

Development Permit & Development Variance Permit DP17-0247 & DVP17-0248



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

599 Clement Ave

and legally known as

Lot A, District Lot 139, ODYD, Plan EPP82176

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

Apartment Building

USE as per Zoning Bylaw

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

Date of Decision:

Decision By: CITY COUNCIL OR UP

Issued Date:

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: RM6

Future Land Use Designation: MRH

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: Okanagan Opportunity GP INC., Inc.NO. BC1129792

Applicant: Anagram Properties Inc.

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 December 5, 2017 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 **\$tbd**

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
Landscape Agreement or their designates.**

CLEMENT AVENUE RENTALS

ANAGRAM PROPERTIES

SCHEDULE	A & B
This forms part of application # DP17-0247 / DVP17-0248	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	



KELOWNA, BC

MQN
ARCHITECTS

ANAGRAM
PROPERTIES

britco
CONSTRUCTION

DRAWING: A-00
ISSUED FOR
DEVELOPMENT PERMIT
2017/10/31

SCHEDULE A & B

This forms part of application
DP17-0247 / DVP17-0248



Planner
Initials AC



CLEMENT AVENUE PROPERTY - ANAGRAM

This project is planned for 573 - 603 Clement Avenue in Kelowna. The proposed project is a 58 unit apartment building consisting of a ground floor of parking and building entrance and five floors of residential units. The following is a summary of the proposed zoning for this site:

EXISTING ZONING: RU2 - MEDIUM LOT HOUSING

PROPOSED ZONING: RM6 - HIGH RISE APARTMENT HOUSING

ZONING REQUIREMENTS

	RM6	PROPOSED
MINIMUM LOT	30m X 35m	80.7m X 38.7m
MINIMUM AREA	1700m²	3096.4m²
MAX FAR	1.5	1.62
	+0.2 PARKING BELOW BLDG	
	+0.1 PER 10% OPEN SPACE > 50%	
SITE COVER	50%	79%
SETBACKS		
FRONT	6.0m	6.6m NORTH
SIDE	4.5m (6.0m FLANKING STREET)	0.2m WEST
REAR	9.0m	1.5m EAST
PRIVATE OPEN SPACE		4.0m SOUTH
BACHELOR	7.0m²	
1 BEDROOM	12.0m²	
2+ BEDROOM	18.0m²	

PROPOSED BUILDING CONFIGURATION

PRIVATE OPEN SPACE	1137.1m²
UNITS	58 TOTAL (2 x 1BR, 45 x 2BR, 10 x 3BR, 1 x 4BR)
PARKING	39 REGULAR (54%), 28 MEDIUM (38%), 4 SMALL (6%) + 1 HC = 72 STALLS
BICYCLE PARKING	30 CLASS I 6 CLASS II



IMQ
ARCHITECTS

SITE PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

britco
CONSTRUCTION

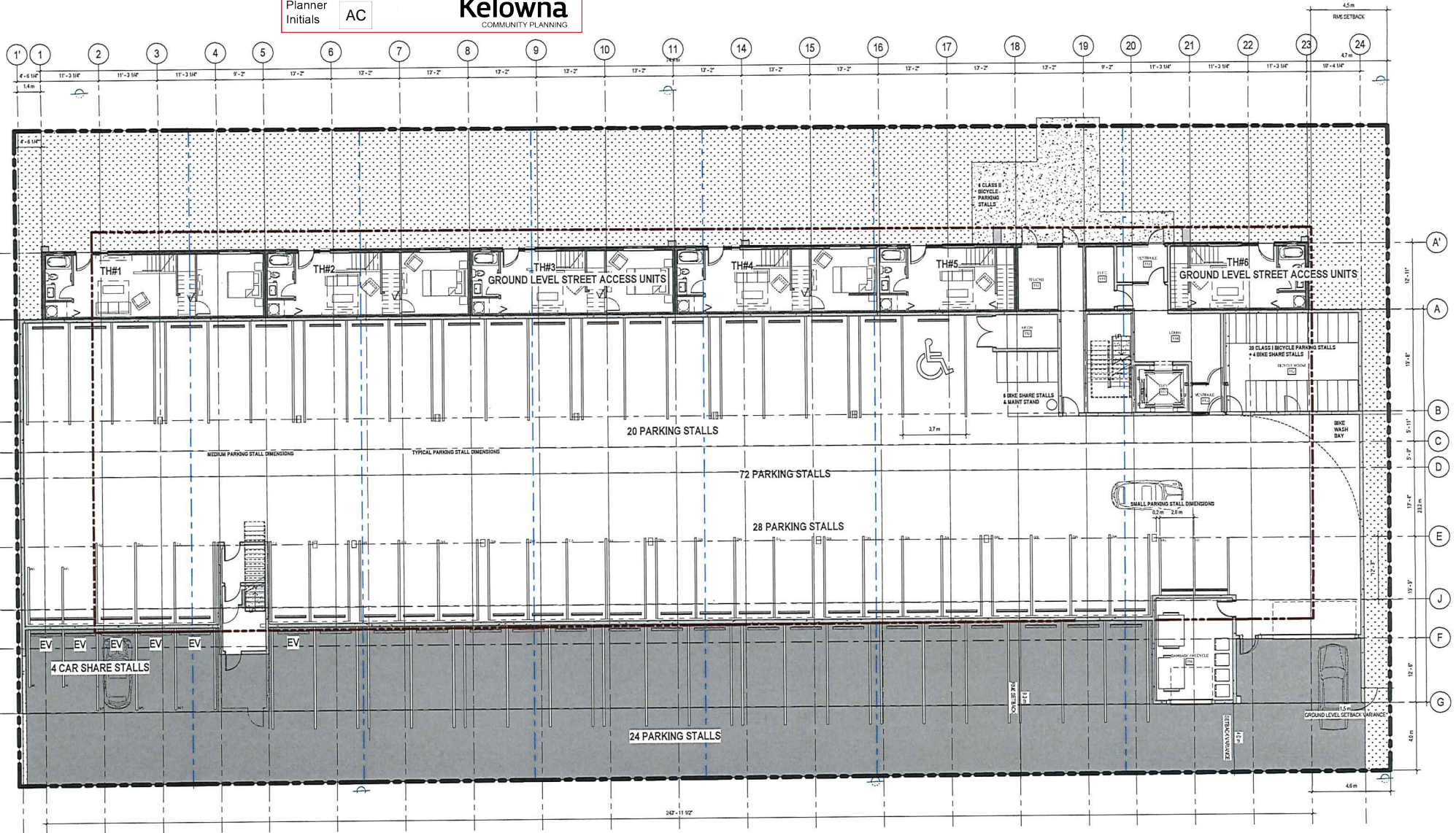
DRAWING:
PROJECT:
DATE:
SCALE:

A-01
17123
2017/10/31
1/16" = 1'-0"

SCHEDULE A & B

This forms part of application
DP17-0247 / DVP17-0248

Planner
Initials AC



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GROUND FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

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CONSTRUCTION

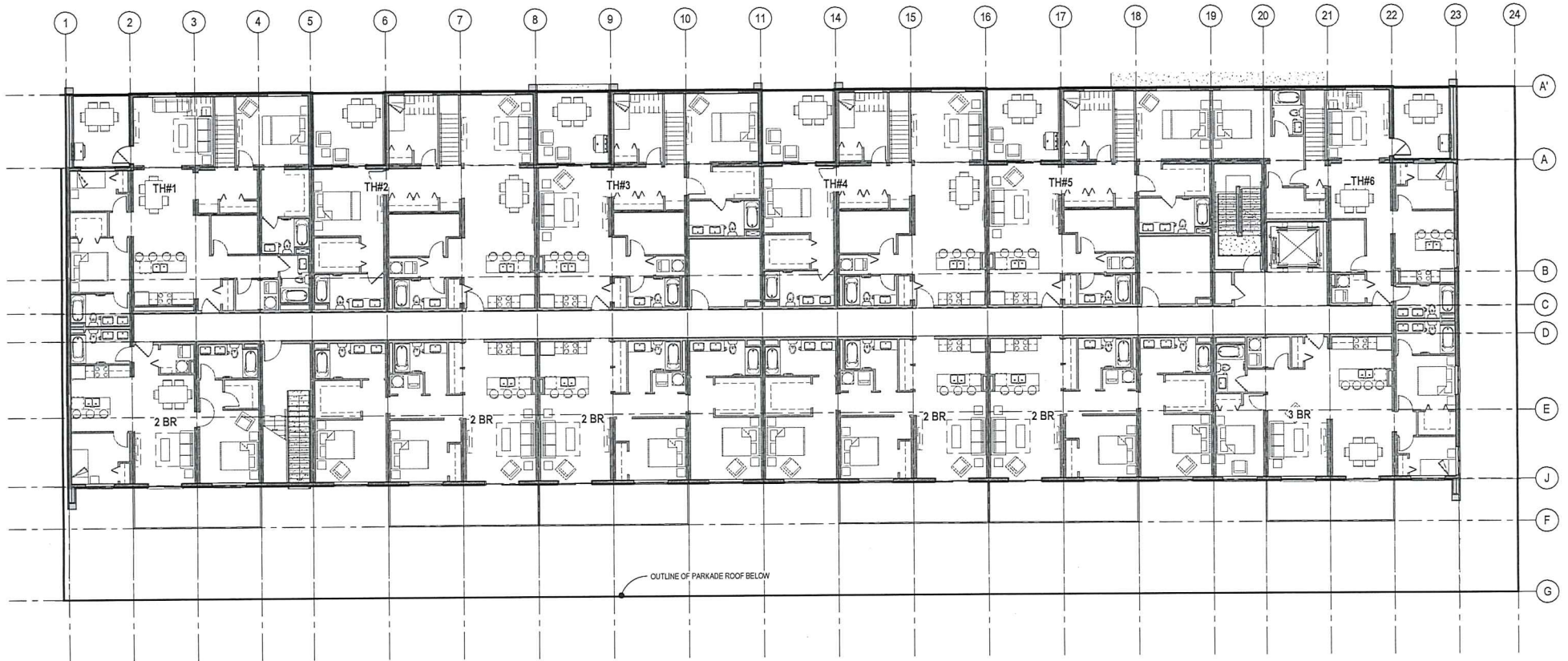
DRAWING: A-02
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application

DP17-0247 / DVP17-0248

Planner
Initials AC



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ARCHITECTS

SECOND FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

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CONSTRUCTION

DRAWING: A-03
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

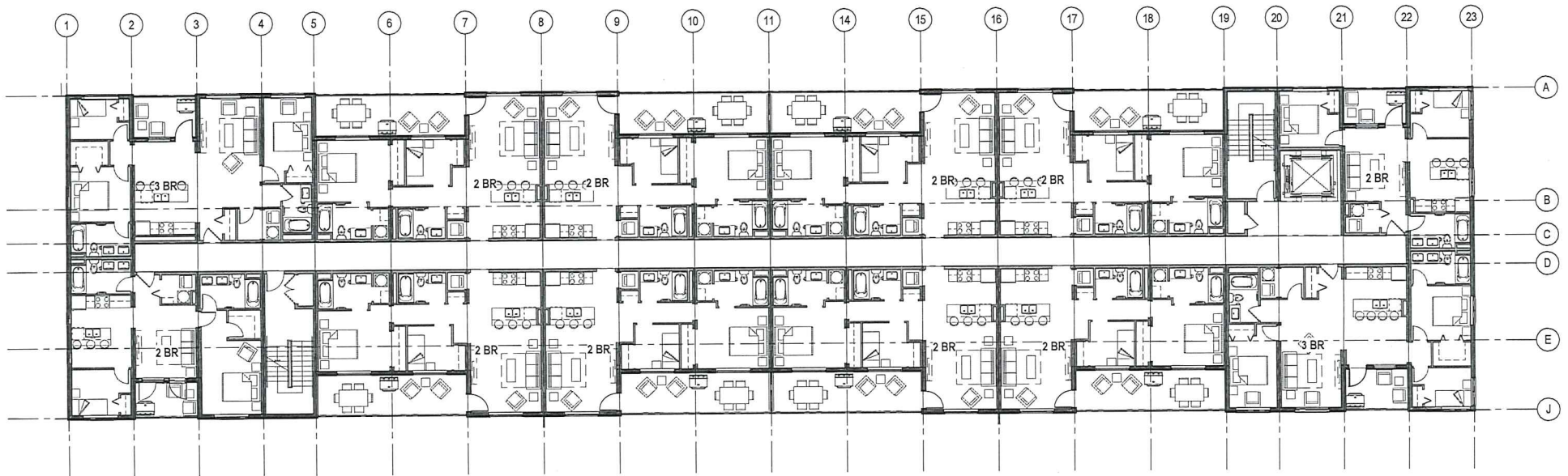
SCHEDULE A & B

This forms part of application
DP17-0247 / DVP17-0248



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **AC**



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THIRD FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

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CONSTRUCTION

DRAWING: A-04
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

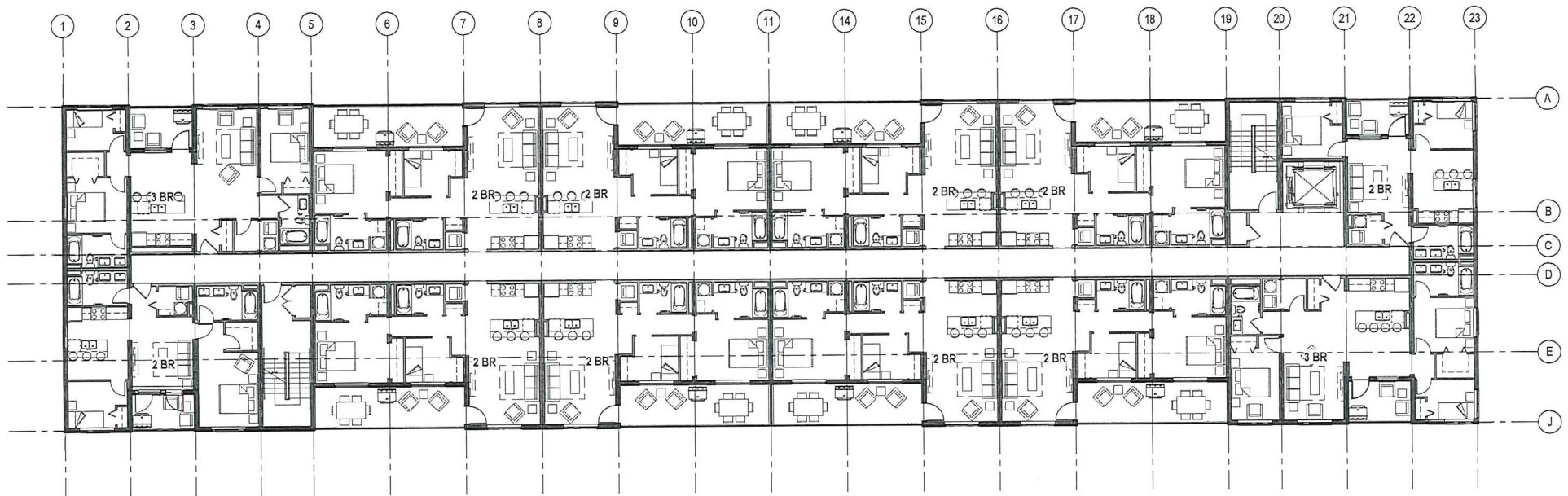
SCHEDULE A & B

This forms part of application
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Planner Initials AC



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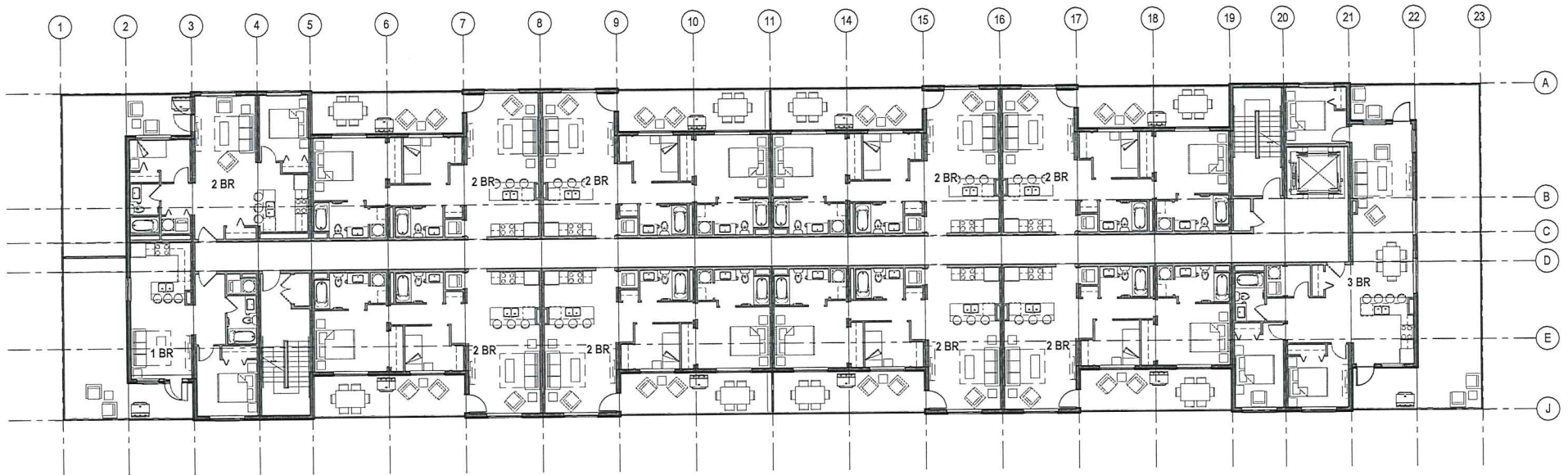
SCHEDULE A & B

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FIFTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

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CONSTRUCTION

DRAWING:
PROJECT:
DATE:
SCALE:

A-06
17123
2017/10/31
1/8" = 1'-0"

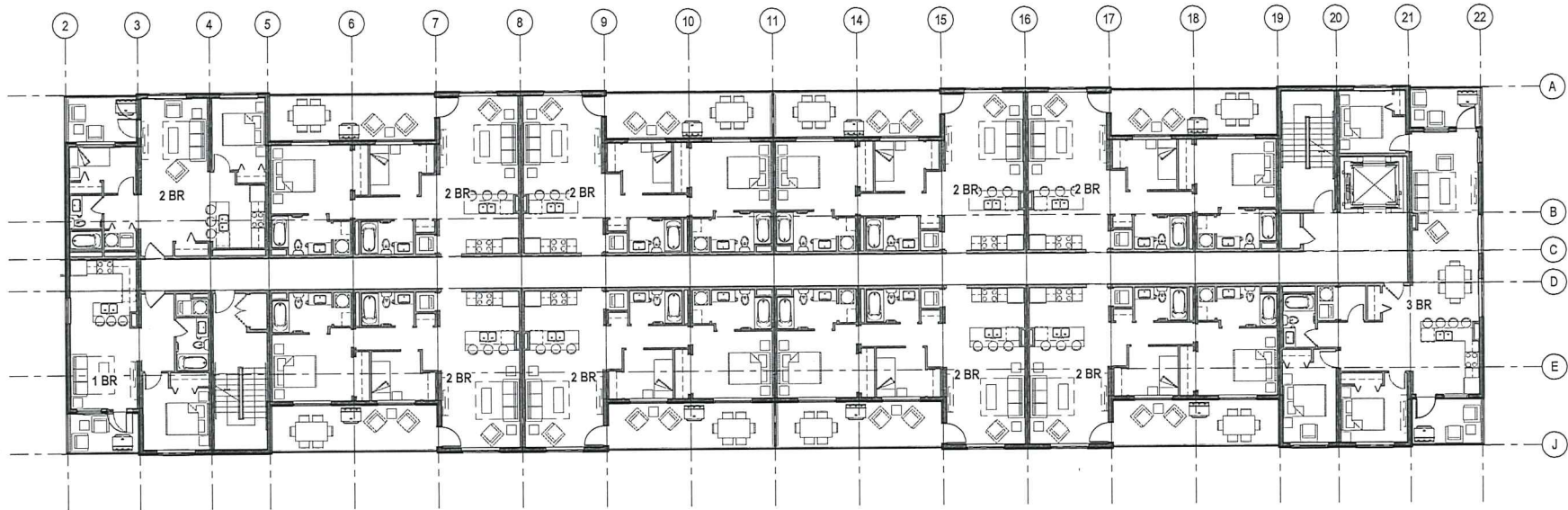
SCHEDULE A & B

This forms part of application

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SIXTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

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CONSTRUCTION

DRAWING:
PROJECT:
DATE:
SCALE:

A-07
17123
2017/10/31
1/8" = 1'-0"

SCHEDULE

A & B

This forms part of application
DP17-0247 / DVP17-0248

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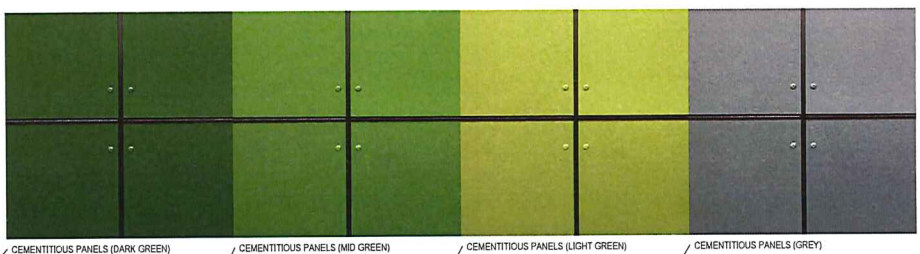
ROOFING - LIGHT GREY SBS

CEMENTITIOUS PANEL - WHITE

WOOD ACCENT

CEMENTITIOUS CLADDING - IRON GREY

CONCRETE



CEMENTITIOUS PANELS (DARK GREEN)

CEMENTITIOUS PANELS (MID GREEN)

CEMENTITIOUS PANELS (LIGHT GREEN)

CEMENTITIOUS PANELS (GREY)

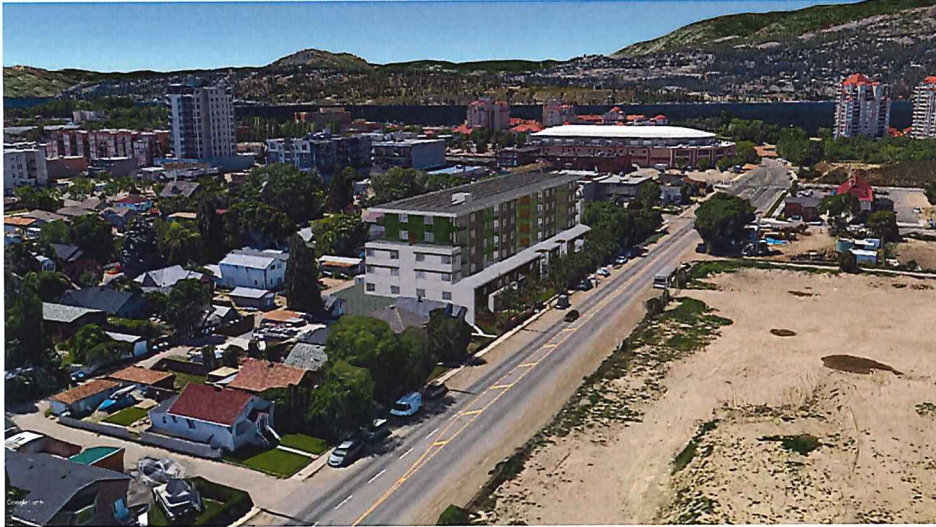




SCHEDULE A & B

This forms part of application
DP17-0247 / DVP17-0248

Planner
Initials AC



IMQ
ARCHITECTS

PERSPECTIVE VIEWS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM
PROPERTIES

britco
CONSTRUCTION

DRAWING: A-10
PROJECT: 17123
DATE: 2017/10/31
SCALE: NTS



NORTH ELEVATION



SOUTH ELEVATION

MON
ARCHITECTS

ELEVATIONS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE. KELOWNA BC

ANAGRAM
PROPERTIES

britco
CONSTRUCTION

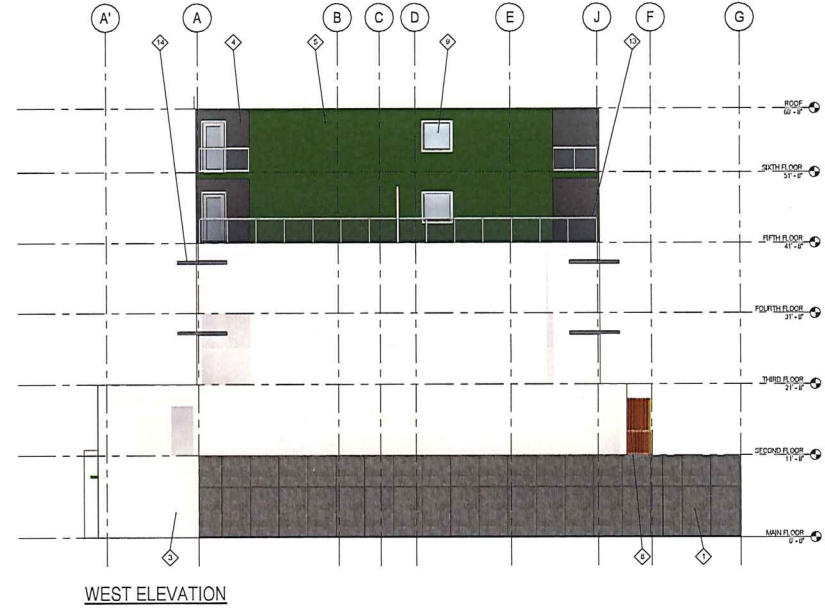
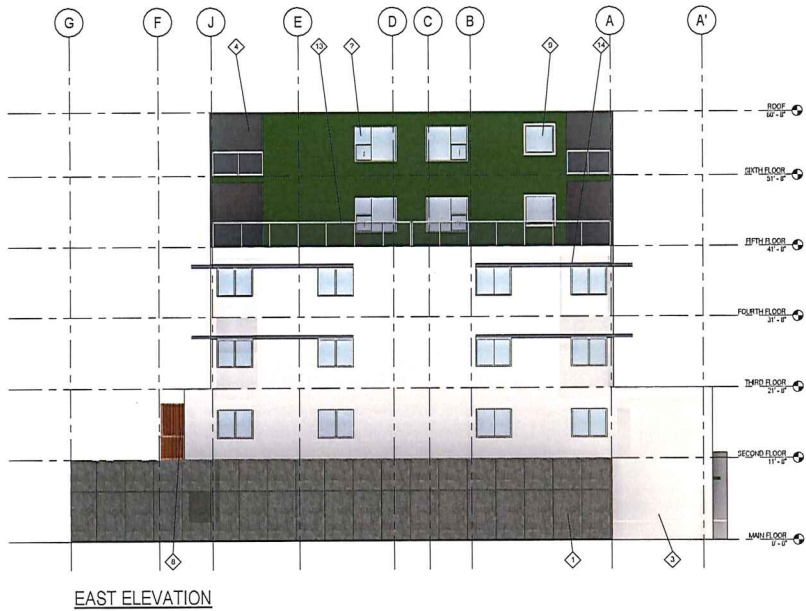
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PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

This forms part of application
DP17-0247 / DVP17-0248

Planner
Initials AC





EXTERIOR FINISH LEGEND

- | | | |
|---|--|--|
| 1 ARCHITECTURAL CONCRETE CONE DAMP TIE FORMING PROFILE. SMOOTH HORIZONTAL FORMING CAN 2" REVEALS COLOUR: NATURAL CONCRETE (NO TINT OR SEALER) | 6 LIGHT BLUE FIBER CEMENT VERTICAL SIDING PRODUCT: HARSPANEL COLOUR: BOOTHBAY BLUE | 11 EXTERIOR METAL DOOR FRAMING: PRESSED STEEL FRAME COLOUR: WHITE |
| 2 TAN FIBER CEMENT LAP SIDING PRODUCT: HARSPANEL COLOUR: MONTEREY TAUPE | 7 LIGHT BLUE FIBER CEMENT VERTICAL SIDING PRODUCT: HARSPANEL COLOUR: BOOTHBAY BLUE | 12 EXTERIOR INSULATED OVERHEAD DOOR FRAMING: PRESSED STEEL FRAME COLOUR: WHITE |
| 3 WHITE CEMENTITIOUS PANEL PRODUCT: HARSPANEL FINISH: STUCCO FINISH | 8 STAINED CEDAR CLADDING PROFILE: 19mm x 59mm ROUGH CUT CEDAR SHIP LAP COLOUR: SEARING CEDAR LUG & SERRA "50% KIDNEY NATURAL" TRANSLUCENT FINISH 2 COATS | 13 EXTERIOR GLASS RAILING FRAMING: ALUMINUM COLOUR: GUNWALLINE |
| 4 LIGHT BLUE FIBER CEMENT VERTICAL SIDING PRODUCT: HARSPANEL COLOUR: BOOTHBAY BLUE | 9 EXTERIOR CLEAR GLAZING FRAMING: VINYL COLOUR: WHITE | 14 METAL CANOPY FRAMING: ALUMINUM COLOUR: CLEAR ANODIZED |
| 5 LIGHT BLUE FIBER CEMENT VERTICAL SIDING PRODUCT: HARSPANEL COLOUR: BOOTHBAY BLUE | 10 EXTERIOR CLEAR GLAZING FRAMING: VINYL COLOUR: WHITE | |

SCHEDULE A & B

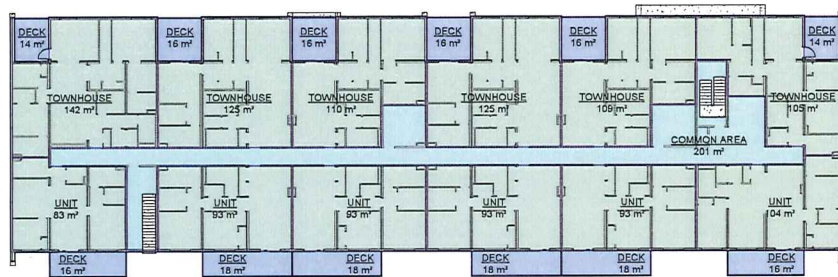
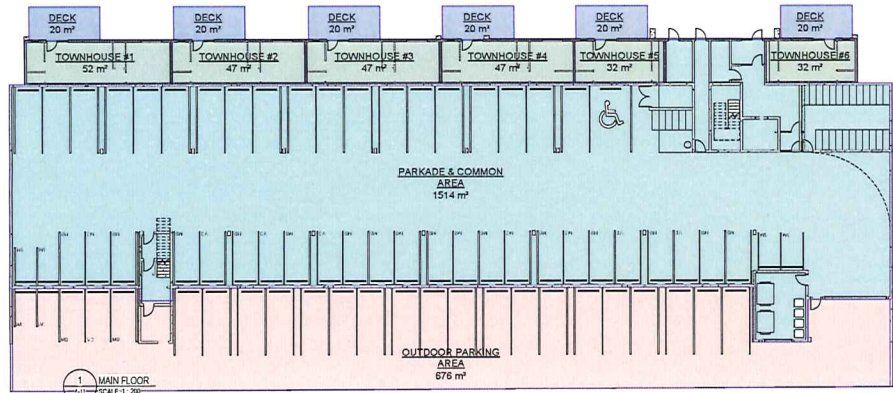
This forms part of application
DP17-0247 / DVP17-0248

Planner Initials

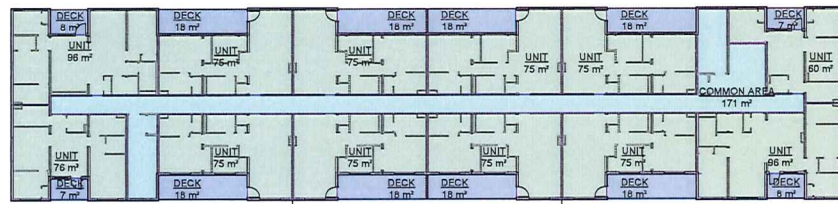
AC

City of Kelowna
COMMUNITY PLANNING

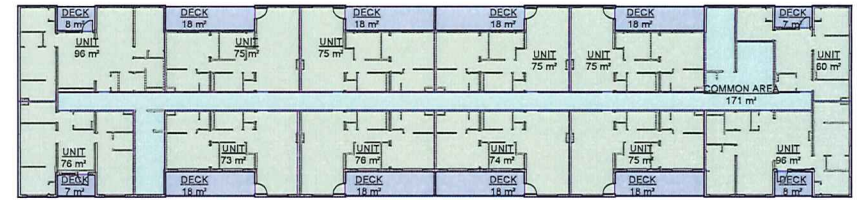
Planner Initials AC



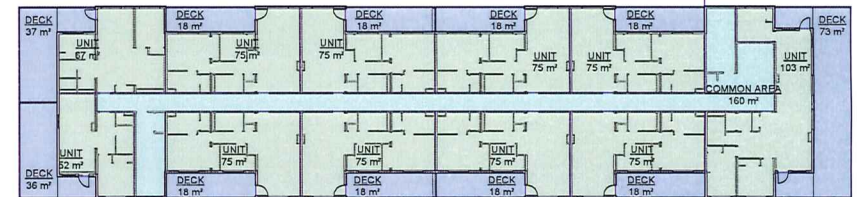
2 SECOND FLOOR
411 SCALE: 1:200



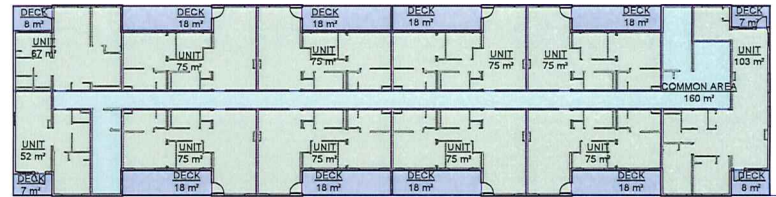
3 THIRD FLOOR
P-11 SCALE: 1 : 200



4 FOURTH FLOOR
A-11 SCALE: 1 : 200



5 FIFTH FLOOR
As 11 SCALE: 1 : 200



6 SIXTH FLOOR
A-11 SCALE: 1 : 200

SITE COVERAGE CALCULATION		FAR CALCULATION	
TOTAL SITE AREA	3096.4 m²	TOTAL SITE AREA	3096.4 m²
BUILDING AREA	1771.4 m²	EXCLUDED AREA	2376.3 m²
PARKING AREA	676.0 m²	INCLUDED AREA	5023.0 m²
BUILDING COVERAGE	0.57	PARKING AREA	676.0 m²
PARKING COVERAGE	0.22	PRIVATE OPEN SPACE	1137.1 m²
TOTAL SITE COVERAGE: (BUILDINGS, DRIVEWAYS, & PARKING)	0.79	FLOOR AREA RATIO:	1.62

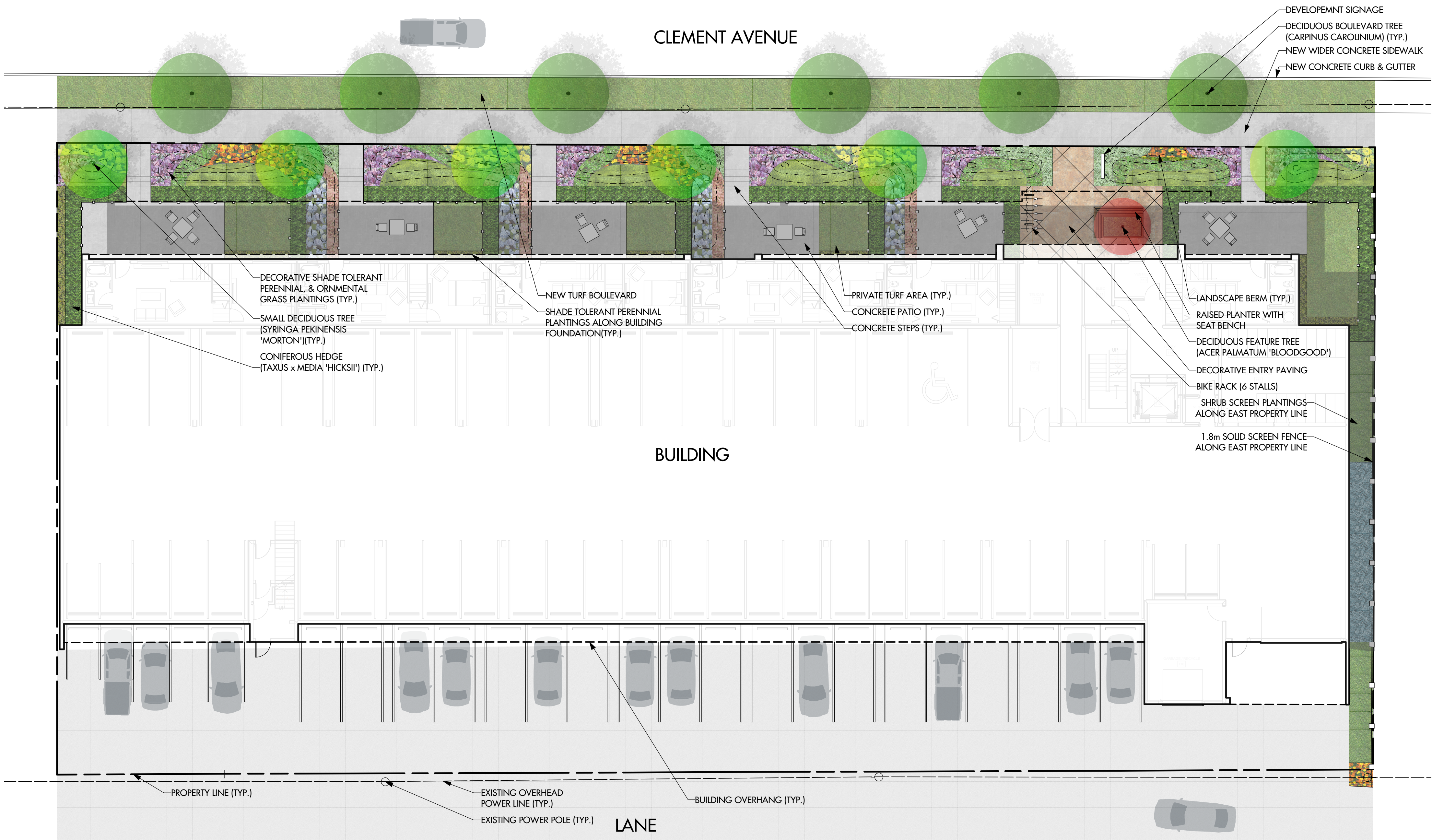


SCHEDULE C

This forms part of application
DP17-0247 / DVP17-0248

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	1	6cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	6	6cm CAL.
SYRINGA PEKINENSIS 'MORTON'	CHINA SHOW PEKING ULAC	6	6cm CAL.
SHRUBS			
CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	10	#05 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	12	#05 CONT. /1.5M O.C. SPACING
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	7	#15 CONT. /1.5M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICKS YEW	100	#15 CONT. /0.9M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ASTILBE 'BRESSINGHAM BEAUTY'	BRESSINGHAM BEAUTY ASTILBE	40	#01 CONT. /0.75M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	33	#01 CONT. /0.6M O.C. SPACING
DICENTRA SPECTABILIS	BLEEDING HEART	33	#01 CONT. /0.9M O.C. SPACING
EUPHORBIA POLYCHROMA	CUSHION SPURGE	30	#01 CONT. /0.75M O.C. SPACING
HERMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	36	#01 CONT. /0.75M O.C. SPACING
HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELLS	56	#01 CONT. /0.75M O.C. SPACING
HOSTA 'BLUE MAMMOTH'	BLUE MAMMOTH HOSTA	45	#02 CONT. /1.0M O.C. SPACING
HOSTA FORTUNEI 'AUROEOMARGINATA'	GOLD STANDARD HOSTA	38	#02 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	8	#01 CONT. /0.6M O.C. SPACING

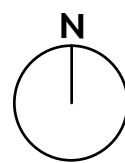
NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.I.N.A. STANDARDS.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT.
- TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



OUTLAND DESIGN LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

CLEMENT AVENUE APARTMENTS

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.04.09	Review
2		
3		
4		
5		

PROJECT NO. 17-106

DESIGN BY KM

DRAWN BY MC

CHECKED BY FB

DATE APR. 9, 2018

SCALE 1:150

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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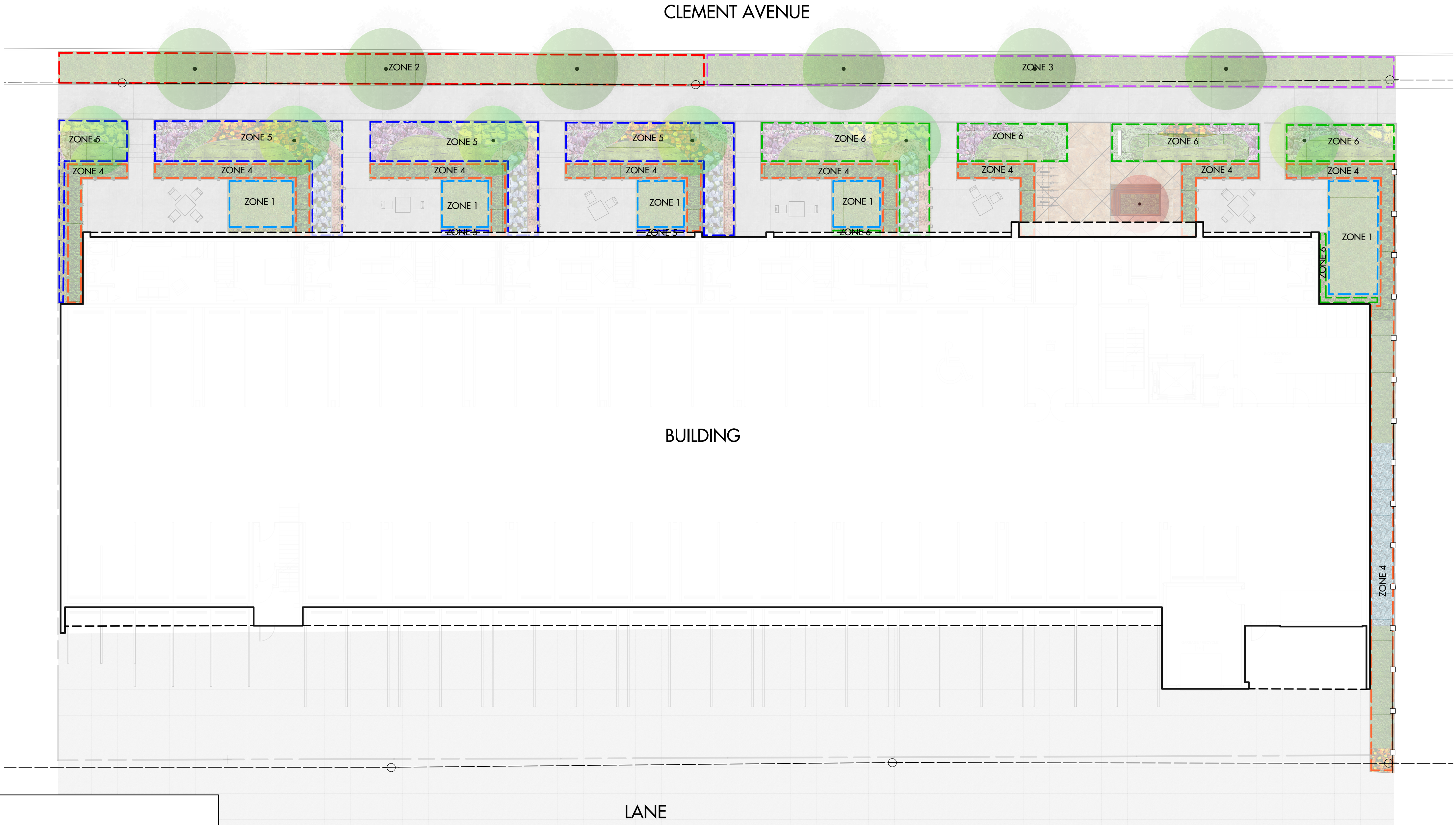
SCHEDULE

This forms part of application
DP17-0247 / DVP17-0248

Planner
Initials AC

C

City of
Kelowna
COMMUNITY PLANNING



IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 61 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 87 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 78 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 111 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 83 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 119 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 133 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 74 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 127 sq.m.
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 71 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 52 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

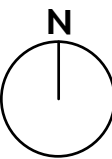
WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 610 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 533 cu.m. / year
WATER BALANCE = 77 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

CLEMENT AVENUE
APARTMENTS

Kelowna, BC

DRAWING TITLE

IRRIGATION/WATER
CONSERVATION PLAN

ISSUED FOR / REVISION

1	18.04.09	Review
2		
3		
4		
5		

PROJECT NO 17-106

DESIGN BY KM

DRAWN BY MC

CHECKED BY FB

DATE APR. 9, 2018

SCALE 1:150

SEAL



DRAWING NUMBER

L2/2

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OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Wednesday, November 1, 2017

Anagram Properties Incorporated

33-1818 Peak Pointe Crescent

West Kelowna, BC, V1Z 4B8

Attn: Reg Hamilton, Founding Partner & Development Manager

Via Email to: reg@anagramproperties.com

Re: Proposed Clement Avenue Apartments Development – Preliminary Cost Estimate for Bonding

Dear Reg:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the **Clement Avenue Apartments** conceptual landscape plan dated 17.11.01;

- 582 square metres (6,265 square feet) of improvements = \$42,195.00

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

SCHEDULE		C
This forms part of application		
# DP17-0247 / DVP17-0248		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270

outlanddesign.ca

November 24, 2017

Emily Williamson, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Rezoning, and Development Application Development Rationale

Anagram PROPERTIES Inc - Clement Avenue RENTALS

Address: 573 – 603 Clement Avenue

Dear Emily,

Following our meetings and correspondence, we are submitting the rationale below to support the proposed development by Anagram Properties. The proposed project includes the rezoning and development of properties at 573 – 603 Clement Ave into a multi-family development. This proposed project provides 58 units consisting of 1 – 3 bedroom units and 4 bedroom townhouse units. This project would involve the consolidation and rezoning of the existing properties to provide a 3096m² site.

Design Rationale

MQN Architects is collaborating with Anagram PROPERTIES Inc. on the development of a multi-family rental development on Clement Avenue in downtown Kelowna. The proposed development follows Anagram's corporate strategy of providing smart, sustainable and attainable properties. This purpose built rental project is situated on the edge of the city centre of Kelowna enabling residents to walk to work and social activities. Clement Avenue is poised to change from a low-density corridor straddling between single family residential housing and industrial lands to a vibrant northern gateway to the city centre. This proposed project in conjunction with other developments planned within a two-block radius are set to redefine this area with increased density and livability.

Anagram PROPERTIES Inc. has selected this site in Kelowna for its prime location. Clement Avenue provides easy access to and from the city centre enabling residents reduce dependence on vehicular transit. To further enhance resident's ability to live car free, this project is providing four car share parking stalls which would be available to not just building residents but also residents of the surrounding neighbourhood. This site also provides

excellent access to the Waterfront Park and multiple arts and sporting venues balancing a live/work lifestyle. Proposed projects in the immediate vicinity of this project include commercial space increasing the potential for residents to shop in the immediate area. In addition to having a favourable proximity to the urban core, this site is also well positioned for a solar first approach. The selection of this site provided the client with a wide south facing roof location optimal for solar panel installation.

"My Downtown will include areas where citizens choose to live, shop, play and congregate and where businesses choose to do business and where developers choose to develop." – Vision Statement from My Downtown! 2012

The proposed site is designated in the OCP for building heights up to 37m or 12 stories. Recent proposals on adjacent properties have been targeted at the six-storey height. The Anagram property is also proposing a six-storey height consisting of a ground plane with parking and townhouses and five floors of residential housing above. The current zoning for this property is RU2 residential. Through discussions with the planning department RM6 multifamily zoning is proposed with variances and height restrictions. The increased height and mass of the project are consistent with the zoning of the neighbouring C7 property to the west and would be stepped at the east end to provide a transition to the existing neighbourhood.

The proposed massing for this project has been developed to break down the vertical scale into a two-level base with four levels of stepped housing above. From Clement Avenue this project has a two-level townhouse base which increases the connectivity of the ground floors of the project to the street and buffers the parkade behind. The townhouses are designed to provide the residents with flexibility on the ground floor level where the space could be used currently as a portion of the residence or in the future could potentially provide live/work space with direct street access. The four levels above the townhouses are stepped further back breaking down the scale of the development. The ends of the building have been also stepped at the fourth floor to decrease the massing from the east and west end. The balconies of the upper four floors have been aligned vertically to reduce the visual bulk of the project and to provide shade to the residents.

The use of massing and materials has been considered in the design to break down the scale and to provide visual strength to the architecture. The mass of the upper floors is accentuated through colour to the inset planes at the balcony locations. Following Anagram PROPERTIES Inc's brand imagery, the balcony insets have been coloured in a gradient. The primary materials on this project include cementitious panel to the upper levels along with stucco on the end masses. At the townhouse levels a cementitious horizontal siding has been utilized to provide additional texture and detail to the ground plane. Wood elements have been used in the design at locations of entry to the townhouses and the main entry to provide a warmth to the material palette.

This project proposes varying the rear and side yard setbacks for this building. This project has located the parking at grade due to the water table in the surrounding area. To achieve the

parking required for this project the side yards have been varied to enable the parking to fit. At the west end of the site this property is adjacent to a C7 zoned lot with a 0m lot line setback. The parkade proposed for Anagram is 0.2m off the west property line following which would be consistent with the neighbouring C7 requirements. Residential units from the ground to the fourth floor are stepped back to 1.5m from the property line and the fifth and sixth floors are 4.5m from the property line. The east side yard setback is proposed at 1.5m to the parkade. To address the scale difference from the RU2 properties at the east end to the proposed building, the setback for the units 4.5m for the first four floors and over 6m for the fifth and sixth floors. The rear yard of this project is varied to a 4m setback from the lane to optimize the ground level parking. The rear of the building above the parking level is set to the typical 9m setback from the laneway.

To achieve the proposed parking and massing of this project, the site coverage has been varied to 79%. The reduced ground plane has been compensated to the users through the inclusion of larger than typical decks to each unit with 46 of the units having over 180sf of deck area. In total, this project has provided 12,230sf of private outdoor space to the residents of the building. Recognizing the potential impact that an increased site coverage will have on the storm water flow into the municipal systems we have been working with New Town Planning Services to identify stormwater management options for this site. New Town has identified a preliminary concept which would include developing a storm detention tank beneath the proposed exterior parking (not parkade). The storm network would be composed of catchbasins, drywells, and a variety of storm detention tanks. The storm detention tank and drywells would be designed to disperse the storm water through infiltration with storage capacity adequate to attenuate the 100-year storm, as per the City of Kelowna servicing bylaw requirements. Roof leaders and foundation drains would be designed to disperse to either rock pits or the storm network, at which point it would be allowed to infiltrate.

The Anagram building for Clement Avenue has been designed to incorporate sustainability into project. Sustainable features for this project start from the location planning with the intent of providing housing within an urban location which reduces the need to vehicular travel. Four parking stalls have been included for car share parking providing residents and neighbours an option to owning a dedicated vehicle. The parking lot also includes six charging stations for electric vehicles spread between both the car share and private parking stalls. 184kw of solar power is being considered for the project which would connect to the electric vehicle charging as well as providing electricity back to the rental units.

To encourage alternative transit, a fully enclosed bicycle room for the residents providing secure, weather protected storage at the ground level. In addition to providing space for the storage of personal bikes, the client is also providing ten shared bicycles for the building tenants which will be located within the parkade area along with a bicycle maintenance space for tenants. The City of Kelowna has been described as having the most extensive bicycle network for a city of its size and intends to build on this with its 20-year transportation plan. The inclusion of innovative programs such as this facility's bike share will augment Kelowna's vision.

This project is designed to be built with modular construction. Anagram is working with Britco to build this project. Modular construction provides many benefits from both environmental and efficiency standpoints. Environmentally modular construction can reduce waste and improve material quality control through building in an environmentally controlled setting. The delivery of the project can also reduce impacts on the neighbours through the reduced construction time. Further information on the modular construction has been included in a separate attached document.

Anagram PROPERTIES has made the decision to proceed with this project as a purpose built rental housing project. This project has received approval from CMHC's (RCF) Rental Construction Financing program to offer market quality rental housing at 10% below market rental rates for 10 years. The project has also applied to the City of Kelowna's Rental Housing Grants Program to help offset DCC's. With recent rental rates in Kelowna hitting 0.5% in 2016, the need for both rental and affordable housing is apparent. This project is designed to provide a variety of housing types from 1-3 bedroom and including 4-bedroom townhouses, this mix can meet a diverse spectrum of needs for people seeking rental housing. The Clement Avenue Rentals help to solve the rental housing crisis currently being experienced by the City of Kelowna.

The Anagram project aligns with the City of Kelowna policies to encourage more housing diversity in the urban core, improve access to family-friendly rental housing and generally encourage more innovative housing approaches. The project also aligns with the City's policies to concentrate growth in the Urban Core.

– James Moore, Acting Department Manager, Policy and Planning (attached letter)

We believe that this project is consistent with the objectives of the Official Community Plan and can provide a building which meets the client's focus for smart, sustainable and attainable buildings. The urban location combined with family sized suites and sustainable features provides a residential product which can meet the needs of the community enabling people to live and work in the urban centre. The sustainable design approach for this building combined with the rental market in Kelowna, City of Kelowna Developer Incentives and CMHC's (RCF) Rental Construction Financing program support make this a project which is both desirable and needed for the City of Kelowna to meet current housing demands.

Regards,



Roger Green

Architect AIBC

CC: Reg Hamilton – Anagram Properties
Tom Faliszewski – Britco Construction
Vicki Topping – MQN Architects

CITY OF KELOWNA
MEMORANDUM

Date: November 21, 2017
File No.: DP17-0247
To: Community Planning (EW)
From: Development Engineering Manager (JK)
Subject: 573-603 Clement Ave

The Development Engineering Department has the following comments and requirements associated with this Development Application Permit to evaluate the form and character of an apartment building.

The Development Engineering Technologist for this project is Jason Angus

1. General.

All offsite infrastructure and services upgrades have been addressed in the Rezoning Application Engineering Report under file Z17-0103.



James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

MEMORANDUM

Date: November 21, 2017
File No.: DVP17-0248
To: Community Planning (EW)
From: Development Engineer Manager (JK)
Subject: 576-603 Clement Ave

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

The request to vary the side yard setback, the rear yard setback, and site coverage does not compromise municipal services.

A handwritten signature in blue ink, appearing to be 'JK', is written over a horizontal line.

James Kay, P. Eng.
Development Engineering Manager

JA