
CITY OF KELOWNA
MEMORANDUM

DATE: June 13, 2008
FILE NO.: TA07-0007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. TA07-0007

OWNER: P216 ENTERPRISES LTD.,
P218 ENTERPRISES LTD.,
WAYNE HOLDINGS LTD, &
602033 BC LTD.

AT: 2970-2974, 2978, 3000, 3006,
3010 PANDOSY ST, &
475 GROVES AVE.

APPLICANT: BUSBY PERKINS & WILL

PURPOSE: TEXT AMENDMENT TO THE C4 – URBAN CENTRE
COMMERCIAL ZONE TO ADD DENSITY BONUSES FOR
“GREEN DEVELOPMENT”

EXISTING ZONE: C4 – URBAN CENTRE COMMERCIAL ZONE

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA07-0007 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the C4 – Urban Centre Commercial zone as shown in Schedule “A” as outlined in the report of the Planning & Development Services Department dated May 30, 2008 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA07-0007 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zoning bylaw text amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

The applicant is proposing the development of a “mixed-use” building comprised of a 2 storey high commercial podium at grade, and residential units above. The podium is divided into a south portion and a north portion by a public plaza area. The residential units above the south podium are proposed to be a row of 4 storey townhouse units along the Pandosy Street frontage, and a row of 3 storey units along the lane frontage.



The residential building above the north podium is designed to be 9 storeys high. The applicant originally proposed to use a Comprehensive Development (CD) zone to facilitate this development. However, the Planning and Development Services Department has worked with the applicant to establish "green" sustainable development bonusing criteria for the C4 – Urban Centre Commercial zone which will facilitate the proposed development.

2.1 Advisory Planning Commission

The above noted application (TA07-0007) was reviewed by the Advisory Planning Commission at the meeting of December 18, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission **NOT** support Text Amendment Application No. TA08-0007, for 475 Groves Avenue, 2970-2974, 2978 Pandosy Street, Lots A, B & C, Plan 4645; 3000 Pandosy Street, Lot 19, Plan 2708; 3006 Pandosy Street, Lot 2, Plan 4373, 3010 Pandosy Street, Lot CP, Plan K2226, Twp. 25, Sec. 13, O.D.Y.D and 3030 Pandosy Street, Lot 1, Plan 3226 by Busby Perkins and Will to create a "Green" Comprehensive Development zone.

CARRIED

Roland Harvey – Opposed

APC Comments:

- The Members advised that they are not prepared to deal with the level of bonusing being presented. The bonusing should not be site specific. The Members are not comfortable with a new CD zone being proposed by the developer as they feel the proposal should have come forward by City staff.

NOTE;

The application has been changed to now amend the existing C4 zone, and not create a new CD zone specific to the subject property.

3.1 The Proposal

The applicant is proposing a comprehensive development of the subject properties with a 17,176 m² "mixed-use" development. The premise of this level of development is the inclusion of "green" sustainable initiatives in the building program to support bonuses in the form of density and height in exchange for various "green" features.

The proposed development is generally designed as a 2 storey podium with an internal court yard area constructed over an underground parking garage. The parking garage occupies the entire development site. On top of this podium is two rows of stacked townhouse units up to 4 storeys in height, oriented parallel to Pandosy Street. At the north end of the podium adjacent to Groves Avenue, there is a 9 storey apartment building designed in an "H" configuration. The resulting floor area is approximately 17,176 m² floor area creating 87 residential units, and 20 office and retail units.

There is a pedestrian entry at grade level from Pandosy Street at the approximate centre of the building façade of the podium, which provides access to the internal court yard. This entry also provides a pedestrian passage way through the podium west to the lane located to the west of the proposed building. Adjacent to the internal court yard there is an entrance lobby area to access the two rows of townhouse units located on top of the podium. This internal courtyard area also provides access to internal commercial units

that may be created between the row of retail units that front either Pandosy Street or the parallel lane. It is hoped that the provision of retail opportunities along the lane frontage will change the character of the lane from a utilitarian role to a more pedestrian friendly "mews" character.

The applicants have committed to the provision of a building program that meets "LEED Gold" "green" building certification or equivalent.

In order to support this application, the applicants are proposing the creation of a density bonus program for Sustainable or "green" building programs to the existing C4 – Urban Centre Commercial zone.

The proposed Comprehensive Development zone submitted in support of this proposal was based on the C4 – Urban Centre Commercial zone, with a program of density bonuses for "Green" buildings, which would include;

- Green buildings
- Green roofs
- Public courtyard
- Flex housing
- Underground parking

The development proposal exceeds the limits set out by the current C4 – Urban Centre Commercial zone in the following areas;

1. FAR = 2.35
2. Building height is 11 storeys
3. Site Coverage (more than permitted)
4. Parking (less than required)

In order to recognize the green strategies incorporated in this development, the applicant is proposing a text amendment to the C4 – Urban Centre Commercial zone to add density bonuses as follows;

- For development having all required parking stalls located below grade and a where there is a co-op / car sharing program provided, a density bonus of **0.84** may be added to the Floor Area Ratio,
- A density bonus of **0.18** may be added to the Floor Area Ratio if additional open space is provided over the minimum required private open space requirement of the zone by way of courtyards and green roofs,
- The maximum attainable FAR in the C4 zone attainable with bonuses shall be **2.35**,

The applicant is also proposing the provision of 3 rental units (223m²) in the proposed development, as controlled by the associated Housing Agreement document, in order to obtain a density bonus of 0.03, as outlined in the existing C4 zone for the provision of affordable housing.

The development proposal as compared to the proposed C4 zone requirements is as follows:

CRITERIA	PROPOSAL	EXISTING C4 ZONE STANDARDS
Site Area (m ²)	7,233.3m ²	460 m ² if abutting a lane
Site Width (m)	58.57 m	13 m if abutting a lane
Site Depth (m)	126.08 m	30 m
Site Coverage (%)	77% ❶	75%
F.A.R.	FAR = 2.35 (refer to proposed text amendments)	Base FAR = 1.0 for commercial FAR = 1.3 for Mixed-Use FAR = 1.4 for Mixed-Use with Housing Agreement
Storeys (#)	11 storeys (36.5 m) ❷	4 storeys (15 m) 7 storeys (27m) after text amend't
Setbacks (m)		
- Front	0.0 m	0.0 m
- Rear	0.0 m	0.0 m
- Side	0.0 m	0.0 m Exc. 2.0 m adj to Residential zone 4.5 m or ½ building height for RU1, RU2, RU3, or RU4 zones
- Flanking Side	0.0 m	0.0 m (flanking street)
Parking Stalls (#)	214 stalls provided	
Bicycle Stalls Class I	98 stalls provided	
Class II	46 stalls provided	
Loading stalls	3 stalls provided	

The applicant is proposing a text amendment to the C4 zone to;

- For development having all required parking stalls located below grade where there is a co-op / car sharing program provided, a density bonus of **0.84** may be added to the Floor Area Ratio,
- A density bonus of **0.18** may be added to the Floor Area Ratio if additional open space is provided over the minimum required private open space requirement of the zone by way of courtyards and green roofs,
- The maximum attainable FAR in the C4 zone attainable with bonuses shall be **2.35**,

Variances Required;

❶ Vary maximum permitted site coverage from maximum 75% permitted to 77% proposed,

❷ Vary maximum building height from 4 storeys (15m) maximum permitted to 11 storeys (36.5 m) proposed.

Please note that the proponent will have to enter into a housing agreement to meet the proposed maximum FAR of 2.35. The density calculations are as follow:

Base Density for Mixed-Use development 1.3

Bonus for underground parking 0.84

Bonus for public open space at grade 0.18

Resulting FAR = 2.32

Required bonus for housing agreement - FAR = 0.03
(7,233.3 m² x 0.03 = **217m²**)

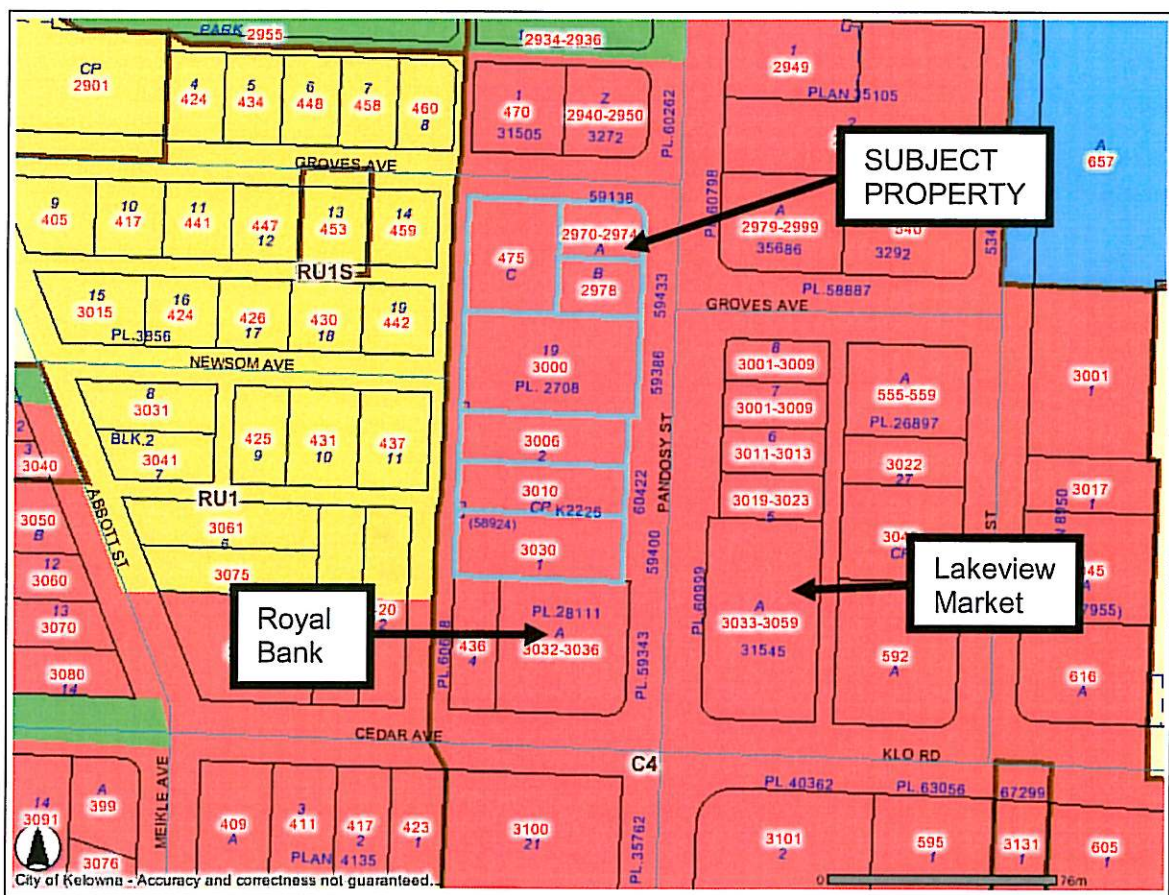
3.2 Site Context

The development site is comprised of seven lots, each developed with single or two storey buildings which incorporate a variety of commercial uses. The site was generally built up in the 1950's and 1960's. The area of the subject development site is generally flat and level.

Adjacent zones and uses are, to the:

- North - C4 – Urban Centre Commercial
- East - C4 – Urban Centre Commercial
- South - C4 – Urban Centre Commercial – Banking office
- West - RU1 – Large Lot Housing

SUBJECT PROPERTY MAP



3.3 Existing Development Potential

The existing C4 – Urban Centre Commercial zone allows for amusement arcades – major, animal clinics – minor, apartment hotels, boarding or lodging houses, business support services, care centre – major, commercial schools, congregate housing, custom indoor manufacturing, emergency and protective services, financial services, food primary, funeral services, gas bars, government services, group home – major, health services, hotels, liquor primary establishment – major & minor, motels, non-accessory parking, offices, participant recreation services – indoor, and personal service establishments, private clubs, public libraries and cultural exhibits, recycled materials drop-off centres, religious assemblies, retail liquor sales establishment, retail stores, convenience and general, spectator entertainment establishments, supportive housing, temporary shelter services, used goods stores, and utility services – minor impact as principal permitted uses, as well as amusement arcades – minor, apartment housing, care centres – minor, and home based businesses – minor as secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The location of the subject properties are designated as “Commercial” future land use in the City of Kelowna Official Community Plan. The proposal for a “Mixed-Use” development is consistent with that designation.

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs

The City of Kelowna Strategic Plan 2004 also states as Goal 2;

“To foster a strong, stable and expanding economy “

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 2;

1. Aid in the growth and progress of Kelowna as a desirable place to do business.
2. Aid in the growth and progress of Kelowna as a desirable place to visit, shop and tour.

Increase the diversity of employment opportunities.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the relevant comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Planning and Development Services staff have had concerns with this proposal. The proposed mass and density of the proposed development exceeds the limits set out in both the current C4 – Urban Centre Commercial zone, and the vision anticipated in the South Pandosy / KLO Sector Plan.

However, the proponent and their consultants have proposed to include sustainable “green” development features as a major component of the development proposal.

Originally, the applicant proposed the creation of a Comprehensive Development “green” zone to facilitate the proposed development. Staff reviewed this proposal, but felt that it would be appropriate to make amendments to the existing C4 – Urban Centre Commercial zone, which would also give other developers in the City of Kelowna an opportunity to obtain density bonuses if they were to include similar features in their proposed developments.

The most significant component of the density bonusing proposed in the amended C4 – Urban Centre Commercial zone is a bonus of 0.84 for the provision of the required parking entirely below grade, and the provision of a co-op car sharing program, a “green” building feature. Staff felt that there needed to be a substantial bonus for this feature owing to the high ground water conditions present and the extra costs involved to deal with this issue. This provision of below grade parking gives the applicant opportunities to provide usable public open space within the proposed development accessible from the street. In order to achieve this density, staff recognize that additional building height is necessary.

The next bonus proposed is to add a density bonus of 0.18 to provide additional open space above the minimum required in the C4 zone. This open space may take the form of court yards or “green” roofs. For this development proposal, the applicant is proposing to use both of these features.

While there are numerous other “green” building features that could be added to the proposed building program (which the applicant is proposing to include), staff felt that it would be very challenging to include these features in a zone and to provide a meaningful method to quantify these features as a density bonus to that zone (for example LEED Gold certification). In addition, it is anticipated that this should become a standard benchmark for development, not one that should be “bonused”.

Should Council support this amendment to the C4 – Urban Centre Commercial zone, Council will have an opportunity to consider the associated Development Permit and Development Variance Permit applications.

In conclusion, Planning and Development Services Department supports this application, and recommends for positive consideration by Council.



Shelley Gambacort
Current Planning Supervisor

PMc/pmc
Attach.

Attachments

(Not attached to the electronic copy of the report)

Schedule "A" –Proposed text amendment

Subject Property Map

Tracking System Report

Works and Utilities Dept. Servicing requirements

6 pages of site plans & building elevations diagrams

SCHEDULE "A"
TA07-0007 – Proposed Bonusing in C4 Zone

Zoning Bylaw No. 8000		
Section	Existing Wording	Proposed Wording
<p>C4 – Urban Centre Commercial zone:</p> <p>14.4.5 – Development Regulations</p>	<p>(a) For developments having only commercial uses, the maximum floor area ratio is 1.0.</p> <p>For mixed-use developments, the maximum floor area ratio is 1.3, except it is 1.4 with a housing agreement pursuant to the provisions of Section 6.9. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2</p>	<p>(a) Floor area ratio:</p> <ol style="list-style-type: none"> 1. For developments having only commercial uses, the maximum floor area ratio is 1.0. 2. For mixed-use developments, the maximum floor area ratio is 1.3, except if one or more of the following bonuses apply, where the total maximum allowable floor area ratio with bonusing must not exceed 2.35: <ol style="list-style-type: none"> i. Where a housing agreement exists pursuant to the provisions of Section 6.9, a bonus of 0.1 may be added to the floor area ratio; ii. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2; iii. Where all required parking spaces are located below natural grade and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the floor area ratio; and/or

	<p>iv. Where in addition to the required open space, a publicly accessible public courtyard located at grade level and where a green roof is also provided, a bonus of 0.18 may be added to the floor area ratio.</p>	<p>(c) Building Height</p> <p>The maximum height is the lesser of 15.0 m or 4 storeys in the South Pandosy and Rutland Urban Centres. In the Springfield/Highway 97 Urban Centre, maximum height is the lesser of 15.0 m or 4 storeys, except that for hotels, apartment hotels and apartment housing it shall be the lesser of 37.0 m or 12 storeys. In all other areas, the maximum height shall be the lesser of 15.0 m or 4 storeys. For mixed-use developments located in Urban Centres, where parking is located entirely below natural grade and provides a co-op / car sharing program, and provides a Public Courtyard and Green Roof, the maximum building height shall be the lesser of 25.0 m or 7 storeys.</p>
Section 2.3.3 General Definitions	Add the following definitions;	
	Green Roof	<p>Green Roof is a layered roofing system that includes approved waterproof and root-resistant membranes, a drainage system, filter cloth, growing medium, and plants designed to create a roofing system</p>
	Public Courtyard	<p>Public Courtyard is a public open space located at the same level as the surrounding grade which is accessible to the public, and may surrounded by buildings. The minimum size of this public courtyard is 20% of the site area.</p>

CITY OF KELOWNA
MEMORANDUM

Date: February 4, 2008
File No.: Z07-0091 DP07-0261 TA07- 0007
To: Planning & Development Services Department (PMvY)
From: Development Engineering Manager
Subject: 3000 Pandosy St., Groves Ave Plan 4645 Lots A-C Plan 2708 Lot 19
Proposed Multi Use Development

The Works & Utilities Department have 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.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The proposed development site is currently serviced with a 150mm diameter service and a number of small diameter water services. 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) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing unused services at the mains and the installation of one new larger metered water service if determined by the consulting engineer.
- (c) Provide a Watermain link within the lane from Groves Avenue, to connect with the terminus of the Watermain in Newsom Avenue.
- (d) The estimated cost of this construction for bonding purposes is **\$45,000.00**
If it is determined that additional upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (e) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (f) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) Our records indicate that this proposed development site is connected with small diameter sewer services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
- (b) The applicant, at his cost, will arrange for the installation of one larger service, as well as the capping of all existing services at the mains.
Only one service will be permitted for this development. The estimated cost of construction for bonding purposes is **\$20,000.00**
- (c) A preliminary flow analysis check by the City has determined the impact of additional flow contributions to the existing Cedar Avenue sanitary sewer system. The existing sewer lift station is limited in capacity. Upgrades to the sewer lift station will be required. The City will partner with the developer to facilitate the upgrade of the sanitary sewer lift station. The developer's contribution towards the cost of the sanitary lift station upgrades will be based on the development's additional SFE flows. This amount is to be determined.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. 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. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. Pump groundwater discharge will not be permitted into the City drainage system. The estimated cost for providing a overflow service for bonding purposes is **\$5,000.00**
If it is determined that additional upgrades to the existing drainage system is required, additional bonding will be required.
- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Pandosy Street: Widening of Pandosy Street will require a new curb and gutter alignment, pavement widening, reconstruction of the sidewalk and boulevard treatment, relocation of catch basins and street lighting and or adjustment of utility appurtenances to accommodate the upgrading construction.

The City wishes to defer the widening of the Pandosy Street fronting this development. Therefore, cash-in-lieu of immediate construction is required.
The cash-in-lieu amount is determined to be **\$ 57,650.00**
- (b) In the interim, the existing driveways accessing Pandosy Street must be removed and the curb and sidewalk reconstructed. The work must be constructed to City of Kelowna Standards. The estimated cost of this construction for bonding purposes is **\$10,000.00**

- (c) Groves Avenue: The Groves Avenue frontage if fully urbanized. Construction required is the existing curb letdown and driveway removal and replacement, construction of a new lane access letdown with a raised surface pedestrian crossing of Groves Avenue, and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$35,000.00** (not including the cost of relocating or adjusting of utility poles and other appurtenances)
- (d) Public Lane: The proposed lane fronting the development site has been constructed to a paved standard. The applicant has indicated his intentions of replacing the lane with a pedestrian friendly mews consisting of 2.25 meter wide sidewalks separating the 6.0m wide paver surface driving lane with bollards. The estimated cost of this construction for bonding purposes is **\$143,000.00**

5. Road Dedication and Subdivision Requirements

- (a) Dedicate a highway allowance widening of 2.7m for the Pandosy Street frontage of Lots A and B Plan 4645 (or as required to agree with registered Plan No. 4373).
- (b) Provide a 6.0m radius corner rounding.
- (c) Lane right-of-way is indicated as being shifted to the west by 0.6m. This will require lane closure along the boundary of this development and dedication from the existing lots to the west for a local width of 10.5m. Transferring of various ownerships is to be dealt with the Community Development & Real Estate Manager.
- (d) 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.
- (e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (f) Lot consolidation

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. 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.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Bonding

Pandosy Street driveway access removal	\$ 10,000.00
Watermain upgrades and servicing	\$ 45,000.00
Sanitary and Storm Sewer service upgrades	\$ 25,000.00
Groves Avenue frontage improvements	\$ 35,000.00
Lane construction	\$143,000.00

Total Bonding **\$ 258,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

(b) Levies

Pandosy Street Frontage improvements. One-time cash payment for future road widening	\$ 57,650.00
Cedar Creek Lift Station upgrade contribution	To Be Determined

11. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing existing structures.
- (b) Set the building frontage and access elevations to accommodate the future widening of Pandosy Street.
- (c) Protect existing sidewalks and streetscapes during construction. Replacement of damaged works will be at the developer's expense.

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST) **\$5,883.00** (\$ 5,550.00 + 333.00 GST)

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

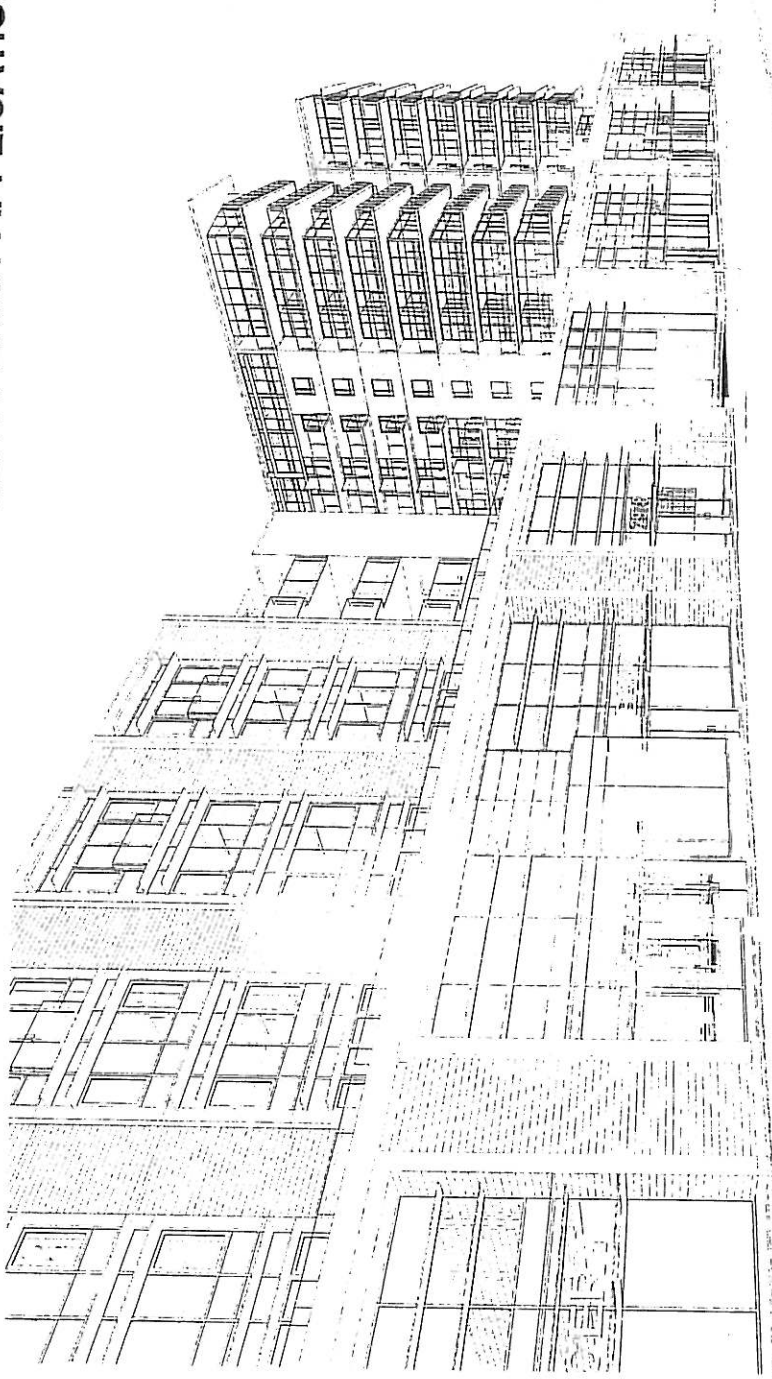
3000 Pandosy Street
Kelowna, British Columbia

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Tel: 604.681.1221
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www.busbyperkinswill.ca

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1815 18th Avenue SE
Kelowna BC
V1Y 1C6

FENWICK
DEVELOPMENTS
1815 18th Avenue SE
Kelowna BC
V1Y 1C6
Tel: 250.868.8888
Fax: 250.868.8889

DEVELOPMENT PERMIT APPLICATION



NO
DATE
1815 18th Avenue SE
Kelowna BC
V1Y 1C6

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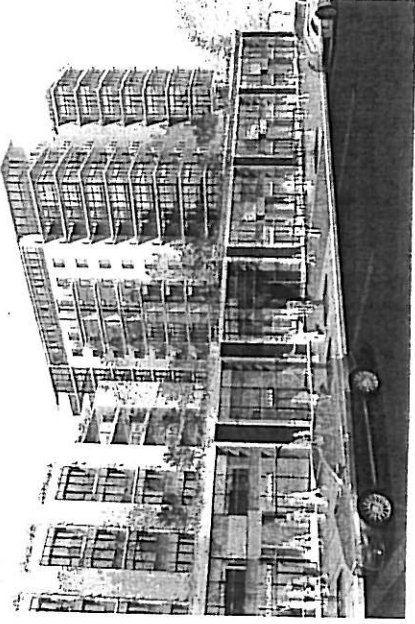
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2	REVISED FOR COMMENTS	08/14/10

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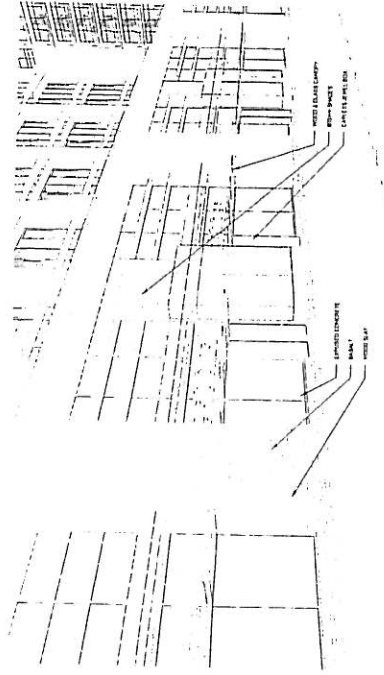
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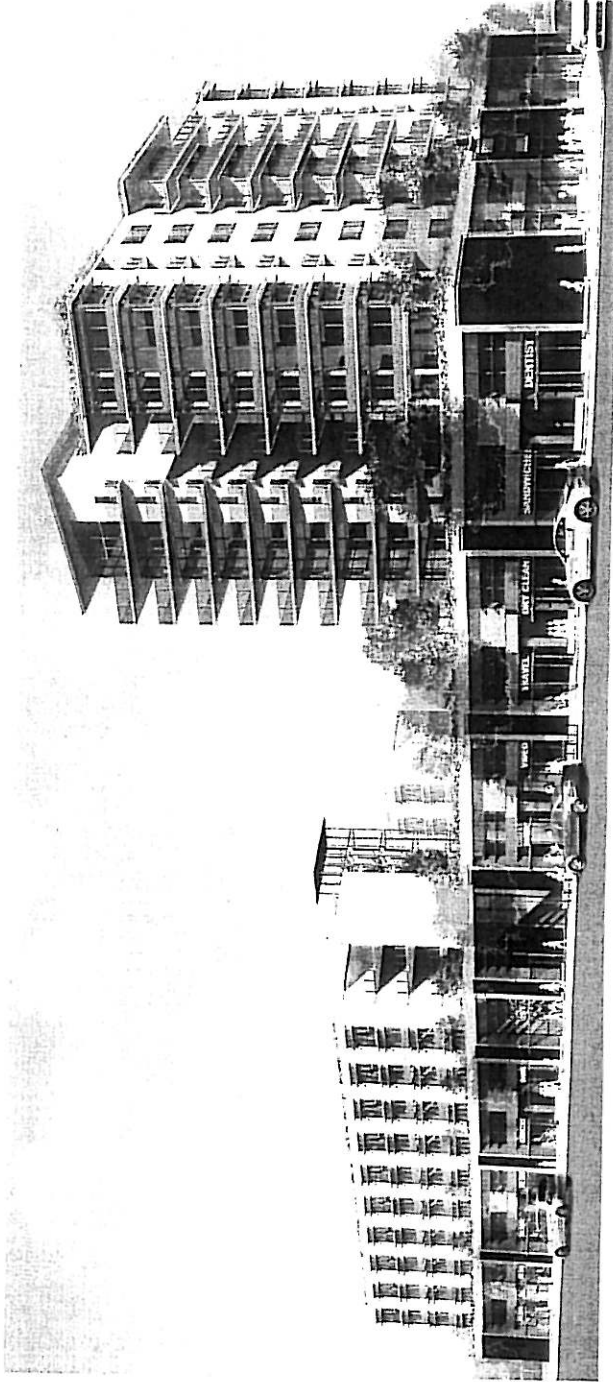
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PANDOSY STREET RENDERING



PANDOSY STREET RETAIL STOREFRONT



PANDOSY AND GROVES RENDERING



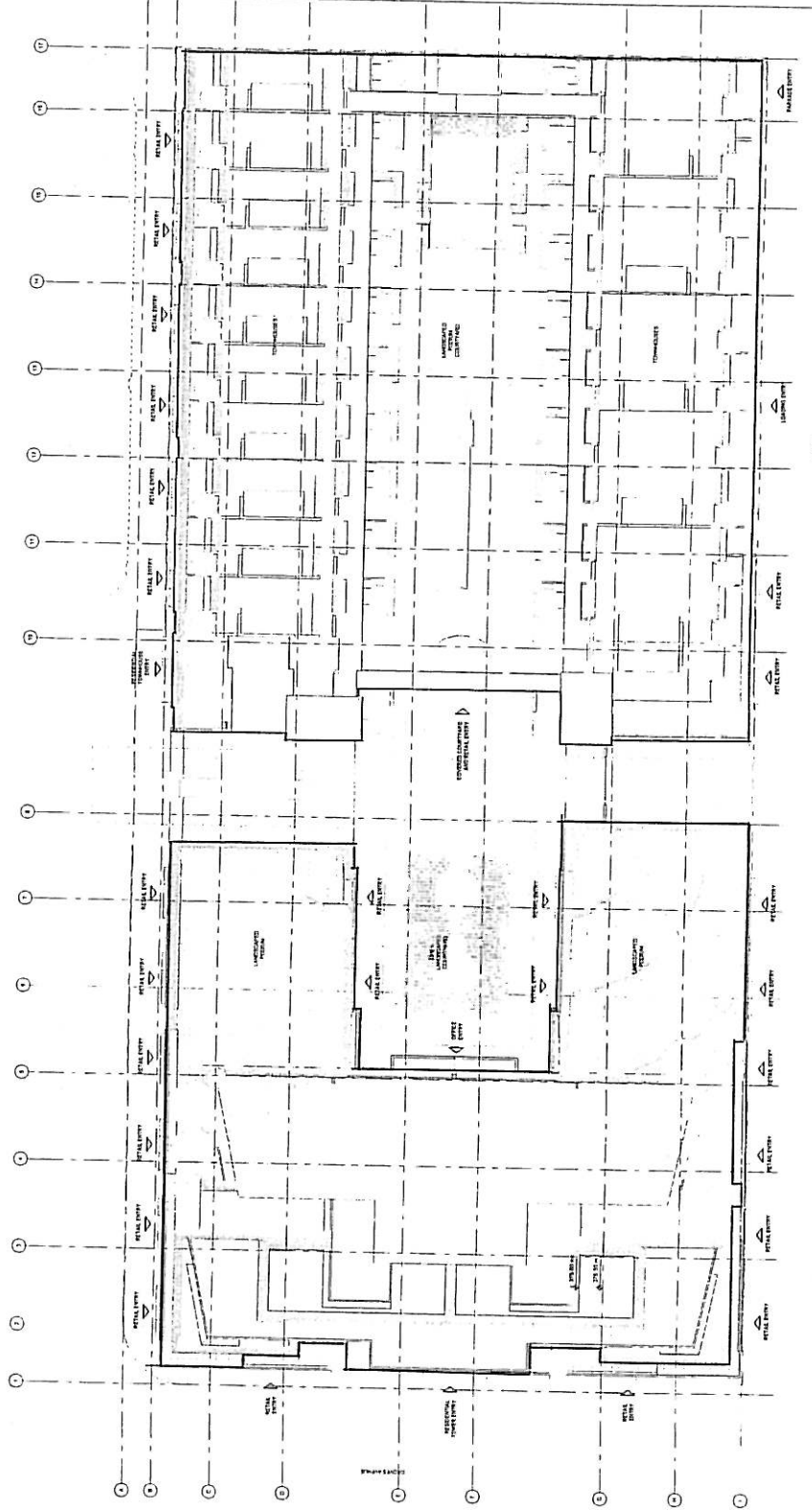
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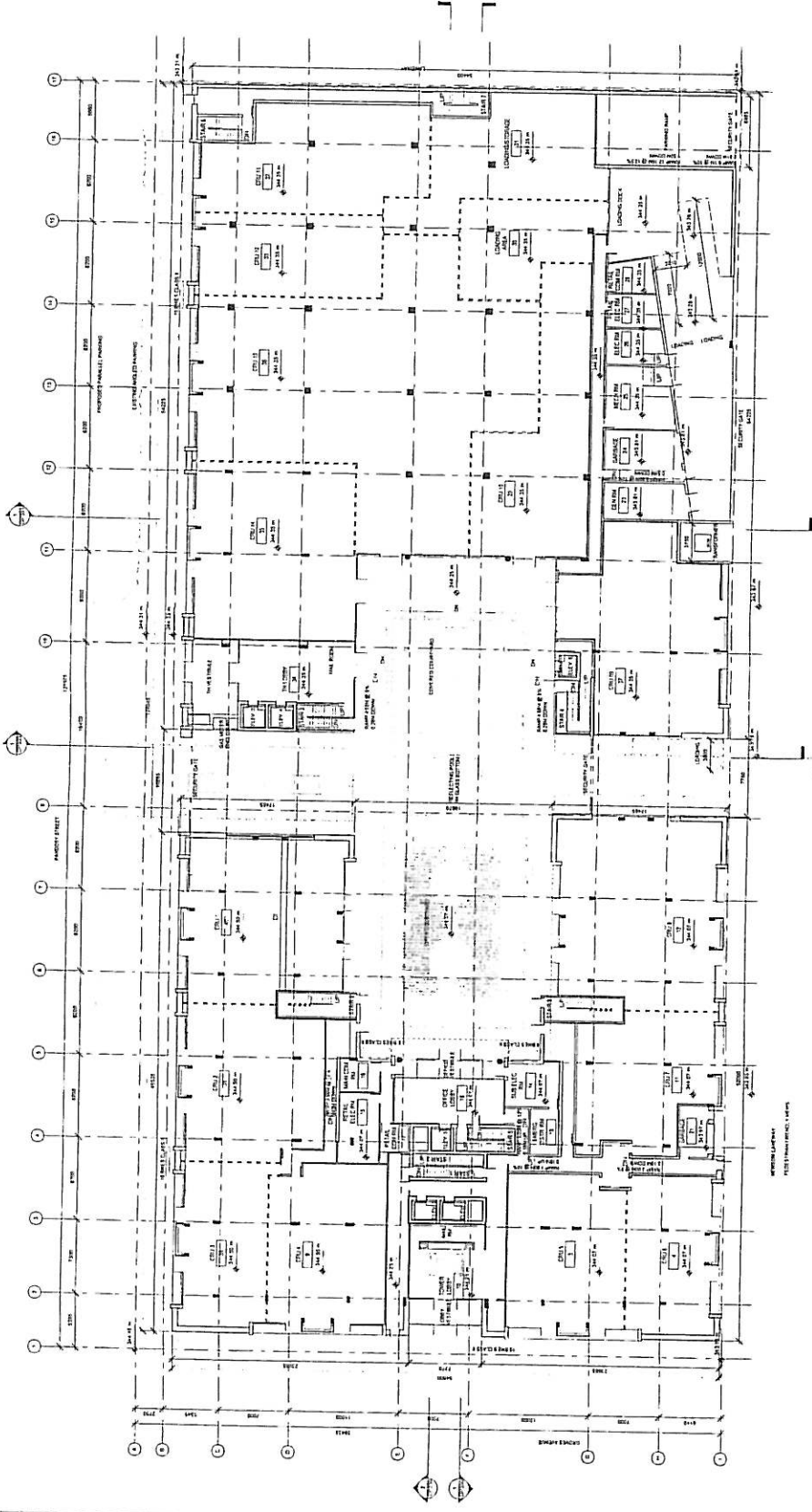
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PHOENIX SITE 1



① SITE PLAN



FLOOR PLAN GROUND LEVEL

BUSBY
PERKINS
+ WILL

1200 Hartzel St.
Burlington, British Columbia
Canada V6R 2T5
1 254 684 5486
1 254 684 5447
www.burlingtonns.ca

3000 PANDOSY

FENWICK DEVELOPMENTS
1025 N WVA *20TH RD
KELZOVNA, SC
P 252 762 2818
F 252 762 0518

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01	OPIN RELEVANCE APPLICATION	02 10 01

Sheet Information			
Date	£110.57		
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Drawn	Team		
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Approved			00

FLOOR PLAN
LEVEL 3

Sheet
DP203

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OUTLINE OF 3 STOREY
TOWER AT TOP OF
2 STOREY PODIUM

PANDOSY STREET

FLOOR PLAN LEVEL 3

LANE

3 STOREY ROW HOUSE
UNITS ON TOP OF 2
STOREY PODIUM

4 STOREY ROW HOUSE
UNITS ON TOP OF 2
STOREY ROOM

and (2) the β value of the β -phase is 0.0001.

