

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT

File Number DP15-0316 & DVP15-0317
Issued To: Mission Group Homes
Site Address: 805 Academy Way
Legal Description: Lot 1, Section 3 & 10, Township 23, ODYD, Plan EPP53793
Zoning Classification: RM5 - Multiple Unit Residential (Medium Density)
Development Permit Area: Comprehensive Development Permit Area

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. DP15-0316 & DVP15-0317 for Lot 1, Section 3 & 10, Township 23, ODYD, Plan EPP53793, located at 805 Academy Way, Kelowna, BC to allow the construction of a single storey commercial building to 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 FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

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

Section 8.1 - Parking Schedule

Vary the parking requirements from 93 parking stalls required to 69 parking stalls proposed.

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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ _____ ?????? OR
- b) A Certified Cheque in the amount of \$ _____ ?????? 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.

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. 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.

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

Issued and approved by Council on the _____ day of _____, 2016.

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

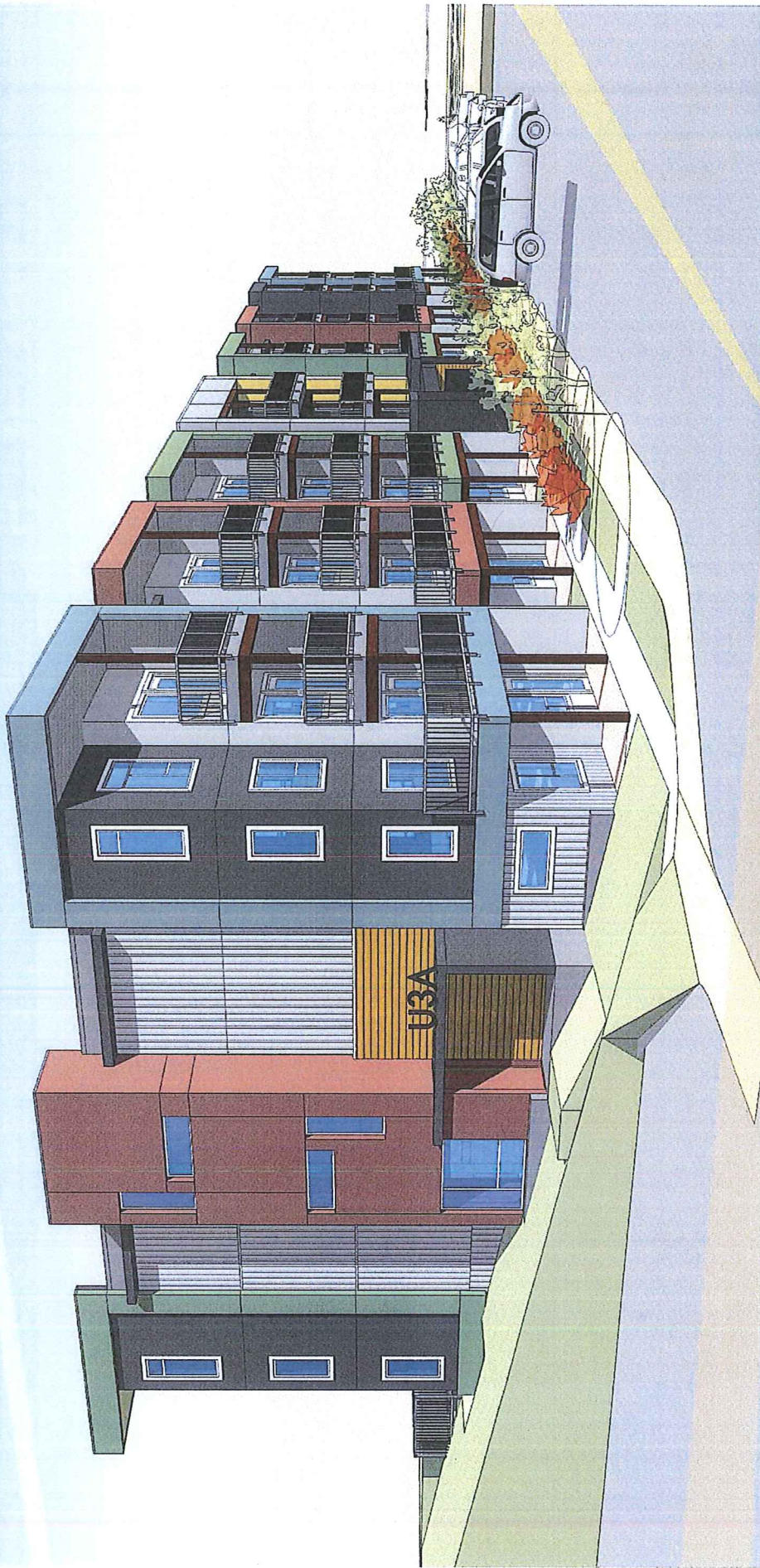
Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

SCHEDULE D+B

This forms part of development

Permit # DP15-0316



m+m a

MISSION GROUP
homes

U
three A

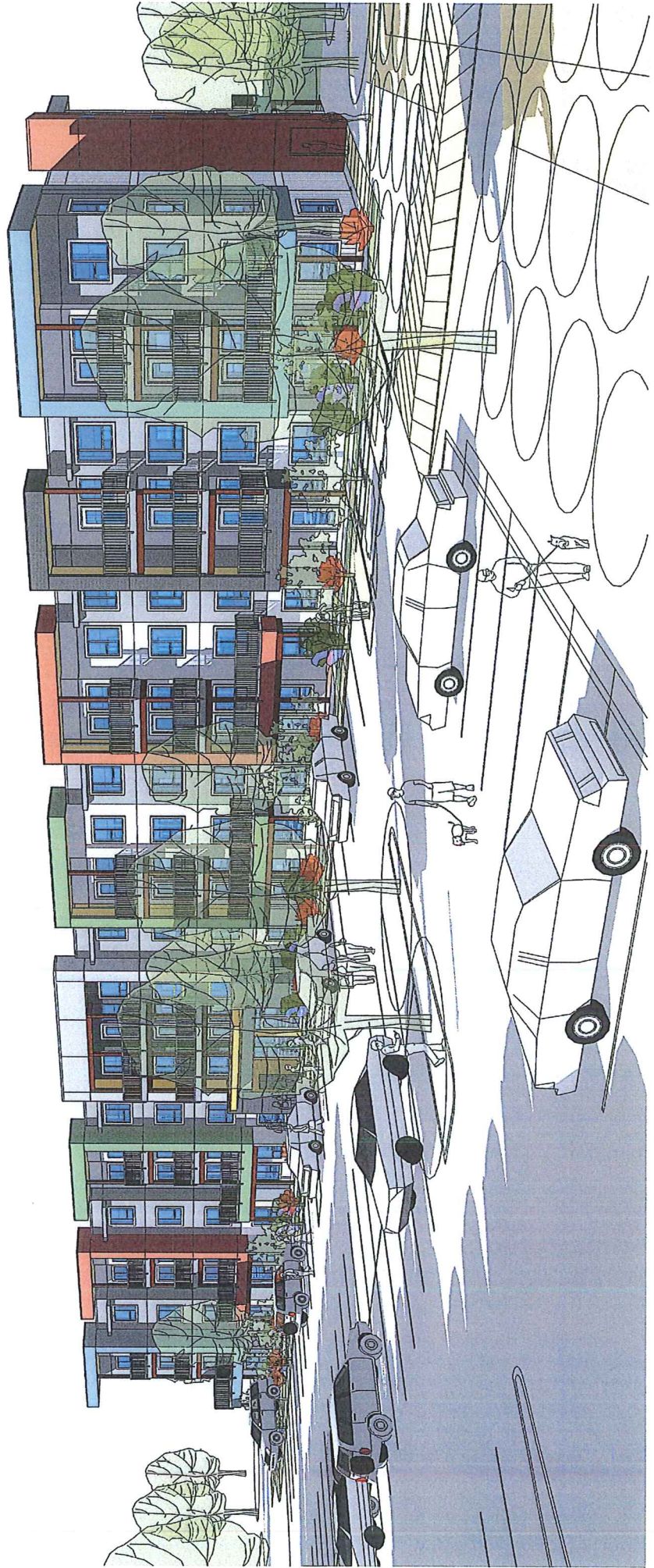
U3A Rental Building

view along academy way

jan.29, 2016

6

SCHEDULE B
This forms part of development
Permit # DP15-0316



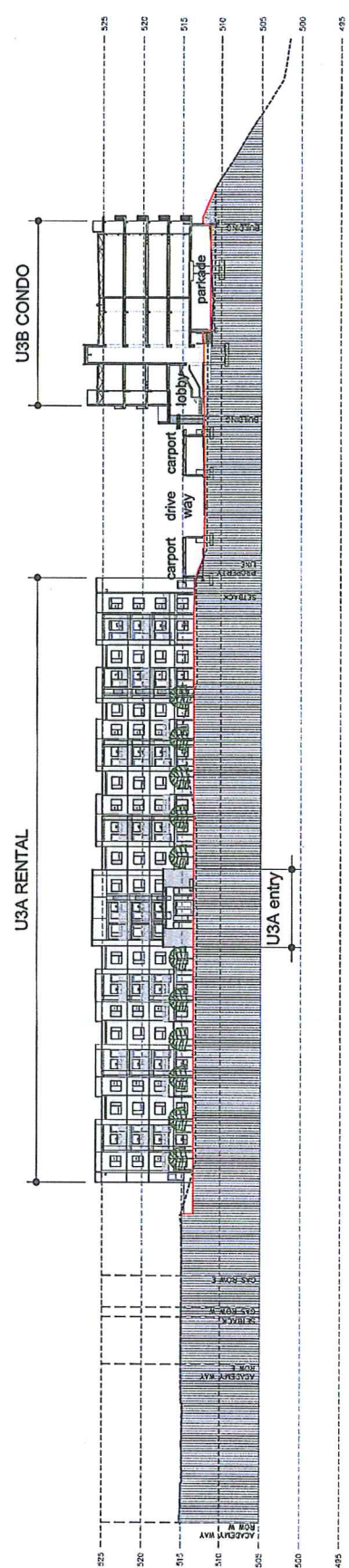
SCHEDULE B

This forms part of development

Permit # DP15-0316



SCHEDULE A+B
 This forms part of development
 Permit # DP15-0316



site section thru U3A parking lots
 & U3B parkade/carports

U3A/U3B

**UNIVERSITY HEIGHTS
 CONDO - 4 LEVELS
 87 UNITS WITH PARKADE
 755 ACADREY WAY (BT 448 BT)**



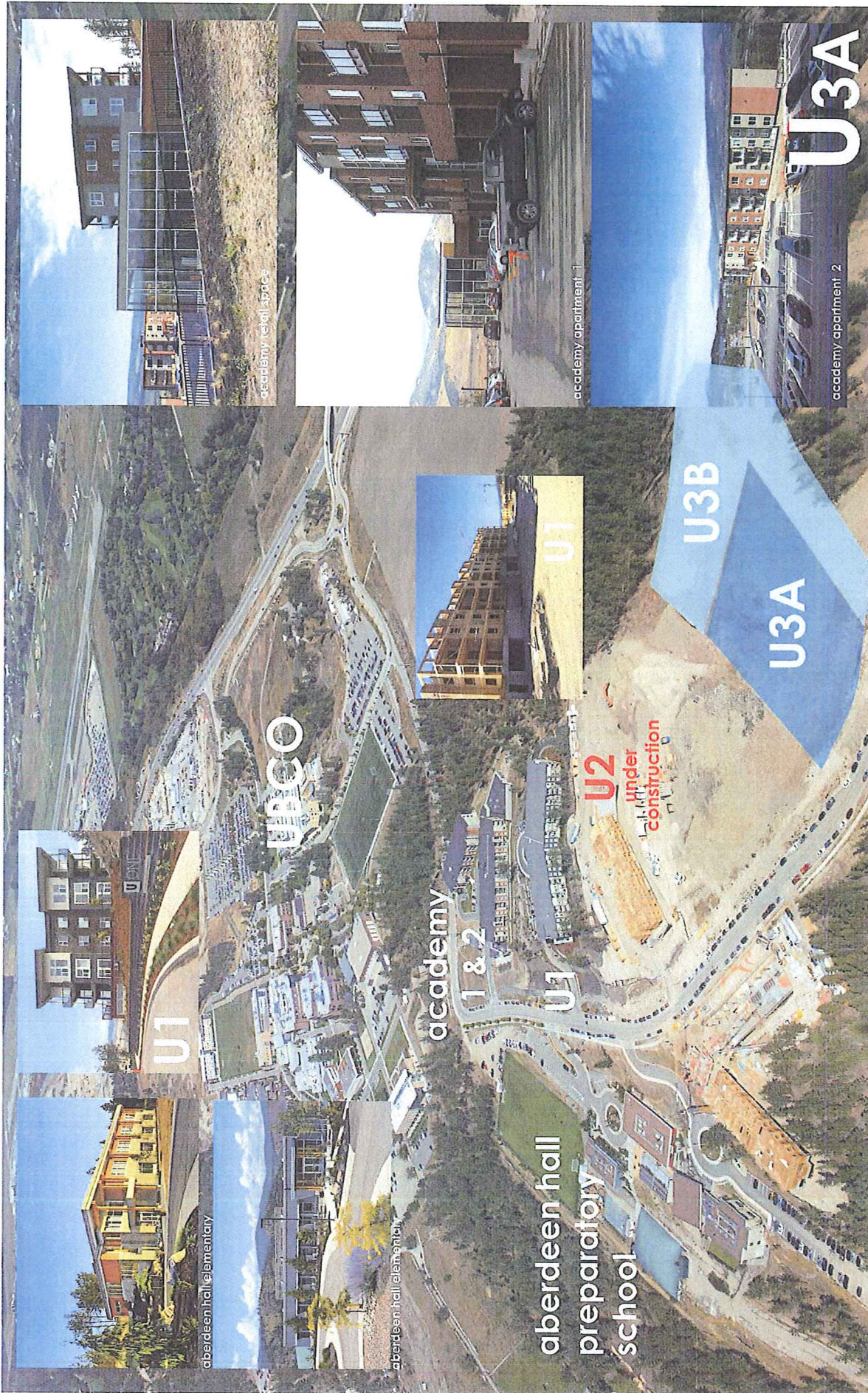
MISSION GROUP
 a division of



MEIKLEDOHN ARCHITECTS INC.
 1000 10th Avenue S.W.
 Suite 200
 Calgary, Alberta T2P 1K1
 Canada

Project Info
 SITE SECTION
 2016-02-01
 scale: 20' = 1"

Sheet Number
A2.10
 REVISIONS: 01/02/2016
 ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE



m+m a MISSION GROUP HOMES

SCHEDULE B

This forms part of development

Permit # DP15-0316

U3A Rental Building

site & surrounding context

dec. 8, 2015

S1

SCHEDULE B
 This forms part of development
 Permit # DP15-0316



m + m a

MISSION GROUP
homes

U
three A

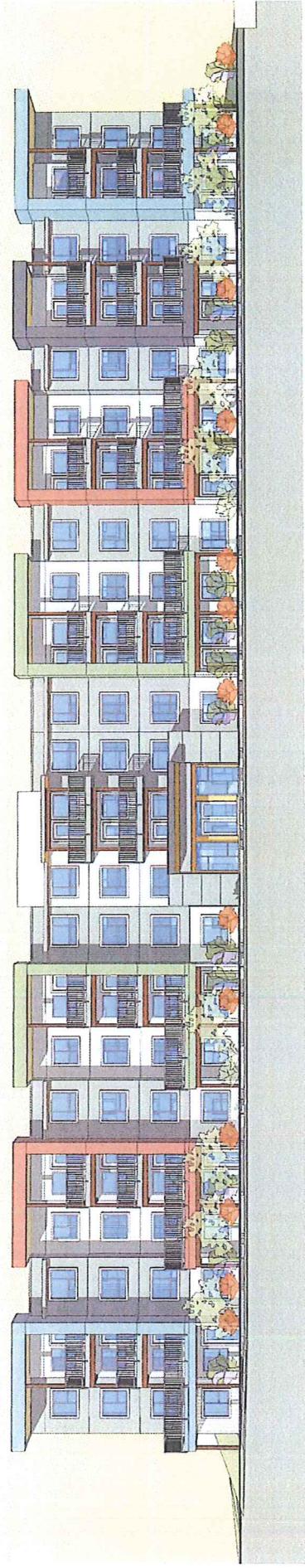
U3A Rental Building

front facing parking

dec. 8, 2015

1

SCHEDULE B
 This forms part of development
 Permit # DP15-0316



- green stucco accent
- red stucco accent
- blue stucco accent
- dark grey stucco
- light grey stucco
- post & beam
- stucco soffit

U3A



m + m a

U3a Condo Building

4

dec. 8, 2015

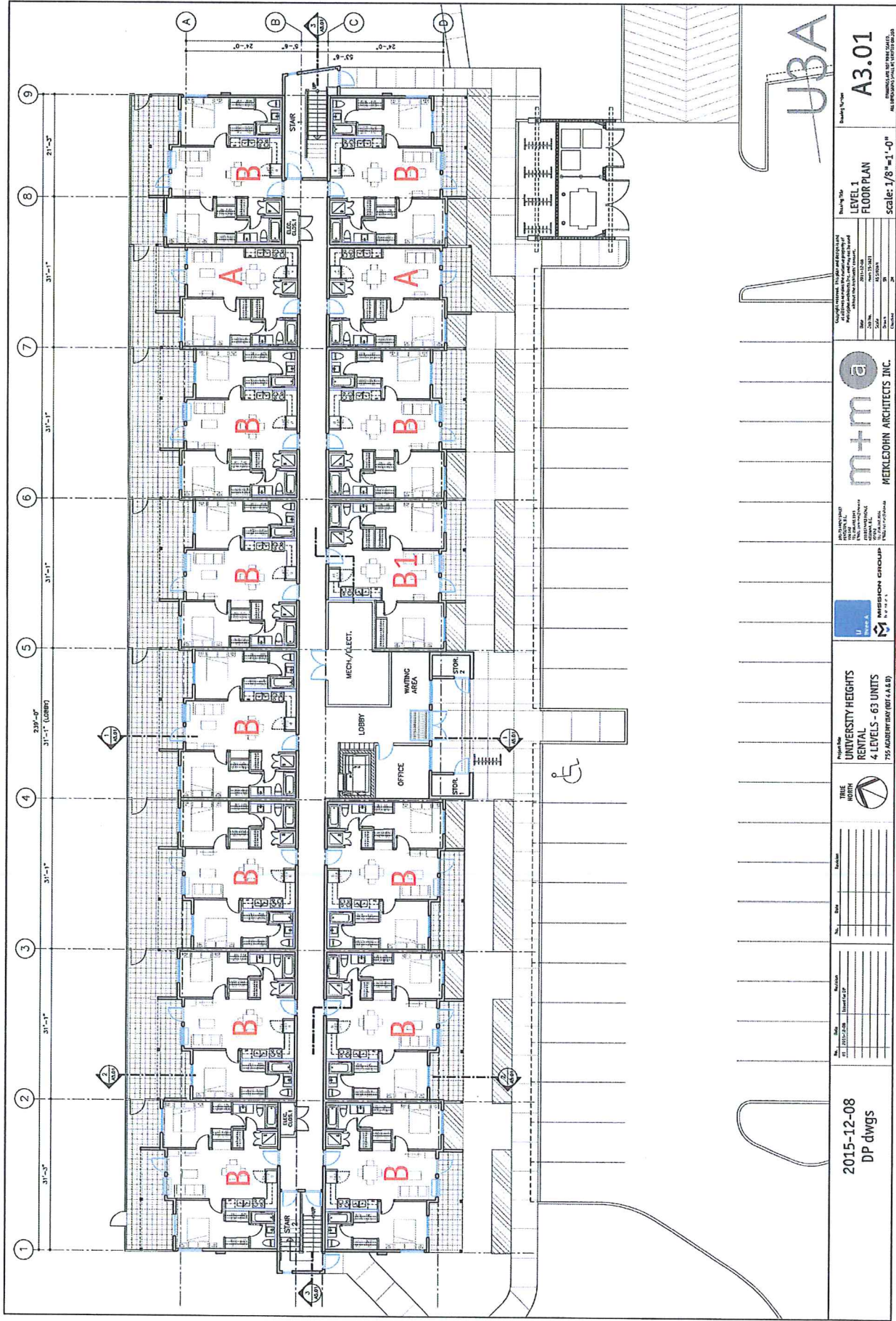
material board



A1.01

SCHEDULE A
This forms part of development
Permit # DP15-0316

3A



2015-12-08
DP dwgs

Project Name
**UNIVERSITY HEIGHTS
RENTAL**
4 LEVELS - 63 UNITS
755 ADAMS BLVD (BET. A & D)

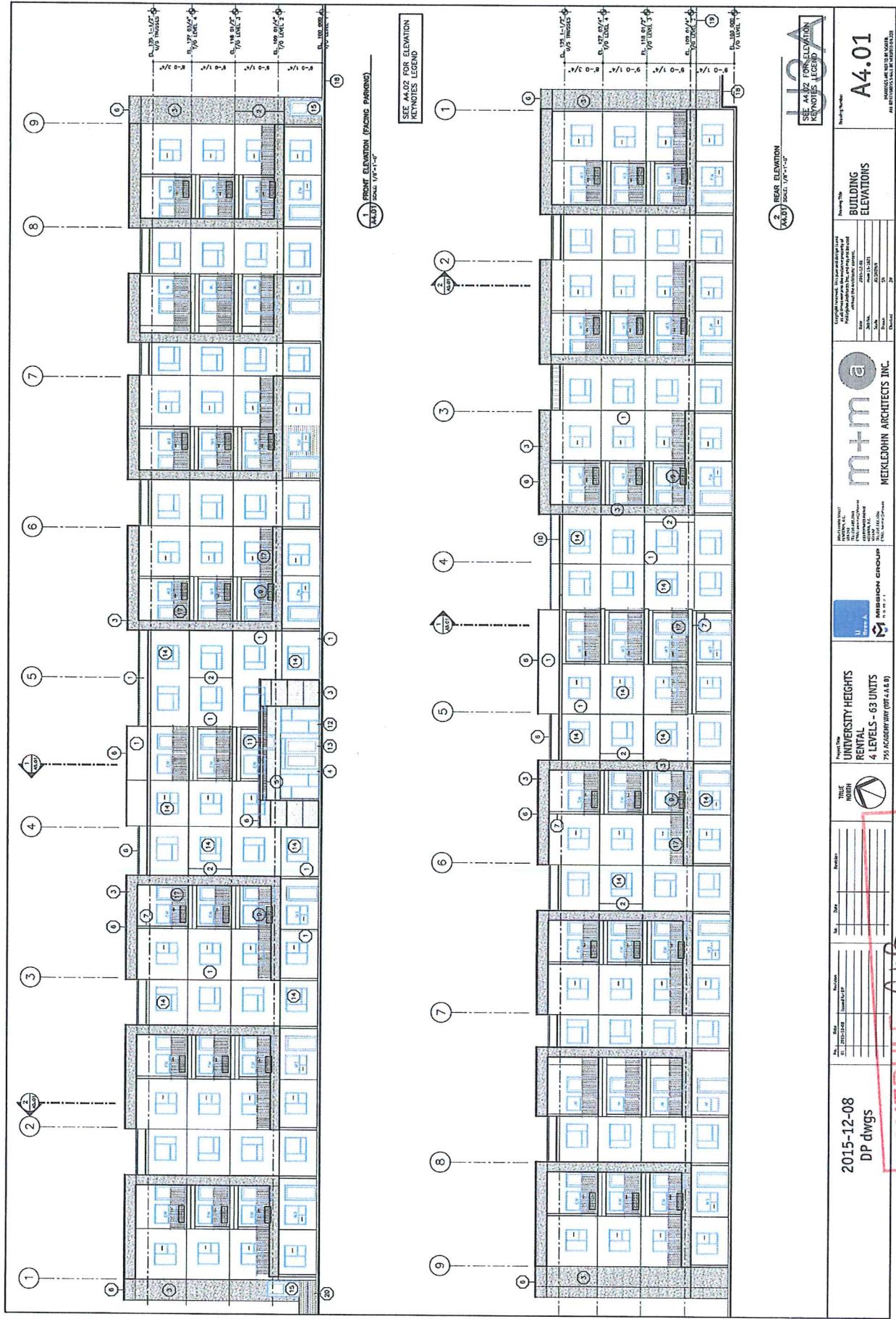


m+m a
MEIKLEJOHN ARCHITECTS INC.

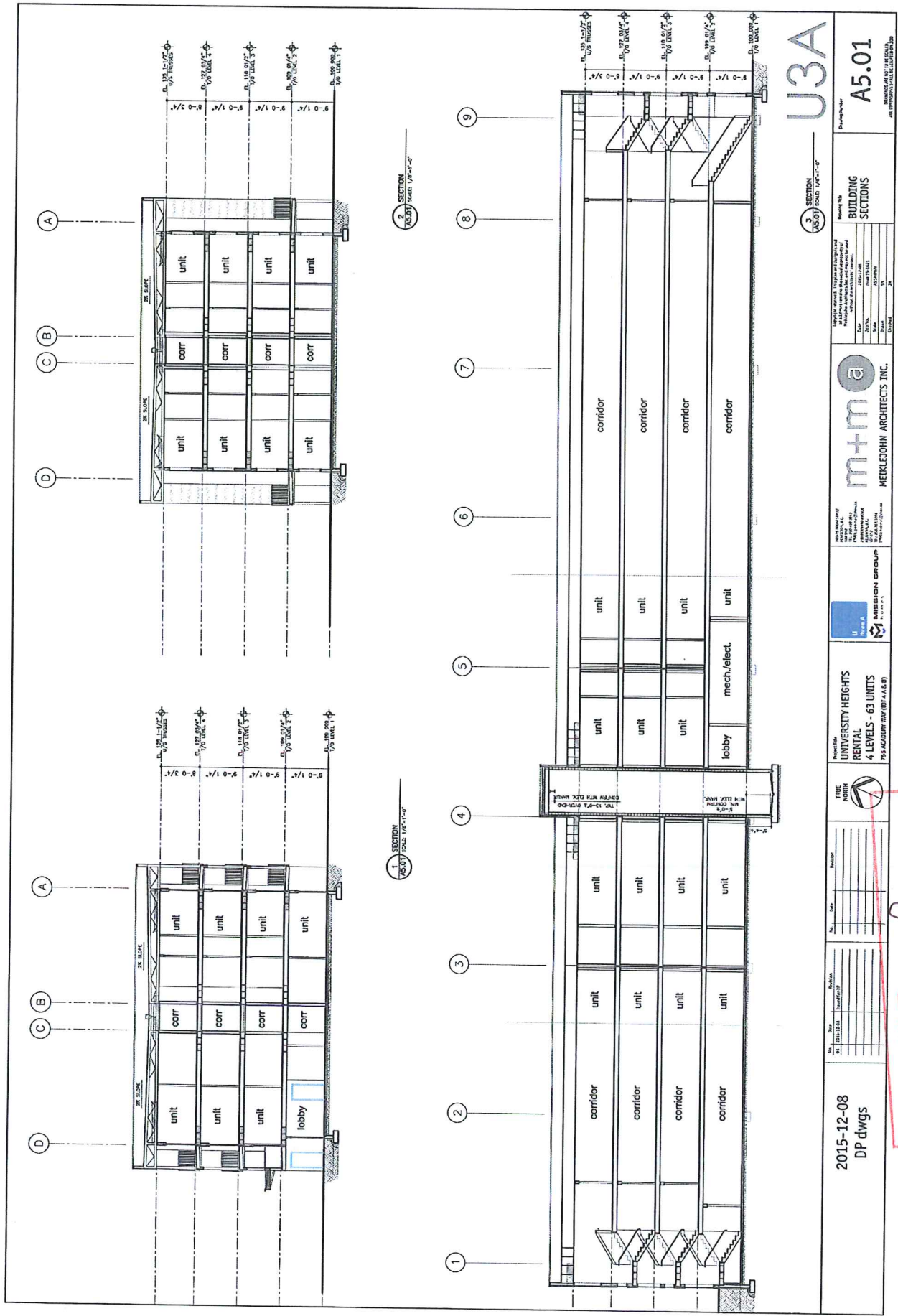
Building Name
**LEVEL 1
FLOOR PLAN**
Scale: 1/8"=1'-0"

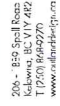
Sheet No.
A3.01
REVISIONS AND NOTATIONS
DATE
BY
CHECKED
DATE
BY

SCHEDULE A
This forms part of development
Permit # **DP15-0316**



2015-12-08 DP dwgs		2015-12-08 DP dwgs		No. _____ Date _____ By _____ Date _____ Check _____ Date _____ Title _____		UNIVERSITY HEIGHTS RENTAL 4 LEVELS - 63 UNITS 755 ACADEMY BLVD (OFF A4.02)		MISSION GROUP A + B + C		m+m a MEKLEJOHN ARCHITECTS INC.		A4.01 BUILDING ELEVATIONS	
SCHEDULE A+B This forms part of development Permit # DP15-0316													



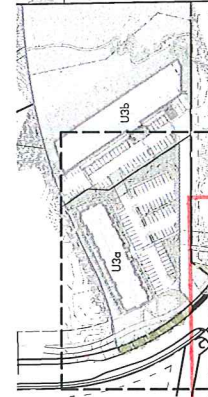


CONCEPTUAL LANDSCAPE PLAN

EGGIDIGHI HVELLEN	
1	16-03-14
2	
3	
4	
5	



ISSUED FOR REVIEW ONLY
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1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.S.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 FERTILISER.

[illegible]

This forms part of development

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