

# Memo



**Date:** October 23/09

**To:** City Manager

**From:** Community Sustainability Division

**File No:** DP08-0209  
DVP08-0210

**Applicant:** The Mission Group

**At:** 1821,1833,1845,1857  
1869,1877,1885,1887  
Ambrosi Road

**Owner:** Ambrosi Properties Ltd.

**Purpose:** TO OBTAIN A DEVELOPMENT PERMIT TO APPROVE THE FORM AND CHARACTER OF A 50-UNIT TOWNHOME PROJECT

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY SITE COVERAGE FROM 40% ALLOWED TO 44% PROPOSED; THE FRONT YARD SETBACK FROM 6.0M REQUIRED TO 2.09M PROPOSED; THE NORTH & SOUTH SIDE YARD SETBACKS FROM 4.5M REQUIRED TO 1.2M PROPOSED; AND THE REAR YARD SETBACK FROM 9.0M REQUIRED TO 3.2M PROPOSED.

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RM5 - Medium Density Multiple Housing

**Future Land Use:** Multiple Unit Residential - Medium Density

Report Prepared by: Luke Turri

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## 1.0 RECOMMENDATION:

THAT Final Adoption of Zone Amending Bylaw No. 10156 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP08-0209 for Lots 13-20, Block 2, District Lot 129, ODYD Plan 5109 located at 1821, 1833, 1845, 1857, 1869, 1877, 1885, and 1887 Ambrosi Road, Kelowna, BC subject to the following:

- a) THAT the dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) THAT the exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
- c) THAT landscaping to be provided on the land be in general 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 professional landscaper;
- e) The registration of the consolidation plan at the Land Titles Office prior to issuance of the Development Permit.

- f) The applicant be required to satisfy the Development Engineering Branch requirements prior to issuance of the Development Permit.

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP08-0210 for Lots 13-20, Block 2, District Lot 129, ODYD Plan 5109 located at 1821-1887 Ambrosi Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.11.6(b) Development Regulations - RM5

Vary the maximum site coverage from 40% allowed to 44% proposed.

Section 13.11.6(d) Development Regulations - RM5

Vary the minimum site front yard from 6.0m required to 3.0m proposed.

Section 13.11.6(e) Development Regulations - RM5

Vary the minimum site north and south side yards from 7.5m required to 1.2m proposed.

Section 13.11.6(f) Development Regulations - RM5

Vary the minimum site rear yard from 7.5m required to 3.2m proposed.

## 2.0 SUMMARY:

The applicant is requesting a Development Permit to approve the form and character of the 50-unit townhome project. In order to develop the site as planned, the applicant has requested a Development Variance Permit to relax the Zoning Bylaw requirements for site coverage, as well as front, side and rear yard setback requirements.

## 3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on November 4, 2008 and the following recommendations were passed:

THAT the Advisory Planning Commission NOT support Development Variance Application No. DVP08-0210 at 1821-1887 Ambrosi Road by The Mission Group to obtain a Development Variance Permit to vary the site coverage from 40% to 44%; to vary the front yard setback from 6.0 m to 3.0 m; to vary the side yard set backs from 4.5 m to 1.2 m; and to vary the rear yard setback from 9.0 m to 3.2 m.

THAT the Advisory Planning Commission NOT support Development Permit Application No. DP08-0209, for 1821-1887 Ambrosi Road; Lots 13-20, Plan 5109, Sec. 20, Twp. 26, ODYD, by The Mission Group to obtain a Development Permit for the form and character of 3 storey, 50 unit townhome project.

### APC Comment:

Due to the variances the Advisory Planning Commission were unable to support the Development Permit in its present form. (The APC was concerned that the variances to site coverage and setbacks did not allow any amenity space on-site. Concerns were also raised about the streetscape contemplated for the project).

## 4.0 BACKGROUND:

A previous rezoning application for the subject properties to consider an apartment-style residential proposal was given approval by Council in March 2008. However, since that time the

applicant has chosen to abandon that form of project and submit a new application. The original project was a more traditional condo apartment style project, comprising 100 units and catering to a different demographic and market target.

The Ambrosi Road area has developed into a unique sector of the City in recent years, with a variety of residential, commercial and mixed-use buildings, including several medium density housing projects. This growth provides a variety of uses and services within the Highway Urban Centre at a smaller, more pedestrian-orientated scale.

#### 4.1 Proposal

The new proposal includes 50 ground level townhomes, located within eight buildings. The buildings are to be orientated east-west, stretching between Ambrosi Road and the rear lane. The development proposal is to include 36 three-bedroom units, and 14 two-bedroom units. Each townhome would have ground level access, with a two car (tandem) garage below, and a large roof-top terrace above the third level.

Each of the eight buildings include a unit accessed directly from Ambrosi Road, for a total of eight street-front, “walk-up” style units. These unit stairways are interrupted by four wood trellis features, acting as gateways to the semi-private landscaped courtyards which lead to pedestrian entrances of each of the remaining units.

Individual townhomes would have two private parking spaces (via private tandem garages), with 8 visitor stalls dispersed throughout the project site. Vehicular access would be provided through lanes on either side of the property leading to a rear lane which would access three separate driving aisles.

The proposed units are grounded with brick coloured hardi-plank shingles, while the upper storeys are clad in wide-plank vinyl siding. Differing shades of khaki and grey siding are used throughout the project to help differentiate the buildings and individual units. White siding trims the building, with open timber post-and-beam accentuating entrances and windows. The Ambrosi elevation is treated with black rod iron fencing supported by a low concrete wall extending between end-unit and courtyard entrances.

The landscape plan contemplates a variety of larger plantings to border both the Ambrosi Road and rear lane elevations. Accent trees are also planned for the semi-private courtyards, or “Mews”, while the driveways are to be screened from the Ambrosi Road frontage with evergreen plantings. These drive aisles are to incorporate paving treatment to add visual interest.

The proposal contemplates four variances to Zoning Bylaw No. 8000. The building site coverage proposed is 44%, compared to 40% allowed. Further, the development proposes a 2.09m front yard setback where a minimum of 6.0m is required. While the eight townhome buildings are setback a minimum of 3.3m from the front property line, a required water meter closet adjacent to the northern most building is proposed at 2.09m from the property line, which adds to the scale of the variance request. The remaining variance requests include relaxing the required north and south side yard setback from 4.5m to 1.2m, as well as the required rear yard from 9.0m to 3.2m.

The application meets the requirements of Zoning Bylaw No. 8000, with noted variances as follows:

Criteria	Proposal	RM5 Zone Requirements
<b>Subdivision Regulations</b>		
Site Area (m <sup>2</sup> )	5,243 m <sup>2</sup>	1400 m <sup>2</sup>
Site Width (m)	64.4 m	30.0 m
Site Depth (m)	81.5 m	35.0 m

Development Regulations		
Site Coverage (%)	44% <sup>❶</sup>	40%
Site Coverage including driveways/parking (%)	55%	60%
F.A.R.	1.0	1.1 + 0.2 (screened parking) = 1.3 F.A.R.
Height (m)	9.75m	16.5m
Storeys (#)	3 storeys	4 storeys
Required Setbacks		
Front (west)	3.0 m <sup>❷</sup>	6.0 m
Rear (east)	3.2 m <sup>❸</sup>	7.5 m
Side (north)	1.2 m <sup>❹</sup>	7.5 m
Side (south)	1.2 m <sup>❹</sup>	7.5 m
Other Regulations		
Private Open Space	2300m <sup>2</sup>	<u>50 units x 25.0 m<sup>2</sup></u> Total: 1250 m <sup>2</sup>
Parking Spaces (#)	100 resident spaces 8 visitor spaces	<u>36 units x 2.0 (72 spaces)</u> <u>14 units x 1.5 (21 spaces)</u> Total: 93 resident spaces <u>1 visitor space/7 units (8 spaces)</u> 8 visitor spaces
Bicycle Stalls (#)	Class I: 25 stalls Class II: 5 stalls Total: 36 stalls	Class I: 0.5/unit (25 stalls) Class II: 0.1/unit (5 stalls) Total: 36 stalls
<p>❶ The applicant is requesting a variance for maximum site coverage.</p> <p>❷ The applicant is requesting a variance for minimum front yard setback.</p> <p>❸ The applicant is requesting a variance for minimum rear (east) yard setback.</p> <p>❹ The applicant is requesting a variance for minimum side yard setbacks.</p>		

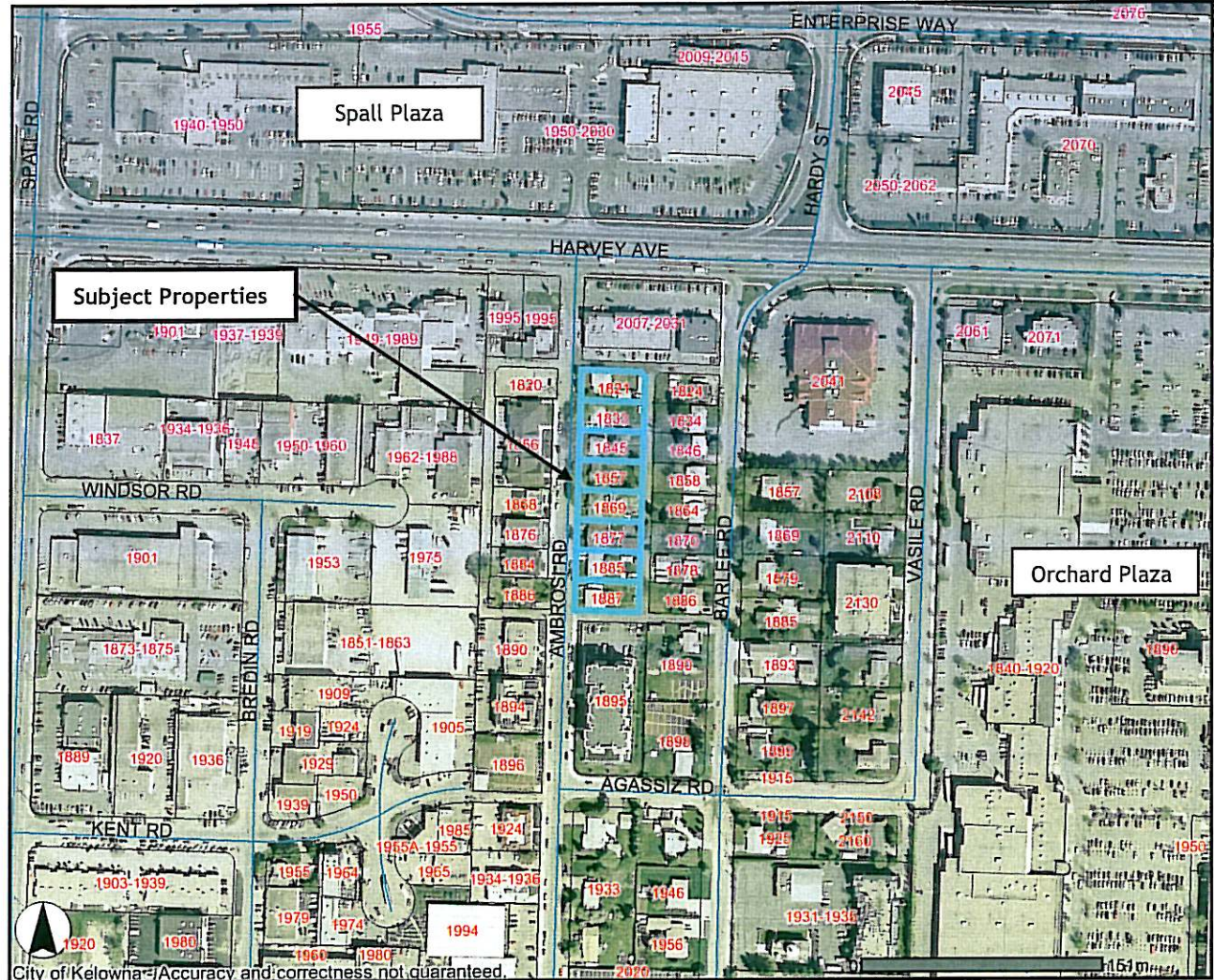
#### 4.2 Site Context

The subject properties are located on Ambrosi Road, within the Highway Centre Development Permit Area. This area has recently seen a great deal of mixed-use redevelopment, which has included medium density residential development. Specifically, the adjacent zones and uses are:

- North C4 - Town Centre Commercial
- East RU1 - Large Lot Housing
- South RM5 - Medium Density Multiple Housing
- West C5 - Transition Commercial

### 4.3 Site Location Map

Subject property: 1821, 1833, 1845, 1857, 1869, 1877, 1885 and 1887 Ambrosi Road



## 5.0 CURRENT DEVELOPMENT POLICY:

### 5.1 Official Community Plan

The proposal is consistent with the future land use designation of Multiple Unit Residential (Medium Density) in the Official Community Plan. This designation is designed for apartment and town-home development within the RM4 and RM5 zones.

The proposal is consistent with a number of OCP policies, including:

- *Section 5.9 Support an Increase in Multiple Units:* "Support a gradual increase in multiple unit development."
- *Section 5.10 Develop a Compact Urban Form:* "Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion and redevelopment of existing areas, particularly in Urban Centres."
- *Section 8.37 Apartments and Townhouses:* "Encourage development to contribute to the City's goal of, over the 2000 - 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings."

- *Section 8.38 Ground-Oriented Housing:* “Encourage the development of ground-oriented multiple unit housing as an affordable housing choice.”
- *Section 8.40 Housing Variety:* “Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of the population.”
- *Section 8.50 Housing in the Urban Corridor:* “A more varied housing supply and means of increasing affordability should be actively sought for the neighbourhoods surrounding and including Urban Town Centres.”

## 5.2 Objectives for Multiple unit Residential Development Development (OCP Section 8.2)

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

## 6.0 TECHNICAL COMMENTS:

### 6.1 Building & Permitting

Ensure spatial separation meets BCBC 2006 requirements (to be addressed through Building permit application).

### 6.2 Development Engineering Branch

See attached.

### 6.3 Fire Department

Gates must open without special knowledge. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate and if additional hydrants/fire flows are required (to be address through building permit application).

## 7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS:

The Land Use Management Department is supportive of the proposed Development Permit and Development Variance Permit applications. The type of housing proposed provides much-needed ground-orientated multi-family units to the local housing stock, while being an appropriate response the Highway 97 Urban Centre area. Although accessibility could be an issue for some potential owners because of the three-storey building form, the units proposed would help address a demand for affordable, ground-entry housing.

Overall, the project does well to orientate the Ambrosi Road frontage to pedestrians, with vehicle access being relegated to the existing side and rear lanes. The eight street-front units and semi-private courtyard entrances bring the development to the street. While there is a level of privacy to the courtyards and driveways, they remain open to Ambrosi Road, adding to the streetscape while helping to meet CPTED guidelines.

The finishing colors and materials are contextually relevant, and help to articulate each elevation. The use of brick-like shingles, siding, open timber beams and black trim blends urban and residential elements in a modern fashion.

While the Advisory Planning Commission had concerns about the number of the proposed variances, Staff feel the variance requests are not excessive and are reasonable considering the planning of the overall project. The land assembly to achieve this development proposal accomplishes many planning goals, and the relationship with Ambrosi Road through this revised design is commendable.

#### **Site Coverage Variance:**

There are two regulations pertaining to site coverage for the RM5 zone. While a variance is required for the building footprint coverage, the project is well under the maximum site coverage when driveways and parking areas are included (55% where 60% is the maximum). The landscape plan does well to maximize the amount of large plantings to help provide shade and visual interest, while limiting the effects of the site coverage.

In addition, the multiple “gateways” through the site (courtyards and drive aisles) break-up the buildings and create sightlines through the project. The unit-yield of the development has been cut in half from what was originally proposed on the site, and three-storey ground-entry units have taken the place of a four-storey condominium building which is more typical of the area. The applicant has agreed to treat the drive aisles with pavers rather than typical asphalt, which would help create visual interest and direct some storm water drainage away from the City storm system.

Although the site coverage variance may limit the amount of common open space for the project, ample recreational space is provided on the individual roof decks, which limits the negative impacts of the site coverage variance.

#### **Front, Side and Rear Yard Setback Variances:**

The front and rear yard setbacks are partially necessitated through the widening of Ambrosi Road required from the project (approximately 3.0m wide). The front yard variance request is amplified by the water meter closet to be placed in front of the northernmost building. This structure has been designed to blend in with the rest of the development. Aside from this one-storey portion of the project, the rest of the project is a minimum of 3.0m from the new front property line. The street-front units’ proximity to the Ambrosi Road frontage could also be perceived as an enhancement to pedestrian level street activity.

The request to relax the required side yard setback allows the internal courtyard spaces to be maximized, creating ample separation between the eight buildings. The impact of relaxing these setbacks is mitigated by the proposed building height. Although the RM5 zone allows for the lesser of four storeys and 16.5m in height, the proposal seeks a three storey flat roof, at a height of 9.75m. In addition, the project is surrounded by lanes along the side and rear elevations, acting as a further buffer from surrounding uses.

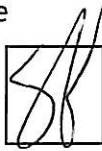
Overall, the quality of the design and the exterior materials of this development will be a welcomed addition to this urban centre, and accomplish a number of goals to continue to revitalize this transitional area.

Submitted by:



Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:



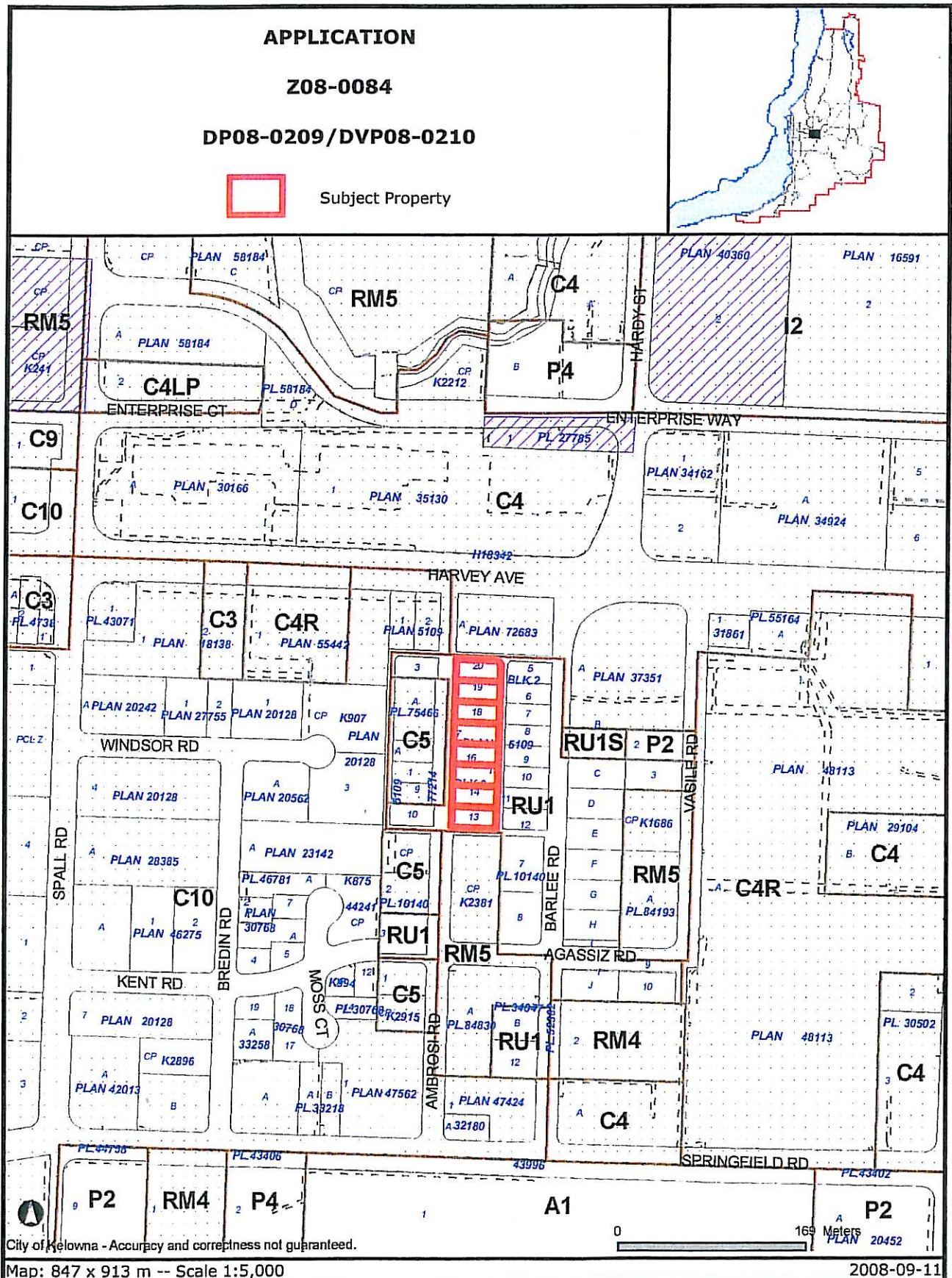
Shelley Gambacort  
Director, Land Use Management

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**Attachments:**

- Subject Property Map
- Schedule "A" - Site, Floor and Roof Plans (12 pages)
- Schedule "B" - Elevations, Prospective Rendering, Color/Materials Board (6 pages)
- Schedule "C" - Landscape Plan (2 pages)
- Development Engineering Branch Comments (5 pages)



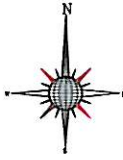


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

SCHEDULE B  
This forms part of development  
Permit # DP00-0209



ISSUED  
 NO. DESCRIPTION  
 DATE  
 07.31.19



PROJECT NO. 19-0033  
 CLIENT  
 Ambros Properties Ltd.  
 Kelowna



DATE: 1.28.2019  
 BY: [Signature]  
 PROJECT NO. 19-0033  
 AMBROS ROAD  
 TOWNHOMES  
 Kelowna, B.C.

OVERALL  
 SITE PLAN  
 PHASE 1-  
 BUILDINGS 1 & 2

az

DATE: 07.31.19  
 CHECKED:

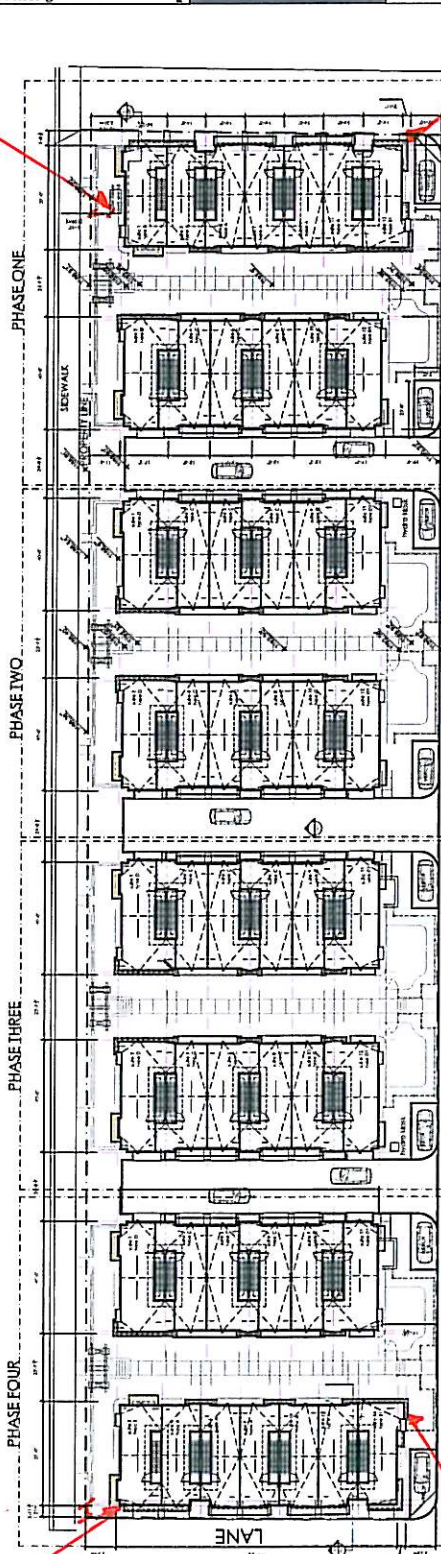
PROJECT DEVELOPMENT STATISTICS

SITE AREA Gross = 66,014.5 sf  
 PERMITTED MAX FSR = 1.1 = 72,615.95'  
 PROPOSED FSR = 1.0 ON 66,014 SF  
 SITE COVERAGE = 65,000 SF  
 PROPOSED ZONE RMS  
 SITE COVERAGE PERMITTED = 26,405.80 = 40%  
 SITE COVERAGE PROPOSED = 29,080 = 44%  
 HEIGHT PERMITTED - 54'7" 16.5m  
 HEIGHT PROPOSED - 40'7" 12m  
 SETBACKS REQUIRED -  
 Proposed  
 9m  
 3.2m  
 2.00m  
 1.2m  
 6m  
 4.5m  
 PRIVATE OPEN SPACE REQUIRED - 2704/25m  
 PRIVATE OPEN SPACE PROPOSED - 5065/46m  
 PROPOSED OPEN SPACE PERCENTAGE = 76%  
 50+ TOWNHOMES, 36 THREE BEDROOM UNITS + 14 TWO BEDROOM UNITS  
 PARKING PROPOSED - 100 resident + 8 Visitor = 108 INCLUDES 1/4 SMALL CAR SPACES

VARIANCE TO  
 FRONT YARD SETBACK  
 6.0M to 2.09M

VARIANCE TO  
 SIDE YARD SETBACK  
 4.5M to 1.2M

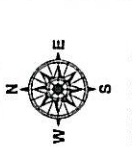
VARIANCE TO  
 REAR YARD SETBACK  
 9.0M to 3.2M



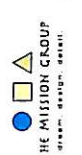
NOTE:  
 CONFIRM SPOT ELEVATIONS  
 INDICATED ON THIS PLAN WITH THOSE  
 INDICATED ON THE LANDSCAPE PLAN

SCHEDULE A  
 This forms part of development  
 Permit # DP08-0209

1 MAIN FLOOR LEVEL SITE PLAN  
 11'-0" x 37'-0"



Site Plan Information  
Provided By:  
David Tynd Architect Inc.  
1-250 Progressive Way  
Vancouver, BC  
T 604-453-7375  
F 604-453-7330



# Ambrosi Street Townhomes

Kelowna, BC

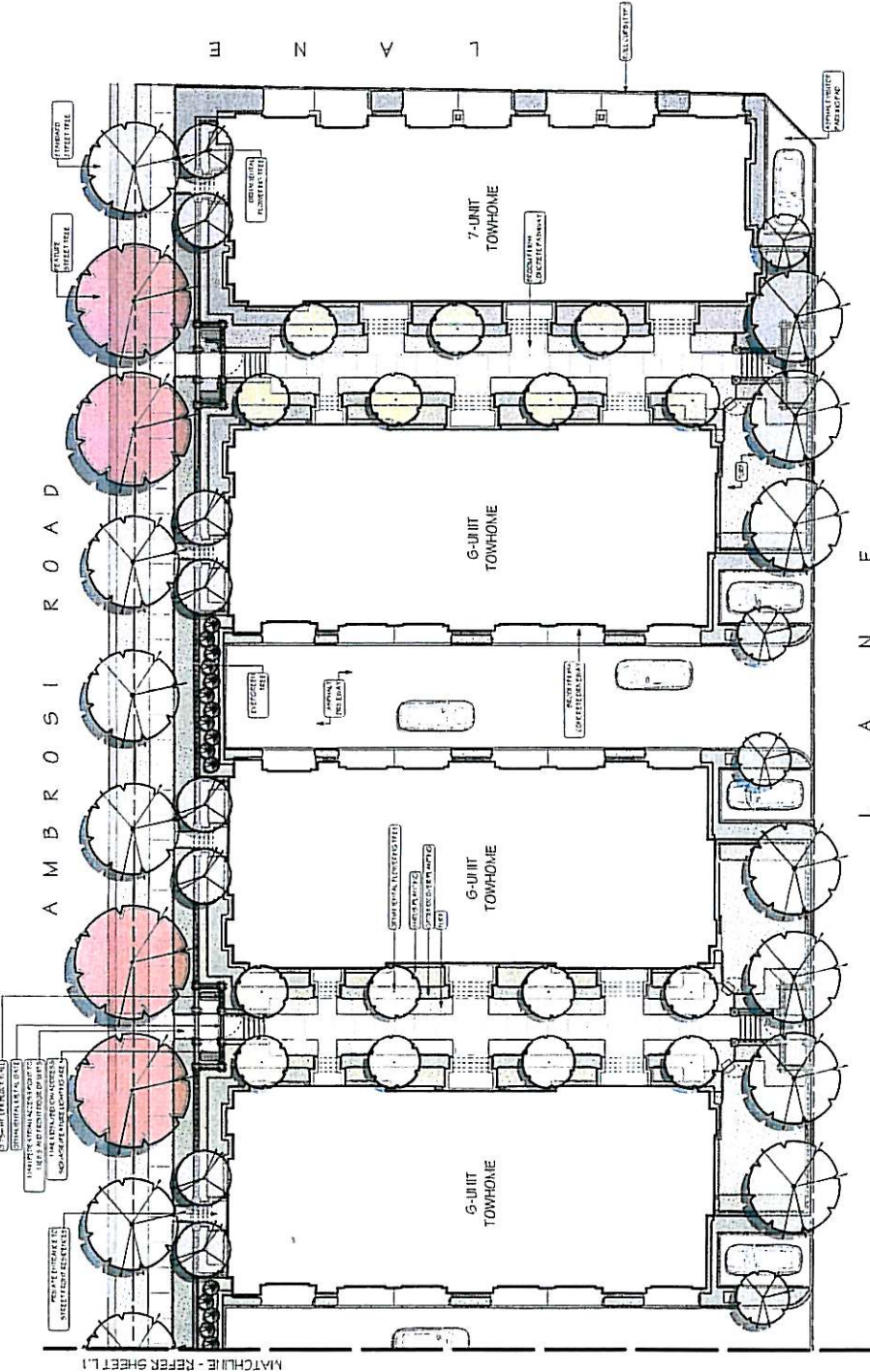
Issued for / Revision:

1	Issued for DP:	00.28.08
2		
3		
4		
5		

Project No: 08-079  
Design By: SJ  
Checked By: FC  
Date: Aug 28, 2008  
Scale: 1:125



Landscaping  
Plan  
**L-2**  
of 2



**Drawing Notes**

1. All dimensions are in feet and inches, unless otherwise specified.

2. All materials and finishes are to be as specified in the schedule of materials.

3. All work is to be in accordance with the current British Columbia Building Code and all applicable regulations.

4. The contractor is responsible for obtaining all necessary permits and approvals.

5. The contractor is responsible for protecting all existing utilities and structures.

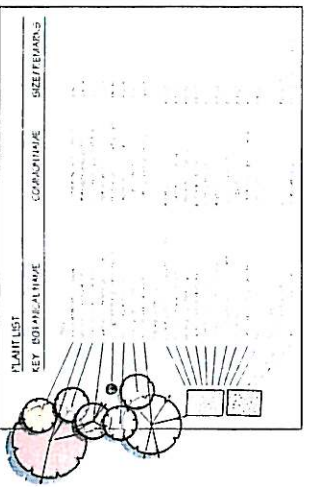
6. The contractor is responsible for maintaining access to all adjacent properties.

7. The contractor is responsible for removing all debris and waste from the site.

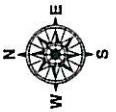
8. The contractor is responsible for restoring the site to its original condition.

9. The contractor is responsible for providing a final site plan and as-built drawings.

10. The contractor is responsible for providing a final report and certificate of completion.



**SCHEDULE C**  
This forms part of development  
Permit # **D808-0209**



Site Plan Information  
 Prepared By:  
 David Ford Architects Inc.  
 1000 West Broadway  
 Vancouver, B.C.  
 V6E 2E9  
 T 604-681-7225  
 F 604-681-7225



# Ambrosi Street Townhomes

Kelowna, BC

Issued for / Revision:

1	Issued for DP	09.28.09
2		
3		
4		
5		

Project No: 08-079  
 Drawn By: SP  
 Checked By: FC  
 Date: Aug. 28, 2009  
 Scale: 1:125

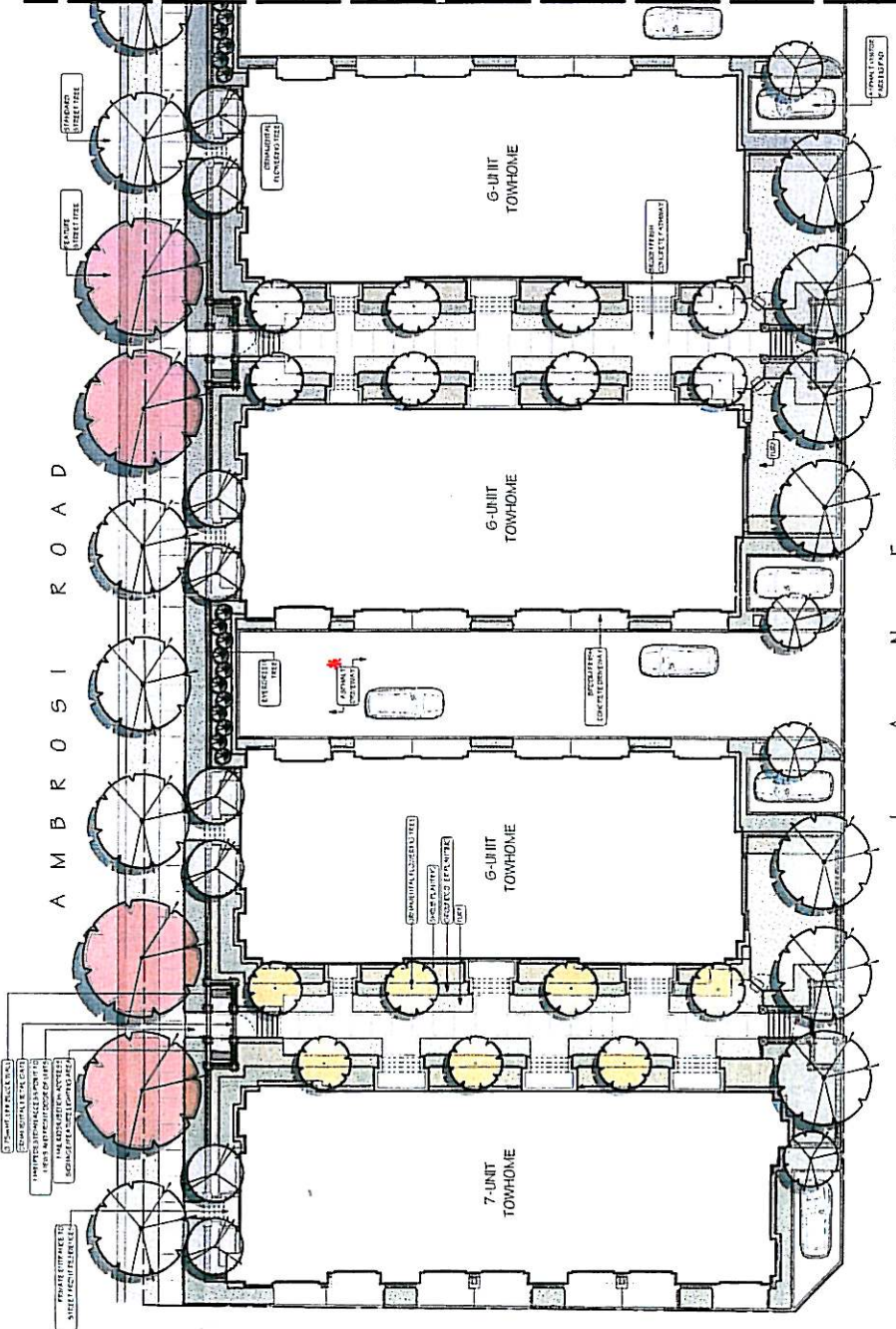


Landscape Plan  
**L-1**  
 of 2

MATCHLINE - REFER SHEET L.2

A M B R O S I R O A D

U N A L



Note: Class II Bicycle Parking to be included on-site (5 stalls)

**Drawing Notes**

1. All dimensions are to the center of the element unless otherwise noted.

2. All materials to be specified in the schedule.

3. All plants to be specified in the schedule.

4. All hardscape to be specified in the schedule.

5. All lighting to be specified in the schedule.

6. All irrigation to be specified in the schedule.

7. All site work to be specified in the schedule.

8. All site work to be completed prior to the start of construction.

9. All site work to be completed prior to the start of construction.

10. All site work to be completed prior to the start of construction.

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
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8	...	...	...
9	...	...	...
10	...	...	...



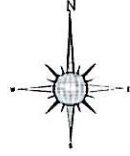
Driveways to be pavers/treated asphalt (similar to above).



**SCHEDULE C**  
 This forms part of development  
 Permit # 2008-0209

ISSUED

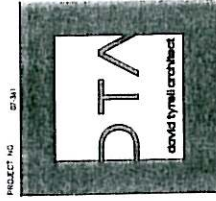
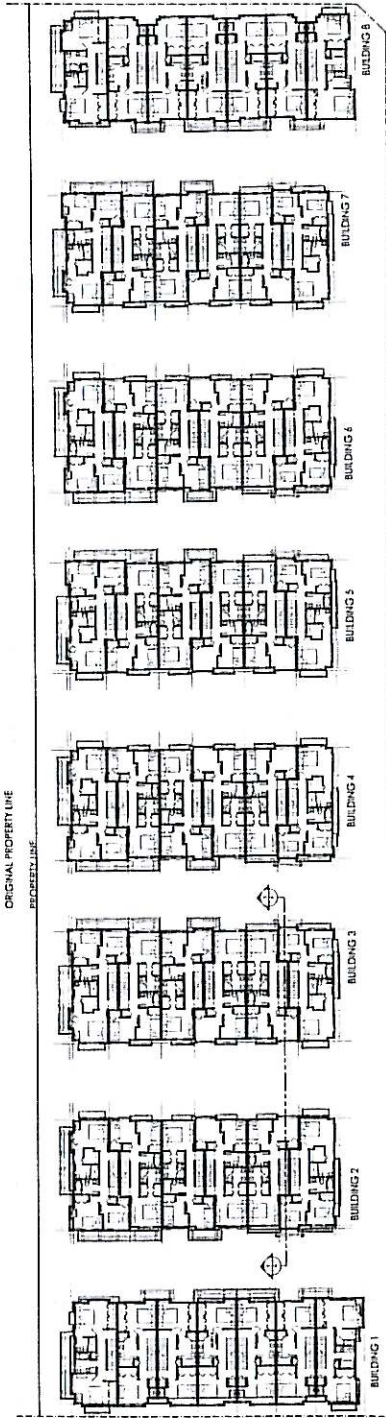
NO. DESCRIPTION DATE  
BUILDING 12 09/2018



**CLIENT:** THE MISSION GROUP  
**CLIENT:** THE MISSION GROUP

AMBROSI ROAD

ORIGINAL PROPERTY LINE  
PROPERTY LINE



3171 LAWRENCE BLVD  
RICHMOND, B.C. V6X 4K5  
TEL: 604.271.1000

**TOWNHOMES**  
Ambrosi Road  
Kelowna, B.C.

LEVEL TWO  
SITE PLAN

DRAWING NO. 02A

A3

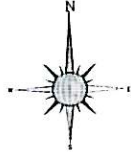
SCALE: 1:200 DATE: 09/2018  
DRAWN: JPM DESIGNED:

**SCHEDULE A**  
This forms part of development  
Permit # D208-0209

SECOND FLOOR LEVEL SITE PLAN

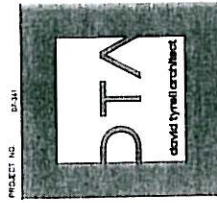
ISSUED

NO. DESCRIPTION DATE  
FIELD NO. OF ORDER



CONTRACT NUMBER:  
PROJECT NO. 07-311  
DATE: 10/11/09  
BY: [Signature]  
CHECKED: [Signature]

THE MISSION GROUP



3011 BURNBURY BLVD  
VANCOUVER, BC V6E 2Y1  
TEL: 604.271.1444 FAX: 604.271.1445

TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

ROOF LEVEL  
SITE PLAN

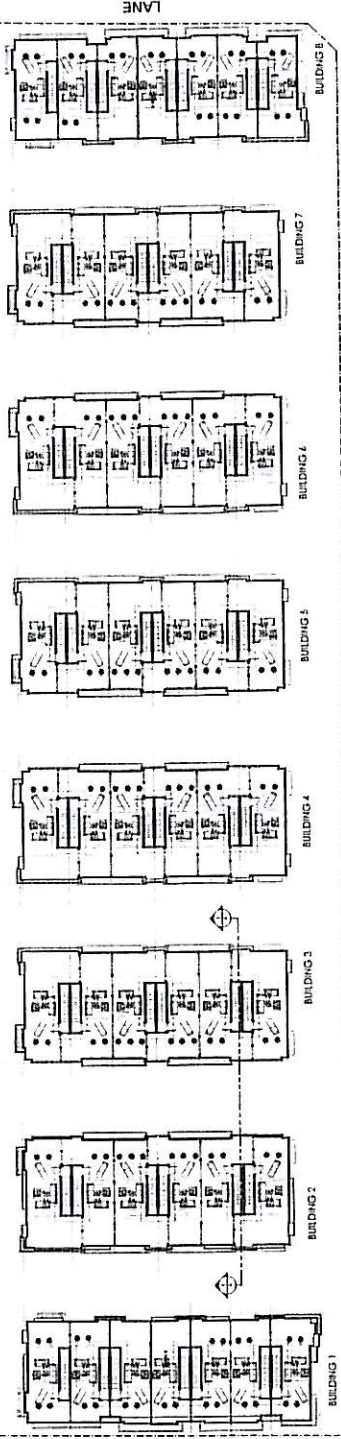
DRAWING NO. 02A

A4

SCALE: 1/8" = 1'-0"  
DATE: 07/20/09  
DRAWN BY: [Signature]

AMBROSI ROAD

ORIGINAL PROPERTY LINE  
PROPERTY LINE



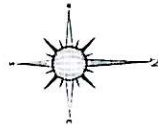
PROPERTY LINE

LANE

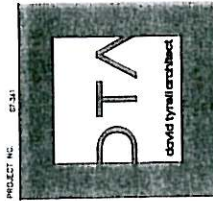
**SCHEDULE A**  
This forms part of development  
Permit # 2009-0209

ISSUED

NO DESCRIPTION DATE  
REVISED OR DP DATED



CLIENT  
THE MISSION GROUP



PROJECT NO. 07-31

TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

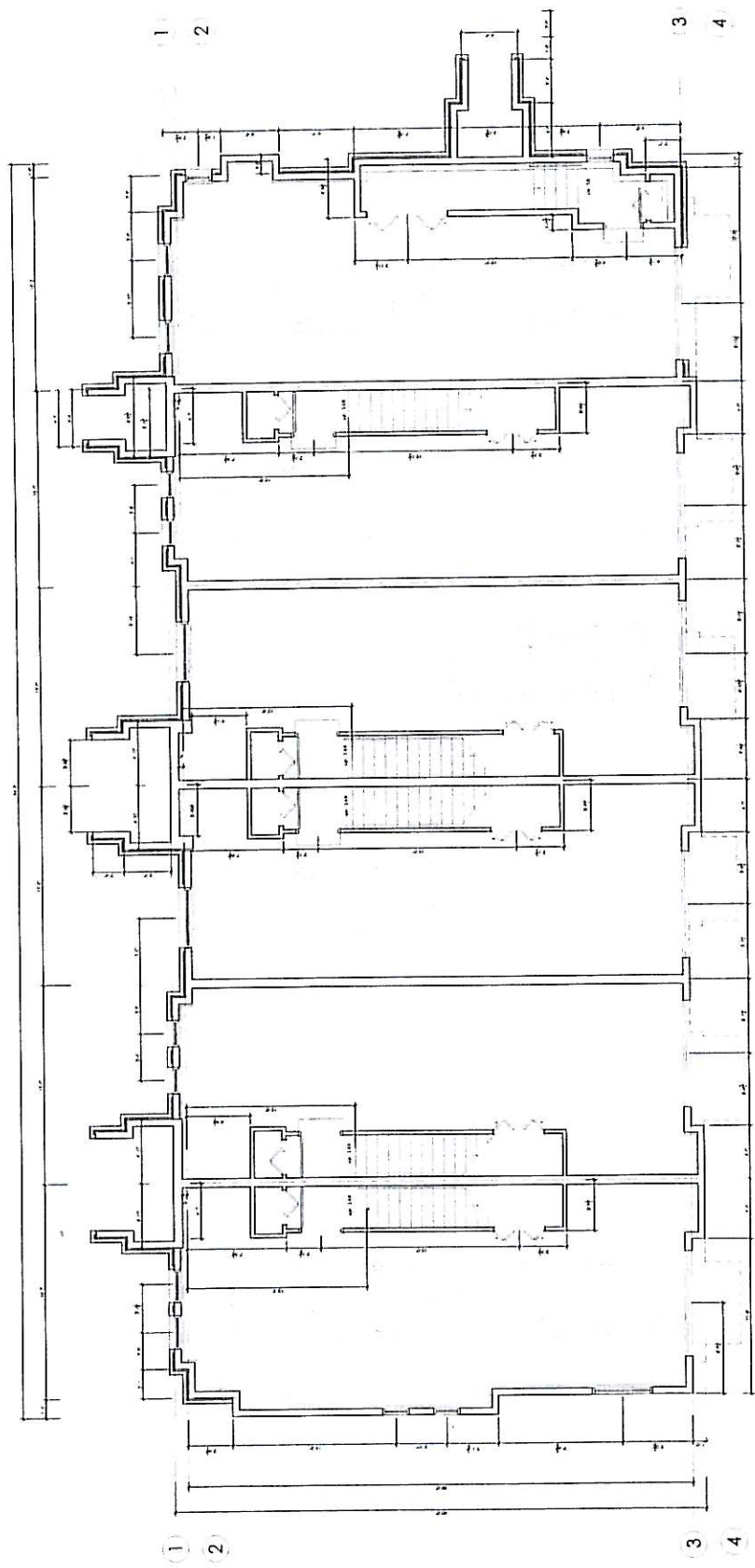
TYPICAL  
2, 3, 4, 5 & 6  
BUILDINGS  
GARAGE LEVEL  
PLAN

DRAWING NO. 514

A5

SCALE 1/4" = 1'-0"  
DATE 01/20/08  
DRAWN BY

(a) (b) (c) (d) (e) (f) (g) (h) (i) (j)



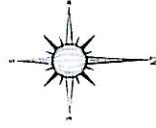
**SCHEDULE B**  
This forms part of development  
Permit # DP08-0201

1 TYPICAL & HOME BUILDING - GARAGE LEVEL PLAN

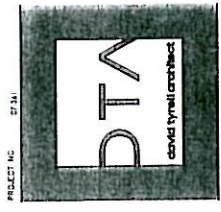


ISSUED

NO. DESCRIPTION DATE  
BUILD GROUP BY/DATE



CLIENT  
THE MISSION GROUP



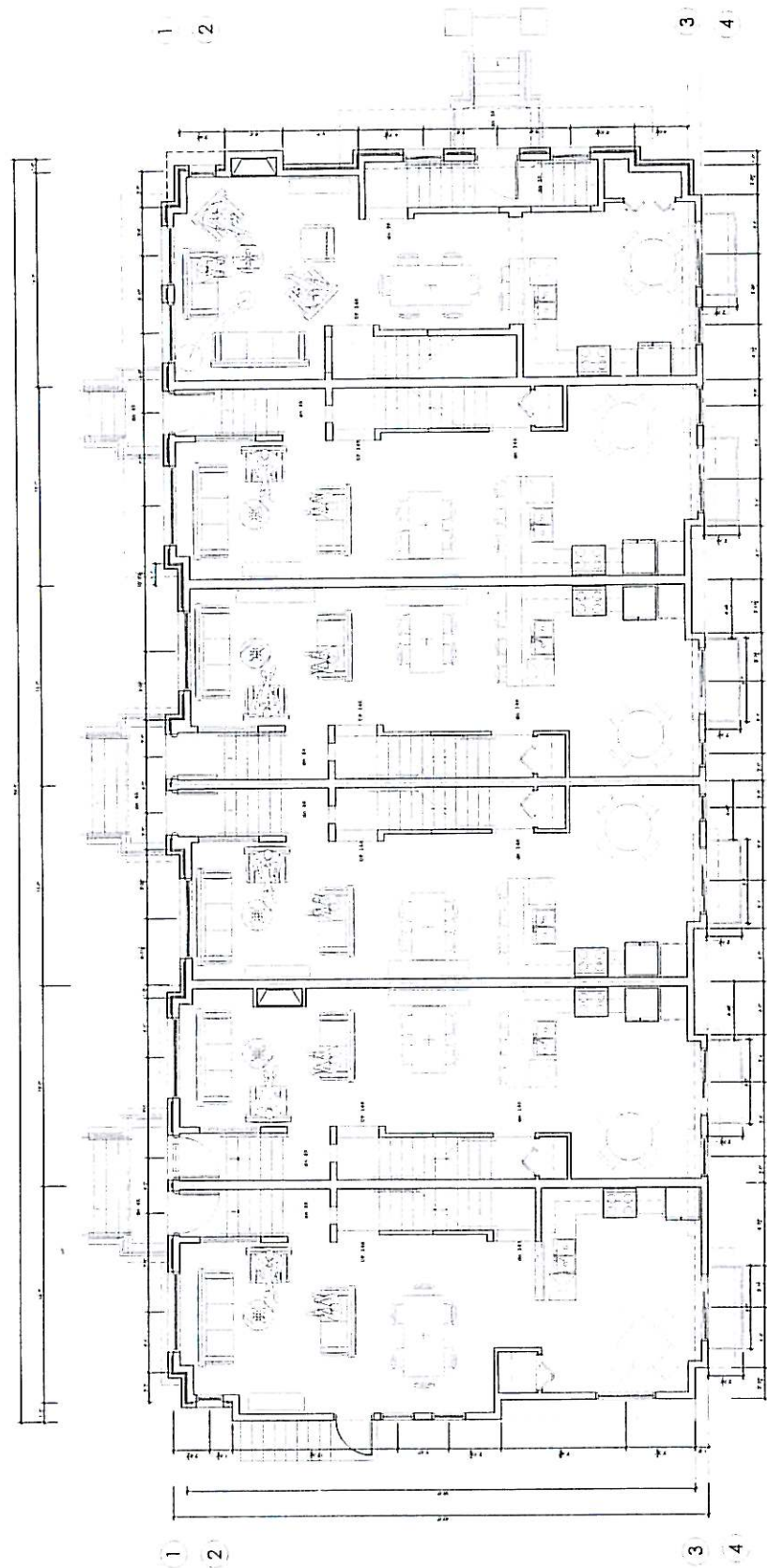
TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

TYPICAL  
2, 3, 4, 5, 6 & 7  
BUILDINGS  
LI PLAN

A6

SCALE: 1/4" = 1'-0"  
DATE: 07/20/09  
DRAWN: [Name]  
CHECKED: [Name]

a b c d e f g h i

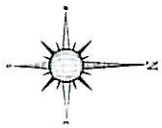


**SCHEDULE B**  
This forms part of development  
Permit # D08-0209

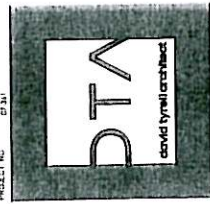
1 TYPICAL 2, 3, 4, 5, 6 & 7 BUILDING-MAIN LEVEL PLAN

ISSUED

NO. REVISION DATE  
DESCRIPTION OF CHANGE



CLIENT: THE MISSION GROUP  
PROJECT NO: 03 311



TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

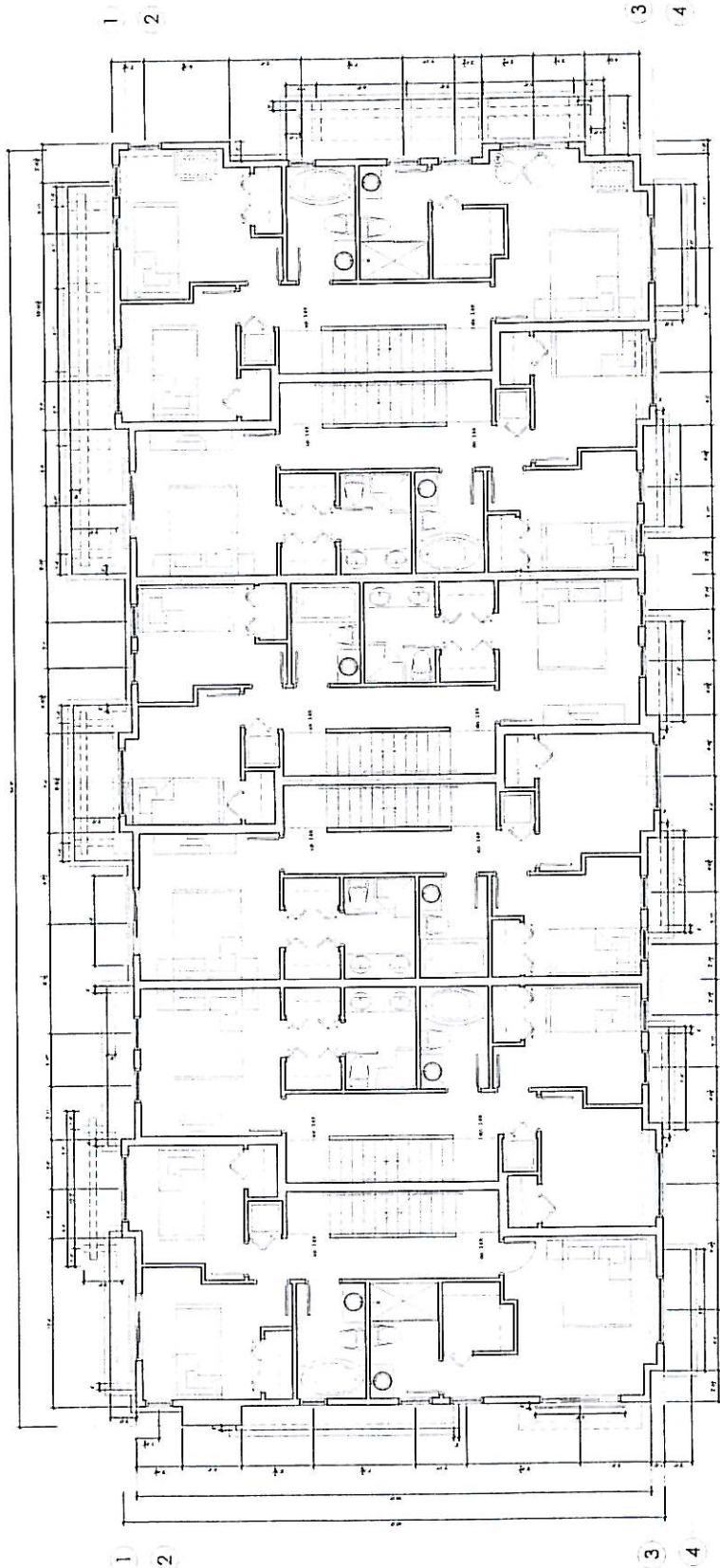
TYPICAL  
2, 3, 4, 5, 6 & 7  
BUILDINGS  
L2 PLAN

DRAWING NO. 204

A7

SCALE: 1/8" = 1'-0"  
DATE: 11/21/07  
DRAWN: [Name]  
CHECKED: [Name]

(a) (b) (c) (d) (e) (f) (g) (h) (i)

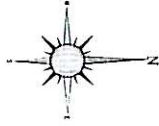


**SCHEDULE B**  
This forms part of development  
Permit # 2008-02-09

1 TYPICAL 2, 3, 4, 5, 6 & 7 BUILDING - UPPER LEVEL PLAN

ISSUED

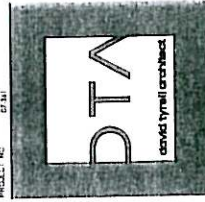
NO. DESCRIPTION DATE  
REVISED FOR 07/2018



CONTRACTOR'S NOTE:  
THIS PLAN IS A TYPICAL PLAN FOR THE PROJECT AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY OTHER PROJECT.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
THE CONTRACTOR SHALL MAINTAIN ALL SAFETY PROTOCOLS AT ALL TIMES.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
THE CONTRACTOR SHALL MAINTAIN ALL SAFETY PROTOCOLS AT ALL TIMES.

THE MISSION GROUP

PROJECT NO. 07-111



1000 WEST 10TH AVENUE  
VANCOUVER, BC V6H 1T1  
TEL: 604-271-1111 FAX: 604-271-1112

TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

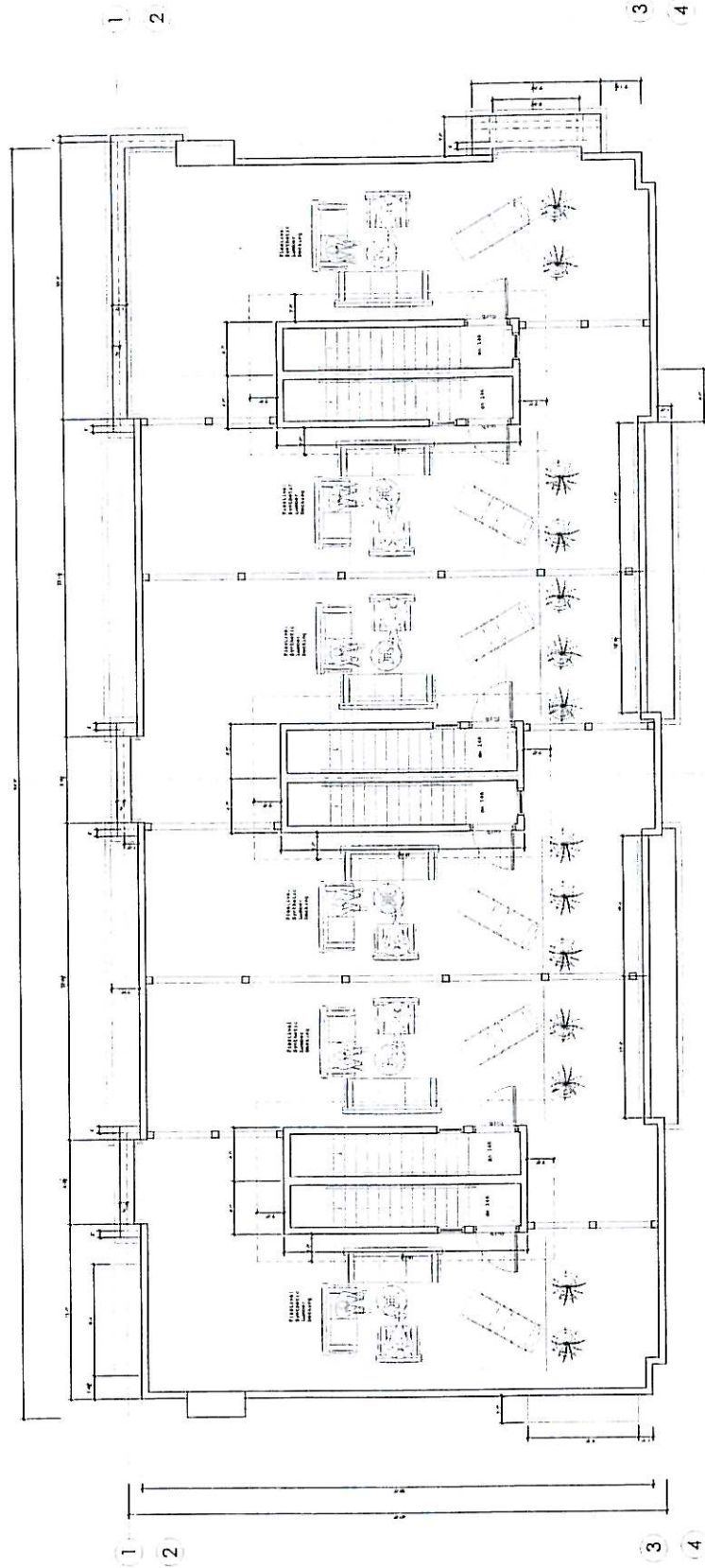
TYPICAL  
6 HOME BUILDING  
ROOF TOP PLAN

DRAWING NO. 104

A8

SCALE: 1/4" = 1'-0"  
DATE: 07/2018  
DRAWN: [Name]  
CHECKED: [Name]

a b c d e f g h i j

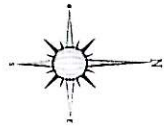


**SCHEDULE B**  
DPO8-0209

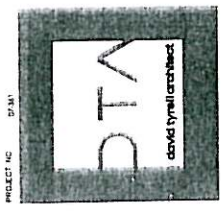
1 TYPICAL 6 HOME BUILDING - ROOF LEVEL PLAN

ISSUED

NO. DESCRIPTION DATE  
DESIGNER  
CHECKED BY  
DATE



CLIENT  
THE MISSION GROUP



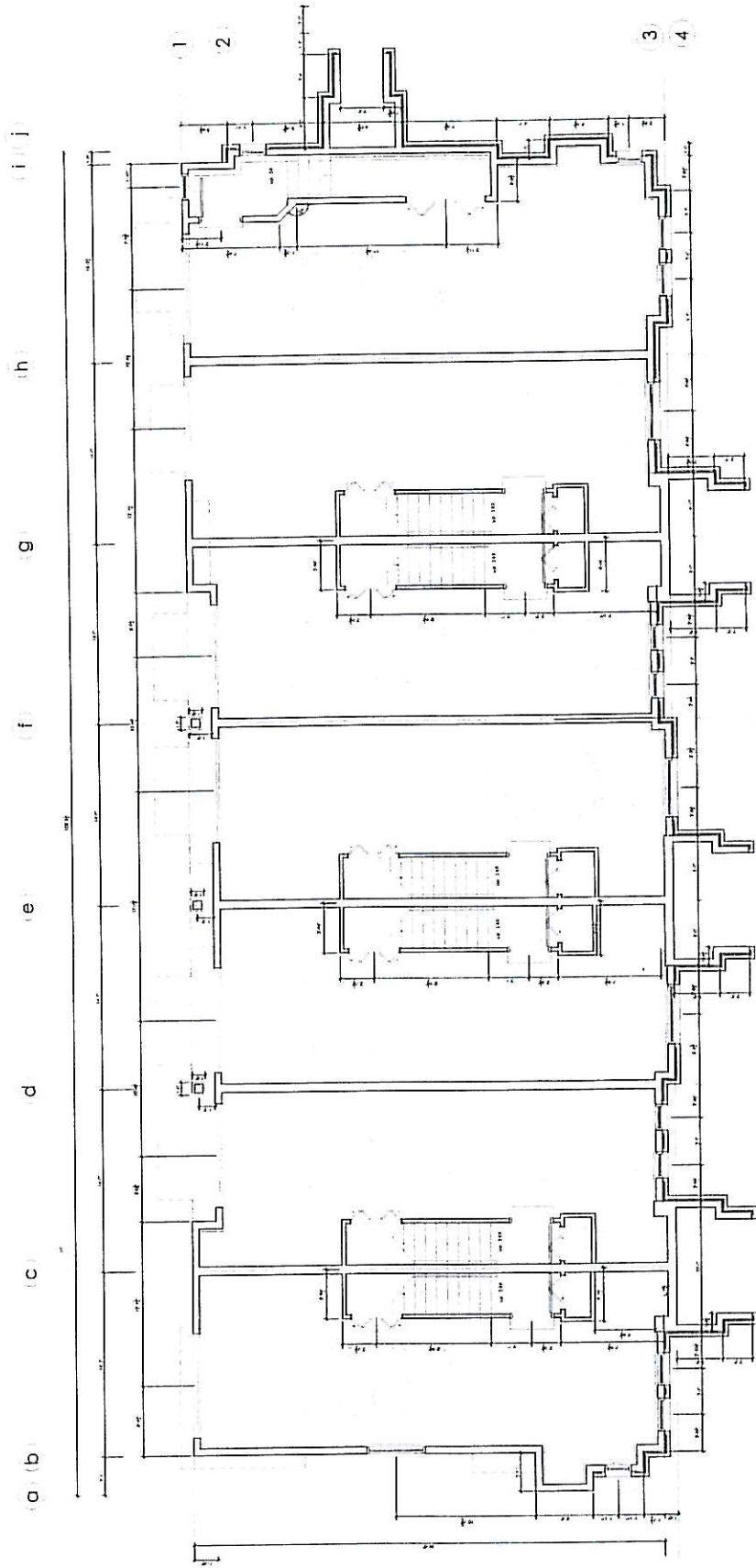
PROJECT NO. DT 301  
TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

TYPICAL  
1 & 8  
BUILDINGS  
GARAGE PLAN

DRAWING NO. 301  
SCALE

A9

SCALE: 1/4" = 1'-0"  
DATE: 07/20/09  
DRAWN: [Name]  
CHECKED: [Name]

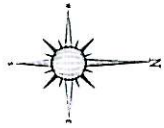


**SCHEDULE 6**  
This forms part of development  
Permit # ~~2008-0207~~

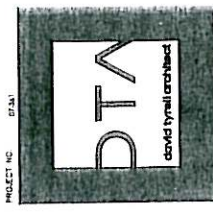
1 TYPICAL 7 HOME BUILDING - GARAGE LEVEL PLAN

ISSUED

NO. DESCRIPTION DATE  
REVISIONS OF DATE



CLIENT: THE MISSION GROUP  
PROJECT NO: 07-001



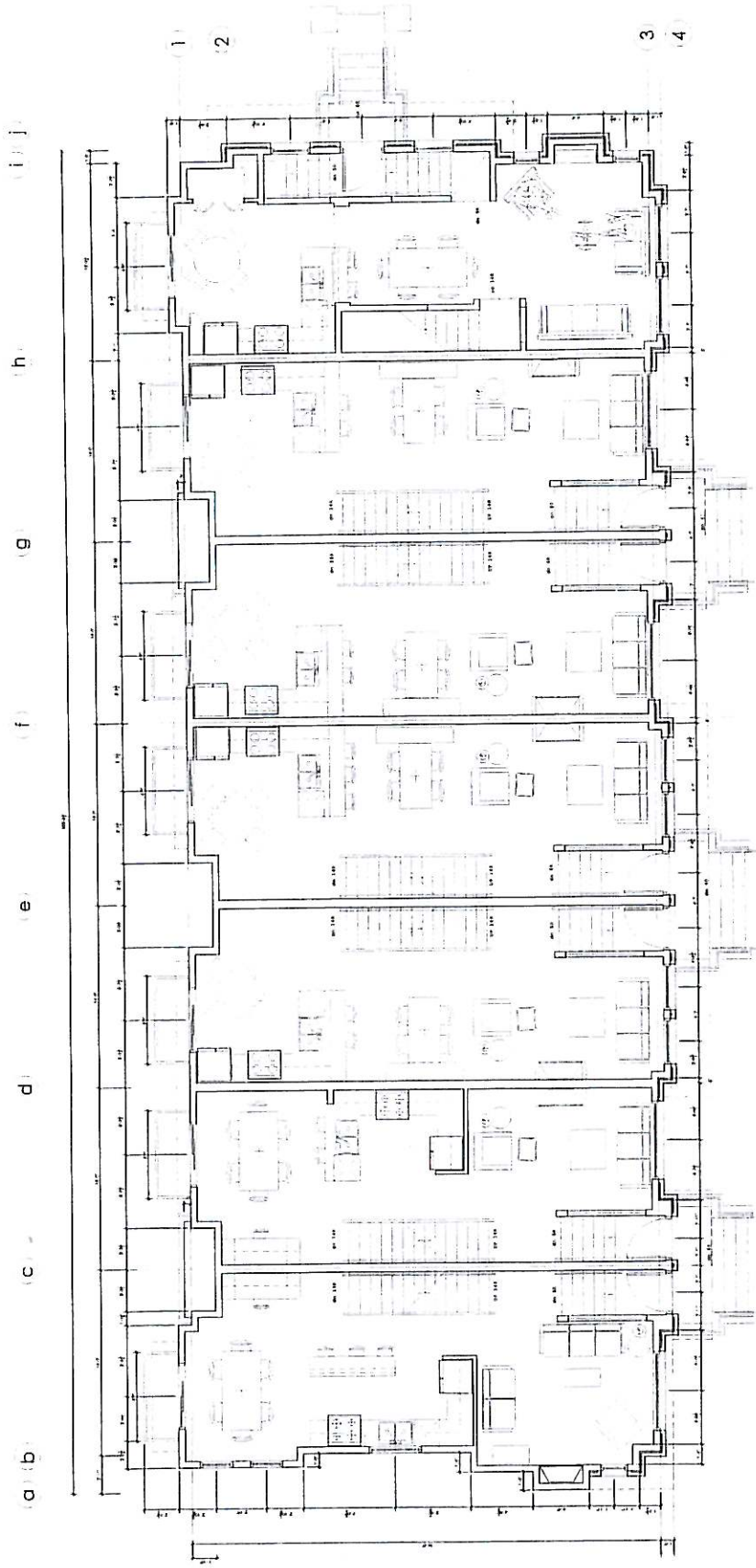
TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

TYPICAL  
1 & 8 BUILDINGS  
LI PLAN

DRAWING NO. 8-01

A10

SCALE: 1/8" = 1'-0"  
DATE: 07/02/09  
DRAWN: JVS

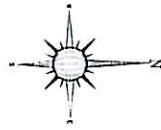


**SCHEDULE B**  
This forms part of development  
Permit # D08-0209

1 TYPICAL TOWNHOME BUILDING- MAIN LEVEL PLAN

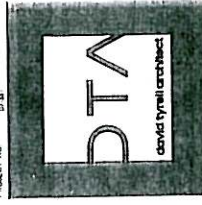
ISSUED

NO. DESCRIPTION DATE  
BUILDING DIVISION



THE MISSION GROUP  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 1T1  
TEL: 604-271-1111  
WWW.THEMISSIONGROUP.COM  
CIBC

PROJECT NO. 07-31



1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 1T1  
TEL: 604-271-1111  
WWW.PTAARCHITECT.COM

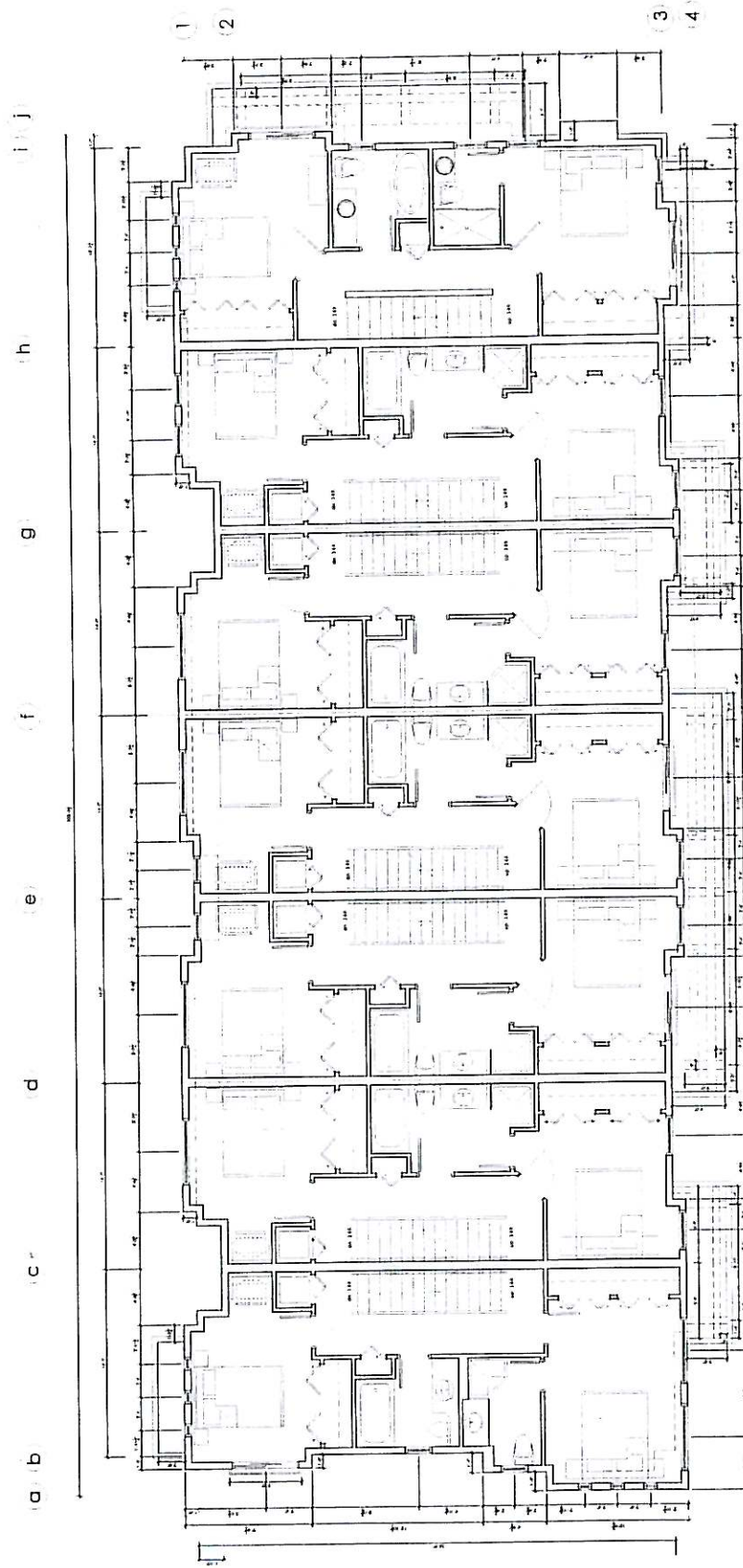
TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

TYPICAL  
1 & 8 BUILDINGS  
L2 PLAN

DRAWING NO. 504

A11

SCALE 1/8" = 1'-0"  
DATE 08/20/09  
DRAWN BY [signature]

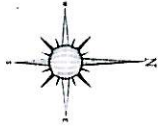


**SCHEDULE B**  
This forms part of development  
Permit # D08-0209

1 TYPICAL 7 HOME BUILDING-UPPER LEVEL PLAN

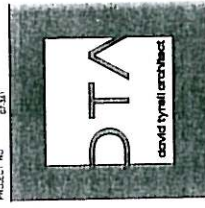
ISSUED

NO. DESCRIPTION DATE  
REVISIONS



CLIENT  
THE MISSION GROUP

PROJECT NO. 07-331



100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

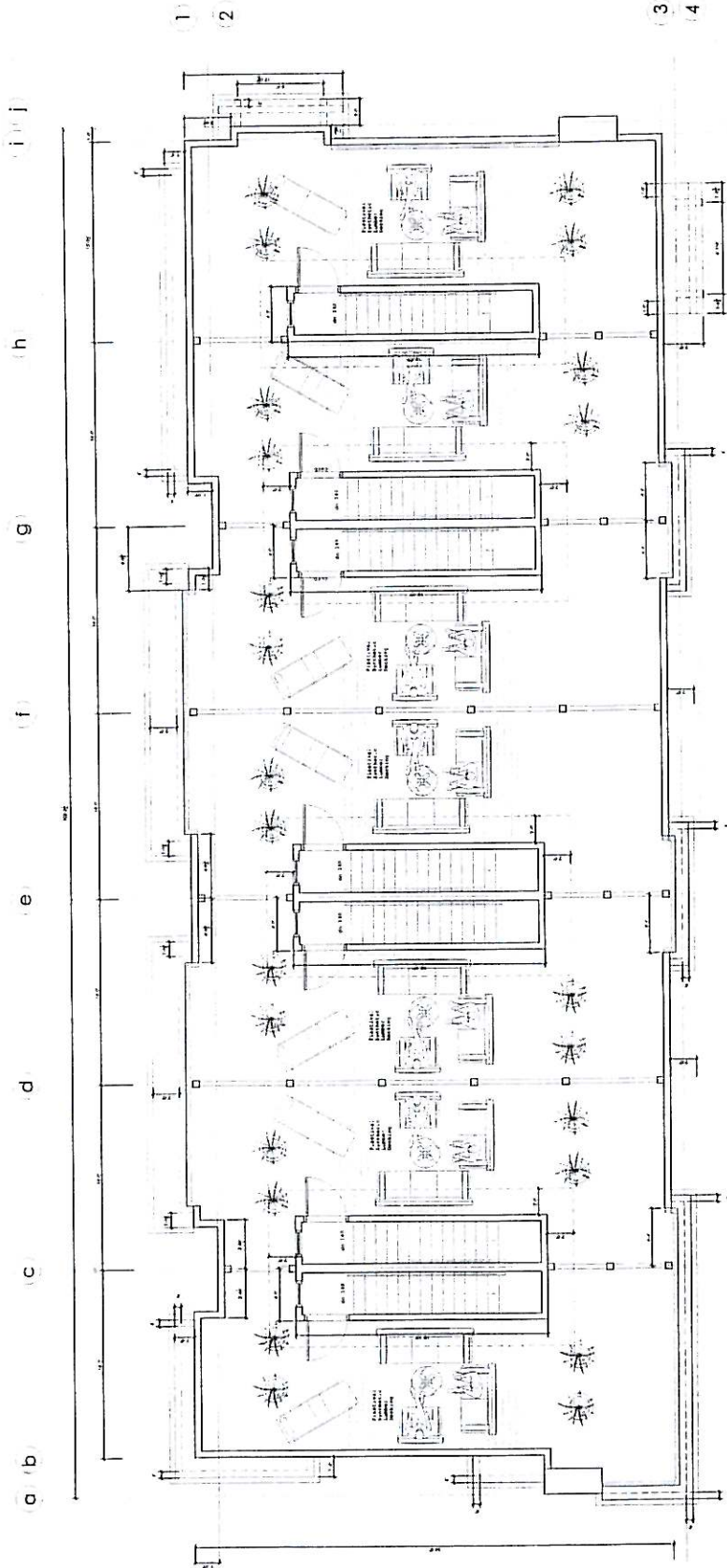
TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

TYPICAL  
1 & B BUILDINGS  
ROOF TOP PLAN

DRAWING NO. 108-0209

A12

SCALE: 1/2" = 1' 0"  
DATE: 07/20/09  
DRAWN: [Name]

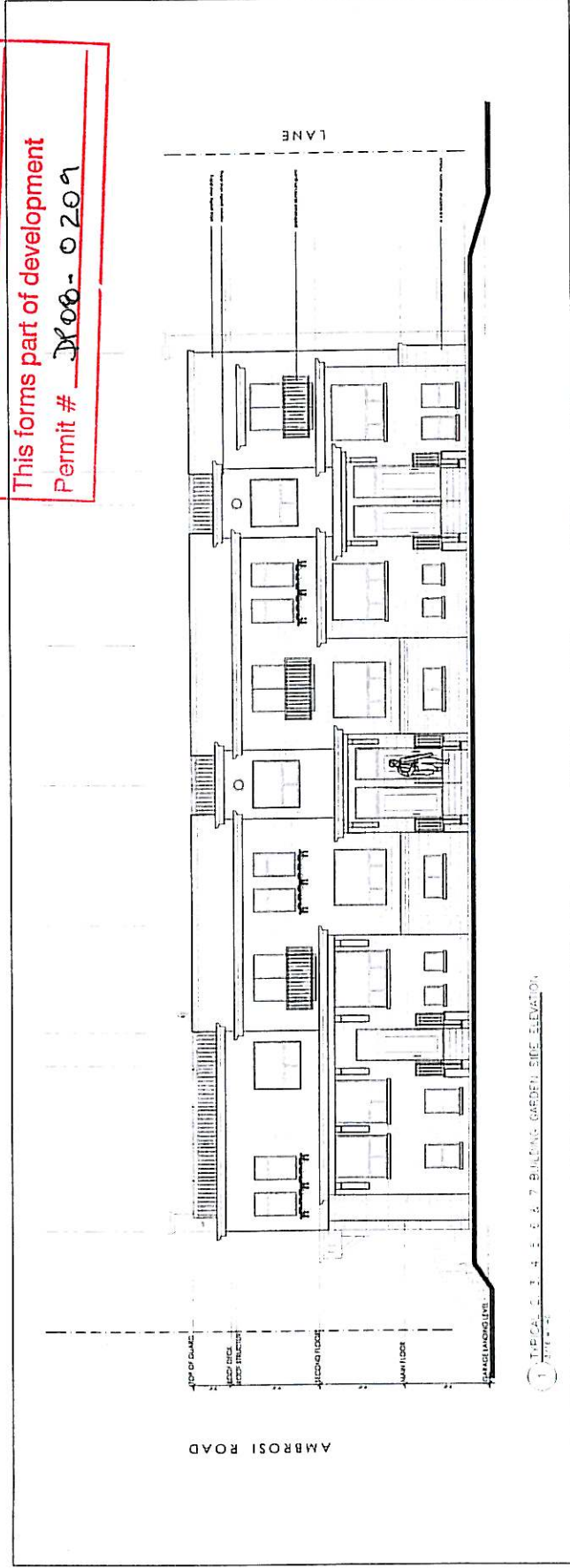


**SCHEDULE B**  
This forms part of development  
Permit # 108-0209

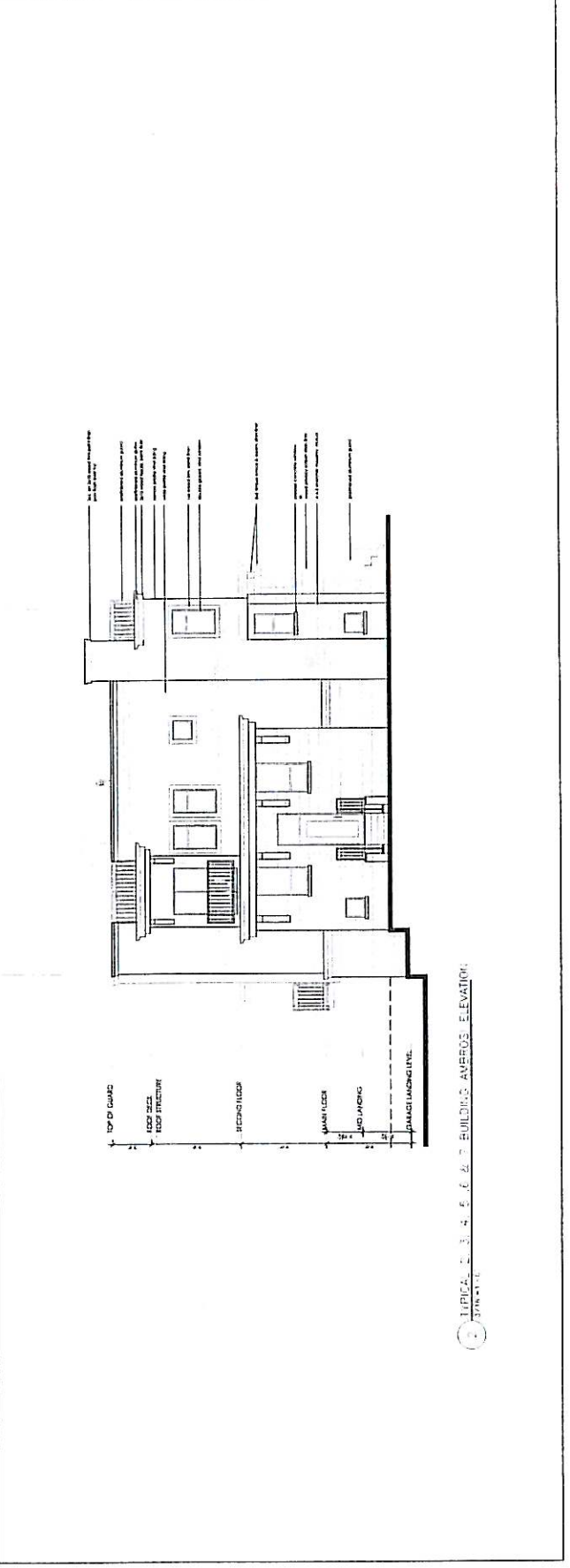
1 TYPICAL 7 HOME BUILDING - ROOF LEVEL PLAN

**SCHEDULE B**  
 This forms part of development  
 Permit # D08-0209

NO.	DESCRIPTION	DATE	BY

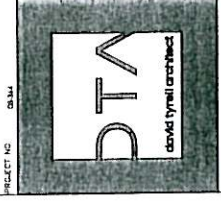


1 TYPICAL GARDEN SIDE ELEVATION  
 1:100



2 TYPICAL AMBROS ELEVATION  
 1:100

MISSION GROUP  
 Kelowna



PROJECT NO. 03-344  
 AMBROSI ROAD  
 TOWNHOMES  
 Kelowna, B.C.

TYPICAL 2, 3, 4, 5,  
 6 & 7 BUILDING  
 ELEVATIONS

DRAWING NO. 244

A13

DATE: 01/11/07  
 DRAWN: JPL  
 CHECKED: JPL



# SCHEDULE B

This forms part of development

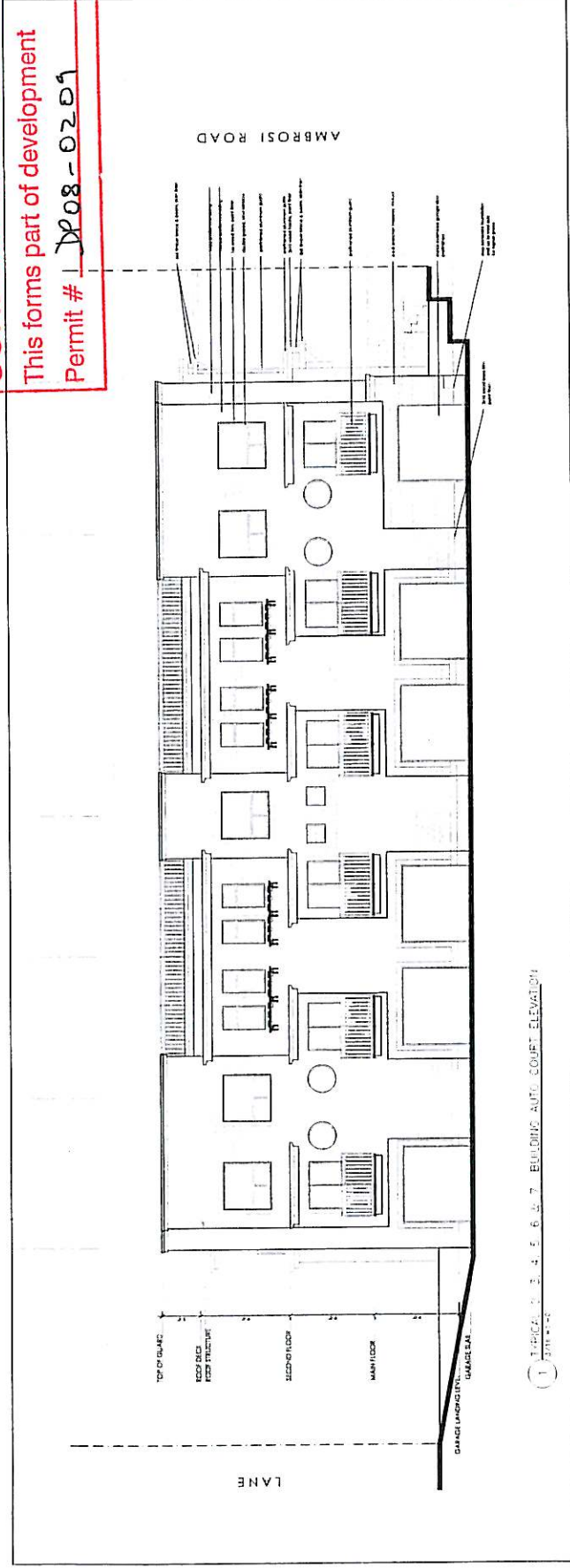
Permit # 1208-0201

DATE OF ISSUE

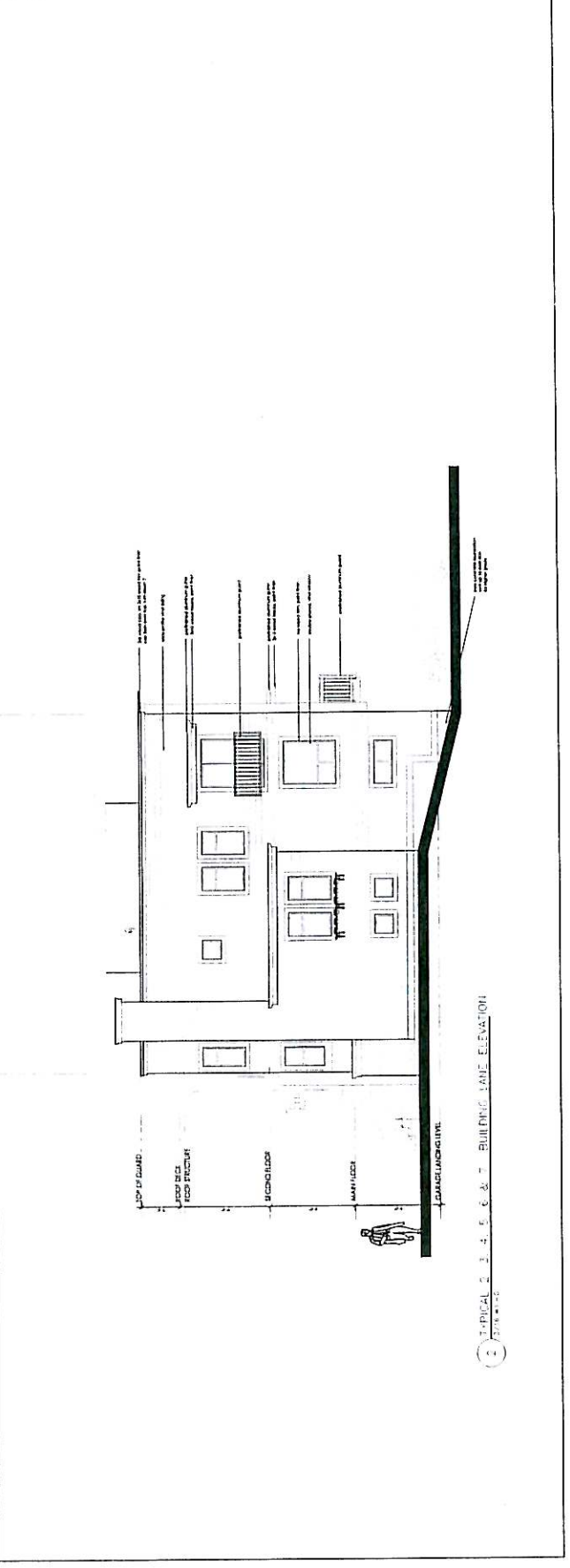
NO. DESCRIPTION

DATE OF ISSUE

ISSUED

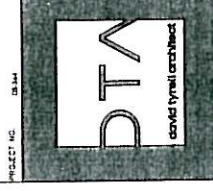


1 TYPICAL 3, 4, 5, 6, 7 BUILDING AUTO COURT ELEVATION



2 TYPICAL 3, 4, 5, 6, 7 BUILDING SIDE ELEVATION

CLIENT  
MISSION GROUP Kelowna



AMBROSI ROAD TOWNHOMES Kelowna, B.C.

TYPICAL 2, 3, 4, 5 6 & 7 BUILDING ELEVATIONS

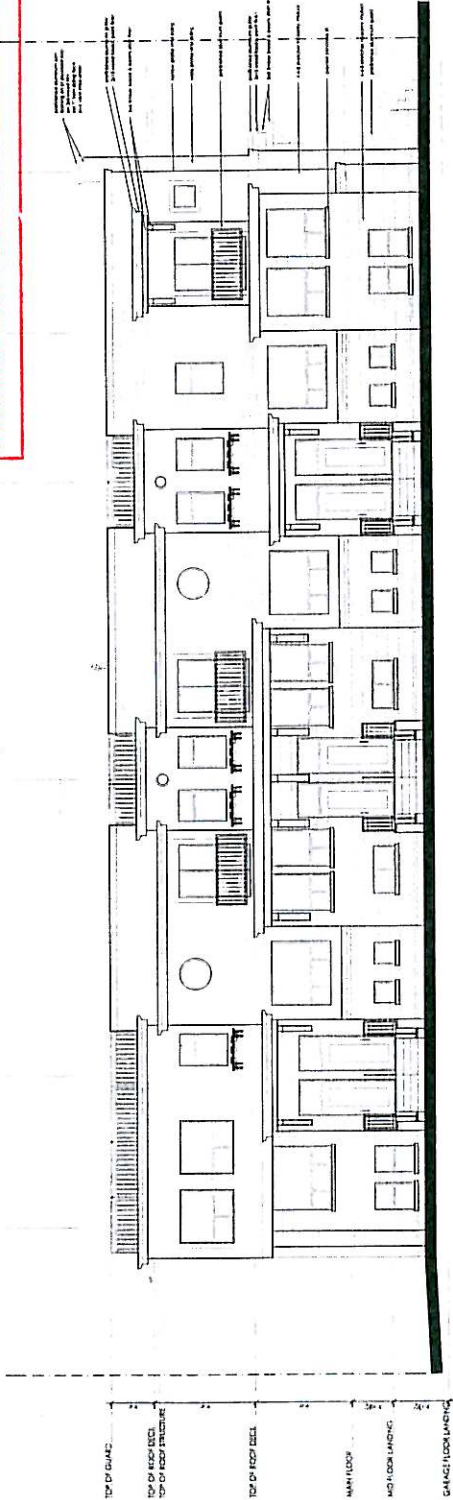
A14

SCALE DATE OF ISSUE

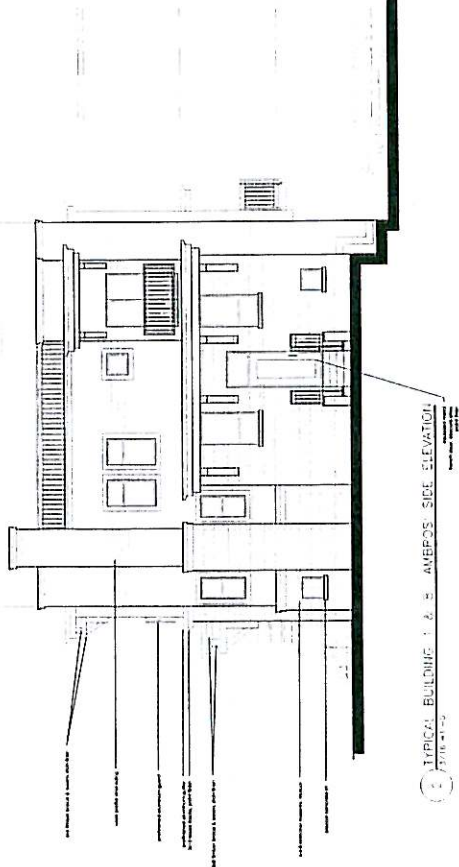
# SCHEDULE B

This forms part of development

Permit # D08-0209



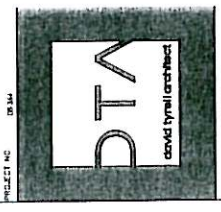
1 TYPICAL BUILDING 1 & 8 GARDEN SIDE ELEVATION



2 TYPICAL BUILDING 1 & 8 REVERSE SIDE ELEVATION

NO.	DESCRIPTION	DATE	BY
	ISSUED FOR CP		

THE MISSION GROUP



TOWNHOMES  
Ambrosi Road  
Kelowna, B.C.

BUILDINGS  
1 & 8  
ELEVATIONS

PROJECT NO. 18-334

DATE: 11/11/10

SCALE: 1/8" = 1'-0"

ISSUED FOR CP

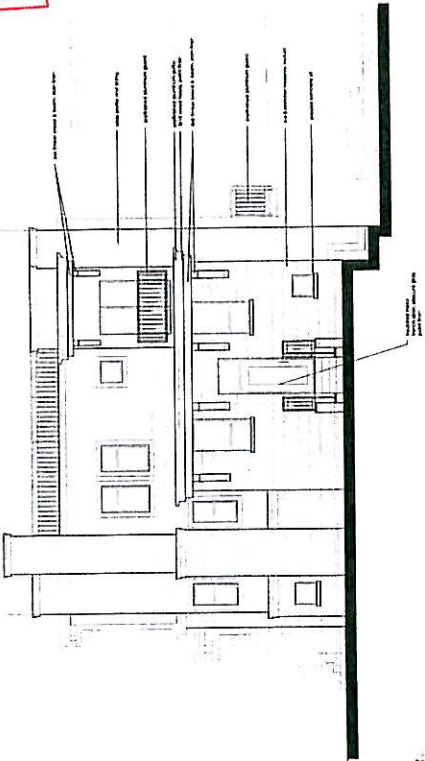
**A15**

ISSUED

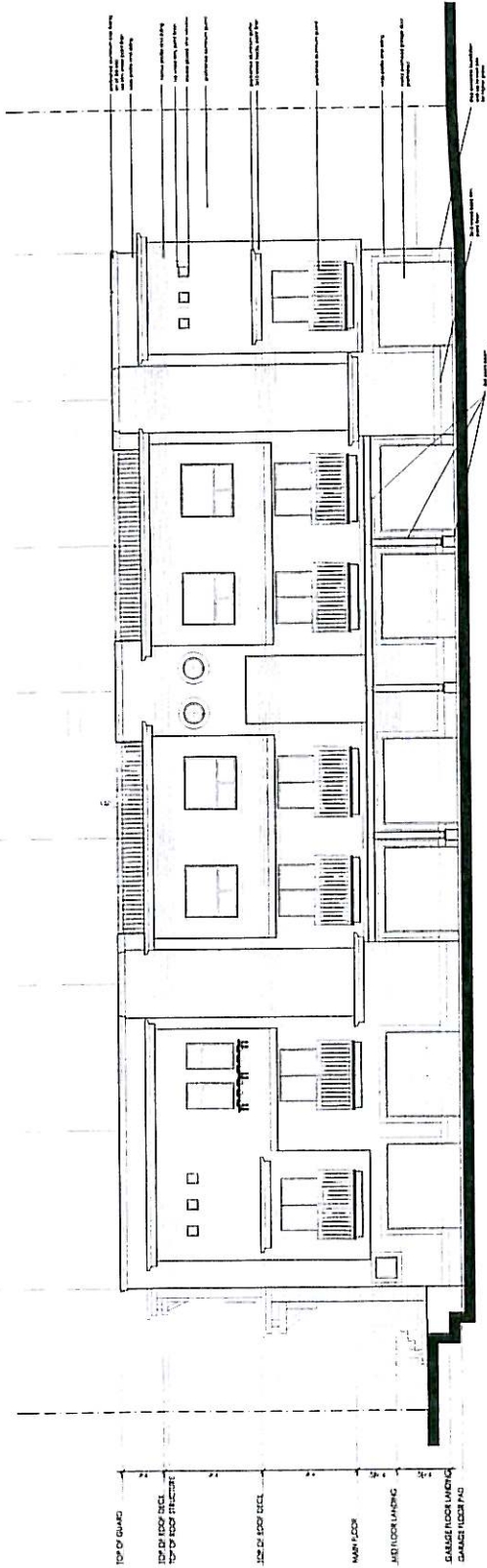
DATE  
07/20/08

DESCRIPTION  
REVISIONS

**SCHEDULE B**  
 This forms part of development  
 Permit # **D08-0209**



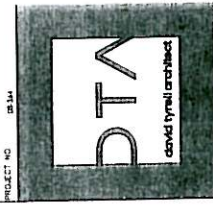
1 TYPICAL BUILDING A. E. LANE SIDE ELEVATION



2 TYPICAL BUILDING A. B. ASTOR COURT SIDE ELEVATION

CONTRACTOR NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE REGULATIONS.  
 2. ALL MATERIALS SHALL BE APPROVED BY THE AUTHORITY.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE AUTHORITY.  
 5. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CLIENT.

THE MISSION GROUP



PROJECT NO. 08-344  
 TOWNHOMES  
 Ambrosi Road  
 Kelowna, B.C.

BUILDINGS  
 1 & 2  
 ELEVATIONS

DRAWING NO. 014

A16

DATE: 07/20/08  
 DRAWN: TPA  
 CHECKED:

**SCHEDULE B**

This forms part of development

Permit # 2408-6209

AMBROSI RD. TOWNHOMES EXTERIOR COLOR SCHEME

THE MISSION GROUP  
dream. design. detail.



TOWNHOME ACCENT SHINGLES

FRONT DOOR & ENTRY RAILS

WINDOWS

WOOD TIMBERS & SCREENS

GENTEK  
CANYON CLAY  
ARGILE  
010

WIDE SIDING BLDGS 4&8

GENTEK  
STORM  
GRIS ORAGEUX  
631

WIDE SIDING BLDGS 3&7

GARAGE DOOR

NARROW SIDING ALL BLDGS

WINDOW TRIM & FASCIA

GENTEK  
WICKER  
CAFE  
638

WIDE SIDING BLDGS 2&6

GENTEK  
PEBBLE  
KAKI  
628

WIDE SIDING BLDGS 1&5

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

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**Date:** October 9, 2009  
**File No.:** Z08-0084 DP08-0209 DVP08-0210

**To:** Planning & Development Services Department (LT) **REVISED COMMENTS**

**From:** Development Engineering Manager

**Subject:** Proposed 50 Residential Townhomes  
1821 - 1887 Ambrosi Road  
Ambrosi Properties Ltd  
Lots 13 - 20 Plan 5109

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The Works & Utilities Department have the following comments and requirements associated with this application to rezone from RU-1 to RM-5. 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 developer must engage a consulting civil / mechanical engineer to determine the domestic and fire flow requirements of this development. The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. Water computations will be required to determine the demands for the identified land use designations, to determine water supply needs.
- (b) If it is determined that upgrades to the existing water distribution system are required to achieve the required fire flows, then additional bonding will be required.
- (c) The existing lots are serviced with small diameter (19-mm) copper water services. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services at the main and the installation of one larger metered water service. The estimated cost of these improvements for bonding purposes is **\$20,000.00**
- (d) The boulevard irrigation system must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) 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 capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$20,000.00**

### 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. The estimated cost for providing a overflow service for bonding purposes is **\$ 7,000.00**
- (b) Provide a lot-grading plan.
- (c) It will be necessary for the developer to construct storm drainage facilities on the roads and lanes fronting the proposed development. The cost of this construction is included in the roads item.

### 4. Road Improvements

- (a) Ambrosi Road fronting this development, must be upgraded to a full urban standard SS-R5 (modified to include a 2.35m sidewalk), curb and gutter, pavement widening, landscaped boulevard complete with underground irrigation system, street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. It will be required to extend the existing storm drainage main to the northerly lane complete with a drywell and catch-basin. Numerous utility trench cuts will make it necessary to provide an asphalt overlay for the full Ambrosi Road frontage.

The estimated cost of this work for bonding purposes is **\$89,000.00** (not including the cost of relocating or adjusting of utility poles and other appurtenances)

- (b) Public Lanes along the northerly and easterly boundaries of this development must be upgraded to a full paved standard including drainage facilities. The estimated cost of this work for bonding purposes is **\$54,000.00** (not including the cost of relocating or adjusting existing appurtenances)
- (c) Public Lane along the southerly boundary of this development will increase in width. Provide a fillet pavement widening for the full frontage of this development. The estimated cost of this work for bonding purposes is **\$5,000.00** (not including the cost of relocating or adjusting existing appurtenances)
- (d) Contribute a sum of \$1,453.20 per equivalent development unit as this development's assessed share for future extension of Agassiz Rd. From Kent Rd. through to Vasile Rd. as required in the Ambrosi Area Plan.

### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Provide an additional road allowance widening for the frontage of Ambrosi Road to achieve a full right-of-way width of 20.12m
- (b) Dedicate 0.75m widening of the Northerly Lane.
- (c) Dedicate 0.75m widening of the Southerly Lane.

- (d) Dedicate 3.0m x 3.0m lane intersections - property line corner truncations.
- (e) Lot consolidation is required
- (f) Provide statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground services. 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. Street Lighting

Street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8. 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.

9. Geotechnical Report

As a requirement of this application and/or prior to issue of a building permit, the applicant must provide a modified 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 and overland surface drainage courses traversing across or influencing this property.
- (b) Site suitability for development; unstable soils, 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, analyze 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.

10. 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.

11. Bonding and Levy Summary(a) Bonding

Ambrosi Road frontage upgrading	\$ 89,000.00	
Lane frontage upgrades	\$ 59,000.00	
Watermain Kent Extension	\$ 35,000.00	<b>Deleted</b>
Service upgrades	\$ 47,000.00	
<b>Total Bonding</b>	<b>\$ 195,000.00</b>	

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 prior to 4<sup>th</sup> reading of the zone amending bylaw.

(b) Levies

Ambrosi Area Plan assessment:

50 units x 0.7 = 35.0 EDU @ \$1,525.86 = **\$ 53,405.10** (951-10 -x-x-DF899)

12. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (c) Should traffic conditions dictate, the City reserves the right to limit the access onto Springfield Road to right turns only.
- (d) The application to vary the rear yard setback from 6.0m to 3.768m does not compromise works and utilities servicing requirements.
- (e) The application to vary the setbacks from 9.0m to 3.2m, 6.0m to 3.1m and 4.5m to 1.2m, do not compromise works and utilities servicing requirements.



13. Latecomer Provisions

- a) Under the provisions of the Municipal Act, Latecomer provisions are available for the following items:
- i) Lane Improvements
  - ii) Watermain construction

The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.

14. 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) in the amount of **\$4,387.95** (\$4,179.00 + 208.95 GST)

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Steve Muenz, P. Eng.  
Development Engineering Manager  
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