

Development Permit & Development Variance Permit DP19-0094 / DVP20-0195

ATTACHMENT		A
This forms part of application # DP19-0094, DVP20-0195		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING



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

1094 Lawson Avenue

and legally known as

Lot A District Lot 138 ODYD Plan EPP95336

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

Multiple dwelling housing

With variances to the following sections of Zoning Bylaw No. 8000:

Section 7.6.1(c): Landscaping and Screening, Minimum Landscape Buffers – Level 3

To vary the minimum landscape buffer for the rear yard (north lot line) from 3.0m required to 0.0m proposed.

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 19, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

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: 1094 Lawson Avenue Ltd., Inc.No. BC1176688

Applicant: Jesse Alexander – New Town Services

Planner: Aaron Thibeault

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.
- e) With variances to the following sections of Zoning Bylaw No. 8000:

Section 7.6.1(c): Minimum Landscape Buffers – Level 3

To vary the minimum landscape buffer for the rear yard (north lot line) from 3.0m required to 0.0m proposed.

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 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 owner 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 **\$108,926.56**

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.

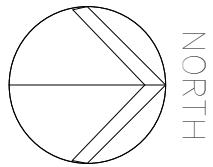
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

ATTACHMENT		A
This forms part of application		
# <u>DP19-0094, DVP20-0195</u>		
Planner Initials	<div>AT</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

DRAFT



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Verify all dimensions and details prior to commencement of work.

Report all errors and omissions to the Architect.



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Seal

Revision	
No	Description
1	19-03-26 ISSUED FOR DP
2	19-06-10 RE-ISSUED FOR DP
3	19-08-15 RE-ISSUED FOR DP



City of
Kelowna
COMMUNITY PLANNING

SCHEDULE A

This forms part of application
DP19-0094, DVP20-0195

Planner
Initials

AT

Project title
GORDON CONDO

Project address
1094 LAWSON AV & 1450
GORDON DR, KELOWNA

Project no. 4071

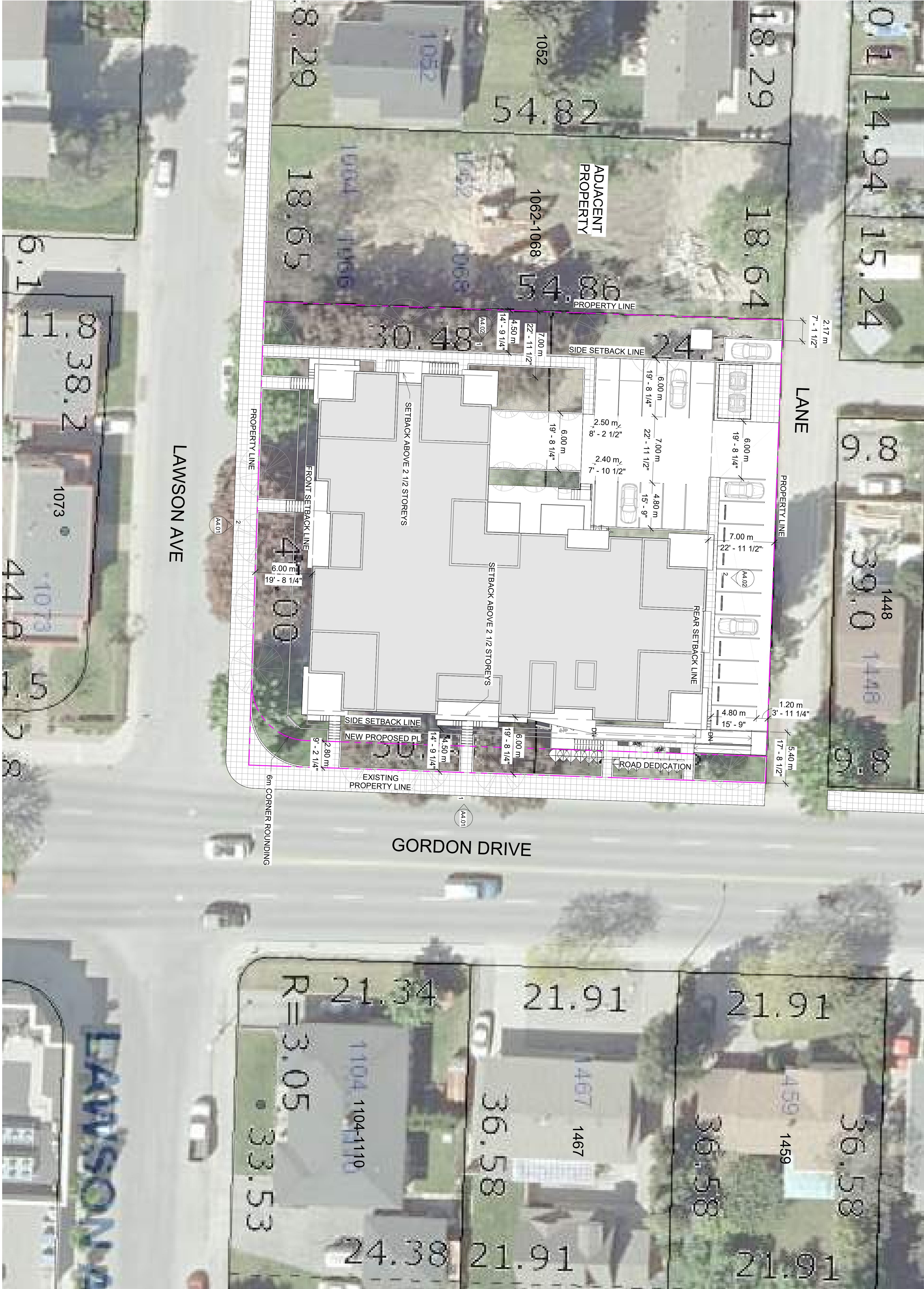
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SITE PLAN

designed	scale	1/16" = 1'-0"
LA	LA	LA
drawn		
checked		

A2.00

printed

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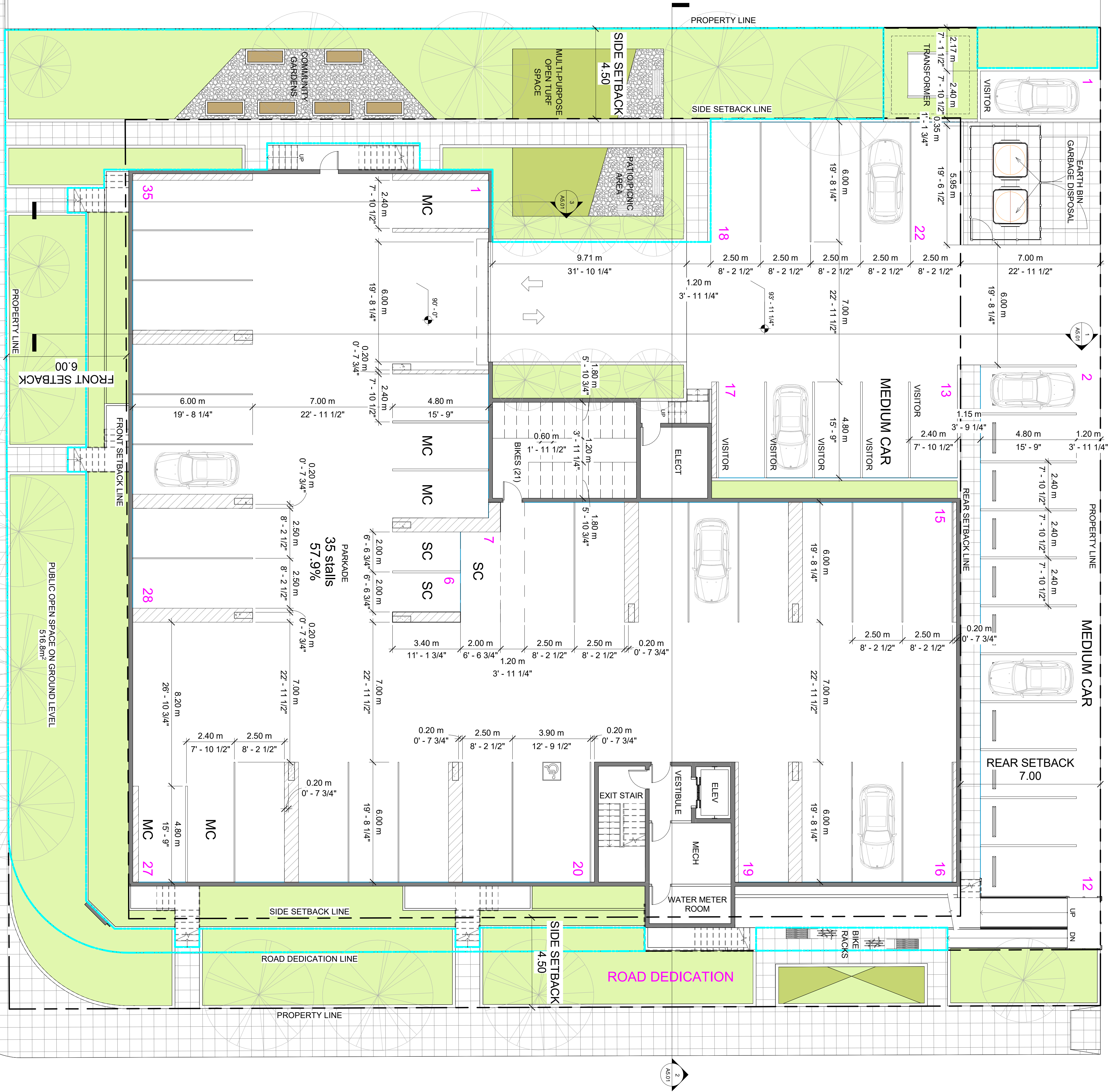


SCHEDULE

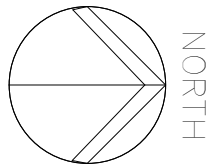
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DP19-0094, DVP20-0195

Planner
Initials
AT



NOT FOR CONSTRUCTION



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www.newtownservices.ca

Seal

Revision	No	Date	Description
1	19-03-26	ISSUED FOR DP	
2	19-06-10	RE-ISSUED FOR DP	
3	19-08-15	RE-ISSUED FOR DP	

Project title
GORDON CONDO

Project address
1094 LAWSON AV & 1450
GORDON DR, KELOWNA
Project no
4071

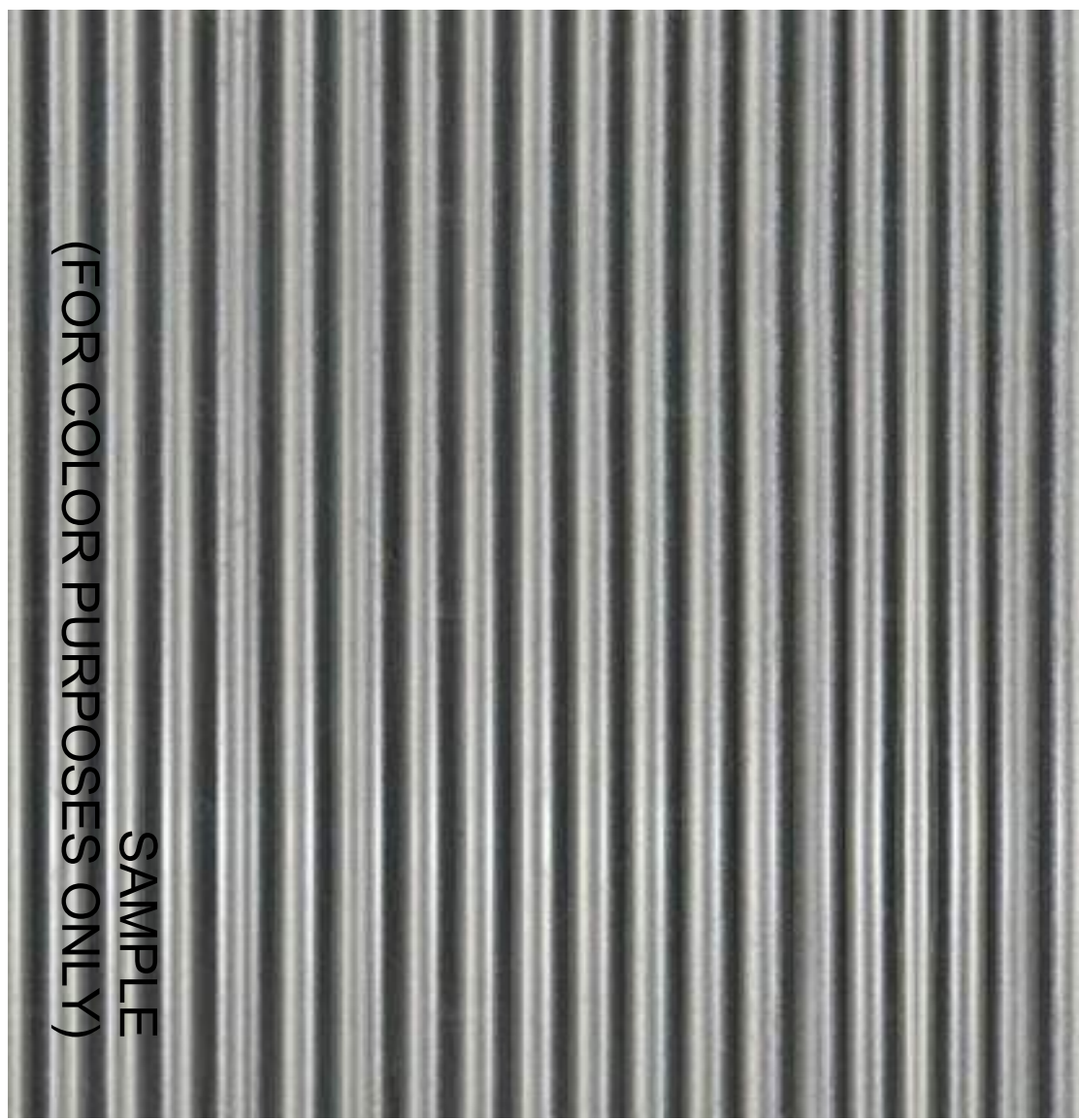
Drawing title
PARKADE

Designed	L.A.	Scale	1/8" = 1'-0"
Drawn	L.A.		
Checked			
Drawing no			

A3.00

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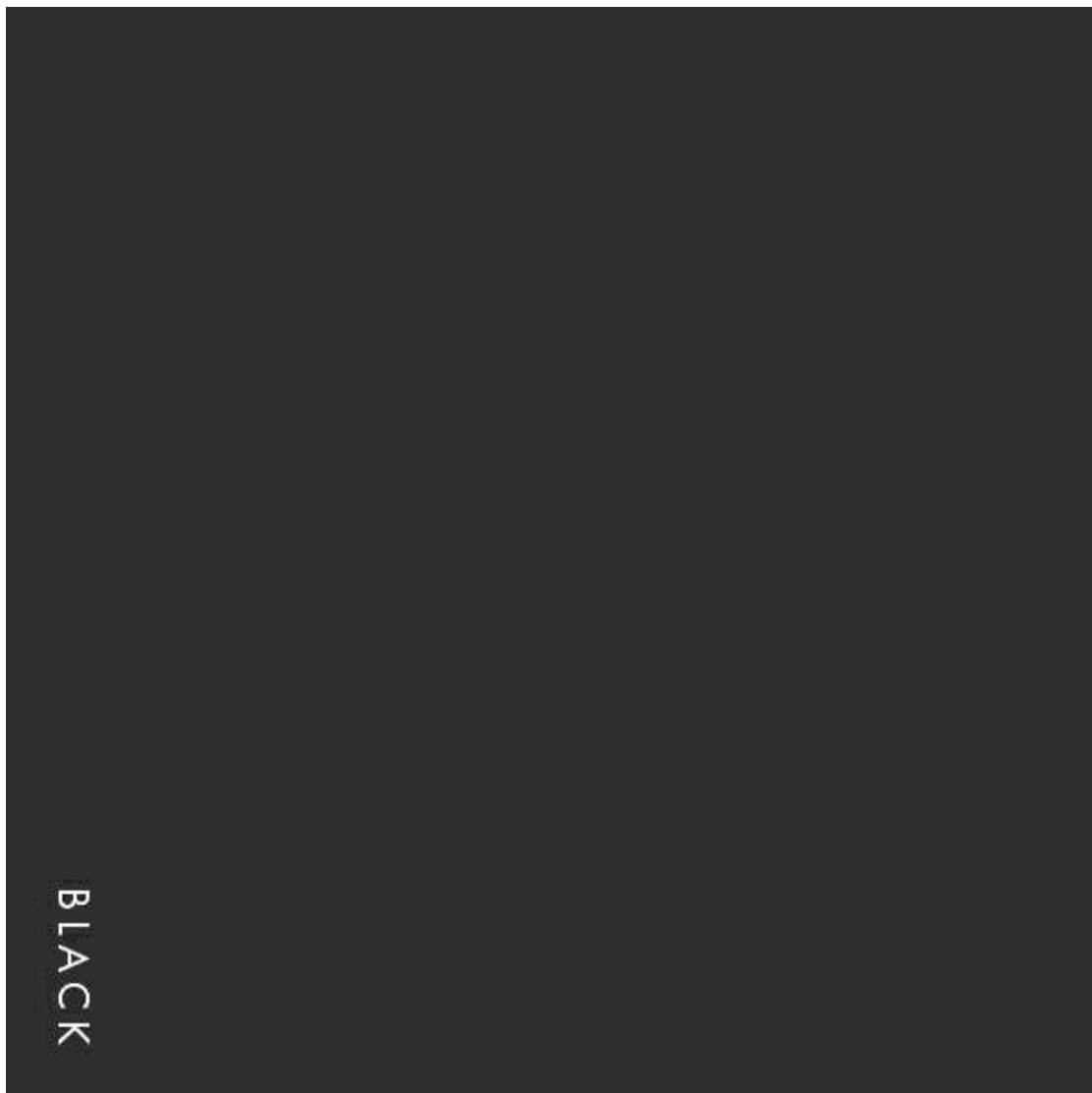
HORIZONTAL PROFILED METAL CLADDING - GALVANISED (#3)



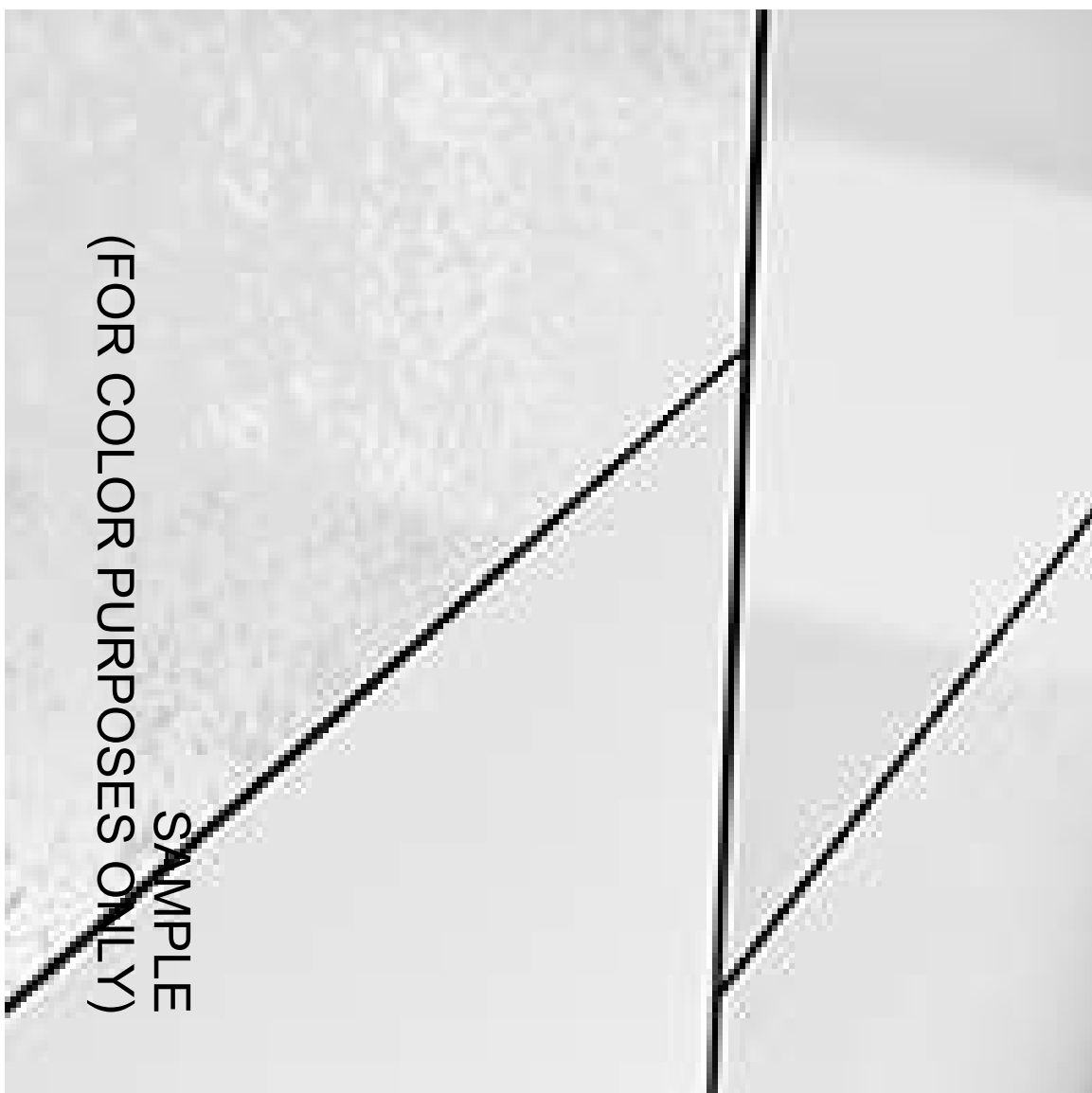
HARDIE PLANK FISHER TRUE GRAIN SERIES; COLOR CHRIS CRAFT (#4)



PRE-FINISHED METAL PANEL; COLOR BLACK (#7)



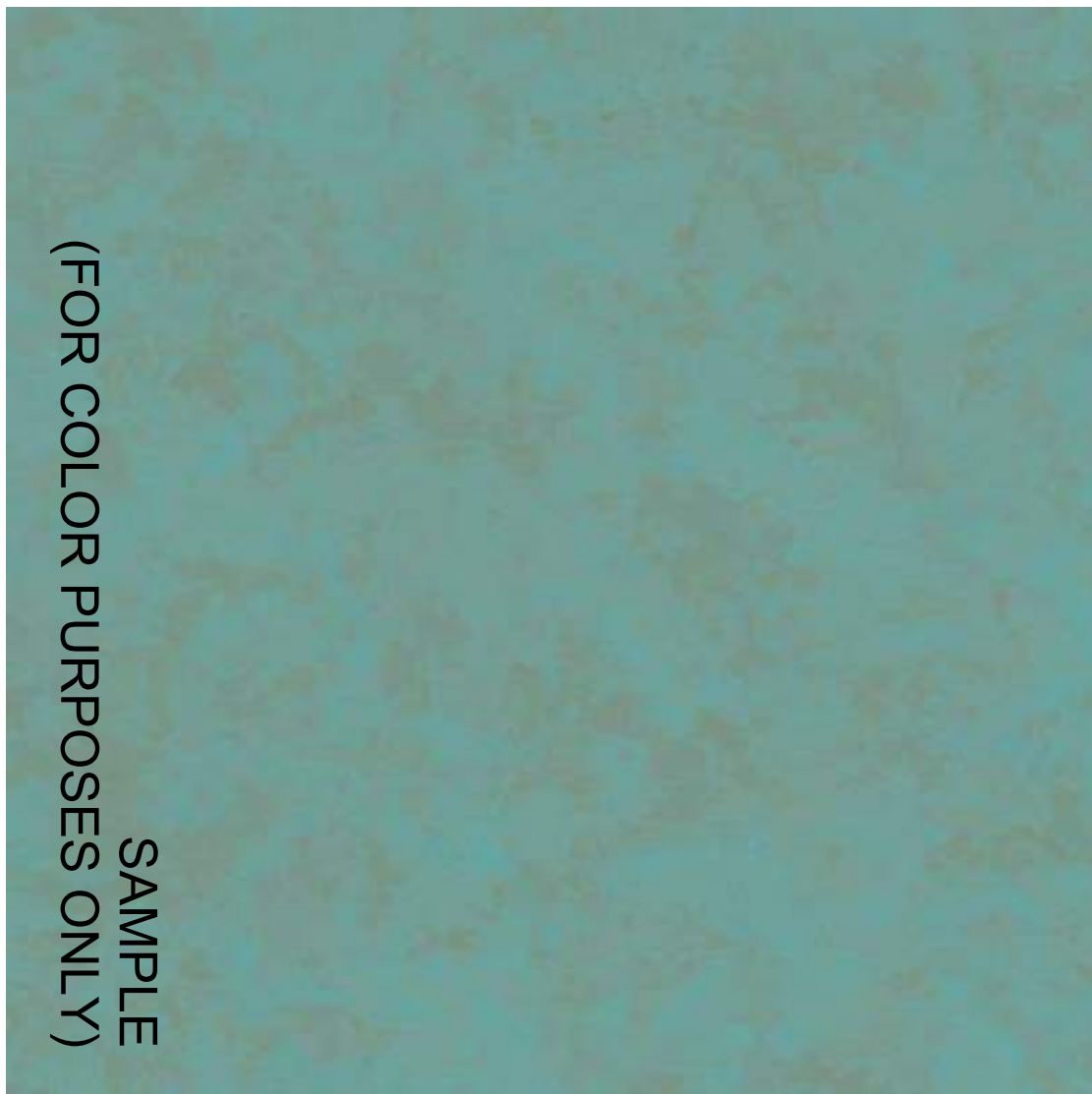
TRESPA® METEON® LUMEN CLADDING PANELS; COLOR ATHENS WHITE L05.0.0 (#1) or similar



CERACLAD CAST STRIPE PANEL; COLOR CHARCOAL NH31215U (#2) or sim. fiber cement clad.



TRESPA® METEON® LUMEN CLADDING PANELS; CORRODED GREEN NM03 (#5) or similar



BIKE RACKS (#18)



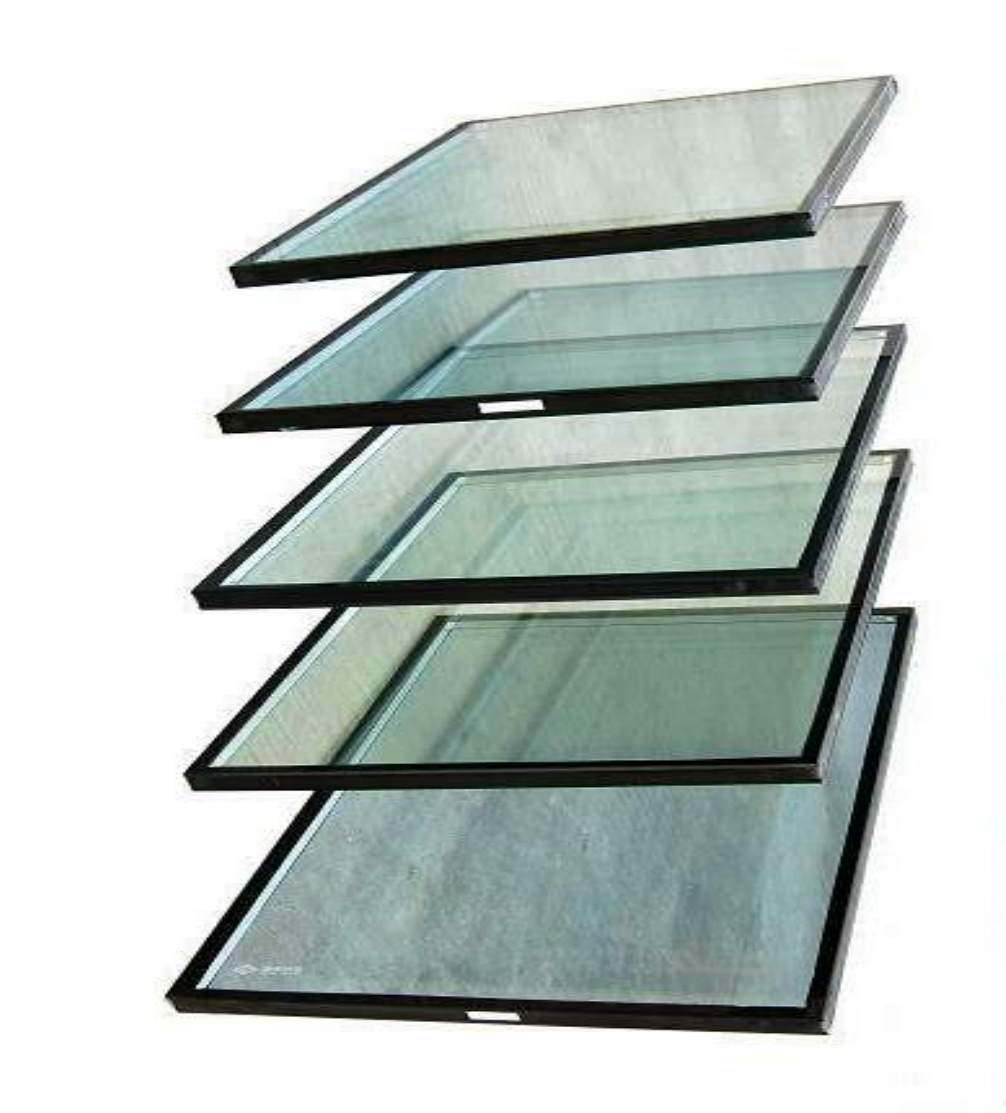
EARTH BIN GARBAGE CONTAINERS (#17)



TRESPA® METEON® LUMEN CLADDING PANELS; ALUMINIUM GREY M51.0.1 (#6) or similar



WINDOWS - CLEAR VISION GLASS W/ BLACK FRAME (#8)



project address
1094 LAWSON AV & 1450
GORDON DR, KELOWNA
project no 4071

drawing title
MATERIALS

designed	L.A.	scale
drawn		L.A.
checked		K.F.
drawing no		

A4.00

15/08/2019 10:47:42 AM

SCHEDULE

This forms part of application
DP19-0094, DVP20-0195

Planner
Initials

AT

City of
Kelowna
COMMUNITY PLANNING



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1	19-03-26	ISSUED FOR DP
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3	19-08-15	RE-ISSUED FOR DP



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Seal

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SCHEDULE

B

This forms part of application

DP19-0094, DVP20-0195

Planner Initials

AT

City of Kelowna

COMMUNITY PLANNING



MATERIAL KEYNOTE LEGEND	
1.	TRESP@ METEON® LUMEN CLADDING PANELS; COLOR ATHENS WHITE L05.0.0
2.	CERACI AD CAST STRIPE PANEL; COLOR CHARCOAL IN31218U
3.	HORIZONTAL PROFILED METAL CLADDING - GALVANISED COLOR CHRIS CRAFT
4.	HARDE PLANK FISHER TRUE GRAIN SERIES; COLOR CHRIS CRAFT
5.	TRESP@ METEON® LUMEN CLADDING PANELS; CORRODED GREEN MM03
6.	TRESP@ METEON® LUMEN CLADDING PANELS; ALUMINIUM GREY M51.0.1
7.	PRE-FINISHED METAL PANEL; COLOR BLACK
8.	WINDOWS - CLEAR VISION GLASS W/ BLACK FRAME
9.	OVERHEAD GARAGE DOOR
10.	EXTERIOR DOOR W/ BLACK FRAME
11.	SLIDING PATIO DOOR W/ BLACK FRAME
12.	SWING PATIO DOOR W/ BLACK FRAME
13.	PATIO PRIVACY WALL
14.	PREFIN METAL FLASHING- BLACK
15.	GLASS GUARDRAIL
16.	METAL GUARDRAIL (ALT. PERFORATED SHEET METAL)
17.	EARTH BIN GARBAGE CONTAINERS - OPAQUE ENCLOSURE
18.	BIKE RACKS
19.	EMERGENCY FIRE EXIT EXTERIOR DOOR
20.	EXPOSED CONCRETE PARKADE WALL
21.	DEVELOPMENT SIGNAGE

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Revision	
No	Description
1	19-03-26 ISSUED FOR DP
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3	19-08-15 RE-ISSUED FOR DP

Project title

GORDON CONDO

Project address

1094 LAWSON AV & 1450 GORDON DR, KELOWNA

Project no

4071

Building title

BUILDING ELEVATIONS

designed

L.A.

scale

As indicated

drawn

L.A.

checked

K.F.

drawing no

A4.01

printed

15/09/2019 10:48:07 AM



<h1 style="margin: 0; color: red;">SCHEDULE</h1> <p style="margin: 10px 0 0 0; color: red;">This forms part of application # <u>DP19-0094, DVP20-0195</u></p>	<h1 style="margin: 0; color: red;">B</h1> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;">  <div style="margin-left: 20px;"> <p style="margin: 0;">City of</p> <h2 style="margin: 0;">Kelowna</h2> <p style="margin: 0; font-weight: normal;">COMMUNITY PLANNING</p> </div> </div>
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NOT FOR CONSTRUCTION

Revision		Description
No	Date	
1	19-03-26	ISSUED FOR DP
2	19-06-10	RE-ISSUED FOR DP
3	19-08-15	RE-ISSUED FOR DP



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project title	GORDON CONDO
project address	1094 LAWSON AV & 1450 GORDON DR, KELOWNA
project no.	4071
file no.	

designed	scale	$1/8'' = 1.0''$
L_A		
drawn		L_A
checked		K.F.
drawing no.		

15/08/2019 10:48:18 AM




303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlandesign.ca

4071 GORDON DRIVE

DRAWING TITLE

ISSUED FOR / REVISION	
1	19.03.21 Review
2	19.05.27 Review
3	
4	
5	

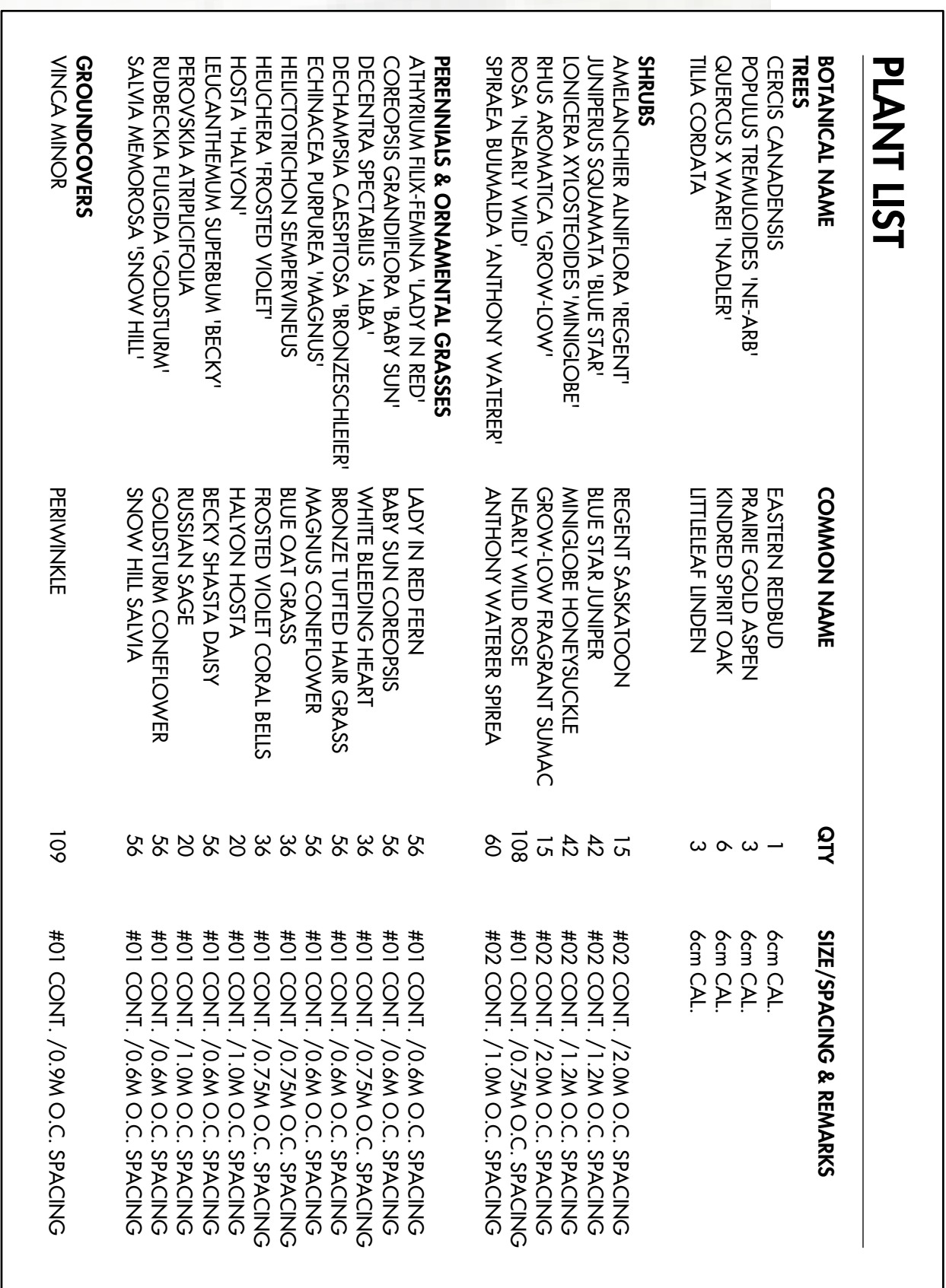
PROJECT NO.	19022
DESIGN BY	KM
DRAWN BY	NG
CHECKED BY	FB
DATE	MAY. 27, 2019
SCALE	1:1.50



BRITISH COLUMBIA SOCIETY OF
LANDSCAPE ARCHITECTS
REGISTERED
MEMBER
FIONA BARTON
334

$$\frac{1}{2}$$

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1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED ICSA STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.
6. EVERY EFFORT WILL BE MADE TO RETAIN THE EXISTING TREES ALONG GORDON DRIVE AND LAWSON AVENUE, AS SHOWN ON THE PLANS. THE DETERMINATION OF THE ABILITY TO RETAIN THESE TREES SHALL BE AT THE SOLE DISCRETION OF THE PROJECT ARCHITECT. IN THE INSTANCE THAT THE ARCHITECT DETERMINES IT IS NOT POSSIBLE, NEW LARGE CANOPY TREES OF A SIMILAR SPECIES WILL BE INSTALLED.

This forms part of application
DP19-0094, DVP20-0195

AT



City of
Kelowna
COMMUNITY PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Monday, May 27, 2019

4071 Gordon Drive

New Town

1464 St. Paul Street

Kelowna BC V1Y 2E6

Attn: Lenka Aligerova, Building Design Technologist

Tel: (250) 860 8185

Email: lenka@newtownservices.net

Re: 4071 Gordon Drive: Preliminary Cost Estimate for Bonding

Dear Lenka:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 4071 Gordon Drive conceptual landscape plan dated 19.05.27;

- 900 square metres (9,688 square feet) of improvements = \$87,141.25

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, paving, and site furnishings.

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,

Kim McNamee, MBCSLA, CSLA

as per

Outland Design Landscape Architecture

SCHEDULE

C

This forms part of application

DP19-0094, DVP20-0195

Planner
Initials

AT

City of
Kelowna
COMMUNITY PLANNING



303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270

outlanddesign.ca

Proposal for Rezoning & Development Permit

1094 Lawson Avenue & 1450 Gordon Drive, Kelowna BC

Introduction

This application is for re-zoning and development permit to accommodate a 40 unit condominium development for 1094 Lawson Avenue & 1450 Gordon Drive. This infill project is characterized by Okanagan Modern styling celebrating generous open living space with bright interiors and outdoor space on large decks.



Gordon Drive View – main entrance

Site Context

The subject site consists of two lots - 0.15ha (0.369 acre) & 0.12ha (0.295acre) which are situated on the corner of Lawson Ave and Gordon Drive. This part of Kelowna is in line with a general Future Land use intent for Multiple Residential Medium density. The properties are presently zoned RU6, Single-Family Residential and RM4, Multi-Family Residential. Both parcels lie vacant and undeveloped. This application requests to amend the zoning to RM5, Multiple Unit Residential (Medium Density).

ATTACHMENT B

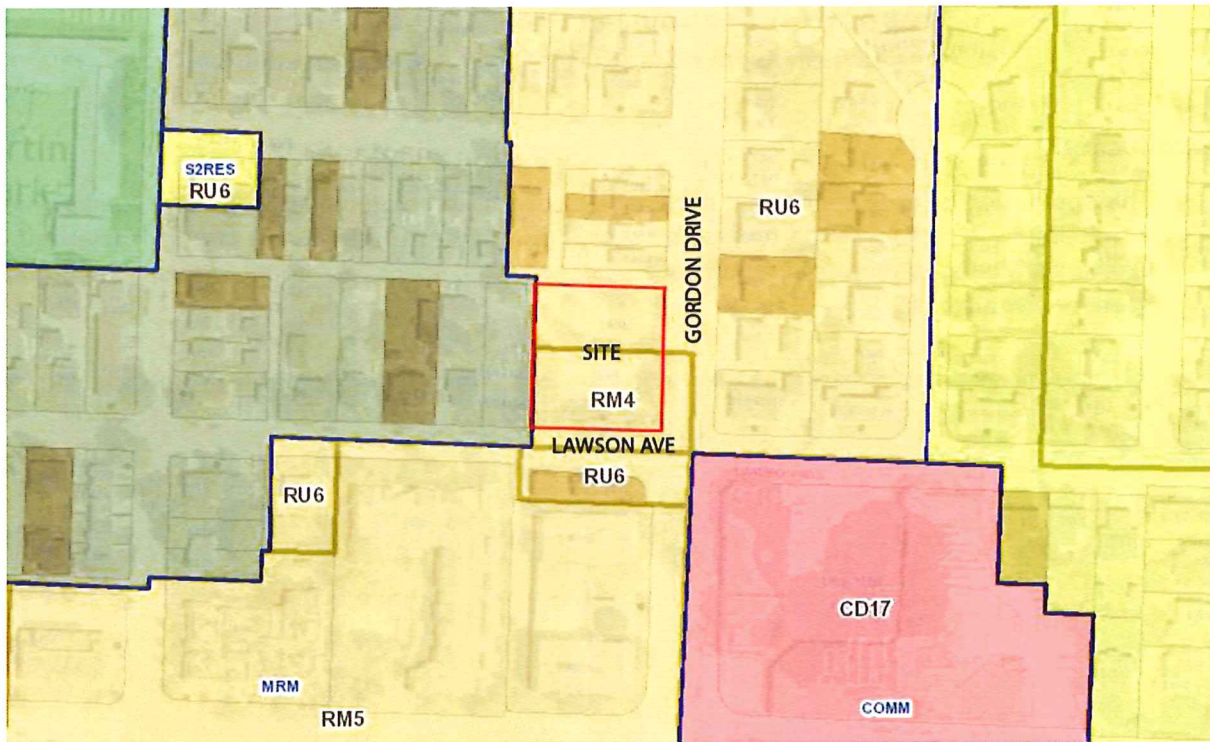
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City of Kelowna
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Site Context Source: Kelowna City Map

ATTACHMENT **B**

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Overview, Form and Character

This application is to rezone the property to RM5, Medium Density Multiple Housing and undertake a Development Permit to facilitate the construction of 40 units of apartment housing on a parkade. The units in this development include 12 two bedroom units with den, 16 one bedroom units with den, 4 one bedroom units and 8 studios.

This proposal offers a significant landmark design at a prominent intersection that celebrates the corner while addressing a low scale interface to the pedestrian realm. The building design is Okanagan contemporary in nature, with many articulations in physical massing, color and material textures. Cladding will be a mixture of high quality textured fiber cement and various colors/profiles of metal panels. These will help form a durable and fire resistant façade that creates an attractive interface to the pedestrian realm.



Landscape Treatment

The landscape treatment is focused on preserving the existing boulevard trees, bringing shared communal space into the development, buffering the side lot with trees and shrubs and screening the ½ storey parkade wall from the public view.

ATTACHMENT B	
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Planner Initials	AT
 City of Kelowna COMMUNITY PLANNING	

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This forms part of application

DP19-0094, DVP20-0195

Planner Initials AT

City of Kelowna
COMMUNITY PLANNING



NEW TOWN
SERVICES



Landscape Plan of Site



View from Intersection – Note the Boulevard trees to be Retained.

Summary

The proposed development is consistent with the City's OCP and general goal of increasing density within downtown areas. The Development Permit Application includes **no variances**. It would add 40 units and locate its residents within walking/biking distance of schools, shopping, and services. The redevelopment of this underutilized site adds many new homes close to urban amenities. The applicant kindly seeks support from Staff and Council for this application.



Very Walkable

Most errands can be accomplished on foot.



Bikeable

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