

Development Permit & Development Variance Permit DP22-0086 / DVP22-0087



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

1036 Coronation Drive

and legally known as

Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719

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

Multiple Dwelling Housing (RM5 – Medium Density Multiple Housing))

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

Date of Council Decision July 12th, 2022

Decision By: COUNCIL

Existing Zone: RM5 – Medium Density Multiple Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

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: 1028 Coronation Ave Development Ltd Inc No BC 1337899

Applicant: New Town Architecture & Engineering Inc.

Planner: Graham Allison

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT	A
This forms part of application # DP22-0086 / DVP22-0087	
Planner Initials	GA
City of Kelowna DEVELOPMENT PLANNING	

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".
- 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.

That Council authorizes the issuance of a Development Variance Permit No. DVP22-0087 for Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719 located at 1036 Coronation Avenue.

That variances to the following section of the Zoning Bylaw No. 8000 be granted.

Section 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations

To vary the required maximum site coverage of the building from 40% permitted to 55.6% proposed and to vary the required maximum site coverage of buildings, driveways and parking area from 65% permitted to 67.3% 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 use 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 own 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 **\$112,200.31**

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.

3. 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

ATTACHMENT		A
This forms part of application		
# DP22-0086 / DVP22-0087		
Planner Initials	GA	 City of Kelowna DEVELOPMENT PLANNING

TRUE NORTH



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.
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 Report all errors and omissions to the Architect.



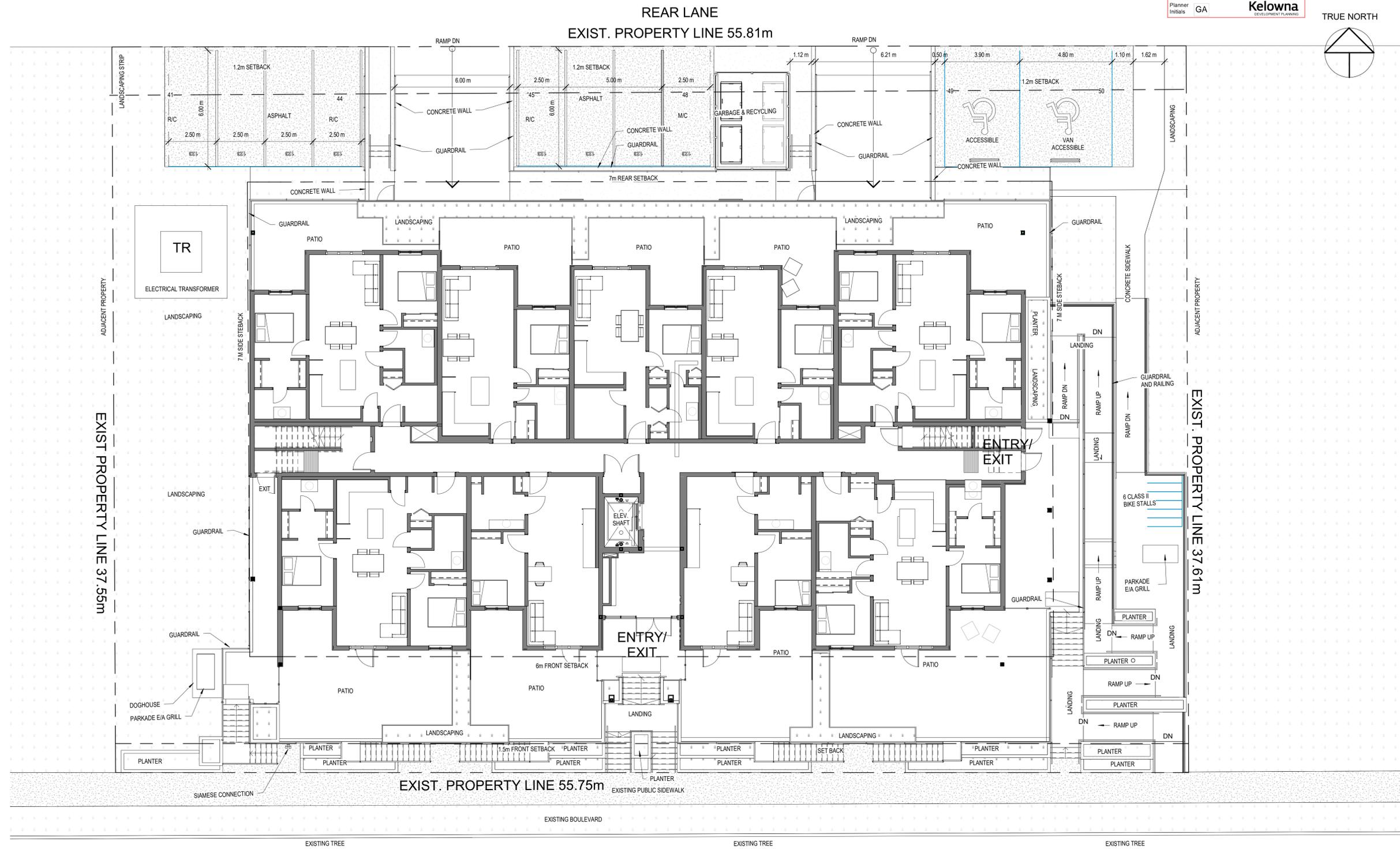
NEW TOWN ARCHITECTURE
 URBAN PLANNING
 CIVIL ENGINEERING
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Seal



Revisions

No	Date	Description
3	10/27/21	RE-ISSUED FOR DP
4	02/08/22	RE-ISSUED FOR DP
6	06/21/22	RE-ISSUED FOR DP



1 SITE PLAN
 1 : 100

project title
CORONATION 36-UNIT MULTI-FAMILY

project address
 1036 Coronation Ave.,
 Kelowna

project no. 4093

drawing title
SITE PLAN

designed R.Y./R.B. scale 1 : 100
 drawn R.Y./R.B.
 checked R.Y.
 drawing no. **A200**
 plotted 6/22/22 9:35:48 AM



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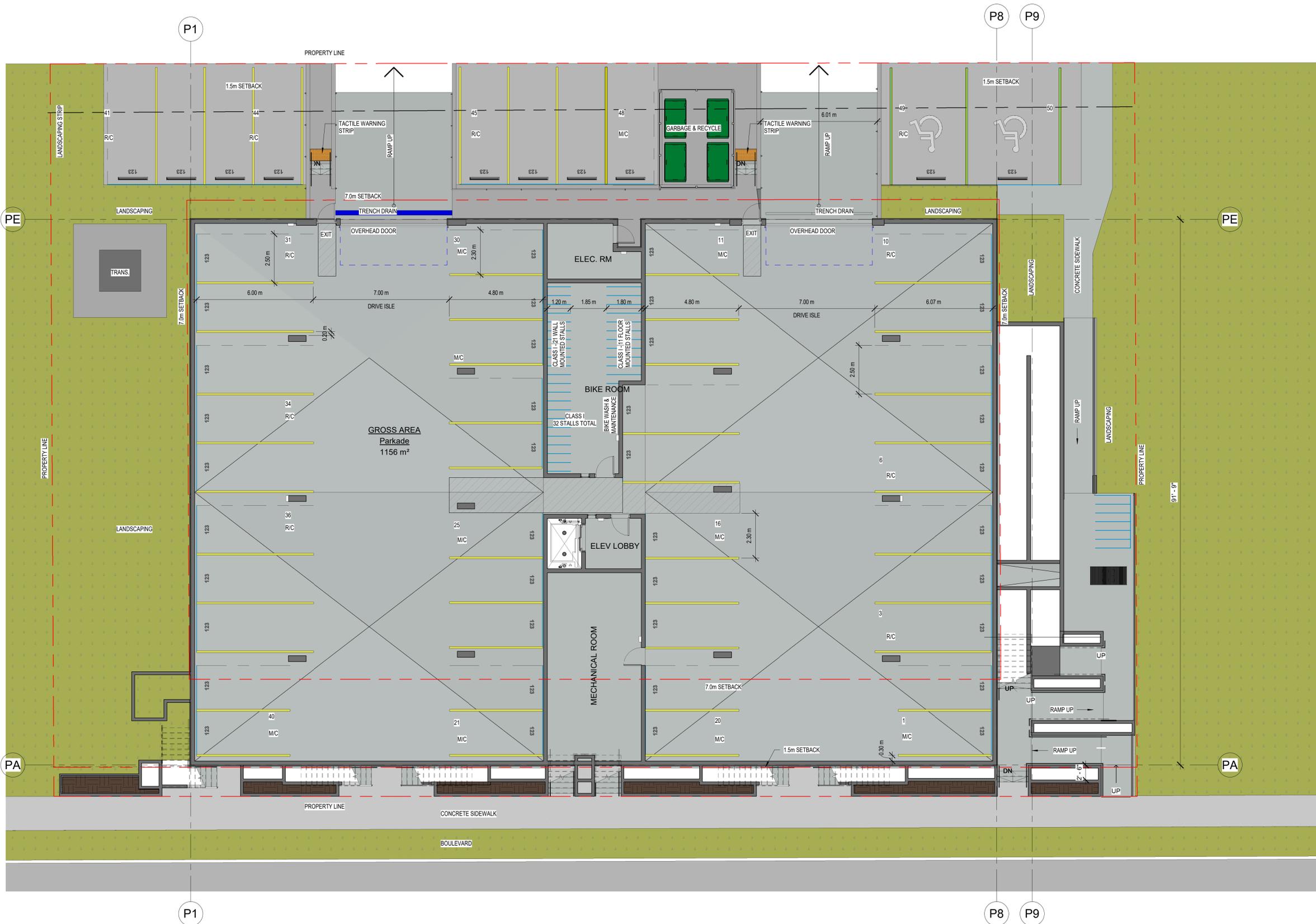
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Revisions

No	Date	Description
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6	06/21/22	RE-ISSUED FOR DP



1 PARKADE PLAN
1/8" = 1'-0"

project title
**CORONATION 36-UNIT
MULTI-FAMILY**

project address
**1036 Coronation Ave.,
Kelowna**

project no. **4093**

file no.

drawing title
PARKADE PLAN

designed **R.Y./R.B.** scale **1/8" = 1'-0"**

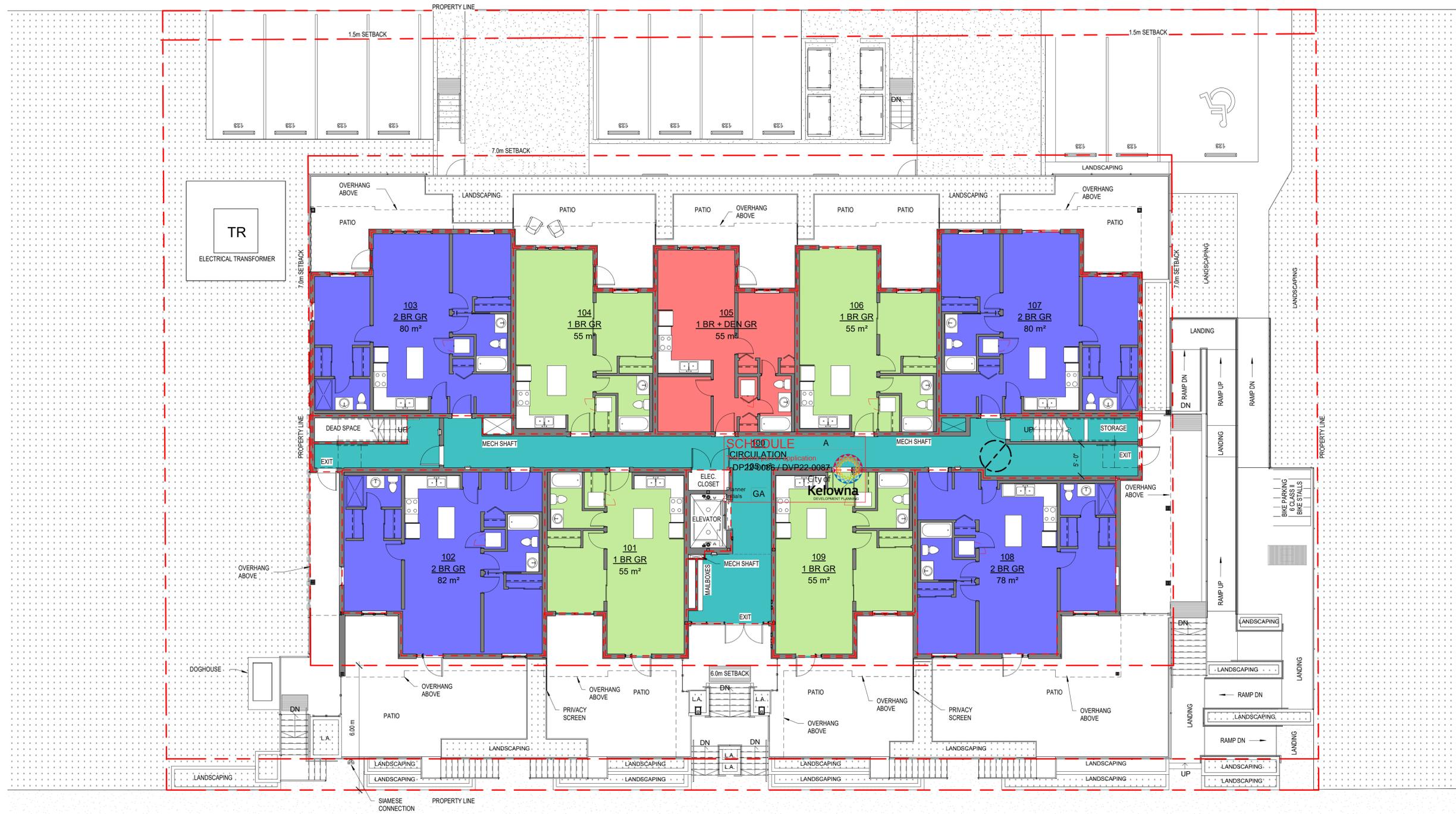
drawn **R.Y./R.B.**

checked **R.Y.**

drawing no.

A300

plotted 6/22/22 9:35:50 AM



1 LEVEL 1
1/8" = 1'-0"

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5	05/18/22	RE-ISSUED FOR DP

project title
**CORONATION 36-UNIT
MULTI-FAMILY**

project address
1036 Coronation Ave.,
Kelowna

project no. 4093

drawing title
LEVEL 1 PLAN

designed R.Y./R.B. scale 1/8" = 1'-0"

drawn R.Y./R.B.

checked R.Y.

drawing no.

A301

plotted 5/18/22 1:22:22 PM



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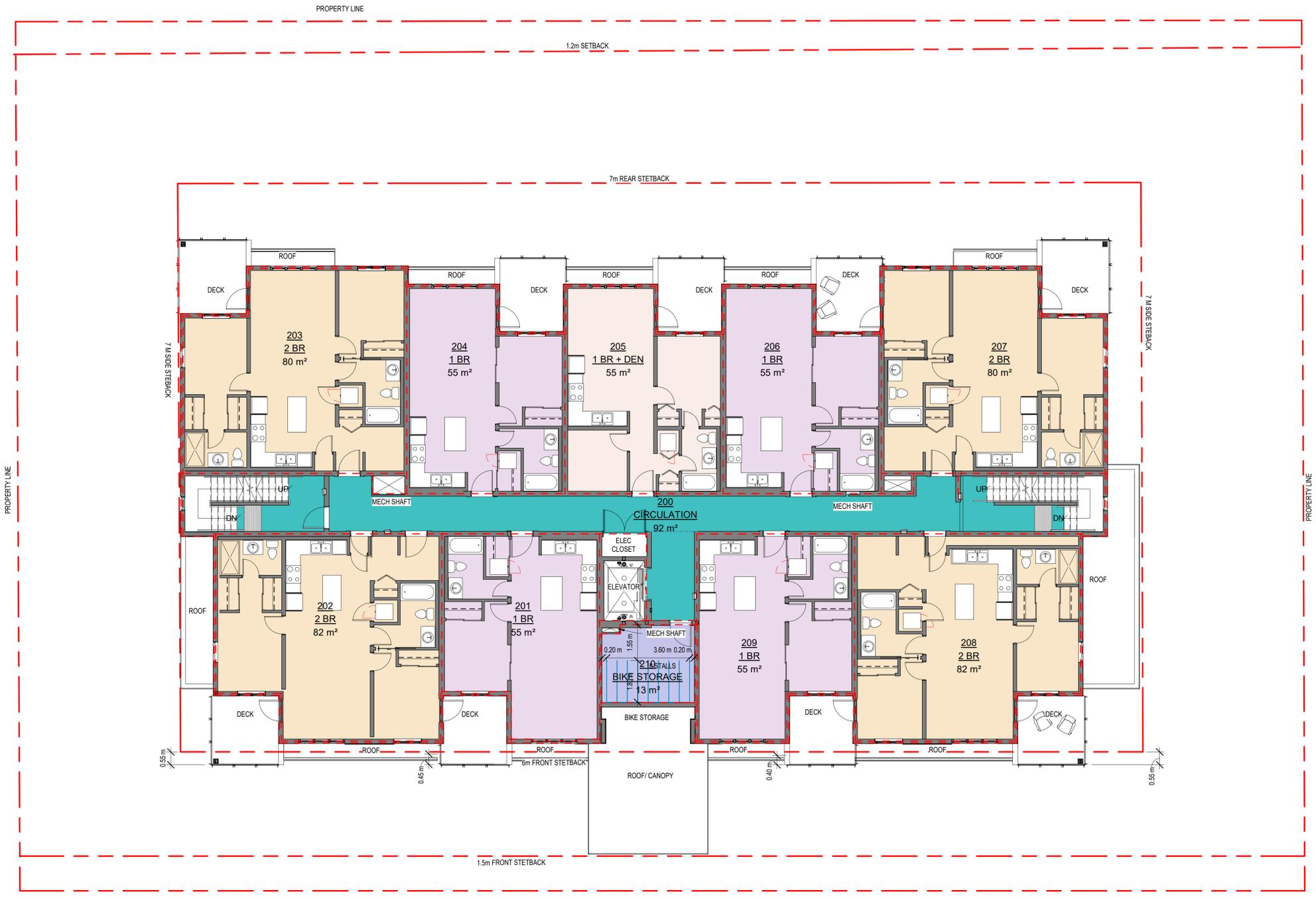
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1 LEVEL 2
1/8" = 1'-0"

project title

**CORONATION 36-UNIT
MULTI-FAMILY**

project address

1036 Coronation Ave.,
Kelowna

project no. 4093

file no.

drawing title

LEVEL 2 PLAN

designed R.Y./R.B. scale 1/8" = 1'-0"

drawn R.Y./R.B.

checked R.Y.

drawing no.

A302

plotted 5/18/22 1:22:24 PM



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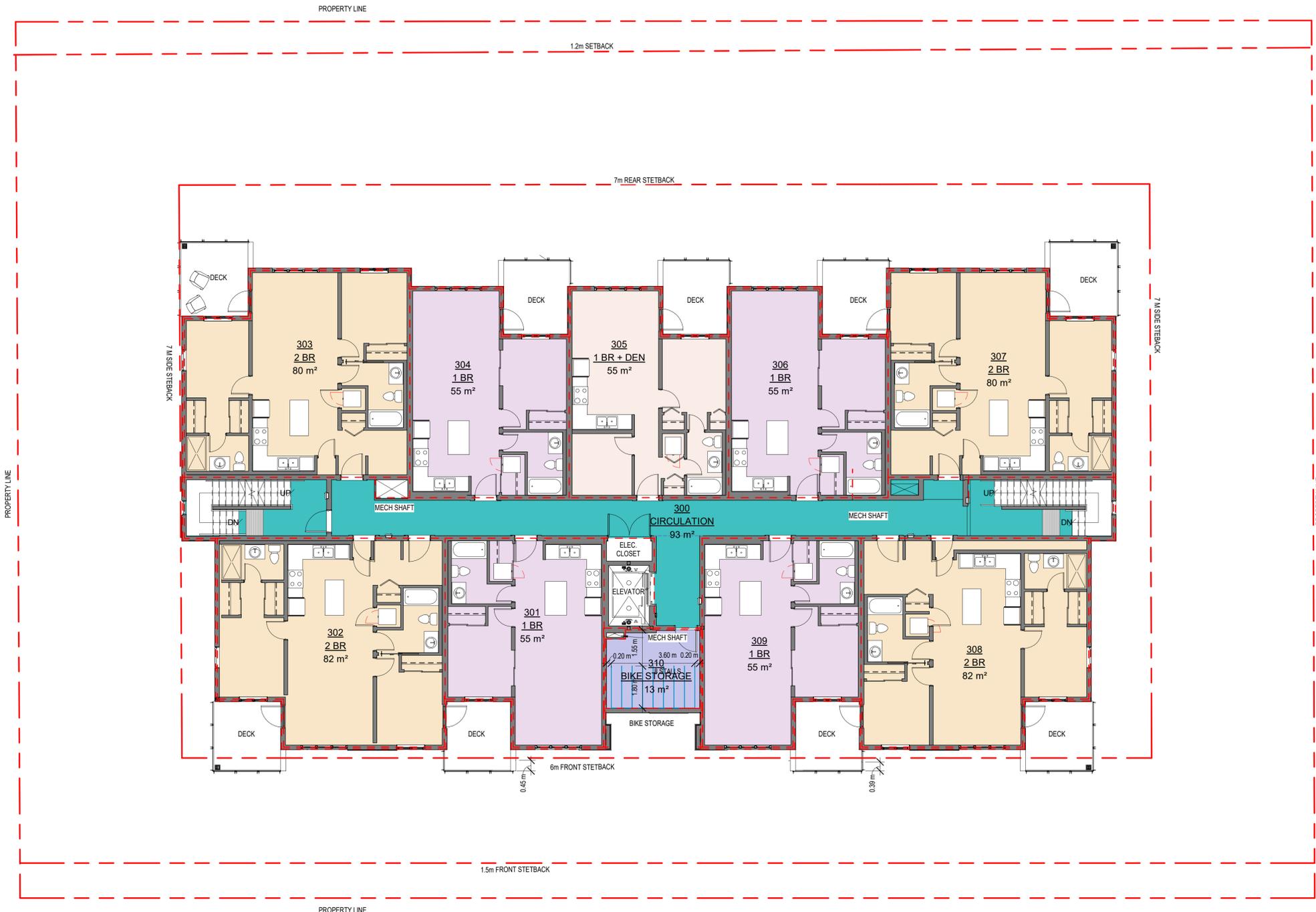
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1 LEVEL 3
1/8" = 1'-0"

project title

**CORONATION 36-UNIT
MULTI-FAMILY**

project address

1036 Coronation Ave.,
Kelowna

project no. 4093

file no.

drawing title

LEVEL 3 PLAN

designed R.Y./R.B. scale 1/8" = 1'-0"

drawn R.Y./R.B.

checked R.Y.

drawing no.

A303

plotted 5/18/22 1:22:27 PM



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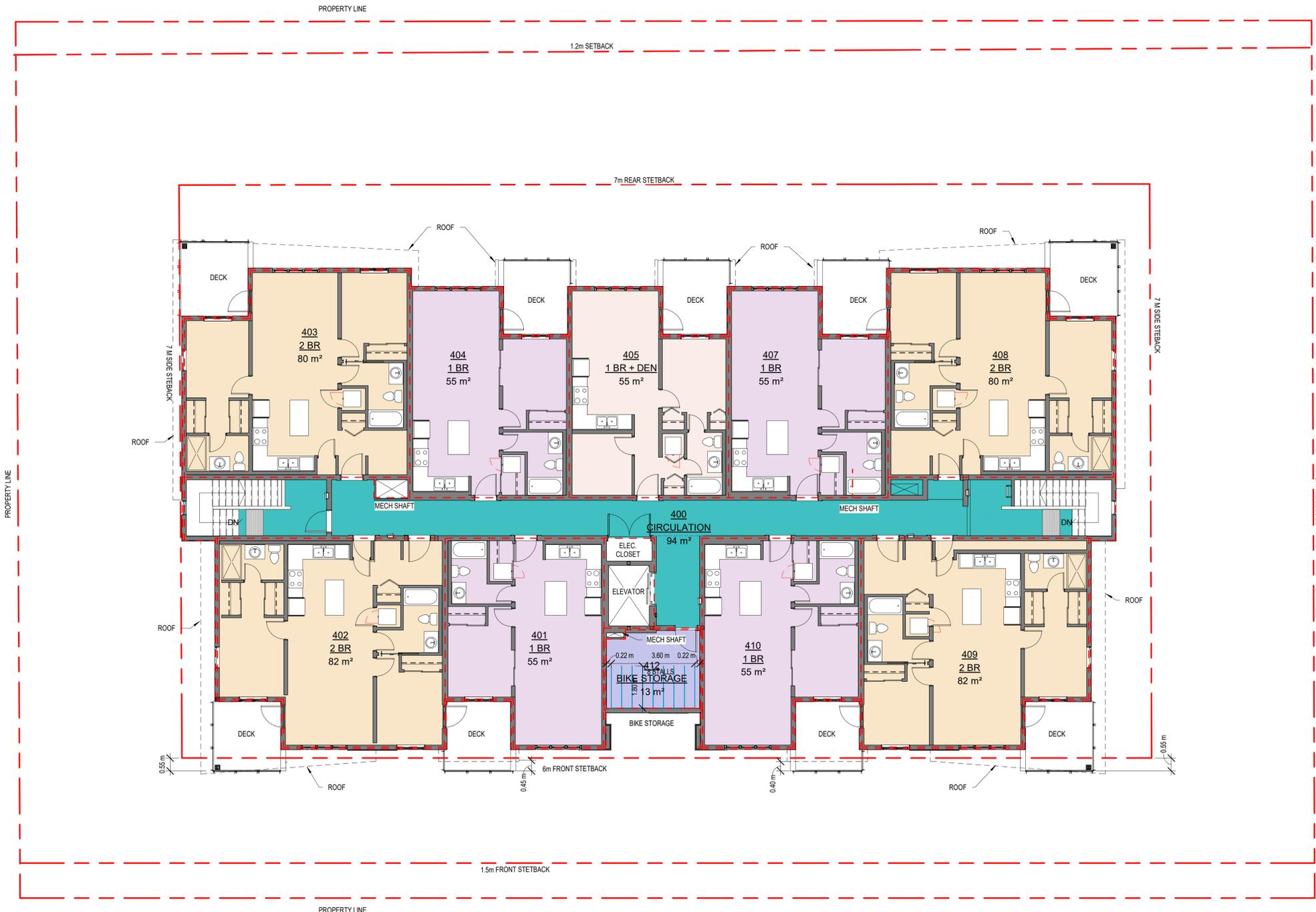
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1 LEVEL 4
1/8" = 1'-0"

project title

**CORONATION 36-UNIT
MULTI-FAMILY**

project address

1036 Coronation Ave.,
Kelowna

project no. 4093

file no.

drawing title

LEVEL 4 PLAN

designed R.Y./R.B. scale 1/8" = 1'-0"

drawn R.Y./R.B.

checked R.Y.

drawing no.

A304

plotted 5/18/22 1:22:30 PM



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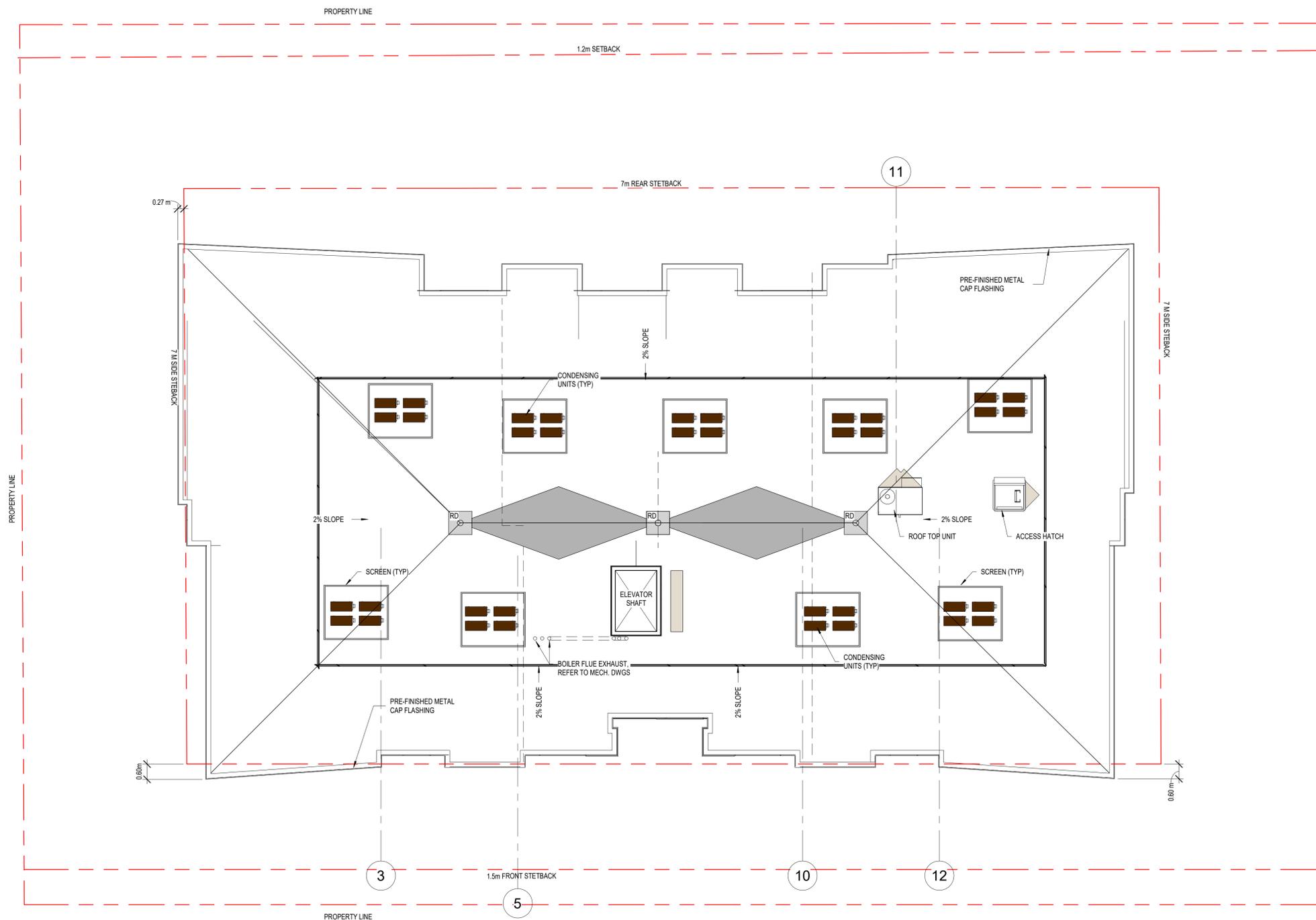
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1 ROOF
1/8" = 1'-0"

project title

**CORONATION 36-UNIT
MULTI-FAMILY**

project address

1036 Coronation Ave.,
Kelowna

project no. 4093

file no.

drawing title

ROOF PLAN

designed R.Y./R.B. scale 1/8" = 1'-0"

drawn R.Y./R.B.

checked R.Y.

drawing no.

A305

plotted 5/18/22 1:22:31 PM

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5	05/18/22	RE-ISSUED FOR DP



3 WALL ALCOVE DP
1/8" = 1'-0"



MATERIAL KEYNOTE LEGEND

- CEMENTITIOUS PANELS WITH REVEALS - LIGHT GRAY
- CEMENTITIOUS PANELS - BROWN
- CEMENTITIOUS PANELS IMITATED CEDAR SIDING
- CORRUGATED METAL - SILVER
- CEMENTITIOUS ROOF FASCIA / WALL PANELS - DARK BROWN
- BALCONY EDGE FLASHING - SILVER
- STOREFRONT GLAZING - DARK BROWN FRAMES
- ALUMINUM GLAZED DOORS - DARK BROWN FRAMES
- DOUBLE GLAZED WINDOWS - DARK BROWN FRAMES
- GLASS GUARDRAIL W/ TOP CAP
- NOT USED
- PLANTERS - BRICK VANEER WHITE
- BRICK VANEER W/ CONTROL JOINTS - GRAY
- SIAMESE CONNECTION
- PAINTED METAL, FIRE-RATED EXTERIOR DOORS
- ROOF ACCESS HATCH
- ELEVATOR SHAFT
- PRE-FINISHED METAL CAP FLASHING
- PRIVACY SCREEN / MECHANICAL SCREEN
- MECHANICAL ROOF TOP UNIT / CONDENSOR UNIT
- TRANSFORMER
- CANOPY - SILVER
- INSULATED GARAGE DOOR
- GARBAGE ENCLOSURE
- METAL PICKET GUARDRAILS & RAILINGS
- CEMENTITIOUS PLANKS (LAP) - FEATURE WALL (3/A400)
- CEMENTITIOUS PANELS - WHITE

EXTERIOR MATERIAL LEGEND

- CEMENTITIOUS PANELS COLOUR: LIGHT GREY
- CEMENTITIOUS PANELS COLOUR: BROWN
- IMITATED CEDAR SIDING COLOUR: CEDAR
- BALCONY EDGE COLOUR: SILVER
- WINDOW, DOOR FRAMES, & CANOPY ROOF COLOUR: DARK BROWN
- CORRUGATED METAL COLOUR: SILVER
- CANOPY ROOF COLOUR: BROWN
- BRICK VANEER COLOUR: WHITE
- BRICK VANEER COLOUR: GREY
- CEMENTITIOUS PANELS COLOUR: WHITE

project title
CORONATION 36-UNIT MULTI-FAMILY

project address
1036 Coronation Ave., Kelowna

project no. **4093**

drawing title
ELEVATIONS

designed R.Y./R.B. scale As indicated
drawn R.Y./R.B.
checked R.Y.
drawing no. **A400**
plotted 5/18/22 1:22:49 PM

SCHEDULE B
This forms part of application # DP22-0086 / DVP22-0087
City of Kelowna
Planner Initials GA

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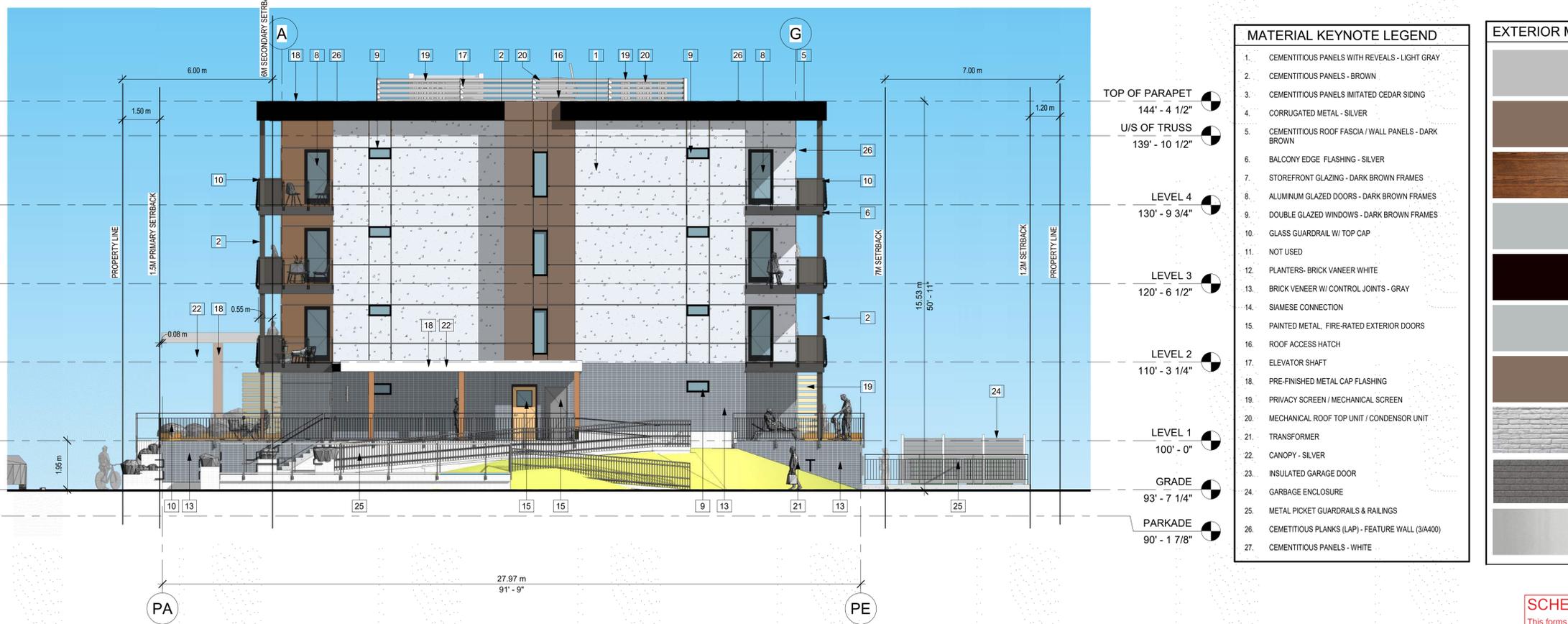
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Revisions

No	Date	Description
	MM-DD-YY	
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4	02/08/22	RE-ISSUED FOR DP
5	05/18/22	RE-ISSUED FOR DP



MATERIAL KEYNOTE LEGEND

- CEMENTITIOUS PANELS WITH REVEALS - LIGHT GRAY
- CEMENTITIOUS PANELS - BROWN
- CEMENTITIOUS PANELS IMITATED CEDAR SIDING
- CORRUGATED METAL - SILVER
- CEMENTITIOUS ROOF FASCIA / WALL PANELS - DARK BROWN
- BALCONY EDGE FLASHING - SILVER
- STOREFRONT GLAZING - DARK BROWN FRAMES
- ALUMINUM GLAZED DOORS - DARK BROWN FRAMES
- DOUBLE GLAZED WINDOWS - DARK BROWN FRAMES
- GLASS GUARDRAIL W/ TOP CAP
- NOT USED
- PLANTERS- BRICK VANEER WHITE
- BRICK VANEER W/ CONTROL JOINTS - GRAY
- SIAMESE CONNECTION
- PAINTED METAL - FIRE-RATED EXTERIOR DOORS
- ROOF ACCESS HATCH
- ELEVATOR SHAFT
- PRE-FINISHED METAL CAP FLASHING
- PRIVACY SCREEN / MECHANICAL SCREEN
- MECHANICAL ROOF TOP UNIT / CONDENSOR UNIT
- TRANSFORMER
- CANOPY - SILVER
- INSULATED GARAGE DOOR
- GARBAGE ENCLOSURE
- METAL PICKET GUARDRAILS & RAILINGS
- CEMENTITIOUS PLANKS (LAP) - FEATURE WALL (3/A400)
- CEMENTITIOUS PANELS - WHITE

EXTERIOR MATERIAL LEGEND

	CEMENTITIOUS PANELS COLOUR: LIGHT GRAY
	CEMENTITIOUS PANELS COLOUR: BROWN
	IMITATED CEDAR SIDING COLOUR: CEDAR
	BALCONY EDGE COLOUR: SILVER
	WINDOW, DOOR FRAMES, & CANOPY ROOF COLOUR: DARK BROWN
	CORRUGATED METAL COLOUR: SILVER
	CANOPY ROOF COLOUR: BROWN
	BRICK VANEER COLOUR: WHITE
	BRICK VANEER, COLOUR: GREY
	CEMENTITIOUS PANELS COLOUR: WHITE

project title
**CORONATION 36-UNIT
MULTI-FAMILY**

project address
**1036 Coronation Ave.,
Kelowna**

project no. **4093**

drawing title
ELEVATIONS

designed R.Y./R.B. scale As indicated
drawn R.Y./R.B.
checked R.Y.
drawing no. **A401**
plotted 5/18/22 1:28:03 PM

SCHEDULE B
This forms part of application
DP22-0086 / DVP22-0087
Planner Initials GA
City of Kelowna
DEVELOPMENT PLANNING

HARDIE PANEL;
COLOUR LIGHT GREY or similar (#1)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

HARDIE PANEL;
COLOUR BROWN or similar (#2)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

HARDIE PLANK FISHER TRUE GRAIN SERIES;
COLOUR CEDAR or similar (#3)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

CORRUGATED METAL;
COLOUR SILVER or similar (#4 & #6)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

BRICK VANEER
COLOUR: GREY or similar (#13)



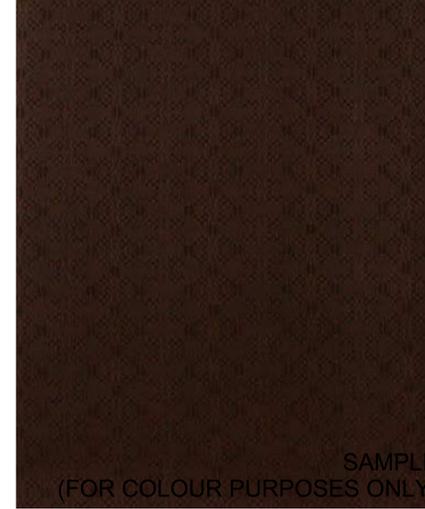
SAMPLE
(FOR COLOUR PURPOSES ONLY)

BRICK VANEER
COLOUR: WHITE (#11)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

WINDOW, DOOR FRAMES, & CANOPY ROOFS;
COLOUR DARK BROWN or similar (#5)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

HARDIE PANEL;
COLOUR WHITE or similar (#27)



SAMPLE
(FOR COLOUR PURPOSES ONLY)

WINDOWS - CLEAR VISION GLASS
W/ DARK BROWN FRAME (#8 & #9)



BIKE RACKS



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Revisions

No	Date MM-DD-YY	Description
3	10/27/21	RE-ISSUED FOR DP
4	02/08/22	RE-ISSUED FOR DP
5	05/18/22	RE-ISSUED FOR DP

project title

CORONATION 36-UNIT
MULTI-FAMILY

project address

1036 Coronation Ave.,
Kelowna

project no. 4093

file no.

drawing title

MATERIALS

designed R.Y./R.B. scale

drawn R.Y./R.B.

checked R.Y.

drawing no.

A402

plotted 5/18/22 1:23:04 PM



001_CORONATION AVENUE VIEW



002_LANEWAY VIEW

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project title

CORONATION 36-UNIT
MULTI-FAMILY

project address

1036 Coronation Ave.,
Kelowna

project no. 4093

file no.

drawing title

RENDERINGS

designed R.Y./R.B. scale

drawn R.Y./R.B.

checked R.Y.

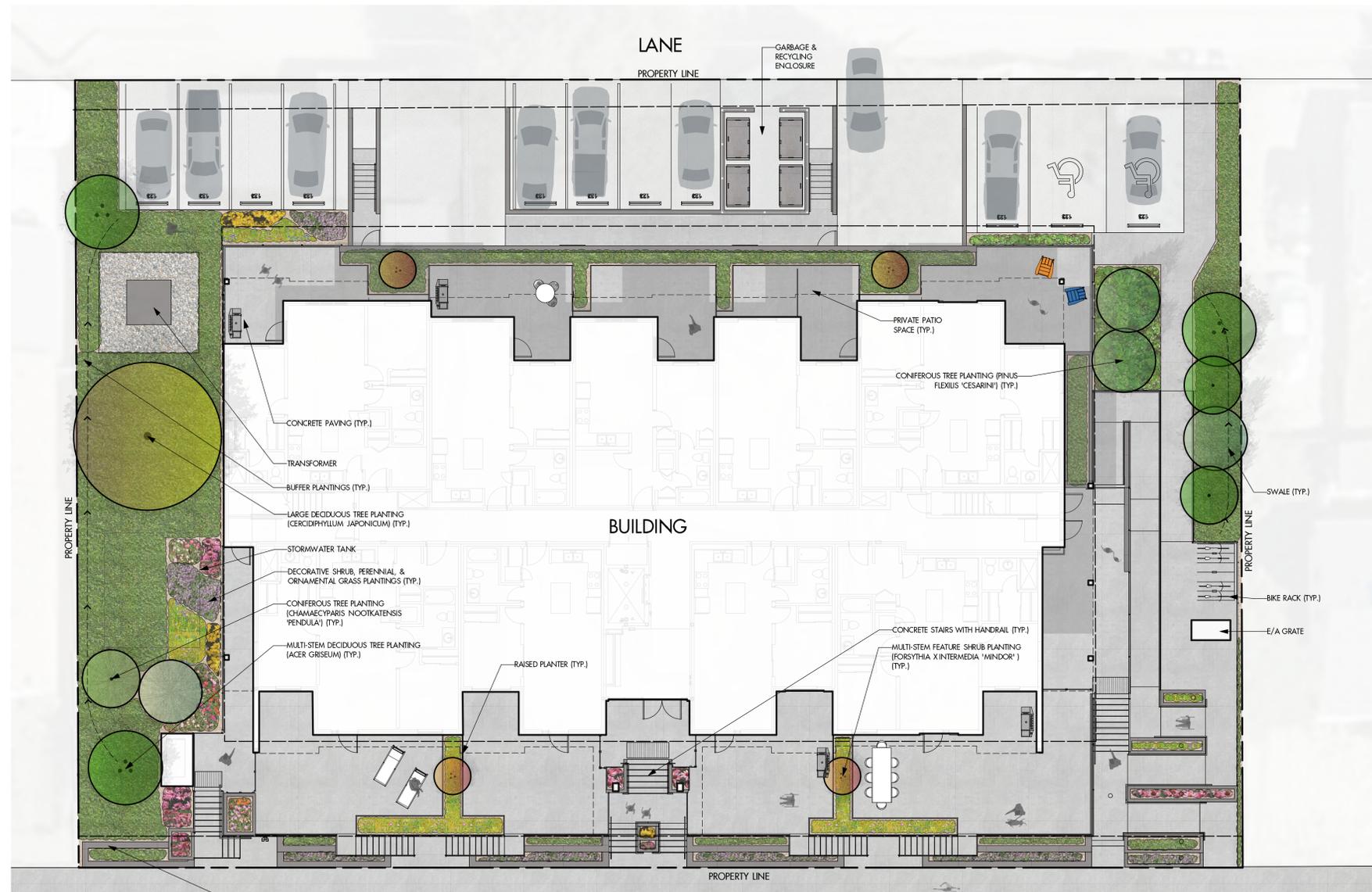
drawing no.

A501

plotted 5/18/22 1:23:09 PM



SCHEDULE C
 This forms part of application
 # DP22-0086 / DVP22-0087
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials GA



CORONATION AVENUE

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS & CITY OF KELOWNA ZONING BYLAW 7900.
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 ON 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 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.
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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / REMARKS
TREES			
ACER GRSEUM	PAPERBARK MAPLE	3	6cm CAL /MULTISTEM
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	1	6cm CAL
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3	2.0m HT. MIN.
PINUS FLEXILIS 'CESARINI'	BLUE LMBER PINE	4	2.0m HT. MIN.
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	20	#02 CONT. / 1.2m O.C. SPACING
BERBERIS THUNBERGII 'MONRY'	SUNSATON BARBERRY	28	#02 CONT. / 1.0m O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	51	#02 CONT. / 0.75m O.C. SPACING
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	12	#02 CONT. / 1.5m O.C. SPACING
FORSYTHIA X INTERMEDIA 'MINDOR'	SHOW OFF FORSYTHIA	3	#05 CONT. / 1.8m O.C. SPACING
PICEA ABIES 'OHLENDORFFII'	OHLENDORFF'S NORWAY SPRUCE	8	#02 CONT. / 1.8m O.C. SPACING
RIBES ALPINUM	ALPINE CURRRANT	8	#02 CONT. / 1.8m O.C. SPACING
SPIRAEA JAPONICUM 'DOUBLE PLAY ARTIST'	DOUBLE PLAY ARTIST SPIREA	35	#02 CONT. / 0.9m O.C. SPACING
SYRINGA PATULA 'MISS KIM'	MISS KIM LIAC	12	#02 CONT. / 1.5m O.C. SPACING
GROUNDCOVERS & PERENNIALS			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	24	#01 CONT. / 0.75 O.C. SPACING
ALCHEMILLA MOLLIS	LADY'S MANTLE	24	#01 CONT. / 0.75m O.C. SPACING
ARCTOSTAPHYLOS LYVA-URSI	KINKINNICK	17	#01 CONT. / 0.9m O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	17	#01 CONT. / 0.9m O.C. SPACING
HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELL	24	#01 CONT. / 0.75m O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	9	#01 CONT. / 1.2m O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	14	#01 CONT. / 1.0m O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	9	#01 CONT. / 1.2m O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N' LACE'	DENIM 'N' LACE RUSSIAN SAGE	17	#01 CONT. / 0.9m O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	17	#01 CONT. / 0.9m O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	24	#01 CONT. / 0.75m O.C. SPACING



PROJECT TITLE

**1044 CORONATION AVE
 MULTI-FAMILY**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
 LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	19.08.03	Review
2	19.09.18	Development Permit
3	19.11.01	Development Permit
4	20.01.03	Development Permit
5	20.05.24	Development Permit
6	22.02.10	Development Permit
7	22.05.16	Development Permit

PROJECT NO. 19076

DESIGN BY KM

DRAWN BY SP

CHECKED BY FB

DATE MAY 16, 2022

SCALE 1:125

SEAL



DRAWING NUMBER

L1/2

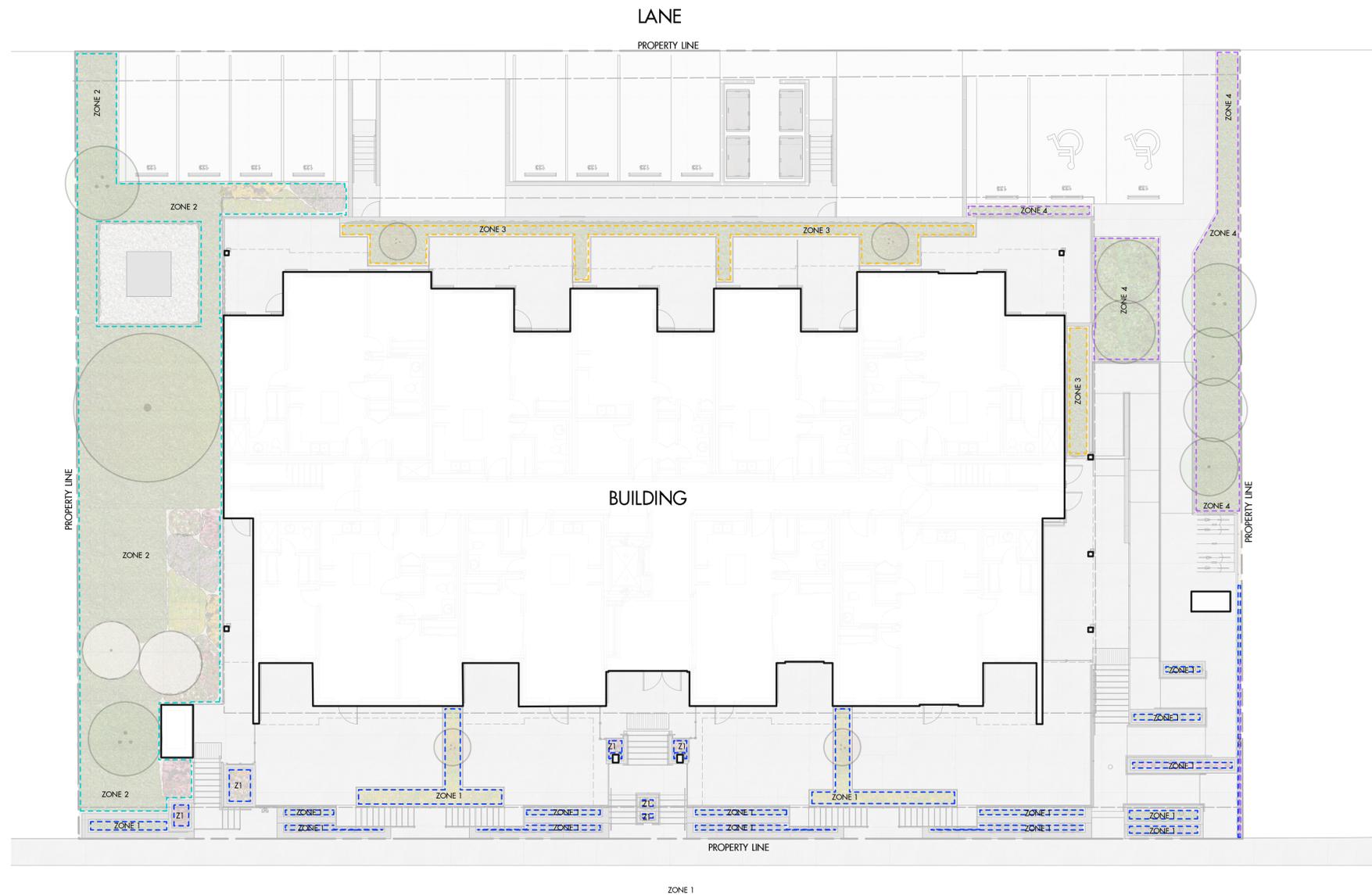
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OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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www.outlanddesign.ca



PROJECT TITLE

**1044 CORONATION AVE
MULTI-FAMILY**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	19.08.03	Review
2	19.09.18	Development Permit
3	19.11.01	Development Permit
4	20.01.03	Development Permit
5	20.05.24	Development Permit
6	22.02.10	Development Permit
7	22.05.16	Development Permit

PROJECT NO.	19076
DESIGN BY	KM
DRAWN BY	SP
CHECKED BY	FB
DATE	MAY 16, 2022
SCALE	1:125

SEAL



DRAWING NUMBER

L2/2

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CORONATION AVENUE

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 371 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 196 cu.m. / year
WATER BALANCE = 175 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 51 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 17 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 198 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 110 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 37 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 67 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 37 cu.m.

CITY OF KELOWNA
MEMORANDUM

Date: March 28, 2022
File No.: DP22-0086
To: Community Planning (GA)
From: Development Engineering Manager (NC)
Subject: 1036 Coronation Ave



Development Engineering has the following requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this Development Permit for the form and character for a proposed 4.5-storey, 36-unit apartment building. All requirements will be applicable at time of Building Permit.

The Development Engineering Technologist for this project is Ryan O'Sullivan

.1) General

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. 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.
- c. This proposed development/subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location within the development.
- d. The access to this site must be from the lane. Access to Coronation Street is not permitted as per bylaw.
- e. All garbage pickups must be managed on site.

.2) Domestic Water and Fire Protection

- a) The development site is presently serviced with a two (2) small diameter (13-mm) a one (1) (19mm) water services. The applicant's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development.
- b) The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant

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requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

- c) It is apparent that the existing 150mm diameter water main within Coronation Ave is substandard. The applicant, at their cost, will arrange for upgrading of watermain along the full frontage to Gordon Drive with a 200mm PVC water main, the decommissioning of the two (3) small water services, and the installation of one new larger water service.

.3) Sanitary Sewer

- (a) The development site is presently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. The developer's consulting civil engineer will determine sanitary sizing for this development. The applicant, at his cost, will arrange for the removal of the existing services and the installation of a new larger service if required.

1. Storm Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- b. Provide the following drawings:
- i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks, and non-disturbance areas on the lot Grading Plan.
- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system.

The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

.5) Geotechnical Study

- a. Provide a comprehensive geotechnical report PDF format 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.

- b. 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. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

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- e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

.6) Road Improvements

- (a) Coronation Ave and Laneway must be upgraded to an SS-R2 Laneway and SS-R4 urban standard along the full frontage of this proposed development including curb and gutter, sidewalk, road fillet paving, storm drainage system, LED streetlighting, landscaped boulevard c/w irrigation, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- (b) The lane fronting this development is constructed to a paved standard, therefore the upgrades that are required is the pavement widening and a storm drainage system.

.7) Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- a) Grant statutory rights-of-way if required for utility services.

.8) Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c) Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

.9) Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

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.10) 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.

.11) Servicing Agreements for Works and Services

- g) A Servicing Agreement is required for all 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.
- h) 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 on the insurance policy as an additional insured.

.12) Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

.13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
- c) Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).
- d) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
- e) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

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- f) Hydrant Levy Fee: \$250 per newly created lot (GST exempt).
- g) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



Nelson Chapman, P. Eng.
Development Engineering Manager
RO

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 4.0: LOW & MID-RISE RESIDENTIAL & MIXED USE						
4.1 Guidelines						
4.1.1 Relationship to the Street						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.						✓
Wherever possible, blank walls at grade are not encouraged.					✓	
Enclosed parking garages are located away from street frontages or public open space.						✓
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.					✓	
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.						✓
Residential and Mixed-use Buildings						
Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.					✓	
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.					✓	
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.					✓	
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing						
Proposed residential building façade has a length of 60m (40m length is preferred).					✓	
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.					✓	
Commercial building facades are incorporating significant break at approximately 35m intervals.	✓					
Proposed residential building has a maximum width of 24m.			✓			
4.1.3 Site Planning						
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	✓					

Planner Initials GA

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.						✓
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.				✓		
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.	✓					
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.	✓					
4.1.4 Site Servicing, Access, and Parking						
Vehicular access is provided from the lane.						✓
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimized; and, • There is no more than one curb cut per property. 	✓					
Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking						✓
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; • When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; • On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above. 					✓	
Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are 					✓	

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1.5 Publicly Accessible and Private Open Spaces						
Publicly accessible private spaces (e.g., private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces.	✓					
Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
Outdoor Amenity Areas: design plazas and parks to: <ul style="list-style-type: none"> • Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; • Be animated with active uses at the ground level; and, • Be located in sunny, south facing areas. 	✓					
Internal courtyard design provides: <ul style="list-style-type: none"> • amenities such as play areas, barbecues, and outdoor seating where appropriate. • a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 	✓					
Mid-block connections design includes active frontages, seating, and landscaping.	✓					
Rooftop Amenity Spaces						
Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units. 	✓					
Reduce the heat island effect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 	✓					
4.1.6 Building Articulation, Features & Materials						

ATTACHMENT C

This forms part of application
DP22-0086 / DVP22-0087



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **GA**

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
<p>Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include:</p> <ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; 						✓
Break up the building mass by incorporating elements that define a building’s base, middle and top.					✓	
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (<i>See Figure 41</i>), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.	✓					
Weather Protection						
<p>Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations:</p> <ul style="list-style-type: none"> • Primary building entrances, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 						✓
Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the						✓

ATTACHMENT C

This forms part of application
 # DP22-0086 / DVP22-0087

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City of
Kelowna
DEVELOPMENT PLANNING