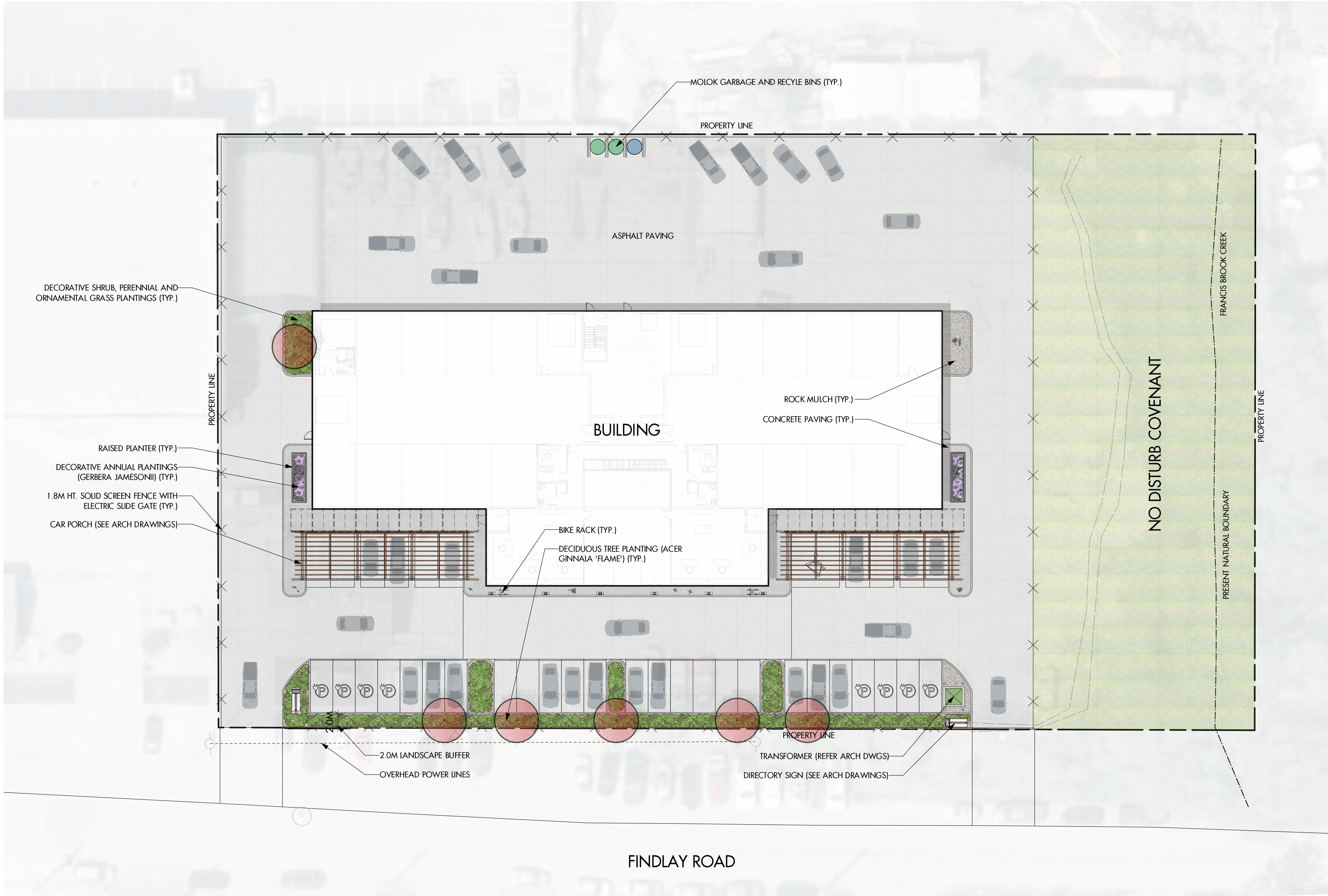
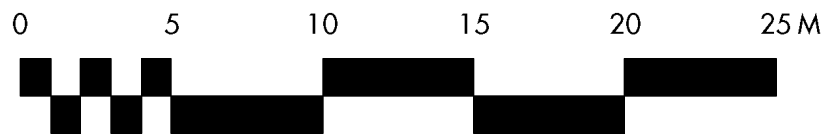












## SCHEDULE

C

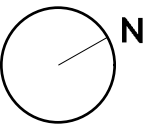
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Planner  
Initials

TC



**ecora**  
200-2045 Enterprise Way  
Kelowna, BC V1Y 9T5  
T (250) 469-9757  
www.ecora.ca



PROJECT TITLE

**MW MOTOR WERKE**  
1300 Findlay Road

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	22.01.24	Review
2	22.02.03	Review
3	22.07.12	Review
4	22.07.13	Review
5		

PROJECT NO. 21-166

DESIGN BY FB

DRAWN BY MC

CHECKED BY FB

DATE JUL. 13, 2022

SCALE 1:250

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

**L1/2**

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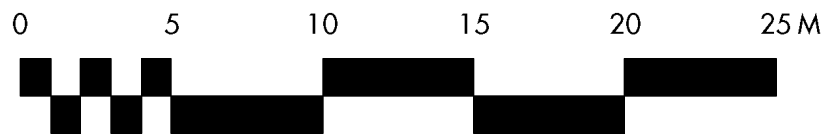
## PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6	6cm CAL.
<b>SHRUBS</b>			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	90	#01 CONT. /0.6M O.C. SPACING
PHYSOCARPOS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	15	#01 CONT. /1.5M O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15	#01 CONT. /1.5M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	12	#01 CONT. /1.2M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	25	#01 CONT. /0.75M O.C. SPACING
SALVIA NEMOROSA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	25	#01 CONT. /0.75M O.C. SPACING
SEDUM NEMOROSA 'AUTUMN JOY'	AUTUMN JOY STONECROP	25	#01 CONT. /0.75M O.C. SPACING
<b>ANNUALS</b>			
GERBERA JAMESONII	GERBERA DAISY	64	PLUGS/0.3M O.C. SPACING

## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



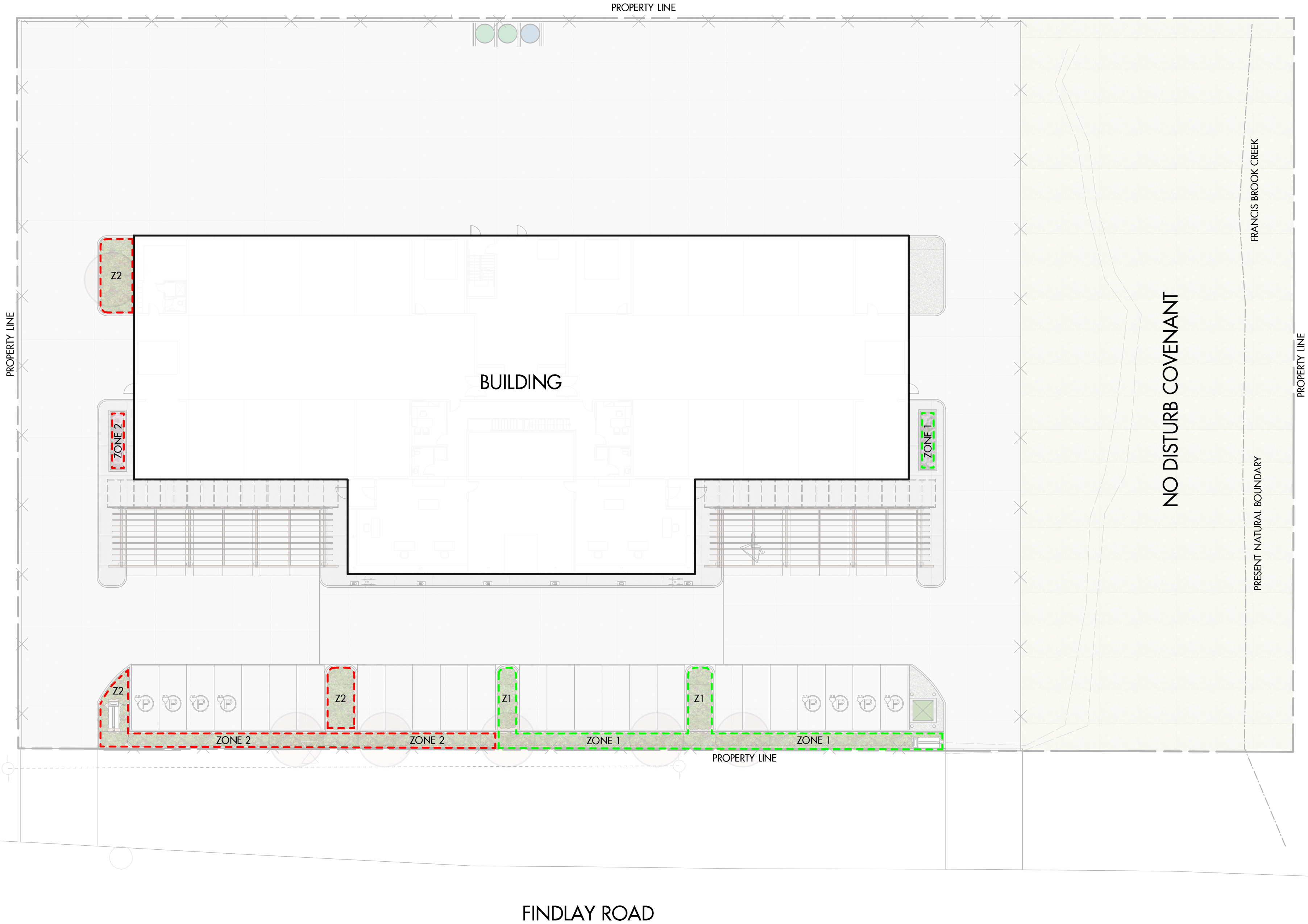


SCHEDULE

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# DP22-0091 DVP22-0092

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WATER CONSERVATION CALCULATIONS

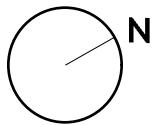
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 143 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 72 cu.m. / year  
WATER BALANCE = 71 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 102 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 34 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 115 sq.m.  
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 38 cu.m.

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE  
**MW MOTOR WERKE**  
1300 Findlay Road  
Kelowna, BC  
DRAWING TITLE  
**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	22.01.24	Review
2	22.02.03	Review
3	22.07.12	Review
4	22.07.13	Review
5		

PROJECT NO.	21-166
DESIGN BY	FB
DRAWN BY	MC
CHECKED BY	FB
DATE	JUL. 13, 2022
SCALE	1:250
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER  
**L 2/2**

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## FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
<b>6.1 General Guidelines</b>						
<b>6.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.						✓
b. Locate entries to be visible and directly accessible from the public street.						✓
c. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						✓
<b>6.1.2 Site Planning and Landscaping</b>	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						✓
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)					✓	
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> <li>• Soften property edges facing the street;</li> <li>• Define internal roads, pedestrian routes, and open spaces;</li> <li>• Create pleasant pedestrian conditions;</li> <li>• Screen parking, loading, service, and utility areas;</li> <li>• Manage stormwater on-site; and</li> <li>• Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;</li> </ul>			✓			
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	✓					
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.		✓				
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> <li>• Parking areas to building entrances;</li> <li>• Main building entrances to public sidewalks (where applicable);</li> <li>• Main building entrances to transit stopes (where applicable);</li> <li>• Between buildings on adjacent lots.</li> </ul>						✓
h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and				✓		

distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.						
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.					✓	
<b>6.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.			✓			
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.				✓		
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.						✓
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.					✓	
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> <li>Integrating these facilities into the footprint of the building; or</li> <li>Screening using fencing, walls, and/or landscaping</li> </ul>					✓	
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.	✓					
<b>6.1.4 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience						✓
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.						✓
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						✓
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.						✓
g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.						✓



h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.				✓		
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
<b>6.4 Industrial and Service Commercial</b>						
<b>6.4.1 Relationship to the Street</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design primary entries to be clearly visible and accessible from the street.						✓
b. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.						✓
c. Include glazing, as a major component of street facing facades.						✓
d. Maintain and enhance street edge definition by preserving or incorporating street trees.					✓	
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.						✓
f. Do not locate service doors (e.g., an overhead loading door) facing the street.						✓
<b>6.4.2 Site Planning and Landscaping</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.					✓	
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.		✓				
<b>6.4.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. The preferred location for main parking areas is at the rear and/or side of the building.						✓
b. Avoid locating large parking areas between the building and street. A single loaded row of visitor parking and passenger drop-off areas may be located between the building and the street.				✓		
c. Where parking areas are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.					✓	
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.						✓
<b>6.4.4 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, color and texture to reduce the visual size of any unglazed walls.						✓
b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.				✓		

## ATTACHMENT B

This forms part of application

# DP22-0091 DVP22-0092

Planner  
Initials

TC



# DP22-0091 / DVP22-0092 1300 Findlay Road

Development Permit and Development Variance Permit Applications



# Proposal

- ▶ To issue a Development Permit for the form and character of a new industrial building and to issue a Development Variance Permit to vary the front yard landscape buffer size.

# Development Process

April 11<sup>th</sup>, 2022

Development Application Accepted



Staff Review & Circulation



May 24<sup>th</sup>, 2022

Public Notification Received



Aug 9<sup>th</sup>, 2022

DP & DVP



Building Permit

} Council  
Approvals

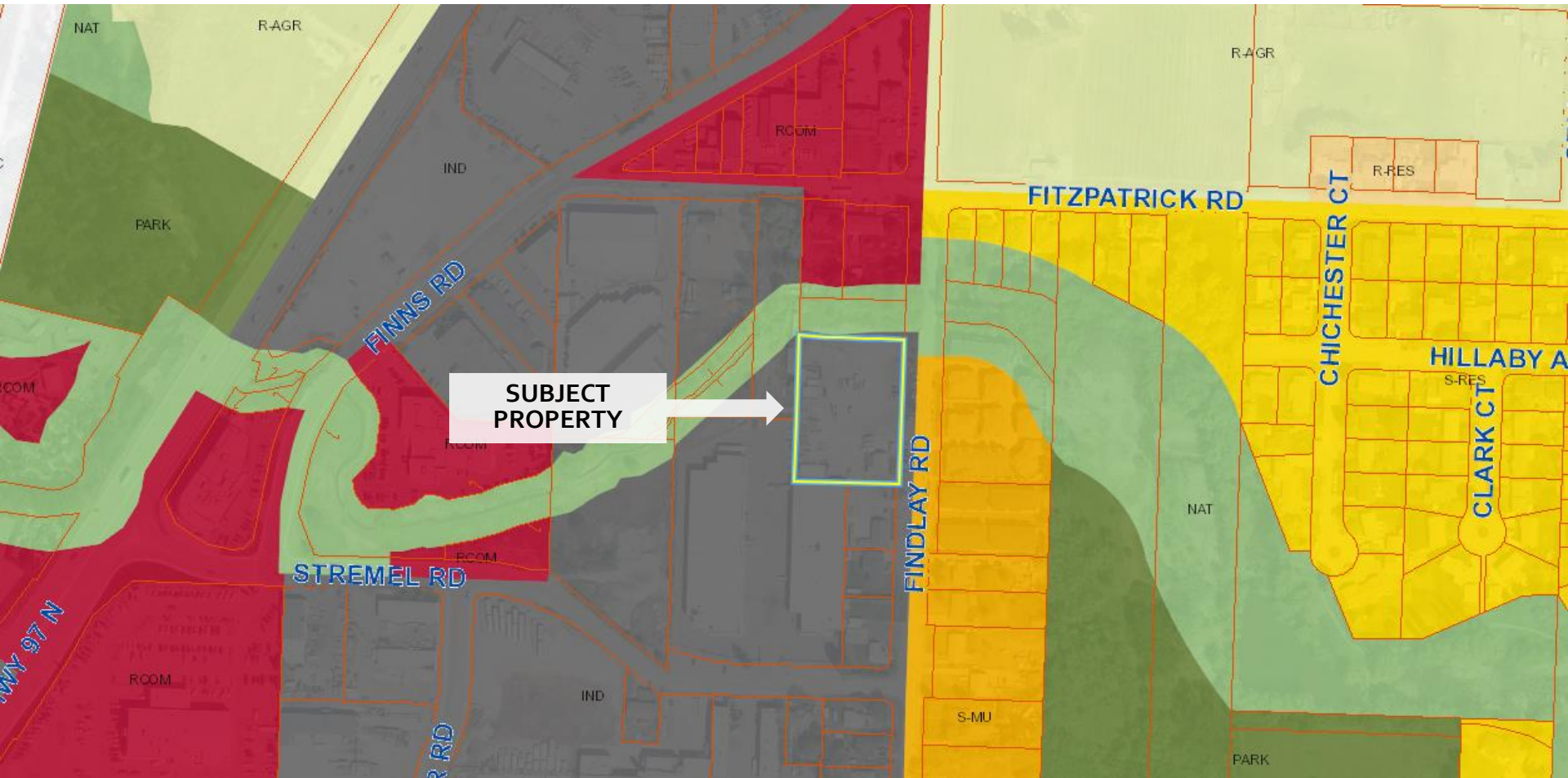


# Context Map





# Future Land Use





# Subject Property Map

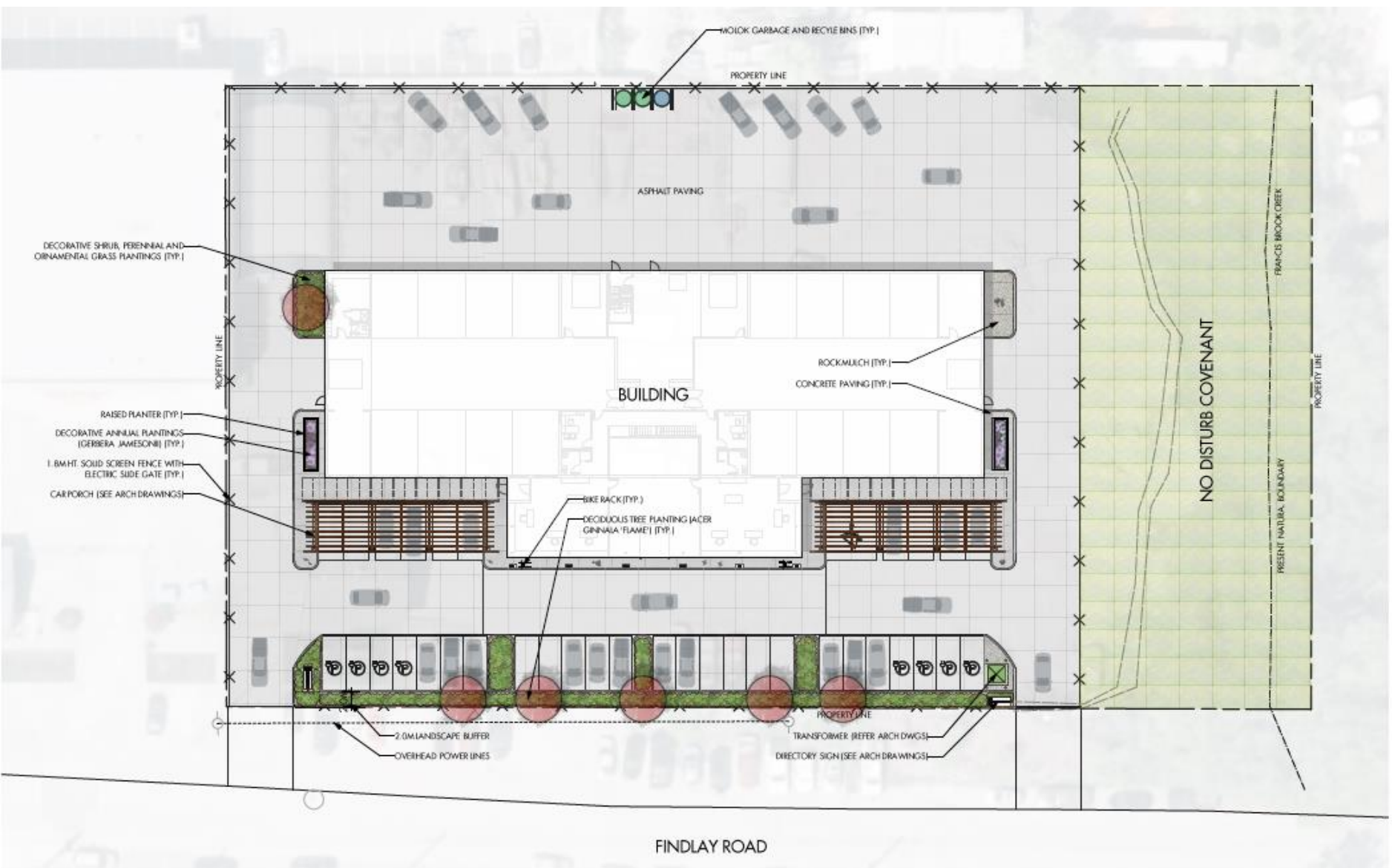


# Project details

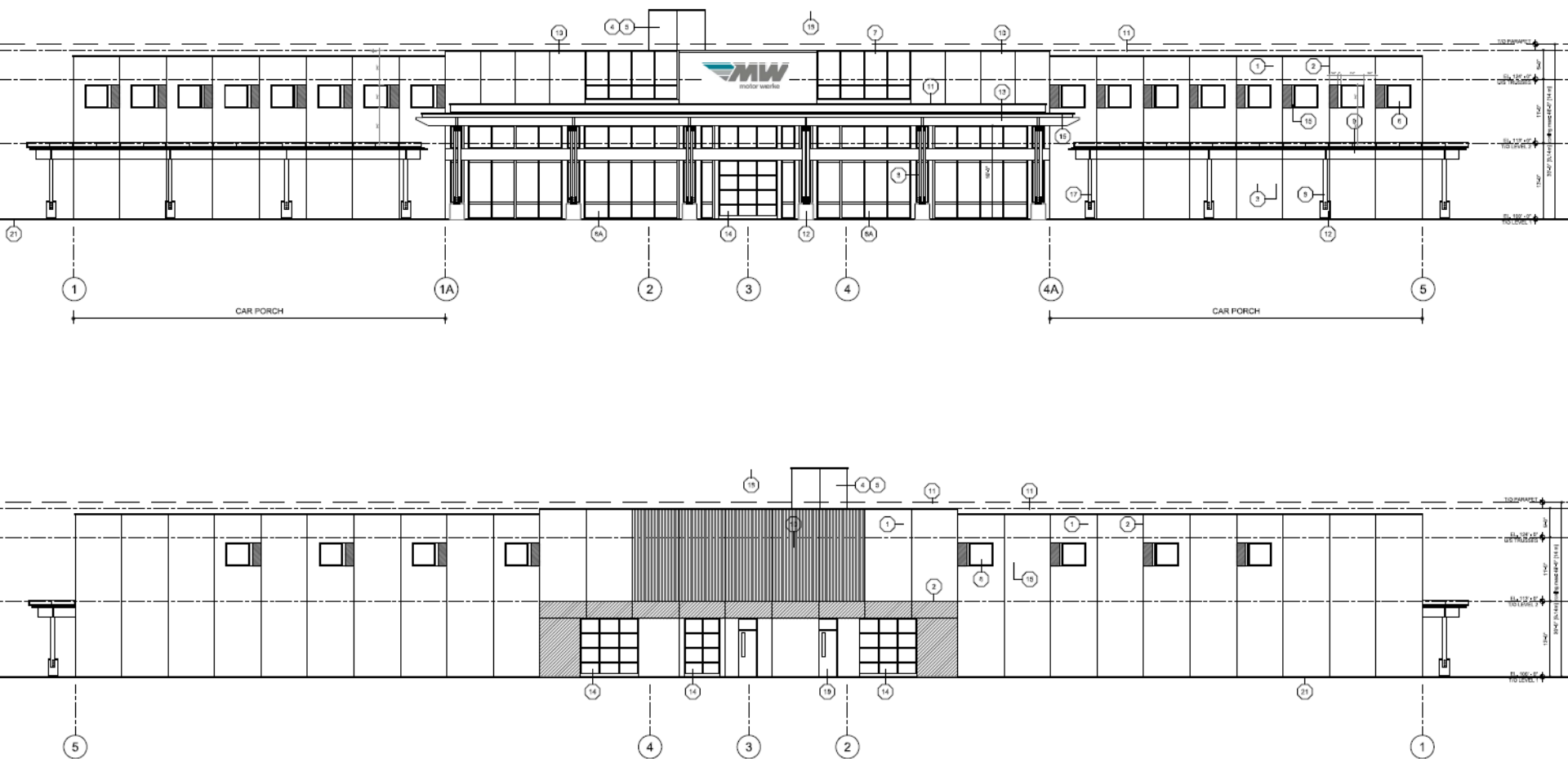
- ▶ Development Permit is for a new industrial building.
  - ▶ The DP is to facilitate an automotive repair shop.
  - ▶ Rezoning completed in April 2021.
- ▶ The building will be located towards Findlay Road, while the majority of the parking and hardscaping will be at the rear.
- ▶ Existing single-family dwelling to be removed.



# Site Plan



# Elevations



East and West View



# Conceptual Renderings





# Conceptual Renderings





# Conceptual Renderings



aluminium overhead door



smooth precast concrete panel



stained wood post and concrete base with good lighting



blue pantone 641



medium grey pantone 430



light grey pantone 428



process black



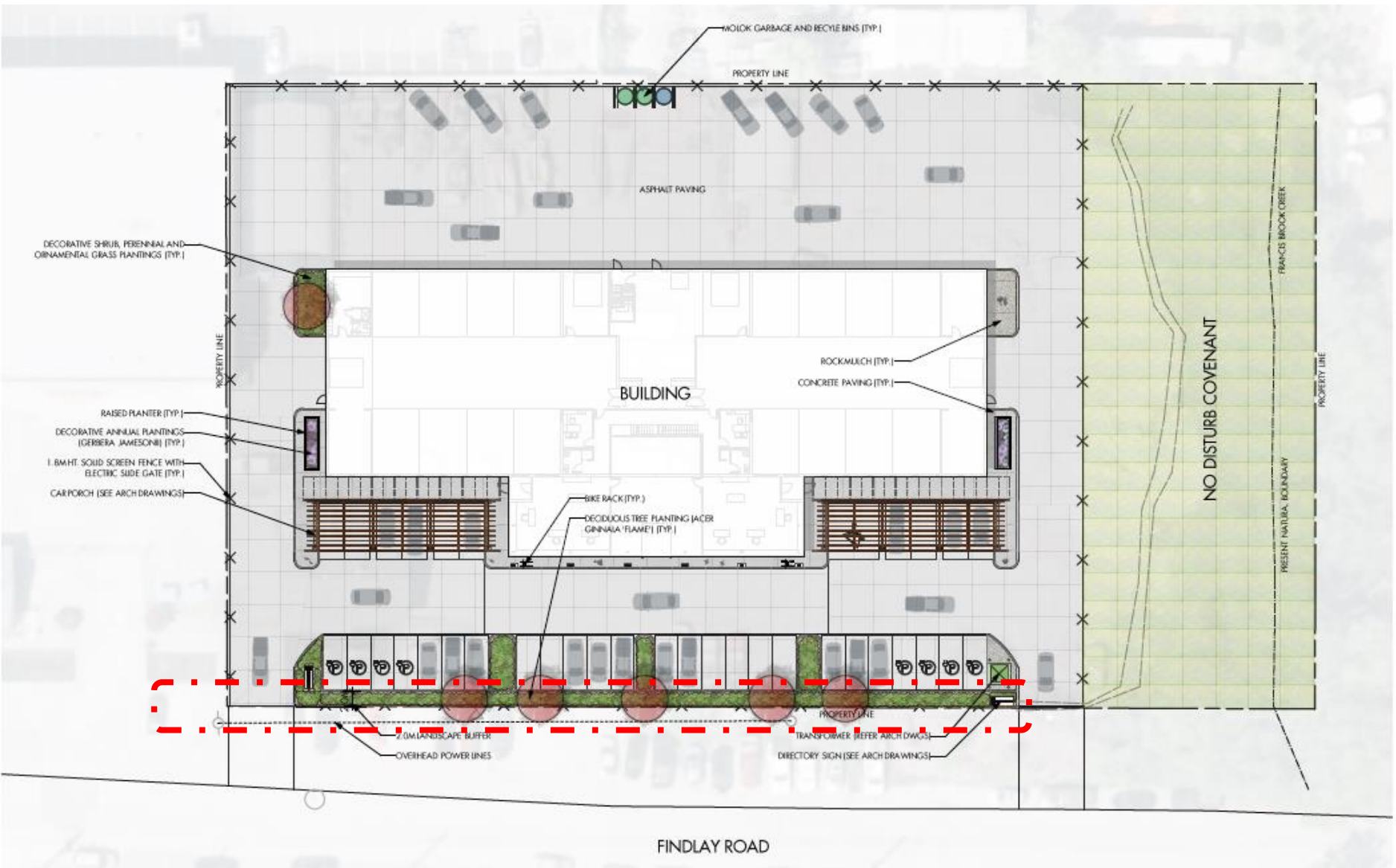
red pantone 185

# Conceptual Renderings





# Landscape Plan



# Project details

- ▶ Applicant is requesting one variance to the landscape buffer.
  - ▶ The front yard landscape buffer setback from 2.0m proposed to 3.0m required.



# Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
  - ▶ Gateway Area OCP Guidelines
  - ▶ Sensitive Industrial
  - ▶ Riparian Area Protection

# Staff Recommendation

- ▶ Staff recommend support for the Development Permit and Development Variance Permit applications
  - ▶ Supported by policies in the OCP
    - ▶ Consistent with Gateway Region
  - ▶ The impact of the variances are mitigated with the strong form and character and the planting of five shade trees.





## *Conclusion of Staff Remarks*















aluminium overhead door



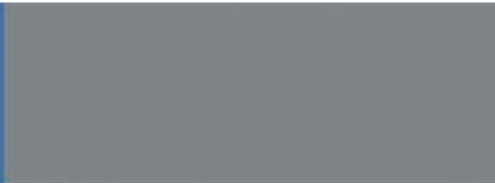
smooth precast concrete panel



stained wood post and concrete base with good lighting



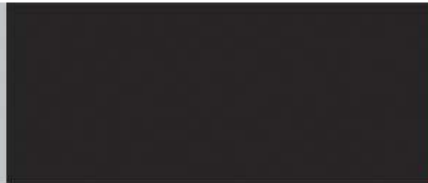
blue pantone 641



medium grey pantone 430



light grey pantone 428

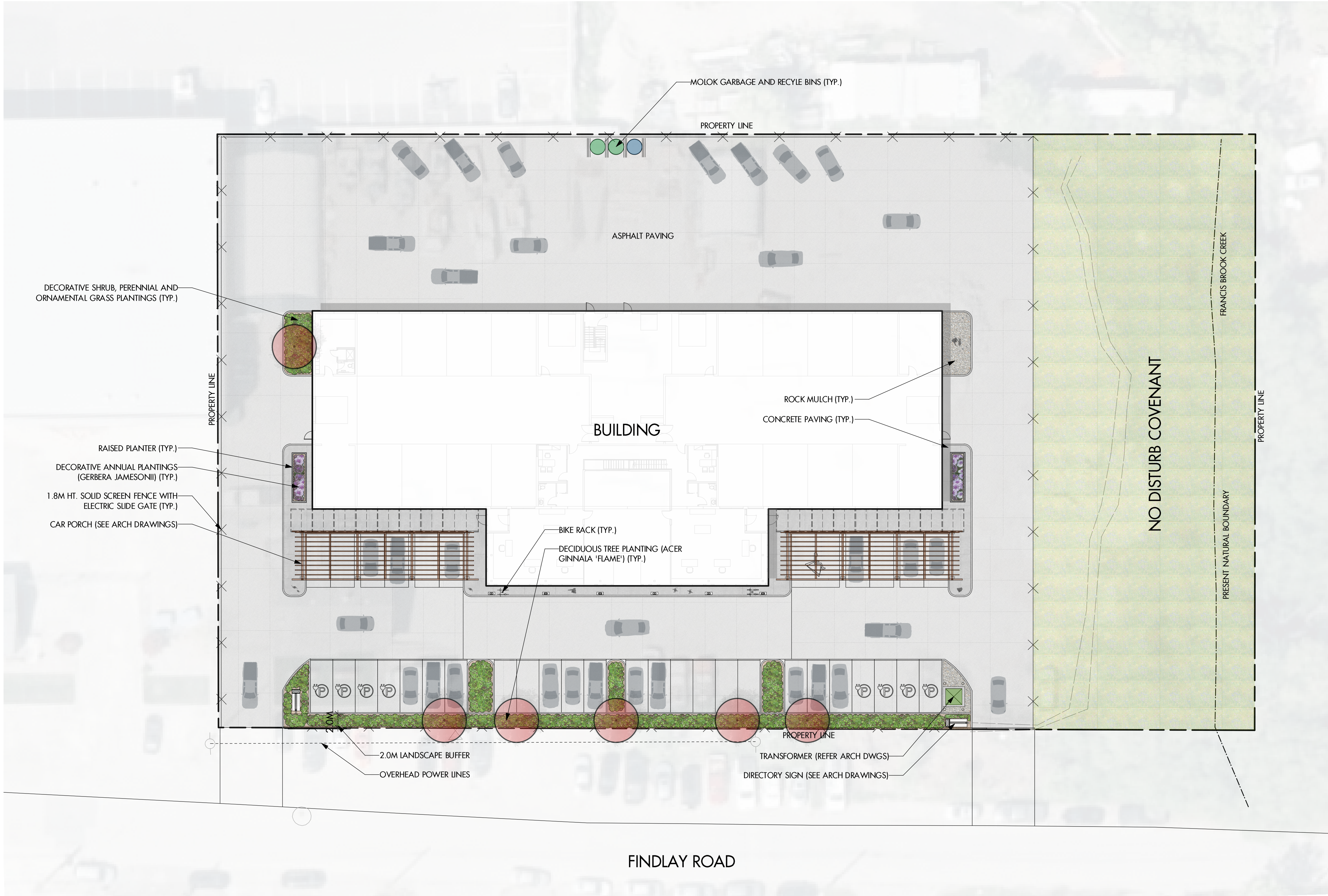
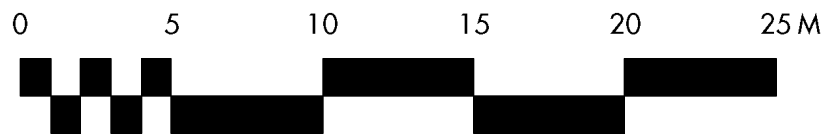


process black



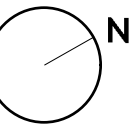
red pantone 185





PLANT LIST				
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS	
TREES				
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6	6cm CAL.	
SHRUBS				
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	90	#01 CONT.	/0.6M O.C. SPACING
PHYSOCARPOS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	15	#01 CONT.	/1.5M O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15	#01 CONT.	/1.5M O.C. SPACING
PERENNIALS & GRASSES				
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	12	#01 CONT.	/1.2M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	25	#01 CONT.	/0.75M O.C. SPACING
SALVIA NEMEROSA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	25	#01 CONT.	/0.75M O.C. SPACING
SEDUM NEMOROSA 'AUTUMN JOY'	AUTUMN JOY STONECROP	25	#01 CONT.	/0.75M O.C. SPACING
ANNUALS				
GERBERA JAMESONII	GERBERA DAISY	64	PLUGS/0.3M O.C. SPACING	

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PROJECT TITLE  
**MW MOTOR WERKE**  
1300 Findlay Road  
Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	22.01.24	Review
2	22.02.03	Review
3	22.07.12	Review
4	22.07.13	Review
5		

PROJECT NO.	21-166
DESIGN BY	FB
DRAWN BY	MC
CHECKED BY	FB
DATE	JUL 13, 2022
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SEAL

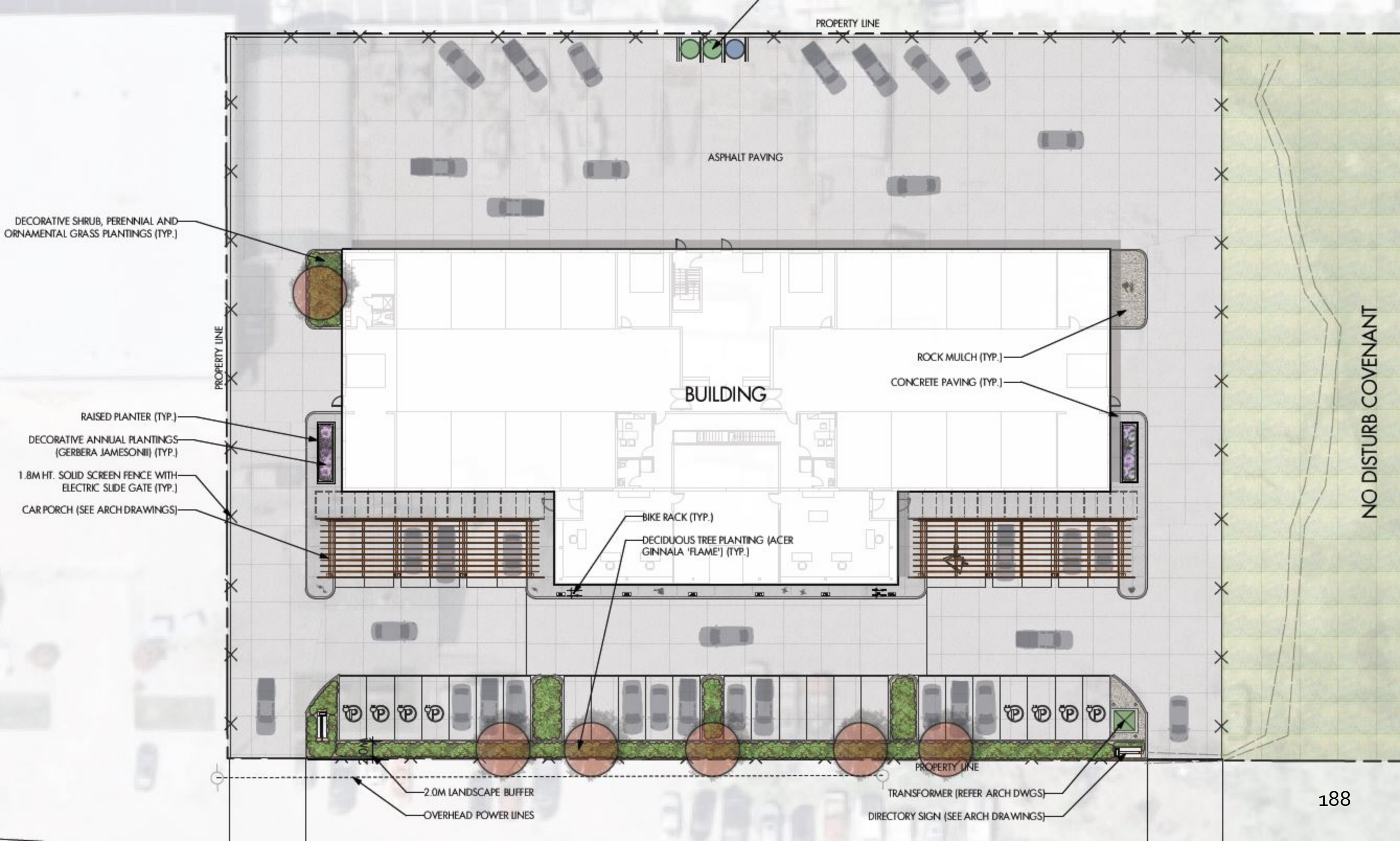


DRAWING NUMBER

**L1/2**

**ISSUED FOR REVIEW ONLY**  
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Rem 1  
PLAN 11084

## OVERHEAD POWERLINE

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP



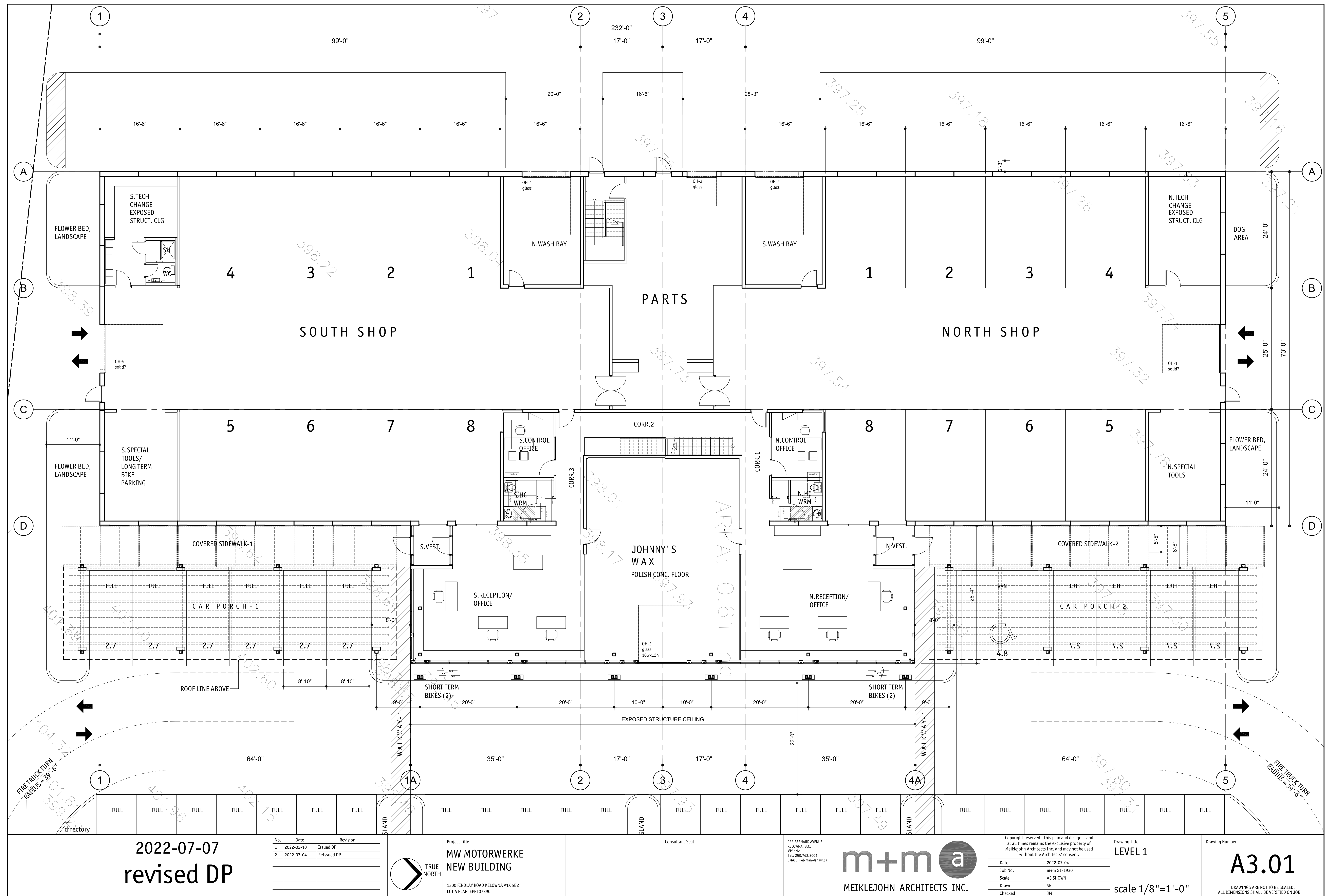
m+m a  
MEIKLEJOHN ARCHITECTS INC.

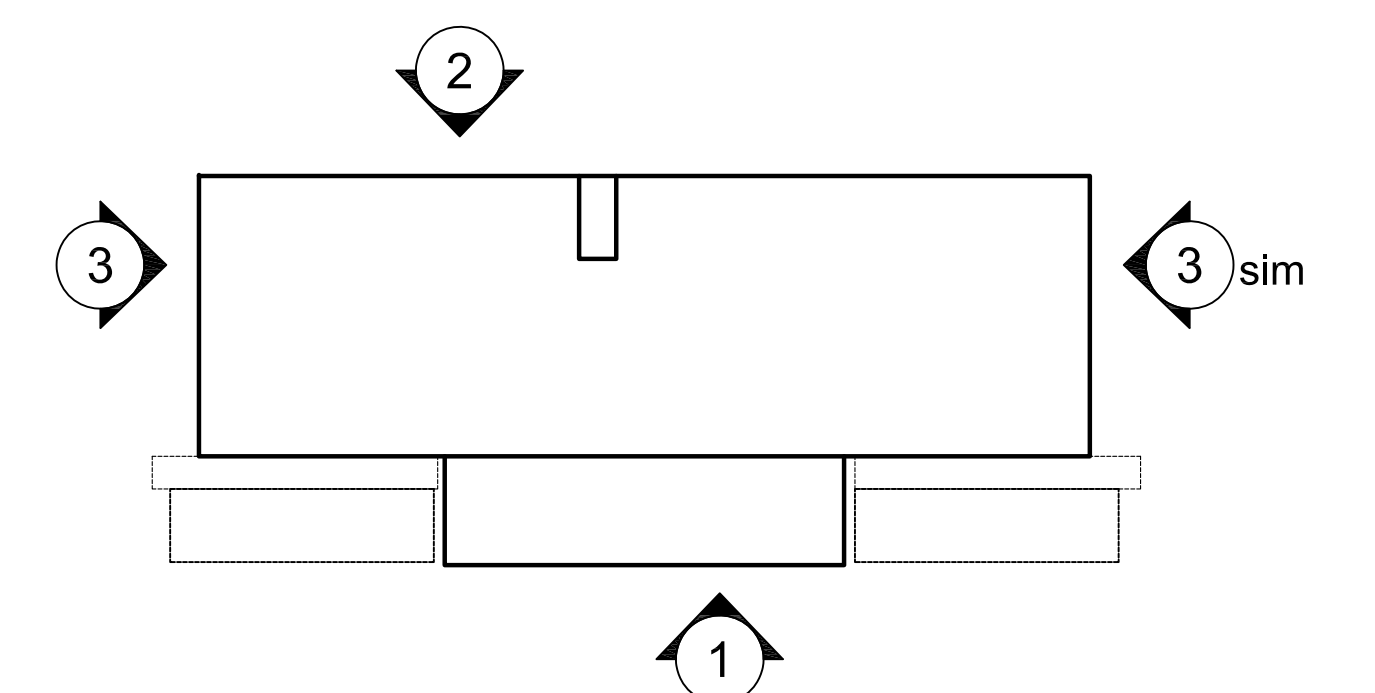
Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	IM

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

DRAWINGS ARE NOT TO BE SCALED.  
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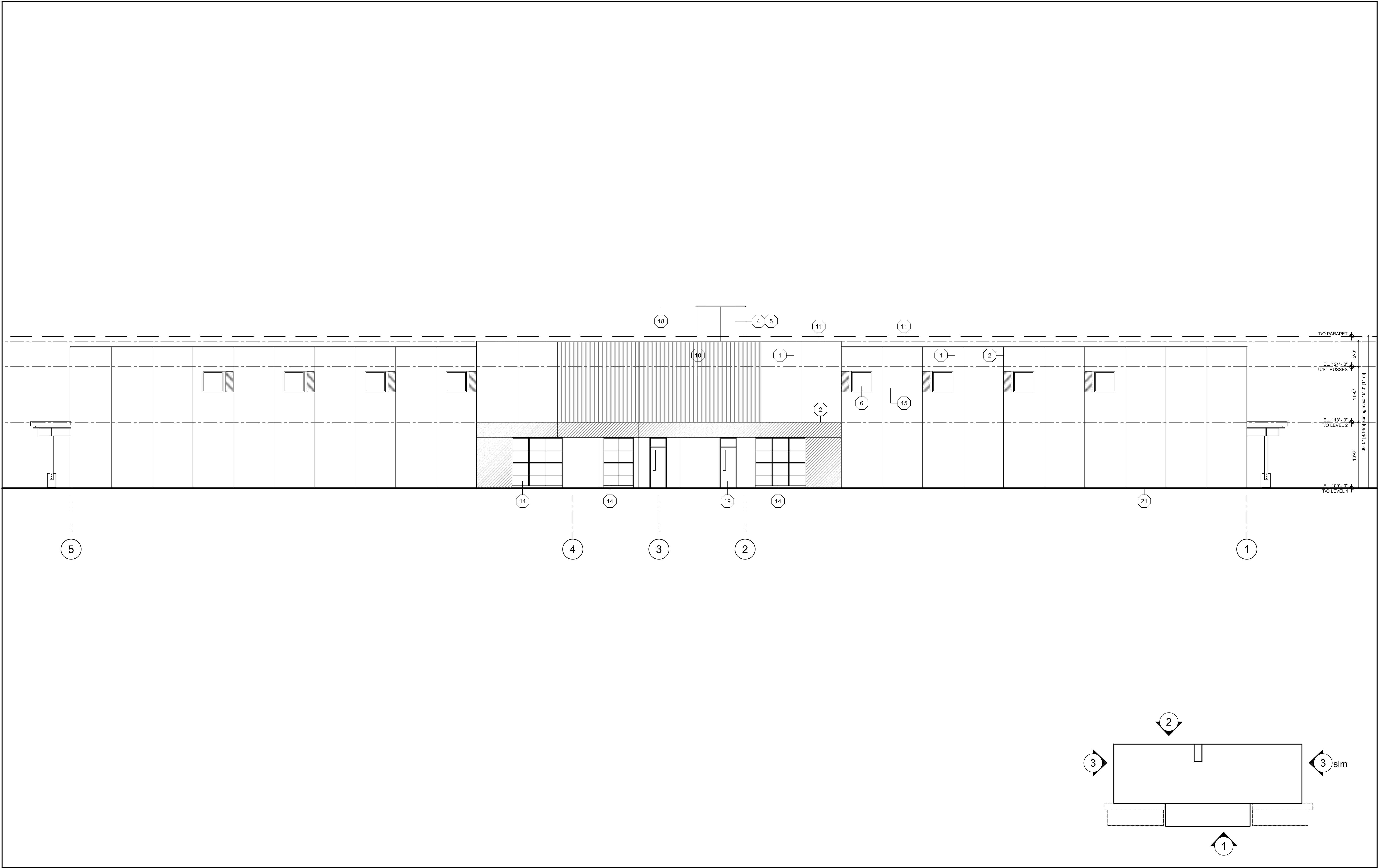


Drawing Number

**A4.01**

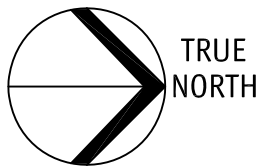
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2022-07-07  
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP



Project Title  
**MW MOTORWERKE  
NEW BUILDING**  
1300 FINDLAY ROAD KELOWNA V1X 5B2  
LOT A PLAN EPP107390

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



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Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title  
**BUILDING  
ELEVATION 2**  
scale 1/8"=1'-0"

Drawing Number  
**A4.02**  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.		
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	NOT REQUIRED	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

# REQUIRED FIRE SEPARATIONS

## 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP D TO F2	NO RATING	SEE NOTE BELOW
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	
GROUP D OCCUPANCY TO BE CONSIDERED AS A SUBSIDIARY USE TO F2 OCCUPANCY. NO RATED FIRE SEPARATIONS ARE REQ'D. FOR WALLS BETWEEN THE 2 OCCUPANCIES.		

EXIT FACILITIES 3.1 TO 3.6			
REQUIRED EXITS	2 MIN. (LEVEL 1)	1 MIN. (LEVEL 2)	
	min. 800mm door width as per 3.4.3.2.-A		
	min. 900mm stair width as per 3.4.3.2.-A		
DOOR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L1 OFFICES	6.1mm/person x 46 person	800 mm	2 doors @ 36" = 72" (1829mm)
L1 REPAIR / SERVICE	6.1mm/person x 51 person	800 mm	2 doors @ 36" = 72" (1828mm)
L2 OFFICES	6.1mm/person x 31 person	800 mm	1 doors @ 36" = 36" (914mm)
STAIR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L2 OFFICES	8.0mm/person x 31 person	900 mm	1 stairs @ 46" = 46" (1168mm)
L2 OFFICES CAN BE SERVED BY A SINGLE EXIT IN ACCORDANCE WITH 3.4.2.1.-B			
EXIT THROUGH LOBBY	N/A		3.4.4.2.
PANIC HARDWARE REQ'D	NO		3.4.6.16.(2b)
EXIT EXPOSURE	ok		3.2.3.13.
MAX. TRAVEL DISTANCE	45m		3.4.2.5.(1)
EXIT RATINGS REQUIRED:			
STAIR SHAFTS	3/4 HR		3.4.4.1.
CORRIDORS	N/A		3.3.2.6.(4)

BUILDING CODE REVIEW			
OCCUPANCY	GROUP F2		GROUP D
ARTICLE	3.2.2.77		3.2.2.61
NO. OF STOREYS	2 STOREYS		
NO. OF STREETS FACING	1		
MAX. BUILDING AREA	PROPOSED	CODE MAX.	
	1847± sm	4,800 sm	
CONSTRUCTION TYPE	COMBUSTIBLE / NON-COMBUSTIBLE		
SPRINKLERED	YES		
ASSEMBLY RATINGS:			
FLOOR	45 MINUTES		
WALLS / BEARING STRUCTURE	45 MINUTES		
ROOFS	NO RATING		

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	YES	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

SPATIAL SEPARATION: 3.2.3.1.D		
	NORTH, SOUTH, AND WEST WALLS	EAST (FRONT) WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. LIMITING DISTANCE IS 10.7 m± MIN.	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10
OPENING AREA		
% PROVIDED		
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ACCESSIBILITY REQUIREMENTS 3.8.		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	NO
ACCESSIBLE WASHROOM	YES (LEVEL 1)	YES (LEVEL 1)

OCCUPANT LOAD TABLE 3.1.17.1.				
1 person / 9.3 sm office				
1 person / 28 sm garage				
	sf	sm		PERSONS
L1 - REPAIR / SERVICE	15,291	1,421	1,421 / 28	51
L1 -OFFICES	4,592	427	427 / 9.3	46
L2 OFFICES	3,090	287	287 / 9.3	31
TOTAL PERSONS FOR EXITING ONLY				128

WASHRM FIXTURES REQUIREMENTS		3.7.2.2.-C	
FOR DAILY OPERATIONS, OCCUPANT LOAD CALCULATION.			
		PERSONS	
REPAIR SHOP	16 persons (1 per bay) + 4 persons (parts)	20	
L1 OFFICE	2 persons per office (8 offices)	16	
L1 WAX SHOP	4 persons	4	
L2 OFFICE	2 persons per office (4 offices)	10	
	TOTAL	50	
	REQUIRED WCs	REQUIRED LAVs	REQUIRED URINALS
NUMBER OF MALES (25)	2	1	-
NUMBER OF FEMALES (25)	2	1	-
PROVIDED - 4 COED WASHROOMS (INCLUDING 2 H/C WASHROOMS)			

PARKING

STALL SIZE	WIDTH (min)		LENGTH (min)		HEIGHT (min)		PROVIDED
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-7"	2.0m	35
MEDIUM SIZE STALL (50% max)	7'-7"	2.3m	15'-9"	4.8m	6'-7"	2.0m	-
ACCESSIBLE STALL	12'-10"	3.9m	19'-8"	6.0m	7'-7"	2.3m	-
VAN ACCESSIBLE STALL	15'-9"	4.8m	19'-8"	6.0m	7'-7"	2.3m	1
FULL PARALLEL STALL	8'-7"	2.6m	23'-0	7.0m	7'-7"	2.3m	-
MEDIUM PARALLEL STALL	8'-3"	2.5m	21'-4"	6.5m	6'-7"	2.0m	-
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m	-	-	6'-7"	2.0m	
PARKING SCHEDULE:							
GENERAL INDUSTRIAL USE		1.0 per 100 sm GFA					
ACCESSORY ACTIVITIES		2.5 per 100 sm GFA					
	sf	sm	100 sm per 1 car	100 sm per 2.5 car	Total		
LEVEL 1	15,291	1,421	14.2				
LEVEL 1 ACCESSORY ACTIVITIES	4,592	427		10.7			
LEVEL 2 ACCESSORY ACTIVITIES	3,090	287		7.2			
			14.2	17.8	32.05		
				Required	32.05		
				Provided	36		

BICYCLE					
	width		length		
BIKE SIZE STALL	24"	0.6m	72"	1.8m	
			sf	sm	no of stall
LONG TERM Required	1 stall per 500sm GFA		22,970	2,134	4.3
SHORT TERM Required	2 stall per entrance				4.0
				Total	8.3

GFA			COVERAGE		
	±sf	±sm		±sf	±sm
LEVEL 1	19,880	1,847	LEVEL 1 FOOTPRINT	19,880	1,847
LEVEL 2	3,090	287			
			SITE AREA	65,660	6,100
TOTAL	22,970	2,134	COVERAGE 60%		30.28%

ZONING SUMMARY

1300 Findlay Road Kelowna

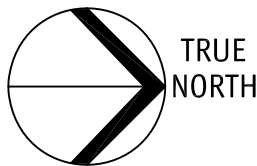
i-2

ADDRESS	1300 Findlay Road Kelowna		
LEGAL DESCRIPTION	Plan EPP107390 Lot A Section 34 Township 26		
DEVELOPMENT PERMIT AREA	Yes		
EXISTING ZONING	I-2	General Industrial	
PROPOSED ZONING	I-2	General Industrial	
EXISTING LEGAL USE	vacant		
GRADES	Existing Average- Level	Finish Average - Level	
NUMBER OF BUILDINGS	2 storey building		
CRITERIA FOR ALL TYPES OF APPLICATION:		i-2 GENERAL INDUSTRIAL	
	STANDARD	PROPOSAL	
SITE AREA (sm)	1.0 ha	6,100 sm (0.61 ha)	
SITE WIDTH (m)	40.0m	116.55± m	
SITE DEPTH (m)	35.0m	66.95± m	
OFF-STREET PARKING	32 stall min. (see parking calcs)	36 stall	
PRIVATE OPEN SPACE	N.A.	N.A.	
BUILDING HEIGHT			
HEIGHT OF BUILDING (S) / # OF STOREYS	14.0m max.	9.14 m / 2 storey	
COVERAGE			
SITE COVERAGE OF BUILDING(S) (%)	60%	30.28%	
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A	
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:		i-2 GENERAL INDUSTRIAL	
	STANDARD	PROPOSAL	
NUMBER OF BICYCLE PARKING SPACES	LONG TERM Required = 5.0	LONG TERM Provided = 5.0	
	SHORT TERM Required = 4.0	SHORT TERM Provided = 4.0	
NUMBER OF LOADING SPACES	1 per 2,800 sm GFA	1	
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m	
FAR			
FAR	1.5	TOTAL GFA : 2,134 sm SITE AREA : 6,100 sm FAR : 0.35	
BUILDING (S) SETBACKS (m)			
Front EAST (Findlay)	7.5m	15.9m +/-	
Side NORTH	4.5m	10.7m +/-	
Side SOUTH	4.5m	10.7m +/-	
Rear WEST	0.0m, 6.0m abutting other zones	19.8m +/-	
DAYLIGHT ANGLE (if a tower)	N.A.	N.A.	
PODIUM HEIGHT (if proposed)	N.A.	N.A.	
FLOOR PLATE SIZE (if required)	N.A.	N.A.	
PARKING SETBACKS (m)			
Front (EAST)	1.5m (5 ft)	2.0m (6.5 ft)	
Side (NORTH)	N.A.	N.A.	
Side (SOUTH)	N.A.	N.A.	
Rear (WEST)	N.A.	N.A.	
BICYCLE			
NUMBER OF BICYCLE PARKING SPACES			
	Long Term	4.3	5.0
	Short Term	4.0	4.0



2022-07-07  
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP



Project Title  
**MW MOTORWERKE  
NEW BUILDING**

1300 FINDLAY ROAD KELOWNA V1X 5B2  
LOT A PLAN: EPP107390

Consultant Seal

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: kel-mai@shaw.ca



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Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title  
**ZONING &  
CODE SUMMARY**

Drawing Number

**A1.01**

DRAWINGS ARE NOT TO BE SCALED.  
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# REPORT TO COUNCIL



**Date:** August 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP22-0126

**Owner:** Various Owners

**Address:** Multiple Addresses

**Applicant:** Barski Construction

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RU5 – Bareland Strata Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0126 for properties identified in 'Schedule A', located at 1201 Cameron Ave, Kelowna, BC;

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

### **Section 7.5.3 – Fencing and Retaining Walls:**

To vary the maximum fence height in urban residential zones in a front yard from 1.2m permitted to 1.83m 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.

### **Purpose**

To issue a Development Variance Permit to vary maximum fence height regulation in the front yard from 1.2m to 1.83m to facilitate addition to existing fence.

## 2.0 Development Planning

Staff are recommending support for the proposed increase in fence height in the front yard of the subject property. The applicant is proposing an addition to portions of an existing fence to create a consistent height along Gordon Drive. The existing fence has portions sitting at the requested 1.83m height already while other portions are 1.2m. The variance is to increase the portions that are 1.2m to a consistent 1.83m fence. The purpose of the additional height is to create additional privacy, security and noise mitigation from the

pedestrian and vehicle traffic along Gordon Drive and in consideration to the existing single-family land use with backyards oriented towards an arterial.

### 3.0 Proposal

#### 3.1 Background

A Text Amendment (TA19-0004) to the fencing and retaining walls section was adopted by Council on April 20th, 2020, which amended the fence height maximums for urban residential properties from 2.0m permitted on flanking streets and front yards to 1.06m. After the bylaw was in place for a year, a new Text Amendment (TA20-0023) came forward to change this regulation from 1.06m to 1.2m, which was adopted by Council on June 14th, 2021. The original size of 1.06m was adopted because it was the same height as pool railing height, however, after a little over a year, Staff proposed the 1.2m fence height after listening to fence manufacturing companies and property owners. The 1.2m still achieves the lower fencing height in residential zones in the front yard but was better aligned with fencing standards.

#### 3.2 Project Description

The proposed Development Variance Permit Application is to increase the fence height along Gordon Drive from 1.2m permitted to 1.83m proposed. The strata currently has a 1.2m concrete panel wall which is deteriorating and the applicant is seeking to replace it with a 1.83m hardi panel fence. The strata is looking to increase the wall height for increased security, privacy, and noise mitigation along Gordon Road.



Fig. 1: Existing strata fencing along Gordon Drive

#### 3.3 Site Context

The subject property is located on Gordon Drive adjacent to the Guisachan Village Centre. The surrounding area is primarily zoned RU5 – Bareland Strata Housing, RM3 – Low Density Multiple Dwelling and RM4 – Transitional Low Density Housing. The surrounding area has a Future Land Use Designation of C-NHD - Core Area Neighbourhood and VC – Village Centre.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM4 – Transitional Low Density Housing	Vacant
East	A1 – Agriculture 1	Agriculture
South	RM7 – Mobile Home Park	Mobile Home Park
West	RU5 – Bareland Strata Housing	Single Family Dwellings



**Subject Property Map: 1201 Cameron Ave**



**4.0 Application Chronology**

Date of Application Received: May 6, 2022

Date Public Consultation Completed: July 7, 2022

**Report prepared by:** Jason Issler, Planner I

**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:**

Schedule A: Affected Addresses

Attachment A: Draft Development Variance Permit DVP22-0126

Attachment B: Letter of Rationale

Schedule A: Affected Addresses in 1201 Cameron Ave (Strata Plan K768)			
No.	Legal Description	Address	PID
1	Strata Lot 14 District Lot 136 ODYD Strata Plan K768 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.	14 1201 Cameron Ave	014-759-331
2	Strata Lot 15 District Lot 136 ODYD Strata Plan K768 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.	15 1201 Cameron Ave	014-759-349
3	Strata Lot 16 District Lot 136 ODYD Strata Plan K768 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.	16 1201 Cameron Ave	014-759-357
4	Strata Lot 17 District Lot 136 ODYD Strata Plan K768 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.	17 1201 Cameron Ave	014-759-365
5	Strata Lot 18 District Lot 136 ODYD Strata Plan K768 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.	18 1201 Cameron Ave	014-759-373
6	Strata Lot 19 District Lot 136 ODYD Strata Plan K768 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.	19 1201 Cameron Ave	014-759-381
7	Common Property Strata Plan		

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# DVP22-0126		
Planner Initials	Jl	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



# Development Variance Permit DVP22-0126



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

**1201 Cameron Ave**

and properties as shown on:

**Schedule A: "Affected Addresses"**

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

**RU5 – Bareland Strata Housing**

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

Date of Council Decision      August 9, 2022  
Decision By:                      COUNCIL  
Existing Zone:                      RU5 – Bareland Strata Housing  
Future Land Use Designation:      C-NHD – Core Area Neighbourhood

**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:                      Various Owners  
Applicant:                  Owen Barski – Barski Construction

Terry Barton  
Development Planning Department Manager  
Planning & Development Services

Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application # DVP21-0126		
Planner Initials	JL	 <b>City of Kelowna</b> 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

That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "B":

### Section 7.5.3 – Fencing and Retaining Walls:

To vary the maximum fence height in urban residential zones from a flanking road from 1.2m permitted to 1.83 proposed.

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

## 3. INDEMNIFICATION

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

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

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

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

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP21-0126		
Planner Initials	<div>JI</div>	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>



Dear city of kelowna and council

I am writing this email on behalf of sandstone strata 1201 Cameron ave.

We are looking to complete the construction of a section of fence that is already completed on the Gordon side of the subdivision that had been completed 2 years ago.

The reason for the removal of the old fence is • it is only 4 ft tall Which allows for people to hop over and damage ( vehicles, RV's) and other personal belongings to the residents Of sandstone village • theft. There has been multiple thefts that have taken place there • the old fence is heavy concrete panels. And have been falling apart in many places Residents are concerned for there safety For all of these reasons

The new fence consists of.

It's a hardi panel fence

That is 6ft tall grade to top

It has 6x6 treated posts every 6ft

Posts are 3ft under ground concreted in

The layers of the fence are

Treated 2x2 framing

With 3/8 treated plywood on both sides.

With blue skin wrapped from bottom and 3 inches up each side.

Walls are wrapped with building paper (Ty par ) Then covered with hardy board Horizontal with 7 inch spacing On both sides With a treated 2x6 too plate and a metal cap flashing on top All painted to match

Please review our variance application

And help us keep the safety of the people Of the 65+ age in Sandstone Village Safe Thank you !

Owen Barski

Owner/ Barski Construction inc.

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# DVP22-0126		
Planner Initials	JI	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

DVP22-0126

1201 Cameron Ave

Development Variance Application



# Proposal

- ▶ To consider a Staff recommendation to issue a Development Variance Permit to vary the maximum fence height from 1.2m permitted to 1.83m proposed.

# Development Process

May 6, 2022

Development Application Submitted



Staff Review & Circulation



July 7, 2022

Public Notification Received



Aug 9, 2022

Development Variance Permit

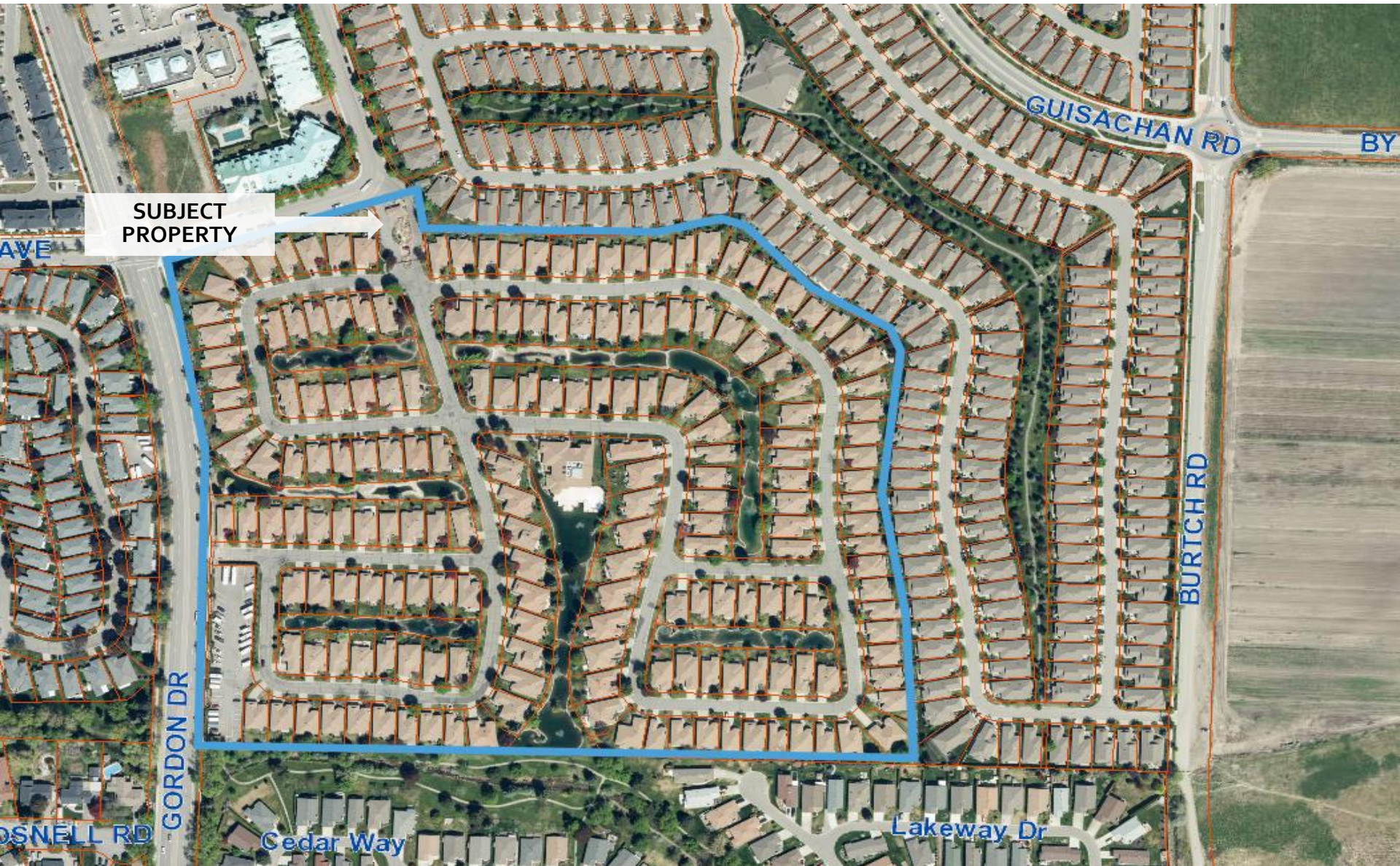
} Council  
Approval



Building Permit



# Context Map



# Project/technical details

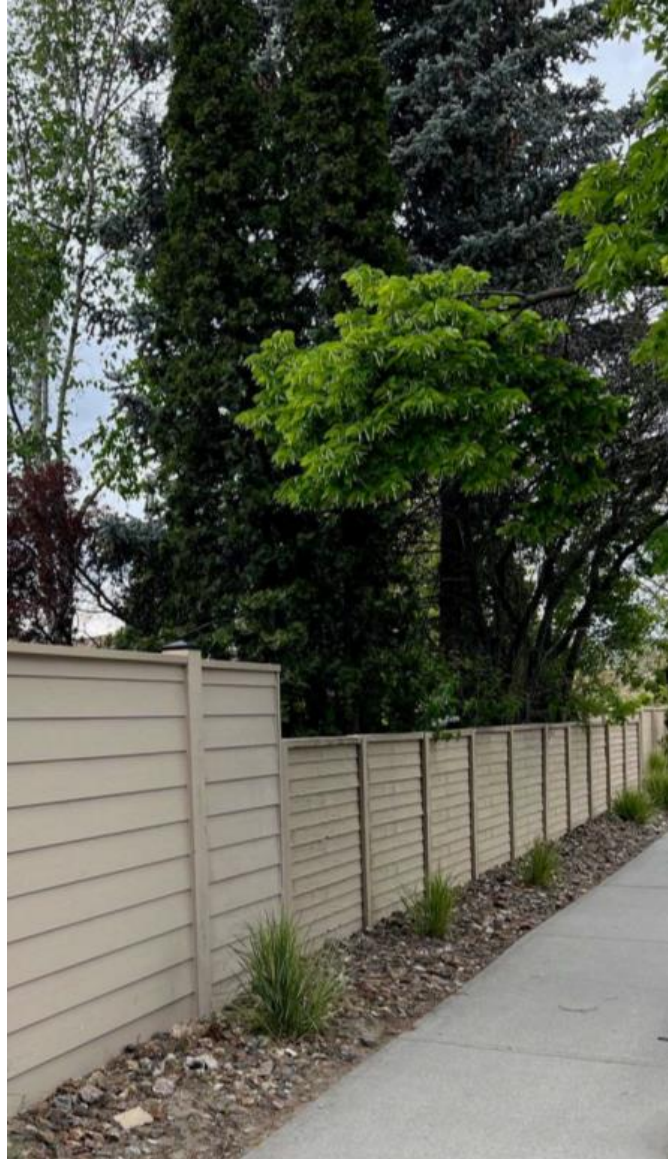
- ▶ The applicant is proposing to add an addition to the existing fence on Gordon Dr.
- ▶ Once variance is required as part of the application:
  - ▶ To vary the height from 1.2m to 1.83m.
- ▶ The additional height is proposed to increase security, privacy and noise mitigation along Gordon Dr.



## An aerial photograph of a residential development, likely a golf course community, showing numerous numbered lots. The lots are outlined in orange and arranged in several distinct clusters. Two main streets are labeled in blue: 'CAMERON AVE' runs horizontally across the top left, and 'GORDON DR' runs vertically along the left side. The lots are numbered with blue text, ranging from 1 to 1200. The development features winding roads, green spaces, and a central water feature. The overall layout suggests a planned community design.



# Variances





# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Variance Permit Application



## *Conclusion of Staff Remarks*