

To: Planning Department

City of Kelowna

July 6, 2018

**Re: Draft Design Rationale for Proposed DVP for the Triplex and 2 Fourplex Buildings at Solstice, Phase 2, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

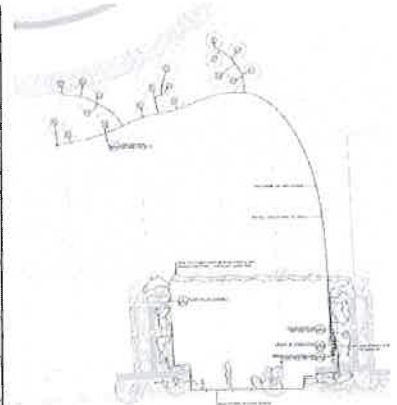
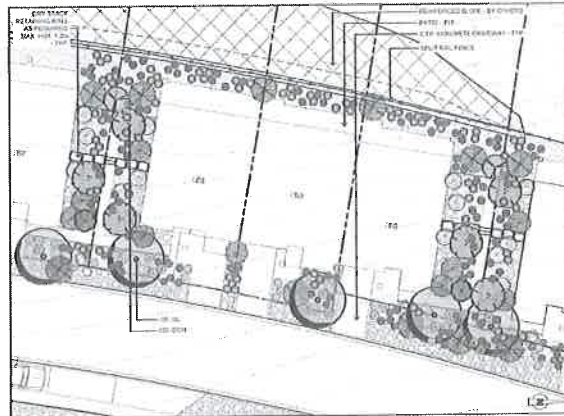
We are submitting this rationale in support of a variance we are requesting for a single triplex building and 2 fourplex buildings to be located at the site. Currently, buildings for the project are being governed under separate bylaw zones as follow:

- RU5 for single family and duplex homes
- RM2h for triplex and fourplexes

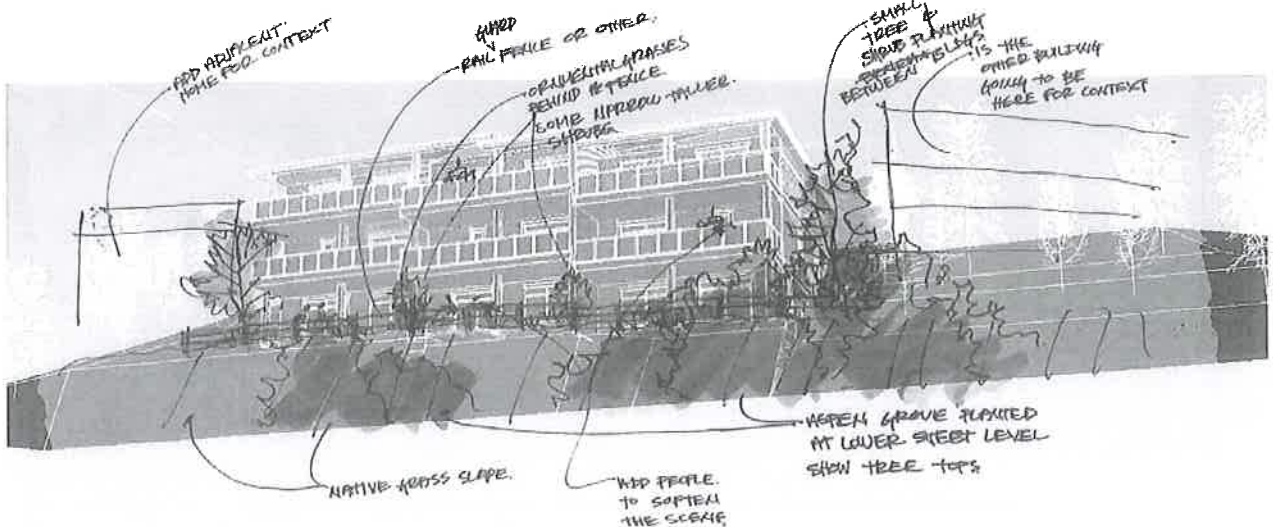
The height requirements for the duplex three level walkouts that flank the triplex on either side have a height relaxation for the walkout portion of the building. Since there is no relaxation for a triplex, and in order to maintain a similar form and character to the adjacent duplexes, we are requesting a variance to the number of stories allowed for the triplex from 2-1/2 to 3 stories. As the City has communicated the concern regarding the larger massing of a triplex with a third storey walkout, our team has worked to minimize the visual impact through detailed landscaping of the triplex property. The landscape treatment will be especially successful at reducing the visual impact of the triplex due to the opportunity to provide a landscape buffer between the road below the triplex site and the building that will be located above the road. This slope condition will allow the landscape buffer to reduce the impact of the built form while allowing landscaping to be located below the visual sight lines from the homes thereby reducing the impact on views. Additionally, landscape detailing (fence designs) has been considered that will compliment the natural setting created on the slope and soften the landscape to building transition further. Specific landscape treatment includes:

- Large shrubs small trees will be selectively planted between units and buildings to supply buffering, but not impact views.
- There will be an attractive split rail fence at the top of the slope to provide detail and increase safety
- The view from the street below will be buffered by a new grove of Trembling Aspen that will work to cut the views up towards the Triplexes but will not get so tall as to impact the views from above.

A landscape plan and sketch concept of the landscaping treatment for the 3 storey triplex has been provided on the following page.

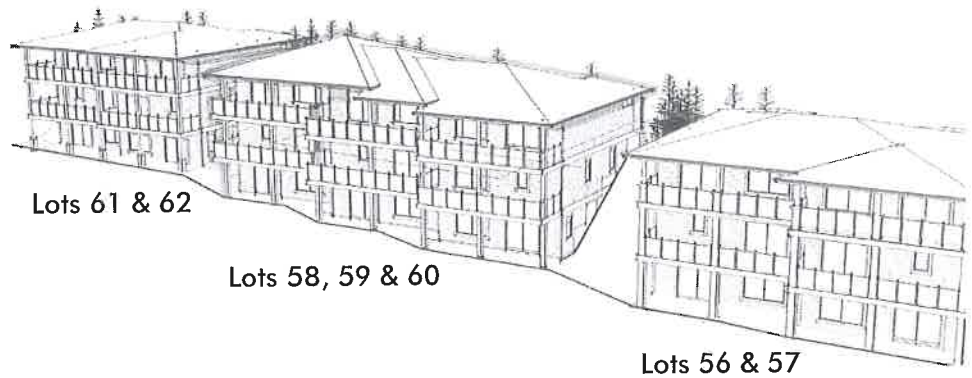
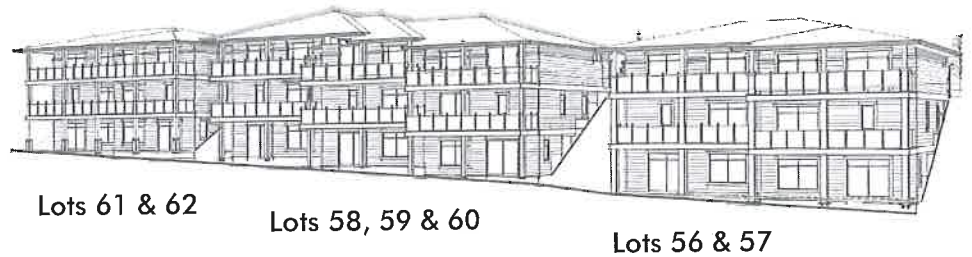


**Proposed Landscape treatment for the Triplex**



**Proposed Design treatment for the Triplex**

We have included two line drawings on the following page to illustrate the consistent form and character we are trying to maintain between the duplexes and triplex. Further to this issue, and since the sloped site has been engineered to a reduced, buildable footprint, trying to change the grade of the triplex between the duplexes will result in site hardships including (but not limited to) additional retaining between the 3 buildings illustrated adding additional complication to the site and reducing natural flow between building. While alternate building forms were considered, and since subdivision of the property included party wall property lines in support of a triplex, trying to revise the building type to a duplex or single family buildings left little buildable footprint. This restrictive footprint is due to the established party wall property lines and lot line adjustments that would be required would be time consuming and result in a unit yield less than supported through the subdivision process. Additionally, the impact of the triplex for the development is minor in that it is the only building type of its kind out of a total of 160 units thereby adding both interest in form and supplying a mix of unit types to a predominantly single family development.



**Triplex flanked by Duplexes**

# Development Permit & Development Variance Permit DP17-0292 & DVP18-0141



This permit relates to the following subject properties:

- Strata Lot 58, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1672 Tower Ranch Dr, Kelowna, BC
- Strata Lot 59, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1676 Tower Ranch Dr, Kelowna, BC
- Strata Lot 60, Sec 31, TWP 27, ODYD, Strata Plan EPS2195, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V; located at 1680 Tower Ranch Dr, Kelowna, BC

and permits the land to be used for the following development:

Multi-family development (Row Housing)

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: September 18, 2018

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Hillside Development Permit Area

**This permit will not be valid if development has not commenced by September 18, 2020.**

Existing Zone: RM2 – Low Density Row Housing

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Parkbridge Lifestyle Communities Inc.

Applicant: Matt Johnston, Architecturally Distinct Solutions Inc.

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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.

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

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

To vary the required maximum height from 2 ½ storeys or 9.5m to 3 storeys or 10.1m proposed;

This Development Permit is valid for two (2) years from the date of September 18, 2020 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 **\$47,741.25**

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

## 4. INDEMNIFICATION

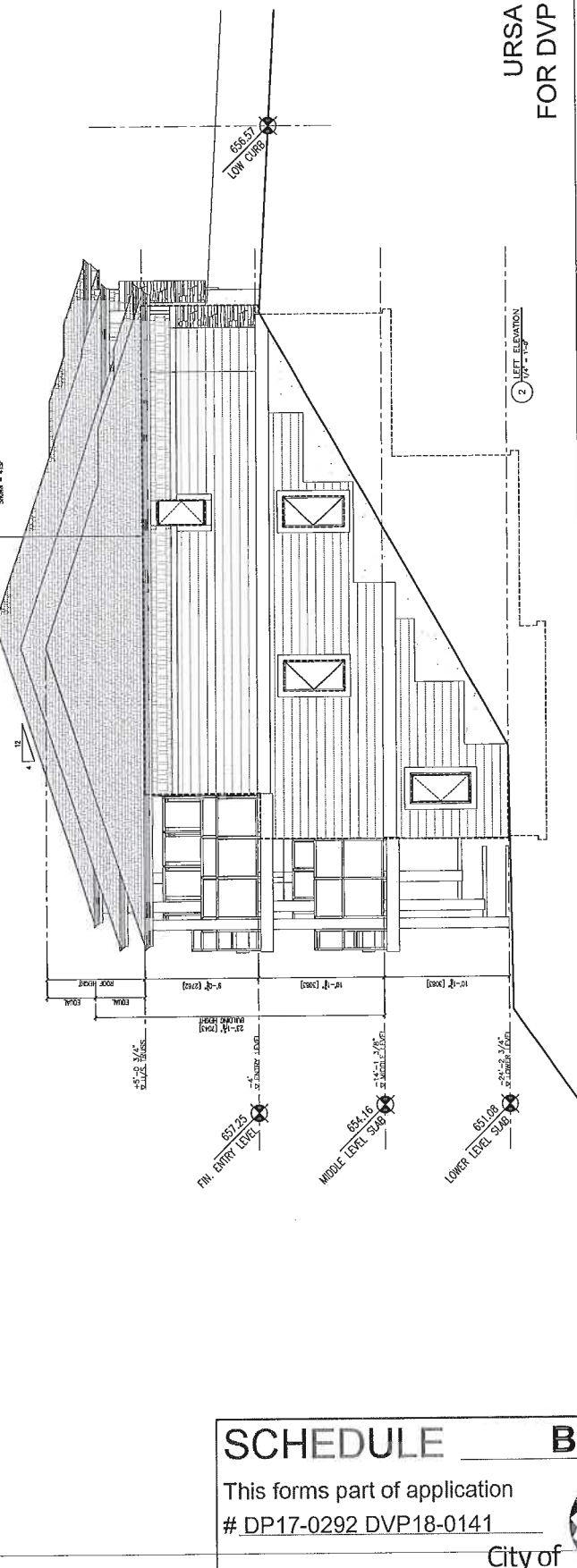
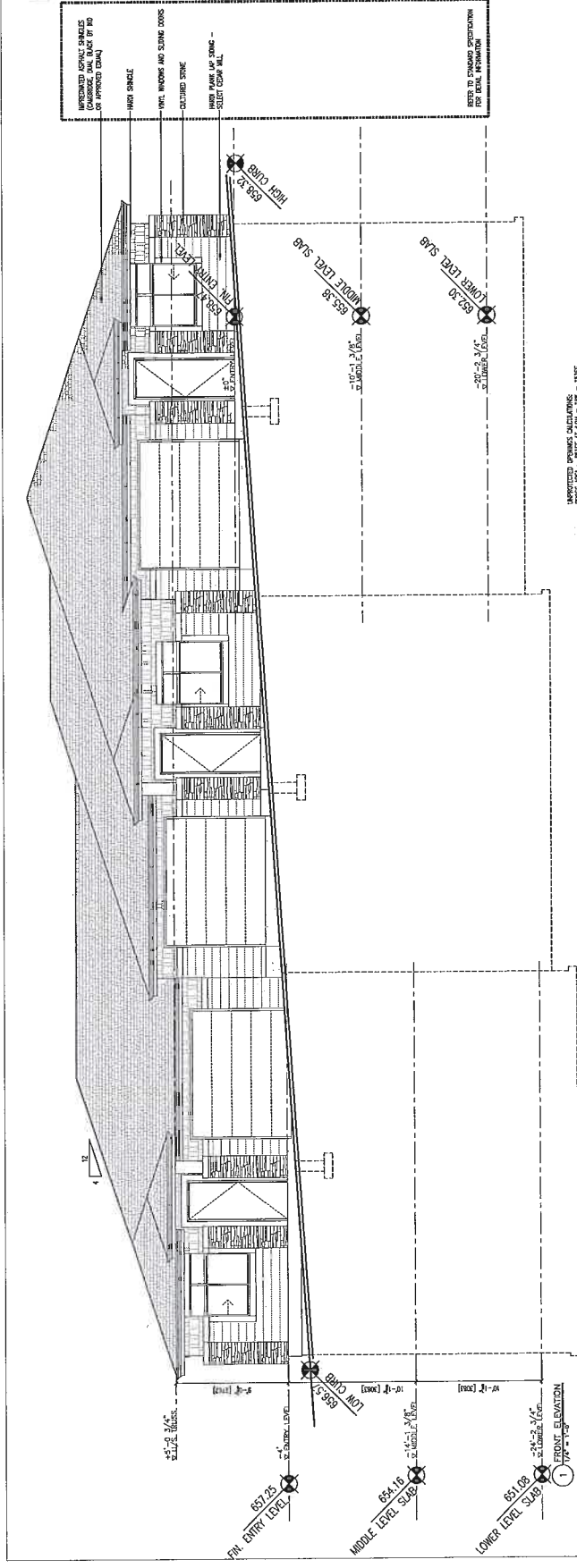
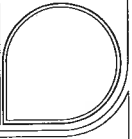
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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 CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the**






URSA  
FOR DVP

**SCHEDULE B**

This forms part of application  
 # DP17-0292 DVP18-0141

Planner Initials **TA**

City of Kelowna  
 COMMUNITY PLANNING

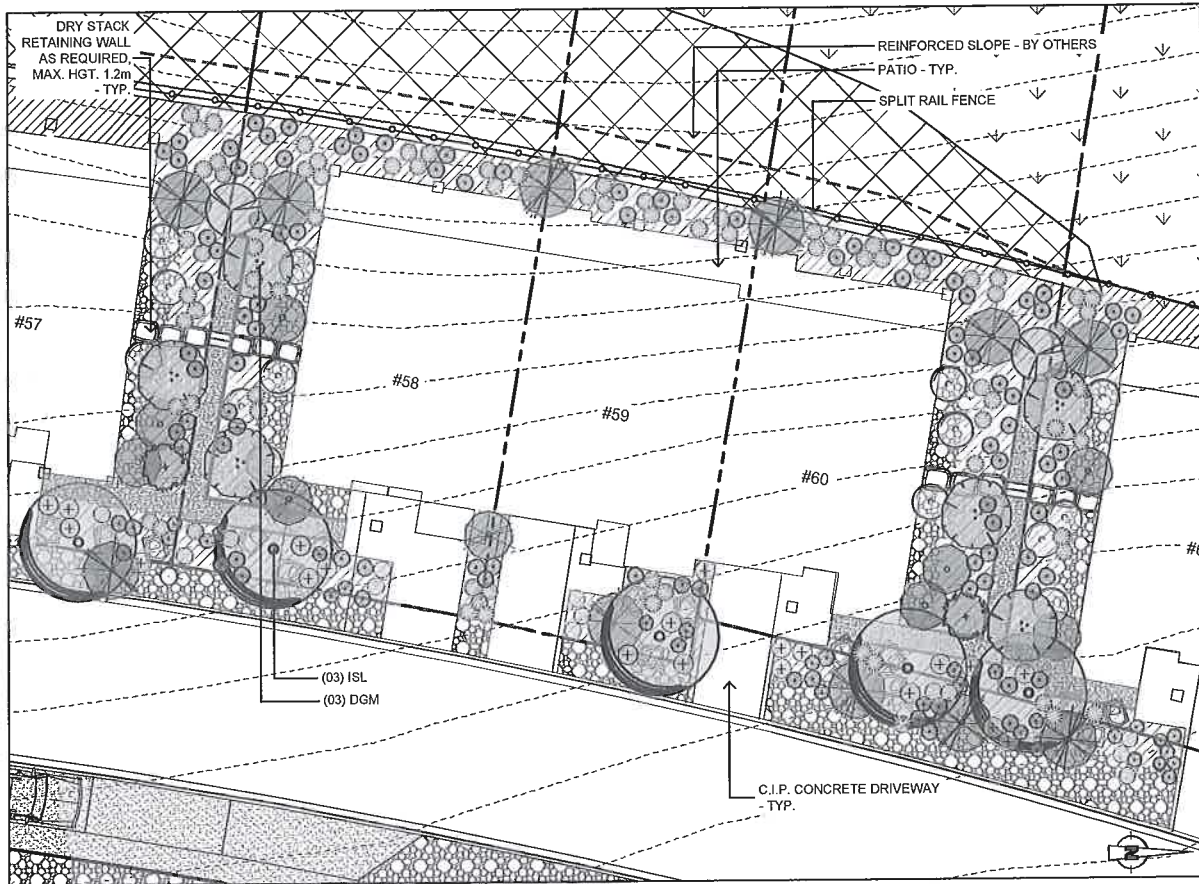



















**LANDSCAPE PLAN**




**PLANT LIST**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (Ht. x Wd.)
<b>TREES</b>						
DGM	3	<i>Acer glabrum</i>	Douglas Maple	#05		12.0m x 6.0m
ISL	3	<i>Syringa ret 'Ivory silk'</i>	Ivory Silk L.Fac	60mm Cal.	B.&B.	7.00m x 5.00m
<b>SHRUBS</b>						
dbb	1	<i>Euonymus alatus 'Compacta'</i>	Diarr- Winged Burning Bush	#05	Potted	3.0m x 3.0m
sjr	7	<i>Juniperus sabina</i>	Savin Juniper	#01	Potted	1.25m x 2.50m
mel	70	<i>Lavandula angustifolia 'Munstead'</i>	Munstead English Lavender	#01	Potted	0.40m x 0.60m
org	7	<i>Mahonia aquifolium</i>	Oregon Grape	#01	Potted	1.8m x 1.5m
mup	5	<i>Pinus mugo 'Mughus'</i>	Mugo Pine	#05	Potted	1.5m x 1.5m
mco	1	<i>Philadelphus lewisii</i>	Mock Orange	#02	Potted	1.8m x 1.8m
<b>GRASSES / PERENNIALS</b>						
msy	13	<i>Achillea x 'Moonshine'</i>	Moonshine Yarrow	#01	Potted	0.6m x 0.6m
blg	10	<i>Bouteloua gracilis</i>	Blue Grama	#01	Potted	0.6m x 0.6m
thg	13	<i>Deschamsia cespitosa</i>	Tufted Hair Grass	#01	Potted	0.8m x 0.75m
bog	52	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	0.75m x 0.75m






**LEGEND**

-  BARK MULCH - 75mm DEEP  
TYPE: BLACK BARK MULCH / COARSE  
SUPPLIER: BETTER EARTH (250-861-1861)  
QUANTITY: 150m<sup>2</sup>
-  DECORATIVE COBBLE - 200mm DEEP OVER FABRIC  
TYPE: WASHED RIVER ROCK - 1 PART 100mm,  
1 PART 150mm, 1 PART 200mm  
SUPPLIER: TO BE DETERMINED BY CONTRACTOR AND  
APPROVED BY LANDSCAPE ARCHITECT  
QUANTITY: 80m<sup>2</sup>
-  CRUSHED STONE  
TYPE: 3/4" MINUS  
SUPPLIER: TO BE DETERMINED BY CONTRACTOR AND  
APPROVED BY LANDSCAPE ARCHITECT  
QUANTITY: 23m<sup>3</sup>
-  FEATURE BOULDERS  
TYPE: STONE BOULDERS  
(750mm - 1500mm (L/W/H) OR APPROVED EQUALS  
SUPPLIER: CLIENT  
QUANTITY: 09
-  HYDROSEED - BY OTHERS
-  EDGER A  
TYPE: 2" x 4" BEND-A-BOARD PLASTIC HEADER  
w/ STAKES @ 3'-0" O.C.  
SUPPLIER: BASALITE CONC. PRODUCTS OR APPROVED EQUAL  
QUANTITY: 24 Lm.
-  EDGER B  
TYPE: 1" x 4" BEND-A-BOARD PLASTIC HEADER  
w/ STAKES @ 3'-0" O.C.  
SUPPLIER: BASALITE CONC. PRODUCTS OR APPROVED EQUAL  
QUANTITY: 33 Lm.



**SHRUBS LEGEND**

- BOTANICAL NAME
-  *Euonymus alatus 'Compacta'*
  -  *Mahonia aquifolium*
  -  *Philadelphus lewisii*

**PERENNIALS / GRASSES LEGEND**

- BOTANICAL NAME
-  *Achillea x 'Moonshine'*
  -  *Bouteloua gracilis*
  -  *Deschamsia cespitosa*
  -  *Helictotrichon sempervirens*
  -  *Lavandula angustifolia 'Munstead'*

**PLANT LEGEND**

- BOTANICAL NAME
-  *Juniperus sabina*
  -  *Pinus mugo 'Mughus'*

**NOTE:**

QUANTITIES NOTED ARE PER THE EXTENTS SHOWN ON DRAWING. QUANTITIES FOR STREETSCAPE WORK AND HYDROSEEDING ARE NOT INCLUDED. REFER TO STREETSCAPE DRAWING AND S.O.Q. FOR INFORMATION.

**SCHEDULE C**

This forms part of application  
# DP17-0291 DVP18-0141



City of  
**Kelowna**  
COMMUNITY PLANNING

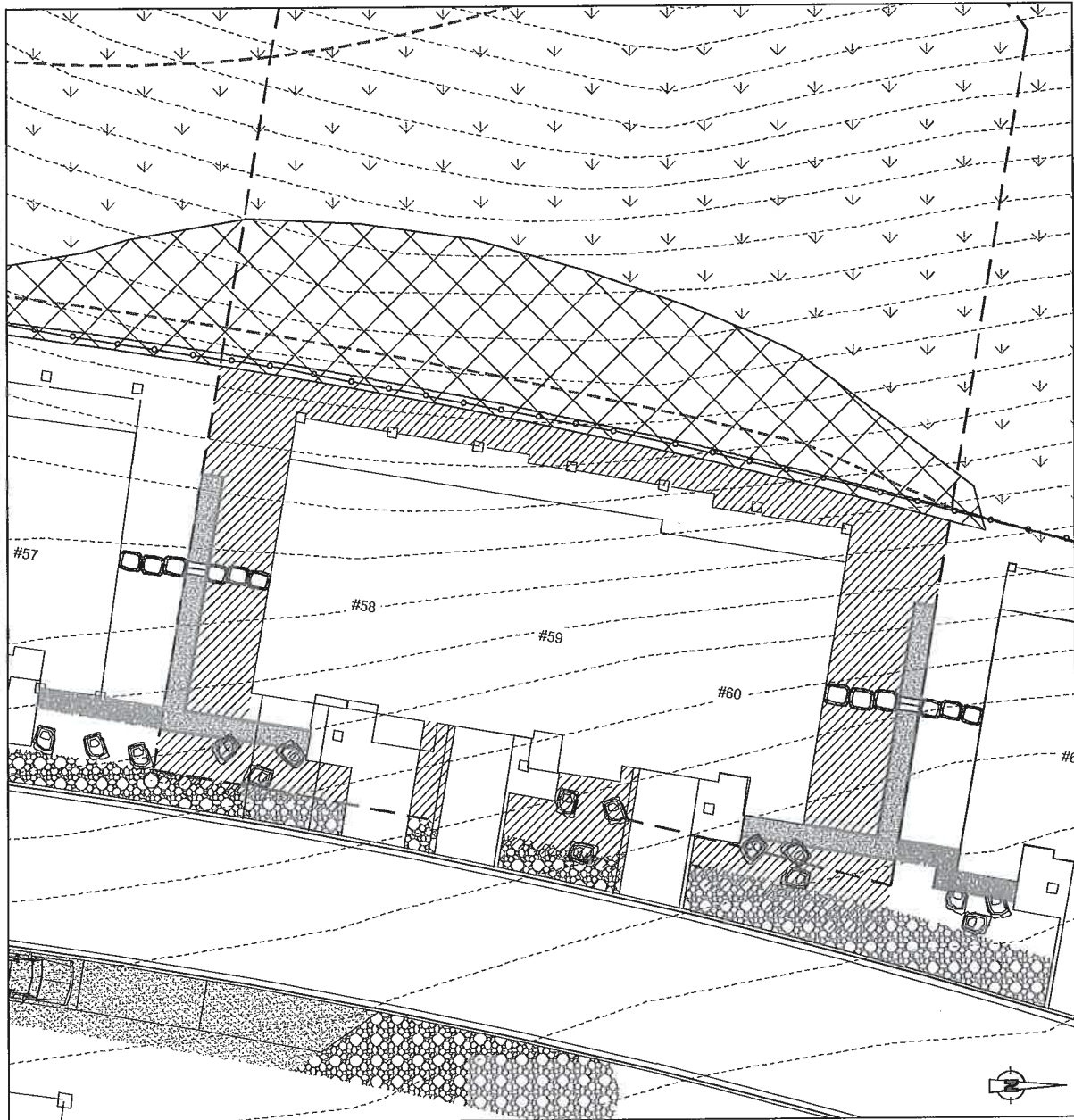
Planner  
Initials **TA**

SHEET TITLE  
**MULTI FAMILY LOT 58-60**

SOLSTICE PHASE 2 - INDIVIDUAL LOT PLANTING PLANS



SCALE 1:200 DATE 29/06/18



**HYDROZONE PLAN**

**LEGEND**



LOW WATER REQUIREMENTS  
• 223.0m<sup>2</sup>

**SCHEDULE C**

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Planner  
Initials TA



SHEET TITLE  
MULTI FAMILY LOT 58-60

SOLSTICE PHASE 2 - INDIVIDUAL LOT PLANTING PLANS



SCALE 1:200 DATE 29/06/18