

Development Permit DP18-0193



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

934 Laurier Avenue

and legally known as

Lot 4 District Lot 138 ODYD Plan 2819

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

Residential

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

Date of Council Decision: **April 26, 2021**

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM1 – Four Dwelling 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: 1079687 B.C. Ltd., Inc. No BC1079687

Applicant: Urban Options Planning & Permits – Birte Decloux

Planner: Andrew Ferguson

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.

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 **\$45,944.68**

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.

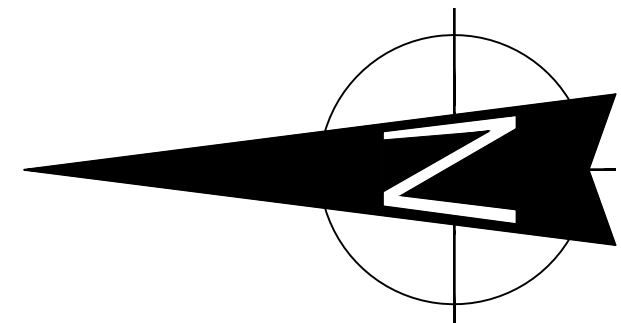
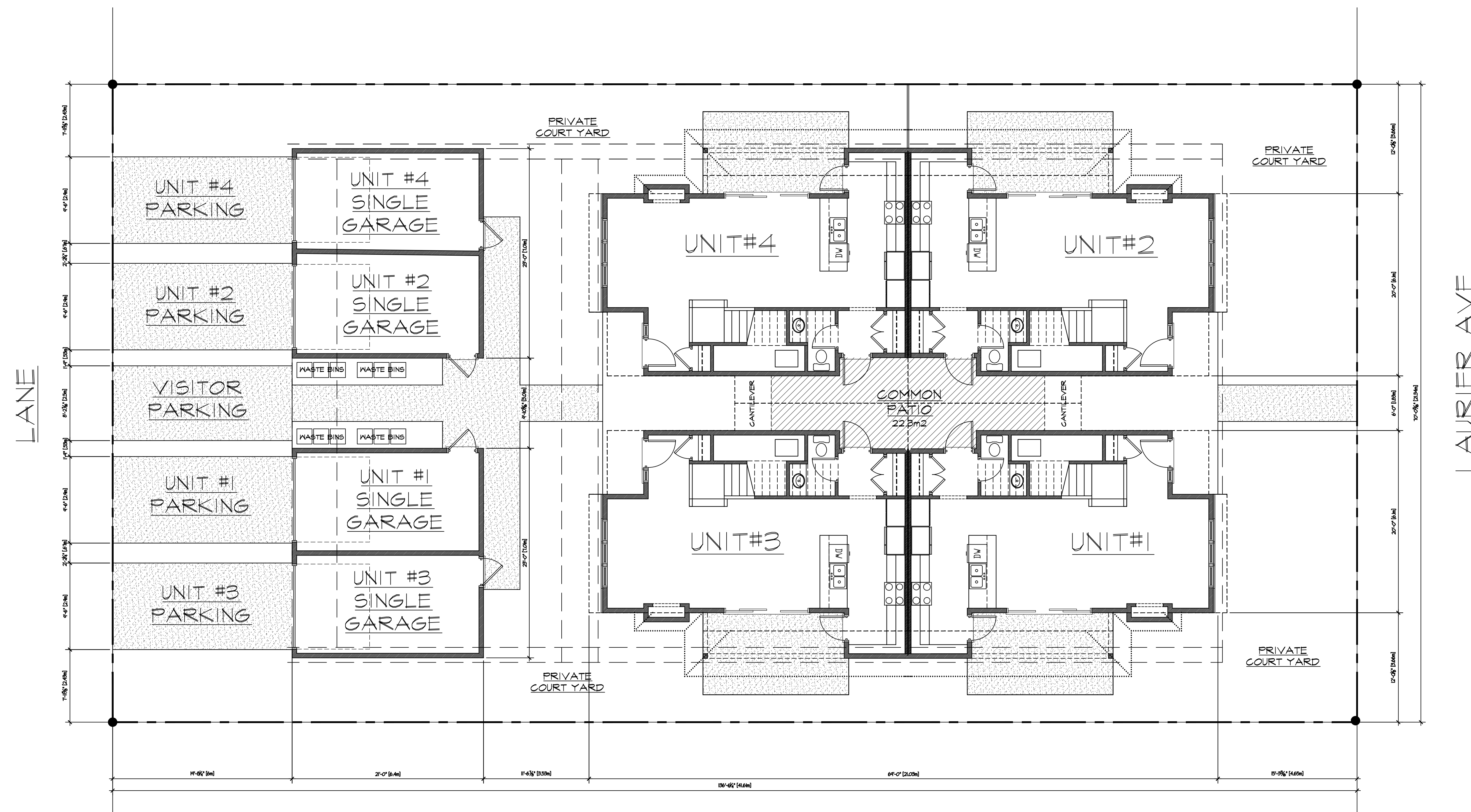
4. INDEMNIFICATION

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.**



PLOT PLAN
SCALE = 1:75

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

Zoning Analysis Table

Address: 934 Laurier Avenue
Proposed Zone: RM1 - Fourplex Housing

Subdivision Regulations	Bylaw Requirements	Proposal
Site Details:		
Site Area (m ²)	700m ²	887.96m ²
Site Width	20m	21.34m
Site Depth	30m	41.61m
Development Regulations		
Building(s) Setbacks:		
Front yard	6.0m to garage, 4.5m to building	4.65m to building
Rear yard	6.0m for 1 - 1 ½ storey 7.5m for 2 - 2 ½ storey	6.0m to 1 storey garage
Side yards	2.0m for 1 - 1 ½ storey 2.5m for 2 - 2 ½ storey	W: 2.1m 1 stry / 3.05m 2 stry E: 2.1m 1 stry / 3.05m 2 stry
Site Coverage Buildings	Max 40%	40.0%
Site Coverage Buildings & Driveways	Max 50%	49.7%
Building Height (m)	Lesser of 9.5m or 2.5 storeys	6.74m / 2 storeys
Number of parking stalls (old section 8 regulation used)	2 stalls per 3br unit 8 stalls required	4 full sized stalls provided, 4 medium stalls provided 1 visitor provided
FAR	0.6	0.6
Private outdoor space	25m ² per dwelling unit	< 100m ² provided
Waste pick-up and bin storage		



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

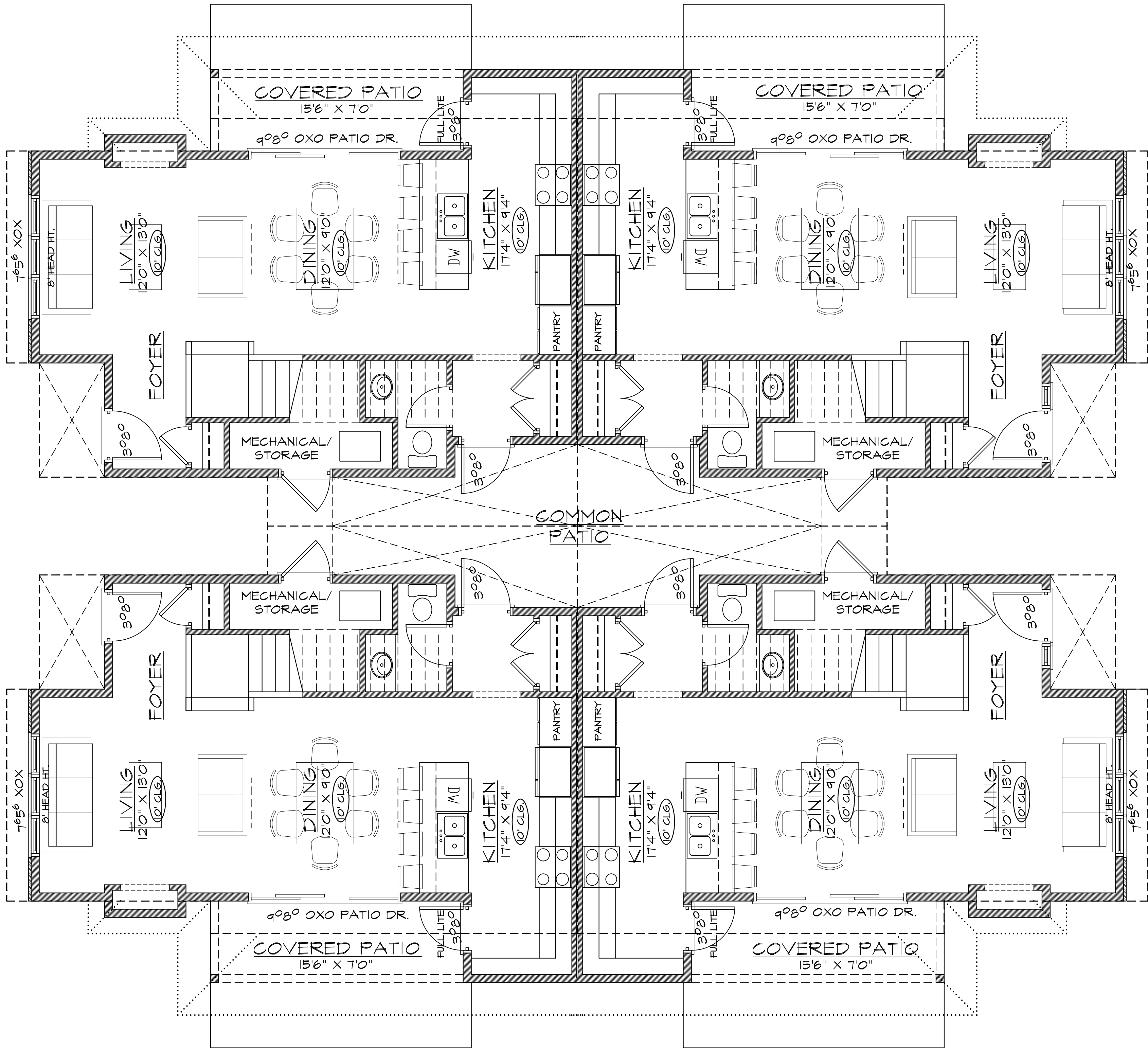
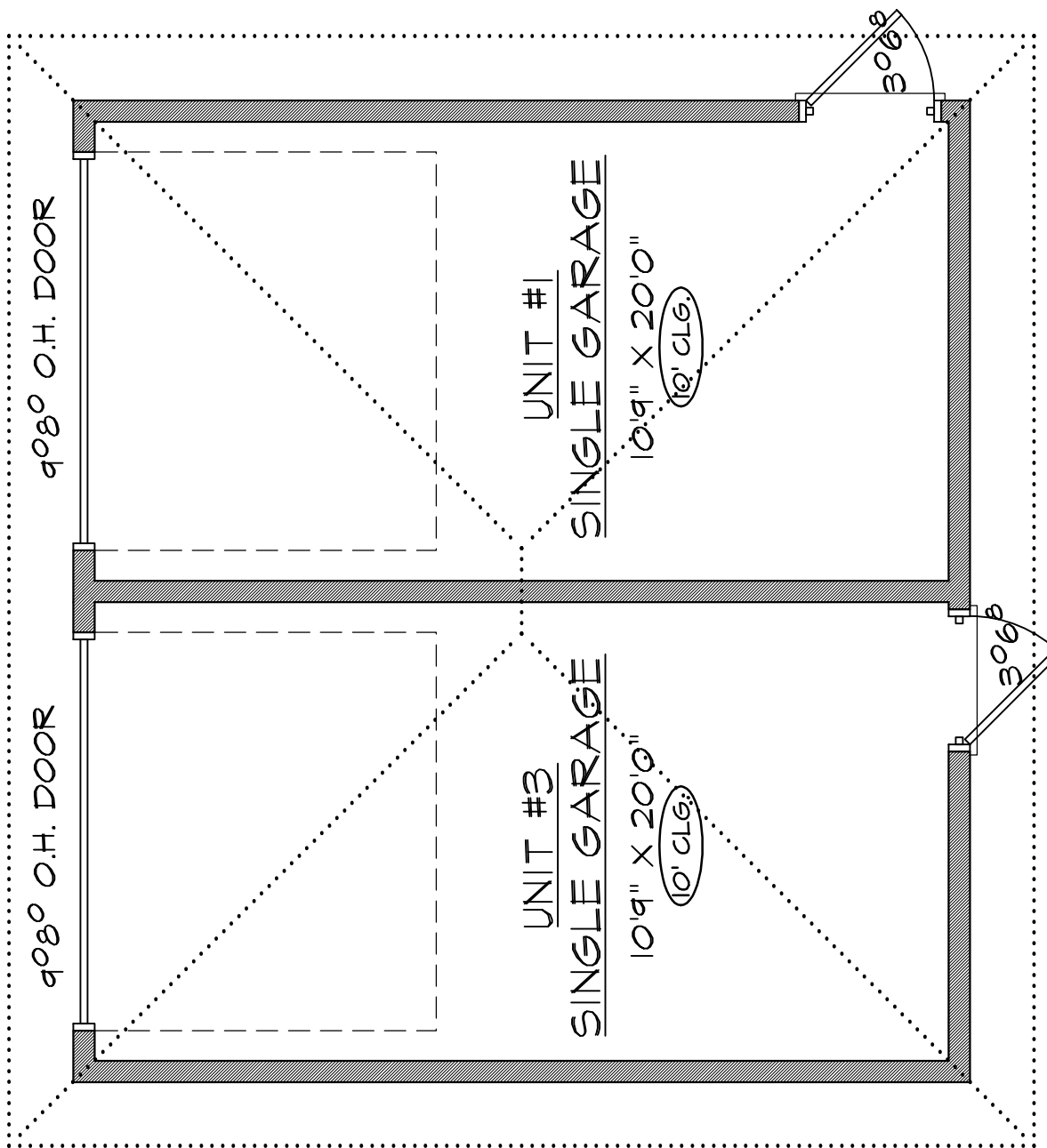
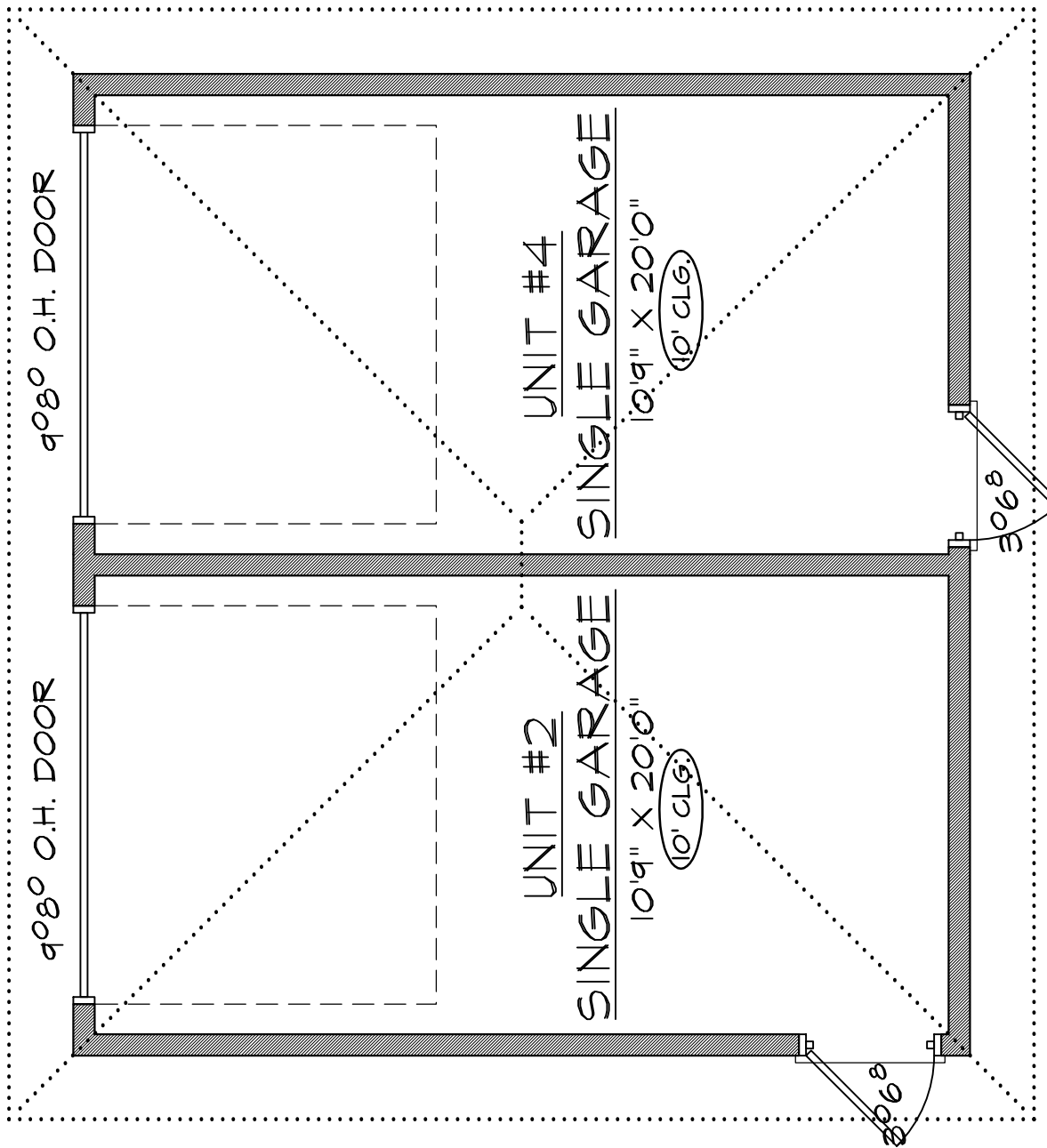
Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION



MAIN FLOOR PLAN

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

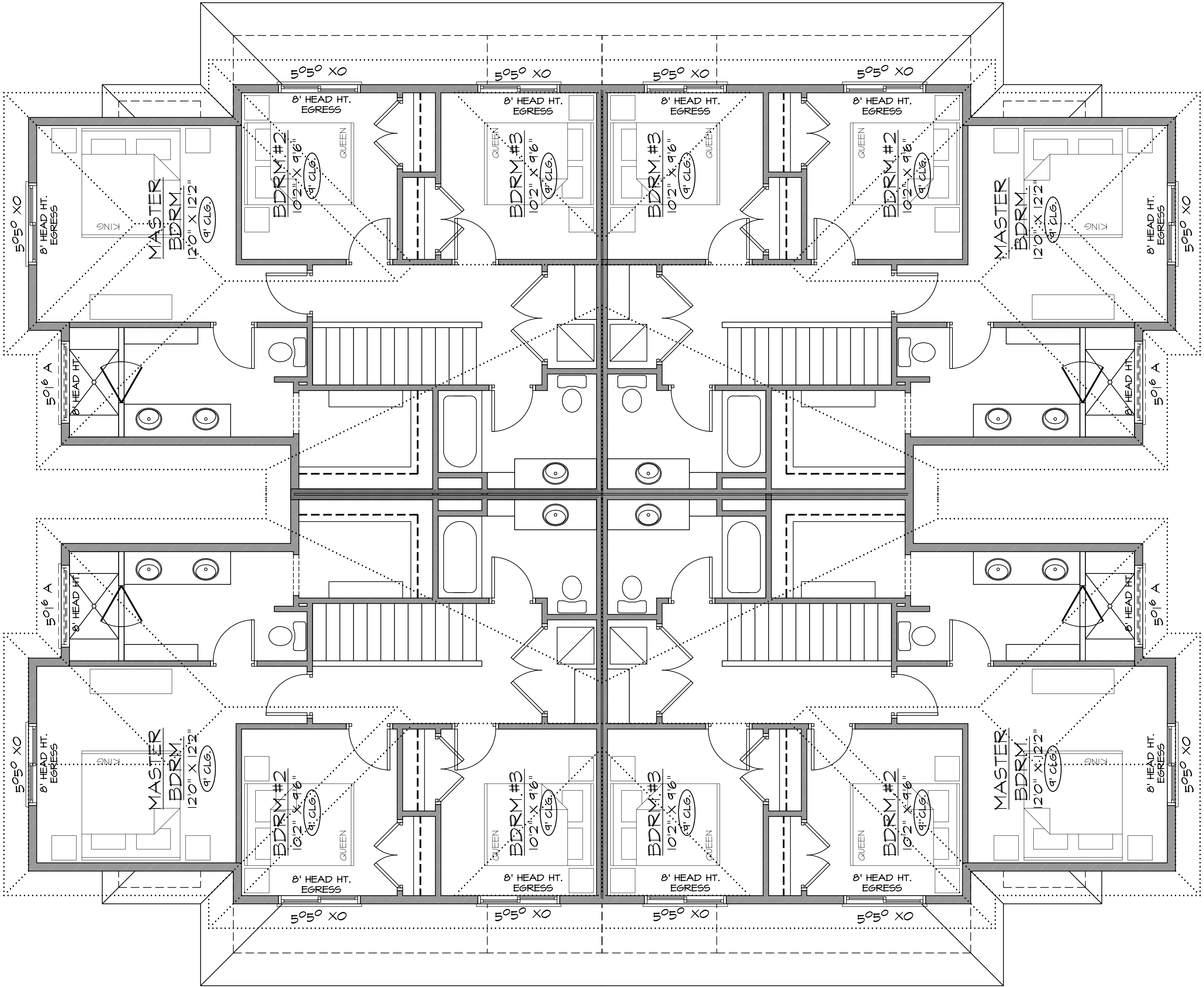
Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION



UPPER FLOOR PLAN

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

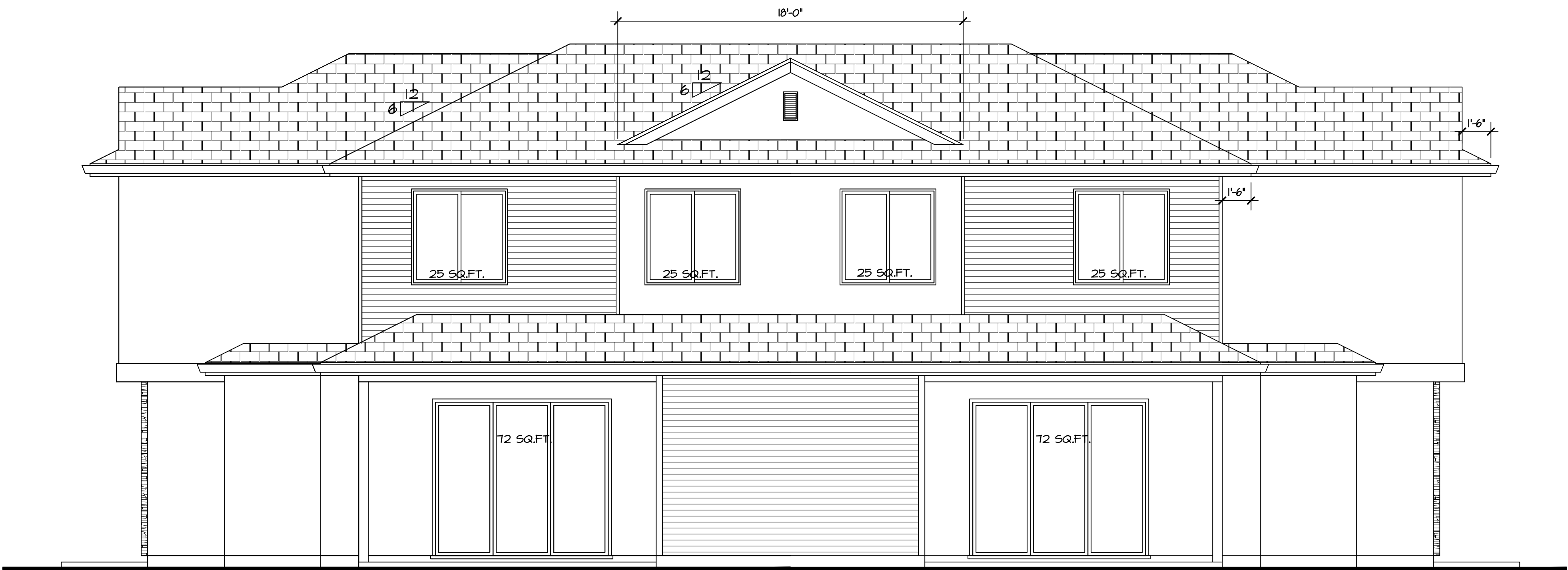
DP APPLICATION



FRONT ELEVATIONS



FRONT ELEVATIONS



LEFT & RIGHT ELEVATIONS

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

BAXTER

DESIGN

Custom Building Design since 1991

SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA

ph: (250) 862-9662

baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

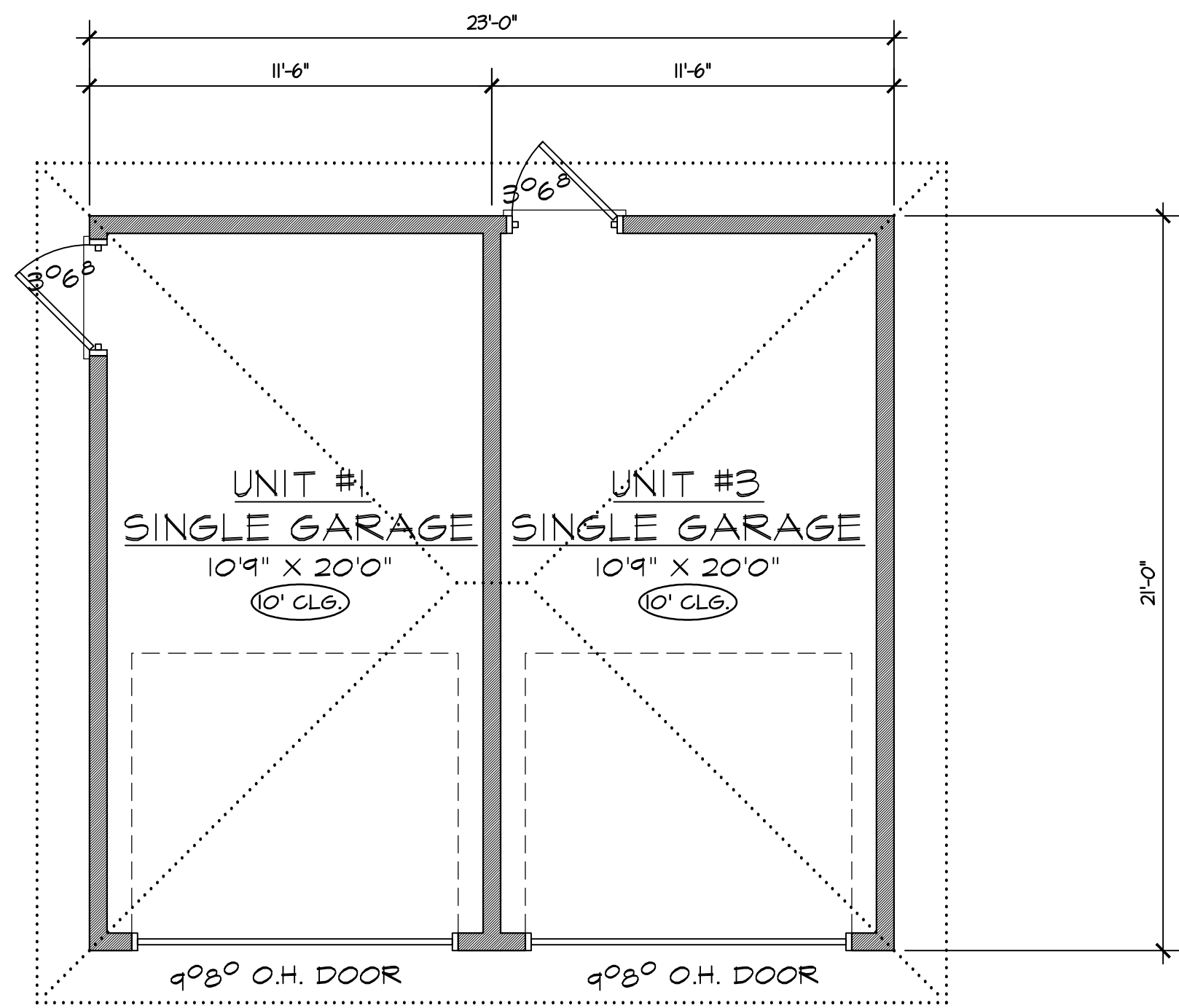
Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

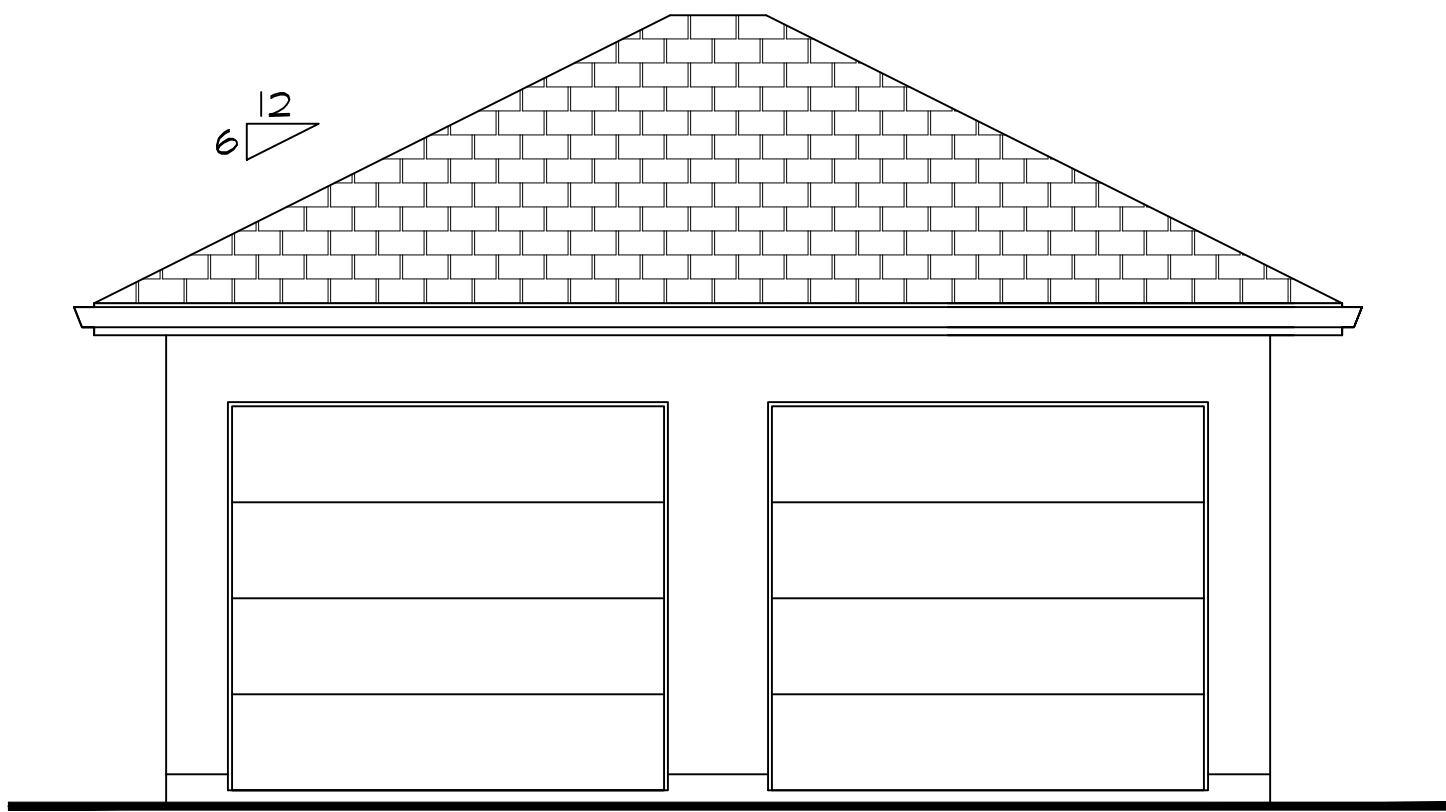
Drn. By: S.H.B.

DP APPLICATION

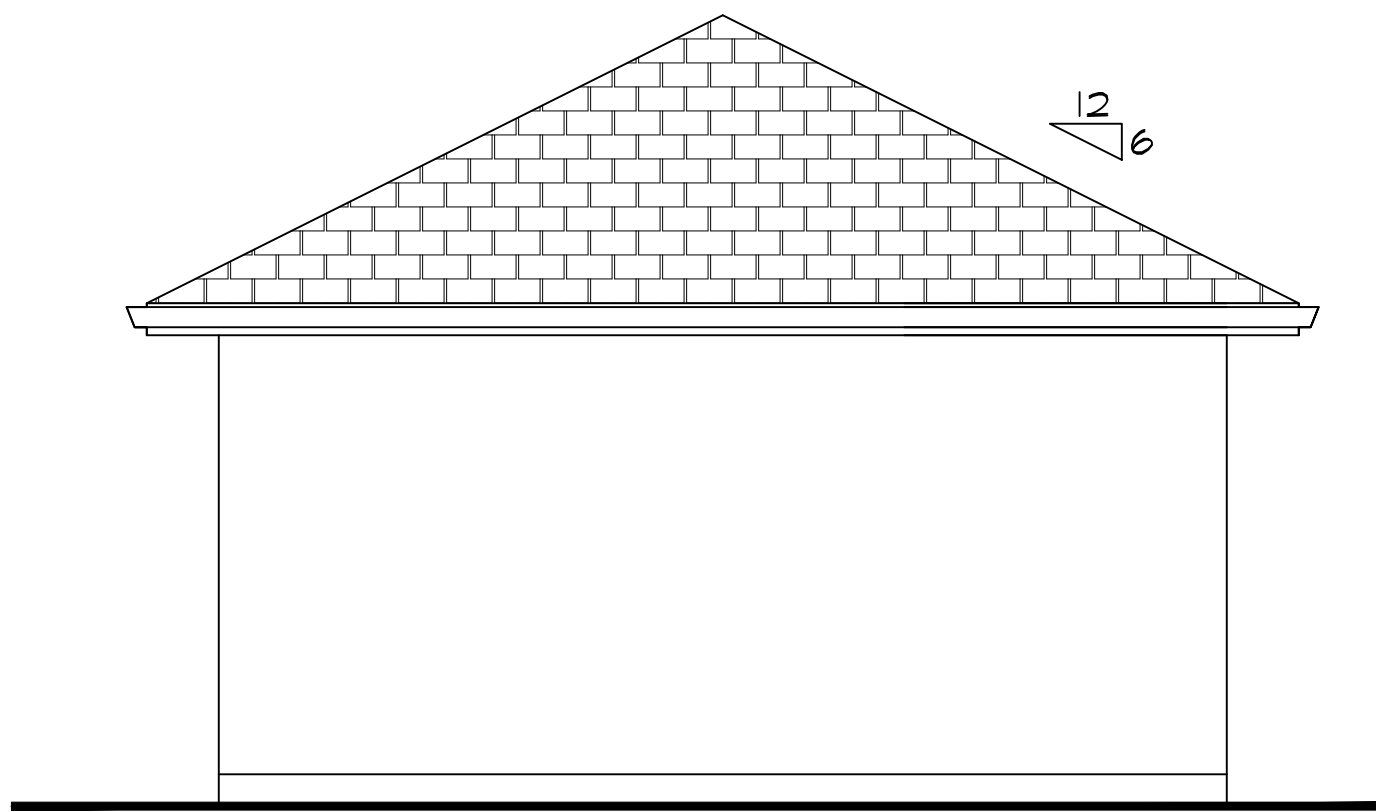
7/9



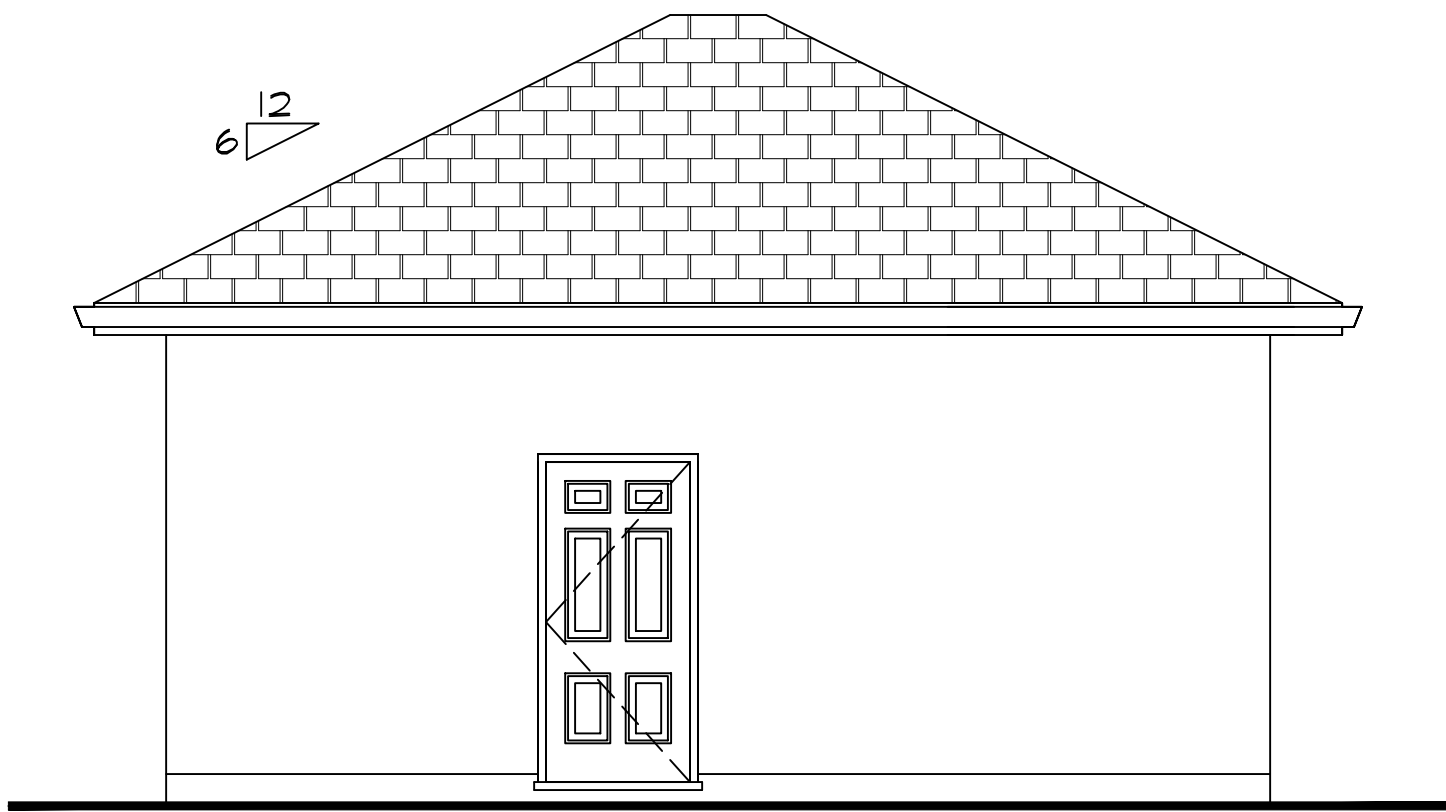
GARAGE PLAN



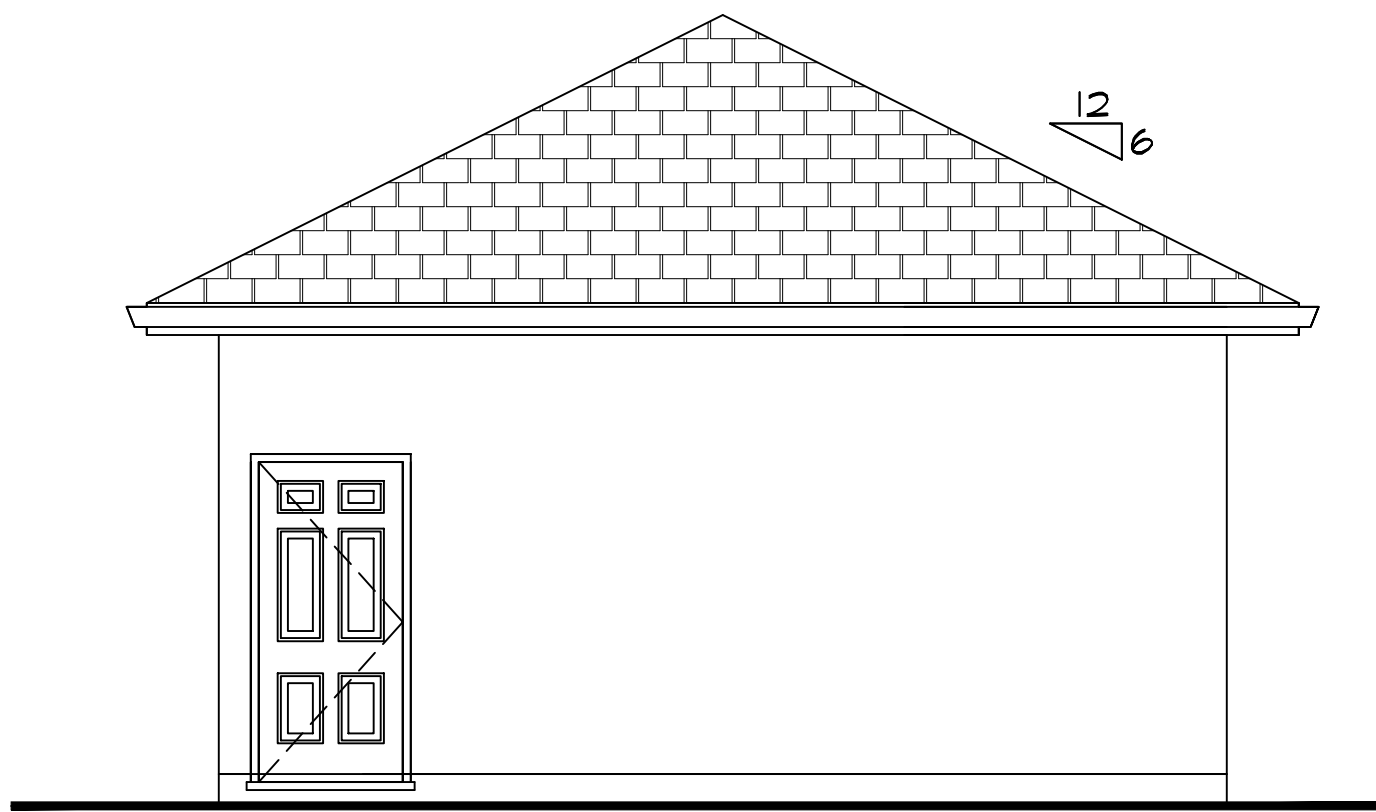
FRONT ELEVATIONS



OUTSIDE ELEVATIONS



REAR ELEVATIONS



INSIDE ELEVATIONS

ERRORS AND OMISSIONS
- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

BAXTER

DESIGN

Custom Building Design since 1991

SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA

ph: (250) 862-9662

baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:

934 LAURIER AVE.

KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

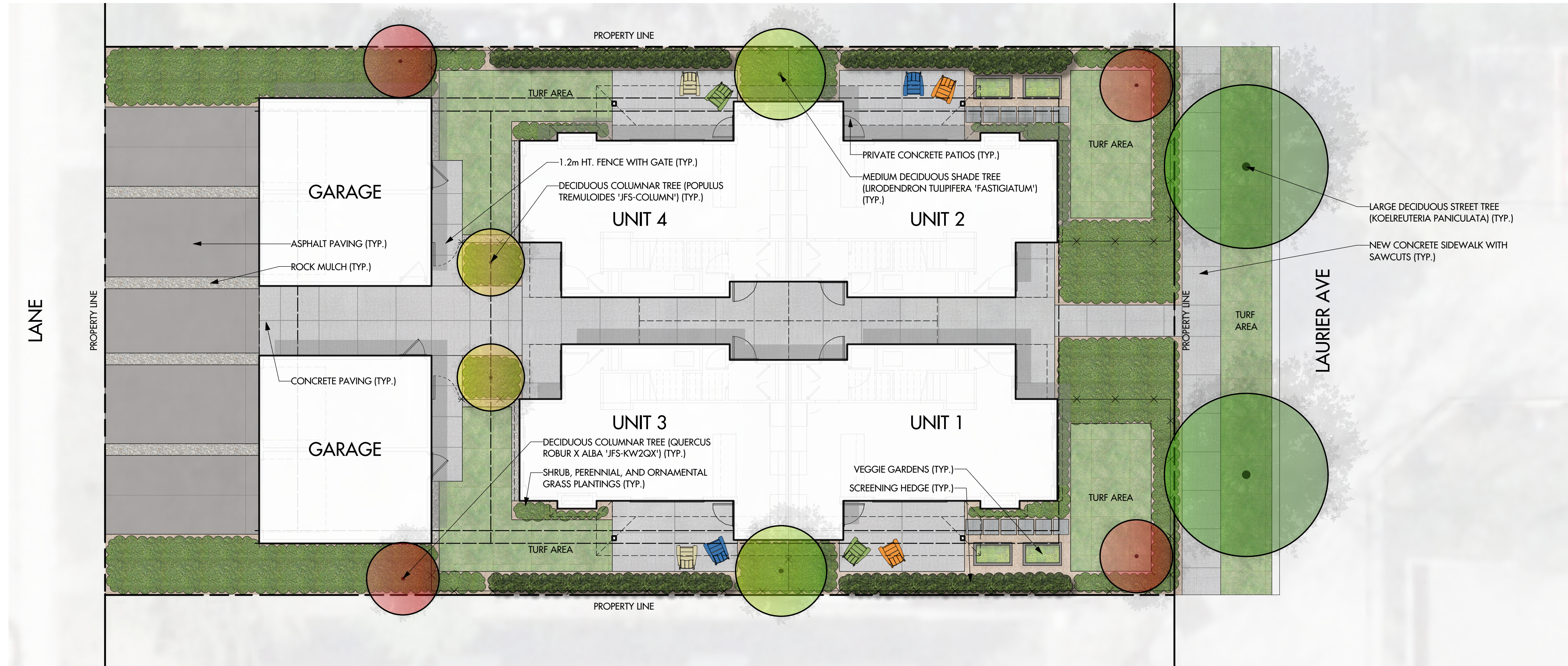
Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION

89



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2	6cm CAL.
LIRIODENDRON TULIPIFERA 'FASTIGIATUM'	COLUMNAR TULIP TREE	2	6cm CAL.
POPULUS TREMULOIDES 'JFS-COLUMN'	MOUNTAIN SENTINEL ASPEN	2	6cm CAL.
QUERCUS ROBUR X ALBA 'JFS-KW2GX'	SKINNY GENES OAK	4	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	22	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	22	#02 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	15	#02 CONT. /1.2M O.C. SPACING
SPIRAEA BULMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	22	#02 CONT. /1.0M O.C. SPACING
SYRINGA X MEYERI 'PALIBIN'	DWARF KOREAN LILAC	15	#02 CONT. /1.2M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICK'S YEW	22	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	13	#01 CONT. /0.75M O.C. SPACING
ASTILBE CHINENSIS 'PURPLE CANDLES'	PURPLE CANDLES ASTILBE	20	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	13	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	20	#01 CONT. /0.6M O.C. SPACING
HELLEBORUS ODORUS 'DOUBLE QUEEN'	LENTEN ROSE	20	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	20	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	20	#01 CONT. /0.6M O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	7	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	7	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	7	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	20	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	20	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
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 WOOD 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. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. 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.

SCHEDULE

C

This forms part of application
DP18-0193

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

934 LAURIER AVE

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	20.11.04	Review
2	20.11.09	Review
3	20.11.13	Review
4	20.11.18	Issued for Development Permit
5		

PROJECT NO. 20-107

DESIGN BY FB

DRAWN BY WVC

CHECKED BY FB

DATE NOV. 18, 2020

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.



ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



BUILDING DESIGN

Baxter Design
202-1889 Springfield
Kelwona, B.C. V1Y 5V5
Contact: Shane Baxter
250-862-9662
baxterdesign@shaw.ca

LANDSCAPE DESIGN

Outland Design Landscape Architecture
303-590 KLO Road
Kelowna, B.C. V1V 7S2
250-868-9270

URBAN PLANNING CONSULTANT

Urban Options Planning & Permits 287
Rialto Drive
Kelowna, B.C. V1V 1E7
Contact: Birte Decloux
250-575-6707
birte@urbanoptions.ca

ATTACHMENT B

This forms part of application

DP18-0193

Planner
Initials AF



Drawing Package:

- 1/9 cover page
- 2/9 site plan
- 3/9 main floor plan
- 4/9 upper floor plan
- 5/9 roof plan
- 6/9 unit layout
- 7/9 building elevations
- 8/9 garage plan
- 9/9 building materials

- L1 landscape plan
- L2 water conservation plan



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drn. By: S.H.B.

DP APPLICATION

1/9



ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

Materials & Colours

Roof - asphalt shingles:	Black
Stucco - acrylic:	White
Gutter - aluminum:	Black
Fascia - 8" smart board:	Charcoal
Soffits - aluminum:	Black
Windows & Doors:	Black
Stone - cultured:	Charcoal
Siding - aluminum T&G:	Brown

(note: Actual colours to be similar. Product names & suppliers as well as exact colours to be confirmed by contractor once contract is awarded.)

ATTACHMENT B

This forms part of application
DP18-0193

Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED RM1 - 4 PLEX FOR:
934 LAURIER AVE.
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: NOV. 20, 2020

Rev. Date: APR. 9, 2021

Drm. By: S.H.B.

DP APPLICATION

9/9



November 20, 2020

City of Kelowna
Community Planning Dept.
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Revised Development Permit drawing for DP18—0193, at 934 Laurier Avenue

Dear Planning Staff,

We are pleased to submit the revised Development Permit application drawings for 934 Laurier Avenue.

The above noted Development Permit application is associated with Rezoning application Z18-0103 to rezone the subject property to RM1 – Fourplex Housing, which is currently held at 3rd reading. The application was considered at a Public Hearing on May 7, 2019, and subsequently extended. Revised drawings, as well as the updated Zoning Bylaw table are being submitted to update the application package for final adoption of the zone amending bylaw.

The focus of the redesign has been to provide a stronger visual clue of a “front door” pedestrian access for all four units from the street. This has been accomplished by creating a corridor through the ground level of the building, which allows the rear units to be accessed from the street. This access corridor through the building also provides connection of the front units to the garages located in the rear yard. In turn, providing pedestrian access through the corridor has removed the sidewalks from the building which allows for a more substantial amount of usable private outdoor space for the building occupants. Another change from the original submission is to provide a more traditional form and character, which will blend better with the existing form and character of the street.

This submission also includes an updated parking layout comprised of 4 garage units in 2 buildings, with a parking stall located on the driveway in front of each garage. The parking stalls located within the garages are a full-size stall, while the stalls located on the driveway are medium sizes stalls located 1.2m away from the property line. In addition, a visitor stall has been provided between the paired garage units. Because this application was made in August 2018, we are using the previous version of the parking regulations which were present before November 2019.

The exterior of the building is proposed to be finished with a base wall finish of “white” coloured stucco. The wall area is broken up with accent areas finished with a “brown” coloured aluminum horizontal tongue and groove siding material. The walls facing both

Laurier Avenue and the garages in the rear have additional detail areas around the entrance doors that are to be finished with a "charcoal" coloured cultured stone material. The window and door trim, as well as the gutters and gable trims are a "black" coloured finish material. The roof is to be finished with a "black" coloured asphalt shingle. The garages located in the rear of the site are to be finished with "white" coloured stucco and include "black" coloured window and door trim and "black" coloured asphalt roof shingles.

The site plans show private open space accessed from the side of the buildings which connect to additional private space located to the front yard or the space between the garages and the residential building. The landscape plan shows a substantial amount of planting along the side property lines to provide buffering from the neighbours. The plan also shows fencing around the patio area to enhance the usability of the space.

We believe that this project is a good fit for the property and the neighbourhood. Further, the resulting development will be good infill and will contribute to additional housing stock in a very desirable area of Kelowna. We look forward to hearing your comments and feedback on the project.

Should you have any questions please call me at 250.575.6707.

Regards,



Birte Decloux, RPP MCIP
Urban Options Planning & Permits