

# ATTACHMENT

A

This forms part of application

# DP18-0230 DVP19-0151

Planner  
Initials

ok



## Development Permit & Development Variance Permit

DP18-0230/DVP19-0151



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

3200 Via Centrale

and legally known as:

Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682

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

Multiple Dwelling Housing (24 Unit Townhouse)

AND THAT the variances to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

Section 7.6.1: Minimum Landscape Buffers

To vary the required landscape buffer from 'Level 5' to 'Level 3'

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

Date of Council Decision November 19<sup>th</sup> 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL - Multiple Unit Residential (Low Density)

### **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: 0971205 B.C LTD., Inc. No. BC0971205

Applicant: David Sargent

Terry Barton  
Community 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 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: To be Determined (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.

## 5. 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.

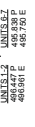
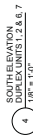
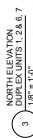
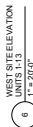
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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



UNIT FLOOR AREA SUMMARY	UNIT FLOOR AREA (SQM)	UNIT FLOOR AREA (SQT)	GARAGE	PATIO	TOTAL (SQT)	TOTAL (SQM)	TOTAL (SQT)	TOTAL (SQM)
ACTIVITY - IND UNIT	1,059	124	2,242	221	1,902	1,902	1,902	1,902
ACTIVITY - RES UNIT	1,059	124	2,242	221	1,902	1,902	1,902	1,902
COURTYARD - IND UNIT	1,059	124	2,242	221	1,902	1,902	1,902	1,902
COURTYARD - RES UNIT	1,059	124	2,242	221	1,902	1,902	1,902	1,902
COURTYARD - MIXED UNIT	1,059	124	2,242	221	1,902	1,902	1,902	1,902

SITE COVERAGE BUILDING AREA	SF	SM
BUILDING A - UNITS 1 & 2	3,064	285
BUILDING B - UNITS 3 & 5	4,596	427
BUILDING C - UNITS 6,7	3,064	285
BUILDING D - UNITS 8,9,10	4,596	427
BUILDING E - UNITS 11,12,13	4,596	427
BUILDING F - UNITS 14,15,16,17,18,19	9,276	862
BUILDING G - UNITS 20,21,22,23,24	7,740	718



TYPICAL  
LOWER ROOF

SHEET TITLE

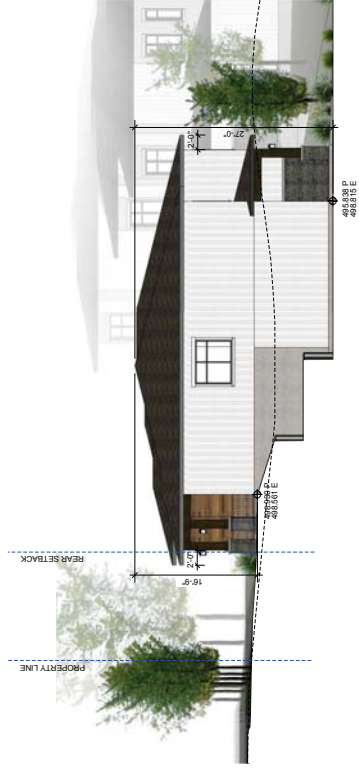
SCALE	AS
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### A3.1

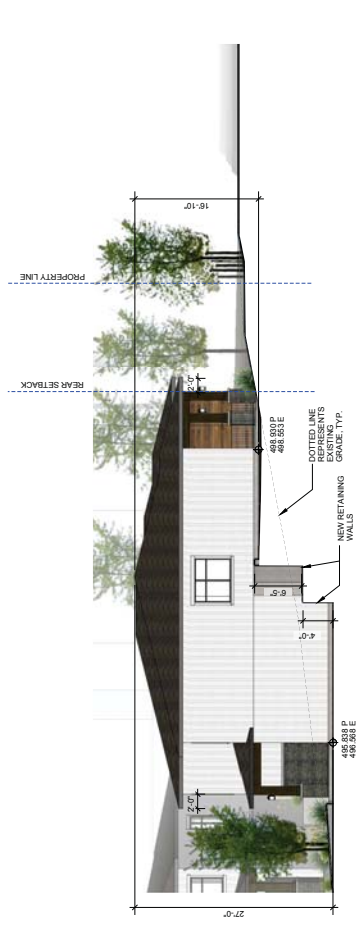








3 REAR ELEVATION  
1/8" = 1'-0"



4 NORTH ELEVATION  
1/8" = 1'-0"



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



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

12  
3  
TYPICAL  
UPPER & LOWER  
ROOF

EXISTING  
GRADE, TYP.

GENERAL NOTES  
REFER TO A3.1 FOR TYPICAL DEVELOPMENT STANDARDS

GENERAL CONDITIONS  
The drawings are prepared in accordance with the provisions of the British Columbia Building Act and the regulations thereunder. The drawings are prepared for the purpose of obtaining a building permit and are not to be used for any other purpose without the written consent of the architect.

SITE NORTH PROJECT NORTH  
REFER TO SITE PLAN

DATE	REVISION/NOTES
2019.05.14	ISSUED FOR PERMIT
2019.05.20	REVISED BUILDING SPACING
2019.05.28	DEVELOPMENT PERMIT

PROJECT TITLE  
Bear & Quail  
Townhomes  
Country Club Drive  
Kelowna, BC

SHEET TITLE  
Courtyard View  
Townhome  
Elevations

SCALE  
DRAWING NUMBER  
AS NOTED

A3.4





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

EXTerior FINISHES LEGEND

REFER TO A3.1 FOR TYPICAL EXTERIOR FINISHES

## GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and contact the office if any clarification is required. Verifying dimensions all through take precedence over scaled dimensions. This drawing must be read in conjunction with all drawing & specs issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

## COPYRIGHT RESERVED

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SITE NORTH PROJECT NORTH  
REFER TO SITE PLAN

DATE	ISSUED FOR
2019-05-14	REVISED AIR SETTINGS
2019-05-29	REVISED BUILDING SPACING
2019-06-20	DEVELOPMENT PERMIT

OBJECT TIME 01711

**Bear & Quail  
Townhomes**  
Country Club Drive  
Kelowna, BC

## Renderings

SCALE	AS NOTED
DRAWING NUMBER	

### A3.5



303-590 KLO Road  
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[www.outlanddesign.ca](http://www.outlanddesign.ca)



**BEAR AND QUAIL  
MULTIFAMILY**

Kelowna, B.C.

## CONCEPTUAL LANDSCAPE PLAN

DRAWING TITLE

ISSUED FOR / REVISION	
1	19.07.26 Development Permit
2	19.08.21 Development Permit
3	
4	
5	

PROJECT NO	19047
DESIGN BY	KJ
DRAWN BY	NO
CHECKED BY	FB
DATE	AUG. 21, 2019
SCALE	1/250



1/3

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**DIANIT IIST**

[illegible]

## NOTES

- [illegible]





OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE  
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Kelowna, BC V1Y 7S2  
T(250) 868-9270  
www.outlanddesign.ca



SCHEDULE C  
DP 18-428 DVP 19-0151  
City of Kelowna



PROJECT TITLE

BEAR AND QUAIL  
MULTIFAMILY  
Kelowna, BC

DESIGNER'S TITLE

WATER CONSERVATION/  
IRRIGATION PLAN

DATE	DESCRIPTION
10/17/20	Concept Development
10/22/21	Concept Development
11/11/21	Final Design
11/11/21	Final Design
11/11/21	Final Design

PROJECT NO.	100007
CLIENT NO.	11
DESIGNER NO.	11
DATE OF PLAN	11/11/21
SCALE	1:200



DATE OF PLAN

L2/3

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**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF KELLOWNA 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. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

5. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER RUGET (WBR) = 3027 mm / year  
ESTIMATED LANDSCAPE WATER USE (MLU) = 2066 cu m / year  
WATER BALANCE = 1201 cu m / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

ZONE #	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #1	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #11	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #12	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #13	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #14	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #2	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #15	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #16	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #17	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #18	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #3	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #19	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #20	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #21	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #22	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #4	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #23	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #24	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #25	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #26	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #5	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #27	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #28	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #29	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #30	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #6	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #31	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #32	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #33	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #34	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #7	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #35	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #36	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #37	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #38	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #8	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #39	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #40	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #41	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #42	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #9	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #43	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #44	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #45	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #46	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS
ZONE #10	LOW VOLUME OF IRRIGATION FOR TURF AREAS	ZONE #47	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #48	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #49	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS	ZONE #50	HIGH EFFICIENCY SUBSURFACE IRRIGATION FOR TURF AREAS

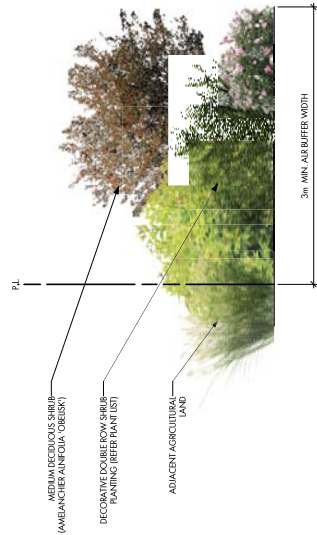
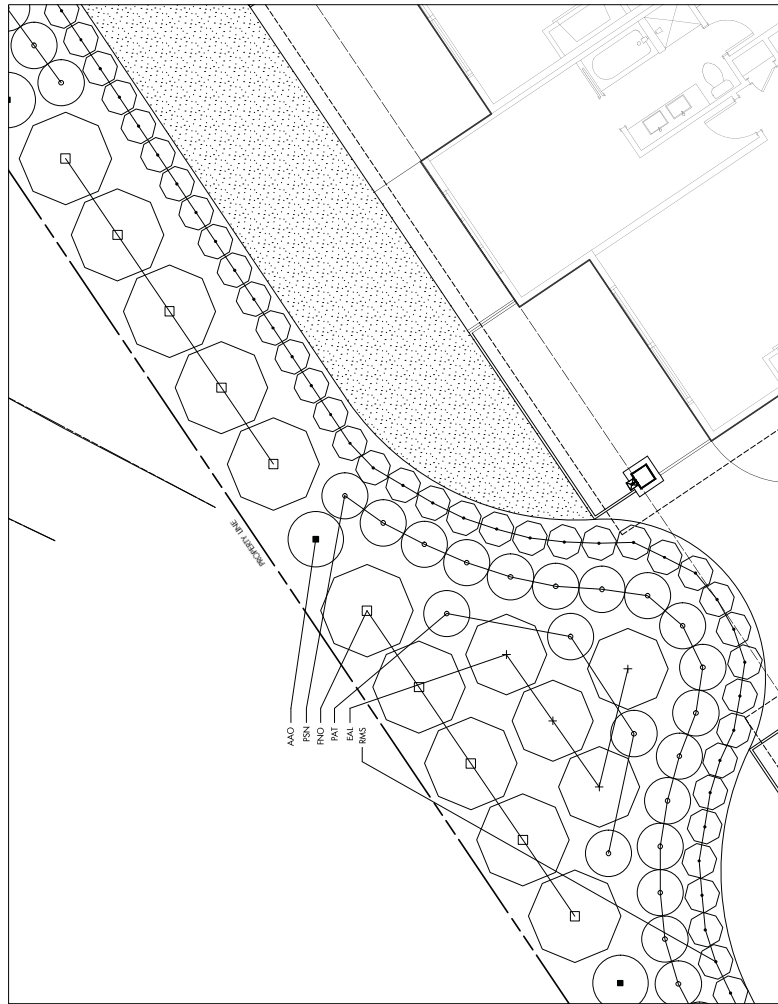


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KEY MAP  
1:2000

## REAR YARD LANDSCAPE BUFFER PLANT LIST

[illegible]

1 Rear Yard Landscape Buffer Planting Scheme

2 Rear Yard Landscape Buffer - Section

125

## Res


$$\frac{3}{3}$$

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**BEAR AND QUAIL  
MULTIFAMILY**

Kelowna, BC

**DEAD**

### REAR YARD LANDSCAPE BUFFER

ISSUED FOR / REVISION		
1	19.07.20	Development Permit
2	19.08.21	Development Permit
3		
4		
5		

PROJECT NO	19047
DESIGN BY	RT
DRAWN BY	NG
CHECKED BY	fb
DATE	AUG. 21, 2019
SCALE	1:250















