

Development Permit & Development Variance Permit DP20-0025/DVP20-0026

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

2175 Benvoulin Road

and legally known as

Lot C District Lot 128 and 142 ODYD Plan KAP89861 Except Plan EPP37196

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

122 unit residential townhouse and affordable seniors housing development.

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

Issued Date:

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by June, 2022.

Existing Zone: RM5 –Medium Density Multiple Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium 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: National Society of Hope, Inc. No. S0025475

Applicant: Novation Architecture Ltd., Paul Shuster

Terry Barton
Development Planning Department Manager

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.

with variances to the following section of Zoning Bylaw No. 8000:

Section 13.11.6 (c): Development Regulations

To vary the maximum height of the principle building from 18.0 m or 4.5 storeys to 26.0 m or 9.0 storeys.

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 **\$ 177,675.00**

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.**

DRAFT

CONSULTANTS:

ARCHITECTURAL
NOVATION ARCHITECTURE
302-2237 LECKIE ROAD
KELOWNA, BC V1Y 9T1
TEL (236) 420-4144
FAX (250) 000-0000

LANDSCAPE
BENCH SITE DESIGN INC.
4-1562 WATER STREET
KELOWNA, BC V1Y 1J7
TEL (250) 860-6778

DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

No.	Sheet Name	Sheet Purpose
A0.00	COVER SHEET	Working Drawings
A0.01	VISUALIZATIONS	Working Drawings
A1.00	SITE PLAN	Working Drawings
A2.00	PARKADE	Working Drawings
A2.01	MAIN FLOOR	Working Drawings
A2.02	SECOND FLOOR	Working Drawings
A2.03	THIRD FLOOR	Working Drawings
A2.04	FOURTH FLOOR	Working Drawings
A2.05	FIFTH FLOOR	Working Drawings
A2.06	SIXTH FLOOR	Working Drawings
A2.07	SEVENTH FLOOR	Working Drawings
A2.08	EIGHTH FLOOR	Working Drawings
A2.09	NINTH FLOOR	Working Drawings
A3.00	ROOF PLAN	Working Drawings
A3.01	ELEVATIONS	Working Drawings
A4.00	BUILDING SECTIONS	Working Drawings

ILLUSTRATIONS:



SCHEDULE

A

This forms part of application
DP20-0025_DVP20-0026

Planner
Initials

WM

City of
Kelowna
DEVELOPMENT PLANNING



A

ZONING ANALYSIS:

Address: 2175 Benvoulin Rd, Kelowna, B.C.
Legal: PID: 028-052-226 Lot c KAP 89861

Zoning (Current): RM5
Permitted Use: Refer to Zoning bylaw #8000
Zoning: (Proposed) RM5
Permitted Use: Refer to Zoning bylaw #8000 section 13.11

Site Area:	7,935.5 sq.m.
	85,420 sq.ft.
	0.7936 Ha

ALLOWED	PROPOSED
Min Lot Width	30.0 m
Min Lot Depth	35.0 m
Min Parcel Size	1700.0 m2

ALLOWED	PROPOSED
Front yard	6.0 m
Front yard parking	2.0 m
Front yard/Flanking	6.0m
Side yard under 2.5 stories	4.5m
Side yard over 2.5 stories	7.0m
Rear Yard	9.0m

LANDSCAPE BUFFER	
Level	3.0 m
2	9.81 ft
Level	3.0 m
3	9.84 ft
Level	3.0 m
3	9.84 ft

Front

Side

Rear

Parcel Coverage Maximum 40%
(Building Footprint)
Maximum 65%
(Building, driveways, and parking);
Maximum # of dwelling units

Floor Area Ratio 1.1 + .1 + .2 = 1.4

Height Lesser of 18m or 4.5 storeys

Private Open Space 7.5 sq.m. per bachelor dwelling
(0 Units)
15 sq.m. per 1 bedroom unit
(93 Units)
25 sq.m. per 2 or more bedroom unit
(29 Units)
Total

Parking Resident: 1.0 per 1 bedroom dwelling (93 units)
Resident: 1.25 per 2 bedroom dwelling (29 Units)
Resident: 1.5 per 3 bedroom dwelling (0 Units);
Guest: 0.14 per dwelling

Car Regular Size (6m x 2.5m) 50% 71 stalls min.
Medium (4.8m x 2.3m) 50% 70 stalls max.

Bike Bonus Long-Term - 1.0 per 1-bedroom dwelling (93 stalls)
1.5 per 2-bedroom dwelling (44 stalls)
Required Short-Term - 6.0 per entrance (+1 every 5 units exceeding 70
6.0 + 11.0 = 17.0 required short-term stalls

ALLOWED/REQUIRED	PROPOSED
3,174 sq.m.	2,882 sq.m.
34,168 sq.ft.	28,867 sq.ft.
5,158 sq.m.	4,761 sq.m.
55,523 sq.ft.	51,249 sq.ft.
	N/A

11,110 sq.m.	9,938 sq.m.
119,588 sq.ft.	106,975 sq.ft.

18 m	26 m
59 ft	86 ft

0.0 sq.m.	0.0 sq.m.
0.0 sq.ft.	0.0 sq.ft.
1,395.0 sq.m.	1,560.0 sq.m.
15015.6 sq.ft.	16791.7 sq.ft.
725.0 sq.m.	840.0 sq.m.
7803.8 sq.ft.	9041.7 sq.ft.
2120.0 sq.m.	2400.0 sq.m.
22,819.5 sq.ft.	25,833.4 sq.ft.

Required	93.0 spaces
	36.3 spaces
	17.1 spaces
Sub-Total Required	146 spaces
-5 stalls from bike parking	-5 spaces
	spaces
Total Required	141 spaces
Total Provided	141 spaces

	71 spaces
	70 spaces

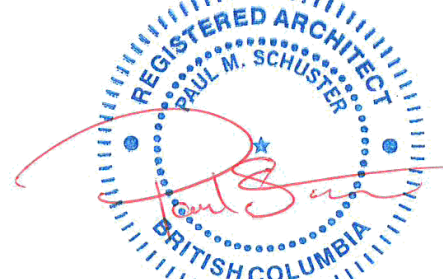
	93 stalls
	44 stalls
	17 stalls
Required	154 spaces
Provided	158 spaces

CONTEXT SITE PLAN:



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Seal



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1	20191104	ISSUED FOR CP
No.	Date	Description
		Revisions

NOVATION
ARCHITECTURE

302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Lot C
DISTRICT LOT 128 AND 142 ODD PLAN
KAP 89861
2175 BENVOLIN ROAD, KELOWNA, BC

project no: 1833

drawing title
COVER SHEET

designed	PS	scale
drawn	BD	
checked	PS	

drawing no.

A0.00

plotted 03/10/2020 3:12:07 PM



Project File Name and Location: \\SERVER1\shared\Novation Design Studio\Projects\1833_Lot C\Working Drawings\Revit\dwg\Lot C.rvt

SCHEDULE

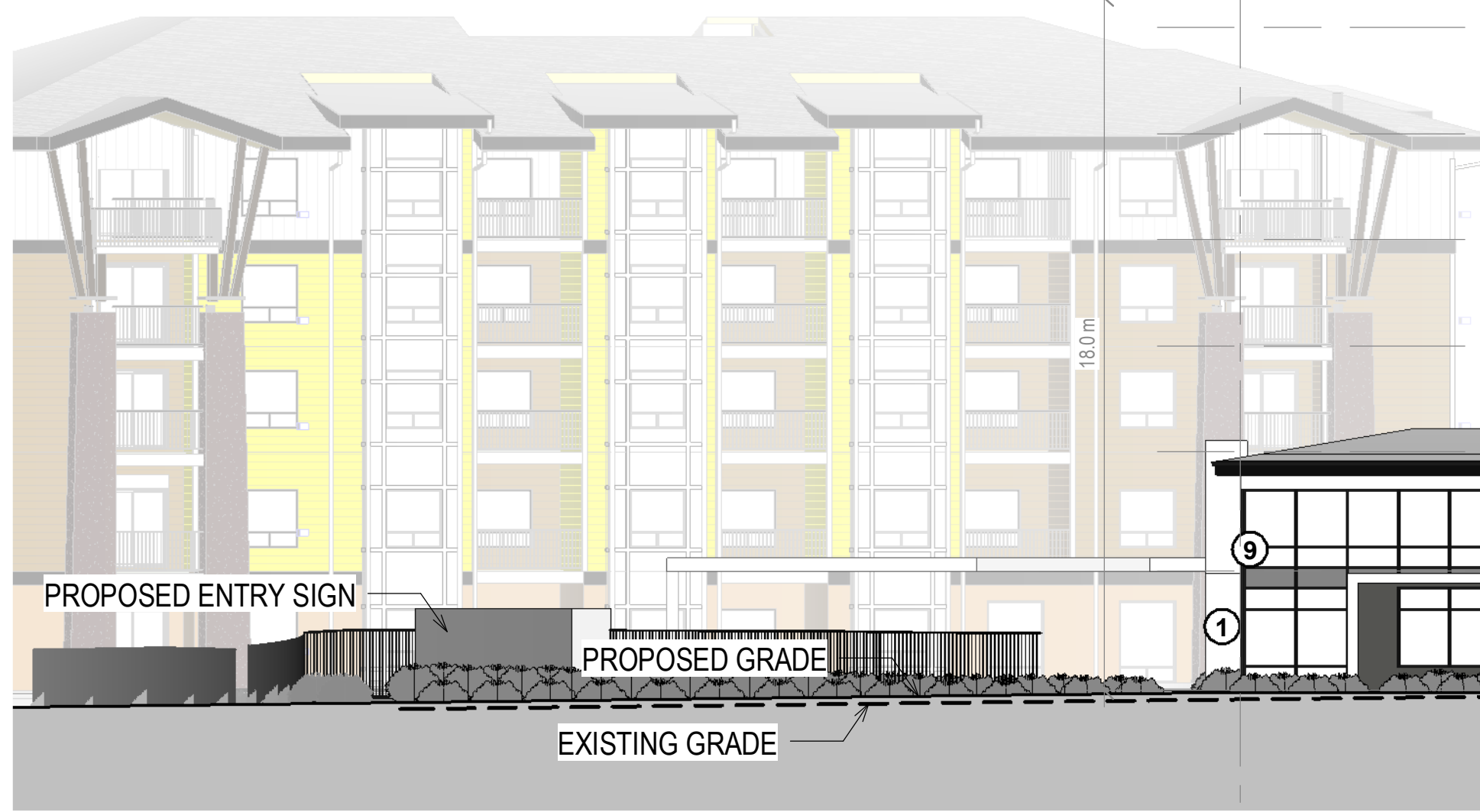
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DP20-0025_DVP20-0026

Planner
Initials

WV

City of
Kelowna
DEVELOPMENT PLANNING



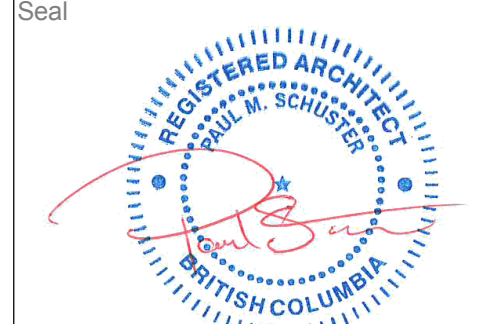
1 EAST ELEVATION
A3.00 1:150

- 1 - STUCCO ("SPARE WHITE")
- 2 - STUCCO ("EVENING SHADOW")
- 3 - SYNTHETIC WOOD SIDING
- 4 - BRICK
- 5 - FIBER-REINFORCED CONCRETE PANEL
- 6 - CLEAR GLAZING
- 7 - SPANDREL GLAZING
- 8 - WHITE PAINT
- 9 - BLACK ALUMINIUM



2 WEST ELEVATION
A3.00 1:150

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DISTRICT LOT 128 AND 142 ODDY PLAN
KAP89861
2175 BENVOLIN ROAD, KELOWNA, BC
project no. 1833

drawing title
ELEVATIONS

designed	PS	scale	1:150
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A3.00

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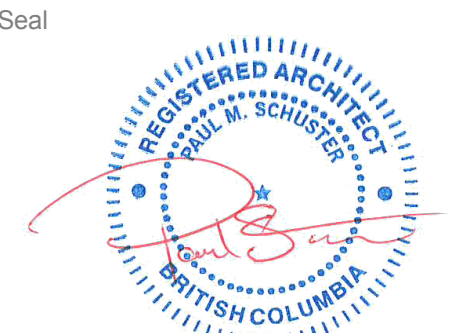
1 NORTH ELEVATION
A3.01 1:150



2 SOUTH ELEVATION
A3.01 1:150

- 1 - STUCCO ("SPARE WHITE")
- 2 - STUCCO ("EVENING SHADOW")
- 3 - SYNTHETIC WOOD SIDING
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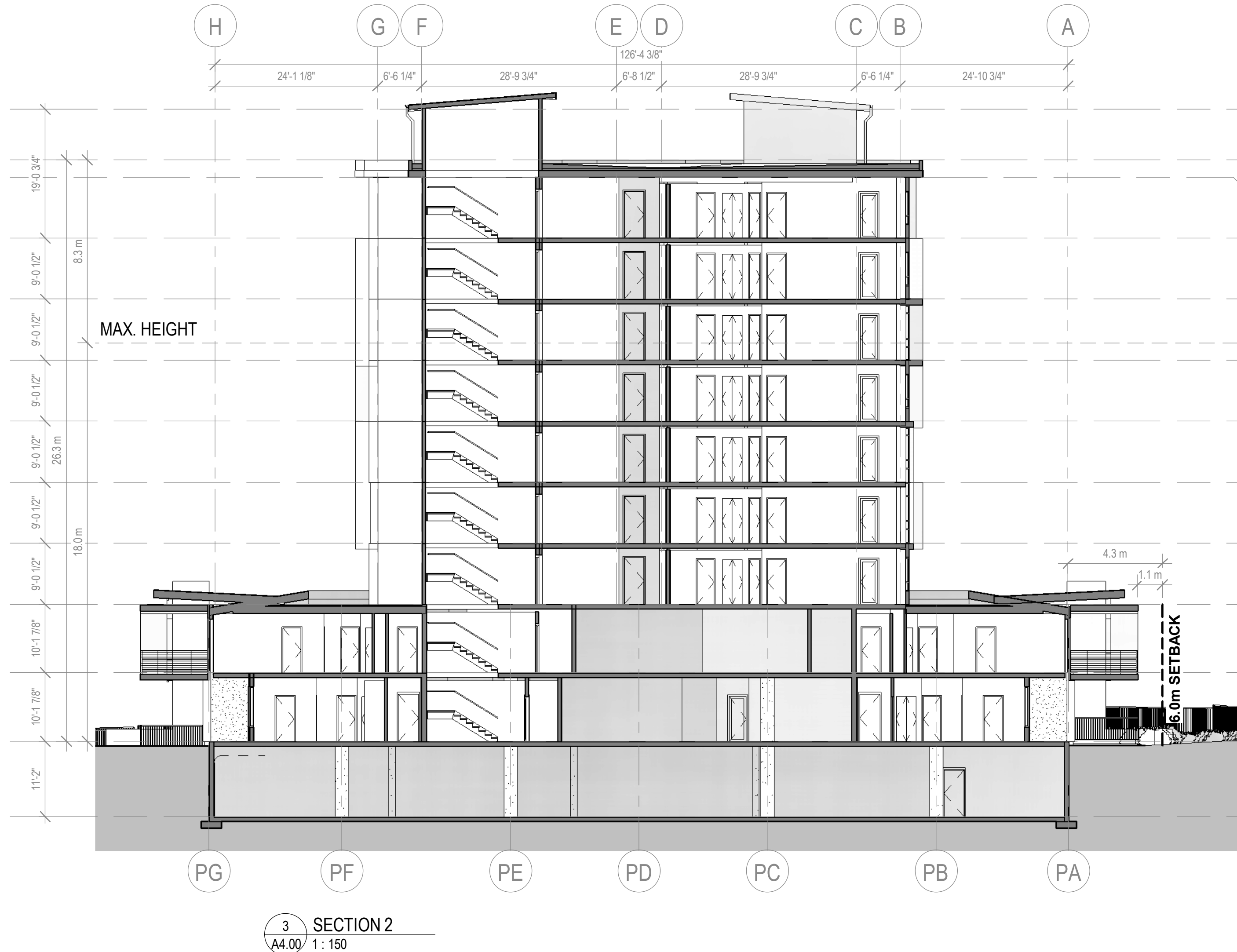
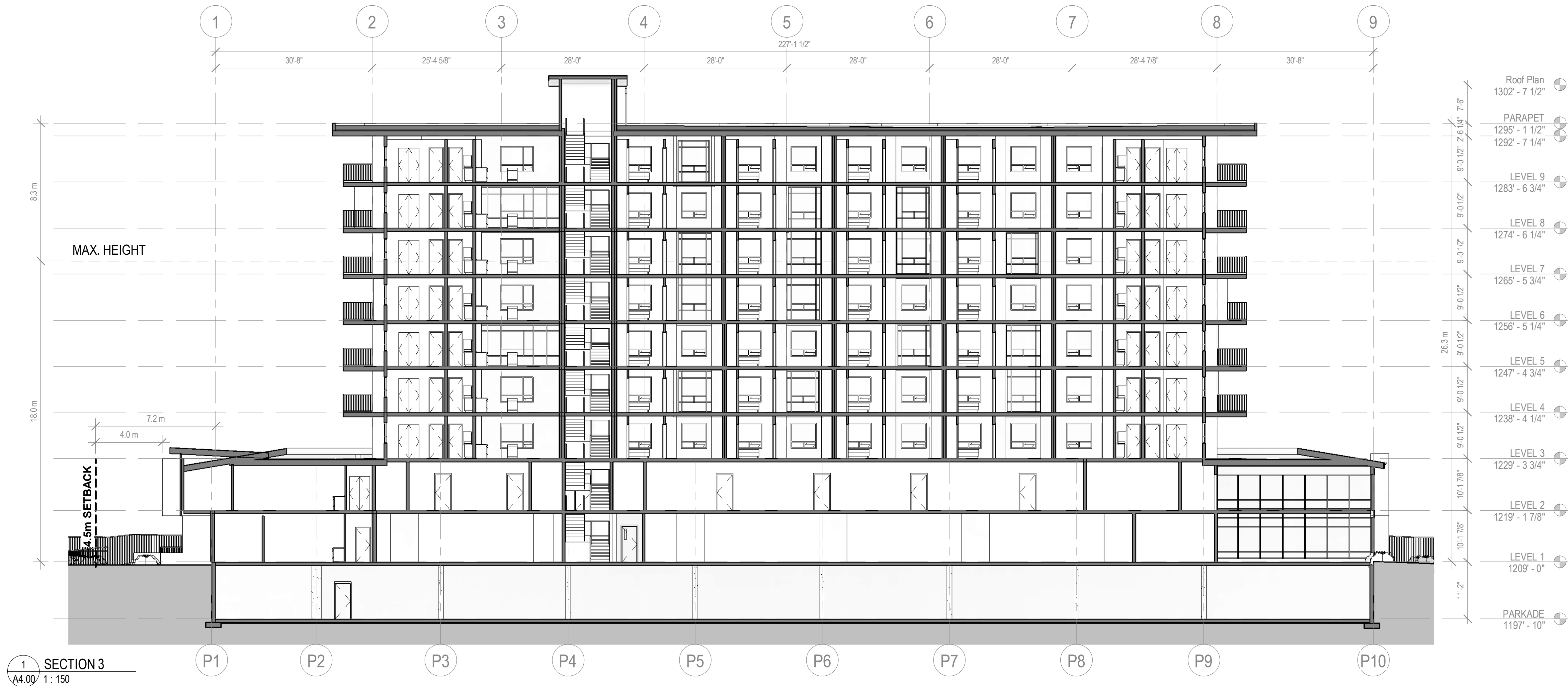
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checked	PS		

drawing no.
A3.01
plotted
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2175 BENVOLIN ROAD, KELOWNA, BC

project no. 1833

drawing title

BUILDING SECTIONS

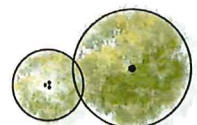
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drawn	BD		
checked	PS		
drawing no.			

A4.00

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LEGEND:

DECIDUOUS TREE
PLANTINGSHRUB, PERENNIAL & GRASS
PLANTING AREA

SOBBED LAWN

C.I.D. CONCRETE
PAYING

COMPACTED AGGREGATE
PAYING

ROCK MULCH
MAINTENANCE EDGE

RESIDENTIAL
GATE W/ ADDRESS MARKER

LIGHT POLLUTION

105cm HT. DECORATIVE

1.05m HT. METAL

1. How did the author develop the text?

Volume 1, Number 1

ENTRY / EXIT

BUILDING ENTRY / EXIT

51

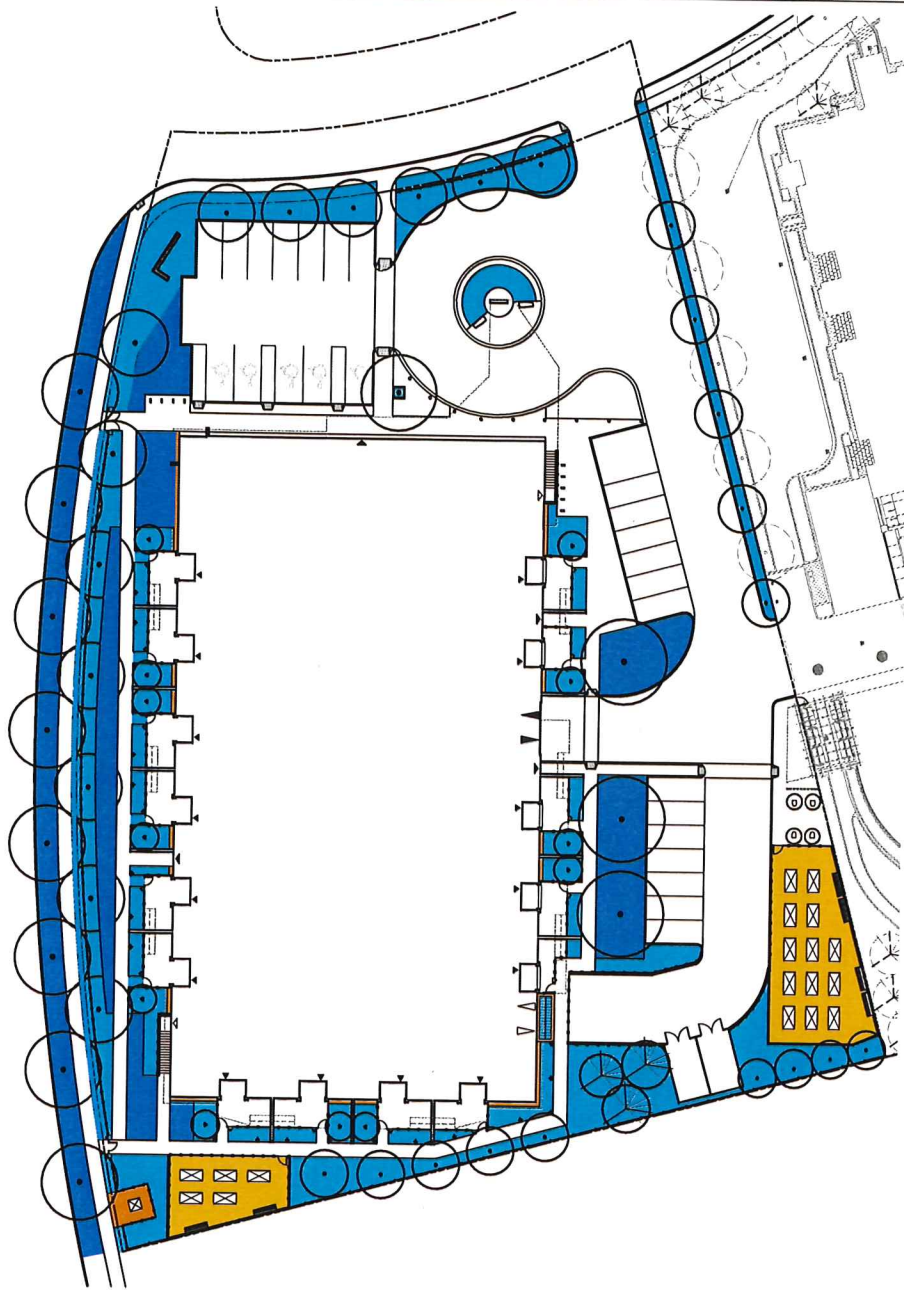
© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 101–108

0 1 2 3 4 5 6 7 8 9 10m

SCALE: 1:100

L-4

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- LEGEND:**
- HIGH WATER USE
 - MEDIUM WATER USE
 - NO WATER USE - PERVIOUS PAVING
 - NO WATER USE - STONE MATCH

0 5 10 15 20 25m
SCALE: 1:250



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CLIENT:
SOCIETY OF HOPE
NAKOMA, B.C.

PROJECT:
LOT C
KELOWNA, B.C.

DATE:
11/01/2018

DESIGNER:
BENCH
1400 West 10th Avenue, Suite 100
Kelowna, BC V1Y 9V7
Tel: 250-860-1234
Fax: 250-860-1235
Email: info@bench.ca
Website: www.bench.ca

L-5



ATTACHMENT **B**

This forms part of application
DP20-0025_DVP20-0026

Planner
Initials **WM**


**City of
Kelowna**
DEVELOPMENT PLANNING

Design Rationale

Our File: 1833

November 4th, 2019

City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Laura Bentley, Urban Planning and Development Manager

Dear Mrs. Bentley

**Re: Development Permit / Development Variance Permit Application for
2175 Benvoulin Road**

This development proposal will adhere to the requirements of the RM5 zone as described in the City of Kelowna Zoning Bylaw No. 8000.

Project Description

The proposed project is a nine-storey multi-family residential building located along Benvoulin Road. The first two storeys offer townhouse style affordable rental units with target market of middle age single renters, while the upper floors offer affordable seniors housing, pairing well with the affordable seniors housing on the adjacent property. Due to its proximity to similar purpose-built building, the mall, transportation, farmers market, and mission park greenway, this is a very convenient location for a building of this type.

We are proposing to work within the current RM5 zoning while applying for a height variance to achieve a nine-storey building. EMT (Encapsulated Mass Timber) using CLT (Cross Laminated Timber) will be used above the first three storeys to allow us to build higher than typical wood frame utilizing newly approved techniques. This format of construction will allow us to build with sustainable, locally harvested and readily available materials. This will help reduce construction times and allow us to use local trades which we would normally have to use specialty trades for high rise construction. The project meets key objectives of the OCP by providing affordable purpose-built rental housing with a mixture of apartment sizes.

Design Rationale

Lot access will be from Meyers Road, providing a front entry turnaround, exterior parking, loading zones, and two levels of parkade.

Continued ...

Paul M. Schuster – Architect AIBC, CAB, MRAIC, and NCARB Certified

• 302 – 2237 Leckie Rd. • Kelowna, BC • V1X 6Y5 | www.novationarchitecture.com | paul@novationarchitecture.com | (236) 420 – 4144 •

We have designed a simple shaped footprint that maximizes our unit count, provides amenity space on the main floor and second floor, spacious first floor entryways, and community garden spaces that are currently much desired by the neighboring Apple Valley tenants. To mitigate the visual impact of a nine-story building, the project is stepped back on a podium at the third floor. The massing and design strategies implemented on the first two storeys differs from the rest of the building to help create a pedestrian friendly relation at ground level and reduces the feeling of a large building.

The upper portion of the building is broken into Tetris-like extrusions that weave across the façade. These regions reveal a second skin of the building, using horizontal siding and fully glazed walls to delineate from the surrounding mass.

The material selection further serves to break the uniformity of the frontage, while producing a diverse and visually intriguing elevation. We are proposing exterior materials to include a combination of brick, stucco, PVC siding, fiber-reinforced concrete panels, and curtain wall glazing. While we are using curtain wall to create the appearing of fully glazed walls, we will be utilizing spandrel panels on much of the building to ensure units are receiving equality in window sizes, and so that energy efficiency is not compromised.

We are seeking (1) variance:

1. Building Height – We are seeking a variance within the RM5 zone from the allowed 4.5 storeys to 9 storeys. The variance in height will allow us to more effectively provide affordable housing by reducing the amount of land being used and by consolidating more units into one building. By utilizing new construction technologies and the ability to build taller wood framed buildings in British Columbia we can reduce construction costs and better achieve the affordable housing that this project seeks to provide. The variance will allow us to reduce the overall building footprint, which allows us to reduce site coverage. By reducing our site coverage we can provide more green space and amenity gardens. The goal objective of the project is to provide quality affordable housing that is sensitive to the surrounding area, and by reducing the footprint and increasing the height we will be able to maximize the use of the property and density without the typical variances of site coverage, setbacks, parking, etc.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

Novation Architecture

A handwritten signature in black ink, appearing to read 'Paul Schuster', with a large, sweeping initial 'P'.

Paul M. Schuster, Architect
AIBC, CAB, MRAIC and NCARB Certified

(250) 718 - 1302
paul@novationarchitecture.com



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