

REPORT TO COUNCIL



Date: February 24, 2012
To: City Manager
From: Land Use Management, Community Sustainability (LT)
Application: DP11-0099 & DVP11-0115 **Owner:** OCORP Development Ltd.
Address: 1966-1968 Kane Road **Applicant:** PC Urban Properties
Subject: Development & Development Variance Permit Application

Existing & Proposed OCP Designations:	Commercial MRL - Multiple Unit Residential - Low Density MRM - Multiple Unit Residential - Medium Density
Existing Zoning:	A1 - Agriculture 1
Proposed Zoning:	C3 - Community Commercial RM3 - Low Density Multiple Housing RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Final Adoption of OCP Amending Bylaw No. 10617 and Zone Amending Bylaw No. 10618 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP11-0099 for Lot 44, Section 33, Township 26, ODYD, Plan KAP48643, located at 1966-1968 Kane Road, 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 issuance of the Development Permit be subject to the registration of the plan of subdivision for the three legal parcels, and associated road dedications;

AND THAT issuance of the Development Permit be subject to a storm drainage plan being submitted to the satisfaction of the Development Engineering Branch, and associated bonding submitted;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP11-0115 for Lot 44, Section 33, Township 26, ODYD, Plan KAP48643, located at 1966-1968 Kane Road, Kelowna, BC;

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

Section 8 (Table 8.1) - Parking Schedule: To vary the minimum total parking requirements from 184 spaces required to 169 spaces proposed.

Section 14.3.5(d) - C3 Development Regulations: To vary the minimum front yard setback from 3.0m required to 1.5m proposed.

Section 14.3.5(e) - C3 Development Regulations: To vary the minimum setback from a flanking street from 2.0m required to 1.5m proposed.

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

The applicant seeks an Urban Design Development Permit for a 4,246m² (45,700ft²) retail shopping centre. The proposal requires a Development Variance Permit to reduce required building setbacks, as well as relax the parking stall requirement from 184 stalls required to 169 proposed. Future multi-family residential uses are also proposed on the northern portion of the site.

3.0 Land Use Management

Staff generally encourages development in the core of Village Centres to maximize site potential, which would include multi-storey, mixed-use buildings. In this way, a critical mass of services, employment and residences can help catalyze the future development of surrounding areas as a pedestrian-orientated area. While the applicant has considered numerous development options to add additional density and uses to the site, they have expressed that market realities and the prohibitive costs of structured parking have limited the current development potential of the site.

The retail centre is anchored by a 35,600ft² building at the north end of the site, including a food store and drug store/pharmacy (Building 1). The placement of this building has directed the remainder of the site planning, with an emphasis on adequate visibility from adjacent right-of-ways, and direct access from tenant entrances to vehicular parking. While the majority of tenant spaces are orientated towards the vehicular parking area, Buildings 2 & 3 help to address the Kane & Drysdale street frontages, and include adjacent outdoor plaza spaces. These areas create opportunities for tenant patios and outdoor social gathering for local residents.

The applicant has worked with staff to enhance the original commercial development plans to better execute the vision for Village Centres. The revised design concept blends both classic and contemporary elements. This includes roof lines and finishing materials that are more sensitive to the surrounding context and not emulating a typical suburban response. Some landscape and surface treatment improvements have been included to increase the pedestrian-orientation of the development.

Variances are proposed to minimum parking requirements and building setbacks. Given the amount of residential density in the surrounding area, including existing and proposed multi-family developments, the proposed parking variance could be considered minimal, and may encourage alternative transportation modes to the site. Through the on-going development of

Village Centres, commercial development should be highly pedestrian-orientated and attract all forms of transportation, particularly where parking variances are being sought. The building setback variances proposed are reasonable and help to create an urban edge to the Kane and Drysdale frontages, while providing some additional flexibility for site planning and vehicle parking allocation.

The site plans included for the future residential development are only conceptual in nature, in order to provide an indication of the form of development being considered for the site. However, Urban Design Development Permits for the multi-family portion of the site (north) will be required prior to development (as market conditions permit).

Given the above considerations, the Land Use Management Department recommends that the Development Permit and Development Variance Permit applications be considered favorably. Staff welcomes the opportunity to further develop a vibrant, mixed-use Village Centre. It is hoped that the development will catalyze future investment in this area to develop an eclectic, destination shopping node.

4.0 Proposal

4.1 Background

An application to rezone the property from the existing A1 - Agriculture 1 zone to the C3 - Community Commercial, RM5 - Medium Density Multiple Housing and RM3 - Low Density multiple Housing zones is currently sitting at Third Reading.

4.2 Project Description

Development Programming and Future Development Permits:

The long, linear subject parcel is to be split into three separately zoned development areas: C3 - Community Commercial (shopping centre), RM5 - Medium Density Multiple Housing (four-storey apartments), and RM3 - Low Density Multiple Housing (townhomes). At this time, the immediate development program is limited to the creation of the commercial shopping centre. As such, detailed design plans have been submitted for approval for the commercial area, but not the residential lands. While the future multi-unit residential is included within the requested Development Permit to achieve site zoning, these plans are only submitted at a conceptual level. The multi-family residential development would be pursued by the land owner at a future date through a separate Development Permit process which would ensure the residential development meets the urban design objectives outlined in the Official Community Plan.

The conceptual residential site plan consists of three, 4-storey apartment buildings for the RM5 parcel (totalling 130 units), and 42 townhome units for the RM3 parcel.

Commercial Shopping Centre:

The proposed retail shopping centre is comprised of approximately 4,200m² (46,000ft²) of commercial space, separated into three buildings. Building 1, at the north end of the commercial site, includes both grocery and pharmacy anchor tenants as proposed. Building 2 is sited at the Kane/Drysdale intersection, while Building 3 fronts Kane Road at the southeast corner of the development site.

Principal vehicle access would be located along Kane Road, with a secondary access on Drysdale Blvd. A third entry further north on Drysdale (across from Whitman Rd) is to be secured as a mutual access easement for the neighbouring development site to the west, as well as the loading/service area access for Building 1.

Gable roof elements and parapet heights add variety and scale to the building massing. Hardi-plank panels (the principal finishing treatment) are used in a variety of colors and widths throughout the development. Generous fabric awnings and timber elements further animate the elevations and create a consistent approach between buildings. Corporate branding treatments for both Cooper’s Foods and Shoppers Drug Mart have been modestly modified to suit the design concept through the use of complimentary finishing materials.

The landscape plan compliments the proposed design, while providing visual relief to building elevations, screening parking areas, and enhancing pedestrian-orientated spaces. Decorative paving treatments define pedestrian areas created in front of the food store, and adjacent to Buildings 2 & 3. These spaces allow for outdoor patio/seating opportunities.

Development Variance Permit:

The proposed commercial shopping centre triggers three variance requests:

- To vary the minimum building setback along Drysdale Boulevard from 3.0m required to 1.5m proposed.
- To vary the minimum building setback along Kane Road from 2.0m required to 1.5m proposed.
- To vary minimum parking requirement from 184 required to 169 provided.

The commercial shopping centre proposal conforms to Zoning Bylaw No. 8000 (with variances noted) as follows:

Criteria	Proposal	C3 Zone Requirements
Existing Lot/Subdivision Regulations		
Site Area (m ²)	12,921m ²	1300m ²
Site Width (m)	96m	40.0m
Site Depth (m)	125m	30.0m
Development Regulations		
Maximum Building Floor Area	4,246m ²	12,921m ²
F.A.R.	0.324	1.0
Maximum Height (m)	7.3m	15.0m
Maximum Height (storeys)	1 storey	4 storeys
Site Coverage	32%	50%
Required Setbacks		
Front (Drysdale) ❶	1.5m	3.0m
Side (Kane) ❷	1.5m	2.0m
Side (north)	7.5m	2.0m
Rear (east) ❸	0.0m	0.0m
Other Regulations		
Bicycle Parking	Exceeds requirements	Class I (Long-term): 9 spaces Class II (Short-term): 26 spaces
Vehicle Parking ❸	169 spaces	‘Shopping Centres’ 4.4 spaces per 100 m ² GLA @ 4,171 m ² = 184 spaces
❶ Indicates a requested variance to the minimum front yard setback from 3.0m required to 1.5m proposed. ❷ Indicates a requested variance to the minimum building setback from a flanking street from 2.0m required to 1.5m proposed. ❸ Indicates a requested variance to the minimum parking requirements from 184 stalls required to 169 stalls proposed		

4.3 Site Context

The subject property is located on in the Glenmore Valley Village Centre. The property is accessed from Kane Road/Drysdale Blvd at the south, and Glenpark Dr to the north. The surrounding area is a mix of Village Centre commercial, existing and future multi-family development, and single-family housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing/RU2 - Medium Lot Housing	Single-Family Neighbourhood
East	A1 - Agriculture 1	Vacant (Future Multi-Family)
South	RM5 - Medium Density Multiple Housing A1 - Agriculture 1	Multi-Family (Condos) Vacant (Future Multi-Family)
West	C3 - Community Commercial RM3 - Low Density Multiple Housing RM5 - Medium Density Multiple Housing P3 - Parks & Open Space	Glenpark Village Commercial Multi-Family (Townhomes) Multi-Family (Condos) Whitman Glen Park

4.3 Subject Property Map: 1966-1968 Kane Road



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;

¹ Objective 5.11 (Development Process Chapter)

² Urban Design Development Permit Areas Chapter, Page 14.2

- 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;
- 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. Size and location of all signage to be clearly defined as part of the development permit. Any awnings over city property require an indemnification agreement(s). A Building Code analysis is required for the structure at time of building permit applications. Additional man door exits may be required from each building depending on floor layouts. Confirm with the fire departments that the fire lanes meet the requirements of the Building Code for access to the front doors of the buildings. The Mezzanine floor appears to exceed the allowable travel distance as defined in the British Columbia Building Code. The locations for the required washrooms are required at time of Building Permit application for each building. Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

Requirements satisfied through associated rezoning application (Z11-0033).

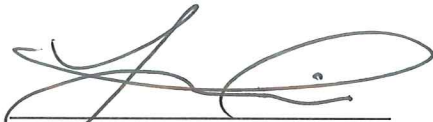
6.3 Fire Department

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.

7.0 Application Chronology

Date application received:	May 6, 2011
DP/DVP application received:	June 15, 2011
Advisory Planning Commission	July 19, 2011
Additional information provided:	Sept. 9, 2011
Third Reading for Z/OCP bylaws:	January 10, 2012
Outstanding requirements satisfied:	February 10, 2012

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use Branch

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map

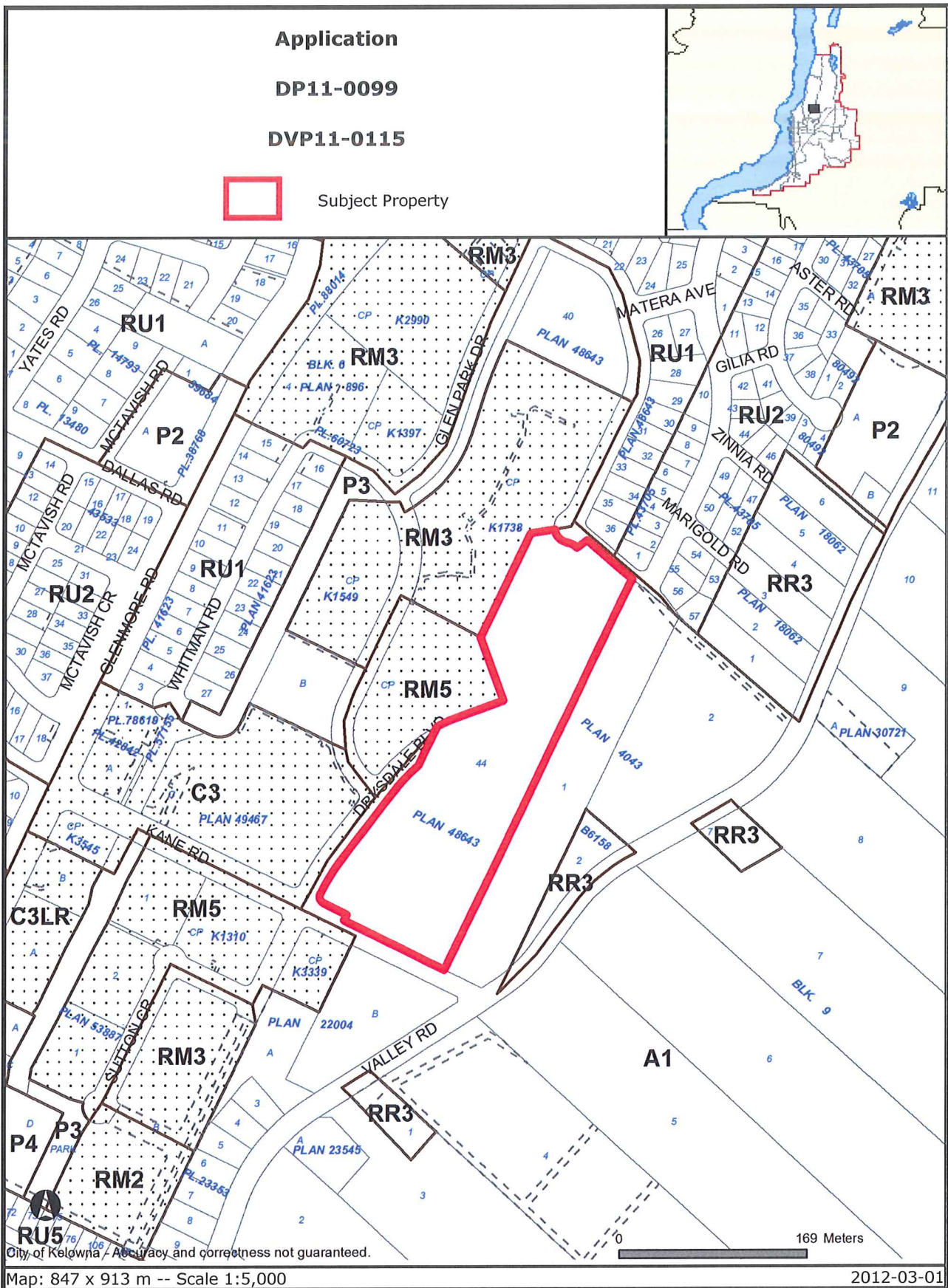
Schedule A - Site and Floor Plans

Schedule B - Elevations, Color/Materials Board

Schedule C - Landscape Plan

Draft Development Permit & Development Variance Permit (DP11-0099/DVP11-0115)





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.

**SUBMITTED FOR
REZONING**

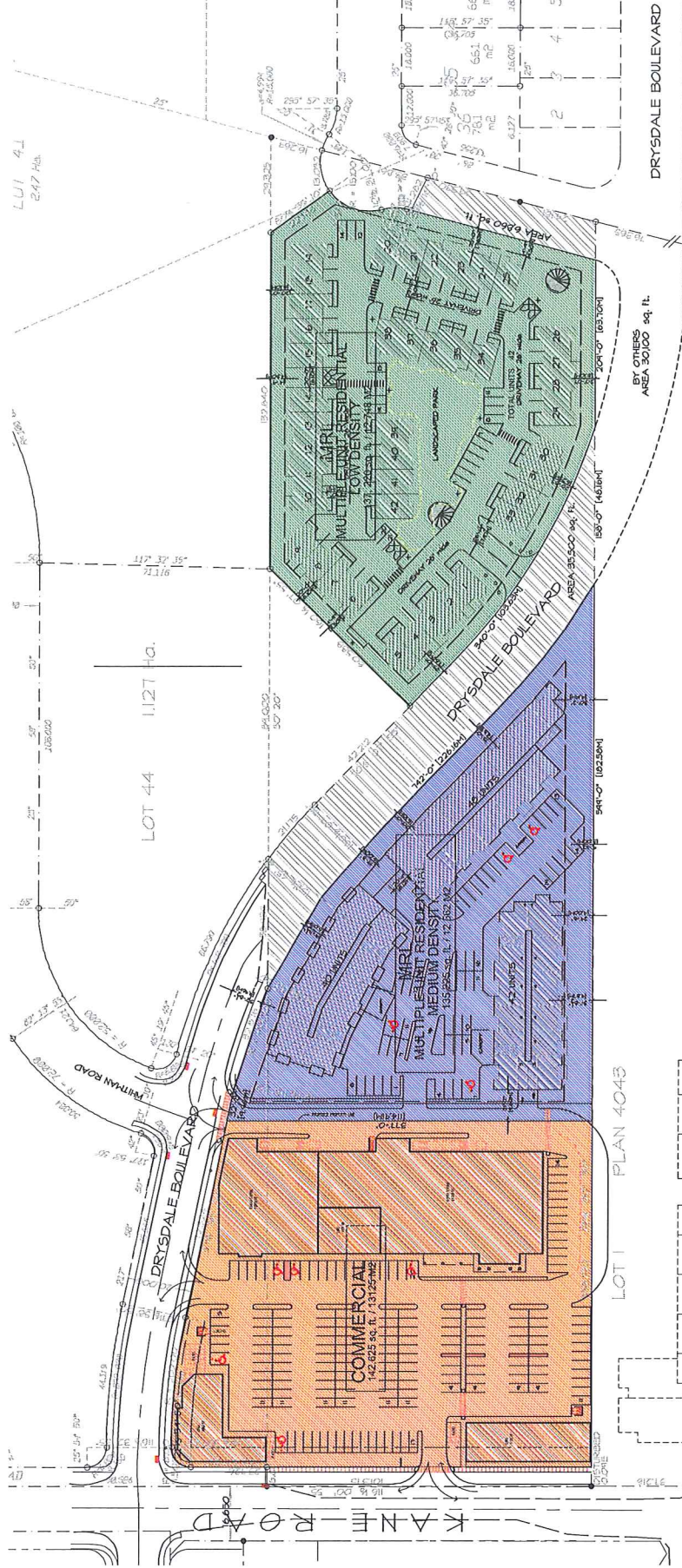
REVISED PLANS

FEB 03 2012

CITY OF SELONA

Land Use Mapping & Planning

LEGAL DESCRIPTION
LOT # 44
PLAN # KAP46643
SELONA, B.C.



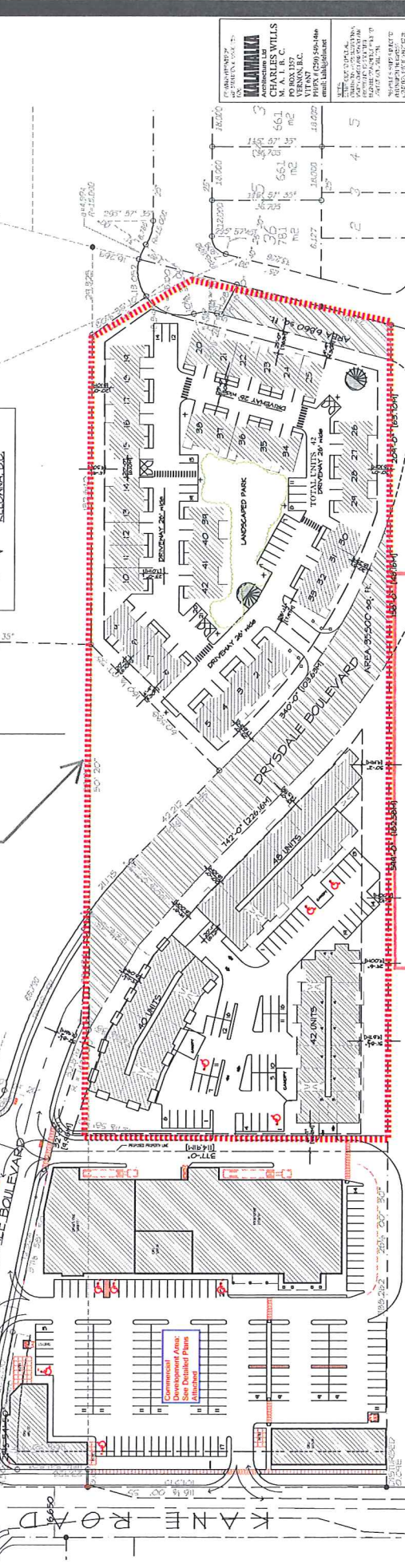
1966 KANE ROAD: OFFICIAL COMMUNITY AMENDMENT PLAN

<p>THIS DOCUMENT IS THE PROPERTY OF KANAKA ARCHITECTS CHARLES WILLS M. A. I. B. C. VERSION B.C. VITANT TEL: (250) 564-4646 email: kakanaka@kanaka.bc.ca</p>	<p>DATE: 2012-02-03 PROJECT: 1966 KANE ROAD DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1:1000 SHEET NO. 11</p>	<p>PROJECT NO. 11 SHEET NO. 11</p>
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**SUBMITTED FOR
REZONING**

LEGAL DESCRIPTION
LOT # 44
PLAN # KAP48643
KELOWNA, B.C.

CONCEPTUAL PLANS ONLY.
Future Development Permit
required for multi-unit residential.



SCHEDULE A
This forms part of development
Permit # D11-0099 / D111-0115

TOTAL SITE CALCULATIONS:
GROSS SITE AREA: 40,500 sq. ft.
ROAD DECK AREA: 4,200 sq. ft.
NET SITE AREA: 36,300 sq. ft.

COMMERCIAL SITE CALCULATIONS:
GROSS SITE AREA: 40,500 sq. ft.
ROAD DECK AREA: 4,200 sq. ft.
NET SITE AREA: 36,300 sq. ft.

DESIGNED BY OTHERS
AREA 30,100 sq. ft.

APARTMENT BUILDINGS
GROSS SITE AREA: 10,500 sq. ft.
ROAD DECK AREA: 1,000 sq. ft.
NET SITE AREA: 9,500 sq. ft.

TOURHOUSE SITE CALCULATIONS: RMS
GROSS SITE AREA: 10,500 sq. ft.
ROAD DECK AREA: 1,000 sq. ft.
NET SITE AREA: 9,500 sq. ft.

RESIDENTIAL BUILDINGS
GROSS SITE AREA: 10,500 sq. ft.
ROAD DECK AREA: 1,000 sq. ft.
NET SITE AREA: 9,500 sq. ft.

VEHICLE PARKING
PROVIDED: 2 PER UNIT / 40 UNITS = 84 STALLS
VISITOR PARKING: 10 STALLS
TOTAL: 94 STALLS

APARTMENT BUILDINGS
GROSS SITE AREA: 10,500 sq. ft.
ROAD DECK AREA: 1,000 sq. ft.
NET SITE AREA: 9,500 sq. ft.

TOURHOUSE SITE CALCULATIONS: RMS
GROSS SITE AREA: 10,500 sq. ft.
ROAD DECK AREA: 1,000 sq. ft.
NET SITE AREA: 9,500 sq. ft.

RESIDENTIAL BUILDINGS
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TOTAL: 94 STALLS

REVISED PLANS
FEB 03 2012
CITY OF KELOWNA
Land Use Management

VALIANKA
CHARLES WILLS
M.A.I.R.C.
VINSON INC.
VINTAGE

G. B. EMBLETON & ASSOCIATES LTD.

1 of 1

1 of 1

CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM ON THE SITE PLAN. ANY UTILITIES NOT SHOWN ON THE EXISTING RECORD DRAWINGS SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THE EXISTING RECORD DRAWINGS SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

**PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.**

HYMEL JONES ARCHITECT
3300 HEMLOCK STREET
VANCOUVER BRITISH COLUMBIA
CANADA V6H 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6H 2Y1
PHONE 604-273-7333
FAX 604-273-3322
WWW.HYMELJONES.COM
DATE: JAN. 12, 2011
DRAWN BY: J.E.
CHECKED BY: J.E.
SCALE: 1" = 10' 0"

A1

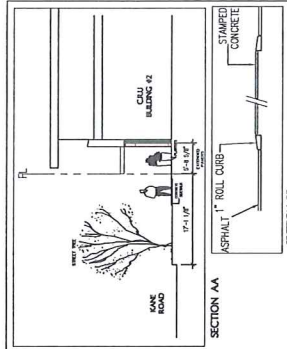
**SITE PLAN
PROJECT DATA**

REVISIONS

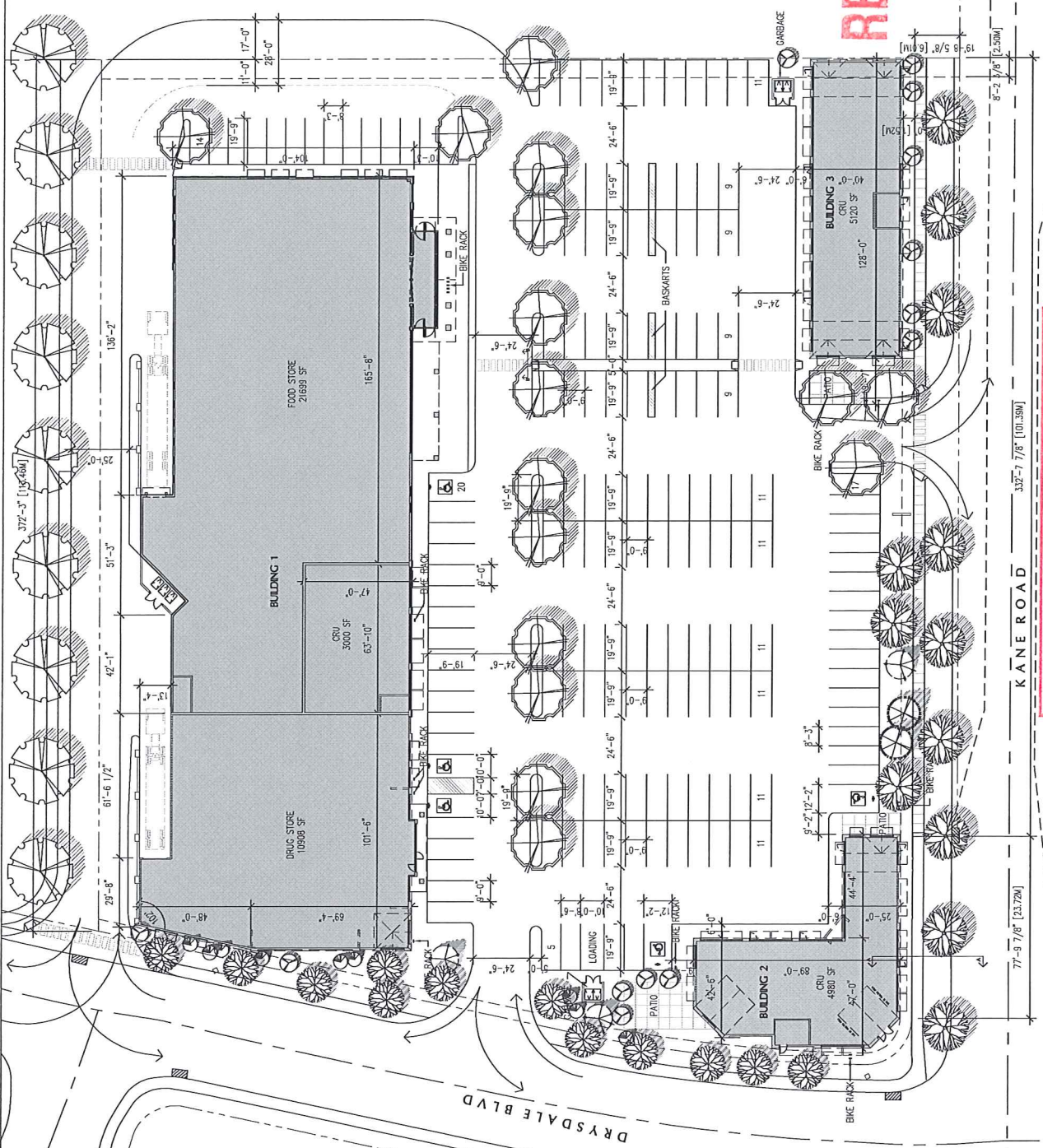
JAN 12 2011

Landscape Management

LANDSCAPE DESIGN SHALL BE WITHIN THE EXISTING AREA.
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- DATA**
- MUNICIPAL ADDRESS:** 1966 KANE ROAD KELOWNA B.C.
LOCAL ADDRESS: LOT 44 PLAN MAP 18643
THE DEVELOPER: J.E. APPROX. 330 AC., 142.174 AC., 142.229 AC., 142.229 AC., 142.229 AC.
THE DEVELOPER'S REPRESENTATIVE: APPROX. 330 AC., 142.229 AC., 142.229 AC., 142.229 AC., 142.229 AC.
THE DEVELOPER'S REPRESENTATIVE: APPROX. 330 AC., 142.229 AC., 142.229 AC., 142.229 AC., 142.229 AC.
THE DEVELOPER'S REPRESENTATIVE: APPROX. 330 AC., 142.229 AC., 142.229 AC., 142.229 AC., 142.229 AC.
THE DEVELOPER'S REPRESENTATIVE: APPROX. 330 AC., 142.229 AC., 142.229 AC., 142.229 AC., 142.229 AC.
- BUILDING 1:** 465 SQ FT (18.0 M²)
BUILDING 2: 175 SQ FT (16.2 M²)
BUILDING 3: 175 SQ FT (16.2 M²)
- TOTAL LEASABLE AREA:** 4440 SQ FT (411.2 M²)
EXISTING LEASABLE AREA: 175 SQ FT (16.2 M²)
EXISTING LEASABLE AREA: 175 SQ FT (16.2 M²)
EXISTING LEASABLE AREA: 175 SQ FT (16.2 M²)
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RETAIL LEASABLE AREA: 4440 SQ FT (411.2 M²)



SCHEDULE A

This forms part of development
Permit # DP11-0099/DUP11-0115

REVISION FOR SP. JANUARY 17TH 2012
REVISION FOR SP. JULY 12TH 2011
REVISION FOR SP. JUNE 09TH 2011

REVISED PLANS

JAN 17 2012

SCHEDULE A
 This forms part of development
 Permit # DP11-0099 / DP11-015

CITY OF KELOWNA
 Land Use Management

CONTRACT REVIEW: THE DRAWING IS AN APPROXIMATION OF THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

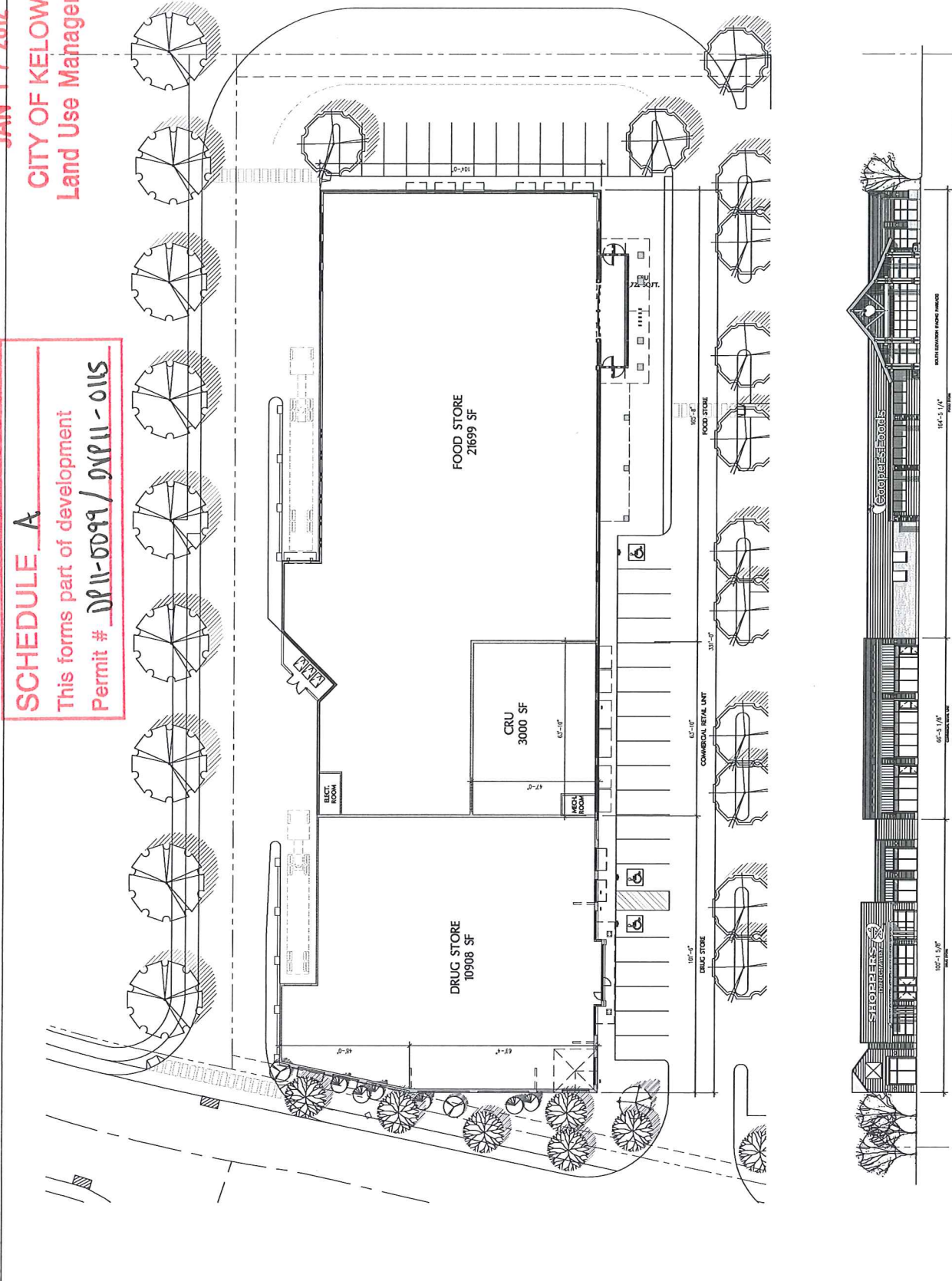
PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

FLOOR PLAN
 BUILDING 1

HYWEL JONES
 ARCHITECT

205 HENLOCK STREET VANCOUVER, BRITISH COLUMBIA CANADA V6A 2Y1	TEL: 604-273-1099	FAX: 604-273-1022
PROJECT: 1014	DATE: JAN 17, 2012	
DRAWN: J. HARRIS	CHECKED: J. HARRIS	
DATE: JAN 17, 2012	TOTAL SF: 32	
NO. SHEETS: 1	SHEET NO.: 1	

A2



REVISIONS: 01 - JANUARY 17TH 2012
 02 - ISSUED FOR PERMIT, JAN 17, 2012

REVISED PLANS

FEB 0 2 2012

CITY OF KELOWNA
Land Use Management

SCHEDULE B

This forms part of development

Permit # DP11-0069 / DP11-015

CONTRACTOR: [unreadable]
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DRAWN BY: [unreadable]
CHECKED BY: [unreadable]
SCALE: [unreadable]
PROJECT: [unreadable]
SHEET: [unreadable]
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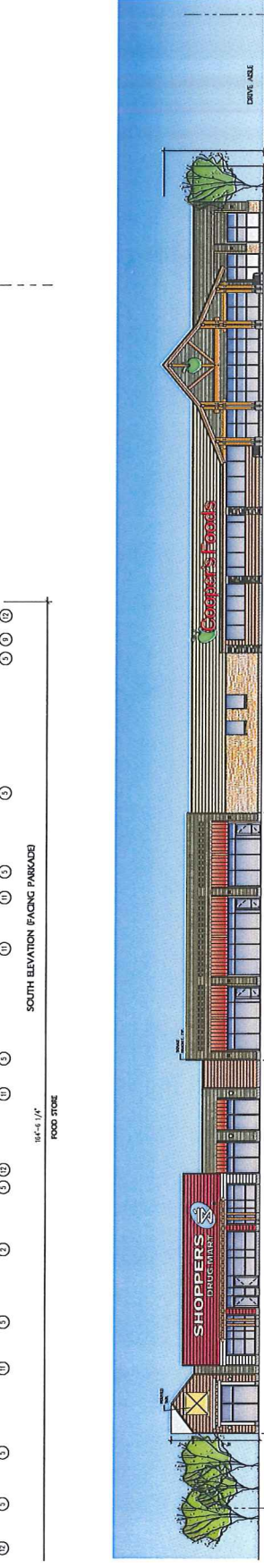
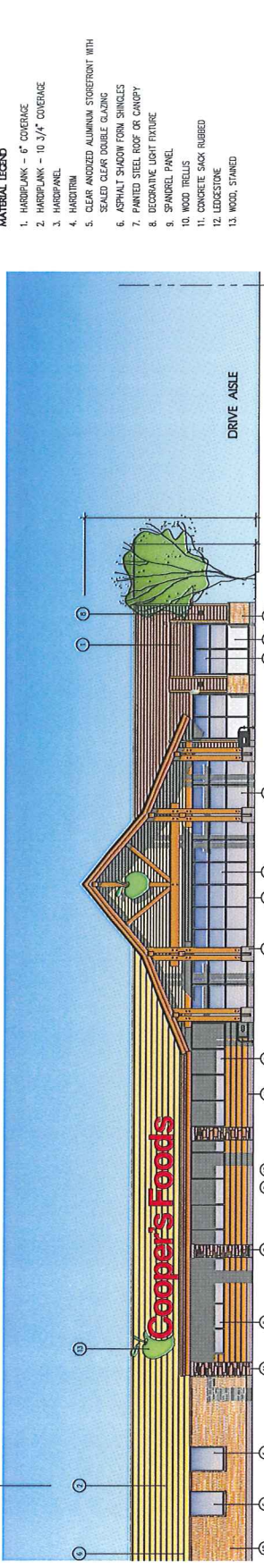
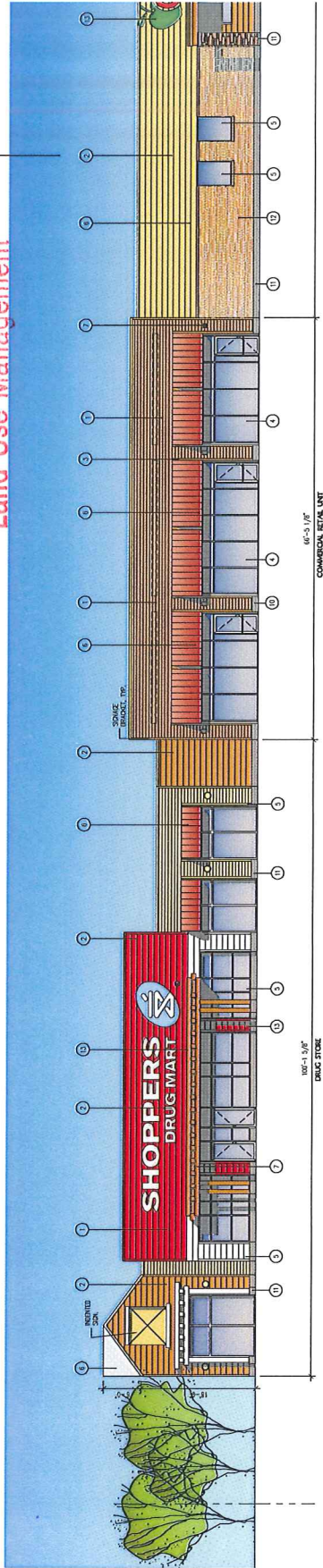
PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

COLOR ELEVATION
BUILDING 1

HYWEL JONES
ARCHITECT

2005 HENRIE STREET
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1

A3



- MATERIAL LEGEND**
1. HARDPLANK - 6" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDPANEL
 4. HARDSTEIN
 5. CLEAR ANODIZED ALUMINUM STOREFRONT WITH SEALED CLEAR DOUBLE GLAZING
 6. ASPHALT SHADOW FORM SHINGLES
 7. PAINTED STEEL ROOF OR CANOPY
 8. DECORATIVE LIGHT FIXTURE
 9. SPANDREL PANEL
 10. WOOD TRELLIS
 11. CONCRETE SACK RUBBED
 12. LEDGESTONE
 13. WOOD, STAINED

REVISIONS FOR 02, FEBRUARY 01, 2012
REVISIONS FOR 01, JUNE 03, 2011

SCHEDULE B

This forms part of development

Permit # DP11-0099 / OVP11-015

REVISED PLANS

FEB 02 2012

CITY OF KELOWNA
Land Use Management

CONTRACT AGREEMENT: THE DRAWING IS THE PROPERTY OF HYWEL JONES ARCHITECT AND WILL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT 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 HYWEL JONES ARCHITECT.

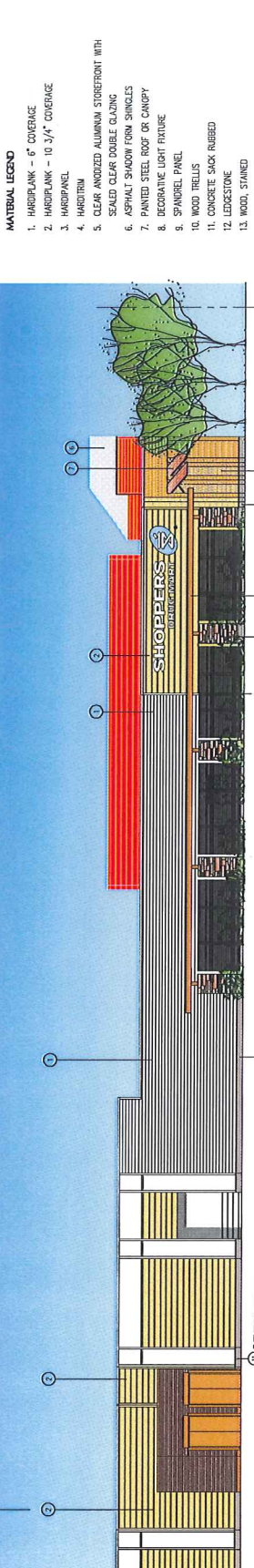
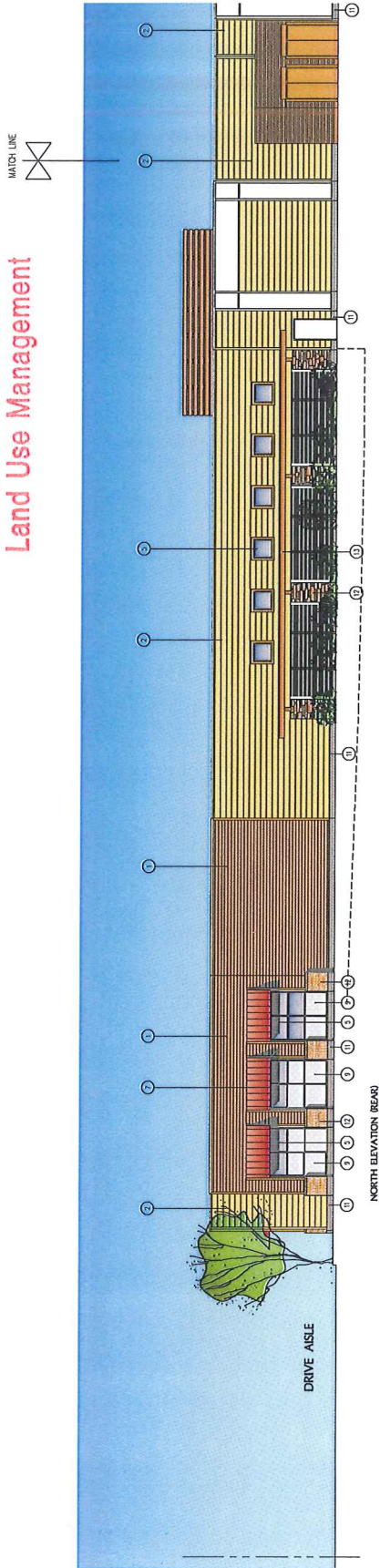
PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

COLOUR ELEVATIONS
BUILDING 1

HYWEL
JONES
ARCHITECT

2005 HEDGECOCK STREET
VANCOUVER BRICK COLUMBIA
CANADA V6M 2Y1
VANCOUVER BC V6M 2Y1
VANCOUVER BC V6M 2Y1
PHONE 604 681 1100
FAX 604 681 1101
WWW.HYWELJONES.COM
PROJ. NO. 11-0099
DATE FEB. 02, 2012
DRAWN BY T. BROWN
CHECKED BY T. BROWN
SCALE 1/8" = 1'-0"

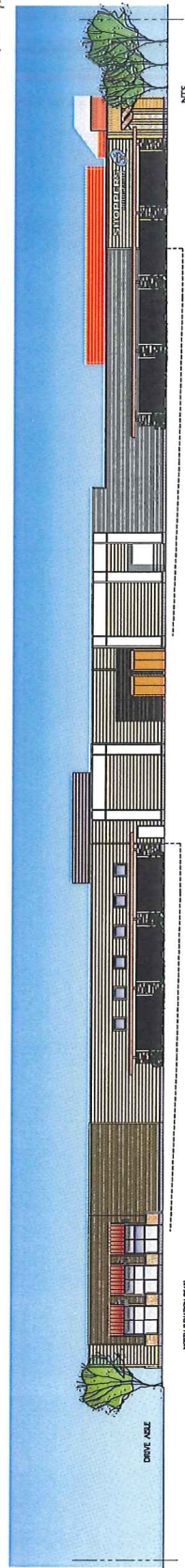
A4



MATERIAL LEGEND

1. HARDPLANK - 6" COVERAGE
2. HARDPLANK - 10 3/4" COVERAGE
3. HARDPANEL
4. HARDTILE
5. CLEAR ANODIZED ALUMINUM STOREFRONT WITH SEALED CLEAR DOUBLE GLAZING
6. ASPHALT SHADOW FOAM SHINGLES
7. PAINTED STEEL ROOF OR CANOPY
8. DECORATIVE LIGHT FIXTURE
9. SPANDREL PANEL
10. WOOD TRELLIS
11. CONCRETE SACK RUBBED
12. LEDGESTONE
13. WOOD, STAINED

HARDI PANEL COLOURS:
 GENERAL PRINT 6P# 7775D
 6P# 1744M
 6P# 7741W
 6P# 7760W



SCHEDULE B
 This forms part of development
 Permit # **DP11-6089 / DP11-0115**

REVISED PLANS
FEB 0 2 2012

CITY OF KELOWNA
Land Use Management

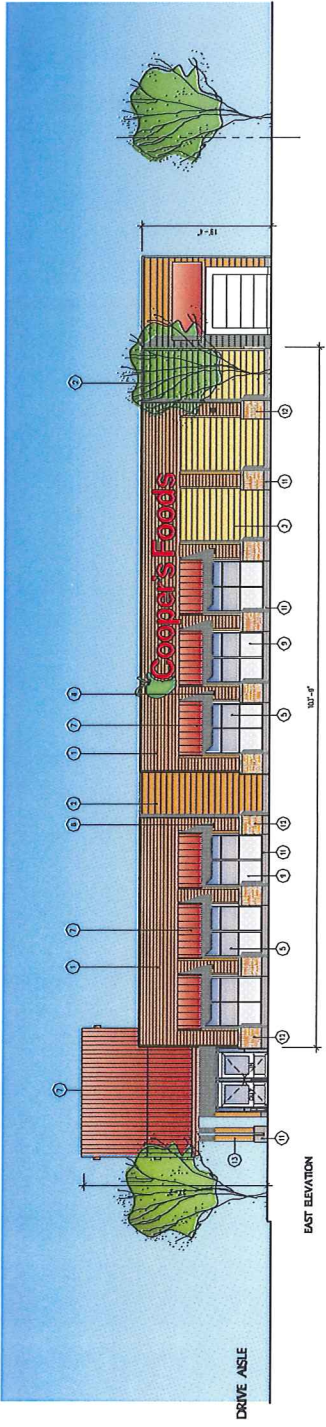
OPTIONAL MATERIAL LIST
 FOR THIS PROJECT. THESE ARE
 NOT TO BE USED AS A BASIS FOR
 COST ESTIMATES. THE CITY OF
 KELOWNA IS NOT RESPONSIBLE FOR
 THE ACCURACY OF THE INFORMATION
 PROVIDED HEREIN. THE CITY OF
 KELOWNA IS NOT RESPONSIBLE FOR
 THE ACCURACY OF THE INFORMATION
 PROVIDED HEREIN.

PROPOSED RETAIL CENTRE
 1966 KANE ROAD
 KELOWNA B.C.

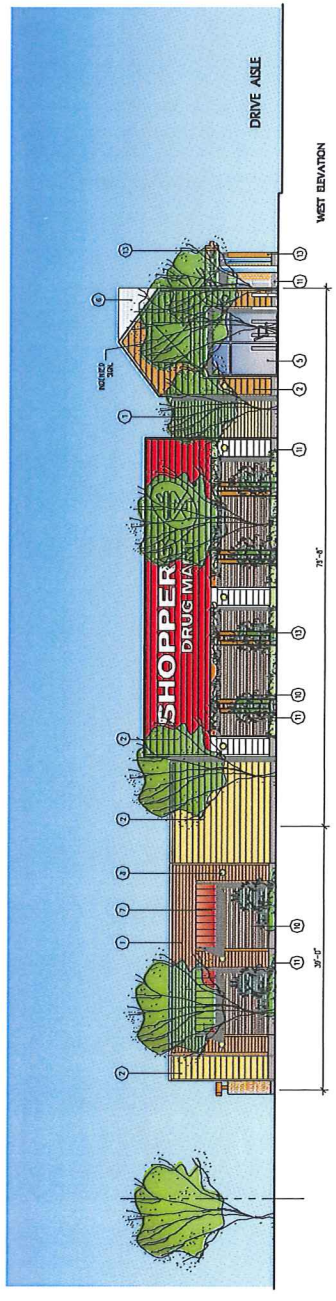
COLOUR ELEVATIONS
BUILDING 1

HYWEL JONES
 ARCHITECT
 2005 HERSCOCK STREET
 VANCOUVER, BRITISH COLUMBIA
 CANADA V6K 2V1
 TEL: 604-273-1111
 FAX: 604-273-2022
 E-MAIL: h.jones@hyweljones.com
 SCALE: 1/8" = 1'-0"
 DATE: 01/16/12
 DRAWN: JH
 CHECKED: JH AND COLLEEN
 DESIGNED: JH AND COLLEEN

A5



- MATERIAL LEGEND**
1. HARDPLANK - 4" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HARDPANEL
 4. HARDTROM
 5. CLEAR ANODIZED ALUMINUM STOREFRONT WITH SEALD CLEAR DOUBLE GLASSING
 6. ASPHALT SHAGGY FISH SHINGLES
 7. PAINTED STEEL ROOF OR CANOPY
 8. DECORATIVE LIGHT FIXTURE
 9. SPANDEK PANEL
 10. WOOD TRELLIS
 11. CONCRETE SLACK RUBBED
 12. LEXCORSTONE
 13. WOOD, STAINED



△ CLOUD FOR DR. DATE: 01/16/12

CONTRACT REVIEWED, THE DRAWING IS FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING BY THE CLIENT FOR ANY CHANGES TO THE DRAWING. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWING MADE BY ANY OTHER PARTY. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWING MADE BY ANY OTHER PARTY. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWING MADE BY ANY OTHER PARTY.

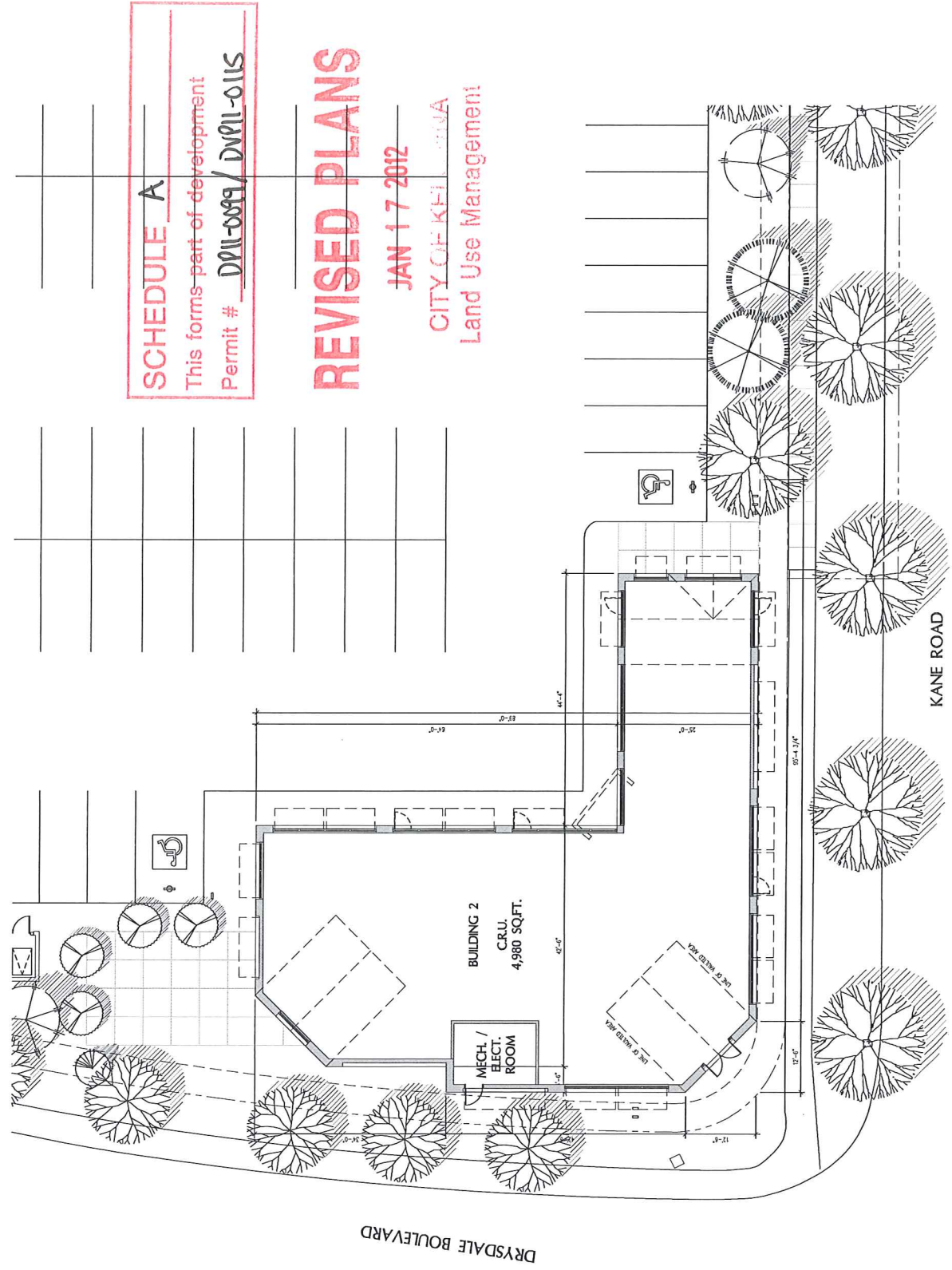
PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

FLOOR PLAN
BUILDING 2

HYWEL JONES
ARCHITECT

3105 HEMLOCK STREET
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
PHONE 604-681-0900 FAX 604-681-0222
WWW.HYWELJONES.COM
PROJECT NO. HJ-11-12
DATE: JAN. 06, 2011
DRAWN BY: TARA JOHNSON
CHECKED BY: TARA JOHNSON
DESIGNED BY: TARA JOHNSON
REVISED BY: TARA JOHNSON

A6



SCHEDULE A
This forms part of development
Permit # D011-0099 / D011-0115

REVISED PLANS
JAN 17 2012
CITY OF KELOWNA
Land Use Management

△ REVISED FOR PERMIT JANUARY 17TH 2012 △ ISSUED FOR PERMIT JUNE 03RD 2011

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS FROM THE LOCAL AUTHORITY.

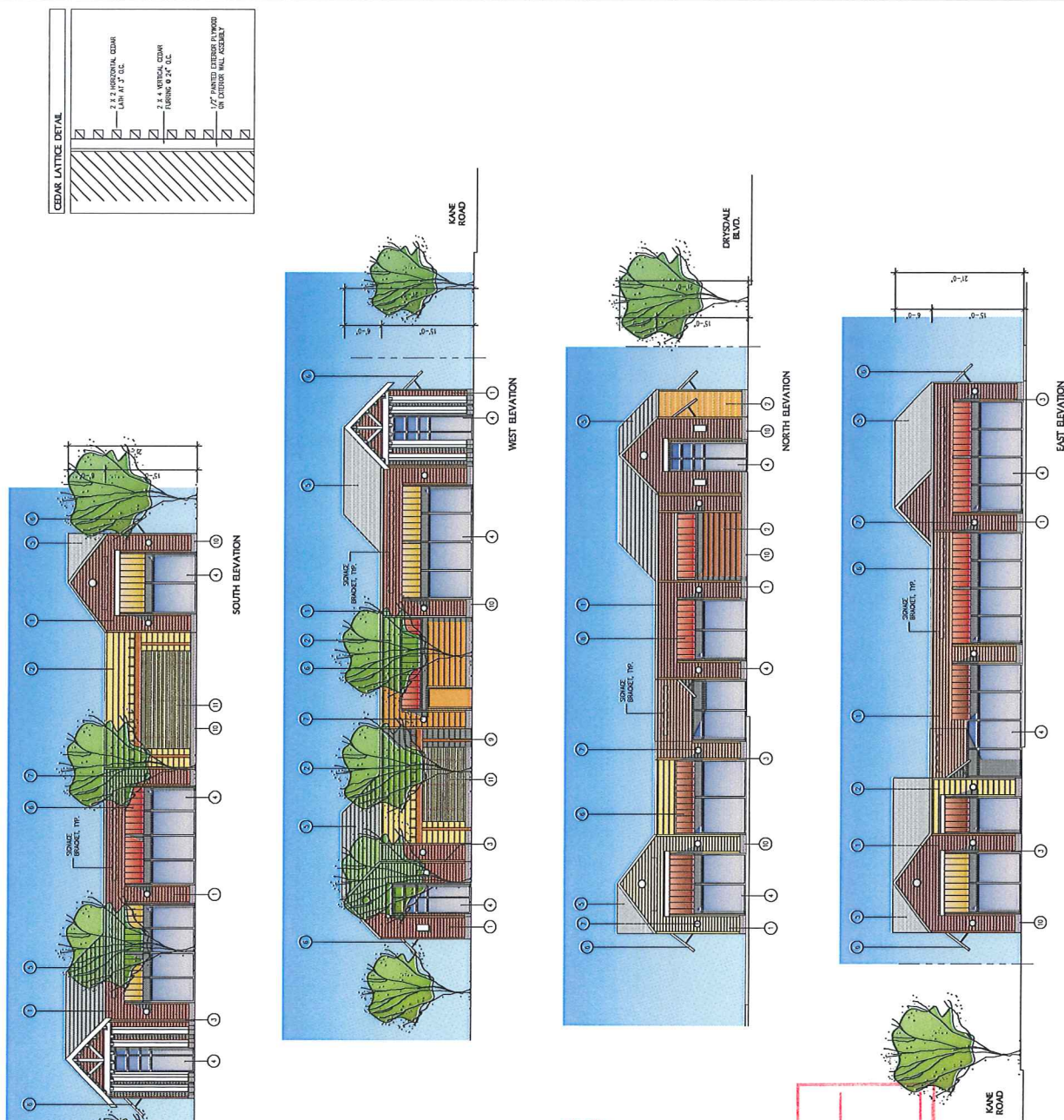
PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

COLOUR ELEVATIONS
BUILDING 2

HYWEL JONES ARCHITECT

2105 HENRIE STREET
VANCOUVER BRITISH COLUMBIA
CANADA V6H 2V1
604-273-1000 604-273-4322
FAX: 604-273-1001
WWW.HYWELJONES.COM
DATE: 1966 JAN 2012
DRAWN BY: JACOB
CHECKED BY: JACOB
DATE: 1966 FEB 1 2012

A7



- MATERIAL LEGEND**
1. HARDPLANK - 6" COVERAGE
 2. HARDPLANK - 10 3/4" COVERAGE
 3. HANDROUT
 4. CLEAR ANODIZED ALUMINUM STOREFRONT WITH SEALED CLEAR DOUBLE GLAZING
 5. ASPHALT SHADOW FORM SINGLES
 6. FABRIC FINING
 7. DECORATIVE LIGHT FIXTURE
 8. SPANDEEL PANEL
 9. WOOD TRELLIS
 10. CONCRETE SHOCK RUBBER
 11. WOOD LATTICE

REVISED PLANS
FEB 0 1 2012
CITY OF KELOWNA
Land Use Management

SCHEDULE B
This forms part of development
Permit # DP11-0699 / DP11-0115

△ REVISION FOR IP, FEBRUARY 1ST 2012 △ ISSUED FOR IP, JANUARY 27TH 2012 △ ISSUED FOR IP, JUNE 03RD 2011

SCHEDULE B

This forms part of development

Permit # DPII-6699 / DPII-0115

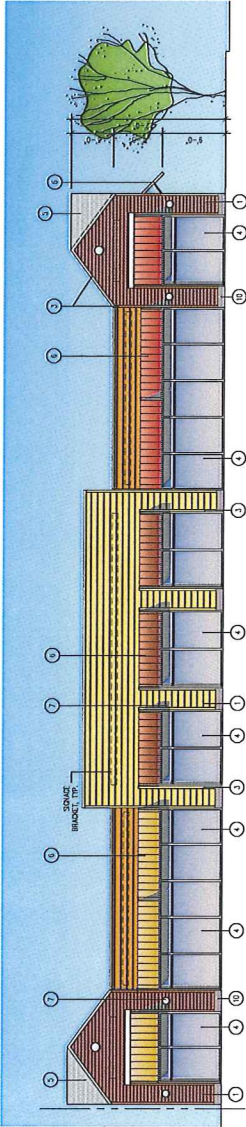
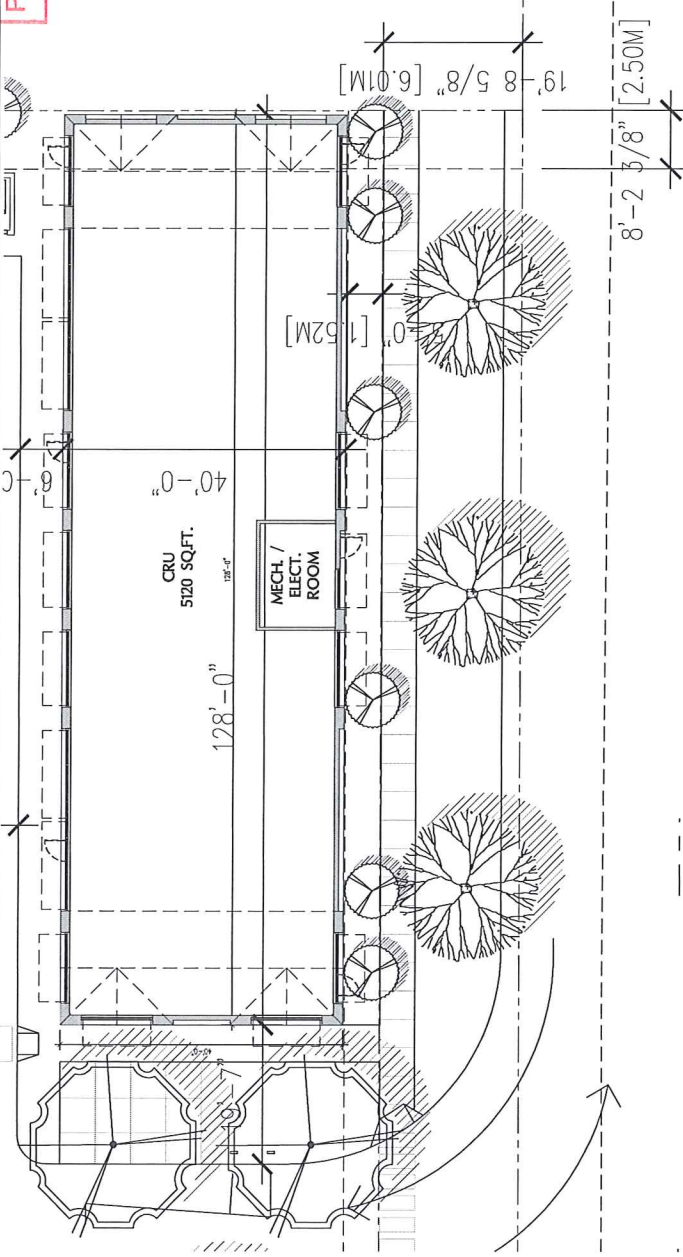
REVISED PLANS

FEB 07 2012

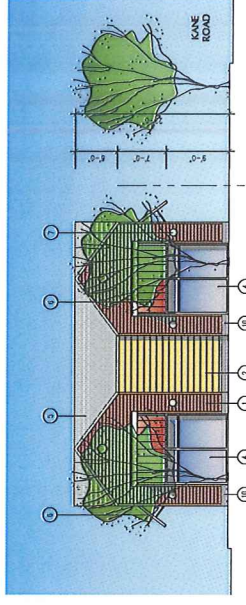
CITY OF KELOWNA
Land Use Management

MATERIAL LEGEND

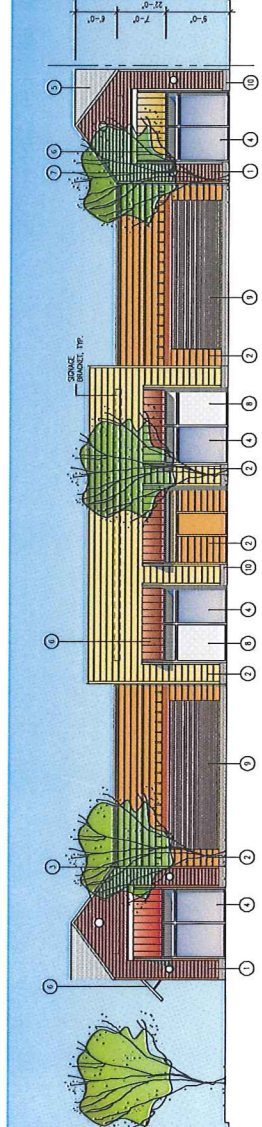
1. HARDPLANK - 6" COVERAGE
2. HARDPLANK - 10 3/4" COVERAGE
3. HARDWOOD
4. CLEAR ANODIZED ALUMINUM STOREFRONT WITH SEALED CLEAR DOUBLE GLAZING
5. ASPHALT SHEDDING FROM SHINGLES
6. FABRIC AWNING
7. DECORATIVE LIGHT FIXTURE
8. SPANDELE PANEL
9. WOOD TRELLIS
10. CONCRETE SACK RUBBED
11. WOOD LATTICE
12. POLYCARBONATE METAL PANEL
COLOUR TO MATCH AWNINGS



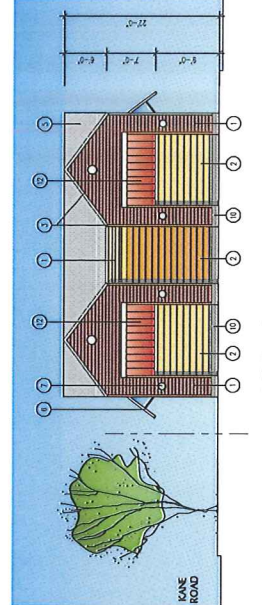
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REVISIONS FOR PERMIT FEBRUARY 7TH 2012
REVISED FOR PERMIT FEBRUARY 7TH 2012

A8

PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

FLOOR PLAN AND
COLOUR ELEVATIONS
BUILDING 3

HYWEL
JONES
ARCHITECT

2005 HEMLOCK STREET
VANCOUVER BRITISH COLUMBIA
CANADA V6M 2Y1
VANCOUVER 604-681-1122
SEASIDE 604-681-1122
SCHEFFELTOWN 604-681-1122
DATE: FEB. 07, 2012
DRAWN BY: J.M.P. AND C.O.P.
CHECKED BY: J.M.P. AND C.O.P.
REV. DATE: FEB. 07, 2012

COMMON PRACTICE: THE DRAWING IS A PROFESSIONAL DESIGN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

SCHEDULE C

This forms part of development

Permit # DP11-6699 / DP11-0115

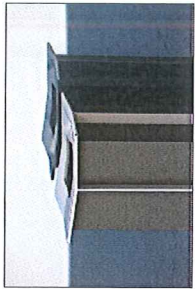
©Copyright reserved. This drawing and design is the property of DMG Landscape Architects and may not be reproduced or used for other projects without their permission.

Monsoon Window Box 042

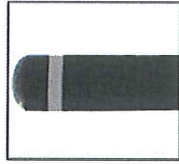


PLANTERS

KATE HOLLAND LANDSCAPE ACCESSORIES:
RECTANGULAR PLANTERS, CUSTOM BRONZE MONSOON PLANTER
PLANTER P. COAT, TO MATCH BRONZE MONSOON PLANTER
CIRCULAR PLANTERS, CUSTOM STEEL 30" DIA.
CIRCULAR PLANTERS, TO MATCH BRONZE HANOVERICK PLANTER
(TEL. 1871-5518274)



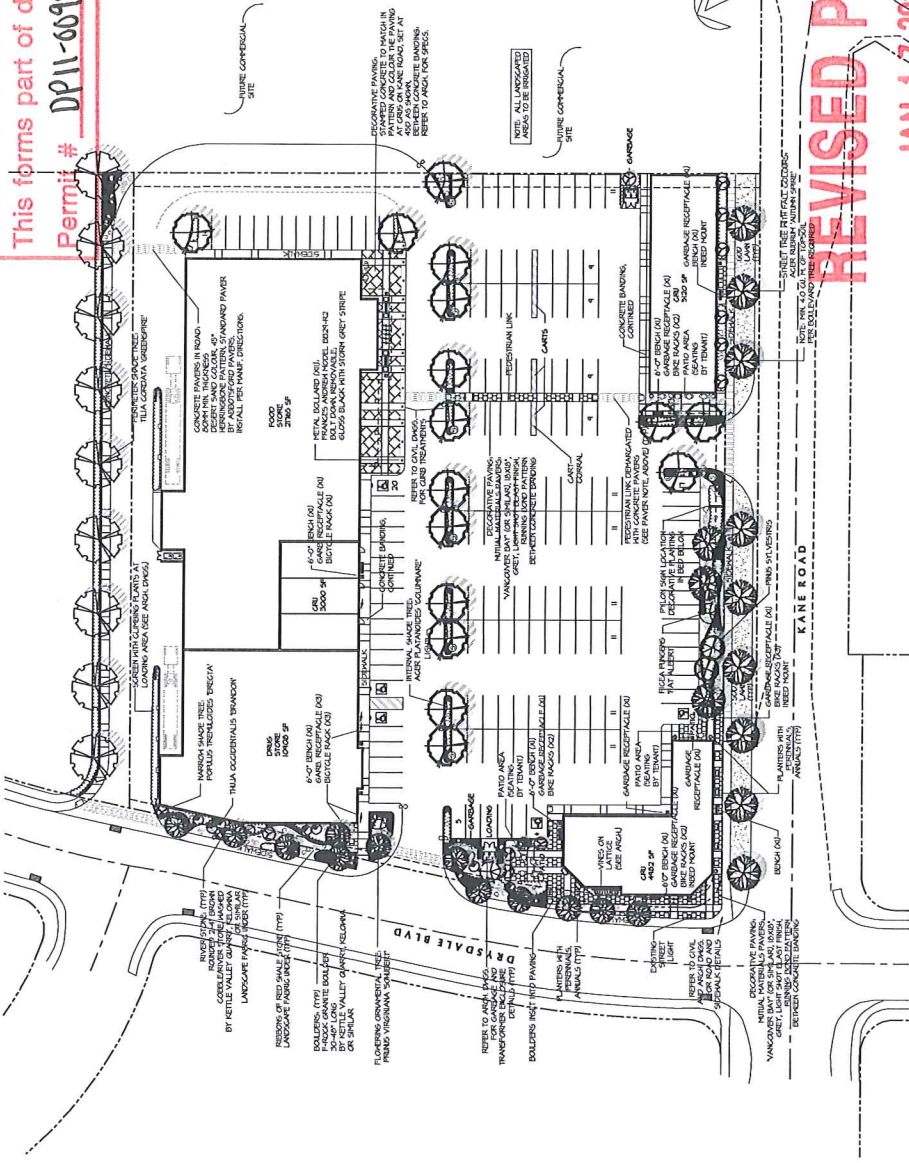
GARBAGE RECEPTACLE
FORMS + SURFACES RECEPTACLE "KNIGHT"
OR SIMILAR
NEED HOIST



STEEL BOLLARD
FRANCES ANDREH BASIC BOLLARD
OR SIMILAR
BOLT DOWN HOIST



BIKE RACK
FORMS + SURFACES BIKE RACK "CAPITOL"
OR SIMILAR



REVISED PLANS

JAN 17 2012

CITY OF KELOWNA
Land Use Management

KEY	CITY BOTANICAL NAME	COMMON NAME	PLANTED SIZE	DWG JOB NUMBER: 11-040	O.C. SPACING
1	AKER PLATANOS 'COLONNAR'	COLONNAR NORWAY MAPLE	60H CAL 2H STD B/B		
2	AKER SPINE RED MALE	AKER SPINE RED MALE	60H CAL 2H STD B/B		
3	AKER SPINE RED FEMALE	AKER SPINE RED FEMALE	60H CAL 2H STD B/B		
4	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		
5	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		
6	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		
7	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		
8	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		
9	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		
10	AKER SPINE RED	AKER SPINE RED	60H CAL 2H STD B/B		

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTE: 1/4" DIA. G.P. TOPSOIL PER BOLLEWING TREE REQUIRED.

DMG
landscape architects
A Partnership of
L.D. McEwen Architects Ltd.
Parsia Campbell McEwen Consultants Ltd.
Mary Oram & Consultants Ltd.
Bramley, BC V6P 6P9
Surrey, BC V4N 1V6
Tel: (604) 437-5242, Fax: (604) 437-5233

PROJECT: RETAIL DEVELOPMENT
KANE ROAD & DRYSDALE BLVD.
KELOWNA, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE: 11/04/12
SCALE: 1/4" = 1'-0"
DRAWN BY: DJ
CHECKED BY: DJ
PROJECT NUMBER: 11-040

OF 1

CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE PROPOSED UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.

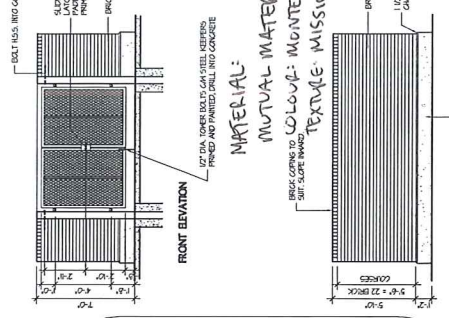
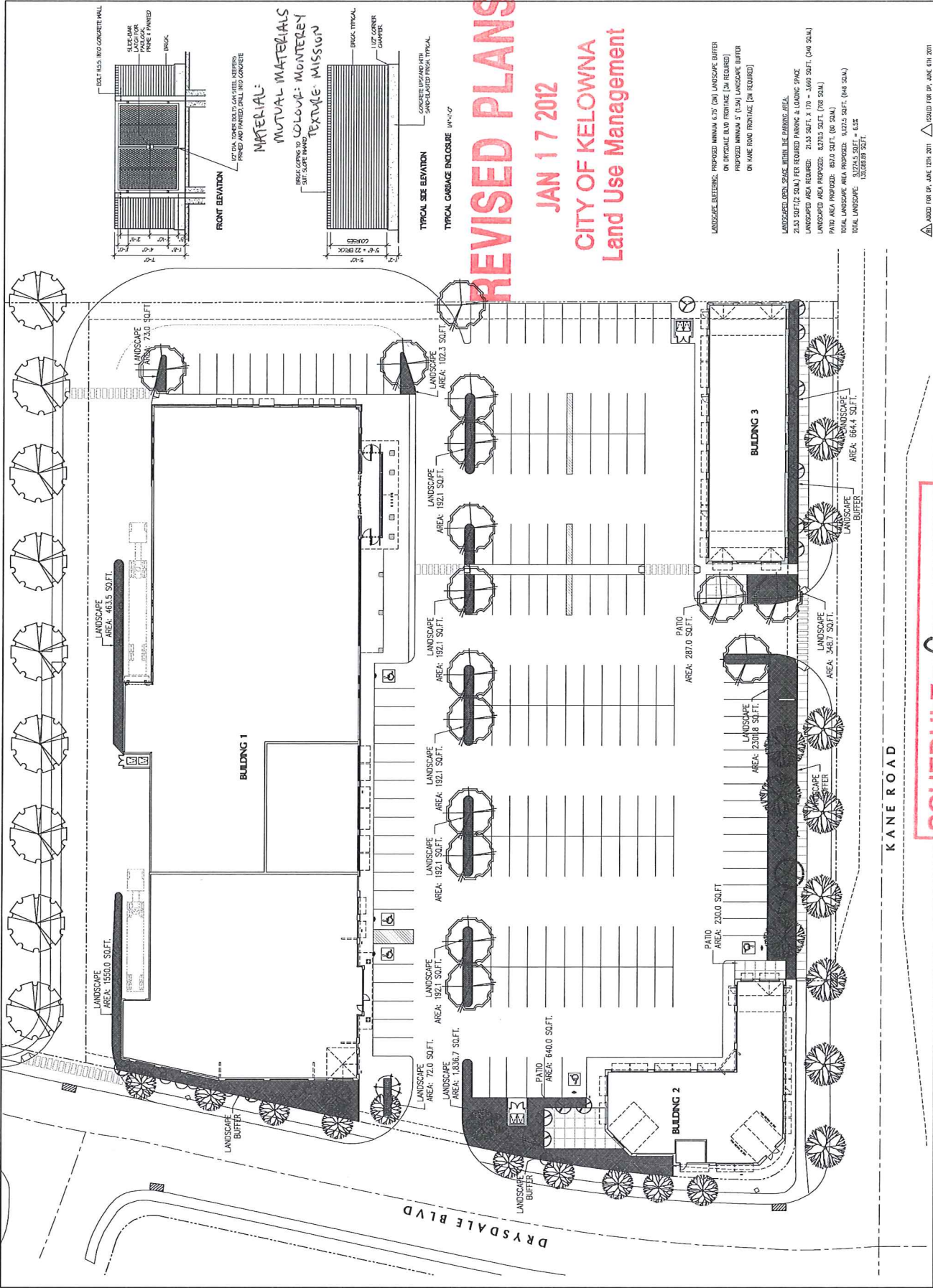
PROPOSED RETAIL CENTRE
1966 KANE ROAD
KELOWNA B.C.

LANDSCAPE SPACE OVERLAY
AND LANDSCAPE BUFFERING
TYPICAL GARBAGE ENCLOSURE

HYWEL JONES ARCHITECT

2005 HEMLOCK STREET
VANCOUVER, BRITISH COLUMBIA
CANADA V6H 2W1
604.722-1599 RMP022-022
604.722-1599 RMP022-022
DATE: JUN. 29, 2011
DRAWN BY: LANDSCAPE ARCHITECT
CHECKED BY: LANDSCAPE ARCHITECT
REVISED BY: JUN. 29, 2011

A11



LANDSCAPE BUFFERING: PROPOSED MINIMUM 4.75' (5M) LANDSCAPE BUFFER
ON DRYSDALE BLVD FRONTAGE (2M REQUIRED)
 PROPOSED MINIMUM 2' (1.5M) LANDSCAPE BUFFER
ON KANE ROAD FRONTAGE (2M REQUIRED)

LANDSCAPED DETAIL SPACE WITHIN THE PARKING AREA:
 21.53 SQFT (12 SQM) PER REQUIRED PARKING & LOADING SPACE
 LANDSCAPED AREA REQUIRED: 21.53 SQFT x 70 = 1506.9 SQFT (140 SQM)
 LANDSCAPED AREA PROPOSED: 82.76 SQFT (768 SQM)
 PATIO AREA PROPOSED: 167.0 SQFT (154 SQM)
 TOTAL LANDSCAPE AREA PROPOSED: 9172.9 SQFT (848 SQM)
 TOTAL LANDSCAPE: 9379.9 SQFT = 85%
 133,082.88 SQFT.

SCHEDULE C
 This forms part of development
 Permit # DP11-0099 / DP11-0115

△ ADDED FOR SP. ARE. 12TH 2011 △ CHANGED FOR SP. ARE. 6TH 2011

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

- Development Permit No.: DP11-0099
- Development Variance Permit No: DVP11-0115

EXISTING ZONING DESIGNATION:	C3 - Community Commerical RM5 - Medium Density Multiple Housing RM3 - Low Density Multiple Housing
------------------------------	--

WITHIN DEVELOPMENT PERMIT AREA:	General Commercial & Multiple Unit Residential
---------------------------------	--

ISSUED TO:	PC Urban Properties
LOCATION OF SUBJECT SITE:	1966-1968 Kane Road

	LOT	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	44	KAP48643	33	26	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 (Table 8.1) - Parking Schedule: To vary the minimum total parking requirements from 184 spaces required to 169 spaces proposed.

Section 14.3.5(d) - C3 Development Regulations: To vary the minimum front yard setback from 3.0m required to 1.5m proposed.

Section 14.3.5(e) - C3 Development Regulations: To vary the minimum setback from a flanking street from 2.0m required to 1.5m proposed.

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 \$ 113,297.50.

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 @, 2011@@

Shelley Gambacort
Director, Land Use Management