

REPORT TO COUNCIL



Date: October 18th, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: DP16-0091 / DVP16-0092 & DP14-0197-01 / DVP16-0217 **Owner:** Al Stober Construction Ltd.

Address: 1545 Bedford Ave & 1525 Dickson Ave **Applicant:** Meiklejohn Architects Inc.

Subject: Development Permit and Development Variance Permit Application

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Council waives the requirement for the area wide Traffic Study be completed by the applicant to the satisfaction of the City's Development Engineering Department to be considered in conjunction with Final Adoption of Rezoning Bylaw No. 11262;

AND THAT Council directs Staff to provide recommendations of non-support for any future rezonings that increase density and/or FAR within the expanded Town Centre area until such time as an area transportation plan is completed.

THAT Final Adoption of Rezoning Bylaw No. 11262 be considered by Council;

AND THAT Council authorize the issuance of Development Permit DP16-0091 for Lot A, District Lot 141, ODYD, Plan EPP63348, located on 1545 Bedford Ave, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit DVP16-0092 for Lot A, District Lot 141, ODYD, Plan EPP63348, located on 1545 Bedford Ave, Kelowna, BC.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.11.6 (b) Development Regulations

- Increase the maximum Site coverage from 40% to 69.7%;
- Increase the maximum Site coverage of buildings, driveways, and parking areas from 65% to 85.0%;

Section 13.11.6 (d) Development Regulations

- Decrease the minimum site front yard setback (only for portions of the parkade) from 6.0m to 2.8m;

Section 13.11.6 (e) Development Regulations

- Decrease the eastern side yard setback (only for portions of the parkade) from 4.5m to 1.5m;

Section 13.11.6 (f) Development Regulations

- Decrease the rear yard setback (only for portions of the parkade) from 9.0m to 3.0m);

Section 8.1.9 Location

- Decrease the minimum setback of any parking stalls to the western side yard property line from 1.5 m to 0.0 m.

Section 8.1.11 Size and Ratio

- Increase the maximum percentage of medium sized parking stalls (from 40% to 47%);
- Decrease the minimum percentage of full sized parking stalls (from 50% to 42%);

Section 7.6.1 Minimum Landscape Buffers

- Decrease the Level 3 minimum landscape buffer from 3.0 m to 0.0 m along the western side yard property line.

AND THAT the variances to the following sections of Subdivision, Development, and Servicing Bylaw No. 7900 be granted:

Schedule 5 Drawings Road Works (SS-R7)

- Decrease the SS-R7 Collector-Class 2 right of way width from 18m to 15m.

AND THAT Council authorize the issuance of Development Permit DP14-0197-01 for Lot A, District Lot 141, ODYD, Plan EPP48886 located on 1525 Dickson Ave, Kelowna, BC, subject to the following:

1. Landscaping to be provided on the land to be in general accordance with Schedule "C";
2. That the Landscape Performance Security deposit from DP14-0197 be used to ensure the landscaping is completed as per the amended landscape plans identified in Schedule "C" of DP14-0197-01;

AND THAT Council authorize the issuance of Development Variance Permit DVP16-0217 for Lot A, District Lot 141, ODYD, Plan EPP48886 located on 1525 Dickson Ave, Kelowna, BC.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1.9 Location

- Decrease the minimum setback of any parking stalls to the eastern side yard property line from 1.5 m to 0.0 m.

Section 8.1.11 Size and Ratio

- Increase the maximum percentage of compact sized parking stalls (from 10% to 14.4%);

Section 7.6.1 Minimum Landscape Buffers

- Decrease the Level 3 minimum landscape buffer from 3.0 m to 0.0 m along the eastern side yard property line.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permits/Development Variance Permits Applications in order for the permit to be issued.

AND FURTHER THAT the Development Permits and Development Variance Permits be valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To review the Form & Character Development Permit for a 67 unit 4 ½ storey multi-family building and to consider twelve (12) variances split between two Development Variance Permits (Phases 1 & 2) and to consider an amended Form & Character Development Permit for landscaping alterations in Phase 1.

3.0 Community Planning

Staff supports the proposed Development Permit and Development Variance Permits as the project meets many objectives and supporting policies of the Official Community Plan (OCP) including the applicable Urban Design Guidelines. Staff support the streetscape design along Bedford Ave and have encouraged the townhouse design along fronting streets. The parking is located in the rear as per the applicable design guidelines and the applicant has chosen to have close to 100% structured parking. The structured parking design choice has led to a generous roof top amenity spaces located above the parking.

After the public hearing for the rezoning application, the applicant has made a number of design modifications between the buildings in order to reduce the number of variances and improve the design in relation to the neighbouring property to the east. The following is a list of those changes:

1. Reduction in the size of the elevator lobby to free up more space for parking.
2. Modify mechanical room size to utilize area more efficiently and free up more space for parking.
3. Move and consolidate the garbage and recycling room into phase 1 to free up more space for parking.
4. Relocate the bicycle parking room to be accessed from Bedford Ave to have better utilization and ease of access for bicycle transportation.
5. Added privacy screening along the railing between proposal and neighbouring property to better mitigate the setback variance.
6. Added 4 micro suites by eliminating a redundant internal stair case.

7. Rearranged parking configuration in phase 1 to provide the minimum number of parking stalls but increase the maximum number of compact car parking stalls.
8. Rearranged parking configuration in phase 2 to adhere to the 10% maximum compact car parking stall size requirement.

Overall, the changes have reduced the number of variances from 17 to 12. Overall, both phases do not need a parking variance but a Development Variance Permit is still necessary to increase the number of compact and medium parking stalls. Staff would have been comfortable with a parking reduction as rental projects tend to seek parking efficiencies through the pooled parking system and it is anticipated that micro-suites will have less percentage of vehicular ownership. The parking stall size reduction in full-sized vehicle stalls and the increase in medium/compact sized vehicle stalls is considered appropriate by staff as smaller urban living tends to have smaller vehicles.

The building setback, landscape buffer reduction, and site coverage variances are all similar to Phase 1 including the 1.5m setback reduction for the parkade to the neighbouring parcel to the east. In Phase 1 this variance was granted overlooking the two duplexes to the west. In Phase 2, the applicant is providing enhanced landscaping along the neighbouring property and a privacy screen along the parkade railing to enhance the privacy to the adjacent neighbour.

Due to combining Phase 1 and Phase 2 accesses there is a property line that runs through the surface parking lot. This creates 4 variances related to parking setbacks and landscape buffer requirements wherever a property line exists. Staff and the applicant looked into consolidating the properties, but it proved to be not viable by triggering variances to site servicing. Staff view these variances as a technicality with minor impacts to the internal layout of the buildings.

The last variance is related to the width of the local roadway (Bedford Road). The applicant is applying to reduce the minimum road right-of-way width by 3.0m to an overall width of 15.0m. This variance is required to the Subdivision Servicing Bylaw as the rule requires the same road right-of-way widths for multi-family developments regardless of the type of fronting road (e.g. arterial, collector or local road classification). Staff are aware of this issue and the need for revisions to the bylaw to create a more context sensitive solution; future updates to the Subdivision Servicing Bylaw will address this issue for future developments.

3.1 Traffic

Staff are recommending that the condition for final adoption be eliminated related to the requirement that the Area Wide Traffic Study is completed. The original Area Wide Traffic Study was for the residential area along Dickson Ave as defined by the OCP's Multiple Unit Residential (Medium Density) designation. The rationale for this recommendation is the Area Wide Study has large implications and there is a strong desire from Staff to expand the scope of work as the current study is inadequate for the whole area (see proposed new boundaries below). The original Traffic Study did conclude that this development would not trigger any specific traffic improvement. The applicant has agreed to a full urban development of Dayton Street (i.e. curb, gutter, and sidewalk) even though the applicant is only responsible for its sidewalk construction.

For the reasons stated above, Staff are recommending that Council replace the final condition with direction of non-support for any future major development in the area (as defined in the diagram below) until such time as an area transportation plan can be completed that will be conducted as part of the City led Town Centre Plan commencing in 2017. Major developments would be defined as any rezoning resulting in a net increase in density and/or FAR.



Figure 1: Original Traffic Study Area



Figure 2: Proposed Traffic Study Area

4.0 Proposal

4.1 Project Description

The subject property is currently vacant. The proposal is for a 67-unit rental apartment building. Out of the proposed 67 units, 24 units are proposed to take the form of micro-studio units with the remainder 43 units built as 1 bedroom units. Micro-studio units are defined as residential units smaller than 29 m². All micro-studio units are Development Cost Charges (DCCs) exempt as per Part 26 Section 933.4 of the *Local Government Act*. The applicant will also have the opportunity to apply to the City's housing revitalization tax exemption program for a 10 year tax exemption. This incentive is available to all rental housing projects when the vacancy rate is below 3%.

The proposal has 4 ground-oriented townhouse units which is similar to phase 1 and is encouraged by the City's Urban Design Guidelines. The parkade covers a large proportion of the site and provides a significant outdoor amenity space which is encouraged by the design guidelines rather than providing surface parking stalls. The materials and colouring scheme is in keeping with the previously approved phase 1 project.

This development proposal involves amending the developer's previously approved Phase 1 plans (located at 1525 Dickson Ave) which is currently under construction. The amendments include moving the shared property line in order to create a single access parking lot to both buildings from Bedford Ave. The parkades from both projects will be accessed through this shared parking lot. This change has precipitated variances related to parking setback and landscape buffer reductions. The applicant has downgraded the landscape island areas within the surface parking area (see applicant's landscape rationale letter for more details). However, the diagram below illustrates the changes to the phase 1 area.

Phase 1 Amendments

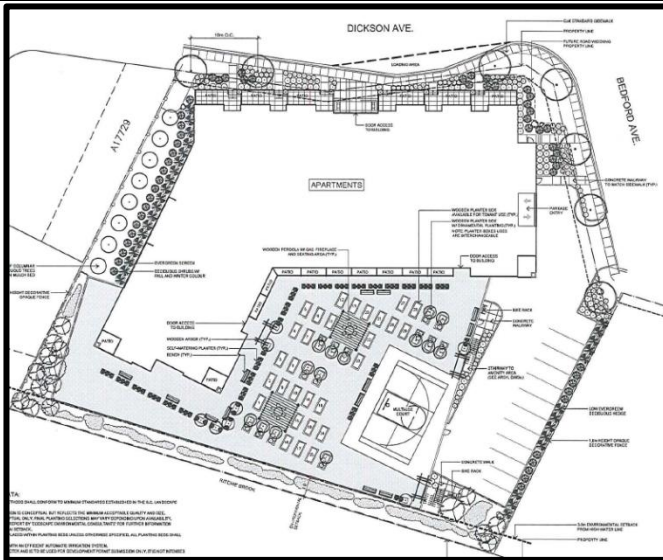


Figure 3: Phase 1 Original Plan
Original Landscape Parkade Roof Plan
Original Landscaping that will be eliminated
Original Property Line

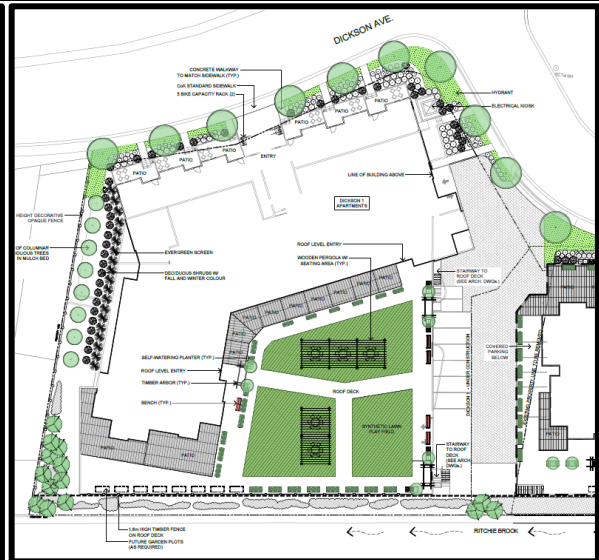


Figure 4: Phase 1 & 2 Amended Plan
New Landscape Parkade Roof Plan
New Property Line
Original Property Line

4.2 Site Context

The site is located within the Landmark Tech Centre neighbourhood. The subject property is designated MRM (Multiple Residential - Medium Density) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RM3 - Low Density Multiple Housing	Residential
West	RU6 - Two Dwelling Housing RM3 - Low Density Multiple Housing	Residential



Subject Property Map: 1545 Bedford Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4.5 storeys	14.3 m / 4.5 storeys
Front Yard (north)	Min 6.0 m except for 1.5 m for ground oriented housing	2.8 m to parkade ¹ 2.8 m to townhouses 8.4 m to apartments
Side Yard (east)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	1.5 m to parkade ² 7.0 m to apartments
Side Yard (west)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	4.5 m to parkade 7.0 m to apartments
Rear Yard (south)	9.0 m	11.9 m to apartments 3.0 m to parkade ³
Site coverage of buildings	40 %	69.7% ⁴
Site coverage of buildings, driveways & parking	65 %	85.0 % ⁵

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
FAR	1.1 +0.1+0.2 = 1.39 Max	1.14
Parking Regulations		
Minimum Parking Requirements	78 parking stalls	66 stalls in parkade + 12 surface stalls = 78 parking stalls
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 42% (33 stalls) ⁶ Medium Size: 47% (37 stalls) ⁶ Small Size: 10% (8 stalls)
Minimum Drive Aisle Width	7.0 m	7.0 m
Setback (Parking)	1.5 m	2 stalls affected: <1.5 m ⁷
Other Regulations		
Minimum Bicycle Parking Requirements	Class 1: 32 bikes Class 2: 7 bikes	Class 1: 32 bikes (wall mounted bike racks in parkade) Class 2: 7 bikes
Private Open Space	825 m ²	1,087 m ²
Landscape Buffer	Front yard: 3.0 m Side yard: 3.0 m Rear yard: 3.0 m	Front yard: 1.5 m* Side yard (east): 1.5m* Side yard (west): 0.0m ⁸ Rear yard: 3.0m
	*Variance not needed if building setback variance is approved	
Subdivision and Servicing Bylaw Regulations		
Minimum Road Width	18.0 m	15.0m ⁹
Phase 1 Variances (1525 Dickson Ave)		
Minimum Parking Requirements	104 parking stalls (See DP14-0197)	104 parking stalls but increase compact car sized stalls from 10% to 14.4% ¹⁰
Setback (Parking)	1.5 m	0.0 m for 9 stalls ¹¹
Landscape Buffer	Side yard: 3.0m (1.5m provided in Phase 1)	Side yard: 0.0m ¹²
Landscaping	n/a	Eliminate three landscape islands proposed in Phase 1. Landscape plan will need to be amended. No variances are necessary.
<u>Variances similar to Phase 1</u>		
¹ Variance to reduce the front yard setback for the parkade from 6.0 m to 2.8 m.		
² Variance to reduce the side yard (east) setback for the parkade from 4.5 m to 1.5 m.		
³ Variance to reduce the rear yard setback for the parkade from 9.0 m to 3.0 m.		
⁴ Variance to reduce the site coverage of buildings from 40% to 69.7%.		
⁵ Variance to reduce the site coverage of buildings, driveways, & parking from 65% to 85.2%.		
<u>Additional Variances</u>		
⁶ Variance to reduce the proportion of full sized vehicle stalls from 50% to 42% and to increase the proportion of medium sized vehicle stalls from 40% to 47%.		
⁹ Variance to the minimum road right-of-way from 18.0 m to 15.0 m.		
¹⁰ Variance to increase the proportion of compact car sized vehicle stalls from 10% to 14.4% in Phase 1.		

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
<u>Variances Related to Shared Property Line</u> ⁷ Variance to reduce the setback from a property line for two parking stalls. ⁸ Variance to reduce the side yard (west) landscape buffer from 3.0 m to 0.0 m. ¹² Variance to reduce the setback from a property line for nine parking stalls. ¹² Variance to the side yard (east) landscape buffer on Phase 1 from 1.5 m to 0.0 m		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14 - Comprehensive Development Permit Area (Multiple Unit Residential, Commercial, and Industrial Design Guidelines):

OBJECTIVES

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- 4) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

b. Spatial calculation should be provided for the building face adjacent to the existing parking lot.

- 5) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- 6) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- 7) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 8) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 10) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit.
- 11) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

See Memo (Attachment 'A') dated July 5th 2016

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- 3) This building shall be addressed off of the street it is accessed from. A visible address must be posted on this street as per City of Kelowna By-Laws.
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.

- 5) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- 6) Fire Department access is to be met as per BCBC 3.2.5. -
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 11) Fire department connection is to be within 45M of a fire hydrant - unobstructed.
- 12) Ensure FD connection is clearly marked and visible from the street.
- 13) Standpipes to be located on intermediate landings.
- 14) Sprinkler zone valves shall be accessible as per fire prevention bylaw.
- 15) Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.
- 16) Do not issue BP unless all life safety issues are confirmed.

7.0 Application Chronology

Date of Application Received (incomplete):	December 24 th 2015
Date Terms of Reference for Traffic Study received:	January 25 th 2016
Date Terms of Reference deemed incomplete:	February 3 rd 2016
Date revised Terms of Reference submitted:	February 18 th 2016
Date Terms of Reference approved:	February 25 th 2016
Date Traffic Study submitted:	March 4 th 2016
Date Application deemed complete and circulated:	March 17 th 2016
Date Public Consultation:	June 29 th 2016
Date First & Second Reading:	July 25 th 2016
Date Third Reading & Public Hearing:	August 9 th 2016

Report prepared by:

Adam Cseke

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memo dated July 5th 2016

DP16-0091 / DVP16-0092
DP14-0197-01 / DVP16-0217

CITY OF KELOWNA

MEMORANDUM

Date: July 5, 2016
File No.: Z16-0019

To: Community Planning (AC)

From: Development Engineering Manager(SM)

Subject: 1543, 1547, 1555 Bedford Ave Revised

RU6 - RM5

Development Engineering Department have the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter water services (3). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lots are serviced with 100mm diameter sanitary services (3). The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites 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 plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

SCHEDULE

A

This forms part of development

Permit #

DP16-0091



- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) Bedford Ave must be upgraded to an urban standard(SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$42,000.00**

5. Transportation

- a) *The proposed development does not trigger further requirements based on the traffic impact assessment (TIA).*
- b) *The Landmark Traffic Study does require revisions for City Transportation & Mobility approval.*

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) *Dedicate 2.5m width along the full frontage of Bedford Avenue subject to Council approval of the Development Variance Permit.*
- (c) *Provide a 4.5m Statutory Right of Way (SROW) along the full frontage of Ritchie Brooke subject to Council approval of the Development Variance Permit.*
- (d) Lot consolidation.
- (e) 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.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "Capri Landmark Urban Centre".
- b) Streetlights must be installed on Dickson Ave & Bedford Street.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

8. 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.

9. Design and Construction

- (a) 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.
- (b) 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.
- (c) 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).
- (d) A “Consulting Engineering Confirmation Letter” (City document ‘C’) must be completed prior to submission of any designs.
- (e) 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 Works & Utilities 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.

10. Servicing Agreements for Works and Services

- (a) 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.
- (b) 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 named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Bonding and Levy Summary

(a) Bonding

Water service upgrades	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Bedford Street frontage improvements	\$ 42,000

Total Bonding **\$65,000.00**

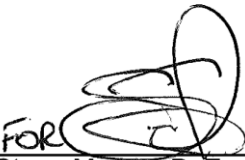
NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from Bedford Ave.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.


 Steve Muenz, P. Eng.
 Development Engineering Manager
 SS

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0091 and DVP16-0092
Issued To: Al Stober Construction Ltd.
Site Address: 1545 Bedford Ave
Legal Description: Lot A, District Lot 141, ODYD, Plan EPP63348
Zoning Classification: RM5 - Medium Density Multiple Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0091 & Development Variance Permit No. DVP16-0092 for Lot A, District Lot 141, ODYD, Plan EPP63348, located at 1545 Bedford Ave, Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.11.6 (b) Development Regulations

- Increase the maximum Site coverage from 40% to 69.7%;
- Increase the maximum Site coverage of buildings, driveways, and parking areas from 65% to 85.0%;

Section 13.11.6 (d) Development Regulations

- Decrease the minimum site front yard setback (only for portions of the parkade) from 6.0m to 2.8m;

Section 13.11.6 (e) Development Regulations

- Decrease the eastern side yard setback (only for portions of the parkade) from 4.5m to 1.5m;

Section 13.11.6 (f) Development Regulations

- Decrease the rear yard setback (only for portions of the parkade) from 9.0m to 3.0m);

Section 8.1.9 Location

- Decrease the minimum setback of any parking stalls to the western side yard property line from 1.5 m to 0.0 m.

Section 8.1.11 Size and Ratio

- Increase the maximum percentage of medium sized parking stalls (from 40% to 47%);
- Decrease the minimum percentage of full sized parking stalls (from 50% to 42%);

Section 7.6.1 Minimum Landscape Buffers

- Decrease the Level 3 minimum landscape buffer from 3.0 m to 0.0 m along the western side yard property line.

AND THAT the variances to the following sections of Subdivision, Development, and Servicing Bylaw No. 7900 be granted:

Schedule 5 Drawings Road Works (SS-R7)

Decrease the SS-R7 Collector-Class 2 right of way width from 18m to 15m.

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ 48,306.25 OR
- b) A Certified Cheque in the amount of \$ 48,306.25 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 48,306.25 .

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. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



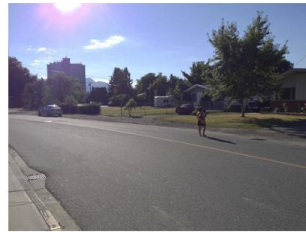
existing houses next to new building



2.neighbour's driveway



2.duplex along dickson ave



4.site development along dickson ave



1.corner of burch rd & dickson ave



condo & landmark tech centre neighbourhood



5.corner of bedford ave & dickson ave



3.existing ditch along property line



4.development site next to bedford ave



5.development site



Dickson 2 Apartment building

site context

aug 26, 2016

1



Dickson 2 Apartment building

entrance along bedford ave

aug 26, 2016

2

SCHEDULE A & B
This forms part of development
Permit # DP16-0091











Dickson 2 Apartment building

view along bedford from dickson 1

aug 26, 2016

6

SCHEDULE A & B
This forms part of development
Permit # DP16-0091





DICKSON 2 APARTMENT 4 LEVELS (67 UNITS) WITH PARKADE 1543, 1547, 1555 BEDFORD AVENUE, KELOWNA B.C.

ISSUED FOR REVISED DP
2016-08-26



ARCHITECTURAL

A0.00 COVERSHEET & DRAWING LIST
A1.01 ZONING & CODE REVIEW
A1.02 BUILDING CODE REFERENCE PLANS
A1.03 LEGENDS AND ROOF & FLOOR ASSEMBLIES
A1.04 WALL ASSEMBLIES
A1.05 DOOR SCHEDULE, DOOR TYPES
A1.06 WINDOW SCHEDULE

A2.01 SITE PLAN

A3.00 PARKADE FLOOR PLAN
A3.01 LEVEL 1 FLOOR PLAN
A3.02 LEVEL 2 FLOOR PLAN
A3.03 LEVEL 3 FLOOR PLAN
A3.04 LEVEL 4 FLOOR PLAN
A3.05 ROOF PLAN
A3.10 LEVEL 0 SLAB EDGE PLAN
A3.11 LEVEL 1 SLAB EDGE PLAN

A4.01 BUILDING ELEVATIONS
A4.02 BUILDING ELEVATIONS

A5.01 BUILDING SECTIONS
A5.02 BUILDING SECTIONS

LANDSCAPE

LDP-1 OVERALL SITE PLAN
LDP-2 SITE PLAN
LDP-3 HYDROZONE PLAN
LDP-4 ROOF DECK PLAN

Revised DP with following updates :

PARKADE LEVEL

- 1.Delete garbage/recycling room and share with Dickson 1 across the driveway. Add 2 parking stalls.
- 2.Add bike racks on the wall next to parking stalls.
- 3.Reduce electrical rm size & add bike rm at front of building.
- 4.Reduce mechanical room & add compact car stalls.
- 5.Previous parking count : 74 stalls
Present parking count : 79 stalls

LEVEL 1

- 1.Move 2 exit stairs to east & west side of the building and add 1 micro suite. Provide open space patio & planters for level 1 suites as per landscape drawing.

LEVEL 2, 3, 4

- 1.Move 2 exit stairs to east & west side of the building and add 1 micro suite at each level.

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2016-08-15
FOUNDATION
PERMIT



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No.	Date	Revision
01	2016-08-15	FOUNDATION PERMIT
02	2016-08-15	FOUNDATION PERMIT
03	2016-08-15	FOUNDATION PERMIT

Project Title:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

1543, 1547, 1555 BEDFORD AVE.

Building Number:

A0.00

COVERSHEET AND DRAWING LIST

Project Title:
COVERSHEET &
DRAWING LIST

DATE	2016-08-15
DRAWN BY	DAVID T. TUCKER
SCALE	AS SHOWN
REVISION	01-24
REVISION	30

SCHEDULE

A & B

This forms part of development

Permit #

DP16-0091



ZONING SUMMARY	
4 STOREY APARTMENT @ BEDFORD AVE	
LEGAL DESCRIPTION	1561, 1547 & 1555 BEDFORD AVENUE, KELLOWNA BC
DEVELOPMENT PERMIT AREA	CAPUL-LANGMARE URBAN DISTRICT
EXIST'ING ZONING	RMS
PROPOSED ZONING	RMS - MEDIUM DENSITY MULTIPLE HOUSING
EXIST'ING LEGAL USE	SINGLE FAMILY DUPLEX HOUSING
NUMBER OF BUILDINGS	1
CRITERIA FOR ALL TYPES OF APPLICATION:	
ZONING STANDARD	PROPOSAL
SITE AREA (sq m)	1,400 sq m
SITE WIDTH (m)	30.3m
SITE DEPTH (m)	30.3m
CR - 31 Met - PARKING	75 sqm min. (one parking car per unit)
PRIVATE OPEN SPACE	7.5 m x 7.5 m (25' x 25' min) 10.0 m x 1.0 m (33' x 3' min) 10.0 m x 1.0 m (33' x 3' min) 10.0 m x 1.0 m (33' x 3' min)
HEIGHT OF BUILDING(S) / OF STOREYS	14.0m / 4.5 storeys
SITE COVERAGE OF BUILDING(S) (%)	40% max.
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	80% MAX.
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT INTENSIVE RESIDENTIAL APPLICATIONS:	RMS MEDIUM DENSITY MULTIPLE HOUSING
ZONING STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES	Class 1: 0.5 per dwelling unit x 87 units Total = 43.5 spaces min.
NUMBER OF LOADING SPACES	N/A
DRIVEWAY WIDTH (m) (IF PROPOSED)	7.0m
WEST (SIDE)	N/A
EAST (SIDE)	N/A
FLOOR AREA NET	4,300 sq m
FLOOR AREA RATIO (F.A.R.)	1.1 - 1.5 parking spaces x (88' x 78') = 0.2788 sq m = 0.28 max. FAR
BUILDING (S) SETBACKS (m)	
NORTH (FRONT)	0.0m min. (Easement at Sidewalk)
SOUTH (REAR)	3.0m min.
WEST (SIDE)	N/A
EAST (SIDE)	N/A
DAYLIGHT ANGLE (IF A TOWER)	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A

PARKING CALCULATIONS - DICKSON 2			
STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-0" (2.4m) min.	19'-0" (5.8m) min.	8'-0" (2.4m) min.
MEDIUM SIZE STALL (40% max)	7'-0" (2.1m) min.	15'-0" (4.6m) min.	8'-0" (2.4m) min.
COMPACT SIZE STALL (10% max)	6'-0" (1.8m) min.	11'-0" (3.4m) min.	8'-0" (2.4m) min.
DISABLED STALL	12'-0" (3.7m) min.	19'-0" (5.8m) min.	8'-0" (2.4m) min.
DRIVE-ALHS (Drive 90°)	22'-0" (6.7m) min.		
PARKING REQUIREMENTS:			
RESIDENTIAL:	1.5 stalls per unit x 87 units	131 stalls	
WITHIN PARKING:	1.5 stalls per unit x 87 units	131 stalls	
MINIMUM STALL	10 sq m		
VISITOR MEDIUM STALL (10% max)	2 sq m		
COMPACT STALL	12 sq m		
VISITOR COMPACT STALL	3 sq m		
TOTAL PARKING PROVIDED	131 stalls		
MINIMUM STALL	10 sq m		
VISITOR MEDIUM STALL (10% max)	2 sq m		
COMPACT STALL	12 sq m		
VISITOR COMPACT STALL	3 sq m		
TOTAL PARKING PROVIDED	131 stalls		
MINIMUM STALL	10 sq m		
VISITOR MEDIUM STALL (10% max)	2 sq m		
COMPACT STALL	12 sq m		
VISITOR COMPACT STALL	3 sq m		
TOTAL PARKING PROVIDED	131 stalls		

PARKING CALCULATIONS - DICKSON 1			
RESIDENTIAL:	1.5 stalls per unit x 87 units	131 stalls	
WITHIN PARKING:	1.5 stalls per unit x 87 units	131 stalls	
MINIMUM STALL	10 sq m		
VISITOR MEDIUM STALL (10% max)	2 sq m		
COMPACT STALL	12 sq m		
VISITOR COMPACT STALL	3 sq m		
TOTAL PARKING PROVIDED	131 stalls		
MINIMUM STALL	10 sq m		
VISITOR MEDIUM STALL (10% max)	2 sq m		
COMPACT STALL	12 sq m		
VISITOR COMPACT STALL	3 sq m		
TOTAL PARKING PROVIDED	131 stalls		

BUILDING AND FLOOR AREAS:			
UNIT TYPES	1561-1547	1555	1547-1555
A	287	27	24
B	644	60	8
C	692	64	16
D	442	41	12
E	416	39	3
F	715	67	4
TOTAL	67	20,900	2,000
balcony area			
1st level	0	244	
2nd level	2,576	238	
3rd level	900	84	
4th level	600	54	
TOTAL BALCONY GFA	4,076	720	
COMMON / PRIVATE OPEN SPACE			
1st level	11,300	1,062	
2nd level	9,790	906	
3rd level	9,790	906	
4th level	9,790	906	
TOTAL RESIDENTIAL GFA	40,870	3,774	
BASIC COVERAGE:			
Building Coverage (80% max): Level 0 footprint area (includes townhouse)	4,076 sq m (10,660 sq ft)		
Roofing Coverage (80% max): Level 0 footprint area, outside parking at grade	42,202 sq m (90,361 sq ft)		

BUILDING CODE REVIEW			
4 STOREY APARTMENT @ BEDFORD AVE	DEVELOPER	GROUP P3	
ARTICLE 1	3.2.2.2	3.2.2.2	
NO. OF STOREYS	4 LEVELS ABOVE PARKADE	4	
NO. OF STREETS FACING	1	1	
MAX. BUILDING AREA	1800 sq m (3,222 sq ft)	3800 sq m (3,222 sq ft)	
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2			
CONSTRUCTION TYPE	COMBUSTIBLE NON-COMBUSTIBLE	NON-COMBUSTIBLE	
SPRINKLER REQ'D	YES (NFPA 11R)	NON-COMBUSTIBLE	
ASSEMBLY RATINGS:			
FLOOR	1 hr. (12 hr. RATING ABOVE PARKADE)		
WALLS / BEARING STRUCTURE	1 hr. (12 hr. RATING FOR PARKADE)		
ROOFS	1 hr. required above residential units	3.2.1.1	

FIRE PROTECTION:		3.2.4 / 3.2.5 / 3.2.6
LOCATION OF HYDRANT TO STAIRWELL CONNECTION	45 m MAX.	3.2.5.6
STAIRWELL PROTECTION	YES (ON STAIRS)	3.2.5.8
SMOKE EXHAUST	YES	3.2.4.1 (20)
FIRE ALARM SYSTEM	YES	
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD		TABLE 3.1.17.1.
PARKADE LEVEL:	49m / PERSON X 1,757m	38 PERSONS
RESID. LEVEL 1:	1,85m / PERSON (Laundry Room) X 25.7m	14 PERSONS
RESID. LEVEL 2, 3 & 4:	2 PERSONS / SLEEPING ROOM X 18 ROOMS	36 PERSONS
RESID. LEVEL 5, 6, 7, 8 & 9:	2 PERSONS / SLEEPING ROOM X 11 ROOMS	22 PERSONS
RESID. LEVEL TOTAL	187 PERSONS	

EXIT FACILITIES		3.1 TO 3.6
REQUIRED EXITS	2 MIN. PER FLOOR	
REQUIRED WIDTH	PROVIDED WIDTH	
MIN. 1100mm clear width	as per 3.4.3.2 (A)	
PARKADE LEVEL	6.1m person X 38 persons max. = 232m	3 doors @ 3' 0" = 9' 0" (2730mm)
RESIDENTIAL LEVELS:		
LEVEL 1 (storey)	6.1m person X 48 persons max. = 292m	2 doors @ 3' 0" (914mm)
LEVEL 2 (storey)	6.1m person X 48 persons max. = 292m	2 doors @ 3' 0" (914mm)
LEVEL 3, 4 & 5 (storey)	6.1m person X 34 persons max. = 201m	2 doors @ 3' 0" (914mm)
LEVEL 6, 7 & 8 (storey)	6.1m person X 34 persons max. = 201m	2 doors @ 3' 0" (914mm)
LEVEL 9 (storey)	6.1m person X 34 persons max. = 201m	2 doors @ 3' 0" (914mm)
RESIDENTIAL UNITS	min. 1 door @ 800mm clear width	38' (11583mm) clear @ each unit
EXIT THROUGH LOBBY	N/A	3.4.3.2
PANIC HARDWARE REQ'D	YES (AT EXTERIOR STAIR DOORS)	3.4.6.18 (D)
EXIT EXPOSURE	OK	3.2.3.13
MAX. TRAVEL DISTANCE	45m	3.4.2.5 (1)
EXIT RATINGS REQUIRED:		
STAIR SHAFT IS	1 hr (1 hr @ parkade level)	3.4.4.1
CORRIDORS	1 hr	3.2.2.2 (4)

REQUIRED FIRE SEPARATIONS		3.1.3.1.
TENANTS / MAJOR OCCUPANCIES	2 HR	3.2.1.2
GROUP F TO G	1 HR	3.2.1.1
GROUP H TO I	1 HR	3.2.2
GROUP J TO K	1 HR	3.2.2
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY	
SMOKE PROTECTION	N/A (SPRINKLERED)
FLAME SPREAD RATINGS	COMPLY WITH
METAL DECK ASSEMBLIES	N/A
ROOF COVERING	CLASS 'A'
CLASSIFICATION	CLASS 'A'
ATTIC FIRESTOP	YES
MAX. ATTIC AREA	300 sq m
MAX. CHIMNEY AREA	N/A
CORRODED FLOOR AREA	N/A

ACCESSIBILITY REQUIREMENTS		3.8.
ACCESS TO MAIN ENTRANCE	REQUIRED	
ACCESS TO ALL FLOORS	NO	
ACCESSIBLE WASHROOM	NO	

WASHROOM FIXTURES REQUIREMENTS		3.7.2.2 (1)
MIN. 1 STALLS / DWELLING UNIT		
MIN. 1 STALL PROVIDED IN EACH UNIT		

SPATIAL SEPARATION:		3.2.3.1.D
NORTH WALL (FRONT)	WEST WALL (SIDE)	EAST WALL (SIDE)
WALL AREA	15.7m	15.7m
OPENING AREA	15.7m	15.7m
% PROVIDED	95%	95%
LIMITING DISTANCE	7.0m	7.0m
% PERMITTED	100%	100%
CONSTRUCTION TYPE	COMBUSTIBLE	COMBUSTIBLE
CONSTRUCTION TYPE	COMBUSTIBLE	COMBUSTIBLE
REQUIREMENTS	None	None

201-111-1111
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a
m+m
MEKELOHN ARCHITECTS INC.

AlSiob
Construction Ltd.

16-08-15
FOUNDATION
PERMIT

TRUE NORTH

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Rev. Date Revisions
1. 2016-08-15 2016-08-15
2. 2016-08-15 2016-08-15
3. 2016-08-15 2016-08-15

Project File:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

Location: 1541, 1547, 1555 BEDFORD AVE.

Scale: 1:100

Author: A1.01

Drawn: A1.01

Checked: A1.01

Approved: A1.01

Stamp: A1.01

Scale: 1:100

Author: A1.01

Drawn: A1.01

Checked: A1.01

Approved: A1.01

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Scale: 1:100

Author: A1.01


Drawn: A1.01

SCHEDULE

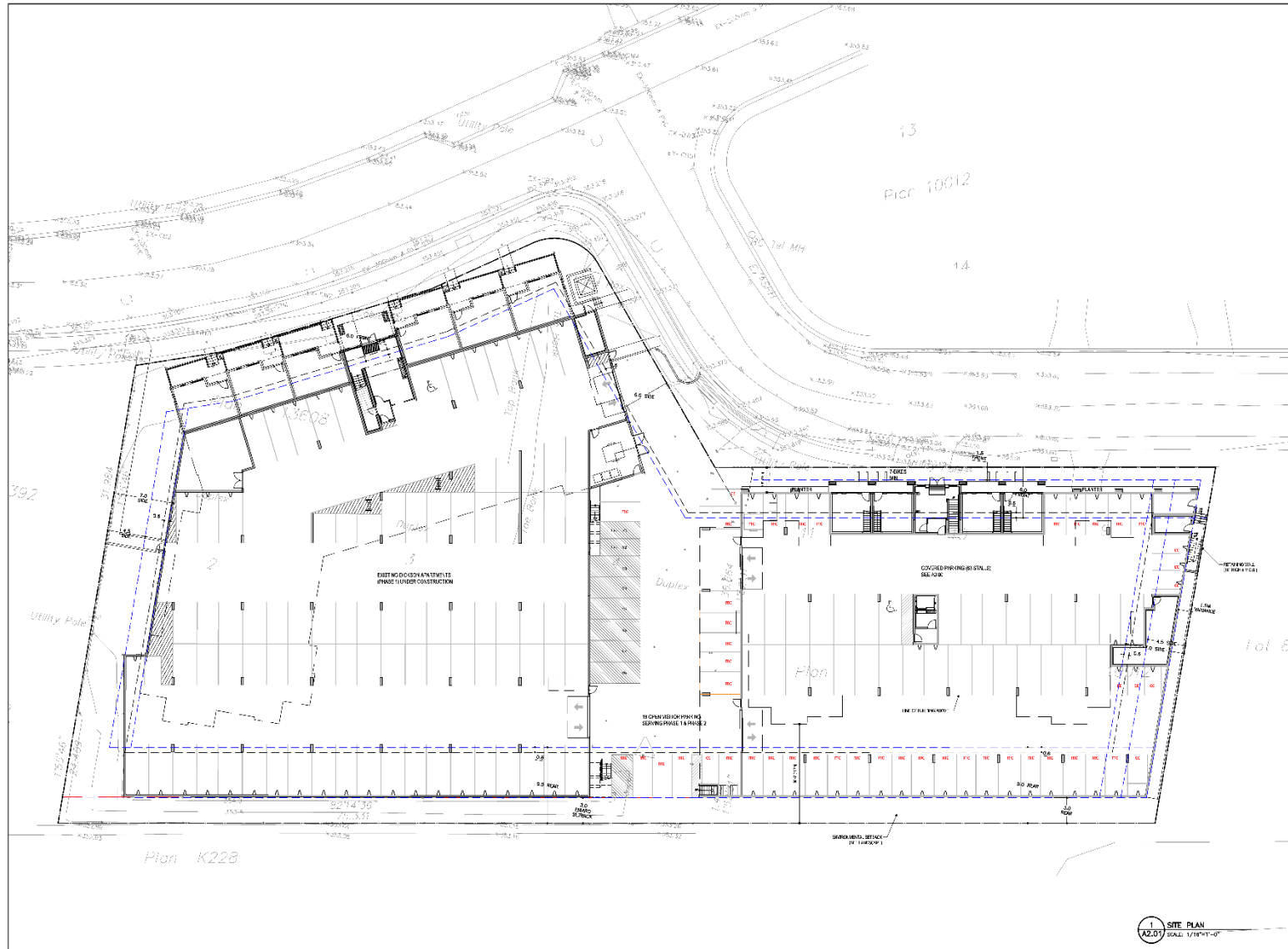
This forms part of development

Permit # **DP16-0091**

A & B



City of Kelowna



251-11 FRONT STREET
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233 BEDFORD AVENUE
KELOWNA, B.C.
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2016-08-15
FOUNDATION
PERMIT



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No.	Date	Revised
1	2016-08-15	FOUNDATION PERMIT
2	2016-08-15	FOUNDATION PERMIT
3	2016-08-15	FOUNDATION PERMIT

Project Name:
**DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE**

1543, 1547, 1555 BEDFORD AVE.

Block Number:

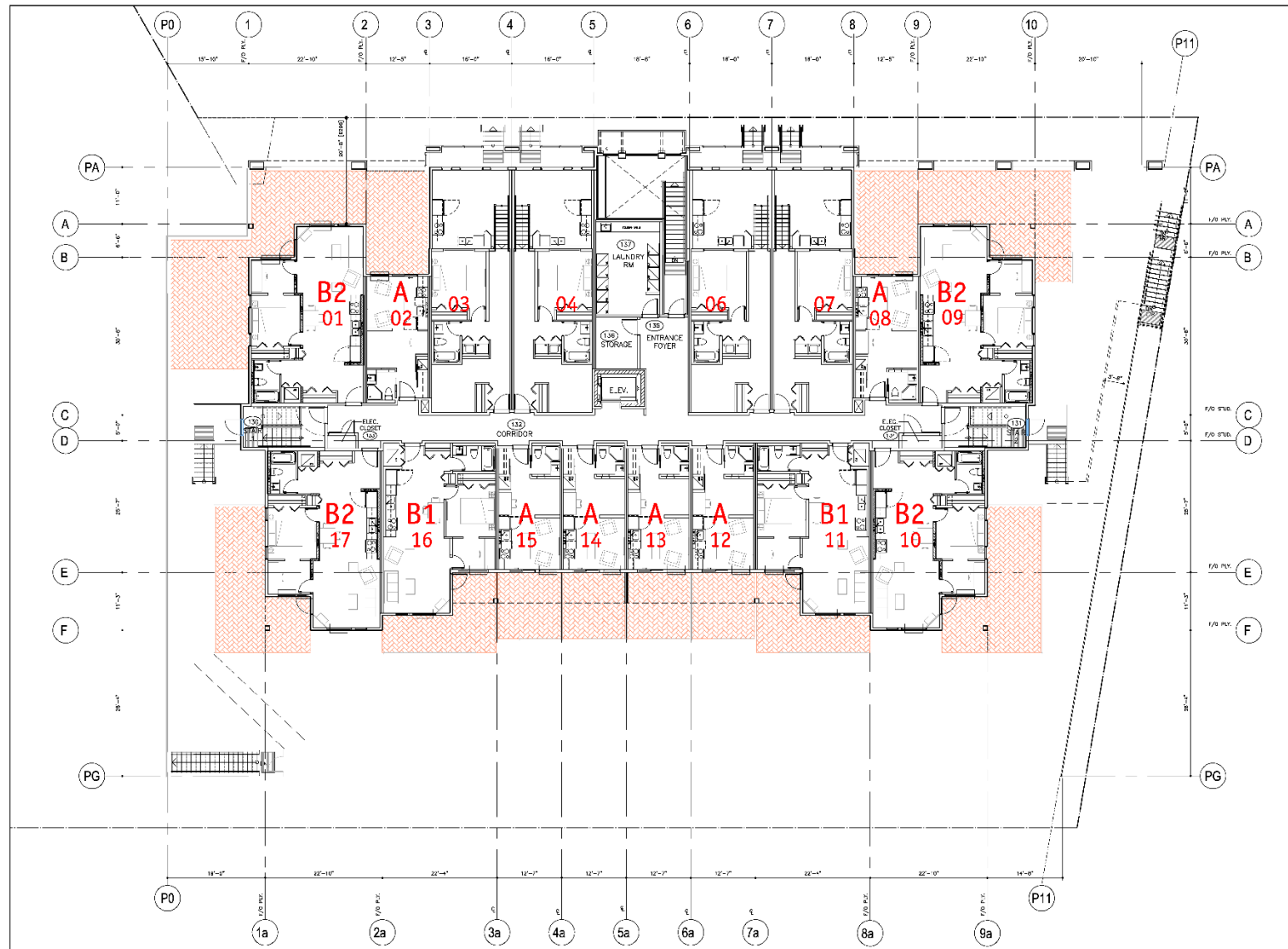
A2.01

ISSUED FOR PERMIT REVIEW ONLY
ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED

Drawing Title:
SITE PLAN

scale: 1/16"=1'-0"

1 SITE PLAN
A2.01 SCALE: 1/16"=1'-0"



251-11 FLORET STREET
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2016-08-15
FOUNDATION
PERMIT



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No.	Date	Revised
1	2016-08-15	FOUNDATION PERMIT
2	2016-08-15	FOUNDATION PERMIT

Project Name:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

1543, 1547, 1555 BEDFORD AVE.

Building Number:

A3.01

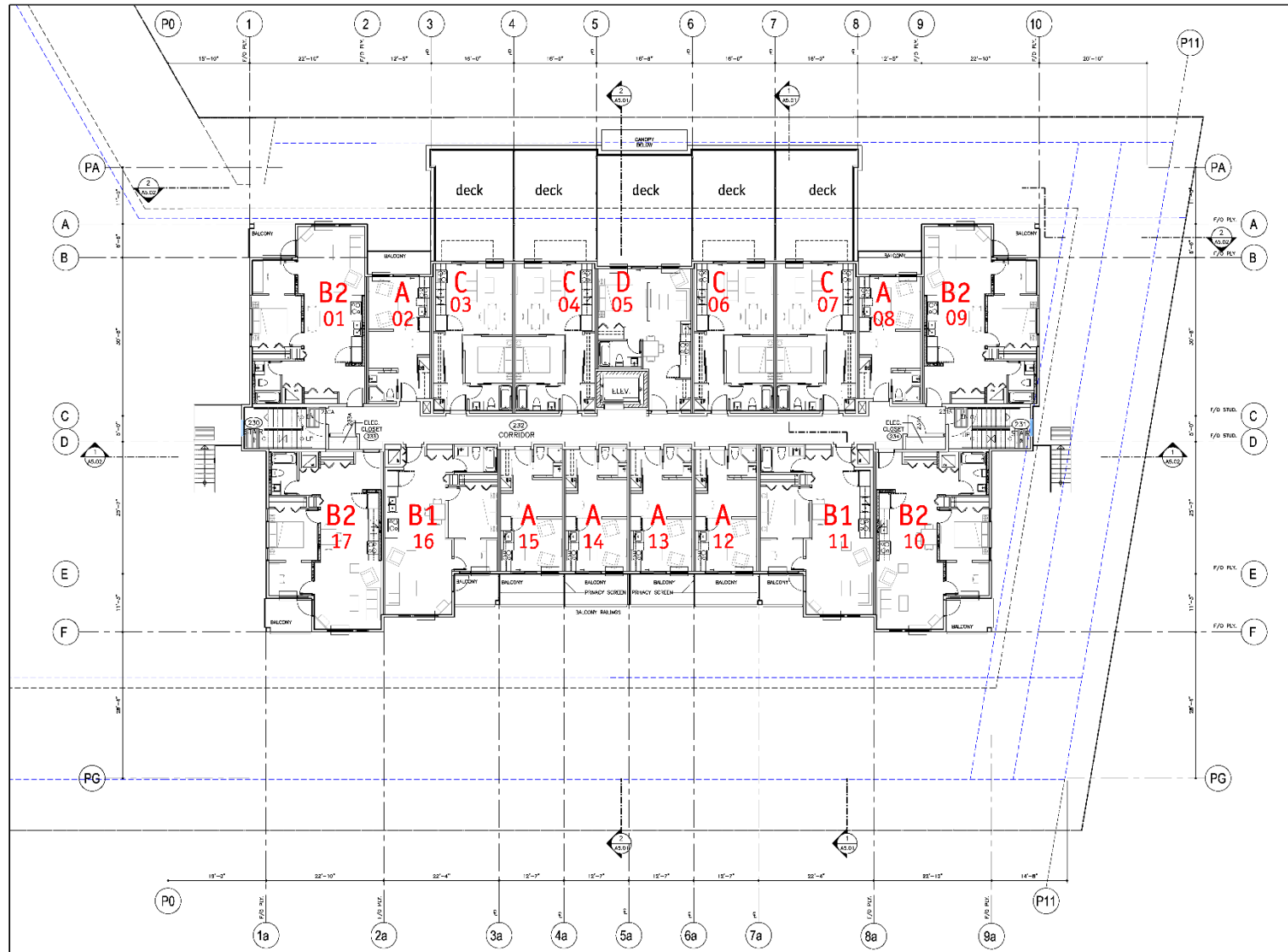
Drawing Title:
**LEVEL 1
FLOOR PLAN**

Scale: 1/8"=1'0"

Rev.	Date	Description
1	2016-08-15	FOUNDATION PERMIT
2	2016-08-15	FOUNDATION PERMIT

SCHEDULE **A & B**
This forms part of development
Permit # **DP16-0091**





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V1Y 9A2
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m+m
MEKLEJOHN ARCHITECTS INC.

Al Stober
Construction Ltd.

2016-08-15
FOUNDATION
PERMIT

TRUE
NORTH

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Project Name:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

1543, 1547, 1555 BEDFORD AVE.

Project Number

A3.02

FORMING AND SETTING OF CONCRETE
AND MASONRY PART OF STRUCTURE, etc.

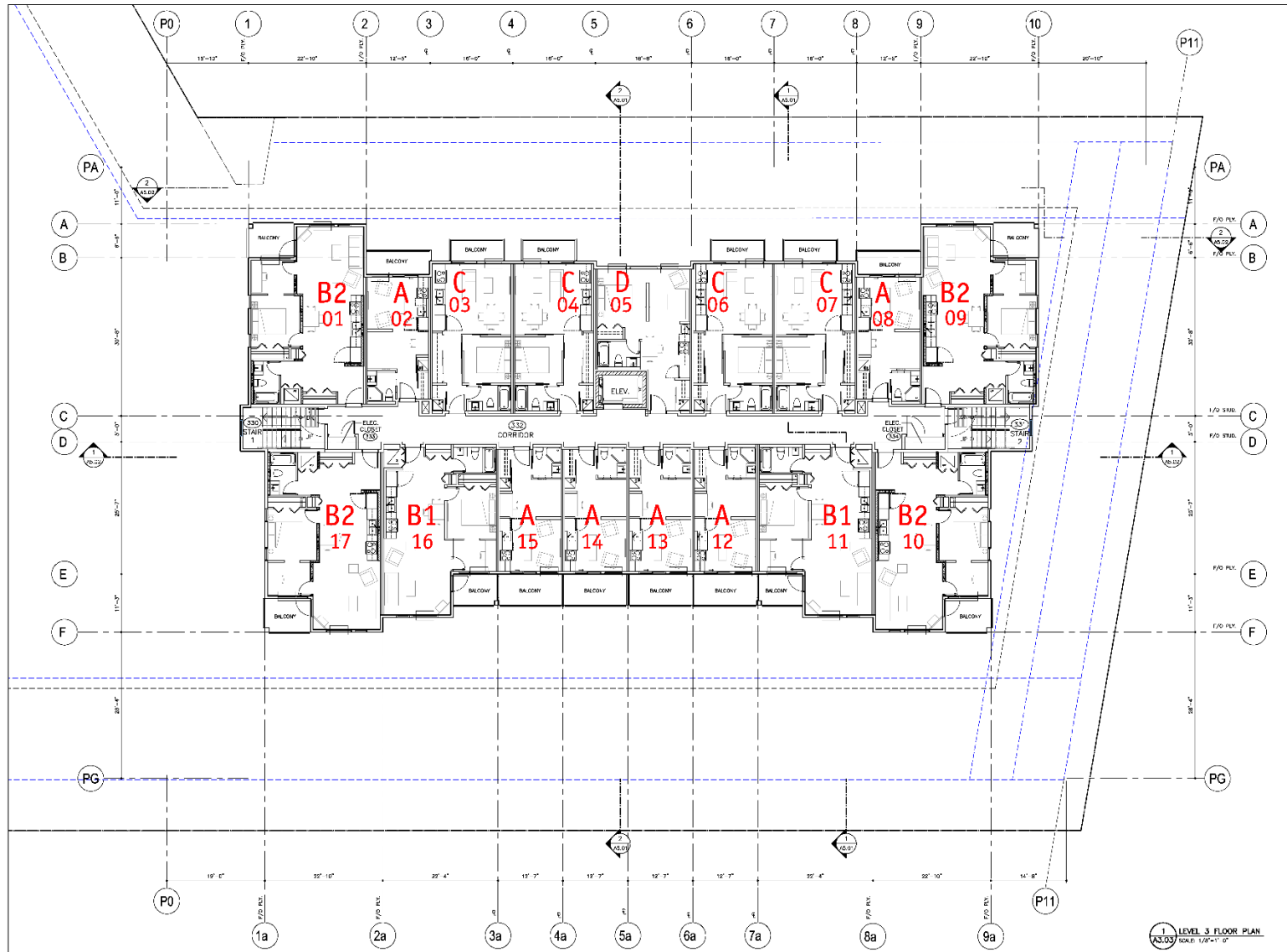
Drawn By:
**LEVEL 2
FLOOR PLAN**

Scale: 1/8" = 1'0"

Date	By	Check
2016-08-15	g.m.	J.S.
2016-08-15	g.m.	J.S.
2016-08-15	g.m.	J.S.
2016-08-15	g.m.	J.S.

SCHEDULE **A & B**
This forms part of development
Permit # **DP16-0091**





200-75 FARM STREET
VANCOUVER, B.C.
V6L 2J2
TEL: 250-682-7343
EMAIL: perry@perry.ca

223 BERNARD AVENUE
VICTORIA, B.C.
V8N 1A2
TEL: 250-362-2004
EMAIL: info@perry.ca

m+m
MEKELEW ARCHITECTS INC.

Al Stober
Construction Ltd.

2016-08-15
FOUNDATION
PERMIT



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No.	Date	Revised
1	2016-08-15	FOUNDATION PERMIT
2	2016-08-15	FOUNDATION PERMIT
3	2016-08-15	FOUNDATION PERMIT

Project Title:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

1543, 1547, 1555 BURNING AVENUE

Building Number

A3.03

DRAWINGS ARE NOT TO BE REPRODUCED
WITHOUT WRITTEN CONSENT

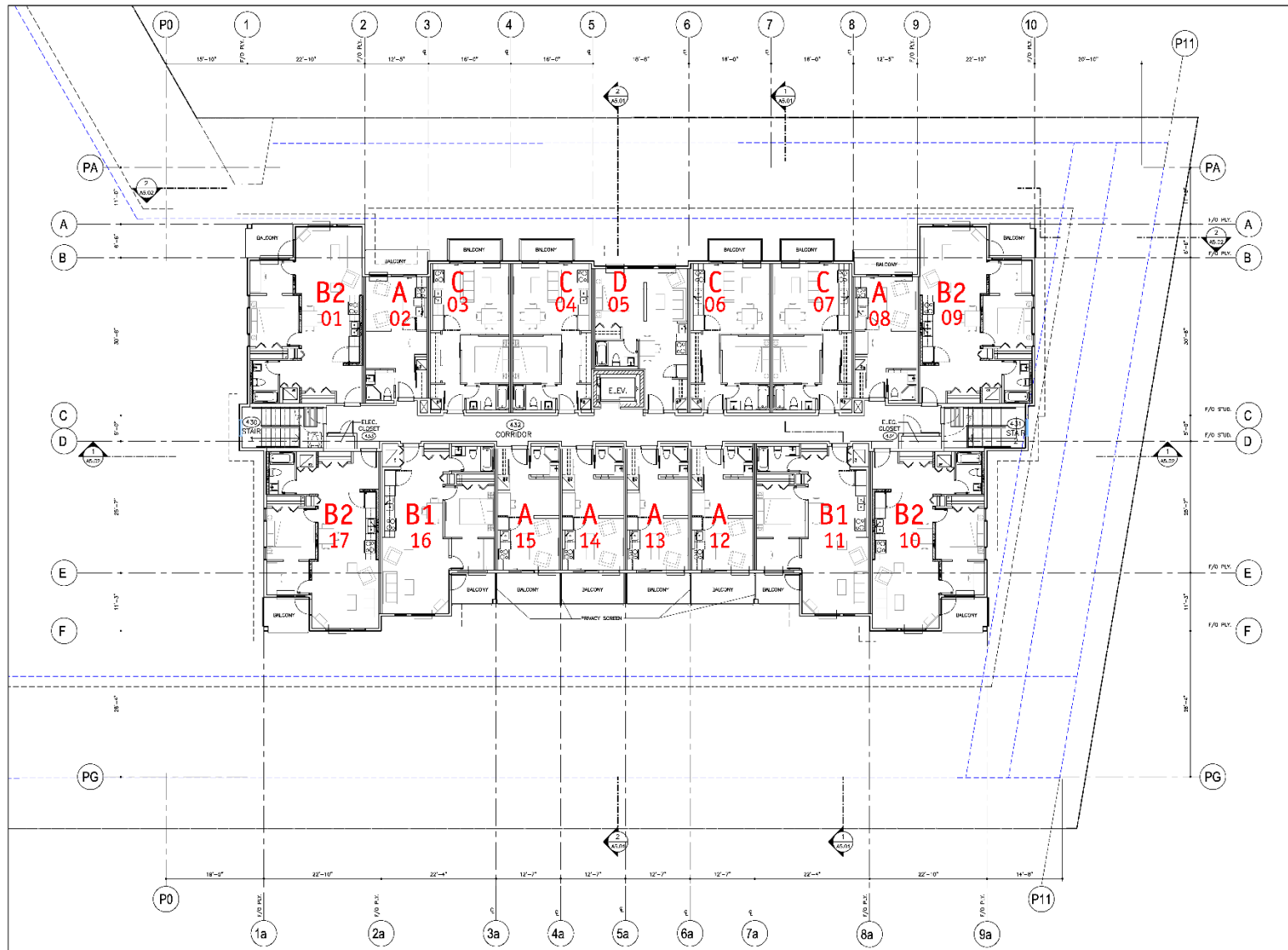
Drawn By:
LEVEL 3
FLOOR PLAN

Scale: 1/8" = 1'-0"

Date	2016-08-15
Drawn By	AL STOB
Scale	1/8" = 1'-0"
Drawn By	AL STOB

SCHEDULE **A & B**
This forms part of development
Permit # **DP16-0091**





201-11 FRONT STREET
KELOWNA, B.C.
V8A 4J2
TEL: 250-861-3163
EMAIL: perm@kelowna.ca

222 BERNARD AVENUE
KELOWNA, B.C.
V8Y 1K2
TEL: 250-760-0004
EMAIL: kel@kelowna.ca

m+m
MEKELEJOHN ARCHITECTS INC.

Al Stober
Construction Ltd.

2016-08-15
FOUNDATION
PERMIT

TRUE
NORTH

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No.	Date	Revised
1	2016-08-15	2016-08-15
2	2016-08-15	2016-08-15
3	2016-08-15	2016-08-15

Project File:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

1543, 1547, 1555 BEDFORD AVE.

Building Number:

A3.04

ISSUED FOR PERMIT
ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED

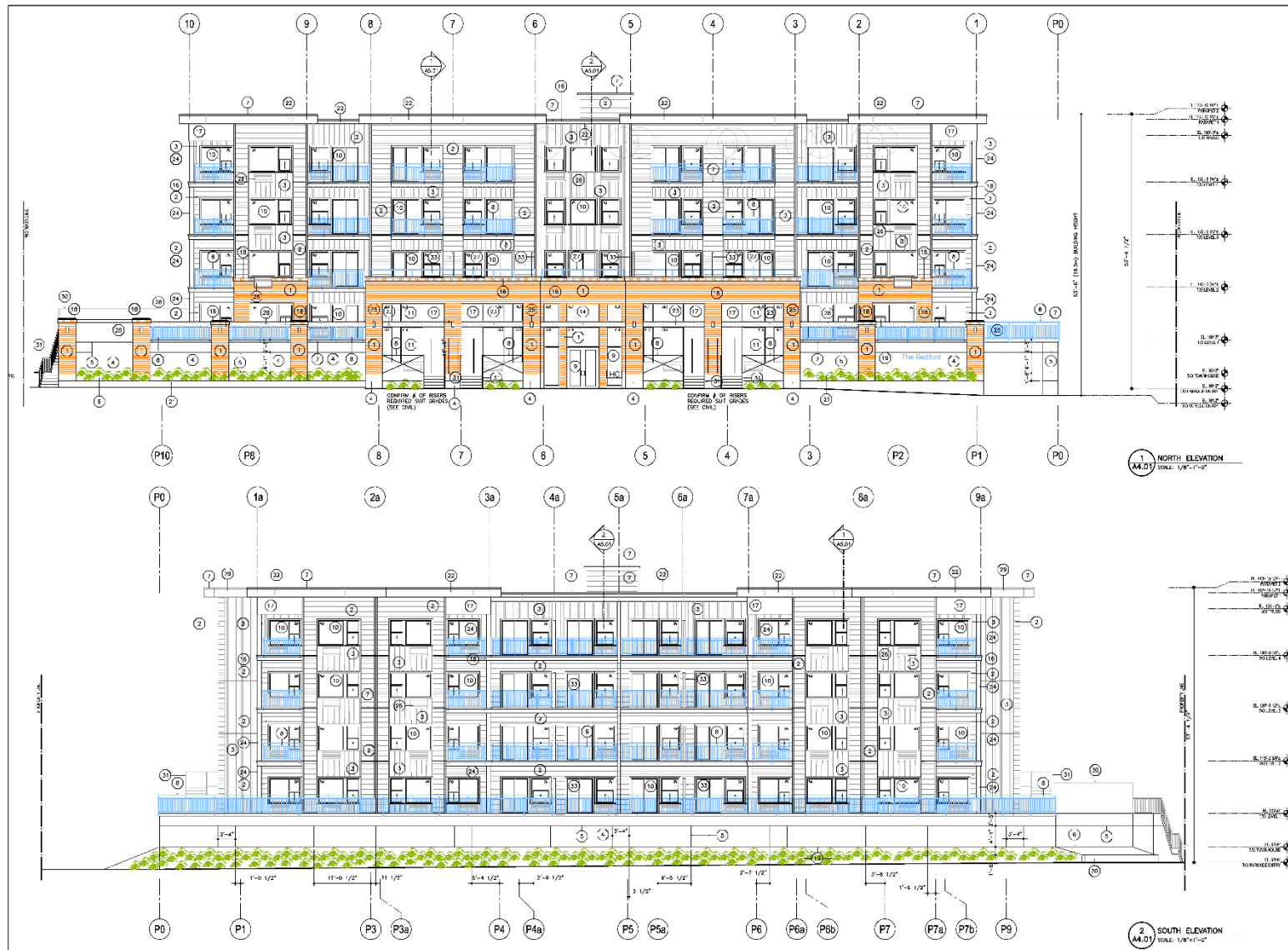
Drawing File:
**LEVEL 4
FLOOR PLAN**

scale: 1/8"=1'0"

NO.	DATE	REVISION
1	2016-08-15	2016-08-15
2	2016-08-15	2016-08-15
3	2016-08-15	2016-08-15

SCHEDULE **A & B**
This forms part of development
Permit # **DP16-0091**





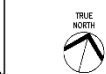
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m+m
MEKLEJOHN ARCHITECTS INC.

AlStober
Construction Ltd.

2016-08-15
FOUNDATION
PERMIT



No.	Date	Revised
1	2016-08-15	ISSUED FOR PERMIT
2	2016-08-15	REVISION: GROUND
3	2016-08-15	REVISION: GROUND

Project Name:
DICKSON 2 APARTMENT
4 LEVELS - 67 - UNITS
WITH PARKADE

Address:
1543, 1547, 1555 BEDFORD AVE.

Building Number:

A4.01

Drawn By:
A4.01

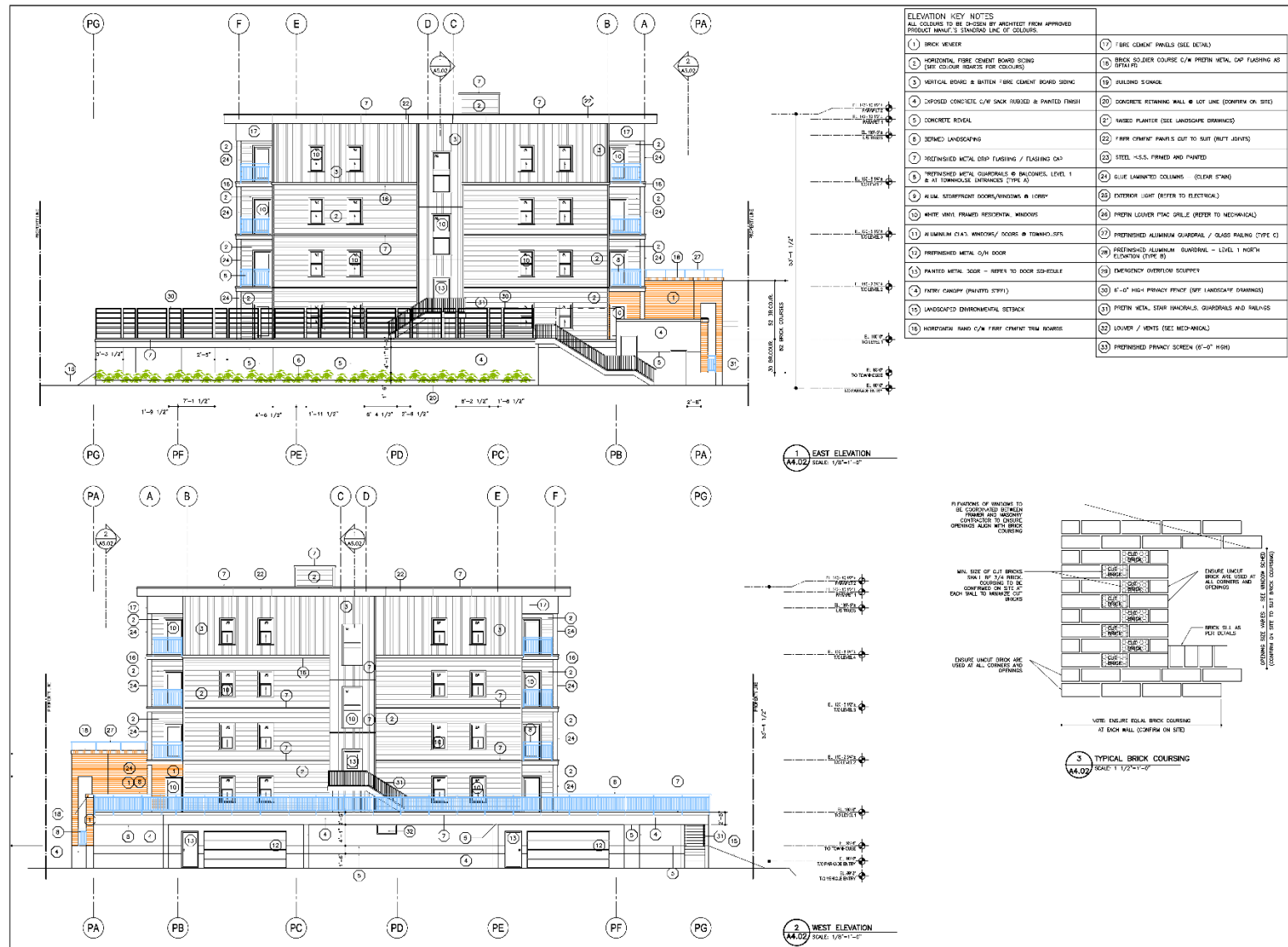
Checked By:
A4.01

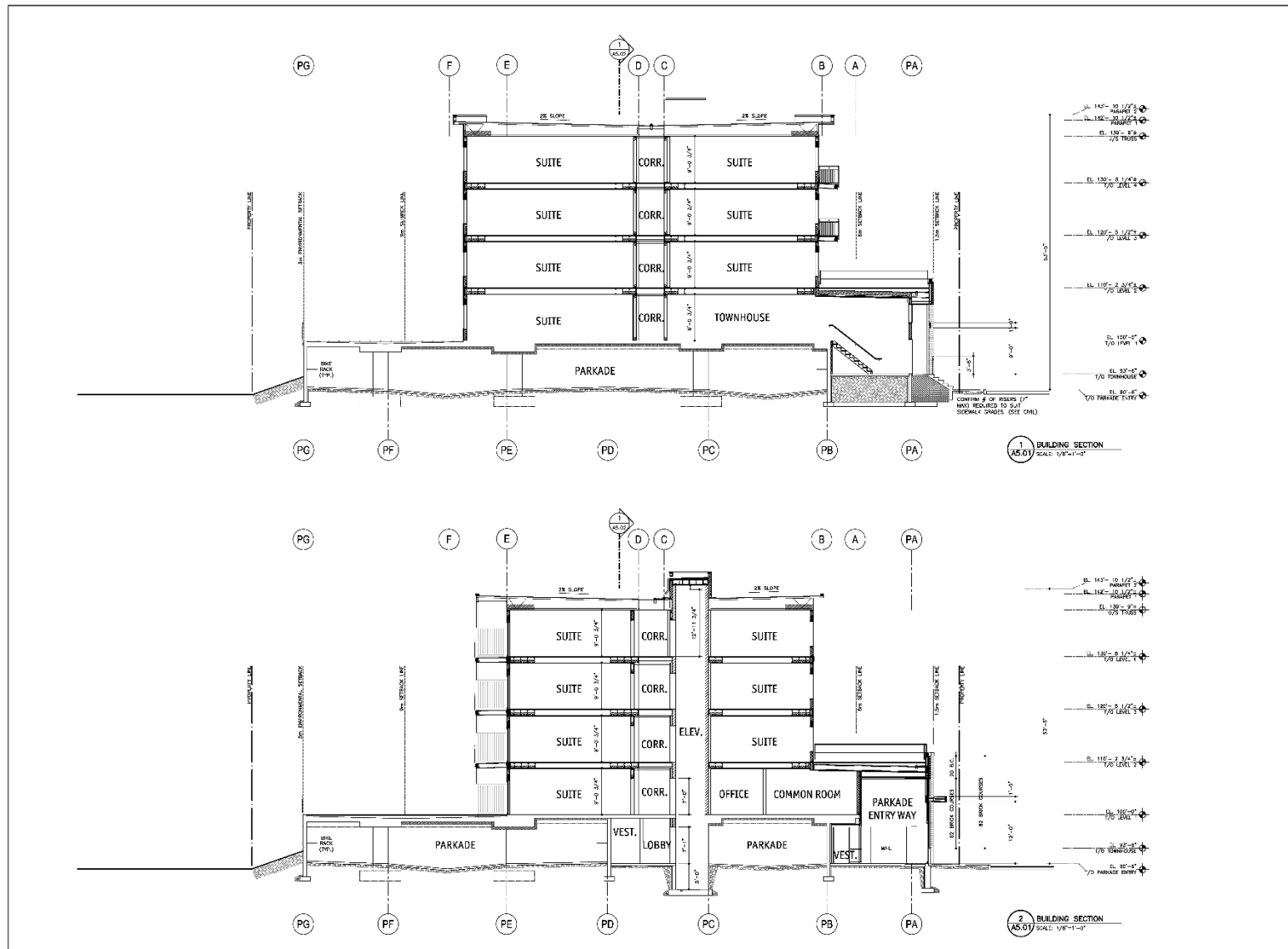
Scale:
1/8" = 1'-0"

Sheet:
36

SCHEDULE **A & B**
This forms part of development
Permit # **DP16-0091**







201-111 FRONT STREET
FREDERICK, B.C.
V2A 4J2
TEL: 250-557-3143
EMAIL: pm@mmarchitects.com

222 BURNHAMTHORPE AVE.
KILGORE, B.C.
V2Y 1K2
TEL: 250-780-0004
EMAIL: info@mmarchitects.com

mm
MEKELEJOHN ARCHITECTS INC.

AlStober
Construction Ltd.

2016-08-15
FOUNDATION
PERMIT

SCHEDULE A & B
This forms part of development
Permit # **DP16-0091**





SCHEDULE **A & B**
This forms part of development
Permit # **DP16-0091**



PROPERTY LINE

ENVIRONMENTAL SENSITIVE ZONE

HIGHWAY

RAILROAD

SOIL TYPE

RIVER

CONCRETE PAVEMENT

PAVING AREA

[illegible][illegible]

ROOF DECK - REPRESENTATIVE PLANTING LIST				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (w/ root)
Tree Species				
<i>Thuja occidentalis</i>	Eastern White Cedar	40" x 40"	Rooted	2.00m x 1.00m
<i>Syringa reticulata</i>	Japanese Tree Lilac	45" x 40"	Rooted	8.20m x 5.00m
Shrub Species				
<i>Juniperus horizontalis</i>	Creeping Juniper	40"	Rooted	1.00m x 1.50m
<i>Conium maculatum</i> "Red Pine"	Red Pine	40"	Rooted	1.20m x 1.20m

REVISIONS ISSUED		
2	AUG (2014)	RE-ISSUED FOR CITY REVIEW
1	JAN (2014)	ISSUED FOR CITY REVIEW
N.O.	DATE	DESCRIPTION

PROJECT
DICKSON APARTMENTS - PHASES 1 & 2

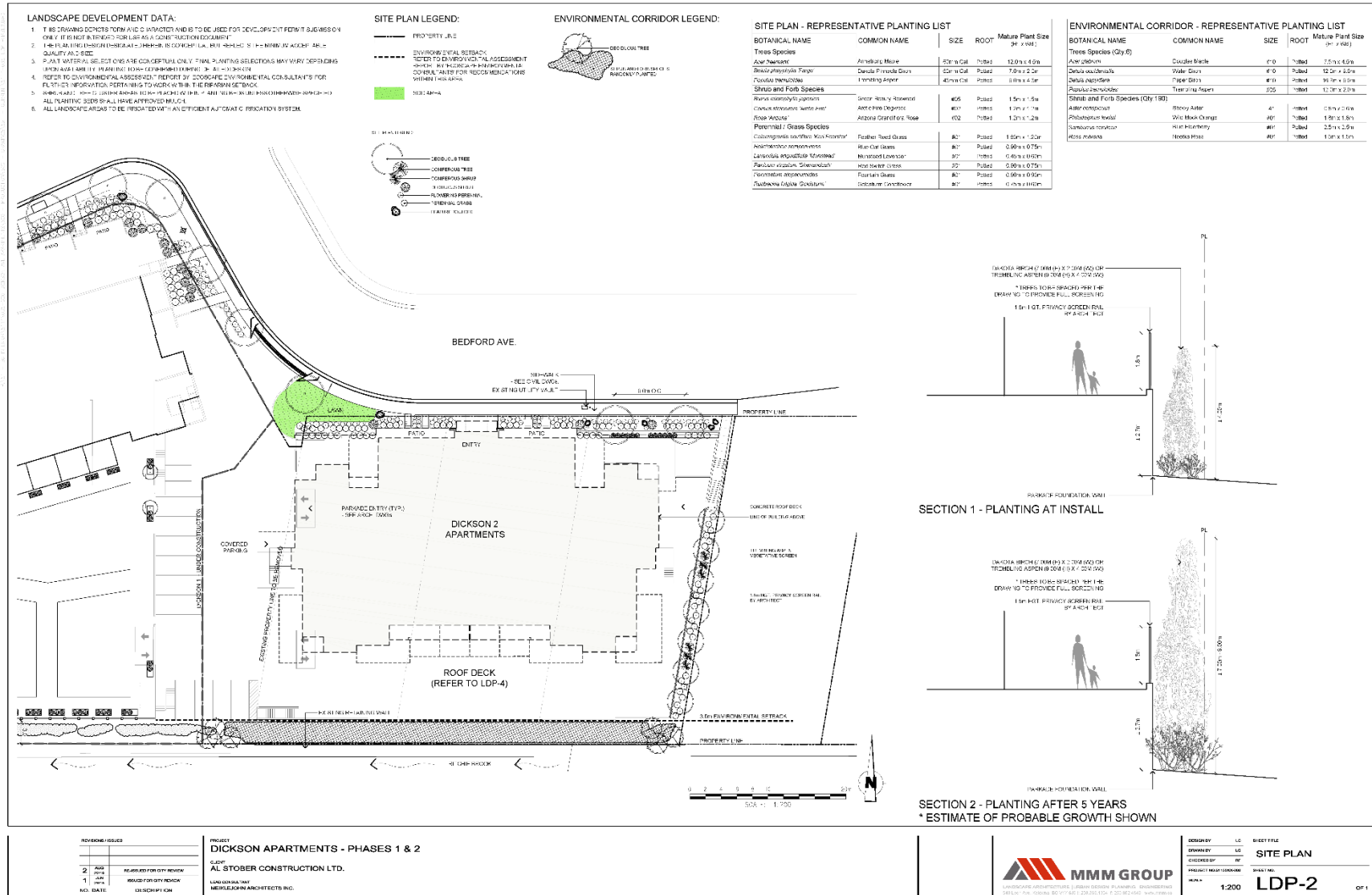
CLIENT
AL STÖBER CONSTRUCTION LTD.

LEAD CONSULTANT
MEHRLEJOHN ARCHITECTS INC.

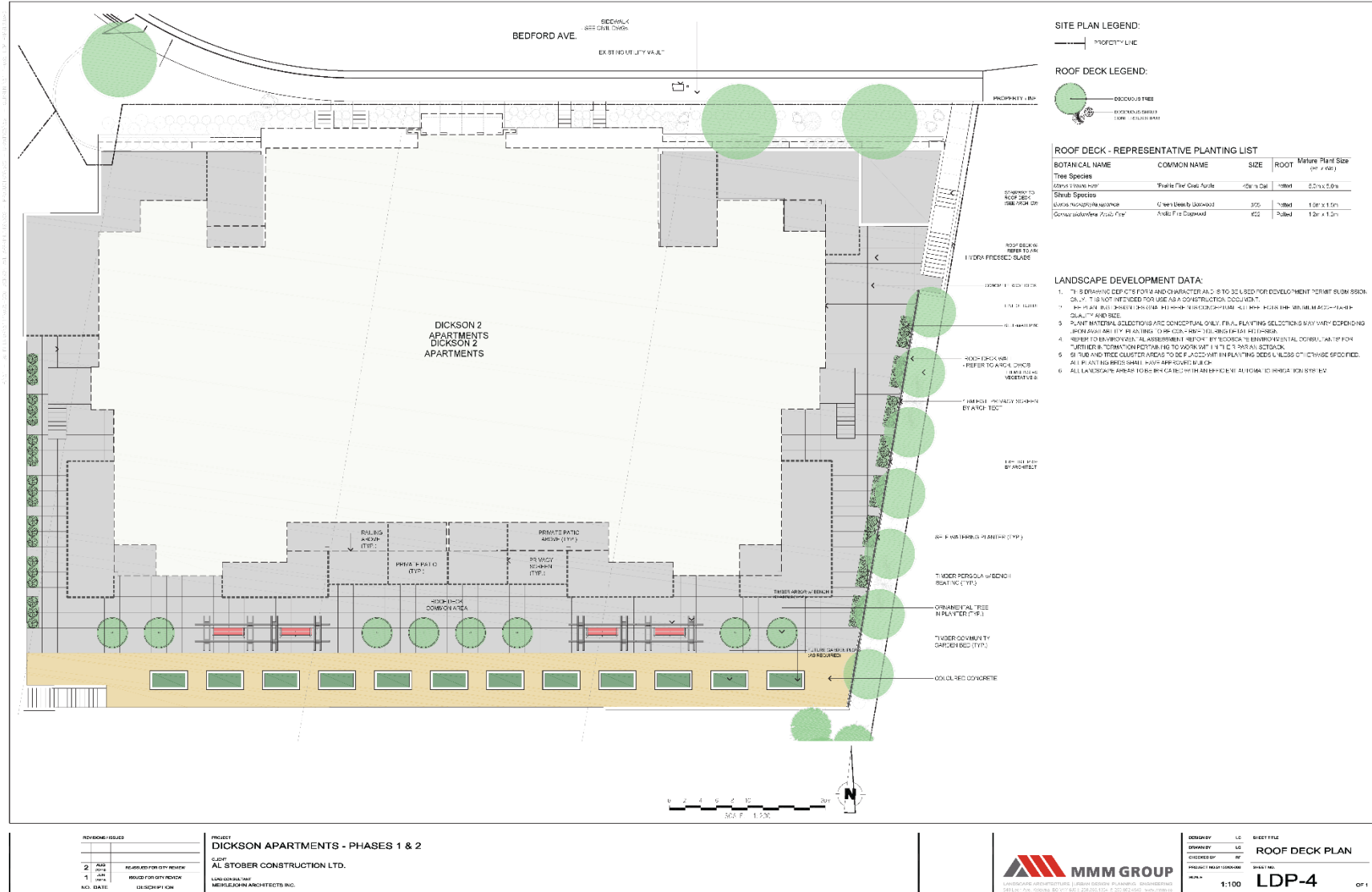
MMM GROUP
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING

DESIGN BY LC
DRAWN BY LG
CHECKED BY RV
PROJECT NUMBER 150000000
SCALE 1:250

SHEET TITLE
OVERALL SITE PLAN
SHEET NO.
LDP-1 OF 1







Description of work	Unit	Estimated	Estimated Value	Total Value
---------------------	------	-----------	-----------------	-------------

LANDSCAPE

1.0 Landscape On-Site				
1.1 Deciduous trees (5cm Cal.)	ea.	10	\$450.00	\$4,500.00
1.2 Ornamental shrubs and perennials	m ²	167	\$30.00	\$5,010.00
1.3 Restoration trees, shrubs, and forbs	ls.	1	\$3,675.00	\$3,675.00
1.4 Sod	m ²	50	\$7.50	\$375.00
1.5 Imported growing medium for trees (1 cu.m. per tree)	m ³	10	\$60.00	\$600.00
1.6 Imported growing medium for shrub bed (450mm depth)	m ³	60	\$60.00	\$3,600.00
1.7 Imported growing medium for sod (150mm depth)	m ³	8	\$60.00	\$480.00
1.8 Composted Bark Mulch Dressing (50mm depth)	m ²	140	\$5.00	\$700.00
1.9 High efficiency irrigation system	m ²	190	\$20.00	\$3,800.00
1.10 Feature boulders	ea.	5	\$150.00	\$750.00
			SUBTOTAL	\$23,490.00

2.0 Landscape Roof Deck				
2.1 Deciduous trees (5cm Cal.)	ea.	8	\$450.00	\$3,600.00
2.2 Ornamental shrubs and perennials	m ²	45	\$30.00	\$1,350.00
2.3 Imported growing medium for trees (1 cu.m. per tree)	m ³	8	\$60.00	\$480.00
2.4 Imported growing medium for shrub bed (450mm depth)	m ³	20	\$60.00	\$1,200.00
2.5 Composted Bark Mulch Dressing (50mm depth)	m ²	25	\$5.00	\$125.00
2.6 High efficiency irrigation system	m ²	45	\$20.00	\$900.00
2.7 Water service for community garden boxes	ls.	1	\$7,500.00	\$7,500.00
			SUBTOTAL	\$15,155.00

ESTIMATED TOTAL LANDSCAPE BUDGET

\$38,645.00

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.
Costing is based on 2015 contractor pricing and is subject to change.

AMENDED DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF AMENDED DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP14-0197-01 and DVP16-0092
Issued To: Al Stober Construction Ltd.
Site Address: 1525 Dickson Ave
Legal Description: Lot A, District Lot 141, ODYD, Plan EPP48886
Zoning Classification: RM5 - Medium Density Multiple Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

6. TERMS AND CONDITIONS

THAT Amended Development Permit No. DP14-0197-01 & Development Variance Permit No. DVP16-0217 for Lot A, District Lot 141, ODYD, Plan EPP48886 located at 1525 Dickson Ave, Kelowna, BC be approved subject to general conformance to the drawings (Schedule "C") attached to this permit.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1.9 Location

- Decrease the minimum setback of any parking stalls to the eastern side yard property line from 1.5 m to 0.0 m.

Section 8.1.11 Size and Ratio

- Increase the maximum percentage of compact sized parking stalls (from 10% to 14.4%).

Section 7.6.1 Minimum Landscape Buffers

- Decrease the Level 3 minimum landscape buffer from 3.0 m to 0.0 m along the eastern side yard property line.

7. PERFORMANCE SECURITY

The Landscape Performance Security deposit from DP14-0197 shall be used to ensure the landscaping is completed as per the amended landscape plans identified in Schedule "C" of this amended Development Permit (DP14-0197-01).

8. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

9. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- c) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- d) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

10. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**





MMM Group Limited
540 Leon Avenue
Kelowna, BC V1Y 6J6
t: 250.862.3600 | f: 250.862.4849
www.mmm.ca

Date: August 22, 2016

Our File: 5114035

Address: 1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Development Services

Dear Adam,

Re: Dickson Apartments – Phase 1 DP Summary of Changes

Per your email request the summary below outlines the significant changes between the Approved Phase 1 Landscape Development Permit Drawings and the Re-submitted Phase 1 drawings. All significant changes occurred on the rooftop deck and in the parking area.

Rooftop Deck Changes

- The basketball sport court was replaced with synthetic lawn play field areas.
- Additional wooden pergolas and seating area was provided on an expanded area of synthetic lawn.
- 11 benches were shown on the first submittal as well as 2 group seating areas. The revised submittal included 5 benches and 5 group seating areas.
- Rooftop self-watering planters were relocated and rearranged.
- Future garden plots were illustrated along the south side of the rooftop deck.

Parking Area Changes

- A planter along the east wall was removed to accommodate the revised parking layout.
- Planting at the south end of the lot was removed to accommodate the revised parking layout.
- Planting along the east property line was removed to accommodate the revised parking layout.

Miscellaneous Changes

- 2, 5 capacity bike racks were included in the new submittal.
- An additional 3 street trees were included along Dickson Avenue.

It is our professional opinion that these changes do not result in any significant change to the bond amount provided for Phase 1. I trust that this memo provides you with clarity as to the changes. If you have any additional questions please do not hesitate to contact me.

Regards,

MMM Group Limited

Robert Fershaw, MBCSLA
Registered Landscape Architect

COMMUNITIES
TRANSPORTATION
BUILDINGS
INFRASTRUCTURE



2016-06-16
add laundry
&
revised canopy



Yr	Rate	Factor
2010-2015-1	100.00	100.00
2015-2020-1	100.00	100.00
2020-2025-1	100.00	100.00
2025-2030-1	100.00	100.00
2030-2035-1	100.00	100.00
2035-2040-1	100.00	100.00
2040-2045-1	100.00	100.00
2045-2050-1	100.00	100.00
2050-2055-1	100.00	100.00
2055-2060-1	100.00	100.00
2060-2065-1	100.00	100.00
2065-2070-1	100.00	100.00
2070-2075-1	100.00	100.00
2075-2080-1	100.00	100.00
2080-2085-1	100.00	100.00
2085-2090-1	100.00	100.00
2090-2095-1	100.00	100.00
2095-2100-1	100.00	100.00
2100-2105-1	100.00	100.00
2105-2110-1	100.00	100.00
2110-2115-1	100.00	100.00
2115-2120-1	100.00	100.00
2120-2125-1	100.00	100.00
2125-2130-1	100.00	100.00
2130-2135-1	100.00	100.00
2135-2140-1	100.00	100.00
2140-2145-1	100.00	100.00
2145-2150-1	100.00	100.00
2150-2155-1	100.00	100.00
2155-2160-1	100.00	100.00
2160-2165-1	100.00	100.00
2165-2170-1	100.00	100.00
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2380-2385-1	100.00	100.00
2385-2390-1	100.00	100.00
2390-2395-1	100.00	100.00
2395-2400-1	100.00	100.00
2400-2405-1	100.00	100.00
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2415-2420-1	100.00	100.00
2420-2425-1	100.00	100.00
2425-2430-1	100.00	100.00
2430-2435-1		

DICKSON APARTMENT
4-LEVELS (90 RENTAL UNITS)
WITH PARKADE

A3.00

PARKADE PLAN

1

