

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Tuesday, September 15, 2015  
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 - 9  
Public Hearing - August 25, 2015  
Regular Meeting - August 25, 2015
4. **Bylaws Considered at Public Hearing**
  - 4.1 **285 Sadler Road, BL11132 (Z15-0032) - Thorsten Tropf** 10 - 10  
To give Bylaw No. 11132 second and third readings in order to rezone the subject property to facilitate development of a second dwelling.
  - 4.2 **540 Osprey Avenue, BL11133 (Z15-0005) - 958123 BC Ltd.** 11 - 11  
To give Bylaw No. 11133 second and third readings in order to rezone the subject property to facilitate a five storey mixed use building.
5. **Notification of Meeting**  
The City Clerk will provide information as to how the following items on the Agenda were publicized.
6. **Heritage Alteration Permit, Development Permit and Development Variance Permit Reports**
  - 6.1 **ITEM WITHDRAWN BY APPLICANT - 2072 Abbott Street, HAP15-0004 - Resear Ltd.**  
To consider a Staff recommendation NOT to issue a Heritage Alteration Permit for the demolition of the existing Heritage Register house on the subject property to facilitate development of a new single detached house.

- 6.2     3320 Jackson Ct, DVP15-0143 - Richard Skurzyk & Patricia Walker** **12 - 20**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To consider a Staff recommendation NOT to vary the maximum height of an accessory residential building.
- 
- 6.3     621 Roanoke Avenue, DP15-0147 & DVP15-0148 - Darla Kopp** **21 - 35**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To consider the form and character, and a variance, for a proposed Carriage House on the subject property.
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- 6.4     561 McKay Avenue, BL11120 (OCP15-0009) - City of Kelowna** **36 - 36**
- Requires a majority of all Members of Council (5).**
- To adopt Bylaw No. 11120 in order to change the future land use designation of the subject property to accommodate the development of non-accessory parking.
- 
- 6.5     561 McKay Avenue, BL11121 (Z15-0026) - City of Kelowna** **37 - 37**
- To adopt Bylaw No. 11121 in order to rezone the subject property to accomodate the development of non-accessory parking.
- 
- 6.6     561 McKay Avenue, DP15-0118 & DVP15-0119 - City of Kelowna** **38 - 49**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To consider the form and character of the non-accessory parking lot and to vary required landscaped setbacks on the subject property.
- 
- 6.7     15-2368 Abbott Street, DVP15-0166 - Randall & Cecilia Gossen** **50 - 62**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To vary the minimum side yard on the subject property to facilitate an addition.
- 
- 6.8     519, 529 and 539 Truswell Road, BL11015 (Z14-0030) - MKS Resources Inc.** **63 - 63**
- To adopt Bylaw No. 11015 in order to rezone the subject properties to accomodate the development of a 6 storey, mixed use (residential / commercial) development.

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To review the form and character Development Permit for a 6 storey mixed use (residential / commercial) development and to consider four variances to maximum parking, front yard setback, flanking yard setback and side yard setback.

**7. Reminders**

**8. Termination**



## City of Kelowna Public Hearing Minutes

Date: Tuesday, August 25, 2015  
Location: Council Chamber  
City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Supervisor, Lindsey Ganczar; Planner II, Adam Cseke; and Acting Council Recording Secretary, Tania Tishenko

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:01 p.m.

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

### 2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board of City Hall on August 11, 2015 and by being placed in the Kelowna Capital News issues of August 14 and August 19, 2015 and by sending out or otherwise delivering 25 statutory notices to residents in the same postal delivery route, between August 11 and August 14, 2015.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

### 3. Individual Bylaw Submissions

#### 3.1 1285 Graham Road, BL11126 (Z15-0029) - W-Ten Development Ltd.

#### Staff:

- Provided a PowerPoint presentation summarizing the application and responded to questions from Council.



The City Clerk advised that the following correspondence had been received:

Letter of Support or Conditional Support  
Judy Bastiaanssen, Graham Road

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

Birte Decloux on behalf of Applicant, Rialto Dr

- Expressed concerns with one common driveway versus two smaller driveways.
- Good example of infill housing and a good fit for the neighborhood.
- Responded to questions from Council.

No one came forward from the gallery and there were no further comments.

### 3.2 1457 Highway 33 East, BL11129 (Z15-0020) - Francesco Guarini

Staff:

- Provided a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

Letter of Support or Conditional Support  
Carole and Mayne McCutcheon, Charleswood Drive

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

Francesco Guarini, Applicant

- Made comment on general purpose behind requested land use.

No one came forward from the gallery and there were no further comments.

## 4. Termination

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

\_\_\_\_\_  
Mayor

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



## City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, August 25, 2015  
Location: Council Chamber  
City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Supervisor, Lindsey Ganczar; Planner II, Adam Cseke; Development Engineering Manager, Steve Muenz; Divisional Director Community Planning & Real Estate, Doug Gilchrist; and Acting Council Recording Secretary, Tania Tishenko

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 6:16 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Sieben.

### 3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Given

R662/15/08/25 THAT the Minutes of the Public Hearing and Regular Meeting of August 11, 2015 be confirmed as circulated.

Carried

### 4. Bylaws Considered at Public Hearing

4.1 1285 Graham Road, BL11126 (Z15-0029) - W-Ten Development Ltd.

Moved By Councillor Hodge/Seconded By Councillor Donn

R663/15/08/25 THAT Bylaw No. 11126 be read a second and third time.

Carried

**4.2 1457 Highway 33 East, BL11129 (Z15-0020) - Francesco Guarini**

Moved By Councillor Donn/Seconded By Councillor Hodge

R664/15/08/25 THAT Bylaw No. 11129 be read a second and third time.

Carried

**5. Notification of Meeting**

The City Clerk advised that Notice of Council's consideration of the Development Variance/Heritage Alteration Permit Applications was given by sending out or otherwise delivering 130 Statutory Notices to the owners and occupiers of the surrounding properties, and 4031 informational notices to residents in the same postal delivery route, between August 11 and August 14, 2015.

Notice of these (amendments to Liquor Primary Licenses) were advertised by being posted on the Notice Board at City Hall on August 11, 2015, and by being placed in the Kelowna Capital News issues on August 14 and August 19, 2015 and by sending out or otherwise delivering 98 statutory notices to the owners and occupiers of surrounding properties, and 1071 informational notices to residents in the same postal delivery route, between August 11 and August 14, 2015.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

**6. Liquor License Application Reports**

**6.1 315 Lawrence Avenue, LL15-0012 - City of Kelowna**

Staff:

- Provided a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

Letter of Opposition

William Zheng, Director of O-Lake Cafe & Bistro, Lawrence Avenue

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

Marni Manegre, Wine & Art Kelowna Inc , Applicant

- Made general comment on purpose of application.
- Want to expand people's horizons with wine and art education.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R665/15/08/25 THAT Council directs Staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:



1. Council recommends support of an application from Wine & Art Kelowna Inc. for a liquor primary license for Lot A, District Lot 139, Osoyoos Division Yale District, Plan 39412 except Air Space Plan KAP86153, located at 315 Lawrence Avenue, Kelowna, BC for the following reasons:
  - The application complies with Council Policy #359 guidelines for the siting and density of Liquor Primary Establishments, it is a modest size liquor primary establishment, caters to a niche market new to Kelowna and no concerns have been raised by the RCMP.
2. Council's comments on the Liquor Control & Licensing Branch (LCLB)'s prescribed considerations are as follows:
  - a) The location of the establishment:

The property is located within the Downtown core and is suitable for the proposed small-scale Liquor Primary license.
  - b) The proximity of the establishment to other social or recreational facilities and public buildings:

No negative impact on surrounding facilities/ buildings is anticipated.
  - c) The person capacity and hours of liquor service of the establishment:

The capacity and hours are deemed appropriate based on other establishments in the immediate area.
  - d) The number and market focus or clientele of liquor primary license establishments within a reasonable distance of the proposed location:

The size and focus of the establishment would complement the existing establishments in the Downtown area.
  - e) The impact on the community in the immediate vicinity of the establishment:

The potential for noise would be compatible with surrounding land uses.
  - f) The impact on the community if the application is approved:

The proposed license would add to the continued development of a safe, vibrant Downtown area.
3. Council's comments of the views of residents area 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 & Procedures."

Carried

7. Development Permit, Development Variance Permit and Heritage Alteration Permit Reports

7.1 902 Clifton Road, BL11107 (Z15-0008) - Dan & Mary Cresswell

Moved By Councillor Singh/Seconded By Councillor Sieben

R666/15/08/25 THAT Bylaw No. 11107 be adopted.

Carried

7.2 902 Clifton Road, DP15-0057 & DVP15-0056 - Dan & Mary Cresswell

Staff:

- Provided a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

Dan and Mary Cresswell, Applicant

- Present and available for questions.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Hodge

R667/15/08/25 THAT Council authorizes the issuance of Development Permit No. DP15-0057 for Lot 20 Section 30 Township 26 ODYD Plan 11261, located at 902 Clifton Rd, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0056, for Lot 20 Section 30 Township 26 ODYD Plan 11261 located at 902 Clifton Road, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:  
Section 13.1.7(c): RU1 - Large Lot Housing - Other Regulations

To vary the distance from a Carriage House to the principal dwelling from 3.0m permitted to 2.08m proposed.

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

Carried

7.3 277 Mathison Place, HAP15-0005 - David & Claire Beedle

Staff:

- Provided a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

David and Claire Beedle, Applicant

- Present and available for questions.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

**R668/15/08/25** THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP15-0005 for Lot 4, District Lot 14, ODYD, Plan 7769, located at 277 Mathison Place, Kelowna, BC, subject to the following:

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

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

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

To vary the minimum front yard from 4.5 m permitted to 3.0 m proposed.

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

To vary the minimum side yard from a flanking street from 4.5 m permitted to 2.8 m proposed.

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

Carried

**7.4 505 Doyle Avenue, DVP15-0168 - Doyle Avenue Holdings Ltd.**

Staff:

- Provided a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

Letter of Support or Conditional Support  
Beryl Itani, Richter Street

Letter of Concern  
Lloyd Pederson, Ellis Street

Letter of Opposition  
Dianne Kapty, Ellis Street



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

David Roche, Bentall Kennedy

- Spoke to variances being applicable to 5<sup>th</sup> floor only.
- Confirmed that 5<sup>th</sup> floor expansion has been part of the plan since conception and was clearly outlined in submission in 2014, and is not something new as has been reported in the media.
- Interior Health Authority initiated the expansion to accommodate already growing needs and for future use.
- Spoke to landscaping requirements and how these have altered due to changing City road requirements.
- Plans have been altered to accommodate wider sidewalk and landscaping improvements, which include benches and six trees along Doyle Avenue.
- Responded to questions from Council.

Gallery:

Lloyd Pederson, Doyle Avenue

- Displayed PowerPoint presentation summarizing his comments, concerns and recommendations for additional variances and landscaping additions.

David Roche; Bentall Kennedy

- Did consider notched corners for 5<sup>th</sup> floor, but they were rejected due to architectural reasons.
- Not possible to include additional trees due to obstructions by gas lines.
- 5<sup>th</sup> floor will have more steel and glass rather than be a “concrete wall”.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Given

**R669/15/08/25** THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0168 for Lot A, District Lot 139, ODYD Plan EPP25652 located at 505 Doyle Avenue, Kelowna, BC;

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

Section 14.7.5 (e) - C7 Development Regulations

To vary the approved 3.00 m setback from a street requirement from 19 m to 21.14 m above grade (DVP14-0103 previously varied from 15 m above grade permitted to 19 m).

Section 14.7.5 (h) - C7 Development Regulations

To vary the approved maximum floor plate areas above 15 m from 1879 m<sup>2</sup> to 2842 m<sup>2</sup> on the fifth floor (DVP14-0103 previously varied from 676.0 m<sup>2</sup> permitted to 1879 m<sup>2</sup>).

Section 14.7.5 (i) - C7 Development Regulations (on the fifth floor)

- a) To vary the maximum continuous horizontal dimension above 15 m from 26 m allowed to 38.3 m proposed (east elevation);

- b) To vary the maximum continuous horizontal dimension above 15 m from 52 m allowed to 59.2 m proposed (north elevation) (DVP14-0103 previously varied from 26 m permitted to 52m); and
- c) To vary the maximum continuous horizontal dimension above 15 m from 54 m allowed to 65 m proposed (south elevation) (DVP14-0103 previously varied from 26 m permitted to 54 m).

Section 14.7.5 (j) - C7 Development Regulations

To vary the maximum diagonal dimension of a floor plate above 15.0 m from 80 m to 90.2 m on the fifth floor (DVP14-0103 previously varied from 39.0 m permitted to 80 m).

AND THAT Council considers the Public Consultation Process outlined in the Report from the Community Planning Department for DVP14-0103 dated August 19, 2014 to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*;

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

8. Reminders - Nil.

9. Adjournment

The meeting was declared adjourned at 7:21 p.m.

The meeting reconvened to an open session at 7:29 p.m. in Knox Mountain Meeting Room 4A.

10. Resolution Closing the Meeting to the Public

Moved By Councillor Sieben/Seconded By Councillor Donn

R670/15/08/25 THAT this meeting be closed to the public pursuant to Section 90(1) (e) of the Community Charter for Council to deal with matters relating to the following:

- Acquisition, Disposition or Expropriation of Land or Improvements.

Carried

11. Adjourn to Closed Session

The meeting adjourned to a closed session at 7:29 p.m.

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Mayor

/tt/scf/am

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11132**  
**Z15-0032 - Thorsten Trops**  
**285 Sadler Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 26, Township 26, ODYD, Plan 8519, located on Sadler Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24<sup>th</sup> day of August, 2015.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11133**  
**Z15-0005 - 0958123 BC Ltd., Inc. No. BC0958123**  
**540 Osprey Avenue**

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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 A, District Lot 14, ODYD, Plan EPP14200 located on Osprey Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24<sup>th</sup> day of August, 2015.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** September 15, 2015

**RIM No.** 0940-50

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** DVP15-0143      **Owner:** Richard Skurzyk & Patricia Walker

**Address:** 3320 Jackson Ct      **Applicant:** Richard Skurzyk

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** S2RES - Single / Two Unit Residential

**Existing Zone:** RR3 - Rural Residential 3

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## 1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP15-0143 for Lot 24 Section 16 Township 26 ODYD Plan 24182, located at 3320 Jackson Court, Kelowna, BC.

## 2.0 Purpose

To consider a Staff recommendation NOT to vary the maximum height of an accessory residential building.

## 3.0 Community Planning

Community Planning Staff does not support the requested height variance from 4.50 m maximum to 5.17 m proposed for a new accessory building.

The oversize doors of the proposed building will be visible from the street as the building is oriented to the front property line. The accessory building has been designed with a front eave to match the existing dwelling. The eave projects 1.68 m (5' - 6") from the face of the building which adds to the overall massing of the building.

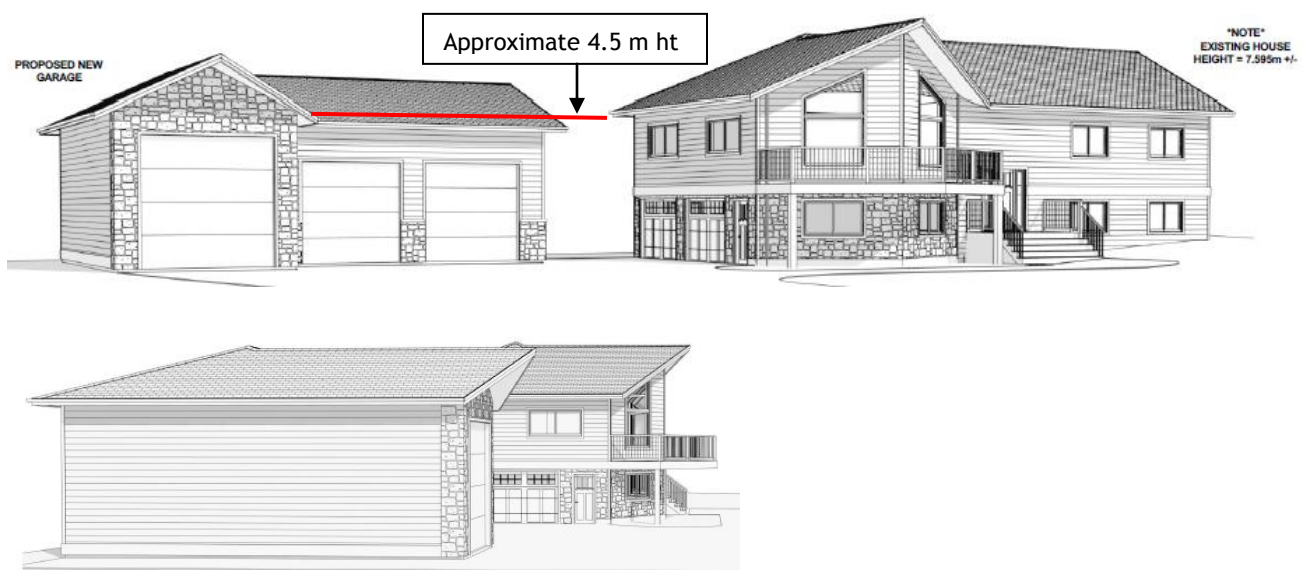
Planning Staff requested the applicant amend the plans such that the 2-bay portion of the building meet the 4.5 m maximum height requirement and the eave overhang be amended to two feet. The height variance for the third bay would be supportable in order to accommodate the recreational vehicle . This compromise would provide the needed 5.75 m height required for the RV and then step down to the maximum allowable height of 4.5 m. The overall massing of the building would be limited to one third of the building width and provide a less imposing elevation when viewed from the street. The applicant was not willing to modify the building height. The Zoning Bylaw measures building height to the mid-point of the roof, the proposed is 5.75m. The overall building height to the roof peak is 5.98m.

## 4.0 Proposal

### 4.1 Project Description

In 1974, the existing single detached dwelling was constructed with an attached side entry double car garage. The parcel is zoned RR3 - Rural Residential 3 and is outside of the Permanent Growth Boundary. The surrounding neighbourhood, while zoned for country residential development, has the look and feel of an urban residential neighbourhood.

The proposed accessory building has a large footprint of 147.16 m<sup>2</sup> and can accommodate three vehicles. The structure is planned with a single 12'x12' door to house either a recreational vehicle or motor boat. The two additional bays have 10'x10' doors with a vehicle hoist planned for one bay. There is also additional RV parking indicated on the south side of the proposed structure.



### 4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential 3	Single Detached Housing
East	RR3 - Rural Residential 3	Single Detached Housing
South	RR3 - Rural Residential 3	Single Detached Housing
West	RR3 - Rural Residential 3	Single Detached Housing

## Subject Property Map: 3320 Jackson Court



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RR3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1600m <sup>2</sup>	1783m <sup>2</sup>
Min. Lot Width	18m	24.02m
Min. Lot Depth	30m	41.45m
Development Regulations		
Max. Site Coverage	30%	17.93%
Max. Accessory Building Coverage	14%	8.25%
Max. Height (to midpoint)	4.5m	5.17m●
Min. Front Yard	18m	21.76m
Min. Side Yard (south)	1.2m	3.67m
Min. Rear Yard	1.5m	6.40m
Other Regulations		
Min. Separation Distance to Primary Dwelling	1.0m	5.07m
● Indicates a requested variance to the maximum building height.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Building Height.**<sup>1</sup> In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Shadowing of the public realm
- View impacts
- Overlook and privacy impacts on neighbouring buildings

**Massing and Height.**<sup>2</sup> Ensure developments are sensitive and compatible with the massing of the established and/or future streetscape.

**General Considerations.**<sup>3</sup> Avoid flat, monotonous faces with entrances as a dominant feature facing a street.

## 6.0 Technical Comments

No comments received.

## 7.0 Application Chronology

Date of Application Received:	June 10, 2015
Date Neighbourhood Consultation Completed:	May 30, 2015

## 8.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0143, for Lot 24 Section 16 Township 26 ODYD Plan 24182, located at 3320 Jackson Court, Kelowna, BC;

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

Section 12.3.6(b): Rural Residential 3 - Development Regulations

To vary the accessory building height from 4.5 m maximum to 5.17 m proposed.

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

**Report prepared by:**

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Lydia Korolchuk, Planner

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 14.4.2 (Urban Design DP Areas).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 14.23.1.3 (Urban Design DP Areas).

**Reviewed by:**



Lindsey Ganczar, Planning Supervisor

**Approved for Inclusion:**



Ryan Smith, Community Planning Department Manager

**Attachments:**

Site Context Map

Schedule A - Site Plan

Schedule B - Conceptual Elevations

Development Engineering Memorandum







# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Permit No.:

DVP15-0143

EXISTING ZONING DESIGNATION:

RR3 - Rural Residential 3

WITHIN DEVELOPMENT PERMIT AREA:

ISSUED TO: Richard Skurzyk & Patricia Walker

LOCATION OF SUBJECT SITE: 3320 Jackson Court

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	24		24182	16	26	ODYD

### SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

#### 1. TERMS AND CONDITIONS:

- a) THAT the variance to the following section Zoning Bylaw No. 8000 be granted:  
Section 12.3.6(b): Rural Residential 3 - Development Regulations  
To vary the accessory building height from 4.5 m maximum to 5.17 m proposed.

- 2. The development shall commence by and in accordance with an approved Building Permit within TWO YEARS of the date of the Municipal Council authorization resolution.

- 3. PERFORMANCE SECURITY: None Required.

#### 4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

DEVELOPMENT PERMIT AUTHORIZED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE  
DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

\_\_\_\_\_  
Doug Gilchrist, Director, Community Planning & Real Estate Div.

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 29, 2015  
**File No.:** DVP15-0143

**To:** Land Use Management Department (LK)


**From:** Development Engineering Manager

**Subject:** 3320 Jackson Court      Lot 24 Plan 24182      Building Height

---

Development Engineering Services have the following comments associated with this application for a development variance permit to vary section 13.1.6b of zoning bylaw.

The Development Variance Permit Application to allow for the construction of a Accessory Building which is 5.37m in height (4.5m permitted), does not compromise the municipal servicing requirements.



---

Steve Muenz, P. Eng.  
Development Engineering Manager

JF

# REPORT TO COUNCIL



**Date:** September 15, 2015  
**RIM No.** 0940-00  
**To:** City Manager  
**From:** Community Planning, Community Planning & Real Estate (LK)  
**Application:** DP15-0147  
DVP15-0148  
**Owner:** Darla Kopp  
**Address:** 621 Roanoke Ave  
**Applicant:** Darla Kopp  
**Subject:** Development Permit and Development Variance Permit Applications  
**Existing OCP Designation:** S2RES - Single / Two Dwelling Housing  
**Existing Zone:** RU6 - Two Dwelling Housing

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0147 for Lot 11 Block 1 District Lot 9 ODYD Plan 1306, located at 621 Roanoke Avenue, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0148 for Lot 11 Block 1 District Lot 9 ODYD Plan 1306, located at 621 Roanoke Avenue, Kelowna, BC;

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

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

To vary the maximum lot coverage of a carriage house from 14% to 16%.

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

## 2.0 Purpose

To consider the form and character, and a variance, for a proposed Carriage House on the subject property.

### 3.0 Community Planning

Community Planning supports the lot coverage variance to allow the construction of a new Carriage House. The form and character of the Carriage House fits within the local context and the building meets all other Zoning regulations.

The parcel is located within the Permanent Growth Boundary. Policies within the Official Community Plan (OCP) support sensitive integration into existing neighbourhoods where services are already in place and densification can easily be accommodated.

### 4.0 Proposal

#### 4.1 Project Description

The existing single detached dwelling was constructed in 1945 and has a much smaller footprint than the current housing standard. The existing single car garage will be removed to accommodate the new building. The proposed Carriage House will be constructed in the rear of the parcel with site access provided from the rear lane. The Carriage House will provide one parking stall within the attached garage. The remaining main floor space is for a craft room for the homeowner. The Zoning Bylaw parking requirement is met with two additional parking stalls which are provided on either side of the Carriage House.

The Carriage House suite entrance is accessed from the stairs off the lane. This design meets the OCP Chapter 14 Guideline 1.4 which encourages entrances to be directly accessed and visible from the lane.

One variance is required to allow the Carriage House maximum lot coverage to be increased from 14% to 16%. The actual suite area of 44.41 m<sup>2</sup> is well below the Zoning Bylaw maximum of 90 m<sup>2</sup> and the 33% site coverage of all buildings on the parcel is below the 40% maximum. The variance to increase the lot coverage of the Carriage House does not adversely affect the subject parcel or the adjacent ones. The required on site parking, private open space and all building setbacks have been met. The variance is required due to the smaller size of the parcel and principal dwelling which then limits the size of the Carriage House. The floor area of a Carriage House is allowed to be 75% of the floor area of the primary dwelling. The maximum second storey floor area can be up to 75% of the area of the main floor. The proposal meets these rules. In trying to maximize the size of the Carriage House in relation to the primary dwelling, the size of the Carriage House in relation to the parcel is over the maximum allowed by 8.92 m<sup>2</sup>. This will not be noticeable to the naked eye or negatively affect the surrounding parcels.

In fulfillment of Council Policy No. 367 regarding public consultation, the applicant undertook neighbour consultation by providing proposal application packages to each of the adjacent parcels within 50 m of the subject parcel.

#### 4.2 Site Context

The subject property is located on the south side of Roanoke Avenue between Kingsway and Richter Street within the Central City Sector of Kelowna.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single Detached Dwelling
East	RU6 - Two Dwelling Housing	Single Detached Dwelling
South	RU6 - Two Dwelling Housing	Single Detached Dwelling
West	RU6 - Two Dwelling Housing	Single Detached Dwelling



## Subject Property Map: 621 Roanoke Avenue



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	400 m <sup>2</sup>	446 m <sup>2</sup>
Minimum Lot Width	13.0 m	12.2 m
Minimum Lot Depth	30 m	36.6 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	33%
Maximum Site Coverage (buildings, driveways and parking)	50%	35%
Development Regulations (Carriage House)		
Maximum Height	4.8 m	4.14 m
Minimum Side Yard (east)	2.0 m	2.44 m
Minimum Side Yard (west)	2.0 m	2.45 m
Minimum Rear Yard	1.5 m	1.5 m
Max. Carriage House Lot Coverage	14%	16% <span style="color: red;">●</span>
Max. Accessory Building Footprint	90 m <sup>2</sup>	44.41 m <sup>2</sup>
Max. Carriage House Net Floor Area of Principal Building	75%	63.88%
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m <sup>2</sup> per dwelling	+30 m <sup>2</sup>

Min. Distance to Principal Building	3.0 m	3.68 m
● Indicates a requested variance to the maximum lot coverage for accessory buildings and carriage houses.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Intensive Residential - Carriage House / Two Dwelling Housing

Consideration has been given to the following guidelines as identified in Section 14.C. of the City of Kelowna Official Community Plan relating to Intensive Residential - Carriage House / Two Dwelling Housing Development Permit Areas:

INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING	YES	NO	N/A
<b>General Considerations</b>			
Does the dwelling complement the character of the neighbourhood and the principal dwelling?	✓		
Is private outdoor space maximized for each dwelling unit?	✓		
Does lighting placement ensure safety and reduce light pollution?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Are impermeable surfaces minimized?	✓		
Do all street facing elevations have a high quality of design?			✓
Are entrances a dominant feature visible from the street or lane?	✓		
Does the design consider the scale and placement of windows on building faces, projections and dormers?	✓		
Is utility and mechanical equipment screened from view?			✓
Do windows and outdoor areas respect the privacy of adjacent properties?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Is fencing material in keeping with that of abutting properties?			✓
Are existing healthy mature trees and vegetation being retained?	✓		
Does the front yard landscaping use drought tolerant native plants?			✓
<b>Two Dwelling Housing and Carriage Houses</b>			
Does the design create a "lanescape" with a main entrance, massing towards the lane and landscaping?	✓		
Do all street facing elevations have an equal level and quality of design?			✓

<b>INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Does the exterior design and finish complement the principal dwelling?	✓		
Do the roofline, windows and façades incorporate variation to establish individual character?		✓	
Does the massing next to private open space of adjacent properties reduce the sense of scale?	✓		

*Intensive Residential - Character Neighbourhood* Consideration has been given to the following guidelines as identified in Section 14.D. of the City of Kelowna Official Community Plan relating to Intensive Residential - Character Neighbourhood Development Permit Areas:

<b>INTENSIVE RESIDENTIAL - CHARACTER NEIGHBOURHOOD</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
<b>Site and Context Considerations</b>			
Does the building location maximize usable and private open space?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Is all parking screened from public view or contained in a structure?	✓		
Does articulation on the front façade create depth and architectural interest?			✓
Do all street facing elevations have an equal level and quality of design?			✓
Are garages recessed behind the front elevation?			✓
Do garages face away from the street?			✓
Does the project complement the established character of the neighbourhood?	✓		
Does the design limit height difference to adjacent properties?	✓		
Are established front yard setbacks maintained?			✓
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Does the placement of windows, decks and other features respect the privacy of adjacent properties?	✓		
Is the front yard landscaped with a variety of trees, shrubs, flower beds or other landscape materials?			✓
Are existing healthy mature trees and vegetation being retained?	✓		
Are impermeable surfaces minimized?	✓		
Do the driveways and parking areas use permeable paving materials?		✓	



Form and Character			
Is the established streetscape massing maintained?	✓		
Are accessory buildings smaller than the principal building?	✓		
If converting to multiple unit housing, is the exterior appearance of a single family structure maintained?			✓
Are details from the front elevations carried to the midpoint of the side elevation or the nearest articulated element?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Are high quality, low maintenance roofing and building materials being used?	✓		
Are the roofing and building materials similar to traditional materials?			✓
Are a mixture of building materials used to enhance visual appeal and building design?	✓		
Are entrances and porches a dominant feature facing the street?			✓
Do entrances match the pattern of the established architectural style?			✓

## Development Process

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

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**General Considerations.**<sup>3</sup> Design entrances to be directly accessed and visible from the street and/or lane.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- 3) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Guideline 14.21.1.4 (Urban Design DP Area Chapter).

- 4) Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

See attached memorandum dated July 3, 2015.

**7.0 Application Chronology**

Date of Application Received:	June 18, 2015
Date Amended Plans Received:	July 24, 2015
Date Public Consultation Completed:	July 29, 2015

**Report prepared by:**

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Lydia Korolchuk, Planner

**Reviewed by:**

☐

Lindsey Ganczar, Planning Supervisor

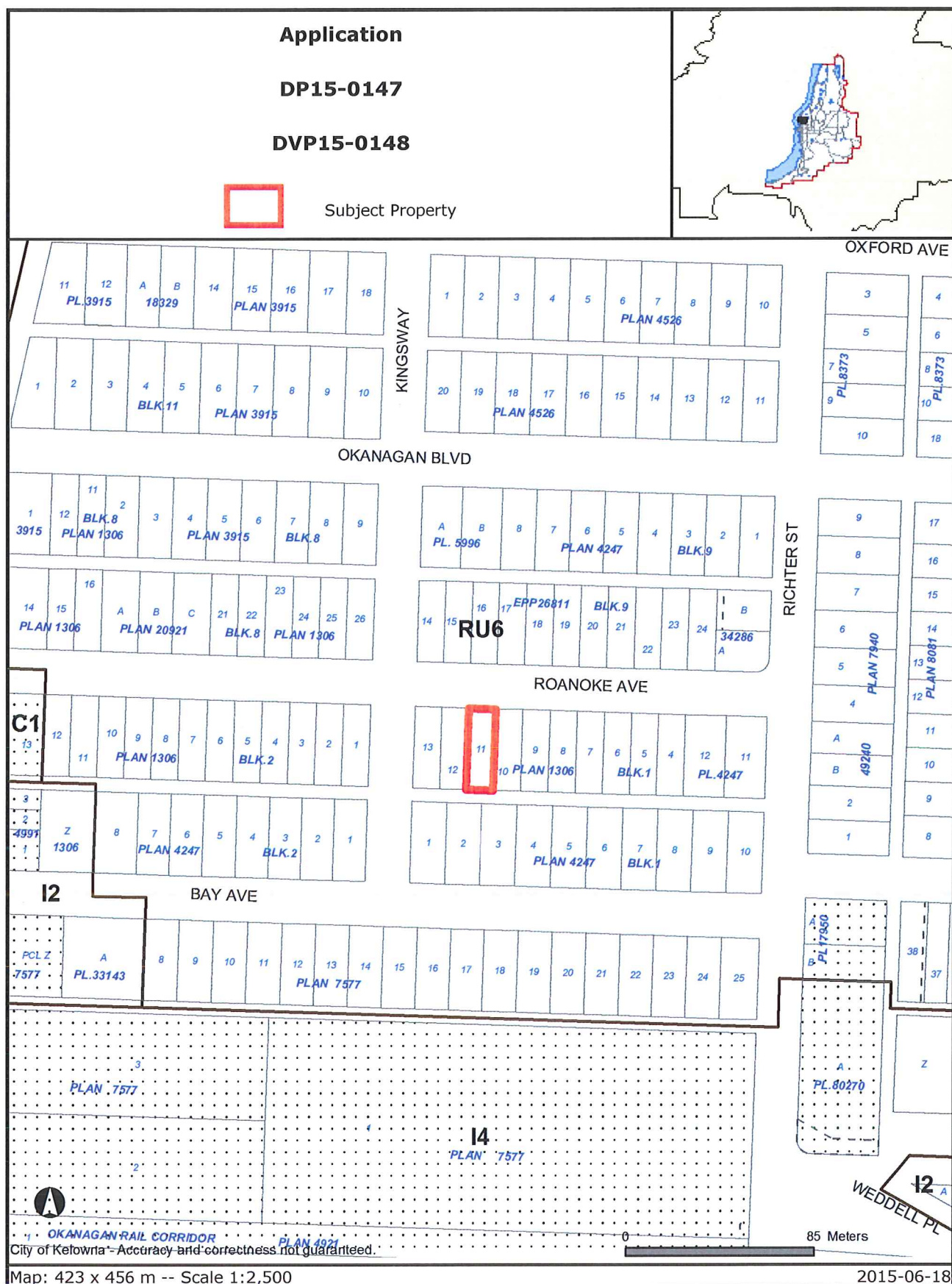
**Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

**Attachments:**

Site Context Map  
Site Plan  
Conceptual Elevations  
Development Engineering Memorandum  
Draft Development Permit & Development Variance Permit  
(DP15-0147 & DVP15-0148)



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Permit No.:

DP15-0147

DVP15-0148

EXISTING ZONING DESIGNATION:

RU6 - Two Dwelling Housing

WITHIN DEVELOPMENT PERMIT AREA:

Character Neighbourhood Development Permit Area

ISSUED TO: Darla Kopp

LOCATION OF SUBJECT SITE: 621 Roanoke Avenue

	LOT	D.L.	PLAN	Block	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	11	9	1306	1		ODYD

### SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

### 1. TERMS AND CONDITIONS:

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

2. The development shall commence by and in accordance with an approved Building Permit within TWO YEARS of the date of the Municipal Council authorization resolution.

### 3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.



This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

4. PERFORMANCE SECURITY:

N/A

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

DEVELOPMENT PERMIT AUTHORIZED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

\_\_\_\_\_  
Doug Gilchrist, Director, Community Planning & Real Estate Div.

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** July 3, 2015  
**File No.:** DP15-0147

**To:** Community Planning (LK)

**From:** Development Engineering Manager

**Subject:** 621 Roanoke Ave Carriage House

---

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

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 25mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.  
Driveway access will be permitted from the lane only.

4. Electric Power and Telecommunication Services

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

---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS

**CITY OF KELOWNA  
URBAN PLANNING  
PROPERTY OWNERSHIP CERTIFICATE**  
(to be signed by all owners on Title)

I, DARLA KOPP  
(print name in full)

of 621 ROANOKE AVE  
(address)

Darla Kopp July 30, 2015  
(signature) (date)

hereby certify that I am currently the owner of:

LOT 11 BLOCK 1 DISTRICT LOT 9 ODYD PLAN 1306  
(legal description)

621 ROANOKE AVE  
(street address)

for File No. DP15-0147 DVP15-0148

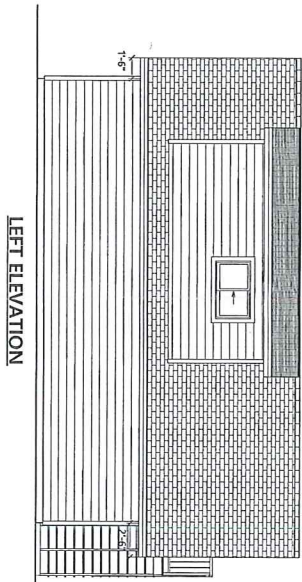
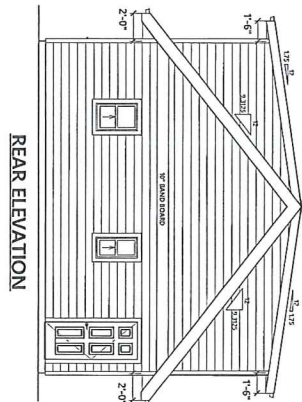
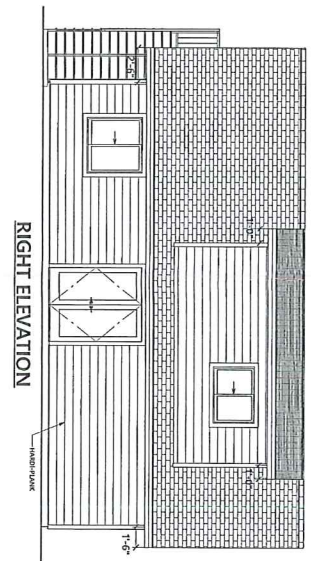
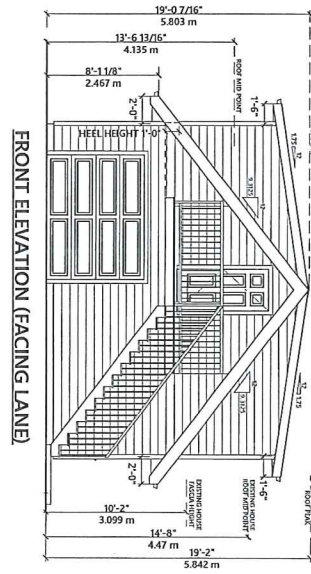
**AND that the original Title submitted for this file remains unchanged.**



# SCHEDULE 'A' & 'B'

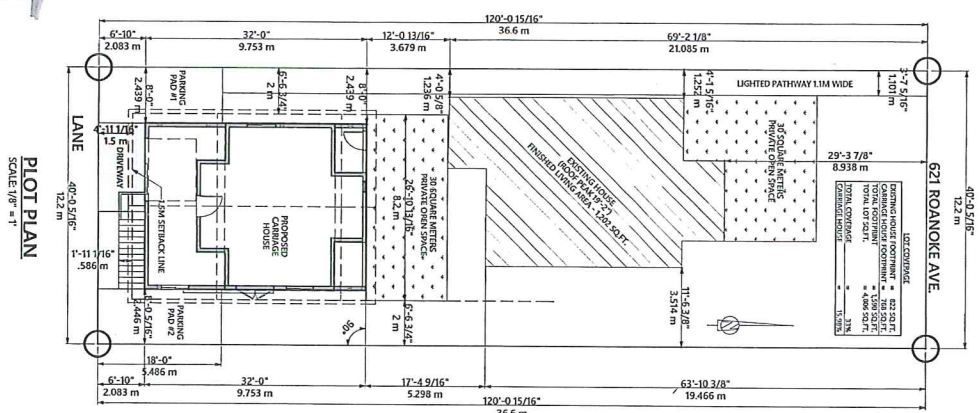
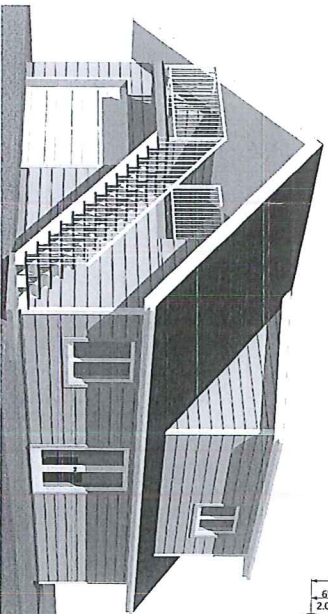
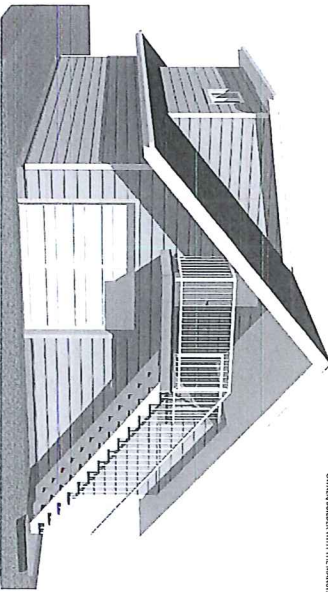
This forms part of development

Permit # DP15-0147, DP15-0148



## STANDARD NOTES

1. ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARD CODES AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA AND THE CITY OF VANCOUVER.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY VIOLATIONS OF THE MINIMUM STANDARD CODES AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA AND THE CITY OF VANCOUVER.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY VIOLATIONS OF THE MINIMUM STANDARD CODES AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA AND THE CITY OF VANCOUVER.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY VIOLATIONS OF THE MINIMUM STANDARD CODES AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA AND THE CITY OF VANCOUVER.
5. ALL WINDOW AND DOOR SIZES AND OPERATIONS ARE TO BE COMPLIED BY THE DESIGNER WITH THE MINIMUM STANDARD CODES AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA AND THE CITY OF VANCOUVER.



PLOT PLAN  
SCALE 1/8" = 1'

1/3	SHEET:	SCALE: 1/4" = 1'	DATE: 7/24/2015	PROJECT TITLE: CARRIAGE HOUSE 621 ROANOKE AVE. KELOWNA BC	ISSUED PLANS:	R-tistry Home Design design@rtistryhomedesign.com PH: 250-469-1641	
					DEVELOPMENT PERMIT JUNE 15-15		
					SHOWER REMOVED, RADON ADDED JULY 24-15		



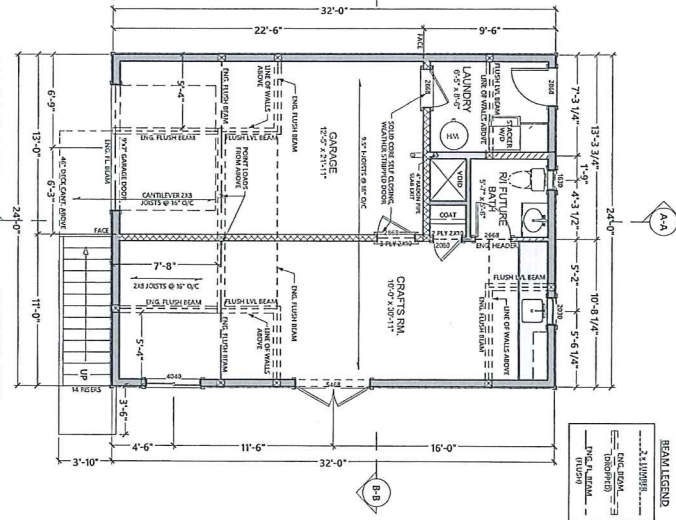
# SCHEDULE A

This forms part of development

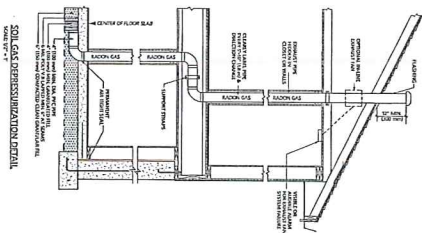
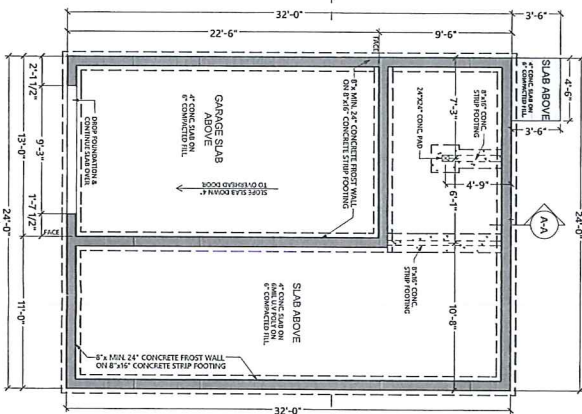
Permit # DRS-0147, DUPIS-0146

**MAIN FLOOR**  
AREA: 459 SQ. FT.  
GARAGE: 209 SQ. FT.  
NOTE: WINDOW UNITS @ 8'-0" CILING HEIGHT @ 3'0" UNLESS NOTED

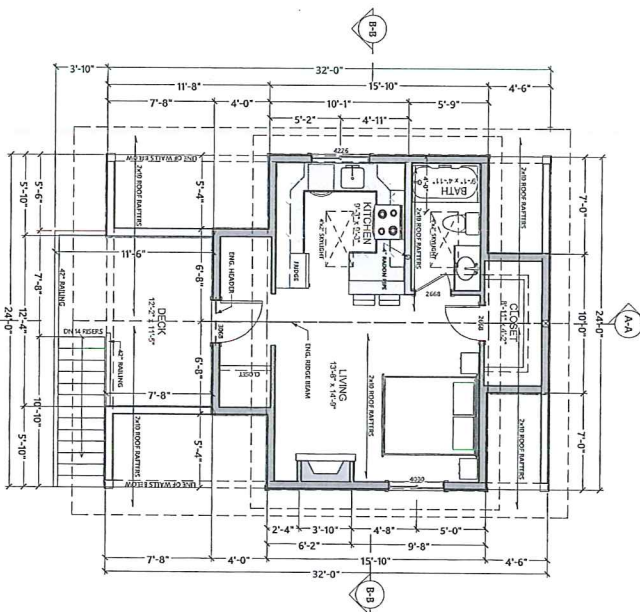
**INTERIOR WALL LEGEND**  
2x4 STUDS @ 16" O.C.  
2x4 BRICKING WALL  
2x4 BRICKING WALL STUDS @ 16" O.C.  
2x4 BRICKING WALL STUDS @ 16" O.C.



## FOUNDATION PLAN



**UPPER FLOOR**  
AREA: 304 SQ. FT.  
NOTE: WINDOW UNITS @ 8'-0"



PROJECT TITLE:  
CARRIAGE HOUSE  
621 ROANOKE AVE.  
KELOWNA BC

DATE:  
7/24/2015

SCALE:  
1/4" = 1'

SHEET:  
2/3

### ISSUED PLANS:

DEVELOPMENT PERMIT	JUNE 15-15
SHOWER REMOVED, RADON ADDED	JULY 24-15

*R-istry Home Design*  
design@ristryhomedesign.com  
PH: 250-469-1641



All our knowledge is to be of a standard equal in all respects to good business practice.

Prior to proceeding with construction, the owner/builder must verify all information, dimensions and specifications of the plans. Written dimensions are critical. They provide the basis for the new steel measurements.

At the time of preparation, this plan was done in accordance with the current edition of the B.C. Building Code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of the plan. All work shall conform to local building codes and bylaws which may take precedence.

All concrete to have a minimum compressive strength of 2,900 psi (20 MPa) at 28 days.

[illegible]

Admission £11 (plus from the RSCG 9.50 for Zone 5 with Govt third-century Venetian

Callings beds (offices) - R 45.23 / R2 6.87  
Cathedral floors and bed north - R 25.52 / R2 4.67  
Cathedral 254 walls - R 17.40 / R2 3.08  
Floors above unroofed square - R 25.52 / R2 4.67  
Roofed walls - R 16.82 / R2 2.96  
Unroofed floors above front line - R 17.12 / R2 3.06  
Unroofed floors above front line - R 13.87 / R2 2.52  
Tab on grade with an integral footing - R 11.13 / R2 1.96

Offing insulation may be done in types or built types.

All above grade masonry is to conform to the BC Building Code.

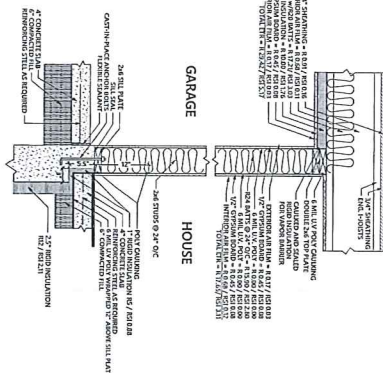
**CARPENTRY**

Travelling further shall be number two (2) or better Service unless otherwise specified on the plan. All beams and brist like shown on the drawings to be reviewed & confirmed by beam manufacturer and contractor. Any beam or

Admission shall be planned to accommodate planning. In the event of a discrepancy from contact that is not before any attention or such as work.

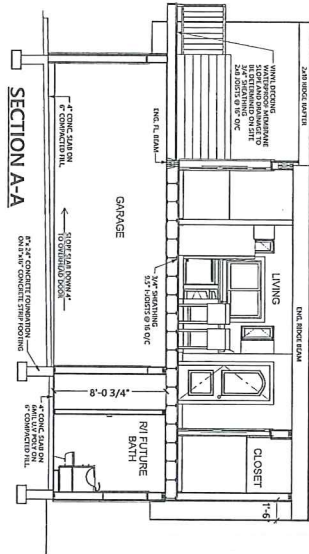
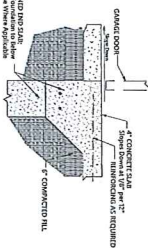
Cells over and around all surface openings were non-hardening casting compound.

Track all changes of materials on exterior walls.  
Track over all exterior openings.  
All siding or cladding to be a minimum of 1" (25) mm above finished grade.  
All building openings to be 3" (75) mm and 1/2" (12) mm.  
Minimum vertical clearance to be 4" (100) mm. Minimum clearance between

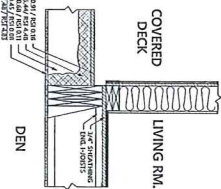


**ROOF CONSTRUCTION**

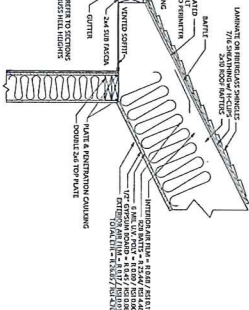
<p><b>ROOF &amp; WINDOWS</b></p> <p>WINROWS'S ROOFING MIN. 1/4" VALUE OF 12</p> <p>CONCRETE ROOF WITH A VALUE OF 4.3</p>	<p><b>EXTERIOR WALLS</b></p> <p>CONC. WITH ROOFING R-13 / R13.02</p> <p>6" CMU WITH 2" INSULATION R-10.9</p> <p>2-6 STUCCO 5" R-1.08</p> <p>R-8.24 EXTERIOR INSULATION</p> <p>6 MIL UV PAV</p> <p>1/2" DRYWALL</p>	<p><b>ROOFING</b></p> <p>INSULATED SHINGLE</p> <p>1" POLYSTYRENE</p> <p>EXPOSED ROOF TRUSSES</p> <p>R-2.8 INSULATION</p> <p>6 MIL UV PAV</p> <p>1/2" DRYWALL</p>	<p><b>FLOOR</b></p> <p>3/4" TRIPLEX</p> <p>4" CONCRETE</p> <p>6" CMU</p> <p>1" POLYSTYRENE</p> <p>2" CONCRETE</p> <p>1" POLYSTYRENE</p> <p>3" GYPSUM</p>
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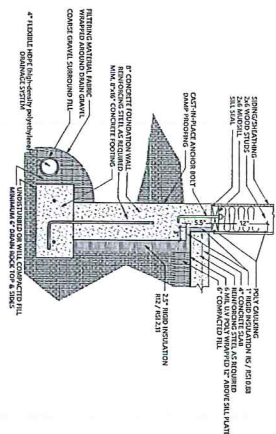
SCALE: 1" = 1'-0"



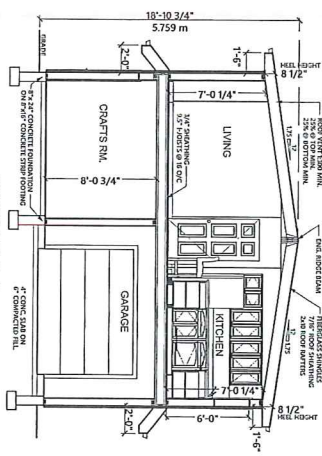
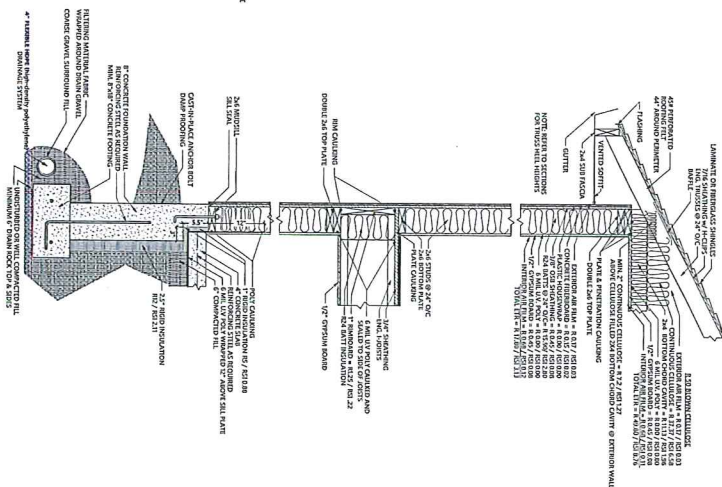
SCALE: 1" = 1'-0"



0-1 00 1 23456789



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



*R-tistry Home Design*  
design@rtistryhomedesign.com  
PH: 250-469-1641



# CITY OF KELOWNA

## BYLAW NO. 11120

### Official Community Plan Amendment No. OCP15-0009 - City of Kelowna 561 McKay Avenue

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1, District Lot 14, ODYD, Plan EPP45951, located on McKay Avenue, Kelowna, B.C., from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR - Mixed Use (Residential/Commercial) designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 27<sup>th</sup> day of July, 2015.

Considered at a Public Hearing on the 11<sup>th</sup> day of August, 2015.

Read a second and third time by the Municipal Council this 11<sup>th</sup> day of August, 2015.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11121**  
**Z15-0026 - City of Kelowna**  
**561 McKay Avenue**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan EPP45951 located on McKay Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 27<sup>th</sup> day of July, 2015.

Considered at a Public Hearing on the 11<sup>th</sup> day of August, 2015.

Read a second and third time by the Municipal Council this 11<sup>th</sup> day of August, 2015.

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** September 15, 2015

**RIM No.** 0940-50

**To:** City Manager

**From:** Community Planning Department (TY)

**Application:** DP15-0118  
DVP15-0119

**Owner:** City of Kelowna

**Address:** 561 McKay Avenue

**Applicant:** City of Kelowna

**Subject:** Development Permit & Development Variance Permit

**Existing OCP Designation:** MRM - Multiple Unit Residential (Medium Density)  
MXR - Mixed Use (Residential / Commercial)

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

**Existing Zone:** RU6 - Two Dwelling Housing  
C4 - Urban Centre Commercial

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

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## 1.0 Recommendation

THAT final adoption of OCP Bylaw No. 11120 be considered by Council;

AND THAT final adoption of Rezoning Bylaw No. 11121 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP15-0118 for Lot 1 District Lot 14 ODYD Plan EPP45951, located at 561 McKay Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the works to be constructed on the land be in accordance with Schedule "A,"
2. Landscaping to be provided on the land be in accordance with Schedule "B";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0119 for Lot 1 District Lot 14 ODYD Plan EPP45951, located at 561 McKay Avenue, Kelowna, BC;

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

### Section 7.6.9 (e): Landscaping and Screening Minimum Landscape Buffers

To vary the required minimum front yard for a surface parking lot from Level 2 landscape buffer permitted to Level 1 landscape buffer zone proposed.

To vary the required minimum side yard (west) for a surface parking lot from Level 2 landscape buffer permitted to Level 1 landscape buffer zone proposed.

To vary the required minimum side yard (east) for a surface parking lot from Level 2 landscape buffer permitted to Level 1 landscape buffer zone proposed.

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

## **2.0 Purpose**

To consider the form and character of the non-accessory parking lot and to vary required landscaped setbacks on the subject property.

## **3.0 Community Planning**

Community Planning Staff supports the development permit and development variance permit application on the subject property. The proposed design and requested setback variances are a result of maximizing parking opportunities and protecting an existing maple tree while this property is being used as a non-accessory parking lot.

The proposed expansion of the existing non-accessory parking lot meets the guiding principles of the South Pandosy Parking Plan approved June 23, 2014 (part of the larger Parking Management Strategy). These principles include providing additional long-term (longer than 2 hour maximum) off-street parking for employees in the Pandosy Urban Centre, and increasing pedestrian connectivity to parking areas. The proposed development will provide a total of 79 off-street parking spaces. Pedestrian connectivity is currently being enhanced with the construction of a new lane complete with sidewalks that connect McKay Ave to Osprey Avenue. A sidewalk will also be constructed along the road frontage of Osprey Avenue as part of this proposed development.

The City of Kelowna has committed to retaining a valuable mature Maple tree that lives on the subject property by protecting the integrity of the root system while maximizing parking needs. This, along with the required dedication along Osprey Avenue for a City sidewalk, has oriented the edge of parking area close to the south property line, reducing the landscape buffer opportunity. Internal City departments worked together to reach a landscape design that brings a landscape buffer of tall perennials and low shrubs along Osprey Avenue to screen the vehicles that will be parked facing the Avenue. The rear property landscaping buffer that the minimum width along the west and east portion of the property line. A landscape island wide enough to support deciduous canopy trees is proposed in the centre of the parking area to break up the hard surface which provides shade for the parking area as well as a visual buffer from any neighbouring properties with more than one storey.

Though this parking lot is temporary in nature, amending the OCP (OCP15-0009) and Zoning Bylaw No. 8000 (Z15-0026) along with this development permit and development variance permit is necessary as it has been determined that the non-accessory parking lot will be in place longer than six years, ruling out the possibility of a Temporary Use Permit application.

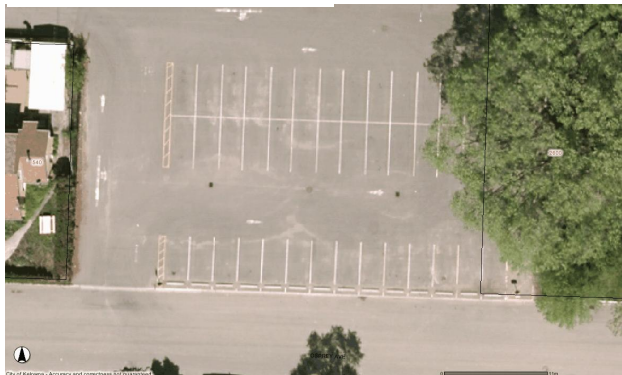


## 4.0 Proposal

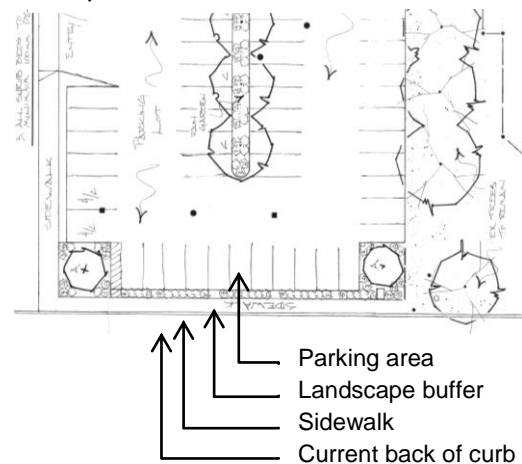
### 4.1 Background

Currently, a non-accessory parking lot exists adjacent to Osprey Avenue and Osprey Park with a total of 43 stalls. The asphalt surface of the parking lot extends to the back of curb along Osprey Avenue creating a hard surface feel along the frontage. There is no sidewalk along the north side of Osprey Avenue on this subject block.

Current Conditions



Proposed Conditions



The asphalt surface for the current parking lot extends off of the subject property into Osprey Park to the east by approximately 5.0 m. The proposed design of the new parking lot layout extends the encroachment north. This development permit and development variance permit application applies only to the subject property. Any future development on the subject property will respect the current property lines.

### 4.2 Project Description

Vehicle access off of the new lane leads to 79 parking stalls. The layout of the hard surface parking lot retains an existing Maple tree, one of the two mature trees currently on site. It was through preliminary layout that internal Staff determined that the second tree could not be retained if a goal to increase parking stalls was to be met. Designed around the mature Maple tree, the parking lot is situated on the south end the subject property to allow a larger buffer to the north where the Maple tree exists.

Kelowna's OCP guidelines regulate that 19 shade trees should be planted on a site with 79 parking stalls (1 per 4 stalls). 15 new trees with the retention of one valuable mature tree is being proposed. This ratio is seen as an acceptable compromise to retain the mature Maple tree on site. A landscape island provides space for shade trees and plant material in the centre of the property.

A non-accessory parking use in the Pandosy Urban Centre requires a 3.0 m, Level II landscape buffer. The City of Kelowna is seeking a variance to the front and side yard setbacks from the minimum 3.0 m width landscape buffer to the following; a front yard setback of 0.7 m, a side yard setback (west) of 0.9m and side yard setback (east) of 0.0m.

The proposed front yard buffer of 0.7 m between the back of City sidewalk and back of curb on site will be planted with dense perennials and shrubs. As this is a narrow space for plant material

to thrive, curb stops will be placed along the adjacent parking spaces to ensure vehicle overhang does not impede vegetation.

The second variance is to permit a 0.9 m width buffer without vegetation along the west property line. The need for a vegetative screen on this property line is minimal as it is adjacent to a lane. This lane is shared with a future land use designation that permits a zero lot line. A vegetated island is designed in the centre of the non-accessory parking lot with five deciduous canopy trees. Locating trees in the centre of the parking lot creates more opportunity for shade over parked vehicles than perimeter trees. This also breaks up the hard surface area, creating visual interest for pedestrians and surrounding buildings that have views onto the property.

The third variance of a 0.0 m setback will permit the current edge of pavement along the east portion of the parking area that encroaches into Osprey Park to continue north.

#### 4.3 Site Context

The subject property is located on the north side of Osprey Avenue between Pandosy Street and Richter Street and extends north to McKay Avenue in the South Pandosy sector of Kelowna. The property is currently zoned RU6 - Two Dwelling Housing, identified in Kelowna's OCP as MRM, and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 - Urban Centre Commercial	Commercial Office Building
East	P3 - Parks and Open Space	Osprey Park
South	C4 - Urban Centre Commercial	Commercial Office Building
West	RU6 - Two Dwelling Housing C4 - Urban Centre Commercial	Vacant Lot Commercial Retail Building

Subject Property Map: 561 McKay Ave



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot / Subdivision Regulations		
Minimum Lot Area	460 m <sup>2</sup>	2,161.9 m <sup>2</sup>
Minimum Lot Width	13.0 m	33.9 m
Minimum Lot Depth	30.0 m	63.3 m
Development Regulations		
Maximum Height	m	n/a
Minimum Front Yard	Level 2 Buffer (min 3.0 m width)	0.7 m ❶
Minimum Side Yard (west)	Level 2 Buffer (min 3.0 m width)	0.9 m ❷
Minimum Side Yard (east)	Level 2 Buffer (min 3.0 m width)	<i>existing</i> -0.0 m (extends into neighbouring park) ❸
Minimum Rear Yard	Level 2 Buffer (min 3.0 m width)	3.1 m
Maximum Site Coverage	75%	n/a
Other Regulations		
Minimum Parking Requirements	n/a	79
Minimum Bicycle Parking	n/a	0
Required Shade Trees	1 per 4 parking stalls 79 stalls = 19 shade trees	15 shade trees + retention of 1 high value existing mature Maple tree
❶ Indicates a requested variance to Front Yard Landscape Buffer ❷ Indicates a requested variance to Side Yard Setback (west) ❸ Indicates a requested variance to Side Yard Setback (east)		

### 5.0 Current Development Policies

#### 5.1 South Pandosy Parking Plan

##### Improve Pedestrian Access to and From New Parking Lots.<sup>1</sup>

There will be a need to improve pedestrian routes to ensure safe, efficient, and attractive pedestrian connections from the parking lots to Pandosy Street.

##### Guiding Principals<sup>2</sup>

Focus on excellent short-term parking management to support higher turnover while maintaining a governing role in long-term parking solutions.

The parking system will continue to pay for itself (will operate under a user-pay cost recovery model) The South Pandosy Neighbourhood Strategy shall locate pay parking stations and set parking rates for on-street parking in the core commercial and employment areas, as well as in public off-street lots; as to support the costs of operations and maintenance.

<sup>1</sup> City of Kelowna South Pandosy Neighbourhood Parking Strategy, 3.1 (Reducing Demand).

<sup>2</sup> City of Kelowna South Pandosy Neighbourhood Parking Strategy, 3.3 (Guiding Principle).

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

Building Permit required for the paved parking lot and irrigation system

## **7.0 Application Chronology**

Date of Application Received: May 25, 2015

Date Public Consultation Completed: July 14, 2015

**Report prepared by:**

---

Tracey Yuzik, Planner

**Reviewed by:**

☐

Lindsey Ganczar, Planning Supervisor

**Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

### **Attachments:**

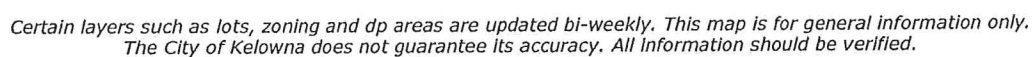
Subject Property Map

Schedule "A" Site Plan

Schedule "B" Landscape Plan

DRAFT Development Permit DP15-0018 & Development Variance Permit DP15-0019





# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Permit No. DP15-0118  
 Development Variance Permit No. DVP15-0119

EXISTING ZONING DESIGNATION:	C4 – Urban Centre Commercial
DEVELOPMENT PERMIT PURPOSE:	To consider form and character of a non-accessory parking lot.
DEVELOPMENT VARIANCE PERMIT PURPOSE:	Vary the minimum front and side yard landscape buffer requirement from Level 2 required to Level 1 proposed.
PERMIT PREPARED BY:	Tracey Yuzik

ISSUED TO:	City of Kelowna
LOCATION OF SUBJECT SITE:	561 McKay Avenue

	LOT	BLOCK	D.L.	DISTRICT	PLAN
LEGAL DESCRIPTION :	1		14	ODYD	EPP45951

### SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for a Development Permit and/or Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

### 1. TERMS AND CONDITIONS:

- a) THAT the dimensions and siting of the works to be constructed on the land in general accordance with Schedule "A";
- b) AND THAT the landscaping to be provided on the land in accordance with Schedule "B";
- c) AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:



Section 7.6.9 (e): Landscaping and Screening Minimum Landscape Buffers

To vary the required minimum front yard from Level 2 landscape buffer permitted to Level 1 landscape buffer zone proposed.

To vary the required minimum side yard (west) from Level 2 landscape buffer permitted to Level 1 landscape buffer zone proposed.

To vary the required minimum side yard (east) from Level 2 landscape buffer permitted to Level 1 landscape buffer zone proposed.

- d) 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 permits to be issued;
- e) AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend;

3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

4. 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 Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$ N/A.
- (b) A Certified Cheque in the amount of N/A
- (c) An Irrevocable Letter of Credit in the amount of N/A

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. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.

- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Manager of Community Planning.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE DEPARTMENT MANAGER OF COMMUNITY PLANNING.

\_\_\_\_\_  
Ryan Smith,  
Community Planning Department Manager



SCHEDULE

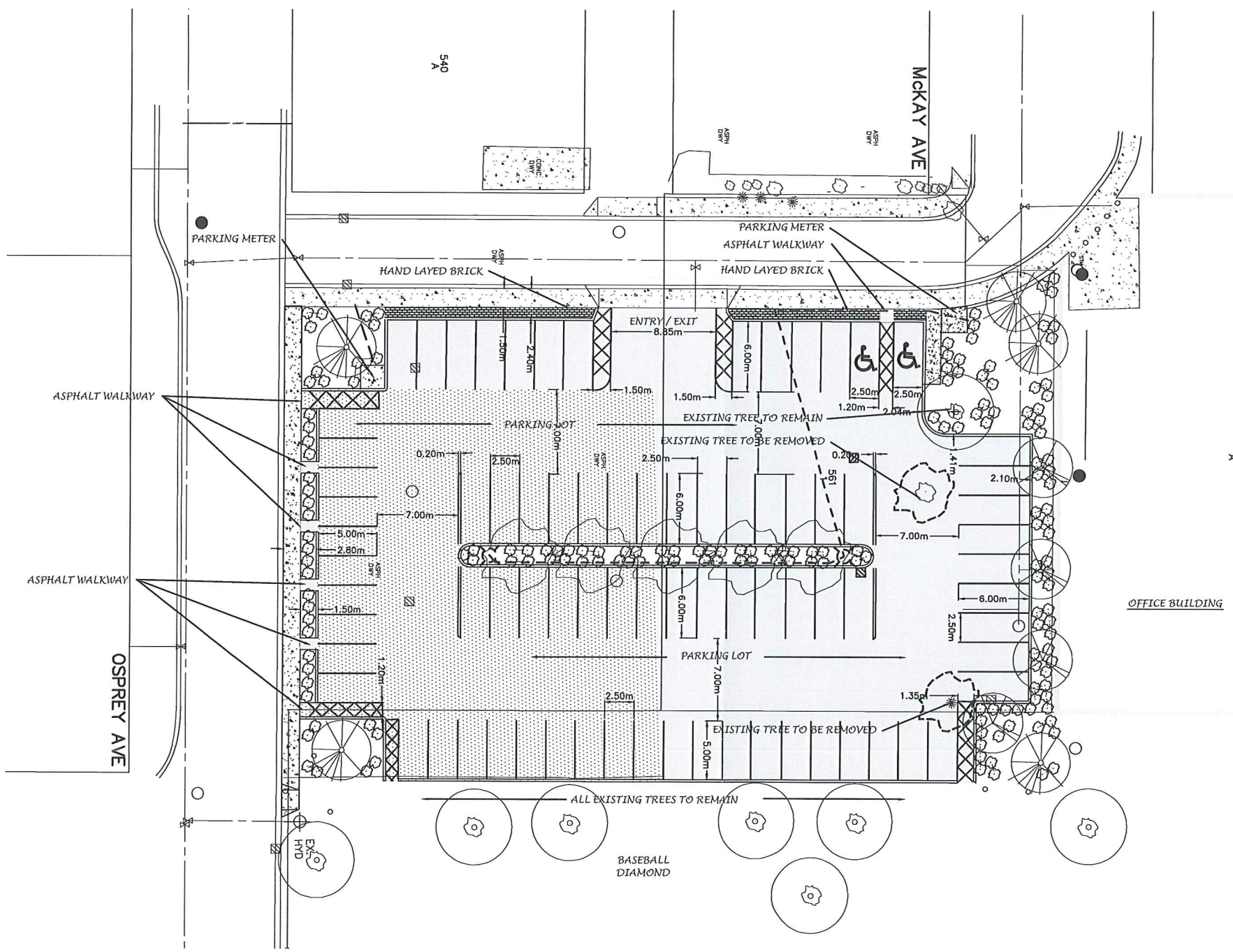
A

This forms part of development

DPIS-0118

Permit #

DPIS-0119



584-590  
A

LEGEND

WATER

SAN. SEWER

STORM SEWER

GAS

U/G TELEPHONE

U/G ELECTRICAL

MANHOLE

UTILITY POLE

POWER POLE

LAMP STANDARD

CATCH BASIN

HYDRANT

TREES

SURVEY MONUMENT

○ M.H.

● U.P.

□ P.P.

□ L.S.

□ C.B.

⊕ H.D.

○ T

⊙

PAVE WITH ASPHALT

REMOVE-REGRADE-REPLACE

LEVEL COURSE

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

Location and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Concerned persons should not rely on these documents and should verify all information shown by way of site survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

1.	15/04/03	ROS	ISSUE FOR REVIEW	TW
NO.	YY/MM/DD	BY	REVISION	CH'KD

BASE

SC

DESIGN

TW

APPROVED

TW

DATE

APRIL 2015

SCALE

HORIZ. 1:200

VERT. 1:20

SCALE NOT ACCURATE

OVER LONG DISTANCES

THE CITY OF KELOWNA

DESIGN AND CONSTRUCTION

OSPREY AVE PARKING LOT

PLAN VIEW

DIVISION

INFRASTRUCTURE DELIVERY

DRAWING NO.

REV NO

COUNCIL



# NOTES:

1. ALL SOFT LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM.
2. CONTROLLER AND WATER SUPPLY WILL COME FROM EXISTING SYSTEM IN OSPREY PARK.
3. ALL SHRUB BEDS TO BE DRESSED WITH A MINIMUM 100MM OGP-GROW.

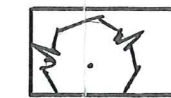
## SCHEDULE B

This forms part of development

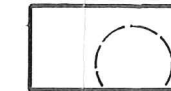
DP15-0118

Permit # DVP15-0119

## LEGEND



EXISTING TREES TO REMAIN



EXISTING TREES TO BE REMOVED



PROPOSED DECIDUOUS TREE



PROPOSED CONIFEROUS TREE



PROPOSED SHRUBS

## PLANT LIST

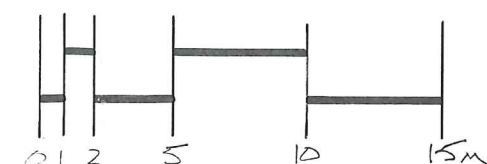
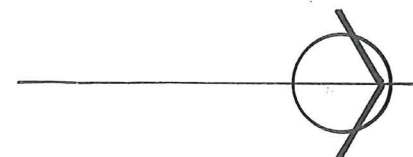
KEY	AMT.	BOTANICAL	COMMON	SIZE
A	5	PINUS NIGRA	AUSTRIAN PINE	2.0m Ht
B	1	FRAXINUS AMERICANA	AUTUMN PURPLE ASH	60mm g
C	5	ALER RUBRUM	REDPOINTE MAPLE	60mm g
D	21	EDIMYUS ALSTUS COMPACTUS	DWARF BURNING BUSH	#2 FT
E	34	ROSA ROGOSA MEDILAND	MEDILAND ROSE	#2 FT
F	30	HEMEROCALLIS	STELLA D'ORO DAYLILY	#1 FT
G	52	LAVANDULA ANGUSTIFOLIA	BLUE ENGLISH LAVENDER	#1 FT
H	24	PANICUM VIRGATUM	RED SWITZLI GRASS	#1 FT
I	7	PINUS MUGO PUMILIO	DWARF MUGO PINE	#2 FT

PARKING LOT - OSPREY AVENUE

LANDSCAPE PLAN

1:125

T.W.



ROAD

SIDEWALK

ENTRY/EXIT

PARKING LOT

RAIN GARDEN

PARKING LOT

OFFICE BUILDING

OSPREY AVE.

EX. TREES TO REMAIN

BASEBALL DIAMOND

OSPREY PARK

# REPORT TO COUNCIL



**Date:** September 15, 2015

**RIM No.** 0940-50

**To:** City Manager

**From:** Community Planning Department (LB)

**Application:** DVP15-0166 **Owner:** Randall Gossen & Cecilia Gossen

**Address:** 15-2368 Abbott Street **Applicant:** Randy & Cecilia Gossen

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** S2RES - Single / Two Unit Residential

**Existing Zone:** RU1 - Large Lot Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0166 for Strata Lot 15, District Lot 14, ODYD, Strata Plan K721, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located at 15-2368 Abbott Street, Kelowna, BC;

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

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

To vary the required minimum side yard from 2.0 m permitted to 1.5 m proposed.

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

## 2.0 Purpose

To vary the minimum side yard on the subject property to facilitate an addition.

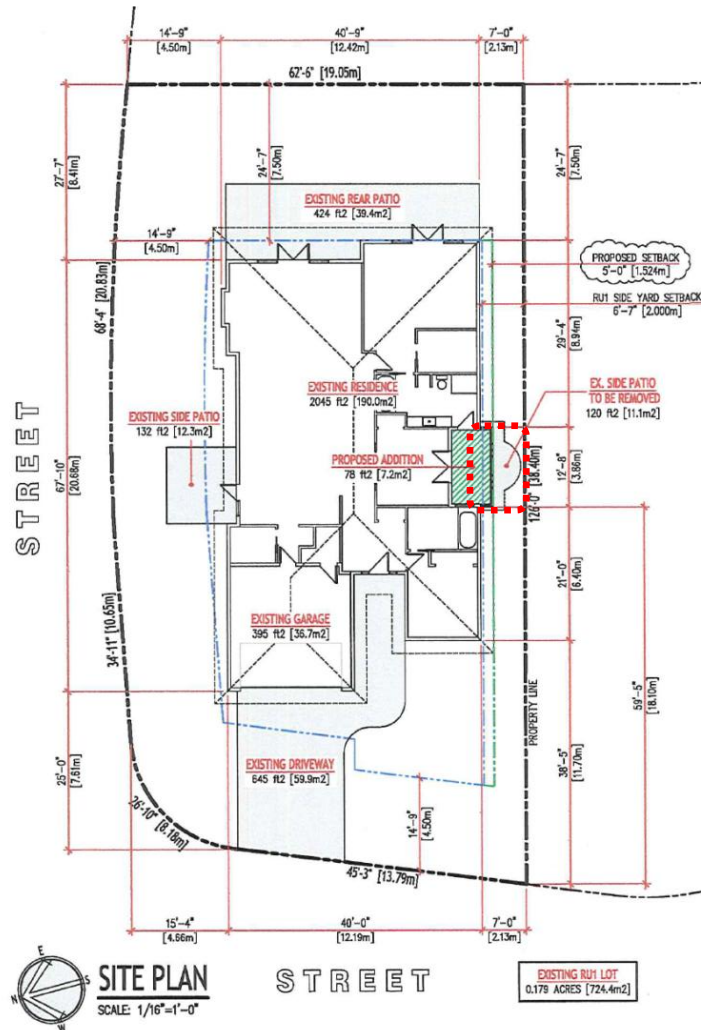
## 3.0 Community Planning

Community Planning Staff supports the requested variance to reduce the minimum side yard on the south side of the subject property from 2.0 m permitted to 1.5 m proposed. The subject property is within a strata development of single detached houses, known as Le Chateau.



The applicant intends to replace the existing patio on the south side of the house with living space to expand the existing den within the single detached house. The addition will create 7.2 m<sup>2</sup> (78 ft<sup>2</sup>) of new living space and the exterior wall will be flush with the existing roof overhang in that location. The addition where the variance applies extends 3.9 m along the south side of the house and is screened from view from the strata road by landscaping.

In fulfillment of Council Policy No. 367, the applicant undertook neighbour consultation by contacting property owners within 50 m of the subject property. This area includes the entire strata with the exception of two lots, as well as one property on Abbott Street. The Strata Council provided written confirmation supporting the requested variance. Furthermore, the property owner of 14-2368 Abbott Street directly south of the subject property, and most affected by the requested variance, also provided written confirmation supporting the application. At the time of writing, Staff has not been contacted with any questions or concerns.



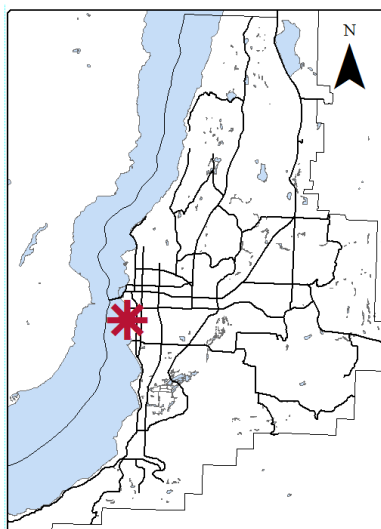
## 4.0 Proposal

### 4.1 Site Context

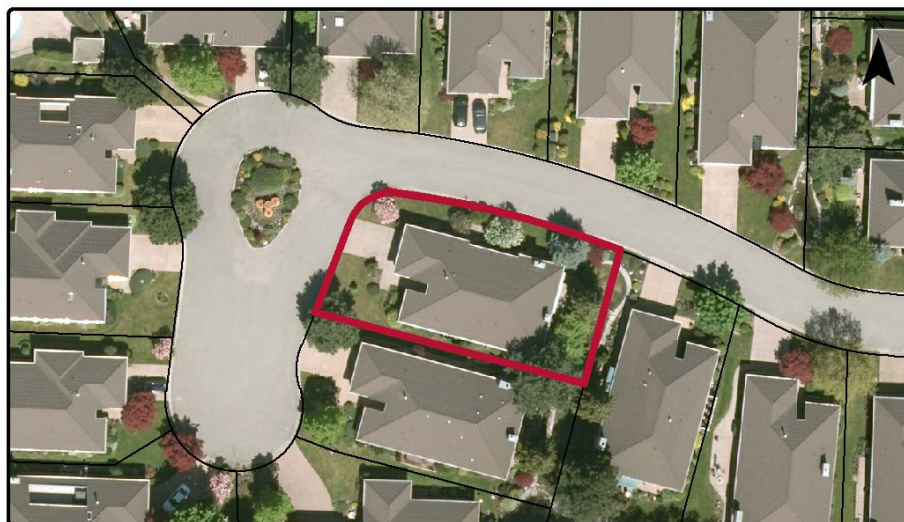
The subject property is located southwest of the intersection of Abbott Street and Christleton Avenue in the South Pandosy - KLO Sector. It is centrally located within the Le Chateau strata development of single detached houses. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

**Subject Property Map: 15-2368 Abbott Street**

CONTEXT



SUBJECT PROPERTY

**4.2 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550 m <sup>2</sup>	724.4 m <sup>2</sup>
Minimum Lot Width	16.5 m	19.1 m
Minimum Lot Depth	30.0 m	38.4 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	32.3%
Maximum Site Coverage (buildings, driveways and parking)	50%	40.6%
Maximum Height	9.5 m	5.1 m
Minimum Front Yard	6.0 m to garage	7.6 m
Minimum Side Yard (south)	2.0 m	1.5 m ❶
Minimum Side Yard (north)	2.0 m	4.5 m
Minimum Rear Yard	7.5 m	7.5 m
❶ Indicates a requested variance to reduce the minimum side yard from 2.0 m permitted to 1.5 m proposed.		

**5.0 Technical Comments****5.1 Development Engineering Department**

- See attached memorandum, dated July 20, 2015.

**6.0 Application Chronology**

Date of Application Received: July 16, 2015  
 Date Public Consultation Completed: July 13, 2015

**Report prepared by:**

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Laura Bentley, Planner

**Reviewed by:**

☐

Lindsey Ganczar, Planning Supervisor

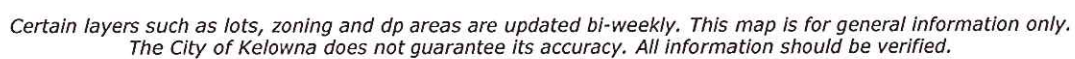
**Approved for Inclusion:**

☐

Ryan Smith, Community Planning Department Manager

**Attachments:**

Subject Property Map  
Development Engineering Memorandum  
Site Photos and Elevation Drawings  
Draft Development Variance Permit No. DVP15-0166  
Schedule A: Site Plan





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**CITY OF KELOWNA**

**MEMORANDUM**

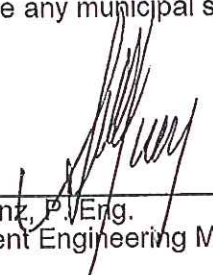
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**Date:** July 20, 2015  
**File No.:** DVP15-0166  
**To:** Community Planning (LB)  
**From:** Development Engineer Manager (SM)  
**Subject:** #15 – 2368 Abbott St

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The Development Engineering comments and requirements regarding this Development Variance Permit application are as follows:

This development variance permit application to vary the side yard setback does not compromise any municipal services.



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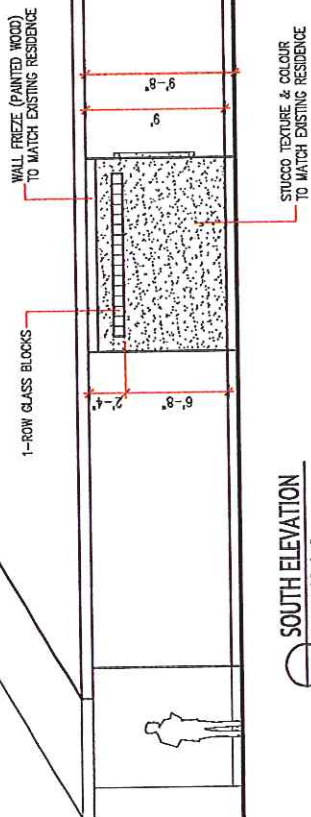
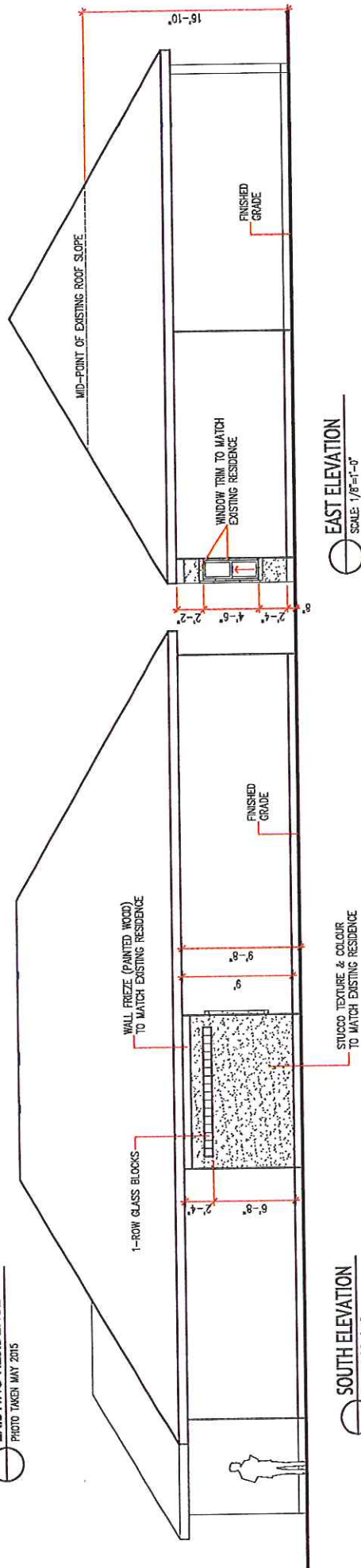
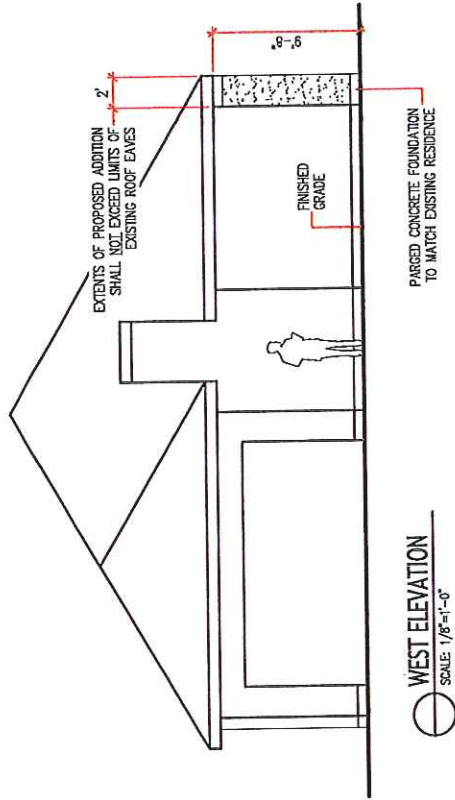
Steve Muenz, P. Eng.  
Development Engineering Manager

SS

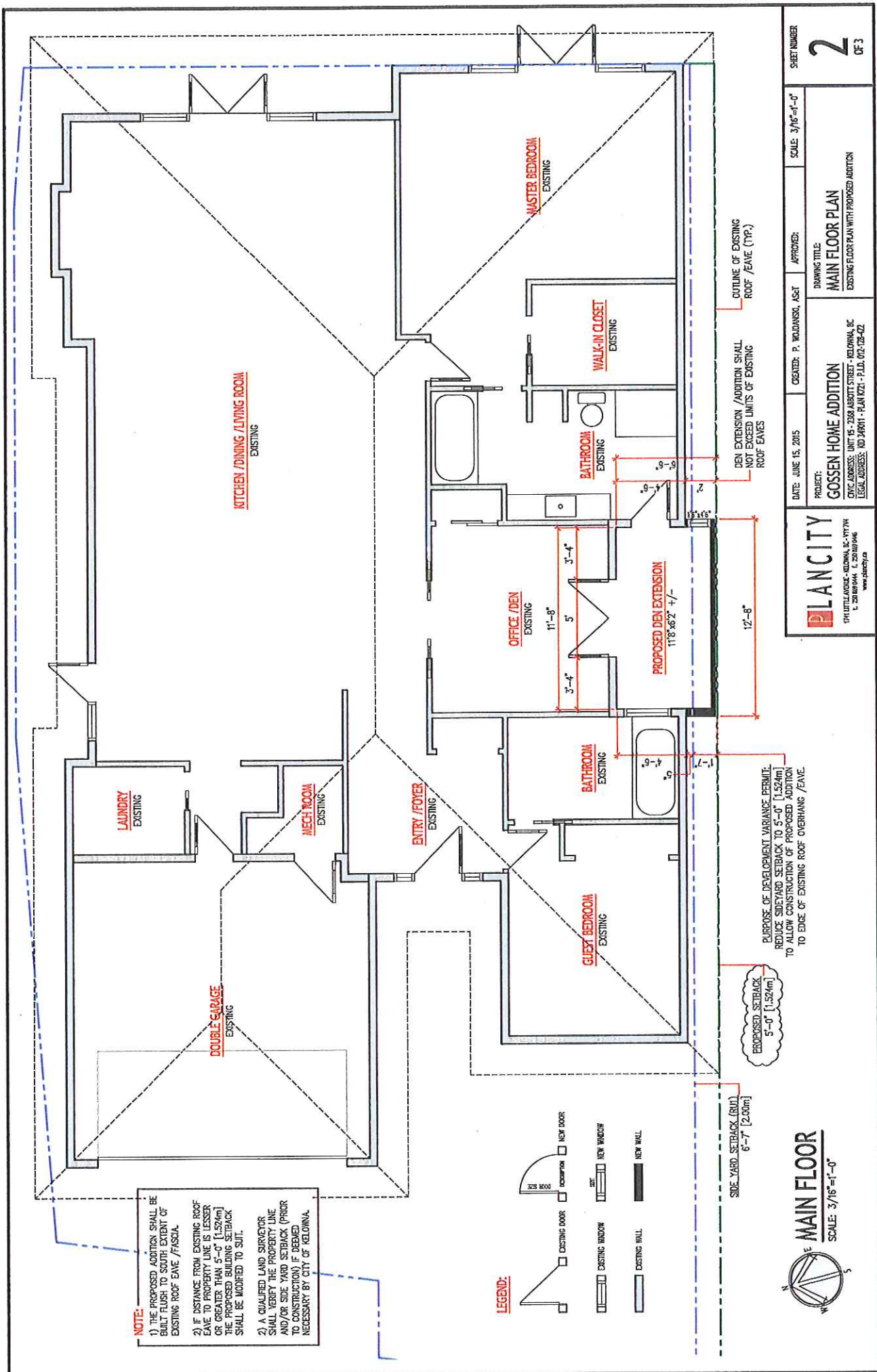




EXISTING RESIDENCE  
PHOTO TAKEN MAY 2015



<p><b>PLANCITY</b> 1741 LITTLE AVENUE - KESLOW, BC V8Y 1W4 C. 250.884.0444 C. 250.884.0446 www.plancity.ca</p>	<p>DATE: JUNE 15, 2015 CREATED: P. MOJANIS, ASCT APPROVED:</p>	<p>SCALE: 1/8"=1'-0"</p>	<p>SHEET NUMBER <b>3</b> OF 3</p>
<p>PROJECT: <b>GOSSEN HOME ADDITION</b> CITY ADDRESS: UNIT 15 - 2368 ABBOTT STREET - KESLOW, BC LEGAL ADDRESS: RD 246011 - PLAN 021 - P.L.D. 072-029-422</p>	<p>DRAWING TITLE <b>EXTERIOR ELEVATIONS</b> + EXISTING FRONT FACADE</p>		





# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP15-0166

EXISTING ZONING DESIGNATION:	RU1 - Large Lot Housing
DEVELOPMENT VARIANCE PERMIT:	To vary the minimum side yard from 2.0 m permitted to 1.5 m proposed.

ISSUED TO:	Randall and Cecilia Gossen
LOCATION OF SUBJECT SITE:	15-2368 Abbott Street

	STRATA LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	STRATA PLAN
LEGAL DESCRIPTION:	15	-	14	-	ODYD	K721

### SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

#### 1. TERMS AND CONDITIONS:

THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

**Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations**  
To vary the minimum side yard from 2.0 m permitted to 1.5 m proposed.

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

#### 2. PERFORMANCE SECURITY:

None required.

#### 3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not register the subdivision Permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

4. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

5. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015,  
BY THE COMMUNITY PLANNING DEPARTMENT MANAGER.

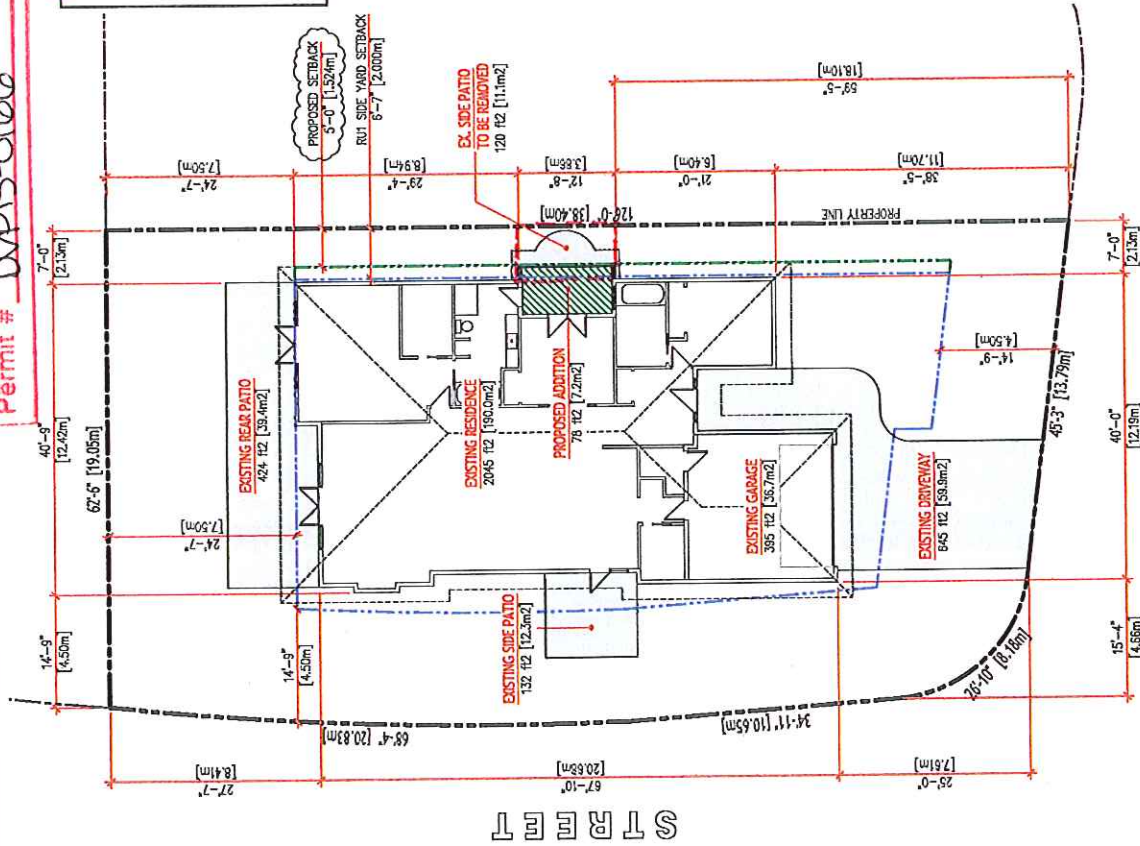
\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate



# SCHEDULE A

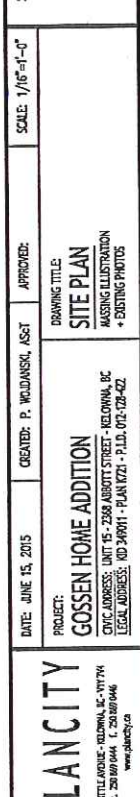
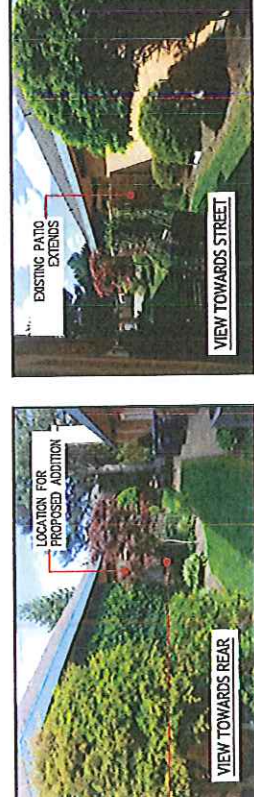
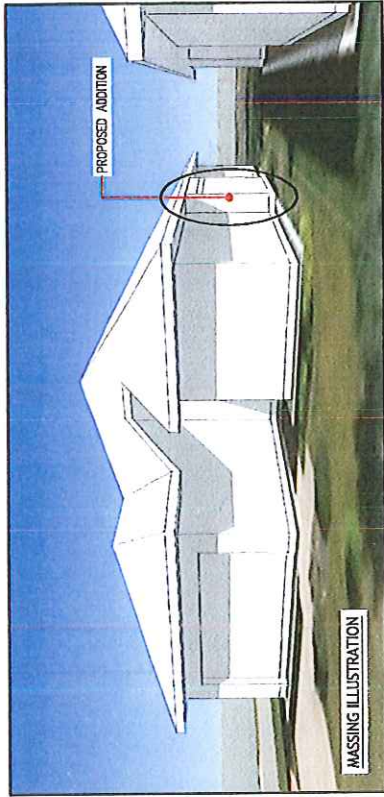
This forms part of development

Permit # DP15-0106



**NOTE:**

- 1) THE PROPOSED ADDITION SHALL BE BUILT FLUSH TO SOUTH EXTENT OF EXISTING ROOF EAVE /FASDA.
- 2) IF DISTANCE FROM EXISTING ROOF EAVE TO PROPERTY LINE IS LESSER OR GREATER THAN 5'-0" [1.52m] THE PROPOSED BUILDING SETBACK SHALL BE MODIFIED TO SUIT.
- 2) A QUALIFIED LAND SURVEYOR SHALL VERIFY THE PROPERTY LINE AND/OR SIDE YARD SETBACK (PRIOR TO CONSTRUCTION) IF DEEMED NECESSARY BY CITY OF KELLOWA.



PHILLIP ANDERSON - KELLOWA, BC - WITH  
1. 250 WARDEN STREET, KELLOWA  
www.plancity.ca

**PROJECT:**  
GOSSEN HOME ADDITION

**CITY ADDRESS:** UNIT 15 - 2388 ABBOTT STREET - KELLOWA, BC

**LEGAL ADDRESS:** RD 300M1 - PLAN VZ1 - P.L.D. 012-028-02

**DRAWING TITLE:**  
SITE PLAN

**MASSING ILLUSTRATION**  
+ EXISTING PHOTOS

**DATE:** JUNE 15, 2015

**CREATED:** P. WOLANSKI, ASST

**APPROVED:**

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

**SHEET NUMBER:** 1 OF 3

EXISTING RUL LOT  
0.179 ACRES [728.4m<sup>2</sup>]

STREET

SITE PLAN



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



# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP15-0166

EXISTING ZONING DESIGNATION:	RU1 - Large Lot Housing
DEVELOPMENT VARIANCE PERMIT:	To vary the minimum side yard from 2.0 m permitted to 1.5 m proposed.

ISSUED TO:	Randall and Cecilia Gossen
LOCATION OF SUBJECT SITE:	15-2368 Abbott Street

	STRATA LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	STRATA PLAN
LEGAL DESCRIPTION:	15	-	14	-	ODYD	K721

### SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

### 1. TERMS AND CONDITIONS:

THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

**Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations**  
To vary the minimum side yard from 2.0 m permitted to 1.5 m proposed.

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

### 2. PERFORMANCE SECURITY:

None required.

### 3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not register the subdivision Permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

4. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

5. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015,  
BY THE COMMUNITY PLANNING DEPARTMENT MANAGER.

\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

**CITY OF KELOWNA**  
**BYLAW NO. 11015**  
**Z14-0030 - MKS Resources Inc.**  
**519, 529 and 539 Truswell 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 Lots 1 and 2, Section 1, Township 25, ODYD, Plan 13317 and Lot 1, Section 1, Township 25, ODYD, Plan KAP91725 located on Truswell Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the C9 - Tourist Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 29<sup>th</sup> day of September, 2014.

Considered at a Public Hearing on the 21<sup>st</sup> day of October, 2014.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of October, 2014.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** 9/15/2015  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning Department (AC)  
**Application:** Z14-0030, DP14-0132, DVP14-0133 **Owner:** MKS Resources Inc.  
**Address:** 529 Truswell Road **Applicant:** Steve Shoranick  
**Subject:** Rezoning Adoption, Development Permit, and Development Variance Permit  
**Existing OCP Designation:** MXT - Mixed Use (Tourism)  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** C9 - Tourist Commercial

---

## 1.0 Recommendation

THAT Final Adoption of Zoning Amending Bylaw No. 11015 be considered by Council;

AND THAT Council authorize the issuance of Development Permit DP14-0132 for Lot A, Section 1, Township 25, ODYD, Plan EPP52732, located on 529 Truswell Road, Kelowna, BC, subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit DVP15-0080 for Lot A, Section 1, Township 25, ODYD, Plan EPP52732, located on 529 Truswell Road, Kelowna, BC.

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

### Section 8.1.2 Off-Street Vehicle Parking

Vary the maximum number of parking spaces permitted from 125% of the required minimum (33 parking stalls) to 200% of the required minimum (52 parking stalls).

### Section 14.9.5 (c) Development Regulations



Vary the front yard setback requirement from 6.0 metre required to 2.5 metre proposed.

Section 14.9.5 (d) Development Regulations

Vary the north flanking side yard setback requirement from 4.5 metre required setback to 1.8 metre proposed.

Section 14.9.5 (d) Development Regulations

Vary the south side yard setback requirement from 3.0 metre required setback to 0.0 metre proposed.

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

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

## **2.0 Purpose**

To review the form and character Development Permit for a 6 storey mixed use (residential/commercial) development and to consider four variances to maximum parking, front yard setback, flanking yard setback and side yard setback.

## **3.0 Community Planning**

Staff supports the proposed Development Permit and Development Variance Permit as it is seen to meet the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. The proposal is consistent with development trends in the neighbourhood. The applicant has been working with staff and has incorporated design comments generated through a review by the City's Advisory Design Team. The architectural features of the building are aligned to create visual continuity with neighbouring buildings in part by siting the building closer to the street. The location of the commercial units along the street frontage provides an attractive streetscape rhythm.

The proposed variances are all relatively minor in nature and are explained briefly below.

1. The side yard setback variance is triggered because the developer has chosen not to combine proposed phase 2 with the phase 1 strata (for ease of future strata management). This has meant that an internal lot line will remain between the two projects triggering the need for a bylaw variance for the parkade wall. This wall fronts onto a fire lane/parkade wall on the existing phase 1 and thus no units are impacted negatively. Above the southern side of the parkade, the building steps back to exceed the required setback.
2. While the parking variance seems large, it will actually allow the developer to provide parking in an amount similar to what would be required for a regular residential development. The parking rates, as identified in the zoning bylaw, for an apartment hotel development are generally 75% of what is required for a residential unit.
3. The reduced building setbacks (for the front yard and for the flanking side yard) along the fronting streets will help the buildings frontages to not only complement the Phase 1 of Water's Edge but also provide a strong retail frontage along Truswell Street.

## 4.0 Proposal

### 4.1 Background

The adjacent properties (to the south) were developed as Phase 1 of the Water's Edge development. A phase 2 of Water's Edge has always been contemplated and disclosed to the original purchasers. While the applicant is referring to this as "phase 2", it will not be connected to the phase building or strata as originally planned. Separating the two projects both from a structural and real estate perspective will simplify the management of the projects in the future.

### 4.2 Project Description

The building will be buffered from both neighbouring properties and the pedestrian realm by landscaping around the perimeter of the site and parking structure. The parking structure is constructed at grade, and has some minor landscape berming and planters around the perimeter to reduce the perceived building height. The building has a commercial frontage located at the north side of the structure, which also has an outdoor patio seating area located adjacent to it. The building's parking structure is accessed via a driveway from Truswell Road (on the west side of the building) and the pedestrian entrance area is highlighted by the use of a stone finish and a distinct awning. The parkade will provide a total of 29 stalls and a further 23 stalls will be located behind the building.

The applicant has created the required Riparian Management Area along Mission Creek with phase 1 of the proposed development and is committed to some minor replanting and maintenance in this area to replace some plant species that have not survived their first few growing seasons.

Above the parking structure, the building steps back on its southern side (adjacent to phase 1 of Water's Edge) and the resulting deck area includes an outdoor amenity area with a hot tub, as well as an outdoor seating area.

The roof proposed for the building is designed with a flat profile to further reduce the perceived building height, and to minimize the impact on the residents across Mission Creek. There are flat roof projections that incorporate bracketed support elements that also break up the length of the roof area. There are also a number of lofted areas that project through the roof area, which also creates additional visual interest to this element.

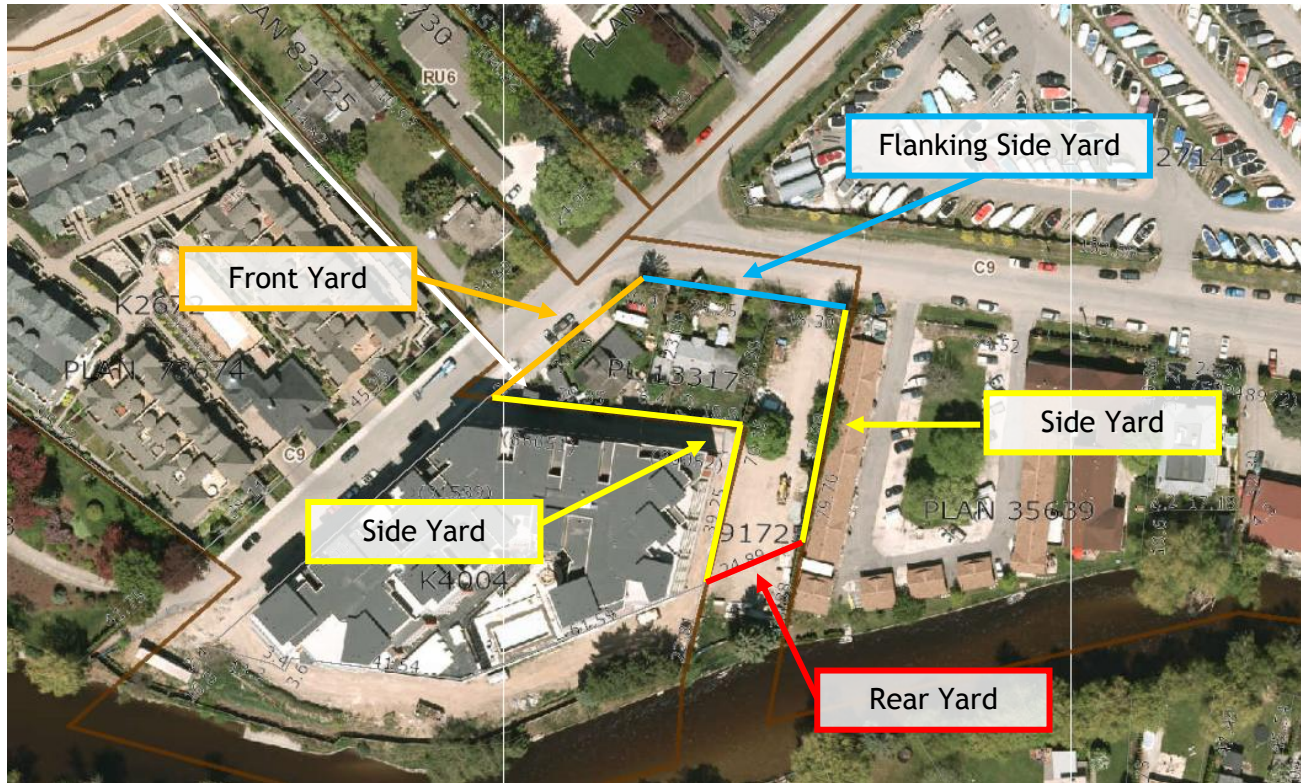
The exterior of the proposed building is designed to be finished in a similar manner to phase 1 of the development with a blend of stucco detail areas and horizontal hardie plank materials. The balconies are proposed to be finished with a painted metal guard rail system which incorporates tempered glazing.

### 4.3 Site Context

The subject property is located at the intersection of Truswell and Capozzi Roads, bounded on the south by Mission Creek and Phase 1 of the Water's Edge development. The site is generally level, and is currently developed with single unit and two unit residential buildings. A portion of Truswell Road was closed and added to the development site. The subject property is designated as MXT - Mixed Use (Tourism) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Boat Storage
East	C9 - Tourist Commercial	Walnut Grove Motel
South	C9 - Tourist Commercial / Mission Creek	Water's Edge Phase 1
West	C9 - Tourist Commercial RU1 - Large Lot Housing	Mission Shores Single Family Dwellings

### Subject Property Map: 529 Truswell Road



### 5.0 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	22.0 m / 6 storeys	21.5 m / 6 storeys
FAR	1.5	1.0
Front Yard (west)	6.0 m	2.5m ❶ (to match phase 1)
Side Yard (south / phase 1)	3.0 m	0.0 m ❷
Flanking Side Yard (north)	4.5 m	1.8 m ❸
Side Yard (east)	3.0 m	7.0 m

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Rear Yard (south)	15 m	> 15 m
Other Regulations		
Minimum Parking Requirements	Apartment Hotel: 18 Commercial /Retail: 8 Total: 26	29 covered parking stalls 23 surface parking stalls Total: 52 ④
Minimum Bicycle Parking Requirements	Class 1: 2 bikes Class 2: 3 bikes	Class 1: 7 bikes Class 2: 5 bikes
Loading space	1	1
① Variance to front yard setback from 6m required to 2.5m proposed to achieve that same setback along Capozzi Road as phase 1 of Water's Edge. ② Variance to southern side yard setback from 3.0m required to 0.0m proposed. ③ Variance to the northern (flanking) side yard setback from 4.5m required to 1.8m proposed. ④ Variance to allow the development to provide 200% of the required parking when only 125% is permitted.		

## 6.0 Current Development Policies

### 6.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

#### Mixed Use Tourism (MXT)

Developments that provide for a mix of hotel, apartment hotel, multiple unit residential uses and associated commercial uses intended to service the tourism market. Building densities and height would be consistent with the provisions of the C9, RM3, RM4 and RM5 zones of the Zoning Bylaw.

#### Building Height

Elsewhere: For all areas of the City outside the Urban Centres, buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

#### Strata Parkades

Consider private sector parking solutions such as strata parkades as an alternative to fulfilling parking requirements.

#### Environmentally Sensitive Area Linkages

Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

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

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

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

## **Tourist Commercial**

Consider commercial development for tourism related uses in the Capozzi / Truswell, Lakeshore, Cook Road area.

## **Visitor Accommodation**

Consider allowing visitor accommodation along the shore zone provided that such a use protects the riparian area, would be compatible with the neighbourhood and site context, and public enjoyment of the lakefront is enhanced as a result of the development.

## **7.0 Technical Comments**

### **7.1 Building & Permitting Department**

- a) Demolition permits are required for any existing structures.
- b) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- c) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- d) A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- e) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - i. Door swings and gate swings for proper means of exiting are required
  - ii. Additional doors and corridors may be required to meet minimum exiting requirements. This may include moving of the internal rated exit stairwells to meet minimum distances and addition of rated corridors.
  - iii. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - iv. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- f) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s).
- g) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- h) Requirements of the City of Kelowna Fire Prevention Regulations Bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings.
- i) Guards are required for all decks and parking areas. The drawings provided don't clearly identify compliance to these minimum requirements, but will be reviewed at time of building



permit application. The appearance of these guards may affect the form and character of the building.

- j) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- k) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- l) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- m) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys. The location and noise from these units should be addressed at time of Development Permit.
- n) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

## 7.2 Development Engineering

- See the attached Development Engineering Memos dated August 1<sup>st</sup> 2014.

## 7.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- b) A visible address must be posted on Truswell as per City of Kelowna By-Laws
- c) Sprinkler drawings are to be submitted to the Fire Dept. for review when available. Ensure that isolation valves are at an acceptable level as per the COK Bylaw 10760.
- d) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure. A copy of the sprinkler system owner's certificate is to be included in the fire safety plan.
- e) Fire Department access is to be met as per BCBC 3.2.5.6
- f) Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance. Kurt's Lock & Safe at 100A - 1021 Ellis Street, Kelowna is the approved supplier for flush mount lock boxes.
- g) The standpipes connections are to be installed on the transitional landings of the stairwells as per NFPA 14.
- h) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- i) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S562 Standard.

- j) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- k) Fire department connection is to be within 45M of a fire hydrant - please ensure this is possible and that the FD connection is clearly marked and visible from the street.

## 8.0 Application Chronology

Date of Application Received:	July 11 <sup>th</sup> 2014
Advisory Design Team Review:	August 14 <sup>th</sup> 2014
Public Notification (Policy #367):	September 19 <sup>th</sup> 2014
Date of First Reading:	September 29 <sup>th</sup> 2014
Date of Public Hearing and Third Reading:	October 21 <sup>st</sup> 2014

**Report prepared by:**

---

Adam Cseke, Planner

**Reviewed by:**

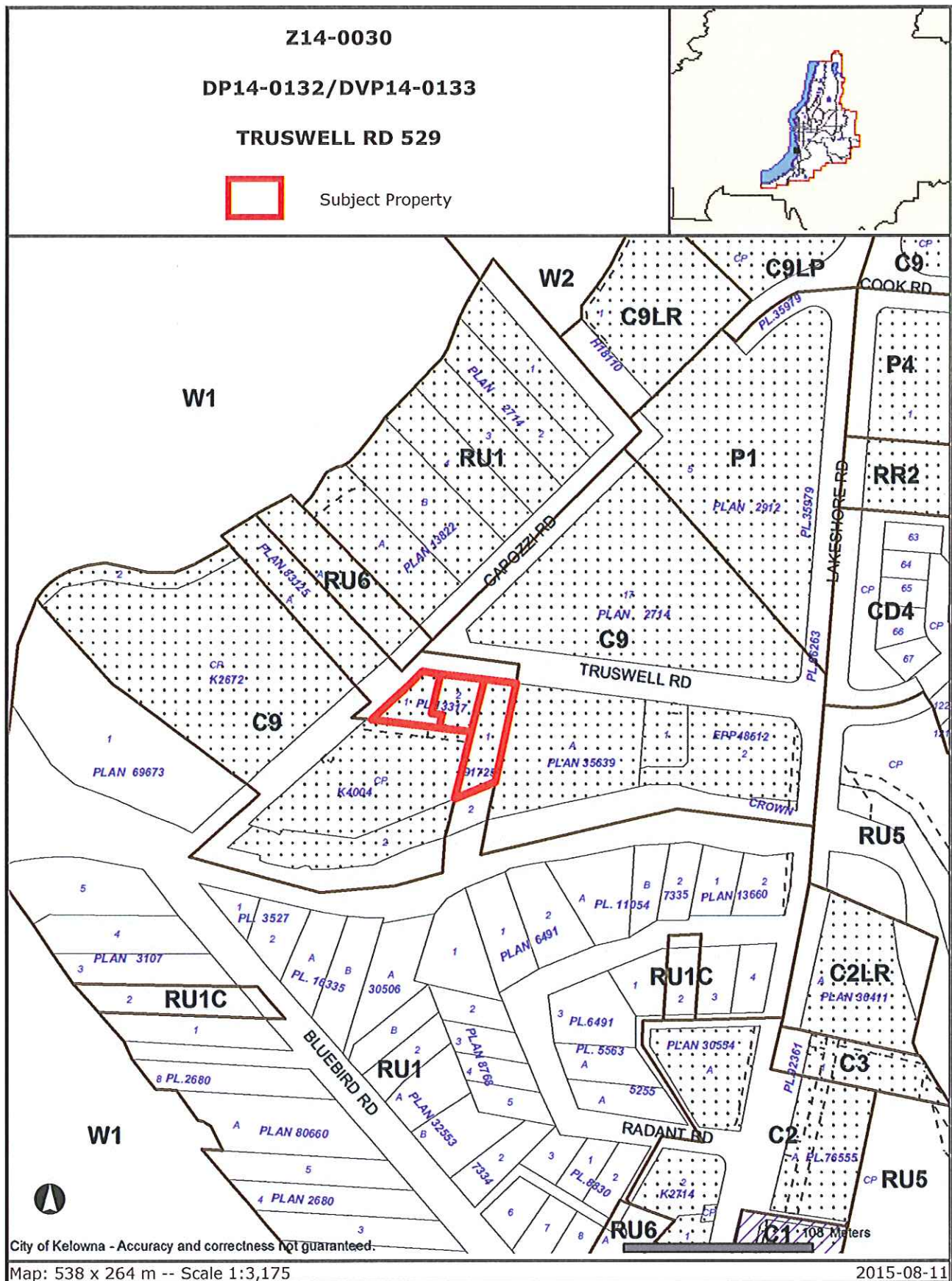


Ryan Smith, Urban Planning Manager

## Attachments:

Subject Property Map  
Development Engineering Memos dated August 1<sup>st</sup> 2014  
Draft Development Permit / Development Variance Permit

- Schedule 'A'
  - Site Plan
  - Floor Plan
- Schedule 'B'
  - Elevations
  - Colour Board
- Schedule 'C'
  - Landscaping



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

---

**CITY OF KELOWNA**

**MEMORANDUM**

---

**Date:** August 1, 2014  
**File No.:** DVP14-0133  
**To:** Urban Planning (RS)  
**From:** Development Engineer Manager (SM)  
**Subject:** 519,529 & 539 Truswell Road

---

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

This development variance permit application to eliminate the side yard setback between the two buildings and a share a common emergency access does not compromise any municipal services.

---

Steve Muenz, P. Eng.  
Development Engineering Manager

SS

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**CITY OF KELOWNA**

**MEMORANDUM**

---

**Date:** August 1, 2014  
**File No.:** DP14-0132  
**To:** Urban Planning (RS)  
**From:** Development Engineer Manager (SM)  
**Subject:** 519,529 & 539 Truswell Road

---

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

**1. General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Rezoning Report under file Z14-0030.

\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS



# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

- ☐ Development Permit No.: DP14-0132
- ☐ Development Variance Permit No.: DVP14-0133

EXISTING ZONING DESIGNATION: C9 - Tourist Commercial

WITHIN DEVELOPMENT PERMIT AREA: Comprehensive Development Permit Area

ISSUED TO: MKS Resources Inc.

LOCATION OF SUBJECT SITE: 529 Truswell Road

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	A	1		25	ODYD	EPP52732

### SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

### 1. TERMS AND CONDITIONS:

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

#### Section 8.1.2 Off-Street Vehicle Parking

Vary the maximum number of parking spaces permitted from 125% of the required minimum (33 parking stalls) to 200% of the required minimum (52 parking stalls).

Section 14.9.5 (c) Development Regulations

Vary the front yard setback requirement from 6.0 metre required to 2.5 metre proposed.

Section 14.9.5 (d) Development Regulations

Vary the north flanking side yard setback requirement from 4.5 metre required setback to 1.8 metre proposed.

Section 14.9.5 (d) Development Regulations

Vary the south side yard setback requirement from 3.0 metre required setback to 0.0 metre proposed.

2. 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 Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash; OR
- (b) A Certified Cheque; OR
- (c) An Irrevocable Letter of Credit in the amount of \$ ..... .

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. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works



or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

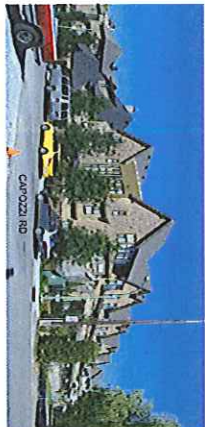
**6. APPROVALS:**

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

\_\_\_\_\_  
Doug Gilchrist  
Divisional Director of Community Planning & Real Estate







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Jul 4, 2014	GR		ISSUED FOR INCOMPLET REVISION
Jul 3, 2014	GR		ADDITIONAL STORY
Jul 22/2014	GR		ISSUED FOR REVISION/REVISION

Sta

Gary Tomporowski Architect Ltd.  
243-1800 Springfield Rd  
Kelowna, British Columbia,  
V1Y 5V5  
Fax: (250) 878-4358  
Telephonic: (250) 878-1068  
email: gtoarch@shawbiz.ca

WATER'S EDGE  
NORTH  
phase II

**WET TAIL**

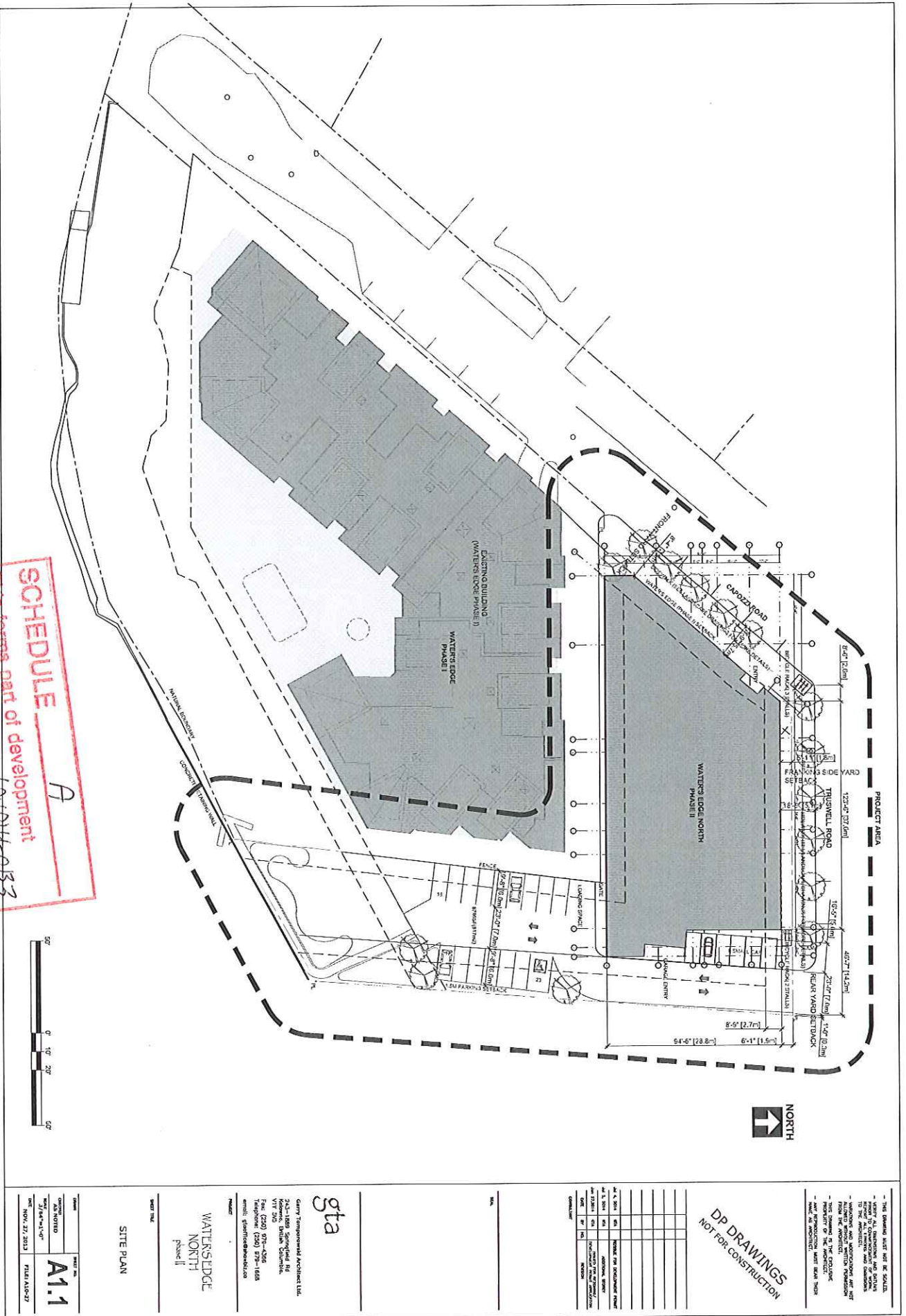
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DIST NOV. 27, 2013	

**SCHEDULE A+B**  
This forms part of development  
Permit # DP14-0132 / D/P14-0133







**DP DRAWINGS  
NOT FOR CONSTRUCTION**

DATE	BY	REVISION

**gta**

Garry Thompson Architects Ltd.  
343-1889 Springfield Rd.  
Wye 2ND Milton Ontario  
Fax: (505) 979-4266  
Telephone: (505) 979-1666  
email: gta@gtarchitects.com

**WATERSEDGE  
NORTH  
Phase II**

**SITE PLAN**

DATE	BY
09/04/2010	A1.1
NOV. 27, 2013	PLAT A15-47

**SCHEDULE A**  
This forms part of development  
Permit # DP14-0132 / DVPH-0133









Permit # DP14-0132 / DV14-0133

ORDERED AS NOTED 3/3/2001 = 1-0-01 NOV. 27, 2013	SHEET NO. <b>A2.2</b> FILE: A10-27
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D

Permit # 016-0132-1 WATER

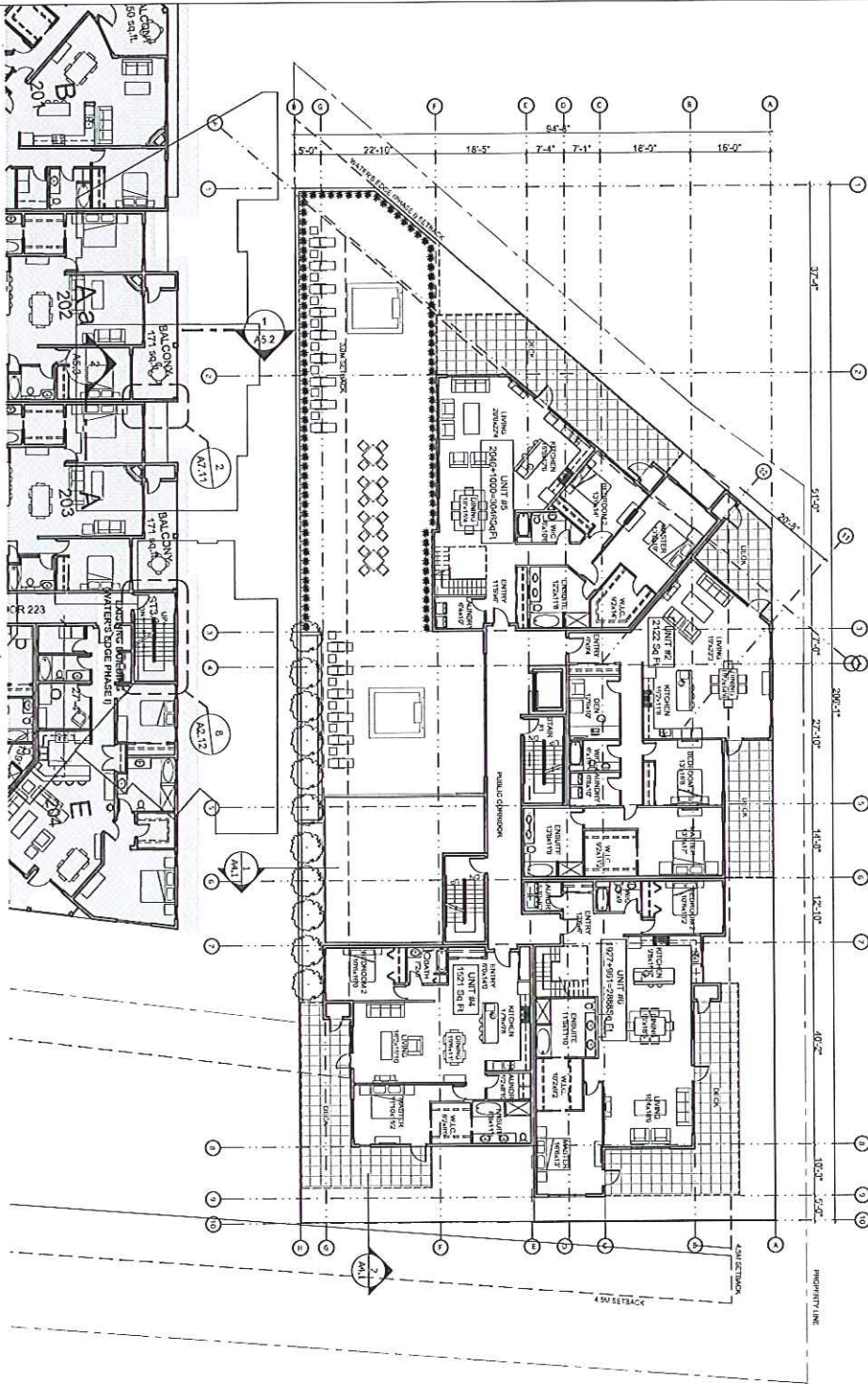
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NOV. 27, 2013	





This forms pair with Permit # DPH-0132 / DPH-0133

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DATE NOV. 27, 2013	FILE: A10-27



# SCHEDULE

A

This forms part of development  
Permit # DP14-0132 / 01114-0133



NORTH

DATE	BY	REVISION
NOV. 27, 2013	AS NOTED	A2.5
		3/27" = 1'-0"
		TITLE A2.5-27

FIFTH  
FLOOR PLAN

WATERS'EDGE  
NORTH  
phase II

gta  
Gentry Thompson Architects Ltd.  
200-1005, Springfield Rd.  
Vancouver, BC V6Y 5S6  
Tel: (604) 278-4346  
Fax: (604) 278-4346  
www.gentrythompson.com

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- AND APPROVED BY THE CITY OF VANCOUVER  
- BEFORE ANY CONSTRUCTION BEGINS  
- AND BEFORE ANY PERMITS ARE OBTAINED  
- FROM THE ARCHITECT  
- AND APPROVED BY THE CITY OF VANCOUVER  
- BEFORE ANY CONSTRUCTION BEGINS  
- AND BEFORE ANY PERMITS ARE OBTAINED  
- FROM THE ARCHITECT

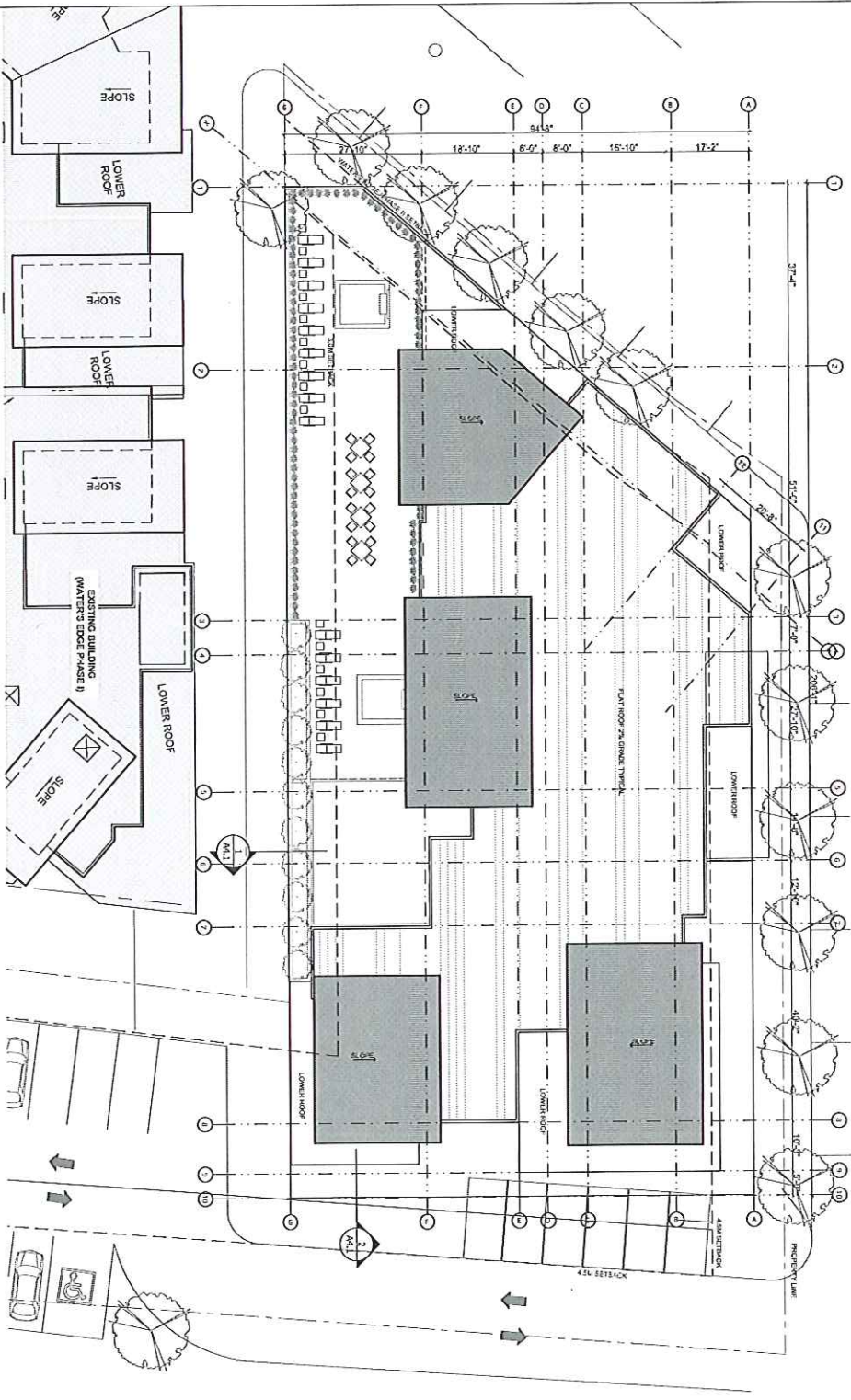




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SCHEDULE A

This forms part of development

Permit # DP14-0132 / NDP14-0133

25'  
 0' 5' 10' 20'  
 NORTH

gta

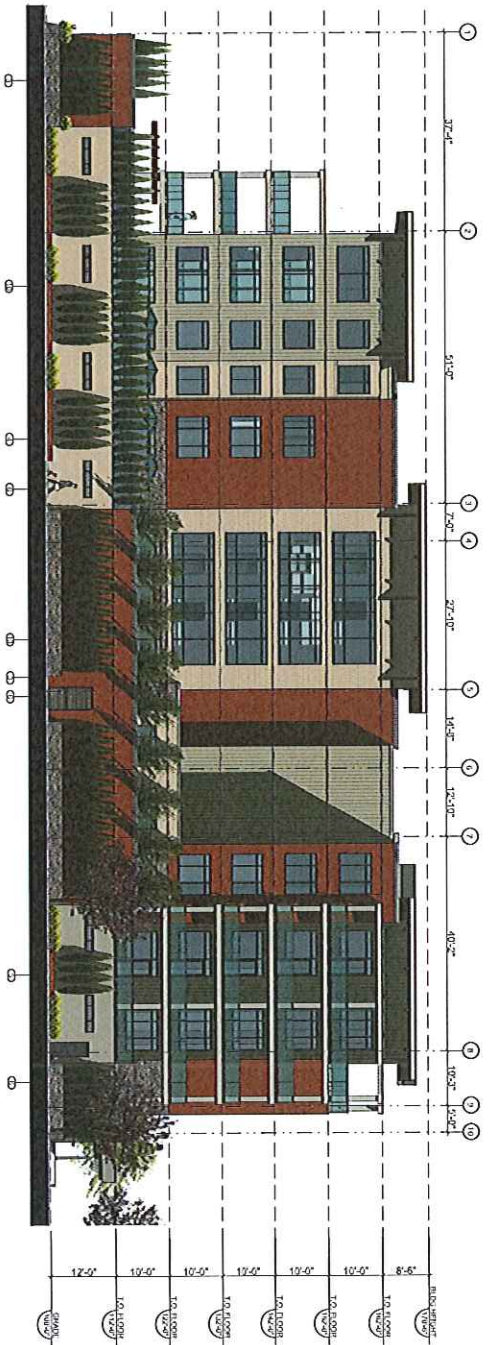
Gentry Transportation Architect Ltd.  
 2500 Highway 101  
 Suite 200  
 Burnaby, BC  
 V5C 5S6  
 Tel: (604) 295-5266  
 Fax: (604) 295-5267  
 Email: gta@gtatransport.com

WATERSEDGE  
 NORTH  
 Phase II

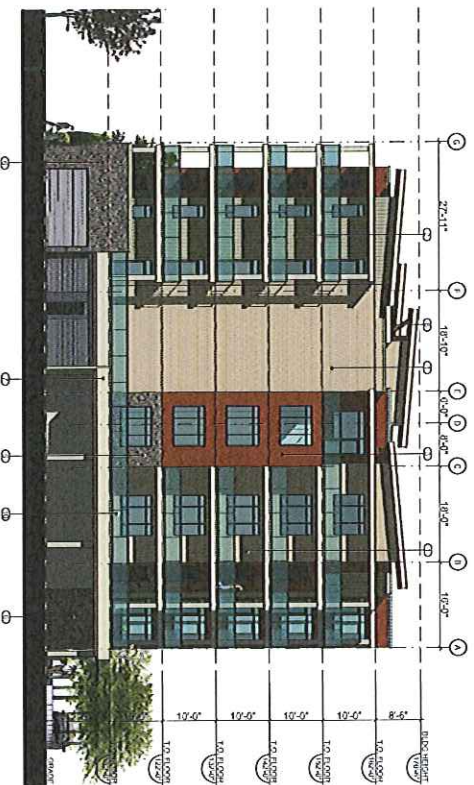
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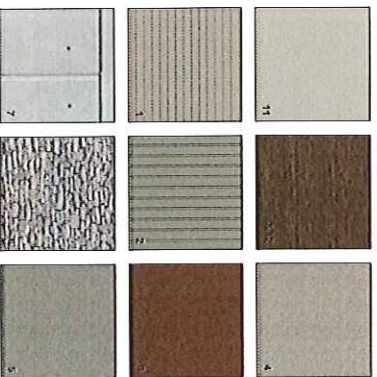


1 SOUTH ELEVATION  
Scale: 3/32" = 1'-0"



2 EAST ELEVATION  
Scale: 3/32" = 1'-0"

- MATERIAL LEGEND:**
1. FIBRE CEMENT SIDING (HORIZONTAL)
  2. FIBRE CEMENT SIDING (VERTICAL)
  3. STUCCO COLOUR 1 - (BEIGE)
  4. STUCCO COLOUR 2 - (DIESEL)
  5. STUCCO COLOUR 3 - (GREEN)
  6. STONE VINYL
  7. EXPOSED WOODEN STRUCTURE
  8. ALUMINUM GUARDRAIL
  9. W/ TERNERED GLAZING
  10. TERNERED GLASS SIGNPOST
  11. PTD FASCIA
  12. WATERS DOCK NORTH SIGNAGE
  13. LANDSCAPE PLANTER
  14. PTD METAL GRILL
  15. GLASS CANOPY
  16. ENTRY CANOPY



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- ANY DIMENSIONS AND DISTANCES NOT SHOWN ON THE DRAWING ARE TO BE TAKEN FROM THE DIMENSIONS AND DISTANCES TO THE MATERIALS AND FINISHES SHOWN ON THE DRAWING.  
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DP DRAWINGS  
NOT FOR CONSTRUCTION

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11/11/2013	STA	19	REVISION: REVISION
11/11/2013	STA	20	REVISION: REVISION

gta

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240-1088 Springfield Rd  
V7Y 3V5  
Tel: (250) 978-4346  
Fax: (250) 978-4346  
www.gtaarchitects.com

WATERSEDGE  
NORTH  
Phase II

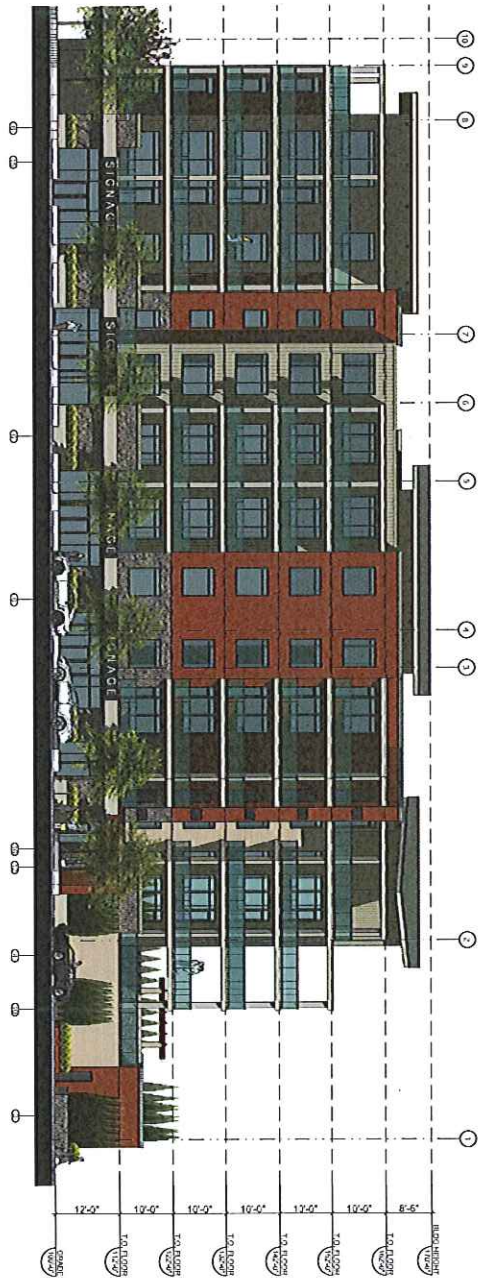
BUILDING  
ELEVATIONS

AS NOTED  
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FILE: A3.1

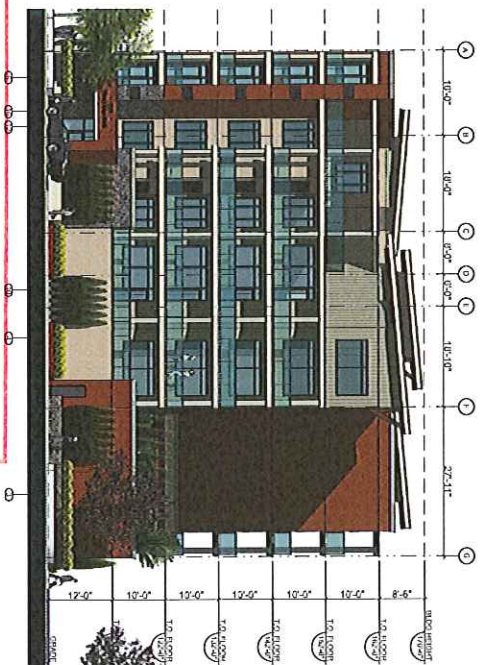
SCHEDULE B

This forms part of development

Permit # DP14-0132 / DVP14-0133



1 NORTH - WEST ELEVATION  
Scale: 3/32" = 1'-0"



2 WEST ELEVATION  
Scale: 3/32" = 1'-0"

**MATERIAL LEGEND:**

1. FIBRE CEMENT SIDING (HORIZONTAL)
2. FIBRE CEMENT SIDING (VERTICAL)
3. STUCCO COLOUR 1 - (RED)
4. STUCCO COLOUR 2 - (TAN)
5. STUCCO COLOUR 3 - (GREEN)
6. STONE VENEER
7. CORRUGATED WOODEN STRUCTURE
8. ALUMINUM GLAZED PANEL
9. ALUMINUM GLAZED PANEL
10. W/ TAPERED GLAZING
11. PTD PASCA
12. WATERS EDGE NORTH SIGNAGE
13. LANDSCAPE PLANTER
14. PTD METAL GRILL
15. GLASS CANOPY
16. ENTRY CANOPY

**DP DRAWINGS**  
NOT FOR CONSTRUCTION

DATE	BY	NO.	REVISION
10/11/2013	DP	1	ISSUED FOR PERMIT
10/11/2013	DP	2	ISSUED FOR PERMIT
10/11/2013	DP	3	ISSUED FOR PERMIT
10/11/2013	DP	4	ISSUED FOR PERMIT
10/11/2013	DP	5	ISSUED FOR PERMIT
10/11/2013	DP	6	ISSUED FOR PERMIT
10/11/2013	DP	7	ISSUED FOR PERMIT
10/11/2013	DP	8	ISSUED FOR PERMIT
10/11/2013	DP	9	ISSUED FOR PERMIT
10/11/2013	DP	10	ISSUED FOR PERMIT

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**WATERSIDGE**  
NORTH  
Phase II

**BUILDING**  
ELEVATIONS

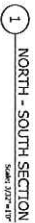
**A3.2**  
Nov. 27, 2013

**SCHEDULE**  
B  
This forms part of development

Permit # **DP14-0132 / DP14-0133**



This forms part of development  
Permit # DP14-0132 / DP14-0133



DP DRAWINGS  
NOT FOR CONSTRUCTION

DATE	BY	AS	REMARKS
Jul 4, 2014	CH		RECEIVED FOR DOCUMENT OF PRESENTATION
Jul 3, 2014	CH		ADDITIONAL STUDY
Jul 27, 2014	CH		STUDY FOR THE REFINEMENT OF THE PROPOSED REACTION

2

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WATER'S EDGE  
NORTH  
phase II

1000

BUILDING  
SECTIONS

## A4.1

DATE	NOV. 27, 2013	FILE# A10-27
ORIGIN	AS NOTED	PROJECT NO.
ORIGIN	3/32" = 1'-0"	A4.1





NO. DATE		DESCRIPTION
3	1944	RECEIVED FROM U.S. BENT PROPERTY
2	1944	RECEIVED FROM CLARENCE PROPERTY
1	1943	RECEIVED FROM JEFFREY PROPERTY

## WKS RESOURCES

**(C) Intellectual Property**

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OF 2

## PLANTLIST

[illegible][illegible]

## C

Permit # DP14-0132 / DP14-0133

