

Development Permit & Development Variance Permit DP18-0123 & DVP18-0124



This permit relates to land in the City of Kelowna municipally known as

365 Highway 33 East

and legally known as

Lot C Section 23 Township 26 Osoyoos Division Yale District Plan 5012

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

Multiple Dwelling Housing

with variances to the following sections of Zoning Bylaw No. 8000:

Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum side yard from 4.0 m permitted to 1.2 m proposed.

Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations

To vary the required minimum rear yard from a public lane from 3.0 m permitted to 1.45 m proposed.

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

Date of Council Decision January 15, 2019

Decision By: Council

Development Permit Area: Revitalization Development Permit Area

This permit will not be valid if development has not commenced by January 15, 2021.

Existing Zone: RM3 – Low Density Multiple Housing FLU Designation: MRM – Multiple Unit Residential (Medium Density)

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: Harveer Singh Nijjar

Applicant: Saath Development Corp

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.

This Development Permit is valid for two (2) years from the date of Council 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 or certified cheque in the amount of \$25,662.50

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. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of \$15,000 required for 2 stalls as part of the proposed development within the Rutland Urban Town Centre

5. 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
Landscape Agreement or their designates.**

Revitalization Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas:

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?		✓	
Do developments adjacent to non-revitalization areas create an appropriate transition?	✓		
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?		✓	
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?		✓	
Building Design			
Are architectural elements aligned from one building to the next?	✓		
Are the effects of shadowing on public areas mitigated?			✓
Are doors or windows incorporated into at least 75% of street frontage?		✓	
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?			✓
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?	✓		
For multiple unit residential projects, is ground level access for first storey units provided?	✓		
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design?	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?		✓	
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
View Corridors			
Are existing views preserved and enhanced?	✓		
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?			✓
Are garage doors integrated into the overall building design?	✓		

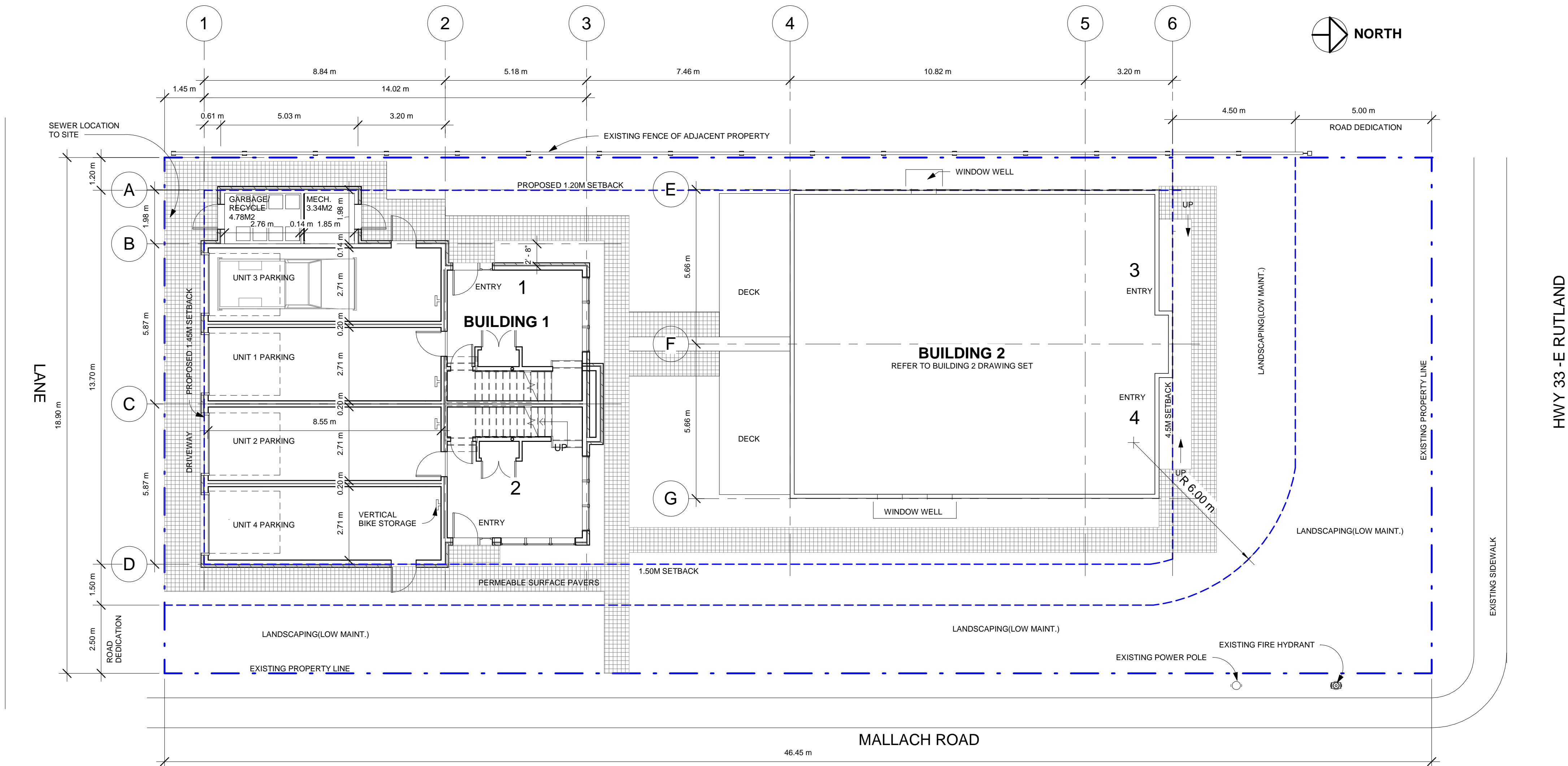
REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?	✓		
Are truck loading zones and waste storage areas screened from public view?			✓
Do parking lots have one shade tree per four parking stalls?			✓
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?			✓
Signage			
Is signage design consistent with the appearance and scale of the building?			✓
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?			✓
Public Art			
Is public art incorporated into the project?			✓
Tower Design (Building Greater than Six Stories)			
Do towers enhance views to and through the skyline?			✓
Are tower forms and the upper portions of buildings at once cohesive yet distinct from the overall design?			✓
Does the building design emphasize height rather than width?			✓
Does building design take into account micro-climates, shading and wind tunneling effects?			✓
Are new developments integrated into the established urban pattern through siting and building design?			✓
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Do elements such as gazebos, trellises, and pergolas provide visual interest and enhance usability of rooftop spaces?			✓
Are balconies recessed a minimum depth of 1 m within the adjoining building face?			✓
Are podiums designed to provide an animated pedestrian environment?			✓
Downtown Considerations			
Does the proposal maintain and extend the traditional block pattern?			✓
Is the street façade articulated in a vertical rhythm that is consistent with the traditional street pattern?			✓
Are windows set back from the building face and do they include headers and sills?			✓

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are windows at street level kept low for displays of retail goods and for high visibility into interior spaces?			✓
Is the height of upper floor windows at least 1.5 times their width?			✓
Are building materials and colours consistent with other prominent Downtown buildings, preferably brick or cut stone?			✓
Is signage appropriate to the neighborhood and not internally lit or neon?			✓

SCHEDULE A

This forms part of application
DP18-0123 DVP18-0124

Planner
Initials KB



Saath
Development
Corp.

#205 -2901 32nd Street
Vernon, BC
www.saath.ca

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Multi-Family Development
365 Hwy 33 -E Kelowna BC

BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC

Site plan

DATE	DEC 4 2018
DRAWN BY	CR
PROJECT No.	1704
SCALE	1 : 100

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PROPERTY ADDRESS: 365 HWY 33 -E RUTLAND BC
LEGAL ADDRESS: KID 326886, PLAN 5012, LOT C
LOT SIZE: 0.21 ACRES (849.83 M2)

PROPOSED DEVELOPMENT: 4 UNITS TOTAL
UNITS 1,2,3,4 = 3 STOREY 2 BED + NOOK, 2.5 BATH WITH ROOF TOP PATIO,
BUILDING 2 - UNFINISHED BASEMENT

ZONING BYLAW No. 8000

ZONING: SECTION 13.9 - RM3 LOW DENSITY MULTIPLE HOUSING
(SITE LOCATED WITHIN THE URBAN CENTRE)

SECTION 13.9.6 - DEVELOPMENT REGULATIONS
MAX FLOOR AREA RATIO IS 0.75 + 0.05 FOR SCREENED PARKING
+ 0.1 FOR SITE LOCATED WITHIN THE URBAN CENTRE
= 0.90 MAX FLOOR AREA RATIO

BLDG 1	BLDG 2
GROUND LEVEL - 211SF	GROUND LEVEL - 1430 SF
MAIN LEVEL - 1418 SF	MAIN LEVEL - 1388 SF
UPPER LEVEL - 1218 SF	UPPER LEVEL - 1418 SF
ROOF TOP PATIO - 610 SF	ROOF TOP PATIO - 586 SF

*NOT INCLUDING PARKING, STAIRWELLS, AND MECH RMS
PROPOSED = 8279 SF (769.14M2) / 849.83M2 = 0.90

SITE COVERAGE
MAX BUILDING SITE COVERAGE: 40%, W/ PRIVATE OPEN SPACE PER
UNIT MAX ALLOWED 50%

BUILDING FOOTPRINT:
BLDG 1 = 166.10M2
BLDG 2 = 157.46M2
323.56M2 / 849.83M2 = 38%

MAX SITE COVERAGE FOR DRIVEWAYS AND PARKING = 10%,
MAY BE INCREASED TO 15% WITH PERMEBLE SURFACES

PERMEABLE SIDEWALKS =111 M2
111 M2 / 849.83M2= 13%

TOTAL COMBINED SITE COVERAGE (50% + 15%= 65% ALLOWABLE) = PROVIDED 52%

MAX HEIGHT: LESSER OF 10M OR 3 STOREYS
PROPOSED BUILDING HEIGHT = TOP TO ROOF DECK 9.96M
PLUS 2.65M ADDITIONAL HEIGHT TO TOP OF ENCLOSED STAIR ACCESS ROOF
(STAIR ACCESS HEIGHT NOT INCLUDED IN CALC. PER SECTION 6.6 , SENTANCE 6.6.1)

ROAD DEDICATIONS:
HWY 33 - 5M, MALLACH RD - 2.5M, WITH 6M RADIUS CORNER ROUNDING

SETBACKS:
FRONT: REQUIRED 4.5M (HWY 33), PROVIDED 4.5M
SIDE FROM LANE: REQUIRED 3.0M, PROVIDED 1.45M -VARIANCE REQUIRED
SIDE YARD: REQUIRED 1.5M (MALLACH RD) -URBAN CENTER, PROVIDED 1.5M
SIDE YARD: REQUIRED 4.5M , PROPOSED 1.20M -VARIANCE REQUIRED

SECTION 6.4 PROJECTIONS INTO SIDE YARDS
MAX PROJECTION 0.6M

OPEN TREAD STAIR AND LANDING FOR UNITS 5& 6 = 0.6M INTO SIDE YARD

SECTION 8: PARKING AND LOADING
PARKING STALL SIZE = 6.0M X 2.5M, BESIDE A COLUMN OR WALL 2.70M

TABLE 8.1 PARKING SCHEDULE
APARTMENT PARKING:

1.5 SPACES PER 2 BEDROOM - 1.5 x 4 UNITS=6
TOTAL REQUIRED SPACES = 6
PROVIDED 4 STALLS, WITH CASH IN LEU FOR THE REMAINING 2 STALLS
STREET PARKING ALONG MALLACH RD

TABLE 8.3 BICYCLE PARKING
CLASS 1 - FOR RESIDENTS 0.5 PER DWELLING
= 0.5 X 4 = 2 STALLS REQUIRED
PROVIDED 1 PER UNIT, VERTICAL RACK INSIDE GARAGE
TOTAL BIKE PARKING PROVIDED = 4 STALLS

SECTION 13.9.7
OPEN SPACE REQUIRED PER UNIT -
25M2 PER 2 OR MORE BEDROOMS
TOTAL REQUIRED OPEN SPACE= 100 M2

PROVIDED: 2 BEDROOM UNITS - ROOF TOP PATIO
610SF X 2 PLUS 586SF X 2= 2392 SF 222 M2

TOTAL PROVIDED USABLE OPEN SPACE = 222 M2

GROUND LEVEL LANDSCAPEING AREA = 420.30 M2

SECTION 7: LANDSCAPING AND SCREENING

7.3 REFUSE AND RECYCLE BINS
(NOTED ON THE DEVELOPEMENT PERMIT CHECK LIST - 5 OR MORE RESIDENTIAL UNITS
REQUIRES A COMMERCIAL BIN)

PROVIDED - SECURED GARBAGE ROOM WITH 4 STANDARD RESIDENTIAL
GARBAGE AND RECYCLE BINS,
ONE EACH PER UNIT.

BC BUILDING CODE:

DIV B PART 9 - TABLE 9.10.14.4.A
LIMITING DISTANCE:
MAX FACE OVER 100M2, 6.0M APART = MAX ALLOWABLE
OPENINGS = 19% FOR EACH BUILDING FACE

BLDG 1 (DISTANCE BETWEEN BLDGS 7.54M)	BLDG 2 (DISTANCE BETWEEN BLDGS 7.54M)
WALL FACE = 124.30M2 OPENINGS = 20.06M2 = 16%	WALL FACE = 125.14M2 OPENINGS = 22.11M2 = 18%

3.2.2.52 - GROUP C, UP TO 3 STOREYS
FACING TWO STREETS - MAX BUILDING AREA 750M2
NOT SPRINKLERED, COMBUSTABLE OR NON CUMBUSTABLE
CONSTRUCTION

PROPOSED BUILDING FOOTPRINT FOR BOTH BUILDINGS = 323.56 M2

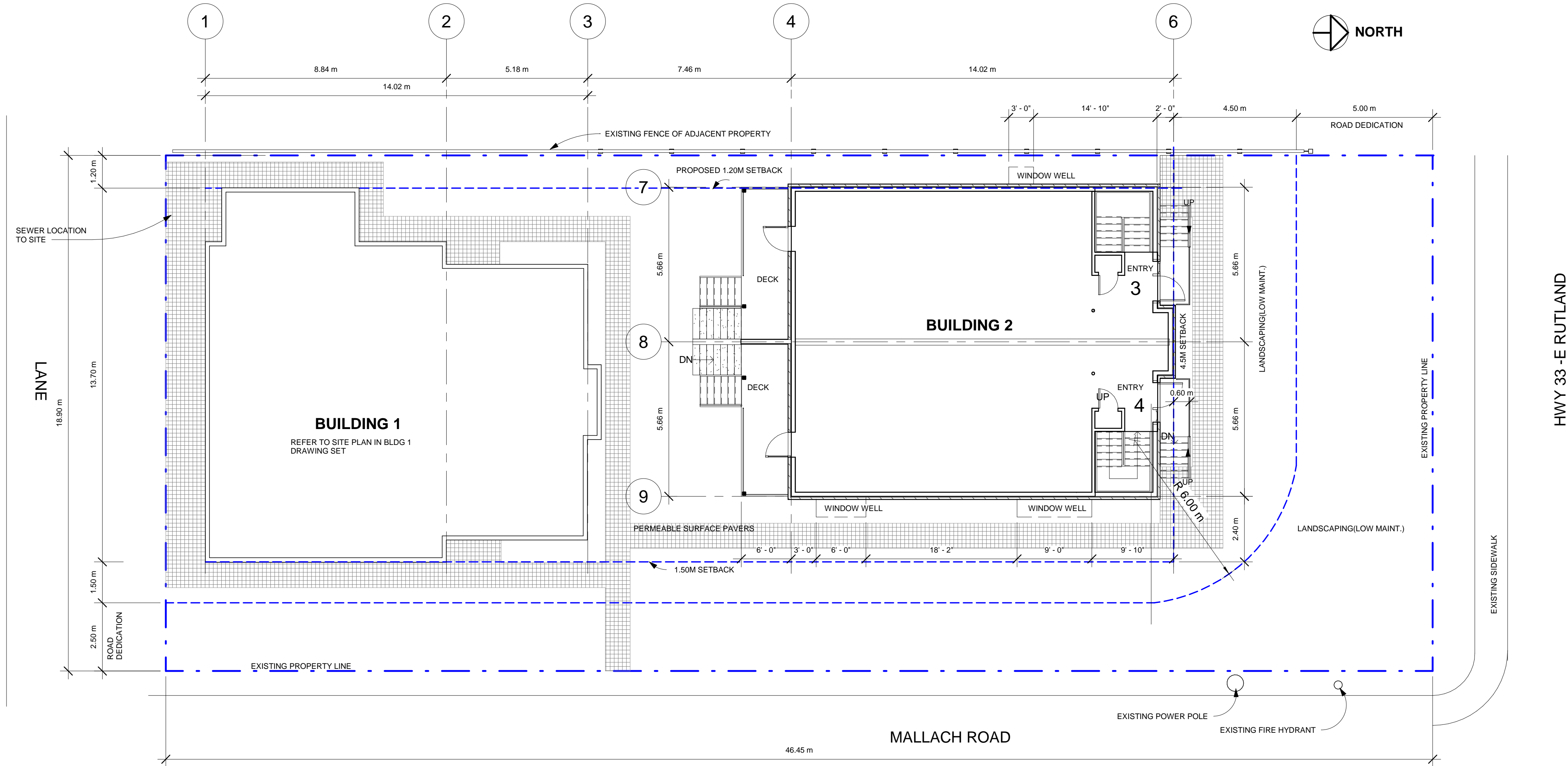
3.3.4.2 (1) FIRE SEPARATION
FIRE SEPARATION BETWEEN RESIDENTIAL UNITS 1 HR

SCHEDULE A

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DP18-0123 DVP18-0124



Planner Initials KB



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BUILDER:
SUNTERRA CUSTOM HOMES
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Site plan -
Building 2

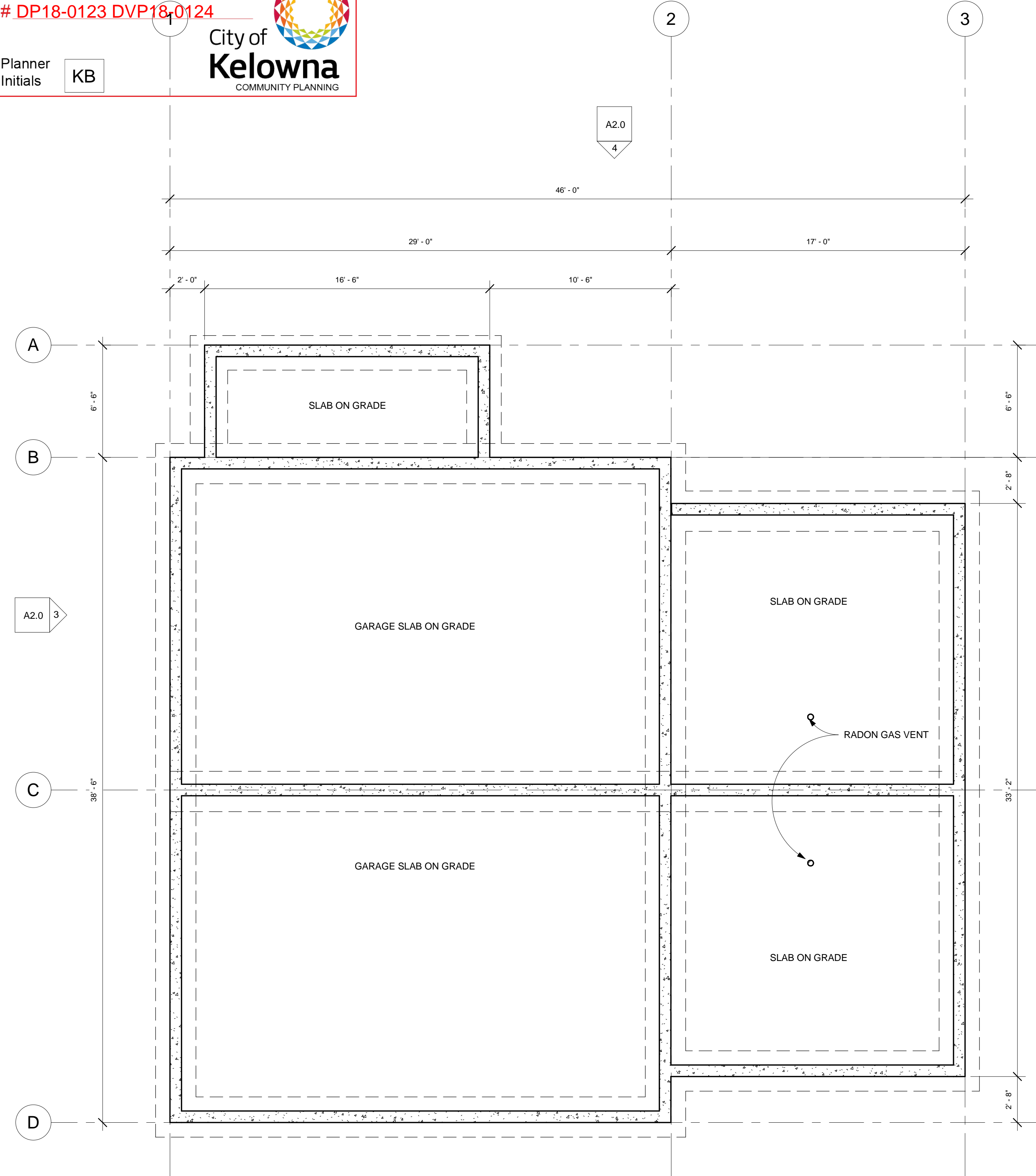
DATE	DEC 4 2018
DRAWN BY	CR
PROJECT No.	1704
SCALE	1 : 100

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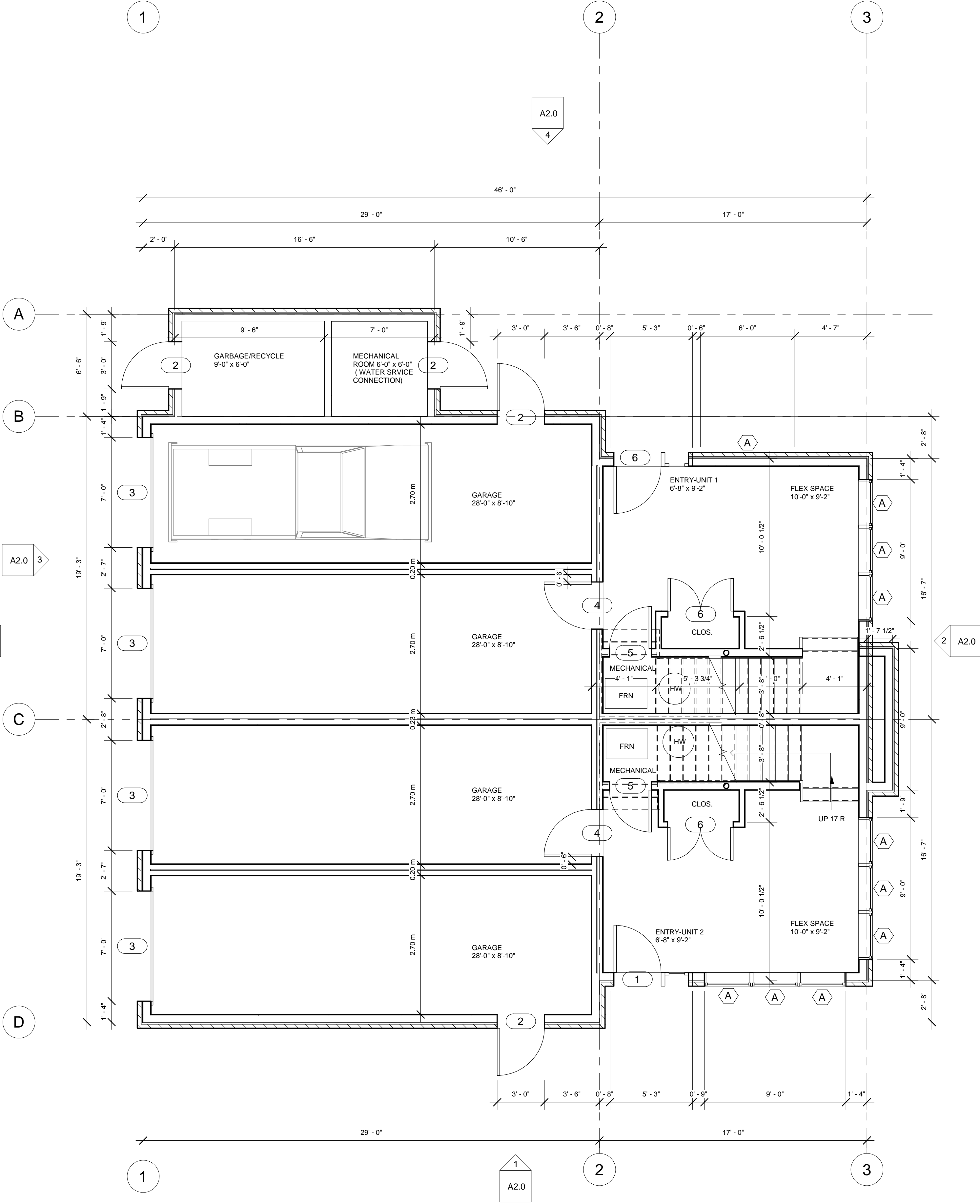
SCHEDULE B

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DP18-0123 DVP18.0124

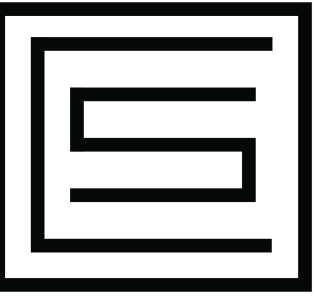
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1 Foundation Plan
1/4" = 1'-0"



2 Garage Level
1/4" = 1'-0"



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Foundation &
Ground Level

DATE	DEC 4 2018
DRAWN BY	CR
PROJECT No.	1704
SCALE	1/4" = 1'-0"

A1.0

SCHEDULE

B

This forms part of application

DP18-0123 DVP18-0124

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City of Kelowna

COMMUNITY PLANNING

1 Main Floor
1/4" = 1'-0"

2 T/O Upper Floor
1/4" = 1'-0"

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VERNON BC

Main Floor & Upper Floor

DATE	DEC 4 2018
DRAWN BY	Author
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SCALE	1/4" = 1'-0"

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2018-12-05 5:53:45 AM
DP

SCHEDULE

B

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City of Kelowna

COMMUNITY PLANNING



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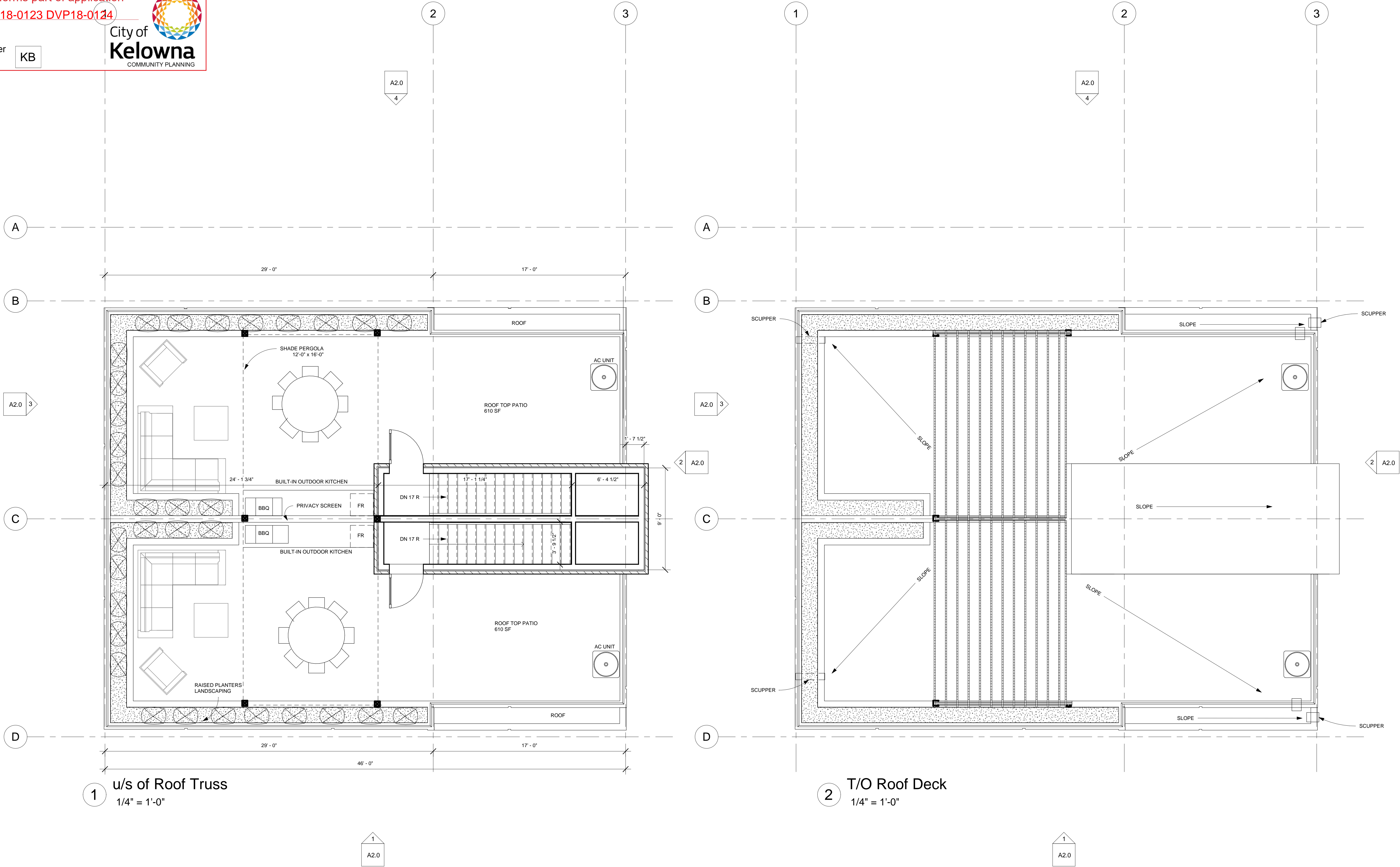
Multi-Family Development
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Roof Top Patio & Roof Plan

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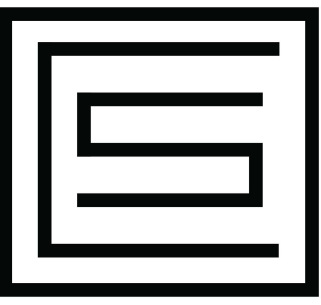
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SCHEDULE B

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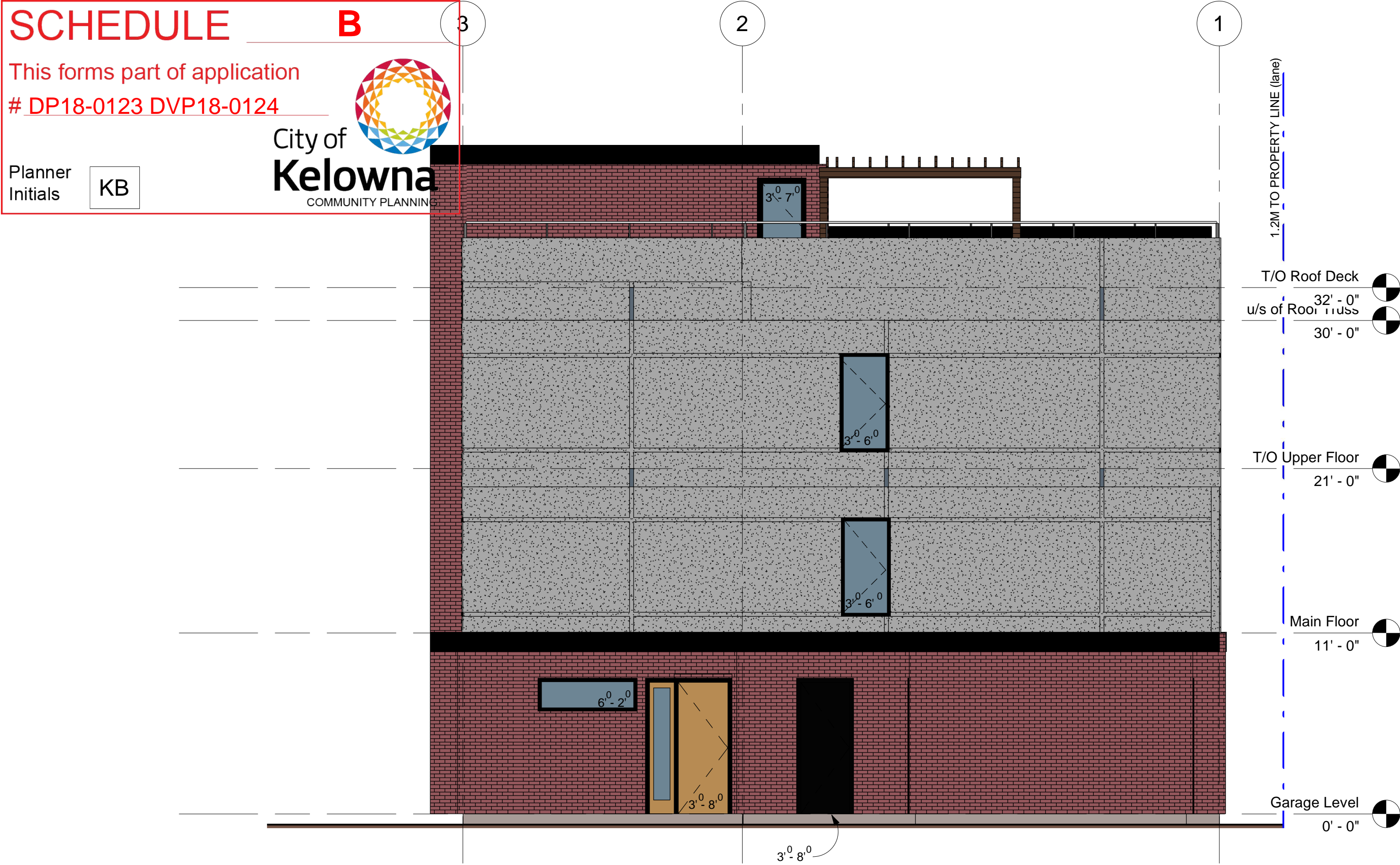
SAATH

Saath Development Corp.

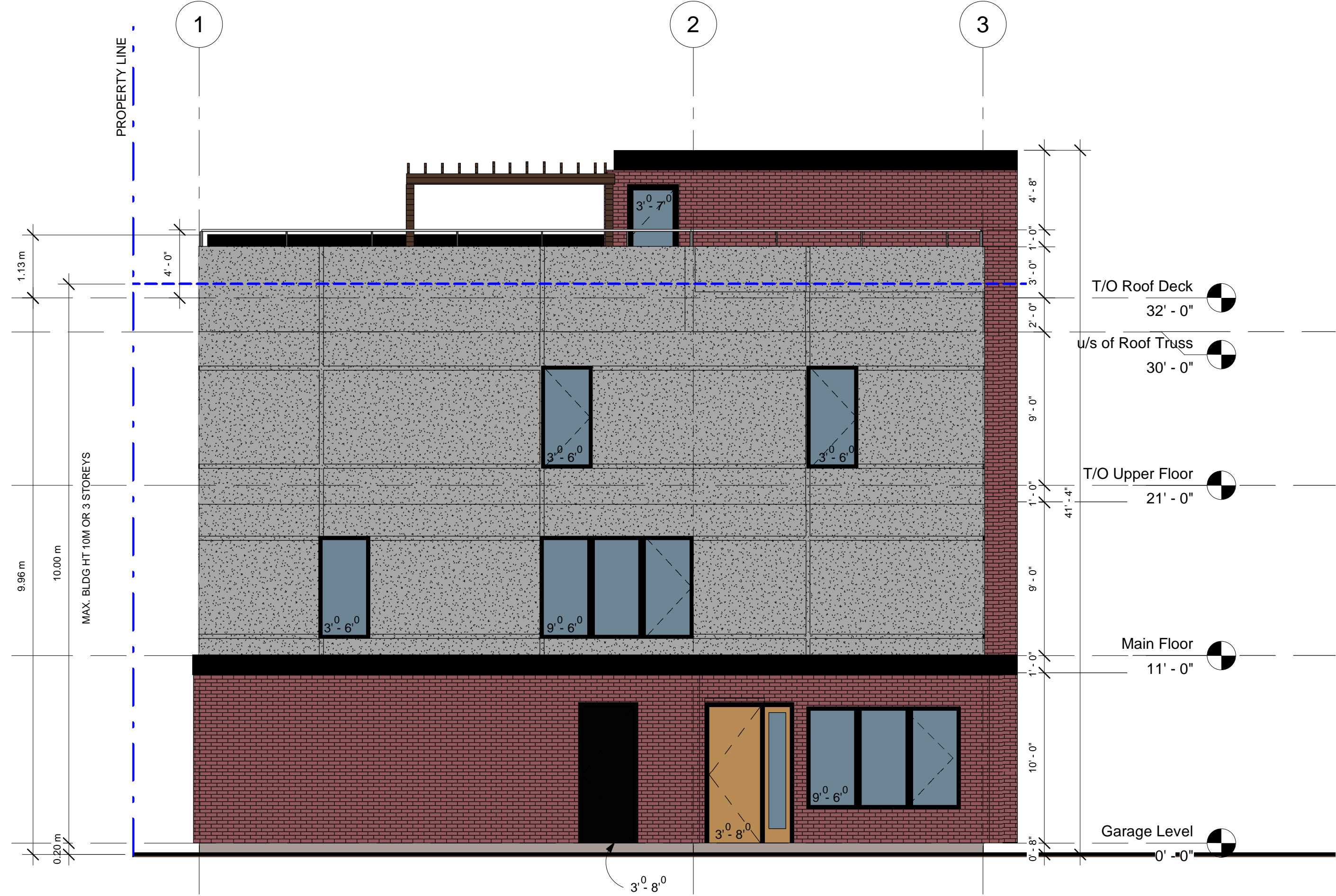
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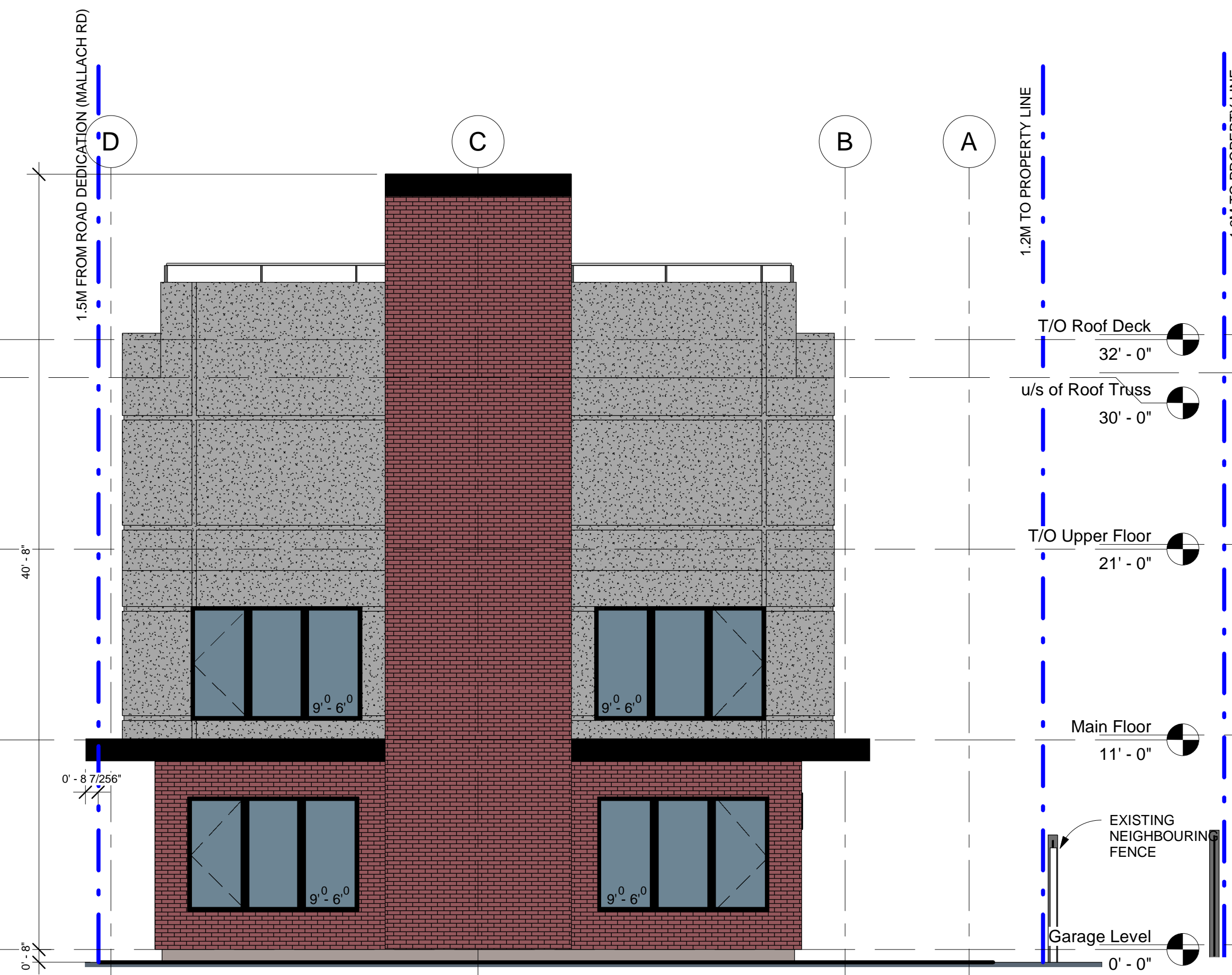
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BLDG 1 -West Elevation
3/16" = 1'-0"



BLDG 1 -East Elevation
(Mallach Rd.)
3/16" = 1'-0"



BLDG 1 - North Elevation
3/16" = 1'-0"



BLDG 1 - South Elevation
3/16" = 1'-0"

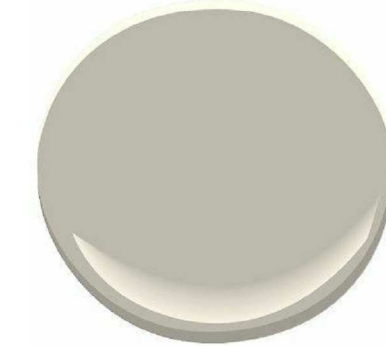
EXTERIOR MATERIALS LEGEND



A - BRICK VENEER -
COLOR: CANADIAN STONE - OLDE COLUMBIA



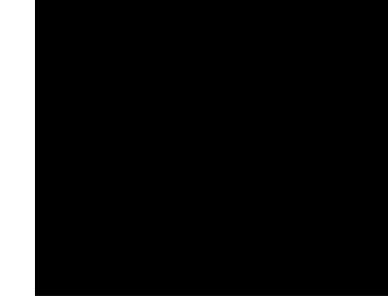
B - STUCCO WITH REVEAL LINES (FRY REGLET)
COLOR: BM OC-117 SIMPLY WHITE OR ALTERNATE
COLOR: BM AF-685 THUNDER



C - ENTRY DOORS AND OVERHEAD DOORS
COLOR: STEEL CRAFT - CEDAR (18-1581)



D - WINDOW FRAMES
COLOR: BLACK



E - DOOR FRAMES, AND EXTERIOR
MAN DOOR FOR GARAGE
COLOR: BLACK

F - ROOF FASCIA TRIM 12"
COLOR: BLACK

G - ALUMINUM SOFFIT
COLOR: BLACK

H - ALUMINUM RAILING - ROOF TOP
AND EXTERIOR STAIR
COLOR: BLACK

J - STAINED TIMBER POST AND BEAM PERGOLA
COLOR: TO MATCH FRONT ENTRY DOORS

Multi-Family Development
365 Hwy 33 -E Kelowna BC

BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC

Elevations

DATE	DEC 4 2018
DRAWN BY	Author
PROJECT No.	1704
SCALE	3/16" = 1'-0"

A2.0



Saath Development Corp.

#205 -2901 32nd Street
Vernon, BC
www.saath.ca

REVISIONS		
No.	DESCRIPTION	DATE
1.	Prelim. sketch review	21/11/17
2.	revised plan	22/12/17
3.	Design Review	02/03/18
4.	Rev. site plan - parking	09/04/18
5.	REVISED DP SET	07/05/18
6.	REV. DP SET	02/11/18
7.	REV. DP SET	04/12/18

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND THE EXISTING CONDITIONS PRIOR TO WORK BEING DONE.

2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BYLAWS AND REGULATIONS.

3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO SAATH DEVELOPMENT CORP. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

3 A2.0

Multi-Family Development
365 Hwy 33 -E Kelowna BC

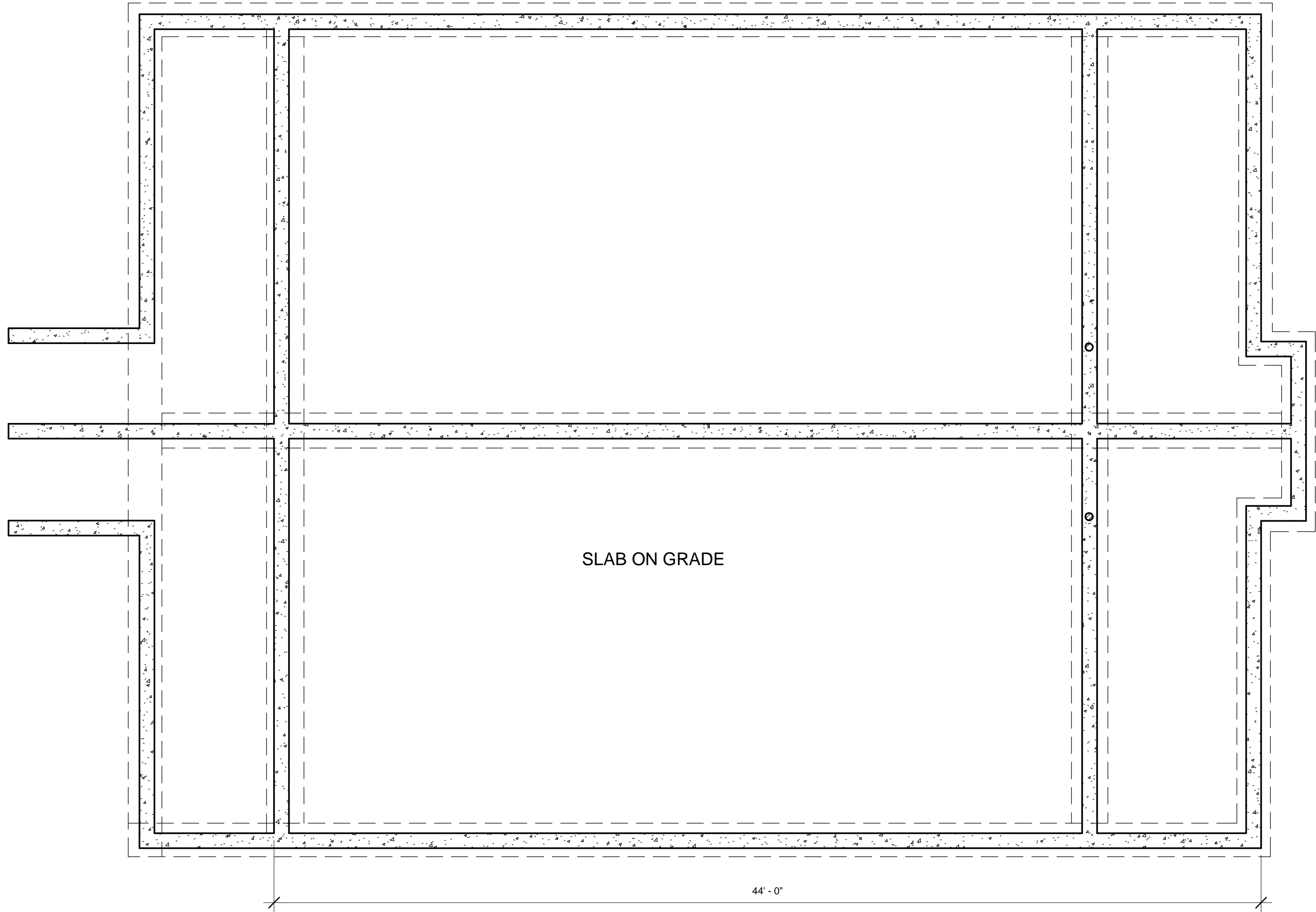
BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC

Foundation & Basement Plan

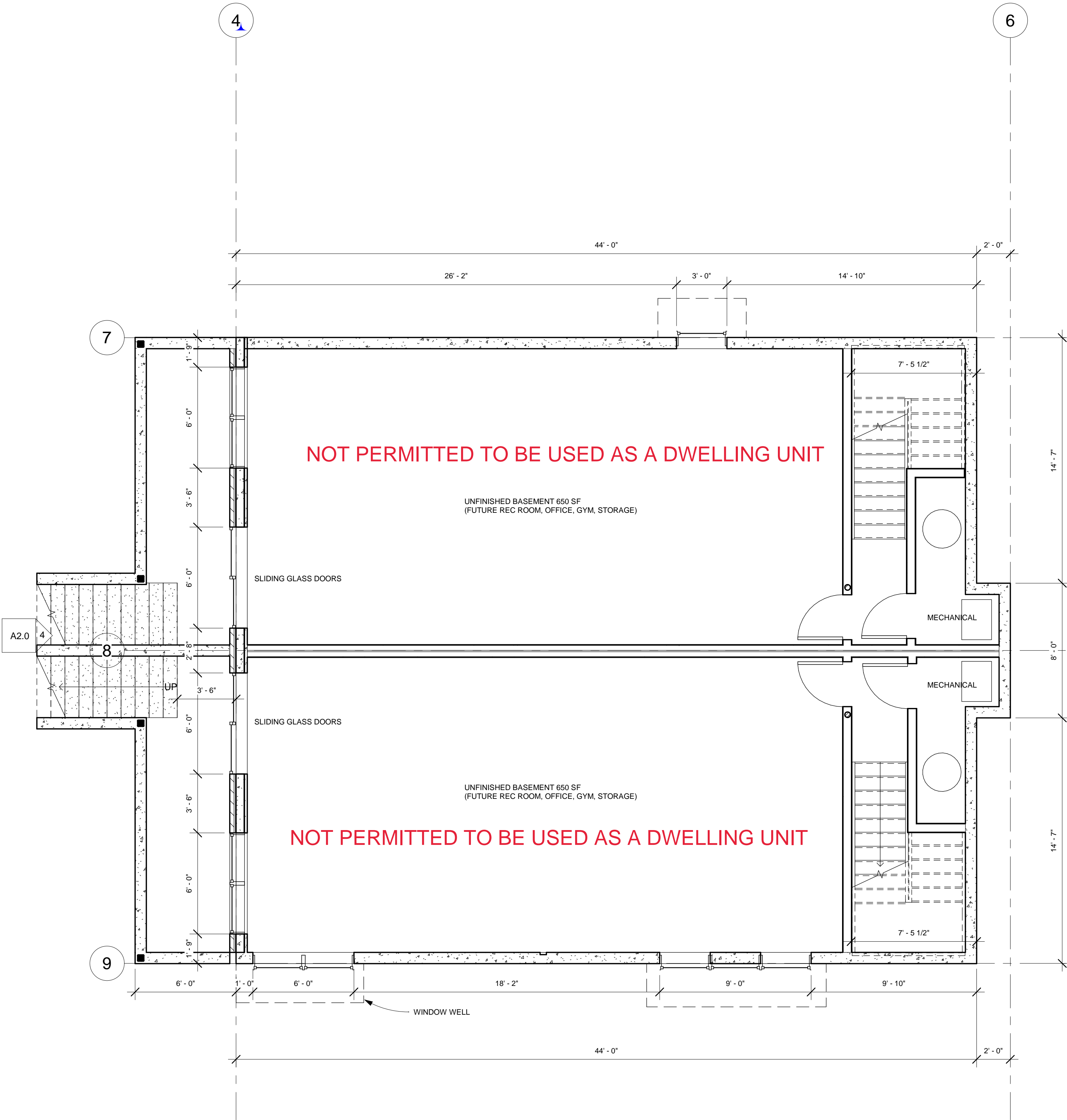
BUILDING 2

DATE	DEC 4 2018
DRAWN BY	CR
PROJECT No.	1704
SCALE	1/4" = 1'-0"

A1.0



2 Foundation
1/4" = 1'-0"



3 Top of Slab
1/4" = 1'-0"

SCHEDULE B

This forms part of application
DP18-0123 DVP18-0124

Planner
Initials KB



Saath
Development
Corp.

#205 -2901 32nd Street
Vernon, BC
www.saath.ca

REVISIONS		
No.	DESCRIPTION	DATE
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Multi-Family Development
365 Hwy 33 -E Kelowna BC

BUILDER:
SUNTERRA CUSTOM HOMES
203-2907 32ND STREET
VERNON BC

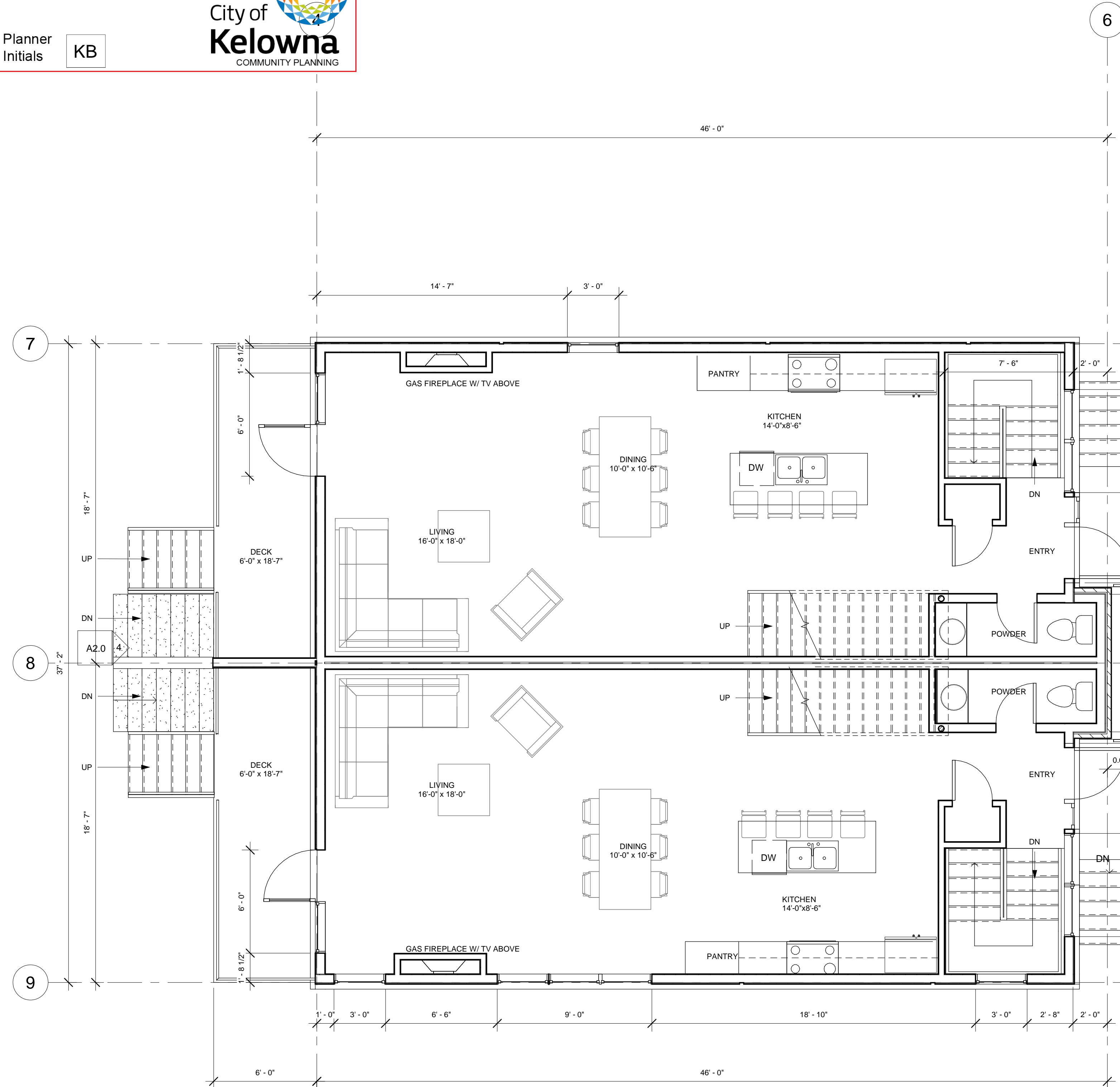
Ground Level &
Upper Level Plan

BUILDING 2

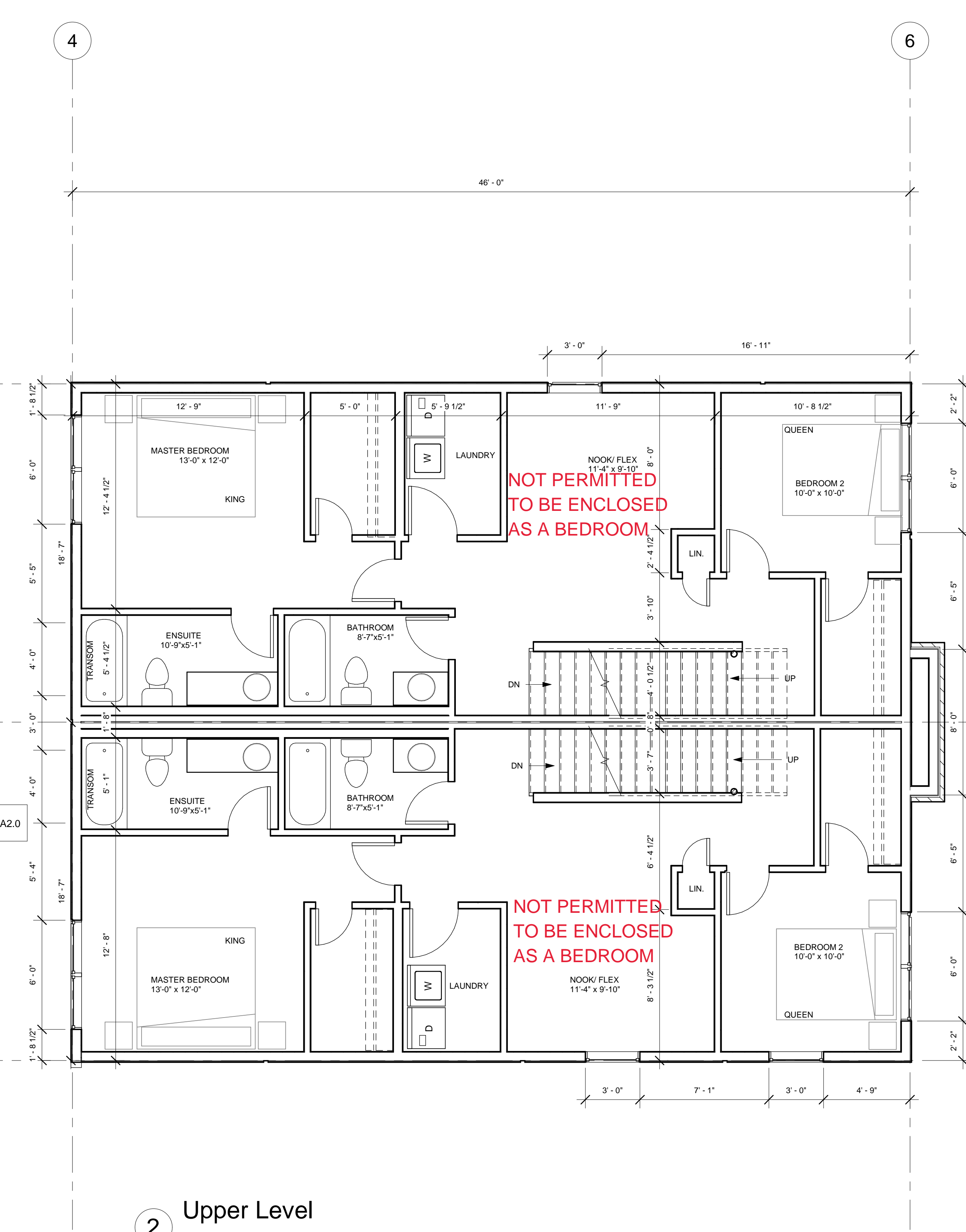
DATE	DEC 4 2018
DRAWN BY	Author
PROJECT No.	1704
SCALE	1/4" = 1'-0"

A1.1

1 Ground Floor
1/4" = 1'-0"



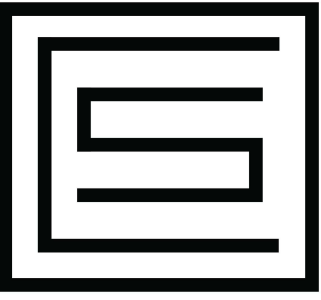
2 Upper Level
1/4" = 1'-0"



SCHEDULE 4 B

This forms part of application
DP18-0123 DVP18-0124

Planner Initials KB



SAATH

Saath Development Corp.

#205 -2901 32nd Street
Vernon, BC
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REVISIONS		
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Multi-Family Development
365 Hwy 33 -E Kelowna BC

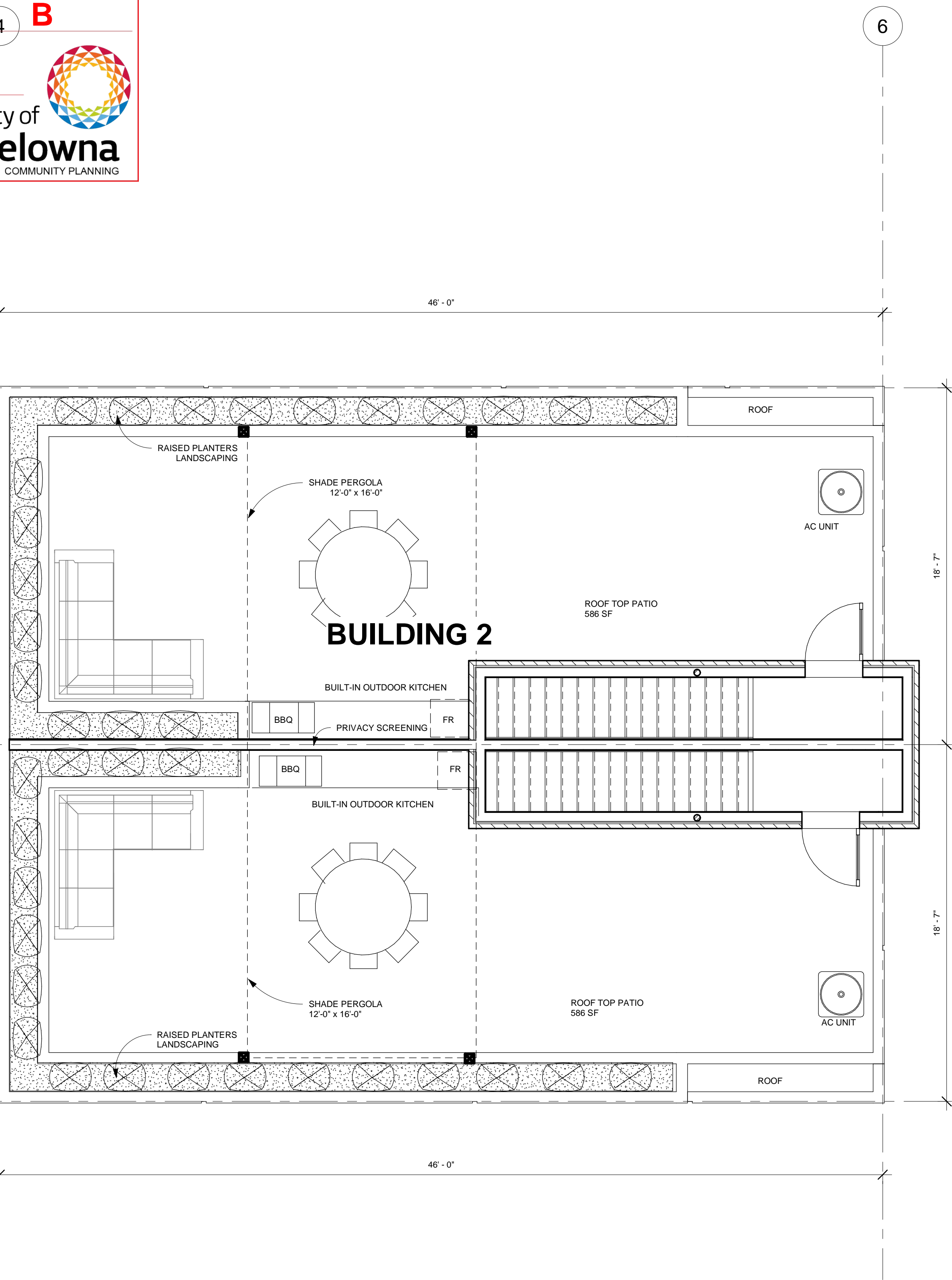
BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC

Roof Top Patio &
Roof Plan

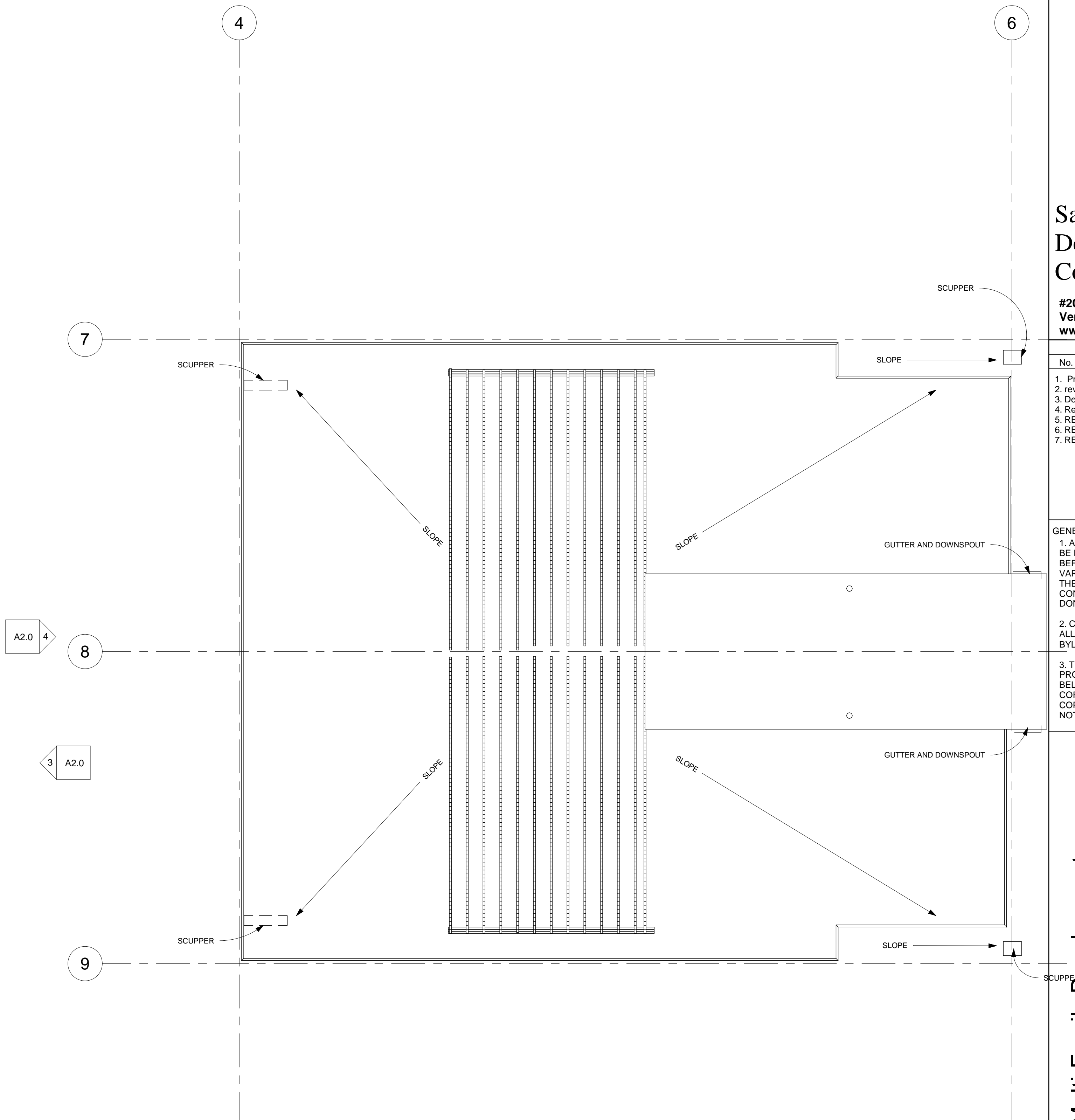
BUILDING 2

DATE	DEC 4 2018
DRAWN BY	Author
PROJECT No.	1704
SCALE	1/4" = 1'-0"

A1.2



1 u/s of Roof Truss ROOF TOP PATIO
1/4" = 1'-0"



2 T/O Roof Deck
1/4" = 1'-0"

SCHEDULE B

This forms part of application
DP18-0123 DVP-18-0124

Planner
Initials KB

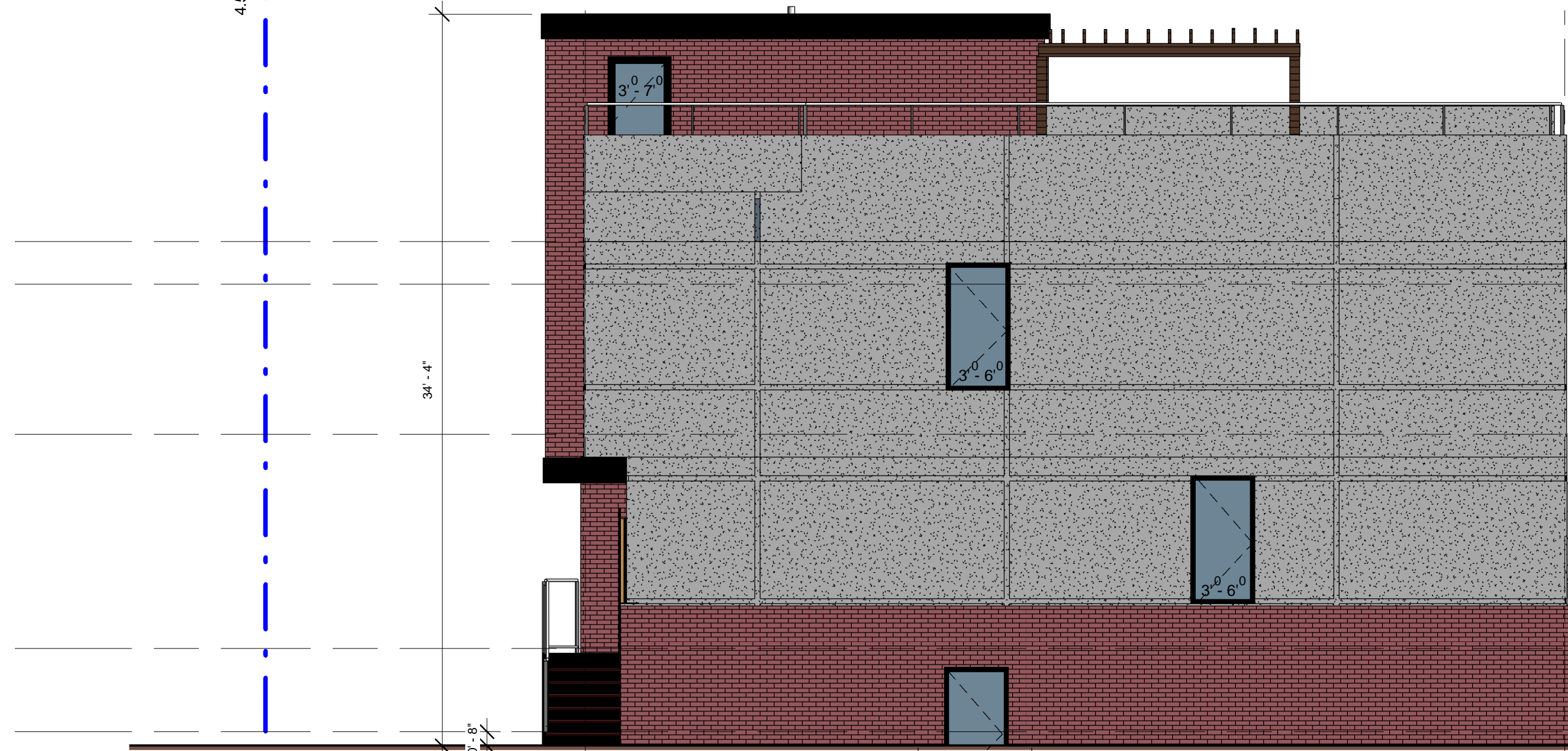


Saath
Development
Corp.

#205 -2901 32nd Street
Vernon, BC
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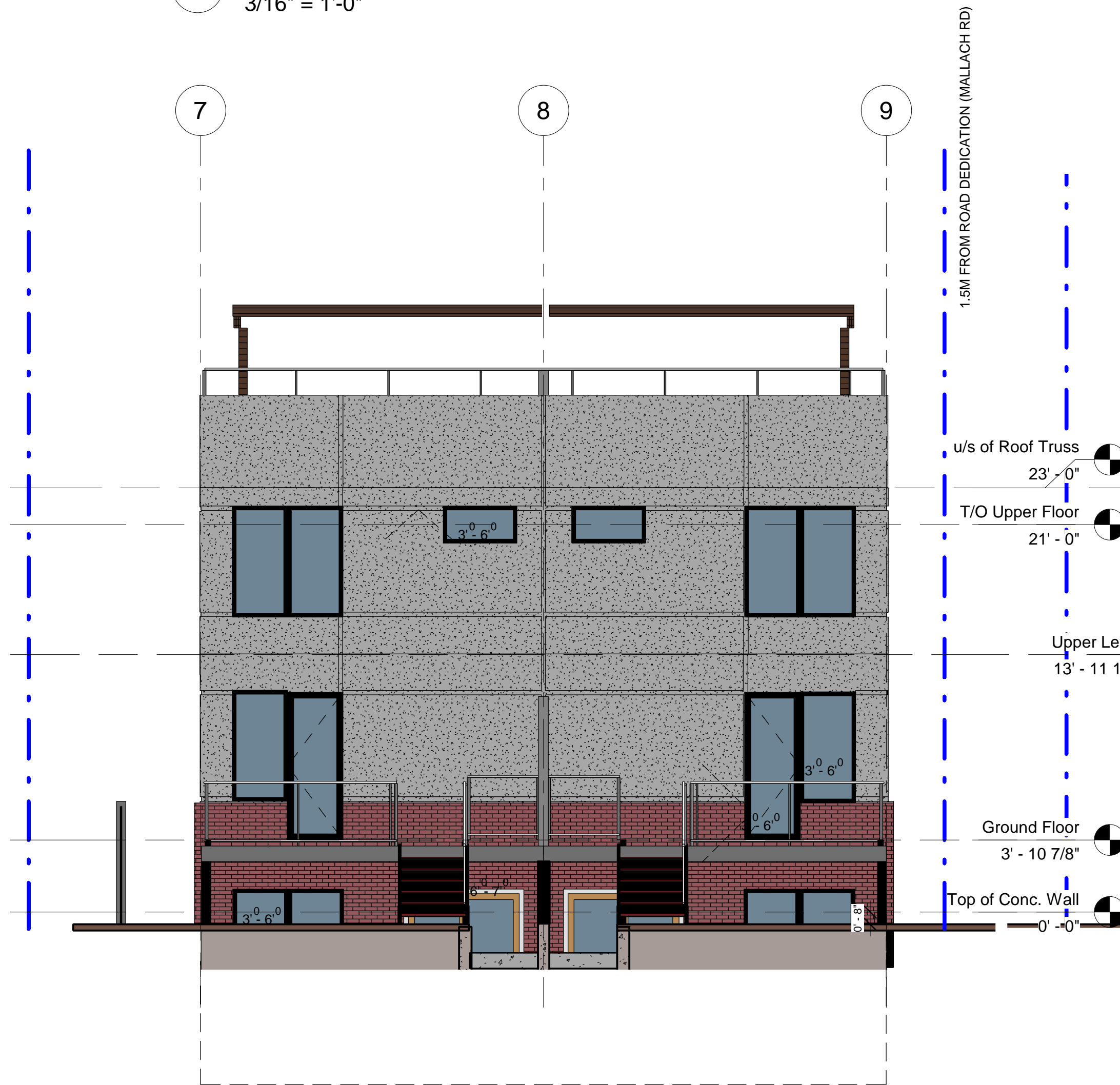
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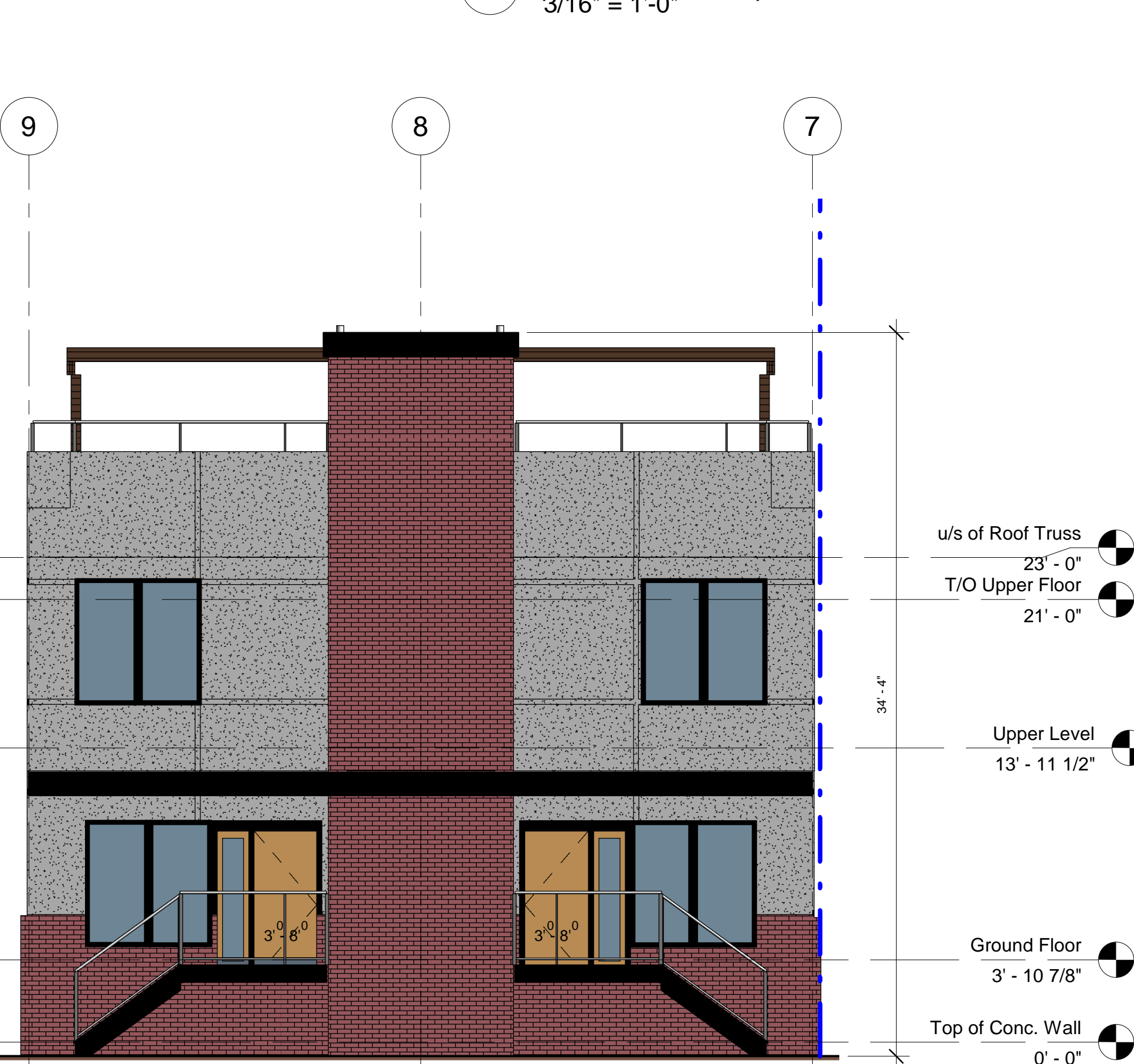
2 West Elevation-BLDG 2
3/16" = 1'-0"



1 East Elevation-BLDG 2
(Mallach Rd.)
3/16" = 1'-0"



4 BLDG 2 -South Elevation
3/16" = 1'-0"



3 BLDG 2 - North Elevation
3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND



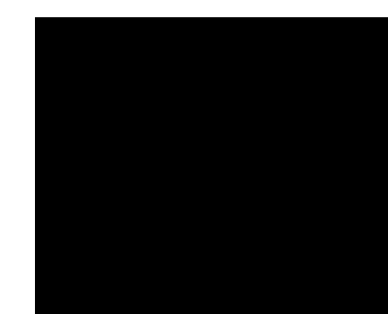
A - BRICK VENEER -
COLOR: CANADIAN STONE - OLDE COLUMBIA



B - STUCCO WITH REVEAL LINES (FRY REGLET)
COLOR: BM -117 SIMPLY WHITE OR ALTERNATE
BM -AF-685 THUNDER



C - ENTRY DOORS AND OVERHEAD DOORS
COLOR: STEEL CRAFT - CEDAR (18-1581)



D - WINDOW FRAMES
COLOR: BLACK

E - DOOR FRAMES, AND EXTERIOR
MAN DOOR FOR GARAGE
COLOR: BLACK

F - ROOF FASCIA TRIM 12"
COLOR: BLACK

G - ALUMINUM SOFFIT
COLOR: BLACK

H - ALUMINUM RAILING - ROOF TOP
AND EXTERIOR STAIR
COLOR: BLACK

J - STAINED TIMBER POST AND BEAM PERGOLA
COLOR: TO MATCH FRONT ENTRY DOORS

Multi-Family Development
365 Hwy 33 -E Kelowna BC

BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC

Elevations

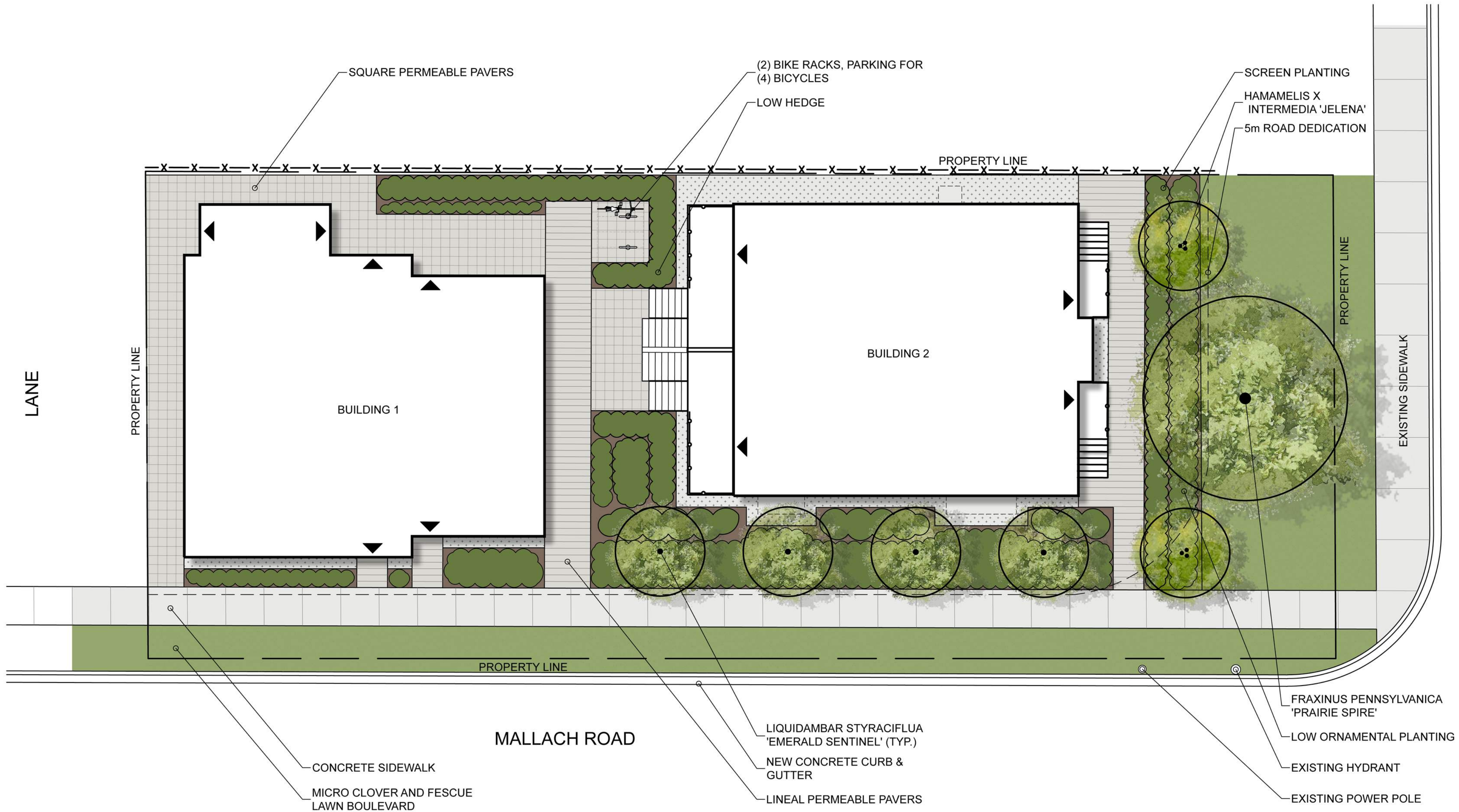
BUILDING 2

DATE	DEC 4 2018
DRAWN BY	Author
PROJECT No.	1704
SCALE	3/16" = 1'-0"

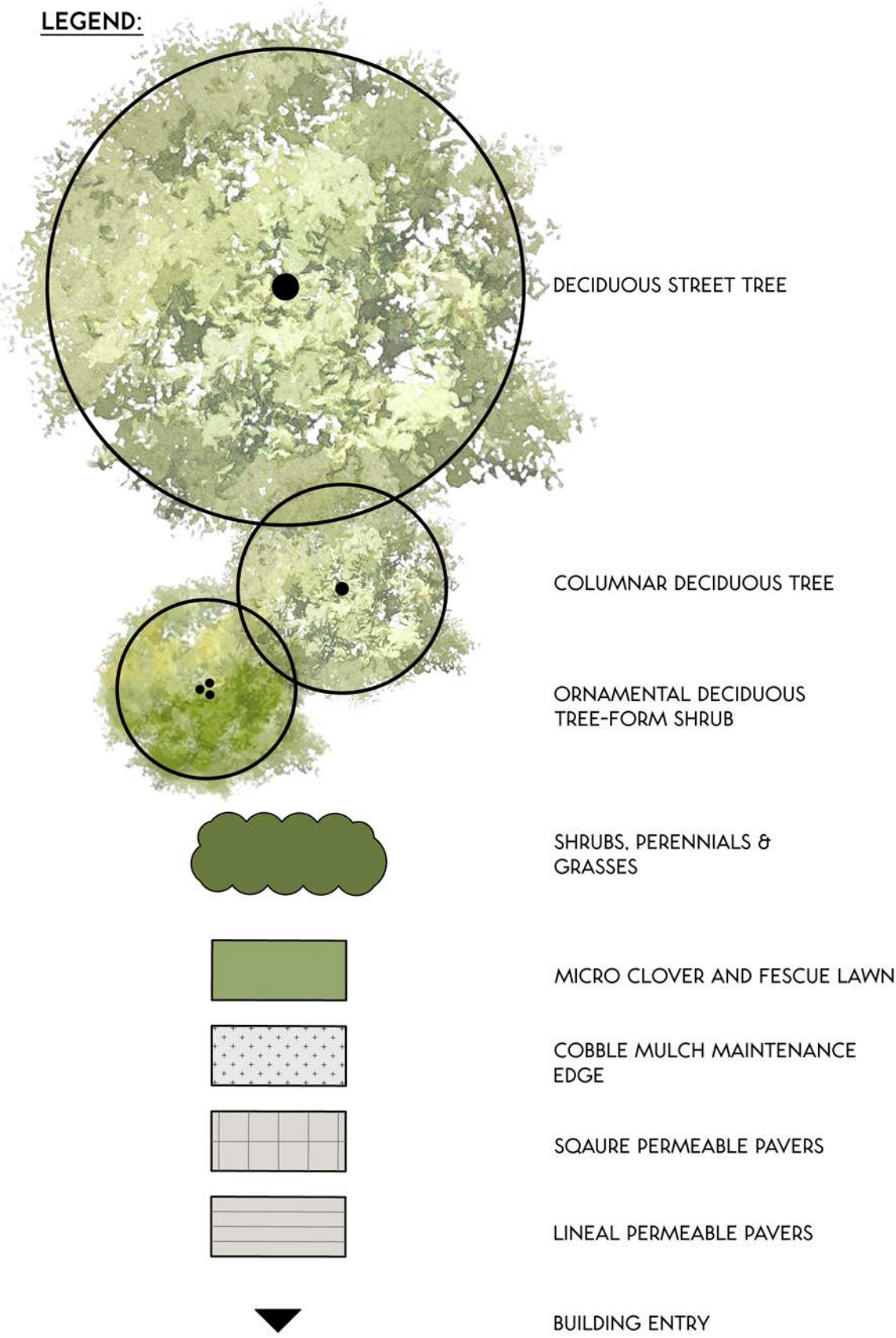
A2.0

2018-12-05 10:02:26 AM

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LEGEND:



DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- H SEEDED MICRO CLOVER & FESCUE LAWN AREAS SHALL BE LOW WATER USE 'CERTIFIED CANADA NO. 1' SEED WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- I A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Green ash	6 cm Cal.	B&B
<i>Hamamelis x intermedia</i> 'Jelena'	Jelena witch hazel	1.8m Ht.	Potted
<i>Liquidambar styraciflua</i> 'Emerald Sentinel'	American sweetgum	6 cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Buxus</i> 'Green Velvet'	Boxwood	#02 Cont./1.0m O.C.	Potted
<i>Erica carnea</i> 'Springwood Pink'	Winter heath	#02 Cont./0.45m O.C.	Potted
<i>Weigela florida</i> 'Alexandra'	Wine & Roses weigela	#02 Cont./1.5m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low catmint	#01 Cont./0.9m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather reed grass	#01 Cont./0.9m O.C.	Potted
<i>Pennisetum alopecuroides</i> 'Hameln'	Fountain grass	#01 Cont./0.6m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.3m O.C.	Potted

SCHEDULE

C

This forms part of application
DP18-0123 DVP18-0124

Planner
Initials KB



REVISIONS / ISSUED		
4	NOV 01/18	RE-ISSUED FOR DP
3	JUN 06/18	RE-ISSUED FOR DP
2	MAY 02/18	ISSUED FOR DP
1	APR 24/18	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

PROJECT
365 HIGHWAY 33 MULTI-FAMILY
SAATH DEVELOPMENT CORP.

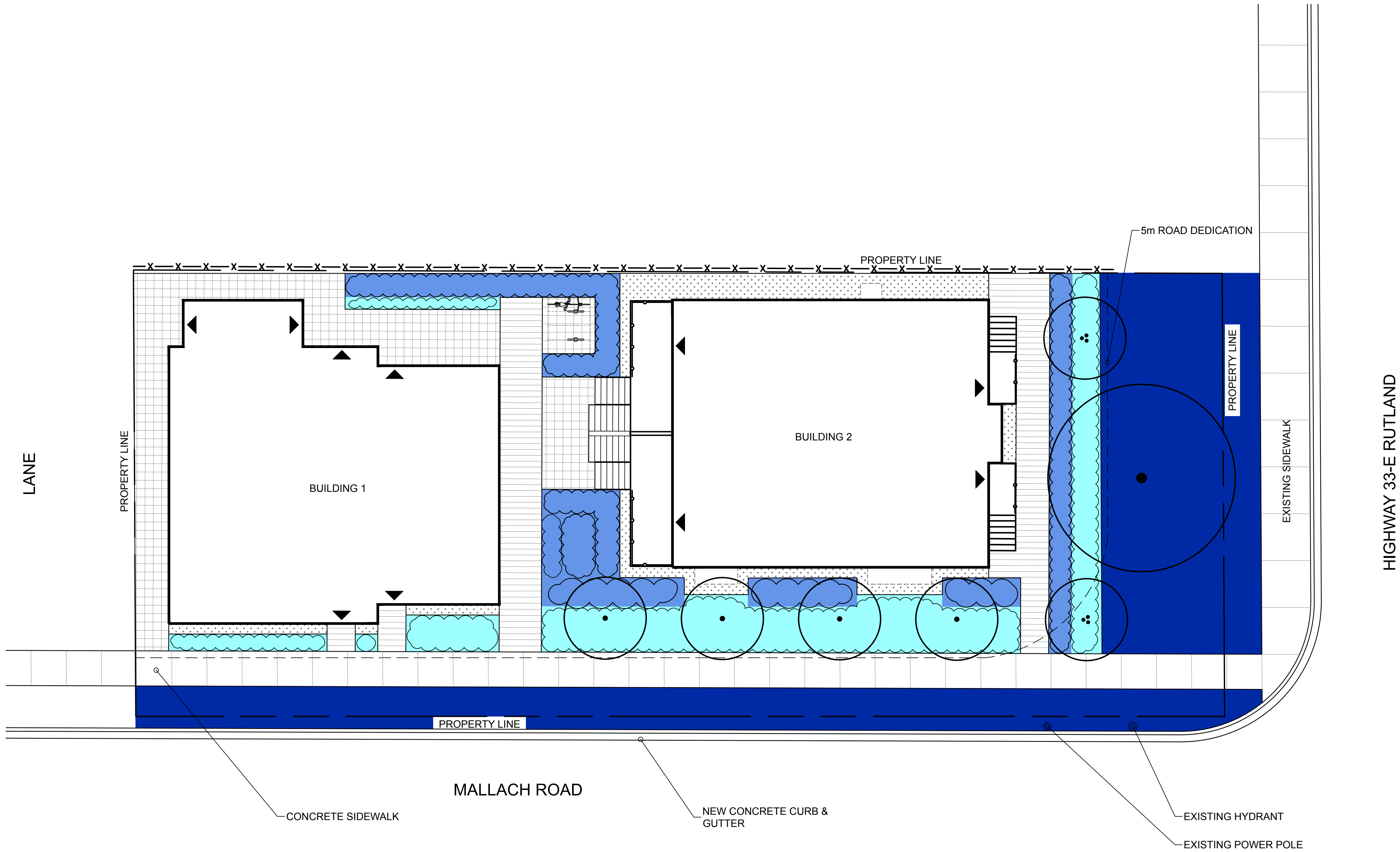


NOT FOR CONSTRUCTION



SHEET TITLE	
LANDSCAPE PLAN	
SHEET NO.	PROJECT #
L-1	18-014
SCALE	
1:100	

/VOLUMES/BENCH/400 - PROJECTS/2018/18-014_365HIGHWAY33_MULTI-FAMILY/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00-18-014_365HIGHWAY33_LANDSCAPEPLAN.DWG



LEGEND:

LOW WATER USE

MODERATE WATER USE

HIGH WATER USE

SCHEDULE C

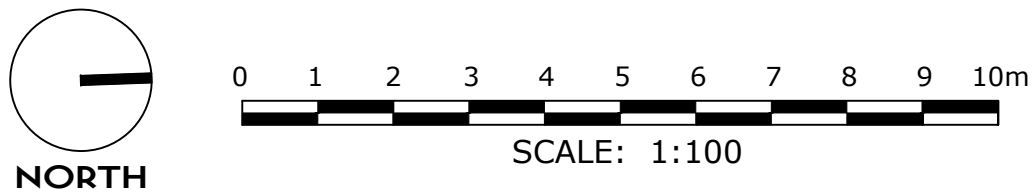
This forms part of application
DP18-0123 DVP18-0124

Planner Initials KB



REVISIONS / ISSUED		
4	NOV 01/18	RE-ISSUED FOR DP
3	JUN 08/18	RE-ISSUED FOR DP
2	MAY 02/18	ISSUED FOR DP
1	APR 24/18	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

PROJECT
365 HIGHWAY 33 MULTI-FAMILY
SAATH DEVELOPMENT CORP.



NOT FOR CONSTRUCTION



SHEET TITLE	
HYDROZONE PLAN	
SHEET NO.	PROJECT #
L-2	18-014
SCALE	1:100

CITY OF KELOWNA

MEMORANDUM

Date: June 28, 2018
File No.: DP18-0123
To: Urban Planning Management (KB)
From: Development Engineering Manager (JK)
Subject: 365 Hwy 33 E RU6 to RM5

The Development Engineering Department has the following comments and requirements and are subject to review and requirements from the Ministry of Transportation (MOTI). The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall

1. Domestic Water and Fire Protection

The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and, if necessary, the decommissioning of existing services. Only one water service permitted.

2. Sanitary Sewer

- (a) Our records indicate that this property is currently serviced with a 150mm-diameter sanitary sewer service off the lane. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. A brooks box is required on the service inspection chamber.

3. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

4. Road Improvements

- a) The applicant must have a civil engineering consultant submit a design for Mallach Road to be upgraded to an urban standard (SS-R6 modified – 20.0m ROW / 1.8m

sidewalk at property/ no parking lane) along the full frontage of the subject property; including curb and gutter, sidewalk, street lighting, landscaped boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

- b) Access to this development will be from the existing lane off Mallach Road along the south property line.

5. Road Dedication and Subdivision Requirements

- (a) Provide 5.0m of road dedication along Hwy 33.
- (b) Provide 2.5m of road dedication on Mallach Rd to achieve 20.0m ROW
- (c) Provide 6m corner rounding at the intersection Hwy 33 and Mallach Rd.
- (d) Grant Statutory Rights of Way if required for utility services.
- (e) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

- (b) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (c) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (d) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design

drawings, it may be determined that rights-of-way are required for current or future needs.

8. Other Engineering comments

- (a) New frontage sidewalk and curb and gutter to be extend across the lane and tie into sidewalk and curb and gutter south of property with a driveway letdown (SS-C7) across the lane.
- (b) Curb to be extended from Hwy 33 onto Mallach Rd..

9. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

10. Servicing Agreement for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

**12. Survey, Monument and Iron Pins**

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.



James Kay, P. Eng.
Development Engineering Manager

agm

June 6, 2018

Kimberly Brunet, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna BC
V1Y 1J4

RE: Development Proposal Application – Design & Parking Rationale

Site Location: 365 Highway 33 E, Kelowna, British Columbia (corner of Hwy 33 and Mallach Rd)

365 Highway 33 E, Kelowna, British Columbia (the “**Property**”) is a constrained site located on a high traffic area both for vehicular and pedestrian traffic. The current use of the site is a low density single family dwelling that is quite dated from the outside but renovated in the inside. Frankly, the building is a bit of an eye sore and the development of this corner lot would be beneficial to the values of neighboring properties.

The Property is just within the Rutland Urban Center and is surrounded by other multifamily developments. The Property has been the subject of previous development applications, however, due to the extensive road dedications, setbacks and parking requirements it has not been economically feasible to remove the existing structure and to replace it with a product that fits the neighbourhood. Our proposal is intended to provide a mix of unit types that take into consideration that the Property is in the Urban Center and on major bus routes. The Property is close to UBCO, Rutland’s Town Center, South Rutland Elementary School and Big White Mountain truly allowing for an urban lifestyle where the need for a vehicle is largely reduced. It is the developer’s intention through to work with the City to determine what incentives the developer can provide to future occupants such as ride share subsidies and public transit subsidies that promote urban living in consideration of the parking variance request.

At a time where attainable housing is in very short supply, this project would add much needed rental supply in a manner that is not desirable to all, but crucial to those that cannot afford a vehicle.

The development consists of (2) three storey buildings with a total of (4) units.

Building One – The first building includes (2) two-bedroom plus den units with roof top patios and a parking garage for the development (1 stall for each unit – 4 total). The first building is closer to the lane allowing for parking access off the lane. As determined in a meeting with City of Kelowna staff, any driveway access in the middle of the lot was deemed undesirable due to proximity to Highway 33.

Building Two - The second building, adjacent to Highway 33, includes (2) two-bedroom plus den ground oriented units. The units have a partially sunk-in unfinished basement and are designed to be attractive to young families. These unfinished basements have rear yard access and can be used for a rec room, home gym, and storage.

Due to the narrowness of the site after accounting for road dedications, the maximum amount of parking that would fit on site while allowing for a viable project is four parking stalls. The parking stall requirement for this development totals six stalls (1.5 stalls per two bedroom unit x 4 units = 6 stalls

required). This development is proposing four parking stalls at a one to one ratio and “cash in lieu” would be provided for the remaining two stalls. Street parking along Mallach road is also available.

This project will provide the neighborhood with a necessary facelift through its beautiful exterior finishes, low/no maintenance landscaping and privacy fencing and hedges. We hope that the City of Kelowna will allow this project to come to life by working through the various site constraints.