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.

<u>Date of Decision:</u> DECEMBER 11, 2017

Decision By: CITY COUNCIL

<u>Issued Date:</u>

<u>Development Permit Area:</u> COMPREHENSIVE DEVELOPMENT PERMIT AREA

<u>File Manager:</u> 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	 Date	
Community Planning & Strategic Investments		

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 <u>CURRENT LAND OWNER</u>.

Security shall <u>ONLY</u> 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. <u>Provide confirmation of available capacity</u>.
- 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

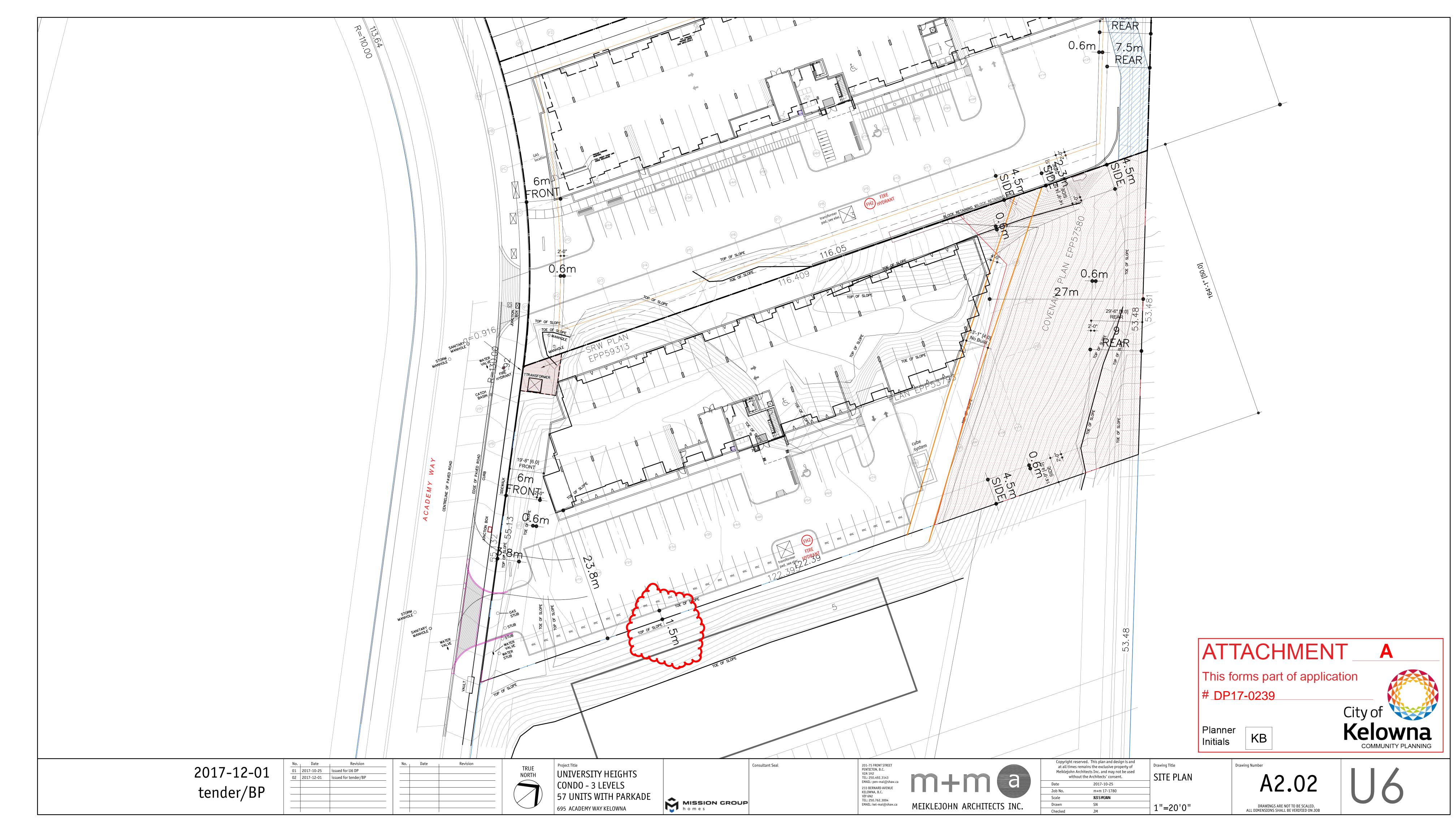
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application 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.

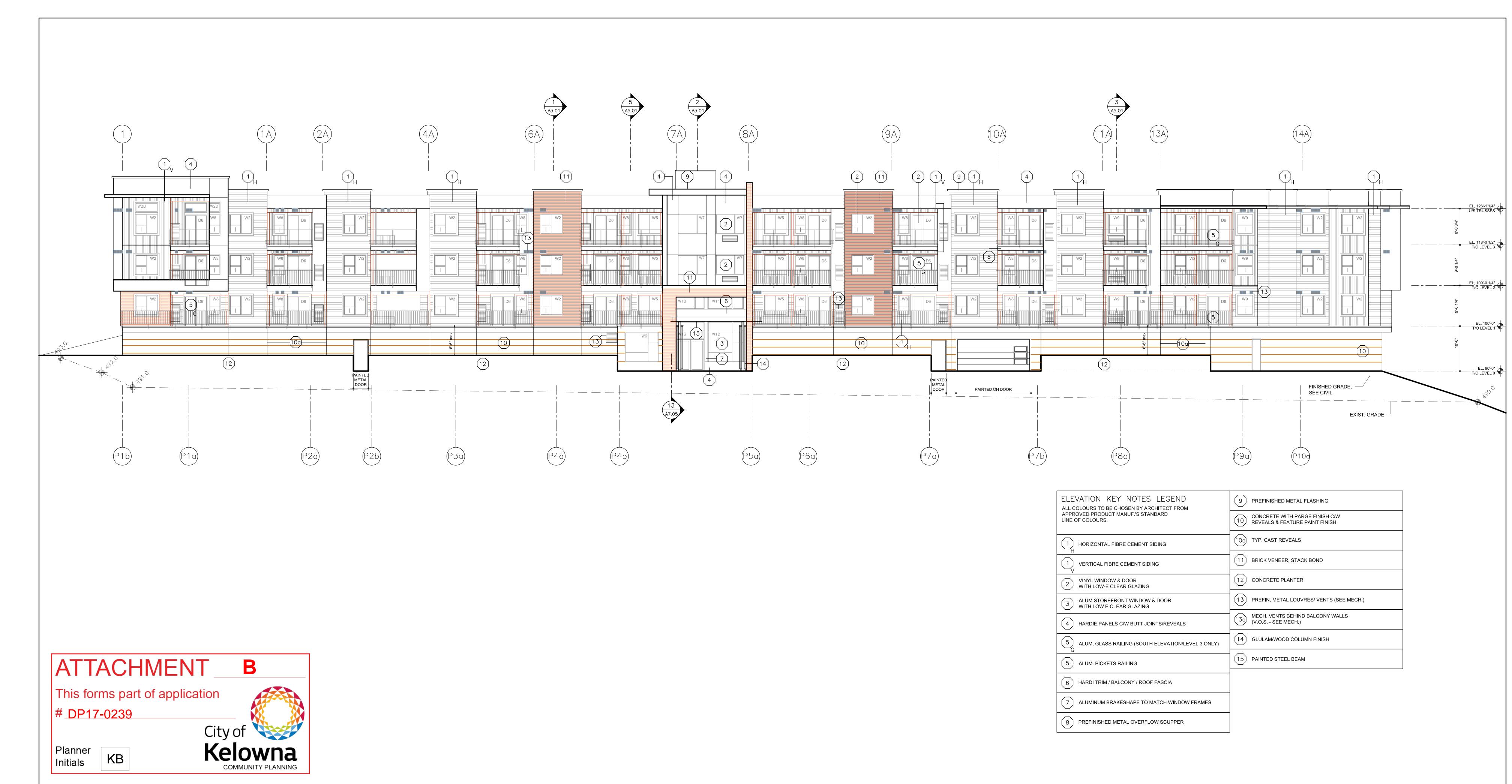
Development Permit and Site Related Issues 8.

- Access and Manoeuvrability a)
 - An MSU standard size vehicle must be able to manoeuvre onto and off (i) 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





Consultant Seal

2017-10-25 issued for DP

2017-10-25 issued for U6 DP

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

MISSION GROUP
h o m e s





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ate 2017-10-25

ab No. m+m 17-1780

cale AS SHOWN

rawn SN

necked JM

Drawing Title

South

Bldg Elev

1/8"=1'0"

A4.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB U6



Consultant Seal



2017-10-25 issued for DP

 No.
 Date
 Revision

 01
 2017-10-25
 issued for U6 DP

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

MISSION GROUP
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Date 2017-10-25

Job No. m+m 17-1780

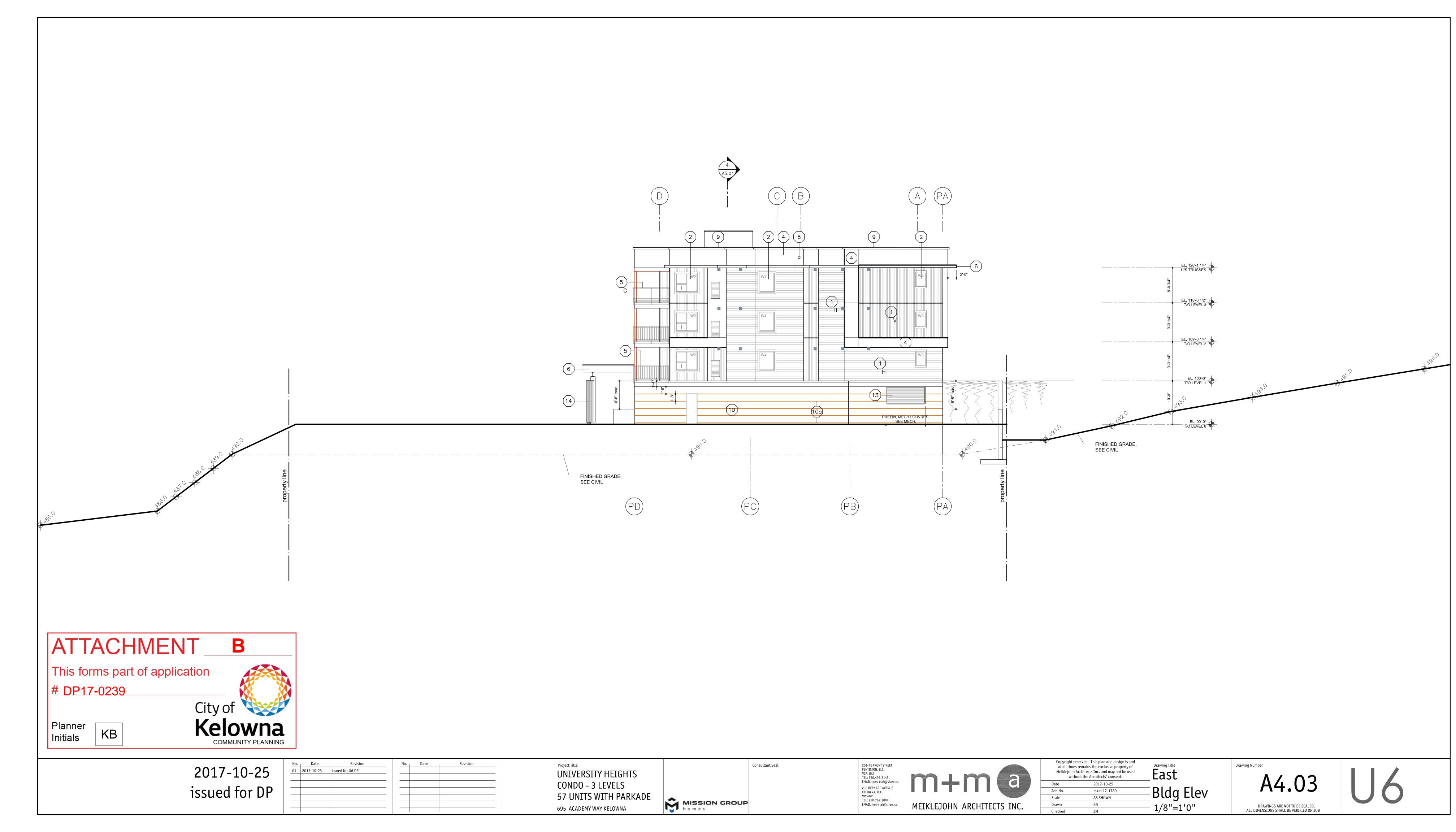
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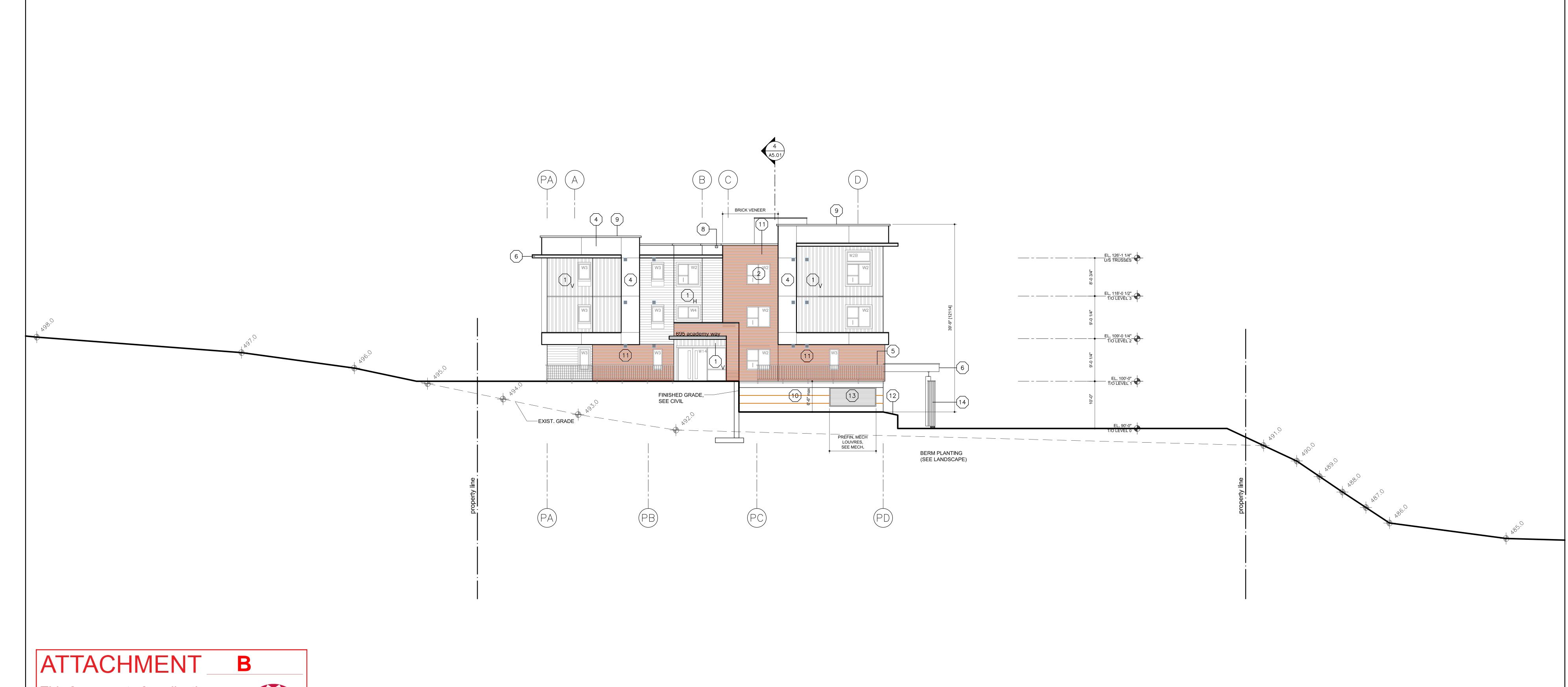
Drawn SN

Checked JM

A4.02

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB U6





Consultant Seal



2017-10-25 issued for DP

No. Date Revision
O1 2017-10-25 issued for U6 DP

Project Title
UNIVERSITY HEIGHTS
CONDO - 3 LEVELS
57 UNITS WITH PARKADE
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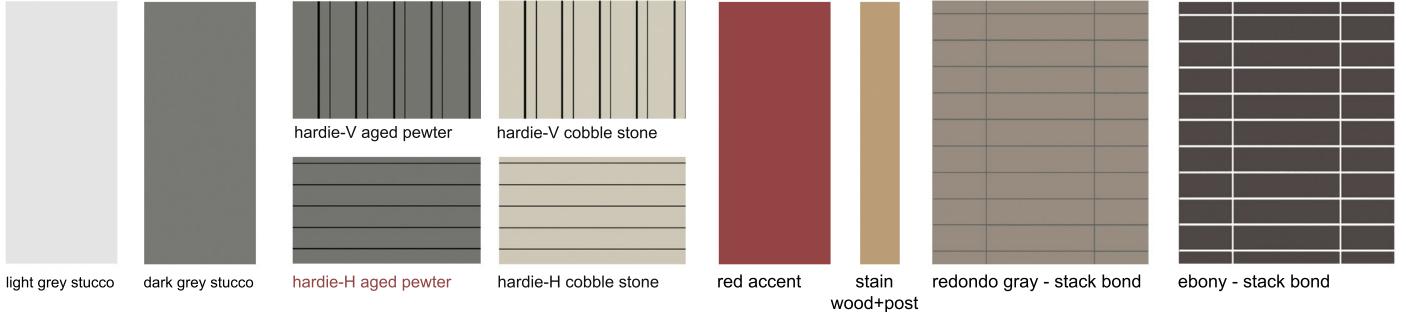


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ob No.	m+m 17-1780	Bldg Elev
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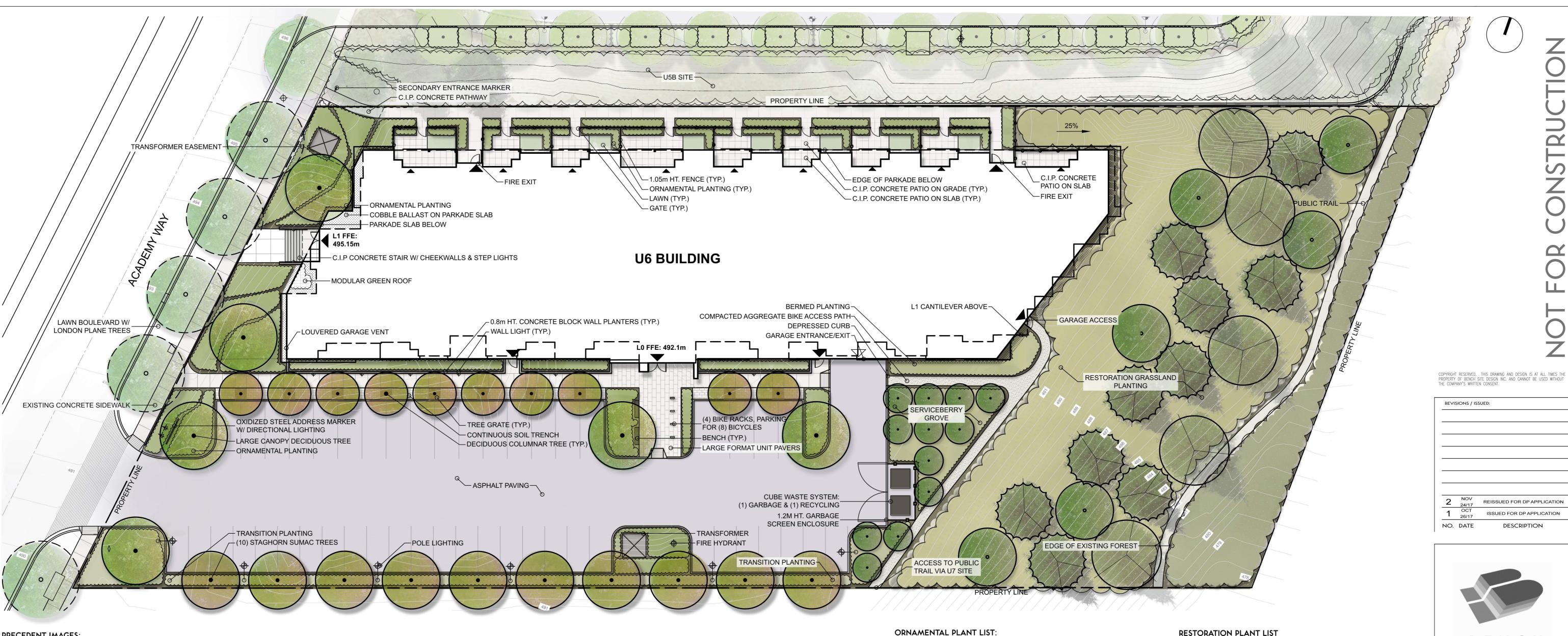
facade along academy way











PRECEDENT IMAGES:





TRANSITIONAL PLANTING, WINTER INTEREST



LEGEND:



ORNAMENTAL PLANTING

LARGE FORMAT CONCRETE

UNIT PAVERS

PAVING

COBBLE MULCH

MAINTENANCE EDGE

HOLLAND-STYLE

CONCRETE UNIT PAVERS

C.I.P. CONCRETE PATIO

C.I.P. CONCRETE PAVING

COMPACTED AGGREGATE

BENCHES REFLECTIVE OF ARCHITECTURAL FINISHES STEEL ANGLE BIKE RACKS

ORNAMENTAL DECIDUOUS

NATIVE DECIDUOUS &

RESTORATION TREES

RESTORATION PLANTING

TRANSITION PLANTING

CONIFEROUS



OXIDIZED STEEL ENTRY MARKER

BIKE RACKS

TREE GRATE

1.05m HT. FENCE

WALL LIGHT

POLE LIGHT

ENTRANCE/EXIT

MAIN BUILDING

ENTRANCE/EXIT

ENTRANCE/EXIT

PARKADE

PRIVATE

BENCH

DEVELOPMENT PERMIT NOTES:

SERVICEBERRY GROVE

A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.

B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM

- AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE
- PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION. E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL
- PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL. NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND

LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO

- ALLOW FOR ADDITIONAL GROWING MEDIUM. EACH NATIVE TREE SHALL RECEIVE 6 CUBIC METRES OF SOIL. G HYDRAULIC SEEDING SHALL BE GRADE 'A' PREMIUM SEED. SEED SHALL BE INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT FOR CONTINUOUS IRRIGATION
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- A TEMPORARY IRRIGATION SYSTEM WILL BE REQUIRED IF NATIVE PLANTING AND/OR HYDRAULIC SEEDING INSTALLATION IS NOT COMPLETED WITHIN THE SPECIFIED WEATHER WINDOWS. THE SYSTEM SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

ORNAMENTAL PLANT LIST:

Acer x freemanii 'Armstrong II'

Botanical Name

Botanical Name

Botanical Name

Rhus typhina

SHRUBS

Amelanchier alnifolia

Arctostaphyllos uva-ursi

Symphoricarpos x chenaultii 'Hancock'

Achillea millefolium 'Inca Gold'

Epimedium grandiflorum

Aronia melanocarpa

Ceanothus velutinus

Philadelphus lewisii

Ribes alpinum

Spirea betulifolia

PERENNIALS

	Annistrong mapic			
Ginkgo biloba*	Maidenhair tree	6 cm Cal.	B&B	
Platanus x acerifolia	London planetree	6 cm Cal.	B&B	
SHRUBS				
Botanical Name	Common Name	Size/Spacing	Root	
Arctostaphyllos uva-ursi	Kinnickinnick	#01 Cont/0.6m O.C.	Potted	
Cornus sericea 'Baileyii'	Bailey's red osier dogwood	#05 Cont./1.2m O.C	Potted	
Erica carnea 'Springwood White'	Springwood White winter heath	#01 Cont./0.45m O.C.	Potted	
Salix purpurea 'Nana'	Arctic willow	#02 Cont/1.2m O.C.	Potted	
PERENNIALS				
Botanical Name	Common Name	Size/Spacing	Root	
Arctostaphyllos uva-ursi	Kinnickinnick	#01 Cont/0.6m O.C.	Potted	
Achillea millefolium 'Inca Gold'	Inca Gold common yarrow	#01 Cont./0.6m O.C.	Potted	
Alchemilla mollis	Lady's mantle	#01 Cont./0.6m O.C.	Potted	
Baptisia sphaerocarpa 'Screamin' Yellow'	Wild indigo	#01 Cont./0.9m O.C.	Potted	
Echinacea purpurea 'Maui Sunshine'	Maui Sunshine coneflower	#01 Cont./0.6m O.C.	Potted	
Epimedium grandiflorum	Longspur barrenwort	#01 Cont./0.3m O.C.	Potted	
Eupatorium maculatum 'Album'	White Joe Pye	#01 Cont./0.3m O.C.	Potted	
Geranium sanguineum 'Album'	White bloody cranesbill	#01 Cont./0.3m O.C.	Potted	
Heuchera cylindrica 'Greenfinch'	Greenfinch alumroot	#01 Cont./0.45m O.C.	Potted	
GRASSES				
Botanical Name	Common Name	Size/Spacing	Root	
Calamagrostis brachytricha	Korean feather reed grass	#01 Cont./0.5m O.C.	Potted	
Deschampsia cespitosa 'Goldtau'	Tufted hair grass	#01 Cont./0.9m O.C.	Potted	
	Graziella maidengrass	#02 Cont./1.2m O.C.	Potted	
Miscanthus sinensis 'Graziella'		#02 Cont./1.0m O.C.	Potted	
Miscanthus sinensis 'Graziella' Panicum virgatum 'Northwind'	Northwind switch grass	#02 CONL./ 1.0111 O.C.	1 Otto	
	Northwind switch grass Autumn moor grass	#01 Cont./0.45m O.C.		

Common Name

Staghorn sumac

Common Name

Kinnickinnick

Chokeberry

Mock orange

Alpine currant

Birch-leaf spirea

Hancock snowberry

Inca Gold common yarrow

Longspur barrenwort

Snowbrush

Serviceberry

Common Name

Armstrong maple

4 cm Cal.

#01 Cont./0.3m O.C. Potted

B&B

		AII	A(CH	\mathbb{N}	ΙĿ	N		C	
Size 1.8m Ht.	Root	This for	ms	par	t of	app	licat	tion		
1.8m Ht	Potted Potted	#_DP17	7-02	39						
Size/Spacing	Root							City	of 💘	
#01 Cont/0.6m O.C. #02 Cont/0.9m O.C.	Potted Potted	Planner							low	na
#02 Cont/1.0m O.C. #02 Cont/1.5m O.C.	Potted Potted	Initials	K	В					MMUNITY PL	
#02 Cont/0.9m O.C. #02 Cont/0.6m O.C. #02 Cont/0.9m O.C.	Potted Potted Potted									
1102 SSTIN STORE		0	2	4	6	8	10			20m
Size/Spacing #01 Cont./0.6m O.C.	Root Potted					SCA		1:200		
#01 Cont./0.3m O.C.	Potted					SCA	LL.	1.200		

Pseudoeregneria spicata

Botanical Name	Common Name	Size/Spacing	Root
Pinus ponderosa	Ponderosa pine	1.2m Ht.	B&B
Populus tremuloides	Trembling aspen	4cm Cal.	B&B
Pseudotsuga menziesii var. glauca	Interior Douglas fir	1.2m Ht.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
Amelanchier alnifolia	Serviceberry	#01 Cont./2.5m O.C.	Pottec
Artemisia tridenta	Big sagebrush	#01 Cont./2.5m O.C.	Potted
Symphoricarpos albus	Snowberry	#01 Cont./2.5m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
Achillea millefolium	Yarrow	#01 Cont./2.5m O.C.	Potted
Balsamorhiza sagittata	Arrowleaf balsamroot	#01 Cont./2.5m O.C.	Potted
Eriogonum niveum	Snow buckwheat	#01 Cont./2.5m O.C.	Potted
Lithospermum ruderale	Lemonweed	#01 Cont./2.5m O.C.	Potted
Plantago patagonica	Indian-wheat	#01 Cont./2.5m O.C.	Pottec
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
Aristida longiseta	Red three-awn	#01 Cont./1.0m O.C.	Potted
Balsamorhiza sagittata	Arrowleaf balsamroot	#01 Cont./1.0m O.C.	Potted
Festuca idahoensis	Idaho fescue	#01 Cont./1.0m O.C.	Potted
Festuca scabrella	Rough fescue	#01 Cont./1.0m O.C.	Potted
Koeleria macrantha	Junegrass	#01 Cont./1.0m O.C.	Potted
Poa secunda	Sandberg's bluegrass	#01 Cont./1.0m O.C.	Potted



Bluebunch wheatgrass #01 Cont./1.0m O.C. Potted



REISSUED FOR DP APPLICATION

ISSUED FOR DP APPLICATION

DESCRIPTION

4-1562 water street, kelowna bc VIY 1J7 |

MISSION GROUP KELOWNA, B.C.

PROJECT:

U6 CONDOMINIUMS KELOWNA, B.C.

SHEET TITLE LANDSCAPE CONCEPT PLAN

DESIGN BY	XS
DRAWN BY	LSG
CHECKED BY	XS
PROJECT NO.	17-025
SCALE	1:200

SHEET NO.

L-1