# City of Kelowna Regular Council Meeting AGENDA



Tuesday, January 10, 2017 6:00 pm Council Chamber City Hall, 1435 Water Street

	City Haii,	, 1435 Water Street	Pages
1.	Call to	Order	
2.	Reaffirmation of Oath of Office		
	The Oath of Office will be read by Mayor Basran.		
3.	Confir	mation of Minutes	1 - 13
		Hearing - December 13, 2016. or Meeting - December 13, 2016.	
4.	Bylaws	s Considered at Public Hearing	
	4.1	160 Hwy 33 W, BL11334 (Z16-0020) - 661682 BC Ltd	14 - 14
		To give Bylaw No. 11334 second and third readings in order to facilitate the redevelopment of the former office building located on the site into a small craft distillery and lounge area.	
	4.2	3031 Abbott St, BL11337 (Z16-0048) - Calvin and Sunok Condy	15 - 15
		To give Bylaw No. 11337 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM4 - Transitional Low Density zone in order to facilitate the development of a proposed five-unit townhouse project.	
	4.3	410 Providence Ave & 347 Quilchena Dr, (BL11328) OCP16-0013 - Kettle Valley Holdings Ltd	16 - 17
		Requires a majority of all members of Council (5).  To give Bylaw No. 11328 second and third readings in order to amend the Official Community Plan to change the Future Land Use designation.	

5.

6.

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

To review the Form & Character Development Permit for two multi-family buildings known as 'U5A' & 'U5B'. 'U5A' is a  $4\frac{1}{2}$  storey 108 rental unit project and 'U5B' is a  $3\frac{1}{2}$  storey 72 unit strata project.

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

To review the Form & Character Development Permit for a 4 ½ storey, 35 unit condominium multi-family buildings known as Magala Place and to review the project for a number of variances.

- 7. Reminders
- 8. Termination



# City of Kelowna Public Hearing Minutes

Date: Location: Tuesday, December 13, 2016

Council Chamber

City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray\*, Charlie

Hodge, Brad Sieben, Mohini Singh and Luke Stack

Members Absent

Councillor Maxine DeHart

Staff Present

Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Suburban & Rural Planning, Manager, Todd Cashin; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Policy & Planning Department Manager, James Moore\*; Community Planning Supervisor, Ryan Roycroft\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

## 1. Call to Order

Mayor Basran called the Hearing to order at 6:03 p.m.

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

## 2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on November 29, 2016 and by being placed in the Kelowna Daily Courier issues on Friday, December 2 and Wednesday, December 7, 2016 and by sending out or otherwise delivering 915 statutory notices to the owners and occupiers of surrounding properties between November 29 and December 2, 2016.

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

## 3. Individual Bylaw Submissions

## 3.1 Infill Challenge Implementation, BL11310 & BL11311 (OCP16-0015) - City of Kelowna

Mayor Basran advised that Council will hear Items 3.1, 3.2 and 3.3 concurrently.

Councillor Gray declared a conflict of interest for Items 3.1 to 3.3 as she lives in the area and departed the meeting at 6:08 p.m.

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.
  - 3.2 Infill Challenge Removal of Development Permit Areas BL11312 (OCP16-0025)

#### Staff:

Displayed a PowerPoint Presentation summarizing the application.

There were no further comments.

3.3 Infill Challenge - Rezoning and Text Amendment BL11313 (TA16-0010) & BL11314 (Z16-0053) - The City of Kelowna

#### Staff:

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

The City Clerk advised that the following correspondence or petitions had been received for Items 3.1, 3.2 and 3.3.

## **Letters of Opposition or Concern:**

Kenneth P. Cappos, Casorso Road (One letter for 3 Bylaws) Penny Lobdell, Kinnear Ave Trent and Julia Johnson, Mountain Avenue Pat Munro, Cadder Avenue

## Letters in Favour or Support:

Daniel Mandelbaum, Wilson Avenue Martha King, Curlew Drive Terry and Ruth Lamb, Carruthers Street Jason Neumann, Mayfair Road Ann Stanley, Wilson Court, Westbank

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

## Gallery:

## Jason Pither, Wilson Avenue

Generally in favour of the applications.

- Raised concern with green space and ensuring that mature trees are saved during redevelopment.

- Raised concern with maintenance and upkeep of lane ways.

Suzan Sutton, Fuller Avenue

Advised that she lives in the subject area.

- Wondered how these amendments would impact her property.
- Wondered how sewer, hydro and gas would be allocated.
- Wondered what size the parking stalls would actually be. Raised concern regarding greens space and lack of trees.

Questioned how ownership/rental conflicts would be addressed.

Mayor Basran

The City has no jurisdiction on landlord/tenant issues.

Peter Chataway, Cadder Avenue

Agrees with the density increase but does not believe this is the right method to achieve it; believes there should be a three-unit maximum rather than four-unit maximum.

Provided statistics on cost per unit under a three and four-unit density build out and suggested a three-unit maximum would be a more livable and sustainable option and would receive greater acceptance from the public.

Responded to questions from Council.

Steven Hyndman, Lawson Avenue

Raised questions and concerns for properties that have a side lane access opposed to a rear lane access under the proposed amendments.

Raised concern that he cannot build more than two units due to the restriction.

Wade Klaver, Wilson Avenue

Raised concern with reduction of maximum building height under the proposed amendments; ability to have 2.5 storey enables separate living space in the main structure.

Believes the reduction of setback in the front yard is moving in the right direction as no one uses their front lawns very much.

Inquired if there was any bylaw regarding short term Air B&B type rentals.

Responded to questions from Council.

Evan Good, Resident

Spoke to lot widths under 15 m and wanted to know if variances could be undertaken.

Resident, Lawson Avenue

Believes the RU7 zone is a very progressive initiative and is in favour of it.

Raised concern with side lane access options and believes provisions should be made for corner lane lots to encourage friendly look and encourage development.

Penny Pearson, Glenwood Avenue

Wondered why the geographic area under original consideration for the RU7 zone was changed to what is being proposed in the bylaw today; all homes in original consideration are very comparable.

Raised concern regarding land value impact.

Denise Dillon, Ethel Street,

Raised concern with bylaw enforcement of existing land use non-compliance in RU6 zoned neighbourhoods; believes it's important to consider what enforcement will look like.

Suzan Sutton, Fuller Avenue

Raised concern with how a property owner would "sell" the property; is it defined as a single family dwelling or is it defined as a Strata.

Raised concerns regarding insurance coverage and who is responsible to pay for insurance.

Rick Serani, Morrison Avenue

Believes this is a great initiative.

Questioned whether properties under 37 m property width are included in this bylaw.

Staff:

Spoke to the original mapping area and advised that some areas did not have lane access and were removed.

Spoke to implementing a bylaw enforcement plan.

Spoke to greenspace and trees and advised that each property will go through a Development Permit process where design guidelines will ensure maintenance of trees or high quality replacement where that cannot occur.

Spoke to maintenance of roadways and lane ways through DCC improvements.

Made comment to this being a pilot project that will be reviewed after the first year. Confirmed building height could be varied and number of dwellings per lot cannot be varied.

Responded to questions from Council.

Councillor Gray rejoined the meeting at 7:31 p.m.

#### 2280 Baron Rd, BL11315 (Z16-0057) - Victor Projects Ltd 3.4

Staff:

Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

The Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

#### 604 Old Meadows Rd, BL11317 (Z16-0049) - Tony Pulice Construction Ltd 3.5

Staff:

Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

The Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

#### 4125 & 4193 Gordon Dr, BL11318 & BL11319 (HRA16-0002) - Colin Gifford Magnus 3.6 Thomson

Staff:

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

The City Clerk advised that no correspondence or petitions had been received.

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

The Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

## 3.7 1893 Ethel St, BL11320 (OCP16-0018) & BL11321 (TA16-0013) & BL11322 (Z16-0059) - Michael Ohman

#### Staff:

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

The City Clerk advised that no correspondence or petitions had been received.

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

## Deanne & Eric Leung, Burne Avenue, Applicant and Jody Bekhuys, Family Therapist

- Displayed a PowerPoint Presentation summarizing their application.

- Began their business 15 years ago as a stand-alone private practice offering specialized service to very vulnerable and complex children.
- Has never had any complaints with respect to parking issues for the last 10 years.
- Appointments are staggered so there is not a lot of people arriving at the same time.
- Responded to guestions from Council.

## Gallery:

## Patricia Munro, KSAN Director, Cadder Avenue

- Spoke on behalf of KSAN.

- Advised that KSAN policy is to always have a residential component to any business.

- Very supportive of businesses in the neighbourhood, however, raised concern that this application lacks the residential component.

## Sara Murray, Ethel Street

- Raised questions regarding screening for parking.

- Raised questions whether there would be increased traffic.

#### Deanne Leung, Applicant

- Considered residential component however there isn't such a use on site currently; also, if a portion was used for residential space it would take away from the much needed medical space.

- Plans are in process for fencing and landscape screening and willing to discuss further with impacted neighbour.

- Responded to questions from Council.

There were no further comments.

# 3.8 380 Hardie Rd, BL11323 (Z16-0032) - Rukhmani & Shivnesh Reddy and Praneeta & Sinesh Naidu

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

The Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

## 3.9 1985 Knox Cres, BL11324 (Z16-0061) - Sheldon and Heather Upshaw

#### Staff:

Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Sheldon Upshaw, Knox Crescent, Applicant

- Commented that they love the area and character of this neighbourhood.

- Made reference to the two mature trees that will be maintained as part of the development.

- Believes the present use of the lot is underutilized.

- Spoke to the walkability of the neighbourhood and amenities.

- Spoke to on-site parking; with the tenant having their own spot as well the 3 car garage will allow us to remove our vehicles from the street.
- Responded to questions from Council.

No one from the gallery came forward.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 8:33 p.m.

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Mayor	City Clerk
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## City of Kelowna Regular Council Meeting Minutes

Date:

Tuesday, December 13, 2016

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray\*, Charlie

Hodge, Brad Sieben, Mohini Singh and Luke Stack

Members Absent

Councillor Maxine DeHart

Staff Present

Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Suburban & Rural Planning, Manager, Todd Cashin; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Policy & Planning Department Manager, James Moore\*; Community Planning Supervisor, Ryan Roycroft\*; Legislative Coordinator (Confidential), Arlene

McClelland

## (\* Denotes partial attendance)

#### Call to Order

Mayor Basran called the meeting to order at 8:45 p.m.

#### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Stack.

## 3. Confirmation of Minutes

## Moved By Councillor Donn/Seconded By Councillor Gray

R982/16/12/13 THAT the Minutes of the Public Hearing and Regular Meeting of November 29, 2016 be confirmed as circulated.

Carried

## 4. Bylaws Considered at Public Hearing

## 4.1 Sensitive Infill Housing (Low Density) - BL11310 (OCP16-0015)

Councillor Gray declared a conflict of interest for Items 4.1 to 4.5 as she lives in the area and departed the meeting at 8:47 p.m.

## Moved By Councillor Stack/Seconded By Councillor Singh

R983/16/12/13 THAT Bylaw No. 11310 be read a second and third time.

Carried

Councillor Hodge - Opposed

4.2 Single/Two Unit Residential to Sensitive Infill Housing (Low Housing) - BL11311 (OCP16-0015)

Moved By Councillor Donn/Seconded By Councillor Singh

R984/16/12/13 THAT Bylaw No. 11311 be read a second and third time.

Carried

Councillor Hodge - Opposed

4.3 Infill - Removal of Development Permit Areas- BL11312 (OCP16-0025)

Moved By Councillor Stack/Seconded By Councillor Singh

R985/16/12/13 THAT Bylaw No. 11312 be read a second and third time.

Carried

4.4 RU7 - Infill Housing Zone, BL11313 (TA16-0010)

Moved By Councillor Sieben/Seconded By Councillor Stack

R986/16/12/13 THAT Bylaw No. 11313 be read a second and third time.

Carried

Councillor Hodge - Opposed

4.5 Rezone Various Properties to RU7 - Infill Housing Zone, BL11314 (Z16-0053)

Moved By Councillor Sieben/Seconded By Councillor Singh

R987/16/12/13 THAT Bylaw No. 11314 be read a second and third time.

Carried

Councillor Hodge - Opposed

Councillor Gray rejoined the meeting at 9:02 p.m.

4.6 2280 Baron Rd, BL11315 (Z16-0057) - Victor Projects Ltd

Moved By Councillor Singh/Seconded By Councillor Sieben

 $\underline{\textbf{R988/16/12/13}}$  THAT Bylaw No. 11315 be read a second and third time.

**Carried** 

4.7 604 Old Meadows Rd, BL11317 (Z16-0049) - Tony Pulice Construction Ltd

Moved By Councillor Gray/Seconded By Councillor Given

R989/16/12/13 THAT Bylaw No. 11317 be read a second and third time.

Carried

4.8 4125 & 4193 Gordon Dr, BL11318 - Thomson Farm House and Tobacco Barn on G. Thomson Farm Heritage Designation Bylaw

Moved By Councillor Given/Seconded By Councillor Gray

R990/16/12/13 THAT Bylaw No. 11318 be read second and third time.

Carried

4.9 4125 & 4193 Gordon Dr, BL11319 (HRA16-0002) - Colin Thomson

Moved By Councillor Gray/Seconded By Councillor Donn

R991/16/12/13 THAT Bylaw No. 11319 be read a second and third time.

**Carried** 

4.10 1893 Ethel St, BL11320 (OCP16-0018) – Michael Ohman

Moved By Councillor Donn/Seconded By Councillor Gray

R992/16/12/13 THAT Bylaw No. 11320 be read a second and third time.

<u>Carried</u>

4.11 Health Services Amendment, BL11321 (TA16-0013)

Moved By Councillor Hodge/Seconded By Councillor Donn

R993/16/12/13 THAT Bylaw No. 11321 be read a second and third time.

Carried

4.12 1893 Ethel St, BL11322 (Z16-0059) - Michael Ohman

Moved By Councillor Hodge/Seconded By Councillor Donn

R994/16/12/13 THAT Bylaw No. 11322 be read a second and third time.

Carried

4.13 380 Hardie Rd, BL11323 (Z16-0032) - Rukhmani & Shivnesh Reddy and Praneeta & Sinesh Naidu

Moved By Councillor Donn/Seconded By Councillor Hodge

R995/16/12/13 THAT Bylaw No. 11323 be read a second and third time.

Carried

4.14 1985 Knox Cres, BL11324 (Z16-0061) - Sheldon and Heather Upshaw

Moved By Councillor Hodge/Seconded By Councillor Donn

R996/16/12/13 THAT Bylaw No. 11324 be read a second and third time.

Carried

#### **Notification of Meeting** 5.

The City Clerk advised that Notice of Council's consideration of the WAIVED PUBLIC HEARING Application was advertised by being posted on the Notice Board at City Hall on November 29, 2016 and by being placed in the Kelowna Daily Courier issues on Friday, December 2 and Wednesday, December 7, 2016 and by sending out or otherwise delivering 436 statutory notices to the owners and occupiers of surrounding properties between November 29 and December 2, 2016.

Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise delivering 24 statutory notices to the owners and occupiers of surrounding properties between November 29 and December 2, 2016.

Notice of these amendments to Liquor Primary Licences were advertised by being posted on the Notice Board at City Hall on November 29, and by being placed in the Kelowna Daily Courier issues on Friday, December 2 and Wednesday, December 7, 2016 and by sending out or otherwise delivering 9 statutory notices to the owners and occupiers of surrounding properties between November 29 and December 2, 2016.

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

- Bylaws for Second and Third Reading 6.
  - 3150 & 3170 Sexsmith Rd, BL11316 (Z16-0062) Palomino Developments Ltd 6.1

Moved By Councillor Stack/Seconded By Councillor Sieben

R997/16/12/13 THAT Bylaw No. 11316 be read second and third time.

Carried

#### Liquor License Application Reports 7.

3240 Pooley Rd, LL16-0001 - Wyn & Marion Lewis 7.1

Staff:

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

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

Letters of Opposition or Concern: Simon and Pam Pethick, Pooley Rd Darcel and Frieda Markgraf, Pooley Rd Hank Markgraf, Pooley Rd

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

Applicant Agent, Dennis Coates, Lawyer, Kamloops, BC

Prepared to respond to issues raised in correspondence.

Spoke to the application and commented that the lounge and tasting are two different things happening in one place.

Spoke to parking lot requirements and discussions with ALC with respect to parking. A parking lot has not been activated; an area not being used for agriculture is being used for parking.

Would like to add a fourth function to the current three functions on the property, being; special events area, picnic area out front and tasting room.

- Responded to questions from Council.

## Gallery:

Simon Pethick, Pooley Road

The neighbourhood is well served currently with two pub establishments.

- Lives 250 yards away from the Vibrant Vine and has had many evenings disrupted by live music; living closer would have a more severe noise impact.

- Believes noise and live music would increase with this application.

- Opposed to this application.

## Darcel Markgraf, Pooley Road

- Representing her mother-in-law.

- Property was purchased in 1969 and the land has been held to farming; others should do the same.

- Did not receive a letter regarding this application.

- Raised concern regarding noise impacts and believes will only get worse with later opening hours.
- Played video-audio of late night noise from August 2016, heard and recorded from 5 orchards away.

- Opposed to this application.

Responded to questions from Council.

Henry Markgraf, Pooley Road

- Lives 4 farms away from the Vibrant Vine.

- Family has farmed the land since late 1960's and the area has always been agriculture and now the farming aspect of the neighbourhood has been changing.

Believes that selling alcohol is at odds with the neighbourhood.

Believes that this application is not agri-tourism it is a business in a farming family neighbourhood.

Raised concern that orchard was removed to allow for parking.

Opposed to this application.

<u>Applicant Agent, Dennis Coates, Lawyer, Kamloops, BC</u>

- Advised that 24 of the 26 properties within the required range had been notified and it had been explained what was happening.
- Noted all the local wineries in the area that are all agri-tourism but in varying scales.

## Owner, Wyn Lewis, Pooley Road

- Resides on the property year round and knows all of the customers.

- His family has 3 generations of farming grapes.

The current liquor license extends to 11 p.m. and it will now be reduced to 10 p.m. The time set out is standard licensing hours in BC, however, have no intention of being open till that time.

Most events cease around 6:00 p.m.

- The intervenor that displayed an audio/video of an event ended approximately at 9:15 p.m.

- Reiterated that the footprint of the liquor lounge endorsement is exactly the same footprint of the current license.
- Confirmed there would be no outdoor amplified music; music will be moved indoors. There is no choice in the mater as rules have changed.
- Responded to questions from Council.

There were no further comments.

## Moved By Councillor Sieben/Seconded By Councillor Given

R998/16/12/13 THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- 1. Council recommends support for the application from Okanagan Villa Vineyards and Events Corp. at 3240 Pooley Road, legally described as *Lot 2, Section 15, Township 26, ODYD, Plan KAP3379, DL 41*, for a Winery Lounge Endorsement with hours of operation from 11:00 am to 10:00pm, seven days a week subject to the following conditions:
  - a. The licenced area supported be restricted to the "general seating area" as outlined on the floor plan submitted numbered 3240 Pooley Road (March 11, 2016) with permanent signs.

b. The maximum occupant load is 30 inside and 40 outside during licensing hours.

- c. Minors are permitted at the manufacturing site. Minors are also permitted in the sampling room, lounge and special event area, when accompanied by a parent or guardian. No liquor will be permitted outside of the permitted licenced area within the floor plan.
- 2. The Council's comments on the prescribed considerations are as follows:
  - a. The location of the establishment.

The location of the establishment is within the current footprint of the wine tasting license area, in Southeast Kelowna.

b. The proximity of the manufacturer lounge to other recreational facilities and public buildings.

The proposed lounge is 930 metres from a City of Kelowna ball field area and 1200 metres from a Community Hall. It is 1200 metres from the next liquor primary and liquor retail sales license.

c. The person capacity and hours of liquor service of the lounge.

The occupant load was calculated by an on-site visit from our Building and Permitting Department. The capacity was determined to be 30 persons inside and 40 persons outside on the patio. This does not include any calculation of the current picnic endorsement on the lawn area adjacent the patio. The hours of liquor service proposed is 11 AM to 10 PM, seven days/week.

d. The impact for noise in the immediate vicinity of the lounge.

The potential for noise may increase. However, there is currently music on the weekends on the picnic endorsement area. Noise with the upgrade of the lounge endorsement is not expected to be significantly increased due to the lounge license endorsement over what it is currently.

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

The impact on the community is not expected to significantly increase from the existing wine tasting area.

Carried

## 8. Development Permit and Development Variance Permit Reports

## 8.1 910 Manhattan Drive, DVP16-0257 - Charles Watt

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

The Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

## Moved By Councillor Hodge/Seconded By Councillor Donn

R999/16/12/13 THAT Council authorize the issuance of Development Variance Permit No. DVP16-0257 for Lot E, District Lot 9, ODYD, Plan KAP39322, located on 910 Manhattan Drive, Kelowna, BC;

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

Section 6.11.1 – Okanagan Lake Sight Lines – To vary the required Okanagan Lake 120° Panoramic Sight Lines to 74.4° proposed.

Carried

## 9. Reminders

City Clerk:

- Advised Council on the various development applications scheduled for the January 10, 2017 Public Hearing and Regular Meeting.

## Moved By Councillor Stack/Seconded By Councillor Singh

R1000/16/12/13 THAT Council directs staff to split the Kettle Valley and Tourism Kelowna development applications and other applications between the January 10 and 24, 2017 Public Hearings.

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**Carried** 

Councillor Donn - Opposed

#### 10. Termination

The meeting was declared terminated at 10:36 p.m.

Mayor

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City Clerl

## BYLAW NO. 11334 Z16-0020 - 661682 BC Ltd - 160 HWY 33 W

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 26, Township 26, ODYD, Plan KAP74060 located on HWY 33 W, Kelowna, B.C., from the P4 Utilities zone to the C4 Urban Centre Commercial zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12 <sup>th</sup> day of December, 2016.	
Considered at a Public Hearing on the	
Read a second and third time by the Municipal Council this	
Approved under the Transportation Act this	
(Approving Officer - Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	City Clerk

## **BYLAW NO. 11337** Z16-0048 - Calvin & Sunok Condy - 3031 Abbott Street

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 8, Block 2, District Lot 14, ODYD, Plan 4743 located on Abbott Street, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM4 – Transitional Low Density Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the

date of adoption.
Read a first time by the Municipal Council this 12 <sup>th</sup> day of December, 2016.
Considered at a Public Hearing on the
Read a second and third time by the Municipal Council this
Adopted by the Municipal Council of the City of Kelowna this
Mayor
City Clerk

## **BYLAW NO. 11328**

Official Community Plan Amendment No. OCP16-0013 - 410
Providence Avenue and 347 Quilchena Drive Kettle Valley Holdings Ltd., Inc. No. 551772 and The City of Kelowna

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

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

- 1. THAT Map 4.1 **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1, Section 23, Township 28, SDYD, Plan KAP85435, located on Providence Avenue, Kelowna, B.C., from the EDINST Educational/Major Institutional to MRM Multiple Unit Residential (Medium Density), EDNIST Education/Major Institutional to S2RES Single / Two Unit Residential, EDNIST Education/Major Institutional to PARK Major Park / Open Space designations as per Map "A" attached to and forming part of this bylaw;
- 2. THAT Map 4.1 **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of Lot 2, Section 23, Township 28, SDYD, Plan KAP85435, located on Quilchena Drive, Kelowna, B.C. from the EDNIST Education/Major Institutional designation to PARK Major Park / Open Space designation as per Map "A" attached to and forming part of this bylaw;
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

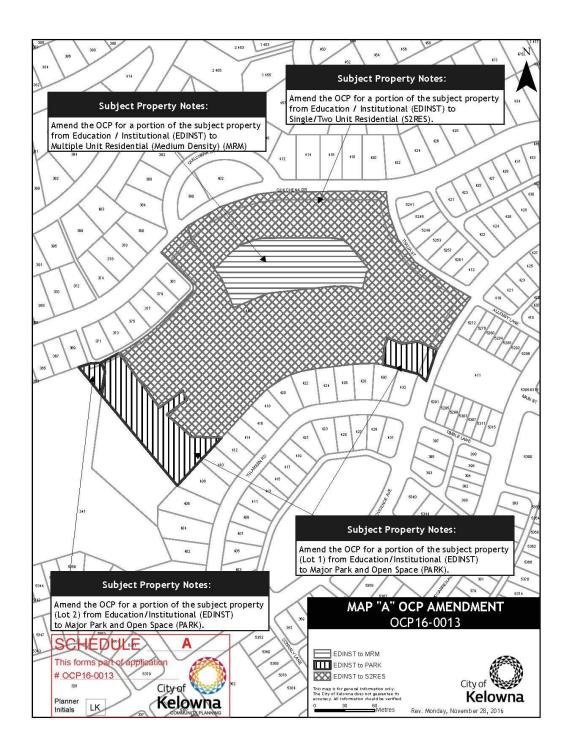
Read a first time by the Municipal Council this 5<sup>th</sup> day of December, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor
-
City Clerk



# BYLAW NO. 11329 TA16-0008 - Amendment to the CD2 - Kettle Valley Residential Development

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended as follows Schedule B Comprehensive Development Zones, CD2 Kettle Valley Comprehensive Residential Development, be amended by:
  - a) deleting both "Kettle Valley Proposed Regulating Plan" and the Kettle Valley Regulating Plan" maps in their entirety and replacing it with a new "Kettle Valley Regulating Plan" as attached to this bylaw as Map B;
  - b) deleting in Map 1 (page 4 of 17) the Type III or IV Village/Park Single Family diagram and replacing it with a new diagram as attached to this bylaw as Map C;
  - c) deleting in Map 1 (page 5 of 17) the Type III or IV Village/Park Single Family diagram and replacing it with a new diagram as attached to this bylaw as Map C;
  - d) deleting in Map 1 (page 6 of 17) the Type V Village Small Single Family/Multi Family diagram and replacing it with a new diagram as attached to this bylaw as Map D;
  - e) deleting in Map 1 (page 7 of 17) the Type VI Village Multi Family diagram and replacing it with a new diagram as attached to this bylaw as Map E;
  - f) deleting in Map 1 (page 8 of 17) the Type VII Cluster Estate / VIIa Cluster Estate diagram and replacing it with a new diagram as attached to this bylaw as Map F;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

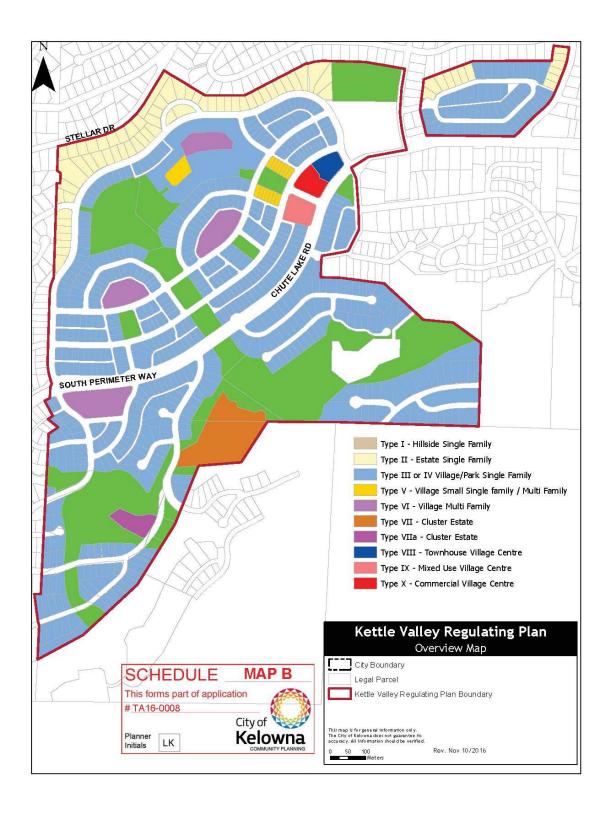
Read a first time by the Municipal Council this 5<sup>th</sup> day of December, 2016.

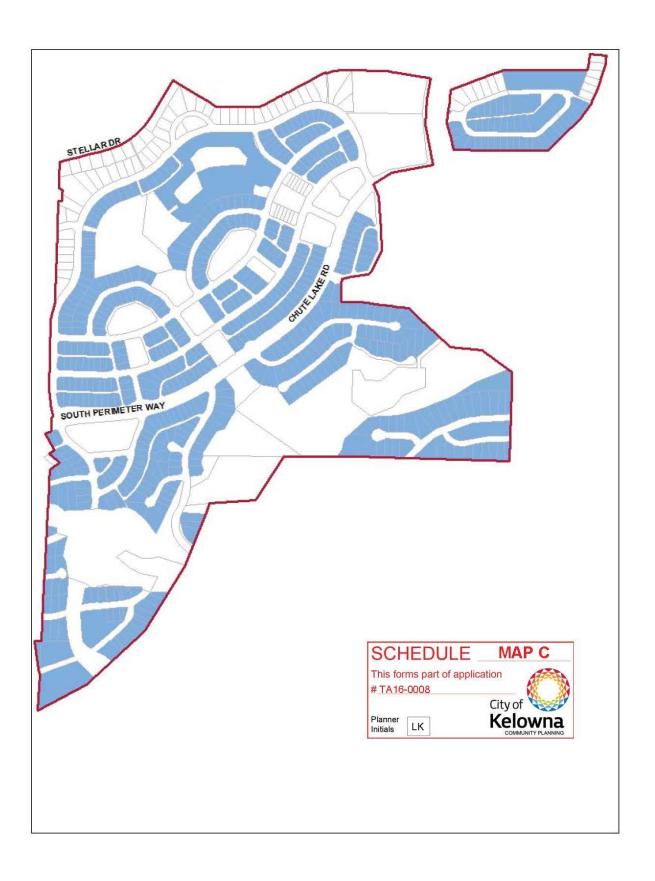
Considered at a Public Hearing on the

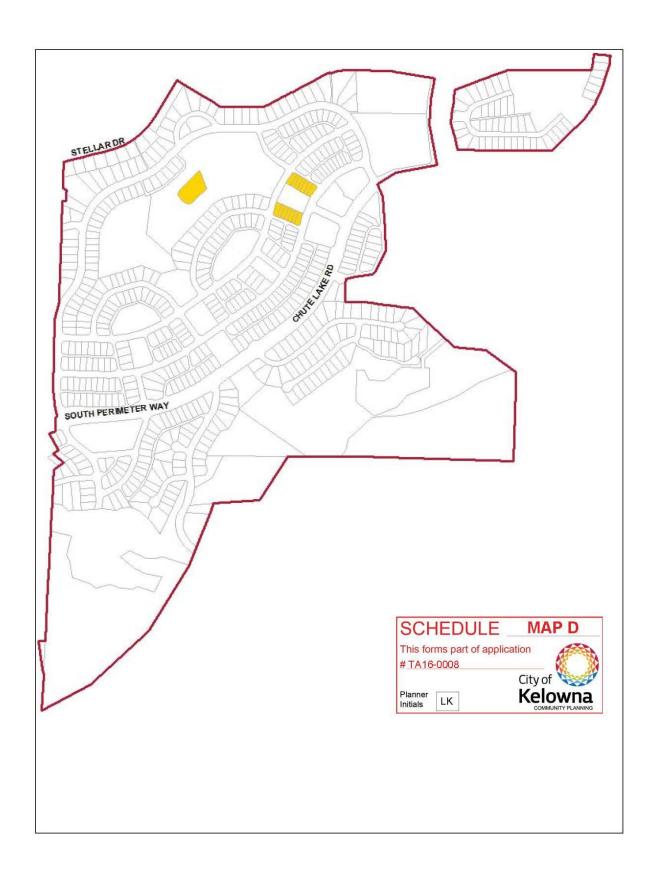
Read a second and third time by the Municipal Council this

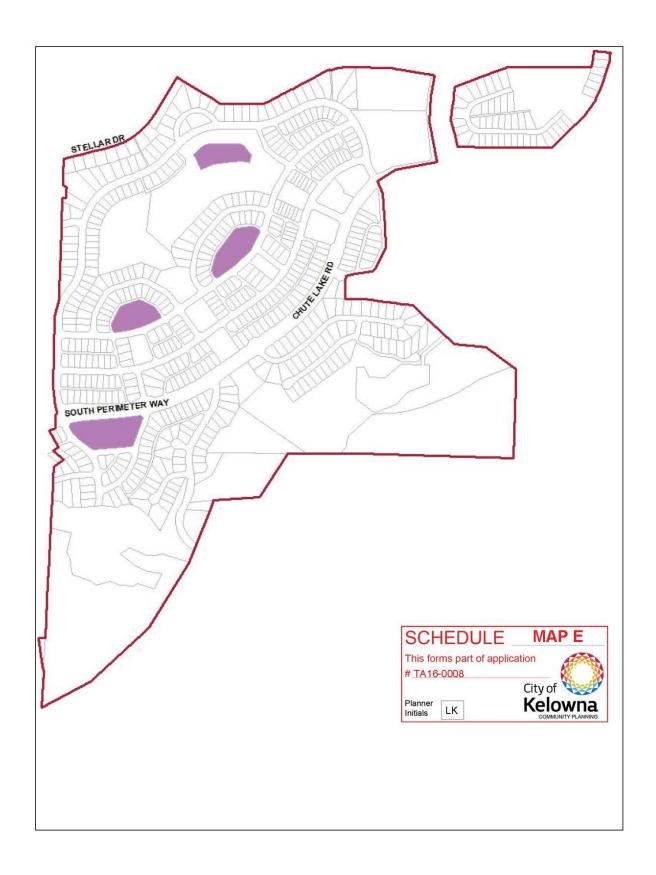
Adopted by the Municipal Council of the City of Kelowna this

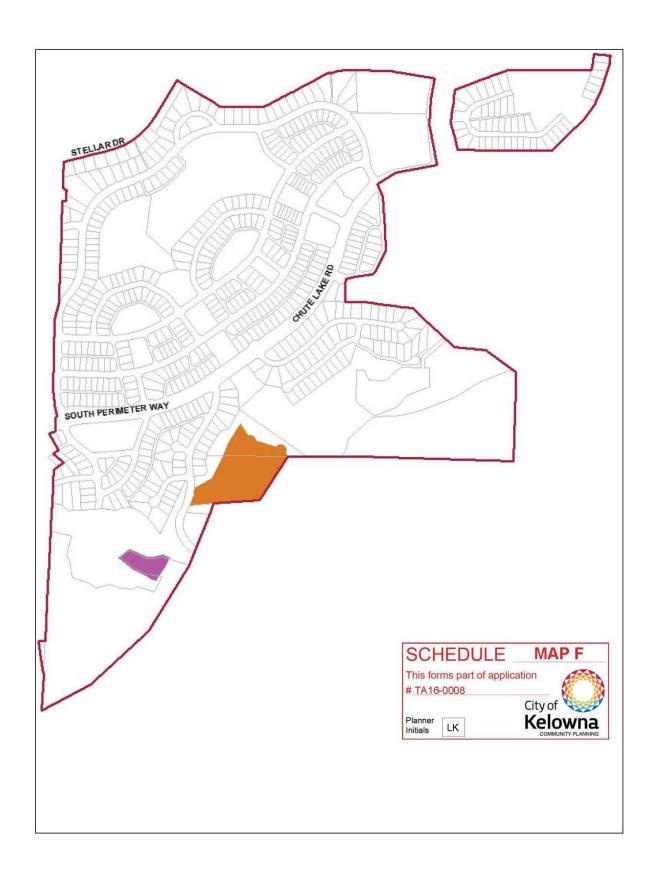
Mayor
•
City Claula
City Clerk











# CITY OF KELOWNA BYLAW NO. 11296

## Official Community Plan Amendment No. OCP16-0006 -Midwest Ventures Ltd., Inc. No. BC0046021 1665 & 1697 Innovation Drive

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

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

- 1. THAT Map 4.1 **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of a portion of Lot 13, Section 14, Township 23, ODYD, Plan KAP82802 and Lot 14, Section 14, Township 23, ODYD, Plan KAP82802 Except Plan EPP23036, located on Innovation Drive, Kelowna, B.C., from the IND Industrial designation to the COMM Commercial designation as per Map "A" attached;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

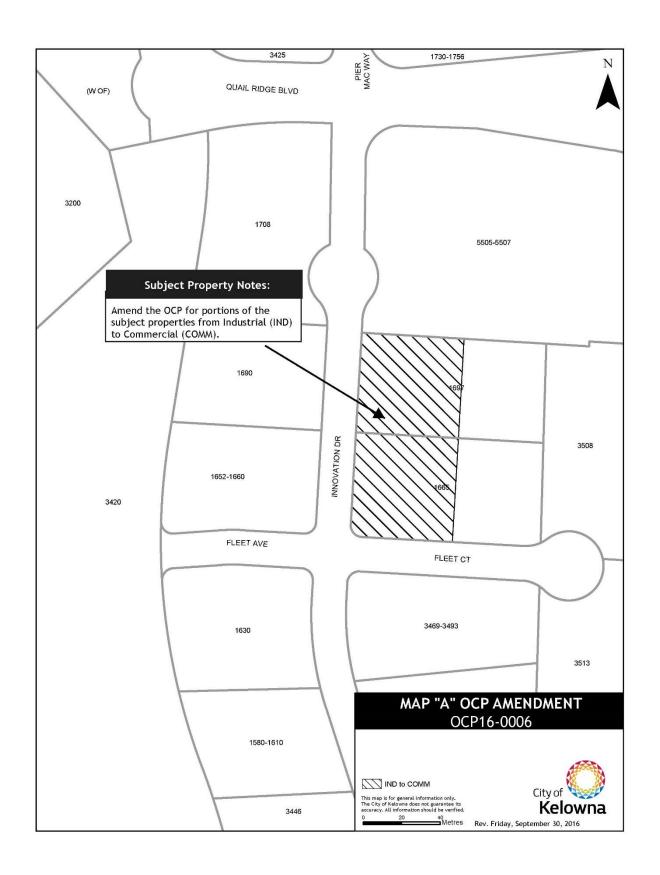
Read a first time by the Municipal Council this 17<sup>th</sup> day of October, 2016.

Considered at a Public Hearing on the 1<sup>st</sup> day of November, 2016.

Read a second and third time by the Municipal Council this 1<sup>st</sup> day of November, 2016.

Adopted by the Municipal Council of the City of Kelowna this

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## BYLAW NO. 11297 Z16-0036 - Midwest Ventures Ltd., Inc. No. BC0046021 1665 & 1697 Innovation Drive

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot 13, Section 14, Township 23, ODYD, Plan KAP82802 and Lot 14, Section 14, Township 23, ODYD, Plan KAP82802 Except Plan EPP23036, located on Innovation Drive, Kelowna, B.C., from the CD15 Comprehensive Development Zone to the C9 Tourism Commercial zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 17<sup>th</sup> day of October, 2016.

Considered at a Public Hearing on the 1<sup>st</sup> day of November, 2016.

Read a second and third time by the Municipal Council this 1<sup>st</sup> day of November, 2016.

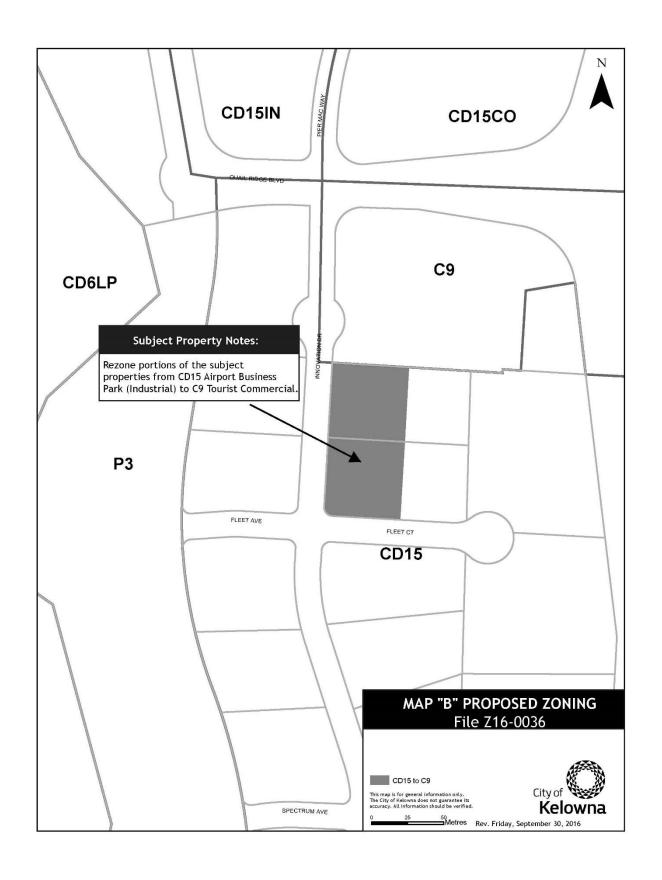
Approved under the Transportation Act this 20<sup>th</sup> day of December, 2016.

Robyn Clifford
(Approving Officer - Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

	Citv Clerk

Mavor



## REPORT TO COUNCIL



**Date:** Nov. 29, 2017

**RIM No.** 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0188 & DVP16-0189 Owner: Midwest Ventures Ltd

Address: 1665 and 1697 Innovation Dr Applicant: Midwest Ventures Ltd

Subject: Development Permit and Development Variance Permit - 1665 Innovation

Existing OCP Designation: IND - Industrial

Proposed OCP Designation: COMM - Commercial

Existing Zone: CD15 - Comprehensive Development

Proposed Zone: C9 - Tourism Commercial

## 1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw BL11296 and Rezoning Bylaw BL11297 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0188 for Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC), located at 1665 Innovation 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0189 for Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr., Kelowna, BC), located at 1665 Innovation Drive, Kelowna, BC;

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

## Section [14.9.5 (b)]: [C9 Tourist Commercial Development Regulations]

To vary the required maximum height from the lessor of 22.0 m or 6 storeys to the lessor of 23.5 m or 6 storeys.

AND THAT variances to the following section of Signage Bylaw No. 8235 be granted:

## Section [6.1]: [C9 Tourist Commercial Signage Regulations]

To vary the maximum number of Awning, Fascia, Canopy, Under canopy/awning signs from 2 per business to 5 per business

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated November 29, 2016;

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

AND THAT prior to the Issuance of the Development Permit, that the subdivision consolidating Lots 13 and 14 be completed;

AND THAT prior to the Issuance of the Development Permit, a covenant be registered on the neighbouring property dedicating parking subject to 8.1.10 (a) of the City of Kelowna Zoning Bylaw No. 8000;

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

## 2.0 Purpose

To consider the form and character of a proposed 6 storey hotel and associated landscaping and parking, and to vary the maximum height and number of on-building signs.

## 3.0 Community Planning

Community Planning staff support the application for the Development Permit and the Development Variance Permit.

The variances are minor variances. The 1.5 m increase in building height does not increase the overall storey count, but allows additional roof detail. The height of the building will not be out of character with the 6 storey building to the north. The increase to the number of signs is a consequence of the building having 3 road facings, requiring some additional signage.

The site layout is appropriate for the intended use. The building will front onto Innovation Drive, with parking on the interior of the site. The proposed landscaping treatment will screen parking and service areas of the site appropriately.

## 4.0 Proposal

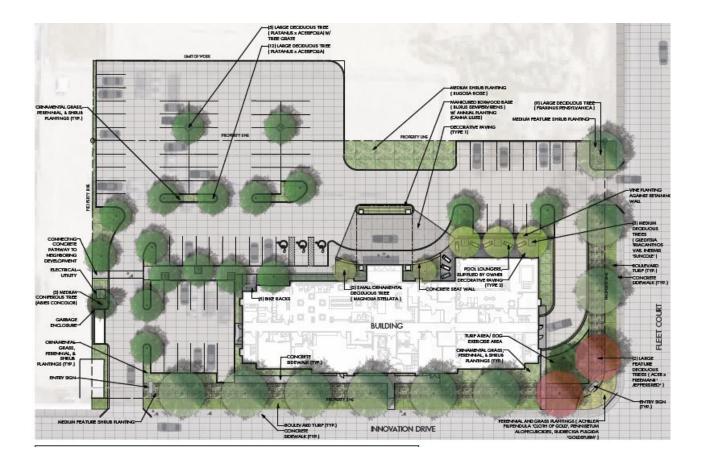
## 4.1 Project Description



The applicants have proposed a 6 storey hotel with associated parking and landscaping. The hotel is currently intended to be constructed for the Hampton Inn and Suites, and adheres to the brand design and colour standards.

The site layout is appropriate for the neighbourhood. The building masses onto Innovation Dr, with the parking lot on the inside of the lot. As the remaining properties develop, the parking lot will be screened by buildings from all sides.

The proposed landscaping is suitable for the development and the neighbourhood expectations. Boulevard trees will screen the bulk of the frontage, and the proposal has sufficient parking lot shade trees.



Overall, the proposed design, site layout and landscaping meet the majority of City Design Guidelines for the Comprehensive Development Permit Area.

## 4.2 Variances

The applicants have requested two variances to City Bylaws.

The first variance is a 1.5 m variance to the maximum height of the building. The zone allows for the construction of a 6 storey building 22.0m in height. The applicant's design is for a 6 storey building measuring 23.5 m in height.

The applicant has indicated that the 1.5 m increase in height will allow the building to include a prominent roof feature.

Staff have no concerns with the proposed variance. The extra 1.5 m in height does not block any views of neighbouring properties and will not loom over private residential space. The proposed roof feature enhances the design and is preferable to plain box design.

The second variance is to the total number of signs on the project. The Sign Bylaw allows the installation of two fascia signs on the building. The applicant has proposed 5 signs. The applicant has indicated that because the building faces two roads and fronts the internal parking lot, that additional signs are needed for all-side identification.

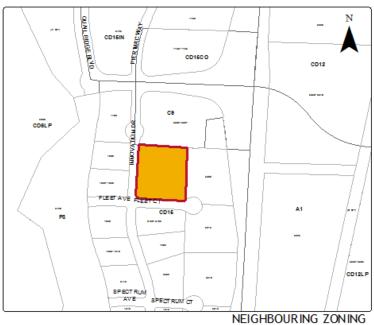
While the applicant has requested additional signage, the proposed design is well under the maximum sign area. The bylaw would allow up to  $122.5 \text{ m}^2$  of on building signage, while the applicant has proposed only  $45.1 \text{ m}^2$ . Despite the increase in numbers of signage, the overall area is well below what is permitted by bylaw, so staff have no objections to the proposed variance.

## Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Hotel
East	CD15 - Comprehensive Development	Vacant
South CD15 - Comprehensive Development		Retail/Warehousing
West	CD15 - Comprehensive Development	Rental Space

## Subject Property Map:







SUBJECT PROPERTY

## 4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL	
	Development Regulations		
Floor Area Ratio	1.5	1.2	
Height	22.0 m / 6 storeys	23.5 m / 6 storeys <b>o</b>	
Front Yard (South)	15.0 m	30.5 m	
Side Yard (East)	4.5 m	13.4 m	
Side Yard (West)	4.5 m	4.6 m	
Rear Yard (North)	15.0 m	30.5 m	
Other Regulations			
Minimum Parking Requirements	100	100	
Bicycle Parking	5 Class 1 / 5 Class 2	5 Class 1 / 5 Class 2	
Awning, Canopy and Fascia Signs	2	50	
Indicates a requested variance to the maximum height of the building			
indicates a requested variance to the maximum number of on building signs			

## 5.0 Current Development Policies

## 5.1 Kelowna Official Community Plan (OCP)

## **Comprehensive Development Permit Guidelines**

#### **OBJECTIVES**

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area; Promote interesting, pedestrian friendly streetscape design and pedestrian

#### linkages:

- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;

## **Technical Comments** [Indicate if attachments, or N/A beside the items below if not applicable]

## 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - b. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.

- 3) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 4) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 5) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 6) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 7) Airport approval is required
- 8) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

#### 6.2 Development Engineering Department

See attached Memorandum dated See attached Memorandum dated August 11, 2016.

#### 6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivsion Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- This building shall be addressed off of the street it is accessed from . A visible address must be posted on this street. as per City of Kelowna By-Laws .
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- Fire Department access is to be met as per BCBC 3.2.5. -
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.

• Fire department connection is to be within 45M of a fire hydrant - unobstructed.

\*ensure FD connection is clearly marked and visible from the street

\*standpipes to be located on intermediate landings.

\*sprinkler zone valves shall be accessible as per fire prevention bylaw

\*dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage

\* do not issue BP unless all life safety issues are confirmed

#### 7.0 Application Chronology

Date of Application Received: July 28, 2016

Report prepared by:	
Ryan Roycroft, Planner	
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion: Attachments:	Ryan Smith, Community Planning Department Manager

Developer's Letter and Rationalle Development Engineering Memorandum Draft DP16-0188 and DVP16-0189



July 27, 2016

#### City of Kelowna

Development Services 1435 Water Street, Kelowna, BC V1Y 1J4

Attention: Ryan Roycroft, Community Planning Supervisor

Dear Ryan:

RE: Development Permit and Development Variance Permit Application Proposed 100 Guestroom Hotel 1665/1697 Innovation Drive, Kelowna, BC

Please find attached our Development Permit and Development Variance Permit Application for the referenced property. We enclose the following documents:

- 1. Our cheque covering the application fee, in the amount of \$3,150.00.
- 2. Development Application Form.
- 3. Property title search.
- 4. Registered Easements, Rights of Way and Section 219 Covenants.
- 5. Owner's letter of authorization of agent.
- 6. Site Profile Waiver with Certificate of Compliance
- 7. Zoning Analysis Table.
- 8. Design Rationale.
- 9. Photographs of the site and surrounding context. (7 No)
- 10. Sustainability Checklist.
- 11. Cost Estimate of Landscaping.
- 12. Irrigation Application
- 13. Colour Palette
- 14. 1 set of full sized drawings.
- 15. 1 set of 11 x 17 size drawings.
- 16. 1 set of 8.5 x 11 size drawings.

#### Drawing Sets include:

- A001 Architectural Site Plan by Cities Edge Canada
- A101 Parking Level & Grade Level Plan Schematics by Cities Edge Canada
- A102 2<sup>nd</sup> & Typical Upper Level Floor Plan Schematics by Cities Edge Canada
- A201 Exterior Elevations by Cities Edge Canada
- A202 Exterior Elevations by Cities Edge Canada
- L-1 Conceptual Landscape Plan by Outland Design (Landscape)

- L-2 Water Conservation / Irrigation Plan by Outland Design (Landscape)
- C-01 Site Servicing Plan by CTQ Consultants (Civil)
- C-02 Site Grading Plan by CTQ Consultants (Civil)
- E002 Electrical Site Plan by Cities Edge Canada

The enclosed provides a complete application. We attach one complete digital copy of these documents on memory stick.

Please note that there is an OCP amendment application #OCP16-0006 and a rezoning application #Z16.0036 in progress with the City. A subdivision for a lot line adjustment is being made under separate cover which will create the new lot for the hotel.

Colour elevations and a colour rendering will be forthcoming enhancement to this application which will be to be submitted within the next couple of weeks.

Should you have any questions please contact me at 250-763-6789.

Yours truly,

Argus Properties Ltd.

Peter Downward VP Construction

**Enclosures** 

# **MEMORANDUM**

**Date:** August 8, 2016 **File No.:** DP16-0188

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

From: Development Engineering Manager

Subject: 1665-1697 Innovation Dr. Lot 13,14 Plan 82802 6 story Hotel.

Development Engineering has the following requirements associated with this application.

.

Requirements addressed in rezoning file Z16-0036 must be satisfied prior to the issuance of this Development Permit.

Development Engineering has no comment regarding the form and character evaluation of the 6 story hotel.

\_\_\_\_\_\_

Purvez Irani, MS, P.Eng, PTOE Development Engineering Manager RO

# DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT



# APPROVED ISSUANCE OF DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT NO. DP16-0188 and DVP16-0189

Issued To: Midwest Ventures Ltd
Site Address: 1665 and 1697 Innovation

Legal Description: Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 15 Section 13

Township 23 ODYD Plan KAP82802 except Plan EPP23036

Zoning Classification: C9 Tourist Commerical

Developent Permit Area: Comprehensive DP Area

#### 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 Development Permit No. DP16-0188 and DVP16-0189 for Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 15 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036 located at 1665 and 1697 Innovation Dr., Kelowna, BC to allow the construction of a 6 storey hotel be approved 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

#### Section [14.9.5 (b)]: [C9 Tourist Commercial Development Regulations]

To vary the required maximum height from the lessor of 22.0 m or 6 storeys to the lessor of 23.5 m or 6 storeys.

AND THAT variances to the following section of Signage Bylaw No. 8235 be granted:

#### Section [6.1]: [C9 Tourist Commercial Signage Regulations]

To vary the maximum number of Awning, Fascia, Canopy, Under canopy/awning signs from 2 per business to 5 per business

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. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

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

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

#### 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.

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

This Permit IS NOT a Building Permit.

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

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

Print Name in Bold Letters	Telephone No.
5. APPROVALS	
Issued and approved by Council on the day of	, 2016.
Duan Smith Community Planning Department Manage	
Ryan Smith, Community Planning Department Manage Community Planning & Real Estate	r Date

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

ARCHITECTURAL SITE PLAN

ZONING BYLAW NO. 8000

8.1.10 For non-residential use classes:

c.1.10 For non-residential use classes:
(a) some or all required off-street parking spaces may be provided on a site located remotely, but no further than 200.0 m (for C4 and C7 zones) or 120.0 m (for all other zones) measured along the shortest public pedesthan route from the nearest point of the parking to the nearest point of the site of the development served by the parking;

(b) where required off-street parking is located on a site separate from the site of (i) the owner of the remote off-street parking site shall covenant with the City by

(i) the owner of the remote one-strees parking site shall overlain with the Oily 90 agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the owner shall consent to pay the full cost of the preparation and registration of an agreement under Section 2.19 of the Land Title Act of the title to the remote lands; and
(ii) remote parking shall be developed to the same standard as on-site parking;

14.9.4 Subdivision Regulations
(a) The minimum lot width is 30.0 m.
(b) The minimum lot depth is 35.0 m.
(c) The minimum lot area is 1800 m².

14.9.5 Development Regulations

14.9.5 Development Regulations
(a) The maximum floor area ratio is 1.5 for hotels.
(b) The maximum height is the lessor of 22.0 m or 6 storeys for hotels.
(c) The minimum irront yard is 6.0 m.
(d) The minimum side yard is 3.0 m. except it is 4.5 m on a flanking street.
(e) The minimum rear yard is 15.0 m for a hotel.

(e) Apartment hotels, hotels, and motels are permitted only when connected to urban services.

DEV	ELOPMENT STATISTICS	;
	REQUIRED	PROVIDED
ZONING:		C-9 TOURIST COMMERCIAL
SITE AREA:	1,800.00 m²	5,630 m²
FLOOR AREA RATIO (MAX.)	1.5	1.02
MINIMUM CLEAR LOT WIDTH	30.0 m	53.2 m
MAXIMUM BUILDING HEIGHT:	22 m OR 6 STOREYS	22.6 m # 6 STOREY5
REQUIRED SETBACKS:		0
NORTH (REAR):	15.0 m	30.5 m
EAST (SIDE):	4,5 m	13.4 m (to porte cochere)
SOUTH (FRONT):	6.0 m	13.2 m
WEST (SIDE):	4,5 m	4.6 m
MINIMUM CLEAR LOT DEPTH	35.0 m	105.8 m
PARKING:		
HOTEL (100 UNITS)		0
KELOWNA BYLAWS:	I PER GUESTROOM = 100	100 (77 @GRADE, 23 @PARKADE)
LOADING STALLS:	1 per 2,800 GFA = 3	3
BIKE PARK'G SPACES: CLASS I	5	5
BIKE PARK'G SPACES: CLASS II	5	5

**SCHEDULE** This forms part of application # DP16-188/DVP16-189 City of Kelowna Planner Initials

1665/1697 INNOVATION DRIVE - KELOWNA, B.C.

CITIES EDGE CANADA, LTD 1120 Dallas Street, Sauk City, WI 53583 Phone: 608-643-4100 Fax: 608-643-7999 www.CitlesEdgeArchitects.com ARGUS.
PROPERTIES LTD.

MARK DATE DESCRIPTION DATE 07-26-2016 PHASE: DEVELOPMENT PERMIT PROPOSED HOTEL **6-STORIES** 100 ROOMS PROJECT OWNIER: ARGUS PROPERTIES, KELOWNA, BC SHEET TITLE: ARCHITECTURAL SITE PLAN Lots 13 \$ 14, Section 14, Township 23, Plan KAP82802, ODYD REFERENCE 33107

A001

42

44

33107

A202

Lots 13 \$ 14, Section 14, Township 23, Plan KAP82802, ODYD REE

1665/1697 INNOVATION DRIVE - KELOWNA, B.C.

# **Proposed Hotel** 1665 / 1697 Innovation Drive, Kelowna, BC

Exterior Design



B1 LARGE FORMAT MASONRY

SCINIES ROCKED AND

SANDBLASTED
This forms part of application

# DP16-0188/DVP16-0189

City of

Planner
Initials

Kelowna



SPLIT FACED CONCRETE BLOCK



**ROOFING MATERIAL** 

PROPOSED PALETTE

Issued Date: July 27, 2016 Revision Date: CEA Project # 30947





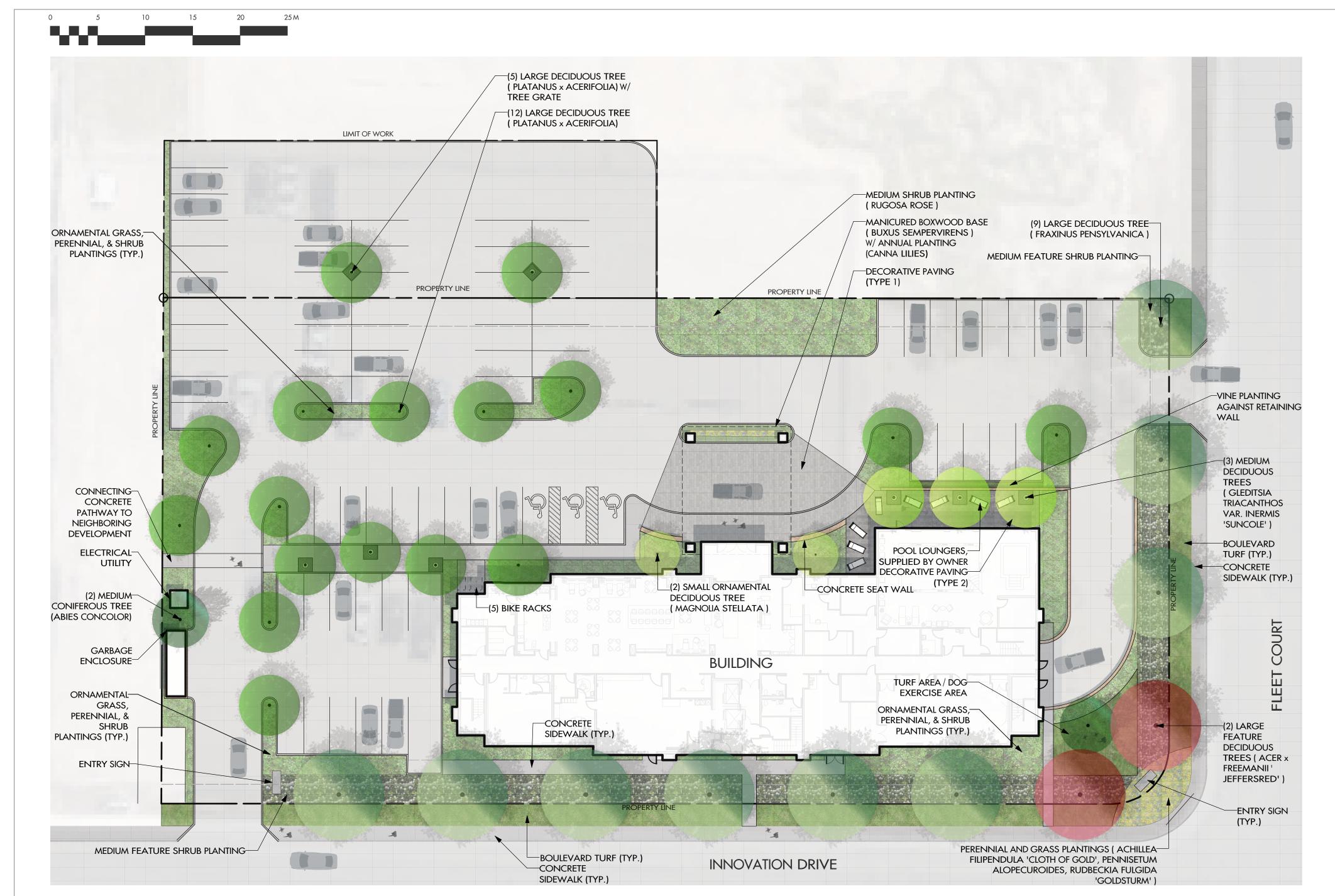
P3 - TRIM COLOUR

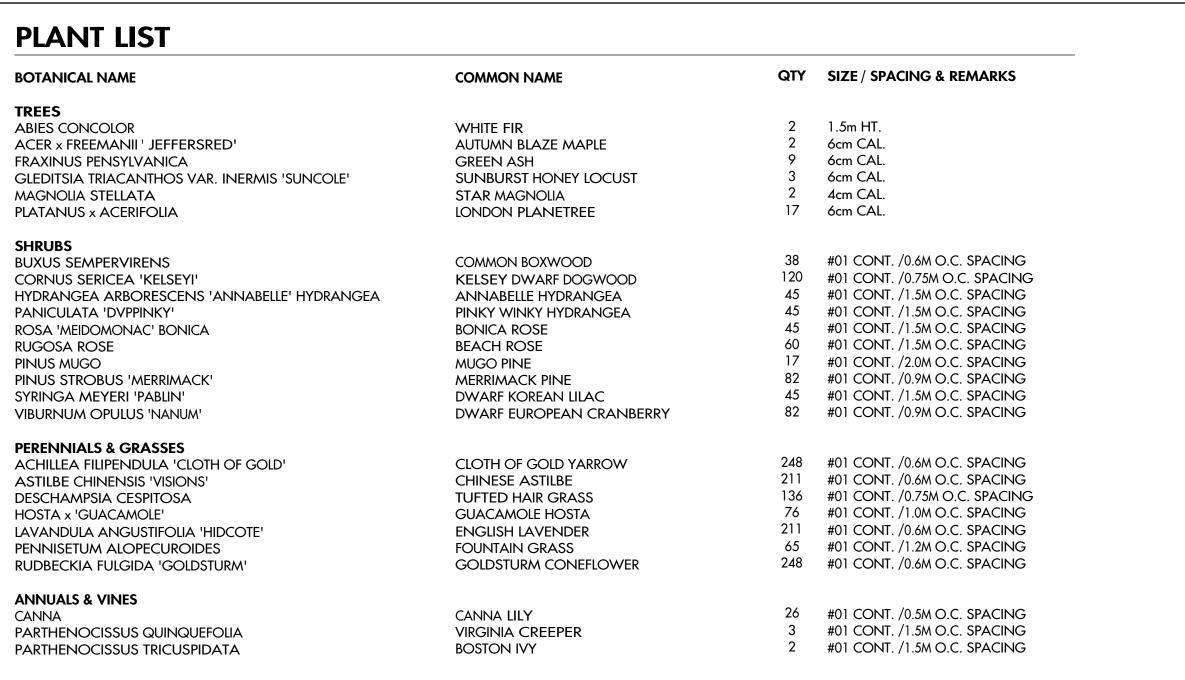


P4 - ACCENT COLOUR

P5 - SECONDARY CORNICE COLOUR







# **NOTES**

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

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

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

PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

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

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



CONCRETE SEAT WALL



AUTUMN BLAZE MAPLE



HYDRANGEA



STAR MAGNOLIA



206 - 1889 Spall Road Kelowna, BC V1Y 4R2 T (250) 868-9270 www.outlanddesign.ca





PROJECT TITLE

# 1665 & 1697 INNOVATION DRIVE

Kelowna, BC

DRAWING TITLE

ISSUED FOR / REVISION

16.07.22

# CONCEPTUAL LANDSCAPE PLAN

3		
4		
5		
	<u>'</u>	
PROJECT NO	16-052	
DESIGN BY	FB	
DRAWN BY	SR	
	3K	

PROJECT NO	10-032
DESIGN BY	FB
DRAWN BY	SR
CHECKED BY	FB
DATE	JULY 22, 20156
SCALE	1:250

SEAL



DRAWING NUMBER

\_1/2

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## REPORT TO COUNCIL



**Date:** 1/10/2017

**RIM No.** 1250-30

To: City Manager

From: Community Planning Department (AC)

DP16-0206 / DVP16-0207 & DP16-

**Application:** 0210 / DVP16-0211

Owner: Watermark Developments Ltd.

Address: 755 Academy Way Applicant: Mission Group Enterprises –

Michael Bacon

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

Existing OCP Designation: Multiple Unit Residential (MRM)

Existing Zone: RM4 – Transitional Low Density Housing

#### 1.0 Recommendation

THAT Council authorize the issuance of Development Permits No. DP16-0206 & DP16-0210 for Lot 3, Section 3, Township 23, ODYD, Plan EPP53793, located at 755 Academy Way, Kelowna, BC, subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permits DVP16-0207 for Lot 3, Section 3, Township 23, ODYD, Plan EPP53793, located at 755 Academy Way, Kelowna, BC;

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

#### Section 13.10.6 (c) Development Regulations:

• To increase the maximum height from 13.0m / 3 storeys to 14.0m / 4 ½ storeys.;

#### Section 8.1 Parking Schedule:

• To reduce the minimum number of required parking stalls from 155 stalls to 108 stalls;

AND THAT Council authorize the issuance of Development Variance Permit DVP16-0211 for Lot 3, Section 3, Township 23, ODYD, Plan EPP53793, located at 755 Academy Way, Kelowna, BC;

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

#### Section 13.10.6 (c) Development Regulations:

To increase the maximum height from 13.om / 3 storeys to 11.om / 3 ½ storeys.;

#### Section 8.1 Parking Schedule:

• To reduce the minimum number of required parking stalls from 120 stalls to 86 stalls

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" in the Report from the Community Planning Department dated June 10<sup>th</sup> 2017;

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

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

#### 2.0 Purpose

To review the Form & Character Development Permit for two multi-family buildings known as 'U<sub>5</sub>A' & 'U<sub>5</sub>B'. 'U<sub>5</sub>A' is a  $4\frac{1}{2}$  storey 108 rental unit project and 'U<sub>5</sub>B' is a  $3\frac{1}{2}$  storey 72 unit strata project.

#### 3.0 Community Planning

#### 3.1 <u>Development Permit</u>

Staff are recommending support for the proposed Development Permits due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines and with the vision of the University Village Master Plan.

Specifically, the key design features are:

- 1. 'U5A' & 'U5B' emulate the desirable form and character of nearby buildings¹ by designing a sense of architectural cohesiveness² along Academy Way with the 'U' building design theme. Nonetheless, the U5 project is different enough from previous buildings on Academy Way to avoid an architecturally repetitive and banal treatment. An example, is the incorporation of brick material on the 'U5B' building.
- 2. 'U5A' & 'U5B' align architectural features (windows, street entrances, & the Stucco 'c' element) to be congruent with each other and neighbouring buildings<sup>3</sup>.
- 3. The OCP design guidelines state buildings should be located in a manner that provides an effective street edge while respecting the desired streetscape rhythm<sup>4</sup>. Generally, the desired streetscape rhythm is achieved by locating buildings parallel to the street rather than perpendicular. All the 'U' buildings including 'U5' are sited perpendicular to the street due to topographical challenges. However, 'U5' does do an adequate job of achieving this guideline, despite the perpendicular siting, by providing a common entrance facing the street and improving the architectural features along that elevation.

<sup>&</sup>lt;sup>1</sup> Policy 2.1 - Chapter 14 - Urban Design Development Permit Areas – City of Kelowna Official Community Plan

<sup>&</sup>lt;sup>2</sup> Policy 2.7 - Chapter 14 - Urban Design Development Permit Areas — City of Kelowna Official Community Plan

<sup>&</sup>lt;sup>3</sup> Policy 2.4 - Chapter 14 - Urban Design Development Permit Areas — City of Kelowna Official Community Plan

<sup>&</sup>lt;sup>4</sup> Policy 3.1 - Chapter 14 - Urban Design Development Permit Areas – City of Kelowna Official Community Plan

- 4. The University Village Master Plan states all multiple family residential and mixed-use buildings should contain understructure (beneath habitable or commercial space) parking<sup>5</sup>. Both 'U<sub>5</sub>A' & 'U<sub>5</sub>B' meet this guideline and the parking structures are screened from view by proposing a comprehensive landscape plan on the downslope side of the parkade. Further, the parkade entrances are located to avoid pedestrian-vehicle conflicts.
- 5. A key principle of the University Village Master Plan was to feature a relatively compact and densely populated neighbourhood that has easy and immediate access to parks, trails, and open space/natural areas<sup>6</sup>. Further, the OCP's design guidelines have a number of relevant guidelines in relation to pedestrian access, provision for cyclists, vehicle circulation, and loading:
  - a. Prioritize the safe and convenient mode of pedestrians above all other modes of transportation<sup>7</sup>.
  - b. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood<sup>8</sup>.
  - c. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking stalls<sup>9</sup>.
  - d. Locate parking areas to the rear of the buildings, internal to the building, or below grade 10.

The U5 project exemplifies these guidelines by encouraging outdoor recreation, exercising, hiking, cycling, nature walking, and socializing with their overall landscape plan, building design, amenities, and trail connections. A trail system will be integrated through the site with connections to: major open spaces, the commercial centre and the neighbourhood park. The archway feature within the 'U5A' building design further enhances the pedestrian connectivity of the area by connecting the two rental projects (U3A & U5A) and their shared amenities as well as connecting to the future commercial village centre site. Furthermore, all the building entrances and parking locations meets the design guidelines stated above.

#### 3.2 <u>Development Variance Permit</u>

Staff are recommending support for the proposed Development Variance Permits. There are two variances for each building (height increase & parking reduction).

#### 3.2.1 Parking Variances

The parking variances are similar to other variances Council has approved along Academy Way (See diagram below).

Project	Number of Units	Number of Parking Stalls per unit	Parking Variance
Academy Hill	78	1.49	0%
U1	66	1.41	7%
U <sub>2</sub>	112	1.38	7%
Veda (Micro Suites)	251	0.58	42%
U <sub>3</sub> A	63	1.10	26%

<sup>&</sup>lt;sup>5</sup> Part 2 University Master Plan (October 2009) – Watermark

 $<sup>^{6}</sup>$  Part 2 University Master Plan (October 2009) - Watermark

 $<sup>^{7}</sup>$  Policy 8.1 - Chapter 14 - Urban Design Development Permit Areas - City of Kelowna Official Community Plan

 $<sup>^{8}</sup>$  Policy 8.3 - Chapter 14 - Urban Design Development Permit Areas - City of Kelowna Official Community Plan

 $<sup>^{9}</sup>$  Policy 8.4 - Chapter 14 - Urban Design Development Permit Areas - City of Kelowna Official Community Plan

 $<sup>^{10}</sup>$  Policy 8.8 - Chapter 14 - Urban Design Development Permit Areas - City of Kelowna Official Community Plan

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U <sub>3</sub> B	87	1.18	33%
U <sub>5</sub> A	108	1.00	30%
U <sub>5</sub> B	72	1.19	29%

The applicant suggests the reduction in the number of stalls is appropriate for this type of housing. This is based on the Applicant's experience in the neighborhood with similar types of developments at 'U1', 'U2', & 'U3'. Planning Staff have assessed the applicant's request in consideration to the OCP policy for parking relaxations:

**Parking Relaxations.** <sup>11</sup> Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved Transportation Demand Management strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

The parking relaxation is further supported by the Applicant's Transportation Demand Management Strategy. The applicant is proposing a number of improved site development features to promote walking and cycling as well as unbundling the price of parking. By charging rent separate from the price of parking should help manage the demand for parking. While the parking variance represents a significant reduction from the Zoning Bylaw, staff have been supportive of the scale of the variance largely due to the unique character of the University Village neighbourhood and the project's intended niche demographic.

Staff acknowledge that the Zoning Bylaw's regulations for the provision of parking are broad-based in nature and do not consider the uniqueness of individual neighbourhoods in the City. The most significant neighbourhood variable in the University South Village is the combination of walkability (measured by distance to UBCO) and frequency of transit service (along John Hindle Way) within walking distance. As walkability and transit frequency become viable options, parking utilization should decrease.

While it is challenging to determine the 'appropriate' number of parking stalls for any given development, Planning staff are conscious of the community consequences of oversupplying parking. It can lead to increased automobile ownership, vehicle miles traveled and congestion on the City's roads. Parking availability affects travel mode choices for residents, increasing single-occupancy vehicle use and decreasing the use of transportation alternatives. This would not be in keeping with the OCP Vision and its livability objectives for the City. Therefore, Planning staff are recommending support to Council for the parking variance in consideration of the specific location of the property and the merits of the project as a whole.

#### 3.2.2 Height Variances

The height variances are needed because the property is zoned RM4. 'U5A' is requesting an extra 2.0 metres in height and an extra storey and a half. 'U5B' meets the maximum height calculation but needs an extra half storey. If the property was zoned RM5 (similar to U3A & U3B to the north) then both buildings would comply with the height regulations.

The highest densities were envisioned to be around the commercial designated property at the top of the hill. Density is to transition lower in intensity for properties further south and down the hill until eventually transitioning to the future school site and the single family Sol Terra Ranch subdivision. This is the reason the property is zoned RM4 as it is the first transition property identified within the neighbourhood plan. The applicant could have built 3 storey townhomes with similar residential densities as, the lot is relatively large, and the current proposal is well below the maximum site coverage. However, Staff and the applicant

<sup>&</sup>lt;sup>11</sup> City of Kelowna Official Community Plan, Policy 5.11.1 (Development Process Chapter).

concur that clustering the units in larger buildings is more consistent with the original vision and intent of the neighbourhood plan as this plan provides significant amount of open amenity space, trail connections, and natural areas. A transition to lower heights and scale of developments is still available on the two other undeveloped RM4 sites to the south.

#### 4.0 Proposal

#### 4.1 Background

The subject property is located within the University Village Neighbourhood, a comprehensive planned community under the University Village Master Plan (October 2009). The applicant has applied for a subdivision of the RM4 lot in order to develop two different types of residential buildings: 'U5A' as a rental building and 'U5B' and a condo building. There are two development permits for the parent parcel but both projects rely upon a coordinated approach to the site layout.

#### 4.2 <u>Project Description</u>

The 'U5A' project is a 108 unit rental development. The 4 storey wood frame building is located on the north side of the site perpendicular to Academy Way. The proposed drive way will be located directly off Academy Way. The access connects to a 34 stall surface parking lot and a 74 stall parkade under the 'U5A' building.

The 'U5B' project is a 72 unit strata development. The 3 storey wood frame building is located on the south side of the site perpendicular to Academy Way. The proposed drive way will be located directly off Academy Way. The access connects to a 22 stall surface parking lot and a 64 stall parkade under the 'U5B' building.

The overall site planning for the U5 site is consistent with the pedestrian circulation patterns established in this neighbourhood. The site has a regional trail connection at the back of the site and has a direct connection to the pedestrian trail system incorporated into the U3 project. The two pedestrian connections will connect into the future commercial site at the top of the hill. The pedestrian connection was a major design element within the U5A building as the building architecture is framed by a two storey gateway element through the building which becomes the entry way to this pedestrian link.

U5A is also providing an outdoor pool as the major amenity for this building. Both U3A & U5A are proposed to have access to this amenity feature and will hopefully encourage more summer use in this area.

#### 4.2.1 Character & Materials

The architectural form and character of the buildings is designed in a "campus modern" style and reflects similar architectural styles along the east side of Academy Way. The 'U5A' building includes two separate but complimentary lobby entrances that help break up the mass of the buildings. The 'U5A' building has a complimentary form, image, and colour to the previously approved 'U3A' building. The 'U5B' building has a similar material pallet as the other 'U' buildings but has incorporated brick elements to differentiate itself from the other buildings along Academy Way. Both buildings will use a combination of hardie panel, hardie siding, and stucco. Both buildings have incorporated significant vertical elements and building articulation. Similar to other buildings in the area, both buildings are built into the hill, so that one side of the building has ground oriented units at grade and the other side has an exposed parkade face hidden with a band of landscaping to aid in the visual transition.





Figure 2: U<sub>5</sub>B Concept Rendering



#### 4.3 <u>Public Notification</u>

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting all the neighbours within 50 metres.

#### 4.4 Site Context

The 'U5' development project is located on the north slope adjacent to Academy Way. The property has a Future Land Use designation of MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C <sub>3</sub> – Neighbourhood Commercial	Vacant
NOILII	RM5 – Medium Density Multiple Housing	U3a & U3b
East	A1 — Agricultural	Park
South	RM4 – Transitional Low Density Housing	Multiple family dwellings
West	RM <sub>3</sub> – Low Density Multiple Housing	Vacant – micro suite application
vvest	RU1H – Large Lot Housing (Hillside Area)	Vacant – single family subdivision application

Subject Properties Map: 755 Academy Way

DP16-0206 / DVP16-0207 & DP16-0210 / DVP16-0211 - Page 8



Zoning Analysis Table – U5A (DP16-0206/DVP16-207)		
CRITERIA	RM4 ZONE REQUIREMENTS	PROPOSAL
	Development Regulations	
Site Coverage (buildings)	50 %	23.1 %
Site Coverage (buildings, driveways, and parking)	60 %	40.9 %
FAR	0.745	0.56
Height	13.0 m and 3 storeys	14.0 m and 4 ½ storeys 0
Front Yard (west)	4.5 m for first 2 storeys 6.om above 2 <sup>nd</sup> storey	8.1 m
Side Yard (north)	4.5 m	5.2 m
Side Yard (south)	4.5 m	31.3 m
Rear Yard (east)	9.0 m	17.4 m
	Other Regulations	
Private Open Space	2,420 m²	5,112 m²
Parking Stalls	155 stalls	108 stalls <b>@</b> (74 stalls within parkade) (34 stalls @ grade)
Bicycle Spaces	50 Class 1 spaces 10 Class 2 spaces	70 Class 1 spaces 10 Class 2 spaces

- $lue{0}$  Indicates a requested variance to increase the maximum height from 3 storeys to 4 ½ storeys.
- lndicates a requested variance to reduce the minimum number of parking stalls by 29.4%.

Zoning Analysis Table – U5B (DP16-0210/DVP16-211)		
CRITERIA	RM4 ZONE REQUIREMENTS	PROPOSAL
	Development Regulations	
Site Coverage (buildings)	50 %	36.8 %
Site Coverage (buildings, driveways, and parking)	60 %	53.8 %
FAR	0.7567	0.7567
Height	13.0 m and 3 storeys	11.0 m and 3 ½ storeys •
Front Yard (west)	4.5 m for first 2 storeys 6.om above 2 <sup>nd</sup> storey	4.75 m to parkade & 6.0 m to residential
Side Yard (north)	4.5 m	4.5 m
Side Yard (south)	4.5 m	23.9 m
Rear Yard (east)	9.0 m	9.0 m
	Other Regulations	
Private Open Space	1,590 m²	2,621 m²
Parking Stalls	120 stalls	86 stalls <b>@</b> (64 stalls within parkade) (22 stalls @ grade)
Bicycle Spaces	36 Class 1 spaces 8 Class 2 spaces	36 Class 1 spaces 8 Class 2 spaces
<ul> <li>Indicates a requested variance to increase the</li> <li>Indicates a requested variance to reduce the re</li> </ul>		

### 5.0 Current Development Policies

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

Chapter 5	– Development Process
Policy #	Description
5.2.5	<b>Integrated Land Use.</b> Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.
5.5.1	<b>For all areas of the City outside the Urban Centres.</b> Buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.
5.10.1	Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.
5.11.4	<b>Multi-Unit Residential Parking.</b> Encourage developers / landlords to unbundle parking price from the multi-family housing or rental price.

Cluster Housing. Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

5.22.1

- a) Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- b) Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- d) Promote overall cost savings on infrastructure installation and maintenance; and
- e) Provide opportunities for social interaction, walking and hiking in open space areas.

#### 6.0 Technical Comments

#### 6.1 <u>Building & Permitting Department</u>

- a) Approval of the Airport manager is required to avoid issues with airport radar and communication to and from the planes.
- b) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- c) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- d) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
- o An alternative solution accepted by the Chief Building Inspector in lieu of the required fire separations at both main entrances are required prior to the release of the Building Permit.
- o Fire prevention department to provide comment of access to the building.
- Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP.
- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- e) Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- f) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking stories. The location and noise from these units should be addressed at time of Development Permit.
- g) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.

- h) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- i) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area.
- j) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

#### 6.2 Development Engineering

• See attached Memo dated August 25<sup>th</sup> 2015

#### 6.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca.
- b) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.
- c) This building shall be addressed off of the street it is accessed from. A visible address must be posted on this street. as per City of Kelowna By-Laws.
- d) Because one side of the building's balconies are not accessible, sprinklering the balconies would be prudent.
- e) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- f) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- g) Fire Department access is to be met as per BCBC 3.2.5. the turnaround facility shall accommodate KFD's largest truck that is 50 ft in length.
- h) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- i) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- j) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- k) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- l) Fire department connection is to be within 45M of a fire hydrant unobstructed.
- m) Ensure FD connection is clearly marked and visible from the street.
- n) Standpipes to be located on intermediate landings.
- o) Sprinkler zone valves shall be accessible as per fire prevention bylaw.

#### 6.4 Real Estate & Building Services

#### DP16-0206 / DVP16-0207 & DP16-0210 / DVP16-0211 - Page 12

a) As a parking variance is being requested, the applicant should be aware that most on-street parking in this area will be eliminated or restricted when the full design/build out is implemented.

#### 7.0 Application Chronology

Date of Application Received: August 23<sup>rd</sup> 2016
Date of Public consultation: December 2<sup>nd</sup> 2016

**Report Prepared by:** Adam Cseke, Urban Planner

**Reviewed by:**Approved by:
Terry Barton, Urban Planning Manager
Ryan Smith, Community Planning Manager

#### Attachments:

Development Engineering Comments dated August 25<sup>th</sup> 2016 (Attachment 'A') Applicant Development Rationale

**Development Permits and Development Variance Permits** 

## MEMORANDUM

Date:

August 25, 2016

File No.:

DP16-0206

To:

Community Planning (AC)

From:

Development Engineering Manager (PI)

Subject:

755 Academy Way Development Permit for Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed 100 Unit Building with enclosed Pakade.

The proposed development is within Strata Lot 3, Plan EPP53793

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file \$16-0075.

Purvez Irani, MS, P.Eng, PTOE. Development Engineering Manager



## **MEMORANDUM**

Date:

September 7, 2016

File No.:

DVP16-0207

Variance DP

To:

Planner II, Community Planning (AC)

From:

Development Engineering Manager (PI)

Subject:

755 Academy Way

Lot 1, Plan EPP45919

The Development Engineering Department comments and requirements regarding this application to obtain a Variance Development Permit with this construction project.

- 1. This application does not compromise any City of Kelowna municipal infrastructure.
- 2. The Development Engineering division will review and issue for construction, the construction design drawings for the proposed subdivision.
- 3. The Development Engineering division does not support parking variance from 146 stalls to 115 stalls.

Purvez Irani, MS, P.Eng, PTOE. Development Engineering Manager



# **MEMORANDUM**

Date:

September 7, 2016

File No.:

DP16-0210,

To:

Community Planning (AC)

From:

Development Engineering Manager (PI)

Subject:

755 Academy Way

Development Permit for Form and Character (U5B)

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed 100 Unit Building with enclosed Pakade. (U5B 753 Academy Way)

The proposed development is within Strata Lot 3, Plan EPP53793

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file S16-0075.

Purvez Irani, MS, P.Eng, PTOE. Development Engineering Manager



## **MEMORANDUM**

Date:

September 7, 2016

File No.:

DVP16-0211

Variance DP

To:

Planner II, Community Planning (AC)

From:

Development Engineering Manager (PI)

Subject:

755 Academy Way

Lot 1, Plan EPP45919

The Development Engineering Department comments and requirements regarding this application to obtain a Variance Development Permit with this construction project.

- 1. This application does not compromise any City of Kelowna municipal infrastructure.
- 2. The Development Engineering division will review and issue for construction, the construction design drawings for the proposed subdivision.
- 3. The Development Engineering division does not support parking variance from 126 stalls to 86 stalls.

Purvez Irani, MS, P.Eng, PTOE. Development Engineering Manager



#### Re: Development Permit Submission 755 Academy Way, Kelowna U Five A

Mission Group Homes is pleased to submit to the City of Kelowna our Development Permit Application regarding 755 Academy Way – which we have named U Five A.

Mission Group Homes Ltd. is a multi-family home builder with operations in Kelowna and Vancouver. Mission Group strives to dream beyond the conventional, design with care, and build with a keen eye for detail, while providing exceptional customer service for homeowners. At Mission Group Homes, our mission is to build each home as it were our own, and treat our homeowners like family.

Continuing with the "U" brand that Mission Group has developed, our newest community called U Five - will also be adjacent to UBCO and is located on Academy Way directly next to our U Three project – which is currently under construction.

UBCO currently has a population of approximately 8,500 students and is experiencing a shortage of accommodation on Campus – with housing for only 1,700 students in a variety of dorm room types.

In response to this housing shortage the following projects have recently been completed or are currently under construction in this district:

- Academy Hill a 78 unit 2 phase project completed in 2014
- U One a 66 unit condominium project completed by the Mission Group in 2015
- U Two West a 56 unit condominium project completed by Mission Group in August 2016
- VEDA a 400 unit microsuite rental project completed in August of 2016
- U Two East a 56 unit condominium by Mission Group currently under construction and scheduled to be completed in December 2016.
- U Three A a 63 unit rental project by Mission Group to be completed in August 2017
- U Three B an 87 unit condominium project by Mission Group to be completed in August 2017

For this development, Mission Group Homes has retained Mieklejohn Architects of Kelowna to design this exciting new project. As they have designed all of our building to date in this area - they are extremely familiar with site and development issues within the University Heights Master Plan area.

#### **Design Rationale**

U Five, will be first project located on the south facing slope – directly south of the U Three Site. This site has been submitted for subdivision and U5A – a 100 unit rental building - will be located in the larger parcel on the north side of the site.

U5B – a 72 unit condominium building will be located on the smaller south side of the site.

The U5A project will consist of a four storey building over an enclosed parkade. The building will contain 100 units of student housing.

In an effort to provide consistent circulation patterns in this neighborhood – the site has a regional trail connection at the back of the site – additionally, the site will have a direct connection to the pedestrian trail system that we have incorporated into our U Three proect. This connection point has become a major design element in this project as the connection point to this trail happens at a midpoint in the site and we have emphasized this in the building architecture by creating a two storey gateway element through the building which becomes the entry way to this pedestrian link.

In addition, we have also provided with this project an outdoor pool – which will become the main amenity for this building. As shown on the site plan – the pool area is also centrally located on the site and will also have direct access to the pedestrian link developed. At this point we envision the pool to be an amenity to both our rental projects in this area (U3A and U5A) – and we are also optimistic that this amenity feature will provide us with an opportunity to create a summer rental program – which will encourage more summer use in this area.

The U5 site also presents some significant challenges in terms of site grading – as there is at least a 15m grade change from the north edge of the site to the south edge of the site. To design a project that is sensitive to the grading has been challenging and we have responded to this by designing a four storey building – which will require a height variance. This will enable us to provide the outdoor pool amenity as well as a natural open space area between the two buildings. To have a four storey building at the north edge of this site – will be complimentary to the adjacent four storey buildings currently being built at U3. The four storey building will provide for additional undeveloped space on the site and create a welcome open natural area between U5A and U5B.

In regards to site design, the building has been located to;

- fit within the natural contours of the site
- maximize views
- preserve existing steep slope areas
- connect to existing and proposed trail systems
- be developed with minimal use of retaining walls.

The steep slope area on the eastern portion of the site results in a small area of the site area being not suitable for development and will be protected through a non disturbance agreement with the City.

In regards to parking – U5A will have an enclosed parkade under the building that will accommodate 70 cars. There will be an additional 45 surface parking spaces which includes the required 15 visitor spaces. In total, we have provided parking for 1 car per unit plus the required visitor parking – for a total of 115 cars. As student housing, and considering the proximity to the University this is a similar parking strategy that we have used for past projects and it is a parking solution that meets the need of the students who will be occupying this building.

For this parking reduction – we will be requesting a parking variance with our Development Permit application.

A Wildfire Report was previously submitted for the area and contains recommendations in regards to tree removal and future landscaping and building materials.

Trail systems and pathways will connect the building site to the main pedestrian pathway along Academy Way to the west as well as the regional trail system that exists along the eastern boundary of the site. These trail connections will provide appropriate site circulation for pedestrians through a system of trails and pathways that will provide easy connections to both UBCO to the north and to future projects to the south. On site viewpoint nodes have been incorporated into the landscape design.

The main vehicle access to the site will be towards the north end of the site which will allow for an easy transition from street level to the building site. This entry location will allow for a "gateway" design element to be created and present a welcoming vista into the site. As exterior parking has been divided into two areas, only the area closest to the road will be visible from the street.

The orientation of the building respects the University Village Master Plan concept, with the long articulated building form following the site contours and the shorter building façade facing Academy Way.

#### Design Rationale Form, Massing and Building Character

In regards to architectural form and character, It is envisioned that this project will be designed in a "campus modern" style, in a four storey building form that will reflect the character of recently constructed buildings at UBCO and on Academy Way.

The stucco and Hardie exterior will be reflective of our recent U3 buildings. As mentioned previously, particular attention has been paid to center section of this building where significant pedestrian circulation systems have been created and reflected architecturally in the building – by creating a welcoming gateway at the midpoint of the

building. At this location – students will have easy access to a number of trail options that will connect them to campus.

As a 100 unit building the long façade has been dealt with effectively by providing relief in the center of the building and by creating two separate lobbies for the building – one for the east section and one for the west. Architecturally these lobby areas are reflected on the elevations as two distinct areas that are different – yet compliment each other.

As in other buildings in this area – the building is built into the hill – so that one side of the building is four storeys and the side with the exposed parkade face will appear to be four and a half storeys – with a band of landscaping and a detailed parkade façade to effectively deal with this transition.

As mentioned the pool area in the center of the site will create a welcome amenity to the area and be reflected as a detailed landscape element in the center of the site.

This deign will create;

- a welcoming building vista from Academy Way with appropriate landscape features and wall.
- a "gateway" element will connect both pedestrians and vehicles to the site and towards the main entries that have been designed into the building
- An articulated building façade will provide visual interest to those approaching the site and building.
- roof overhangs and fascia details will articulate the roofline on the longer building elevations and create breaks in the horizontality of the building.
- the street presence of the building has been emphasized with a building design that has been "grounded" to the site as well as designed landscaped areas including a pedestrian friendly environment from the street to the building area that provides for a visually interesting walkway that is safe and easy for all to access.
- A modern design element at the entry has been designed with interest to visually bring people to the entry area of the building. This bold architectural element brings balance and a human scale to this area of the building.
- Surrounding landscape has been designed to incorporate visually interesting shade trees and shrubs and create a "berming" effect around the building entry and surface parking areas.

In conclusion we believe that the building design for this project will be sensitive to and compliment adjacent developments, respect its immediate landscape area and be sensitive to existing site conditions.

The Mission Group continues to be a proud part of the exciting Campus District developing around the UBCO campus.

# DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



# APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0206 / DVP16-0207
Issued To: Mission Group Enterprises

**Site Address:** 755 Academy Way

**Legal Description:** Lot 3, Section 3, Township 23, ODYD, Plan EPP53793

**Zoning Classification:** RM4 – Transitional Low Density Housing **Developent Permit Area:** Comprehensive Development Permit Area

#### **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 Development Permit & Development Variance Permit No. DP16-0206 &DVP16-0207, located at 755 Academy Way Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

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

#### Section 13.10.6 (c) Development Regulations:

To increase the maximum height from 13.0m / 3 storeys to 14.0m / 4 ½ storeys.;

#### Section 8.1 Parking Schedule:

• To reduce the minimum number of parking stalls from 155 stalls to 108 stalls;

#### 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

a)	Cash in the amount of \$ <u>380,793.75</u>	OR	
b)	A Certified Cheque in the amount of \$		380,

c) An Irrevocable Letter of Credit in the amount of \$ 380,793.75

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.

#### 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.

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

#### This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a 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.

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

4. APPROVALS		
Issued and approved by Council on the day of		<u>,</u> 2016.
Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	Date	

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

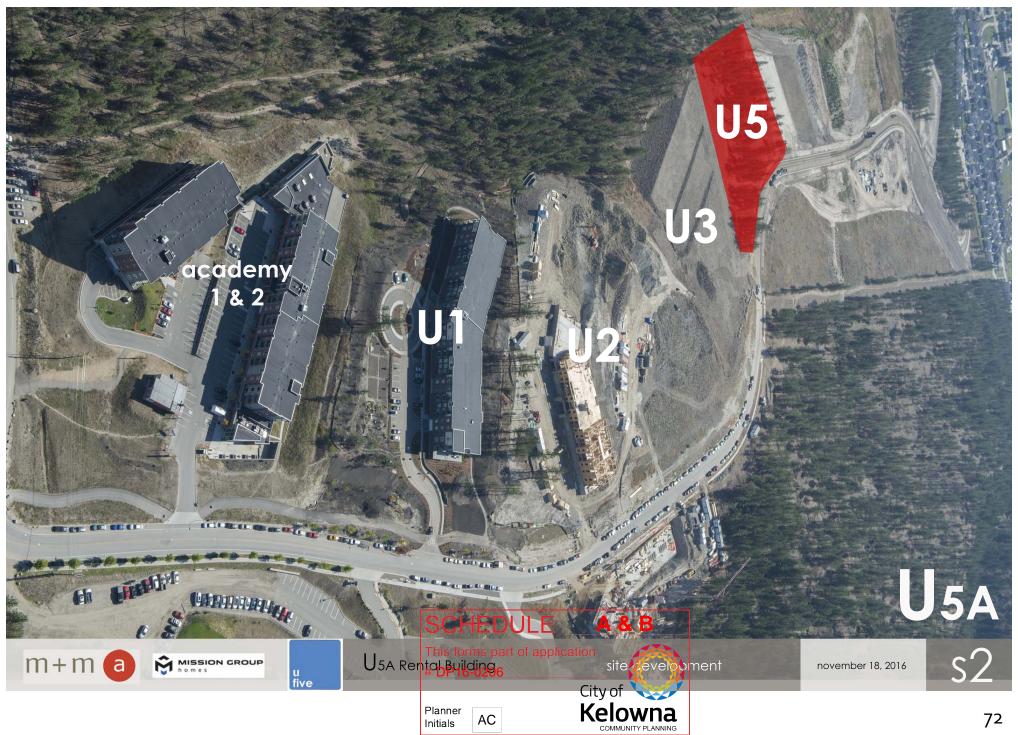




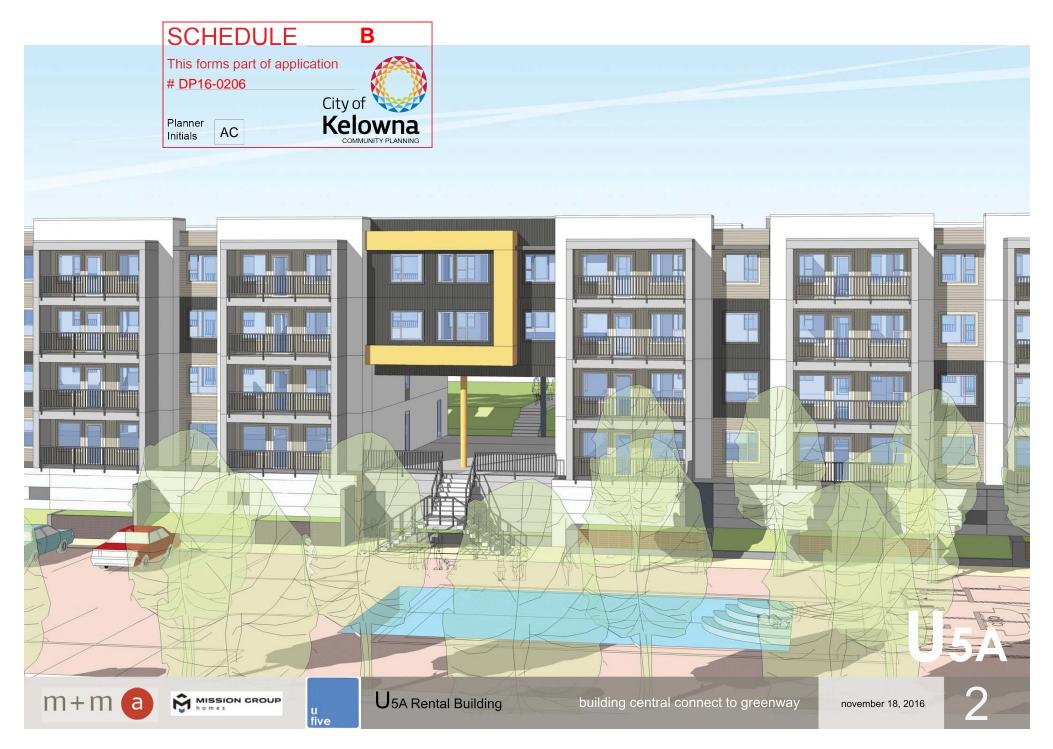


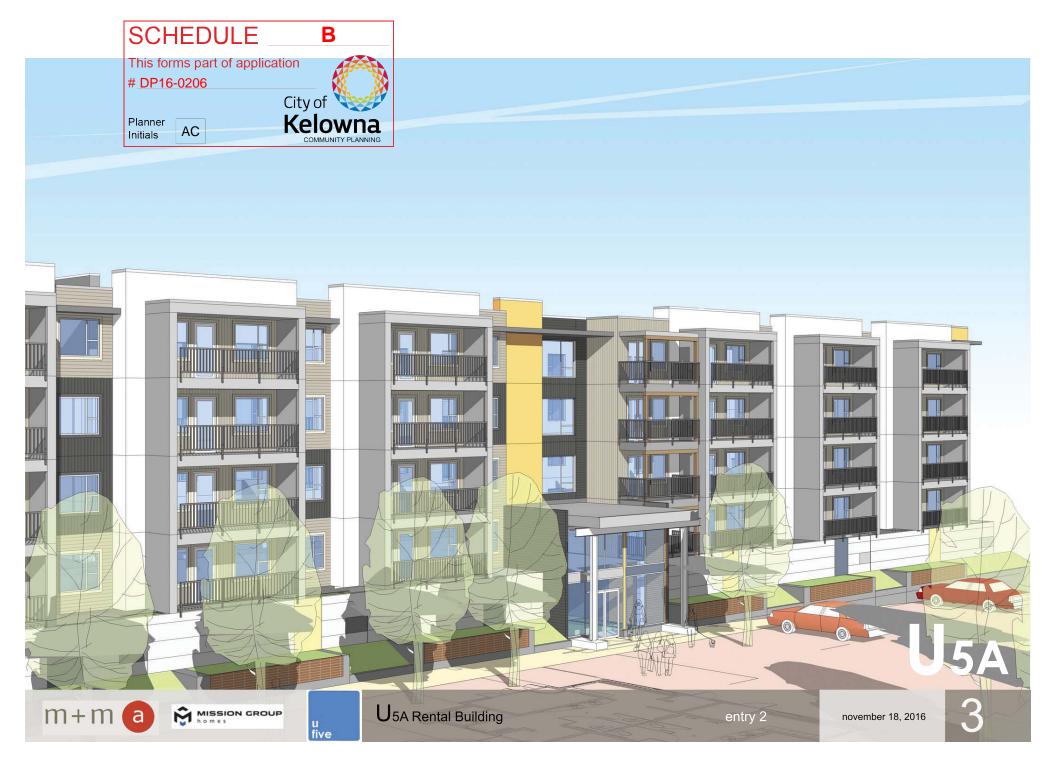


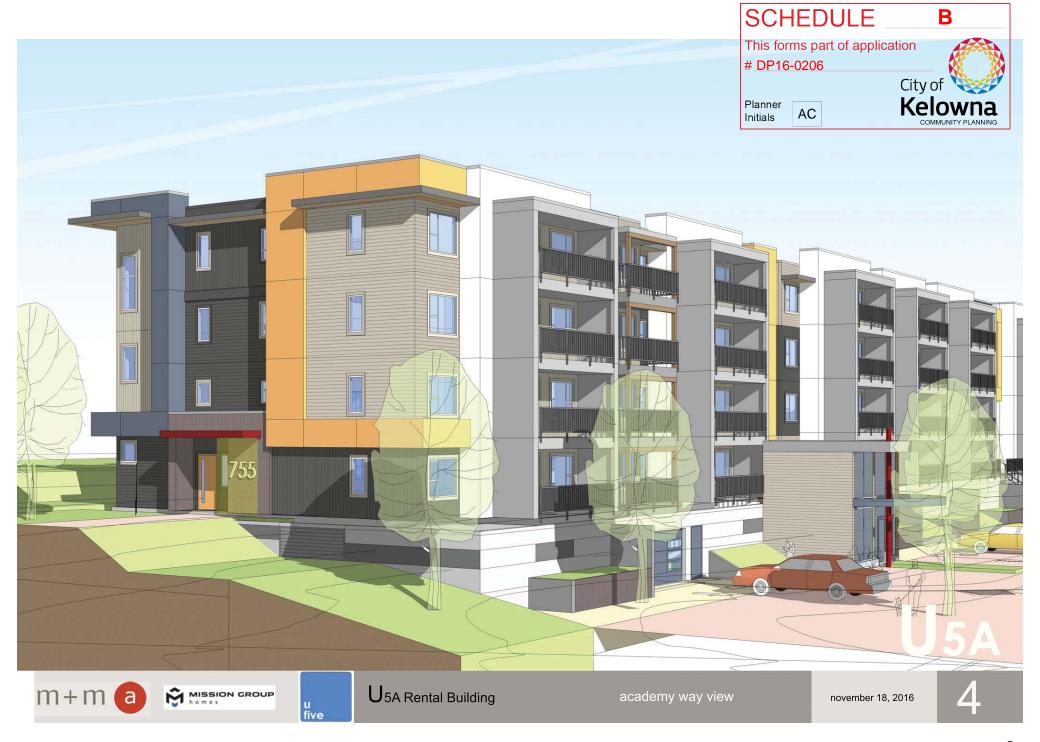


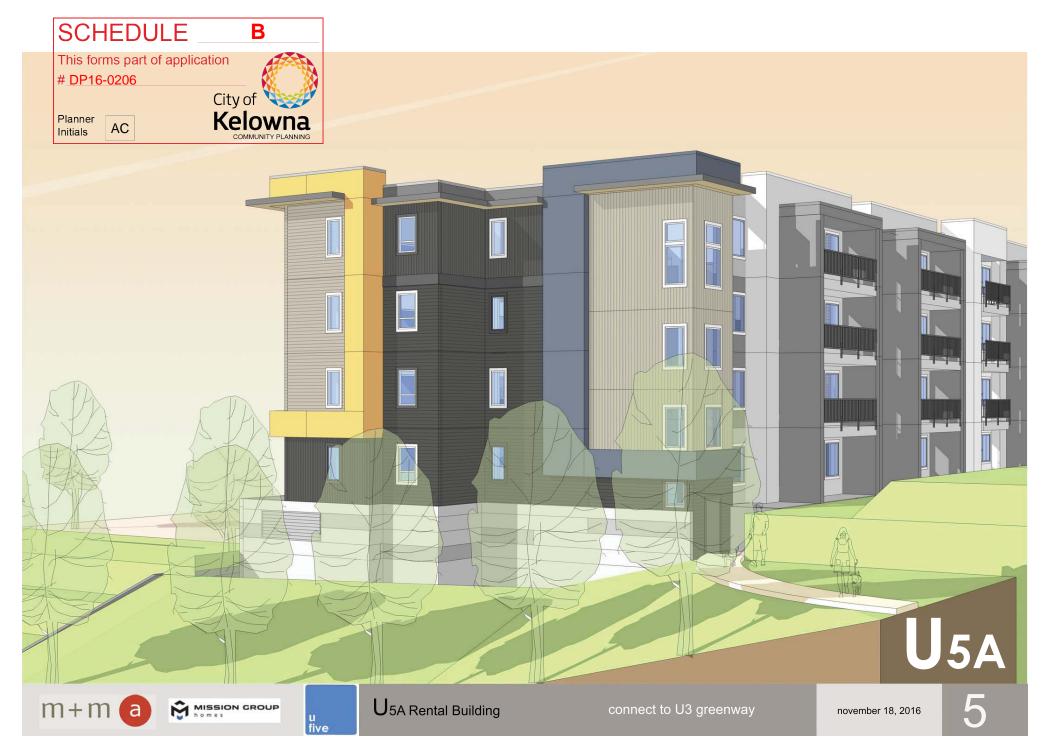


























U<sub>5A</sub> Rental Building

2 entry + central connect to greenway

november 18, 2016

6

755 ACADEMY WAY	
LOT 3a, SECT 3 TOWNSHIP 23 ODYD I	EPP53793
N/A	
RM4 TRANSITIONAL LOW DENSITY HO	DUSING
VACANT	
EXISTING AVERAGE - SLOPING	FINISH AVERAGE - SLOPING
4 STOREY RENTAL BUILDING OVER F	PARKADE
RM4 TRANSITIONAL LOW I	
	PROPOSAL
900 sm	±11,600 sm
30.0m	±112m
30.0m	±117m
155 stalls min. (see parking calcs)	108 stalls (Variance Requested)
1st level = 565 sm 2nd level = 565 sm 3rd level = 635 sm 4th level = 635 sm total = 2420 sm mln.	balcony area = ±779 sm landscape area = ±4,333 sm (see building areas calculations)
13.0m / 3 storevs	±14.0m/4.5 storeys (variance requeste
50% max.	building: ±2,678sm/11,600 ±23.09%
60% max.	buldling: ±2,678sm parking/driveway: ±1,956sm pool building: ±111sm total: ±4,745sm/11,600
RM4 TRANSITIONAL LOW I	±40.91%  DENSITY HOUSING  PROPOSAL
Class I: 0.5 per dwelling unit x 100 units Total = 50 bikes min.	Class I: ±70 bike racks within parkade
Total = 10 bikes min.	Class II: 10 stall blke racks (see site plan)
N/A	N/A
7.0m	7.0m
N/A	N/A
N/A	N/A
±3.0m mln.	±6.0m mln.
N/A	N/A
± 8,648 sm max, net area	± 6,486 sm (69,813 sf)
0.65 + (74/155 x 0.2) parking bonus = 0.745 max FAR	0.58
4.5m (over 2 storeys)	±5.2m
4.5m (over 2 storeys)	±31.3m
6.0m	±8.1m (see site plan)
6.0m 9.0m (over 2 storeys)	±8.1m (see site plan) ±17.4m
	LOT 36, SECT 3 TOWNSHIP 23 ODYO NA RM4 TRANSITIONAL LOW DENSITY H VACANT EXISTING AVERAGE - SLOPING 4 STOREY RESTAL BUILDING OVER I RM4 TRANSITIONAL LOW I 200 nm 30.0m

	BUI	ILD	ING A	ND I	-LOOF	RARE	AS:				_	
		UNI	T TYPES		UNIT NFA ±sf	UNIT NFA ±sm	COUNT					
	A	MIC	RO		284.0	26.4	8		1st	Level	_	
	A1	1 B8	ED.		544.0	50.5	9		2ni	d Level	_	
	A1a	1 B8	ED.		540.0	50,2	5		3rc	Level	_	
	В	2 BI	ED		698.0	64.8	72		411	Level	_	
E - SLOPING	Ba	2 BI	ΞD		704.0	65.4	4		$\top$		_	
	Bb	2 BI	ED		694.0	64.5	4				_	
ISING	B1	2 BI	2 BED		649.0	60.3	- 1				_	
SING	B1a	2 BI	ED		645.0	59.9	3				_	
	B2	2 BI	ΞD		756.0	70.2	2				_	
											_	
											Т	
	TOTAL	NET A	REA FOR F.	A.R.	69,813	6,486	108		Т		Т	
											Ξ	
e Requested)						COMMON	I / PRIVATE	OPEN SPACE	:		Ξ	
79 sm									Т	±sf	Γ	
±4,333 sm								BALCONIES	8	384	L	
s calculations)				LANDS	CAPE/WALK	WAY AREA	BIKE STOP	AGE/OFFICE	46	,645	L	
								TOTAL	55	,029		
s (variance requested)			GFA ±s	f	GFA ±sm	Res. G	FA ±sf	Res. GFA ±	sm	_		
±2,678sm/11,600	PARKA		28,830		2,678							
±23.09%	1ST LE						35	2,041				
	2ND LE					21,6		2,015			_	
±2,678sm		3RD LEVEL				23,3		2,172				
±1,956sm ±111sm	4TH LE				22,8		2,126					
	TOTAL	RESI	DENTAL GF	A		89,9	20	8,354		_	_	
±4,745sm/11,600 ±40.91%											_	
											_	
JS <b>I</b> NG	SITE C	SITE COVERAGE AREAS:										
	BLDG. FOOTPRINT AREA (parkade) FOR SITE COVERAGE: ±2,678sm (28,8											
	TOTAL	F001	PRINT ARE	A + PAF	RKING @ GF	RADE:		±	4,745s	m (51	,08	
acks within parkade	BUILDI	ING AF	REA (level 1)	FOR RI	ESIDENTIAL	BLDG:		±	2,041 :	sm (21	,98	
ke racks	fire con	npartm	ng separated ent 1 = ±13, ent 2 = ±9,8	530sf	ompartment	s with a 2 hou	ır rated firev	vall:				
	SP	ATL	AL SE	PAF	OITAS	۷:						
				SOUT & EAS	H, WEST (F ST WALL	RONT)	NORTH	H WALL			_	
	WALL.	AREA		WIND	OW OPENIN	IGS &	±26.0s	m			_	
	OPENI	NG AF	EΑ	WALL	CONSTRU	CTION	±7.8sm				_	
3 sf)	% PRC	VIDEO	)		ESTRICTED ING DISTAN		29.8%				Ξ	
	LIMITE	NG DIS	TANCE	EXCE	ED 9.0m, Of	R BLDG	5,2m				Ξ	
	% PER	MITTE	D		S A STREET RDANCE W		100%				_	
	CONS	TRUCT	ION TYPE	3.2.3.			Combu	ist.			Ξ	
	CLADE	DING N	IATERIAL				Combu	ist.				
	REQUI	RED F	ATINGS				No Rat	Ing			_	
an)											_	

			PARKADE:				
OCCUPANCY	GROUP C		GROUP F3				
ARTICLE	3.2.2.50		3.2.2.78				
NO. OF STOREYS	4 STOREYS		UNLIMITED				
NO, OF STREETS FACING	1		1				
BUILDING ARREAS:	PROPOSED	CODE MAXIMUM	PROPOSED	CODE MAXIMUM			
	±1,257sm (COMPARTMENT A)	1,800sm (NOTE: 1,500sm	2,678 sm	UNLIMITED			
	±905sm (COMPARTMENT B)	max per F.U.S. requirements)					
NOTE: PARKADE TO BE CONSIDE	RED AS A SEPARATE BUILD	NG IN ACCORDANCE	WITH 3.2.1.2	•			
CONSTRUCTION TYPE	COMBUSTIBLE		NON-COMBUST.				
SPRINKLERED	YES		YES				
ASSEMBLY RATINGS:							
FLOOR	1 HR. (2 HR. RATING	1 HR. (2 HR. RATING ABOVE PARKADE)					
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING	1 HR. (2 HR. RATING FOR PARKADE)					
ROOFS	1 HR	1 HR					
FIRE PROTECTION	DN:		3.2.4./ 3	.2.5./ 3.2.6			
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX	3255					
CTANDDIDEA OCC	VER JIM EACH STAIR SH						

FIRE PROTECTIC	N:	3.2.4./ 3.2.5./ 3.2.6.
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	
OCCUPANT LOAD	)	TABLE 3.1.17.1.

OCCUPAN	LOAD	TABLE 3.1.17.1.
PARKADE LEVEL:	46sm / PERSON X 2,678sm	59 PERSONS
RESID. LEVEL 1&2:	2 PERSONS/ SLEEPING ROOM X 45 ROOMS±	90 PERSONS PER FLOOR
RESID, LEVELS 3&4:	2 PERSONS/ SLEEPING ROOM X 51 ROOMS±	102 PERSONS PER FLOOR
	RESIDENTIAL BUILDING TOTAL	443 PERSONS

ACCESSIBILITY REQUIREMENTS						
	REQUIRED	PROVIDED				
ACCESS TO MAIN ENTRANCES	YES	YES				
ACCESS TO ALL FLOORS	NO	YES	П			
ACCESSIBLE WASHROOM	NO	NO	П			

WASHROOM FIXTURES REQUIREMENTS	
MIN. 1 REQ'D / DWELLING UNIT	3.7.2.2.(11)

EXIT FACILITIES		3.1 TO 3.6
REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL	6.1mm/ person X 59 persons = 360mm	5 doors @ 3'-0" = 15'-0" (4572mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 4 (doors)	6.1mm/ person X 102 persons max.	mln.2 doors @ 3'-0"
	= 623mm	width/ floor = 6'-0" (1829mm)
LEVEL 1 - 4 (stairs)	8.0mm/ person X 102 persons max.	min. 2 stairs @ 3'-10"
	- 816mm	width/ floor = 7"-8" (2337mm
RESIDENTIAL UNITS	mln. 1 door @ 800mm (each unit)	36" door @ each unit
EXIT THROUGH LOBBY	yes (parkade level only)	3.4.4.2
PANIC HARDWARE REQ'D	yes (at exterior stair doors)	3.4.6.16.(2
EXIT EXPOSURE	ok	3.2.3.13
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1
EXIT RATINGS REQUIRED:	•	
STAIR SHAFTS	1 HR (2 HR @ Parkade)	3,4,4,1
CORRIDORS	1 HR	3.3.2.6.(4

REQUIRED FIRE S	3.1.3.1.	
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM		

BUILDING FIRE SAFETY							
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.					
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2					
METAL DECK ASSEMBLIES	N/A	3.1.14.2.					
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.					
ATTIC FIRESTOPS	YES	3.1.11.					
MAX. ATTIC AREA	300 sm	3.1.11.5.					
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.					
CONCEALED FLOOR AREA	N/A	3.1.11.5.					



STALL SIZE	WIO	DTH	LENG	TH	HEIGH	HT.	PARKING RATIO	PARKING RATIO
							regulred	proposed
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m				100
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m	6'-6"	2 0m	62 max.	6
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m	0-0	2.um	16 max.	0
DISABLED STALL	12"-2"	3.7m	19'-8"	6.0m	1		2 mln.	2
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m			1			
PARKING REQUIREMENTS:							•	•
	RESID	RESIDENTIAL:			no	of unit	no of stall	
	1.0 sta	III/ bache	lor unit			8	8	
	1.25 s	talls/1b	edrm unl	t		14	18	
	1.5 sts	ills/ 2 be	drm unit			86	129	
			to	otal unit		108		
	TOTA	L PARKI	NG REG	UIRED:			155 sta <b>l</b> s	
	TOTA	L PARKI	NG PRO	VIDED:			•	
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SCHEDULE

This forms part of application #\_DP16-0206

Planner Initials





3.2.3.1.D





Date	Revision	No.	Date	Revision		Project Title
		01	2016-08-15	issued for USA DP		UNIVERSITY
		02	2016-11-15	USA FF BP		
		03	2016-11-18	reissued for USA DP		RENTAL - 4 LI
						WITH PARKA
						MILLI LAKKA
						ZEE ACADEMYWAY
		_			l .	755 ACADEMY WAY

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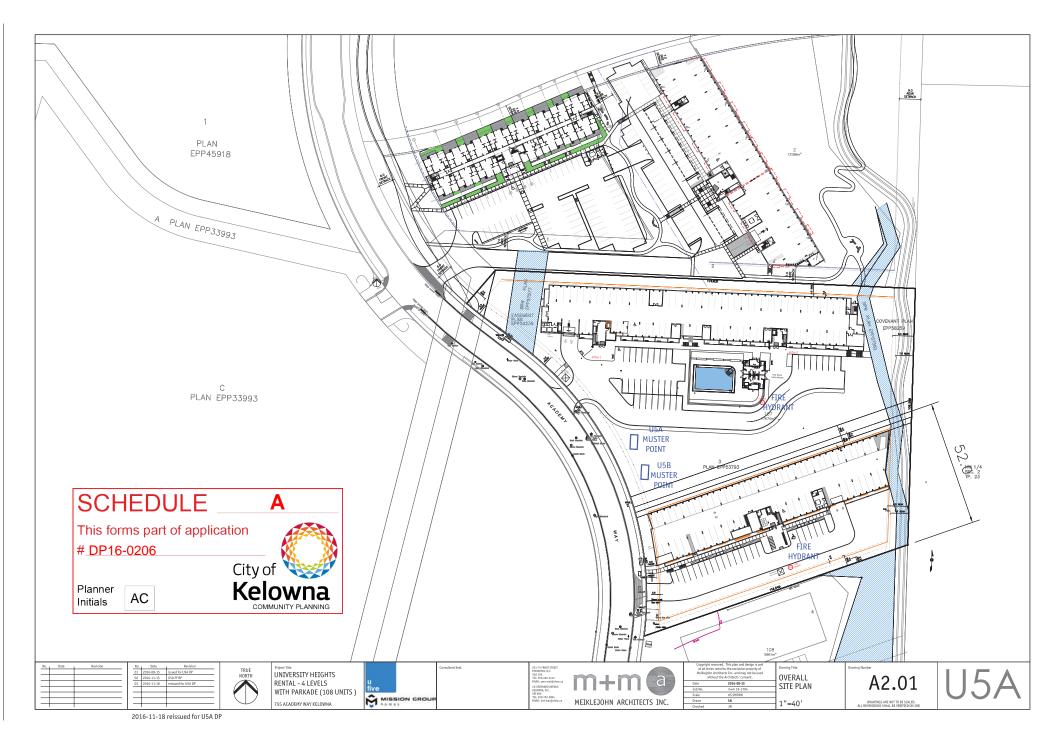


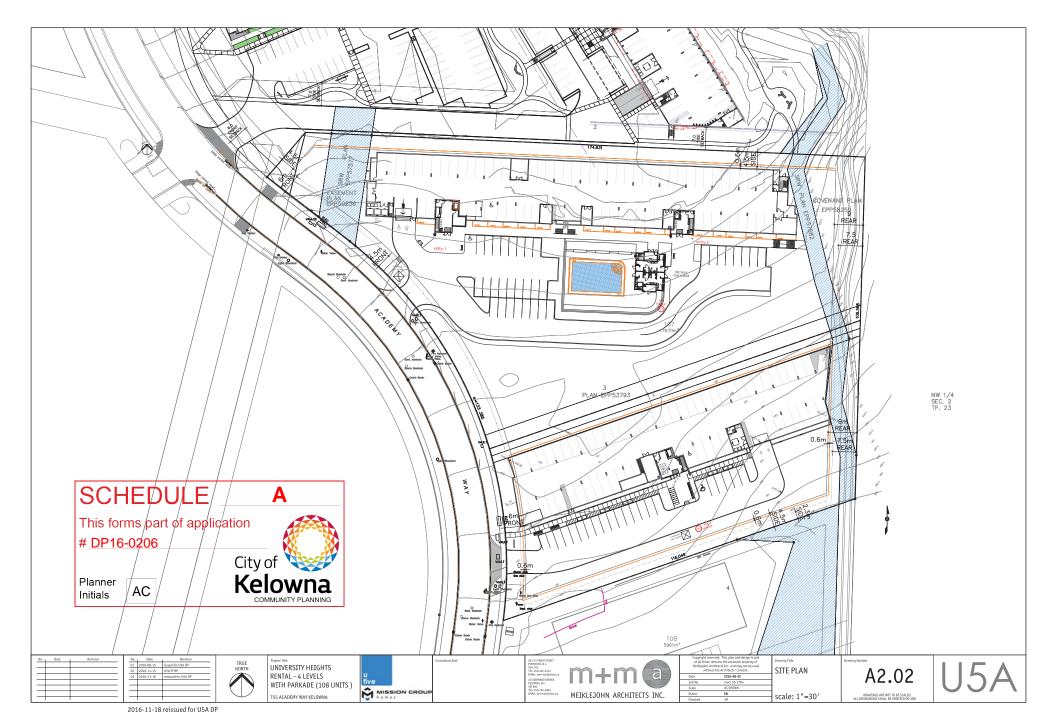
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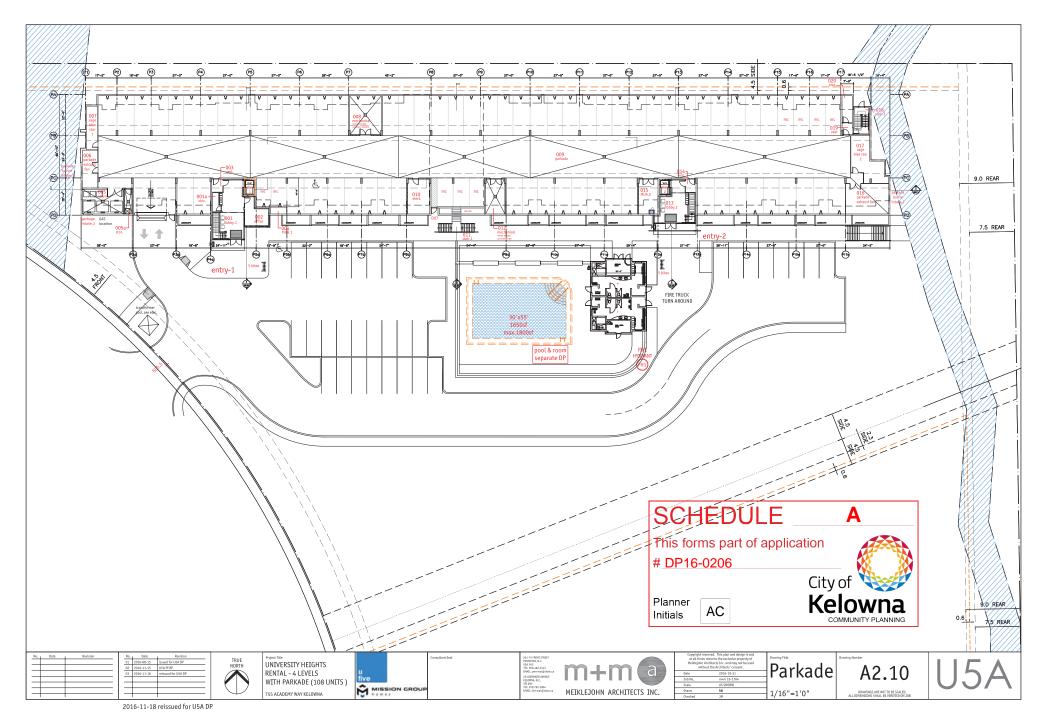
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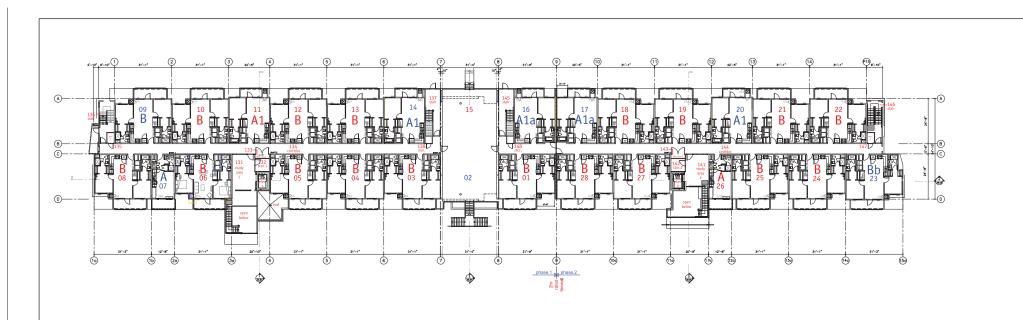
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No. Data Revision No. Data Revision

(i) 2016-04-15 Search USAS P

(ii) 2016-04-15 Search USAS P

(iii) 2016-11-15 VALUE VALUE

TRUE

Project Title
UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)
755 ACADEMY WAY KELOWINA



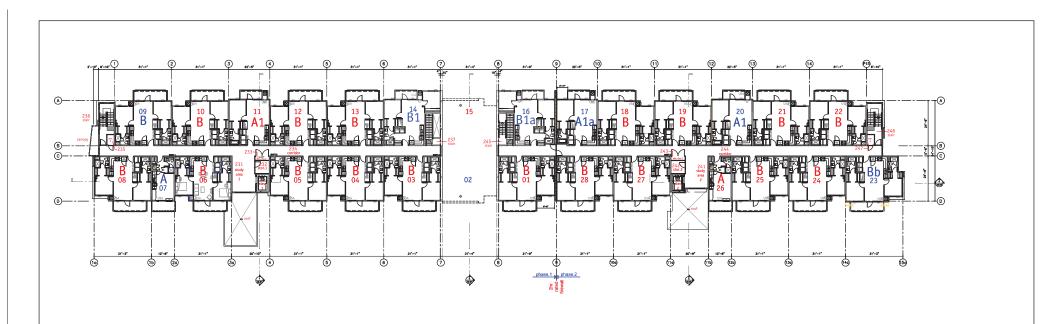
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U5A





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Project Title
UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)
755 ACADEMY WAY KELOWINA



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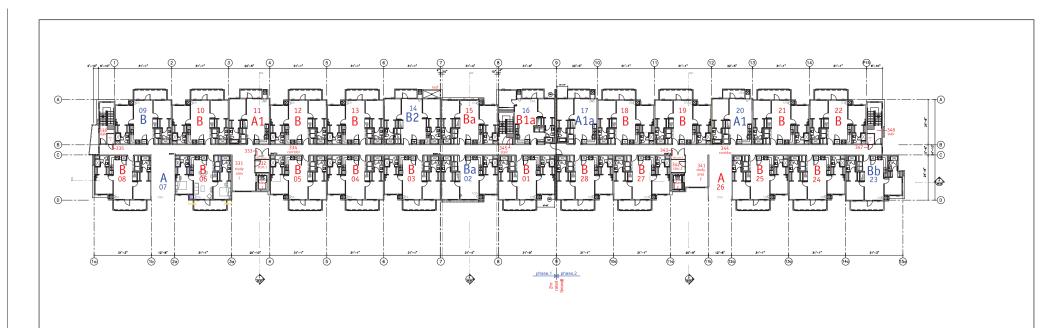


Copyright reserved. This plan and design is and at all times remains the exclusive property of Meitlejolin Architects Inc. and may not be used without the Architects' consent.			Drawing Title		
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Level 2

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U5A





TRUE

Project Title
UNIVERSITY HEIGHTS
RENTAL - 4 LEVELS
WITH PARKADE (108 UNITS)
755 ACADEMY WAY KELOWINA



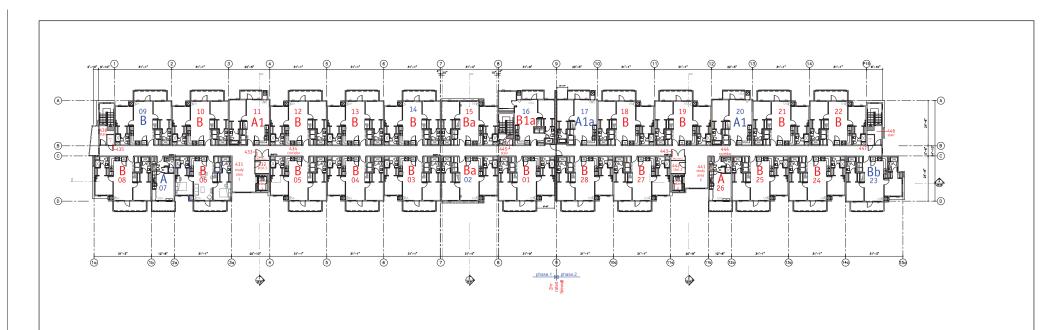
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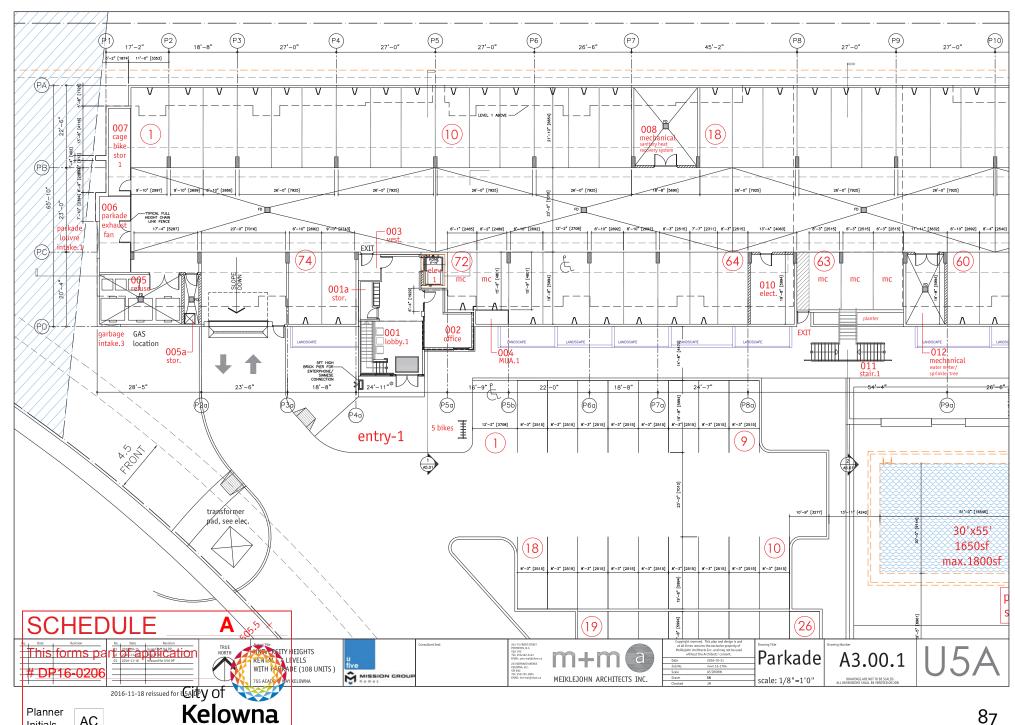
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U5A



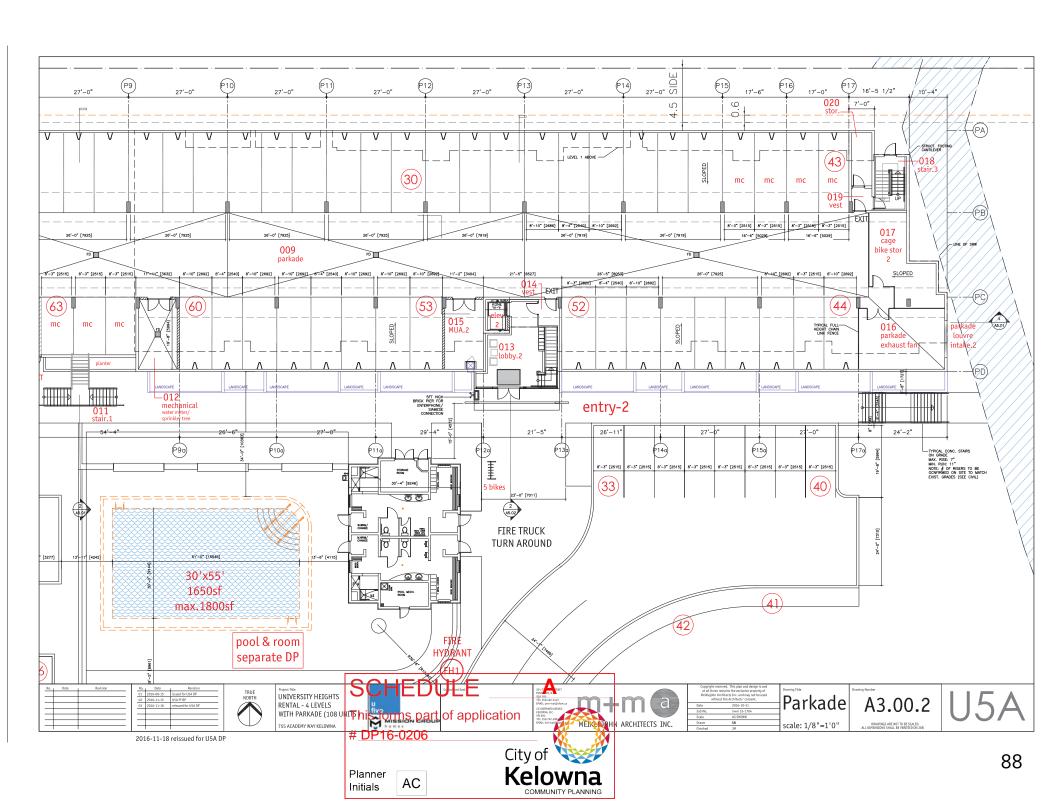


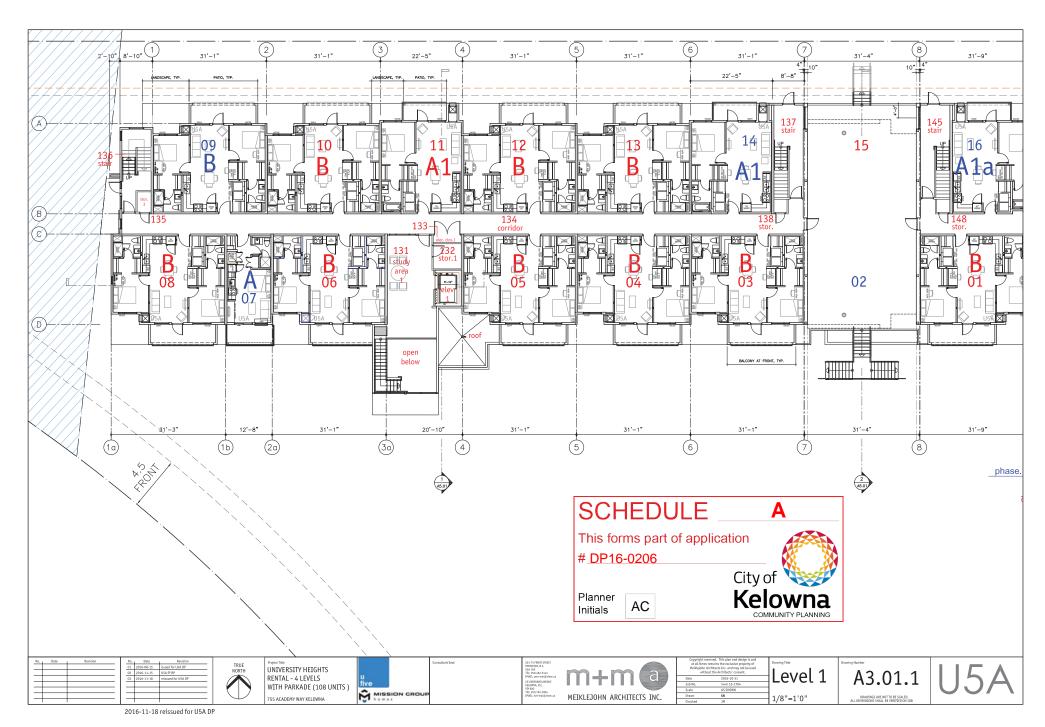
2016-11-18 reissued for U5A DP

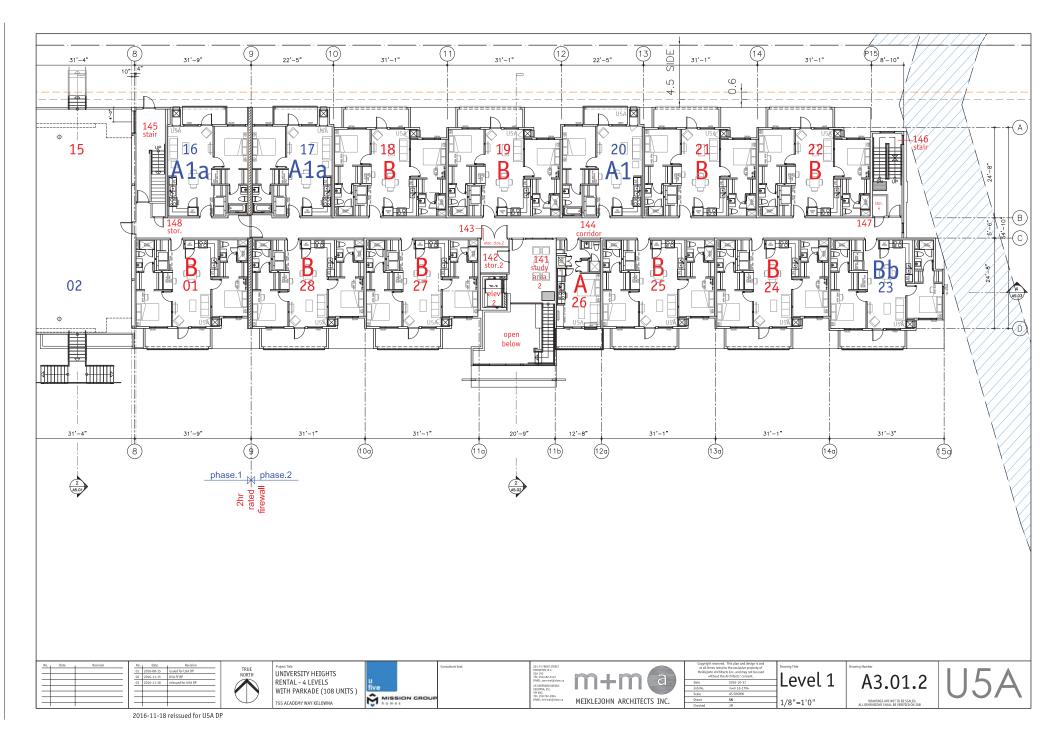


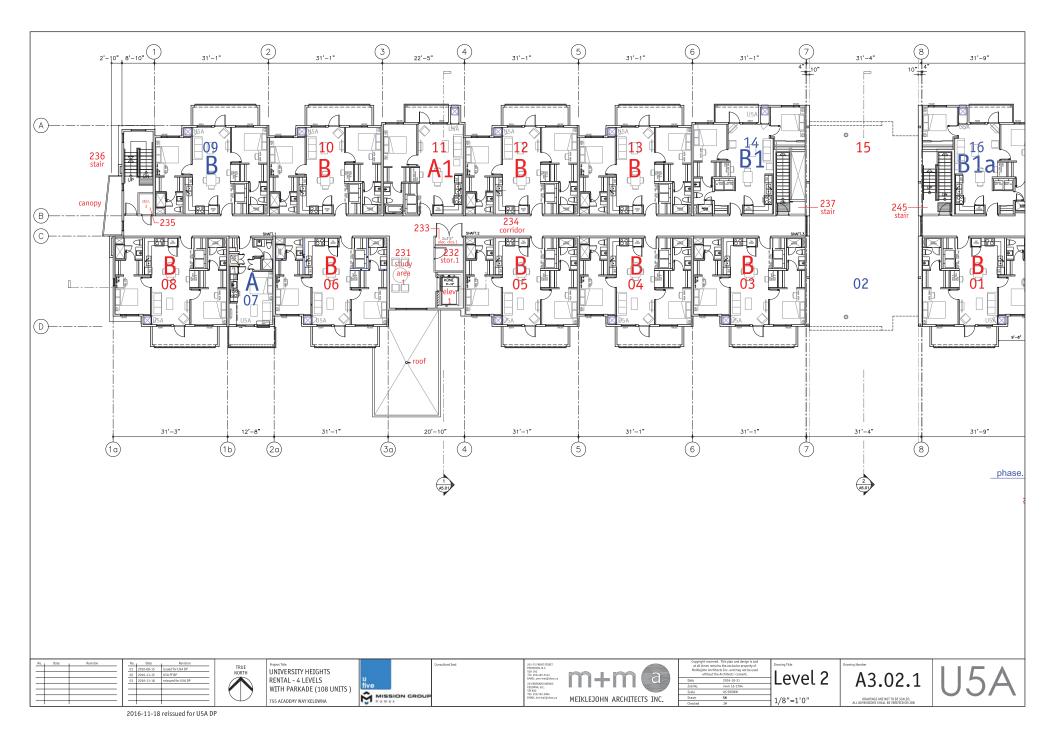
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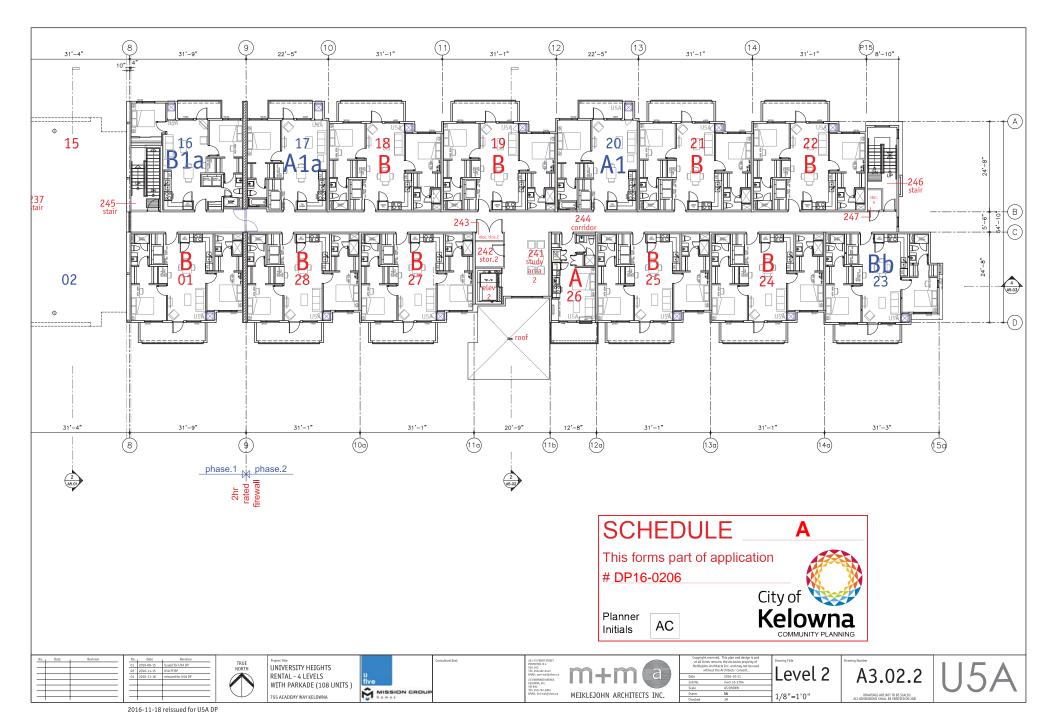
COMMUNITY PLANNING

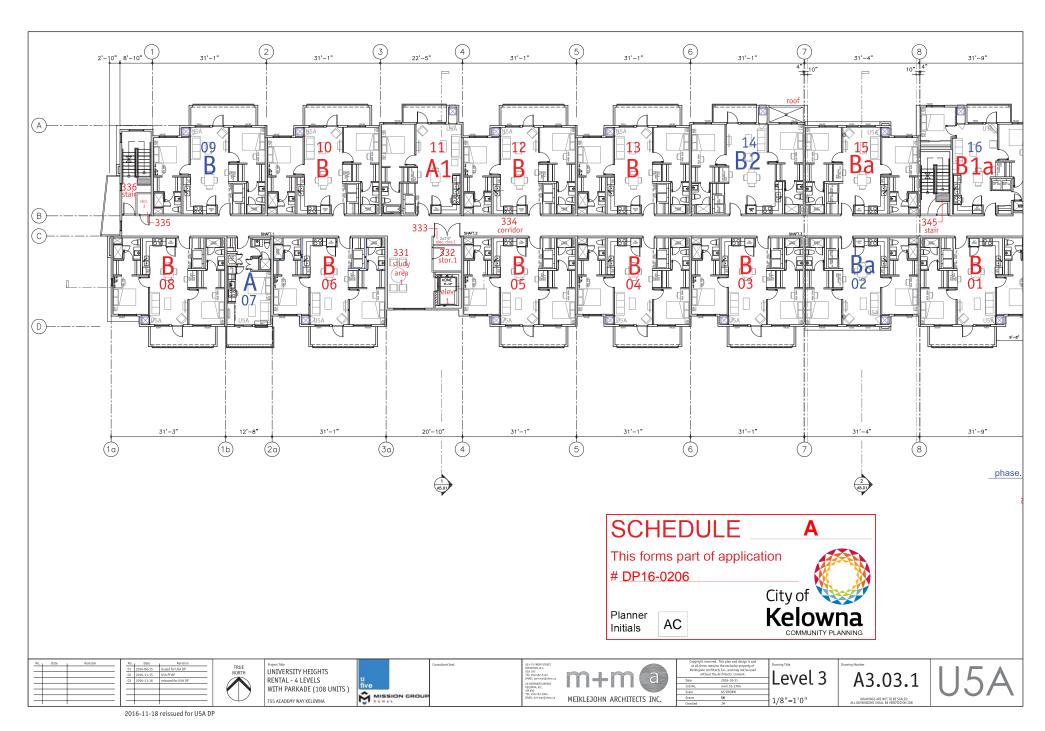


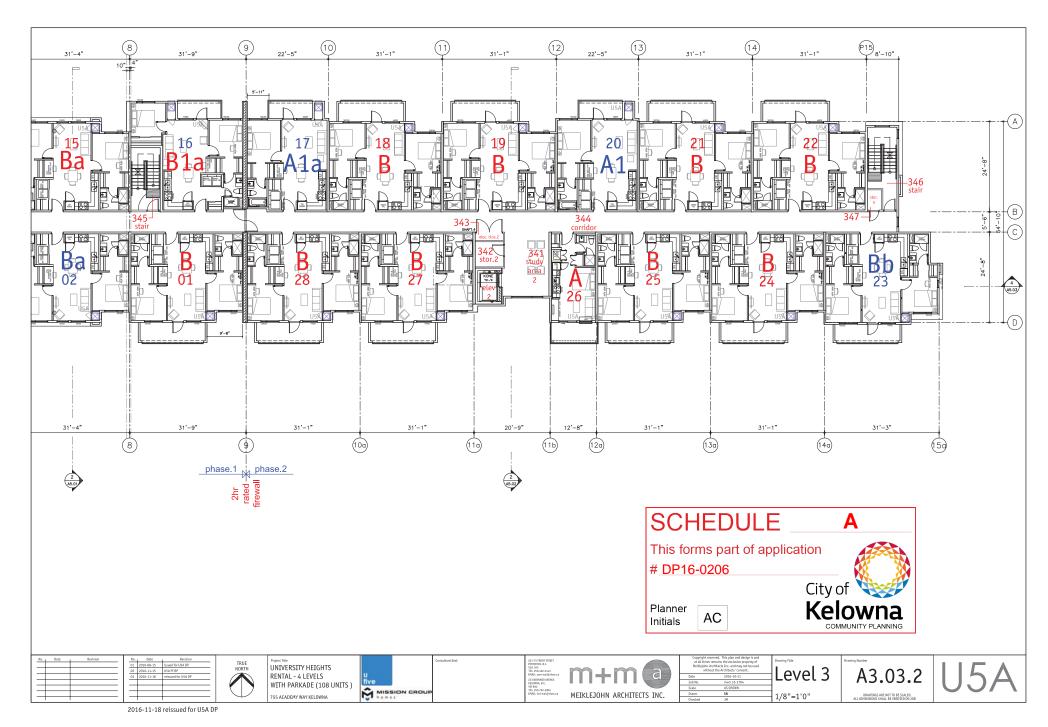


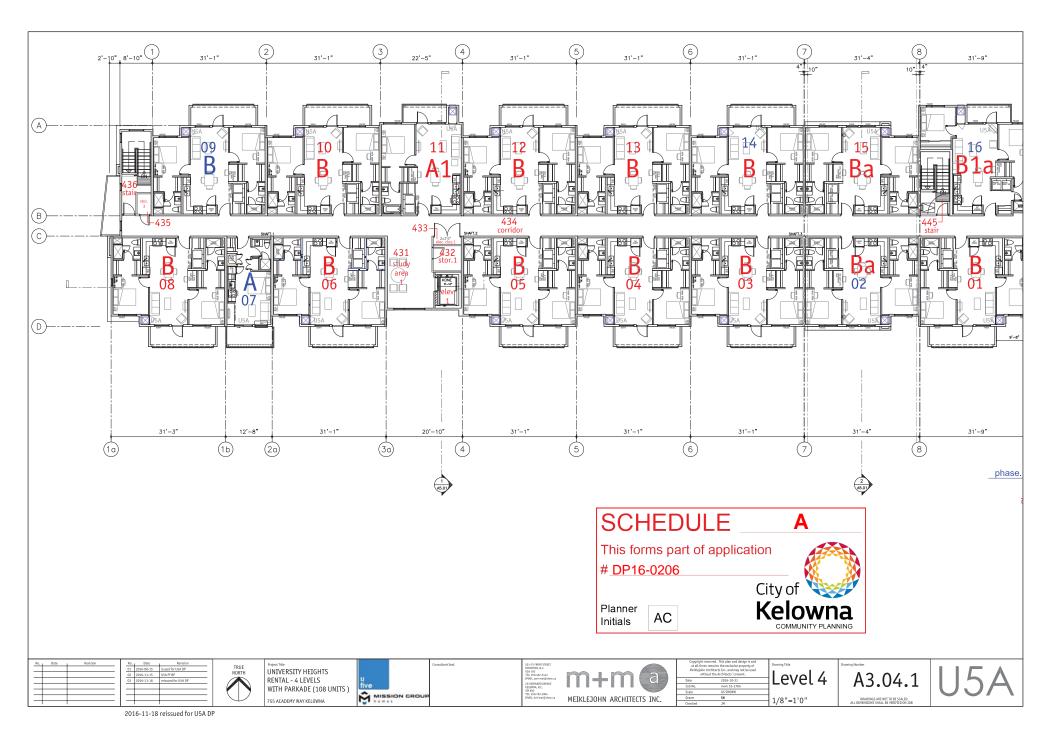


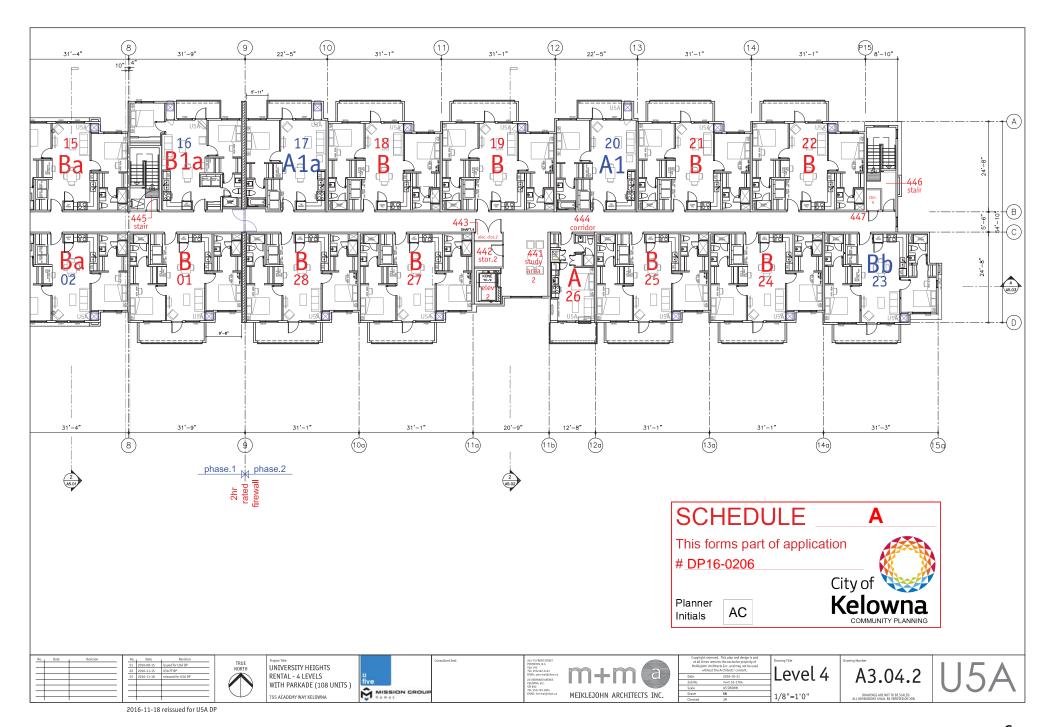




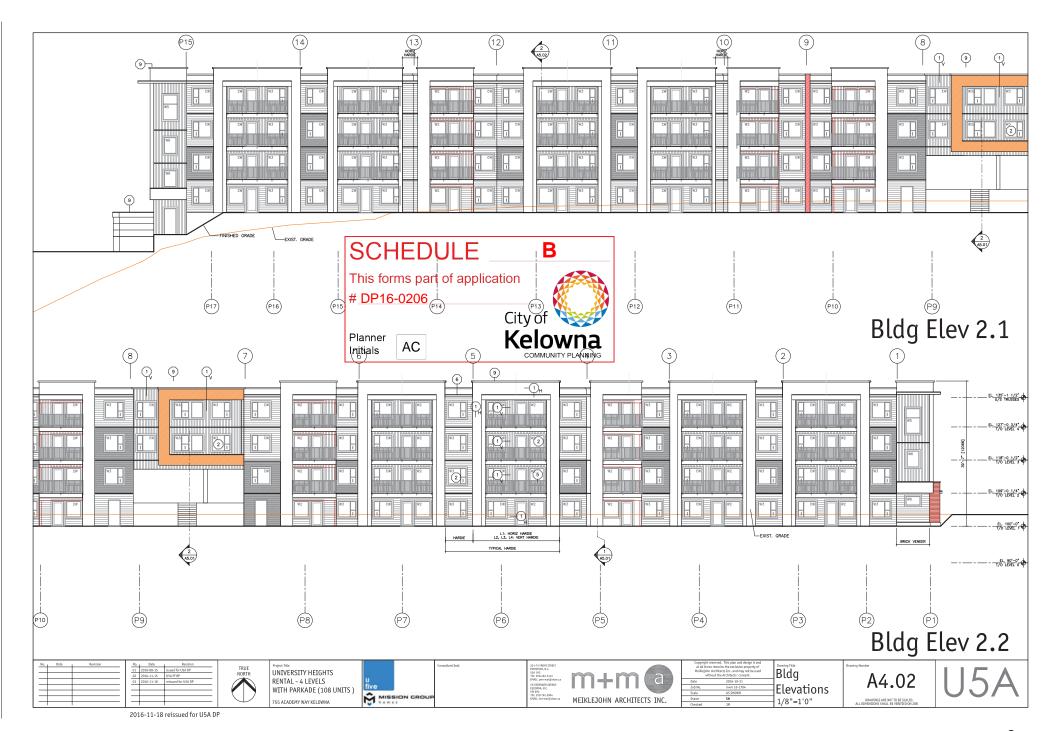


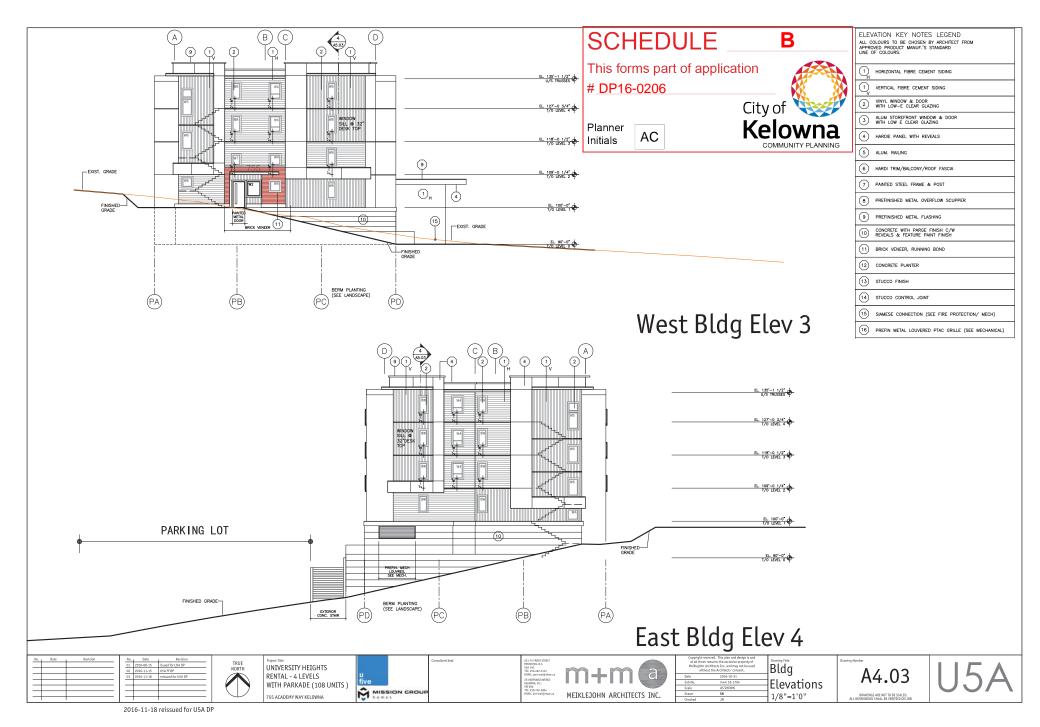


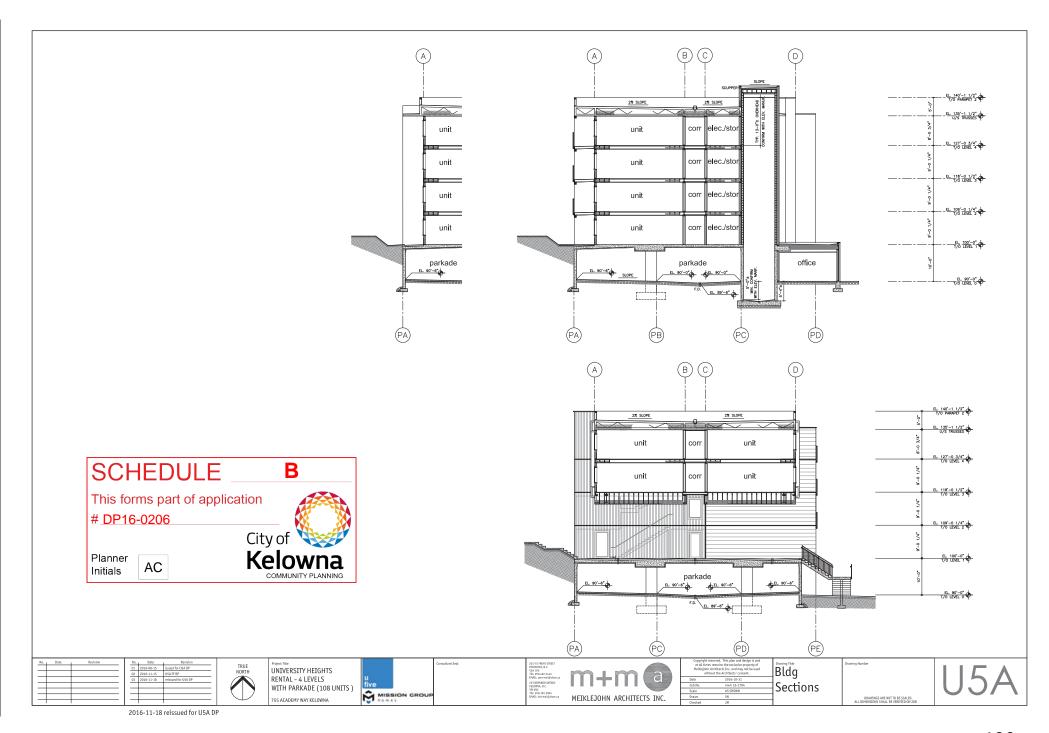


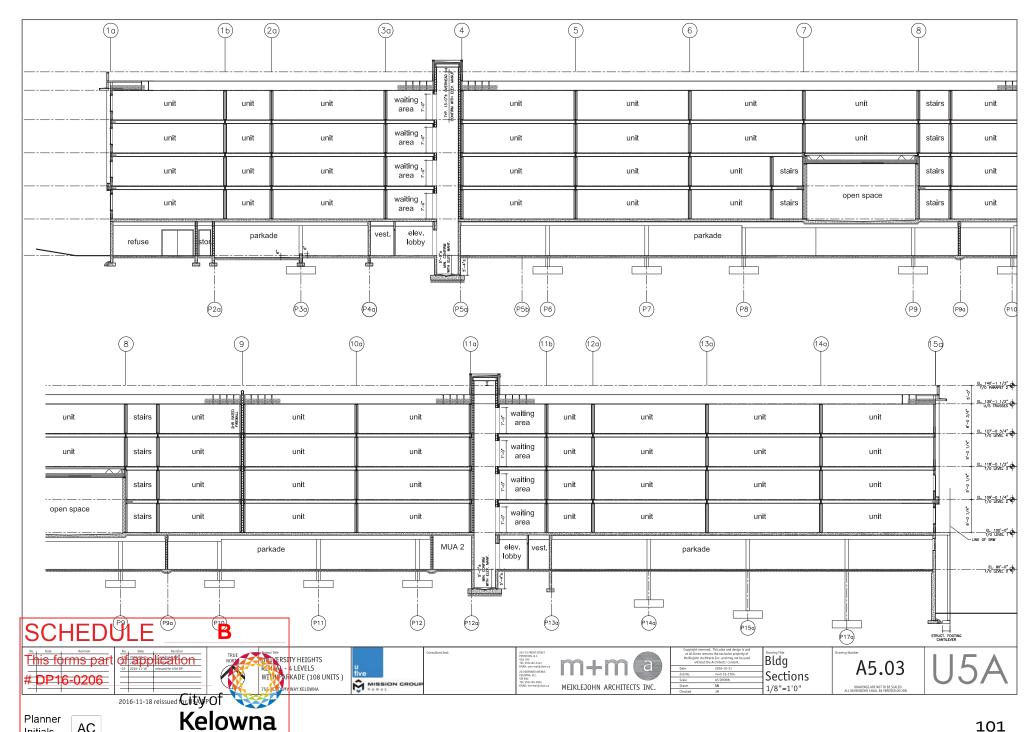






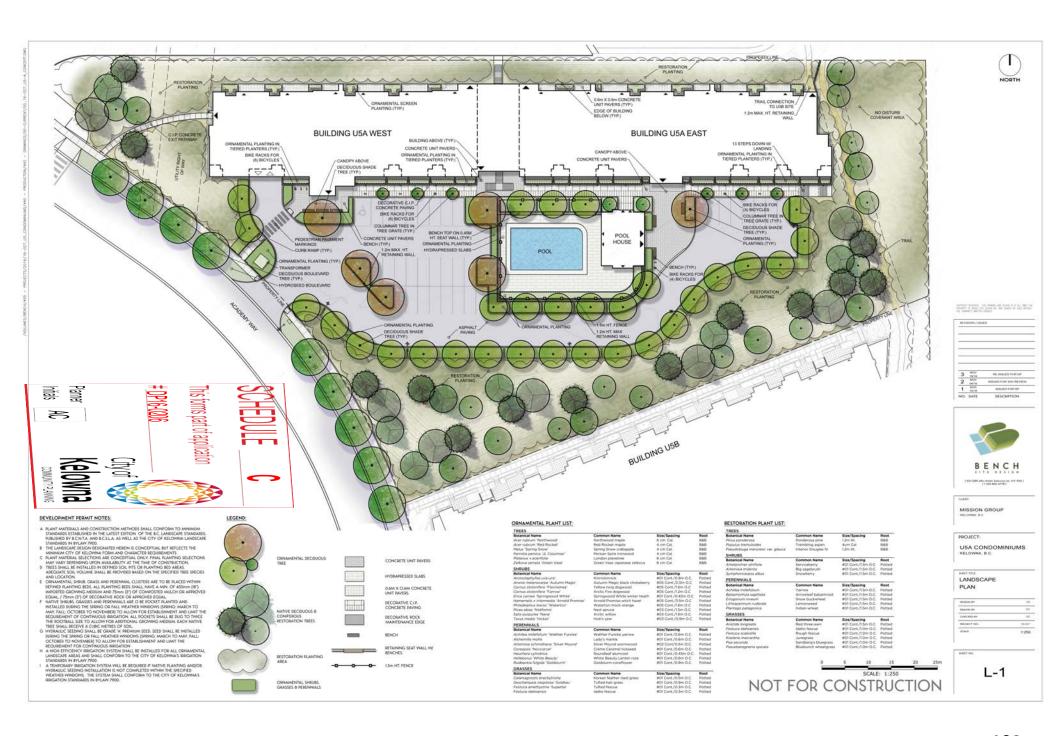


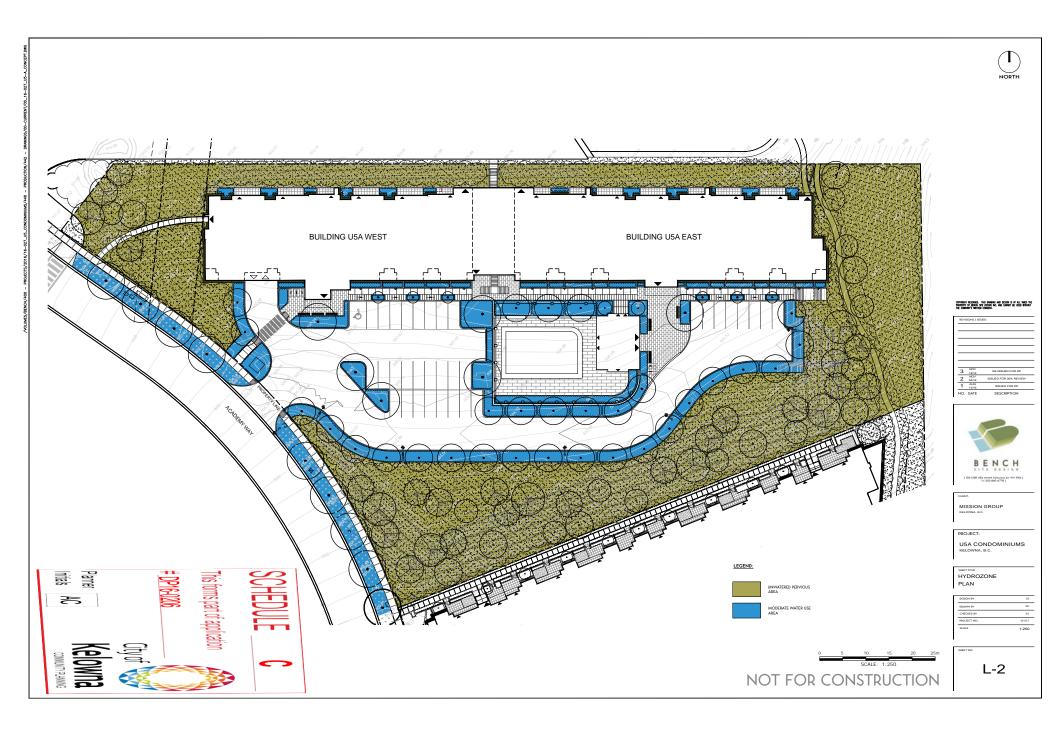




AC

COMMUNITY PLANNING







November 18, 2016

City of Kelowna 1435 Water Street Kelowna, B.C. V1J 1J4

Attention: Community Planning & Real Estate Division

Project: U5 A Condominium

Please be advised that a landscape security bond of \$380,793.75 will be required for the U5 A Condominium development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation, restoration planting and hydroseed, tree grates and bicycle racks. Please see the attached Estimate of Probable Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Xenia Semeniuk, BCSLA, CSLA, LEED AP

Registered Landscape Architect

СС

Michael Bacon, Mission Group Homes Ltd.





## **U5 A Condominium**

**Estimate of Probable Costs for Bonding** 

Prepared on: November 18, 2016



ems Description	Units	Qty.	Price	Item Tota
1.0 Plant Material				
1.1 Trees 1.1.1 6cm Cal.: Deciduous Shade Tree	ea.	36	\$550.00	\$19,800.0
1.1.2 4cm Cal.: Deciduous Shade free	ea.	19	\$350.00	\$6,650.0
1.1.3 4cm Cal.: Ornamental Deciduous Tree	ea.	9	\$450.00	\$4,050.0
1.1.4 4cm Cal.: Columnar Deciduous Tree		8		
	ea.	o 27	\$450.00	\$3,600.0
1.1.5 1.2m Ht.: Coniferous Restoration Tree	ea.	21	\$250.00 Sub-Total	\$6,750.0 \$40,850.0
1.2 Shrubs, Perennials, Ground Covers				,,
1.2.1 #5 Pot: Shrubs (1.5m O.C.)	ea.	69	\$45.00	\$3,105.0
1.2.2 #3 Pot: Shrubs (1.2m O.C.)	ea.	250	\$35.00	\$8,750.0
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	316	\$20.00	\$6,320.0
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	712	\$15.00	\$10,680.0
			Sub-Total	\$28,855.0
1.3 Restoration Shrubs, Perennials, Grasses				
1.3.1 #1 Pot: Shrubs (1.5m O.C.)	ea.	945	\$12.00	\$11,340.0
1.3.2 #1 Pot: Perennials & Grasses (1.0m O.C.)	ea.	2120	\$12.00	\$25,440.0
1.4 Hydroseed			Sub-Total	\$36,780.0
1.4.1 Hydroseed	m <sup>2</sup>	4565	\$5.00	\$22,825.0
			Sub-Total	\$22,825.0
			1.0 Total	\$129,310.0
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m³	462	\$50.00	\$23,100.0
2.1.2 Tree Well Topsoil (1m³/Tree)	$m^3$	53	\$50.00	\$2,650.
2.1.3 HydroseedTopsoil (450mm Depth)	$m^3$	2055	\$45.00	\$92,475.0
2.1.4 Restoration Area Tree Topsoil (6m³/Tree)	$m^3$	276	\$45.00	\$12,420.0
			Sub-Total	\$130,645.0
2.2 Mulch	3		455.00	45.005.4
2.2.1 Glengrow Mulch (75mm Depth)	m³	77	\$65.00 Sub-Total	\$5,005.0
			2.0 Total	\$5,005.0 <b>\$135,650.0</b>
3.0 Servicing			2.0 Total	3133,030.0
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$2,500.00	\$2,500.
3.1.2 Point of Connection to Water Service	l.s.	1	\$1,500.00	\$1,500.0
3.1.3 Point of Connection to Electrical Service	l.s.	1	\$500.00	\$500.0
3.1.4 Control System	l.s.	1	\$2,000.00	\$2,000.0
3.1.5 Irrigation system (heads, pipes, valves)	$m^2$	1025	\$15.00	\$15,375.0
3.1.6 Establishment irrigation (heads, pipes, valves)	l.s.	1	\$5,000.00	\$5,000.0
			Sub-Total	\$26,875.0
			3.0 Total	\$26,875.0
4.0 Site Construction				
4.1 Site Furniture		10	¢000.00	ća 000 ć
4.1.1 Bike Rack	ea.	10	\$800.00	\$8,000.0
4.1.2 Tree Grate	ea.	6	\$800.00	\$4,800.
			Sub-Total	\$12,800.0
			4.0 Total	\$12,800.0
			Subtotal	\$304,635.0



### **U5 A Condominium**

#### **Estimate of Probable Costs for Bonding**

Prepared on: November 18, 2016



ems Description	Units	Qty.	Price	Item Tota
1.0 Plant Material 1.1 Trees				
1.1.1 6cm Cal.: Deciduous Shade Tree	ea.	36	\$550.00	\$19,800.00
1.1.2 4cm Cal.: Deciduous Restoration Tree	ea.	19	\$350.00	\$6,650.0
1.1.3 4cm Cal.: Ornamental Deciduous Tree	ea.	9	\$450.00	\$4,050.0
1.1.4 4cm Cal.: Columnar Deciduous Tree	ea.	8	\$450.00	\$3,600.0
1.1.5 1.2m Ht.: Coniferous Restoration Tree	ea.	27	\$250.00	\$6,750.0
			Sub-Total	\$40,850.0
1.2 Shrubs, Perennials, Ground Covers			4.5.00	42.405.0
1.2.1 #5 Pot: Shrubs (1.5m O.C.)	ea.	69	\$45.00	\$3,105.0
1.2.2 #3 Pot: Shrubs (1.2m O.C.)	ea.	250	\$35.00	\$8,750.0
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	316	\$20.00	\$6,320.0
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	712	\$15.00	\$10,680.0
1.3 Restoration Shrubs, Perennials, Grasses			Sub-Total	\$28,855.0
1.3.1 #1 Pot: Shrubs (1.5m O.C.)	ea.	945	\$12.00	\$11,340.0
1.3.2 #1 Pot: Perennials & Grasses (1.0m O.C.)	ea.	2120	\$12.00	\$25,440.0
			Sub-Total	\$36,780.0
1.4 Hydroseed	m²	45.05	ĆF 00	¢22.025.0
1.4.1 Hydroseed	m	4565	\$5.00 Sub-Total	\$22,825.0 \$22,825.0
			1.0 Total	\$129,310.0
2.0 Topsoil & Mulch			1.0 70141	<i>\$125,</i> 310.0
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m³	462	\$50.00	\$23,100.0
2.1.2 Tree Well Topsoil (1m <sup>3</sup> /Tree)	$m^3$	53	\$50.00	\$2,650.0
2.1.3 HydroseedTopsoil (450mm Depth)	$m^3$	2055	\$45.00	\$92,475.0
2.1.4 Restoration Area Tree Topsoil (6m <sup>3</sup> /Tree)	$m^3$	276	\$45.00	\$12,420.0
			Sub-Total	\$130,645.0
2.2 Mulch				
2.2.1 Glengrow Mulch (75mm Depth)	m <sup>3</sup>	77	\$65.00	\$5,005.0
			Sub-Total	\$5,005.0
3.0 Servicing			2.0 Total	\$135,650.0
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$2,500.00	\$2,500.0
3.1.2 Point of Connection to Water Service	l.s.	1	\$1,500.00	\$2,500.0
3.1.3 Point of Connection to Water Service	l.s.	1	\$500.00	\$1,500.0
5.1.5 Form of Connection to Electrical Service	1.3.	1	2300.00	Ş300.0



		Security	Total (125%)	\$380,793.75
			Subtotal	\$304,635.00
			4.0 Total	\$12,800.00
			Sub-Total	\$12,800.00
4.1.2 Tree Grate	ea.	6	\$800.00	\$4,800.00
4.1.1 Bike Rack	ea.	10	\$800.00	\$8,000.00
4.1 Site Furniture				
4.0 Site Construction				
			3.0 Total	\$26,875.00
			Sub-Total	\$26,875.00
3.1.6 Establishment irrigation (heads, pipes, valves)	l.s.	1	\$5,000.00	\$5,000.00
3.1.5 Irrigation system (heads, pipes, valves)	$m^2$	1025	\$15.00	\$15,375.00
3.1.4 Control System	l.s.	1	\$2,000.00	\$2,000.00





# IRRIGATION APPLICATION

#### APPLICATION IDENTIFICATION

		•			
Owner:	Mission Group Properties Inc.	Subject Address:	U5 A Condominiur	m	
Agent if applicable:		Telephone			
Title:	DENICH Site Design Inc.	Fax No:			
Company:	BENCH Site Design Inc. Kelowna	Email:			
City:		Mailing Address: Province		Postal Code:	
LANDCCADE	WATER CONCERVATION CHE			· ostar osasi	
	WATER CONSERVATION CHEC	ZKLIST			
Note: all boxes are	to be checked - see instruction page	City of Volovino stone	larda ta isalata tha	outdoor irrigation outtom from	
	Install Backflow prevention devices to meet the potable water system.	City of Kelowna Stand	lards to isolate the o	outdoor irrigation system from	
	Group planting into 'hydrozones' of high, m	edium and low water-	use plants or unirrig	ated/unwatered areas.	
	Minimize mown turf areas that are high wat with areas of lower water use treatments lib pervious paving.	-			
	Povide adequate topsoil or growing medium the BC Society of Landscape Architects and poor subsoils are 150mm for lawn and 300m	the BC Landscape and	Nursery Association	· · · · · · · · · · · · · · · · · · ·	
	Group irrigation circuits/zones into 'hydrozo landscape planting plan. Provide a separate	-	_		
	Minimize use of high-volume spray heads, ar	nd employ drip or low	volume irrigation w	here practical.	
	When spray or rotor irrigation is used, desig specifications, and avoid overspray outside		ead coverage in acc	cordance with manufacturer's	
	Ensure matched precipitation rates within a	II irrigation circuits.			
	Design and install pipe and head layout so fl or pressure variation in circuits. Provide che			This forms part of a	
	Ensure irrigation mainlines are proved leak-	free with hydrostatic	ests.	# DP16-0206	
	Provide pressure regulating devices to ensur	e irrigation outlets ar	e operating at the n		City of
Ш	pressure range.	-		Planner	Kélowna
	Install - and program to minimize water use Regulation Bylaw.	- 'Smart Controllers'	to meet standards o	of the hiterafskelow (A) Water	COMMUNITY PLANNING
	Install an irrigation master shut-off valve (is City that when closed shall stop the supply of and shall be capable of being closed and loc	of water from the pota		=	
Applicant Notes on	the Landscape Water Conservation Checklish	t:			



### **IRRIGATION APPLICATION**

### SCHEDULE

AC

This forms part of application

# DP16-0206

Initials

Address: 105-1289 Ellis Street, Kelowna BC V1Y 9X6

#### Step 1: Measure Total Landscape Area (LA)

LANDSCAPE WATER CONSERVATION TABLE

Area of site that will absorb water:

Applicant: BENCH Site Design Inc.

6368 sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscap	e Treatments*	Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	
				(Sq.m.)		Use (cu.m.)
Note: each of the areas below are a 'HYI	DROZONE'	(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (	inot impervious pa	ving)				
Mulch (Stone, bark or sand)	регова ра	N/A	N/A	91	1%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A	0	0%	·····
Pervious paving (Granular paving)	å	N/A	N/A	0	0%	
Naturalized meadow (wildflowers)		N/A	N/A	0	,	,
Naturalized area (Existing natural ar	ea)	N/A	N/A	0	0%	·
Other: Restoration Area	59/	N/A	N/A	4800	75%	N/A
Swimming or ornamental pool	•	1	1	142	2%	
	•					
Watered Planting Beds (shru	ıbs or groundcover	·)	<u></u>			
Planting Type	Irrig Efficiency	· · · · · · · · · · · · · · · · · · ·				
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Low (Spray orRotor)	0.3	0.7	0	0%	
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	1335	21%	742
Moderate water use plants	Low (Spray orRotor)	0.5	0.7	0	0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9	0	0%	0
High water use plants	Low (Spray orRotor)	0.7	0.7	0	0%	0
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Watered Mown Lawn Areas	Low	1	0.7	0	0%	0
Special Landscape Areas (SL	A)					
Vegetable Garden	High (Drip or Bubbler)	1	0.9	0	0%	0
Vegetable Garden	Low (Spray orRotor)	1	0.7	0	0%	0
Sports Lawn	Low (Spray orRotor)	1	0.7	0	0%	0
Rainwater or Recycled Water Use		0.3	1	0		0
Totals	<u> </u>		}	6368	100%	884
Special Landscape Area (SLA) Sub to				0300	. 100%	. 004

<sup>\*</sup>If proposed design conditions are not shown on the form please contact Water Smart at 250-868-3339



## IRRIGATION APPLICATION

#### CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

NOTE: Post Signed and approved application at Smart Controller for future refere

Note: For Evapotranspiration (ETo) in Kelowna use 100	Amount	Units		
Total Landscape Area	6368	sq.m.	SCHEDULE	С
Landscape Maximum Water Budget (WB) Estimated Landscape Water Use (WU)	6368 884	cu.m./yr. cu.m./yr.	This forms part of application # DP16-0206	ation
Under (-OVER) Budget (Must be under Water Budget WB)	5,484 OK	cu.m./yr.	Planner	City of <b>Kelowna</b>
			Initials AC	COMMUNITY PLANNING
I have identified and confirmed, by completing the attached 'project will conform to current landscape and irrigation water acknowledge that the landscape treatments of the project wi 'Landscape Water Conservation Calculation Table' above.	r conservatio	on practices listed	d in the checklist. I also	
		Date:	18-Nov-16	
Signature of Applicant				
FOR CITY OF KELOWNA OFFICE USE ONLY				
The Irrigation Application and calculations above satisfy the re 4.4.2 and 4.4.3.and is hereby APPROVED with the signature of	•		•	
Signature of Kelowna Water Smart designate For Water Manager		Date:		
Print Name				

Page 3 of 3

# DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



### APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0210 / DVP16-0211

Issued To: Mission Group Enterprises

**Site Address:** 755 Academy Way

**Legal Description:** Lot 3, Section 3, Township 23, ODYD, Plan EPP53793

**Zoning Classification:** RM4 – Transitional Low Density Housing **Developent Permit Area:** Comprehensive Development Permit Area

#### **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 Development Permit & Development Variance Permit No. DP16-0210 &DVP16-0211, located at 755 Academy Way Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

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

#### Section 13.10.6 (c) Development Regulations:

• To increase the maximum height from 13.0m / 3 storeys to 14.0m / 4 ½ storeys.;

#### Section 8.1 Parking Schedule:

• To reduce the minimum number of parking stalls from 155 stalls to 108 stalls;

#### 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

	a)	Cash in the an	nount of \$	188,021.25	OR
--	----	----------------	-------------	------------	----

- b) A Certified Cheque in the amount of \$ 188,021.25 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 188,021.25

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

#### 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.

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

#### This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a 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.

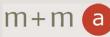
Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

4. APPROVALS		
Issued and approved by Council on the day of	, 2016.	
Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	 Date	

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









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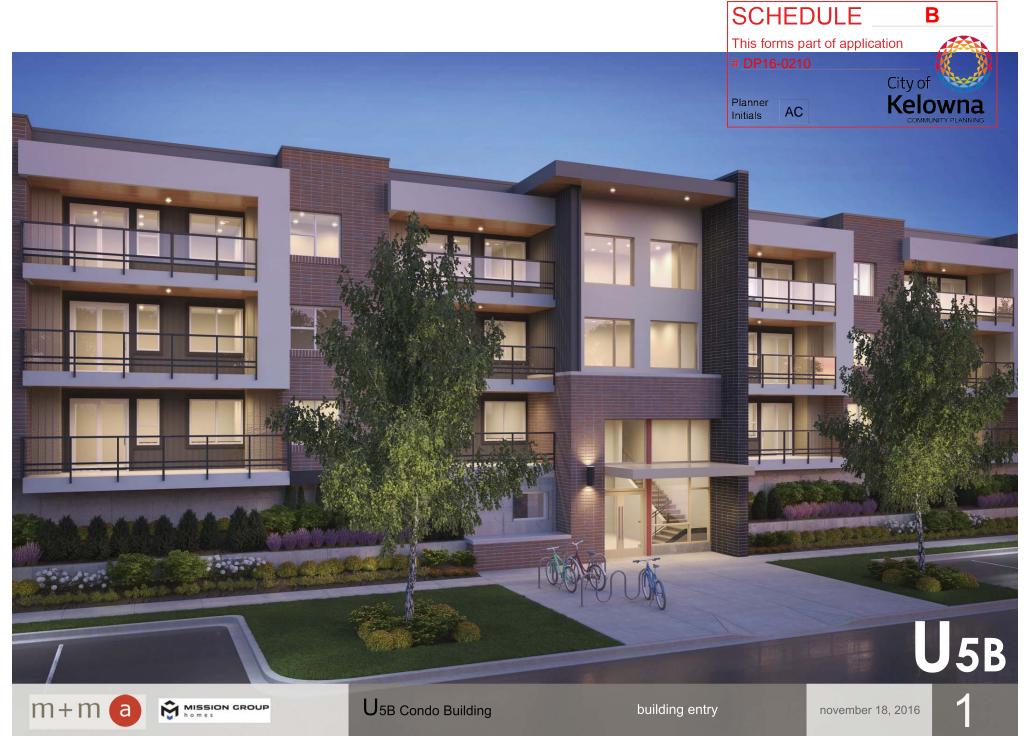
U<sub>5B</sub> Condo Building

site & surrounding context

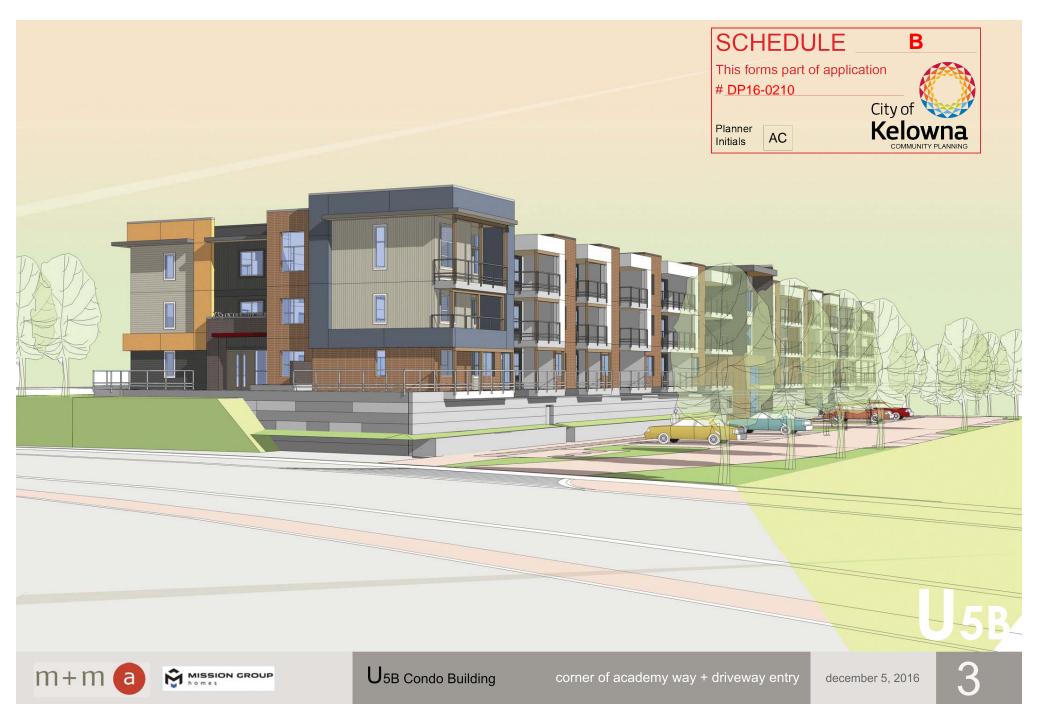
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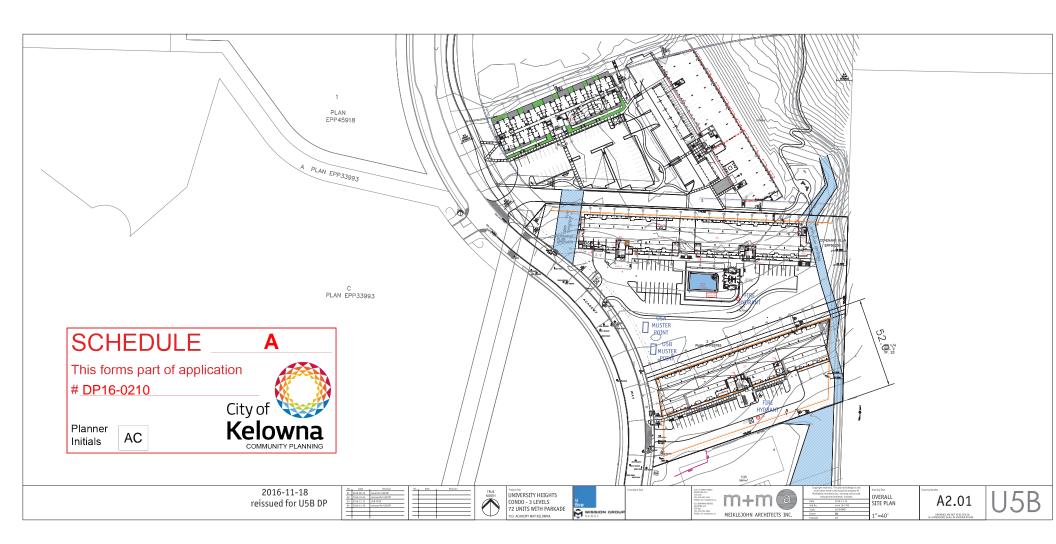


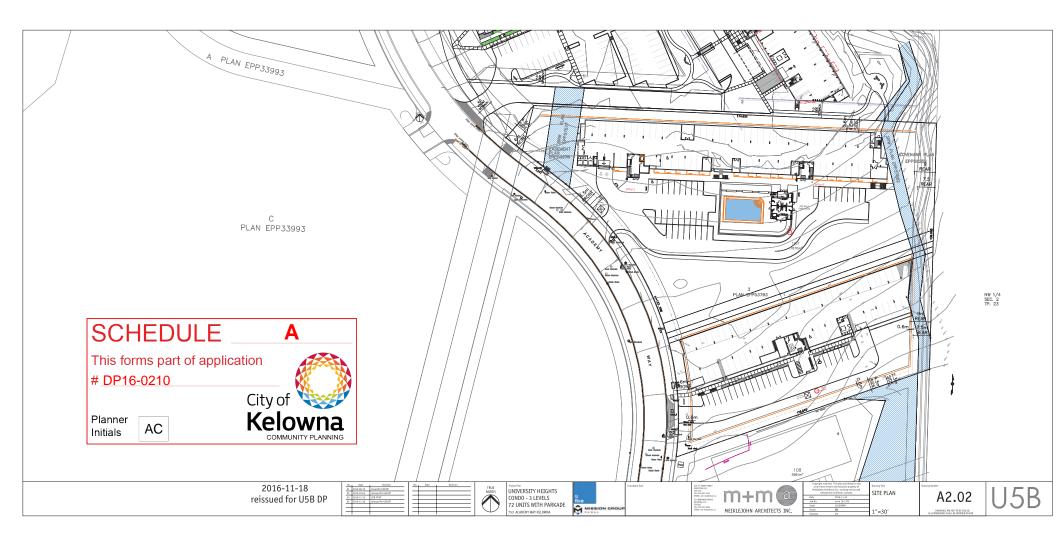














ADDRESS	753 ACADEMY WAY	
LEGAL DESCRIPTION	LOT 3s, SECT 3 TOWNSHIP 23 DDYD	EPP53793
DEVELOPMENT PERMIT AREA	N/A	
Existing zoning	RWA TRANSITIONAL LOW DENSITY H	ousing
EXISTING LEGAL USE	VACANT	
GRADES	EXISTING AVERAGE - SLOPING	FINISH AVERAGE - SLOPING
NUMBER OF BUILDINGS	3 STOREY CONDO BUILDING OVER F	ARKADE
CRITERIA FOR ALL TYPES OF APPLICATION:	RM4 TRANSITIONAL LOW	DENSITY HOUSING
	ZONING STANDARD	PROPOSAL
SITE AREA (sm)	900 sm	±6.100 sm
SITE WIDTH (m)	30,0m	±64,06m
SITE DEPTH (m)	30,0m	2116,05m
PARK <b>I</b> NG		
OFF-STREET PARKING	120 stalls min, (see parking calcs)	86 stalls (Variance Requested)
PRIVATE OPEN SPACE bachelor = 7.5 sm 1 bad = 15 sm 2 bad = 25 sm	1st level = 530 sm 2nd level = 530 sm 3rd level = 530 sm total = 1590 sm mln.	belcony area = ±541 sm landscape area = ±2,000 sm (see building areas catculations)
HEIGHT OF BUILDING ISSN OF STOREYS	13,0m / 3 storeys	±11,0m/3,5 storeys (variance requeste
COVERAGE	50% max.	building: ±2,244sm/6,100
SITE COVERAGE OF BUILDING(S) (%)		±36,8%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	60% max.	bulding: ±2,244em perkingkinkweny: ±1,041em
		±53.8%
ADDITIONAL REQUIREMENTS FOR COMMERCIAL INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE	RM4 TRANSITIONAL LOW	
RESIDENTIAL APPLICATIONS	ZONING STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES	Class # 0.5 per dwelling unit x 72 units Total = 36 blues min.	Class 1 ±36 bike racks within parkade
	Class 1: 0.1 per dwelling unit x 72 units Total = 8 blies min.	Class I: 8 stall blic racks (see site plan)
NUMBER OF LOADING SPACES	N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7,0m
SETBACKS TO PARKING (mg		
NORTH (SIDE)	NA	NA
SOUTH (SIDE)	NIA	NA
WEST (FRONT)	±3.0m mln.	a6.0m mln.
EAST (REAR)	NIA	NA
FLOOR AREA NET	± 4,616 sm max, net area	± 4,994 sm (49,453 sf)
FAR FLOOR AREA RATIO (F.A.R.)	0.85 + (64/120) x 0.2 perking borus = 0.7567 max PAR	20.7532
BUILDING (5) SETBACKS (m):		
NORTH (SIDE)	4.5m (over 2 storeys)	±MN, 4,5m
SOUTH (SIDE)	4.5m (over 2 stoneys)	#23.90m
WEST (FRONT)	4.5m (6.0m over 2 storeys)	±4.75m (parkada) ±6.0 (residential)
EAST (REAR)	9.0m (over 2 storeys)	±0.0m

ZONING SUMMARY

NFA	UNIT TYPES	UMT NEA 25f	UNIT NFA ±sm	COUNT			BALCONY AREA and and three 1 points
A	MICRO	284	26,4	12		1st Lovel	2,057
В	2 BED	540	59,5 24		2nd Level	2,057	
B1	2 BED	724	67,3	1		3rd Level	2,057
С	3 BED	890	79,0	24			
Ca	3 BED	875	81,3	- 5			
C1	3 BED	890	79,9	3			
C2	3 BED	965	80.4	2			
C2a	3 BED	865	90,4	1			
$\neg$							
TOTAL NE	T AREA FOR F.A.F	8. 49,442	4,594	72			6,171
			COMMON	V PRIVATE	OPEN SPACE:		
						261	±sm
					BALCONIES	5,820	541
			LANDS	CAPE/WALI	CWAY AREA	22,390	2,080
					TOTAL	28,210	2,621
GFA							
OIA	GFA asf	GFA sem	Res. G	FA 4sf	Res. GFA 4s	m	
PARKADE	24,150	2,244					
IST LEVE	l.		20,40	00	1,895		
2ND LEVE	EL		20,68	90	1,922		
ORD LEVE	BL.		20,61	90	1,922		
TOTAL R	ESIDENTAL GFA		61,78	80	5,739	_	_
	/ERAGE AREAS:						
	OTPRINT AREA ()			7E:		264sm {24,1	
	DOTPRINT AREA					,292sm (35,4	
	3 AREA Jevel 21 FO					.919sm (20.6	60 sh

			PARKADE		
OCCUPANCY	GROUP C		GROUP F3		
ARTICLE	3.2.2.50		3.2.2.78		
NO; OF STOREYS	3 STOREYS		UNLIMITED		
NO. OF STREETS FACING	1		1		
MAX, BUILDING AREA	BUILDING AREA PROPOSED CODE MAXIMUM		PROPOSED	CODE MAX	
	±1,919em	2,400sm	2,244 sm	UNLIMITED	
NOTE: PARKADE TO BE CONSIDERED AS A	SEPARATE BUILDING IN A	CCORDANCE WIT	H 3.2.1.2		
CONSTRUCTION TYPE	COMBUSTIBL	E	NON-COMBUS	T.	
SPRINKLERED	YE8	YES YES			
ASSEMBLY RATINGS:					
FLOOR	1 HR, (2 HR, F	1 HR, (2 HR, RATING ABOVE PARKADE)			
WALLS / BEARING STRUCTURE	1 HR. (2 HR. F	1 HR. (2 HR. RATING FOR PARKADE)			
ROOFS	1 HR	1HR			

SPRINKLERED		YES	
FIRE ALARM SYSTEM	FIRE ALARM SYSTEM YES		
ENT LIGHTS			
EMERGENCY LIGHTIN	iG.	YES	
OCCUPAN <sup>*</sup>	TLOAD	) Т	ABLE 3.1.17.1.
PARKADE LEVEL:		RSON X 2,244sm	49 PERSONS
RESID LEVEL 1:	2 PERSONS/ SLEEPING ROOM X 56 ROOMS±		112 PERSONS PER FLOOR
RESID, LEVELS 283;	2 PERSON	45/ SLEEPING ROOM X 56 ROOMS±	112 PERSONS PER FLOOR

3.2.4 / 3.2.5 / 3.2.6

FIRE PROTECTION:

EXIT FACILITIES		3.1 TO 3.0
REQUIRED EXITS	2 MIN, PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	mln, 800mm door width as per 3,4,3,2,(A)	
	min, 1100mm stalt width as per 3.4.3.2 (A)	
PARKADE LEVEL	6.1mm/ person X 49 persons = 259mm	3 doors @ 3"-0" = 9"-0" (2743mm)
RESIDENTIAL LEVELS:		
LEVEL 1 • 3 (doors)	6,1mm/ person X 112 persons max.	min 2 doors @ 3101 @
	■ 683mm	width/foor = 6"-0" (1529m
LEVEL 1 - 3 (states)	8,0mm/ person X 112 persons max.	min. 2 states @ 3"-10" @
	= 896mm	width/foor = 7"8" (2337m
RESIDENTIAL UNITS	mln, 1 door @ 900mm (each unit)	36" door @ each unit
EXIT THROUGH LOBBY	yes (parkade level only)	344
PANIC HARDWARE REO'D	yes (at exterior stair doors)	3.4.6.16
EXIT EXPOSURE	ok	3.2.3.
MAX, TRAVEL DISTANCE	45m	3.4.2.5
EXIT RATINGS REQUIRED:		
STAIR SHUFTS	1 HR (2 HR @ Parkade)	344
CORRIDORS	1 HR	3326

REQUIRED FIRE S	3.1.3.1.	
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1HR	3.3.1.1.
GROUP F3 TO C	2 HR	32.12.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3,1,13,2
METAL DECK ASSEMBLIES	NA	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS 'A'	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	300 sm	3.1.11.5.
MAX, CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3,1,11,5,

ACCESSIBILITY F	REQUIREMENTS				
	REQUIRED	PROVIDED			
ACCESS TO MAIN ENTRANCES	YES	YES			
ACCESS TO ALL FLOORS	NO NO	YES			
ACCESSIBLE WASHROOM	NO	NO			

WASHROOM FIXTURES REQUIREMENTS				
MIN, 1 REQ'D, DWELLING UNIT	3,7,2,2,(1			

CTALL SIZE	ATIONS I WATH LENGTH IN			Helo		PARKING RATIO	PARKING RATIO		
TOTAL SELE	- 1111	2111	LLAG		THEFTON		required	proposed	
ULL SIZE STALL	8537	2,5m	197-07	6,0m			100,000	75	
(EDIUM SIZE STALL (40% max)	7'-6"	2,3m	15°49°	4.8m	646"		48 max.	7	
COMPACT SIZE STALL (10% max)	0.40	220m	1152"	3.4m		2,0m	12 max.	2	
NSABLED STALL	12-2"	3,7m	19'-8"	6,0m			2 mln.	2	
OFIVE AISLES (2-way 90" pkg)	23'40"	7,0m							
PARKING REQUIREMENTS:									
	RESID	RESIDENTIAL:			no	of unit	no of stall		
	1,0 sta	1.0 stall backelor unit				12	12		
	1,25 st	talis/1b	edm un	1		0	0 37.5		
			dm unit			27			
	2,0 sta	alw'3 be	ám unit			33	70		
				stal unit		72			
	TOTAL	L PARK	NG REC	LIRED:	┸		120 stalls		
			NG PRO						
		N PARK			stalis				
	PARK	NG @ C	RADE	22	stans				



2016	-11-21
30%	review











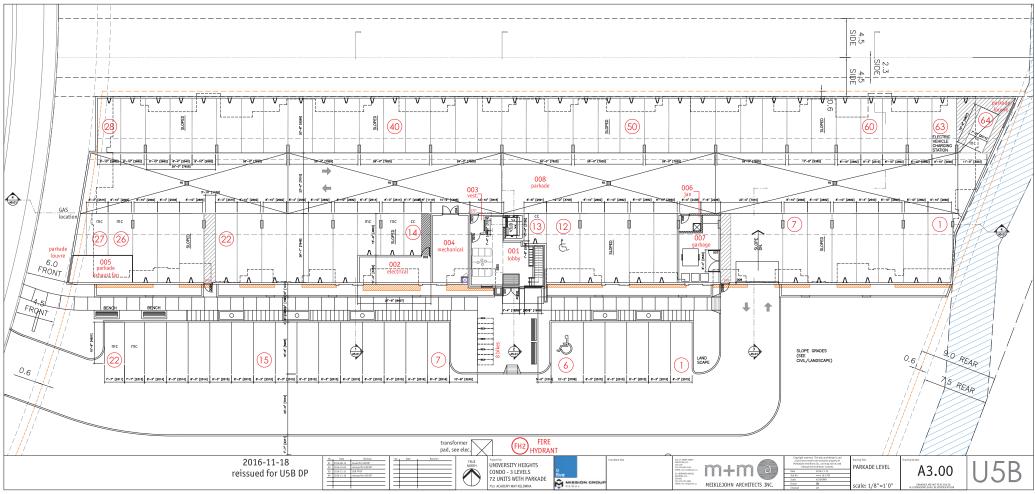
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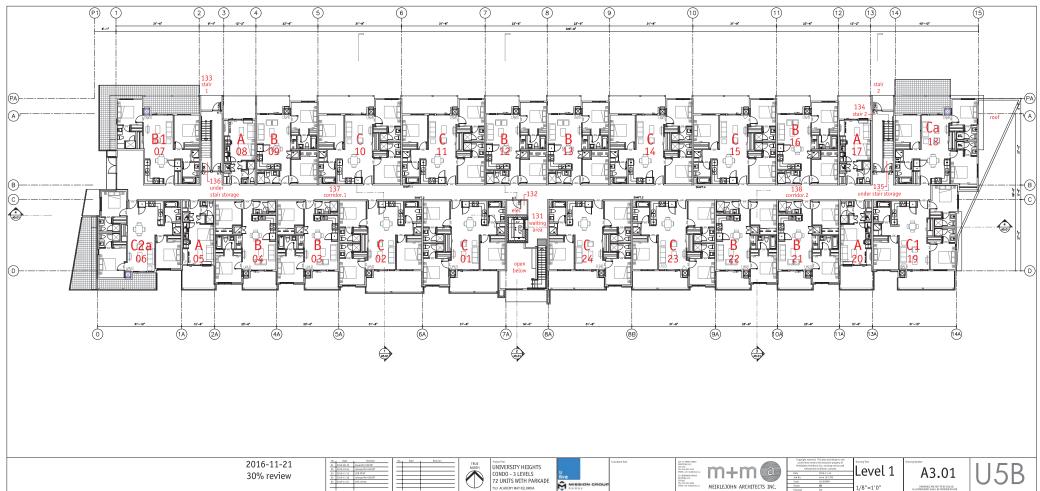
A 1.01



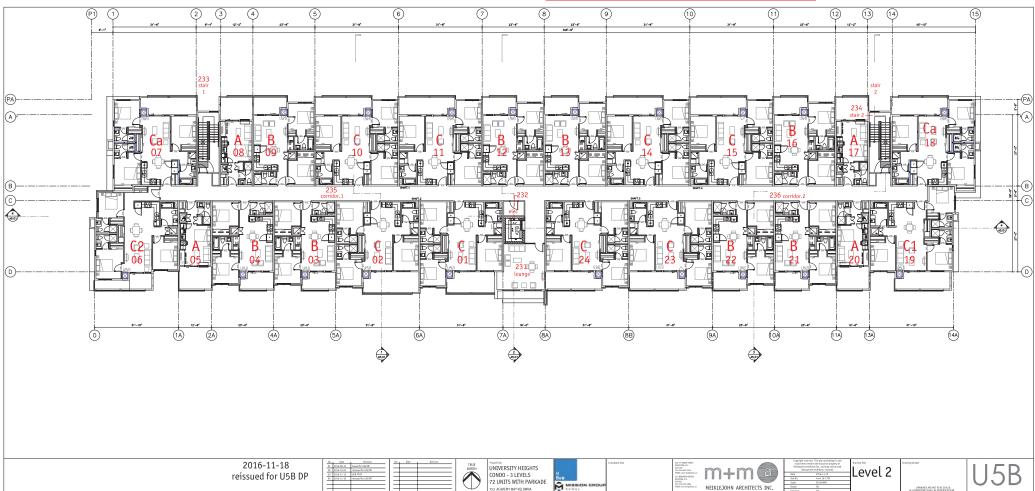




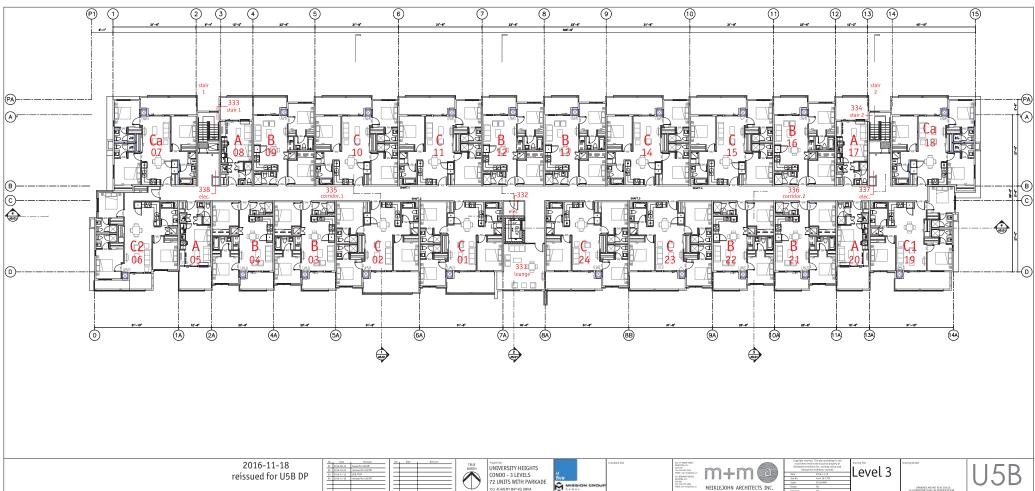






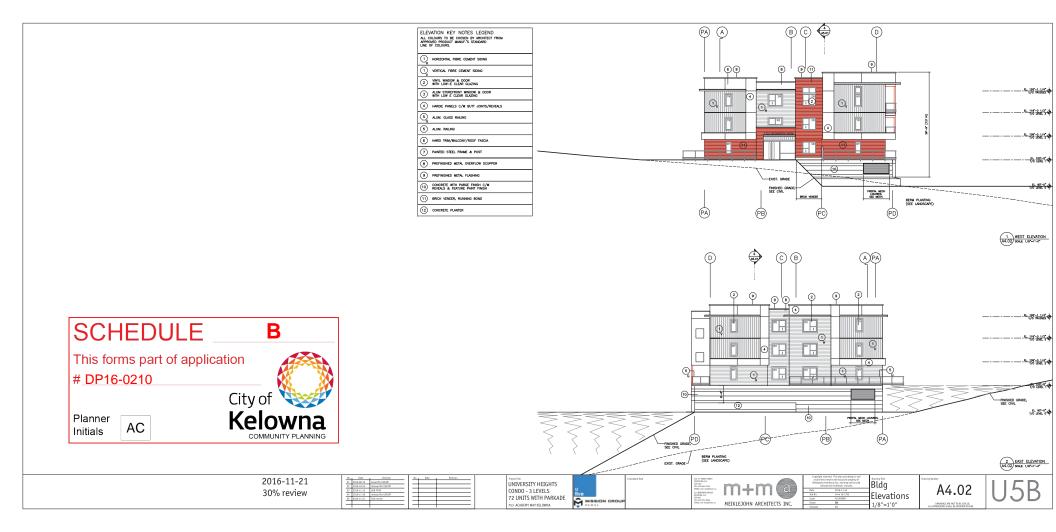




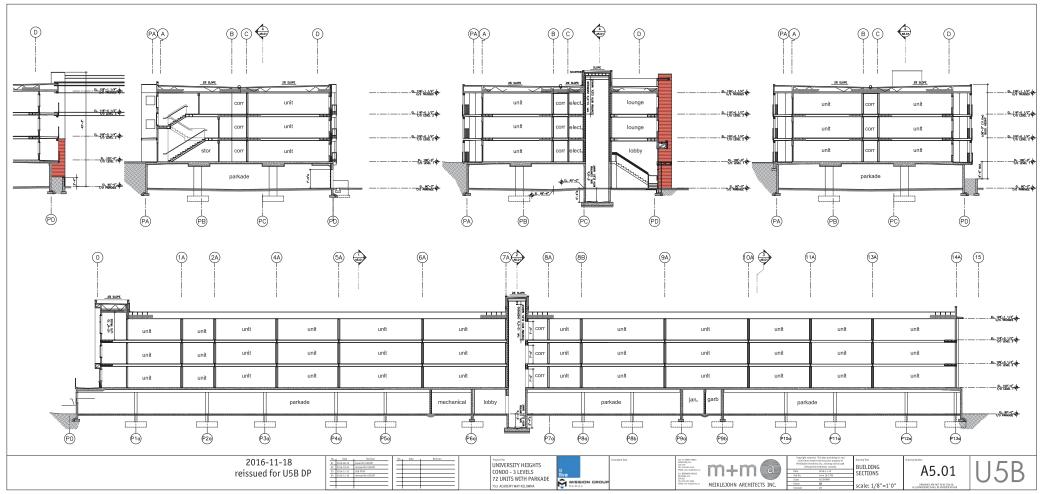


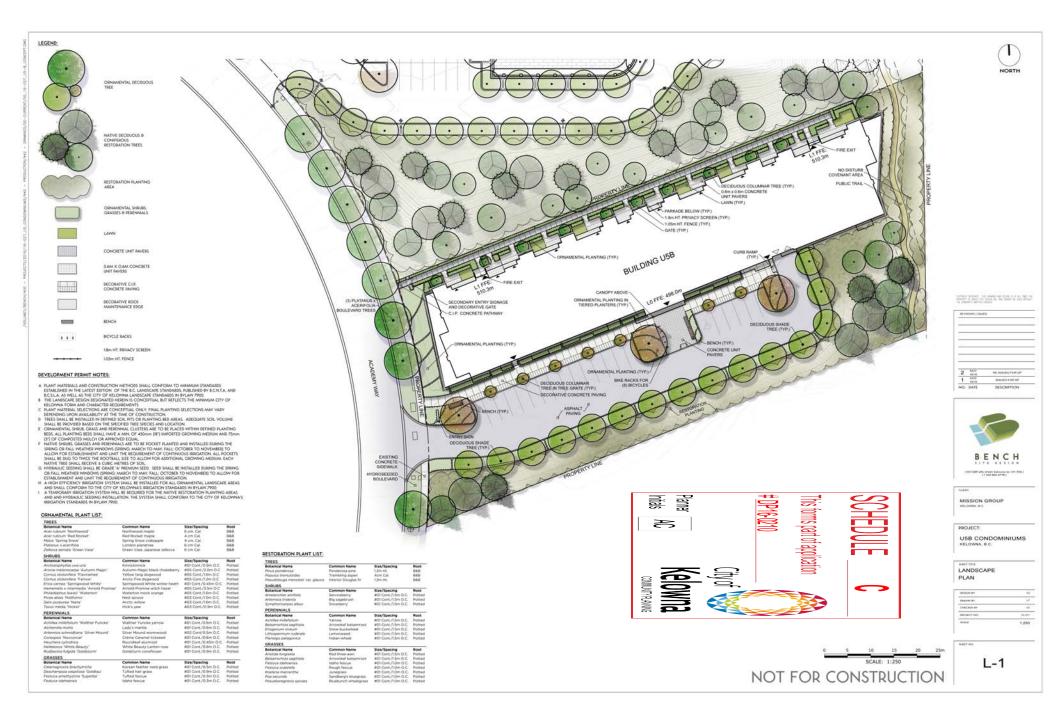


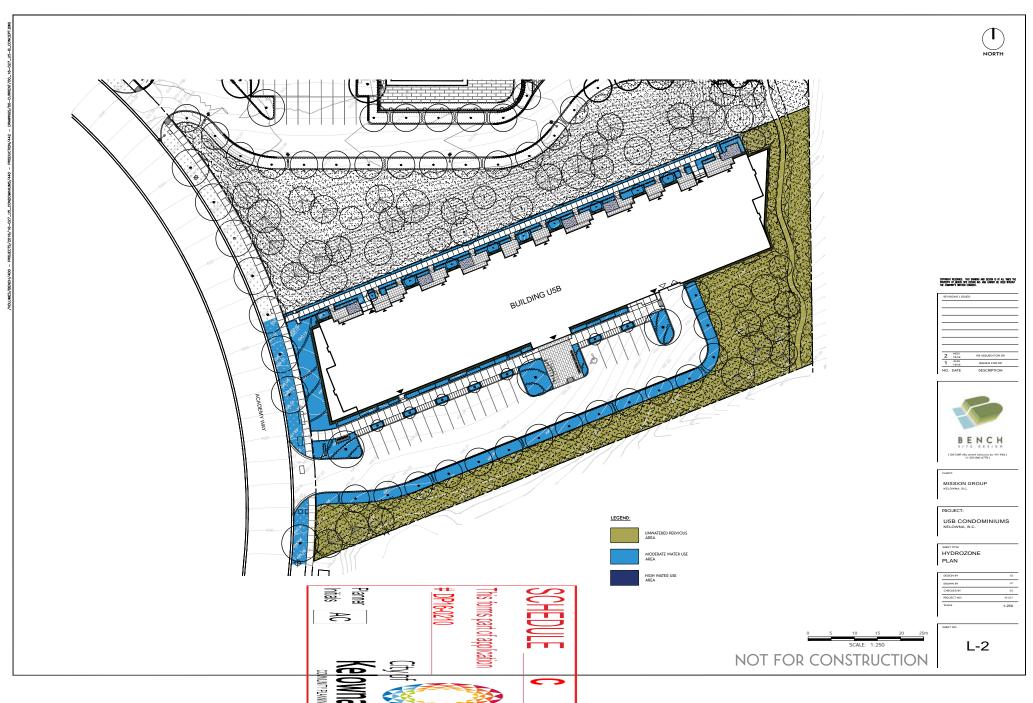














November 18, 2016

City of Kelowna 1435 Water Street Kelowna, B.C. V1J 1J4

Attention: Community Planning & Real Estate Division

**Project**: U5 B Condominiums

Please be advised that a landscape security bond of \$188,021.25 will be required for the U5B Condominiums development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation, restoration planting and hydroseed, tree grates and bicycle racks. Please see the attached Estimate of Probable Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Xenia Semeniuk, BCSLA, CSLA, LEED AP

Registered Landscape Architect

СС

Michael Bacon, Mission Group Homes Ltd.





#### **U5B Condominium**

#### **Estimate of Probable Costs for Bonding**

Prepared on: November 18, 2016

ems Description	Units	Qty.	Price	Item Tota
1.0 Plant Material				
1.1 Trees				
1.1.1 6cm Cal.: Deciduous Boulevard/ Shade Tree	ea.	21	\$550.00	\$11,550.0
1.1.2 4cm Cal.: Columnar Deciduous Tree	ea.	17	\$450.00	\$7,650.0
1.1.3 4cm Cal.: Deciduous Restoration Tree	ea.	4	\$350.00	\$1,400.00
1.1.4 1.2m Ht.: Coniferous Restoration Tree	ea.	9	\$250.00	\$2,250.0
			Sub-Total	\$22,850.0
1.2 Ornamental Shrubs, Perennials, Grasses				
1.2.1 #5 Pot: Shrubs (1.5m O.C.)	ea.	55	\$45.00	\$2,475.00
1.2.2 #3 Pot: Shrubs (1.2m O.C.)	ea.	195	\$35.00	\$6,825.0
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	245	\$30.00	\$7,350.00
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	560	\$15.00	\$8,400.0
			Sub-Total	\$25,050.0
1.3 Restoration Shrubs, Perennials, Grasses				
1.3.1 #1 Pot: Shrubs (1.5m O.C.)	ea.	285	\$12.00	\$3,420.0
1.3.2 #1 Pot: Perennials & Grasses (1.0m O.C.)	ea.	640	\$12.00	\$7,680.0
			Sub-Total	\$11,100.0
1.4 Seed & Sod				
1.4.1 Sodded Lawn	m²	39	\$8.00	\$312.00
1.4.2 Hydroseeded	m²	1410	\$2.00	\$2,820.00
			Sub-Total	\$3,132.00
			1.0 Total	\$62,132.00
2.0 Topsoil & Mulch				
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m³	360	\$50.00	\$18,000.0
2.1.2 Tree Well Topsoil (1m <sup>3</sup> /Tree Depth)	$m^3$	38	\$50.00	\$1,900.0
2.1.3 Lawn Topsoil (150mm Depth)	$m^3$	6	\$50.00	\$300.0
2.1.4 Hydroseed Topsoil (450mm Depth)	$m^3$	635	\$45.00	\$28,575.0
2.1.5 Restoration Area Tree Topsoil (6m <sup>3</sup> /Tree)	$m^3$	78	\$45.00	\$3,510.0
			Sub-Total	\$52,285.0
2.2 Mulch				
2.2.1 Glengrow Mulch (75mm Depth)	m³	60	\$65.00	\$3,900.0
			Sub-Total	\$3,900.0
			2.0 Total	\$56,185.00





#### 3.0 Servicing

		Security	y <b>Total</b> (125%)	\$188,021.25
			Subtotal	\$150,417.00
			4.0 Total	\$9,600.00
			Sub-Total	\$9,600.00
4.1.2 Tree Grates	ea.	7	\$800.00	\$5,600.00
4.1.1 Bike Racks	ea.	5	\$800.00	\$4,000.00
4.1 Site Furniture				
4.0 Site Construction				
			3.0 Total	\$22,500.00
			Sub-Total	\$22,500.00
3.1.6 Establishment irrigation (heads, pipes, valves)	l.s.	1	\$4,000.00	\$4,000.00
3.1.5 Irrigation system (heads, pipes, valves)	m <sup>2</sup>	800	\$15.00	\$12,000.00
3.1.4 Control System	l.s.	1	\$2,000.00	\$2,000.00
3.1.3 Point of Connection to Electrical Service	l.s.	1	\$500.00	\$500.00
3.1.2 Point of Connection to Water Service	l.s.	1	\$1,500.00	\$1,500.00
3.1.1 Sleeving	l.s.	1	\$2,500.00	\$2,500.00
3.1 Irrigation				
3.0 Servicing				





# IRRIGATION APPLICATION

#### APPLICATION IDENTIFICATION

Owner:	Mission Group Properties Inc.	Subject Address: U5 B Condominiums					
Agent if applicable:		Telephone					
Title:		Fax No:					
Company:	BENCH Site Design Inc. Kelowna	Email:					
City:	No. of the control of	Mailing Address:  Province Postal Code:					
LANDSCADE	WATER CONSERVATION CHEC						
	e to be checked - see instruction page	, NLI31					
Note. all boxes are	• •	City of Kelowna standards to isolate the outdoor irrigation system from					
Ш	the potable water system.						
	Group planting into 'hydrozones' of high, me	edium and low water-use plants or unirrigated/unwatered areas.					
	Minimize mown turf areas that are high water use areas - ideally to 50% of the landscape area or less - substitute with areas of lower water use treatments like unwatered native woods or meadow, mulch, spaced wood deck, pervious paving.						
	Povide adequate topsoil or growing medium of depth and quality to meet the BC Landscape Standard, published by the BC Society of Landscape Architects and the BC Landscape and Nursery Association. General minimum depths over poor subsoils are 150mm for lawn and 300mm for shrubs groundcover.						
	Group irrigation circuits/zones into 'hydrozones' of high, medium, and low or unirrigated areas consistent with the landscape planting plan. Provide a separate irrigation valve for each irrigated hydrozone.						
	Minimize use of high-volume spray heads, and employ drip or low volume irrigation where practical.						
	When spray or rotor irrigation is used, design and install head to head coverage in accordance with manufacturer's specifications, and avoid overspray outside landscape areas.						
	Ensure matched precipitation rates within al	II irrigation circuits.					
	Design and install pipe and head layout so flow velocity does not exceed 1.5 m/s, and to minimize elevation change or pressure variation in circuits. Provide check valves to stop low head drainage.						
	Ensure irrigation mainlines are proved leak-f	ree with hydrostatic tests.					
	Provide pressure regulating devices to ensure pressure range.	e irrigation outlets are operating at the manufacturer's optimum					
	Install - and program to minimize water use - 'Smart Controllers' to meet standards of the City of Kelowna Water Regulation Bylaw.						
		olation valve) located outside the building in a location accessible to the of water from the potable water supply to the outdoor irrigation system ked off by the City.					
		SCHEDULE C					
Applicant Notes or	the Landscape Water Conservation Checklist	This forms part of application					
		# DP16-0210					
		#_DP16-0210  City of					
		Planner AC Kelowna					
		Initials AC REIOWIIA					



### IRRIGATION APPLICATION

#### LANDSCAPE WATER CONSERVATION TABLE

Applicant: BENCH Site Design Inc. Address: 105-1289 Ellis Street, Kelowna BC V1Y 9X6

#### Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

2543 sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscap	e Treatments*	Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	
•				(Sq.m.)		Use (cu.m.)
Note: each of the areas below are a 'HY	DROZONE'	(PF)	(IE)	(HA)		(WU)
~~~~~	<u> </u>					
Unwatered Pervious Areas (	not impervious pa	ving)				
Mulch (Stone, bark or sand)		N/A	N/A	72	3%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A	0	0%	N/A
Pervious paving (Granular paving)	<u>.</u>	N/A	N/A	0	0%	N/A
Naturalized meadow (wildflowers)	<u> </u>	N/A	N/A	0	0%	N/A
Naturalized area (Existing natural ar	rea)	N/A	N/A	0	0%	N/A
Other: Restoration Area		N/A	N/A	1482	58%	N/A
Swimming or ornamental pool		1	1	0	0%	0
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	<u>.</u>		,			~~~~~
Watered Planting Beds (shru	ıbs or groundcoveı	r)				
Planting Type	Irrig Efficiency					
Low water use plants	High (Drip or Bubbler)	0.3	0.9	0	0%	0
Low water use plants	Low (Spray orRotor)	0.3	0.7	0	0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	950	37%	528
Moderate water use plants	Low (Spray orRotor)	0.5	0.7	0	0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9	0	0%	0
High water use plants	Low (Spray orRotor)	0.7	0.7	0	0%	0
Watered Mown Lawn Areas	Low	1	0.7	39	2%	56
						••••••
Special Landscape Areas (SI	<u>.</u>					
Special Landscape Areas (SL			0.7			
Vegetable Garden	High (Drip or Bubbler)	1	0.9	0	0%	0
Vegetable Garden	Low (Spray orRotor)	1	0.7	0	0%	0
Sports Lawn	Low (Spray orRotor)	1	0.7	0	0%	0
Rainwater or Recycled Water Use	: 	0.3	1	0	0%	0
Totals	:	<u> </u>	3	2543	100%	583
Special Landscape Area (SLA) Sub to	tal			0		–

\*If proposed design conditions are not shown on the form please contact Water Smart at 250-868-3339 SCHEDULE

This forms part of application
# DP16-0210

AC

Planner Initials City of Kelowna

C



## IRRIGATION APPLICATION

#### CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Note: For Evapotranspiration (ETo) in Kelowna use 1000mm/yr	Amount	Units	
Total Landscape Area	2543	sq.m.	
Landscape Maximum Water Budget (WB)	2543	cu.m./yr.	
Estimated Landscape Water Use (WU)	583	cu.m./yr.	
Under (-OVER) Budget (Must be under Water Budget WB)	1,960	cu.m./yr.	
	OK		
I have identified and confirmed, by completing the attached 'Landscape conform to current landscape and irrigation water conservation practice treatments of the project will conform to the Hydrozone areas identified Table' above.	s listed in the	checklist. I also acknowledg	e that the landscape
Signature of Applicant		Date: 18-	-Nov-16
FOR CITY OF KELOWNA OFFICE USE ONLY			
The Irrigation Application and calculations above satisfy the requirement 4.4.3. and is hereby APPROVED with the signature of the Water Manager		r Regulation Bylaw 10480 Se	ection 4.4.2 and
Signature of Kelowna Water Smart designate For Water Manager		Date:	
	S	SCHEDULE	С
Print Name		his forms part of appl	ication
		DP16-0210	Idation
NOTE: Doct Signed and approved applies the set Consult Controller for following			City of
NOTE: Post Signed and approved application at Smart Controller for future ref		anner	Kelowna
		itials AC	COMMUNITY PLANNING

### REPORT TO COUNCIL



**Date:** 1/10/2017

**RIM No.** 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: DP16-0258 / DVP16-0259 Owner: Windmill Ventures Ltd.&

0797989 BC. Ltd.

Address: 332 Lake Ave Applicant: Norr Architects Planners

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

Existing OCP Designation: Multiple Unit Residential (MRM)

Existing Zone: RM5 – Medium Density Multiple Housing

#### 1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP16-0258 for Lot A, District Lot 14, ODYD, Plan KAP90495, located at 332 Lake Ave, Kelowna, BC, subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit DVP16-0259 for Lot A, District Lot 14, ODYD, Plan KAP90495, located at 332 Lake Ave, Kelowna, BC;

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

#### Section 13.11.6 (d) Development Regulations:

• To decrease the front yard setback for the parkade from 6.om to 3.om;

#### Section 13.11.6 (e) Development Regulations:

- To decrease the side yard setbacks for the eastern property:
  - o From 1.5m for the parkade to 0.22m;
  - $\circ$  From 4.5m (up to 2  $\frac{1}{2}$  stories) to 1.6m (up to 2  $\frac{1}{2}$  stories);
  - o From 7.om (above to 2 ½ stories) to 1.6m (above to 2 ½ stories).

- To decrease the side yard setbacks (south) facing the adjacent single family dwelling:
  - From 4.5m (for the parkade & up to 2 ½ stories) to 2.8m (for the parkade & up to 2 ½ stories);
  - $\circ$  From 7.om (above to 2 ½ stories) to 1.6m (above to 2 ½ stories).
- To decrease the side yard setbacks (west) facing the adjacent single family dwelling:
  - From 4.5m (for the parkade & up to 2 ½ stories) to 2.8m (for the parkade & up to 2 ½ stories);
  - o From 7.om (above to 2 ½ stories) to 5.2m (for the 3<sup>rd</sup> level) and 6.2m(for the 4<sup>th</sup> level);
- To decrease the flanking side yard setbacks (facing Water St):
  - o From 6.om for the parkade to 1.5m;
  - o From 6.om to 3.7m (for the 1<sup>st</sup> & 2<sup>nd</sup> levels);
  - o From 6.om to 5.8m (for the 3<sup>rd</sup> level);

#### Section 13.11.6 (f) Development Regulations:

- To decrease the rear yard setbacks (north):
  - o From 7.om to 6.7m (for the 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> levels).

#### Section 13.11.6 (b) Development Regulations:

- To increase the maximum site coverage from 40% to 80%;
- To increase the maximum site coverage of buildings, driveways, and parking areas from 65% to 80%.

#### Section 8.1.11 (a) (Parking) Size and Ratio:

• To reduce the minimum extra width for a parking stall when it abuts an obstruction on one side from 0.2m to 0.0m.

#### Section 8.1.11 (b) (Parking) Size and Ratio:

- To reduce the minimum percentage of full sized parking stalls for Apartment Housing from 50% to 48%;
- To increase the maximum percentage of medium sized parking stalls for Apartment Housing from 40% to 43%.

AND THAT Council's consideration of the Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" in the Report from the Community Planning Department dated June 10<sup>th</sup> 2017;

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

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

#### 2.0 Purpose

To review the Form & Character Development Permit for a  $4\frac{1}{2}$  storey, 35 unit condominium multi-family buildings known as Magala Place and to review the project for a number of variances.

#### 3.0 Community Planning

#### 3.1 Background

The subject property is located at the southern edge of the downtown urban centre. The applicant has previously applied for two development permits (DPo8-o250/DVPo8-o251 & DP15-o173/DVP15-o174). The first development permit (DPo8-o250/DVPo8-o251) was approved by Council on March 23<sup>rd</sup> 2010. There were extensions granted, but the applicant failed to complete the final conditions prior to the permit expiry date (File closed March 28<sup>th</sup> 2012).

The second development permit (DP15-0173/DVP15-0174) was turned down by Council with Staff's recommendation of non-support on April  $5^{th}$  2016. That proposal was 25 units which is 10 less units than the current proposal but the previous proposal had a number of design guideline contraventions. For a detail review of the non-support rationale, please see the Community Planning report dated April  $5^{th}$  2016.

#### 3.2 <u>Development Permit</u>

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines.

Specifically, the design features are:

- 1. The key OCP design guideline that the previous project failed to achieve was "to design new multistorey buildings to transition in height where the OCP land use designation provides for smaller structures on adjoining lots" ; Staff did not support the original height variance since the site is located directly across from the heritage conservation area (a protected single family neighbourhood). The new proposal is consistent with the RM5 zone height regulations and as the building rises it is stepped back to provide a better transition to the adjacent single family lot and the heritage conservation area.
- 2. Another important OCP design guideline that the previous project underperformed in was to "locate parking areas to the rear of buildings, internal to the building, or below grade" <sup>2</sup>; Although, the previous proposal did have 43% of the parking located below grade within a parkade, the remainder was located adjacent to Lake Ave as surface parking. Lake Ave is the first street to enter into the heritage conservation area and it was important to have an articulated face facing Lake Ave. The new proposal has achieved that goal and has provided 100% of the parking below grade within a parkade.
- 3. The OCP design guidelines state buildings should be located in a manner that provides an effective street edge while respecting the desired streetscape rhythm<sup>3</sup>. Generally, the desired streetscape rhythm is achieved by locating buildings parallel to the street rather than perpendicular. Magala Place exemplifies this design by locating the buildings parallel to the street and by providing ground oriented units along each streetscape and on the northern lanescape.

#### 3.3 <u>Development Variance Permit</u>

Staff are recommending support for the proposed Development Variance Permit. There are ten variances. See Zoning Analysis table for specific details. The ten variances can be split into three categories of variances: i) building setbacks, ii) site coverage, and iii) parking variances.

<sup>&</sup>lt;sup>1</sup> Policy 2.3 - Chapter 14 - Urban Design Development Permit Areas – City of Kelowna Official Community Plan

 $<sup>^2</sup>$  Policy 8.8 - Chapter 14 - Urban Design Development Permit Areas – City of Kelowna Official Community Plan

<sup>&</sup>lt;sup>3</sup> Policy 3.1 - Chapter 14 - Urban Design Development Permit Areas – City of Kelowna Official Community Plan

#### 1. Building Setback Variances:

- a. The RM5 zone has different setbacks for the: parkade, first 2 ½ stories, and above 2 ½ stories. The variances generally reduce the setback at each level and on most elevations. There are some building setbacks that are in excess of the bylaw requirement (most notably the sections adjacent to the single family dwelling). However, the townhouse style units facing Lake Ave are wider than the rest of the building which consequently require a building setback variance facing the existing single family dwelling. This will impact the adjacent single family dwelling. However, the extra width along Lake Ave was needed to have the desired streetscape along Lake Ave with two walk-up style townhouse units.
- b. The building setback variances facing the lanes are considered appropriate by Staff as this should provide an adequate interface to the surface parking lots and adjacent utility lot along that lane.
- c. Reducing the building setback for the parkade is acceptable by Staff as the parkade wall is hidden with a well-defined set of retaining walls and extensive landscape treatment.
- d. Reducing the building setback from Water Street is considered an adequate compromise by Staff as the initial reduction is relatively small (o.8m closer to Water St) and the applicant is proposing to step back that building greater than what is required by the Zoning Bylaw. The Zoning Bylaw only requires a setback of 2.5m from the first floor to the top floor and the applicant is proposing to step back the building 4.1m between the first floor and the top floor. This provides a transitional façade feeling. This is an important design consideration as the project sited across form the heritage conservation area.

#### 2. Site Coverage Variances:

a. Most multi-family buildings need to vary both site coverage regulations in order to meet the desired densities outlined in the OCP especially when a site is located within an infill urban centre setting. This project is further proposing a partial green roof to aid in stormwater detention of the site and the overall aesthetics of the project.

#### 3. Parking Variances

a. Reduce the ratio of parking stalls is a common variance and helps increase the efficiency of a particular site to achieve the maximum number of parking stalls. This proposal is only short one parking stall and will be providing cash-in-lieu of parking. The proposal includes a variance to reduce the size of every parking stall when abutting an obstruction (including columns). This variance will almost affect every parking stall in the parkade. Staff are comfortable with the variance as the applicant has shown that their target market will likely include owners with smaller vehicles. Staff feel it is appropriate to allow a developer to innovate and to provide a product that discourages larger vehicles in an urban centre.

#### 4.0 Proposal

#### 4.1 <u>Project Description</u>

'Magala Place' is a 4 ½ storey condominium project with 35 units. The project consists of ten 3-bedroom units, fourteen 2-bedroom units, and eleven 1-bedroom units. The project is one parking stall short but a parking variance is not necessary as the applicant will instead pay cash-in-lieu of parking in accordance with the Payment in Lieu of Parking Bylaw No. 8125.

#### Character & Materials

The proposed building steps back on the west and south facades decreasing the massing of the building as well as providing a more sensitive transition to the adjacent single family dwelling. The

below grade parkade is partially exposed but is screened extensively with landscaping, tiered retaining wall, stairs, railings, and gates which serve to provide a definition of public, semi-public, and private space.

The project has been designed using extensive use of overhangs, structural brackets, and exterior decks. All of these elements were used to minimize the visual massing of the building as well as adding visual interest to the facades of the project. The project uses brick at visually exposed areas of the main and second floors. This provides a defined building base. Cementitious panels are being used to maintain the contemporary (and contextual) look of the project.

Figure 1: Proposed building materials



All the units on the main floor facing the north lane, Water Street, and Lake Ave will have direct access to grade. This is provided through the integrated use of stairs and gates. The entry point to these residential units are to include integrated lights which will be used as a means of wayfinding and also to animate the street during the evening.

Figure 2: Example of Ground Oriented Units



The project meets the landscape requirements and guidelines and goes further by providing a partial green roof. The specific plantings were chosen based upon the following design considerations:

- Ornamental shrubs / flowering species to provide colour around the site throughout the year;
- Drought tolerant plant types for arid micro-climate;
- Use of coniferous plants to provide greenery during the winter months;
- Use of ornamental grasses to provide soft screening at the edges of the project and to minimize the visual impact of the (partially) exposed garage;
- Use of perennials to provide colour in areas that are physically constrained.

Figure 4: Magala Place Rendering





# 4.2 <u>Public Notification</u>

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting all the neighbours within 50 metres.

# 4.3 Site Context

The 'subject property is located adjacent to the Abbott Street Heritage Conversation area and within the edge of an Urban Centre. The site is level, and is designated as MRM – Multiple Residential (Medium Density) in the OCP Future Land Use Map. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P4 - Utilities	Utilities
East	RM5 - Medium Density Multiple Housing	Residential
South	RM5 - Medium Density Multiple Housing & RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 332 Lake Ave



# 4.4 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RM <sub>5</sub> ZONE REQUIREMENTS	PROPOSAL		
	Development Regulation	ns		
Height	18.0 m / 4.5 storeys	12.7 m / 4.5 storeys		
Front Yard Setback (Lake Ave) <sup>1</sup>	Min 6.0 m except for 1.5 m for ground oriented housing that is below 2 ½ stories	3.0 m to parkade 5.3 m to 1 <sup>st</sup> & 2 <sup>nd</sup> Levels 7.8 m to 3 <sup>rd</sup> Level 10.6 to 4 <sup>th</sup> Level		
Side Yard Setback (east) <sup>2</sup>	1.5 m to parkade 4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	o.22 m to parkade 1.6 m to 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , & 4 <sup>th</sup> Levels		
Side Yard Setback (south) facing single family dwelling <sup>3</sup>	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	3.9 m to parkade 6.6 m to 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , & 4 <sup>th</sup> Levels		
Side Yard Setback (west) facing single family dwelling <sup>4</sup>	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	2.8 m to parkade 2.8 m to 1 <sup>st</sup> & 2 <sup>nd</sup> Levels 5.2 m to 3 <sup>rd</sup> Level 6.2 m to 4 <sup>th</sup> Level		
Flanking Side Yard Setback (Water St) <sup>5</sup>	Min 6.0 m except for 1.5 m for ground oriented housing that is below 2 ½ stories	1.5 m to parkade 3.7 m to 1 <sup>st</sup> & 2 <sup>nd</sup> Levels 5.8 m to 3 <sup>rd</sup> Level 7.8 m to 4 <sup>th</sup> Level		
Rear Yard Setback (north) <sup>6</sup>	1.5 m to parkade 7.0 m to building	3.o m to parkade 6.7 m to 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> Levels 8.o m to 4 <sup>th</sup> Level		
Site coverage of buildings <sup>z</sup>	40 %	80%		
Site coverage of buildings, driveways & parking <sup>8</sup>	65 %	80%		
FAR	1.1 +0.1+0.2 = 1.4 Max	1.4		
	Parking Regulations			
Minimum Parking Requirements	55 parking stalls	54 parking stalls <sup>*</sup> *Variance not needed; cash-in-lieu of parking to be provided		
Ratio of Parking Stalls <sup>9</sup>	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 48% (26 stalls) Medium Size: 43% (23 stalls) Small Size: 9% (5 stalls)		
Minimum Drive Aisle Width	7.0 M	7.0 M		
Minimum Parking Stall Width <sup>10</sup>	Where a parking stall abuts an obstruction (including a column) the stall shall be 0.2m wider	o.om wider		

Zoning Analysis Table				
CRITERIA	RM <sub>5</sub> ZONE REQUIREMENTS	PROPOSAL		
Minimum Bicycle Parking Requirements	Class 1: 18 bikes Class 2: 4 bikes	Class 1: 35 Class 2: 4 bikes		
Private Open Space	765 m²	1249 m²		
Ten Variances Proposed.				

# 5.0 Current Development Policies

# 5.1 Kelowna Official Community Plan (OCP)

# **Chapter 5: Development Process**

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

Policy 1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

# Objective 5.5: Ensure appropriate and context sensitive built form.

**Building Height.** <sup>4</sup> In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood
- Shadowing of the public realm
- View impacts
- Overlook and privacy impact on neighbouring buildings
- Impacts on the overall skyline
- Impacts on adjacent or nearby heritage structures

# Chapter 14: Urban Design Guidelines

#### Amenities, ancillary Services and Utilities.<sup>5</sup>

- **11.1** Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- **11.3** Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

# Chapter 4: Land Use Designation

#### Massing and Height.<sup>3</sup>

**4.1** - Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:

<sup>&</sup>lt;sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permits Area).

- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

#### 6.0 Technical Comments

# 6.1 <u>Building & Permitting Department</u>

- a) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- b) Demolition Permit required for any existing structures.
- c) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- d) A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- e) A Building Code analysis is required for the structure at time of building permit applications:
  - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - o 12% driveway slope into the parking area may be excessive.
  - Spatial calculation should be provided for the building face adjacent to the existing residential lot to confirm if within limits.
  - An alternative solution may be required to establish safe H/C access from the building due to unprotected glazing in the exit path.
  - An alternative solution may be required for a safe exiting path past a suite windows from 2nd stairwell or redesign of the floor plan may be required
  - o Location of the main entrance should be clearly defined on the drawings along with location of fire alarm panel to meet minimum distances as defined in BCBC 12.
- f) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- g) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any

damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.

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

# 6.2 <u>Development Engineering</u>

See attached Memo dated December 6<sup>th</sup> 2016

#### 6.3 <u>Fire Department</u>

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca.
- b) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.
- c) This building shall be addressed off of the street it is accessed from main entrance appears to be on Water Street. A visible address must be posted on this street. as per City of Kelowna By-Laws.
- d) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- e) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- f) Fire Department access is to be met as per BCBC 3.2.5.
- g) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- h) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC \$561 Standard.
- j) Contact Fire Prevention Branch for fire extinguisher requirements and placement.

- k) Fire department connection is to be within 45M of a fire hydrant unobstructed.
- l) Ensure FD connection is clearly marked and visible from the street.
- m) Standpipes to be located on intermediate landings.
- n) Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760).
- o) Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.

# 7.0 Application Chronology

Date of Application Received: October 21<sup>st</sup> 2016

Date of Public Notification: December 7<sup>th</sup> 2016

**Report Prepared by:** Adam Cseke, Urban Planner

**Reviewed by:**Approved by:
Terry Barton, Urban Planning Manager
Ryan Smith, Community Planning Manager

#### Attachments:

Development Engineering Comments dated December 6<sup>th</sup> 2016 (Attachment 'A')

Applicant Development Rationale

Draft Development Permit and Development Variance Permit

# **CITY OF KELOWNA**

# **MEMORANDUM**

Date:

December 6, 2016

File No.:

DP16-0258

To:

Community Planning (AC)

From:

Development Engineering Manager(SM)

Subject:

322 Lake Ave

Multi-family

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

# 1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with small diameter water services (3). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is \$10,000.00
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

# 2. <u>Sanitary Sewer</u>

(a) The existing lot is serviced with 100mm diameter sanitary services (3). The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is \$8,000.00

#### 3. Storm Drainage

(a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

(b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is \$5,000.00

# 4. Road Improvements

- (a) Lake Ave must be upgraded to an urban standard along the full frontage of this proposed development including sidewalk, landscaped boulevard complete with street trees and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$3,468.00
- (b) Water Street has been upgraded to an urban standard along the full frontage of this proposed development with the exception of the boulevard landscaping. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.

# 5. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

# 6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

# 7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.

# 8. <u>Design and Construction</u>

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

# 10. Servicing Agreements for Works and Services

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

# 11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

(a) Area ground water characteristics.

- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

(e) Additional geotechnical survey may be necessary for building foundations, etc.

# 12. Bonding and Levy Summary

# (a) Levies

	Sa	ater service upgrades nitary sewer service upgrades	\$ 10,000.00 \$ 8,000.00
		orm overflow services tal Bonding	\$ 5,000.00 <b>\$23,000.00</b>

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

# 12. <u>Development Permit and Site Related Issues</u>

Access and Manoeuvrability

Access to the site will be permitted from the lane only.

(ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

Steve Muenz, P. Eng.

Development Engineering Manager

SS





**MAGALA PLACE, KELOWNA BC** PROJECT SUMMARY + DESIGN RATIONALE (UPDATED: 10th OCTOBER, 2016)



# MAGALA PLACE / KELOWNA: DESIGN CLARIFICATION and PLANNING RATIONALE

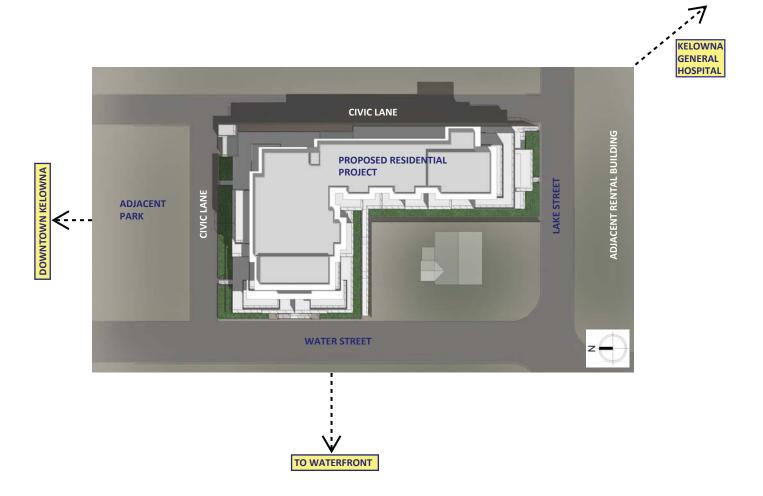
September 1st, 2016

#### **OVERALL PROJECT DESIGN RATIONALE / PROJECT SYNOPSIS**

# **PROJECT SITE**

Located in the South Central district of Kelowna, BC, the proposed project, "Magala Place" will be a four storey, multi-family residential (condominium) building. The building is located west and north of medium density rental housing district which transitions to the west (towards Okanagan Lake).

The site is located at the transition between multi-rental buildings (to the West of the lane and south of Lake Avenue) and single family housing to the West.





# **BUILDING MASSING**

The massing of the proposed building steps on the west and south façades to order to decrease the massing of the building as well as respecting the adjacent single family neighbourhood. Extensive balconies have also been used to break up the massing of the building.

Given the high water table of this site, the below grade parkade is partially exposed – but screened by extensive landscaping and stepping, stairs, railings, and gates which will serve to provide a definition of public, semi-public, and private space. The raised patios also allows the residents an additional sense of security.

The project also steps back as the building rises to minimize massing, and as a gesture to the adjacent single family house and neighbourhood.





#### **BUILDING PROGRAM**

Programmatically, the project has maximised 2 and 3 bedroom units where possible to ensure that families are significantly represented in this project. We note that as proposed, 70% of this project houses 2 and 3 bedroom units. Furthermore, the Owner has also provided a guest suite on the main floor to allow for guests to stay in the building so that they can visit with family members.

This project has also preliminarily gleaned interest from families with children, as well as healthy and independent living seniors looking to downsize from a typical suburban house, as the project is located within a neighbourhood with immediate amenities, such as the waterfront as well as the close proximity to Kelowna General Hospital

#### **ARCHITECTURAL COMPONENTS**

The project has been designed using extensive use of overhangs, structural brackets, and exterior decks. All of these elements were used to minimise the visual massing of the building as well as adding visual interest to the facades of the project.

The use of extensive overhangs / broad eaves visually 'lower' the building similar to the Prairie Style of architecture. The decks / brackets / and lux panel trim provide an additional layer of components to the project façade.





#### **BUILDING MATERIALS**

The project uses brick at visually exposed areas of the main and second floor. This will provide a defined building base or 'piano nobile".

We have also accommodated the use of cementitious panels in order to maintain the contemporary (and contextual) overall look of the project.



# **GROUND FLOOR ORIENTED UNITS**

All units on the main floor facing the north lane, Water Street, and Lake Street will have direct access to grade. This is provided through the integrated use of stairs and gates. We also propose that at the entry point to these residential units to include integrated lights will be used as a means of wayfinding and also to animate the street during the evening.



PROPOSED LIGHT FIXTURES AT WALL PERIMETER AND GATE ENTRANCES



# **BUILDING SETBACKS / SITE COVERAGE (and PROPOSED) VARIANCES**

As noted, the parkade is elevated due to water table issues on this site. In response to this, extensive landscaping and stepped planters have been provide around the entire site with the exception of the east lane interface. The building steps back in strategic locations to minimise the massing both on Water Street and Lake Avenue, respectively. We provide the Zoning Analysis as follows:

CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL	
CRITERIA	A COMPLETE CONTROL OF THE CONTROL OF	PROPOSAL	
	Development Regulations	10.7	
Height	18.0 m / 4.5 storeys	12.7 m / 4.5 storeys	
Front Vard (Lake Ave)	Min 6.0 m except for	3.0 m to parkade 4 5.3 m to townhouses	
Front Yard (Lake Ave)	1.5 m for ground oriented housing	7.8 m to townhouses	
easor see one over	4.5 m (up to 2 ½ storeys)	0.22 m to parkade	
Side Yard (east)	7.0 m (above 2 ½ storeys)	1.6 m to apartments	
V20 24 40 4		1.5 m to parkade	
Side Yard (west) facing	4.5 m (up to 2 ½ storeys)	3.6 m to townhouses	
Water St	7.0 m (above 2 ½ storeys)	5.3m to apartments	
500000000 Modes 20200 10000 (444) (441)	0 NO - 16 NO - 10 - 10 10 10 NO - 10 10 10 10 10 10 10 10 10 10 10 10 10	500 400 V/ 640 - AA 640	
Side Yard (west) facing	4.5 m (up to 2 ½ storeys)	2.8 m to parkade²	
Lake Ave	7.0 m (above 2 ½ storeys)	2.8 m to apartments	
Flanking Side Yard (Water	20 April 2000-	3.0 m to parkade	
St)	6.0 m	6.7 m to apartments	
30,		o., in to apartments	
	Listance Product	3.9 m to parkade 3	
Rear Yard (north)	7.0 m	11.9 m to apartments	
		11.7 m to apartments	
Site coverage of buildings	40 %	75.6% 4	
Site coverage of			
buildings, driveways &	65 %	85.2 % <del>5</del>	
parking	33 /3	03.2 /0 -	
	44-04-02-44-0	alian.	
FAR	1.1 +0.1+0.2 = 1.4 Max	1.4	
	Parking Regulations		
Minimum Parking Requirements	55 parking stalls	54 parking stalls 4	
Requirements	Full size: 50% Min	Full size: 48% (26 stalls) 2	
Ratio of Parking Stalls	Medium Size: 40% Max	Medium Size: 43% (23 stalls)	
	Small Size: 10% Max	Small Size: 9% (5 stalls) 2	
Minimum Drive Aisle	7.0 m	7.0 m	
Width	7.0 m	7.0 M	
W. L. D. J. D. J.	Cl	Cl 4 - 25	
Minimum Bicycle Parking	Class 1: 18 bikes	Class 1: 35	
Requirements	Class 2: 4 bikes 765 m²	Class 2: 4 bikes 1249 m²	
Private Open Space	/65 M²	1249 M <sup>2</sup>	



#### LANDSCAPE ARCHITECTURE

The project has been designed to meet the requirements set forth in Section 7 – Landscaping and Screening. Specified planting has been chosen specifically based on the following design concepts:

- Ornamental shrubs / flowering species to provide colour around the site throughout the year;
- Drought tolerant plant types for arid micro-climate;
- Use of coniferous plants to provide greenery during the winter months;
- Use of ornamental grasses to provide soft screening at the edges of the project and to minimise the visual impact of the (partially) exposed garage;
- Use of perennials to provide colour in areas that are physically constrained.



# DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



# APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0258 / DVP16-0259

**Issued To:** Windmill Ventures Ltd. & 0797989 BC. Ltd

Site Address: 332 Lake Ave

**Legal Description:** Lot A, District Lot 14, ODYD, Plan KAP90495

**Zoning Classification:** RM5 – Medium Density Multiple Housing **Developent Permit Area:** Comprehensive Development Permit Area

#### **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 Development Permit & Development Variance Permit No. DP16-0258 & DVP16-0259, located at 332 lake Ave Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

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

# Section 13.11.6 (d) Development Regulations:

• To decrease the front yard setback for the parkade from 6.0m to 3.0m;

# Section 13.11.6 (e) Development Regulations:

- To decrease the side yard setbacks for the eastern property:
  - o From 1.5m for the parkade to 0.22m;
  - $\circ$  From 4.5m (up to 2  $\frac{1}{2}$  stories) to 1.6m (up to 2  $\frac{1}{2}$  stories);

- $\circ$  From 7.0m (above to 2 ½ stories) to 1.6m (above to 2 ½ stories).
- To decrease the side yard setbacks (south) facing the adjacent single family dwelling:
  - From 4.5m (for the parkade & up to 2½ stories) to 2.8m (for the parkade & up to 2½ stories);
  - $\circ$  From 7.0m (above to 2 ½ stories) to 1.6m (above to 2 ½ stories).
- To decrease the side yard setbacks (west) facing the adjacent single family dwelling:
  - From 4.5m (for the parkade & up to 2½ stories) to 2.8m (for the parkade & up to 2½ stories);
  - o From 7.0m (above to 2½ stories) to 5.2m (for the 3<sup>rd</sup> level) and 6.2m(for the 4<sup>th</sup> level);
- To decrease the flanking side yard setbacks (facing Water St):
  - o From 6.0m for the parkade to 1.5m;
  - o From 6.0m to 3.7m (for the 1st & 2nd levels);
  - From 6.0m to 5.8m (for the 3<sup>rd</sup> level);

# Section 13.11.6 (f) Development Regulations:

- To decrease the rear yard setbacks (north):
  - o From 7.0m to 6.7m (for the 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> levels).

# Section 13.11.6 (b) Development Regulations:

- To reduce the maximum site coverage from 40% to 80%;
- To reduce the maximum site coverage of buildings, driveways, and parking areas from 65% to 80%.

# Section 8.1.11 (a) (Parking) Size and Ratio:

• To reduce the minimum extra width for a parking stall when it abuts an obstruction on one side from 0.2m to 0.0m.

# Section 8.1.11 (b) (Parking) Size and Ratio:

- To reduce the minimum percentage of full sized parking stalls for Apartment Housing from 50% to 48%;
- To increase the maximum percentage of medium sized parking stalls for Apartment Housing from 40% to 43%.

# 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$\_TBD\_\_OR
- b) A Certified Cheque in the amount of \$\_\_\_\_\_OR
- c) An Irrevocable Letter of Credit in the amount of \$ TBD .

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.

#### 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.

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

# This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a save harmless and effectually indemnify the Municipality against:

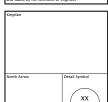
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other 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.

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

lanced and annual design of the day of	
Issued and approved by Council on the day of	, 2016.
Ryan Smith, Community Planning Department Manager Da Community Planning & Real Estate	te

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

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.



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# NORR

lient
WINDMILL VENTURES INC.
1136 RICHTER STREET
roject
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC
rawing Title
COVER SHEET
heck Scale (may be photo reduced)

OCVA160013

A00-00-00

# # DP16-0258

Planner Initials

AC



MAGALA PLACE

1853, 1869 WATER STREET

# **PROJECT TEAM**

ARCHITECT

**STRUCTURAL** 

Wicke Herfst Maver Structural Engineers 2227 Douglas Road Burnaby, British Columbia, VSC SA9

Contact: E-Mail: Phone: (604)484-2859

LANDSCAPE ARCHITECT

LAND SURVEYOR

Runnalls Denby British Columbia Land Surrveyors 259A Lawrence Avenue Kelowna, British Columbia, V1Y 6L2

Contact: Neil R. Denby E-Mail: neil@runnallsder Phone: (250)763-7322

PROJECT VIEWS AND DEVELOPMENT SUMMAR A00-00-02 SURVEY PLAN A10-00-01 SITE PLAN A20-00-01 FLOOR PLAN - PARKADE LEVEL STATISTIC A20-00-10 FLOOR PLAN - MAIN LEVEL A20-00-11 FLOOR PLAN - MAIN LEVEL STATISTIC A20-00-20 FLOOR PLAN - SECOND LEVEL

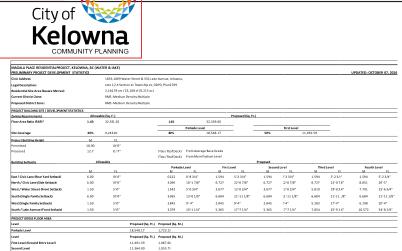
FLOOR PLAN - SECOND LEVEL STATISTIC A20-00-30 FLOOR PLAN - THIRD LEVEL A20-00-31 FLOOR PLAN - THIRD LEVEL STATISTIC A20-00-41 FLOOR PLAN - FOURTH LEVEL STATISTIC A20-00-50 ROOF PLAN

BUILDING ELEVATIONS - NORTH & EAST A30-00-02 BUILDING ELEVATIONS - SOUTH & WEST BUILDING SECTIONS

A31-00-01 A70-00-01

DRAWING LIST COVER SHEET Planner Initials

AC



Second Level			11.364.00	1,035.75	
Third Level			10,177.00	945.47	
Fourth Level			9,063.00	841.98	
Total (From First Level to Fourth Level)			42,095.59	3,910.8:	
RESIDENTIAL UNIT MIX / FLOOR	3 Bed	2 Bed	1 Bed	Total Ne: Flo Sq. Ft.	or Area (NFA) So. M.
LEVEL 1	3	3	3	8,379	778
LEVEL 2	3	3	4	9,034	839
LEVEL 3	1	5	3	8,038	747
LEVEL 4	3	3	1	6,888	640

CURRENT SCHEMATIC EFFICIENCY

BICYCLE PARKING REQUIREMENTS

LOADING VEHICLE REQUIREMENTS





DATE ISSUED FOR 2016-06-24 ISSUED FOR DP 2016-08-10 RE-ISSUED FOR DP 2016-09-02 ISSUED FOR PRESENTATION 2016-09-21 RE-ISSUED FOR DP 2016-10-07 RE-ISSUED FOR DP

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signer and dated by the Architect or Engineer.

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NORR Architects Planners Inc.

WINDMILL VENTURES INC. 1136 RICHTER STREET

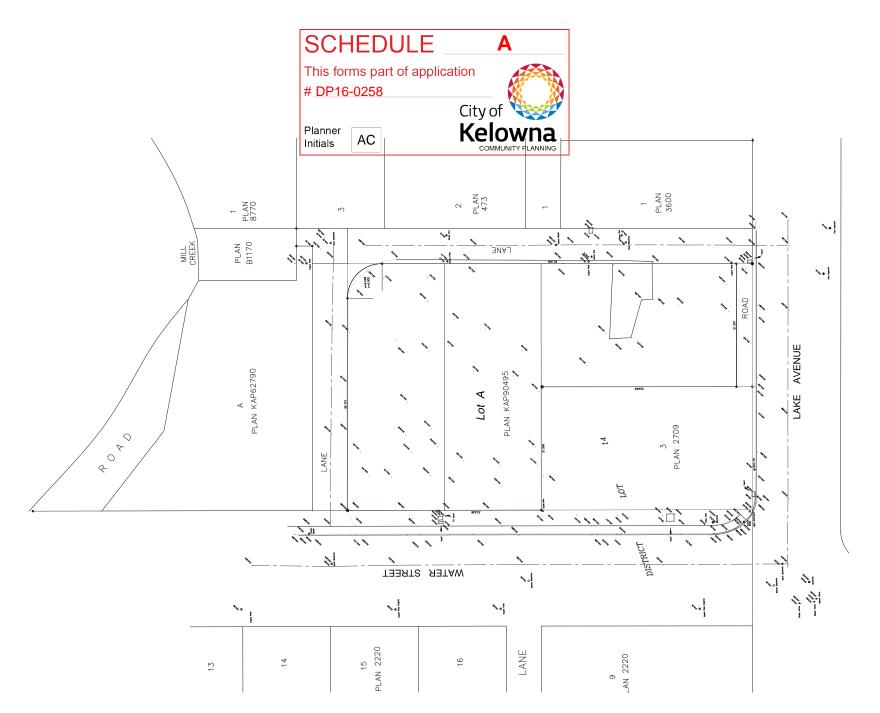
1853, 1869 WATER STREET + 332 LAKE AVENUE KELOWNA, BC

PROJECT VIEWS AND DEVELOPMENT SUMMARY

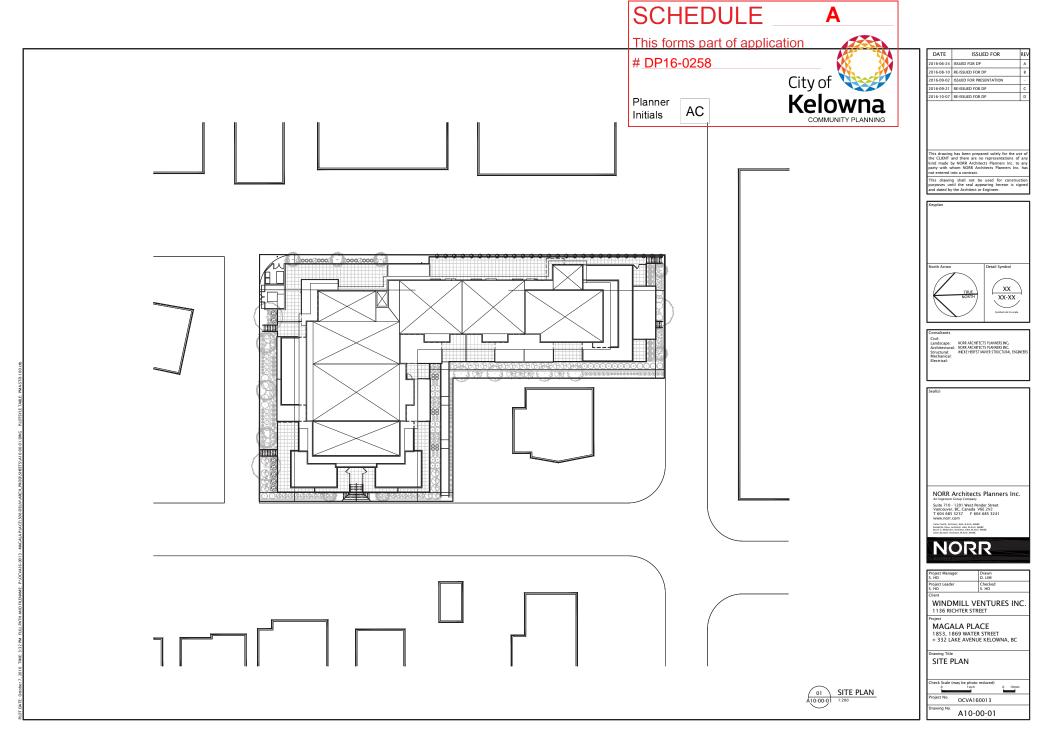
LOWER VIEW LOOKING SOUTH-EAST

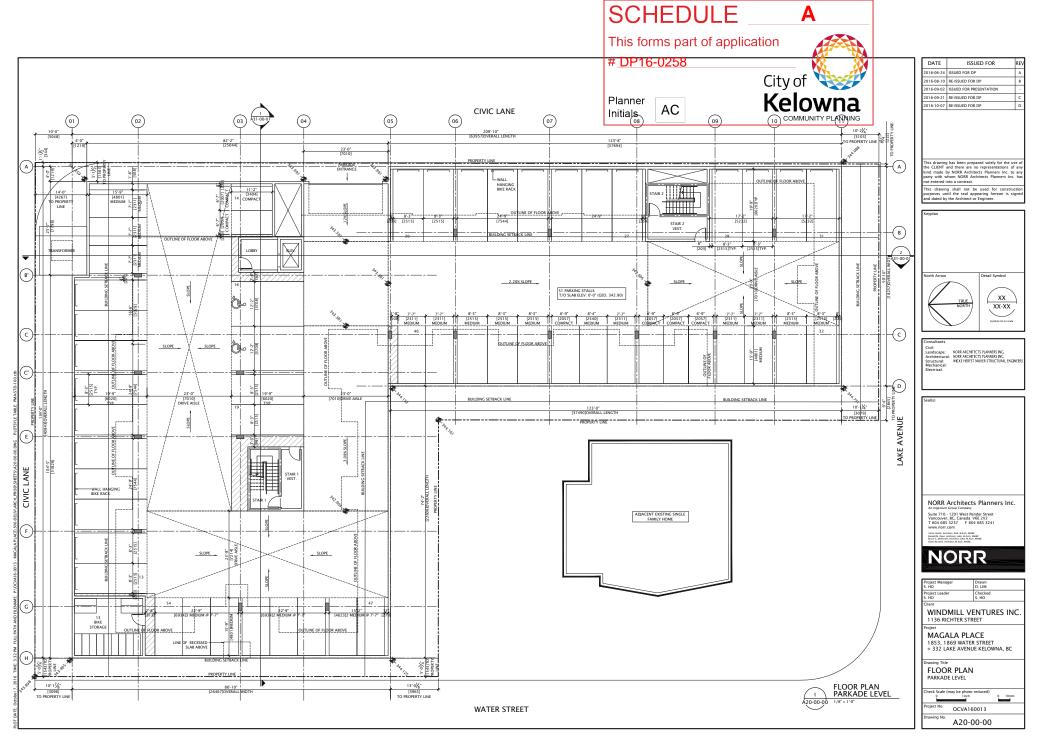
OCVA160013 A00-00-01

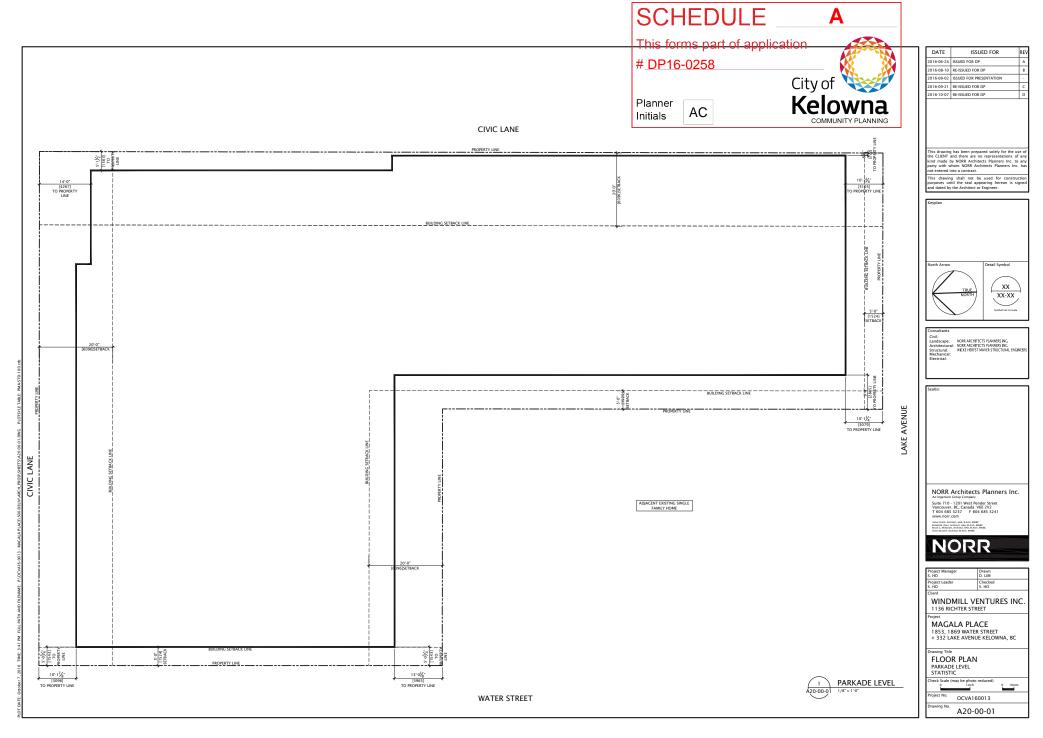


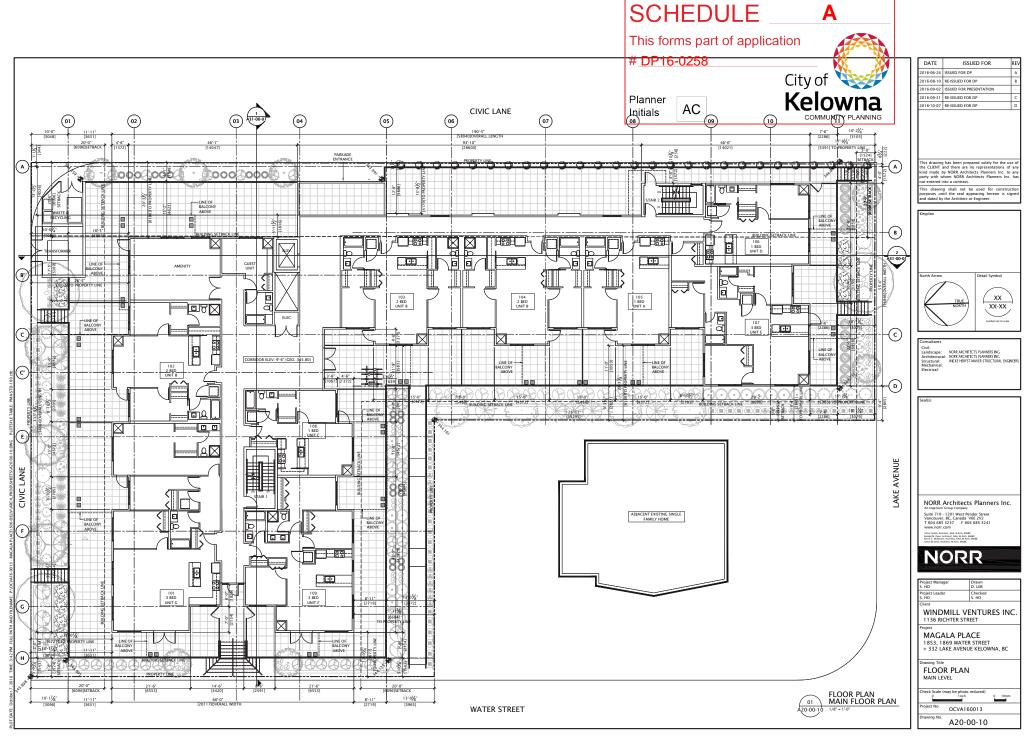


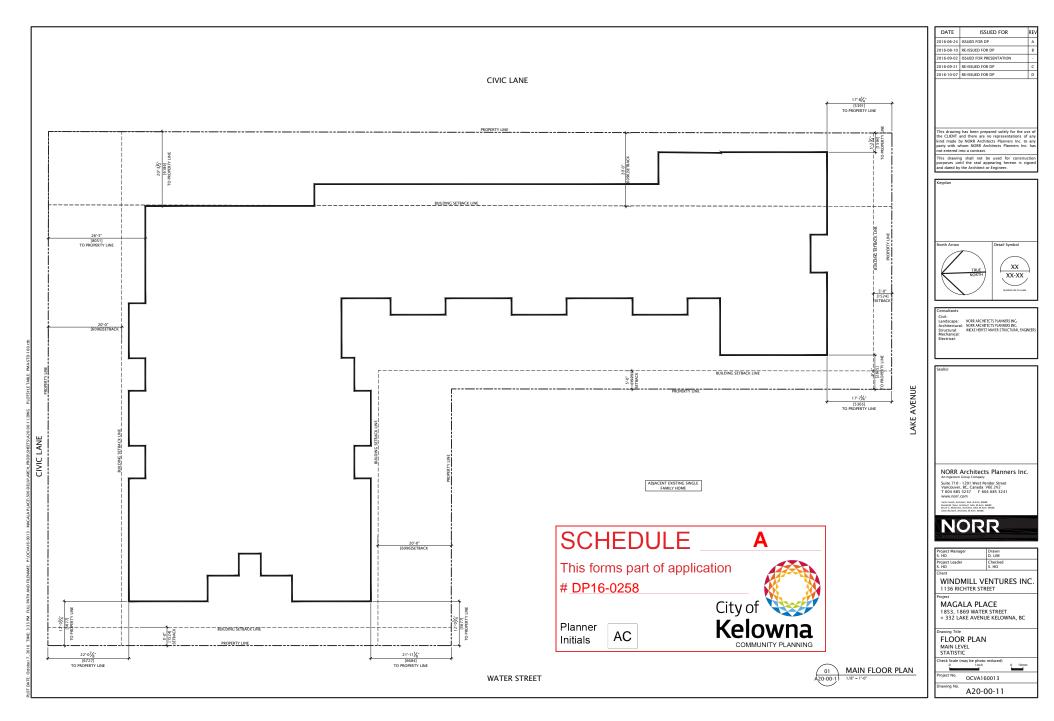
Project Manag S. HO		Drawn D. LIM	
Project Leader S. HO		Checked S. HO	
Client			
	MILL VE		RES INC.
Project			
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1853, 1869 WATER STREET			
+ 332 LAKE AVENUE KELOWNA, BC			
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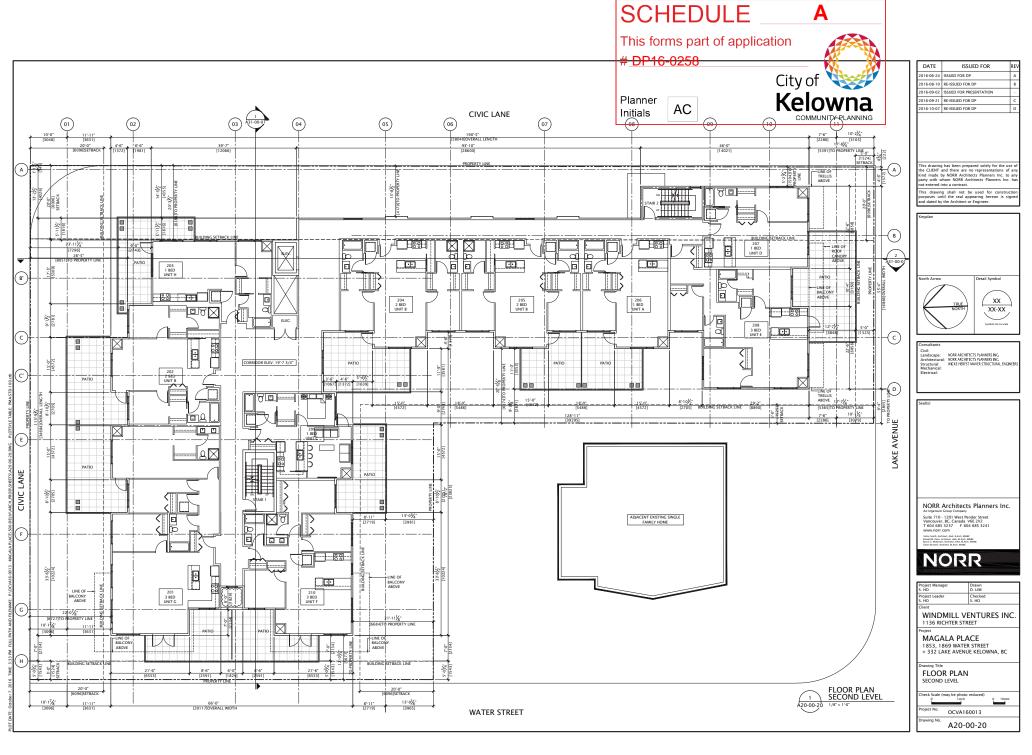


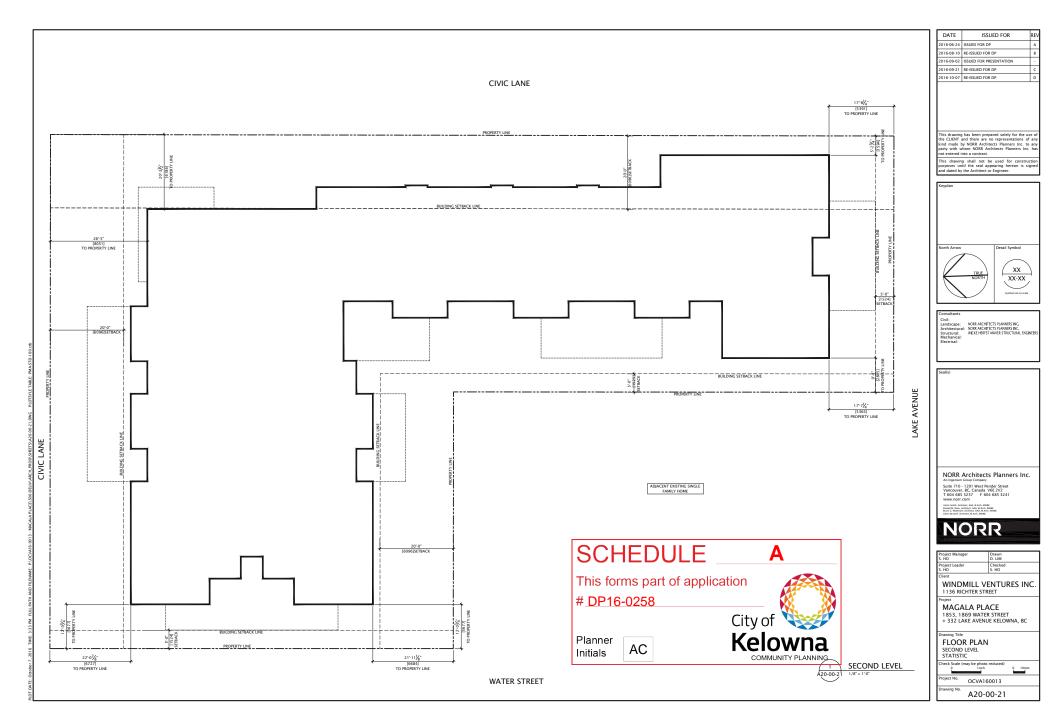


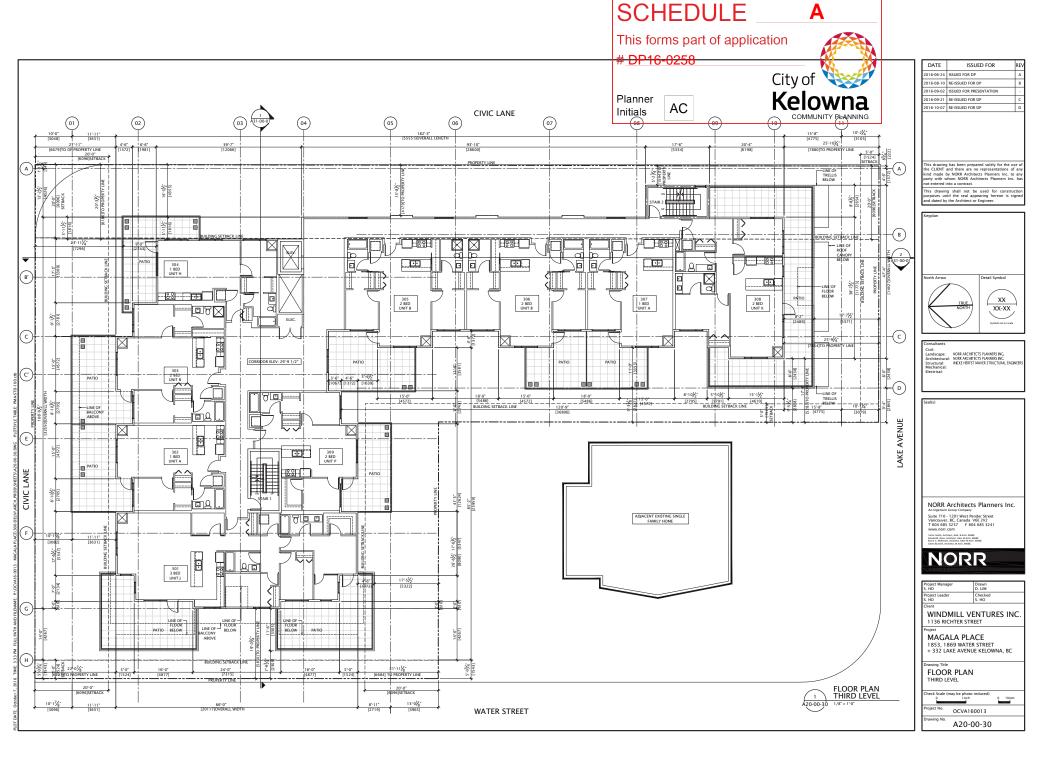


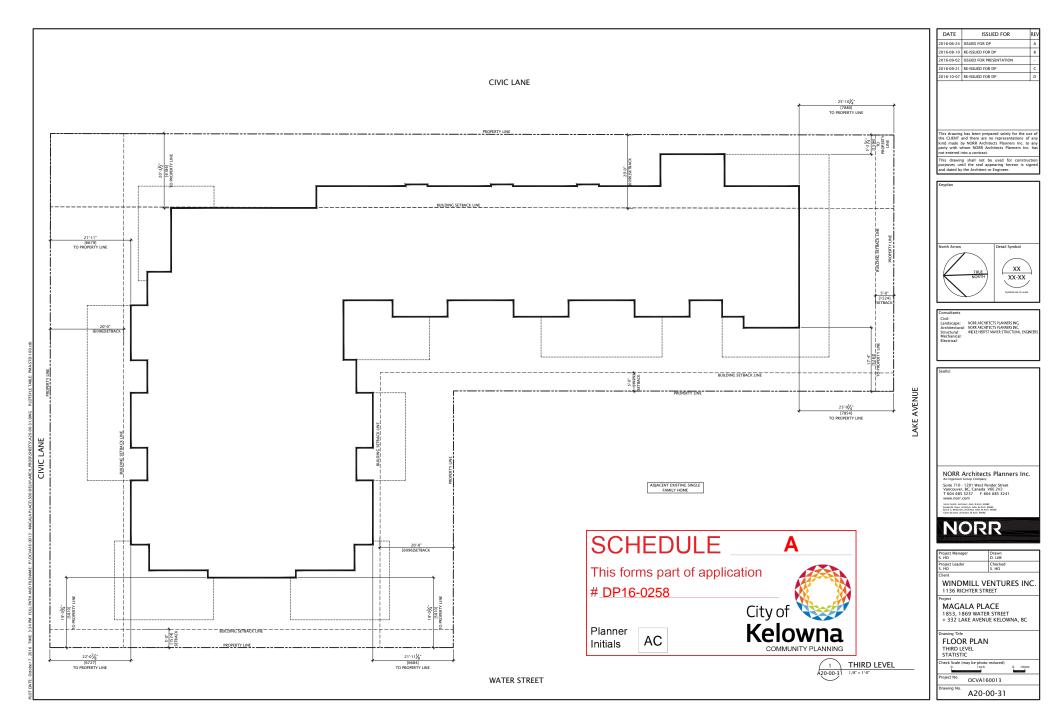


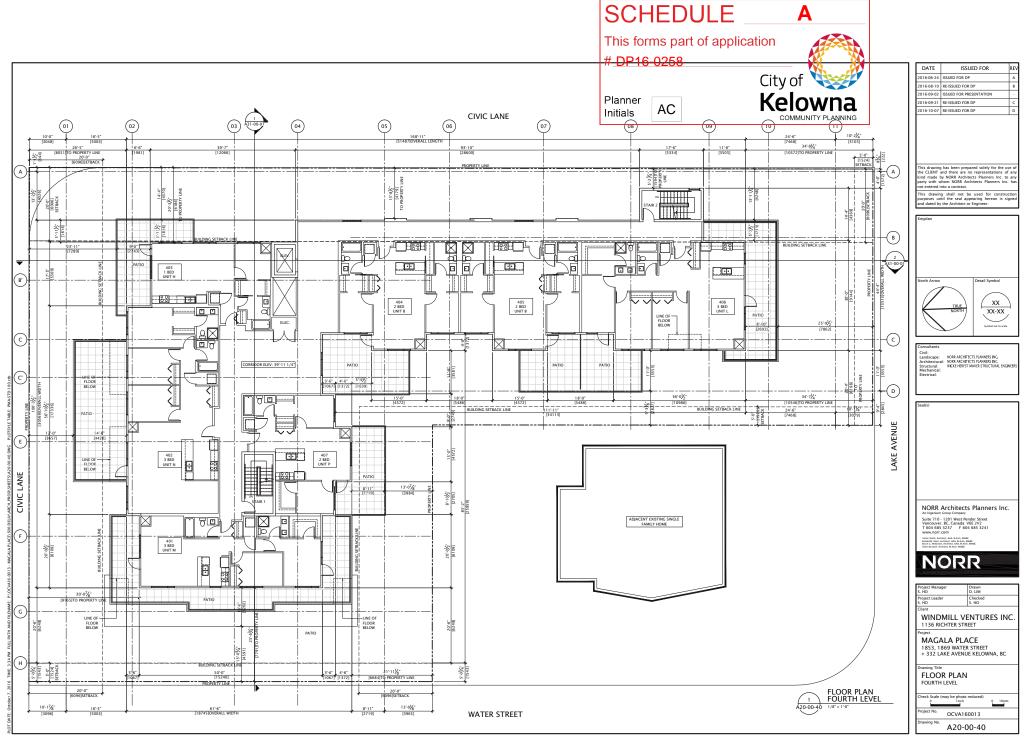


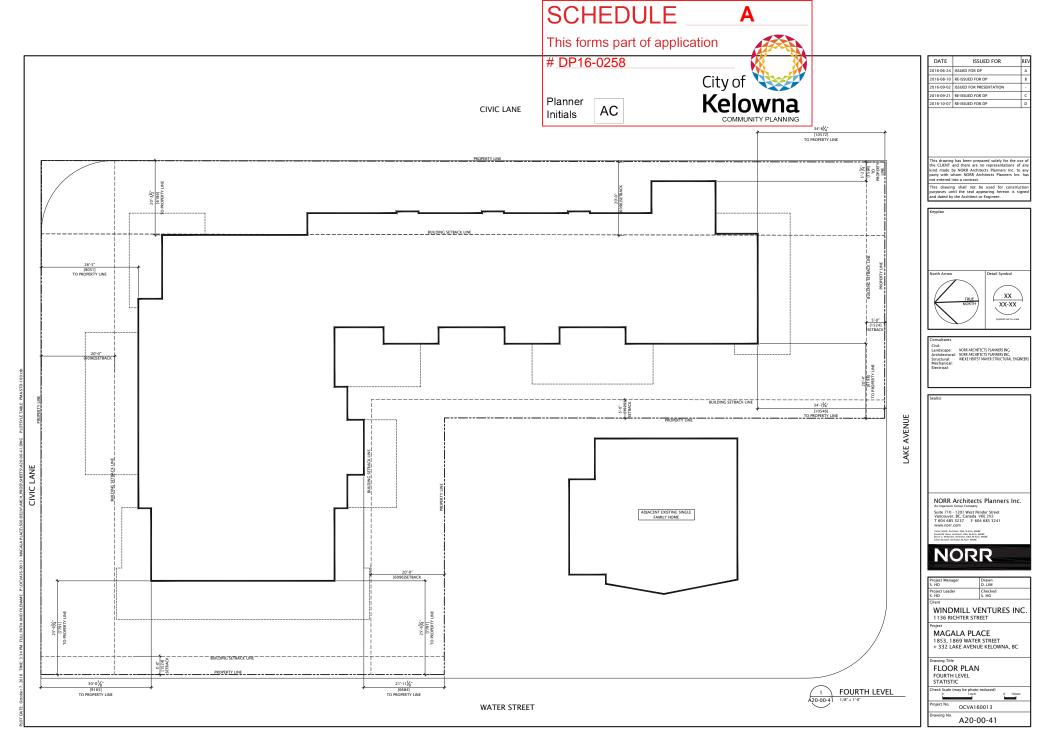


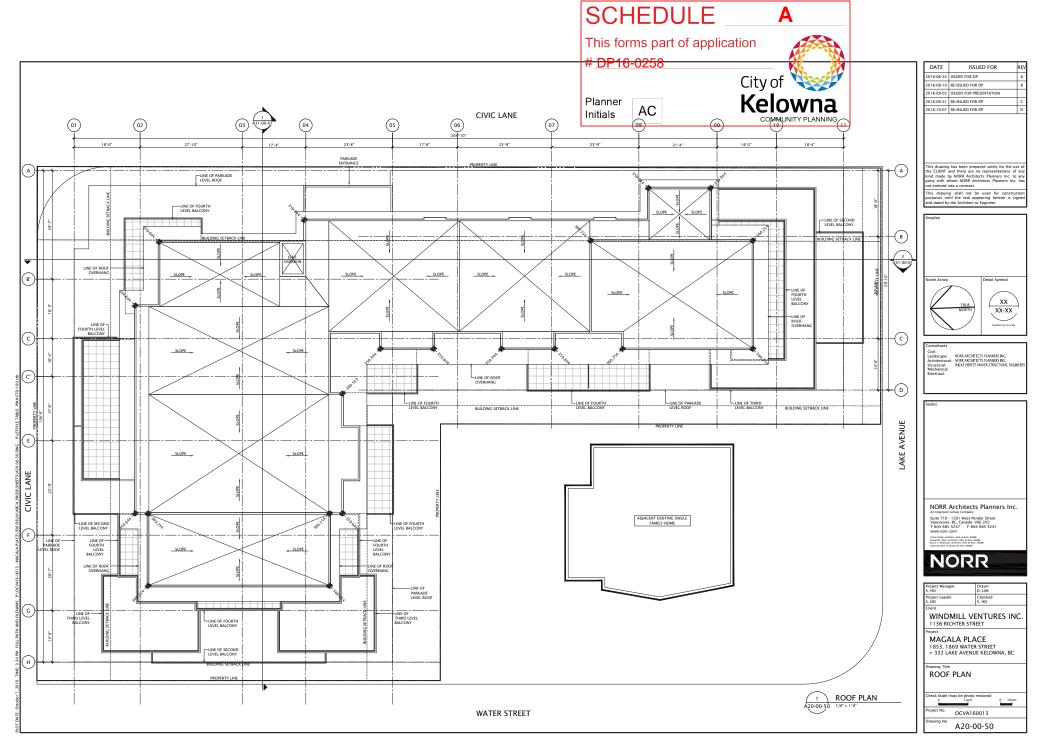


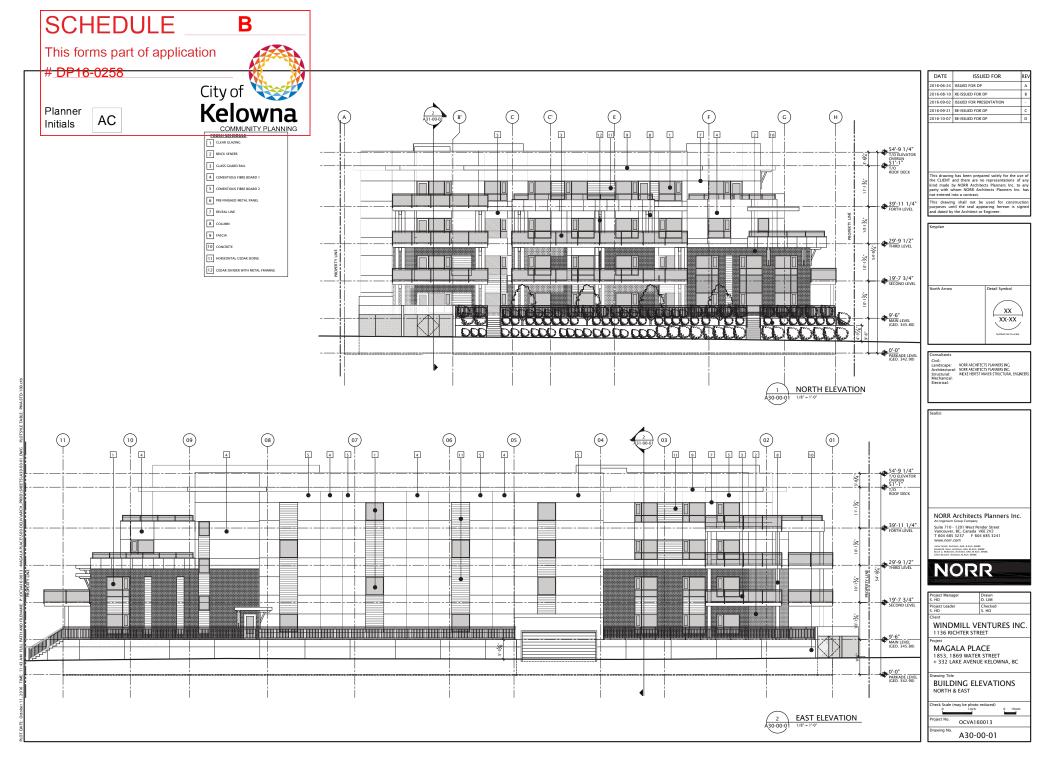




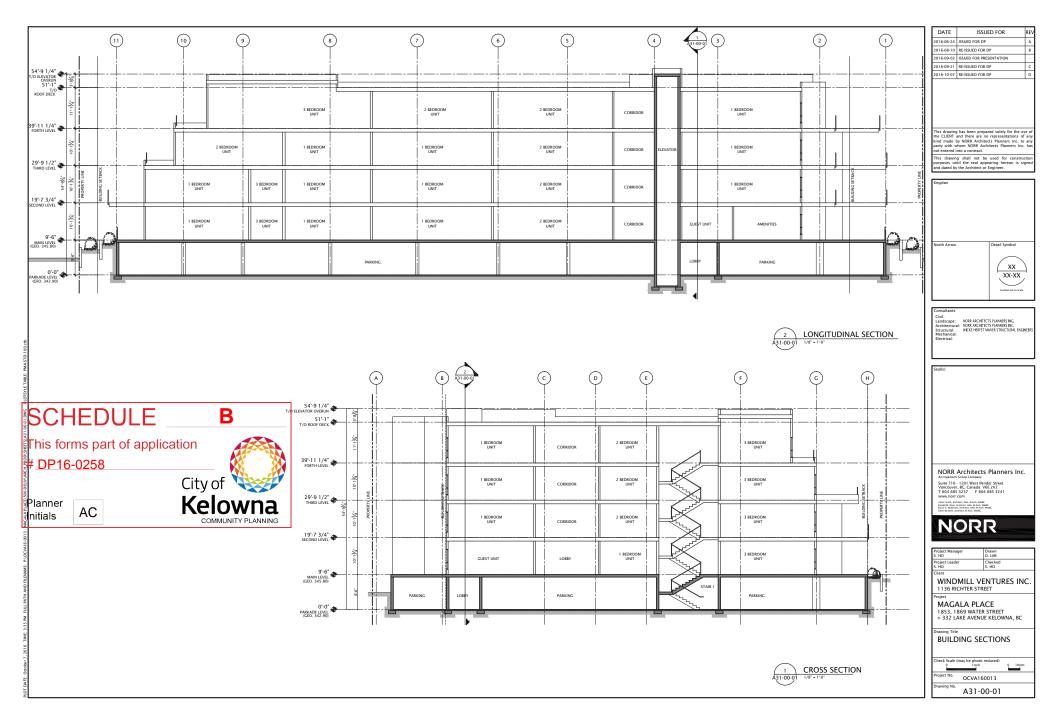










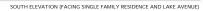






NORTH ELEVATION (ADJACENT CIVIC LANE)







WEST ELEVATION (FACING ADJACENT SINGLE FAMILY RESIDENCE AND WATER STREET)

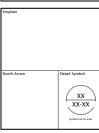


NOTE: COLOURED ELEVATIONS AS SHOWN ARE NOT TO SCALE.

2016-06-24 ISSUED FOR DP 2016-08-10 RE-ISSUED FOR DP 2016-09-02 ISSUED FOR PRESENTATION	A B
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2016-09-02 ISSUED FOR PRESENTATION	
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2016-10-07 RE-ISSUED FOR DP	D

his drawing has been prepared solely for the use of ne CLIENT and there are no representations of any ind made by NORR Architects Planners Inc. to any arty with whom NORR Architects Planners Inc. has ot entered into a contract.

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Consultants
Lividiscape: NORR ARCHITECTS PLANNESS INC.
Architectural: NORR ARCHITECTS PLANNESS INC.
Structural: WICK HERST MAYER STRUCTURAL ENGINEER
Mechanical:
Bectorial:

NORR Architects Planners Inc.

T 604 685 3237 F 604 685 3.

WWW.norr.com

Vistar Snith, Actionet, AAA, R.Aich, MARC
Booled M. Pisco, Actionet, AAA, M.Aich, MARC
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WINDMILL VENTURES INC.
1136 RICHTER STREET

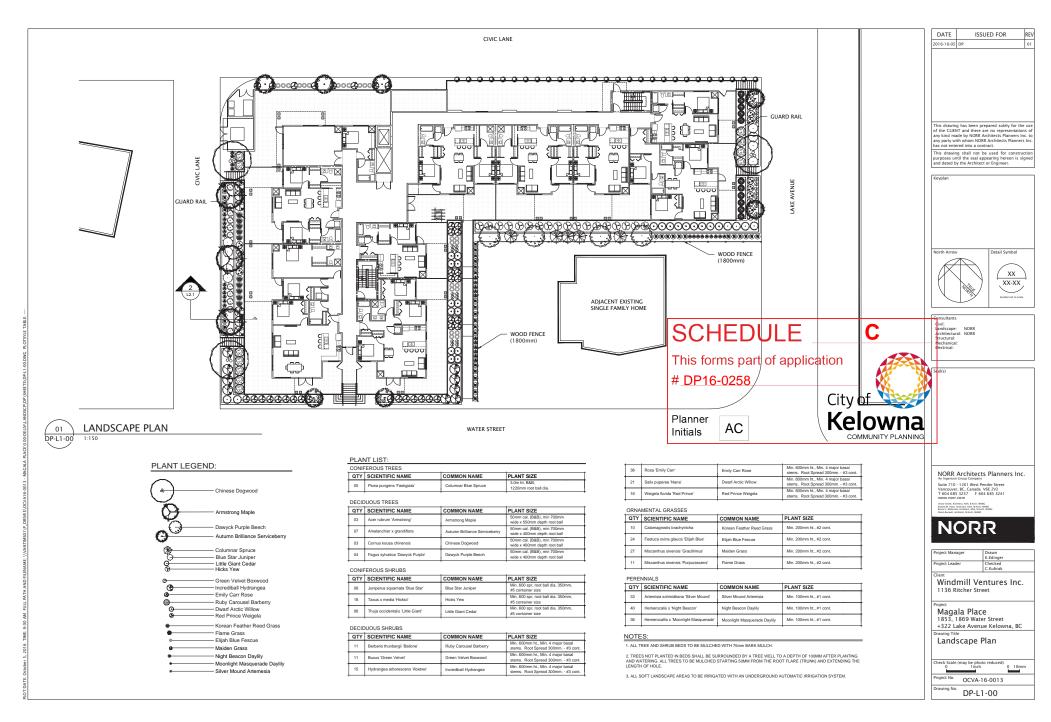
MAGALA PLACE
1853, 1869 WATER STREET
+ 332 LAKE AVENUE KELOWNA, BC

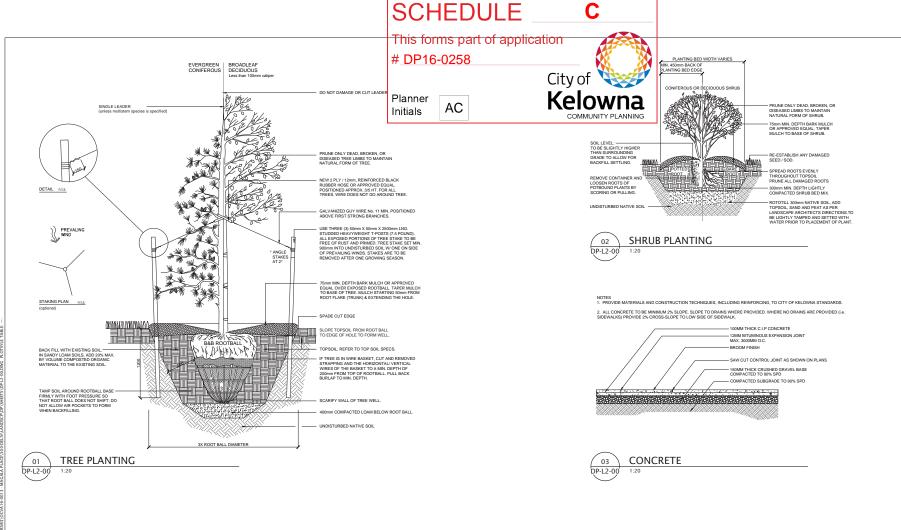
Drawing Title

COLOURED ELEVATIONS

Project No. OCVA160013

Drawing No. A70-00-01





#### LANDSCAPE NOTES:

1. ALL LANDSCAPE CONSTRUCTION MATERIALS AND TECHNIQUES SHALL BEET THE WINNIMM REQUIREMENTS OF THE CHA STANDARDS
2. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PREMITTED BY THE LANDSCAPE CONSULTANT UNLESS APPROVED BY THE LANDSCAPE
CONSULTANT IN WRITING PRIOR TO SHIPMENT TO SITE. ALL PLANT MATERIAL SHALL BE INSTALLED AS SHOWN ON THE DAWNINGS, ALL GROUN
THESE DRAWNICS AND ASSOCIATED SPECIFICATIONS SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL. THAT MEETS THE
ACREMENTIONED REQUIREMENTS AT THE THE CONTRACTORS SOLE DEPOISE.

3. ALL PLANT MATERIAL SHALL BE APPROVED AT THE SQUIRCE NURSERY PRIOR TO SHEPHINT TO SITE. THE CONTRACTORS BEAGS THE SQUE RESPONSIBILITY OF NOTHYRIGH THE AUGMOSCAPE CONSULTANT A MINIMISM OF THE WORLES SHORT OF SUPPRIENT OF PLANT MATERIAL TO COORDINATE THE REVIEW OF THE PLANT MATERIAL THE LANDSCAPE CONSULTANT RESERVES THE RIGHT TO WAVE THIS REQUIREMENT BASED ON THE HURSERY DURKEE PROPRIED FOR USE BY THE CONTRACTOR.

4. ALL PLANTING BEDS SHALL BE MULCHED WITH AN ALL WOOD MULCH TO A DEPTH OF 75MM

S. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE REOPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENT.

6. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE.

7. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, RECARDLESS OF WHETHER LOCATES WERE COMMETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, OT THE CONTRACTOR, AND/OR THE COTT OR TOWN AUTHORITY'S REQUIREMENT.

#### PLANT MATERIAL WARRANTY:

1. THE CONTRACTOR SHALL WARRANT THAT THE PLANT MATERIAL WILL REMAIN FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL PERFORMANCE. THE CONSULTANT ACCOMPANIED BY THE CONTRACTOR WILL UNDERTAKE AN END-OF-WARRANTY INSPECTION TO DENIFITY PLANT MATERIAL THAT WILL BE REPLACED BY THE CONTRACTOR.

 THE CONSULTANT RESERVES THE RIGHT TO EXTEND THE CONTRACTOR'S WARRANTY AND RESPONSIBILITY FOR AN ADDITIONAL YEAR IF, AT THE BIO OF THE WARRANTY PERIOD, THE LEAF DEVELOPMENT AND GROWTH OF THE PLANT MATERIAL IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL.

3. THE CONTRACTOR SHALL EXTEND THE WARRANTY ON ALL REPLACEMENT PLANT MATERIAL FOR ONE(1) YEAR. REPLACEMENT PLANTS SHALL BY PLANTS OF SAME SIZE AND SPECIES SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON DATE OF REPLACEMENT.

4. THE CONTRACTOR SHALL CONTINUE SUCH REPLACEMENT AND WARRANTY OF PLANT MATERIAL TO THE SATISFACTION OF THE CONSULTANT

#### IRRIGATION SYSTEMS:

1. THE CONTRACTOR SHALL SUPPLY AND INSTALL A FILLY FUNCTIONAL AUTOMATIC PROCRAMMABLE BRICATION SYSTEM.
REGICATION SYSTEMS WILL BE DESIGNED IN SUCH A WAY THAT ALL RASEA, NEUTONIC CLAWNS, BEEN, PAINTES, CARROENS, AND
CREEN ROOPS; WHETHER DISTING OR NEW, ARE WATERED IN THE MOST EFFICIENT MANNER WHILE PROVIDING FULL COVERAGE. ONLY
LANDSCAPE AREAS ARE TO RECEIVE WHICH.

2. SYSTEM CONFICIRATION WILL VARY DEPRIMINE ON PLANT VARIETY AND LANDSCAR AREA. ANY OVERLAPPING OR UNNECTSARY SPRAY PATTERNS ARE TO BE EXETT OR ANNIHAUM SYSTEM INSPECTIONS AND HOUSE ADJUSTMENTS ARE TO BE MADE ATTER THE INSTALL IS CONTROLLED AND ATTHE START OF FUERY GROWING SEASON. NOZZLES SHOULD BE REPLACED EVERY FIVE YEARS. WATERING TIMES ARE TO BE SET FOR THE EARLY MORNING TO REDUCE EVAPATION.

3. ONCE ESTABLISHED, ONE INCH OF WATER PER WERK SHALL BE IRRICATED ON JALL LAWN AREAS. TREES, SHRUBS, PERENNIALS, AND ORNAMENTAL CRASSES WILL BE WATERED ACCORDING TO THEIR NEEDS. DIPLY SYSTEMS ARE RECOMMENCED FOR TREES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE OF PLANTS CAUSED BY OVER OR UNDER WATERING.

4. IRRIGATION PLANS SHALL BE PREPARED BY A QUALIFIED IRRIGATION CONSULTANT AND INSTALLED BY A PROFESSIONALLY CERTIFIED IRRIGATION INSTALLER. CONTRACTOR SHALL PROVIDE MANUALS AND TOOLS, REQUIRED FOR SYSTEM OPERATION, TO THE OWNER UPON SYSTEM COMPLETION. A SBULL TORAINIOS SHALL BE PROVIDED BY THE CONTRACTOR TO THE OWNER.

5. ALL UNDERGROUND IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH A HIGH FLOW SHUTOFF VALVE AND BACK FLOW PREVENTION VALVE. ALL DOWN SPOUTS ARE TO BE DIRECTED AWAY FROM FOUNDATIONS AND INTO SHRUB BEDS OR TREE WELLS WHERE PRACTICAL.

This drawing has been prepared solely for the us of the CLIENT and there are no representations or any kind made by NORR Architects Planners Inc. to any party with whom NORR Architects Planners Inc. has not entered into a contract.

This drawing shall not be used for constructic purposes until the seal appearing hereon is signe and dated by the Architect or Engineer.

eyolan





Consultants
Civil:
Landscape: NORR
Architectural: NORR
Structural:
Mechanical:
Electrical:

Seal(s)

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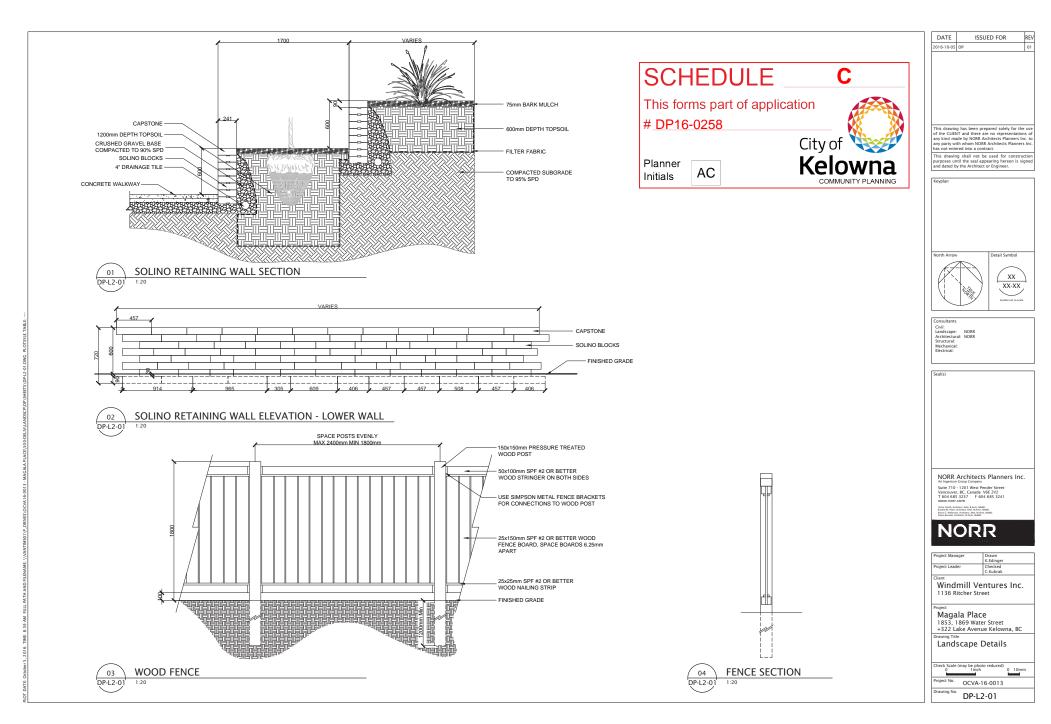
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Landscape Details

Check Scale (may be photo reduced)

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