

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, June 13, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Donn.
3. **Confirmation of Minutes** 1 - 11

Public Hearing - May 30, 2017
Regular Meeting - May 30, 2017
4. **Bylaws Considered at Public Hearing**
 - 4.1 **434 Sarsons Rd, (BL11410) Z17-0020 - James Northrop** 12 - 12

To give Bylaw No. 11410 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.
 - 4.2 **185 Clifton Rd N, (E of) Upper Canyon Dr N and (W of) Union Rd, (BL11414) OCP17-0011 - Glenwest Properties Ltd** 13 - 15

Requires a majority of all members of Council (5).
To give Bylaw No. 11414 second and third readings and be adopted in order to change the Future Land Use designation of portions of the subject properties as per Map "A".
 - 4.3 **185 Clifton Rd N, (E of) Upper Canyon Dr N and (W of) Union Rd, (BL11415) Z17-0028 - Glenwest Properties Ltd** 16 - 18

To give Bylaw No. 11415 second and third readings and be adopted in order to rezone portions of the subject properties as per Map "B".
5. **Notification of Meeting**

The City Clerk will provide information as to how the following items on the Agenda were publicized.

6. Development Permit and Development Variance Permit Reports

- 6.1 140 Mugford Rd, DP16-0014 & DVP16-0144 - RA Quality Homes Ltd & 1052192 B.C. LTD. 19 - 52**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.
- To consider the form and character and a variance to facilitate the construction of a 12-unit townhouse development on the subject property.
- 6.2 4377 Kensington Drive, BL11361 (Z16-0042) - Gary Lupul 53 - 53**
- To adopt Bylaw No. 11361 in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
- 6.3 4377 Kensington Dr, DVP16-0168 - Gary Lupul 54 - 73**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.
- To consider one variance to facilitate the development of a second single family dwelling on the subject property.
- 6.4 238 Queensway Ave, OCP16-0026 and Z16-0074 - City of Kelowna 74 - 74**
- To amend Bylaw 11335 at third reading and to adopt Bylaw Nos. 11335 and 11336.
- 6.5 238 Queensway Ave, BL11335 (OCP16-0026) - City of Kelowna 75 - 75**
- Requires a majority of all members of Council. (5)**
- To amend at third reading and adopt Future Land Use OCP Bylaw No. 11335 for a Tourism Kelowna Visitor Information Centre.
- 6.6 238 Queensway Ave, BL11336 (Z16-0074) - City of Kelowna 76 - 76**
- To adopt Bylaw No. 11336 in order to rezone the subject property from P3 - Parks and Open Spaces zone to P1 - Major Institutional zone for a Tourism Kelowna Visitor Information Centre.
- 6.7 238 Queensway Ave, DP16-0275 & DVP16-0276 City of Kelowna 77 - 99**
- 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 and consider the Development Variance Permit for a new Visitor Information Centre.

6.8 Upper Canyon Drive (E of), DP16-0301 & DVP16-0302 - Glenwest Properties Ltd 100 - 126

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

To consider a Development Permit for the form and character of a 38 unit strata development and to consider a Development Variance Permit to allow for additional driveway accesses and over height retaining walls.

6.9 651 Oxford Ave DVP17-0009 - Jeremy Kling 127 - 137

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

To consider a Staff recommendation NOT to issue a Development Variance Permit to vary the height to the midpoint and peak of the carriage house to be higher than the principal dwelling on the subject property.

6.10 4760 Lakeshore Rd DP17-0043 & DVP17-0044 - Ca'Solare Developments Inc 138 - 171

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

To consider a Staff recommendation to NOT issue a Multiple Unit Residential Development Permit for the form and character of a proposed multi-family building, to NOT issue a Development Variance Permit to vary the number of storeys from 3 to 4 storeys, to NOT vary the height from a 10 m to 17.2 m, and to NOT vary the maximum height of retaining walls permitted in residential lots from 1.2m to 3.0m.

7. Reminders

8. Termination



City of Kelowna Public Hearing Minutes

Date: Monday, May 30, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present: Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh and Luke Stack

Members Absent: Councillors Charlie Hodge, Tracy Gray and Brad Sieben

Staff Present: Deputy City Manager, Joe Creron; Deputy City Clerk, Karen Needham; Community Planning Department Manager, Ryan Smith; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Urban Planning Manager, Terry Barton; Planner, Adam Cseke; Legislative Coordinator, (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

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

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

2. Notification of Meeting

The City Clerk advised that Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on Wednesday, May 17, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, May 19, 2017 and Wednesday, May 24, 2017 and by sending out or otherwise mailing 158 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 16, 2017.

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

3.1 280 Nickel Road, Z16-0064 (BL11403) - Clinton and Barry Senko

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was not present.

No one from the gallery came forward.

There were no further comments.

3.2 2800 Hwy 97 N, OCP16-0021(BL11405) and Z16-0072 (BL11406) - o802333 BC Ltd

Staff:

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

The City Clerk advised that no correspondence had been received.

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

The Applicant was not present.

No one from the gallery came forward.

There were no further comments.

3.3 105-115 Hwy 33 W, Z16-0080 (BL11407) - Chi Quang Ly

Staff:

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

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

Letters of Opposition:

Layton Park, Riverside Avenue

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

Randi Fox, Fox Architecture, Applicant Representative

- Displayed a PowerPoint Presentation displaying photos of the proposal and examples of models the same as this project.
- Displayed photos of the existing building and proposal and believes it is a positive upgrade.
- The applicant is the business owner of the successful jewelry store on site; wants to create a legacy building and give back to the community.
- The existing commercial uses, services and patron parking will be unchanged from existing.
- Residential parking will be addressed through the City's cash-in-lieu program as is expected in an identified Urban Centre.
- Residential recycling and garbage pickup will use conventional residential roadside bins.
- Confirmed there would be rental housing above the business and noted that this location is pedestrian and transit oriented with amenities all within walking distance.
- Confirmed the owner will be managing the rental units.

- Responded to questions from Council.

Gallery:

Lawrence Ort, Highway 33

- Owns adjoining parcels to this development for the past 25 years.
- Understands the complexity of this particular corner of Highway 33 and Rutland Road very well.
- Parking is an issue in front of businesses; Ministry of Transportation could eliminate curb side parking; wouldn't be good for those businesses.
- All businesses in the area comply with zoning and on-site parking; we work together as good neighbours to make it work.
- This site is non-conforming and exceeds lot coverage.
- Payment in lieu of parking was applied in cases where parking was provided but not what was fully required; does not believe payment in lieu means zero parking provided.
- Believes that most tenants have vehicles.

Myrna Park, Highway 33

- Co-owner of Century 21 on Highway 33.
- Raised concerns with tenants and their guests parking on their private lots and that parking meant for businesses will be used by tenants.
- Raised concerns with garbage and recycling and no access for garbage trucks for pick-up.
- Believes this proposal is too large for the size of land.
- Opposed to this application.

Layton Park, Highway 33

- Co-owner of Century 21 on Highway 33.
- Raised concern of garbage bins being placed on sidewalk.
- Raised concern with garbage pick-up and garbage truck access.
- Suggested a 2-hour maximum parking restriction on Highway 33 or businesses will suffer if clients are unable to park.

Randi Fox, Applicant Representative

- Met with Ministry of Transportation at length and discussed street side parking and though they would prefer not to have parking on highways they accept it is there; there is no intent to activate a wider radius on that corner as their 30-year plan is for a single lane.
- There is no direct access from the building to neighbours private parking lots and does not believe there will be parking concerns.
- Proposing wheel bins that tenants are responsible to place and remove from the curb.
- Demonstrated the location for pick-up of garbage on Rutland Road directly in front of the building and confirmed 5 bins will be placed on the sidewalk and possible 10 bins every other week for recycling.
- Does not believe that vehicles and parking will be an issue and that those tenants who have vehicles will solve their own parking issues.
- Responded to questions from Council.

Staff:

- Confirmed the application meets many objectives, is small in scale and is a pilot project and believes will attract a certain clientele that does not have vehicles.
- Confirmed that maximum parking on Highway 33 is 72 hours and is enforced by the province.

Deputy City Manager

- Advised that a commercial garbage contractor would be responsible for garbage pick-up and not the city.

Staff:

- At the Development Permit stage will challenge the applicant to resolve the garbage issue with neighbours and perhaps a shared dumpster could be arranged.

There were no further comments.

3-4 4629 Lakeshore Rd, HRA17-0001 (BL11408) - City of Kelowna and JEM HTB Properties Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letter of Support:

Don Knox, Central Okanagan Heritage Society, Bernard Ave

Letter of Concern:

Janice Henry, Mountain Ave

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

Shane Worman, West Avenue, Applicant

- Spoke to the process of this application and thanked various staff departments involved as well as those in the heritage community for their input.
- Retained heritage expert Don Luxton who provided a statement of significance in the report that is very detailed.
- Believes there is no need for extra expense in hiring a consultant for the project.
- Spoke to the neighbourhood consultation during the process.
- Available for any questions.

Gallery:

Don Knox, Central Okanagan Heritage Society President

- The Heritage Society is in full support of the proposal and are happy to assist with heritage assets and sourcing materials.

Janice Henry, Mountain Avenue

- Reviewed requirements under the City of Kelowna Heritage Strategy that was adopted in 2007.
- Believes the Grist Mill project was done properly with a contractor with heritage expertise and a consultant to sign off of the project.
- Believes this building is a community asset and would benefit with having a heritage consultant.
- Raised concern with original materials being lost and believes the historic fabric helps to retain and maintain its value.

Cathy Moreau, Collett Road

- Has no issue with the heritage site.
- Raised concern with increased traffic in the area and congestion in the proposed traffic circle.
- Inquired what type of retail will be implemented.

Derek Straw, Drummond Court

- Raised concern with increased traffic and the impacts.
- Believes the traffic circle will create issues with large trucks going to and from Kettle Valley and will have a negative impact on traffic flow.
- Would like to see a long term plan for a second access out of Kettle Valley.
- Raised concern for citizen's safety if there is an emergency on Lakeshore Road with only one way out.

Shane Worman, West Avenue, Applicant

- Assured that they will work within the heritage guidelines and will save windows and materials that are savable.

- The traffic circle was not our idea but that of the City Transportation Division as it will slow traffic coming down the hill.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:34 p.m.

Mayor

/acm



Deputy City Clerk

DRAFT



City of Kelowna Regular Council Meeting Minutes

Date: Monday, May 30, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh and Luke Stack

Members Absent Councillors Charlie Hodge, Tracy Gray and Brad Sieben

Staff Present Deputy City Manager, Joe Creron; Deputy City Clerk, Karen Needham; Community Planning Department Manager, Ryan Smith; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Urban Planning Manager, Terry Barton; Planner, Adam Cseke; Legislative Coordinator, (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 7:44 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor DeHart.

3. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor DeHart

R436/17/05/30 THAT the Minutes of the Public Hearing and Regular Meeting of May 16, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 280 Nickel Road, BL11403 (Z16-0064) - Clinton and Barry Senko

Moved By Councillor DeHart/Seconded By Councillor Given

R437/17/05/30 THAT Bylaw No. 11403 be read a second and third time.

Carried

4.2 2800 Hwy 97 N - BL11405 (OCP16-0021) - o802333 BC Ltd

Moved By Councillor Singh/Seconded By Councillor DeHart

R438/17/05/30 THAT Bylaw No. 11405 be read a second and third time.

Defeated
Councillors Stack, Singh, DeHart and Donn – Opposed

4.3 2800 Hwy 97 N, BL11406 (Z16-0072) - o802333 BC Ltd

Bylaw No. 11406 was not read due to the defeat of Bylaw No. 11405.

4.4 105-115 Hwy 33 W, BL11407 (Z16-0080) - Chi Quang Ly

Moved By Councillor Stack/Seconded By Councillor DeHart

R439/17/05/30 THAT Bylaw No. 11407 be read a second and third time.

Carried

4.5 4629 Lakeshore Rd, BL11408 (HRA17-0001) - City of Kelowna and JEM HTB Properties Inc.

Moved By Councillor Given/Seconded By Councillor DeHart

R440/17/05/30 THAT Bylaw No. 11408 be read a second and third time.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise mailing 45 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 16, 2017.

Notice of these amendments to Liquor Primary Licences were advertised by being posted on the Notice Board at City Hall on Wednesday, May 17, 2017, and by being placed in the Kelowna Daily Courier issues on Friday, May 19, 2017 and Wednesday, May 24, 2017 and by sending out or otherwise mailing 13 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 16, 2017.

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

6. Liquor License Application Reports

6.1 2270 Garner Rd, LL17-0002 - Aura Rose & Wouter Van der Hall

Staff:

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

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

Letter of Opposition
Iyas & Eva Abbas, Belgo Rd.

Letters of Support

Terry and Barbara Conn, Belgo Rd.
Vicki and Peter Kascak, Perth Rd.

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

Aura Rose, Garner Road, Applicant:

- Purchased the Winery in 2009 and have been operating since that time.
- We host summer music events and hire local musicians which consists generally of a 3-piece band; the events are family oriented and free.
- Some events are also fundraisers for the local Food Bank.
- This application is to ensure we comply with the new liquor regulations in order to hold the various community and tourist oriented events.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Singh

R441/17/05/30 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 of an application from the House of Rose Vineyards Ltd. for a special event area endorsements for Lot C Section 13 and 14 TWP 26 ODYD Plan 14119, located at 2270 Garner Road, Kelowna, BC for the following reasons:
the use of the Special Event Area Endorsement will be used for no more than 10 music events per year, in addition to several harvest or seasonal events; and
the conditions noted above will form a part of their annual business license issuance.
2. Council's comments on LCLB's prescribed considerations are as follows:
Criteria for a Special Event Area Endorsement:

The location of the establishment. The location at 2270 Garner Road does not have a park, house of worship, school of worship or daycare within 500 metres.

The proximity of the establishment to other social or recreational facilities and public buildings: Within 1 kilometre, are four parks including the Mountain Bike Skills Park, Mission Creek Regional Park, Scenic Canyon Regional Park and Bella Vista Park.

Within 2 kilometres are the Black Mountain Elementary School and Rutland Preschool, Treasure Box Daycare and Ridgeview Evangelical Church, Lil Wildings Daycare, Mountain Montessori Preschool, Gopher Creek Linear Park and Loseth Park.

Within 3 kilometres are the Montessori Elementary School, RCMP and Firehall Station #3, Camelot Winery, Double Cross Winery, Black Mountain Pub and Lund Park.

The person capacity and hours of liquor service of the establishment: 150 persons during the hours noted below:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM	10:00 AM
6:00 PM	6:00 PM	6:00 PM	9:30 PM	9:30 PM	9:30 PM	6:00 PM

Traffic, noise, parking and zoning:

The impact of traffic will be that of 150 people, with minors permitted when accompanied with adults, attending 13 events per year as proposed, in the early evening and leaving before 9:30 PM. Access to the property is provided along an easement through 2288 Garner Road, to the south of the property.

The noise on the community in the immediate vicinity will be due to amplified sound during the special events to the hours noted. The ALC has provided correspondence that special events, not including harvest and seasonal festivals, are limited to 10 events per year outside the lounge winery licensed area. The noise impact will be for this number of events to the times stated in the application, a maximum of 9:30 pm. The applicant has been holding these events for the past several years under the Picnic Area Endorsement, but seeks to change this endorsement in accordance with new LCLB regulations. The noise is not expected to be additional to what has been conducted over the last several years under the Picnic Area Endorsement. In addition, the City of Kelowna Noise and Disturbances Control Bylaw No. 6647 will apply.

Parking will be provided on site in grassed areas and along internal roadways. Permanent hard surfacing is not proposed.

Zoning of A1 – Agriculture permits wineries and cideries within the zone.

The impact on the community if the application is approved:

The impact to the community will be the amplified sound and traffic for up to 13 events per year. Parking is not expected to impact the community, as sufficient room for parking is available on site. The impacts will be similar to those experienced under the Picnic Area Endorsement over the last several years.

3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The applicant distributed an information package to properties within 300m of the subject parcel. A sign was posted on the property notifying neighbours 10 days in advance of the Council Meeting. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

Carried

7. Development Permit and Development Variance Permit Reports

- 7.1 2273-2275 Aberdeen St, BL11332 (Z16-0056) - Robert & Lynn Anderson and Alexander & Margaret Kramar

Moved By Councillor Donn/Seconded By Councillor DeHart

R442/17/05/30 THAT Bylaw No. 11332 be adopted.

Carried

- 7.2 2273-2275 Aberdeen St, DVP16-0216 - Robert & Lynn Anderson & Alexander & Margaret Kramar

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Applicant was present and available to answer questions.

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

R443/17/05/30 THAT final adoption of Rezoning Bylaw No. 11332 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP15-0000 and Development Variance Permit DVP16-0216 for Strata Lot 1, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; and Strata Lot 2, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V, located at 2273-2275 Aberdeen Street, Kelowna, BC subject to the following:

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

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

Section 13.7.6(F): RM1 – Four Dwelling Housing Development Regulations

To vary the required minimum rear yard from 6.0m required to 1.5m proposed.

Section 8.1.2: Off-Street Vehicle Parking, Table 8.1: Parking Schedule

To vary the required number of parking stalls from 6 required to 4 proposed.

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

Carried

7.3 1610 McKenzie Rd, DVP17-0022 - Justin SchneiderKramar

Staff:

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

The City Clerk advised that no correspondence had been received.

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

Justin Schneider, Sandy Ackert, Applicant and Robin Wellman, Wellman Homes

- Provided form letters of support from neighbours and a letter from a Surveyor.
- Spoke to their rationale for the variance requested and indicated that having a larger back yard, as opposed to a larger front yard, would be better for their children and is their preferred option.
- The landscape buffer suggested would limit access to their suite and would also be costly.
- Would rather increase the density on a 3 m buffer and not have a 6 m buffer.
- The 6 m buffer will affect the planned parking for the suite.
- The home has been designed to ensure that neighbours views were not impacted.

- Both have grown up in an Orchard environment and understand the ALR.
- Excited about a private backyard that is surrounded by agriculture to raise our family.
- Confirmed the need for access along the house to the suite for a walkway.
- Confirmed the foundation and pillars are currently 12 feet down and a result of a mistake.
- Responded to questions from Council.

Gallery:

Jan Schultz, McKenzie Road

- Lives directly across the street from this development.
- In support of this application.
- The applicants have been respectful of views for surrounding neighbours throughout the planning development process.
- Believes this is a minor issue that only affects the front porch not the house and garners support.
- Raised concern with doubling the size of the buffer as it will affect views for surrounding neighbours.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Given

R444/17/05/30 THAT Development Variance Permit No. DVP17-0022 for Lot A Section 36 Township 26 ODYD Plan KAP80055, located at 1610 McKenzie Rd, Kelowna, BC, to vary the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 6.4.2.: Projections Into Yards

To vary the maximum projection into a required front yard from 0.6 m permitted to 2.18 m proposed.

AND THAT Development Variance Permit DVP17-0022 be granted subject to the following:

- Agricultural landscaping buffer of 3.0m be provided on the land to an enhanced standard in accordance with Schedule "B"
- 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 FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

8. Reminders

9. Termination

The meeting was declared terminated at 9:14 p.m.

Mayor

/acm



Deputy City Clerk

CITY OF KELOWNA
BYLAW NO. 11410
Z17-0020 – 434 Sarsons Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 18, District Lot 167, ODYD, Plan 8049 located on Sarsons Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 30th day of May, 2017.

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

CITY OF KELOWNA

BYLAW NO. 11414

Official Community Plan Amendment No. OCP17-0011– 185 Clifton Road North, (E of) Upper Canyon Drive North and (W of) Union Road

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 the following:
 - a) portions of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328 AND EPP64875, located at 185 Clifton Road North, Kelowna, BC, from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation, and from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation;
 - b) portions of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897, EPP55131 and EPP64875, located at (E of) Upper Canyon Drive North, Kelowna, BC, from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation, and from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation; and
 - c) portions of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 AND EPP64871, located at (W of) Union Road, Kelowna, BC, from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designationas per Map "A" attached to and forming part of this bylaw;
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 30th day of May, 2017.

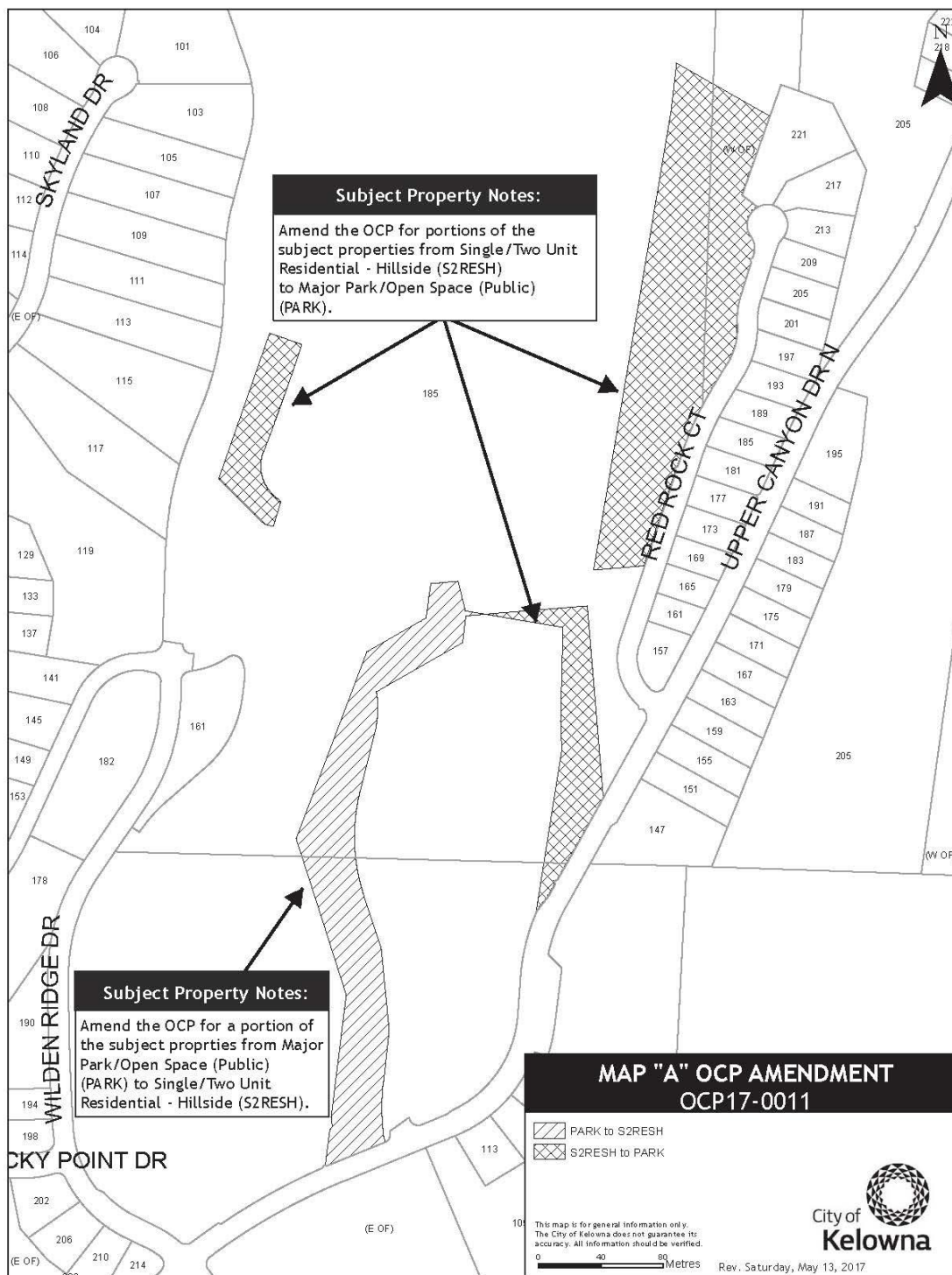
Considered at a Public Hearing on the

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



CITY OF KELOWNA

BYLAW NO. 11415

Z17-0028 – 185 Clifton Road North, (E of) Upper Canyon Drive North and (W of) Union Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of :
 - a) portions of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328 AND EPP64875, located at 185 Clifton Road North, Kelowna, BC, from the P₃ – Parks and Open Space zone to the RU_{2h} – Medium Lot Housing (Hillside Area) zone, from the RU_{1h} – Large Lot Housing (Hillside Area) zone to the RU_{2h} – Medium Lot Housing (Hillside Area) zone, from the RU_{1h} – Large Lot Housing (Hillside Area) zone to the P₃ – Parks and Open Space zone, and from the RU_{2h} – Medium Lot Housing (Hillside Area) zone to the P₃ – Parks and Open Space zone;
 - b) portions of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897, EPP55131 and EPP64875, located at (E of) Upper Canyon Drive North, Kelowna, BC, from the P₃ – Parks and Open Space zone to the RU_{2h} – Medium Lot Housing (Hillside Area) zone, from the RU_{1h} – Large Lot Housing (Hillside Area) zone to the RU_{2h} – Medium Lot Housing (Hillside Area) zone, and from the RU_{2h} – Medium Lot Housing (Hillside Area) zone to the P₃ – Parks and Open Space zone; and
 - c) portions of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 AND EPP64871, located at (W of) Union Road, Kelowna, BC, from the RU_{1h} – Large Lot Housing (Hillside Area) zone to the P₃ – Parks and Open Space zone as per Map "B" attached to and forming part of this bylaw.
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 30th day of May, 2017.

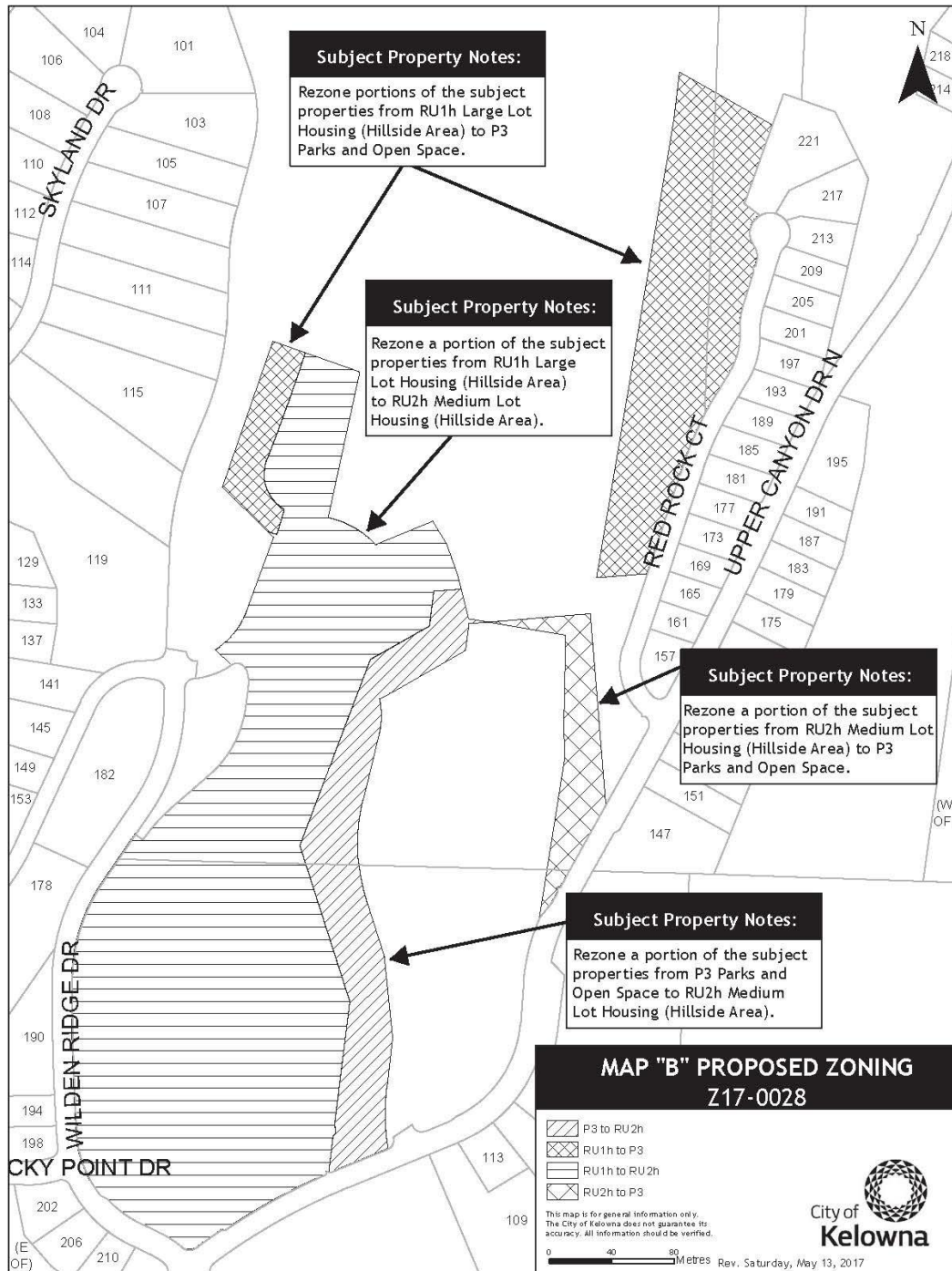
Considered at a Public Hearing on the

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



REPORT TO COUNCIL



Date: May 30, 2017

RIM No. 0940-40

To: City Manager

From: Community Planning Department (LK)

Application: DP16-0014 & DVP16-0144

Owner:

RA Quality Homes Ltd., INC.
No.BC0647947 &
1052192 B.C. LTD., INC. No.
BC1052192

Address: 140 Mugford Road &
415 Rutland Road

Applicant: Ken Kandola

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM2 – Low Density Row Housing
RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0014 for Lot 2 Section 26 Township 26 ODYD Plan EPP62746 located at 140 Mugford Road, Kelowna, BC and for Lot 1 Section 26 Township 26 ODYD Plan EPP62746 located at 415 Rutland Road, Kelowna, BC subject to the following:

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0144 for Lot 2 Section 26 Township 26 ODYD Plan EPP62746 located at 140 Mugford Road, Kelowna, BC;

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

Section 13.8.6(e): RM2 – Low Density Row Housing Development Regulations

To vary the required minimum side yard from 4.0 m permitted to 0.83 m proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from Community Planning Department dated April 18, 2016;

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

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

2.0 Purpose

To consider the form and character and a variance to facilitate the construction of a 12-unit townhouse development on the subject property.

3.0 Community Planning

The applicant recently submitted updated project drawings and renderings for the 12-unit townhouse project and staff note that these updated Development Permit drawings meet a bare minimum for the City to process. Staff are willing to support the development proposal in order to facilitate the new townhouse development on the subject property as it has been vacant for an extended period of time. The form and character of the proposed building design meets the minimum standard requirements of the Official Community Plan (OCP) Urban Design Guidelines with the intent of enhancing the existing neighbourhood character. Staff are also supportive of the variance request to reduce the minimum side setback of the existing dwelling to remain at 140 Mugford Road.

4.0 Proposal

4.1 Background

The two parcels fronting onto Rutland Road have been vacant for an extended period of time. As part of this development proposal, 405 & 425 Rutland Road have been consolidated into a single parcel now addressed as 415 Rutland Road. The parcel addressed as 140 Mugford Road currently has an existing single family dwelling which will remain as part of the development.

The proposed development will require the construction of the rear lane, which will be accessed from Mugford Road and connect to Rutland Road. The corner parcel, 375 Rutland Road, has an accessory building within the dedicated laneway. Should Council approve the Development Permit and Development Variance Permit applications, the applicants have agreed to pay for the costs involved in the relocation of the existing structure.

In 1963, the Department of Highways issued a License of Occupation to the original owner which allowed the accessory building to remain until such time that the use of the lane was deemed necessary. On August 10, 2010, the City of Kelowna Real Estate & Building Services Department issued a letter to the current owners which included a Building Location Certificate. The letter indicates the laneway encroachment (accessory building) may remain until it is deemed necessary to remove it.

The proposed development will require the use of the rear lane for primary access to on-site parking and for emergency vehicle access. Community Planning and Real Estate Services staff have been working with both the applicant and the property owner of 375 Rutland Road to come to an amicable resolution for the removal of the encroaching structure.

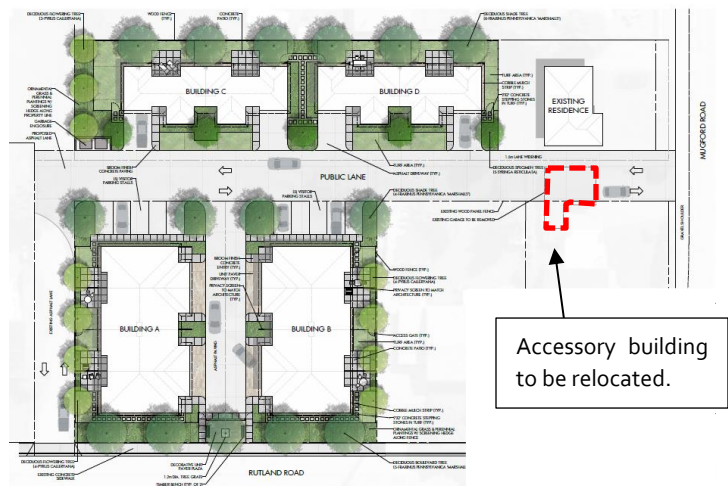
On March 22, 2017, Council deferred the application with the request for additional information. The applicant has provided Staff with an updated drawing package which now includes rudimentary colour elevations and project renderings. The building finishes will be acrylic off-white stucco for the upper portions of the building with brown hardie board siding on the lower half of the buildings.

4.2 Project Description

The proposed development will see the construction of 12 units and the incorporation of one existing residence. The proposal consists of five buildings located on two parcels which are separated by a lane. The east parcel, addressed as 140 Mugford Road, contains the existing single family dwelling which will remain. Two semi-detached dwellings with single car garages will be located to the north of the existing dwelling. Access to the units will be from the newly constructed lane to the driveways of the proposed semi-detached buildings. The driveways will provide the second parking space required for each unit, while the existing dwelling has parking and a front driveway accessed from Mugford Road. The Mugford Road property will be a 5-unit strata and the Rutland Road parcel will be an 8-unit strata.

The parcel fronting onto Rutland Road will contain two 4-unit row houses which are oriented to an internal road. Access is taken from the rear lane. Each of these units has an attached garage with additional parking stalls located adjacent to the lane.

All of the proposed units are two-storey, ground oriented with attached single car garages. Each unit provides 3 bedrooms and will appeal to families. The development incorporates numerous trees for both shade and privacy. Each unit has private amenity space in both the front and rear yards. Pedestrian access is provided via a walkway from Rutland Road between the two rowhouse buildings. This allows for a pedestrian friendly streetscape with a prominent entry to the site. The buildings will modernize the existing neighbourhood and activate an area that has been vacant for an extended period of time.



A variance is required to reduce the west side setback from the existing dwelling to the property line adjacent to the new proposed lane. The project is requiring the widening of the rear laneway, and the land dedicated to this extends the length of the 140 Mugford Road parcel. This creates a side setback variance as the distance from the new side property line to the existing house is 0.83m. This variance is required as the house will remain as part of the development and the location of the lane cannot be adjusted.

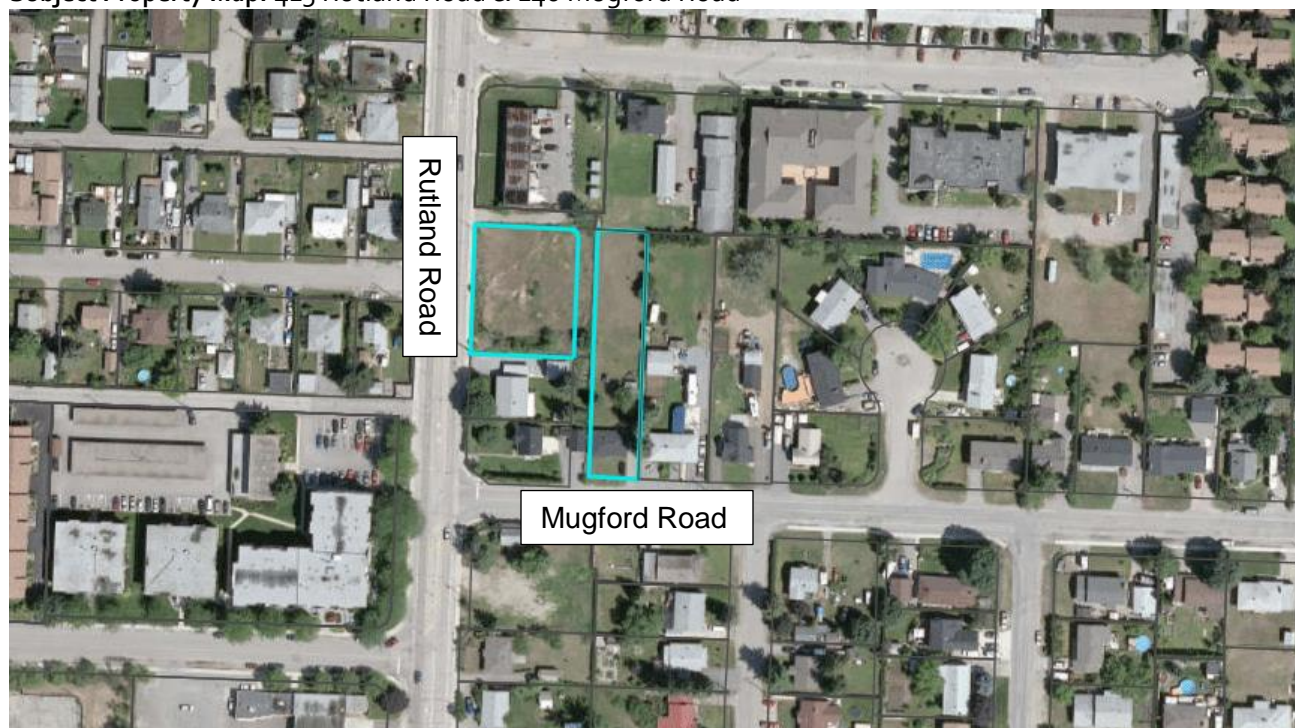
4.3 Site Context

The subject properties are located within the Rutland Urban Centre. The parcels have a Future Land Use Designation of MRL – Multiple Unit Residential (Low Density) in the Official Community Plan. Both parcels are located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
East	RU1 – Large Lot housing	Single Detached Dwelling
South	RU1 – Large Lot housing P2 – Education and Minor Institutional	Single Detached Dwelling Religious Assembly (vacant & unused)
West	RU1 – Large Lot housing	Single Detached Dwelling

Subject Property Map: 415 Rutland Road & 140 Mugford Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.65	0.53
Max. Site Coverage (Buildings only)	50%	33%
Max. Site Coverage (Buildings, Driveways & Parking)	55%	51%
Height	Lessor of 9.5 m or 2 ½ storeys	8.0 m / 2 storeys
Min. Front Yard (south)	4.5 m	7.5 m
Min. Side Yard (east)	4.0 m	4.78 m to ex house, 4.0 m to proposed semi-detached
Min. Side Yard (west)	4.0 m to building	0.83 m to dwelling ① 4.19 m to proposed semi-detached
	6.0 m to garage	6.0 m to garage

Min. Rear Yard (north)	6.0 m	7.5m
Other Regulations		
Min. Parking Requirements*	10 stalls	10 stalls
Min. Private Open Space	25 m ² / dwelling	Meets requirements
Min. Distance Between Buildings	3 m	3.05 m
<p>● Indicates a proposed variance to the side setback of the existing house from 4.0m required to 0.83m proposed.</p> <p>* Includes parking stalls required for the existing single detached dwelling</p>		

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.75	.59
Max. Site Coverage (Buildings only)	40%	34%
Max. Site Coverage (Buildings, Driveways & Parking)	60%	55%
Height	Lessor of 10m or 3 storeys	8.0m / 2 storeys
Min. Front Yard (west)	4.5 m	4.5 m
Min. Side Yard (north)	1.2 m	4.07 m
Min. Side Yard (south)	4.0 m	4.07 m
Min. Rear Yard (east)	3.0 m	6.4 m
Other Regulations		
Min. Parking Requirements	16 stalls	18 stalls
Min. Private Open Space	25m ² / dwelling	Meets requirements

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Demolition permits are required for any existing structures

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

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

- 2) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 3) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 4) Fire Department to approve turn radius for internal lane
- 5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment 'A'.

6.3 Fire Department

- Fire Department access is to be met as per BCBC 3.2.5. (6 metre clear width of internal roadway, have turnaround facilities for any dead-end portion of access route and be connected with a public thoroughfare, 12 metre turning radius, etc.). Access from a laneway is not acceptable unless visible name and above requirements are met.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide Alarms of the BCBC 2012 are to be met.
- Provide a visible address for responding vehicles for one access point on Mugford Road - this development shall have unit numbers off of one main address.
- Ensure the refuse location is 3 meters from the combustible structure.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.

7.0 **Application Chronology**

Date of Application Received:	January 12, 2016
Date Public Consultation Completed:	June 22, 2015
Date Rezoning Bylaw 11123 Adopted:	March 21, 2017 (note: Council deferred the DP/DVP as application drawing package was considered incomplete).
Date of amended drawing package Received:	April 13, 2017

Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development and Development Variance Permit
 Attachment A: Development Engineering Memorandum dated April 18, 2016
 Schedule A: Site Plan
 Schedule B: Elevations

Schedule C: Landscape Plan

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0014/DVP16-0144

Issued To:	RA Quality Homes Ltd., INC. No.BCo647947 & 1052192 B.C. LTD., INC. No. BC1052192
Site Address:	140 Mugford Road & 415 Rutland Road
Legal Description:	Lot 2 Section 26 Township 26 ODYD Plan EPP62746 & Lot 1 Section 26 Township 26 ODYD Plan EPP62746
Zoning Classification:	RM3 – Low Density Multiple Housing
Development Permit Area:	Revitalization

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. DP16-0292 for Lot 1 Section 4 Township 23 ODYD Plan EPP30767, located at 170 Drysdale Boulevard, Kelowna, BC to allow the construction of a multiple dwelling housing 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 sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.8.6(e): RM2 – Low Density Row Housing Development Regulations

To vary the required minimum side yard from 4.0 m permitted to 0.83 m proposed.

AND FURTHER THAT this Development Permit & 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 \$ 62,081.25 OR
- b) A Certified Cheque in the amount of \$ 62,081.25 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 62,081.25 .

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.

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.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



CITY OF KELOWNA

MEMORANDUM

Date: *May 25, 2015 (2105 Specified Area charges)*

File No.: Z15-0010

To: Urban Planning (LK)

From: Development Engineering Manager (SM)

Subject: 140 Mugford Road - Lot A, Plan KAP4378 , Sec. 26, Twp. 26, ODYD
405 Rutland Road - Lot 3, Plan KAP3513, Sec. 26, Twp. 26, ODYD
425 Rutland Road - Lot 4, Plan KAP3513, Sec. 26, Twp. 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU-1 to RM2 and RM3 are as follows:

1. General.

- a) Dedicate 1.5 m. along the lane to provide a total 7.5m. wide lane.
- b) Dedicate approx. 2.0 m. along the Mugford road frontage on Lot A, Plan KAP4378, for a total 20.0 m. road Right of Way.
- c) Consolidate lot 3 and 4 plan KAP3513
- d) Provide 3.0m. inside corner rounding at the lane change of direction.
- e) Provide easements as may be required.
- f) Consolidate lot 3 and lot 4 plan KAP3513.

2. Geotechnical Study.

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
 - (i) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (ii) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
 - ii) Any items required in other sections of this document.
 - iii) Recommendations for roof drains and perimeter drains.

3. Domestic water and fire protection.

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zone. The applicant must provide water computations for this development to confirm the available water supply.
- c) Remove all redundant water services.

4. Sanitary Sewer.

- a) *405 and 425 Rutland Road are located within the Local Area Service (LAS) # 20 and are currently serviced by the municipal wastewater collection system. The applicant will be required to cash commute the LAS at the current rate, since both lots are on the annual levy. The charge is currently **\$2,996.44** (valid until April 30, 2016) per Single Family Equivalent (SFE), therefore the pay-out charge is **\$5,992.88** for both lots. There will be additional charges at the time of the development permit application for the proposed additional units.*
- b) 140 Mugford is located within the Local Area Service (LAS) #1 and it is therefore no longer subject to LAS charges, even for the proposed additional proposed units of development within the boundary of lot A KAP4378.
- c) Remove one redundant service on either 405 or 425 Rutland Road. The estimated cost for one sanitary sewer service decommission is estimated at **\$2,800.00** and is inclusive of a bonding contingency.

5. Drainage.

A comprehensive on-site drainage management plan and design to comply with the City's drainage section of Bylaw 7900 will be required at the time of a Building permit application.

6. Road improvements and access.

- a) The owner is responsible to construct a 7.5m. lane from Rutland Road to the south end of the lane at Mugford Road. The owner is to construct the lane complete with storm drainage including the removal and or relocation of utilities as may be required. The estimated cost of this work, for bonding purpose, would be **\$77,600.00** inclusive of a bonding escalation.
- b) There is an existing garage located within the lane that requires removal prior to the construction of the lane or the development on the subject properties. A restrictive covenant in favour of the City of Kelowna, registrable under **Section 219 of the Land Title Act**, must be granted to the effect that the garage must be removed and the lane free of encumbrances prior to the issuance of a Development Permit on the subject properties. The covenant must be registered as a priority charge.

.../3

- c) Remove both existing access from Rutland Road and replace with barrier curb and gutter with new sidewalk panels. The estimated cost for both driveway removal is estimated at \$8,400.00 inclusive of a bonding contingency.
- d) The applicant is responsible to upgrade the Mugford Road frontage of A, Plan KAP4378 and through the lane to a full urban collector standard (SS-R5) complete with curb, gutter, sidewalk, asphalt fillet paving, storm drainage, street lighting landscaped boulevard complete with underground irrigation, removal and/or relocation of utilities as may be required. The estimated cost of this work, for bonding purpose, would be \$15,700.00 inclusive of a bonding contingency.

7. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

8. Street lights.

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

9. Engineering.

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.

10. Design and Construction.

- 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.

11. 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.

12. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgradings are not identified in the current DCC schedules.

13. Bonding and Levies Summary.

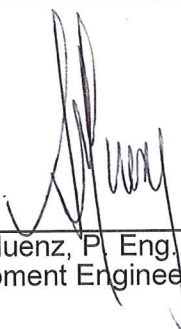
a) Performance Bonding

Lane construction	\$77,600.00
Removal of existing driveways on Rutland Road	\$ 8,400.00
Mugford frontage urban upgrades	<u>\$15,700.00</u>
Total performance bonding	<u>\$101,700.00</u>

b) Levies

Local Area #20 Service Charges

\$5,992.88
(valid until April 30, 2016)



Steve Muenz, P. Eng.
Development Engineering Manager

B²



CITY OF KELOWNA

Planner
Initials

LK

MEMORANDUM

Date: April 18, 2016
File No.: DP16-0014
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 140 Mugford Road Lot A Plan 4378

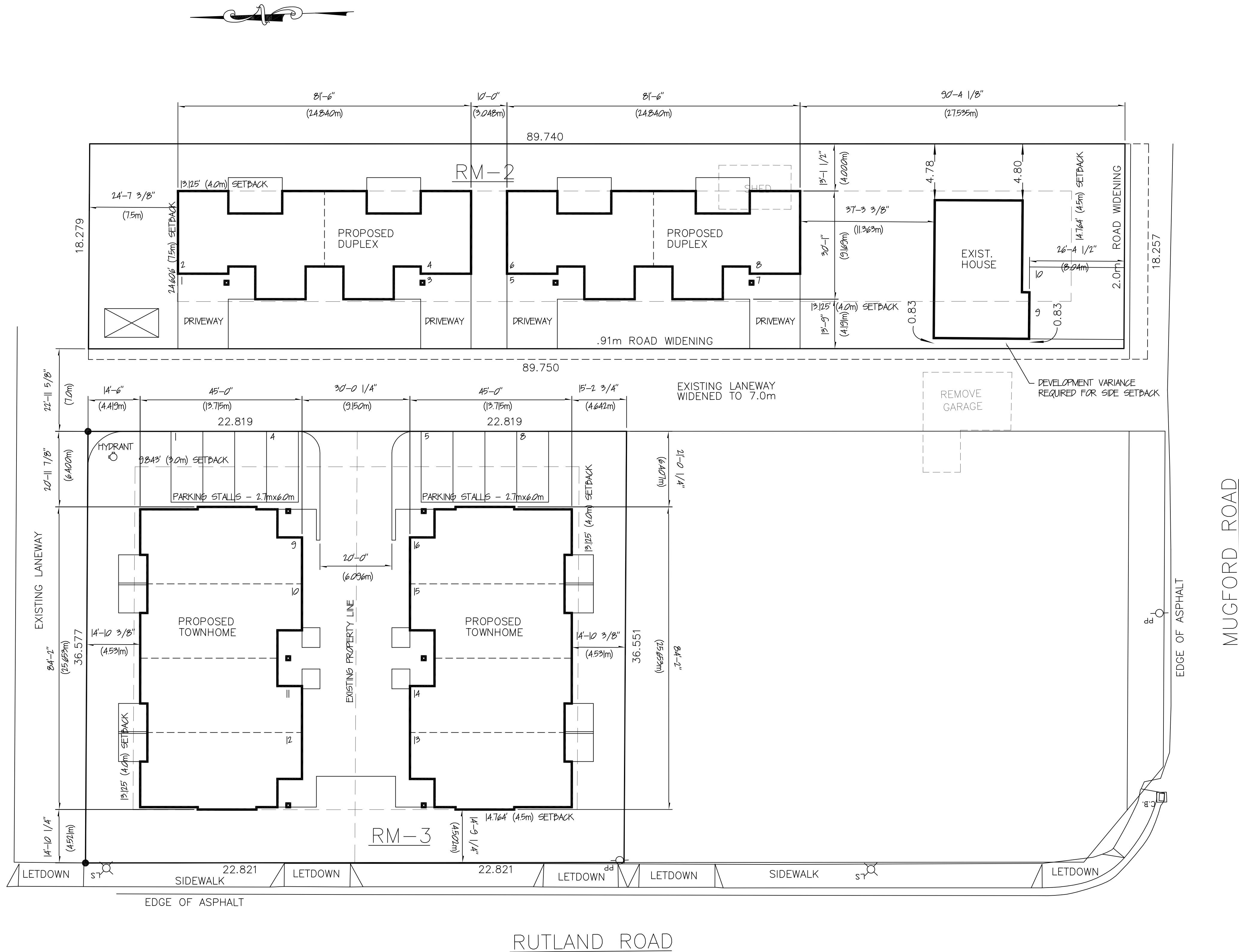
The Development Engineering Branch comments and requirements regarding this application to evaluate the form and character of four townhouse buildings on the subject property are as follows.

1. General.
 - a) Provide easements as may be required.
 - b) Requirements associated with the development of the subject property are addressed in the rezoning report under file Z15-0010. All the requirements of the rezoning application must be satisfied.

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.
Development Engineering Manager

jo



DEVELOPMENT REGULATIONS:

RM-2 - LOW DENSITY HOUSING
PRINCIPLE USE - 2 - TWO DWELLING HOUSING
SITE AREA - 16,401 SF. (1,523.6 m²)

	REGULATION	PROPOSED
BUILDINGS AREA	-	- 5,170 SF. (480.3 m ²)
DRIVEWAYS AREA	-	- 1,693 SF. (157.3 m ²)
TOTAL BUILDING AREA (FAR)	-	- 8,541 SF. (793.4 m ²)
FAR	- 0.65	- 0.51
SITE COVERAGE		
BUILDINGS	- 50%	- 31.5%
BUILDINGS AND DRIVEWAYS	- 55%	- 41.8%
HEIGHT	- 2.5 STOREYS - 9.5m	- 2 STOREYS - 20.594' (6.271m)
SETBACKS		
FRONT (SOUTH)	- 4.5m	- 26.375 (8.04m)
SIDE (EAST)	- 4.0m	- 13.125 (4.00m)
SIDE (WEST)	- 4.0m	- 13.125 (4.00m)
REAR (NORTH)	- 7.5m	- 24.606' (7.5m)
PARKING	- 10 STALLS	- 10 STALLS

RM-3 - LOW DENSITY MULTIPLE HOUSING
PRINCIPLE USE - 2 - MULTIPLE DWELLING HOUSING
SITE AREA - 17,364 SF. (1,608.7 m²)

	REGULATION	PROPOSED
BUILDINGS AREA	-	- 6,344 SF. (645.1 m ²)
DRIVEWAYS AREA	-	- 3,317 SF. (354.6 m ²)
TOTAL BUILDING AREA (FAR)	-	- 12,010 SF. (1,166.6 m ²)
FAR	- 0.75	- 0.67
SITE COVERAGE		
BUILDINGS	- 40%	- 38.7%
BUILDINGS AND DRIVEWAYS	- 60%	- 59.3%
HEIGHT	- 3 STOREYS - 10m	- 2 STOREYS - 21.865' (6.664m)
SETBACKS		
FRONT (WEST)	- 4.5m	- 14.771' (4.50m)
SIDE (NORTH)	- 4.0m	- 14.865' (4.53m)
SIDE (SOUTH)	- 4.0m	- 14.865' (4.53m)
REAR (EAST)	- 3.0m	- 21.021' (6.41m)
PARKING	- 2 STALLS PER UNIT - 2x8=16	- 16 STALLS



SITE PLAN

1/16" = 1'-0"

SITE PLAN

OASIS DESIGN

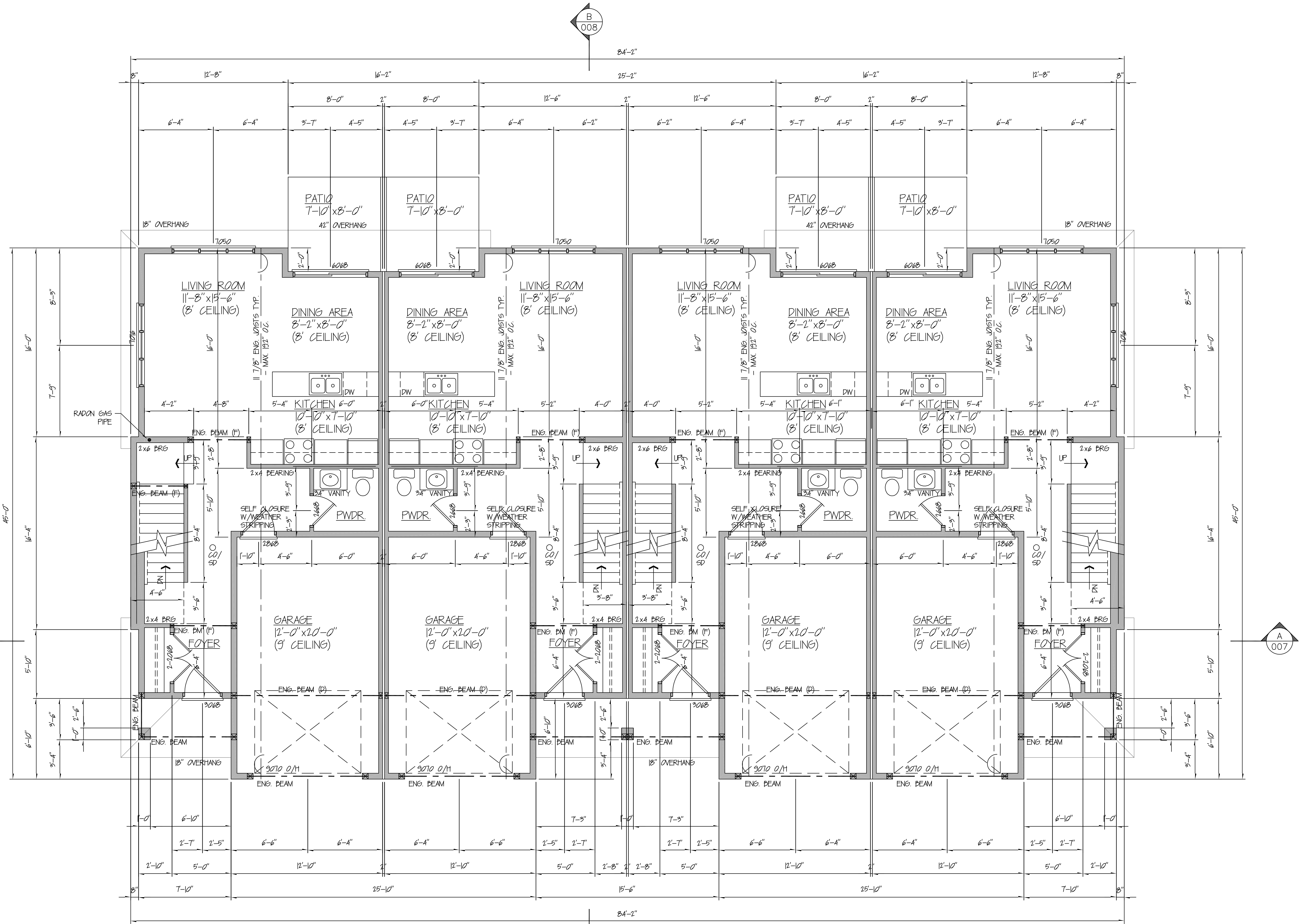
868-2275

DESIGNED BY: JAMES W. HAASDYK

DATE: JANUARY 11, 2017

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-001 | REVISION:

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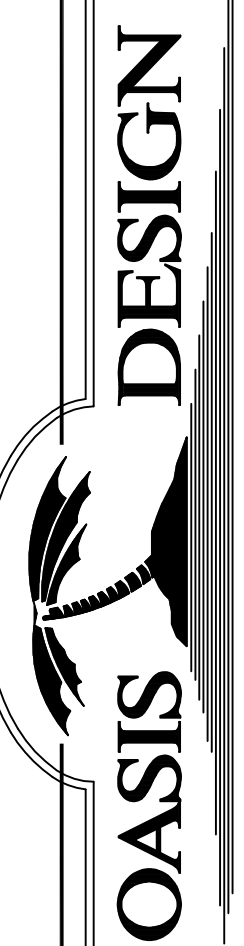


MAIN FLOOR PLAN
615 SF.

MAIN FLOOR PLAN
598 SF.

MAIN FLOOR PLAN
598 SF.

MAIN FLOOR PLAN
615 SF.

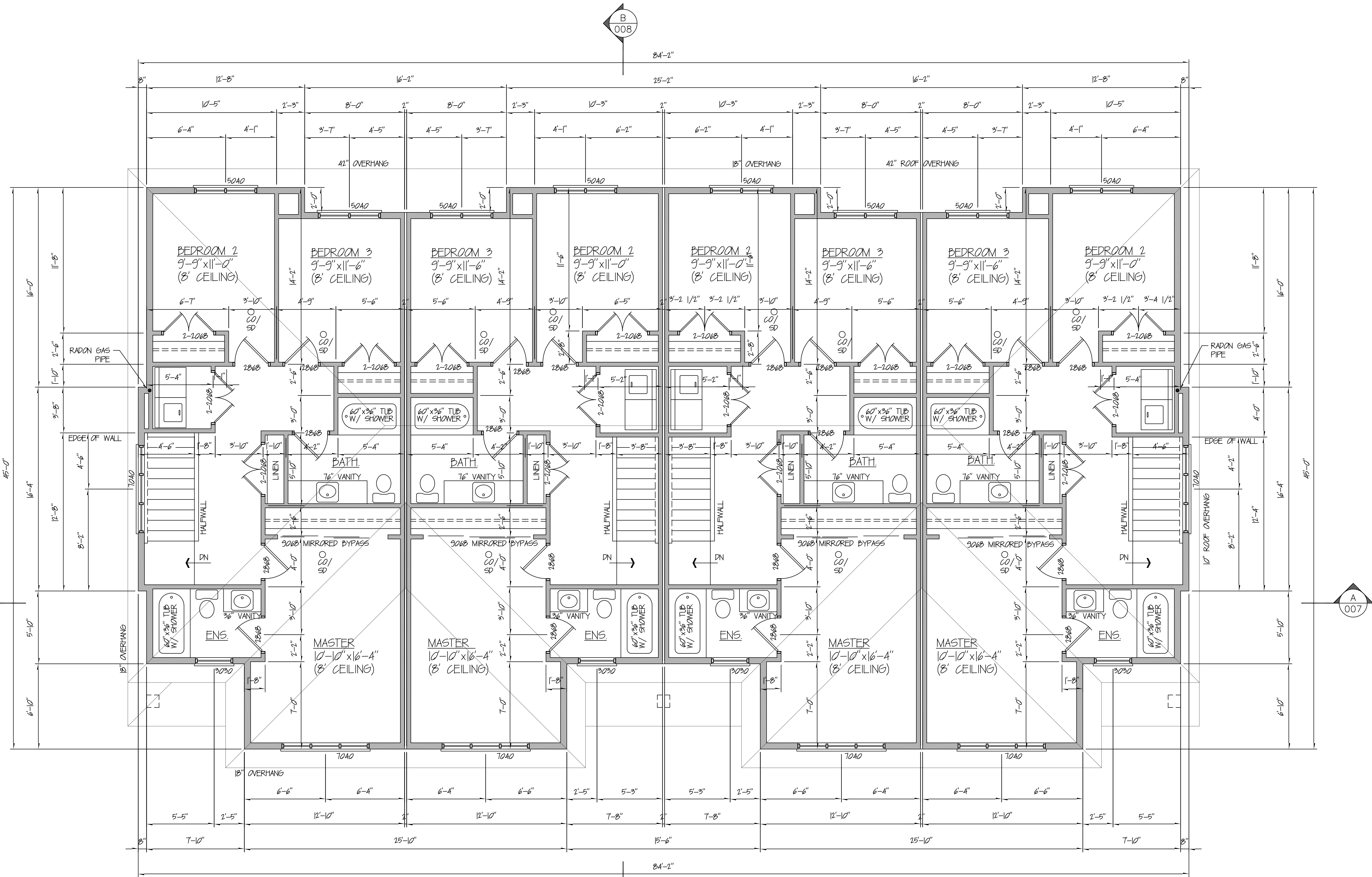


MAIN FLOOR PLAN
FOUR PLEX UNIT (RM-3)

DESIGNED BY: JAMES W. HAADYK
DATE: JANUARY 11, 2017

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-002 | REVISION:

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UPPER FLOOR PLAN
808 SF.

UPPER FLOOR PLAN
804 SF.

UPPER FLOOR PLAN
804 SF.

UPPER FLOOR PLAN
808 SF.



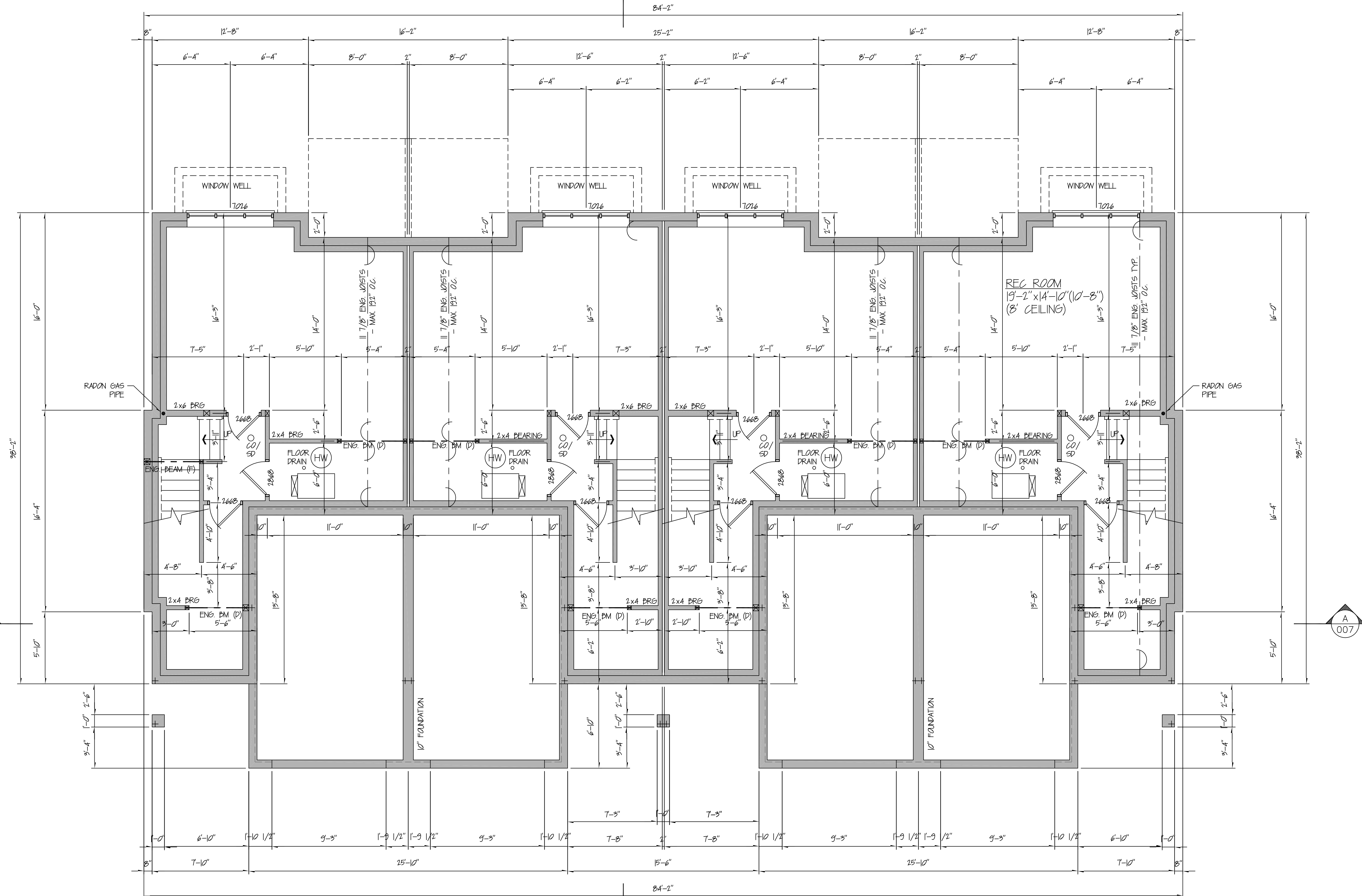
UPPER FLOOR PLAN

FOUR PLEX UNIT (RM-3)

DESIGNED BY: JAMES W. HAASDYK

DATE: JANUARY 11, 2017

SCALE: AS NOTED | DRAWING NUMBER: 16-105-003 | REVISION:

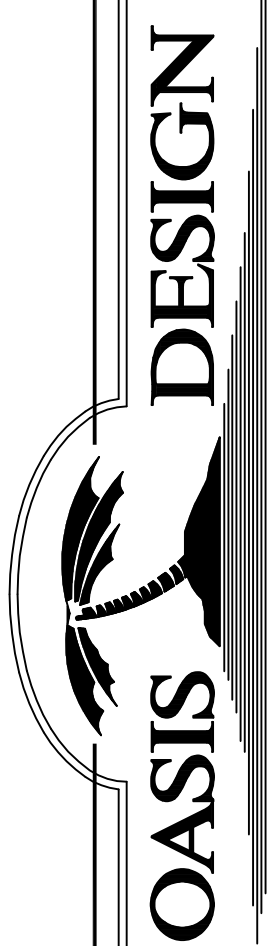


LOWER FLOOR PLAN
90 SF.

LOWER FLOOR PLAN
90 SF.

LOWER FLOOR PLAN
90 SF.

LOWER FLOOR PLAN
90 SF.



LOWER FLOOR PLAN
FOUR PLEX UNIT (RM-3)

DESIGNED BY: JAMES W. HAASDYK
DATE: JANUARY 11, 2017

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-004 | REVISION:



FOUNDATION PLAN

FOUR PLEX UNIT (RM-3)

DESIGNED BY: **JAMES W HAASDYK**
 868-2275
 #108-2309 LESKE ROAD
 KELONA, BRITISH COLUMBIA V0X 6T5

DESIGNED BY: JAMES W. HAASDYK


SCALE: AS NOTED | DRAWING NUMBER: 16-1015-005 | REVISION:

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



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

FRONT AND REAR ELEVATIONS

FOUR PLEX UNIT (RM-3)

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-006 | REVISION:

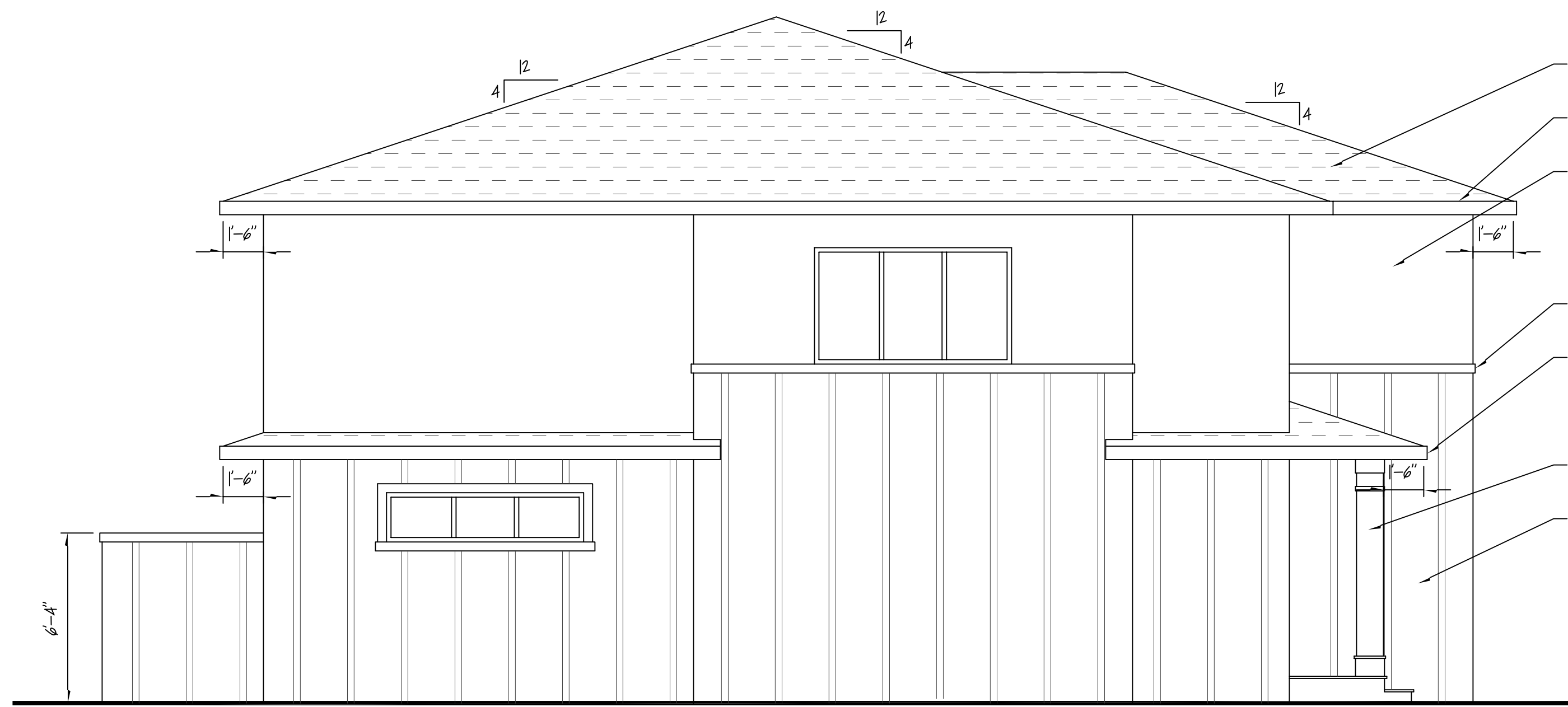
 **OASIS DESIGN**

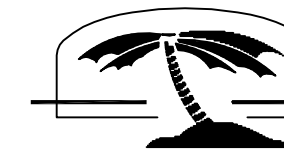
868-2275 FLORIDA ARCHITECTURAL FIRM #15

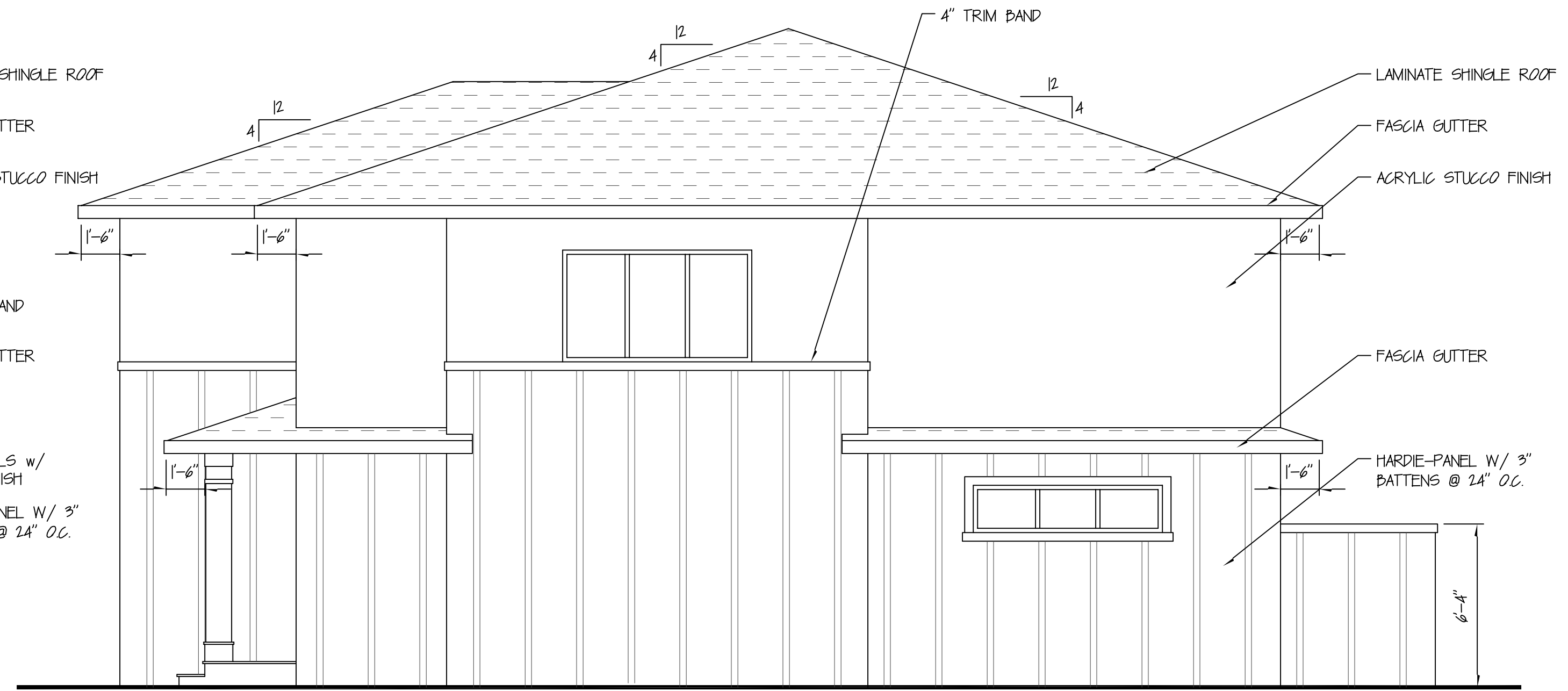
DESIGNED BY: JAMES W. HAASDYK

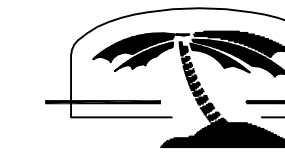
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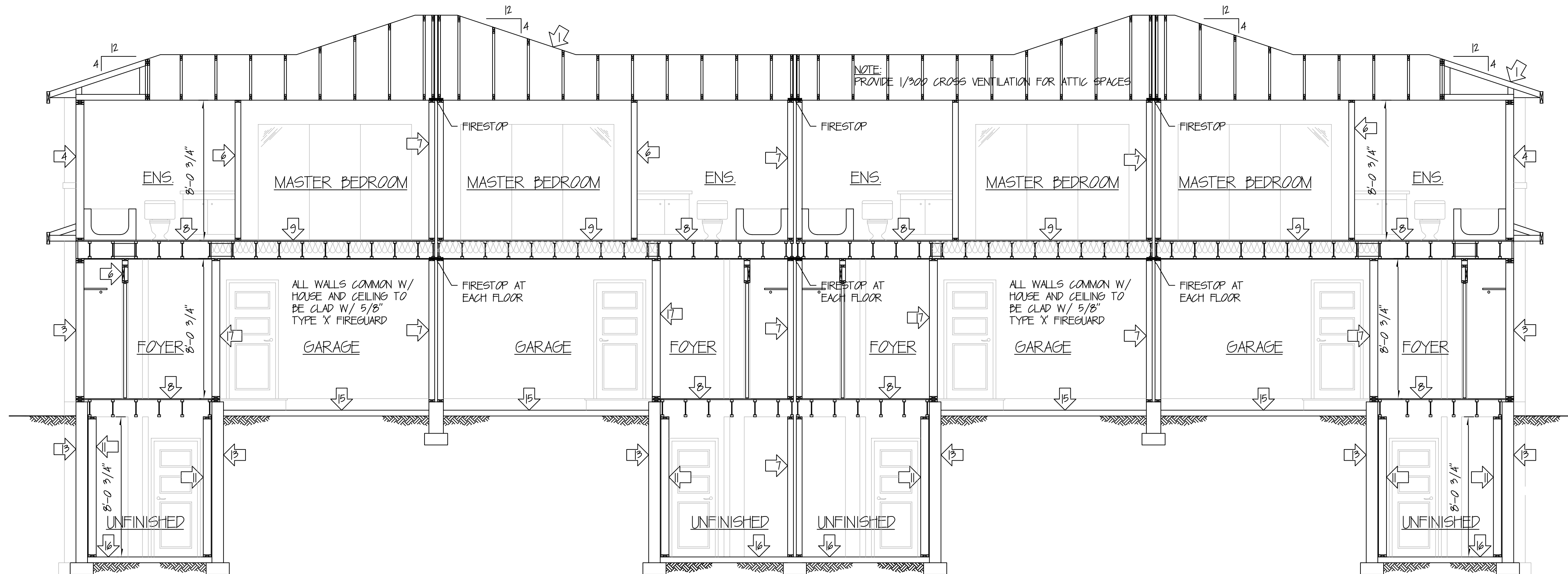
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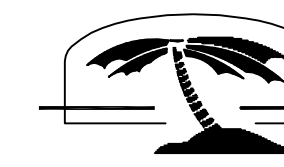


 **LEFT ELEVATION**
1/4" = 1'-0"



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



 **SECTION A-A**
1/4" = 1'-0"

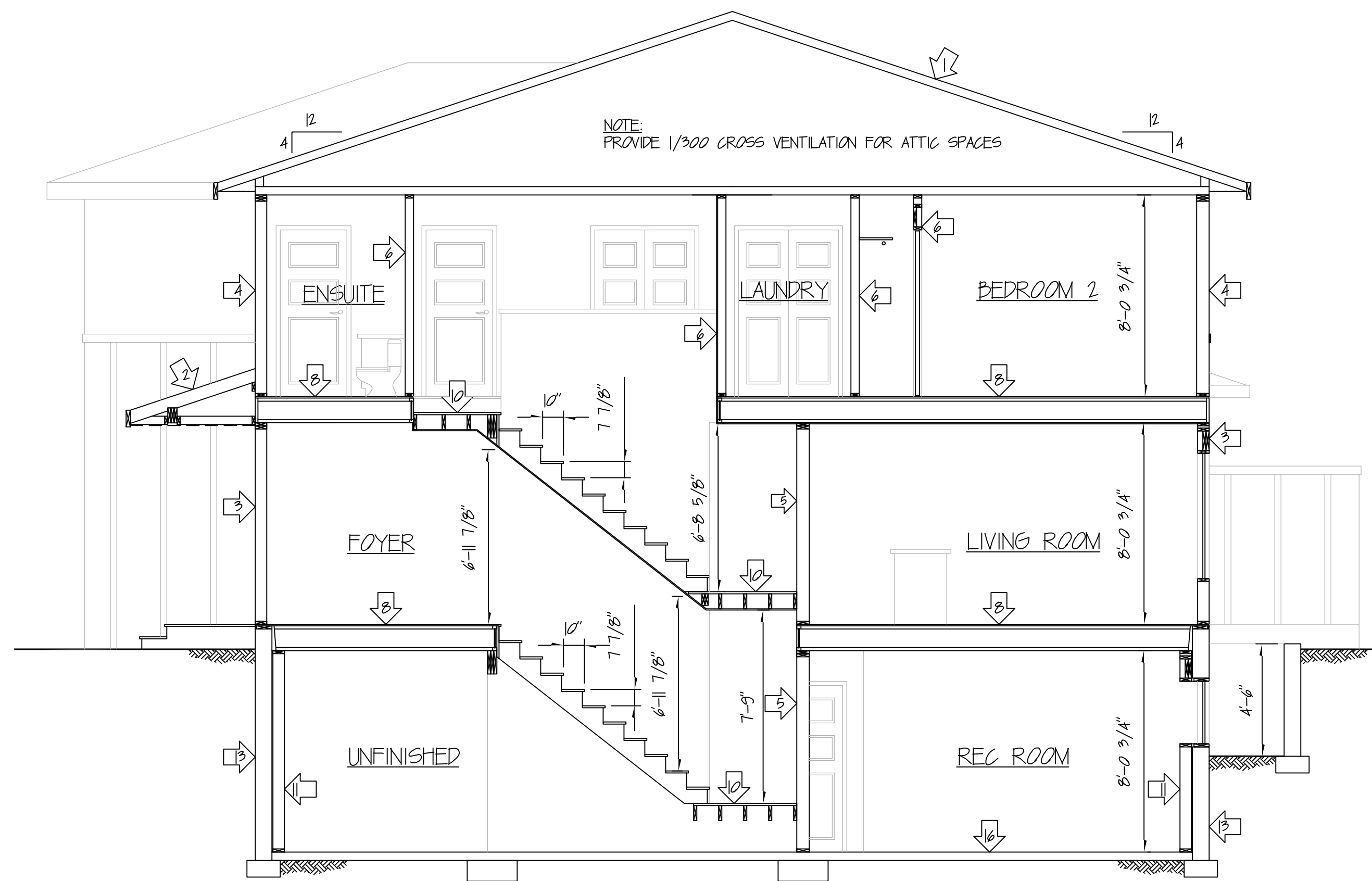
SIDE ELEVATIONS
AND SECTIONS
FOUR PLEX UNIT (RM-3)

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-007 | REVISION:

OASIS DESIGN

DESIGNED BY: JAMES W. HAASDYK
DATE: JANUARY 11, 2017

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>



SECTION B-B
1/4" = 1'-0"

1 - SLOPED ROOF SYSTEM

- LAMINATE SHINGLE ROOF
- BUILDING PAPER
- 1/2" SHEATHING W/ 1" CLIPS
- ENGINEERED TRUSSES @ 24" O.C.
- R-40 INSULATION (ABV HEATED SPACES)
- 6 MIL POLY VP
- 1/2" CEILING BOARD (TEXTURED)

2 - VERANDAH ROOF SYSTEM

- LAMINATE SHINGLE ROOF
- BUILDING PAPER
- 1/2" SHEATHING W/ 1" CLIPS
- 2x6 RAFTERS @ 24" O.C.
- 2x4 STRAPPING @ 24" O.C.
- CONT VENTED ALUMINUM SOFFIT MATL

3 - EXTERIOR WALL (BOARD & BATTEN)

- HARDIE PANEL W/ 3" VERT BATTENS
- BUILDING PAPER
- 3/8" SHEATHING
- 2x6 STUD WALL - STUDS @ 16" O.C.
- R-24 BATT INSULATION
- 6 MIL POLY VP
- 1/2" DRYWALL (PTD)

4 - EXTERIOR WALL (STUCCO)

- STUCCO FINISH W/ WIRE MESH
- BUILDING PAPER
- 3/8" SHEATHING
- 2x6 STUD WALL - STUDS @ 16" O.C.
- R-24 BATT INSULATION
- 6 MIL POLY VP
- 1/2" DRYWALL (PTD)

5 - INTERIOR LOAD BEARING WALL

- 1/2" DRYWALL (PTD) IN LIVING AREAS
- 2x4 OR 2x6 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PTD) IN LIVING AREAS

6 - INTERIOR NON-LOAD BEARING WALL

- 1/2" DRYWALL (PTD) IN LIVING AREAS
- 2x4 OR 2x6 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PTD) IN LIVING AREAS

7 - COMMON WALL (WPC - STC RATING 54)

- 5/8" TYPE X FIREGUARD
- SOUND CHANNEL
- 2x4 WALL STUDS @ 24" O.C.
- R12 BATT INSULATION
- 2" AIR SPACE
- 2x4 WALL STUDS @ 24" O.C.
- R12 BATT INSULATION
- 1/2" DONNA CONA BOARD
- 5/8" TYPE X FIREGUARD

8 - FLOOR SYSTEM

- INTERIOR FLOOR COVERINGS
- 3/4" T&G PLYWOOD SUBFLOOR
- 11 7/8" ENGINEERED JOISTS - MAX 192" O.C.

9 - FLOOR SYSTEM (ABOVE UNCONDITIONED SPACE)

- INTERIOR FLOOR COVERINGS
- 3/4" T&G PLYWOOD SUBFLOOR
- 11 7/8" ENGINEERED JOISTS - MAX 192" O.C.
- 6 MIL POLY VP
- R-28 BATT INSULATION IN JOIST CAVITIES
- 5/8" TYPE X FIREGUARD

10 - STAIR LANDINGS

- INTERIOR FLOOR COVERINGS
- 3/4" T&G PLYWOOD SUBFLOOR
- 2x8 JOISTS @ 12" O.C.

11 - BASEMENT PERIMETER STUD WALL (AGAINST FOUNDATION WALL)

- 2x6 STUD WALL - STUDS @ 24" O/C
- MAINTAIN 1" AIR SPACE BTWN FDN WALL & STUDS
- R-22 BATT INSULATION
- 6 MIL POLY VP
- 1/2" DRYWALL (PTD)

12 - FRONT VERANDAH SUPPORT

- 2x6 POST BU TO 12"x12" COLUMN
- POST SADDLE
- 12" x12" CONCRETE PEDESTAL
- 4-10M BAR (VERT.)
- 3/8"x3/8"x12" CONCRETE PAD
- 4-10M BAR (VERT.)
- 3-10M BARS (HORIZ.)
- UNEXCAVATED EARTH (FROST PROTECTION AS REQUIRED)

13 - CONCRETE FOUNDATION

- 8" FOUNDATION WALL
- 10M BARS @ 60" O.C. (VERT.)
- 10M BARS @ 24" O.C. (HORIZ.)
- 2 COATS ASPHALT SEALANT
- ANCHOR BOLTS @ 6'-0" O.C.
- 16"x8" STRIP FOOTING
- 10M BARS @ 60" O.C. (VERT.)
- 2-10M BARS (HORIZ.)
- UNEXCAVATED EARTH
- 6" PERIMETER DRAIN W/ MIN. 6" GRAVEL COVER. USE SOLID 6" PIPE UNDER DRIVEWAY AND SIDEWALKS (FROST PROTECTION AS REQUIRED)

14 - PATIO SLAB

- 4" CONCRETE SLAB
- CRACK CONTROL JOINTS @ 6'-0" O.C.

15 - GARAGE CONCRETE SLAB

- 4" CONCRETE SLAB W/ 10M BARS @ 18" O.C. EW
- 6" MIN. GRANULAR FILL
- UNEXCAVATED EARTH

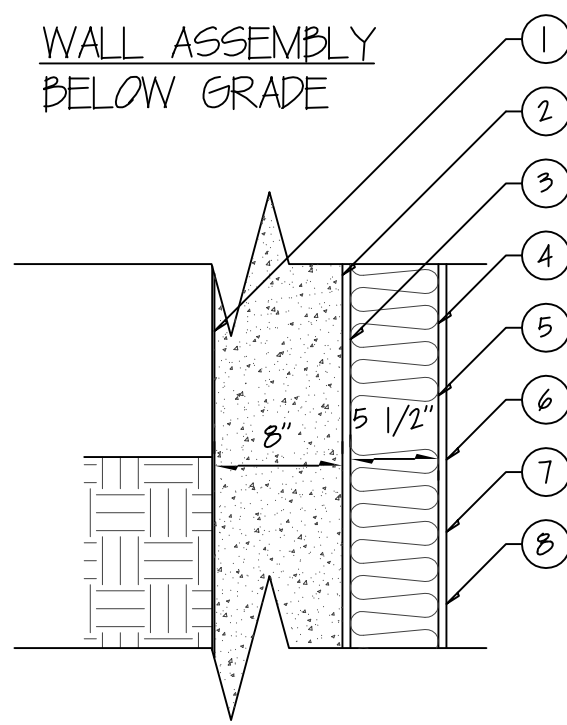
16 - BASEMENT CONCRETE SLAB

- 4" CONCRETE SLAB
- 6 MIL POLY
- 6" MIN. GRANULAR FILL
- UNEXCAVATED EARTH

17 - INTERIOR GARAGE WALL

- 5/8" TYPE X FIREGUARD (TAPED & MURDED)
- 2x6 STUD WALL - STUDS @ 16" O.C.
- R-24 BATT INSULATION
- 6 MIL POLY VP (HEATED SIDE)
- 1/2" DRYWALL (PTD)

WALL ASSEMBLY
BELOW GRADE

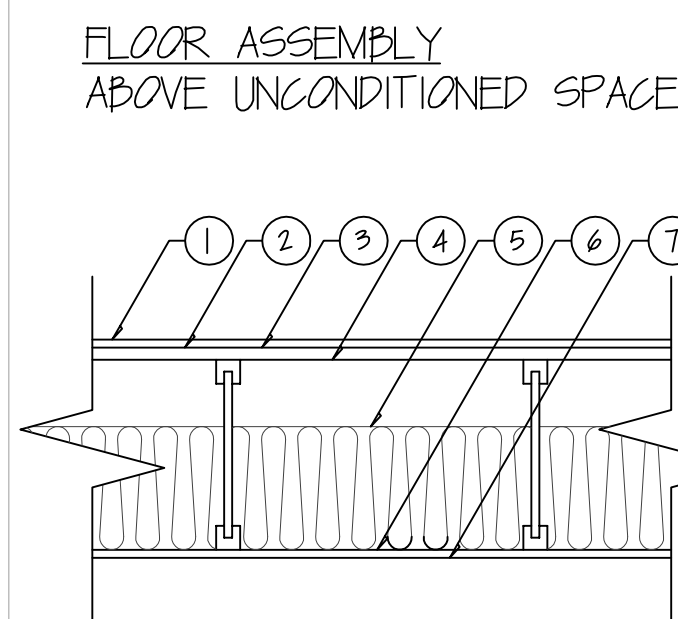


COMPONENTS	RSI	R
1. DAMP PROOFING	0.03	0.17
2. 8" CONCRETE FOUNDATION WALL	0.08	0.45
3. 1/2" AIR GAP	0.16	0.91
4. 2x6 STUD WALL - STUDS @ 24" O.C. W/ R-22 BATT INSULATION	2.84	16.17
5. 6 MIL POLY VP	0.00	0.00
6. 1/2" DRYWALL	0.08	0.45
7. LATEX PRIMER AND LATEX PAINT	0.00	0.00
8. AIR FILM	0.12	0.68

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 1.38
OR R VALUE OF 16.9 FOR THIS WALL ASSEMBLY AN HRV
UNITS MUST BE INCORPORATED INTO THE HOME

RSI/R VALUE OF ASSEMBLY 3.31 / 18.83

FLOOR ASSEMBLY
ABOVE UNCONDITIONED SPACE



COMPONENTS	RSI	R
1. INTERIOR FLOOR COVERINGS	NOT INCL.	
2. AIR FILM	0.16	0.91
3. 3/4" T&G PLYWOOD	0.17	0.96
4. 6 MIL POLY VP	0.00	0.00
5. ENGINEERED FLOOR JOISTS @ 192" O.C. W/ R-28 BATT INSULATION	4.46	25.27
6. 1/2" DRYWALL	0.08	0.45
7. AIR FILM	0.12	0.68

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 4.67
OR R VALUE OF 26.5 FOR THIS FLOOR ASSEMBLY AN HRV
UNITS MUST BE INCORPORATED INTO THE HOME

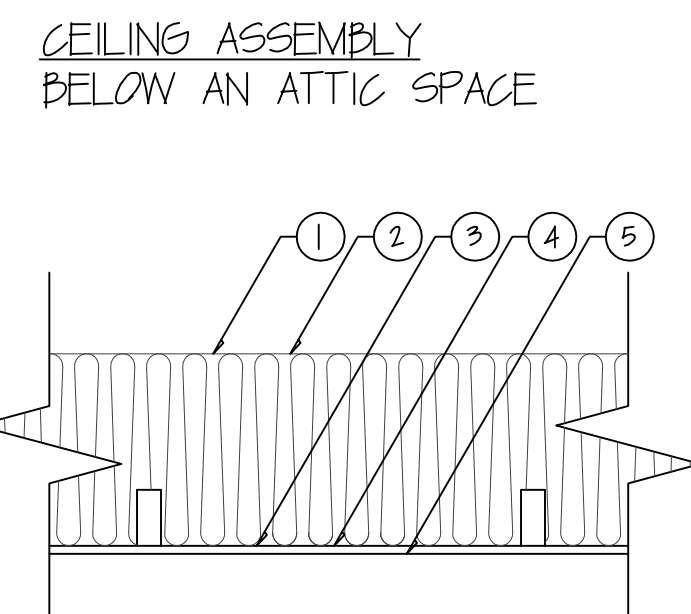
RSI/R VALUE OF ASSEMBLY 4.99 / 28.27

33626 THERMAL CHARACTERISTICS OF ABOVE GROUND OPAQUE ASSEMBLIES

EFFECTIVE RSI-VALUES (WITH HRV)

ASSEMBLY	CLIMATE ZONE (HEATING DEGREE DAYS)
	(5)
CEILINGS	6.91 (39.23)
CATHEDRAL CEILINGS	4.67 (26.5)
WALLS (2x6 @ 16")	2.97 (16.75)
FLOORS OVER UNCONDITIONED SPACE	4.67 (26.5)

CEILING ASSEMBLY
BELOW AN ATTIC SPACE

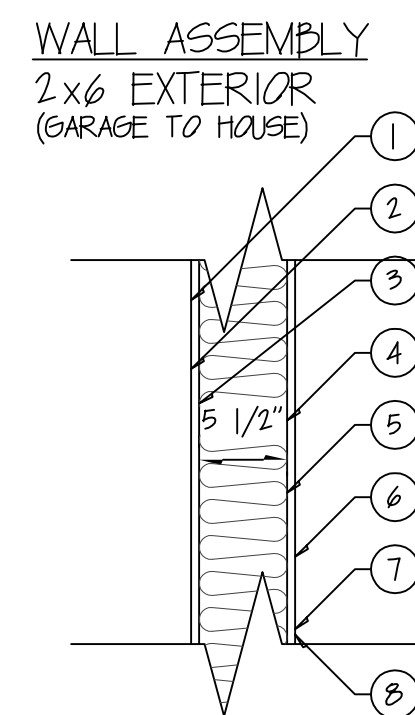


COMPONENTS	RSI	R
1. AIR FILM	0.17	0.91
2. ENGINEERED TRUSSES @ 24" O.C. W/ R-40 BLOWN INSULATION	6.63	37.93
3. 6 MIL POLY VP	0.00	0.00
4. 1/2" CEILING DRYWALL	0.08	0.45
5. AIR FILM	0.12	0.68

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 6.91
OR R VALUE OF 39.23 FOR THIS CEILING ASSEMBLY AN HRV
UNITS MUST BE INCORPORATED INTO THE HOME

RSI/R VALUE OF ASSEMBLY 6.92 / 39.23

WALL ASSEMBLY
2x6 EXTERIOR
(GARAGE TO HOUSE)

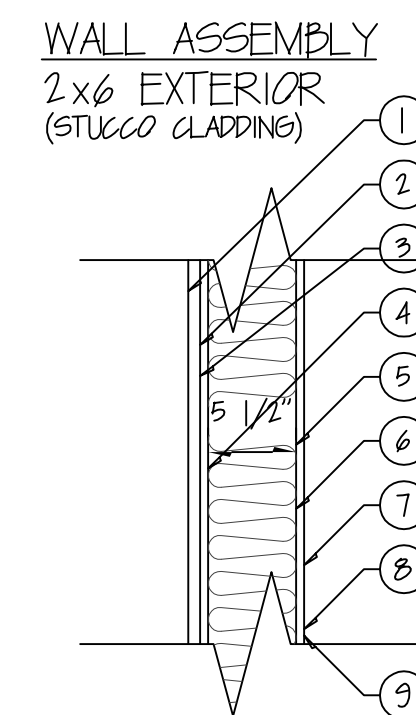


COMPONENTS	RSI	R
1. AIR FILM	0.12	0.68
2. LATEX PRIMER AND LATEX PAINT	0.00	0.00
3. 5/8" TYPE X FIREGUARD	0.08	0.45
4. 2x6 STUD WALL - STUDS @ 16" O.C. W/ R-24 BATT INSULATION	2.66	15.10
5. 6 MIL POLY VP	0.00	0.00
6. 1/2" DRYWALL	0.076	0.43
7. LATEX PRIMER AND LATEX PAINT	0.00	0.00
8. AIR FILM	0.12	0.68

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 2.97
OR R VALUE OF 16.9 FOR THIS WALL ASSEMBLY AN HRV
UNITS MUST BE INCORPORATED INTO THE HOME

RSI/R VALUE OF ASSEMBLY 3.056 / 17.34

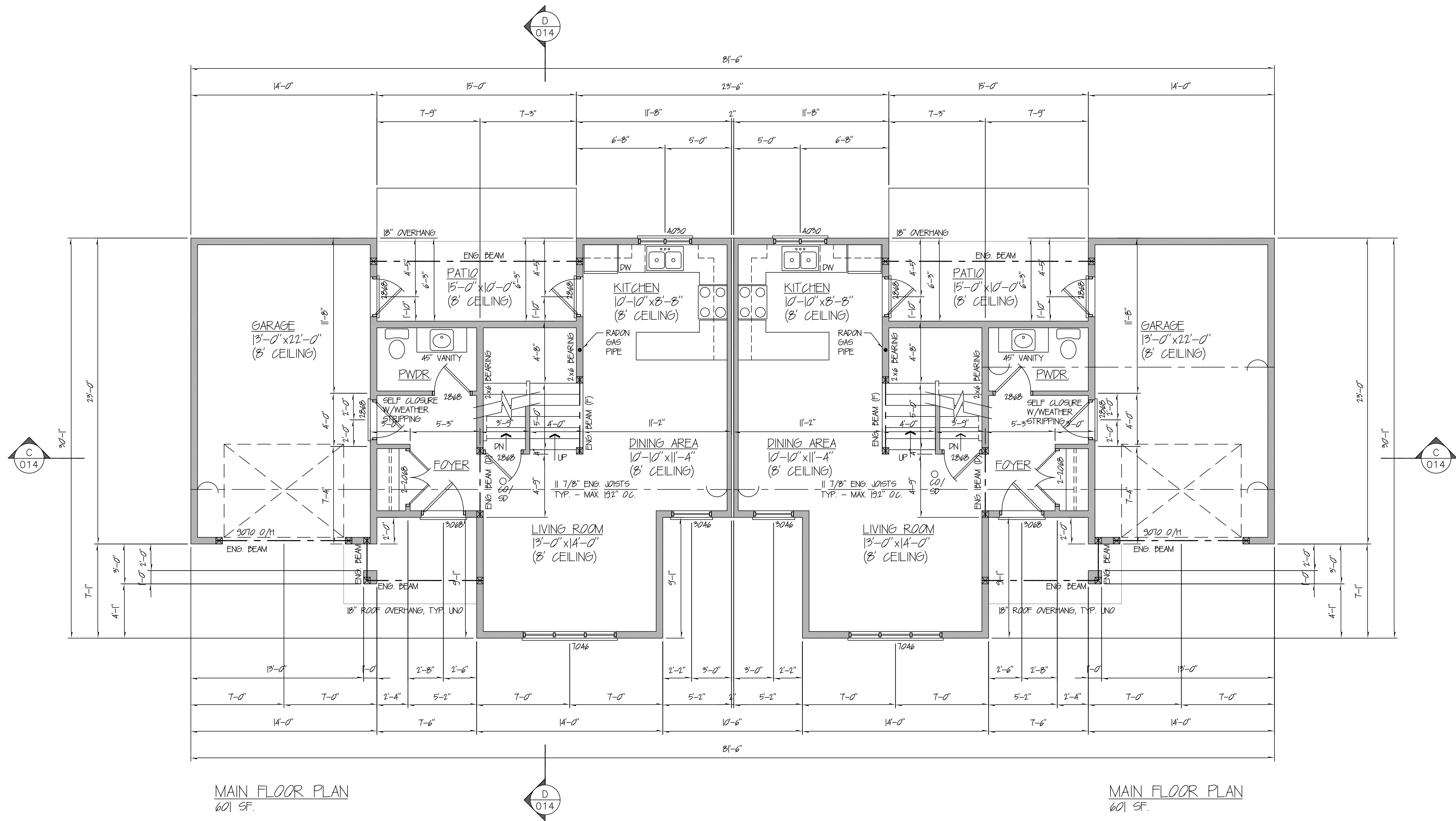
WALL ASSEMBLY
2x6 EXTERIOR
(STUCCO CLADDING)



COMPONENTS	RSI	R
1. AIR FILM	0.03	0.17
2. ACRYLIC STUCCO FINISH	0.0195	0.08
3. BUILDING PAPER	0.00	0.00
4. 1/16" OSB SHEATHING	0.11	0.61
5. 2x6 STUD WALL - STUDS @ 16" O.C. W/ R-24 BATT INSULATION	2.66	15.10
6. 6 MIL POLY VP	0.00	0.00
7. 1/2" DRYWALL	0.076	0.43
8. LATEX PRIMER AND LATEX PAINT	0.00	0.00
9. AIR FILM	0.12	0.68

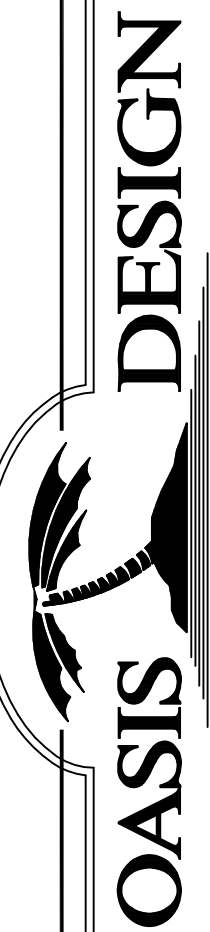
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 2.97
OR R VALUE OF 16.9 FOR THIS WALL ASSEMBLY AN HRV
UNITS MUST BE INCORPORATED INTO THE HOME

RSI/R VALUE OF ASSEMBLY 3.0095 / 17.08



MAIN FLOOR PLAN
601 SF.

MAIN FLOOR PLAN
601 SF.

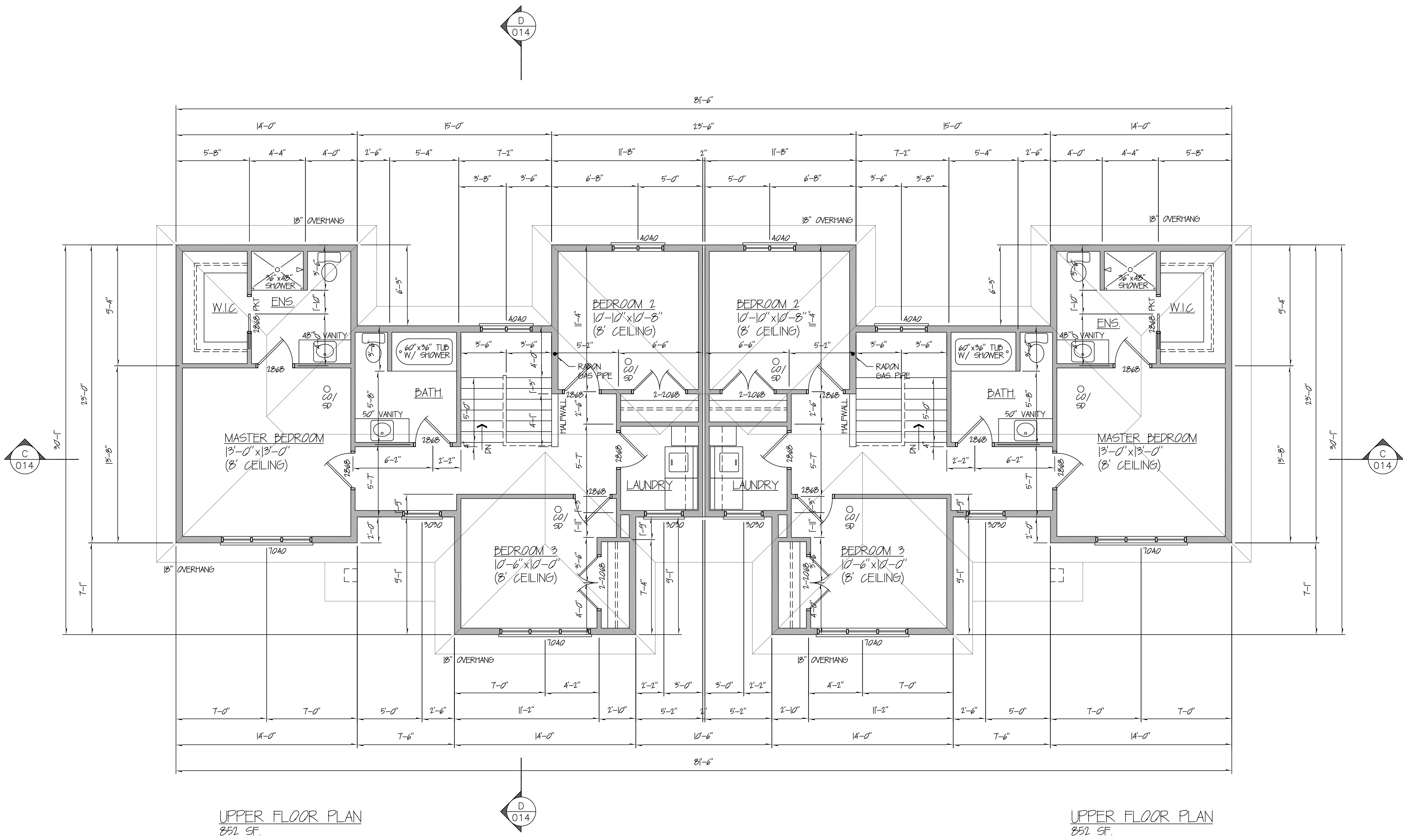


MAIN FLOOR PLAN
DUPLEX UNIT (RM-2)

DESIGNED BY: JAMES W. HAASDYK
868-2275
#88-200 LEEVE ROAD
KELONA, BRITISH COLUMBIA, V8 4P5

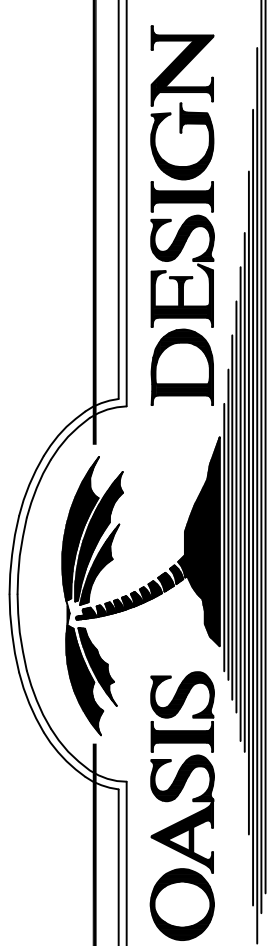
SCALE: AS NOTED | DRAWING NUMBER: 16-105-009 | REVISION:

DATE: JANUARY 11, 2017



UPPER FLOOR PLAN
852 SF.

UPPER FLOOR PLAN
852 SF.



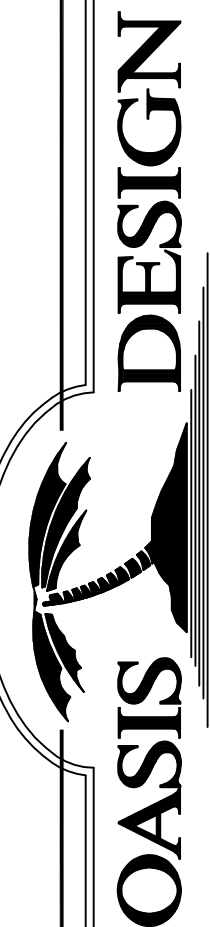
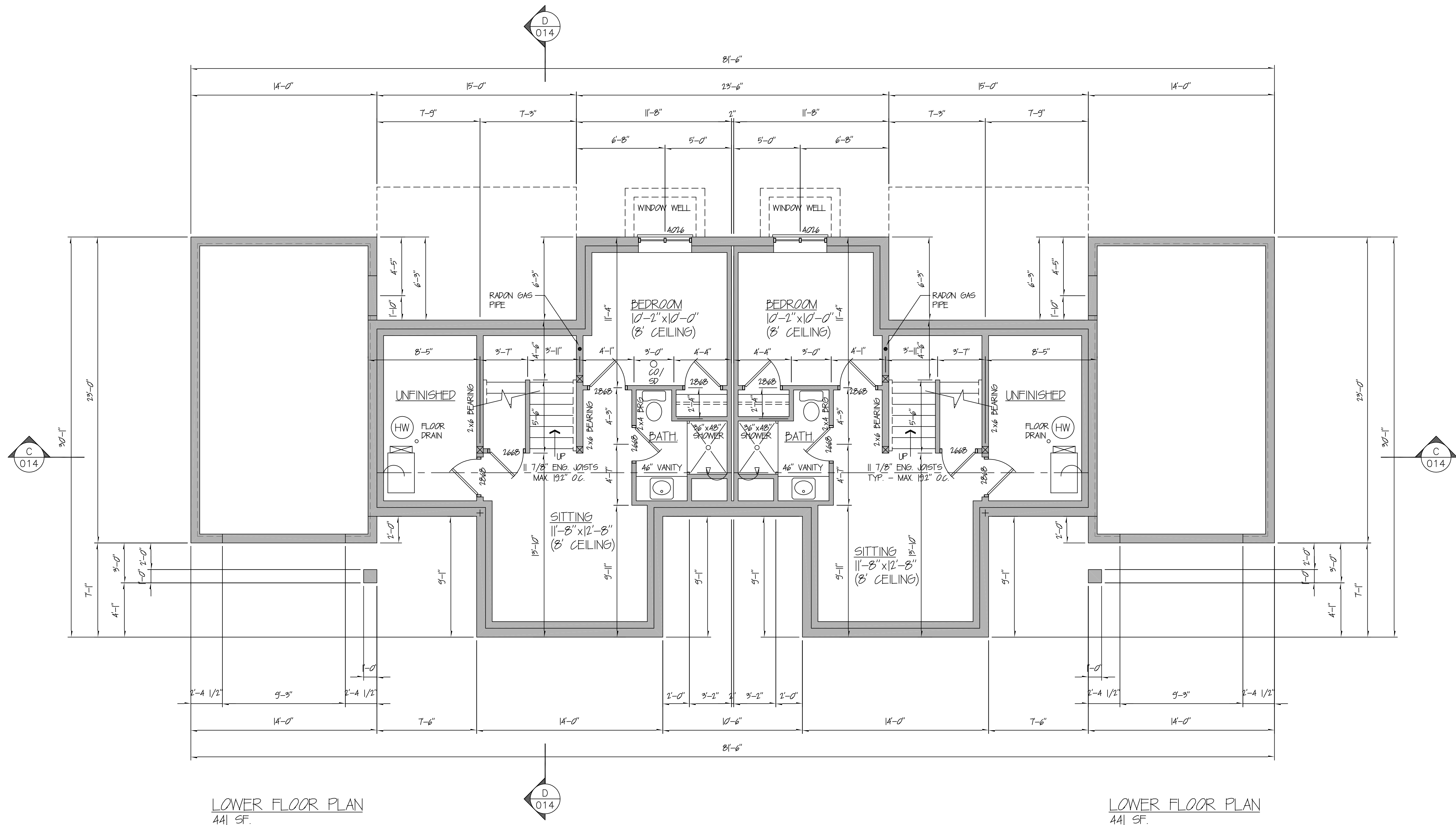
UPPER FLOOR PLAN
DUPLEX UNIT (RM-2)

DESIGNED BY: JAMES W. HAADYK
868-2275
#800-500-LEAVE ROAD
KELONA, BRITISH COLUMBIA, V8 4P5

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-010 | REVISION:

DATE: JANUARY 11, 2017

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LOWER FLOOR PLAN

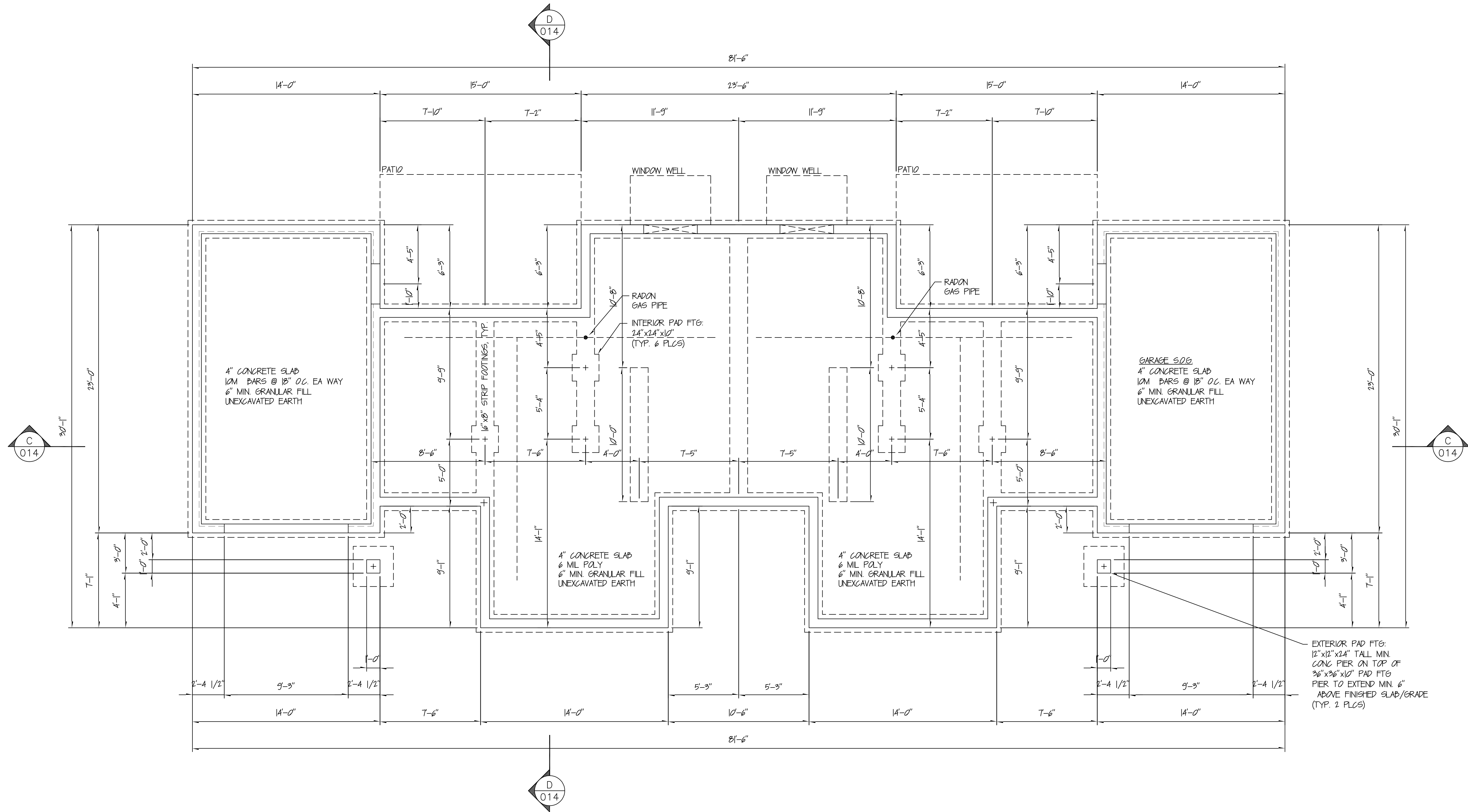
DUPLEX UNIT (RM-2)

DESIGNED BY: JAMES W. HAASDYK

DATE: JANUARY 11, 2017

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-011 | REVISION:

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FOUNDATION PLAN
DUPLEX UNIT (RM-2)

DESIGNED BY: JAMES W. HAASDYK
DATE: JANUARY 11, 2017
SCALE: AS NOTED | DRAWING NUMBER: 16-1015-012 | REVISION:

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FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

FRONT AND REAR ELEVATIONS

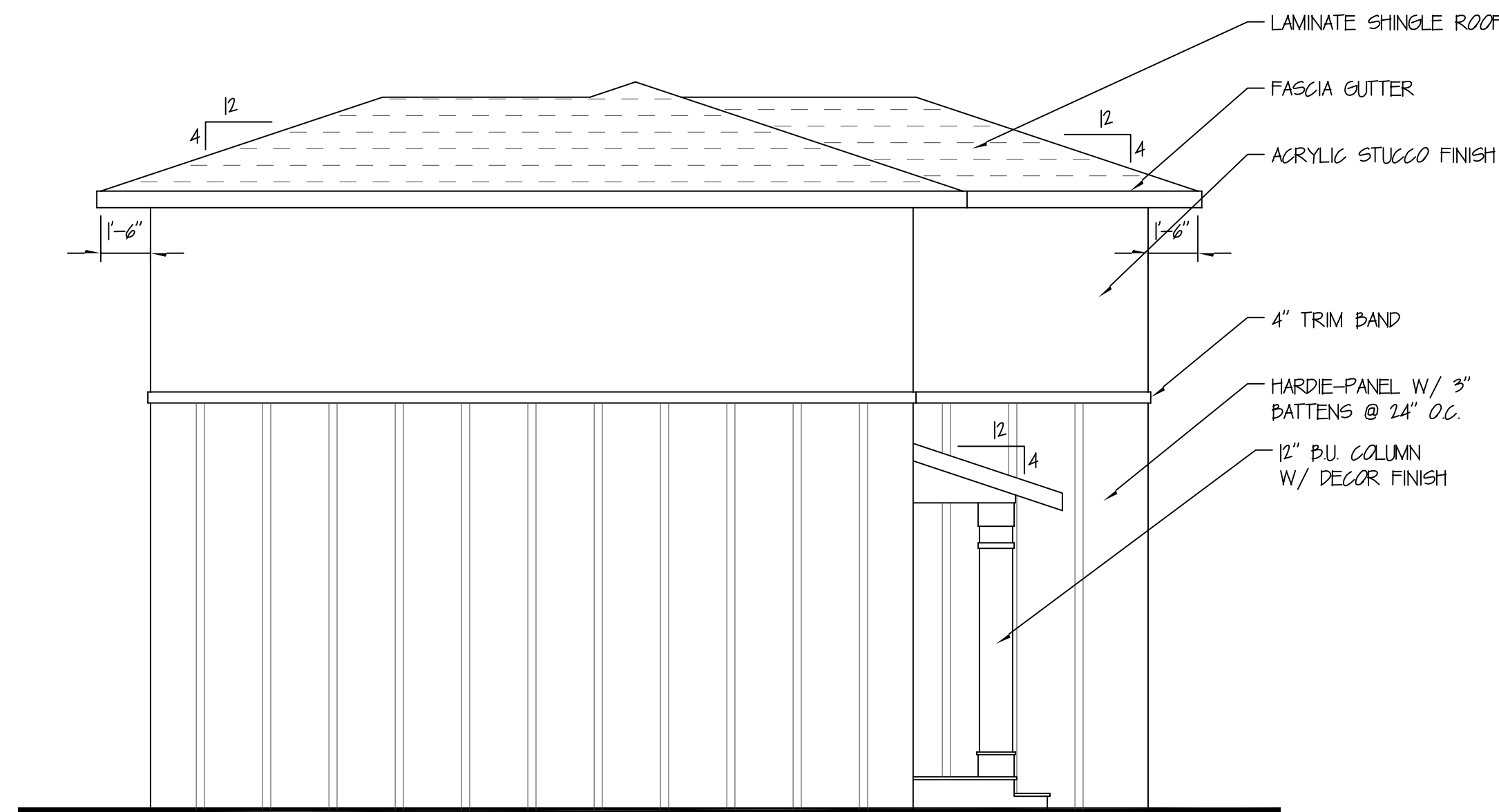
DUPLEX UNIT (RM-2)

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-013 REVISION:

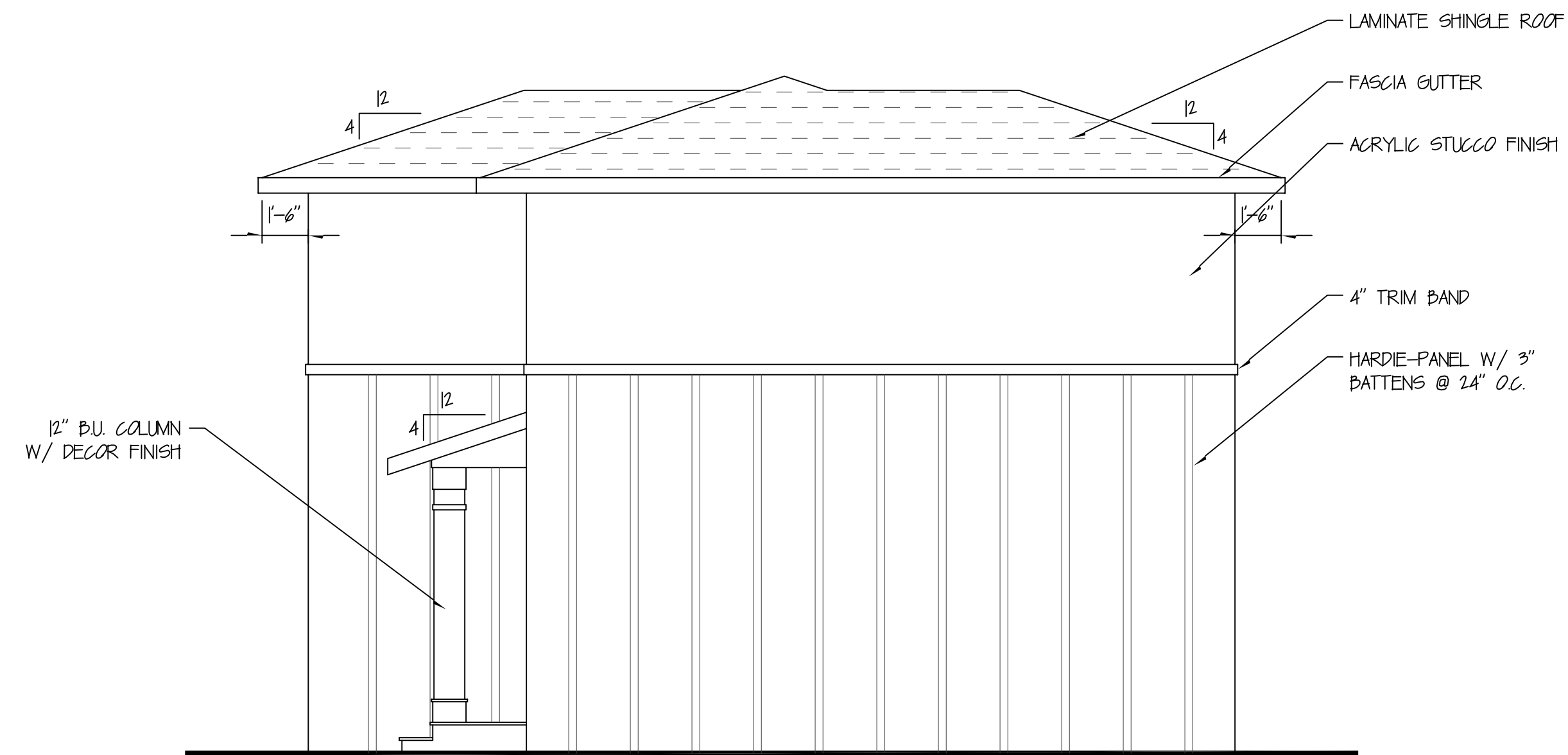
OASIS DESIGN

DESIGNED BY: JAMES W. HAASDYK
DATE: JANUARY 11, 2017

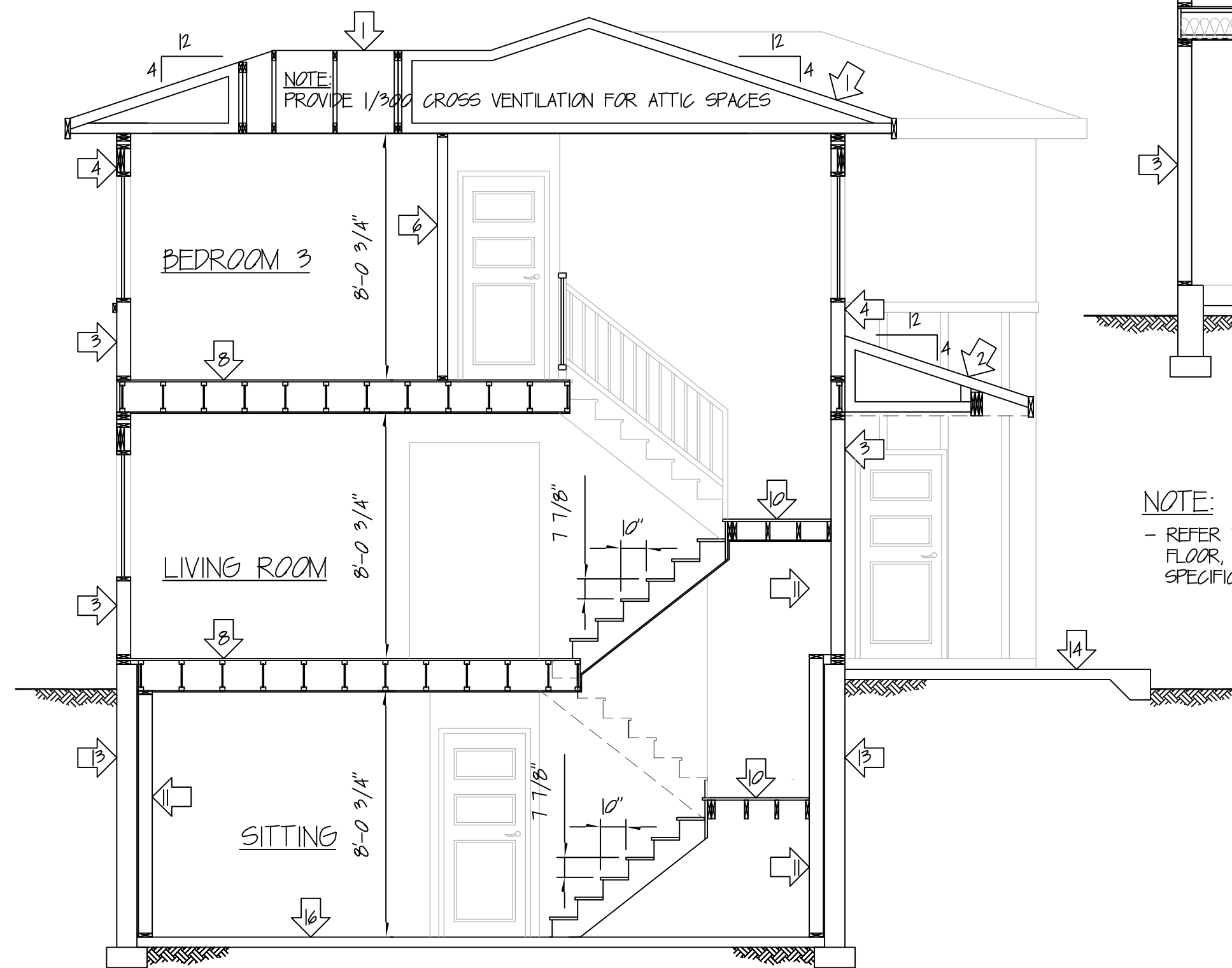
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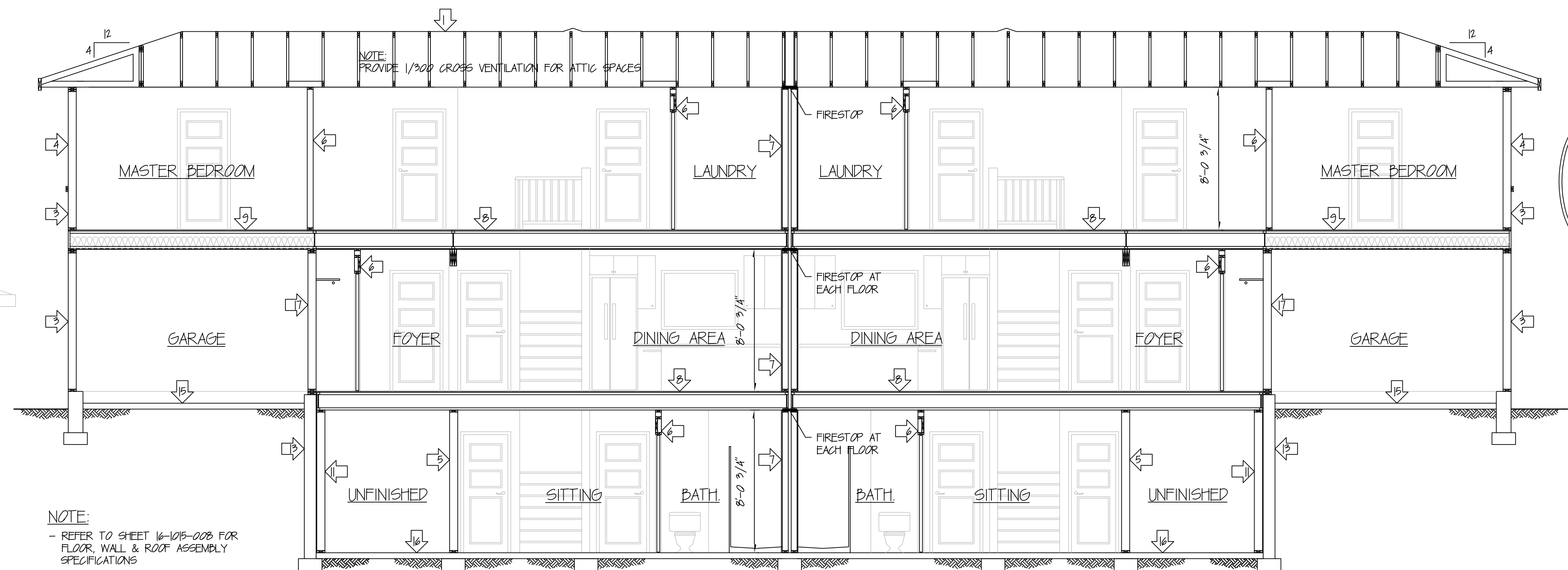
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



SECTION D-D
1/4" = 1'-0"



SECTION C-C
1/4" = 1'-0"

SIDE ELEVATIONS
AND SECTIONS
DUPLEX UNIT (RM-2)


SCALE: AS NOTED | DRAWING NUMBER: 16-105-014 | REVISION:

OASIS DESIGN


DESIGNED BY: JAMES W. HAASDYK
DATE: JANUARY 11, 2017

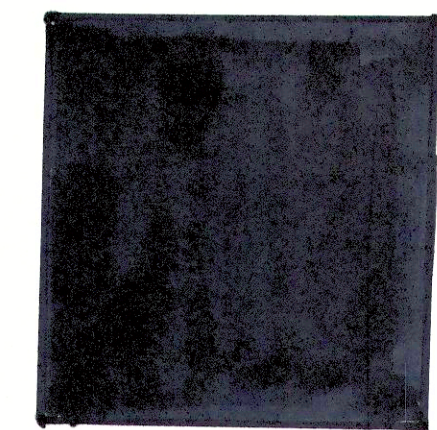
<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>



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



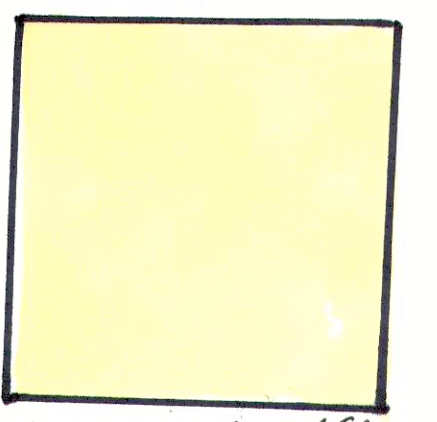
 **REAR ELEVATION**
1/4" = 1'-0"



EXC. ROOF CN' & GUTTERS
"CHARCOAL"



SABIE BROWN



DULX STONE WHITE

FRONT AND REAR ELEVATIONS

FOUR PLEX UNIT (RM-3)

SCALE: AS NOTED | DRAWING NUMBER: 16-105-006 | REVISION:


 **OASIS DESIGN**

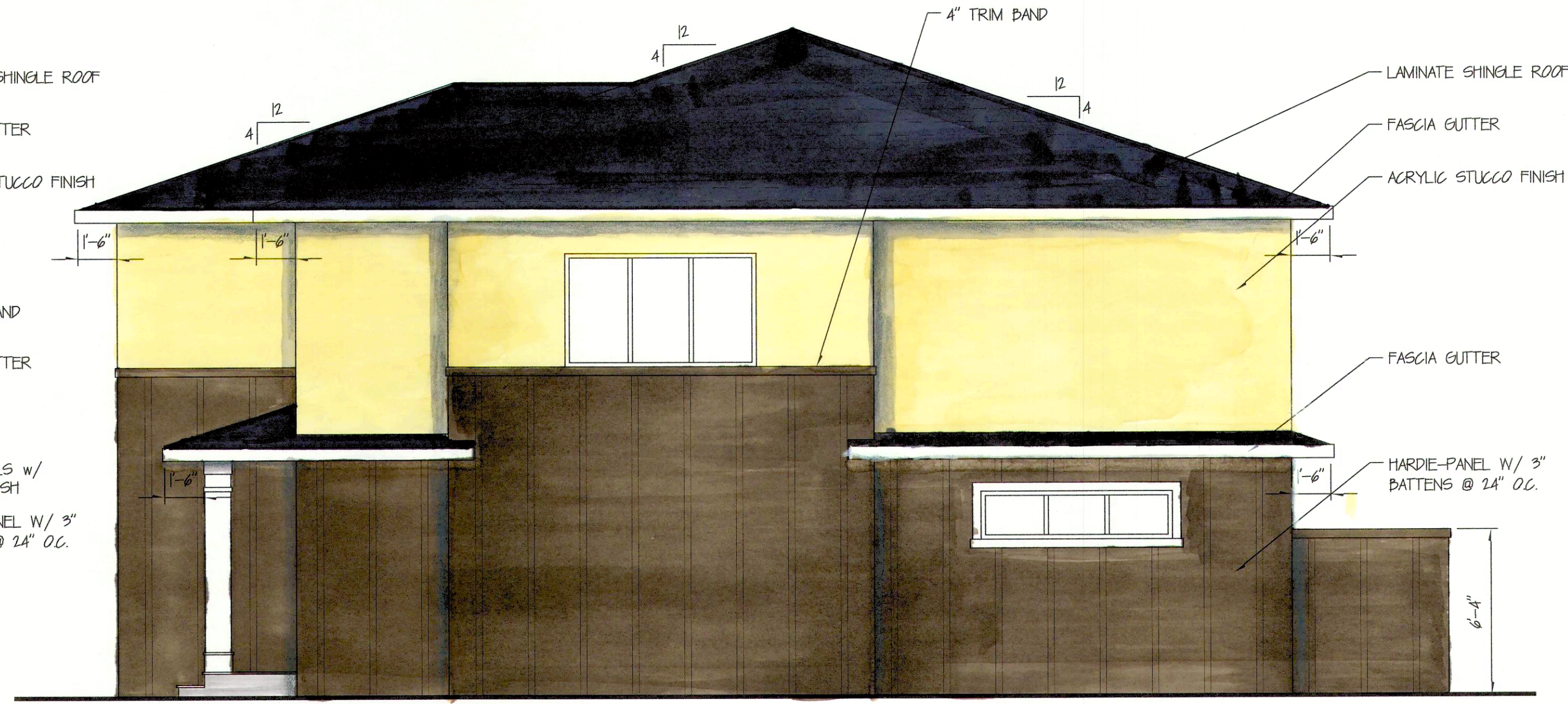
DESIGNED BY: JAMES W. HAADYK
868-2275
800-239 LEASE ROAD
KELONA, IDAHO 83840


DATE: JANUARY 11, 2017

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>



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



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

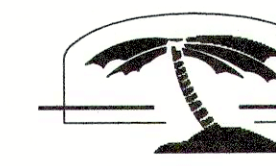
**SIDE ELEVATIONS
AND SECTIONS
FOUR PLEX UNIT (RM-3)**

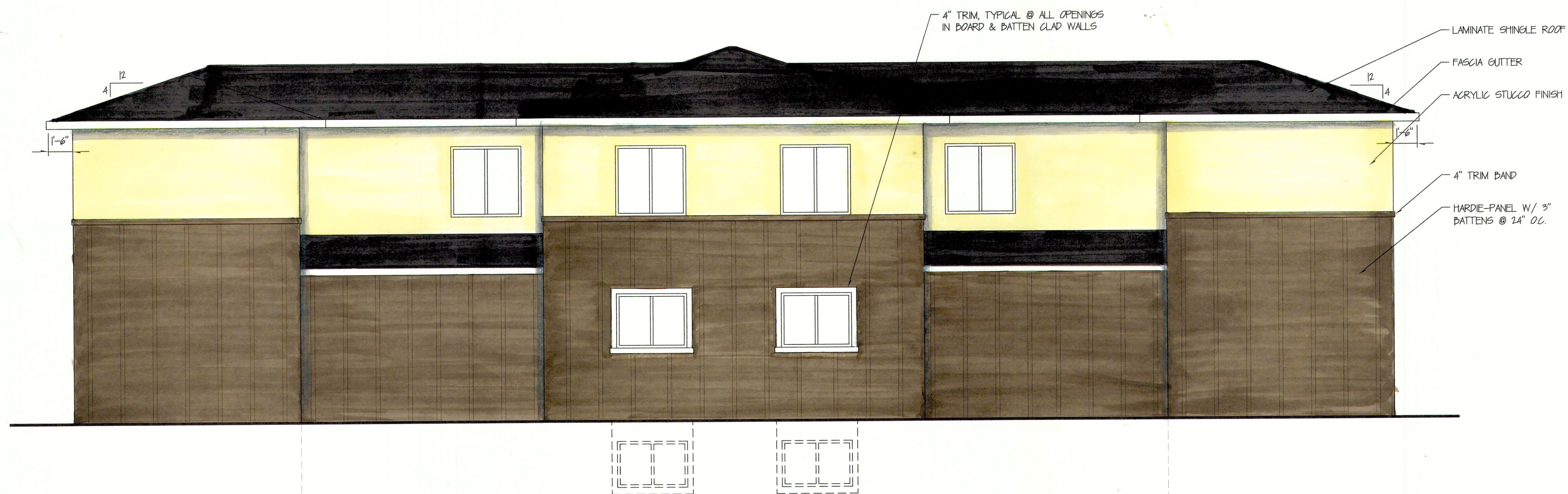
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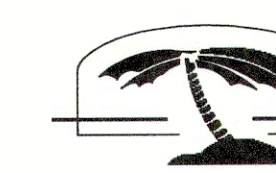
OASIS DESIGN
868-2275 KULONA, BRITISH COLUMBIA, V1P 4P5

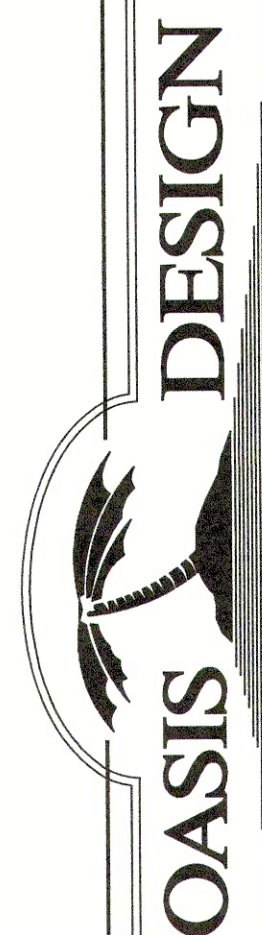
DESIGNED BY: **JAMES W. HAADYK**
DATE: **JANUARY 11, 2017**



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



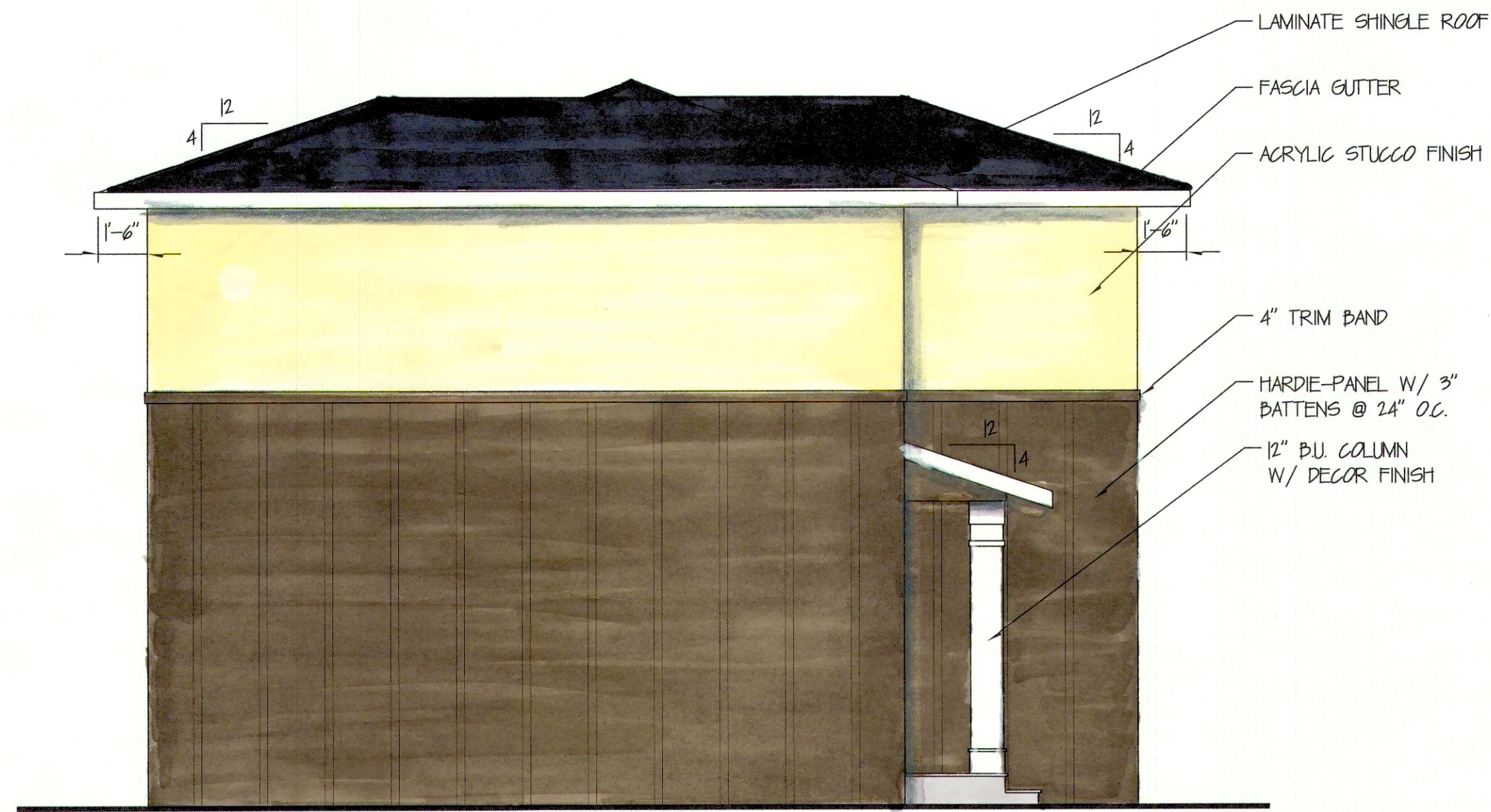
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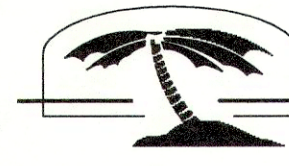
 **OASIS DESIGN**
RELINQUISH YOUR DREAMS
868-2275
DESIGNED BY: JAMES W. HAASDYK
DATE: JANUARY 11, 2017

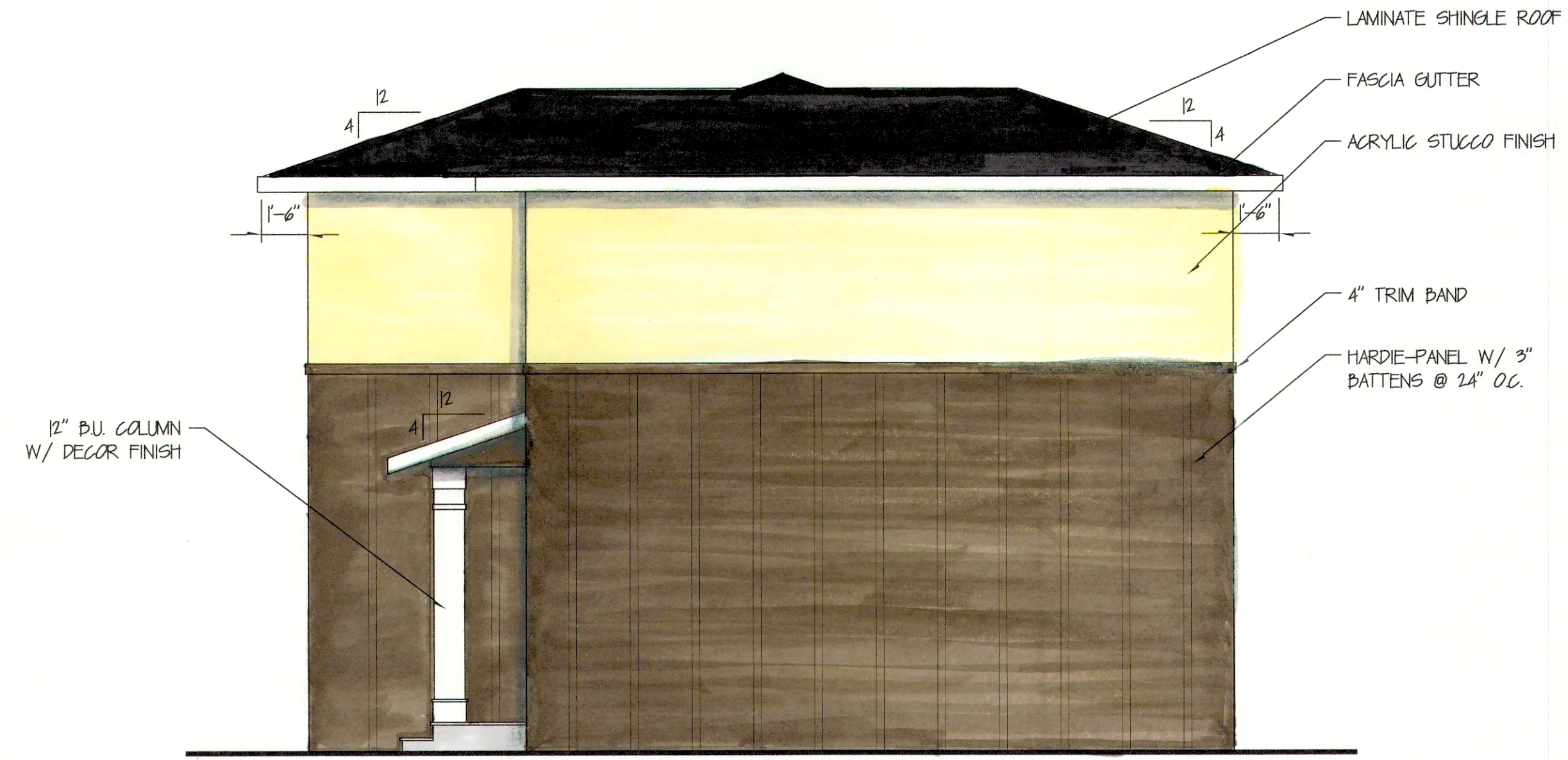
FRONT AND REAR ELEVATIONS
DUPLEX UNIT (RM-2)


SCALE: AS NOTED | DRAWING NUMBER: 16-1015-013 REVISION:

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>



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



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

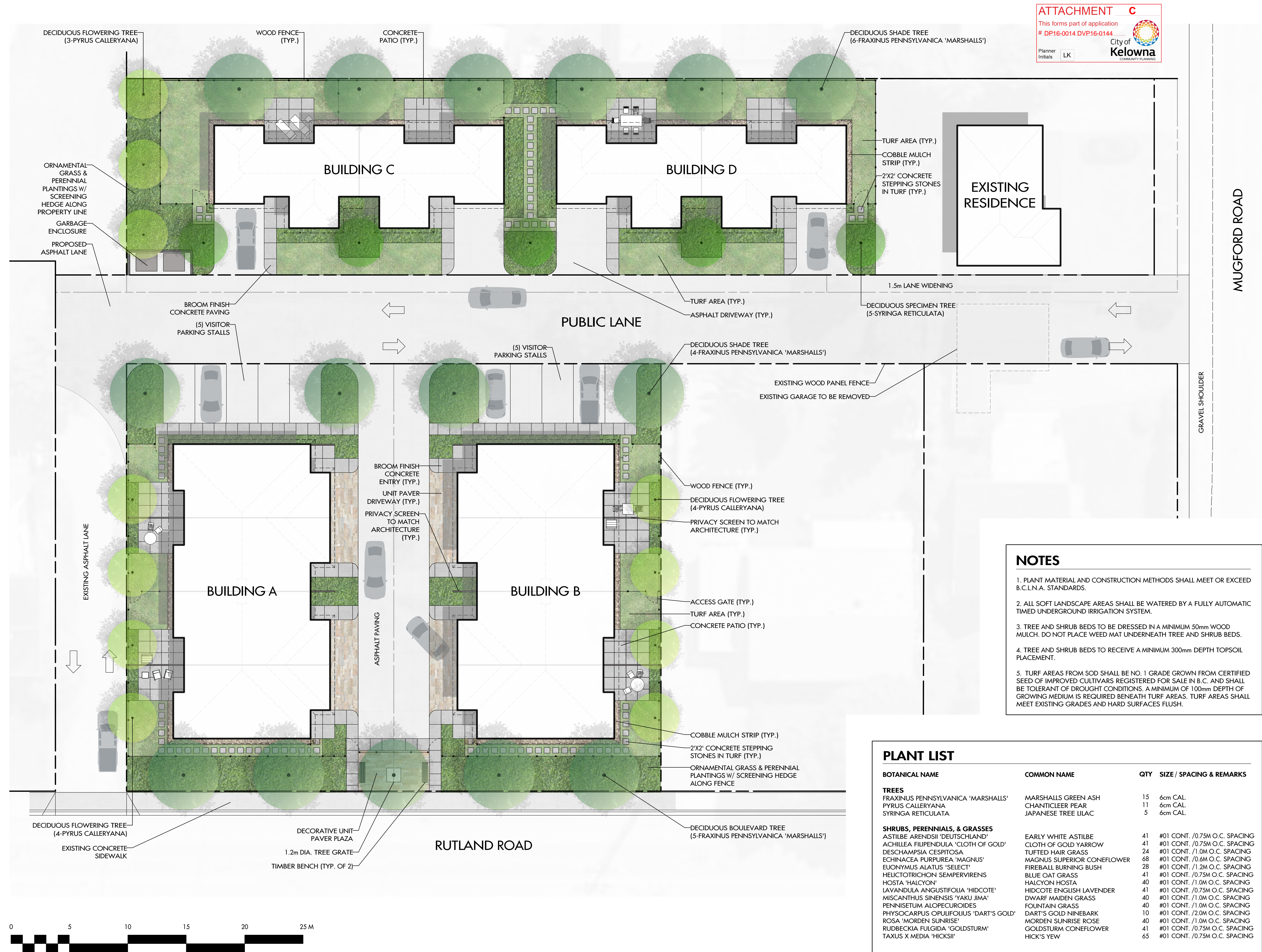
**SIDE ELEVATIONS
AND SECTIONS
DUPLIX UNIT (RM-2)**

SCALE: AS NOTED | DRAWING NUMBER: 16-1015-014 REVISION:

OASIS DESIGN
#88-589 LANE ROAD 868-2275 KESAVA, KRISHNA GULLANA, VA 2315

DESIGNED BY: **JAMES W. HAASDYK**
DATE: **JANUARY 11, 2017**

<< REPRODUCTION OF THESE PLANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM OASIS DESIGN >>



ATTACHMENT C

This forms part of application
DP16-0014 DVP16-0144

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING

- 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.

PLANT LIST				
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS	
TREES				
FRAXINUS PENNSYLVANICA 'MARSHALLS'	MARSHALLS GREEN ASH	15	6cm CAL.	
PYRUS CALLERYANA	CHANTICLEER PEAR	11	6cm CAL.	
SYRINGA RETICULATA	JAPANESE TREE LILAC	5	6cm CAL.	
SHRUBS, PERENNIALS, & GRASSES				
ASTILBE ARENDSI 'DEUTSCHLAND'	EARLY WHITE ASTILBE	41	#01 CONT.	/0.75M O.C. SPACING
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	41	#01 CONT.	/0.75M O.C. SPACING
DESCHAMPSSIA CESPITOSA	TUFTED HAIR GRASS	24	#01 CONT.	/1.0M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS SUPERIOR CONEFLOWER	68	#01 CONT.	/0.6M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIREBALL BURNING BUSH	28	#01 CONT.	/1.2M O.C. SPACING
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	41	#01 CONT.	/0.75M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	40	#01 CONT.	/1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	41	#01 CONT.	/0.75M O.C. SPACING
MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	40	#01 CONT.	/1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	40	#01 CONT.	/1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	10	#01 CONT.	/2.0M O.C. SPACING
ROSA 'MORDEN SUNRISE'	MORDEN SUNRISE ROSE	40	#01 CONT.	/1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	41	#01 CONT.	/0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	65	#01 CONT.	/0.75M O.C. SPACING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

N

PROJECT TITLE

MUGFORD MULTIFAMILY

Kelowna, BC

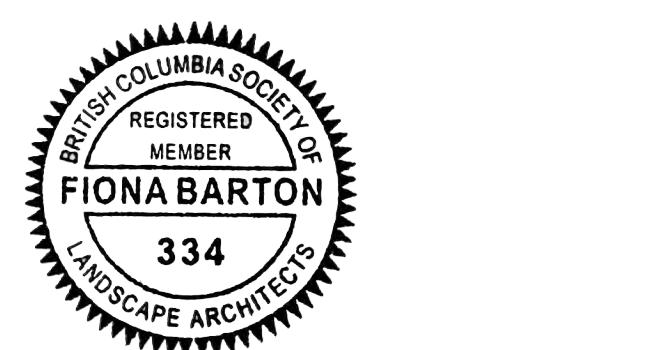
DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	10.09.10	Development Permit
2	16.01.05	Re-issued for Development Permit
3		
4		
5		

PROJECT NO	10034
DESIGN BY	FB
DRAWN BY	KG
CHECKED BY	FB
DATE	JAN. 5, 2016
SCALE	1:150

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY
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Landscape Architecture Limited and shall not be reproduced,
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CITY OF KELOWNA
BYLAW NO. 11361
Z16-0042 – 4377 Kensington 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 Lot 21, District lot 167, ODYD, Plan 27559 located on Kensington Drive, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of March, 2017.

Considered at a Public Hearing on the 4th day of April, 2017.

Read a second and third time by the Municipal Council this 4th day of April, 2017.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: May 30, 2017

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DVP16-0168

Owner: Gary Lupul

Address: 4377 Kensington Drive

Applicant: Gary Lupul

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single /Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11361 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0268 for Lot 21 District Lot 167 ODYD Plan 27559, located at 4377 Kensington Drive, Kelowna, BC;

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

Section 13.6.5(b): RU6 – Two Dwelling Housing Subdivision Guidelines

To vary the required minimum lot width from 18.0 m required to 17.03 m proposed

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated July 25, 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;

2.0 Purpose

To consider one variance to facilitate the development of a second single family dwelling on the subject property.

3.0 Community Planning

Staff supports the proposed variance to the parcel width in order to facilitate the development of a second single family dwelling on the subject parcel. The application meets the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate to the site. The proposal also meets many of the OCP's Urban Infill objectives and it meets all but one of the Zoning Bylaw Regulations for RU6 – Two Dwelling Housing.

The property is within the Permanent Growth Boundary in the North Mission Crawford area of Kelowna. The parcel is located within blocks of Lakeshore Road and backs onto the South Winds multi-family development on Lakeshore Road & Sarsons Road. The modest increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the area.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50m radius of the subject parcel.

4.0 Proposal

4.1 Project Description

The proposal is to add a second dwelling on the subject parcel to be located behind the existing dwelling. The one requested variance to the parcel width is due to the pie shape configuration of the parcel. It has a narrow frontage due to its location on the curve of the Cul de Sac. The overall parcel area is more than three times the size required for two dwelling housing. As the parcel does not have rear lane access, the applicant is proposing shared driveway access to both the existing and new dwelling. This will reduce the amount of hard surfacing on the parcel, which in turn increases the amount of outdoor amenity area on the parcel.

The proposed dwelling is located towards the rear of the parcel. It meets all of the zoning bylaw regulations, including required setbacks and site coverage. Overlook issues are reduced as the proposed dwelling is single storey in height. The applicant is utilizing a Landscape Architect to address new site landscaping which includes additional trees, shrubs and lawn. The east fence will have climbing vines to provide screening between the parcels. The proposed dwelling provides setbacks larger than required from the rear adjacent multi-family site. All of these factors will increase the privacy of the subject parcel and those adjacent to it.

4.2 Site Context

The parcel is within the South Mission/ Crawford area at the end of a Cul de Sac. The parcel is within the Permanent Growth Boundary and has easy access to Lakeshore Road. The Rezoning request aligns with the OCP Future Land Use of S2RES – Single/Two Unit Residential. The site provides a transition from the



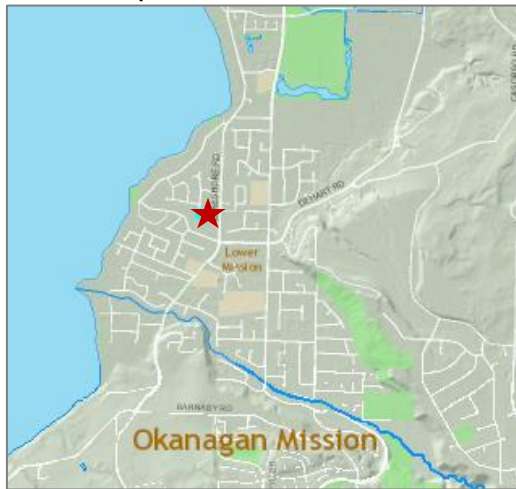
Figure 1 – Site Plan showing the location of the second dwelling to the south of the original dwelling. The driveway access is shared.

adjacent MRL – Multiple Unit Residential (Low Density) to the predominantly single family dwelling neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RU1 – Large Lot Housing	Single Family Housing

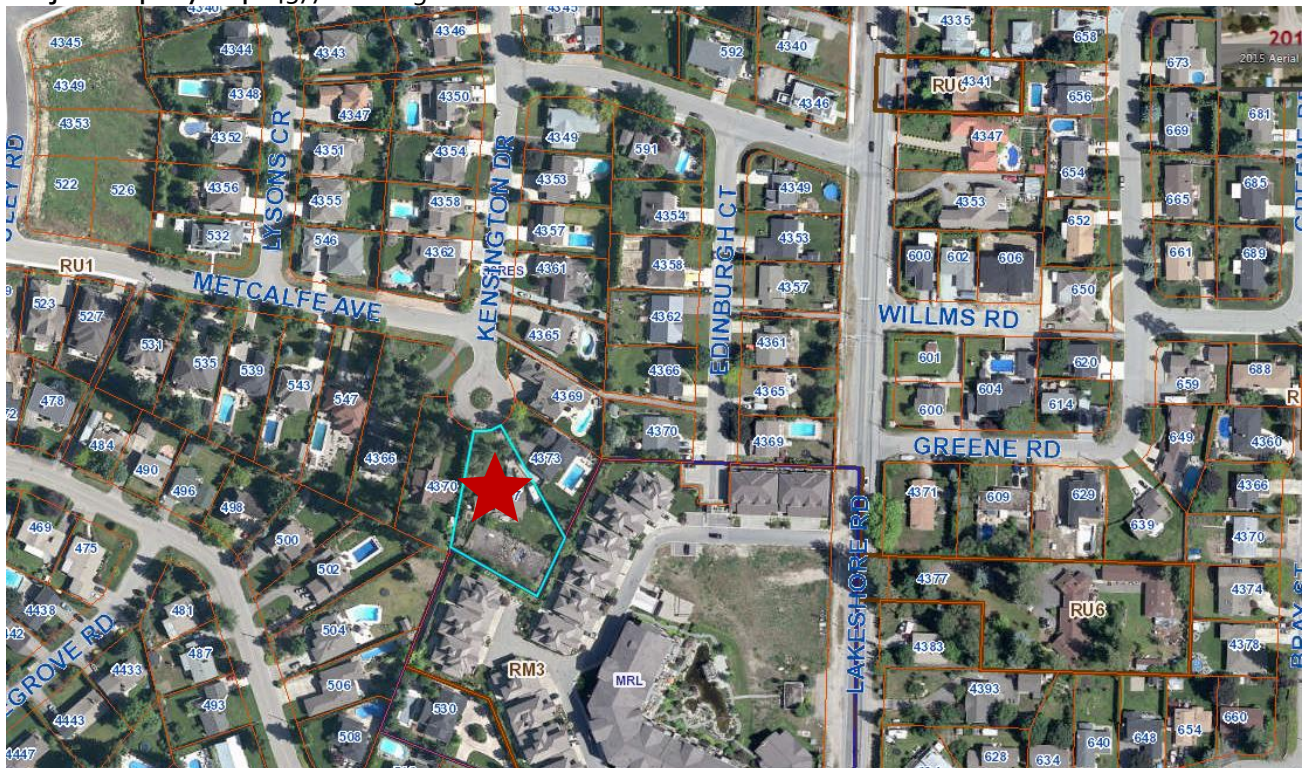
Context Map:



Future Land Use:



Subject Property Map: 4377 Kensington Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m ²	2307 m ²
Minimum Lot Width	18 m	17.03 m ❶
Minimum Lot Depth	30 m	56.94 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	21%
Maximum Site Coverage (buildings, driveways and parking)	50%	38%
Maximum Height	9.5 m	4.19 m
Minimum Front Yard	4.5 m	24.6 m to existing dwelling
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	26.81 m
Minimum Rear Yard	7.5 m	12.04 m
Other Regulations		
Minimum Parking Requirements	4 stalls	+5 stalls
Minimum Private Open Space	25 m ² per dwelling	Exceeds requirements
❶ Indicates a requested variance to the minimum lot width of 18.0 m to 17.03 m proposed.		

Parcel Width Variance

In the case of an irregular shaped parcel, the lot width is measured from the minimum front yard setback, along each of the side property lines. For the RU6 zone, the minimum front yard setback is 6.0m. Therefore, the parcel width is measured as the distance between the two side property lines at 6.0m back from the front property line as shown in Figure 2.

Urban Planning staff are supportive of this variance as it is a technical variance due to the shape of the parcel. The parcel area is more than three times the minimum area required to have a second dwelling. The proposed second dwelling meets all of the Zoning Regulations for RU6 – Two Dwelling Housing. The site will utilize a single driveway for both dwellings, the proposed dwelling is one-storey and will have increased landscaping provided to enhance privacy to both the subject and the adjacent parcels.

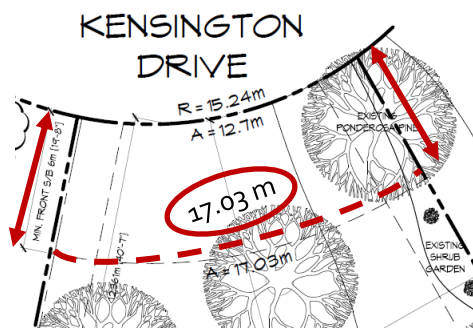


Figure 2 – The red arrows indicate the 6.0m setback. The parcel width for an irregular shaped parcel is the distance between these two points (17.03 m).

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

Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 – Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 – Future Land Use Map), at

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

appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment "A".

7.0 Application Chronology

Date of Application Received:	July 12, 2016
Date Public Consultation Completed:	November 12, 2016
Date of Amended Plans Received:	January 16, 2017
Date of Rezoning Public Hearing:	April 5, 2017

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit DVP16-0168
 Attachment A: Development Engineering Memorandum
 Schedule A: Site Plan
 Schedule B: Conceptual Elevations
 Schedule C: Landscape Plan

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0168

Issued To: Gary Lupul
Site Address: 4377 Kensington Road
Legal Description: Lot 21 District Lot 137 ODYD Plan 27559
Zoning Classification: RU6 – Two Dwelling Housing
Development Permit Area: N/A

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 Council authorizes the issuance of Development Variance Permit No. DVP16-0168 for Lot 21 District Lot 137 ODYD Plan 27559, located at 4377 Kensington Road, Kelowna, BC ;

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

Section 16.6.5(b): RU6 – Two Dwelling Housing Subdivision Guidelines

To vary the required minimum lot width from 18.0 m required to 17.03 m proposed.

2. PERFORMANCE SECURITY

N/A

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.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

CITY OF KELOWNA
MEMORANDUM

Date: July 25, 2016
File No.: Z16-0042
To: Community Planning (LK)
From: Development Engineering Manager(PI)
Subject: 4377 Kensington Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning 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

This property is currently serviced with a 19mm diameter PVC water service. Two 19mm copper or 25mm poly water services are required to meet current by-law requirements. The water service requirements can be provided by the City at the owner's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

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. Sanitary Sewer

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

3. Road Improvements

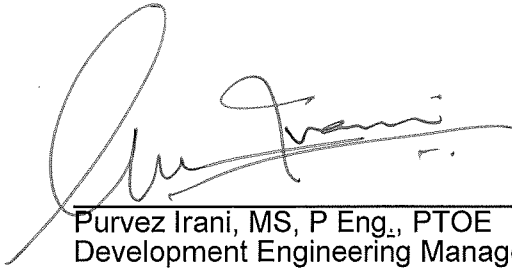
- (a) Kensington Rd has been upgraded to an urban standard along the full frontage of this proposed development therefore no further upgrades are required.

5. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

A handwritten signature in black ink, appearing to read 'Purvez Irani', is written over a horizontal line.

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

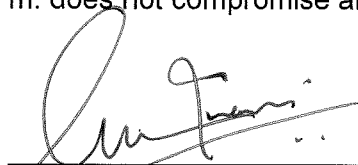
CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2016
File No.: DVP16-0168
To: Community Planning (LK)
From: Development Engineering Manager (PI)
Subject: 4377 Kensington Road

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

This development variance permit application to vary the required frontage from 18.0 m to 17.03 m. does not compromise any municipal services.



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

SS

CITY OF KELOWNA

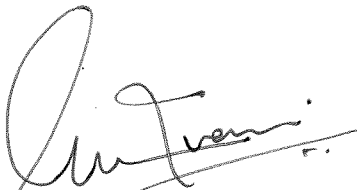
MEMORANDUM

Date: July 26, 2016
File No.: DP16-0169
To: Community Planning (LK)
From: Development Engineer Manager (PI)
Subject: 4377 Kensington Road

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

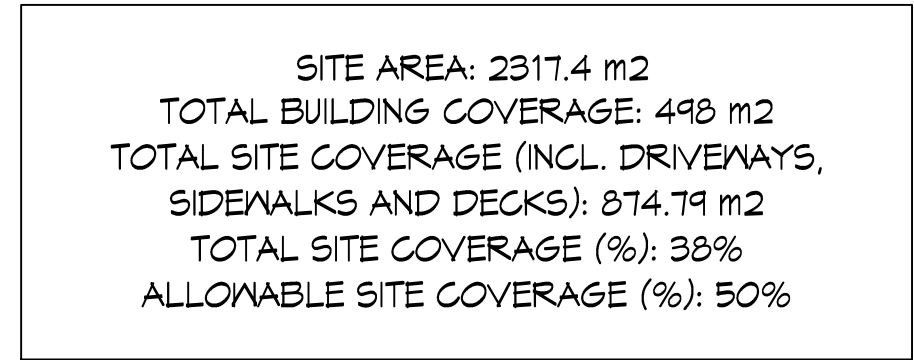
1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0042.



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

SS



GENERAL NOTES

1. THESE PLANS HAVE BEEN DESIGNED AND DRAFTED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2012 AND THE CANADIAN WOOD COUNCIL, SPAN BOOK 2004 EDITION. ALL STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR A ROOF SNOW LOAD OF 2.5KPA. CONTRACTOR TO VERIFY LOCAL SNOW AND RAIN LOAD GUIDELINES PRIOR TO CONSTRUCTION.
2. IT IS THE RESPONSIBILITY OF THE BUILDING OWNER AND/OR BUILDING TO ENSURE CONSTRUCTION COMPLIES WITH APPLICABLE BUILDING CODES AND BYLAWS AND CONFORMS TO ACCEPTABLE BUILDING PRACTICES.
3. ALL CONSTRUCTION, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND IN A TIMELY FASHION.
4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE DRAWINGS AND ON THE BUILDING SITE BEFORE COMMENCING CONSTRUCTION.
5. IN THE EVENT OF A DISCREPANCY BETWEEN SCALED DIMENSIONS AND THOSE NOTED ON THE DRAWINGS, THE LATTER SHALL TAKE PRECEDENCE.
6. LUMBER SPECIES AND GRADES TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:
JOISTS, RAFTERS, STRINGERS, PLATES: DOUGLAS FIR #2 & BETTER.
STUDS: D, FIR OR SPF STUD GRADE.
POSTS, BEAMS AND LINTELS: #2 D, FIR OR BETTER.
SILLS, SLEEPERS AND PLATES IN CONTACT WITH CONCRETE: PRESSURE TREATED DOUGLAS FIR.
FLOOR AND WALL SHEATHING TO BE MIN. 15.5MM U.N.O. ROOF SHEATHING TO BE MIN. 12.5 U.N.O.
7. ALL LINTELS TO BE MINIMUM 2-38X235 UNLESS NOTED OTHERWISE, AND TO HAVE MINIMUM 35MM END BEARING.
8. SOLID BLOCKING REQUIRED BETWEEN JOISTS AND RAFTERS AT BEARING WALLS.
9. 1 ROW OF CROSS BRIDGING SHALL BE PROVIDED MID-SPAN BETWEEN FLOOR JOISTS AT A SPACING NO GREATER THAN 2100MM AS PER CBC 1998 9.23.4.
10. LEDGERS AND FOUNDATION SILL PLATES SHALL BE BOLTED TO CONCRETE FOUNDATION WITH 15.5MM DIAM. ANCHOR BOLTS @1220MM OC UNLESS NOTED OTHERWISE.
11. NAILING SCHEDULE FOR FRAMING TO CONFORM TO NATIONAL STANDARDS.
12. ROOF VENTS SHALL BE PROVIDED TO A MINIMUM 1:300 OF THE INSULATED CEILING AREA. ROOF, GABLE AND/OR EAVE TYPE VENTS SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING AND AT TOP AND BOTTOM OF THE ATTIC SPACE. ALL VENTS SHALL BE DESIGNED TO PREVENT THE ENTRY OF INSECTS, SNOW, OR RAIN.
13. MINIMUM 63MM CONTINUOUS AIRSPACE TO BE MAINTAINED TO ALLOW AIRFLOW FROM ROOF VENTS TO ATTIC SPACES.
14. CONTINUOUS ULTRA-VIOLET RESISTANT 6MM POLY VAPOUR BARRIER TO BE INSTALLED ON THE WARM SIDE OF INSULATION IN ALL EXTERIOR WALLS AND CEILINGS.
15. MINIMUM INSULATION REQUIREMENTS ARE AS FOLLOWS (CONTRACTOR TO VERIFY WITH LOCAL BUILDING CODES IF INSULATION SHOULD BE INCREASED OR DECREASED FROM THE FOLLOWING VALUES):
ROOF JOISTS:
ATTIC SPACES: R-40
FRAMED WALLS: R-20
SUSPENDED FRAMED FLOORS: R-28
SUSPENDED CONCRETE FLOORS: R-12
CONCRETE FOUNDATION WALLS: R-12
CONCRETE SLAB ON GRADE: R-12
16. CRAWL SPACES, HEATED OR UNHEATED, SHALL BE NATURALLY VENTED TO A MINIMUM 1:500 OF THE FLOOR AREA. ALL VENTS SHALL BE UNIFORMLY DISTRIBUTED AND CONSTRUCTED TO PREVENT THE ENTRY OF INSECTS, SNOW OR RAIN.
17. ALL ATTIC AND CRAWL SPACES TO HAVE AN MINIMUM 500MM X 700MM ACCESS OPENING PROVIDED.
18. CONTRACTOR TO ENSURE PROPER INSTALLATION OF PLUMBING, HEATING, AND ELECTRICAL EQUIPMENT AND MATERIALS AS PER THE MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH THE B.C.B.C.
19. ALL STAIRS, LANDINGS, BALCONIES, AND PORCHES HIGHER THAN 600MM (OR 2 RISERS) ABOVE GROUND SHALL BE PROTECTED WITH GUARDS AT ALL OPEN SIDES. GUARDS SHALL BE DESIGNED TO PREVENT CLIMBING AND HAVE NO OPENING GREATER THAN 100MM. INTERIOR RAIL HEIGHT SHALL BE MINIMUM 900MM AND EXTERIOR GUARD HEIGHT SHALL BE MINIMUM 1070MM.
20. ALL WINDOWS SHALL BE DOUBLE GLAZED OR INSULATED GLASS.
21. BEDROOM EGRESS: PROVIDE MINIMUM NET CLEAR OPENING OF 0.32 METERS SQUARE AND NO DIMENSION LESS THAN 380MM. MAXIMUM HEIGHT OF WINDOW FROM SUBFLOOR TO FINISHED WINDOW SILL TO BE 1500MM.
22. ALL CERAMIC TILE INSTALLED IN AREAS PRONE TO WATER AND/OR PHYSICAL IMPACT TO BE UNDERLAID WITH 12.7MM REINFORCED CONCRETE BACKER BOARD.
23. EXHAUST FANS, RANGE HOOD, AND CLOTHES DRYER TO VENT OUTSIDE VIA METAL DUCTS. EXHAUST VENTILATION RATE:
BATHROOM - 25 L/S (50 CFM)
KITCHEN - 40 L/S (80 CFM)
24. SMOKE DETECTORS SHOULD BE CONNECTED TO THE RESIDENCE POWER SOURCE (110V).
25. CLIMATIC DATA FOR THE DESIGN OF BUILDINGS IN KELOWNA:
GROUND SNOW LOAD SS 1.8kPa
SR 0.1kPa
HOURLY WIND PRESSURES 1/10 0.34kPa
1/30 0.43kPa
1/100 0.53kPa
- SEISMIC ZA 1
ZV 1
FROST DEPTH 600MM
26. SPECIFIED SNOW LOAD: $(0.8 \times 1.8 \text{ kPa} + 0.1 \text{ kPa}) = 1.5 \text{ kPa}$

SCHEDULE A: REVISIONS

1	<ul style="list-style-type: none">REMOVED DECK AREAS FROM TOTAL SITE COVERAGE BECAUSE ALL DECKS INVOLVED ARE LOWER THAN HEIGHT REQUIRED FOR INCLUSIONADDED/REMOVED DIMENSIONSUPDATED DRIVEWAY, BUILDING AND TOTAL SITE COVERAGE
2	<ul style="list-style-type: none">REPLACED 2-CAR GARAGE W/ 2- 3.01m x 6.01m PARKING STALLS SET BACK 4.01m FROM NEST PROPERTY LINE

[illegible]

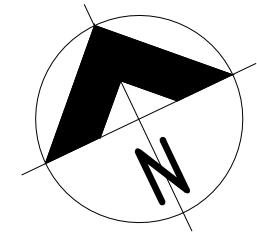
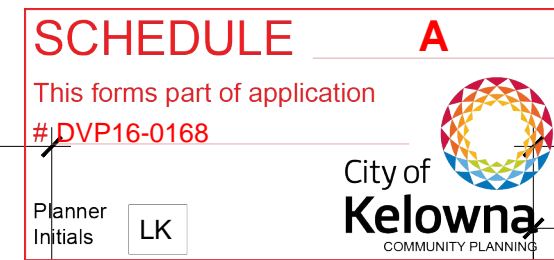
JOB TITLE
PROPOSED
DEVELOPMENT
4377
KENSINGTON
DRIVE, KELOWNA

DRAWING TITLE

SITE PLAN AND
SITE COVERAGE

DATE	JULY 5/2015
DRAW BY	D.P.
JOB No.	WCS 02-15
SCALE	1:150
DRAWING No.	

A1



Willow
CADD
Services
1371 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 3V1
PH. (778) 215-0967

[illegible]

JOB TITLE

PROPOSED
DEVELOPMENT
4377
KENSINGTON
DRIVE, KELOWNA

DRAWING TITLE

PROPOSED
HOUSE MAIN
FLOOR AND
BASEMENT PLANS

DATE
JULY 05/2015

DRAWN BY
D.P.

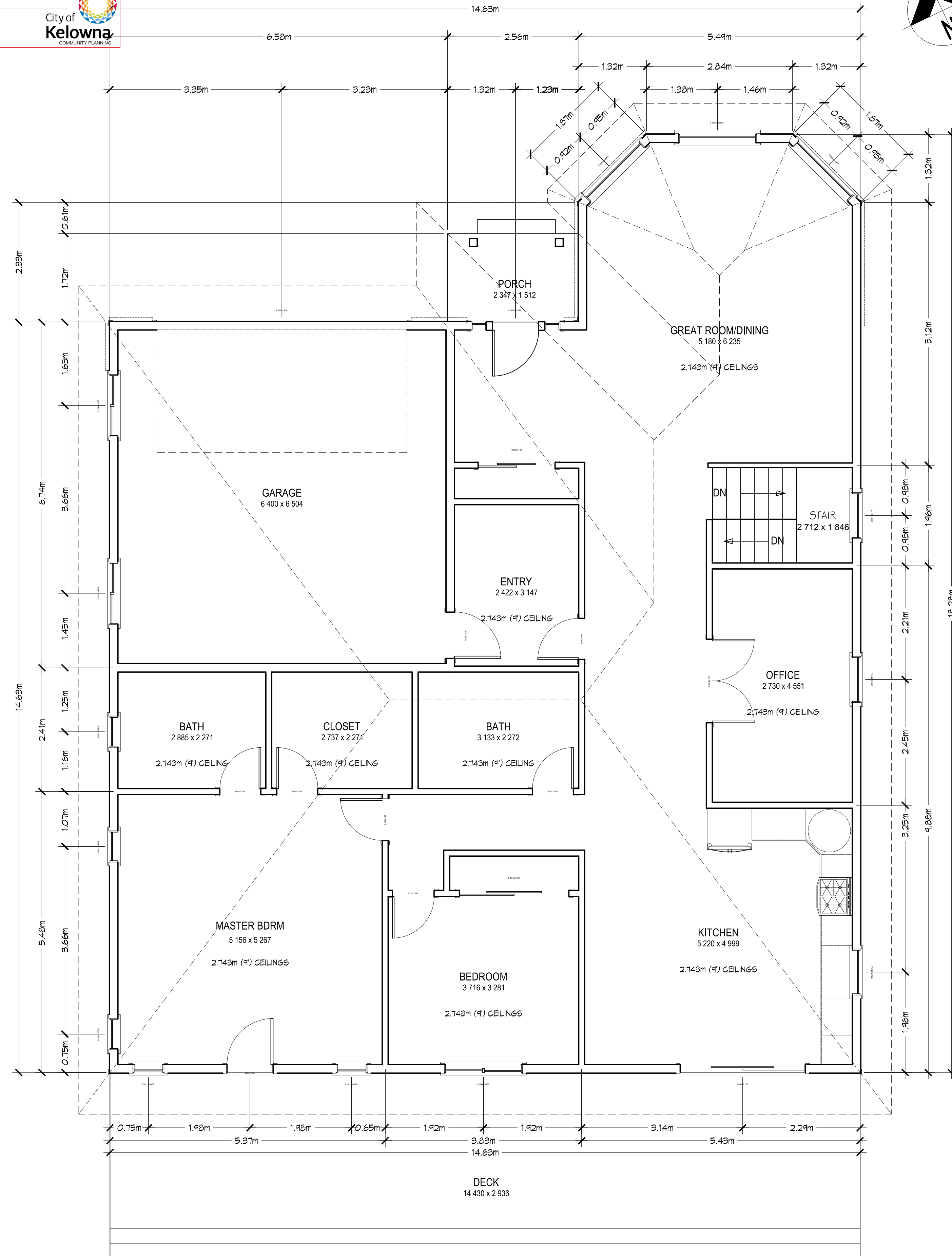
JOB No.
WCS 02-15

SCALE
1:50

DRAWING No.

A2

BASEMENT FLOOR PLAN
187.6 sq. m.
SCALE 1:50



MAIN FLOOR PLAN
181.8 sq. m.
SCALE 1:50

A large, dense, green weeping tree with a thick, dark trunk, set against a white background. The tree has many long, drooping branches covered in small green leaves. The trunk is thick and dark brown, with some roots visible at the base. The overall shape is rounded and full.

1371 ORCHARD DRIVE
KELOWNA, B.C. V1Y 3V
PH (778) 215-0967

[illegible]

PROPOSED
DEVELOPMENT
4377
KENSINGTON
DRIVE, KELOWNA

PROPOSED HOUSE ELEVATIONS

DRAWN BY
D.P.

JOB No.
WCS 02-15

SCALE 1:50

DRAWING No.

A3



A4

1371 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 3V1
PH. (778) 215-0967

JOB TITLE

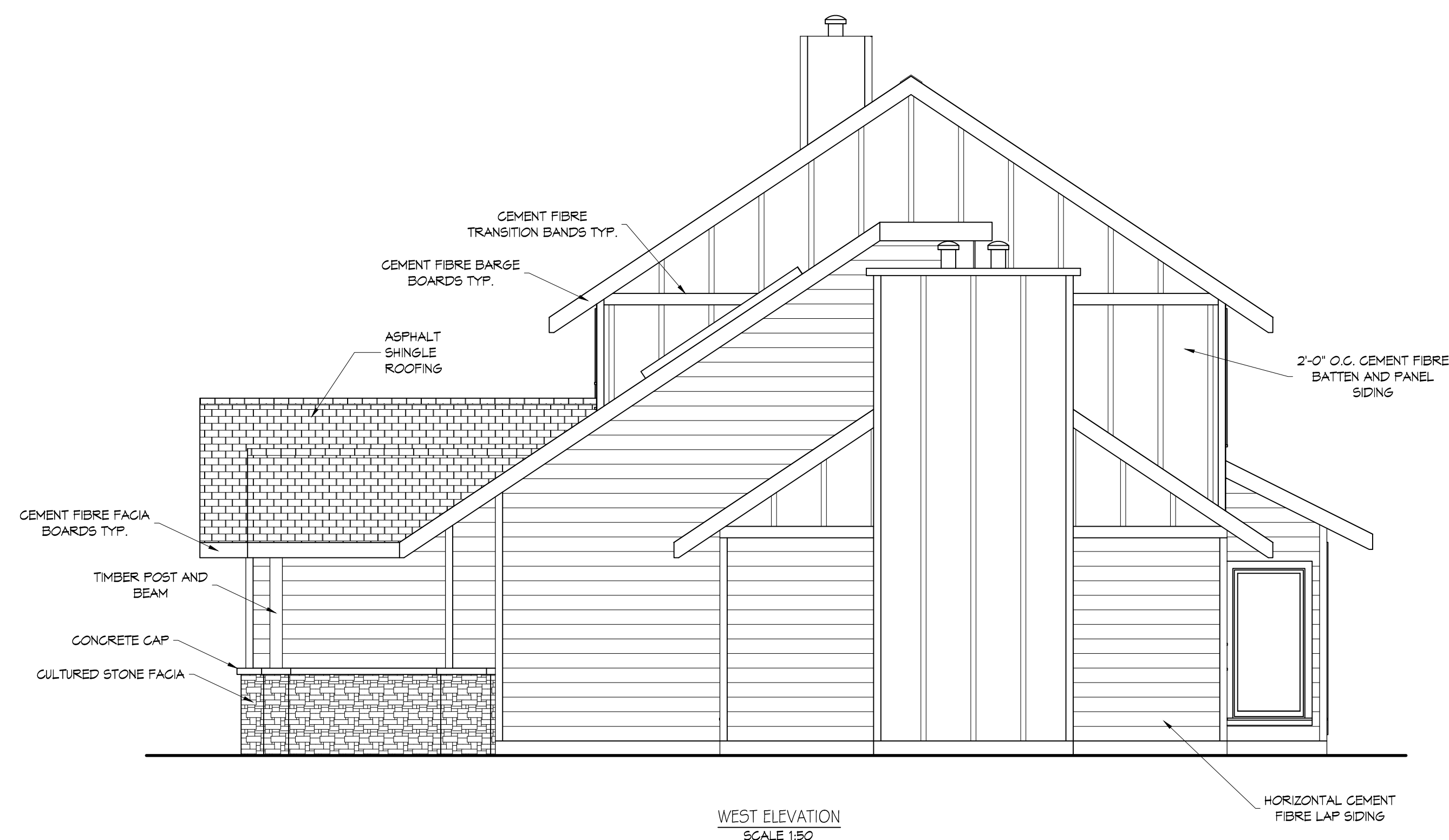
PROPOSED
DEVELOPMENT
4377
KENSINGTON
DRIVE, KELOWNA

DATE
JULY 5/2015

JOB No.
WCS 02-15

SCALE
1:50

A5





BRITISH COLUMBIA LAND SURVEYOR'S SITE PLAN SHOWING EXISTING
HOUSE ON LOT 21, DISTRICT LOT 167, ODYD, PLAN 27559.

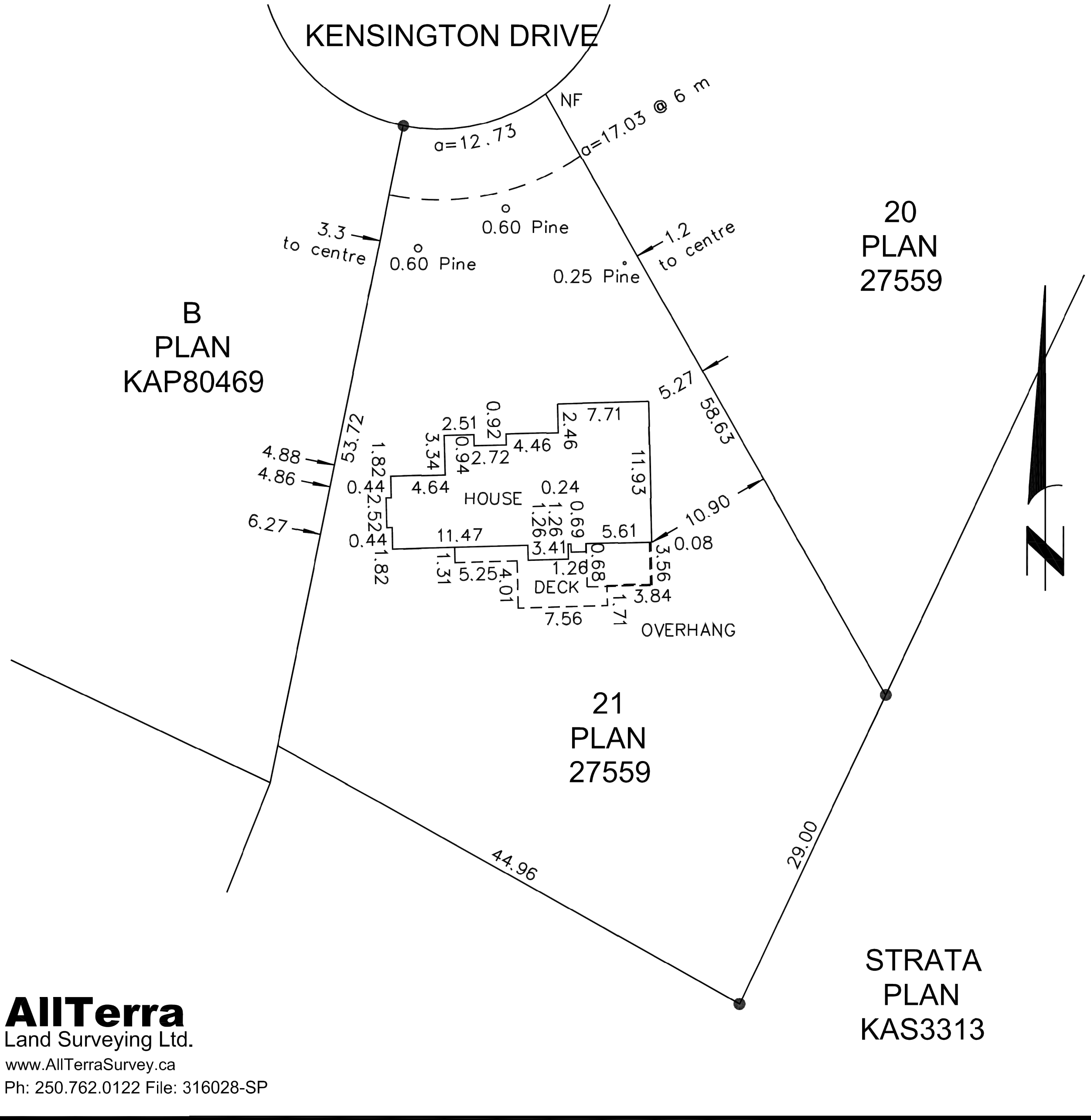
PID: 004-795-130
CIVIC ADDRESS: 4377 Kensington Drive
CLIENT: Lupul

Lot dimensions shown are derived from Land Title Office records.

Scale 1:500 Metric. Distances shown are in metres and decimals thereof.

This plan is based upon a field survey completed on March 31, 2016.

- Denotes Iron Post found
- NF Denotes nothing found



AllTerra
Land Surveying Ltd.
www.AllTerraSurvey.ca
Ph: 250.762.0122 File: 316028-SP

1 EXISTING CONDITIONS - AIR PHOTO
SCALE: APPROX. 1:200

2 EXISTING CONDITIONS - SITE SURVEY
SCALE: NTS

BLA
Landscape Architecture

BALDERSTON LANDSCAPE ARCHITECTURE LTD.
716 LAWSON AVENUE, SUITE A
KELOWNA, BC V1Y 6S8
t: 1.250.860.2974
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SURVEY INFORMATION
PREPARED BY: AllTerra Land Surveying Ltd.
COORDINATE SYSTEM:
COMPILED DATE: 2016/04/06

SEAL

REVISIONS			
NO.	DATE	ISSUE/REVISION	APP.
1	2016.07.25	DEVELOPMENT PERMIT	GL

PROJECT/CLIENT
4377 KENSINGTON DRIVE
LUPUL PROPERTIES LTD.

ISSUED FOR
DEVELOPMENT PERMIT

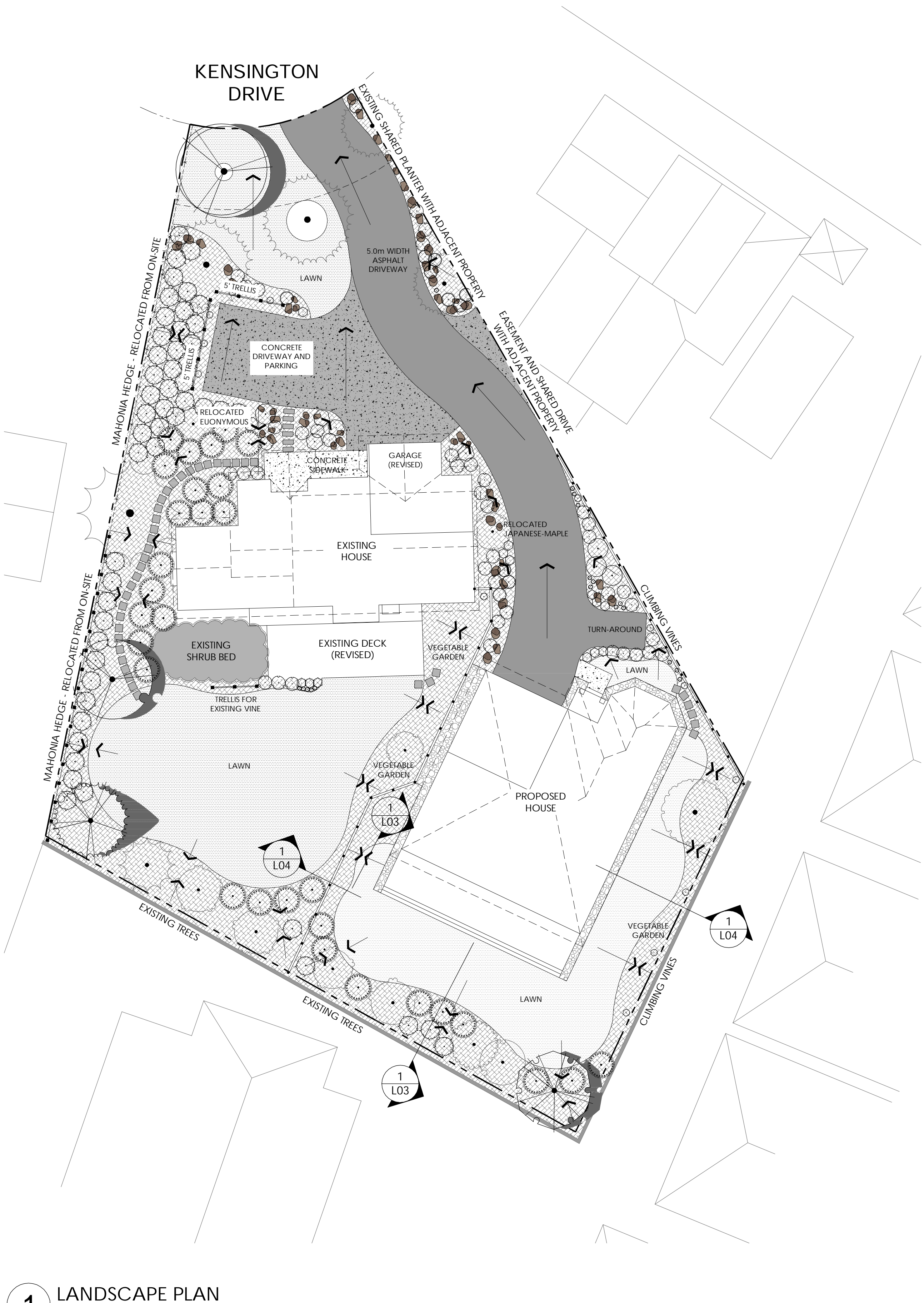
DRAWING NAME
EXISTING CONDITIONS

DRAWN BY: EB
DATE: 2016.06.06
CHECKED BY: XX
DATE: YYYY/MM/DD
APPROVED BY: GARY LUPUL
DATE: 2016.06.10
SCALE: AS NOTED
PROJECT NO: 0012.0001.01

DRAWING NO.

L01

SHEET NO. 1 of 4
REVISION NO. 1



1 LANDSCAPE PLAN
SCALE 1:200

LEGEND

- LARGE BOULDER
 - 750 X 500 X 500 mm
 - TO MATCH ADJACENT PROPERTY
- SMALL BOULDER
 - 500 X 500 X 500 mm
 - TO MATCH ADJACENT PROPERTY
- STEPPING STONE
 - 500 X 500 X 60 mm
 - CONCRETE OR NATURAL STONE
- WALKWAY STONE
 - 800 X 350 X 60 mm
 - CONCRETE OR NATURAL STONE
- RIVER ROCK MULCH C/W ALUMINIUM EDGER
 - 100 - 150 mm DIA WASHED RIVER ROCK
 - OVER 50 mm DEPTH GRANULAR BASE
- BARK MULCH
 - 75 mm DEPTH
 - OVER 450 mm DEPTH GROWING MEDIUM
- SOD
 - ECOTURF OR APPROVED EQUAL
 - OVER 150 mm DEPTH GROWING MEDIUM
- CONCRETE SIDEWALK
- ASPHALT DRIVEWAY
- CONCRETE DRIVEWAY
- PROPOSED WOOD FENCE
- PROPOSED TRELLIS
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING CONCRETE FENCE
 - FROM ADJACENT DEVELOPMENT
- DIRECTION OF SURFACE DRAINAGE
 - MIN. 2 % - MAX 30 % LANDSCAPE SURFACES

EXISTING TREES

- JAPANESE MAPLE (RELOCATED ON SITE)
- EUONYMOUS (RELOCATED ON SITE)
- MOUNTAIN ASH
- CHERRY
- BURR OAK
- MAPLE
- ELDERBERRY
- DOUGLAS FIR
- PONDEROSA PINE

PLANTING NOTES:

- KELOWNA PLANT HARDINESS ZONE 6a
- ALL PLANTS IN PLANT LIST ARE LOW TO MODERATE WATER USE
- ALL PLANT MATERIAL SHOWN AT 3/4 MATURE PLANT WIDTH
- TREES AND SHRUBS TO BE PLANTED AS PER CITY OF KELOWNA STANDARD TREE AND SHRUB PLANTING DETAILS

NOTES:

- SEE BUILDING PLANS FOR DIMENSIONED SITE LAYOUT PLAN AND FENCE DETAILS
- TIMED IRRIGATION WILL BE PROVIDED FOR EACH SEPARATE STRATA LOT TO COVER THE PLANTING ON THAT LOT
- SITE LIGHTING WILL CONSIST OF FRONT AND BACK PORCH LIGHTS ON EACH UNIT AND LIGHTS ON THE GARAGE ENTRIES; A PHOTO SENSITIVE LIGHT WILL BE LOCATED ON THE SIDE OF THE WEST HOUSE GARAGE NEXT TO THE DRIVEWAY

SCHEDULE

This forms part of application
DVP16-0168

Planner Initials **LK**

City of Kelowna
COMMUNITY PLANNING

PLANT SCHEDULE										
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS	VERY LOW	LOW	MEDIUM	
	1	ACER X FREEMANII 'JEFFSRED' / AUTUMN BLAZE MAPLE	B@B	60 MM					X	
	1	PINUS PONDEROSA / PONDEROSA PINE	B@B		3.0M HT			X		
	1	QUERCUS MACDANIELLI 'CLEMONS' TM / HERITAGE OAK	B@B	60 MM					X	
	1	QUERCUS MACROCARPA / BURR OAK	B@B	60 MM			X			
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT			REMARKS	VERY LOW	LOW	MEDIUM	
	39	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#2 CONT				X	X	X	
	4	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	#3 CONT						X	
	30	JUNIPERUS SABINA / SAVIN JUNIPER				RELOCATED FROM ON-SITE		X	X	
	10	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER				RELOCATED FROM ON-SITE		X		
	41	MAHONIA AQUIFOLIUM / OREGON GRAPE				RELOCATED FROM ON-SITE		X		
	8	PARTHENOCESSUS QUINQUEFOLIA / VIRGINA CREEPER	#1 CONT						X	
	11	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	#2 CONT				X			
	13	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM / LITTLE SPIRE RUSSIAN SAGE	#2 CONT					X		
	4	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	#3 CONT					X		
	3	WISTERIA MACROSTACHYA 'BLUE MOON' / WISTERIA	#1 CONT					X	X	

BLA
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e: elizabeth@blastudio.ca

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SURVEY INFORMATION
PREPARED BY: Allterra Land Surveying Ltd.
COORDINATE SYSTEM:
COMPILATION DATE: 2016/04/06

SEAL

REVISIONS			
NO.	DATE	ISSUE/REVISION	APP.
1	2016.07.20	DEVELOPMENT PERMIT	GL
2	2016.07.25	DEVELOPMENT PERMIT	GL

PROJECT/CLIENT

4377 KENSINGTON DRIVE

LUPUL PROPERTIES LTD.

ISSUED FOR

DEVELOPMENT PERMIT

DRAWING NAME

LANDSCAPE PLAN

NORTH

DRAWN BY: EB
DATE: 2016.06.06
CHECKED BY: XX
DATE: YYYY/MM/DD
APPROVED BY: GARY LUPUL
DATE: 2016.06.10
SCALE: 1:200
PROJECT NO: 0012.0001.01

DRAWING NO.

L02

SHEET NO. 2 of 4

REVISION NO. 2

REVISIONS			
NO.	DATE	ISSUE/REVISION	APP.
1	2016.07.25	DEVELOPMENT PERMIT	GL

PROJECT/CLIENT

4377 KENSINGTON DRIVE

LUPUL PROPERTIES LTD.

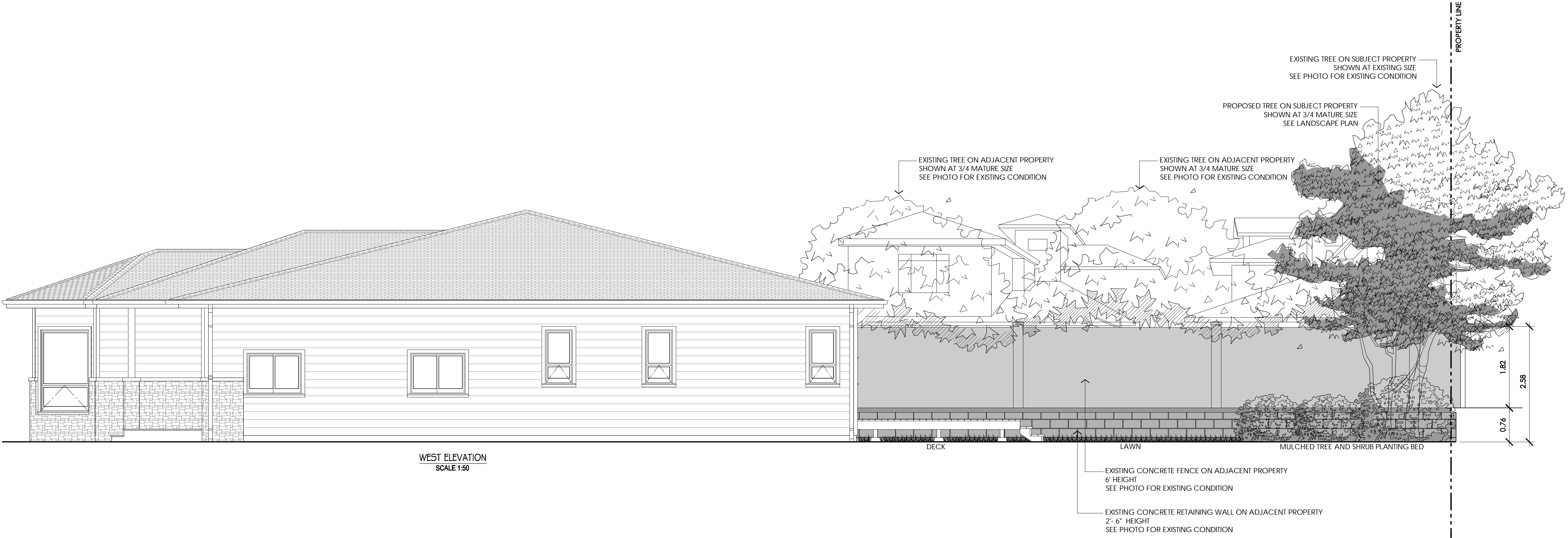
ISSUED FOR

DEVELOPMENT PERMIT

DRAWING NAME

LANDSCAPE SECTION

<div>NORTH</div> <div><div></div></div>	DRAWN BY:	EB
	DATE:	2016.07.20
	CHECKED BY:	XX
	DATE:	YYYY/MM/DD
	APPROVED BY:	GARY LUPUL
	DATE:	2016.07.20
	SCALE:	AS NOTED
PROJECT NO:		0012.0001.01



1

SECTION - WEST ELEVATION

1:50

P-BL-PRO-KENS-329333-02



2

PHOTO - EXISTING CONDITIONS - WEST ELEVATION

1:50

P-BL-PRO-KENS-329333-03

REVISIONS			
NO.	DATE	ISSUE/REVISION	APP.

PROJECT/CLIENT

4377 KENSINGTON DRIVE

LUPUL PROPERTIES LTD.

ISSUED FOR

DEVELOPMENT PERMIT

DRAWING NAME

LANDSCAPE SECTION

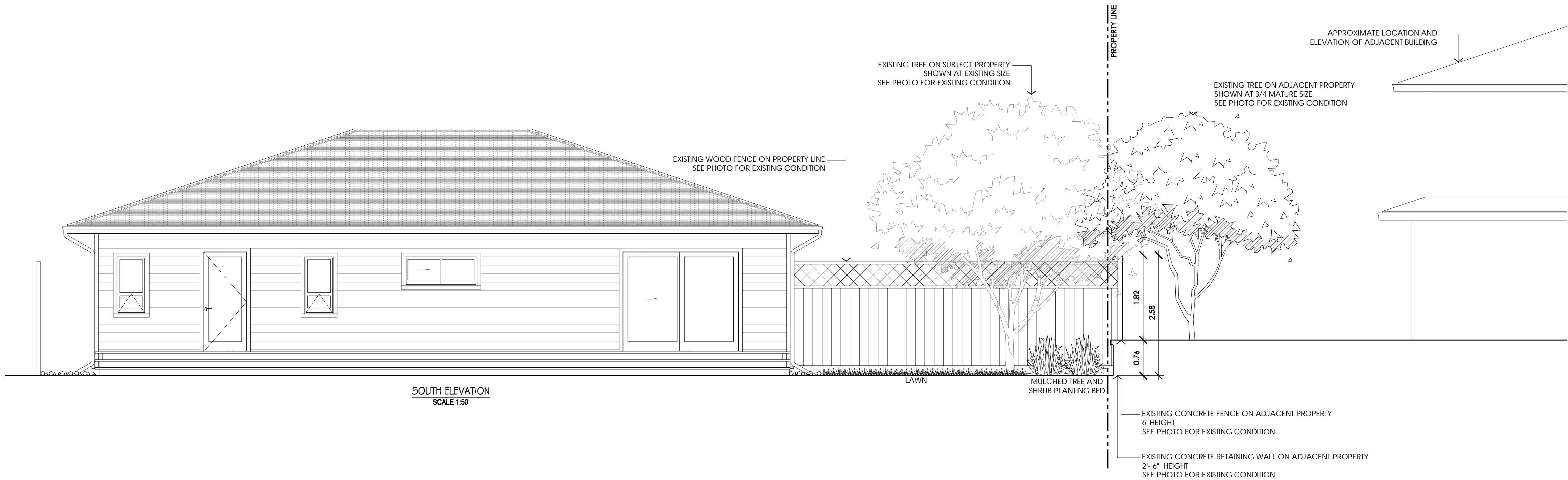
NORTH 	DRAWN BY:	EB
	DATE:	2016.07.24
	CHECKED BY:	XX
	DATE:	YYYY/MM/DD
	APPROVED BY:	GARY LUPUL
	DATE:	2016.07.24
	SCALE:	AS NOTED
PROJECT NO:		0012.0001.01

DRAWING NO.

L04

SHEET NO. 4 of 4

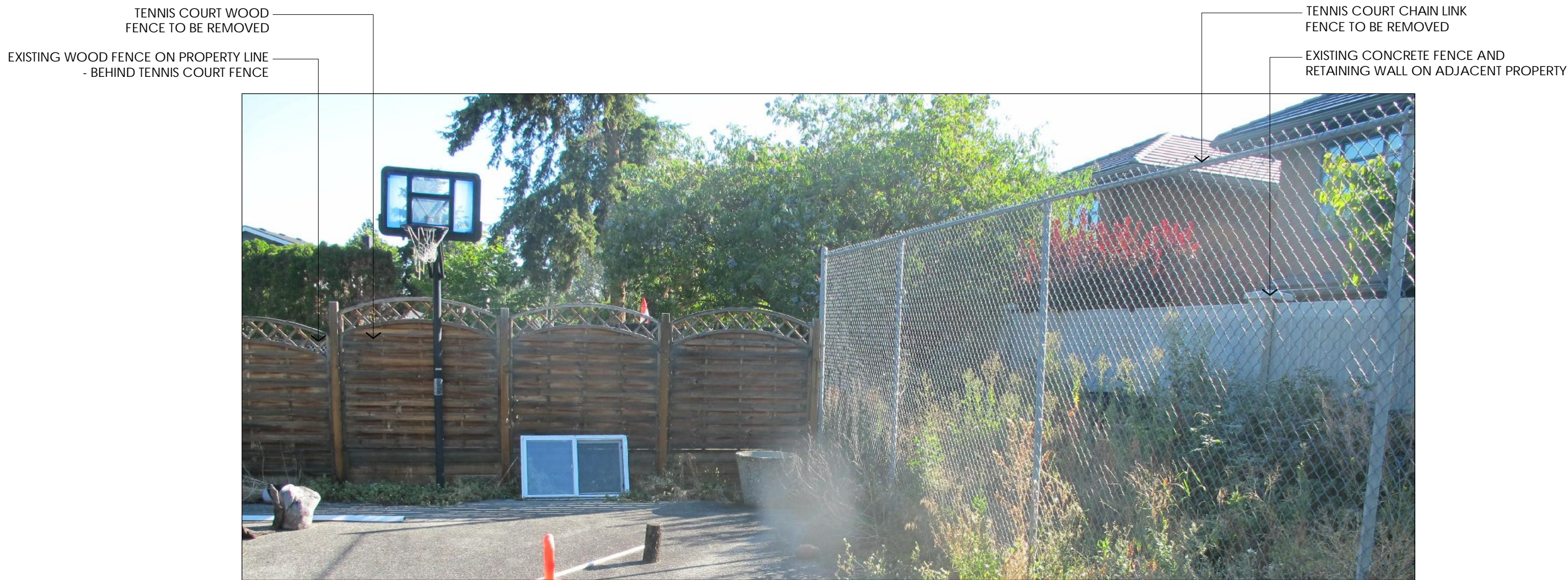
REVISION NO. 0



1 SECTION - SOUTH ELEVATION

1:50

P-BL-PRO-KENS-329333-04



2 PHOTO - EXISTING CONDITIONS - SOUTH ELEVATION

1:50

P-BL-PRO-KENS-329333-05

REPORT TO COUNCIL



Date: June 13, 2017

RIM No. 0610-65

To: City Manager

From: City Clerk

Application: OCP16-0026 and Z16-0074

Owner: City of Kelowna

Address: 238 Queensway Ave

Applicant: Tourism Kelowna

Subject: OCP and Rezoning Application

1.0 Recommendation

THAT Council receives the report of the City Clerk dated June 13, 2017 for information;

AND THAT Bylaw No. 11335 be amended at third reading by deleting "from the P₃ – Parks and Open Spaces designation to the P₁ – Major Institutional designation" and replacing it with "from the Major Park / Open Space (PARK) designation to the Educational / Major Institutional (EDINST) designation";

AND THAT final adoption of Bylaw No. 11335 (OCP16-0026), as amended and Bylaw No. 11336 (Z16-0074) be considered by Council.

2.0 Purpose

To amend Bylaw 11335 at third reading and to adopt Bylaw Nos. 11335 and 11336.

3.0 Background

Prior to adoption of Bylaw No. 11335, staff are recommending Council amend the bylaw at third reading to correct a typographical error in the OCP designation terminology. The bylaw is intended to read "from the Major Park/Open (PARK) designation to the Educational/Major Institutional (EDINST) designation" as was outlined in the Community Planning staff report of December 12, 2016, noted in the newspaper advertising of January 13 and 18, 2017, and provided in the statutory notification for the public hearing that was delivered to property owners between Jan11-24, 2017.

Following the close of the Public Hearing on January 24, 2017, the typing error was noted, and it was determined that amending the bylaw at third reading for accuracy does not change the intent of the bylaw considered at the public hearing on the land use.

Legal/Statutory Procedural Requirements:

Ministry of Transportation staff are aware of the amendment and have no concerns.

Submitted by:

S. Fleming, City Clerk, Acting Divisional Director, Corporate & Protective Services

CITY OF KELOWNA

BYLAW NO. 11335

Official Community Plan Amendment No. OCP16-0026 – City of Kelowna – 238 Queensway

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 on Block F, District Lot 1527, ODYD, located on Queensway, Kelowna, B.C., from the Major Park/Open Space (PARK) designation to the Educational/Major Institutional (EDINST) designation.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of December, 2016.

Considered at a Public Hearing on the 24th day of January, 2017.

Read a second and third time by the Municipal Council this 24th day of January, 2017.

Amended at third reading and Adopted by the Municipal Council this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11336
Z16-0074 – City of Kelowna – 238 Queensway

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 Block F, District Lot 1527, ODYD located on Queensway, Kelowna, B.C., from the P3 – Parks and Open Space zone to the P1 – Major Institutional 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 12th day of December, 2016.

Considered at a Public Hearing on the 24th day of January, 2017.

Read a second and third time by the Municipal Council this 24th day of January, 2017.

Approved under the Transportation Act this 25th day of January, 2017.

Audrie Henry
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: April 25th 2017

RIM No. 0940-00 & 0940-50

To: City Manager

From: Community Planning Department (AC)

Application: DP16-0275 & DVP16-0276 **Owner:** City of Kelowna

Address: 238 Queensway Ave **Applicant:** Tourism Kelowna

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: Major Park / Open Space (PARK)
Proposed OCP Designation: Educational / Major Institutional (EDINST)
Existing Zone: P3 - Parks and Open Space
Proposed Zone: P1 - Major Institutional

1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw No. 11335 (OCP16-0026) & Rezoning Bylaw No. 11336 (Z16-0074) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No DP16-0275 for Block F, District Lot 1527, ODYD located at 238 Queensway Ave, Kelowna, BC subject to the following:

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

AND THAT Council authorize the issuance of Development Variance Permit DVP16-0276 for Block F, District Lot 1527, ODYD, located at 238 Queensway Ave, Kelowna, BC;

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

S.16.1.5 (d) P1 - Major Institutional Development Regulations

To vary the front yard setback from 6.0m to 3.8m.

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

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

2.0 Purpose

To review the Form & Character Development Permit and consider the Development Variance Permit for a new Visitor Information Centre.

3.0 Community Planning

3.1 Development Permit

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the Official Community Plan's (OCP) urban design guidelines. The applicant has worked with City staff to review and refine the proposed building design, with particular consideration given to breaking up the scale and mass of the building and determining an appropriate response to the waterfront location.

Based upon the City of Kelowna's Official Community Plan (OCP) objectives and guidelines, Staff have been working with the applicant to achieve the following:

- 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;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

The building has a board-formed concrete base with other complimentary building materials consisting of steel, wood and glass. Expansive 'curtain wall' glass panels connect the building's interior to the surrounding park. This maintains transparency through the building which minimizes lake view obstructions. The proposed metal roof has a sweeping curved feature. The design inspiration of the concrete base and sweeping curved metal roof was taken from the nearby structures (see images below) which includes the: marina kiosks, Stuart Park, City Park washroom building, base of the 'Bear' sculpture in Stuart Park and new Kelowna Yacht club. The proposed colouring of the concrete (from grey to beige) will help add visual warmth and intrigue to the Tourism Kelowna building.

Figure 1: Nearby structures used for design inspiration



3.2 Conditions of Rezoning

There were three conditions of rezoning:

1. Meet the Development Engineering Conditions;
2. Release the provincial flooding covenant;
3. Execute the lease agreement between the City and Tourism Kelowna.

The provincial flood covenant was released earlier this year by the Province and the lease agreement was authorized by the City in January 2017. The applicant has met all the engineering conditions. As outlined in the lease agreement, the City will service the subject property and incur those expenses. Funding will be available to cover these expenses. Works required include storm, sewer relocation, water, and roadworks.

3.3 Conditions of Development Permit

Typically, with every Development Permit application, the applicant is responsible to provide landscape bonding. In this case, due to the lease agreement, the City of Kelowna is responsible for landscape costs on the subject property as they are related to the Kerry Park re-development. The initial cost estimate of Kerry Park Phase 1 is \$790,000. However, this cost estimate includes off-site area that is located between the future Queensway roundabout and the subject property. There is no bonding necessary for the landscaping and the City will budget for these costs as part of the overall Kerry Park project, approved as a priority in the City's 10 Year Capital Plan.

3.4 Development Variance Permit

There is one proposed variance associated with this permit:

1. Reduce the front yard setback from 6.0m to 3.8m;

This variance is needed in order to maintain a 15.0 metre setback to the lake on the western side of the building and to remain outside the Kelowna Sawmill Community Trust area on the east side of the building. Beyond the front property line is excessive road right-of-way that provides further separation between the building and the future Queensway Cul-de-sac that will be incorporated in the redevelopment of Kerry Park. The proposed Visitor Information Centre will be approximately 17-20 metres from the future Queensway curb. Staff do not anticipate any concerns with granting the variance.

3.5 Notification

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant did notify all the neighbours within the required 50 metre radius. Further, the applicant held a public open house on Wednesday November 9th 2016.

4.0 **Proposal**

4.1 Project Description

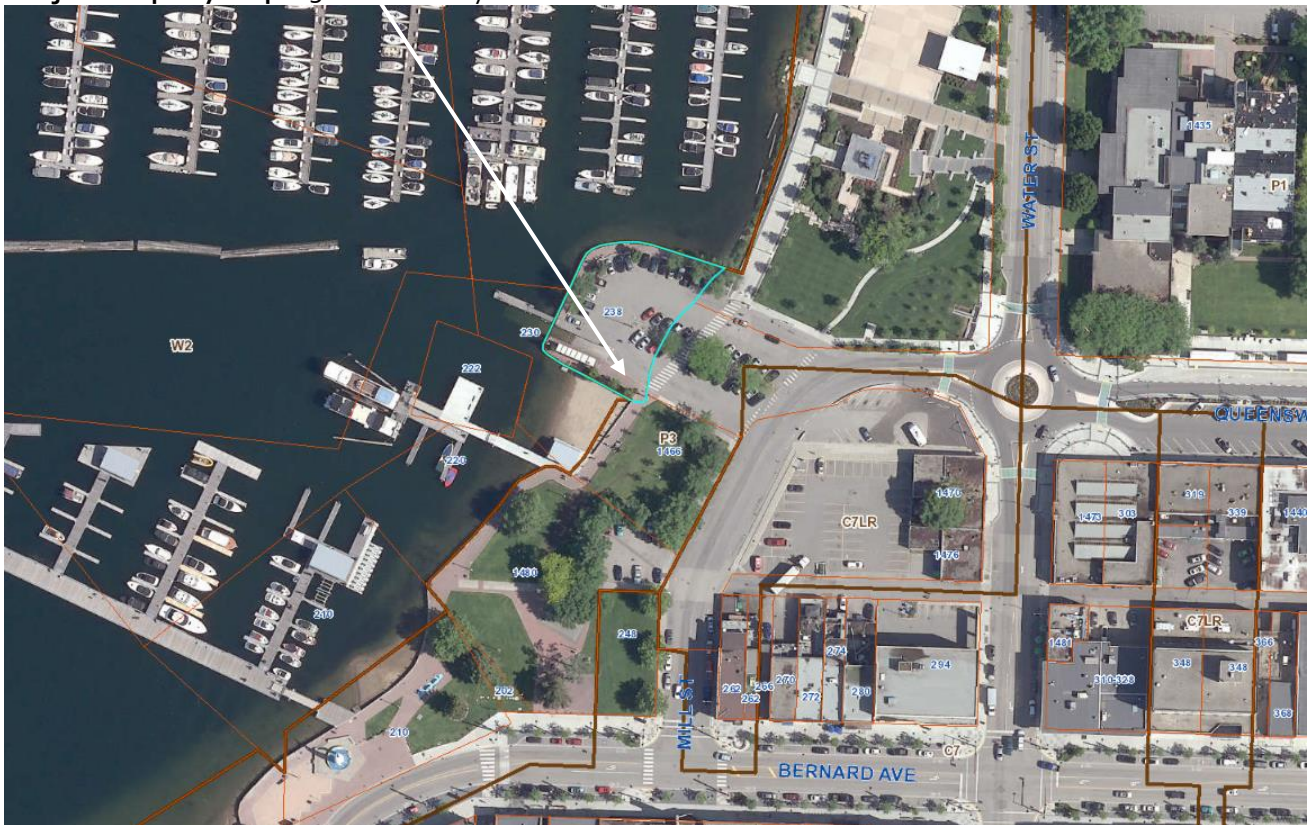
The proposed building is for a single storey public visitor information centre with a mezzanine (400 ft²) operated by Tourism Kelowna. The total building floor area is 3,150 ft². The Zoning Bylaw requires the development to provide 8 parking stalls. However, the Payment in Lieu of Parking Bylaw permits the applicant to provide \$22,500 per stall instead of physically providing the parking stalls for a total of \$180,000. Tourism Kelowna anticipates the Visitor Information Centre will be catered towards walk-by pedestrian traffic, reducing the reliance on vehicular trips.

4.2 Site Context

The subject property is located in the downtown urban centre along the waterfront. The site is currently being utilized as a municipal parking lot. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space W2 – Intensive Water Use	Kerry Park & Marina
East	C7LR Central Business Commercial (Liquor Primary / Retail Liquor Sales)	Parking Lot / WestCorp's future hotel site
South	P3 – Parks and Open Space	Kerry Park & Marina
West	W2 – Intensive Water Use	Marina

Subject Property Map: 238 Queensway Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P1 Zone	Proposed
Development Regulations		
Buildings		
Max FAR	2.0	0.22
Max Site Coverage	50%	18%
Max Height	22.0m /6 storeys	7.3 m / 1 storey + mezzanine
Min Front Yard (east) Setback	6.0 m	3.8 m ❶
Min Side Yard (north) Setback	4.5 m	10.0 m
Min Side Yard (south) Setback	4.5	10.0 m
Rear Yard (west)	7.5	15.0m
Min Parking	2.5 stalls per 100m ² of GFA = 8 stalls	0 Stalls ❷
<u>Variances</u> ❶ Reduce setback in front yard from 6.0 m to 3.8 m <u>Notes</u> ❷ No variance required as applicant will pay cash-in-lieu of parking (\$22,500.00 per stall) totalling \$180,000.00		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)GUIDELINE: Authenticity and Regional Expression

- 1.1 "Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity."

GUIDELINE: Context

- 2.1 "Emulate desirable form and character of nearby buildings."

GUIDELINE: Human Scale

- 5.2 "Articulate facades by means of indentations and projections of elements (e.g. windows and doors, cornice lines, pilasters, balconies, and other detailing);"
- 5.4 "Design building façades with balance of vertical and horizontal proportions (e.g. vertical elements at regular intervals to strengthen the pedestrian -scale of otherwise horizontal buildings);"

GUIDELINE: Amenities, ancillary services and utilities

- 11.2 "Intergrade service connections, vents, and mechanical rooms and equipment with the architectural treatment of the building, and/or locate to minimize visual intrusion and screen from view with materials and finishes compatible with the building."

GUIDELINE: Lakeside Development

- 15.2 "Minimize the obstruction of lake views."
- 15.3 "Design lakeside development to act as a transition between the lake and inland development (i.e. incorporate lake inspired themes, unique features to take advantage of the lakeside setting, etc.)"

6.0 Technical Comments

All technical comments addressed in the zoning report (Z16-0074).

7.0 Application Chronology

Date of Application Received (complete):	Nov 4 th 2016
Date of Public Open House:	Nov 9 th 2016
Date of First Reading:	Dec 12 th 2016
Date of Public Hearing:	Jan 24 th 2016

Prepared by:	Adam Cseke, Urban Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A - Development Engineering Memo
DP16-0275 & DVP16-0276

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0275 / DEVELOPMENT VARIANCE
PERMIT NO. DVP16-0276

Issued To: City of Kelowna
Site Address: 238 Queensway Ave
Legal Description: Lots 1527, Block F, District Lot 1527, ODYD
Zoning Classification: P1 - Major Institutional
Development 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 No. DP16-0275 for Lots 1527, Block F, District Lot 1527, ODYD, located at 238 Queensway Ave, Kelowna, BC to allow the construction of a P1 - Major Institutional development to 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";

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

S.16.1.5 (d) P1 - Major Institutional Development Regulations

To vary the front yard setback from 6.0m to 3.8m.

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

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

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

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017 .

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

Date

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

Date:	April 25 th 2017	Owner:	City of Kelowna
Application DP#:	DP16-0275	Applicant:	Tourism Kelowna
Application DVP#:	DVP16-0276	Legal Description:	Lots 1527, Block F, District Lot 1527, ODYD
Subject:	Development Permit and Development Variance Permit	Address:	238 Queensway Ave
Existing OCP Designation:	Major Park / Open Space (PARK)	Proposed OCP Designation:	Educational / Major Institutional (EDINST)
Existing Zone:	P3 - Parks and Open Space	Proposed Zone:	P1 - Major Institutional
Engineering Date:	Nov 29 th 2016		

CITY OF KELOWNA

MEMORANDUM

Date: November 29, 2016
File No.: DP16-0275
To: Community Planning (AC)
From: Development Engineer Manager (SM)
Subject: 238 Queensway Ave

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

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z16-0074.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT		A
This forms part of application # DP16-0275		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

CITY OF KELOWNA

MEMORANDUM

Date: November 29, 2016
File No.: DVP16-0276
To: Community Planning (AC)
From: Development Engineer Manager (SM)
Subject: 238 Queensway Ave

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

The Development Variance Permit to vary the front yard setback does not compromise any municipal services.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT		A
This forms part of application		
# DP16-0275		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>







SCHEDULE

B

This forms part of application

DP16-0275

Planner Initials

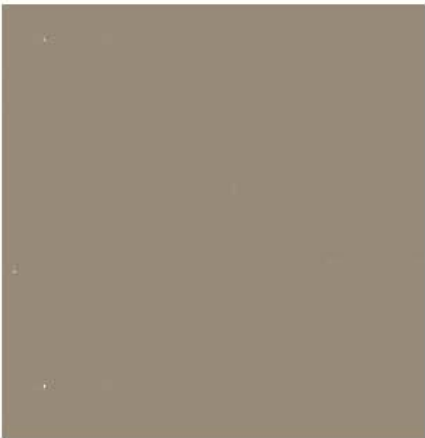
AC

City of Kelowna

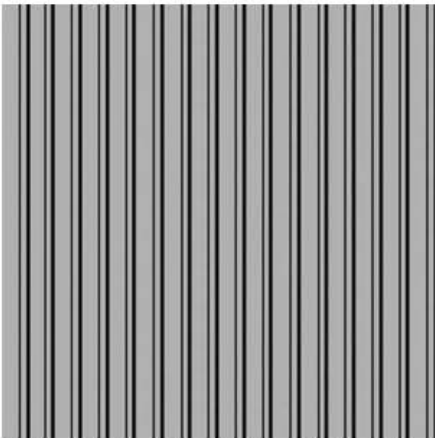
COMMUNITY PLANNING



dark grey



colour concrete



standing seam roof



wood



accent



glulam beam



charcoal wood panel

ZONING SUMMARY

VISTOR CENTRE TOURISM KELOWNA			
ADDRESS		238 QUEENSWAY AVE.	
LEGAL DESCRIPTION		BLOCK F, DL 1527, O.D.Y.D	
DEVELOPMENT PERMIT AREA		GENERAL COMMERCIAL & INDUSTRIAL DP AREA	
EXISTING ZONING		P1 MAJOR INSTITUTIONAL	
EXISTING LEGAL USE		PARKING LOT	
GRADES		EXISTING AVERAGE - LEVEL	FINISH AVERAGE -LEVEL
NUMBER OF BUILDINGS		1 STOREY BUILDING	
CRITERIA FOR ALL TYPES OF APPLICATION:		P1 MAJOR INSTITUTIONAL	
		ZONING STANDARD	PROPOSAL
SITE AREA (sm)		460 sm	±1405 sm property area (include leased area)
SITE WIDTH (m)		13.0m	±28m
SITE DEPTH (m)		30.0m	±40m
OFF-STREET PARKING		8 stalls min. (see parking calcs)	0 stalls (Cash-in-lieu-of Requested)
HEIGHT OF BUILDING (S)/# OF STOREYS		22.0m / 6 storeys	±7.3m / 1 storeys
SITE COVERAGE OF BUILDING(S) (%)		50% max.	building: ±256sm ±18.2%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)		N/A	N/A
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:		P1 MAJOR INSTITUTIONAL	
		ZONING STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES		Class I: 0.2 per 100sm X 293sm units Total = 1 bikes min. Class II: 0.6 per 100sm x 293sm Total = 2 bikes min.	MIN 3 stall bike racks (see site plan)
NUMBER OF LOADING SPACES		N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)		N/A	N/A
SETBACKS TO PARKING (m):			
NORTH (SIDE)		N/A	N/A
SOUTH (SIDE)		N/A	N/A
WEST (FRONT)		N/A	N/A
EAST (REAR)		N/A	N/A
FLOOR AREA NET		± 2810 sm max. net area	± 293 sm
FLOOR AREA RATIO (F.A.R.)		= 2.0 max FAR	± 0.21 FAR
BUILDING (S) SETBACKS (m):			
NORTH (SIDE)		4.5m	±10.0m
SOUTH (SIDE)		4.5m	±10.0m
WEST (REAR)		7.5m	±15.0m
EAST (FRONT)		6.0m	±3.8m variance requested
DAYLIGHT ANGLE (IF A TOWER)		N/A	N/A
PODIUM HEIGHT (IF PROPOSED)		N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)		N/A	N/A

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT		
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-6" 2.0m
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m	
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m	
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m	
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m			
PARKING REQUIREMENTS:					no of stall
	2.5 stalls per 100sm GFA OFFICES X 293sm				8
	TOTAL PARKING REQUIRED:				8
	TOTAL PARKING PROVIDED:				0 stalls (CASH IN LIEU OF REQUESTED)

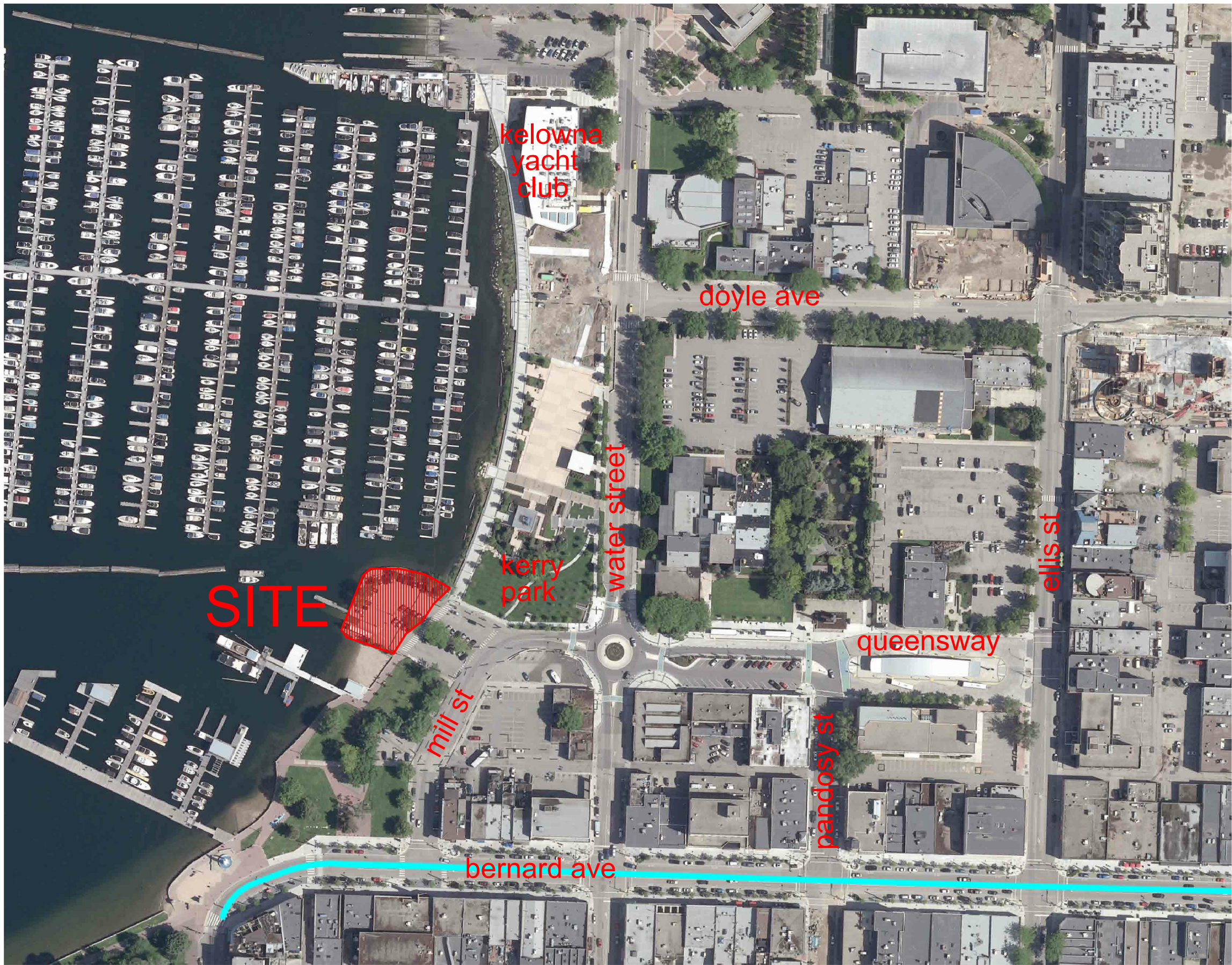
SPATIAL SEPARATION:

3.2.3.1.B

WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. LIMITING DISTANCES EXCEED 9.0m, OR BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	
OPENING AREA		
% PROVIDED		
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

BUILDING FLOOR AREAS

	GFA ± SF	GFA ± SM
LEVEL1	2750	256
MEZZANINE	400	37
BUILDING FOOTPRINT FOR SITE COVERAGE	2750	256
TOTAL FLOOR AREA FOR FAR:	3150	293



BUILDING CODE REVIEW

OCCUPANCY	GROUP D	
ARTICLE	3.2.2.60	
NO. OF STOREYS	1 STOREY	
NO. OF STREETS FACING	1	
BUILDING ARREAS:	PROPOSED ±256sm	CODE MAXIMUM 1,000sm
CONSTRUCTION TYPE	COMBUSTIBLE	
SPRINKLERED	NO	
ASSEMBLY RATINGS:		
MEZZANINE:	NO RATING	
WALLS / BEARING STRUCTURE	NO RATING	
ROOFS	NO RATING	

FIRE PROTECTION:

3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO BUILDING ENTRANCE	90 m MAX.	3.2.5.5.
STANDPIPE/HOSE	NO	3.2.5.8.
SPRINKLERED	NO	
FIRE ALARM SYSTEM	NO	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD

TABLE 3.1.17.1.

LEVEL 1:	9.3sm / PERSON X 293sm	32 PERSONS

ACCESSIBILITY REQUIREMENTS

3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	N/A	MAIN FLOOR ONLY
ACCESSIBLE WASHROOM	YES	YES

WASHROOM FIXTURES REQUIREMENTS

TABLE 3.7.2.2.(B)

	REQ'D WCS	PROVIDED WCS	REQ'D URINALS	PROVIDED URINALS	REQ'D LAVS	PROVIDED LAVS
NUMBER OF MALES (16)	1	2	-	-	1	2
NUMBER OF FEMALES (16)	1	2	-	-	1	2
UNIVERSAL HC WRM	1	1	-	-	1	1

EXIT FACILITIES

3.1 TO 3.6

REQUIRED EXITS	2 MIN.	
	REQUIRED WIDTHS min. 800mm door width as per 3.4.3.2.(A)	PROVIDED WIDTHS
LEVEL 1	6.1mm/ person X 32 persons = 195mm	4 doors @ 3'-0" = 12'-0" (3658mm)
EXIT THROUGH LOBBY	N/A	3.4.4.2.
PANIC HARDWARE REQ'D	NO	3.4.6.16.(2)
EXIT EXPOSURE	OK	3.2.3.13.
MAX. TRAVEL DISTANCE	30m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	N/A	3.4.4.1.
CORRIDORS	N/A	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS

3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
SERVICES ROOMS	NO RATING	3.6.2.
JANITOR ROOM	1 HR RATED	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A	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.

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KELOWNA
Okanagan Valley, BC

2017-05-10
update
DP

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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title

VISITOR CENTRE
TOURISM KELOWNA

238 QUEENSWAY AVE KELOWNA

Drawing Number

A1.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

ZONING
CODE REVIEW
LOCATION PLAN

Date	2017-05-10
Job No.	m+m 15-1648
Scale	AS SHOWN
Drawn	SN
Checked	JM



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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title
**VISITOR CENTRE
TOURISM KELOWNA**

238 QUEENSWAY AVE KELOWNA

Drawing Number

A2.01

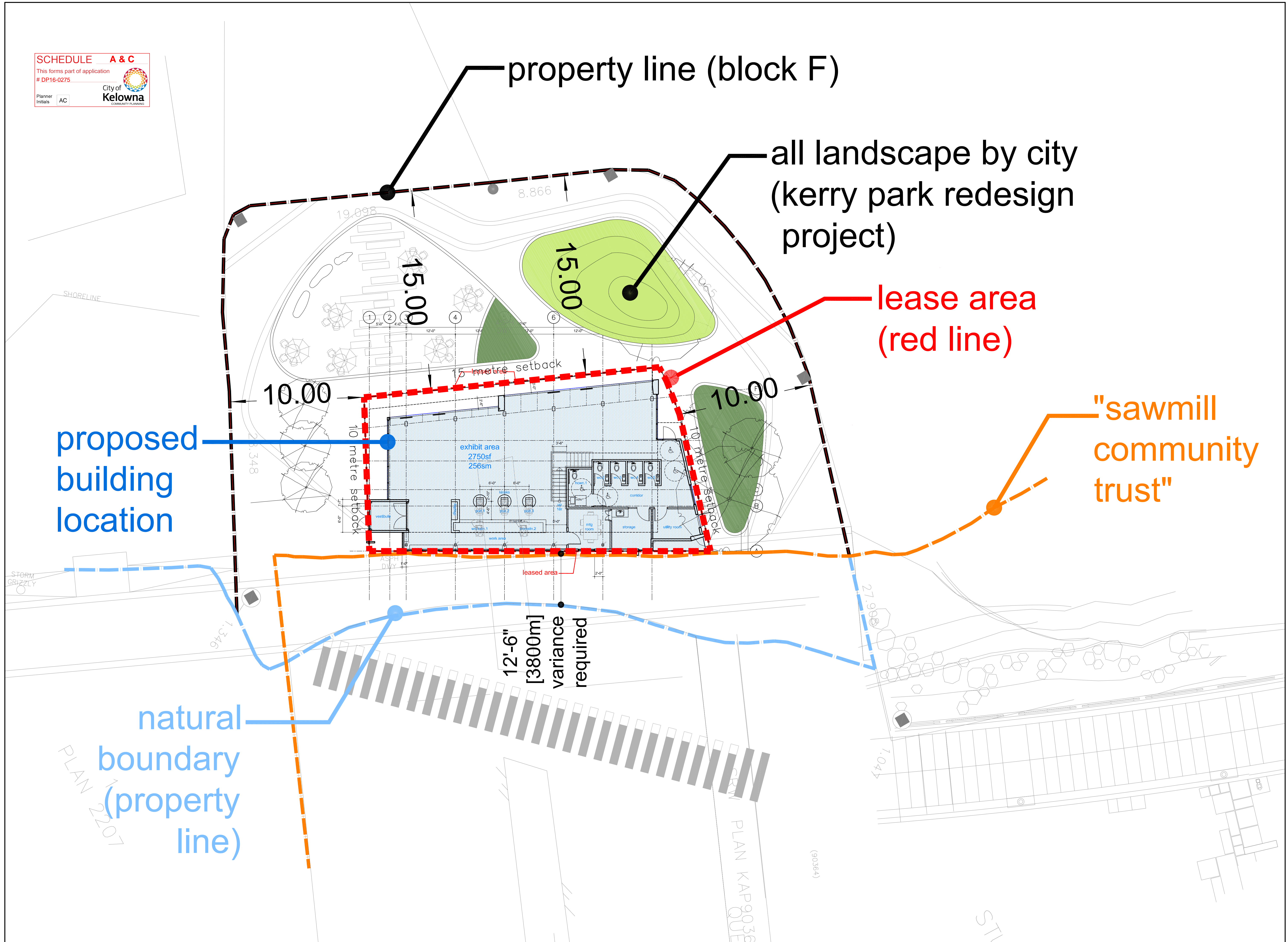
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Drawing Title

site plan

1"=10'

Date	2017-05-10
Job No.	m+m 15-1648
Scale	AS SHOWN
Drawn	SN
Checked	JM



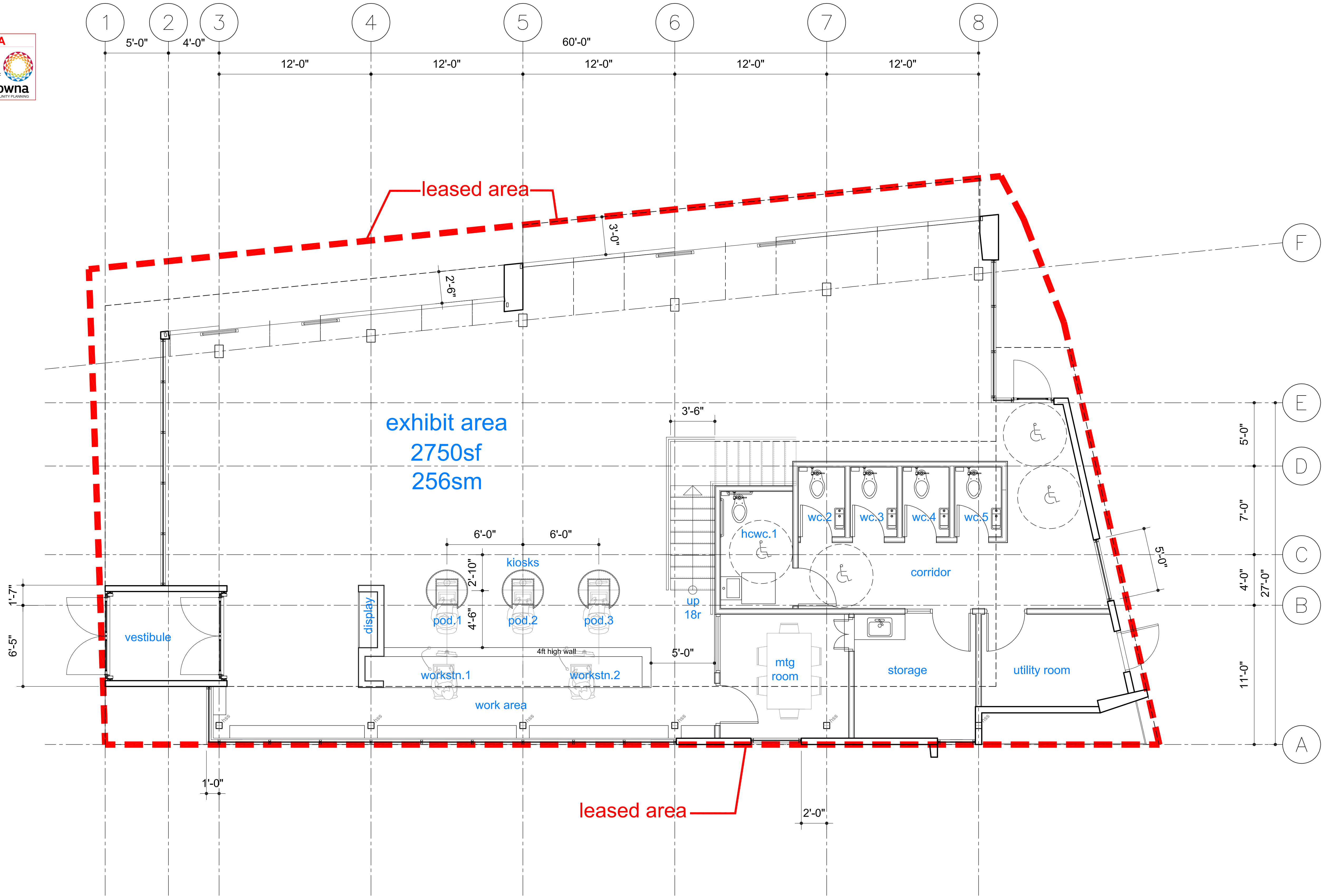
SCHEDULEA

This forms part of application
DP16-0275

Planner
Initials AC

City of Kelowna

COMMUNITY PLANNING



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KELOWNA
Okanagan Valley, BC

2017-05-10
update
DP



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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title
VISITOR CENTRE
TOURISM KELOWNA

238 QUEENSWAY AVE KELOWNA
Drawing Number

A3.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
floor plan

1/4"=1'-0"

Date	2017-05-10
Job No.	m+m 15-1648
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE

A

This forms part of application

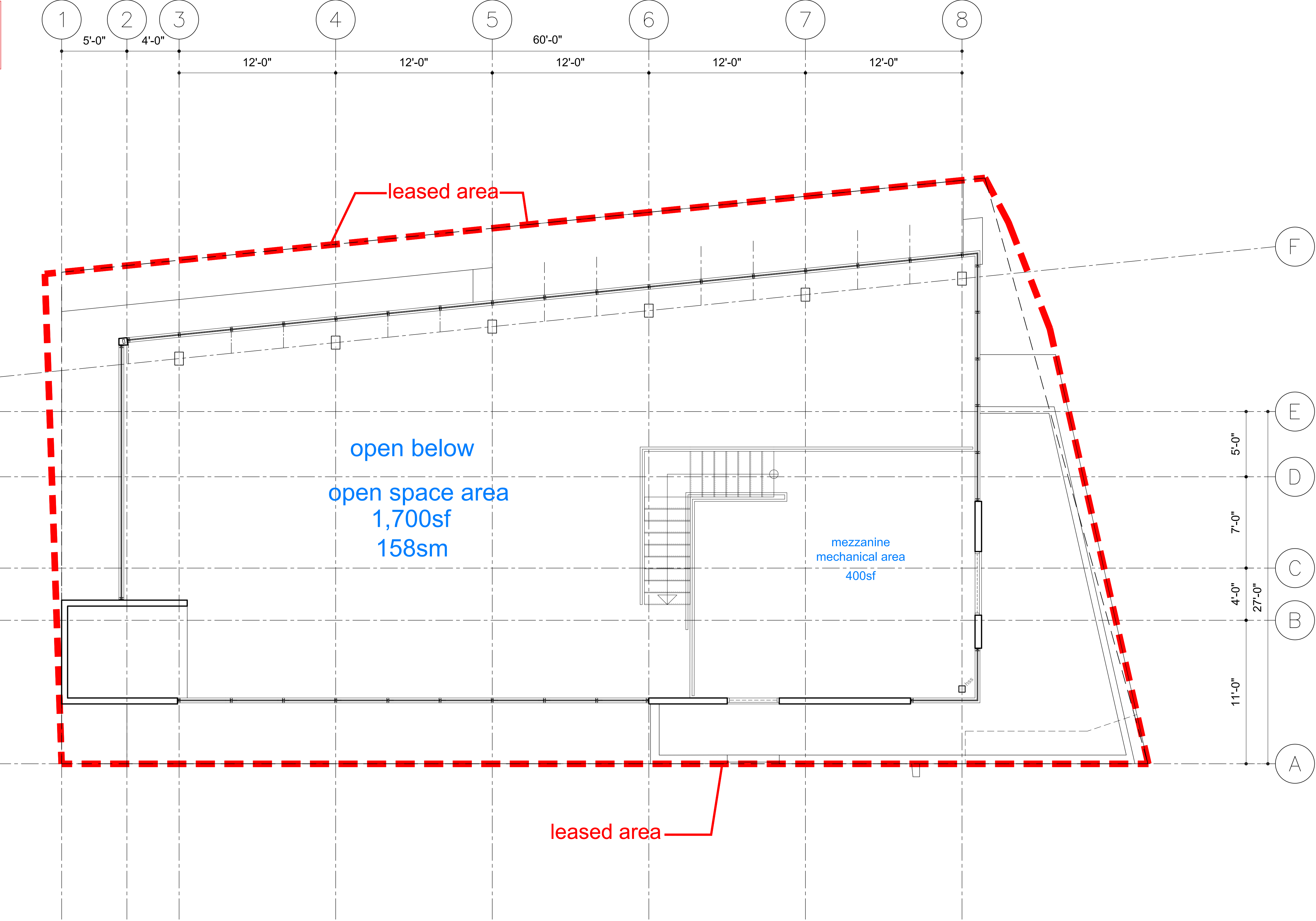
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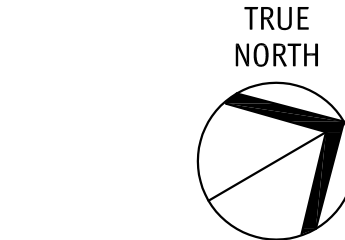
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KELOWNA
Okanagan Valley, BC

2017-05-10
update
DP



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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title
VISITOR CENTRE
TOURISM KELOWNA

238 QUEENSWAY AVE KELOWNA

Drawing Number

A3.02

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
mezz plan

1/4"=1'-0"

Date	2017-05-10
Job No.	m+m 15-1648
Scale	AS SHOWN
Drawn	SN
Checked	JM

SCHEDULE

B

This forms part of application

DP16-0275

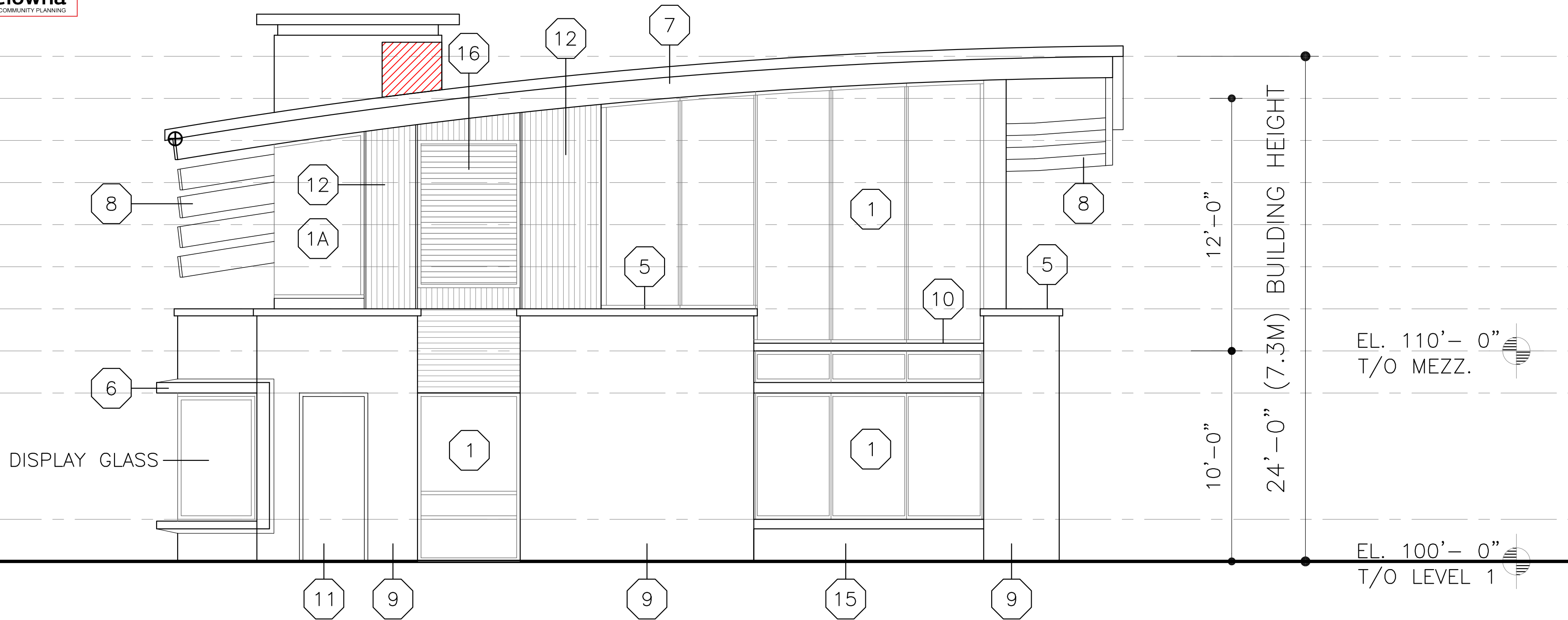
Planner

Initials

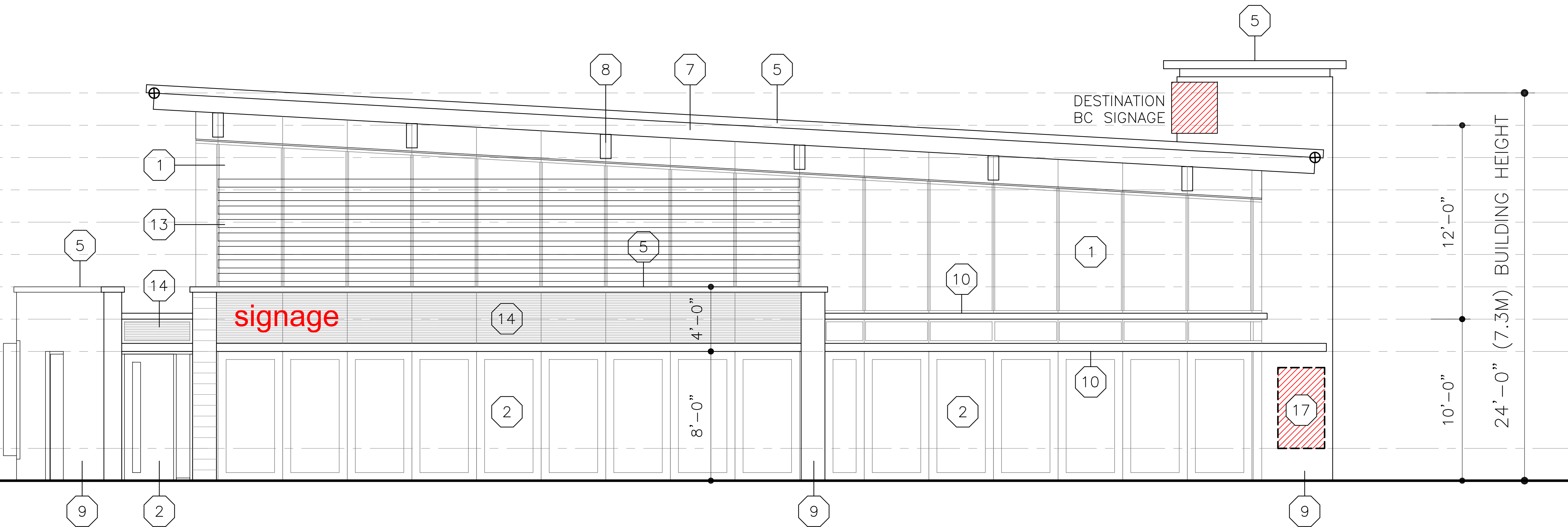
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City of Kelowna

COMMUNITY PLANNING



Bldg Elev 1



Bldg Elev 2

ELEVATION KEY NOTES LEGEND
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.
(PROVIDE SAMPLES OF ALL MATERIALS FOR COLOUR SELECTIONS/FINISHES)

- 1 ALUM CURTAIN WALL C/W CLEAR GLAZING
- 1A CLEAR GLASS/CURTAIN WALL C/W STRUCTURE SILICONE CORNER
- 2 ALUM WINDOWS
- 3 PREFINISHED STANDING SEAM ROOFING
- 4 WOOD SOFFIT
- 5 PREFINISHED METAL FLASHING
- 6 PREFINISHED METAL TRIM AROUND WINDOWS
- 7 GLULAM FASCIA/TRIM
- 8 CURVED GLULAM BEAM
- 9 COLOURED CEMENT
- 10 ALUM FRAME CANOPY
- 11 PAINTED METAL DOOR
- 12 VERTICAL WOOD CLADDING
- 13 STAINED WOOD TRELLIS
- 14 HORIZONTAL CORRUGATED METAL
- 15 CONCRETE BASE
- 16 PREFINISHED METAL LOUVRE/VENT
- 17 MAP

201-75 FRONT STREET
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V2A 3H2
TEL: 250.492.3143
EMAIL: pen-mai@shaw.ca

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

a

m+m

MEikleJOHN ARCHITECTS INC.

KELOWNA

Okanagan Valley, BC

2017-05-10

update

DP

TRUE NORTH

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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title

VISITOR CENTRE
TOURISM KELOWNA

238 QUEENSWAY AVE KELOWNA

Drawing Number

A4.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

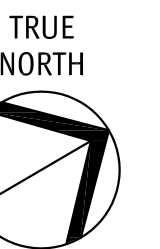
Drawing Title

bldg elev

1/4"=1'-0"

Date	2017-05-10
Job No.	m+m 15-1648
Scale	AS SHOWN
Drawn	SN
Checked	JM

96



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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title

**VISITOR CENTRE
TOURISM KELOWNA**

238 QUEENSWAY AVE KELOWNA

Drawing Number

A4.02

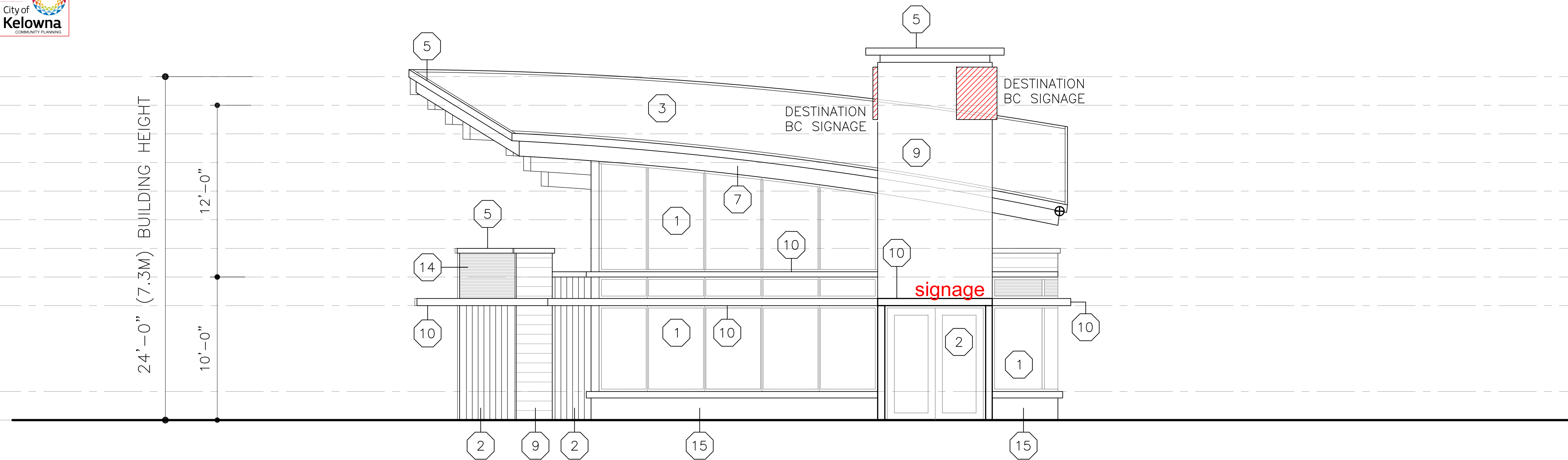
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

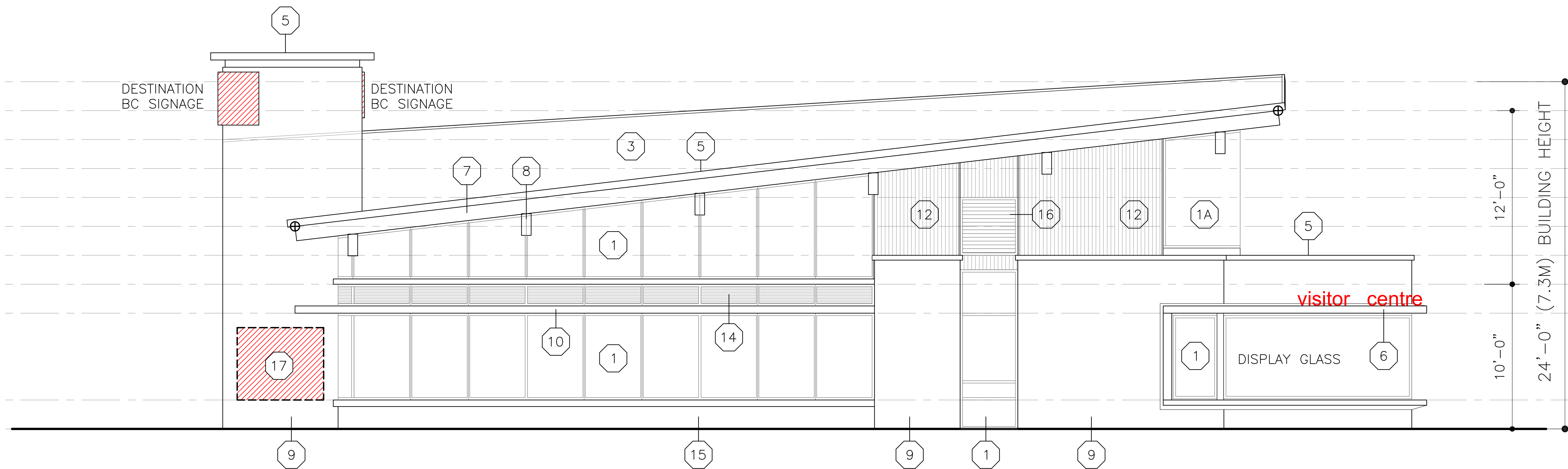
bldg elev

1/4"=1'-0"

Date	2017-05-10
Job No.	m+m 15-1648
Scale	AS SHOWN
Drawn	SN
Checked	JM



Bldg Elev 3



Bldg Elev 4

SCHEDULE

B

This forms part of application

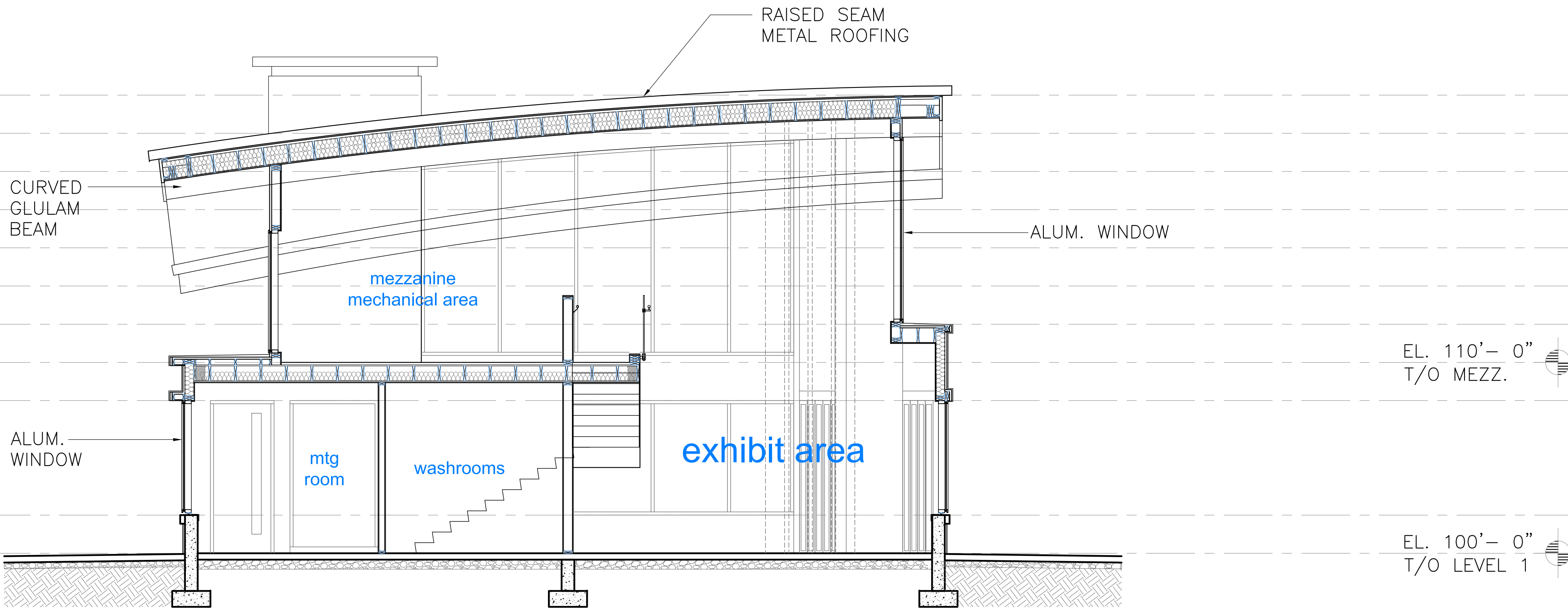
DP16-0275

Planner
Initials

AC

City of Kelowna

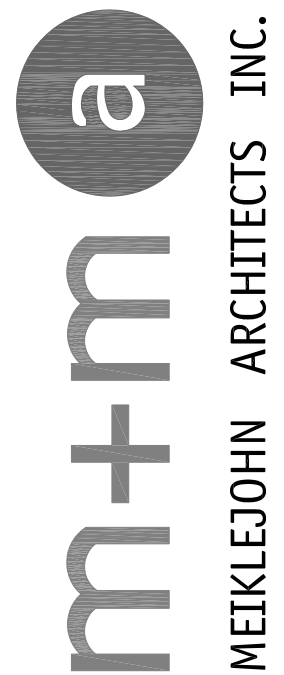
COMMUNITY PLANNING



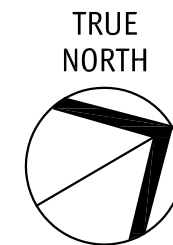
Bldg Section thru mezzanine

201-75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-mai@shaw.ca

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



2017-05-10
update
DP



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No.	Date	Revision
01	2016-11-04	DP SUBMISSION
02	2017-05-10	update DP SUBMISSION

Project Title
VISITOR CENTRE
TOURISM KELOWNA

238 QUEENSWAY AVE KELOWNA

Drawing Number

A5.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
bldg section

1/4"=1'-0"

Date	2017-05-10
Job No.	m+m 15-1648
Scale	A5 SHOWN
Drawn	SN
Checked	JM

SCHEDULE A

This forms part of application
DP16-0275

Planner
Initials AC



kelowna
yacht club

city hall

kerry
park

site

queensway

REPORT TO COUNCIL



Date: June 13, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LB)

Application: DP16-0301 / DVP16-0302

Owner: Glenwest Properties Ltd., Inc.
No. Co889227

Address: Upper Canyon Dr (E of)

Applicant: Wilden Construction Corp.

Subject: Development Permit & Development Variance Permit Application

Existing OCP Designation: PARK – Major Park / Open Space (Public)
S2RESH – Single / Two Unit Residential – Hillside

Existing Zone: P3 – Parks and Open Space
RU4h – Low Density Cluster Housing (Hillside Area)

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP16-0301 for a portion of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897 and EPP55131, located at Upper Canyon Dr (E of), Kelowna, BC, subject to the following:

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

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

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0302 for a portion of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897 and EPP55131, located at Upper Canyon Dr (E of), Kelowna, BC;

AND THAT a variance to the following section of Subdivision, Development & Servicing Bylaw No. 7900 be granted, as shown on Schedule "D":

Schedule 4, Section 4.6: Design Standards – Highway – Curb and Gutter, Sidewalks and Bike Lanes
To vary the maximum number of driveway accesses per road frontage from one (1) permitted to 8 (eight) proposed.

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

Section 7.5.9: Landscaping and Screening – Fencing and Retaining Walls
To vary the maximum height of retaining walls on residential lots from 1.2 m permitted to 4.5 m, 6.0 m and 6.5 m proposed.

2.0 Purpose

To consider a Development Permit for the form and character of a 38 unit strata development and to consider a Development Variance Permit to allow for additional driveway accesses and overheight retaining walls.

3.0 Community Planning

Staff support the Development Permit and Development Variance Permit applications for the proposed strata development. The form and character is generally in accordance with the relevant Development Permit objectives and guidelines, and the variances allow the site to develop in a way that is in keeping with the pattern in the surrounding neighbourhood.

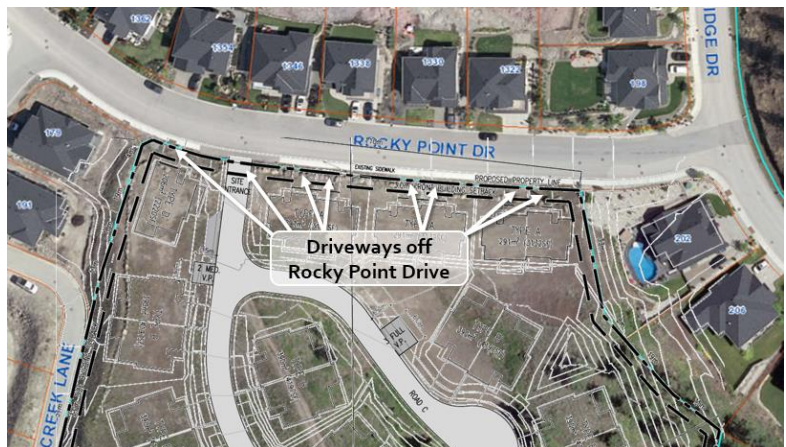
Development Permit considerations focus on the general character of the development as it relates to landscaping, siting, and form and character, as per section 491(8) of the *Local Government Act*, as well as landscaping requirements for water conservation, as per section 491(9)(a) of the *Local Government Act*. The buildings are designed with similar features across the four building types to provide a sense of cohesiveness through the development. Exterior finishes include hardieplank, stucco, and cultured stone on each building, and the natural brown and grey tones relate to the character of the surrounding area and the Okanagan. Each of the semi-detached building types has three colour schemes to create some variation, and the single detached building type has one colour scheme since it only applies to two units. The images below show the different building types and colour schemes for the project.



The landscaping includes both formal plantings and more natural areas, with the planting areas surrounding each building characterized by small trees, shrubs, ornamental grasses and flowering perennials. The landscape plan also includes 10 maple trees along Rocky Point Drive and at the entrance of the strata road. Two mature trees will be retained towards the rear of the site in addition to the existing vegetation in the eastern and southern portions of the site now designated as PARK – Major Park / Open Space (Public). A mix of deciduous and coniferous trees will be planted in several locations adjacent to existing residential lots to act as a vegetated buffer. The landscape plan exceeds the minimum Development Permit guidelines for water conservation by limiting high water use areas.



The project is designed with seven units fronting directly onto Rocky Point Drive. This creates a strong street edge and respects the established pattern along the rest of the street. Subdivision, Development & Servicing Bylaw No. 7900 limits properties to one driveway access per road frontage. Since the development will remain as one strata property, a variance is needed to increase the number of permitted driveways from one to eight, with seven driveways directly accessing units and one driveway acting as the entrance to the internal strata roads. Staff support this variance since it promotes a more consistent rhythm and meets Development Permit guidelines.



Hillside developments require complex grading plans to provide services and access to sites, and to create building platforms. Common grading options include cut and fill slopes and retaining walls. To limit the impact on the natural open space areas adjacent to and within the site, the applicant proposes three engineered retaining walls for this development, with maximum heights of 4.5 m, 6.0 m and 6.5 m. While this type of retaining for new development is typically approved as a requirement of subdivision, in this case it is part of the Development Permit application and requires a variance from the maximum of 1.2 m permitted in the Zoning Bylaw. Staff support the variance since it reduces the need for large cuts and fill slopes, and the potential visual impact of the higher retaining will be minimized by existing and proposed trees in areas protected as open space.

Staff worked with the applicant to meet the intent of cluster housing policies and the Development Permit guidelines. In response to staff and neighbourhood concerns, the applicant adjusted the original proposal to reduce the potential impact on neighbouring properties. This was achieved by removing one unit, reconfiguring and changing the building type of several units to create more open space, and significantly increasing the amount of vegetation to be planted beside adjacent residential lots. These changes also

resulted in a retaining wall being reduced in height and length, and being moved farther away from adjacent properties.

The applicant completed neighbourhood consultation for the project as a whole, including the OCP Amendment and Rezoning, in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

The site is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The ASP established the policy framework for the orderly development of the area and includes general plans for land uses, transportation, and servicing. The ASP designated the subject site for Clustered Single / Multiple Family.

An OCP Amendment and Rezoning application was submitted in November 2016 to rezone the site to the RU4h – Low Density Cluster Housing (Hillside Area) zone, consistent with the property's existing future land use designation of S2RESH – Single / Two Unit Residential – Hillside. This application also included changing the future land use designation of and rezoning a portion of the site to PARK – Major Park / Open Space (Public) and P3 – Parks and Open Space, respectively, to expand on the existing natural open space in the Upper Canyon area.

On February 21, 2017, Council gave second and third readings to the OCP Amendment and Rezoning bylaws following Public Hearing, and the bylaws were adopted on March 20, 2017.

4.2 Project Description

The proposed project consists of a total of 38 units in semi-detached and single detached buildings. The site is accessed from Rocky Point Drive and seven units are proposed to front directly onto Rocky Point Drive, with the rest accessed by internal strata roads. The development consists of four building types with individual units ranging in size from 2,013 ft² to 3,582 ft², and each unit has a deck and landscaped areas. The buildings are one and two storeys in height, with most being either walkout or walk-up units depending on the grade in that location. A total of 14 visitor stalls are provided throughout the site in addition to a double car garage for each unit.

Two variances are being requested for this development. The first is to allow additional driveway accesses off Rocky Point Drive for seven units to access directly from Rocky Point Drive in addition to the driveway for the strata road. The second variance is to allow for three overheight retaining walls to create appropriate building platforms on the hillside site.



4.3 Site Context

The subject property is located in the southern portion of the Wilden neighbourhood in the Glenmore-Clifton-Dilworth Sector. It is west of the intersection of Upper Canyon Drive and Wilden Ridge Drive, with access off Rocky Point Drive. The area around the site is characterized by single detached residential and natural open space, with a small undeveloped local commercial and multi-family node to the east.

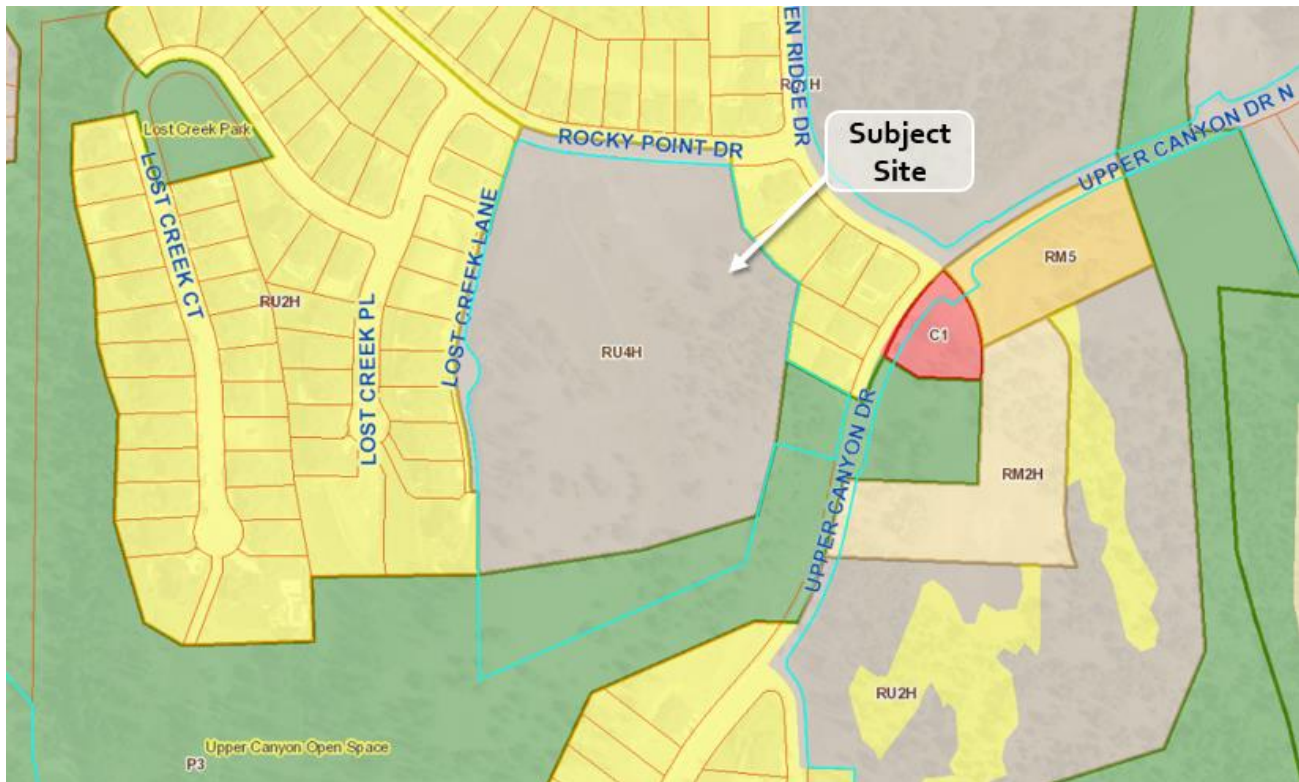
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
East	RU1h – Large Lot Housing (Hillside Area) P3 – Parks and Open Space	Single dwelling housing Public park
South	P3 – Parks and Open Space	Public park
West	RU2h – Medium Lot Housing (Hillside Area)	Single dwelling housing

Subject Property Map 1: Property Context



Subject Property Map 2: Existing Zoning and Future Land Use Designations



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU4h ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Minimum Lot Area	6,000 m ²	30,916 m ²
Minimum Lot Width	40.0 m	110 m
Minimum Lot Depth	30.0 m	205 m
Development Regulations		
Maximum Density	17 dwellings / ha (52 dwellings)	12.3 dwellings / ha (38 dwellings)
Maximum Site Coverage	35%	25.8%
Maximum Site Coverage with Driveways & Parking	45%	41.7%
Maximum Height	9.5 m / 2 ½ storeys	8.0 m / 2 storeys
Minimum Front Yard	3.0 m 6.0 m from back of sidewalk to garage or carport	6.0 m
Minimum Side Yard (east)	3.0 m	3.0 m
Minimum Side Yard (west)	3.0 m	4.5 m
Minimum Rear Yard	6.0 m	6.0 m
Maximum Height of Vertical Wall Element Facing Front or Rear Yard	6.5 m / 2 storeys	5.8 m / 2 storeys
Maximum Height of Deck, Supporting Posts or Columns	4.5 m / 1 storey	3.1 m / 1 storey

Zoning Analysis Table		
Other Regulations		
Maximum Retaining Wall Height	1.2 m	4.5 m, 6.0 m & 6.5 m ❶
Minimum Parking Requirements	76 stalls (2 per dwelling) 6 visitor stalls	76 stalls 14 visitor stalls
Maximum Driveway Accesses	1 per road frontage	8 ❷
❶ Indicates a requested variance to increase the maximum retaining wall height from 1.2 m permitted to 4.5 m, 6.0 m and 6.5 m proposed.		
❷ Indicates a requested variance to increase the maximum number of driveway accesses per road frontage from 1 permitted to 8 proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.22.1 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:

- Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- 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;
- Promote overall cost savings on infrastructure installation and maintenance; and
- Provide opportunities for social interaction, walking and hiking in open space areas.

Chapter 14: Urban Design DP Guidelines – A. Comprehensive Development Permit Area

Relevant 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;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Relevant Guidelines

- Incorporate materials that relate to the character of the region and the context of the surrounding neighbourhood.
- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.
- Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm.
- Incorporate landscaping that:
 - Compliments and softens the architectural features and edges of buildings;
 - Considers the context of surrounding properties where there is a dominant pattern along the street (i.e., provide street trees and landscaping consistent with the established or emerging standards on the street or adjacent neighbourhood);
 - Retains existing healthy, mature trees and vegetation (including those with special character or historical and cultural significance);
 - Utilizes native plants that are drought tolerant;
 - Defines distinct private outdoor space for all ground-level dwellings.
- Minimize mown turf areas that are high water use areas (strive for a maximum of 25% - 50% of total landscape area, with lower percentages preferable) – substitute with areas of lower water use treatments.

6.0 Technical Comments

All comments have been addressed through this application and the OCP Amendment and Rezoning application, or will be addressed at time of Building Permit application.

6.1 Building & Permitting Department

- Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site.
- 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):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Spatial calculations should be provided for the building face adjacent to the property line.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- Location of water meter building should be located at time of DP.
- HPO (Home Protection Office) approval is required at time of Building Permit application
- 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 Fire Department

- Engineered Fire Flow calculations are required to determine fire hydrant requirements of 60 litres / second for single family residential. All the hydrant(s) shall be operational prior to the start of construction. The hydrants will be deemed private for this strata community.
- Fire Department access is to be met as per BCBC 3.2.5. The minimum required width of the roadways shall be 6 m clear, turnarounds shall be provided with a 12 m turning radius, hammerheads to accommodate largest responding fire apparatus, maximum gradient 1:12.5 over 15 m.
- Should there be a gate at the entrance, a Fire Department lockbox shall be installed for emergency access.
- Requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

7.0 Application Chronology

Date of Application Received:	December 8, 2016
Date Public Consultation Completed:	January 11, 2017
Date of OCP & Rezoning Public Hearing:	February 21, 2017
Date of OCP & Rezoning Adoption:	March 20, 2017

Report prepared by: Laura Bentley, Planner II

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Context Photos

Draft Development Permit / Development Variance Permit DP16-0301 / DVP16-0302

Schedule "A": Site Plan

Schedule "B": Elevations & Colour Board

Schedule "C": Landscape Plan

Schedule "D": Variances



1
A0.1 WEST PROPERTY LINE FROM ROCKY POINT DRIVE



2
A0.1 EAST PROPERTY LINE FROM ROCKY POINT DRIVE



3
A0.1 NORTH PROPERTY LINE PANORAMIC



4
A0.1 SOUTH PROPERTY LINE FROM UPPER CANYON DRIVE



5
A0.1 WEST PROPERTY LINE LOOKING NORTH



6
A0.1 EAST PROPERTY LINE LOOKING NORTH



7
A0.1 SOUTHEAST FEATURE TREE



8
A0.1 SOUTHWEST FEATURE TREE

- THIS DRAWING MUST NOT BE SCALED.

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

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1	YYYYMMDD	BY	--
NO.	DATE	BY	REVISION

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V5
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN - LOST CREEK

KELOWNA, BC

SHEET TITLE

CONTEXT PHOTOS

DRAWN CC	SHEET NO.
DESIGN	A0.1
SCALE AS NOTED	
DATE APRIL 13, 2017	
FILE: A16-03	

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0301 / DVP16-0302

Issued To: Glenwest Properties Ltd., Inc. No. Co889227
Site Address: (E of) Upper Canyon Dr
Legal Description: A portion of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897 and EPP55131
Zoning Classification: RU4h – Low Density Cluster Housing (Hillside Area)
Development 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. DP16-0301 / DVP16-0302 for a portion of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897 and EPP55131, located at Upper Canyon Dr (E of), Kelowna, BC, to allow the construction of a 38-unit cluster housing development be approved subject to the following:

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

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

AND THAT a variance to the following section of Subdivision, Development & Servicing Bylaw No. 7900 be granted, as shown on Schedule "D":

Schedule 4, Section 4.6: Design Standards – Highway – Curb and Gutter, Sidewalks and Bike Lanes

To vary the maximum number of driveway accesses per road frontage from one (1) permitted to 8 (eight) proposed.

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

Section 7.5.9: Landscaping and Screening – Fencing and Retaining Walls

To vary the maximum height of retaining walls on residential lots from 1.2 m permitted to 4.5 m, 6.0 m and 6.5 m proposed.

AND FURTHER THAT this Development Permit / 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 Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$ 368,680.00 OR
- b) An Irrevocable Letter of Credit in the amount of \$ 368,680.00 .

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

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. INDEMNIFICATION

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

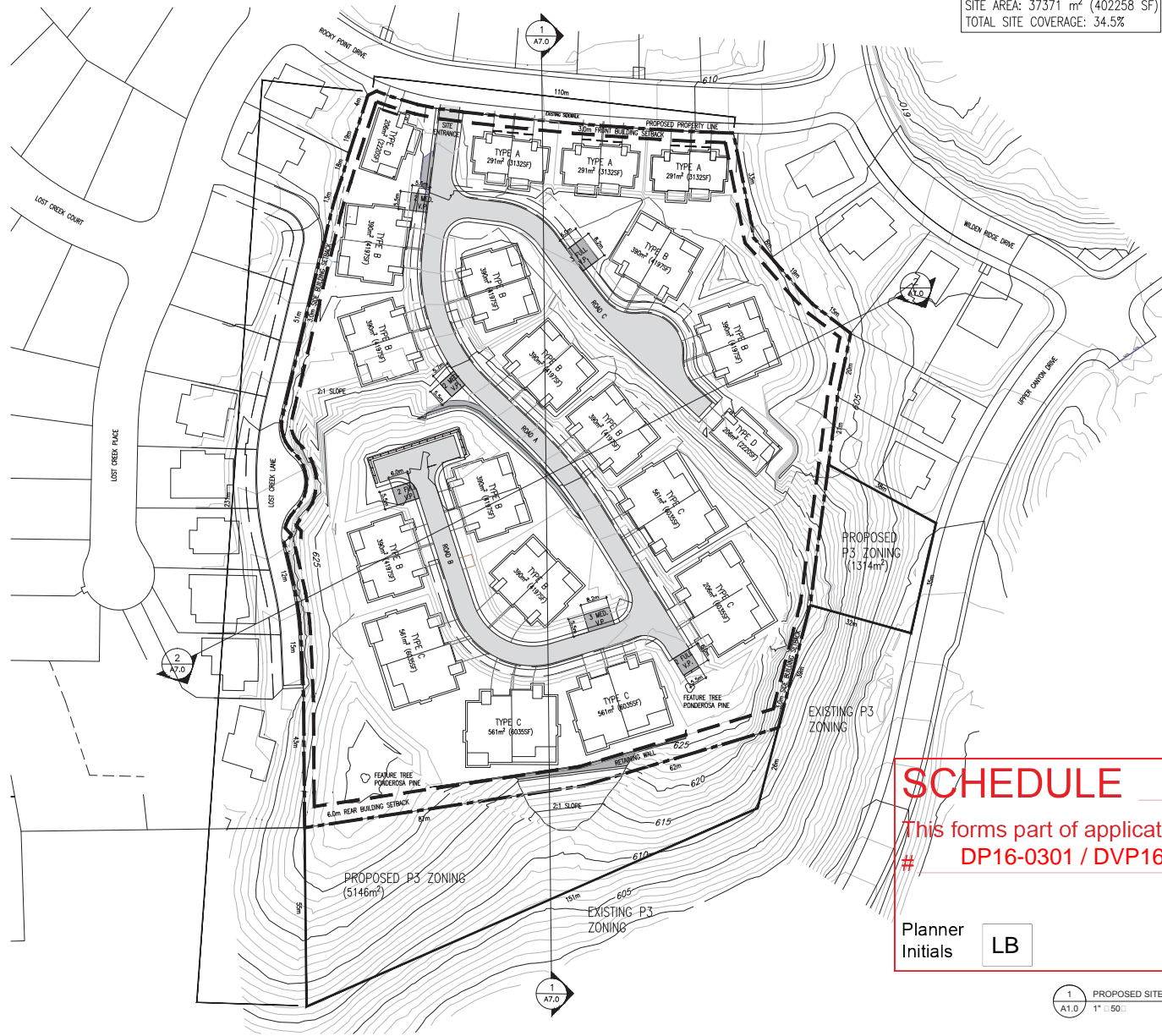
5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

 Date

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



SCHEDULE A

This forms part of application
DP16-0301 / DVP16-0302

Planner Initials **LB**

City of Kelowna
COMMUNITY PLANNING

1 PROPOSED SITE LAYOUT
A1.0 1" = 50'



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DATE	BY	REVISION

DESIGN CONSULTANT

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V6
Fax: 250.979.4366
Telephone: 250.979.1988

PROJECT

WILDEN LOST CREEK

KELOWNA, BC

SHEET TITLE

SITE PLAN

DRAWN CC	SHEET NO.
DESIGN	A1.0
SCALE AS NOTED	
DATE APRIL 13, 2017	FILE A16-03

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

Planner
Initials

LB

City of
Kelowna
COMMUNITY PLANNING



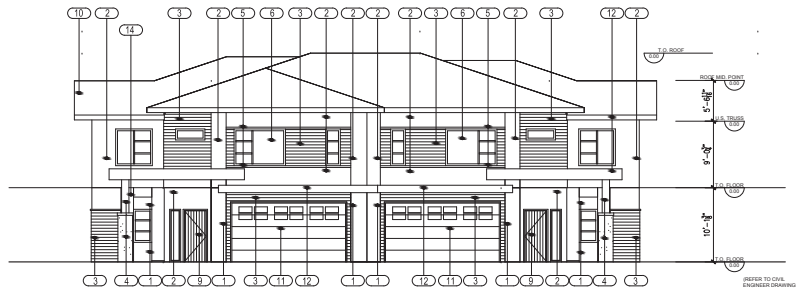
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MATERIAL KEY

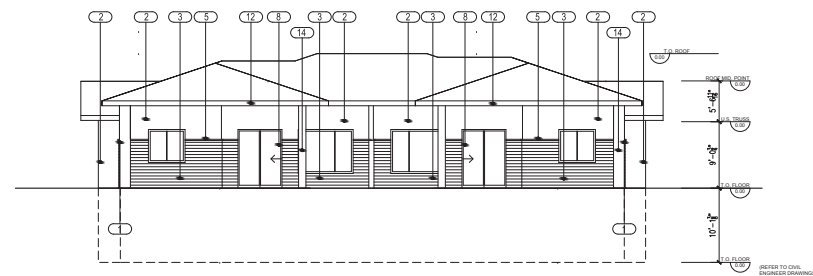
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|-------------------------------------|--------------------------------------|
| 1 : STUCCO : GRAY | 11 : FIBREGLASS OVERHEAD DOOR : GRAY |
| 2 : STUCCO : CHANTILLY LACE | 12 : SOFFITS, GUTTERS, DOWNSPOUTS, |
| 3 : HARDIEBOARD | FASCIA : BLACK |
| 4 : CULTURED STONE | 14 : HARDIEPLANK COLUMN : CHESTNUT |
| 5 : CULTURED STONE SILL | BROWN |
| 6 : ALUMINUM WINDOW : BLACK | |
| 7 : ALUMINUM GUARDRAIL : BLACK | |
| 8 : ALUMINUM AND GLASS DOOR : BLACK | |
| 9 : FIBREGLASS DOOR : GRAY | |
| 10 : SHINGLES : BLACK OAK | |



1 FRONT ELEVATION
A2.3 1/8" = 1'-0"

END UNIT
WALL: 69.6m²
OPENINGS: 8.4m²
PERCENTAGE: 12%
LIMITING DISTANCE: 6.1m

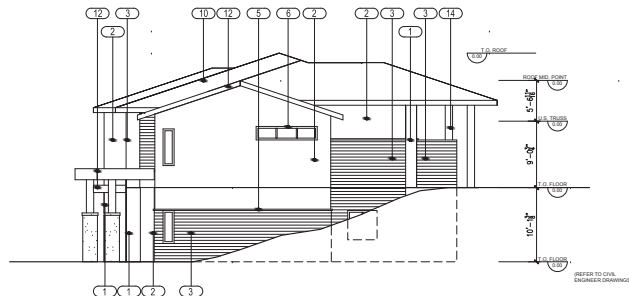
ALLOWABLE: 34%
TABLE 3.2.3.7 - 45MIN FRR
NON-COMBUSTIBLE CLADDING REQ'D



2 REAR ELEVATION
A2.3 1/8" = 1'-0"

END UNIT
WALL: 35.9m²
OPENINGS: 9.1m²
PERCENTAGE: 25%
LIMITING DISTANCE: 4.0m

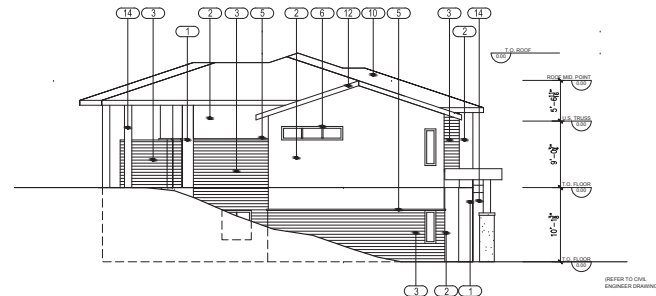
ALLOWABLE: 32%
TABLE 3.2.3.7 - 45MIN FRR
NON-COMBUSTIBLE CLADDING REQ'D



3 LEFT SIDE ELEVATION
A2.3 1/8" = 1'-0"

END UNIT
WALL: 72.5m²
OPENINGS: 2.9m²
PERCENTAGE: 4%
LIMITING DISTANCE: 2.5m

ALLOWABLE: 9%
TABLE 3.2.3.7 - 45MIN FRR
NON-COMBUSTIBLE CLADDING REQ'D



4 RIGHT SIDE ELEVATION
A2.3 1/8" = 1'-0"

END UNIT
WALL: 72.5m²
OPENINGS: 2.9m²
PERCENTAGE: 4%
LIMITING DISTANCE: 2.5m

ALLOWABLE: 9%
TABLE 3.2.3.7 - 45MIN FRR
NON-COMBUSTIBLE CLADDING REQ'D

NO.	DATE	BY	REVISION
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DESIGN CONSULTANT

SCALE

gta

GTA ARCHITECTURE LTD.
245-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V6
Fax: 250.979.4366
Telephone: 250.979.1988

PROJECT

WILDEN CREEK
CREEK

KELOWNA, BC

SHEET TITLE

BUILDING A -
ELEVATIONS

DESIGN	FR	SHEET NO.	A2.3
SCALE	AS NOTED		
DATE	APRIL 13, 2017	FILE	A16.03

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

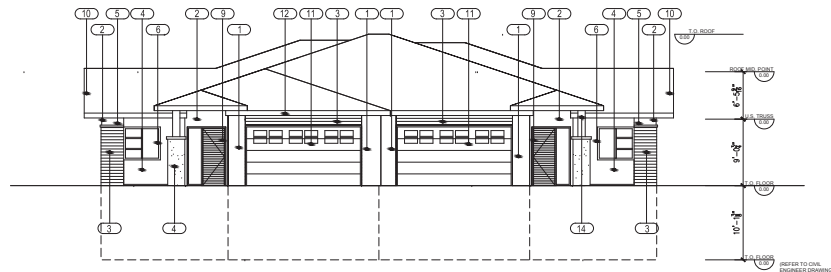


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials LB

MATERIAL KEY

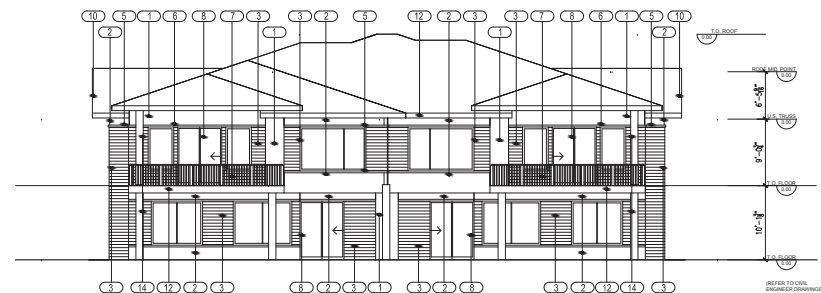
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|---------------------------------------|---|
| 1 : STUCCO : GRAY | 11 : FIBREGLASS OVERHEAD DOOR : GRAY |
| 2 : STUCCO : CHANTILLY LACE | 12 : SOFFITS, GUTTERS, DOWNSPOUTS, FASCIA : BLACK |
| 3 : HARDIEBOARD | 14 : HARDIEPLANK COLUMN : CHESTNUT BROWN |
| 4 : CULTURED STONE | |
| 5 : CULTURED STONE SILL | |
| 6 : ALUMINUM WINDOW : BLACK | |
| 7 : ALUMINUM PICKET GUARDRAIL : BLACK | |
| 8 : ALUMINUM AND GLASS DOOR : BLACK | |
| 9 : FIBREGLASS DOOR : GRAY | |
| 10 : SHINGLES : BLACK OAK | |



1 FRONT ELEVATION
A3.3 1/8" = 1.0"

END UNIT
WALL: 33.6m²
OPENINGS: 4.5m²
PERCENTAGE: 13%
LIMITING DISTANCE: 7.7m

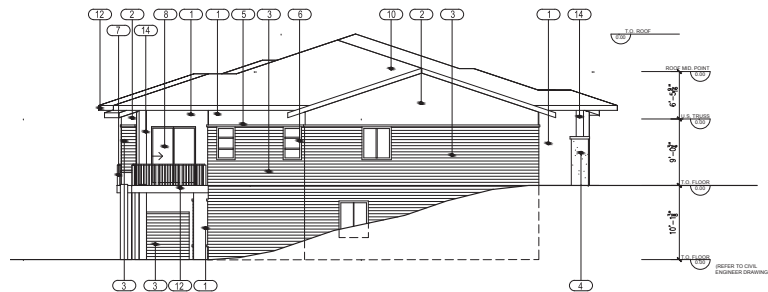
ALLOWABLE: 100%
TABLE 3.2.3.7 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



2 REAR ELEVATION
A3.3 1/8" = 1.0"

END UNIT
WALL: 64.6m²
OPENINGS: 22.3m²
PERCENTAGE: 35%
LIMITING DISTANCE: 7.7m

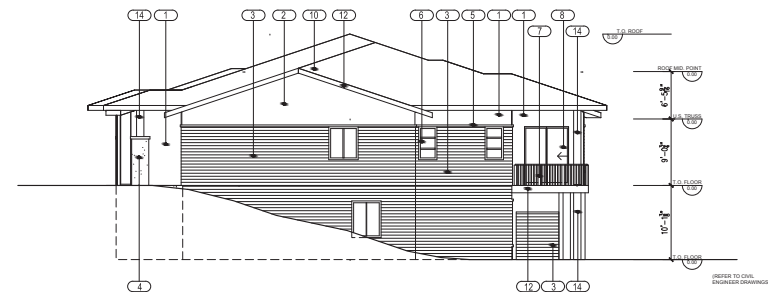
ALLOWABLE: 100%
TABLE 3.2.3.7 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



3 LEFT SIDE ELEVATION
A3.3 1/8" = 1.0"

END UNIT
WALL: 92.0m²
OPENINGS: 4.2m²
PERCENTAGE: 5%
LIMITING DISTANCE: 2.0m

ALLOWABLE: 9%
TABLE 3.2.3.7 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



4 RIGHT SIDE ELEVATION
A3.3 1/8" = 1.0"

END UNIT
WALL: 92.0m²
OPENINGS: 4.2m²
PERCENTAGE: 5%
LIMITING DISTANCE: 2.0m

ALLOWABLE: 9%
TABLE 3.2.3.7 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D

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NO.	DATE	BY	REVISION

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
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Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN LOST
CREEK

KELOWNA, BC

SHEET TITLE

BUILDING B -
ELEVATIONS

DRAWN FR	SHEET NO.
DESIGN	A3.3
SCALE AS NOTED	
DATE APRIL 13, 2017	FILE: A16.03

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

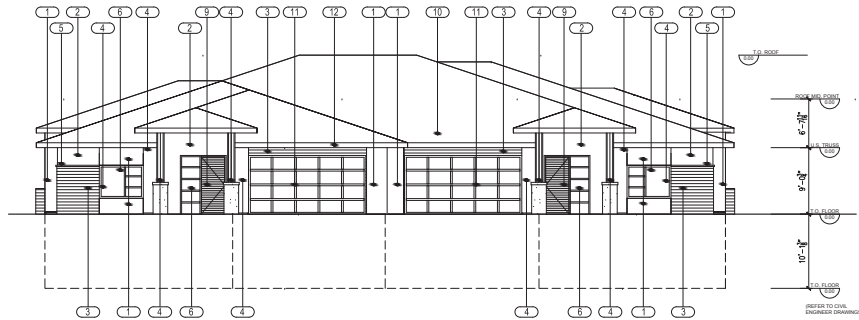
Planner
Initials LB

City of
Kelowna
COMMUNITY PLANNING



MATERIAL KEY

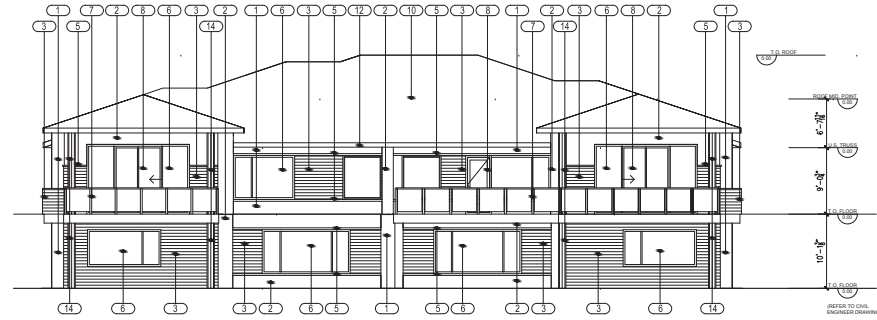
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|--|---|
| 1 : STUCCO : GRAY | 11 : ALUMINUM AND GLASS OVERHEAD DOOR : BLACK |
| 2 : STUCCO : CHANTILLY LACE | 12 : SOFFITS, GUTTERS, DOWNSPOUTS, FASCIA : BLACK |
| 3 : HARDIEBOARD | 14 : HARDIEPLANK COLUMN : CHESTNUT BROWN |
| 4 : CULTURED STONE | |
| 5 : CULTURED STONE SILL | |
| 6 : ALUMINUM WINDOW : BLACK | |
| 7 : ALUMINUM AND GLASS GUARDRAIL : BLACK | |
| 8 : ALUMINUM AND GLASS DOOR : BLACK | |
| 9 : FIBREGLOSS DOOR : GRAY | |
| 10 : SHINGLES : BLACK OAK | |



1 FRONT ELEVATION
A4.3 1/8" = 1.0"

END UNIT
WALL: 39.6m²
OPENINGS: 14.6m²
PERCENTAGE: 37%
LIMITING DISTANCE: 7.7m

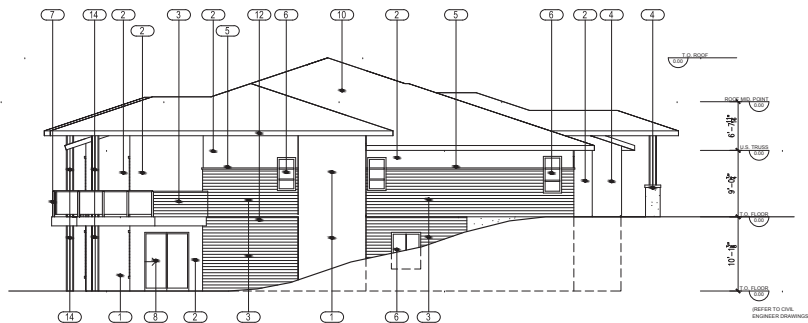
ALLOWABLE: 100%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



2 REAR ELEVATION
A4.3 1/8" = 1.0"

END UNIT
WALL: 83.4m²
OPENINGS: 27.6m²
PERCENTAGE: 33%
LIMITING DISTANCE: 10.4m

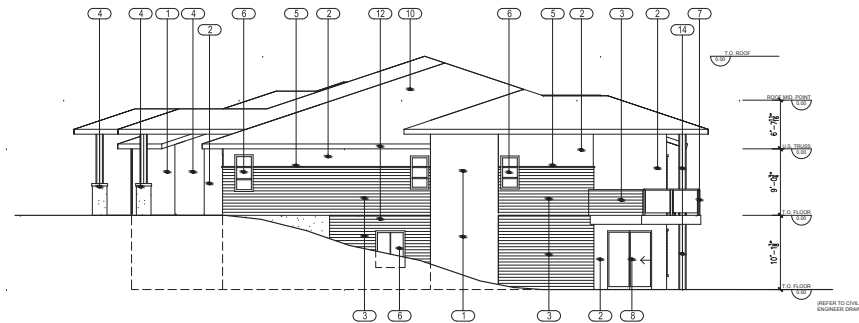
ALLOWABLE: 84%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



3 LEFT SIDE ELEVATION
A4.3 1/8" = 1.0"

END UNIT
WALL: 94.1m²
OPENINGS: 3.8m²
PERCENTAGE: 4%
LIMITING DISTANCE: 2.0m

ALLOWABLE: 9%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



4 RIGHT SIDE ELEVATION
A4.3 1/8" = 1.0"

END UNIT
WALL: 94.1m²
OPENINGS: 3.8m²
PERCENTAGE: 4%
LIMITING DISTANCE: 2.0m

ALLOWABLE: 9%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D

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DESIGN CONSULTANT

SCALE

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Kelowna, British Columbia
V1Y 5V6
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Telephone: 250.979.1668

PROJECT

WILDEN LOST CREEK

KELOWNA, BC

SHEET TITLE

BUILDING C - ELEVATIONS

DRAWN FR	SHEET NO. A4.3
DESIGN	
SCALE AS NOTED	
DATE APRIL 13, 2017	FILE A16.03

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

Planner
Initials

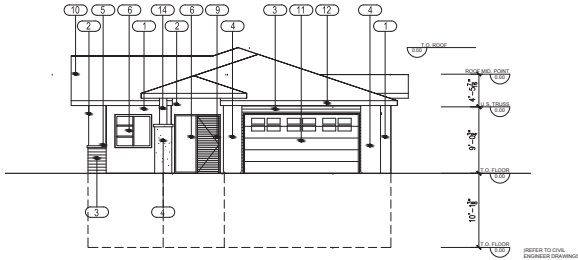
LB

City of
Kelowna
COMMUNITY PLANNING



MATERIAL KEY

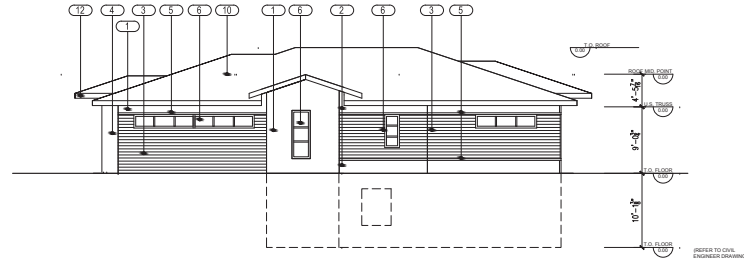
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|-------------------------------------|---|
| 1 : STUCCO : GRAY | 11 : FIBREGLASS OVERHEAD DOOR : GRAY |
| 2 : STUCCO : CHANTILLY LACE | 12 : SOFFITS, GUTTERS, DOWNSPOUTS, FASCIA : BLACK |
| 3 : HARDIEBOARD : CHESTNUT BROWN | 14 : HARDIEPLANK COLUMN : CHESTNUT BROWN |
| 4 : CULTURED STONE : SUMMIT PEAK | |
| 5 : CULTURED STONE SILL | |
| 6 : ALUMINUM WINDOW : BLACK | |
| 8 : ALUMINUM AND GLASS DOOR : BLACK | |
| 9 : FIBREGLASS DOOR : GRAY | |
| 10 : SHINGLES : BLACK OAK | |



1 FRONT ELEVATION
A5.3 1/8" = 1'-0"

WALL: 34.7m²
OPENINGS: 6.1m²
PERCENTAGE: 18%
LIMITING DISTANCE: 4.6m

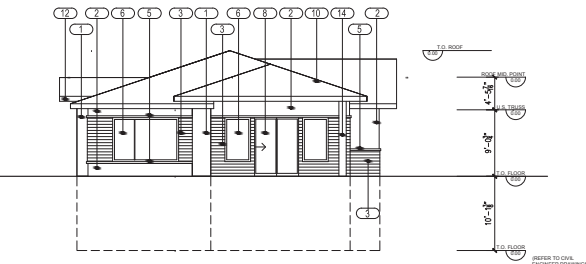
ALLOWABLE: 32%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



2 RIGHT SIDE ELEVATION
A5.3 1/8" = 1'-0"

WALL: 54.2m²
OPENINGS: 5.2m²
PERCENTAGE: 10%
LIMITING DISTANCE: 4.8m

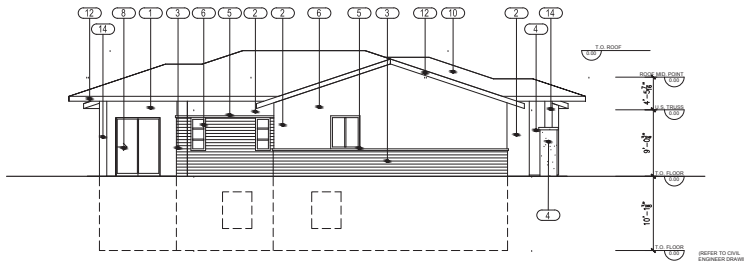
ALLOWABLE: 28%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



3 REAR ELEVATION
A5.3 1/8" = 1'-0"

WALL: 32.3m²
OPENINGS: 11.3m²
PERCENTAGE: 35%
LIMITING DISTANCE: 5.1m

ALLOWABLE: 50%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D



4 LEFT SIDE ELEVATION
A5.3 1/8" = 1'-0"

WALL: 50.0m²
OPENINGS: 2.8m²
PERCENTAGE: 6%
LIMITING DISTANCE: 10.2m

ALLOWABLE: 100%
TABLE 3.2.3.7 : 45MIN FRR
NON COMBUSTIBLE CLADDING REQ'D

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Kelowna, British Columbia
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Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN LOST
CREEK

KELOWNA, BC

SHEET TITLE

BUILDING D -
ELEVATIONS

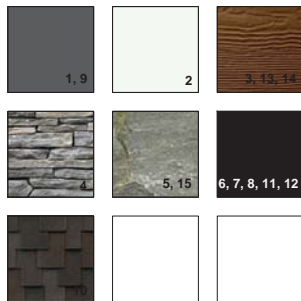
DRAWN FR	SHEET NO. A5.3
DESIGN AS NOTED	
DATE APRIL 13, 2017	FILE A16.03

MATERIALS BOARD
BUILDINGS 1, 4, 7, 10, 19



- 1 STUCCO [BENJAMIN MOORE] [2121:10 GRAY]
- 2 STUCCO [BENJAMIN MOORE] [OC:65 CHANTILLY LACE]
- 3 HARDIEPLANK [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 4 CULTURED STONE [PROFIT ALPINE LEDGESTONE] [SUMMIT PEAK]
- 5 CULTURED STONE [WATERTABLE SILL] [GREY]
- 6 ALUMINUM WINDOW [BLACK]
- 7 ALUMINUM PICKET GUARDRAIL [BLACK]
- 8 ALUMINUM AND GLASS DOOR [BLACK]
- 9 STAINABLE FIBREGLASS DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 10 ASPHALT SHINGLES [MALARKEY] [BLACK OAK]
- 11 STAINABLE FIBREGLASS OVERHEAD DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 12 SOFFIT, GUTTERS, DOWNSPOUTS, FASCIA [BLACK]
- 13 HARDIESOFFIT ENTRANCE AND DECK SOFFIT [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 14 HARDIEPLANK COLUMNS [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 15 CULTURED STONE [CAPSTONE] [GREY]

MATERIALS BOARD
BUILDINGS 13, 16



- 1 STUCCO [BENJAMIN MOORE] [2121:10 GRAY]
- 2 STUCCO [BENJAMIN MOORE] [OC:65 CHANTILLY LACE]
- 3 HARDIEPLANK [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 4 CULTURED STONE [PANGAEA LEDGESTONE] [WESTCOAST]
- 5 CULTURED STONE [PANGAEA VENEER SILL] [WESTCOAST]
- 6 ALUMINUM WINDOW [BLACK]
- 7 ALUMINUM AND GLASS GUARDRAIL [BLACK]
- 8 ALUMINUM AND GLASS DOOR [BLACK]
- 9 STAINABLE FIBREGLASS DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 10 ASPHALT SHINGLES [MALARKEY] [BLACK OAK]
- 11 ALUMINUM AND GLASS OVERHEAD DOOR [BLACK]
- 12 SOFFIT, GUTTERS, DOWNSPOUTS, FASCIA [BLACK]
- 13 HARDIESOFFIT ENTRANCE AND DECK SOFFIT [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 14 HARDIEPLANK COLUMNS [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 15 CULTURED STONE [PANGAEA POST CAP] [WESTCOAST]

MATERIALS BOARD
BUILDINGS 3, 6, 9, 12



- 1 STUCCO [BENJAMIN MOORE] [2121:10 GRAY]
- 2 STUCCO [BENJAMIN MOORE] [OC:65 CHANTILLY LACE]
- 3 HARDIEPLANK [CEDARMILL COLORPLUS] [GREY SLATE]
- 4 CULTURED STONE [PROFIT LEDGESTONE] [GREY]
- 5 CULTURED STONE [WATERTABLE SILL] [GREY]
- 6 ALUMINUM WINDOW [BLACK]
- 7 ALUMINUM PICKET GUARDRAIL [BLACK]
- 8 ALUMINUM AND GLASS DOOR [BLACK]
- 9 STAINABLE FIBREGLASS DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 10 ASPHALT SHINGLES [MALARKEY] [BLACK OAK]
- 11 STAINABLE FIBREGLASS OVERHEAD DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 12 SOFFIT, GUTTERS, DOWNSPOUTS, FASCIA [BLACK]
- 13 HARDIESOFFIT ENTRANCE SOFFIT [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 14 HARDIEPLANK COLUMNS [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 15 CULTURED STONE [CAPSTONE] [GREY]

MATERIALS BOARD
BUILDINGS 15, 18



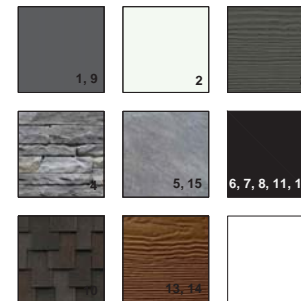
- 1 STUCCO [BENJAMIN MOORE] [2121:10 GRAY]
- 2 STUCCO [BENJAMIN MOORE] [OC:65 CHANTILLY LACE]
- 3 HARDIEPLANK [CEDARMILL COLORPLUS] [GREY SLATE]
- 4 CULTURED STONE [PANGAEA LEDGESTONE] [CAMBRIAN]
- 5 CULTURED STONE [PANGAEA VENEER SILL] [CAMBRIAN]
- 6 ALUMINUM WINDOW [BLACK]
- 7 ALUMINUM AND GLASS GUARDRAIL [BLACK]
- 8 ALUMINUM AND GLASS DOOR [BLACK]
- 9 STAINABLE FIBREGLASS DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 10 ASPHALT SHINGLES [MALARKEY] [BLACK OAK]
- 11 ALUMINUM AND GLASS OVERHEAD DOOR [BLACK]
- 12 SOFFIT, GUTTERS, DOWNSPOUTS, FASCIA [BLACK]
- 13 HARDIESOFFIT ENTRANCE AND DECK SOFFIT [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 14 HARDIEPLANK COLUMNS [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 15 CULTURED STONE [PANGAEA POST CAP] [CAMBRIAN]

MATERIALS BOARD
BUILDINGS 2, 5, 8, 11, 20



- 1 STUCCO [BENJAMIN MOORE] [2121:10 GRAY]
- 2 STUCCO [BENJAMIN MOORE] [OC:65 CHANTILLY LACE]
- 3 HARDIEPLANK [CEDARMILL COLORPLUS] [RICH ESPRESSO]
- 4 CULTURED STONE [PROFIT LEDGESTONE] [GREY]
- 5 CULTURED STONE [WATERTABLE SILL] [GREY]
- 6 ALUMINUM WINDOW [BLACK]
- 7 ALUMINUM PICKET GUARDRAIL [BLACK]
- 8 ALUMINUM AND GLASS DOOR [BLACK]
- 9 STAINABLE FIBREGLASS DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 10 ASPHALT SHINGLES [MALARKEY] [BLACK OAK]
- 11 STAINABLE FIBREGLASS OVERHEAD DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 12 SOFFIT, GUTTERS, DOWNSPOUTS, FASCIA [BLACK]
- 13 HARDIESOFFIT ENTRANCE SOFFIT [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 14 HARDIEPLANK COLUMNS [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 15 CULTURED STONE [CAPSTONE] [GREY]

MATERIALS BOARD
BUILDINGS 14, 17



- 1 STUCCO [BENJAMIN MOORE] [2121:10 GRAY]
- 2 STUCCO [BENJAMIN MOORE] [OC:65 CHANTILLY LACE]
- 3 HARDIEPLANK [CEDARMILL COLORPLUS] [RICH ESPRESSO]
- 4 CULTURED STONE [PANGAEA LEDGESTONE] [CAMBRIAN]
- 5 CULTURED STONE [PANGAEA VENEER SILL] [CAMBRIAN]
- 6 ALUMINUM WINDOW [BLACK]
- 7 ALUMINUM AND GLASS GUARDRAIL [BLACK]
- 8 ALUMINUM AND GLASS DOOR [BLACK]
- 9 STAINABLE FIBREGLASS DOOR [BENJAMIN MOORE] [2121:10 GRAY]
- 10 ASPHALT SHINGLES [MALARKEY] [BLACK OAK]
- 11 ALUMINUM AND GLASS OVERHEAD DOOR [BLACK]
- 12 SOFFIT, GUTTERS, DOWNSPOUTS, FASCIA [BLACK]
- 13 HARDIESOFFIT ENTRANCE AND DECK SOFFIT [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 14 HARDIEPLANK COLUMNS [CEDARMILL COLORPLUS] [CHESTNUT BROWN]
- 15 CULTURED STONE [PANGAEA POST CAP] [CAMBRIAN]

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DESIGN CONSULTANT

SCALE

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Kelowna, British Columbia
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Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN [LOST
CREEK

KELOWNA, BC

SHEET TITLE

COLOUR BOARD

CC	
SCALE	1/4" = 1'
DATE	APRIL 13, 2017

SCHEDULE

This forms part of application

DP16-0301 / DVP16-0302

Planner
Initials

LB

City of
Kelowna
COMMUNITY PLANNING

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

Planner
Initials LB

City of
Kelowna
COMMUNITY PLANNING



THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND DATUMS
PRIOR TO COMMENCEMENT OF WORK.
REPORT ALL ERRORS AND OMISSIONS
TO THE ARCHITECT.
VARIATIONS AND MODIFICATIONS ARE NOT
ALLOWED WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT.
THIS DRAWING IS THE EXCLUSIVE
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ANY REPRODUCTION MUST BEAR THEIR
NAME AS ARCHITECT.



1
A6.0 BUILDING A EXTERIOR 1
N.T.S.



2
A6.0 BUILDING A EXTERIOR 1
N.T.S.



3
A6.0 BUILDING A EXTERIOR 2
N.T.S.



4
A6.0 BUILDING A EXTERIOR 2
N.T.S.



5
A6.0 BUILDING A EXTERIOR 3
N.T.S.



6
A6.0 BUILDING A EXTERIOR 3
N.T.S.

NO.	DATE	BY	REVISION
-----	------	----	----------

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V6
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN CREEK
CREEK

KELOWNA, BC

SHEET TITLE

COLOUR
ELEVATIONS
BUILDING A

DRAWN CC	SHEET NO.
DESIGN	A6.0
SCALE AS NOTED	
DATE APRIL 13, 2017	FILE: A16.03

SCHEDULE

B

This forms part of application

DP16-0301 / DVP16-0302

Planner Initials

LB

City of Kelowna

COMMUNITY PLANNING



1

BUILDING B EXTERIOR 1

A6.1

N.T.S.



3

BUILDING B EXTERIOR 2

A6.1

N.T.S.



5

BUILDING B EXTERIOR 3

A6.1

N.T.S.



2

BUILDING B EXTERIOR 1

A6.1

N.T.S.



4

BUILDING B EXTERIOR 2

A6.1

N.T.S.



6

BUILDING B EXTERIOR 3

A6.1

N.T.S.

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NO.	DATE	BY	REVISION
DESIGN CONSULTANT			
SEAL			
<div> <div>gta</div> <div> GTA ARCHITECTURE LTD. 243-1889 Springfield Road Kelowna, British Columbia V1Y 5V6 Fax: 250.979.4366 Telephone: 250.979.1668 </div> </div>			
PROJECT			
WILDEN CREEK			
KELOWNA, BC			
SHEET TITLE			
COLOUR ELEVATIONS BUILDING B			
DRAWN CC	SHEET NO.		A6.1
DESIGN			
SCALE AS NOTED			
DATE APRIL 13, 2017	FILE:		A16/03

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

Planner
Initials LB

City of
Kelowna
COMMUNITY PLANNING



1 BUILDING C EXTERIOR 1
A6.2 N.T.S.



2 BUILDING C EXTERIOR 1
A6.2 N.T.S.



3 BUILDING C EXTERIOR 2
A6.2 N.T.S.



4 BUILDING C EXTERIOR 2
A6.2 N.T.S.



5 BUILDING C EXTERIOR 3
A6.2 N.T.S.



6 BUILDING C EXTERIOR 3
A6.2 N.T.S.

THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND DATUMS
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NAME AS ARCHITECT.

NO.	DATE	BY	REVISION
-----	------	----	----------

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V6
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN CREEK

KELOWNA, BC

SHEET TITLE

COLOUR
ELEVATIONS
BUILDING C

DRAWN CC	SHEET NO.
DESIGN	A6.2
SCALE AS NOTED	
DATE APRIL 13, 2017	FILE A16/03

SCHEDULE B

This forms part of application
DP16-0301 / DVP16-0302

Planner
Initials LB



THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND DATUMS
PRIOR TO COMMENCEMENT OF WORK.
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NAME AS ARCHITECT.



1 BUILDING D
A6.3 N.T.S.



2 BUILDING D
A6.3 N.T.S.

NO.	DATE	BY	REVISION
-----	------	----	----------

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.
243-1889 Springfield Road
Kelowna, British Columbia
V1Y 5V6
Fax: 250.979.4366
Telephone: 250.979.1668

PROJECT

WILDEN CREEK
CREEK

KELOWNA, BC

SHEET TITLE

COLOUR
ELEVATIONS
BUILDING D

DRAWN CC	SHEET NO.
DESIGN	A6.3
SCALE AS NOTED	
DATE APRIL 13, 2017	FILE: A16.03

SCHEDULE C

This forms part of application
DP16-0301 / DVP16-0302



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LB

LEGEND

- SITE BOUNDARY
- EXISTING VEGETATION TO BE PRESERVED
- PLANTING AREA
- MIXED DECIDUOUS AND CONIFER TREE BUFFER PLANTING
- SOO BOULEVARD
- WILDEN APPROVED SEED MIX
- EXISTING TREE TO BE PRESERVED
- ORNAMENTAL DECIDUOUS TREE
- DECIDUOUS STREET TREE
- MIXED CONIFER TREE GROUPING
- DRYSTACK STONE LANDSCAPE RETAINING WALL (MAX. 1.2m HGT.)
- CONCRETE PATIO STEPPING STONE
- PARKING STALL

GENERAL NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A.
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. SHRUB AND TREE CLUSTER AREAS TO BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. AN AUTOMATIC TIMED IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

Representative Planting List

Botanical Name	Common Name	Size	Root	Mature Plant Size (Ht. x Wd.)
Trees				
<i>Acer freemanii</i> 'Jefferson'	Autumn Blaze Maple	5cm Cal.	B&B	15.00m x 12.00m
* <i>Pinus ponderosa</i>	Ponderosa Pine	2.5m Ht.	B&B	15.00m x 6.00m
* <i>Pinus strobus</i> 'fatigiata'	White Pine - columnar form	2.5m Ht.	B&B	15.00m x 5.00m
<i>Syringa reticulata</i>	Japanese Lilac Tree	5cm Cal.	B&B	6.00m x 4.00m
Shrubs				
<i>Amelanchier alnifolia</i>	Saskatoon	#02	Potted	3.00m x 3.00m
<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem Boxwood	0.6m Ht.	Potted	1.20m x 1.20m
<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Dogwood	#02	Potted	0.75m x 0.75m
<i>Forsythia intermedia</i> 'Cordylaeu'	Golden Peep Forsythia	#02	Potted	1.00m x 0.90m
<i>Rhus aromatica</i>	Gro - Low Sumac	#02	Potted	0.75m x 2.0m
* <i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted	1.50m x 1.50m
Perennials - Groundcovers				
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	#01	Potted	0.50m x 0.60m
<i>Hosta</i> 'Northern Exposure'	Northern Exposure Hosta	#01	Potted	0.90m x 1.20m
<i>Iris sibirica</i> 'Snow Queen'	White Siberian Iris	#01	Potted	0.75m x 0.60m
<i>Lamium maculatum</i> 'Hermans Pride'	Hermans Pride False Lamium	#01	Potted	0.30m x 0.50m
<i>Malva sylvestris</i>	Ostrich Fern	#01	Potted	1.00m x 0.75m
* <i>Rudbeckia fulgida</i> var. 'sulfurina'	Goldstrum Coneflower	#01	Potted	0.75m x 0.60m
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Meadow Sage	#01	Potted	0.75m x 0.60m
Grasses				
* <i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#01	Potted	1.50m x 0.75m
<i>Deschampsia cespitosa</i> 'Bronzeschieber'	Bronze Tufted Hair Grass	#01	Potted	1.00m x 0.60m
* <i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.00m x 0.75m
* <i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Potted	1.25m x 1.25m

Planting Notes

Plants with * are indicated in the City of Kelowna Okanagan Inspired Plant List



1 SITE PLAN
SCALE 1:500

REVISIONS ISSUED

NO.	DATE	DESCRIPTION
5	10/17/2017	REDESIGNED FOR LDP
4	10/17/2017	REDESIGNED FOR LDP
3	10/17/2017	REDESIGNED FOR LDP
2	10/17/2017	ISSUED FOR REVIEW
1	10/17/2017	ISSUED FOR REVIEW

PROJECT

LOST CREEK
CLIENT: WILDEN CONSTRUCTION CORP.
MMM | WSP GROUP



DESIGN BY

NO.

DESIGNED BY

NO.

PROJECT NO.

SCALE

1:500

SHEET TITLE

SITE PLAN

SHEET NO.

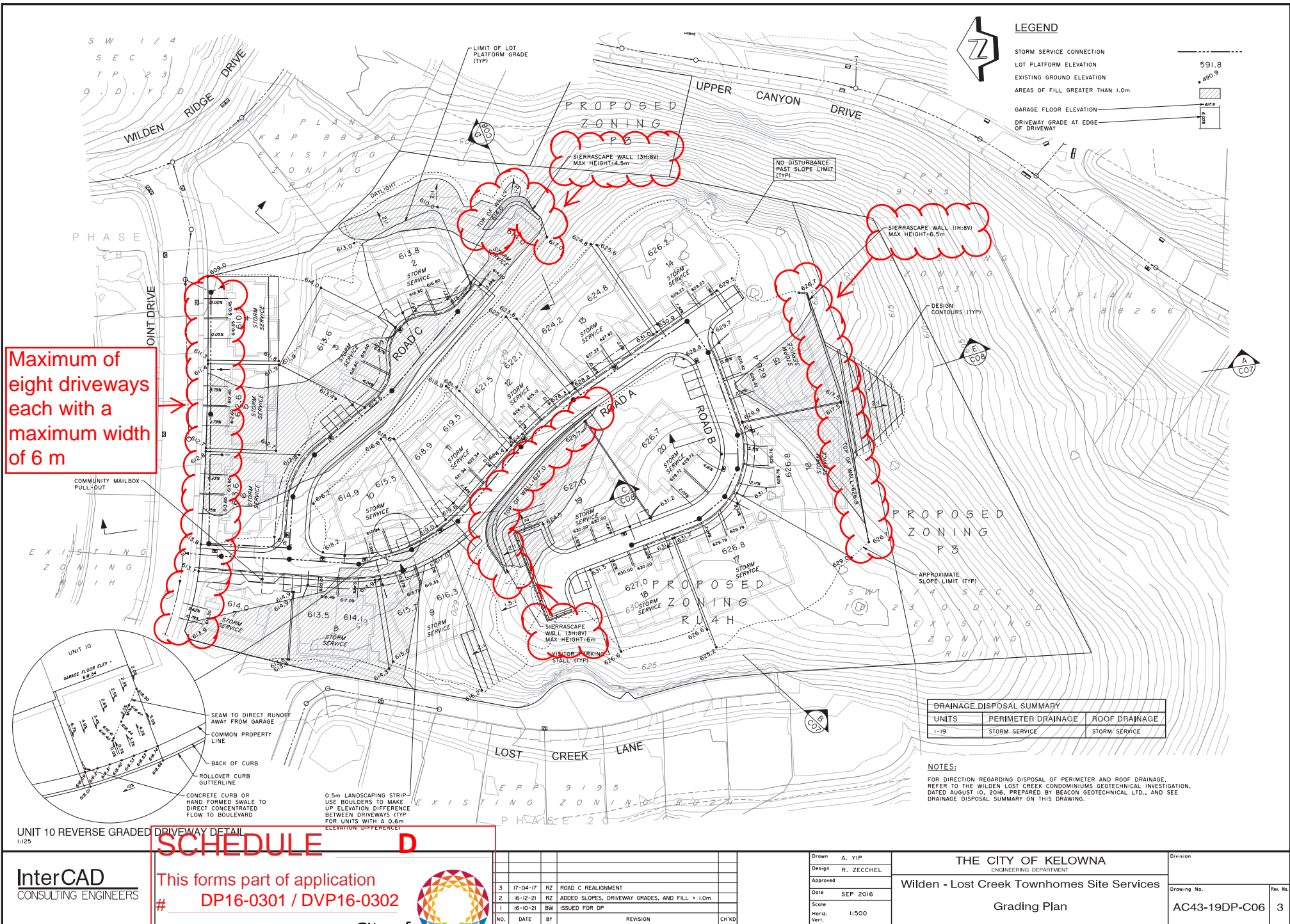
LDP-1

OF 2



A collage of 12 images showing various plants and trees. The images include: a flowering tree with yellow blossoms; a dense green hedge; a flowering shrub with purple blossoms; a tall, thin tree with yellow foliage; a flowering tree with red blossoms; a tall, thin tree with green foliage; a flowering tree with pink blossoms; a flowering tree with yellow blossoms; a flowering tree with red blossoms; a tall, thin tree with green foliage; a flowering tree with pink blossoms; and a flowering tree with yellow blossoms.

124



REPORT TO COUNCIL



Date: June 13, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DVP17-0009

Owner: Jeremy William Kling

Address: 651 Oxford Avenue

Applicant: Urban Options Planning & Permits

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP17-0009 for Lot 6, District Lot 9, ODYD, Plan 4526, located at 651 Oxford Avenue, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation NOT to issue a Development Variance Permit to vary the height to the midpoint and peak of the carriage house to be higher than the principal dwelling on the subject property.

3.0 Community Planning

Community Planning staff do not support the requested variance to allow the height to the mid-point and the peak of the proposed carriage house to be higher than the principal dwelling on the subject property. The variance in the peak-to-peak height compared to the principal dwelling is substantial (nearly 2.0m). There are no topographical or site constraints that require the carriage house to be over-height. There is no benefit to the community or the neighbourhood by allowing this variance and it is inconsistent with the Official Community Plan Sensitive Infill policy.

If the carriage house was redesigned to single storey to meet the requirements in the Zoning Bylaw, it would not require Council consideration or Community Planning Staff review and could be issued a Building Permit directly.

An alternate recommendation of support has been included in the report in Section 8.0 for Council's consideration.

4.0 Proposal

4.1 Background

The existing single storey dwelling was constructed in approximately 1959 and no major additions or renovations have been completed since that time. It is similar to many other homes in the neighbourhood that were built in a same style, height, and in the same era.

The height restrictions on carriage houses were added to Zoning Bylaw No. 8000 in 2014 to mitigate concerns regarding 2 storey carriage houses and to protect the character of the neighbourhood. Prior to that, there was only an ultimate height restriction on carriage houses and there was no requirement to be lower than the principal dwelling. It was determined at that time that the height should be restricted to be lower than the primary dwelling in order to prevent concerns over privacy for adjacent neighbours as well as to preserve the character and streetscape of the existing neighbourhood and the subject property. This ensures that the carriage house appears as a secondary use and does not exceed the principal dwelling in massing and height.

In August 2016, Council passed a bylaw amendment that eliminated “Character Neighbourhood Development Permits” as well as “Intensive Residential – Carriage House Development Permits”. A Carriage House now only requires a Building Permit as long as it meets the requirements of the Zoning Bylaw. Provided no variances are required, this allows the applicant to move forward in a much timelier fashion as the proposal no longer requires Community Planning Staff approval or Council consideration.

4.2 Project Description

The proposed carriage house exceeds the height of the principal dwelling at mid-point and at peak. The variance requested at mid-point is from 4.1m required to 4.74m proposed, and at peak it is 4.87m required to 6.84m proposed. This is a significant variance which represents a difference of almost 2.0m, or 6’6” taller than the principal dwelling. The applicant has stated for rationale that the owner plans to redevelop the existing home within the next 5 years. However, there is no assurance that this will happen, and in the interim the carriage house will be much higher and have a significantly greater massing in comparison.

The height presents potential negative impacts on the lanescape and the subject property. Currently the majority of homes and carriage homes in the area are single storey. Additionally, the upper level living space has windows that overlook adjacent properties and could have a negative impact on private outdoor space. The Official Community Plan Policy on Sensitive Infill encourages development to be sensitive to the existing character of the neighbourhood in terms of design, height, and siting.

There are no topographical or landscape constraints that require the carriage house to be greater than 1 storey. In some cases, Staff have recommended support for an over-height carriage house where riparian setbacks, preservation of steep slopes, or preservation of mature landscaping is achieved. The applicant has not demonstrated any benefit to the community by requesting this variance, and has not demonstrated any hardship that would require it.

The site coverage of buildings, and of buildings and driveways is still under the maximum allowed. Therefore, it is anticipated that if the carriage house were to be redesigned to be single storey it could still meet the other requirements of the zone for site coverage and parking. This would eliminate the need for a variance, and eliminate any potential negative impacts due to massing, height, and potential privacy for adjacent properties. This would also allow the applicant to proceed directly to Building Permit stage without requiring Community Planning Staff or Council approval.

4.3 Site Context

Oxford Avenue is located in the Knox Mountain Neighbourhood near Sutherland Bay Park. The neighbourhood is characterized by mainly single storey bungalows that were built in the period after World War II. Most streets have lanes and there are several carriage houses in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height to Mid-Point	4.1m	4.74m ①
Height to Peak	4.87m	6.84m ②
Distance Between Dwellings	3.0m	3.0m
Side Yard (east)	2.0m	5.4m
Side Yard (west)	2.0m	2.0m
Rear Yard	1.5m	1.5m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Private Open Space	30.0 m ² per unit	>30.0 m ² per unit
Maximum Footprint	90.0 m ²	80.3 m ²
Site Coverage (Buildings)	40%	34%
Site Coverage (Buildings and Driveways)	50%	40%

- ① Indicates a requested variance to allow the carriage house to be higher than the principal dwelling at mid-point.
- ② Indicates a requested variance to allow the carriage house to be higher than the principal dwelling at peak.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill¹. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

- The request to vary the height of a carriage house at mid-point and at peak to be higher than the principal dwelling does not compromise any municipal services

7.0 Application Chronology

Date of Application Received: January 16, 2017

Date Public Consultation Completed: February 4, 2017

8.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0009 for Lot 6, District Lot 9, ODYD, Plan 4526, located at 651 Oxford Avenue, Kelowna, BC;

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

Section 9.5b.1(d): Carriage House Regulations

To allow a carriage house to be higher than the existing principal dwelling unit on the same property as measured to the midpoint of each roof to a maximum of 4.74m, and to allow the highest point of the carriage house to be higher than the highest point of the existing principal dwelling unit to a maximum of 6.84m;

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

Report prepared by:	Trisa Brandt, Planner I
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter)

Attachments:

Draft Development Variance Permit DVP17-0009
Schedule "A"

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0009

Issued To: Jeremy William Kling
Site Address: 651 Oxford Avenue
Legal Description: Lot 6, District Lot 9, ODYD, Plan 452
Zoning Classification: RU6 – Two Dwelling Housing

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 Variance Permit No. DVP17-0009 for Lot 6, District Lot 9, ODYD, Plan 452, located at 651 Oxford Avenue, Kelowna, BC to allow the construction of a carriage house be approved;

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

Section 9.5b.1(d): Carriage House Regulations

To allow a carriage house to be higher than the existing principal dwelling unit on the same property as measured to the midpoint of each roof to a maximum of 4.74m, and to allow the highest point of the carriage house to be higher than the highest point of the existing principal dwelling unit to a maximum of 6.84m as shown on Schedule "A";

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. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

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

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. Indemnification

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

 Date

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

SCHEDULE

A

This forms part of application

DVP17-0009

Planner
Initials

TB

City of
Kelowna
COMMUNITY PLANNING



EVAN GILBERT
drafting & design
778.478.7792

PROJECT TITLE

651
OXFORD AVE.

KLING RESIDENCE

DATE: 09/01/17

DRAWING SCALE: 3/16" = 1'-0"

DRAWN BY: EKG

CHECKED BY: JK

APPROVED BY:

SHEET NAME

SITE PLAN

PROGRESS

PRELIMINARY

REVISION

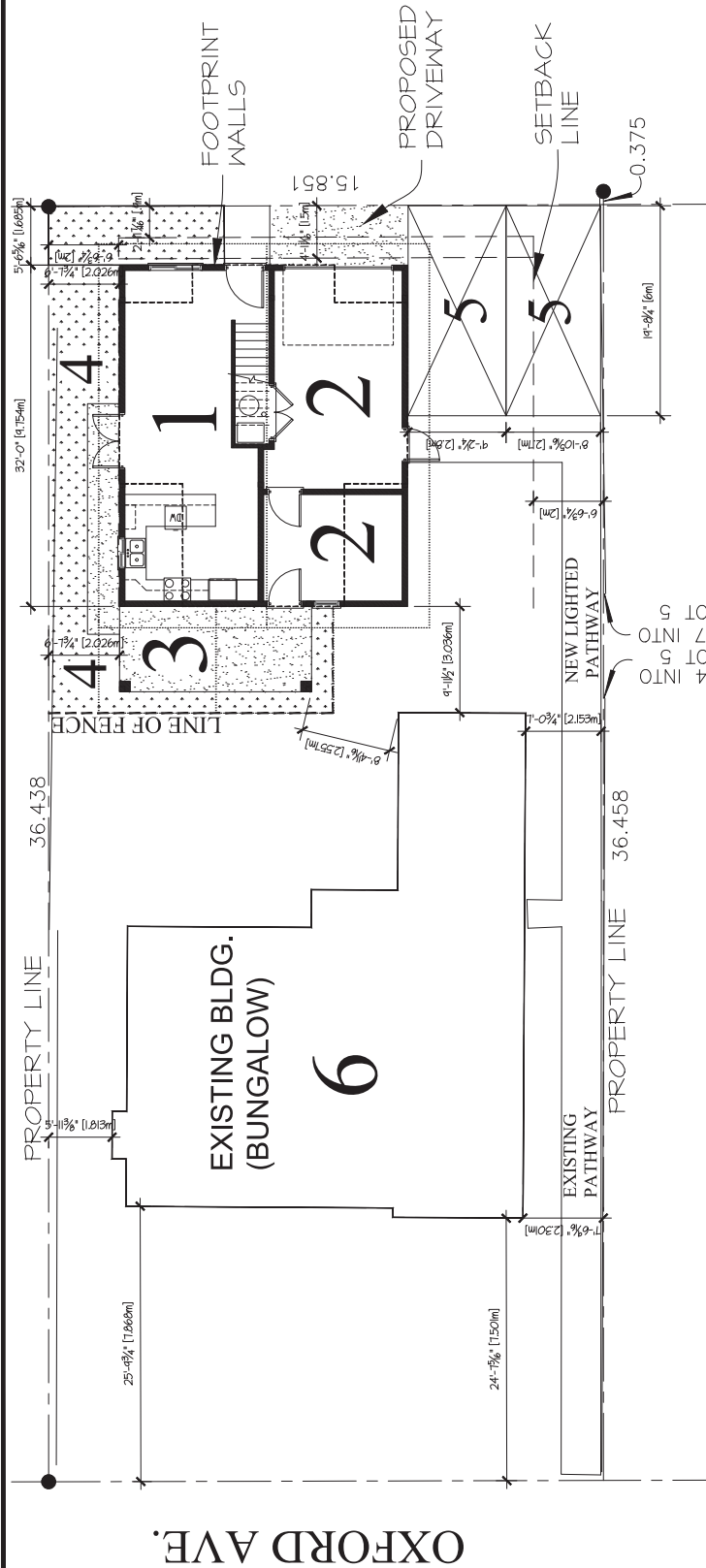
PLAN NUMBER

A 651

SHEET NUMBER

AJ 1 OF 4

DATE: 09/01/17



651 Oxford Avenue

Zoning: RU6

Site Area

= 577.81 m² (6219.48 sq. ft.)

1. Proposed Carriage House (at ground floor)

= 40.13 m² (432.00 sq. ft.)

2. Proposed Accessory Garage

= 40.13 m² (432.00 sq. ft.)

3. Proposed Covered Patio

= 13.38 m² (144.00 sq. ft.)

4. Lawn Space

= 32.99 m² (361.56 sq. ft.)

5. Proposed Parking Area

= 33.76 m² (363.36 sq. ft.)

Proposed Building Footprint Area: 864 sq. ft.

Building Footprint Coverage = 13.9 %

Total Allowed (maximum) = 14 %

Existing Principal Building Net Floor Area:

= 939 sq. ft.

Carriage House Area total = 80 % of Principal Building

Carriage House = 75 % of Principal Building

Total Allowed of = 75 % of Principal Building

6. Existing Principal Building Footprint

= 117.29 m² (1262.48 sq. ft.)

Existing Building Coverage = 20.30 %

Total Site Coverage = 34.2 %

Total Allowed (maximum) = 40 %

ERRORS AND OMISSIONS

- EVAN GILBERT shall not be responsible for any variances resulting from conditions encountered at the job site, and it is the sole responsibility of the client to verify the accuracy of the information provided.
- EVAN GILBERT makes every effort to provide complete and accurate construction documents. However, it is the responsibility of the client to check and verify all dimensions, notes and sub-notes to be used in the construction. Should any discrepancies be found on these plans, please advise our office so we can make the necessary corrections.

REVISIONS		
REV	DATE	DESCRIPTION
A	09/01/17	ISSUED FOR D.P.
		NOTE:

NOTE:

RIGHT ELEVATION

SPATIAL SEPARATION

SPATIAL SEPARATION

LD = 2.026m
EXPOSED BUILDING FACE = 3413.56 sq. ft.
GLASS = 42 sq. ft.
42/3413.56 = 10.61% glass
ALLOWABLE = 11%

FRONT ELEVATION
(1 ANGLE VIEW)

OUT ELEVATION
(1 ANGLE VIEW)

LEFT ELEVATION

2x12 BELLY
BAND CAY

REAR ELEVATION


2x12 BELLY
BAND CAM

ELEVATIONS

It shall not be responsible for any variances

- EVAN GILBERT shall not be responsible for any variances between the actual and estimated measurements required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions in the drawings. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

NO H.R.V. INSTALLED



EVAN GILBERT

drafting & design

10000 Highway 100, Suite 100
Houston, Texas 77036
778.478.7792

PROJECT TITLE

651

OXFORD AVE.

KLING RESIDENCE

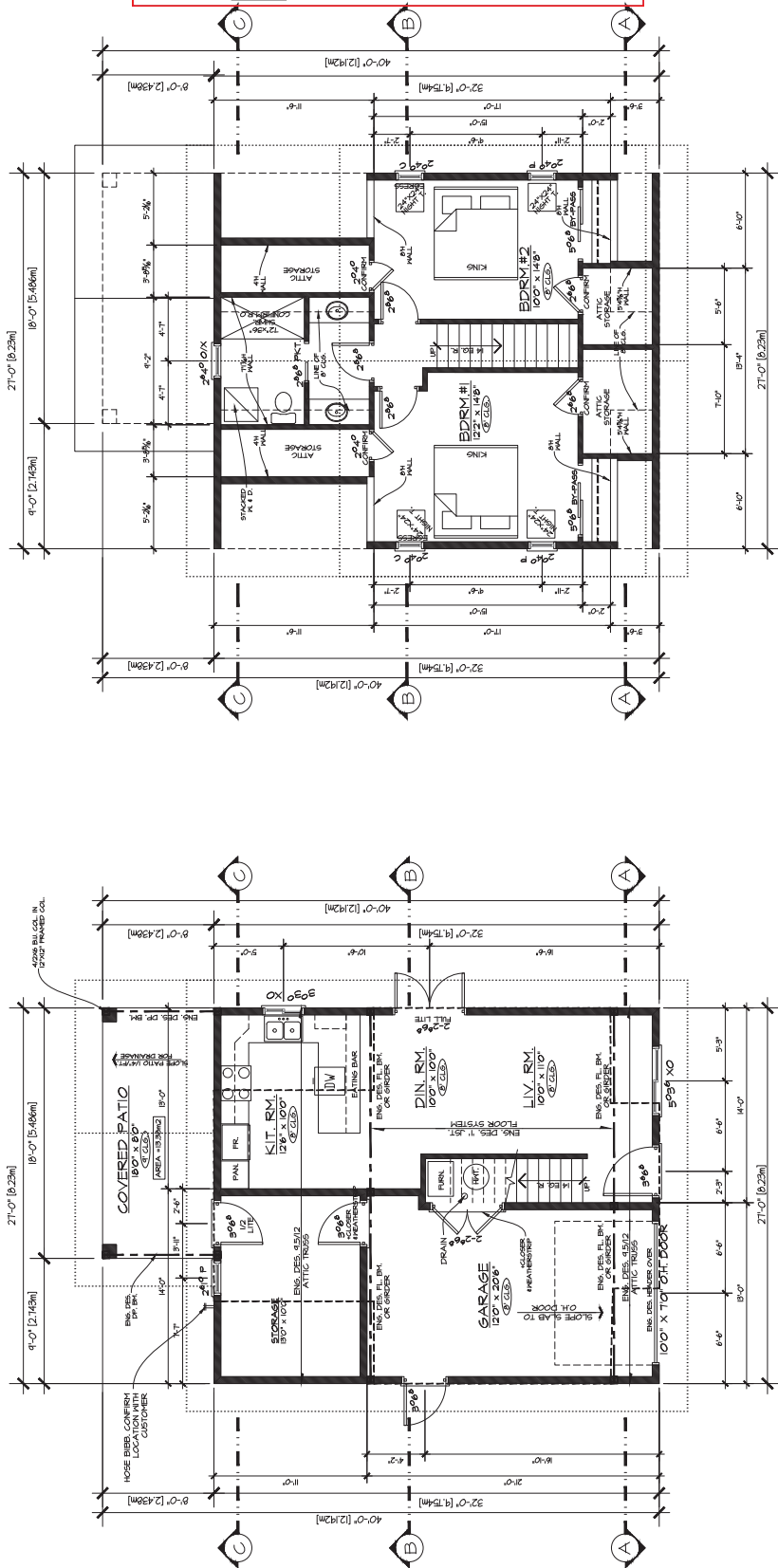
DATE: 09/01/17	DRAWING SCALE: 1/4" = 1'-0"	SHEET NAME:
DRAWN BY: EKG	CHECKED BY: JK	REVISION:
APPROVED BY:		DATE:

MAIN FLOOR & UPPER FLOOR PLAN

PRELIMINARY

REVISION	PLANT NUMBER	SHEET
A	651	3 of 4
A3		4

DRAWN BY: EKG
 CHECKED BY: JK
 APPROVED BY: _____
 DATE: 09/01/17



MAIN FLOOR PLAN
FINISHED AREA = 432 SQ. FT.
(8' CEILING)

ERRORS AND OMISSIONS

NO H.R.V. INSTALLED

REVISIONS		
REV	DATE	DESCRIPTION
A	08/01/17	ISSUED FOR C.P.
NOTE:		

SCHEDULE

A

This forms part of application
DVP17-0009



City of
Kelowna
COMMUNITY PLANNING

EVAN GILBERT
drafting & design
778.478.7792

PROJECT TITLE
651
OXFORD AVE.

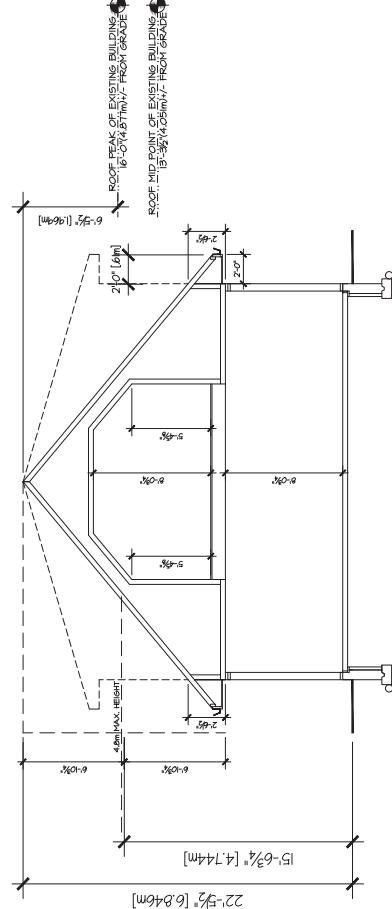
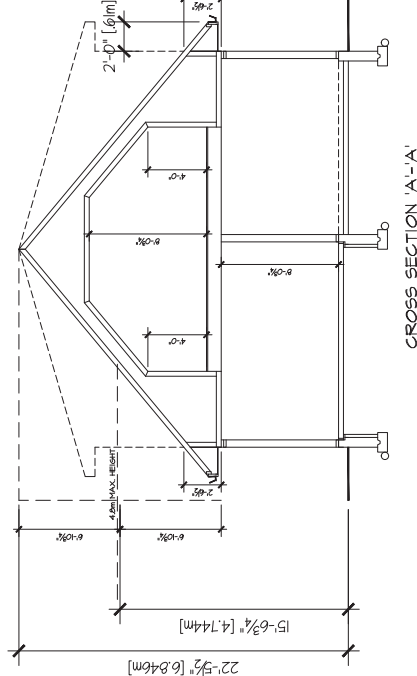
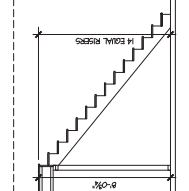
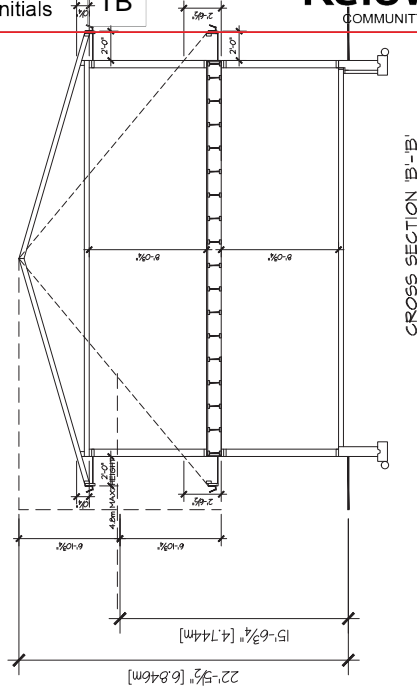
KLING RESIDENCE
DATE: 09/01/17
DRAWING SCALE: 1/4" = 1'-0"
DRAWN BY: EKG
CHECKED BY: JK
APPROVED BY:

SHEET NAME
CROSS SECTIONS
& STAIR DETAIL

PROGRESS		
PRELIMINARY		
REVISION	PLAN NUMBER	SHEET
A	651	4 OF 4
A4	4	4

Planner
Initials

TB



ERRORS AND OMISSIONS

• EVAN GILBERT shall not be responsible for any variances resulting from conditions encountered at the job site, and is the sole responsibility of the contractor to verify all dimensions and conditions before construction.

• EVAN GILBERT makes every effort to provide complete and accurate drawings, but does not warrant that there are no errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and conditions before construction. Should any discrepancies be found on these plans, please advise our office so we can make the necessary corrections.

REPORT TO COUNCIL



Date: June 13, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (EW)

Application: DVP17-0044 DP17-043

Owner: Ca'Solare Developments Inc.,
Inc.No. BCo882697

Address: 4760 Lakeshore Rd

Applicant: New Town Services Inc.

Subject: Development Variance Permit and Development Permit Application

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

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP17-0044 for Lot 1 Section 25 Township 28 SDYD Plan KAP86852, located at 4760 Lakeshore Rd, Kelowna, BC;

AND THAT Council NOT authorize the issuance of Development Permit No. DP17-0043, for Lot 1 Section 25 Township 28 SDYD Plan KAP86862, located at 4760 Lakeshore Rd, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation to NOT issue a Multiple Unit Residential Development Permit for the form and character of a proposed multi-family building, to NOT issue a Development Variance Permit to vary the number of storeys from 3 to 4 storeys, to NOT vary the height from a 10 m to 17.2 m, and to NOT vary the maximum height of retaining walls permitted in residential lots from 1.2m to 3.0m.

3.0 Community Planning

The subject property is zoned RM3 – Low Density Multiple Housing which permits a maximum of 3 storeys and an absolute height maximum of 10.0 metres. The applicant has chosen to proceed with an apartment building design based on a square footage that requires a variance in height to 4 storeys. The building is 4 storeys on the western elevation which is on the downward side of the sloping property. While the building complies with the maximum number of stories along the eastern elevation facing Lakeshore Road, its elevation remains over height at 11.62 metres. The applicant has stated in their rationale that topographic constraints warrant the proposed height variance as well as their desire for generous 12-foot floor-to-ceiling heights for each storey. However, Staff disagree with this rationale and suggest to Council that this location does not warrant granting additional height and that the slope of the property does not prevent a 3 storey building from being constructed in accordance with the Zoning Bylaw.

The subject property is located on a visually prominent corner in an urban/agricultural interface area with no other multi-family residential buildings in the vicinity. It is unlikely that any other future urban development will occur in the area as the surrounding properties are located in the Agricultural Land Reserve (ALR). The proposal to increase the height of the apartment building is out of context for the rural neighbourhood and detracts from good planning principles to provide sensitive transitions from urban to agricultural areas. Taking into consideration the proposed building mass, lack of hardship, and rural context, Staff do not support the development variance permit application and associated development permit.

Staff would support a 3-storey multi-family building to a maximum height of 10.0 metres that more sensitively integrates into the surrounding context.

An Alternate Recommendation for support has been included in Section 7.0 for Council's consideration.

4.0 Proposal

4.1 Background

An Official Community Plan (OCP) amendment and rezoning for the subject property was approved by Council in 2006. The OCP amendment changed the future land use designation from agricultural to low density multiple housing and the zoning amendment changed the zone from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing. As a requirement of the rezoning, a restrictive covenant notifying that the property is adjacent to active agricultural properties and is subject to farming practices was registered on title. At that time a 26-unit condominium building was supported for the property but the Development Permit has since lapsed.

4.2 Project Description

The applicant is proposing a 4-storey apartment building with one-storey of underground parking. 33-units are proposed with bedroom configurations ranging from one-bedroom + den to three-bedrooms + den. However, the applicant has indicated that the final number of units may increase to 42 under the same building form and character as 14 surplus parking spaces as provided. Most of the units are situated to face north-west to capitalize on the lakefront view and have large outdoor living spaces. Vehicular access will be provided at the southern portion of Lakeshore Road with a single access point for the partially underground parade. Bicycle parking will be accommodated within the underground parade.

The proposed building aims to blend in with the unique configuration and topography of the site and includes a 15-metre setback from the neighbouring agricultural land to the north. The modern design utilizes a mixture of materials include cement board, metal flashing, and imitated wood slats. The applicant's design and variance rationale are found in Attachment "B".

4.2.1 Proposed Variances

The applicant is requesting two variances: one to the height of the proposed apartment building and a second for over-height retaining walls.

Height Variance

The requested height variance is to increase the height of the building from 3 storeys to 4 storeys and from 10.0 m to 17.2m.

Retaining Walls

Two over height retaining walls are proposed to facilitate the development. The maximum height for retaining walls in residential zones is 1.2m. A 2.7m retaining wall is proposed to along the southwestern portion of the property to allow vehicular access to the underground parkade. The second 3.0m retaining wall located along Lakeshore Rd is to allow the ground level units a patio/landscaped area.

4.2.2 Agricultural Interface Area

The 15-metre proposed buffer is generally consistent with the Agricultural Land Commission Landscape Buffer Specifications (Attachment "C"). Along the 242 m length of the property, the proposed 15-metre buffer consists of a row of coniferous trees and a row of deciduous trees.

The southwest corner of the buffer does not contain trees and is interrupted by the paved access to the underground parking structure, garbage and recycling, and utility line running along the northern portion of the property. The paved access and turning radius are requirements of the City.

The proposal does not include any further building setback from the 15-metre buffer, which is a recommendation from the Ministry of Agriculture's Guide to Edge Planning. For residential developments, the appropriate setback should be 30.0 metres.

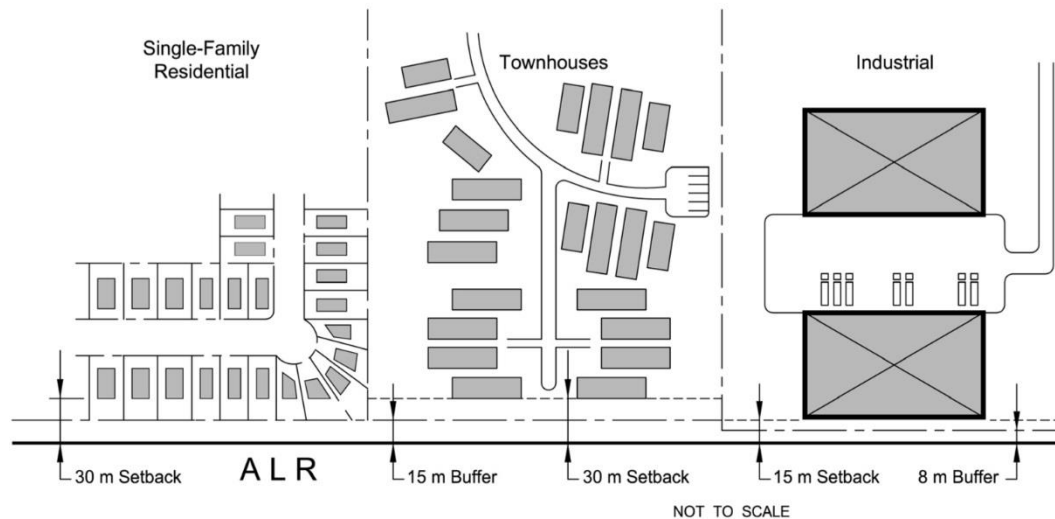


Figure 1 – Setbacks of buildings from ALR edge

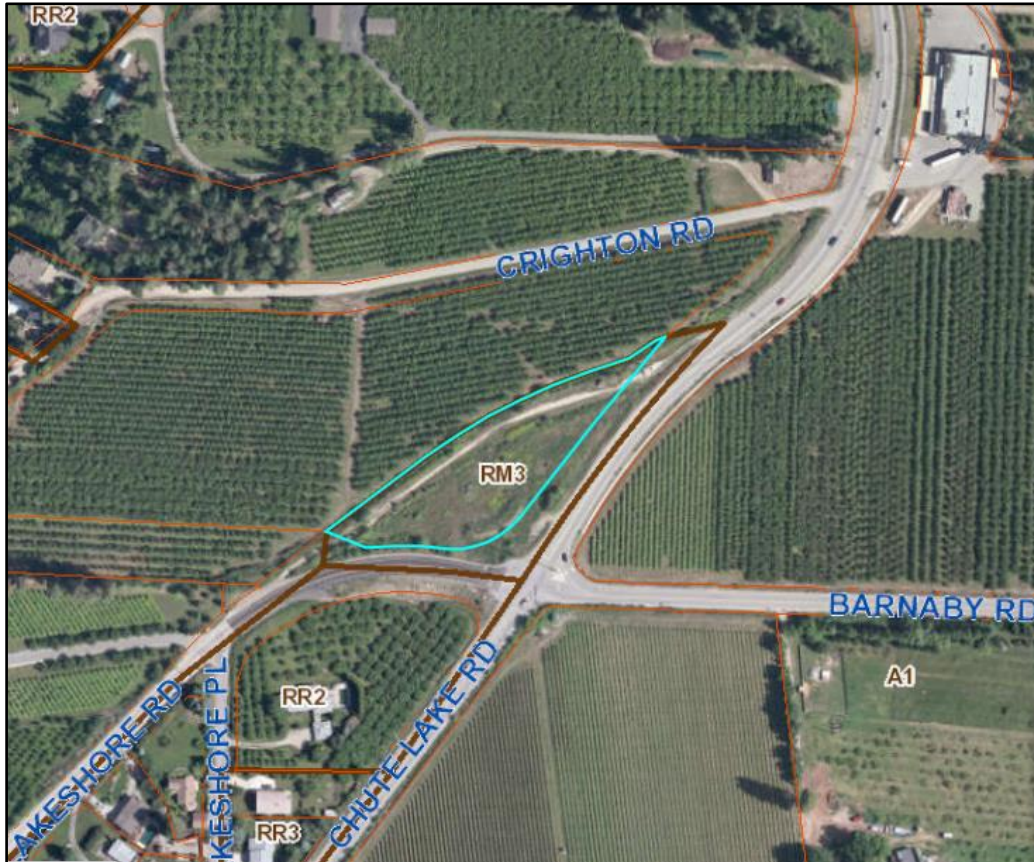
4.3 Site Context

The 0.69 ha (1.71 acre) property lies within the North Okanagan Mission city sector outside the Permanent Growth Boundary at the northeast corner of Lakeshore Rd and Lakeshore Rd, west of Barnaby Rd.

The surrounding neighbourhood is predominately agricultural with neighbouring properties on three sides within the ALR. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture
East	A1 – Agriculture 1	Agriculture
South	A1 – Agriculture 1 RR2 – Rural Residential 2	Agriculture Residential/Agriculture
West	A1 – Agriculture 1	Agriculture

Subject Property Map: 4760 Lakeshore Rd



ALR Interface Map:**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.75 0.8 (parking bonus)	0.8
Height	3 storeys/ 10 m	4 storeys/ 17.2m ●
Site Coverage (buildings)	40% 50% (private open space bonus)	43%
Site Coverage (buildings, driveways, and parking areas)	60%	53%
Front Yard	4.5 m	4.5 m
Rear Yard	7.5 m	15.0 m
Other Regulations		
Minimum Parking Requirements	55 spaces	69 spaces
Bicycle Parking	Class I: 17 Class II: 4	Class I: 55 Class II: 5
Private Open Space	882.5 m ²	1752 m ²
● Indicates a requested variance to height from 3 storeys to 4 storeys and 10m to 17.2m.		

Current Development Policies

4.5 Kelowna Official Community Plan (OCP)

Agricultural Land Use Policies

Housing in Agricultural Areas.¹ Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

Farm Protection Development Permit Areas²

- On properties located adjacent to agricultural lands, design buildings to reduce impact from activities associated with farm operations. Design considerations include, but are not limited to maximizing the setback between agricultural land and buildings and structures, and reducing the number of doors, windows, and outdoor patios facing agricultural land;
- On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:
 - Consistent with guidelines provided by Ministry of Agriculture “Guide to Edge Planning” and the ALC report “Landscape Buffer Specifications” or its replacement;
 - Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;
 - 1.3.3 Preserve all healthy existing mature trees located within the buffer area;
 - Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer;
 - Install and maintain a continuous fence along the edge of agricultural land. A permeable fence which allows for the movement of wildlife (i.e. split rail) in combination with dense and continuous evergreen hedge is preferred. Impermeable fencing will not be permitted;
 - Utilize where appropriate, roads, topographic features, watercourses, ditching, no-build areas, vegetated and fenced barriers as buffers to preserve larger farm units and areas from the gradual encroachment of non-agricultural uses. Where appropriate use statutory covenants to ensure that buffers are established and maintained.
- Design any subdivision or urban development of land to reduce densities and the intensity of uses gradually towards the boundary of agricultural lands;

Urban Design Development Permit Guidelines³

- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:

¹ Policy 5.36 (Development Process Chapter)

² Policies 1.1, 1.3, & 1.5 (Chapter 15)

³ Policies 2.7, 4.1, & 8.9 (Chapter 14)

- 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.
- Avoid large expanses of parking.

4.6 Ministry of Agriculture's "Guide to Edge Planning"

Buffer Design Elements⁴

- Recommend a total minimum separation distance of 30 m (15 m of which is a vegetative buffer) between a housing unit and agricultural-urban boundary.
- The vegetative buffer must reach a finished height of at least 6 metres to screen effectively the farm operation from its urban neighbours.
- A mixed deciduous and coniferous planting with foliage from base to crown is required in order to ensure dust and spray drift is captured to the fullest extent possible.
- A 2-metre separation distance between the vegetative buffer and agriculture-urban boundary is desirable to improve function on the agricultural side i.e. less shading, more air circulation and greater manoeuvrability for farm equipment.

5.0 **Technical Comments**

5.1 Development Engineering Department

- See attached memorandum dated April 28, 2017: Attachment "A".

6.0 **Application Chronology**

Date of Application Received: February 16, 2017

Date Public Consultation Completed: February 21, 2017

Agricultural Advisory Committee March 13, 2017

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on March 13, 2017 and the following resolutions were passed:

1. **THAT** the Agricultural Advisory Committee recommends that Council support Development Variance Permit Application No. DVP17-0044 for the property located at 4760 Lakeshore Road to:
 - vary the number of storeys from 3 permitted to 4 proposed; and
 - vary the height from 10m permitted to 17.2m proposed.

Carried

⁴ Section 3.7.a

ANECDOTAL COMMENTS:

The Agricultural Advisory Committee commented that the subject property is outside the permanent growth boundary and there are concerns about the impact of additional people and traffic in the agricultural area. The Agricultural Advisory Committee was encouraged that there was a covenant on title that informed future owners that the property is adjacent to farming practices and that these would be occurring in the area, and also that the covenant be kept on title in perpetuity.

2. **THAT** the Agricultural Advisory Committee recommends that Council support Development Permit Application No. DP17-0043 for the property located at 4760 Lakeshore Road as it pertains to the proposed 15m buffer located along the northern parcel boundary abutting a cherry orchard.

Defeated

ANECDOTAL COMMENTS:

The Agricultural Advisory Committee expressed an overall concern with spray drifts with this type of buffer. The Committee noted that development is upslope of the orchard, and prevailing winds from the lake will likely carry sprays up and over the development, given this configuration.

7.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0043 for Lot 1 Section 25 Township 28 Similkameen Division Yale District Plan KAP86852, located at 4760 Lakeshore Rd, Kelowna, BC to allow the construction of a multi-family building 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 Council authorizes Development Variance Permit No. DVP17-0044 to vary the following section of Zoning Bylaw No. 8000, as shown on Schedule "A":

Section 7.5.9: Landscaping and Screening – Fencing and Retaining Wall Regulations

To vary the height of retaining walls on residential lots from 1.2m maximum to 3.0m proposed.

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

To vary the maximum height from 3 storeys permitted to 4 storeys proposed and from 10m permitted to 17.2m proposed.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 13, 2017;

AND THAT Covenant No. LB166374, an affordable housing agreement, be discharged from title;⁵

AND THAT a Restrictive Covenant be registered on title for the establishment and maintenance of the 15m agricultural buffer in accordance with Schedule "C".

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

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

Attachments:

Draft DP17-0043/ DVP17-0044

Schedule "A" – Design Drawings

Schedule "B" – Building Elevations & Material Legend

Schedule "C" – Landscape Plan

Attachment "A" – Development Engineering Memorandum dated April 28, 2017

Attachment "B" – Applicant's Rationale

Attachment "C" – ALC Landscape Buffer Specification Schedule A.3

⁵ In 2006 an OCP amendment/rezoning application required the developer to provide a portion of the development for affordable, special needs or rental housing. This policy has since been removed from the OCP.

DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT



**APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0043/
DEVELOPMENT VARIANCE PERMIT NO. DVP17-0044**

Issued To: Ca'Solare Developments Inc., Inc.No. BCo882697
Site Address: 4760 Lakeshore Road
Legal Description: Lot 1 Section 25 Township 28 Similkameen Division Yale District Plan KAP86852
Zoning Classification: RM3 – Low Density Multiple Housing
Development Permit Area: Multiple Unit Residential

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 Council authorizes the issuance of Development Permit No. DP17-0043 for Lot 1 Section 25 Township 28 Similkameen Division Yale District Plan KAP86852, located at 4760 Lakeshore Rd, Kelowna, BC to allow the construction of a multi-family building subject to the following:

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- 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 Council authorizes Development Variance Permit No. DVP17-0044 to vary the following sections of Zoning Bylaw No. 8000, as shown on Schedule "A":

Section 7.5.9: Landscaping and Screening - Fencing and Retaining Wall Regulations

To vary the maximum height of retaining walls on residential lots from 1.2m permitted to 3.0m proposed.

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AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 13, 2017;

AND THAT Covenant No. LB166374, an affordable housing agreement, be discharged from title;

AND THAT a Restrictive Covenant be registered on title for the establishment and maintenance of the 15m agricultural buffer in accordance with Schedule "C".

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

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

- a) A Certified Cheque in the amount of \$_____ OR
- b) 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. Indemnification

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

 Date

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

"ETHEREAL" MULTI-FAMILY COMPLEX 4760 LAKESHORE ROAD KELOWNA,



ARCHITECTURAL:

NEWTOWN ARCHITECTURE & ENGINEERING
Contact: Roman Yanchshikov
Roman@newtownservices.ca
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250 860 8185

- A0.0 COVER SHEET & DRAWING LIST
- A1.0 SITE PLAN
- A2.2 PARKADE PLAN - OVERALL
- A2.3 LEVEL 1 PLAN - OVERALL
- A2.4 LEVEL 2 PLAN - OVERALL
- A2.5 LEVEL 3 PLAN - OVERALL
- A2.6 ROOF PLAN - OVERALL
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING IMAGES
- A5.1 BUILDING SECTIONS

SCHEDULE

A

This forms part of application
DP17-0043/ DVP17-0044

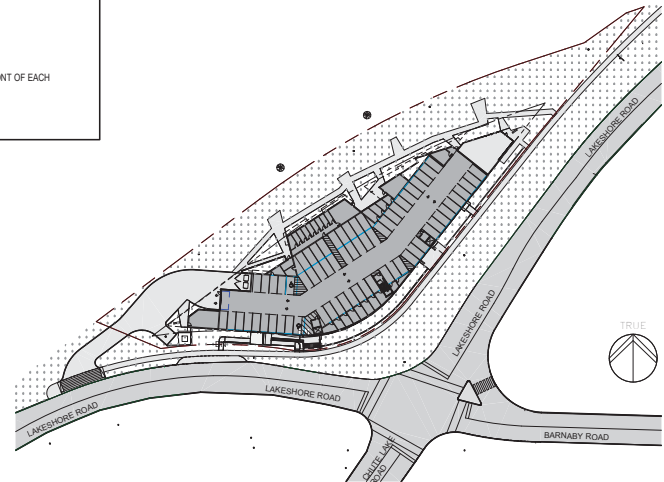
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EW

City of
Kelowna
COMMUNITY PLANNING



KEYPLAN



BUILDING/SITE SUMMARY

PROPERTY #1	
CIVIC ADDRESS:	4760 LAKESHORE ROAD, KELOWNA BC
LEGAL DESCRIPTION:	LOT 1, SECTION 25, TOWNSHIP 28, SOYD PLAN KAP86852, PID 027-712-281
SITE AREA:	74,493.0 SF (6920.63 SM)
PROPOSED NET FLOOR AREA:	59,966 SF (5533.86 SM)
PARKADE AREA:	21,459.99 SF (1993.7 SM)
FLOOR AREA RATIO (FAR):	59,966 / 74,493.0 = 0.8

PRIVATE OPEN SPACE SUMMARY:

1 BEDROOM (15 m² EACH)	3 UNITS	= 45 m²
>1 BEDROOM (25 m² EACH)	30 UNITS	= 750.0 m²
	TOTAL REQUIRED:	= 795 m²
	PRIVATE OPEN SPACE PROPOSED:	= 1885.6 SF (1751.84 m²)

PARKING:

REQUIRED:		
1.25 STALLS PER 1 BEDROOM UNIT:	3 UNITS	3.75 STALLS
1.5 STALLS PER 2 BEDROOM UNIT:	19 UNITS	28.5 STALLS
2 STALLS PER 3 BEDROOM UNIT:	11 UNITS	22 STALLS
	TOTAL REQUIRED:	55 STALLS
PROVIDED:		69 STALLS

BICYCLE PARKING:

APARTMENT REQUIRED:	PROVIDED:	
CLASS I - 0.5 PER DWELLING UNIT: 17	CLASS I: 55	(WALL-MOUNTED RACK IN FRONT OF EACH PARKING STALL)
CLASS II - 0.1 PER DWELLING UNIT: 4	CLASS II: 5	(BIKE RACK OUTSIDE)

ZONING BYLAW SUMMARY

	REQUIRED	PROPOSED
ZONE:	RM3	RM3
PERMITTED USE:	MULTI FAMILY	MULTI FAMILY
MAXIMUM FLOOR AREA RATIO:	0.8	0.8
MAXIMUM SITE COVERAGE:	50 %	43 %
MAXIMUM SITE COVERAGE INCL. LANDSCAPING:	60 %	53 %
MAXIMUM HEIGHT:	10 m OR 3 STOREYS	
MINIMUM FRONT SETBACK:	1.5 m	4.5 m
MINIMUM REAR SETBACK:	15 m	15.0 m

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

SEA

Revisions

No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP
2	MAY 10, 2017	UNIT COUNT REDUCTION
3	MAY 25, 2017	RE-ISSUE FOR DP

project

**LAKESHORE
MULTI-FAMILY**

project address

**4760 LAKESHORE ROAD
KELOWNA BC**

project no.

4005

drawing title

**COVER SHEET &
DRAWING LIST**

designed

initials: As indicated

drawn

initials: JUB

checked

initials: R.Y.

drawing no.

print: MAY 10, 2017 5:25:2017 11:40:59 AM

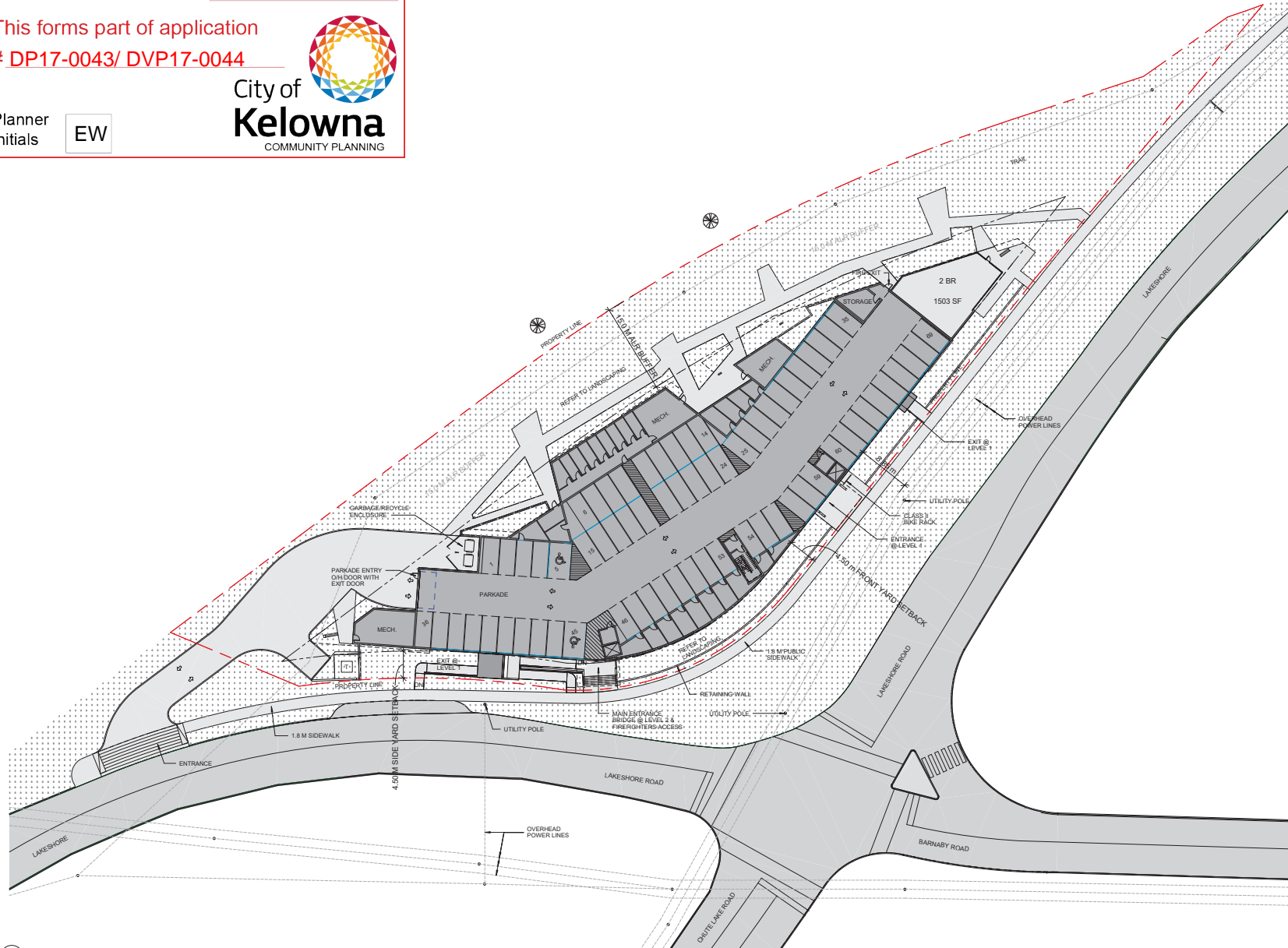
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SCHEDULE

A

This forms part of application
DP17-0043/ DVP17-0044

Planner
Initials EW



1 SITE PLAN
A4.1 1:300



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



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ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

SEA

Revisions

No	Date	Description
1	DEC 07, 2016	ISSUED FOR REVIEW
2	FEB 16, 2017	ISSUED FOR DP
3	MAY 25, 2017	RE-ISSUE FOR DP

project
**LAKESHORE
MULTI-FAMILY**

project address
**4760 LAKESHORE ROAD
KELOWNA BC**
project no. 4025
file
drawing title
SITE PLAN

designed by
drawn by
checked by
drawing no.

A1.0

date MAY 10, 2017 5/25/2017 11:41:07 AM

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Revisions		
No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP
2	MAY 10, 2017	UNIT COUNT REDUCTION
3	MAY 25, 2017	RE-ISSUE FOR DP

project	
LAKESHORE MULTI-FAMILY	
project address	
4760 LAKESHORE ROAD	
KELOWNA BC	
project no.	4005
file	
drawing title	PARKADE PLAN - OVERALL
designed	mlm
drawn	mlm
checked	R.Y.
drawing no.	A2.2
print	MAY 10, 2017 5/25/2017 11:41:10 AM



1 PARKADE PLAN - OVERALL
A2.1 1/16" = 1'-0"

NET FLOOR AREA: 1547.36 SF
PRIVATE OPEN SPACE: 463.5 SF

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING

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project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

file

drawing title
LEVEL 1 PLAN - OVERALL

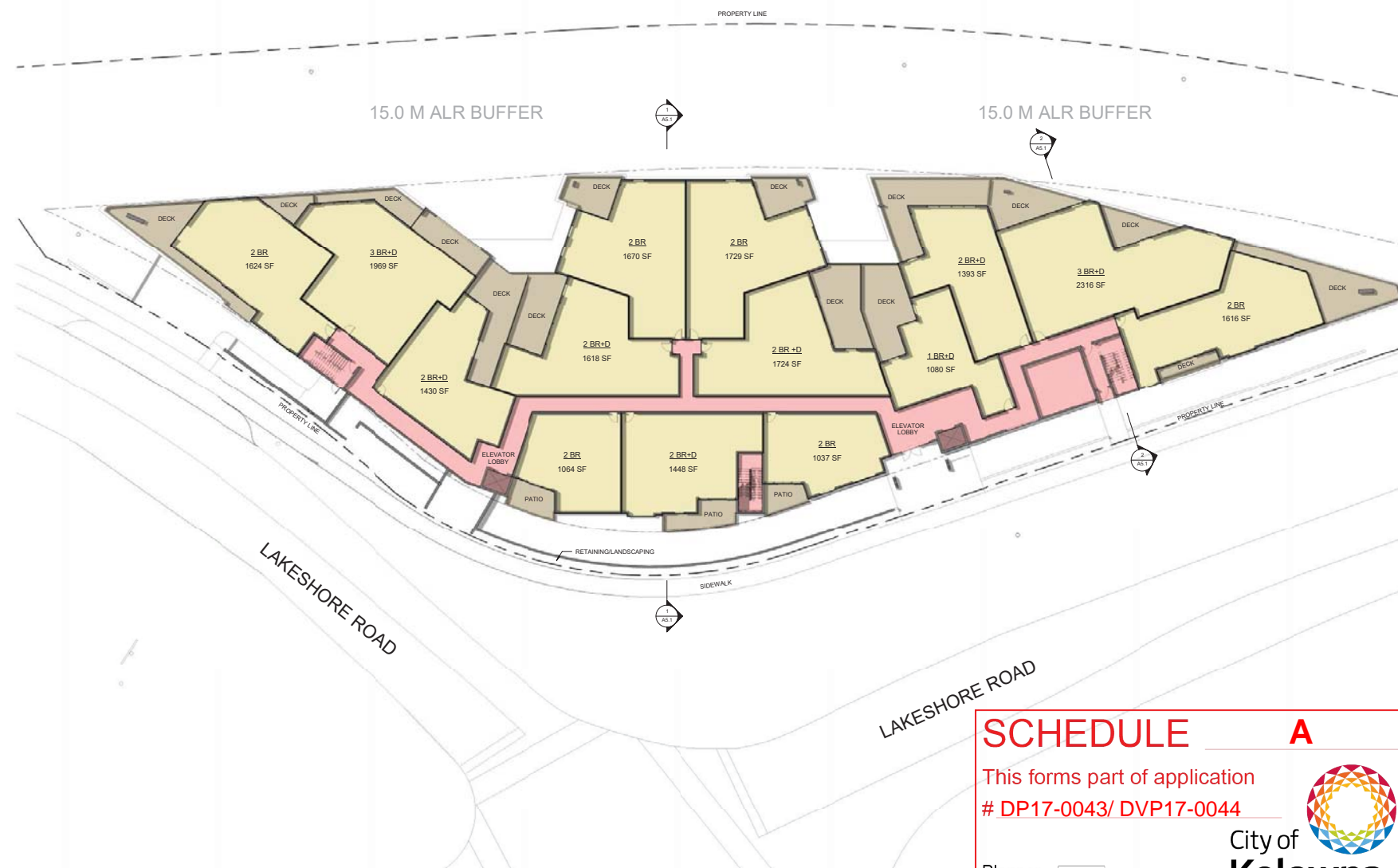
designed by [blank] scale 1/8" = 1'-0"

drawn by [blank]

checked by [blank]

drawing no. **A2.3**

print MAY 10, 2017 5/25/2017 11:41:13 AM



NET FLOOR AREA: 21684.45 SF
GROSS AREA: 25426.72 SF
PRIVATE OPEN SPACE: 5338.51 SF

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials EW

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project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

file

drawing title
LEVEL 2 PLAN - OVERALL

designed: [] scale: 1/8" = 1'-0"

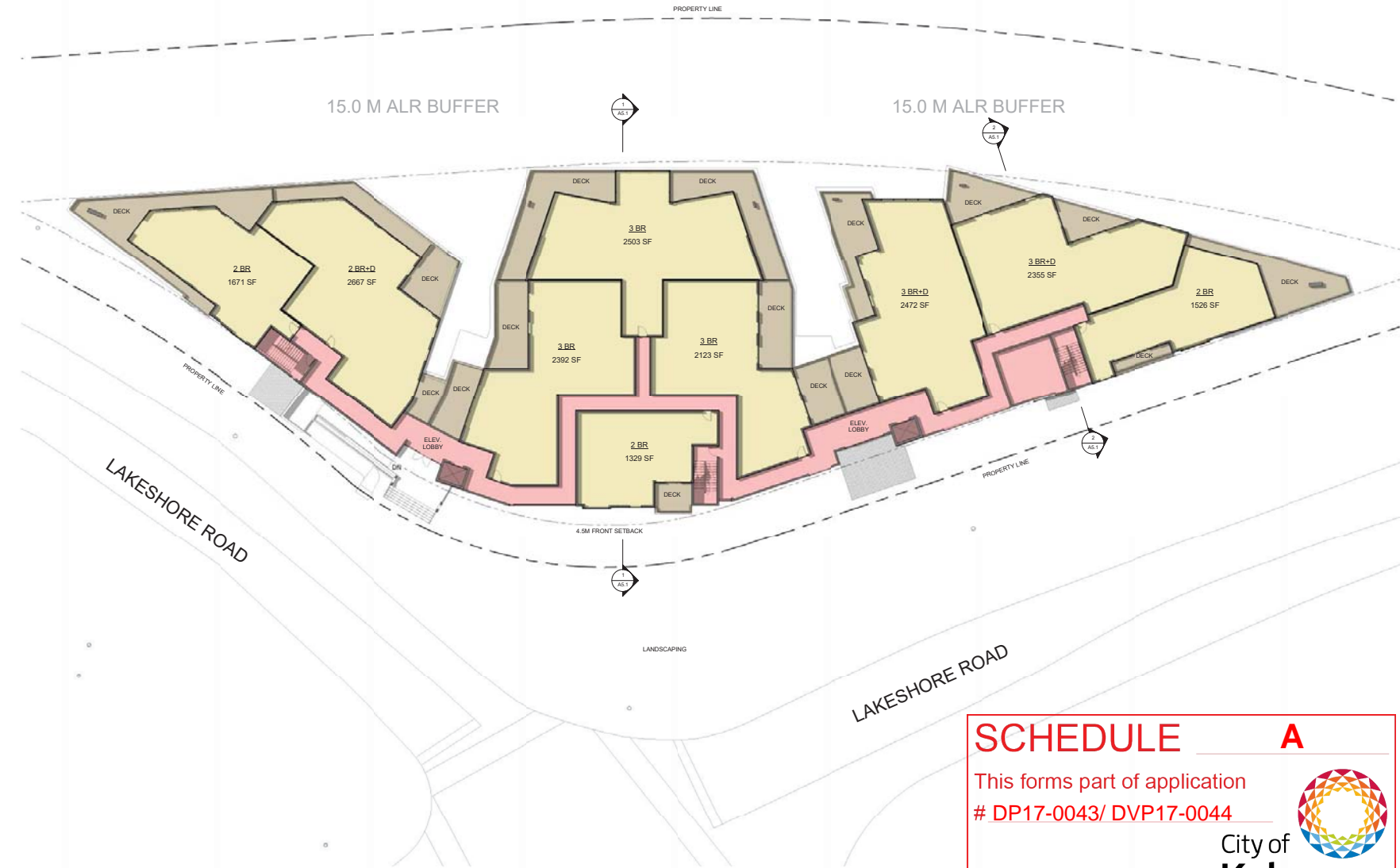
drawn: MJD

checked: R.Y.

drawing no.

A2.4

print: MAY 10, 2017 5:25:2017 11:41:18 AM



NET FLOOR AREA: 18930.42 SF
GROSS AREA: 23000.65
PRIVATE OPEN SPACE: 5959.47 SF

SCHEDULE

A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING



NET FLOOR AREA: 17404.51 SF
GROSS AREA: 20970.10 SF
PRIVATE OPEN SPACE: 7095.12 SF

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

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project
LAKESHORE MULTI-FAMILY

project address
4760 LAKESHORE ROAD KELOWNA BC

project no. 4005

file

drawing title
LEVEL 3 PLAN - OVERALL

designed: [] scale: 1/8" = 1'-0"

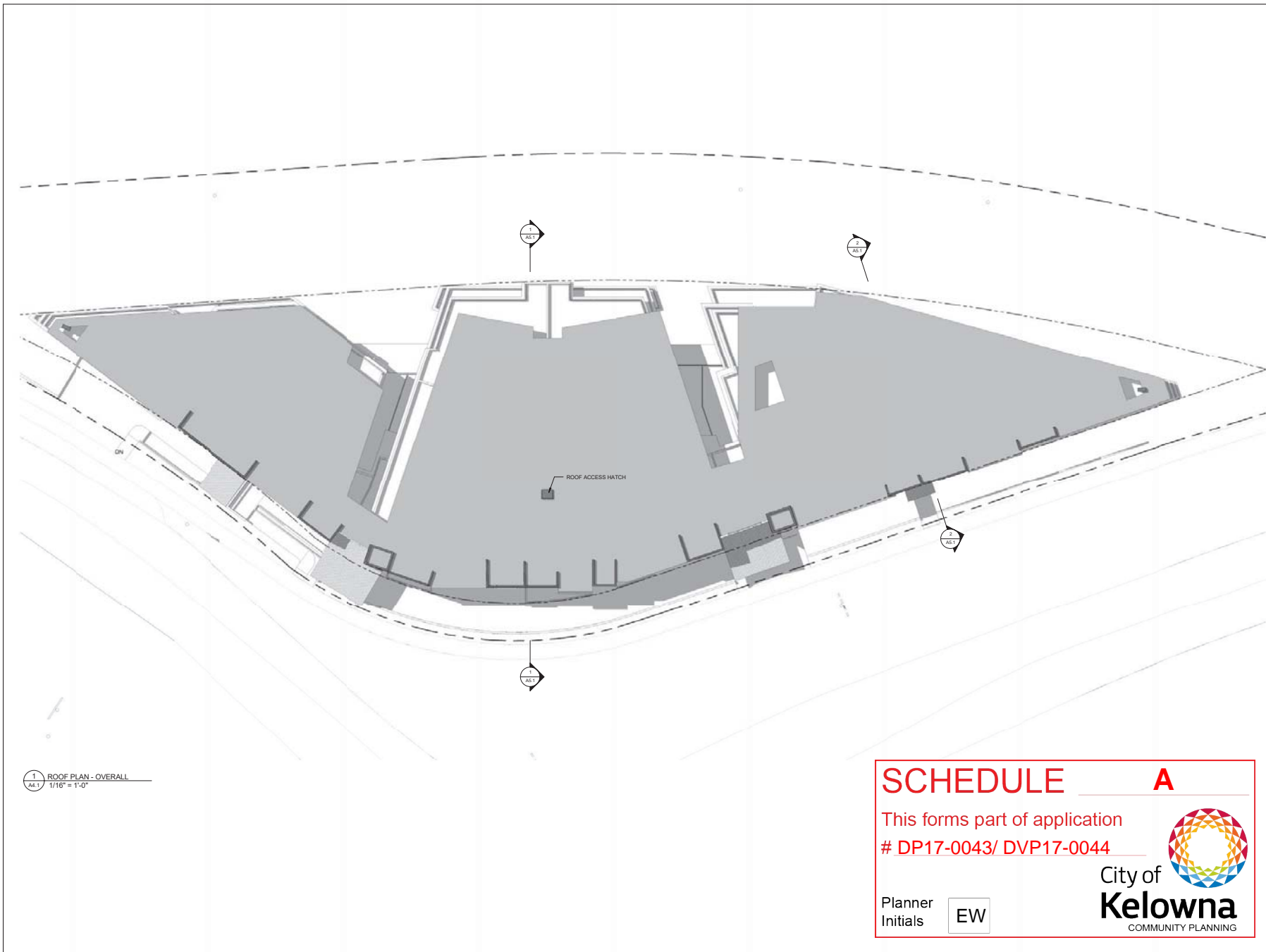
drawn: []

checked: []

drawing no.

A2.5

print: MAY 10, 2017 5:25:2017 11:41:20 AM



1 ROOF PLAN - OVERALL
1/16" = 1'-0"

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials

EW

City of Kelowna
COMMUNITY PLANNING

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Revisions

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project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

drawing title
ROOF PLAN - OVERALL

designed	scale	1/16" = 1'-0"
drawn		
checked		
drawing no.		

A2.6

print MAY 10, 2017 5/25/2017 11:41:24 AM

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

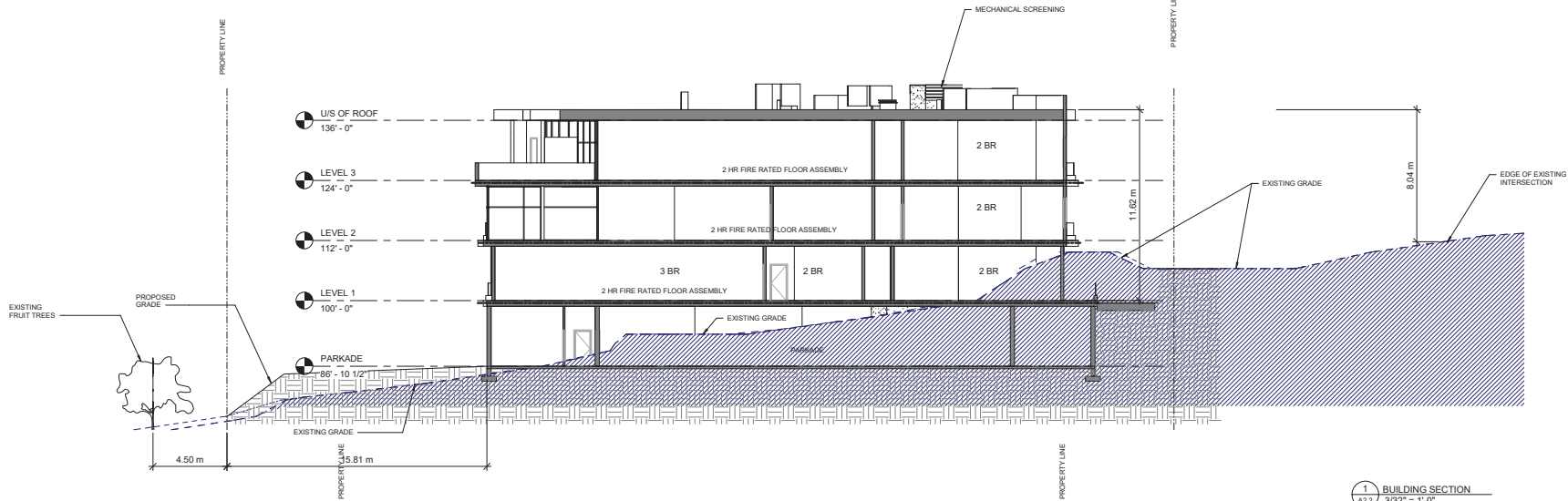
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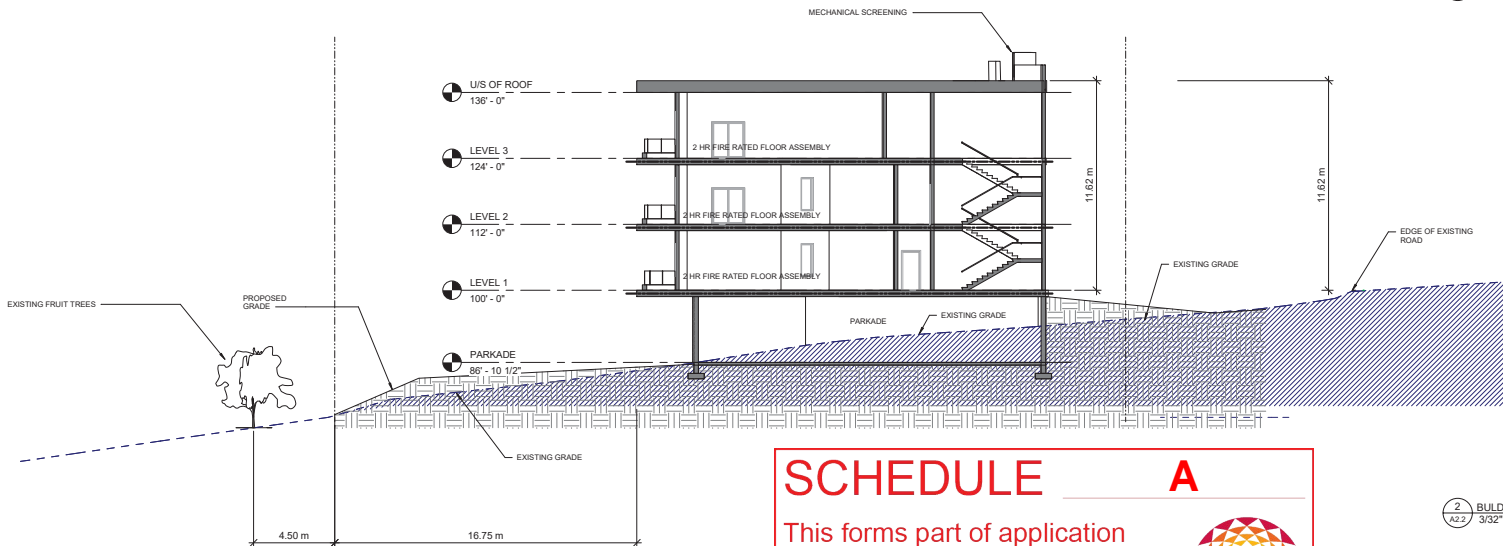


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SEA



1 BUILDING SECTION
A2.1 3/32" = 1'-0"



2 BUILDING SECTION 2
A2.2 3/32" = 1'-0"

SCHEDULE A

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DP17-0043/ DVP17-0044

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FIRE SEPARATION LEGEND

----- 1 HR FRR
----- 2 HRS FRR

No	Date	Description
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project
LAKESHORE MULTI-FAMILY

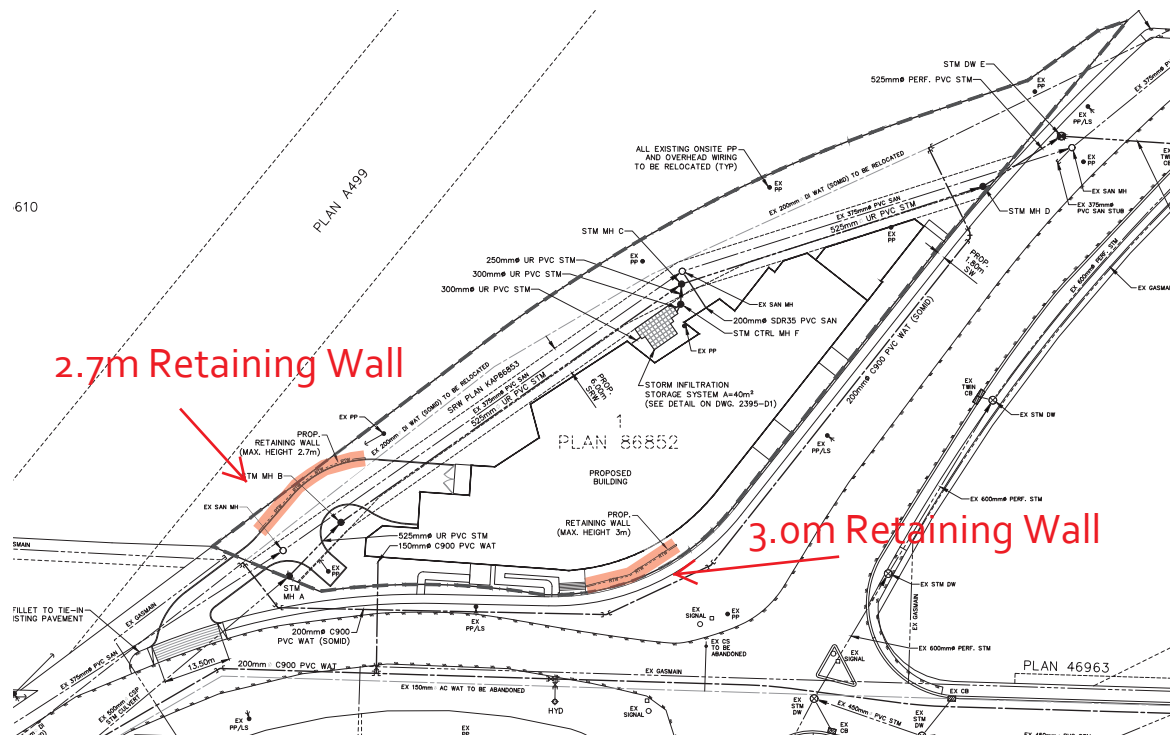
project address
**4760 LAKESHORE ROAD
KELOWNA BC**
project no. 4005
file
drawing title
BUILDING SECTIONS

designed by [signature] scale 3/32" = 1'-0"
drawn by [signature]
checked by [signature]
drawing no.

A5.1

print MAY 10, 2017 5/25/2017 11:41:38 AM

Requested Retaining Wall Variances



SCHEDULE A	
This forms part of application # DP17-0043/ DVP17-0044	
Planner Initials	EW
 City of Kelowna COMMUNITY PLANNING	



1 FRONT ELEVATION
1/16" = 1'-0"



2 BACK ELEVATION
1/16" = 1'-0"

SCHEDULE B

This forms part of application
DP17-0043/DVP17-0044

Planner
Initials

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5 LEFT ELEVATION
1/16" = 1'-0"



3 RIGHT ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. FIBER CEMENT BOARD - DARK BLUE-GREY
2. FIBER CEMENT BOARD - LIGHT BLUE-GREY
3. FIBER CEMENT BOARD - WOOD GRAIN FINISH
4. CEMENT FIBER BOARD - SOLID WHITE
5. IMITATED WOOD SLATS/PANELS
6. ALUMINUM WINDOWS - STYLE / MANUFACTURER TBD
7. ALUMINUM STOREFRONT - GLAZED WALL AND DOORS
8. PAINTED METAL DOORS
9. GLASS GUARDRAILS
10. WOOD GUARDRAILS
11. PREFINISHED METAL FLASHINGS
12. EXPOSED ARCHITECTURAL CONCRETE
13. CONCRETE WALL - PARGED
14. FINISHED WOOD
15. CONCRETE STAIRS / RAMPS
16. WOOD SCREENING
17. OVERHEAD INSULATED GARAGE DOOR

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT BOARD - DARK BLUE-GREY
COLOUR: TBD
- FIBER CEMENT BOARD - LIGHT BLUE-GREY
COLOUR: TBD
- FIBER CEMENT BOARD - WOOD GRAIN FINISH
COLOUR: TBD
- FIBER CEMENT BOARD - SOLID WHITE
COLOUR: TBD
- IMITATED WOOD - SLATS
COLOUR: TBD
- EXPOSED ARCHITECTURAL CONCRETE
COLOUR: TBD
- PREFINISHED METAL FLASHING - WHITE
COLOUR: TO MATCH WHITE FIBER CEMENT BOARD
- PREFINISHED METAL FLASHING - MEDIUM GREY
COLOUR: TO MATCH CONCRETE

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project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

file
BUILDING ELEVATIONS

designed by [signature] notes: As indicated

drawn by [signature] JML

checked by [signature] RL

drawing no.

A4.1

print MAY 10, 2017 5:25:2017 11:41:34 AM



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3	MAY 25, 2017	RE-ISSUE FOR DP

SCHEDULE B

This forms part of application
DP17-0043/DVP17-0044

Planner
Initials **EW**



City of Kelowna
COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4025

file
BUILDING IMAGES

designed by **newtown**

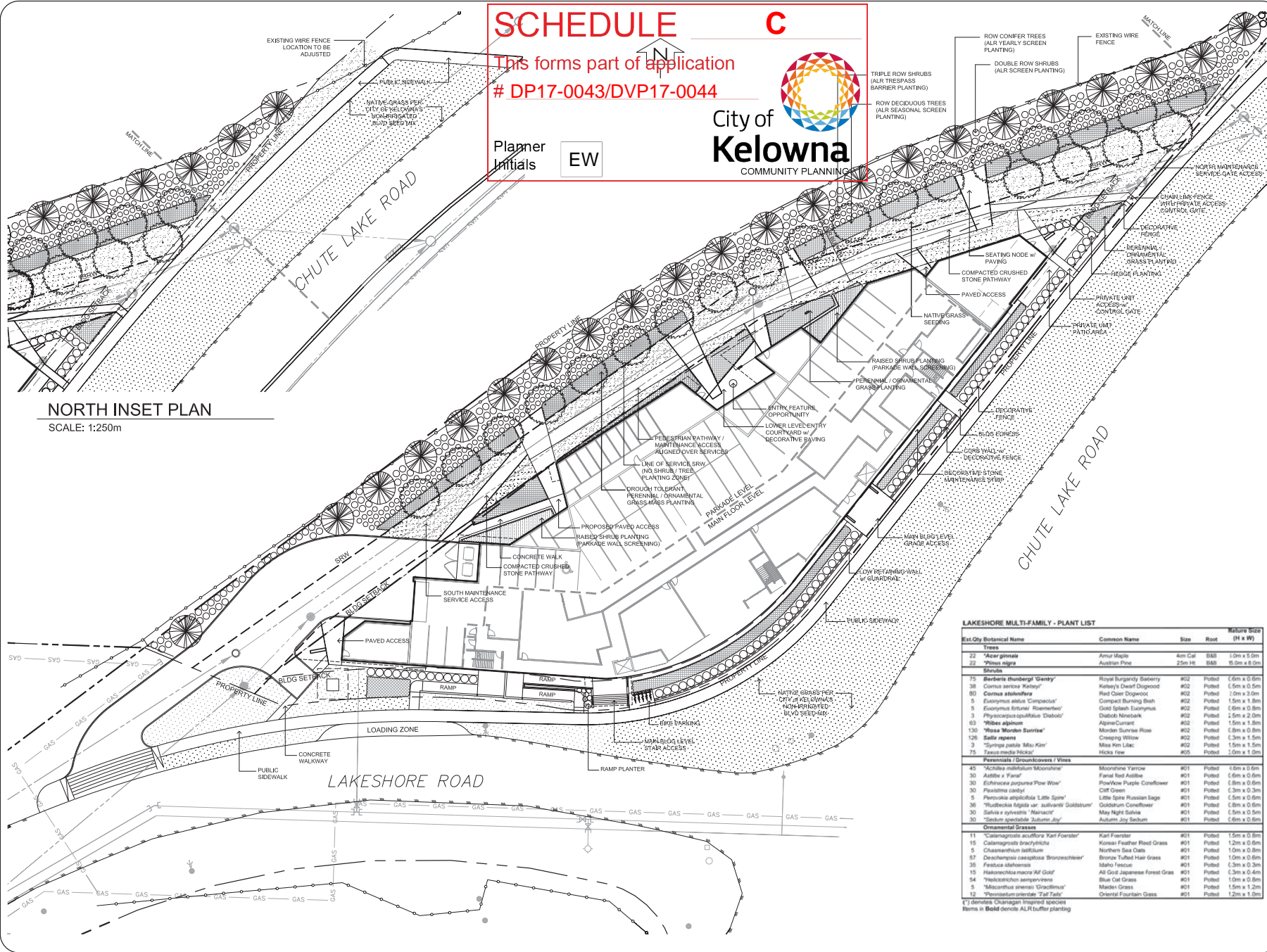
drawn by **N/A**

checked by **R.Y.**

drawing no.

A4.2

print MAY 10, 2017 5:25:2017 11:41:38 AM



SCHEDULE C

This forms part of application
DP17-0043/DVP17-0044

~~Planner
Initials~~

EW

City of Kelowna
COMMUNITY PLANNING



NORTH INSET PLAN

SCALE: 1:250m

LAKESHORE MULTI-FAMILY - PLANT LIST[illegible]

Items in **Bold** denote ALR buffer planting

NOTES

1. PLANT MATERIAL AND CONSTRUCTION SHALL MEET OR EXCEED B.C.L.N.A STANDARDS.
2. ALL PERENNIAL AND SHRUB PLANTING AREAS TO HAVE A MIN. 0.45m GROWING MEDIUM DEPTH.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A TIMED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
4. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANT SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
5. ALL PLANTING BEDS SHALL HAVE A MINIMUM 50mm DEPTH OF APPROVED MULCH.
6. THIS DRAWING DEPicts FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION.

1	17/02/16	ISSUED FOR DP
-	17/02/14	FOR CLIENT REVIEW
NO.	YMD	DESCRIPTION
REVISIONS / ISSUED		

(CLIENT)



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250-860-8188
WWW.NEWTOWNSERVICES.COM

PROJECT
LAKESHORE
MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS



	DESIGN BY:	CEJ
	DRAWN BY:	CEJ
	CHECKED BY:	CEJ
	PROJECT NO.	16-116
	SCALE:	1:25

SEAL:	SCALE: 1:25
-------	-------------

SHEET TITLE: LANDSCAPE DP
PLAN

SHEET NO. LDP-1

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application
DP17-0043/DVP17-0044



City of
Kelowna
COMMUNITY PLANNING

Date: April 18, 2017
File No.: DP17-0043

Planner
Initials EW

To: Community Planning (EW)
From: Development Engineering Manager

Subject: 4760 LAKESHORE ROAD LOT 1 PLAN KAP 86852 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 John Filipenko AScT

1. General

- (a) Development Engineering servicing and frontage improvement requirements were addressed under File Z06-0043. The requirements must be satisfied prior to issuance of the Development Permit.
- (b) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

2. Domestic Water and Fire Protection

- (a) The property is located within the City of Kelowna service area.
- (b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.
- (c) 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.
- (d) There are South Okanagan Irrigation District (SOMID) facilities within the subject property that will require adjustments. The developer is required to make satisfactory arrangements with the SOMID for these items. All charges for service connection and upgrading costs are to be paid directly to the SOMID.

3. Sanitary Sewer

- (a) Our records indicate that this proposed development site is not connected to the municipal sanitary system. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new larger service.

4. 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 Subdivision, Development and Servicing Bylaw 7900. 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.

4. Road Improvements

- a) Lakeshore Road must be upgraded to a full urban standard including curb and gutter, separate sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Landscaped boulevards, complete with street trees and underground irrigation, is required on Lakeshore Road.
- c) Re-locate existing poles and utilities, where necessary.
- d) Only the frontage sidewalk with landscaped boulevard, underground irrigation and street trees are to be constructed at this time. The north / south sidewalk can terminate at the junction of the onsite walkway to discourage unsafe crossing of lakeshore road beyond this point. Construct a temporary asphalt path that links the new sidewalk to the existing pedestrian crosswalk at the intersection.
- e) A one-time cash payment in lieu of the remaining road improvements must be collected from the applicant for future construction by the City. The cash lieu amount is determined to be \$283,890

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on both road frontages.

ATTACHMENT A	
This forms part of application # DP17-0043/DVP17-0044	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">EW</div>
 City of Kelowna COMMUNITY PLANNING	

- 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) 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. Design and Construction

- (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 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. 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 piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content,

ATTACHMENT A

This forms part of application

DP17-0043/DVP17-0044

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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.

11. Servicing Agreements for Works and Services

- (a) A Servicing Agreement, complete with securities are in place for the subject parcel under file Z06-0043 for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.
- (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.

12. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) The developer is in discussions with the City Real-estate Manager regarding possible access road right-of-way that may be available to purchase.
- (c) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager

12. Development Permit and Site Related Issues

Access and Manoeuvrability

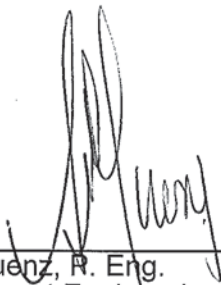
- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.



13. Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Road frontage improvement cash lieu amount = **\$283,890**
- c) The property is within Sewer Connection Area No. 28 (Okaview) and is subject to a \$22,000 charge per single family lot; The Single Family Equivalent(SFE) for multi-family residential unit equals 0.70 SFE.
 $42 \text{ units} \times 0.70 = 29.4 \text{ SFE's}$ therefore $29.4 \times \$22,000 = \mathbf{\$646,800}$

- d) Fees per the "Development Application Fees Bylaw" include:
- i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - (i) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement



Steve Muenz, R. Eng.
Development Engineering Manager

JF

ATTACHMENT		A
This forms part of application		
# <u>DP17-0043/DVP17-0044</u>		
Planner Initials	<div>EW</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

Proposal for Development Permit 4760 Lakeshore Rd

ATTACHMENT B

This forms part of application
DP17-0043/DVP17-0044

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



Introduction

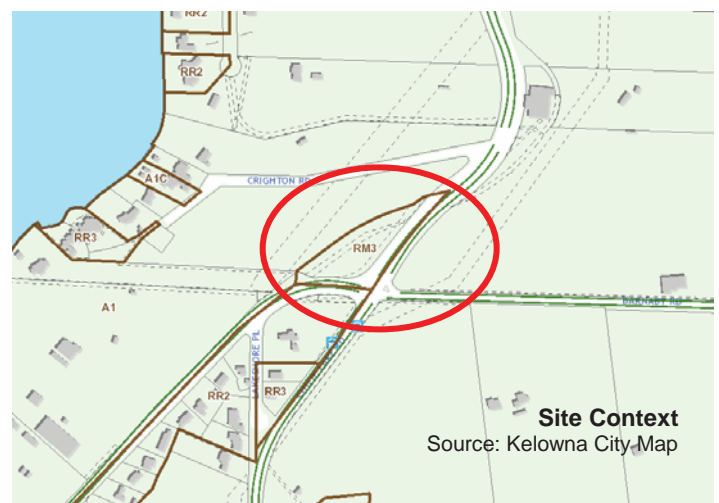
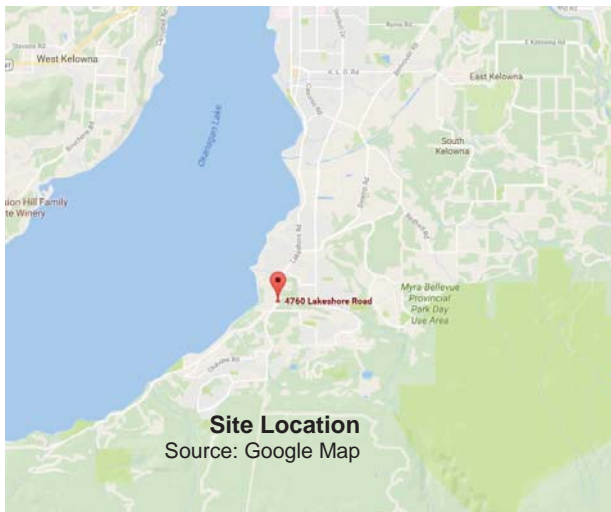
This application is for development permit to accommodate a 42 unit multi-family building located at 4760 Lakeshore Rd. This unique shaped property has required a highly custom architecture to conform to the arrow head property shape with distinction among the surrounding rural and semirural setting.



Site Context

The subject site consists of 2 lots that total approximately 0.69 ha (1.7acre) and is located at the intersection of Lakeshore Rd, Chute Lake Rd, and Barnaby Rd.

The property is zoned RM₃, Low Density Multiple Housing. It is adjacent to A1 zoning to the North and East, and RR2 to the South. The site requires a Hazardous Conditions DP and Multifamily Urban Design DP endorsement.





Overview

This development is located on a vacant property with Zoning of RM3. The Developer is looking to retain the existing zoning and undertake a Development Permit to facilitate the construction of a 42 unit multi-family concrete and steel building for now called Lakeshore Residences, the final brand name is yet to be determined.



The structure is in juxtaposition to the adjacent agrarian setting and is an example of an evolving form being defined as 'Okanagan Modern'. We believe this design approach defines the differences between a home and farm while concurrently being respectful of the neighbors. The built form is composite of three residential blocks with interconnected circulation. The blocks are defined visually by the two main street-side entrances and their inverted barrel canopy.



The appearance from the Lakeshore Drive frontage will be of three 3 storey buildings in a crescent of built fabric. These indentations react to the transition of the daily shadow pattern to emphasize the fundamental blocks. Further textural treatments of the façade strengthen the balance between horizontal and vertical patterns and provide dynamic visual interest. The building is designed in a modern aesthetic that spans the Lakeshore Road frontage creating the impression of multiple

smaller structures composed of high quality materials including fiber cement siding and architectural concrete.

The stepped-back nature of the building and the unique nature of the floor layouts resulted in non-stackable units that are unique from one another on each floor. The most effective structural solution for this type of design is a continuous concrete transfer slab on each floor. These slabs, combined with the site shape, define the contemporary architectural language of the exterior. A significant area of the building facade is to be finished with different wood products, which implies the building's belonging to a semi-rural area, rather than an urban centre.

It is also worth mentioning that the trend in winery design (including recent Okanagan wineries) is leaning towards contemporary, rectilinear shapes. The idea behind this approach is centered on the intentional contrast effect - an expressively man-made structure that is sunken into the immense mass of the natural beauty. Given that the project is located in an area with many nearby wineries, it will fit in well with this theme.

The Architecture is formed around the following key statements:

- Focus the unit view-lines on the lake and provide ample outdoor living spaces
- Offer prominent streetside entrances with concave 'barrel' shaped canopies
- Deliver a contemporary architecture as an expression of Okanagan Modern which is in juxtaposition to the agrarian setting.
- Brand the development with dramatically reaching terraces at each building end made steadfast with buttresses similar to tree limb braces used near harvest time
- Create a 'visual music' with undulating massing, varied roofline, wall texture and fenestration
- Balance the overall horizontal / vertical energy of the forms
- Enclose the parking including visitor and oversupply bike storage



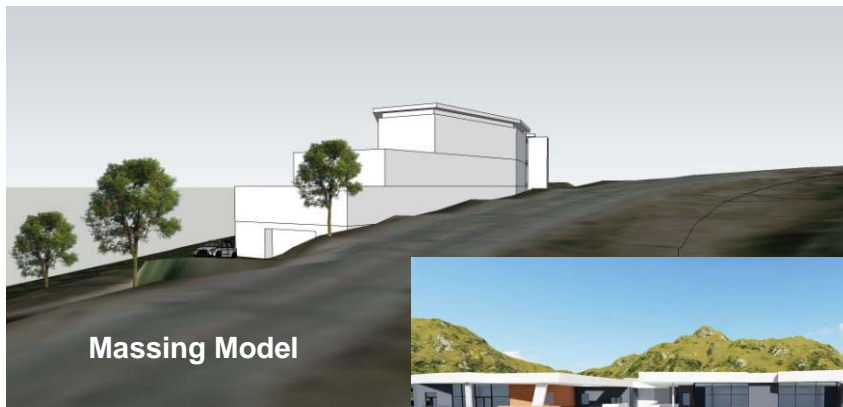
The building is set back 15m from the agricultural uses to the North, and provides an intensively planted agricultural buffer. The land slopes downhill south to north exposing the parkade north façade. A utility ROW in the favour of the City skirts the agriculture buffer planting strip allowing residents a connecting pathway.

The development provides ample private open space (1709m²), which exceeds the bylaw minimum by 94%. The open space will consist of large lake view decks and at grade landscaped areas. At the rear of the building adjacent to the ALR Buffer there will be a beautiful shared walkway with seating nodes at intervals for the shared enjoyment of the residents. These amenities will make this a conveniently livable building that promotes a healthy community. The unit mix for the building consists of 1 bachelor, 15-1 bedroom, 16-2 bedroom, and 10-3 bedroom units.

Variance Requested

To Vary Building Height from 10m/3 storeys to 17.2m/4 storeys.

From the street, this building will appear to be a 3 storey building in accordance with the zoning bylaw, but due to topographic restraints the building will be 4 storeys against the rear of the property as it slopes downward. The lowest floor (parkade) will be screened from downhill properties by an extensive 15m vegetative buffer, so the building will appear to be 3 storeys from most angles of view. Given the physical site challenges and visual design considerations provided, the applicant is seeking support from staff and council for this minor variance.



Conclusion

This high quality building will deliver a stunning product at a key intersection in the Mission. With open space far in excess of the Bylaw requirements, the building will create a healthy community in a charming setting. The unique opportunity to provide a well-designed project graced by adjacent orchards and vineyards is a truly Okanagan experience that will set the bar high for future developments. The applicant seeks support from Staff and Council for this development permit application.

ATTACHMENT B

This forms part of application
DP17-0043/DVP17-0044

Planner
Initials

EW


City of Kelowna
COMMUNITY PLANNING

Agricultural Land Commission, 1993

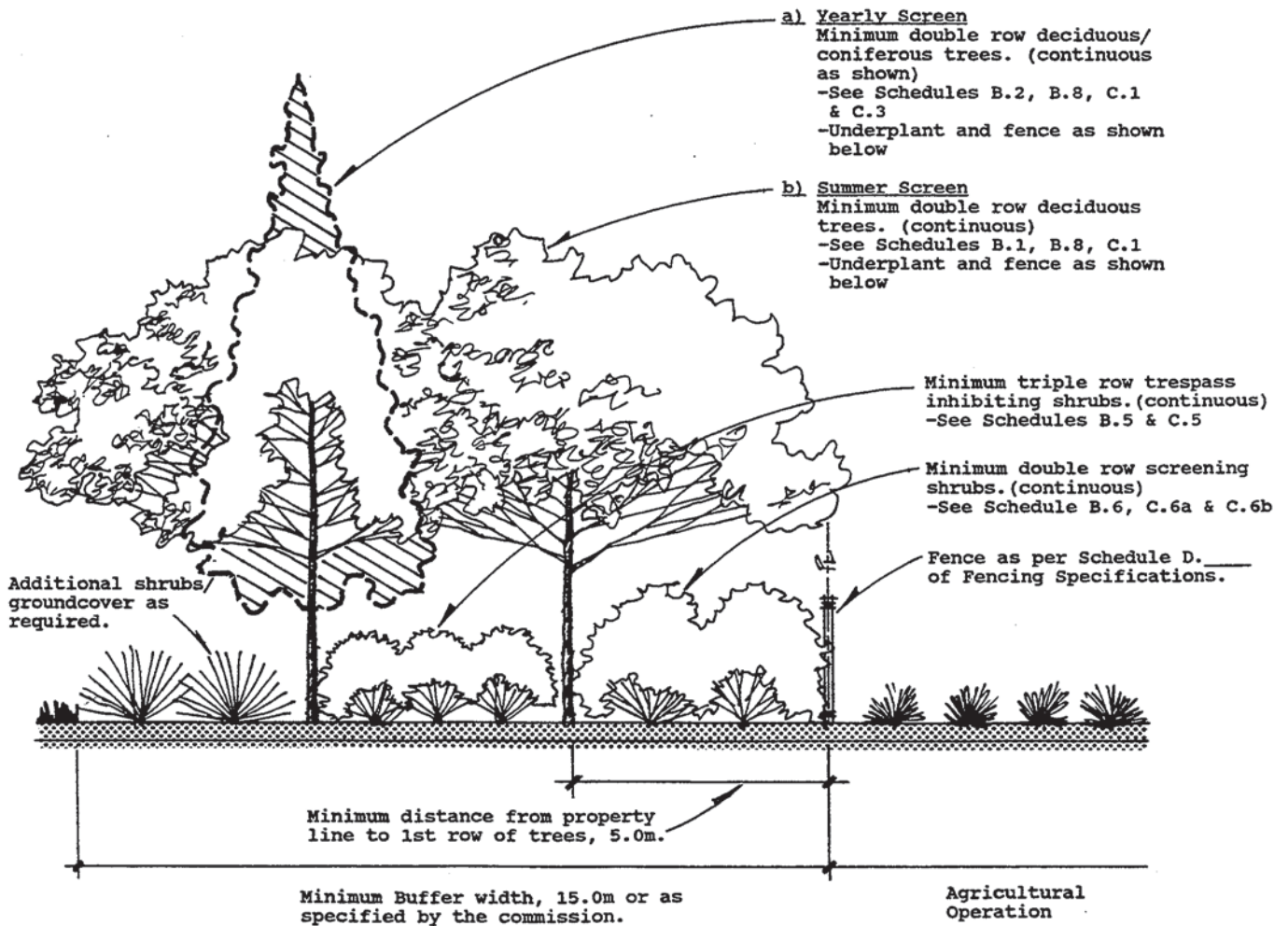
Landscape Buffer Specifications - 15m

SCHEDULE A: BUFFER TYPES

A.3: Airborne Particle and Visual Screen

- a) Yearly Screen
- b) Summer Screen

Buffers agricultural operations from trespass and vandalism while offering a greater physical setback between potential conflicting land uses, visually screening uses from one another and minimizing the exchange of undesirable airborne particulate matter between incompatible land uses. (Note: Coniferous trees should be used in the buffer in situations where visual and particulate screening is required on a year round basis. Solution A.3a)



ATTACHMENT C

This forms part of application

DP17-0043/DVP17-0044

Planner
Initials

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City of
Kelowna
COMMUNITY PLANNING

