

Development Permit DP19-0059

ATTACHMENT

A

This forms part of application

DP19-0059

Planner
Initials

LK

City of
Kelowna
DEVELOPMENT PLANNING



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

280 McIntosh Road

and legally known as

Lot 1 Section 26 Township 26 ODYD Plan 6518

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

Supportive Housing

USE as per Zoning Bylaw

Apartment 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 July 15, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization and Comprehensive

This permit will not be valid if development has not commenced by July 15, 2021.

Existing Zone: RM5 Future Land Use Designation: MRM

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: Provincial Rental Housing Corporation, Inc. No. BC0052129

Applicant: S2 Architecture

Terry Barton
Development 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.

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 **\$185,355.00**
- b) A certified cheque in the amount of **\$185,355.00**
- c) 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.**

BC HOUSING SUPPORTIVE HOUSING

280 MCINTOSH ROAD

KELOWNA, BC

ISSUED FOR REVISED DP SUBMISSION
JUNE 07, 2019



HORIZON NORTH
CONTACT INFORMATION
COURTNEY FORSYTH
T 250.882.8789
F 250.882.8789
CFORSYTH@HORIZONNORTH.CA
PROJECT MANAGER

S2
CONTACT INFORMATION
CHAD ZYLA
T 403.870.7059
F 403.870.7059
CZYLA@S2ARCHITECTURE.COM
ARCHITECTURE

msp
CONTACT INFORMATION
ROBERT FERSHAU
T 250.489.1714
F 250.482.4499
ROBERT.FERSHAU@MSP.COM
LANDSCAPE ARCHITECTURE

LAWSON
CONTACT INFORMATION
BLAKE LAWSON
T 250.382.3220
F 250.382.3220
BLAKE@LAWSONDEVELOPMENTS.COM
CIVIL ENGINEERING

© 2019, Horizon North Inc.					
Modelar "Horizon" All rights reserved.					
This document is the property of Horizon North Inc. and may not be used or reproduced in any form without the written permission of Horizon North Inc.					
1. 19/07/24	ISSUED FOR DP	MEH	CZ		
2. 19/06/07	ISSUED FOR DP	MR	CZ		
No. VMD	REVISION	BY	CHKD		



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

BC HOUSING
BCH MCINTOSH
KELOWNA, BC
COVER SHEET

BC HOUSING
A0.0

APPROVED
2019 MCINTOSH ROAD, KELOWNA, BC
UNIT 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

A

Planner Initials LK

HORIZON NORTH



BC HOUSING
 BCH MCINTOSH
 KELOWNA, BC
 SITE PLAN & SITE DETAILS
 DRAWING NO. A1.0



D-Series Size 1 LED Area Luminaire

A

DP19-0059



LK



DHC No. 2

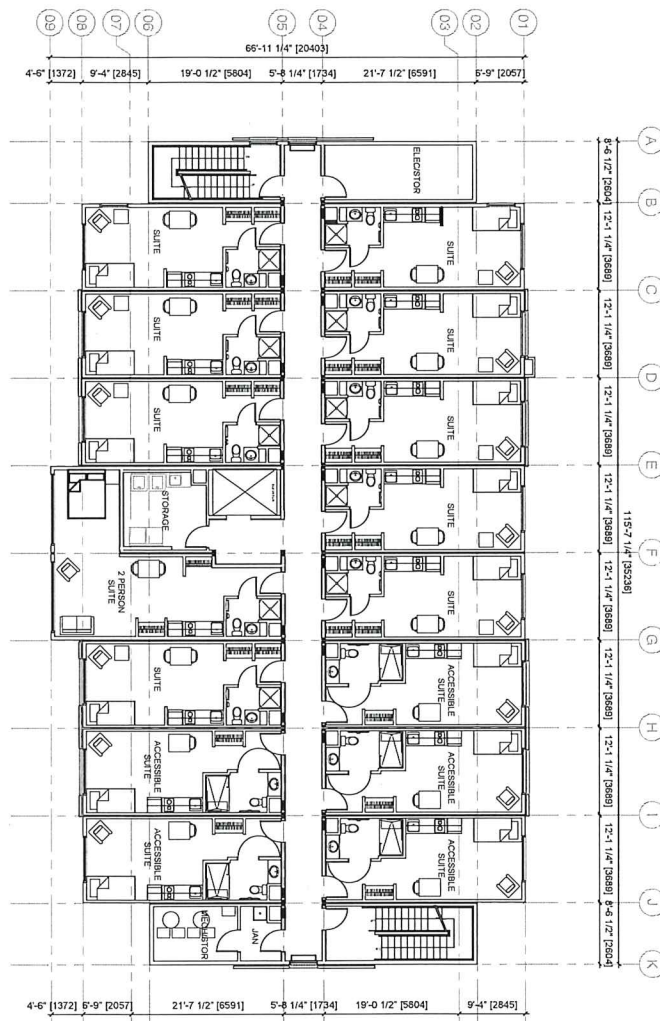
A2.0

A

DP19-0059



LK



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



© 2015, Horizon North Modular Solutions Inc. All rights reserved. "Horizon" and all rights reserved. Confidential information of Horizon and may not be used or limited in any way for which it is furnished, except with the written permission of Horizon.



HORIZON NORTH



BC HOUSING



S2 architecture

Rev # :
Tn # :
Scale : AS INDICED
Drawn by : MCH
Checked : CZ

BC HOUSING
BCH MCINTOSH
KELOWNA, BC
SECOND FLOOR PLAN

A2.1

A

LK



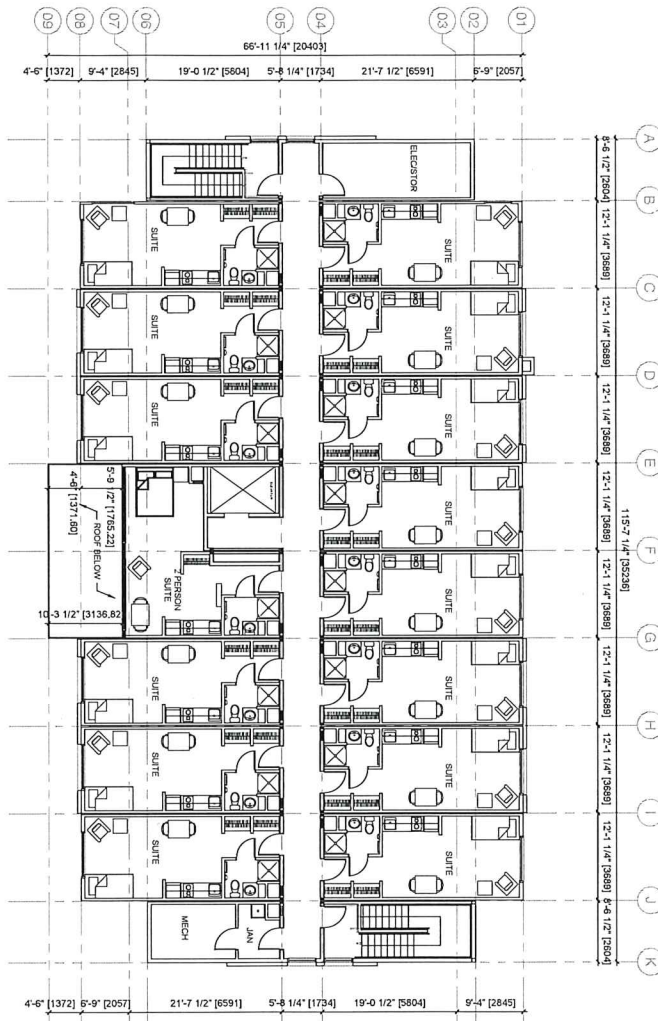
Doc. No. A2.2

A

DP19-0059



LK



1 FOURTH FLOOR PLAN
A2.3 SCALE 1/8" = 1'-0"



<p>© 2019, Horizon North Modular Solutions Inc. ("Horizon"). All rights reserved. This document contains confidential information of Horizon and may not be used or disclosed, other than for the limited purposes for which it is furnished, except with the written permission of Horizon.</p>	<p>2. 19/06/20 ISSUED REVISED DP</p>	<p>MEH C2</p>
<p>1. 19/02/20 ISSUED FOR DP</p>	<p>MR C2</p>	
<p>No. Y M/D</p>	<p>REVISION</p>	<p>BY CHND</p>



BC HOUSING



PROB / :	
TN # :	
SCALE : AS INDICATED	
DRUM DT : MEH	
DICED : CZ	

BC HOUSING
BCH MCINTOSH
KELOWNA, BC
FOURTH FLOOR PLAN

DMS No.:

A2.3

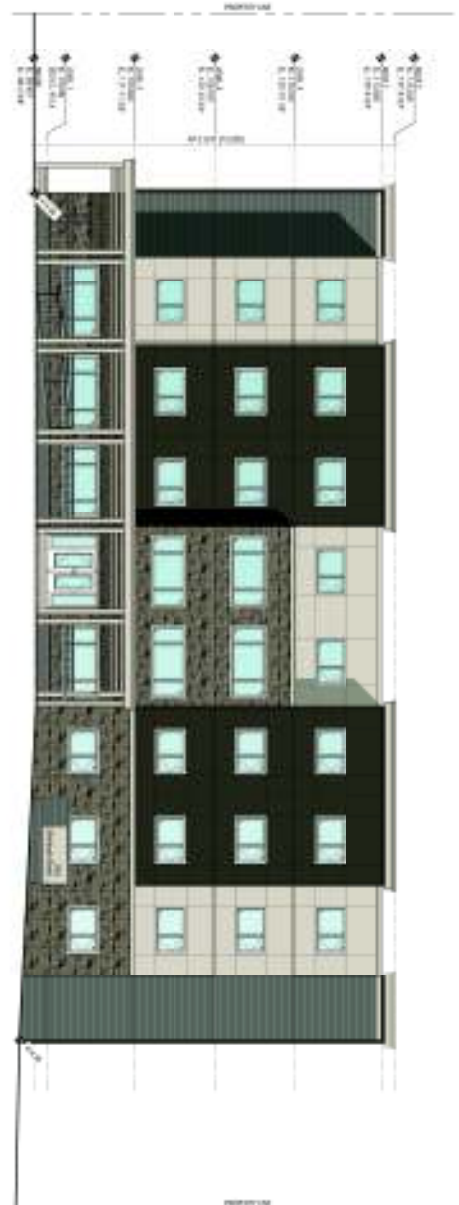
B

DP19-0059



DEVELOPMENT PLANNING

LK

[illegible][illegible]

BC HOUSING BCH MCINTOSH KELOWNA, BC S & B COLOUR ELEVATIONS	MS 10 A5.0
--	---------------

A5.0

B

DP19-0059



LK



20	name
14.38	age
Gender	fr
	fr
	fr

BC HOUSING BCH MCINTOSH KELOWNA, BC N & W COLOUR ELEVATIONS	
A5.1	

A5.1

SCHEDULE B

This forms part of application
DP19-0059

Planner
Initials **LK**

City of
Kelowna
DEVELOPMENT PLANNING



FIBRE CEMENT PLANK
- AGED PEWTER



FIBRE CEMENT PANEL
- RICH ESPRESSO



FIBRE CEMENT PANEL
- COBBLESTONE



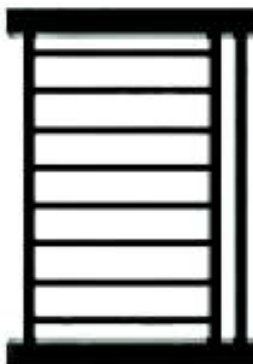
BRICK
- CASTLEWOOD



PVC WINDOW
- WHITE



METAL RAILING
- BLACK



*FLAT ROOF NOT VISIBLE
- TPO WHITE ROOFING

MATERIAL BOARD
SUPPORTIVE HOUSING, 280 MCINTOSH ROAD, KELOWNA, BC



BC HOUSING





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
Authenticity and Regional Expression			
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?	✓		
Context			
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?			✓
Relationship to the Street			
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?		✓	
Massing and Height			
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?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?		✓	
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
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?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?	✓		
Amenities, Ancillary Services and Utilities			
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?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			✓
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			✓
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<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?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
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?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	✓		



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials
LK

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?			✓
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?		✓	