

# REPORT TO COUNCIL



**Date:** February 24, 2012

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** DP12-0017 / DVP12-0027      **Owner:** Manteo Beach Club Ltd.,  
Inc. No. BC0911700

**Address:** 3762 Lakeshore Road      **Applicant:** Manteo Beach Club Ltd.

**Subject:** Development Permit

**Existing OCP Designation:** Mixed Use (Tourism)

**Existing Zone:** C9 - Tourist Commercial

---

## 1.0 Recommendations

THAT Council authorize the issuance of Development Permit No. DP12-0017 for Lot A, District Lot 134, Section 6, Twp. 26, ODYD, Plan KAP56428 Except Strata Plan KAS1776 (PH1), located at 3762 Lakeshore Road, Kelowna, B.C. 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";

AND THAT Council authorize the issuance of Development Variance Permit No. DVP12-0027 for Lot A, District Lot 134, Section 6, Twp. 26, ODYD, Plan KAP56428 Except Strata Plan KAS1776 (PH1), located at 3762 Lakeshore Road, Kelowna, B.C.;

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

Section 14.9.5(e) Development Regulations

To vary the required rear yard for a hotel from 15m required to 10.76m proposed.

## 2.0 Purpose

To consider a Development Permit for the form and character of the proposed expansion to the existing Manteo restaurant and to consider a Development Variance Permit to vary the rear yard

setback from 15m required to 10.76m proposed. An Environmental Development Permit is being processed under a separate application to deal with Riparian Management Area (RMA) planting.

### 3.0 Land Use Management

The form and character of the proposed restaurant expansion will match the existing hotel and is consistent with the 2030 OCP Revitalization Design Guidelines. Staff are supportive of the proposed expansion as it will complement the existing resort and enhance the public walkway experience along the Manteo Resort shoreline. The expansion will not impact existing view lines and views from Okanagan Lake. The applicant has provided a mitigation plan that proposes to enhance the Wilson Creek Riparian Management Area and meets the City’s “no net loss” policy. The riparian area enhancement and environmental monitoring will be dealt with through a Natural Environment Development Permit.

As the existing hotel was originally built near the 15m rear yard setback there is very little space to accommodate an expansion without requiring a variance. It is also important to note that the rear yard setback was set at 15m to help buffer the impact of a 6 storey hotel structure on neighbouring properties. The proposed 1 storey expansion should not have a significant impact on adjoining properties or the public walkway along the lakeshore.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing to expand the existing restaurant at the Manteo resort. A one storey addition will be added on the existing restaurant patio space while the existing patio space will be relocated nearby. As part of the expansion will protrude into the 15m RMA setback, replanting along the south side of Wilson Creek will be undertaken as compensation. A Development Variance Permit to vary the rear yard setback from 15m required to 10.76m proposed has been proposed in order to accommodate the restaurant expansion. The addition will consist of stucco that will match the building with numerous windows and wood beams and trellises.

The proposed development compares to Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C9 Zone Requirements
<b>Development Regulations</b>		
Floor Area Ratio (FAR)	0.3437	1.5
Site Coverage (buildings)	15.21%	N/A
Rear yard setback (W)	10.76m*	15.0m
Height	4.6m / 1 storey	22m / 6 storeys
<b>Other Regulations</b>		
Vehicle Parking	134 stalls	113 stalls
	21 surplus stalls currently located onsite.	1 Stall required for restaurant reconfiguration. Continental Breakfast Room is considered common hotel area and does not require additional parking

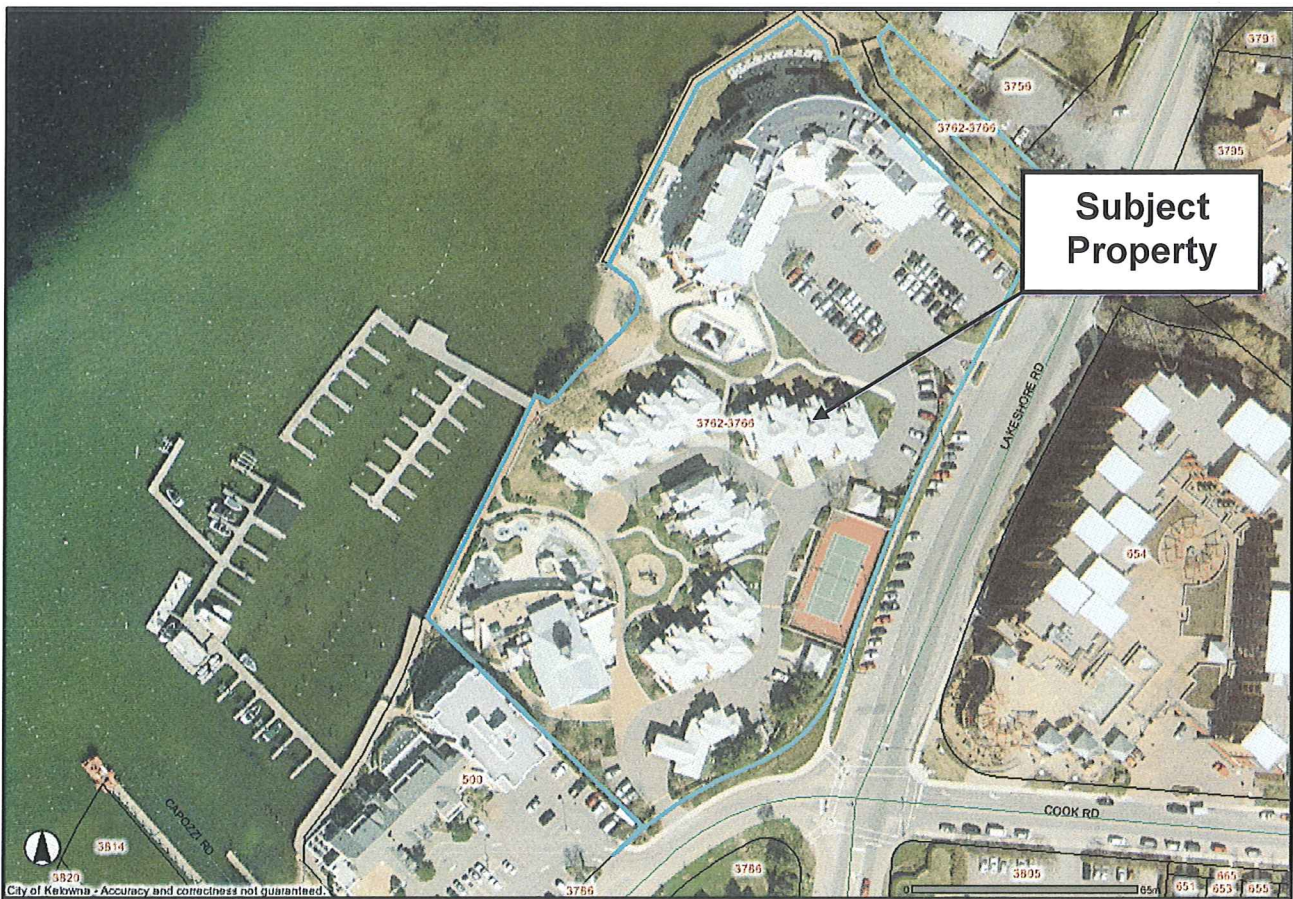
\* Variance required

4.2 Site Context

Adjacent zones and uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C9 - Tourist Commercial	Lakeshore Inn
East	C9 - Tourist Commercial RM7 - Mobile Home Park RR3 - Rural Residential 3	Lakeshore Dr. Hiawatha Residential
South	C9 - Tourist Commercial	Wilson Creek & Manteo
West	W2 - Intensive Water Use	Okanagan Lake

The subject property is bounded by Wilson Creek to the North and Okanagan Lake to the west.



5.0 Current Development Policies - Kelowna Official Community Plan 2030 (OCP)

5.1.1 Development Process (Chapter 5) - Considerations in Reviewing Development Applications

Provide parks for a diversity of people and a variety of uses (Objective 5.14)

**Protect Sensitive Areas (Policy .4).** Sensitive environmental areas and riparian management areas (RMA) will be protected by siting trails beyond their boundaries, unless there are absolutely no alternatives.

**Encourage uses and commercial ventures that promote local tourism (Objective 5.26).**

**Tourist Commercial (Policy .1).** Consider commercial development for tourism related uses in the Capozzi / Truswell, Lakeshore, Cook Road area.

**Waterfront Commercial (Policy .3).** Waterfront commercial and multiple unit housing must facilitate and enhance public enjoyment of or access to the lakefront.

5.1.2 Urban Design Guidelines (Chapter 14) - Comprehensive Development Permit Area (Multiple Unit Residential, Commercial, and Industrial Design guidelines)

**Objectives**

- 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;
- 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; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

**Guidelines**

**Authenticity and regional expression**

- Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity;
- Incorporate forms and images that relate to the region's natural and cultural landscapes (e.g. incorporate winery or orchard inspired trellises or rooflines that reflect those found on barns and older homes located on/around agricultural lands);
- Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
- Incorporate materials that relate to the character of the region and the context of the surrounding neighbourhood;
- Use colours found in the region's natural and cultural landscape;
- Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;
- Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).

## 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).
- Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building.
- Travel distances to exit(s), number of exits and direction of door swings from the area. Complete floor plans are required at time of building permit application.
- Structural & Geotechnical Engineering required at time of Building Permit Application
- Washroom Calculations to be provided at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

### 6.2 Development Engineering Department

- This development permit application to expand the existing restaurant, will not compromise our servicing requirements.
- A parking requirement review is required.

### 6.3 Fire Department

A review of the Fire safety Plan as per section 2.8 of the BCFC will be required.

### 6.4 Public Health Inspector

#### *Wastewater Disposal & Drinking Water*

We have no comments on wastewater disposal or drinking water based on the referenced property having connection to the City of Kelowna municipal sewer and drinking water systems.

#### *Foodservice*

Please note that the proposed expansion at Manteo Restaurant must undergo a foodservice facility review and approval process starting with the submission of a detailed restaurant/kitchen layout plan to the area Environmental Health Officer at Interior Health, in advance of construction. For information on the approval process and requirements for restaurants, please refer to the following link:  
<http://www.interiorhealth.ca/YourEnvironment/FoodSafety/Pages/Permits.aspx>

**7.0 Application Chronology**

Date of Application Received: January 30, 2012

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:

Reviewed by:



Danielle Noble, Manager of Urban Land Use

Approved for Issuance:

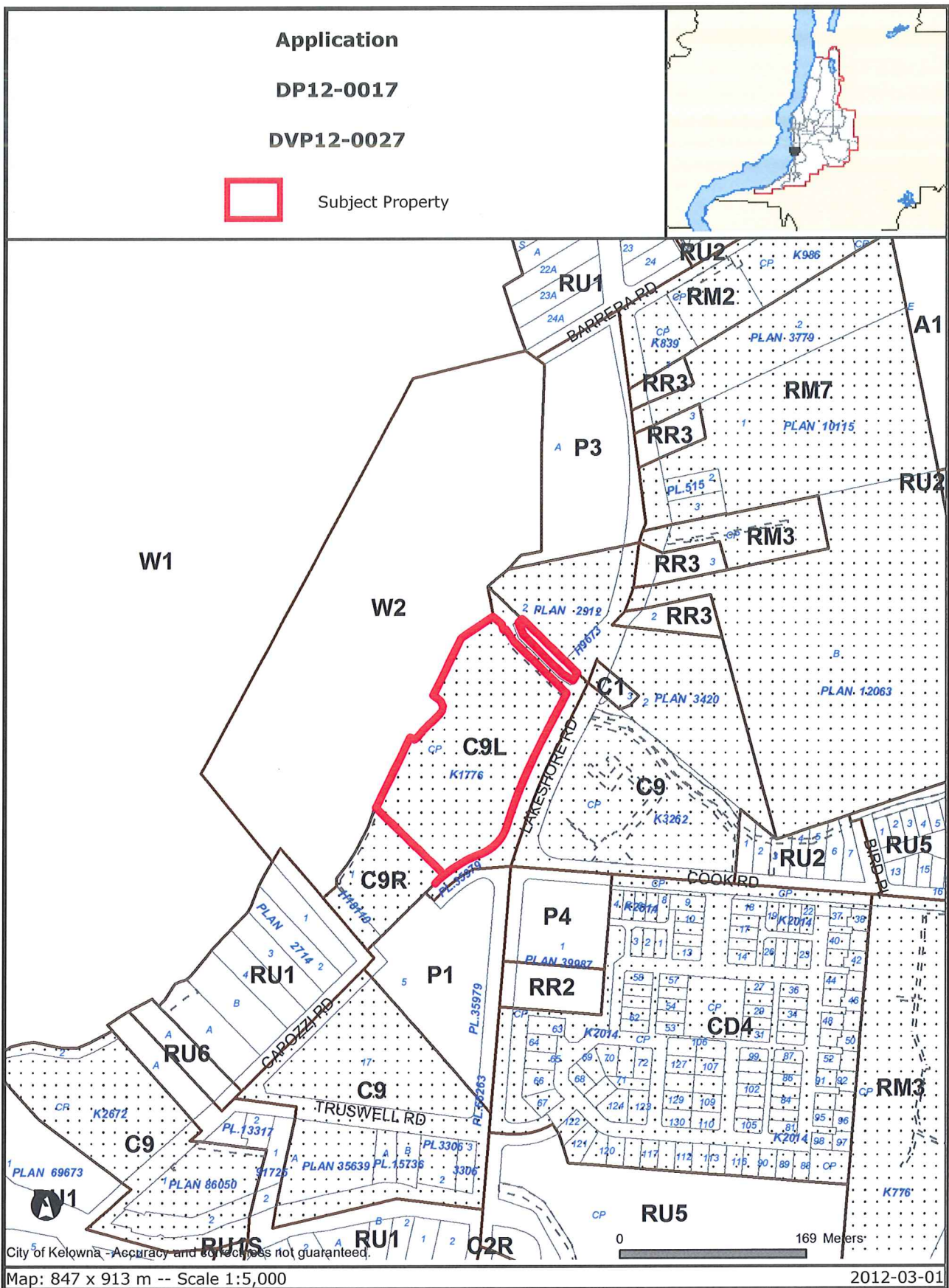


Shelley Gambacort, Director of Land Use Management

**Attachments:**

- Site Plan
- Elevations
- Landscape Plan
- Development Engineering Requirements





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.

1 SITE CONTEXT PLAN  
SCALE: NTS



**MANTEO RESTAURANT EXPANSION**  
3762 LAKESHORE ROAD, KELOWNA, BC, CANADA V1W 3L4  
ISSUED FOR DEVELOPMENT PERMIT  
JANUARY 31st, 2012

**SCHEDULE A**  
This forms part of development  
Permit # DP12-0017 / DP12-0027

**CONTRACT SHEET**  
ARCHITECT - MAN CONCEPTS  
200-2237 Columbia Street  
Kelowna BC V1Y 3Y3  
Client: Robert - Manteco  
Project Name: Manteco Restaurant Expansion  
3762 Lakeshore Rd  
Kelowna BC V1W 3L4  
www.mantecoconceptarch.com  
email: info@mantecoconceptarch.com  
Client: Andrew - Manteco  
email: andrew@manteco.com

DRAWING LIST	SCALE	ISSUE	DATE	REVISION
A-001	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-002	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-003	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-004	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-005	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-006	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-007	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-008	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-009	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-010	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-011	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-012	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-013	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-014	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-015	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-016	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-017	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-018	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-019	AS-BUILT	NOT INSULATED PERMIT	2012	-
A-020	AS-BUILT	NOT INSULATED PERMIT	2012	-

**ROGA**  
Robert O'Connell Architecture Inc.  
200 - 2237 Columbia Street  
Kelowna BC V1Y 3Y3  
Tel: (250) 867-7241  
Fax: (250) 867-7241  
info@roga.ca  
www.roga.ca

**MANTEO RESTAURANT EXPANSION**  
3762 Lakeshore Road  
Kelowna, BC V1W 3L4

DATE	REVISED BY	REVISION
NTS	NTS	REVISION

**COVER SHEET**

SCALE: **A0.00**

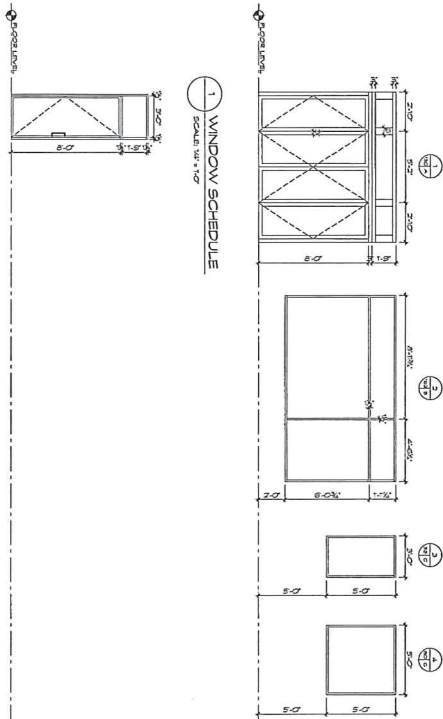
CONTRACTOR'S RESPONSIBILITY: THIS DRAWING WAS PREPARED BY THE ARCHITECT AND THE CONTRACTOR HAS REVIEWED THE DRAWING FOR ACCURACY AND COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DRAWING AND ALL APPLICABLE REGULATIONS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THE PROJECT.



WINDOW NUMBER	WINDOW HEIGHT	WINDOW WIDTH	CONCRETE RISE
1-1	6'-0"	4'-0"	4"
1-2	6'-0"	4'-0"	4"
1-3	6'-0"	4'-0"	4"

**WINDOW SCHEDULE LEGEND**

1. WINDOW NUMBER
2. WINDOW HEIGHT
3. WINDOW WIDTH
4. CONCRETE RISE



**SCHEDULE A**  
This forms part of development  
Permit # DP12-007 / DP12-007

- GENERAL NOTES:**
1. WINDOW DIMENSIONS AND PROPORTIONS SHALL BE IN ACCORDANCE WITH THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 1:2003.
  2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DRAWINGS & SPECIFICATION PREPARED BY CONSULTANTS INCLUDING THE DRAWINGS AND SPECIFICATION FOR THE BUILDING AND THE DRAWINGS AND SPECIFICATION FOR THE CURTAIN WALLS.
  3. VERIFY ALL GENERAL LINES, DIMENSIONS, REPORT ANY INCONSISTENCIES TO THE ARCHITECT. WHERE A DIMENSION IS SHOWN IN CONFLICT WITH A DIMENSION FROM ANOTHER DRAWING, THE DIMENSION FROM THE DRAWING WITH THE HIGHEST SCALE SHALL PREVAIL.
  4. VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, REPORT ANY INCONSISTENCIES TO THE ARCHITECT. WHERE A DIMENSION IS SHOWN IN CONFLICT WITH A DIMENSION FROM ANOTHER DRAWING, THE DIMENSION FROM THE DRAWING WITH THE HIGHEST SCALE SHALL PREVAIL.
  5. VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, REPORT ANY INCONSISTENCIES TO THE ARCHITECT. WHERE A DIMENSION IS SHOWN IN CONFLICT WITH A DIMENSION FROM ANOTHER DRAWING, THE DIMENSION FROM THE DRAWING WITH THE HIGHEST SCALE SHALL PREVAIL.
  6. ALL DIMENSIONS UNLESS STATED OTHERWISE SHALL BE TO FACE UNLESS INDICATED OTHERWISE BY THE ARCHITECT.
  7. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK. PROVIDE SHOP DRAWINGS.
  8. GENERAL NOTES ON ONE DESIGN DOCUMENT ARE APPLICABLE ON ALL DOCUMENTS.
  9. ALL BUILDINGS, CONSTRUCTION MATERIALS AND PRODUCTS SHALL CONFORM TO THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 1:2003 AND THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 2:2003.
  10. SHOP DRAWINGS FOR FABRICATED ELEMENTS SHALL BE SUBMITTED FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. A LIST OF FABRICATED ELEMENTS WILL BE PROVIDED AT SITE DRAIN BY THE GENERAL CONTRACTOR.
  11. VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, REPORT ANY INCONSISTENCIES TO THE ARCHITECT. WHERE A DIMENSION IS SHOWN IN CONFLICT WITH A DIMENSION FROM ANOTHER DRAWING, THE DIMENSION FROM THE DRAWING WITH THE HIGHEST SCALE SHALL PREVAIL.

1. ALL WORK SUBJECT TO REVISION. REVISIONS TO BE MADE BY ARCHITECT AND/OR OTHER REGISTERED PROFESSIONALS, LIMITED OR UNLIMITED LIABILITY AND/OR OTHER REGISTERED PROFESSIONALS.
2. ALL WORK SHALL MEET THE REQUIREMENTS OF THE B.C. TRADE ASSOCIATIONS REGULATIONS GOVERNING EACH TRADE INVOLVED WITH THE PROJECT.
3. REVISIONS TO BE MADE BY ARCHITECT AND/OR OTHER REGISTERED PROFESSIONALS, LIMITED OR UNLIMITED LIABILITY AND/OR OTHER REGISTERED PROFESSIONALS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 1:2003 AND THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 2:2003.
5. VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, REPORT ANY INCONSISTENCIES TO THE ARCHITECT. WHERE A DIMENSION IS SHOWN IN CONFLICT WITH A DIMENSION FROM ANOTHER DRAWING, THE DIMENSION FROM THE DRAWING WITH THE HIGHEST SCALE SHALL PREVAIL.
6. ALL DIMENSIONS UNLESS STATED OTHERWISE SHALL BE TO FACE UNLESS INDICATED OTHERWISE BY THE ARCHITECT.
7. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK. PROVIDE SHOP DRAWINGS.
8. GENERAL NOTES ON ONE DESIGN DOCUMENT ARE APPLICABLE ON ALL DOCUMENTS.
9. ALL BUILDINGS, CONSTRUCTION MATERIALS AND PRODUCTS SHALL CONFORM TO THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 1:2003 AND THE 2003 EDITION OF THE BRITISH STANDARD BS 6262 PART 2:2003.
10. SHOP DRAWINGS FOR FABRICATED ELEMENTS SHALL BE SUBMITTED FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. A LIST OF FABRICATED ELEMENTS WILL BE PROVIDED AT SITE DRAIN BY THE GENERAL CONTRACTOR.
11. VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, REPORT ANY INCONSISTENCIES TO THE ARCHITECT. WHERE A DIMENSION IS SHOWN IN CONFLICT WITH A DIMENSION FROM ANOTHER DRAWING, THE DIMENSION FROM THE DRAWING WITH THE HIGHEST SCALE SHALL PREVAIL.

DATE	NO.	REVISIONS	NO.
<p><b>MANTEO EXPANSION</b></p> <p>37501 Lakeshore Road Richmond, BC V7V 2K4</p>			
<p><b>SCHEDULES</b></p>			

**Robert Deyoung Inc.**  
 200 - 2205 Columbia Street  
 Vancouver, B.C.  
 Canada V5Y 3Y3  
 Tel: (604) 687-4641  
 Fax: (604) 687-4641  
 admin@robertdeyounginc.com

CONTRACTOR RETURN: THE DRAWING MUST NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	
NO.	DATE
ISSUE:	



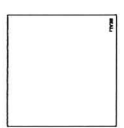
1 SITE PLAN  
SCALE: 1/8" = 1'-0"

**SCHEDULE A**  
 This forms part of development  
 Permit # DP12-0017/DUP12-0027

CONTRACTOR'S RESPONSIBILITY: THIS DRAWING IS THE PROPERTY OF ROBERT GORAN ARCHITECTURE INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ROBERT GORAN ARCHITECTURE INC. IS STRICTLY PROHIBITED.

REVISION	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION



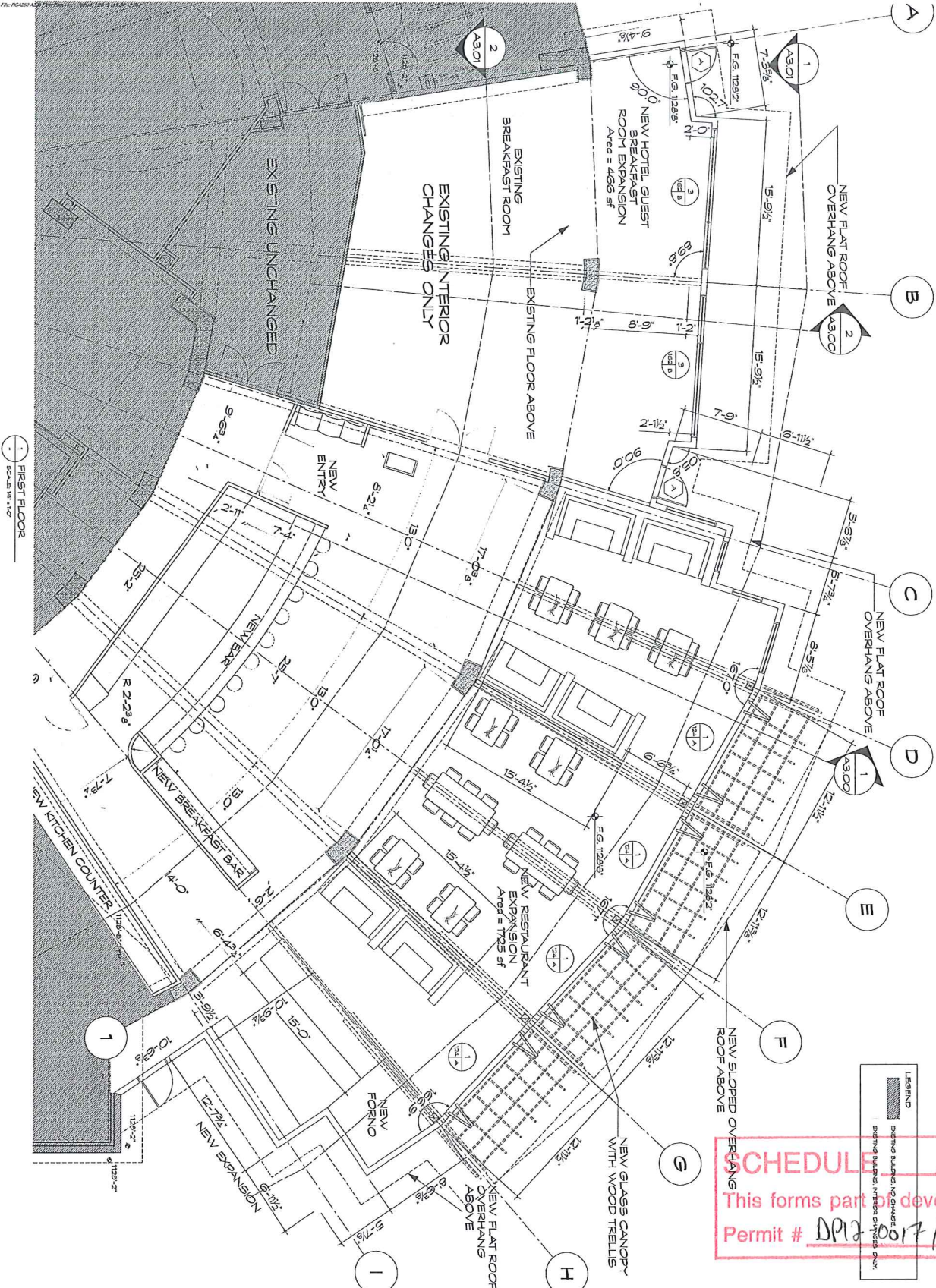
**ROGA**  
 Robert Goran Architecture Inc.  
 200 - 2239 Champlain Street  
 Chelsea, VT 05737  
 Tel: (802) 887-4641  
 admin@rogaarchitect.com

**MANTEO EXPANSION**  
 3792 Lakeshore Road  
 Kalamazoo, MI 49001

DATE	BY	REVISION
12/20/11	RCG	1

**SITE PLAN**

SCALE	DATE
1/8" = 1'-0"	12/20/11



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

**SCHEDULE A**  
This forms part of development  
Permit # DP17007 / DP17-00-007

**LEGEND**

[Hatched Box]	EXISTING UNCHANGED
[Dotted Box]	EXISTING INTERIOR CHANGES ONLY

**REVISIONS**

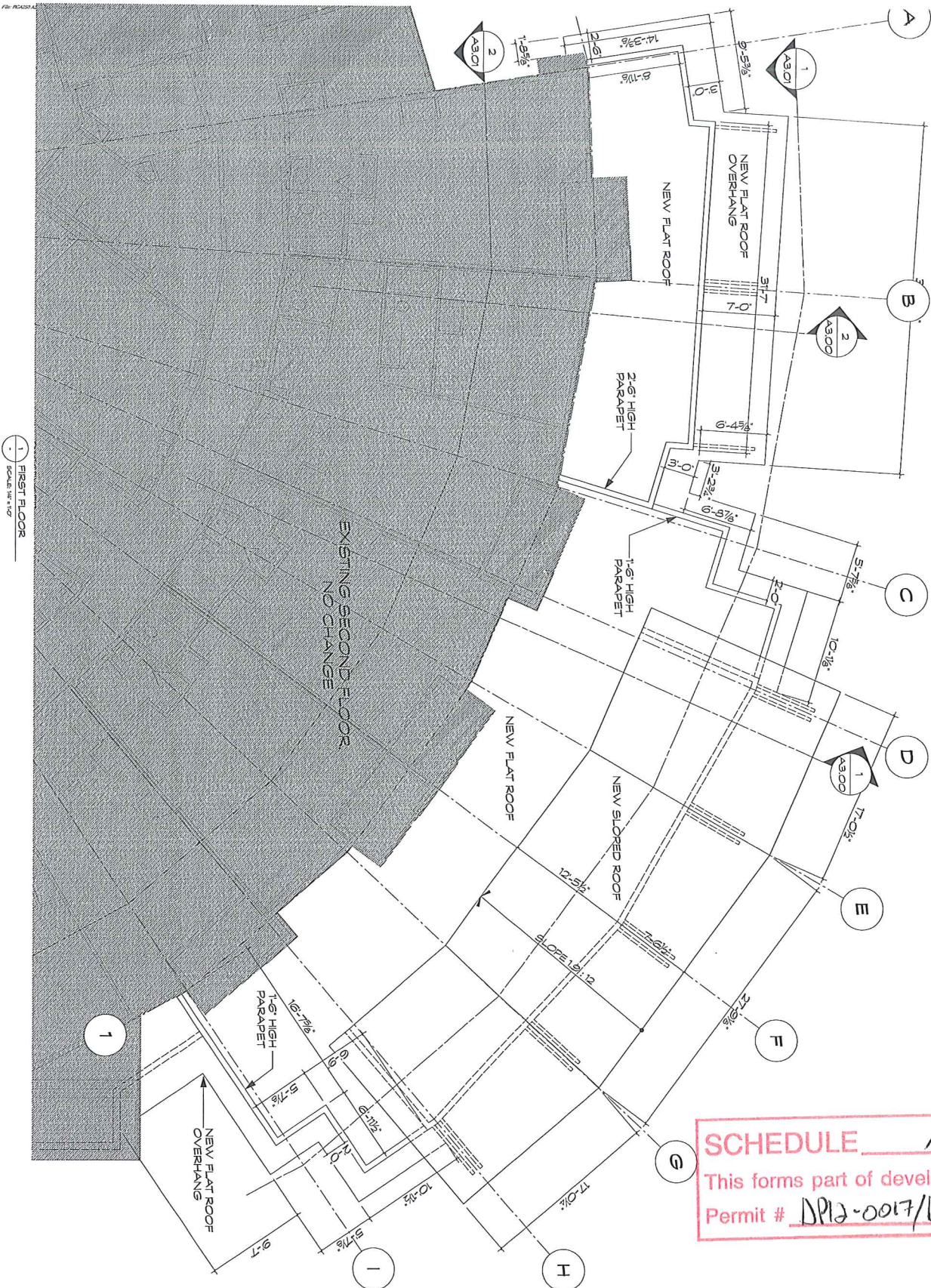
NO.	DATE	DESCRIPTION

**MANTEO EXPANSION PLAN**

3753 Lullwater Blvd  
Kilwinning, SC 29554

**ROGA**  
Robert Ciccozzi Architecture Inc.  
200 - 2393 Columbia Street  
Vancouver, B.C.  
Canada V6J 1Y3  
Tel: (604) 687-4841  
Fax: (604) 687-4841  
admin@rogaarch.com

DATE:	
SCALE:	
PROJECT:	
NO.	

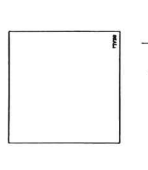


**SCHEDULE** A  
This forms part of development  
Permit # DP12-PLN/100-PLN

NO.	DATE	REVISION	BY	CHK
-				
<b>ROOF PLAN PLAN</b>				

**MANTEO EXPANSION PLAN**  
3765 Latham Road  
Ketchikan, AK 99901

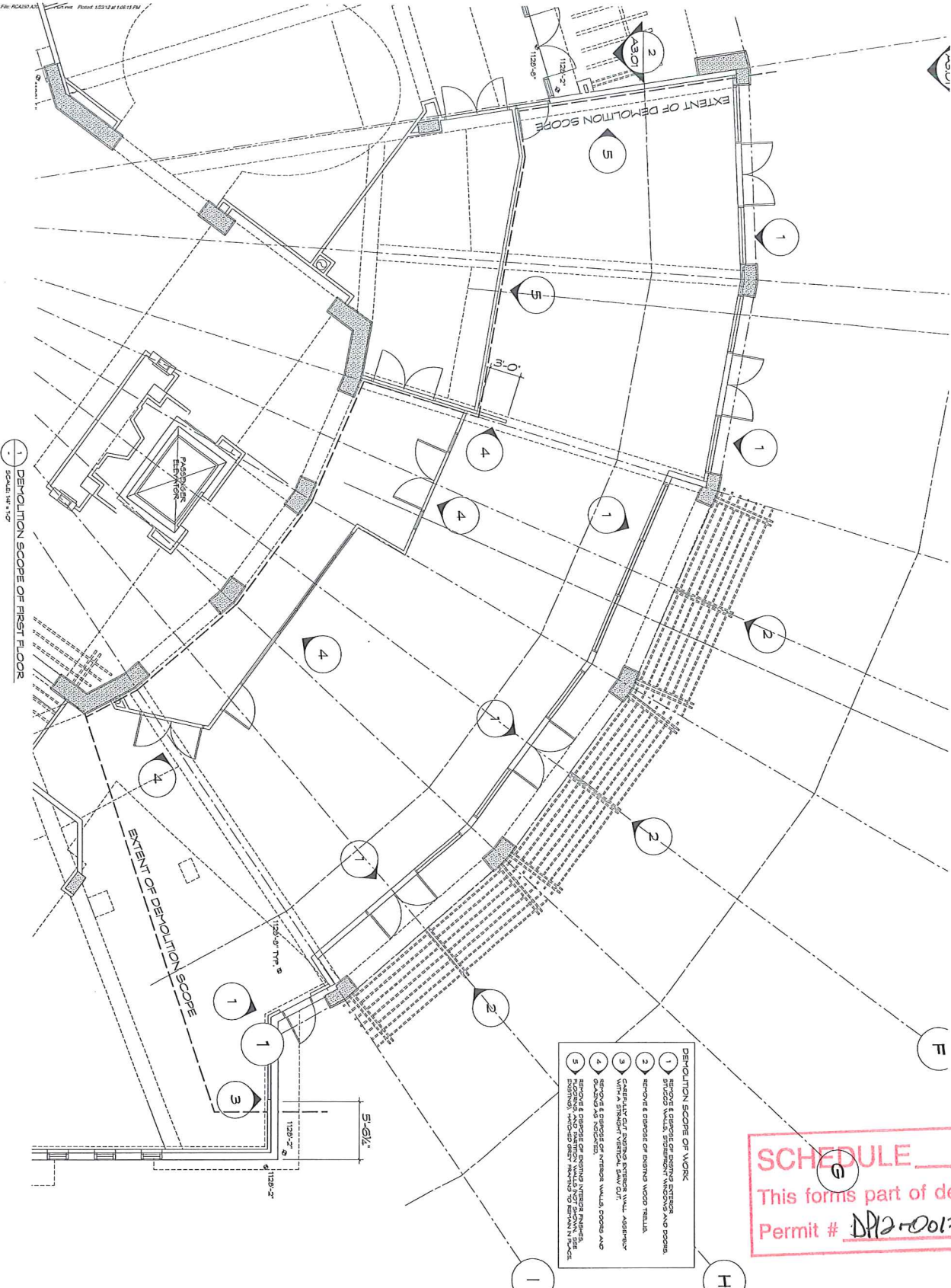
**RBA**  
Robert Chochoz Architecture Inc.  
200 - 2230 Chisholm Street  
Vancouver, B.C.  
Canada V6T 4Y4  
Tel: (604) 681-4444  
Fax: (604) 687-4441  
admin@chochozarchitecture.com



NO.	DATE	REVISION	BY	CHK

**COMPONENTS:** THIS DRAWING AND ANY OTHER INFORMATION CONTAINED HEREIN IS THE PROPERTY OF RBA ARCHITECTURE INC. AND SHALL REMAIN THE PROPERTY OF RBA ARCHITECTURE INC. AND SHALL NOT BE REPRODUCED, COPIED, 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 PERMISSION OF RBA ARCHITECTURE INC.

**FIRST FLOOR**  
SCALE: 1/4" = 1'-0"



1 DEMOLITION SCOPE OF FIRST FLOOR  
SCALE: 1/8" = 1'-0"

- DEMOLITION SCOPE OF WORK**
- 1 REMOVE & DISPOSE OF EXISTING EXTERIOR AND ROOF.
  - 2 REMOVE WALLS, STRUCTURAL MEMBERS AND ROOF.
  - 3 REMOVE & DISPOSE OF EXISTING INTERIOR WALL, ADJUSTIVE SYSTEM, STRUCTURAL STEEL, SILL, C/P.
  - 4 REMOVE & DISPOSE OF EXISTING INTERIOR FINISHES, FLOORING, AND CEILING MATERIALS TO EXPOSE STRUCTURE AS INDICATED.
  - 5 REMOVE & DISPOSE OF EXISTING WALLS, ROOF AND FLOORING.

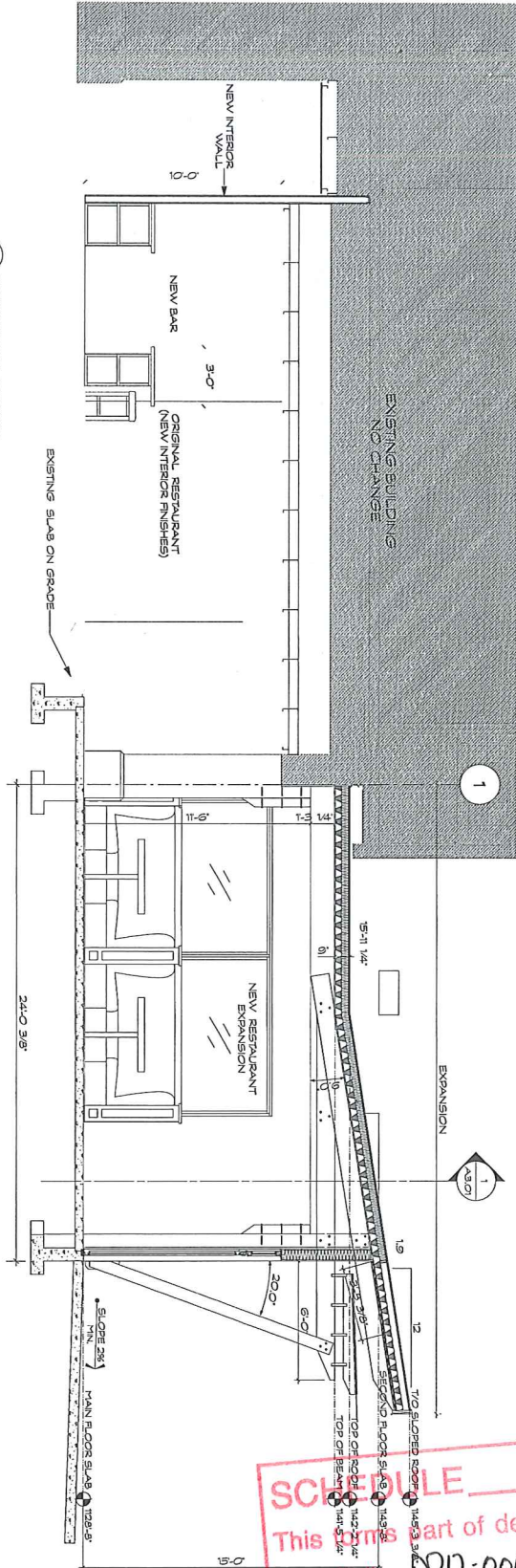
**SCHEDULE A**  
 This forms part of development  
 Permit # DPR-2017 / DPR-007

<b>WANTED EXPANSION</b>	
3763 Lakeshore Blvd Kilburn, BC V1V 2M8	
DATE: 1/2/17	REVISION: 1/2/17
<b>DEMOLITION PLAN</b>	
PROJECT NO: -	DATE: A2.02

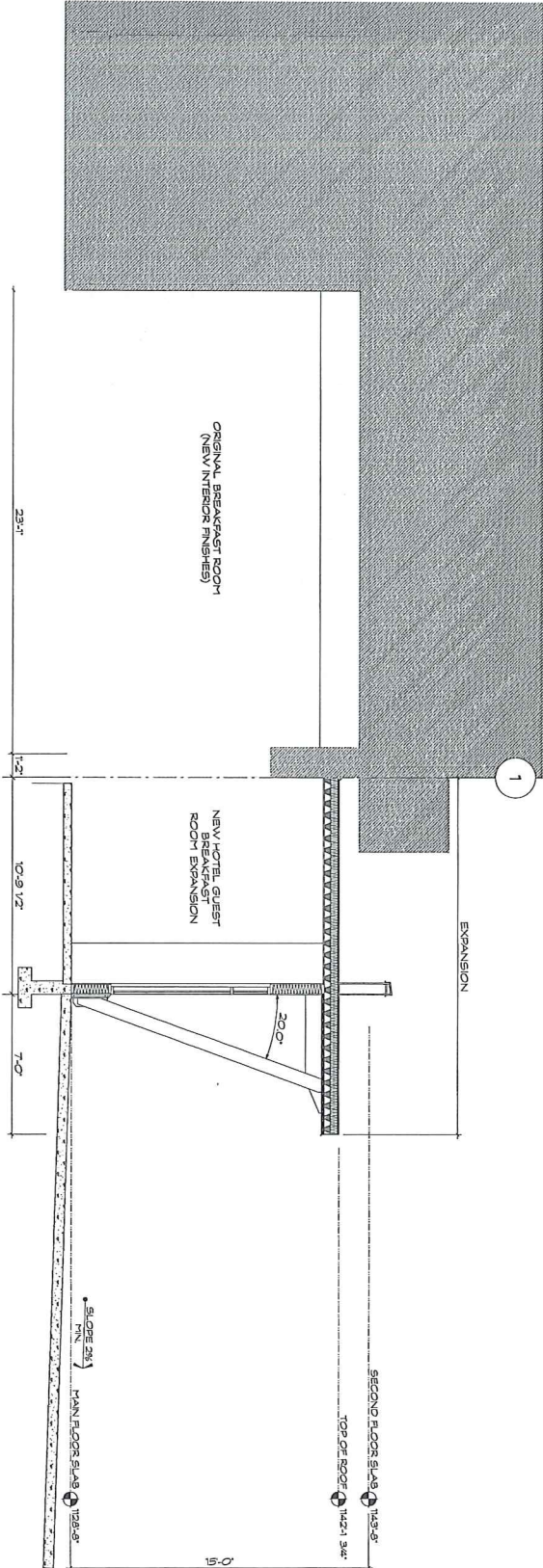
**RG&A**  
 Robert Gordon Architecture Inc.  
 200 - 6295 Columbia Street  
 Vancouver, B.C.  
 Canada V5T 3T2  
 Tel: (604) 687-4841  
 Fax: (604) 687-4841  
 admin@rgandaarchitecture.com

ISSUE:	
NO.	DESCRIPTION

CONTRACTOR ADVISED: THIS DRAWING AND ALL WORK SHOWN ON THESE DRAWINGS SHALL BE THE PROPERTY OF RG&A. NO PART OF THIS DRAWING 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 PERMISSION OF RG&A.



1 RESTAURANT SECTION  
SCALE: 1/2" = 1'-0"



2 BREAKFAST ROOM SECTION  
SCALE: 1/2" = 1'-0"

**SCHEDULE A**  
 This is part of development  
 Permit # 7-000-0180/7-100-0180

CONTRACTOR WARRANTS THAT DRAWINGS AND NOTATIONS SHOWN ON THESE DRAWINGS SHALL NOT 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 PERMISSION OF THE ARCHITECT.

REVISION	DATE	DESCRIPTION



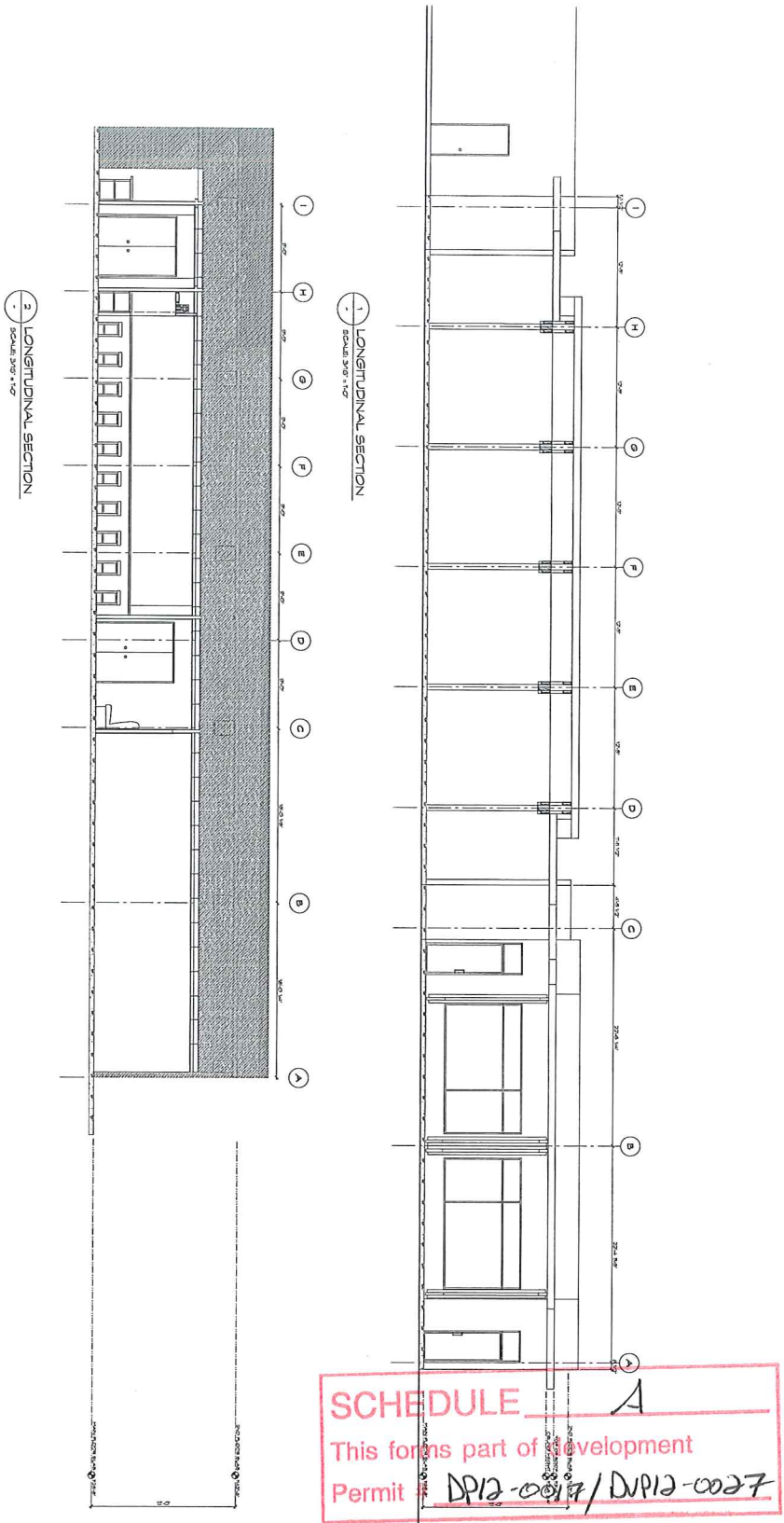
**RGA**  
 Robert Chiozzi Architecture Inc.  
 200 - 2230 Columbia Street  
 Vancouver, B.C.  
 Canada V5V 2Y1  
 Tel: (604) 687-4774  
 Fax: (604) 687-4644  
 admin@rchiozzia.com

**MANTEO EXPANSION**  
 3950 Lakeshore Road  
 Kelowna, BC V1W 3M4

NO.	DATE	REVISION
1	12-1-16	ISSUED

**SECTIONS**

PROJECT NO. **A300**



SCHEDULE A

This forms part of development Permit DP12-000-0100-0007

CONTRACTOR'S RESPONSIBILITY: THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY OTHER PARTS OF THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING OR FOR THE SAFETY OF THE BUILDING OR FOR THE SAFETY OF THE OCCUPANTS OF THE BUILDING.

NO.	DATE	DESCRIPTION



**ROGA**

Robert O'Connell Architects Inc.  
 200 - 2538 Columbia Street  
 Victoria, BC V8T 2Y7  
 Canada V8T 2Y7  
 Phone: (250) 387-4641  
 Fax: (250) 387-4641  
 admin@rogaarchitects.com

**MANTEO EXPANSION**

37621 Lakeshore Road  
 Kelowna, BC V1W 3J4

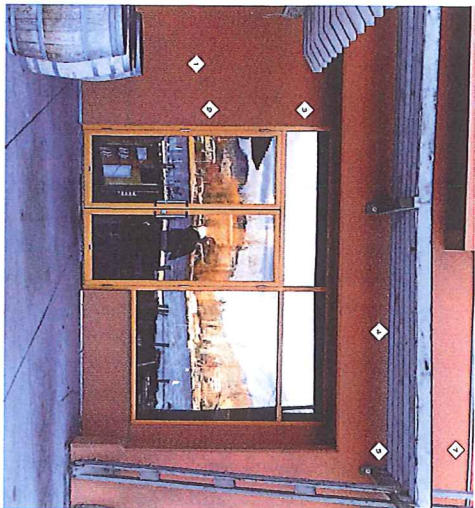
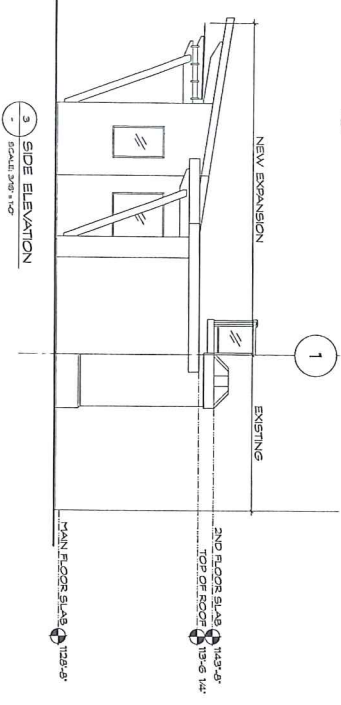
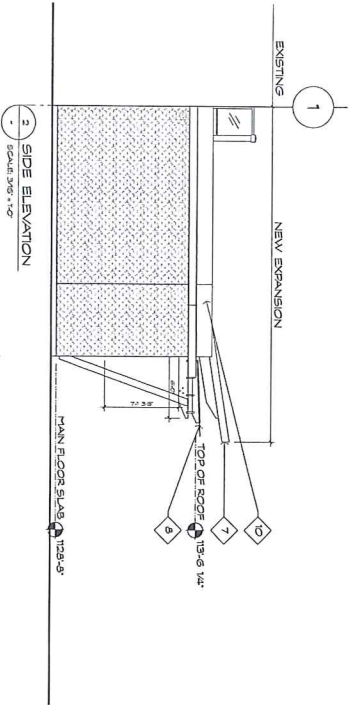
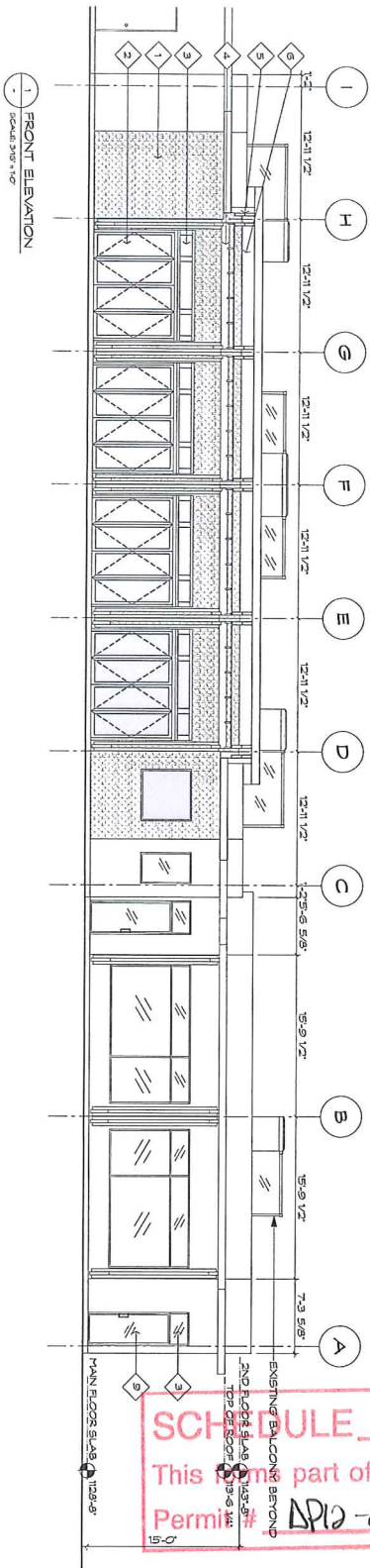
DATE	BY	REVISION

SCALE: 3/8" = 1'-0"

**SECTIONS**

SECTION: -

SCALE: A3.01



NOTE: MATCH EXISTING COLOURS ON SITE AND NOT FROM PHOTOGRAPH  
 4 - EXISTING RESTAURANT ELEVATION

- MATERIAL LIST**
- 1 STUCCO PAINTED TO MATCH EXISTING
  - 2 NANAWALL ALUMINUM FOLDING WINDOW SYSTEM
  - 3 ALUMINUM WINDOWS, FRAMES PAINTED TO MATCH EXISTING
  - 4 WOOD TRELLIS PAINTED TO MATCH EXISTING
  - 5 WOOD BEAMS PAINTED TO MATCH EXISTING
  - 6 PAINTED WOOD TEG DECKING
  - 7 METAL FLASHING FINISHED TO MATCH EXISTING
  - 8 GLASS SWING DOORS, FRAMES PAINTED TO MATCH EXISTING
  - 9 STEEL PLAYED PARAPETS

**SCHEDULE B**  
 This is part of development  
 Permit # NP100-2100-010-001-001-001

CONTRACTOR RELEASE: THIS DRAWING SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURE OR SYSTEM. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE KEPT IN CONFIDENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

NO.	DATE	REVISION

NO.	DATE	REVISION



**Robert Gordon Architects Inc.**  
 200 - 2339 Columbia Street  
 Victoria, BC V8W 2Y1  
 Tel: (250) 882-2711  
 Fax: (250) 882-2711  
 email@robertgordonarchitects.com

NO.	DATE	REVISION

**WANTED EXPANSION ELEVATIONS**  
 3762 Lakertown Road  
 Kelowna, BC V1W 3L4

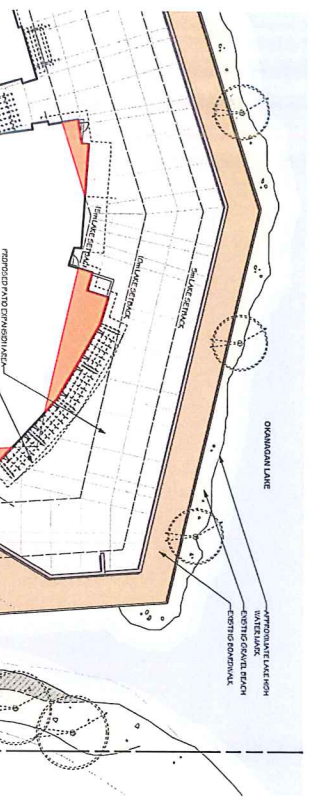
NO.	DATE	REVISION

**ELEVATIONS**

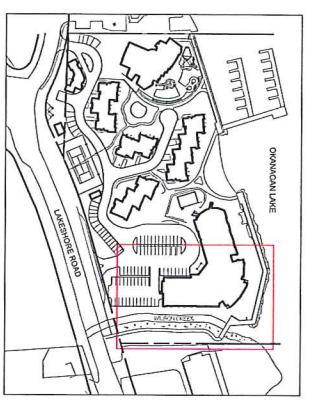
NO.	DATE	REVISION

**A2.10**





EXISTING BUILDING



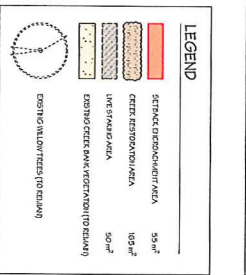
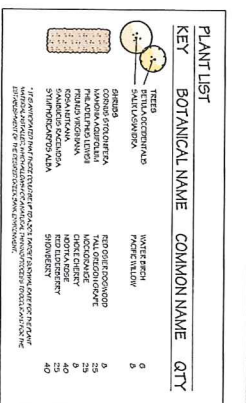
CONTEXT MAP

DRAWING NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES, RECORDS AND EXISTING STRUCTURES AND LANDSCAPE ELEMENTS TO REMAIN ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES, RECORDS AND EXISTING STRUCTURES AND LANDSCAPE ELEMENTS TO REMAIN ON THE PROJECT SITE.

**PLANT LIST**  
**KEY** BOTANICAL NAME COMMON NAME QTY

SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5
SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5
SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5
SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5
SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5
SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5
SEEDS	WATER BUSH	5
SEEDS	PACIFIC YALOW	5



**SCHEDULE**  
 This forms part of development  
 Permit # DP12-0017/DUP12-0017

OUTLAND DESIGN  
 LANDSCAPE ARCHITECTURE  
 205 - 1889 Sohil Road  
 Kelowna, BC V1Y 4K2  
 T1201 8692920  
 www.outlanddesign.ca

ISSUED FOR REVIEW ONLY  
 L1/1

# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Development Permit No.: DP12-0017 & DVP12-0027

EXISTING ZONING DESIGNATION:	C9 – Tourist Commercial
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive DP
	To vary the required rear yard for a hotel from 15m required to 10.76m proposed.

ISSUED TO:	Davara Holdings
LOCATION OF SUBJECT SITE:	1034 Cawston Avenue

	LOT	D.L.	SECTION	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	2	134		26	ODYD	KAP56428 Except Strata Plan KAS1776 (PH1)

### 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) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C".

AND FURTHER THAT variances to the following sections of Zoning Bylaw No. 8000, C9 – Tourist Commercial be granted:

Section 14.9.5(e) Development Regulations

To vary the required rear yard for a hotel from 15m required to 10.76m 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. 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 \$       N/A      .

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 Land Use Management.

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 COUNCIL ON THE 20<sup>th</sup> DAY OF MARCH, 2012

ISSUED BY THE LAND USE MANAGEMENT DEPT. OF THE CITY OF KELOWNA THE \_\_\_\_\_ DAY OF MARCH, 2012 BY THE DIRECTOR OF LAND USE MANAGEMENT.

\_\_\_\_\_  
Shelley Gambacort  
Director of Land Use Management