

City of Kelowna

Regular Council Meeting

AGENDA



Date: March 12, 2013
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

2. Prayer

A Prayer will be offered by Councillor Stack.

3. Confirmation of Minutes

1 - 9

Public Hearing - February 26, 2013

Regular Meeting - February 26, 2013

4. Bylaws Considered at Public Hearing

4.1 Bylaw No. 10804 (TA12-0012) - Amendment to the City of Kelowna Zoning Bylaw No. 8000 - Care Centre Text Amendments

10 - 14

To give Bylaw No. 10804 second and third readings.

4.2 Bylaw No. 10806 (OCP12-0009) - 2980 Gallagher Road

15 - 17

Requires a majority of all members of Council (5).

To give Bylaw No. 10806 second and third readings.

4.3 Bylaw No. 10807 (Z12-0055) - 2980 Gallagher Road

18 - 19

To give Bylaw No. 10807 second and third readings.

4.4 WITHDRAWN BY APPLICANT - Bylaw No. 10808 (TA13-0002) - Amendment to the City of Kelowna Zoning Bylaw No. 8000 - RM3 - Low Density Multiple Housing Zone

20 - 20

To give Bylaw No. 10808 second and third readings.

4.5	WITHDRAWN BY APPLICANT - Bylaw No. 10809 (Z12-0068) - 1121, 1131, 1141 and 1151 Brookside Avenue	21 - 21
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To give Bylaw No. 10809 second and third readings.

5. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.

6. Development Permit and Development Variance Permit Reports

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

6.1	Bylaw No. 10810 (OCP12-0014) - 3762-3766 and 3756 Lakeshore Road	22 - 22
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To give Bylaw No. 10810 second and third readings and be adopted.

6.1.1	Development Permit Application No. DP12-0177 and Development Variance Permit Application No. DVP12-0178 - 3762-3766 & 3756 Lakeshore Road	23 - 83
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To consider a Development Permit for three phases of development on the "Lakeshore Inn" site and the Manteo resort site. Phase 1 is proposed as an 18 unit townhouse development, Phase 2 is a 12 storey hotel with 69 units and phase 3 consists of a 10 storey apartment hotel with 77 units. Phase 1 includes two setback variances, both of which are limited to isolated areas where the development footprint encroaches into the required setback. Phases 2 & 3 require four variances in order to accommodate the proposal, the most significant being the height variance from 22m / 6 storeys permitted to 39m / 12 storeys and 36m / 10 storeys proposed.

6.2	Bylaw No. 10745 (Z12-0027) - 1954, 1956, 1960, 1970 and 1974 KLO Road	84 - 84
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To adopt Bylaw No. 10745.

6.2.1	Development Permit Application No. DP12-0061 and Development Variance Permit Application No. DVP12-0083 - 1954, 1956, 1960, 1970 and 1974 KLO Road	85 - 119
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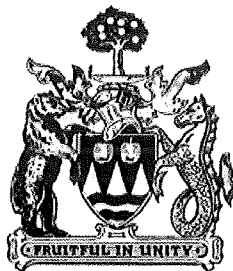
To evaluate the form and character of the proposed townhome strata community and to consider varying the minimum interior rear and front yards of the RU5 –Bare Land Strata zone.

6.3 Development Variance Permit Application No. DVP13-0001 - 988 and 989 Frost Road 120 - 128

To consider a Development Variance Permit to reduce the front yard setback from 3.0m proposed to 0.5m proposed for both 988 and 989 Frost Road.

7. Reminders

8. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 26, 2013
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Council members in attendance: Mayor Walter Gray, Councillors Colin Basran, Andre Blaneil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack, and Gerry Zimmermann

Staff members in attendance: Acting City Manager, John Vos; Deputy City Clerk, Karen Needham; Manager, Urban Land Use, Danielle Noble; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:00 p.m.

Mayor Gray advised the Gallery that Item 6.4 is to be deferred to the March 12, 2013 Public Hearing.

Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on February 12, 2013 and by being placed in the Kelowna Capital News issues on February 15, 2013 and February 19, 2013, and by sending out or otherwise delivering 972 letters to the owners and occupiers of surrounding properties between February 12, 2013 and February 19, 2013.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

3. The Mayor will provide comment on procedures for each bylaw submission.

4. Individual Bylaw Submissions

4.1. Bylaw No. 10796 - Text Amendment Application No. TA12-0013 - Text Amendment to Zoning Bylaw for various section updates

The City Clerk advised that no correspondence and/or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. No one came forward.

There were no further comments.

4.2. Bylaw No. 10801 - Text Amendment Application No. TA12-0010 - 1310-1352 Water Street

Councillor DeHart declared a conflict of interest she is employed in the industry and departed the meeting at 6:06 p.m.

The City Clerk advised that no correspondence and/or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. No one came forward.

There were no further comments.

4.3. Bylaw No. 10802 - Rezoning Application No. Z12-0071 - 1789 KLO Road

Staff:

- Addressed questions on restrictive covenant permitting use.

The City Clerk advised that the following correspondence and/or petitions had been received:

Letters of Opposition:

Diane and James Miller, 3089 Benvoulin Road
David Dingleline, 1759 KLO Road
Margit Christl, 2027 Fisher Road

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Greg Dusik, 609 Spruceview Place, Applicant Representative

- Everything has been noted in the staff report, however has a copy of Council minutes from August 30, 2006 which addresses the restrictive covenant on the property regarding access, food primary and gas bars.
- Confirmed that the Tom Collins Pub is not moving and that only the retail store is being relocated.
- Available to answer any questions.

Gallery:

Kelly Frame, 1720 Chamberlain Road:

- Concerned with clientele, restrictive access and possible traffic circling.
- In opposition as a residential daycare is located next door and there are young children in the neighbourhood.

Greg Dusik, Applicant Representative

- Confirmed licensing specific to retail sales, not consumption.
- There will be landscape screening. Buffers recommended when rezoning to C2 zone.
- Confirmed that a liquor store was not intended during the initial rezoning.
- Traffic study was done in the Fall of 2009 with rezoning. Access is right in, right out.

There were no further questions.

Councillor Dehart rejoined the meeting at 6:24 p.m.

5. Termination

The Hearing was declared terminated 6:24 p.m.

Mayor

/acm

Kee dham

Deputy City Clerk

DRAFT



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Tuesday, February 26, 2013
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Council members in attendance: Mayor Walter Gray, Councillors Colin Basran, Andre Blaneil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack, and Gerry Zimmermann

Staff members in attendance: Acting City Manager, John Vos; Deputy City Clerk, Karen Needham; Manager, Urban Land Use, Danielle Noble; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the meeting to order at 6:24 p.m.

2. Prayer

A Prayer was offered by Councillor Singh.

3. Confirmation of Minutes

Moved by Councillor Basran/Seconded by Councillor Singh

R120/13/02/26 THAT the Minutes of the Public Hearing and Regular Meeting of January 15, 2013 and January 29, 2013 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1. Bylaw No. 10796 (TA12-0013) - City of Kelowna - Text Amendments to Zoning Bylaw No. 8000

Moved by Councillor Stack/Seconded by Councillor Given

R121/13/02/26 THAT Bylaw No. 10796 be read a second and third time.

Carried

4.2. Bylaw No. 10801 (TA12-0010) - Amending Section 14 - Commercial Zone - 1310-1352 Water Street

Councillor DeHart declared a conflict of interest as she is employed in the industry and departed the meeting at 6:27 p.m.

Moved by Councillor Basran/Seconded by Councillor Blanleil

R122/13/02/26 THAT Bylaw No. 10801 be read a second and third time.

Carried

4.3. Bylaw No. 10802 (Z12-0071) - 1789 KLO Road

Moved by Councillor Blanleil/Seconded by Councillor Basran

R123/13/02/26 THAT Bylaw No. 10802 be read a second and third time and be adopted.

Carried

Councillor DeHart rejoined the meeting at 6:33 p.m.

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise delivering 3283 letters to the owners and occupiers of surrounding properties between February 12, 2013 and February 19, 2013.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

6. Development Permit and Development Variance Permit Reports

6.1. Development Variance Permit Application No. DVP12-0185 - 2600 Dubbin Road

Staff:

- Clarified that the variance is requested for the back of the garage.
- Not considered detached structure as technically it's attached to the house.
- Clarified that the two access roads used as a reciprocal access to the other homes.

The City Clerk advised that the following correspondence and/or petitions had been received:

Letter of Opposition:
Chris Stevens, 2597 Dubbin Road

Letter of Support:
Brad Dahl, 2670 Arthur Road

Additional Information:
Package of additional information as submitted by the owner, Dany Laliberte, containing information on the background, purpose, variance, neighbours, open

Mayor Gray invited the applicant or anyone in the public gallery who deemed to come forward, followed by comments from Council.

Matt Doder, 1593 Ellis Street, Lawyer Representing Applicant

- Advised that the owner is in attendance.
- Garage would conform if it were not stacked.
- Stated that Council had been invited to an Open House at the Applicant's home. Confirmed that the owner wishes to have more secured enclosed parking on his property; provide safety as upper parking area is not adequately secured; there is no increase in footprint or change in use.
- Confirmed that the second road is the neighbours driveway behind the Applicant's property.
- Have the support of 4 neighbours with 3 providing written support. The 5th neighbour opposed due to sight lines.
- Not concerned with setting precedence due to the uniqueness of the subject property.
- Asked that Council consider the alternate recommendation with covenant.

Council:

- Confirmed there is adequate turning range without hindering retaining wall.

Gallery:

Wayne Leonard, 2630 Dubbin Road

- Owns property immediately North of the subject property.
 - Asked Council to consider the alternative recommendation as current state with orange tarps is unsightly.
 - Believes the garage would be a neighbourhood improvement.
- There were no further comments.

Moved by Councillor Hobson/Seconded by Councillor Blanleil

R124/13/02/26 THAT Council authorizes the issuance of Development Variance Permit No. DVP12-0185 for Lot A, Section 20, Township 23, O.D.Y.D., Plan KAP92774, located at 2600 Dubbin Road, Kelowna, BC;

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

1. Section 6.4.1: Projections into Yards: To vary the maximum permitted projection into a required front yard from 0.6 m permitted to 1.2 m proposed (as per Schedule A).
2. Section 12.3.6(b): Development Regulations: To vary the maximum permitted height from the lesser of 9.5 m or 2½ storeys permitted to 16.27 m and 4 storeys proposed (as per Schedule A);

AND THAT the above variances be granted subject to the applicant demonstrating that a no disturb/no build Section 219 Restrictive Covenant has been registered under the Land Title Act against the title of the subject property to preserve the Riparian Management Area, measuring 15 m upland of the Natural Boundary of Okanagan Lake on the subject property;

AND FURTHER THAT the applicant be required to complete the above-noted condition within 180 days of Council's approval of the Development Variance Permit Application, in order for the permit to be issued.

Carried

6.2. Development Permit Application No. DP12-0158 and Development Variance Permit Application No. DVP12-0218 - 1506 Harvey Avenue and 1544-1550 Harvey Avenue

The City Clerk advised that the following correspondence and/or petitions had been received:

Letter of Opposition:
Bernie Kvamme, 1684 Bernard Avenue

Mayor Gray invited the applicant or anyone in the public gallery who deemed to come forward, followed by comments from Council.

Owner and Applicant present.
- Available to answer questions.

There were no further comments.

Moved by Councillor Hobson/Seconded by Councillor Blanleil

R125/13/02/26 THAT Council authorizes the issuance of Development Permit No. DP12-0158 for Lot 5, Section 20, Township 26, ODYD, Plan 32159 except Plan KAP88859, located at 1506 Harvey Avenue, Kelowna, BC, and Lot 4, Section 20, Township 26, ODYD, Plan 32159, located at 1544-1550 Harvey Avenue, Kelowna, BC, 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. The Ministry of Transportation and Infrastructure requirements to be satisfied prior to the issuance of the Development Permit;
6. An access easement for access over Lot 5 (1506 Harvey Avenue) and Lot 4 (1544-1550 Harvey Avenue) in favour of each lot, and a cross-parking and loading agreement between Lot 5 (1506 Harvey Avenue) and Lot 4 (1544-1550 Harvey Avenue) in favour of each lot, to be registered on the titles of both Lots 5 and 4, to the satisfaction of the City of Kelowna and the Ministry of Transportation and Infrastructure, prior to the issuance of the Development Permit;
7. Development Engineering requirements to be satisfied prior to the issuance of the Building Permit;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP12-0218 for Lot 5, Section 20, Township 26, ODYD, Plan 32159 except Plan KAP88859, located at 1506 Harvey Avenue, Kelowna, BC, and Lot 4, Section 20, Township 26, ODYD, Plan 32159, located at 1544-1550 Harvey Avenue, Kelowna, BC;

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

Section 6.10: Setback from Provincial Highways: To vary the minimum required setback from Highway 97 from 15.0 m required to 4.5 m proposed (as per Schedule "A");

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit and Development Variance Permit applications, in order for the permits to be issued.

Carried

6.3. Development Permit Application No. DP13-0010 and Development Variance Permit Application No. DVP13-0012 - 840 Stockley Street

The City Clerk advised that no correspondence and/or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed to come forward, followed by comments from Council.

Andrew Bruce, Melcor Developments, Applicant

- Commended staff for quick turn around with application.

There were no further comments.

Moved by Councillor Hobson/Seconded by Councillor Basran

R126/13/02/26 THAT Council authorize the issuance of Development Permit No. DP13-0010 for That part of Section 19, Township 27, ODYD, Shown on Plan EPP18660, located at 840 Stockley Street, 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";
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 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. DVP13-0012 for That part of Section 19, Township 27, ODYD, Shown on Plan EPP18660, located at 840 Stockley Street, Kelowna, B.C.;

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

Section 8.1.9 (c) Parking Location - Setback from Parking: To vary the required flanking street setback for parking from 3.0m required to 0.7m proposed.

Section 13.9.6 (b) Development Regulations - Site Coverage: To vary the maximum site coverage from 50% permitted to 55% proposed.

Carried

6.4. Development Variance Permit Application No. DVP13-0001 - 988 and 989 Frost Road

Moved by Councillor Blanleil/Seconded by Councillor Basran

R127/13/02/26 THAT Council defer Development Variance Permit Application No. DVP13-0001 to the March 12, 2013 Public Hearing.

Carried

6.5. Bylaw No. 10778 (Z12-0061) - 424 Park Avenue

Moved by Councillor Given/Seconded by Councillor Stack

R128/13/02/26 THAT Bylaw No. 10778 be adopted.

Carried

6.5.1. Heritage Alteration Permit Application No. HAP12-0011 - 424 Park Avenue

The City Clerk advised that no correspondence and/or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed to come forward, followed by comments from Council. No one came forward.

There were no further comments.

Moved by Councillor Hobson/Seconded by Councillor Stack

R129/13/02/26 THAT final adoption of Zone Amending Bylaw No. 10778 be considered by Council;

AND THAT Council authorize the issuance of a Heritage Alteration Permit No. HAP12-0011, for Lot 1, District Lot 14, ODYD, Plan 3878, located on 424 Park Avenue, Kelowna, BC 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".

AND FURTHER THAT a variance to the following section of Zoning Bylaw No. 8000 be granted: To vary regulation - Section 9.5b.1(c) To vary the location of a carriage house in an accessory building from the rear yard (permitted) to the front yard (proposed).

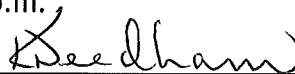
Carried

7. Reminders - n/a

8. Termination

The meeting was declared terminated at 7:30 p.m.

Mayor



City Clerk

/acm

CITY OF KELOWNA

BYLAW NO. 10804

Text Amendment No. TA12-0012 -Amendment to the City of Kelowna Zoning Bylaw No. 8000 - Care Centre Text Amendments

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 2 - Interpretation, 2.3.3** be amended as follows:

a) deleting the definition for **CARE CENTRE, MINOR** that reads:

“**CARE CENTRE, MINOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision to no more than 8 children.”

and replacing it with:

“**CHILD CARE CENTRE, MINOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision to no more than 8 children. The care must be provided by a principal resident that resides at the **dwelling** for more than 240 days of a year.”

b) deleting the definition for **CARE CENTRE, MAJOR** that reads:

“**CARE CENTRE, MAJOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for more than 8 children.”

and replacing it with:

“**CHILD CARE CENTRE, MAJOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for more than 8 children.”

c) deleting the definition for **GROUP HOME, MAJOR** that reads:

“**GROUP HOME, MAJOR** means a care facility licensed as required under the *Community Care Facility Act* to provide room and board for more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision, but does not include boarding or lodging houses or temporary shelter services. A Housing Agreement pursuant to Section 905 of the *Local Government Act* filed in the land title office on the subject property is required as a condition for a group home use.”

and replacing it with:

“**GROUP HOME, MAJOR** means a care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision, but does not include boarding or lodging houses or temporary shelter services.”

- d) deleting the definition for **GROUP HOME, MINOR** that reads:

“**GROUP HOME, MINOR** means the use of one dwelling unit as a care facility licensed as required under the *Community Care Facility Act* to provide room and board for not more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A group home, minor may include, to a maximum of four, any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services. A Housing Agreement pursuant to Section 905 of the *Local Government Act* filed in the land title office on the subject property is required as a condition for a group home use.”

and replacing it with:

“**GROUP HOME, MINOR** means the use of one dwelling unit as a care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for not more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A group home, minor may include, to a maximum of four, any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services.”

2. Deleting all references to “**CARE CENTRE, MINOR**” and replacing it with “**CHILD CARE CENTRE, MINOR**”;
3. Deleting all references to “**CARE CENTRE, MAJOR**” and replacing it with “**CHILD CARE CENTRE, MAJOR**”;
4. AND THAT **Section 6 - General Development Regulations, 6.9 Housing Agreements, 6.9.1, 6.9.2 and 6.9.3** consecutively be deleted in their entirety that reads:

“6.9.1 The **Development Officer** may recommend to **Council** that a housing agreement pursuant to the *Local Government Act*, as a condition of approval for **special needs housing**, contain contractual arrangements as to any, or all, of the following:

- (a) the **use** of the **lot** in relation to any existing or proposed **building or structure** including the preservation of **buildings, structures** and environmental setbacks;
- (b) the occupancy, form of tenure, availability, administration, management and rent provisions, of the housing units;
- (c) the timing of the **development**; and
- (d) such other conditions as may be considered reasonable under the circumstances.

6.9.2 Increases in the maximum **density** are permitted to the **density** specified in the RM2, RM3, RM4, RM5, RM6 and C4 **zones** provided:

- (a) the **owner** enters into a housing agreement satisfactory to the **City of Kelowna**; and
- (b) such public benefit, determined by the **City of Kelowna**, may include affordable or **special needs housing** for sale or rental at below market rates to qualifying purchasers or tenants or, amenities or amenity improvements to public spaces or community facilities.

6.9.3 All agreements entered into pursuant to Section 6.9 shall run with the land as a priority charge against the title of the subject lands at the Land Title Office.”

5. AND THAT Section 8 - Parking and Loading, Table 8.1 Parking Schedule under Community, Recreational and Cultural be amended by deleting the following:

Care Centres, Intermediate Care Centres, Major Care Centres, Minor	1 per 10 children, plus 1 per 2 employees on duty; minimum of 4
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and replacing it with:

Child Care Centre, Major	1 per 10 children, plus 1 per 2 employees on duty; minimum of 4
Child Care Centre, Minor	2 parking spaces plus the required parking for the corresponding principal dwelling unit.

6. AND THAT Section 8 - Parking and Loading, Table 8.2 Loading Schedule, be amended by deleting the following:

Care Centres, Minor Care Centres, Intermediate Care Centres, Major	1 car loading space 2 car loading space 3 car loading space
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and replacing it with:

Child Care Centre, Major	For 9 - 15 children 0 car loading space For 16 - 25 children 0 car loading space For 26 or more children 1 car loading space
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7. AND THAT Section 12- Rural Residential Zones, 12.1 RR1 - Rural Residential 1/RR1c - Rural Residential 1 with Carriage House, 12.1.3 Secondary Uses be amended by deleting “(d) care centres, intermediate” and replacing it with “(d) child care centres, minor”;
8. AND THAT Section 12 - Rural Residential Zones, 12.2 RR2 - Rural Residential 2/RR2c - Rural Residential 2 with Carriage House, 12.2.3 Secondary Uses be amended by deleting “(b) care centres, intermediate” and replacing it with “(b) child care centre, minor”;
9. AND THAT Section 12 - Rural Residential Zones, 12.3 RR3 - Rural Residential 3/RR3c - Rural Residential 3 with Carriage House, 12.3.3 Secondary Uses be amended by deleting “(b) care centres, intermediate” and replacing it with “(b) child care centre, minor”;
10. AND THAT Section 13 - Urban Residential Zones, 13.8 RM2 - Low Density Row Housing/RM2h - Low Density Row Housing (Hillside Area), be amended by:
- a) by deleting under 13.8.3 Secondary Uses the following:
“(a) care centres, intermediate
(b) home based business, minor” and replacing it with
“(b) child care centre, minor
(c) home based business, minor”;

- b) by deleting from **13.8.6 Development Regulations** (a) the following sentence “,except it is 0.55 with a housing agreement pursuant to the provisions of Section 6.9.” after the words “The maximum floor area ratio is 0.5”
11. AND THAT **Section 13 - Urban Residential Zones, 13.9 RM3 - Low Density Multiple Housing, 13.9.6 Development Regulations** (a) be amended by deleting the words “, except it is 0.55 with a housing agreement pursuant to the provisions of Section 6.9.” after the words “The maximum floor area ration is 0.5.”
 12. AND THAT **Section 13 - Urban Residential Zones, 13.10 - RM4 - Transitional Low Density Housing, 13.10.6 Development Regulations** (a) be amended by deleting the words “, except it is 0.75 with a housing agreement pursuant to the provisions of Section 6.9.” after the words “The maximum floor area ration is 0.65.”
 13. AND THAT **Section 13 - Urban Residential Zones, 13.11 - RM5 - Medium Density Multiple Housing, 13.11.6 Development Regulations** (a) be amended by deleting the words “, except it is 1.2 with a housing agreement pursuant to the provisions of Section 6.9.” after the words “The maximum floor area ration is 1.1.”
 14. AND THAT **Section 13 - Urban Residential Zones, 13.12 - RM6 - High Rise apartment Housing, 13.12.6 Development Regulations** (a) be amended by deleting the words “or 0.1 with a housing agreement pursuant to the provisions of Section 6.9.” after the words “except that it may be increased by 0.1 for each additional 10% increment of open space above 50% of open space.”;
 15. AND THAT **Section 14 - Commercial Zones, 14.4 C4 - Urban Centre Commercial/ C4rls - Urban Centre Commercial (Retail Liquor Sales)/ C4lp - Urban Centre Commercial (Liquor Primary)/C4lp/rls - Urban Centre Commercial (Liquor Primary/Retail Liquor Sales); 14.4.5 Development Regulations (a) Floor Area Ratio:** be amended by deleting in its entirety subparagraph 2.i. that reads as follows:

“i. Where a housing agreement exists pursuant to the provisions of Section 6.9, a bonus of 0.1 may be added to the floor area ratio;”
 16. AND THAT **Section 14 - Commercial Zones, 14.7 C7 - Central Business Commercial/ C7rls - Central Business Commercial (Retail Liquor Sales)/ C7lp - Central Business Commercial (Liquor Primary)/C7lp/rls - Central Business Commercial (Liquor Primary/Retail Liquor Sales), 14.7.3 Secondary Uses** be amended by deleting “(c) care centres, intermediate” and renumbering subsequent subparagraphs.
 17. AND THAT **Schedule “B” - Comprehensive Development Zones, CD1 - Comprehensive Development One; 1.3 Secondary Uses** be amended by deleting “(a) care centres, intermediate” and replacing it with “(a) child care centre, minor”.
 18. AND THAT **Schedule “B” - Comprehensive Development Zones, CD2 - Kettle Valley Comprehensive Residential Development; 1.3 Secondary Uses** be amended by deleting “(a) care centres, intermediate” and replacing it with “(a) child care centre, minor”.
 19. AND THAT **Schedule “B” - Comprehensive Development Zones, CD10 - Heritage Cultural; 1.3 Secondary Uses** be amended by deleting “(b) care centres, intermediate” and replacing it with “(b) child care centre, minor”.

20. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation and Infrastructure)

Adopted by the Municipal Council of City of Kelowna on the

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 10806

Official Community Plan Amendment No. OCP12-0009 - Allan, Donald, Heidi-Sabine, Amy, Angelica and Gordon Kirschner 2980 Gallagher Road

A bylaw to amend the "*Kelowna 2030* - Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of a portion of Lot 1, Sections 12 and 13, Township 26, and Sections 7 and 18, Township 27, ODYD, Plan KAP71697, Except Plans KAP84278, KAP86315, KAP86363 and KAP88598, located on Gallagher Road, Kelowna, B.C., from the Multiple Unit Residential (Low Density) designation to the Major Park and Open Space (public) designation, from the Multiple Unit Residential (Low Density) designation to the Single / Two Unit Residential - Hillside designation, from the Single / Two Unit Residential designation to the Major Park and Open Space (public) designation, from the Single / Two Unit Residential designation to the Single / Two Unit Residential - Hillside designation, from the Single / Two Unit Residential designation to the Multiple Unit Residential (Low Density) designation, from the Single / Two Unit Residential - Hillside designation to the Major Park and Open Space (public) designation, from the Single / Two Unit Residential - Hillside designation to the Multiple Unit Residential (Low Density) designation, Major Park and Open Space (public) designation to the Single / Two Unit Residential - Hillside designation, from the Major Park and Open Space (public) designation to the Multiple Unit Residential (Low Density) designation, from the Major Park and Open Space (public) designation to the Single / Two Unit Residential designation, as shown on Map "A" attached to and forming part of this bylaw;
2. AND THAT pursuant to Section 882 of the *Local Government Act*, each reading of this bylaw receive an affirmative vote of a majority of all members of the Council;
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

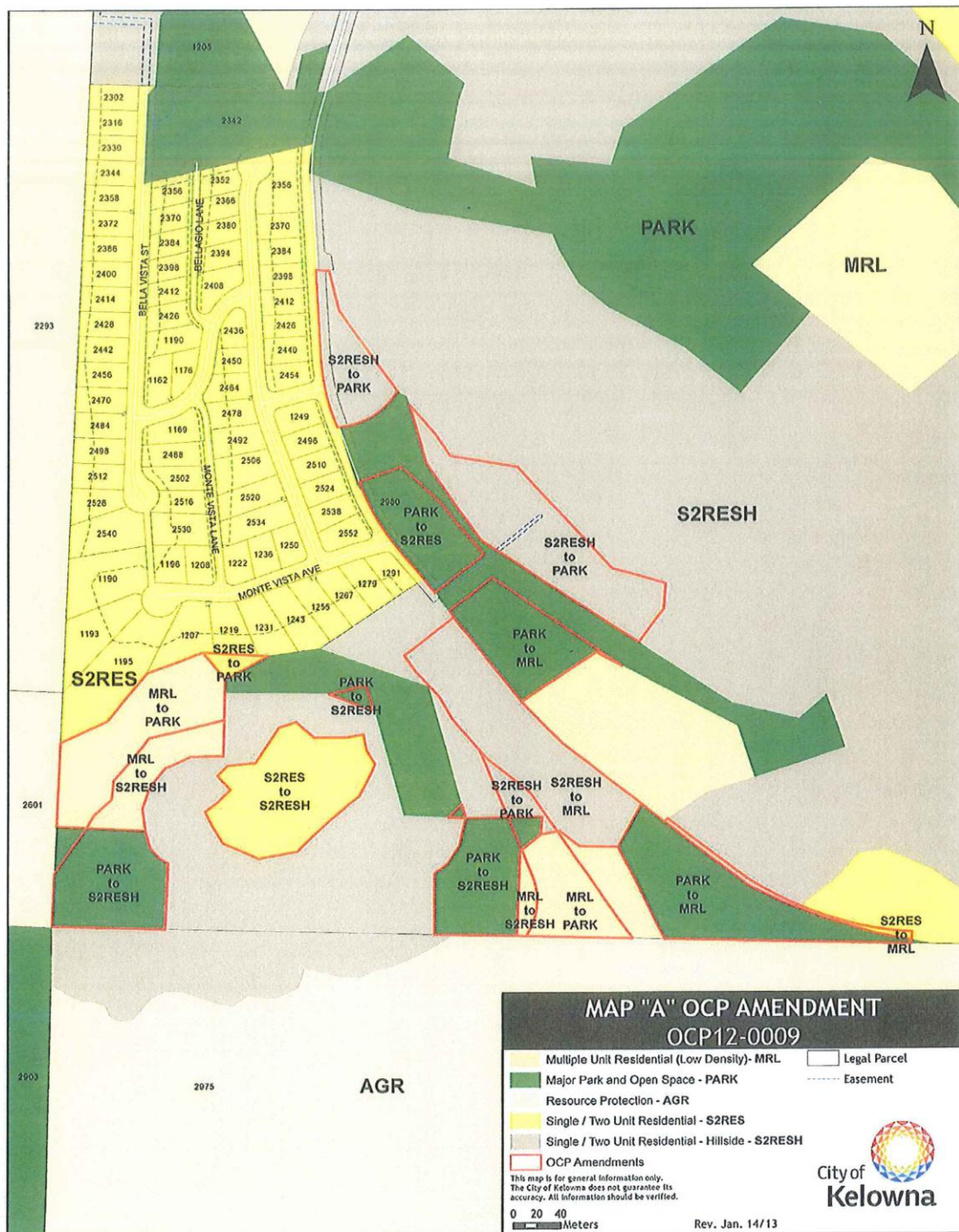
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 10807
Z12-0055 - Allan, Donald, Heidi-Sabine, Amy, Angelica and
Gordon Kirschner
2980 Gallagher Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Part of Lot 1, Sections 12 and 13, Township 26, and Sections 7 and 18, Township 27, ODYD, Plan KAP71697, Except Plans KAP84278, KAP86315, KAP86363 and KAP88598 located on Gallagher Road, Kelowna, B.C., from the P3 - Parks and Open Space zone and the A1 - Agriculture 1 zone to the RU1h - Large Lot Housing (Hillside Area) zone as shown on Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

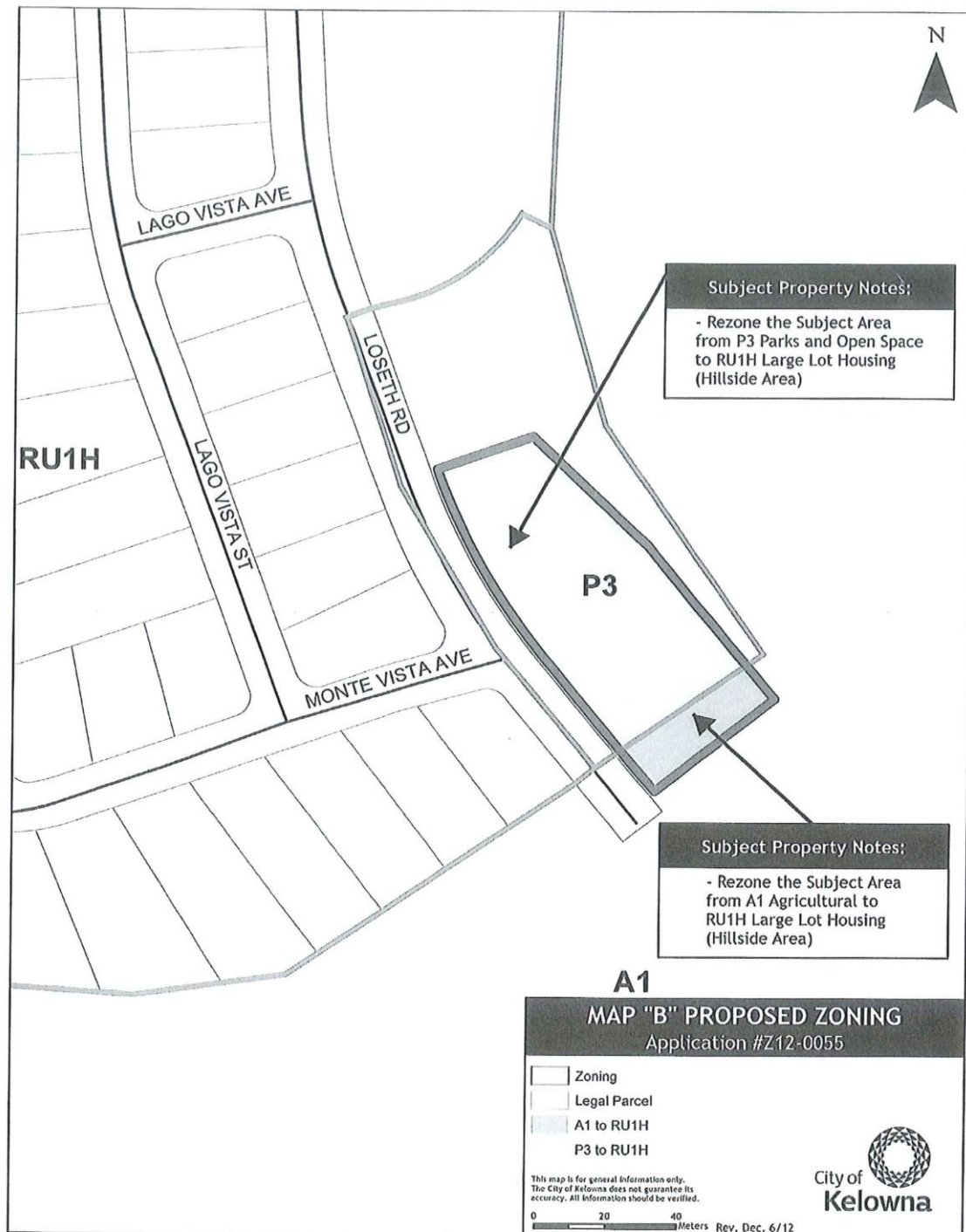
Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 10808

Text Amendment No. TA13-0002 -Amendment to the City of Kelowna Zoning Bylaw No. 8000 - RM3 - Low Density Multiple Housing Zone

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **13.9 RM3 - Low Density Multiple Housing, 13.9.6 Development Regulations** be amended by deleting sub-paragraph (a) that reads:

“(a) The maximum **floor area ratio** is 0.5, except it is 0.55 with a housing agreement pursuant to the provisions of Section 6.9. Where **parking spaces** are provided totally beneath habitable space of a principal **building** or beneath useable common amenity areas providing that in all cases, the **parking spaces** are screened from view, an amount may be added to the **floor area ratio** equal to 0.2 multiplied by the ratio of such **parking spaces** to the total required **parking spaces**, but in no case shall this amount exceed 0.2.”

And replacing it with the following:

“(a) The maximum **floor area ratio** is 0.75.

Where at least 75% **parking spaces** are provided totally beneath habitable space of a principal **building**, beneath useable common amenity areas, or in a garage/carport providing that in all cases, the **parking spaces** are screened from public view, the floor area ratio may be increased to 0.05.

The floor area ratio may be increased by a further 0.1 for a development constructed in an Urban Centre (as defined by Kelowna’s Official Community Plan).”

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation and Infrastructure)

Adopted by the Municipal Council of City of Kelowna on the

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 10809
Z12-0068 - Evergreen Lands Limited Inc. No. 382754
1121, 1131, 1141 and 1151 Brookside Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 9-12, Section 19, Township 26, ODYD, Plan 2704 located on Brookside Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 10810

Official Community Plan Text Amendment No. OCP12 - 0014 Manteo Beach Club Ltd., Inc. No. BC091170-5351923 Holdings Ltd., Inc. No. BC0790835 - 3762-3766 and 3756 Lakeshore Road

WHEREAS Council wishes to adopt certain text amendments to Bylaw No. 10500 - *Kelowna 2030 - Official Community Plan*;

AND WHEREAS Council may adopt an official community plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all members of Council;

AND WHEREAS after first reading of the bylaw and before third reading of the bylaw, Council held a public hearing on the proposed amendments to the official community plan in accordance with Sections 890 through 894 of the *Local Government Act*;

NOW THEREFORE the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Chapter 5 - Development Process, Objective 5.5 Ensure appropriate and context sensitive built form, Policy .1 Building Height, OTHER URBAN CENTRES, Elsewhere be amended by adding the following table to the end of the paragraph for Elsewhere as follows:

Policy .1 Building Heights Does Not Apply to the following:	
Civic Address	Legal Address
3762-3766 Lakeshore Road	Lot A, District Lot 134, Section 6, Township 26, ODYD, Plan KAP56428 Except Plan KAS1776 (PH1)

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time and adopted by the Municipal Council this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 8th, 2013

RIM No. 3480-30

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: OCP12-0014/ DP12-0177/ DVP12-0178 **Owner:** 5351923 Holdings Ltd.,
Inc. No. BC0790835
Manteo Beach Club Ltd.,
Inc. No. BC0911700

Address: 3762-3766 & 3756 Lakeshore Road **Applicant:** Manteo North GP Ltd.

Subject: OCP Text Amendment, Development Variance & Development Permit Applications

Existing OCP Designation: Mixed Use (Tourism)

Existing Zone: C9 - Tourist Commercial

1.0 Recommendations

THAT Official Community Plan Bylaw Amendment No. OCP12-0014 for a Text Amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at Lot A, District Lot 134 and Section 6, Township 26, ODYD, Plan KAP56428 Except Strata Plan KAS1776 (PH1), located at 3762-3766 Lakeshore Road from the 'Elsewhere Building Height' policy in order to permit one 10 storey and one 12 storey apartment hotel where the height maximum is 6 storeys;

AND THAT Council considers the Advisory Planning Commission public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Land Use Management Department dated February 8, 2013;

AND THAT the Official Community Plan Bylaw Amendment be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Final Adoption of the Official Community Plan Amending Bylaw be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP12-0177 for Lot 2, District Lot 134, ODYD, Plan 2912 Except Plan H9673, located at 3756 Lakeshore Road and Lot A, District Lot 134 and Section 6, Township 26, ODYD, Plan KAP56428 Except

Strata Plan KAS1776 (PH1), located at 3762-3766 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";
- 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;
- 6) The registration of a titled lot to dedicated the equivalent of 12m along Okanagan Lake in front of the existing 'Lakeshore Inn' for a Riparian Management Area and Public Trail to the City as shown on Schedule 'C';
- 7) The completion of a Purchase / Sale Agreement with the City involving an excess portion of Lakeshore Road and the Wilson Creek corridor;
- 8) The execution of the Servicing Agreement and associated bonding for the Development Engineering requirements;
- 9) Issuance of a Natural Environment Development Permit including RMA restoration, trail construction and maintenance for 5 years of the Okanagan Lake and Wilson Creek trail be authorized for issuance to the satisfaction of the Environment and Land Use Branch;
- 10) Registration of a Covenant against Lot A, District Lot 134 and Section 6, Township 26, ODYD, Plan KAP56428 Except Strata Plan KAS1776 (PH1), located at 3762-3766 Lakeshore Road ensuring that 51% of the total built floor area of Phase 2 & 3 are constructed as dedicated 'Hotel' space as defined in Zoning Bylaw No. 8000;
- 11) Phase 1 of the project starting construction within two years and Phase 2 starts within 10 years of Council approval of the form and character Development Permit.

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit in order for the permit to be issued.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP12-0178 for Lot 2, District Lot 134, ODYD, Plan 2912 Except Plan H9673, located at 3756 Lakeshore Road and Lot A, District Lot 134 and Section 6, Township 26, ODYD, Plan

KAP56428 Except Strata Plan KAS1776 (PH1), located at 3762-3766 Lakeshore Road, Kelowna, B.C.;

AND THAT variances for Phase 1 of the development proposal to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.9.5 (c) Development Regulations - Front Yard Setback

To vary the required front yard setback from 6.0m required to 2.18m proposed, as per Schedule 'A'.

Section 14.9.5 (d) Development Regulations - Side Yard Setback

To vary one of the required side yard setbacks (South) from 3.0m required to 0.0m proposed, as per Schedule 'A'.

AND FURTHER THAT variances for Phase 2 and 3 of the development proposal to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.9.5 (b) Development Regulations - Height

To vary the maximum height from 22m / 6 storeys permitted to 39m / 12 storeys (Phase 2) and 36m / 10 storeys (Phase 3) proposed, as per Schedule 'A'.

Section 14.9.5 (c) Development Regulations - Front Yard Setback

To vary the required front yard setback from 6.0m required to 0.7m proposed, as per Schedule 'A'.

Table 8.1 Parking Schedule

To vary the maximum parking stalls from 294 permitted (125%) to 313 proposed (133%).

Table 8.2 Loading Schedule

To vary the required loading spaces from 4 required to 2 proposed, as per Schedule 'A'.

2.0 Purpose

To consider an OCP amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at 3762-3766 Lakeshore Road from the OCP's Building Height Policy in order to permit a permit one 10 storey and one 12 storey apartment hotel where the height maximum is 6 storeys.

To consider a Development Permit for three phases of development on the "Lakeshore Inn" site and the Manteo resort site. Phase 1 is proposed as an 18 unit townhouse development, Phase 2 is a 12 storey hotel with 69 units and phase 3 consists of a 10 storey apartment hotel with 77 units. Phase 1 includes two setback variances, both of which are limited to isolated areas where the development footprint encroaches into the required setback. Phases 2 & 3 require four variances in order to accommodate the proposal, the most significant being the height variance from 22m / 6 storeys permitted to 39m / 12 storeys and 36m / 10 storeys proposed.

3.0 Land Use Management

The proposed Manteo resort development will expand the hotel, resort and convention centre uses in the area now designated Mixed Use Tourism in the 2030 Official Community Plan. The proposed project will complement the existing Manteo resort and will continue to develop important tourism infrastructure in this part of the City. The comprehensive resort planning with the existing Manteo resort and the proposed new facilities will enhance the overall services, infrastructure and tourism opportunities for this area and result in a niche tourism commercial node that promotes year round enjoyment for visitors and residents alike.

In consultation with City Staff, the applicant had submitted a number of development concepts during the past couple of years. The final concept includes three phases of development that will take place over the next 10-15 years. Phase 1 will take place on the 'Lakeshore Inn' property and will include 18 townhouse units that will be associated with the resort. Phase 2 and 3 are long term phases that won't take place for 10 years when the existing Manteo leases have run their course. The full redevelopment of the Manteo resort will include a 12 storey 69 unit hotel development and a 10 storey 77 unit apartment hotel project, an additional 775m² of tourist commercial uses and 363m² of convention space will be added onsite.

Form & Character

The hotel and apartment hotel tower elements offer a contemporary and colourful buildings utilizing a modern design which provides an Okanagan 'feel' to the architecture fitting for this foreshore location. The architectural expression is distinct and the quality of the building materials is commendable. Most notably, the site planning has been thoughtfully deliberated to establish the apartment hotel and hotel in a location as to provide potential view corridors along Wilson Creek, between the Phase 1 townhomes and between the existing hotel and Phase 2 rather than massing the development to span the length of the Lakeshore Road frontage. This results in a built form that protects the riparian area, is compatible with the neighbourhood and site context, and the public enjoyment of the lakefront is enhanced as a result of the development.

Height

Although a height variance is required, the massing of the current proposal provides a more appropriate form of development. While there are concerns with the height variance (specifically with regards to access to lake views) the location of the row housing component on the northern parcel will still allow views through the site from adjacent properties. The bulk of the height is located on a part of the site that will not have a substantial shading impact on adjacent properties. Although tower separation is not a regulation in the C9 zone the distance between the two towers is 38m which breaks down the massing and will allow sunlight to penetrate through the two towers. With the FAR and height available through the C9 zone the applicant could build a large and bulky 6 storey hotel along the entire length of Lakeshore. Although a significant height variance is required, the resulting form helps break down the massing and create a more appropriate form of development. Many of the negative impacts associated with the increased height will be borne by the developer and the towers were intentionally located in the middle of the site to reduce shadowing on adjacent properties and public spaces. As part of the request for additional height the applicant has agreed to secure 51% of the total floor area on the Manteo resort site as hotel related uses as allowed in the 'Hotel' definition in Zoning Bylaw No. 8000 to ensure that this redevelopment provides a significant amount of tourist commercial uses.

Community Amenity - Foreshore Dedication

The applicant will be dedicating and restoring a 10m Riparian Management Area (RMA) strip along Okanagan Lake which will be appropriately protected and landscaped with an additional 2m trail for public access along the Okanagan Lake foreshore and Wilson Creek. This crucial link will help the City achieve its plan to secure public access along the waterfront from Rotary Park to the mouth of Mission Creek. The Riparian Management Area restoration (to be completed by the applicant) will help to enhance the mouth of Wilson Creek and this piece of Okanagan Lake foreshore. These improvements will be of significant environmental benefit as these features had previously been disturbed and it will be positive both ecologically and aesthetically following the restoration. The applicant is offering the 12m dedication and the trail construction as a community amenity and to help offset some of the impact associated with the proposed height variance.

Variances

The two variances associated with Phase 1 are setback variances and are in isolated areas along the length of the property line and the impacts are anticipated to not be significant. In contrast, the Phase 2 & 3 height variances help to create a more acceptable form of development for this long term resort redevelopment. The front yard setback will provide an urban street edge along the City's multi-modal corridor and allows the project to shift further from lake. Staff are rarely supportive of variances that surpass the maximum; however in this limited instance providing parking above and beyond the requirement is appropriate due to the nature of the operation and the existing parking problems. The redevelopment will make Manteo more of a year round node of activity, and will be especially busy during summer months. The parking is also well integrated into the project and does not have a negative impact on the overall form and character of the proposal. However, given that the project does take place adjacent to the recently constructed multi-modal corridor and to improve the modal split for the project Staff have strongly encouraged the applicant to exceed Bylaw requirements for bike parking. By focusing on making the project bike friendly, the parking problems in the area could be alleviated significantly especially with regards to accommodating resort staff.

Overall, the applicant has been very receptive to design comments and Staff feel that the community amenity being secured as part of the comprehensive development is significant enough to justify supporting the requested variances. The applicant could have maximized access to Okanagan Lake for Phase 1 in the absence of a rezoning application, which would have frustrated the City's long term plan of securing public access along Okanagan Lake from Rotary Beach to the mouth of Mission Creek. Additionally, through a restrictive covenant the applicant has agreed to secure a 51% minimum of the total resort development as hotel uses. The project as proposed shows a commitment to enhancing this mixed use tourist area with a significant resort development.

4.0 Proposal

4.1 Background

The Phase 1 property is currently home to the 'Lakeshore Inn' which is a two storey, 44 unit motel building. In 1999, there was a major façade upgrade of the existing building development, but overall the building has deteriorated. The existing Manteo site where Phase 2 & 3 will take place currently has the existing hotel, which will be retained as part of this phased redevelopment. The existing townhouse units are under lease up to 2019 at which point the full

redevelopment of the main Manteo site may begin. Given the time lapse and project changes since the time of APC, the applicant will be hosting a Public Open House on March 4, 2013 and provide the public the opportunity to comment on the proposed resort redevelopment.

4.2 Project Description

The applicant is proposing to redevelop the subject properties with a new tourist commercial resort project that will be phased over the next 10-15 years. The first phase will take place on the 'Lakeshore Inn' property and includes 18 townhouse units that will be associated with the resort. Phase 2 and 3 are long term phases that won't take place for another 10 years when the existing Manteo leases have run their course. They will include a 12 storey, 69 unit hotel development and a 10 storey, 77 unit apartment hotel project that accommodates an additional 775m² of tourist commercial uses and 363m² of convention space.

The applicant has indicated that Phase 1 will ideally start construction within the next year or two and the town home form will provide a different product that will support the Manteo resort and provide other tourist accommodation options. The intent is that Phase 1, while offering a different experience, will still function as part of the Manteo resort complex. Although there will be a number of synergies between Phase 1 and the main Manteo property, a 'Santa Fe' design aesthetic has been used in order to make it distinct from the existing Manteo development. The materials include white stucco with wood trim, iron rails, clay tile roofs, wood garage doors and painted entrance doors. Landscaping will be provided throughout the site with a pool and common area located adjacent to the lake. Although provided to the City as a community amenity to help offset the impact from the height associated with Phase 2 and 3, the 12m Okanagan Lake strip will be dedicated to the City as part of Phase 1. Based on the applicants anticipated timing, the Riparian Management plantings and trail construction along Okanagan Lake and Wilson Creek could start as early as 2014. A mix of vegetation, fencing and berming will be used to delineate public and private spaces along Wilson Creek and the Okanagan Lake foreshore.

The Phase 2 & 3 site plan indicates that the under-building parking is located along the south and east side of the property line, with small commercial retail units buffering the parking structure from Lakeshore Road. The proposed towers are located towards the centre of the property above the parking structure. The asymmetrical towers are oriented to the west in a manner that will still allow sunlight to penetrate through the site. Placing the majority of the height in this location will maintain access to the sun and will not shade Rotary Beach. The materials are comprised primarily of orange and yellow painted concrete in keeping with the colourful 'Okanagan inspired' aesthetic Manteo currently provides. These materials are broken up with a number of windows and balconies which are enclosed by a glazed system. There are portions of the exterior walls which are of a solid panel construction with cut-out windows to provide strong vertical elements between the window-wall sections. The 4 storey parking podium base of the building is constructed of exposed architectural concrete, with cast-in details to provide visual interest to the structure along the Lakeshore Road frontage. A mix of glazing and painted concrete in addition to 3 small ground oriented retail units helps create a more active and attractive streetscape along this prominent façade. The north end of the podium structure is wrapped with glazing and provides outdoor seating opportunities adjacent to the Lakeshore Road multi-modal corridor. Vehicle and pedestrian entrance plaza are located at the north and south ends of the large podium, providing access to the entrance lobby of the hotel and apartment hotel as well as vehicle access to the parking structure. Significant improvements are also planned on the waterfront side of the project, with expanded pool and open space areas. The landscape plan submitted with the application package indicates a substantial amount of

plantings around the perimeter of the development site. There is also landscaping planted along Lakeshore Road for Phase 1 and between the CRU's for Phase 2 and 3. The variances associated with the proposed development are as follows:

Phase 1:

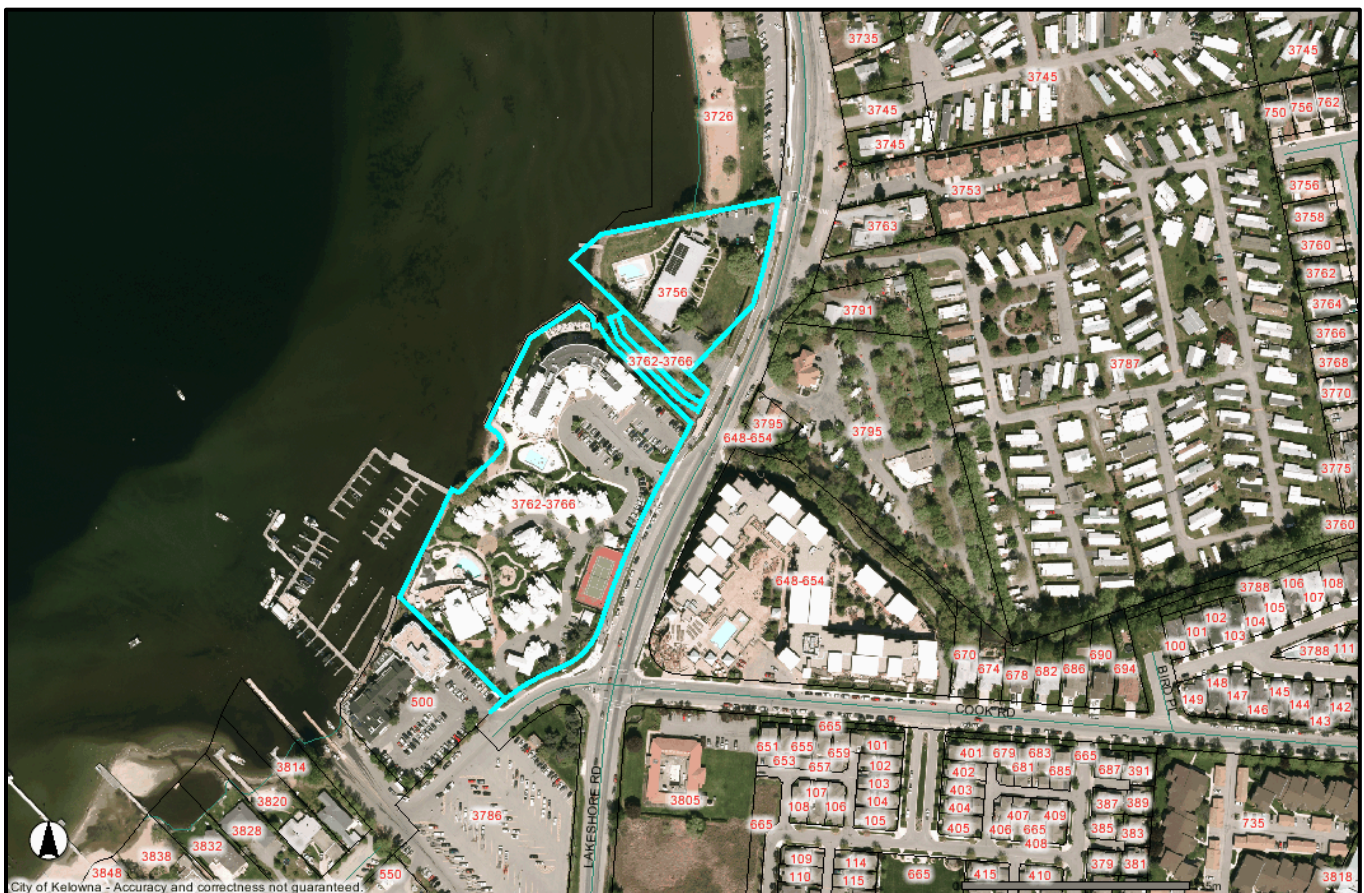
- Vary front yard setback from 6.0m required to 2.18m proposed.
- Vary southern side yard setback from 3.0m required to 0.0m proposed.

Phase 2 & 3:

- Vary the height from 22.0m / 6 storeys permitted to 39m / 12 storeys and 36m / 10 storeys proposed.
- Vary the front yard setback from 6.0m required to 0.7m proposed.
- Vary the parking from a maximum of 294 stalls (125%) permitted to 313 stalls (133%) proposed.
- Vary the required loading from 4 spaces required to 2 spaces proposed.

4.3 Site Context

Subject Property Map: 3762-3766 & 3756 Lakeshore Road



The subject properties make up a significant portion of the designated mixed use tourism area with a large frontage along Okanagan Lake and Wilson Creek. The properties are generally flat, sloping down towards the lake. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks and Open Space	Rotary Beach Park
East	C9 - Tourist Commercial RM7 - Mobile Home Park RR3 - Rural Residential 3	Hiawatha Residential Play Del Sol
South	C9 - Tourist Commercial	Eldorado Hotel
West	W2 - Intensive Water Use	Okanagan Lake

Zoning Analysis Table				
CRITERIA	C9 Requirements Phase 1	Proposed Phase 1 (Row Housing)	C9 Requirements Phase 2 & 3	Phase 2 & 3 Hotel
Development Regulations				
Floor Area Ratio	0.5	0.41	1.5 (Apart. hotel)	0.81
Height	22.0m / 6 storeys	10.3m / 3 Storeys	22.0m / 6 storeys	39m / 12 Storey ¹ 36m / 10 Storeys ¹
Front Yard	6.0m	2.18m ¹	6.0m	0.7m to Retail ² 17m min. to Tower
Side Yard (south)	3.0m	3.0m	3.0m	3.0m 15.45 to Tower
Side Yard (north)	3.0m	0.0m ²	3.0m	3.0m
Rear Yard	15.0m	15.0m	15.0m	15.0m min.
Other Regulations				
Min Parking Requirements	18 stalls	18 stalls	313 stalls	235 stalls x 125% 294 stalls permitted ³
Bicycle Parking	Class I: 1 Class II: 1	Provided in Garages	Class I: 11 stalls Class II: 15 stalls	Class I: 11 stalls Class II: 15 stalls
Loading Space	N/A	N/A	4	2*
Okanagan Lake Sightlines	120°	N/A	120°	Meets Requirement
Variances Phase 1: ¹ Vary front yard setback from 6.0m required to 2.18m proposed. ² Vary southern side yard setback from 3.0m required to 0.0m proposed. Phase 2 & 3: ¹ Vary the height from 22.0m / 6 storeys permitted to 39m / 12 Storey and 36m / 10 Storeys proposed. ² Vary the front yard setback from 6.0m required to 0.7m proposed. ³ Vary the parking from a maximum of 294 stalls permitted to 313 stalls proposed. * Vary the required loading from 4 spaces required to 2 spaces proposed.				

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

Ensure appropriate and context sensitive built form (Objective 5.5)

Building Height (Policy .1). Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storeys at the periphery of the Urban Centres, where adjoining land is designated for single/two unit housing.

- Elsewhere: Four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

View Corridors (Policy .2). Where multiple unit or commercial development along the shore zone is permitted, require that a view corridor to the lake from inland be maintained and ensure that the public use and enjoyment of the lakefront is enhanced as a result of the development.

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

Site Density Calculations (Policy .1). Allow the owner(s) and developers who contribute land for park dedications, to use the original site area in computing density and floor area ratios and minimum area for development or subdivision purposes.

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.

Visitor Accommodation (Policy .2). Consider allowing visitor accommodation along the shore zone provided that such a use protects the riparian area, would be compatible with the neighbourhood and site context, and public enjoyment of the lakefront is enhanced as a result of the development.

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;
- 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.

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).

Relationship to the street

- Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;
- Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);
- Avoid split level, raised or sunken parkade entrances;
- Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

Massing and height

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;

- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.
- Ensure developments are sensitive to and compatible with the massing of the established and/or future streetscape;
- Design developments with multiple, separate buildings such that individual buildings are of different but compatible shapes, masses, and exterior finishes;
- Design with consideration for the effect of building height on shading and views.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permits required for any structures prior to them being taken down.
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- The tower building(s) are required to be of non-combustible construction.
- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s).
- A Geotechnical report is required to address the sub soil conditions and potential impact on neighbouring properties. A Geotechnical pier review will be required at time of building permit application.
- A Structural pier review will be required at time of building permit application.
- Requirements of the City of Kelowna fire prevention regulations bylaw No. 6110 for buildings greater than 6 stories are to be shown on the building permit drawings.
- Size and location of all signage to be clearly defined as part of the development permit
- Awnings over city property require an indemnification agreement(s).
- Code analysis is required for the structures at time of building permit applications, but the following items may affect the form and character of the building:
- Spatial calculation required to be verified between buildings 2 & 3.
- A 2nd exit may be required from the ground floor spa area and lower parking stall area.
- A vestibule may be required for the residential units accessed from the garage levels.
- An alternative solution maybe required for the tower exit stairs that combine into one exit door prior to the release of the Development Permit
- Exiting for the second level executive office space is to be defined 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

See Attached.

6.3 Fire Department

No Comment.

6.4 Fortis BC - Gas

Please be advised FortisBC has no objections or comments in regards to the above mentioned referral.

6.5 Fortis BC - Electric

This is a major phased development and all primary distribution facilities onsite will require land rights protection. Since the location of these facilities will be unknown until the design phase, pursuit of land rights will be deferred until that time. It should be noted that, due to the overall size of the development, it is likely that off-site FBC facilities along Lakeshore Rd will require significant upgrades. All costs related to off-site upgrades to FBC facilities will be charged to the applicant. Otherwise, FBC has no land rights concerns at this time. It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.6 Infrastructure Planning

- Secure waterfront dedication for public parkland and environmental protection; LUM to determine appropriate width.
- Construct public waterfront promenade (as part of the Rotary Beach Park to Mission Creek section); Class 1: Major Urban Promenade - hard-surfaced for universal accessibility. There has been some concern with balancing environmental objectives, but this trail will likely be very popular and to accommodate the anticipate traffic volumes I would recommend a 2.0m width.
- Incorporate urban design principals in the proposed development to ensure a positive relationship between private and public realm:
 - Lakeshore Road Multi-use Corridor;
 - Southern property line of Rotary Beach Park;
 - Wilson Creek trail area;

6.7 Public Health Inspector

Healthy Built Environments

We strongly support development requirements aimed at preserving and restoring riparian areas along Wilson creek and the foreshore of Okanagan Lake. The maintenance of strong riparian ecosystems, including the protection and restoration of creek and foreshore riparian zones are important for the preservation of water quality in Okanagan Lake, in particular, recreational water quality of the adjacent Rotary Beach Park. We also support initiatives aimed at enhancing public walkability through the dedication of a public path along the lake edge, thereby improving connectivity with the waterfront and adjacent walking/cycling paths.

7.0 Application Chronology

Date of Comprehensive Application Received:	September 26 th , 2012
Advisory Planning Commission:	July 19 th , 2011
Resolution of Outstanding Issues:	February 1 st , 2013
Applicant hosted Public Open House:	Scheduled for March 4 th , 2013

The applicant has a public open house scheduled for March 4th, 2013 where public information panels and project visuals will be displayed for the purposes of consulting the public and

receiving community input. At the time of Public Hearing the applicant will be in a position to provide a summary of the open house results.

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by:

☐

Danielle Noble, Manager, Urban Land Use

Approved for Inclusion

☐

D. Gilchrist, A. General Manager, Community Sustainability

Attachments:

Site Plan

Conceptual Elevations

Landscape Plan

Shadow Study

Development Engineering Requirements

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Permit No.:

DP12-0177 & DVP12-0178

EXISTING ZONING DESIGNATION:

C9 - Tourist Commercial

WITHIN DEVELOPMENT PERMIT AREA:

Comprehensive Development Permit Area

DEVELOPMENT VARIANCE PERMIT:

Phase 1:

- Vary front yard setback from 6.0m required to 2.18m proposed.
- Vary southern side yard setback from 3.0m required to 0.0m proposed.

Phase 2 & 3:

- Vary the height from 22.0m / 6 storeys permitted to 39m / 12 Storey and 36m / 10 Storeys proposed.
- Vary the front yard setback from 6.0m required to 0.7m proposed.
- Vary the parking from a maximum of 294 stalls permitted to 313 stalls proposed.
- Vary the required loading from 4 spaces required to 2 spaces proposed.

ISSUED TO: Manteo North GP Ltd.

LOCATION OF SUBJECT SITE: 3762-3766 & 3756 Lakeshore Road

	SECTION	DISTRICT LOT	SECTION	TWP	DISTRICT	PLAN
LEGAL DESCRIPTION:	2	134			ODYD	Plan 2912 Except Plan H9673
	A	134	6	26	ODYD	Plan 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 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";
4. Phase 1 of the project starting construction within two years and Phase 2 starts within 10 years of Council approval of the form and character Development Permit.

AND THAT variances for Phase 1 of the development proposal to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.9.5 (c) Development Regulations - Front Yard Setback
To vary the required front yard setback from 6.0m required to 2.18m proposed.

Section 14.9.5 (d) Development Regulations - Side Yard Setback
To vary one of the required side yard setbacks (South) from 3.0m required to 0.0m proposed.

AND FURTHER THAT variances for Phase 2 and 3 of the development proposal to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.9.5 (b) Development Regulations - Height
To vary the maximum height from 22m / 6 stories permitted to 39m / 12 storeys and 36m / 10 storeys proposed.

Section 14.9.5 (c) Development Regulations - Front Yard Setback
To vary the required front yard setback from 6.0m required to 0.7m proposed.

Table 8.1 Parking Schedule
To vary the maximum parking stalls from 294 permitted to 313 proposed.

Table 8.2 Loading Schedule
To vary the required loading spaces from 4 required to 2 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 t87

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 _____.

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

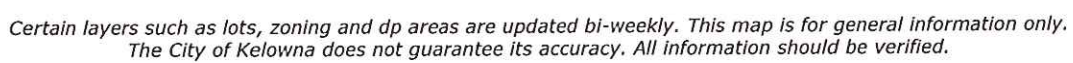
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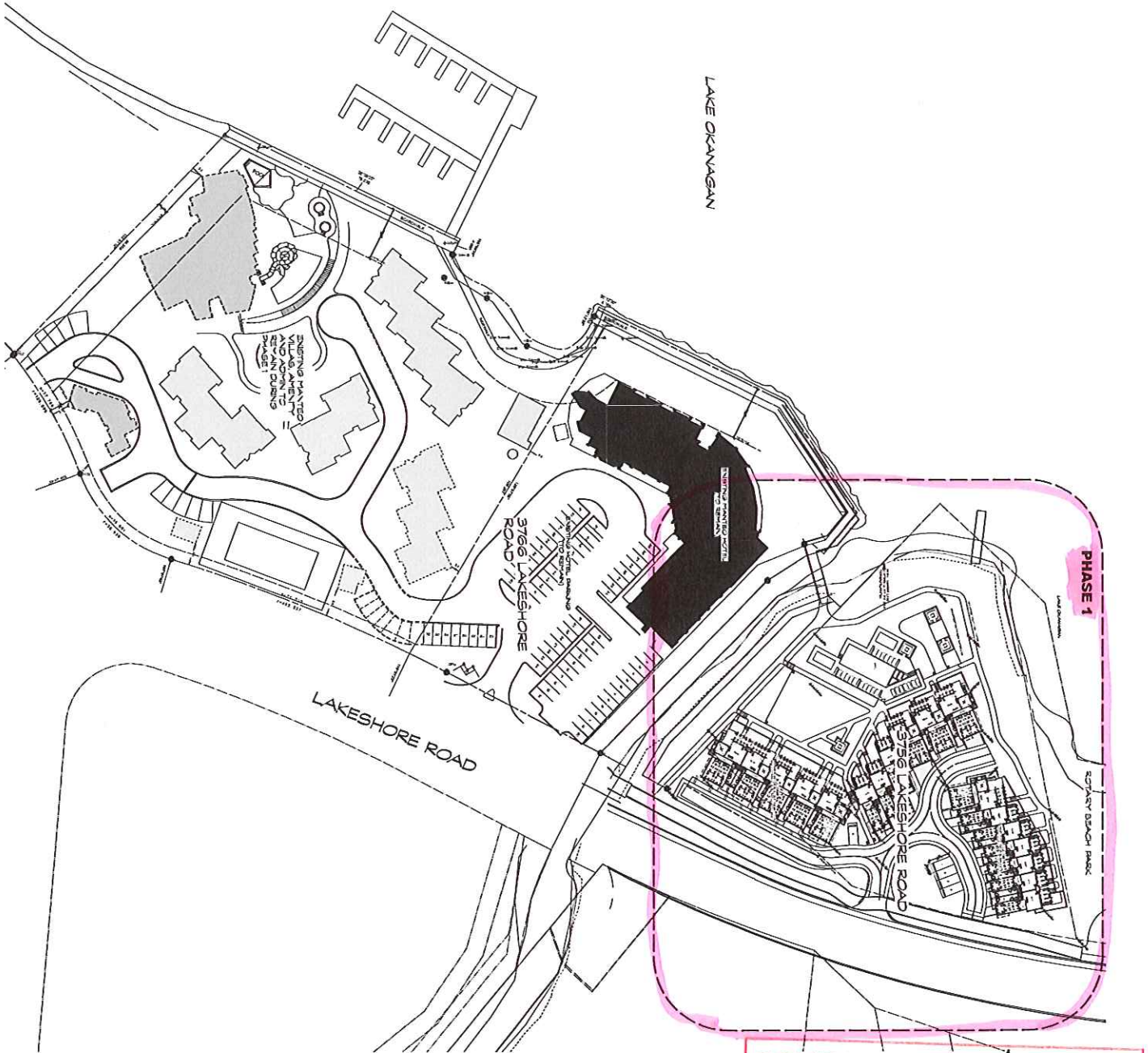
5. APPROVALS:

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 12th DAY OF MARCH, 2013

ISSUED BY THE ACTING GENERAL MANAGER OF COMMUNITY SUSTAINABILITY OF THE CITY OF KELOWNA THE _____ DAY OF - _____, 2013.

Doug Gilchrist, A. General Manager, Community Sustainability



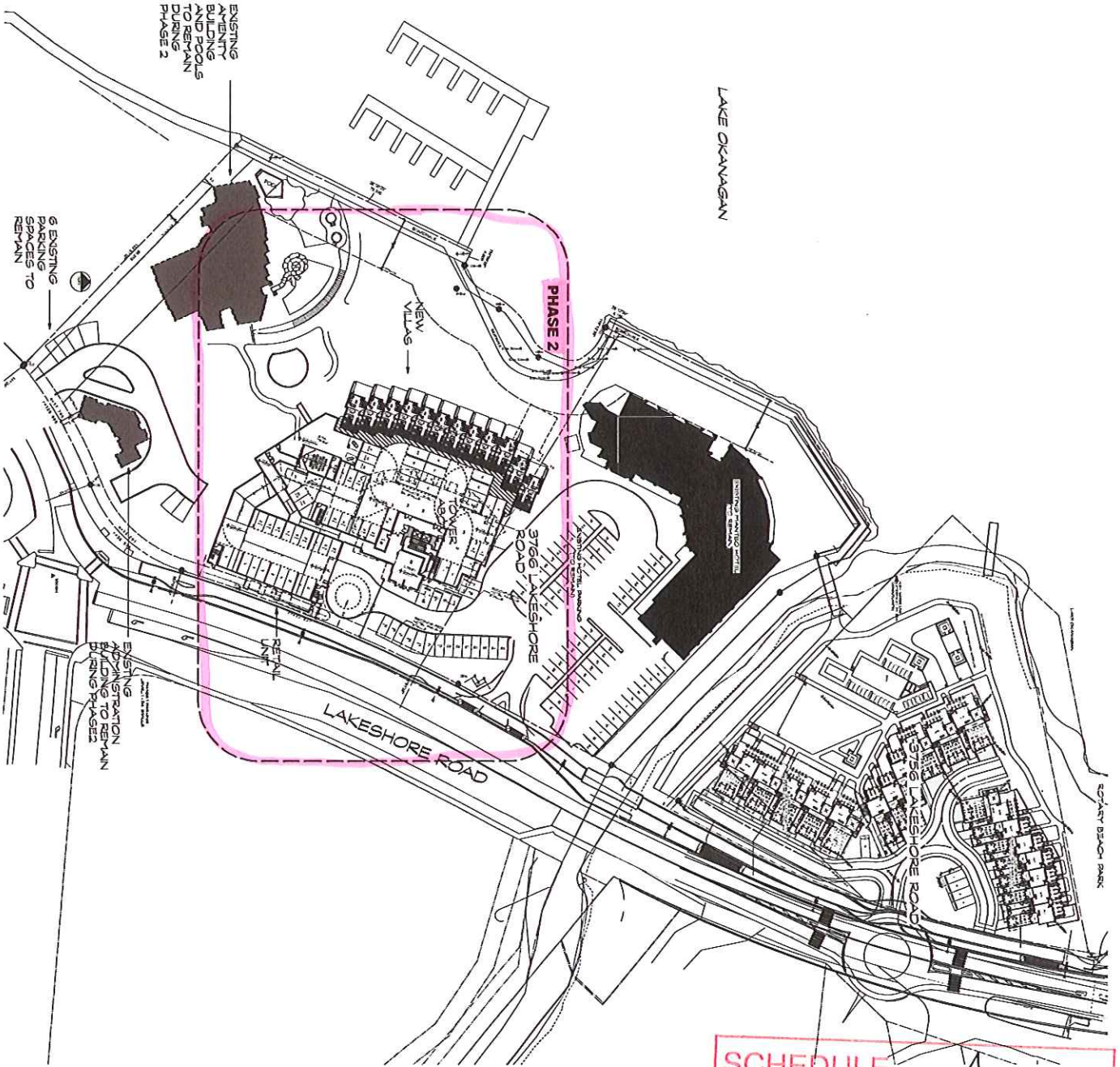


SCHEDULE A
 This forms part of development
 Permit # DP12-0177/DP12-0178

- A1.0	SITE PLAN PHASE 1	MANTEO RESORT 3766 LAKESHORE RD 3766 LAKESHORE RD
-----------	-----------------------------	--------------------------------------------------------------------------

RGA
 Robert G. Anderson
 200 - 2200 Columbia Street
 Vancouver, BC V6J 1A1
 Canada V6J 1A1
 Tel: (604) 681-4211
 Fax: (604) 681-4212
 Mobile: (604) 681-4213

DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	PROJECT: _____ CLIENT: _____ LOCATION: _____ SCALE: _____ SHEET: _____ OF _____
---------------------------------------------------------------------------	---------------------------------------------------------------------------------------------



SCHEDULE A

This forms part of development

Permit # DP12-0177 / DWP-0178

MANTEO RESORT EXPANSION	
5750, 3766 LAKESHORE RD	
DATE	REVISION
10/01/12	10/01/12
SITE PLAN PHASE 2	
-	A1.1

RGA

Robert Gordon Architects Inc.

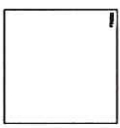
200 - 2500 Columbia Street

Vancouver, BC V6H 2Y4

TEL: (604) 681-2741

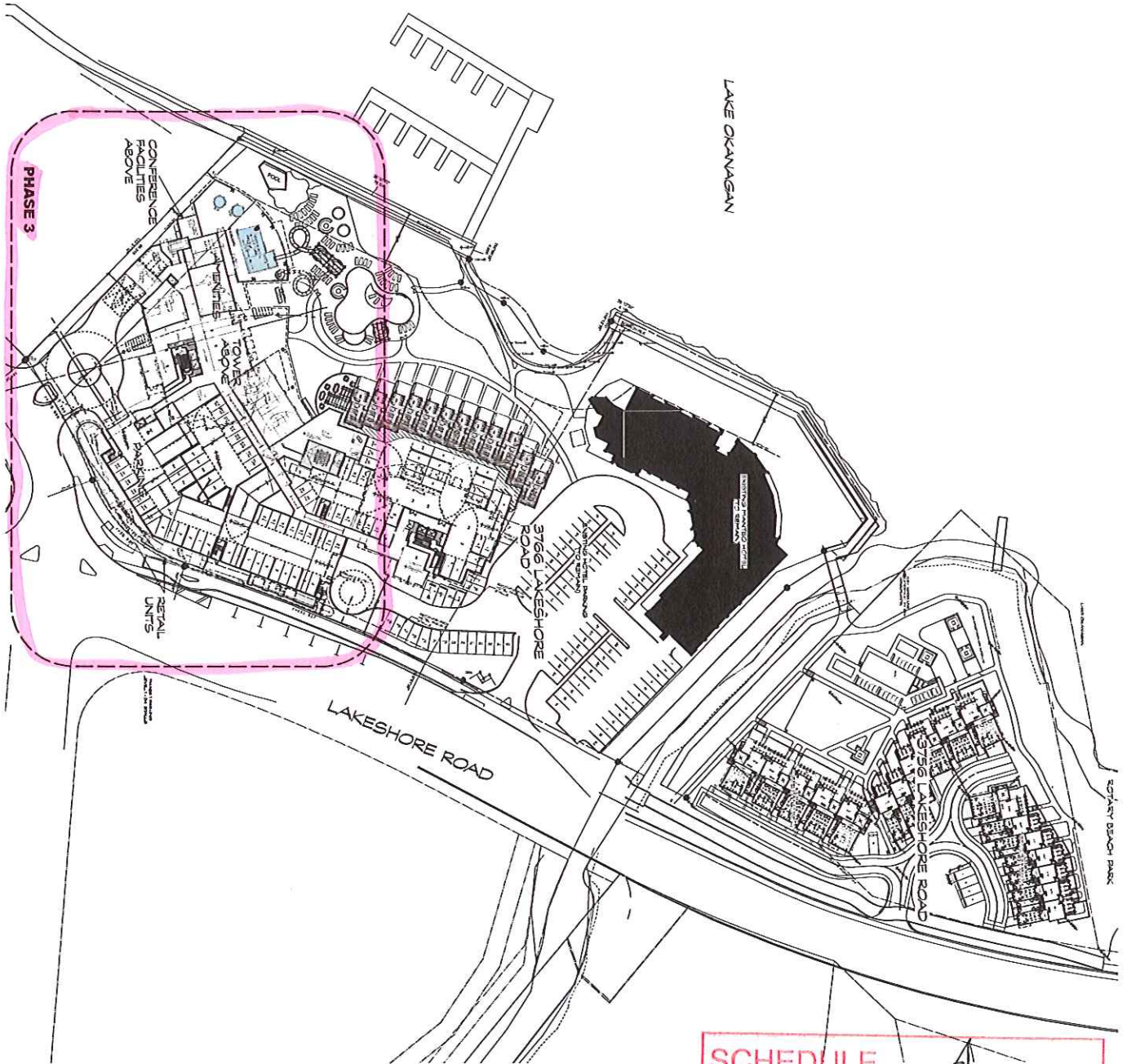
FAX: (604) 681-2742

www.rga.ca



DATE	REVISION
10/01/12	10/01/12

DATE	REVISION
10/01/12	10/01/12



SCHEDULE

This forms part of development

Permit # DP12-0177 / DVP12-0178

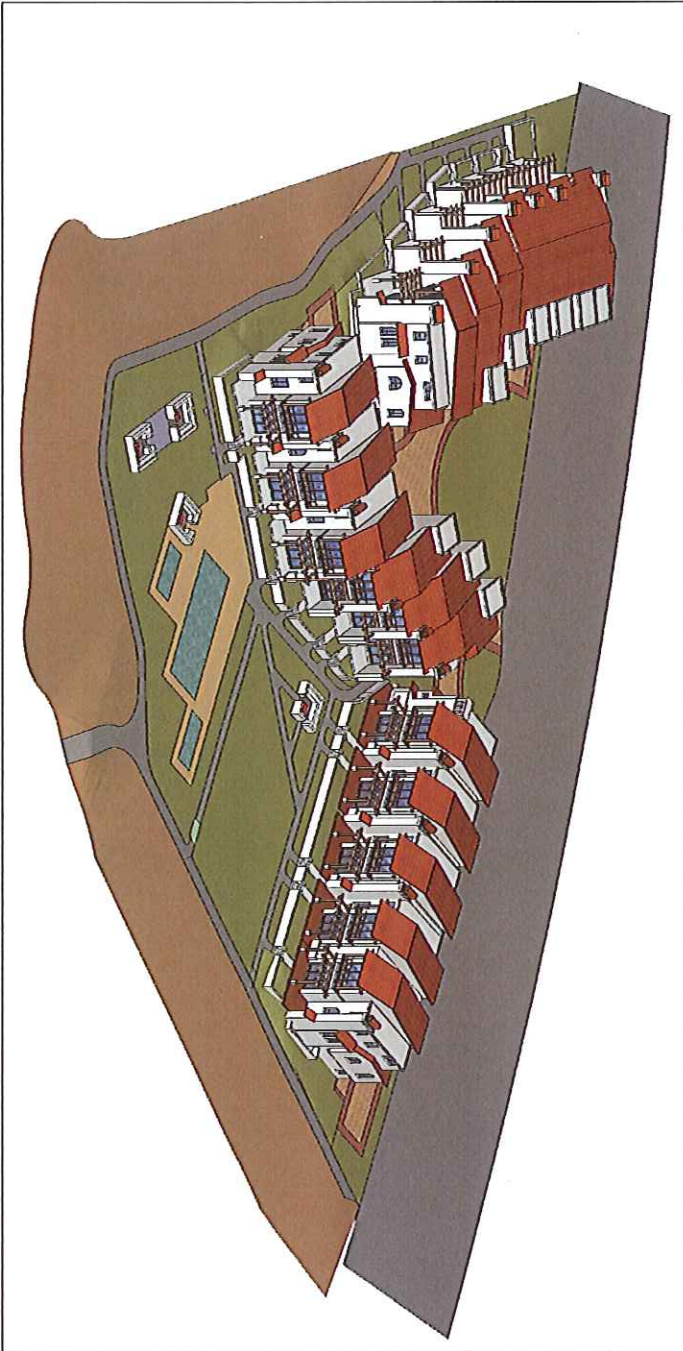
MANTEO RESORT EXPANSION 3756, 3766 LAKESHORE RD.	
1000	1000
SITE PLAN PHASE 3	
-	A12

PGA

Robert C. Cline, Architect Inc.
200 - 2000 Columbia Street
Vancouver, B.C.
Canada V6T 1T6
Tel: (604) 681-1111
Fax: (604) 681-1112
Website: www.rccline.com



NOTES	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA'S ZONING BY-LAW AND THE VICTORIA BUILDING DEPARTMENT'S REGULATIONS.	
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE VICTORIA BUILDING DEPARTMENT'S REGULATIONS.	
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE VICTORIA BUILDING DEPARTMENT'S REGULATIONS.	
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE VICTORIA BUILDING DEPARTMENT'S REGULATIONS.	
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE VICTORIA BUILDING DEPARTMENT'S REGULATIONS.	



PHASE 1

3756 LAKESHORE RD.

SCHEDULE B

This forms part of development

Permit # DPB 0177 / DUP 17-078

NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE OWNER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE OWNER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

DATE: 8/2/2013
DRAWN BY: [Name]
CHECKED BY: [Name]

SCALE: 1" = 100'

PROJECT: Manteo Resort Phase 1

LOCATION: 3756 Lakeshore Rd., Manteo, NC



RGA

Robert G. Anderson, Inc.
200 - 2200 Cambridge Drive
Cary, NC 27513
Tel: (919) 467-4444
Fax: (919) 467-4444
www.rga-inc.com

**MANTEO
RESORT
PHASE 1
DIVIDER SHEET**
3756 LAKESHORE RD.

DATE: 8/2/2013
DRAWN BY: [Name]
CHECKED BY: [Name]

DIVIDER SHEET

SCALE: 1" = 100'

3795



FANTO RESORT EXPANSION									
FANTO RESORT									
ADDRESS									
3750 EASTERN ROAD, COLUMBIA, MD									
UNIT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825									

~~SCHEDULE A~~
~~This forms part of development~~
~~Permit # DP12-0177 / DWP12-0178~~

[illegible]

200 - 2208 Columbia Street
Vernon, B.C.
Canada V8T 3T3
Tel: (250) 587-6761
Fax: (250) 587-6661
edwin@elococciarchitects.com

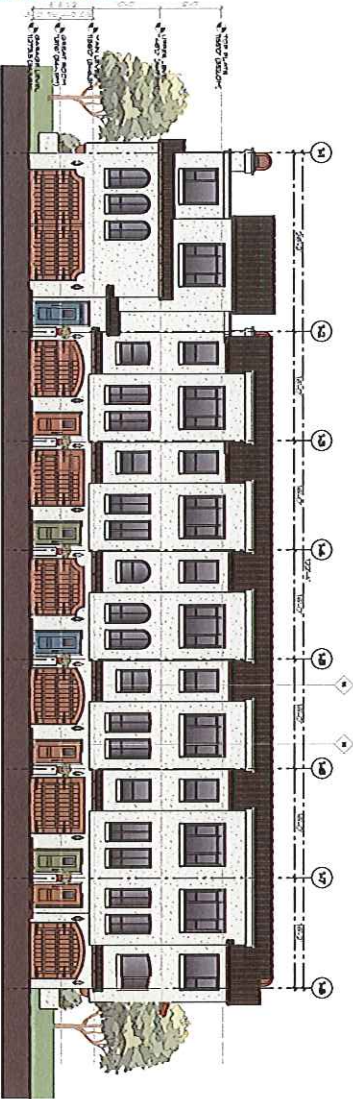
FGA

**MANTEO
RESORT**
PHASE I:
EXPANSION
5750 LAKEHURST RD.

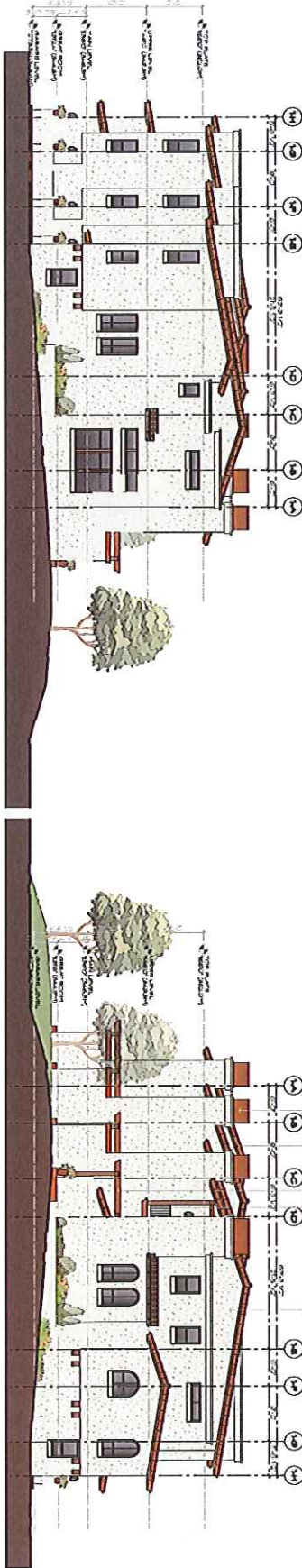
SITE PLAN

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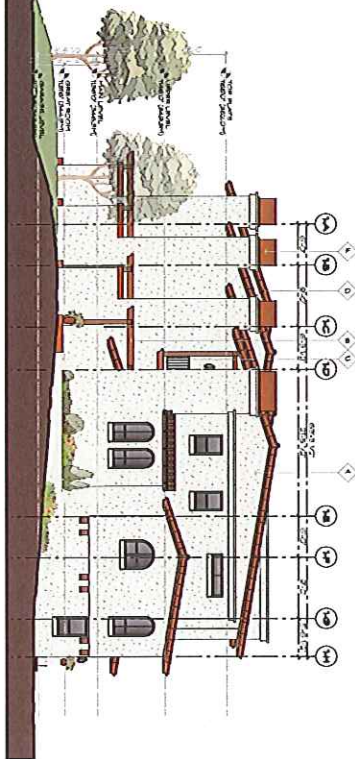
4 REAR ELEVATION (SOUTH)
1/4" SCALE



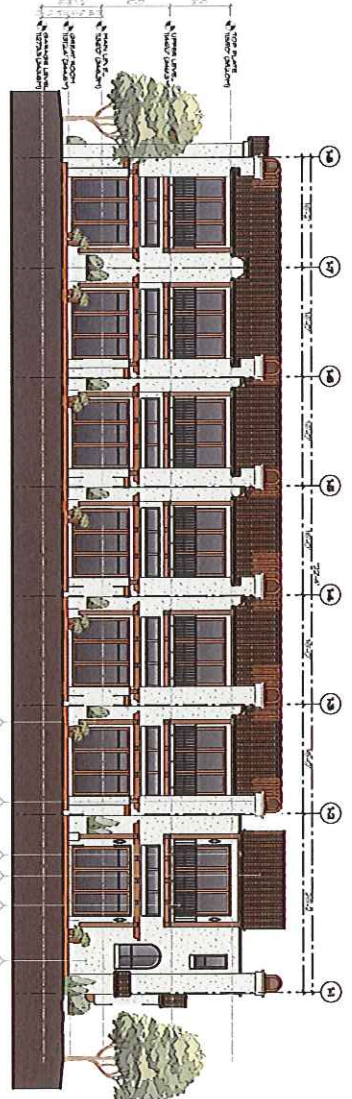
2 SIDE ELEVATION (EAST)
1/4" SCALE



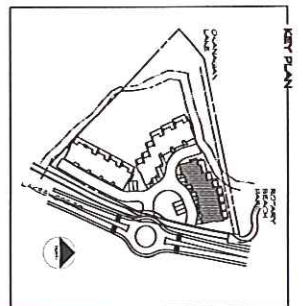
3 SIDE ELEVATION (WEST)
1/4" SCALE



1 FRONT ELEVATION (NORTH)
1/4" SCALE



- MATERIAL LIST**
- ▶ PAINTED ROUGH-COAT STUCCO
 - ▶ PAINTED WOOD TRIMS
 - ▶ PAINTED SOO IRON GUARDRAILS
 - ▶ CLAY TILE ROOF
 - ▶ PAINTED GARAGE / ENTRY DOORS
 - ▶ CLAY CHIMNEY CAPS
 - ▶ PAINTED ALUMINUM SHUTTERS
 - ▶ 12 PARCH WOOD TRIMS



SCHEDULE

This form is part of development permit application and shall remain the property of the City of San Jose. It is to be used only for the project and site described on the permit application. It is not to be reproduced or used for any other project without the written consent of the City of San Jose.

Permit # **110-07428-144**

DATE **11/10/11**

45

PG&A

Robert Gordon Architects Inc.
200 - 2280 Columbia Street
Ottawa, Ontario K1H 1T1
Tel: (613) 887-4781
Fax: (613) 887-4782
www.rga.ca

PG&A

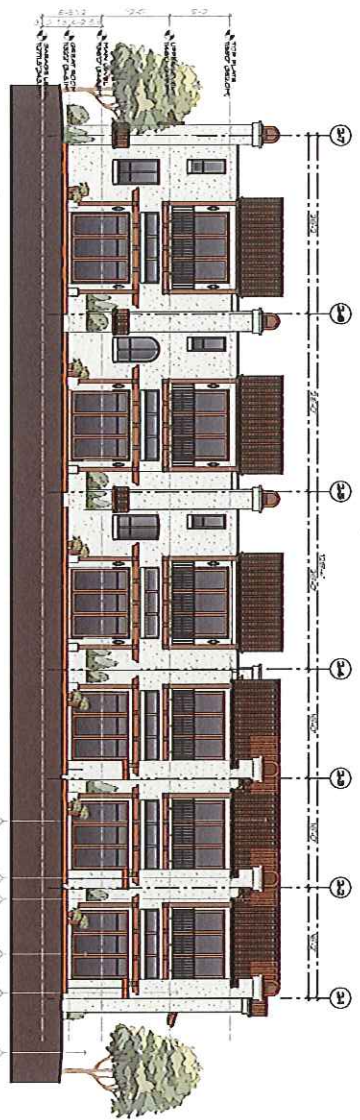
PHASE 1
BUILDING #1
ELEVATIONS

3750 SANDHURST RD.
SAN JOSE, CA 95134

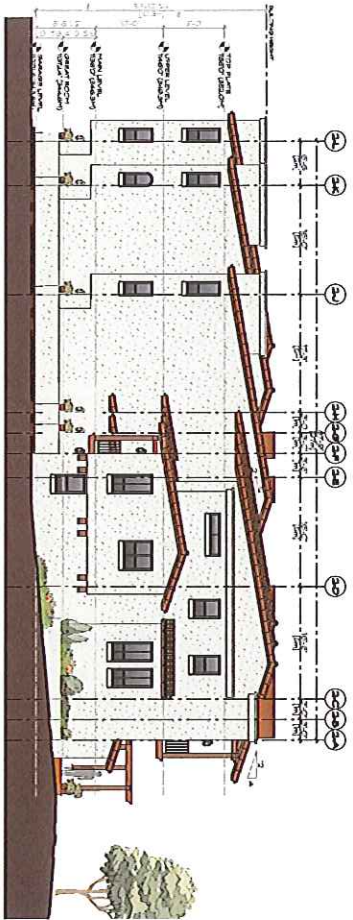
DATE	BY	REVISION
1/10/11	PG&A	REVISED

1/4" SCALE

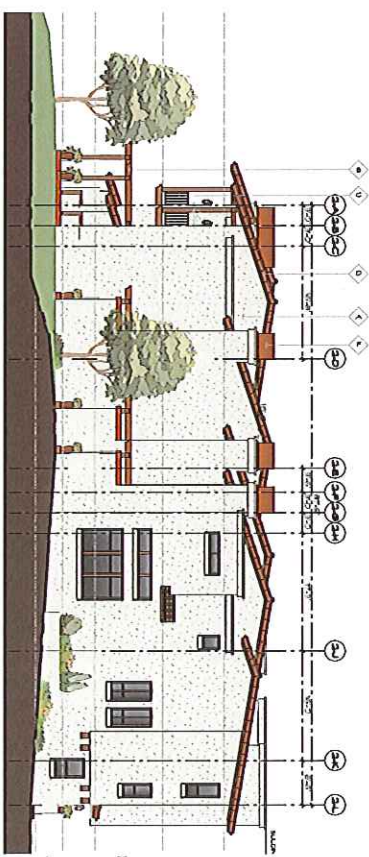
1 FRONT ELEVATION (SOUTHWEST)
A1 SCALE 1/80



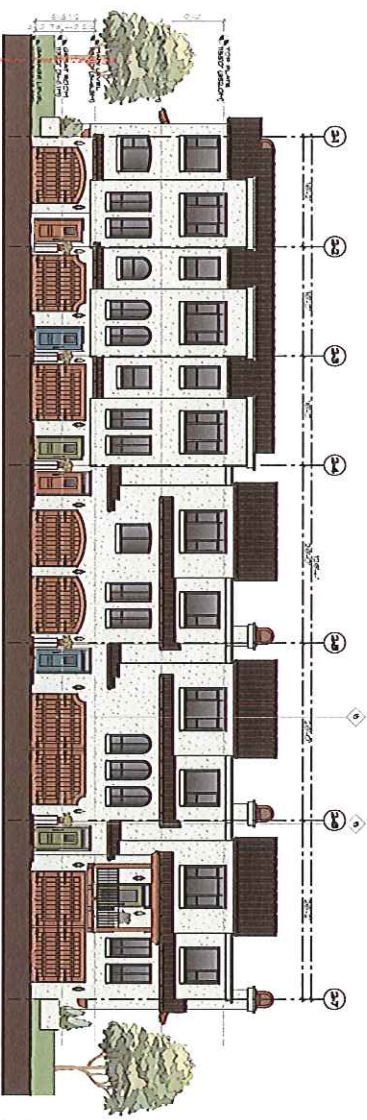
2 SIDE ELEVATION (NORTHWEST)
A1 SCALE 1/80



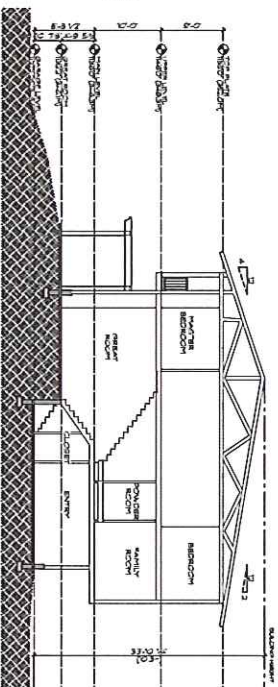
3 SIDE ELEVATION (SOUTHEAST)
A1 SCALE 1/80



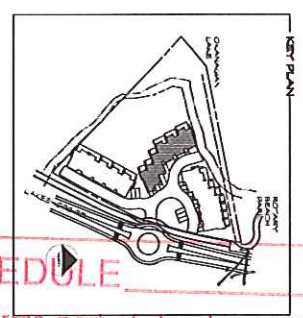
4 REAR ELEVATION (NORTHEAST)
A1 SCALE 1/80



5 SECTION
A1 SCALE 1/80



- MATERIAL LIST**
- PAINTED SOUTHWEST STUCCO
 - PAINTED WOOD TRIMS
 - PAINTED 2X4 RED GUMBRALS
 - CLAY TILE ROOF
 - PAINTED SHADERS / ENTRY DOORS
 - CLAY CERAMIC TILES
 - PAINTED ALUMINUM SLATERS
 - TO MATCH WOOD TRIMS



SCHEDULE
This forms part of development
Permit # **DD-077-00000000**

RGAA
Robert G. Anderson Architects Inc.
200 - 2250 Columbia Street
Calgary, Alberta T2C 1P3
Tel: (403) 278-4241
Fax: (403) 278-4242
www.rgaa.ca

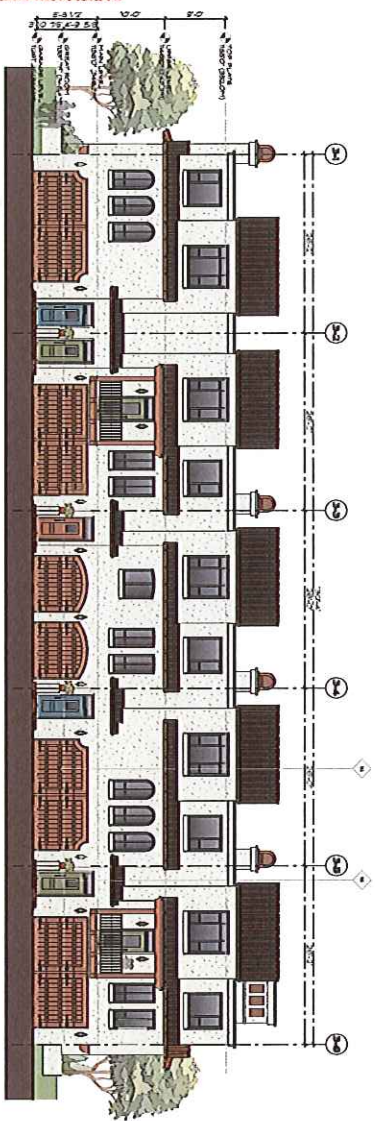
MANTEO RESORT
EXPANSION
3750 PARKSIDE RD.
P-R-001

BUILDING #2 ELEVATIONS

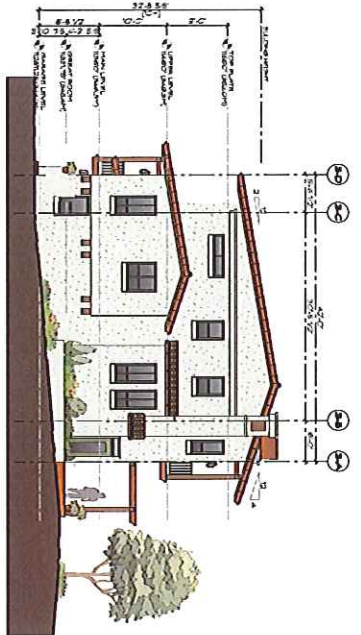
NO.	DESCRIPTION	DATE	BY
1	W.D.		
2	W.D.		

1/A4.1

1 FRONT ELEVATION (WEST)



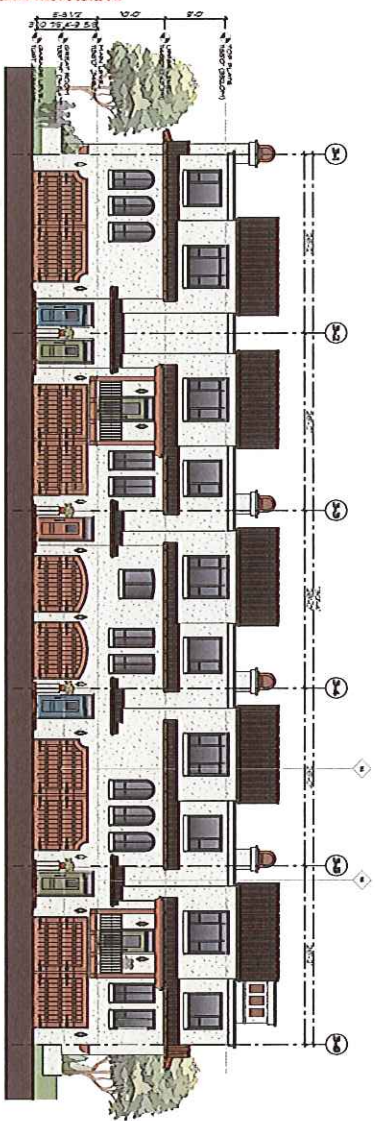
2 SIDE ELEVATION (NORTH)



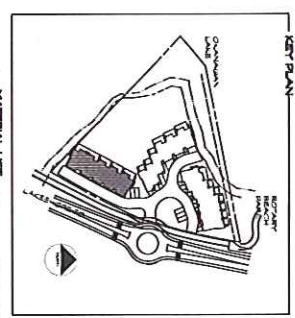
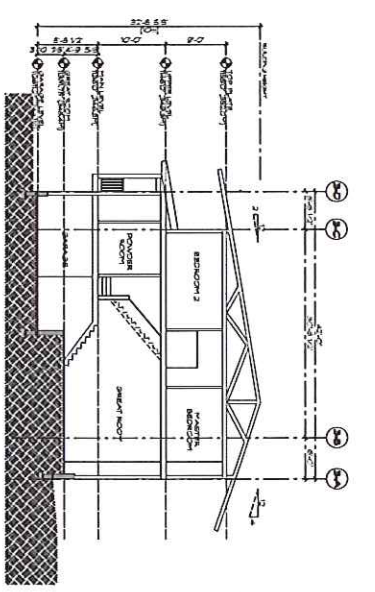
3 SIDE ELEVATION (SOUTH)



4 REAR ELEVATION (EAST)



5 SECTION



- MATERIAL LIST**
- 1. PAINTED ROUGH-CUT BRUSK
 - 2. PAINTED WOOD TRIMS
 - 3. PAINTED ROOF BORN SHINGLES
 - 4. CLAY TILE ROOF
 - 5. PAINTED GARAGE / ENTRY DOORS
 - 6. CLAY CHIMNEY CASE
 - 7. PAINTED ALUMINUM GLITTER
 - 8. TO 7/8" WOOD TRIMS

SCHEDULE

This form part of development

Permit # **2012-0177**

47

RGAA

Robert G. Anderson Architects Inc.

200 - 2200 Columbia Street

Calgary, Alberta T2C 1S3

Phone: (403) 241-4241

Fax: (403) 241-4242

www.rgaa.ca

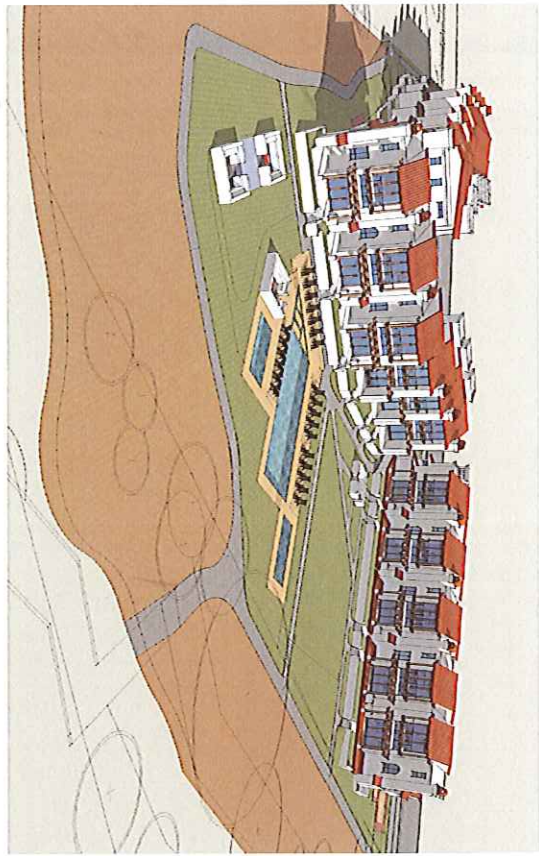
MANTO RESORT

PHASE 1

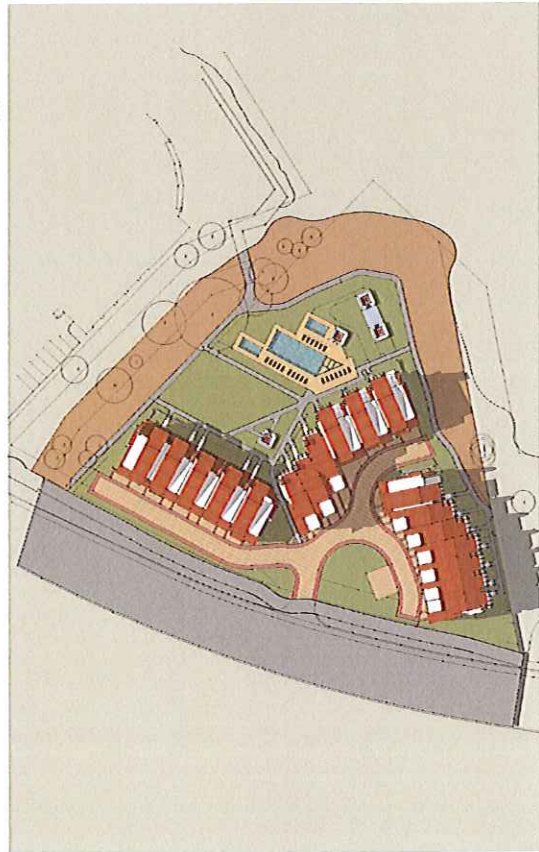
3750 JAMES RD. S.E.

SPRATTON, ONTARIO

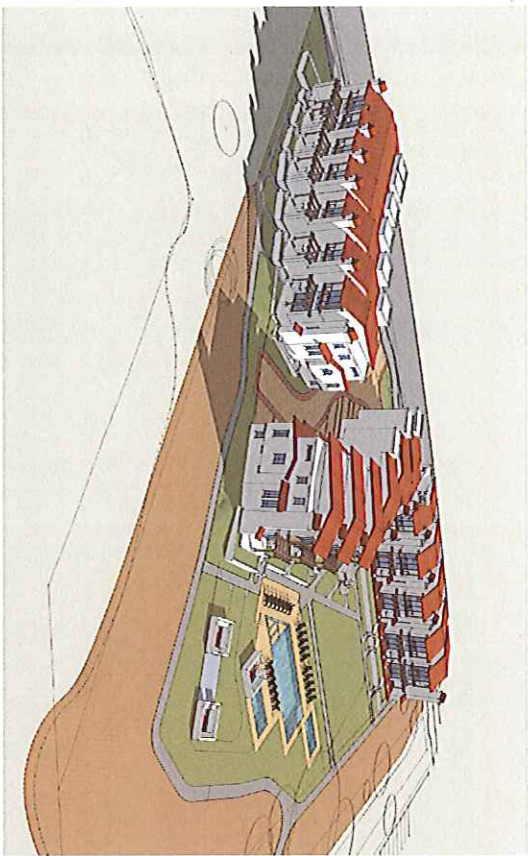
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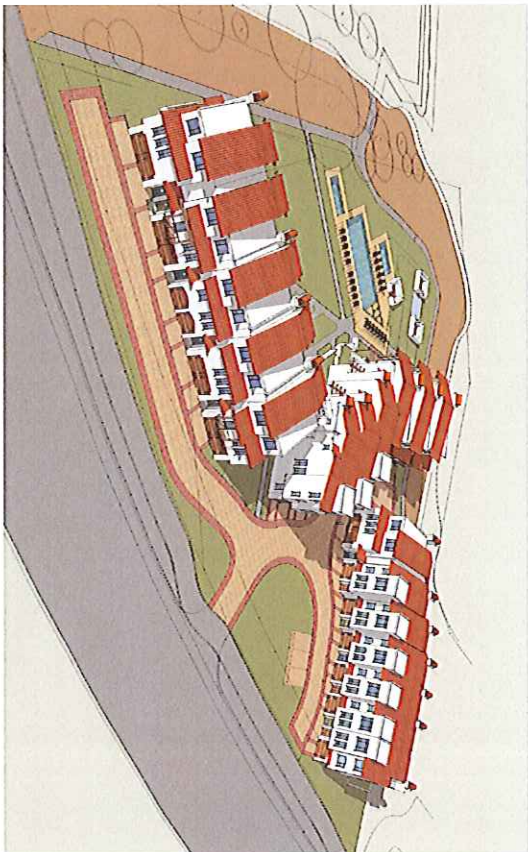
1 VIEW OF APPEALING COURTYARD (LOOKING TOWARDS EAST)
A5.0 SCALE: 1/8"



3 TOP VIEW OF SITE
A5.0 SCALE: 1/8"



2 VIEW OF SITE (LOOKING TOWARDS SOUTH)
A5.0 SCALE: 1/8"



4 VIEW OF SITE (LOOKING TOWARDS WEST)
A5.0 SCALE: 1/8"

PERMITS

APPROVED FOR CONSTRUCTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ON 08/14/2018, PERMIT # DP18-0177/DP18-0178

SCHEDULE B

This forms part of development

Permit # DP18-0177/DP18-0178

PROJECT INFORMATION

PROJECT NAME: MANTO RESORT PHASE 1 EXPANSION

PROJECT ADDRESS: 3756 LAKESHORE RD.

PROJECT LOCATION: NC

PROJECT TYPE: RESORT

PROJECT SCALE: 1/8"

PROJECT DRAWING NO.: 1/AS.0

PREPARED BY: Robert C. Ciccotelli, AIA, LEED AP

DESIGNED BY: Robert C. Ciccotelli, AIA, LEED AP

DATE: 08/14/2018

PROJECT LOCATION: 3756 LAKESHORE RD.

APPROVED BY: [Signature]

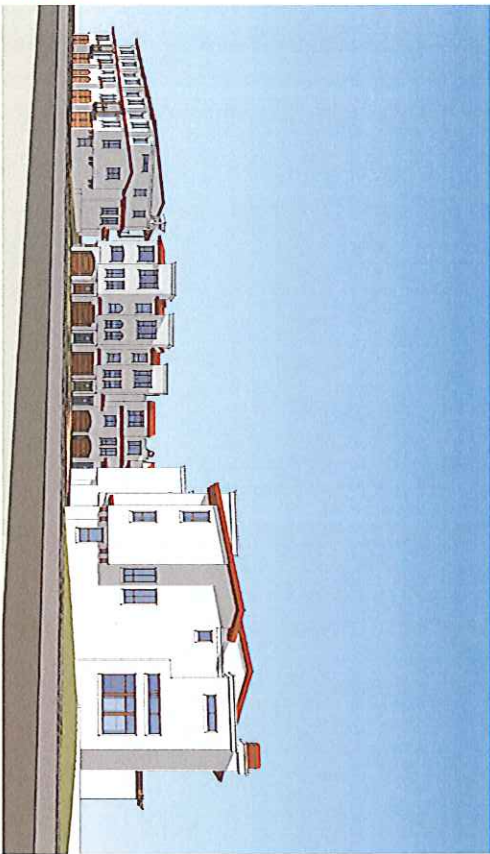
DATE: 08/14/2018



1 STREET LEVEL VIEW OF SITE (LOOKING TOWARDS NORTHEAST)
AS1 SCALE NTS



3 HIGH EYE-LEVEL VIEW OF SITE
AS1 SCALE NTS



2 STREET LEVEL VIEW OF SITE (LOOKING TOWARDS SOUTHWEST)
AS1 SCALE NTS



4 STREET LEVEL VIEW OF SITE (LOOKING TOWARDS EAST)
AS1 SCALE NTS

CONTRACTOR'S RESPONSIBILITY: The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for ensuring that the project complies with all applicable laws and regulations. The Contractor shall be responsible for providing all necessary information to the appropriate authorities.

SCHEDULE B

This forms part of development

Permit # DP12-0177 / DUPA-0178

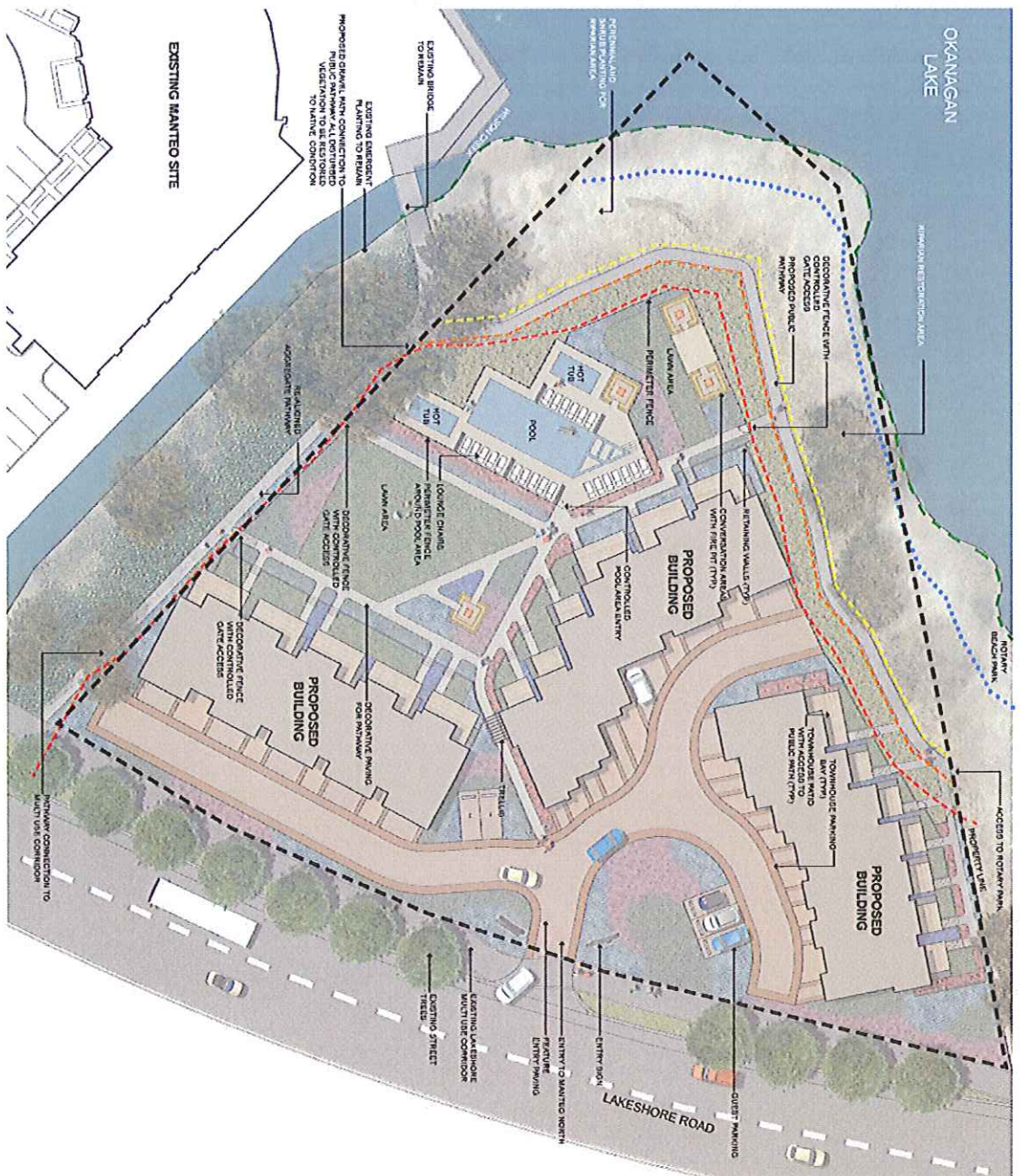
BCA

Robert Ciccotelli Architects Inc.
200 - 2000 Columbia Street
Vancouver, B.C.
Canada V6J 2Y3
Tel: (604) 681-4441
Fax: (604) 681-4441

MANTO
RESORT
PHASE 1
EXPANSION
3750 LAKESHORE RD.

PERSPECTIVE
RENDERINGS

1:AS1

[illegible]

REPRESENTATIVE PLANT LIST

[illegible]

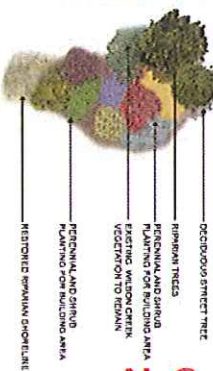
INTERESTED PERSONS CAN TAKE ADVANTAGE OF THE FOLLOWING OPPORTUNITIES:

1. A NEW METHOD AND CONSTRUCTION MATERIALS COMPANY HAS DEVELOPED A NEW TYPE OF CONCRETE FOR THE CONSTRUCTION OF BRIDGES, HIGHWAYS, AND OTHER STRUCTURES. THE CONCRETE IS EASY TO APPLY, AND IT IS A COMPLETELY NEW TYPE OF CONCRETE. THE CONCRETE IS A COMPLETELY NEW TYPE OF CONCRETE. THE CONCRETE IS A COMPLETELY NEW TYPE OF CONCRETE.
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LINE TYPE LEGEND

PROPERTY LINE
RIPARIAN (15m)
SETBACK LINE
12m SETBACK LINE
10m SETBACK LINE
EXISTING SHORE
SUMMER 2006
HIGH WATER LINE

PLANT LEGEND:



NOT FOR CONSTRUCTION USE



no. of calls / status	
3	status: new customer
2	status: not developer's partner
1	status: not developer's partner
no. date	the collection

MANTEO NORTH
GUEST
MANTEO RESORT



Call Louis from Philadelphia: 761-577-0100, 761-567-3610 or 761-572-6610. www.louis.com

CALCULATED PER	PER	
DIVIDED BY	NO.	
MULTIPLIED BY	BY	
RESULTANT VAL.	END VAL.	
REMARKS		

PAGE 1 OF 1

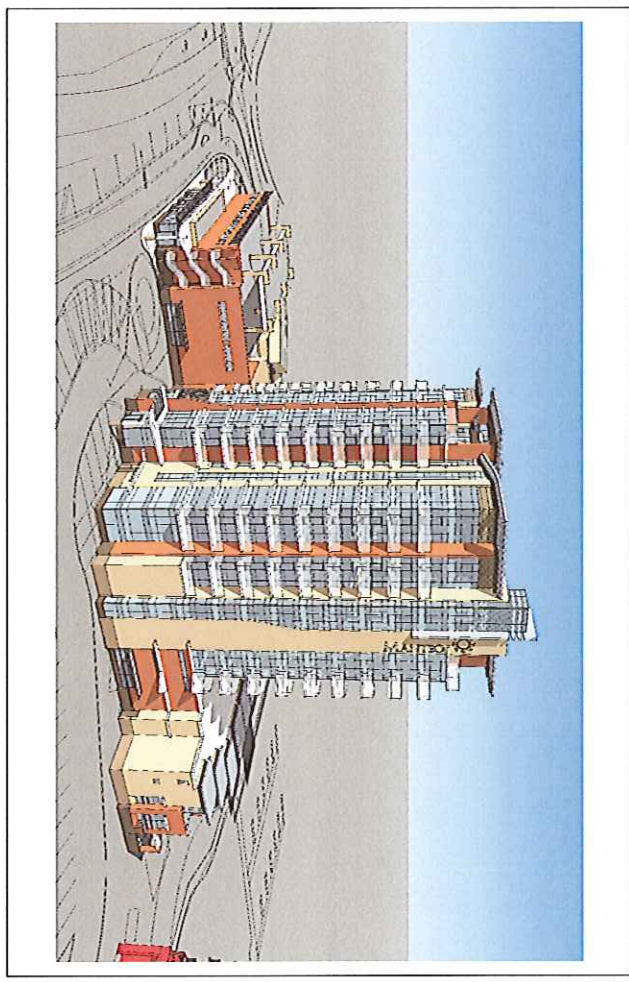
LANDSCAPE LAYOUT

L-1

SHEET NO.
L-1
OF 1

PHASE 2

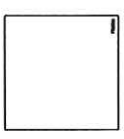
3766 LAKESHORE RD.



SCHEDULE B
This forms part of development
Permit # DP12-0177 / DP12-0178

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NO.	REVISION	DATE

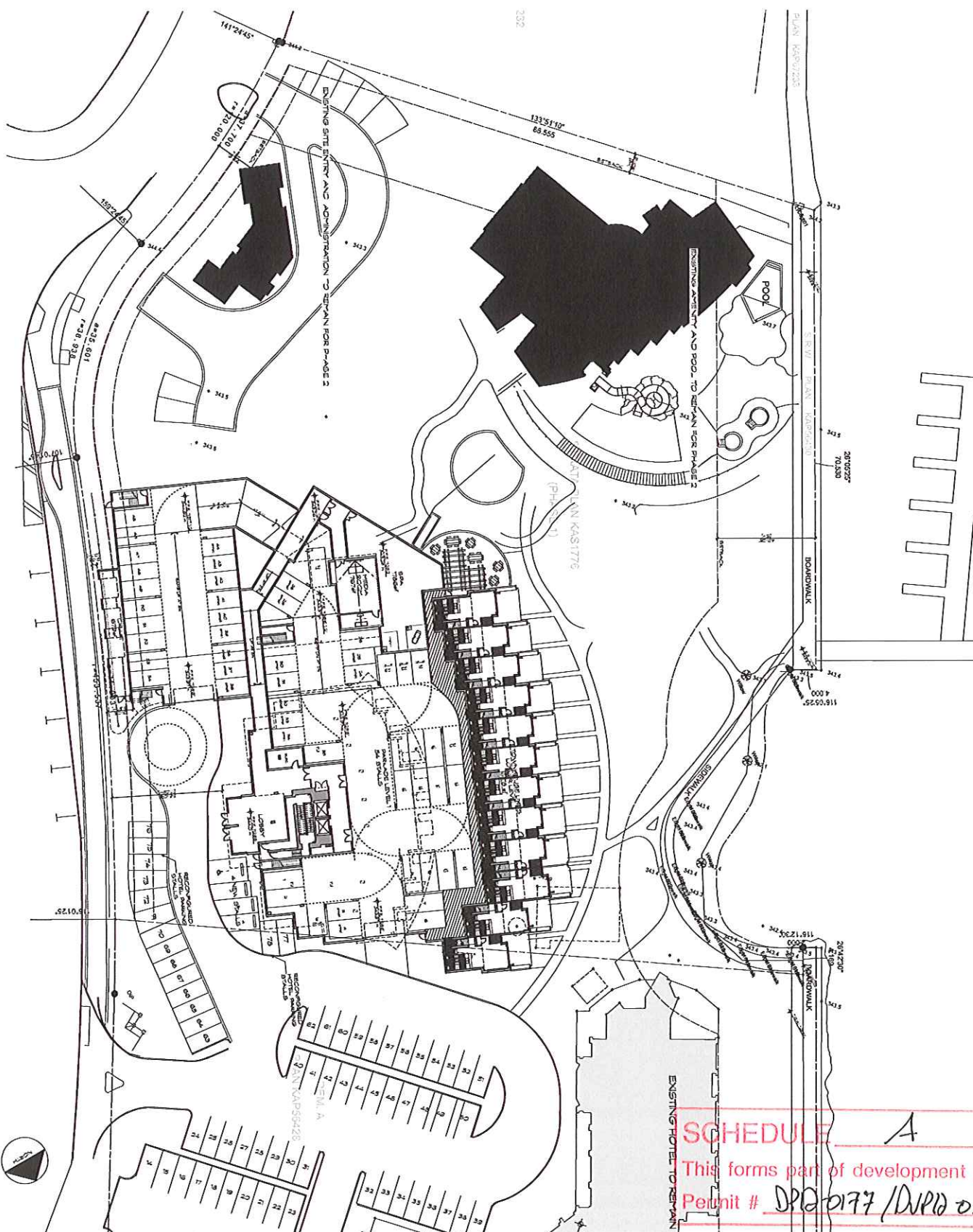


RGA
Robert G. Anderson Architects Inc.
280 - 2228 Columbia Street
Vancouver, B.C.
Tel: (604) 681-4773
Fax: (604) 681-4881
www.rgaarchitects.com

MANTEO
RESORT
PHASE 2
EXPANSION
3766 LAKESHORE RD.

NO.	REVISION	DATE

- 2, A0.0



SCHEDULE A
This forms part of development
Permit # DPR 0177 / DPR 0178

ROGA

Robert Ciccozzi Architects Inc.
220 - 2228 Columbia Street
Vancouver, B.C.
Canada V6T 2T6
Tel: (604) 687-5715
Fax: (604) 687-4861
email: @ciccozziarchitects.com

COMPENSATE INTERESTS, THEN DEDUCTING WHAT MUST BE PAID TO THE UNITED STATES AND ALLOWING THEM TO WRITE OFF THE REMAINING BALANCE, NOT BE CARRIED OUT WITHOUT WRITING THEM DOWN FROM THE ACCOUNTS, THEN DEDUCTING IN THE EXCLUSIVE PROPERTY OF HONORABLE CITIZENSHIP, AND, OF COURSE, NOT PRODUCED ONLY WITH THEIR WRITING PERMISSION.

SCHEDULE A
This forms part of development
Permit # DPRD-077/DPRD-0178

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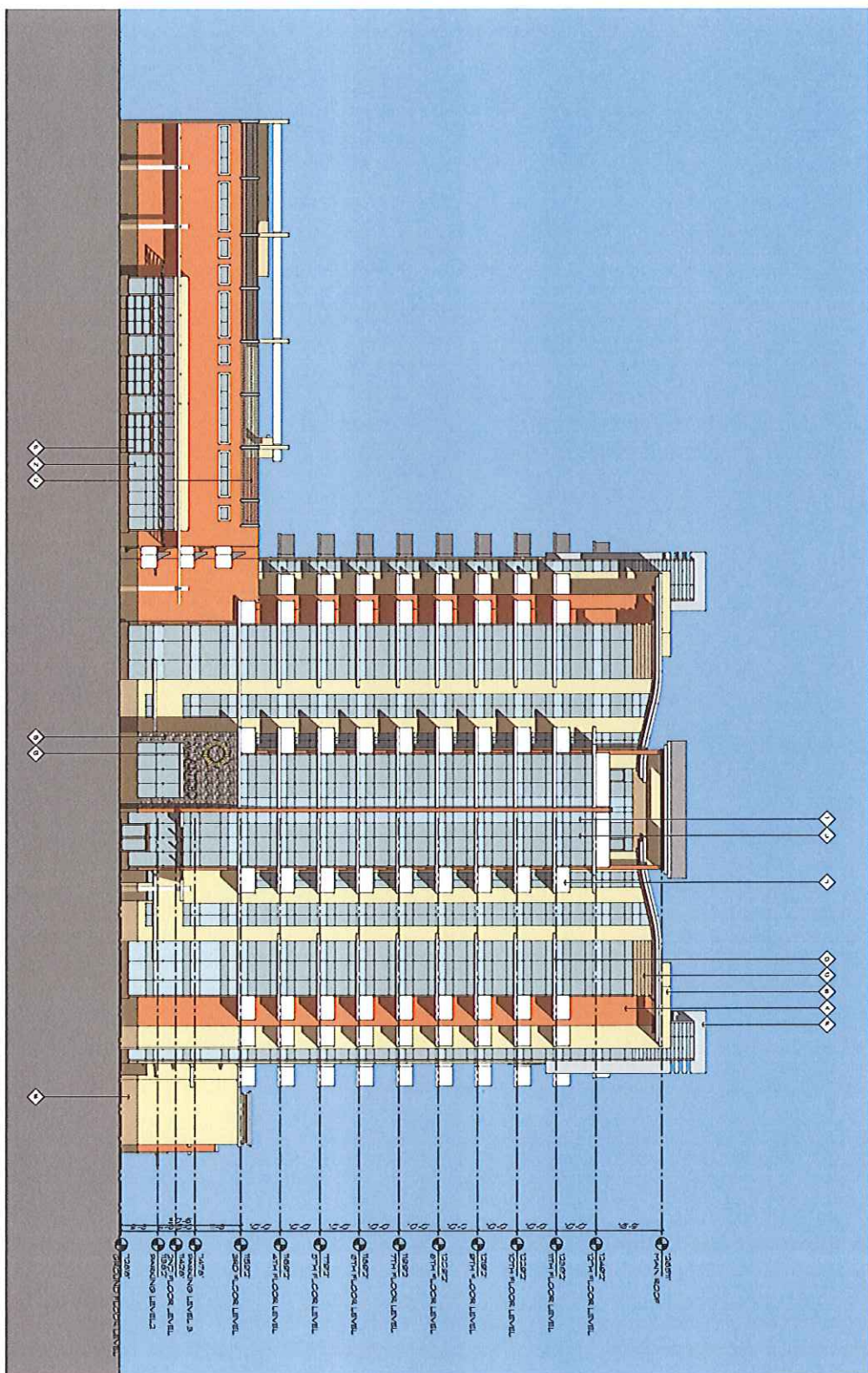
ROGA

Robert Elieceritz Architecture Inc.
200 - 2230 Columbia Street
Vancouver, B.C.
Canada V6J 3Y7
Tel: (604) 682-4733
Fax: (604) 687-4641
email: info@robertelieceritz.com

**WANTED RESORT
EXPANSION
PHASE 2**
3700 Lakeshore Rd.
Kelowna BC

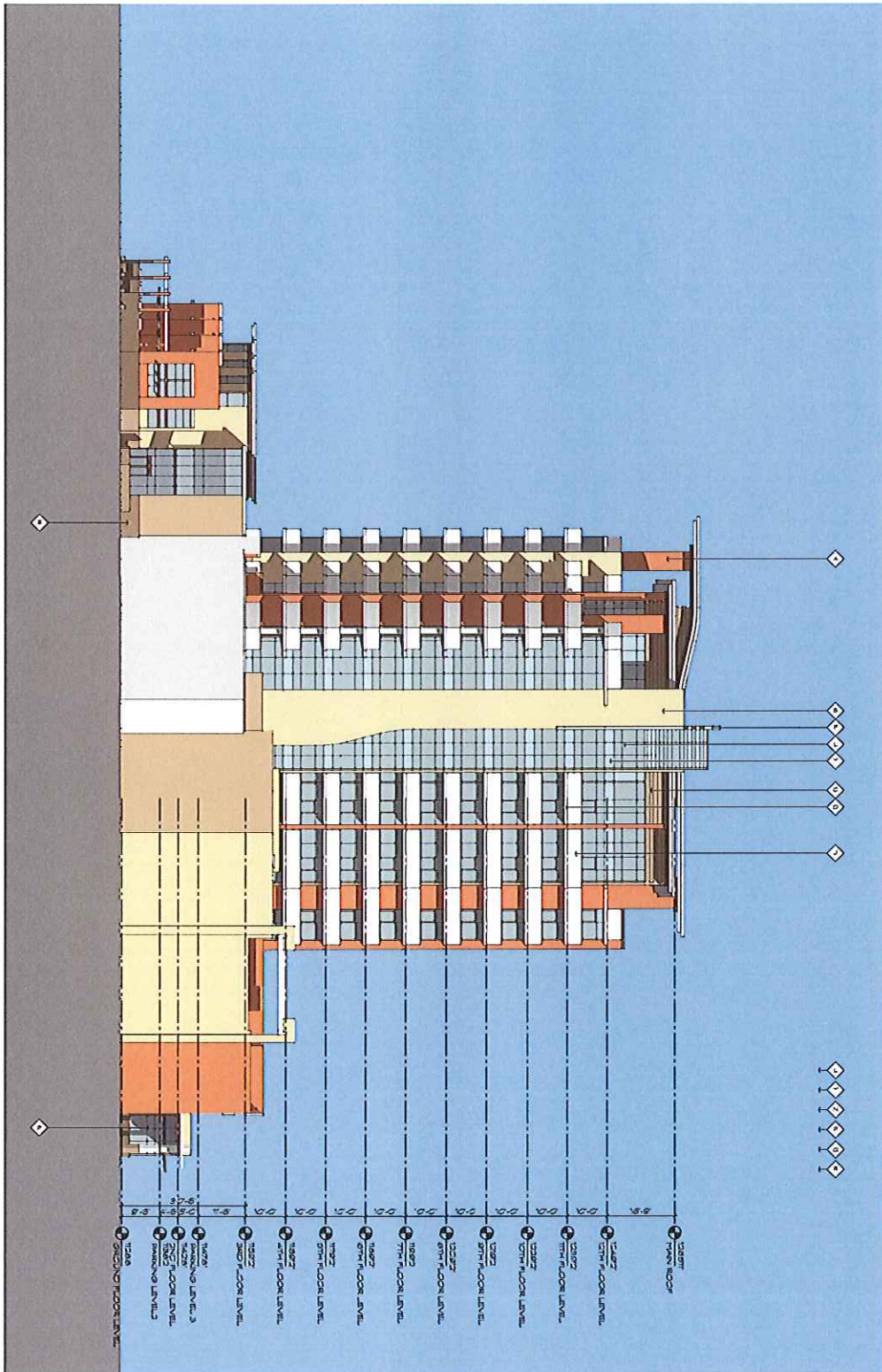
Demolition
Plan

2_A1.1



- | PARTIAL LIST | |
|--------------|-----------------------|
| 1 | PAINTED COCKLE SHELLS |
| 2 | PAINTED COCKLE LARVAE |
| 3 | PAINTED COCKLE PUPAE |
| 4 | PAINTED COCKLE ADULTS |
| 5 | PAINTED COCKLE SHELLS |
| 6 | PAINTED COCKLE LARVAE |
| 7 | PAINTED COCKLE PUPAE |
| 8 | PAINTED COCKLE ADULTS |
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| 98 | PAINTED COCKLE LARVAE |
| 99 | PAINTED COCKLE PUPAE |
| 100 | PAINTED COCKLE ADULTS |

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



MATERIAL LIST	
1. PAINTED CONCRETE (BRICK)	1. TYPICAL GLASS BALCONY
2. PAINTED CONCRETE (BRICK)	2. TYPICAL GLASS BALCONY
3. PAINTED CONCRETE (BRICK)	3. TYPICAL GLASS BALCONY
4. PAINTED CONCRETE (BRICK)	4. TYPICAL GLASS BALCONY
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NANTEO RESORT PHASE 2 EXPANSION 3750 LANDSHORE ROAD	
DATE	1/10/2013
BY	1/10/2013
SOUTH ELEVATION	
2_A4.1	

BCA
 Robert C. Brown Architects Inc.
 200 - 2200 Columbia Street
 Vancouver, B.C.
 Canada V6J 1T5
 Tel: (604) 681-1111
 Fax: (604) 681-1111
 email: info@robertcbrown.com

SCHEDULE	
This forms part of development	
Permit # 2012-0110/1110	

SCHEDULE

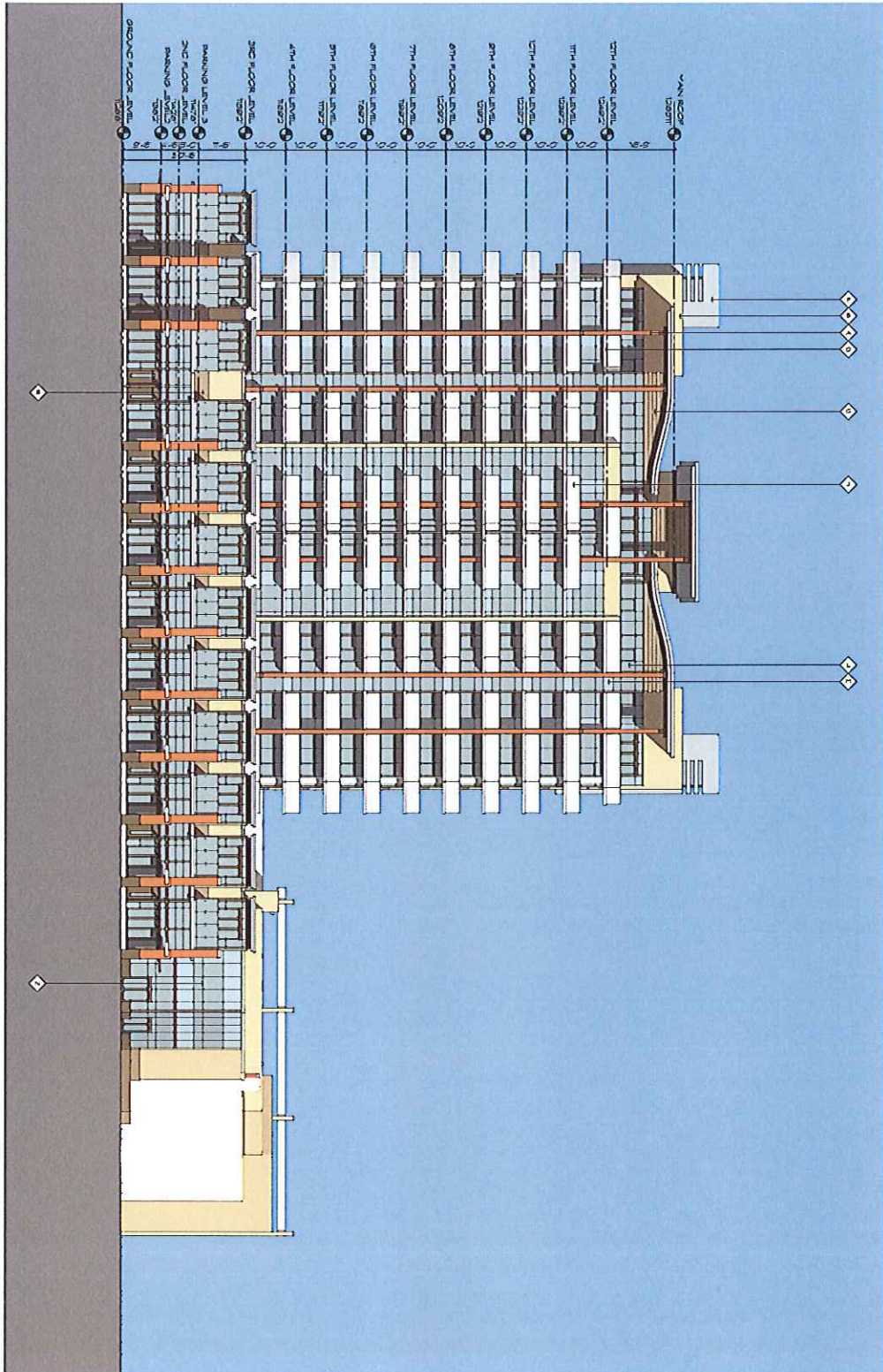
This forms part of development

Permit # **DDM 0777 / DWP 0778** 56

REMARKS

1. APPROVED FOR THE CITY OF LOS ANGELES
2. APPROVED FOR THE COUNTY OF LOS ANGELES
3. APPROVED FOR THE STATE OF CALIFORNIA
4. APPROVED FOR THE FEDERAL GOVERNMENT
5. APPROVED FOR THE LOCAL GOVERNMENT
6. APPROVED FOR THE PRIVATE SECTOR
7. APPROVED FOR THE PUBLIC SECTOR
8. APPROVED FOR THE ENVIRONMENTAL AGENCY
9. APPROVED FOR THE HISTORIC PRESERVATION AGENCY
10. APPROVED FOR THE PLANNING AGENCY
11. APPROVED FOR THE TRANSPORTATION AGENCY
12. APPROVED FOR THE UTILITIES AGENCY
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14. APPROVED FOR THE POLICE DEPARTMENT
15. APPROVED FOR THE HEALTH DEPARTMENT
16. APPROVED FOR THE SOCIAL SERVICES DEPARTMENT
17. APPROVED FOR THE JUVENILE COURT
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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL LIST	
1. PAINTED CONCRETE (WHITE)	1. TYPICAL GLASS BALUSTRADES
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MANTEDO RESORT
PHASE 2
EXPANSION
 3720 LAKESHORE ROAD
 WEST ELEVATION
 2.A4.3

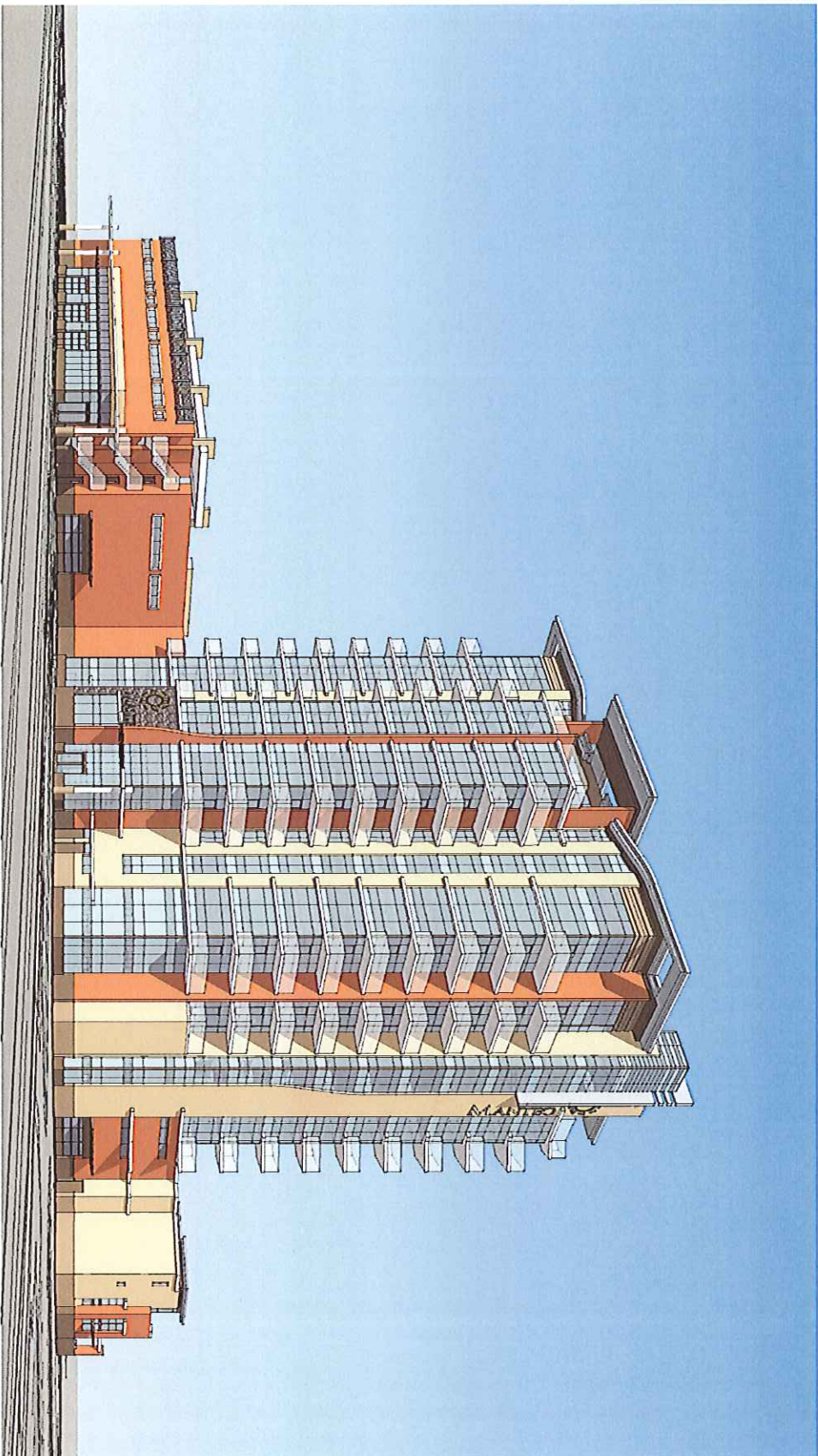
Robert C. Cline Architects Inc.
 200 - 2200 Lakeshore Drive
 Toronto, ON M2H 3B2
 Tel: (416) 491-1111
 Fax: (416) 491-1112
 Email: info@robertcline.com

SCHEDULE
 This form is part of development
 Permit # **DD10177**
01787



1 VIEW OF PHASE 2 (LOOKING TOWARDS SOUTHEAST)

1
AS1
VIEW OF PHASE 2 (LOOKING TOWARDS WEST)

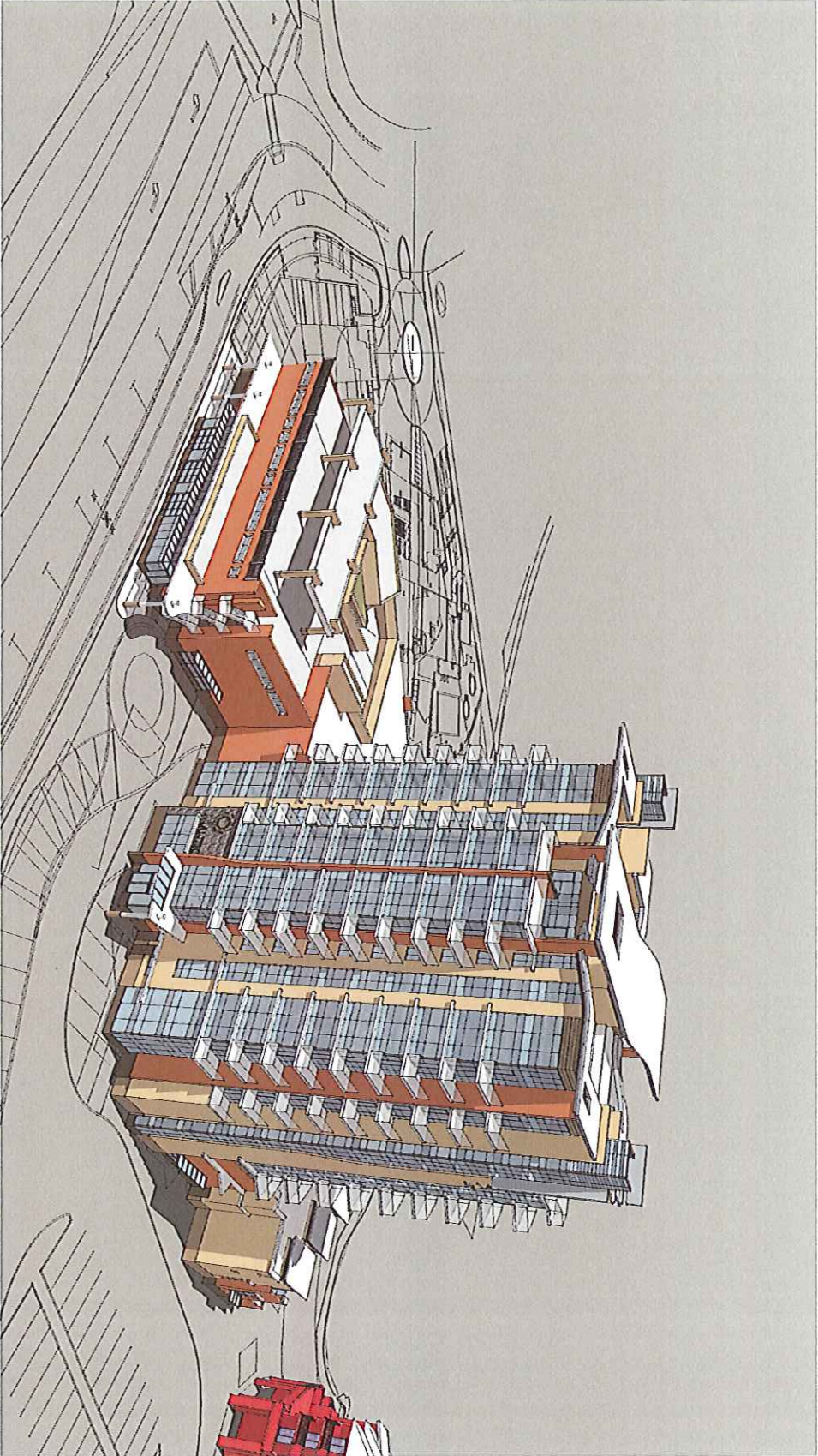


MANTO RESORT EXPANSION 3766 LAKESHORE ROAD	
SP	NC
N 79	REV: 2014
PERSPECTIVE RENDERING	
-	2_AS.1

BCA
Robert Cleland Architects Inc.
250 - 2220 Oakville Street
Windsor, N.C.
Canada N9Y 3T3
Tel: (519) 835-4141
Fax: (519) 837-4811
info@robertcleland.com

<p>SCHEDULE</p> <p>This forms part of development</p> <p>Permit # DR12 0177 / Du...</p>		<p>B-1</p> <p>78</p> <p>59</p>
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1
VIEW OF PHASE 2 (LOOKING TOWARDS WEST)
SCALE: 1/8" = 1'-0"



2.A5.2

PERSPECTIVE
RENDERING

MANTO
RESORT
PHASE 2
3766 LANDSCAPE ROAD

RCA
Robert Conrad Architects Inc.
200 - 2200 Columbia Street
Calgary, AB T2C 1P7
Tel: (403) 243-4447
Fax: (403) 243-4448
www.rca.ca

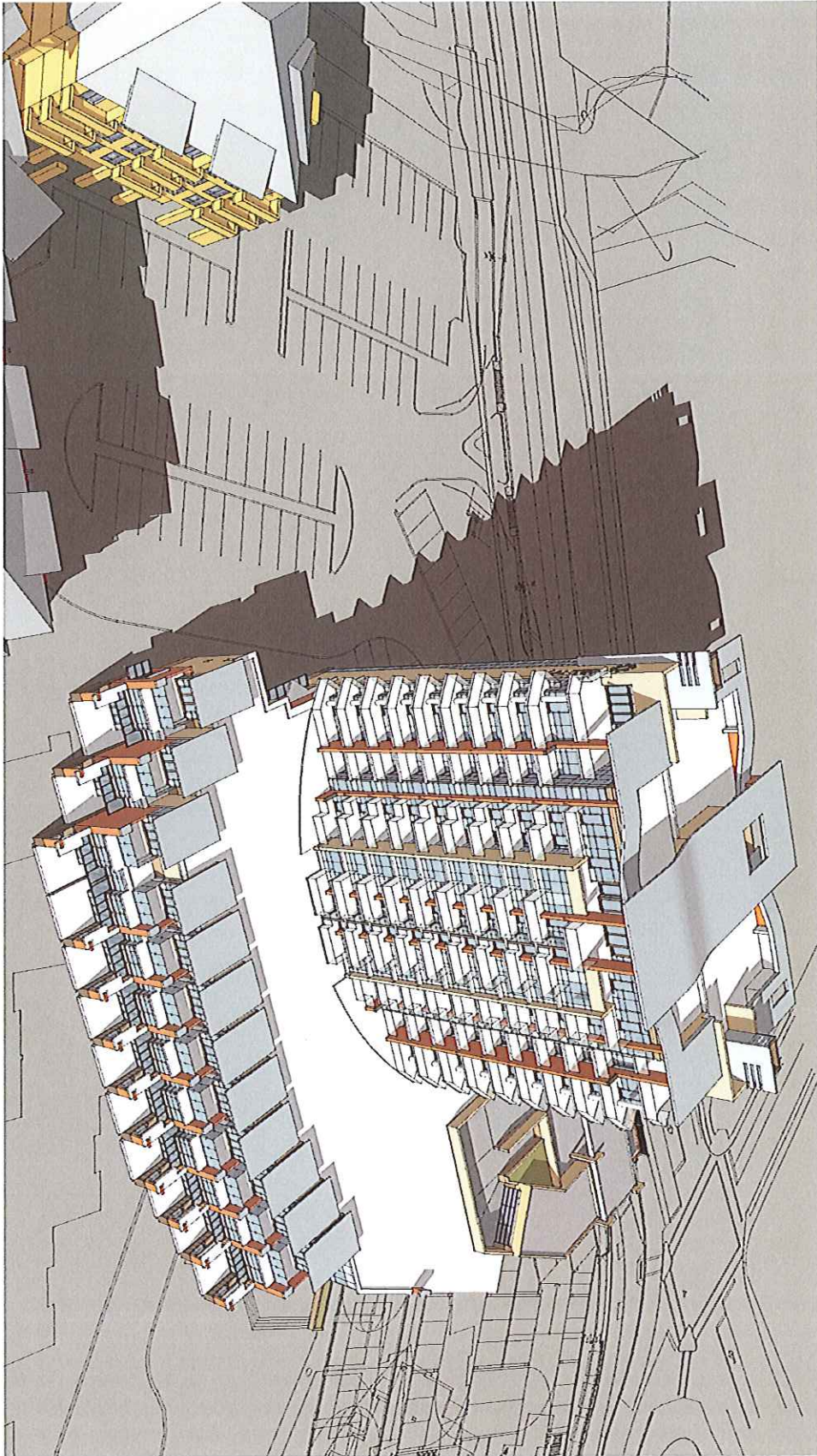


SCHEDULE

This forms part of development
Permit # **DDA-01780**

01780

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2.5' SCALE VIEW
VIEW OF PHASE 2 (LOOKING TOWARDS SOUTHEAST)



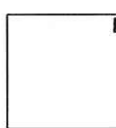
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PERSPECTIVE
RENDERING

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RESORT
PHASE 2
3700 LAKESHORE ROAD

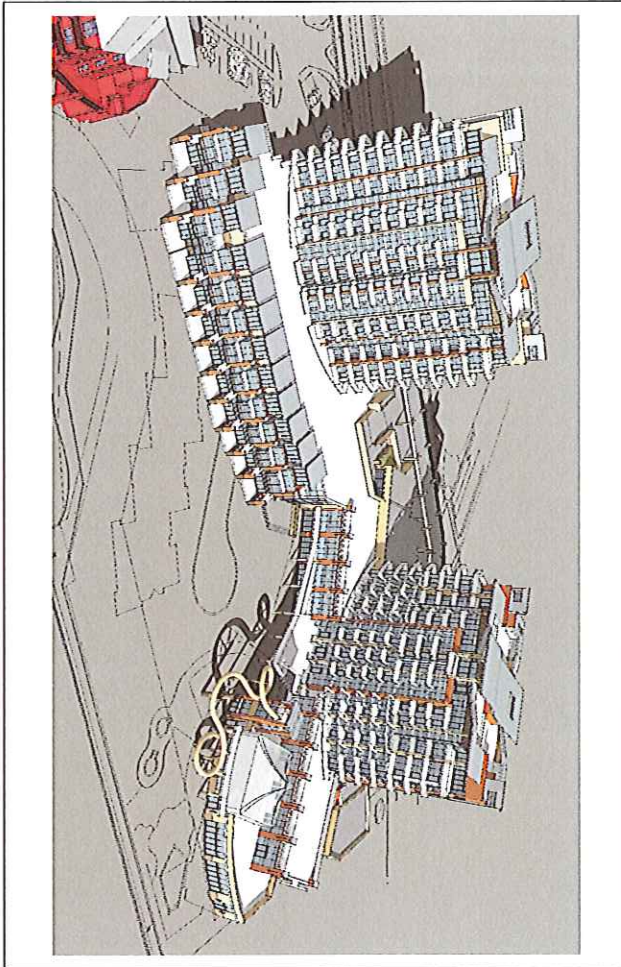
Robert C. Cramer Architects Inc.
200 - 2200 Central Expressway
Camden, NJ 07921
Tel: (609) 897-4411
Fax: (609) 897-4411

RCA



SCHEDULE B
This forms part of development
Permit # DPB-0177/D... 01781

PHASE 3 3766 LAKESHORE RD.



SCHEDULE

This form is part of development permit application. It must be submitted with the application and is subject to review and approval by the Planning and Zoning Commission. The Commission may require additional information or a revised schedule of construction.

Permit # **DP12-077 / 1410-010**

3

8878

RGA

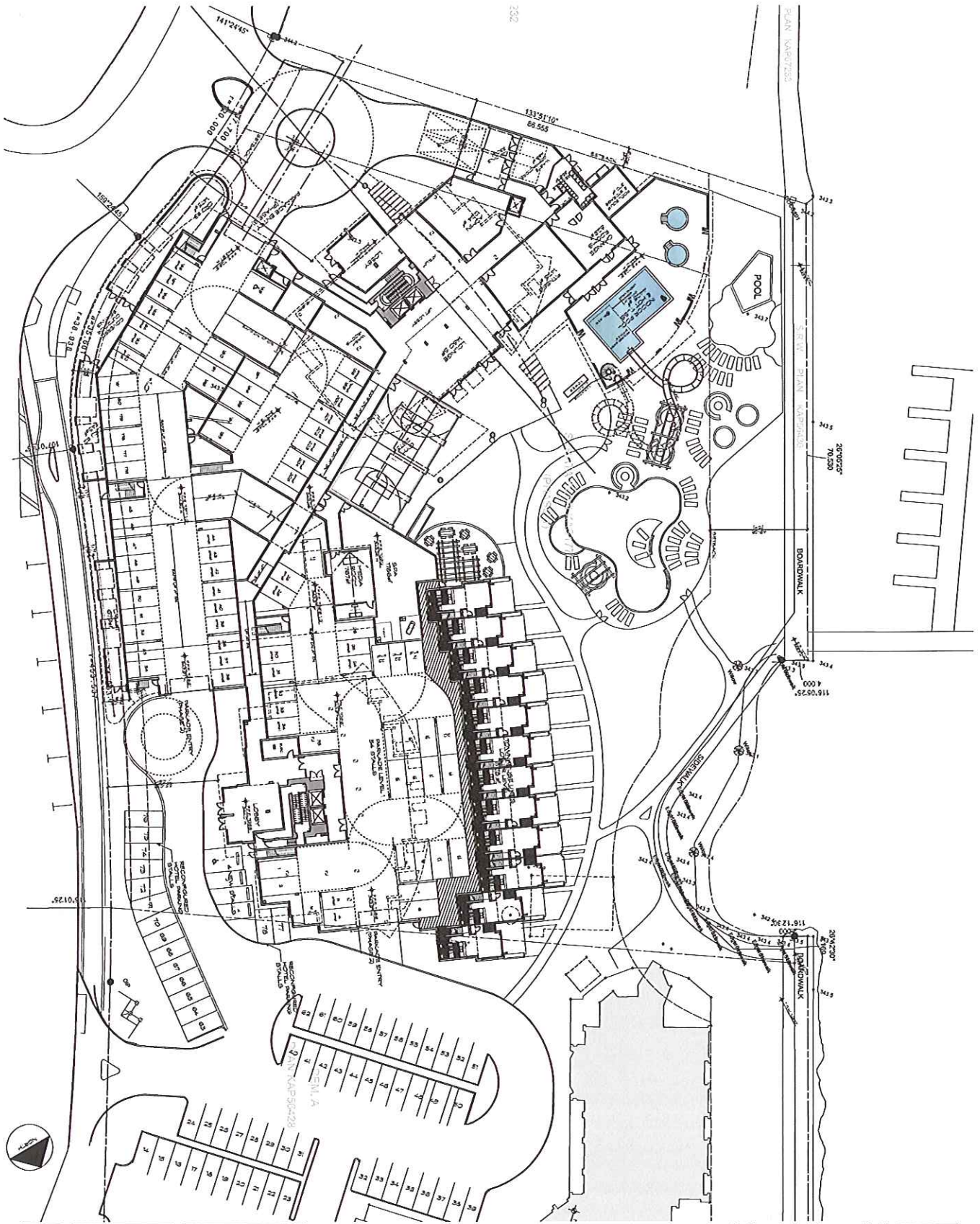
Robert G. Anderson Inc.
200 Columbia Street
Cape Canaveral, FL 32910
Tel: (321) 887-4444
www.rga-inc.com

**MANTEO
RESORT
EXPANSION
PHASE 3
3766 LAKESHORE RD.**

DATE	DESCRIPTION
8/13/2018	3_AO.0

DIVIDER SHEET

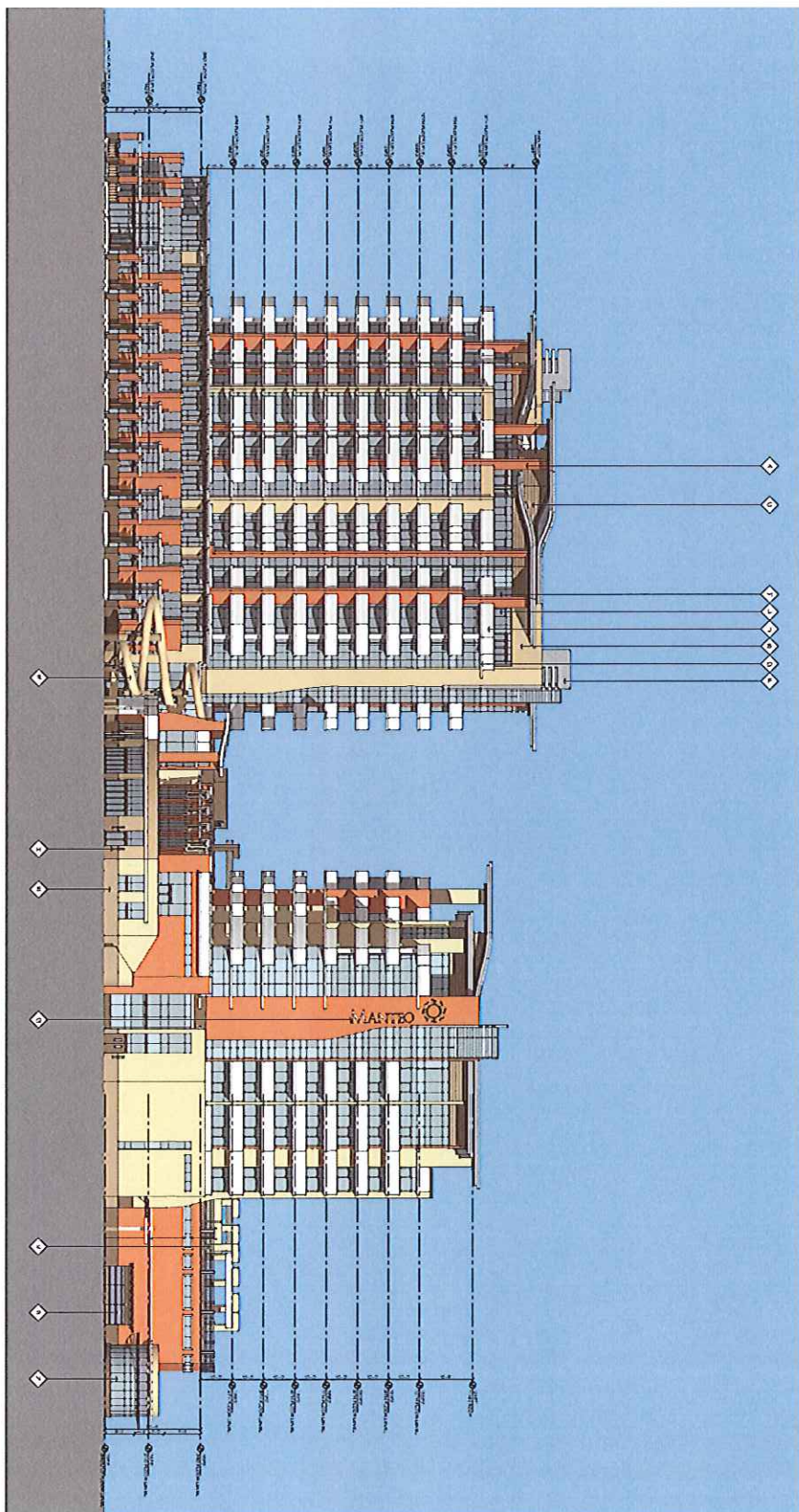
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VANTAO RESORT EXPANSION PHASE 3 3700 CALIFORNIA BLVD. KALISPELL, ID 83846	
Scale	1"=20'
North Arrow	Pointing North
Site Plan LEVEL 1	
Sheet	3.A10

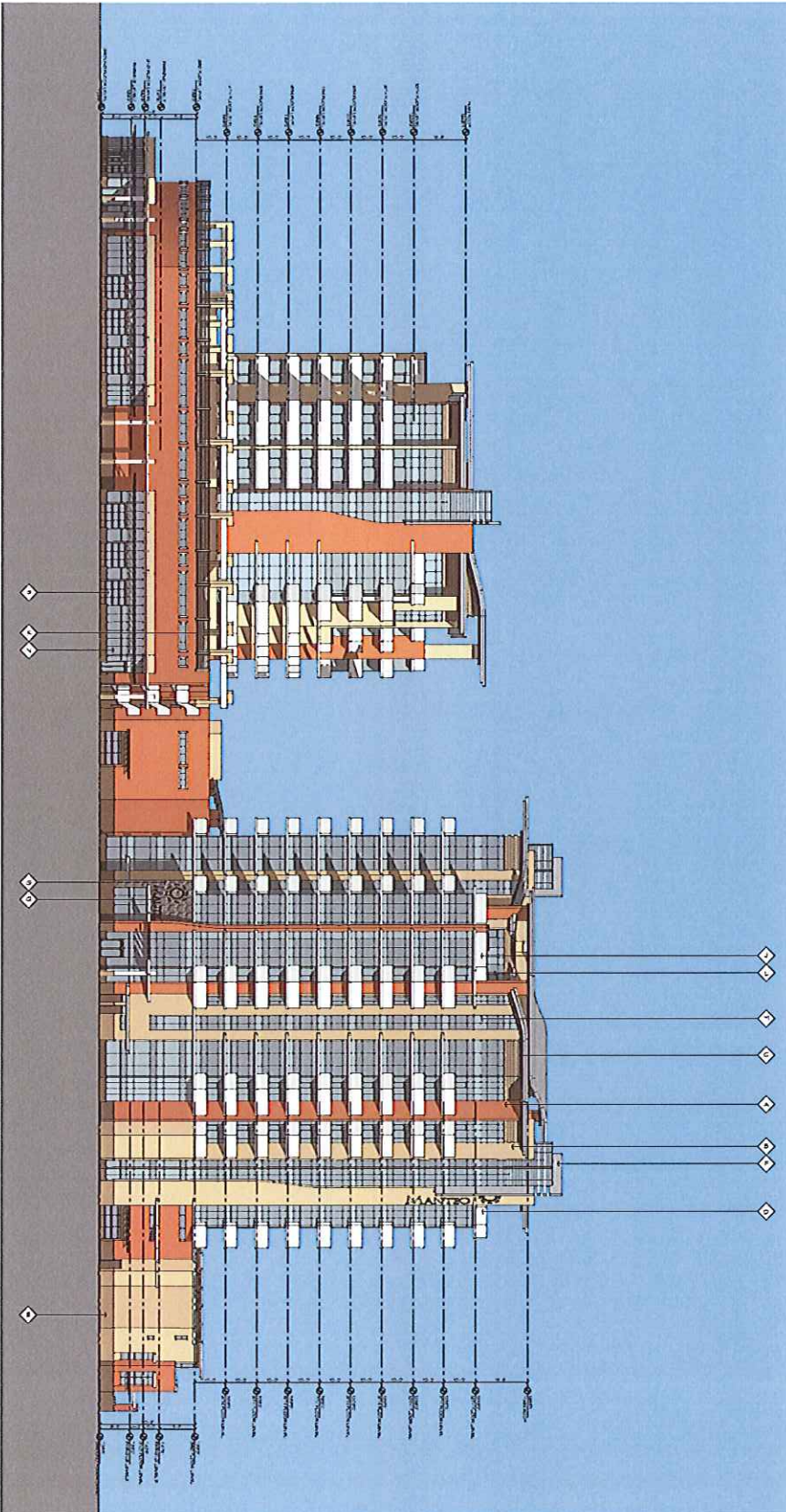
BGA
Robert Chevrolet Architecture Inc.
200 - 2000 California Street
Calgary, Alberta T2C 1A1
Tel: (403) 243-4311
Fax: (403) 243-4312
www.bga.ca

SCHEDULE A	
This forms part of development	
Permit #	DP12-0177/DNRD-1578



▶ PAINTED CONCRETE (STANDARD)	▶ THIN-SKIN GLASS BALUSTRADES
▶ PAINTED CONCRETE (SAFETY TREATMENT)	▶ HEAVY GLASS BALUSTRADES
▶ PAINTED CONCRETE (PAVING)	▶ GLASS BALUSTRADE WINDOW WALL
▶ PAINTED CONCRETE (CURING)	▶ GLASS BALUSTRADE GLASS BALUSTRADE
▶ PAINTED CONCRETE (STAINING)	▶ STAINLESS-STEEL BALUSTRADE GLASS BALUSTRADE
▶ PAINTED CONCRETE (SAFETY TREATMENT)	▶ PAINTED ALUMINUM BALUSTRADE DOORS
▶ CLEAN, LEAK-PROOF GLASS BALUSTRADES	▶ ALUMINUM BALUSTRADE GLASS BALUSTRADES
▶ GLASS BALUSTRADE GLASS BALUSTRADES	▶ ALUMINUM BALUSTRADE GLASS BALUSTRADES
▶ RECESSED BALUSTRADES	▶ ALUMINUM BALUSTRADE GLASS BALUSTRADES

1 NORTH ELEVATION - PHASE 2 & 3
Scale: 1/8" = 1'-0"



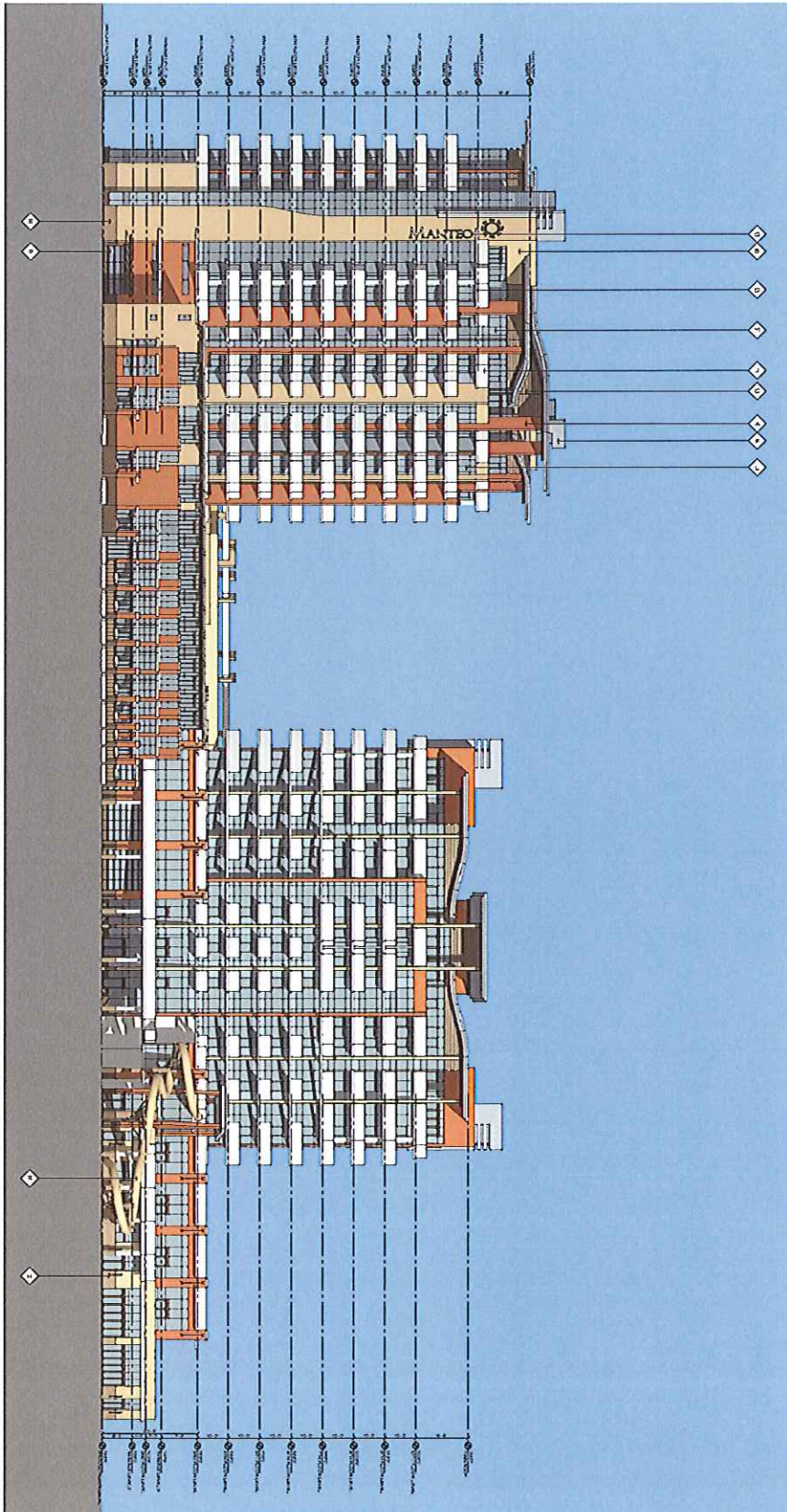
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1. PAINTED CONCRETE SPANDREL	1. TYPED GLASS BALUSTRADE
2. PAINTED CONCRETE SLOTTED TYPING	2. METAL SLAT BALUSTRADE
3. PAINTED CONCRETE PILING	3. LINED GLASS WINDOW WALL
4. PAINTED CONCRETE CURB	4. GRASS SPANDREL CURB
5. PAINTED CONCRETE BRIDGE	5. STAINLESS STEEL & ALUMINUM RAILING
6. PAINTED CONCRETE SLOTTED BRIDGE	6. PAINTED ALUMINUM OVERHEAD DOORS
7. GLASS AND METAL GLAZING PANELS	7. LIGHTING FIXTURES & LUMENS
8. GREY ASPHALT	8. TRANSLUCENT TRANSLUCENT TILE & SPANDREL BRIDGE CURB
9. RECESSED ENTRY LIGHTS	

MANTEO RESORT PHASE 3 EXPANSION 3750 LAKESHORE ROAD	
DATE: 8/13/2016	BY: [Signature]
SCALE: 1/8" = 1'-0"	PROJECT: [Signature]
NORTH ELEVATION	
3_A4.2	

BCA
Robert Clark Architects Inc.
200 - 2200 Oakville Road
Oakville, ON L6M 1H1
Canada 905.335.7773
Fax: (905) 881-4811
www.bcaarchitects.com

SCHEDULE B	
This forms part of development	
Permit # DDP-01771/DPD-01778	
[Signature]	

1 WEST ELEVATION - PHASE 2 & 3
A4.3
SCALE: 1/8" = 1'-0"



PAVING LIST	
1-1	PAVING CONC. DRIVEWAYS
1-2	PAVING CONC. DRIVEWAYS
1-3	PAVING CONC. DRIVEWAYS
1-4	PAVING CONC. DRIVEWAYS
1-5	PAVING CONC. DRIVEWAYS
1-6	PAVING CONC. DRIVEWAYS
1-7	PAVING CONC. DRIVEWAYS
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1-49	PAVING CONC. DRIVEWAYS
1-50	PAVING CONC. DRIVEWAYS

MANTEO RESORT PHASE 3 3700 LAKESHORE ROAD	
SP	NC
NO	NO
WEST ELEVATION	
3/A4.3	

BCA
Robert Clancy Architects Inc.
200 - 22nd Columbia Street
Vancouver, B.C.
Canada V6Y 3T9
Tel: (604) 681-1111
Fax: (604) 681-1111
info@robertclancy.com

SCHEDULE B	
This form is part of development permit # 2010-077/1710-077	
Permit # 2010-077/1710-077	
68	



SCHEDULE B
This forms part of development
Permit # DPO-0177 / DPO-0178



SCHEDULE B
This forms part of development
Permit # DPD-0177 / DPD-0198



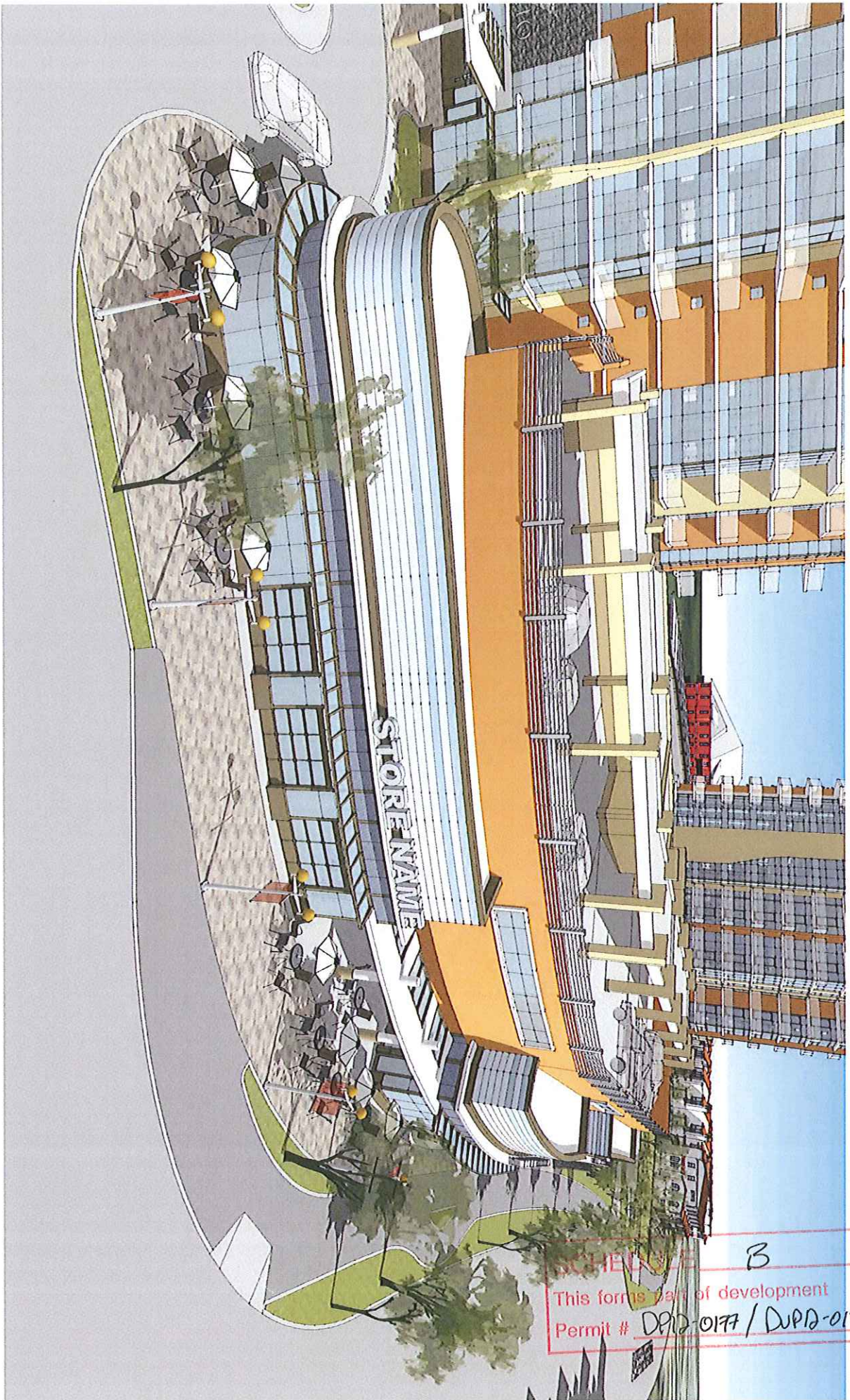
SCHEDULE B
This forms part of development
Permit # DPD-0177 / DUPD-0178



SCHEDULE B
This forms part of development
Permit # DD-0177/DPD-0178



SCHEDULE B
This forms part of development
Permit # DPD-0177 / DPD-0178



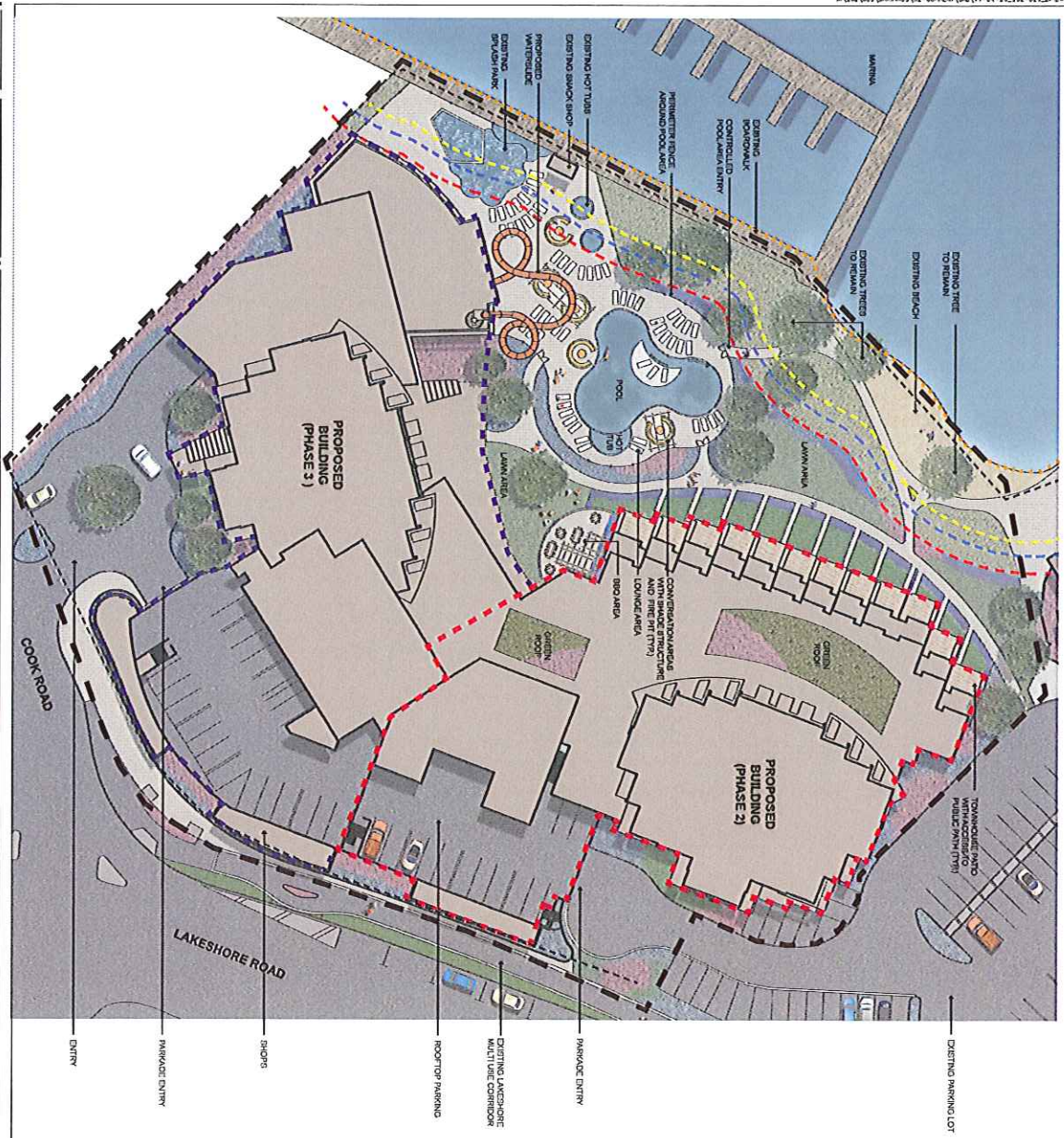
SCHEDULE

B

This forms part of development

Permit # DPD-0177 / DPD-0178

PRODUCT
MANTEO SOUTH
CLIENT
MANTEO RESORT
13300 N. 1st Ave.
PCA INC.

[illegible][illegible]

REPRESENTATIVE PLANT LIST NOTES:

1. PLANT MATERIALS AND SPECIES TYPES IDENTIFIED SHALL BE CAPABLE OF SURVIVING IN THE CLIMATE OF THE PROJECT SITE.
2. THE LANDSCAPE DESIGN REPRESENTED HEREIN IS CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. PLANTING MATERIALS SHALL BE PLACED WITHIN PLANTING BEDS, ALL PLANTING NOTES SHALL APPLY APPROPRIATELY.
5. PLANTING MATERIALS SHALL BE IDENTICAL TO THE MATERIALS SHOWN.
6. TREE PROTECTION OF EXISTING TREES SHALL MEET THE CITY OF FREDERICK.
7. THIS DRAWING DEPICTS IDEAL PLANTING LOCATIONS AND IS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY. IT IS NOT INTENDED FOR CONSTRUCTION.

LINE TYPE LEGEND:

LIMIT OF WORK

PROPERTY LINE

RR/PAVIAN (15m)

SETBACK LINE

12m SETBACK LINE

10m SETBACK LINE

EXISTING SHORE AS OF SUMMER 2006

PHASE 2

PHASE 3

PLANT LEGEND:

DECIDUOUS TREES

PERENNIAL AND SHRUB

PLANTING FOR BUILDING

RESTORED RIPARIAN SHO





14:00



12:00



10:00

SOUTHWARD EQUINOX - SEPTEMBER 22th



14:00



12:00



10:00

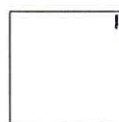
SOUTHERN SOLSTICE - DECEMBER 22th

DATE	-
SCALE	A2.4

PROJECT	SHADOW STUDIES
DATE	10/1/10
BY	ARCHITECT

PROJECT	MANTO RESORT PHASES 2 AND 3
LOCATION	DEANSON STREET LANSING MI 48201

RCA
Robert C. Anderson Architects Inc.
200 - 2200 Oakridge Drive
Vancouver, B.C.
V6H 2T4
Tel: (604) 681-2773
Fax: (604) 681-2841
info@rcaarchitects.com



DATE	10/1/10
SCALE	1" = 100'

DATE	10/1/10
SCALE	1" = 100'

DATE	10/1/10
SCALE	1" = 100'

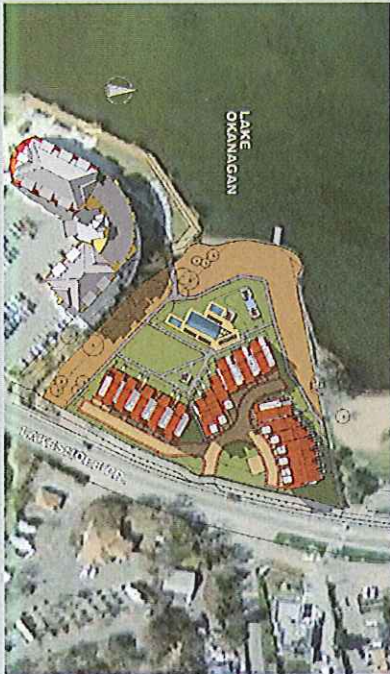


NORTHWARD EQUINOX - MARCH 20th



NORTHERN SOLSTICE - JUNE 21th

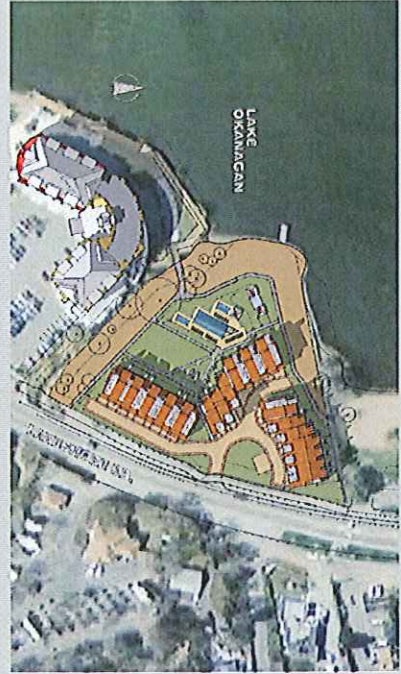
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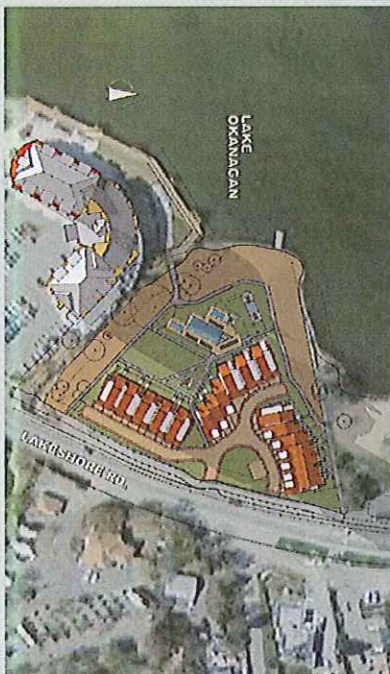


12:00



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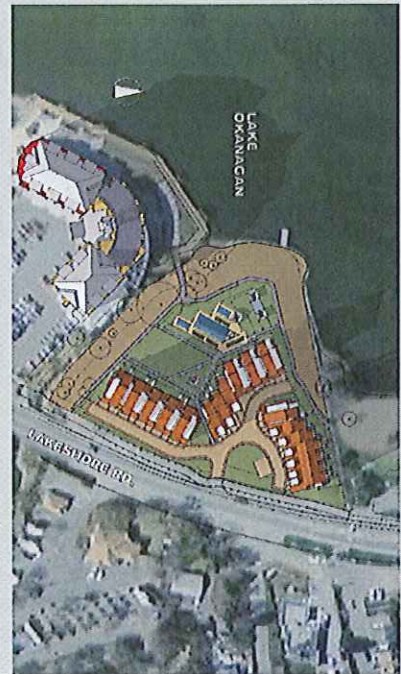
SOUTHWARD EQUINOX - SEPTEMBER 22th



14:00



12:00



10:00

SOUTHERN SOLSTICE - DECEMBER 22th

DATE	10/1/14
BY	A2.1

PROJECT	NANTECO RESORT PHASE 1
LOCATION	3700 LAKEVIEW RD.,

CLIENT	DR. J. L. L. L.
DESIGNER	DR. J. L. L. L.

PROJECT	NANTECO RESORT PHASE 1
LOCATION	3700 LAKEVIEW RD.,



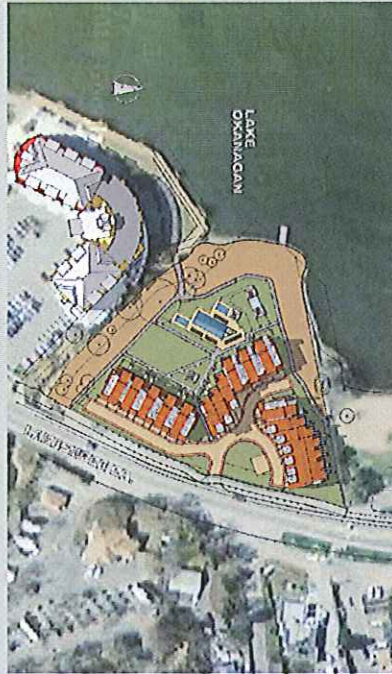
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LOCATION	3700 LAKEVIEW RD.,

PROJECT	NANTECO RESORT PHASE 1
LOCATION	3700 LAKEVIEW RD.,

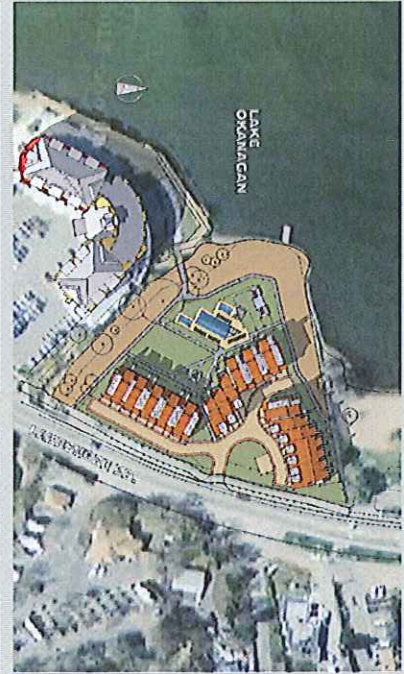
PROJECT	NANTECO RESORT PHASE 1
LOCATION	3700 LAKEVIEW RD.,



14:00

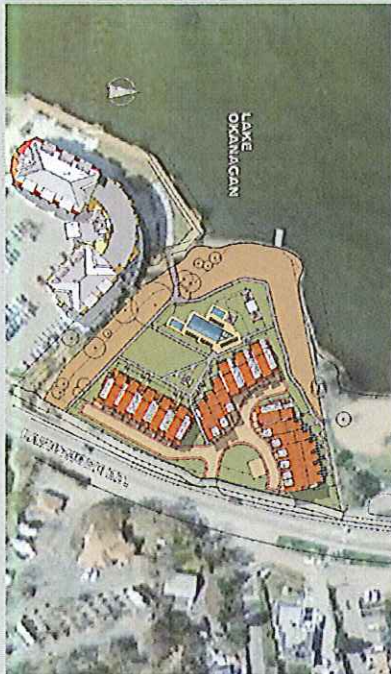


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NORTHWARD EQUINOX - MARCH 20th



14:00



12:00

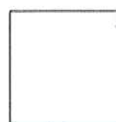


10:00

NORTHERN SOLSTICE - JUNE 21th

MANTO RESORT PHASE 1 3700 LAKEVIEW RD.	
DATE	14:00
SCALE	1:20
SHADOW STUDIES	
A2.0	

PCA
Robert Charles Architects Inc.
200 - 2079 Columbia Street
Vancouver, B.C.
Canada V5T 3T7
Tel: (604) 681-2222
Fax: (604) 681-2221
info@robertcharles.com



DATE	14:00
SCALE	1:20

DATE	14:00
SCALE	1:20

DATE	14:00
SCALE	1:20

✓

CITY OF KELOWNA
MEMORANDUM

Date: October 24, 2012
File No.: DP12-0177

To: Land Use Management Department (AW)

From: Development Engineering Manager

Subject: 3756 & 3766 Lakeshore Road Manteo Resort Expansion

Development Engineering has the following comments and requirements associated with these applications. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) The proposed development site 3756 Lakeshore Rd is currently serviced with a 50mm diameter water service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of the existing service at the main and the installation of one new larger water service.
- (c) The proposed development site 3766 Lakeshore Rd is currently serviced with three (3) - 150mm water services. Typically only one service is permitted for this development. The applicant, at his cost, will arrange for the disconnection of the existing service at the main and the installation of one new larger water services if required.
- (d) Water meters are mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter at the time of application for a building permit and prepare the meter setter at his cost
- (e) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this development and establish the service needs.
- (b) Our records indicate that this proposed development site 3756 Lakeshore Road is connected with a 200mm diameter sewer service. It is anticipated that the existing service will be utilised for this development. An inspection chamber will need to be installed on the service.
- (c) Our records indicate that this proposed development site 3766 Lakeshore Road is connected with two (2) 200mm diameter sewer services and one (1) – 150mm diameter sewer service. It is anticipated that the existing service will be utilised for this development. Inspection chambers will need to be installed on these services. Typically only one service is permitted for this development. The applicant, at his cost, will arrange for the disconnection of the existing service at the main and the installation of one new larger sewer services if required.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- (b) On site storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

4. Road Improvements

- (a) Lakeshore Road fronting this development was upgraded to a full urban standard including a multi use pathway, street lighting, curb and gutter, piped storm drainage system including catch basins and manholes, pavement widening, and landscaped boulevard. The cost associated with the road frontage improvements were budgeted by the City as part of the Lakeshore Road Multi-Use Corridor Project.
- (b) Preloading of the development site will impact the integrating of Lakeshore Road. Service upgrades as well as driveway access modifications will require reconstruction of the recently completed road frontage improvements including the multi-use corridor, barrier curb, ornamental street lighting and boulevard landscaping. The extent of restoration required will be at the discretion of the City Development Engineer.
- (c) The proposed access location to 3756 Lakeshore Road shall line up with the access driveway for Lot B Plan 12063 (Kasian). Full access movements will be provided for 3756 Lakeshore Road with the installation of a traffic control signal. The cost of the traffic signal is estimated at \$230,000.00. This developer's share of the signal cost will be **\$ 57,500.00**
- (d) Access to 3766 Lakeshore Road will be limited to right-in / right-out only onto Lakeshore Road by a raised median. The Cook Road access will need to be reviewed and approved by the Transportation & Mobility Manager.

5. Road Dedication and Subdivision Requirements

- (a) Provide a highway allowance widening along the frontage of 3756 Lakeshore Road to provide a 30.0m road width.
- (b) If any road dedication or closer affects lands encumbered by a Utility right-of-way (such as Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- (c) A 15-meter wide "leave strip" is required adjacent to Wilson Creek through this property. This leave strip should be registered as a Road right-of-way.
- (d) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Street Lighting

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

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

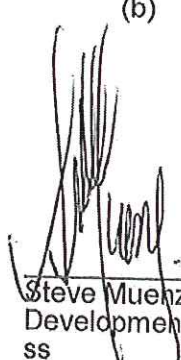
- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

11. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

12. Development Permit and Site Related Issues

- (a) The development variance permit to vary the maximum height requirement does not compromise our servicing requirements.
- (b) The environmental ramifications of new and existing features including retaining walls, location of onsite storm disposal systems, building setbacks from Okanagan Lake must be considered. Development Engineering will defer comment on those issues to the City Environment and Land Use Manager and the Provincial Government



Steve Muenz, P. Eng.
Development Engineering Manager
ss

CITY OF KELOWNA

BYLAW NO. 10745

Z12-0027 - Willow West Homes Ltd., Karl & Hildegard Sauter and Kenji and Mieko Oishi 1954, 1956, 1960, 1970, and 1974 KLO Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, DL 131, ODYD, Plan 12786, Lot 64, DL 131, ODYD, Plan 186, Except Plans 8012 & 8472, Lot 1, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8472 located on KLO Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU5 - Bareland Strata Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of July, 2012.

Considered at a Public Hearing on the 4th day of September, 2012.

Read a second and third time by the Municipal Council this 4th day of September, 2012.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 28, 2013

RIM No. 0940-40

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: DP12-0061 & DVP12-0083 **Owner:** Willow West Homes Ltd.,
Karl & Hildegard Sauter,
Kenji & Mieke Oishi

Address: 1954, 1956, 1960, 1970,
1974 KLO Road **Applicant:** Pacific Capital Real Estate

Subject: Development Permit and associated Development Variance Permit

Existing OCP Designation: Single/Two Unit Residential

Existing Zone: A1 - Agriculture 1

Proposed Zone: RU5 - Bareland Strata Housing

1.0 Recommendation

THAT final adoption of Zone Amending Bylaw No. 10745 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP12-0061 for Lot 1, DL 131, ODYD, Plan 12786, Lot 64, DL 131, ODYD, Plan 186 except plans 8012 and 8472, Lot 1, DL 131, ODYD, Plan 8760, Lot 2, DL 131 ODYD Plan 8760, and Lot 2, DL 131, ODYD Plan 8472 located on 1954, 1956, 1960, 1970, and 1974 KLO Road, Kelowna, BC 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.

AND THAT the issuance of the Development Permit be subject to the registration of the subdivision consolidation plan;

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

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP12-0083 for

Lot 1, DL 131, ODYD, Plan 12786, Lot 64, DL 131, ODYD, Plan 186, Except Plans 8012 & 8472, Lot 1, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8472, located on 1954, 1956, 1960, 1970, and 1974 KLO Road, Kelowna, BC;

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

Section 13.5.6(g): Minimum rear yard

To vary the required rear yard of the strata lots located on the north and south side of Lane A from 6.0m permitted to 1.6m proposed (as per schedule “AA”).

Section 13.5.6(c): Minimum front yard

To vary the required front yard of the strata lots located on the south side of Road 1 from 4.5m permitted to 2.99m proposed (as per schedule “AA”).

2.0 Purpose

To evaluate the form and character of the proposed townhome strata community and to consider varying the minimum interior rear and front yards of the RU5 - Bare Land Strata zone.

3.0 Land Use Management

On September 4, 2012, Council granted third reading to rezone the subject properties from the A1 - Agriculture 1 zone to the RU5 - Bareland Strata Housing zone to facilitate a phased strata development of 74 units in duplex/semi-detached forms. This application seeks to evaluate a Development Permit and Development Variance Permit in conjunction with final adoption.

Staff encouraged the applicant team to incorporate ample green space and meandering pathways to ensure that this strata community will be aesthetically pleasing and provide functional on-site opportunities to foster a sense of neighborhood. The proposal under review meets these objectives and the urban design achieves an appropriate interface and transition to the established neighbouring land use by committing to 1 storey duplex's on the north, east and west lot lines. The road network is planned in such a way to allow opportunities to connect to the east and west neighbouring properties should they become available for redevelopment.

The key features of the proposal include:

1. Maximizing the amount of green space on-site;
2. Creating appropriate interface and transition to the established neighboring land uses;
3. Integrating sensitively into the surrounding neighborhood context in terms of height, interface treatment, and rhythm of the new dwellings;
4. Creating an attractive KLO streetscape presence;
5. Developing a housing rhythm and landscape treatment that is inviting and friendly and not exclusive as a “walled” community.

Two different building types are being proposed which draw inspiration from the orchard heritage of the immediate area. Large pitched roofs and ample windows are utilized to let sun into the yards and homes. Wide front porches contribute to “eyes on the street” and foster a sense of a community. The proposed colour palette is varied incorporating different textures and materials.

The proposed landscape is very detailed incorporating many trees, ‘rail end’ fencing between units, entry trellis, a dry streambed with mixed cobbles, and pavers in the road ways to highlight

pedestrian crosswalks. Staff are pleased with the care that has been taken to create a quality plan that meets the New Urbanist ideals that the applicant team set out to create.

It was also taken into consideration that strata developments can establish a built form that may be 'exclusionary' or appear as a gated community. The site plan as proposed does a good job of emulating the pattern of a typical free hold subdivision while affording site amenities to the strata residents.

Two variances to relax the minimum distance to the dwellings are requested. The variance to the southern properties on Road 1 is requested to facilitate the sidewalk as part of the common property. Without the variance the sidewalk would be located on individual strata lots. The actual siting of the buildings to the roadway is still 4.5m which essentially meets the requirements of the Zoning Bylaw. The variance to relax the rear yard on both sides of Lane A allows a larger common greenway between these and the neighbouring units, which is very supportable and a desired outcome.

An Open House for neighboring residents was conducted during the development process to receive feedback on the vision for the site. The public consultation is favorably endorsed by Staff and is seen to be a critical step to engaging the public and refining the concept to take into consideration existing neighborhood concerns as this area transitions.

4.0 Proposal

4.1 Background

Staff have worked with the applicant team to achieve a suitable development for the site, as well as plan for the future possibility to incorporate the lots to the east and west of the proposed development, as these properties will be isolated which can lead to access issues in the future. It has been emphasized that walled communities are not supported by OCP policies, and the design and site planning of a strata development in a location such as this must present a friendly streetscape presence, sensitively transition to the abutting parcels, and appear permeable/transparent to the public realm.

4.2 Project Description

This proposal seeks to redevelop the five subject properties by utilizing the RU5 - Bareland Strata zone to construct 74 one-level and two-level units in duplex/semi-detached forms.

The site plan presents a pattern of duplexes that takes into consideration the established area of single family homes, and aims to respect the rhythm of the larger lot pattern to the north. The project is organized around a series of internal greenways, providing on-site amenity areas for the residents to enjoy. A common, landscaped amenity area is proposed as the focal point of pedestrian and vehicular entry off of KLO that will connect the on-site greenways. The applicant is committed to providing 1 storey duplexes for the east, north and west property lines, however is seeking flexibility in the building form for the remainder of the site.

The proposed architectural style proposes pitched roofs but does not exceed a height beyond 2 storeys, which is in keeping with the established height profile. Covered areas provide for outdoor living opportunities, including the provision of porches to facilitate neighbourhood interaction and a sense of community. Favourably, all garages are located on an internal lane with the liveable portion of the home extending closer to the street. The applicant's letter of rationale states:

- "The design of the community will reflect an Okanagan orchard theme that draws inspiration from the area's agricultural history and integrates well with neighbouring properties;

- The community will be inclusive and accessible, as opposed to a closed or gated community;
- The development will utilize design guidelines and controls to ensure consistency throughout the site;
- The housing architecture will reflect an Okanagan craftsman design in semi-detached or duplex built form.”

Two architectural forms are proposed for the site. The one storey duplex form has large low windows on all sides, a gabled main roof with accent peaks and a board and batten finishing in exposed gables. The wood front doors are well defined through roof design and columns with the recessed garage entrances. Finishing materials include hardi-board horizontal siding and smooth hardi-fibre cement siding. All columns are anchored with a cultured rock treatment.

The two storey duplex form incorporates additional details to the one storey form. Double columns flank the rear patios, working to define each unit’s private space. The second storey is finished on all sides in board and batton with horizontal siding creating a visual anchor for the lower portion of the buildings. Although the entrance to the units is not as pronounced as the single storey form, a good pedestrian relationship to the street is still achieved.

The project will be developed in three phases. Phase one will develop the central amenity space with 2 two storey duplex’s along KLO road and 2 single storey duplex’s straddling the amenity space to act as show homes. The composition of the remaining interior units will be programmed utilizing the one and two storey forms according to the market demands.

The landscaped amenity space located in the centre of the site features a pond with an island, a wood foot bridge, benches, trellis, large trees and abundant vegetation. Crush gravel trails/sidewalks lead all around the site centre, creating a safe pedestrian access to all dwellings. ‘Rail end’ fences are proposed between individual buildings and in the rear of each duplex to segregate private space.

The applicant is seeking two variances to accommodate the amenity space for the project. A variance is sought for the north and south sides of Lane A, to reduce the required rear yard from 6.0m to 1.6m. Additionally, a variance is sought to the front yard set back for the individual strata lots from 4.5m permitted to 2.99m proposed which will allow for a sidewalk to be in the strata’s ownership instead of the individual unit owners. The dwelling units still function at the 4.5m setback from the road.

4.3 Zoning Table

The proposed development compares with the Zoning Bylaw No. 8000 requirements for the RU5 - Bareland Strata Housing zone as follows:

Zoning Analysis Table		
CRITERIA	RU5 ZONE REQUIREMENTS	PROPOSAL
Bareland Strata Site Subdivision Regulations		
Lot Area	1 ha	40,468m ²
Lot Width	40 m	197.04 m
Lot width for strata lot	12 m	≥13 m
Lot depth for strata lot	25 m	≥ 26.5 m
Lot area for strata lot	325m ²	≥351 m ²

Zoning Analysis Table		
CRITERIA	RU5 ZONE REQUIREMENTS	PROPOSAL
Site Development Regulations		
Height	9.5 m	9.48m
Front Yard	4.5 m	6.0m
Side Yard	3.0 m	7.6m
Rear Yard	6.0m unless site width exceeds the site depth the minimum rear yard is 4.5m	5.0m
Bareland Strata Lot Development Regulations		
Front Yard	6.0 m for garage	Meets requirements except for those lots on the south side of Road 1 ①
Side Yard (Flanking)	3.0 m from a flanking road	3.0 m
Side Yard	3.0 m	Internal lots: 3.0 m Flanking Lots: 4.5 m
Rear Yard	4.5 m for 1 storey building 6.0 m for 2 storey building 3.0 m if rear yard abuts common property used for open space	Meets regulations Except for the north and south lots on Lane A ②
Lot Coverage	Maximum 50% for all buildings	28.4%
Other Regulations		
Minimum Site open space	10%	30%
Minimum parking requirements	2 spaces/unit Visitor: 1 per 7 dwelling units	2 spaces /unit Visitor: a minimum of 11 spaces provided
<u>Variances requested:</u>		
① To relax the minimum front yard distance to a garage on from 4.5m required to 2.99m proposed for the semi-detached units on the south side of Road 1. ② To relax the minimum rear yard distance to a garage from 6.0m required to 1.6m proposed for the semi-detached units on both sides of Lane A.		

4.4 Site Context

The subject property is located on the north side of KLO Road, a short distance from the KLO bridge accessing the Mission Creek greenway. An irrigation channel is located on the northern property line. Land uses in the surrounding neighbourhood are predominantly residential, with rural residential and agriculture also in the vicinity. Specifically, the adjacent zones and land uses are:

Direction	Zone	Land Use
North	A1 - Agriculture 1	Single detached dwellings
South	A1 - Agriculture 1 & P3 - Parks/Open Space	Golf course and Rural/Agricultural properties
East	A1 - Agriculture 1	Single detached dwelling
West	A1 - Agriculture 1	Single detached dwelling

4.5 Subject Property Map: 1954, 1956, 1960, 1970, and 1974 KLO Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The subject property is designated as Single/Two Unit residential for future land use. Relevant policies are included below.

Comprehensive Development Permit Objectives:¹

- 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;
- 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.

¹ Official Community Plan - Chapter 14 page 14.2

6.0 Technical Comments

All technical comments were provided through the rezoning application and no additional comments were received pertaining to the requested variances.

7.0 Application Chronology

Date of Application Received: March 4, 2012

Council consideration of the rezoning application: September 4, 2012

Application refinement and completion of zoning requirements: February 18, 2013

Report prepared by:

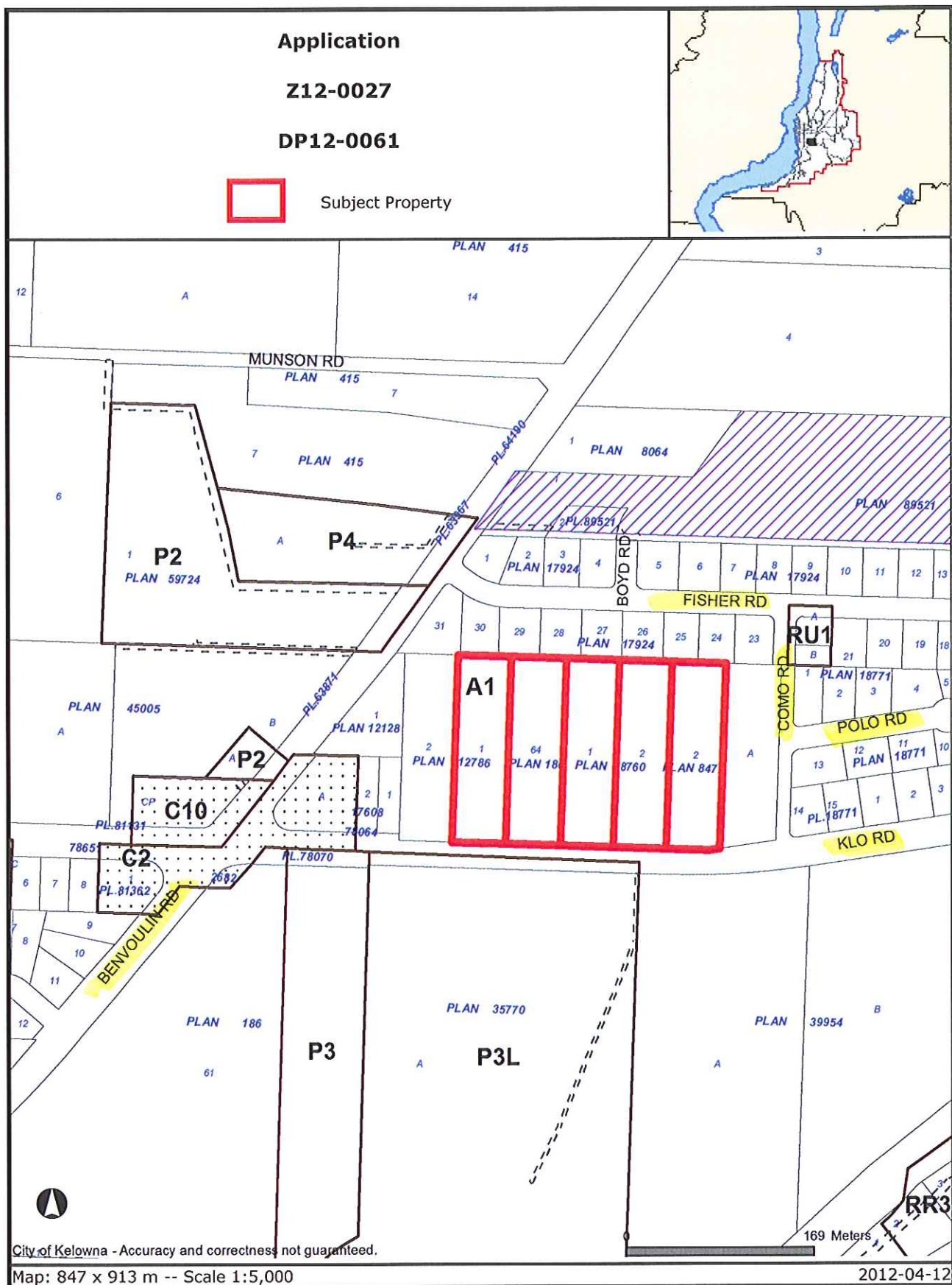
Birte Decloux, Urban Land Use Planner

Reviewed by: ☐ Danielle Noble, Manager, Urban Land Use

Approved for Inclusion: ☐ Doug Gilchrist, Acting General Manager, Community Sustainability

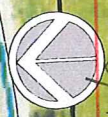
Attachments:

Site Plan
Schedule AA for variance
Phasing plan
Elevations
Colour Board
Landscape Plan
Sustainability Checklist
CPTED analysis



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.

PLOT DATE: AUGUST 15, 2012
REZONING REF: Z12-0027
DP12-0051



OF KELLUM

NOV 14 2012

CITY OF KELOWNA
Land Use Management

ROSITCH
HEMPHILL
ASSOCIATES
ARCHITECTS

TILKINGTON HOUSE
10-10 FOWLER STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-684-1002
FAX: 604-684-1011

NO. 1000
DATE: 11/14/12
PROJECT: 1000
SHEET: 1000

REZONING/DPA
NOVEMBER 14, 2012 (REVISED)

NO. 1000
DATE: 11/14/12
PROJECT: 1000
SHEET: 1000

GABLECRAFT HOMES

CLERK
Gablecraft Homes
1000
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1000-1014 KLO Road

PHASING STEFAN

PROPOSED
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1000-1014 KLO Road

1000-1014 KLO Road

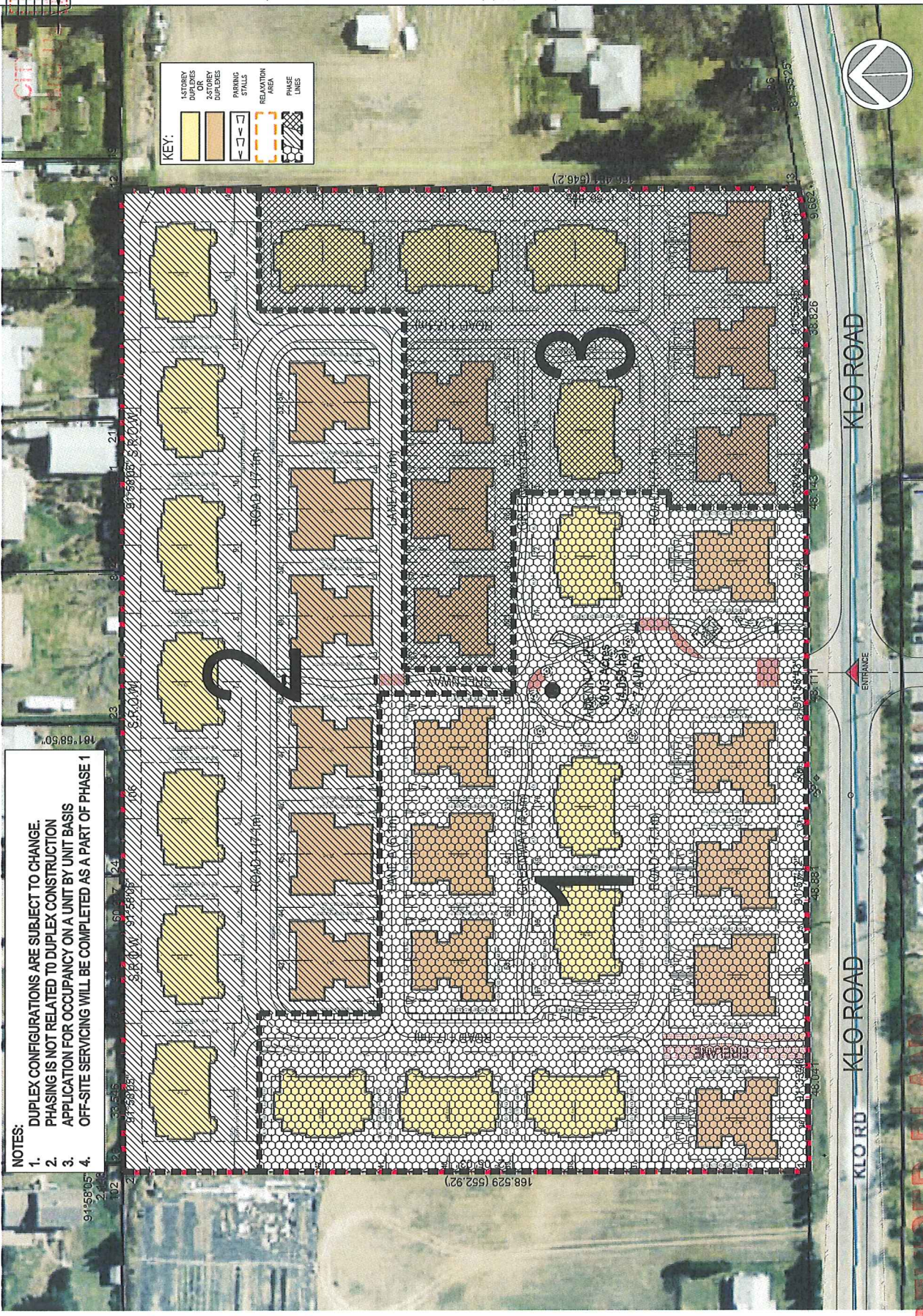
1000-1014 KLO Road

1000-1014 KLO Road

- NOTES:
1. DUPLEX CONFIGURATIONS ARE SUBJECT TO CHANGE.
 2. PHASING IS NOT RELATED TO DUPLEX CONSTRUCTION
 3. APPLICATION FOR OCCUPANCY ON A UNIT BY UNIT BASIS
 4. OFF-SITE SERVICING WILL BE COMPLETED AS A PART OF PHASE 1

KEY:

- 1STORY DUPLEXES
- 2ND STORY DUPLEXES
- PARKING SPACES
- RELAXATION AREA
- PHASE LINES



REVISED PLANS

NOV 14 2012

CITY OF KELLOWNA
Land Use Management

ROSETH
HEMPHILL
ASSOCIATES
ARCHITECTS

FILKINGTON HOUSE
10 - 100 MILL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-671-4002
FAX: 604-671-1011

DATE: NOVEMBER 13, 2012
PROJECT: REZONING/DPA
DRAWN BY: [Signature]
CHECKED BY: [Signature]
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REZONING/DPA
NOVEMBER 13, 2012 (REVISED)

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GABLECRAFT HOMES

CLARK
Gablecraft Homes
1000 West 10th Avenue
Vancouver, B.C. V6H 1T1 Canada

PROJECT: 100-10174 KLO Road

PROJECT: LOT/FRAM LOT COVERAGE LOT DIMENSIONS

DATE: NOVEMBER 13, 2012
PROJECT: 100-10174 KLO Road

PROJECT: 100-10174 KLO Road

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PROJECT: 100-10174 KLO Road



SCHEDULE

This forms part of development

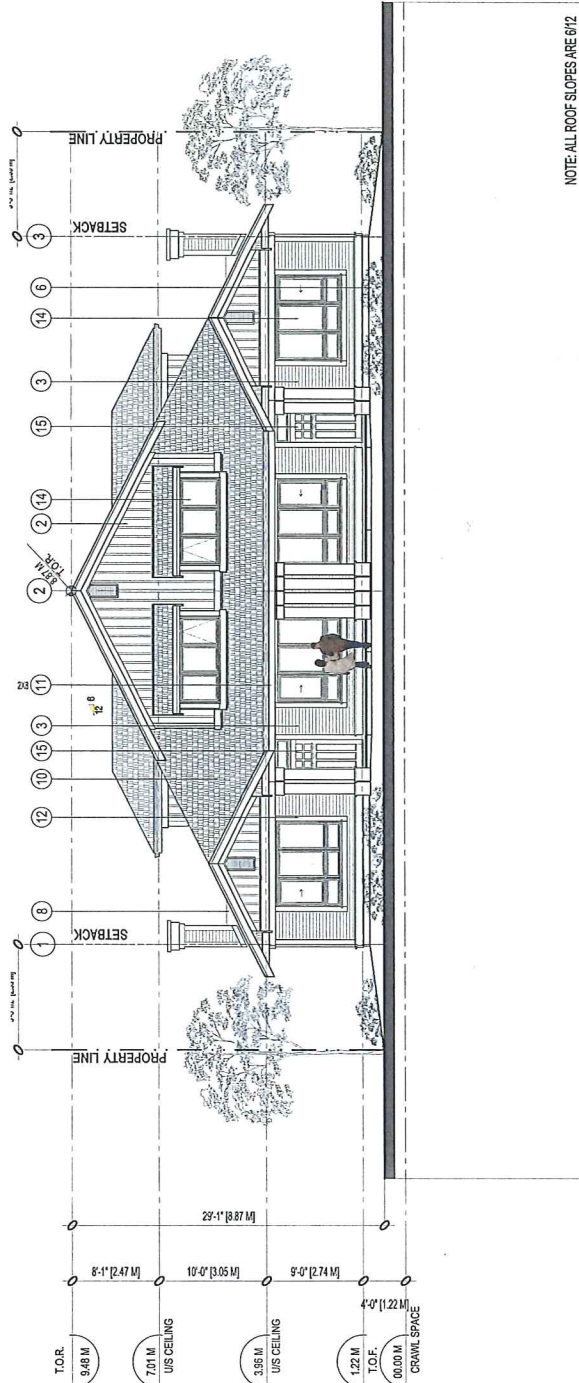
Permit # DP12-006



REVISED PLANS

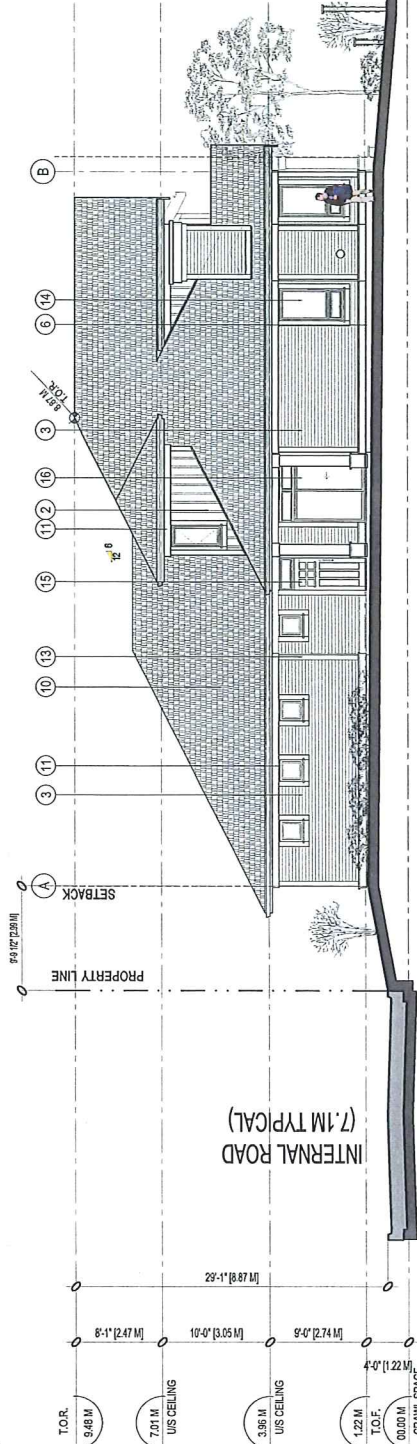
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CITY OF KELLOWNA
Land Use Management



10 Front Elevation

SCALE 3/8" = 1'-0"



20 Side Elevation

SCALE 3/8" = 1'-0"

NOTE: ALL OTHER 2-SERIES DUPLEXES CONFORM TO THE GARAGE OR CARPORT BEING NO LESS THAN 6.0M FROM A CURB OR SIDEWALK

3/5

This forms part of development

Permit # DP2-000

2A

NOTE: ALL ROOF SLOPES ARE 6:12

DUPLEX 2-STORY 2-A PROTOTYPE SHOWN ALONG KLO ROAD

MATERIAL LEGEND	COLOURS
1. EXTERIOR WALLS - BRICK	BRICK
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ROSEITCH
HEMPHILL
ASSOCIATES
ARCHITECTS

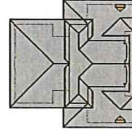
PILKINGTON HOUSE
10 - DO TOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: (604) 441-0002
FAX: (604) 441-1011

ISSUED FOR
REZONING/DPA
MARCH 17, 2012

DATE
FEBRUARY 20, 2012
MARCH 17, 2012

DATE
FEBRUARY 20, 2012
MARCH 17, 2012

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT
2.5 Storeys (7.62m) or less
accessory building or structure



KEY PLAN

DATE
FEBRUARY 20, 2012
MARCH 17, 2012

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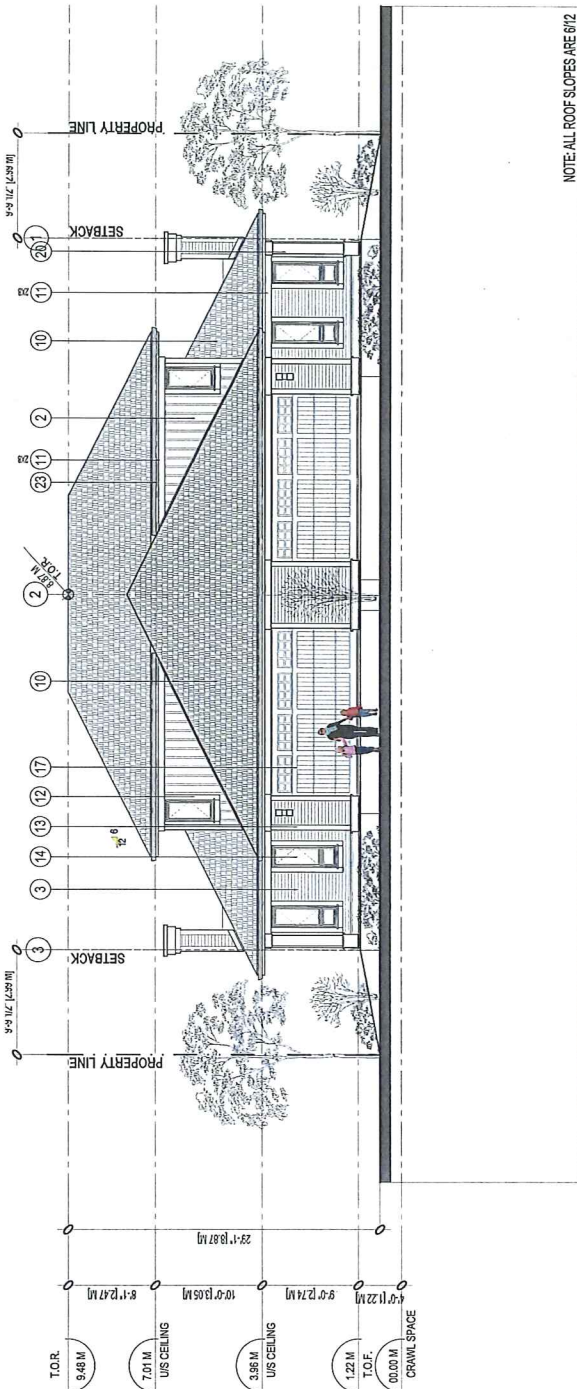
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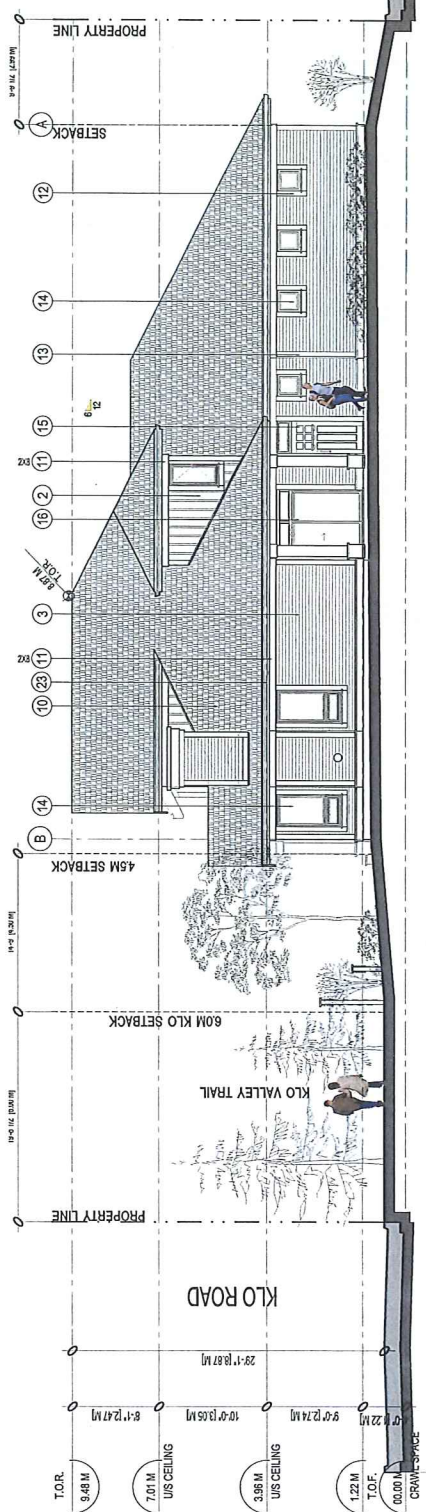
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MARCH 17, 2012



3.0 Rear Elevation
SCALE 3/16" = 1'-0"



4.0 Side Elevation
SCALE 3/16" = 1'-0"

SCHEDULE B2/5
This forms part of development
Permit # **DP12-000**

NOTE: ALL OTHER 2 SERIES DUPLEXES CONFORM TO THE GARAGE OR CARPORT BEING NO LESS THAN 6.0M FROM A CURB OR SIDEWALK.

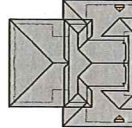
DUPLEX 2-STORY 2-A PROTOTYPE SHOWN ALONG KLO ROAD

2A

NOTE: ALL ROOF SLOPES ARE 6/12

INTERNAL ROAD
(7.1M TYPICAL)

KEY PLAN



BUILDING HEIGHT:
Main building (1.48 m)
2.5 Storey (7.62 m)
Accessory building (1.48 m)

MATERIAL LEGEND	COLORS
1. EXTERIOR WALLS	1. EXTERIOR WALLS
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ISSUED FOR
REZONING/DPA
MARCH 17, 2012

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ROSETH
HEMPHILL
ASSOCIATES
PILGRIM HOUSE
10 - 10101 STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: (604) 441-0002
FAX: (604) 441-0111



NO. DESIGN
DATE

PROFESSIONAL SEAL

GABECRAFT HOMES

GabeCraft Homes
Suite 100, Small Centre
Vancouver, BC V7S 1M9 Canada

PROJECT
1554-1979 KLO Road

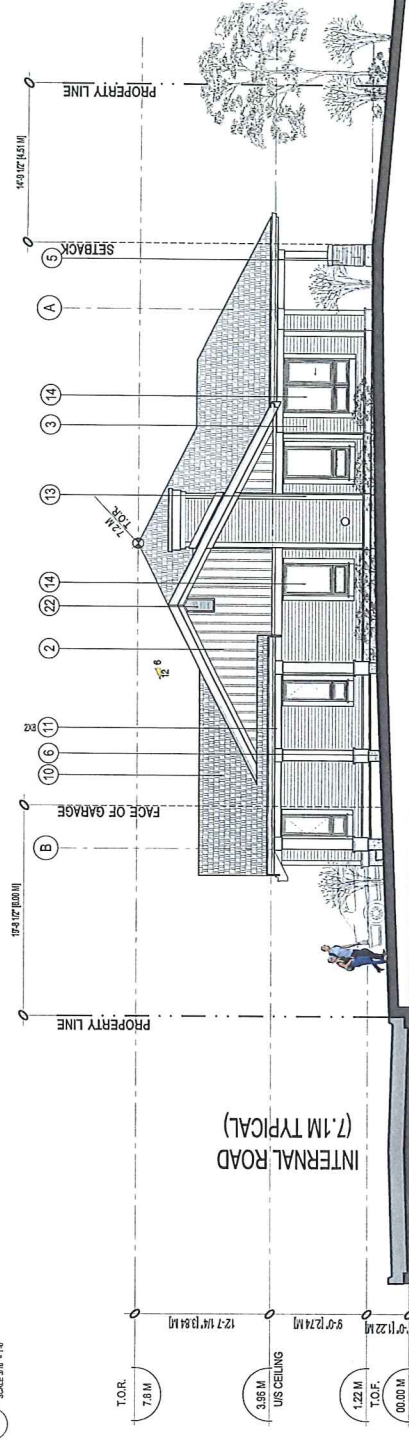
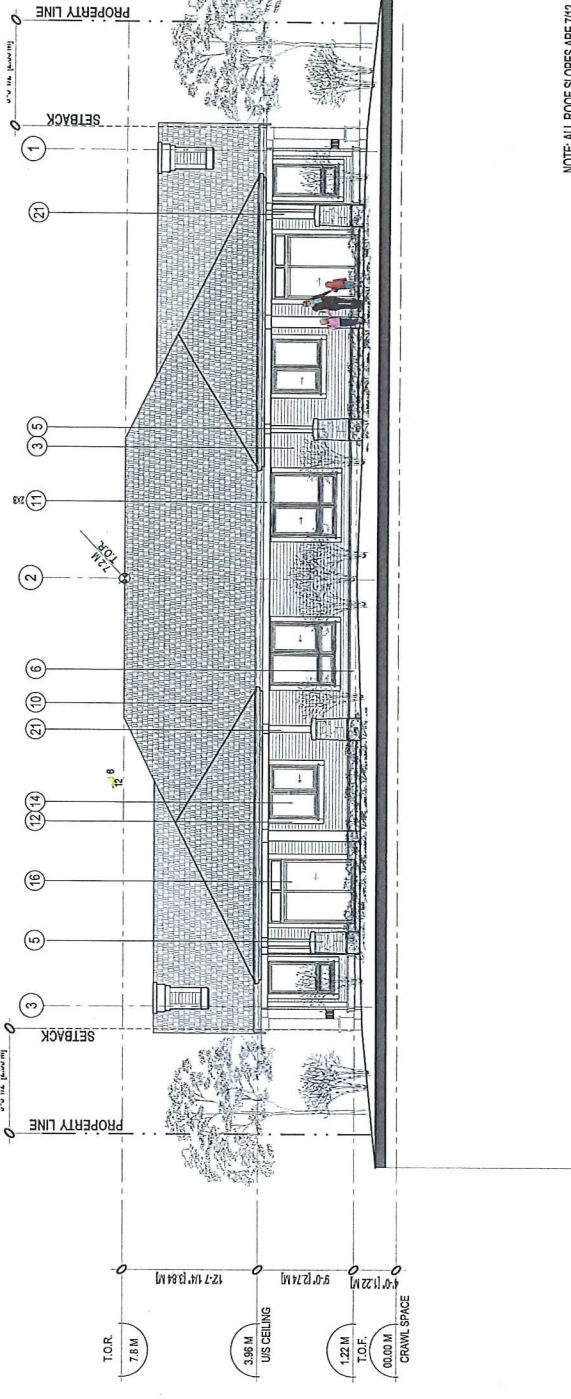
2A DUPLEX PROTOTYPE
ELEVATIONS

DATE: 11/11/11
SCALE: 3/16" = 1'-0"
CHECKED: BR
DATE: 11/11/11

FILE NO: 1201

DWG NO: A4.3

PLAT DATE: MARCH 12, 2012

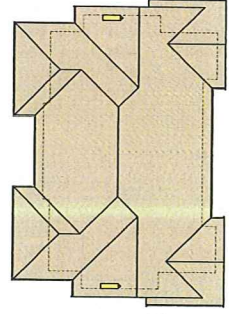


SCHEDULE B3/b
This forms part of development
Permit # DP12-0061

1A
DUPLX BUNGALOW 1-A PROTOTYPE SHOWN

MATERIAL LEGEND	COLOURS
1. ROOFING: GABLE ROOF PANEL	PAVING: GABLE ROOF PANEL
2. EXTERIOR WALL: BRICK	PAVING: BRICK
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100. EXTERIOR WALL: BRICK	PAVING: BRICK

BUILDING HEIGHT:
Allowed: 5.5 Metres (18 ft)
2.5 Storeys, 4.5 Metres for
accessory building or structure



ROITCH
HEMPHILL
ASSOCIATES
ARCHITECTS

1. CLIENT/OWNER
2. REZONING/DPA

DATE
FEBRUARY 12, 2012
MARCH 27, 2012

REZONING/DPA
MARCH 27, 2012

ARCHITECTURAL SCALE

Gablecraft HOMES

Gablecraft Homes
Suite 100, 1000
Vancouver, BC V6Z 1K6, Canada

1000 KLO Road

1A DUPLEX PROTOTYPE
ELEVATIONS

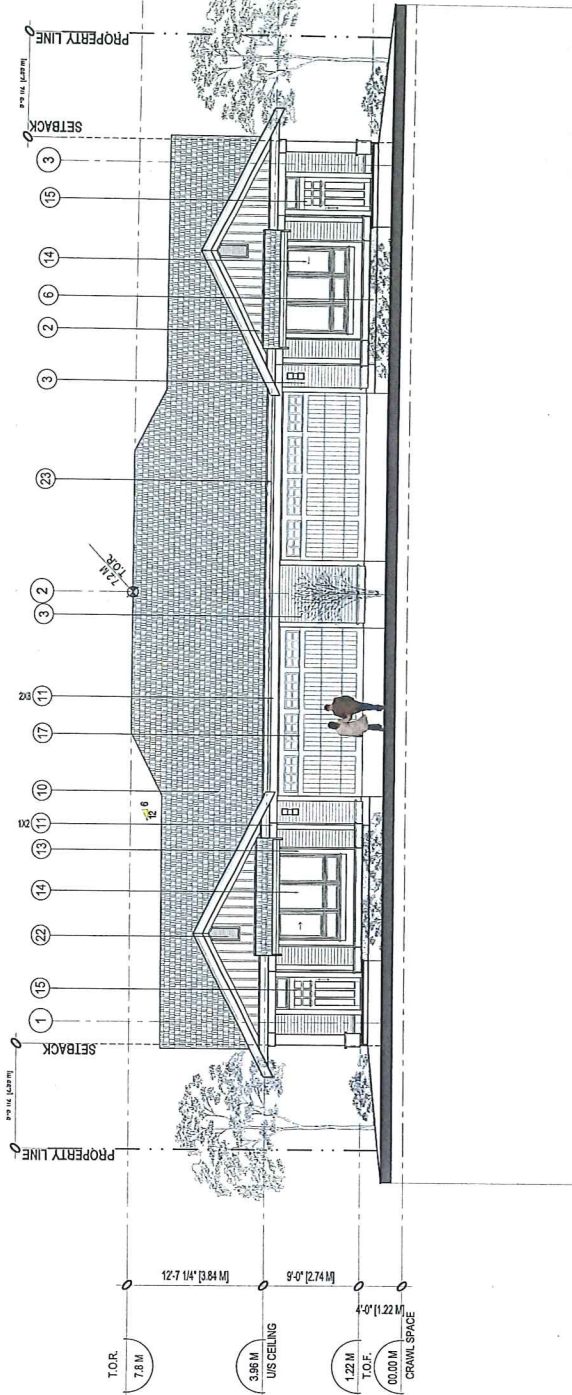
1A DUPLEX PROTOTYPE
ELEVATIONS

1A DUPLEX PROTOTYPE
ELEVATIONS

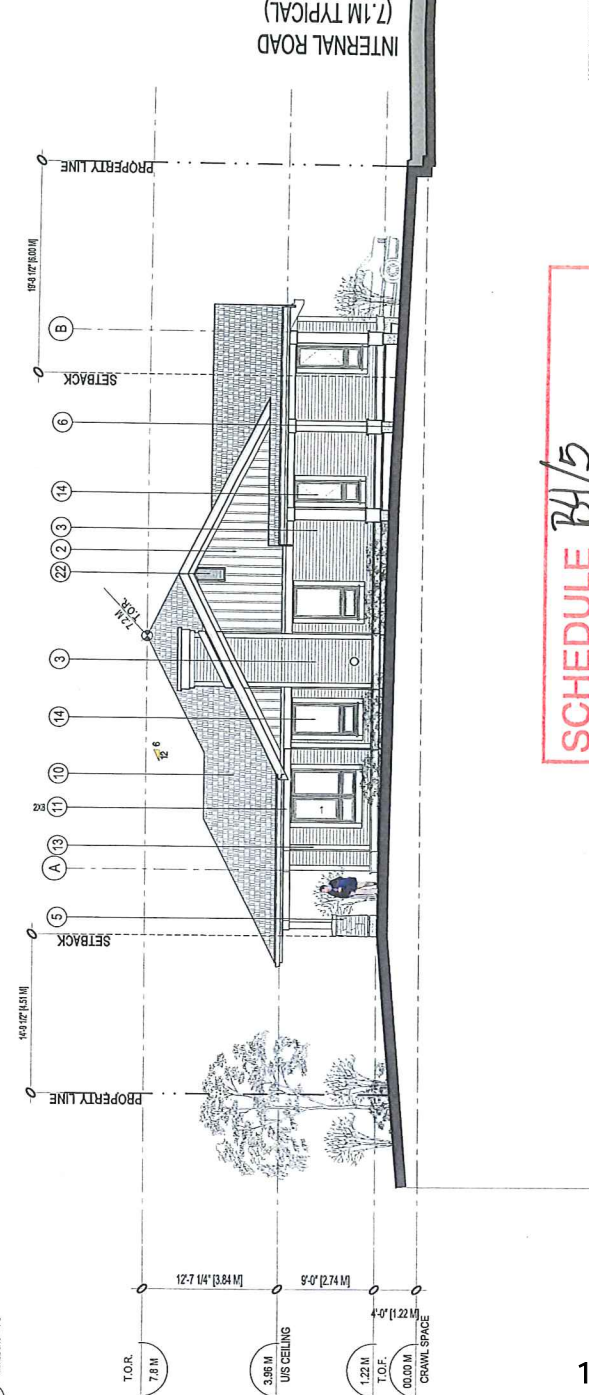
1A DUPLEX PROTOTYPE
ELEVATIONS

1A DUPLEX PROTOTYPE
ELEVATIONS

1A DUPLEX PROTOTYPE
ELEVATIONS

[illegible]

NOTE: ALL ROOF SLOPES ARE 7/12

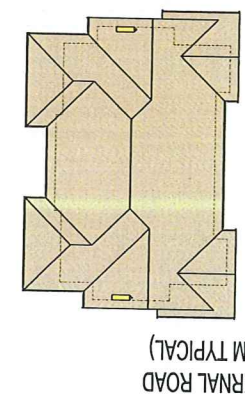


SCHEDULE B-12

This forms part of development

Permit # D-12-0061

100' Side Elevation



NOTE: ALL ROOF SLOPES ARE 7/12

1A

DUPLEX BUNGALOW 1-A PROTOTYPE SHOWN

ROSITCH
HEMPHILL
AND
ASSOCIATES
ARCHITECTS

PILKINGTON HOUSE
10 - 120 POWELL STREET
VANCOUVER, B.C.
C A N A D A
V 6 A 1 G 1
TEL. (604) 669-6002
FAX. (604) 669-1091

NO.	ISSUED	DATE
1.	CLIENT REVIEW	FEBRUARY 14 2012
2.	CITY OF KOLONYA	FEBRUARY 21 2012
3.	RECEIVED	

ISSUED FOR
REZONING/DPA
MARCH 27, 2012

GABLEcraft HOMES-

GableCraft Homes
Sells 1465, Bentall Centre
Box 229 565 Burnall Street
Vancouver, BC V7X 1M0, Canada

MA DUPLEX PROTOTYPE ELEVATIONS

AVANCE, 120 ALONG
OF 1000, 1-1
OLE, 3 1/8" x 1/2"
MAY 2012

NAME	INNOCH 2012
PANEL	CH
METHOD	BR
DATE	1004

1201 DWG. NO. 440

LOT DATE: MARCH 23, 2012

NOV 14 2012

CITY OF VICTORIA
Land Use Management

ROSITCH
HEMPHILL
AND
ASSOCIATES
ARCHITECTS

PILKINGTON HOUSE
1000 DOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-671-4002
FAX: 604-671-1011

NO. 1000
DOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-671-4002
FAX: 604-671-1011

ISSUED FOR
REZONING/DPA
NOVEMBER 03, 2012 (REVISED)

NO. 1000
DOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-671-4002
FAX: 604-671-1011

GABLECRAFT HOMES
Gablecraft Homes
1000 DOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-671-4002
FAX: 604-671-1011

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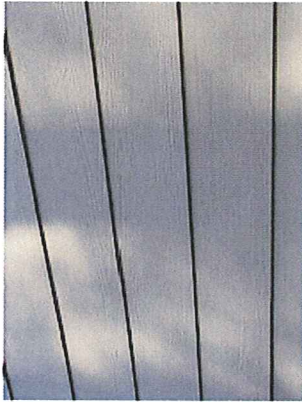
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DOWELL STREET
VANCOUVER, B.C.
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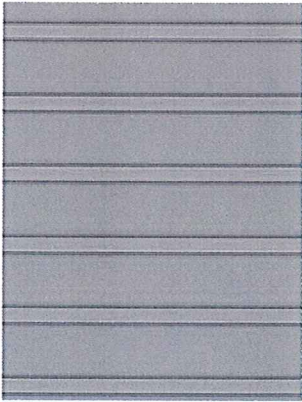
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3 4 JAMES HARDIE HORIZONTAL SIDING



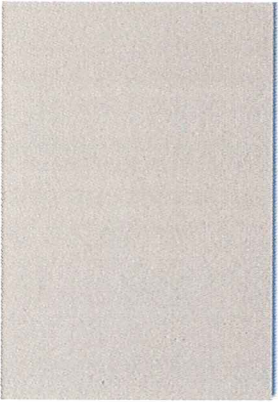
23 24 ALUMINUM DOWNSPOUT AND GUTTERS



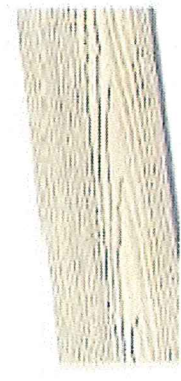
2 JAMES HARDIE BOARD + BATTEN



1 2 3 4 JAMES HARDIE COLOR SELECTIONS



1 JAMES HARDIE FIBRE CEMENT SIDING-SMOOTH



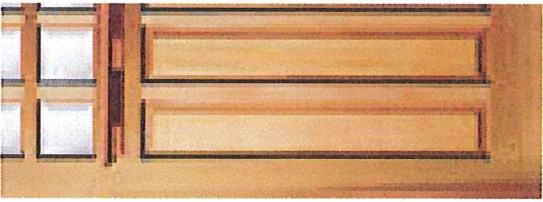
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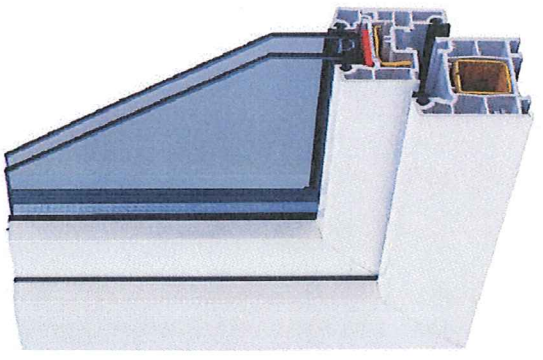
7 CEDAR SOFFIT



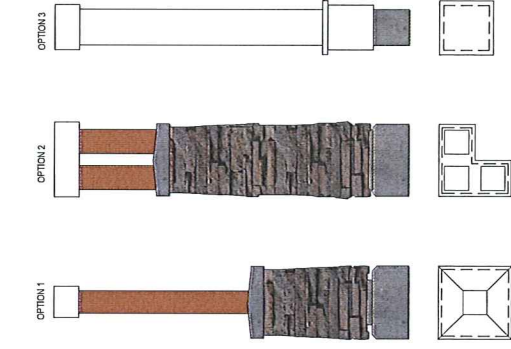
10 FIBRE GLASS COMPOSITE SINGLE



15 RESIDENTIAL ENTRY DOOR-INSULATED



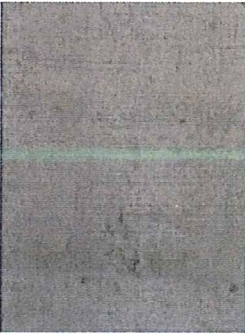
14 RESIDENTIAL VINYL FRAME WINDOW UNIT-DOUBLE GLAZED



19 20 21 STRUCTURAL COLUMNS

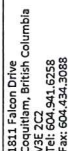


5 CULTURED STONE-ALPINE SHALE



6 EXPOSED ARCHITECTURAL CONCRETE

SCHEDULE B5/5
This forms part of development
Permit # DP12-006



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NO.	DATE	REVISION DESCRIPTION	DR.
3	04/04/18	REV. PER CITY - CLIENT COMMENTS	DR
7	04/04/18	REV. AN PER NEWARK SITE PLAN	DR
10	04/04/18	ISSUE FOR DP	DR

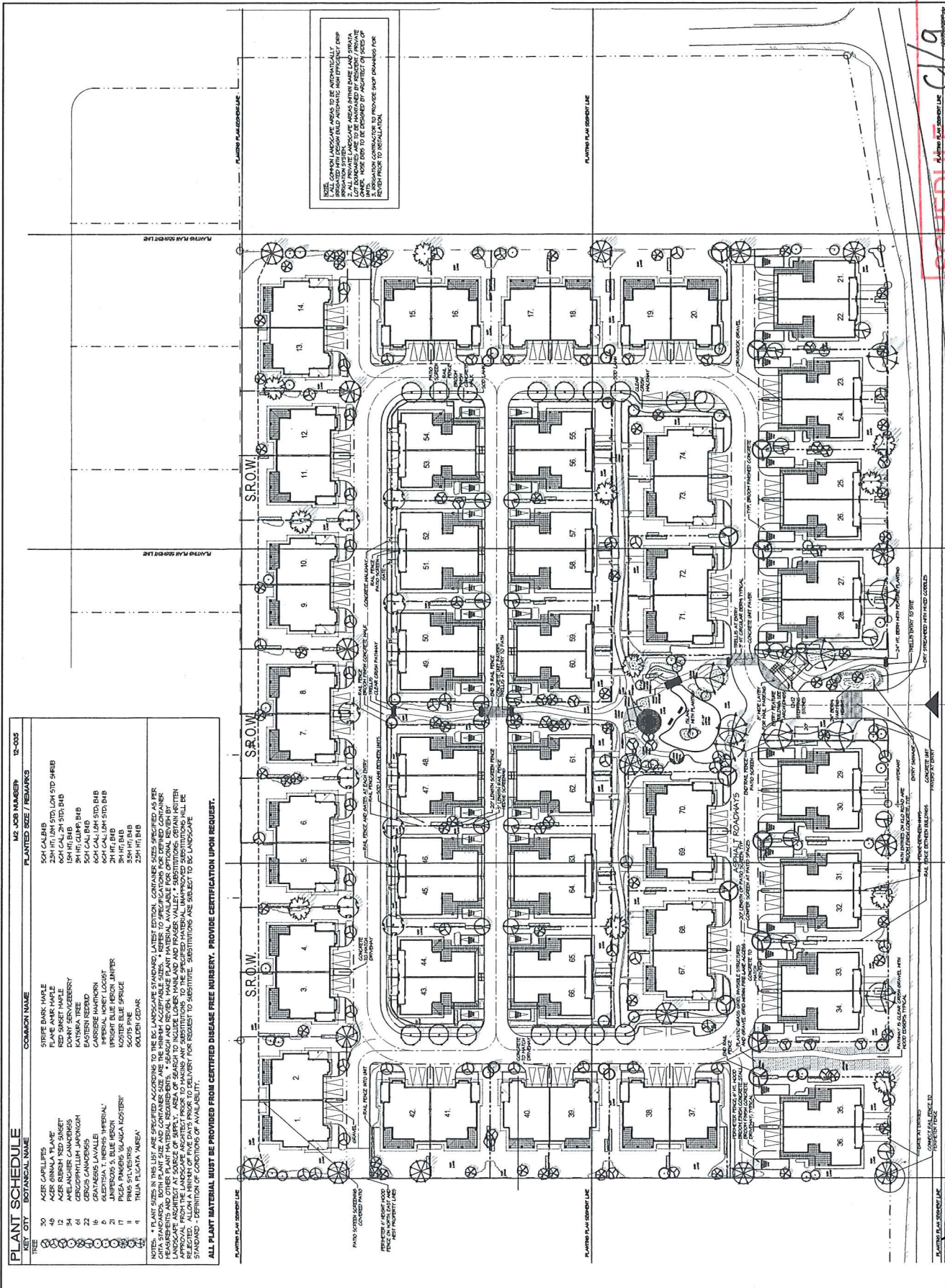
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**MULTI-FAMILY
RESIDENTIAL**
**KLO ROAD
KELOWNA, BC**

DRAWING TITLE:

DATE: 12 MAR 02	SCALE: NTS	DRAWN: MTLH
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DRAWING NUMBER: L7

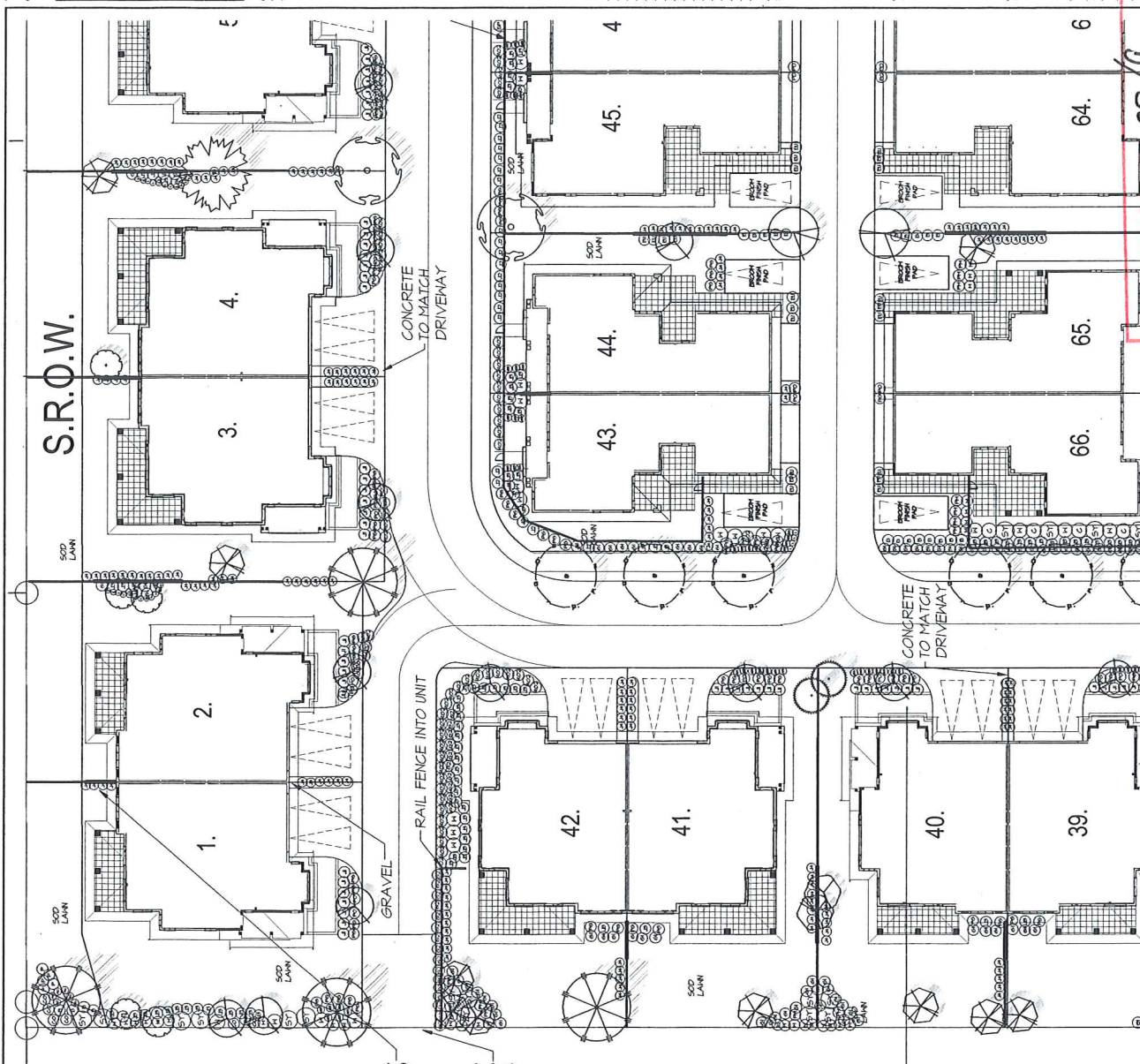
PROJECT: 374	OF 8
CHKTG:	12-035
ATLANTA PROJECT NUMBER:	



SCHEDULE C
PLANTING PLAN SEEDING LINE

This forms part of development permit # 0012-0001

PLANT SCHEDULE		DATE: 12/24/22	BY: JLM
NO.	SYMBOL	COMMON NAME	PLANT CODE
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M2
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 Coquitlam, British Columbia
 V3E 2C2
 Tel: 604.541.6258
 Fax: 604.534.3588

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PROJECT:
 MULTIFAMILY
 RESIDENTIAL
 KLO ROAD
 KELLOWA, B.C.

DRAWING TITLE:
 SEGMENT 1
 PLANTING PLAN

DATE: 12/24/22
SCALE: 1/8"=1'-0"
DRAWING: P12-1
SECTION: 12/24/22
CHG: JLM
OF 8

DRAWING NUMBER: 12-008

SCHEDULE C279
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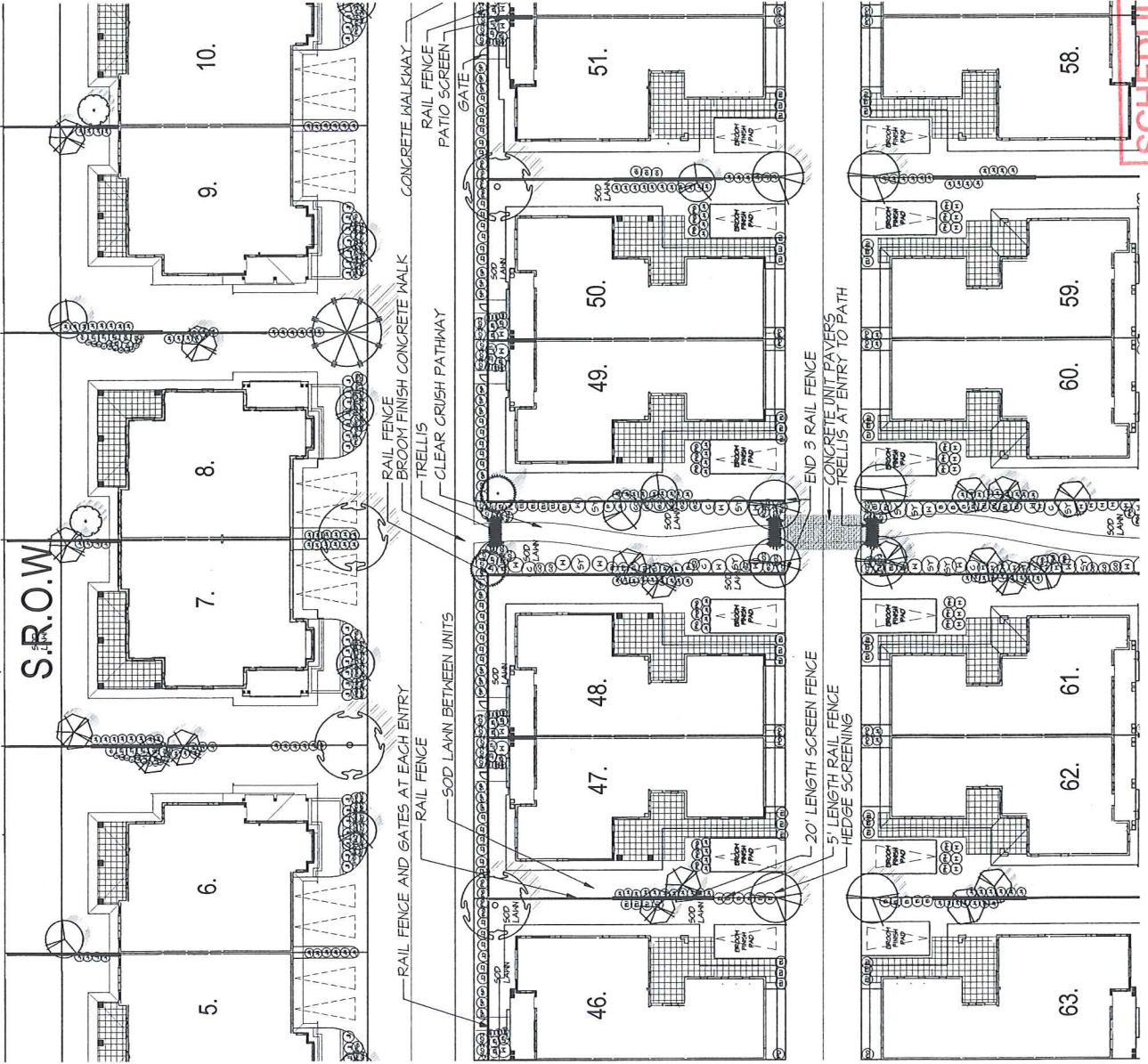
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PROJECT: MULTI-FAMILY RESIDENTIAL
KLO ROAD
KELOWNA, BC

DRAWING TITLE: SEGMENT 2
PLANTING PLAN

DATE: 02/04/22 DRAWING NUMBER: L3
SCALE: 1/8"=1'-0"
DRAWING: PLANT
DESIGN: JPH
CHECK: JPH
APPROVE: JPH

PROJECT NUMBER: 22-005 OF 8



SCHEDULE C3/9

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PROJECT: **MULTI-FAMILY RESIDENTIAL**
KLO ROAD
KELOWNA, BC

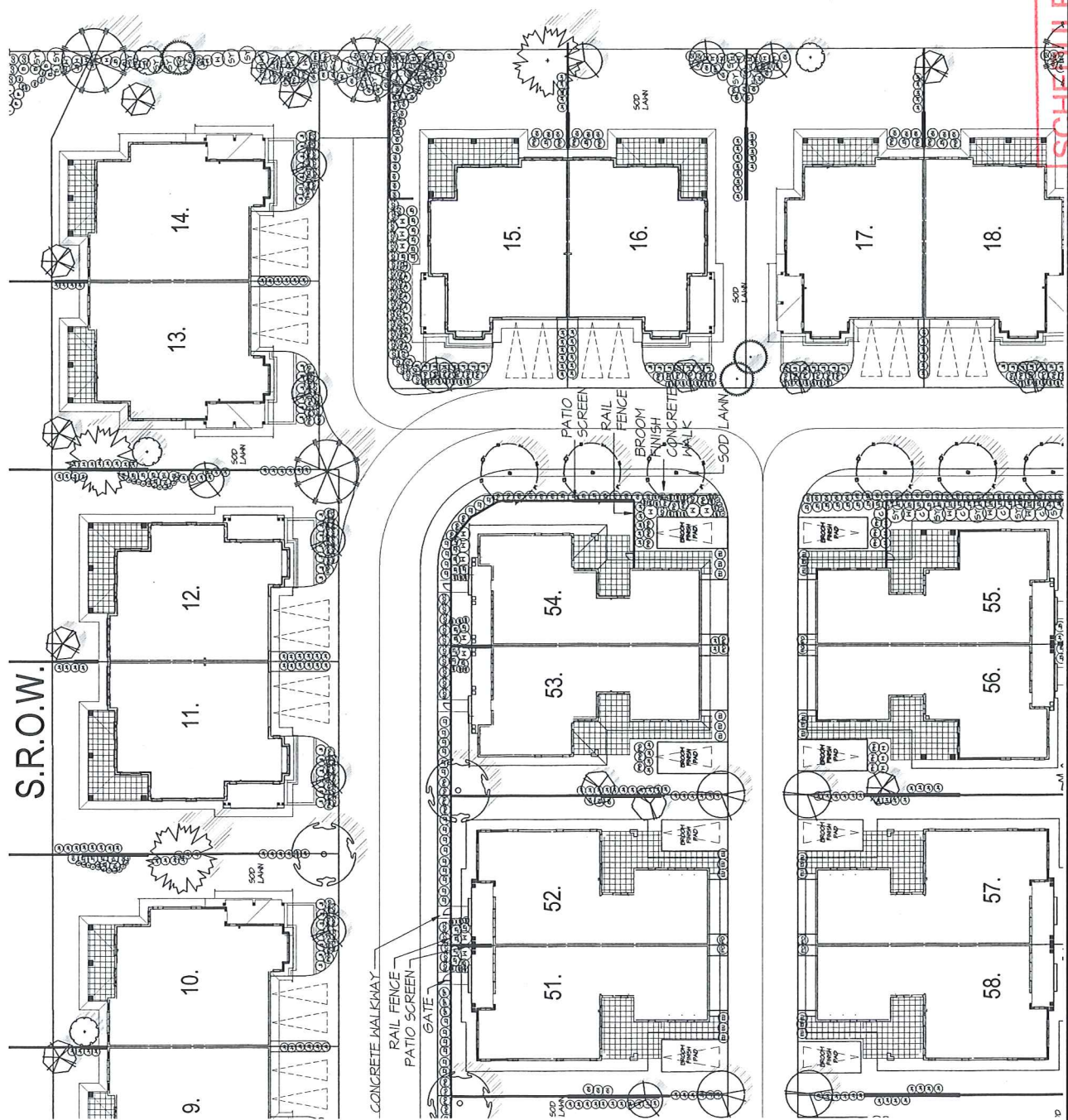
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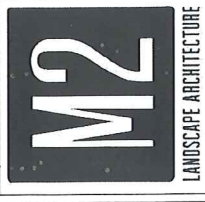
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KLA PROJECT NUMBER: 12-005



SCHEDULE C4/g

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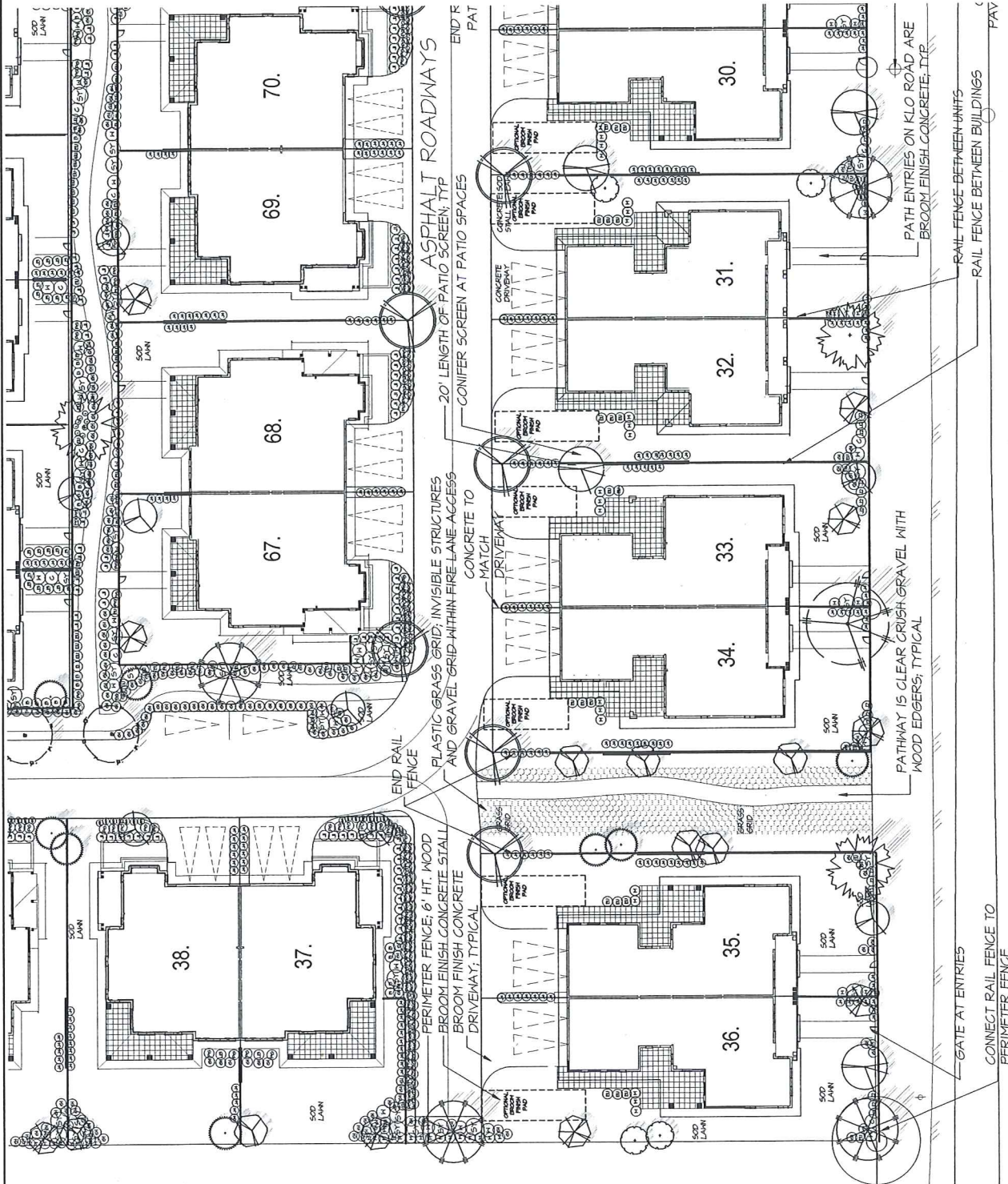
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88	2014.02.02	REVISED AND REVISED SITE PLAN	DP
89	2014.02.02	REVISED AND REVISED SITE PLAN	DP
90	2014.02.02	REVISED AND REVISED SITE PLAN	DP
91	2014.02.02	REVISED AND REVISED SITE PLAN	DP
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97	2014.02.02	REVISED AND REVISED SITE PLAN	DP
98	2014.02.02	REVISED AND REVISED SITE PLAN	DP
99	2014.02.02	REVISED AND REVISED SITE PLAN	DP
100	2014.02.02	REVISED AND REVISED SITE PLAN	DP

PROJECT:
MULTI-FAMILY
RESIDENTIAL
KLO ROAD
KELOWNA, B.C.

DRAWING TITLE:
SEGMENT 4
PLANTING PLAN

DATE: 12/14/2012
SCALE: 1/8" = 1'-0"
DRAWN: M2
CHECKED: JPM
L5

NO. OF SHEETS: 8
SHEET NO.: 5
M2 PROJECT NUMBER: 20-005



SCHEDULE C5/a
This forms part of development
Permit # **D12/0061**



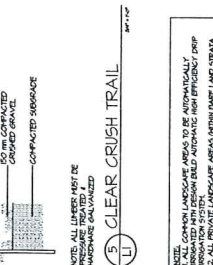
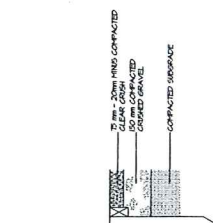
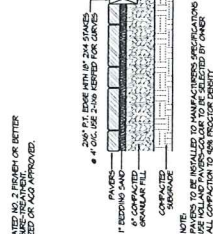
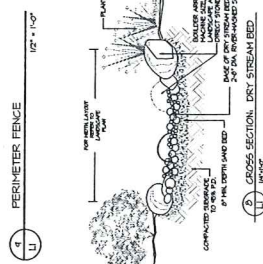
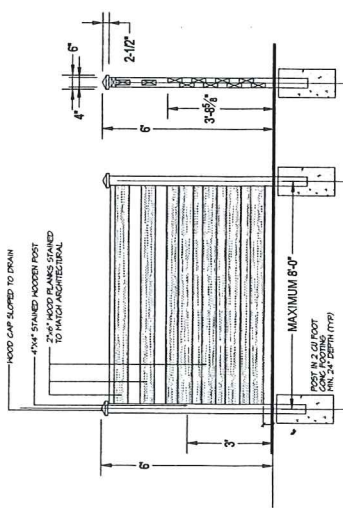
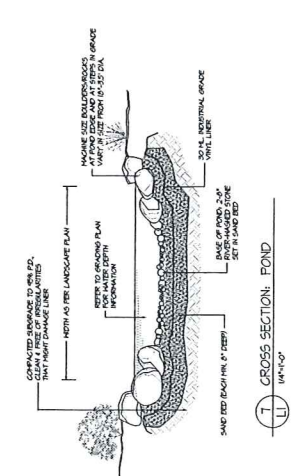
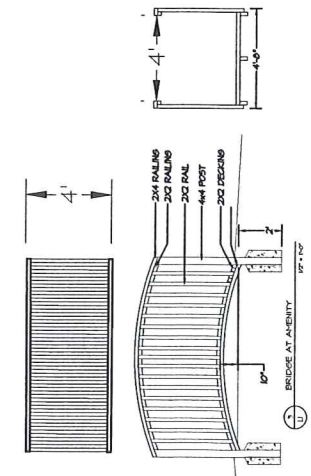
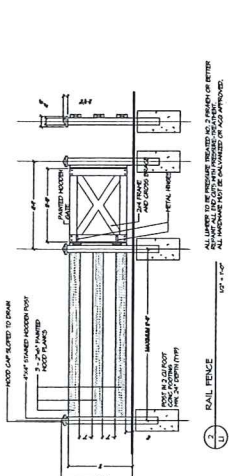
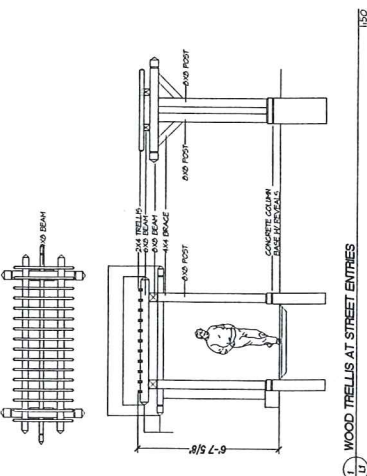
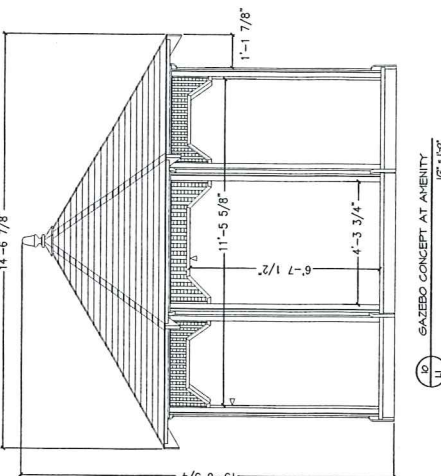
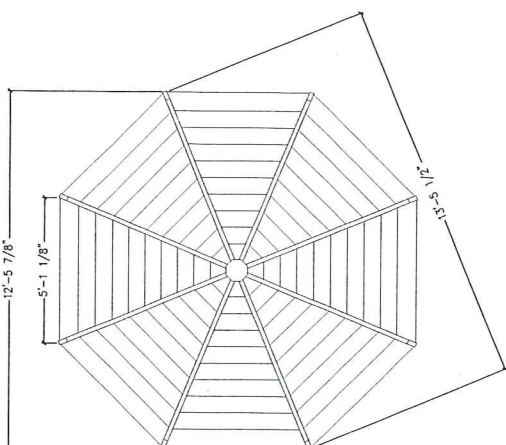
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL**
**KLO ROAD
KELOWNA, B.C.**

**SEGMENT 6
PLANTING PLAN**

DATE: 12MAR02	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<div style="text-align: center; font-size: 2em; font-weight: bold;">L7</div>
DESIGN: MFLM	
DRAWING: JHM	
SHEET:	
IZLA PROJECT NUMBER: 12-035 OF 8	





NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 PAVERS ON GRADE

Diagram illustrating the components of a 12 M OVC fastener assembly:

- 5/8" REBAR @ 12 M OVC FASTENED WITH 1/2" PIPE STAPLES
- 2 - 25 X 100mm P.T. FIR OR NEW-LOOK EDGE KERFED
- 75 mm - 20mm MINUS COMPACTED CLEAR CRUSH

NOTE: ALL LUMBER MUST BE PRESERVATIVE TREATED & HANDMADE GALVANIZED

5) CLEAR CRUSH TRAIL

304 + 125

NOTE:
1. ALL COMMON LANDSCAPE AREAS TO BE AUTOMATICALLY
IRRIGATED WITH DESIGN BUILT AUTOMATIC HIGH EFFICIENCY DRIP
IRRIGATION SYSTEM.
2. ALL PRIVATE LANDSCAPE AREAS WITHIN DUNE LAND STRATA
LOT BOUNDARIES ARE TO BE MAINTAINED BY RESIDENT / PRIVATE

OWNER. NOSE DUBS TO BE DESIGNED BY ARCHITECT ON SITES OF
UNITS.
3. IRRIGATION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR
REVIEW PRIOR TO INSTALLATION.

10/09/2025

of development

2-000

SCHEDULE

This forms part of

Permit # 0768

Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923. 0890-5630/98 \$05.00 + .00.

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SUSTAINABILITY CHECKLIST
REZONING APPLICATION
for Commercial or Multi-Unit Development



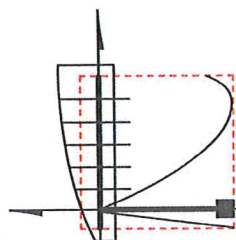
ECONOMIC SUSTAINABILITY			
Proximity to Urban or Village Centre (IF APPLICABLE, SELECT ONE FROM LIST)		Points	
• Less than 400 metres (1-4 minute walk)	5	2	
• 400 - 800 metres (5-10 minute walk)	4		
• 800- 1200 metres (10-15 minute walk)	3		
• 1200-2400 metres (15- 30 minute walk)	2		
Development Will Create Permanent Employment beyond Construction Phase			
• Part-time	1-2		
• Full-time	2-5		
Waste Management Plan (including materials found at site)		2	
Zoning Supports Minor or Major Use of Home-Based Business		1	
ECONOMIC TOTAL		15	2
ENVIRONMENTAL SUSTAINABILITY			
GREEN SPACE		Points	
Environmentally-Sensitive Areas Permanently Protected (through a covenant, park dedication, etc.) or No Disruption of an Environmentally Sensitive Area		2-5 or 5	5
No Extension of Existing City Infrastructure		1-3	3
• Water		1-3	3
• Sewer			
• Roads			
Redevelopment of a Brownfield Site (existing development site)		3	3
AIR QUALITY			
Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST)			
• Less than 400 metres (1-4 minute walk)	5	5	
• 400 - 800 metres (5-10 minute walk)	4		
• 800 - 1200 metres (10-15 minute walk)	3		
• 1200 - 2400 metres (15-30 minute walk)	2		
Tree Retention Plan or Tree Retention Plan Not Applicable (less than 5 trees on site)		2	

orange - 1

SUSTAINABILITY CHECKLIST
REZONING APPLICATION
for Commercial or Multi-Unit Development



ENVIRONMENTAL SUSTAINABILITY <i>cont'd</i>		
WATER QUALITY & QUANTITY	Points	
Hydrogeological Assessment Completed (for the protection and management of groundwater and surface water) or Hydrogeological Assessment Not Applicable	2	2
ENVIRONMENTAL TOTAL	20	18
SOCIAL SUSTAINABILITY		
Site 1200 metres or less (15 minute walk) to:	Points	
• Daycare/School	2	2
• Medical Facilities	2	
• Parks	2	2
• Shopping	2	2
• Restaurant/Café	2	2
Housing Agreement for Affordable Housing, Purpose Built Rental Development or Housing Includes Secondary Suite(s)	5	
SOCIAL TOTAL	15	8
CULTURAL SUSTAINABILITY		
	Points	
NO OCP Amendment Required or Staff Supported OCP Amendment (conforms to long-term community planning)	10	10
Archaeological Site Identified and Recommendations for Conservation Followed or No Disruption of an Archaeological Site	5	5
CULTURAL TOTAL	15	15
BONUS POINTS: Other Sustainability Measure(s), including but not limited to : • Rehabilitation of a Contaminated Site Please provide details on attached form.	1-5	
TOTAL POINTS	70	43
FINAL	100%	61 %



ROSITCH HEMPHILL and ASSOCIATES

A R C H I T E C T S
10-120 POWELL STREET, VANCOUVER, B.C. CANADA V6A 1G1 FAX (604) 669-1091 TEL (604) 669-6002

Report on Crime Prevention Through Environmental Design 1954 - 1970 KLO Road, Kelowna

Prepared by: Bryce Rositch, MAIBC
Rositch Hemphill Architects

Date: 26 March 2012

1.0 Background

This application is for a bare land strata development of 74 single-level and two-level units in duplex/semi-detached form. The site is approximately 10 acres. The development will be built in contiguous phases.

2.0 Area and Site Analysis

The site is located in a semi-rural setting surrounded on the east, north and west sides by homes on larger lots. Across KLO Road to the south is a public golf course. KLO Road is currently paved with gravel edges. It is expected that KLO Road will be upgraded in the future.

3.0 Overall Findings

Given the location and surrounding development, it is expected that crimes here, if any, will generally be restricted to property damage or theft from homes. The site planning and the planning of the homes provides very good opportunities for CPTED.

The site planning is organized in a clearly-understood way. A looped road and internal lane provide easy access around the site and always allow two ways of egress and escape. A secondary entrance will provide access by emergency vehicles and pedestrian access to and from the site.

The main entrance is in the middle of the property. It provides clear and open visibility into the site. A mailbox entry pavilion with easy visibility from KLO Road will incorporate a site map for reference by visitors.

All roads, lanes and greenways have clear sight lines. There are no dead-end common areas. Visibility into and around all common spaces is high.

4.0 Areas of Concern

The only area of concern that has been identified is that there is no physical restriction onto the site by pedestrians or vehicular traffic who are not residents or visitors to these residents.

5.0 Security Analysis

- .1 Natural Surveillance
 - .1 The site is organized in a way that will be clearly understood by visitors.
 - .2 All common areas are situated within view of adjacent homes.
 - .3 Windows are located on all three exposed sides of all homes, permitting easy visibility to surrounding private and shared outdoor spaces.
 - .4 The entrance to the site is highly visible from KLO Road, and the central outdoor amenity space is highly visible from the entry, the southern east-west road and the two greenways, as well as by the adjacent homes.
 - .5 Low open-rail fencing around private yards permit easy viewing out to adjacent private and common areas.
- .2 Territorial Reinforcement
 - .1 Special paving and landscape treatment at the entrance from KLO Road will indicate the transition from public to private property.
 - .2 Signs will be installed at the entrance to the development indicating that this is private property.
 - .3 The development name and address will be clearly visible from KLO Road.
 - .4 The property will be fenced around the entire perimeter of the east, north and west sides to a height of 6 feet. The fencing will open rail in the upper portion to permit views. Open rail fences that are 3 feet high will be located along KLO Road.
 - .5 All private yards are clearly defined with low fences and landscaping, reducing the possibility of unintended access by others.
 - .6 Private outdoor spaces have some taller privacy fencing but are otherwise separated from other outdoor areas by low fencing that allows a great deal of visibility through it.
- .3 Defensible Space and Security
 - .1 All streets and common areas provide views into these spaces prior to entering them.
 - .2 All common areas provide two means of egress at opposite sides from each other.
 - .3 Individual front doors are visible from KLO Road and the internal streets.
 - .4 Addresses for each unit will be clearly located at the fronts of the one storey units, and at the fronts and rears of the two storey units.
 - .5 Lighting will be installed on all homes near the front doors, and facing the common streets, greenways and lanes

- .4 Target Hardening
 - .1 Cylinder dead bolt locks will be installed on all exterior doors.
 - .2 Hinges for exterior doors will be incorporated on the interior side of the door.
 - .2 Sliding glass doors will incorporate tempered glass and will be non-removable from the outside.

Summary

The basic site planning and building planning in themselves provide strong CPTED features that will support a safe and secure environment. The locations of the common amenity area and the location and design of the greenways allows for easy visibility and enhanced security.

Respectfully submitted,

A handwritten signature in black ink that reads "Bryce Rositch." The signature is written in a cursive, flowing style.

Bryce Rositch, MAIBC
Rositch Hemphill Architects

1201\Submissions\CPTED.wpd

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No .: DVP12-0083 / DP12-0061

EXISTING ZONING DESIGNATION:	RU5- Bareland Strata Housing
WITHIN DEVELOPMENT PERMIT AREA:	NA
DEVELOPMENT VARIANCE:	To vary Sections 13.5.6(g) and 13.5.6(c)

ISSUED TO: Pacific Capital Real Estate
LOCATION OF SUBJECT SITE: 1954, 1956, 1960, 1970 and 1974 KLO Road

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTIONS:	1	131	12786			ODYD
	64	131	186 except plans 8012 and 8472			ODYD
	1	131	8760			ODYD
	2	131	8472			ODYD
	2	131	8760			ODYD

SCOPE OF APPROVAL	
<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 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. THAT Council authorized the issuance of Development Permit No. DP12-0061 subject to:

- a. The dimensions and siting of the building to be constructed on the land be in general 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";
- 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.

THAT the issuance of the Development Permit be subject to the registrations of the subdivision plan;

THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued;

AND THAT Council authorized the issuance of Development Variance Permit No. DVP12-0083 and granted the following variances to the Zoning Bylaw No. 8000:

Section 13.5.6(g): Minimum rear yard

To vary the required rear yard of the strata lots located on the north and south side of Lane A from 6.0m permitted to 1.6m proposed(as per schedule "AA").

Section 13.5.6(c): Minimum front yard

To vary the required front yard of the strata lots located on the south side of Road 1 from 4.5m permitted to 2.99m proposed (as per schedule "AA").

2. 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 \$ 320,574.00.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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 transferable 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.

4. 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.

6. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY COUNCIL ON THE ____th DAY OF March, 2013.

ISSUED BY THE LAND USE MANAGEMENT DEPT. OF THE CITY OF KELOWNA THE ____TH DAY OF March 2013.

Doug Gilchrist
Acting General Manager, Community Sustainability, for the Director of Land Use Management

REPORT TO COUNCIL



Date: February 8th, 2013

RIM No. 0940-50

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: DVP13-0001 **Owner:** No. 21 Great Projects Ltd., Inc. No. 355991;
0954654 B.C. Ltd., Inc. No. BC0954654

Address: 988 & 989 Frost Road **Applicant:** 0954654 B.C. Ltd.

Subject: Development Variance Permit

Existing OCP Designation: Commercial

Existing Zone: C3 - Community Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP13-0001 for Lot 1, D.L. 579, SDYD, Plan EPP22118 Except Plan EPP24124, located at 988 Frost Road and Lot 2, D.L. 579, SDYD, Plan EPP22118 Except Plan EPP24124, located at 989 Frost Road, Kelowna, B.C;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 14.3.5 (d) Development Regulations

To vary the front yard setback from 3.0m required to 0.5 m proposed for both 988 & 989 Frost Road, as per Schedule 'A'.

2.0 Purpose

To consider a Development Variance Permit to reduce the front yard setback from 3.0m proposed to 0.5m proposed for both 988 & 989 Frost Road.

3.0 Land Use Management

The variance has been proposed so that the Ponds Commercial development provides a more urban and intimate Village Centre experience. The road cross section ended up being larger than anticipated then what the Area Structure Plan anticipated so this variance will help to keep the building frontages close to the street which will create a more vibrant pedestrian experience. Although the variance would apply to the entire property the approved DP shows a few of the buildings stepped back slightly from the property line in order to provide space for patios.

Although a Development Permit for Phase 2 (south side of Frost Road) has not yet been submitted the applicant has requested that the front yard setback be relaxed in anticipation of future

development opportunities. While Staff would prefer to have a better understanding of the Phase 2 design details, having an intimate building to street relationship is one of the overarching design principles as outlined in the 2030 OCP and the Neighbourhood 3 Area Structure Plan (ASP).

4.0 Proposal

4.1 Background

In accordance with the ASP the subject properties were rezoned to the C3 - Community Commercial and a Development Permit for the form and character of the first 5 buildings was approved by Council in September 2012. Although the DP was approved, it has not yet been issued. When the DP was approved it conformed to Zoning Bylaw regulations, since then the Frost Road cross section was adjusted, necessitating the proposed Development Variance Permit.

4.2 Project Description

The applicant has applied to vary the front yard setback from 3.0m required to 0.5m proposed. The form and character of the approved buildings will not be changing nor will their perceived siting on site. The sidewalk was originally going to be located on private property but it has now been included as part of the road dedication. Therefore, the variance is required because the road dedication / property line moved closer to the buildings but the form and character of the development remains the same.

Zoning Analysis Table		
CRITERIA	C3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Front Yard	3.0m	0.5m ¹
¹ Vary the front yard setback from 3.0m required to 0.5m proposed.		

4.3 Site Context

Subject Property Map: 988 & 989 Frost Road



The subject properties are located in the South West Mission Sector and the adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	P3 - Parks & Open Space	Power lines
West	RU1 - Large Lot Housing	Residential
South	A1 - Agriculture 1	Vacant
East	C3 - Community Commercial	Vacant

5.0 Technical Comments

5.1 Building & Permitting Department

1) The 0.5 meter setback may affect the building spatial allowances as defined in the 2012 edition of the British Columbia Building Code.

2) Projection over property line onto city owned land is to be reviewed and approved by the Real Estate Division. Please circulate this to Real Estate for comment

5.2 Development Engineering Department

The Development Variance Permit application to allow for a 0.5m front yard setback does not compromise municipal servicing requirements.

5.3 Real Estate & Building Services

No Concerns

6.0 Application Chronology

Date of Application Received: January 8th, 2013

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by:

☐

Danielle Noble, Manager, Urban Land Use

Approved for Inclusion:

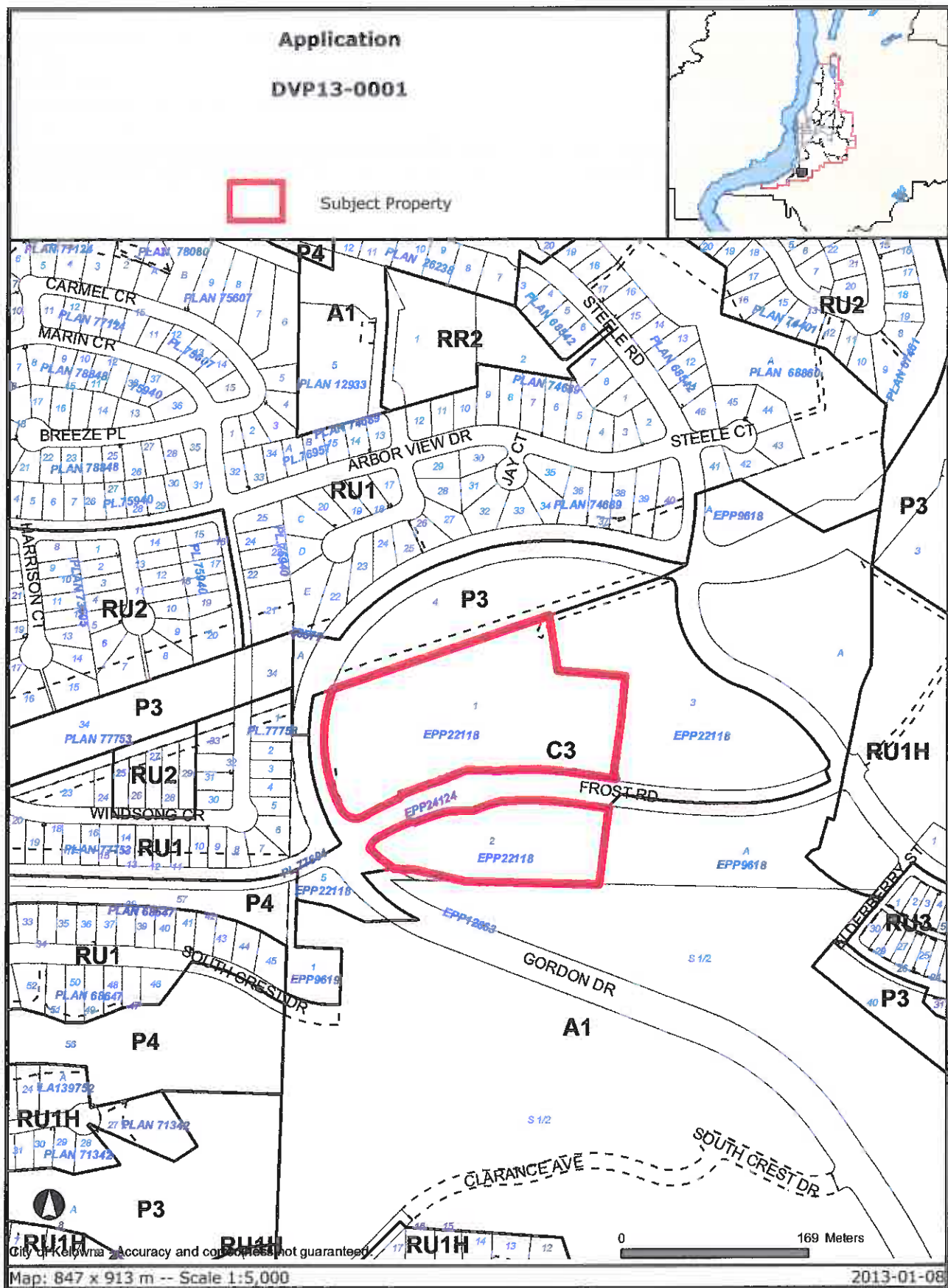
☐

Doug Gilchrist, A. General Manager, Community Sustainability

Attachments:

Site Plan

Cross Section



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.

PROPOSED VARIANCE

PHASE 1

NEW ROAD DEDICATION LINES

FROST ROAD

PHASE 2

OLD PROPERTY LINES

- PROPERTY LINE
- SETBACK LINE (0.5m VARIANCE FROM PROPERTY LINE)
- MAX. CANOPY PROJECTION LINE (1.8m BEYOND SETBACK)

VILLAGE at the PONDS



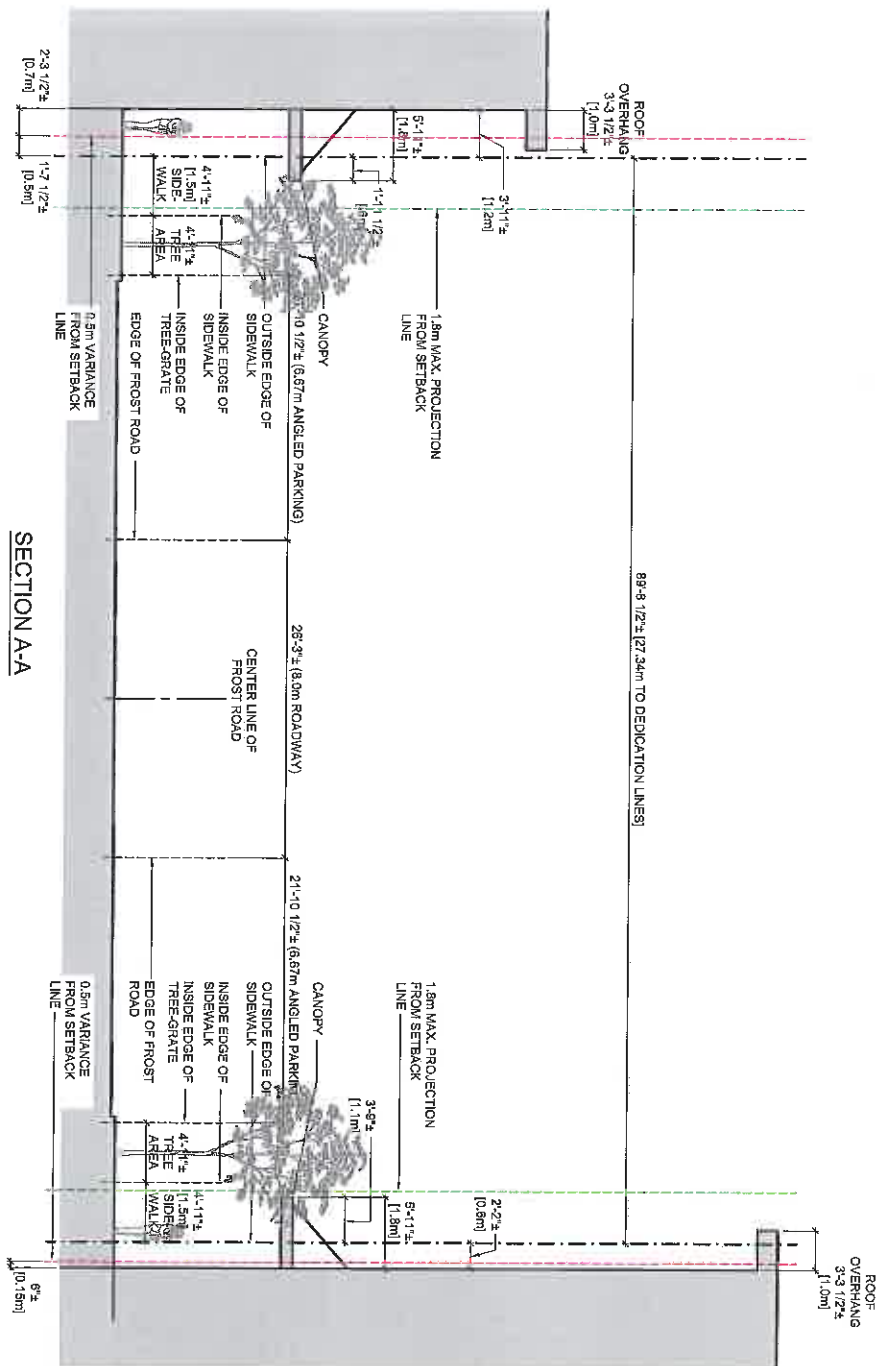
October 2012

Kelowna, BC

SK-4.3

SCHEDULE A
This forms part of development
Permit # WP13-0061

PROPOSED VARIANCE with ROAD CROSS-SECTION



SECTION A-A

VILLAGE at the PONDS

October 2012 Kelowna, BC SK-4.4

SCHEDULE A

This forms part of development

Permit # DWPB-0001

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP13-0001

EXISTING ZONING DESIGNATION:

C3 – Community Commercial

DEVELOPMENT VARIANCE PERMIT:

To vary the front yard setback from 3.0m required to 0.5 m proposed for both 988 & 989 Frost Road, as per Schedule 'A'.

ISSUED TO: 0954654 B.C. Ltd. (Kim M.)

LOCATION OF SUBJECT SITE: 988 & 989 Frost Road

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	1 & 2		579		SDYD	Plan EPP22118 Except Plan EPP24124

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 a Development Permit and/or 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:

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

Section 14.3.5 (d) Development Regulations

To vary the front yard setback from 3.0m required to 0.5 m proposed for both 988 & 989 Frost Road, as per Schedule 'A'.

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.

4. 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.

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.

6. APPROVALS:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 12th DAY OF MARCH, 2013.

ISSUED BY THE ACTING GENERAL MANAGER OF COMMUNITY SUSTAINABILITY OF THE CITY OF KELOWNA THE ____ DAY OF MARCH, 2013.

Doug Gilchrist
A. General Manager, Community Sustainability