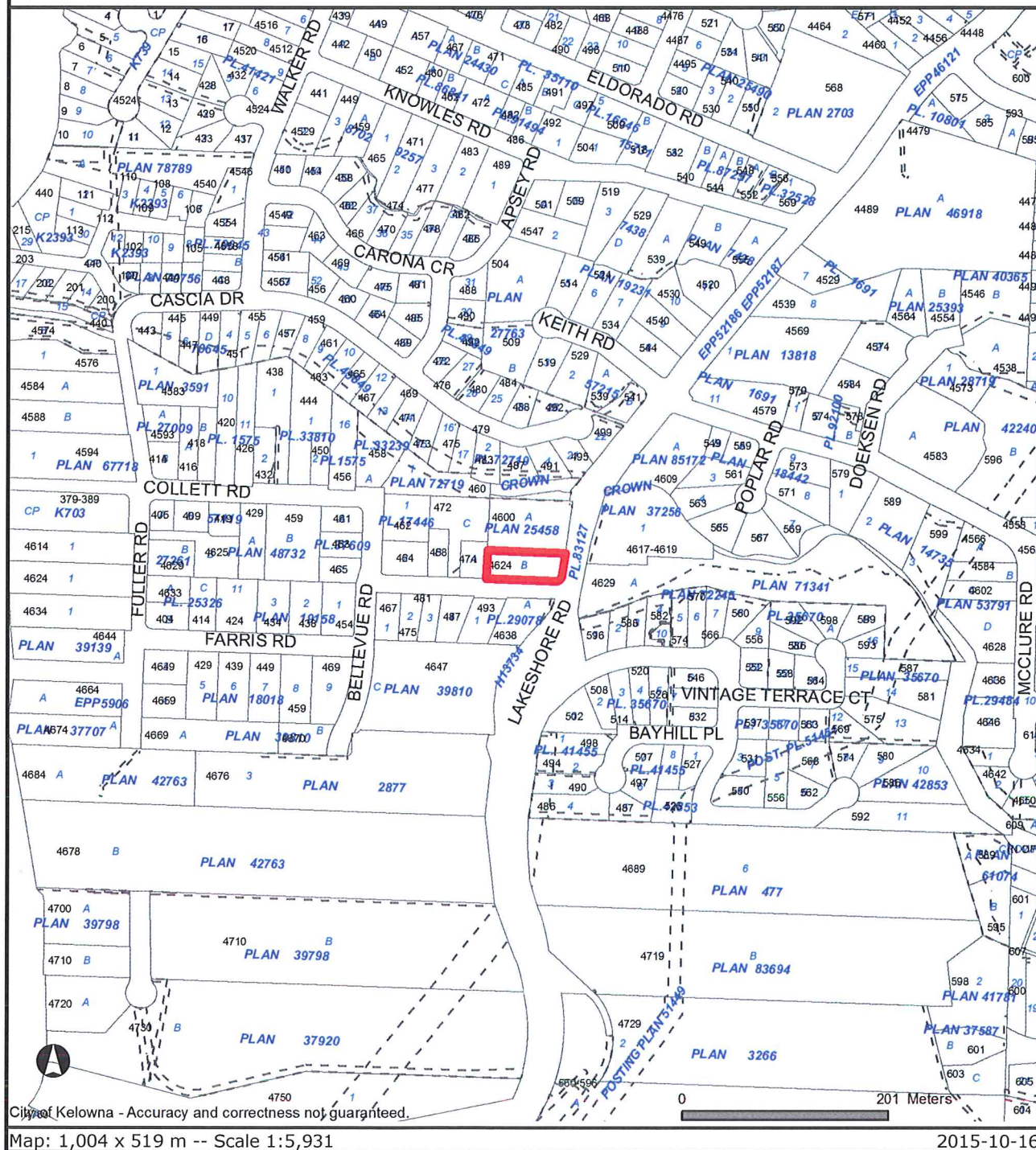


Application

DP15-0249



Subject Property



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: December 03, 2015 (Revised)
File No.: DP15-0249

To: Community Planning (AC)

From: Development Engineering Manager

Subject: 4624 Lakeshore Rd Retail Development

Development Engineering has the following comments and requirements associated with these applications. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

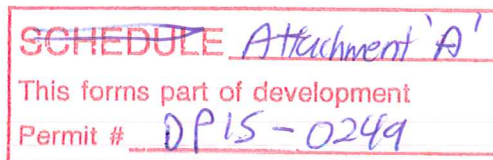
- a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- b) The existing lot is currently serviced with 19mm small diameter service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new water service and the disconnection of the small existing service.

2. Sanitary Sewer

- a) Our records indicate the existing lot is serviced with a 100mm diameter sewer service. 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 removal and disconnection of the existing service and the installation of one new larger service.

3. 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) On site storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.



4. Road Improvements

- a) Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A roundabout is proposed for the intersection therefore improvements should reflect the ultimate design of the roundabout.
- b) Collett Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, landscaped boulevard complete with street trees drainage system including storm main, catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A roundabout is proposed for the intersection therefore improvements should reflect the ultimate design of the roundabout.

5. Road Dedication and Subdivision Requirements

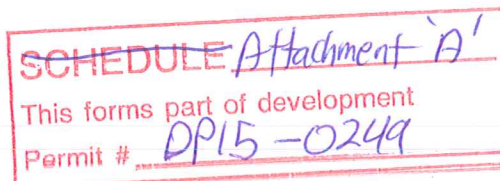
- a) Negotiate a highway allowance widening of ~3.1m along the frontage of the Lakeshore Rd complete with a 6.0m radius corner rounding.
- b) Provide a mutual access easement to 4600 Lakeshore Rd or provide written confirmation that all truck movements associated with this development can be manoeuvred on site. That is to say, reverse vehicle movements from Collette Road will not be necessary.
- c) If any road dedication or closer affects lands encumbered by a Utility right-of-way (such as 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 or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- d) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all roads.
- 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) Re-locate existing utilities, where necessary.

7. 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 subdivision 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.

8. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- 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.

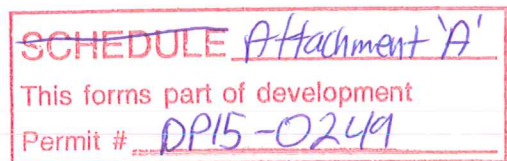
9. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- a) Area ground water characteristics, including water sources on the site.
- b) Site suitability for development; i.e. unstable soils, foundation requirements 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, 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.

10. Development Permit and Site Related Issues

Access and Manoeuvrability

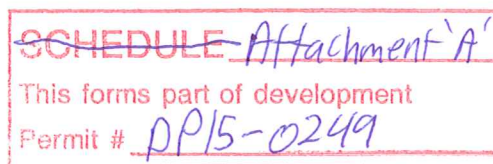


- (i) Driveway access to the site will not be permitted from Lakeshore Rd. The two proposed accesses on Collett Rd should be designed as entrance/exit only accesses.
- (ii) The proposed perpendicular parking on the site plan along Collett Rd within the road right of way is not permitted.
- (iii) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (iv) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz P. Eng.
Development Engineering Manager

SS



DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT

File Number DP15-0249
Issued To: Simple Pursuits Ltd.
Site Address: 4624 Lakeshore Rd
Legal Description: Lot B, Section 25, Township 28, SDYD, Plan 25458
Zoning Classification: C2 - Neighbourhood 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. DP15-0249 for Lot B, Section 25, Township 28, SDYD, Plan 25458, located at 4624 Lakeshore Rd, Kelowna, BC to allow the construction of a single storey commercial building to 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;

AND FURTHER THAT this Development 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 \$ \$16,906.25 OR
- b) A Certified Cheque in the amount of \$ \$16,906.25 OR
- c) An Irrevocable Letter of Credit in the amount of \$ \$16,906.25 .

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.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2015.

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.**

SCHEDULE A+B
 This forms part of development
 Permit # DP15-0249

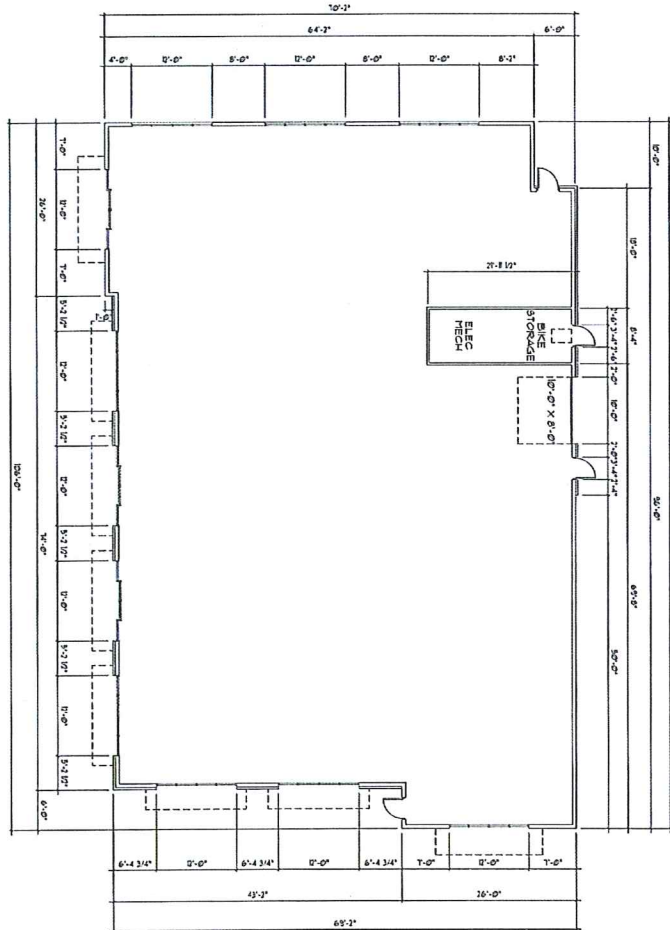


ILLUSTRATION / THE ARTS ACTIVE

WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

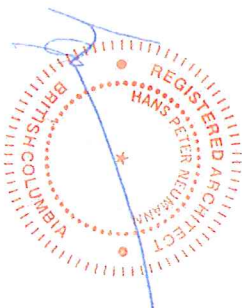
4642 LAKESHORE ROAD | Kelowna, BC

Worman Homes | Worman Commercial



FLOOR PLAN
SCALE 1/8" = 1'-0"

SCHEDULE A
This forms part of development
Permit # DP15-0249



HANS P. NEUMANN ARCHITECT INC.

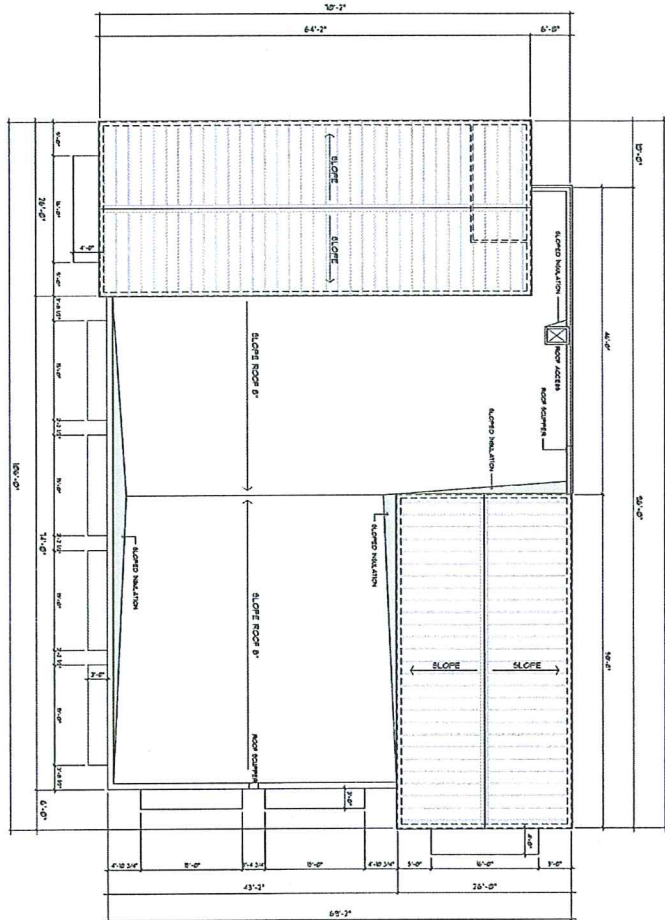
1100 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4R5
PHONE: (250) 868-0218 FAX: (250) 868-0817

NO.	DATE	DESCRIPTION

PROJECT NO. **A1**
CONSULTANT
DATE: 10/10/15
DRAWN: HAN
CHECKED: HAN
DESIGNED: HAN

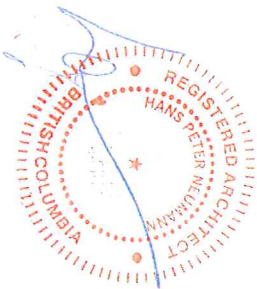
DRAWING TITLE
FLOOR PLAN

PROJECT
COMMERCIAL DEVELOPMENT
4624 LAKESHORE ROAD, KELOWNA, BC



ROOF PLAN
Scale: 1/8" = 1'-0"

SCHEDULE A
This forms part of development
Permit # DP15-0249



HANS P. NEUMANN ARCHITECT INC.

PERSONAL: **A2**

CONSULTANT
DRAWING TITLE
ROOF PLAN

ROOF PLAN

PROJECT

COMMERCIAL DEVELOPMENT
4624 LAKESHORE ROAD, KELOWNA, BC.

NO.	DATE	DESCRIPTION

1555 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

The architectural drawing shows a cross-section of a building facade. On the left, there are vertical dimensions: 20'0" (total height), 16'0" (height to the top of the wall), 8'0" (height of the wall above the window), 10'0" (height of the window opening), 10'0" (height of the lower wall section), and 10'0" (height of the upper wall section). Horizontal dimensions at the bottom indicate a total width of 20'0" and individual widths of 10'0" for each side. The facade features a large window with multiple panes, labeled with circled numbers 1 through 7. A small triangular roof element is shown above the window. To the right of the main wall, there is a separate section labeled 1, which appears to be a chimney or a smaller structure. The drawing uses hatching to represent different materials like brickwork and insulation.

Technical drawing of a building facade elevation. The drawing shows a wall with three windows and a door. The windows are labeled with circled numbers 1, 2, and 3. The door is labeled with a circled number 4. The drawing includes dimensions for the overall height and width, and for the individual components. The overall height is 4.10 m. The overall width is 3.10 m. The height of the wall above the windows is 2.10 m. The height of the wall below the windows is 2.00 m. The width of the wall is 3.10 m. The drawing also shows a section of the roof and a section of the ground.

- LEGEND:**
- ① STUCCO
 - ② BRICK
 - ③ BOARDS, BAYON PAINTED
 - ④ BRICK SOLDIER COURSE
 - ⑤ METAL C&P FLASHING
 - ⑥ ALUMINUM WINDOW / DOOR SYSTEM, BLACK
 - ⑦ METAL DOOR, 3-PANELED, PAINTED BLACK
 - ⑧ 2" DIA. METAL SUPPORT POLE, BLACK
 - ⑨ METAL ROOFING
 - ⑩ METAL CANOPY
 - ⑪ FABRIC CANOPY
 - ⑫ LETTERS PAINTED ON BRICK OR STONE
 - ⑬ INSULATED METAL ROLL-UP DOOR

HANS P. NEUMANN ARCHITECT INC.

1550 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0637

SCALE: 1/8" = 1'-0"
DATE: SEP 29, 2011
DRAWN: HBN
CHECKED: MAC
Creating No.
A3
REVISION No.:

CONSULTANT	
DRAWING TITLE	ELEVATIONS

PROJECT	COMMERCIAL DEVELOPMENT 4624 LAKESHORE ROAD, KELOWNA, BC.
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Permit # DP15-0249[illegible]



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

September 30, 2015

4624 Lakeshore Road
C/o Worman Commercial
#202 – 474 West Ave
Kelowna, BC V1Y 4Z2
Attn: Shane Worman

Re: Proposed 4624 Lakeshore Road Development – Preliminary Cost Estimate for Bonding

Dear Shane:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 4624 Lakeshore Road conceptual landscape plan dated 15.09.30;

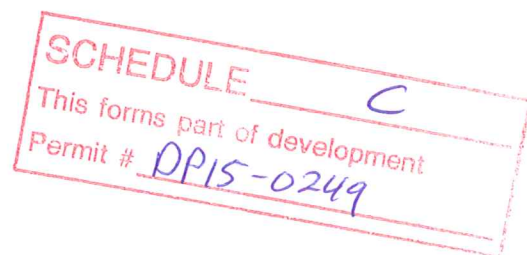
- 162 square metres (1,744 square feet) of improvements = \$13,525.00

This preliminary cost estimate is inclusive of trees, shrubs, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270

outlanddesign.ca

Permit # DP15-0249



1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED ALL APPLICABLE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATED, TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

[illegible]