

Development Permit & Development Variance Permit

DP22-168/DVP22-0169



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

1281 Findlay Rd

and legally known as

Lot C Section 35 Township 26 ODYD Plan 18811

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

Townhouses

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

Date of Council Approval: March 12, 2024

Development Permit Area: Form and Character DPA

Existing Zone: MF2 – Townhouse Housing

Future Land Use Designation: S-MU – Suburban Multiple Unit

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

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: 2245713 ALBERTA LTD.

Applicant: Lime Architecture

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application
DP22-0168 / DVP22-0169

Planner
Initials

GA



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

THAT Council authorizes the issuance of Development Permit No. DP22-0168 for Lot C Section 35 Township 26 ODYD Plan 18811, located at 1281 Findlay Rd, Kelowna, BC subject to the following

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0169 for Lot C Section 35 Township 26 ODYD Plan 18811, located at 1281 Findlay Rd, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 8.2.2: Off-Street Parking Regulations

To vary the Off-Street Parking Regulations to allow a parking stall in a landscape area

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$110,016.88**

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.

ATTACHMENT		A
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# DP22-0168 / DVP22-0169		
Planner Initials		
GA		City of Kelowna DEVELOPMENT PLANNING

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

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

DRAFT

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Planner Initials	GA	 City of Kelowna DEVELOPMENT PLANNING

LOT C FINDLAY ROAD, KELOWNA BC | BUILDING 1

PROPERTY DESCRIPTION

CIVIC: 1281 FINDLAY ROAD, KELOWNA BC
LEGAL: LOT C, PLAN KAP18811

BC ENERGY STEP CODE COMPLIANCE: STEP 3

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING

PROPOSED: CITY OF KELOWNA MF2 ZONING

SITE INFORMATION:

	ALLOWED/REQUIRED	PROPOSED
GROSS SITE AREA - ORIGINAL=	18,554 SF (1,724 SM)	
GROSS SITE AREA - UPDATED=	17,325 SF (1,610 SM)	
ALLOWABLE SITE COVERAGE=	55% (9,529 SF)	39% (6,709 SF)
ALLOWABLE SITE COVERAGE & HARDSCAPING=	80% (13,860 SF)	76% (13,141 SF)
F.A.R.=	1.0 (17,325 SF)	.82 (14,134 SF)
HEIGHT=	11.0M (3 STOREYS)	9.9M (3 STOREYS)

YARD SETBACKS:

	2.0M	2.0M
FRONT YARD=		
SIDE YARD=	3.0M	4.0M/7.16M
REAR YARD=	4.5M	5.9M

PARKING CALCULATIONS:

	REQUIRED	PROPOSED
2 PER RESIDENCE=	2X10 = 20	20
VISITOR PARKING =	0.14X10=1.4	1
VARIANCE REQUIRED FOR VISITOR PARKING SETBACKS	4.5M	1.11M

BICYCLE STORAGE:

	NOT REQUIRED	20 (GARAGE STORAGE)
LONG TERM		
SHORT TERM	4	4

PRIVATE AMENITY SPACE

	25 SM/UNIT (269 SF)	SEE UNIT CALCULATIONS
TOTAL:	275 SM (2,750 SF)	475 SM (5,108 SF)

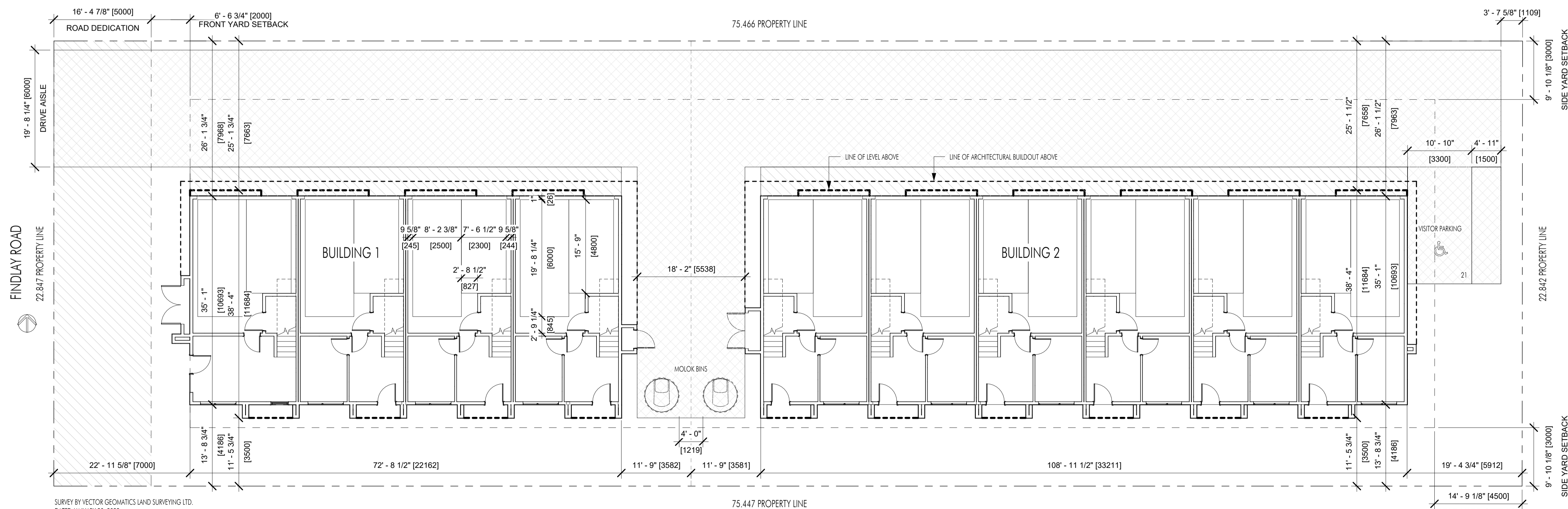
COMMON AMENITY SPACE

	4 SM/UNIT (43 SF)	0 SM/UNIT (0 SF)
TOTAL:	40 SM (430 SF)	0 SM (0 SF)

VARIANCE REQUIRED FOR COMMON AMENITY SPACE

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1 - LEVEL 1		238 SF	
UNIT 1 - LEVEL 2		569 SF	
UNIT 1 - LEVEL 3	3	586 SF	502 SF
UNIT 2 - LEVEL 1		243 SF	
UNIT 2 - LEVEL 2		582 SF	
UNIT 2 - LEVEL 3	3	600 SF	513 SF
UNIT 3 - LEVEL 1		243 SF	
UNIT 3 - LEVEL 2		582 SF	
UNIT 3 - LEVEL 3	3	600 SF	513 SF
UNIT 4 - LEVEL 1		236 SF	
UNIT 4 - LEVEL 2		574 SF	
UNIT 4 - LEVEL 3	3	591 SF	502 SF
UNIT 5 - LEVEL 1		236 SF	
UNIT 5 - LEVEL 2		574 SF	
UNIT 5 - LEVEL 3	3	591 SF	502 SF
UNIT 6 - LEVEL 1		243 SF	
UNIT 6 - LEVEL 2		582 SF	
UNIT 6 - LEVEL 3	3	600 SF	513 SF
UNIT 7 - LEVEL 1		243 SF	
UNIT 7 - LEVEL 2		582 SF	
UNIT 7 - LEVEL 3	3	600 SF	513 SF
UNIT 8 - LEVEL 1		243 SF	
UNIT 8 - LEVEL 2		582 SF	
UNIT 8 - LEVEL 3	3	600 SF	513 SF
UNIT 9 - LEVEL 1		243 SF	
UNIT 9 - LEVEL 2		582 SF	
UNIT 9 - LEVEL 3	3	600 SF	513 SF
UNIT 10 - LEVEL 1		238 SF	
UNIT 10 - LEVEL 2		569 SF	
UNIT 10 - LEVEL 3	3	586 SF	502 SF
TOTAL UNIT AREA		14134 SF	

PARKING SCHEDULE		
Type		Count
REGULAR - 90 deg		10
SMALL - 90 deg		10
VAN ACCESSIBLE - 90 deg		1



SURVEY BY VECTOR GEOMETRICS LAND SURVEYING LTD.
DATED JANUARY 20, 2022

1 SITE PLAN
A-001 1" = 10'-0"

SCHEDULE A
This forms part of application
DP22-0168 / DVP22-0169
Planner Initials GA City of Kelowna
DEVELOPMENT PLANNING

ADDENDUM NO.1

LIME
ARCHITECTURE INC.
PHONE: 250-448-7801
205-1626 Richter Street,
Kelowna, BC V1Y 2M3
www.limearchitecture.com

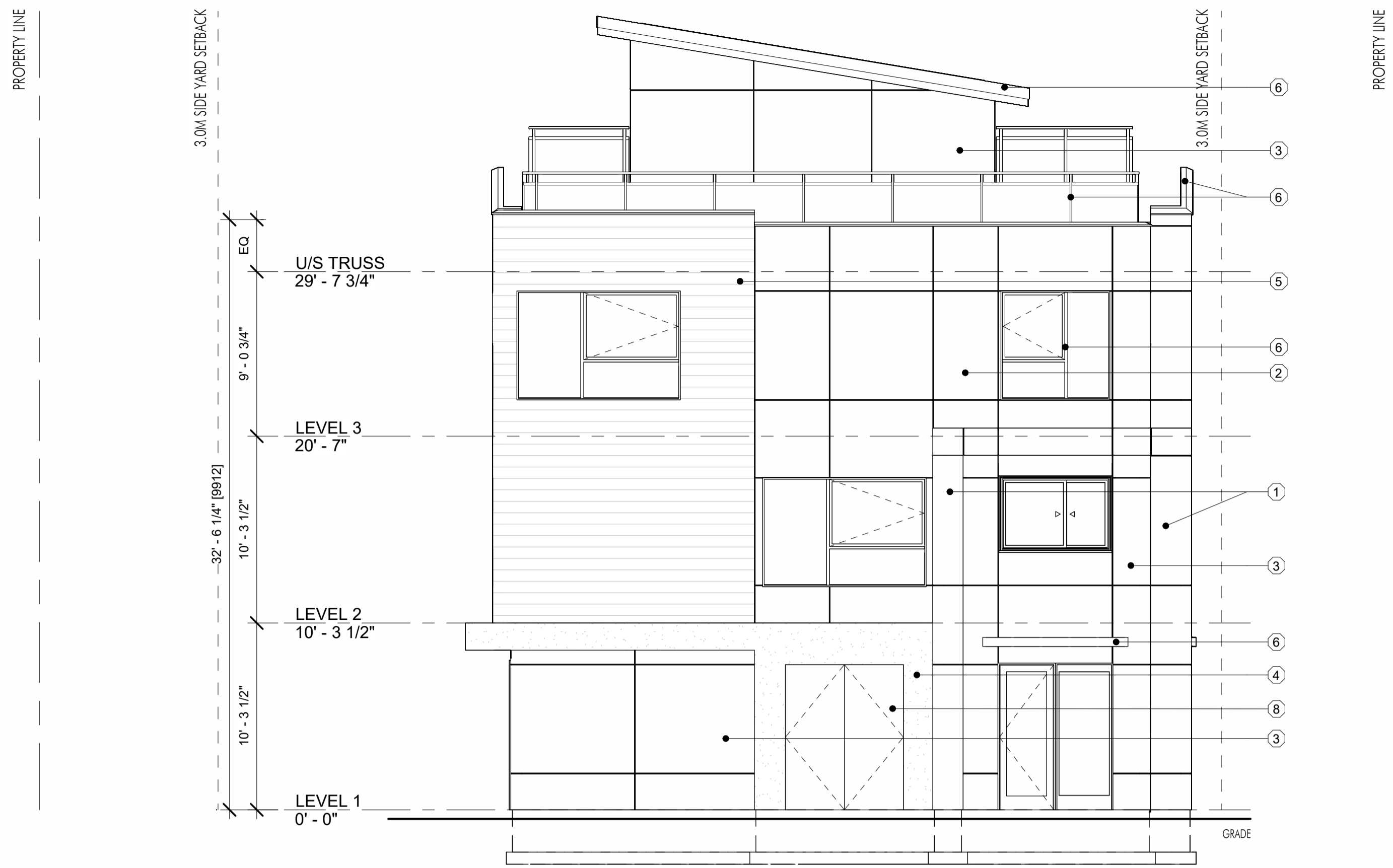
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Revision No.	Date	Description
06.15.22	FOR REVIEW	
06.24.22	FOR DVP	
11.17.22	ADDENDUM NO.1	
03.21.23	ADDENDUM NO.1	

Plot Date
03.21.23
PROJECT
1281 FINDLAY - BUILDING 1
DRAWING TITLE
PROJECT INFORMATION
Drawing No.
A-001

REGISTERED ARCHITECT
KATHY JORDAN
1974 COLUMBIA

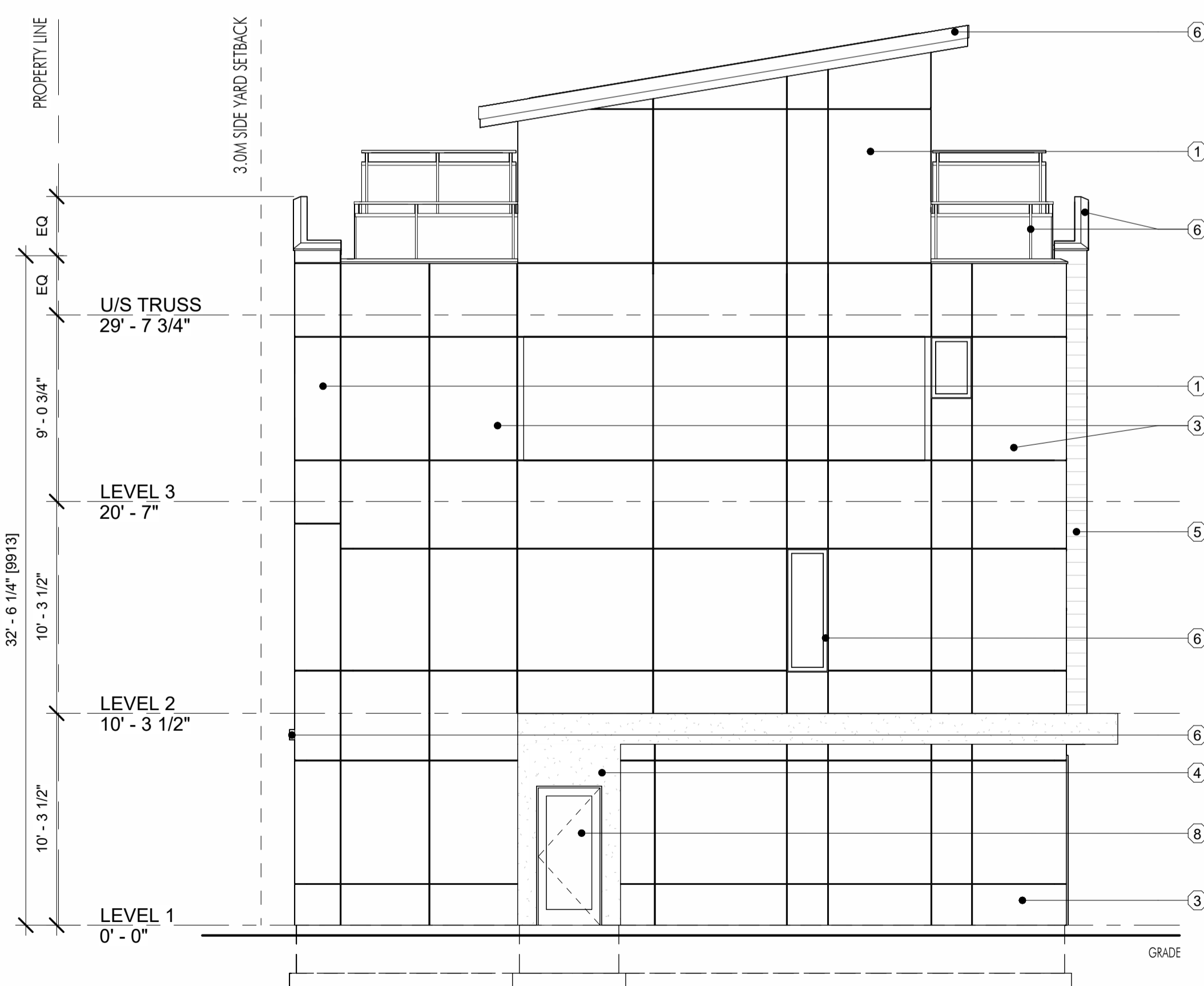


1 BUILDING 1 - WEST ELEVATION
A-200 3/16" = 1'-0"

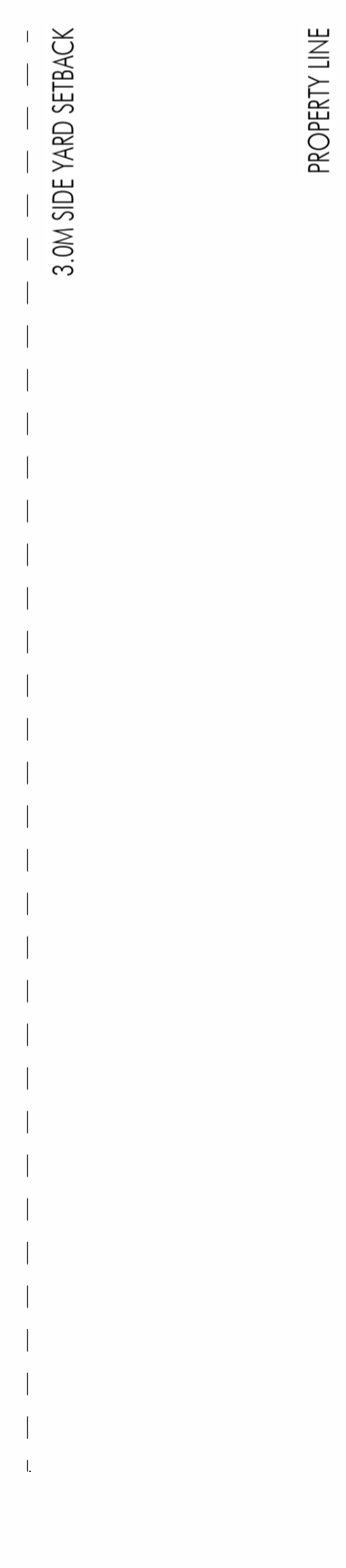
EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HARDIE PANEL: IRON GRAY
2		HARDIE PANEL: ARCTIC WHITE
3		HARDIE PANEL: LIGHT MIST
4		STUCCO: BENJAMIN MOORE - DISTANT GRAY 2140-70
5		MAC: WOOD COLLECTION - SMOKED BIRCH
6		FACIA, TRIM, RAILINGS, PERGOLA, WINDOW & DOORS: BLACK
7		IKO TOUCH-ON: BLACK
8		WHITE DOORS: BENJAMIN MOORE - DISTANT GRAY 2140-70



5 BUILDING 1 - WEST COLOUR ELEVATION
A-200 3/16" = 1'-0"



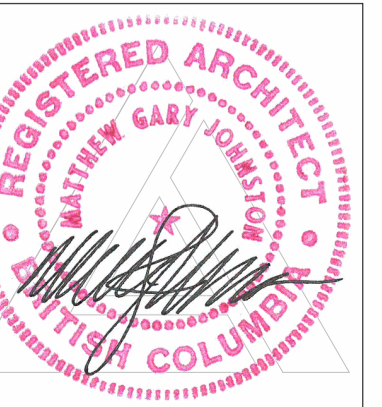
2 BUILDING 1 - EAST ELEVATION
A-200 3/16" = 1'-0"



4 BUILDING 1 - EAST COLOUR ELEVATION
A-200 3/16" = 1'-0"

SCHEDULE B
This forms part of application
DP22-0168 / DVP22-0169
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials GA

Plot Date
03.21.23
PROJECT
1281 FINDLAY - BUILDING 1
DRAWING TITLE
ELEVATIONS
Drawing No.
A-200





1 BUILDING 1 - NORTH ELEVATION
A-201 3/16" = 1'-0"



2 BUILDING 1 - NORTH COLOUR ELEVATION
A-201 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		HARDIE PANEL: IRON GRAY
2		HARDIE PANEL: ARCTIC WHITE
3		HARDIE PANEL: LIGHT MIST
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8		WHITE DOORS: BENJAMIN MOORE - DISTANT GRAY 2140-70



1 BUILDING 1 - SOUTH ELEVATION
A-202 3/16" = 1'-0"



2 BUILDING 1 - SOUTH COLOUR ELEVATION
A-202 3/16" = 1'-0"

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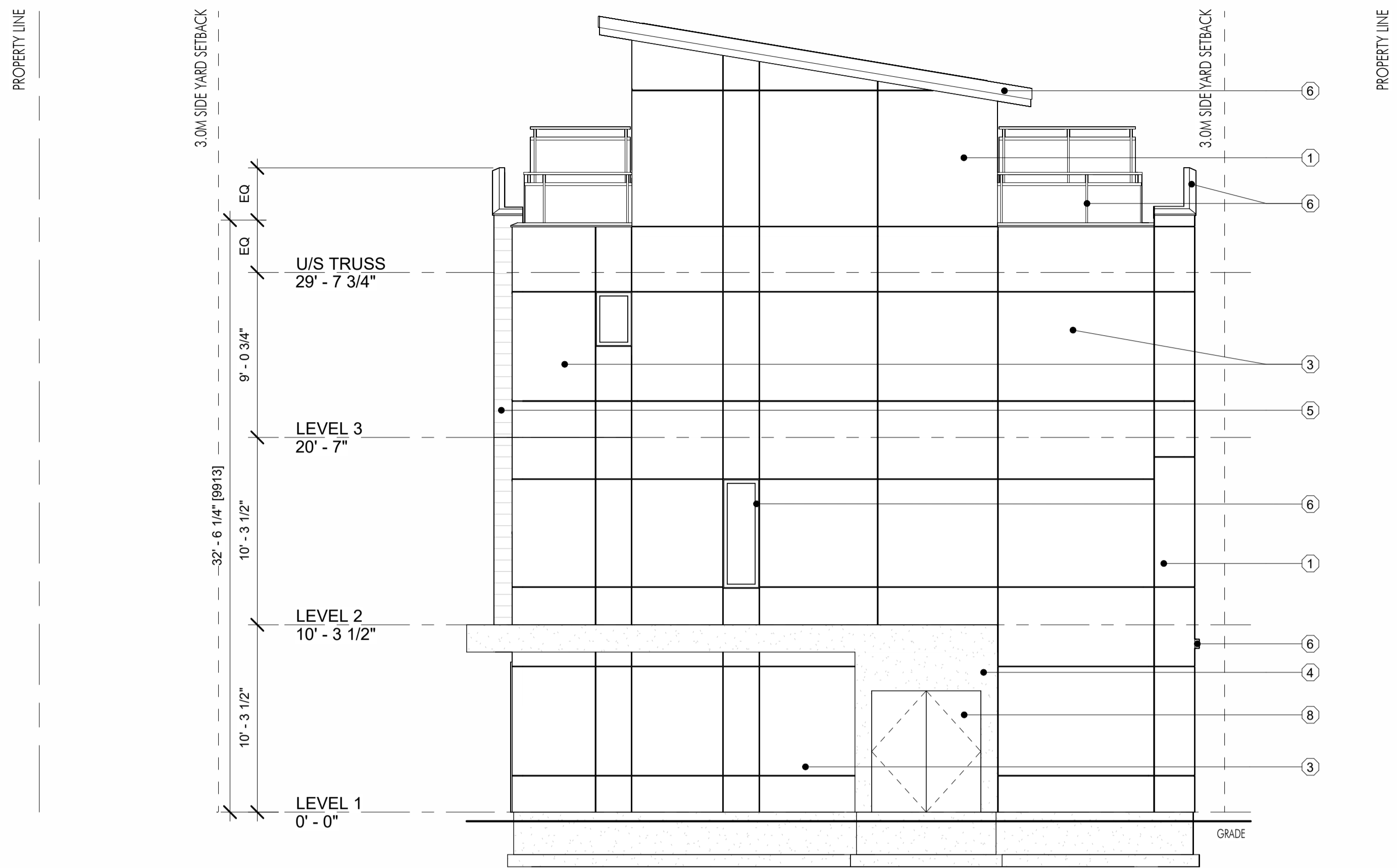
Plot Date
03.21.23

PROJECT
1281 FINDLAY - BUILDING 1

DRAWING TITLE
ELEVATIONS

Drawing No.
A-202



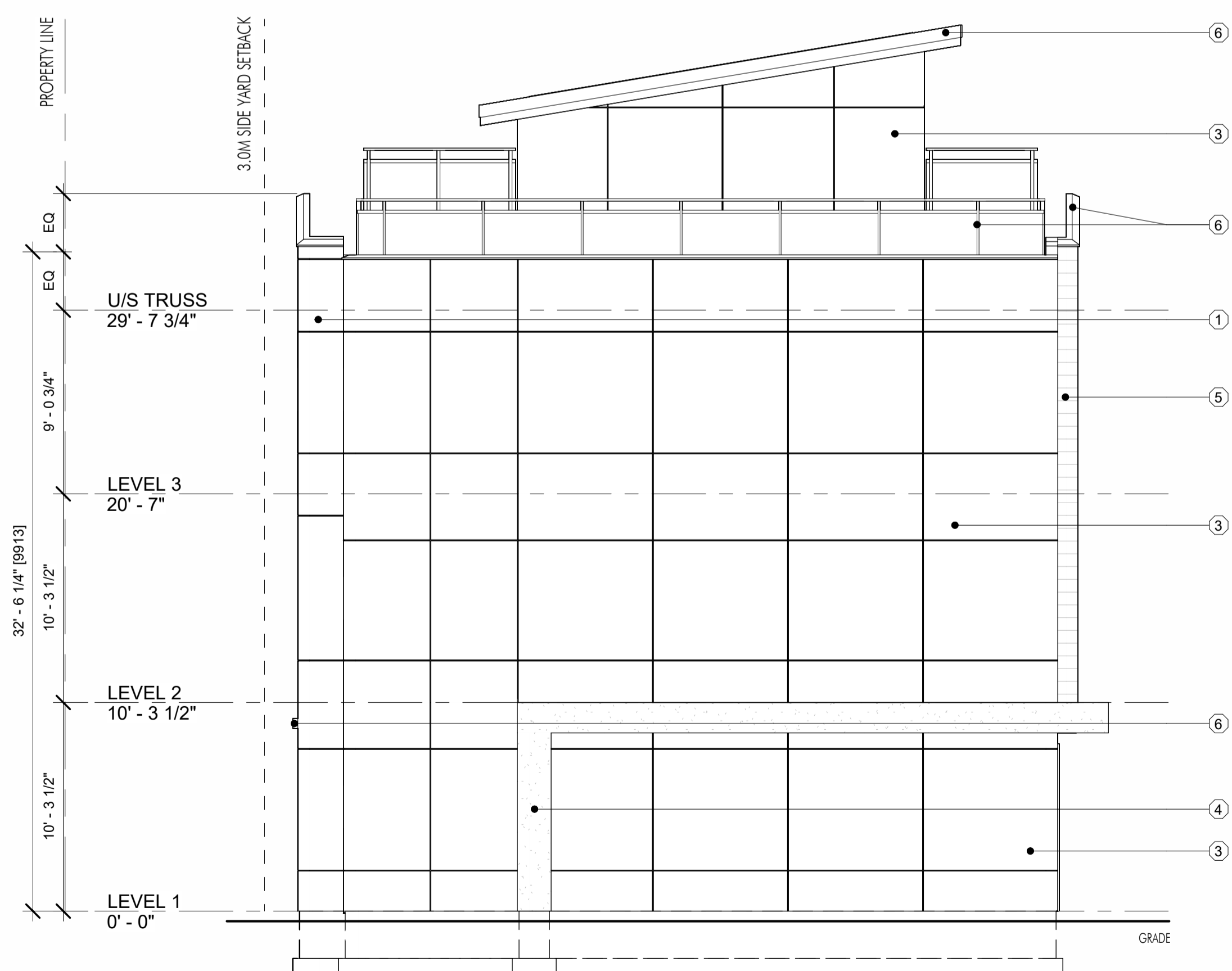


1 BUILDING 2 - WEST ELEVATION
A-200 3/16" = 1'-0"

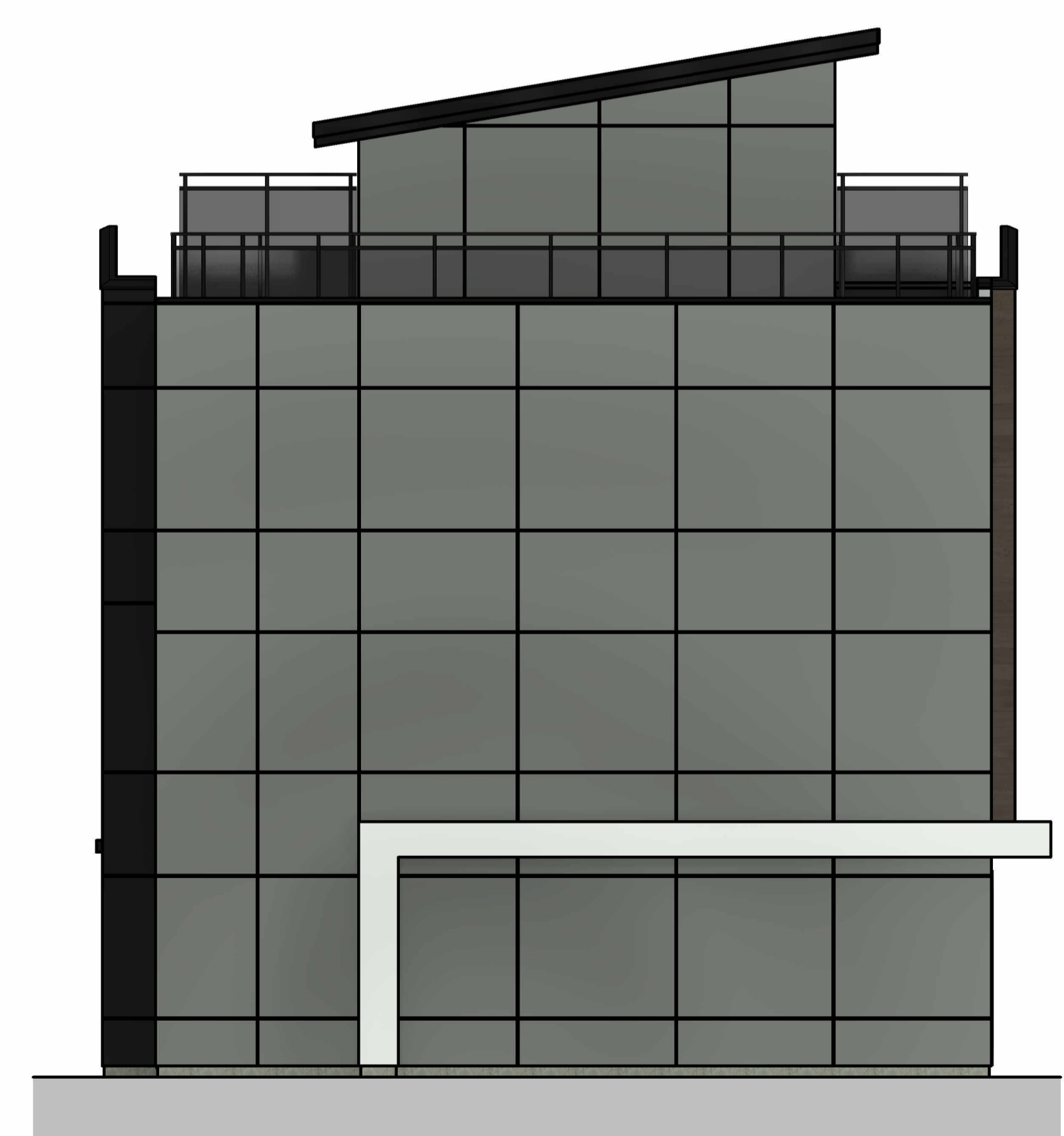
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7		IKO TOUCH-ON: BLACK
8		WHITE DOORS: BENJAMIN MOORE - DISTANT GRAY 2140-70



3 BUILDING 2 - WEST COLOUR ELEVATION
A-200 3/16" = 1'-0"



2 BUILDING 2 - EAST ELEVATION
A-200 3/16" = 1'-0"



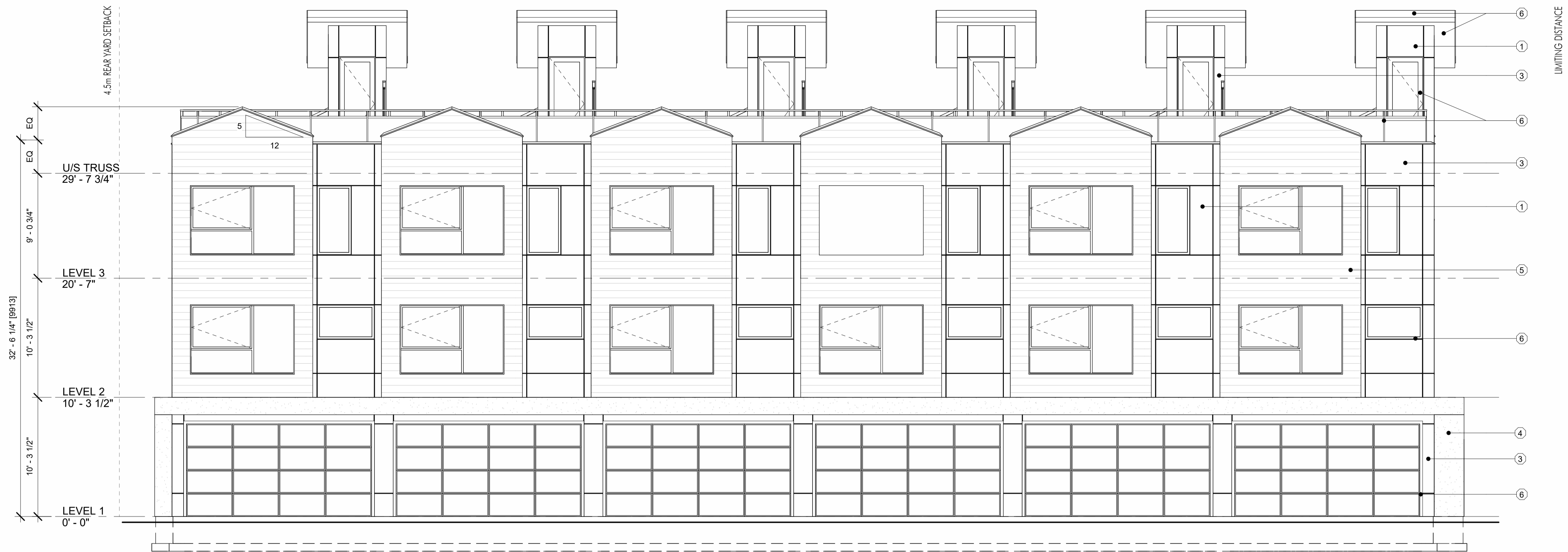
4 BUILDING 2 - EAST COLOUR ELEVATION
A-200 3/16" = 1'-0"

SCHEDULE B
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City of Kelowna
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Revision No., Date and Description

06.15.22	FOR REVIEW
06.24.22	FOR DVP
11.17.22	ADDENDUM NO.1
03.21.23	ADDENDUM NO.1

PROPERTY LINE



1 BUILDING 2 - NORTH ELEVATION
A-201 3/16" = 1'-0"



2 BUILDING 2 - NORTH COLOUR ELEVATION
A-201 3/16" = 1'-0"

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DP22-0168 / DVP22-0169
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials: GA

Plot Date
03.21.23

PROJECT
1281 FINDLAY - BUILDING 1

DRAWING TITLE
ELEVATIONS

Drawing No.
A-201



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1 BUILDING 2 - SOUTH ELEVATION
A-202 3/16" = 1'-0"



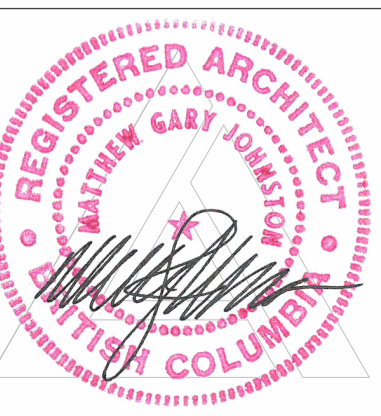
2 BUILDING 2 - SOUTH COLOUR ELEVATION
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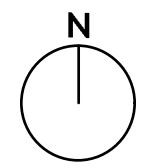
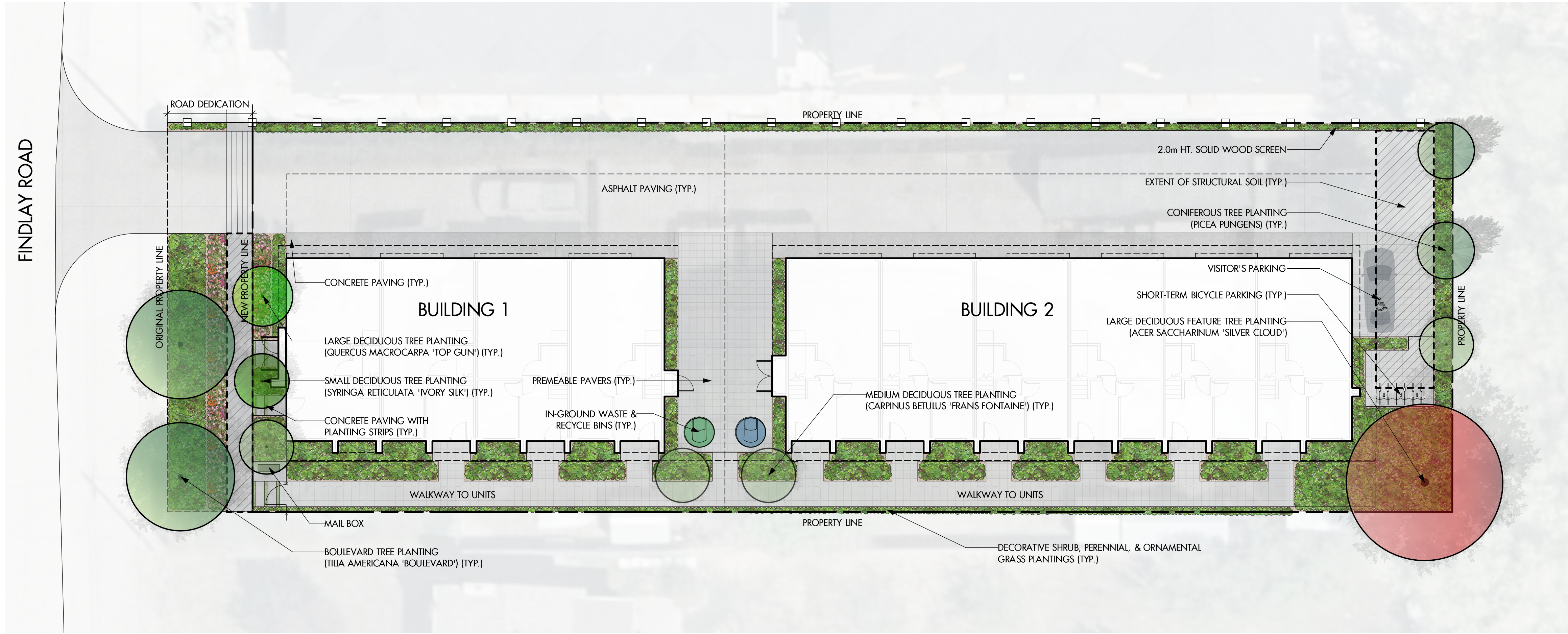
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Plot Date
03.21.23
PROJECT
1281 FINDLAY - BUILDING 1
DRAWING TITLE
ELEVATIONS

Drawing No.
A-202





PROJECT TITLE

**1281 FINDLAY ROAD
MULTIFAMILY**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	22.06.23	Issued for DP
2	22.11.08	Issued for DP
3	22.12.23	Issued for DP
4	23.03.27	Issued for DP
5	23.12.13	Issued for DP

PROJECT NO. 22-0618

DESIGN BY AM

DRAWN BY FH

CHECKED BY FB

DATE DEC. 13, 2023

SCALE 1:150

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L1/2

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARINUM 'SILVER CLOUD'	SILVER CLOUD MAPLE	1	5m CAL
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	5	4m CAL
PICEA PUNGENS	BLUE SPRUCE	2	2.5M HT. MIN.
QUERCUS MACROCARPA 'TOP GUN'	TOP GUN BUR OAK	1	5m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1	3m CAL
TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2	5m CAL
SHRUBS			
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	27	#01 CONT. /1.5M O.C. SPACING
CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	15	#02 CONT. /2.0M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	27	#01 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALCHEMILLA MOLIS	LADY'S MANTLES	30	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	17	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	44	#01 CONT. /0.75M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	44	#01 CONT. /0.75M O.C. SPACING
THYMUS SERPYLLUM 'ELFIN'	ELFIN THYME	68	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE 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. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SCHEDULE C

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City of Kelowna
DEVELOPMENT PLANNING