

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

Development Permit No.:

DP15-0204

CURRENT ZONING DESIGNATION: RM5 - Medium Density Multiple Dwelling
WITHIN DEVELOPMENT PERMIT AREAS: Comprehensive

ISSUED TO: Integra Architecture
LOCATION OF SUBJECT SITE: 325 Drysdale Blvd

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	3	33		26	ODYD	EPP48909

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.
- ☐ Applicants for a Development Permit and/or Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

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

AND THAT 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. 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 which shall form a part hereof.

If the Permittee 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 transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

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

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

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

4. APPLICANT'S AGREEMENT:

I hereby declare that all 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 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 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.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS:

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 5th DAY OF OCTOBER, 2015.

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF _____, 2015 BY THE COMMUNITY PLANNING DEPARTMENT MANAGER.

Ryan Smith, Department Manager
Community Planning

This forms part of development



EAST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION (CONTINUATION)



NORTH ELEVATION



INTEGRA ARCHITECTURE INC.
410 WEST PENDER STREET
VANCOUVER, BC V6B 1T1
T 604.608.4320 F 604.608.4321
Info@integra-arch.co
www.integra-arch.co

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Daltic Properties Group



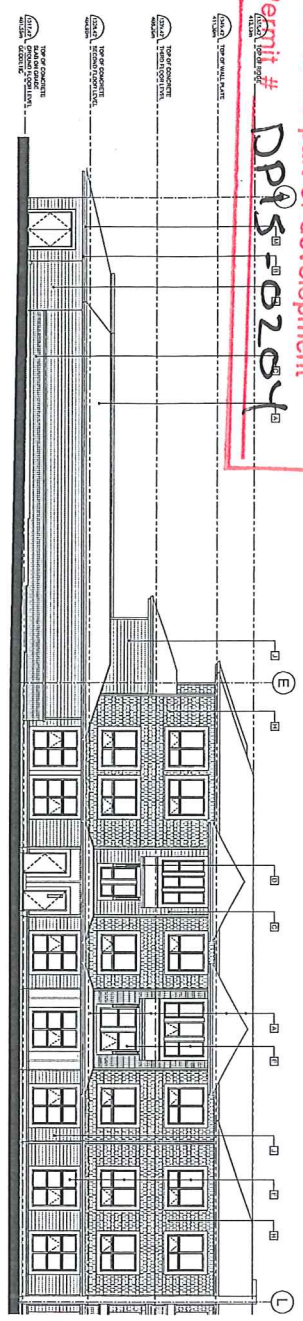
Test	1 week	2 weeks
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2	100%	100%
3	100%	100%
4	100%	100%
5	100%	100%
6	100%	100%
7	100%	100%
8	100%	100%
9	100%	100%
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99	100%	100%
100	100%	100%

**GLENMORE
LODGE**

335 DRYDALE BLVD., KELONA, B.C.
1988

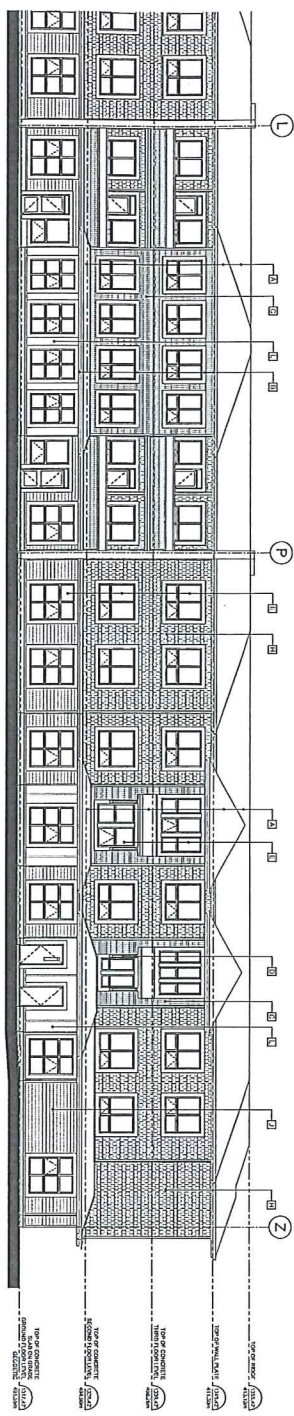
**BUILDING
ELEVATIONS**

15360A	present
SCALE: 10" = 5'-0"	1 sheet
DATE: AUG 11, 2015	300
3	3000
300000	



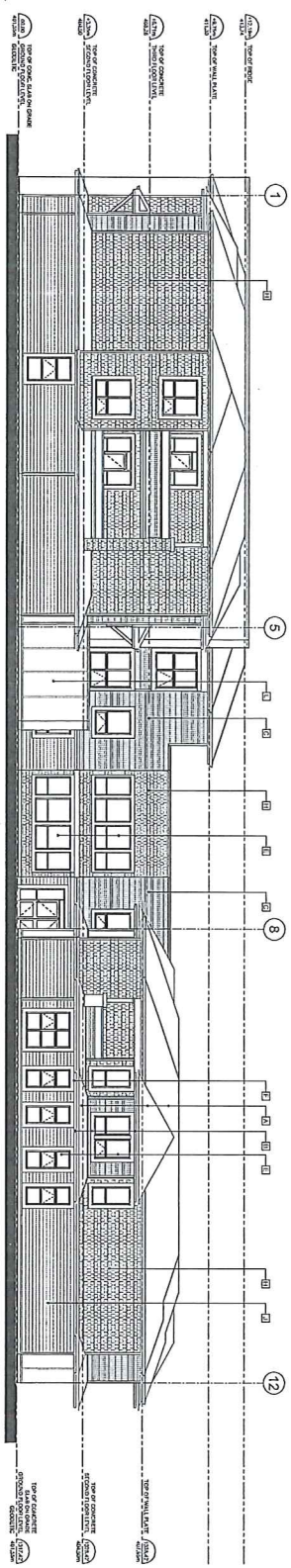
WEST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION (CONTINUATION)

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

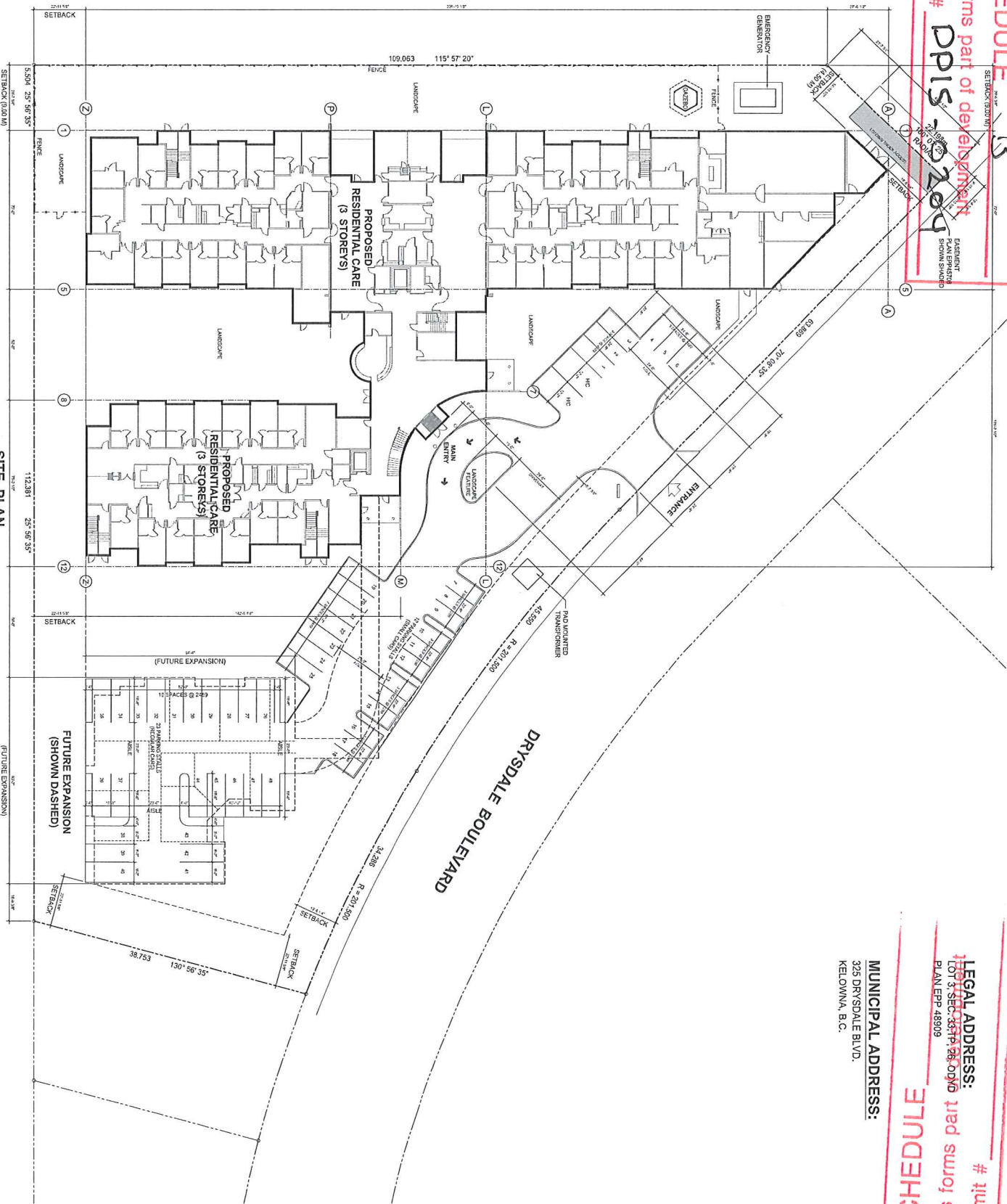
MATERIAL & COLOR LEGEND

COLOR	MANUFACTURER	REFERENCE	CLIENT
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2	Brick	Brick	Brick
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SCHEDULE 3

This forms part of development Permit # **DP15-0200**

ESSENTIAL PLAN SPACING SHOWN



SITE PLAN

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

LEGAL ADDRESS:

LOT 3, SEC. 337B, 28, 0000

PLAN EPP 48909

time

71ND3HOS

MUNICIPAL ADDRESS:

325 DRYSDALE BLVD.

KELOWNA, B.C.

INTERAL ARCHITECTURE INC.

410 WEST PENDER STREET

VANCOUVER, BC V6C 2B7

info@interal.ca

www.interal.ca



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	2015.08.10
2	ISSUED FOR PERMITTING	2015.08.10
3	ISSUED FOR PERMITTING	2015.08.10

GLENMORE LODGE

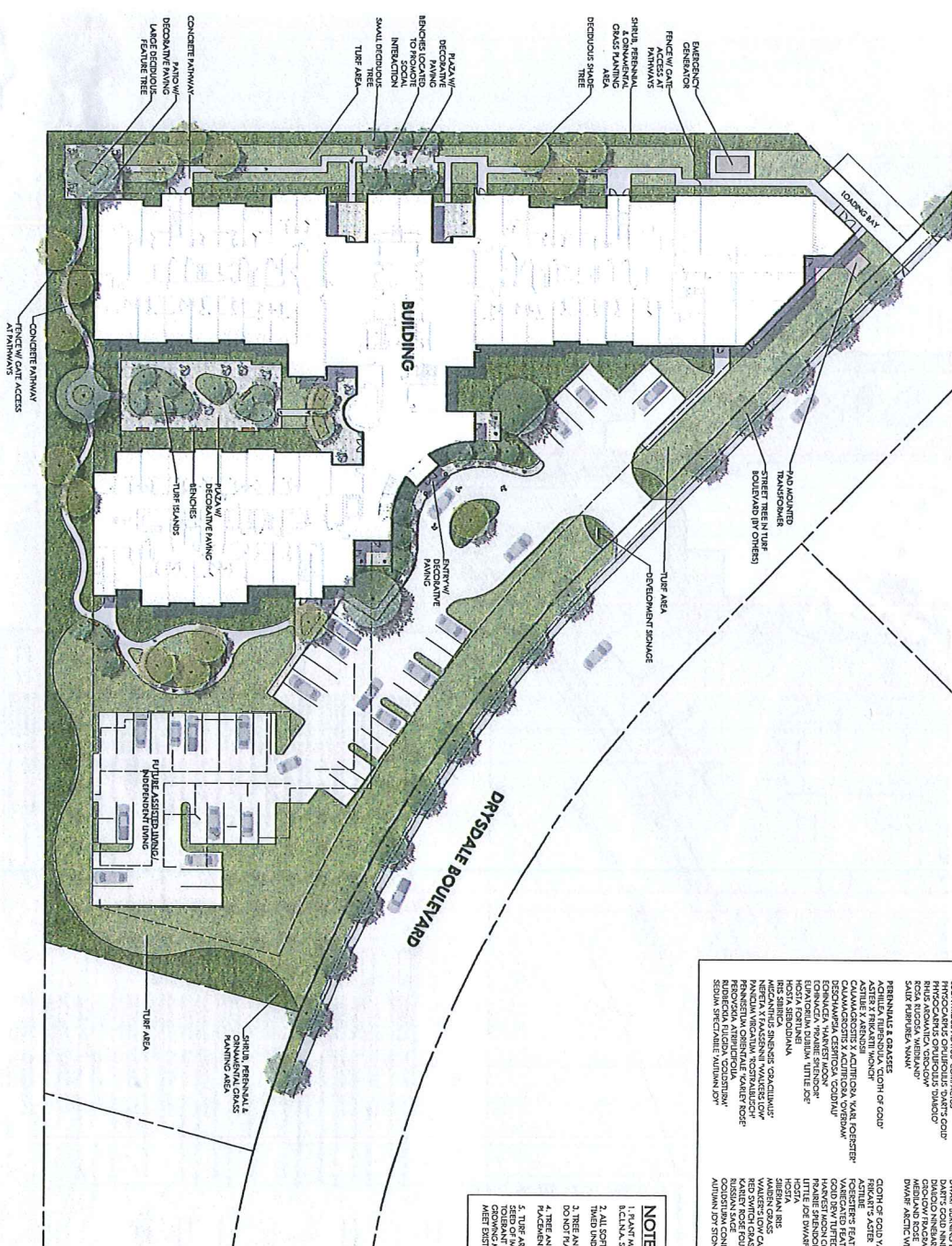
325 DRYSDALE BLVD. KELOWNA, B.C.

SITE PLAN

FP A-1.00

9

This forms part of development Permit # DP15-204

[illegible]

NOTES

- [illegible]

PROJECT TITLE
GLENMORE LODGE

CONCEPTUAL LANDSCAPE PLAN

EQUATED MONTHLY PAYMENT	
1	15,00.25
2	Development Permit
3	
4	
5	

PROJECT NO	1302
DRAWN BY	FB
REVIEW BY	SP
CHECKED BY	FB
DATE	AUG 25, 2015
SCALE	1:50

135



27 MAY 2014

17/2

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OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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