

Memo



Date: September 9, 2011
To: City Manager
From: Land Use Management, Community Sustainability (LT)
Application: DP10-0172/DVP10-0173 (LT) **Owner:** T&A Synergy Enterprises Ltd.
Address: 1810-1824 Gordon Drive **Applicant:** Worman Commercial
Subject: Development & Development Variance Permit Application
Existing OCP Designation: Commercial
Existing Zone: C9 - Tourist Commercial
Proposed Zone: C3 - Community Commercial

1.0 Recommendation

THAT Final Adoption of Zone Amending Bylaw No. 10533 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP10-0172 for Lot A, District Lot 138, ODYD, Plan KAP73230, located at 1810-1824 Gordon Drive, Kelowna, BC, subject to the following:

1. The dimensions of and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. 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;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP10-0173 for Lot A, District Lot 138, ODYD, Plan KAP73230, located at 1810-1824 Gordon Drive, Kelowna, BC;

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

Section 8.1.2 - Number of Spaces: To vary the maximum number of parking spaces from 125% (48 stalls) of the required number of spaces to 158% (60 stalls).

AND THAT issuance of the Development Permit and Development Variance Permit be subject to the requirements of FortisBC being completed to their satisfaction.

AND FURTHER 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.

2.0 Purpose

This application seeks a Development Permit for the form & character of two, 2-storey buildings for mixed commercial uses. A Development Variance Permit is being requested to allow for additional vehicular parking in excess of 125% of the required number of spaces.

3.0 Land Use Management

The proposed development would be a welcomed addition adjacent to the Capri/Landmark Urban Centre. The street level retail component assists on-going efforts to create a pedestrian-friendly environment in the area, and the resulting street edge will help to guide new development in the area and establish a streetscape rhythm.

The building's design elements and height are scaled appropriately, and a mix of classic building materials are proposed. The pedestrian experience will be enhanced through numerous retail frontages and the proposed landscaped courtyard, which both increases pedestrian connectivity through the site, but also allows for permeability through the Gordon Drive frontage. The building's orientation and landscape plan effectively addresses and frames both intersections (Gordon/Borden & Gordon/Laurier).

The applicant has also requested a vehicle parking variance to allow for a greater number of parking stalls than permitted by the Zoning Bylaw. This variance was necessitated when the proposed zoning for the application was revised from C3 to C4. While the parking requirement in the C3 zone depends on the type of commercial tenant, the C4 zone has a single parking requirement. The original application requested to vary the *minimum* stall requirement, however, this zoning change now requires a variance to the *maximum* stall requirement.

The parking planning for this site has been dictated by the anticipated medical/dental office tenants, which typically have extensive parking requirements. Although the variance request is not consistent with Transportation Demand Management principles, staff acknowledges that the subject property is not a highly-urbanized location, lacking ample on-street parking and not highly accessible from an active transportation perspective. Medical and dental offices have been proven to require fairly significant parking requirements in other areas of the city. As such, this requested variance would be warranted for this particular location.

Given the above considerations, the Land Use Management Department recommends that the Development Permit and Development Variance Permit application be considered favorably.

4.0 Proposal

4.1 Background

The subject property is currently vacant, but was previously two separate motel sites. The two former lots have since been consolidated. An application to rezone the property from the existing C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone is currently sitting at Third Reading. The original application requested C3 - Community Commercial zoning, however, the application was amended to request C4 after deliberation at the April 5, 2011 Public Hearing. The C9 zoning reflects the historic motel use of the property. The C4 zone provides greater commercial tenant possibilities than the C9 zone, particularly for general retail and office uses.

4.2 Project Description

The proponent is contemplating a phased commercial project, consisting of two separate buildings. One building would be orientated to the Gordon Dr/Borden Ave corner, while the

other would face the Gordon Dr/Laurier Ave corner. Both buildings are to be two storeys in height. The buildings comprise a total of 2,135m² of commercial floor area, with the lower levels intended to accommodate general commercial/retail, and office space planned for the upper storeys. Individual tenant spaces would have entrances from the frontage roads and/or the internal parking area, as well as the internal lobby spaces. The proposed building materials & colours consist primarily of neutral-toned stucco, black metal canopies and window trim, grey window sills/headers, and Newcastle brick runs.

Site access would be limited to secondary roads - Laurier Ave and Borden Ave - with no vehicular access from Gordon Drive. A total of 60 surface parking stalls are provided behind the two buildings. Linking the two buildings is a landscaped pedestrian courtyard/plaza space with seating areas and a water feature. Street trees are proposed along the Laurier and Borden Avenue frontages, as well as decorative plaza paving treatment at either corner.

The application includes a variance request for the total number of parking stalls. The proposed surface parking lot provides 60 stalls, while the Zoning Bylaw limits total parking to 125% of the minimum requirement (48 stalls). The applicant has requested the variance based on the health services tenants planned for the second floor offices, which typically have higher parking needs.

The proposal conforms to Zoning Bylaw No. 8000 (with variance noted) as follows:

Criteria	Proposal	C4 Zone Requirements
Existing Lot/Subdivision Regulations		
Site Area (m ²)	3558m ²	1300m ²
Site Width (m)	83.1m	13.0m
Site Depth (m)	42.8m	30.0m
Development Regulations		
F.A.R.	0.4	1.0 (bonuses available for mixed-use developments up to 2.35)
Height (m)	9.2m	15.0m
Height (storeys)	2 storeys	4 storeys
Site Coverage	33%	75%
Required Setbacks		
Front (Gordon Dr)	0.1m	0.0m
Side (Laurier Ave)	0.1m	0.0m
Side (Borden Ave)	0.1m	0.0m
Rear (west)	20.2m	6.0m
Other Regulations		
Parking Spaces	60 stalls	1.75 per 100 m ² GFA Total = 38 stalls
Maximum number of parking spaces as a percentage of minimum number required ^①	158% (12 more than maximum permitted)	125% (max. 48 stalls)
Bicycle Stalls	Class I: 5 spaces Class II: 14 spaces Total: 19 spaces	Class I: 5 spaces Class II: 14 spaces Total: 19 spaces

① Denotes requested variance to maximum number of stalls permitted.

4.3 Site Context

The subject property is located on the west side of Gordon Drive adjacent to the Capri/Landmark Urban Centre. The Capri Centre Mall is immediately to the east. The surrounding area to the west is designated for future commercial and multi-family uses, with current development applications on each neighbouring parcel.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Motel
East	C4LP - Urban Centre Commercial (with Liquor Primary)	Capri Centre Mall
South	P2 - Educational & Minor Institutional	Kelowna Buddhist Temple
West	RU6 - Two Dwelling Housing Proposed RM3 - Low Density Multiple Housing Proposed C3 - Community Commercial	Existing Single/Two Family Proposed Townhome Development Proposed Commercial Development

Subject Property Map: 1810-1824 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP) 2030

Support parking management programs that promote reduced car ownership, reduced car trips and increased use of active modes of transportation.¹

Comprehensive Development Permit Area Design Guidelines.²

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;

¹ Objective 5.11 (Development Process Chapter)

² Urban Design Development Permit Areas Chapter, Page 14.2

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

6.0 Technical Comments

6.1 Building & Permitting Department

Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction. Code analysis required for each of the two structures at time of building permit applications.

6.2 Development Engineering Department

See attached memorandum.

6.3 Fire Department

Fire department access, fire flows of 150ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. Additional comments will be required at the building permit application.

6.4 Fortis BC

Service right-of-way required for existing electrical works, which are to be relocated to facilitate the proposed development (at the applicant's cost).

7.0 Application Chronology

Date of Application Received:	January 18, 2011
Advisory Planning Commission	March 3, 2011
Third Reading for Zone Amending Bylaw:	May 2, 2011
Outstanding requirements complete:	July 25, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on March 3, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0172, for 1810-1824 Gordon Drive, to allow a development permit for form and character of a 2 storey building development.

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP10-0173, for 1810-1824 Gordon Drive, to vary the minimum parking requirements from 78 stalls requires to 60 stalls proposed.

APC Comment: The Advisory Planning Commission supported the application and believes that the form and character and design fit well with the village centre concept.

The original application requesting C3 zoning was presented to the APC. The parking requirement for the C3 zone required substantially more parking stalls (78) than the C4 zone (48), and as such, the original parking variance request was to vary the minimum parking requirements. The APC did not deliberate on the current parking variance request to allow for more than 125% of the minimum parking requirement.

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map

Schedule A - Site and Floor Plans

Schedule B - Elevations, Color/Materials Board

Schedule C - Landscape Plan

Development Engineering Comments

Draft Development Permit & Development Variance Permit (DP11-0009/DVP11-0010)

ARCH • PLAN
 ARCHITECTS
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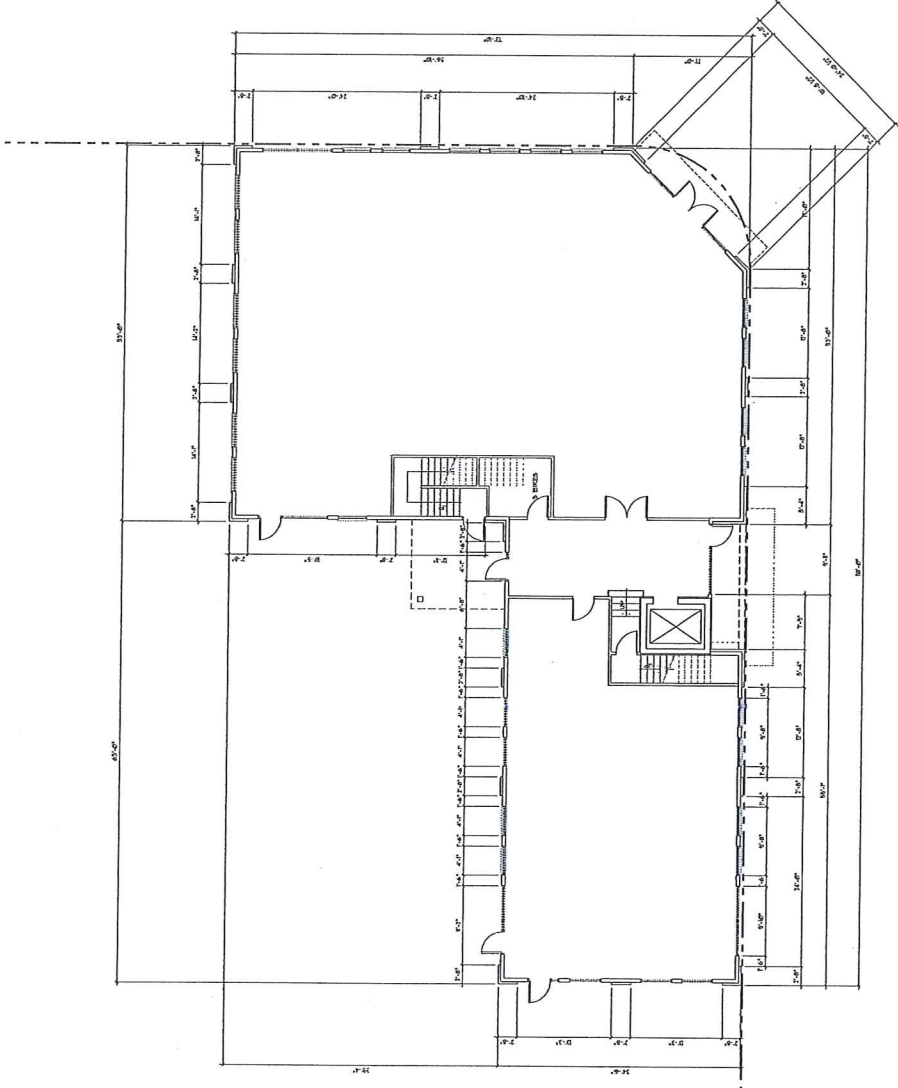
PERMITS: ARCHITECTURE, MECHANICAL, ELECTRICAL, PLUMBING, FIRE, AND LIFE SAFETY. ALL PERMITS TO BE OBTAINED BY THE ARCHITECT OR ENGINEER OF RECORD.

PROJECT:
 OFFICE AND RETAIL DEVELOPMENT
 180 GORDON ROAD
 PHOENIX, AZ

DATE: 11/28/10
 DRAWING:
 MAIN FLOOR PLAN

2 of 7

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/28/10



SCHEDULE A (2 of 5)
 This forms part of development
 Permit # DP10-012 / DP10-013

BUILDING #1 (Gordon + Laurier)

ARCH PLAN
 ARCHITECTURAL FIRM
 GARY MARVIN
 M. A., L. B. C.
 29 WESTBROOK ROAD
 Phone # (250) 769-3040
 Fax # (250) 769-5845
 email: marvin@archplan.com

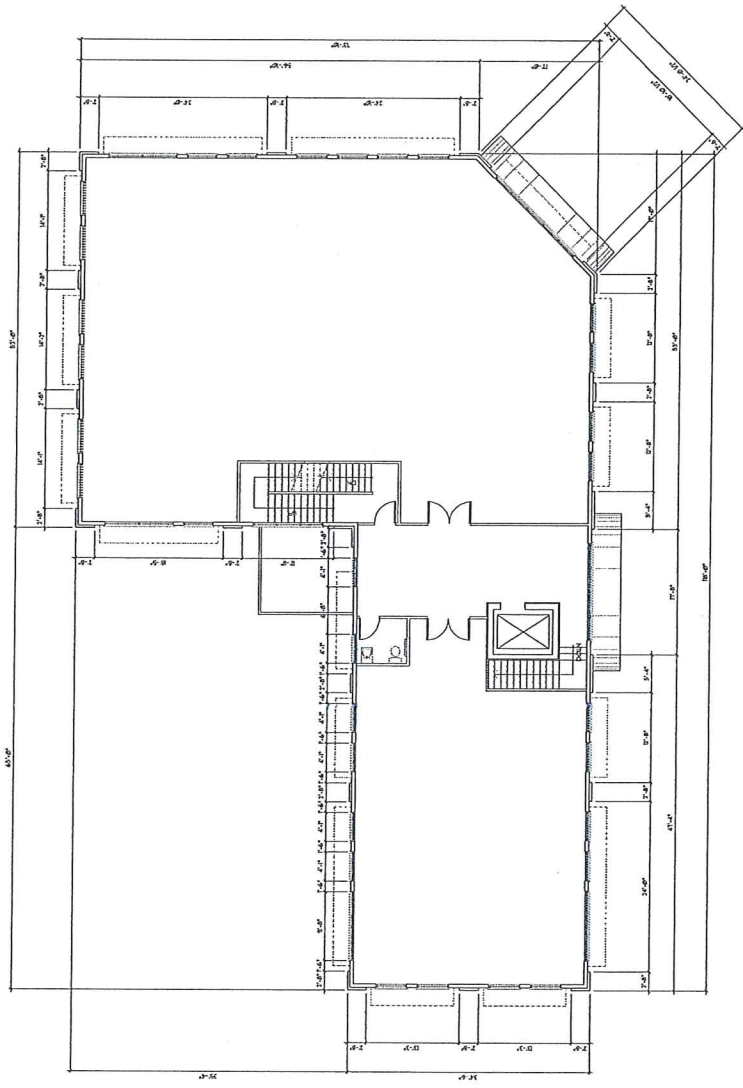
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PROJECT:
 OFFICE AND RETAIL DEVELOPMENT
 1835 GORDON RD
 BLOOMING, N.C.

PROJECT TITLE:
 BUILDING
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

3 of 7

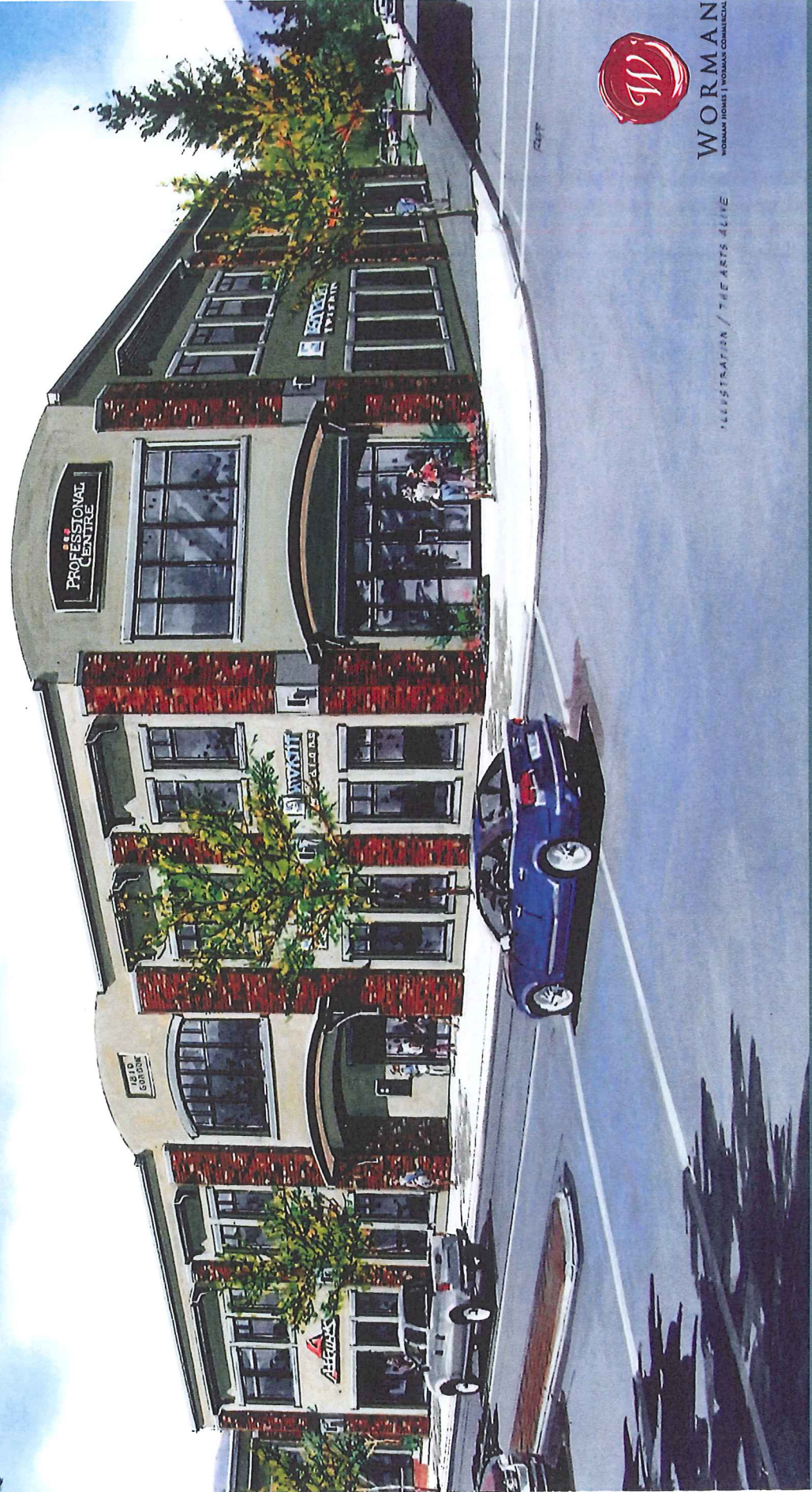
NO.	DATE	BY	REVISION
1			ISSUED FOR PERMIT



SCHEDULE A (3 of 5)
 This forms part of development
 Permit # DP10-0172 / DVP-0173

BUILDING #1 (Gordon + Laurier)

SCHEDULE B (1 of 4)
This forms part of development
Permit # DP10-0172 / DW10-0173



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

ILLUSTRATION / THE ARTS ALIVE

1810 GORDON DRIVE | Kelowna, BC

Worman Homes | Worman Commercial

SCHEDULE B (2 of 4)
 This forms part of development
 Permit # **DNP10-0172 / DNP10-0173**

LEGEND:

①	BRICK
②	STUCCO
③	PRE-FINISHED METAL FLASHING
④	CONCRETE ENTIRE, PAINTED
⑤	CONCRETE LINTEL / SILL
⑥	METAL DOOR / FRAME / PAINTED
⑦	METAL WINDOW FRAME / PAINTED
⑧	CONCRETE CORN UP WALL LIGHT

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 GARY MARVIN
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 KELOWNA, B.C.
 Phone: (250) 766-5545
 Fax: (250) 766-5545
 email: marvin@archplan.com

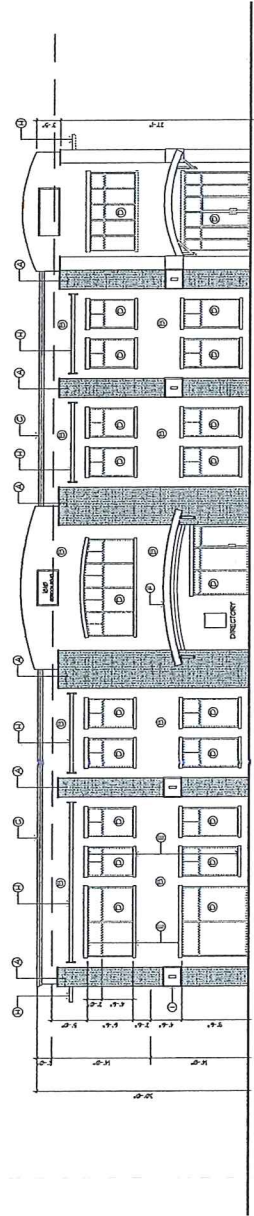
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

PROJECT:
 OFFICE AND RETAIL DEVELOPMENT
 1810 GORDON ROAD
 KELOWNA, B.C.

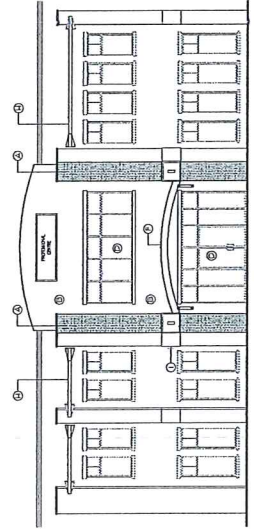
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 BUILDING ELEVATIONS
 SCALE: 1/8" = 1'-0"

4 of 7

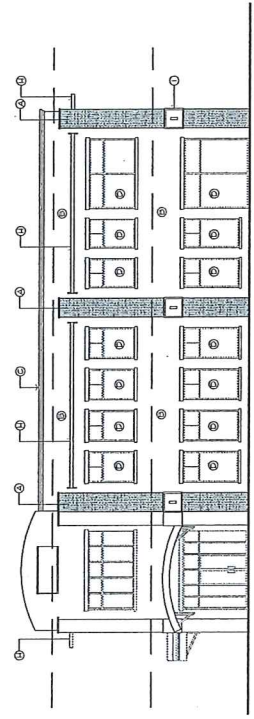
NO.	REVISION	DATE	BY	CHKD
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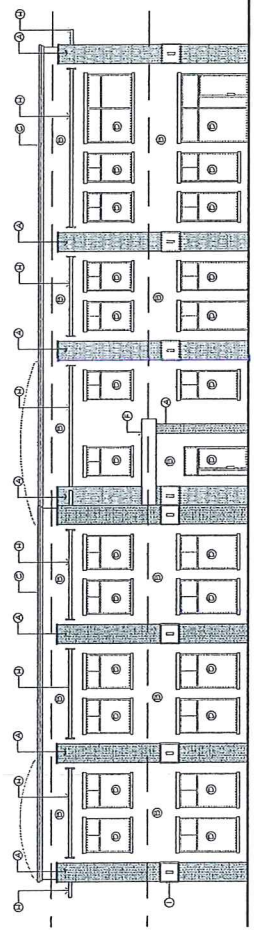
BUILDING 1 - GORDON DRIVE - (EAST) ELEVATION



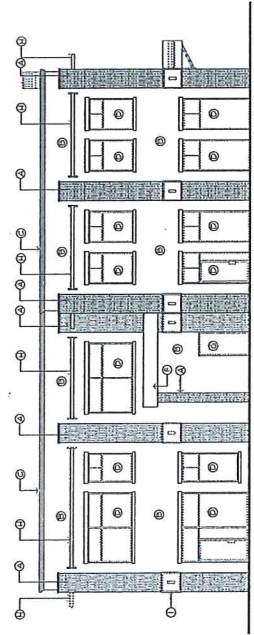
BUILDING 1 - CORNER NORTH-EAST ELEVATION



BUILDING 1 - LAURIE AVE - NORTH ELEVATION



BUILDING 1 - PARKING LOT (WEST) ELEVATION



BUILDING 1 - SOUTH ELEVATION

BUILDING #1 (Gordon + Lavie)

SCHEDULE B (3 of 4)
 This forms part of development
 Permit # **DP10-0172 / DP10-0173**

- LEGEND:**
- ① BRICK
 - ② STUCCO
 - ③ PRE-FINISHED METAL FLASHING
 - ④ PRE-FINISHED EXPANDED ALUM. WINDOW OR DOOR
 - ⑤ CONCRETE LINTEL / SILL
 - ⑥ METAL CANOPY
 - ⑦ METAL DOOR / WINDOW, PAINTED
 - ⑧ METAL GRAB BAR
 - ⑨ CONCRETE CORN OF WALL, LIGHT

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 Architecture and Planning
 GARY MARVIN
 25 N. B. C.
 KELLOWNA, B.C.
 Phone # (250) 766-3040
 Fax # (250) 766-3045
 email: gmarvin@archplan.com

NOTES:
 1. CONSULT WITH ARCHITECT FOR ALL MATERIALS AND FINISHES.
 2. ALL MATERIALS AND FINISHES TO BE INSTALLED ON INSULATED, PROTECTED SHEATHING.
 3. SEE PERMITS FOR ALL NECESSARY PERMITS.
 4. ALL WORK TO BE INSTALLED TO SATISFY ALL APPLICABLE CODES AND REGULATIONS.
 5. CONSULT WITH ARCHITECT FOR ALL MATERIALS AND FINISHES.
 6. ALL WORK TO BE INSTALLED TO SATISFY ALL APPLICABLE CODES AND REGULATIONS.

PROJECT:
 OFFICE BUILDING
 150 GORDON ROAD
 BELLOVA, B.C.

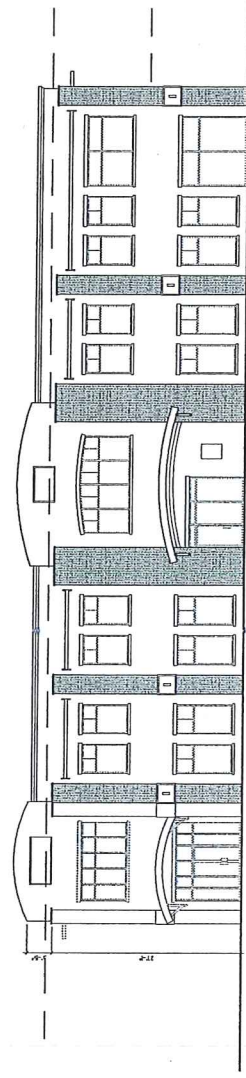
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 2017-07-07

ELEVATIONS

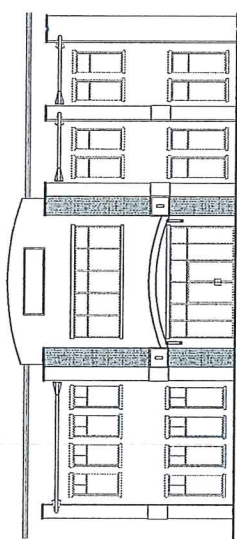
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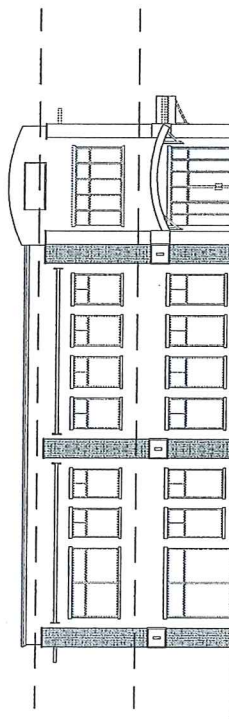
7 of 7



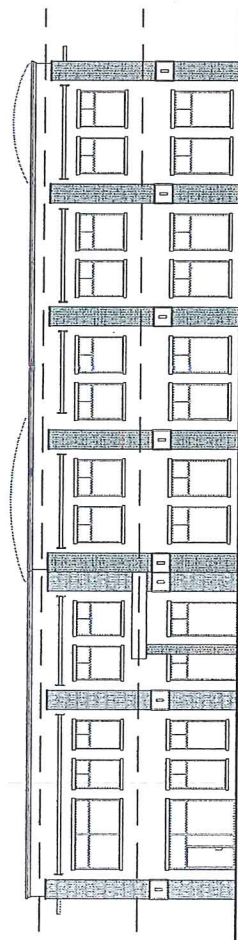
BUILDING 7 - GORDON DRIVE (EAST) ELEVATION



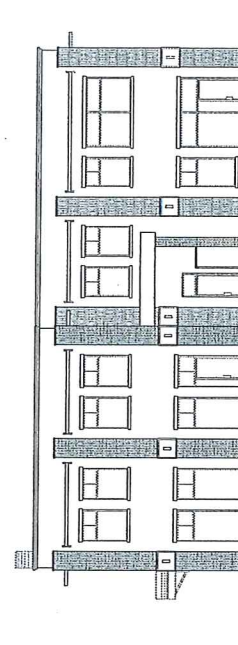
BUILDING 7 - CORNER (SOUTH-EAST) ELEVATION



BUILDING 7 - BORDEN AVE (SOUTH) ELEVATION

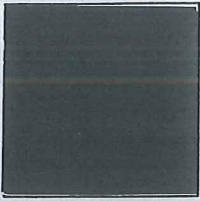


BUILDING 7 - PARKING LOT (WEST) ELEVATION

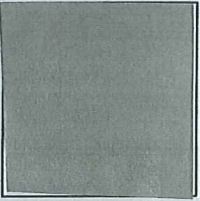


BUILDING 7 - NORTH ELEVATION

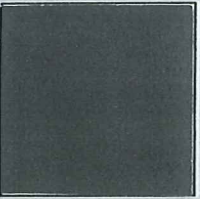
BUILDING #2 (Gordon + Borden)



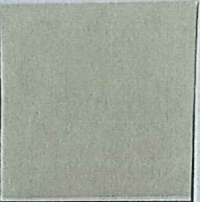
STORE FRONT & WINDOWS
BLACK ANODIZED



WINDOW SILLS & HEADERS
GENERAL PAINT — SHOAL



SUN SHADES AND
METAL CANOPIES — BLACK

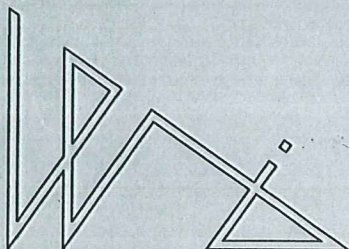


STUCCO
RALPH LAUREN — CANVAS
#UL51



BRICK — NEWCASTLE USED

SCHEDULE B (1 of 4)
This forms part of development
Permit # DP10-0172/ DV10-0173



EXTERIOR FINISHES

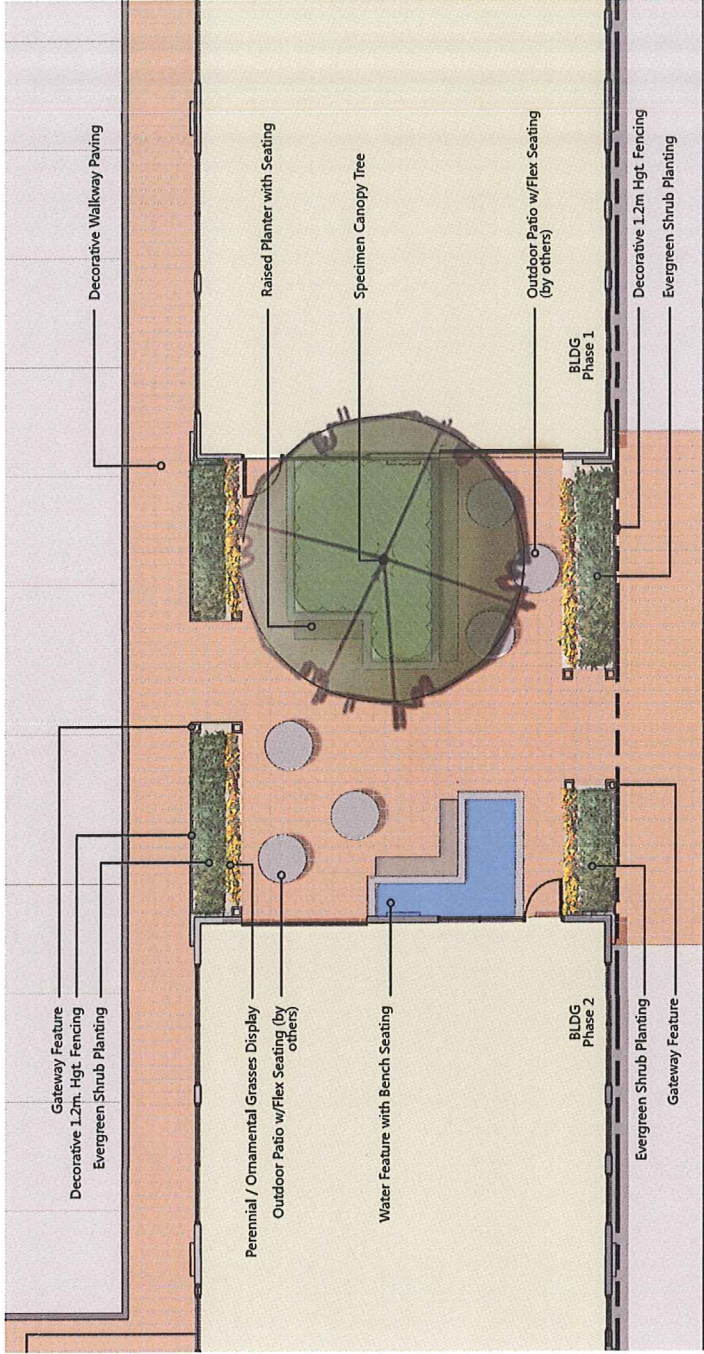
1810 GORDON DRIVE

KELOWNA, BC

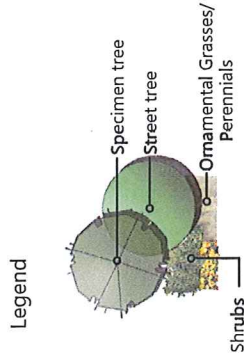
PROJECT No.
DT 2010-1001

DATE
OCTOBER 15, 2010

NOT FOR CONSTRUCTION USE



SCHEDULE "C" (2 of 2)
 This forms part of development
 Permit # DP10-D172 / DP10-0173



Project Planting List

Botanical Name	Common Name	Size	Root	Mature Plant Size (H x W)
<i>Acer freemanii</i> 'Jeffersred'	Autumn Blaze Maple	6m Cal	B&B	15m x 12m
<i>Koeleria paniculata</i>	Golden Rain Tree (specimen)	6m Cal	B&B	10m x 10m
<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	#02	Potted	1.25m x 1.0m
<i>Taxus media</i> 'Hickii'	Hicks Yew	B&B	Potted	3.0m x 1.0m
<i>Achillea millefolium</i> 'Paprika'	Paprika Yarrow	#01	Potted	0.6m x 0.6m
<i>Artemisia Silver Mound</i>	Silver Mound Artemisia	#01	Potted	0.2m x 0.6m
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	0.75m x 0.6m
<i>Rudbeckia fulgida</i> var. <i>sulfurina</i> 'Goldstrum'	'Goldstrum' Coneflower	#01	Potted	0.75m x 0.6m
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	#01	Potted	0.6m x 0.6m
<i>Calamagrostis acutiflora</i>	Karl Foerster Feather Reed Grass	#01	Potted	1.5m x 0.75m
<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#01	Potted	1.25m x 0.6m
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#01	Potted	0.3m x 0.3m
<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#01	Potted	0.5m x 0.5m
<i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Potted	1.25m x 1.0m

Courtyard Plan

PROJECT: GORDON DRIVE COMMERCIAL DEVELOPMENT

CLIENT: WORMAN HOMES

DATE: 11/17/16

ISSUED FOR: DP

NO. DATE DESCRIPTION

DATE TITLE: Courtyard Plan

DRAWN BY: []

CHECKED BY: []

PROJECT NO. []

SCALE: As Noted

SHEET NO. L-2

OF 2

A member of MWH GROUP

Date: 04-Mar-2011 TITLE SEARCH PRINT
Requestor: (PG17991) CITY OF KELOWNA
Folio: TITLE - CA1499074

Time: 13:48:29
Page 001 of 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: CA1499074
FROM TITLE NO: KV44134

APPLICATION FOR REGISTRATION RECEIVED ON: 25 MARCH, 2010
ENTERED: 30 MARCH, 2010

REGISTERED OWNER IN FEE SIMPLE:
T & A SYNERGY ENTERPRISES LTD., INC.NO. BC0873486
1861 CANYON FALLS COURT
KELOWNA, BC
V1W 4A2

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 025-635-506
LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN KAP73230

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

- Development Permit No.: DP10-0172
 Development Variance Permit No: DVP10-0173

EXISTING ZONING DESIGNATION: C4 - Urban Centre Commercial
WITHIN DEVELOPMENT PERMIT AREA: Comprehensive (Commercial)

ISSUED TO: Worman Commerical
LOCATION OF SUBJECT SITE: 1810-1824 Gordon Drive

	LOT	PLAN	DISTRICT LOT	DISTRICT
LEGAL DESCRIPTION:	A	KAP73230	138	O.D.Y.D.

SCOPE OF APPROVAL

- This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

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

Section 8.1.2 - Number of Vehicular Parking Spaces:

To vary the maximum number of parking spaces from 125% (48 stalls) of the minimum requirement to 158% (60 stalls).

2. The development shall commence by and in accordance with an approved Building Permit within ONE YEAR of the date of the approval.

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 Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$ _____.
- (b) A Certified Cheque in the amount of \$ _____.
- (c) An Irrevocable Letter of Credit in the amount of \$ \$34,000.00 .

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. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Community & Corporate Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Planning & Development Services Department immediately to avoid any unnecessary delay in processing the application.

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

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

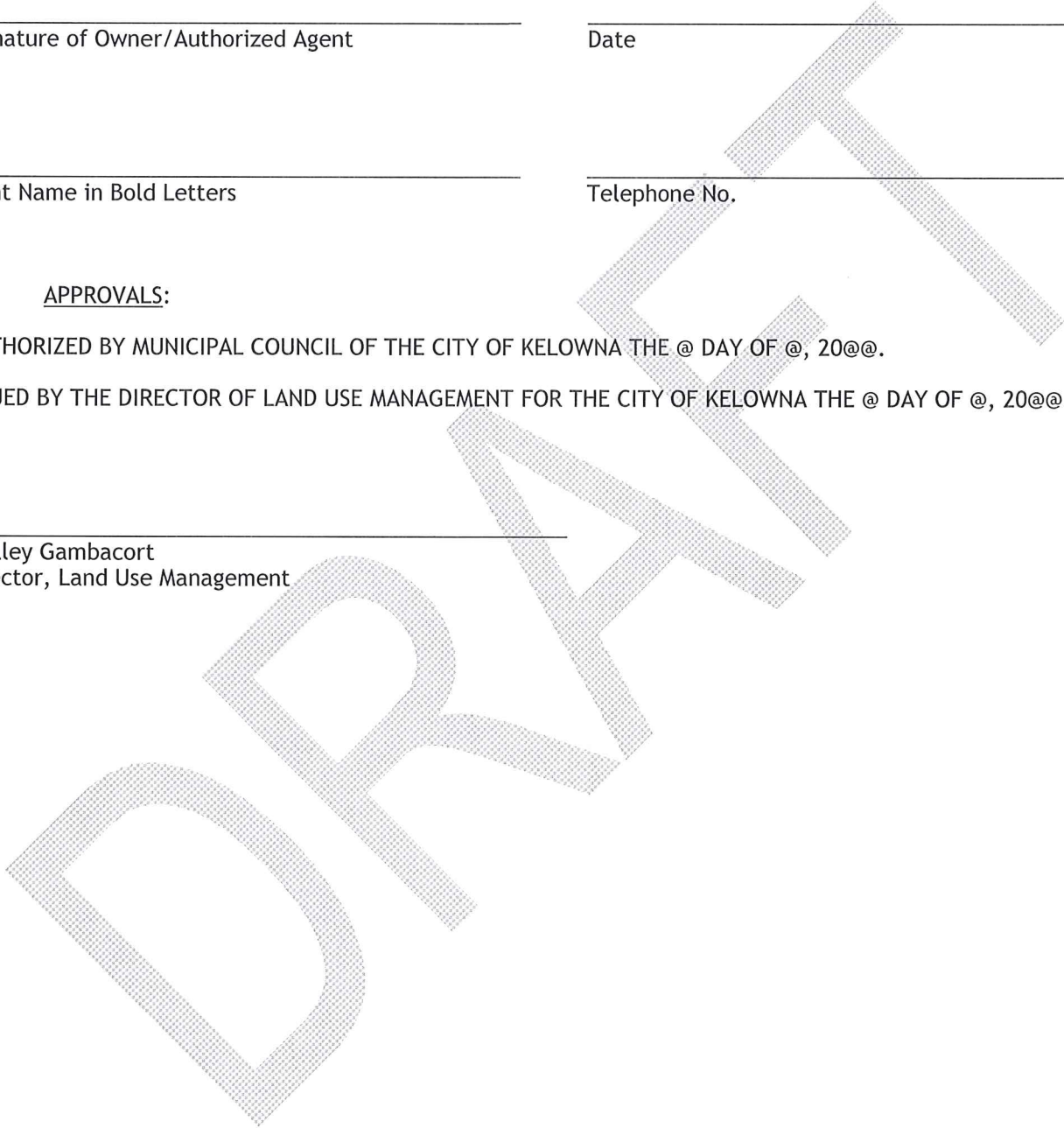
Telephone No.

6. APPROVALS:

AUTHORIZED BY MUNICIPAL COUNCIL OF THE CITY OF KELOWNA THE @ DAY OF @, 20@@.

ISSUED BY THE DIRECTOR OF LAND USE MANAGEMENT FOR THE CITY OF KELOWNA THE @ DAY OF @, 20@@.

Shelley Gambacort
Director, Land Use Management



Date: 04-Mar-2011 TITLE SEARCH PRINT
Requestor: (PG17991) CITY OF KELOWNA
Folio: TITLE - CA1499074

Time: 13:48:29
Page 001 of 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: CA1499074
FROM TITLE NO: KV44134

APPLICATION FOR REGISTRATION RECEIVED ON: 25 MARCH, 2010
ENTERED: 30 MARCH, 2010

REGISTERED OWNER IN FEE SIMPLE:
T & A SYNERGY ENTERPRISES LTD., INC.NO. BC0873486
1861 CANYON FALLS COURT
KELOWNA, BC
VIW 4A2

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 025-635-506
LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN KAP73230

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

ARCH PLAN
 Architecture and Planning
 M. A. I. B. L. C. VIN
 539 S WESTSIDE ROAD
 WILLOW HILL, PA 15087
 TEL: (717) 769-5545
 FAX: (717) 769-5545
 email: mari@billant.com

THIS DOCUMENT IS THE PROPERTY OF ARCH PLAN. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION TO WHICH IT IS SPECIFICALLY DESIGNED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF ARCH PLAN. ARCH PLAN ASSUMES NO LIABILITY FOR DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DOCUMENT.

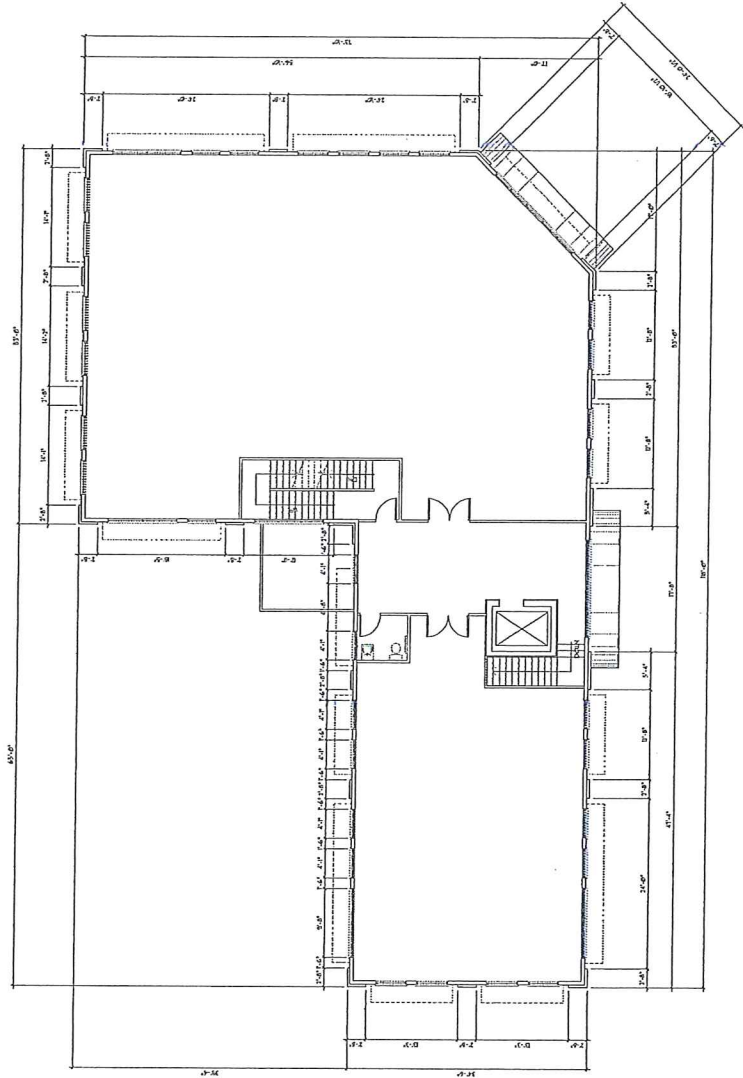
PROJECT:
 OFFICE AND RETAIL DEVELOPMENT
 1800 GORDON RD / 2ND FLOOR
 GLENN, PA

PREPARED BY:
 BUILDING #1
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

3 of 7

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	

CONTRACT NO.:



SCHEDULE A (3 of 5)
 This forms part of development
 Permit # DP10-0172 / DVP-0173

BUILDING #1 (Gordon + Laurier)

ARCH-O-PLAN
 ARCHITECTURAL AND PLANNING
 GARY MARVIN
 M. A. I. B. C.
 3250 WOODBURN ROAD
 BETHESDA, MARYLAND 20814
 PHONE # (301) 769-3100
 FAX # (301) 769-3105
 WWW.ARCH-O-PLAN.COM

NOTES:
 1. CONSULT ALL APPLICABLE CODES AND REGULATIONS.
 2. VERIFY CONDITIONS AND ASSUMPTIONS.
 3. INDICATE ON DRAWINGS ANY CHANGES TO BE MADE.
 4. INDICATE ON DRAWINGS ANY CHANGES TO BE MADE.
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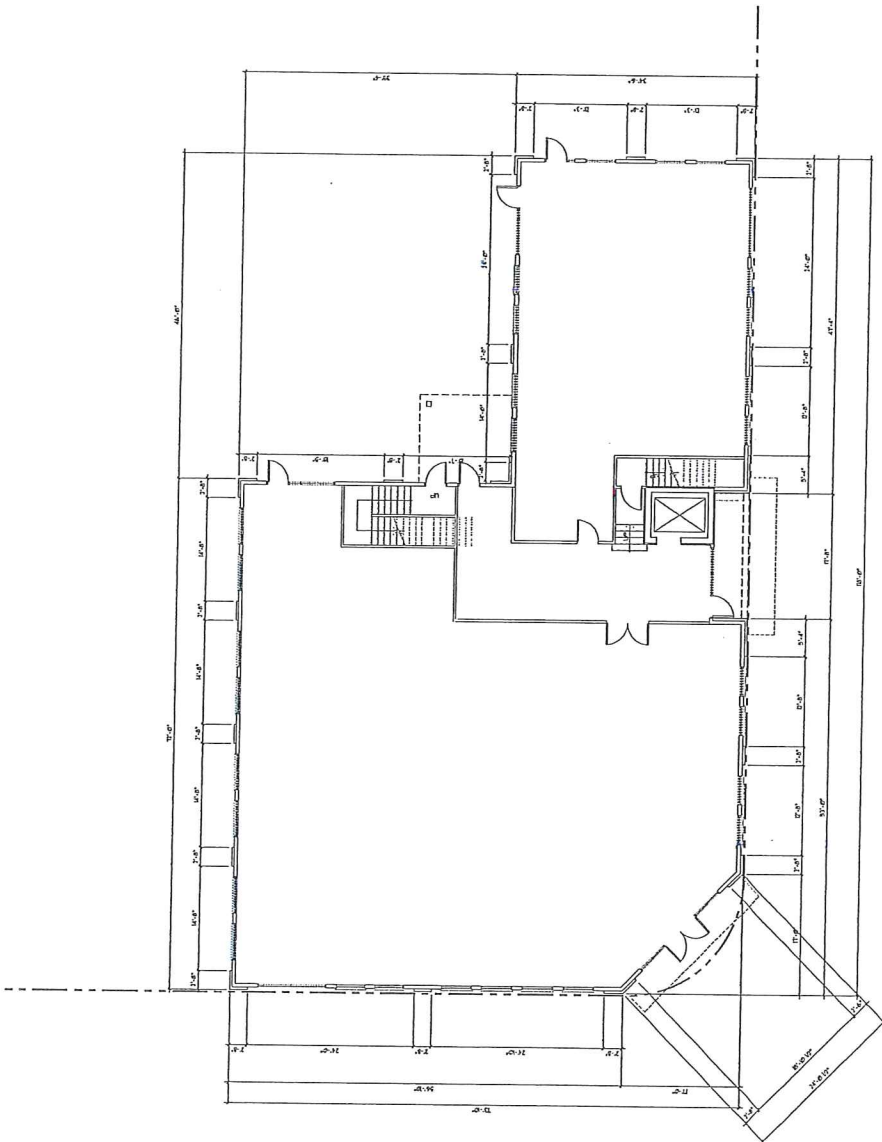
PROJECT:
 OFFICE AND RETAIL
 DEVELOPMENT
 1800 GORDON ROAD
 BETHESDA, D.C.

DATE: 1/28/10
 DRAWING NO.:
 MAIN FLOOR PLAN

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

5 of 7

SCHEDULE A (4 of 5)
 This forms part of development
 Permit # DP10-0112 / DP10-0113



BUILDING #2 (Gordon + Borden)

ARCH • PLAN
 Architecture and Planning
 GARY MARVIN
 538 S VESNER ROAD
 KILGORE, N.C.
 Phone: 704.745.0900
 Fax: 704.745.0550
 email: gmarv@archplan.com

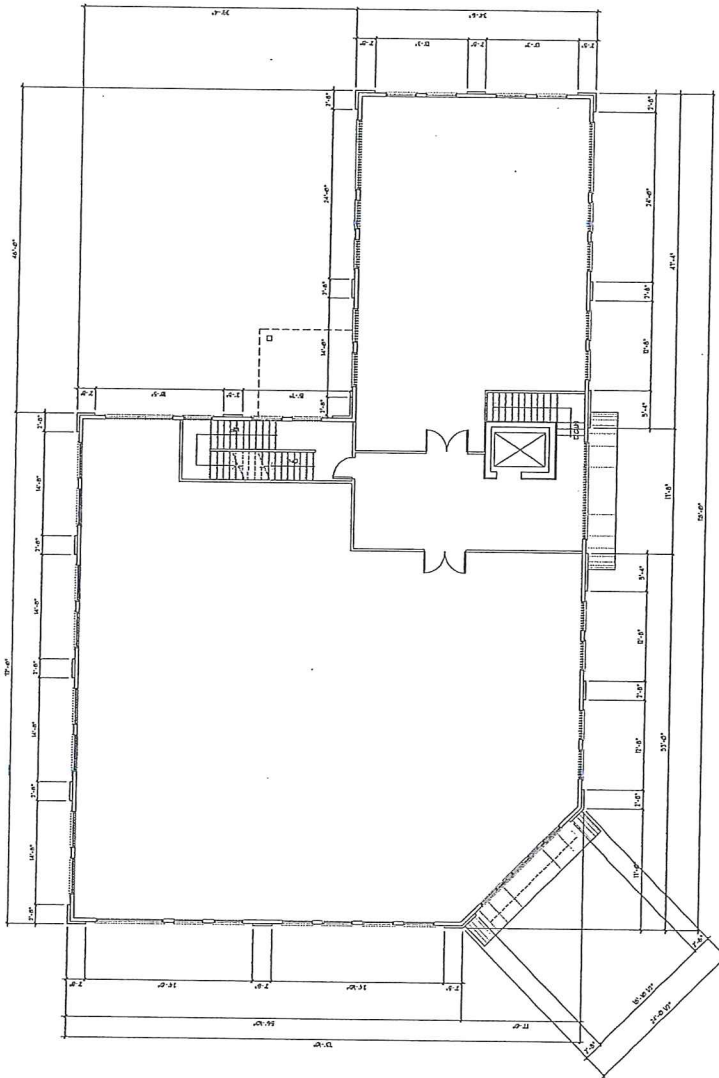
NOTES:
 1. THIS PLAN IS TO BE USED FOR PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY ARCHITECTURE AND PLANNING. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY ARCHITECTURE AND PLANNING. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY ARCHITECTURE AND PLANNING.

PROJECT:
 OFFICE AND IDEAL
 DEVELOPMENT
 1500 CAROLAN RD
 WELLSVILLE, N.C.

DATE: 1/18/10
 SHEET: 1 OF 1
 SECOND FLOOR PLAN

6 of 7

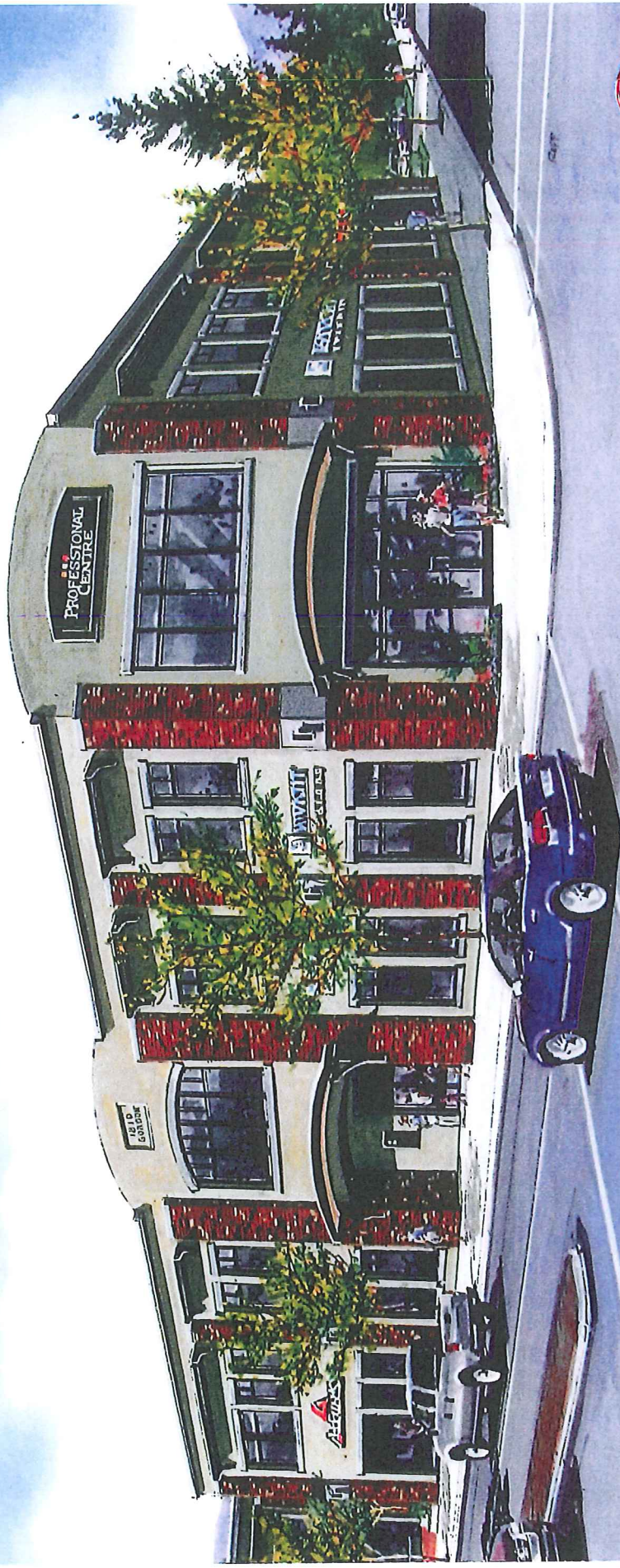
NO.	REVISION	DATE
1	ISSUED FOR CP	



SCHEDULE A (S&S)
 This forms part of development
 Permit # DP16-0122 / DV16-0123

BUILDING #2 (Gordant Border)

SCHEDULE B (1 of 4)
This forms part of development
Permit # DP10-0172 / DV10-0173



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

ILLUSTRATION / REPAIRS & LIVE

1810 GORDON DRIVE | Kelowna, BC

Worman Homes | Worman Commercial

SCHEDULE B (2 & 4)
 This forms part of development
 Permit # **DNP10-0172 / DNP10-0173**

LEGEND:

- ① BRICK
- ② STUCCO
- ③ PRE-FINISHED METAL FLASHING
- ④ PRE-FINISHED EXTRUDED ALUM. WINDOW OR DOOR
- ⑤ CONCRETE LANTERN / SILL
- ⑥ METAL CASING
- ⑦ METAL DOOR - FRAME PAINTED
- ⑧ METAL SHUTTER
- ⑨ CONCRETE CORNER WALL LIGHT

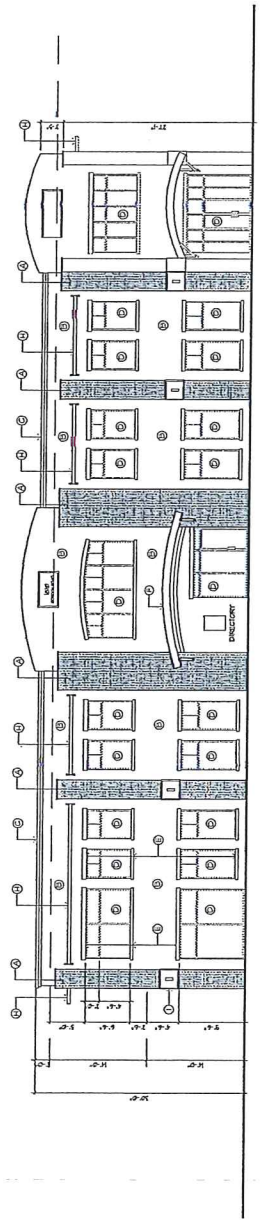
ARCH PLAN
 ARCHITECT AND DESIGNER
GARY MARVIN
 M. A. I. B. C.
 1000 W. 10TH AVE. SUITE 1000
 WELLSVILLE, PA 16740
 PHONE # (724) 740-7940
 FAX # (724) 740-7941
 EMAIL: gmarvin@archplan.net

NOTES:
 1. CONTRACTOR TO CHECK ALL MATERIALS AND FINISHES AND VERIFY ALL CONDITIONS AND MATERIALS ARE AVAILABLE AT THE TIME OF CONSTRUCTION.
 2. ALL FINISHES TO BE SUBJECT TO THE ARCHITECT'S APPROVAL.
 3. CONTRACTOR TO VERIFY ALL CONDITIONS AND MATERIALS ARE AVAILABLE AT THE TIME OF CONSTRUCTION.
 4. CONTRACTOR TO VERIFY ALL CONDITIONS AND MATERIALS ARE AVAILABLE AT THE TIME OF CONSTRUCTION.
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 10. CONTRACTOR TO VERIFY ALL CONDITIONS AND MATERIALS ARE AVAILABLE AT THE TIME OF CONSTRUCTION.

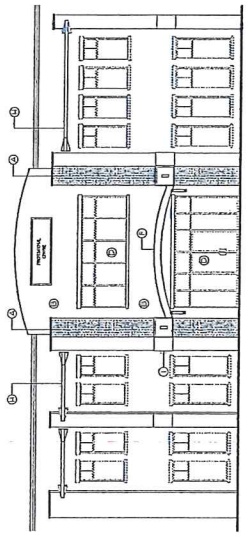
PROJECT:
 OFFICE AND RETAIL DEVELOPMENT
 150 GORDON DRIVE
 WELLSVILLE, PA

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

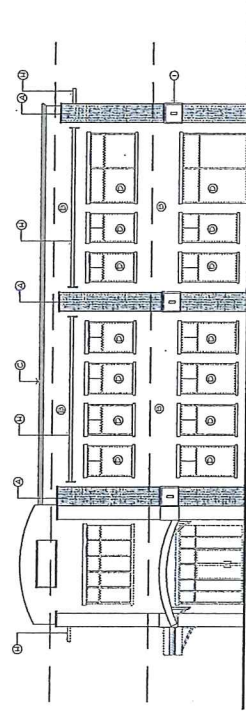
4 of 7



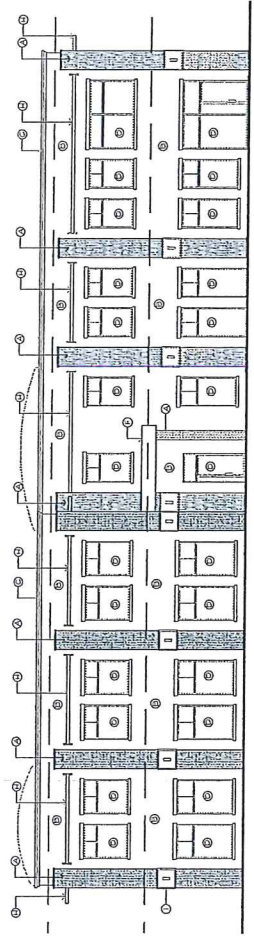
BUILDING 1 - GORDON DRIVE (EAST) ELEVATION



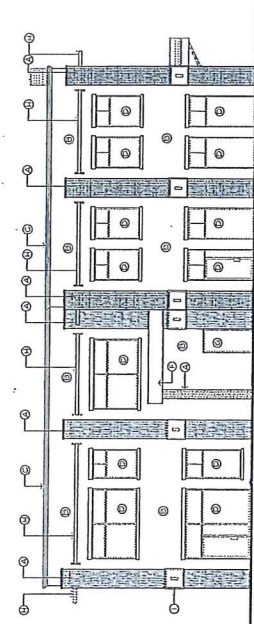
BUILDING 1 - CORNER (NORTH-EAST) ELEVATION



BUILDING 1 - LAUBIER AVE (NORTH) ELEVATION

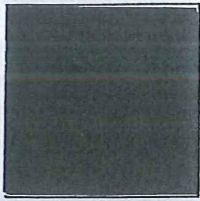


BUILDING 1 - PARKING LOT (WEST) ELEVATION

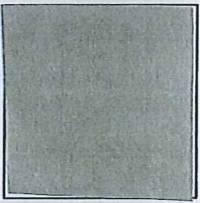


BUILDING 1 - SOUTH ELEVATION

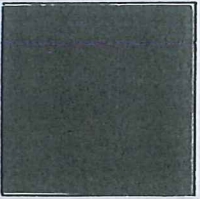
BUILDING #1 (Gordon + Lavier)



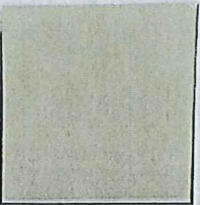
STORE FRONT & WINDOWS
BLACK ANODIZED



WINDOW SILLS & HEADERS
GENERAL PAINT - SHOAL



SUN SHADES AND
METAL CANOPIES - BLACK

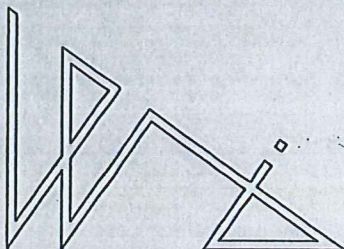


STUCCO
RALPH LAUREN - CANVAS
#UL51



BRICK - NEWCASTLE USED

SCHEDULE B (A of 4)
This forms part of development
Permit # DP10-0172 / DVPO-0173



EXTERIOR FINISHES

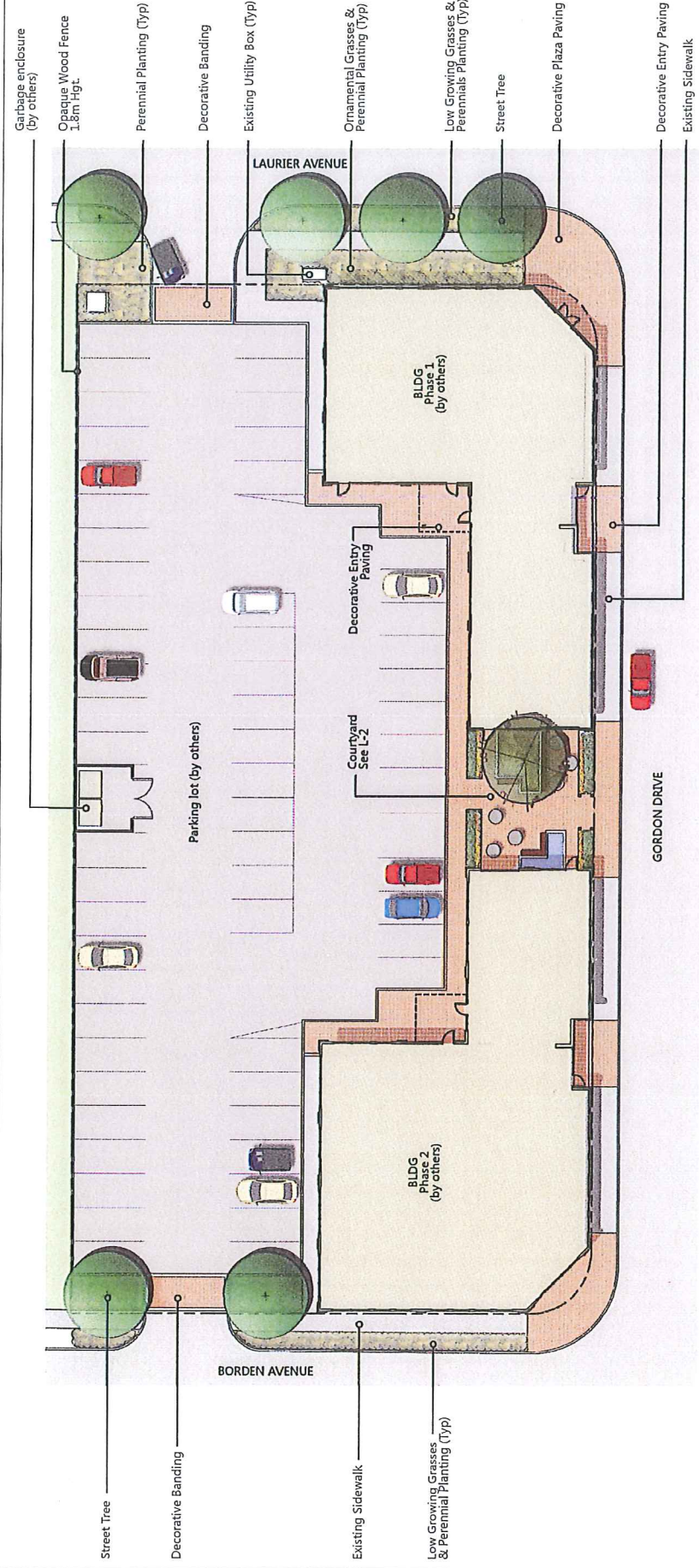
1810 GORDON DRIVE

KELOWNA, BC

PROJECT No.
DT 2010-1001

DATE
OCTOBER 15, 2010

NOT FOR CONSTRUCTION USE


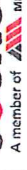



Landscape Plan

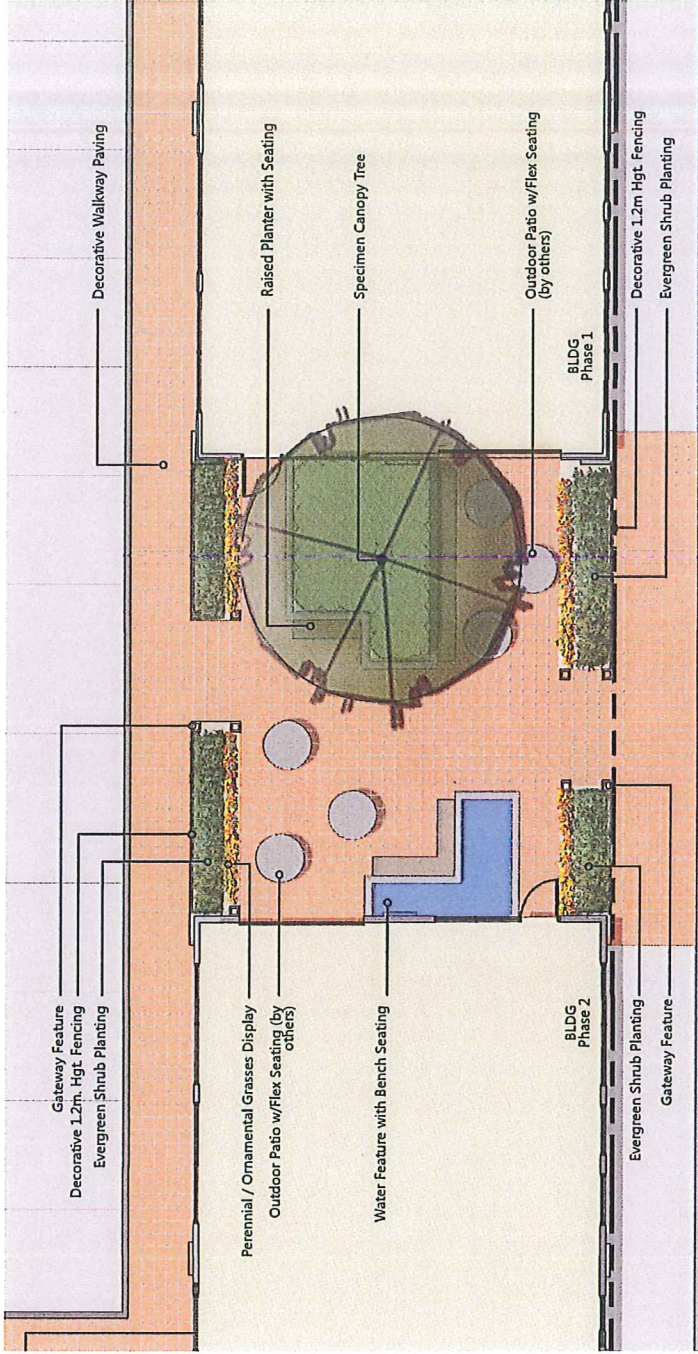
Landscape Development Data:

1. Plant materials and construction method shall conform to minimum standards established in the B.C. Landscape Standard (7th Edition).
2. The Landscape design designated herein is conceptual but reflects the minimum acceptable quality and size.
3. Plant material selections are conceptual only. Final planting selections may vary depending upon availability.
4. Shrub and tree cluster areas to be placed within planting beds. All planting beds shall have approved mulch.
5. An automatic timed irrigation system shall be installed in all landscaped areas.
6. This drawing depicts form and character and is to be used for Development Permit submission only. It is not intended for use as a construction document.

SCHEDULE "C" (1 of 2)
 This forms part of development
 Permit # **DPO-0172/DV16-0173**

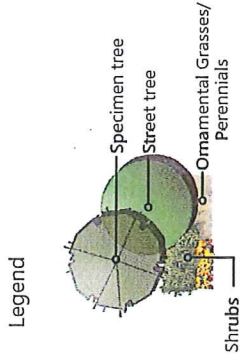
 A member of 		PROJECT: GORDON DRIVE COMMERCIAL DEVELOPMENT CLIENT: WORMAN HOMES DRAWN BY: MM CHECKED BY: MM DATE: 1/17/21	SHEET TITLE: Landscape Plan SHEET NO.: L-1 OF 2
		NO. DATE DESCRIPTION 1 1/17/21 Issued For DP 2 1/17/21 Issued For DP	

NOT FOR CONSTRUCTION USE



Courtyard Plan

SCHEDULE "C" (2 of 2)
 This forms part of development
 Permit # DP10-D112 / DP10-0173



Project Planting List

Botanical Name	Common Name	Size	Root	Mature Plant Size (H x W)
<i>Acacia fraxanoides</i>	Australian Black Wattle	6m Cal	B&B	15m x 12m
<i>Koeleria paniculata</i>	Golden Rain Tree (specimen)	6m Cal	B&B	10m x 10m
<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	#02	Polited	1.25m x 1.0m
<i>Taxus media</i> 'Hicksii'	Hicks Toy	B&B	Polited	3.0m x 1.0m
<i>Achillea millefolium</i> 'Paprika'	Paprika Yarrow	#01	Polited	0.6m x 0.6m
<i>Artemisia 'Silver Mound'</i>	Silver Mound Artemisia	#01	Polited	0.2m x 0.6m
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Polited	0.75m x 0.6m
<i>Rudbeckia hirta</i> var. <i>subvarietalis</i> 'Goldstrum'	Goldstrum Coneflower	#01	Polited	0.75m x 0.6m
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	#01	Polited	0.6m x 0.6m
<i>Calamagrostis acutiflora</i>	Karl Foerster Feather Reed Grass	#01	Polited	1.5m x 0.75m
<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#01	Polited	1.25m x 0.6m
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#01	Polited	0.3m x 0.3m
<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#01	Polited	0.5m x 0.5m
<i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Polited	1.25m x 1.0m

A member of MWH GROUP

SHEET TITLE: Courtyard Plan
 SHEET NO.: L-2
 OF 2

GORDON DRIVE COMMERCIAL DEVELOPMENT
 WORMAN HOMES
 CIVIL/PAVING

ISSUED FOR DP
 11/11/10
 NO. DATE DESCRIPTION