

# Development Permit DP18-0183

<b>ATTACHMENT</b> A	
This forms part of application	
# DP18-0183	
Planner Initials	AJ
City of <b>Kelowna</b> DEVELOPMENT PLANNING	



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

**210 Kneller Road**

and legally known as

**Lot B Section 27 ODYD Plan 17467**

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

## Multiple Dwelling 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:

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced within two (2) years of Council approval.**

Existing Zone: Future Land Use Designation:

**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: Gurden Singh Gill & Kamalpreet Kaur Gill

Applicant: New Town Services

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Terry Barton  
Development Planning Department Manager  
Development Planning

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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 **\$78,267.75**

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.

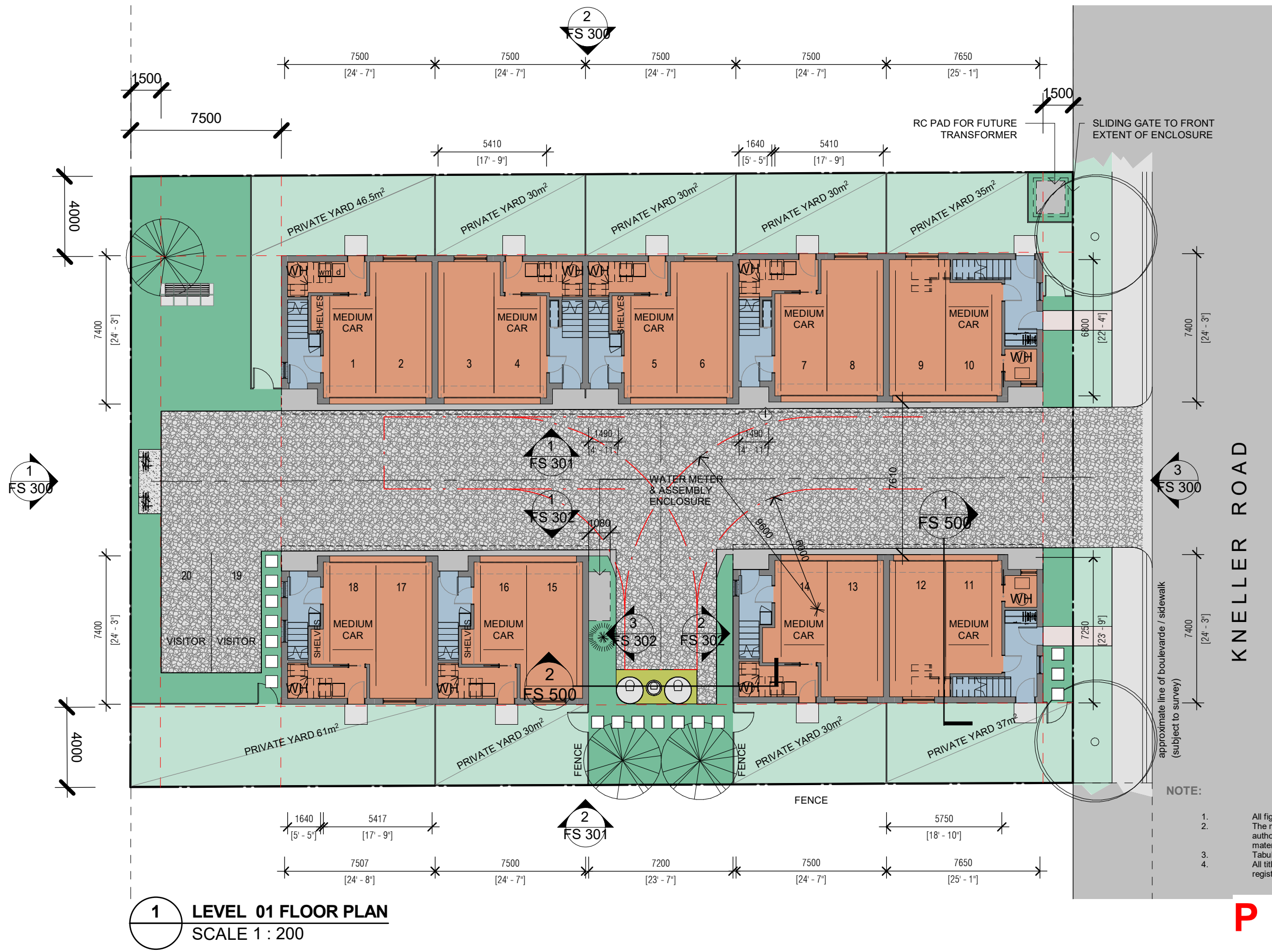
## 4. INDEMNIFICATION

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.**



1 LEVEL 01 FLOOR PLAN  
SCALE 1 : 200

SCHEDULE

A

This forms part of application

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AJ

City of Kelowna

DEVELOPMENT PLANNING

Parking Schedule		
Mark	Comments	Type
1	MEDIUM	2300(w)x4800(d)
2	STANDARD	2500(w)x6000(d)
3	STANDARD	2500(w)x6000(d)
4	MEDIUM	2300(w)x4800(d)
5	MEDIUM	2300(w)x4800(d)
6	STANDARD	2500(w)x6000(d)
7	MEDIUM	2300(w)x4800(d)
8	STANDARD	2500(w)x6000(d)
9	STANDARD	2500(w)x6000(d)
10	MEDIUM	2300(w)x4800(d)
11	MEDIUM	2300(w)x4800(d)
12	STANDARD	2500(w)x6000(d)
13	STANDARD	2500(w)x6000(d)
14	MEDIUM	2300(w)x4800(d)
15	STANDARD	2500(w)x6000(d)
16	MEDIUM	2300(w)x4800(d)
17	STANDARD	2500(w)x6000(d)
18	MEDIUM	2300(w)x4800(d)
19	STANDARD	2500(w)x6000(d)
20	STANDARD	2500(w)x6000(d)

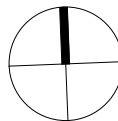
NOTE:

- 1.
  - 2.
  - 3.
  - 4.
- All figures have been based on preliminary information and are subject to verification. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents. Tabulated floor areas are calculated in accordance with BOMA standards for Net Sellable Area (NSA). All title / cadastral information is taken from City of Kelowna open source data and is subject to survey by a registered Land Surveyor.

PRELIMINARY

**Revisions**

Rev	Date	Reason for issue	App'd
D	20/12/18	Re-issued for Development Permit	NTAE
C	28/08/18	Revised Development Permit	NTAE
B	17/07/18	Development Permit	NTAE
A	05/07/18	Pre_DP Set	NTAE
-	12/06/18	Client review - SKETCH	NTAE





NOTE:

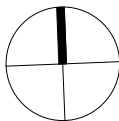
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1

LEVEL 02 FLOOR PLAN

SCALE 1 : 200

PRELIMINARY

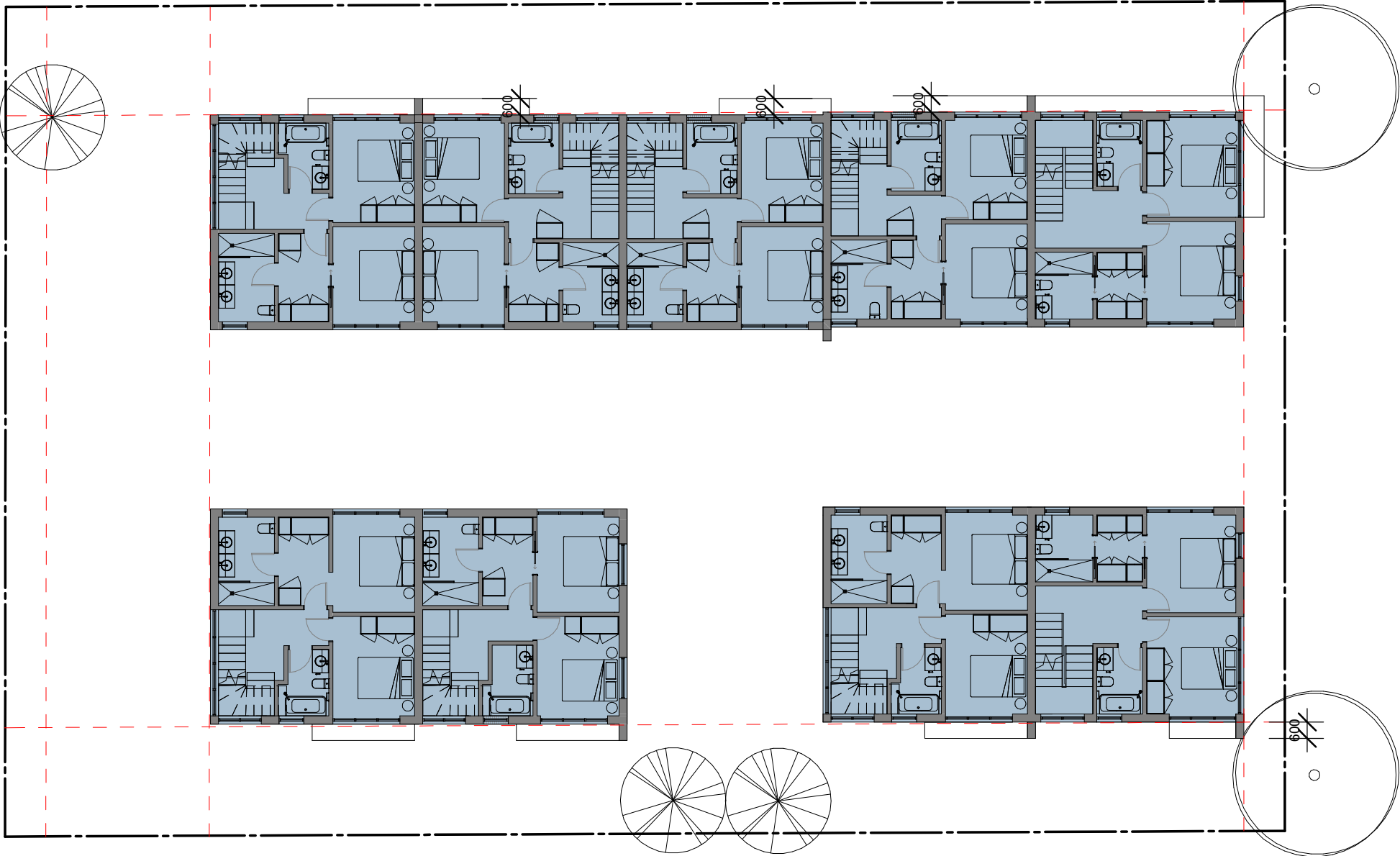




SCHEDULE A

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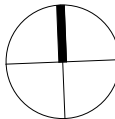
Planner  
Initials AJ



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1 LEVEL 03 FLOOR PLAN  
SCALE 1 : 200

PRELIMINARY

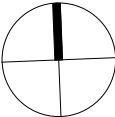


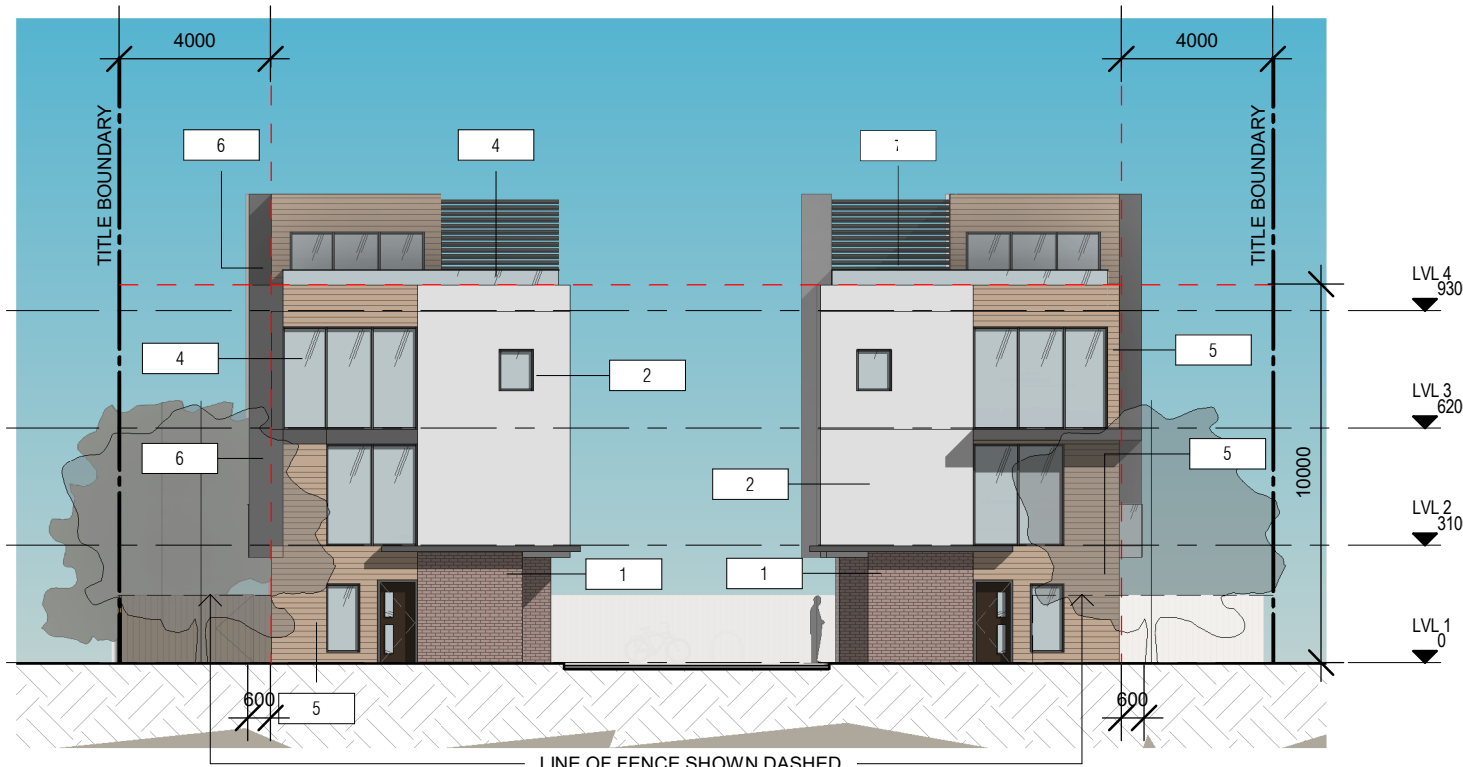


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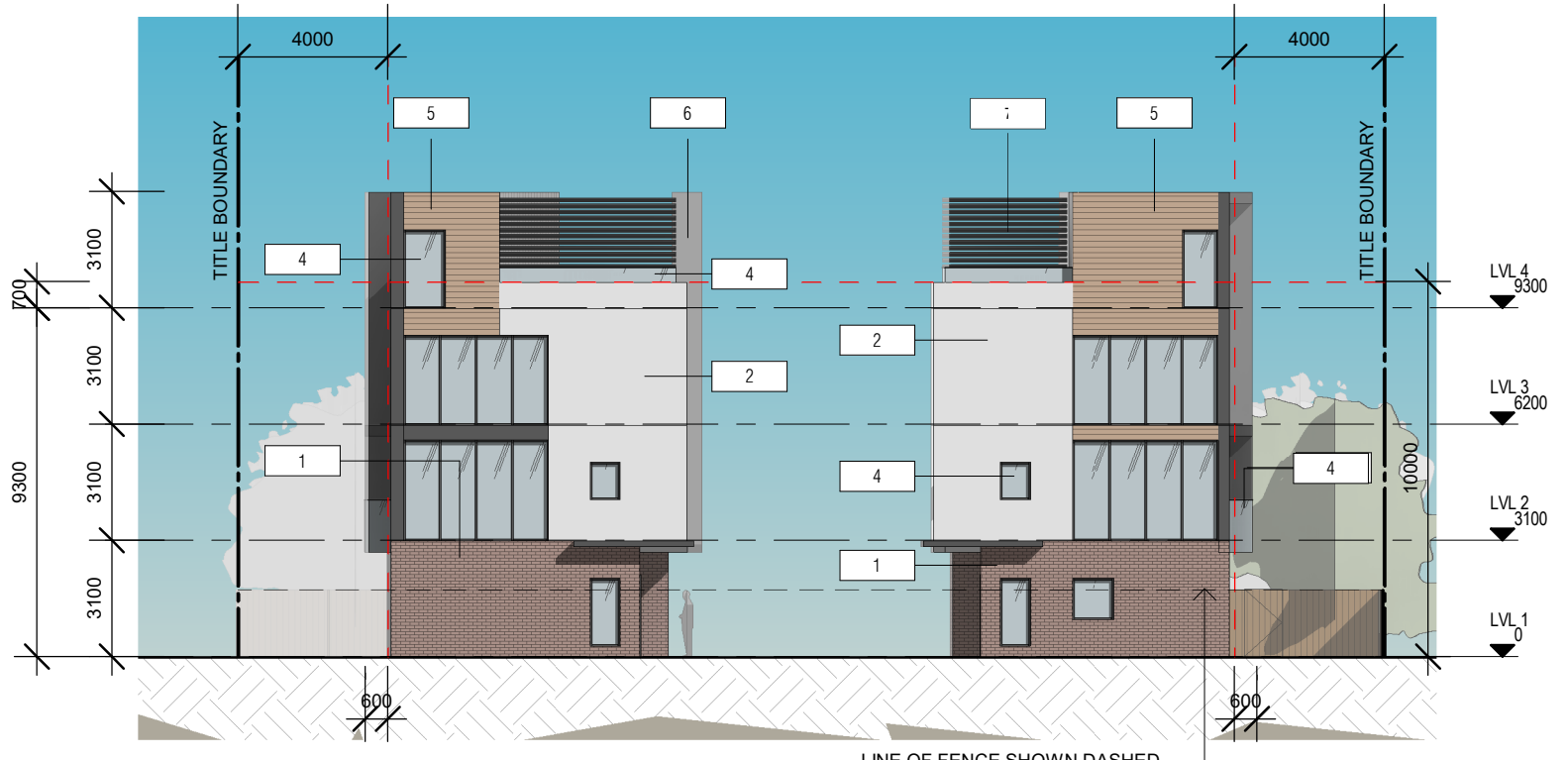
**1** ROOF PLAN  
SCALE 1 : 200

PRELIMINARY





**3** Elevation - EAST  
SCALE 1 : 200



**1** Elevation - WEST  
SCALE 1 : 200




**2** Elevation - NORTH  
SCALE 1 : 200

**SCHEDULE B**

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Planner Initials **AJ**

  
City of  
**Kelowna**  
DEVELOPMENT PLANNING

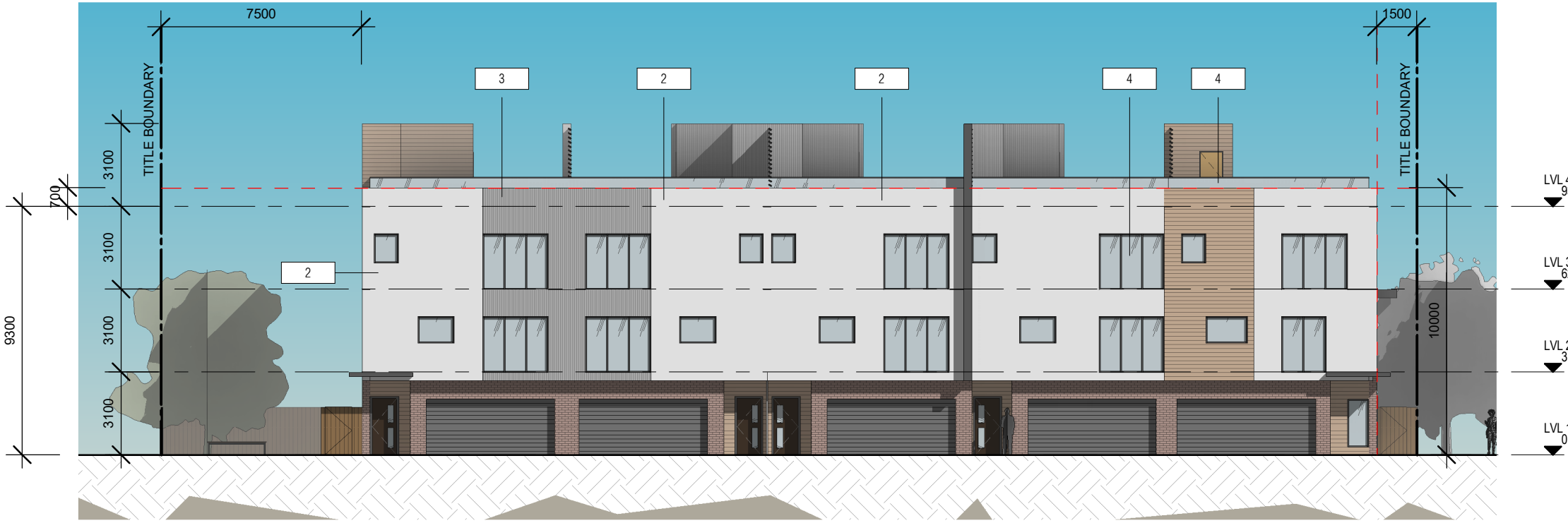
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**PRELIMINARY**



2 Elevation - SOUTH  
SCALE 1 : 200



1 Elevation - SOUTH\_Internal  
SCALE 1 : 200

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PRELIMINARY

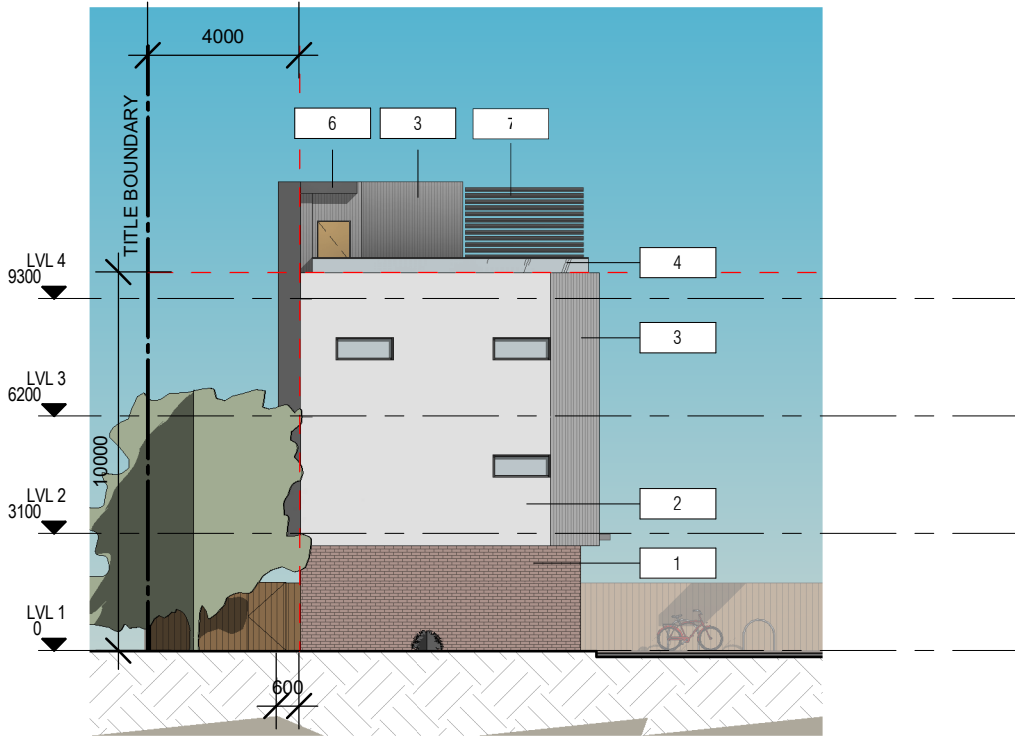




1

Elevation - NORTH\_Internal

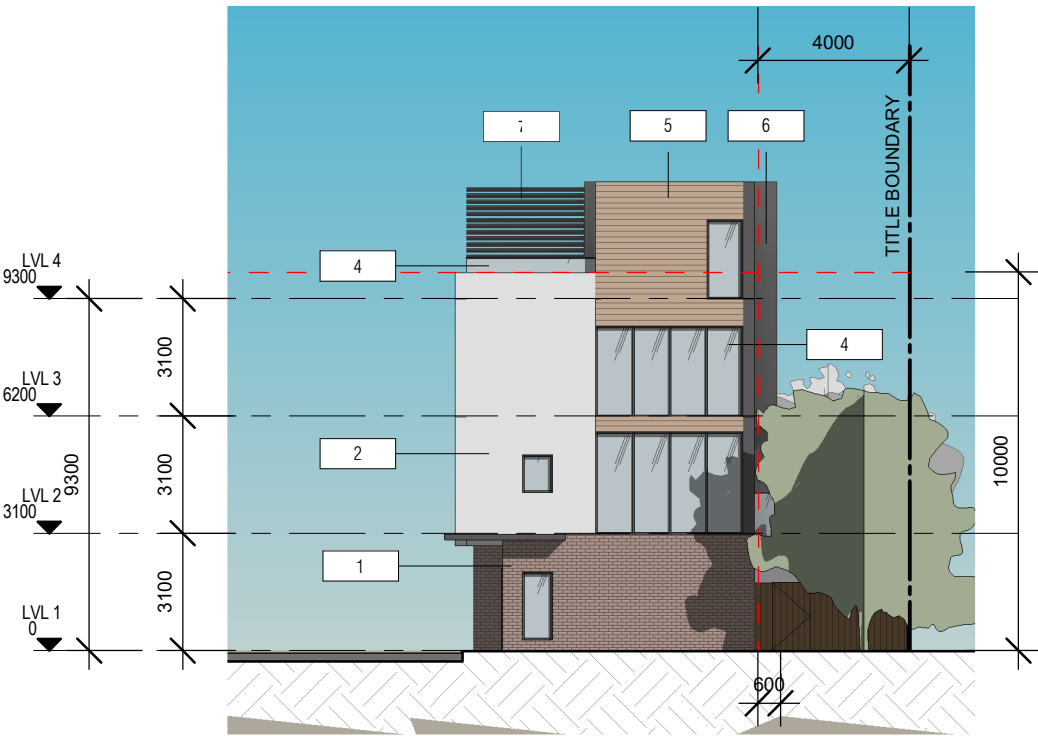
SCALE 1 : 200



3

Elevation - EAST\_Internal

SCALE 1 : 200



2

Elevation - WEST\_Internal

SCALE 1 : 200

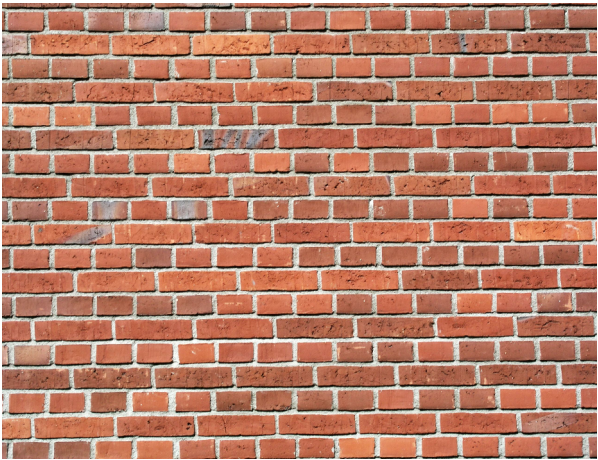
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PRELIMINARY

Revisions

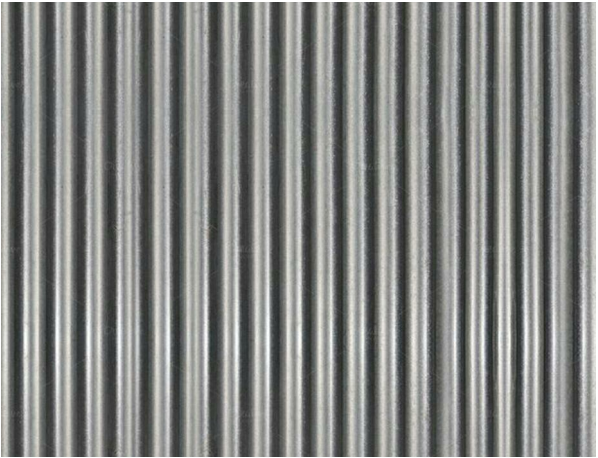
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Rev	Date	Reason for issue	App'd



1



2



3



4



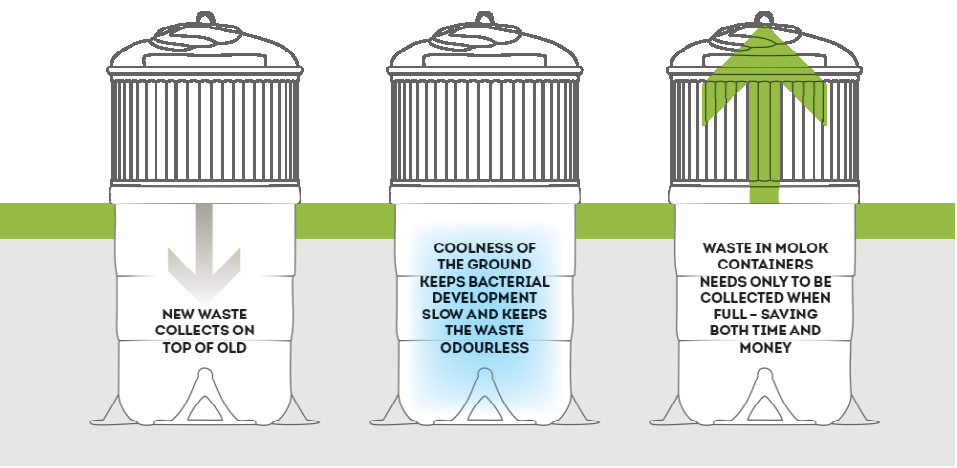
5



6



MOLOK



LEGEND

- 1 CLAY BRICK - RED
- 2 PANELISED COMPRESSED FIBROUS CEMENT SHEET WITH SHADOWLINE REVEALS - OFF WHITE
- 3 VERTICAL PROFILED METAL CLADDING - GALVANISED
- 4 GLAZING & BALUSTRADES - CLEAR VISION GLASS
- 5 CEMENT SHEET WEATHERBOARD - LAP CLADDING - TIMBER FINISH
- 6 COMPRESSED FIBROUS CEMENT SHEET - CHARCOAL
- 7 ROOFTOP PATIO PRIVACY SCREEN - PAINTED WOOD

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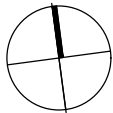
LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- 1.8m Ht. TIMBER FENCE
- CONCRETE PATHWAY
- SOD
- ORNAMENTAL GRASSES / PERENNIALS PLANTING BED
- SHRUBS / PERENNIALS PLANTING BED
- PERMEABLE PAVERS
- LOOP 2 SPACE BIKE RACK
- ROOF TOP PLANTERS
- BENCH

- GENERAL NOTES:
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
  - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
  - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
  - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
  - THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous					
2	Tilia cordata 'Halka'	Little-Leaf Linden	6cm Cal	B&B	5.0m x 4.0m
2	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	6cm Cal	B&B	12.0m x 4.5m
1	Cercidiphyllum japonicum	Katsura tree	6cm Cal	B&B	10.0m x 7.0m
Shrubs					
15	Euonymus alatus 'Compactus'	Dwarf Winged Burning Bush	#02	Potted	2.0m x 1.5m
15	Cornus alba 'Elegantissima'	Silver Leaf Dogwood	#02	Potted	2.5m x 2.0m
10	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#02	Potted	1.0m x 2.0m
Grasses					
20	Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	#01	Potted	1.2m x 0.9m
20	Pennisetum alopecuroides 'Little Bunny'	Miniature Fountain Grass	#01	Potted	0.6m x 0.6m
25	Deschampsia cespitosa 'Goldtau'	Tufted Hair Grass	#01	Potted	0.75m x 0.75m
Perennials					
30	Echinacea purpurea 'Magnus'	Magnus Coneflower	#01	Potted	0.9m x 0.6m
25	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
20	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.6m x 0.6m
15	Eupatorium dubium 'Baby Joe'	Dwarf Joe Pye Weed	#01	Potted	0.75m x 0.9m

REPRESENTATIVE IMAGES:



SEAL

NO.	DATE (MM/DD/YY)	REVISION
4	07/04/19	RE-ISSUED FOR DEVELOPMENT PERMIT
3	06/24/19	RE-ISSUED FOR DEVELOPMENT PERMIT
2	08/30/18	RE-ISSUED FOR DEVELOPMENT PERMIT
1	07/13/18	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: EL
CHK'D: BD
DATE: 07/13/18
SCALE: 1:200

SITE PLAN

LDP-1

Project No. LA-18-400-GUG

## DEVELOPMENT PERMIT GUIDELINES

### Comprehensive Development Permit Area

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?		✓	
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?		✓	
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?		✓	
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?		✓	

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?			✓
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>		✓	
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?			✓

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?			
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?		✓	
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?	✓		





1 PERSPECTIVE FROM INTERSECTION OF KNELLER & GERSTMAR  
NTS



2 PERSPECTIVE FROM NORTH (On Kneller Road)  
NTS



3 PERSPECTIVE FROM WEST  
NTS



4 PERSPECTIVE FROM SOUTH (On Kneller Road)  
NTS

ATTACHMENT C

This forms part of application  
# DP18-0183

Planner  
Initials AJ

City of  
**Kelowna**  
DEVELOPMENT PLANNING

PRELIMINARY