

REPORT TO COUNCIL



Date: December 9, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: DP11-0077 / DVP11-0078 **Owner:** Simple Pursuits Inc., Inc. No. BC0449611

Address: 565, 591, 615, 641, Osprey Ave. **Applicant:** Worman Commercial
564, 594, 616, 636 Raymer Ave.

Subject: Development Permit & Development Variance Permit

Existing OCP Designation: Multiple Unit Residential - Medium Density

Proposed OCP Designation: Commercial

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Final Adoption of OCP Amending Bylaw No. 10599 be considered by Council;

AND THAT Final Adoption of Zone Amending Bylaw No. 10600 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP11-0077 for Lots A & C D.L. 14, ODYD, Plan EPP15783, located on Osprey Avenue and B & D, D.L. 14, ODYD, Plan EPP15783 located on Raymer Avenue, Kelowna, subject to the following:

- 1) The dimensions 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;
- 5) That demolition permits and bonding for the cost of demolition be submitted for the affected properties prior to issuance of the Development Permit.

AND THAT the applicant be required to complete the above-noted condition No. 4 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. DVP11-0078 for Lots A & C D.L. 14, ODYD, Plan EPP15783, located on Osprey Avenue and B & D, D.L. 14, ODYD, Plan EPP15783 located on Raymer Avenue, Kelowna, B.C.;

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

Table 8.2 Loading Schedule

To vary the required loading spaces from 1 required for each building (4 total) to 0 proposed.

2.0 Purpose

To consider a Development Permit for the form and character of a 4 commercial building phased development project and a Development Variance Permit to vary the required loading stalls from 4 required to 0 proposed.

3.0 Land Use Management

The subject properties are located within the Pandosy Town Centre and this land assembly effort will allow for a coordinated approach to the redevelopment of this area. While the applicant has applied for a comprehensive development of the subject properties, four separate lots and commercial buildings will be phased over time as part of this development.

The quality of the finishing materials and the emphasis for pedestrian animation is in keeping with the anticipated vision of commercial projects that are in or near urban centers. Individually, each building is well designed and will contribute to the eclectic urban fabric of the South Pandosy Town Centre. While a modest amount of surface parking in the Pandosy Town Centre is acceptable, the proposed development plan results in significant surface parking which detracts from revitalization goals that aim to promote interesting, pedestrian friendly streetscape that provide an enjoyable pedestrian and shopping experience. However, the site plan has been comprehensively considered, and the commercial buildings anchor the site in the most prominent locations to help screen the parking and provide an active streetscape in the desired locations.

Notably, the North / South Public Right of Way will provide a vital link between the Pandosy Town Centre and Osprey Park. Allowing pedestrian and vehicular movements to continue through the proposed development will help to alleviate some of the circulation concerns that the redevelopment of this area has presented. The applicant will be applying a similar level of streetscaping and landscaping that can be found within the commercial core of the South Pandosy Town Centre, and this will help to improve pedestrian mobility in the area. However, the overall site planning, with significant surface parking, caters to automobile parking / movements and does not fully achieve the high level of pedestrian oriented development envisioned for the Pandosy Town Centre. The anticipated uses should not require significant

loading access therefore the proposed loading stall variance should not have a significant impact on the neighbourhood.

In summary, this phased commercial development project has the benefit of being comprehensively planned, ensuring that the design and finishing materials will be complimentary. The remaining properties to the east along this block have the opportunity to be built at a future date that will be considered within the built context of this phased project. Staff would encourage a mixed use development to influence the vibrancy and activity that residential uses would contribute towards, given the close proximity of the school and park amenities.

4.0 Proposal

4.1 Project Description

The applicant is proposing to develop the subject property with a series of 4 four-storey commercial buildings. Each building will be located on a separate property so that the development can be phased. The required parking is located at grade and each lot will meet its individual parking needs. The applicant has indicated that their intended mix of tenants will not require a loading space and has applied to reduce the required loading stalls for each site from 1 space required to 0 provided.

As part of the infrastructure requirements a vehicular and pedestrian link connecting Tutt Street from Osprey to Raymer Avenue will be provided. A detailed design will include streetscaping and a different roadway treatment that will act as a gateway for people entering the South Pandosy Town Centre from this location. The landscape plan shows that a number of street trees will be added to the area while a few additional trees have been applied to help provide shade to the surface parking areas. The applicant will be providing wider sidewalks with a similar treatment to that found within the existing South Pandosy commercial area which will occur within the City’s existing road right of way. The surface parking will be framed by the proposed buildings and the multiple access points onto Raymer and Osprey Avenues will provide access to the development.

The application compares with the requirements of Zoning Bylaw No. 8000 for each of the 4 proposed buildings as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C4 Zone Requirements
Development Regulations		
Floor Area Ratio (FAR)	1.0	1.0
Site Coverage (buildings)	31%	75%
Height	15m / 4 storeys	15m / 4 storeys
Front yard - Entire Site	0.0m	0.0m
Side yard - Entire Site	19.13m	2.0m
Side Yard - Entire Site	0.0m	0.0m
Rear yard - Entire Site	7.6m	0.0m
Other Regulations		
Vehicle Parking (per bldg.)	24 stalls	23 stalls
Bicycle Parking	Class I: 3 Class II: 7	Class I: 3 Class II: 7
Loading stalls	0 stalls*	6 stalls

* Variance Required

4.2 Site Context

The subject property is located in an area of transition between Pandosy and Richter Streets and adjacent to Osprey Park and Raymer Elementary in the South Pandosy Town Centre area. The



adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	P3 - Parks & Open Space	Osprey Park
East	RU6 - Two Dwelling Housing (FLU Designation - Multiple Unit Residential - Low Density)	Residential
South	P2 - Education & Minor Institutional	Raymer Elementary
West	RU6 - Two Dwelling Housing (Future Land Use Designation - Commercial)	Residential

5.0 Current Development Policies

5.1 South Pandosy / KLO Sector Plan Vision Statements

- A complete community with a balance of jobs, homes and shopping. The plan recognizes the need to encourage more local employment through commercial retail and service, offices and an enhanced agricultural industry. The ability to live close to

inner-city employment will be fostered through a careful integration of higher density housing. A revitalized commercial district will improve access to a variety of services and retail businesses by tourists and local residents.

- Establishment of the South Pandosy Urban Town Centre with a mixture of commercial, multiple family housing forms and institutional uses.

South Pandosy Town Centre Policies

- Locate commercial and mixed-use buildings within the core business area close to the road corridor to minimize the distance between the sidewalk and the building front. Parking and service site uses should be located behind or within the building.
- Develop pedestrian connections to provide a continuous network of efficient pedestrian routes, in particular, to and from key destinations.
- Encourage mixed-use and multiple family residential buildings with useable exterior balconies and arcades. Also, encourage landscaping on the balconies and roof structures of these buildings.

5.2 Kelowna Official Community Plan 2030 (OCP)

The subject property is designated as Mixed Use (Commercial / Residential) for future land use.

Comprehensive Design Guidelines

Pedestrian access, provision for cyclists, circulation, vehicles and loading (Objective 8.0)

- Prioritize the safe and convenient movement of pedestrians above all other modes of transportation;
- Promote the use of alternative modes of transportation in site design (e.g. prominent bicycle racks for convenience and security, orient building entrances to pedestrian areas);
- Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings);
- Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas;
- Ensure pedestrian circulation is convenient, safe, and clearly identifiable to drivers and pedestrians;
- Design vehicular drop-off/pick-up areas so that pedestrians have priority;
- Provide paved surfaces with visual interest (e.g. eliminate curbs and/or use bollards, stamped concrete, unit pavers, etc.);
- Locate parking areas to the rear of buildings, internal to the building, or below grade;
- Avoid large expanses of parking;
- Ensure vehicular and service access has minimal impact on the streetscape;
- Avoid vehicle access from arterial and collector roads and from those roads with a prominent streetscape;
- Incorporate visible and secure bicycle parking in a priority location with the construction of all new parkades and parking lots;
- Parking lots should have shade trees planted at 1 tree per 4 parking stalls.

Revitalization Design Guidelines

Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;

- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

Guidelines

Relationship to the Street (Objective 2.0)

- Ensure streetwall height is proportional (0.75:1 maximum) to the width of the street as measured from building face to building face. Any development that exceeds this height must utilize a podium and step back above the streetwall;
- Provide for public movement, street furniture, and building access zones to be incorporated into sidewalks adjacent to development;
- Design buildings to occupy 100% of a property's frontage along streets, eliminating elements that disrupt the streetwall such as off-street parking, dead spaces, empty lots, or driveways;
- Coordinate building setbacks with adjacent sidewalks to increase the space for public use (i.e., utilize a building setback or building indentation as a patio space or seating area, incorporate corner rounding into the public realm with specialized paving treatment and street furniture);
- Provide a high quality public realm consistent with the character of urban development (i.e. incorporate focal points/plazas, pedestrian pathways, parks and open space, enhanced streetscapes, and landscaping).

6.0 Technical Comments

Technical comments were satisfied as part of zoning application Z11-0034.

7.0 Application Chronology

Date Application Received: May 09, 2011

Advisory Planning Commission: July 19, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on July 19, 2011 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP11-0077 for 565, 591, 615, 641, 657, 683 Osprey Avenue, 564, 594, 616, 636, 656 Raymer Avenue and 2764 Richter Street to obtain a Development Permit for the form and character of the proposed development.

THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP11-0078 for 565, 591, 615, 641, 657, 683 Osprey Avenue, 564, 594,

616, 636, 656 Raymer Avenue and 2764 Richter Street to obtain a Development Variance Permit to vary the required loading stalls from 6 required to 0 proposed.

Anecdotal Comments

The Advisory Planning Commission would like the Applicant to consider some sort of ornamental fencing along the parking area in order to mitigate the impact on the school in the neighbourhood.

The Advisory Planning Commission supports the Development Variance Permit as the Members felt that the lack of a loading bay will not impact the development or the surrounding neighbourhood.

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

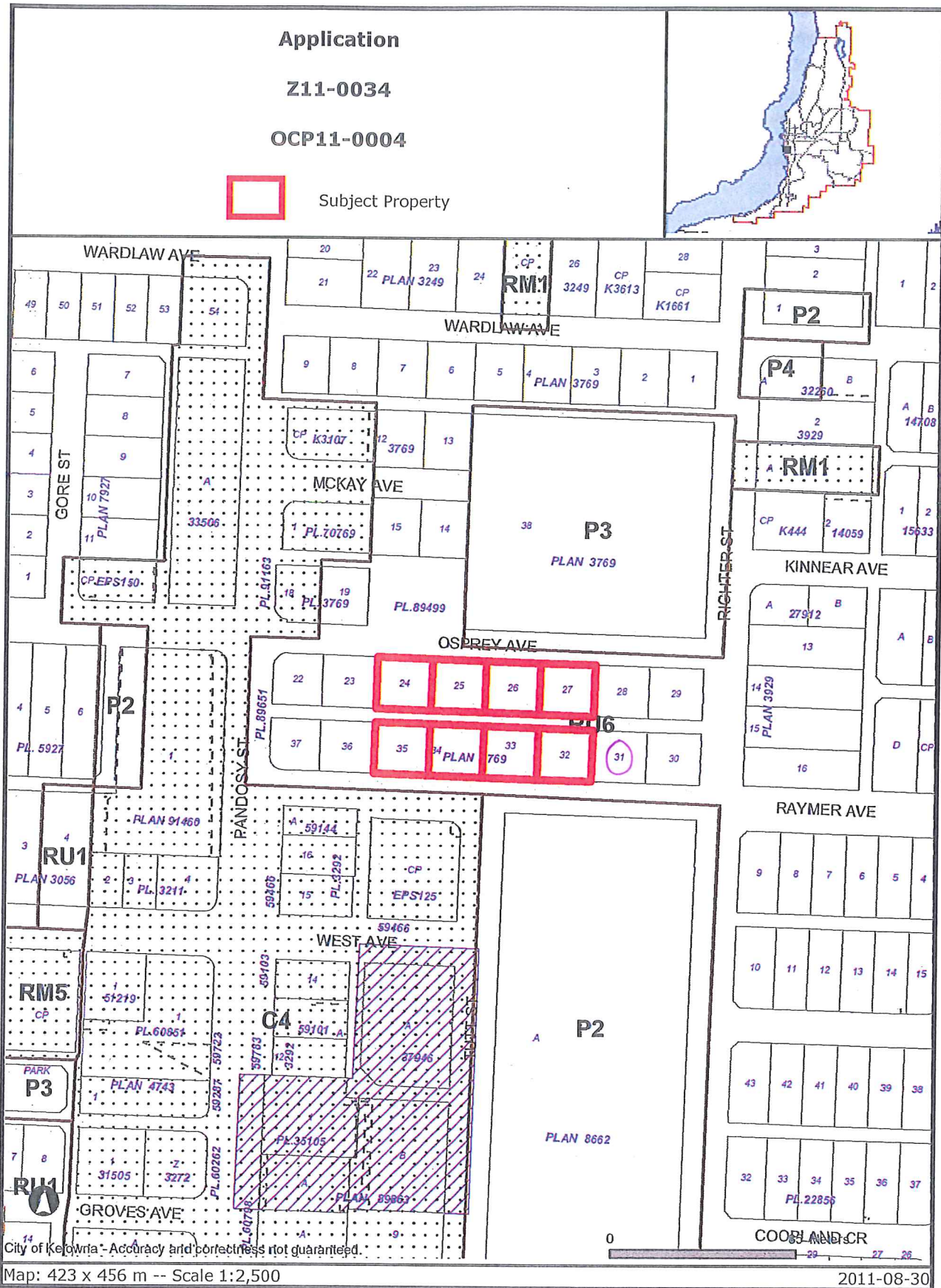
Approved for Issuance:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Building Elevations
Schematic Rendering
Landscape Plan



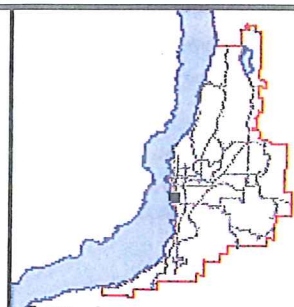
Application

Z11-0034

OCP11-0004



Subject Property

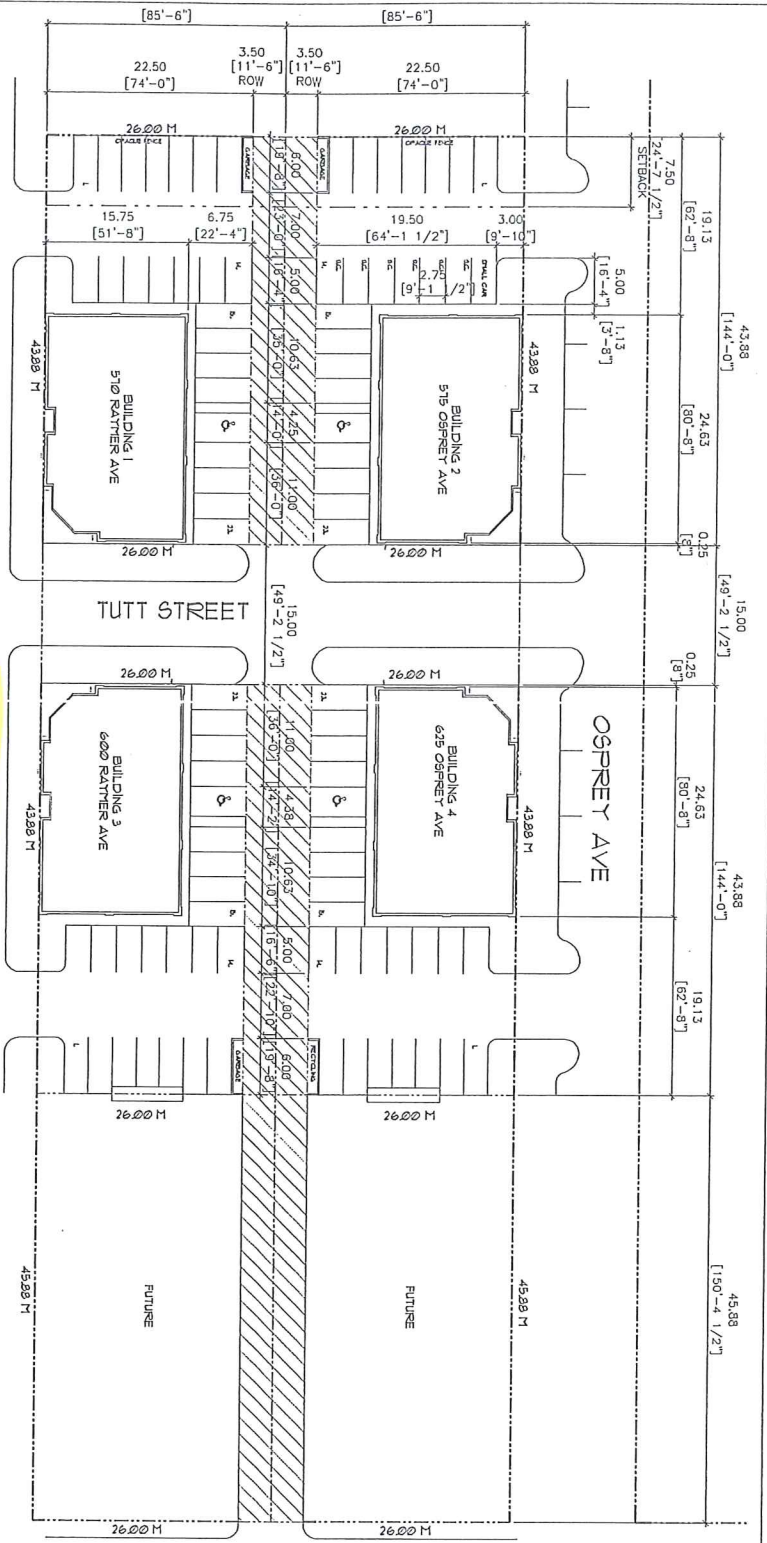


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 423 x 456 m -- Scale 1:2,500

2011-08-30

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.



SITE PLAN
SCALE: 1" = 30'-0"

RATTER AVE

SCHEDULE A
This forms part of development
Permit # **AP11-0077**



PROJECT DATA

CLIENT: HANS P. NEUMANN ARCHITECT INC.
 PROJECT: 510 OSPREY AVE, 510 RATTER AVE, 600 RATTER AVE, 615 OSPREY AVE
 PROJECT ADDRESS: 510 OSPREY AVE, 510 RATTER AVE, 600 RATTER AVE, 615 OSPREY AVE
 PROJECT COMMENCEMENT: 2011
 DRAWING NO.: 11-01-01

ZONING BYLAW REQUIREMENTS

GENERAL REQUIREMENTS:

- MINIMUM LOT AREA: 15,000 SQ. FT.
- MINIMUM LOT WIDTH: 85'-6"
- MINIMUM FRONT SETBACK: 22.50'
- MINIMUM SIDE SETBACK: 15.75'
- MINIMUM REAR SETBACK: 15.75'
- MINIMUM FRONT YARD SETBACK: 15.75'
- MINIMUM SIDE YARD SETBACK: 15.75'
- MINIMUM REAR YARD SETBACK: 15.75'
- MINIMUM FRONT SETBACK: 15.75'
- MINIMUM SIDE SETBACK: 15.75'
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- MINIMUM SIDE YARD SETBACK: 15.75'
- MINIMUM REAR YARD SETBACK: 15.75'

HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS
 3130 CASBORO ROAD, KELOWNA, BC V1Y 4W9 PHONE: (250) 719-3333

CONSULTANT: HANS P. NEUMANN ARCHITECT INC.
 DRAWING TITLE: SITE PLAN
 PROJECT: COMMERCIAL DEVELOPMENT RAYMER ROAD, KELOWNA, BC

1533 HIGHLAND DRIVE NORTH
 KELOWNA, BC V1Y 4K5
 PHONE: (250) 868-0378 FAX: (250) 868-0387

No.	DATE	DESCRIPTION
1	APRIL 21, 2011	REVISION FOR DEVELOPMENT PERMIT
2	JULY 14, 2011	REVISION FOR ROW - LOT ALIGNMENT
3	AUG 30, 2011	REVISION FOR EXISTING EAST BOUNDARY

SCALE: 1" = 30'-0"
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 CHECKED: JHN
 Drawing No. **A0**



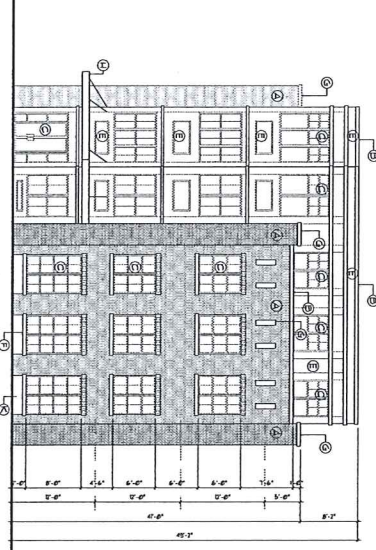
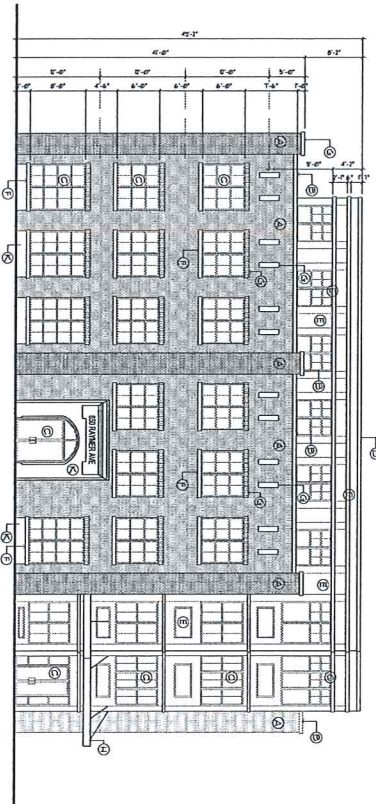
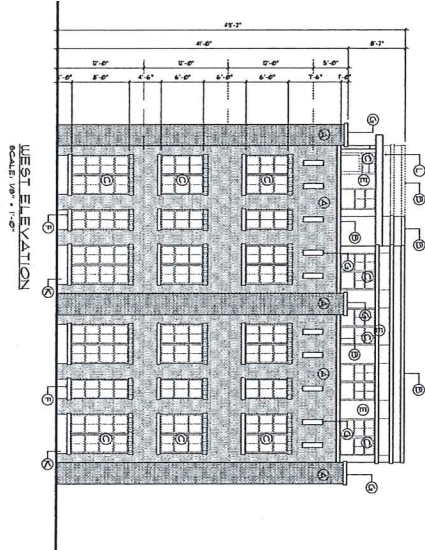
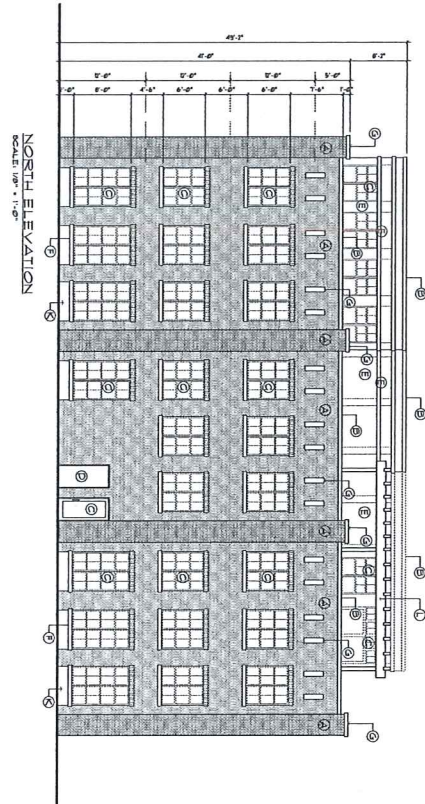
SCHEDULE B
This forms part of development
Permit # DP11-0077



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

RENDERING / THE ARTS ALLIANCE

OSPREY/RAYMIER REDEVELOPMENT | Kelowna, BC | Worman Homes | Worman Commercial

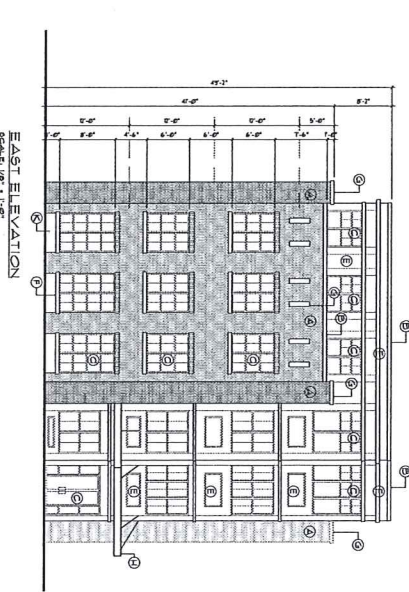
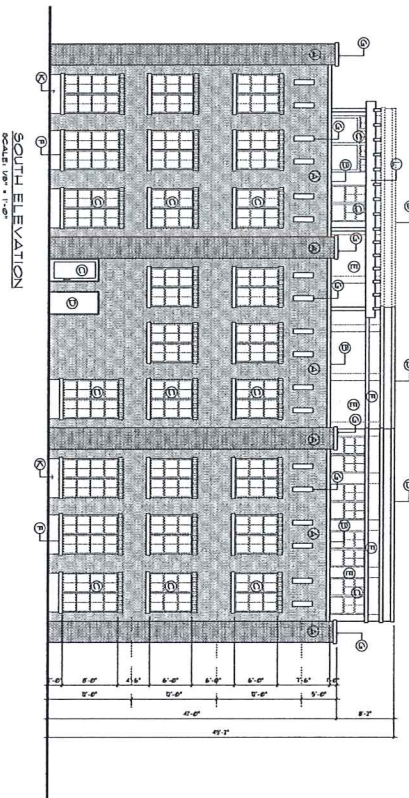
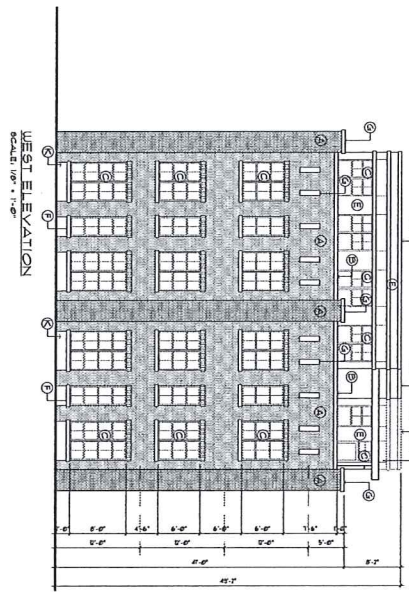
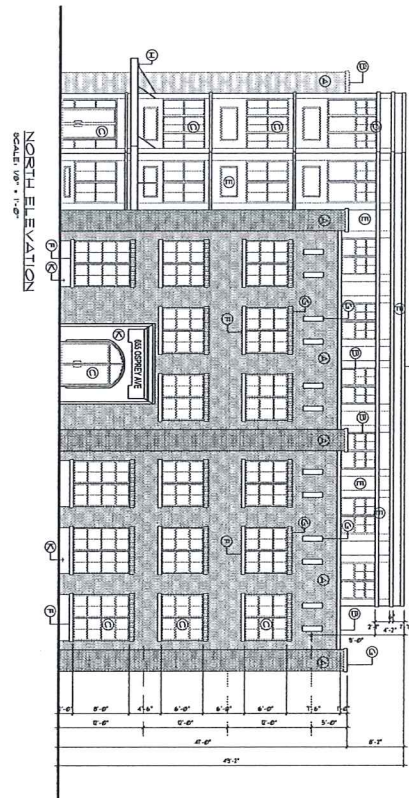


LEGEND:

- ① BRICK
- ② PRE-FINISHED METAL FLASHING
- ③ PRE-FINISHED EXTRUDED ALUM. WINDOW / DOOR
- ④ PAINTED METAL DOOR & FRAME
- ⑤ HARDY PANEL, SIDING AND TRIM, PAINTED
- ⑥ CONCRETE SILL
- ⑦ BRICK LINTEL
- ⑧ METAL CANOPY
- ⑨ FABRIC CANOPY
- ⑩ PAINTED CONCRETE
- ⑪ PRECAST CONCRETE
- ⑫ WOOD TRELLIS, PAINTED

SCHEDULE B
 This forms part of development
 Permit # DP11-0077

 A3	HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 862-0678 FAX: (250) 868-6337
	CONSULTANT DRAWN: MAC CHECKED: MN DATE: APRIL 2011 SCALE: 1/8" = 1'-0"	PROJECT COMMERCIAL DEVELOPMENT RAYMER ROAD, KFI OWNA, BC	3630 CASORSO ROAD, KELOWNA, BC V1Y 4W7 PHONE: (250) 718-3555

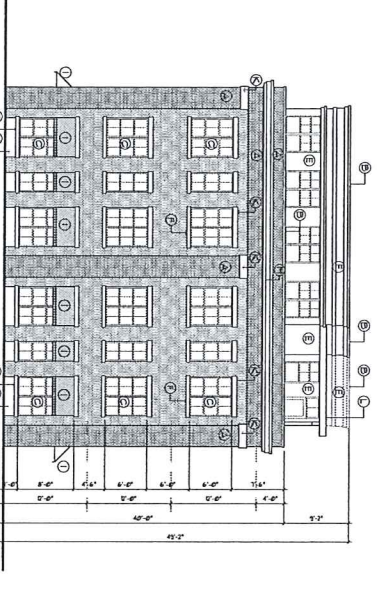
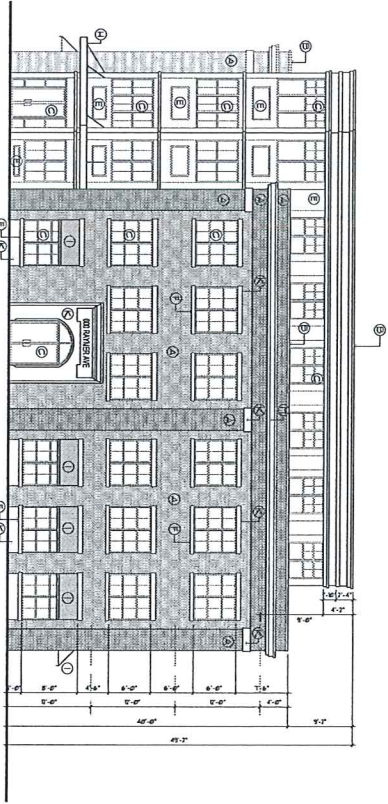
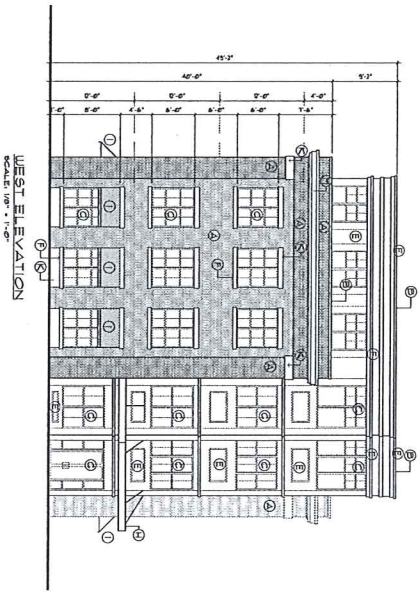
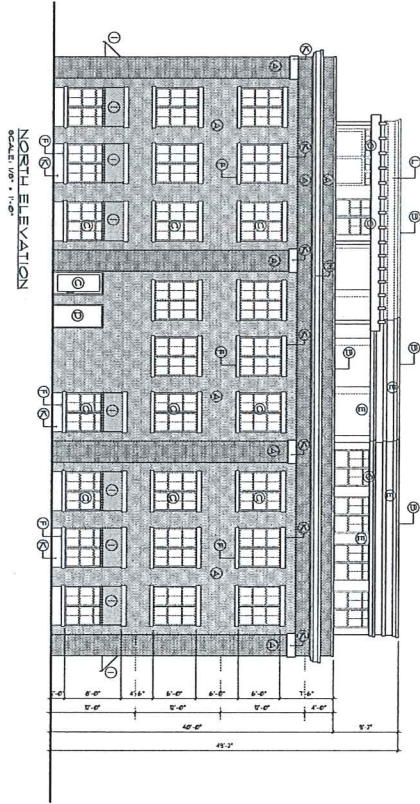


LEGEND:

- 1 BRICK
- 2 PRE-FINISHED METAL FLASHING
- 3 PRE-FINISHED EXTENDED ALUM. WINDOW / DOOR
- 4 PAINTED METAL DOOR / FRAME
- 5 HARD PANEL, BRICK AND TRIM, PAINTED
- 6 CONCRETE SILL
- 7 BRICK LINTEL
- 8 METAL CANOPY
- 9 FABRIC CANOPY
- 10 PAINTED CONCRETE
- 11 PRECAST CONCRETE
- 12 WOOD TRIM & PAINTED

SCHEDULE B
 This forms part of development
 Permit # DP11-0077

	HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1530 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0878 FAX: (250) 868-0837
	A6	CONSULTANT DRAWING TITLE: BUILDING 2 - ELEVATIONS	PROJECT COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFI OWNA, BC.
SCALE: 1/8" = 1'-0" DATE: APRIL 2011 DRAWN: MJC CHECKED: MJC Drawing No.	REVISIONS:	3830 CASORSO ROAD, KELOWNA, BC V1X 4R9 PHONE: (250) 718-3555	No. DATE DESCRIPTION APRIL 25-1 ISSUED FOR DEVELOPMENT PERM



SCHEDULE B
 This forms part of development
 Permit # DDU-0077

LEGEND:

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2	PRE-FINISHED METAL FLASHING
3	PRE-FINISHED EXTENDED ALUM. WINDOW / DOOR
4	PAINTED METAL DOOR / HEADIE
5	WOOD PANEL, SIDING AND TRIM, PAINTED
6	CONCRETE SILL
7	BRICK LINTEL
8	METAL CANOPY
9	FABRIC CANOPY
10	PAINTED CORNICE
11	PRECAST CONCRETE
12	WOOD TRIM/ILL & PAINTED
13	BUILT UP CORNICE

HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS
 3630 CASORSO ROAD, KELOWNA, BC V1X 4R6 PHONE: (250) 718-3555

1530 HIGHLAND DRIVE NORTH
 KELOWNA, BC V1Y 4K5
 PHONE: (250) 868-0878 FAX: (250) 868-0837

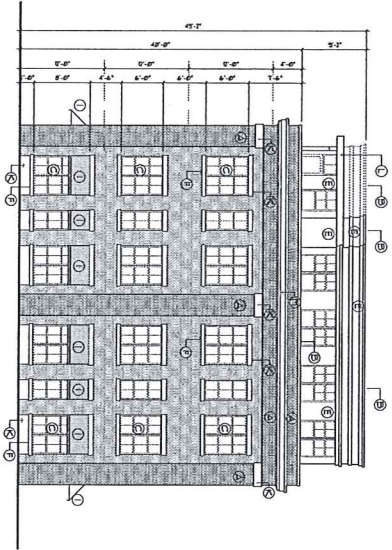
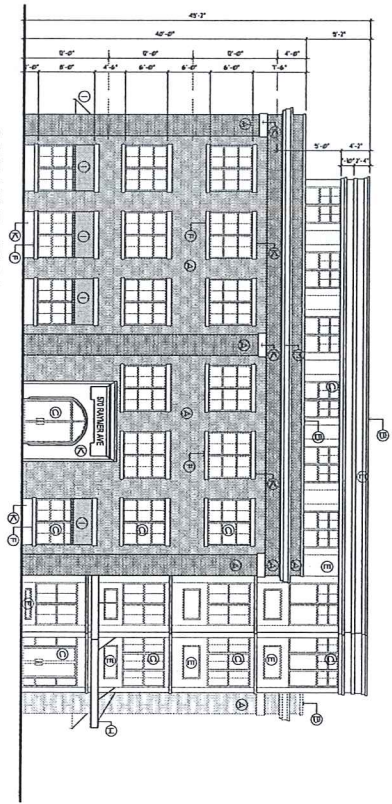
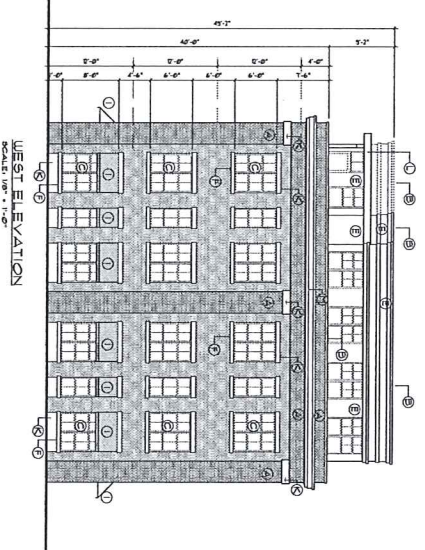
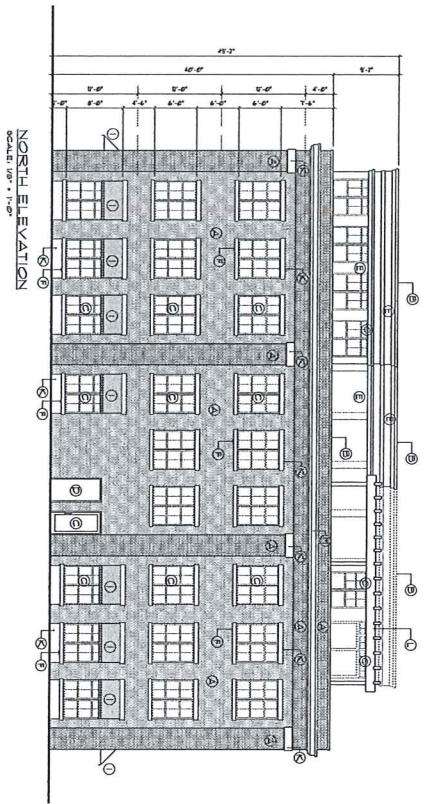
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CONSULTANT
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 DATE: APRIL 2011
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 CHECKED: MNI
 DRAWING NO. A9

DRAWING TITLE: BUILDING 3 - ELEVATIONS

PROJECT: COMMERCIAL DEVELOPMENT
 RAYMFR ROAD, KFI OWNA, BC

4/20/2011 5:57:45 PM

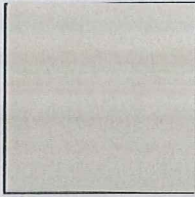


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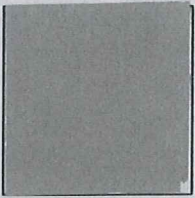
- 1 BRICK
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- 3 PRE-FINISHED EXPANDED ALUM. WINDOW / DOOR
- 4 PAINTED METAL DOOR / FRAME
- 5 WOOD PANEL, SOUNG AND TRIM, PAINTED
- 6 CONCRETE SILL
- 7 BRICK LINTEL
- 8 METAL CANOPY
- 9 FABRIC CANOPY
- 10 PAINTED CONCISE
- 11 PRECAST CONCRETE
- 12 WOOD TRISSELL PAINTED
- 13 BUILT UP CONCISE

SCHEDULE 6
 This forms part of development
 Permit # **DP11-0077**

	HANS P. NEUMANN ARCHITECT INC.		DESIGN TECH DESIGN CONSULTANTS		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0878 FAX: (250) 868-0837
	A12	CONSULTANT DATE: APRIL 2011 DRAWN: MJC CHECKED: JN Drawing No.	PROJECT 3630 CASORSO ROAD, KELOWNA, BC V1X 4R7 PHONE: (250) 718-3555	BUILDING 4 - ELEVATIONS	COMMERCIAL DEVELOPMENT RAYMER ROAD, KFI OWNA, BC.



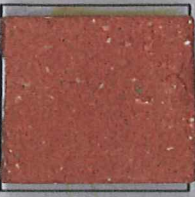
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 GENERAL PAINT – SIBERIA
 #CL2852W



CONCRETE ELEMENTS
 GENERAL PAINTS – SHOAL
 #CL3234D



WALL PANELS
 GENERAL PAINT – SIBERIA
 #CL2852W



BRICK
 BURGUNDY SMOOTH



FABRIC CANOPIES
 BLACK

SCHEDULE B
 This forms part of development
 Permit # DPIC-0077



WORMAN

WORMAN HOMES | WORMAN COMMERCIAL

EXTERIOR FINISHES

575 OSPREY AVENUE
 655 OSPREY AVENUE
 600 RAYMER AVENUE

KELOWNA, BC

PROJECT No.
 654-2011

DATE
 APRIL 26, 2011

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

Development Permit No.: DP11-0077 & DVP11-0078

EXISTING ZONING DESIGNATION:	C4 - Urban Centre Commercial
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Area

ISSUED TO:	Shane Worman
LOCATION OF SUBJECT SITE:	565, 591, 615, 641, Osprey Ave. & 564, 594, 616, 636 Raymer Ave.

	LOT	BLOCK	D.L.	DISTRICT	PLAN
LEGAL DESCRIPTION:	A, B, C, D		14	ODYD	EPP15783

<u>SCOPE OF APPROVAL</u>
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> Applicants for a Heritage Alteration 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:

1. The dimensions 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";

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

Table 8.2 Loading Schedule

To vary the required loading spaces from 1 required for each building (4 total) to 0 proposed.

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

3. 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.

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 \$ N/A .
- (b) A Certified Cheque in the amount of \$ N/A .
- (c) An Irrevocable Letter of Credit in the amount of \$ TBD at issuance .

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.

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 Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management 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

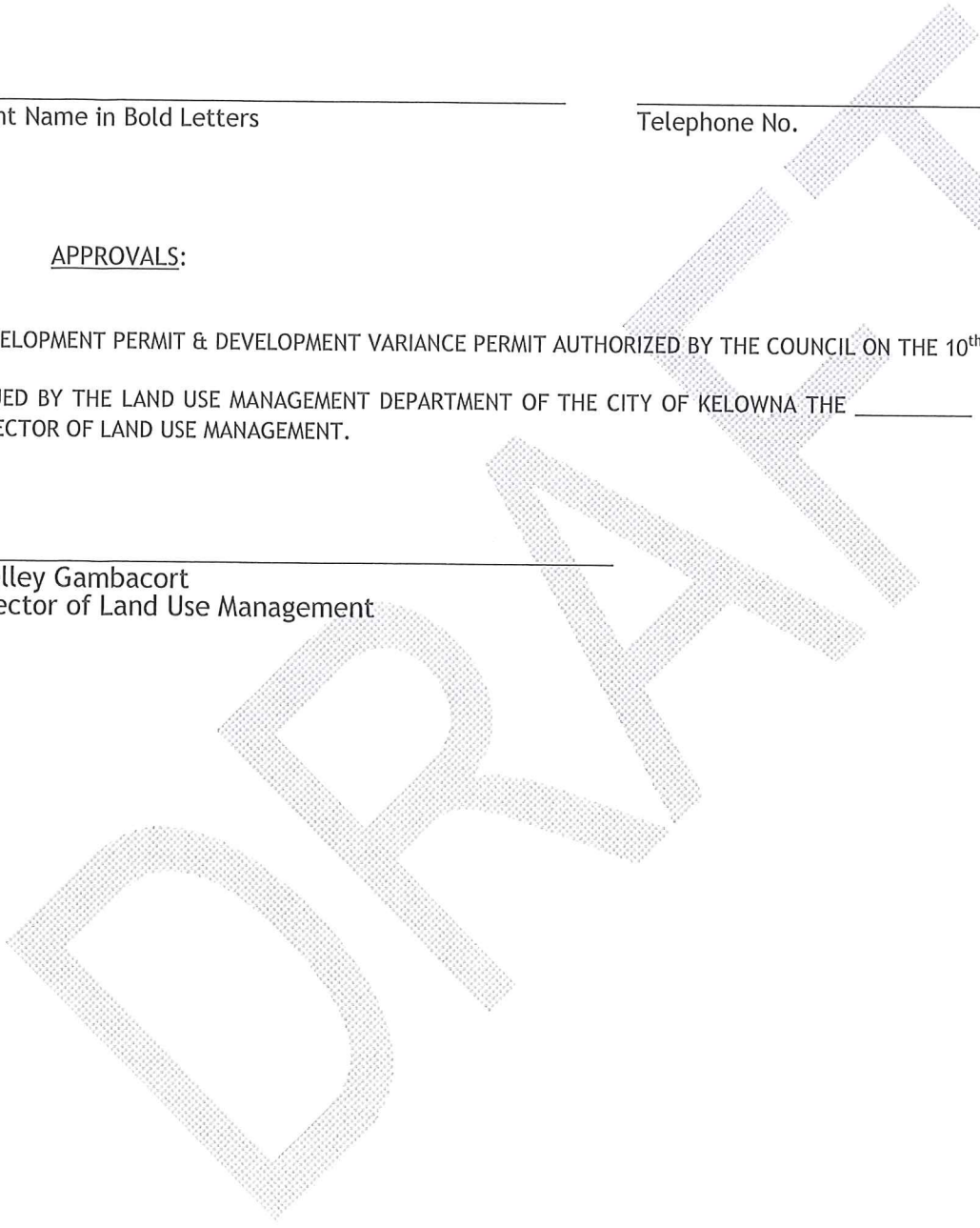
Telephone No.

5. APPROVALS:

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 10th DAY OF JANUARY, 2012

ISSUED BY THE LAND USE MANAGEMENT DEPARTMENT OF THE CITY OF KELOWNA THE _____ DAY OF JANUARY, 2012 BY THE DIRECTOR OF LAND USE MANAGEMENT.

Shelley Gambacort
Director of Land Use Management





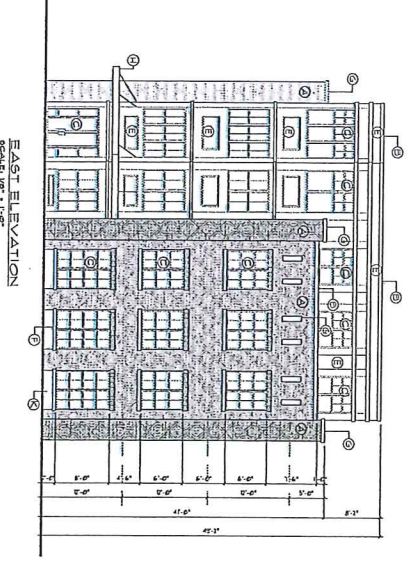
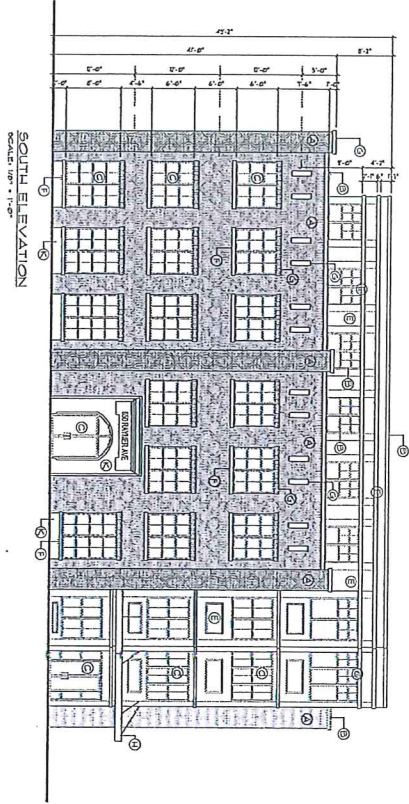
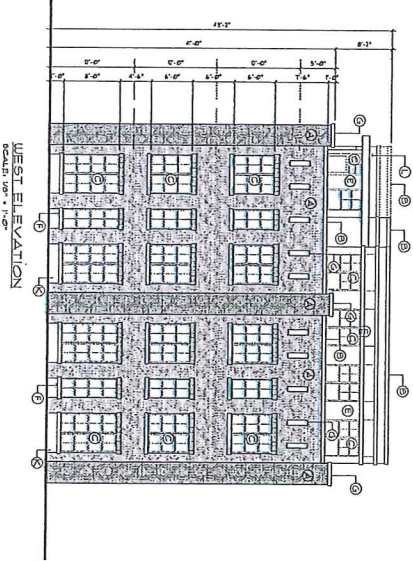
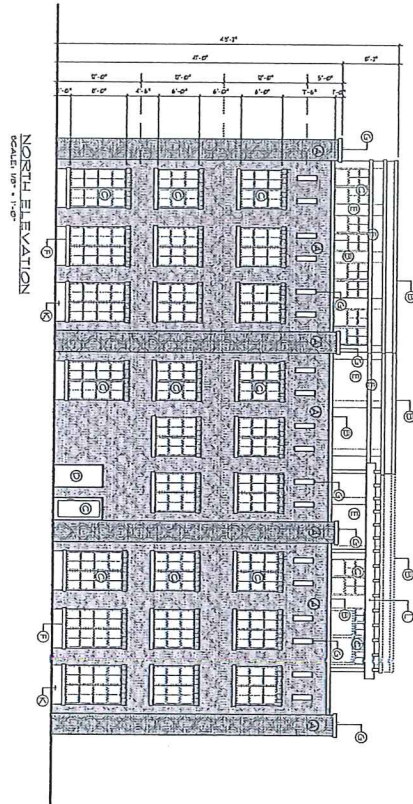
SCHEDULE B
This forms part of development
Permit # DP11-00977



WORMAN
WORMAN HOLDINGS | WORMAN COMMERCIAL

ARTIST'S CONCEPT / NOT TO SCALE

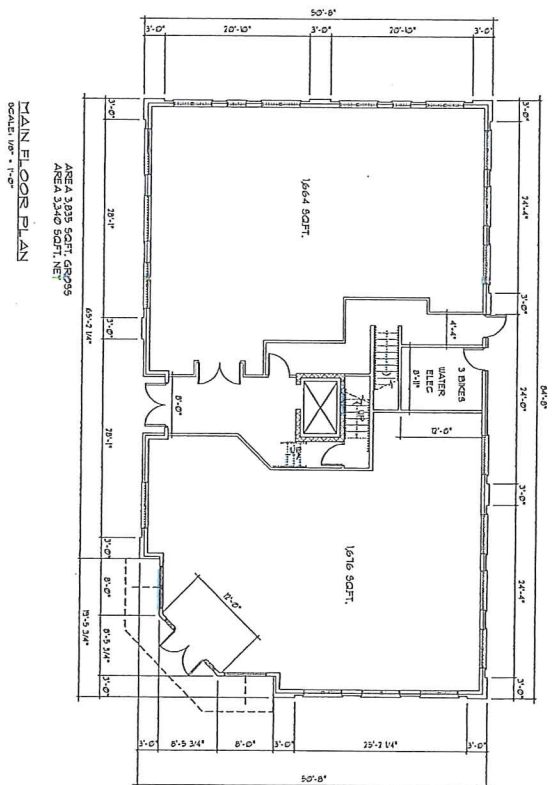
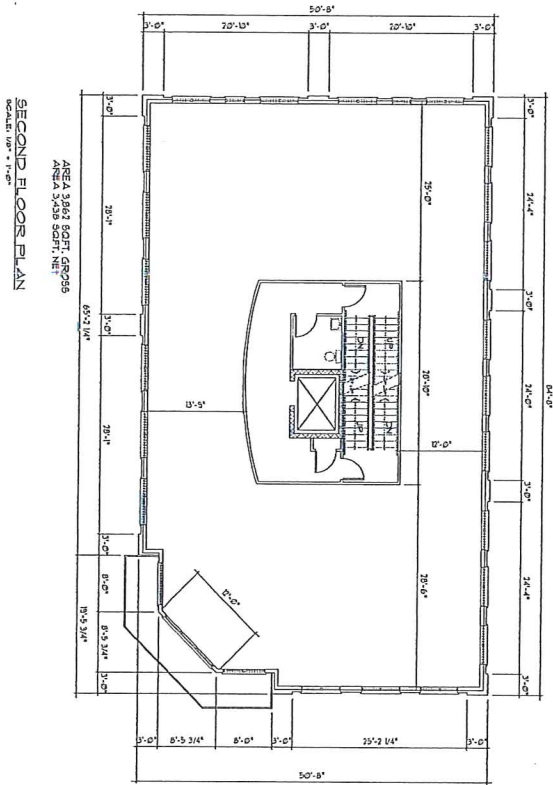
OSPREY/RAYMIER REDEVELOPMENT | Kelowna, BC | Worman Homes | Worman Commercial



- LEGEND:**
- ① BRICK
 - ② PRE-FINISHED METAL FLASHING
 - ③ PRE-FINISHED EXPANDED ALUM. BUNGALU / DOOR
 - ④ PAINTED METAL DOOR / FRAME
 - ⑤ PAINTED METAL, SIDING AND TRIM PAINTED
 - ⑥ CONCRETE FILL
 - ⑦ BRICK LINTEL
 - ⑧ METAL CANOPY
 - ⑨ FABRIC CANOPY
 - ⑩ PAINTED CONCRETE
 - ⑪ PRECAST CONCRETE
 - ⑫ ROOF TRUSS, PAINTED

SCHEDULE A
 This forms part of development
 Permit # DP11-0077

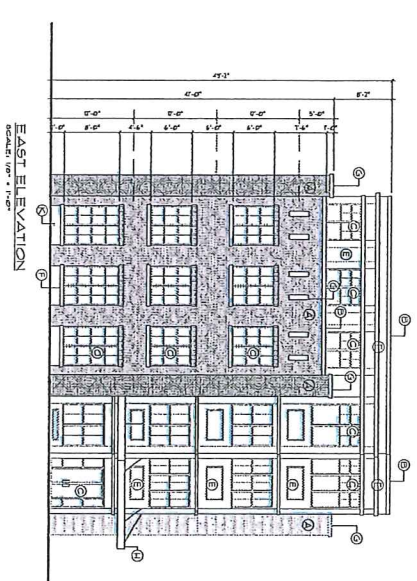
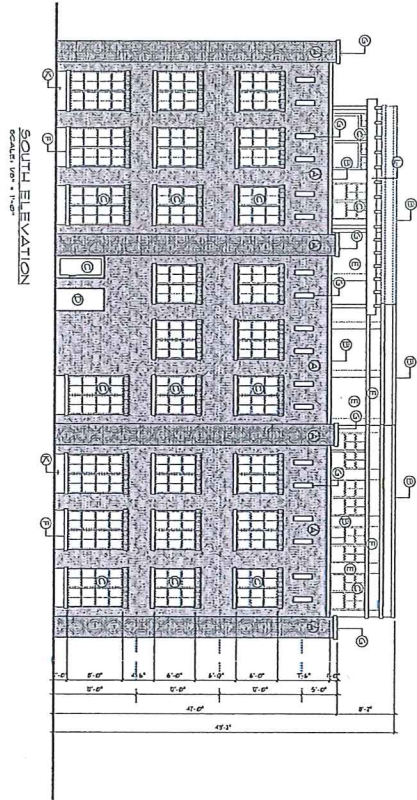
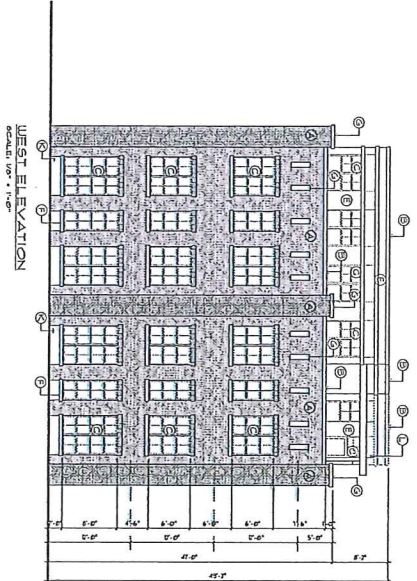
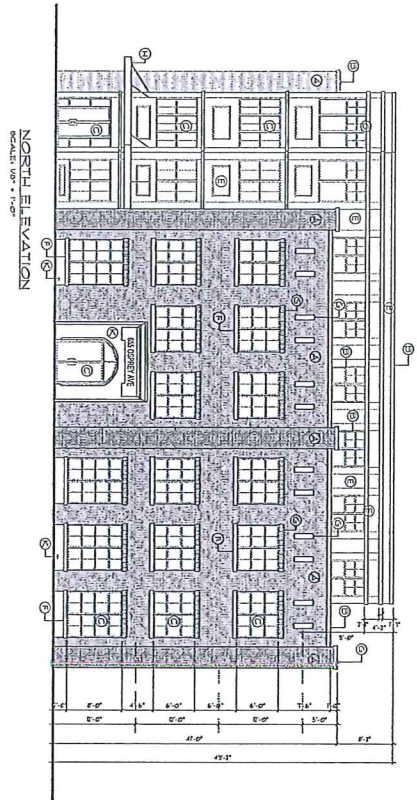
A3	HANS P. NEUMANN ARCHITECT INC.		1533 HIGHLAND DRIVE NORTH KELLOWNA, BC V1Y 4K5 PHONE: (250) 858-6878 FAX: (250) 858-0837
	DESIGN TECH DESIGN CONSULTANTS		3850 CASORSD ROAD, KELLOWNA, BC V1X 4R7 PHONE: (250) 718-3555
CONSULTANT	DRAWING TITLE	PROJECT	DATE DESCRIPTION
DRAWING: MJC CHECKED: N/A DATE: APRIL 2011 DRAWING TITLE: Building 1a	BUILDING 1 - ELEVATIONS	COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFI OWNA, BC.	APRIL 26 11 04:58 AM DEVELOPMENT PERM



SCHEDULE A
 This forms part of development
 Permit # **DPII-0077**



	HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE: (250) 868-0018 FAX: (250) 868-0037
	3530 CASORSO ROAD, KELOWNA, BC V1X 4R7 PHONE: (250) 718-5515		PROJECT COMMERCIAL DEVELOPMENT RAYMER ROAD, KFI OWNA, BC.
INCHES: A1	CONSULTANT DATE: APRIL 2011 DRAWN: MJC CHECKED: JMI	DRAWING TITLE BUILDING 1 - FLOOR PLANS	DESCRIPTION APRIL 24, 2011 ISSUED FOR DEVELOPMENT PERMIT

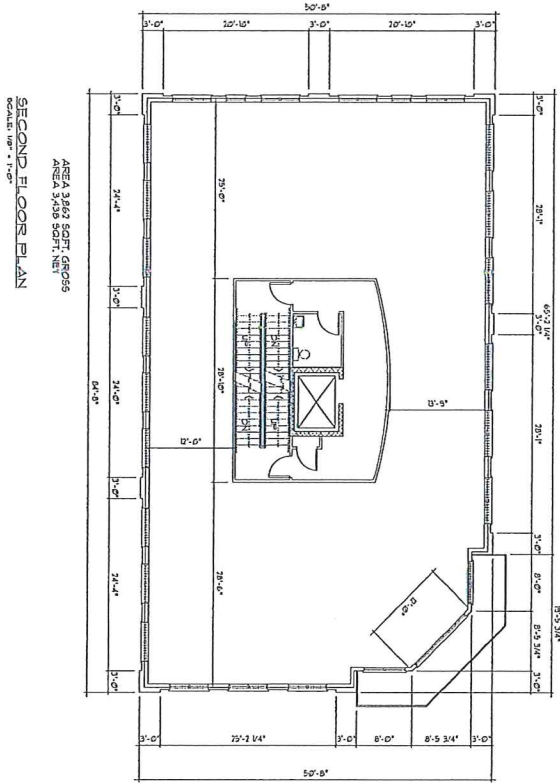


SCHEDULE A
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 Permit # DP110077

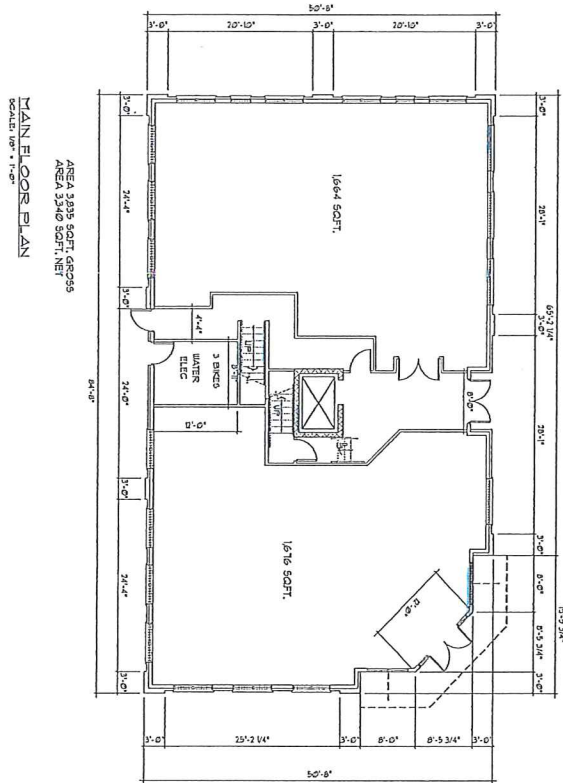
LEGEND:

- ① BRICK
- ② BRICK FINISHED METAL FLASHING
- ③ PRE-FINISHED EXPANDED ALUM. WINDOW / DOOR
- ④ PAINTED METAL DOOR & FRAME
- ⑤ HARDY PANEL, SIDING AND TRIM, PAINTED
- ⑥ CONCRETE SILL
- ⑦ BRICK LINTEL
- ⑧ METAL CANOPY
- ⑨ FABRIC CANOPY
- ⑩ PAINTED CONCRETE
- ⑪ PRECAST CONCRETE
- ⑫ WOOD SHELL, PAINTED

	HANS P. NEUMANN ARCHITECT INC.		1530 HIGHWAY DRIVE NORTH KELOONA, BC V1Y 4K5 PHONE: (250) 838-5278 FAX: (250) 838-0337
	DESIGN TECH DESIGN CONSULTANTS		
A6	CONSULTANT DRAWING TITLE: BUILDING 2 - ELEVATIONS	PROJECT COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFI OWNA, BC.	NO. DATE DESCRIPTION 1 APRIL 26-17 6460 FOR DEVELOPMENT PERMIT



AREA 3493 SOFT, GRC235
 AREA 3493 SOFT, NET
 SCALE: 1/8" = 1'-0"



AREA 3493 SOFT, GRC235
 AREA 3493 SOFT, NET
 SCALE: 1/8" = 1'-0"

SCHEDULE A
 This forms part of development
 Permit # **DP11-0077**



HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS
 3430 CASARSO ROAD, KELOVNA, BC V1X 4R1 PHONE: (250) 716-3155

123 HIGHLAND DRIVE NORTH
 KELOVNA, BC V1X 4K5
 PHONE: (250) 868-6378 FAX: (250) 868-0337

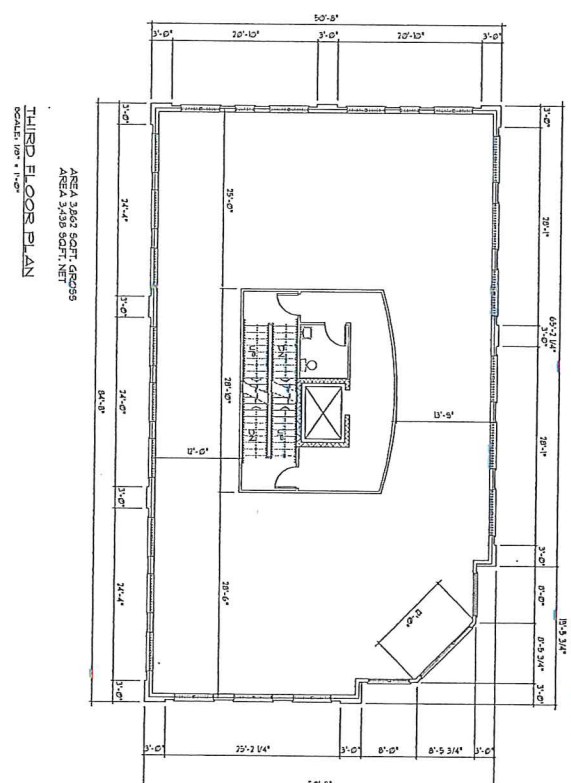
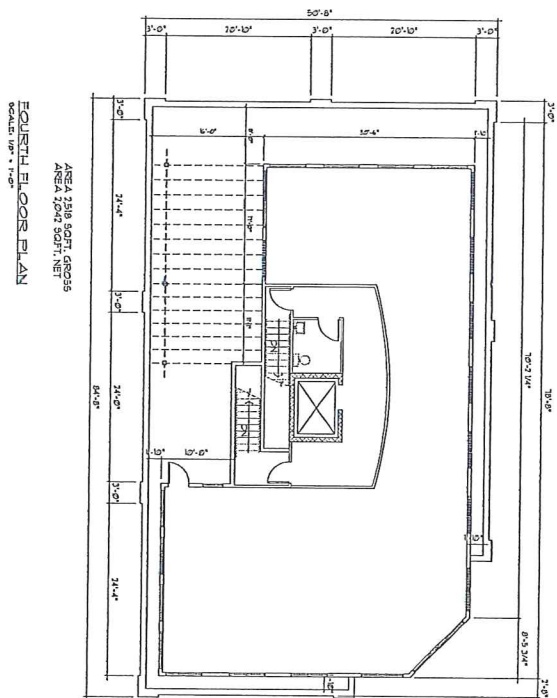
NO.	DATE	DESCRIPTION
1	APRIL 25, 2011	ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT: HANS P. NEUMANN ARCHITECT INC.
 DRAWING TITLE: BUILDING 2 - FLOOR PLANS
 PROJECT: COMMERCIAL DEVELOPMENT
 RAYMER ROAD, KFI OWNA, BC.

SCALE: 1/8" = 1'-0"
 DATE: APRIL 2011
 DRAWN: MJC
 CHECKED: JNK
 DRAWING NO. 2011-04-01

A4

4/27/2011 2:05:24 PM



SCHEDULE A
 This forms part of development
 Permit # **DP11-0077**



HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS

3333 CASORAS ROAD, KILGONA, BC V1K 4R4 PHONE: (250) 718-3555

1530 HIGHLAND DRIVE NORTH
 KILGONA, BC V1K 4K5
 PHONE: (250) 638-6818 FAX: (250) 638-6337

NO.	DATE	DESCRIPTION
1	APRIL 25 2011	ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT: **DESIGN TECH DESIGN CONSULTANTS**

DRAWING TITLE: **BUILDING 2 - FLOOR PLANS**

PROJECT: **COMMERCIAL DEVELOPMENT
 RAYMER ROAD, KFI OWNA, BC.**

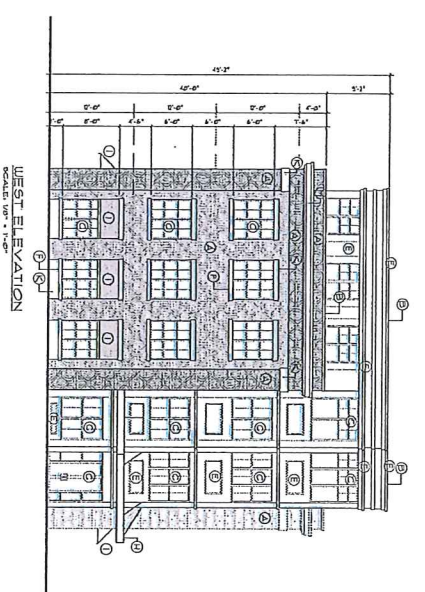
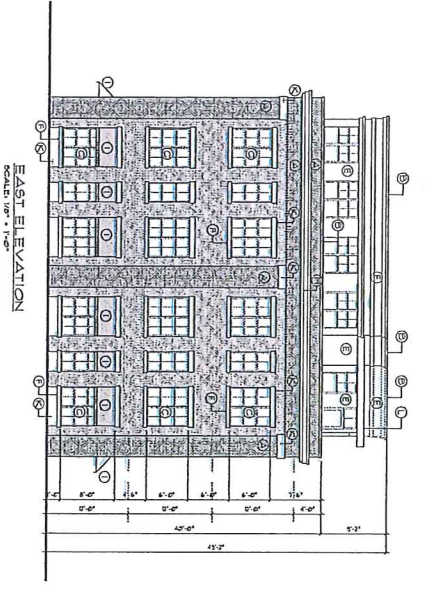
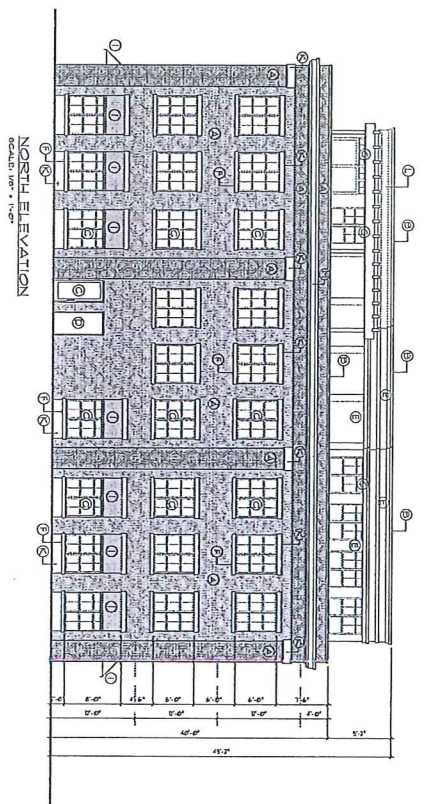
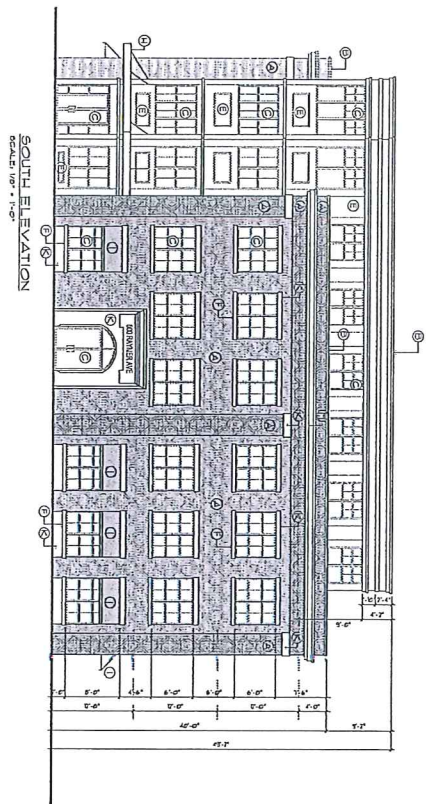
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DATE: APRIL 2011

DRAWN: JAC

CHECKED: JAC

DRAWING NO. **A5**

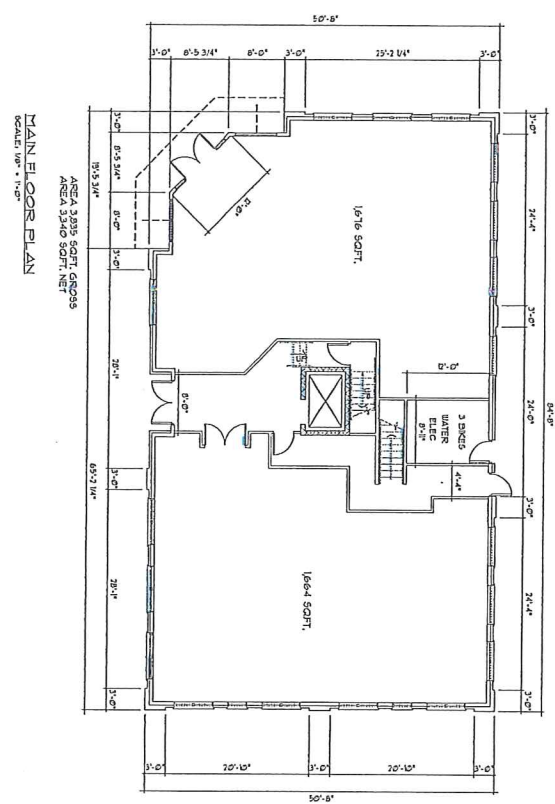
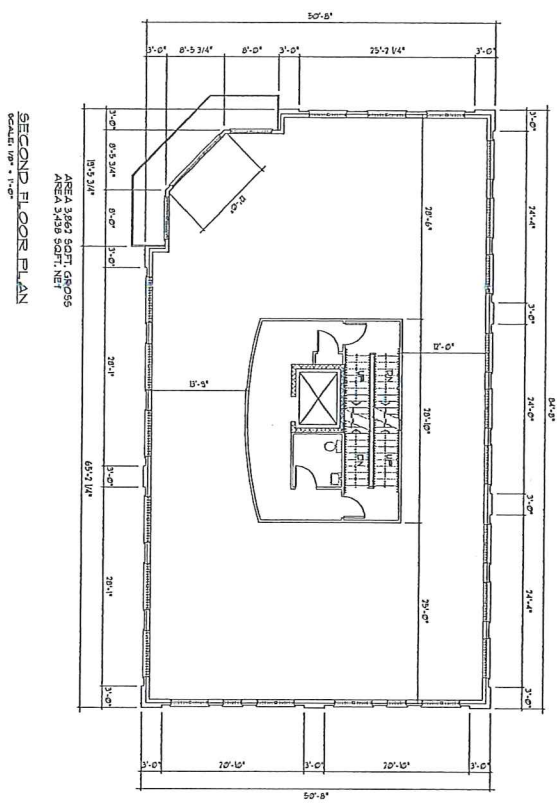


SCHEDULE A
 This forms part of development
 Permit # DL11-0077

LEGEND:

1	BRICK
2	PRE-FINISHED METAL FLASHING
3	PRE-FINISHED EXTRUDED ALUM. UNICROW / DOOR
4	PAINTED METAL DOOR / FRAME
5	HARDY PANEL, SIDING AND TRIM PAINTED
6	CONCRETE SILL
7	BRICK LINTEL
8	METAL CANOPY
9	PRECAST CONCRETE
10	WOOD PANEL, SIDING AND TRIM PAINTED
11	BUILT UP CORNICE

<p>HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS</p>	1530 RICHMOND DRIVE NORTH KELOVNA, BC V1Y 4K5 PHONE: (604) 664-6278 FAX: (604) 664-6337					
	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>APRIL 24, 2011</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	APRIL 24, 2011
NO.	DATE	DESCRIPTION				
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CONSULTANT DRAWING TITLE: BUILDING 3 - ELEVATIONS	PROJECT COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFI GWNA, BC.					

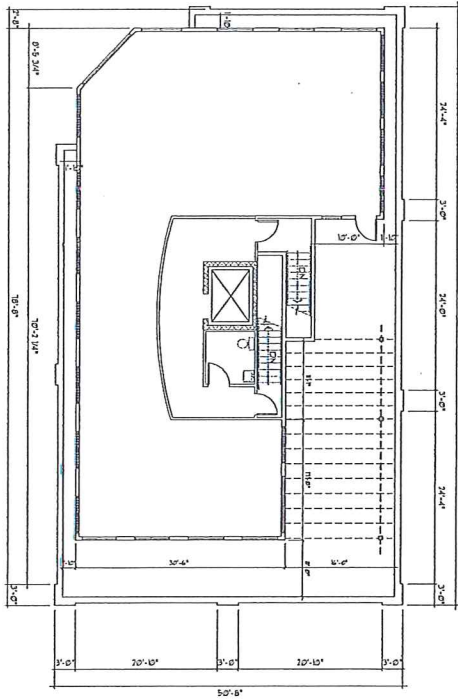


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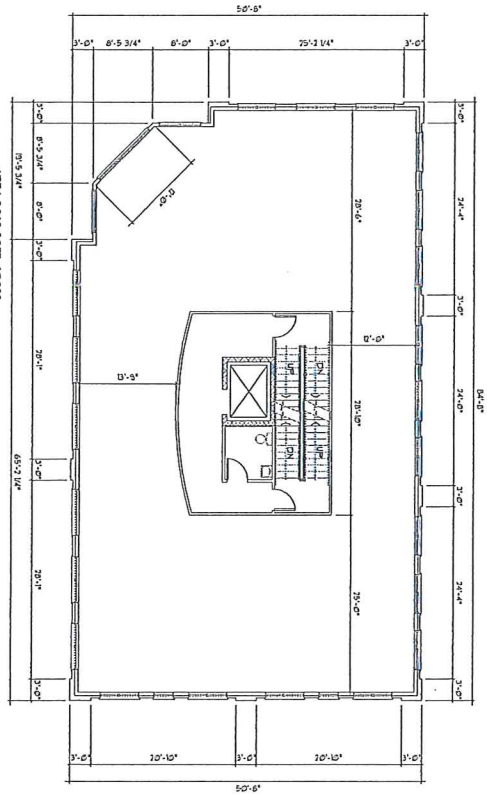


 HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS <small>3330 CASORSO ROAD, KELDONIA, EC V1X 4R1 PHONE: (252) 718-3515</small>	1522 HIGHLAND DRIVE NORTH KESWICK, VA 24548 PHONE: (540) 858-6818 FAX: (540) 858-6337													
	CONSULTANT DATE: APRIL 2011 DRAWN: MJC CHECKED: JMI DRAWING NO.	PROJECT COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFT OWNA, RC.	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>APRIL 2011</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	1	APRIL 2011	ISSUED FOR DEVELOPMENT PERMIT					
No.	DATE	DESCRIPTION												
1	APRIL 2011	ISSUED FOR DEVELOPMENT PERMIT												
BUILDING TITLE BUILDING 3 - FLOOR PLANS	DRAWING NO. A7													

AREA 1248 SQFT. GROSS
 AREA 1247 SQFT. NET
 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



AREA 3807 SQFT. GROSS
 AREA 3739 SQFT. NET
 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SCHEDULE A
 This forms part of development
 Permit # **DD11-0077**



HANS P. NEUMANN ARCHITECT INC.
DESIGN TECH DESIGN CONSULTANTS

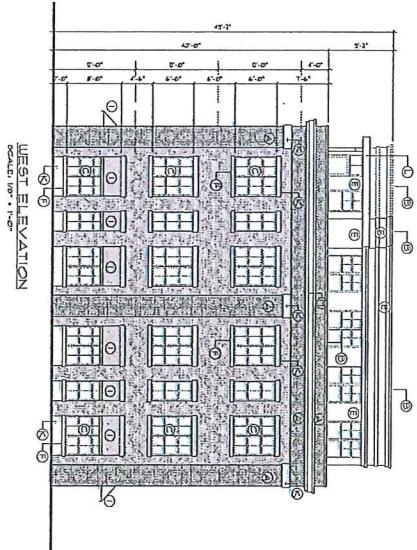
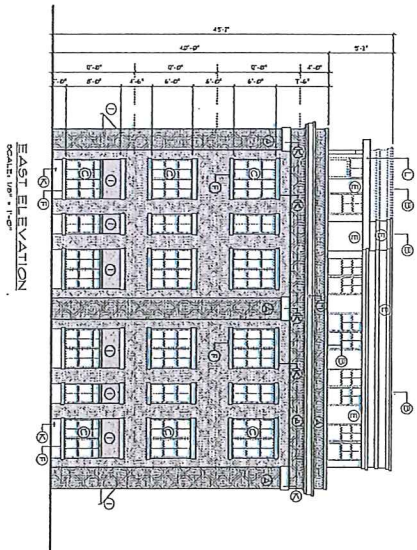
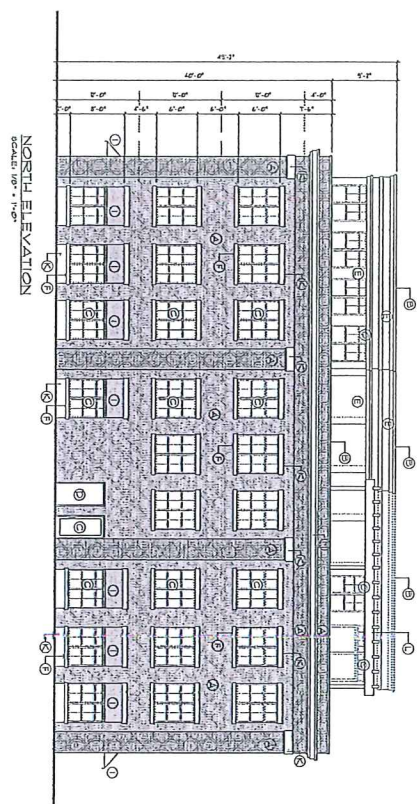
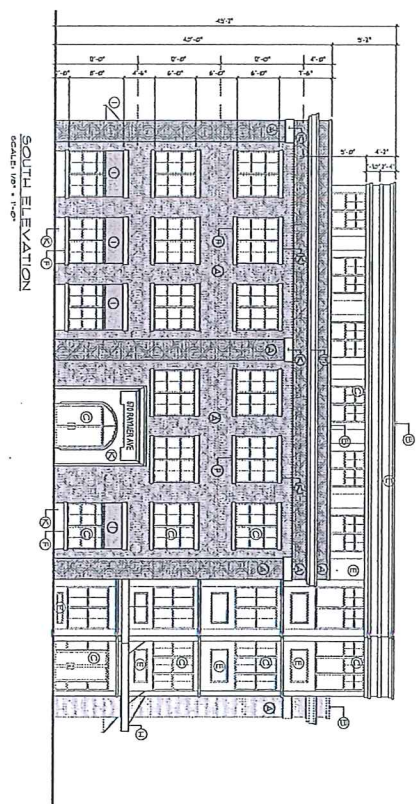
1522 HIGHLAND DRIVE NORTH
 KELOONA, BC V1Y 4L5
 PHONE: (250) 858-5878 FAX: (250) 858-6537

3832 CASDORF ROAD, KELOONA, BC V1X 4R7 PHONE: (250) 718-3155

No.	DATE	DESCRIPTION
1	APRIL 24-11	ISSUED FOR DEVELOPER PERMIT

CONSULTANT: HANS P. NEUMANN ARCHITECT INC.
 DRAWING TITLE: BUILDING 3 - FLOOR PLANS
 PROJECT: COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFI OWNA, BC.

DATE: APRIL 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"



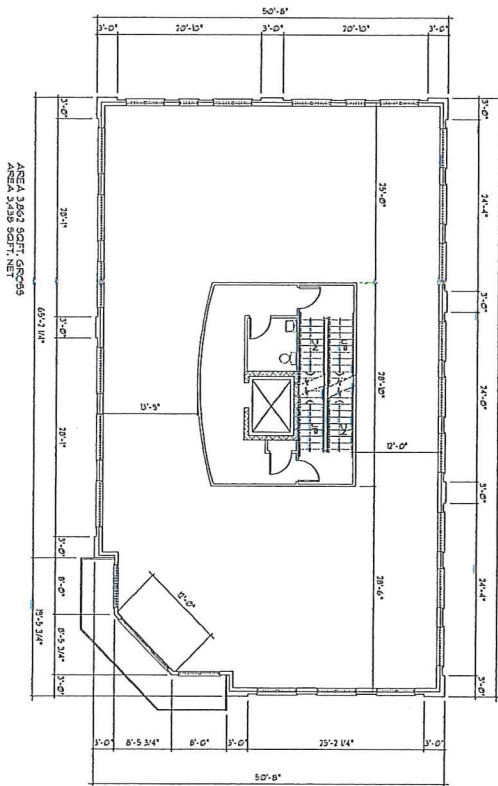
SCHEDULE A
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LEGEND:

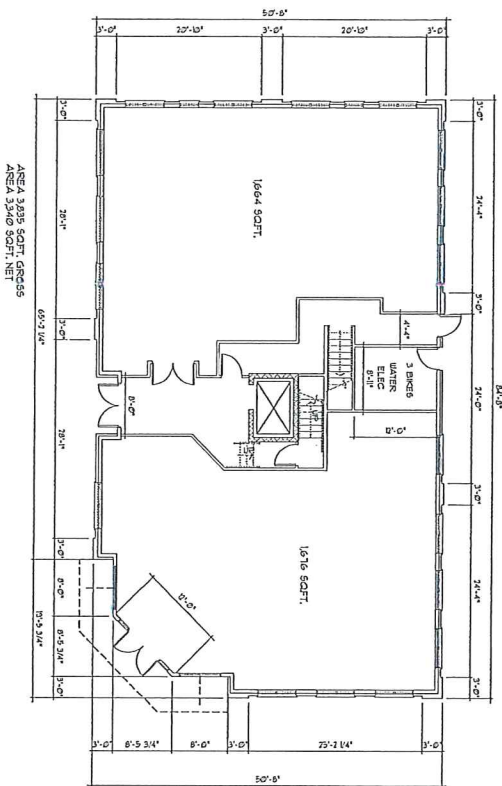
- ① BRICK
- ② PREFINISHED METAL FLASHING
- ③ PREFINISHED EXTENDED ALUM WINDOW / DOOR
- ④ PAINTED METAL DOOR & FRAME
- ⑤ HAND PAINTED, SPONGE AND TRIM, PAINTED
- ⑥ CONCRETE SILL
- ⑦ BRICK LINTEL
- ⑧ METAL CANOPY
- ⑨ FABRIC CANOPY
- ⑩ PAINTED CORNICE
- ⑪ METAL CORNICE
- ⑫ WOOD TRIM, PAINTED
- ⑬ BILL JIB CORNICE

 A12	HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS	1529 HIGHLAND DRIVE NORTH KELOHNA, NC 27545 PHONE: (252) 638-6278 FAX: (252) 638-6337
	CONSULTANT DRAWING TITLE: BUILDING 4 - ELEVATIONS SCALE: 3/8" = 1'-0" DATE: APRIL 2011 DRAWN: MJC CHECKED: HN Drawing No.	PROJECT COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFI OWNA, NC.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

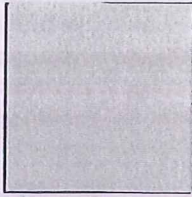


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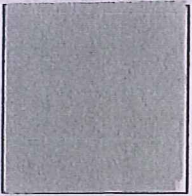


	HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1520 HIGHLAND DRIVE NORTH FREDONIA, NC 27535 PHONE: (252) 418-0478 FAX: (252) 418-4337						
	CONSULTANT DATE: APRIL, 2011 DRAWN: JMC CHECKED: JMC DRAWING NO.	DRAWING TITLE BUILDING 4 - FLOOR PLANS	PROJECT COMMERCIAL DEVELOPMENT RAYMFR ROAD, KFT OWNA, NC.	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>APRIL 29, 2011</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	APRIL 29, 2011
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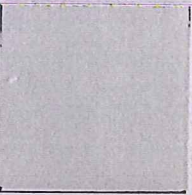
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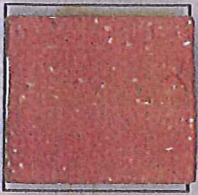
WINDOWS
 GENERAL PAINT – SIBERIA
 #CL2852W



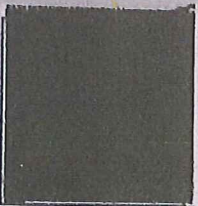
CONCRETE ELEMENTS
 GENERAL PAINTS – SHOAL
 #CL3234D



WALL PANELS
 GENERAL PAINT – SIBERIA
 #CL2852W



BRICK
 BURGUNDY SMOOTH



FABRIC CANOPIES
 BLACK

SCHEDULE B
 This forms part of development
 Permit # DPIC-0077



WORMAN

WORMAN HOMES | WORMAN COMMERCIAL

EXTERIOR FINISHES

575 OSPREY AVENUE
 655 OSPREY AVENUE
 600 RAYMER AVENUE

KELOWNA, BC

PROJECT No.
 654-2011

DATE
 APRIL 26, 2011

