
CITY OF KELOWNA

MEMORANDUM

Date: October 28, 2015
File No.: DP15-0221
To: Community Planning (AC)
From: Development Engineer Manager (SM)
Subject: 305 Homer Rd

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z15-0049.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: October 28, 2015
File No.: DVP15-0222
To: Community Planning (AC)
From: Development Engineering Manager (SM)
Subject: 305 Homer Rd

Development Engineering comments and requirements regarding this development variance permit application are as follows:

This development variance permit application to vary;

1. Side yard parking set back.
2. Site coverage
3. Side yard setback

does not compromise any municipal services.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

Davara Holdings Ltd
#1 911 Borden Ave
Kelowna B.C v1y 6a5

City of Kelowna
Planning Department

3/14/2016

RE: Rationale 305 Homer Road Development Proposal

Davara Holdings proposal to develop an infill townhome project along the Houghton Road multi use corridor adheres to the City of Kelowna OCP land use designation, complies with urban design principals, provides ground oriented affordable family housing and follows sustainability initiatives by:

- Selecting a site which conforms to the future land use designation intended for the area and borders the Rutland urban center
- Expanding the City of Kelowna's rental housing options
- Fulfilling the City's goals of promoting infill development along the Houghton multi use corridor
- Contributing to the OCP policy relating to Ground Oriented Housing
- Creating safe family housing within walking distance of parks, schools and amenities
- Conforming to surrounding building heights and massing by remaining below 3 stories
- Siting the building and front doors close to the multi-use corridor to allow for a visual and physical connection between the private and public realm
- Locating all parking to the rear of the site and incorporating landscape buffers to ensure all parking is screened from the multi-use corridor
- Creating enduring, safe solutions through the use of CPTED (Crime Prevention Through Environmental Design) principles
- Abandoning drive aisle let downs currently crossing the multi-use corridor
- Providing an efficient pedestrian focused site plan by reducing the visual impact of hardscape through the use of differing materials and permeable paving treatments
- Supplying attainable housing that appeals to the greatest need group of young families
- Establishing a high standard of comfort and appearance through function, beauty, and visual interest, including construction materials that project an image of value and durability
- Ensuring superior maintenance and operations to create an obvious sense of care and pride for the space, to promote a sense of pride in ownership for the community
- Ensuring the design of the homes are "livable" for families, through the provision of 2 parking spaces for each home and ample storage space both in the home and onsite

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP15-0221 & DVP15-0222
Issued To: Davara Holdings Ltd.
Site Address: 305 Homer Rd
Legal Description: Lot 1, Section 27, Township 26, ODYD, Plan 18004
Zoning Classification: RM3 - Low Density Multiple Housing
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. DP15-0221 & DVP15-0222 for Lot 1, Section 27, Township 26, ODYD, Plan 18004 located at 305 Homer Rd, Kelowna, BC, 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 THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with the drawings attached to DP15-0221:

Section 13.9.6(b) Development Regulations

To vary the site coverage of buildings, driveways, and parking areas when permeable drive surfaces and parking are provided from 65% to 76.4%.

Section 8.1.9(c) Off-Street Vehicle Parking - Location

To vary the minimum side yard parking setback from a 1.5m to 0.3m.

Section 6.4.1 Projections Into Yards

To vary the maximum permitted projections into a required yard from 0.6m to 1.3m AND FURTHER

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. 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 \$ \$51,212.50 .

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.

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

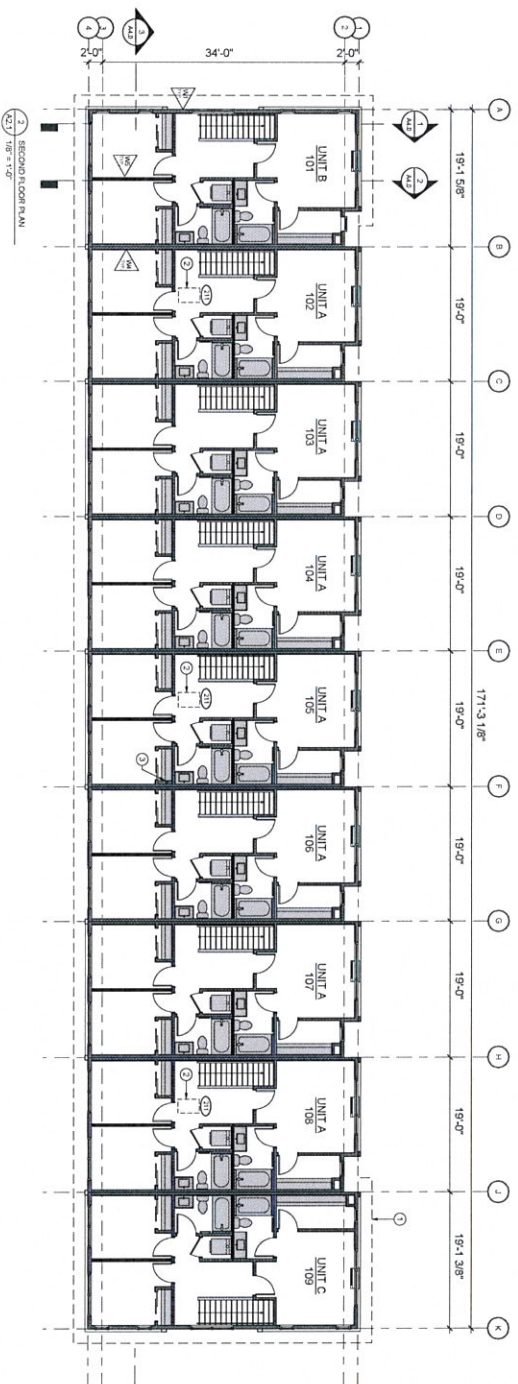
Print Name in Bold Letters	Telephone No.

5. APPROVALS

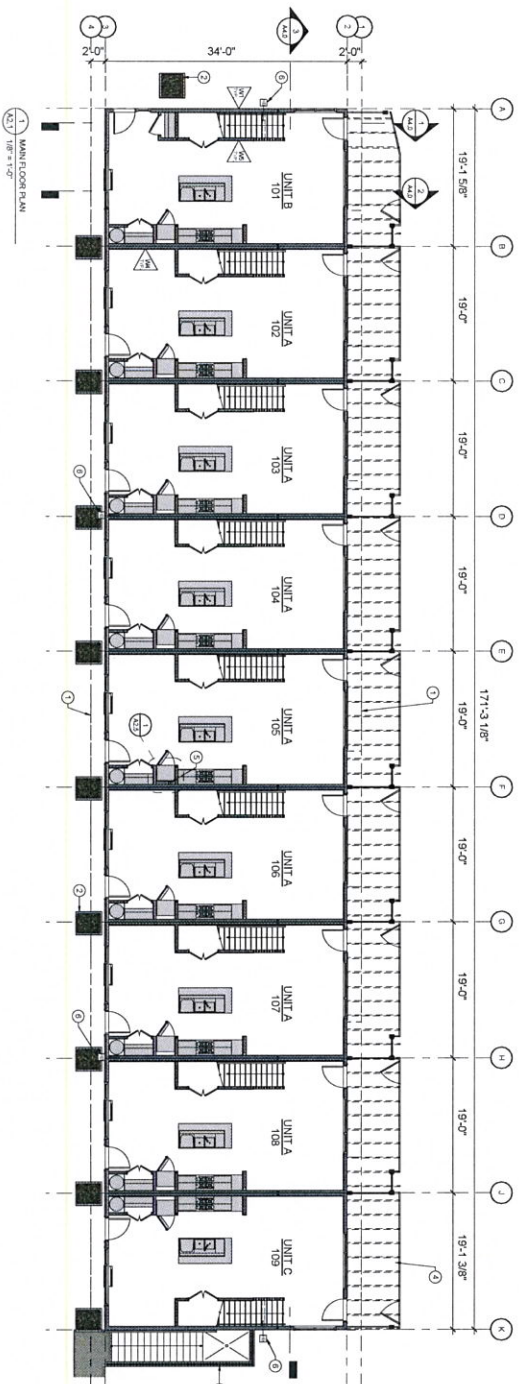
Issued and approved by Council on the _____ day of _____, 2016.

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.**



- SECOND FLOOR PLAN KEYNOTES**
- 1 DOTTED LINE INDICATES EXIST
 - 2 2'-0" X 2'-0" HUR. PREPARED
 - 3 2'-0" X 2'-0" HUR. PREPARED
 - 4 LOCATION OF EXA. ANCHORAGE
 - 5 DOWNCAST PIPE IN 2X6 WALL



- MAIN FLOOR PLAN KEYNOTES**
- 1 DOTTED LINE INDICATES EXIST
 - 2 2'-0" X 2'-0" HUR. PREPARED
 - 3 2'-0" X 2'-0" HUR. PREPARED
 - 4 LOCATION OF EXA. ANCHORAGE
 - 5 DOWNCAST PIPE IN 2X6 WALL

davara.

DESIGN: CONCEPT

DATE: 10/15/2021
 DRAWN: 10/15/2021
 CHECKED: 10/15/2021
 PROJECT: 10/15/2021

SITE NORTH

PROJECT NORTH

PROJECT NAME

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT SOCIAL MEDIA

PROJECT CONTACT

PROJECT NOTES

PROJECT DATE

PROJECT TIME

PROJECT LOCATION

PROJECT STATUS

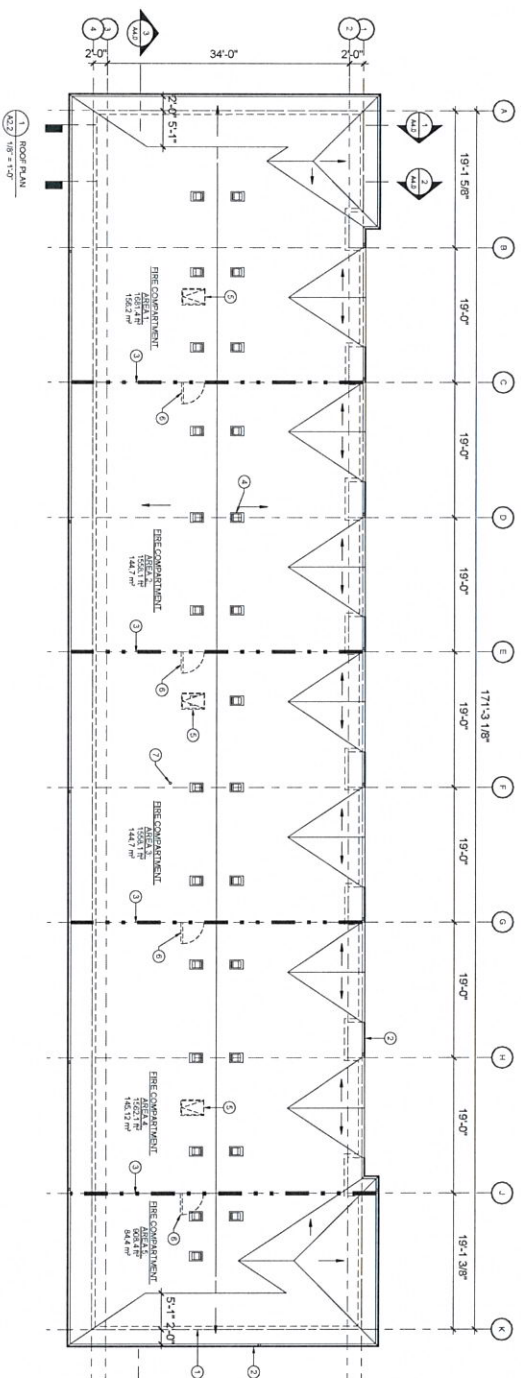
A2.1

Main & Second Floor Plans

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

DRAWING NUMBER

SCHEDULE
 This forms part of development
 Permit # DR15-0221



PROF. COMPLIMENT	ISOLATED CED. AND ASPL. AREA	REC'D VENTILATION (10500)	25% AT TOP OF VENTILATION SPACE	INCREASED REC'D VENTILATION
1	168,467	1,210	2,862	3,325
2	150,848	16,347	2,547	3,125
3	150,848	16,347	2,547	3,125
4	150,247	16,414	2,603	3,125
5	899,408	6,506	1,514	1,580

GENERAL NOTES

1. 15-MIN FIRESTOPPING IN ATITC SPACE DIVIDED INTO SEPARATE COMPARTMENTS OF 300" WITH NO OVERLAP MORE THAN 2mm AS INDICATED ON ROOF PLAN. REFER TO SECTION 3.11.1.5 IN THE BIDDING DOCUMENTS.

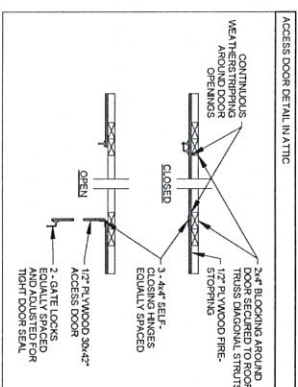
CONSTRUCTION

1. 15-MIN FIRESTOPPING IN ATITC SPACE DIVIDED INTO SEPARATE COMPARTMENTS OF 300" WITH NO OVERLAP MORE THAN 2mm AS INDICATED ON ROOF PLAN. REFER TO SECTION 3.11.1.5 IN THE BIDDING DOCUMENTS.

GENERAL NOTES

- ROOF PLAN KEYNOTES**
- 1 DOTTED LINE INDICATES EXTENT OF EXTERIOR WALL BELOW
 - 2 5" FASCIA MOUNTED GUTTER CONNECTED TO DOWNSPOUT
 - 3 15/20 IN. FIRE STOPPING OF ROOF SPACE TO USE OF ROOF SHEATHING PROVIDE ACCESS RUN FIRE STOPPING CONTINGUOUSLY TO EDGE OF ROOFKIT. REFER TO GENERAL NOTE ON A22 FOR CONSTRUCTION
 - 4 SQUARE ROOF VENT TYP.
 - 5 3/4" x 3/4" INSULATED ROOF ACCESS HATCH
 - 6 PLYWOOD ATTIC ACCESS DOOR
 - 7 LOCATION OF "G" GAS, RADON GAS EXHAUST PIPE

SCHEDULE A
This forms part of development
Permit # DP15-0221



davara.

GENERAL CONDITIONS

that conflict with other interests.

reduction of Pst therapy.

SITE NORTH	PROJECT NORTH
------------	---------------

10

DATE	ISSUED FOR
------	------------

2015-07-30	SCHEMATIC DESIGN
------------	------------------

2014-09-03	DEU: 10.000000
2014-09-03	DEU: 10.000000

2015-11-18	CEV, PELMUT III
------------	-----------------

2016-07-11	CONSULTANT GROUP,
------------	-------------------

2016-01-28	TENDEP
------------	--------

[illegible]

PROJECT TIME #151

Homer Townhomes

305 Hunter Road, Yebena, EC

SHEET TITLE

2

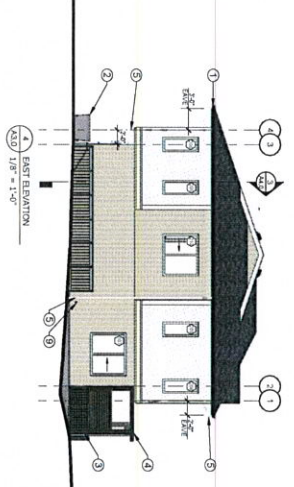
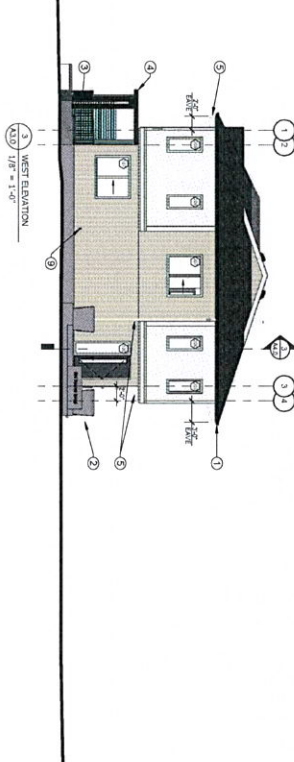
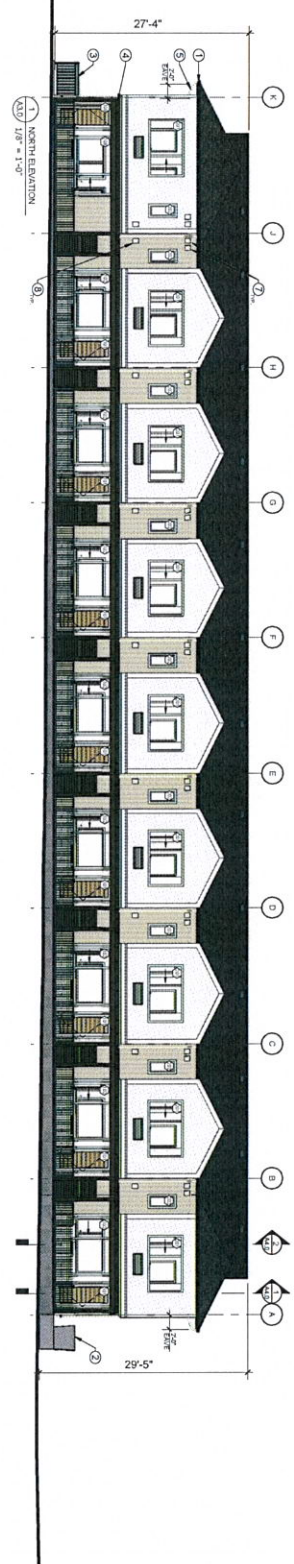
Roof Plan

DATE	
AS NOTED	

DRAWING NINETEEN

CCV

A2.2




8.10.14.4.4 MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS


WIND DIRECTION	AREA OF EXISTING EXTERIOR WALLS (SQ. FT.)	PERCENTAGE OF OPENING AREA ALLOWED	ALLOWED OPENING AREA (SQ. FT.)	PROPOSED OPENING AREA (SQ. FT.)
NORTH	3,391.126 SQ. FT.	5%	169.563 SQ. FT.	1,193.193 SQ. FT.
SOUTH	4,027.113 SQ. FT.	5%	201.356 SQ. FT.	1,578.448 SQ. FT.
EAST	664.161 SQ. FT.	5%	33.208 SQ. FT.	109.814 SQ. FT.
WEST	664.161 SQ. FT.	100%	664.161 SQ. FT.	142.171 SQ. FT.

- ELEVATION NOTES**
- 1) 5" PISCA WOODEN GUTTER
 - 2) PRE-CAST CONCRETE PLANTER
 - 3) ALUMINUM POCKET GUARD
 - 4) WOOD TRELLIS, REFER TO A3.0 FOR CONNECTION DETAILS
 - 5) DOWNSPOUT CONNECTED TO DOWNSPOUT PIPING
 - 6) RESERVED
 - 7) WALL MOUNTED AIR AND LAUNDRY DRYER CONNECTIONS
 - 8) WALL MOUNTED AIR SUPPLY AIR
 - 9) NON-FREEZE HOSE BIB

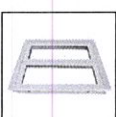
FINISH MATERIAL LEGEND




WHITE ACRYLIC STUCCO



ALUMINUM POCKET GUARD

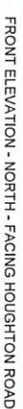


WHITE VINYL WINDOWS



WOOD PRIVACY FENCING

SCHEDULE A+B
 This forms part of development
 Permit # **DP15-0221**



5

This forms part of development

Permit # DP15-0221

davara.

GENERAL CONDITIONS

Clearly not every self-critical study and determination goes to the heart of construction and makes the office of any change in material, system, dimension and always take precedence over subtle dimensions. This strategy must be used in conjunction with all drawings & specifications for the project. Contractors is responsible to study design

COPYRIGHT RESERVED

This drawing is an instrument of service and the property of Frost Zentich Group. The use of this drawing shall be restricted to the project authorized by contract. It will remain the property of Frost Zentich Group and will not be loaned to the client. The client will not be permitted to make copies of this drawing for any other project.

Case	Author(s)	Year
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

2015-07-10	SCHEMATIC DESIGN
------------	------------------

2015-05-03	DEV. REPORT
------------	-------------

2016-01-28	TENGP
------------	-------

[illegible]

100

HOLLER LOWMIDNIGHTS
305 Westward Road (Kalamazoo) MI

5
6
7
8
9

Perspective

SECRET	M.T.S.
--------	--------

1

A3.1



davara.

CONCEPT

The goal of this project was to create a modern, sustainable, and affordable housing solution for the city of Oakville. The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

The design team focused on creating a high-quality, multi-unit residential development that would provide a mix of housing types and sizes, while also incorporating sustainable design features and a strong sense of community.

CONCEPT

SCHEDULE

B

This forms part of development

Permit # **DP15-0221**



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

November 24, 2015

Homer Townhomes

C/o Davara Holdings Limited
Suite 1, 911 Borden Avenue
Kelowna, BC V1Y 6A5
Attn: Dave Sargent
Via e-mail to: Dave.Sargent@Davara.ca

Re: Proposed Homer Townhomes Development – Preliminary Cost Estimate for Bonding

Dear Dave:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Homer Townhomes conceptual landscape plan dated 15.11.24;

- 524 square metres (5,640 square feet) of improvements = \$40,970.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

