

DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT



**APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0043/
DEVELOPMENT VARIANCE PERMIT NO. DVP17-0044**

Issued To: Ca'Solare Developments Inc., Inc.No. BCo882697
Site Address: 4760 Lakeshore Road
Legal Description: Lot 1 Section 25 Township 28 Similkameen Division Yale District Plan KAP86852
Zoning Classification: RM3 – Low Density Multiple Housing
Development Permit Area: Multiple Unit Residential

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 Council authorizes the issuance of Development Permit No. DP17-0043 for Lot 1 Section 25 Township 28 Similkameen Division Yale District Plan KAP86852, located at 4760 Lakeshore Rd, Kelowna, BC to allow the construction of a multi-family building 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;

AND THAT Council authorizes Development Variance Permit No. DVP17-0044 to vary the following sections of Zoning Bylaw No. 8000, as shown on Schedule "A":

Section 7.5.9: Landscaping and Screening - Fencing and Retaining Wall Regulations

To vary the maximum height of retaining walls on residential lots from 1.2m permitted to 3.0m proposed.

Section 13.9.6(c): RM3 – Low Density Multiple Housing Development Regulations

To vary the maximum height from 3 storeys permitted to 4 storeys proposed and from 10m permitted to 17.2m proposed.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 13, 2017;

AND THAT Covenant No. LB166374, an affordable housing agreement, be discharged from title;

AND THAT a Restrictive Covenant be registered on title for the establishment and maintenance of the 15m agricultural buffer in accordance with Schedule "C".

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

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 Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$_____ OR
- b) 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. 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.
- b) 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.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

Date

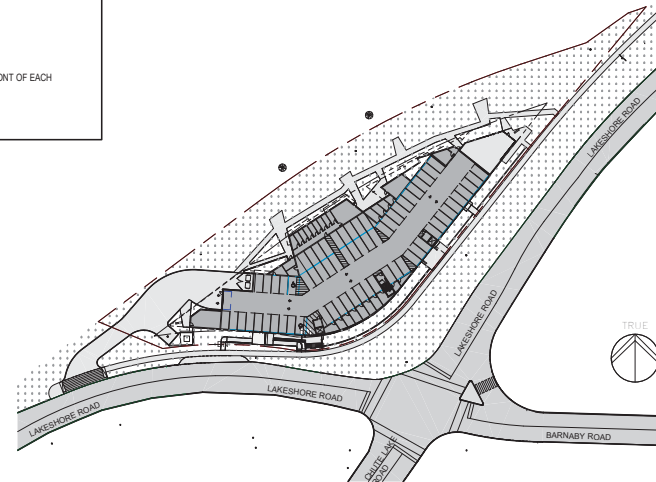
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**

"ETHEREAL" MULTI-FAMILY COMPLEX 4760 LAKESHORE ROAD KELOWNA,



BUILDING/SITE SUMMARY			
PROPERTY #1			
CIVIC ADDRESS:	4760 LAKESHORE ROAD, KELOWNA BC		
LEGAL DESCRIPTION:	LOT 1, SECTION 25, TOWNSHIP 28, SDYD PLAN KAP86852, PID 027-712-281		
SITE AREA:	74,493.0 SF	(6920.63 SM)	
PROPOSED NET FLOOR AREA:	59,966 SF	(5533.86 SM)	
PARKADE AREA:	21,459.99 SF	(1993.7 SM)	
FLOOR AREA RATIO (FAR):	59,966 / 74,493.0 = 0.8		
PRIVATE OPEN SPACE SUMMARY:			
1 BEDROOM (15 m ² EACH)	3 UNITS	= 45 m ²	
>1 BEDROOM (25 m ² EACH)	30 UNITS	= 750.0 m ²	
	TOTAL REQUIRED:	= 795 m²	
PRIVATE OPEN SPACE PROPOSED:			
		= 1885.6 SF (1751.84 m²)	
PARKING:			
<u>REQUIRED:</u>			
1.25 STALLS PER 1 BEDROOM UNIT:	3 UNITS	3.75 STALLS	
1.5 STALLS PER 2 BEDROOM UNIT:	19 UNITS	28.5 STALLS	
2 STALLS PER 3 BEDROOM UNIT:	11 UNITS	22 STALLS	
	TOTAL REQUIRED:	55 STALLS	
<u>PROVIDED:</u>			
		69 STALLS	
BICYCLE PARKING:			
<u>APARTMENT REQUIRED:</u>			
CLASS I - 0.5 PER DWELLING UNIT: 17	CLASS I: 55	(WALL-MOUNTED RACK IN FRONT OF EACH PARKING STALL)	
CLASS II - 0.1 PER DWELLING UNIT: 4	CLASS II: 5	(BIKE RACK OUTSIDE)	

ZONING BYLAW SUMMARY		
	REQUIRED	PROPOSED
ZONE:	RM3	RM3
PERMITTED USE:	MULTI FAMILY	MULTI FAMILY
MAXIMUM FLOOR AREA RATIO:	0.8	0.8
MAXIMUM SITE COVERAGE:	50 %	43 %
MAXIMUM SITE COVERAGE INCL. HARDSCAPING:	60 %	53 %
MAXIMUM HEIGHT:	10 m OR 3 STOREYS	
MINIMUM FRONT SETBACK:	1.5 m	4.5 m
MINIMUM REAR SETBACK:	15 m	15.0 m



KEYPLAN

ARCHITECTURAL:

NEWTOWN ARCHITECTURE & ENGINEERING
Contact: Roman Yanchshikov
Roman@newtownservices.net
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250.360.8185

- A0.0 COVER SHEET & DRAWING LIST
- A1.0 SITE PLAN
- A2.2 PARKADE PLAN - OVERALL
- A2.3 LEVEL 1 PLAN - OVERALL
- A2.4 LEVEL 2 PLAN - OVERALL
- A2.5 LEVEL 3 PLAN - OVERALL
- A2.6 ROOF PLAN - OVERALL
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING IMAGES
- A5.1 BUILDING SECTIONS

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner
Initials

EW



**City of
Kelowna**
COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



SEA

Revisions

No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP
2	MAY 10, 2017	UNIT COUNT REDUCTION
3	MAY 25, 2017	RE-ISSUE FOR DP

project
LAKESHORE MULTI-FAMILY

project address
4760 LAKESHORE ROAD KELOWNA BC

project no. 4005

no.

drawing title
COVER SHEET & DRAWING LIST

designed	none	As Indicated
drawn	MLB	
checked	R.Y.	
drawing no.	A0.0	

print MAY 10, 2017 5:25:2017 11:40:53 AM

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044



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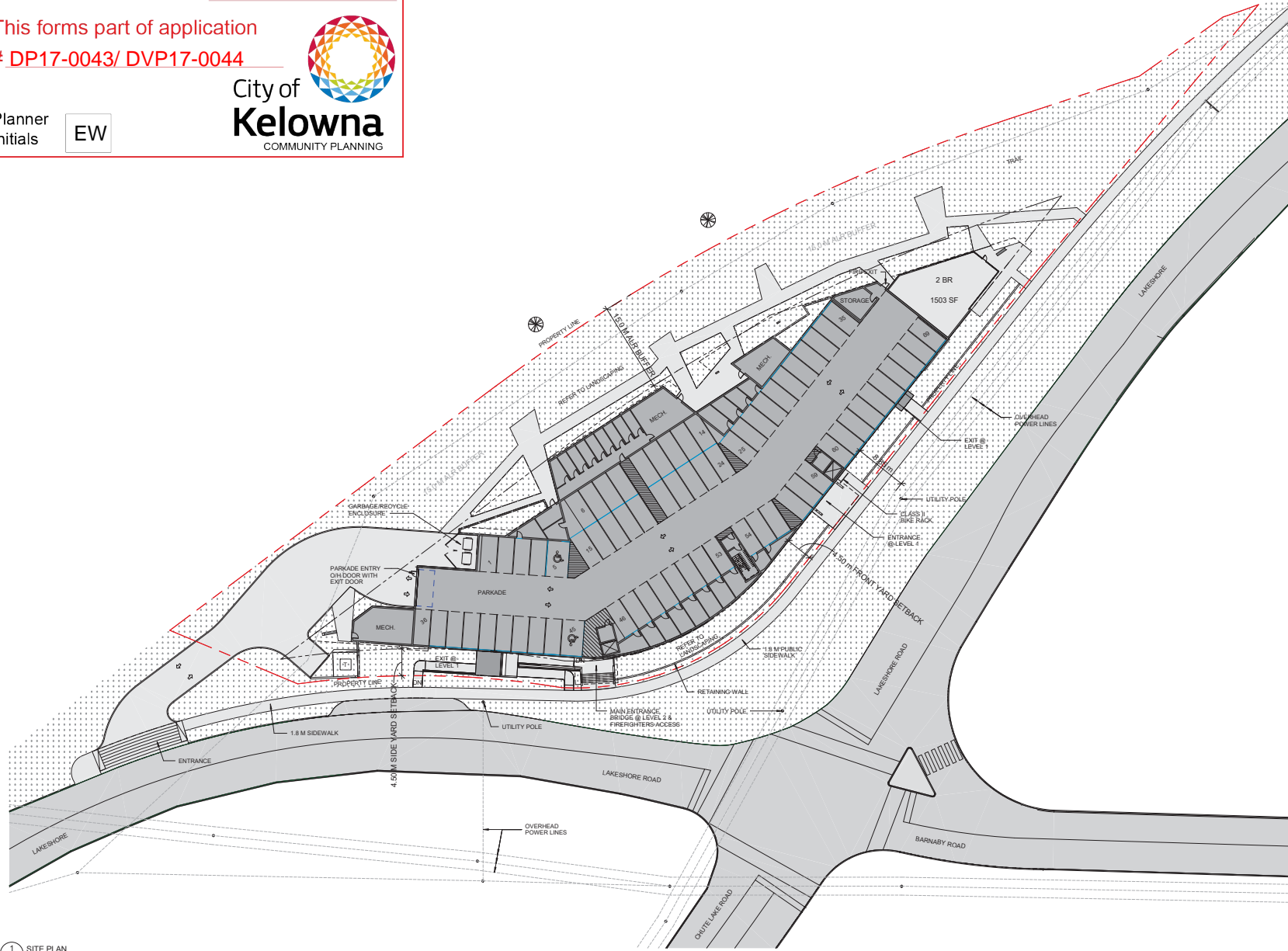
Planner
Initials **EW**



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Revisions

No	Date	Description
1	DEC 07, 2016	ISSUED FOR REVIEW
2	FEB 16, 2017	ISSUED FOR DP
3	MAY 25, 2017	RE-ISSUE FOR DP

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**
project no. 4005
no.
drawing title
SITE PLAN

designed by
drawn by
checked by
drawing no.

A1.0

DATE MAY 10, 2017 5:25:2017 11:41:07 AM

1 SITE PLAN
A4.1 1:300

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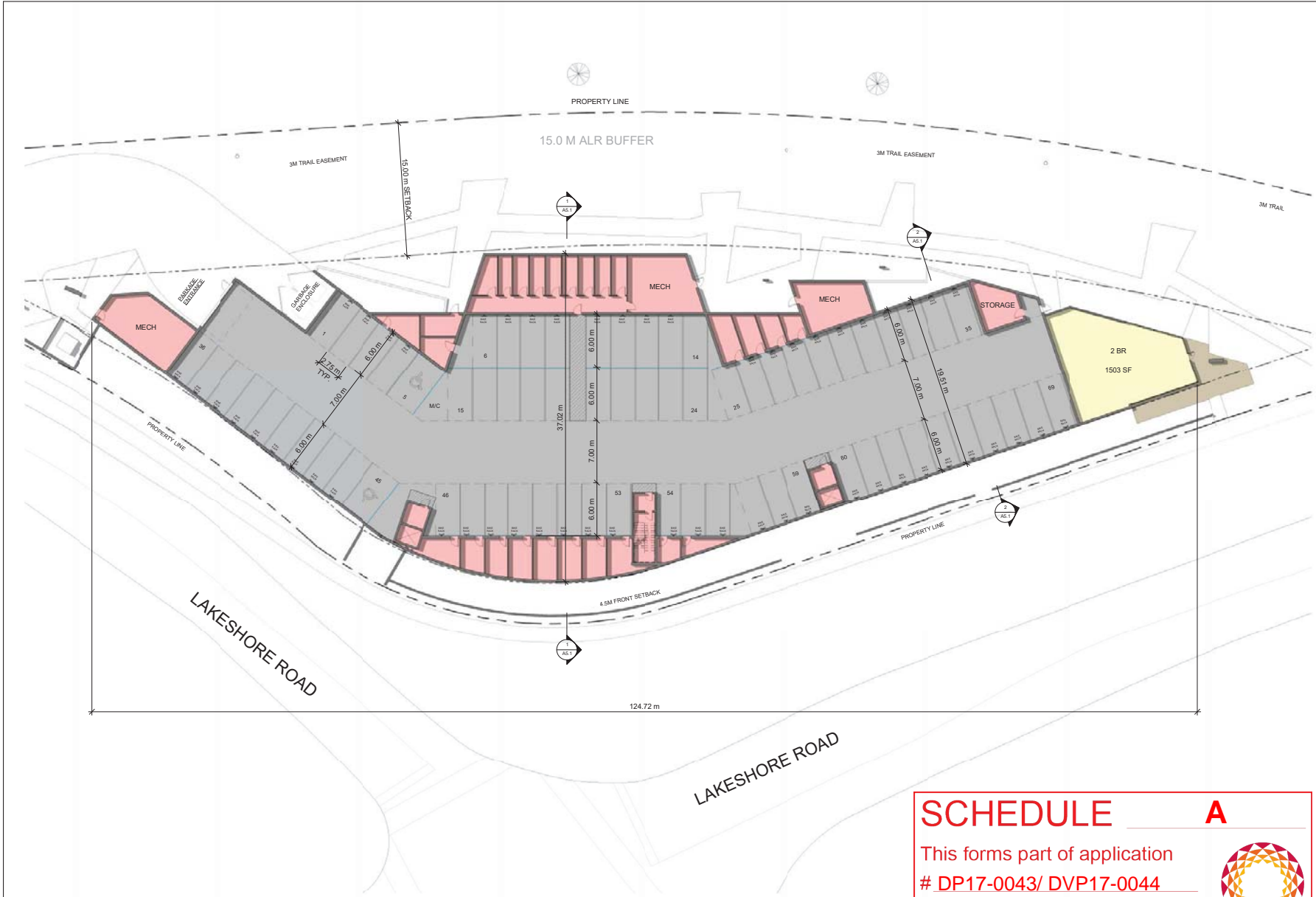
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Revisions

No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP
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1 PARKADE PLAN - OVERALL
A4.1 1/16" = 1'-0"
NET FLOOR AREA: 1547.36 SF
PRIVATE OPEN SPACE: 463.5 SF

SCHEDULE A

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DP17-0043/ DVP17-0044

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY

project address
4760 LAKESHORE ROAD KELOWNA BC

project no. 4005

drawing title
PARKADE PLAN - OVERALL

designed: [] scale: 1/8" = 1'-0"

drawn: []

checked: []

drawing no. **A2.2**

print: MAY 10, 2017 5:25:07 11:41:50 AM

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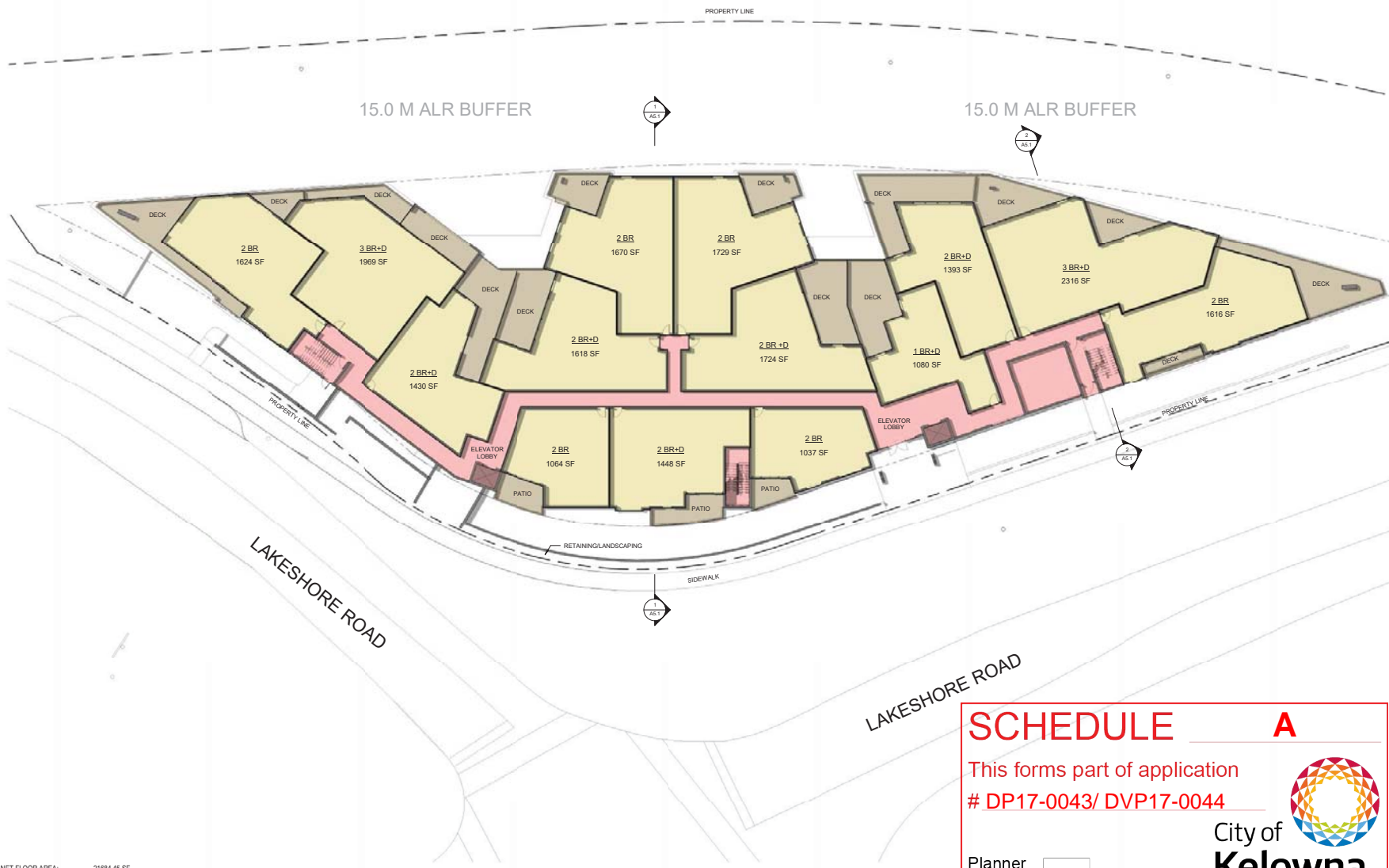
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Revisions

No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP
2	MAY 10, 2017	UNIT COUNT REDUCTION
3	MAY 25, 2017	RE-ISSUE FOR DP



NET FLOOR AREA: 21684.45 SF
GROSS AREA: 25426.72 SF
PRIVATE OPEN SPACE: 5338.51 SF

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

drawing title
LEVEL 1 PLAN - OVERALL

designed: [] scale: 1/8" = 1'-0"

drawn: []

checked: []

drawing no. **A2.3**

print: MAY 10, 2017 5:25:07 11:41:53 AM

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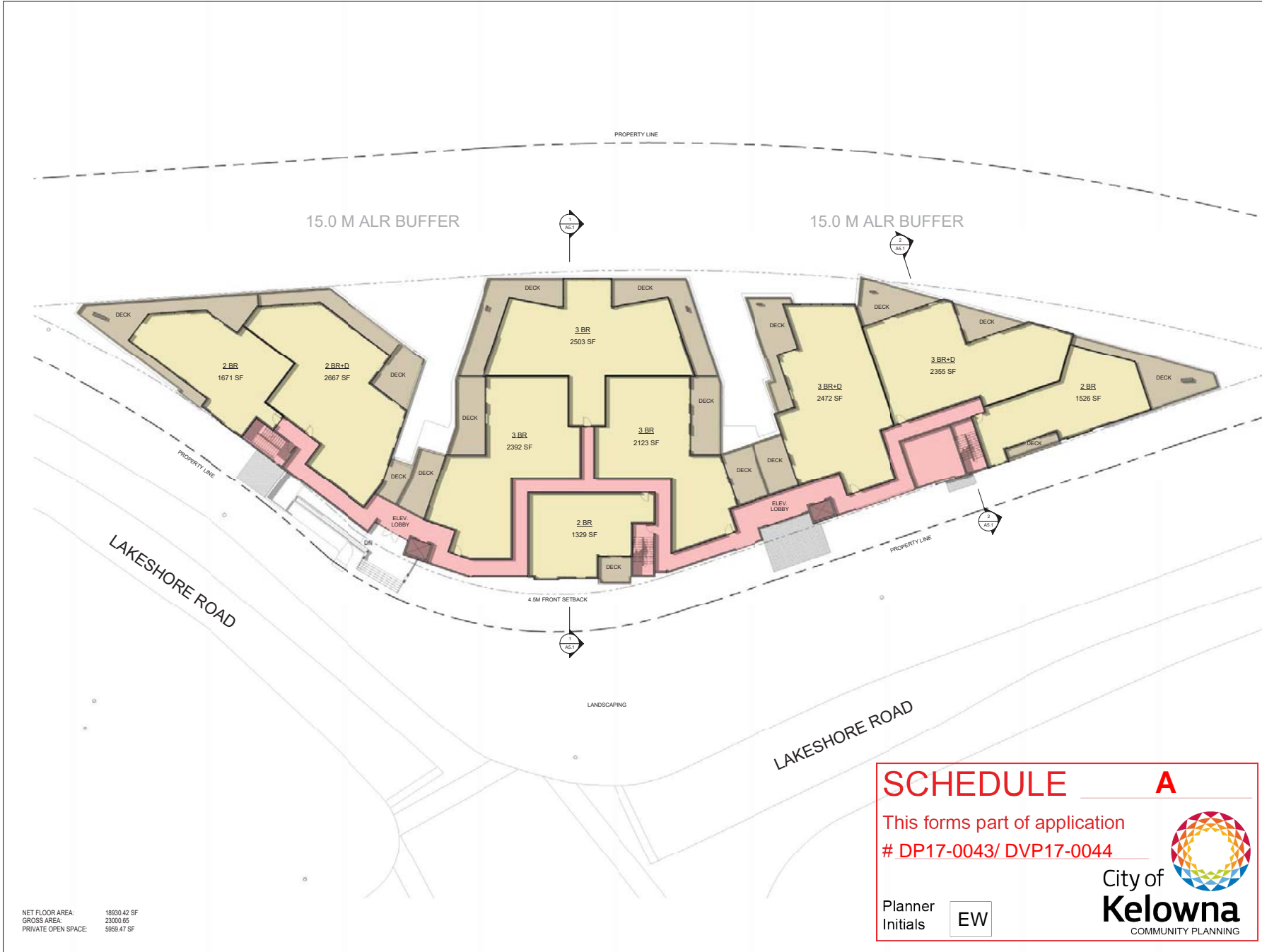
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Revisions

No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP
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NET FLOOR AREA: 18930.42 SF
GROSS AREA: 23000.65
PRIVATE OPEN SPACE: 5969.47 SF

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY

project address
4760 LAKESHORE ROAD KELOWNA BC

project no. 4005

drawing title
LEVEL 2 PLAN - OVERALL

designed: [] date: 1/16/17
drawn: MJA
checked: R.Y.
drawing no. **A2.4**

print: MAY 10, 2017 5:25:2017 11:41:38 AM

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NET FLOOR AREA: 17404.51 SF
GROSS AREA: 20970.10 SF
PRIVATE OPEN SPACE: 7095.12 SF

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

drawing title
LEVEL 3 PLAN - OVERALL

designed: [] scale: 1/8" = 1'-0"

drawn: MJS

checked: R.Y.

drawing no. **A2.5**

print: MAY 10, 2017 5:25:2017 11:41:20 AM

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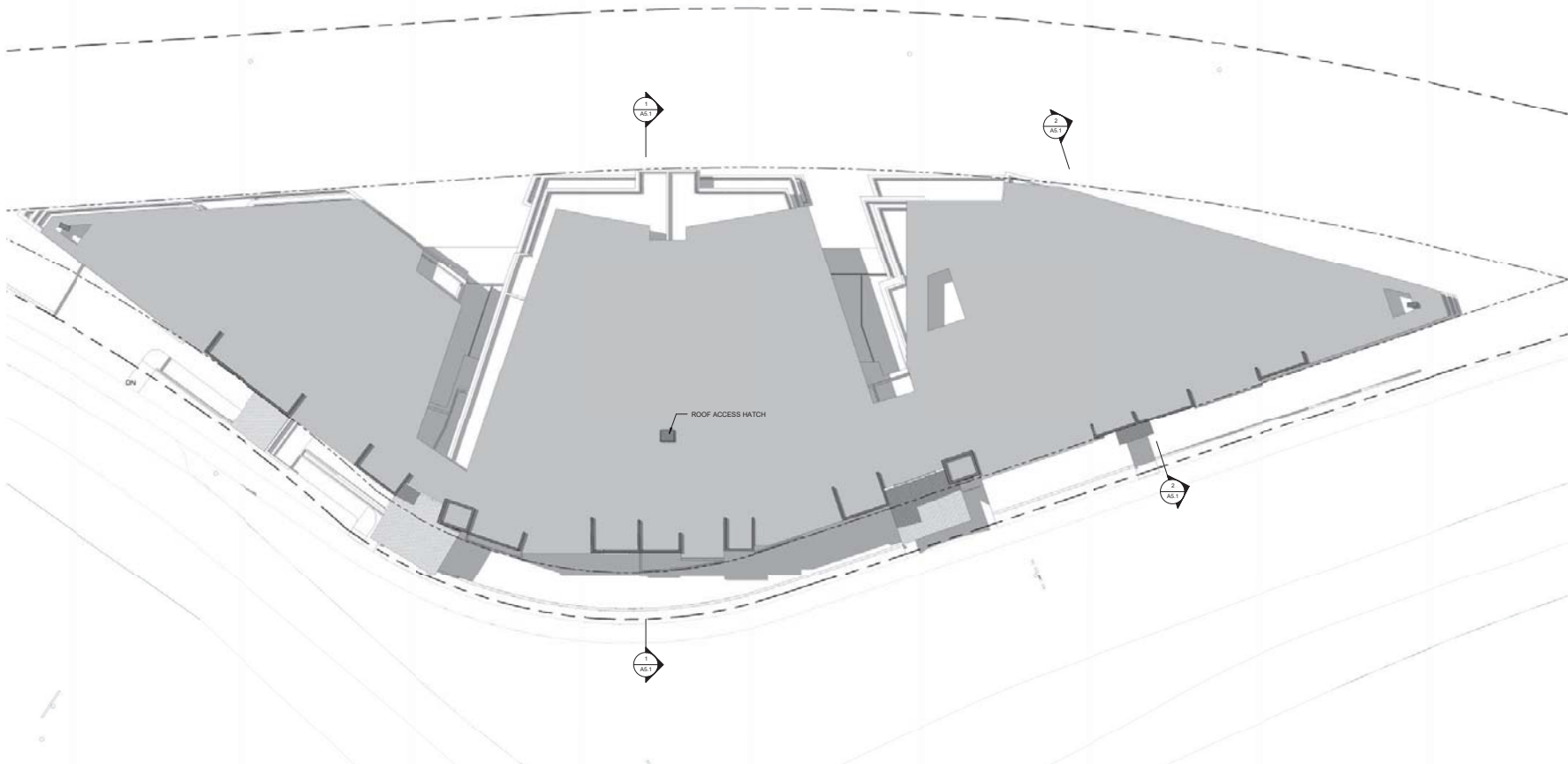
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1 ROOF PLAN - OVERALL
 1/16" = 1'-0"

SCHEDULE A

This forms part of application
 # DP17-0043/ DVP17-0044

Planner Initials **EW**

City of Kelowna
 COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
 KELOWNA BC**

project no. 4005

drawing title
ROOF PLAN - OVERALL

designed by: [] scale: 1/16" = 1'-0"

drawn: MJS

checked: R.Y.

drawing no. **A2.6**

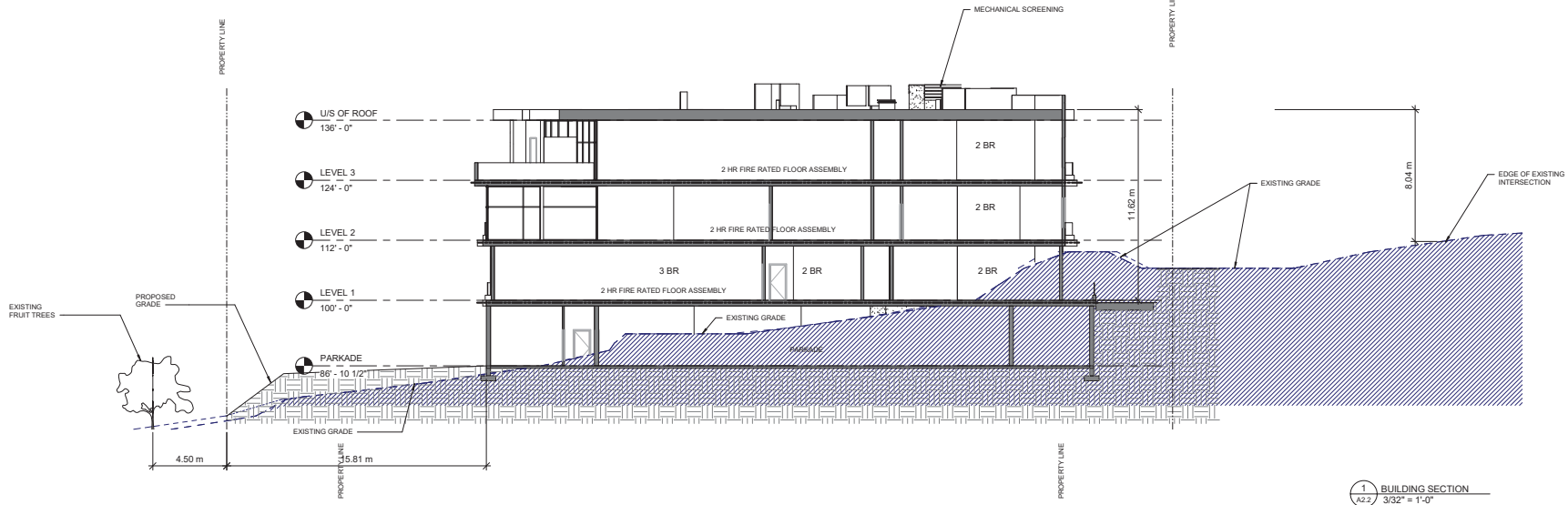
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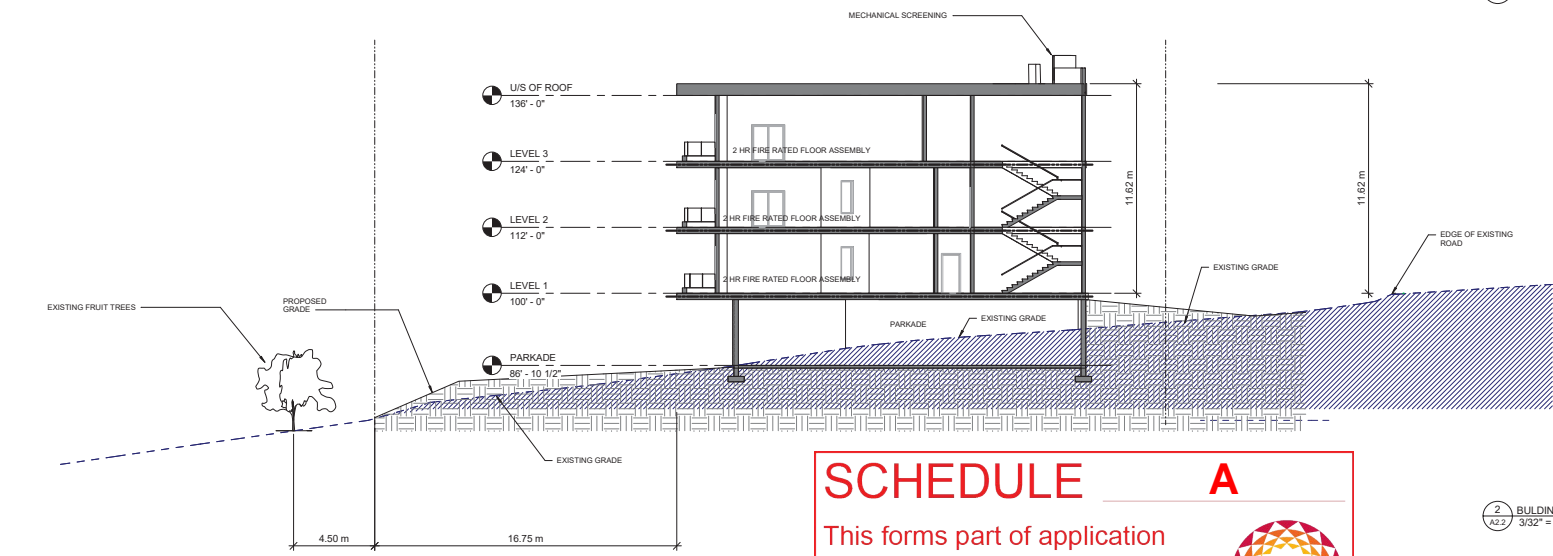
SEA



1 BUILDING SECTION
K2.7 3/32" = 1'-0"

Revisions

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2 BUILDING SECTION 2
K2.7 3/32" = 1'-0"

SCHEDULE A

This forms part of application
DP17-0043/ DVP17-0044

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

FIRE SEPARATION LEGEND

---	1 HR FRR
----	2 HRS FRR

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

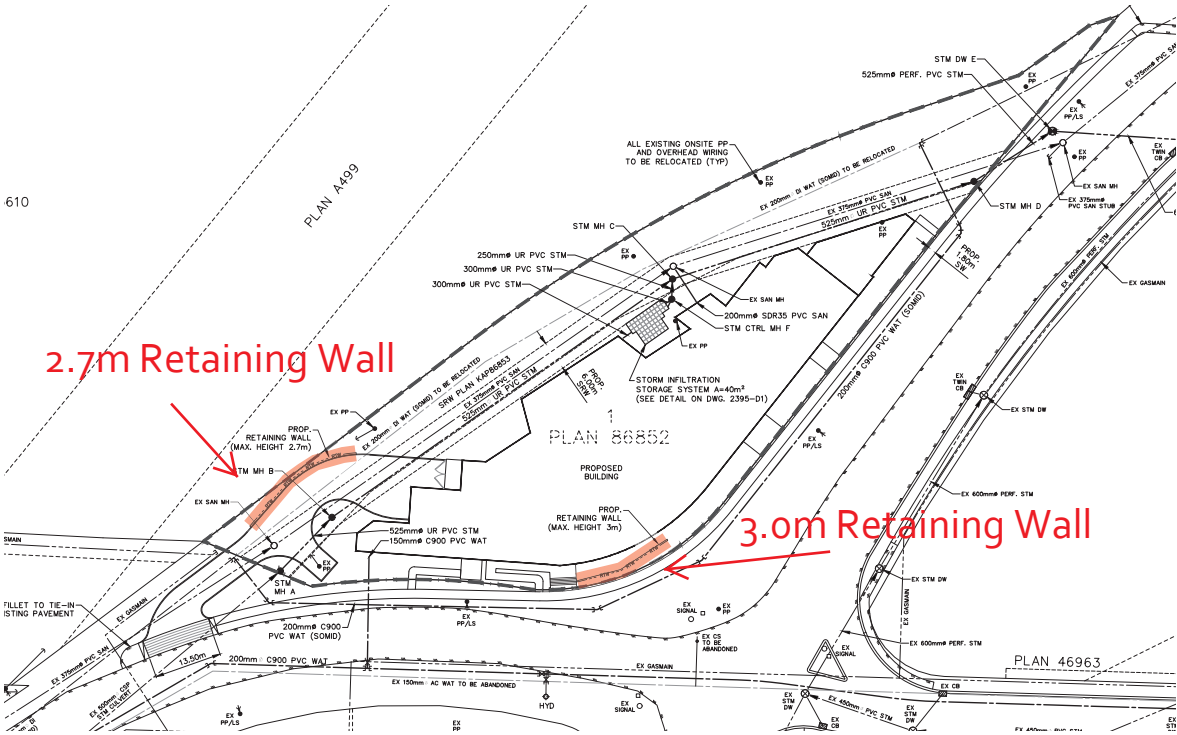
project no. 4005
no.
drawing title
BUILDING SECTIONS

designed	sketch	3/32" = 1'-0"
drawn	MLB	
checked	R.Y.	
drawing no.		

A5.1

DATE: MAY 10, 2017 5:25:2017 11:41:38 AM

Requested Retaining Wall Variances



610

SCHEDULE A

This forms part of application
 # DP17-0043/ DVP17-0044

Planner Initials EW



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1 FRONT ELEVATION
1/16" = 1'-0"



2 BACK ELEVATION
1/16" = 1'-0"

SCHEDULE B

This forms part of application
DP17-0043/DVP17-0044

Planner Initials **EW**

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT BOARD - DARK BLUE-GREY
- FIBER CEMENT BOARD - LIGHT BLUE-GREY
- FIBER CEMENT BOARD - WOOD GRAIN FINISH
- CEMENT FIBER BOARD - SOLID WHITE
- IMITATED WOOD SLATS/PANELS
- ALUMINUM WINDOWS - STYLE / MANUFACTURER TBD
- ALUMINUM STOREFRONT - GLAZED WALL AND DOORS
- PAINTED METAL DOORS
- GLASS GUARDRAILS
- WOOD GUARDRAILS
- PREFINISHED METAL FLASHINGS
- EXPOSED ARCHITECTURAL CONCRETE
- CONCRETE WALL - PARGED
- FINISHED WOOD
- CONCRETE STAIRS / RAMPS
- WOOD SCREENING
- OVERHEAD INSULATED GARAGE DOOR

EXTERIOR MATERIAL LEGEND

	FIBER CEMENT BOARD - DARK BLUE-GREY COLOUR: TBD
	FIBER CEMENT BOARD - LIGHT BLUE-GREY COLOUR: TBD
	FIBER CEMENT BOARD - WOOD GRAIN FINISH COLOUR: TBD
	FIBER CEMENT BOARD - SOLID WHITE COLOUR: TBD
	IMITATED WOOD - SLATS COLOUR: TBD
	EXPOSED ARCHITECTURAL CONCRETE COLOUR: TBD
	PREFINISHED METAL FLASHING - WHITE COLOUR: TO MATCH WHITE FIBER CEMENT BOARD
	PREFINISHED METAL FLASHING - MEDIUM GREY COLOUR: TO MATCH CONCRETE



5 LEFT ELEVATION
1/16" = 1'-0"



3 RIGHT ELEVATION
1/16" = 1'-0"

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

drawing title
BUILDING ELEVATIONS

designed: [] name: As indicated

drawn: [] name: MJB

checked: [] name: RL Y.

drawing no. **A4.1**

print: MAY 10, 2017 5:25:2017 11:41:34 AM



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Revisions		
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1	FEB 16, 2017	ISSUED FOR DP
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SCHEDULE B

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Planner Initials **EW**

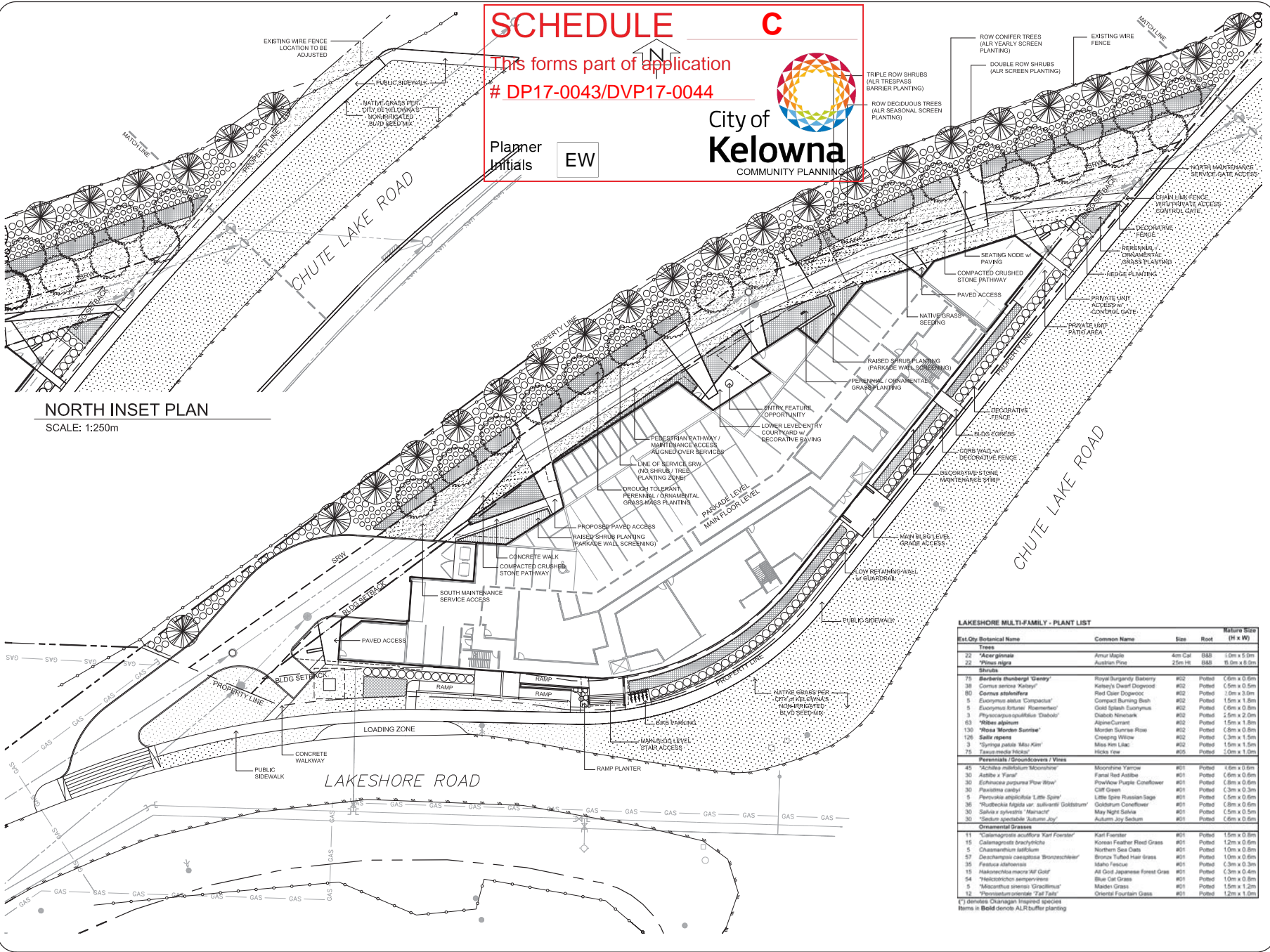


City of **Kelowna**
 COMMUNITY PLANNING

project
LAKESHORE MULTI-FAMILY
 project address
4760 LAKESHORE ROAD KELOWNA BC
 project no. 4025
 title
BUILDING IMAGES
 designed by
 drawn by
 checked by
 drawing no.

A4.2

01 SITE DESIGN PROJECT 2016 10-18 LAKESHORE MULTI-FAMILY COMMONS B TECHNICAL 16-116-LDP1.DWG



SCHEDULE C

This forms part of application # DP17-0043/DVP17-0044

Planner Initials
EW

City of Kelowna
COMMUNITY PLANNING

NORTH INSET PLAN
SCALE: 1:250m

LAKESHORE MULTI-FAMILY - PLANT LIST

Est. Qty	Botanical Name	Common Name	Size	Root	Native Size (H x W)
Trees					
22	<i>Amelanchier</i>	Amur Maple	40m Cal	B&B	1.0m x 0.8m
22	<i>Pinus nigra</i>	Austrian Pine	25m H	B&B	15.0m x 0.8m
Shrubs					
75	<i>Berberis thunbergii</i>	Royal Burgundy Barberry	#02	Planted	0.6m x 0.6m
75	<i>Cornus sericea</i>	Kaleid's Dwarf Dogwood	#02	Planted	0.5m x 0.5m
80	<i>Cornus alternifolia</i>	Red Cedar Dogwood	#02	Planted	1.0m x 0.8m
5	<i>Eucryphia nitida</i>	Compact Burning Bush	#02	Planted	1.5m x 1.0m
5	<i>Eucryphia nitida</i>	Gold Splash Eucryphia	#02	Planted	0.6m x 0.8m
3	<i>Physocarpus opulifolius</i>	Diablo Nivea	#02	Planted	0.5m x 0.2m
63	<i>Wibes alpinus</i>	Alpine Currant	#02	Planted	1.5m x 1.0m
130	<i>Rosa Morden Sunrise</i>	Morden Sunrise Rose	#02	Planted	0.8m x 0.8m
126	<i>Salix repens</i>	Creeping Willow	#02	Planted	0.3m x 1.5m
3	<i>Spiraea japonica</i>	May Night Spirea	#02	Planted	1.5m x 0.5m
75	<i>Taxus media</i>	Hicks Tree	#05	Planted	1.0m x 0.8m
Perennials / Groundcovers / Vines					
45	<i>Achillea millefolium</i>	Moonshine Yarrow	#01	Planted	0.6m x 0.6m
30	<i>Asclepias tuberosa</i>	Star Magnolia	#01	Planted	0.6m x 0.6m
30	<i>Echinacea purpurea</i>	Red Coneflower	#01	Planted	0.8m x 0.6m
30	<i>Penstemon</i>	Blue Spire Penstemon	#01	Planted	0.3m x 0.3m
5	<i>Penstemon</i>	Little Spire Penstemon	#01	Planted	0.5m x 0.6m
36	<i>Rudbeckia hirta</i>	Black-eyed Susan	#01	Planted	0.8m x 0.6m
30	<i>Sedum spectabile</i>	Autumn Joy Sedum	#01	Planted	0.5m x 0.5m
30	<i>Sedum spectabile</i>	Autumn Joy Sedum	#01	Planted	0.6m x 0.6m
Ornamental Grasses					
11	<i>Calamagrostis canadensis</i>	Kent Bluegrass	#01	Planted	1.5m x 0.8m
15	<i>Calamagrostis canadensis</i>	Korean Feather Reed Grass	#01	Planted	1.2m x 0.6m
5	<i>Chamaenerion latifolium</i>	Northern Sea Oats	#01	Planted	1.0m x 0.8m
87	<i>Deschampsia cespitosa</i>	Bonnie Tuffet Hair Grass	#01	Planted	1.0m x 0.8m
35	<i>Festuca idahoensis</i>	Idaho Fescue	#01	Planted	0.3m x 0.3m
15	<i>Hakonechloa macra</i>	All God Japanese Forest Grass	#01	Planted	0.3m x 0.4m
54	<i>Hesperocyon sempervirens</i>	Black Cat Grass	#01	Planted	1.0m x 0.8m
5	<i>Microstachys sinensis</i>	Meadow Grass	#01	Planted	1.5m x 1.2m
12	<i>Phlox subulata</i>	Oriental Fountain Grass	#01	Planted	1.2m x 0.8m

Items in Bold denote ALLR buffer planting

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION SHALL MEET OR EXCEED B.C.L.N.A STANDARDS.
 2. ALL PERENNIAL AND SHRUB PLANTING AREAS TO HAVE A MIN. 0.45H GROWING MEDIUM DEPTH.
 3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A TYPED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 4. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANT SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
 5. ALL PLANTING BEDS SHALL HAVE A MINIMUM 50MM DEPTH OF APPROVED MULCH.
 6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	17/02/16	ISSUED FOR DP
	17/02/14	FOR CLIENT REVIEW

REVISIONS / ISSUED

CLIENT

NEW TOWN SERVICES
233-418-1188

PROJECT: **LAKESHORE MULTI-FAMILY DEVELOPMENT**

PROJECT ADDRESS: **KELOWNA, B.C.**

DESIGNED BY: DJL
DRAWN BY: DJL
CHECKED BY: DJL
PROJECT NO. 104116

SCALE: 1:250

SHEET TITLE: **LANDSCAPE DP PLAN**

SHEET NO.: **LDP-1**

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT **A**

This forms part of application
DP17-0043/DVP17-0044



City of
Kelowna
COMMUNITY PLANNING

Date: April 18, 2017
File No.: DP17-0043
To: Community Planning (EW)
From: Development Engineering Manager
Subject: 4760 LAKESHORE ROAD LOT 1 PLAN KAP 86852 MULTI FAMILY

Planner
Initials EW

APR 28/17

Development Engineering Department have the following comments and requirements associated with this 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 John Filipenko ASCT

1. General

- (a) Development Engineering servicing and frontage improvement requirements were addressed under File Z06-0043. The requirements must be satisfied prior to issuance of the Development Permit.
- (b) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

2. Domestic Water and Fire Protection

- (a) The property is located within the City of Kelowna service area.
- (b) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.
- (c) 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.
- (d) There are South Okanagan Irrigation District (SOMID) facilities within the subject property that will require adjustments. The developer is required to make satisfactory arrangements with the SOMID for these items. All charges for service connection and upgrading costs are to be paid directly to the SOMID.

3. Sanitary Sewer

- (a) Our records indicate that this proposed development site is not connected to the municipal sanitary system. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new larger service.

4. 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 Subdivision, Development and Servicing Bylaw 7900. 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.
- (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.

4. Road Improvements

- a) Lakeshore Road must be upgraded to a full urban standard including curb and gutter, separate sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Landscaped boulevards, complete with street trees and underground irrigation, is required on Lakeshore Road.
- c) Re-locate existing poles and utilities, where necessary.
- d) Only the frontage sidewalk with landscaped boulevard, underground irrigation and street trees are to be constructed at this time. The north / south sidewalk can terminate at the junction of the onsite walkway to discourage unsafe crossing of lakeshore road beyond this point. Construct a temporary asphalt path that links the new sidewalk to the existing pedestrian crosswalk at the intersection.
- e) A one-time cash payment in lieu of the remaining road improvements must be collected from the applicant for future construction by the City. The cash lieu amount is determined to be \$283,890

6. 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
- b) Street lights must be installed on both road frontages.

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- 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) Remove aerial trespass(es)

7. 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.

8. 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 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. 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,

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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.

11. Servicing Agreements for Works and Services

- (a) A Servicing Agreement, complete with securities are in place for the subject parcel under file Z06-0043 for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.
- (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.

12. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) The developer is in discussions with the City Real-estate Manager regarding possible access road right-of-way that may be available to purchase.
- (c) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.

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13. Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Road frontage improvement cash lieu amount = **\$283,890**
- c) The property is within Sewer Connection Area No. 28 (Okaview) and is subject to a \$22,000 charge per single family lot; The Single Family Equivalent(SFE) for multi-family residential unit equals 0.70 SFE.
42 units x 0.70 = 29.4 SFE's therefore 29.4 x \$22,000 = **\$646,800**

- d) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - (i) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement



Steve Muenz, R. Eng.
Development Engineering Manager

JF

ATTACHMENT <u> </u> A		
This forms part of application		
# <u>DP17-0043/DVP17-0044</u>		
Planner Initials	<table border="1"><tr><td>EW</td></tr></table>	EW
EW		
 City of Kelowna COMMUNITY PLANNING		

Proposal for Development Permit
4760 Lakeshore Rd

ATTACHMENT B

This forms part of application # **DP17-0043/DVP17-0044**

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City of Kelowna
COMMUNITY PLANNING



Introduction

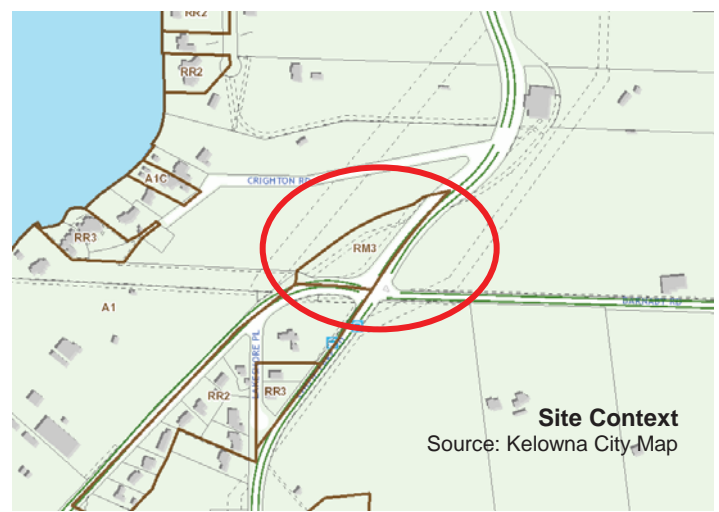
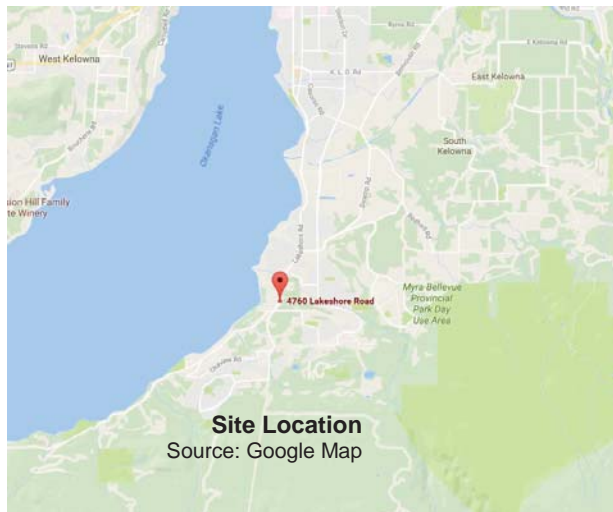
This application is for development permit to accommodate a 42 unit multi-family building located at 4760 Lakeshore Rd. This unique shaped property has required a highly custom architecture to conform to the arrow head property shape with distinction among the surrounding rural and semirural setting.



Site Context

The subject site consists of 2 lots that total approximately 0.69 ha (1.7acre) and is located at the intersection of Lakeshore Rd, Chute Lake Rd, and Barnaby Rd.

The property is zoned RM3, Low Density Multiple Housing. It is adjacent to A1 zoning to the North and East, and RR2 to the South. The site requires a Hazardous Conditions DP and Multifamily Urban Design DP endorsement.





Overview

This development is located on a vacant property with Zoning of RM3. The Developer is looking to retain the existing zoning and undertake a Development Permit to facilitate the construction of a 42 unit multi-family concrete and steel building for now called Lakeshore Residences, the final brand name is yet to be determined.



The structure is in juxtaposition to the adjacent agrarian setting and is an example of an evolving form being defined as 'Okanagan Modern'. We believe this design approach defines the differences between a home and farm while concurrently being respectful of the neighbors. The built form is composite of three residential blocks with interconnected circulation. The blocks are defined visually by the two main street-side entrances and their inverted barrel canopy.



The appearance from the Lakeshore Drive frontage will be of three 3 storey buildings in a crescent of built fabric. These indentations react to the transition of the daily shadow pattern to emphasize the fundamental blocks. Further textural treatments of the façade strengthen the balance between horizontal and vertical patterns and provide dynamic visual interest. The building is designed in a modern aesthetic that spans the Lakeshore Road frontage creating the impression of multiple

smaller structures composed of high quality materials including fiber cement siding and architectural concrete.

The stepped-back nature of the building and the unique nature of the floor layouts resulted in non-stackable units that are unique from one another on each floor. The most effective structural solution for this type of design is a continuous concrete transfer slab on each floor. These slabs, combined with the site shape, define the contemporary architectural language of the exterior. A significant area of the building facade is to be finished with different wood products, which implies the building's belonging to a semi-rural area, rather than an urban centre.

It is also worth mentioning that the trend in winery design (including recent Okanagan wineries) is leaning towards contemporary, rectilinear shapes. The idea behind this approach is centered on the intentional contrast effect - an expressively man-made structure that is sunken into the immense mass of the natural beauty. Given that the project is located in an area with many nearby wineries, it will fit in well with this theme.

The Architecture is formed around the following key statements:

- Focus the unit view-lines on the lake and provide ample outdoor living spaces
- Offer prominent streetside entrances with concave 'barrel' shaped canopies
- Deliver a contemporary architecture as an expression of Okanagan Modern which is in juxtaposition to the agrarian setting.
- Brand the development with dramatically reaching terraces at each building end made steadfast with buttresses similar to tree limb braces used near harvest time
- Create a 'visual music' with undulating massing, varied roofline, wall texture and fenestration
- Balance the overall horizontal / vertical energy of the forms
- Enclose the parking including visitor and oversupply bike storage



The building is set back 15m from the agricultural uses to the North, and provides an intensively planted agricultural buffer. The land slopes downhill south to north exposing the parkade north façade. A utility ROW in the favour of the City skirts the agriculture buffer planting strip allowing residents a connecting pathway.

The development provides ample private open space (1709m²), which exceeds the bylaw minimum by 94%. The open space will consist of large lake view decks and at grade landscaped areas. At the rear of the building adjacent to the ALR Buffer there will be a beautiful shared walkway with seating nodes at intervals for the shared enjoyment of the residents. These amenities will make this a conveniently livable building that promotes a healthy community. The unit mix for the building consists of 1 bachelor, 15-1 bedroom, 16-2 bedroom, and 10-3 bedroom units.

Variance Requested

To Vary Building Height from 10m/3 storeys to 17.2m/4 storeys.

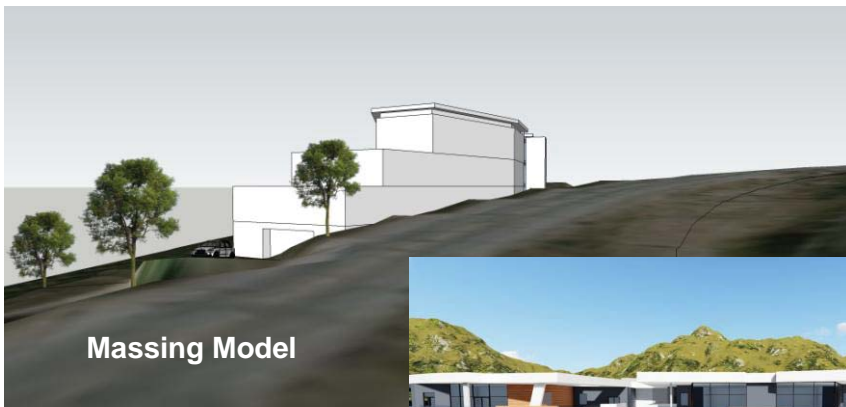
From the street, this building will appear to be a 3 storey building in accordance with the zoning bylaw, but due to topographic restraints the building will be 4 storeys against the rear of the property as it slopes downward. The lowest floor (parkade) will be screened from downhill properties by an extensive 15m vegetative buffer, so the building will appear to be 3 storeys from most angles of view. Given the physical site challenges and visual design considerations provided, the applicant is seeking support from staff and council for this minor variance.

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Conclusion

This high quality building will deliver a stunning product at a key intersection in the Mission. With open space far in excess of the Bylaw requirements, the building will create a healthy community in a charming setting. The unique opportunity to provide a well-designed project graced by adjacent orchards and vineyards is a truly Okanagan experience that will set the bar high for future developments. The applicant seeks support from Staff and Council for this development permit application.

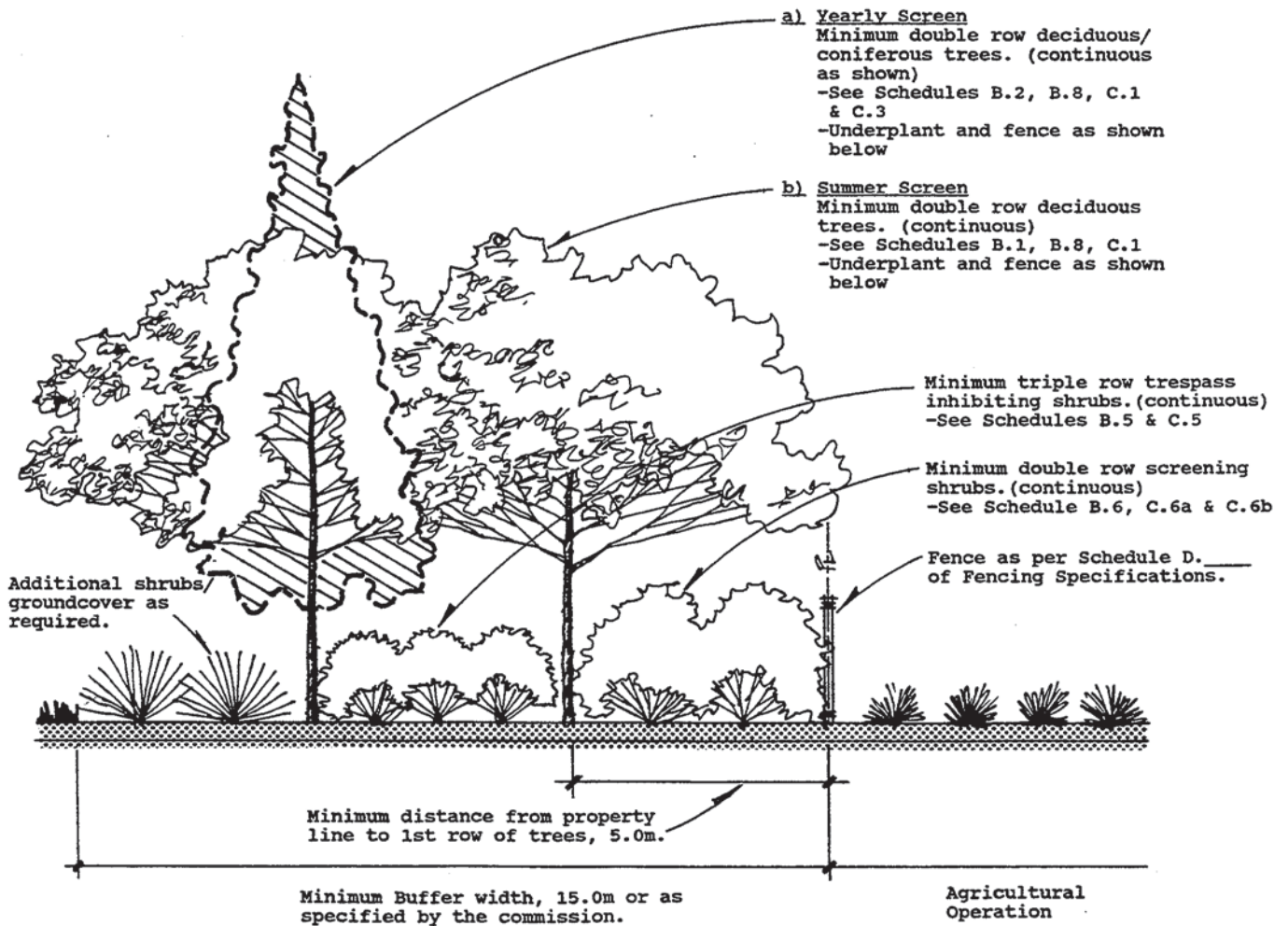
Agricultural Land Commission, 1993 Landscape Buffer Specifications - 15m

SCHEDULE A: BUFFER TYPES

A.3: Airborne Particle and Visual Screen

- a) Yearly Screen
- b) Summer Screen

Buffers agricultural operations from trespass and vandalism while offering a greater physical setback between potential conflicting land uses, visually screening uses from one another and minimizing the exchange of undesirable airborne particulate matter between incompatible land uses. (Note: Coniferous trees should be used in the buffer in situations where visual and particulate screening is required on a year round basis. Solution A.3a)



ATTACHMENT C

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