

Development Permit & Development Variance Permit DP19-0045/DVP19-0046



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

2080 Benvoulin Court

and legally known as

Lot B District Lot 128 ODYD Plan KAP83889

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

MULTIPLE DWELLING HOUSING/ SUPPORTIVE HOUSING

USE as per Zoning Bylaw

Apartment Housing/ Supportive Housing

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

Date of Council Decision June 18, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization

This permit will not be valid if development has not commenced by June 18, 2021.

Existing Zone: C4 Future Land Use Designation: MXR

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: Simple Pursuits Inc., Inc. No. BCo449611

Applicant: Simple Pursuits Inc.

Terry Barton
Planning Department Manager
Planning & Development Services

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.

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1: Parking and Loading – Parking Schedule

To vary the number of parking stalls from 82 stalls required to 72 stalls provided.

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 **\$145,575.63**
- b) A certified cheque in the amount of **\$145,575.63**

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.**

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

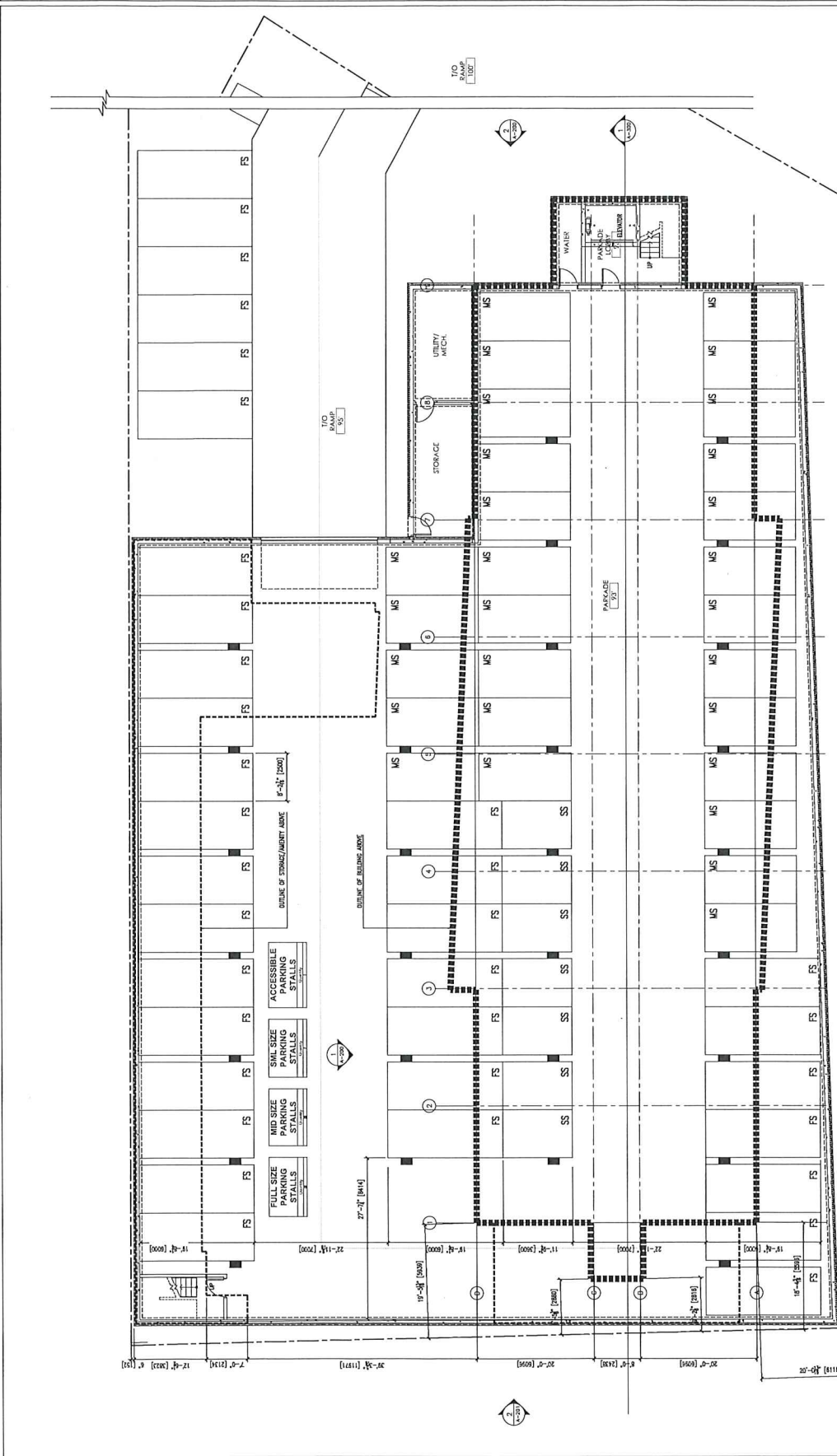
REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?		✓	
Do developments adjacent to non-revitalization areas create an appropriate transition?			✓
Are spaces 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?		✓	



2080 BENVOLIN COURT | Kelowna, BC

Worman Homes | Worman Commercial



SCHEDULE A



City of
Kelowna
 COMMUNITY DEVELOPMENT

This forms part of application
 # DP19-0045 &
 DVP19-0046

Planner Initials
 LK

1. PARKADE LEVEL FLOOR PLAN

SCHEDULE

A

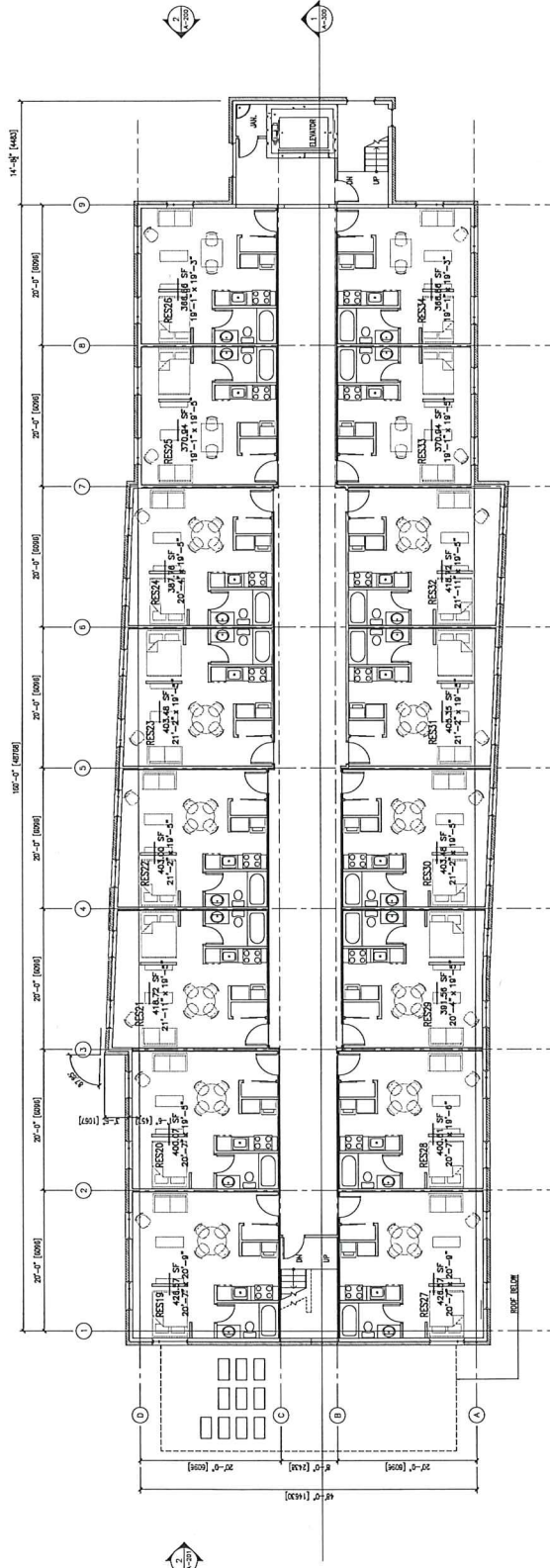
This forms part of application

DP19-0045 &
DVP19-0046



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **LK**



1 SECOND FLOOR PLAN

0.000' AREA = 1.000' / 1.000'

NOT TO SCALE (SEE LEGEND FOR DETAILS)

FOR DP

FOR DP

SCHEDULE A

This forms part of application

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City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **LK**

DISTINCT SOLUTIONS INC.
plans@dsi.ca 250-443-7811
250-1418 Esplanade Street
Kelowna, BC V1Y 4C6
www.distinctsolutions.ca



COMMUNITY PLANNING

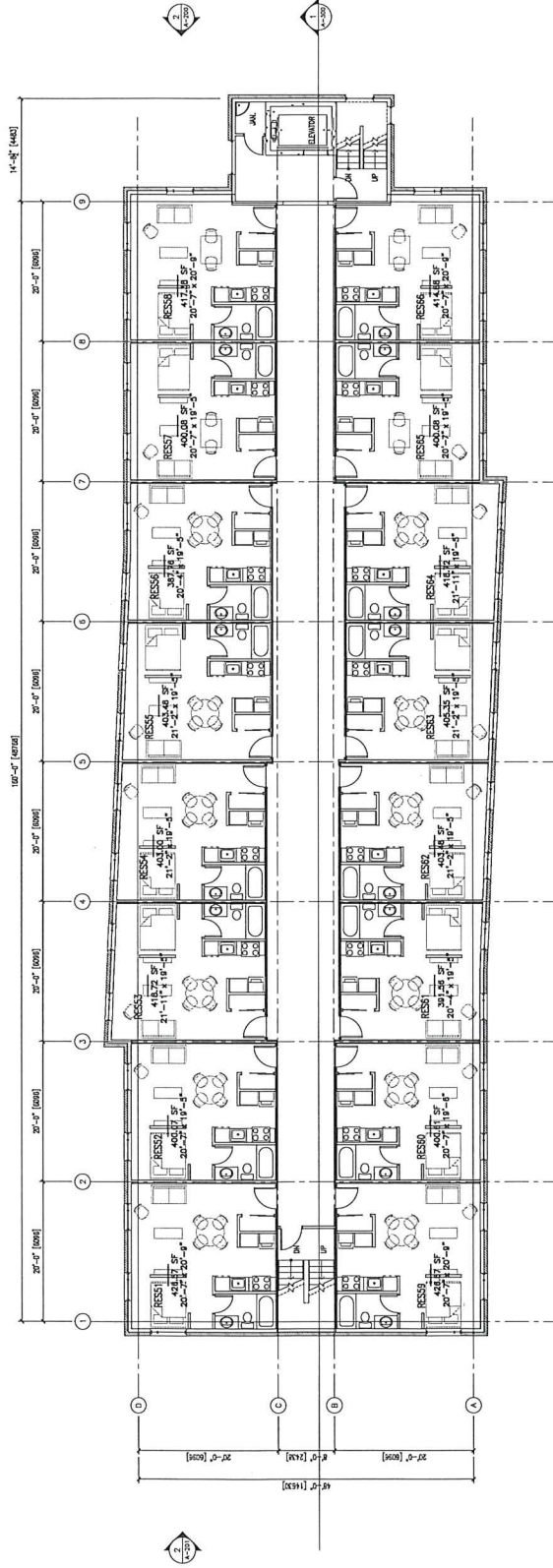
As the author, I warrant that the information provided in this application is true and correct to the best of my knowledge and belief. I warrant that the information provided in this application is true and correct to the best of my knowledge and belief. I warrant that the information provided in this application is true and correct to the best of my knowledge and belief.

Revision No. Date
1 10/10/2019
2 10/10/2019
3 10/10/2019

Plot Data Drawing No.
Schedule A
Project
2000 ICHAVOLIN COURT
DRAWING TITLE
FOURTH FLOOR PLAN

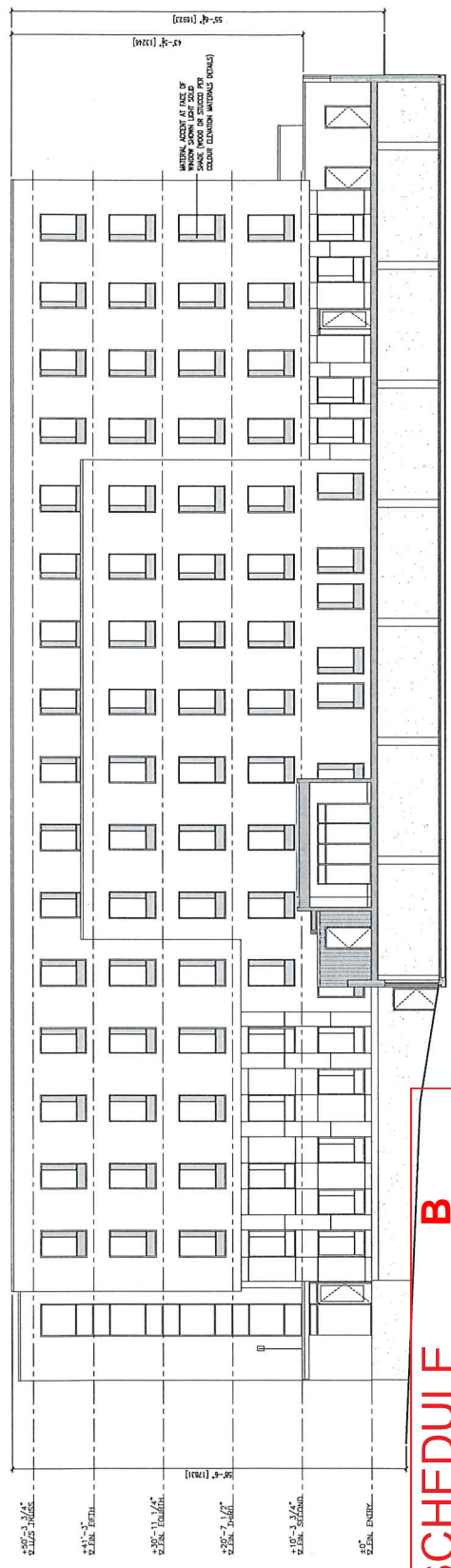


FOR DP



1. FOURTH FLOOR PLAN

DATE: 10/10/2019
BY: [NAME]
FOR: [NAME]



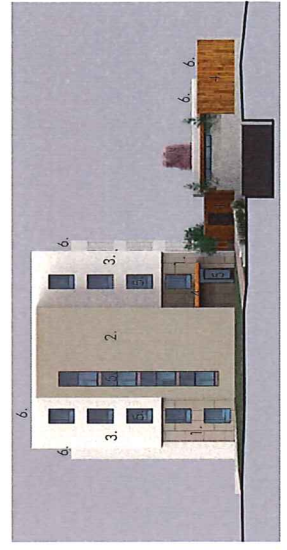
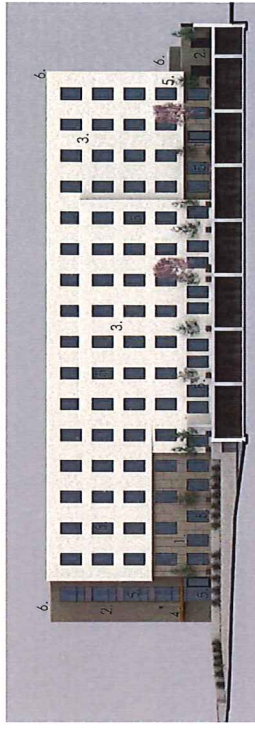
SCHEDULE B

This forms part of application
DP19-0045 &
DVP19-0046

City of Kelowna
COMMUNITY PLANNING

Planner Initials **LK**

- MATERIAL LEGEND:**
- TECTIVA FIBRE CEMENT PANELS BY EQUITONE / COLOUR : TE60 (GREY)
 - STUCCO TO MATCH TECTIVA EQUITONE
 - TE90 (DARK GREY)
 - WOOD CANOPY/WINDOW TRIM/SIDING / TRELLIS STAINED TO MATCH WD 319 BEACH OAK
 - WINDOWS (BLACK)
 - PREFIN. METAL FLASHING TO MATCH ADJACENT FINISH MATERIAL COLOUR



2 EAST ELEVATION
1/8"=1'-0"

FOR DP

SCHEDULE B

This forms part of application

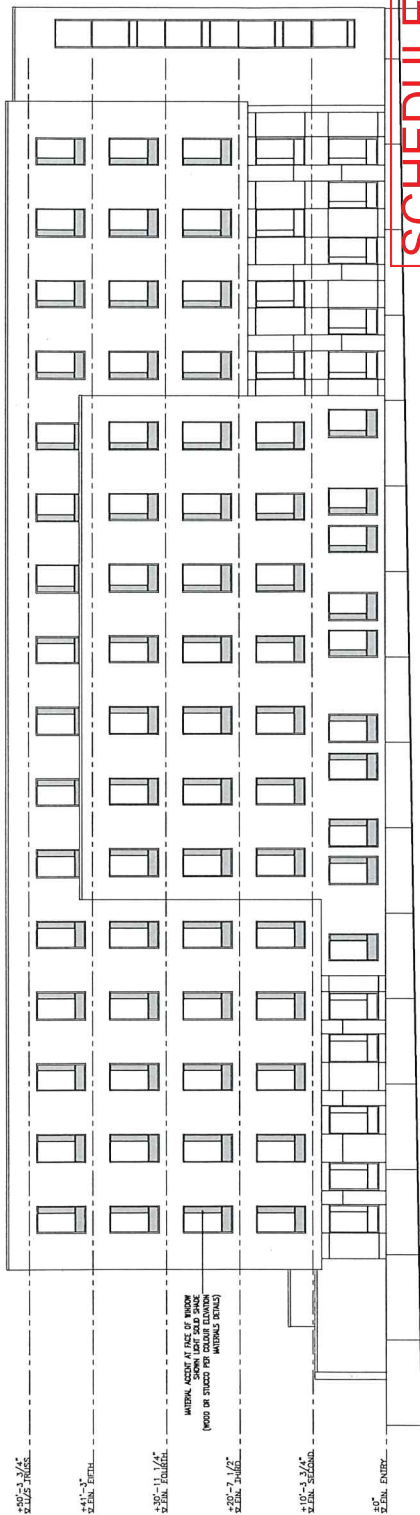
DP19-0045 &
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Planner Initials
LK

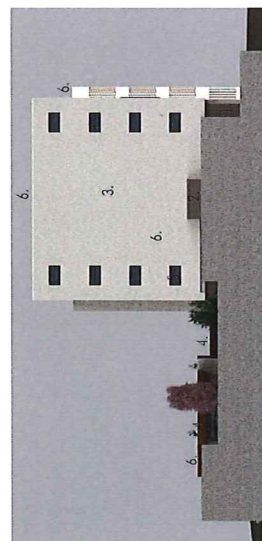
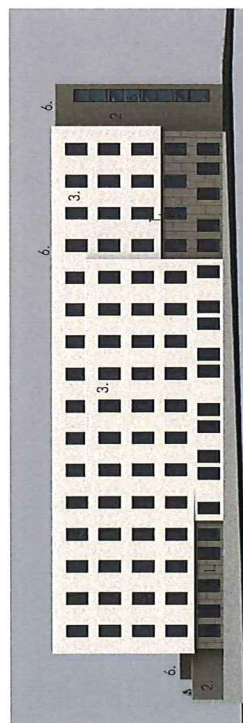
City of Kelowna
COMMUNITY PLANNING

Revision No., Date and Description
11.01.18 - FOR DISCUSSION
12.10.18 - FOR DISCUSSION
12.14.18 - FOR DP

Plot Date 21-Dec-18	Drawing No. A-201
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- MATERIAL LEGEND:**
1. TECTIVA FIBRE CEMENT PANELS BY
EQUITONE / COLOUR : TE40 (GREY)
 2. STUCCO TO MATCH TECTIVA EQUITONE
 3. TE90 (DARK GREY)
 4. STUCCO (WHITE)
 5. WOOD CANOPY/WINDOW TRIM/SIDING /
TRELLIS STAINED TO MATCH WD 319
BEACH OAK
 6. WINDOWS (BLACK)
 7. PRE-FIN. METAL FLASHING TO MATCH
ADJACENT FINISH MATERIAL COLOUR



2 WEST ELEVATION
 $\frac{1}{1/n^2 + 1 - a^2}$

FOR DP




FOR DP

[illegible]

Revision No., Date 12-21-18 12-21-18 - FOR gip	
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Plot Date 21-Dec-18	Drawing No. A-700
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PROJECT 2000 BENVOLUNT COURT	DRAWING TITLE RENDERING STUDIOS
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NUMBER OF REVISIONS		DATE
1	12/20/18	
2		
3		
4		
5		

FILED IN	1042
RECEIVED	RM
DATE	10/20
BY	H
DATE	DEC. 20, 2018
FILED	11/19



SCHEDULE C

This forms part of application

DP19-0045 &
DVP19-0046



City of Kelco COMMUNITY

Planner Initials LK

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.I.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC DRAIN INTERCONNECTED IRRIGATION SYSTEM.
3. TREES AND SHRUBS NEED TO BE PLANTED IN A MINIMUM 75mm WOOD MULCH; DO NOT PLACE WEED MAT UNDER TREES AND SHRUBS.
4. TREES AND SHRUBS NEED TO RECEIVE A MINIMUM 100mm DEPTH TOPDRESS TREATMENT.
5. TREE AREAS FROM 200mm TO 1m 1 GRADE CROWN CAN BE CERTIFIED AS ZONE OF IMPROVED PERMEABILITY.
6. PERMEABLE SURFACES SHALL BE USED FOR ALL DRIVEWAYS AND PARKING AREAS. TURF AREAS SHALL MEET DRIVING GRASS SPECIFICATIONS AND BE SECURED AGAINST EROSION. TURF AREAS SHALL MEET 100mm DEPTH GRASS AND MOW SURFACE FINISH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THERE IS NO RISK OF FLOODING. ANY EXCESSIVE WATER MUST BE DISCHARGED FROM THE LOT INTO ADJACENT PLOTS, CHANNELS OR PRIVATE PROPERTY.

PLANT LIST

[illegible]