

Development Permit DP22-0137



This permit relates to land in the City of Kelowna municipally known as
1659 Water Street
and legally known as
Lot 12, Block 6, District Lot 139, ODYD, Plan 462 Except Plan KAP82841
and permits the land to be used for the following development:

Residential and Commercial Mixed Use

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

Date of Council Decision Aug 8, 2022
Decision By: COUNCIL
Development Permit Area: Form & Character Development
Existing Zone: C7 – Central Business Commercial
Future Land Use Designation: UC - Urban Centre

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: The Wedge Enterprises Inc. No. BC1238448
Applicant: Matthew Isabelle

Terry Barton
Development Planning Department Manager
Planning & Development Services

Issued Date

ATTACHMENT A

This forms part of application
DP22-0137

Planner Initials AC

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";

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

3. PERFORMANCE SECURITY

n/a

5. INDEMNIFICATION

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

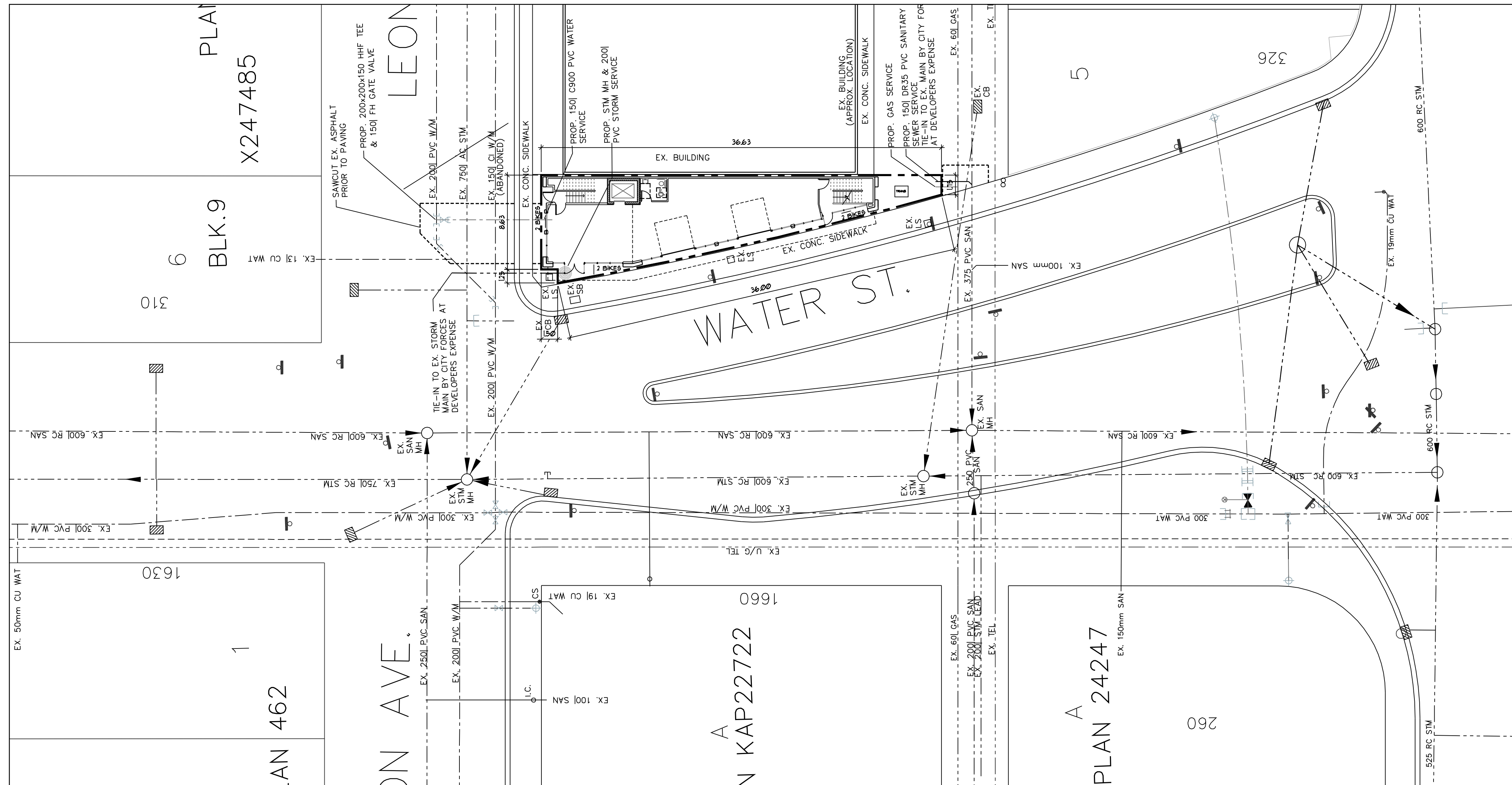
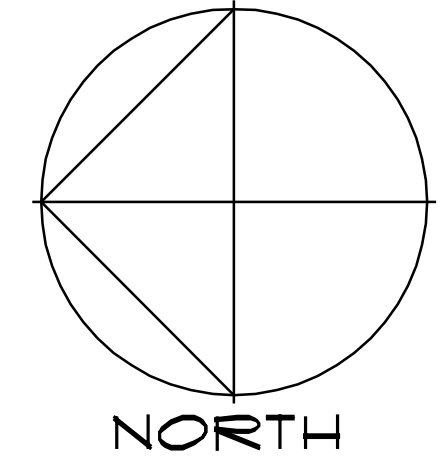
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT _____ A	
This forms part of application	
# DP22-0137 _____	
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 City of Kelowna DEVELOPMENT PLANNING	





SCHEDULE A
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 DEVELOPMENT PLANNING

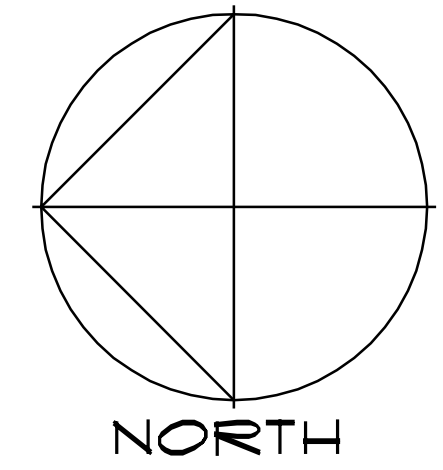


SITE PLAN
 SCALE: 1" = 20'-0"

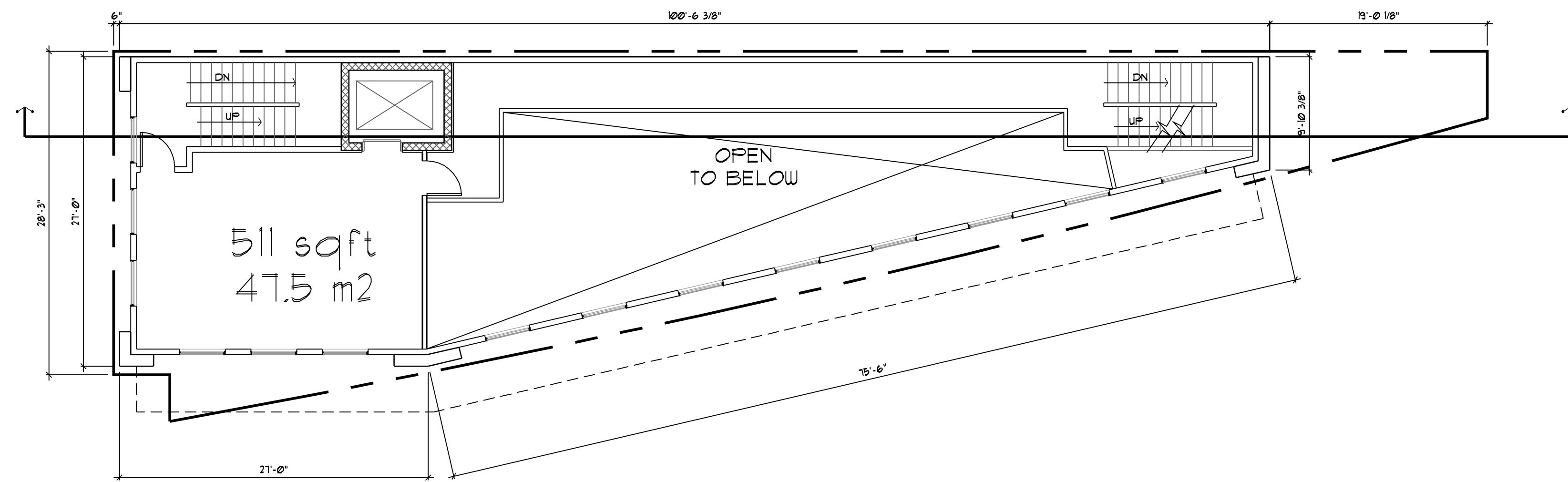


PROJECT DATA		MAY 5, 2022	
CIVIC ADDRESS:	1659 WATER ST., KELOWNA, BC		
LEGAL DESCRIPTION:	LOT 12, PLAN KAP462, DL 139, EXCEPT PLAN KAP2841, O.D.Y.D.		
CURRENT ZONING:	C7 - CENTRAL BUSINESS COMMERCIAL		
ZONING BYLAW REQUIREMENTS			
SITE AREA = 2,437 SQ.FT. (226.40 SQ.M.)			
BUILDING AREA (GROSS):			
MAIN FLOOR:	= 1937 SQ.FT. (180.0SQ.M.)		
SECOND FLOOR:	= 511 SQ.FT. (47.5 SQ.M.)		
	2,448 SQ.FT. (227.5 SQ.M.)		
	ZONE REQUIREMENT	PROPOSED	
LOT WIDTH	6.0m	8.6m	
LOT DEPTH	30.0m	36.02m	
LOT AREA	200 sq.m.	226.4 sq.m.	
FLOOR AREA RATIO (FAR)	9.0 (2,037.6 sq.m.)	1.0 (227.5 sq.m.)	
HEIGHT (m)	76.5m	11.5m / 2 STOREY	
SETBACKS (m):			
FRONT (LEON AVENUE)	0.0 m	0.15 m	
FRONT ABOVE 16m (LEON AVENUE)	3.0 m	0 m	
SIDE (EAST)	0.0 m	0.152 m	
SIDE ABOVE 16m (EAST)	4.0 m	0 m	
SIDE (WATER STREET)	0.0 m	0.15 m	
SIDE ABOVE 16m (WATER STREET)	3.0 m	0 m	
REAR (LANE)	0.0 m	5.79 m	
REAR ABOVE 16m (LANE)	3.0 m	0 m	
FLOOR PLATE ABOVE 16m (14.7.5)			
(h) AREA	1,221 sq. m.	0 sq. m.	
FUNCTIONAL COMMERCIAL SPACE FRONTAGE (14.7.7 (a))			
LEON AVENUE	8.6m x 90%=7.75m	8.23m/96%	
WATER STREET	36.02m x 90%=32.42m	31.09m/84%	
PARKING:			
COMMERCIAL @ 1.3/100 sq.m. GFA x 227.6 sq.m. =	2 STALLS	0 STALLS *	
LOADING @ 1/1900 sq.m. GFA =	0 STALL	0 STALLS	
BICYCLE PARKING:			
CLASS I @ 0.2/100 sq.m. GFA =	0 SPACES	0 SPACES	
CLASS II @ 0.6/100 sq.m. GFA =	1 SPACES	6 SPACES	
LANDSCAPE BUFFERS (m):			
FRONT (LEON AVENUE)	0.0m	0.0m	
SIDE (EAST)	0.0m	0.0m	
SIDE (WATER STREET)	0.0m	0.0m	
REAR (LANE)	0.0m	0.0m	
LANDSCAPE TREATMENT LEVELS:			
FRONT (LEON AVENUE)		NOT REQ'D	
SIDE (EAST)		NOT REQ'D	
SIDE (WATER STREET)		NOT REQ'D	
REAR (LANE)		NOT REQ'D	
* VARIANCE REQUIRED			

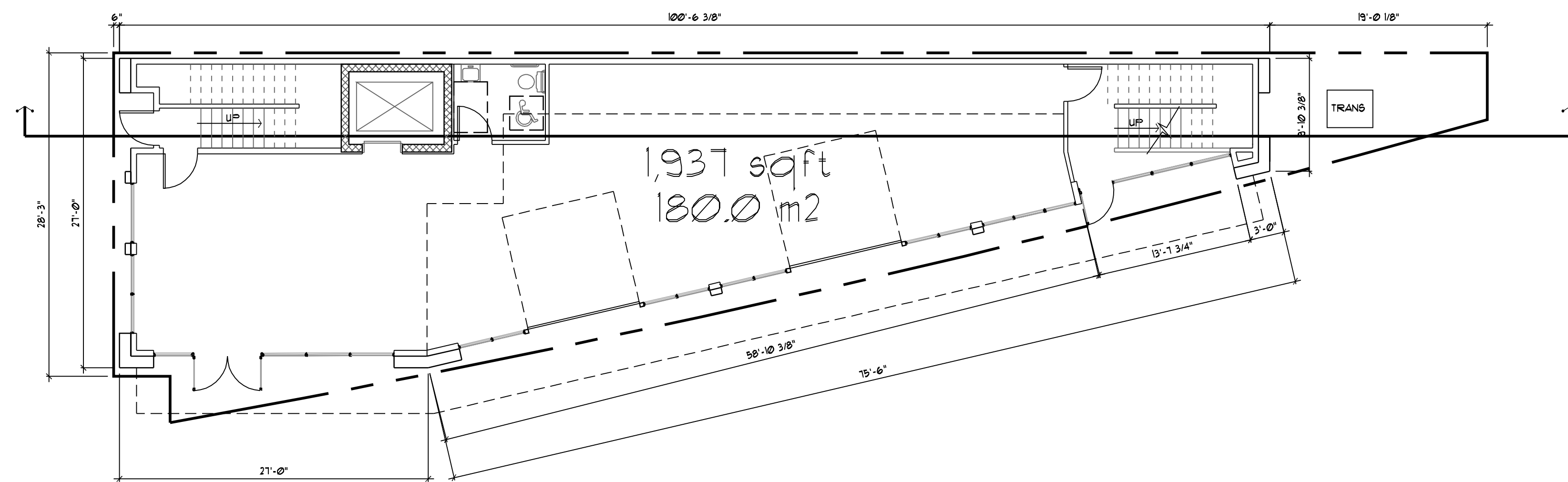
NO.	DATE	DESCRIPTION	1659 WATER ST., KELOWNA BRITISH COLUMBIA	
1	JUNE 7-22	ISSUED FOR DP		
2	JUNE 28-22	REVISED FOR PARKING		
3	JULY 14-22	REVISED FOR BICYCLE CALCS		
4	JULY 14-22	REVISED FOR BICYCLE RACKS		
			SCALE: 1" = 20'-0"	SITE PLAN
			DATE: APRIL 2022	
			DRAWING No. A0	



SCHEDULE A
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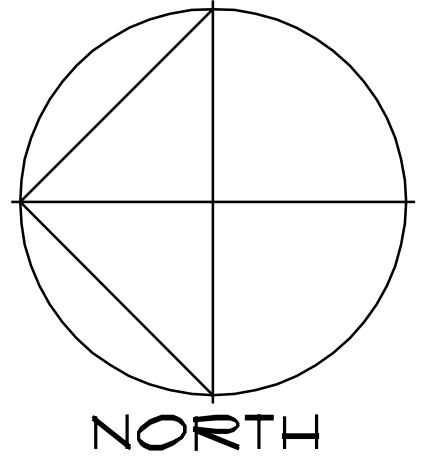


SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

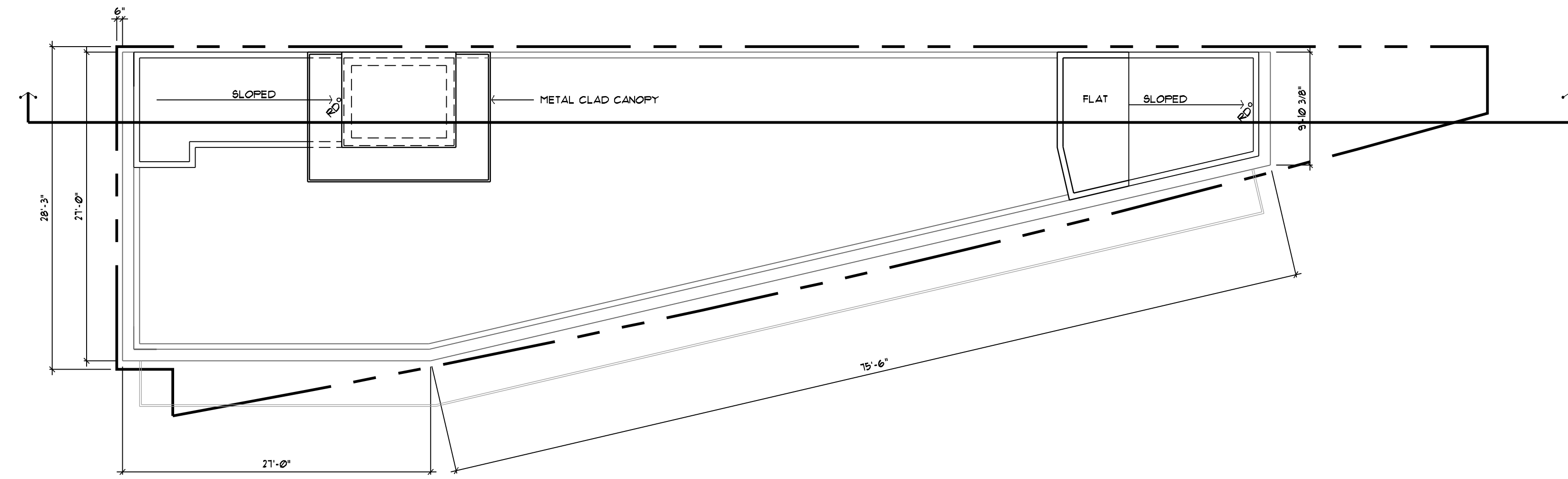


MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"

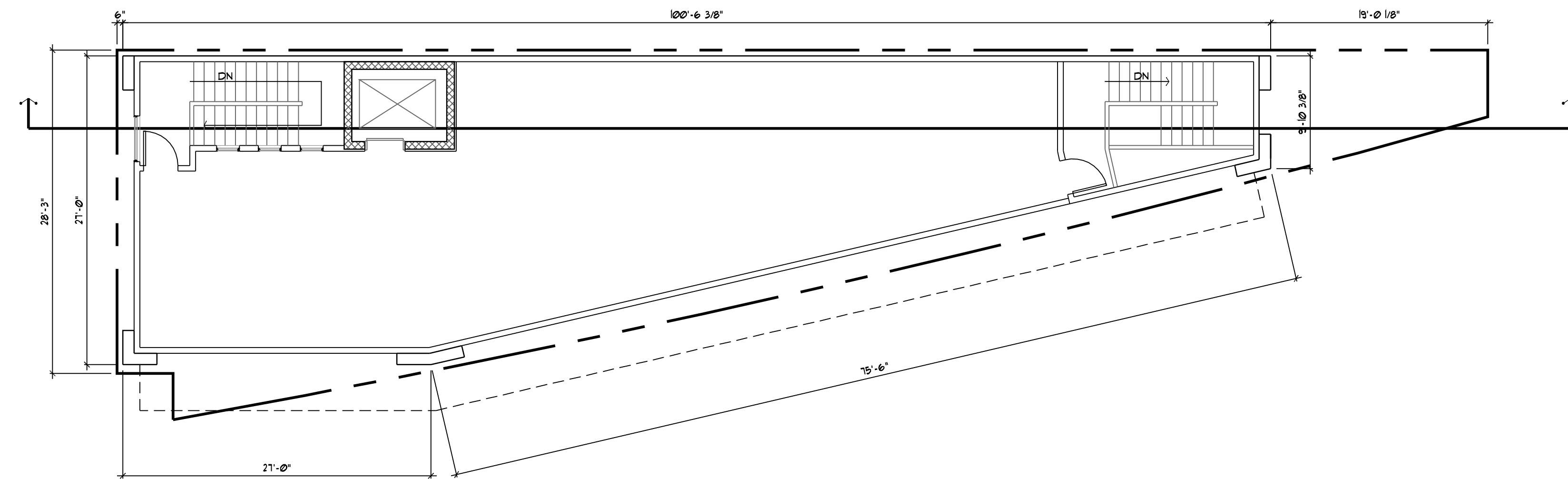
No.	DATE	DESCRIPTION	1659 WATER ST., KELOWNA BRITISH COLUMBIA	
1	MAY 24-22	ISSUED FOR REVIEW	SCALE: 1" = 20'-0"	SITE PLAN
			DATE: APRIL 2022	
				DRAWING No. A1



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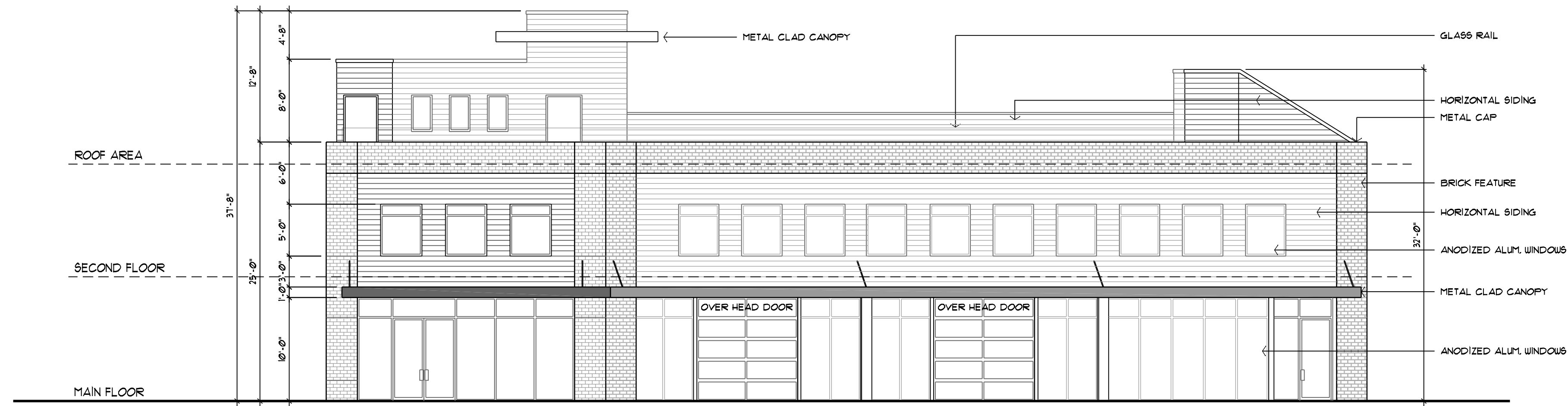
UPPER ROOF PLAN
 SCALE: 1/8" = 1'-0"



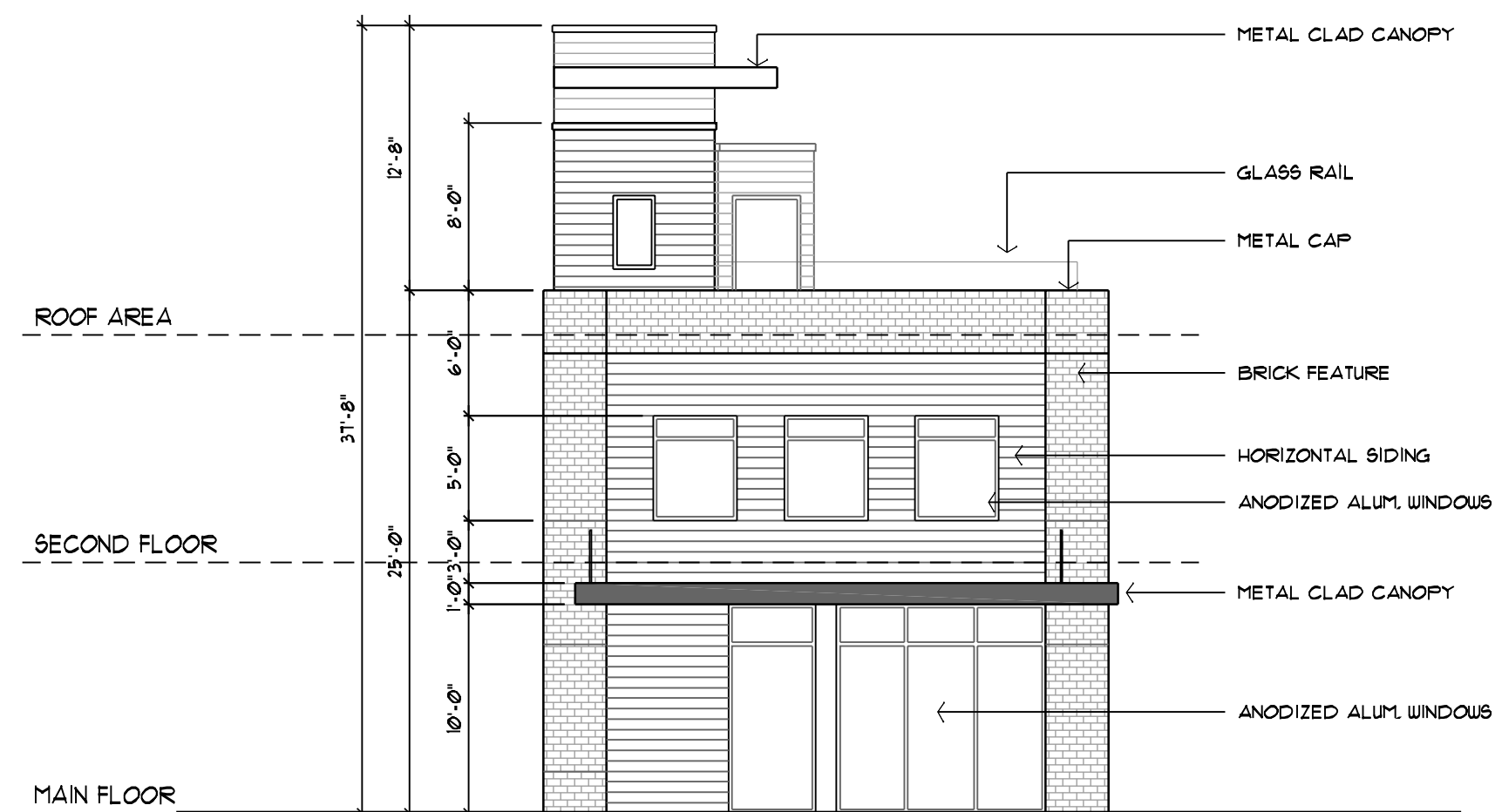
ROOF PATIO
 SCALE: 1/8" = 1'-0"

No.	DATE	DESCRIPTION	1659 WATER ST, KELOWNA BRITISH COLUMBIA	
1	MAY 24-22	ISSUED FOR REVIEW	SCALE: 1" = 20'-0"	SITE PLAN
			DATE: APRIL 2022	
				DRAWING No. A2

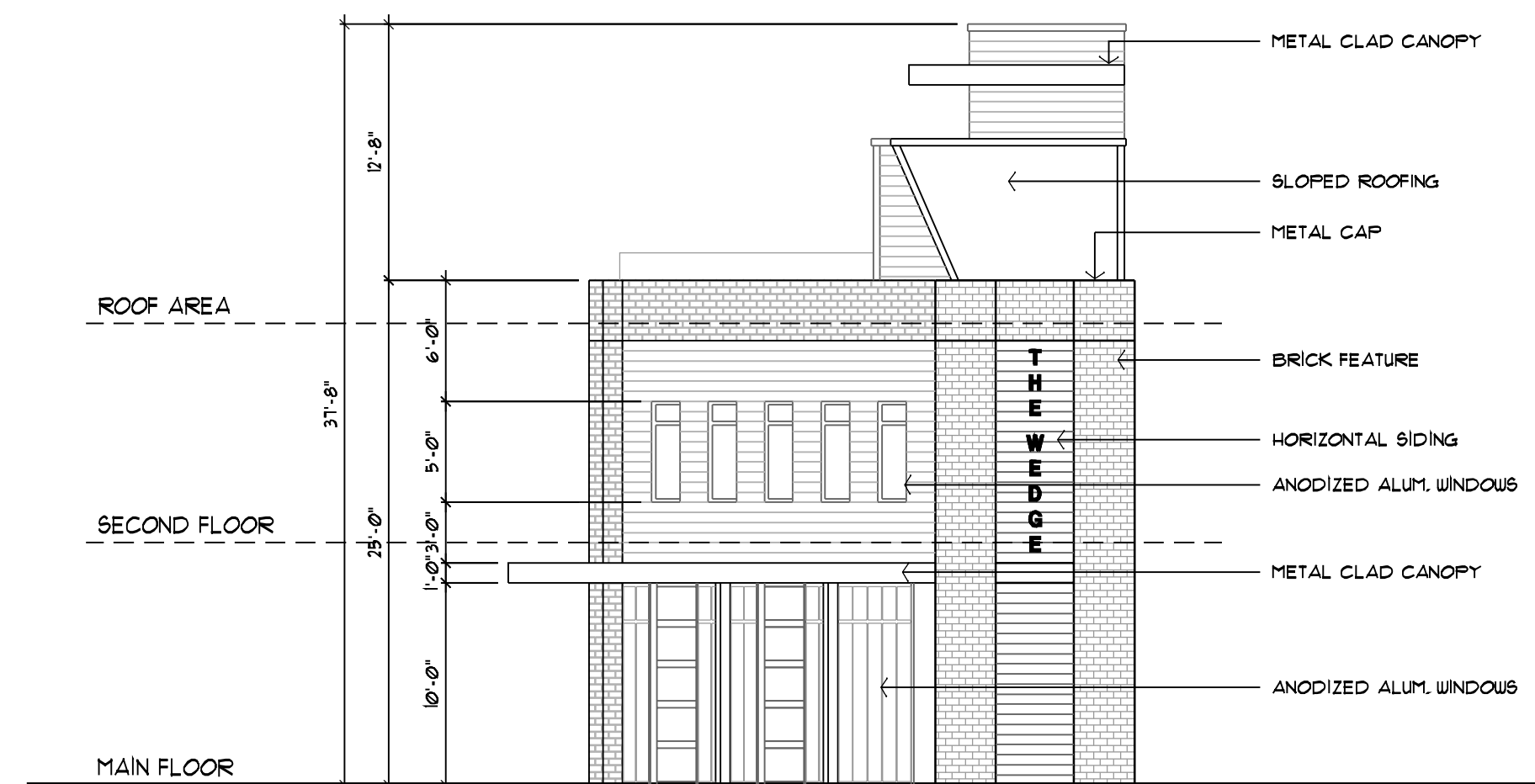
SCHEDULE B
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 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC



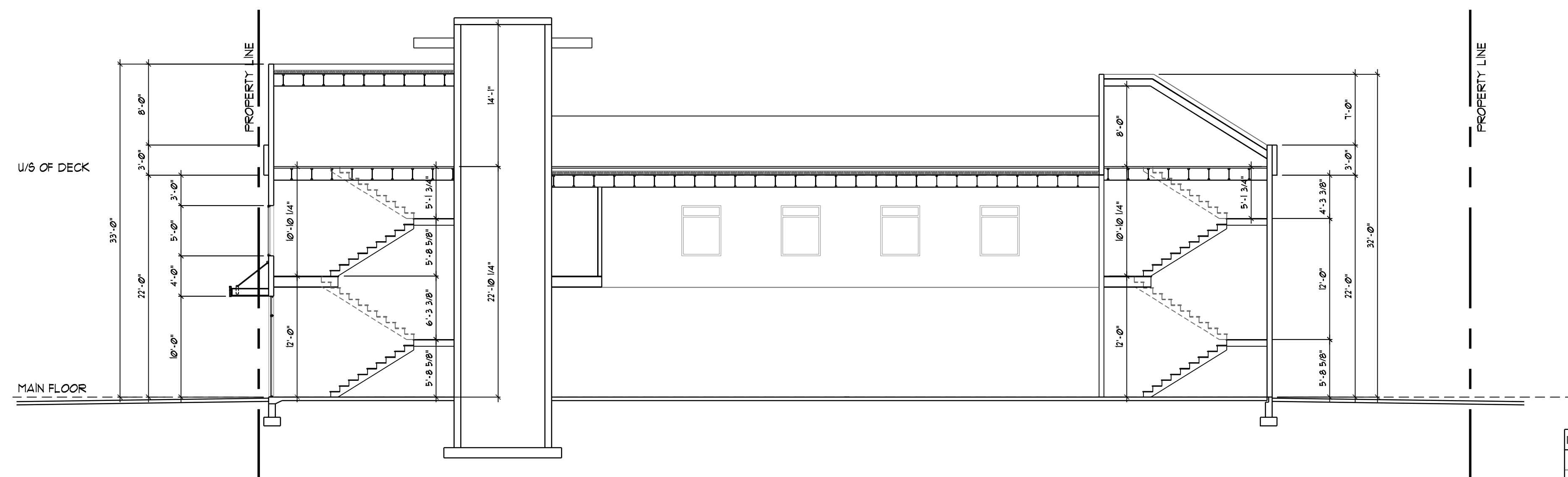
WATER STREET - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



LEON AVE - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



WATER STREET - LONG SECTION
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	MAY 24-22	ISSUED FOR REVIEW

1659 WATER ST., KELOWNA	
BRITISH COLUMBIA	
SCALE: 1" = 20'-0"	PLANS
DATE: APRIL 2022	

DRAWING No. **A3**

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:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.						x
b. Locate entries to be visible and directly accessible from the public street.						x
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	x					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						x
6.1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						x
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						x
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)	x					
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 	x					
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	x					
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.	x					
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 	x					

h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.	x					
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.	x					
6.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	x					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	x					
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.	x					
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.	x					
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.	x					
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> • Integrating these facilities into the footprint of the building; or • Screening using fencing, walls, and/or landscaping 						x
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.	x					
6.1.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience						x
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.						x
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						x
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.					x	
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.	x					
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.					x	

g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.						X	
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.							X
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						X	
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						X	
6.2 Boutique Retail							
6.2.1 Relationship to the Street	N/A	1	2	3	4	5	
a. Buildings on a corner parcel should orient frontages towards both streets is possible and included distinct architectural features, such as: <ul style="list-style-type: none"> • Special or decorative canopies; or • Bay windows, balconies, turrets, or articulated roof line features; or • A corner entrance. 							X
b. Avoid blank walls adjacent to the highway, streets, lanes, walkways, parks, or other amenity spaces.							X
6.2.2 Site Planning and Landscaping	N/A	1	2	3	4	5	
a. Provide site furnishings, such as seating, bike racks, and shelters at building entrances and amenity areas.							X
6.2.2 Site Planning and Landscaping	N/A	1	2	3	4	5	
a. Provide sheltered bicycle parking in visible and well-lit locations near building entrance and pedestrian walkways.							X
6.2.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5	
a. Design the façade of buildings with multiple storefronts so that each is defined through individual signage, entrances, canopies and/or materiality.							X
b. Create transparent retail frontages with visual access to the interior of retail stores, and avoid the use of: <ul style="list-style-type: none"> • Materials such as black out advertising panels; • Dark and/or reflective glass 							X

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