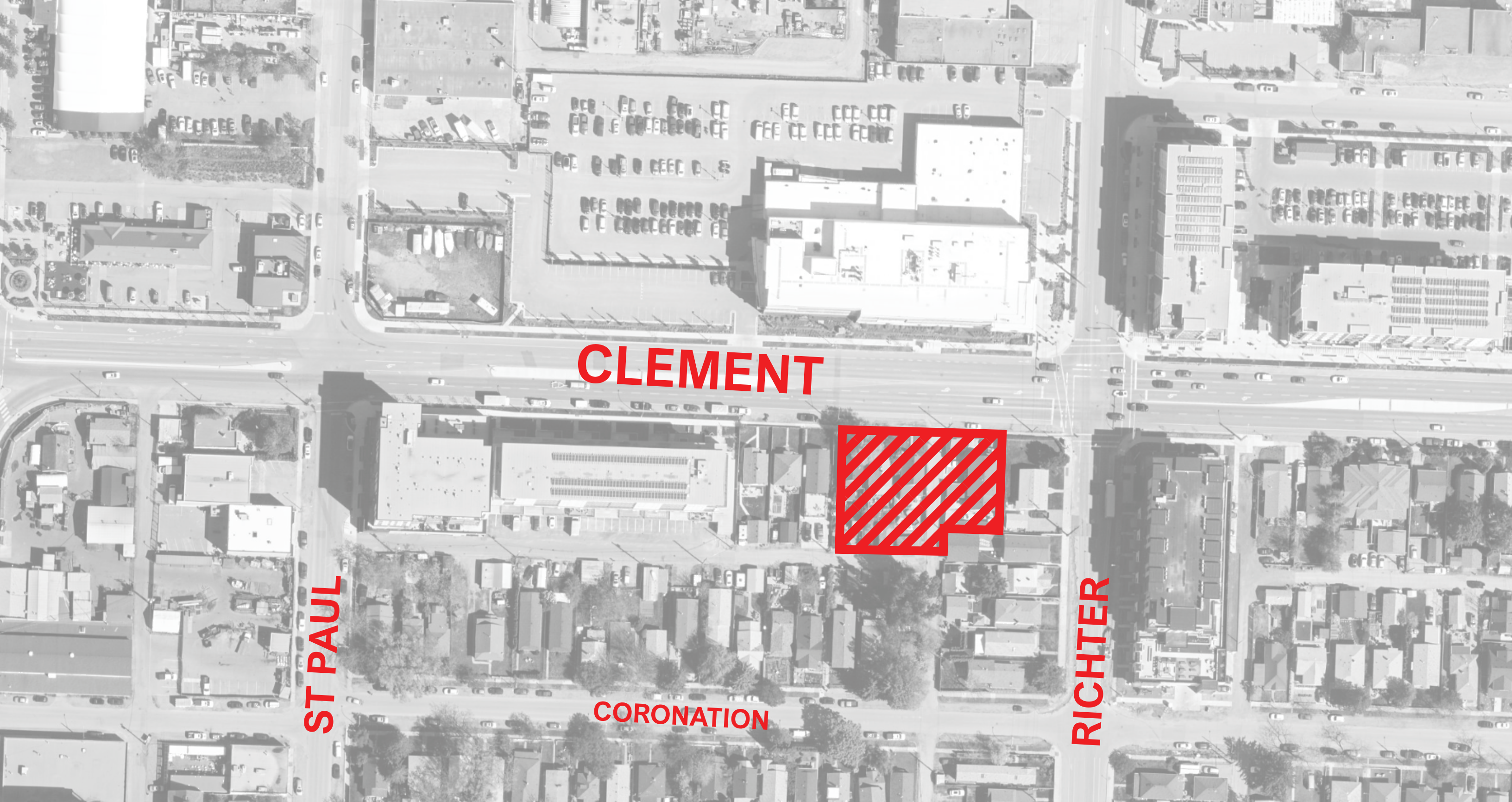


SAVOY ON CLEMENT



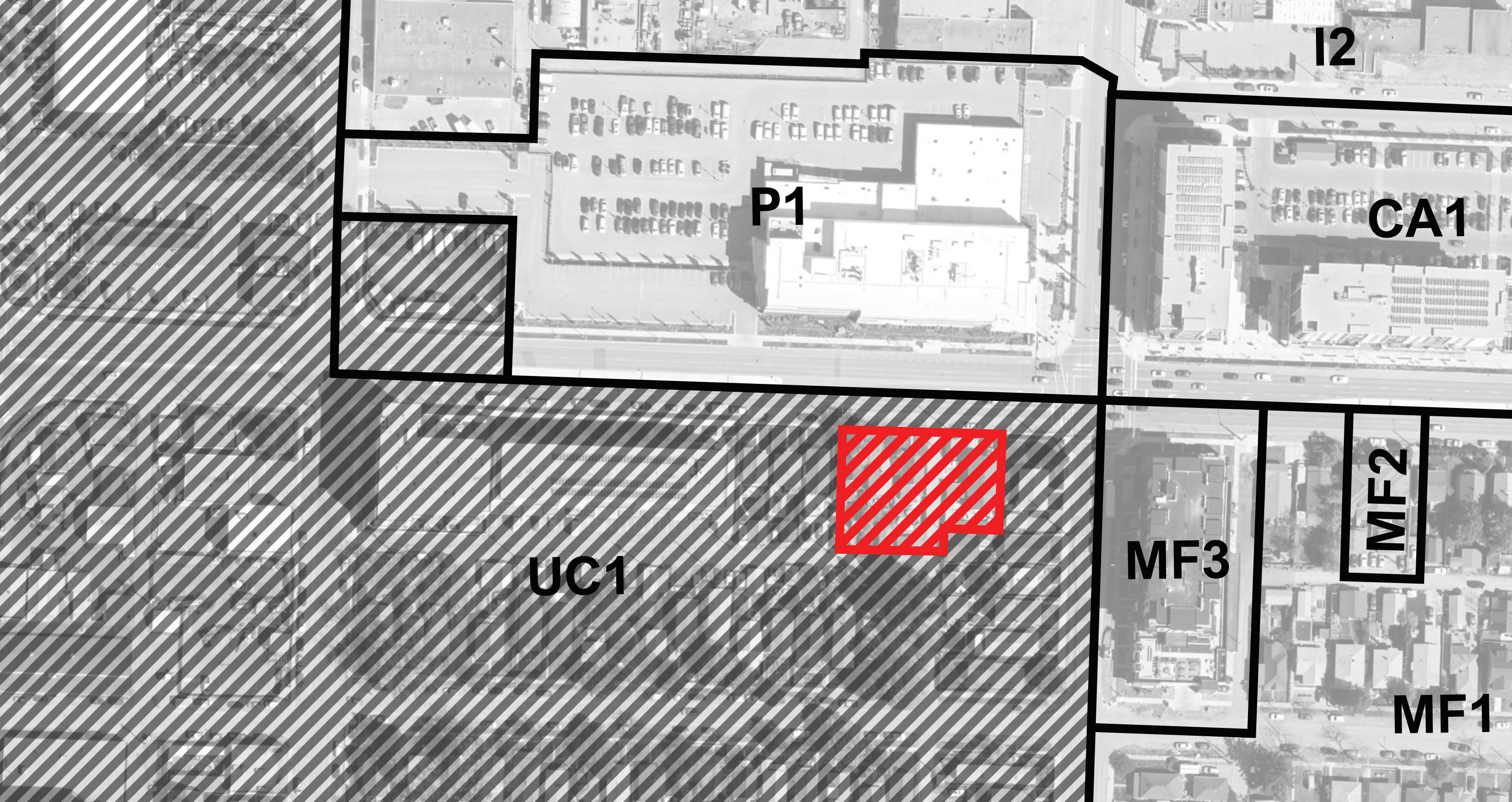
STREET VIEW

SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



CONTEXT

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



I2

P1

CA1

UC1



MF2

MF3

MF1

CONTEXT

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

SAVOY

ON CLEMENT

The building site is located in the transitioning “North End” of Kelowna along Clement Avenue, one of the City’s key transportation arteries. The project is a mid-block site located on the South side of Clement with the nearest intersection being Richter Street. The proposal is to build a 66-unit, 6 level condominium building with street accessed townhomes. The upper 5 storeys of wood-frame construction sit on a double level, partially buried, concrete parking structure accessed off the rear lane and masked behind ground-oriented, street accessed, townhomes and lobby. This site straddles the 12 storey and 6 storey allocation.

The building is designed to reflect the history of the once industrial area while progressing the transition into a more dense, residential, modern neighborhood. This is achieved between both the material pallet selected as well the building form. The material palette

is largely industrial, a throwback to the history of the neighborhood, and applied over a modern form. The concrete, steel corrugated cladding, and brick are offset by rich detail and pattern and softened further by incorporation of warm wood and lush green landscaping. The form is sensitive to the neighboring projects, both present and future, while also creating opportunities for intimate, outdoor spaces. The building step backs incrementally to the west to provide opportunities for views, outdoor space, and will serve as a great neighbor to the future project directly West which will likely be 4-5 stories. To the East the building is partially setback while also allowing for a potential future connection and abutment to a future 6 storey, large footprint, building along Richter Street. Our client is keenly interested in these lots and we are leaving the door open to a future connection. The abutting wall has been incorporated as an architectural feature of the building and is designed to stand

on its own without the future connection or at the very least the short interim between developments. Further to the form, careful attention has been taken to provide appropriate pedestrian scaled design along the busy Clement corridor. The townhomes at grade are buffered by large setbacks and landscaping creating opportunities for vibrant front yards. Floors 2-5 above are pulled towards the street while providing deep, inset, balconies which will provide the private intimacy desired facing a bustling street. By pulling these floors towards the street we are allowing for a greater amenity deck area at the rear or “back yard” as we call it. This area will promote diverse opportunities for social interaction, community gardens and even a dog run.

RATIONALE

SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

ONLY TWO VARIANCES REQUIRED UNDER C7

VARIANCES REQUIRED UNDER UC1:

Section 8.5.6(c).1 – Off-Street Bicycle Parking, Ground-Anchored Long-Term Bicycle Parking

To vary the minimum amount of ground-anchored long-term bicycle parking from permitted **50%** to **38%** proposed

We have provided the correct amount of off-street bicycle stalls to off-set the car parking requirements, but we are shy the ratio of ground oriented. They are supposed to be 50/50.

Table 8.5.1 – Minimum Dimensions for Bicycle Parking, Wall Mounted Rack

To vary the minimum distance between bicycle racks (for racks that accommodate two or more bicycles) from **0.9 m** permitted to **0.8 m** proposed.

This was a similar variance approved of previously for C7.

Section 14.11: UC1 – Commercial and Urban Centre Zone Development Regulations

To vary the required minimum building setback from **3.0 m** permitted to **0.0 m** proposed.

We are shy 47 SQM of outdoor common space due to the new bylaw requirements. This building is located between downtown and the north end with access to parks, beaches and other outdoor facilities. Although we do not meet the min. requirement for outdoor common space, we do meet the total requirement for outdoor amenity space in total.

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

To vary the minimum common amenity space from **264 m²** permitted to **217 m²** proposed.

This was a similar variance from C7 and was approved previously.

Section 14.11 Footnote.2: UC1 – Commercial and Urban Centre Zone Development Regulations

To vary the required minimum upper floor setback for a portion of the building **above 16.0 m** abutting the **east** property line from **4.0 m** permitted to **0.0 m** proposed.

This was a similar variance from C7 and was approved previously.

Section 14.11 Footnote.2: UC1 – Commercial and Urban Centre Zone Development Regulations

To vary the required minimum upper floor setback for a portion-

of the building **above 16.0 m** abutting the **west** property line from **4.0 m** permitted to **3.0 m** proposed.
The first step back located at 3.51 m from the property line to provide immediate privacy to the neighbour to the west. The upper floor setback on the 6th floor is 5.64m which is greater than the required 4m. Due to the floor-floor height proposed, a portion of the 5th floor is within the max 16 m height requirement making this a variance for 0.45 m for a small portion of the building.

VARIANCES

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647 CLEMENT AVE

CITY OF KELOWNA ZONING SUMMARY			
ADDRESS	631, 647, 657, 677 (1/2) CLEMENT AVE.		
CURRENT ZONING	UC1 – DOWNTOWN URBAN CENTRE		
GRADES	EXISTING AVERAGE - FLAT	FINISH AVERAGE - FLAT	
BUILDING HEIGHTS	6 STOREYS		
SITE AREA (sm)	17,955 SQ.FT. (1,668 m2)		
OFF-STREET PARKING	59 (INCLUDING 2 CAR SHARE SPACES)		
TOTAL GFA (RESIDENTIAL)	53,491 SQ.FT. (4,969 m2)		
TOTAL NFA	48,435 SQ.FT. (4,500 m2)		
EFFICIENCY	91%		
F.A.R.	3.3 and 1.8	PROPOSED	2.70
OCP 2040 FUTURE LAND USE	C-NHD 2040 CORE AREA + URBAN CENTRE		
SITE COVERAGE	100%	84%	
INCLUDING IMPERMEABLE SURFACES	100%	100%	
FRONT YARD/FLANKING / SIDE SETBACK	0 M	3.48 M	
MIN. BUILDING STEPBACK - VARIANCE	3 M	0 M	
MIN. REAR YARD	0 M	VARIES	
UPPER FLOOR SETBACKS	3 M ABOVE 4 STOREYS OR 16 M		
MAX HEIGHT	6 AND 12 STOREYS	PROPOSED	6

BUILDING CODE REVIEW		
OCCUPANCY	RESIDENCES: GROUP C	PARKADE: GROUP F3
ARTICLE	3.2.2.50	3.2.2.82
NO. OF STOREYS	6 STOREYS	UNLIMITED
NO. OF STREETS FACING	2	2
MAX. BUILDING AREA	1,800 sm	UNLIMITED
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2		
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOOR	1 HR. (2 HR. RATING ABOVE PARKADE, NO FT RATING REQUIRED)	
WALLS / BEARING STRUCTURE	1 HR. (2 HR. RATING FOR PARKADE)	
ROOFS	1 HR	

PARKING CALCULATIONS			
STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
SMALL SIZE STALL (50% max)	7'-6" (2.3m) min.	15'-9" (4.8m) min.	6'-6" (2.0m) min.
ACCESSIBLE STALL	12'-2" (3.7m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.		
PARKING SUMMARY			
AT GRADE	2 (1 CAR SHARE SPACE PROVIDED)		
PARKADE	57 (1 ACCESSIBLE & 1 VAN-ACCESSIBLE SPACE PROVIDED)		
TOTAL:	59		
PARKING REQUIREMENTS:			
RESIDENTIAL (URBAN CENTRE):			
0.8 stalls/ studio x 20 units		16 stalls	
0.9 stalls/ 1 bedroom units x 29 units		26 stalls	
1.0 stalls/ 2 bedroom units x 17 units		17 stalls	
0.14 stalls/ dwelling unit x 66 units		10 visitor stalls	
		69 stalls	
CAR SHARE INCENTIVE x 1		5 stall reduction (1 space provided at rear lane)	
BIKE STORAGE INCENTIVE x 1		5 stall reduction (see calculations below)	
TOTAL PARKING REQUIRED		59 stalls	
TOTAL PARKING PROVIDED		59 stalls	
TOTAL SMALL CARS W/I COUNT		27 stalls	
BIKE PARKING REQUIREMENTS:			
RESIDENTIAL:		REQ'D	PROVIDED
Bonus Long Term - 1.25 stall/studio, 1 bed		61 stalls	
Bonus Long Term - 1.5 stall/2 bed		25.5 stalls	
TOTAL PARKING REQUIRED		87 stalls	88 stalls (34 Ground Oriented)
Cargo Bicycle Spaces (Ground Oriented)		0 stalls	6 stalls of 88 provided
Short Term - 6 / entrance		6 stalls	6 stalls

CALCULATIONS

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



STREET VIEW

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647 CLEMENT AVE



WALK-UPS

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



PRIVATE DECKS

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647 CLEMENT AVE



SETBACK

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



STEPBACK

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

2025.03.06

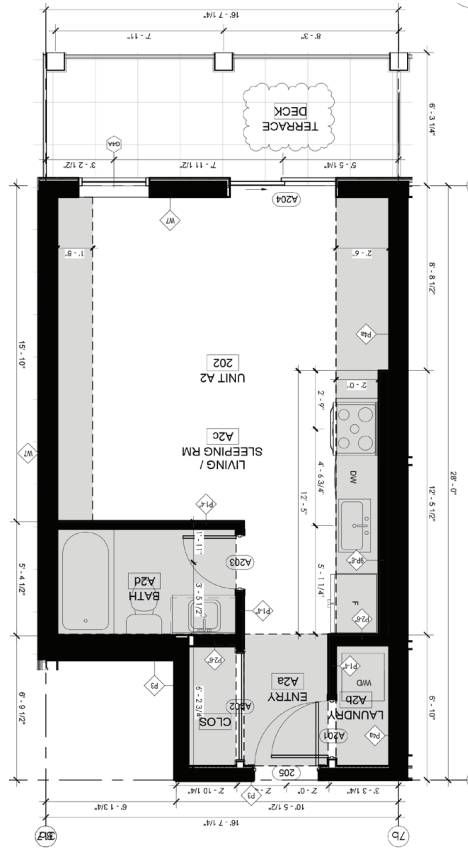
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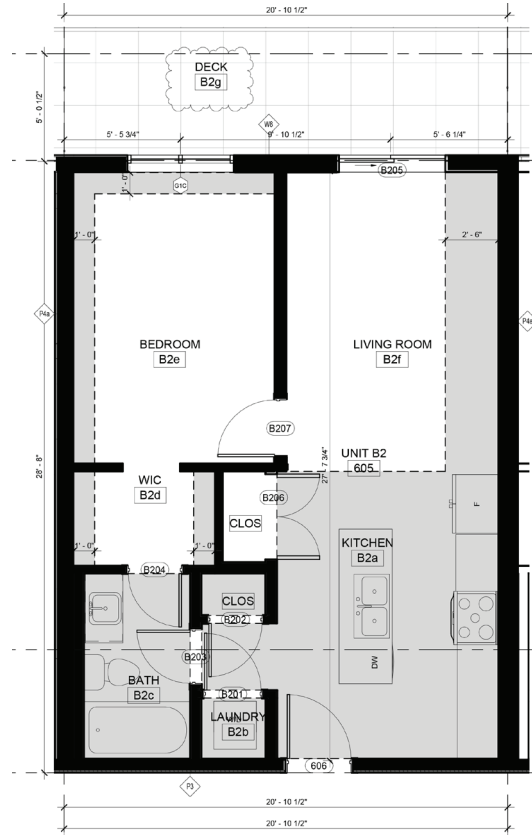
AMENITY SPACE

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

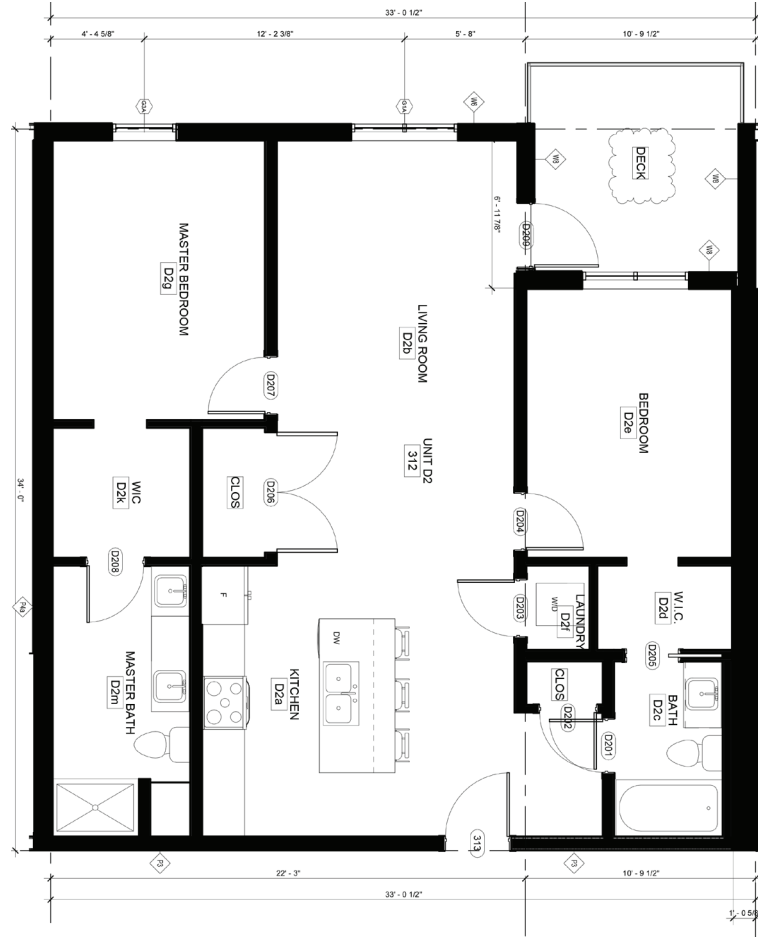
STUDIO



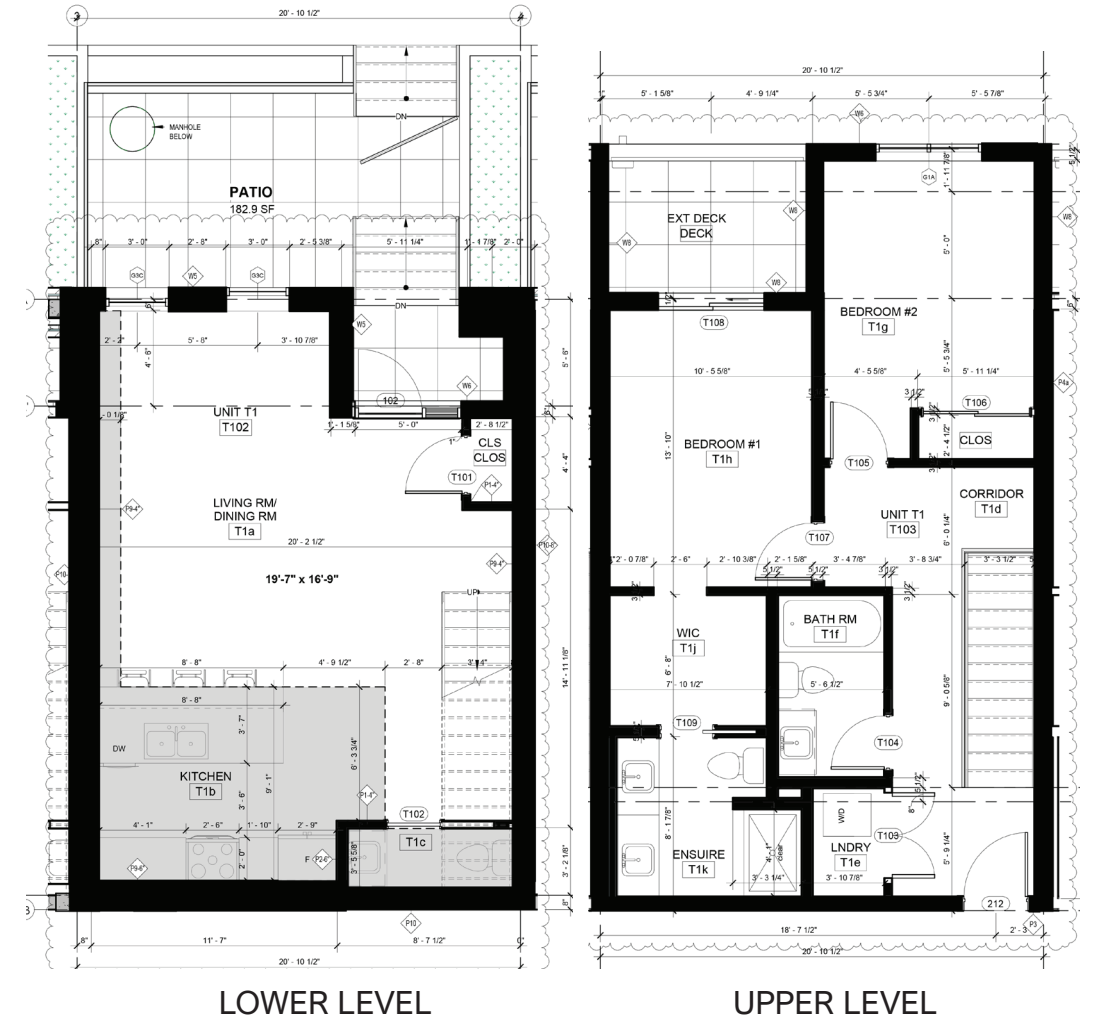
1 BED



2 BED



TOWHOUSE



TOTAL UNIT COUNT: 66

UNITS TYPES

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



NORTH ELEVATION

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RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



NOTICE TO PROCEED WITH CONSTRUCTION (UTILITY)

File: DP21-0150

Street: 647-677 Clement Ave

Authorization to proceed with construction is hereby granted to:

Name of Utility or Irrigation District: FortisBC (Electric)

For the works shown on "Issued for Construction" Drawings:

79-65180330-F1 Rev.2

• Date: September 25, 2024 This Notice expires one year from date issued.

• Check the following (all must be completed):

- Alignment approved by the City
- Utility Confirmation Form provided (Contractor information, workmanship assurance)

• Consulting Engineer: Primary Engineering
Contact: Michael Johnson
Phone No.: 250-878-0524

Email: cabcdistproj@fortisbc.com

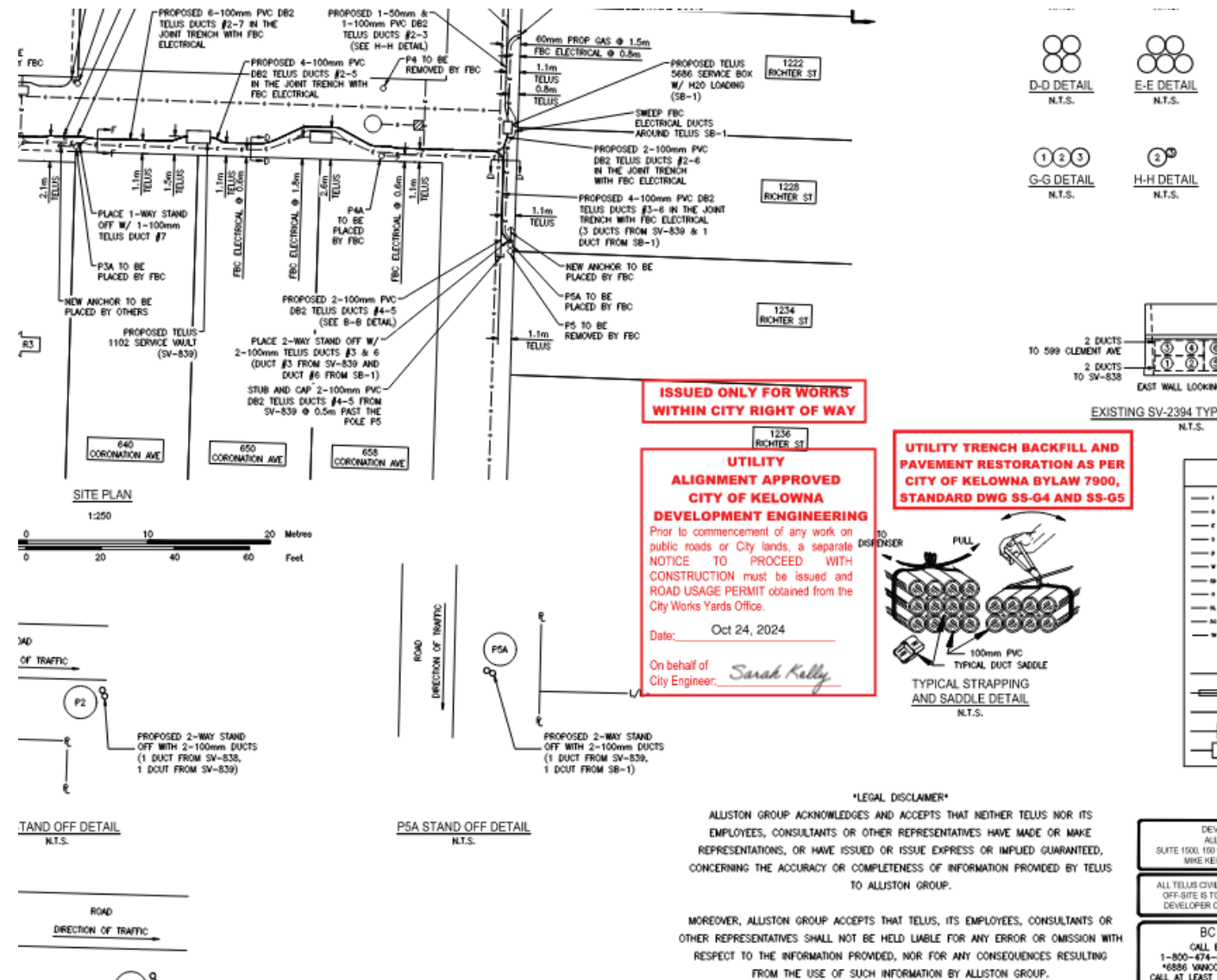
• Contractor: Supplied by developer

• **Special Conditions:**

1. The contractor is required to obtain a ROAD USAGE PERMIT prior to commencing construction.
2. Approval is limited to the off-site works only within the public Right of Way.
3. Lane and driveways must be restored to existing or better condition.
4. Coordination required with development related works for 647 Clement Ave & 620 Coronation Ave. Must ensure no conflict between electrical ducts and new storm infrastructure being installed with development.
5. Temporary surface restoration work is required for all asphalt work done between November 1 and March 31 that requires asphalt restoration. Temporary concrete will be required: 150mm thick for arterial roads and 100mm thick for local roads, both with 32 MPa strength at 28 days.

Sarah Kelly on behalf of
Nelson Chapman, P.Eng.
Development Engineering Manager

SK



AUTHORIZATION TO COMMENCE WORK

SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE



On Jul 23, 2024, at 2:16 PM, Jeff van Leenen <jdvanleenen@fifthaveproperties.com> wrote:

Hi Shanna,

Thanks for your email.

As I see it there are two issues here. I am hoping that we can address each one individually.

First, we would like to come to an agreement where we remove the fence and then replace it with a wood or vinyl fence (whichever you choose) at our cost and also have access to your property from time to time as we work on constructing the building. I can assure you once we have completed the work on the building wall facing your property, we will complete the fence. In addition to the new fence, we would like to put up a safety fence on your property. We would like to move forward with this agreement separate from the damage to the house.

Second, we are also prepared to repair any damage to your property caused by the construction of the building. We would like to have someone out to look at the damage and document what needs to be completed. Unfortunately, Richard was unable to contact you right away, but he will be back on Monday and we are hoping to organize a time then to meet up. Do you have a time on Monday that would work? Let me know and I will help organize. The first step with this, is to have us walk through the property with you to assess and document the damage and then we can develop a plan to do the repairs. You mentioned that you have photos from the construction of the police building, could you please provide these so we can have those when we go through the walkthrough.

Johannes is still interested in meeting with Ryan to discuss the purchase of your property. Can we organize a time this week to meet for coffee?

Thanks,

Jeff van Leenen
ESTIMATING MANAGER - CALGARY / KELOWNA

Email to Shanna: “July 23, 2024 Fifth Avenue response to neighbor, requesting meeting to address concerns.”

From: Fraser Campbell <fcampbell@fifthaveproperties.com>
Sent: Tuesday, November 12, 2024 5:15 PM
To: ryan@whittlemortgages.com
Cc: Johannes van Leenen <jdvanleenen@fifthaveproperties.com>
Subject: Update - Savoy Construction and Neighbor Property Repairs

Hi Ryan,

I appreciate your time on the phone on Friday last week as we discussed the situation related to our construction work at 647 Clement Avenue, adjacent to your property.

I've spoken with Johannes and have the commitment as per below.

- Damaged to the building potentially related to construction activities are in process with the insurance providers. There are no changes since the discussion with yourself and Johannes.
- Damage to the existing driveway and fence we will be replaced in full at 5th Avenue's direct expense, at your convenience. The construction work will continue in this laneway until approximately November 30th, 2024. Please let us know a window of time and we will complete the repair. We recommend the driveway replacement is done in the spring when temperatures are warmer. It takes longer for concrete to cure to design strength in cold weather. However, we will repair whenever it works for you and do the best job possible given the weather conditions (i.e. hoarding with insulated tarps).

We will replace the fence and driveway with a quality that meets or exceeds the existing conditions. Please send us a photo, or specifications of the type of fence you would like. Similar, please confirm if you would like the driveway to be different than existing. Currently the driveway is concrete with broom finish which provides good texture and anti-slip properties. Control joints would be cut in approximately 10' x 10' grid to match existing, and be poured at 5 inches thick and using standard exterior grade concrete mix.

We also discussed the Telus communications and FortisBC electrical infrastructure changes that we are currently installing in the back alley. Please see attached our "Notice to Proceed" construction drawings for the service providers. The Telus drawing is sheet 3 of 4. The Fortis drawing is sheet 4 of 5. Note that this work required likely has an additional impact on your driveway, as developer we are committed to repairing your driveway temporarily at our own expense if required before the full replacement. Note that some scope is not scheduled or completed by our construction team. Telus and FortisBC will have their own construction crews who are scheduled by their dispatch, they will communicate with you and other neighbors directly for the work they perform.

We appreciate you working with us during the construction period. If you have any questions or concerns, please let me know.

Thanks, and have a great evening,

Fraser Campbell, PMP
PROJECT MANAGER

Email to Ryan: “November 12, 2024 Email to owner with commitment to fix damages.”

On Oct 3, 2024, at 8:13 AM, Chris Lockwood <Chris.Lockwood@crawco.ca> wrote:

Shanna, we are the independent insurance adjusters engaged to investigate the referenced incident on behalf of Fifth Avenue Homes Inc.'s Commercial General Liability (CGL) insurers.

RE: Policy Number: 501426795

We understand that a third-party property, situated adjacent to the Savoy project site, has sustained certain damages allegedly in connection with construction activities.

As we have received only high-level information from insurers at this juncture, we would like to discuss the matter with you at your convenience.

It is recommended that no admission of liability is tendered on behalf of / or by Fifth Avenue Homes Inc. to any third-party including contractors and / or sub-contractors involved with the construction project.

In the interim, we look forward to your comments and to any questions that you may have regarding the foregoing.

Chris Lockwood, CIP

International Executive General Adjuster – Global Technical Services

M 778-444-9866

E chris.lockwood@crawco.ca

W www.crawco.com

A 220- 4259 Canada Way, Burnaby BC V5G 1H1

Crawford & Company

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Open Claim: “October 3, 2024 Email from insurance to neighbor opening claim.”

CORRESPONDENCE

SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE

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2025.03.06



From: Chris Lockwood <Chris.Lockwood@crowco.ca>
Sent: December 13, 2024 12:24 PM
To: Jamie Renaud <jrenaud@fifthaveproperties.com>
Cc: Fraser Campbell <fcampbell@fifthaveproperties.com>; Scott Stevens <ssstevens@steerinsurance.com>
Subject: RE: Fifth Avenue Homes Inc. / Savoy On Clement / DOL May 14, 2024 / Crawford 4020214

Jamie, following up respecting the project status and if you have had any further contact with the claimant.

To date, we have spoken with Shanna Kennedy and understand that she has engaged her property insurers and also an engineer. If you receive any information from Shanna, or any other potential third-party claimants, please direct them to my attention.

In the interim, we look forward to your comments and to any questions that you may have.

Chris Lockwood, CIP
International Executive General Adjuster – Global Technical Services
M 778-444-9866
E chris.lockwood@crowco.ca
W www.crowco.com
A 220- 4259 Canada Way, Burnaby BC V5G 1H1
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Email from Insurance: “December 13, 2024 Email from insurance acknowledging lack of communication from neighbor.”

From: Chris Lockwood <Chris.Lockwood@crowco.ca>
Sent: February 21, 2025 2:08 PM
To: Scott Stevens <ssstevens@steerinsurance.com>; Jamie Renaud <jrenaud@fifthaveproperties.com>
Subject: Re: Fifth Avenue Homes Inc. / Savoy On Clement / DOL May 14, 2024 / Crawford 4020214

Scott, nothing further on our end. How is the project going?

Chris Lockwood, CIP
International Executive General Adjuster

M 778-444-9866
E chris.lockwood@crowco.ca
W www.crowco.com
A 220- 4259 Canada Way, Burnaby BC V5G 1H1

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From: Scott Stevens <ssstevens@steerinsurance.com>
Sent: Friday, February 21, 2025 10:32:34 AM
To: Chris Lockwood <Chris.Lockwood@crowco.ca>; Jamie Renaud <jrenaud@fifthaveproperties.com>
Subject: RE: Fifth Avenue Homes Inc. / Savoy On Clement / DOL May 14, 2024 / Crawford 4020214

Hi Chris,

Hope the week went well.

Have you heard anything further on this?

Email between insurance: “February 21, 2025 still no communication from neighbors.”

CORRESPONDENCE

SAVOY ON CLEMENT
RESIDENTIAL DEVELOPMENT
647 CLEMENT AVE