Development Permit DP17-0237



This permit relates to land in the City of Kelowna municipally known as 720 Valley Road, and legally known as Lot E Sections 29 and 32 Township 26 ODYD Plan EPP75038 and permits the land to be used for the following development: multiple dwelling housing in row housing structures.

row nousing st	ructures.				
The present ov	vner and any subse	equent owner of the above	described land must comp	oly with any attached	d terms and conditions.
Date of Decision	on:		_		
Decision By:		City of Kelowna Council			
Issued Date:			_		
Development F	Permit Area:	Comprehensive Develop	ment Permit Area		
This permit wi	II not be valid if do	evelopment has not comn	nenced by	·	
		This is NOT	a Building Permi	t.	
	•	Permit, a Building Permit r elopment Services Branch.	•	ny work commencing	g. For further informatio
			NOTICE		
provincial or ot		owner or the owner's autho slation, or the terms and co			
Owner:	Kane #2 Resou	rces Ltd., Inc. No. BCo8o76	95		
Applicant:	Protech Consul	ting			
•	anning Departmen anning & Strategic	_	 Date		



1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property 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) An Irrevocable Letter of Credit in the amount of \$237,919.00

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

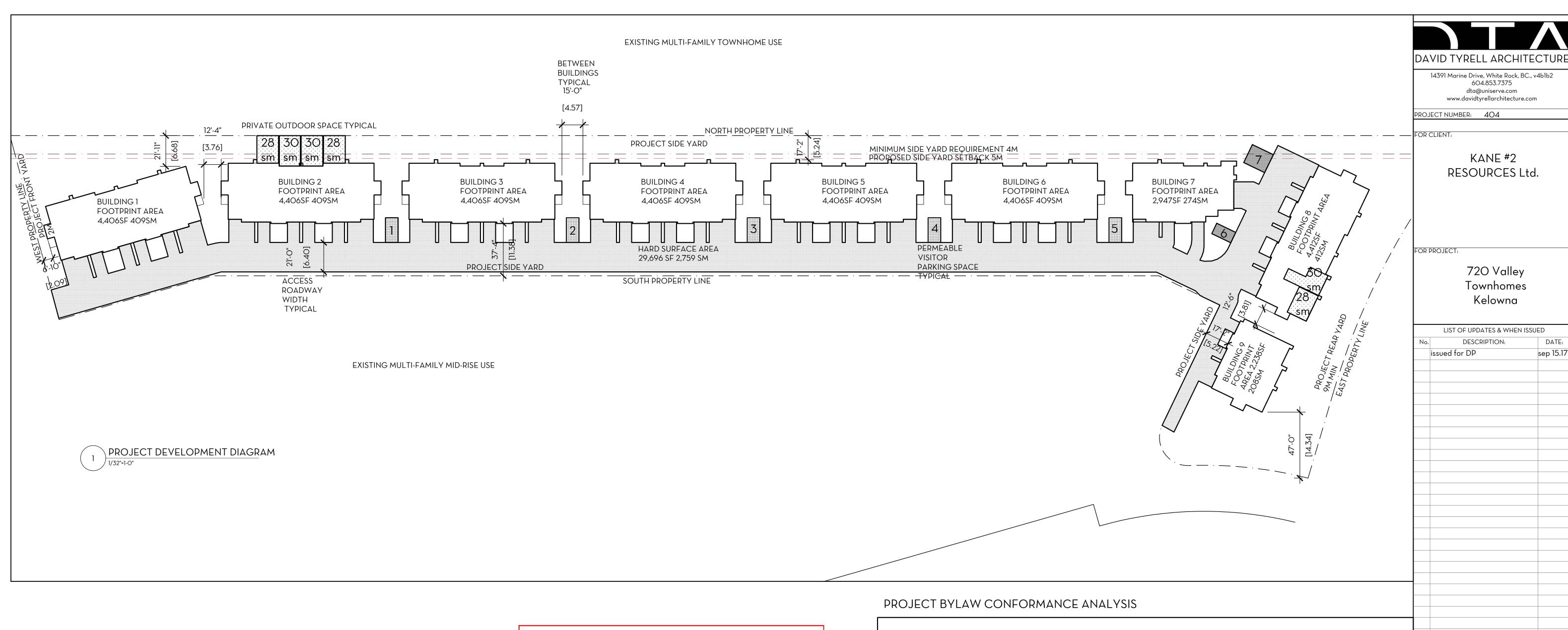
4. INDEMNIFICATION

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

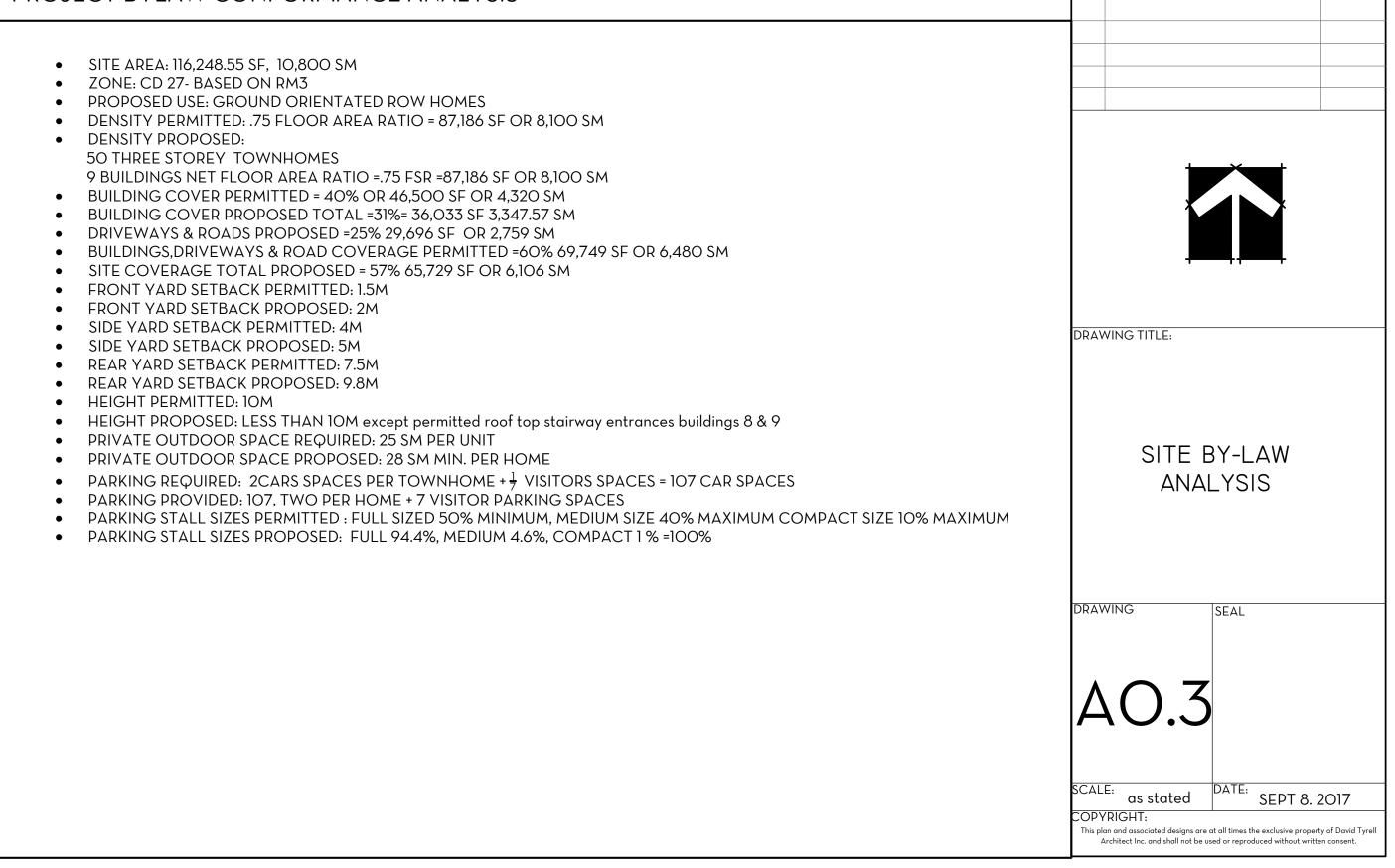
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

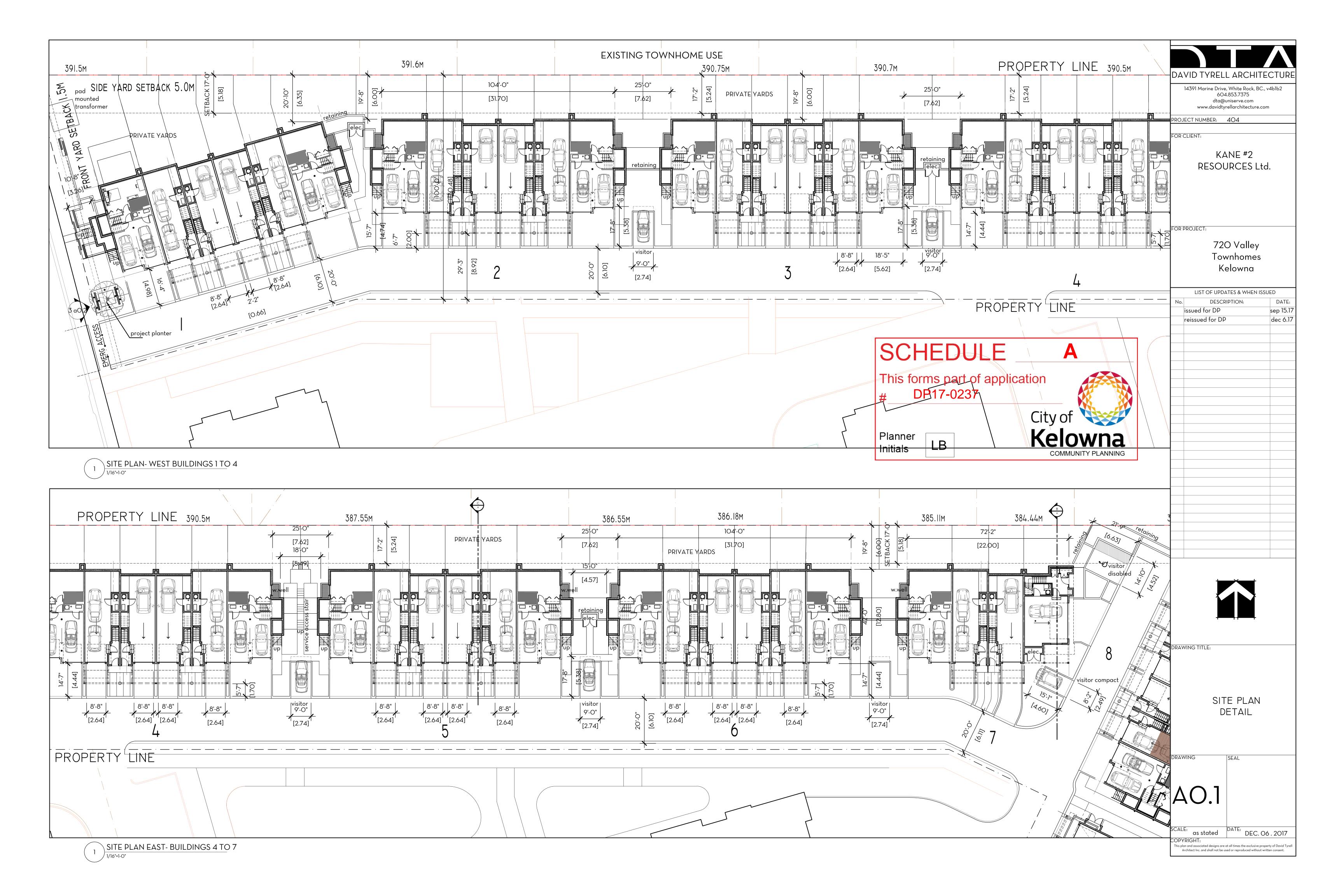
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

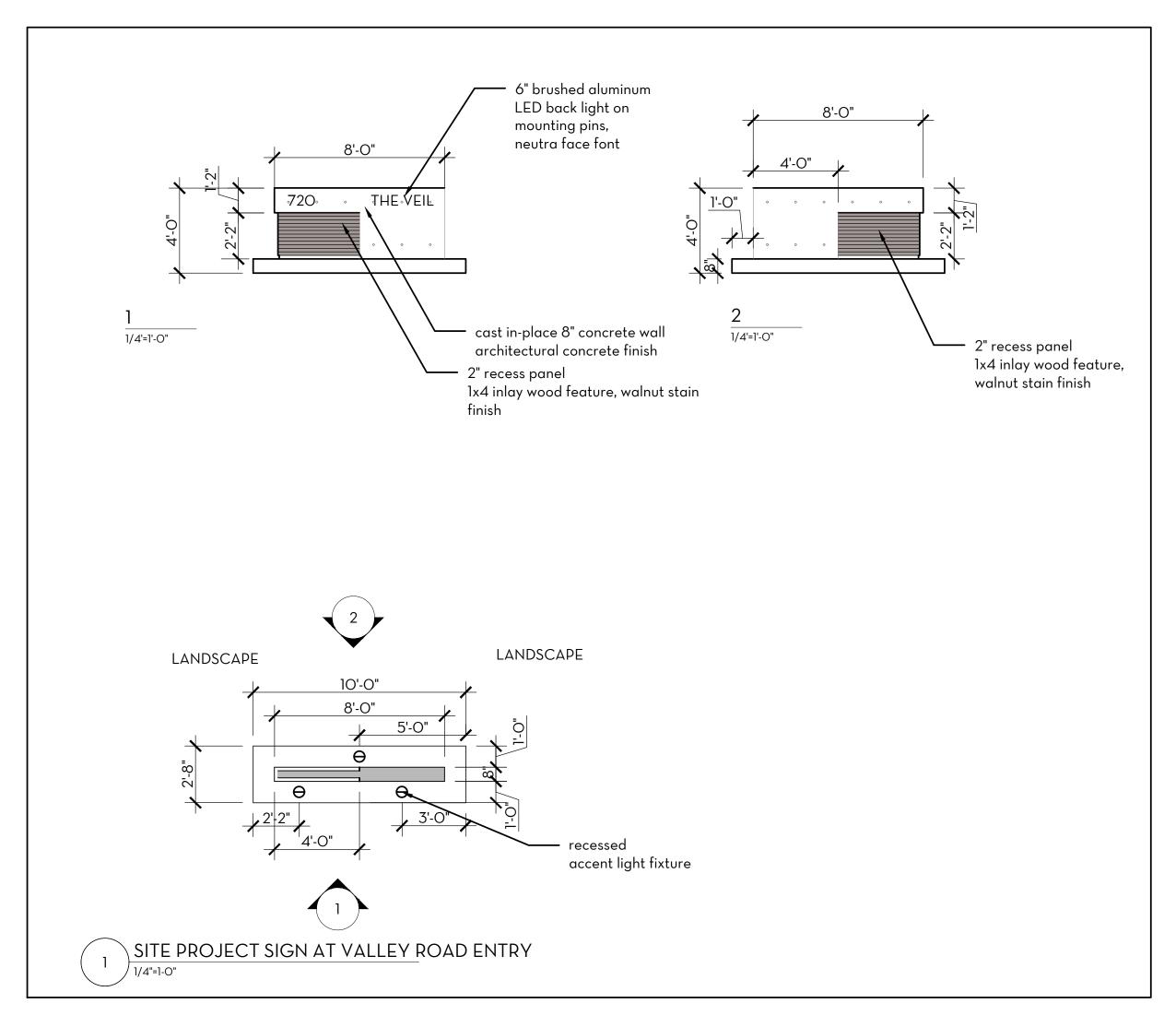
The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

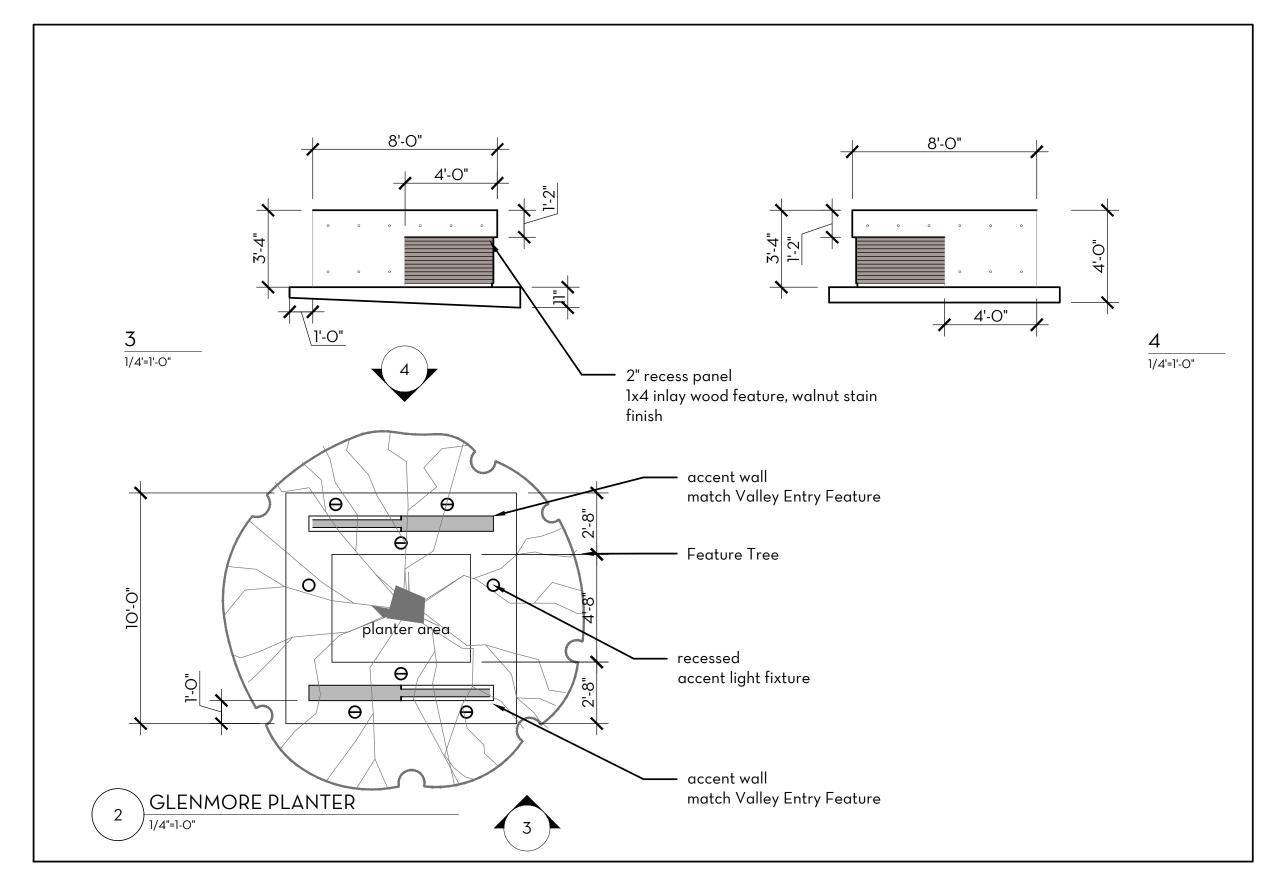


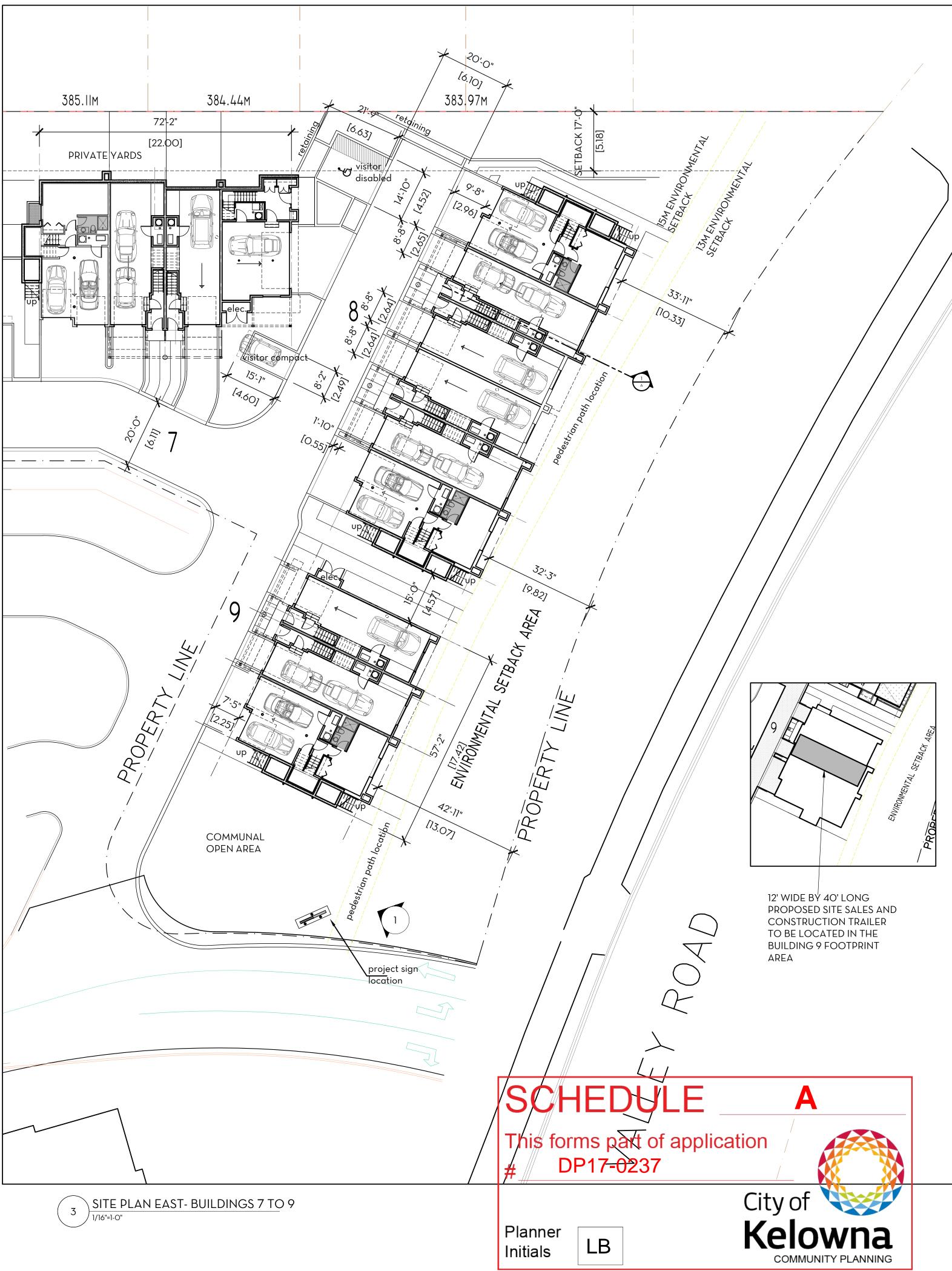


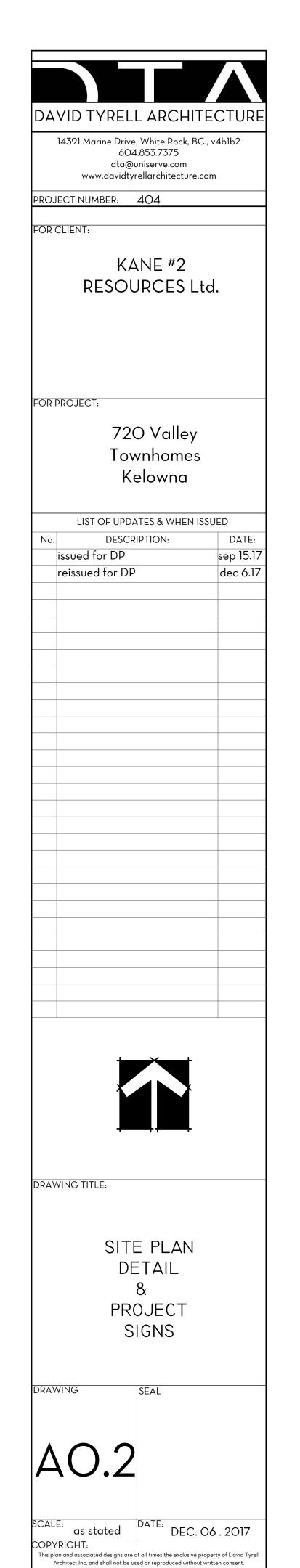


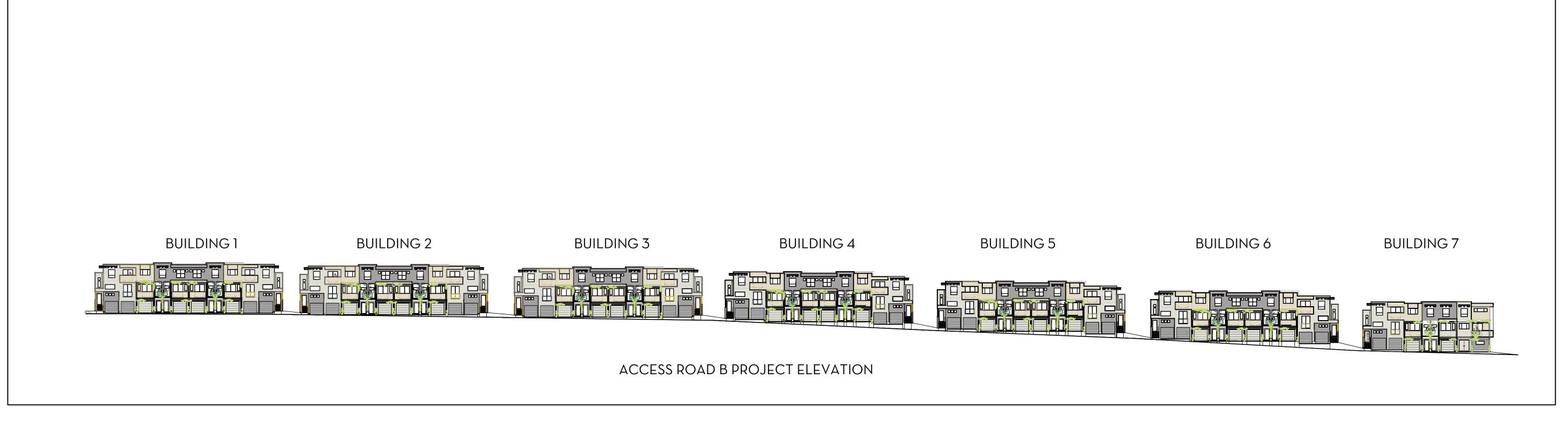






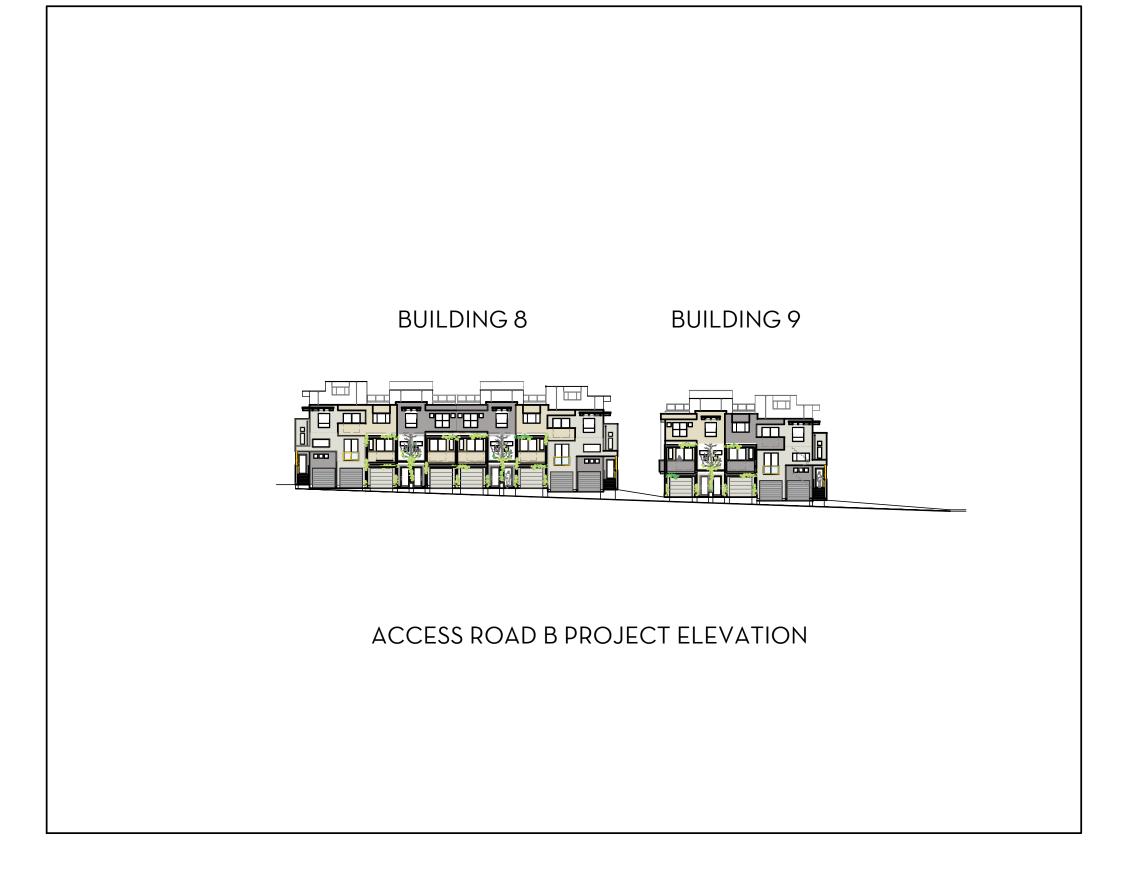




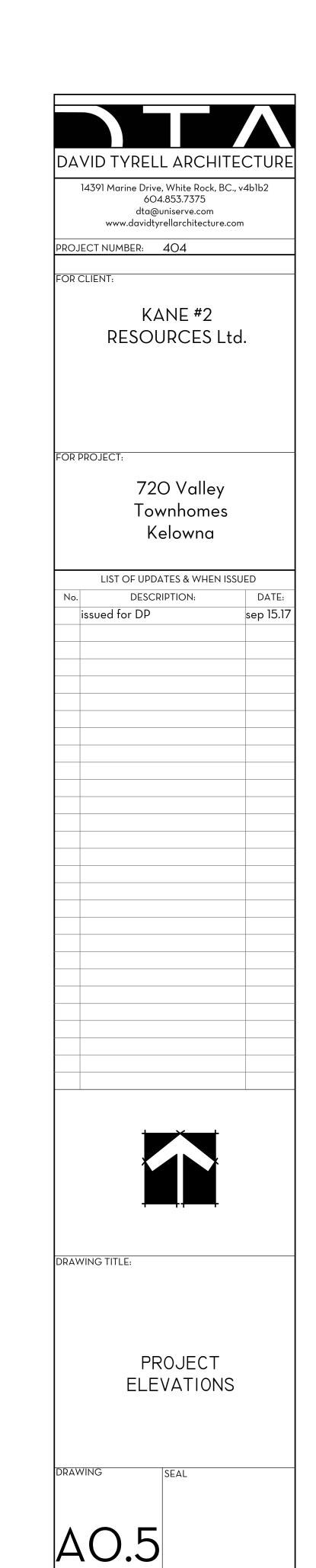


ACCESS ROAD B PROJECT ELEVATION
3/16"=1'-O"





2 ACCESS ROAD A PROJECT ELEVATION
3/16"=1'-O"

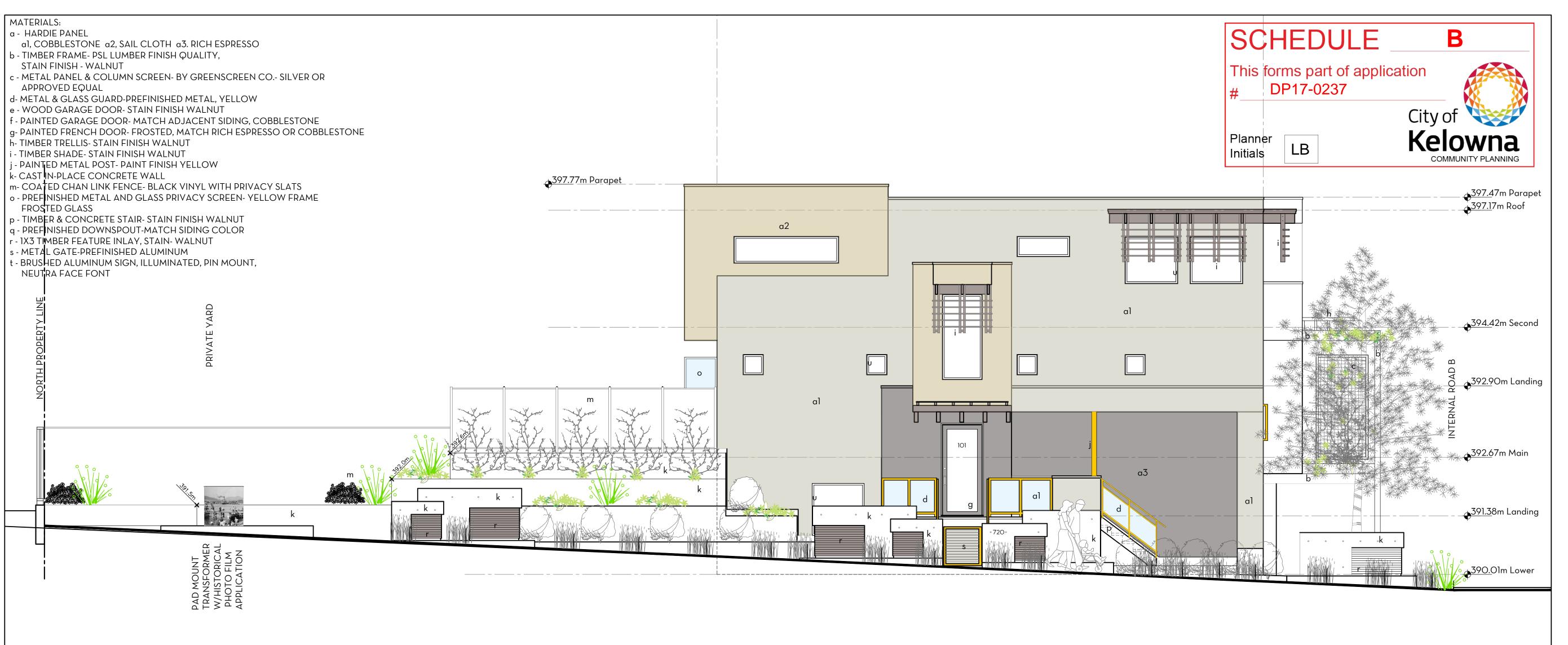


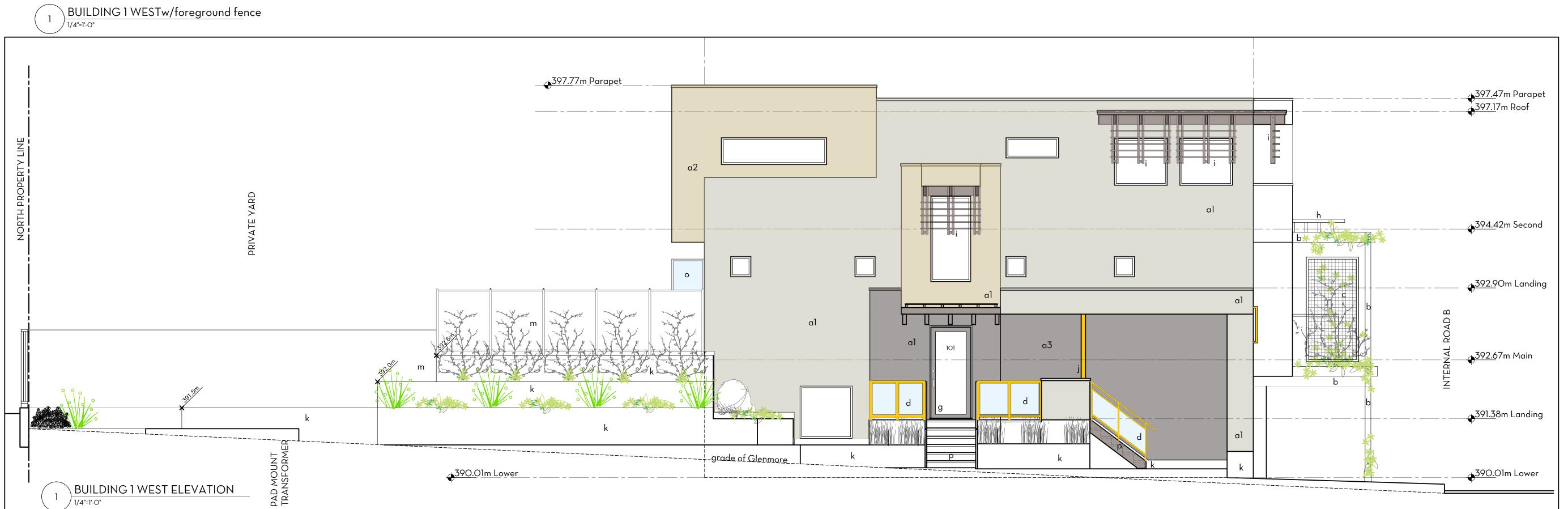
SCALE: as stated

[:] SEPT 8. 2017

This plan and associated designs are at all times the exclusive property of David Tyrell Architect Inc. and shall not be used or reproduced without written consent.







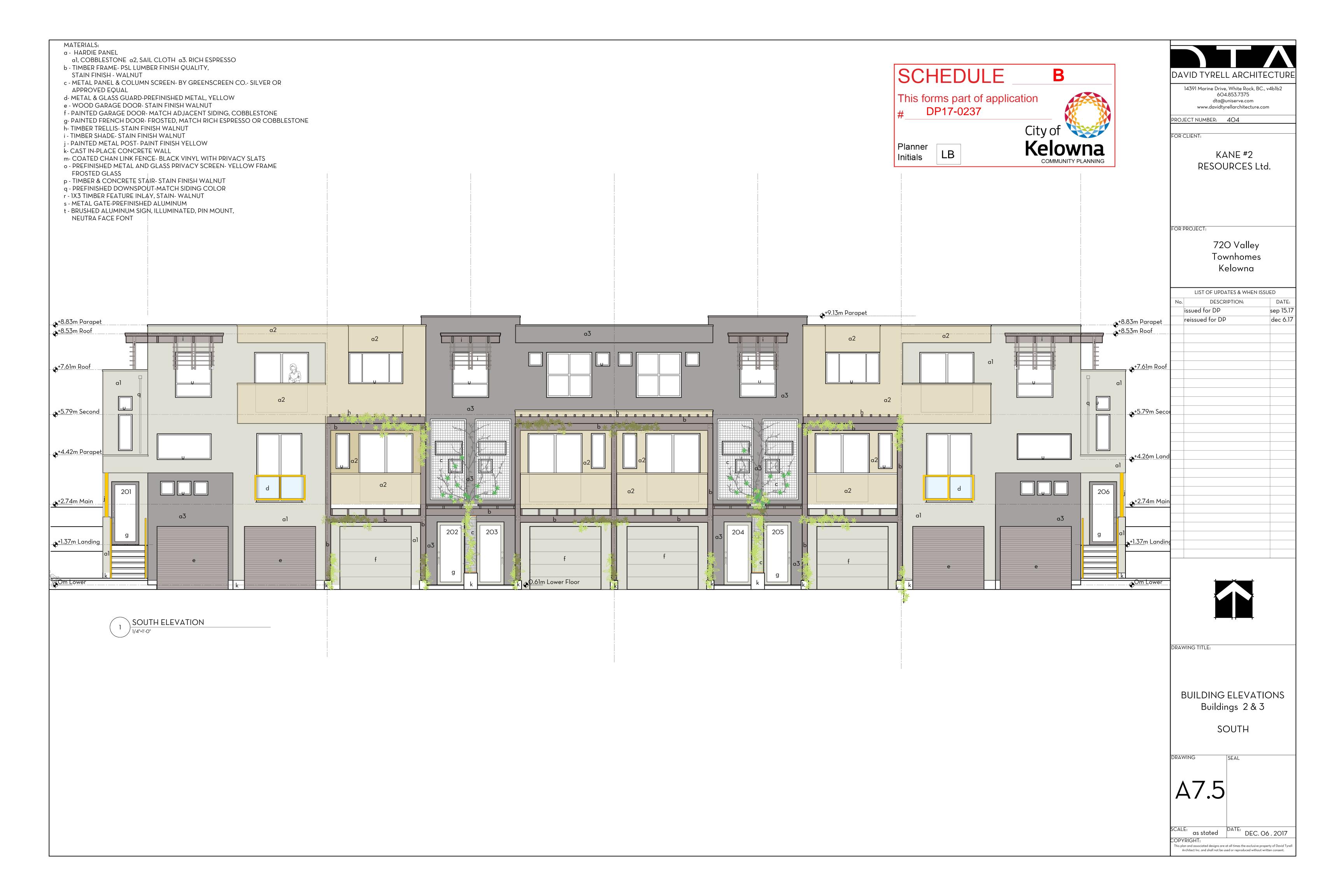


SCALE: as stated

DEC. 06 . 2017

This plan and associated designs are at all times the exclusive property of David Tyr Architect Inc. and shall not be used or reproduced without written consent.

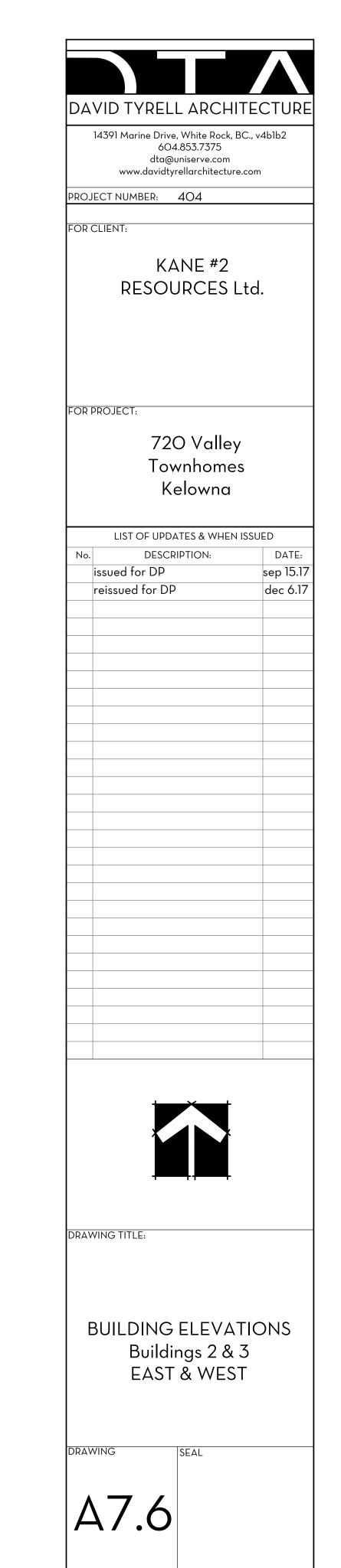








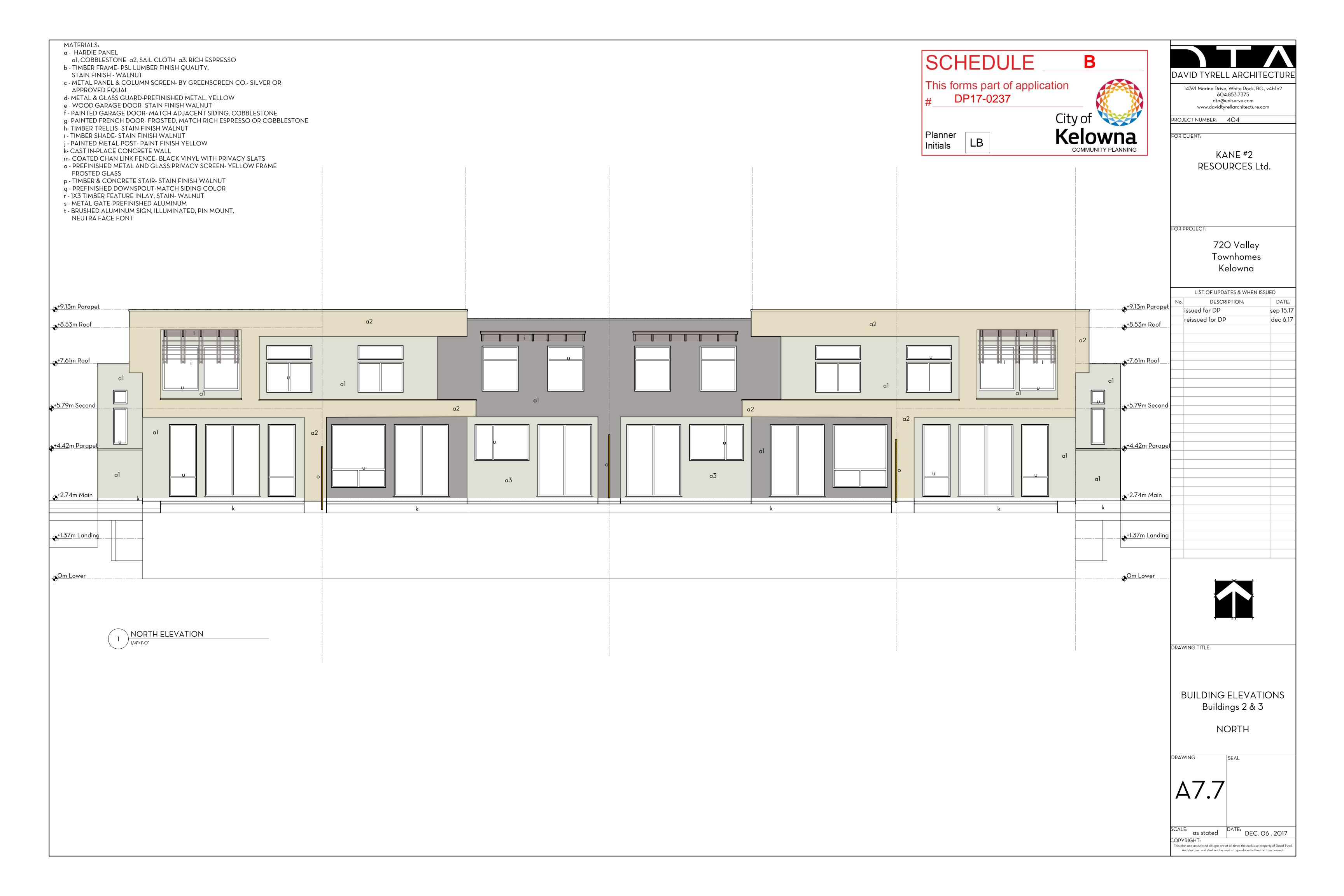




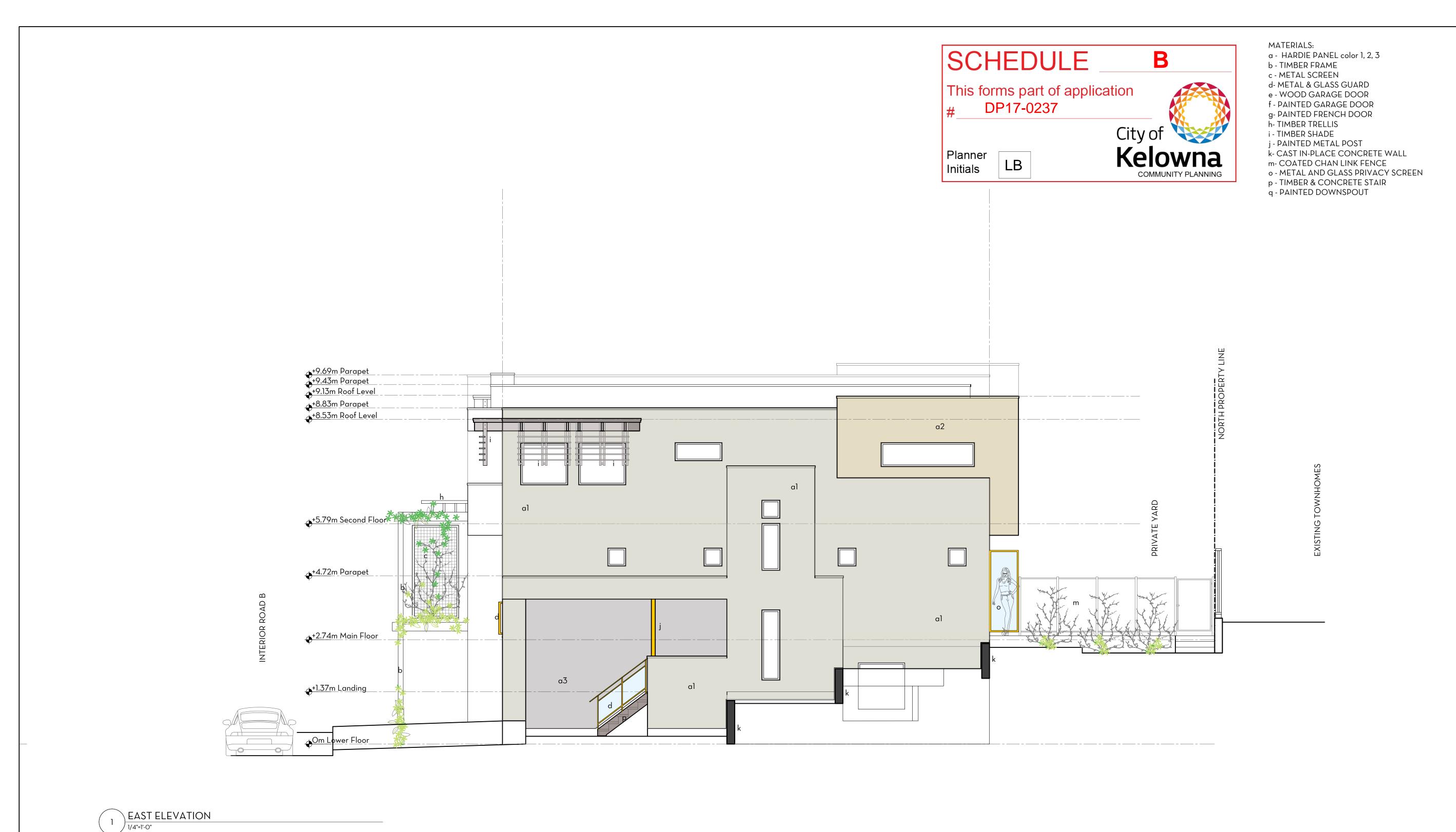
DEC. 06 . 2017

This plan and associated designs are at all times the exclusive property of David Tyre Architect Inc. and shall not be used or reproduced without written consent.

as stated







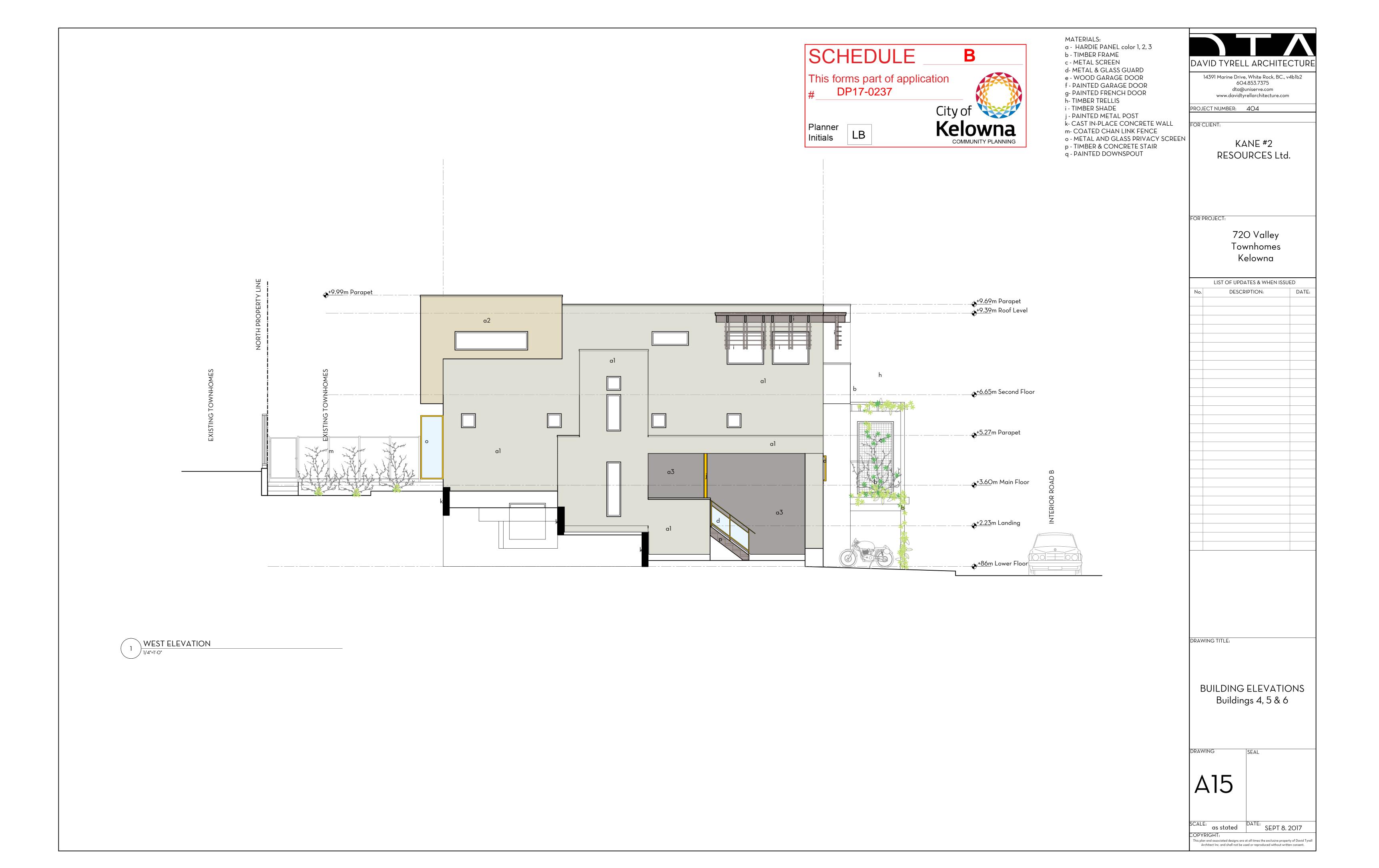
DAVID TYRELL ARCHITECTURI 14391 Marine Drive, White Rock, BC., v4b1b2 6O4.853.7375 dta@uniserve.com www.davidtyrellarchitecture.com PROJECT NUMBER: 404 FOR CLIENT: KANE #2 RESOURCES Ltd. FOR PROJECT: 720 Valley Townhomes Kelowna LIST OF UPDATES & WHEN ISSUED DESCRIPTION: DATE: DRAWING TITLE: BUILDING ELEVATIONS Buildings 4, 5 & 6

SCALE: as stated

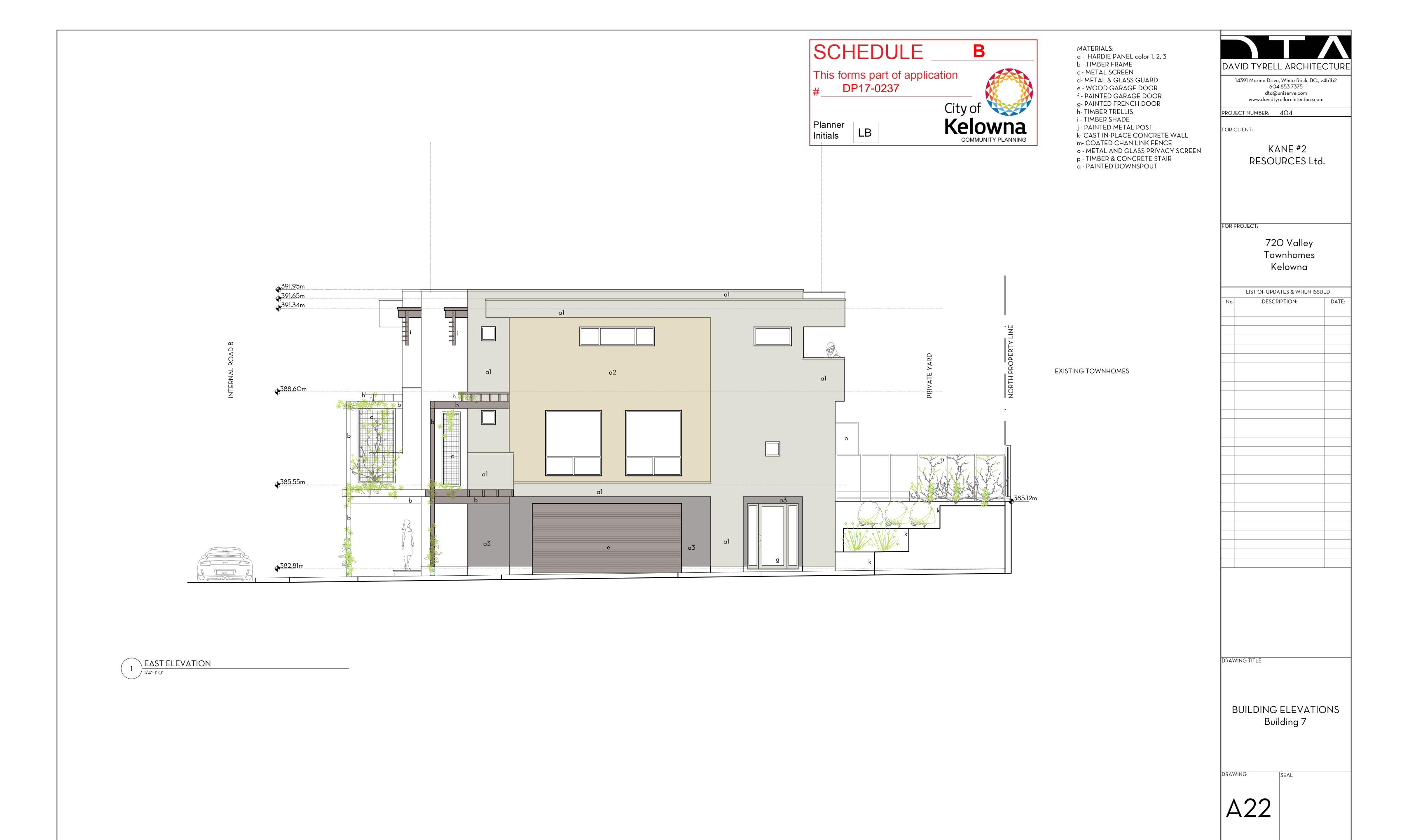
SEPT 8. 2017

This plan and associated designs are at all times the exclusive property of David Tyrel Architect Inc. and shall not be used or reproduced without written consent.



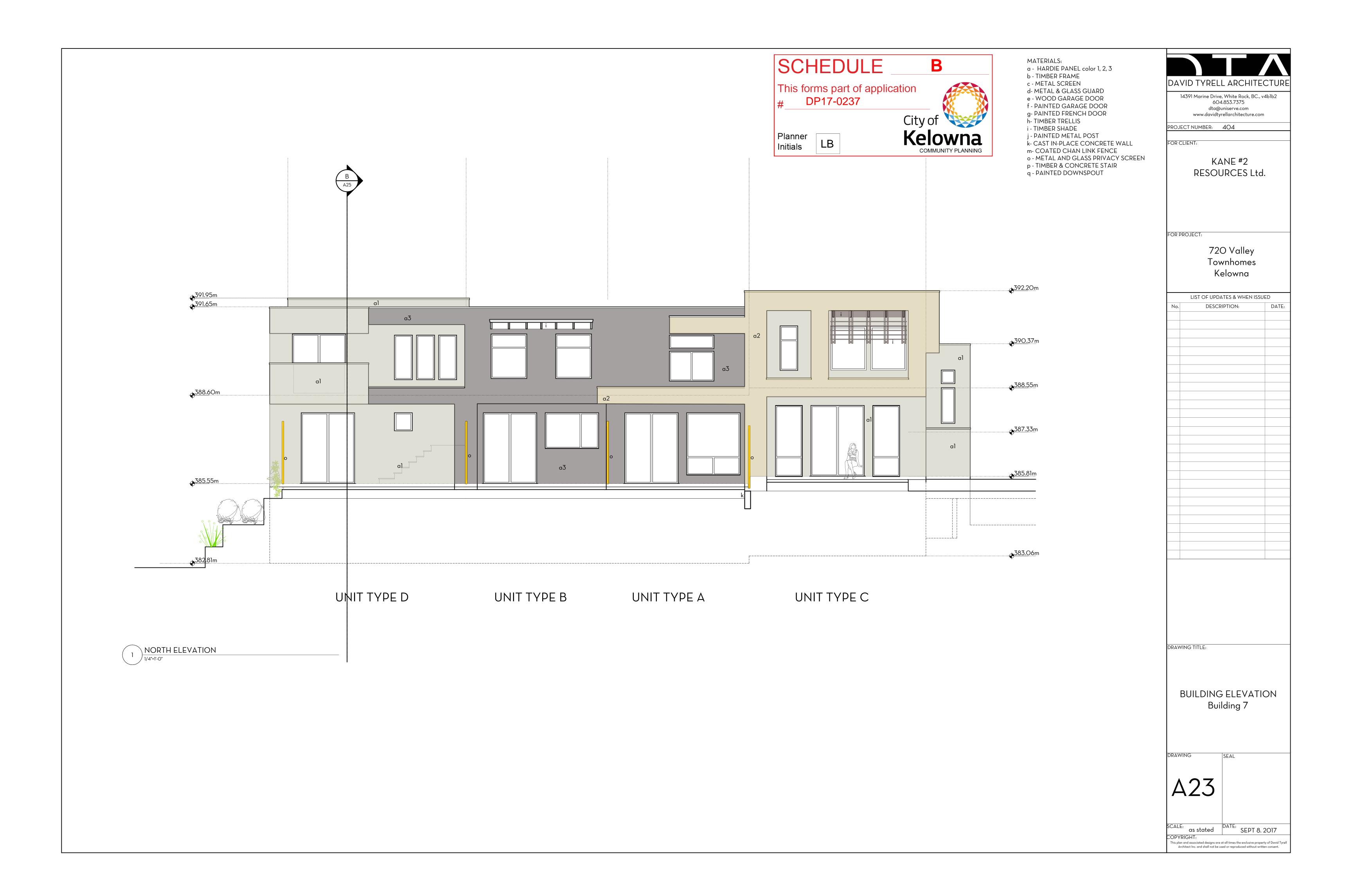






SCALE: as stated

This plan and associated designs are at all times the exclusive property of David Tyrel Architect Inc. and shall not be used or reproduced without written consent.





WEST ELEVATION

1/4"=1'-0"

DAVID TYRELL ARCHITECTURI 14391 Marine Drive, White Rock, BC., v4b1b2 6O4.853.7375 dta@uniserve.com www.davidtyrellarchitecture.com PROJECT NUMBER: 404 FOR CLIENT: KANE #2 RESOURCES Ltd. FOR PROJECT: 720 Valley Townhomes Kelowna LIST OF UPDATES & WHEN ISSUED DESCRIPTION: DATE: DRAWING TITLE: BUILDING ELEVATIONS Building 7

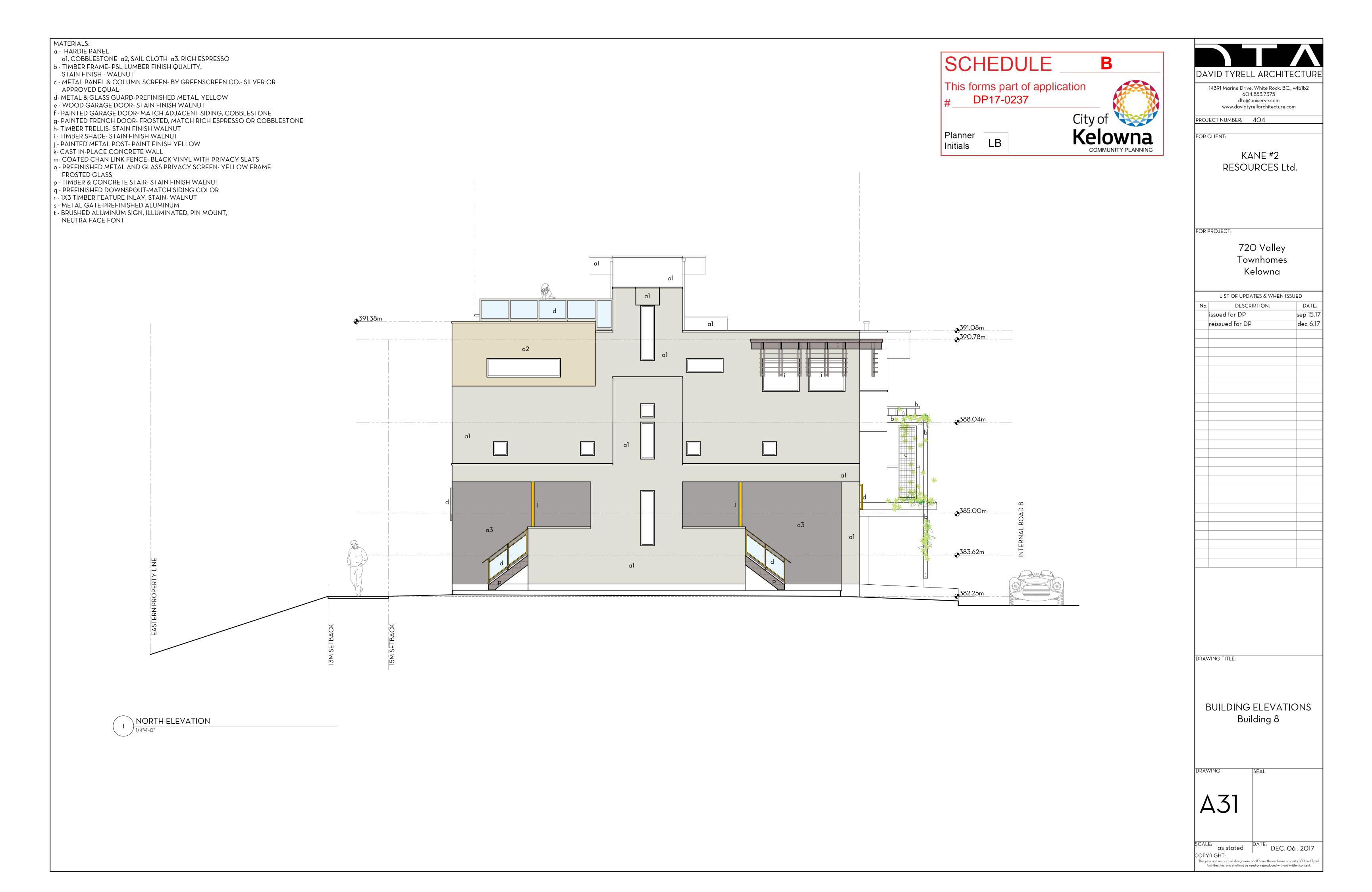
SCALE: as stated

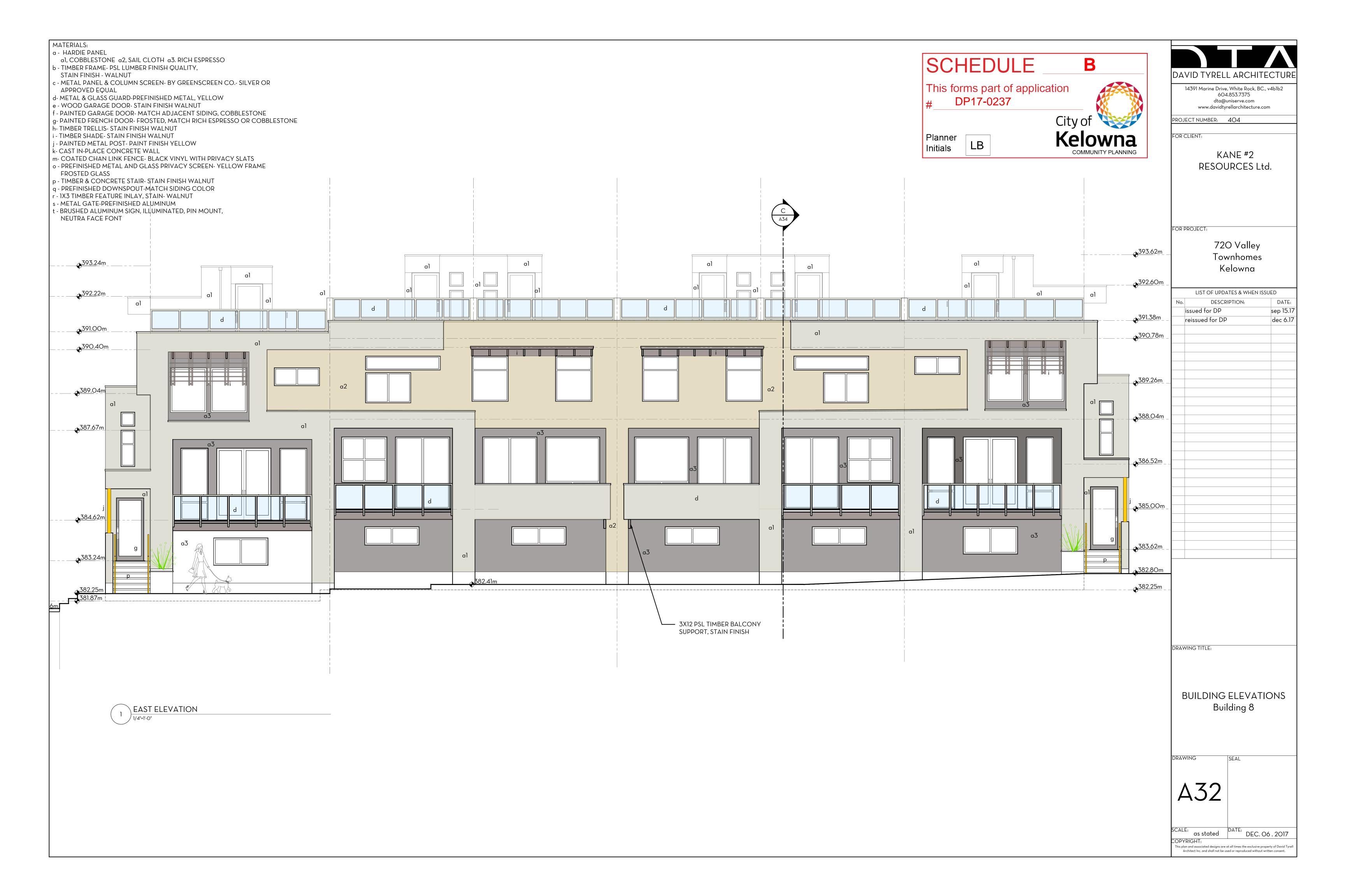
This plan and associated designs are at all times the exclusive property of David Tyrel Architect Inc. and shall not be used or reproduced without written consent.

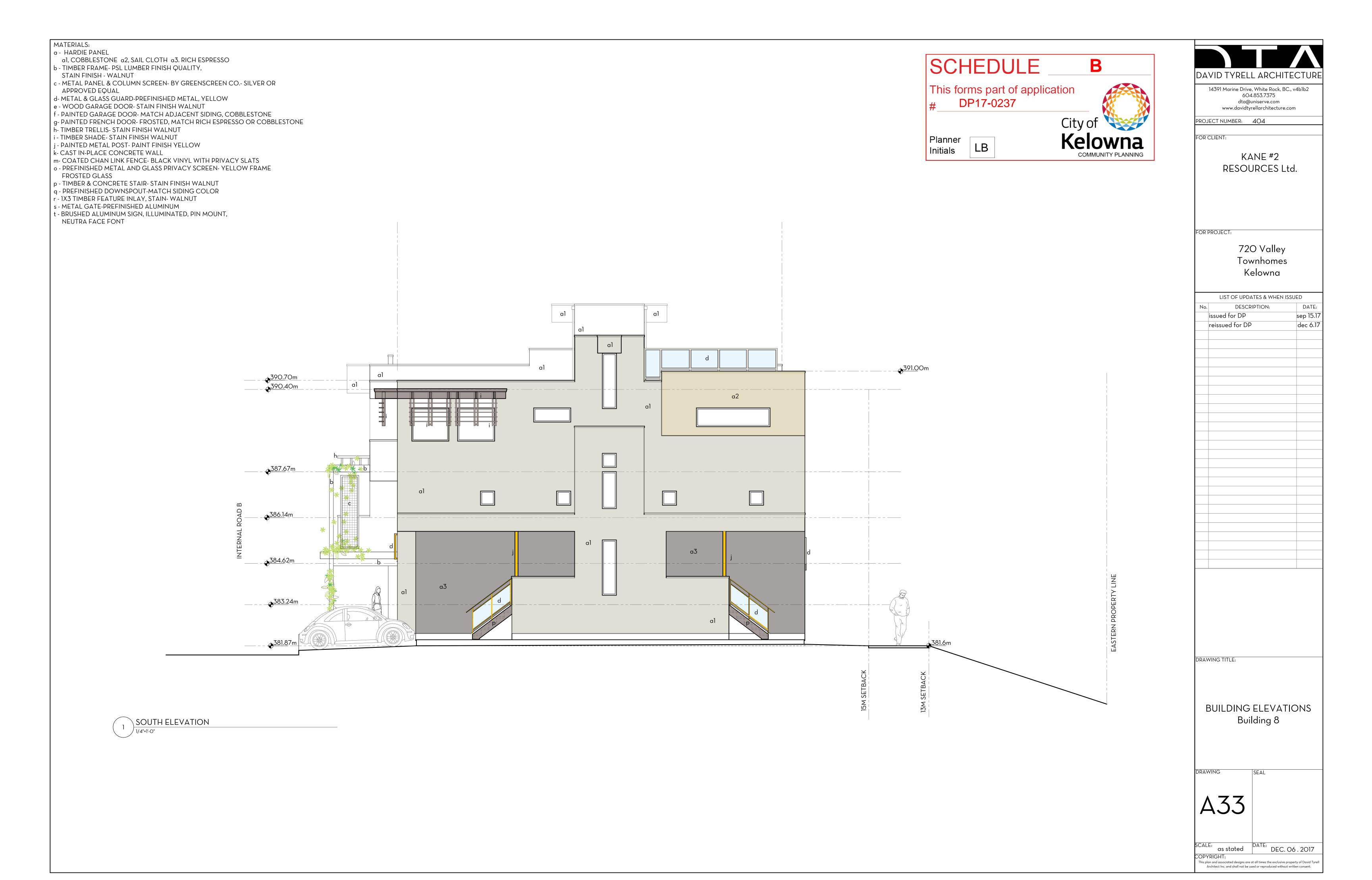
MATERIALS:

a - HARDIE PANEL color 1, 2, 3

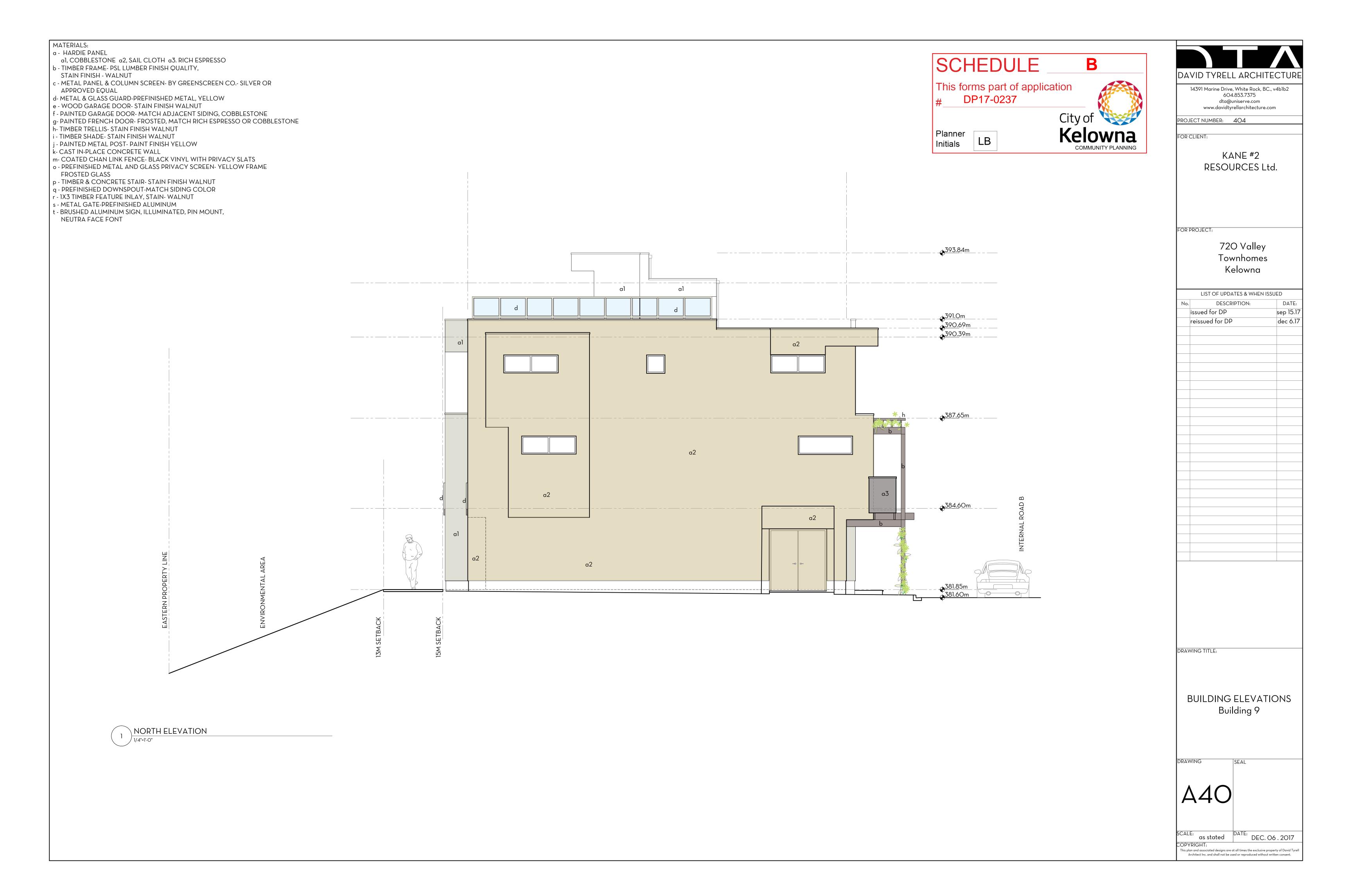


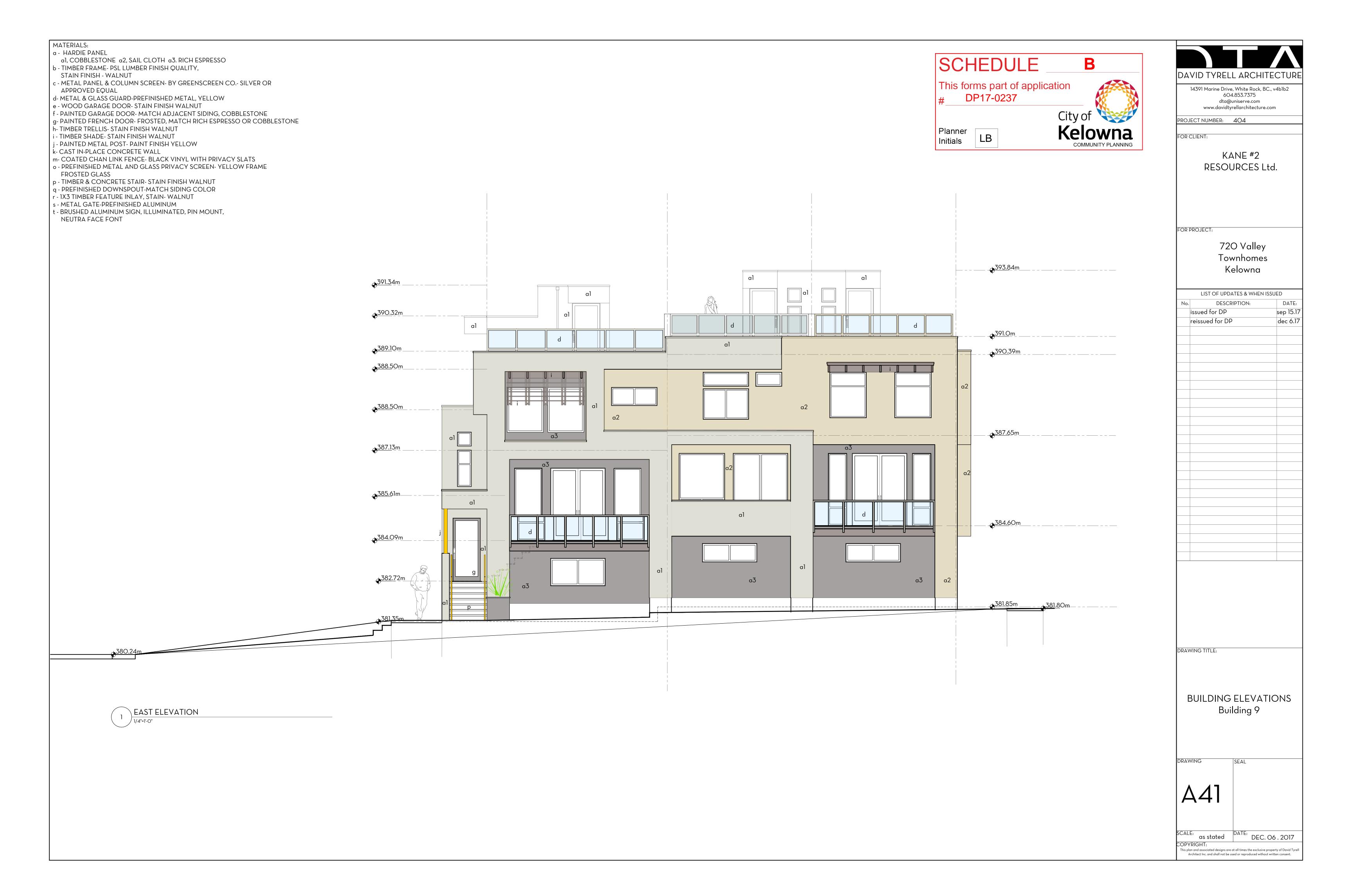


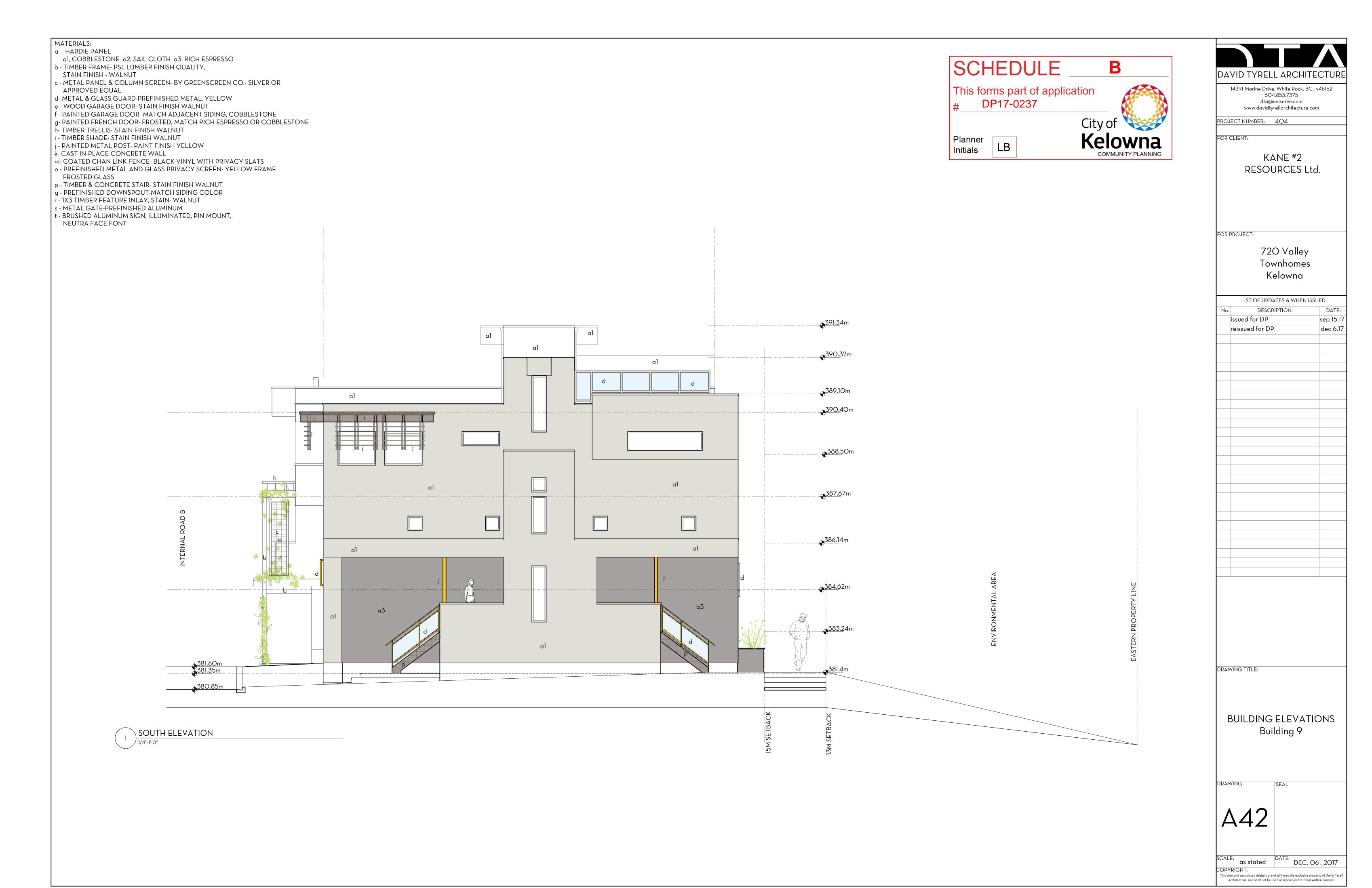






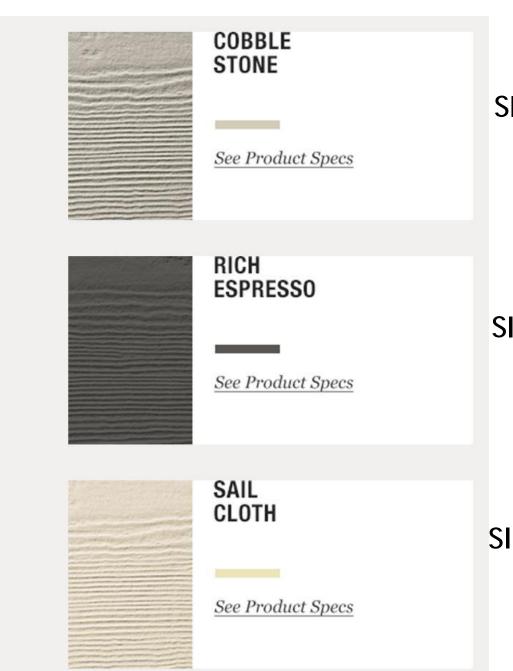






MATERIALS AND COLOURS 720 VALLEY ROAD

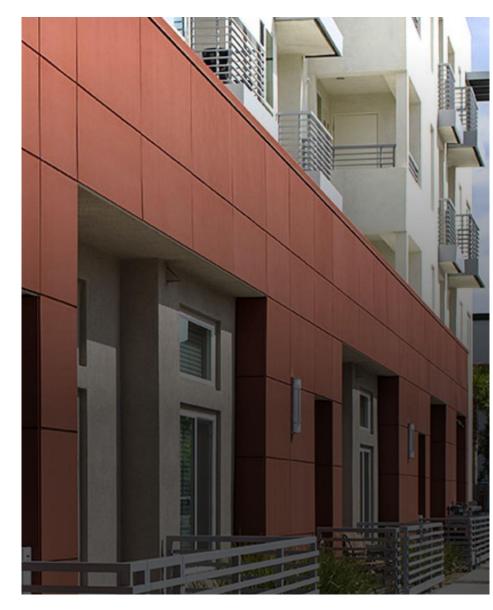




SIDING MATERIAL 1a - Hardie Panel, Smooth Finish

SIDING MATERIAL 1c - Hardie Panel, Smooth Finish

SIDING MATERIAL 1b - Hardie Panel, Smooth Finish



SIDING MATERIAL TYPE IMAGE - Hardie Panel, Reveal System



WINDOW AND DOOR FRAME COLOR- Window frames to match surrounding panel colour, most typical will be Stone Grey within the Cobblestone siding.

GREEN SCREEN ELEMENTS CONSITING OF PANELS AND COLUMNS IN MATTE BLACK FINISH

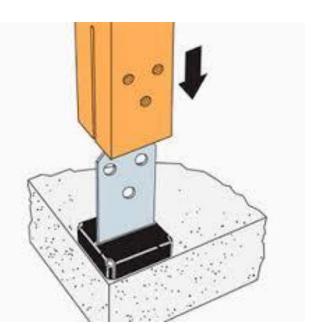






TIMBER FRAME CONSITING OF 2X WOOD IN PSL AND OR FIR, STAIN SEMI-TRANSPARENT WALNUT, WITH KNIFE PLATE STRUCTURAL CONNECTIONS









GARAGE DOORS AT MID BLOCK
PAINT FINISH TO MATCH COBBLESTONE SIDING

GARAGE DOORS AT ENDS OF BLOCK WOOD CLAD STAIN WALNUT





SCHEDULE B

This forms part of application

DP17-0237

City of Kelowna

COMMUNITY PLANNING

TYPICAL GUARD CONFIGURATION AND COLOUR









DP17-0237 March 12, 2018

DEVELOPMENT PERMIT GUIDELINES

<u>Comprehensive Development Permit Area</u>

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?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale		ı	,
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?		✓	
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?		✓	
Do paved soffaces provide visual interest:		,	
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and bublic views?	✓		
s visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space		I	I
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		I	
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		I	I
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			√

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?			✓
Crime prevention		1	
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			·I
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development		J	1
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs		_	T
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?			✓
Lighting			I
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓