

# REPORT TO COUNCIL



**Date:** July 25<sup>th</sup>, 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** Z16-0026

**Owner:** Terrance and Joan Raisanen

**Address:** 1975 Kane Rd

**Applicant:** Broadstreet Properties -  
Adam Cooper

**Subject:** Rezoning Application

**Existing OCP Designation:** MRM - Multiple Unit Residential (Medium Density)

**Existing Zone:** A1 - Agriculture

**Proposed Zone:** RM5 - Medium Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z16-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Section 33, Township 26, ODYD, Plan 22004, located on 1975 Kane Rd, Kelowna, BC from the A1 - Agriculture zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated June 20<sup>th</sup> 2016.

## 2.0 Purpose

To rezone the subject properties to the RM5 - Medium Density Multiple Housing zone to facilitate a proposed 119 unit multi-family rental project with two 5-storey buildings.

## 3.0 Community Planning

The Official Community Plan (OCP) Future Land Use Map identifies the area as MRM - Medium Density Multiple Residential. A rezoning to the RM5 zone is consistent with this designation and the proposal for a multi-family building meets many of the OCP's urban infill goals. Adding additional density within a village centre increases the viability of the nearby commercial area and walkability within the neighbourhood. Residents are only metres from the Glenmore Village shopping centre. Further, additional density is well supported in this area by nearby parks,

outdoor amenities, transit, and the site is on a direct route to UBCO once John Hindle Drive is completed. The location has a Walk Score of 65 out of 100 which means it is somewhat walkable and some errands can be accomplished on foot. The applicant intends to market the housing as rental. By providing a rental housing product, the applicant will qualify for a tax exemption. Data from the CMHC's fall 2015 Rental Market Report indicates that:

- Kelowna's apartment vacancy rate declined to 0.7% in October 2015 compared to 1.0% in October 2014.
- Kelowna's apartment availability rate declined to 0.9% in October 2015 compared to 1.7% in October 2014.

Therefore, increasing the rental supply will benefit the Kelowna housing market. Based upon the above rationale, Staff are recommending support to Council for the land use. It should be noted that the details of the proposed Development Permit have not been finalized and will require four variances that will be brought forth for Council's consideration should Council choose to support the land use. The four variances are:

1. Increase in height from 4 stories to 5 stories
2. Decrease in the number of parking stalls required from 184 to 153 stalls (~17%).
3. Side yard (west) landscape buffer reduction from 3.0 m to 1.22 m.
4. Rear yard landscape buffer reduction from 3.0m to <3.0m (tbd).

#### **4.0 Proposal**

##### **4.1 Project Description**

The subject property is currently vacant. The proposal is for a 119-unit rental apartment building with a mix of 1, 2, & 3 bedroom units. The proposal has ground-oriented units along Kane Rd and along Valley Rd. The form and character will be commented on further by Staff when the Development Permit is ready for review.

##### **4.2 Site Context**

The site is located within the Glenmore Village Centre neighbourhood. The subject property is designated MRM (Multiple Residential - Medium Density) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 - Neighbourhood Commercial	Commercial
East	RU1 - Large Lot Housing A1 - Agriculture	Residential Agriculture
South	RM3 - Low Density Multiple Housing	Residential
West	RM3 - Low Density Multiple Housing RM5 - Medium Density Multiple Housing	Vacant Residential

## Subject Property Map: 1975 Kane Rd



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4.5 storeys	tbd / 5 storeys ①
Front Yard (north)	Min 6.0 m except for 1.5 m for ground oriented housing	6.0 m 7.22 m
Side Yard (east)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	6.0 m 7.22 m
Side Yard (west)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	> 4.5 m
Rear Yard (south)	9.0 m	>9 m
Site coverage of buildings	40 %	29%
Site coverage of buildings, driveways & parking	65 %	58 %
FAR	1.1 + (0.04 to 0.1) = 1.14 to 1.2 Max	1.18
Parking Regulations		

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Minimum Parking Requirements	184 parking stalls	74 stalls in parkade + 79 surface stalls = 153 parking stalls ❷
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 63.7% (96 stalls) Medium Size: 36.3% (55 stalls) Small Size: 0% (0 stalls) 2 Accessible
Minimum Drive Aisle Width	7.0 m	7.0 m
Setback (Parking)	1.5 m	tbd
Other Regulations		
Minimum Bicycle Parking Requirements	Class 1: 60 bikes Class 2: 12 bikes	Class 1: 60 bikes Class 2: 40 bikes
Private Open Space	29,762 ft <sup>2</sup>	33,025 ft <sup>2</sup>
Landscape Buffer	Front yard: 3.0 m Side yard: 3.0 m Rear yard: 3.0 m	Front yard: 6.0 m Side yard (east): 6.0m Side yard (west): 1.22 m ❸ Rear yard: <3.0 m ❹
❶ Variance to increase the building's height. ❷ Variance to reduce the number of parking stalls. ❸ Variance to reduce the landscape buffer (side yard - west) ❹ Variance to reduce the landscape buffer (rear yard)		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).



- 3) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - b. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 4) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 5) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 6) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.

## 6.2 Development Engineering Department

See Memo (Attachment 'A') dated June 20<sup>th</sup> 2016

## 6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- 3) This building shall be addressed off of the street it is accessed from. A visible address must be posted on this street as per City of Kelowna By-Laws.
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- 5) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- 6) Fire Department access is to be met as per BCBC 3.2.5. -
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 11) Fire department connection is to be within 45M of a fire hydrant - unobstructed.
- 12) Ensure FD connection is clearly marked and visible from the street.
- 13) Standpipes to be located on intermediate landings.
- 14) Sprinkler zone valves shall be accessible as per fire prevention bylaw.

- 15) Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.
- 16) Do not issue BP unless all life safety issues are confirmed.

## 7.0 Application Chronology

Date of Application Received (incomplete):

April 29<sup>th</sup> 2016

Date Public Consultation (Public Open House):

July 4<sup>th</sup> 2016

Report prepared by:

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Adam Cseke

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for:



Ryan Smith, Community Planning Department Manager

## Attachments:

Engineering Memo (Attachment 'A')

DRAFT DP /DVP

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 20, 2016  
**File No.:** Z16-0026  
**To:** Land Use Management (AC)  
**From:** Development Engineering Manager (SM )  
**Subject:** 1975 Kane Rd at Valley Rd      Lot B ODYD Plan 22004

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The Development Engineering Branch comments and requirements regarding this application to rezone from A-1 Agriculture 1 zone to RM5 Medium Density Multiple Housing are as follows:

**.1) General**

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements as may be required.

**.2) Dedications**

- a) On the Kane Road frontage, provide an additional 2.6m dedication for a roadway allowance widening matching the adjacent parcels to the west.
- b) Dedicate additional road allowance widening for a roundabout at the Valley Rd intersection

**.3) Geotechnical Study.**

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

**SCHEDULE**

**A**

This forms part of development

Permit # **Z16-0019**



The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- ii) Recommendations for items that should be included in a Restrictive Covenant.
- iii) Any special requirements that the proposed subdivision should undertake.
- iv) Any items required in other sections of this document.
- v) Recommendations for erosion and sedimentation controls for water and wind.
- vi) Recommendations for roof drains and perimeter drains.
- vii) Recommendations for construction of detention or infiltration ponds if applicable.

#### **.4) Water**

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.

Z16-0026 1975 Kane Rd at Valley Rd

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**.5) Sanitary Sewer**

- a) Provide an adequately sized sanitary sewer connection. Only one service is to be provided for this development.
- b) Decommissioning of the existing small diameter service at the main and the installation of the new service will be at the applicant's cost. The estimated cost of construction for bonding purposes including 40% escalation is **\$20,000**
- c) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

**.6) Drainage**

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with a detailed Site Grading Plan including storm detention, erosion and sedimentation controls required onsite.
- b) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

**.7) Roads**

- a) Kane Road is designated an urban collector road. Dedicate and construct the road to match the existing road section to the west and also construct the corner rounding at the Valley Road intersection so that it will also accommodate the construction of a future roundabout, including curb and gutter, separate sidewalk, storm drainage system with catch basins, road works, landscaped boulevard complete with underground irrigation system, and street lights. The estimated cost of construction for bonding purposes including 40% escalation is **\$69,400**
- b) On Kane Road a future asphalt overlay is required for the full road frontage up to the centre line of the road however, the City wishes to complete this work at a later date as part of a larger project; therefore cash in-lieu of construction is required. The deferred revenue cash amount is **\$21,875**
- c) Valley Road is designated an urban collector road. Construct to a full urban standard including monolithic sidewalk, curb and gutter, sidewalk, piped storm drainage system, road work and street lights. The estimated cost of construction for bonding purposes including 40% escalation is **\$122,600**
- d) Vehicle access to the subject property will be from Valley Road. It will be necessary to dedicate and construct a painted left turn bay for north bound traffic entering the site.
- e) Other comments may be forthcoming pending submission of Development Permit Drawings for on-site and directly adjacent-to-site zones.

**.8) Power and Telecommunication Services and Street Lights**

- b) Prior to issuance of Building Permit, the applicant must make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

**.9) Design and Construction**

- b) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- c) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- d) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

**.10) Servicing Agreements for Works and Services**

- b) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.** The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- c) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.



Z16-0026 1975 Kane Rd at Valley Rd

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**.11) Other Engineering Comments**

- b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- c) If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

**.12) Bonding and Levey Summary****(a) Bonding**

i)	Roadworks Kane Rd	\$ 69,400
i)	Roadworks Valley Rd	\$122,600
(i)	Sanitary Sewer	\$ 20,000
(ii)	Storm Drainage Included in roadworks item	

Total bonding including 40% escalation **\$ 212,000**

- (iii) Watermain TBD by GEID
- (iv) Power and communications TBD by others

**(b) Cash Levy**

- (i) Future Asphalt Overlay Kane Rd Frontage **\$ 21,875**

**.13) Charges and Fees**

- b) Development Cost Charges (DCC's) are payable
- c) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



Steve Muenz, P. Eng.  
Development Engineering Manager  
JF





**SCHEDULE** A & B

This forms part of development

Permit # Z16-0019





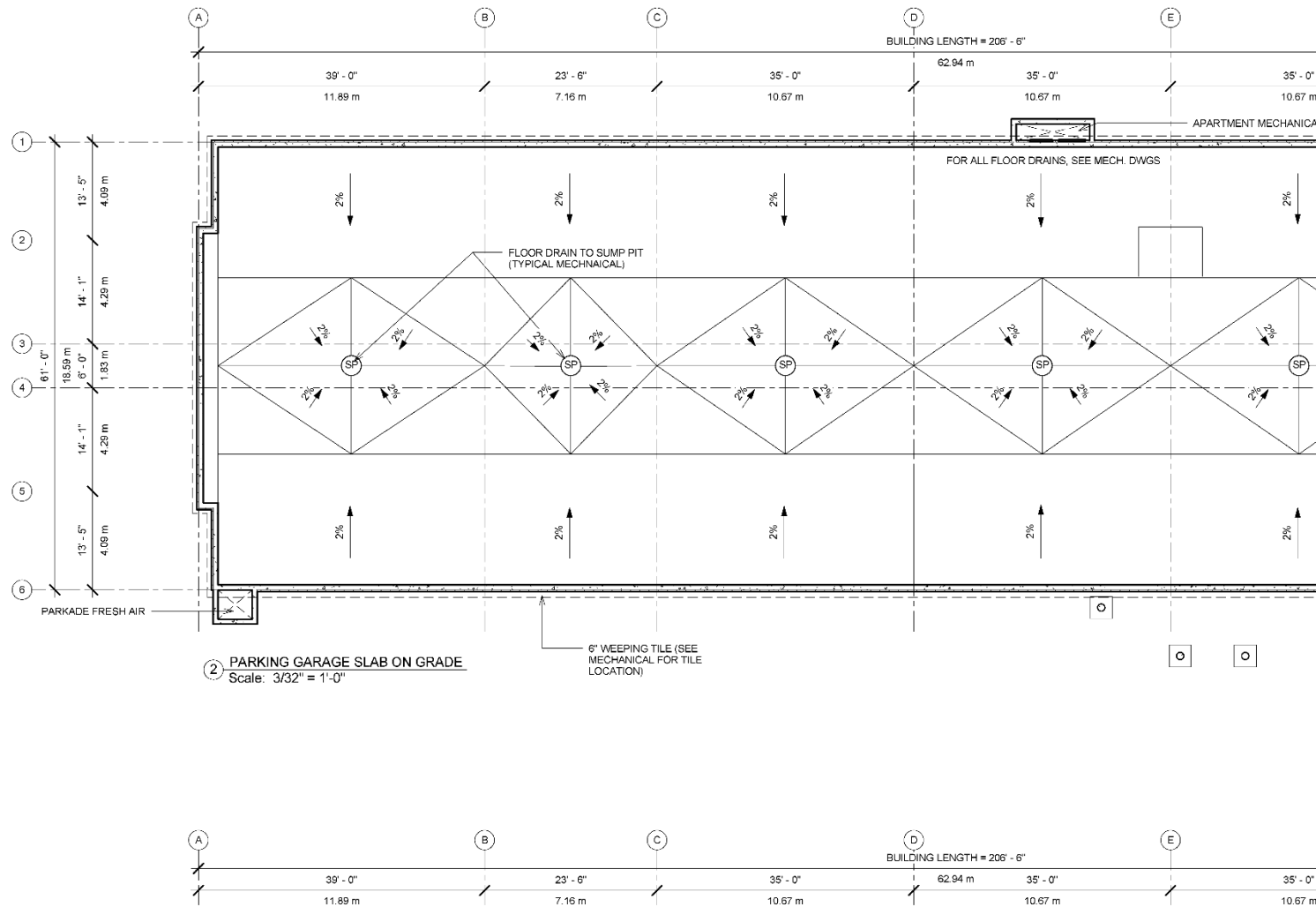




① RENDER 1 OF 2  
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② RENDER 2 OF 4  
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SCHEDULE

A & B

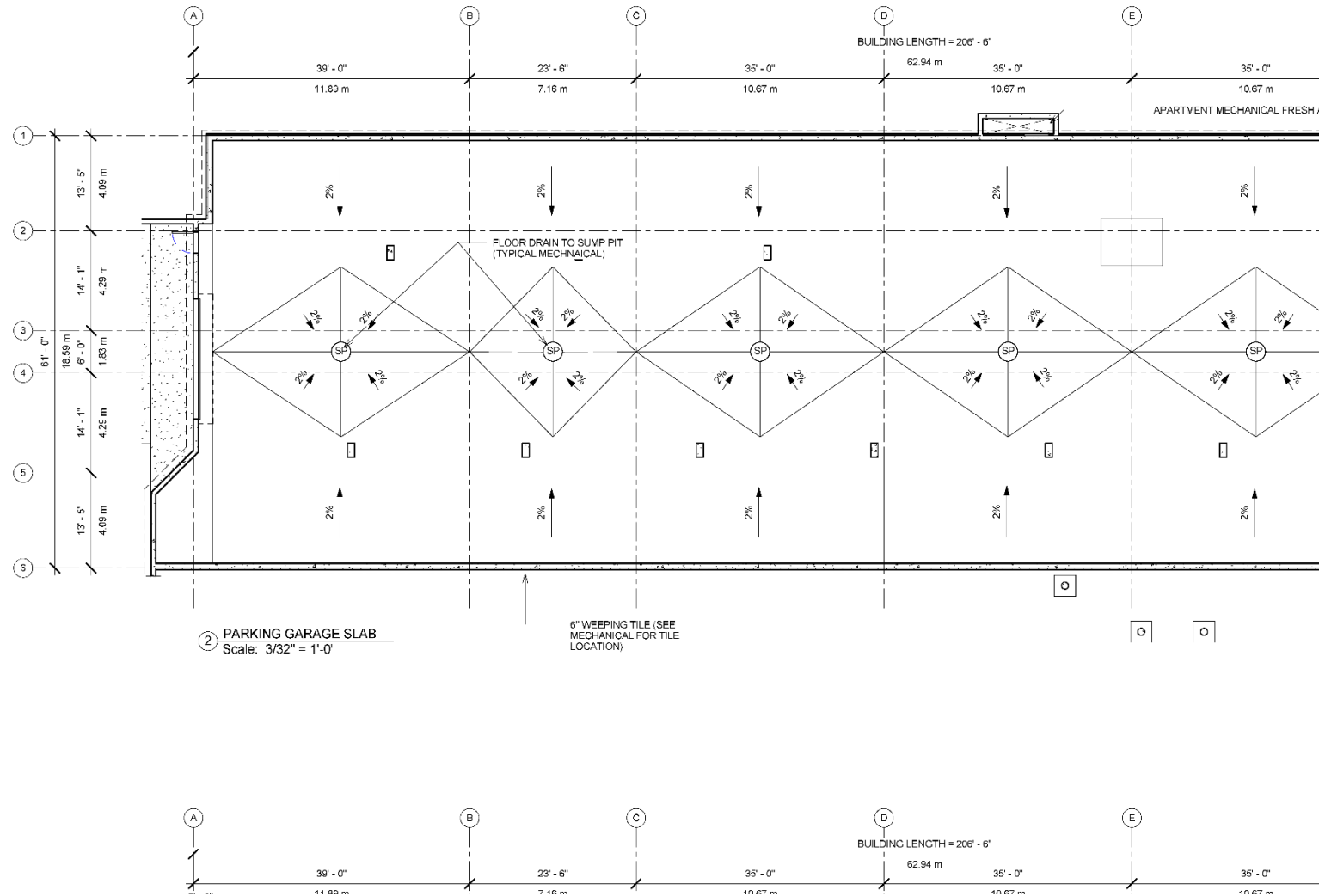
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Permit #

Z16-0019





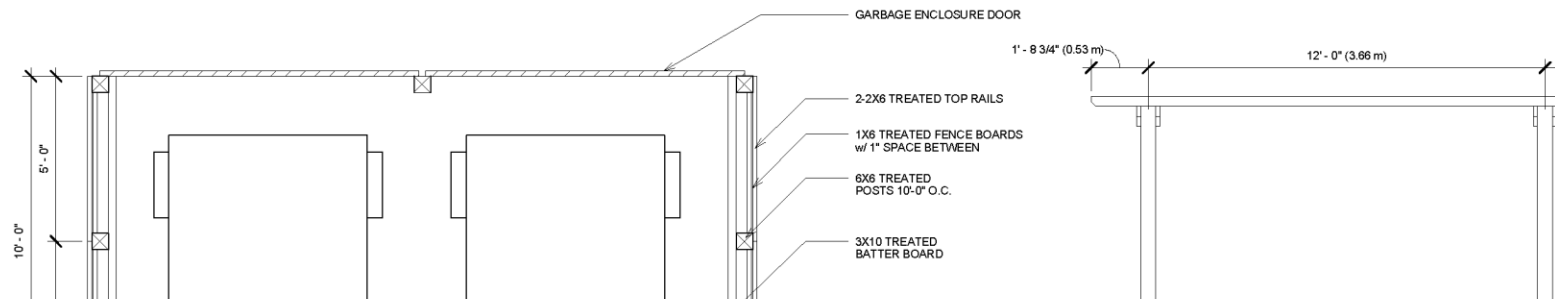
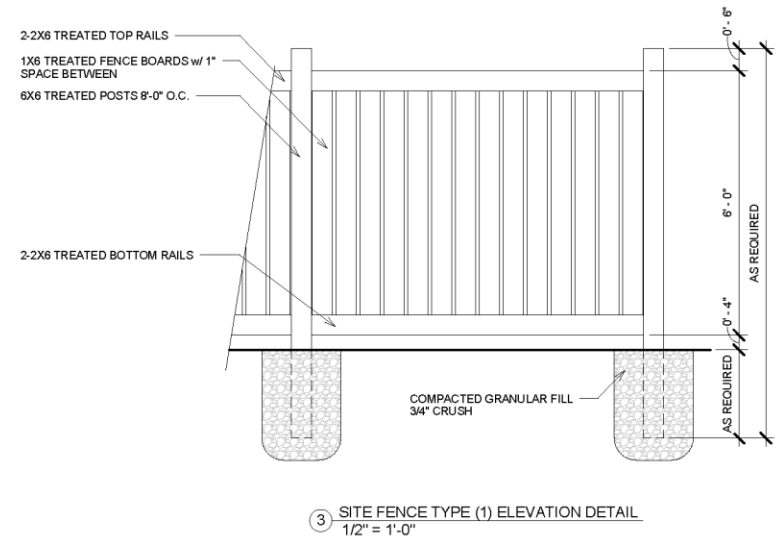
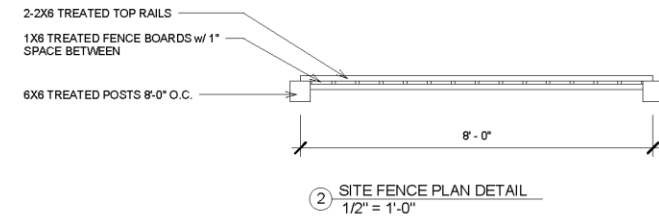
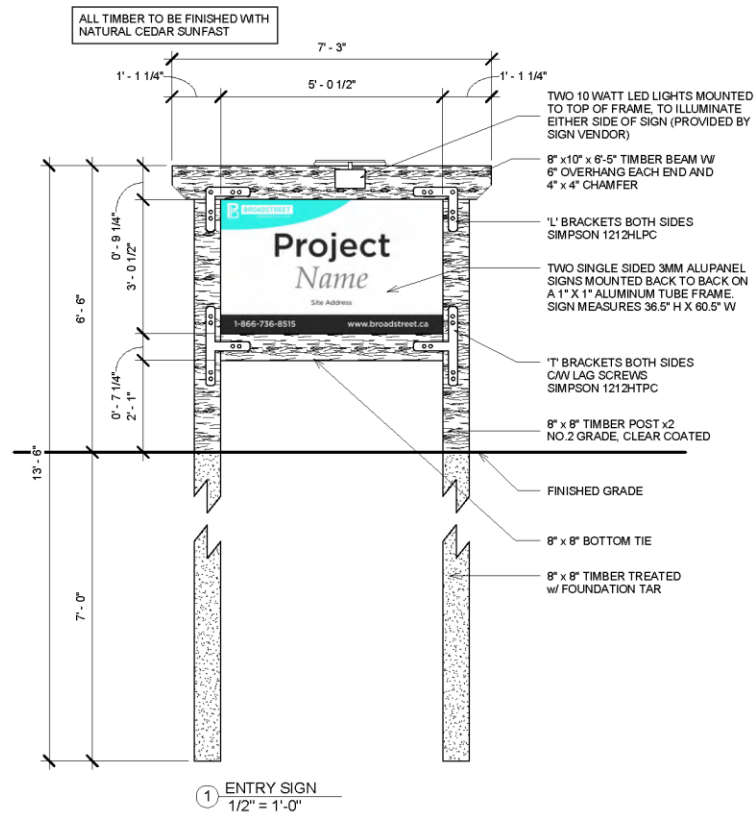


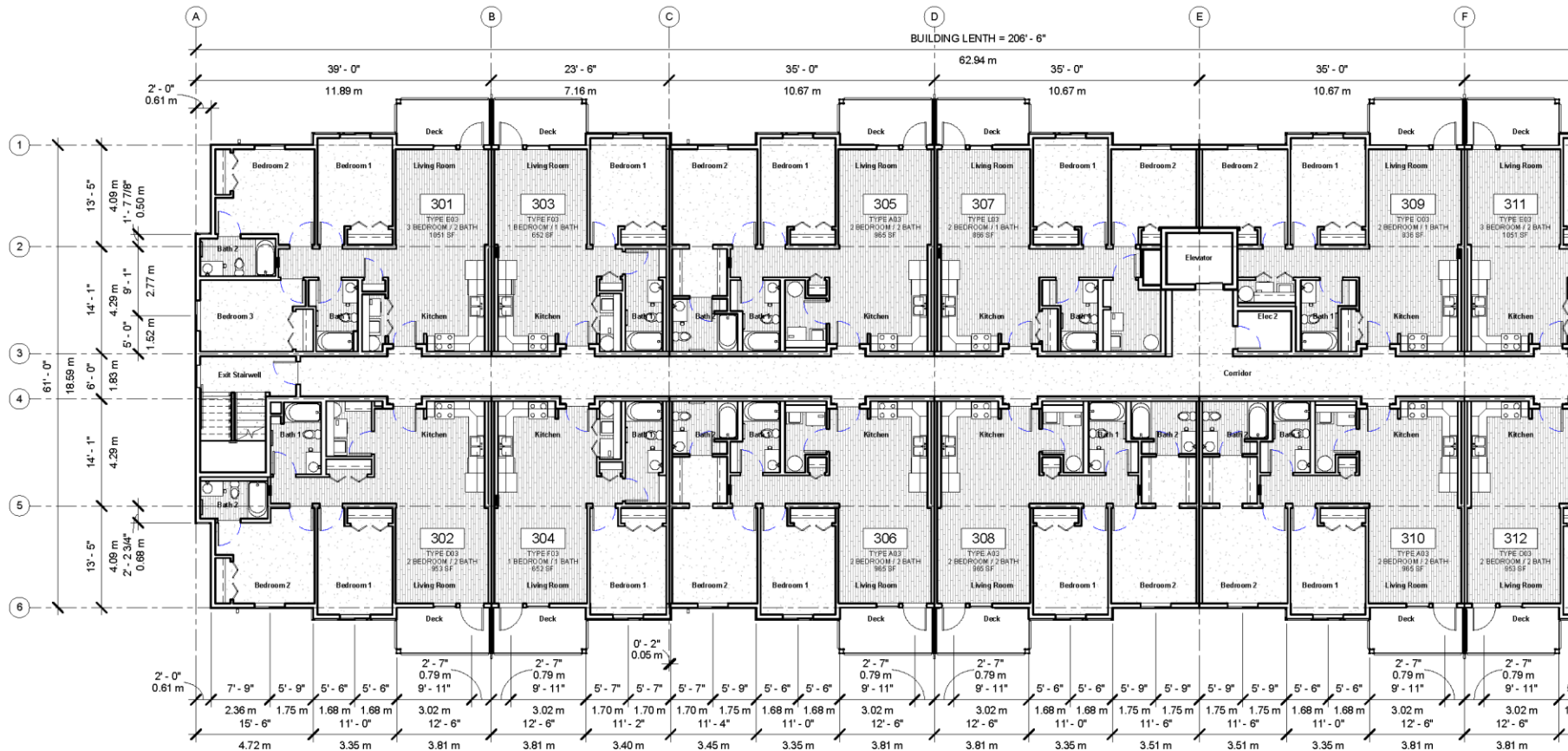
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This forms part of development

Permit # **Z16-0019**





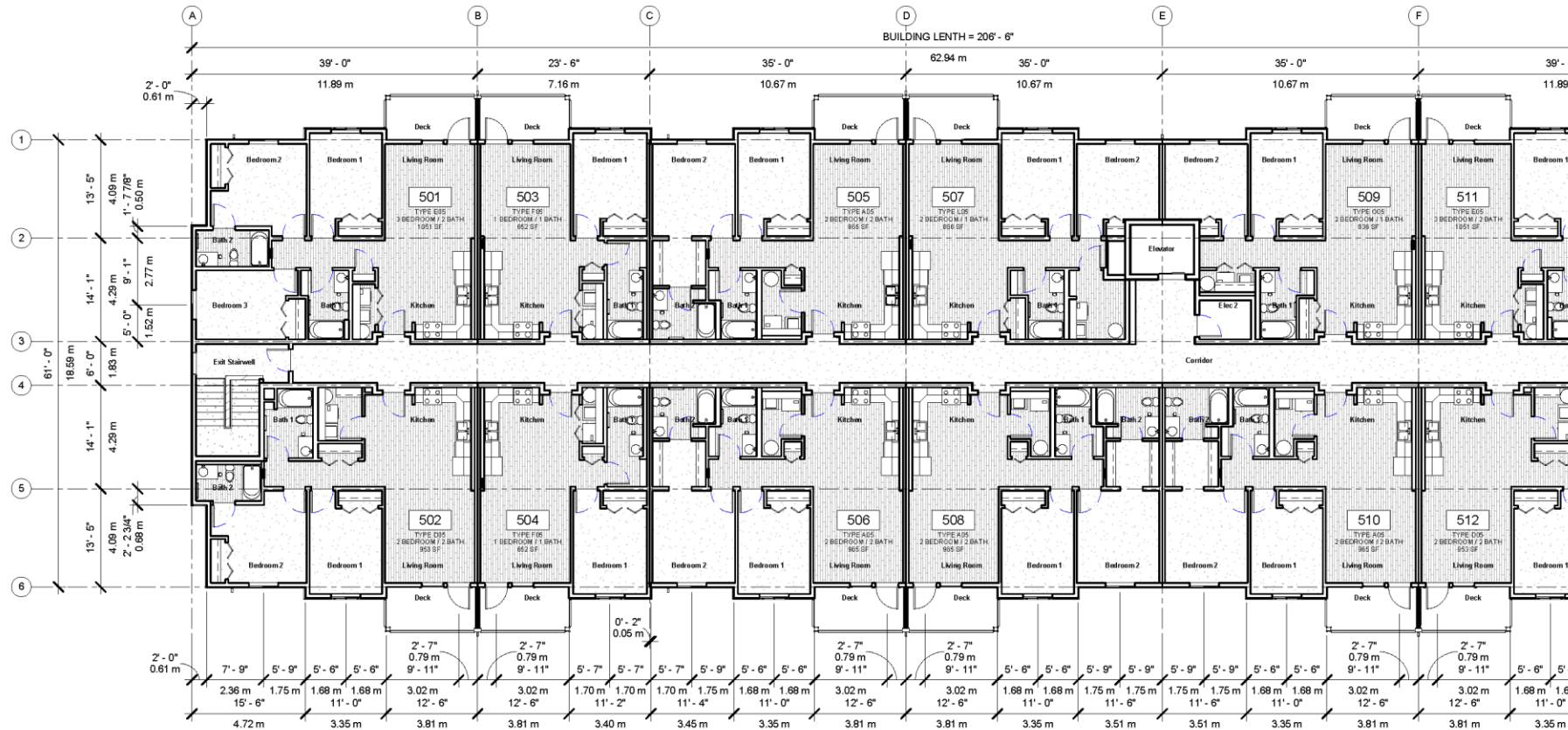


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NET FLOOR AREA = 1133

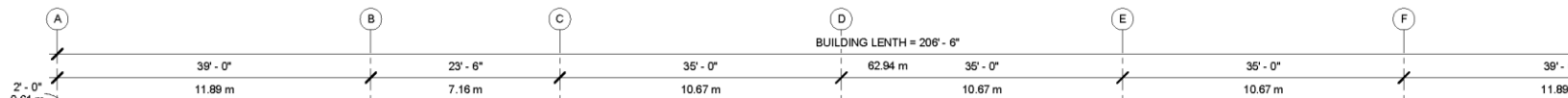
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Permit # Z16-0019





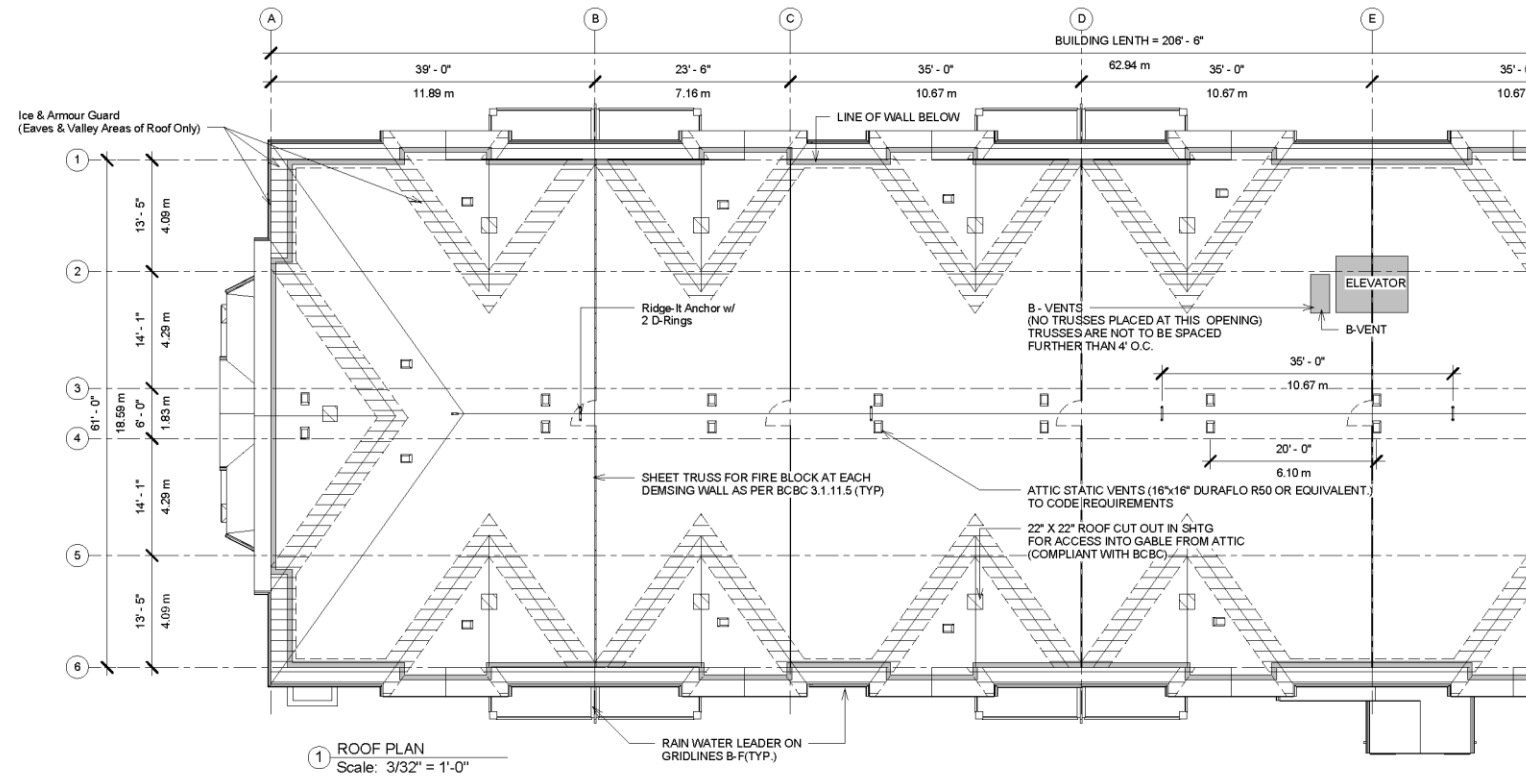
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SCHEDULE A & B  
This forms part of development  
Permit # Z16-0019



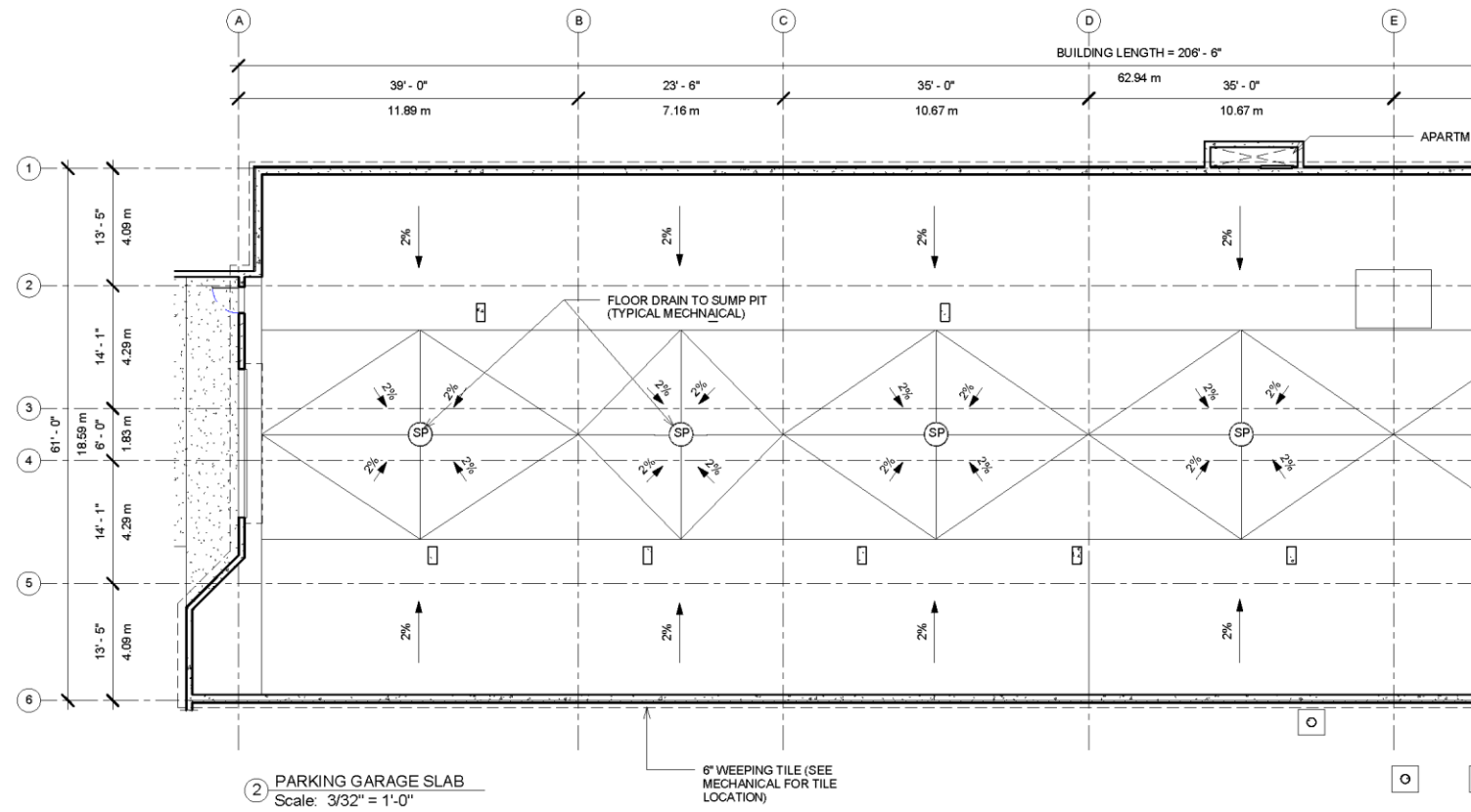


SCHEDULE A & B

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Permit # Z16-0019





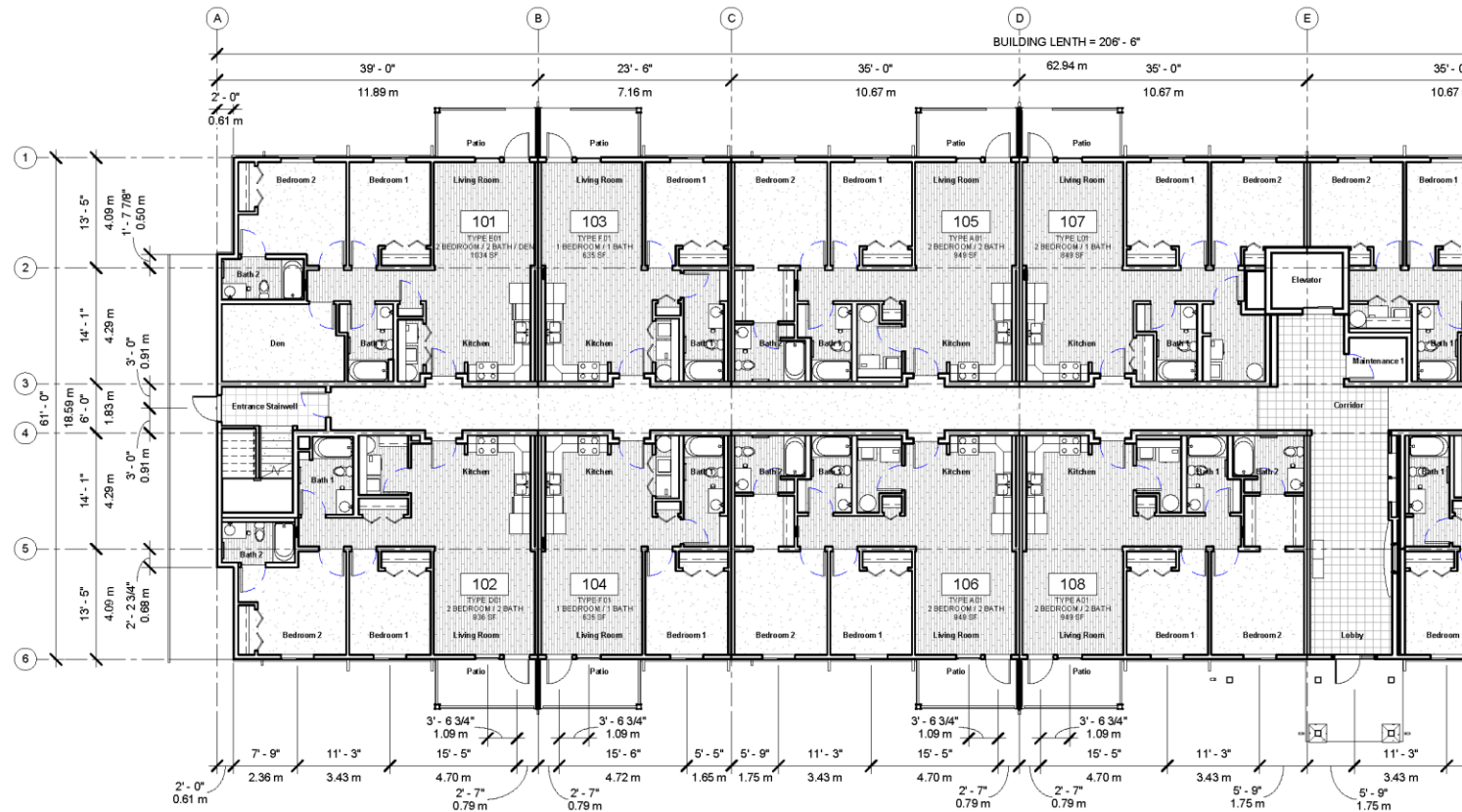
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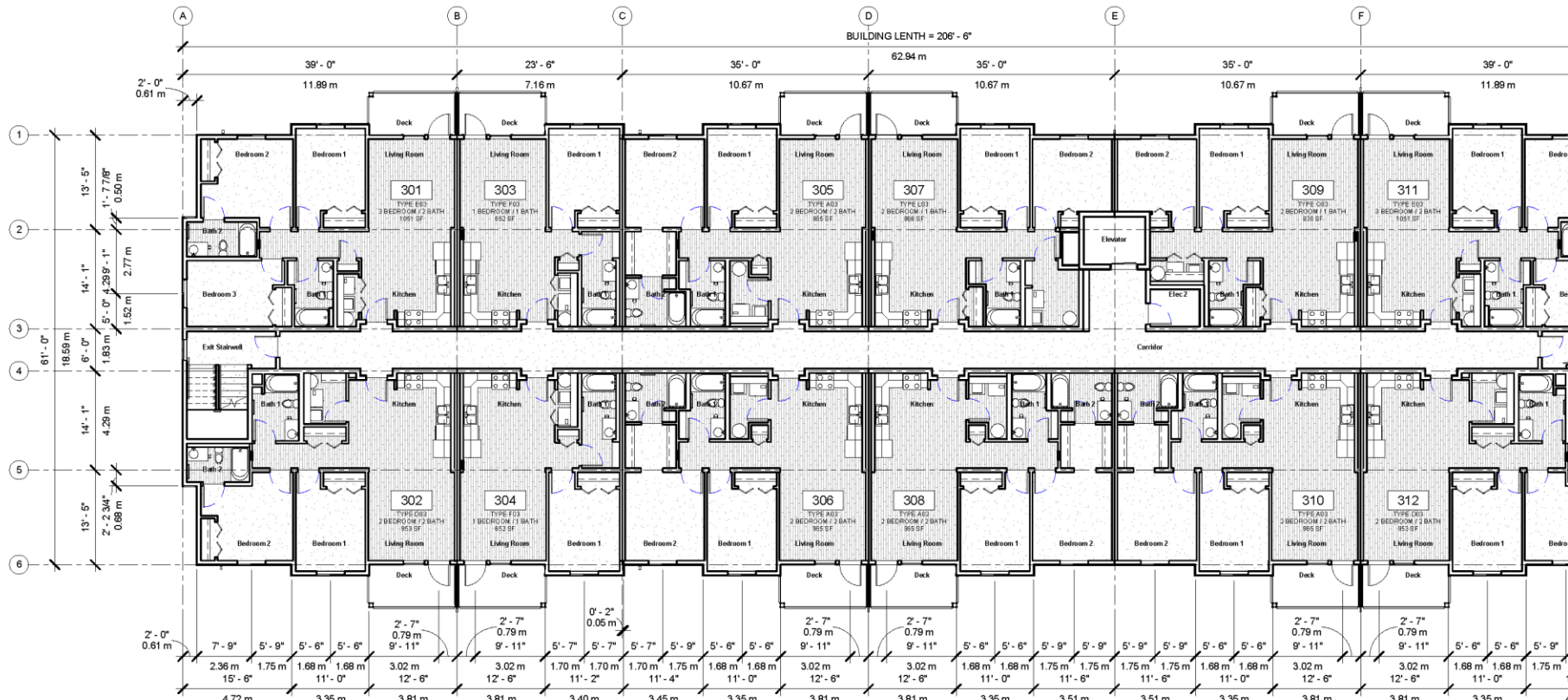
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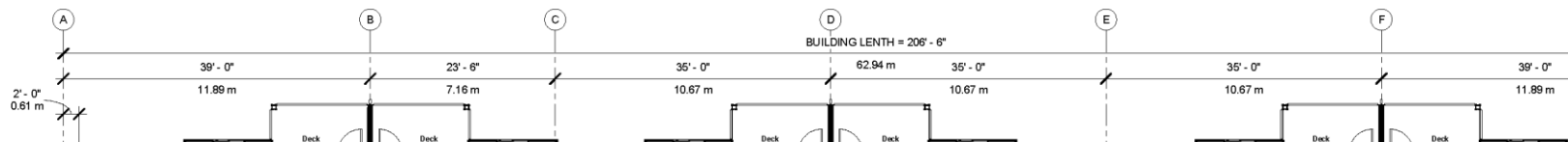




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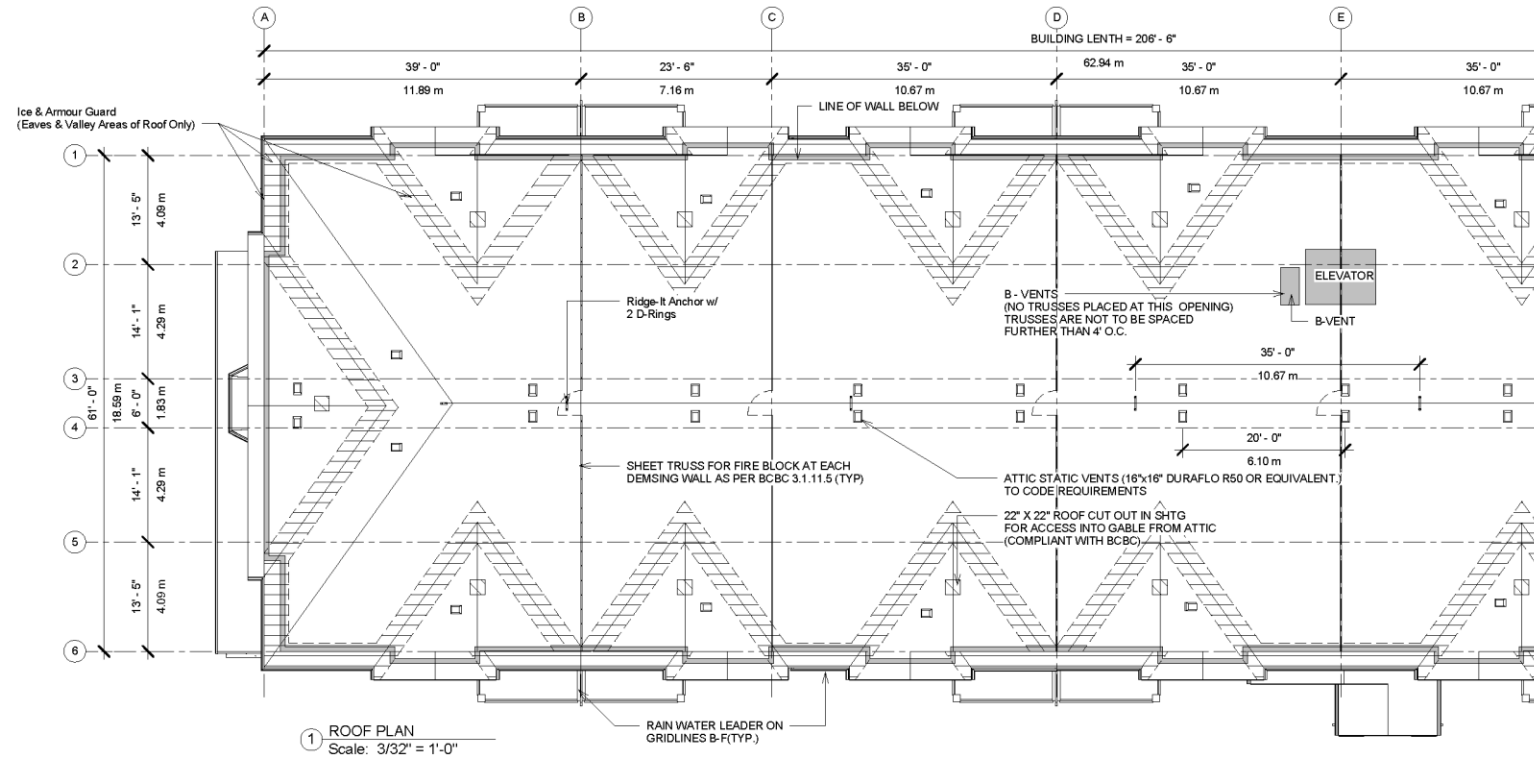


GROSS FLOOR AREA = 12703.9  
NET FLOOR AREA = 11331.4 SQ



SCHEDULE A & B  
This forms part of development  
Permit # Z16-0019





SCHEDULE A & B

This forms part of development

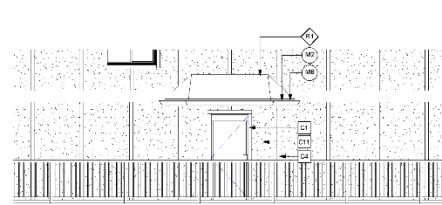
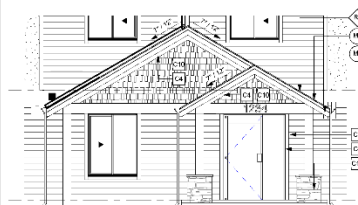
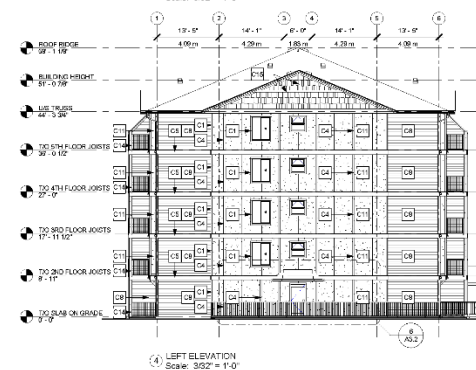
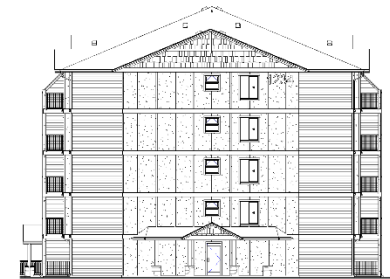
Permit # Z16-0019





① FRONT ELEVATION  
Scale: 3/32" = 1'-0"





EXTERIOR CLADDING PRODUCT			
CODE	DESCRIPTION	COLOR	LOCATION
C1	4\" CEMENT BOARD TRIM	ARTIC WHITE	WINDOOS & DOOR TRIM
C2	4\" CEMENT BOARD TRIM	IRON GRAY	PARTITION WALL BALCONY LEVEL 1-2
C3	4\" CEMENT BOARD TRIM	WOODSTOCK BROWN	PARTITION WALL BALCONY LEVEL 3-5
C4	4\" CEMENT BOARD TRIM	NAVAJO BEIGE	BUMP OUT & END WALLS
C5	12\" GYPSUM BOARD TRIM	ARTIC WHITE	VERTICAL / HORIZONTAL PARTITIONS
C6	12\" GYPSUM BOARD TRIM	IRON GRAY	VERTICAL PARTITION
C7	12\" GYPSUM BOARD TRIM	WOODSTOCK BROWN	VERTICAL PARTITION
C8	PUNK - CEDARBLE	IRON GRAY	LEVEL 1-2
C9	PUNK - CEDARBLE	WOODSTOCK BROWN	LEVEL 3-5
C10	SHINGLES - STRAIGHT	NAVAJO BEIGE	SHINGLES
C11	PANEL - CEDARBLE NG	NAVAJO BEIGE	BUMP OUT / BUILDING ENDS
C12	CULTURED STONE	BUCALYPSUS COUNTRY LEDGESTONE	PROXY CARVED POSTS & BUILDING ENDS
C13	4\" CEMENT BOARD TRIM	ARTIC WHITE	WALK OUT DOOR TRIM
C14	2\" CEMENT BOARD TRIM	ARTIC WHITE	COLUMN TRIM
C15	4\" CEMENT BOARD TRIM	WOODSTOCK BROWN	DECORATIVE SHAPE FEATURES

EXTERIOR METAL PRODUCT			
CODE	DESCRIPTION	COLOR	LOCATION
M1	ALUMINUM EDGEMOUNTS	BLACK	-
M2	ALUMINUM GUTTERS 6\" K STYLE	BLACK	REFER TO DETAIL 6W4.2
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6W4.3
M4	ALUMINUM FASCIA 6\"	BLACK	REFER TO DETAIL 6W4.2
M5	4 PANEL CLASSIC EGGPT	LINEN	REFER TO DETAIL 6W4.2
M6	WALL FLASHING	CHARCOAL	-
M7	SHINGLE EEP FLASHING	CHARCOAL	-
M8	ROOF EDGE FLASHING	CHARCOAL	REFER TO DETAIL 6W4.2
M9	DRIP CAP FLASHING	LINEN	-
M10	REVERSE DRIP FLASHING	LINEN	PLAIN WINDOW TRIM
M11	PLASTIC VENT	BLACK	-

EXTERIOR ROOFING PRODUCT		
CODE	DESCRIPTION	COLOR
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK
R2	ATTIC STAIR VENT	-

RE-ISSUED FOR DEVELOPMENT PERMIT

**SEYMOUR PACIFIC**  
DEVELOPMENTS LTD.  
100 St Ann's Street, Campbell River, B.C.  
(725) 259 8045 (F) 259 8046  
www.seymourpacific.ca

SITE MAP

PROJECT STATUS:  
RE-ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR DP	SEP 2016
B	RE-ISSUED FOR DP	SEP 2016

SEAL:

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE ORDERING MATERIALS OR BEGINNING TO WORK. WITHOUT DELAY, FOR CLARIFICATION AND/OR CORRECTION, DO NOT SCALE DRAWINGS. DIMENSIONS REPRESENTED AND DIMENSIONS SHOWN ON DRAWINGS SHALL BE THE BASIS FOR ALL CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITY. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITY. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITY.

ADDITIONAL CHARGES AND COSTS RELATED TO THIS MATERIAL DAMAGE WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. FOR MATERIAL CHANGES OR SPECIFICATION CHANGES OR SPECIFICATION CHANGES THAT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

PROJECT NAME:

LINDSEEN MANOR

PROJECT NUMBER:

VP1004

ADDRESS:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

ELEVATIONS BUILDING B

DRAWN BY:

PD

CHECKED BY:

RF

DATE:

08/27/2016

SCALE:

As indicated

DRAWING #:

A3.2

REV. #:

B

SCHEDULE

This forms part of development

Permit #

Z16-0019

A &amp; B



SITE MAP:



PROJECT STATUS:  
RE-ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
1	ISSUED FOR DP	SEP 16 2016
2	RE-ISSUED FOR DP	SEP 27 2016

SEAL:

TRAFFIC CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD NEUTRAL BUILDING AND CITY STANDARDS CONSISTENT WITH THE CONTRACT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

CONTRACTORS SHALL REMAIN FAMILIAR WITH ALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD NEUTRAL BUILDING AND CITY STANDARDS CONSISTENT WITH THE CONTRACT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. FOR MATERIAL CHANGES ARE ISSUED TO BE PLAN, CHANGE OR SPECIFICATION. CHANGES TO THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE, PRICES AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD SATISFACTORY RESULTS.

PROJECT NAME:  
LINDGREN MANOR

PROJECT NUMBER:  
VP1004



ADDRESS:  
1875 KANE ROAD, KELOWNA









DRAWING TITLE:  
COLOUR BOARD

DRAWN BY: PD	REV #
CHECKED BY: RF	
DATE: 06/27/2016	
SCALE:	
DRAWING # A9.0	REV # B





RE-ISSUED FOR DEVELOPMENT PERMIT

## COLOUR BOARD

ROOFING	
MATERIAL ASPHALT SHINGLES	
COLOUR BLACK	

MAIN EXTERIOR			
MATERIAL HARDIE PLANK LAP SIDING - CEDAR/ILV		PATTERN REFERENCE IMAGE 	MATERIAL HARDIE SHINGLE SIDING - STRAIGHT
COLOUR ROCK GRAY			COLOUR NAVAJO BEIGE
			
MATERIAL HARDIE PLANK LAP SIDING - CEDAR/ILV		PATTERN REFERENCE IMAGE 	MATERIAL HARDIE PANEL - CEDAR/ILV
COLOUR WOODSTOCK BROWN			COLOUR NAVAJO BEIGE
			

Note: Images Provided Are For Reference Only

WINDOWS / DOOR			
MATERIALS SLIDER PVC WINDOW		REFERENCE IMAGE 	MATERIALS SLIDER PVC DOOR
COLOUR WHITE			COLOUR WHITE
MATERIALS DOUBLE HUNG PVC WINDOW		REFERENCE IMAGE 	MATERIALS ALUMINUM STOREFRONT DOOR
COLOUR WHITE			COLOUR SILVER

## ADDITIONAL MATERIAL

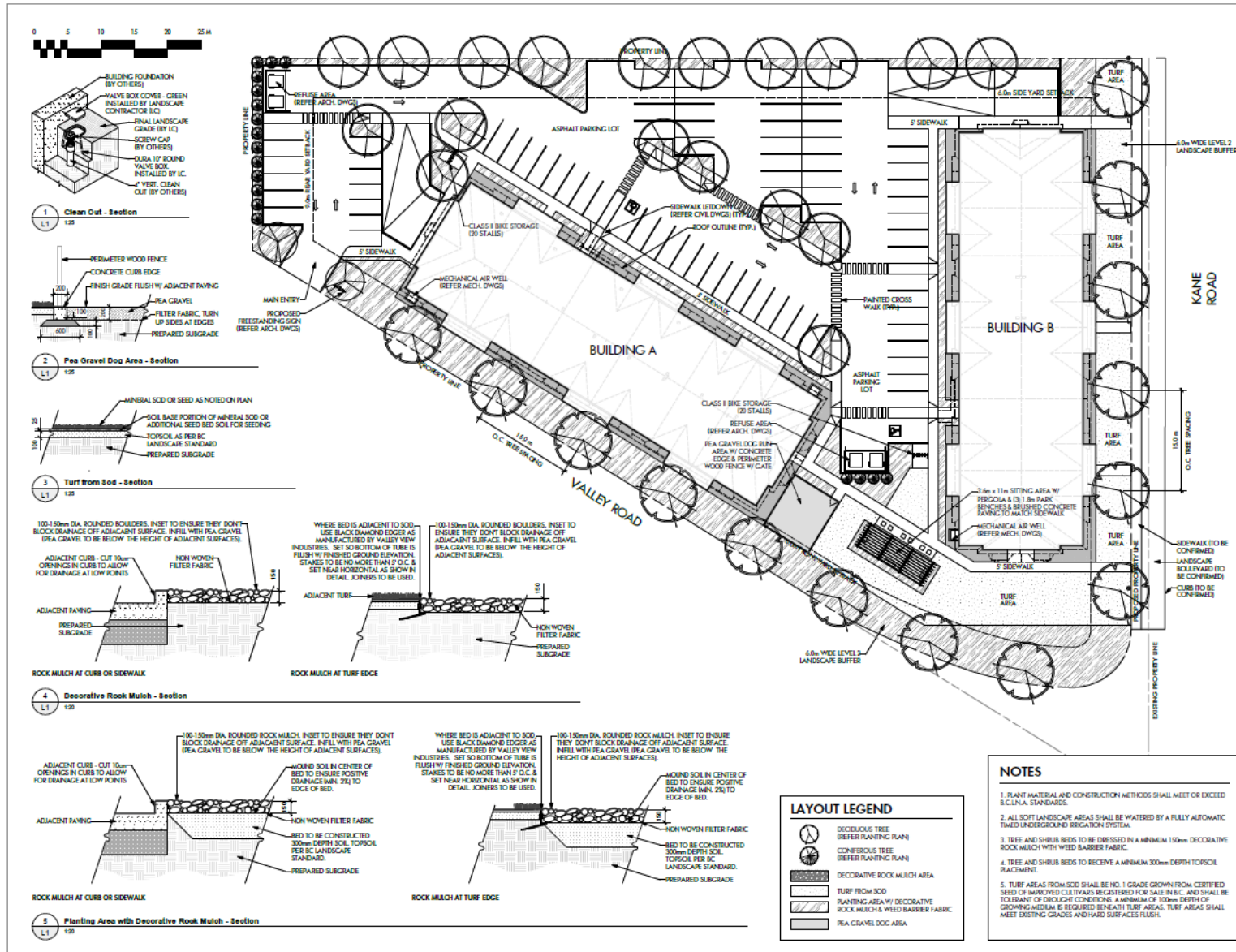
BALCONIES	
MATERIALS COBBLE STONE	
COLOUR	

RAILINGS	
MATERIALS ALUMINUM	
COLOUR BLACK	

NOTE: COLOURS ARE AS ACCURATE AS PRINTING METHODS WILL PERMIT.  
REFER TO SAMPLES OF SPECIFIED MATERIALS FOR TRUE COLOURS

**SCHEDULE** **B**  
This forms part of development  
Permit # **Z16-0019**





**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4K2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

**LINDGREN MANOR**

1075 Kane Road, Kelowna, BC

DRAWING TITLE

**LAYOUT PLAN**

DESIGNED FOR REVIEW ONLY

	Development Permit
1. L1/3	Yes/No
2. L1/3	Yes/No
3. L1/3	Yes/No
4. L1/3	Yes/No
5. L1/3	Yes/No

PROJECT NO.	1007
DESIGN BY	SP
DRAWN BY	JD
CHECKED BY	JD
DATE	JUNE 15, 2016
SCALE	1:250

SEAL



DRAWING NUMBER

**L1/3**

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**SCHEDULE**

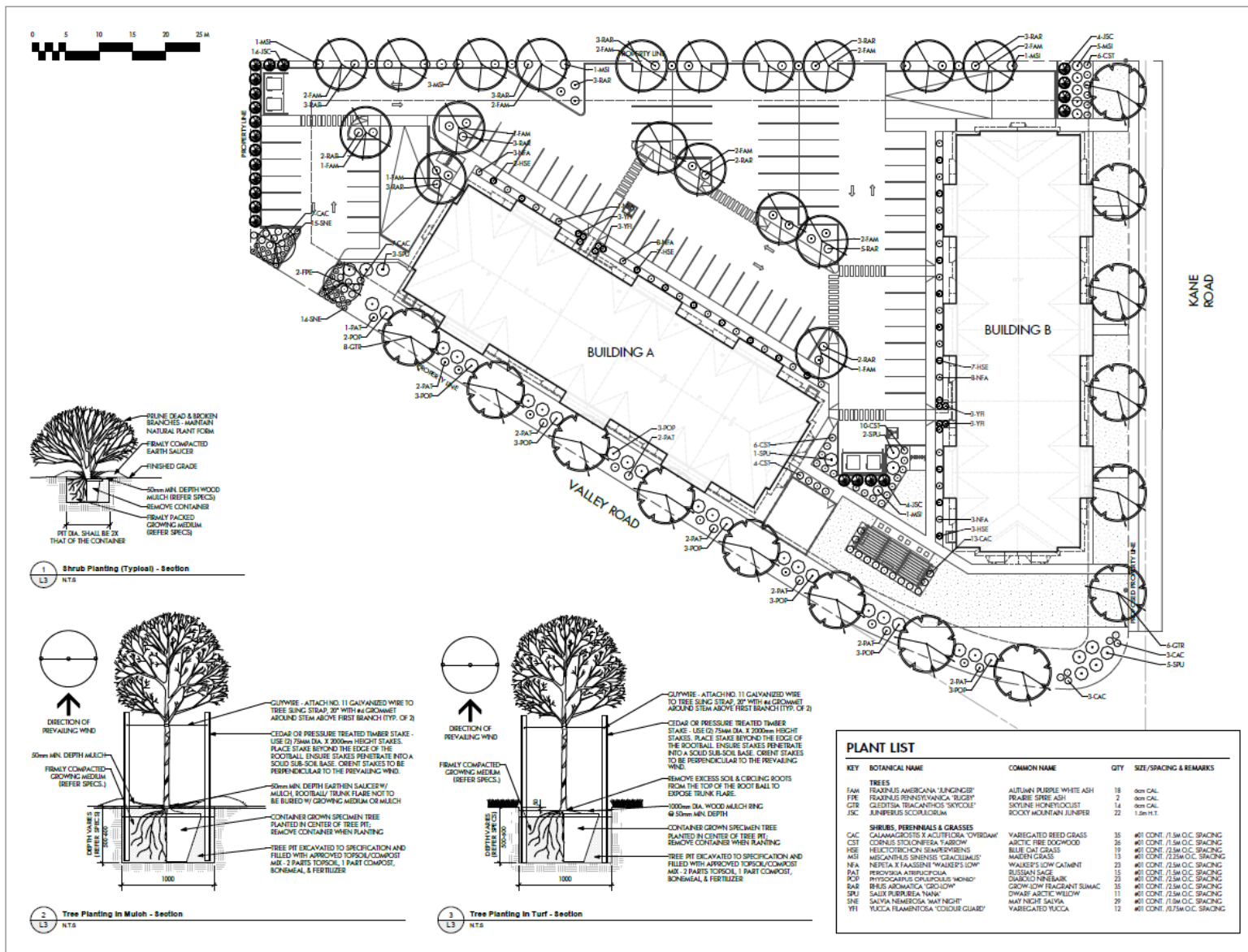
This forms part of development

Permit #

**Z16-0019**

**C**





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**PROJECT TITLE**  
**LINDGREN MANOR**

1075 Kane Road, Kelowna, BC

**DRAWING TITLE**  
**PLANTING PLAN**

DATE	BY	REVISION
1	10/01/18	Development Plan
2	10/01/18	As Issued for Development Permit
3		
4		
5		

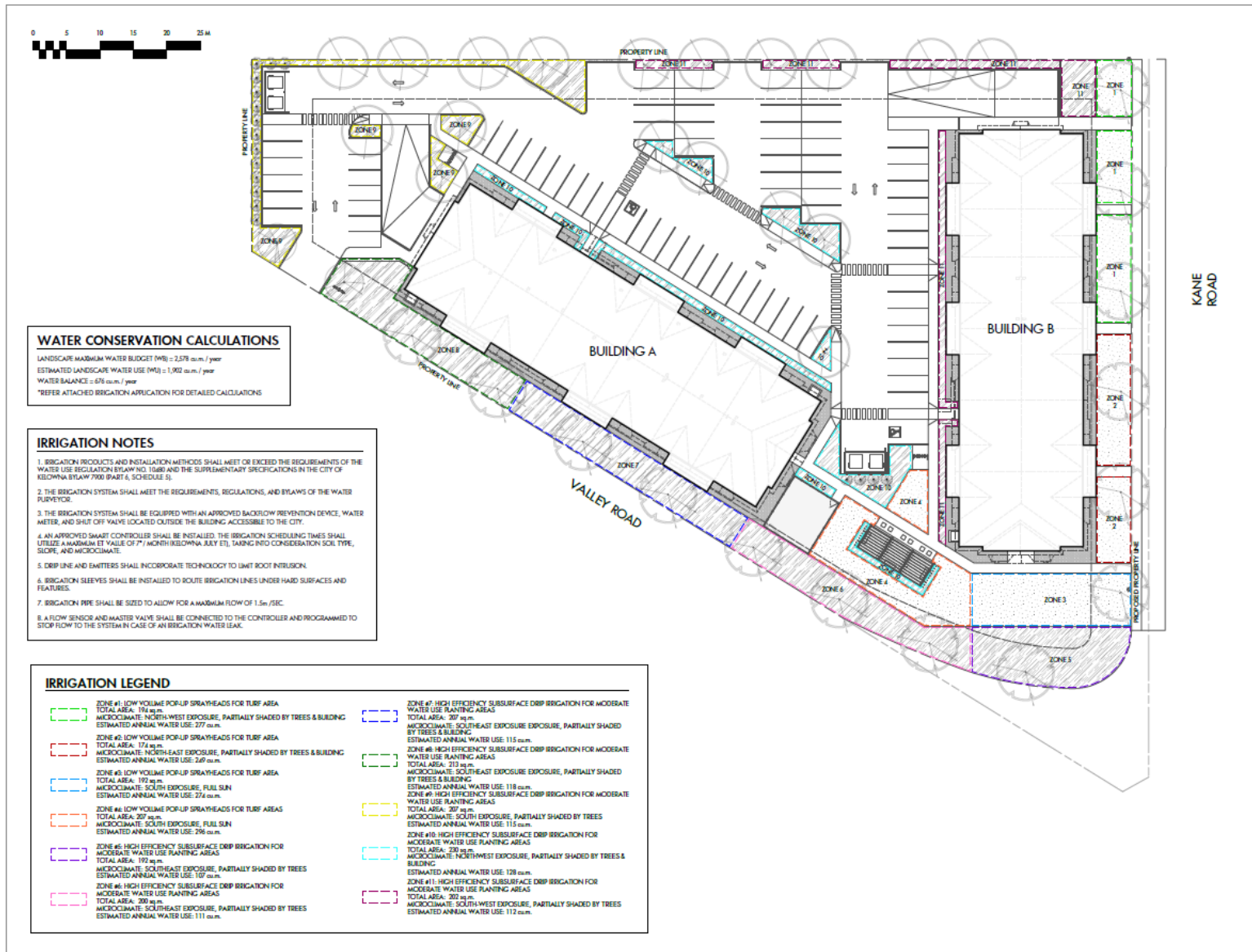
**PROJECT NO.** 1007  
**DESIGN BY** SP  
**DRAWN BY** MS  
**CHECKED BY** JS  
**DATE** 10/01/18  
**SCALE** 1/8" = 1'-0"

**L2/3**

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PROJECT TITLE

**LINDGREN MANOR**

1073 Kane Road, Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION  
/ IRRIGATION PLAN**

ISSUED FOR REVIEW	
1	10.06.18 Development Permit
2	10.06.18 No Issued for Development Permit
3	
4	
5	

PROJECT NO.	16/01
DESIGN BY	DP
DRAWN BY	160
CHECKED BY	160
DATE	08/16/2018
SCALE	1:500

SCALE



DRAWING NUMBER

**L3/3**

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June 16, 2016

**Lindgren Manor**

C/o Broadstreet Properties Ltd. / Seymour Pacific Developments Ltd.

100 St. Ann's Road, Campbell River, BC V9W 4C4

Attn: Rachel Ricard, Development Officer

Via email to: [rachel.ricard@seymourpacific.ca](mailto:rachel.ricard@seymourpacific.ca)

**Re: Proposed Lindgren Manor Development – Preliminary Cost Estimate for Bonding**

Dear Rachel:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Lindgren Manor conceptual landscape plan dated 16.06.16;

- 2,645 square metres (28,470 square feet) of improvements = \$86,292.50

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Steve Petryshyn, MBCSIA, CSIA, CID  
as per  
Outland Design Landscape Architecture

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270  
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