## CITY OF KELOWNA

## MEMORANDUM

Date: July 06, 2017
File No.: DP17-0154
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 1187 Sunset Drive

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

## 1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0077.

[^0]JA

| ATTACHMENT A |  |
| :--- | :--- |
| This forms part of application |  |
| \# DP17-0154 |  |
| Planner <br> Initials | AC |$\quad$| City of |
| :--- |

## CITY OF KELOWNA MEMORANDUM

Date: July 06, 2017
File No.: DVP17-0157
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1187 Sunset Drive

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the height to increase the north tower to $82.35 \mathrm{~m}-29$ stories and increase the south tower to $118.55 \mathrm{~m}-36$ stories does not compromise any municipal services.

[^1]JA

| ATTACHMENT A |  |
| :--- | :--- |
| This forms part of application |  |
| \# DVP17-0157 |  |
| Planner <br> Initials | AC |

# DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT 

## APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP17-0154) / <br> DEVELOPMENT VARIANCE PERMIT (DVP17-0157)

Issued To:<br>Site Address:<br>Legal Description:<br>Zoning Classification:<br>Development Permit Area:<br>Sunset Drive Properties Ltd.<br>1187 Sunset Drive<br>Lot 1, District Lot 139, ODYD Plan KAP76304<br>C7-Central Business Commercial<br>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. DP17-0154 for Lot 1, District Lot 139, ODYD Plan KAP76304, located at 1187 Sunset Dr, Kelowna, BC, to allow for the construction of the development be approved 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 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;
5. That a land use covenant protecting the use of the daycare be registered on title

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, \& C":

## Section 14.7.5 Development Regulations (b)

To vary the maximum height of a building from 22 metres to 119 metres for the south tower and 98 metres for the north tower.

## Section 6.4.2 Projections Into Yards

To vary the permitted balcony projection into the side yard (Sunset Drive) from 0.6 m to 1.59 m at various levels as described in Schedule 'A' and to vary the permitted balcony projection into the front yard (Water Street) from o. 6 m to 1.32 m on level $6 \& 0.87 \mathrm{~m}$ on level 36 as described in Schedule ' $A$ '.

AND FURTHER THAT this Development Permit / Development Variance Permit is 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 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 $\$$ $\qquad$ OR
b) A Certified Cheque in the amount of $\$ \quad 915,210.62$ OR
c) An Irrevocable Letter of Credit in the amount of \$ 915,210.62

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 $\qquad$ day of $\qquad$ 2017.

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

Date

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

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.
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187 SUNSET DRIVE, KELOWNA, BRITISH COLUMBIA


2017-07-31 DEVELOPMENT PERMIT AMENDMENT
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CONTEXT PLAN


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## SCHEDULE A\&B

 This forms part of application\# DP17-0154 \& DVP17-015
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| SCHEDULE | A \& B |
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| This forms part of application <br> \# DP17-0154 \& DVP17-0157 City of |  |
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|  | ONE WATER STREET |  | ISSUED DATE | 08/03/17 | DWG. REF. |
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|  |  |  | DRAWN | Author | DWG. NO. $\text { A1. } 107$ |



WATER FRONT YARD SEIBACK:
LEVE 6 \& 36

## SCHEDULE A \& B

This forms part of application
\# DP17-0154 \& DVP17-0157
City of

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|  | TOWER 1-BALCONY PROJECTION |  | DRAWN | Author | $\begin{array}{r} \text { DWG. No. } 108 \end{array}$ |
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## Kasıan $^{\text {v/ }}$

$\bigcirc$ - $-\begin{gathered}\text { WATER } \\ \text { STREET }\end{gathered}$

FLOOR PLAN - TOWER 1 LEVELS 11 TO 32 TYPICAL\& TOWER 2-LEVELS 11 TO 25
TYPICAL

DEVELOPMENT PERMIT AMENDMENT
A2.305
-


11
NorthAMERICAN ${ }^{*}$
(1) kerkhoff

UNT OF MEASUREMENT: METRIC
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## кasıan ${ }^{*}$

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FLOOR PLAN - TOWER 1.
FLOOR PLAN - TOWER 1 TOWER 2 IEVEIS 26 TO 28 TYPICAL
 2



LEVEL 37 \& TOWER 2 LEVEL 30 (PENTHOUSE ROOF)
$\qquad$ $\frac{\text { PRouect no: } 1007}{\text { Lssumer }}$


$$
31 \text { (ROOF) }
$$







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## кasıan ${ }^{-k}$




ONE
 PODIUM - SHEET 1

|  | NTMER mat |  |
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| DEVELOPMENT PERMIT AMENDMENT |  |  |
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| materal palette scheovie |  |  |  |
| :---: | :---: | :---: | :---: |
| w1 | tiegerey | M1 | мetap Pame. -wnte |
| w2 | TIE. Wmat maxa | M2 |  |
| W3 | TIE-egee maeale | M3 | м wim Pane. -gige |
| w4 | Fibee cenerivene-light bear | m4 | Mera Penl- |
| w5 | Fbre cemerr panl. -Mnte | M5 | Mern flitime |
| w6 | Expose coancerie | 61 | oumaso LIurrrue |
| S1 |  | 62 | ${ }^{\text {ouranc. }}$ |
| F1 |  | 63 | Semoripmelmime |
| F2 |  | 81 | bacoarcarans. Ceis |

(AA102) ENLARGED ELEVATION - PODIUM - NORTH WEST

```
SCHEDULE A \& B
This forms part of application \# DP17-0154 \& DVP17-0157
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NorthAMERICAN ${ }^{*}$
 UNIT OF MEAUUREMENT: METRIC




## kasıan


$\bigcirc N$ - $\begin{gathered}\text { WATER } \\ \text { STREET }\end{gathered}$

BUILDING ELEVATION TOWER 1 - NORTH / EAST

DEVELOPMENT PERMT AMENDMENT
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This forms part of application
\#DP17-0154 \& DVP17-0157
City of ${ }^{57}$



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 UNT O NEAURENT: MERRC monem


## kasıan

Man mixamem
$\mathrm{ONE} \underset{\substack{\text { water } \\ \text { street }}}{\substack{\text { then }}}$
 TOWER 1 - SOUTH / WEST

DEVELOPMENT PERMIT AMENDMENT
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NorthAMERICAN ( ${ }^{\text {kerkhhoff }}$ UNT OF MEASUREMENT: METRIC




## кasıan ${ }^{-k}$




ONE


BUILDING ELEVATION TOWER 2 - NORTH / EAST

DEVELOPMENT PERMT AMENDMENT

- Norforcanssauctoon

A4.501 proconstruvtoron 2














SCHEDULE C
This forms part of application

$\underset{\substack{\text { Planner } \\ \text { initials }}}{ } \quad A C$
City of
Kelowna

## ㄴㄴㄴN? <br> paton pool edgily partially um deck ch <br> oo l edge for submerged deck chairs






```
\[
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me nt

MATCHLINE - SEE DRAWING L-04A


PROPOSED PLANT SCHEDULE

No tess Assume 150 mm growing medium depth (import) for new sod areas, and 450 mm growing medium depth (import) for new planting beds (typ). 900 mm growing medium for trees.
2. Al plant material installation to to fol ow EC Landscape Standard specifications.

| KEY | REF. | DESCRIPTION |
| :---: | :---: | :---: |
|  | $\frac{6}{(L D-01)}$ | concrete paving |
|  | $\frac{6}{(L D-01)}$ | COLOURED Concrete |
| , | (40) | wooo oeck |
|  | $\frac{7}{(L D-01)}$ | HVorapresse slass |
|  | $\frac{7}{L D-01}$ | HVoanaresse slass |
| $\frac{10}{}$ | $\frac{3}{(L D-02)}$ | FLAGSTONE PAVERS |
| $\cdots$ | $\frac{1}{(L D-01}$ | ORIP STRP |
|  |  | sod |
|  |  | Pickiball fence |
|  |  |  |
| $\square$ | $\frac{3}{(\mathrm{LD}-03}$ | Metal fence |
| 田 | $\frac{2}{(L-05}$ | вOLLARD LIGHT |
| © | $\frac{1}{(L D-05)}$ | Petestran light |
| $\triangle$ | $\frac{5}{(10.05)}$ | WGRouno uplught |
| $\triangle$ | $\frac{3}{10-05}$ | walustreplighr |
| ¢ | $\frac{6}{(L-05)}$ | SPort coukr Lugrt |
| - -- - - | $\frac{4}{(10.05)}$ | continuous strplught |
| $\square$ | $\left.\frac{2}{(L D-04}\right)$ | WASTE RECEPTACLE |
| 年 | $\frac{1}{(L D-04)}$ | BENCH |



MATCHLINE - SEE DRAWING L-04E










notes

1. Instal al components as per manuruacurers speaifications,



(2) CHAINLINK FENCE AT PICKLEBALL COURT
(4) $\frac{\text { RESTAURANT RALLING }}{\text { NT.ST. }}$

| kasıan |  |  |  |  |
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|  | scus | as shown ${ }^{\text {res }}$ | пепкр |  |
| Lommo me. LD-03 |  |  |  | (sar |

Kełowna





5) SHRUB PLANTING ON SLOPE


这官

(2) $\frac{\text { DECIDUOUS TREE }}{\text { NTS }}$

. Remme all string, twine, potst, tass tom plant

3. Toosoil sacues diameteltro be 1.5 x diameter of plant container.

6 $\frac{\text { SHRUB PLANTING ON SLAB }}{\text { NTT. }}$


| Notes: |
| :--- |
| 1. |
| saci |

Sackinglurrap to be loosened and dropped to the bottom of the planting
2. All wire baskelts shall have the top $1 / 3$ of the wire removed prior to planting

5. Lantscape Standards $\begin{aligned} & \text { Stucural soit ofe SureBAE Structural soil by Veratec or approved } \\ & \text { atierate, installed per manufacturers specifications to dimensions }\end{aligned}$
altemate, installed per manufacturuers specificications to do dimensions
specelifod
Planting to meet Canadian Landscape Standards
6. Planting to meet Canadian Landscape Standards current edition.
(7) TREE PLANTING IN STRUCTURAL SOIL

## 

Notes:



4 SHRUB PLANTING






Date prepared:
Attention:
Fimm Name:
Address/Fax:

27-J ul-17
Sydney Madi
Kasian Architecture
1011 Ninth Avenue SE, Suite 45C Calgary AB T2G OH7

VDZFile Number: DP Application Number: Project Name:
Prepared by:
Checked by:

DP2017-15

One Water Street
AD
MVDZ

## Re: Cost Estimate for Bonding

Dear Sydney,
Please find attached a cost estimate forbonding for the One Water Street development permit application. Key Components of this estimate include:
HARDSCAPE
SOFISCAPE
WAUSAND FENCES
FURNISHINGS
MAJ OR AMENITIES
\$417,885.00
\$185,263.50
\$71,920.00
\$41,600.00
$\$ 15,500.00$
OVERALL TOTAL: $\$ 732,168.50$

This estimate isfor bonding only. This estimate has been prepared for Landscape worksonly, and does not include civil works, architectural elements, large-scale earthworks and fill, electric al or mechnic al works etc. The cost estimate is not to be used for construction cost budgeting puposes or any other use other than for bonding at the development permit stage.


## COSTESTIMATE FOR BONDING





[^0]:    James Kay, P.Eng.
    Development Engineering Manager

[^1]:    James Kay, P. Eng.
    Development Engineering Manager

