

Development Permit DP18-0152



This permit relates to land in the City of Kelowna municipally known as 777 Denali Dr

and legally known as Lot 3, Section 28, Township 26 ODYD Plan KAP 74074

and permits the land to be used for the following development: Five (5) Duplexes

USE as per Zoning Bylaw 8000

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

Date of Council Decision May 13, 2019

Decision By: COUNCIL

Development Permit Area: Multi-Family, Farm Protection, Hazardous Conditions, Wildland Fire Hazard

This permit will not be valid if development has not commenced by May 13, 2019.

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential

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: Emil Anderson Construction

Applicant: Matt Temple

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 in the amount of \$115,746.25
- b) A certified cheque in the amount of \$115,746.25

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

4. INDEMNIFICATION

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.


**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates**

CITY OF KELOWNA
MEMORANDUM


Date: July 18, 2018
File No.: DP18-0152
To: Community Planning (KA)
From: Development Engineering Manager (JK)
Subject: 777 Denali Drive, Lot 3 , Plan 74074 Form and Character

Development Engineering Services comments and requirements pertaining to a Development Permit for the form and character of semi-detached housing

- a) This Development Permit does not compromise any Municipal infrastructure services.
- b) This application does trigger boulevard upgrades.



James Kay, P. Eng.
Development Engineering Manager
RO

ATTACHMENT		A
This forms part of application # DP18-0152		
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LKC</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

SCHEDULE

A

This forms part of application

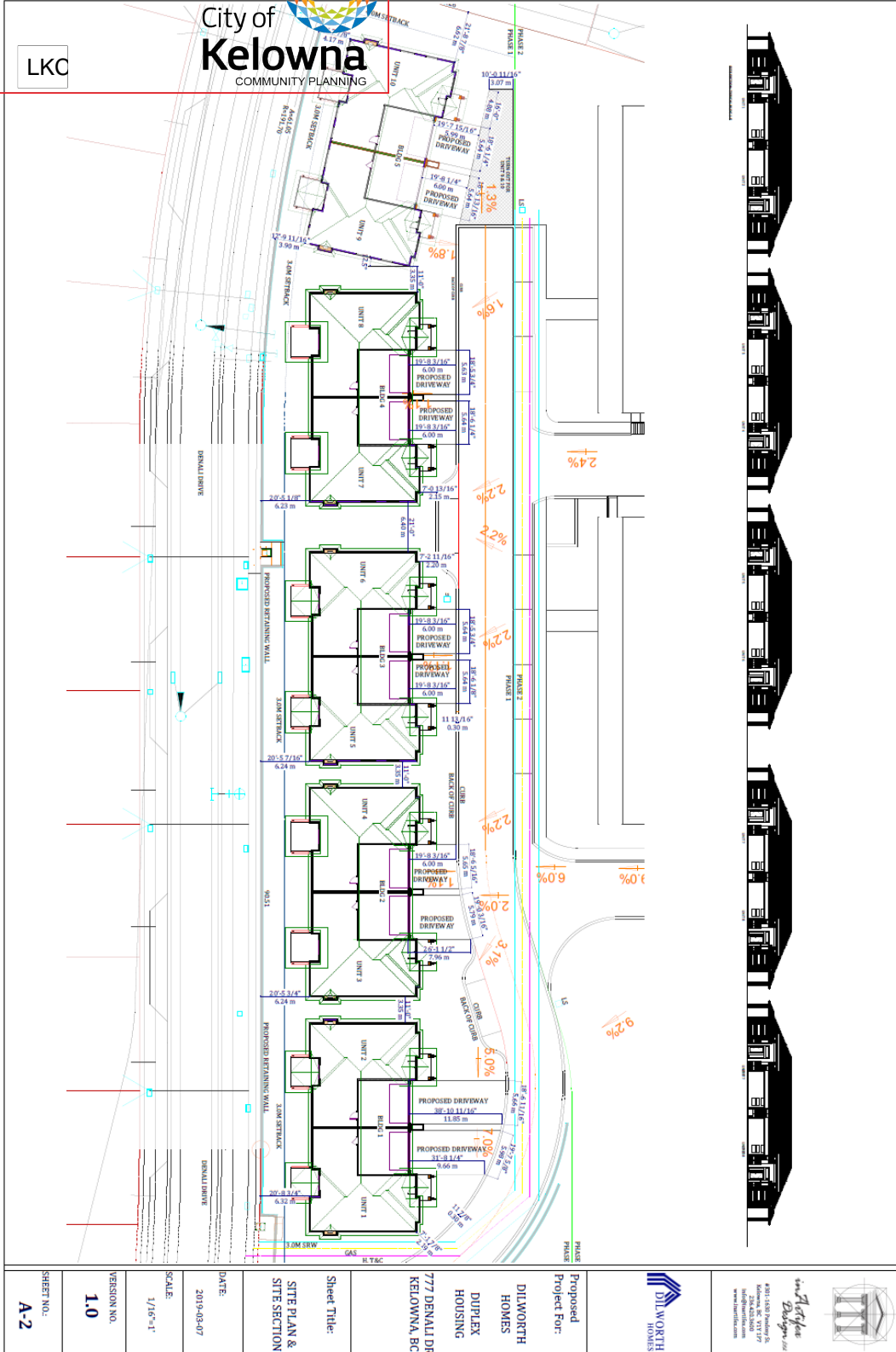
DP18-0152



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LKC



in the spirit of Kelowna
4030-1500 Roadway Dr.
Kelowna, BC V1Y 2P7
info@kelowna.ca
www.kelowna.ca



Proposed
Project For:

DILWORTH
HOMES
DUPLEX
HOUSING

777 DENALI DR
KELOWNA, BC

Sheet Title:
SITE PLAN &
SITE SECTION

DATE:
2019-03-07

SCALE:
1/16"=1'

VERSION NO.
1.0

SHEET NO.:
A-2

B

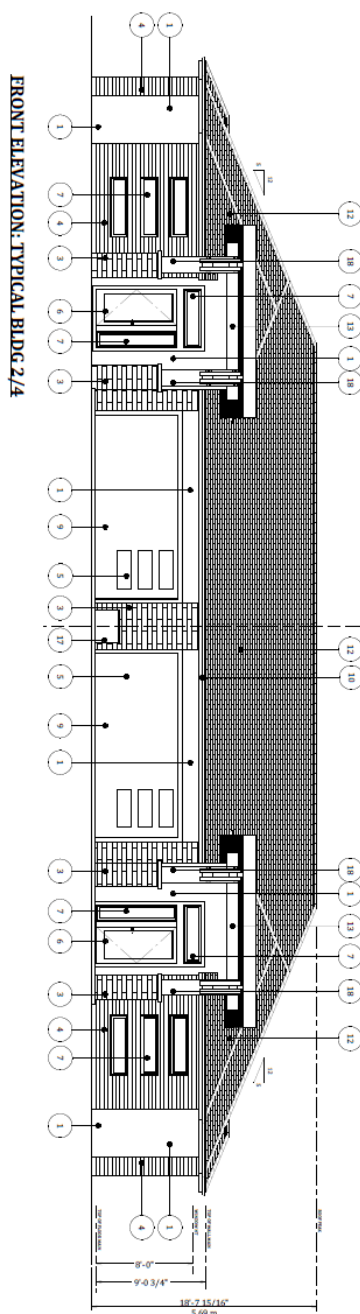
DP18-0152



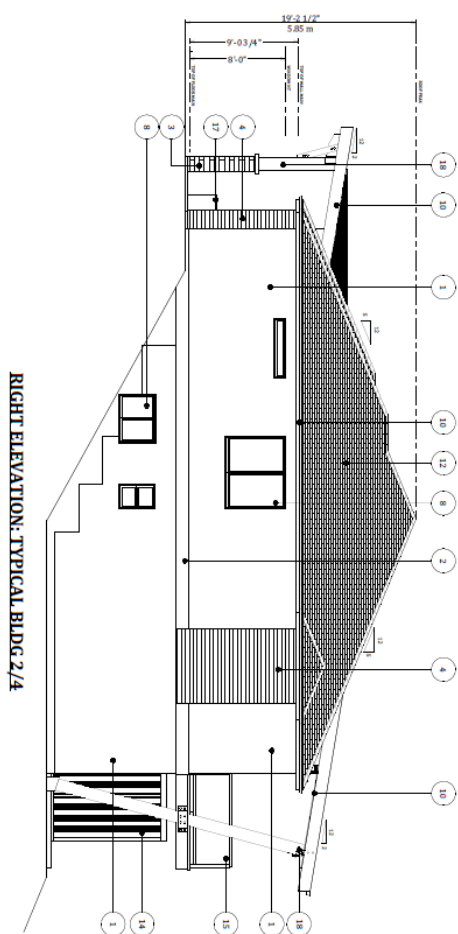
City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LKC



FRONT ELEVATION: TYPICAL BLDG 2/4





RIGHT ELEVATION: TYPICAL BLDG 2/4

MATTHEW LEICENE

1. STATED - ALABAMA SV 7908
2. 177 HILL BLVD - WINTER CITY GA-318
3. 4000-4000-777-1111-1111-1111
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MATERIAL LEGEND:

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20. STYCO - ALUMINUM BY CHRYSLER

	<p>  DILWORTH HOMES </p>	<p> 4201 143rd Avenue SW Suite 100 Medina, MN 55120 Phone: 763-796-1177 Email: info@dilworthhomes.com Website: www.dilworthhomes.com </p>	<p> Proposed Project For: DILWORTH HOMES DUPLEX HOUSING </p>	<p> 777 DENALI DRIVE KELOWNA, BC </p>	<p> Sheet Title: UNIT 1&2 ELEVATIONS (TYPICAL, BLDG 2/4) </p>	<p> DATE: 2019-03-07 </p>	<p> SCALE: 1/4"=1' </p>	<p> VERSION NO. 1.0 </p>	<p> SHEET NO.: A-13 </p>
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SCHEDULE **B**

This forms part of application

DP18-0152

Planner
Initials

LKC

City of
Kelowna
COMMUNITY PLANNING



UNIT 1&2 - FRONT PERSPECTIVE (TYP BLDG 2/4)



**UNIT 1&2 - LEFT PERSPECTIVE
(TYP BLDG 2/4)**



**UNIT 1&2 - RIGHT PERSPECTIVE
(TYP BLDG 2/4)**



UNIT 1&2 - REAR PERSPECTIVE (TYP BLDG 2/4)



UNIT 1&2 - FRONT PERSPECTIVE (TYP BLDG 1-5)



**UNIT 1&2 - LEFT PERSPECTIVE
(TYP BLDG 1-5)**



**UNIT 1&2 - RIGHT PERSPECTIVE
(TYP BLDG 1-5)**



**UNIT 1&2 - REAR PERSPECTIVE
(TYP BLDG 1-5)**



Proposed
Project For:

DILWORTH
HOMES

DUPLEX
HOUSING

777 DENALI DR
KELOWNA, BC

Sheet Title:

UNIT 1&2
PERSPECTIVES
(TYPICAL
BLDG 2/4)

DATE:
2019-03-07

SCALE:
NTS

VERSION NO.
1.0

SHEET NO.:
A-12



Proposed
Project For:

DILWORTH
WEST

DUPLEX
HOUSING

777 DENALI DR
KELOWNA, BC

Sheet Title:

UNIT 1&2
PERSPECTIVES
(TYPICAL
BLDG 1-5)

DATE:
6/15/2018

SCALE:
NTS

VERSION NO.
1.0

SHEET NO.:
A-4



SCHEDULE **B**

This forms part of application
DP18-0152

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LKC



