

Development Permit & Development Variance Permit DP20-0164/DVP21-0052



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

888 Glenmore Drive

and legally known as

Lot A Section 29 Township 26 ODYD Plan EPP110821

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: **August 24, 2021**

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple 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: 1296423 B.C. Ltd., Inc. No. BC1296423

Applicant: New Town Architecture & Engineering Inc. – Jess Alexander

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";
Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations
To vary the minimum rear yard setback from 7.5 m required to 3.04 m proposed
Section 8.2.3: Section 8 - Parking and Loading, Off-Street Parking Regulations, Parking Setbacks
To vary the minimum side yard parking setback from 1.5 m required to 0.5 proposed
- 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 **\$111,405.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

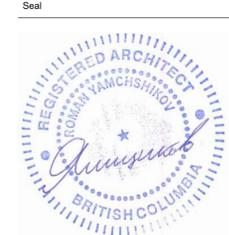
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.

DRAFT



Revisions

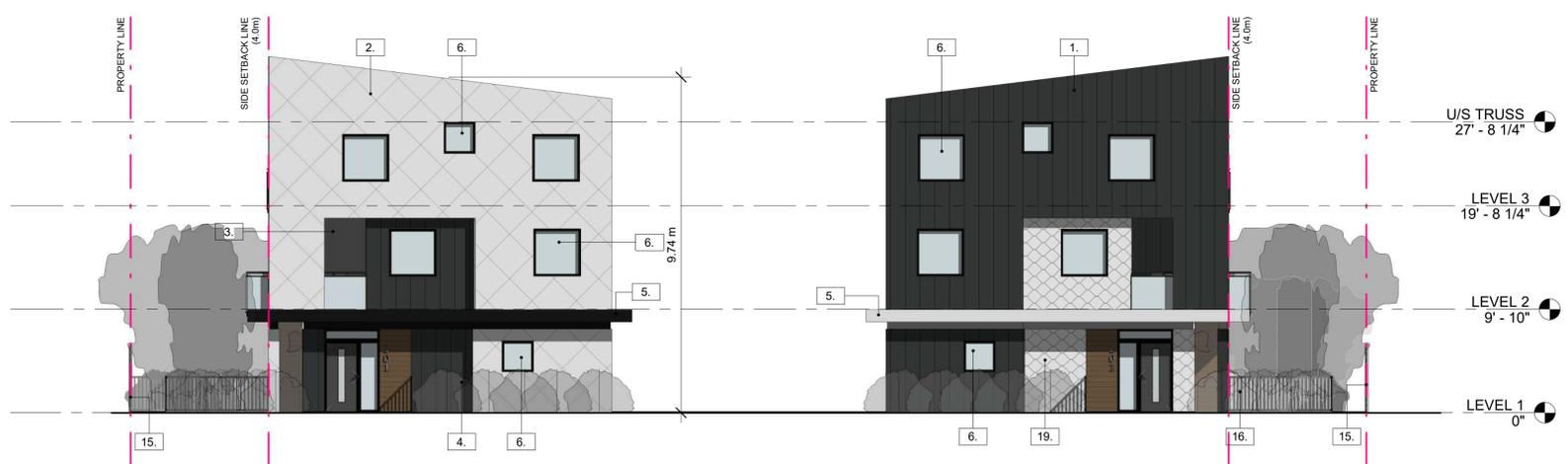
No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP



1 BUILDING 1&3 - NORTH
 1/8" = 1'-0"



2 BUILDING 1 - EAST
 1/8" = 1'-0"



3 BUILDING 2&3 - WEST
 1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND

- VERTICAL INTERLOCKING METAL CLADDING PANELS; COLOUR MONUMENT
- FLAT LOCK SHINGLED METAL TILES FAÇADE; COLOUR WHITE
- VERTICAL PROFILED METAL CLADDING - GALVANISED
- HORIZONTAL PLANKS - TIMBER LOOK
- PRE-FINISHED ALU FLASHING (COLOUR BLACK OR SILVER)
- WINDOW W/ BLACK FRAME (W/ SPANDREL PANEL AS PER ELEVATIONS)
- EXTERIOR ENTRY DOOR W/ BLACK FRAME
- DOUBLE UTILITY ROOM DOOR
- SLIDING PATIO DOOR W/ BLACK FRAME
- GLASS GUARDRAIL
- NANA WALL
- O/H GARAGE DOOR
- MAILBOX
- MOLOK GARBAGE CONTAINERS
- 1.8m SOLID SCREEN FENCE
- BIKE RACKS
- TRANSFORMER
- LARGE FORMAT FAÇADE CLADDING PANELS
- FLAT LOCK SHINGLED METAL TILES FAÇADE; COLOUR SILVER

NOT FOR CONSTRUCTION

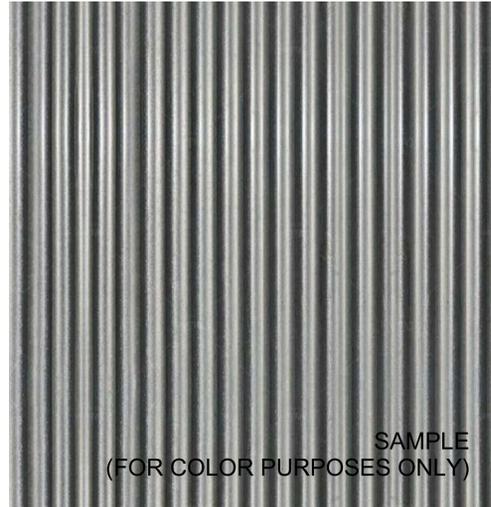
VERTICAL INTERLOCKING METAL CLADDING PANELS (SMOOTH); COLOUR MONUMENT (#1)



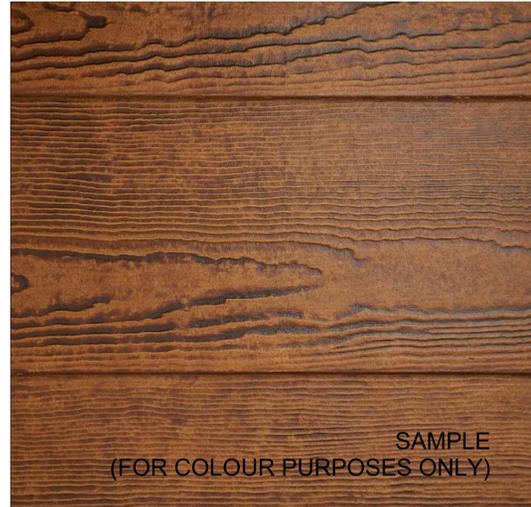
FLAT LOCK SHINGLED METAL TILES FAÇADE; COLOUR WHITE (#2)



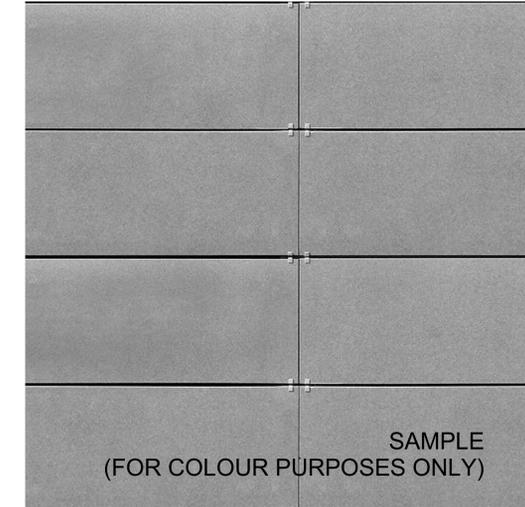
VERTICAL (#3) PROFILED METAL CLADDING - GALVANISED



HORIZONTAL PLANKS - TIMBER LOOK (#4)



LARGE FORMAT FAÇADE CLADDING PANELS (#4)



MOLOK GARBAGE CONTAINERS (#14)



FLAT LOCK SHINGLED METAL TILES FAÇADE; COLOUR SILVER (#19)



SCHEDULE B

This forms part of application
DP20-0164
DVP21-0052

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

WINDOW W/ BLACK FRAME (W/ SPANDREL PANEL AS PER ELEVATIONS) (#6)



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Seal



Revisions

No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

project title
Glenmore TH

project address
888 & 892 Glenmore DR,
KELOWNA, BC

project no. 4124

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drawing title
MATERIALS

designed LA scale

drawn LA

checked RY

drawing no.

A4.00

plotted 28/01/2021 3:20:30 PM



SCHEDULE C
 This forms part of application
 # DP20-0164
 DVP21-0052
 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



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.
 2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
 3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 6. 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 7. 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARUM 'BARRETT COLE'	APOLLO SUGAR MAPLE	8	6cm CAL.
GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	8	6cm CAL.
QUERCUS ROBUR x ALBA 'JFS-KW2QX'	SKINNY GENES OAK	5	6cm CAL.
SHRUBS			
BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	13	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA PANICULATA 'SMHPLQF'	LITTLE QUICK FIRE HYDRANGEA	9	#02 CONT. /1.8M O.C. SPACING
PICEA ABIES 'OHLENDORFFII'	OHLENDORFFII SPRUCE	5	#02 CONT. /2.5M O.C. SPACING
ROSA 'BAIBOX'	EASY ELEGANCE MUSIC BOX ROSE	13	#02 CONT. /1.5M O.C. SPACING
SPIREA BUMALDA 'DART'S RED'	DART'S RED SPIREA	20	#02 CONT. /1.2M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	7	#02 CONT. /2.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRA COTTA YARROW	13	#01 CONT. /1.0M O.C. SPACING
ALCHEMILLA MOELLIS	LADY'S MANTLE	13	#01 CONT. /1.0M O.C. SPACING
BRUNNERA MACROPHYLLA 'SEA HEART'	SEA HEART BRUNNERA	13	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS X ARUNDINACEA 'OVERDAM'	OVERDAM VARIEGATED REED GRASS	6	#01 CONT. /1.5M O.C. SPACING
DESCHAMPسيا CESPITOSA	TUFTED HAIR GRASS	6	#01 CONT. /1.5M O.C. SPACING
ECHINACEA PURPUREA 'GREEN TWISTER'	GREEN TWISTER CONEFLOWER	13	#01 CONT. /1.0M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	6	#01 CONT. /1.5M O.C. SPACING
GERANIUM X 'ROZANNE'	ROZANNE GERANIUM	9	#01 CONT. /1.2M O.C. SPACING
HOSTA 'LAKESIDE PAISLEY PRINT'	LAKESIDE PAISLEY PRINT HOSTA	13	#01 CONT. /1.0M O.C. SPACING



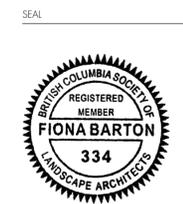
PROJECT TITLE
888 & 892 GLENMORE DRIVE TOWNHOMES
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	20.07.10	Review
2	20.11.30	Review
3		
4		
5		

PROJECT NO. 20064
 DESIGN BY KM
 DRAWN BY NG/IK
 CHECKED BY FB
 DATE NOV 30, 2020
 SCALE 1:100
 PAGE SIZE 24"x36"



DRAWING NUMBER
L1/2

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01_ UNIT 2 & 3 - VIEW FROM LOWLAND STREET SOUTH



02_ UNIT 1 & 2 - VIEW FROM GLENMORE DR



03_ UNIT 2 & 3 - VIEW FROM LOWLAND STREET NORTH



04_ UNIT 1 - VIEW FROM GLENMORE DRIVE

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3	21-01-28	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

ATTACHMENT B
This forms part of application
DP20-0164
DVP21-0052
Planner Initials **AF**
City of Kelowna
COMMUNITY PLANNING

project title
Glenmore TH

project address
**888 & 892 Glenmore DR,
KELOWNA, BC**

project no. **4124**

drawing title
RENDERINGS

designed **LA** scale
drawn **LA**
checked **RY**

drawing no. **A1.00**
plotted 28/01/2021 3:20:16 PM



NEW TOWN

RE: Proposal for Rezoning and DP for: 888/892 Glenmore Drive

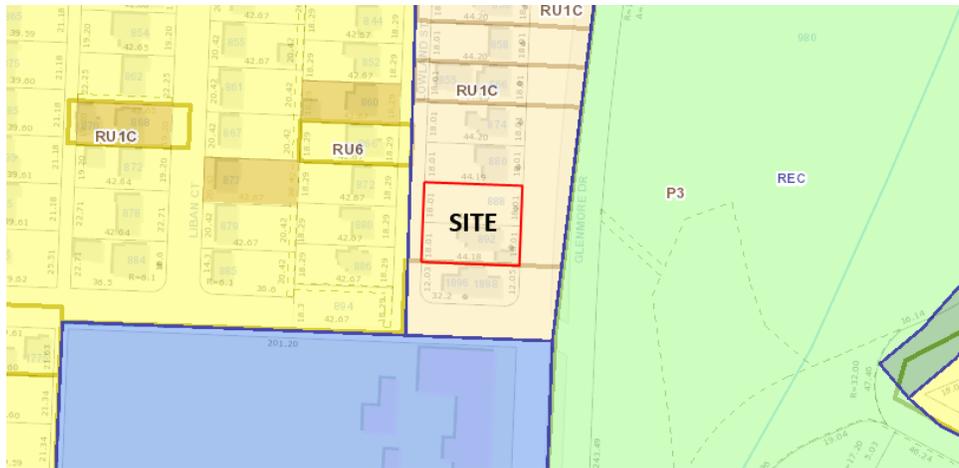
Introduction

This application is for re-zoning and DP to accommodate a 10-unit infill townhome enclave located at 888/892 Glenmore Drive, Kelowna BC. The subject site is 0.393ac site assembly, located by the corner of Glenmore and Tronson Drive. Both sites are currently occupied by a single-family home.



Site Context

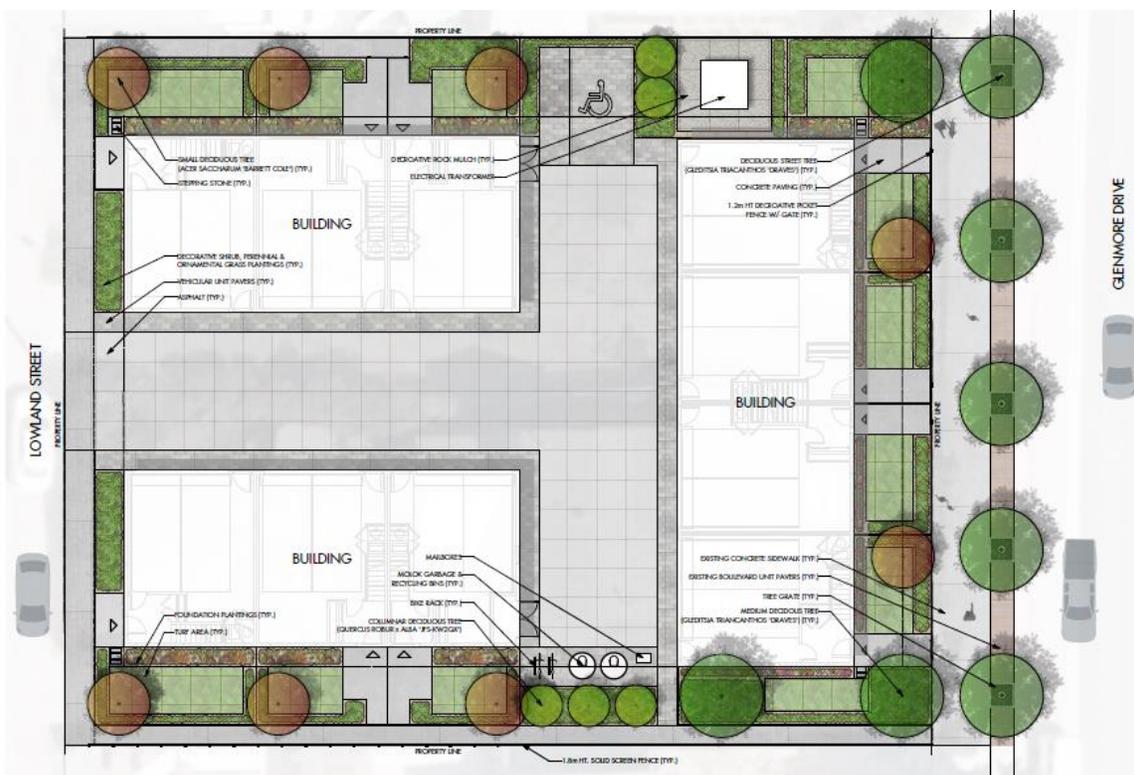
The subject site consists of 2 parcels that are currently zoned RU1 – Large Lot Housing. This application for a Development Permit is to facilitate the construction of 3 townhome buildings, with 10 homes total. These homes are proposed under the RM3 zone, which is consistent with the OCP. The buildings are 3 storeys in height. This proposed infill development aligns with the City of Kelowna Official Community Plan’s goals for a sustainable future by focusing growth in compact, connected, and mixed-use centres and by creating more variety of housing types for Kelowna residents, particularly in the “missing middle”.



Form and Character

This development advances Okanagan Contemporary Architecture, utilizing a modern design with articulated elevation massing and varying material usage. Simple yet strong geometry of this modern 10-unit development offers 2 bedroom units on three similar types of floorplans nested within compact efficient buildings.

All units provide generous double garage on first level with a large entry. At-grade entrances face Lowland Street and Glenmore drive on all applicable units, with ample outdoor space for residents to enjoy. Landscaping and outdoor living/recreation are the key focal point for this enclave community with the provision of turf open area in front of every unit with robust landscape screening to assure privacy. All units are also equipped with large sun decks on both levels making the most of the Okanagan climate. Private open space provided is over double the bylaw requirement. Landscape buffer consisting of a 1.8m solid screen fence and various trees/ shrubs will be allocated alongside the sidewalks by the Northern and Southern boundary to help soften the interface to the existing single-family homes.



Durable metal and fibre cement siding was selected for this development. These high quality and non-combustible materials will withstand sun exposure and fumes/dust from a busy Glenmore Drive.

Variances

There are 2 minor variances requested for this project:

- 1) Rear setback reduction from 7.5m to 3.04m along Glenmore Drive. This setback reduction is primarily related to City Staff's desire for the building to relate to the street in a more meaningful way than the previous site layout, which only had the building ends facing Glenmore. It should be noted that along front yard streets or side yard streets, the RM3 setback can be reduced to 1.5m, so the reduced setback proposed along Glenmore is in keeping with this intent.
- 2) Parking setback reduction from 1.5m to 0.5m along the North boundary. Please note this is for one single visitor parking stall. It is also important to consider that a new 1.8m opaque fence will be built to screen this parking from the neighbour to the North, so the visual difference between a 1.5m and 0.5m parking setback will be indiscernible from the opposite side of the fence.

Summary

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods and complies with the Official Community Plan. The applicant kindly requests support from Staff and Council for this infill housing project.

