City of Kelowna
Regular Council Meeting
AGENDA

Tuesday, September 12, 2023

4:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

This evening, Council will hold a Regular Meeting.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that the Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor DeHart.

3. Confirmation of Minutes 1 - 15

Tuesday Meeting - August 15, 2023

4. Call to order the Regular Meeting

5. Liquor License Application Reports

City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the liquor license application to come forward.

5.1 START TIME 4:00 PM - Bernard Ave 257-261 - LL23-0015 - Paramount Court Inc., Inc.No. A0086803 16 - 41

To review a Staff recommendation to NOT support a change of liquor license from a Food Primary Establishment to a Liquor Primary Establishment.

6. Temporary Use Permit

6.1 START TIME 4:00 PM - Gordon Dr 104-1111 - TUP23-0002 - Lakeside Land Development Corp., Inc.No. BC0797739 42 - 61

To temporarily allow a personal service establishment business to operate on the subject property.

7. Development Permit and Development Variance Permit Reports

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

7.1 START TIME 4:45 PM - Lapointe Dr 6320 BL12544 (TA23-0005) - City of Kelowna 62 - 63

To adopt Bylaw No. 12544 for a Site-Specific Text Amendment for the subject property.

7.2 START TIME 4:45 PM - Lapointe Dr 6320 - DP23-0091 DVP23-0092 - City of Kelowna 64 - 103

To issue a Development Permit for the form and character of a heavy duty truck sales, service, and repair building and a Development Variance Permit to vary the maximum size, height, and number of signs.

7.3 START TIME 4:45 PM - Saucier Ave 802-812 - BL12436 (Z21-0041) - Westrich Saucier Develpments BC Ltd., Inc.No. BC1367262 104 - 104

To amend and adopt Bylaw No. 12436 in order to rezone the subject property from the RU4 – Two Dwelling Housing zone to the MF3r – Apartment Housing Rental Only zone.

7.4 START TIME 4:45 PM - Saucier Ave 802-812 - DP22-0035 DVP22-0036 - Westrich Saucier Developments BC Ltd., Inc.No. BC1367262 105 - 180

To issue a Development Permit for the form and character of rental only apartment housing with variances to site coverage and building step-back.

8. Reminders

9. Termination

10. Procedure on each Bylaw Submission

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.

City of Kelowna
Regular Council Meeting
Minutes

Date:	Tuesday, August 15, 2023
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas*, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist*; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black*; Community Planning & Development Manager, Dean Strachan; Legislative Coordinator (Confidential), Rebecca Van Huizen
Staff Participating Remotely	Legislative Coordinator (Confidential) Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Cannan.

3. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of July 11, 2023 be confirmed as circulated.

Carried

4. Call to order the Regular Meeting

Mayor Dyas called the meeting to order at 4:02 p.m.

5. Liquor License Application Reports

5.1 START TIME 4:00 PM - Enterprise Way 220-2544 - LL23-0013 - Simple Pursuits Inc., Inc. No. BC1206854

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Jonathan Garratt and Randy Wood, Enterprise Way, Applicant
- Displayed a PowerPoint Presentation.
- Provided personal background information.
- Golf Evolution is a one stop indoor golfing experience offering golf lessons, practice and play time as well as golf club fittings and repairs.
- Will be utilizing best in class indoor golf simulator technology.
- To compliment the golfing areas, lounge and bar, would like to offer a small fresh food menu supported by a drink menu consisting of alcoholic and non-alcoholic beverages.
- Spoke to the impact to the community and strive to be a benefit to the city as a whole.
- Golf Evolution will be able to provide a year-round golfing experience during the heat of the summer as well as the cold in winter.
- Overall feedback from the golfing community and local residents has been overwhelmingly supportive and eagerness for Golf Evolution to open.
- With a maximum occupancy of 40 people do not see significant negative impact to any neighbouring business.

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

No one participating On-line or in the Gallery wished to speak.

Applicant in Response
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Cannan/Seconded By Councillor Hodge

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

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

1. Council recommends support of an application from Golf Evolution Inc. for a Liquor Primary License for Lot 2 District Lot 125 ODYD Plan KAP69740, located at 220-2544 Enterprise Way, Kelowna, BC for the following reasons:

   a. Council Policy No. 359 recommends supporting alternative entertainment options, and/or establishments which are less focused on alcohol consumption;

2. Council's comments of LCLB's prescribed considerations are as following:

   a. The location of the establishment:

The proposed location is suitable for a small establishment liquor primary license as it's located in a commercial area.

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

The location is not in close proximity to other Liquor Primary Establishments and borders the Rail Trail to the North.

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

The hours are consistent with similar businesses in the City and has a max capacity of 40 persons.

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

The location is not in close proximity to other liquor primary establishments.

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

The potential impact for noise is minimal due to the location of the unit and it would be compatible with surrounding land uses.

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

The impact for negative impacts is minimal.

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

Carried

5.2 START TIME 4:00 PM - Jim Bailey Rd 8999 - LL23-0014 - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Lloyd and Marisa Kinney, Applicant
- Displayed a PowerPoint Presentation.
- Established 6 years ago on the Coast with 2 locations with full service restaurants with food, beer, wine and cocktail menus.
- Would like to add a restaurant location in Kelowna along with a manufacturing facility.
- The Brewery would consist of a tasting room, restaurant, patio and picnic areas.
- Spoke to the high quality products and services provided on the site.
- Spoke to the brewing production process.
- Spoke to the facility size and location.
- Commented that a guard shack on site will be retained and plan to use for office spaces.
- Made comment that proper fencing will be created for picnic area and intend to apply for a picnic license as well.

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

No one participating On-line or in the Gallery wished to speak.

Applicant in Response:
- Responded to questions from Council.

There were no further comments.

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Moved By Councillor Singh/Seconded By Councillor Lovegrove

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

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

1. Council recommends support of an application from Britannia Brewing for a Lounge Endorsement for a Manufacturer's License for Lot 1 Section 2 Township 20 ODYD Plan EPP98124, located at 8999 Jim Bailey Road, Kelowna, BC for the following reasons:

    - The addition of a Lounge Endorsement to the Manufacturer's License is perceived to have a minimal impact on the community and surrounding properties as this is in an existing industrial building and there are limited residential properties in the area.

2. Council's comments on the LCRB's prescribed considerations are as follows:
    - The location of the manufacturer's lounge:

The proposed location is suitable for a lounge endorsement for a manufacturer's license because it is located in an industrial building, not in close proximity to residential uses.

- The proximity of the manufacturer's lounge other social or recreational facilities and public buildings:

The location is close proximity to the Rail Trail and is in close proximity to one other social gathering establishment.

- The person capacity of the manufacturer's lounge:

The proposed capacity is 187 persons (97 inside and 90 on patio). The inside and patio areas will close at 10:00 PM or 11:00 PM depending on the day.

- Traffic, noise, parking and zoning:

The potential impact for noise is minimal and would be compatible with surrounding land uses. The business would be required to follow the City's Good Neighbour Bylaw.

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

The impact for negative impacts is minimal.

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

Carried

5.3 START TIME 4:00 PM - High Road 1170-1186 - LL23-0016 - Paul Leinemann Construction Ltd, Inc. No. 131963

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Matthew Grieve and Rob Leinemann, Railside Brewing Ltd., Applicant
- Looking to expand hours to provide more flexibility.
- In general not changing hours of operation except to add Mondays.

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

No one participating On-line or in the Gallery wished to speak.

Staff:
- Responded to questions from Council.

Applicant in Response:
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

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

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

1 Council recommends support of an application from Railside Brewing Ltd. for a Manufacturer License with Lounge Endorsement amendment for Lot 3 Section 30 Township 26 ODYD Plan 19104, located at 1170-1186 High Road, Kelowna, BC for the following reasons:

• A permanent change to the current hours of operation from 2:00 pm to 9:00 pm Tuesday to Wednesday, 12:00 pm to 10:00 pm on Thursday, 11:00 am to 11:00 pm on Friday and Saturday, and 11:00 am to 9:00 pm on Sunday to 9:00 am to 12:00 am on Sunday through Saturday would not have an adverse effect on the surrounding community, as the establishment has been operating and serving alcohol on the patio until 11:00 PM on Fridays and Saturdays since 2022 with no complaints or issues.

2. Council's comments on LCRB's prescribed considerations are as follows:

a. The potential for noise if the application is approved:
- This is an existing business located in close proximity to other commercial and industrial uses with some residential uses in close proximity. The patio is currently permitted to remain open until 11:00 pm on Fridays and Saturdays and has been operating for one year with no complaints.

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

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

Carried

6. Development Permit and Development Variance Permit Reports

6.1 START TIME 4:00 PM - Hilltop Cres 1830 - DP22-0163 DVP23-0106 - AP1830 Developments Ltd., Inc. No. BC1338382

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Harsimer Rattan, Preet Mudhar, Darren Miller, Richard Davignon, David Crawford, Applicant participating remotely:
- Displayed a PowerPoint Presentation.
- Spoke to the site location and site context.
- Spoke to development objectives and principles in providing multi-family ownership opportunities and create a variety of amenity spaces.
- Displayed viewpoints of the building from several perspectives.
- Provided a breakdown of parking and development regulations.
- Spoke to building elements noting that units are provided with balconies and windows to take advantage of lake views, however, the building does not obstruct any view corridors for its surroundings.
- Spoke to design and architectural elements and materials.
- Commented on the retaining wall and parkade and materials used to mitigate the height.
- Spoke to the Landscape Plan and noted that no trees are planned to be removed from the covenant area and will remain undisturbed.
- Spoke to parkade structure and retaining wall development variance and rationale.
- Displayed renderings of the building elevations.
- In conclusion, the proposal promotes a pedestrian oriented layout and design with street oriented units, aligns with the character of McKinley Beach and is within height limits of the Official Community Plan.

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

On-Line:

Yolanta Leszczynski, Lavender Lane
- Would like clarification regarding the number of storeys each proposed building will have.
- Raised concern with the visual impact of elevations if the buildings are 7 and 8 storeys.

Applicant in Response, remotely:
- Confirmed that the buildings are 5 and 6 storeys in height.

Staff:
- Responded to questions from Council.

Applicant in Response:
- Responded to questions from Council and displayed the landscape plan details.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP22-0163 and Development Variance Permit No. DVP23-0106 for Lot 5 Section 28 Township 23 ODYD Plan EPP76020, located at 1830 Hilltop Crescent, Kelowna, BC subject to the following:

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

AND THAT variances to the following section of the Zoning Bylaw No. 12375 be granted:

Section 15.4.5 [.3]: CD18 Development Regulations
To vary the minimum amount of habitable space within an exposed storey from 60% required to 0% proposed.

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

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

Carried

6.2 START TIME 4:30 PM - Highway 97 N 2479 - DP23-0011 DVP23-0123 - Victor Projects Ltd., Inc. No. BC1326399

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Ruibin Li, McElhanney Ltd., Applicant Representative
- Do not have a formal presentation, however staff prepared a comprehensive report.
- The new building structure is larger than the former Costco building; the current building is 30 years old making it too old to be re-purposed.
- Spoke to safe pedestrian connectivity and transit access.
- The proposed development aligns with the Official Community Plan land use designation and C2 zoning.
- Committed to preserving the environment including retention of existing trees on site and special attention to landscaping within the parking area.
- Spoke to design elements with a refreshed Canadian Tire logo.
- Commented on an increase of local employment opportunities and economic contributions.

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

Gallery:

Robert Stipka, Scott Road
- Displayed a PowerPoint Presentation.
- Commented on Kelowna's Community Vision and believes this application does nothing to meet the vision.
- Spoke to the housing crisis and noted that there is no housing proposed in this core area location which would add value to the business model.
- Spoke to this proposal failing the climate emergency with no adaptive reuse and inducing more sprawl.
- Suggests infill challenge for multi-use instead of demolition and construction of new commercial only development.
- Spoke to other communities where commercial buildings include housing.
- Would like to see reduced environmental and community impact.
- Opposed to this application.

On-Line

David Crawford, Greene Road
- Opposed to this development as proposed.

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- Raised concern with the replacement of a big box store for another big box store with a lot of parking stalls.
- Demolition and rebuilding does not align with climate actions as stated in Council Priorities.
- Would like to see affordable housing added to this site.

Tracey Davis, Lake Avenue
- Raised concern with the global climate emergency.
- Made comment on the demolition of this building not following the most basic climate lens and priorities.
- Opposed to this application.

Neil Donnelly, Ziprick Road
- Homeowner in the area.
- Commented that this is an existing neighbourhood and the disruption to the neighbourhood is unnecessary.
- Raised concern with light pollution from the parking lot and additional signs.

The meeting adjourned at 5:35 p.m.

The meeting reconvened at 5:48 p.m.

Applicant in Response:
- Spoke to the application being a development permit and development variance permit application for building signs.
- Commented on the existing building being recycled and reused; cannot be reused in its current form.
- Commented on the proposal aligning with the Official Community Plan designation and that the area is designed for car oriented development.
- Made comment that Canadian Tire developments do not incorporate residential components and noted that this is not the zone for mixed use.
- Spoke to Canadian Tire's environmental initiatives and climate change mitigation efforts.

Staff:
- Responded to questions from Council.

Applicant in Response:
- Responded to questions from Council.

Rick Miller, Victor Projects, Development Manager
- Responded to questions from Council.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Council authorizes the issuance of Development Permit No. DP23-0011 and Development Variance Permit No. DVP23-0123 for Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607, located at 2479 Hwy 97 N, Kelowna, BC subject to the following:

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

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 10.3(b)a.: Major Commercial Zones, Signage Regulations
To vary the maximum number of non-illuminated Fascia or Window signs per business from 2 non-illuminated Fascia or Window Signs permitted to 1 non-illuminated Fascia sign and 3 Window Signs proposed.

Section 10.3(b)g.: Major Commercial Zones, Signage Regulations
To vary the maximum number of illuminated Fascia Signs per business from 2 illuminated Fascia Signs permitted to 10 illuminated Fascia Signs proposed.

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

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

Carried
Councillors Hodge and Lovegrove - Opposed

7. Termination

The meeting was declared terminated at 6:36 p.m.

8. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 6:36 p.m.

9. Individual Bylaw Submissions

9.1 START TIME 4:30 PM - Amendments to Secondary Residences in the ALR - TA23-0006 (BL12560)

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

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

No one participating On-line or in the Gallery wished to speak.

Staff:
- Responded to questions from Council.

There were no further comments.

10. Termination

The Hearing was declared terminated at 6:38 p.m.

11. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 6:38 p.m.

12. Bylaws Considered at Public Hearing

DRAFT

12.1 START TIME 4:30 PM - Amendments to Secondary Residences in the ALR - BL12560 (TA23-0006)

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12560 be read a second and third time.

Carried

13. Termination

The meeting was declared terminated at 6:39 p.m.

14. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 6:39 p.m.

Mayor Dyas declared a conflict of interest as the applicant is a client of a business his son operates and left the meeting at 6:40 p.m.

City Manager made comment about living near the subject property and left the meeting 6:40 p.m.

Ryan Smith took over as Acting City Manager at 6:40 p.m.

Deputy Mayor Singh took over the Chair at 6:40 p.m. and made comment regarding her residence in the Kettle Valley area and not having a conflict of interest.

15. Individual Bylaw Submissions

15.1 START TIME 5:00 PM - Providence Ave 410 - OCP23-0001 (BL12523) Z23-0001 (12524) - Kettle Valley Holdings Ltd., Inc. No. 551772

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Paul Fenske, Principal Placemark Design Studio Inc., Applicant
- Displayed a PowerPoint Presentation.
- Commented on the history of the property and the land use designations.
- Spoke to the community engagement process and timeline.
- Commented on ensuring privacy with either new park or landscape screening and preserving lake views.
- Provided a summary of responses to community questions regarding uses, density, environment impacts, transportation and wildfire risk.
- This plan is in alignment with the Official Community Plan, City housing needs and the community engagement that created it.

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

Gallery

Lesley Moshuk, Providence Avenue
- Opposed to this application.
- Mother lives directly across the street from the proposed development.
- Raised concern with infrastructure and services in the area as well as other developments along Lakeshore Road.
- Raised concern regarding long wait times for emergency vehicles in the case of emergencies with only one way in and out.
- Believes that South Perimeter Way does not provide relief to Kettle Valley.

John Moshuk, Providence Avenue
- Opposed to this application.
- Commented on previously submitted correspondence with concerns regarding construction traffic.
- Believes there could be thousands of dump trucks for infill on the property.
- Currently there are seven large multi-family developments under construction and would like those completed before additional permits are issued.
- Raised concern with increased traffic.
- Raised concern that the area could be under construction for 10 years.
- Responded to questions from Council.

Len McFarlane, Providence Avenue
- In support of this application.
- Lives directly across the street from the proposed development.
- Resident for 24 years and Chair of the Kettle Valley Neighbourhood Association and coordinated the regular Upper Mission publication.
- Commented on the developer engagement with the community and their commitment to hear our feedback.

Nancy Jebb, Tulameen Road
- Opposed to this application.
- Frustrated with the process and number of public hearings with similar proposals.
- Density has increased since the previous proposals despite neighbourhood opposition.
- Would like an actual compromise from the original Master Plan.
- Raised concern with commuter traffic.
- Believes the applicant is not working with the School District.
- Raised concern with Tulameen Road encroachments.
- Raised concern with views being impacted.

Charles Jebb, Tulameen Road
- Opposed to this application.
- Home backs onto the proposed greenway area and expected it to remain; did not have an issue with the school.
- Raised concern with the wildfire emergency access and egress.
- Raised concern with increased traffic by adding more units to the neighbourhood.
- Does not believe the developer listened to the community.

JP Letnick, Thalia Street
- Resides across from the proposed development.
- In support of this application.
- Believes higher density duplex style development will attract young families.
- Have had no issue driving down or up the road outside of school hours.
- The greenspace looks incredible; this plan allows for a lot more use with many trails and crown land nearby.
- Do not want a school across from their residence.

Kay Gowan, Providence Avenue
- Opposed to this application.
- Believes space is not being saved for how the land was intended to originally be used.
- Unable to work this year due to inability to find childcare and lack of licensed childcare in the neighbourhood.
- Spoke to Official Community Plan Policies to support daycare use.
- Land is being rezoned for housing only and would like to see balanced zoning.
- Young families who move into proposed development will need childcare and recommended that P2 zoned land be saved.

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Mary Poelzer, Quilchena Drive
- Opposed to this application.
- Resident since 2002 and was there during the 2003 Okanagan Mountain fire.
- Raised concern regarding evacuation in case of a wildfire with limited exit from the Upper Mission.
- Believes infrastructure is needed before placing more people in the area.

Sonja Dirnberger, Quilchena Drive
- Opposed to this application.
- Resident since 2015 but not directly affected by this development.
- Raised concern with the number of vehicles that will be generated from the development due to existing traffic issues.
- Raised safety concerns with the narrow roads and risks to school children.
- Raised concerns with emergency vehicles accessing the area.

Lesley Moschuk, Providence Avenue, finishing earlier comments
- Raised concern with construction traffic.
- Raised concern with unfinished developments that should be finished prior to adding more development in the area.
- Raised concerns with so many developments along Lakeshore Road.
- Raised concerns with traffic on Chute Lake Road.
- Commented that there is limited community uses in Kettle Valley and options for seniors to remain in the neighbourhood.

Gary Athans, Tulameen Road
- Opposed to this application.
- Resident in Kettle Valley for 13 years; engaged with the development group over the last 7 years, more engagement in the last year.
- Believes the land should be a park if not a school.
- The land was zone for institutional uses and would like to see that explored.
- Believes the density is too high for that space.

Online:

Nima Algooneh, Providence Avenue
- Opposed to this application.
- Speaking on behalf of Steven Bergg, Okaview Road.
- Works as a Realtor and writes for the Upper Mission magazine.
- Have not spoken to one supporter of this application.
- Commented that there are enough homes for sale already and do not need anymore.
- Raised concern with fire emergencies with only 2 roads out.
- Commented that area schools are already overcrowded.
- There are reasons the land was zoned for a school and those reasons have not changed.
- Asked Council to reject this proposal.

Amanda Worms, Upper Booth Road
- Opposed to this application.
- Owner of Little Owl Academy in Kettle Valley and Executive Director of a non-profit childcare company.
- Commented that there are 1,015 families in Kettle Valley seeking childcare.
- Commented that it is difficult finding spaces that fit childcare needs with the lack of zoned property.
- Asked Council to consider the impact of removing the P2 zoning in terms of the ability to create childcare spaces.
- Raised concern with current traffic levels and near misses with young children.

Richard Stewart, Tulameen Road
- Opposed to this application.
- Resident since 2006.

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- Would like to see multiple institutional uses under the P2 zone.
- Encouraged the current landowner to pursue other opportunities to better serve the community with services.
- Raised concern with community services being too far away.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council continue the Public Hearing past 8:00 p.m.

Carried

The meeting adjourned at 8:01 p.m.

The meeting reconvened at 8:16 p.m.

Online:

Leanne Foster, Trumpeter Road
- Opposed to this application.
- Office is 8 kilometers from home and during the school year it can take 45 minutes to travel 8 kilometers.
- Raised concern with increased volume of traffic with the number of housing units being added.
- A community centre would create activities for children and teens and a daycare would reduce the need to travel for childcare.
- Believes there are so many opportunities with the current zoning in place.

Jessica Moffat, Quilchena Drive
- Opposed to this application.
- The area is already zoned for the needed services and should be upheld.
- Questioned adding more people when other services are needed for the existing residents.
- Raised concerns regarding emergency service access and wildfire evacuation.
- Believes there are opportunities for space as institutional use.

Tanya Muir, Mountainside Court
- Spoke on behalf of other community members who live and work in the area.
- Listened to both sides of those in support and not in support, originally here in support.
- In support of the developer moving forward with a plan but not necessarily this plan.
- There needs to be a commitment from the City to upgrade roads regardless of the project.

Tracy Campbell, Hedeman Court
- Opposed to this application
- Commented that there are no daycares in an expanding area and there isn't anything for kids to do.
- Spoke to difficulty in finding a school for her child.
- Raised concern with vehicle congestion.
- Raised safety concerns with wildfire evacuation.
- Did not purchase in the area due to congestion and wildfire risk.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council continue the Public Hearing past 8:30 p.m.

Carried

Gallery:

Shane Styles, McClure Road
- In support of the application.
- Am a Realtor but not involved with this project professionally.
- The homes planned for this area is an ideal mix for young families in Kelowna.
- Spoke to the reduced wildfire risk since the 2003 Okanagan Mountain Park fire.

DRAFT

- Commented that it is a Provincial matter regarding the building of schools.

Keith Pinder, Tulameen Road
- The developer listened to Council and consulted with the neighbourhood after the last Public Hearing.
- The site could serve as institutional uses as much as residential uses.
- Raised concern regarding wildfire risk as there is still a lot of fuel on the south slopes.
- Raised traffic concerns and noted that one accident can cause gridlock.

Online

Bradly Gibbert, Goldfinch Place
- In support of this application.
- This is the needed missing middle housing in Kelowna and Kettle Valley.
- This will meet the demand for first time homebuyers and those downsizing.

Applicant in Response:
- Commented that this project would be a 2 to 3 year development.
- Commented on the 2003 wildfire and noted that through talks with city staff and foresters their assessment is that the land in question is low risk.
- Most childcare facilities are sponsored or subsidized; there are 7 acres of public land for the city to do whatever they want with it.
- Quilchena Drive is a connector road with a bus route, it is not a narrow road.
- There is a national housing problem and it is not accurate to say that Kettle Valley does not.
- The market needs smaller homes, townhomes and duplexes.

Staff:
- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council continue the Public Hearing past 9:00 p.m.

Carried

Applicant in Response:
- Responded to questions from Council.

There were no further comments.

16. Termination

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

17. Call to Order the Regular Meeting

Deputy Mayor Singh called the meeting to order at 9:21 p.m.

18. Bylaws Considered a Public Hearing

18.1 START TIME 5:00 PM - Providence Ave 410 - BL12523 (OCP23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12523 be read second and third time.

Carried
Councillor Cannan - Opposed

DRAFT

18. Bylaws Considered a Public Hearing

18.2 START TIME 5:00 PM - Providence Ave 410 - BL12524 (Z23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12524 be read a second and third time.

Carried
Councillor Cannan - Opposed

19. Reminders – Nil.

20. Termination

The meeting was declared terminated at 9:57 p.m.

Mayor Dyas

Deputy City Clerk

Deputy Mayor Singh

lb/acm

DRAFT

REPORT TO COUNCIL
LIQUOR LICENCE

Date:	September 12, 2023
To:	Council
From:	City Manager
Address:	257-261 Bernard Ave
File No.:	LL23-0015

	Existing	Proposed
OCP Future Land Use:	UC - Urban Centre	UC - Urban Centre
Zone:	UC1 – Downtown Urban Centre	UC1 – Downtown Urban Centre

1.0 Recommendation

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

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

1) Council NOT recommend support of an application from Blue Diamond Hospitality Inc. for a Liquor Primary License, located at Parcel Z (Plan B5763) Block 13 District Lot 139 ODYD Plan 462, Kelowna, BC for the following reasons:

   - The application is contrary to Council Policy #359: Liquor Licensing Policy & Procedures for Liquor Primary (LP) Establishments;
   - The application is contrary to the 2040 Official Community Plan which indicates significant residential growth in the area;
   - The increase of noise and activity associated with a large rooftop Liquor Primary License may adversely affect current and future area residents;

2) Council's comments on LCLB's prescribed considerations are as follows:

   a. The location of the establishment:
   The location is within the Downtown Urban Centre on Bernard Avenue which is intended for businesses with an entertainment focus.
   b. The proximity of the establishment to other social or recreational facilities and public buildings:
   The location is in close proximity to several food primary establishments, liquor primary establishments and government buildings.
   c. The person capacity and hours of liquor service of the establishment:
   The proposal does not seek changes to the current person capacity of 505 persons. The hours of the outdoor patio may affect nearby residents.
   d. The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location:
   The 200 block of Bernard Ave contains several liquor primary businesses ranging in scale, hours, and focus.

e. The impact of noise on the community in the immediate vicinity of the establishment: The potential impact for noise from the rooftop patio may be disruptive and would not be compatible with surrounding land uses.

f. The impact on the community if the application is approved: The potential for negative impact on the community may increase due to the size, capacity, and hours of the establishment on the rooftop patio with the addition of Patron Participation Entertainment uses, which is contrary to Council Policy #359 which states that Patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

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

2.0 Purpose

To review a Staff recommendation to NOT support a change of liquor license from a Food Primary Establishment to a Liquor Primary Establishment.

3.0 Development Planning

City Staff are not supportive of the proposed change of licence from a Food Primary Licence to a Liquor Primary Licence. The purpose of the change of liquor licence is to allow Patron Participation Entertainment which would be permitted under a Liquor Primary licence. Patron Participation Entertainment would allow an unlimited number of events such as live entertainment, dancing, karaoke, games, and more. Whereas a Food Primary licence is limited to six events par calendar year. Additionally, a Liquor Primary licence would allow patrons to maneuver around freely as opposed to being limited to their own table.

The Official Community Plan (OCP) indicates significant residential growth within the downtown core. Over the past several years many residential units have been built or are under construction and being added to the downtown core. In particular, 650 units are currently under construction 100 m away at the Water Street by the Park development. As the residential density continues to increase, Staff are trying to balance increasing residential density, while having a vibrant and amenity rich downtown. While the area surrounding the business currently has limited residential development, the long-term vision includes increased residential density for the Urban Centre. The operations of a late-night Liquor Primary Establishment with a large outdoor rooftop patio (238 outdoor seating capacity) is likely to be disruptive to the livability of both current and future nearby residents.

Generally, staff consider the following standards for outdoor patios:

- Last call for alcoholic beverages is 10:30 pm.
- All alcoholic beverages must be removed from the Permit Area by 11:00 pm.
- The patio must be cleared of people and closed by midnight.

The above requested conditions are now standard requirements for all liquor licenced establishments operating not only downtown, but across the City. The additional requirements around the rooftop patio are intended to generally align with the Bernard Avenue Sidewalk Program which encourages the use of sidewalk area for patios but strives to limit negative impacts to surrounding businesses and residents. Under the existing Food Primary licence, the existing rooftop patio is open until midnight.

The subject property is in close proximity to several Medium (100 – 249 persons) and Large (250+ persons) establishments as defined by Council Policy 359. The objective of this policy is to limit the proximity of

these high occupancy establishments and avoid clustering. The subject property is within 160 m of three other Large establishments and one Medium Establishment. Additionally, Council Policy 359 discourages Liquor Primary's with capacity's that exceed 500 persons.

4.0 Project Details

Existing Hours of Sale:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM
	Roof Top Patio	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM

Occupant Load:

	Existing
Indoor	227 Persons
Rooftop Patio	238 Persons
Bernard Avenue Patio Program	40 Persons
Total	505 Persons

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC1 – Downtown Urban Centre	Park
East	UC1 – Downtown Urban Centre	Food Primary Establishment
South	UC1 – Downtown Urban Centre	Food Primary & Personal Service Establishment
West	UC1 – Downtown Urban Centre	Food Primary Establishment

Subject Property Map: 257-261 Bernard Ave

5.1 Background

In 2018, a Food Primary Licence with permission to operate past midnight was approved by Council. Food Primary Establishments are permitted to apply for up to 6 Special Event Permits on a yearly basis. Since opening in 2018 Craft has applied for 4 special event licences.

6.0 Current Development Policies

6.1 Council Policy #359 – Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to a Liquor Primary application:

1) Siting/Density Guidelines.

b) Large establishments (with person capacity greater than 249 persons):

i) Should only be located within an Urban Centre.

The subject property is located within the Downtown Urban Centre.

ii) Should be located a minimum of 250m from another Large establishment.

Distrikt Nightclub - approx. 160 m, with a capacity of 440 persons.
Bernie's Supper Club – approx. 145 m, with a capacity of 333 persons.
Liquid Zoo Show Lounge – approx. 30 m, with a capacity of 500 persons.
Cheetahs Show Lounge – approx.. 6m, with a capacity of 200 persons.

iii) Should be located a minimum of 100m from a Medium establishment.

Cheetahs Show Lounge – approx. 8 m, with a capacity of 200 persons.

iv) Should not be located beside a Small establishment

The subject property is not located adjacent to a Small establishment.

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

b) Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc).

6.2 R.C.M.P.

No concerns.

7.0 Application Chronology

Application Accepted:	June 14, 2023
Date of Neighbourhood Consultation Completion:	July 25, 2023

8.0 Alternate Recommendation

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

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

1) Council recommends support of an application from Blue Diamond Hospitality Inc for a Liquor Primary License, located at Parcel Z (Plan B5763) Block 13 District Lot 139 ODYD Plan 462, Kelowna, BC for the following reasons:

   i. The application is contrary to Council Policy #359: Liquor Licensing Policy & Procedures for Liquor Primary (LP) Establishments;
   ii. The application is contrary to the 2040 Official Community Plan which indicates significant residential growth in this area;
   iii. The increase of noise and activity associated with a large rooftop Liquor Primary License may adversely affect current and future area residents;
   iv. The hours of operation for the patio areas shall be reduced to 9:00 am to 11:00 pm;

2) Council's comments on LCLB's prescribed considerations are as follows:

   a. <u>The location of the establishment:</u>

      The location is in the Downtown Urban Centre on Bernard Avenue which is intended for businesses with an entertainment focus.

   b. <u>The proximity of the establishment to other social or recreational facilities and public buildings</u>:

      The location is in close proximity to several food primary establishments, liquor primary establishments and government buildings.

   c. <u>The person capacity and hours of liquor service of the establishment:</u>

      The proposal does not seek changes to the current person capacity of 505 persons. The hours of the outdoor patio may affect nearby residents.

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

      The 200 block of Bernard Ave contains several liquor-primary licenses ranging in scale, hours, and focus.

   e. <u>The impact of noise on the community in the immediate vicinity of the establishment:</u>

      The potential impact for noise from the rooftop patio may be disruptive and would not be compatible with surrounding land uses.

   f. <u>The impact on the community if the application is approved:</u>

      The potential for negative impact on the community may increase due to the size, capacity, and hours of the establishment on the rooftop patio with the addition of Patron Participation Entertainment uses, which is contrary to Council Policy #359 which states that Patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

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

Report prepared by:	Jason Issler, Planner I
Reviewed by:	Lydia Korolchuk, Planner Specialist
Reviewed by:	Jocelyn Black, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
Attachment A: Letter of Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

ATTACHMENT A
This forms part of application
LL23-0015
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

Letter of Intent: Craft Kelowna

- Describe the primary focus of your business including any functions and services your establishment will provide if liquor service is not the primary business focus.

-We are currently licenced under a food primary licence. We are applying for a liquor primary licence to replace the existing food primary licence. We will cancel our food primary upon approval of the liquor primary. Food service will not change, we have a full kitchen and menu which will remain the same. We have many corporate functions request patron participation with games, live entertainment and various other requests many times throughout the year

- If liquor service is not the primary business focus (e.g. retail store or spa): identify the operating hours of your primary business and whether or not the business focus will shift to liquor service at a set time of day.

-The operations will continue the same as under the existing food primary licence. We are applying for a liquor primary licence specifically to allow games to be played such as corn hole and shuffle board. We would also like our patrons during functions and events to be able to walk freely around our establishment. Under the LCRB rules and regulations, the above games requests and free flow of movement can only occur under a liquor primary licence.

- Identify all types of entertainment that may be offered in your establishment (e.g. films, darts, DJ booth, dance floor, exotic dancing, gambling, karaoke, live music, pool)

-As noted above the main purpose for converting to a liquor primary licence is to allow for corn hole, shuffle board and to have the free flow of movement for corporate requests, events and functions.

- Describe the type of food service your establishment will offer. Liquor primary establishments must provide, at a minimum, a variety of hot or cold snacks and non-alcoholic beverages during all hours of operation.

-the existing full menu that has currently been accepted by the LCRB for the food primary licence will be offered with the LP licence. It consist of premium casual food offerings including appetizers, main courses and deserts and will not change.

- Describe the composition of the neighbourhood (e.g. commercial, residential, industrial).

-predominantly downtown core / commercial

- Describe the potential for noise and other types of disturbance.

-There will be no impact on noise as the only proposed change to converting to an LP is to offer shuffle board and corn hole. See attached plan showing proposed games location (recognizing that corn hole is not fixed and moveable).

Describe the measures you will implement to ensure nearby residents are not disturbed by your establishment or patrons of your establishment.

-Staff will continually monitor to ensure noise levels do not disturb the neighbours. Signs will be posted asking patrons to leave quietly / respect our neighbours.

- Identify any requests for licensing options and/or endorsements.

We would like to request a minors endorsement which will allow minors accompanied by a parent or guardian until 10.00pm

ATTACHMENT A

This forms part of application

LL23-0015

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

City of Kelowna

LL23-0015
257-261 Bernard Ave

Liquor Licence Application

Purpose

- To review a Staff recommendation to NOT support a change of licence from a Food Primary Establishment to Liquor Primary Establishment.

Development Process

City of Kelowna

Jun 14, 2023 — Development Application Submitted

↓

Staff Review & Circulation

↓

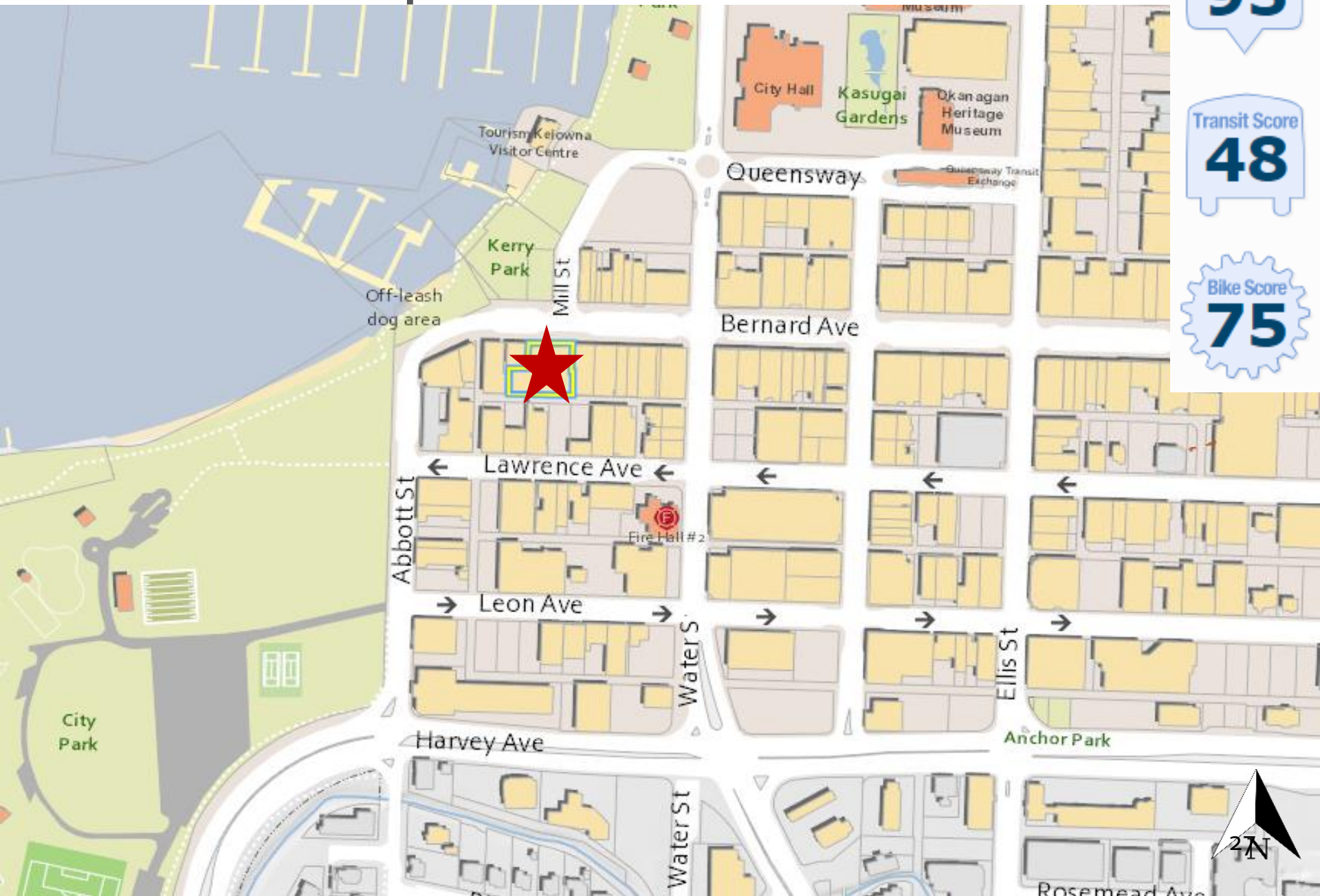
Sep 12, 2023 — Tuesday Council Meeting

Council Consideration

↓

Recommendation Forwarded to LCRB

Context Map


Walk Score
95
Transit Score
48
Bike Score
75
City Hall
Kasugai Gardens
Okanagan Heritage Museum
Tourism Kelowna Visitor Centre
Queensway
Queensway Transit Exchange
Kerry Park
Off-leash dog area
Mill St
Bernard Ave
Lawrence Ave
Abbott St
Fire Hall #2
Leon Ave
Water St
Ellis St
Harvey Ave
Anchor Park
City Park
Water St
Rosemead Ave
N

Subject Property Map

Hours of Sale

City of Kelowna

Existing:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	Indoor	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM	1:00 AM
	Outdoor	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM

Occupant Load

	Existing
Indoor	227 Persons
Rooftop Patio	238 Persons
Bernard Ave Patio	40 Persons
Total	505 Persons

Council Policy #359

City of Kelowna

- Patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.
- Large Establishments (250+ persons) should be located 250 m from another Large Establishment and 100 m from a Medium Establishment (100-249 persons).
- Discourage Liquor Establishments with capacity greater then 500 persons.

Subject Property Map

Staff Recommendation

City of Kelowna

- Staff recommend **non-support** for the proposed liquor primary licence:
  - Potential impacts on surrounding property owners.
  - Does not meet several policy's within Council Policy #359
- That Council directs Staff to forward a resolution of non-support to the LCRB.

257-261 Bernard Ave - LL23-0015
CRAFT Kelowna Ltd.

Overview of application for a new Liquor Primary Licence at Craft Kelowna:

Craft Kelowna Ltd., currently owns and operates a food primary licence, located at the above address.

The approved food primary licence (attached):

-currently operates from 9.00am to 1.00am, seven days a week;
-has a patio approval closure of 12.00 midnight;
-has one interior space with a 227 person capacity;
-has 2 patios, patio 1 at 238 person capacity; patio 2 at a 40 person capacity for an overall total of 505 persons;
-approved LCRB redline floor plan attached with no proposed changes for this application.

Proposed Liquor Primary Licence:

-we would like the opportunity to provide games at our location:
-shuffle board, corn hole, bean bag toss; this is not allowed provincially under a food primary licence
-we would like to be able to have the free flow of movement throughout the establishment; this is not allowed provincially under a food primary licence.

Current application for consideration by Council September 12th, 2023:

-A public notification letter was mailed out to over 90 residents in the immediate neighbourhood, no comments were received in opposition of the proposal (mailout attached for reference);
-The RCMP were notified of our application by city staff and had no concerns on the proposal going before council:
-City staff have confirmed there have been no noise complaints to-date and the City noise by-law has been followed since 2018;
-There is only one residential unit in the immediate area. With any new builds, residents will have the opportunity to familiarize themselves with the surrounding neighbourhood prior to moving in;
-We do not intend to change our current, approved floor plan;
-We do not intend to extend or change our current operating hours of 1.00am on the interior and 12.00 midnight (which was previously approved by City of Kelowna Council) again,

we have been operating this way since previous approvals without any history of noise complaints;

-We will decrease our current capacity of 505 persons down to 500 persons to meet the City liquor primary occupant load policy.

Currently, City Staff cannot approve our application due to existing bylaws on patio hours, and size of our restaurant.

As noted, we received Council approval to previously operate our patio until 12.00am midnight and have done so without complaint. We have also agreed to drop our capacity down by 5 to align with the 500 City occupant load by-law for liquor primary applications.

We would like to respectfully request that Council approve our liquor primary application, which in short will allow us:

-to operate the patio until midnight which we have current approval to do and have done without neighbourhood complaint;

-allow us the ability to offer games;

-allow us the opportunity to have free flow of movement within our establishment;

-all of the above, to allow us to comply with LCRB policy.

Our operation otherwise, does not and will not change and we will continue to operate as we historically have, without issue.

Sincerely,

PJ L'Heureux
403.804.3353
pjl@craftbeermarket.ca

July 21st, 2023

To Whom It May Concern:

RE: Application to change from a Food Primary Liquor Licence to a Liquor Primary Licence

AT: Craft Beer Market Restaurant & Bar

Address: 257 Bernard Avenue
Kelowna, BC V1Y 6N2

We currently operate our establishment under a provincial (LCRB) food primary (FP) liquor licence.

We are applying for a liquor primary (LP) licence which will allow the following:

-movement of patrons within the establishment;
-under the FP, movement is not allowed, patrons must be seated in chairs;
-with an LP, corporate events, fundraisers, day to day patrons, will be able to walk about the establishment vs having to be seated the entire time;
-participation games (cornhole and shuffle board ex), under the FP games are not allowed; we would like to add participation games for our patrons.

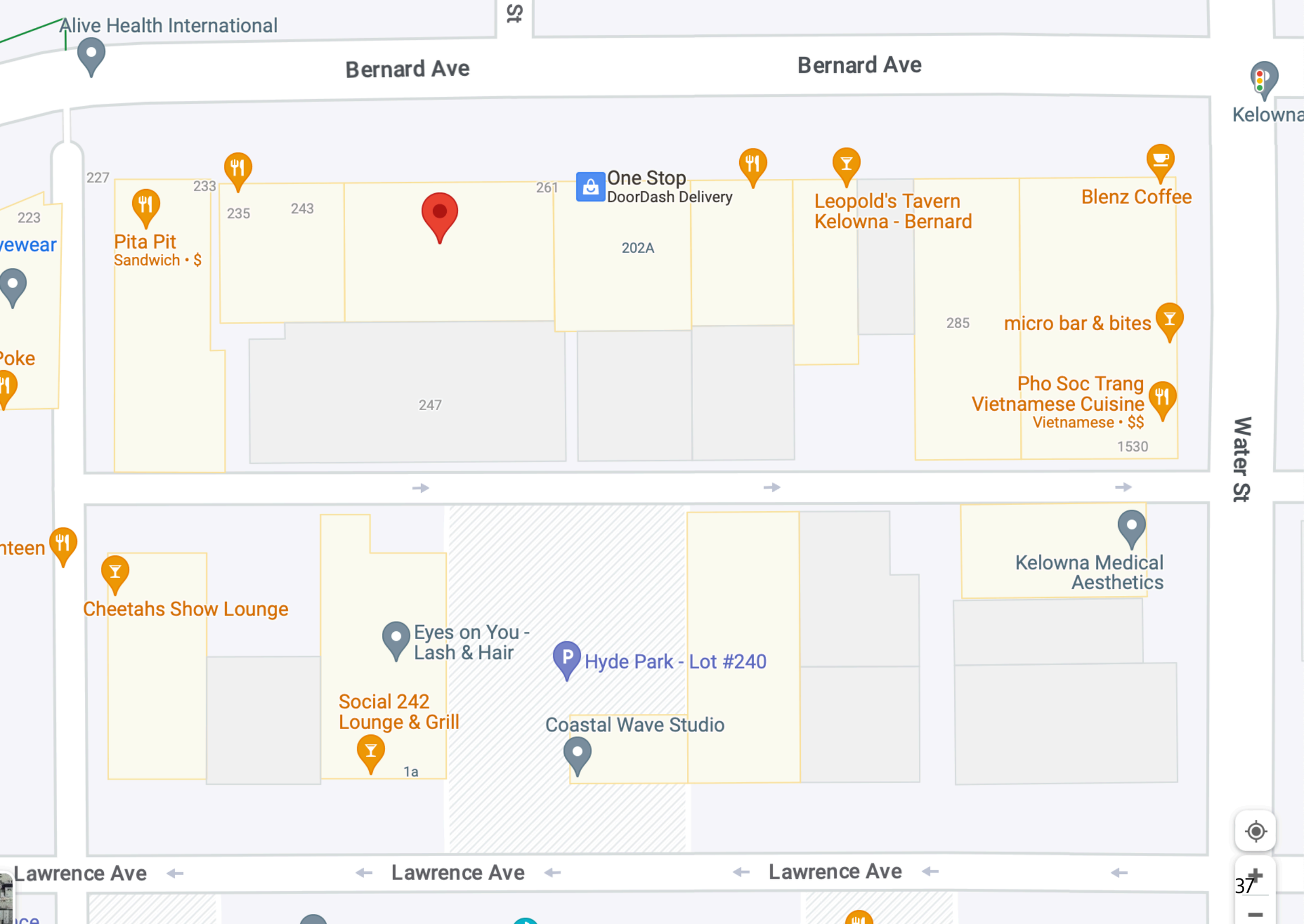
All other operations will remain the same, including our full food service menu and hours of operation. We are simply looking to have free flow of movement and games.

Should you have any questions about this proposal please contact:

Christa Montpetit
Applicant
604.813.0043 or by email at: christa@bdhbc.com

OR

Mr. Jason Issler
Planner / City of Kelowna
250.470.0659 or by email at: jissler@kelowna.ca


Alive Health International
Bernard Ave
Bernard Ave
Kelowna
227
233
235
243
261
223
Pita Pit
Sandwich • $
One Stop
DoorDash Delivery
202A
Leopold's Tavern
Kelowna - Bernard
Blenz Coffee
285
micro bar & bites
Pho Soc Trang
Vietnamese Cuisine
Vietnamese • $$
1530
247
Water St
Cheetahs Show Lounge
Eyes on You -
Lash & Hair
Hyde Park - Lot #240
Social 242
Lounge & Grill
1a
Coastal Wave Studio
Kelowna Medical
Aesthetics
Lawrence Ave
Lawrence Ave
Lawrence Ave

The LEVEL 1 SEATING AREA has a net floor area of 272 m². The maximum occupant load shall be 227 persons, based on 1.2 m²/person

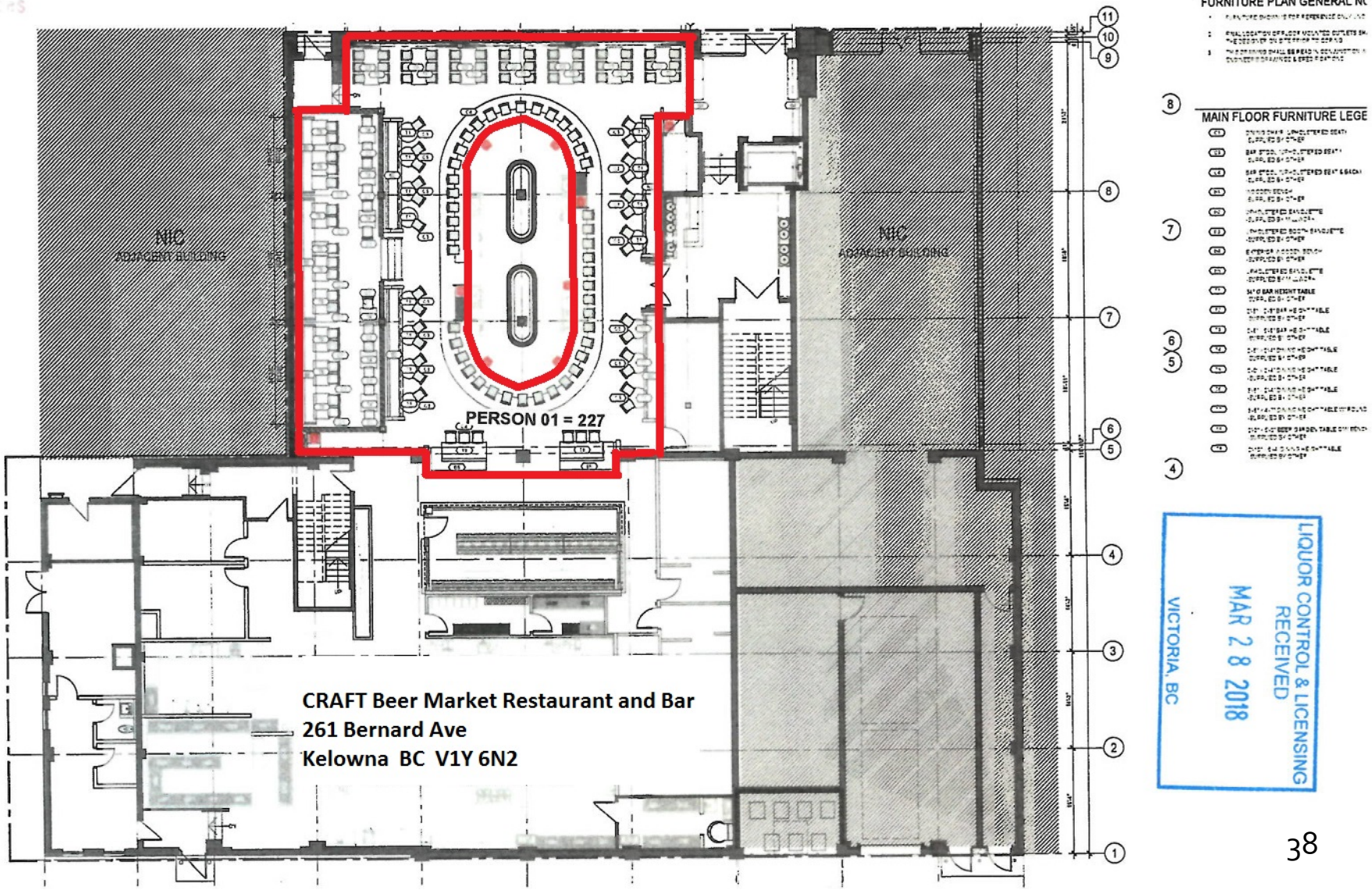
LEVEL 1 SEATING AREA (WASHROOMS + STAFF AREAS NOT INCLUDED)

LCLB OFFICAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE
AND AVAILABLE FOR INSPECTION AT ALL TIME

Date Issued: June 6, 2018

General Manager

Licence #: 307898



CRAFT Beer Market Restaurant and Bar
261 Bernard Ave
Kelowna BC V1Y 6N2

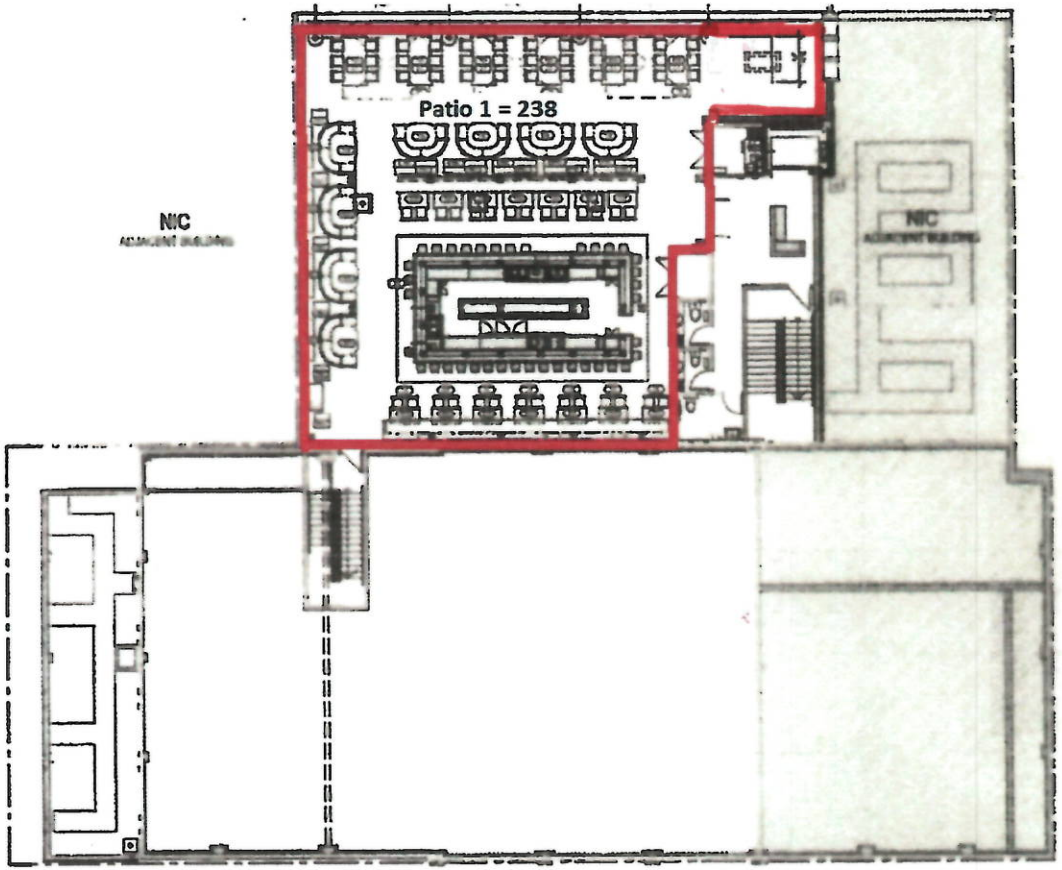
LIQUOR CONTROL & LICENSING
RECEIVED
MAR 28 2018
VICTORIA, BC

LCLB OFFICAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE
AND AVAILABLE FOR INSPECTION AT ALL TIME

Date Issued: June 6, 2018

General Manager

Licence #: 307898



PATIO FURNITURE LEGEND

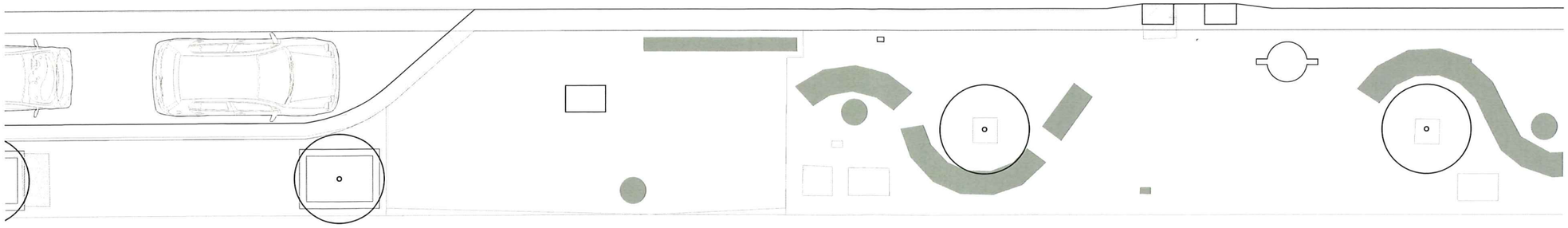
PATIO FURNITURE GENERAL NOTES

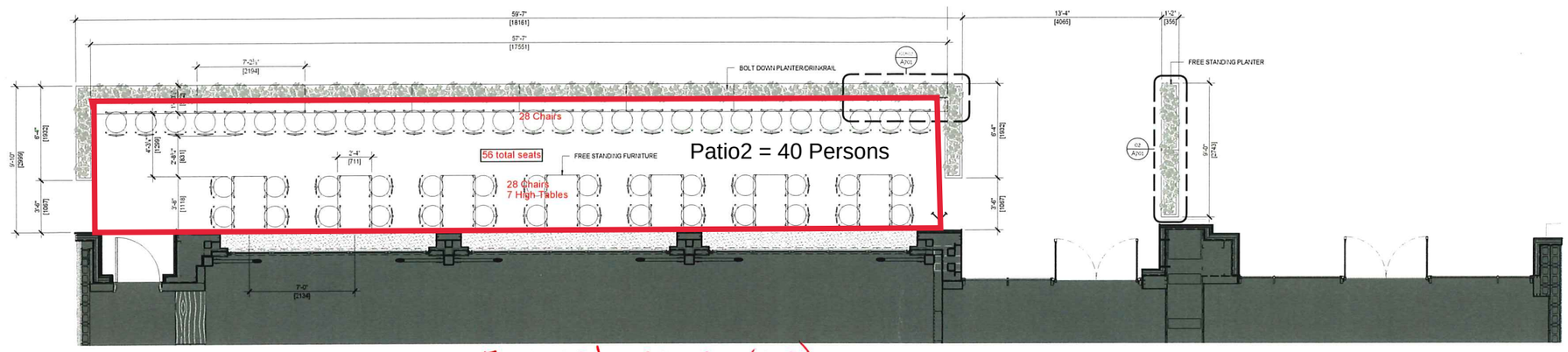
The ROOF SEATING AREA has a net floor area of 285 m². The maximum occupant load shall be 238 persons, based on 1.2 m²/person

LIQUOR CONTROL & LICENSING
RECEIVED
MAR 28 2018
VICTORIA, BC

CRAFT Beer Market Restaurant and Bar
261 Bernard Ave
Kelowna, BC V1Y 6N2

ROOF SEATING AREA (WASHROOMS + STAFF AREAS NOT INCLUDED)





AREA 57.6' x 8.8' = 507 sq.ft. (47m²).

Craft Beer Market, 257 Bernard Ave

LCRB FINAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND AVAILABLE FOR INSPECTION AT ALL TIMES

Date Issued: May 19 2021

Licence #: 307898 **General Manager**

The SIDEWALK PATIO. has a net floor area of 47. m². The maximum occupant load shall be 40 persons, based on 1.2. m²/person

Reviewed by City of Kelowna Inspection Services MAY 13 2021

(NO INCREASE IN WASHROOMS REQUIRED)

NOTES

DO NOT SCALE DRAWINGS REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF FORT STUDIO INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.

FORT

ISSUED

NO	ISSUE	DATE
1	ISSUED FOR TENDER	2021-03-10

CLIENT
CRAFT BEER MARKET

PROJECT
CRAFT BEER MARKET
KELOWNA STREET LEVEL PATIO

MUNICIPAL ADDRESS: 257 BERNARD AVE, KELOWNA BC V1Y 6N2
LEGAL ADDRESS:

DRAWING TITLE
PATIO PLAN

PROJECT
PROJECT NO: 2103
STARTED: 2020-03-04
SCALE: 1/4"=1'-0"
DRAWN BY: LA
CHECKED BY:

REVISION
SHEET A201

Liquor and Cannabis Regulation Branch

Food Primary #307898

Expires on May 31, 2023

Establishment Name:	**CRAFT Beer Market Restaurant and Bar (307898)**
Licence Name:	**CRAFT Beer Market Restaurant and Bar (307898)**
Location Address:	261 Bernard Ave. Kelowna, B.C., V1Y6N2
Issued to:	CRAFT (KELOWNA) LTD.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	**09:00**	**09:00**	**09:00**	**09:00**	**09:00**	**09:00**	**09:00**
End	**01:00**	**01:00**	**01:00**	**01:00**	**01:00**	**01:00**	**01:00**

CAPACITY

Patio2	40	Person01	227	Patio1	238

Catering Endorsement Approved

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB
- Liquor service on the patio must end at 12:00 midnight seven days a week
- Only servers are permitted to carry liquor through an unlicensed area.
- Off-site exemption to tied house restrictions allows for the sale and promotion of products from Superflux Beer Company (MFR 308796) subject to product exclusivity and other requirements set out in your licensee handbook. Licensed establishments are required to sell a range of products from a variety of manufacturers.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: December 19, 2022

REPORT TO COUNCIL
TEMPORARY USE PERMIT

Date:	September 12, 2023
To:	Council
From:	City Manager
Address:	104 – 1111 Gordon Drive
File No.:	TUP23-0002
Zone:	I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Temporary Use Permit Application No. TUP23-0002 to allow for a personal service establishment business to operate at Lot 1 Section 30 Township 26 ODYD Plan EPP44783, located at 104 – 1111 Gordon Drive, Kelowna, BC for a three (3) year period commencing from Council approval subject to the following conditions:

a) The dimensions and siting of building to operate in the existing building as per Schedule "A";

AND THAT any application to extend the permit must be approved by Council prior to this permit expiring.

2.0 Purpose

To temporarily allow a personal service establishment business to operate on the subject property.

3.0 Development Planning

Staff support the proposed Temporary Use Permit to allow for a personal service establishment on the subject property. Official Community Plan (OCP) policies generally suggest limiting non-industrial uses encroaching into industrial lands to protect the industrial base. This is a unique circumstance because the proposed use will be located within an existing building and have a small footprint. With the *North End Neighbourhood Plan* currently under development, there may be a change with land use direction in the area. Pending the results of the *North End Neighbourhood Plan,* an extension of this TUP beyond its three-year term, may or may not be appropriate.

The proposed Temporary Use Permit would allow for a tattoo studio to operate on the subject property for a three-year period. The TUP Application was submitted after the applicant was denied a Business License since the use was not compatible with the underlying I2 zone. Substantial work had been completed in the unit without a Building Permit. A tattoo studio is considered a personal service establishment and is not permitted within industrial properties.

The subject property has an existing industrial building on-site which currently has several other businesses operating in it. The tattoo studio space is roughly 195 m^2 (640 ft^2) in size. The business accepts clients by scheduled appointments only (one or two clients at a time), which results in limited required parking and less foot traffic in the area. If successful, the applicant is required to apply for a Business License and a retroactive Building Permit for the work that has already been completed within the unit. Once the three-year period has expired, an extension will be reviewed by Staff and brought back to Council should the applicant choose to apply.

4.0 Subject Property & Background

4.1 Subject Property Map

The subject property is located in the North End and is sited on Gordon Drive near the intersection with Laurel Avenue. The property is zoned I2 – General Industrial and has a Future Land Use Designation of Industrial. The surrounding area has a mix of uses including single-dwelling housing, multi-family and industrial.

5.0 Current Development Policies

Chapter 3 – Future Land Use	
Temporary Use Permits	In accordance with the *Local Government Act* Section 492, an Official Community Plan may designate areas where Council may consider allowing temporary uses, and may specify general conditions regarding the issuance of temporary use permits in those areas. The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the Zoning Bylaw. Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated as Urban Centre, Village Centre, Regional Commercial, Neighbourhood Commercial, Education / Institutional, Industrial, or Public Service / Utility. Temporary Use Permits outside the PGB may be considered on lands designated Rural – Agricultural and Resource, with a stated time period considerably less than the maximum three-year time limit. A Temporary Use Permit on lands in the Agricultural Land Reserve (ALR) will

	require the approval of the Agricultural Land Commission (ALC). All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening, and buffering will be included as conditions of the permit to protect adjacent land uses.
	The subject property is in the Permanent Growth Boundary and has a Future Land Use of Industrial. The proposal aligns with the above requirements.
Objective 5.8. Encourage employment-intensive industrial uses in the Core Area	
Policy 5.8.1. Protection of Industrial Lands.	Discourage the re-designation of industrial lands and ensure their use for industrial purposed to protect employment, production, warehousing, logistics and repair functions in the City. This includes limiting residential and commercial uses within industrial areas that promote speculation and make development industrial uses challenging.
	The application proposes a Temporary Use Permit rather than a standard Rezoning Application. Staff have concerns with the re-designation of the industrial lands, however, the TUP Application allows an interim solution while the North End Neighbourhood Plan is in development.
Policy 5.8.3. North End Industrial Lands.	Support the growth of industrial development in Kelowna's North End with additional opportunities for speciality retail where it is supportive of the production and manufacturing in the area. Develop more detailed policy guidance through the *North End Neighbourhood Plan*.
	The application does not support industrial development; however, it offers employment opportunities while the North End Neighbourhood Plan is in development.

6.0 Application Chronology

Application Accepted: July 11th, 2023
Neighbour Notification Received: July 31st, 2023

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Lydia Korolchuk, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Temporary Use Permit TUP23-0002

Schedule A: Site Plan and Floor Plans

Attachment B: Applicant's Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

TEMPORARY USE PERMIT

City of Kelowna

APPROVED ISSUANCE OF TEMPORARY USE PERMIT NO. TUP23-0002

Issued To:	Kendra Helene – Lucky Neko Tattoo Garage
Site Address:	104 – 1111 Gordon Drive
Legal Description:	Lot 1 Section 30 Township 26 ODYD Plan EPP44783
Zoning Classification:	I2 – General Industiral

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.

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

1. TERMS AND CONDITIONS

THAT Temporary Use Permit No. TUP23-0002 for a personal service establishment business for Lot 1 Section 30 Township 26 ODYD Plan EPP44783 located at 104 – 1111 Gordon Drive, Kelowna, BC be approved for a three (3) year period subject to the following:

a) The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A", AND

THAT any application to extend the Permit must be approved by Council prior to this Permit expiring.

This permit will expire on September 12, 2026.

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 that shall form a part hereof.

This Permit IS NOT a Building Permit.

ATTACHMENT A
This forms part of application
TUP23-0002
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

DRAFT

4. APPLICANT'S AGREEMENT

I hereby declare that all of 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 Temporary Use Permit, that 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 Planning Development.

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

5. APPROVALS

Issued and approved by Council on September 12, 2023

_____ _____

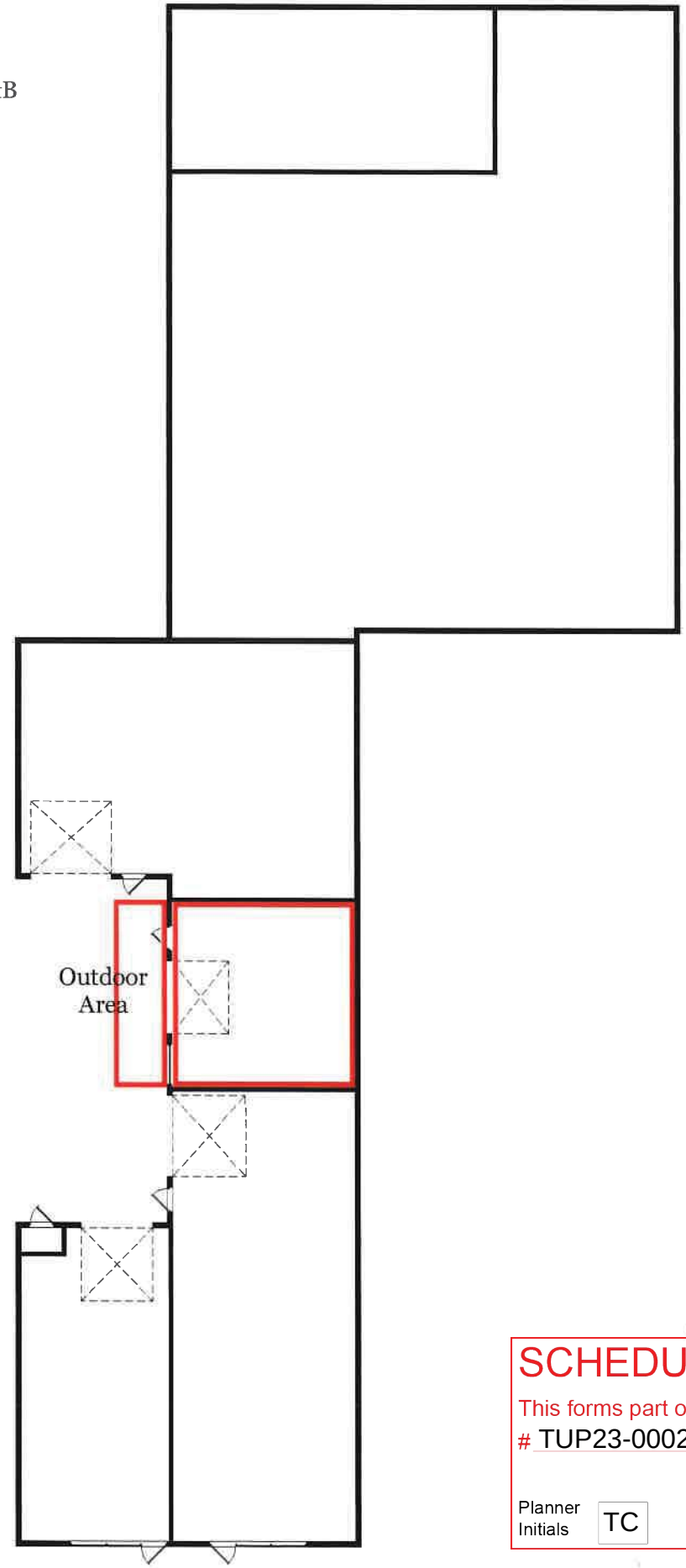
Jocelyn Black
Urban Planning Manager
Development Services & Business Licenses

Date

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall be returned to the PERMIT HOLDER.

ATTACHMENT A
This forms part of application
TUP23-0002
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Addendum A&B



SCHEDULE A

This forms part of application

TUP23-0002

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE A

This forms part of application

TUP23-0002

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

ATTACHMENT B
This forms part of application
TUP23-0002
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Kendra Obi Helene
Owner/Artist
Lucky Neko Tattoo Garage
#104-1111 Gordon Drive
Kelowna, BC V1Y 3E3
Mobile: 236-970-4862
Email: kohtattoos@gmail.com

June 7, 2023
City of Kelowna
1435 Water St
Kelowna, BC V1Y 1J4

Mayor Tom Dyas & City Councillors,

Subject: **Application for Temporary Use Permit – Lucky Neko Tattoo Garage - #104-1111 Gordon Drive**

I am writing this Letter in support of my application to secure a **Temporary Use Permit** for Lucky Neko Tattoo Garage located at Unit 104, 1111 Gordon Drive, a space of only 640 sf.

In the fall of 2022, I became aware of the quaint space in a refurbished old warehouse with a lot of character located at 1111 Gordon Drive. The other tenants in the building, and the neighbourhood, complemented my business that provides tattooing services to discerning consumers interested in my artistry and the high level of care and hygiene while experiencing my services. The other tenants in the building -- a gem processing and retail shop, a tropical houseplant shop, a brewery pub and auto body shop -- were all a good fit with my business, and the business owners and managers supported the idea of me taking on a leased space in the same building.

In addition, many of the other uses in the area complement my business including a coffee shop and roastery, an auto repair shop, a millwork shop, and many other types of light industrial and service businesses. Together, the businesses and the customers they attract create a vibrancy and unique character in this area that is within 5 minutes of the City's core area. The close proximity of this North End light industrial area to Knox Mountain Park and residential areas on the rises and hills to the east and north draws a good volume of pedestrian foot, bike, and vehicular traffic through the area.

I did sign a long-term lease agreement with the owner of 1111 Gordon Drive without investigating the fit with the existing zoning ordinance. Between November 2022- April 2023, I did proceed to design and make improvements to the space and engaged with Interior Health and Kelowna Fire Department to secure their approval of the improvements for the purpose of providing tattooing services. I proceeded to make the largest business investment of my life into the improvements to the space. I poured my heart and soul into it and was fortunate to have numerous friends and business associates help me.

In early May, I was ready to start operations and went to City Hall to obtain my business license. To my great surprise, I was denied the license because it was not a permitted use under the I2 General Industrial classification. I was very disappointed and discouraged. I sought information from the land use planners. The building owner also obtained information for me. Upon review, applying for a Temporary Use Permit was suggested to allow me three years to operate in the space with the possible extension of another three years. I was told the process could take four to six months but there have been times that

such a permit has been approved within a few months. My objective is to obtain the permit ASAP since my livelihood and my life's savings are now tied up in this business location.

So, here's my application for a Temporary Use Permit in addition to the rationale provided above, the more specific rationale is:

1. As noted above, Lucky Neko tattooing services as a use is **compatible, consistent, and complementary** with the surrounding businesses although it is not a listed use under I2 zoning.
2. **Parking (limited to one or two clients at a time) and clients are scheduled by appointment only** will generate minimal impact to neighbouring businesses.
3. The **owner of 1111 Gordon Drive supports** the application. It is a great addition to the community and neighbouring businesses including:
   - Plant Gather in Unit 101 at 1111 Gordon Drive
   - Kelowna Rocks and Gems in Unit 102 at 1111 Gordon Drive
   - Buffalo Rouge Brewing Co. in Unit 105 at 1111 Gordon Drive
   - White Stag Automotive in Unit 106 at 1111 Gordon Drive
   - OCE/Cement Studio at 1116 Gordon Drive
   - Lakeside Fasteners at 1121 Gordon Drive
   - Wall to Wall Kitchen and Bath - 1087 Gordon Drive - Custom Cabinet Manufacturer
   - Zangbell & Gill – 990 laurel Ave - Restored/Refurbished Vintage Furniture Store - Retail/Craft
   - Pro-Pak -1115 Gordon Drive - Craft seamstress manufacturer
   - Sheehan & Kriese – 1097 Gordon Drive - European Automotive Specialists
   - Bright Jenny Roasters - 984 Laurel Ave - Craft Coffee Roaster & Coffee Shop
   - Evolution Mechanical Ltd. - 1135 Gordon Drive
   - Brian's Towing at 1120 Brant Avenue
   - Hard Knox Boxing Club\Top Notch Muay Thai & Kickboxing at 1086 Gordon Drive
   - Fools and Sages Art Studio - 1090 Gordon Drive

4. **Business Neighbours Support** my application for a Temporary Use Permit. Please see the petition of support. This petition includes support from nearly all the businesses within a 50 m radius of Lucky Neko's location.

5. I have **invested my life savings** into making the business improvements at this location --- approximately $100,000. See the before and after pictures of the interior and exterior improvements at #104, 1111 Gordon Drive.

6. There is **Increased pedestrian and bike traffic** along this portion of Gordon Drive connecting neighbourhoods to the south and access from Clement Avenue. 1111 Gordon is **uniquely situated relative to** the rail trail to the South, Bright Jenny Roasters to the West, Knox Mountain Park to the North and a major residential townhomes development to the east. This attracts and supports a greater variety and diversity of use and services than what is more narrowly defined in the City's I2 General Industrial zoning classification.

I respectfully request your support for my application for a Temporary Use Permit.

Sincerely,
Kendra Obi Helene
Owner/Artist
Lucky Neko Tattoo Garage

ATTACHMENT B
This forms part of application
TUP23-0002
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

City of Kelowna

TUP23-0002
104 – 1111 Gordon Drive

Temporary Use Permit Application

Purpose

- A Temporary Use Permit Application to allow a personal service establishment to operate on the subject property.

Development Process

City of Kelowna

Jul 11, 2023 — Development Application Submitted

↓

Staff Review & Circulation

↓

Jul 31, 2023 — Public Notification Received

↓

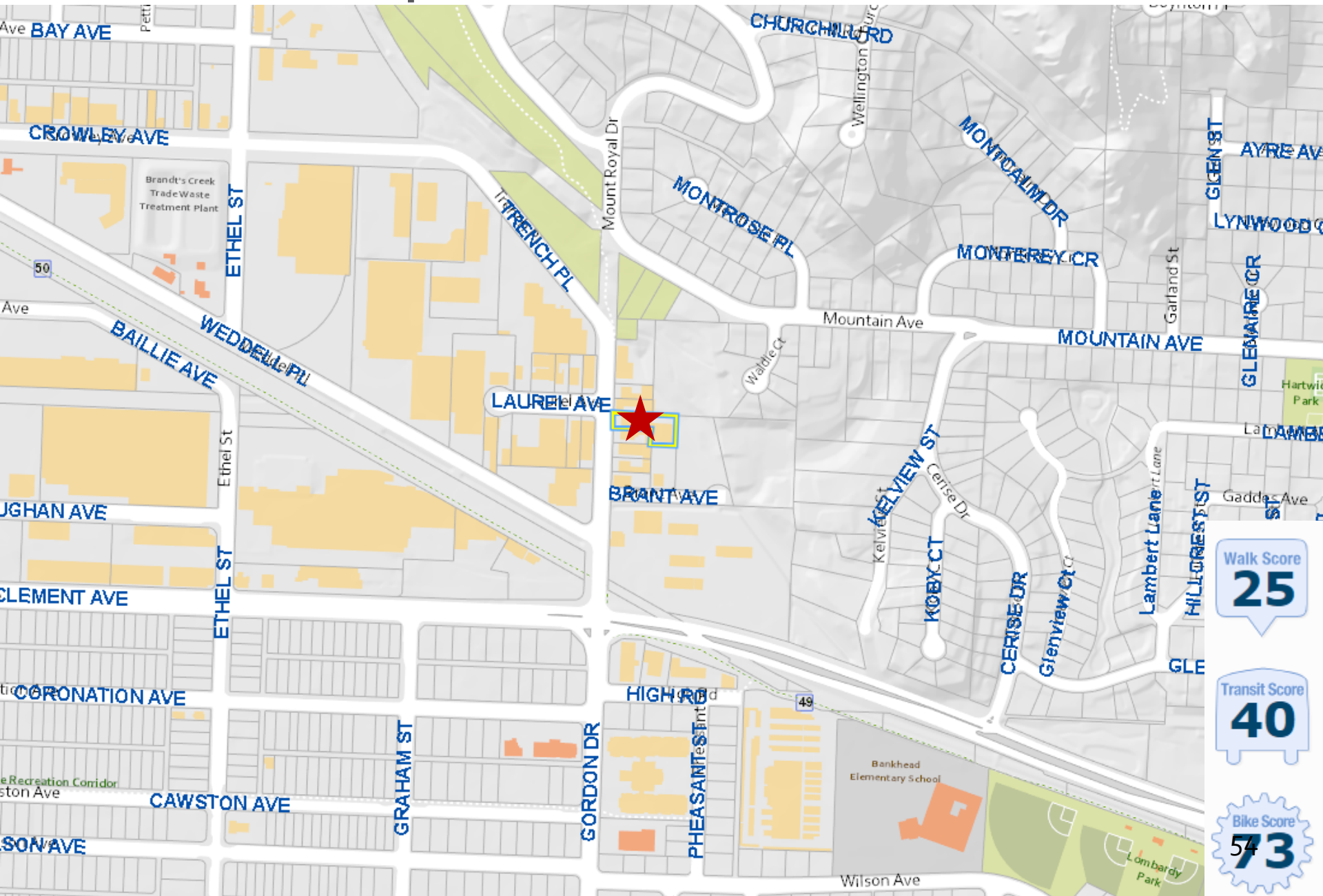
Sep 12, 2023 — Council Consideration

↓

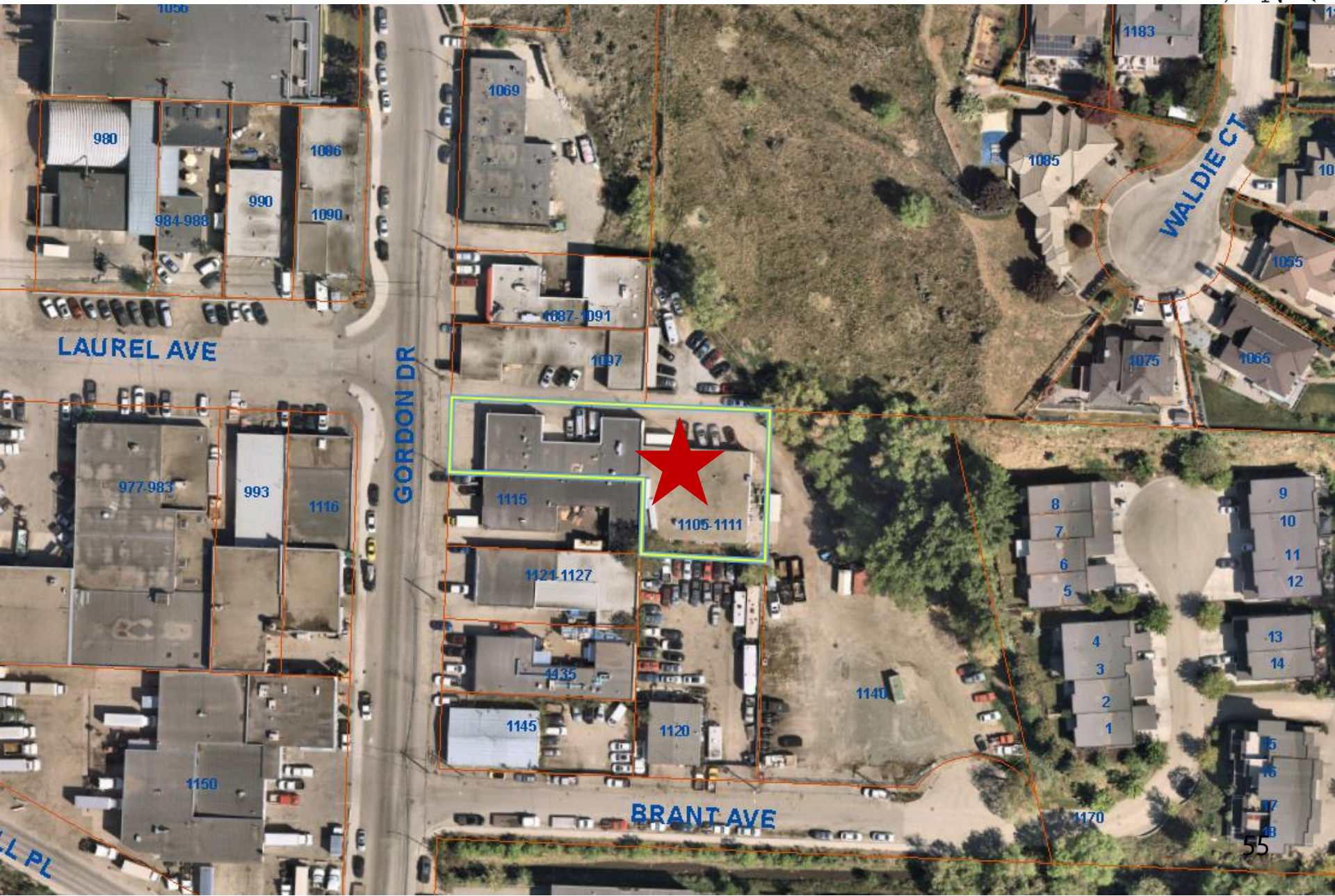
Building Permit

Council Approvals

Context Map


N
BAY AVE
CROWLEY AVE
Brandt's Creek Trade Waste Treatment Plant
ETHEL ST
TRENCH PL
Mount Royal Dr
CHURCHILL RD
Wellington
MONTROSE PL
MONTCALM DR
MONTEREY CR
Mountain Ave
MOUNTAIN AVE
Garland St
GLEN ST
AYRE AVE
LYNWOOD
GLENAIRE CR
BAILLIE AVE
WEDDELL PL
LAUREL AVE
Waldie Ct
Hartwick Park
Ethel St
BRANT AVE
KELVIEW ST
Cerise Dr
Lambert Lane
Gaddes Ave
UGHAN AVE
CLEMENT AVE
KOBY CT
CERISE DR
Glenview Ct
CORONATION AVE
HIGH RD
49
Bankhead Elementary School
Lombardy Park
GRAHAM ST
GORDON DR
PHEASANT ST
CAWSTON AVE
Wilson Ave
Walk Score
25
Transit Score
40
Bike Score
73

Subject Property Map



Technical Details

City of Kelowna

- The TUP Application is for a tattoo studio to operate on the subject property.
- The unit will be 195 m^2 (640 ft^2).
  - The business accepts clients by scheduled appointments only.
- If the application is successful a Business License and a retroactive Building Permit are required.

Site Plan

N
1087-1091
1097
Parking
AVE
Unit 104
GORDON DR
1115
1105-1111
1121-1127
4135

Floor Plan

Elevation

OCP Objective & Policies

City of Kelowna

- Policy 5.81. Protection of Industrial Lands
  - The application proposes a TUP Application rather than a standard Rezoning Application.

- Policy 5.8.3. North End Industrial Lands.
  - The application does not support industrial development; however, it offers employment opportunities while the North End Neighbourhood Plan is in development.

Staff Recommendation

City of Kelowna

- Staff recommend support for the proposed Development Permit as it:
  - Is a unique circumstance because the *North End Neighbourhood Plan* development is currently under development;
  - Pending the results of the *North End Neighbourhood Plan*, an extension beyond its initial three-year term, may or may not be appropriate.

CITY OF KELOWNA

BYLAW NO. 12544
TA23-0005
6320 Lapointe Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375, **Section 15 – Comprehensive Development Zones, 15.2 CD12 – Airport** be amended by adding **Section 15.2.6 – Site Specific Regulations** in its appropriate location as follows:

"

Section 15.2.6 – Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 1 District Lot 120 ODYD Plan EPP65593	6320 Lapointe Drive	To permit Automotive and Equipment, Industrial as a principal use in addition to those land uses permitted in Section 15.2.3.

"

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 19th day of June, 2023.

Considered at a Public Hearing on this 11th day of July, 2023.

Read a second and third time by the Municipal Council this 11th day of July, 2023.

Approved under the Transportation Act this 13th day of July, 2023.

Beth Bahm

(Development Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

Date:	September 12, 2023
To:	Council
From:	City Manager
Address:	6320 Lapointe Drive
File No.:	DP23-0091 DVP23-0092
Zone:	CD12 - Airport

1.0 Recommendation

THAT final adoption of Zoning Bylaw Text Amendment Bylaw No. 12544 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0091 and Development Variance Permit No. DVP23-0092 for Lot 1 District Lot 120 ODYD Plan EPP65593, located at 6320 Lapointe Drive, Kelowna, BC subject to the following:

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

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 8.3(a)a.: Local Commercial Zones, Signage Regulations
To vary the maximum size of Fascia Signs from 4.0 m^2 permitted to 6.0 m^2 proposed.

Section 8.3(a)b.i.: Local Commercial Zones, Signage Regulations
To vary the maximum size of a Free-Standing Sign from 3.0 m^2 permitted to 6.0 m^2 proposed.

Section 8.3(a)b.ii.: Local Commercial Zones, Signage Regulations
To vary the maximum height of a Free-Standing Sign from 3.0 m permitted to 5.0 m proposed.

Section 8.3(b)a.i.: Local Commercial Zones, Signage Regulations
To vary the maximum number of non-illuminated Fascia Signs from two (2) permitted to three (3) proposed.

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

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

2.0 Purpose

To issue a Development Permit for the form and character of a heavy duty truck sales, service, and repair building and a Development Variance Permit to vary the maximum size, height, and number of signs.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a new heavy duty truck sales, service, and repair building on the subject property. The proposal generally aligns with the OCP Form and Character Design Guidelines for Industrial and Service Commercial Development. Key guidelines that are met include:

- Avoiding blank walls adjacent to highways, streets, walkways, and parks;
- Avoiding facing unarticulated facades to the street and using projections, recesses, arcades, awnings, colour, and texture to reduce the visual impact of any unglazed walls; and
- Distributing trees and landscaping throughout the site to soften property edges facing the street, and screening parking, loading, services and utility areas.

The subject site is unique in that it is surrounded by Highway 97 N, Lapointe Drive, and the Rail Trail. The proposed materials include primarily black metal cladding accented by red metal panels, and wall mounted vertical lighting to provide a visually interesting façade to each adjacent public space. Substantial glazing and a large canopy serve to highlight the main building entry.

74 new trees are proposed along the perimeter of the site. These will serve to soften the edges of the site and provide screening for the surface parking area. In the long-term, if a trail corridor is developed within the Rail Trail Corridor, trees along the eastern perimeter will also serve to provide shade.

<u>Variances</u>

The Sign Bylaw requires that a comprehensive sign plan be submitted as part of an application which, where signage that exceeds the regulations, can be considered by Council as a Development Variance Permit. The Sign Bylaw sets out the following criteria that should be considered:

- Signs are designed to be compatible with the existing or proposed buildings;
- Signs are suitable for the building, lot, and zone in which they are located; and
- There would be a greater degree of visual harmony than through the application of the specific sign regulations.

The applicant proposes variances to the City's Sign Bylaw with respect to the maximum size and number of fascia signs and the maximum size and height of a Free-Standing Sign. Proposed fascia signage has been architecturally integrated into the overall design of the building and does not dominate any of the facades.

The Sign Bylaw specifies that all Comprehensive Development (CD) Zones fall under the Local Commercial Zone Signage Regulations. These are primarily urban residential, commercial, or institutional developments (ex: Centuria, UBCO, Central Green, Capri) and therefore the sign regulations for these zones are restrictive.

In contrast, this development is an industrial development within the CD12 – Airport zone. The variances would allow free-standing and fascia signage on the subject site that would be permitted if the development was located within an Industrial zone (ex: I1 – Light Industrial, I2 – General Industrial). As such, staff consider the proposed variances to be reasonable.

	Proposed	Local Commercial Signage Regulations (including Comprehensive Development Zones)	Industrial Signage Regulations
Number of fascia signs	3 ①	2	3

Maximum size of non-illuminated fascia signs	6.0 m² ②	4.0 m²	20% of the wall area
Maximum size of a free-standing sign	6.0 m² ③	3.0 m²	10.0 m²
Maximum height of a free-standing sign	5.0 m ④	3.0 m	5.0 m
① Indicates a requested variance to the maximum number of non-illuminated fascia signs. ② Indicates a requested variance to the maximum size of non-illuminated fascia signs. ③ Indicates a requested variance to the maximum size of a free-standing sign. ④ Indicates a requested variance to the maximum height of a free-standing sign.			

4.0 Subject Property & Background

4.1 Subject Property Map

The subject property is located on Lapointe Drive, at the airport, between Airport Way and Highway 97N. The Rail Trail Corridor runs along the eastern property line of the subject property. Transit stops are located adjacent to Airport Way. The surrounding properties include Kelowna International Airport, agricultural land across Highway 97 N to the west and across Old Vernon Road to the north, and vacant future industrial land to the south.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	16,061 m²
Net Industrial Floor Area	3819 m²

DEVELOPMENT REGULATIONS		
CRITERIA	**CD12 ZONE**	**PROPOSAL**
Total Maximum Floor Area Ratio	**0.65**	**0.24**
Max. Site Coverage (buildings)	60%	18%
Max. Site Coverage (buildings, parking, driveways)	85%	78%
Max. Height	9.0 m and 2 storeys	9.0 m and 2 storeys
Setbacks		
Min. Front Yard (south)	3.0 m	25.0 m
Min. Side Yard (west)	4.5 m	10.7 m
Min. Side Yard (east)	4.5 m	20.6 m
Min. Rear Yard (north)	3.0 m	> 100 m
Landscaping		
Min. Number of Trees	69 trees	69 trees
Min. Large Trees	35 trees	35 trees

PARKING REGULATIONS		
CRITERIA	**CD12 ZONE REQUIREMENTS**	**PROPOSAL**
Total Required Vehicle Parking	40 stalls	88 stalls
Automotive & Equipment, Industrial Warehousing	28 12	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	100% Regular 0% Small
Min. Loading Stalls	2 stalls	2 stalls
Bicycle Stalls Long-Term	2 stalls	6 stalls

6.0 Application Chronology

Application Accepted: May 2, 2023
Neighbour Notification Received: May 24, 2023

Report prepared by: Mark Tanner, Planner II
Reviewed by: Lydia Korolchuk, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
Attachment A: Draft Development Permit DP23-0091 & Development Variance Permit DVP23-0092
Schedule A: Site Plan & Floor Plans
Schedule B: Elevations & Sections
Schedule C: Landscape Plan
Attachment B: OCP Form and Character Development Permit Guidelines
Attachment C: Renderings

Development Permit & Development Variance Permit

DP23-0091 DVP23-0092

City of Kelowna

ATTACHMENT A
This forms part of application
DP23-0091 DVP23-0092
Planner Initials MT
City of Kelowna COMMUNITY PLANNING

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

6320 Lapointe Drive

and legally known as

Lot 1 District Lot 120 ODYD Plan EPP65593

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

Autotmotive & Equipment, Industrial

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

Date of Council Approval:	**September 12, 2023**
Development Permit Area:	Form & Character
Existing Zone:	CD12 - Aiport
Future Land Use Designation:	IND - Industrial

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

This is NOT a Building Permit.

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

NOTICE

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

Owner:	City of Kelowna
Applicant:	JRTW Planning Services

_____

Dean Strachan
Community Planning & Development Manager
Planning & Development Services

_____

Date of Issuance

DRAFT

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0091 and Development Variance Permit No. DVP23-0092 for Lot 1 District Lot 120 ODYD Plan EPP65593 located at 6320 Lapointe Drive, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

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

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect

AND THAT variances to the following sections of Sign Bylaw No. 12375 be granted:

Section 8.3(a)a.: Local Commercial Zones, Signage Regulations
To vary the maximum size of fascia signs from 4.0 m² permitted to 6.0 m² proposed.

Section 8.3(a)b.i.: Local Commercial Zones, Signage Regulations
To vary the maximum size of a Free-Standing Sign from 3.0 m² permitted to 6.0 m² proposed.

Section 8.3(a)b.ii.: Local Commercial Zones, Signage Regulations
To vary the maximum height of a Free-Standing Sign from 3.0 m permitted to 5.0 m proposed.

Section 8.3(b)a.i.: Local Commercial Zones, Signage Regulations
To vary the maximum number of non-illuminated fascia signs from 2 permitted to 3 proposed.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$310,940.00**

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

DRAFT

ATTACHMENT A
This forms part of application
DP23-0091 DVP23-0092
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING

4. INDEMNIFICATION

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

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

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

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

DRAFT

NORTH

1 DP1.1 SITE CONTEXT PLAN DP
1" = 200'-0"

SITE STATISTICS

LEGAL DESCRIPTION:	PLAN EPP65589 LOT 1 DISTRICT LOT 120
PROPERTY ADDRESS:	6320 LAPOINTE DR
ZONING CODE:	CD12 - AIRPORT
PROPERTY TYPE:	P - TYPICAL PROPERTY
ROLL NUMBER:	10201002
OCP2040 FUTURE LAND USE:	IND
SITE AREA:	172,878ft² (16,061m²)
BUILDING AREA:	
MAIN FLOOR: 2ND FLOOR: MEZZANINES:	30,750ft² (2,857m²) 9,350ft² (868m²) 1,007 ft² (94m²)
TOTAL:	41,107ft² (3,819m²)
F.A.R.: (MAX. 0.65)	0.24
MAX. BUILDING HEIGHT:	9.0m OR 2 STOREYS
SITE COVERAGE OF ALL BLDGS: (MAX. 60%)	18%
SITE COVERAGE OF ALL BLDGS, STRUCTURES, IMPERMEABLE SURFACES: (MAX. 85%)	78%
PARKING REQUIREMENT:	
GENERAL INDUSTRIAL USES: 1.0 SPACES / 100m² GFA; PLUS 2.5 SPACES / 100m2 GFA FOR ALL FLOOR AREA DEVOTED TO ACCESSORY ACTIVITIES	1,116m² x 2.5 spaces/100m² = 28 STALLS
WAREHOUSING: 0.5 SPACES / 100m² GFA	2,322m² x 0.5 spaces/100m² = 12 STALLS
	TOTAL REQ'D: 40 STALLS
PARKING PROVIDED:	
CAR: TRUCK: TRAILER:	51 STALLS 27 STALLS 10 STALLS
TOTAL:	88 STALLS (INCL. 2 BARRIER FREE)
BICYCLE PARKING REQUIREMENT:	
GENERAL INDUSTRIAL USES: LONG TERM STALLS: 0.05 PER 100m² OF GFA SHORT TERM STALLS: NOT REQ'D	2 STALLS
OFFSTREET LOADING REQUIREMENT:	
GENERAL INDUSTRIAL USES: 1 PER 1900m² OF GFA STALL SIZE: MIN. 28m² IN AREA & MIN. 3m WIDE	2 STALLS

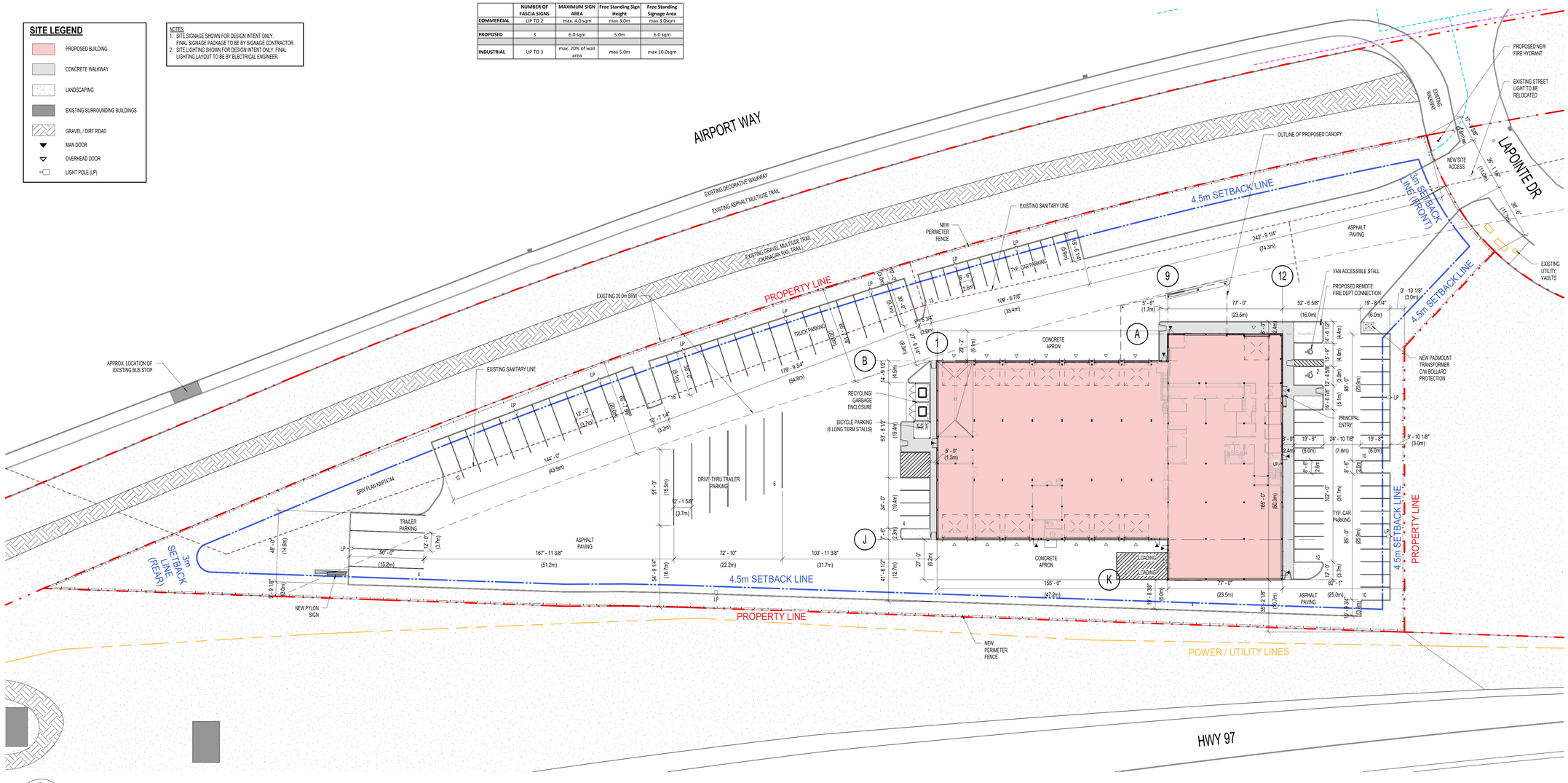
	NUMBER OF FASCIA SIGNS	MAXIMUM SIGN AREA	Free Standing Sign Height	Free Standing Signage Area
COMMERCIAL	UP TO 2	max. 4.0 sqm	max 3.0m	max 3.0sqm
PROPOSED	3	6.0 sqm	5.0m	6.0 sqm
INDUSTRIAL	UP TO 3	max. 20% of wall area	max 5.0m	max 10.0sqm

SITE LEGEND

- PROPOSED BUILDING
- CONCRETE WALKWAY
- LANDSCAPING
- EXISTING SURROUNDING BUILDINGS
- GRAVEL / DIRT ROAD
- MAN DOOR
- OVERHEAD DOOR
- LIGHT POLE (LP)

NOTES:
1. SITE SIGNAGE SHOWN FOR DESIGN INTENT ONLY. FINAL SIGNAGE PACKAGE TO BE BY SIGNAGE CONTRACTOR.
2. SITE LIGHTING SHOWN FOR DESIGN INTENT ONLY. FINAL LIGHTING LAYOUT TO BE BY ELECTRICAL ENGINEER.

SCHEDULE A
This forms part of application
DP23-0091 DVP23-0092
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT



NORTH

2 DP1.1 SITE PLAN DP
1" = 30'-0"

HODGSON SCHILF EVANS ARCHITECTS INC.
Suite 200-12420 104 Avenue, Edmonton, AB T5N 3Z9
TEL: 780.482.1157
FAX: 780.482.1175
hsea.ca

REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
3	23-04-17	RE-ISSUED FOR DEVELOPMENT PERMIT	PA	TF
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

CONSULTANT

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PROJECT
FIRST TRUCK KELOWNA
KELOWNA, BC

DRAWING TITLE
SITE PLAN

PROJECT NO. 22152
ISSUED DATE 23-04-17
SCALE As indicated
DRAWING NO. DP1.1
REVISION 3

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PLOT DATE: 4/17/2023 1:46:27 PM

SCHEDULE A

This forms part of application

DP23-0091 DVP23-0092

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

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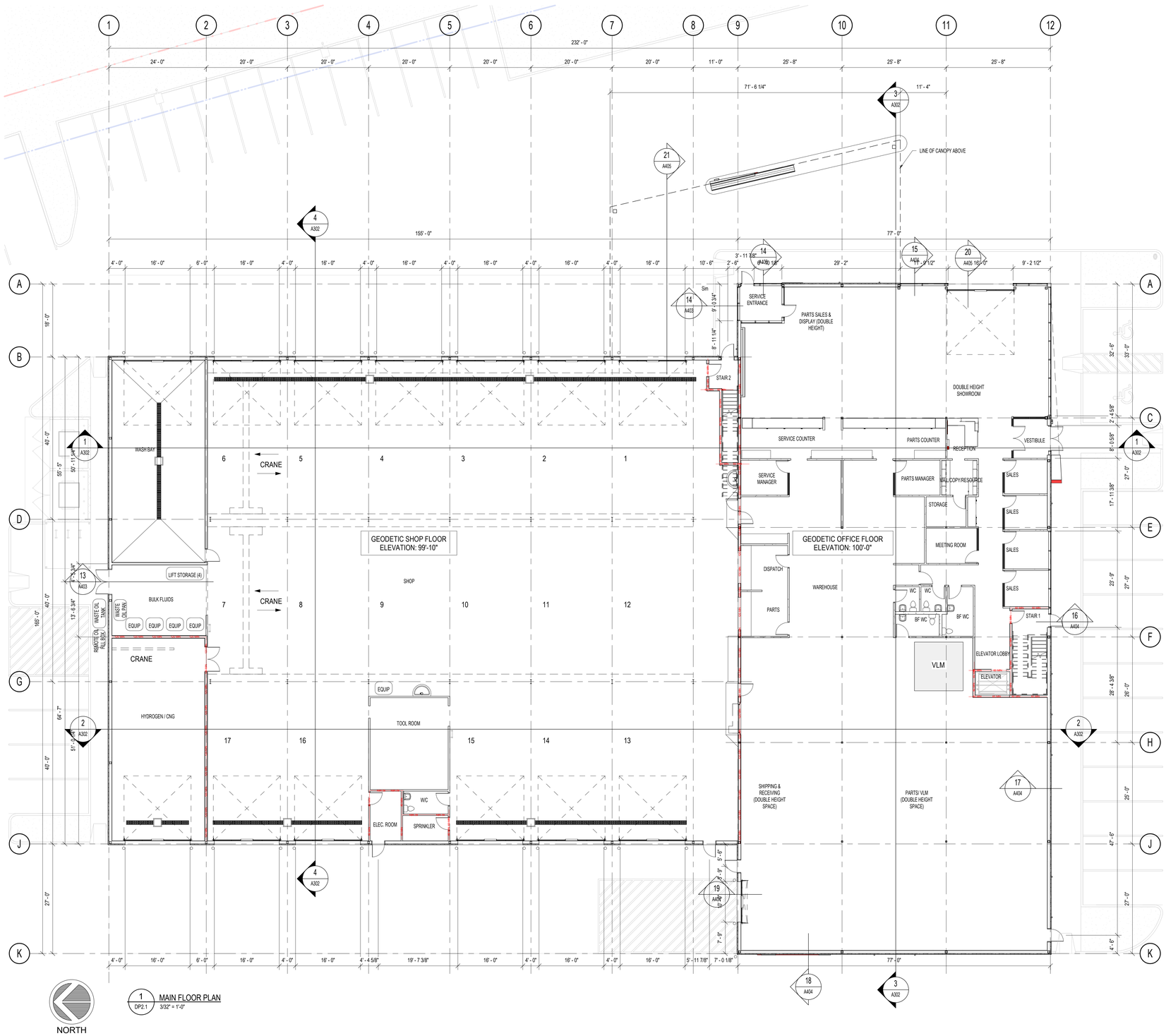

1 DP2.1 MAIN FLOOR PLAN
3/32" = 1'-0"

REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

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PROJECT

FIRST TRUCK KELOWNA

KELOWNA, BC

DRAWING TITLE

MAIN FLOOR PLAN

PROJECT NO.	ISSUED DATE	23-03-15
22152	SCALE	3/32" = 1'-0"

DRAWING NO. DP2.1 REVISION 1

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PLOT DATE: 3/15/2023 9:34:45 AM

SCHEDULE A

This forms part of application

DP23-0091 DVP23-0092

Planner Initials MT

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COMMUNITY PLANNING

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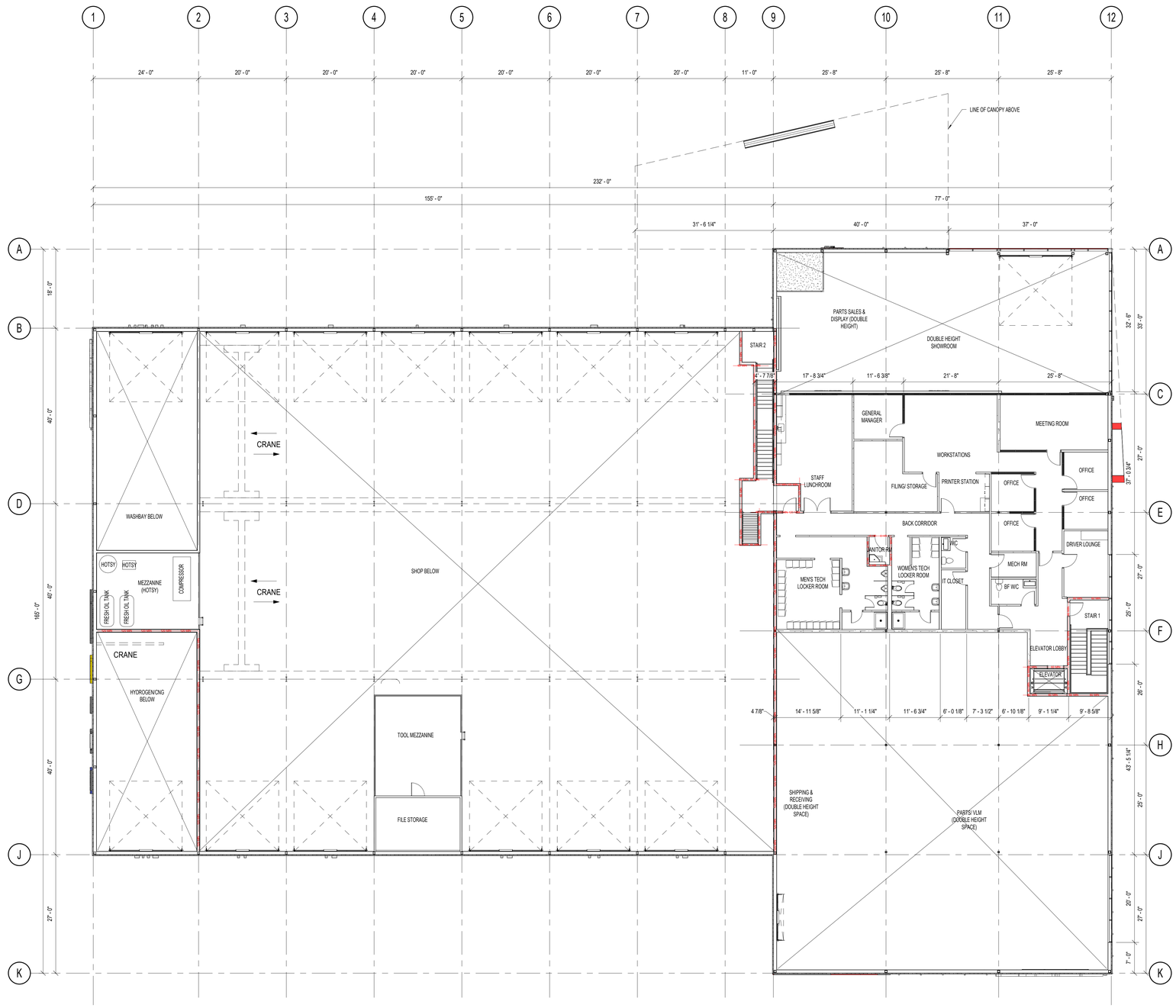

1 DP2.2 SECOND FLOOR PLAN
3/32" = 1'-0"

REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

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PROJECT

FIRST TRUCK KELOWNA

KELOWNA, BC

DRAWING TITLE

SECOND FLOOR PLAN

PROJECT NO.	ISSUED DATE 23-03-15
22152	SCALE 3/32" = 1'-0"

DRAWING NO. DP2.2 REVISION 1

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PLOT DATE: 3/15/2023 9:34:07 AM

SCHEDULE A

This forms part of application

DP23-0091 DVP23-0092

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING

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Suite 200-12420 104 Avenue, Edmonton, AB T5N 3Z9
TEL: 780.482.1157
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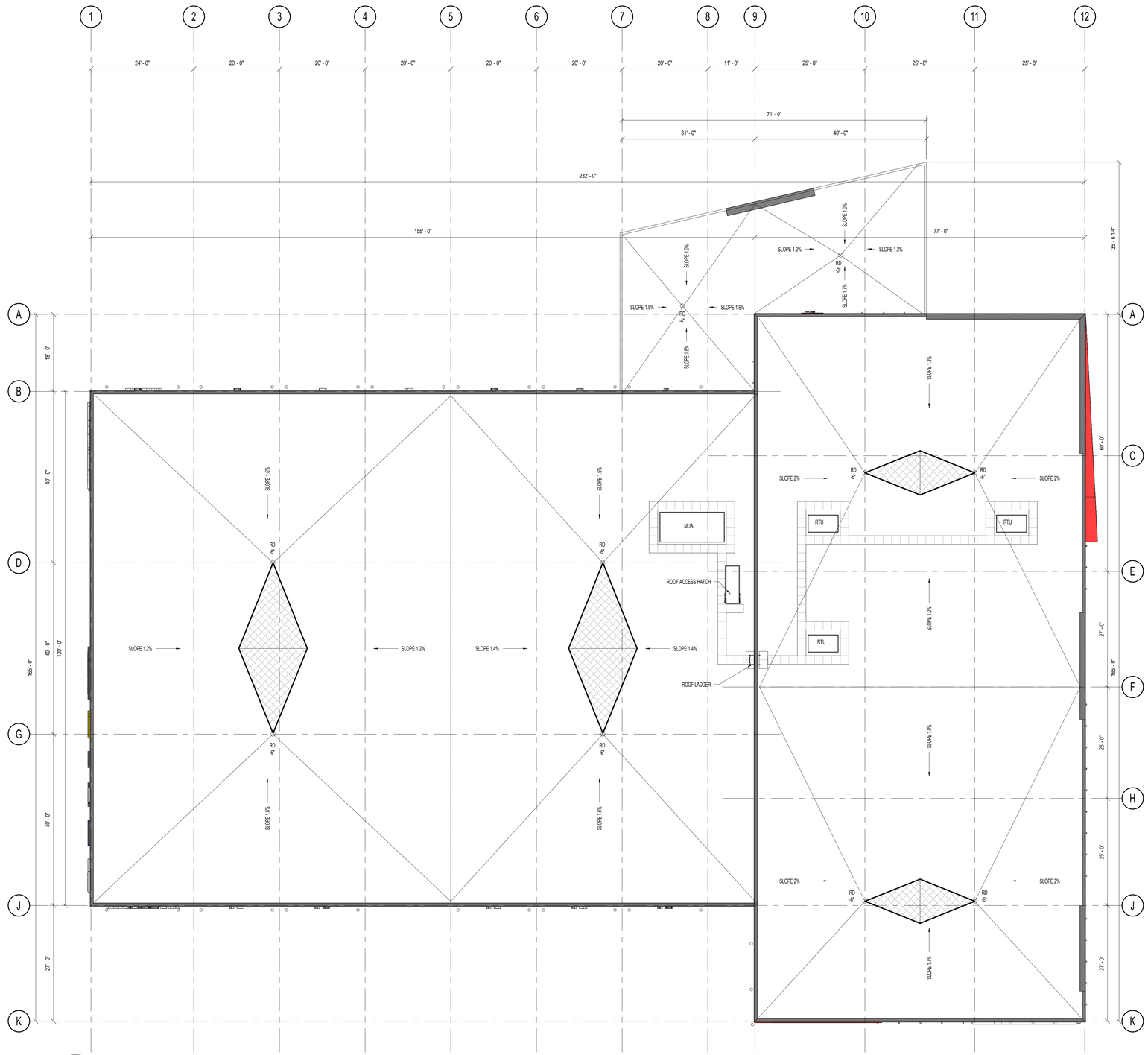

NORTH

1 / DP2.3 ROOF PLAN
3/32" = 1'-0"

NOTE: ROOF PLAN INDICATES DESIGN INTENT ONLY.
FINAL MECHANICAL SYSTEM LAYOUT TO BE BY MECHANICAL ENGINEER

REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

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PROJECT

FIRST TRUCK KELOWNA

KELOWNA, BC

DRAWING TITLE

ROOF PLAN

PROJECT NO.	ISSUED DATE	23-03-15
22152	SCALE	3/32" = 1'-0"

DRAWING NO. DP2.3 REVISION 1

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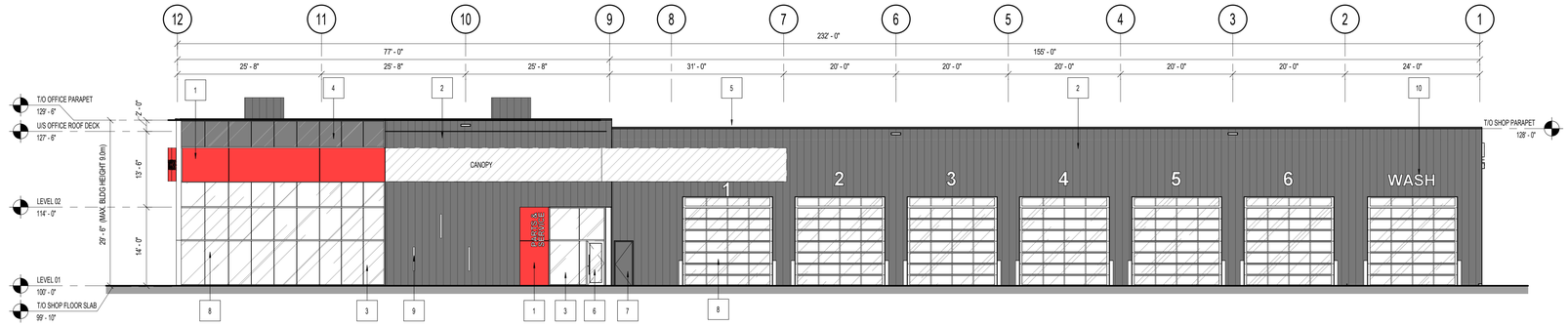
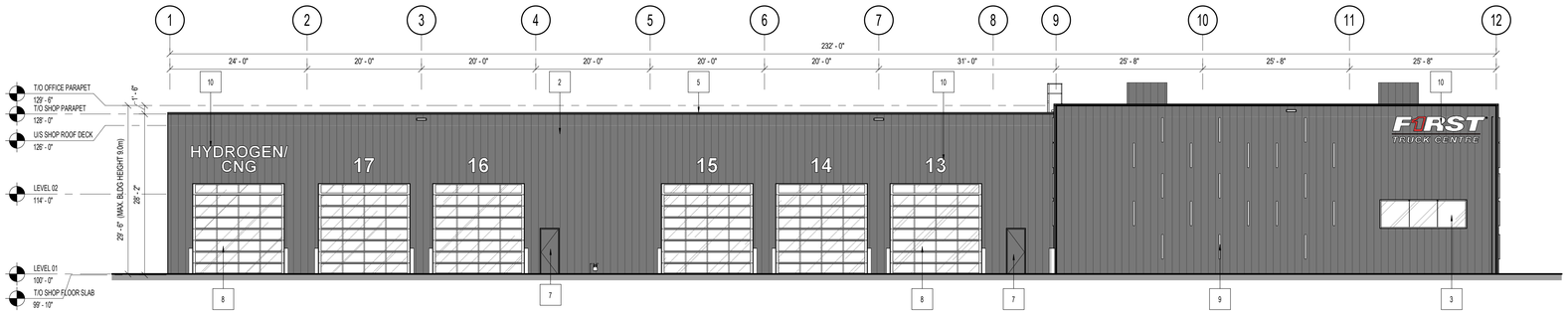


1 DP3.1 EAST ELEVATION
3/32" = 1'-0"



2 DP3.1 WEST ELEVATION
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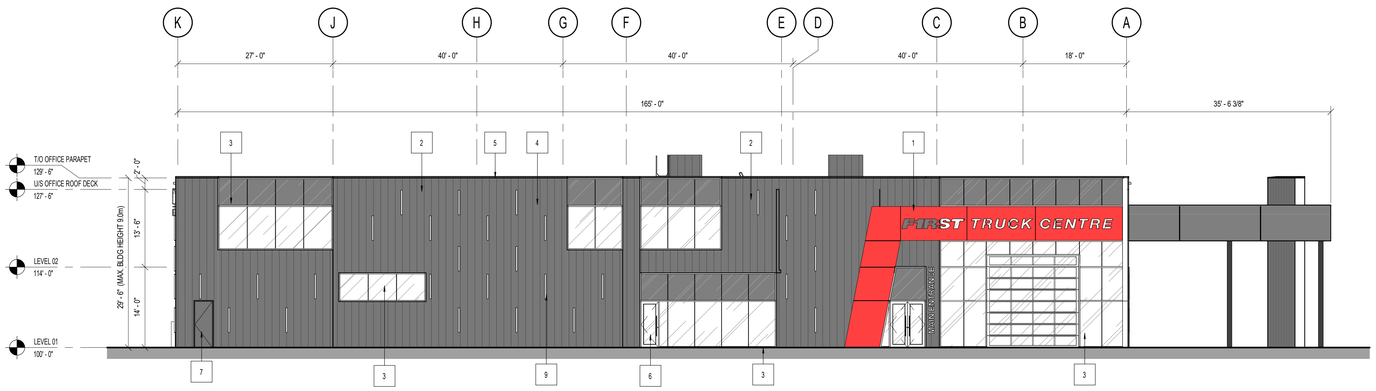

3 DP3.1 SOUTH ELEVATION
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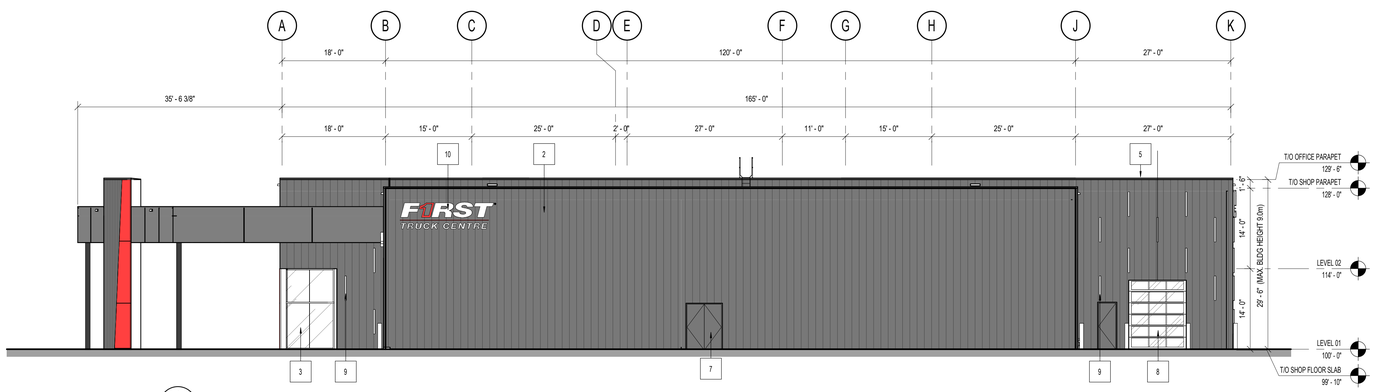
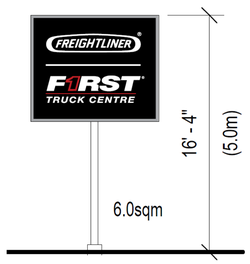
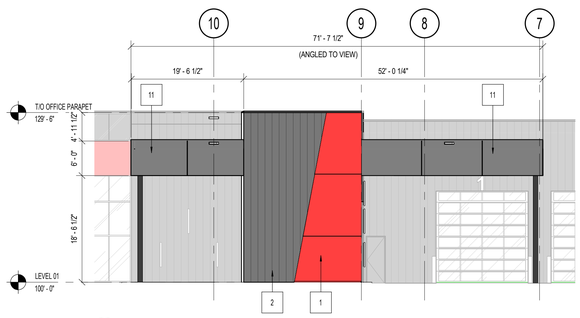


4 DP3.1 NORTH ELEVATION
3/32" = 1'-0"

PROPOSED





5 DP3.1 EAST ELEVATION - CANOPY
3/32" = 1'-0"

MATERIALS LEGEND (MATERIALS BOARD)

CODE	IMAGE	DESCRIPTION
1		ALUMINUM COMPOSITE METAL CLADDING (SMOOTH) ALPOLIC METAL COMPOSITE MATERIALS COLOUR: NSN RED LOT# 08420
2		PROFILED METAL CLADDING COLOUR: DARK GREY/BLACK
3		CURTAINWALL CLEAR GLAZING IN BLACK ANODIZED ALUMINUM GLAZING SYSTEM C/W VERTICAL SSG FRAME
4		SPANDREL GLAZING COLOUR: BLACK
5		SBS ROOFING SYSTEM - BLACK
6		BLACK ANODIZED ALUMINUM STOREFRONT DOOR C/W SEALED TEMPERED GLAZING UNIT
7		INSULATED METAL DOOR, PAINTED COLOUR: TO MATCH ADJACENT WALL FINISH
8		BLACK ANODIZED ALUMINUM SECTIONAL OVERHEAD DOOR C/W SEALED TEMPERED GLAZING VISION PANELS
9		WALL MOUNTED LIGHT FIXTURE
10		PROPOSED EXTERIOR SIGNAGE. (FINAL SIGNAGE PACKAGE TO BE BY SIGNAGE CONTRACTOR)
11		ALUMINUM COMPOSITE METAL CLADDING (SMOOTH) ALPOLIC METAL COMPOSITE MATERIALS COLOUR: BLX BLACK

	NUMBER OF FASCIA SIGNS	MAXIMUM SIGN AREA	Free Standing Sign Height	Free Standing Signage Area
COMMERCIAL	UP TO 2	max. 4.0 sqm	max 3.0m	max 3.0sqm
PROPOSED	3	6.0 sqm	5.0m	6.0 sqm
INDUSTRIAL	UP TO 3	max. 20% of wall area	max 5.0m	max 10.0sqm

SCHEDULE B
This forms part of application
DP23-0091 DVP23-0092
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT

HODGSON SCHILF EVANS ARCHITECTS INC.
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REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
3	23-04-17	RE-ISSUED FOR DEVELOPMENT PERMIT	PA	TF
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

CONSULTANT

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PROJECT
FIRST TRUCK KELOWNA
KELOWNA, BC

DRAWING TITLE
EXTERIOR ELEVATIONS

PROJECT NO. 22152
ISSUED DATE 23-04-17
SCALE As indicated
DRAWING NO. DP3.1
REVISION 3

ORIGINAL SHEET - ARCH E1
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PLOT DATE: 5/1/2023 10:01:59 AM

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
6.1 General Guidelines						
6.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient the long side of each building to be parallel to the public street.					✓	
b. Locate entries to be visible and directly accessible from the public street.						✓
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	✓					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						✓
6.1.2 Site Planning and Landscaping	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.					✓	
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						✓
d. Distribute trees and landscaping throughout the site in order to: • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;						✓
e. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.	✓					
f. Pedestrian pathways should provide clear sight lines and connect the following: • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots.					✓	
g. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and						✓

distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.						
h. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.						✓
6.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	✓					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	✓					
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.					✓	
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						✓
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: • Integrating these facilities into the footprint of the building; or • Screening using fencing, walls, and/or landscaping						✓
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.						✓
6.1.4 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience						✓
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.						✓
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						✓
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					
g. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.						✓

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

ATTACHMENT C

This forms part of application

DP23-0091 DVP23-0092

City of Kelowna
COMMUNITY PLANNING

Planner Initials MT

ATTACHMENT C
This forms part of application
DP23-0091 DVP23-0092
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COMMUNITY PLANNING

ATTACHMENT C
This forms part of application
DP23-0091 DVP23-0092
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING

City of Kelowna

DP23-0091 DVP23-0092 6320 Lapointe Drive

Development Permit & Development Variance Permit

Purpose

- To issue a Development Permit for the form and character of a heavy duty truck sales, service, and repair building and a Development Variance Permit to vary the maximum size, height, and number of signs.

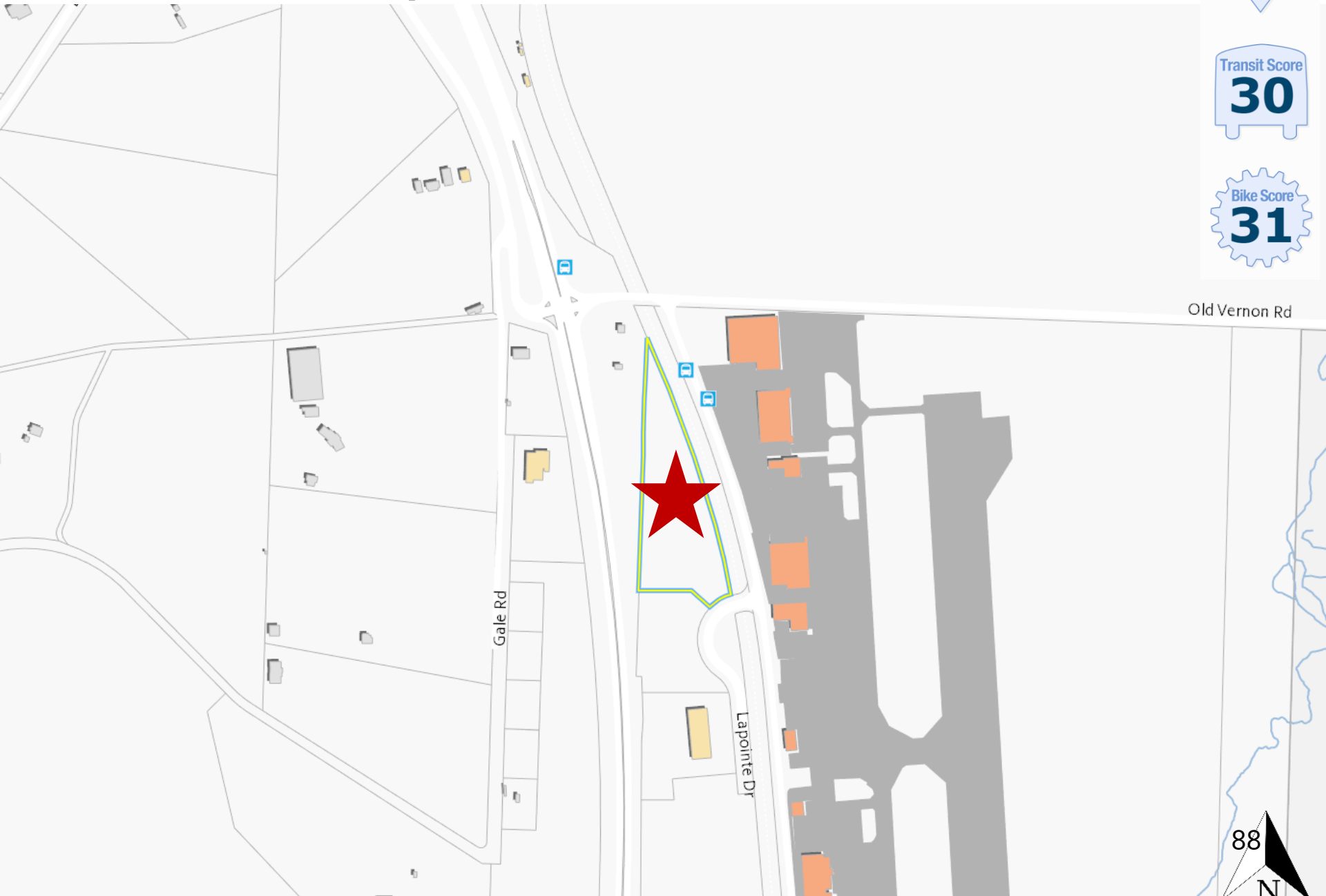
Development Process

City of Kelowna

May 2, 2023	Development Application Submitted
	Staff Review & Circulation
May 24, 2023	Public Notification Received
June 19, 2023	Initial Consideration
July 11, 2023	Public Hearing
Sept 12, 2023	Final Reading & DP & DVP
	Building Permit

Council Approvals

Context Map


Walk Score
17
Transit Score
30
Bike Score
31
Old Vernon Rd
Gale Rd
Lapointe Dr
88
N

Subject Property Map

Project Details

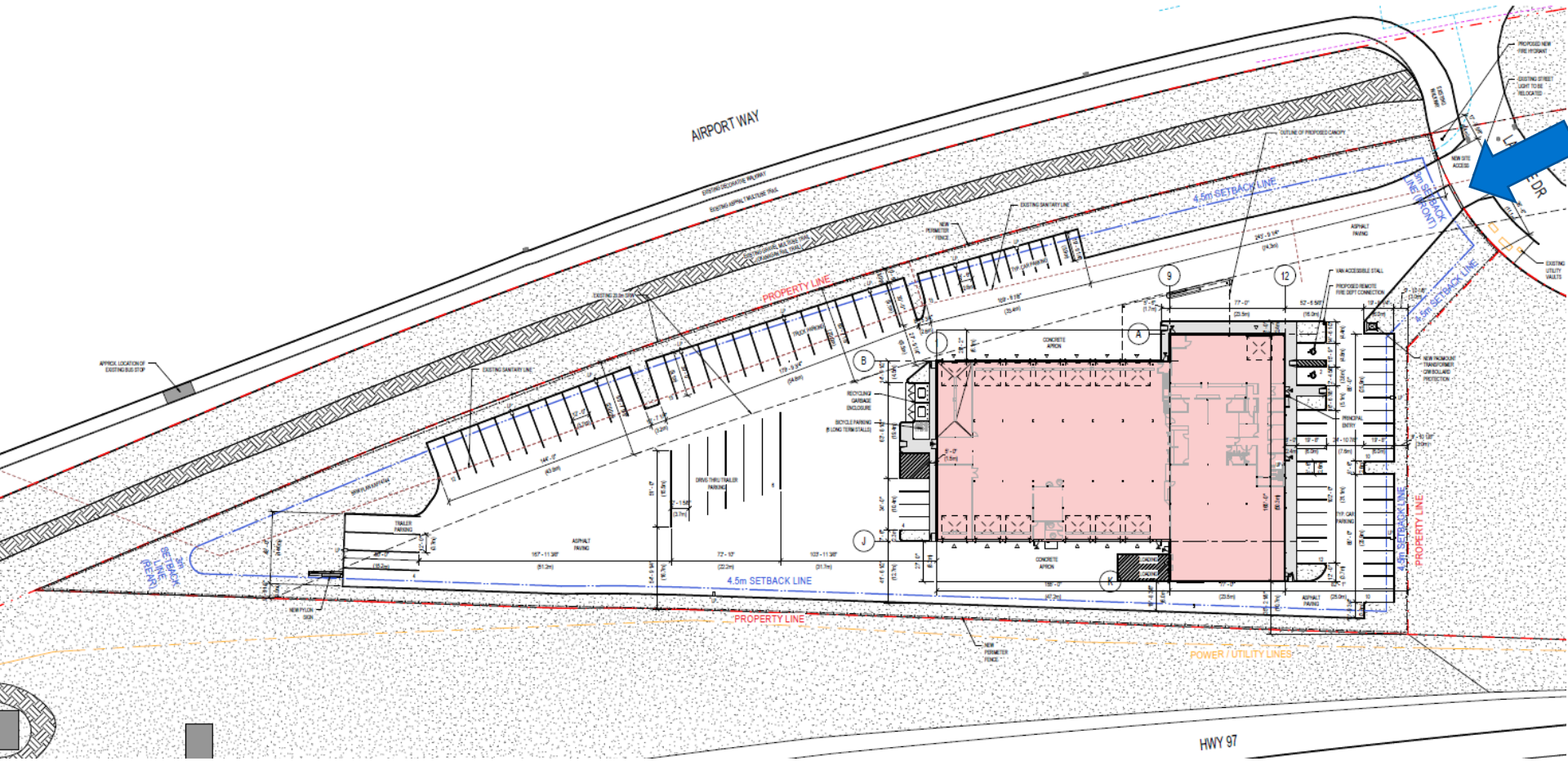
City of Kelowna

- Heavy duty truck sales, service and repair building
  - Shop with 17 service bays and wash bay
  - Parts warehouse
  - Showroom
  - Parts warehouse
- Surface parking
  - 51 car stalls
  - 27 truck stalls
  - 10 trailer stalls
- Landscaping
  - 69 trees

Variances

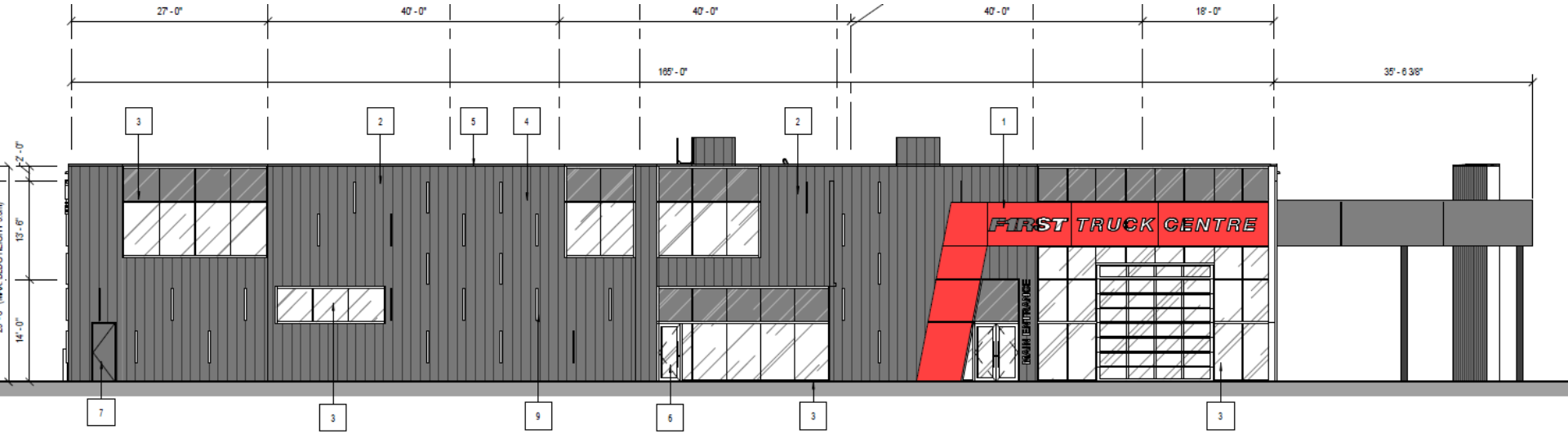
- Maximum size of fascia signs from 4.0 m2 to 6.0 m2
- Maximum number of non-illuminated fascia signs from 2 to 3
- Maximum size of a Free-Standing Sign from 3.0 m2 to 6.0 m2
- Maximum height of a free-standing sign from 3.0 m to 5.0 m

Site Plan



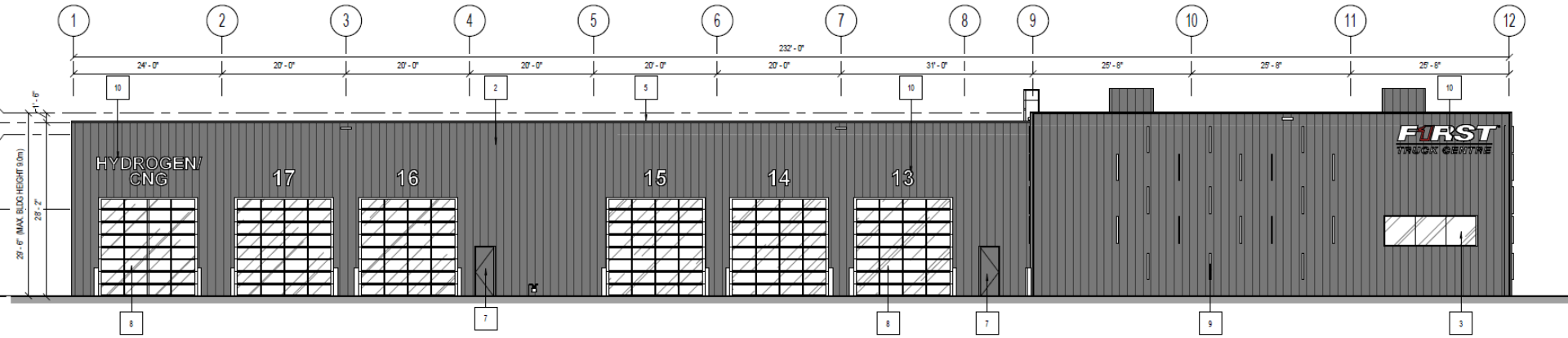
Springfield Rd

Elevation – South



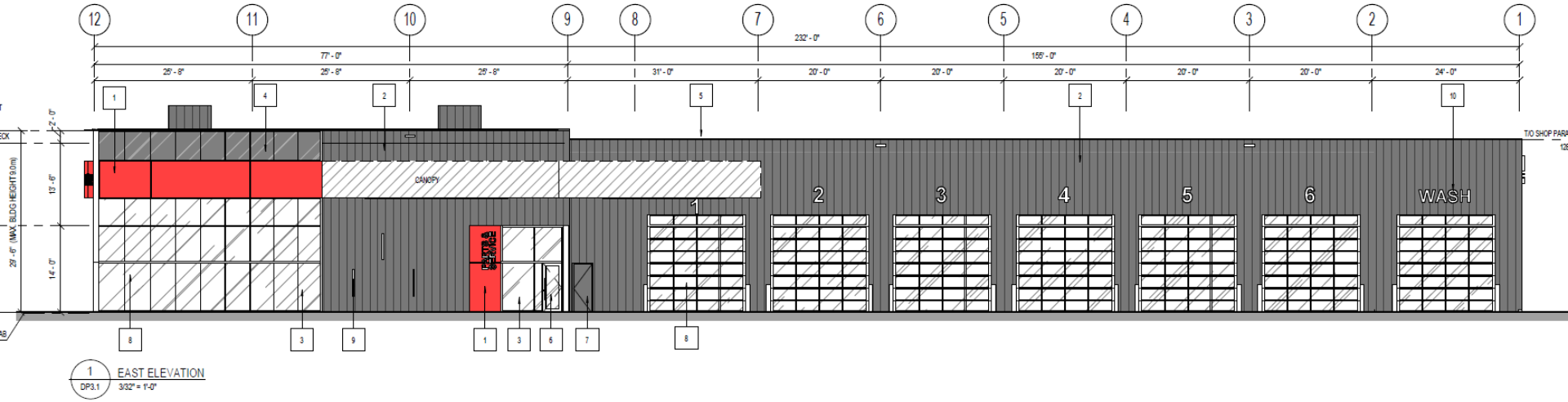
3 DP3.1 SOUTH ELEVATION
3/32" = 1'-0"

Elevation – West



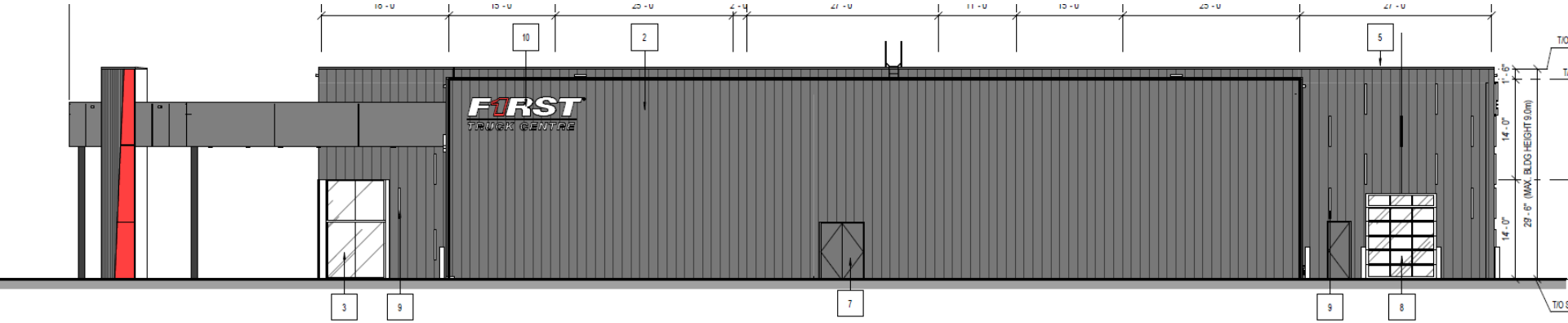
2 DP3.1 WEST ELEVATION
3/32" = 1'-0"

Elevation – East



1 DP3.1 EAST ELEVATION
3/32" = 1'-0"

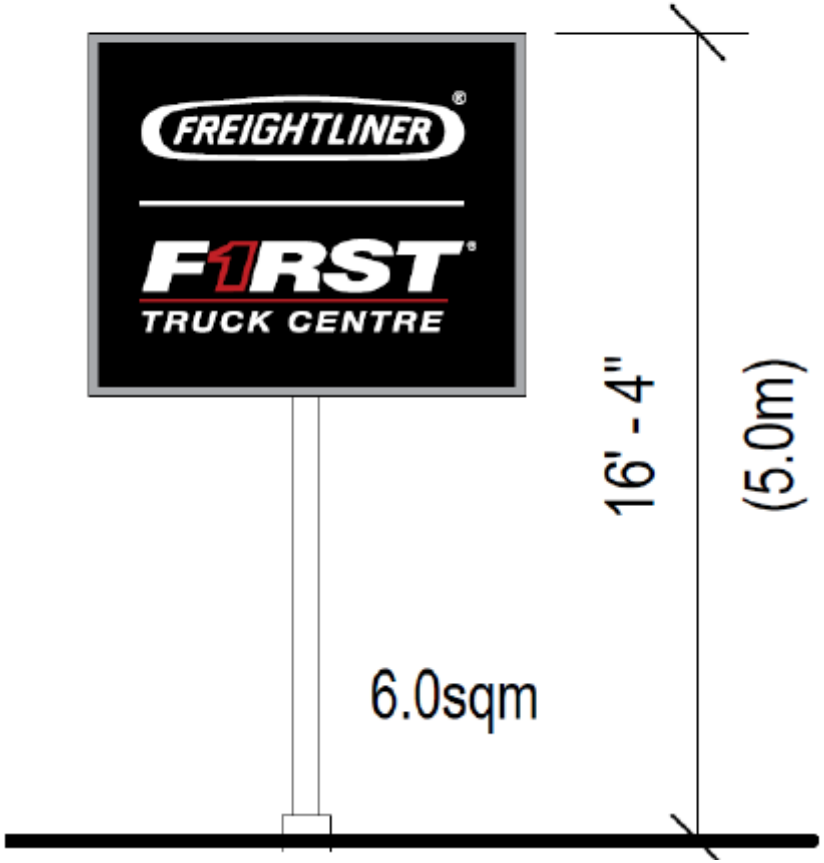
Elevation – North



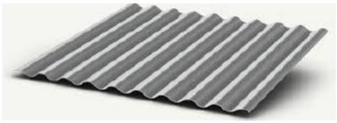
4
DP3.1
NORTH ELEVATION
3/32" = 1'-0"

Free-Standing Sign

PROPOSED



Materials Board

CODE	IMAGE	DESCRIPTION
1		ALUMINUM COMPOSITE METAL CLADDING (SMOOTH) ALPOLIC METAL COMPOSITE MATERIALS COLOUR: NSN RED LOT# 080420
2		PROFILED METAL CLADDING COLOUR: DARK GREY/BLACK
3		CURTAINWALL CLEAR GLAZING IN BLACK ANODIZED ALUMINUM GLAZING SYSTEM C/W VERTICAL SSG FRAME
4		SPANDREL GLAZING COLOUR: BLACK

5		SBS ROOFING SYSTEM - BLACK
6		BLACK ANODIZED ALUMINUM STOREFRONT DOOR C/W SEALED TEMPERED GLAZING UNIT
7		INSULATED METAL DOOR, PAINTED COLOUR: TO MATCH ADJACENT WALL FINISH
8		BLACK ANODIZED ALUMINUM SECTIONAL OVERHEAD DOOR C/W SEALED TEMPERED GLAZING VISION PANELS
9		WALL MOUNTED LIGHT FIXTURE

Landscape Plan

Rendering – SW

Rendering – SE

OCP Design Guidelines

City of Kelowna

- Avoiding blank walls adjacent to highways, streets, and walkways
- Avoiding facing unarticulated facades to the street and using projections, recesses, arcades, awnings, colour, and texture to reduce the visual impact of unglazed walls
- Distributing trees and landscaping throughout the site to soften property edges facing the street, and screening parking, loading, services, and utility areas

Staff Recommendation

City of Kelowna

- Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
  - Aligns with OCP Design Guidelines
  - Variances allow signage which is:
    - Permitted on other industrial developments
    - Architecturally integrated into the overall design

CITY OF KELOWNA

BYLAW NO. 12436
Z21-0041
802-812 Saucier Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP127793, located on Saucier Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3r – Apartment Housing Rental Only zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 28th day of November, 2022.

Approved under the Transportation Act this 5th day of December, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

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

Mayor

City Clerk

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

Date:	September 12, 2023
To:	Council
From:	City Manager
Address:	802 – 812 Saucier Ave
File No.:	DP22-0035 & DVP22-0036
Zone:	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Bylaw No. 12436 be amended at third reading to revise the legal descriptions of the subject properties from:

- LOT 5 BLOCK 1 DL 138 ODYD PLAN 7117, located at 801 Harvey Ave, Kelowna, BC;
- LOT 6 BLOCK 1 DL 138 ODYD PLAN 7117, located at 809 Harvey Ave, Kelowna, BC;
- LOT 7 BLOCK 1 DL 138 ODYD PLAN 7117, located at 819 Harvey Ave, Kelowna, BC;
- LOT 8 BLOCK 1 DL 138 ODYD PLAN 7117, located at 831 Harvey Ave, Kelowna, BC;
- LOT 20 BLOCK 1 DL 138 ODYD PLAN 7117, located at 802 Saucier Ave, Kelowna, BC;
- LOT 19 BLOCK 1 DL 138 ODYD PLAN 7117, located at 812 Saucier Ave, Kelowna, BC;

to:

- LOT A DL 138 ODYD PLAN EPP127793, located at 802-812 Saucier Ave, Kelowna, BC;

AND THAT final adoption of Rezoning Bylaw No. 12436 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0035 and Development Variance Permit No. DVP22-0036 for LOT A DL 138 ODYD PLAN EPP127793, located at 802-812 Saucier Ave, Kelowna, BC subject to the following:

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

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted as shown on Schedule "A" and Schedule "B":

<u>Section 13.5: MF3, Development Regulations</u>
To vary the required maximum site coverage of all buildings from 65% required to 66% proposed.

Section 13.5: MF3, Development Regulations
To vary the minimum building stepback from front yard on Saucier Ave from 3.0 m required to 2.1 m proposed (at Level 2).

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

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

2.0 Purpose

To issue a Development Permit for the form and character of rental only apartment housing with variances to site coverage and building step-back.

3.0 Development Planning

Development Planning Staff recommend support for the Development Permit and associated variances for the proposed 6-storey rental apartment building that double fronts Harvey Ave and Saucier Ave. The project adequately meets the majority of the Official Community Plan Chapter 18 Design Guidelines for Low-Rise Residential. Several of the guidelines that are met well include:

- *2.1.5.f. Use landscaping materials that soften development and enhance the public realm;*
- *2.1.5.a. Express a unified architectural concept that incorporates variation in façade treatments;*
- *2.1.6.b. b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians;*
- *4.1.1.l. Incorporate individual entrances to ground floor units accessible fron the fronting street (Saucier Ave);*

One guideline that is not met well is:

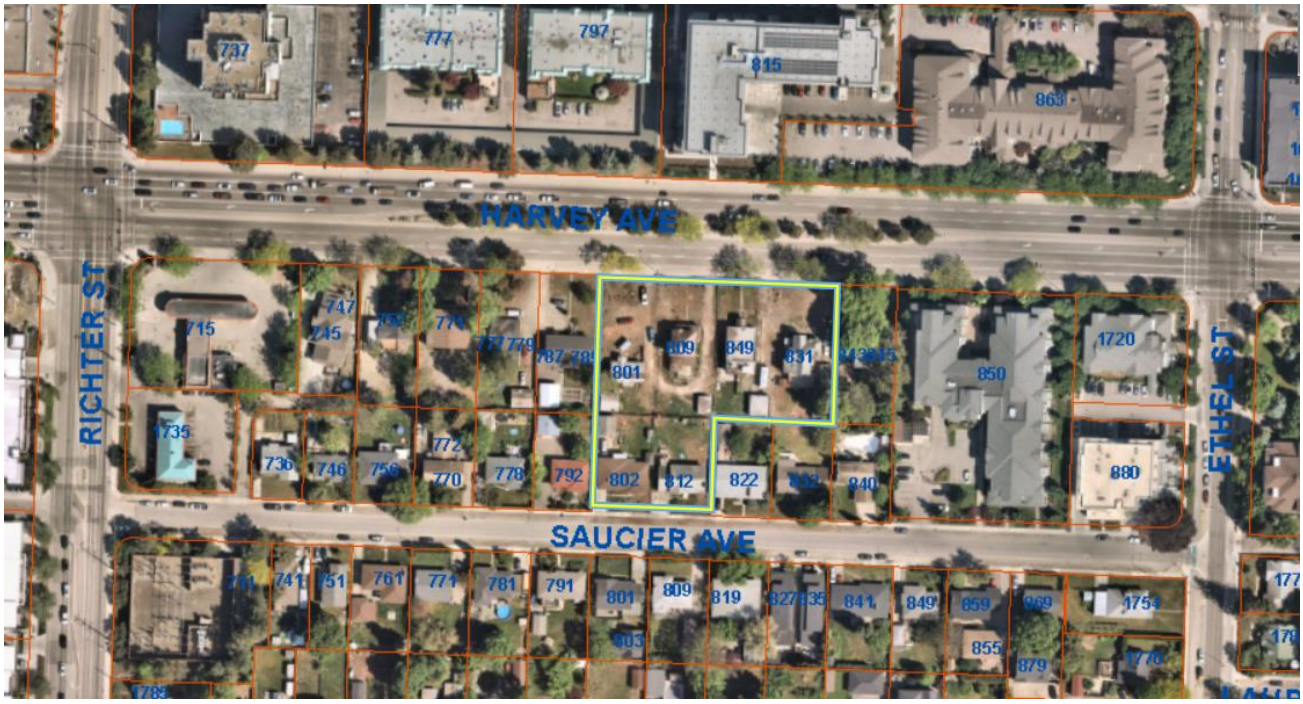
- *2.1.4.d. In general accommodate off-street parking a) underground, b) in a half-storey that does not negatively impact the street frontage, c) in a garage or at-grade parking at the rear of the building, or d) surface parking at the rear.*

The proposed project is double fronting onto both Harvey Ave and Saucier Ave. Harvey Ave is a vehicle oriented highway that creates noise, dust, and nuisance for residential uses. For that reason, the proposed project focuses the main residential lobby and at-grade townhomes along Saucier Ave. Above grade parking levels along Harvey Ave are considered an inactive use that does not contribute to natural surveillance. However, the parking levels have been wrapped with a visually interesting architectural treatment and the material is continued around the project in key locations to provide a unified architectural concept. Further, the applicants have proposed a double row of trees on-site along Harvey Ave to soften the development and enhance the public realm.

The project requires a variance to site coverage from 65% required to 66% proposed which is determined to have negligible impact on the site or stormwater management. The project requires a second variance to building step-back along Saucier Ave from 3.0 m required to 2.1 m proposed at Level 2. The purpose of the building step-back is to have the upper floors of the building stepped back from the lower floors in order to reduce massing when approaching and interacting with the building at the pedestrian level. Due to the relatively narrow street frontage along Saucier Ave, the reduced step-back is determined to have minimal impact to the public realm in terms of massing or shadows.

Subject Property & Background

3.1 Subject Property Map



The subject property is located along a Transit Supportive Corridor (Harvey Ave), and has easy access to dedicated cycling infrastructure on Ethel St. It is in close proximity to both Downtown and the Capri-Landmark Urban Centre which offer employment options, community services, grocers, and parks and recreation. This is a suitable location for a rental only project.

3.2 Background

The subject property is a consolidated property of six single and two dwelling housing lots, and the homes have been demolished in preparation for redevelopment.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	5,804 m²
Total Number of Units	**171**
Bachelor	14
1-bed	12
2-bed	128
3-bed	14
Townhome	3

DEVELOPMENT REGULATIONS		
CRITERIA	**MF3r ZONE**	**PROPOSAL**
Total Maximum Floor Area Ratio	**2.1**	**2.0**
Base FAR	1.8	1.8
"r" Rental Bonus FAR	0.3	0.3
Max. Site Coverage (buildings)	65%	66%❶
Max. Site Coverage (buildings, parking, driveways)	85%	81%
Max. Height	**22.0 m / 6 storeys**	**21.26 / 6 storeys**
Setbacks		
Min. Front Yard (Harvey Ave)	4.5 m	6.0 m
Min. Side Yard (east)	3.0 m	4.5 m
Min. Side Yard (west)	3.0 m	4.5 m
Min. Front Yard (Saucier Ave)	3.0 m	4.66 m to building face
Step backs		
Min. Fronting Street (Harvey Ave)	3.0 m	3.8 m
Min. Fronting Street (Saucier Ave)	3.0 m	2.1 m❸
Amenity Space		
Total Required Amenity Space	**3,910.0 m²**	**1,962.4 m²**
Common	684.0 m²	1,962.4 m²
Landscaping		
Min. Number of Trees	13 trees	42 trees
Min. Large Trees	7 trees	27 trees
❶ Indicates a requested variance to maximum site coverage of buildings from 65% required to 66% proposed. ❸ Indicates a requested variance to minimum fronting street (Saucier Ave) step-back from 3.0 m required to 2.1 m proposed (at Level 2).		

PARKING REGULATIONS		
CRITERIA	**MF3r ZONE REQUIREMENTS**	**PROPOSAL**
Total Required Vehicle Parking	**192 stalls**	**192 stalls**
Residential Visitor "r" Subzone Reduction	189 24 -21	170 22
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	56% Regular 44% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	133 stalls	140 stalls
Bike Wash & Repair	Y	Y

5.0 Application Chronology

Application Accepted: February 7, 2022
Public Information Session: June 1, 2022
3rd Reading of Zone Amending Bylaw: November 28, 2022

Report prepared by:	Trisa Atwood, Planner Specialist
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit & Development Variance Permit DP22-0035 & DVP22-0036
- Schedule A: Site Plan & Floor Plans
- Schedule B: Elevations & Sections
- Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines
Attachment C: Applicant Design Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

ATTACHMENT A
This forms part of application
DP22-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

Development Permit & Development Variance Permit DP22-0035 & DVP22-0036

City of Kelowna

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

802-812 Saucier Ave

and legally known as

LOT A DL 138 ODYD PLAN EPP127793

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

Apartment Housing Rental Only

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

Date of Council Approval:	**September 12, 2023**
Development Permit Area:	Multi-Family
Existing Zone:	MF3r – Apartment Housing Rental Only
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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

This is NOT a Building Permit.

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

NOTICE

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

Owner:	WESTRICH SAUCIER DEVELOPMENTS BC LTD., INC.NO. BC1367262
Applicant:	Jeff Shen

_____

Terry Barton
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

DRAFT

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit & Development Variance Permit No. DP22-0035 & DVP22-0036 for LOT A DL 138 ODYD PLAN EPP127793, located at 802-812 Saucier Ave, Kelowna, BC subject to the following:

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

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted as shown on Schedules "A" & "B":

Section 13.5: MF3, Development Regulations
To vary the required maximum site coverage of all buildings from 65% required to 66% proposed;

Section 13.5: MF3, Development Regulations
To vary the minimum building stepback from front yard on Saucier Ave from 3.0 m required to 2.1 m;

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$276,180.00**

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

4. INDEMNIFICATION

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

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

DRAFT

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

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

DRAFT

ATTACHMENT B
This forms part of application
DP22-0035 DVP22-0036
DP22-0035 DVP22-0036
July 20, 2023
Initials TA
City of Kelowna
DEVELOPMENT PLANNING

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.				✓		
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.				✓		
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.					✓	
f. Avoid blank, windowless walls along streets or other public open spaces.				✓		
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 1:3 and a maximum ration of 1:1.75. ***Staff note: Street wall ratio is 1:1.74***					✓	
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.				✓		
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.				✓		
2.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					

b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.				✓		
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.	✓					
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.					✓	
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.				✓		
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.	✓					
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.	✓					
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.		✓				

e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.					✓	
h. Provide clear lines of sight at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.				✓		
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.					✓	
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.				✓		
f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓

i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						✓
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓

c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d. Design buildings such that their form and architectural character reflect the building's internal function and use.					✓	
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i. Provide visible signage identifying building addresses at all entrances.	✓					

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.					✓	
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.					✓	
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.					✓	
l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.					✓	

m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred. ***Staff note: Façade along Harvey Ave is 76.96 m. Façade along Saucier Ave is 27.91 m.***			✓			
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					✓	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.	✓					
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.				✓		
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations:	✓					

• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						
4.1.5 Publicly Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g., private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.	✓					
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.	✓					
d. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.					✓	
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
f. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.					✓	
g. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.					✓	
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential					✓	

buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.				✓		
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.					✓	
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.	✓					
f. Provide weather protection (e.g., awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.	✓					
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓

j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

ATTACHMENT C
This forms part of application
DP22-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

J+S ARCHITECT INC. Better design Builds better life

Design Rationale

The project site is located just outside the City Centre Urban Centre, a transitional and vibrant area of the city along Harvey Avenue and Saucier Avenue. The proposed development will contribute to the urban fabric of this diverse and pedestrian-friendly community.

The proposed development consists of 6 single house lots at RU6 zone. The application is to rezone the subject property from RU6 to MF3r for multiple residential development.

The proposed 6½ storey multi-family development consists of 171 residential suites with a diversity of unit types from studio to three-bedroom suite, all proposed residential units to be market rental. Indoor and outdoor amenity spaces have been provided at parkade roof top to support social activities. The maximum density will be in compliance with RM6r zone. Variances of site coverage, parking stall are requested to facilitate above ground parking facility and to provide street-oriented townhouses along Saucier Avenue.

The building main entrance is accessed via a walkway along Saucier Avenue closer to the southern property line, flanked with townhouse. Direct street access via private front yard has been considered to the ground level suites facing Saucier Avenue to maintain a strong pedestrian-street interface. The underground parkade entrance combined with recycling collection area is located off the south property line along Saucier Avenue.

The building façade features varying materials and colors, grouped horizontal and vertical elements, which break up the massive building volume to smaller scale, produce visually interest of building expression and create human scale interaction at the street. The building is anchored to the above ground parkade through the use of perforated metal panel at exposed parking levels to provide natural ventilation for the parkade and to create appealing building facade at pedestrian level.

The landscape features will be simple and elegant in keeping with the form and architectural expression of the building.

Sincerely,

Jeff Shen, Architect AIBC

July 19, 2023

206-4603 Kingsway, Burnaby, BC, Canada, V5H 4M4 T (604) 210-9698 **www.jsarchitect.ca**

Exterior Lighting Design Brief

Multi-Family Development

Address: 802-812 Saucier Ave, 801-831 Harvey Ave, Kelowna BC

Prepared by Paul Hardy, P.Eng. - WSP Canada Inc.

Date: December 2, 2021

This design brief is intended to convey the design philosophy for the exterior lighting at the Multi-Family Residential Development located between Saucier and Harvey Avenues in Kelowna BC. Appended to this document are representative luminaires, intended to convey the intended lighting aesthetic of the exterior building and site. All proposed luminaires are LED type.

As a residential development, the exterior lighting will be understated to ensure it does not impact neighboring properties. Light levels will be calculated to comply with IES recommendations. Each unit balcony will have an exterior luminaire, designed to illuminate the local balcony area only and minimize light trespass to adjacent units and properties.

The front lobby entrance will be illuminated for safety and to provide visual wayfinding. Similarly, sidewalks and walkways near the building, as well as the parkade entrance will be illuminated for safety and security.

To provide visual interest, narrow-beam RGB LED wall-wash luminaires may be used to highlight discrete areas of the building in color. Implementation of these luminaires will be limited to areas of the building facing public roads, and will be design so as not to create light trespass into individual suites or neighboring properties.

Exterior lighting in public areas will be controlled via photocell to ensure it only operates in the evenings. Accent lighting not used for wayfinding or security purposes will also be time-controlled to turn off between late-night hours. Local balcony luminaires will be controlled by the unit occupant.

Attached is a selection of typical exterior luminaires, provided to demonstrate the intended standard of design.

NO.	TYPE	APPLICATION
100	Low Profile Round Panel Light	Soffits, Balconies
101	Sconce	Balconies
102	Wallmount (multiple options presented)	Entrances, Amenity, Walkways adjacent to building
103	Wall Wash/Accent	Main Entrance, Amenity, Public Facing

Project Development Data - Residential Development

802-812 Saucier Avenue, 801-831 Harvey AvenueKelowna, BC

A. Project:

6 Storeys Multi-Family Residential

B. Legal Description:

LOT 20, BLK 1, DL 138 ODYD PLAN 7117 / LOT 5, BLK 1, DL 138 ODYD PLAN 7117 / LOT 7, BLK 1, DL 138 ODYD PLAN 7117 / LOT 6, BLK 1, DL 138 ODYD PLAN 7117 / LOT 8, BLK 1, DL 138 ODYD PLAN 7117 / LOT 19, BLK 1, DL 138 ODYD PLAN 7117

C. Zoning:

Existing Zoning: RU6 Prposed zoning: RM6r

D. Site Coverage Calculations:

Gross Site Area	64,256 sq ft	5969.56 sq m
Net Site Area	62,474 sq ft	5804.00 sq m
Building Footprint Area	42,418 sq ft	3940.76 sq m
Site Coverage Percentage	**66.0%**	
	67.9%	Net
Max requirement	**65.0%**	

Site Coverage Calculations of buildings and all impermeable surfaces:

Gross Site Area	64,256 sq ft	5969.56 sq m
Building Footprint Area	42,418 sq ft	4096.40 sq m
Permeable Surfaces	13,639 sq ft	1267.10 sq m
Impermeable Surfaces	6,524 sq ft	606.06 sq m
Total Impermeable Area	50,617 sq ft	4702.46 sq m
Site Coverage(Gross Site)	**79%**	
Site Coverage (Net Site)	**81%**	
Maximun allowed	**85%**	

E. Floor Area Ratio (F.A.R.) Calculation:

Site Use	Gross Site Area	Proposed Total FAR Area	Proposed NET F.A.R.
Residential	**64,256 sq ft**	**128,373 sq ft**	**2.0**

1.5 FRS
Increased by 0.2 for full parking underneath habitable area/commom amenity area
Increased by 0.3 for open space above 50% of open space

F. Residential Statistics - Floor Areas

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Net Floor Area Per Floor	Net Floor Area All Floors	Indoor Amenity	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)
LOWER MAIN FLOOR	1	1,885 sq ft	1,885 sq ft	5,706 sq ft	5,706 sq ft	1,885 sq ft	1,885 sq ft	0 sq ft	7,591 sq ft	7,591 sq ft
LEVEL 1	1	6,324 sq ft	6,324 sq ft	4,569 sq ft	4,569 sq ft	6,324 sq ft	6,324 sq ft	0 sq ft	10,893 sq ft	10,893 sq ft
LEVEL 2	1	22,604 sq ft	22,604 sq ft	3,584 sq ft	4,321 sq ft	22,604 sq ft	22,604 sq ft	2,283 sq ft	29,208 sq ft	29,208 sq ft
LEVEL 3 - LEVEL 5	3	25,080 sq ft	75,240 sq ft	3,500 sq ft	10,500 sq ft	25,080 sq ft	75,240 sq ft	0 sq ft	28,580 sq ft	85,740 sq ft
LEVEL 6	1	22,320 sq ft	22,320 sq ft	3,396 sq ft	3,396 sq ft	22,320 sq ft	22,320 sq ft	0 sq ft	25,716 sq ft	25,716 sq ft
TOTAL	**6.5**		**128,373 sq ft**		**28,492 sq ft**		**128,373 sq ft**	**2,283 sq ft**	**76,272 sq ft**	**159,148 sq ft**

G. Residential Statistics - Unit Counts

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed	Town House	Total	Number of Floors
LOWER MAIN FLOOR	0	0	0	0	0	0	3	3	1
L1	0	0	0	6	0	0	0	6	1
L2	1	2	0	24	0	3	0	30	1
L3-5	4	1	0	26	0	3	0	34	3
L6	1	4	3	20	0	2	0	30	1
Total	**14**	**9**	**3**	**128**	**0**	**14**	**3**	**171**	
Distribution	***8%***	***5%***	***2%***	***75%***	***0%***	***8%***	***2%***	100%	

H. Amenity Space

Provided Amenity Space

Level	Outdoor Common Amenity (sq.ft.)	Indoor Common Amenity (sq.ft.)	Private Amenity Balconies/Roof Deck/Patio (sq.ft.)	Subtotal (sq.ft.)	Subtotal (sq.m.)
LOWER MAIN FLOOR	10723	0	450	11173	1038.01
L1	0	0	625	625	58.06
L2	8117	2283	5092	15492	1439.25
L3-5	0	0	3228	9684	899.67
L6	0	0	5342	5342	496.29
Total provided	**18840**	**2283**	**21193**	**42316**	**3931.29**

Required Amenity Space

Unit	Number of Unit	Required Area Per Unit (sq.m.)	Total Required Area (sq.m.)	
Studio	14	7.5	105	
1 Bed	12	15	180	
2 and more bed	145	25	3625	
		Total required	**3910.00 sq m**	42,087 sq ft
		Total provided	**3931.29 sq m**	42,316 sq ft

Amenity Ratio

Type	Area (sq.ft.)	%
Common	21123	**50%**
Private	21193	**50%**
Total Amenity Area	42316	100%

J. Parking Statistics

Residential Vehicular Parking:
1. Visitor parking: Min 0.14 space per dwelling unit
2. 10% Reduction for rental apartment

Required Vehicle Parking

	Res. Vistor		Residential				Rental Reduction *	Total Required
	Gross	H/C	Van-Acces	Gross	H/C	Max Small		
Total	24	1	1	189	5	50%	21	192

Provided Parking

	Res. Vistor			Residential				Total Provided
	Gross	H/C	V.Acce	Gross	H/C	Small		
Total	22	0	1	170	6	78		192

Bicycle Parking

	Required Parking			Provided Parking		
	Gross	Short - term	Long - term	Gross	Short - term	Long - term
Total	139	6	133	146	6	140

Bicycle Parking Stall

Req'd size (horizontal)			Req'd access	Provided size (horizontal)			Prov'd access
width (m)	depth(m)	height(m)	width(m)	width (m)	depth(m)	height(m)	width(m)
0.45	1.80	2.00	1.50	0.45	1.80	2.00	1.50

Req'd size (vertical)			Req'd access	Provided size (vertical)			Prov'd access
width (m)	depth(m)	height(m)	width(m)	width (m)	depth(m)	height(m)	width(m)
0.45	1.10	2.00	1.50	0.45	1.20	2.00	1.50

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This forms part of application
DP222-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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ISSUED FOR:	DATE
DEVELOPMENT PERMIT	01/26/2022

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PROJECT:
MULTI-FAMILY DEVELOPMENT
802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
PROJECT DATA

DRAWING No.: A0.4
REVISION No:

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DP222-0035 DVP22-0036
Planner Initials TA
City of Kelowna
DEVELOPMENT PLANNING

C:\JOBS\BLS KELOWNA JOBS\100287 840 SAUCIER AVE KELOWNA\BP100287.DWG

SITE PLAN OF LOTS 5, 6, 7, 8, 9, 16, 17, 18, 19, & 20 BLOCK 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 7117
CITY OF KELOWNA
INTEGRATED SURVEY AREA #4
LOT 5 PID: 010-012-397
LOT 6 PID: 010-012-401
LOT 7 PID: 010-012-419
LOT 8 PID: 010-012-427
LOT 9 PID: 005-739-381
LOT 16 PID: 010-012-486
LOT 17 PID: 010-012-494
LOT 18 PID: 010-012-508
LOT 19 PID: 005-045-193
LOT 20 PID: 003-970-728

SCALE 1:200
5 0 5 10
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND:
- DENOTES BUILDING OUTLINE
- DENOTES CHAIN LINK FENCE LINE
- DENOTES WOOD FENCE LINE
- DENOTES RETAINING WALL
- DENOTES EDGE OF CONCRETE
- DENOTES EDGE OF PAVEMENT
- DENOTES BACK OF CURB
- DENOTES EDGE OF DRIVEWAY
- DENOTES BACK OF SIDEWALK
FH - DENOTES FIRE HYDRANT
PP - DENOTES POWER POLE
- DENOTES SPOT ELEVATION
LS - DENOTES LAMP STANDARD
WV - DENOTES SPOT ELEVATION
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

DATUM:
ELEVATIONS ARE TO CITY OF KELOWNA GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 79H9936. PUBLISHED ELEVATION = 346.896 METRES.
(SA NO. 4, NAD 83, (CVD28BC).

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 7117
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 1470 ST. PAUL STREET KELOWNA BC V1Y 2E6
TEL 250-763-5711 www.bennettsurveys.com

DATE:	BY:
DECEMBER 15, 2020	GH
REVISION:	0

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BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

FIELD SURVEY COMPLETED ON DECEMBER 15, 2020.

FB691 P70-85,124-130 (AB)

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

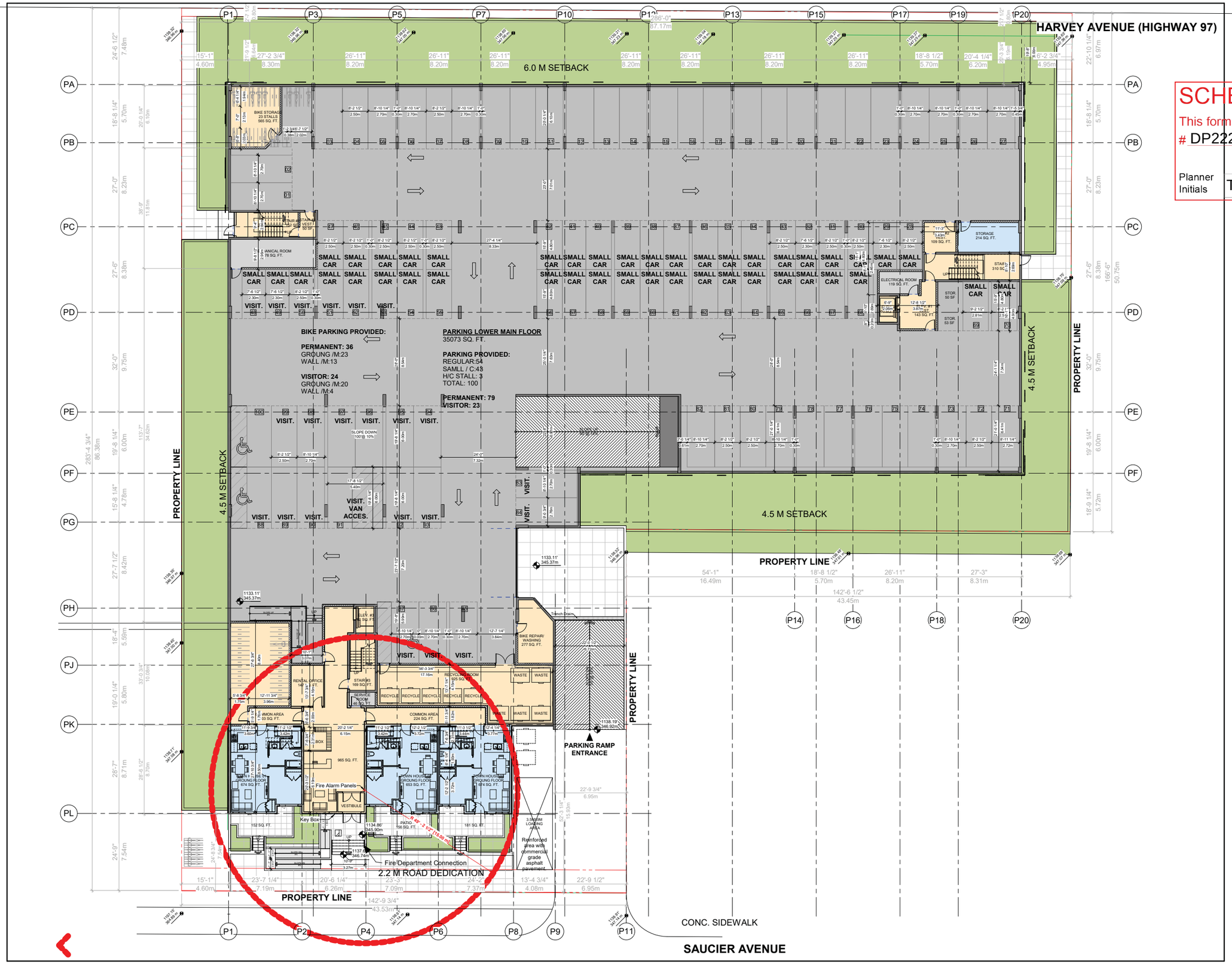
CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
SURVEY PLAN

DRAWING No.: A0.2
REVISION No:



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DP222-0035 DVP22-0036

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TA

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MULTI-FAMILY DEVELOPMENT

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CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

FIRE ACCESS PLAN

DRAWING No.: A0.3
REVISION No:

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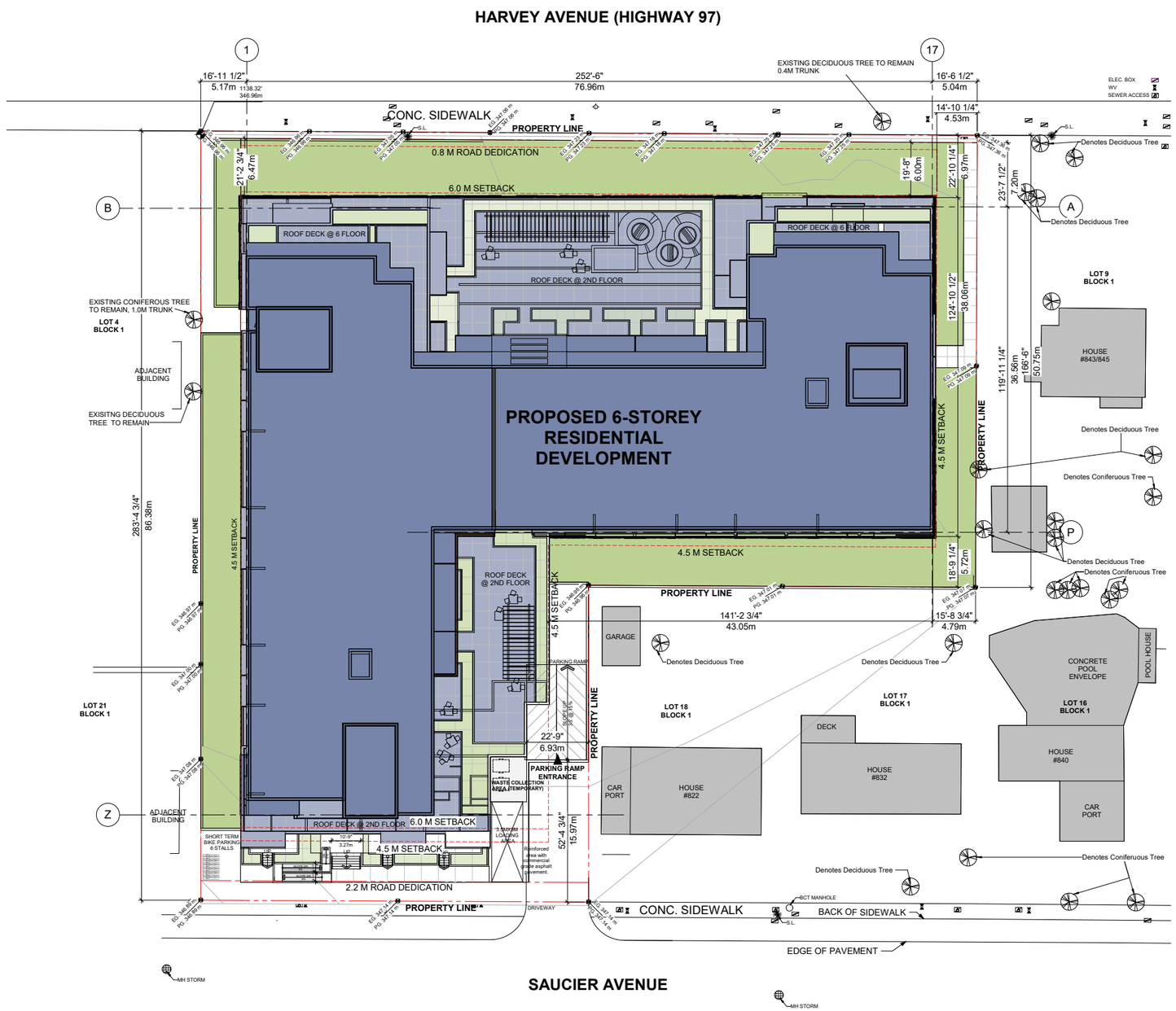
DP222-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA



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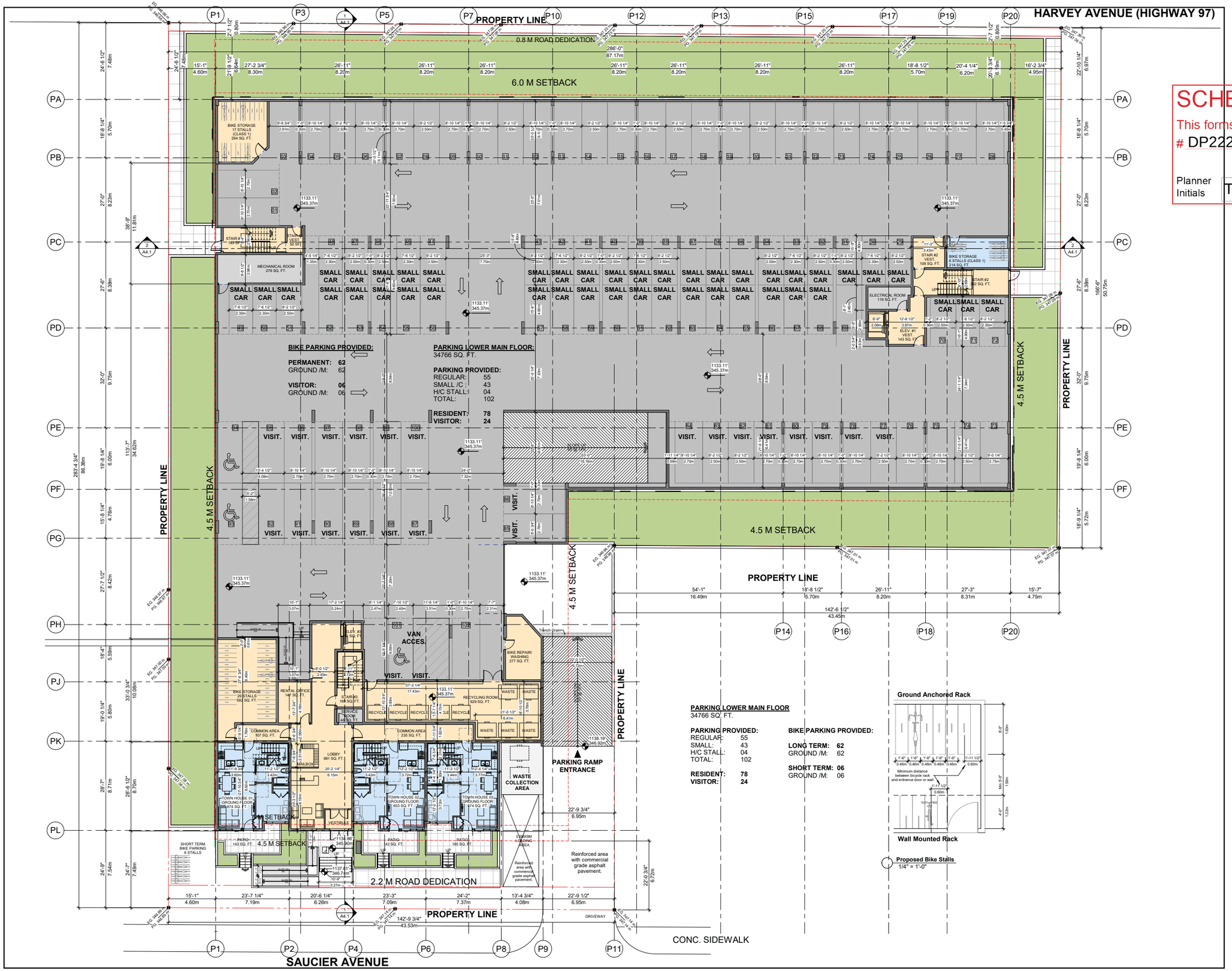
CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 1:100
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
SITE PLAN

DRAWING No.: A1.1
REVISION No.:



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City of Kelowna
DEVELOPMENT PLANNING

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MULTI-FAMILY DEVELOPMENT

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CLIENT:

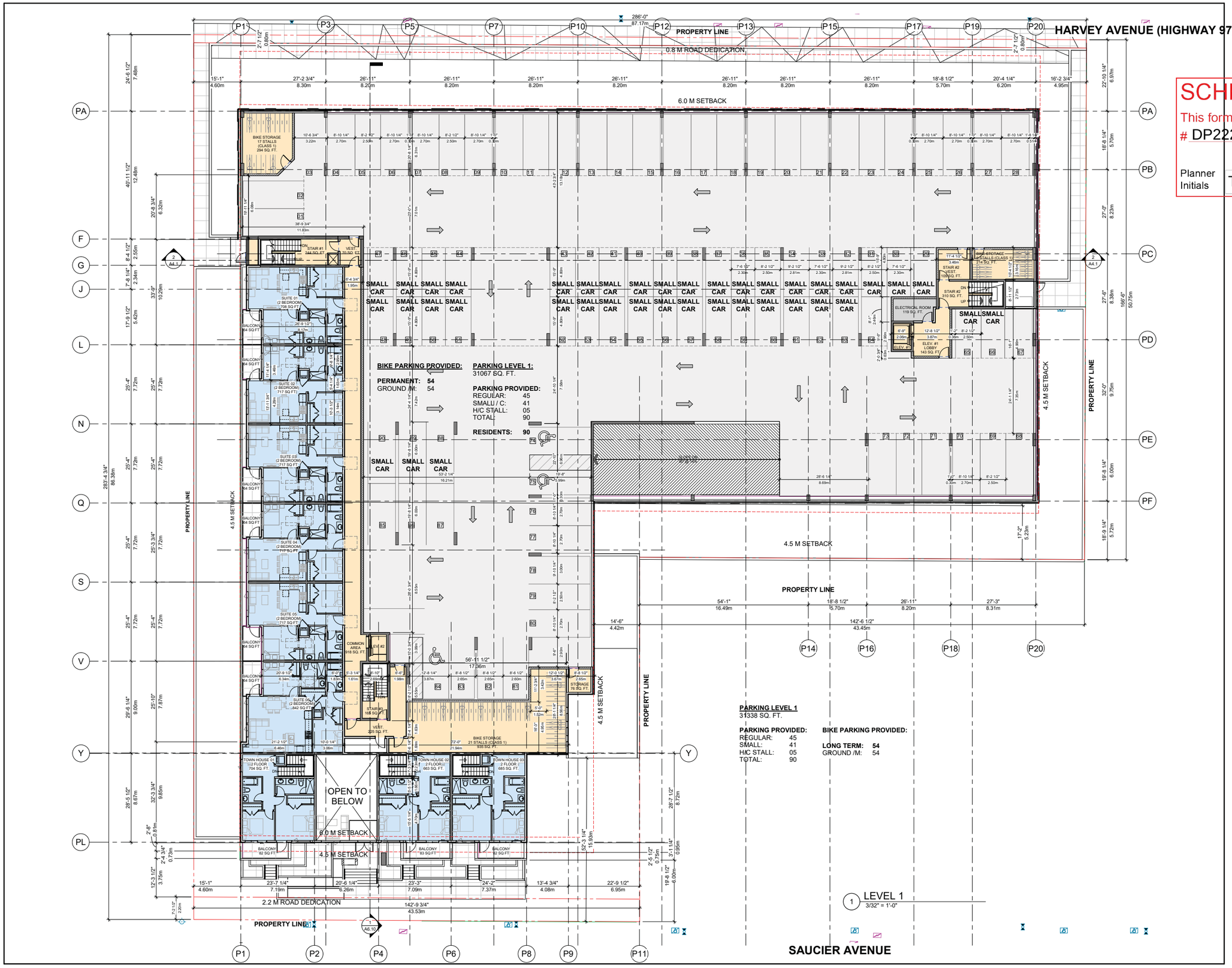
CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: As indicated
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

LOWER MAIN FLOOR

DRAWING No.: A2.1
REVISION No:



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Planner Initials TA

TRUE NORTH
PROJECT NORTH

City of Kelowna
DEVELOPMENT PLANNING

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

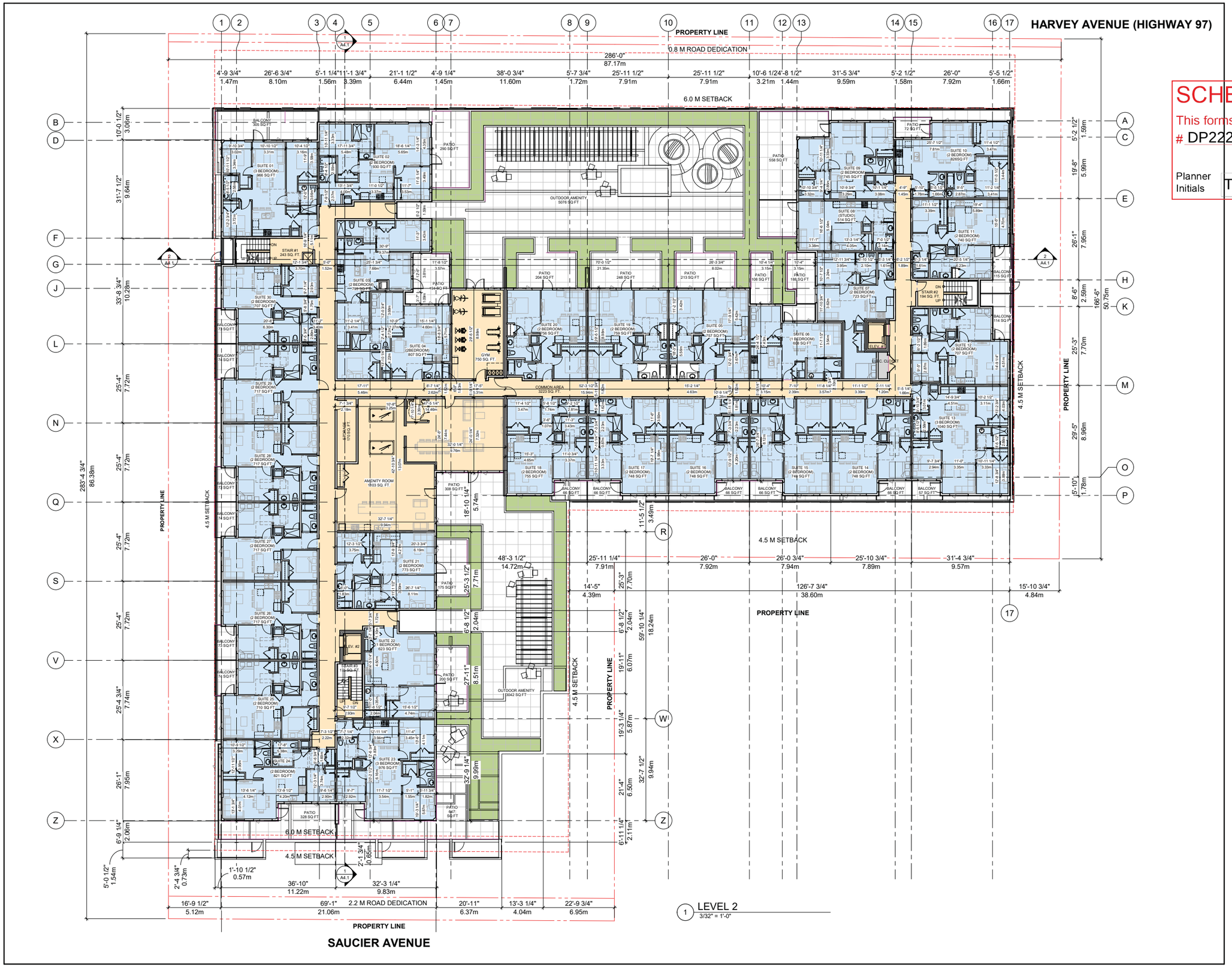
CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

L1 FLOOR PLAN

DRAWING No.: A2.2
REVISION No:



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SCHEDULE A

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DP22-0035 DVP22-0036

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TA

TRUE NORTH
PROJECT NORTH

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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MULTI-FAMILY DEVELOPMENT

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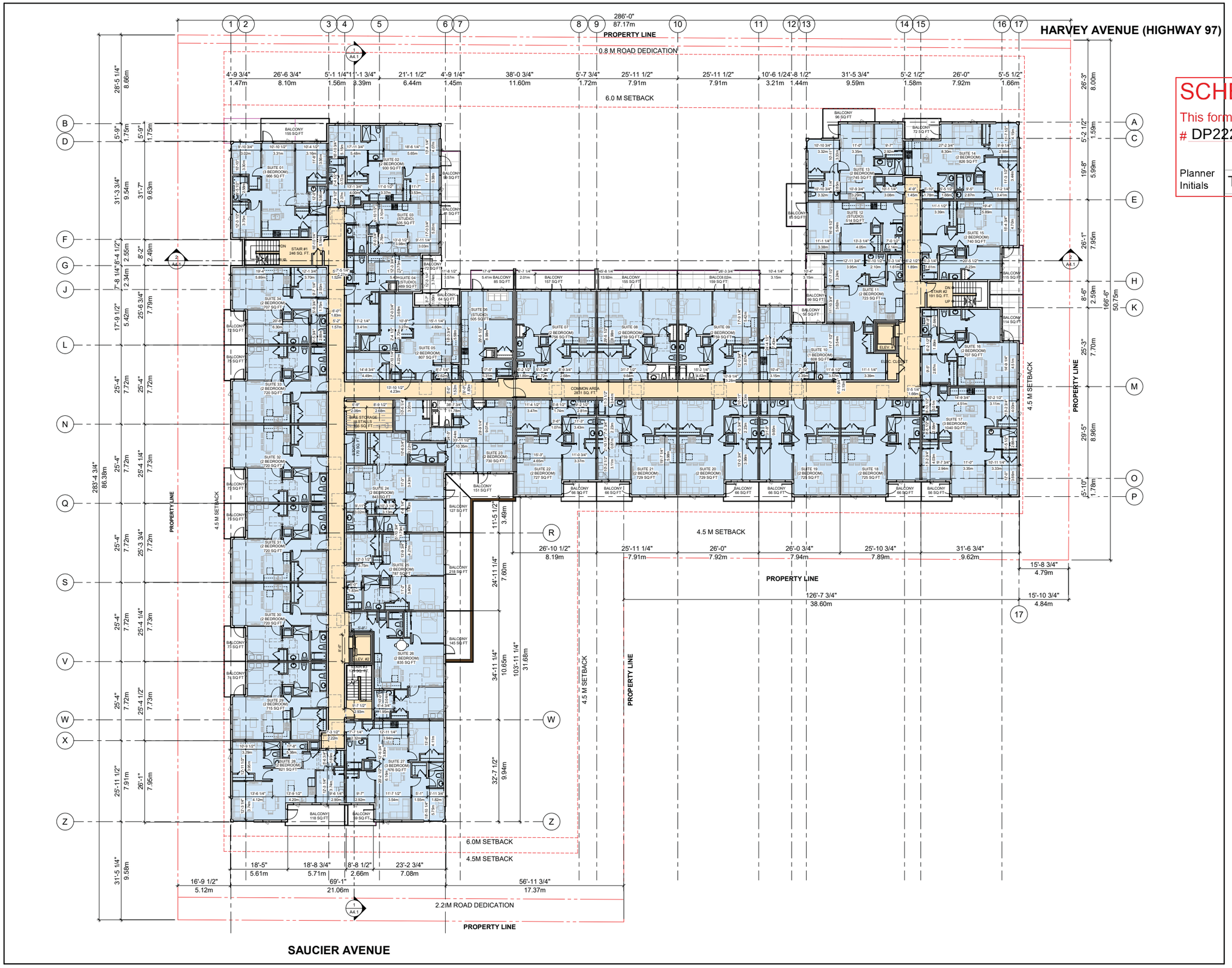
CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
L2 FLOOR PLAN

DRAWING No.: A2.3
REVISION No:



SCHEDULE A

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DP222-0035 DVP22-0036

Planner Initials TA

City of Kelowna
DEVELOPMENT PLANNING

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

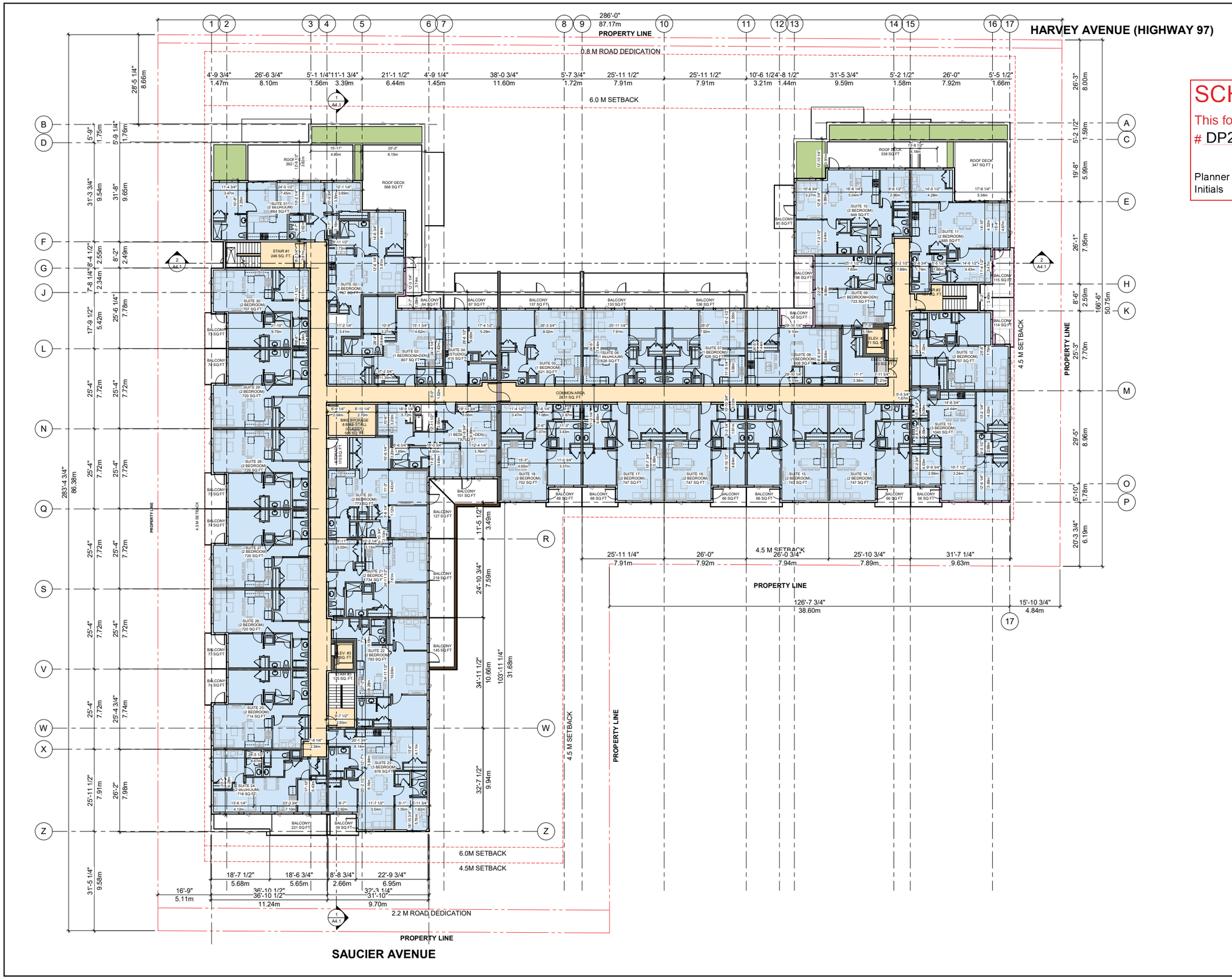
CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

L3 - L5 FLOOR PLAN

DRAWING No.: A2.4
REVISION No:



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SCHEDULE A

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Planner Initials TA

City of Kelowna
DEVELOPMENT PLANNING

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PROJECT:

MULTI-FAMILY DEVELOPMENT

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CLIENT:

CONSULTANT:

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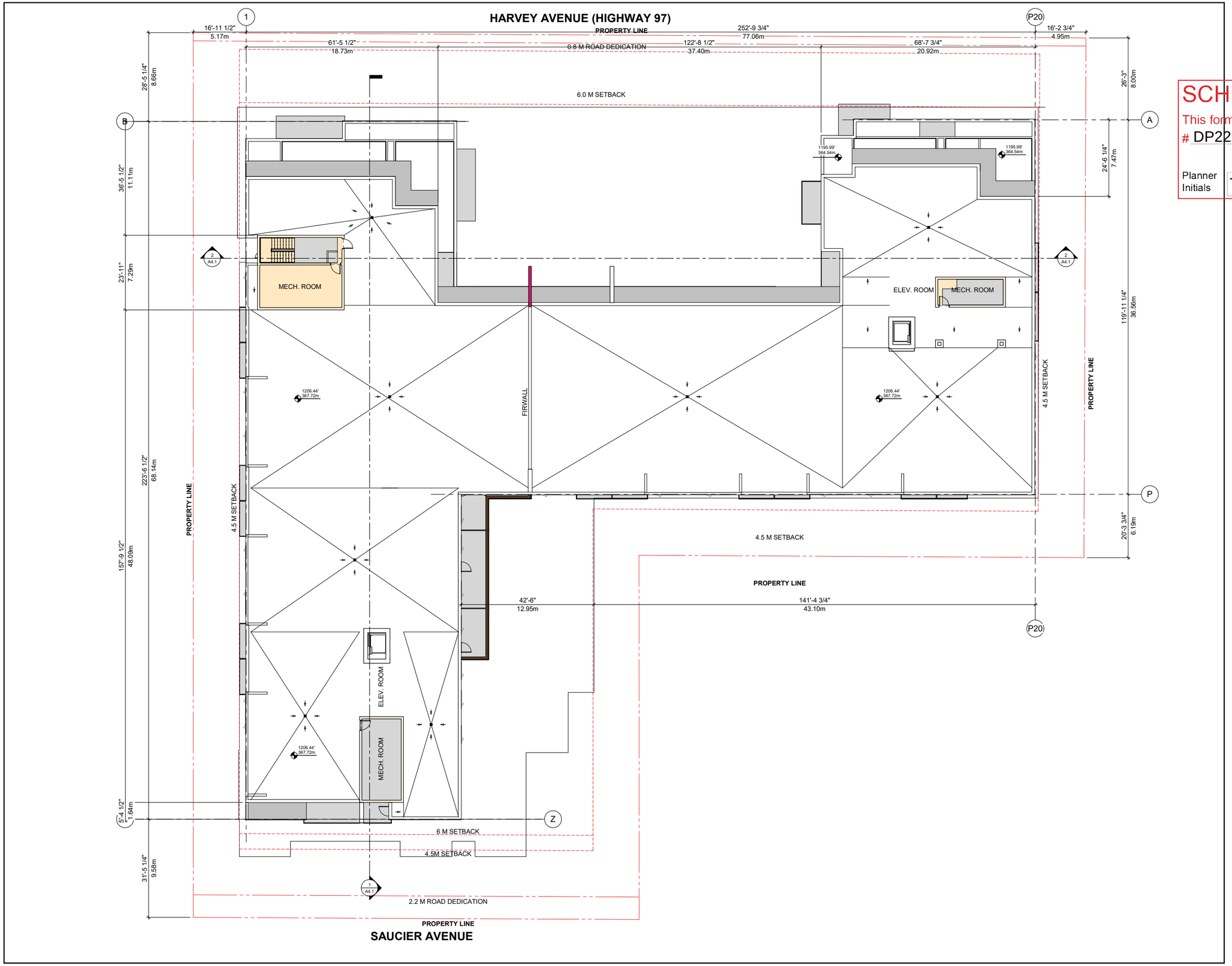
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

L6 - FLOOR PLAN

DRAWING No.: A2.5
REVISION No:



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SCHEDULE A

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City of Kelowna
DEVELOPMENT PLANNING

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

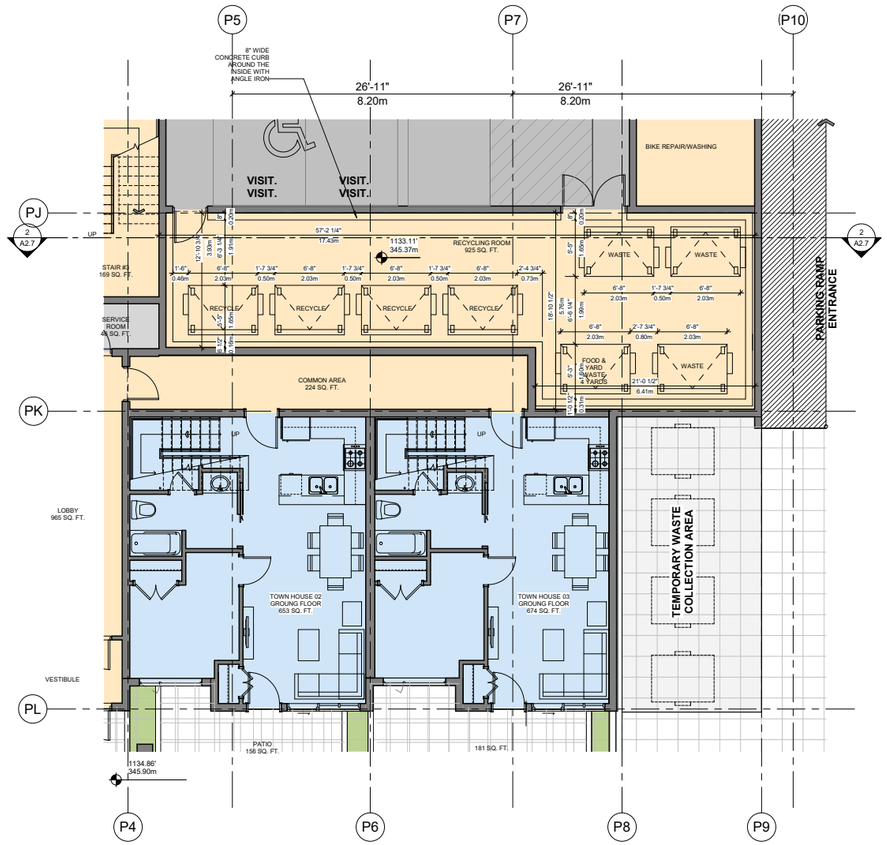
CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
ROOF PLAN

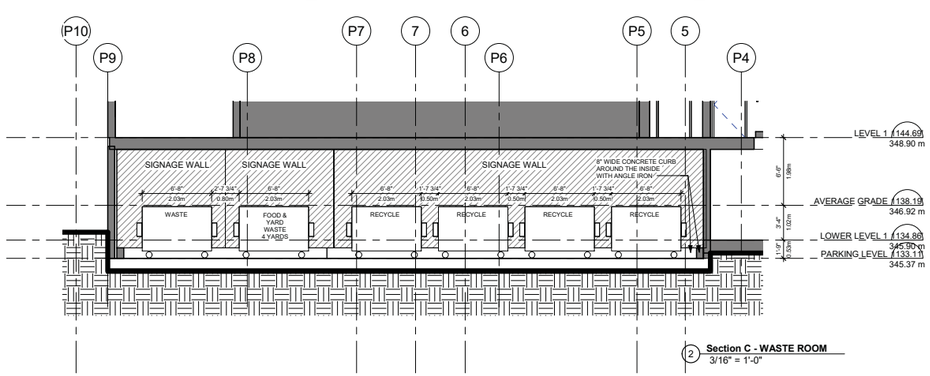
DRAWING No.: A2.6
REVISION No:



1 **LOWER MAIN FLOOR - WASTE ROOM DETAIL**
3/16" = 1'-0"

SIGNAGE WALL SAMPLW - FOR ILLUISTRATION ONLY

SIGNAGE WALL SAMPLW - FOR ILLUISTRATION ONLY



2 **Section C - WASTE ROOM**
3/16" = 1'-0"

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PROJECT:
MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/16" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
WASTE ROOM DETAIL

DRAWING No.: A2.7
REVISION No.:

MATERIAL LEGEND	
1	Metal Siding Wood Grain
2	Fibre Cementitious Panel - Blue
3	Fibre Cementitious panel - Dark Gray
4	Fibre Cementitious panel - Light Gray
5	Laser Cut Metal - White Colour
6	Translucent-glazed, metal glass guard railing
7	Thermally-Broken, Double Glazed Window and Door (Gray)
8	Privacy Screen ; TYP. (Aluminum Louver)
9	Brick Veneer

Metal Siding
Wood Grain

Cementitious Panel
Blue

Cementitious Panel
Dark Gray

Cementitious Panel
Light Gray

Laser Cut Metal
White

Balcony Guardrail
Translucent-Glazed

Brick Veneer

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SCHEDULE B
This forms part of application
DP22-0035 DVP22-0036
Planner Initials TA
City of Kelowna
DEVELOPMENT PLANNING

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those **assumed** on the drawings.

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	REVISION AS PER CITY COMMENTS	08/10/2022

REVISIONS:

ISSUED FOR:	DATE
DEVELOPMENT PERMIT	01/26/2022

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 6" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
MATERIAL BOARD

DRAWING No.: A3.1
REVISION No.:

1 ELEVATION NORTH
1 : 100

2 ELEVATION SOUTH
1 : 100

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City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

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ISSUED FOR:	DATE
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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 1 : 100
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

ELEVATION - NORTH & SOUTH

DRAWING No.: A3.2
REVISION No:

1 ELEVATION EAST
1 : 100

2 ELEVATION WEST
1 : 100

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SCHEDULE B
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DP22-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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DEVELOPMENT PERMIT	01/26/2022

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 1 : 100
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

ELEVATION - EAST & WEST

DRAWING No.: A3.3
REVISION No:

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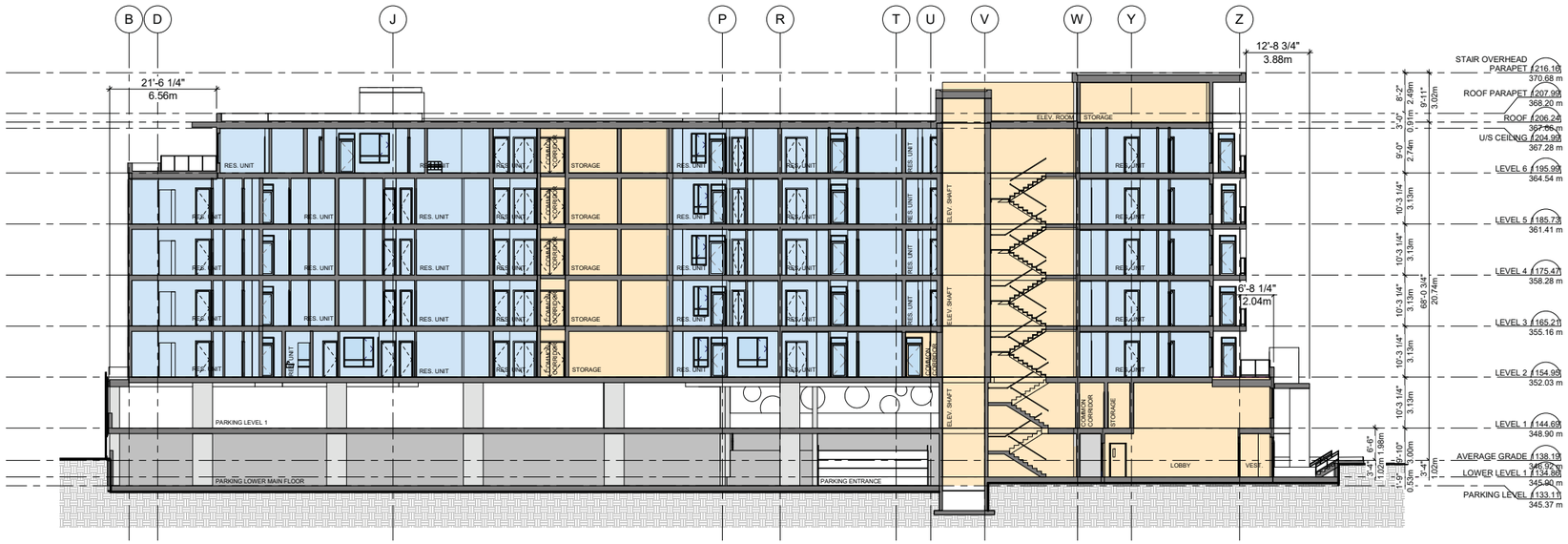
SCHEDULE B

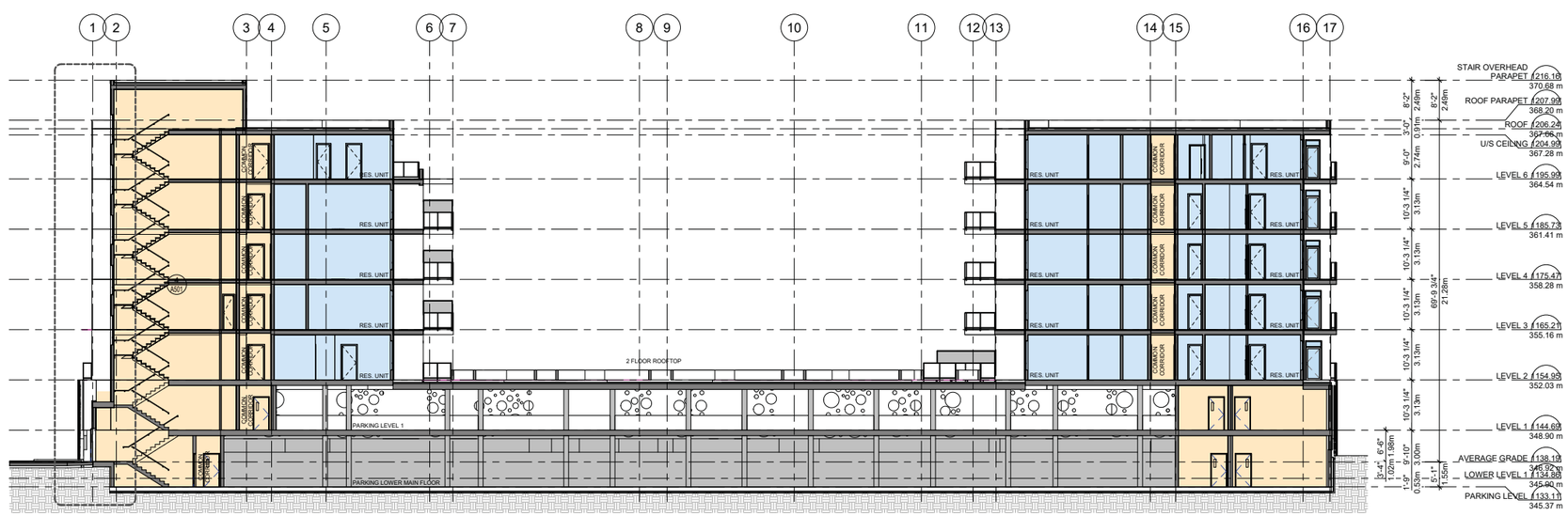
This forms part of application
DP22-0035 DVP22-0036

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TA



1 Section A
3/32" = 1'-0"



2 Section B
3/32" = 1'-0"

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE: 3/32" = 1'-0"
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
SECTION

DRAWING No.: A4.1
REVISION No:

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SCHEDULE B

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DP22-0035 DVP22-0036

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
3D VIEW

DRAWING No.: A5.1
REVISION No:

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SCHEDULE B

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DP22-0035 DVP22-0036

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 06/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
3D VIEW

DRAWING No.: A5.2
REVISION No:

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City of Kelowna
DEVELOPMENT PLANNING

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
3D VIEW

DRAWING No.: A5.3
REVISION No:

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SCHEDULE B
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DP22-0035 DVP22-0036
Planner Initials TA

City of Kelowna
DEVELOPMENT PLANNING

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
3D VIEW

DRAWING No.: A5.4
REVISION No:

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SCHEDULE B

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DP22-0035 DVP22-0036

Planner Initials TA

City of Kelowna
DEVELOPMENT PLANNING

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY: P.T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

3D VIEW

DRAWING No.: A5.5
REVISION No:

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SCHEDULE B
This forms part of application
DP22-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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REVISIONS:

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	DATE
DEVELOPMENT PERMIT	01/26/2022

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

CLIENT:

CONSULTANT:

DRAWN BY:
DATE: 11/17/22
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:

ROOF DECK VIEW

DRAWING NO.: A5.6
REVISION No:

J+S ARCHITECT
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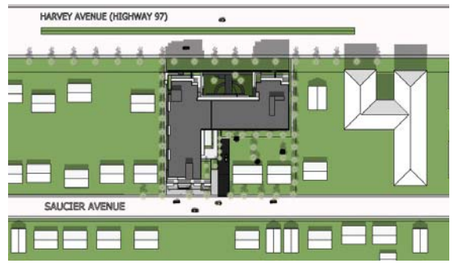
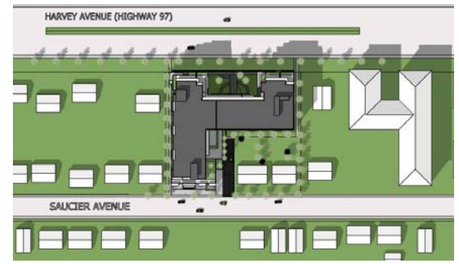
SCHEDULE B
This forms part of application
DP22-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

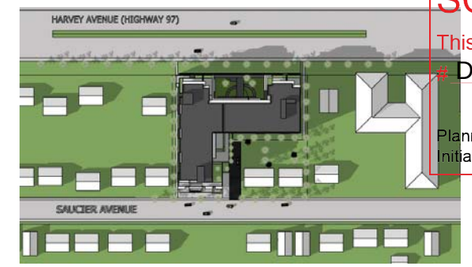
March/September 21st 10:00 a.m



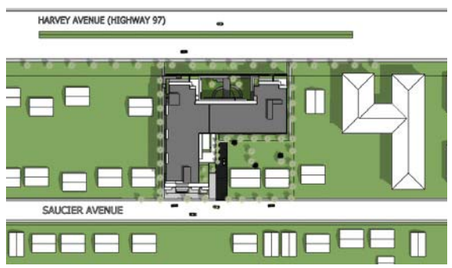
March/September 21st 12:00 p.m



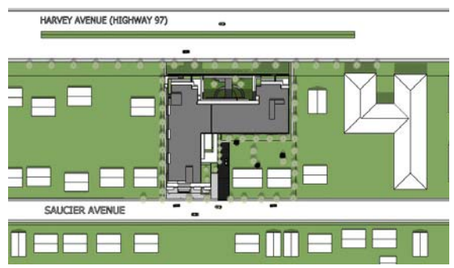
March/September 21st 14:00 p.m



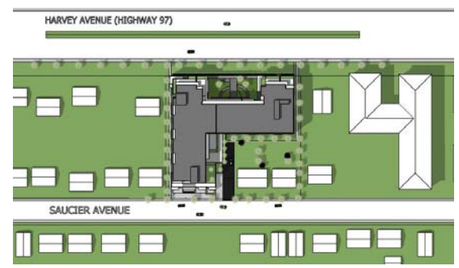
March/September 21st 16:00 p.m



June 21st 10:00 a.m



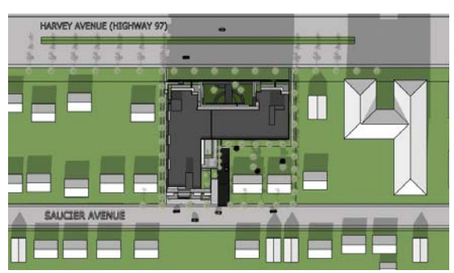
June 21st 12:00 p.m



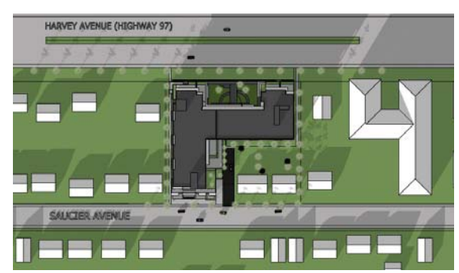
June 21st 14:00 p.m

June 21st 16:00 p.m

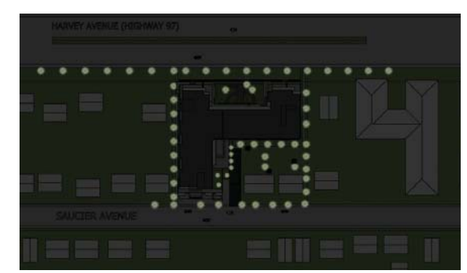
December 21st 10:00 a.m



December 21st 12:00 p.m



December21st 14:00 p.m



December 21st 16:00 p.m

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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NO. REVISION	DATE MM/DD/YYYY
REVISION AS PER CITY COMMENTS	08/10/2022

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ISSUED FOR:	DATE
DEVELOPMENT PERMIT	01/26/2022

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PROJECT:
MULTI-FAMILY DEVELOPMENT
802-812 Saucier Avenue, 801-831 Harvey Avenue, Kelowna, BC

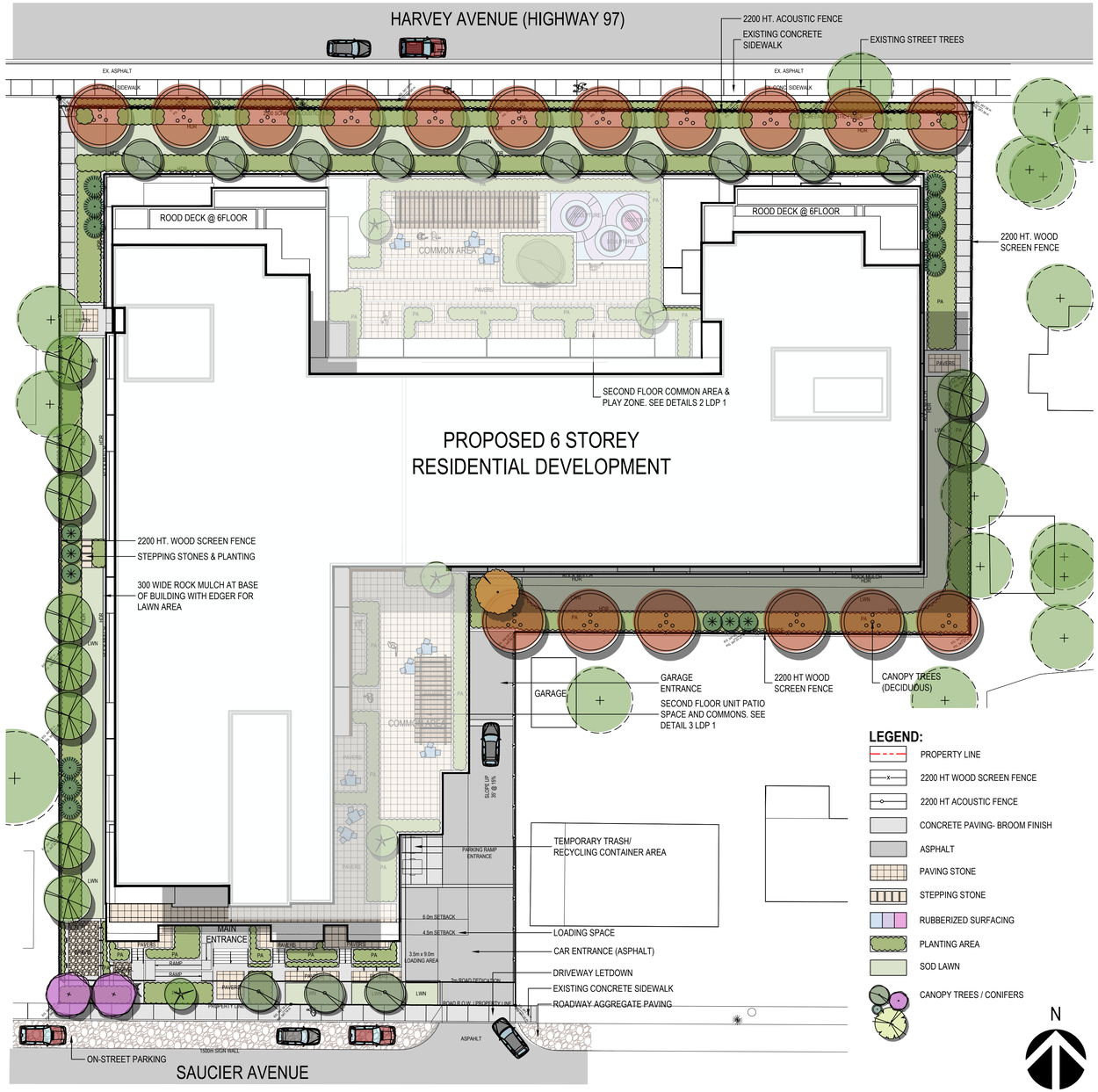
CLIENT:

CONSULTANT:

DRAWN BY: P. T.
DATE: 08/09/2022
SCALE:
JOB NO.: 2021-11
SEAL:

SHEET TITLE:
SHADOW STUDY

DRAWING No.: A7.1
REVISION No:



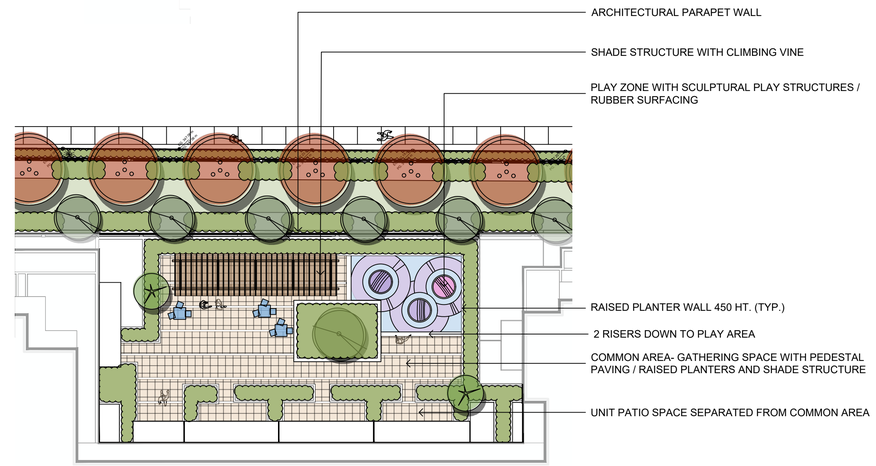
1 LDP1 LANDSCAPE PLAN
SCALE: 1:250

LEGEND:

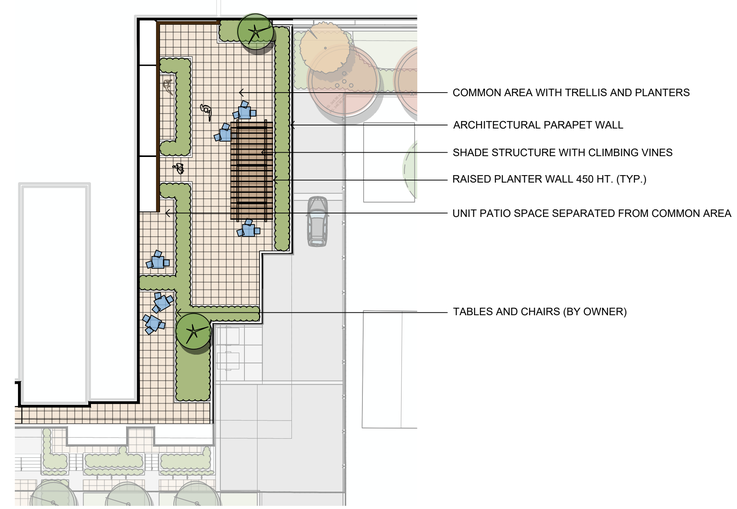
- PROPERTY LINE
- 2200 HT WOOD SCREEN FENCE
- 2200 HT ACOUSTIC FENCE
- CONCRETE PAVING- BROOM FINISH
- ASPHALT
- PAVING STONE
- STEPPING STONE
- RUBBERIZED SURFACING
- PLANTING AREA
- SOD LAWN
- CANOPY TREES / CONIFERS

N

0 1 2 5 10m
SCALE 1:250



2 LDP1 SECOND FLOOR - COMMON AREA & PLAY ZONE
SCALE: 1:250



3 LDP1 SECOND FLOOR - COMMON AREA & UNIT PATIOS
SCALE: 1:250

GENERAL NOTES

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO RECEIVE IMPORT GROWING MEDIUM TO A MINIMUM DEPTH OF:
   - 150mm FOR LAWN AREAS
   - 450mm FOR SHRUB AREAS
   - 1000mm FOR TREES
6. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
7. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

SCHEDULE C
This forms part of application
DP22-0035 DVP22-0036
City of Kelowna DEVELOPMENT PLANNING
Planner Initials TA

REVISION:

REV	DATE	DESCRIPTION	BY
A	2022-07-28	ISSUED FOR DEVELOPMENT PERMIT	LN

SEAL:

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DATE: 2022-05-03
APPROVED BY: DJ
CHECKED BY: DJ
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WSP Canada Inc.
Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
T 250-980-5500 | www.wsp.com

PROJECT NUMBER: 211-05695-00

CLIENT:
WESTRICH MANAGEMENT LTD.

CLIENT REF. #: --

PROJECT:
SAUCIER AVENUE
MULTI-FAMILY DEVELOPMENT

TITLE:
LANDSCAPE PLAN
(DEVELOPMENT PERMIT)

DRAWING NUMBER: LDP 1
REV. A

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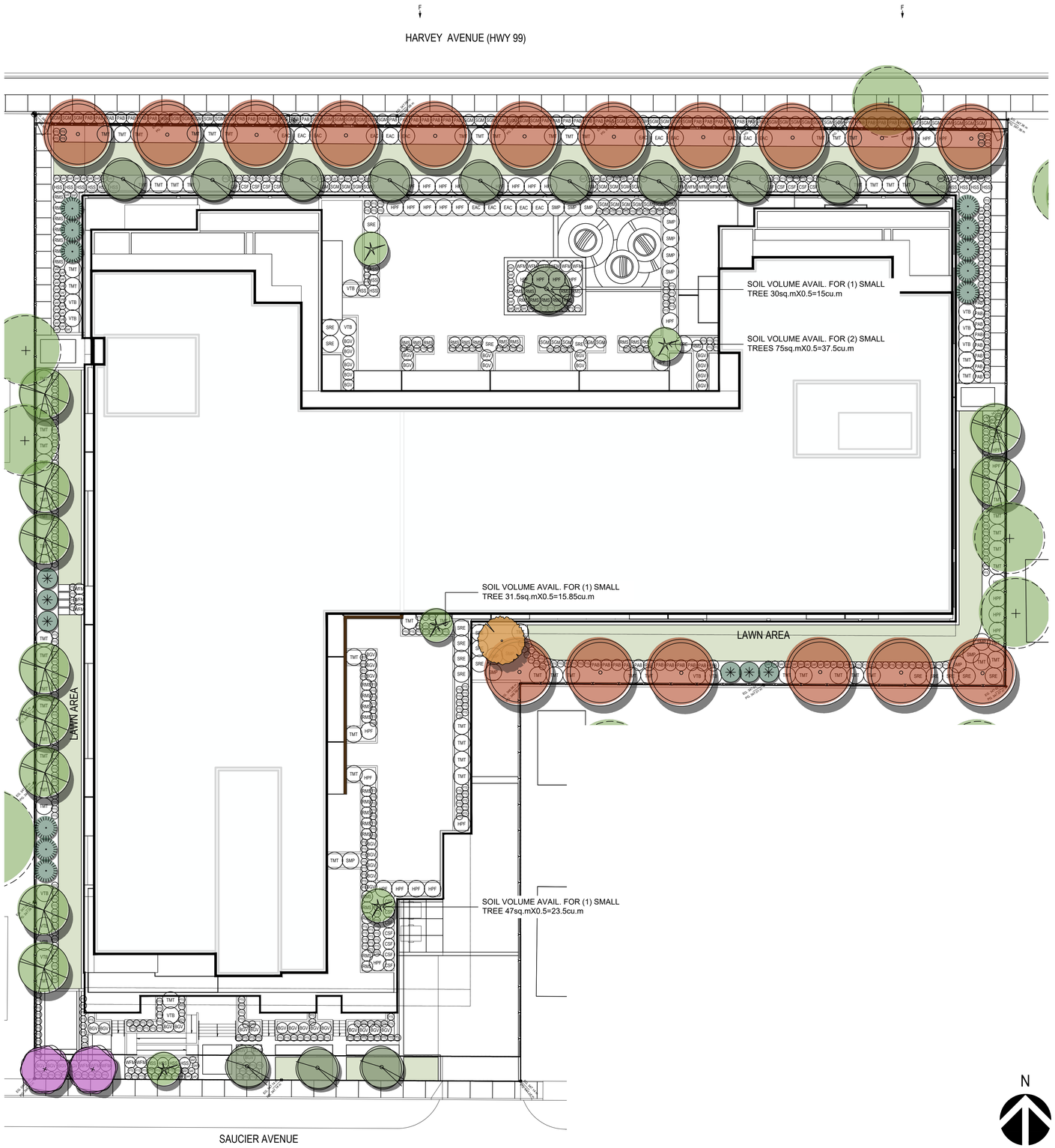

1 PLANTING PLAN
LDP 2 SCALE: 1:200

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
		DECIDUOUS TREES				
	17	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	60mm cal., 1.8m std.	B&B	10.0m x 8.00m
	1	Cornus alternifolia 'Wstackman'	Golden shadows dogwood	50mm cal., 1.8m std.	B&B	3.50m x 4.50m
	5	Cornus florida 'Cloud 9'	'Cloud 9' dogwood	50mm cal., 1.8m std.	B&B	4.50m x 3.00m
	2	Cersis canadensis	Eastern redbud	60mm cal., 1.8m std.	B&B	8.00m x 6.00m
	10	Quercus robur 'Bicolor'	Regal prince oak	50mm cal., 1.8m std.	B&B	12.00m x 5.50m
	14	Syringa reticulata 'Ivory Silk'	'Ivory Silk' Japanese tree lilac	50mm cal., 1.8m std.	B&B	7.00m x 6.00m
		CONIFEROUS TREES				
	11	Juniperus chinensis 'Spartan'	'Spartan' juniper	1.8M ht min.	15 GAL.	4.50m x 1.80m
	6	Juniperus scopulorum 'Wichita Blue'	'Wichita Blue' juniper	1.8M ht min.	15 GAL.	5.50m x 1.80m
		SHRUBS / GROUNDCOVERS				
BGV	45	Buxus macrophylla 'Green Velvet'	'Green Velvet' boxwood	1 gal. pot	Potted	1.00m x 1.00m
CSF	17	Cornus sericea 'Arctic Fire'	Arctic Fire dogwood	1 gal. pot	Potted	1.00m x 1.00m
EAC	19	Euonymus alatus 'Compactus'	Dwarf winged burning bush	2 gal. pot	Potted	1.50m x 1.50m
HSS	16	Helictrotrichon sempervirens	Blue oat grass	1 gal. pot	Potted	1.00m x 0.60m
HPF	33	Hydrangea paniculata 'Fire Light'	'Fire Light' hydrangea	2 gal. pot	Potted	2.00m x 2.00m
PTS	455	Pachysandra terminalis	Japanese spurge	100cm pot	Potted	0.30m x 0.60m
PAB	62	Pennisetum alopecuroides 'Little Bunny'	'Little Bunny' fountain grass	1 gal. pot	Potted	1.00m x 1.00m
RMS	34	Rosa 'Morden Sunrise'	'Morden Sunrise' rose	2 gal. pot	Potted	1.00m x 1.00m
SRE	16	Sambucus nigra 'Eiffel'	Black tower elderberry	2 gal. pot	Potted	2.00m x 1.00m
SAF	74	Sedum x 'Autumn Fire'	'Autumn Fire' sedum	100cm pot	Potted	1.00m x 0.50m
SGM	63	Spiraea japonica 'Gold Mound'	'Gold Mound' spirea	2 gal. pot	Potted	1.00m x 1.20m
SMP	14	Syringa patula 'Miss Kim'	'Miss Kim' lilac	2 gal. pot	Potted	2.00m x 2.00m
TMT	82	Taxus media 'Tauntonii'	'Taunton' spreading yew	2 gal. pot	Potted	1.20m x 1.50m
WFM	23	Weigela florida 'Minuet'	'Minuet' weigela	1 gal. pot	Potted	1.00m x 1.00m
VTB	14	Viburnum trilobum 'Bailey Compact'	'Bailey Compact' cranberry	2 gal. pot	Potted	2.00m x 1.50m

SCHEDULE C
This forms part of application
DP22-0035 DVP22-0036
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TA

REVISION:

REV	DATE	DESCRIPTION	BY
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CHECKED BY: DJ
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PROJECT NUMBER: 211-05695-00

CLIENT:
WESTRICH MANAGEMENT LTD.

CLIENT REF. #: --

PROJECT:
SAUCIER AVENUE
MULTI-FAMILY DEVELOPMENT

TITLE:
PLANTING PLAN
(DEVELOPMENT PERMIT)

DRAWING NUMBER: LDP 2
REV. A

FILE: p:\2021\211-05695-00 saucier hanvey ave p\planning\3_tech\3_cad\11_base\landscape\211-05695-00_saucier avenue_dp.dwg
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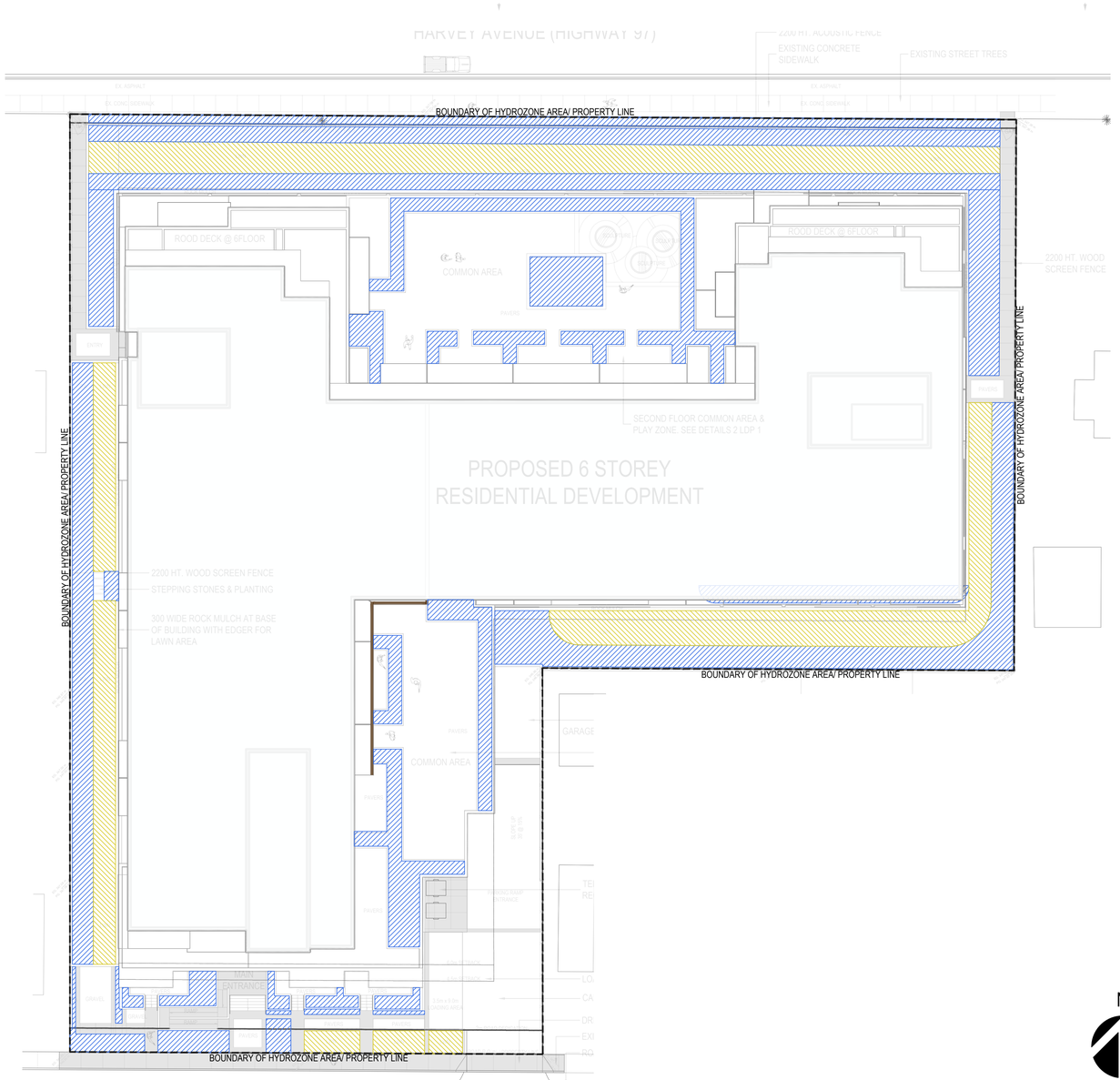


1 HYDROZONE AREA PLAN
LDP 3 SCALE: 1:250

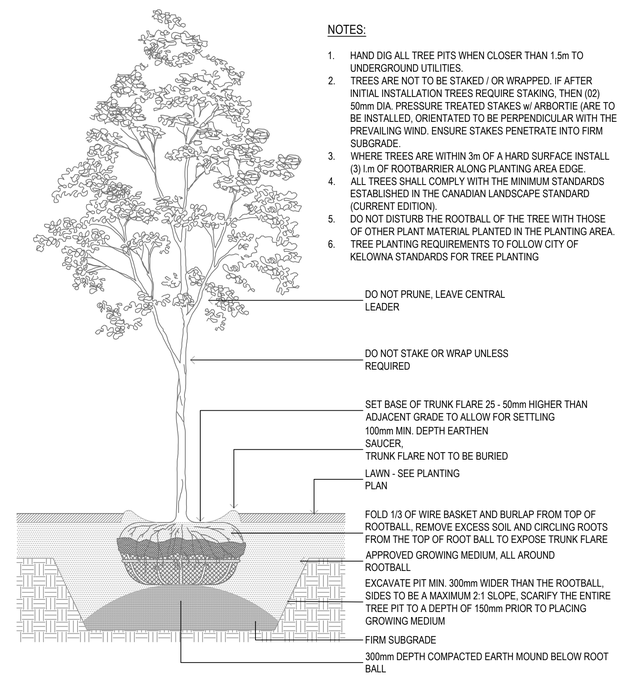
HYDROZONE LEGEND:

- LOW WATER USE PLANTS
- WATERED MOWN LAWN AREAS

NOTES: REFER IRRIGATION APPLICATION (3) PAGES FOR WATER USE CALCULATIONS (SUBMITTED WITH DEVELOPMENT DOCUMENTS)

N

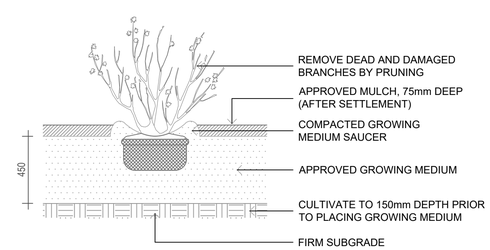
0 1 2 5 10m
SCALE 1:250



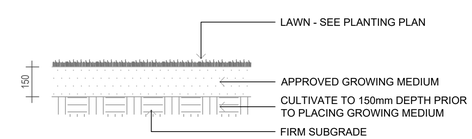
NOTES:

1. HAND DIG ALL TREE PITS WHEN CLOSER THAN 1.5m TO UNDERGROUND UTILITIES.
2. TREES ARE NOT TO BE STAKED / OR WRAPPED. IF AFTER INITIAL INSTALLATION TREES REQUIRE STAKING, THEN (02) 50mm DIA. PRESSURE TREATED STAKES w/ ARBORTIE (ARE TO BE INSTALLED, ORIENTATED TO BE PERPENDICULAR WITH THE PREVAILING WIND. ENSURE STAKES PENETRATE INTO FIRM SUBGRADE.
3. WHERE TREES ARE WITHIN 3m OF A HARD SURFACE INSTALL (3) l.m OF ROOTBARRIER ALONG PLANTING AREA EDGE.
4. ALL TREES SHALL COMPLY WITH THE MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
5. DO NOT DISTURB THE ROOTBALL OF THE TREE WITH THOSE OF OTHER PLANT MATERIAL PLANTED IN THE PLANTING AREA.
6. TREE PLANTING REQUIREMENTS TO FOLLOW CITY OF KELOWNA STANDARDS FOR TREE PLANTING

2 TREE PLANTING- SECTION
LDP 3 SCALE: 1:25



3 SHRUB PLANTING- SECTION
LDP 3 SCALE: 1:20



4 LAWN- SECTION
LDP 3 SCALE: 1:15

SCHEDULE C
This forms part of application
DP22-0035 DVP22-0036
Planner Initials TA
City of Kelowna DEVELOPMENT PLANNING

REVISION:

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PROJECT NUMBER: 211-05695-00

CLIENT:
WESTRICH MANAGEMENT LTD.

CLIENT REF. #: --

PROJECT:
SAUCIER AVENUE
MULTI-FAMILY DEVELOPMENT

TITLE:
LANDSCAPE DETAILS
(DEVELOPMENT PERMIT)

DRAWING NUMBER: LDP 3
REV.: A

FILE: p:\2021\211-05695-00 saucier harvey ave\planning\3_tech\3_cad\01_base\landscape\211-05695-00_saucier avenue_dp.dwg
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City of Kelowna

DP22-0035 & DVP22-0036
802-812 Saucier Ave

Development Permit & Development Variance Permit

Purpose

- To issue a Development Permit for the form and character of rental only apartment housing with variances to site coverage and building step-backs.

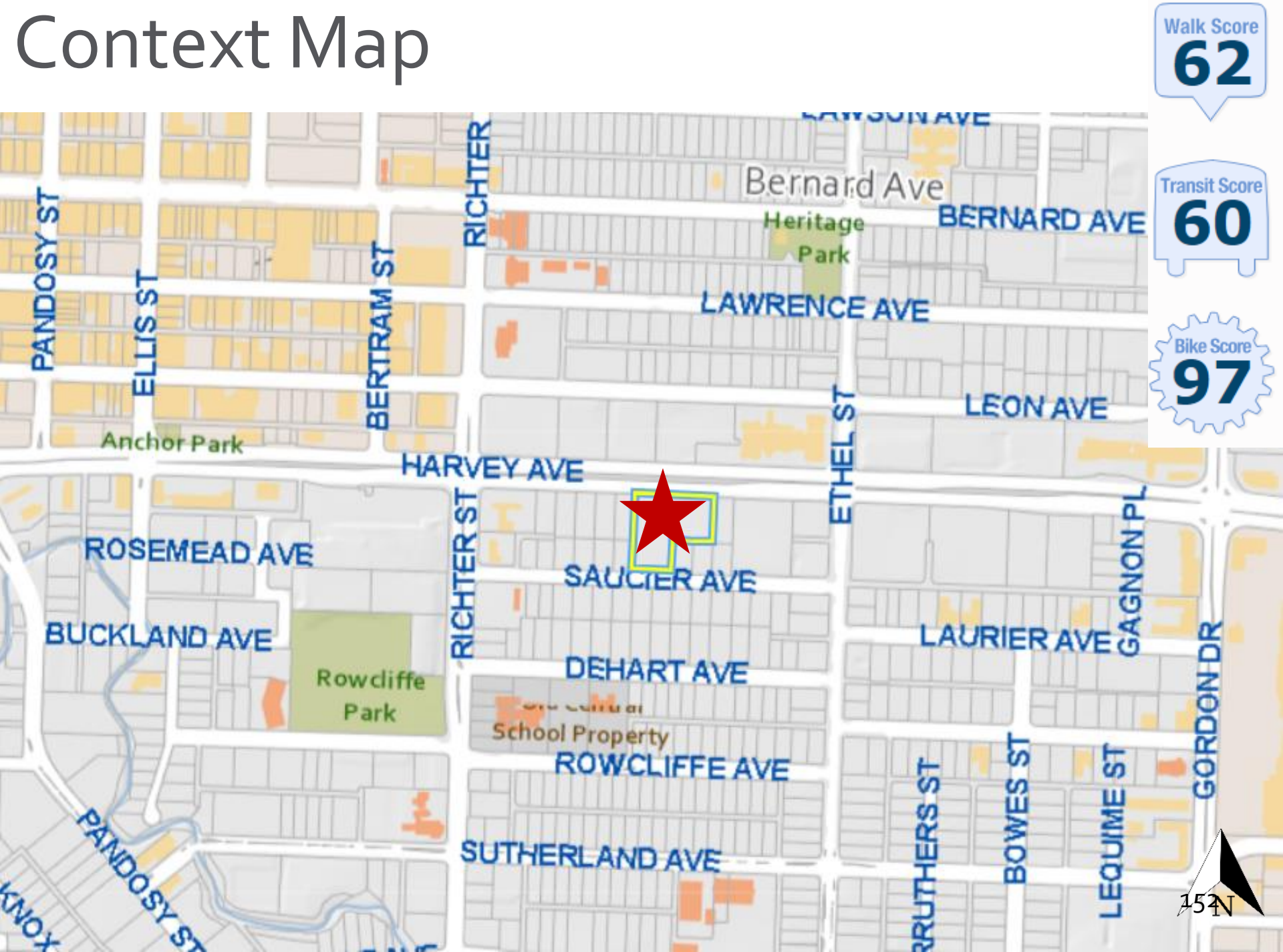
Development Process

City of Kelowna

Feb 7, 2022	Development Application Accepted
	Staff Review & Circulation
June 1, 2022	Public Information Session
Nov 14, 2022	Initial Consideration
Nov 28, 2022	Reading Consideration
Sep 12, 2023	Final Reading & DP & DVP
	Building Permit

Council Approvals

Context Map


Walk Score
62
Transit Score
60
Bike Score
97
Bernard Ave
Heritage Park
BERNARD AVE
LAWRENCE AVE
LEON AVE
PANDOSY ST
ELLIS ST
BERTRAM ST
RICHTER
Anchor Park
HARVEY AVE
ETHEL ST
ROSEMEAD AVE
SAUCIER AVE
GAGNON PL
BUCKLAND AVE
RICHTER ST
LAURIER AVE
DEHART AVE
Rowcliffe Park
School Property
ROWCLIFFE AVE
GORDON DR
PANDOSY ST
SUTHERLAND AVE
RUTHERS ST
BOWES ST
LEQUIME ST
N

Subject Property Map

Technical Details

City of Kelowna

- MF3r – Apartment Housing Rental Only
  - Total units: 171
    - Studio: 14
    - One-bed: 12
    - Two-bed: 128
    - Three-bed: 17
  - 6 storeys in height
  - Parking Stalls: 192
  - Bicycle Parking Stalls: 140
  - Large Trees: 27

Variances

1. <u>Section 13.5: Development Regulations (MF3 Zone)</u>

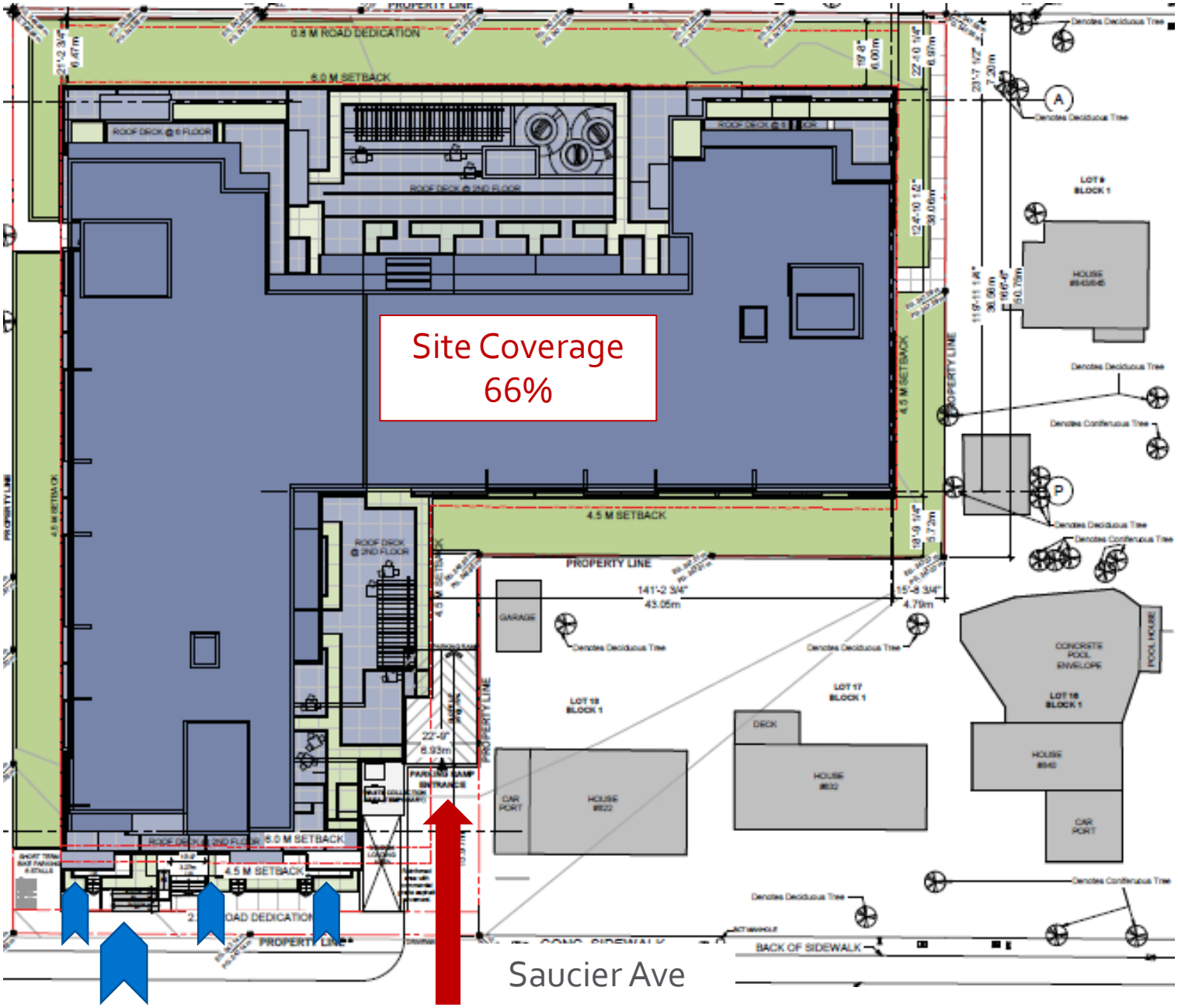
   To vary the required maximum site coverage of all buildings from 65% required to 66% proposed;

2. <u>Section 13.5: Development Regulations (MF3 Zone)</u>

   To vary the minimum Building Step-back from Front Yard on Saucier Ave from 3.0 m required to 2.1 m proposed (at Level 2).

Site Plan

Harvey Ave



Saucier Ave

Elevation – Harvey Ave

Elevation – Saucier Ave

Elevation – East

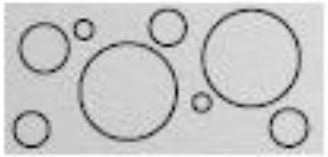
Elevation – West

Materials Board

Metal Siding
Wood Grain

Cementitious Panel
Blue

Cementitious Panel
Dark Gray

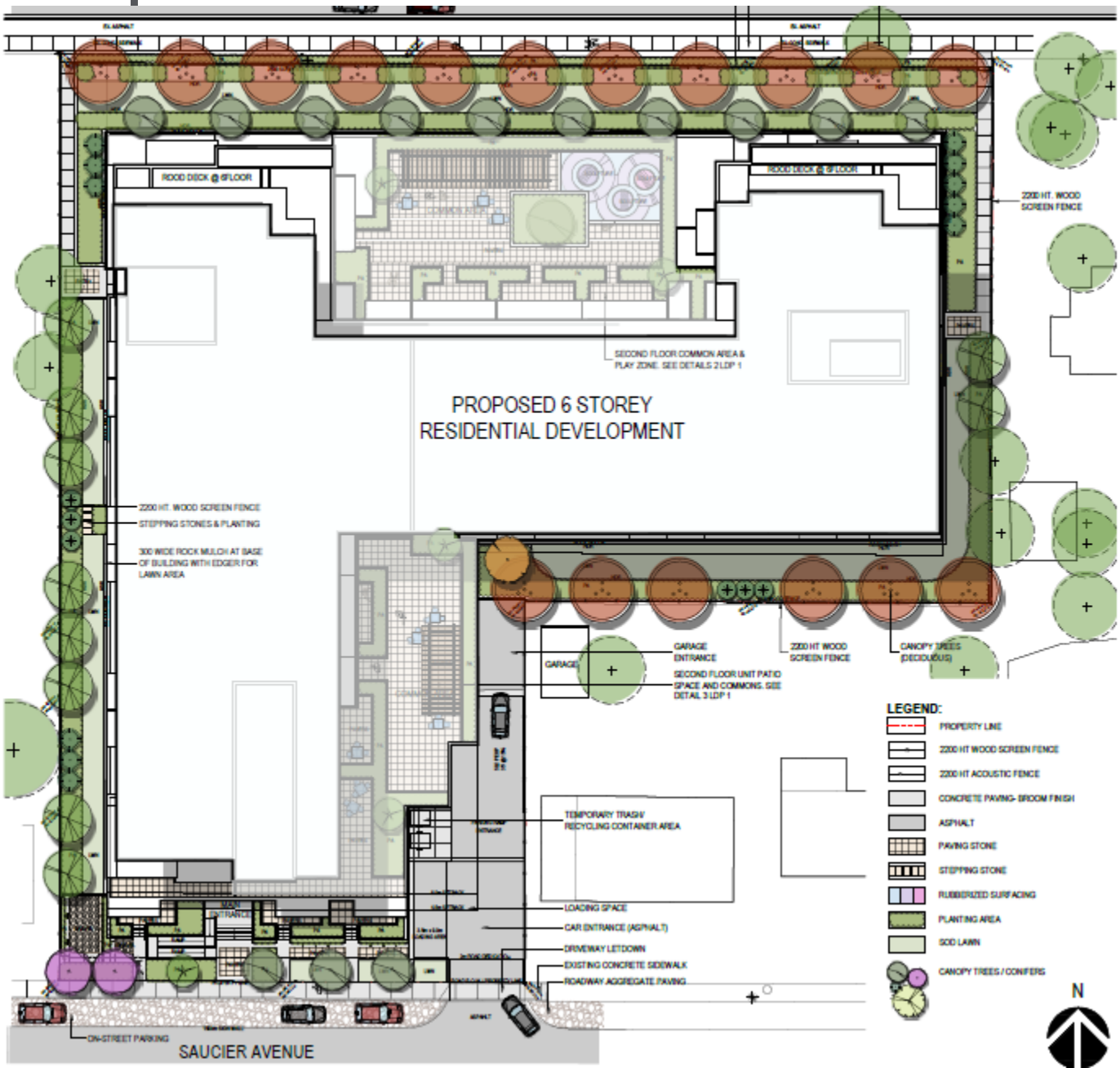


Laser Cut Metal
White

Balcony Guardrail
Translucent-Glazed

Brick Veneer

Landscape Plan



Rendering – Harvey Ave

Rendering – Saucier Ave

OCP Design Guidelines

- Unified architectural concept
- Range of architectural features and details
- Individual ground-oriented entrances along Saucier Ave
- Landscape materials soften and enhance public realm

Staff Recommendation

City of Kelowna

- Staff recommend **support** for the proposed development permit and associated variances as it:
  - Adequately meets majority of OCP Design Guidelines
  - Variances will have minimal impact

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

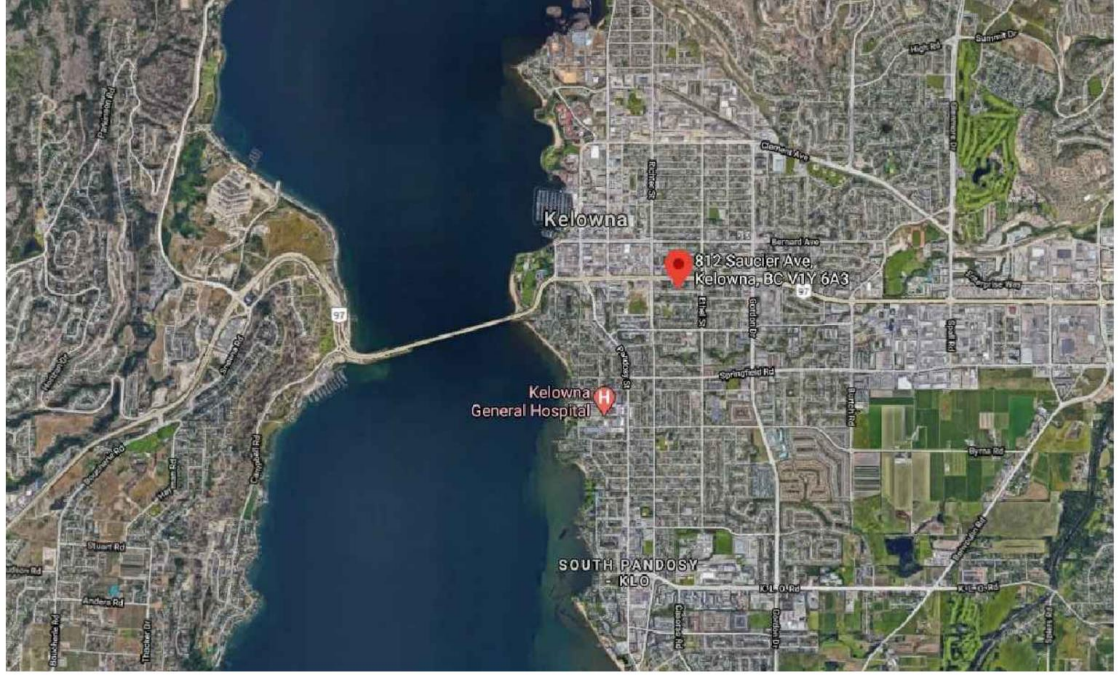
810 / 812 / 814 / 816 SAUCIER AVENUE, KELOWNA BC

WESTRICH PACIFIC CORP.

WESTRICH PACIFIC CORP.

T 780 438 8811
F 780 438 8872

10309 102 Avenue NW,
Edmonton, AB T5J 0L1



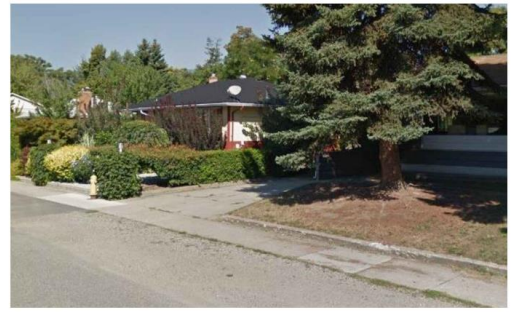
CONTEXT PLAN

VIEW 1

VIEW 2

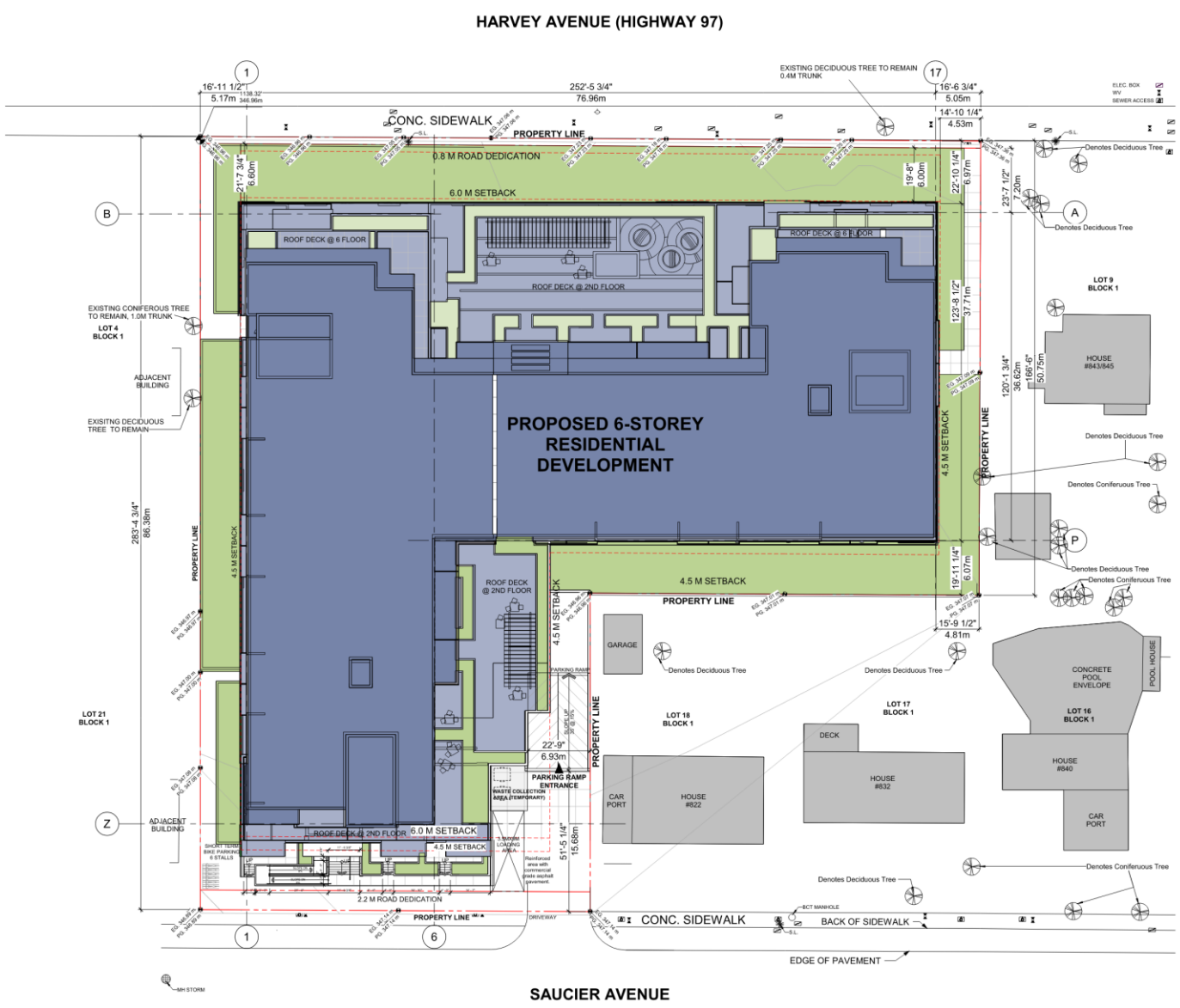
VIEW 3

VIEW 4



VIEW 5

VIEW 6



Site Plan

Zoning: RF3r
Site Area: 64,256 SF(5969.56 m²)
Site coverage: 66%
Maximum allowed: 65%, the only variance required

Maximum allowed impermeable site coverage: 85%
Provided impermeable site coverage: 81%

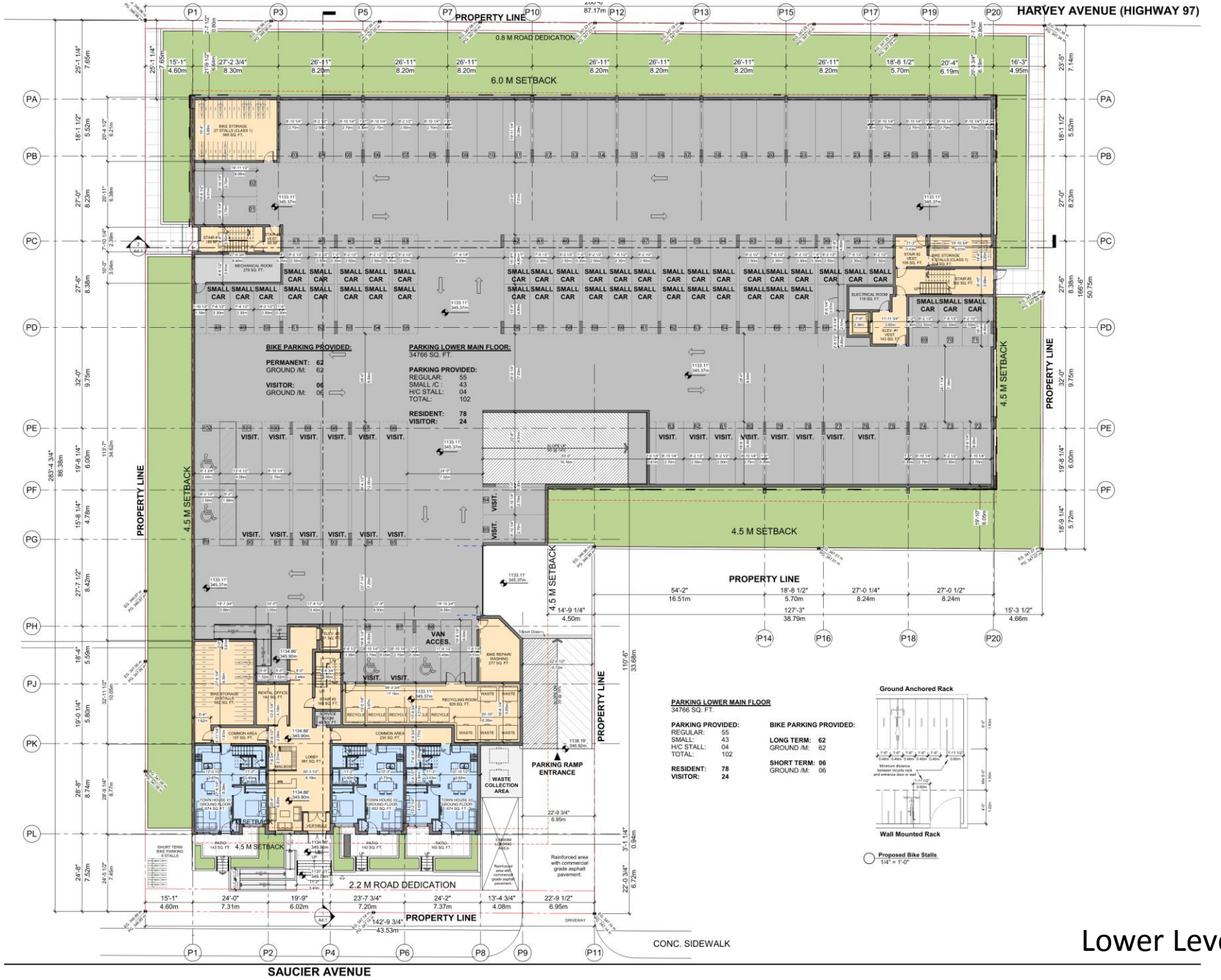
Total FAR area: 128,373 SF
FAR: 2.0

Total residential units: 171
Total amenity required: 3910 m²
Total amenity area provided: 3931 m²

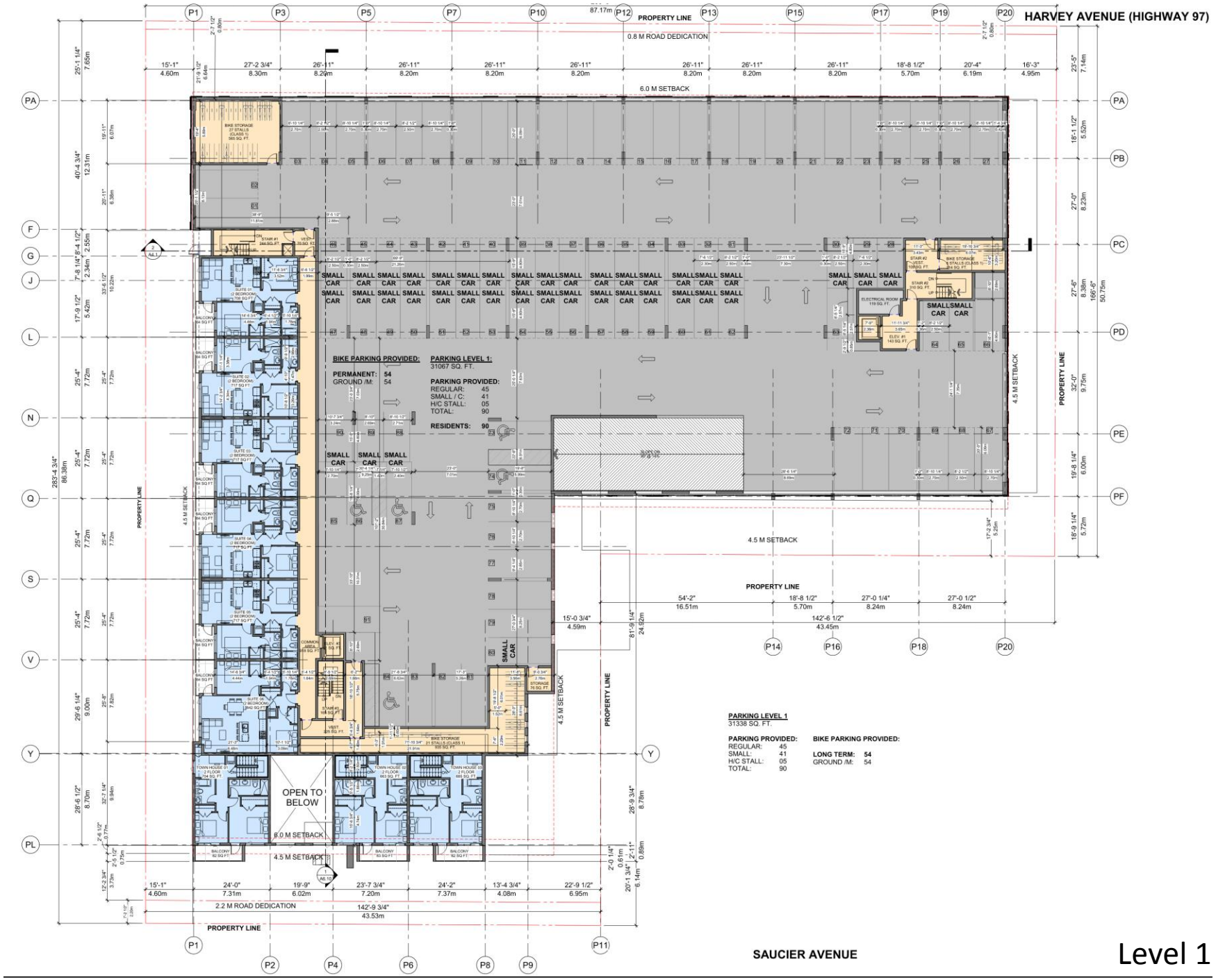
Total parking required: 192
Total parking provided: 192

Total long term bike parking required: 133
Total long term bike parking provided: 140

Total short term bike parking required: 6
Total short term bike parking provided: 6



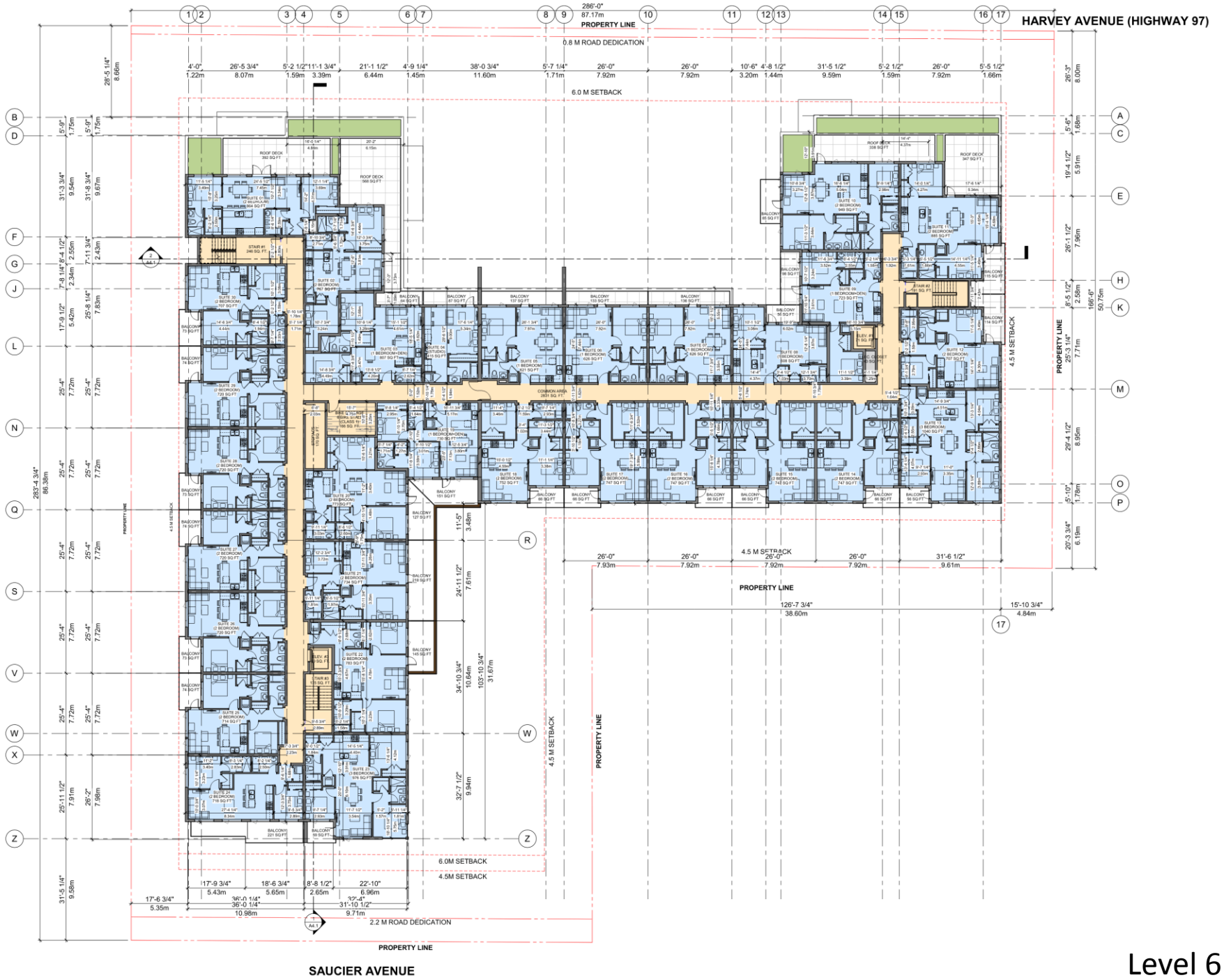
Lower Level 1 Floor Plan



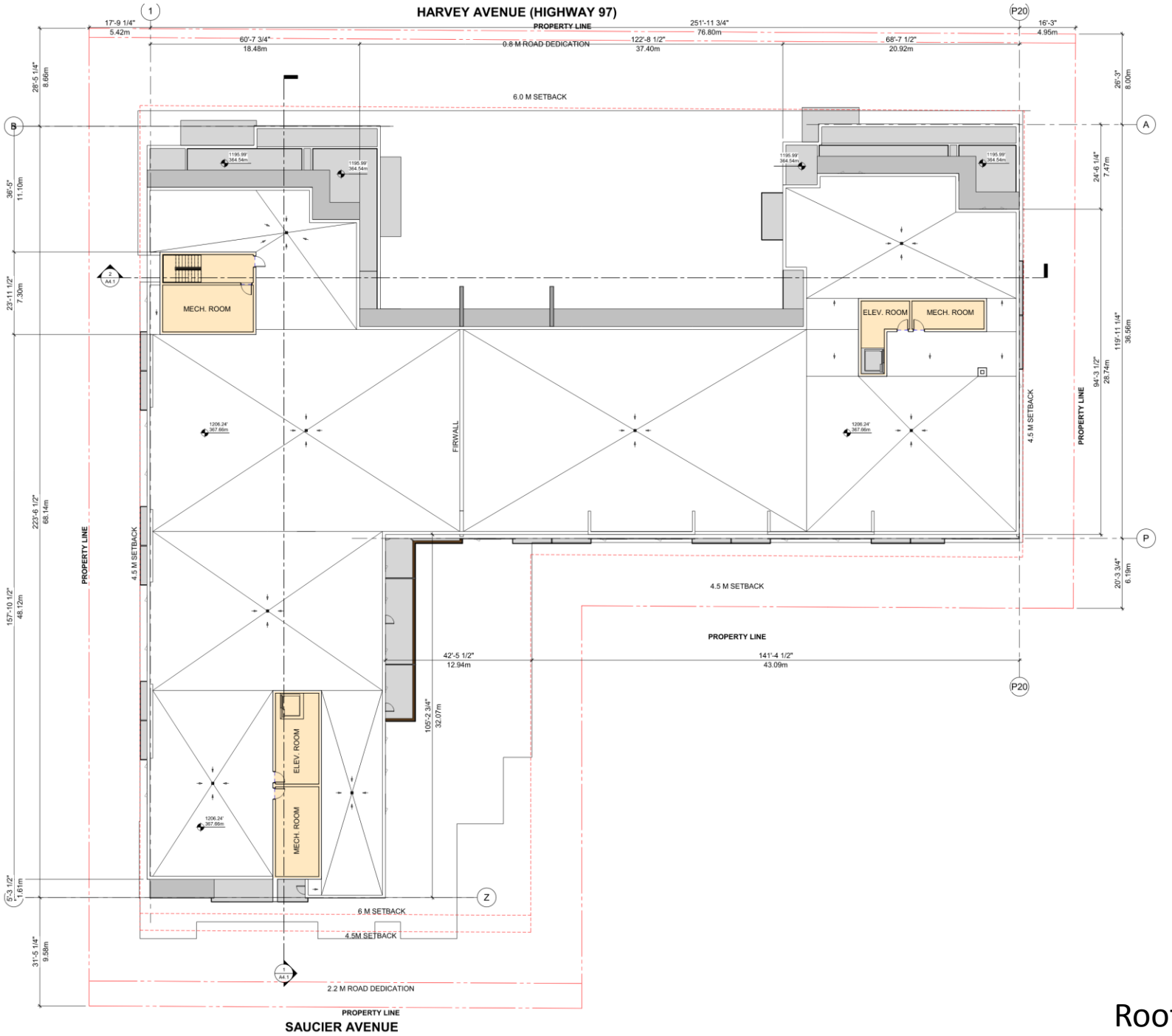
Level 1 Floor Plan

Level 2 Floor Plan

Level 3-5 Floor Plan



Level 6 Floor Plan


HARVEY AVENUE (HIGHWAY 97)
PROPERTY LINE
0.8 M ROAD DEDICATION
6.0 M SETBACK
MECH. ROOM
ELEV. ROOM
FIRWALL
4.5 M SETBACK
PROPERTY LINE
6 M SETBACK
4.5M SETBACK
2.2 M ROAD DEDICATION
SAUCIER AVENUE

Roof Plan

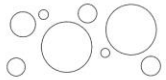
MATERIAL LEGEND	
1	Metal Siding Wood Grain
2	Fibre Cementitious Panel - Blue
3	Fibre Cementitious panel - Dark Gray
4	Fibre Cementitious panel - Light Gray
5	Laser Cut Metal - White Colour
6	Translucent-glazed, metal glass guard railing
7	Thermally-Broken, Double Glazed Window and Door (Gray)
8	Privacy Screen ; TYP. (Aluminum Louver)
9	Brick Veneer

Metal Siding
Wood Grain

Cementitious Panel
Blue

Cementitious Panel
Dark Gray

Cementitious Panel
Light Gray



Laser Cut Metal
White

Balcony Guardrail
Translucent-Glazed

Brick Veneer

3D View along Harvey Ave.

3D View along Saucier Ave.

Aerial View along Saucier Ave.

Roof Deck Outdoor Amenity Area