

# DRAFT Development Permit & Development Variance Permit DP19-0218 / DVP18-0029



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

1193 St. Paul Street

and legally known as

Lot 1, District Lot 139, ODYD, Plan EPP54107

and permits the land to be used for an apartment building as described in Schedule 'A', 'B', and 'C' (if necessary).

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

Date of Council Decision January 12, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive

Existing Zone: C7 – Central Business Commercial

Future Land Use Designation: COMM - Commercial

## **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: Evergreen Lands Ltd (Ken Webster)

Applicant: Meiklejohn Architects Inc, (Jim Meiklejohn)

Planner: AC

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Terry Barton  
Community Planning Department Manager  
Planning & Development Services

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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";

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

### **Section 14.7.5 (h) – C7 – Central Business Commercial - Development Regulations**

To vary the maximum height before a 3.0 metre setback is required from any property line abutting a street from 16.0 metres to 18.0 metres

This Development Permit and Development Variance Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

n/a

## 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.**







BUILDING AND FLOOR AREAS:

		±sf	±sf	±sm	FOOTPRINT AREA FOR BUILDING CLASSIFICATION: 14,610 sf (1,357 sm)
L1 LOBBY			1,800	167.2	
UNIT TYPE	QUANTITY				
A	11	312	3,432		
A1	16	312	4,992		
A2	40	312	12,480		
A3	4	490	1,960		
A4	4	380	1,520		
A5	4	312	1,248		
A6	3	312	936		
A7	3	384	1,152		
A8	3	312	936		
Subtotal	88		28,656	2,662	
Total			30,456	2,829	

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.		
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD TABLE 3.1.17.1.		
L1 - LOBBY	1 person / 3.7 sm retail x 167.2 sm	45 person
L1 - OUTDOOR PARKING AREA	1 person / 46 sm garage x 966.2 sm	21 person
L2 HOTEL UNITS	2 person / sleeping room x 19 rooms	38 person
L3 HOTEL UNITS	2 person / sleeping room x 23 rooms	46 person
L4 HOTEL UNITS	2 person / sleeping room x 23 rooms	46 person
L5 HOTEL UNITS	2 person / sleeping room x 23 rooms	46 person

EXIT FACILITIES			3.1 TO 3.6
REQUIRED EXITS	2 MIN. PER FLOOR		
	min. 800mm door width as per 3.4.3.2.(A)		
	min. 1100mm stair width as per 3.4.3.2.(A)		
DOOR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L1 LOBBY	6.1mm/person x 45 person	800 mm	MIN. 1 door @ 36" (914mm)
L1 OUTDOOR PARKING (10,400 SF)	6.1mm/person x 21 person	800 mm	2 doors @ 36" = 72" (1828mm)
L2 TO L5 HOTEL UNITS	6.1mm/person x 46 person per floor	800 mm	2 doors @ 36" = 72" (1828mm)
STAIR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L2 TO L5 HOTEL UNITS	8.0mm/person x 46 person per floor	1100 mm	2 stairs @ 44" = 88" (2236mm)
UNITS	min. 1 door @ 800mm (each unit)		36" (914mm) door @ each unit
EXIT THROUGH LOBBY	yes		3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair doors)		3.4.6.16.(2)
EXIT EXPOSURE	ok		3.2.3.13.
MAX. TRAVEL DISTANCE	45m		3.4.2.5.(1)
EXIT RATINGS REQUIRED:			
STAIR SHAFTS	1 HR (1.5 HR @ Parkade)		3.4.4.1.
CORRIDORS	1 HR		3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS 3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	1.5 HR	
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING CODE REVIEW			
OCCUPANCY	GROUP C	GROUP F3	GROUP E
ARTICLE	3.2.2.50	3.2.2.50 (5)	3.2.2.50 (5)
NO. OF STOREYS	5 STOREYS		
NO. OF STREETS FACING	2		
MAX. BUILDING AREA	PROPOSED	CODE MAX.	
	1357.3± sm	1,800 sm	
CONSTRUCTION TYPE	COMBUSTIBLE (NON-COMBUSTIBLE LEVEL 1)		
SPRINKLERED	YES		
ASSEMBLY RATINGS:			
FLOOR	1 HR (1.5 HR RATING ABOVE PARKADE)		
WALLS / BEARING STRUCTURE	1 HR (1.5 HR RATING FOR PARKADE)		
ROOFS	1 HR		

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	300 sm	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

ACCESSIBILITY REQUIREMENTS 3.8.		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES
1 PER 40 HOTEL ROOMS	YES	YES
1 PER 20 HOTEL ROOM VISIBLE WARNING SYSTEM	YES	YES

WASHROOM FIXTURES REQUIREMENTS	
LEVEL 1 - LOBBY	
1 REQ'D FOR PUBLIC ACCESS (CONFIRMED AT BP STAGE)	
MIN. 1 REQ'D / HOTEL UNIT	3.7.2.2.(11)

PARKING CALCULATIONS						
STALL SIZE	WIDTH (min)		LENGTH (min)		HEIGHT (min)	
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-6"	2.0m
MEDIUM SIZE STALL (40% max)	7'-7"	2.3m	15'-9"	4.8m		
COMPACT SIZE STALL (10% max)	6'-7"	2.0m	11'-2"	3.4m		
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m		
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m				
PARKING SCHEDULE:						
COMMERCIAL USE	1.3 per 100 sm GFA					
	ZONING			REQUIRED STALL		
TOTAL GFA	2,829 sm			36.78		
TOTAL PARKING REQUIRED:			37 STALLS			
TOTAL PROVIDED			37 STALLS			
PARKING RATIO:	Required		Proposed			
FULL SIZE STALL	N/A		17	regular		
HC STALL	1		1	hc		
MEDIUM SIZE STALL (40% max)	15 max.		15	mc		
COMPACT SIZE STALL (10% max)	4 max.		4	cc		
NOTE: MEDIUM STALL LABELLED "COMPACT" FOR ZONING.						

SPATIAL SEPARATION: 3.2.3.1.D		
	SOUTH (FRONT) & WEST WALL	EAST / NORTH WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	NOTE: EQUIVALENCY TO BE PREPARED AT BP APPLICATION TO ADDRESS WINDOWS ADJACENT TO THE PROPERTY LINES.
OPENING AREA		
% PROVIDED		
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ZONING SUMMARY 1193 St Paul Street Kelowna V1Y 2C6 C7		
ADDRESS	1193 St Paul Street	
LEGAL DESCRIPTION	Lot 1 Plan EPP54107 DL 139	
DEVELOPMENT PERMIT AREA	Yes	
EXISTING ZONING	I-4 central industrial	
PROPOSED ZONING	C-7 central business commercial (HOTEL)	
EXISTING LEGAL USE	vacant	
GRADES	Existing Average- Level	Finish Average - Level
NUMBER OF BUILDINGS	5 storey mixed-use building	
CRITERIA FOR ALL TYPES OF APPLICATION:	C7 Central Business Commercial	
	ZONING STANDARD	PROPOSAL (±)
SITE AREA (sm)	200 sm	1,390 sm (0.139 ha)
SITE WIDTH (m)	6.0m	44.816m
SITE DEPTH (m)	30.0m	38.984m
OFF-STREET PARKING	37 stall min. (see parking calcs)	37 stall
PRIVATE OPEN SPACE	N/A	N/A
HEIGHT OF BUILDING (S)/# OF STOREYS	22.0m max.	17.6 m / 5 storey
SITE COVERAGE OF BUILDING(S) (%)	N.A.	N.A.
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N.A.	N.A.
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	C7 Central Business Commercial	
	ZONING STANDARD	PROPOSAL (±)
NUMBER OF BICYCLE PARKING SPACES	Hotel	
Class I (secure parking)	Class I: 1 per 20 sleeping units x 88 units = 5 bikes	Class I: 5 bikes within parkade
Class II (visitor)	Class II: 1 per 20 sleeping units x 88 units = 5 bikes	Class II: 5 bikes (see Site Plan)
NUMBER OF LOADING SPACES	N.A.	1 temp loading
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
SETBACKS TO PARKING (m):		
NORTH (rear)	N.A.	N.A.
SOUTH (front)	N.A.	N.A.
WEST (side)	N.A.	N.A.
EAST (side)	N.A.	N.A.
FLOOR AREA NET	± 12,510 sm max.	2,829 sm
FLOOR AREA RATIO (F.A.R.)	FAR 9.0 max	2.04
BUILDING (S) SETBACKS (m):		
NORTH (rear)	0.0m	0.0m
SOUTH (front)	0.0m	0.0m
EAST (side)	0.0m	0.0m
WEST (side)	0.0m	0.0m
DAYLIGHT ANGLE (if a tower)	N.A.	N.A.
PODIUM HEIGHT (if proposed)	16.0m Max.	DVP-1 17.6m (variance requested)
FLOOR PLATE SIZE (if required)	N.A.	N.A.



233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: kel-mai@shaw.ca



2020-07-22  
REVISED  
DP

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No.	Date	Revision
1	2017-12-20	Owner's Review
2	2018-1-16	Issue for Development Permit
3	2019-11-14	Issue for revised DP
4	2020-02-05	Revised DP to comply City comments
5	2020-07-22	Revised DP to comply City comments

Project Title  
ST PAUL MIXED-USE BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6  
Drawing Number

A1.01

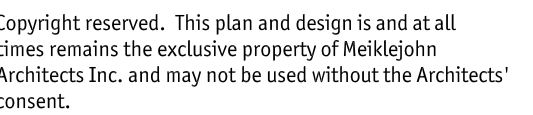
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Drawing Title  
ZONING SUMMARY

Date	2020-07-22
Job No.	16-1748
Scale	AS SHOWN
Drawn	SN/DS
Checked	JM



2020-07-22  
REVISED  
DP

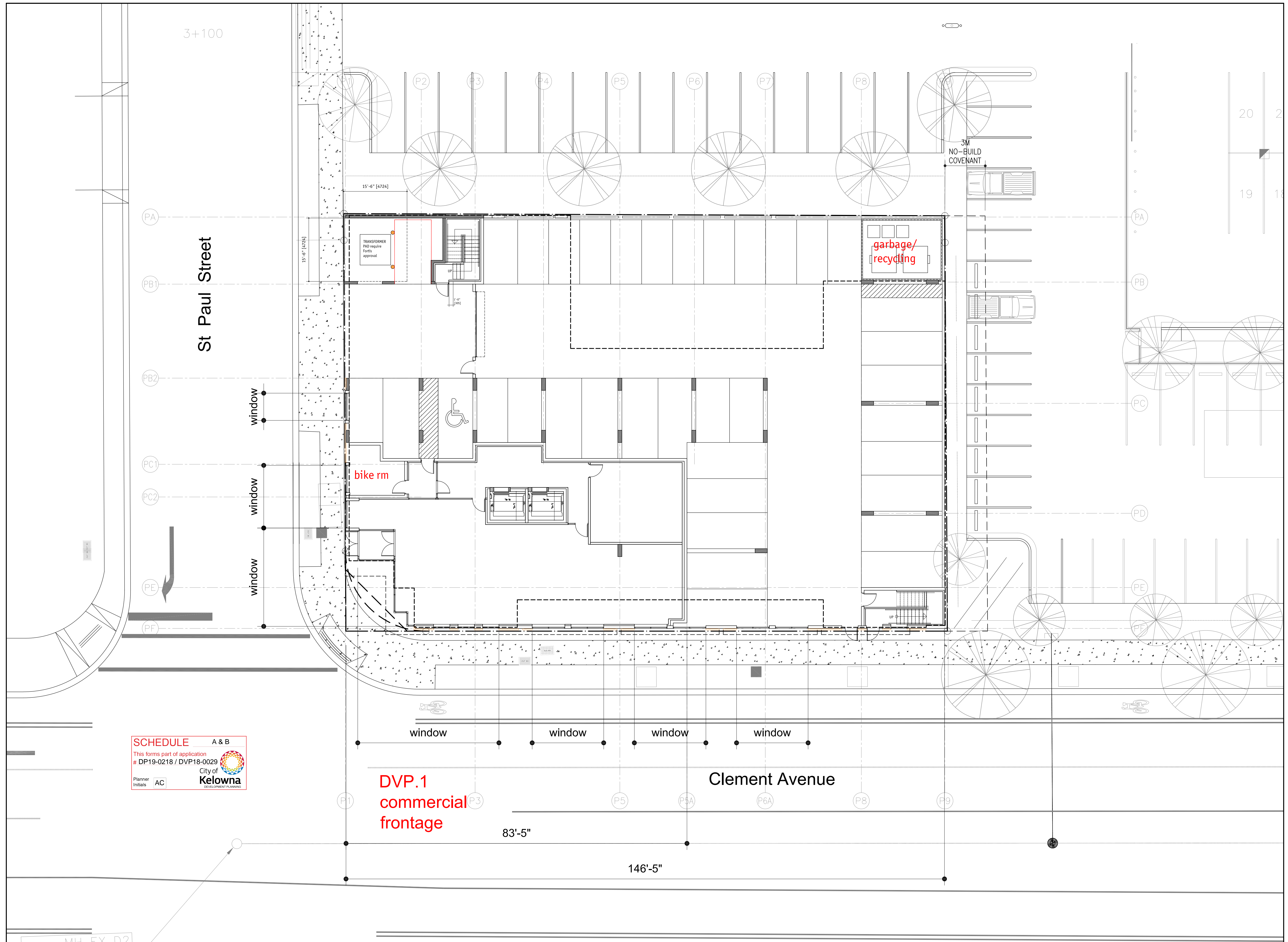
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ST PAUL MIXED-USE  
BUILDING - 5 LEVEL

## A2.01

scale: 1"=10'-0"

Date	2020-07-22
Job No.	16-1748
Scale	AS Shown
Drawn	SN/DS
Checked	JM



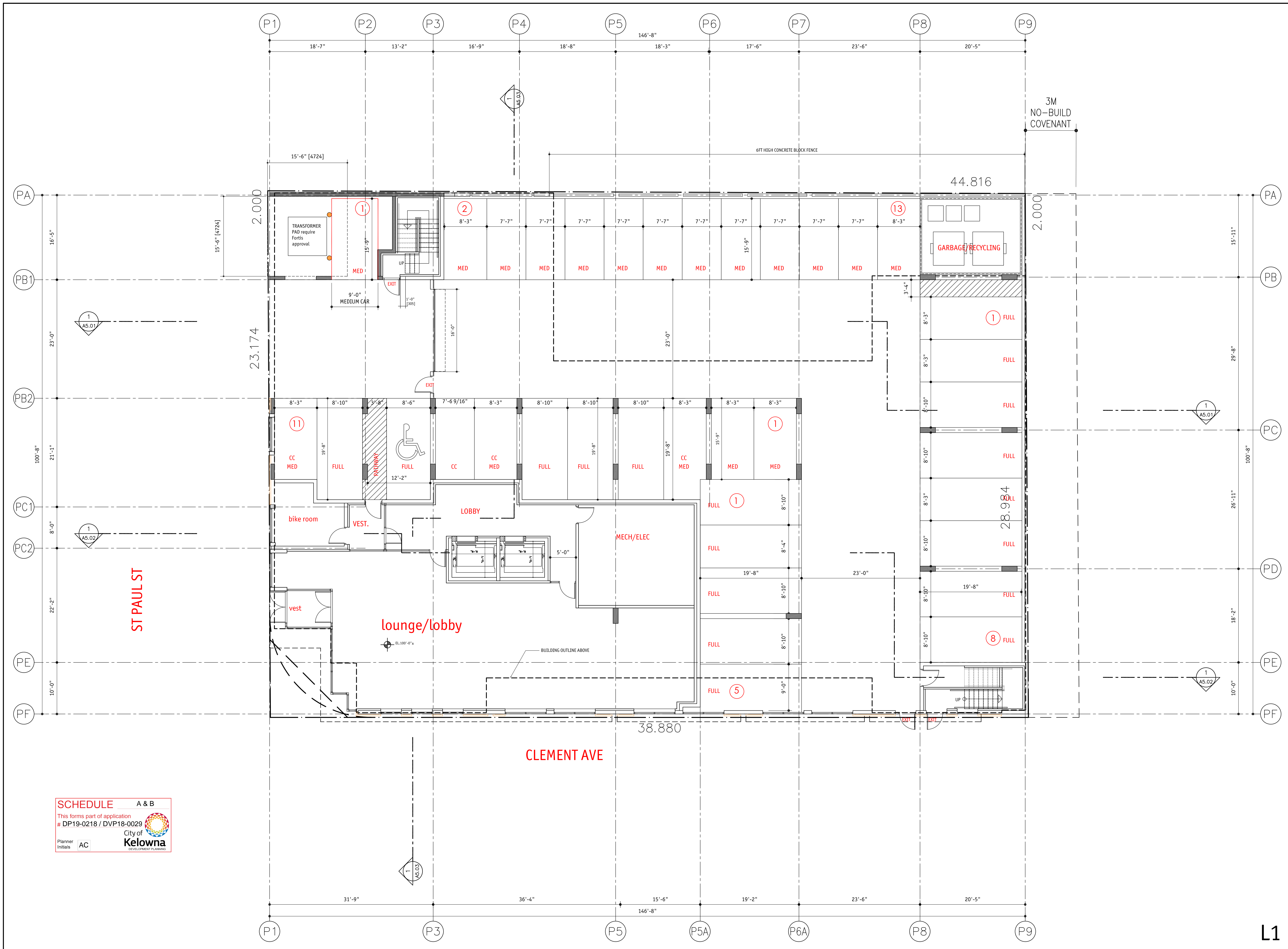


A compass rose with a vertical line pointing to 'TRUE NORTH'. A shaded area is shown between the vertical line and a line pointing towards the upper right (Northeast).

[illegible]

## A3.01

Date	2020-07-22
Job No.	16-1748
Scale	AS Shown
Drawn	SN/DS
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Checked	JM





TRUE  
NORTH



No.	Date	Revision
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TRUE  
NORTH



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TRUE  
NORTH

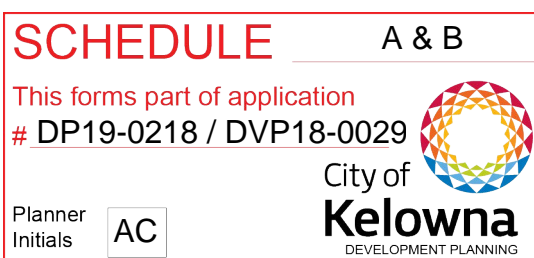


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[illegible]ST PAUL MIXED-USE  
BUILDING - 5 LEVEL

## A4.01

Date	2020-07-22
Job No.	16-1748
Scale	AS Shown
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2020-07-22  
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NOTE:  
SEE A4.01 FOR ELEVATION KEY NOTE LEGEND  
& KEY PLAN



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Project Title  
**ST PAUL MIXED-USE  
BUILDING - 5 LEVEL**

1193 St Paul Kelowna V1Y 2C6  
Drawing Number

**A4.02**

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Drawing Title  
**BUILDING ELEVATION**

scale: 1/8"=1'0"

Date	2020-07-22
Job No.	16-1748
Scale	AS SHOWN
Drawn	SN/DS
Checked	JM

**SCHEDULE**  
This forms part of application  
# DP19-0218 / DVP18-0029

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

A & B



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2020-07-22  
REVISED  
DP

[illegible]

ST PAUL MIXED-USE  
BUILDING - 5 LEVEL

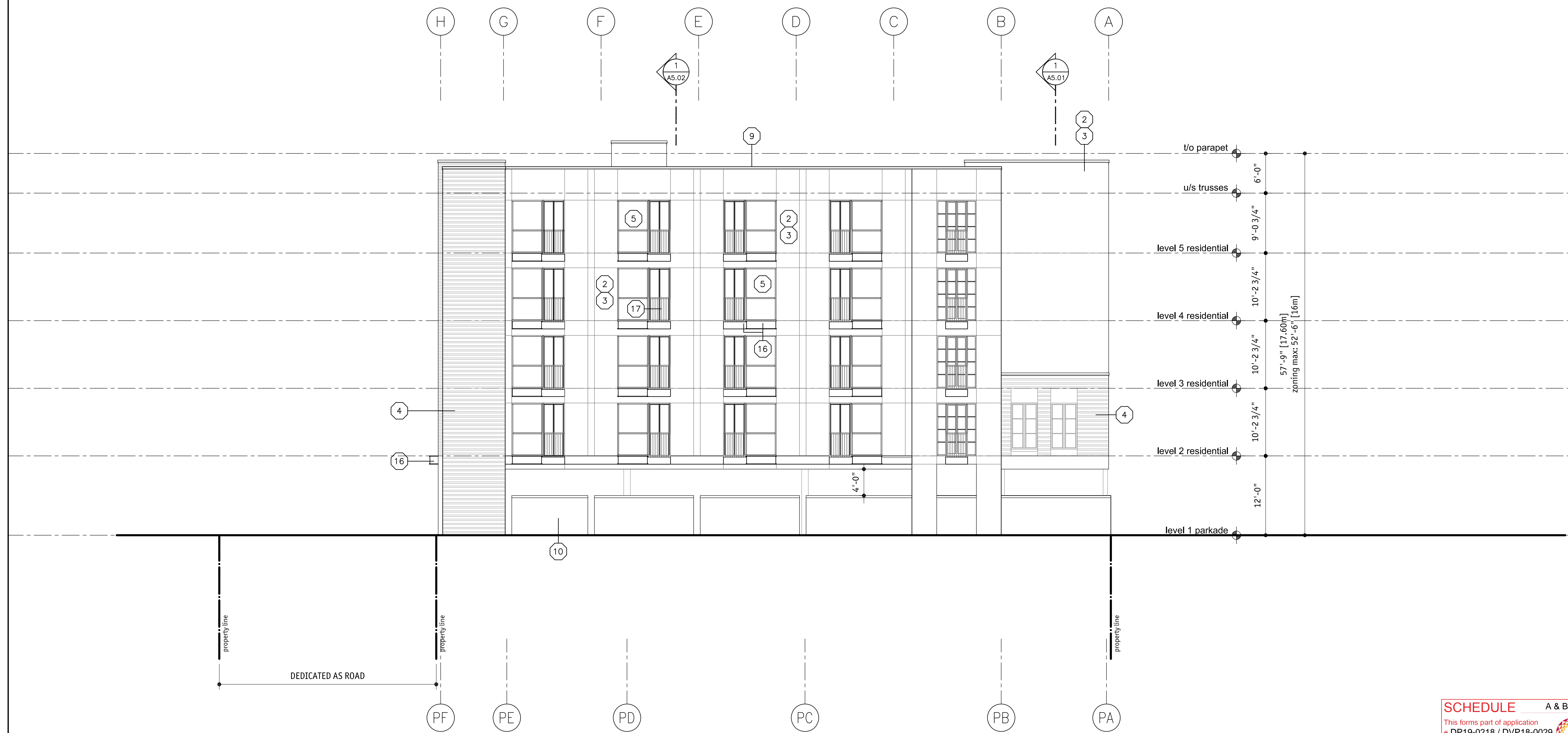
Drawing Number

## A4.03

## BUILDING ELEVATION

Date	2020-07-22
Job No.	16-1748
Scale	AS Shown
Drawn	SN/DS
Checked	JM

NOTE:  
SEE A4.01 FOR ELEVATION KEY NOTE LEGEND  
& KEY PLAN



<h1>SCHEDULE</h1>		<h1>A &amp; B</h1>	
<p>This forms part of application</p> <p># DP19-0218 / DVP18-0029</p>			
Planner Initials	<input type="text" value="AC"/>	 <p>City of <b>Kelowna</b> DEVELOPMENT PLANNING</p>	

2020-07-22  
REVISED  
DP

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BUILDING - 5 LEVEL

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Drawing Number

A4.04

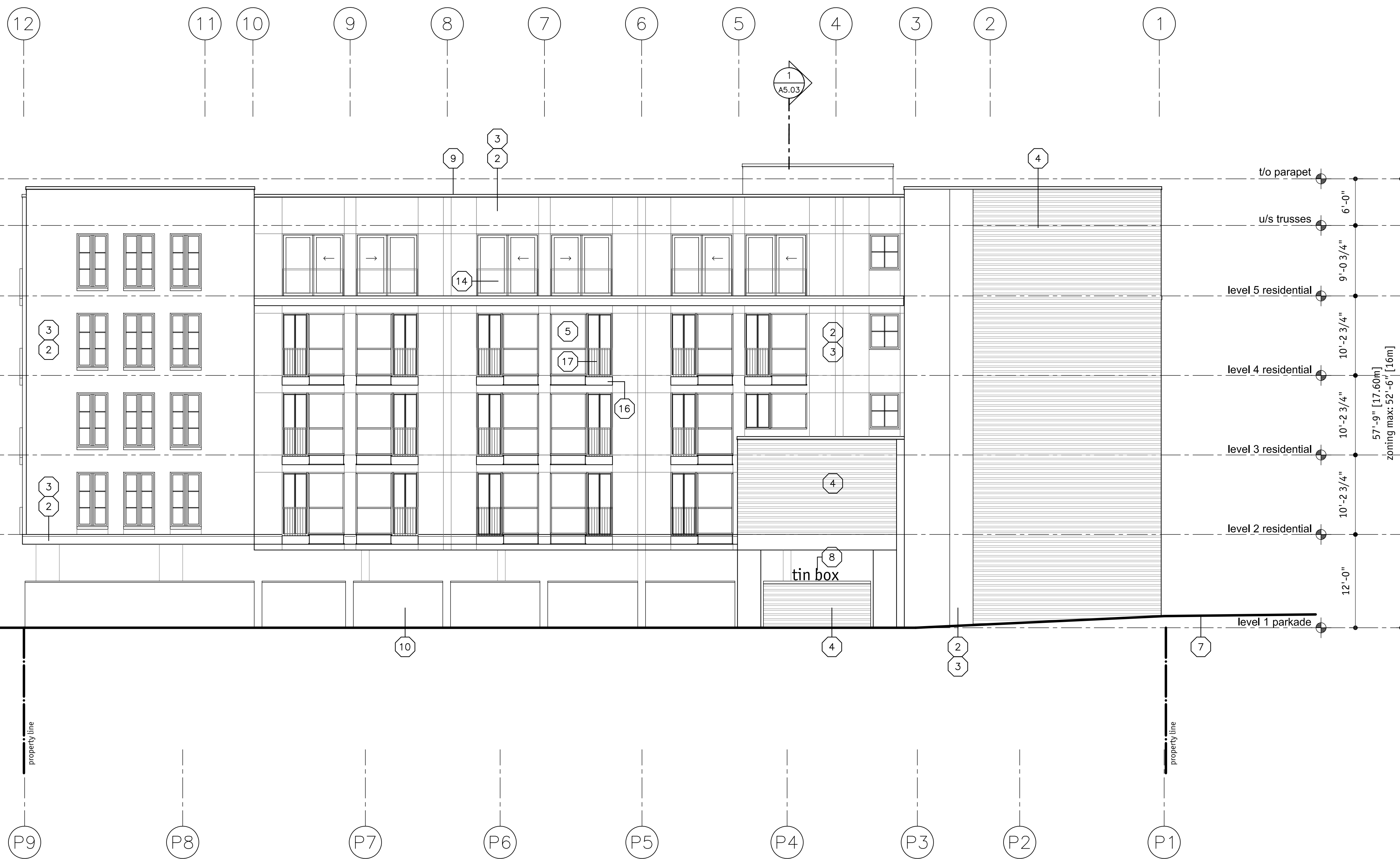
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Drawing Title  
BUILDING ELEVATION

scale: 1/8"=1'0"

Date	2020-07-22
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Drawn	SN/DS
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NOTE:  
SEE A4.01 FOR ELEVATION KEY NOTE LEGEND  
& KEY PLAN



SCHEDULE A & B	
This forms part of application # DP19-0218 / DVP18-0029	
City of Kelowna DEVELOPMENT PLANNING	
Planner Initials	AC



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[illegible]

Project Title

ST PAUL MIXED-USE  
BUILDING - 5 LEVEL

1193 St Paul Kelowna V1Y 2C6

Drawing Number

## A5.01

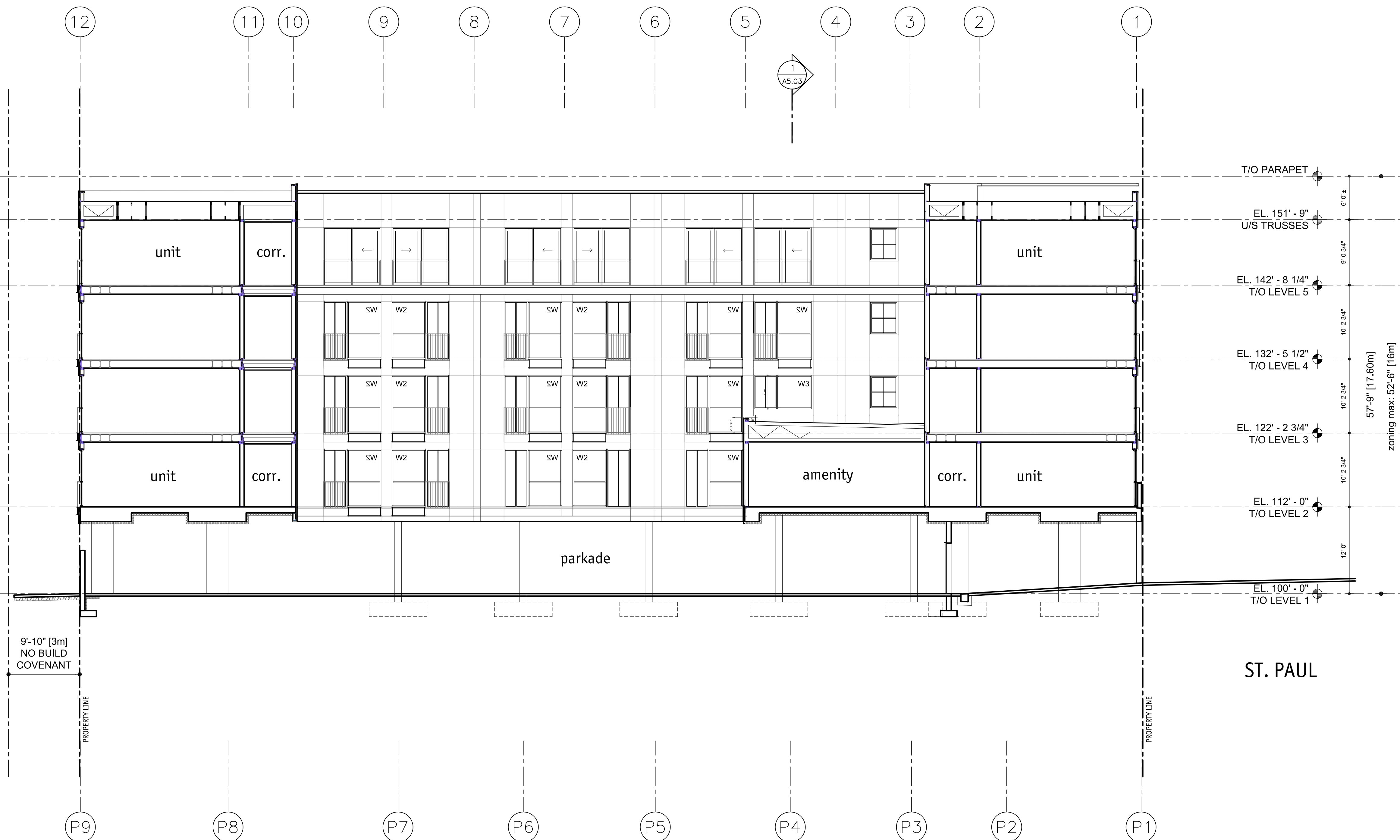
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Drawing Title

BUILDING SECTION 1

scale:  $1/8'' = 1'0''$

Date	2020-07-22
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**SCHEDULE** **A & B**

This forms part of application

# DP19-0218 / DVP18-0029

Planner Initials **AC**

City of Kelowna  
DEVELOPMENT PLANNING

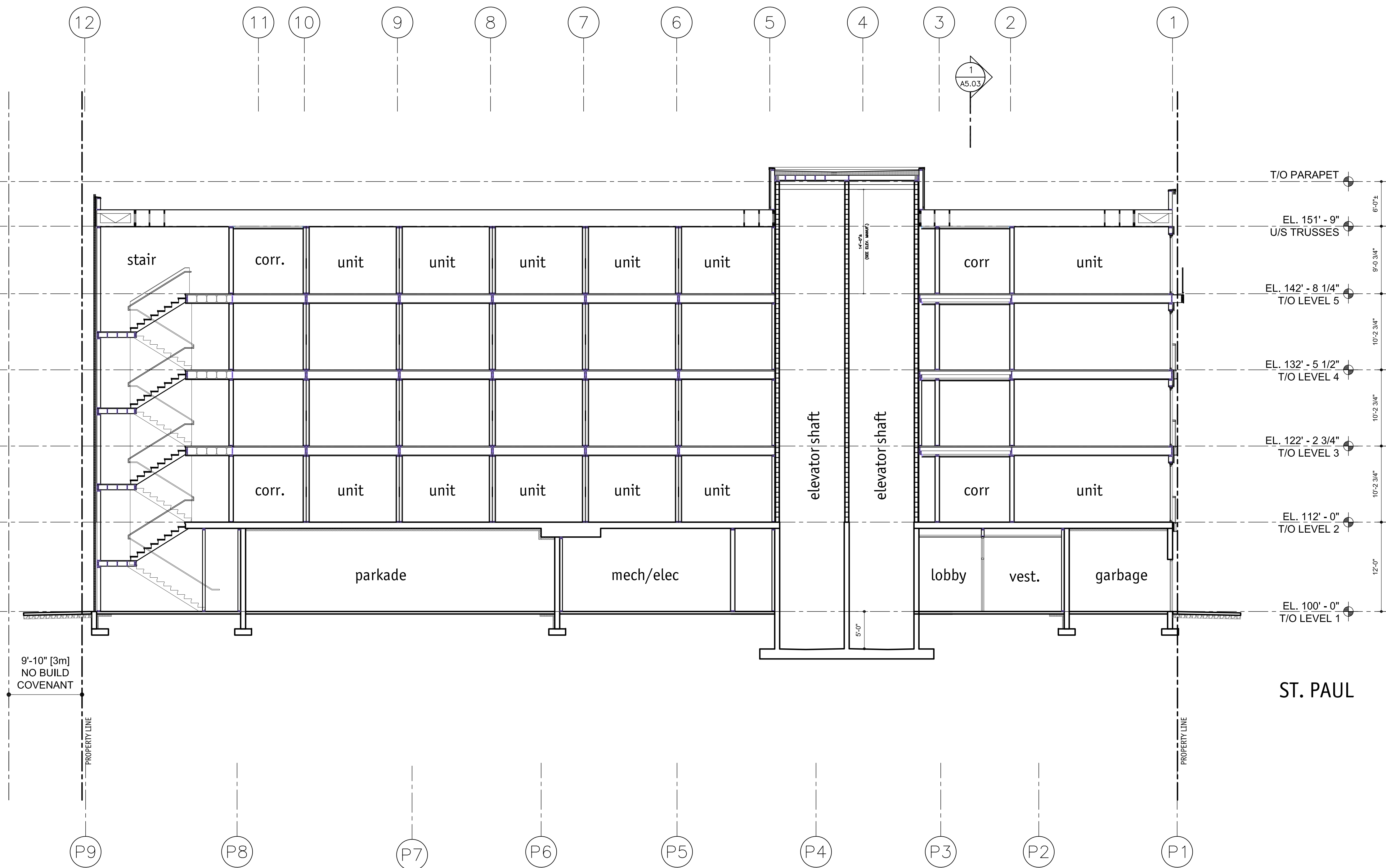
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[illegible]ST PAUL MIXED-USE  
BUILDING - 5 LEVEL

## A5.02

BUILDING SECTION 2

Date	2020-07-22
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Drawn	SN/DS
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**SCHEDULE** **A & B**

This forms part of application  
**# DP19-0218 / DVP18-0029**

Planner Initials **AC**

**City of Kelowna**  
 DEVELOPMENT SERVICES



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[illegible]

Project Title

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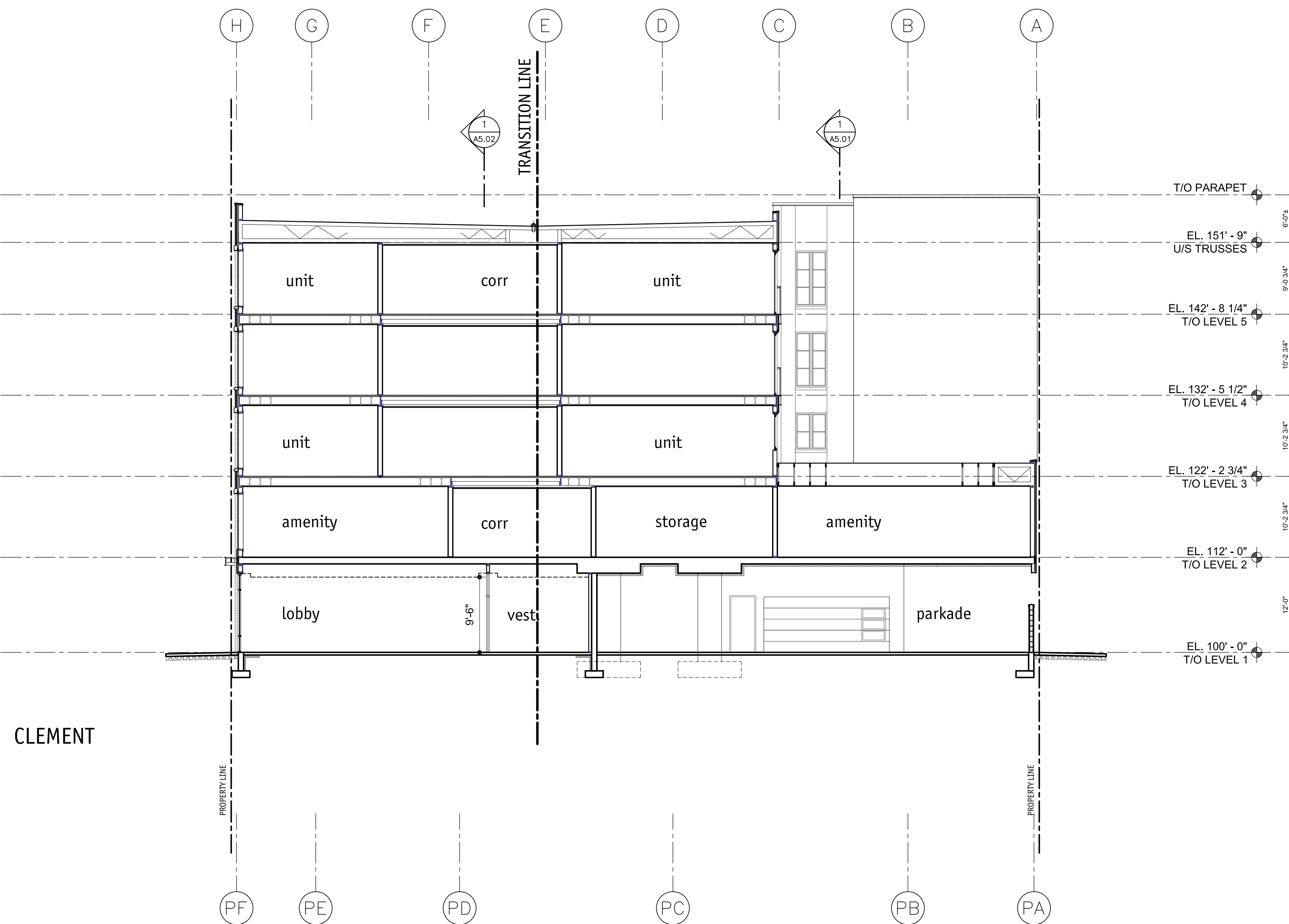
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Drawing Title

### BUILDING SECTION 3

Date	2020-07-22
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**SCHEDULE** \_\_\_\_\_ **A & B**

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Planner Initials **AC**

**City of Kelowna**  
 DEVELOPMENT PLANNING

















