

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP15-0301

Issued To: Gerard Fougere
Site Address: 1088 Sunset Drive, Kelowna, BC
Legal Description: Lot CP, Plan K2503
Zoning Classification: RM6 - High Density Multiple Dwelling

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Variance Permit No. DVP15-0301 for Lot CP, Plan K2503 located at 1088 Sunset Dr., Kelowna, BC granting variances to the following sections of Zoning Bylaw No. 8000

Section [8.1.11 (h) Drive Aisle Width

To vary the required drive aisle width from 6.0 m to 5.3 m as proposed as shown on the attached Schedule 'A'

Be authorized.

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. 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.

3. 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 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.

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.

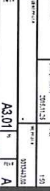
4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2015.

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

Date

The PERMIT HOLDER is the CURRENT LAND OWNER.



REVISIONS	DATE	BY	DESCRIPTION
1	2021.12.15	AL	ISSUED FOR PERMITTING
2	2021.12.15	AL	ISSUED FOR PERMITTING
3	2021.12.15	AL	ISSUED FOR PERMITTING
4	2021.12.15	AL	ISSUED FOR PERMITTING
5	2021.12.15	AL	ISSUED FOR PERMITTING
6	2021.12.15	AL	ISSUED FOR PERMITTING
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8	2021.12.15	AL	ISSUED FOR PERMITTING
9	2021.12.15	AL	ISSUED FOR PERMITTING
10	2021.12.15	AL	ISSUED FOR PERMITTING

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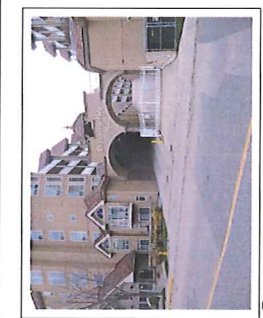
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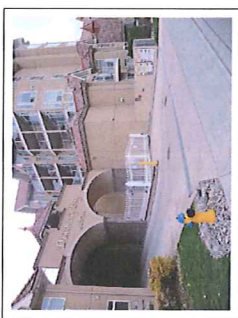
WE
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DISCOVERY BAY CONDO RESORT STRATA
KELOWNA, B.C.
DISCOVERY BAY CONDO RESORT
RENOVATIONS
KELOWNA, BC
SITE AND DEMOLITION PLAN
LOCATION PLAN

DATE	BY	DESCRIPTION
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1. PHOTO OF EXISTING CONDITION (VIEW FROM STREET)
N.T.S.



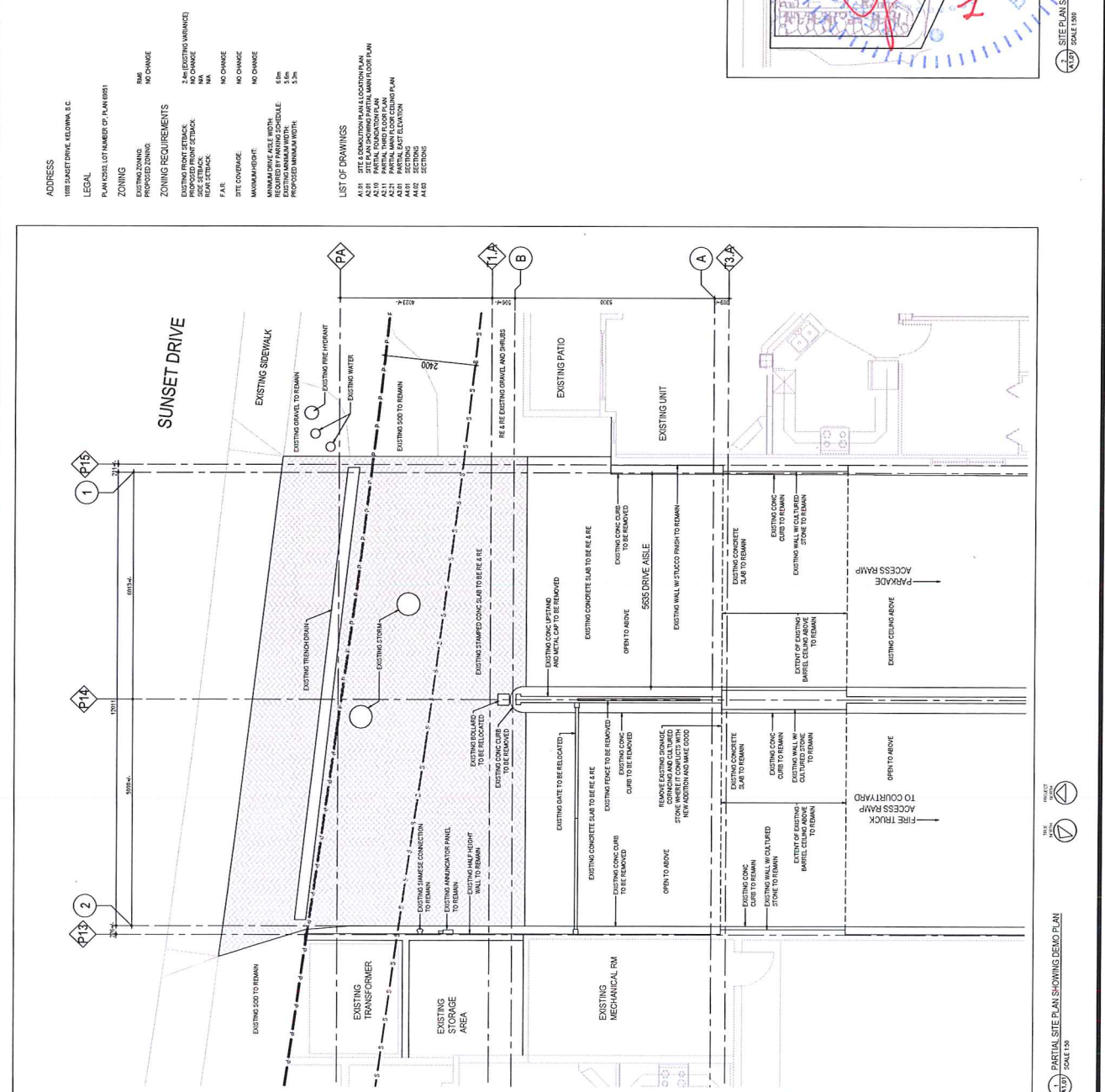
2. PHOTO OF EXISTING CONDITION (VIEW FROM STREET)
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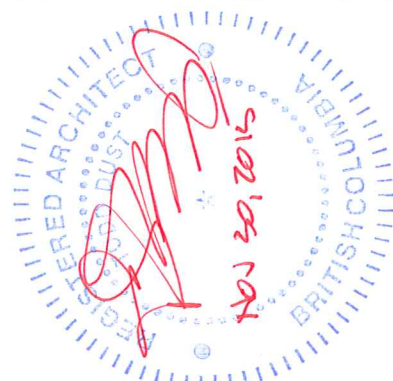
3. PHOTO OF EXISTING CONDITION (VIEW FROM COURTYARD)
N.T.S.



4. SITE PLAN SHOWING LOCATION OF ADDITION
SCALE 1:500



1. PARTIAL SITE PLAN SHOWING DEMO PLAN
SCALE 1:500



SECTION
SCALE 1:50

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FOR BEST PRACTICE RESULTS, BE SURE TO USE
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1515 W. 40th St.
The Williams Engineering Bldg.
Tulsa, OK 74119
Tel: (918) 461-2400
Toll-free: 1-800-251-2500
Fax: (918) 461-2401
e-mail: info@williamseng.com
and advertising@williamseng.com

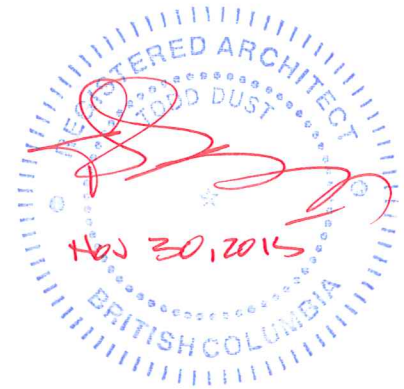
DISCOVERY BAY
CONDO RESORT
STRATA

DISCOVERY BAY CONDO
RESORT - COOLING
RENOVATIONS
KELOWNA, BC

SECTIONS

DATE	2015.11.25	TIME	1:55
NAME	张永 (Y. Zhang)	SEX	M
UNIT		DEPT	MD
NO. 001234		107044250	
A4.02		A	

1088 Sunset Drive Design Rationale



Proposal

Discovery Bay Condo Resort is located at 1088 Sunset Drive in the Downtown Kelowna Area. Discovery Bay Condo Resort is a large residential apartment resort with 236 suites. There have been many past failures by the original design professionals to adequately design for the needs of such a development. The existing mechanical system was not designed to keep up with the heating needs during the winter months and the cooling needs during the summer months and residents have been left coping with the current situation. The proposal is to introduce an additional 275 ton chiller to accommodate the cooling demands and rectify this deficiency.

Location

One of the challenges of rectifying this mechanical deficiency has been finding an appropriate location for this equipment. The design team first looked at the existing roof as being the ideal location for this unit but we found that there was a limited amount of available space and the existing structure was incapable of supporting the added weight. The courtyard was the next location investigated but again was found unsuitable due to the importance of maintaining an open and pleasant exterior space for residents to enjoy. The last potential location available to us was at the southernmost parkade entrance and firetruck access. Originally, the design team considered locating the unit on the inside of façade so as to not impact the view from the street. However, the close proximity to units and challenges with maintaining fire-truck access heights made this option unviable. Locating the unit on the exterior of the previously mentioned façade was the only practical location but is not without its own challenges.

Challenges of Proposed Location

There are two factors which challenge this design. One of those factors stems from the building's history and in particular, structural and architectural concerns with the design of the existing building. The challenge is to create the addition without integrating it structurally into the existing building and without changing the existing building's envelope. The obstacle which this challenge has yielded is that the proposed minimum drive aisle width has been lessened from 5.6 metres to 5.3 metres. The other factor which challenges this design is the size of the chiller which is required to bring the building's performance up to an acceptable level. The required 275 ton chiller is roughly 10 metres long, 2 metres wide and 2.5 metres tall. The team

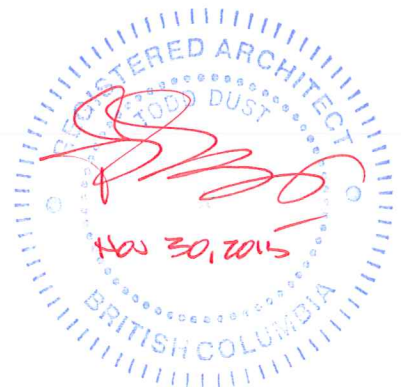
tried finding a smaller unit but all others would present noise issues to adjacent units and public sidewalk. Using multiple smaller units was impossible due to lack of potential locations. The selected unit is the quietest model available and therefore noise should not be problematic. However, the size of this unit makes it challenging to not only hide but also integrate into the existing design aesthetic as tastefully and considerately as possible.

Continuity with the Original Design Aesthetic

The proposed addition's design is visible from the street and therefore special attention has been made to create continuity with the existing façade. The materials selected create continuity as all the materials with the exception of the glazing for the railing are the same as what is existing. We also created continuity by replicating the form, scale and many of the design elements found on the existing façade that we are shielding. We feel that this allows the addition to blend into the existing building. It is in keeping with this desire to blend that we have intentionally limited the amount of massing in front of the chiller.

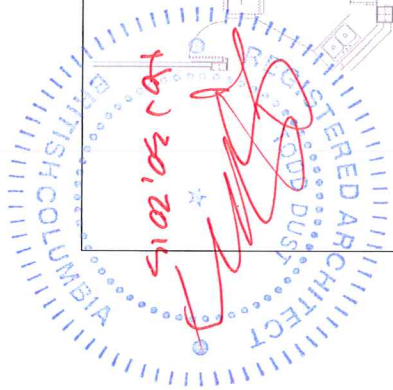
Steps taken to Hide the Chiller from the Street

We also feel that there must be a balance between hiding the proposed chiller from any potential view and avoiding a harsh 2.5 metre high monolithic box on 5.5 metre legs. It is precisely for this reason that we have chosen to step down the massing at the corners of the front façade and to flank the ends of that massing with a glass railing that continues back to the existing glass railing. Although the glass railing will not restrict 100 percent of the view of the chiller unit, we feel it allows the façade to be lighter and visually more interesting than a tall and relatively blank stucco wall. To mitigate visual transparency of the chiller behind, we have decided to use glass infill panels with a semi opaque film coating. We also feel that painting the chiller with the same colour as the existing / proposed stucco will also help to de-emphasize the size of the chiller and help reduce the chiller's visual prominence.



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Todd Dust, Architect AIBC, AAA
Ron Hoffart, Architect AIBC, AAA
Henk Kampman, Architect AIBC
Mark Mathiasen, Architect AIBC, AAA
Leonard Rodrigues, Architect AIBC, AAA



 LEFT MONTH
 RIGHT MONTH

DATE	TIME	NAME	GRADE	SCORE
12/1/20	10:00	John Doe	10th	85
12/2/20	10:00	Jane Smith	10th	78
12/3/20	10:00	Mike Johnson	10th	92
12/4/20	10:00	Sarah Lee	10th	88
12/5/20	10:00	David Kim	10th	75
12/6/20	10:00	Emily White	10th	90
12/7/20	10:00	Chris Brown	10th	82
12/8/20	10:00	Alex Green	10th	79
12/9/20	10:00	Mia Black	10th	87
12/10/20	10:00	Noah Gray	10th	81
12/11/20	10:00	Olivia Blue	10th	86
12/12/20	10:00	Liam Red	10th	77
12/13/20	10:00	Ava Purple	10th	91
12/14/20	10:00	Ethan Yellow	10th	83
12/15/20	10:00	Sophia Pink	10th	89
12/16/20	10:00	Lucas Orange	10th	76
12/17/20	10:00	Isabella Silver	10th	93
12/18/20	10:00	Mason Gold	10th	84
12/19/20	10:00	Charlotte Bronze	10th	80
12/20/20	10:00	Benjamin Copper	10th	86
12/21/20	10:00	Amelia Iron	10th	78
12/22/20	10:00	William Steel	10th	90
12/23/20	10:00	Evelyn Glass	10th	82
12/24/20	10:00	James Plastic	10th	79
12/25/20	10:00	Madison Rubber	10th	87
12/26/20	10:00	Robert Paper	10th	81
12/27/20	10:00	Chloe Fabric	10th	85
12/28/20	10:00	Henry Wood	10th	77
12/29/20	10:00	Victoria Stone	10th	91
12/30/20	10:00	Alexander Metal	10th	83
12/31/20	10:00	Grace Paper	10th	89

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APPROVED ARCHITECT
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NOV 30, 2015

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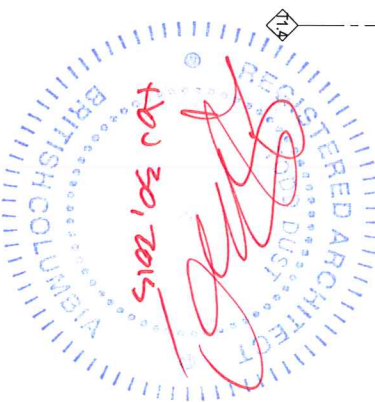


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CANADA

**DISCOVERY BAY CONDO
RESORT - COOLING
RENOVATIONS**
KELOWNA, BC

SECTIONS

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NAME	PAN, P.	DATE BORN	08/27/69
STREET ADDRESS	PO BOX 100000	CITY	SEATTLE
STATE	WA 98101-0000	COUNTY	KING
ZIP CODE	98101-0000	PHONE	(206) 462-1100
FAX		TELETYPE	
EMAIL		INTERNET	
SSN	A4-03	DOB	08/27/69