
CITY OF KELOWNA
MEMORANDUM

Date: October 17, 2016
File No.: DP16-0252
To: Community Planning (TB)
From: Development Engineering Manager (PI)
Subject: 600 Boynton Place Development Permit for Form and Character (RM4)

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of the proposed 7 Townhomes. (RM4 600 Boynton Place)

The proposed development is within Strata Lot CP, Plan K3850

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.



Ryan O'Sullivan
Development Engineering Technologist


Development Engineering Manager
(initials)

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0252

Issued To: 0725353 BC Ltd Inc No. BC0725353
Site Address: 600 Boynton Place
Legal Description: Lot A, Section 31, Township 26, ODYD, Plan KAP91474 Except Plan KAS3850 (Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10)
Zoning Classification: RM4 – Transistional Low Density Housing
Development Permit Area: Comprehensive – Multi-Family Housing

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. DP16-0252 for Lot A, Section 31, Township 26, ODYD, Plan KAP91474 Except Plan KAS3850 (Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10), located at 600 Boynton Place, Kelowna, BC to allow the construction of 7 townhomes be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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 \$_____ OR
- b) A Certified Cheque in the amount of \$_____ OR
- c) An Irrevocable Letter of Credit in the amount of \$_____.

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.

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.**



PROPERTY DESCRIPTION

CNIC: 600 Baynton Place, Kelowna, BC
LEGAL: REM A. PLAN KAP91474

ZONING CALCULATIONS:

CURRENT: City of Kelowna RM4 Zoning

CURRENT:

SITE INFORMATION:

UP UNTIL BUILDING 14:

Gross Site Area = 224,645 (20,870 sqm)
 Allowable Building Site Coverage (50%) = 112,323 sq.ft.
 Allowable Site Coverage including Building/Parking/Driveways (60%) = 134,787 sq.ft.

Building Site Coverage = 64,950 sq. ft. (29%)
 Road/Driveway/Parking = 58,857 sq. ft. (26%)
 Total Site Coverage = 123,807 sq. ft. (55%)
 Net building area = 127,584 sq. ft. (11,900 sqm)

INCLUDING BUILDING 15:

Gross Site Area = 224,645 (20,870 sqm)
 Allowable Building Site Coverage (50%) = 112,323 sq.ft.
 Allowable Site Coverage including Building/Parking/Driveways (60%) = 134,787 sq.ft.

Building Site Coverage = $64,950 \text{ sq. ft.} + 6,811 \text{ sq. ft.} = 71,761 \text{ sq. ft. (32\%)}$
 Road/Driveways/Parking = $58,857 \text{ sq. ft.} + 3,746 \text{ sq. ft.} = 62,603 \text{ sq. ft. (28\%)}$
 Total Site Coverage = $123,807 \text{ sq. ft.} + 10,557 \text{ sq. ft.} = 134,364 \text{ sq. ft. (60\%)}$

F.A.R. with multiplier (0.715) = 160,621 sq. ft. (14,922 sqm)

Max. Height = 13m (42.7 ft) or 3 storeys

Net building area = 139,269 sq. ft. (12,939 sqm)
(see calculations below)
#height = 2 stories

Yard setbacks:	4.5m (14.75 ft)	Yard setbacks:	front yard •
front yard •	4.5m (14.75 ft)	side yard •	4.5m (14.75 ft)
side yard •	4.5m (14.75 ft)	rear yard •	7.5m (24.63 ft)
rear yard •	7.5m (24.63 ft)		

Yard setbacks:	N.A.
front yard •	4.5m (14.76 ft)
side yard •	7.5m (24.63 ft)
rear yard •	

RESIDENTIAL UNIT CALCULATIONS:

Site	Type and Quantities	Total Unit Count
02	TYPE A 1,659 sq.ft.	1,659 sq.ft.
07	TYPE B 1,659 sq.ft.	1,659 sq.ft.
	Floor areas:	
	Building 1	9,857 sq.ft.
	Building 2	1,888 sq.ft.
	Building 3	18,948 sq.ft.
	Building 4	8,926 sq.ft.
	Building 5	6,134 sq.ft.
	Building 6	1,888 sq.ft.
	Building 7	4,986 sq.ft.
	Building 8	6,234 sq.ft.
	Building 9	6,234 sq.ft.
	Building 10	6,269 sq.ft.
	Building 11	6,476 sq.ft.
	Building 12	6,476 sq.ft.
	Building 13	7,589 sq.ft.
	Building 14	6,146 sq.ft.
	Building 15	1,659 sq.ft.
	Grand finished floor areas:	139,269 sq.ft.

Parking Requirements :

Parking Requirements :

Residentiel:
2 par 3 Redstone

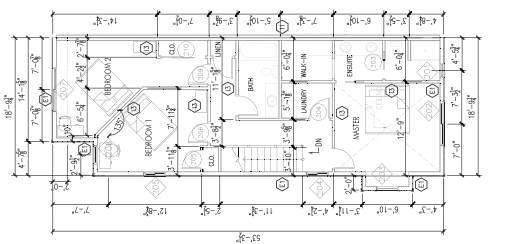
3 Bedroom homes 7 X 2 =

Visitor stalls provided at 1 per 7 dwelling units =

Bike Parking:

Required Class 1 (1/24/2004) =
Provided Class 1 (1/24/2004) =

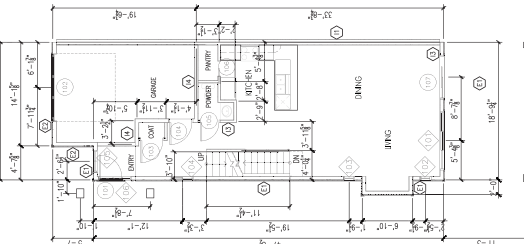
Provided Class 2=



DOOR		SIZE		NOTES
MARK	WD	HGT		
101	10	5	101	101
102	10	5	102	102
103	10	5	103	103
104	10	5	104	104
105	10	5	105	105
106	10	5	106	106
107	10	5	107	107
108	10	5	108	108
109	10	5	109	109

MARK	SIZE		Sill Height
	WIDTH	HEIGHT	
101	8'-0"	5'-0"	2'-0"
102	8'-0"	4'-0"	2'-0"
103	8'-0"	3'-0"	2'-0"
104	8'-0"	4'-0"	3'-0"
105	8'-0"	4'-0"	4'-0"
106	8'-0"	4'-0"	5'-0"

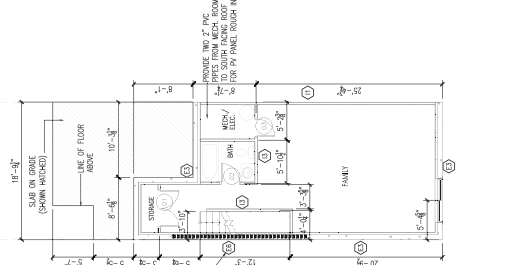
DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING	+2'-1/2"	+2
FOLD:	+1'-1/2"	+1'-1/4"
PASS (WITH GLASS DOORS)	+1'-1/2"	+1'-1/4"
PASS (WITHOUT GLASS)	+1'-1/2"	+000



DOOR		NOTES
MARK	SIZE	
WD	HGT	
1	2	
3	4	
5	6	
7	8	
9	10	
11	12	
13	14	
15	16	
17	18	
19	20	
21	22	
23	24	
25	26	
27	28	
29	30	
31	32	
33	34	
35	36	
37	38	
39	40	
41	42	
43	44	
45	46	
47	48	
49	50	
51	52	
53	54	
55	56	
57	58	
59	60	
61	62	
63	64	
65	66	
67	68	
69	70	
71	72	
73	74	
75	76	
77	78	
79	80	
81	82	
83	84	
85	86	
87	88	
89	90	
91	92	
93	94	
95	96	
97	98	
99	100	

WIDTH	WIDTH	HEIGHT	SHIRT HEIGHT
1	6-8"	2'-6"	5'-6 3/4"

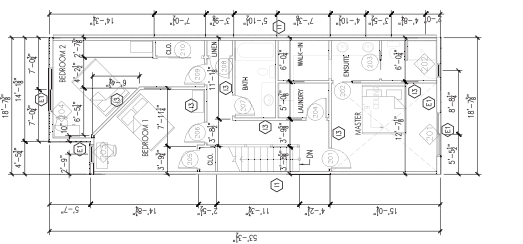
FOR MORE UPDATES, VISIT WWW.PENNS.EDU/SCHEDULE



UNIT TYPE A
SECOND FLOOR PLAN
1/8" = 1'-0"
AREA: 926 SF

UNIT TYPE A
FIRST FLOOR PLAN
1/8" = 1'-0"
AREA:
FINISHED: 779 SF

UNIT TYPE A
BASEMENT PLAN
1/8" = 1'-0"
AREA: 701 SF

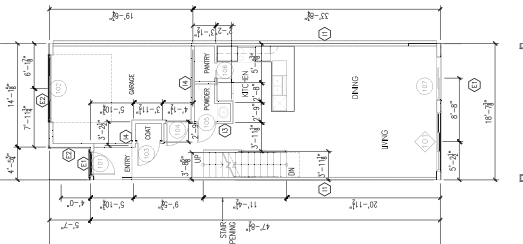
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MARK	SIZE		Sill Height
	WIDTH	HEIGHT	
101	8'-0"	5'-0"	2'-0"

DOOR ROUGH OPENINGS AS FOLLOWS (CONFORM WITH SUPPLIER):

-FOLD: +1-1/2" +1-1/2" +1-1/4" +0 (DOOR W/OUT CLASS)
 -PASS (WITH CLASS DOORS): +1-1/2" +1-1/2" +1-1/4" +0 (DOOR W/OUT CLASS)
 -PASS (WITHOUT CLASS): +1-1/2" +1-1/2" +1-1/4" +0 (DOOR W/OUT CLASS)

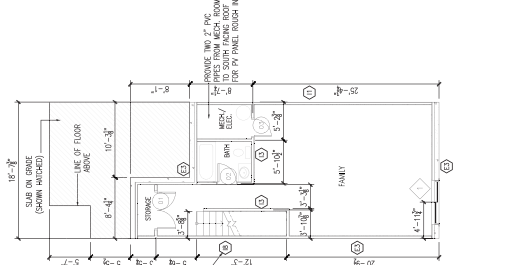
WINDOW ROOF OPENINGS
 REFER TO MANUFACTURER'S WINDOW SCHEDULE



DOOR SCHEDULE		NOTES
MARK	SIZE WD HGT	
1	3'-0" x 7'-0"	
2	3'-0" x 7'-0"	
3	3'-0" x 7'-0"	

	WIDTH	HEIGHT	ADDITIONAL WEIGHT
1	6"-8"	2'-6"	5'-6 3/4"

APPENDIX 1 SCHEDULE TO MANUFACTURER'S WINDOW SCHEDULE



UNIT TYPE B
SECOND FLOOR PLAN
6
7/8" = 1'-0"
AREA: 906 SF

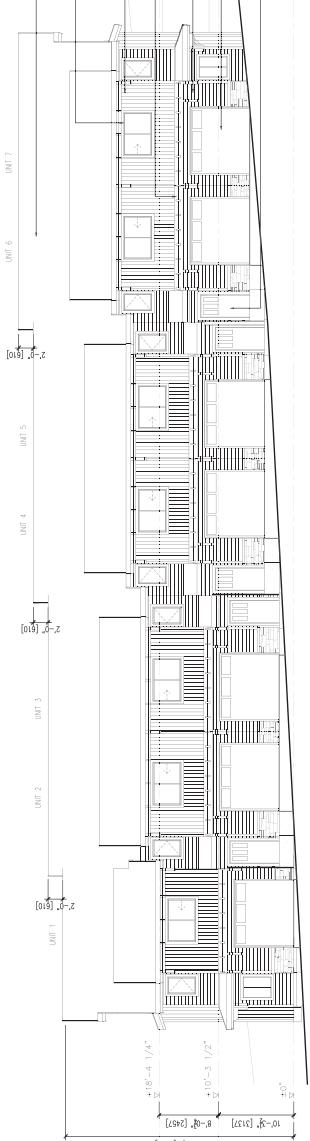
UNIT TYPE B
FIRST FLOOR PLAN
1/8" = 1'-0"
AREA:
FINISHED: 758 SF
UNFINISHED: 0.00 SF

UNIT TYPE B
BASEMENT PLAN
4
7/8" = 1'-0"
AREA: 695 SF

Planner Initials **TB**

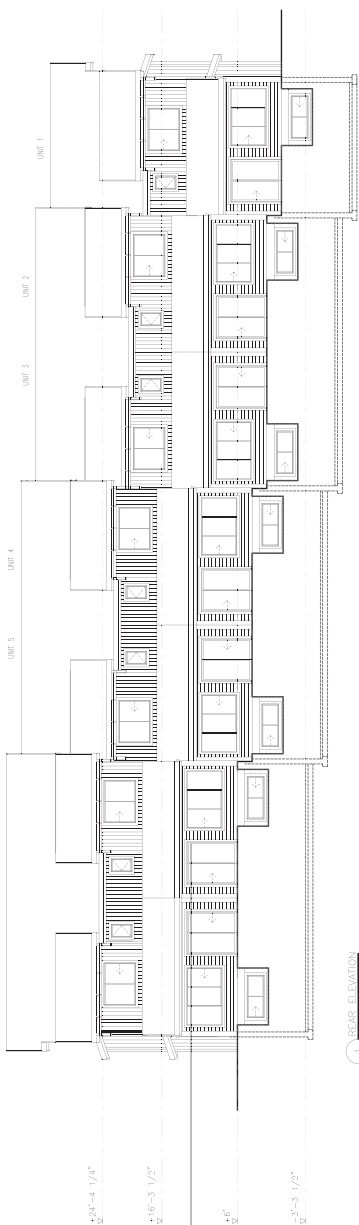
30 YEAR FIRE-RESISTANT MATERIALS:
ASPHALT SHINGLE ROOFING (OR
OWNER-APPROVED ALTERNATIVE)
VINYL WINDOWS
FIBRE CEMENT BOARD
BOARD AND BATT INSULATION
SMART BOARD TEXTURED TRIM
AT BUILT-IN COUNTERS
FIBRE CEMENT BOARD AT
FIBRE CEMENT WALLS
HORIZONTAL SING
PRE-FIN INSULATED METAL
CANOE DOOR
STEEL SPACE FRAMELESS
ENTRY DOOR SYSTEM

REFER TO INTERIOR DESIGN
DRAWINGS FOR FLOOR AND
MATERIAL SELECTIONS

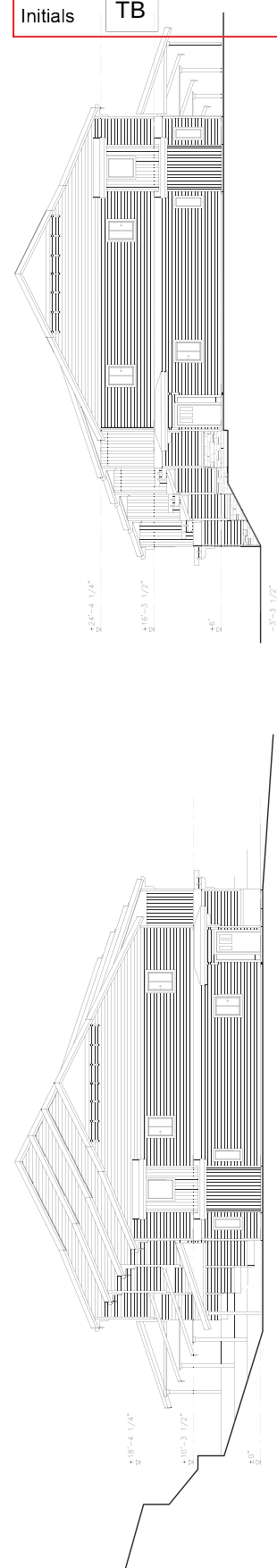


UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7
459.32 m U/S TRUSS FIN. SECOND	459.32 m U/S TRUSS FIN. SECOND	459.32 m U/S TRUSS FIN. SECOND	459.32 m U/S TRUSS FIN. SECOND	459.32 m U/S TRUSS FIN. SECOND	459.32 m U/S TRUSS FIN. SECOND	459.32 m U/S TRUSS FIN. SECOND
459.32 m FIN. ENTRY	459.32 m FIN. ENTRY	459.32 m FIN. ENTRY	459.32 m FIN. ENTRY	459.32 m FIN. ENTRY	459.32 m FIN. ENTRY	459.32 m FIN. ENTRY
459.32 m FIN. SLAB	459.32 m FIN. SLAB	459.32 m FIN. SLAB	459.32 m FIN. SLAB	459.32 m FIN. SLAB	459.32 m FIN. SLAB	459.32 m FIN. SLAB

1. ELEVATION



1. ELEVATION



3. ELEVATION

4. ELEVATION



VIEW FROM THE NORTH EAST LOOKING SOUTH



VIEW FROM THE SOUTH EAST LOOKING NORTH



VIEW FROM THE SOUTH WEST LOOKING NORTH

ASPHALT SHINGLES
(CAMBRIDGE, WEATHERWOOD
ARCHITECTURAL SERIES,
by KO)

SMART BOARD TRIM
(COLOUR: WHITE)

VERTICAL HARDI SIDING
(COLOUR: SAIL CLOTH
hardi colour plus)

HARDI PLANK
(COLOUR: KHAKI BROWN
hardi colour plus)

CULTURED STONE
(WOLFE CREEK, SOUTHERN
LEDGESTONE by cultured stone)

WHITE VINYL WINDOWS

INSULATED FIBREGlass ENTRY
DOOR (GL COAT - STAIN TO
MATCH OLD MASTERS SPECIAL
WALNUT

INSULATED, METAL GARAGE DOORS
(COLOUR: WHITE)

