

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP16-0246) / DEVELOPMENT VARIANCE PERMIT (DVP16-0247)

Issued To: Burro Developments Ltd. BC0971320
Site Address: 1330 St. Paul
Legal Description: Lot 16, District Lot 139, ODYD Plan 645
Zoning Classification: C7 – Central Business Commercial
Development Permit Area: 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. DP17-0011 for Lot 3, District Lot 139, ODYD, Plan KAP60698, located at 1232 Ellis St, Kelowna, BC to allow the construction of a mixed use development 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";

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 (h)

1. To vary the setback above the 16.0 height mark for the front yard from 3.0 metres to 0.77 metres.

2. To vary the setback above the 16.0 height mark for the side yard (north) from 4.0 metres to 0.025 metres.
3. To vary the setback above the 16.0 height mark for the side yard (south) from 4.0 metres to 2.72 metres.
4. To vary the setback above the 16.0 height mark for the rear yard from 3.0 metres to 0.61 metres.

Section 8.1.11 Size and Ratio (a)

5. To vary the two-way drive aisle width from 7.0m to 6.0m.

Section 8.1.11 Size and Ratio (a)

6. To vary the extra width of a parking stall when the parking stall abuts an obstruction from 0.2m to 0.0m.

Section 8.1.11 Size and Ratio (b)

7. To vary the maximum ratio of compact car parking spaces from 10% to 24.2%.

Section 8 Table 8.2 Loading Schedule

8. To vary the required number of loading spaces from 2 spaces to zero spaces.

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

none

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 _____, 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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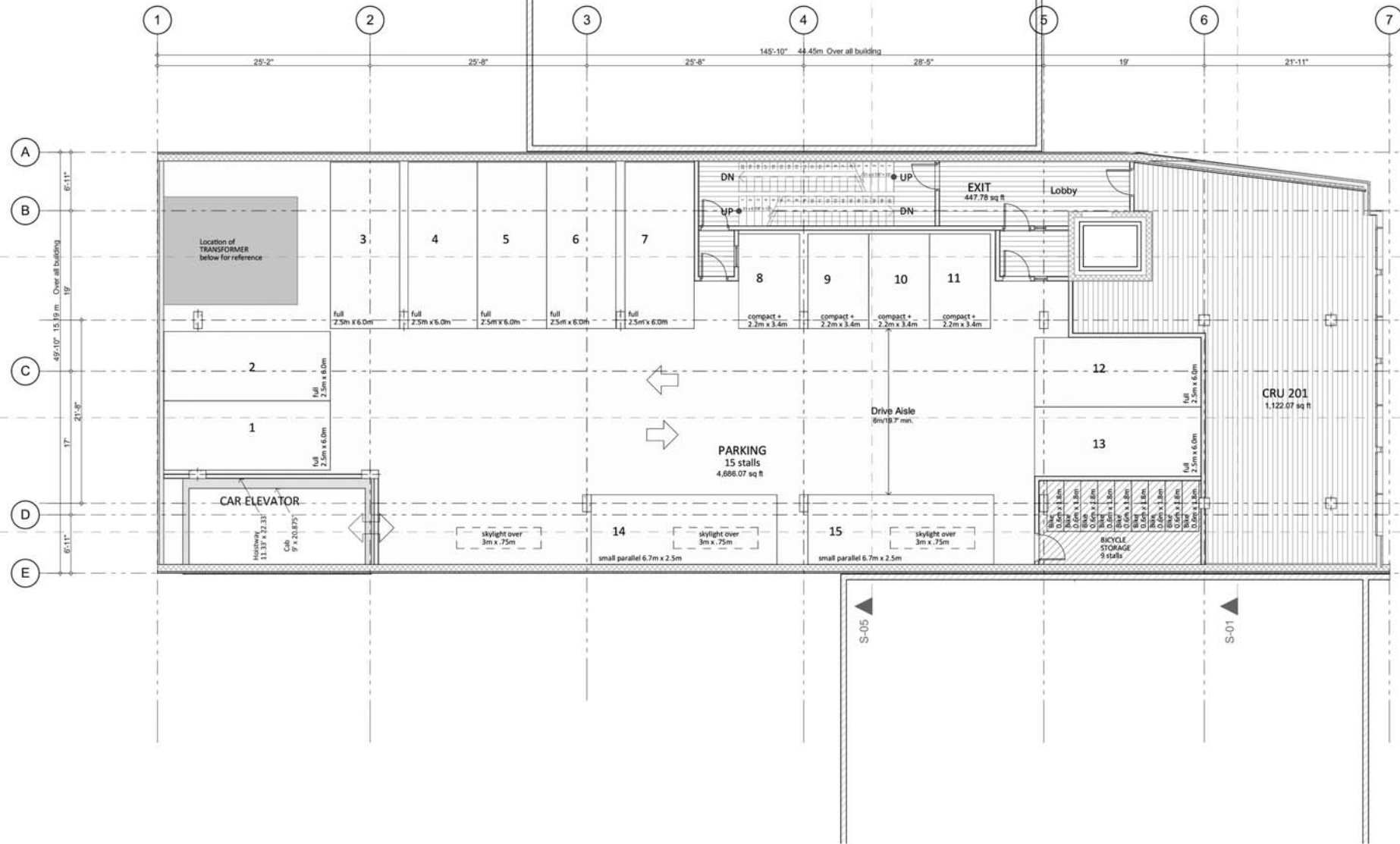
2017 08 09

SCHEDULE A & B

This forms part of application
DP16-0246 & DVP16-0247

Planner
Initials AC

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2ND FLOOR PLAN

DESIGN

1330 St Paul Street Kelowna BC

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sheet 2

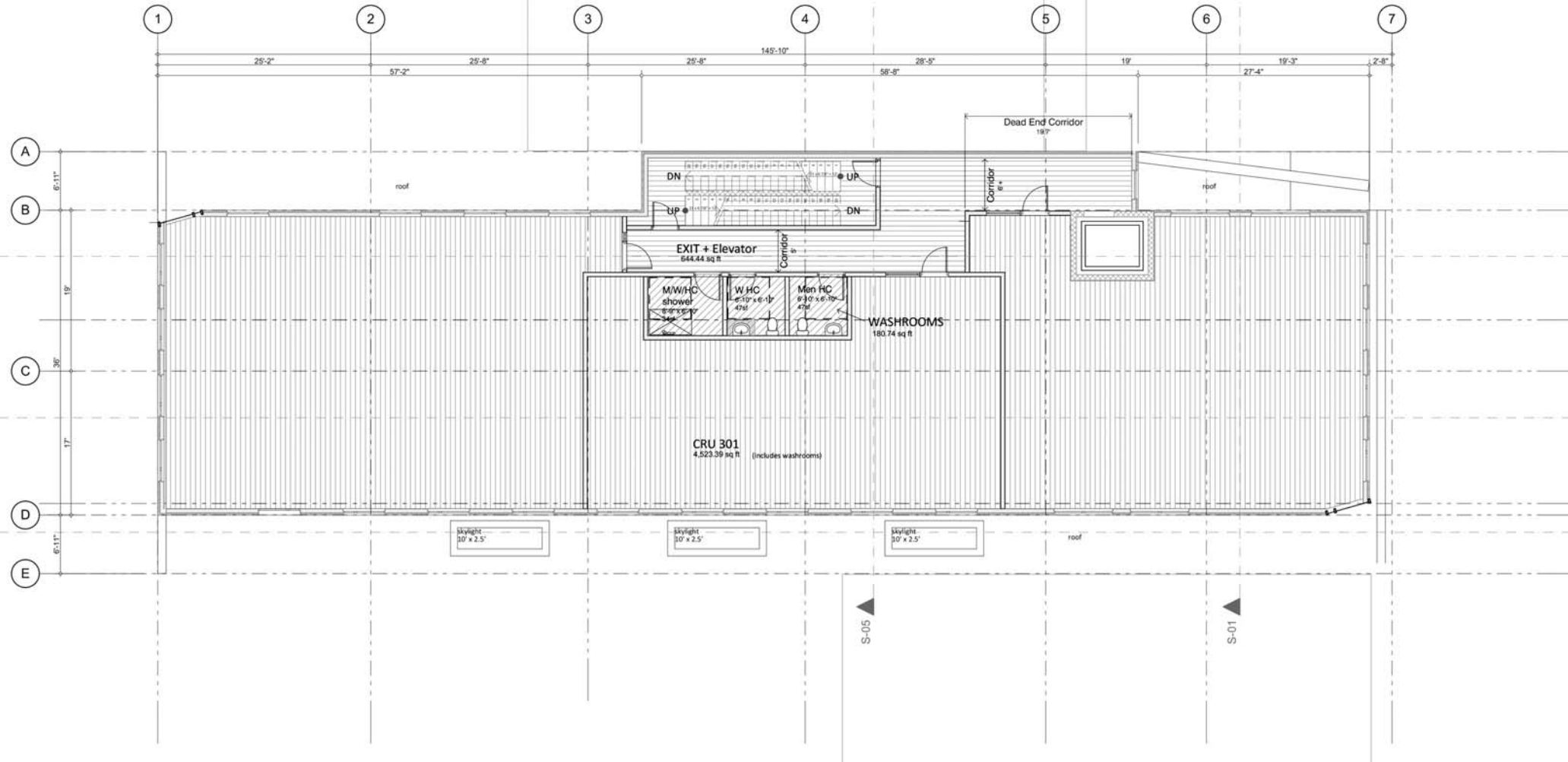
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THIRD FLOOR PLAN

DESIGN

sheet 3

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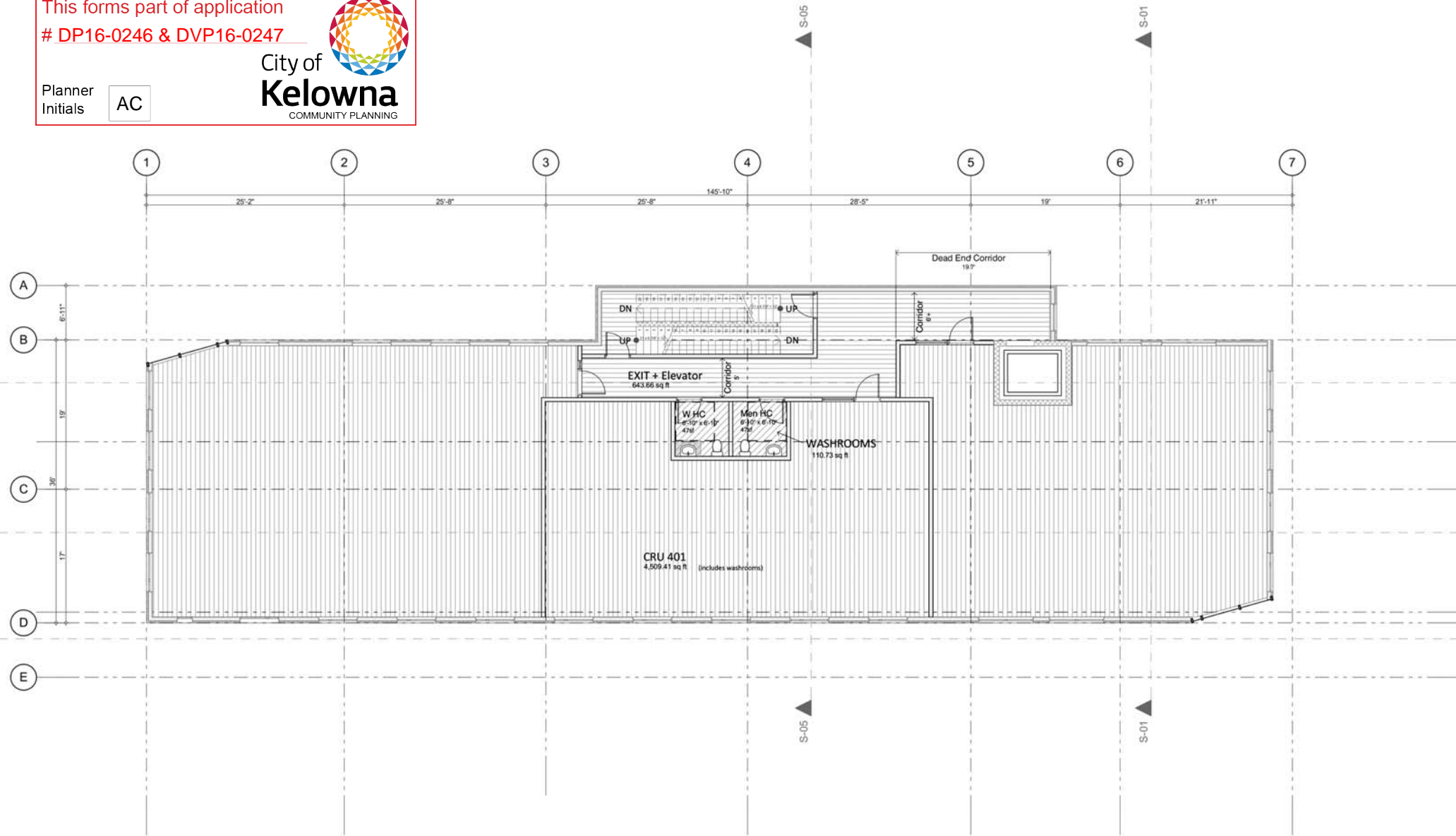
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FOURTH FLOOR PLAN

DESIGN

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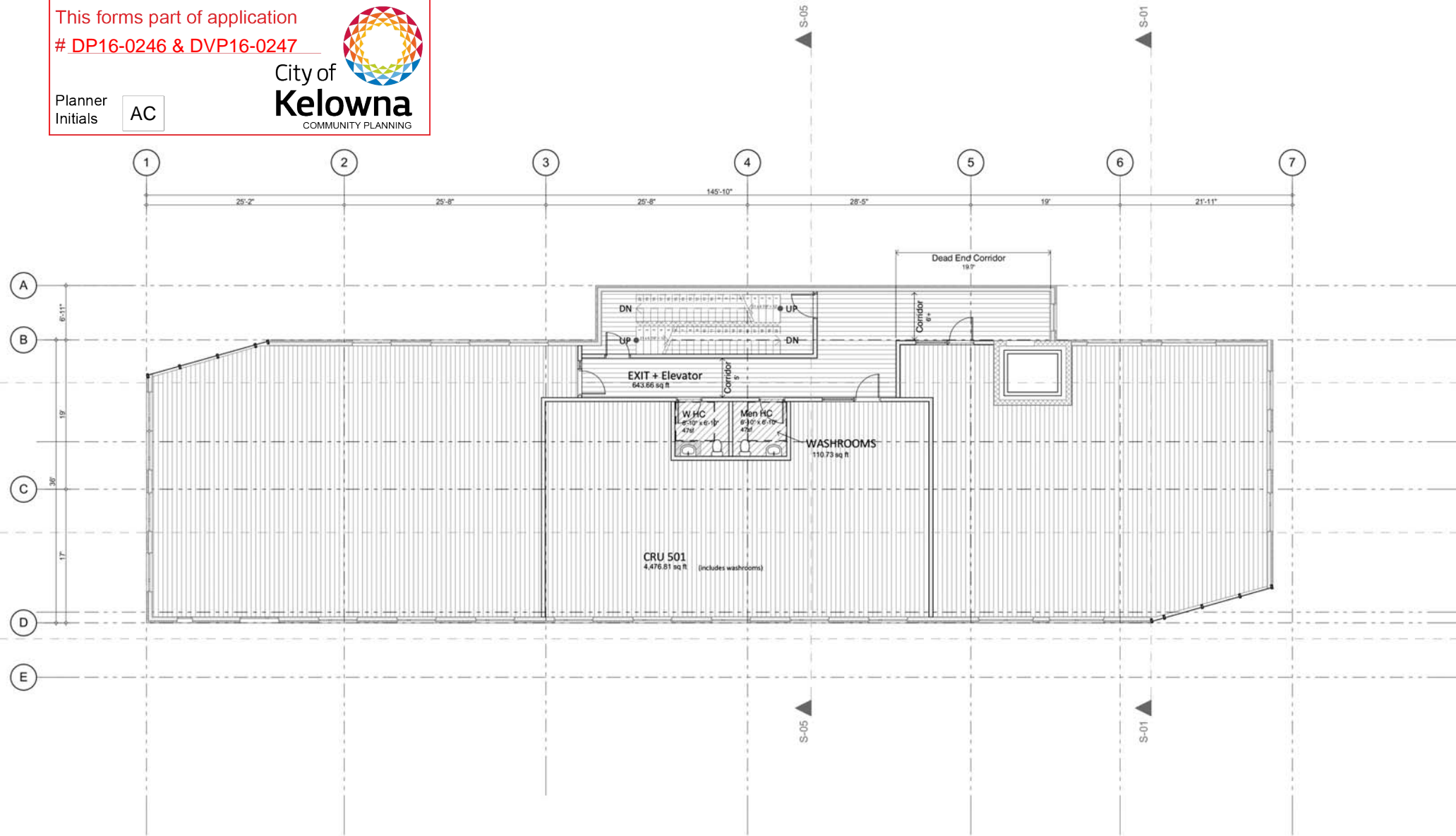
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FIFTH FLOOR PLAN

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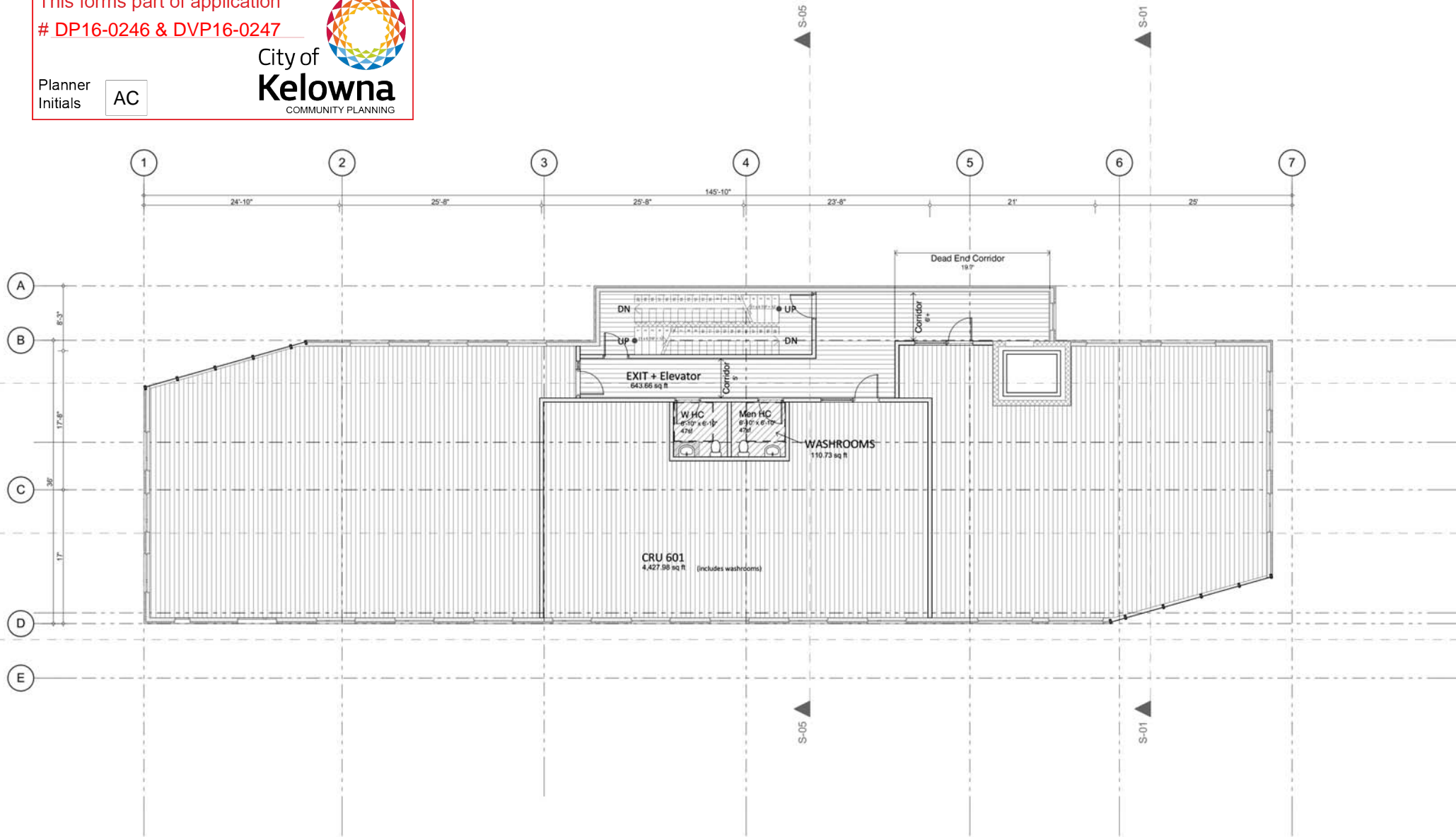
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SIXTH FLOOR PLAN

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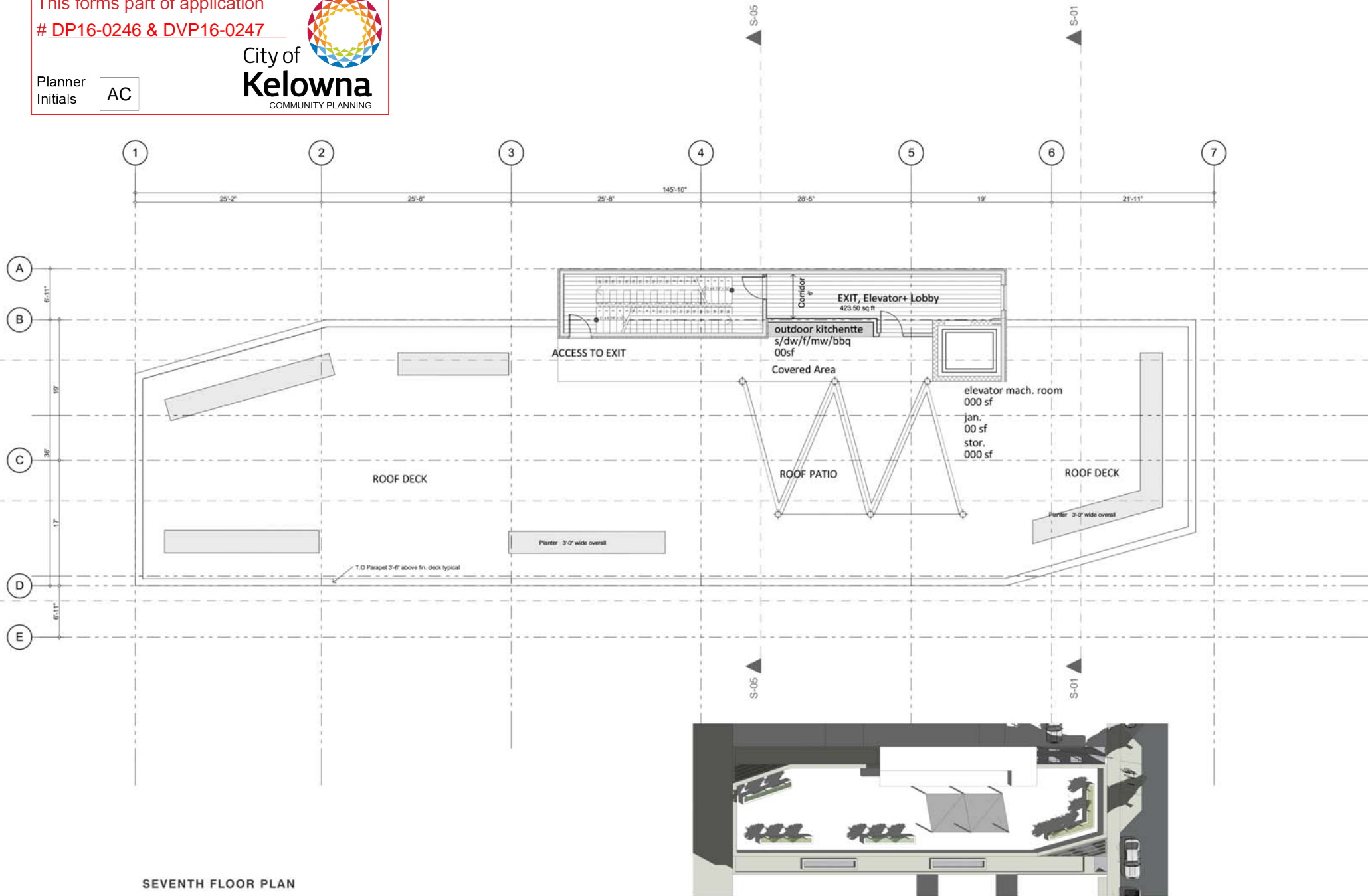
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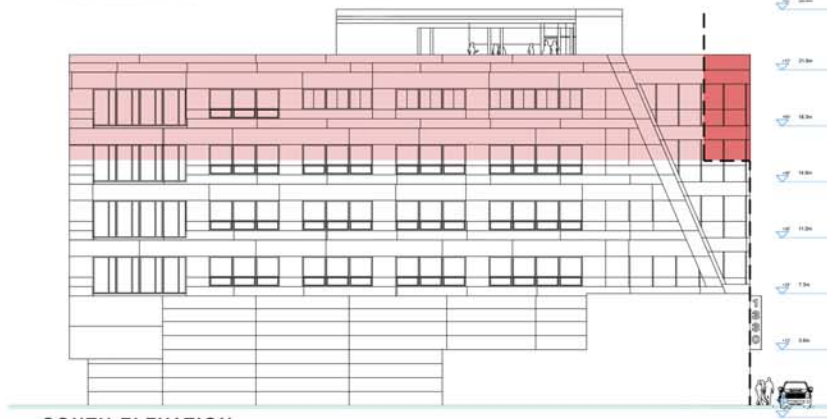
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NORTH ELEVATION

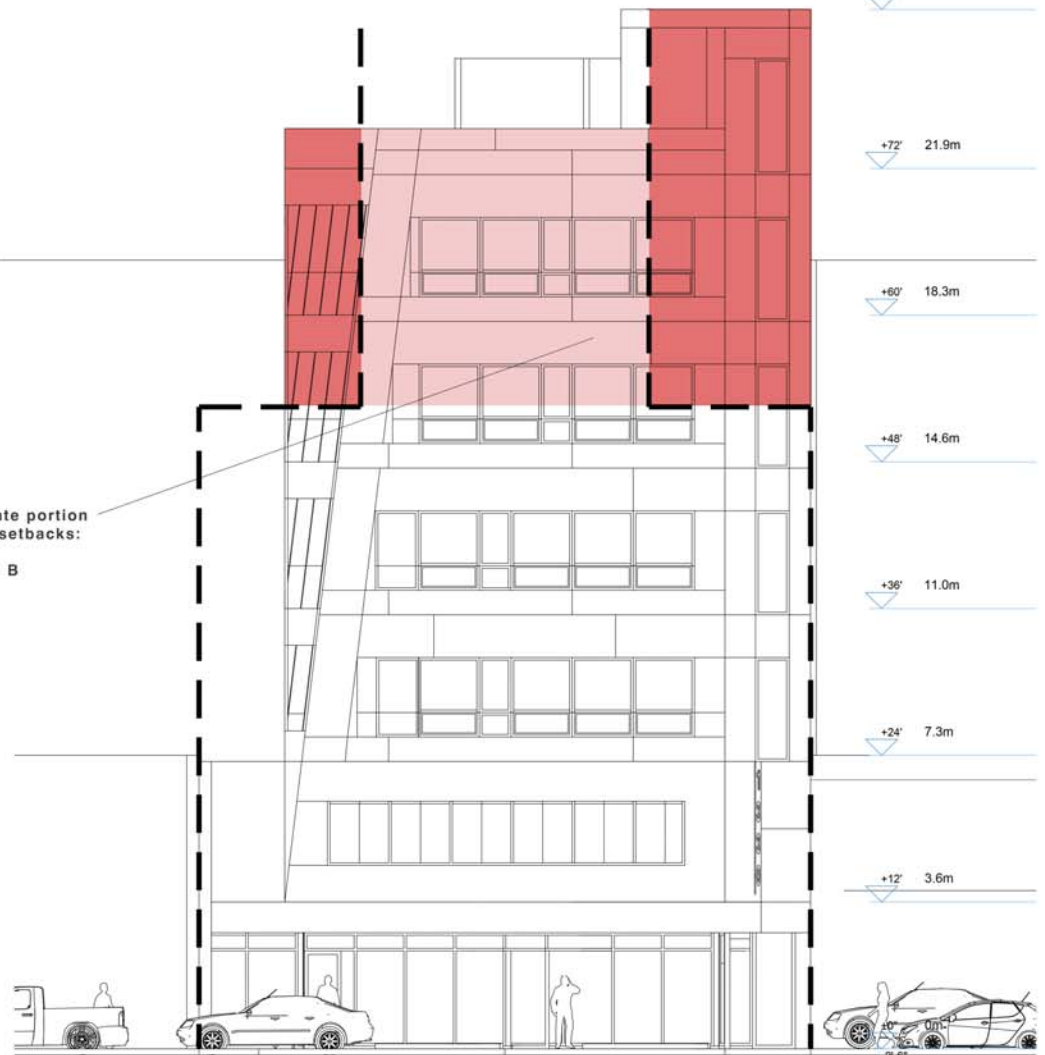


WEST ELEVATION



SOUTH ELEVATION

Toned areas indicate portion
of building within setbacks:
City of Kelowna
Zone C7 - Diagram B



EAST ELEVATION

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East Elevation



South Elevation

SCHEDULE

A & B

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West Elevation

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North Elevation

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Materials + Finishes

A	Panel or Stucco	Phenolic/fibre cement panels or Stucco - White-White & Surf White
B	Windows, Metal Siding + Trim	Aluminum - clear anodized finish
C	Glass	Clear w slight blue-green tint
D	Panel	Phenolic/fibre cement panels or Metal panel - Charcoal
E	Feature Panels Soffits	Wood Panels and Manufactured Panels - Wood teak color
F	Steel Posts	White Painted - Roof top sails structure
G	Fabric Awning	White translucent fabric
H	Board Formed Concrete	Natural grey
J	Panel or Stucco	Phenolic/fibre cement panels or Stucco - custom color; burnt sienna
K	Panel or Stucco	Phenolic/fibre cement panels or Stucco - Regent Grey
L	Planting	Trees, hedge, vines - see Landscape Drawing for plant list

Design Rationale

1330 St Paul Street is a mixed use commercial development of ground floor retail, 2 level parkade and upper floor office.

At approximately 30,000 square feet and 6 storeys the building is set back from the east property line at St Paul to support the pedestrian experience for users and passers by.

A boldly arranged white, neutrals and accent color panels provide an exciting addition to St Paul Street. Natural finish aluminum windows & trim are accented with wood finish features; soffit, wall panels and interiors.

Floors 2 to 6 employ a triangular feature of curtainwall that chamfers the floor plates (south-east and north-west corners) providing a strong design signature at the same time creating unique interior spaces.

The roof top patio deck is animated with outdoor activity and gestures of greenery.

Main Floor

Commercial Retail Units & Parkade.

Retail at the street is designed to accommodate 1-2 tenants with floor to ceiling storefront glazing. The client will develop a portion of the street shoulder to provide sidewalk bike parking, boulevard trees, patterned pavers, and potential cafe seating.

Signage will be refined and intentional within the architectural design as illustrated.

The parkade is fully enclosed.

Second Floor

Class A Office & Parkade.

Office space of approx 2,000sf overlooks the sidewalk with operable folding windows bringing in fresh air and visually connects to the sidewalk. A car elevator accessible from the lane serves the second floor parking making great use of limited site area by avoiding ramps.

Third, Fourth, Fifth and Sixth Floors

Class A Office.

Currently the owner is in discussion with a 'virtual office' company to secure a long term lease. Users will be made up of a variety of business's sharing common aspects; reception at 2nd floor, meeting rooms, roof top deck, lunchroom, Wifi, workstations etc.

Roof Top Patio

A 1,500sf plus Patio/Deck

This outdoor (mostly) covered patio, for tenants and guests only, will be the place to unwind, wrap business deals or hold networking events. Planters arranged around the roof perimeter will enhance this outdoor experience, framing views of the lake, downtown and beyond to the Okanagan valley.

White screen steel posts with fabric 'sails' cover the main patio. All available rooftop and patio is greened with trees and flowering landscaping in planters.

Discreetly lit at night and boldly emblematic the roof top service penthouse and metal 'sails' will bring attention to the area's cherished outdoor lifestyle.

The predominant design theme is modern in its simplicity and contemporary in the detailing and expressive color and forms - a deliberate departure from some conventional architecture norms. White panels bring a fresh resort feel to this urban neighbourhood referencing the nearby beach, water and sailboats. It is the teams view that St Paul Street provides just the right context for this bold design.

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