

Development Permit DP17-0239



This permit relates to land in the City of Kelowna municipally known as

695 ACADEMY WAY

and legally known as

LOT 4 SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP53793

and permits the land to be used for the following development:

THREE STOREY MULTI FAMILY BUILDING

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: DECEMBER 11, 2017

Decision By: CITY COUNCIL

Issued Date: _____

Development Permit Area: COMPREHENSIVE DEVELOPMENT PERMIT AREA

File Manager: KIMBERLY BRUNET

This permit will not be valid if development has not commenced by DECEMBER 11, 2019.

Existing Zone: RM4 – Transitional Low Density Housing

Future Land Use Designation: MRM - Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: WATERMARK DEVELOPMENTS LTD., INC. NO. BC0642787
Address: 106 – 975 ACADEMY WAY
City: KELOWNA, BC

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Attachment "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Attachment "B";
- c) Landscaping to be provided on the land be in accordance with Attachment "C"; and
- 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.

This Development Permit is valid for two (2) years from the date of Council approval (Date of Decision), with no opportunity to extend.

3. 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) An Irrevocable Letter of Credit in the amount of \$177,803.75

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.

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.

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.

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

**CITY OF KELOWNA****MEMORANDUM**

Date: November 6, 2017
File No.: DP17-0239
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 695Academy Way Lot 4, Plan EPP53793

The Development Engineering Department has 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 Ryan O'Sullivan

1. General

- a) Subdivision requirements have been addressed in the Development Engineering report under file S09-0074.
- b) Provide Right of Way and Easement as may be required.
- c) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- d) A Statutory 219 Covenant of No Occupancy Permit is required until such time that Bylaw conforming fireflow and domestic water demand capacity is in place.

2. Geotechnical Study

A comprehensive Geotechnical Study is required to be prepared by a Professional Engineer competent in the field of geotechnical engineering. The study is to address the following:

- a) Overall site suitability for development.
- b) Presence of ground water and/or springs.
- c) Presence of fill areas.
- d) Presence of swelling clays.
- e) Presence of sulfates.
- f) Potential site erosion.
- g) Provide recommendations for on-site storm water disposal.
- h) Provide specific requirements for footings and foundation construction.

3. Domestic Water and Fire Protection

- a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of the proposed development and establish hydrant requirements and service needs. Provide confirmation of available capacity.
- b) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with GEID for these items. All charges for service connection and upgrading costs are to be paid directly to GEID.

4. Sanitary Sewer

The developer's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Our records indicate existing lot is serviced with a 200mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

5. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. All the storm drainage must be dealt with on site.

6. Road Improvements

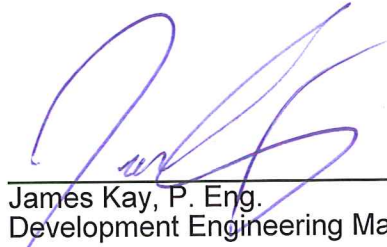
- a) Requirements for road cross sections, dedications, design and construction have been addressed in the HIGHWAY AGREEMENT between CITY OF KELOWNA and WATERMARK DEVELOPMENTS LTD. executed December 23, 2015.
- b) Road improvements will be constructed along the full frontage of this proposed development, including separate sidewalk, landscaped boulevard complete with street trees and irrigation. Relocate or adjust utility appurtenances if required to accommodate construction. All improvements will be at the developer's expense.
- c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

7. 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) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, 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.

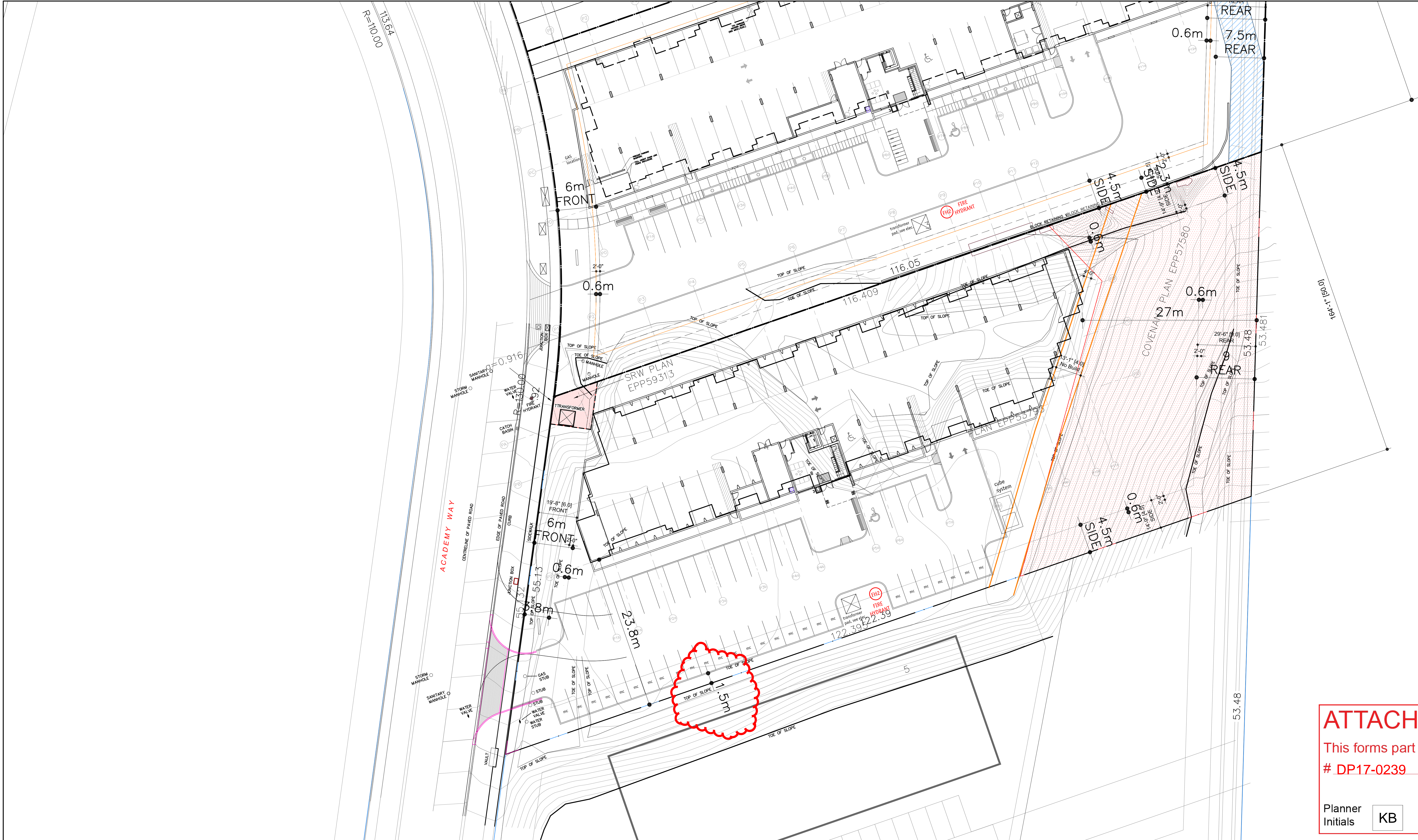
8. Development Permit and Site Related Issues**a) Access and Manoeuvrability**

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.



James Kay, P. Eng.
Development Engineering Manager

RO



ATTACHMENT A

This forms part of application
DP17-0239

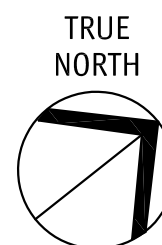
Planner
Initials KB



2017-12-01
tender/BP

No.	Date	Revision
01	2017-10-25	issued for US DP
02	2017-12-01	issued for tender/BP

No.	Date	Revision



Project Title
UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
57 UNITS WITH PARKADE
695 ACADEMY WAY KELOWNA



Consultant Seal

201-75 FRONT STREET
PRINCE GEORGE, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pen-mai@shaw.ca
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 4K2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca

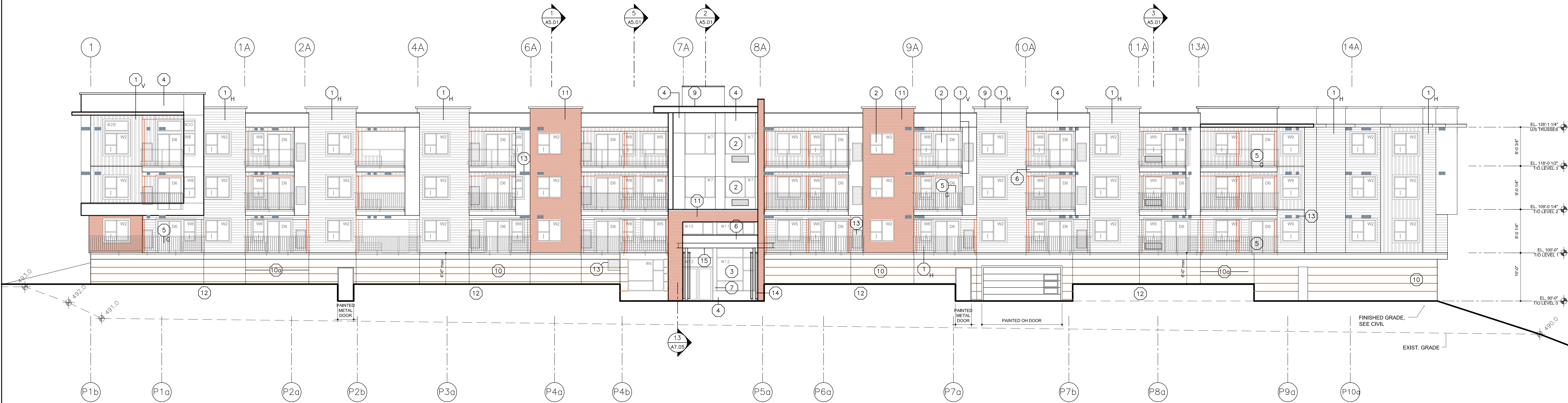


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Date:	2017-10-25
Job No.	m+m 17-1780
Scale:	AS SHOWN
Drawn:	SN
Checked:	JM

Drawing Title
SITE PLAN
1"=20'0"

Drawing Number
A2.02
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

U6



ATTACHMENT

B

This forms part of application

DP17-0239

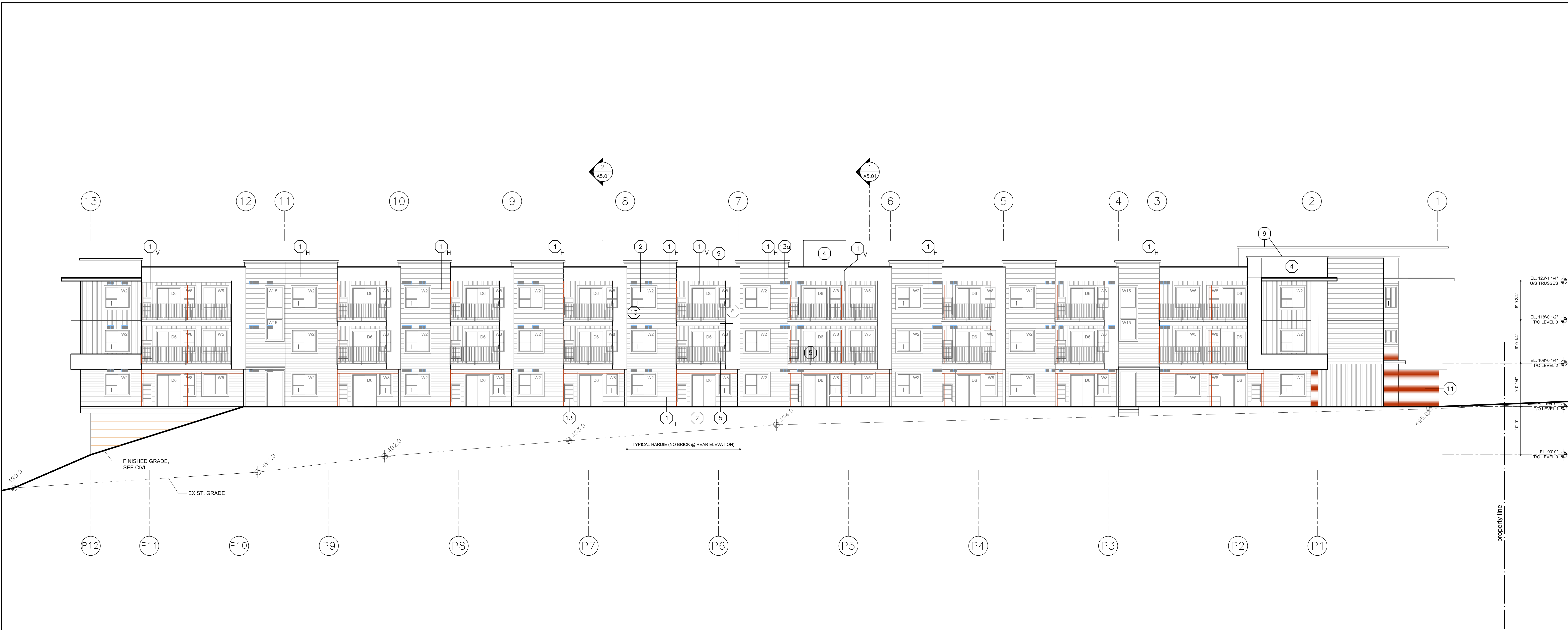
Planner Initials

KB

City of Kelowna

COMMUNITY PLANNING

<div>ELEVATION KEY NOTES LEGEND</div> <div>ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS.</div>	9	PREFINISHED METAL FLASHING
	10	CONCRETE WITH PARGE FINISH C/W REVEALS & FEATURE PAINT FINISH
	10a	TYP. CAST REVEALS
	11	BRICK VENEER, STACK BOND
	12	CONCRETE PLANTER
	13	PREFIN. METAL LOUVRES/ VENTS (SEE MECH.)
	13a	MECH. VENTS BEHIND BALCONY WALLS (V.O.S. - SEE MECH.)
	14	GLULAM/WOOD COLUMN FINISH
	15	PAINTED STEEL BEAM
	1	HORIZONTAL FIBRE CEMENT SIDING
	1V	VERTICAL FIBRE CEMENT SIDING
	2	VINYL WINDOW & DOOR WITH LOW-E CLEAR GLAZING
	3	ALUM STOREFRONT WINDOW & DOOR WITH LOW E CLEAR GLAZING
	4	HARDIE PANELS C/W BUTT JOINTS/REVEALS
	5	ALUM. GLASS RAILING (SOUTH ELEVATION/LEVEL 3 ONLY)
	5	ALUM. PICKETS RAILING
	6	HARDI TRIM / BALCONY / ROOF FASCIA
	7	ALUMINUM BRAKESHAPE TO MATCH WINDOW FRAMES
	8	PREFINISHED METAL OVERFLOW SCUPPER



ATTACHMENT **B**

This forms part of application

DP17-0239

Planner
Initials **KB**



2017-10-25
issued for DP

No.	Date	Revision
01	2017-10-25	issued for U6 DP

No.	Date	Revision

Project Title
**UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
57 UNITS WITH PARKADE**
695 ACADEMY WAY KELOWNA



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201-75 FRONT STREET
VICTORIA, B.C.
V2A 1H2
TEL: 250.492.3143
EMAIL: pmi-mai@shaw.ca
233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6K2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca



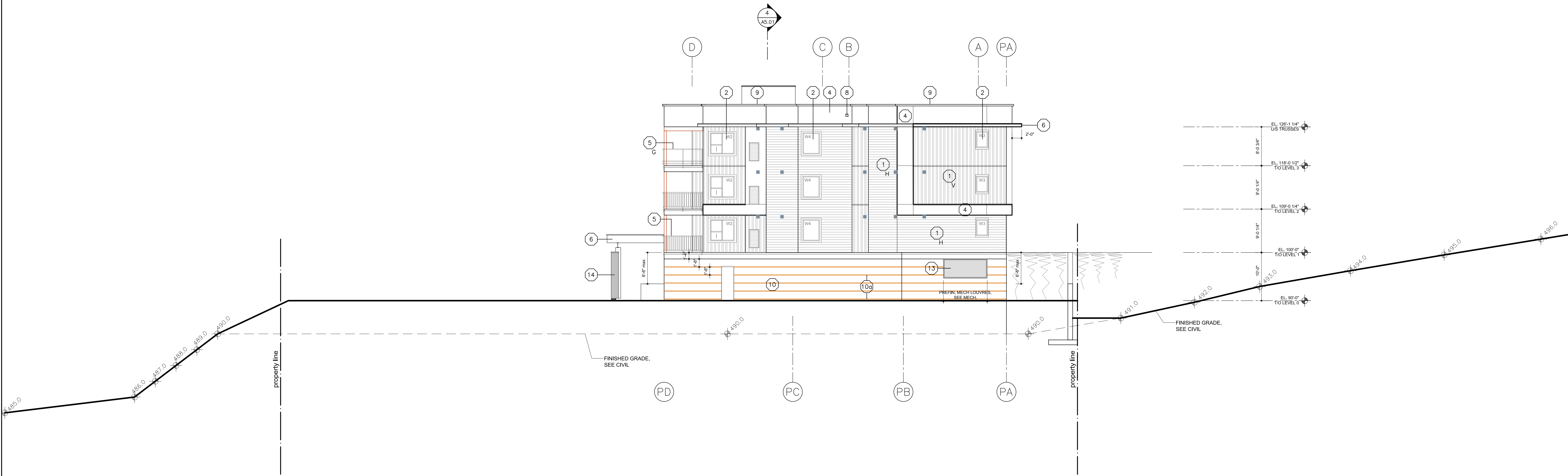
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Date	2017-10-25
Job No.	m+m 17-1780
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**North
Bldg Elev**
1/8"=1'0"

Drawing Number
A4.02
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

U6



ATTACHMENT **B**

This forms part of application

DP17-0239

Planner
Initials **KB**



2017-10-25
issued for DP

No.	Date	Revision
01	2017-10-25	issued for US DP

No.	Date	Revision

Project Title
**UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
57 UNITS WITH PARKADE**
695 ACADEMY WAY KELOWNA



Consultant Seal

201-75 FRONT STREET
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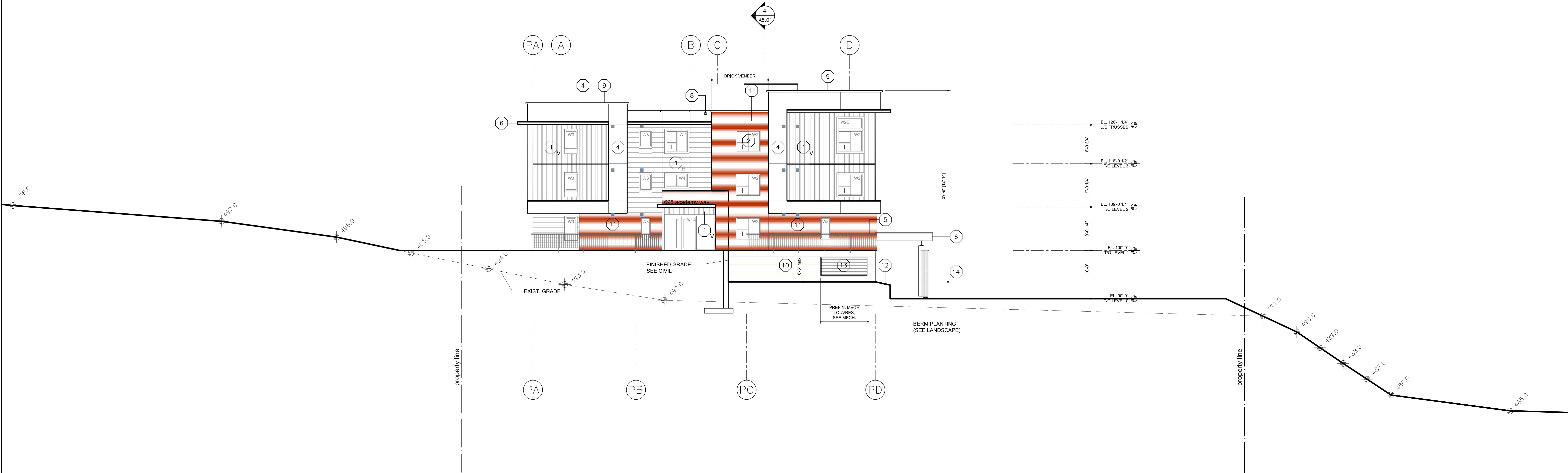


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Date	2017-10-25
Job No.	m+m 17-3780
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**East
Bldg Elev**
1/8"=1'0"

Drawing Number
A4.03
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

U6



ATTACHMENT

B

This forms part of application

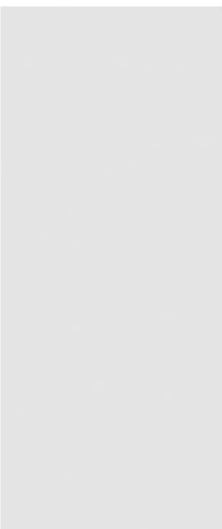
DP17-0239

Planner Initials

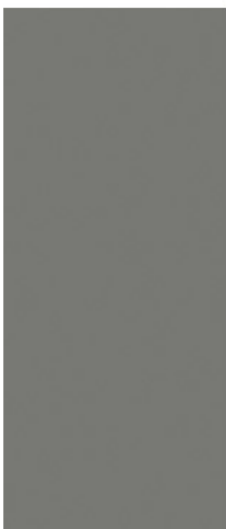
KB

City of Kelowna

COMMUNITY PLANNING



light grey stucco



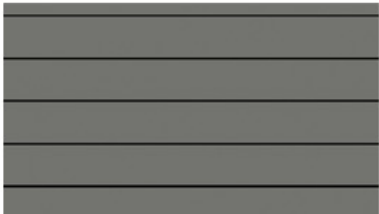
dark grey stucco



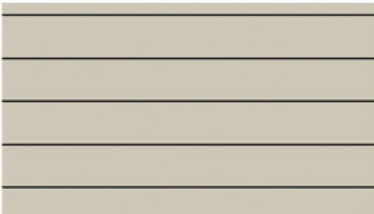
hardie-V aged pewter



hardie-V cobble stone



hardie-H aged pewter



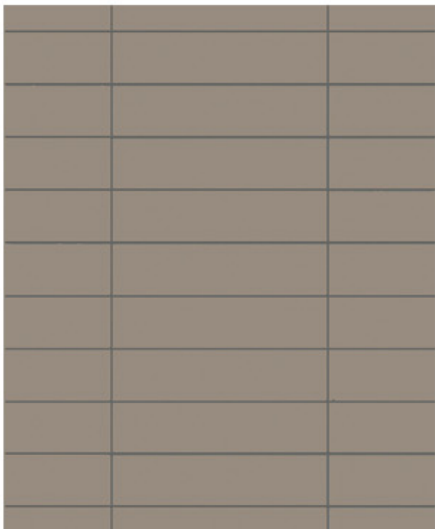
hardie-H cobble stone



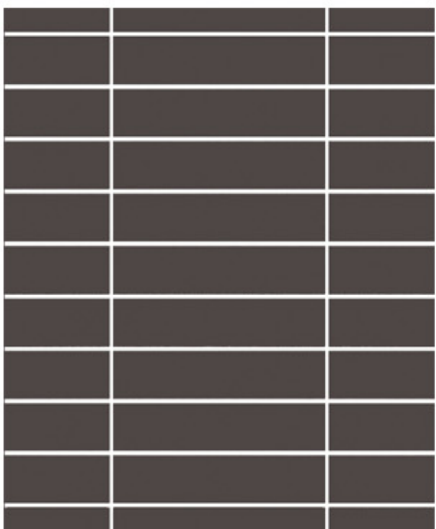
red accent



stain
wood+post



redondo gray - stack bond



ebony - stack bond









