

Development Permit & Development Variance Permit DP22-0148/DVP22-0149



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

921 Borden Ave

and legally known as

Lot 1 District Lot 138 ODYD PLAN 3242

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

MF1 – Infill 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 November 15, 2022

Decision By: COUNCIL

Development Permit Area: Form and Character DPA

Existing Zone: MF1 – Infill Housing

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

ATTACHMENT **A**

This forms part of application

DP22-0148/ DVP22-0149

Planner
Initials

SS



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: 1317535 B.C. LTD., INC. NO. BC1317535

Applicant: Clark Webb, NIDO Design

Planner: Sara Skabowski

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.
- e) That variances to the following section of the Zoning Bylaw No. 12375 be granted in accordance with Schedule "A":

Section 8.1.5: General Provisions and Development Standards

To vary the required physical barrier screen for the parallel parking on the flanking lane.

This Development Permit is valid for two (2) years from the date of decision, 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 in the amount of **OR** certified cheque in the amount of **\$74,158.75**

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.**

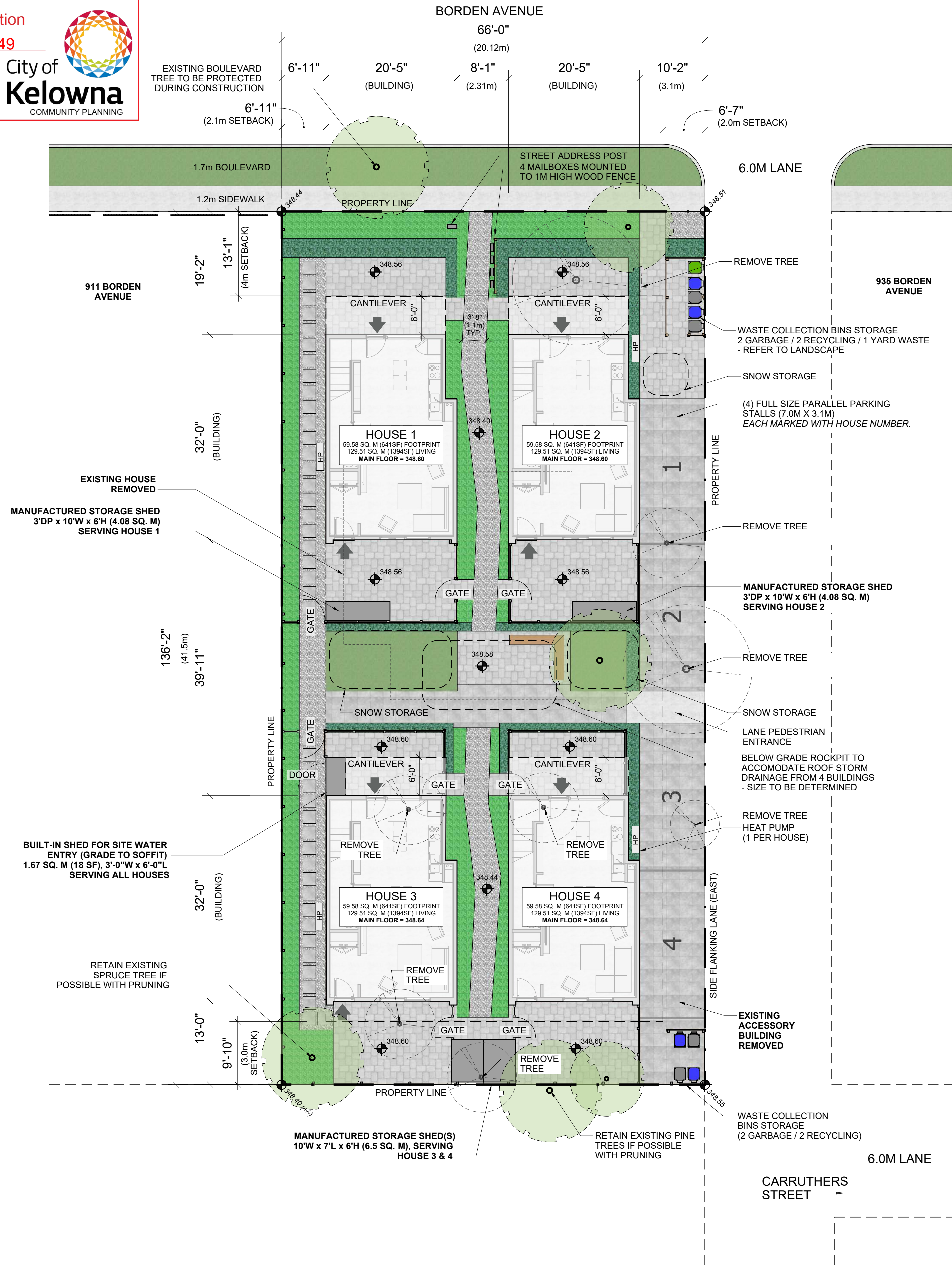
SCHEDULE A

This forms part of application
DP22-0148/ DVP22-0149

Planner Initials SS



City of Kelowna
COMMUNITY PLANNING



SITE DETAILS	ZONING REQUIREMENTS		PROPOSED PROJECT
ZONING	MF1		MF1
	INFILL HOUSING		INFILL HOUSING
SITE AREA	METRIC	IMPERIAL	METRIC
	350.0	3,767.3	835.0
SITE WIDTH	9.5	31' 2"	20.1
SITE DEPTH	30.0	98' 5"	41.5
SITE COVERAGE			
BUILDINGS	55%		28.5%
ALL STRUCTURES & IMPERMIABLE SURFACES	75%		8.6%
BUILDINGS, DRIVEWAYS, PARKING	50%		37.1%
DEVELOPMENT REGULATIONS			
BUILDING HEIGHT	METRES	FEET	METRES
	8.0	26' 3"	7.3
BUILDING SETBACKS			
FRONT - NORTH	4.0	13' 1"	SEE DRAWING
SIDE - EAST	2.1	6' 11"	SEE DRAWING
SIDE - WEST	2.1	6' 11"	SEE DRAWING
REAR - SOUTH	3.0	9' 10"	SEE DRAWING
FLOOR AREA RATIO (FAR)			
PROPERTY WITH LANE ACCESS	0.8		0.64

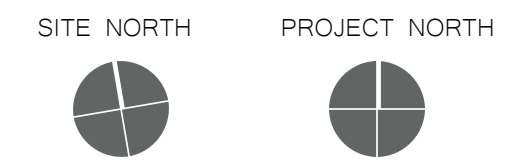
- GENERAL NOTES
1. BASED ON TOPOGRAPHIC SITE SURVEY PREPARED BY RUNNELS DENBY LAND SURVEYING, DATED JUNE 20, 2018 LOT 1, DL 138, O.D.Y.D., PLAN 3242
 2. REFER TO DEVELOPMENT PERMIT LANDSCAPING PLAN, PREPARED BY ECORA, FOR SURFACE TREATMENTS, PLANTED AREAS, FEATURE TREES, SITE FENCING AND SITE FURNITURE
 3. DIMENSIONS TO HOUSE FROM PROPERTY LINE ARE TO EXTERIOR FACE OF FOUNDATION WALLS
 4. SITE SERVICES LOCATIONS AND DEPTHS TO BE CONFIRMED BY BUILDER AND SERVICE PROVIDERS

SERVICES SPECIFICATIONS	
ELECTRICAL SERVICE TO EACH HOUSE (BUILDER TO CONFIRM)	
	125 AMP
- ELECTRICITY	MUNICIPAL
- WATER	MUNICIPAL
- SEWER	MUNICIPAL
- GAS	MUNICIPAL
- COMMUNICATIONS	MUNICIPAL

NIDO Design Inc.
203-251 Lawrence Avenue
Kelowna, BC, V1Y 6L2
250.448.4307
hello@nido.design

GENERAL CONDITIONS
Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & spec's issued for this project. Contractor is responsible to notify designer about conflicting design instructions.

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DATE	ISSUED FOR
2019-09-19	PRELIMINARY SCHEMATIC DESIGN
2019-12-18	DEVELOPMENT PERMIT PRE-REVIEW
2022-04-12	COORDINATION
2022-05-27	DEVELOPMENT PERMIT RE-SUBMIT
2022-08-08	DVP SUPPLEMENTARY INFORMATION
2022-09-07	DVP TRS COMMENT REVISIONS

PROJECT TITLE 1804
Borden 4-Unit
Housing
921 Borden Ave
Kelowna, BC

SHEET TITLE

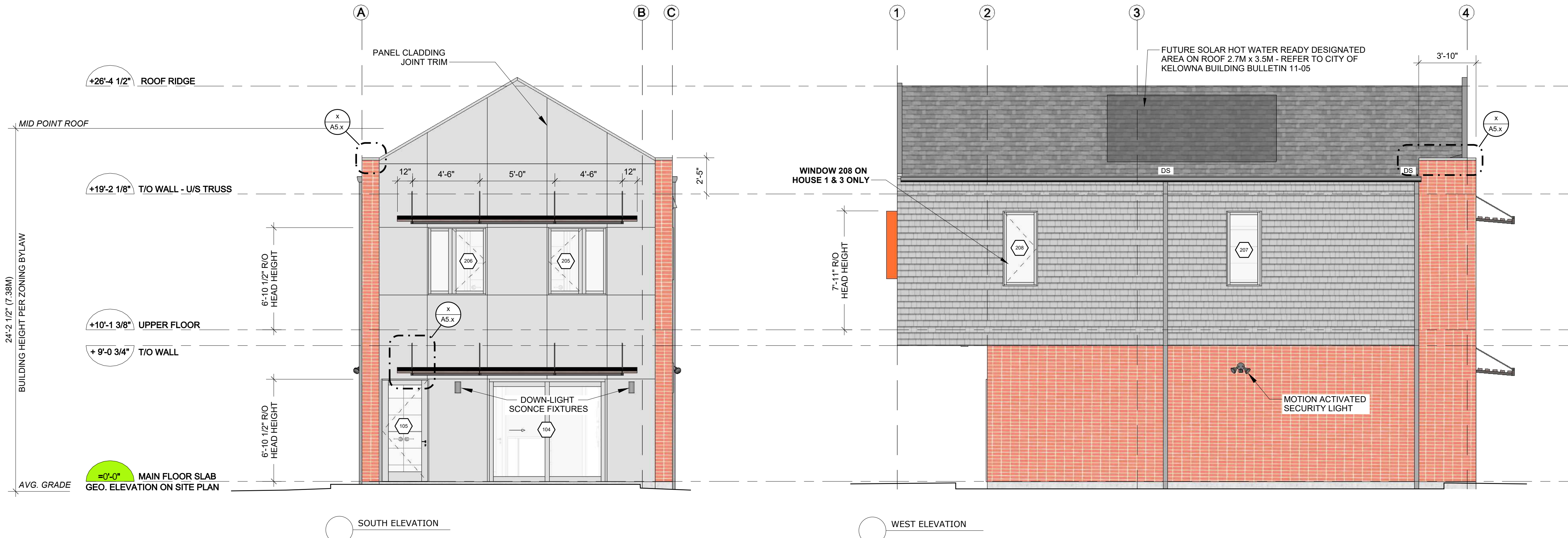
Site Plan

SCALE 1" = 10'-0"

DRAWING NUMBER



EXTERIOR FINISHES NOTES
HOUSE 2 & 3
THIN BRICK MASONRY CLADDING GENERAL SHALE THIN BRICK COLOUR - EMBER
FLATS - 1/2" TH x 7 5/8" x 2 1/4" CORNERS - 1/2" TH. x 7 5/8" x 2 1/4" JOINTS - CONCAVE MORTAR COLOUR - NATURAL CEMENT
SHINGLE CLADDING JAMES HARDIE SHINGLE, STRAIT EDGE, SMOOTH TEXTURE, COLOUR: IRON GRAY
OUTSIDE CORNER TRIM: EZ TRIM 'EZ33' TERMINATION TRIM: EZ TRIM 'EZ40' INSIDE CORNER TRIM: 1"x1" FIBRE CEMENT TRIM COLOUR - MATCH CLADDING
PANEL CLADDING JAMES HARDIE PANEL, SMOOTH TEXTURE, COLOUR: IRON GRAY
PERIMETER TRIM: EZ TRIM 'EZ8' WINDOW JAMBS: EZ TRIM 'EZ8' HORIZONTAL JOINTS: EZ TRIM 'EZ5' VERTICAL JOINTS: EZ TRIM 'EZ7' BASE OF WALL TRIM: EZ TRIM 'EZ10' TRIM COLOUR - MATCH CLADDING
FLASHING PRE-FINISHED METAL, 26 GAUGE TYPICAL, COLOUR - MATCH ENTRY SOFFIT
ENTRY SOFFIT GENTEK 16" 4-PANEL VENTED COLOUR - IRON ORE
ROOFING ASPHALT SHINGLES - DUAL GREY
CONCRETE WALKWAYS CONCRETE - BROOM FINISH TYPICAL REFER TO LANDSCAPE
GUTTERS PRE-FINISHED METAL, 5" K-STYLE COLOUR - MATCH ENTRY SOFFIT
DOWNSPOUTS 3" x 3" PRE-FINISHED ALUMINUM DIAM. COLOUR - MATCH ENTRY SOFFIT
WINDOW FRAME EXTERIOR COLOUR CHARCOAL, IF AVAILABLE (or BLACK)
EXPOSED STEEL SHADE LOUVER FRAMES POWDER COAT FLAT BLACK



EXTERIOR FINISHES NOTES
HOUSE 1 & 4
THIN BRICK MASONRY CLADDING GENERAL SHALE THIN BRICK COLOUR - NIGHTFALL
FLATS - 1/2" TH x 7 5/8" x 2 1/4" CORNERS - 1/2" TH. x 7 5/8" x 2 1/4" JOINTS - CONCAVE MORTAR COLOUR - NATURAL CEMENT
SHINGLE CLADDING JAMES HARDIE SHINGLE, STRAIT EDGE, SMOOTH TEXTURE, COLOUR: ARCTIC WHITE
OUTSIDE CORNER TRIM: EZ TRIM 'EZ33' TERMINATION TRIM: EZ TRIM 'EZ40' INSIDE CORNER TRIM: 1"x1" FIBRE CEMENT TRIM COLOUR - MATCH CLADDING
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EXPOSED STEEL SHADE LOUVER FRAMES POWDER COAT FLAT BLACK

GENERAL CONDITIONS
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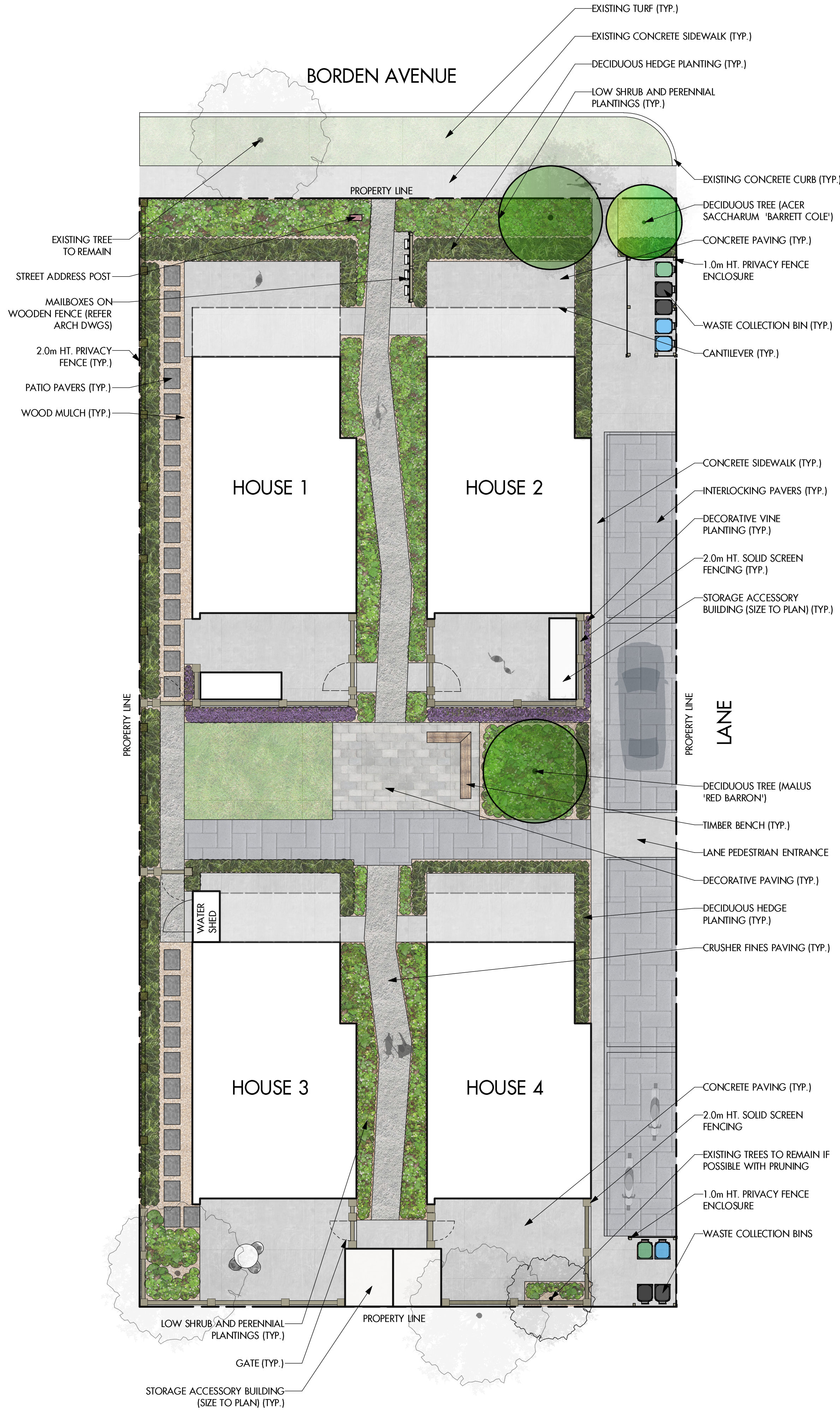
DATE	ISSUED FOR
2018-05-30	FEASIBILITY STUDY
2019-09-19	PRELIMINARY SCHEMATIC DESIGN
2019-12-18	DEVELOPMENT PERMIT PRE-REVIEW
2022-04-12	COORDINATION
2022-05-27	DEVELOPMENT PERMIT RE-SUBMIT

PROJECT TITLE 1804
Borden 4-Unit
Housing
921 Borden Ave
Kelowna, BC
SHEET TITLE

Building Elevations

SCALE 1/4" = 1'-0"

DRAWING NUMBER



SCHEDULE C

This forms part of application
DP22-0148/ DVP22-0149

Planner
Initials SS



NOTES

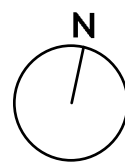
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFFSITE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK 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. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
6. EVERY EFFORT WILL BE MADE TO RETAIN THE EXISTING SHRUBS ALONG THE EXISTING FENCELINE, AS SHOWN ON THE PLANS. THE DETERMINATION OF THE VIABILITY TO RETAIN THESE SHRUBS SHALL BE AT THE SOLE DISCRETION OF THE PROJECT ARBORIST. IN THE INSTANCE THAT THE ARBORIST DEEMS RETENTION IS NOT POSSIBLE, NEW SHRUBS OF A SIMILAR SPECIES WILL BE INSTALLED.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARUM 'BARRETT COLE'	APOLLO MAPLE	1	6cm CAL.
MALUS 'RED BARRON'	RED BARRON FLOWERING CRABAPPLE	2	6cm CAL.
SHRUBS			
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	17	#02 CONT. /1.2M O.C. SPACING
TAXUS BACCATA 'REPANDENS'	ENGLISH 'YEW'	8	#02 CONT. /1.2M O.C. SPACING
WEIGELA FLORIDA 'SONIC BLOOM RED'	SONIC BLOOM RED WEIGELA	11	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALLIUM 'GLOBEMASTER'	PERSIAN ONION	6	BULBS /0.75M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	6	#01 CONT. /0.75M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	9	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	CONEFLOWER 'MAGNUS'	9	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	2	#01 CONT. /1.2M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	6	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTRUM'	CONEFLOWER 'GOLDSTRUM'	9	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAYNIGHT'	MAY NIGHT SALVIA	6	#01 CONT. /0.75M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	9	#01 CONT. /0.6M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	6	#01 CONT. /0.75M O.C. SPACING



200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca



PROJECT TITLE

**BORDEN 4-UNIT HOUSING,
921 BORDEN AVENUE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

3	21.05.17	Review
4	21.05.19	Review
5	22.05.10	Review
6	22.08.26	Review
7	22.09.01	Review

PROJECT NO. 21-007

DESIGN BY AM

DRAWN BY MC

CHECKED BY FB

DATE SEP. 1, 2022

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

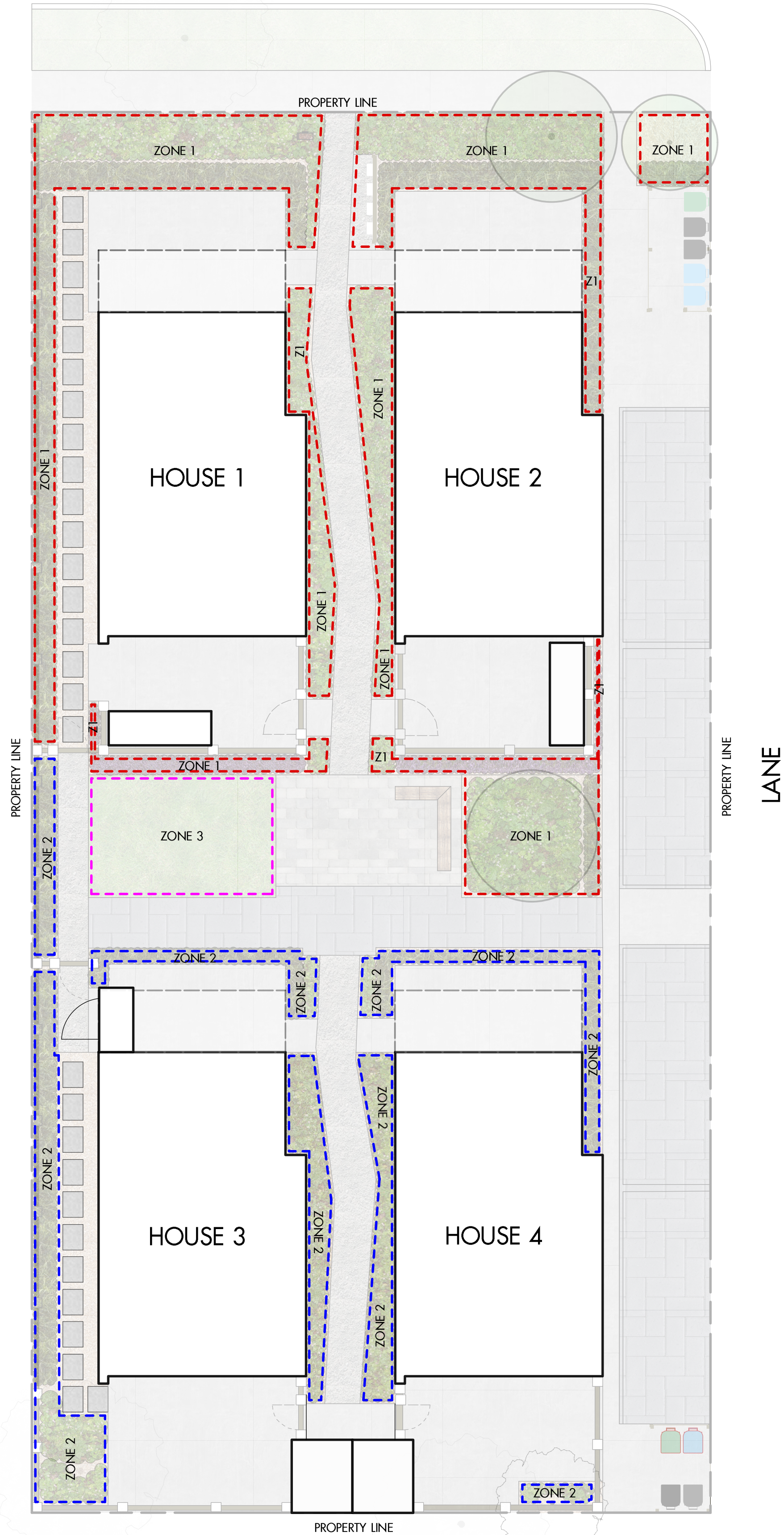
L1/2

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BORDEN AVENUE



SCHEDULE C

This forms part of application
DP22-0148/ DVP22-0149

Planner
Initials

SS



WATER CONSERVATION CALCULATIONS

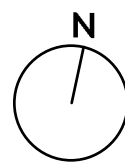
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 127 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 72 cu.m. / year
WATER BALANCE = 55 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 1 0480 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: 110 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 37 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 56 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 19 cu.m.
- ZONE #3:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 20 sq.m.
MICROCLIMATE: EAST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 17 cu.m.



PROJECT TITLE
**BORDEN 4-UNIT HOUSING,
921 BORDEN AVENUE**
Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION		
3	21.05.17	Review
4	21.05.19	Review
5	22.05.10	Review
6	22.08.26	Review
7	22.09.01	Review

PROJECT NO.	21-007
DESIGN BY	AM
DRAWN BY	MC
CHECKED BY	FB
DATE	SEP. 1, 2022
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L2/2

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SCHEDULE

C

This forms part of application

DP22-0148/ DVP22-0149

Planner
Initials

SS



Thursday, September 01, 2022

921 Borden Avenue

Thrive Developments

504-55 E Cordova Street

Vancouver, BC V6A 0A5

Attn: Jagdeep Snangha, Development Manager

Via email to: jsangha02@gmail.com

Re: 921 Borden Avenue— Preliminary Cost Estimate for Bonding

Dear Jagdeep:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 921 Borden Avenue conceptual landscape plan dated 22.09.01;

- Landscape Improvements: 553 square metres (5,953 square feet) = \$59,327.00

This preliminary cost estimate is inclusive of hardscape, trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

as per

Ecora

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

ecora.ca