City of Kelowna
Regular Council Meeting
AGENDA

Tuesday, September 19, 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 Mayor Basran.

3. Confirmation of Minutes 1 - 8

Public Hearing - September 12, 2017
Regular Meeting - September 12, 2017

4. Bylaws Considered at Public Hearing

4.1 130 McCurdy Rd, BL11460 (OCP17-0007) - Father Delestre Columbus (2009) Society Inc 9 - 9

Requires a majority of all members of Council. (5)
To give Bylaw No. 11460 second and third readings in order to change the Future Land Use designation from EDINST - Educational/Major Institutional to MXR - Mixed Use (Residential/Commercial).

4.2 130 McCurdy Rd, BL11461 (Z17-0021) - Father Delestre Columbus (2009) Society Inc 10 - 10

To give Bylaw No. 11461 second and third readings in order to rezone the subject property from A1 - Agriculture 1 zone to the C3 - Community Commercial zone.

4.3 840 Mayfair Rd, BL11452 (Z17-0033) - Benjamin Page-et 11 - 11

To give Bylaw No. 11452 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

4.4 4653 Raymer Rd, BL11458 (Z15-0013) - Ronald Egert 12 - 12

To give Bylaw No. 11458 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU4 - Low Density Cluster Housing zone.

4.5 **3511 Landie Rd, BL11459 (Z17-0043) - David Dombowsky** 13 - 13

To give Bylaw No. 11459 second and third readings and be adopted in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

4.6 **3050 Sexsmith Road, BL11465 (Z17-0060) - CK16 Property Group Ltd. BC1098771** 14 - 14

To give Bylaw No. 11465 second and third readings in order to rezone the subject property from the A1 - Agriculture zone to the I6 - Low Impact Transitional Industrial zone.

4.7 **4609 Lakeshore Road - BL11468 (OCP16-0023) - Novation Design Studio** 15 - 15

Requires a majority of all members of Council. (5)

To give Bylaw No. 11468 second and third readings in order to change the Future Land Use designations of portions of the subject properties as per Map A.

4.8 **4609 Lakeshore Road - BL11469 (Z16-0068) - Novation Design Studio** 16 - 16

To give Bylaw No. 11469 second and third readings in order to rezone portions of the subject properties as per Map "B".

4.9 **2755 McCurdy Road, BL11472 (OCP16-0004) - Prodev GP Ltd. and 1378310 Alberta Ltd.** 17 - 18

Requires a majority of all members of Council (5).
To give Bylaw No. 11472 second and third readings in order to change the Future Land Use designation of portions of the subject property as per Map "A".

4.10 **BL10876 (TA11-0010) - Amendment to City of Kelowna Zoning Bylaw No. 8000, RHM4 - Hillside Cluster Multiple Housing** 19 - 24

To give Bylaw No. 10876 second and third readings in order to amend the RHMR - Hillside Cluster Multiple Housing zone in the Zoning Bylaw No. 8000.

4.11 **2755 McCurdy Road, BL11473 (Z16-0030) - Prodev GP Ltd and 1378310 Alberta Ltd.** 25 - 26

To give Bylaw No. 11473 second and third readings in order to rezone the subject property 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

6.1 815 Rose Ave, Z16-0022 (BL11416) - Paul Neufeld and Douglas Kirk 27 - 27

To adopt Bylaw No. 11416 in order to rezone the subject property to RM1 - Four Dwelling housing to facilitate the development of four dwelling units.

6.2 815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld & Douglas Kirk 28 - 28

To rescind first, second and third readings for Bylaw No. 11256 and close the file.

6.3 815 Rose Avenue - DP16-0101 and DVP17-0108 - Douglas Richard Kirk 29 - 42

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

To consider the form and character of four-plex housing and to vary the location of two required parking stalls to be located within 1.5 m of the side property lines on the east and west sides.

6.4 2350 Norris Road S, Z17-0061 (BL11446) - 0837937 BC Ltd Inc 43 - 44

To adopt Bylaw No. 11446 in order to rezone the subject property from I1 - Business Industrial zone to the I2 - General Industrial zone.

6.5 2350 Norris Road S - DP17-0111 and DVP17-0112 - R354 Enterprises Ltd 45 - 59

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 two industrial buildings and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

6.6 3626 Mission Springs Drive, DP17-0125 and DVP17-0126 - Green Square Development Ltd 60 - 102

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 multi-family housing project; and to vary the minimum side yard setback from 7.0 m required to 4.5 m proposed, the minimum front yard setback from 6.0 m required to 1.5 m proposed, minimum parking requirements from 209 stalls required to 198 stalls proposed, and to vary the maximum height from 18.0 m or 4.5 storeys required to 21.7 m or 6 storeys.

6.7 671 Ellis Street, DVP17-0148 - Angelo Kokonas 103 - 124

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

To vary the maximum site coverage of buildings on a parcel and to vary the maximum lot coverage to facilitate the development of an accessory building on the subject property.

7. Reminders

8. Termination

City of Kelowna
Public Hearing
Minutes

Date:	Tuesday, September 12, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray*, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack
Staff Present	City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; 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 Tuesday, August 29, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, September 1, 2017 and Wednesday September 6, 2017 and by sending out or otherwise mailing 44 statutory notices to the owners and occupiers of surrounding properties on Tuesday, August 29, 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 TA15-0008 (BL11369) - Miscellaneous Housekeeping Text Amendments - Carriage Houses and Accessory Buildings

Councillor Gray declared a perceived conflict of interest as she is currently constructing a carriage home and departed the meeting at 6:05 p.m.

Councillor Sieben joined the meeting at 6:05 p.m.

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.

No one from the Gallery came forward.

There were no further comments.

Councillor Gray rejoined the meeting at 6:07 p.m.

3.2 2240, 2250 & 2260 Ethel St, Z17-0035 (BL11453)- JD Nelson & Associates Ltd

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

The City Clerk advised that the following correspondence was received:

Letter in Support:
Judy Stinger, Bernard Avenue, Ste. 218

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

Benjamin Nelson, West Hastings and Tim McLennan Architecture, Lakeshore Road
- Made comment to the letter of support that had been received.
- Spoke with Interior Health and their plans for the area and it became very clear that there was a shortage of housing.
- Displayed two renderings and noted that this is the first project of this scale in the area; developers have taken their time to ensure the project is sensitive to the surrounding neighbours.
- Have no intention of pushing boundaries of the zone.
- One variance is required to enclose the garages and the front yard setback is in response to lane widening.
- Believes this development is a good transition piece as well the diversity amongst the 50 units makes for a well thought out plan.
- Responded to questions from Council.

No one from the Gallery came forward.

There were no further comments.

3.3 4610 Darin Place, Z17-0054 (BL11463) - Randall Schmidt and Josephine Pirolli

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.

DRAFT

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:25 p.m.

Mayor

Deputy City Clerk

/acm

DRAFT

City of Kelowna
Regular Council Meeting
Minutes

Date:	Tuesday, September 12, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack
Staff Present	City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:25 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Stack.

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor DeHart

R731/17/09/12 THAT the Minutes of the Public Hearing and Regular Meeting of August 29, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 TA15-0008 (BL11369) - Miscellaneous Housekeeping Text Amendments

Councillor Gray declared a perceived conflict of interest as she is currently constructing a carriage home and departed the meeting at 6:27 p.m.

Moved By Councillor Given/Seconded By Councillor Hodge

R732/17/09/12 THAT Bylaw No. 11369 be read a second and third time.

Carried

Councillor Gray rejoined the meeting at 6:27 p.m.

4.2 2240, 2250 & 2260 Ethel St, Z17-0035 (BL11453) - JD Nelson & Associates Ltd

Moved By Councillor Gray/Seconded By Councillor Given

R733/17/09/12 THAT Bylaw No. 11453 be read a second and third time.

Carried

4.3 4610 Darin Place, Z17-0054 (BL11463) - Randall Schmidt and Josephine Pirolli

Moved By Councillor Stack/Seconded By Councillor DeHart

R732/17/09/12 THAT Bylaw No. 11463 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 306 statutory notices to the owners and occupiers of surrounding properties on Tuesday, August 29, 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. Development Permit and Development Variance Permit Reports

6.1 1330 St. Paul St, Z16-0067 (BL11338) - Burro Developments Ltd

Moved By Councillor DeHart/Seconded By Councillor Stack

R734/17/09/12 THAT Bylaw No. 11338 be adopted.

Carried

6.2 1330 St. Paul St, DP16-0246 and DVP16-0247- Burro Developments Ltd

Staff:
- Displayed a PowerPoint Presentation summarizing the application.
- Clarified a correction to the rezoning chart in the staff report which states a minimum parking requirement of 33 stalls and there are 32 stalls with cash in lieu for one less stall.
- 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.

Andrew Gaucher G Group Developments & Hans Neumann, Architect:
- Displayed a rendering of the proposal.
- Displayed a PowerPoint Presentation displaying rendering of proposal and noted that if approved there will be a mix of for sale and for lease units with a technology company, law firm and real estate firm.
- Providing rooftop garden, shower, change rooms and bike storage for building occupants.

- Listened to concerns brought forward and revised the plan accordingly; the car elevator was implemented to densify the project.
- The 16 m setback has to do with the boutique style podium and to create a pedestrian friendly environment.
- The Architect discussed the challenges with the narrow 50 ft lot and trying to accommodate all functions such as access, Fortis transformer, vehicle clearance and provide required parking; will be tenant parking only not for public parking.
- Considerations for setbacks in this zone included sun angles in order to receive sun from the laneway and sidewalk; believes there will not be an impact as it is a smaller building.
- Noted that some variances are required for the stairwells and circulation on the north side.
- Confirmed that 2 units at the front and will be subdivided into 2 strata lots but are small units and probably too small for retail.
- Majority of second floor parking is private parking for owner but some spots will be used for tenant parking as well; majority of tenants will park on the first floor.
- Couriers and deliveries would use street parking.
- Discussed setbacks to the property line and windows facing future development and noted there would be no windows in that area of the setback.
- Responded to questions from Council.

Gallery:

Maggie O'Neal and Trish Smith, Ellis Street
- Read from a statement and commented that they are in support of economic development and a vibrant downtown, however, there is a difference between vibrant and congested.
- Raised concern with the laneway being so narrow and vehicles currently driving too fast in both directions.
- Recommended a one-way laneway to mitigate issues.
- Raised concern with the proposals garage entrance and the elevator lift blocking laneway traffic.
- Raised concern that trucks currently park in the lane way which hinders exiting.
- Questioned whether the 16 m variance impacts moving trucks and if there is enough clearance.
- Questioned whether the city had considered settlement issues with current buildings.
- Believes this development will negatively impact buildings already there.

Andrew Gaucher G Group Developments & Hans Neumann, Architect:
- Advised that laneway traffic was discussed at the rezoning stage and noted the setbacks from the rear lane and will also be widening the laneway as requested.
- Confirmed geotechnical reports have been completed on this soil for constructability and there are no concerns.
- Respects concerns but advised there are no issues with functionally fitting.
- The elevator is ready to receive the vehicle; there is no loading station and confirmed only one vehicle at a time.
- Responded to questions from Council.

Staff:
- Confirmed that independent of the application laneway issues can be reviewed by the Traffic Operations Division at any time.
- Confirmed the variance on parking is size of stall, not the number of stalls and is meeting the requirements through the parking in lieu.
- Confirmed the C7 zone was updated in March and that the maximum height is 26 storeys for that lot.
- Confirmed services bays are dealt with on a case by case requirement and believe professional offices will not require a lot of loading requirements.

Moved By Councillor Given/Seconded By Councillor Sieben

R735/17/09/12 THAT final adoption of Rezoning Bylaw No. 11338 (Z16-0067) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0246 for Lot 16, District Lot 139, ODYD Plan 645, located at 1330 St Paul St, 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 Council authorize the issuance of Development Variance Permit DVP16-0247 for Lot 16, District Lot 139, ODYD Plan 645, located at 1330 St. Paul Street, Kelowna, BC;

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

Section 14.7.5 Development Regulations (h)

1. To vary the setback above the 16.0 height mark for the front yard from 3.0 metres to 0.77 metres.
2. To vary the setback above the 16.0 height mark for the side yard (north) from 4.0 metres to 0.025 metres.
3. To vary the setback above the 16.0 height mark for the side yard (south) from 4.0 metres to 2.72 metres.
4. To vary the setback above the 16.0 height mark for the rear yard from 3.0 metres to 0.61 metres.

Section 8.1.11 Size and Ratio (a)

5. To vary the two-way drive aisle with from 7.0m to 6.0m.

Section 8.1.11 Size and Ratio (a)

6. To vary the extra width of a parking stall when the parking stall abuts an obstruction from 0.2m to 0.0m.

Section 8.1.11 Size and Ratio (b)

7. To vary the maximum ratio of compact car parking spaces from 10% to 24.2%.

Section 8 Table 8.2 Loading Schedule

8. To vary the required number of loading spaces from 2 spaces to zero spaces.

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.

Carried
Councillor Hodge - Opposed

6.3 781 Bay Ave, DVP17-0128 - Folio Building Group Inc

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Concern:
Sheila Prichard, Pettigrew St.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Gray/Seconded By Councillor Given

R736/17/09/12 THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0128 for Lot 28 & 29, Section 30, Township 26, ODYD, Plan 1304, located at 781 Bay Avenue, Kelowna, BC;

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

Section 13.6.6: RU6 – Two Dwelling Housing Development Regulations
To vary the required side yard setback (adjoining lot line) on each property from 2-2.3m permitted to 1.2m proposed;

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

Carried

7. Reminders

Moved By Councillor Stack/Seconded By Councillor Hodge

R737/17/09/12 THAT Council direct staff to advise of any planned review of downtown laneways.

Carried

8. Termination

The meeting was declared terminated at 7:59 p.m.

Mayor

Deputy City Clerk

/acm

DRAFT

CITY OF KELOWNA

BYLAW NO. 11460

Official Community Plan Amendment No. OCP17-0007
130 McCurdy 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 on Lot 2, Section 26, Township 26, ODYD, Plan 39917 located on McCurdy Road, Kelowna, B.C., from the EDINST – Educational / Major Institutional designation to the MXR – Mixed Use (Residential/Commercial) designation.

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

Read a first time by the Municipal Council this 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Amended at third reading and Adopted by the Municipal Council this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11461
Z17-0021 – 130 McCurdy 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 2, Section 26, Township 26, ODYD Plan 39917 located on McCurdy Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone.

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

Read a first time by the Municipal Council this 28th day of August, 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. 11452
Z17-0033 – 840 Mayfair 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 5 District Lot 143 ODYD Plan 42833 located on Mayfair Road, Kelowna, B.C., from the RU1– Large Lot Housing zone to the RU1C– Large Lot Housing with Carriage House 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 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

_____
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11458
Z15-0013 – 4653 Raymer 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 2, District Lot 580A, SDYD Plan 15364 located on Raymer Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU4 – Low Density Cluster 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 28th day of August, 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. 11459
Z17-0043 – 3511 Landie 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 A, District Lot 134, ODYD Plan EPP16841 located on Landie Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House 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 28th day ofust, 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. 11465
Z17-0060 – 3050 Sexsmith 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 30 Section 3 Township 23 ODYD Plan 18861 loacated on Sexsmith Road, Kelowna, B.C., from the A1 – Agriculture zone to the I6 – Low Impact Transitional Industrial 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 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

_____ _____
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11468

Official Community Plan Amendment No. OCP16-0023
4609 Lakeshore 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 the "Kelowna 2030 – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of Lot A, DL 167, ODYD, Plan KAP85172, except Plan EPP52184, "As per Map "A" attached to and forming part of this bylaw" located on 4609 Lakeshore Road, Kelowna, B.C., from the S2RES - Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) 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 28th day of August, 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. 11469
Z16-0068 – 4609 Lakeshore 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 portions of Lot A, DL 167, ODYD, Plan KAP85172, except Plan EPP52184, "As per Map "B" attached to and forming part of this bylaw" located on Lakeshore Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM2 – Low Density Row Housing zone and P3 – Parks & Open Space 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 28th day of August, 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. 11472

Official Community Plan Amendment No. OCP16-0004
2755 McCurdy 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 portions Lot 1, District Lots 124 and 415, ODYD, Plan KAP84653 except Plan EPP45174, located on 2755 McCurdy Road, Kelowna, B.C., from the REP – Resource Protection Area designation to the MRL – Multiple Unit Residential (Low Density) designation as 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 28th day of August, 2017.

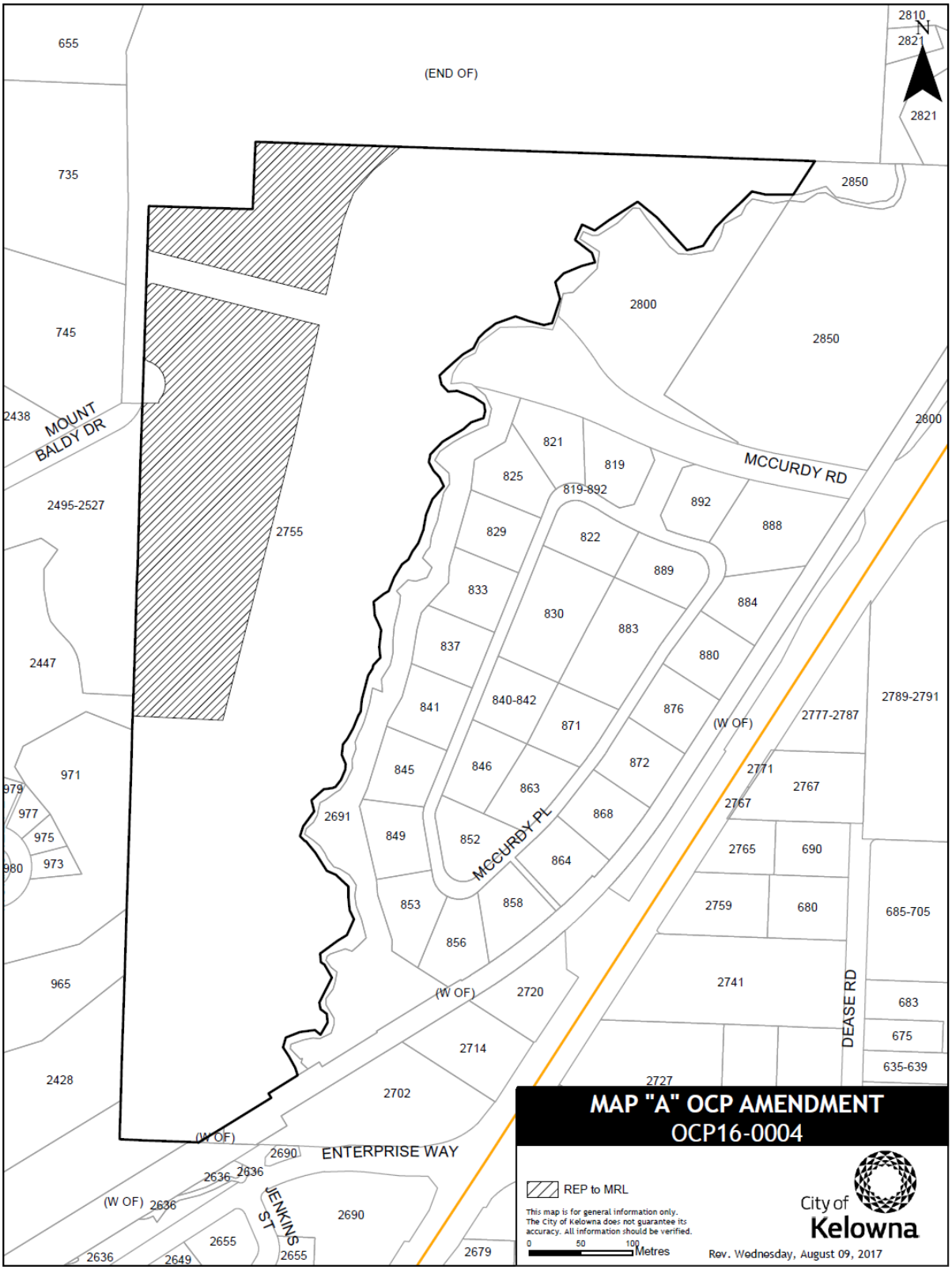
Considered at a Public Hearing on the

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


MAP "A" OCP AMENDMENT
OCP16-0004
REP to MRL
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 50 100 Metres
City of Kelowna
Rev. Wednesday, August 09, 2017
N
MCCURDY RD
MCCURDY PL
MOUNT BALDY DR
ENTERPRISE WAY
JENKINS ST
DEASE RD
(END OF)
(W OF)
655
735
745
2438
2495-2527
2447
971
979
977
975
980
973
965
2428
2755
2691
2810
2821
2850
2800
821
819
825
819-892
892
888
829
822
889
833
830
884
883
837
880
841
840-842
871
876
845
846
863
872
849
852
868
864
853
858
856
2720
2714
2702
2690
2636
2655
2649
2679
2789-2791
2777-2787
2771
2767
2765
690
2759
680
685-705
2741
683
675
635-639
2727

CITY OF KELOWNA

BYLAW NO. 10876

Text Amendment No. TA11-0010-Amendment to the City of Kelowna Zoning Bylaw No. 8000 – RHM4 – Hillside Cluster Multiple Housing Zone

---

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Table of Contents, Section 13: Urban Residential Zones** be amended by adding in the following in its appropriate location:

   "13.17 RHM4 – Hillside Cluster Multiple Housing"

2. AND THAT **Section 1 – General Administration, 1.3 Zoning Map**, 1.3.1 be amended by adding in its appropriate location the following:

RHM4	Hillside Cluster Multiple Housing

3. AND THAT **Section 13 – Urban Residential Zones** be ameneded by adding in a new Section **13.17 RHM4 – Hillside Cluster Multiple Housing Zone** as attached too and forming part of this bylaw as Schedule "A";

4. This bylaw may be cited for all purposes as "Bylaw No. 10876, being TA11-0010 – RHM4 – Hillside Cluster Multiple Housing Zone to Zoning Bylaw No. 8000".

5. 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 14th day of July, 2014.

Considered at a Public Hearing on the 29th day of July, 2014.

Read a second and third time by the Municipal Council this 29th day of July, 2014.

Second and third readings rescinded by the Municipal Council this 28th day of August, 2017.

Considered at a Public Hearing on

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

13.17 RHM4 – Hillside Cluster Multiple Housing

13.17.1 Purpose

To provide a zone for comprehensively planned clusters of low rise, low density apartment housing with urban services, typically in a strata format. The express goal is to minimize the impacts of development on the natural environment, topography, open space, and visual character of Kelowna. Site wide density including areas of voluntary dedication and protection is to be generally consistent with Multiple Unit Residential (Low Density) Official Community Plan future land use designation; however, the form and character of development may include low density apartment housing.

13.17.2 Definitions

Despite conflicting definitions found elsewhere in this bylaw, the following definitions shall apply for the purposes of interpreting the regulations of this zone:

HEIGHT means, with respect to a building, the maximum vertical distance above a straight line drawn between the lowest corner of the front of the approved Building Envelope Covenant and the lowest corner of the rear of the approved Building Enveloped Covenant measured to the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof, excluding those structures identified in Section 6.6.1 of this bylaw.

13.17.3 Principal Uses

(a) **multiple dwelling housing**
(b) **boarding or lodging housing**
(c) **congregate housing**
(d) **group home, major**
(e) **supportive housing**

13.17.4 Secondary Uses

(a) **agriculture, urban**
(b) **care centres, major**
(c) **home based businesses, minor**
(d) **community recreation services**

13.17.5 Buildings and Structures Permitted

(a) **apartment housing**
(b) **row housing**
(c) **stacked row housing**
(d) permitted **accessory buildings** and **structures**

13.17.6 Subdivision Regulations

(a) The minimum **site width** is 30.0 m.
(b) The minimum **site depth** is 30.0 m.
(c) The minimum **site area** is 5000 m^2.

13.17.7 Development Regulations

(a) The maximum floor area ratio is 0.5. Maximum density may be calculated using the original site area, but is dependent on the protection (dedicated or covenanted) of environmentally sensitive features, hazardous condition areas (including slopes greater than 30%), and visually significant features. It is possible that the maximum density may not be achievable on the resulting developable areas.

Where at least 75% parking spaces are provided totally beneath habitable space of a principal building, beneath useable common amenity areas, or in a garage/carport providing that in all cases, the parking spaces are screened from public view, the floor area ratio may be increased by 0.05.

(b) The maximum site coverage is 50% and together with the areas of driveways and parking areas shall not exceed 60%. Those areas dedicated, covenanted or otherwise protected may not be used in calculating site coverage.

(c) The minimum site front yard is 3.0m except that it is 4.5m, measured from the back of curb or sidewalk, whichever is closest, for any part of a building over the lesser of 7.5m or 2 storeys.

(d) The minimum site side yard is 4.5m, except that it is 6.0m for any part of a building over the lesser of 7.5m or 2 storeys.

(e) The minimum site rear yard is 7.5m, except that it is 9.0 m for any part of a building over the lesser of 7.5m or 2 storeys.

(f) Dwellings or groups of dwellings must be separated by a minimum of 4.5 m. Vehicle parking or storage is not permitted in this area.

(g) Accessory buildings and structures shall be set back 1.5m from any lot line, and shall be a minimum of 4.5m from any principal residential building.

13.17.8 Building Form and Massing

(a) For **apartment housing**, the following Building Form and Massing regulations shall apply, with the intent of providing a flexible approach to building height while improving building articulation standards:

i. The maximum height is 13.0m. Where a principal building is located entirely on a natural bench having a natural grade of less than 20%, the maximum height is the lesser of 13.0m or 3 storeys. See Diagram 13.9.

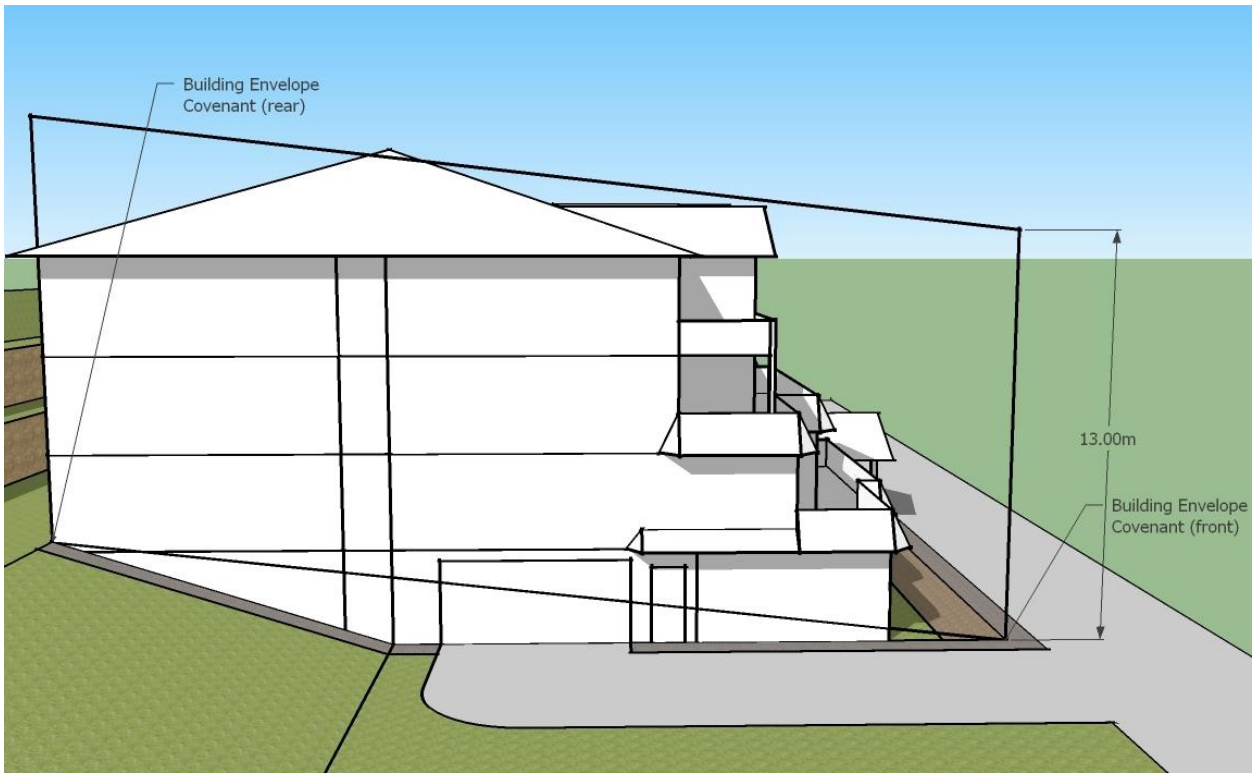


Diagram 13.9: 13m Maximum Height As Measured From Straight Line Between Building Envelope Points

ii. The maximum height of any vertical wall element facing down-slope is the lesser of 7.5m or 2 storeys, above which the down-slope building face must be stepped back by a minimum average cumulative depth of 6.0m. Where a principal building is located entirely on a natural bench having a natural grade of less than 20%, no down-slope step back is required. See Diagram 13.10.

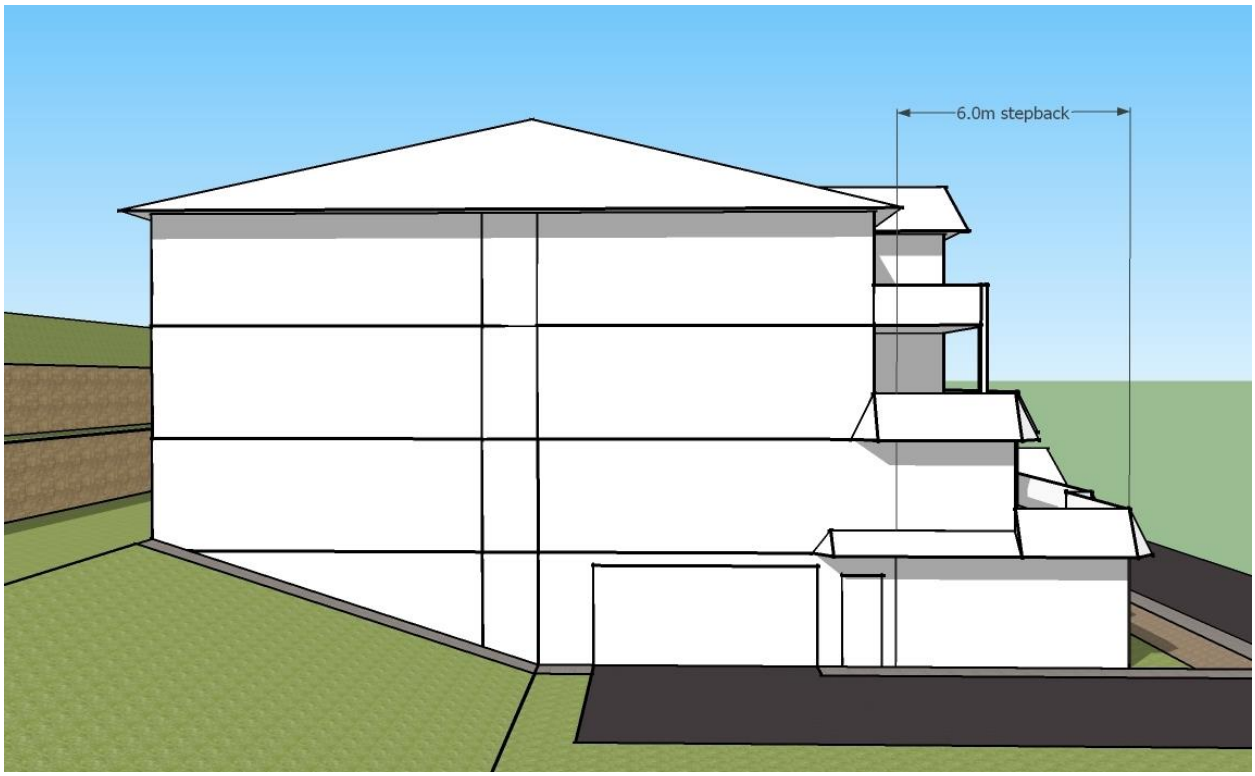


Diagram 13.10: Downslope Building Articulation

(b) For **row housing** or **stacked row housing**, the following Building Form and Massing regulations shall apply:

i. The maximum height is 9.5m, except it is 4.5m for accessory buildings. See Diagram 13.11.

Diagram 13.11: 9.5m Maximum Height As Measured From Straight Line Between Building Envelope Points

ii. The maximum height of any vertical wall element facing a front yard, rear yard or flanking street (including walkout basements) is the lesser of 7.5 m or 2 storeys above which the building face must be stepped back a minimum of 2.1 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in height to a maximum of 9.5m, provided that a deck and roof structure projecting a minimum of 3.0 m from the face of the wall breaks up the wall face. No wall face directly above or below the deck and roof structure may exceed 5.0m in height. See Diagram 13.12.

Diagram 13.12: Downslope Building Articulation

iii. All decks (including the supporting posts or columns) shall not exceed 4.5 m or 1 storey in height inclusive of any support structure or retaining wall (within a horizontal distance of 1.2 m). Height will be

measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.

iv. No horizontal wall face may exceed 7.5 m in length after which the wall face must be staggered or offset by a minimum of 0.45 m in a side yard, and by 1.2 m in a front yard, rear yard, or flanking street. See Diagram 13.12.

v. A maximum of 6 ground oriented dwelling units per building is permitted.

13.17.9 Other Regulations

(a) A minimum area of 7.5 m^2 of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m^2 of private open space shall be provided per 1 bedroom dwelling, and 25.0 m^2 of private open space shall be provided per dwelling with more than 1 bedroom. Despite Section 2.3.3, private open space may also include recreational trails and natural areas directly accessible by residents.

(b) No continuous building frontage shall exceed 40.0 m for a building 3 storeys or greater, or 65.0m for a 2 storey building. An accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

(c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

CITY OF KELOWNA

BYLAW NO. 11473
Z16-0030
2755 McCurdy 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 portions of Lot 1, District Lots 124 and 415, ODYD, Plan KAP846453 except Plan EPP45174 located on 2755 McCurdy Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RHM4 – Hillside Cluster Multiple Housing zone as shown on 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 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

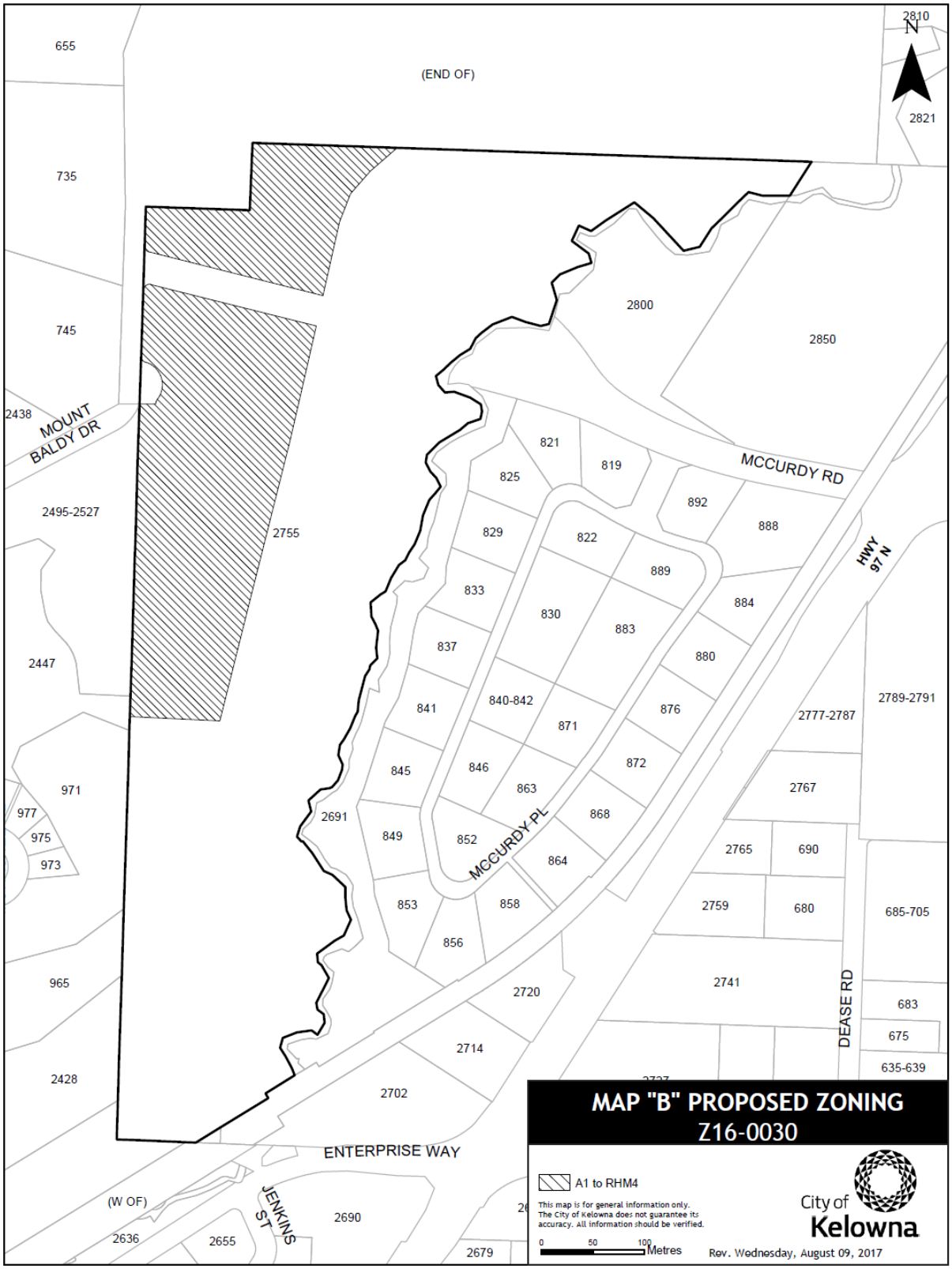
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk


MAP "B" PROPOSED ZONING
Z16-0030
A1 to RHM4
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 50 100 Metres
Rev. Wednesday, August 09, 2017
City of Kelowna
N
(END OF)
MOUNT BALDY DR
MCCURDY RD
MCCURDY PL
HWY 97 N
DEASE RD
ENTERPRISE WAY
JENKINS ST
(W OF)
655
735
745
2438
2495-2527
2447
971
977
975
973
965
2428
2810
2821
2800
2850
2755
821
819
825
892
888
829
822
889
833
830
884
883
837
880
841
840-842
876
871
845
846
872
863
868
2691
849
852
864
853
858
856
2720
2714
2702
2690
2636
2655
2679
2789-2791
2777-2787
2767
2765
690
2759
680
685-705
2741
683
675
635-639

CITY OF KELOWNA

BYLAW NO. 11416
Z16-0022 – 815 Rose Aveune

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 6, District Lot 136, ODYD, Plan 11487 located on Rose Avenue, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM1 – Four 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 29th day of May, 2017.

Considered at a Public Hearing on the 27th day of June, 2017.

Read a second and third time by the Municipal Council this 27th day of June, 2017.

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11256
Z16-0022 – Paul Neufeld and Douglas Kirk
815 Rose Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 1236, ODYD, Plan 8116 located on Rose Avenue, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM1 – Four 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 27th day of June, 2016.

Considered at a Public Hearing on the 12th day of July, 2016.

Read a second and third time by the Municipal Council this 12th day of July, 2016.

Rescind first, second and third readings this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	September 19, 2017		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	DP16-0101 DVP	**Owner:**	Paul Benjamin Neufeld Douglas Richard Kirk
Address:	815 Rose Avenue	**Applicant:**	Douglas Richard Kirk
Subject:	Development Permit and Development Variance Permit		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RU6 – Two Dwelling Housing		
Proposed Zone:	RM1 – Four Dwelling Housing		

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11416 be considered by Council;

AND THAT first, second and third readings of Rezoning Bylaw No. 11256 be rescinded and the file closed;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0101 and Development Variance Permit DVP17-0108 for Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, 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 8.1.9(c) Parking and Loading: Location
To allow two required parking stalls to be located within 1.5m of the side property lines on the east and west sides;

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

2.0 Purpose

To consider the form and character of four-plex housing and to vary the location of two required parking stalls to be located within 1.5 m of the side property lines on the east and west sides.

3.0 Community Planning

Community Planning supports the Development Permit and Development Variance Permit on the subject property as it is consistent with Official Community Plan (OCP) Policies regarding Urban Growth and Infill. The proposed design meets the majority of the design guidelines for Comprehensive Development – Multi-Family and attention has been given to ensure the street facing frontages have a high quality of design.

The two variances are to allow two required parking stalls to be located within the side yard setback within 1.5m of the property lines on the east and west sides. The impact will be minimal on the adjacent properties as the stalls are located in the rear off of the lane and the applicant has proposed fencing around the property to ensure privacy.

4.0 Proposal

4.1 Background

The subject property features a 1 ½ storey single family dwelling that was constructed in 1960 and a small storage shed that will be demolished as part of this development. The applicants began this process in April 2016 with a proposal for a total of 3 units. Council passed 2nd and 3rd readings on the rezoning for that proposal on July 12th, 2016. The applicants requested their application to be put on-hold and have come up with a redesign and a new proposal for 4 units which received 2nd and 3rd reading on June 27th, 2017.

4.2 Project Description

The proposed four-plex housing meets the current OCP Policies regarding Compact Urban Form and Sensitive Infill by creating density where infrastructure exists, and providing a height and massing that is sensitive to the neighbourhood.

The four-plex is designed in modern and contemporary style with visually interesting rooflines in addition to rooftop patio outdoor amenity space for each unit. The materials and colours relate to the region's visual landscape by incorporating natural materials such as stone into the design. Attention to the streetscape is apparent as the two front units have ground-oriented and well defined front entrances. There are wall projections and indentations that create visual interest along the front facade. The height is consistent with several other new builds in the area, and it is anticipated that as this area redevelops this proposal will be consistent with the future streetscape.

4.3 Variances

Two variances are considered as a function of the site layout. Each of the four units requires 1.5 parking stalls for a total of 6 parking stalls. The applicant is proposing 4 covered stalls in a common garage accessed from the lane, with 2 additional stalls on either side of the garage. The 2 uncovered stalls are located at 0.0 m to the lot line when 1.5 m is required in the Zoning Bylaw. The stalls have been increased in width to 3.45 m to accommodate the additional width required when both sides of a parking stall are obstructed (fence, and garage wall). It is not anticipated that the location of these parking stalls with have a negative impact

on the adjacent properties as they are located in the rear of the property well away from the nearby homes, and fencing will be used for screening.

4.4 Site Context

The subject property is located in South Pandosy east of Richter Street and south of Ethel Street on the south side of Rose Avenue. The subject property is within walking distance to a variety of amenities including Guisachan Village, Cameron Park, Kelowna General Hospital, and is located on a bicycle corridor with access to the proposed Ethel Street Active Transportation Corridor.

There are two other applications on Rose Avenue at this time that are also rezoning to a four-plex with similar elevations and floor plans. The representatives from each project have taken care to ensure that differences in the materials and colour palette of each application provides variety and individuality of the projects.

Subject Property Map: 815 Rose Ave

5.0 Current Development Policies

5.1 Comprehensive Design Guidelines

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		✓	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓

6.0 Application Chronology

Date of Application Received: April 6, 2016
Date Public Consultation Completed: April 9, 2016
Date of Public Hearing: July 12, 2016
Revised Plans Received: May 3, 2017
Date Revised Public Consultation Completed: May 9, 2017
Date of Revised Public Hearing: June 27, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development and Development Variance Permit DP16-0101 and DVP17-0108
Schedule "A": Dimensions and Siting
Schedule "B": Exterior Elevations and Materials

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT

City of Kelowna

APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0101 AND DVP17-0108

Issued To:	Paul Benjamin Neufeld Douglas Richard Kirk
Site Address:	815 Rose Avenue
Legal Description:	Lot 2, District Lot 136, ODYD, Plan 8116
Zoning Classification:	RM1 – Four Dwelling Housing
Development Permit Area:	Comprehensive Development Permit – Multi-Family

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. DP16-0101 and Development Variance Permit DVP17-0108 for Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, Kelowna, BC be issued 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 8.1.9(c) Parking and Loading: Location
To allow two required parking stalls to be located within 1.5m of the side property lines on the east and west sides;

AND FURTHER THAT this Development 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 Date
Community Planning & Real Estate

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

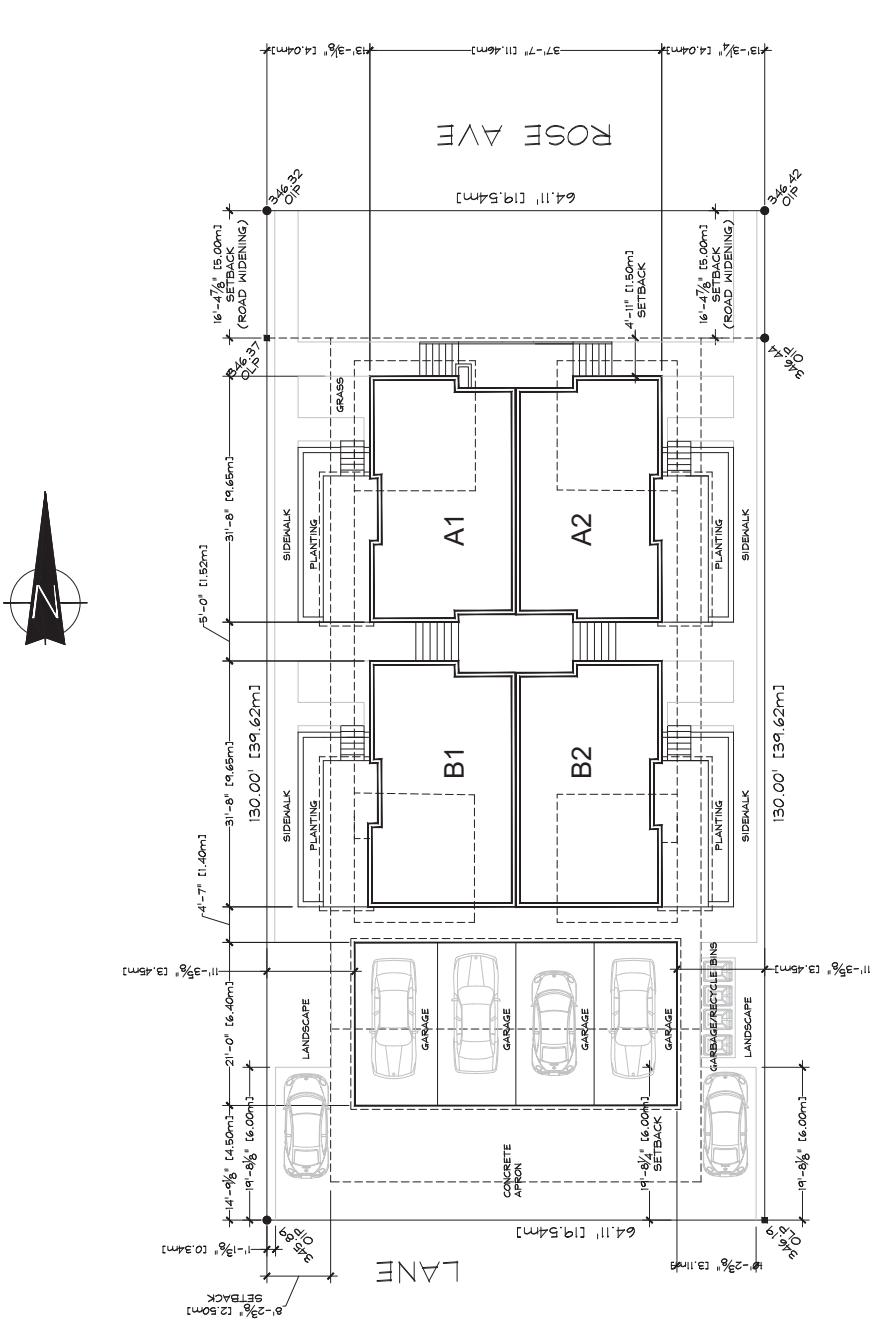
SCHEDULE A

This forms part of application

DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB



LOT INFORMATION

ZONING RU6 PROPOSED RM1
LEGAL DESCR. Lot 2 DL136 PLAN 8116
CIVIC ADDRESS 815 ROSE AVE.

FLOOR AREA RATIO:
MAIN FLOOR = 2,082 SF
UPPER FLOOR = 1,992 SF
GARAGE = 872 SF
TOTAL SQ/FT = 4,946 SF
LOT AREA = 8,334 SF
FAR = 0.59 MAX ALLOWED 0.60

TOTAL SITE COVERAGE
MAIN FLOOR = 2,082 SF
GARAGE = 872 SF
PARKING/DRIVEWAY = 978 SF
= 3,932 SF

TOTAL LOT SQ/FT = 8,334 SF
TOTAL FOOTPRINT = 3,932 SF
TOTAL COVERAGE = 47.18%
MAX ALLOWED 50%

LOT COVERAGE

BUILDING COVERAGE
MAIN FLOOR = 2,082 SF
GARAGE = 872 SF
= 2,954 SF

TOTAL LOT SQ/FT = 8,334 SF
TOTAL FOOTPRINT = 2,954 SF
TOTAL COVERAGE = 35.45%
MAX ALLOWED 40%

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: 1/8"=1'-0"
DATE: MAY 1/17
SHEET NO. A1
SITE PLAN

'Rose Avenue Project'
815 ROSE AVE, KELOWNA, BC

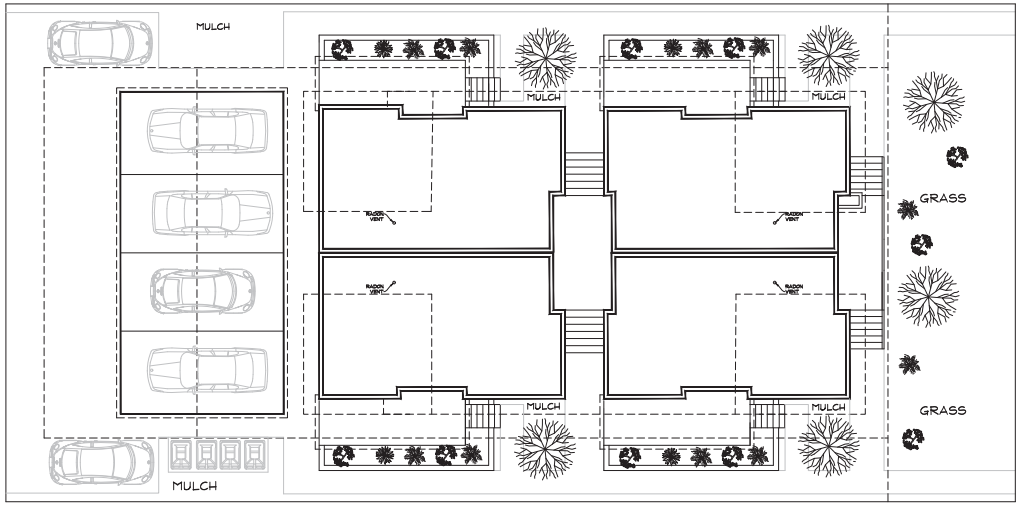
SCHEDULE A

This forms part of application

DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB



MAPLE

JAPANESE MAPLE

NINE BARK

BARBERRY

SMALL PLANTS AND FLOWERS
WILL BE ADDED TO PLANTING BEDS

LOT INFORMATION

ZONING RU6	PROPOSED RM1
LEGAL DESCR.	LOT 2 DL136 PLAN 8116
CIVIC ADDRESS	815 ROSE AVE.

'Rose Avenue Project'

815 ROSE AVE, KELOWNA, BC

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: 1/8"=1'-0"

DATE: MAY 1/17

LANDSCAPE PLAN

SHEET NO. L1

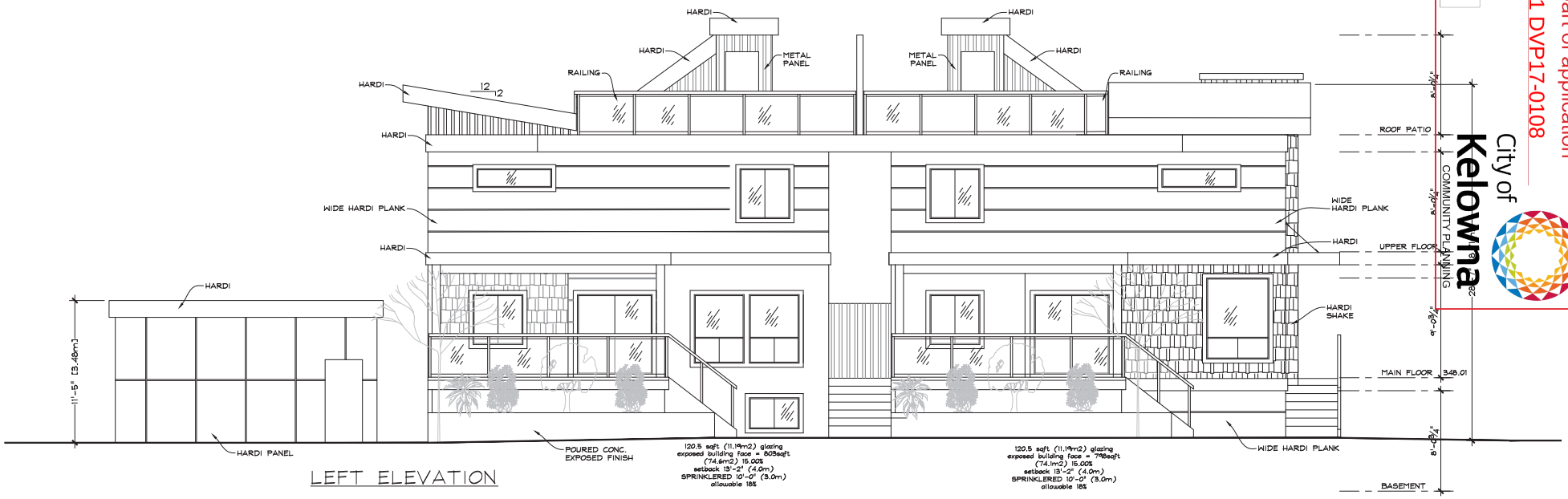
SCHEDULE B

This forms part of application

DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB



LEFT ELEVATION

FRONT ELEVATION

'Rose Avenue Project'

815 ROSE AVE, KELOWNA, BC

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: 1/4"=1'-0"	SHEET NO. A6
DATE: APR 26/17	
ELEVATIONS	

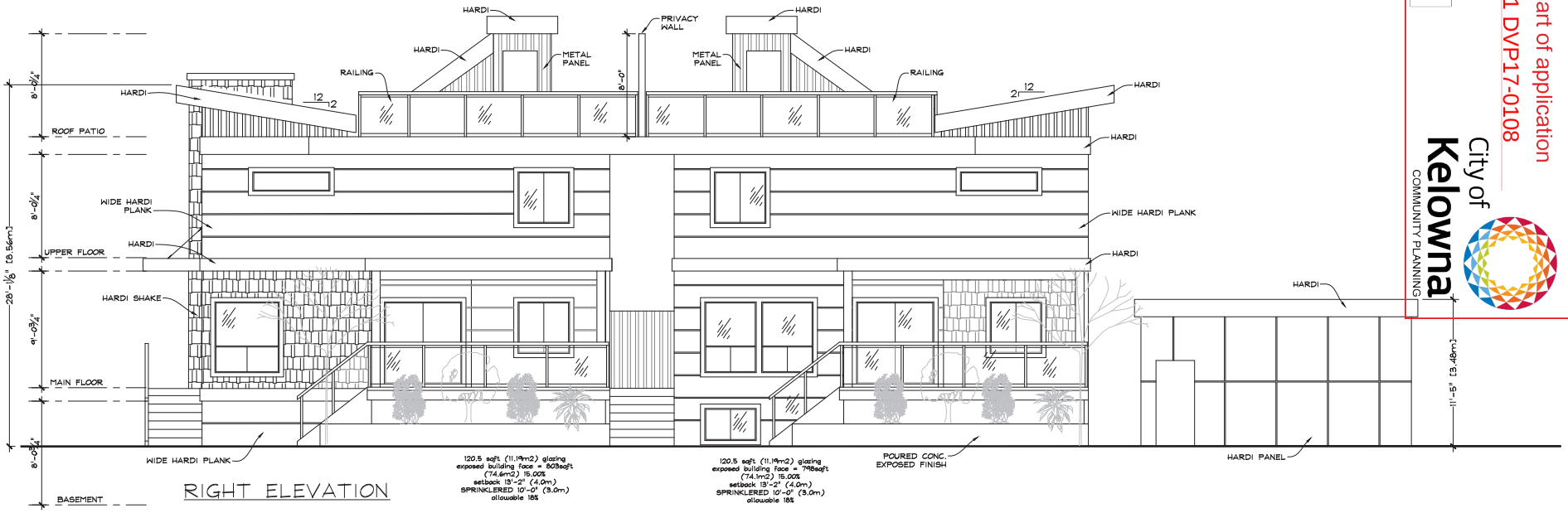
SCHEDULE B

This forms part of application

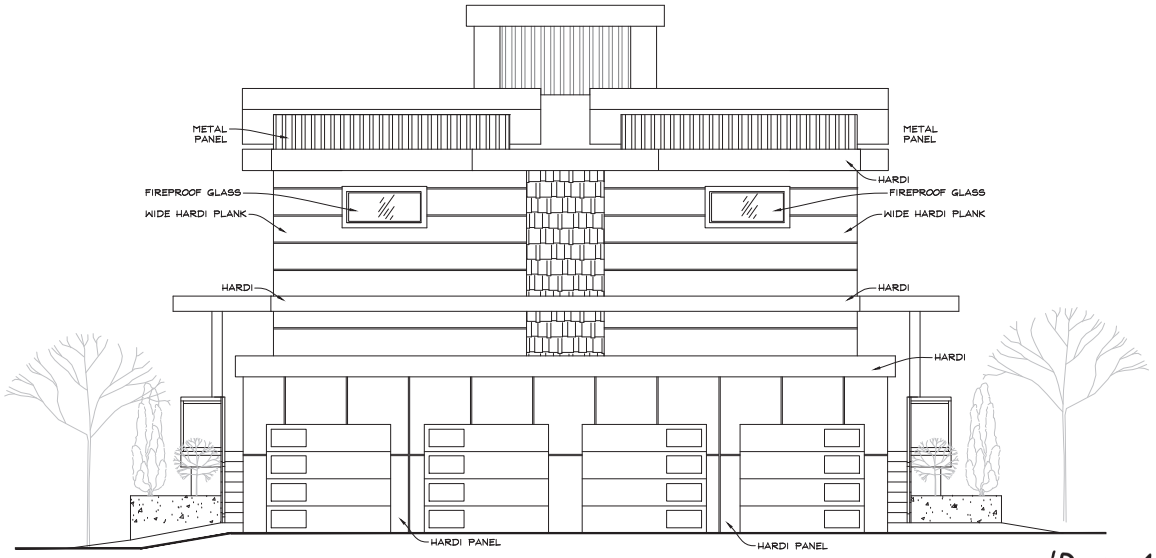
DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB



RIGHT ELEVATION



REAR ELEVATION

'Rose Avenue Project'

815 ROSE AVE, KELOWNA, BC

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: 1/4"=1'-0"	SHEET NO. A7
DATE: APR 26/17	
ELEVATIONS	

SCHEDULE **B**

This forms part of application

DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

SCHEDULE B

This forms part of application

DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

SCHEDULE B

This forms part of application

DP16-0101 DVP17-0108

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

CITY OF KELOWNA

BYLAW NO. 11446
Z17-0061 – 2350 Norris Road South

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 3, Section 2, Township 23, ODYD, Plan EPP67824 located on Norris Road South from the I1 – Business Industrial zone to the I2 – General Industrial zone as shown on 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 24th day of July 2017.

Considered at a Public Hearing on the 15th day of August, 2017.

Read a second and third time by the Municipal Council this 15th day of August, 2017.

Amended at third reading this 11th day of September, 2017.

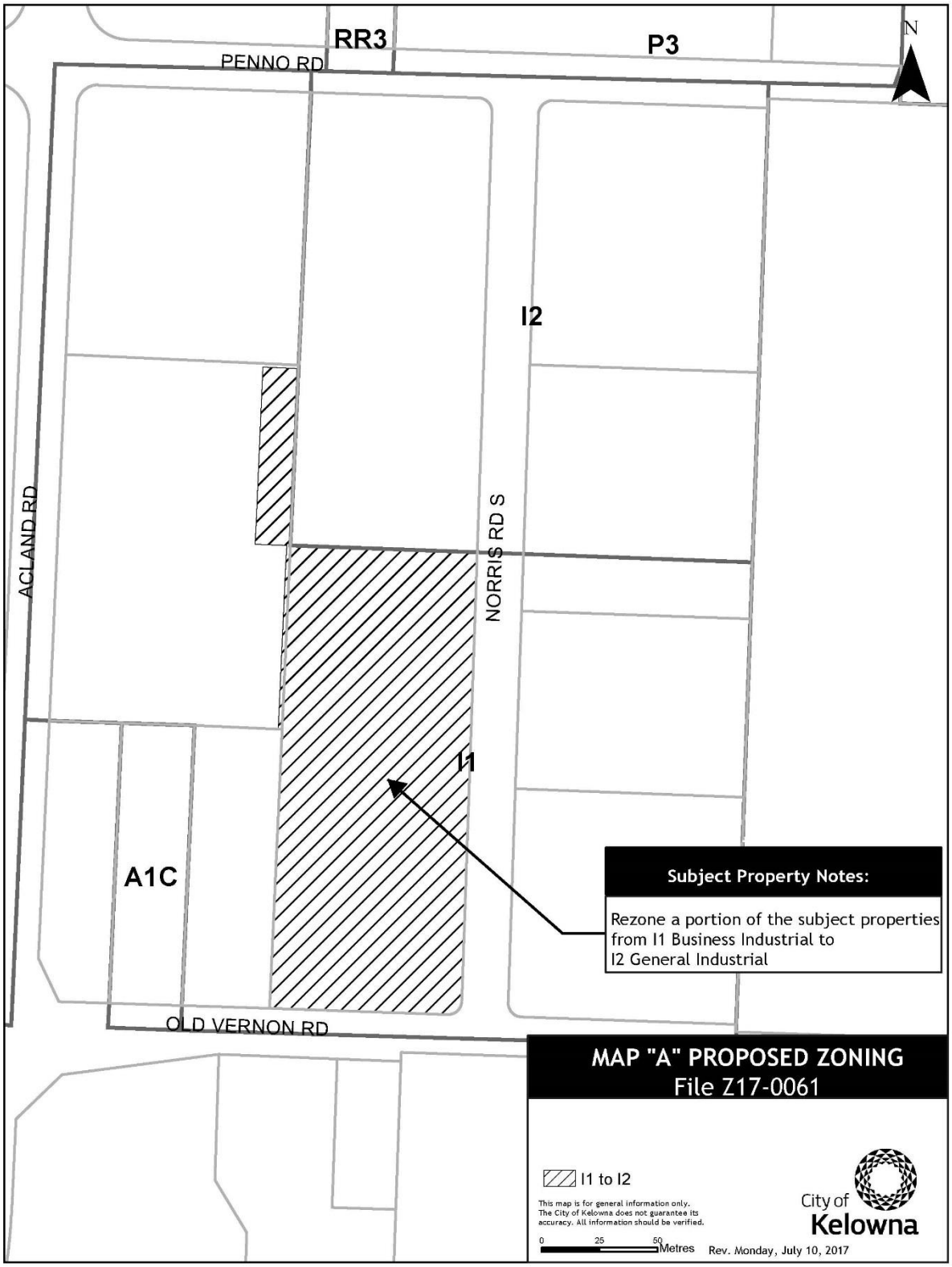
Approved under the Transportation Act this 14th day of September, 2017.

_____Audrie Henry_____
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk


RR3
P3
PENNO RD
N
I2
ACLAND RD
NORRIS RD S
I1
A1C
OLD VERNON RD
Subject Property Notes:
Rezone a portion of the subject properties from I1 Business Industrial to I2 General Industrial
MAP "A" PROPOSED ZONING
File Z17-0061
I1 to I2
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.
0 25 50 Metres
Rev. Monday, July 10, 2017
City of Kelowna

REPORT TO COUNCIL

Date:	September 19, 2017		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	DP17-0111 and DVP17-0112	**Owner:**	0837937 BC Ltd Inc. No. BC0837937
Address:	2350 Norris Road S	**Applicant:**	Kim McKechnie
Subject:	Development Permit and Development Variance Permit		
Existing OCP Designation:	IND - Industrial		
Existing Zone:	I2 – General Industrial		

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11446 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0111 and Development Variance Permit No. DVP17-0112 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2350 Norris Road S, Kelowna, BC subject to the following:

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

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

Section 15.2.5(e): I2 – General Industrial Development Regulations

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

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

2.0 Purpose

To consider a Development Permit for the Form and Character of two industrial buildings and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

3.0 Community Planning

Community Planning Staff supports the Development Permit for the Form and Character of two (2) proposed industrial buildings as the design meets the majority of the OCP Design Guidelines for Industrial Use and the design is consistent with other recent buildings in the area. The buildings feature large footprints in order to achieve significant square footage for the desired industrial tenants. Consideration has been given to the façade on Norris Road S to ensure appropriate signage, scale, and attractive design. The design is complemented by a 1.5m landscape area providing a buffer to the sidewalk on Norris Road S.

In order for the applicant to provide viable facilities for the desired tenants, a variance is being requested to achieve adequate operations for the loading areas. Staff supports the requested variance to the side yard setback for both buildings in order to accommodate the industrial tenants and their operations. The variance does not have any implications to municipal infrastructure and a negligible impact on the streetscape.

4.0 Proposal

4.1 Background

The subject property was split zoned between I1 – Business Industrial and I2 – General Industrial. The application for the Development Permit and Development Variance Permit was received on April 19, 2017 and showed one of the proposed buildings was located in both zones and therefore a rezoning application was required to rezone a portion of the property to I2 – General Industrial to be consistent.

4.2 Project Description

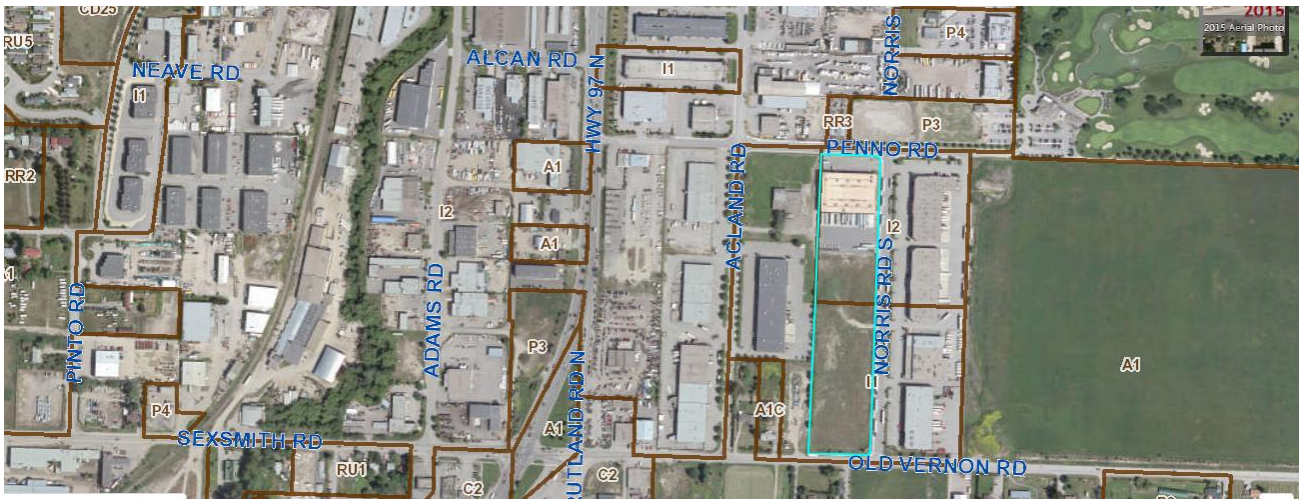
The form and character of the proposed industrial buildings is suitable for an industrial park and the large scale of the buildings will be desirable to a variety of tenants. The applicant has given consideration to the street facing facades to ensure a higher level of design on these facades. Large windows provide an interaction between the public and private realm, and entrances are well defined. The signage is a suitable scale and in an appropriate location on the facades of the buildings. Durable materials are proposed in a neutral colour palette. Parking has been provided between the buildings with loading at the rear of the buildings, creating a safer pedestrian environment.

The proposed flanking side yard variance from 6.0 m to 0.0 m does not impact any municipal infrastructure, and it allows the size of the buildings to be maximized, including the provision of loading areas. Landscaping is proposed along Norris Rd S which will help the form and character of the project and enhance the public realm.

4.3 Site Context

The property is located east of Highway 97 and north of Old Vernon Road in a predominantly industrial area. Old Vernon Road is a Comprehensive Development Permit Road.

Subject Property Map: 2350 Norris Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Permit Guidelines

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?		✓	
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?			✓
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?		✓	
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓

6.0 Application Chronology

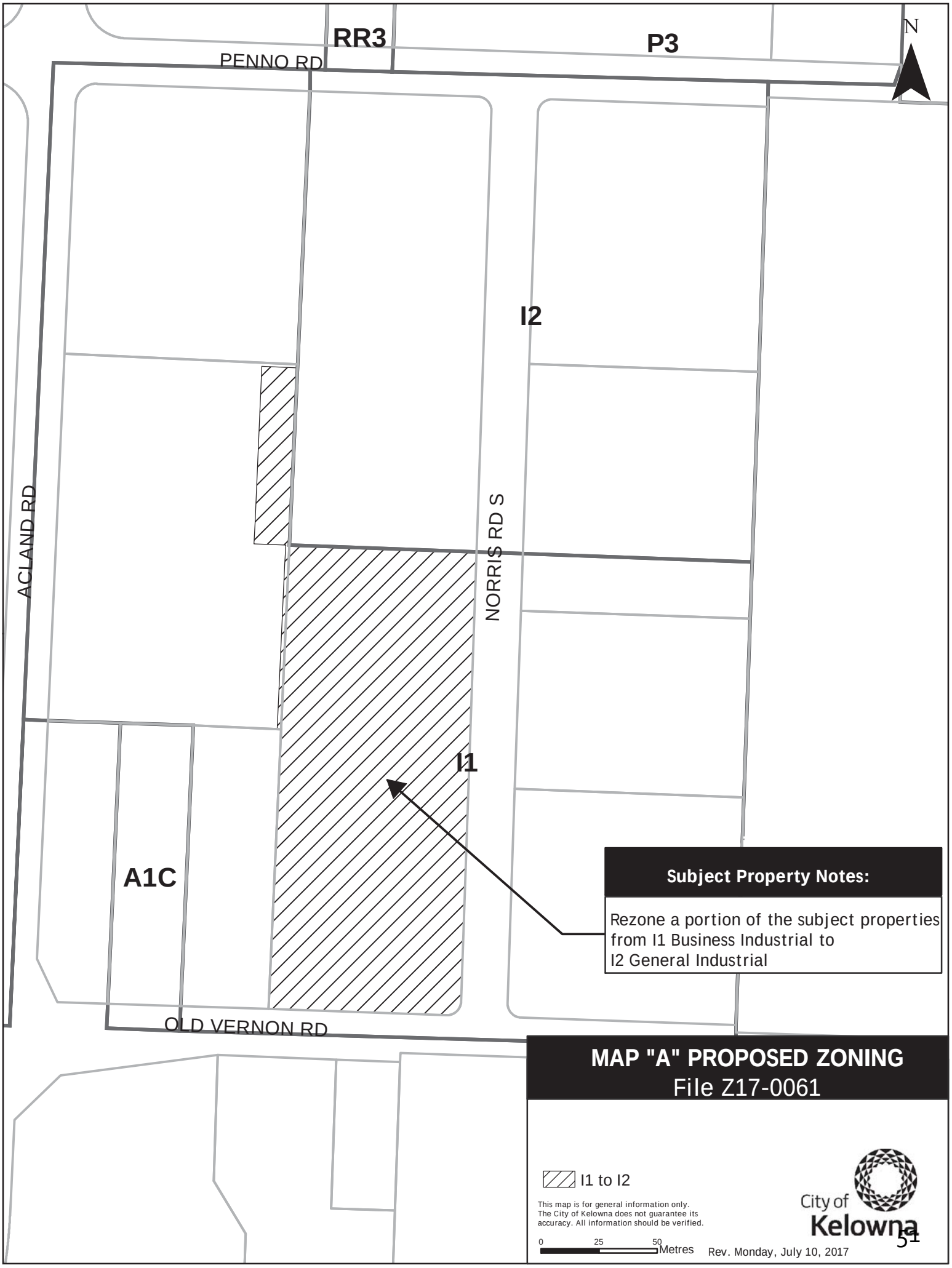
Date of Application Received: April 19, 2017
Date Public Consultation Completed: June 6, 2017

Date of Public Hearing for Zoning: August 15, 2017

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

Attachments:

Map "A": Rezoning Map
Draft Development and Development Variance Permit DP17-0111 and DVP17-0112
Schedule "A": Dimensions and Siting
Schedule "B": Elevations
Schedule "C": Landscape Plan


RR3
P3
PENNO RD
N
I2
ACLAND RD
NORRIS RD S
I1
A1C
OLD VERNON RD
Subject Property Notes:
Rezone a portion of the subject properties from I1 Business Industrial to I2 General Industrial
MAP "A" PROPOSED ZONING
File Z17-0061
I1 to I2
This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
0
25
50
Metres
City of Kelowna
Rev. Monday, July 10, 2017

DEVELOPMENT PERMIT
DEVELOPMENT VARIANCE PERMIT

City of Kelowna

APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP17-0111 AND DVP17-0112

Issued To:	0837937 BC Ltd Inc. No. BC0837937
Site Address:	2350 Norris Road
Legal Description:	Lot 3, Section 2, Township 23, ODYD, Plan EPP67824
Zoning Classification:	I2 – General Industrial
Development Permit Area:	Comprehensive Development Permit Area - Industrial

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. DP17-0111 and Development Variance Permit No. DVP17-0112 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2350 Norris Road S, Kelowna, BC 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 variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 15.2.5(e): I2 – General Industrial Development Regulations
To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

AND FURTHER THAT this Development 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 $28,775.00 OR

b) An Irrevocable Letter of Credit in the amount of $28,775.00.

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.

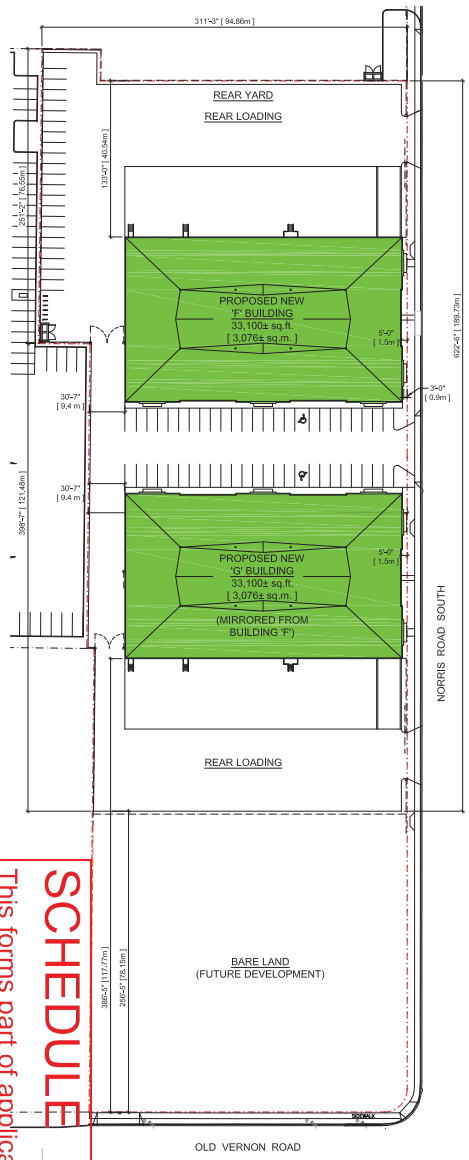
5. APPROVALS

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

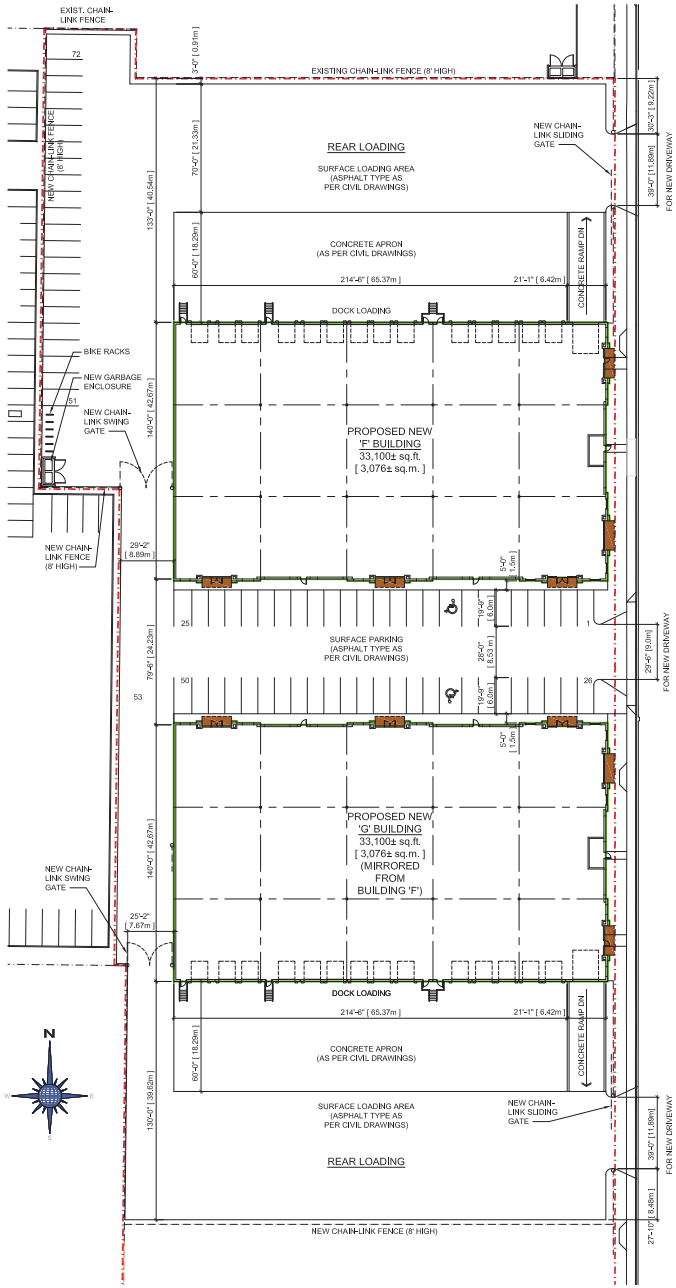
_____ _____

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

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



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



2 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

DRAWING LIST

DP1	SITE PLAN & PROJECT DATA
DP2	MAIN FLOOR PLAN
DP3	ELEVATIONS

PROJECT DATA

PROJECT NAME / ADDRESS

WAREHOUSE SHELL BUILDING 'F' & 'G'
2350 NORRIS ROAD SOUTH
KELOWNA, BC

APPLICABLE CODES:

2012 BC BUILDING CODE
ZONING BY-LAW (NO. 8000)

GOVERNING BODIES:

CITY OF KELOWNA

LEGAL DESCRIPTION:

LOT 3, PLAN EPP_____ (NOT YET REGISTERED)
FORMERLY LOT E, 27682, SEC. 2, TWP 23, O.D.Y.D.

ZONING:

I-1 (BUSINESS INDUSTRIAL)
I-2 (GENERAL INDUSTRIAL)

SITE AREA:	23,000 sq.m. [247,480 sq.ft.]	
DEVELOPED SITE AREA:	16,648 sq.m. [179,130 sq.ft.]	
BUILDING FOOTPRINT AREA:	3,076 sq.m. [33,100 sq.ft.] PER BUILDING	
TOTAL BUILDING FOOTPRINT AREA:	6,152 sq.m. [66,200 sq.ft.] 2 BUILDINGS	
	PERMITTED	PROVIDED
LOT WIDTH:	40.0m	82.5m
LOT DEPTH:	35.0m	267.9m
LOT AREA:	4,000 sq.m.	23,000 sq.m.
MAXIMUM SITE COVERAGE:	60%	27%
FLOOR AREA RATIO:	1.2 (I-1) or 1.5 (I-2)	0.36
HEIGHT:	16m (I-1) or 14m (I-2)	11m
SETBACKS:		
FRONT (OLD VERNON ROAD)	6.0m (I-1) or 7.5m (I-2)	117.8m
EAST SIDE (FLANKING - NORRIS RD)	4.5m (I-1) or 6.0m (I-2)	0.0m [VARIANCE]
WEST SIDE (INTERIOR LOT LINE)	0.0m (I-1) or 4.5m (I-2)	7.67m
REAR (INTERIOR LOT LINE)	0.0m (both zones)	42.5m

PARKING:

GENERAL INDUSTRIAL (UP TO 985 sq.m. x 2.0 / 100 sq.m. GFA)	20 STALLS	
WAREHOUSING (3,076 sq.m. x 0.5 / 100 sq.m. GFA)	16 STALLS	
TOTAL	36 STALLS PER BUILDING	72 STALLS
MEDIUM SIZE VEHICLE SPACES	10 STALLS (30%)	0 STALLS (0%)
COMPACT CAR SPACES	0 STALLS (0%)	0 STALLS (0%)
LOADING @ 1 / 1,900 sq.m. GFA	3 SPACES PER BUILDING	15 SPACES PER BUILDING
DRIVE AISLE	7.0m	7.5m

BICYCLE PARKING:

CLASS II @ 0.3 / 100 sq.m. GFA	9 SPACES PER BUILDING	18 SPACES

LANDSCAPE BUFFER:

FRONT (OLD VERNON ROAD):	3.0m	78.15m
SIDE - FLANKING (NORRIS RD)	3.0m	1.5m
SIDE - WEST	0.0m	0.0m
REAR - NORTH	0.0m	0.0m

LANDSCAPE TREATMENT LEVELS

FRONT (OLD VERNON ROAD)	2	2
SIDE - FLANKING (NORRIS RD)	3	3
SIDE - WEST	N/A	N/A
REAR - NORTH	3	3

CALLAHAN
PROPERTY GROUP
218 - 1626 Richter Street, Kelowna, B.C. V1Y 2M3
Ph: (250) 717-3000 Fax: (250) 717-3400
Email: leasing@callahanpg.ca
Website: www.callahanpg.ca

SEALS

CONSULTANTS

• THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
• THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING THE WORK.
• THESE DRAWINGS ARE NOT TO BE SCALED.

IMPERIAL ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES

ISSUED FOR

NO.	DATE	DESCRIPTION
1	2017.05.24	ISSUED FOR DP

PROJECT TITLE

PROPOSED WAREHOUSE
SHELL BUILDING 'F' & 'G'

NORRIS RD SOUTH, KELOWNA, B.C.

DRAWING TITLE

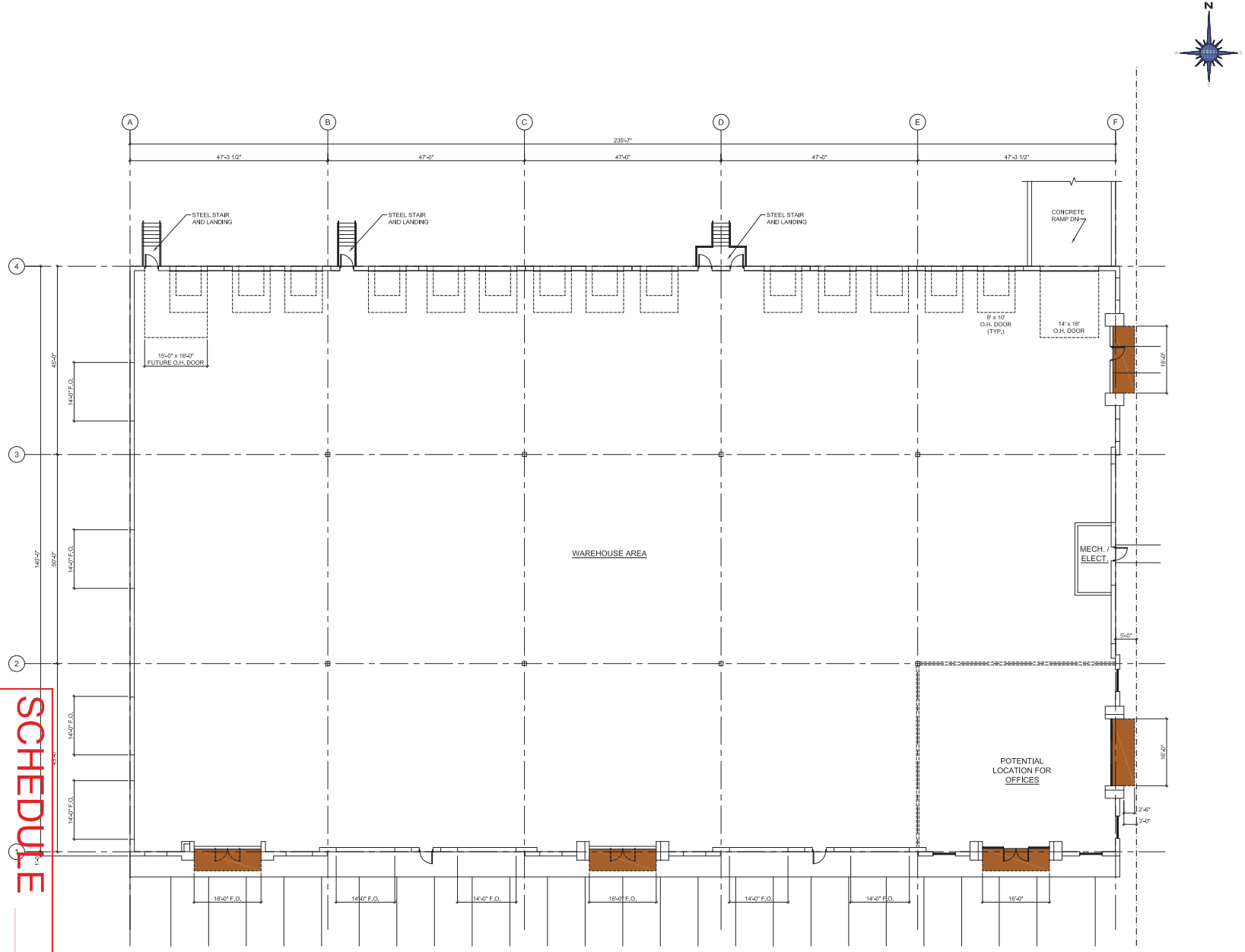
SITE PLAN &
PROJECT DATA

DATE 2017-05-24 DRAWN BW
PLOT DATE -
CAD FILE -

PROJECT NO. DRAWING NO.

DP1

SCHEDULE A
This forms part of application
DP17-0111
DVP17-0112
Planner Initials TB
City of Kelowna
COMMUNITY PLANNING



1 FLOOR PLAN - BUILDING 'F' (BUILDING 'G' TO BE MIRRORED)
SCALE: 3/32" = 1'-0"

CALLAHAN PROPERTY GROUP
218 - 1626 Richter Street, Kelowna, B.C. V1Y 2M3
Ph: (250) 717-3000 Fax: (250) 717-3400
Email: leasing@callahanpg.ca
Website: www.callahanpg.ca

SEALS

CONSULTANTS

• THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
• THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING THE WORK.
• THESE DRAWINGS ARE NOT TO BE SCALED.

IMPERIAL ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES

ISSUED FOR

NO.	DATE	DESCRIPTION
1	2017.05.25	ISSUED FOR DP

PROJECT TITLE

PROPOSED WAREHOUSE SHELL BUILDING 'F' (SHELL BUILDING 'G' TO BE MIRRORED FROM 'F')

NORRIS RD SOUTH, KELOWNA, B.C.

DRAWING TITLE

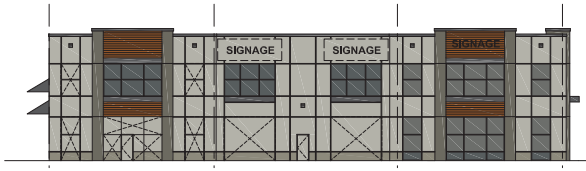
MAIN FLOOR PLAN

DATE 2017-05-25 DRAWN BW
PLOT DATE -
CAD FILE -

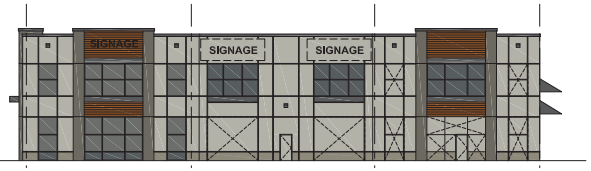
PROJECT NO. DRAWING NO.

DP2

SCHEDULE A
This forms part of application
DP17-0111
DVP17-0112
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

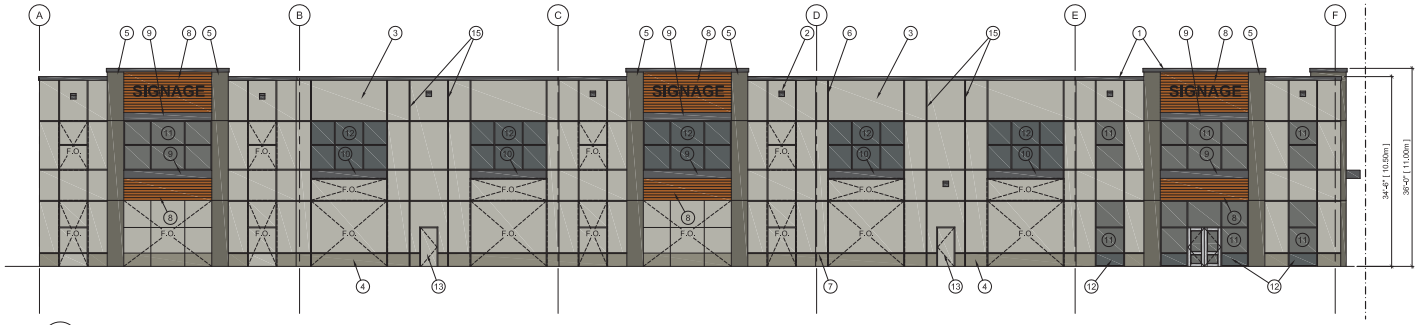


BUILDING 'G'

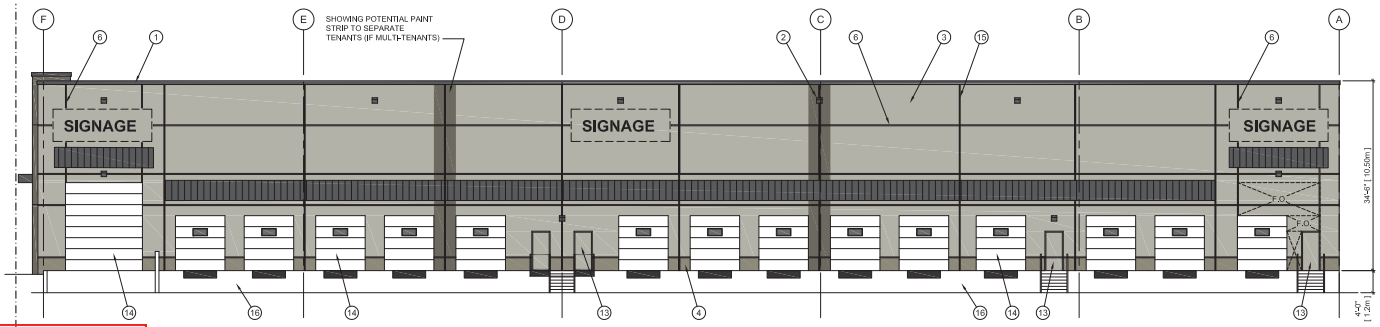


BUILDING 'F'

EAST OVERALL ELEVATION (FLANKING STREET - FACING NORRIS ROAD SOUTH)
SCALE: 1/16" = 1'-0"



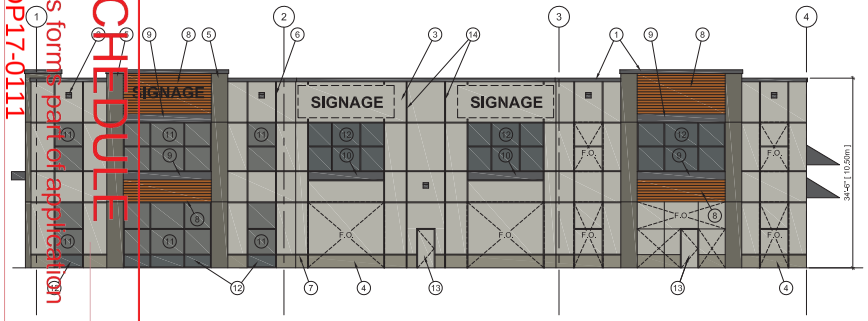
1 SOUTH ELEVATION (FRONT) - BUILDING 'F'
SCALE: 3/32" = 1'-0"



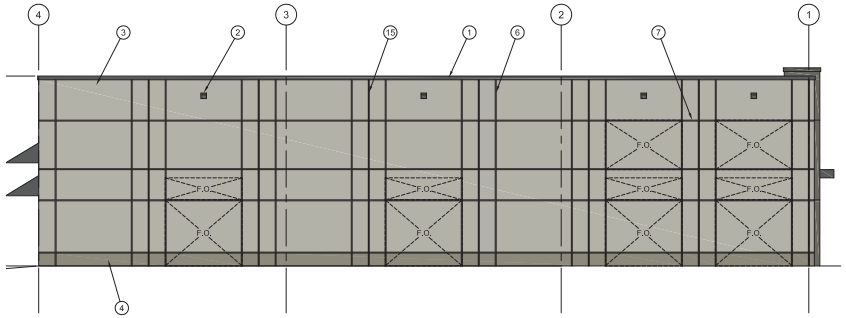
2 NORTH ELEVATION (REAR) - BUILDING 'F'
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. METAL FLASHING (BLACK)
2. DECORATIVE WALL PACK LIGHT FIXTURE (TYPICAL)
3. PAINTED ARCHITECTURAL CONCRETE FINISH (LIGHT GREY)
4. PAINTED ARCHITECTURAL CONCRETE FINISH (MEDIUM GREY)
5. PAINTED ARCHITECTURAL CONCRETE FINISH (DARK GREY)
6. VERTICAL REVEALS (TYPICAL)
7. HORIZONTAL REVEALS (TYPICAL)
8. WOOD STYLE OR STUCCO CLADDING
9. PAINTED STEEL CANOPY (BLACK)
10. PAINTED TRIM (BLACK)
11. ALUMINUM WINDOW FRAME WITH CLEAR GLAZING (CLEAR ANODIZED)
12. ALUMINUM WINDOW FRAME WITH SPANDREL GLAZING (CLEAR ANODIZED)
13. PRESSED STEEL INSULATED MAN DOOR (LIGHT GREY)
14. OVERHEAD SECTIONAL DOOR (WHITE)
15. CONCRETE PANEL SEAM (TYPICAL)
16. EXPOSED CONCRETE BELOW SLAB



3 EAST ELEVATION (FLANKING STREET - SIDE) - BUILDING 'F'
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION (SIDE) - BUILDING 'F'
SCALE: 3/32" = 1'-0"

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

DP17-0111
DVP17-0112

SCHEDULE B
This forms part of application

CALLAHAN PROPERTY GROUP
218 - 1626 Richter Street, Kelowna, B.C. V1Y 2M3
Ph: (250) 717-3000 Fax: (250) 717-3400
Email: leasing@callahanpg.ca
Website: www.callahanpg.ca

SEALS

CONSULTANTS

• THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
• THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING THE WORK.
• THESE DRAWINGS ARE NOT TO BE SCALED.

IMPERIAL

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES

ISSUED FOR

NO.	DATE	DESCRIPTION
1	2017.05.25	ISSUED FOR DP

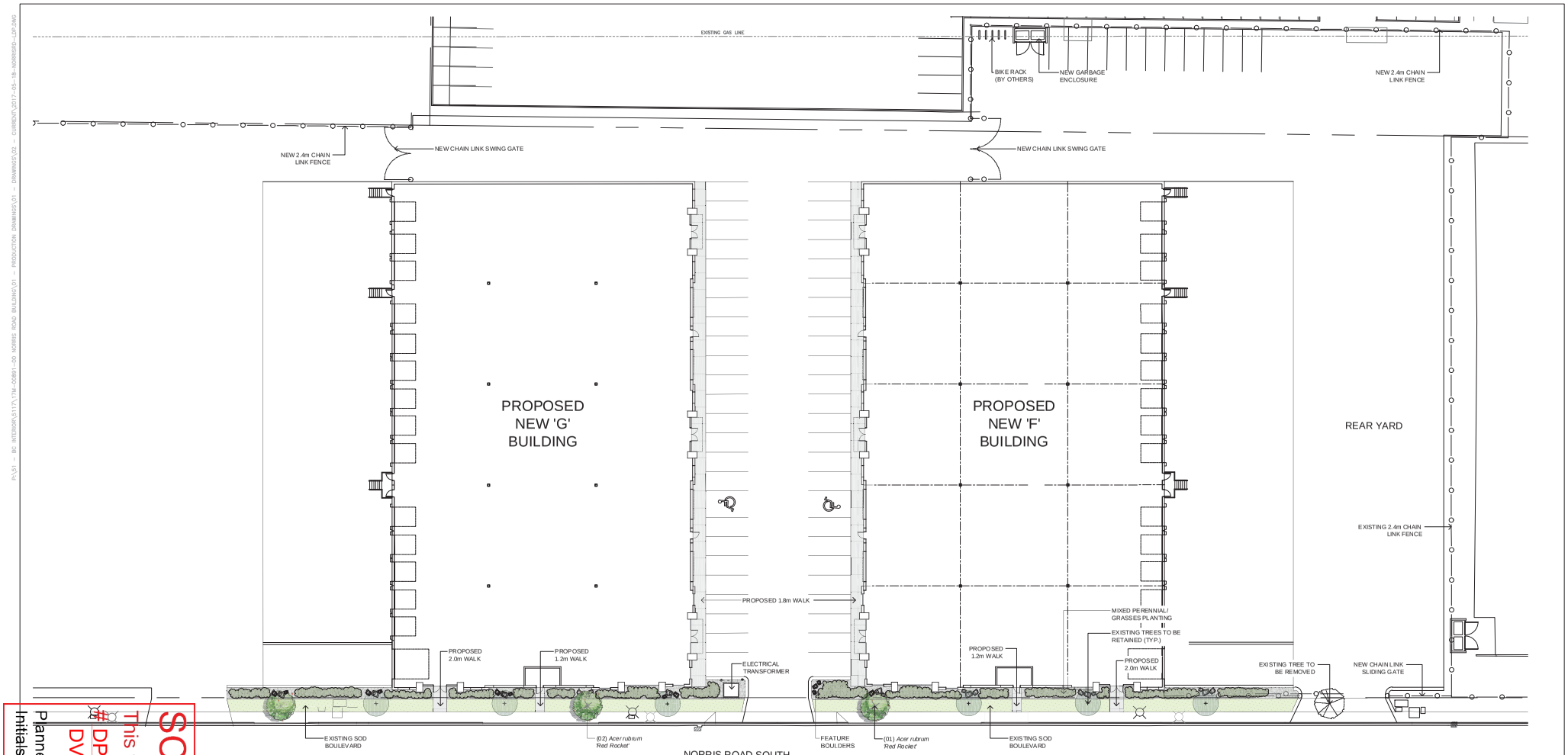
PROJECT TITLE
PROPOSED WAREHOUSE SHELL BUILDING 'F' & 'G'

NORRIS RD SOUTH, KELOWNA, B.C.

DRAWING TITLE
ELEVATIONS

DATE 2017-05-25 DRAWN BW
PLOT DATE -
CAD FILE -

PROJECT NO.
DRAWING NO. DP3



SITE PLAN LEGEND

- EXISTING DECIDUOUS TREE TO BE RETAINED
- DECIDUOUS TREE (CLIMATCH EXISTING)
- PROPERTY LINE
- SHRUB / PERENNIAL PLANTING BEDS
- SOD AREA
- CONCRETE PATHWAY (SEE LAYOUT PATTERN BY OTHERS)
- ROCK MULCH WITH FEATURE BOULDERS AND PLANTS

REPRESENTATIVE PLANT LIST					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
	Trees				
3	*Acer rubrum 'Red Rocket'*	Red Rocket Maple	6.0cm. cal	B&B	9.0m x 3.0m
	Grasses/ Perennials				
80	*Nepeta x faassenii 'Walker's Low'*	Blue Catmint	#01	Potted	0.90m x 0.90m
80	*Pennisetum orientale 'Karley Rose'*	Oriental Fountain Grass	#01	Potted	0.9m x 1.0m
100	*Sedum spectabile 'Autumn Joy'*	Autumn Joy Sedum	#01	Potted	0.6m x 0.75m

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
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 IMAGES:

SCHEDULE C
This form is part of application
DP17-0112
DVP17-0113
Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

REVISIONS ISSUED		
NO.	DATE	DESCRIPTION
2	MAY 26/17	REISSUED FOR DP
1	APR 21/17	ISSUED FOR DP

PROJECT
2350 NORRIS ROAD SOUTH, KELOWNA, BC

CLIENT
CALLAHAN PROPERTY GROUP

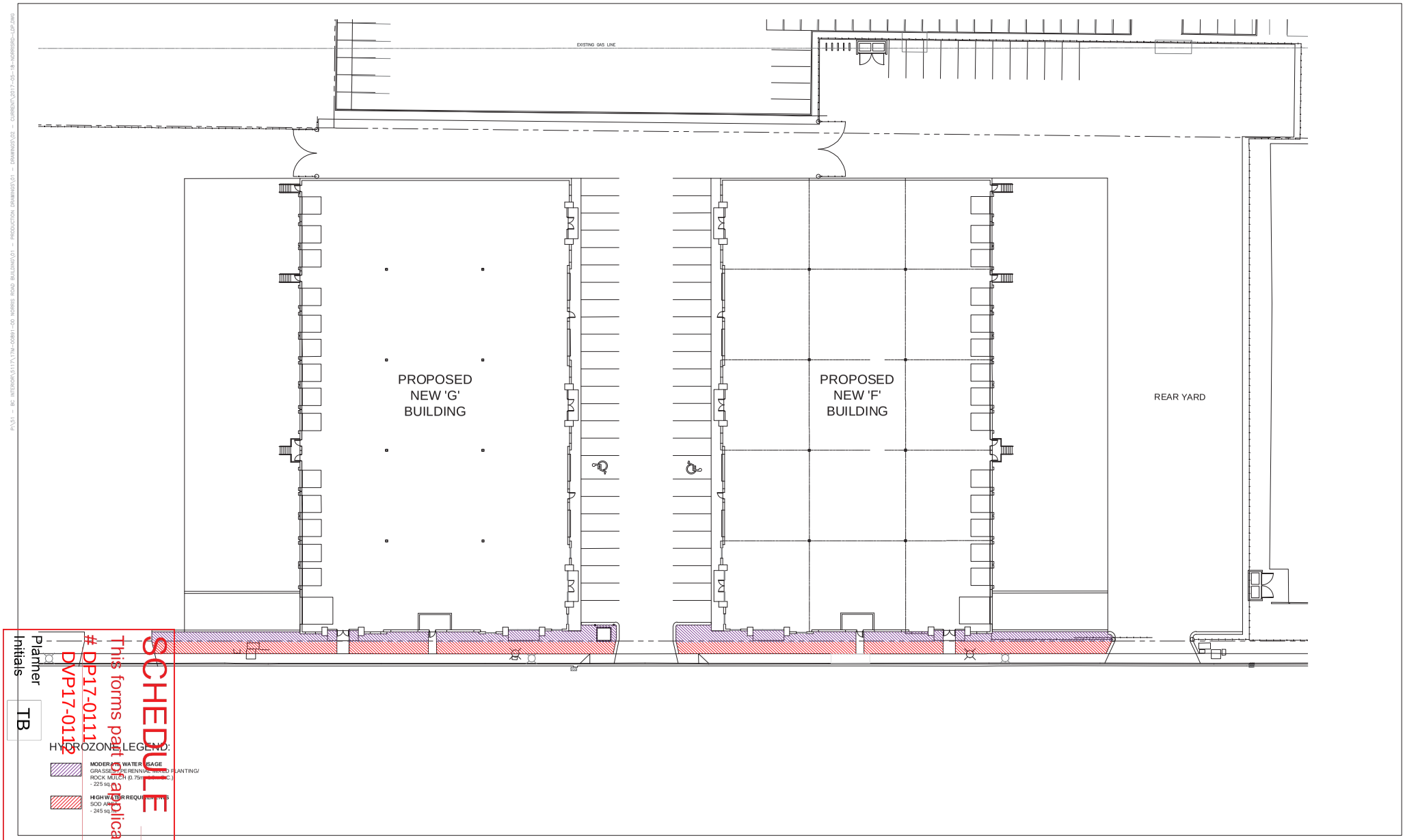
wsp
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave, Kelowna, BC V1Y 6J6 t: 250.868.1334 f: 250.862.4849 www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	RF
PROJECT NO.	17M-00891
SCALE	1:250

SHEET TITLE
SITE PLAN

SHEET NO.
LDP-1 OF 2

P:\51 - BC INTERIOR\511\17M-00891-00 NORRIS ROAD BUILDING\01 - PRODUCTION DRAWINGS\01 - DRAWINGS\02 - CURRENT\2017-05-18-NORRISRD-LDP.DWG



HYDROZONE LEGEND:

MODERATE WATER USAGE
GRASSES/PERENNIALS/MIXED PLANTING/
ROCK MULCH (0.75m o.c.)
- 229 sq.m.

HIGH WATER REQUIREMENTS
SOD AREAS
- 245 sq.m.

SCHEDULE C
This forms part of application
DP17-0111
DVP17-0112

Planner Initials
TB

City of Kelowna
COMMUNITY PLANNING

REVISIONS ISSUED		
NO.	DATE	DESCRIPTION
2	MAY 26/17	REISSUED FOR DP
1	APR 21/17	ISSUED FOR DP

PROJECT
2350 NORRIS ROAD SOUTH, KELOWNA, BC

CLIENT
CALLAHAN PROPERTY GROUP

wsp
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave, Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	RF
PROJECT NO.	17M-00891
SCALE	1:250

SHEET TITLE
HYDROZONE PLAN

SHEET NO.
LDP-2 OF 2

P:\51 – BC INTERIOR\511\17M-00891-00 NORRIS ROAD BUILDING\01 – PRODUCTION DRAWINGS\01 – DRAWINGS\02 – CURRENT\2017-05-18-NORRISRD-LDP.DWG

REPORT TO COUNCIL

Date:	September 19, 2017		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	DP17-0125 & DVP17-0126	**Owner:**	Green Square Development Ltd. Inc. No. BC0928148
Address:	3626 Mission Springs Drive	**Applicant:**	Green Square Development Ltd.
Subject:	Development Permit and Development Variance Permit		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0125 and DVP17-0126 for Lot 1 DL 134 ODYD Plan EPP23035, located at 3626 Mission Springs Drive, Kelowna, BC subject to the following:

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

AND THAT variances to the following section[s] of Zoning Bylaw No. 8000 be granted in accordance with Schedule "D":

Section 13.11.6(D): RM5 – Medium Density Multiple Housing Development Regulations
To vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed;

Section 13.11.6(c): RM5 – Medium Density Multiple Housing Development Regulations
To vary the front yard setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5 m proposed;

Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations
To vary the side yard setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed;

Section 8: Parking and Loading, Table 8.1: Parking Schedule
To vary the required number of parking stalls from 209 stalls required to 198 stalls proposed;

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

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

2.0 Purpose

To consider a Development Permit for the form and character of a multi-family housing project; and to vary the minimum side yard setback from 7.0 m required to 4.5 m proposed, the minimum front yard setback from 6.0 m required to 1.5 m proposed, minimum parking requirements from 209 stalls required to 198 stalls proposed, and to vary the maximum height from 18.0 m or 4.5 storeys required to 21.7 m or 6 storeys.

3.0 Community Planning

Community Planning recommends support for the proposed Development Permit for the Form and Character and the associated variances for Phase 2 of the Green Square development. The subject property is located near the South Pandosy Urban Centre and is a suitable location for maximizing density in the RM5 zone. It is in close proximity to Casorso Elementary School, the future Casorso Park, transit along Gordon Drive and Lakeshore Road, and Rotary Beach Park. There are several other complementary RM5 – apartment housing projects in the neighbourhood. Phase 1 of the Green Square development is already completed and is located on the north and west sides of the subject property. It includes 56 2 ½ storey townhomes.

The proposed built form takes the shape of ground-oriented townhomes that wrap around a parkade at-grade. Four buildings are situated on top of this common parkade oriented around a central outdoor amenity space. The site layout allows for ample outdoor space including a community garden, large balconies for the majority of the units, and rooftop amenity space on two of the buildings. The proposal meets the majority of the Official Community Plan Urban Design Guidelines for multi-family buildings including material selection, landscaping, and interaction between public and private spaces.

There are four (4) variances being requested by the applicant: i) side yard setback (south), ii) front yard setback (east), iii) height (to six storeys), and iv) parking reduction. The side yard and front yard setbacks relate to the provision of 3-bedroom at-grade townhouses that should result in a positive interface to the streetscape along Mission Springs Drive and the City's future Casorso Park. The height variance is due to the applicant's desire to maximize density on the site while reducing building footprint to provide increased open space. A taller building form allows the mass of the overall project to be broken into 4 thinner buildings reducing the potential horizontal massing of shorter, wider building. Finally, the applicant is proposing to reduce parking to 94% of the required amount. In order to mitigate this, the applicant has provided increased bicycle parking in secure bike rooms that also feature a maintenance area and bike wash. The applicants have also stated they will provide space for a car-share, which can reduce individual vehicle ownership and reduce parking requirements. Staff are recommending support for the proposed

parking variance as the mitigation efforts are deemed to be appropriate and the location of the project is close to transit routes.

4.0 Proposal

4.1 Background

The subject property was created in 2011 when the City acquired 4.22 acres of land to the south for future community park space (Casorso Park), leaving a 5.95-acre parcel for future development. In 2012, the applicants submitted a proposed rezoning for the subject property. The initial submission made by the applicants was for RM4 – Transitional Low Density Housing for the entire site. Conceptual plans were provided that showed the entire development conforming with the RM4 zone which has a maximum height of 3 storeys. Through discussions with Staff at the time, it was determined that split zoning the property would be preferred and would promote a greater mix of housing types including ground-oriented townhome units and higher density apartments.

The applicant subsequently adjusted their application to amend the Official Community Plan and to Rezone the property RM3 – Low Density Multiple Housing, and RM5 – Medium Density Multiple Housing. The maximum height of RM3 is 3 storeys and the maximum height of RM5 is 4.5 storeys. In the Report to Council from January 10, 2012 Staff state that the layout of the split zone was selected to provide an acceptable level of transition between the existing neighbourhood to the north and the school site to the west while preserving an RM5 parcel fronting Mission Springs Drive.

A Council issued Development Permit was approved on July 10, 2012 for 56 three bedroom townhomes 2 ½ storeys in height on the RM3 parcel. The height was selected to be sensitive to the single family neighbourhood to the north. That project is now fully built out and the applicant has come forward with a Development Permit and Development Variance Permit application for the RM5 portion of the site.

The Development Engineering Requirements that were established in 2012 as a function of the OCP Amendment and rezoning included a Servicing Agreement which required upgrades to Barnes Road and Mission Springs Drive to improve traffic flow and safety. The dedication and construction of Mission Springs Drive is included in this agreement and will be required as a function of this phase of the development.

4.2 Project Description

The application for the RM5 portion of the subject property features 141 units in a mix of housing types including one, two, and three bedroom units. A parkade podium sets the layout of the site, with townhome units wrapping around the exterior of the parkade and four buildings constructed on the podium. The buildings are arranged such that an outdoor central amenity area is provided for all residents of the development.

In pre-application meetings the applicant stated that the four buildings would have one 4 storey building, two 5 storey buildings, and one 6 storey building. However, in order to maximize Floor Area Ratio while preserving the central amenity space, the applicant has increased the heights to three 6 storey buildings and one 5 storey building. The buildings are designed to be tall and narrow in order to minimize massing and preserve ground level outdoor space. Each unit features a large balcony, and two of the buildings will have rooftop amenity space. A key component of this application is the large amount of outdoor amenity space provided for the residents.

All resident parking is provided in a parkade with several of the townhomes having direct access from the parkade to their unit. The parkade is shielded from public view by the townhomes that flank them. The

units meet the OCP guideline of Ground-Oriented units as they provide 3 bedrooms and have a defined entrance on the ground floor. Visitor parking and loading is provided at grade, and portions of the parkade roof have been designed as a green roof, providing increased private outdoor space for the townhomes. Bicycle parking is achieved in common secure bicycle rooms that will include a maintenance and washing station.

The material is predominantly cement board in brown, blue, white, and wood grain appearance. Balconies feature glass railings, and windows and doors are scaled appropriately. The entrances to the townhomes are at grade, contributing to the ground-oriented feel and improving the pedestrian experience. The proposed project meets the majority of the Comprehensive Design Guidelines for multi-family as shown in Section 5.2 of this report.

4.3 Variances

The proposed development requires 4 variances to side yard setback (south), front yard setback (east), height, and parking. The setback variances predominantly apply to the townhomes that wrap around the complex and only apply to the third floor. Zoning Bylaw No. 8000 Section 13.11.6 (d) states that for portions of a building greater than 2 ½ storeys the front yard setback increases from 1.5 m to 6.0 m. Similarly, Section 13.11.6 (e) states that for portions of a building greater than 2 ½ storeys the side yard setback increases from 4.5 m to 7.0 m. In order to maximize the living space of the townhomes on the east and south sides, the applicant requests a variance to the third storey setback to match the setbacks of the first and second storeys. Staff feel this variance is reasonable as it only applies to the third storey after which the four buildings are stepped back to meet the required setbacks. This allows 3 full bedrooms to be achieved in each of the townhomes by increasing the interior space.

The height variance to the tallest building is to vary the maximum height from 18.0 m or 4.5 storeys to 21.7 m or 6 storeys. The other three buildings feature heights of 20.1 m, 19.9 m, and 17.0 m. By increasing the height, the applicant is able to achieve more outdoor space both at grade and on the podium level rather than having shorter, wider buildings which would have a larger footprint. The taller thinner buildings also allow potential for view corridors through the site.

The final variance relates to the provision of parking. Based on the unit count, 209 parking stalls are required and the applicant has proposed 198 stalls (94% of required parking). In order to mitigate this, the applicant has provided increased bicycle parking in secure bike rooms that also feature a maintenance area and bike wash. The applicants have also stated they will provide space for a car-share, which can reduce individual vehicle ownership and reduce parking requirements.

4.4 Site Context

The property is located between Gordon Drive and Lakeshore Drive, north of Casorso Road. It is approximately a 500 m walk to the edge of the nearby South Pandosy Urban Centre. Amenities in the area include Casorso Elementary School, Mission Recreation Park, Lakeshore Road Active Transportation Corridor and Rotary Beach Park. The walk Score of the property is 34, meaning it is a car-dependent site, and the Transit Score is 37 meaning there are some public transportation options.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Family Residential
East	RM5 – Medium Density Multiple Housing	Multi-Family Residential
South	A1 – Agriculture	Casorso Park
West	P2 – Educational & Minor Institutional	Casorso Elementary

Subject Property Map: 3626 Mission Springs Drive

4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM5 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Floor Area Ratio	1.2	1.19
Site Coverage of Buildings	50%	43%
Site Coverage of Buildings, Driveways, and Parking	60%	50%
Height	18.0 m or 4.5 storeys	21.7 m or 6 storeys ❶
Side Yard (north)	4.5 m & 7.0 m (over 2 ½ storeys)	Part of existing RM3 site
Front Yard (east)	1.5 m & 6.0 m (over 2 ½ storeys)	1.5 m ❷
Rear Yard (west)	9.0 m	Part of existing RM3 site
Side Yard (south)	4.5 m & 7.0 m (over 2 ½ storeys)	4.5 m ❸
Other Regulations		
Minimum Parking Requirements	209 stalls (including 20 visitor)	198 stalls ❹
Full Size	Minimum 50%	101 stalls or 51%
Medium & Compact	Maximum 50%	97 stalls or 49%
Bicycle Parking Class I	72 Spaces	184 spaces
Bicycle Parking Class II	15 spaces	32 spaces
Private Open Space	2,960.0 m^2	4,287.6 m^2
Loading Space	Not Required	2 spaces

❶ Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 13.11.6.c to vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed.
❷ Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 13.11.6.d to vary the front yard setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5m proposed.
❸ Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 13.11.6.e. to vary the side yard setback for portions of a building over 2 ½ storeys from 7.0 m to 4.5 m.
❹ Indicates a requested variance to City of Kelowna Zoning Bylaw No. 8000 Section 8: Parking and Loading, Table 8.1 Parking Schedule from 209 stalls required to 198 stalls proposed.

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.

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

Ground-Oriented Housing.[2] Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

5.2 Development Permit Guidelines

Comprehensive Development Permit Area – Multi-Family
Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		

[2] City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter)

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		✓	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
Are the site layout, services and amenities easy to understand and navigate?	✓		

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 Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- Requirements of the City of Kelowna fire prevention regulations bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings. Please add these to the requirements outlined in BCBC 3.2.6 for High Buildings
- A Structural, Mechanical and Code Analysis peer review may be required at time of building permit application
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- Dewatering & Shoring plans must be provided to the Engineering Department for approval.
- Fire Department access to site, turn a rounds requirement for equipment, travel distance from the truck access to the front doors of the units and private hydrant locations if required are too be verified with Kelowna Fire Department. The Fire truck is required to be able to drive up to access the front door within a range of 3 meters to 15 meters on an unobstructed hard surface path. Distance from the building to the outside garbage collection area is to be reviewed with the Fire Department
- 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 alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
    - Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
    - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
    - Handicap Accessibility to the main floor levels to be provided, ramps may be required.
    - Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP
    - Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
    - Single exit units are required to have a second exit if the single exit proposed is higher than 1.5 meters above the adjacent ground level BCBC 3.3.4.4. (3)
    - The terrace / roof top areas require a secondary means of egress as per BCBC 3.3.1.3. (2)

  - Vestibules are required between suites and parking areas and are to be air pressurized spaces which may require a rated horizontal shaft. BCBC 3.3.5.7. (4)
  - The elevator lobbies should be separated from the exit stair shafts per BCBC 3.4.4.1 (1)
  - Entry level units appear to have the potential of lock off suites designed within
  - Green roof design will require schedules and design by the building envelope consultant.
- 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.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
- 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 complex at time of permit application.

6.2 Development Engineering Department

Please see attached City of Kelowna Memorandum dated July 17, 2017

6.3 Fire Department

- Fire Department access is to be met as per BCBC 3.2.5. including the main entrance to be within 3-15 metres from the closest access route. Building B appears to have a challenging access for a ladder truck with the road being constructed from reinforced turf. This will need to support the weight of the truck at 38,500KG.
- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
- Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.
- This building shall be addressed off of the street it is accessed from.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.

- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed. This could be an issue with building B.
- Ensure Fire Department connection is clearly marked and visible from the street
- Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - no higher than 7 feet.
- Dumpster/refuse container must be 3 meters from structures or overhangs
- Upon completion, an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- Upon completion, a certificate is required to verify CANULC 561 Compliance
- Do not issue BP unless all life safety issues are confirmed.

6.4 FortisBC Electric

There are FortisBC Inc. (Electric) ("FBC(E)") primary distribution facilities along Mission Springs Drive. Bringing electrical service to the subject property and proposed development thereon, will require significant extension work the cost of which may be substantial. To date, arrangements have not been completed to meet either the cost, civil work or the land rights requirement to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received:	May 3, 2017
Date Public Consultation Completed:	July 27, 2017
Date of Revised Parking Layout Received:	August 9, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": City of Kelowna Memorandum dated July 17, 2017
Draft Development Permit and Development Variance Permit DP17-0125 DVP17-0126
Schedule "A": Siting and Dimensions
Schedule "B": Elevations
Schedule "C": Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: July 17, 2017
File No.: DP17-0125

To: Community Planning (TB)

From: Development Engineering Manager (JK)

Subject: 3626 Mission Springs Rd Lot B PL 91847 **Green Square** Multi-Family RM5

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 Z11-0030 The requirements of the Servicing Agreement related to the RM5 Zone including additional bonding 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) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system.

ATTACHMENT A
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

3. Sanitary Sewer

(a) The construction of a sanitary sewer main within the new Mission Springs Road right-of-way from the Casorso Road main, to the development site was installed to service the RM3 Zoned development. The installed 200mm diameter sanitary service will be adequate for both RM3 and RM5 Zones. Only one service will be permitted for this subject parcel.

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) The construction of a storm drainage main within the new Mission Springs Road right-of-way from the Casorso Road main to the development site, was completed for the RM3 zoned development.. The installed 200mm diameter overflow service will be adequate for both RM3 and RM5 Zones.

(c) Only one service will be permitted for this development.

4. Road Improvements

a) Mission Springs Road must be constructed from the existing terminus, to Casorso Rd. This development must construct to a full urban standard including curb and gutter, sidewalk, storm drainage pipe catch basins, manholes / drywells, pavement, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading 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.

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 all road frontages.

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.

ATTACHMENT A
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

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 pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

(d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

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

ATTACHMENT A
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

11. Servicing Agreements for Works and Services

(a) A Servicing Agreement is in place that addresses the RM5 development on the subject parcel under file Z11-0030. All required works and services on City Lands that are triggered with this application and will require securities 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) 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) 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

James Kay, P. Eng.
Development Engineering Manager

JF

ATTACHMENT A
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT

City of Kelowna

APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP17-0125/DVP17-0126

Issued To:	Green Square Development Ltd. Inc. No. BC0928148
Site Address:	3626 Mission Springs Drive
Legal Description:	Lot 1 DL 134 ODYD Plan EPP23035
Zoning Classification:	RM5 – Medium Density Multiple Housing
Development Permit Area:	Comprehensive Development – Multi-Family

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. DP17-0125 and Development Variance Permit No. DVP17-0126 for Lot 1 DL 134 ODYD Plan EPP23035, located at 3626 Mission Springs Drive, Kelowna, BC to allow the construction of multiple 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 section[s] of Zoning Bylaw No. 8000 be granted:

Section 13.11.6(D): RM5 – Medium Density Multiple Housing Development Regulations
To vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed;

Section 13.11.6(c): RM5 – Medium Density Multiple Housing Development Regulations
To vary the front yard setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5 m proposed;

Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations
To vary the side yard setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed;

Section 8: Parking and Loading, Table 8.1: Parking Schedule
To vary the required number of parking stalls from 209 stalls required to 198 stalls proposed;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2017;

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

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

2. 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 $237,676.56 OR

b) An Irrevocable Letter of Credit in the amount of $237,676.56

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 Date
Community Planning & Real Estate

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

GREEN SQUARE
RESIDENTIALL DEVELOPMENT

1013 BARNES AVENUE, KELOWNA BC
LOT 6 & 7, PLAN 515, BLOCK 2

ISSUED FOR DEVELOPMENT PERMIT - 2017-04-28

ARCHITECTURAL

A0.0	COVER SHEET & DRAWING LIST
A1.0	ZONING & CODE INFORMATION
A2.0	SITE PLAN LEVEL 0
A2.1	SITE PLAN LEVEL 1
A2.2	SITE PLAN LEVEL 2
A2.3	SITE PLAN LEVEL 3
A2.4	SITE PLAN LEVEL 4
A2.5	SITE PLAN LEVEL 5
A2.6	SITE PLAN LEVEL 6
A2.7	SITE PLAN LEVEL 7
A3.1	BUILDING A LEVEL 1 & 2 FLOOR PLANS
A3.2	BUILDING A LEVEL 3–6 FLOOR PLANS
A3.3	BUILDING B & C LEVEL 1 & 2 FLOOR PLANS
A3.4	BUILDING B & C LEVEL 3 & 4 FLOOR PLANS
A3.5	BUILDING B & C LEVEL 5 & 6 FLOOR PLANS
A3.6	BUILDING D LEVEL 0–5 FLOOR PLANS
A4.1	SITE SECTIONS
A5.1	BUILDING A ELEVATIONS
A5.2	BUILDING B ELEVATIONS
A5.3	BUILDING C ELEVATIONS
A5.4	BUILDING D ELEVATIONS
A6.1	PERSPECTIVE IMAGES
A6.2	PERSPECTIVE IMAGES
A6.3	PERSPECTIVE IMAGES

BLUEGREEN ARCHITECTURE INC

202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753-2650

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and can not be reproduced or used for construction without the architect's prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project

GREEN SQUARE
RESIDENTIAL DEVELOPMENT

1013 BARNES AVE
KELOWNA, B.C.

Sheet Title

COVER SHEET & DRAWING LIST

Job Number	17.123
Date	2017.04.28
Scale	1/16"=1'-0"
Revision Number	#
Drawing Number	**A0.0**

SCHEDULE A
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

SCHEDULE A

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

B.LUE GREEN ARCHITECTURE INC
KAMLOOPS
KELOWNA
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.
LEVEL 1
SITE PLAN
A2.1
PARKADE
LOBBY
BUILDING 'B' ABOVE
BUILDING 'C' ABOVE
EXHAUST SHAFT
6.0m REINFORCED TURF RECREATION
346.70m
346.80m
347.0m
346.5m
346.3m
345.3m
345.5m
346.6m
346.0m
346.5m
346.8m
347.1m
347.3m
347.7m
347.4m
347.6m
347.5m
347.2m
346.9m
346.7m
346.6m
346.3m
346.0m
345.6m
345.3m
345.5m
345.6m
345.3m
345.5m
345.6m
345.3m
345.5

SCHEDULE A

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

SCHEDULE A

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna

COMMUNITY PLANNING

SCHEDULE A

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

SCHEDULE A

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

SCHEDULE A

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

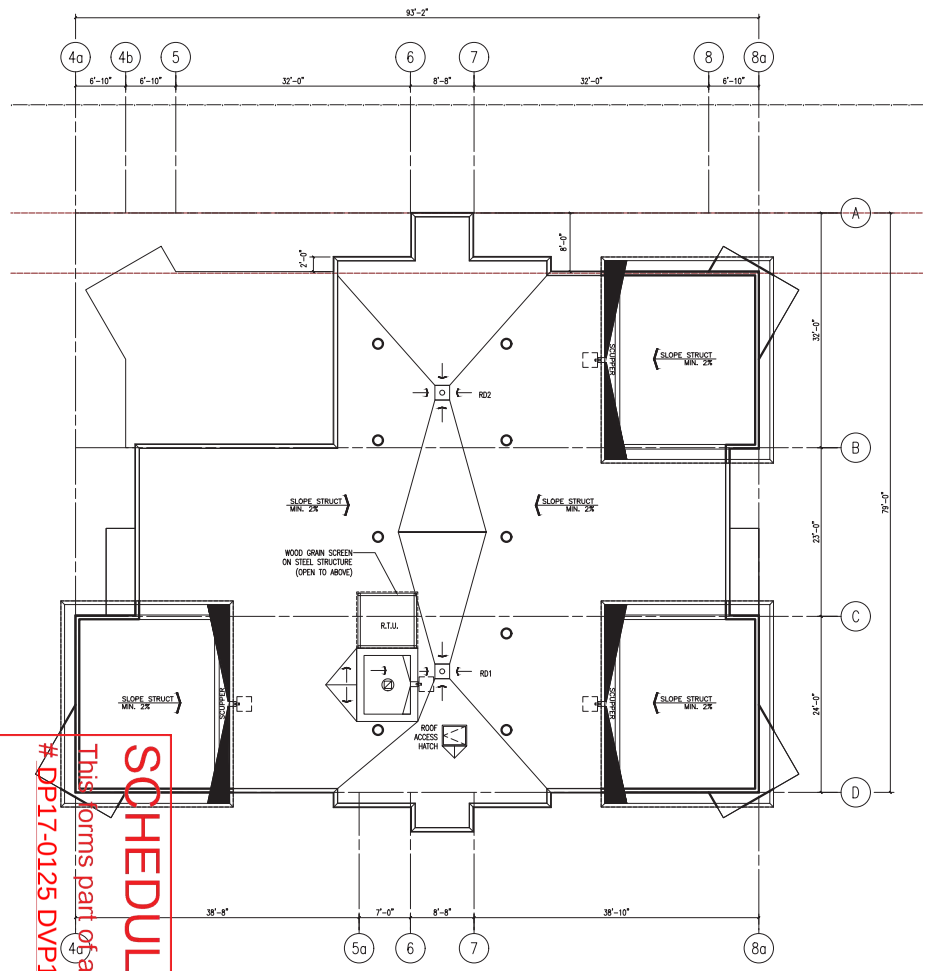
SCHEDULE A

This forms part of application

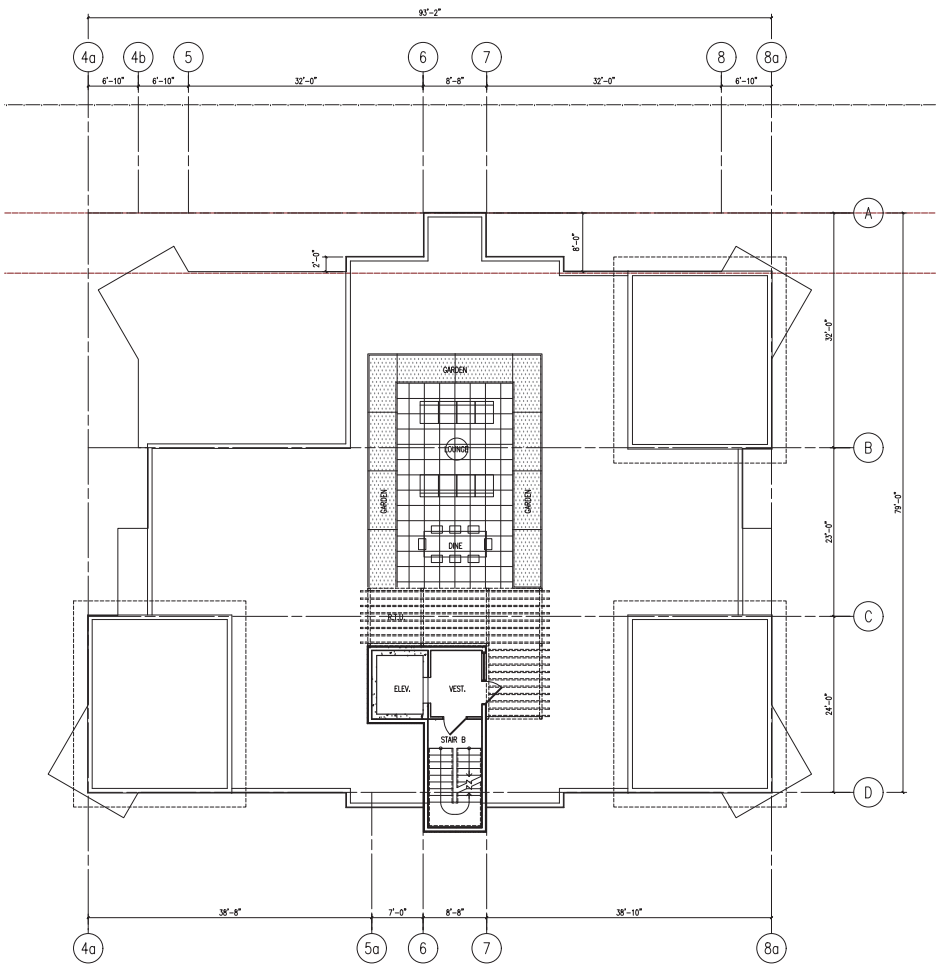
DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING



2 ROOF PLAN
1/8"=1'-0"



1 ROOF TOP AMMENITY
1/8"=1'-0"

BLUEGREEN ARCHITECTURE INC

202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753-2850

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and can not be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project

GREEN SQUARE
RESIDENTIAL DEVELOPMENT

1013 BARNES AVE
KELOWNA, B.C.

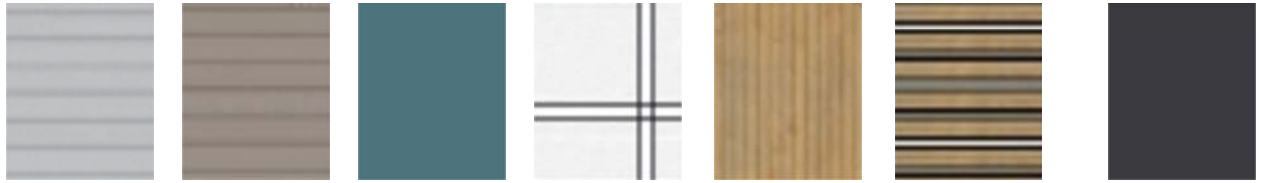
Sheet Title

BLDG A
ROOF PLANS

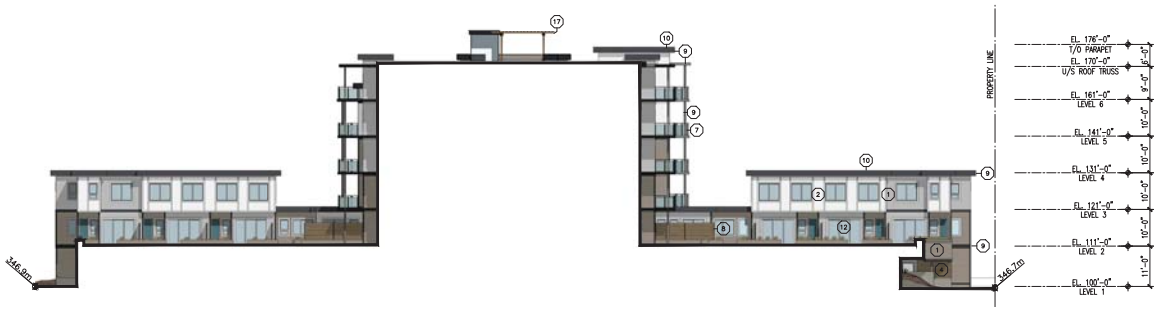
Job Number	17.123
Date	2017.04.28
Scale	1/8"=1'-0"
Revision Number	#
Drawing Number	A3.5

SCHEDULE A
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

ELEVATION KEY NOTES LEGEND	
REFERENCE MATERIAL BOARD FOR COLOUR SELECTIONS	
1 HORIZONTAL FIBRE CEMENT BOARD	9 FIBRE CEMENT TRIM / FASCIA
2 FIBRE CEMENT PANEL SIDING C/W BATTENS	10 PREFINISHED METAL FLASHING
3 NON-COMBUSTIBLE WOOD GRAIN HORIZ. SIDING	11 ALUM. STOREFRONT WINDOWS & DOORS C/W LOW E CLEAR GLAZING
4 NON-COMBUSTIBLE WOOD SLAT OPEN SCREEN	12 VINYL WINDOWS & DOORS C/W LOW E CLEAR GLAZING
5 NAIL LAMINATED TIMBER (NLT) PANEL	13 PAINTED METAL DOORS
6 GLU-LAM BEAM C/W PAINTED METAL SUPPORT STRUCTURE	14 PAINTED O/H SECTIONAL METAL DOOR
7 SAFETY GLASS / ALUM. GUARDRAILS	15 EXPOSED CONCRETE WALLS
8 WOOD PRIVACY SCREEN	16 BERMED PLANTING @ BLDG FACE (SEE LANDSCAPE)



6 EAST ELEVATION 2
1/16"=1'-0"



3 SOUTH ELEVATION 2
1/16"=1'-0"

5 EAST ELEVATION 1
1/16"=1'-0"

2 SOUTH ELEVATION 1
1/16"=1'-0"

4 WEST ELEVATION
1/16"=1'-0"

1 NORTH ELEVATION
1/16"=1'-0"

SCHEDULE B
This forms part of application
DP17-0125 DVP17-0126
Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

BLUEGREEN ARCHITECTURE INC
202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.0850
www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instrument of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies shall be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

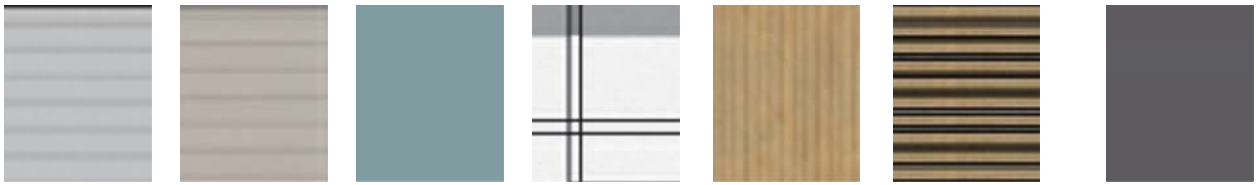
NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.

Sheet Title
BUILDING A ELEVATIONS & MATERIAL BOARD

Job Number	17.123
Date	2017.04.28
Scale	1/16"=1'-0"
Revision Number	#
Drawing Number	A5.1

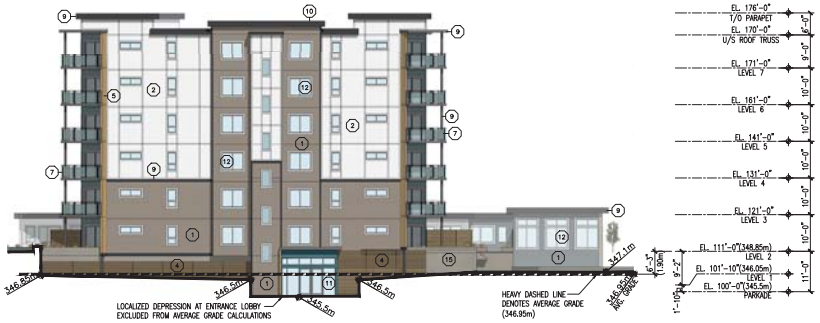
HORIZONTAL FIBRE CEMENT BOARDS | FIBRE CEMENT PANEL | N.L.T. PANEL | WOOD GRAIN CLADDING | TRIM BOARD



LIGHT GREY | LIGHT BROWN | LIGHT BLUE | WHITE | NATURAL WOOD FINISH | WOOD GRAIN APPEARANCE | DARK GREY

4 SOUTH ELEVATION
1/16"=1'-0"

3 NORTH ELEVATION
1/16"=1'-0"



2 EAST ELEVATION
1/16"=1'-0"

ELEVATION KEY NOTES LEGEND	
REFERENCE MATERIAL BOARD FOR COLOUR SELECTIONS	
1	HORIZONTAL FIBRE CEMENT BOARD
2	FIBRE CEMENT PANEL SIDING C/W BATTENS
3	NON-COMBUSTIBLE WOOD GRAIN HORIZ. SIDING
4	NON-COMBUSTIBLE WOOD SLAT OPEN SCREEN
5	NAIL LAMINATED TIMBER (NLT) PANEL
6	GLU-LAM BEAM C/W PAINTED METAL SUPPORT STRUCTURE
7	SAFETY GLASS / ALUM. GUARDRAILS
8	WOOD PRIVACY SCREEN
9	FIBRE CEMENT TRIM / FASCIA
10	PREFINISHED METAL FLASHING
11	ALUM. STOREFRONT WINDOWS & DOORS C/W LOW E CLEAR GLAZING
12	VINYL WINDOWS & DOORS C/W LOW E CLEAR GLAZING
13	PAINTED METAL DOORS
14	PAINTED O/H SECTIONAL METAL DOOR
15	EXPOSED CONCRETE WALLS
16	BERMED PLANTING @ BLDG FACE (SEE LANDSCAPE)

1 WEST ELEVATION
1/16"=1'-0"

SCHEDULE B
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

BLUEGREEN ARCHITECTURE INC.
#202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.0850
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architect's prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

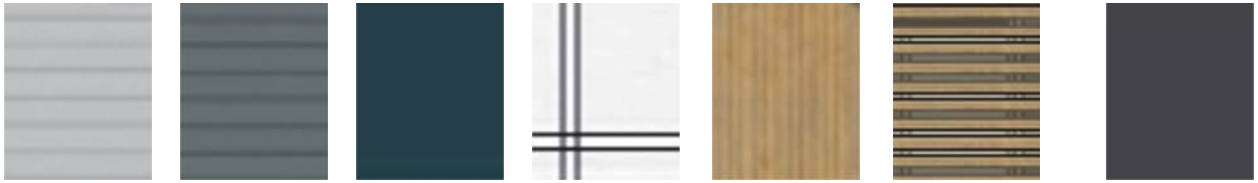
NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.

Sheet Title
BUILDING B
ELEVATIONS &
MATERIAL BOARD

Job Number 17.123
Date 2017.04.28
Scale 1/16"=1'-0"
Revision Number #
Drawing Number **A5.2**

HORIZONTAL FIBRE CEMENT BOARDS | FIBRE CEMENT PANEL | N.L.T. PANEL | WOOD GRAIN CLADDING | TRIM BOARD



LIGHT GREY | DARK GREY/BLUE | LIGHT BLUE | WHITE | NATURAL WOOD FINISH | WOOD GRAIN APPEARANCE | DARK GREY

4 WEST ELEVATION
1/16"=1'-0"

3 EAST ELEVATION
1/16"=1'-0"

2 NORTH ELEVATION
1/16"=1'-0"

1 SOUTH ELEVATION
1/16"=1'-0"

ELEVATION KEY NOTES LEGEND	
REFERENCE MATERIAL BOARD FOR COLOUR SELECTIONS	
1	HORIZONTAL FIBRE CEMENT BOARD
2	FIBRE CEMENT PANEL SIDING C/W BATTENS
3	NON-COMBUSTIBLE WOOD GRAIN HORIZ. SIDING
4	NON-COMBUSTIBLE WOOD SLAT OPEN SCREEN
5	NAIL LAMINATED TIMBER (NLT) PANEL
6	GLU-LAM BEAM C/W PAINTED METAL SUPPORT STRUCTURE
7	SAFETY GLASS / ALUM. GUARDRAILS
8	WOOD PRIVACY SCREEN
9	FIBRE CEMENT TRIM / FASCIA
10	PREFINISHED METAL FLASHING
11	ALUM. STOREFRONT WINDOWS & DOORS C/W LOW E CLEAR GLAZING
12	VINYL WINDOWS & DOORS C/W LOW E CLEAR GLAZING
13	PAINTED METAL DOORS
14	PAINTED O/H SECTIONAL METAL DOOR
15	EXPOSED CONCRETE WALLS
16	BERMED PLANTING @ BLDG FACE (SEE LANDSCAPE)
17	WOOD PERGOLA STRUCTURE

SCHEDULE B
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
Planner Initials TB
COMMUNITY PLANNING

BLUEGREEN ARCHITECTURE INC
202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.2850
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architect's prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

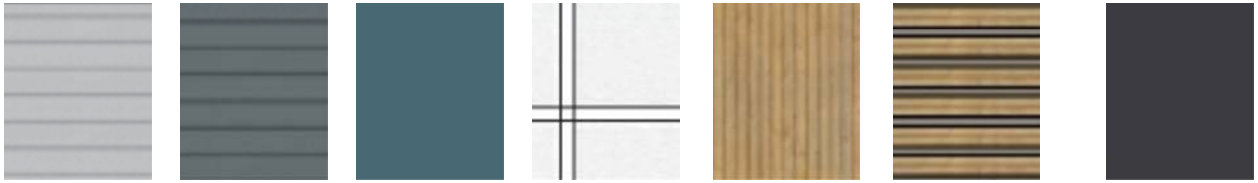
NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.

Sheet Title
BUILDING C
ELEVATIONS &
MATERIAL BOARD

Job Number 17.123
Date 2017.04.28
Scale 1/16"=1'-0"
Revision Number #
Drawing Number **A5.3**

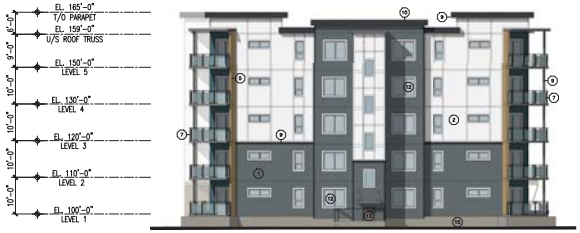
HORIZONTAL FIBRE CEMENT BOARDS | FIBRE CEMENT PANEL | N.L.T. PANEL | WOOD GRAIN CLADDING | TRIM BOARD



LIGHT GREY | DARK GREY/BLUE | LIGHT BLUE | WHITE | NATURAL WOOD FINISH | WOOD GRAIN APPEARANCE | DARK GREY

3 SOUTH ELEVATION
1/16"=1'-0"

4 NORTH ELEVATION
1/16"=1'-0"



2 WEST ELEVATION
1/16"=1'-0"

1 EAST ELEVATION
1/16"=1'-0"

ELEVATION KEY NOTES LEGEND REFERENCE MATERIAL BOARD FOR COLOUR SELECTIONS	
1	HORIZONTAL FIBRE CEMENT BOARD
2	FIBRE CEMENT PANEL SIDING C/W BATTENS
3	NON-COMBUSTIBLE WOOD GRAIN HORIZ. SIDING
4	NON-COMBUSTIBLE WOOD SLAT OPEN SCREEN
5	NAIL LAMINATED TIMBER (NLT) PANEL
6	GLU-LAM BEAM C/W PAINTED METAL SUPPORT STRUCTURE
7	SAFETY GLASS / ALUM. GUARDRAILS
8	WOOD PRIVACY SCREEN
9	FIBRE CEMENT TRIM / FASCIA
10	PREFINISHED METAL FLASHING
11	ALUM. STOREFRONT WINDOWS & DOORS C/W LOW E CLEAR GLAZING
12	VINYL WINDOWS & DOORS C/W LOW E CLEAR GLAZING
13	PAINTED METAL DOORS
14	PAINTED O/H SECTIONAL METAL DOOR
15	EXPOSED CONCRETE WALLS
16	SIGNED PLANTING @ BLDG FACE (SEE LANDSCAPE)
17	MECHANICAL GRILLE

SCHEDULE B

This forms part of application
DP17-0125 DVP17-0126

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

BLUEGREEN ARCHITECTURE INC.

#202 - 130 Hw 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.0850

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architect's prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project

GREEN SQUARE
RESIDENTIAL DEVELOPMENT

1013 BARNES AVE
KELOWNA, B.C.

Sheet Title

BUILDING D
ELEVATIONS &
MATERIAL BOARD

Job Number 17.123

Date 2017.04.28

Scale 1/16"=1'-0"

Revision Number #

Drawing Number

A5.4

VIEW LOOKING SOUTH EAST BETWEEN BUILDINGS A & B ALONG NORTH PROPERTY LINE

VIEW LOOKING NORTH WEST BETWEEN BUILDINGS C & D ALONG MISSION SPRINGS DR

BLUEGREEN ARCHITECTURE INC

202 - 110 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753-2650

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and can not be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project

GREEN SQUARE
RESIDENTIAL DEVELOPMENT

1013 BARNES AVE
KELOWNA, B.C.

Sheet Title

PERSPECTIVE IMAGES

Job Number	17.123
Date	2017.04.28
Scale	1/16"=1'-0"
Revision Number	#
Drawing Number	**A6.1**

SCHEDULE B

This forms part of application
DP17-0125 DVP17-0126

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

VIEW LOOKING WEST INTO THE CENTRAL SQUARE ALONG BUILDING A TURF LANE

VIEW LOOKING NORTH INTO CENTRAL SQUARE FROM BUILDING C

BLUEGREEN ARCHITECTURE INC

202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.2850

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project

GREEN SQUARE
RESIDENTIAL DEVELOPMENT

1013 BARNES AVE
KELOWNA, B.C.

Sheet Title

PERSPECTIVE IMAGES

Job Number	17.123
Date	2017.04.28
Scale	1/16"=1'-0"
Revision Number	#
Drawing Number	**A6.2**

SCHEDULE B

This forms part of application
DP17-0125 DVP17-0126

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

VIEW LOOKING WEST ALONG MISSION SPRINGS DR

VIEW LOOKING NORTH AT BUILDING C FROM SOUTHERN PROPERTY LINE

BLUEGREEN ARCHITECTURE INC

202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753-2650

www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and can not be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project

GREEN SQUARE
RESIDENTIAL DEVELOPMENT

1013 BARNES AVE
KELOWNA, B.C.

Sheet Title

PERSPECTIVE IMAGES

Job Number	17.123
Date	2017.04.28
Scale	1/16"=1'-0"
Revision Number	#
Drawing Number	**A6.3**

SCHEDULE B

This forms part of application
DP17-0125 DVP17-0126

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

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			
ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	8	6cm CAL.
CERCIDIPHYLLUM JAPONICUM 'ROTFUCHS'	REDFOX KATSURA TRE	17	6cm CAL.
MAGNOLIA x 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	35	4cm CAL.
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6	2.0m HT.
TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD LINDEN	8	6cm CAL.
SHRUBS, PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	114	#01 CONT. /0.75M O.C. SPACING
AMELANCHIER ALNIFOLIA	SASKATOON	19	#01 CONT. /1.5M O.C. SPACING
ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	79	#01 CONT. /0.9M O.C. SPACING
ARRHENATHERUM ELAT. BULB. 'VARIEGATUM'	BULBOUS OAT GRASS	178	#01 CONT. /0.6M O.C. SPACING
ASTILBE CHINENSIS 'VISIONS'	CHINESE ASTILBE	114	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	31	#01 CONT. /1.2M O.C. SPACING
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	19	#01 CONT. /1.5M O.C. SPACING
CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	11	#01 CONT. /2.0M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	114	#01 CONT. /0.75M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	114	#01 CONT. /0.75M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	19	#01 CONT. /1.5M O.C. SPACING
EUOPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	114	#01 CONT. /1.0M O.C. SPACING
FESTUCA IDAHOENSIS	IDAHO FESCUE	79	#01 CONT. /0.9M O.C. SPACING
GAILLARDIA GRANDIFLORA 'BURGUNDY'	BURGUNDY BLANKET FLOWER	178	#01 CONT. /0.6M O.C. SPACING
HOSTA x 'GUACAMOLE'	GUACAMOLE HOSTA	114	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	114	#01 CONT. /0.75M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	VIRGINIA CREEPER	19	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	31	#01 CONT. /1.2M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	114	#01 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	19	#01 CONT. /1.5M O.C. SPACING
PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	31	#01 CONT. /1.2M O.C. SPACING
ROSA NUTKANA	NOOTKA ROSE	19	#01 CONT. /1.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	114	#01 CONT. /0.75M O.C. SPACING
SALIX INTEGRA 'FLAMINGO'	FLAMINGO WILLOW	19	#01 CONT. /1.5M O.C. SPACING
SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD SEDUM	178	#01 CONT. /0.6M O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	19	#01 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PABLIN'	DWARF KOREAN LILAC	79	#01 CONT. /0.9M O.C. SPACING

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

TROIKA

N

PROJECT TITLE

GREEN SQUARE RM5 SUBDIVISION:
3626 MISSION SPRINGS DRIVE
LEGAL: LOT CP
PLAN: EPS944

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1.	17.04.20	Development Permit
2.	17.06.19	Reissued for Development Permit
3.	17.07.24	Reissued for Development Permit
4.		
5.		

PROJECT NO	17031
DESIGN BY	KG
DRAWN BY	NG
CHECKED BY	FB
DATE	JULY 24, 2017
SCALE	1:250

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

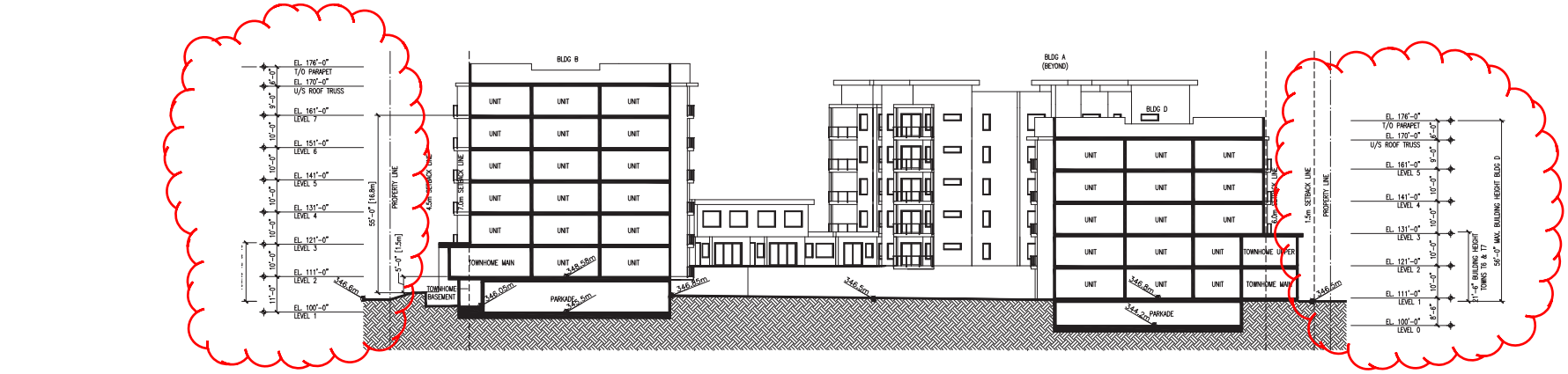
Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

SCHEDULE C

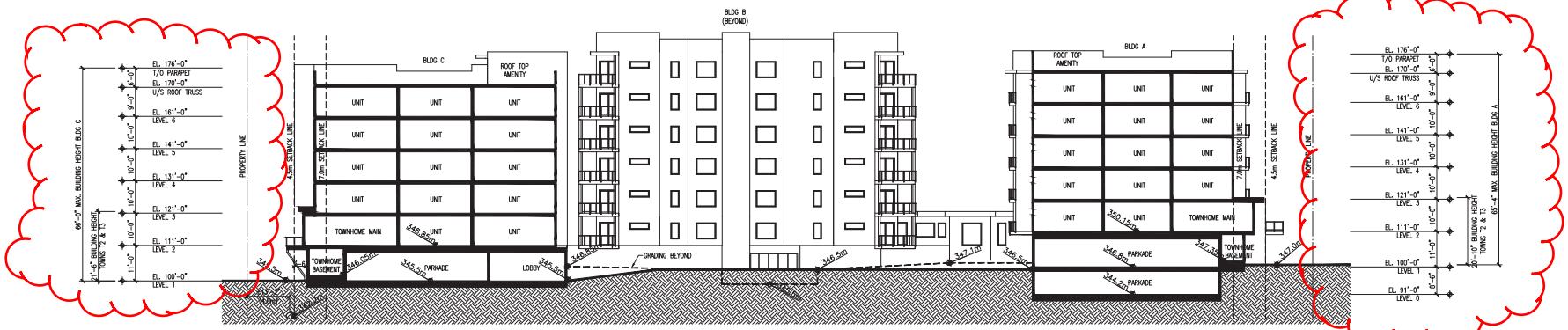
This forms part of application
DP17-0125 DVP17-0126

Planner Initials TB

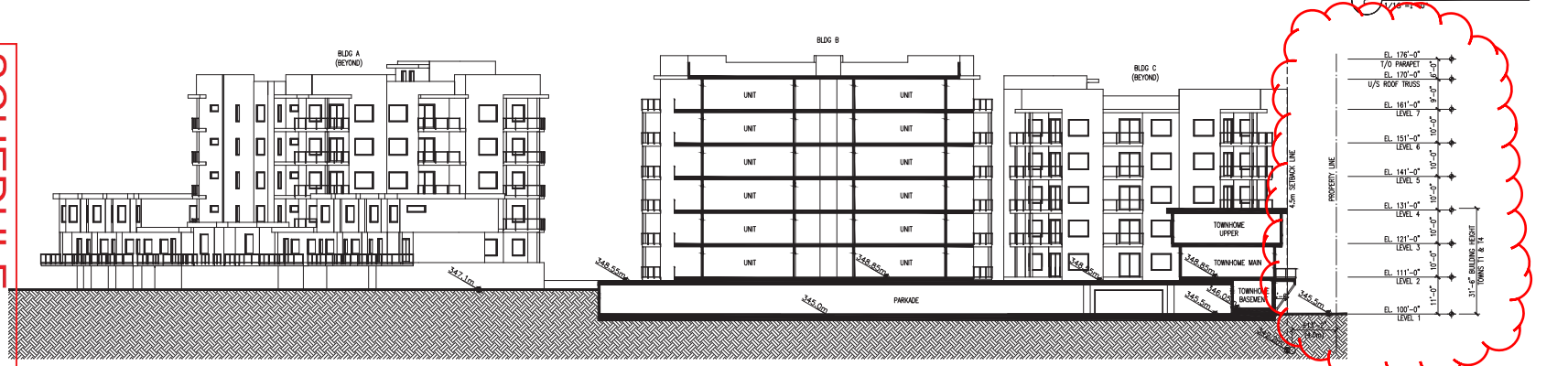
City of Kelowna
COMMUNITY PLANNING



3 SITE SECTION 3
1/16"=1'-0"



2 SITE SECTION 2
1/16"=1'-0"



1 SITE SECTION 1
1/16"=1'-0"

SCHEDULE D
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

BLUEGREEN ARCHITECTURE INC.
#202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.0850
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Seal

These drawings are instrument of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.

Sheet Title
SITE SECTIONS

Job Number 17.123
Date 2017.04.28
Scale 1/16"=1'-0"
Revision Number #
Drawing Number **A4.1**

SCHEDULE D

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

LOCATION PLAN

ZONING SUMMARY

GREEN SQUARE		
ADDRESS	1013 BARNES AVENUE, KELOWNA BC	
LEGAL DESCRIPTION	LOT 6 & 7, PLAN 515, BLOCK 2	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RM5 MEDIUM DENSITY MULTIPLE HOUSING	
EXISTING LEGAL USE	VACANT	
GRADES	EXISTING AVERAGE - FLAT	FINISH AVERAGE - FLAT
NUMBER OF BUILDINGS	4	
BUILDING HEIGHTS		
BUILDING A	6 STOREY 19.9m (65'-4") - Variance Requested	
BUILDING B	6 STOREY 21.7m (71'-3") - Variance Requested	
BUILDING C	6 STOREY 20.1m (66'-0") - Variance Requested	
BUILDING D	5 STOREY 17.0m (56'-0") - Variance Requested	
SITE AREA (sm)	1,400 sm	±10,792.6 sm
SITE WIDTH (m)	30.0m	±407m
SITE DEPTH (m)	35.0m	±172m
OFF-STREET PARKING	216 stalls min. (see parking calculations)	195 stalls - Variance Requested
PRIVATE OPEN SPACE	15 sm /1-bed x 39 = 585 sm 25 sm / more than 1bed x 95 = 2,375 sm total = 2,960 sm min.	±4,287.6 sm (see building areas calculations)
HEIGHT OF BUILDING (S)/# OF STOREYS	18.0m / 4.5 storeys	5-6 Storeys - Variance Requested
SITE COVERAGE OF BUILDING(S) (%)	40% + 10% (Additional 20% Private Open Space) = 50% max.	±4,694 sm (±43%)
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	60% max.	±5,391 sm (±50%)
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:		
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 141 units = Total = 72 bikes min. Class II: 0.1 per dwelling unit x 141 units = Total = 15 bikes min.	Class I: ±184 bike racks within secure bike storage rooms in parkades Class II: 32 bike racks at grade (see site plan)
NUMBER OF LOADING SPACES	N/A	2
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
FLOOR AREA NET	± 12,951.1 sm max. net area	± 11,794.5 sm
CURRENT NET AREA ON RM5 SITE	± 1,147.2 sm max. net area	
REMAINING NET AREA ALLOWABLE	± 11,803.9 sm max. net area	
FLOOR AREA RATIO (F.A.R.)	1.1 + (212 / 216) x 0.1 parking bonus = 1.2 max FAR	1.19
BUILDING (S) SETBACKS (m):		
NORTH (SIDE)	Part of existing RM3 site	±4.5m & 7.0m (over 2 1/2 storeys)
SOUTH (SIDE)	4.5m & 7.0m (over 2 1/2 storeys)	±4.5m & 7.0m (over 2 1/2 storeys) -Variance Requested
EAST (FRONT)	6.0m	±1.5 & 6.0m (over 2 1/2 storeys)
WEST (REAR)	Part of existing RM3 site	±4.5m & 7.0m (over 2 1/2 storeys)
VARIANCE SUMMARY		
BUILDING HEIGHT	5-6 STOREYS (SEE BUILDING HEIGHTS NOTED ABOVE)	
	TOWNHOMES @ BUILDINGS A, B & C REQUIRE 2 1/2 STOREY BUILDING HEIGHT VARIANCE TO CONFORM WITH 4.5m SIDE YARD SETBACK	
SIDE YARD SETBACK	EXIT STAIRS (±5% OF TOTAL BUILDING FACE) @ BUILDING C PROJECT 2.4m (8'-0") INTO 7.0m SETBACK ABOVE 2 1/2 STOREYS	
PARKING	5 PARKING STALLS DEFICIENT (SEE PARKING CALCULATIONS BELOW)	

BUILDING CODE REVIEW

OCCUPANCY	GROUP C	PARKADE: GROUP F3
ARTICLE	3.2.2.50	3.2.2.78
NO. OF STOREYS	4 STOREYS	UNLIMITED
NO. OF STREETS FACING	1	1
MAX. BUILDING AREA	1,800 sm	UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2		
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE)	
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)	
ROOFS	1 HR (NO RATING @ CARPORTS)	

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
MEDIUM SIZE STALL (40% max)	7'-6" (2.3m) min.	15'-9" (4.8m) min.	6'-6" (2.0m) min.
COMPACT SIZE STALL (10% max)	6'-6" (2.0m) min.	11'-2" (3.4m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.		
PARKING REQUIREMENTS:			
	RESIDENTIAL:		
	1.25 stalls/ 1 bedroom units x 44 units	55 stalls	
	1.5 stalls/ 2 bedroom units x 80 units	120 stalls	
	2.0 stalls/ 3 bedroom units x 17 units	34 stalls	
			r Stalls)
			ed)
	PARKING @ GRADE:	15 STALLS	
	PARKING TYPES PROVIDED:		
	FULL SIZE STALL (50% MIN)	103 STALLS INCL. 5 HC STALLS (50%)	
	MEDIUM STALL (40% MAX)	83 STALLS (40%)	
	COMPACT STALL (10% MAX)	18 STALLS (10%)	

SUPERCEDED

BUILDING AND FLOOR AREAS:

UNIT TYPES		UNIT NFA ±sf	UNIT NFA ±sm	BALC./ TERR. ±sm	UNIT COUNT	TOTAL UNIT NFA ±sm	TOTAL BALC./TERR. ±sm
A	1 BED	700	65	8.9	40	2601.3	356.7
B	2 BED	880	81.8	10.8	53	4333	571.2
C	2 BED	915	85	10.8	19	1615.1	204.8
D	2 BED	1,000	92.9	55.7	2	185.8	111.5
E	1 BED	570	53	8.9	1	53	8.9
F	1 BED	750	69.7	10.8	2	139.4	21.6
T1	2 BED	1,410	131	27.9	4	524	111.5
T2	3 BED	1,250	116.1	37.2	4	464.5	148.6
T3	3 BED	1,230	114.3	17.7	4	457.1	70.6
T4	3 BED	1,560	144.9	37.2	2	289.9	74.3
T1a	2 BED	1,350	125.4	17.7	3	376.3	53
T2a	3 BED	1,200	111.5	37.2	1	111.5	37.2
T3a	3 BED	1,200	111.5	17.7	2	223	35.3
T4a	3 BED	1,520	141.2	32.5	1	141.2	32.5
T5	3 BED	1,290	119.8	27.9	1	119.8	27.9
T6	2 BED	1,100	102.2	15.2	1	102.2	15.2
T7	1 BED	620	57.6	11.1	1	57.6	11.1
TOTAL					141		1,891.8

TOTAL NET AREA FOR F.A.R.	11,794.5
PRIVATE OPEN SPACE:	
PERMITED (sm): 15sm/ 1 bed x 44 units + 25 sm/ 2 & 3 bed x 97 units =	3,085
20% additional private open space requirement=	617
Total:	3,702
PROPOSED (sm):	
BALC. / TERRACES:	1,891.8
AMENITY ROOMS/ ROOFS:	245.7
GREEN ROOFS:	590.1
CENTRAL GREEN SQUARE LANDSCAPING:	1,560
TOTAL:	4,287.6

GROSS FLOOR AREAS:	GFA ±sf	GFA ±sm	Res. GFA ±sf	Res. GFA ±sm
L0 PARKADE	23,476	2,131.0		
L1 PARKADE	34,144	3,169.3	16,410	1,524.5
L2 FLOOR			36,402	3,3,381.9
L3 FLOOR			31,470	2,923.7
L4 FLOOR			24,000	2,229.7
L5 FLOOR			24,000	2,229.7
L6 FLOOR			16,800	1,560.8
L7 FLOOR			6,000	557.4
TOTAL PARKADE GFA	57,590	5,350.3		
TOTAL RESIDENTAL GFA			155,082	14,408

SITE COVERAGE AREAS:	
BLDG. FOOTPRINT AREA FOR SITE COVERAGE:	±4,694 sm
TOTAL FOOTPRINT AREA + PARKING @ GRADE:	±5,391 sm
BUILDING AREA FOR RESIDENTIAL BLDG:	±1,310.4 sm

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	CARPORTS - NO
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY

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

ACCESSIBILITY REQUIREMENTS 3.8.

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

WASHROOM FIXTURES REQUIREMENTS

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

BLUEGREEN ARCHITECTURE INC.
202 - 130 Hwy 33 West,
Kelowna, BC. V1X 1X7
p: 778.753.0850
www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal

These drawings are instruments of service, are the exclusive property of the architect and cannot be reproduced or used for construction without the architects prior written permission.

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. Any discrepancies are to be reported immediately to the architect.

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	17.04.28	ISSUED FOR DP

Project
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.

Sheet Title
ZONING & CODE INFO

Job Number 17.123
Date 2017.04.28
Scale 1/16"=1'-0"
Revision Number #
Drawing Number **A1.0**

SCHEDULE D
This forms part of application
DP17-0125 DVP17-0126
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

PARKING SUMMARY:

AT GRADE
9 REGULAR
2 MEDIUM
11 TOTAL SPACES

BUILDING A LEVEL 1:
17 REGULAR (INCL. 1 H/C)
23 MEDIUM
2 COMPACT
42 TOTAL SPACES

LEVEL 0:
41 REGULAR (INCL. 2 H/C & 1 TANDEM)
36 MEDIUM (INCL. 11 TANDEM)
7 COMPACT
84 TOTAL SPACES

BUILDING BC:
34 REGULAR (INCL. 2 H/C)
22 MEDIUM
5 COMPACT
61 TOTAL SPACES

PARKING CALCULATIONS

STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
MEDIUM SIZE STALL (40% max)	7'-6" (2.3m) min.	15'-9" (4.8m) min.	6'-6" (2.0m) min.
COMPACT SIZE STALL (10% max)	6'-6" (2.0m) min.	11'-2" (3.4m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.		

PARKING REQUIREMENTS:	
RESIDENTIAL:	
1.25 stalls/ 1 bedroom units x 44 units	55 stalls
1.5 stalls/ 2 bedroom units x 80 units	120 stalls
2.0 stalls/ 3 bedroom units x 17 units	34 stalls
TOTAL PARKING REQUIRED:	209 stalls (Including 20 Visitor Stalls)
TOTAL PARKING PROVIDED:	198 stalls (Variance Requested)
WITHIN PARKADE:	187 STALLS
PARKING @ GRADE:	11 STALLS
PARKING TYPES PROVIDED:	
FULL SIZE STALL (50% MIN)	101 STALLS INCL. 5 HC STALLS (51%)
MEDIUM STALL (40% MAX)	83 STALLS (42%)
COMPACT STALL (10% MAX)	14 STALLS (7%)

SCHEDULE D

This forms part of application
DP17-0125 DVP17-0126

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB

SCHEDULE D

This forms part of application

DP17-0125 DVP17-0126

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

B.LUE GREEN ARCHITECTURE INC
#200, 1353 Ellis Street
Kelowna, BC V1Y 1Z7
p: 778.753.2850
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA
Seal
These drawings and specifications are the property and copyright of Blue Green Architecture Inc. and may not be reproduced or used for other projects without the consent of Blue Green Architecture Inc. and/or the consultant who prepared the drawings and specifications in question.
Consultants
NO. DATE RECORD OF REVISIONS
NO. DATE RECORD OF ISSUE
1 17-04-28 ISSUED FOR DP
Project
GREEN SQUARE
RESIDENTIAL DEVELOPMENT
1013 BARNES AVE
KELOWNA, B.C.
Sheet Title
LEVEL 1
SITE PLAN
Job Number 17.123
Date 2017.04.28
Scale 1/16"=1'-0"
Revision Number #
Drawing Number A2.1
N
346.70m
346.80m
347.0m
346.5m
346.3m
345.3m
345.5m
346.6m
346.8m
346.9m
347.1m
347.3m
347.7m
347.6m
347.4m
346.6m
346.5m
346.4m
346.3m
346.2m
346.1m
346.0m
345.9m
345.8m
345.7m
346.0m
346.1m
346.2m
346.3m
346.4m
346.5m
346.6m
346.7m
346.8m
346.9m
347.0m
347.1m
347.2m
347.3m
347.4m
347.5m
347.6m
347.7m
347.8m
347.9m
348.0m
348.1m
348.2m
348.3m
348.4m
348.5m
348.6m
348.7m
348.8m
348.9m
349.0m
349.1m
349.2m
349.3m
349.4m
349.5m
349.6m
349.7m
349.8m
349.9m

REPORT TO COUNCIL

Date:	September 19, 2017		
RIM No.	0940-50		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	DVP17-0148	**Owner:**	Angelo Kokonas
Address:	671 Ellis Street	**Applicant:**	Angelo Kokonas
Subject:	Development Variance Permit		
Existing OCP Designation:	S2RES – Single/ Two Unit Residential		
Existing Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0148 for Lot A District Lot 9 ODYD Plan EPP52340, located at 671 Ellis Street, Kelowna, BC;

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

> **Section 13.6.6(a): RU6 – Two Dwelling Housing Development Regulations**
> To vary the required maximum site coverage from 40% permitted to 43.54% proposed;
>
> **Section 13.6.6(b): RU6 – Two Dwelling Housing Development Regulations**
> To vary the required maximum lot coverage from 14% permitted to 15.18% proposed.

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

2.0 Purpose

To vary the maximum site coverage of buildings on a parcel and to vary the maximum lot coverage to facilitate the development of an accessory building on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the two variances required to facilitate the construction of the accessory building on the subject property. The application meets the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. The property is within the Permanent Growth Boundary in the Central City Sector of Kelowna, north of the downtown core.

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 subject property was recently created through a two lot subdivision. The applicant is currently building a new single dwelling home on the parcel and is requesting two variances for the accessory building. The first is to the site coverage and the second is for the lot coverage area to allow for the development of a three-car garage on the parcel.

The proposed garage has an area of 73.11 m², but with the new dwelling being constructed, the maximum site coverage of both buildings is over by 17.05 m². This results in the site coverage variance request from 40% to 43.54%. With a parcel area of 481.6 m² and the 14% lot coverage maximum for accessory buildings, the proposed garage could be a maximum of 67.42 m² to comply with the development regulations. The applicant would like to build a garage that is 25′ x 31.5′, which results in an additional 5.69 m² area for the building. All other development regulations have been met for the siting and height of the building.

The applicant is asking for the two minor variances to provide a larger garage which will house three vehicles and allow for additional storage within the structure. While over-subscribing parking on-site continues the community's strong reliance of auto ownership and use, the north-end neighbourhood currently does not have all of the services and amenities to support viable alternative transportation options. In the short-term, the provision of 3 parking stalls on-site will benefit the neighbourhood by reducing this property's use of on-street parking and increase the supply of on-street parking by removing a driveway access onto Ellis Street. On-street parking is in demand in the area due to Sutherland Bay Park and its boat launch facility.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling House
East	RU6 – Two Dwelling Housing	Single Dwelling House & Carriage House
South	RU6 – Two Dwelling Housing	Single Dwelling House
West	P3 – Parks and Open Space	Park / Beach

Subject Property Map: 671 Ellis Street

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU6 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	400 m^2	481.6 m^2
Lot Width	13.0 m	14.4 m
Lot Depth	30 m	33.41 m
Development Regulations		
Maximum Site Coverage of Buildings	40%	43.54%❶
Maximum Lot Coverage of Accessory Buildings	14%	15.18%❷
Maximum Height	4.5 m	3.4 m
Height	m	m
Front Yard	1.2 m	2.81 m
Side Yard (south)	1.2 m	2.0 m
Side Yard (north)	1.2 m	1.5 m
Rear Yard	1.5 m	1.53 m
Other Regulations		
Minimum Parking Requirements	2 stalls	3 stalls

❶ Indicates a requested variance to the allowed site coverage of buildings on a parcel from 40% maximum to 43.54%.
❷ Indicates a requested variance to the allowed lot coverage of accessory buildings on a parcel from 14% maximum to 15.18%..

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.[1] 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

- Full plan check for Building Code related issues will be done at time of Building Permit application.

6.2 Development Engineering Department

- Refer to attachment 'A".

7.0 Application Chronology

Date of Application Received: June 23, 2017
Date Public Consultation Completed: July 17, 2017

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan & Floor Plan
Schedule B: Conceptual Elevations

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

DEVELOPMENT VARIANCE PERMIT

APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0148

Issued To:	Angelo Kokonas
Site Address:	671 Ellis Street
Legal Description:	Lot A District Lot 9 ODYD Plan EPP52340
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 variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.6.6(a): RU6 – Two Dwelling Housing Development Regulations
To vary the required maximum site coverage from 40% permitted to 43.54% proposed;

Section 13.6.6(b): RU6 – Two Dwelling Housing Development Regulations
To vary the required maximum lot coverage from 14% permitted to 15.18% proposed.

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

2. 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 register the subdivision 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 Date
Community Planning & Real Estate

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

SCHEDULE A

This forms part of application

DVP17-0148

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: July 06, 2017

File No.: DVP17-0148

To: Urban Planning Management (LK)

From: Development Engineering Manager (JK)

Subject: 671 Ellis Street Lot A, Plan EPP52340

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

This development variance permits application to vary the maximum accessory building coverage from 14% to 15.18% and also to vary the maximum site coverage from 40% to 43.54% proposed to facilitate the development of an accessory building on the subject property, does not compromise any municipal services.

James Kay, P. Eng.
Development Engineering Manager

JA

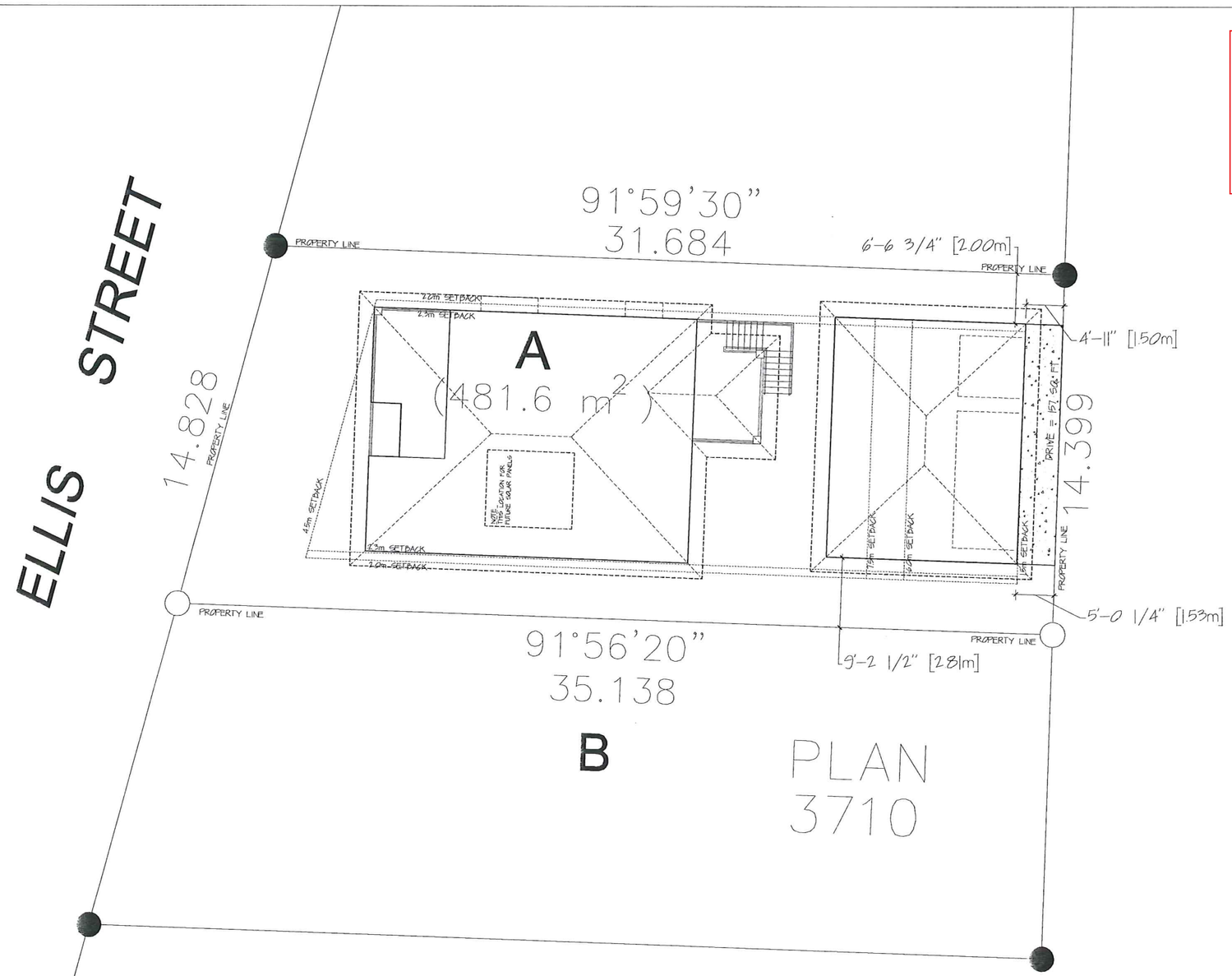
ATTACHMENT A

This forms part of application

DVP17-0148

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



SITE CALCULATIONS :

FLOOR AREAS:

MAIN FLOOR AREA	1192	SQ. FT.
BASEMENT DEV. AREA :	1195	SQ. FT.
TOTAL LIVING AREA :	2197	SQ. FT.
GARAGE AREA :	787	SQ. FT.
LOT SIZE : 481.516 SQ. M.	5,2017	SQ. FT.
SITE COVERAGE :	43.64	%

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

1 SITE PLAN
2 ELEVATIONS
3 MAIN FLOOR PLAN
FOUNDATION PLAN
4 CROSS-SECTION, SPECIFICATIONS AND DETAILS

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE TANRYE HOMES & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMMISSIONS
5. THE DRAWINGS ARE ARCHITECTURAL REPRESENTATIONS ONLY. ANY ENGINEERING REQUIRED FOR FOUNDATION, FLOOR SYSTEM AND ROOF SYSTEM IS THE RESPONSIBILITY OF THE BUILDER / OWNER. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL MUNICIPAL AUTHORITY.

NOTE:

WINDOW OPENINGS TO BE CO-ORDINATED AND CONFIRMED WITH WINDOW MANUFACTURER AND CLIENT (OWNER)

TANRYE Homes and Designs
2868 Salish Road
West Kelowna, BC (250)864-8784
tanryehomesanddesigns@shaw.ca

TANRYE Homes and Designs
2868 SALISH ROAD
WEST KELOWNA BC
(250) 864-8784

Copyright TANRYE Homes & Designs
These blueprints are the the property of TANRYE Homes & Designs. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of TANRYE Homes and Designs

PROJECT TITLE

SHEET TITLE
SITE PLAN

PROJECT No.
LOT A

STREET ADDRESS
671 ELLIS STREET

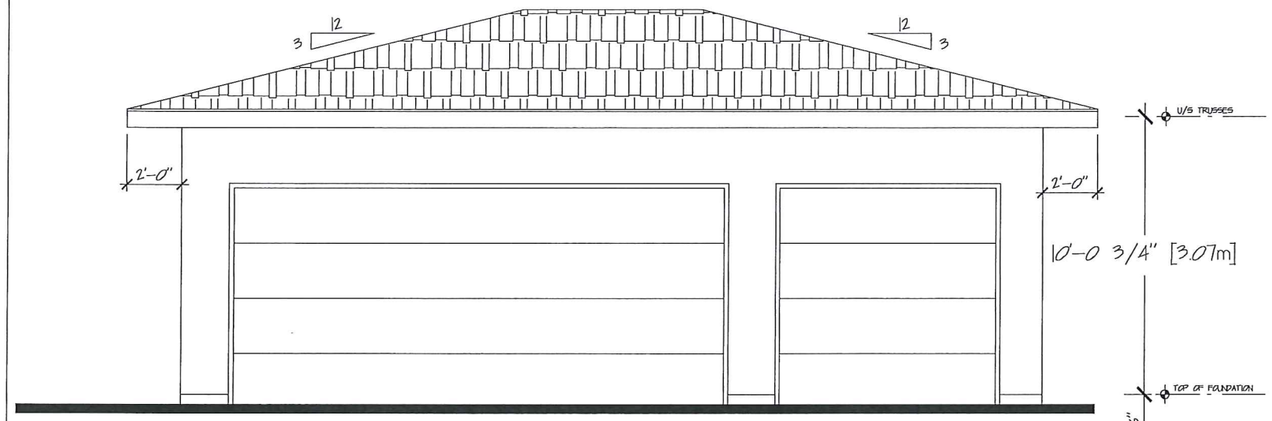
SCALE
3/32"=1'0"

SHEET NO
1 / 4

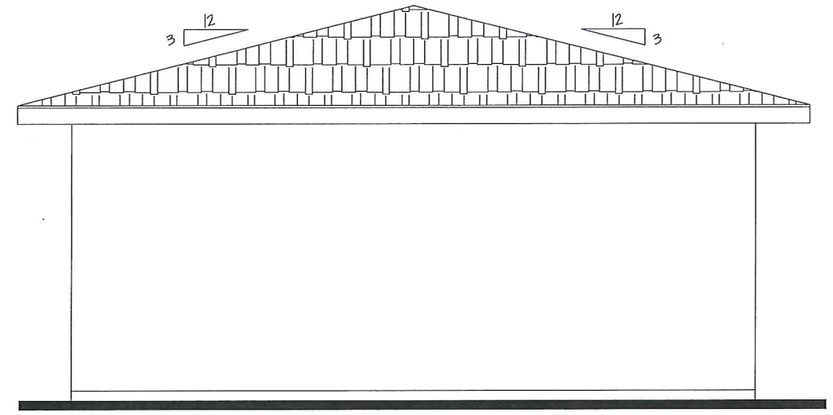
DATE
FEB 2017

REVISED - APR. 25, 2017

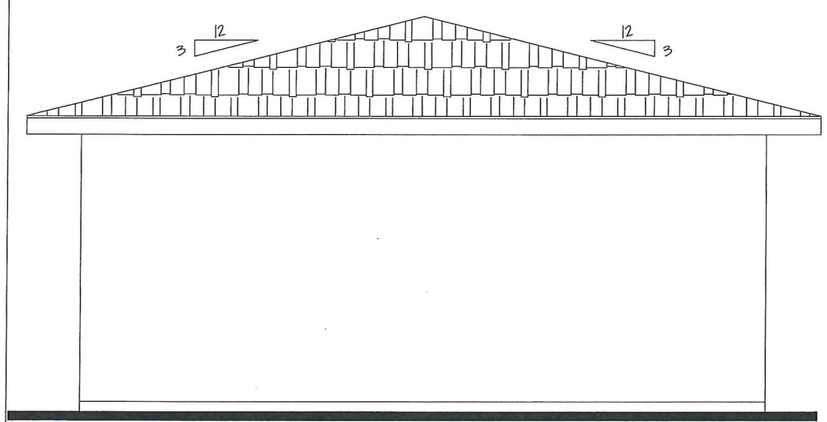
ATTACHMENT B
This forms part of application
DVP17-0148
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



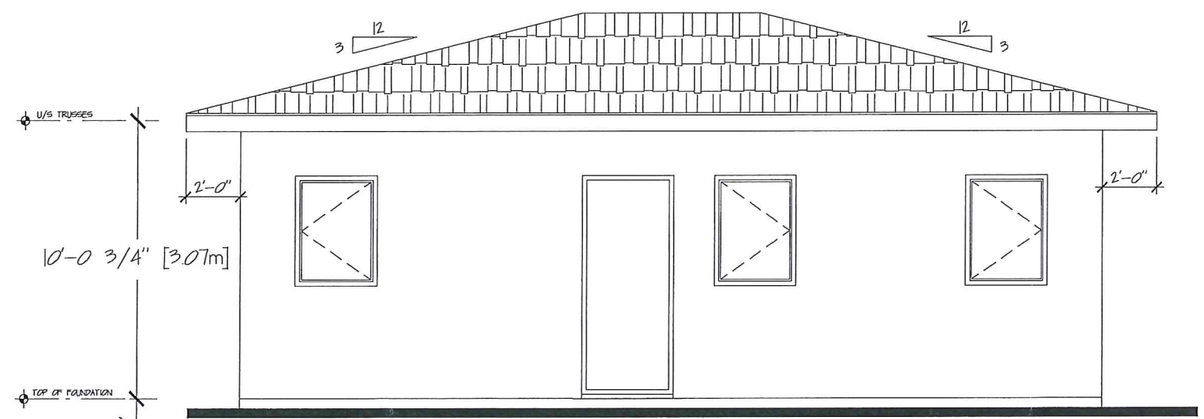
LANE ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



YARD ELEVATION

TANRYE Homes and Designs
2868 Salish Road
West Kelowna, BC (250)864-8784
tanryehomesanddesigns@shaw.ca

TANRYE Homes and Designs
2868 SALISH ROAD
WEST KELOWNA B.C.
(250) 864-8784

Copyright TANRYE Homes & Designs
These blueprints are the the property of TANRYE Homes & Designs. All rights reserved, inculding the right of reproduction in whole or in part, in any form, without the written permission of TANRYE Homes and Designs

PROJECT TITLE

SHEET TITLE
GARAGE ELEV.

PROJECT No.
LOT A

STREET ADDRESS
671 ELLIS STREET

SCALE
3/16"=1'0"

SHEET NO.
2/4

DATE
FEB 2017

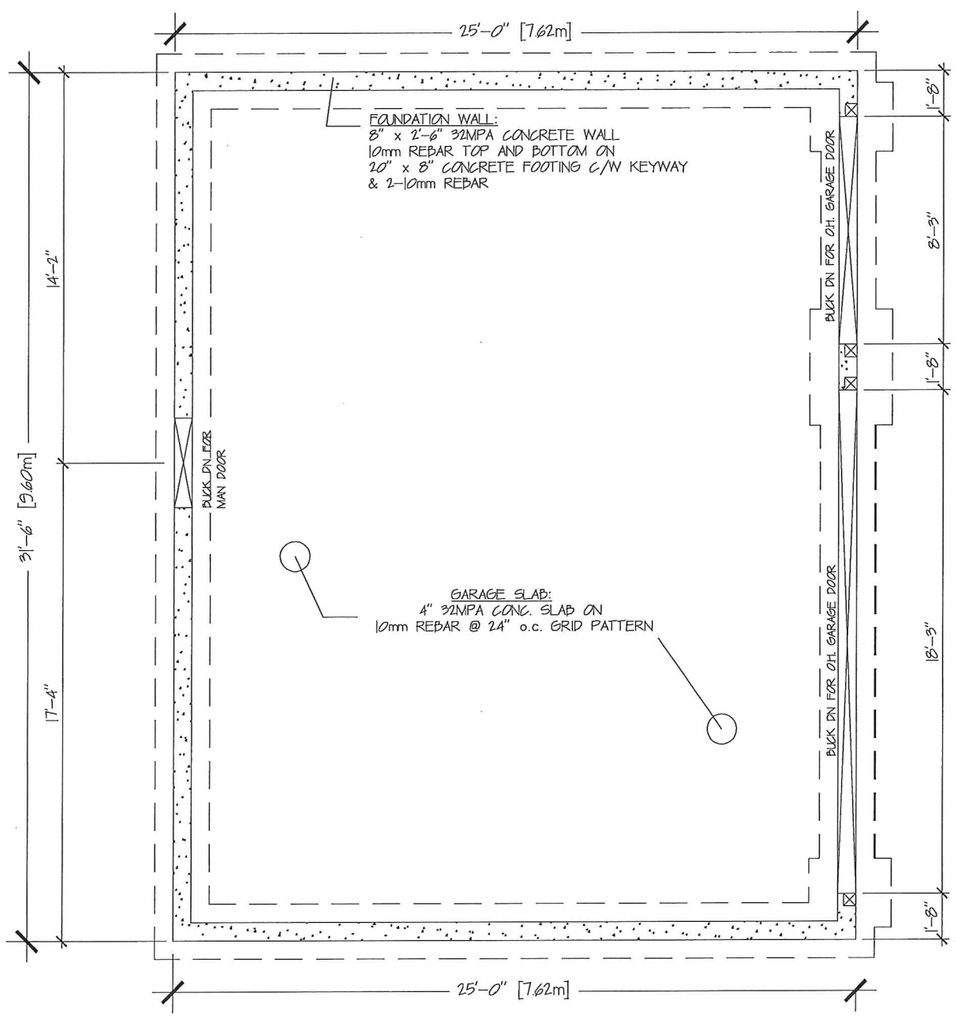
ATTACHMENT A

This forms part of application

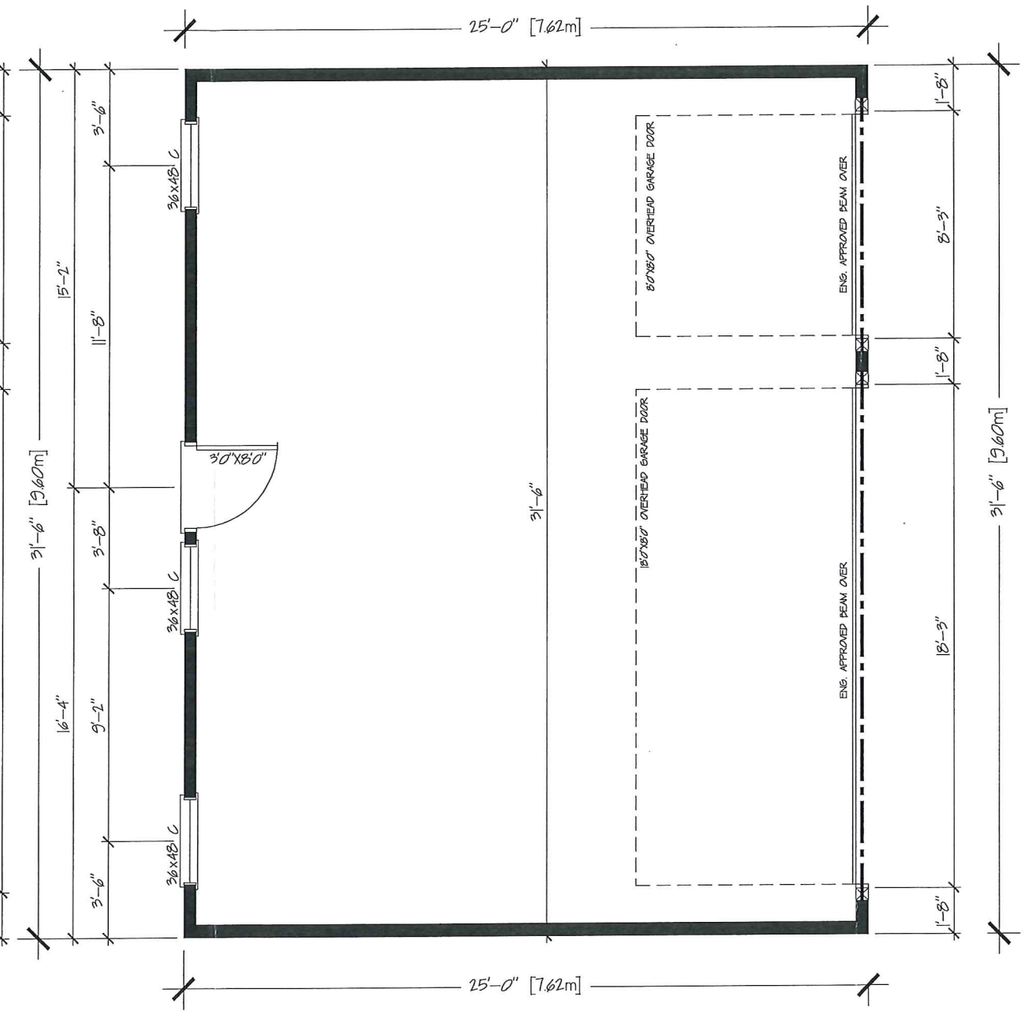
DVP17-0148

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



FOUNDATION PLAN



GARAGE PLAN

787. SQ. FT.

TANRYE Homes and Designs
2868 Salish Road
West Kelowna, BC (250)864-8784
tanryehomesanddesigns@shaw.ca

TANRYE Homes and Designs
2868 SALISH ROAD
WEST KELOWNA B.C.
(250) 864-8784

Copyright TANRYE Homes & Designs
These blueprints are the the property of TANRYE Homes & Designs. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of TANRYE Homes and Designs

PROJECT TITLE

SHEET TITLE
GARAGE PLAN

PROJECT No.
LOT A

STREET ADDRESS
671 ELLIS STREET

SCALE
3/16"=1'0"

SHEET NO.
3 / 4

DATE
FEB 2017

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.

CONCRETE & FOOTINGS

ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2900 PSI (20mPa) AT 28 DAYS

CONCRETE FOOTING MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION.

ALL FOOTINGS ARE TO HAVE TWO 10 mm REINFORCING BARS THE REINFORCING BARS ARE TO BE SITUATED SUCH THAT ONE BAR IS 3" (75mm)CLEAR OF THE SIDE AND BOTTOM OF THE FOOTING ON BOTH SIDES OF THE FOOTING.

ALL FOUNDATION WALL 24"(600mm) AND HIGHER SHOULD HAVE ONE HORIZONTAL 10mm REINFORCING BAR 3"(75mm) FROM THE TOP. CORNER REINFORCING TO BE LAPPED MINIMUM 24"(600mm)

CARPENTRY

FRAMING LUMBER SHALL BE NUMBER TWO OR BETTER, SPRUCE UNLESS OTHERWISE SPECIFIED ON PLAN. ALL BEAM AND LINTEL SIZES SHOWN ON THE DRAWINGS TO BE REVEIWED AND CONFIRMED BY TRUSS MANUFACTURER AND CONTRACTOR. ANY BEAMOR LINTEL SIZES PROVIDED BY TRUSS/FLOOR MANUFACTORER TAKE PRECEDENCE.

INSULATION / VENTILATION

MINIMUM INSULATION REQUIREMENTS :

ROOF/CEILING – R44
WALLS – 2x6 – R22

CEILING INSULATION MAY BE LOOSE FILL TYPE. WALL AND FLOOR INSULATION MUST BE BATT TYPE.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF OR GABLE VENTS OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN THE TOP OF THE ROOF SPACE AND SOFFITS.

MISCELLANEOUS

CAULK OVER AND AROUND ALL EXTERIOR OPENINGS SHALL BE NON-HARDING CAULKING COMPOUND

FLASHING OVER ALL EXTERIOR OPENINGS

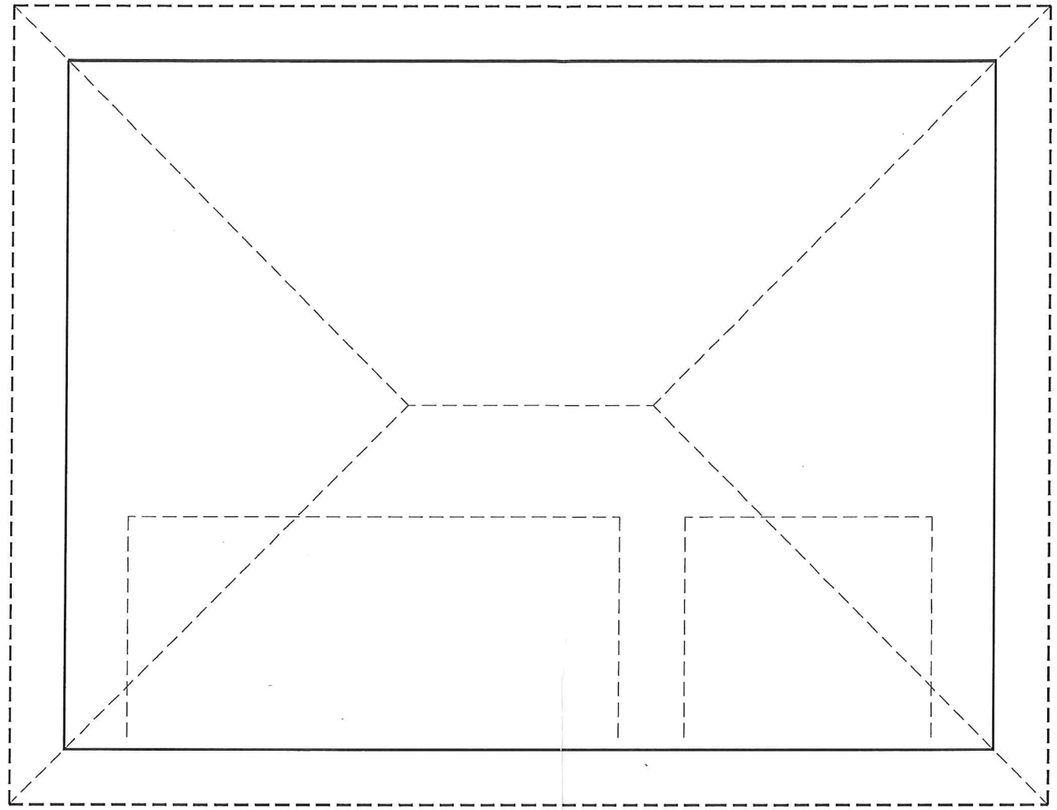
ALL SIDING TO BE MINIMUM OF 8" (200mm) ABOVE FINISHED GRADE

(A) **ROOF CONSTRUCTION:**
ASPHALT SHINGLES ON
BUILDING PAPER ON
7/16" OSB SHEATHING c/w H-CLIPS ON
ENGINEERED TRUSSES AT 24" OC. c/w
R44 INSULATION AND 6 MIL. POLY. V.B.
1/2" CD GYPSUM BOARD
PAINTED CEILINGS

(B) **EXTERIOR WALL CONSTRUCTION:**
CEMENT SIDING OVER
PERMAX BUILDING PAPER ON
3/8" OSB SHEATHING ON
2x6 STANDARD STUDS AT 24" OC. c/w
R20 FRICTION FIT INSULATION
6 MIL. POLY. VAPOUR BARRIER
1/2" STANDARD GYPSUM BOARD
PAINTED FINISH

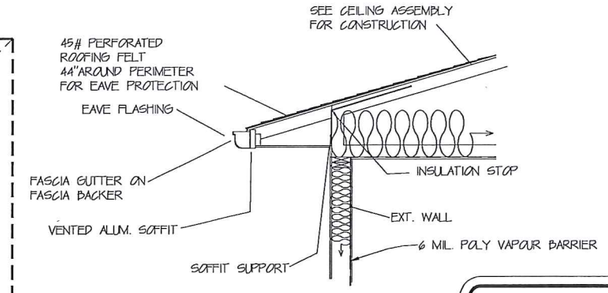
(G) **FOUNDATION CONSTRUCTION**
8" x 2'-6" CONCRETE FOUNDATION WALL
20" x 8" CONCRETE FOOTING. REINF.
FOOTING WITH 2-10m HORIZONTAL
(TYPICAL)

(M) **GARAGE FLOOR SLAB:**
3 1/2" CONCRETE SLAB ON
6 MIL. POLY. VAPOUR BARRIER ON
COMPACTED BASE
SLOPE SLAB TOWARDS OVERHEAD DOOR
BY 1/4" IN 12" FOR DRAINAGE.

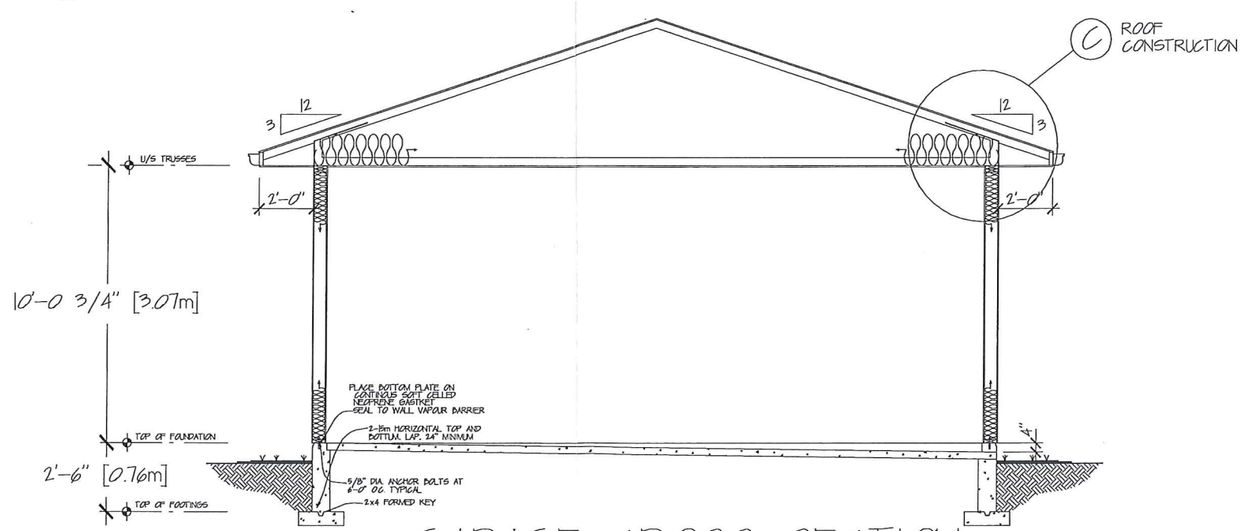


ROOF PLAN

SCALE : N.T.S.



SCALE: N.T.S.



GARAGE CROSS-SECTION

SCALE : N.T.S.

TANRYE Homes and Designs
2868 Salish Road
West Kelowna, BC (250)864-8784
tanryehomesanddesigns@shaw.ca

TANRYE Homes and Designs
2868 SALISH ROAD
WEST KELOWNA B.C.
(250) 864-8784

Copyright TANRYE Homes & Designs
These blueprints are the the property of TANRYE Homes & Designs. All rights reserved, incuding the right of reproduction in whole or in part, in any form, without the written permission of TANRYE Homes and Designs

PROJECT TITLE

SHEET TITLE

PROJECT No.
LOT A

STREET ADDRESS
671 ELLIS STREET

SCALE
3/16"=1'0"

SHEET NO.
4 / 4

DATE
FEB 2017

Spagnuolo & Company
Real Estate Lawyers

Explanation of Covenant
Registration Number CA4802077

Charge CA4802077 is a Covenant. A Covenant generally imposes either a negative or positive condition on the property. A Covenant is usually in favour of a government authority and often contains restrictions on building or other uses in favour of a municipality or the province.

This Covenant is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge "runs with the land", which means the charge will remain on title following registration of any transfer.

This charge, in favour of City of Kelowna, provides that the lands shall not be used for direct vehicular access to or from any road other than the lane on the east side of the land.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
"we deliver peace of mind"

310-HOME (4663) realestate@spagslaw.ca

Copyright © Spagnuolo and Company. This document may not be reproduced, distributed or shared without the express permission of Spagnuolo and Company.

FORM_C_V21 (Charge)

KAMLOOPS LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Nov-10-2015 14:38:40.003

CA4802077

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Leah Jolene Schurian 5EEHJM

Digitally signed by Leah Jolene Schurian 5EEHJM
Date: 2015.11.10 14:24:13 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Sabey Rule LLP
Barristers and Solicitgors
201-401 Glenmore Road
Kelowna BC V1V1Z6

LTO Client #12247

Document Fees: $71.58

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]	[LEGAL DESCRIPTION]
006-934-579	**LOT 2 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 3710**

STC? YES ☐

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

Covenant

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

PAMELA MARGARET MCKINNON AND DONALD LLOYD FRIESEN

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

CITY OF KELOWNA

1435 WATER STREET
KELOWNA BRITISH COLUMBIA
V1Y 1J4 CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Transferor(s) Signature(s)
LEAH J. SCHURIAN Barrister & Solicitor 201-401 GLENMORE ROAD KELOWNA BC V1V1Z6	15	09	08	Pamela Margaret McKinnon
	15	09	08	Donald Lloyd Friesen

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor / Borrower / Party Signature(s)
LESLIE SHANNON BALLAN Commissioner for Taking Affidavits in British Columbia 1435 WATER STREET KELOWNA B.C. V1Y 1J4 ORDER NO. 2014-1422 EXPIRY DATE: 2017-11-30	15	10	29	CITY OF KELOWNA Name: COLIN BASRAN, MAYOR Name: STEPHEN FLEMING, CITY CLERK

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT – PART 2

Section 219 Covenant

THIS AGREEMENT is dated for reference the 12th day of August, 2015.

BETWEEN:

Pamela Margaret McKinnon and
Donald Lloyd Friesen
11875 Highway 33 E
Kelowna B.C. V1P 1K2

(the "Transferors"")

OF THE FIRST PART

AND:

City of Kelowna
A Municipal Corporation
1435 Water Street
Kelowna B.C. V1Y 1J4

(the "Transferee")

OF THE SECOND PART

WHEREAS:

A. The Transferors are the registered owners in fee simple of all and singular those certain parcels or tracts of land situate, lying and being in the City of Kelowna, in the Province of British Columbia, and legally described as:

PID: 006-934-579, Lot 2, District Lot 9, Osoyoos Division Yale District, Plan 3710

(hereinafter referred to as the "Land");

B. Section 219 of the *Land Title Act*, R.S.B.C., 1996 C. 250 provides that a covenant in favour of the Transferee, whether of a negative or positive nature, in respect of the use of the Land or that the Land is or is not to be built on, may be registered as a charge against the title to the Land and is enforceable against the Transferors and their successors in title even if the covenant is not annexed to land owned by the Transferee.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises and the sum of ONE ($1.00) DOLLAR of lawful money of Canada, paid by the Transferee to the Transferors (the receipt whereof is hereby acknowledged), the parties hereto do hereby covenant and agree that the Land shall be used in accordance with the terms of the Covenant, as follows:

1. The Land shall not be used for direct vehicular access to or from any road now or hereafter existing other than access from the lane on the east side of the Land.

2. The covenants contained in this agreement shall be covenants running with the Land and shall enure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns and the Transferors specifically agree to give written notice of this agreement to any person to whom the Transferors propose to dispose of the Land, which notice shall be received by that person prior to such disposition. For the purposes of this paragraph the word 'dispose' shall have the meaning given to it under the *Interpretation Act*, 1996, Chapter 238.

3. The within covenant shall be binding upon the Transferors as personal only during that period of time in which the Transferors maintain a duly registered interest and ownership in the Land.

4. The provisions herein shall not be altered, amended or cancelled unless with the written consent first has been obtained from a duly authorized representative of the Transferee.

This is the instrument creating the covenant or condition entered into under Section 219 of the *Land Title Act* by the registered owners referred to herein.

Approving Officer for the City of Kelowna

Date: Oct 28, 2015

END OF DOCUMENT

SUBDIVISION PLAN OF LOT 2, DISTRICT LOT 9, OSOYOOS DIVISION YALE DISTRICT, PLAN 3710

PLAN EPP52340

BCGS 82E.083

0 5 10 25 50

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:500

(All distances are in metres)

LEGEND

- ● Denotes Standard Iron post (Type 5) found
- ○ Denotes Standard Iron post (Type 5) placed
- ◉ Denotes Non-Standard Post found
- ▲ Denotes Control Monument found
- NTS Denotes not to scale
- NF Denotes nothing found

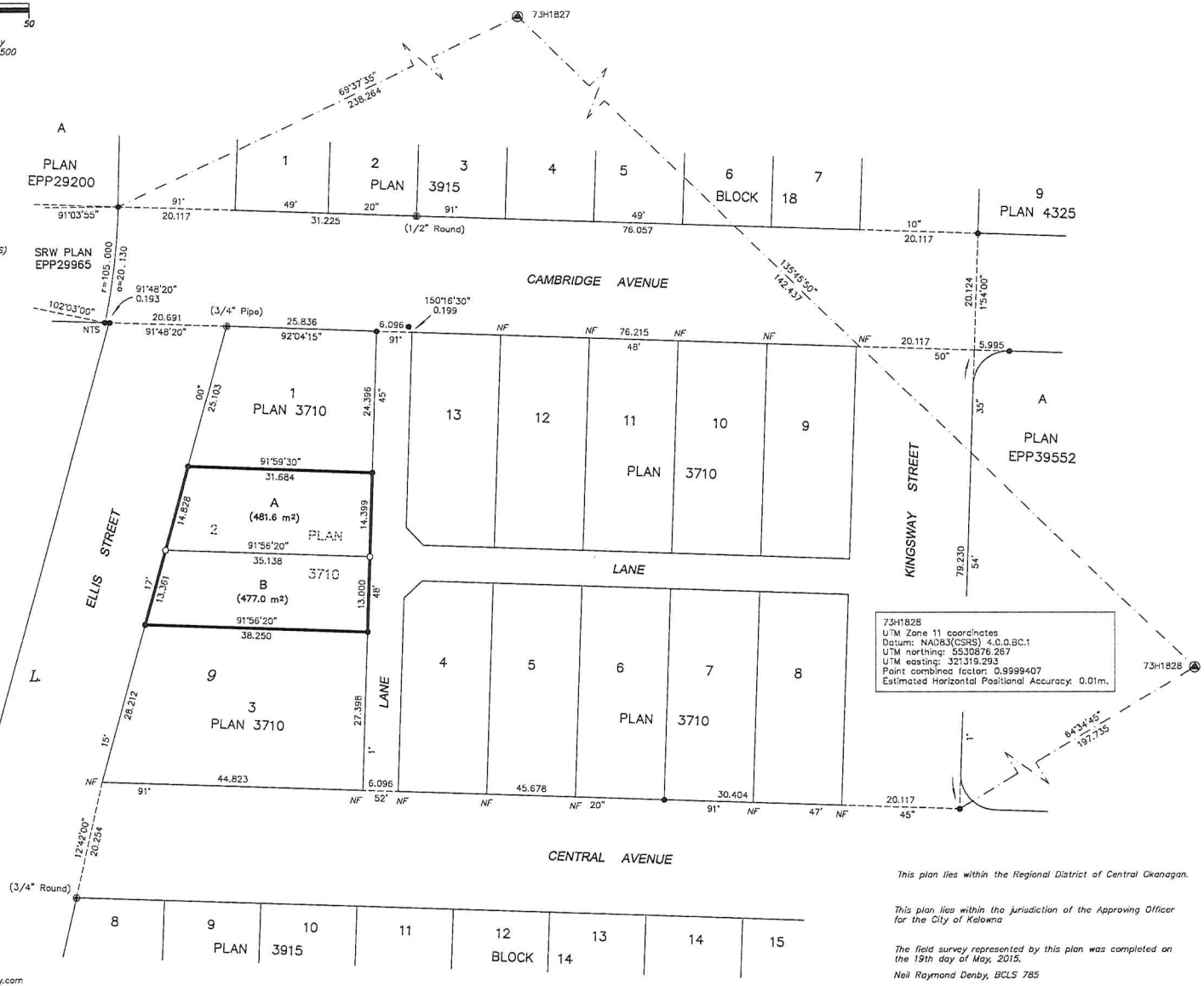
Integrated Survey Area No. 4, City of Kelowna, NAD83 (CSRS)

Grid bearings are derived from observations between geodetic control monuments 73H1827 and 73H1828.

The UTM coordinates and estimated horizontal positional accuracy are derived from conventional survey ties to geodetic control monuments 73H1827 and 73H1828.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999408 which has been derived from geodetic control monuments 73H1827 and 73H1828.

73H1827
UTM Zone 11 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1
UTM northing: 5530978.314
UTM easting: 321219.933
Point combined factor: 0.9999409
Estimated Horizontal Positional Accuracy: 0.01m.



This plan lies within the Regional District of Central Okanagan.

This plan lies within the jurisdiction of the Approving Officer for the City of Kelowna

The field survey represented by this plan was completed on the 19th day of May, 2015.

Neil Raymond Denby, BCLS 785

RUNNALLS DENBY
british columbia land surveyors
259A Lawrence Avenue
Kelowna, B.C.
V1Y 6L2
Phone: (250)763-7322
Fax: (250)763-4413
Email: neil@runnallsdenby.com

DWG. No.: 14092 SUB FILE: 14092

Spagnuolo & Company
Real Estate Lawyers

Explanation of Statutory Right of Way
Registration Number CA4200267

Charge CA4200267 is a Statutory Right of Way. A Statutory Right of Way usually gives the charge holder the right to cross over the property in accordance with the charge, and is typically in favour of the Crown, a city or municipality or a utility.

This Statutory Right of Way is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge "runs with the land", which means the charge will remain on title following registration of any transfer.

This charge grants FortisBC a right of access and use over a part of Lot 2, as shown on the plan attached to the charge, for constructing, operating and maintaining an electrical distribution system and communication lines and all related equipment. Fortis is permitted to clear the area of its works of trees or underbrush. The owner shall not plant any trees or climbing vines that may interfere with the works; shall not erect any building or structure; or otherwise damage the works. However, the owner is expressly permitted to cultivate or otherwise use the lands.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
"we deliver peace of mind"

310-HOME (4663) realestate@spagslaw.ca

Copyright © Spagnuolo and Company. This document may not be reproduced, distributed or shared without the express permission of Spagnuolo and Company.

FORM_C_V19 (Charge)

KAMLOOPS LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Jan-26-2015 15:34:06.001

CA4200267

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Nicholas Mirsky ULCP25

Digitally signed by Nicholas Mirsky ULCP25
DN: c=CA, cn=Nicholas Mirsky ULCP25, o=Authorized Subscriber, ou=Verify ID at www.juricert.com/LKUP.dim?id=ULCP25
Date: 2015.01.26 15:04:36 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Nicholas Mirsky, Land Agent for
FORTISBC INC.
2850 Benvoulin Road
Kelowna BC V1W 2E3

Land File: KEL-3094
OI#: 2557858 Order: 65167260
Client.11140

Document Fees: $77.72

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]	[LEGAL DESCRIPTION]
006-934-579	**LOT 2 DL 9 ODYD PLAN 3710**

STC? YES ☐

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

Statutory Right of Way | | ENTIRE INSTRUMENT

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

PAMELA MARGARET MCKINNON AND DONALD LLOYD FRIESEN

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

FORTISBC INC.
A PUBLIC UTILITY, HAVING ITS HEAD OFFICE AT
#100 - 1975 SPRINGFIELD ROAD
KELOWNA BRITISH COLUMBIA
V1Y 7V7 CANADA

Incorporation No
PA-0000087

7. ADDITIONAL OR MODIFIED TERMS:
none

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Transferor(s) Signature(s)
TIM JANZEN A Notary Public for the Province of British Columbia 103 - 1912 ENTERPRISE WAY KELOWNA, BC V1Y 9S9 250 763 1923	15	01	20	PAMELA MARGARET MCKINNON DONALD LLOYD FRIESEN

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

STATUTORY RIGHT OF WAY

THIS INDENTURE made this day of , 2014.

BETWEEN:

PAMELA MARGARET MCKINNON, FOOD SPECIALIST
DONALD LLOYD FRIESEN, LEAD HAND LABOURER
11875 HIGHWAY 33 E
KELOWNA, BC
V1P 1K2
AS JOINT TENANTS

(hereinafter called "the Transferor")

OF THE FIRST PART

AND:

FORTISBC INC., a public utility incorporated by Special Act of the Legislature of the Province of British Columbia, having its head office at #100 – 1975 Springfield Road, Kelowna, BC V1Y 7V7

(hereinafter called "the Company")
OF THE SECOND PART

WHEREAS this Statutory Right of Way is necessary for the operation and maintenance of the Company's undertaking;

In consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid by the Company to the Transferor, the receipt of which is hereby acknowledged, the Transferor HEREBY GRANTS AND CONVEYS to the Company, its employees, agents and licensees, an easement by way of Statutory Right of Way for full, free and uninterrupted access at all times hereafter with or without vehicles or equipment to, through and over that certain parcel of land situated in the City of Kelowna, in the Province of British Columbia, more particularly described as:

LOT 2 DL 9 ODYD PLAN 3710

(hereinafter called "the property");

For the purpose of constructing, operating and maintaining thereon an electrical distribution system and communication lines and all related equipment ("the facilities"), with the right to dig up the soil and rock thereof and from time to time to inspect, repair, remove, alter or replace any part thereof, and to cut and clear any trees and underbrush which in the Company's opinion might interfere with the construction and operation of the facilities;

RESERVING HOWEVER to the Transferor the right to cultivate or otherwise use the property and the right to compensation for any damage done by the Company to fences and to crops thereon.

The transferor covenants that he has the right to enter into this Indenture; that he will not at any time hereafter do any act including the planting of any trees or climbing vines or erecting any building or structure, that would jeopardize or interfere with the operation or maintenance of the facilities, and that the Transferor will cause no damage to nor interfere with the facilities.

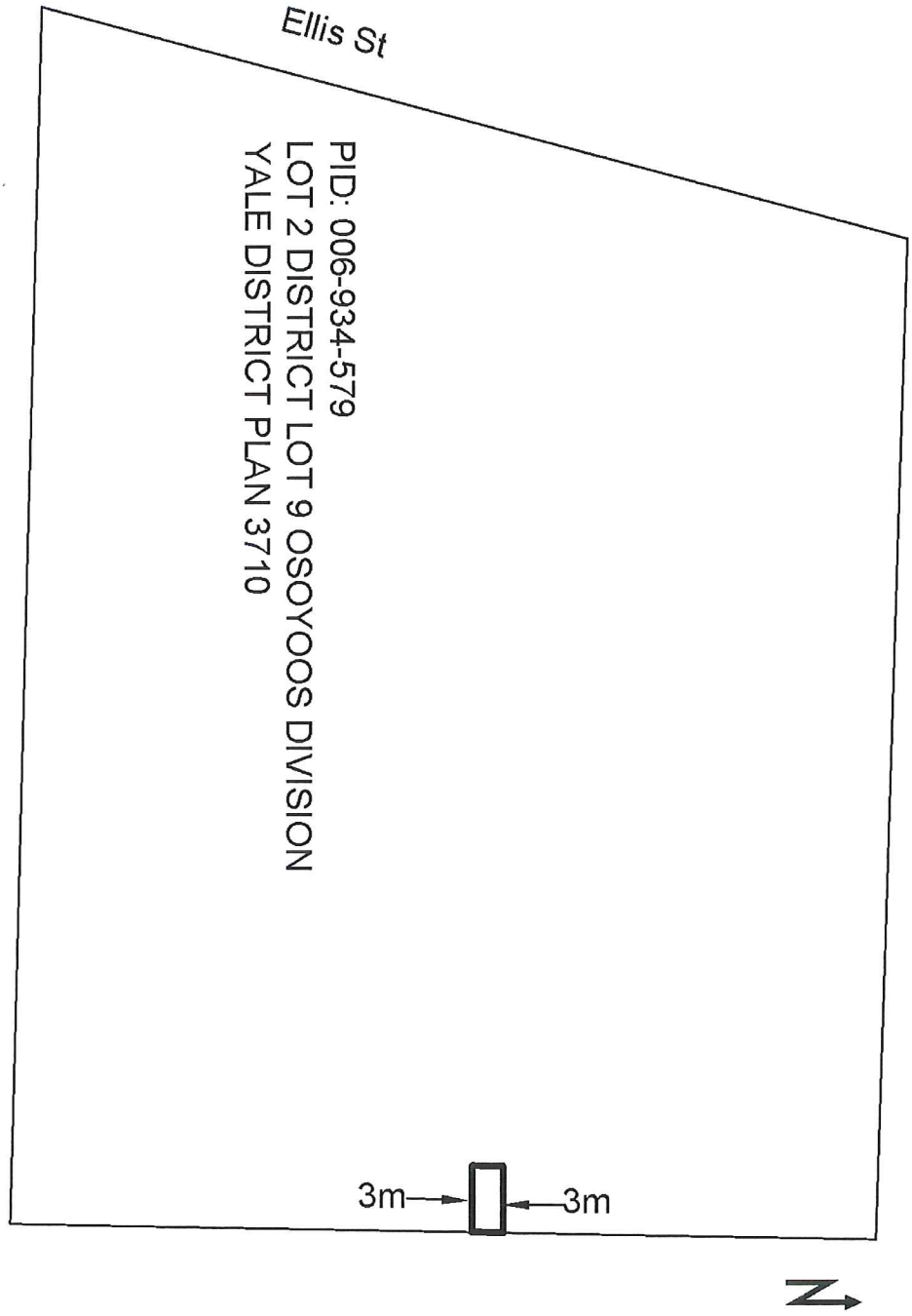
It is hereby understood between the parties to this Agreement that the facilities are restricted to that area shown in bold black on the attached sketch plan which is page 4 of this 4 page agreement.

The Company may provide a communications and/or cable company with all the rights under this Statutory Right of Way to install and maintain communication and/or cable circuits on the facilities.

If any provision of this Indenture is declared invalid or unenforceable by a competent authority, such provision shall be deemed severed and shall not affect the validity or enforceability of the remaining provisions of this Indenture, unless such invalidity or unenforceability renders the operation of this indenture impossible.

The rights, privileges and easement hereby granted are and shall be of same force and effect as a covenant running with the land, and this Indenture shall enure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns, and wherever the singular or masculine is used herein, it shall be construed as if the feminine, plural or neuter, as the case may be, had been used wherever context or the parties hereto so require.

IN WITNESS WHEREOF the Transferor has caused these presents to be executed as of the day and year first above written.



Note: The Accuracy of this drawing is not guaranteed. Not to Scale.