

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, January 13, 2015
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order
2. Prayer

A Prayer will be offered by Councillor Given.
3. Confirmation of Minutes 1 - 16

Public Hearing - December 9, 2014
Regular Meeting - December 9, 2014
4. Bylaws Considered at Public Hearing
 - 4.1 Bylaw No. 11035 (TA14-0011) - Adding RM2h to the CD6 - Comprehensive Development Zone Golf Resort for Tower Ranch 17 - 18

To give Bylaw No. 11035 second and third readings, and adoption, in order to amend the CD6 - Comprehensive Residential Golf Resort zone to allow RM2h - Low Density Row Housing (Hillside Area) to the zones under which regulations the lands may be developed, for the Tower Ranch area, according to 'CD6-Map 1'.
 - 4.2 Bylaw No. 11036 (Z14-0049) - 5505-5507 Airport Way, Midwest Ventures Ltd. 19 - 20

To give Bylaw No. 11036 second and third readings in order to rezone portions of the subject parcel to the C9 - Tourist Commerical zone and CD15 - Airport Business Park zone to allow for a retail liquor sales establishment over 90 square metres.
 - 4.3 Bylaw No. 11037 (OCP14-0020) - 5000 Gordon Drive, No. 21 Great Projects Ltd. 21 - 22

Requires a majority of all member of Council (5).
To give Bylaw No. 11037 second and third readings in order to amend the Future Land Use designations of portions of the subject property to facilitate the development of a single-family residential subdivision.

- | | | |
|-------------|---|----------------|
| 4.4 | Bylaw No. 11038 (Z14-0037) - 5000 Gordon Drive, No. 21 Great Projects Ltd. | 23 - 24 |
| | To give Bylaw No. 11038 second and third readings in order to rezone portions of the subject property to facilitate the development of a single-family residential subdivision. | |
| 4.5 | Bylaw No. 11040 (Z14-0046) - 822 McCurdy Place, Hyatt Auto Sales Ltd. | 25 - 25 |
| | To give Bylaw No. 11040 second and third readings in order to rezone the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone. | |
| 4.6 | Bylaw No. 11041 (Z14-0039) - 2046 Pandosy Street, Camara Ventures Ltd. | 26 - 26 |
| | To give Bylaw No. 11041 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built. | |
| 4.7 | Bylaw No. 11042 (Z14-0040) - 4065 Lakeshore Road, City of Kelowna | 27 - 28 |
| | To give Bylaw No. 11042 second and third readings in order to rezone the subject property from the P1 - Major Institutional zone to the P3 - Parks and Open Space and RU2 - Medium Lot Housing zones to facilitate a two lot subdivision. | |
| 4.8 | Bylaw No. 11043 (LUC14-0001) - 1020 Sutcliffe Court, 1009440 BC Ltd. | 29 - 29 |
| | To give Bylaw No. 11043 second and third readings in order to discharge the Land Use Contract from the subject property. | |
| 4.9 | Bylaw No. 11044 (Z14-0043) - 1020 Sutcliffe Court, 1009440 BC Ltd. | 30 - 30 |
| | To give Bylaw No. 11044 second and third readings in order to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone to facilitate a two lot subdivision. | |
| 4.10 | Bylaw No. 11045 (Z14-0042) - 2210 Abbott Street, Strandhaus Developments Inc. | 31 - 31 |
| | To give Bylaw No. 11045 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built. | |

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

- 6.1 Development Permit Application No. DP14-0158 & Development Variance Permit Application No. DVP14-0161 - 1745 Chapman Place, City of Kelowna** 32 - 64

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.

To consider a Development Permit and Development Variance Permit application for the form and character of a multi-family development on the subject property.

- 6.2 Development Permit Application No. DP14-0221 and Development Variance Permit Application No. DVP14-0223 - 845 Academy Way, Watermark Developments Ltd.** 65 - 114

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.

To consider a Development Permit and Development Variance Permit application for the form and character of a multi-family development on the subject property.

7. Resolutions

- 7.1 Draft Resolution, Bylaw No. 11039 (Z14-0045) - 828, 834, 871 & 877 McCurdy Place, Harmony Holdings Limited** 115 - 115

To defer consideration of Bylaw No. 11039 to the February 3, 2015 Public Hearing.

8. Reminders

9. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, December 9, 2014
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczar; Manager, Subdivision, Agriculture & Environment, Todd Cashin*; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

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

Mayor Basran 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 November 25, 2014 and by being placed in the Kelowna Capital News issues on November 28 and December 3, 2014 and by sending out or otherwise delivering 267 statutory notices to the owners and occupiers of surrounding properties, and 5021 informational notices to residents in the same postal delivery route, between November 25 and November 28, 2014. 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. 369.

3. Individual Bylaw Submissions

3.1. Bylaw No. 11025 (Z14-0044) - 1250-1298 Ellis Street, Whitworth Holdings Ltd.

Councillor Sieben declared a conflict of interest as a family member is the Applicant and departed the meeting at 6:04 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Support

Stacy Lynn Zeman, Bowes Street
 Robin Durrant, Poplar Point Drive
 Randy & Traci Scott, Ellis Street
 Jacqueline Jones, Abbott Street
 James B. Ramsay, St. Paul Street
 Jim Meiklejohn - Meiklejohn Architects Inc, Bernard Avenue
 Shanna & Ryan Whittle, Clement Avenue
 Jean & Gavin Hamilton, Ellis Street
 Barbie & Ken Ross, Manhattan Drive
 Keith Crigger, Sunview Dr. West Kelowna
 Ken Webster, Ellis Street

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

Kyle Nixon, Curlew Drive, Applicant

- Spoke to his passion of hospitality service and referenced the package Council had received.
- Available to answer questions.

There were no further comments.

3.2. Bylaw No. 11026 (TA14-0019) - Proposed Zoning Bylaw Text Amendment, C3, C6 and C10 Zones

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

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

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

There were no further comments.

Councillor Sieben rejoined the meeting at 6:16 p.m.

3.3. Bylaw No. 11027 (OCP14-0019) & Bylaw No. 11028 (Z14-0036) - (W of) Mountainside Drive, Cedar Creek Developments Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

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

Letters of Opposition

Michelle Hilts, Ptarmigan Street

Paul Durose, Curlew Drive
Andrew Jirasek, Ptarmigan Street

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

Dave Lange, Land Manager for Applicant

- Acknowledged that the report given by staff was very comprehensive.
- Engineering report noted there is no water issue in this area.
- Traffic will be diminished by this proposal.
- Responded to questions from Council.

Gallery:

Paul Durose, Curlew Drive

- Resident of Kelowna for 46 years.
- Raised concern with traffic impact.
- The upper Mission area is reaching traffic capacity and a thorough traffic review should be undertaken.

Staff:

- The Area Sector Plan had taken the development of these parcels into consideration.
- An Official Community Plan review is scheduled for 2017 and that would be the time for an area traffic review.

There were no further comments.

3.4. Bylaw No. 11029 (OCP14-0021) & Bylaw No. 11030 (Z14-0041) - 5505 Chute Lake Road, Calcan Investments Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Opposition

Michelle Laabs, Quilchena Drive
Michelle Hilts, Ptarmigan Street
Paul Durose, Curlew Drive
Andrew Jirasek, Ptarmigan Street

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

David Lange, Land Manager for Applicant

- Spoke to the merits of the application and responded to questions from Council.

There were no further comments.

3.5. Bylaw No. 11031 (OCP14-0015) - 1501 & 1511 Tower Ranch Drive and 2160 Tower Ranch Boulevard

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Davin Shillong, MMM Group, Applicant

- Staff did a good with their presentation and have nothing further to add.
- Responded to questions from Council.

Gallery:

David Cullen, CTQ Consultants

- Representing neighbouring Golf Course lands.
- Trying to determine if some changes will be forced onto the golf course zone.
- Raised concern with the pond area.
- Raised concern with pump house that supplies irrigation to golf course land.
- Want to ensure that elements affecting the golf course are being addressed.

Davin Shillong, Applicant

- Advised that the pond is in a protective area and there will be a covenant placed for a no build area.
- Confirmed the owner has been communicating with the golf course and will work to address any issues.

Staff:

- Confirmed the riparian setbacks for both streams is 15 meters.

There were no further comments.

3.6. Bylaw No. 11032 (OCP14-0011) & Bylaw No. 11033 (Z14-0026) - 1280 Glenmore Drive, 561655 B.C. Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application and clarified that 5 properties are impacted by the proposed restrictive covenant not 9 as indicated in the report.
- Responded to questions from Council.

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

Letters of Concern

Janice Loukras, Blondeaux Crescent
Joy & Greg Hlady, Glengarry Street
Doug & Dana Howe, Glenmore Drive

Letters of Opposition

Leslie Joy Paisance, Mountainview Street
Bob Purdy, Glenmore Drive
Earl & Mary Wozny, Mountainview Street
Daniel Bjur, Glenmore Drive
Michael, James & Alice McKee, Glenmore Drive
Daniel & Karin Turner, Glenella Place
Jennifer & Derril McKenzie, Mountainview Street
43 name petition in Opposition

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

Randy Therrien, Nishi Court, Owner/Applicant

- Spoke to Planning staff at great length to determine a reasonable plan over the past several months with various amendments.

- Since then the property has been down played and from a development perspective not the best use of land.
- Affordable Housing has also been implemented in the new plan.

Gallery:

Megan Graham, Glenmore Drive

- Also speaking on behalf of neighbor on Glenmore Drive
- Opposed to the multi-family townhouse development portion of the development.
- Preference would be a series of single family homes.
- Raised concern with parking.
- Recognized the changes made by the Applicant.
- Raised concern with safety of the laneway.
- Raised concern with increased use of laneway and would like traffic calming measures if the development moves forward.

Daniel Bjur, Glenmore Drive

- Opposed to the Application.
- Raised concern with the height and shadowing the proposal will have on his property.
- Raised concern with the lack of neighbourhood consultation regarding the OCP 2020 amendment.
- Raised concern with the increased use of the laneway and potential accidents.

Mike McKee, Glenmore Drive

- Opposed to the Application.
- Raised concern with the laneway being too narrow and dangerous.
- Agreed with comments made by Megan Graham.

Bob Purdy, Glenmore Drive

- Raised two concerns, one is the character of the existing neighbourhood and the second is the safety of the laneway.
- The laneway is too narrow for two way traffic even with widening.
- There is no access to Glenmore Drive.
- The existing neighbourhood is older single family homes and this application is at odds with this.

Randy Therrien, Applicant

- The majority of traffic will use Mountainview as it's the easiest route.
- Lighting will be on the front of all new units as well as lighting on the back garages.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:48 p.m.

Mayor

/acm

City Clerk



City of Kelowna

Date: Tuesday, December 9, 2014
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczar; Manager, Subdivision, Agriculture & Environment, Todd Cashin*; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. **Call to Order**

Mayor Basran called the meeting to order at 8:01 p.m.

2. **Prayer**

A Prayer was offered by Councillor DeHart.

3. **Confirmation of Minutes**

Moved By Councillor Given/Seconded By Councillor Stack

R877/14/12/09 THAT the Minutes of the Public Hearing and Regular Meeting of November 4, 2014 be confirmed as circulated.

Carried

4. **Bylaws Considered at Public Hearing**

4.1. **Bylaw No. 11025 (Z14-0044) - 1250-1298 Ellis Street, Whitworth Holdings Ltd.**

Councillor Sieben declared a conflict of interest as his in-laws are the Applicant and departed the meeting at 8:04 p.m.

Moved By Councillor Hodge/Seconded By Councillor Given

R878/14/12/09 THAT Bylaw No. 11025 be read a second and third time and be adopted.

Carried

- 4.2. Bylaw No. 11026 (TA14-0019) - Breweries and Distilleries, Minor in C3, C6 and C10 Zones

Moved By Councillor DeHart/Seconded By Councillor Stack

R879/14/12/09 THAT Bylaw No. 11026 be read a second and third time.

Carried

Councillor Sieben rejoined the meeting at 8:09 p.m.

- 4.3. Bylaw No. 11027 (OCP14-0019) - (W of) Mountainside Drive, Cedar Creek Developments Ltd.

Moved By Councillor Stack/Seconded By Councillor Given

R880/14/12/09 THAT Bylaw No. 11027 be read a second and third time.

Carried

- 4.4. Bylaw No. 11028 (Z14-0036) - (W of) Mountainside Drive, Cedar Creek Developments Ltd.

Moved By Councillor DeHart/Seconded By Councillor Singh

R881/14/12/09 THAT Bylaw No. 11028 be read a second and third time.

Carried

- 4.5. Bylaw No. 11029 (OCP14-0021) - 5505 Chute Lake Road, Calcan Investments Ltd.

Moved By Councillor DeHart/Seconded By Councillor Given

R882/14/12/09 THAT Bylaw No. 11029 be read a second and third time.

Carried

- 4.6. Bylaw No. 11030 (Z14-0041) - 5505 Chute Lake Road, Calcan Investments Ltd.

Moved By Councillor Donn/Seconded By Councillor Singh

R883/14/12/09 THAT Bylaw No. 11030 be read a second and third time.

Carried

- 4.7. Bylaw No. 11031 (OCP14-0015) - 1501 & 1511 Tower Ranch Drive and 2160 Tower Ranch Boulevard, Parkbridge Lifestyle Communities Inc., City of Kelowna & 0977415 BC Ltd.

Moved By Councillor Given/Seconded By Councillor Singh

R884/14/12/09 THAT Bylaw No. 11031 be read a second and third time.

Carried

4.8. Bylaw No. 11032 (OCP14-0011) - 1280 Glenmore Drive, 561655 BC Ltd.

Moved By Councillor Stack/Seconded By Councillor DeHart

R885/14/12/09 THAT Bylaw No. 11032 be read a second and third time.

Carried
Councillor Hodge - Opposed

4.9. Bylaw No. 11033 (Z14-0026) - 1280 Glenmore Road, 561655 BC Ltd.

Moved By Councillor Donn/Seconded By Councillor Singh

R886/14/12/09 THAT Bylaw No. 11033 be read a second and third time.

Carried
Councillor Hodge - Opposed

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit/Temporary Use Permit Applications was given by sending out or otherwise delivering 257 statutory notices to the owners and occupiers of surrounding properties, and 1062 informational notices to residents in the same postal delivery route, between November 25 and November 28, 2014.

Notice of these (amendments to Liquor Primary Licences) were advertised by being posted on the Notice Board at City Hall on November 25, 2014, and by being placed in the Kelowna Capital News issues on November 28 and December 3, 2014 and by sending out or otherwise delivering 172 statutory notices to the owners and occupiers of surrounding properties, and 1101 informational notices to residents in the same postal delivery route, between November 25 and November 28, 2014.

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. 369.

6. Liquor License Application Reports

6.1. Liquor License Application No. LL14-0014 - 1250 Ellis Street, Whitworth Holdings Ltd.

Councillor Sieben declared a conflict of interest as his in-laws are the Applicant and departed the meeting at 8:30 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Support

Stacy Lynn Zeman, Bowes Street
Robin Durrant, Poplar Point Drive
Randy & Traci Scott, Ellis Street
Jacqueline Jones, Abbott Street
James B. Ramsay, Poplar Point Drive
Jim Meiklejohn - Meiklejohn Architects Inc, Bernard Avenue
Shanna & Ryan Whittle, Clement Avenue
Jean & Gavin Hamilton, Ellis Street

Barbie & Ken Ross, Manhattan Drive
Keith Crigger, Sunview Drive, West Kelowna

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

Cal Nixon, Applicant

- Spoke to the merits of the application.
- Available to answer questions.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Gray

R887/14/12/09 THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 53 of the Liquor Control and Licensing Regulation and Council Policy #359, be it resolved THAT:

Council's comments on the Liquor Control & Licensing Branch (LCLB)'s prescribed considerations for the application from the proposed brew pub at 1250 Ellis Street, Kelowna BC, (legally described as Lot 1, District Lot 139, ODYD, Plan 660 for a liquor primary application to add a brew pub, with an interior capacity of 292 persons and a patio capacity of 38 persons, and hours of service from 9:00am-12:00am Sunday to Wednesday and from 9:00am-1:00am Thursday to Saturday, are as follows:

- a) The potential for noise if the application is approved:
The space had previous industrial uses. The change in use to a brew pub with a liquor primary license is anticipated to have a minor impact in noise in comparison to the previous operation. However, noise will increase in the evening hours but there is a significant distance (~85 metres) between the proposed brew pub and the closest residential dwelling units (Cannery Lofts). Additionally, those residents will not notice any increase in noise relative to the proposed brew pub as the Flashbacks nightclub (Liquor Primary establishment with a 2am closing) is located between the proposed brew pub and the closest residents.
- b) The impact on the community if the application is approved:
The potential for negative impacts is considered to be minimal. Noise will increase in the evening hours but the location is appropriate for this land use and will occupy a vacated portion of a building. Similar to the Train Station Pub across the intersection of Clement Ave and Ellis Street, a liquor licensed establishment and restaurant will increase the vibrancy of the streetscape from a vacated parcel.
- c) View of residents:
Council's comments on the views of residents (if applicable) are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy & Procedures."
- d) The person capacity and hours of liquor service of the establishment:
The total person capacity proposed for the interior capacity is 292 persons with a patio capacity of 38 persons, and hours of service from 9:00am-midnight Sunday to Wednesday and from 9:00am-1:00am Thursday to Saturday.
- e) Traffic and parking:
There is ample parking in adjacent private parking lot and surrounding public parking facilities.

- f) The proximity of the establishment to other social or recreational facilities and public buildings:
Surrounding social or recreational facilities would not conflict with the proposed establishment. The proposed brew pub would support the cultural district in which it is located. The purpose of the cultural district is to develop and to enhance the cultural district as a centre for arts and entertainment, and a catalyst for community cultural development. The proposed brew pub would complement and enhance the entertainment and service value of the area.
- g) Recommendation:
Council recommends that the application for the addition of a liquor primary license to operate a brew pub be approved.

Carried

7. Development Permit and Development Variance Permit Reports

7.1. Development Permit Application No. DP14-0183 - 1250 Ellis Street, Whitworth Holdings Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Hodge

R888/14/12/09 THAT Council authorize the issuance of Development Permit No. DP14-0183 for the property legally known as Lot 1, District Lot 139, ODYD, Plan 660, located on 1250 Ellis St., 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. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
5. 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 FURTHER 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.

Carried

Councillor Sieben rejoined the meeting at 8:42 p.m.

7.2. Development Variance Permit Application No. DVP14-0219 - 1511 Tower Ranch Drive (Phase 1), Parkbridge Lifestyle Communities Inc.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

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

Davin Shillong, Applicant

- Commented that the staff report was well composed and is available for questions.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R889/14/12/09 THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0219, for a variance for a portion of Lot 3, Plan KAP80993, Section 31, TWP 27, ODYD, located at 1511 Tower Ranch Drive, Kelowna, BC, as shown in Schedule 'A' as 'Phase I' for the development;

AND THAT Council considers the public process outlined in the Staff Report dated November 10, 2014 to be appropriate consultation for the purpose of Section 879 of the Local Government Act;

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

Section 13.5.6: RU5 - Bareland Strata Housing (*Development Regulations*)

To vary the site front yard from 4.5 m permitted to 3.0 m proposed, for

- proposed Lots 1 to 12 and
- Lots 14 to 28, as per Schedule 'A' attached; and

To vary the site front yard from 4.5 m permitted to 1.5 m proposed, for

- proposed Lot 13, per Schedule 'A', attached.

Carried

7.3. Temporary Use Permit Application No. TUP14-0005 - 2092 Enterprise Way, 0838232 BC Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

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

Letters of Support

Amanda Schwab, 1899 Barlee Road

Roy Sommerey, 2200 Dewdney Road

S. Mengede, Habitat for Humanity Okanagan, 1793 Ross Road West Kelowna

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

Darren Schleb - Applicant Argus Properties, Manhattan Drive

- Commented that staff did a good job summarizing the application and had no further comments.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor DeHart

R890/14/12/09 THAT Council authorize Temporary Use Permit No. TUP14-0005 to allow the use of a portion of the subject property for Thrift Store for Lot 3, District Lots 127 & 531, ODYD, Plan KAP54290, located at 2092 Enterprise Way, Kelowna, BC, for a three (3) year period commencing from Council approval subject to the following;

1. The dimensions and siting of the temporary use space to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the temporary use space to be constructed on the land be in general accordance with Schedule "B";

AND THAT issuance of the Temporary Use Permit be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

Carried

7.4. Development Variance Permit Application No. DVP14-0233 - 204 Poplar Point Drive, Rodney & Jody Hazard

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Rod Hazard, Applicant

- Discussed that agreed upon sight lines with neighbor was part of the sales agreement.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Given

R891/14/12/09 THAT Council authorize the issuance of Development Variance Permit No. DVP14-0233 for Lot 1, District Lot 219, ODYD, Plan 4561, located on 204 Poplar Point Dr., Kelowna, BC;

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

Section 6.11.1 - Okanagan Lake Sight Lines

To vary the required Okanagan Lake 120° Panoramic Sight Line to 86° proposed, resulting from the north sight line being reduced from 60° required, to 26° proposed as shown on Schedule "A".

Carried

7.5. Development Variance Permit Application No. DVP14-0179 - 1886 Parkview Crescent, Lifestyles Strata Management

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Support

Elfriede Frink, Parkview Crescent

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

Kevin Carlson, President of Strata Council, Applicant
- Confirmed that the fence needs to be replaced.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Hodge

R892/14/12/09 THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0179, for the Common Property of Strata Plan KAS885, Section 21, Township 26, ODYD, located on 1886 Parkview Crescent, Kelowna, BC;

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

Section 7.5.11: Fencing and Retaining Walls

To vary the maximum combined height of a fence on top of a retaining wall from 2.0 m permitted to 3.2 m proposed.

Carried

7.6. Development Permit Application No. DP14-0192 & Development Variance Permit Application No. DVP14-0241 - 1982 Kane Road, Raisanen Construction Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Support
MDC Property Services Ltd.
Allan Okabe, Kane Road
OCORP Development, Drysdale Blvd.

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

Robert Spencer, BC Urban Properties, Applicant

- Worked well with staff and with property owners in the area for the development of Phase 1 and Phase 2 is a continuation.
- Confirmed the future tenants will be a Financial Institution and Pet Store.
- Responded to questions from Council.

Gallery:

Greg Baytalan, Valley Road

- Raised concern regarding parking.
- Raised concern with commercial encroachments on City sidewalk as a result of Phase 1 of the development.
- Raised concerns with future commercial encroachments if a traffic circle is still being considered at Kane and Valley Road.
- Raised concern regarding noise.
- Raised concern regarding increased traffic.

Staff:

- Confirmed that a traffic circle is still in the plan and will be pushed further to the south so there should be no impact to this property.

Applicant:

- Responded to questions from intervener and Council.

There were no further comments.

Moved By Councillor Singh/Seconded By Councillor Donn

R893/14/12/09 THAT Council authorizes the issuance of Development Permit No. DP14-0192 for Lot 1, Section 33, Township 26, ODYD, Plan 4043, located on 1982 Kane 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. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
5. 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 FURTHER 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.

THAT Council authorize the issuance of Development Variance Permit No. DVP14-0241, Lot 1, Section 33, Township 26, ODYD, Plan 4043, located on 1982 Kane Road, Kelowna, BC.

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

Section 14.3.5 - Development Regulations

To vary the front yard setback from 3.0 m to 1.5 m; and

Section 14.3.6 - Other Regulations

To vary the parking requirements from 63 parking stalls to 60 parking stalls.

Carried

7.7. Development Variance Permit Application No. DVP14-0166 - 924 Fairway Crescent, Jocelyn & Bradley Airey

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

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

Package of Additional Information Submitted by the Applicant
Jocelyn & Bradley Airey, 924 Fairway Crescent

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

Brad Airey, 1924 Fairway Crescent, Applicant

- Displayed photos of the driveway and street.
- Searching for a design to fit in and work and not negatively impact the neighbourhood.
- Personally met with 16 of the 18 homeowners in the area and only one homeowner raised concern that it could set a precedence.
- Willing to work with staff on a smaller variance.
- Addressed concerns that staff have with the application.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Hodge

R894/14/12/09 THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0166, for Lot B, Section 29, Township 26, ODYD, Plan 22497, located on 924 Fairway Crescent, Kelowna, BC;

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

Section 13.1.6(c): RU1 - Large Lot Housing Development Regulations
To vary the front yard from 6.0 m permitted to 3.0 m proposed.

Carried

7.8. Development Variance Permit Application No. DVP14-0170 - 1085 Westpoint Drive, Joshua Richmond

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

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

Late Letter of Opposition
Glenda McCleary, Westpoint Drive

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

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

R895/14/12/09 THAT Council authorize the issuance of Development Variance Permit No. DVP14-0170, for Lot 12, Section 31, Township 29, ODYD Plan KAP87220, located at 1085 Westpoint Drive, 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 THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

Section 13.1.6 (d) - RU1 Development Regulations
To vary the minimum permitted side yard setback from 2.0m required to 0.0m proposed.

AND FURTHER THAT the applicant be required to complete the above-noted condition within 1 year of Council's approval of the Development Variance Permit Application, in order for the permit to be issued.

Carried

7.9. Development Variance Permit Application No. DVP14-0229 - 3358 Larkspur Court, Peter Schumann & Nada Critchlow

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Sieben

R896/14/12/09 THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0229, for Lot 9 Section 3 Township 26 ODYD Plan KAP62126, located on 3358 Larkspur Court, Kelowna, BC;

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

Section 7.5.3: Fencing and Retaining Walls

To vary the maximum fence height from 2.0 m permitted to 3.1 m proposed.

Carried

8. Reminders - Nil

9. Termination

The meeting was declared terminated at 10:29 p.m.

Mayor

/acm

City Clerk

CITY OF KELOWNA
BYLAW NO. 11035
TA14-0011 - CD6 - Comprehensive Development Golf Resort,
Tower Ranch Area

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 Schedule 'B' - CD6 - Comprehensive Residential Golf Resort/CD6lp - Comprehensive Residential Golf Resort (Liquor Primary), 1.6 Other Regulations, sub-paragraph (c) be amended:
 - a) to add a new section (c.1) as follows:

“(c.1) Within the Tower Ranch Area, identified in ‘CD6-Map 1’, subject to the Development Regulations of this section, and in addition to zones noted in Section (c) above, the lands may also be developed in accordance with the RM2h zone as contained in Zoning Bylaw No. 8000.”
2. THAT Schedule 'B' - CD6 - Comprehensive Residential Golf Resort/CD6lp - Comprehensive Residential Golf Resort (Liquor Primary) be amended to add a new CD6 - Map 1 to the end of the zone as attached to and forming part of this bylaw.
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 8th day of December, 2014.

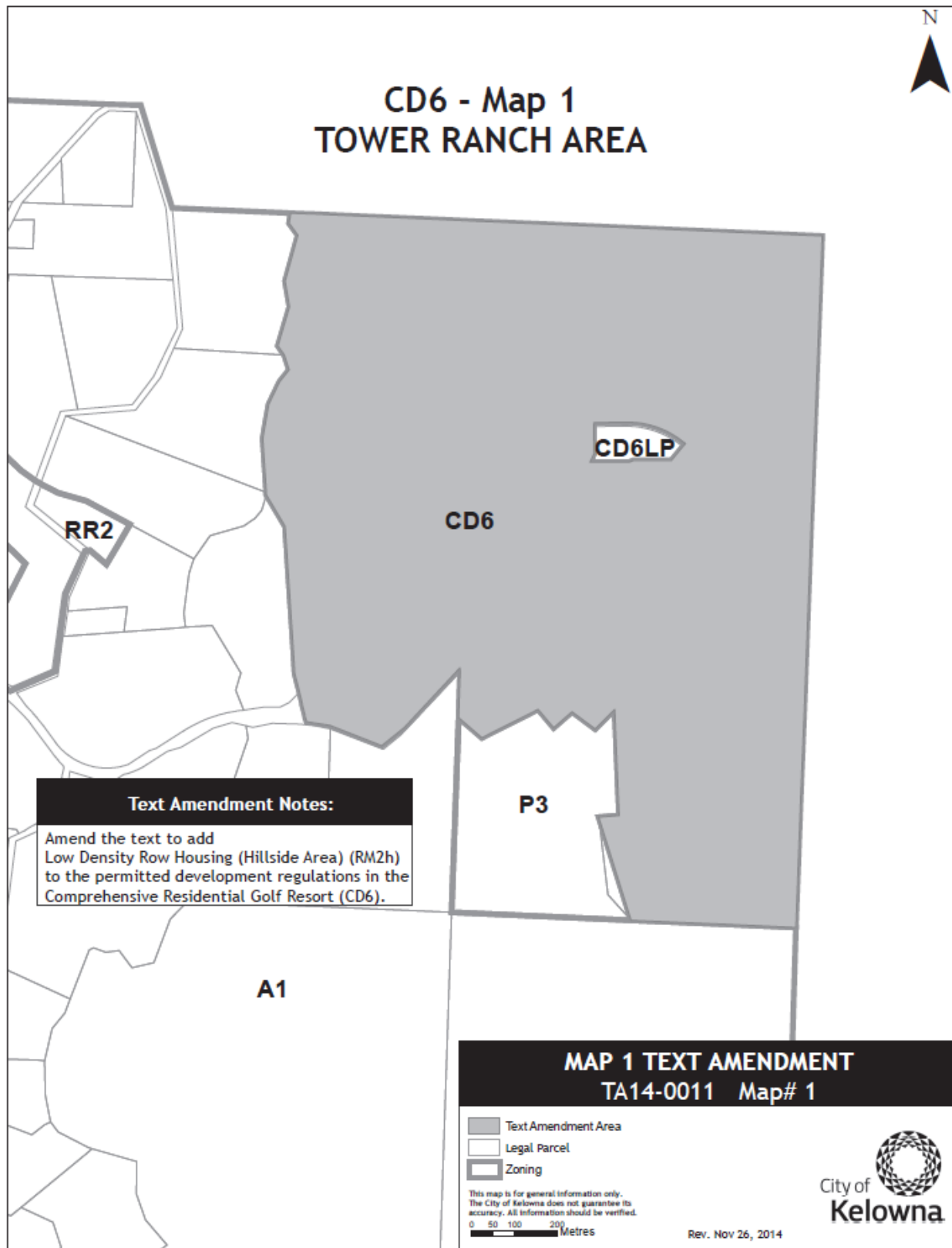
Considered at a Public Hearing on the

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. 11036
Z14-0049 - Midwest Ventures Ltd.
5505-5507 Airport Way

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 portions of Lot A, District Lot 14, Township 23, ODYD, Plan EPP23036 located on Airport Way, Kelowna, B.C., from the C9 - Tourist Commercial zone to the CD15 - Airport Business Park zone and from the CD15 - Airport Business Park zone to the C9 - Tourist Commercial zone as per 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 8th day of December, 2014.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

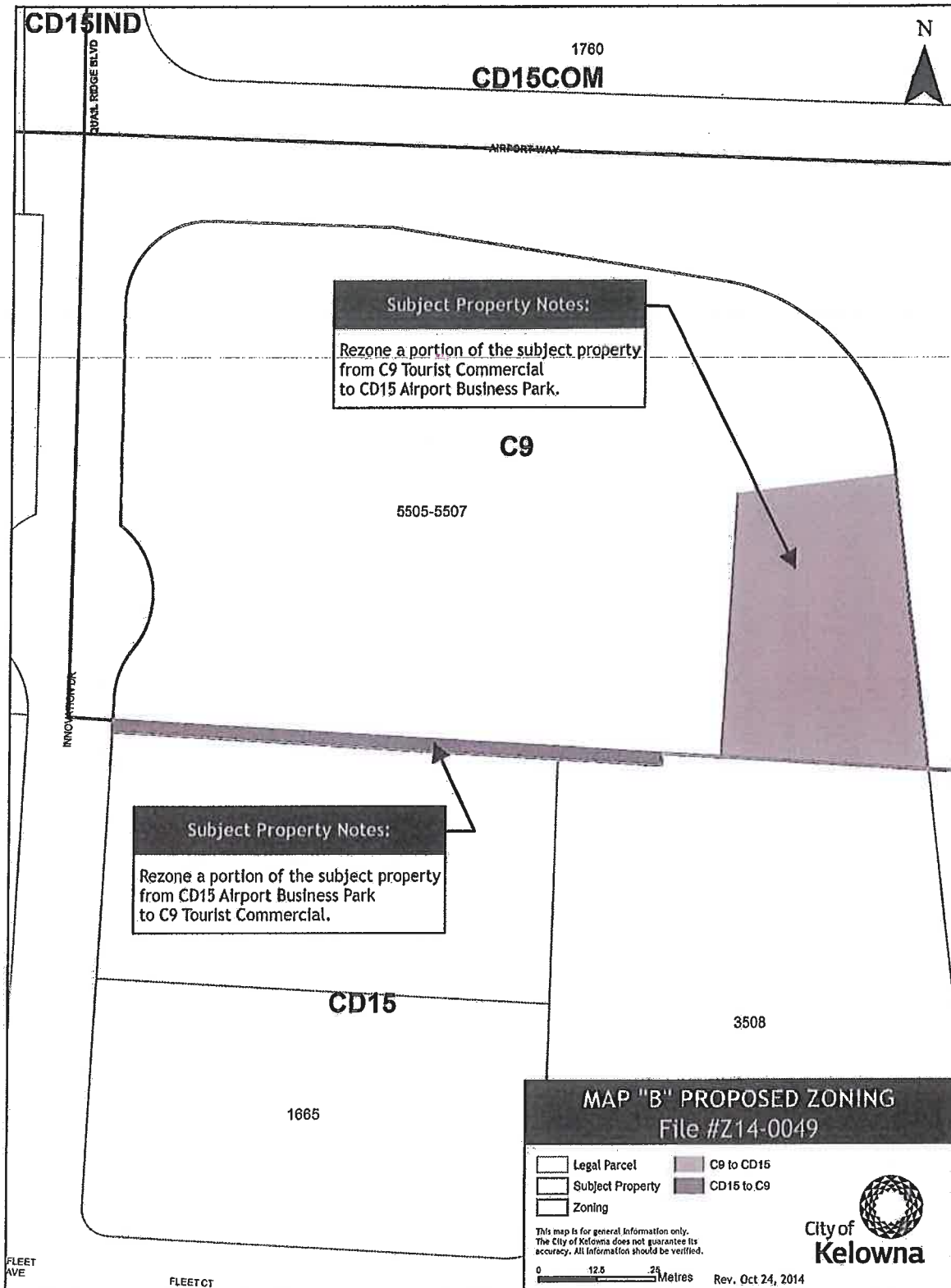
Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11037

Official Community Plan Amendment No. OCP14-0020 No. 21 Great Projects Ltd. Inc. No. 355991 5000 Gordon Drive

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 the South ½ , District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670 and EPP22118, located on Gordon Drive, Kelowna, B.C., from the S2RESH - Single/Two Unit Residential - Hillside designation to the PSU - Public Services/Utilities designation, from the PARK - Major Park/Open Space designation to the S2RESH - Single/Two Unit Residential - Hillside designation, from the MRC - Multiple Unit Residential - Cluster Housing designation to the S2RESH - Single/Two Unit Residential - Hillside designation and from the MRC - Multiple Unit Residential - Cluster Housing designation to the PSU - Public Services/Utilities designation as per Map "A" 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 8th day of December, 2014.

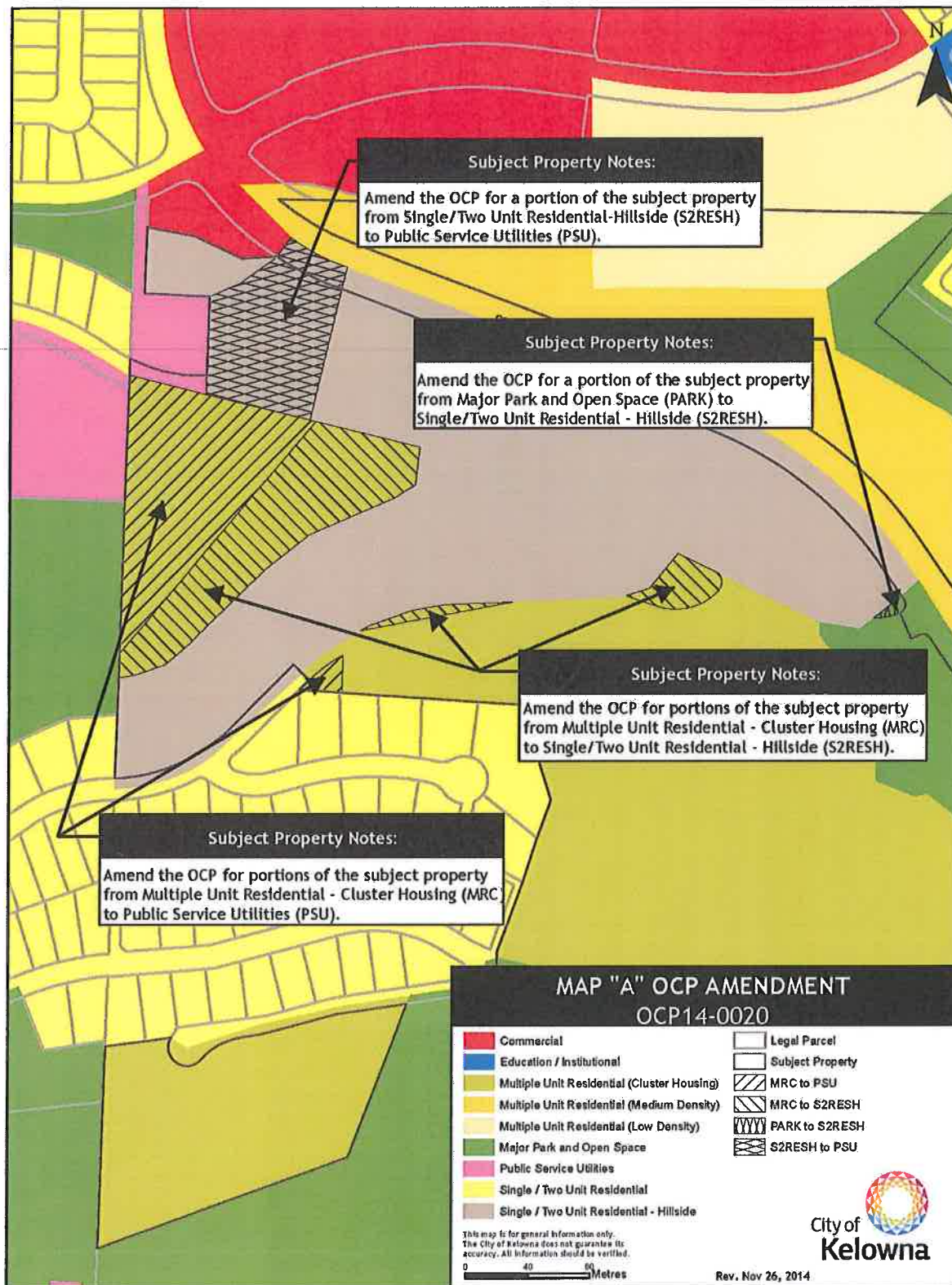
Considered at a Public Hearing on the

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. 11038
Z14-0037 - No. 21 Great Projects Ltd. Inc.No. 355991
5000 Gordon Drive

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 a portion of the South ½, District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670 and EPP22118 located on Gordon Drive, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU2h - Medium Lot Housing (Hillside Area) zone and the P4 - Utilities zone as per 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 8th day of December, 2014.

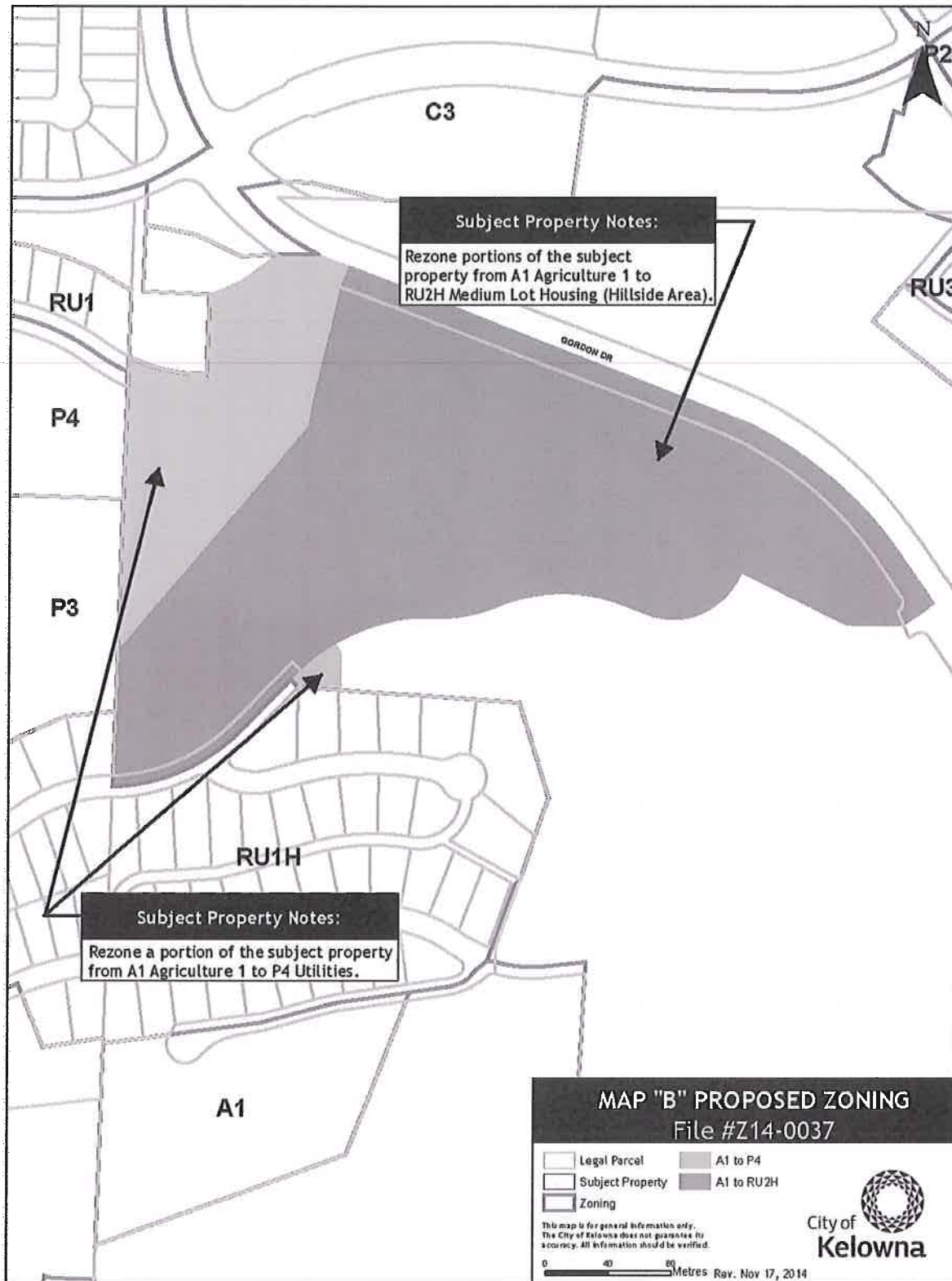
Considered at a Public Hearing on the

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. 11040
Z14-0046 - Hyatt Auto Sales Ltd.
822 McCurdy Place

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 Strata Lot 22, District Lot 124, ODYD, Strata Plan KAS3323, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on McCurdy Place, Kelowna, B.C., from the I1 - Business Industrial zone to the I2 - General Industrial 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 15th day of December, 2014.

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. 11041
Z14-0039 - Jacob Thiessen and Camara Ventures Ltd.
2046 Pandosy Street

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, Block 8, District Lot 14, ODYD, Plan 348, Except Plan 14193 and KAP91738, located on Pandosy Street, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling 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 8th day of December, 2014.

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. 11042
Z14-0040 - City of Kelowna
4065 Lakeshore 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 portions of That Part of the Fractional South West $\frac{1}{4}$ of Section 6, Included in Plan Attached to D.D. 190710F, Township 26, ODYD, located on Lakeshore Road, Kelowna, B.C., from the P1 - Major Institutional zone to the P3 - Parks and Open Space zone and the RU2 - Medium Lot Housing zone as per Map "A" 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 15th day of December, 2014

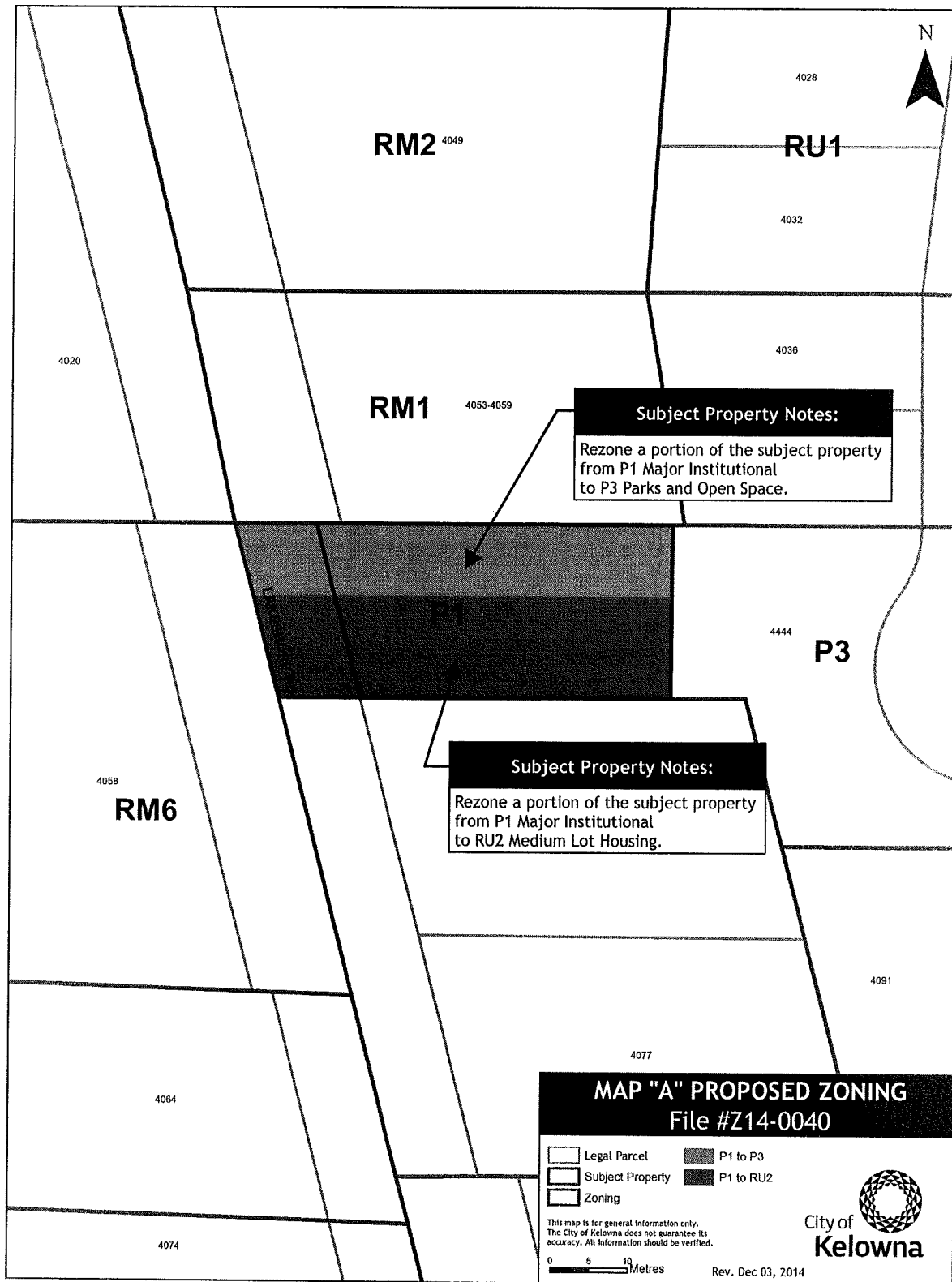
Considered at a Public Hearing on the

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. 11043

Discharge of Land Use Contract LUC76-1043 - (P283) 1020 Sutcliffe Court

WHEREAS a land use (the "Land Use Contract") is registered at the Kamloops Land Title Office under number P283 against lands in the City of Kelowna particularly known and described as Lot 2, Section 25, Township 26, ODYD, Plan 31812 (the "Lands"), located at 1020 Sutcliffe Court, Kelowna, B.C.;

WHEREAS Section 930 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

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

1. This Bylaw may be cited for all purposes as "Land Use Contract LUC76-1043 Discharge Bylaw".
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 15th day of December, 2014

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council on the

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11044
Z14-0043 - 1009440 BC Ltd., Inc. No. BC1009440
1020 Sutcliffe Court

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 2, Section 25, Township 26, ODYD, Plan 31812, located on Sutcliffe Court, Kelowna, B.C., from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot 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 15th day of December, 2015

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. 11045
Z14-0042 - Strandhaus Developments Inc., Inc. No.
BC1005533 and Steven & Loretta Nicholson
2210 Abbott Street

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 27, District Lot 14, ODYD, Plan 535, located on Abbott Street, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling 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 15th day of December, 2014.

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

REPORT TO COUNCIL



Date: November 17th, 2014

RIM No. 0940-40

To: City Manager

From: Urban Planning, Community Planning & Real Estate (AC)

Application: DP14-0158 & DVP14-0161 **Owner:** City of Kelowna

Address: 1745 Chapman Road **Applicant:** Patrick McCusker
Architecture Inc.

Title: Development Permit and Development Variance Permit

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: CD22 - Central Green - Sub Area H

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP14-0158 for Lot 2, District Lot 139, ODYD, Plan KAP92715 except plan EPP40150, located on 1745 Chapman 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. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
5. 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. Issuance of a lease agreement between the owner (City of Kelowna) and the tenant (Ki-Low-Na Friendship Society).
7. Contaminated Sites release letter from the Ministry of Environment

AND FURTHER 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.

THAT Council authorize the issuance of Development Variance Permit No. DVP14-0161, Lot 2, District Lot 139, ODYD, Plan KAP92715 except plan EPP40150, located on 1745 Chapman Road, Kelowna, BC.

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

Section 18 - Comprehensive Development Zones - Schedule 11.6 CD22 Sub-Area H Zoning - Setbacks

Vary the front yard setback from 3.0 m required to 0.6 m proposed.

Section 18 - Comprehensive Development Zones - Schedule 11.6 CD22 Sub-Area H Zoning - Setbacks

Vary the internal side yard setback from 3.0 m required to 0.0 m proposed.

Section 8.1 - Parking Schedule

Vary the parking requirements from 80 parking stalls required to 67 parking stalls proposed.

Section 8.3 - Bicycle Parking Schedule

Vary the bicycle parking requirements from 9 'class 2' bicycle stalls required to 0 'class 2' bicycle stalls proposed.

2.0 Purpose

To consider a Development Permit and Development Variance Permit application for the form and character of a multi-family development on the subject property.

3.0 Urban Planning

Urban Planning staff supports the Development Permit and the requested variances to the Zoning Bylaw to allow the construction of a 86 unit affordable housing project.

The project will form part of the implementation of the vision for Kelowna's Central Green urban neighbourhood while creating affordable housing rental units. The project will create its own mini-community with a large, internal landscape courtyard over the parking garage and a ground-related indoor amenity facility. This amenity space will provide a connecting indoor and outdoor amenity area for play, gardening, and community events. The positioning and general massing of the building conforms to the Central Green Guidelines Plan CG-1 for Sub-Area H. The building is designed to have a strongly-articulated edge along Chapman Place to both establish an urban streetscape and transition from nearby buildings. The external materials and colours are combined with a blend of traditional and contemporary residential design elements, providing an interesting infill development which complements the surrounding area. Unfortunately, the building form (stepbacks) do not follow the Development Permit Guidelines. Improvements to design were suggested but to

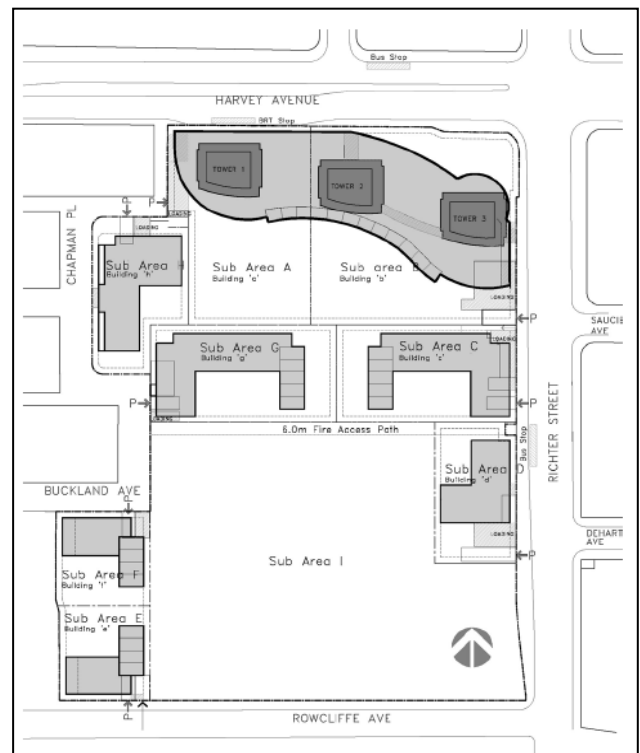


Fig. 1: Sub-Areas Identified in CD-22 Central Green Zone

keep the project financially feasible the applicant needed to maximize the number of units which did not support a stepbacked building design.

A large amenity court yard facing the eventual park space within Sub- Areas A and B is anticipated to match the grade of the future park space and provide a seamless access in the future. The proposed lease agreement with the City will need to identify that the exposed parkade wall along the interface area (as identified in Fig. 2) and within the right-of-way area will be filled in (to match the future grade) when the adjacent Central Green properties are developed.

A zero lot line setback is proposed for the parking garage located along the east property line facing sub area A. This provides for a seamless pedestrian connection with the future park and the adjacent development. This variance was needed due to a 6 metre road dedication along Chapman Place. The applicant is requesting a bicycle parking variance to eliminate the required 9 class 2 bicycle parking stalls. Class 2 bicycle parking means parking provided for patrons or visitors of a development and is intended for the short term parking of bicycles (e.g. racks, lockers, etc.). The applicant only requires 43 class 1 bicycle parking spaces and is providing 57 class 1 bicycle parking spaces. Class 1 bicycle parking spaces means bicycle parking that is provided for residents of a development and is intended for the long term secure parking of bicycles.

Therefore, Staff support the variance as the applicant is providing additional bicycle storage but remove the requirement for them to be placed outside for visitors. This also compliments the applicant's vehicle parking reduction variance by providing more alternative means of transportation (bicycle) storage.

The CD-22 zone completed a traffic impact study to determine an appropriate level of parking per unit and recommended a significant reduction in the level of parking as compared to non - CD (Comprehensive Development) zone. The applicant is requesting a 17% parking reduction from the CD zone required 80 parking stalls to 67 parking stalls. This project is located within the Downtown Urban Centre in which the cash-in-lieu of providing parking bylaw applies. The Downtown Urban Centre sets a cash-in-lieu rate of \$22,500 per stall. The 13 parking stall reduction would then require the development to provide \$292,500 cash-in-lieu. The non-profit group (Ki-Low-Na Friendship Society) is developing the project with the financial backing of BC Housing but cannot make the affordable housing project financially feasible unless the parking variance is granted which would eliminate the need to pay for cash-in-lieu of providing the parking.

The project is being built and administered by a non-profit group with the goal to increase affordable housing. Staff recommends that the variance be considered positively due to the social sustainability goals outlined within the Official Community Plan.

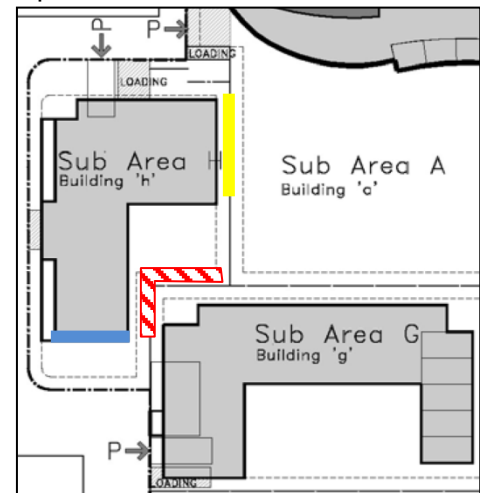





Fig. 2:

-  Interface area with temporary exposed parkade wall.
-  Variance to 0.0 m setback
-  Variance to 0.6 m setback

4.0 Proposal

4.1 Project Description

The proposed project is an 86-unit, four-storey, wood-framed residential building with 66 underground parking stalls. The objective of the project is to provide affordable rental accommodation to a wide demographic including singles, families, and seniors. To achieve this, the project will provide a diverse unit mix ranging from single room studio units to three-bedroom units. In addition, four one-bedroom units will be suitable for people with disabilities.

The pedestrian lobby will be accessed from Chapman Place, directly across from the junction with Rosemead Avenue. Access to the under-building parking will be from the existing lane at the northeast end of Chapman Place. Garbage and recycling will be located on grade along the existing lane and within a screened outdoor enclosure.

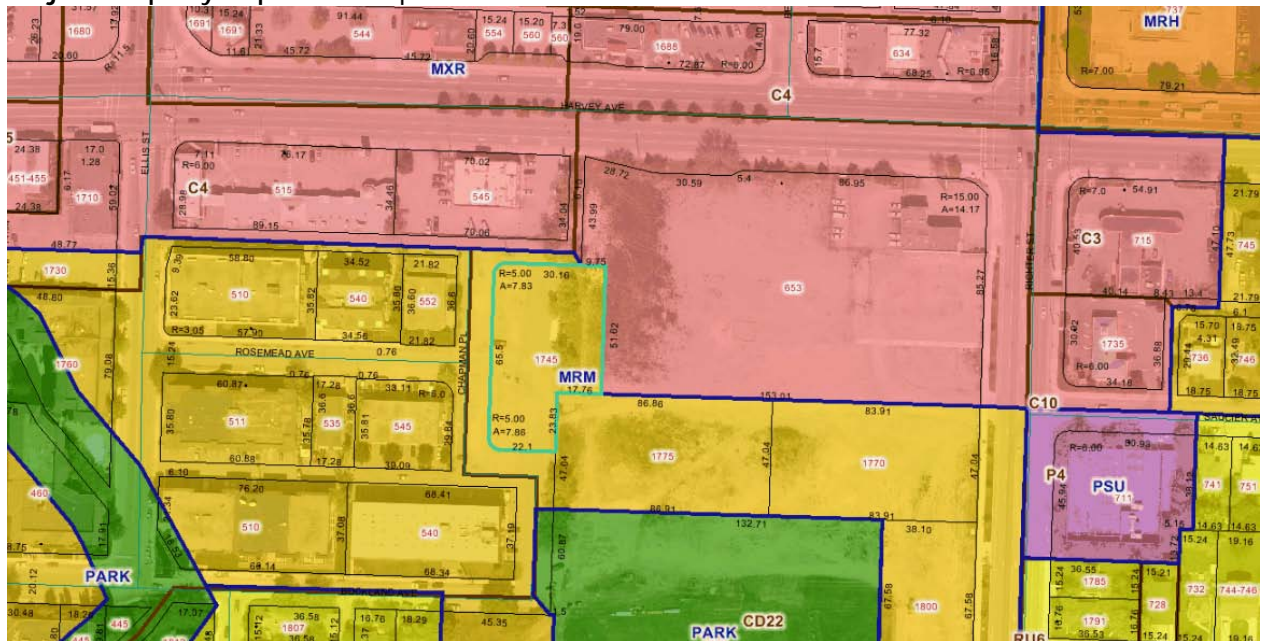
4.2 Site Context

The subject property is located at the west end of Central Green site. The property has a Future Land Use designation of MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan, is within the Permanent Growth Boundary, and is within the Downtown Urban Centre.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 - Urban Centre Commercial	Commercial
East	CD22 - Central Green	Vacant / park / snow dump
South	RM5 - Medium Density Multiple Housing	Multiple family dwellings
West	RM5 - Medium Density Multiple Housing	Multiple family dwellings

Subject Property Map: 1745 Chapman Place



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD-22 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	n/a	3,413 m ²
Lot Width	n/a	43 m
Lot Depth	n/a	70 m
Development Regulations		
Site Coverage (buildings)	50%	50%
FAR	1.7	1.51
Height	16.5 m and 4 storeys	16.5 m and 4 storeys
Front Yard (south)	3.0 m	0.6 m ❶
Side Yard (east)	3.0 m	0.0 m ❷
Side Yard (west)	3.0 m	3.0 m
Rear Yard (north)	3.0 m	3.0 m
Other Regulations		
Private Open Space	1,232 m ²	1,232 m ²
Parking Stalls	80	67 ❸
Bicycle Spaces	43 Class 1 spaces 9 Class 2 spaces	57 Class 1 spaces 0 Class 2 spaces ❹
❶ Indicates a requested variance to reduce the minimum front yard from 3.0 m required to 0.6 m proposed. ❷ Indicates a requested variance to change the number of parking stalls from 63 required to 60 proposed. ❸ Indicates a requested variance to change the number of parking stalls from 80 required to 67 proposed. ❹ Indicates a requested variance to reduce the minimum side yard (east) from 3.0 m required to 0.0 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Parking Relaxations.³ Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.11.1 (Development Process Chapter).

City-Owned Land.⁴ Continue to consider the potential to lease City-owned land to non-profit housing societies to assist in the delivery of affordable housing.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits.
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. The building elevations are not reflective of the floor plans
 - b. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - c. A vestibule may be required between the parkade and the lobby space
 - d. The firewall is not allowed to be bridged and minimum projection is required. Further details of this are to be provided at time of building permit application, but may affect the form and character of the building
 - e. Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking. The location and noise from these units should be addressed at time of Development Permit.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. A minimum Geodetic Elevation of 344.75 meters is required for all habitable spaces including the parking garage(s) per the mill creek flood plain bylaw Development Engineering Department.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- Guards are required for all decks and walkways. The drawings provided don't clearly identify these requirements, but will be reviewed at time of building permit application. The appearance of these guards may affect the form and character of the building.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

⁴ City of Kelowna Official Community Plan, Policy 10.3.2 (Social Sustainability Chapter).

- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc. With the number of units in this complex we would expect that the doors from the amenity areas (interior and exterior) would exit outwards.
- Washroom requirements for base building are to be addressed in the building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached memorandum.

7.0 Application Chronology

Date of Application Received: August 4th, 2014
Date of Public Consultation: November 14th, 2014

Report prepared by:

Adam Cseke, Planner

Reviewed by:

☐

Ryan Smith, Urban Planning Manager

Approved for Inclusion:

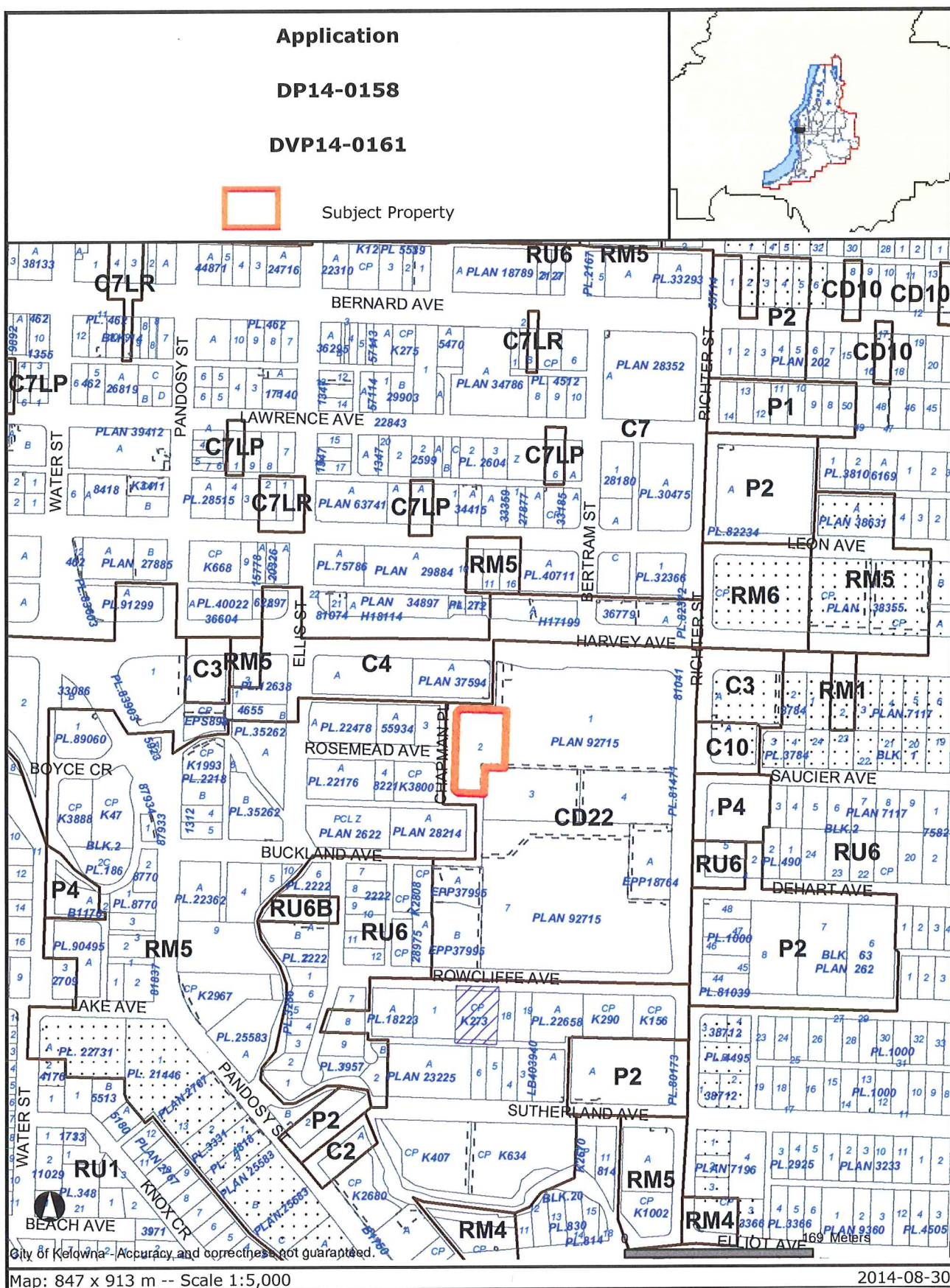
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Doug Gilchrist, Divisional Director -
Community Planning & Real Estate

Attachments:

Subject Property Map
Development Engineering Memorandum
Draft Development Permit / Development Variance Permit

- Schedule 'A'
 - Site Plan
 - Floor Plan
- Schedule 'B'
 - Elevations
- Schedule 'C'
 - Landscape Plan



CITY OF KELOWNA

MEMORANDUM

Date: September 23, 2014
File No.: DP14-0158
To: Urban Planning (AC)
From: Development Engineering Manager
Subject: 1745 Chapman Place

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. General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- c) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

2. 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 is currently serviced with a 200mm service. Only one service will be permitted for this development.

3. Sanitary Sewer

- a) Our records indicate that this proposed development site is connected with a 150mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service if necessary.

4. 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.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

5. Road Improvements

- (a) Chapman Place fronting this development must be upgraded to a full urban standard SS-R5 including a sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard street lights and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- b) Laneways fronting this development must be upgraded to a full urban standard and a sidewalk along the development frontage is required. The sidewalk is to be dedicated so it is included as part of the road right of way.

6. Road Dedication and Subdivision Requirements

- 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) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing utilities, where necessary.

8. Design and Construction

- b) 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.
- c) 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.
- d) 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).
- e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- f) 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

- b) 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.
- c) 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:

- b) Area ground water characteristics, including water sources on the site.
- c) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- d) 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.
- e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

- f) Additional geotechnical survey may be necessary for building foundations, etc.

11. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: September 29, 2014
File No.: DVP14-0161
To: Urban Planning (AC)
From: Development Engineering Manager
Subject: 1745 Chapman Place

Development Engineering comments and requirements regarding this development variance permit application are as follows:

The request to vary the parking requirements from 80 stalls required to the 66 stalls proposed can be supported by Development Engineering based on the "Parking Variance Rational" document is provided by the applicant. It should be noted that the added parking as part of the road upgrade is not to be considered as part of the parking provided by the development. The variance is further supported based on the development/tenant lease agreements that 82 % of the units are only provided with one stall.

Steve Muenz, P. Eng.
Development Engineering Manager
SS

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

- ☐ Development Permit No.: DP14-0158
- ☐ Development Variance Permit No.: DVP14-0161

EXISTING ZONING DESIGNATION: CD22 - Central Green - Sub Area H

WITHIN DEVELOPMENT PERMIT AREA: Comprehensive Development Permit Area

ISSUED TO: Ki-Low-Na Friendship Society and Patrick McCusker Architecture Inc.

LOCATION OF SUBJECT SITE: 1745 Chapman Road

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	2		139		ODYD	KAP92715 Except Plan EPP40150

SCOPE OF APPROVAL

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

1. TERMS AND CONDITIONS:

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

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

Schedule 11.6 - Setbacks

To vary the front yard setback from 3.0 m to 0.6 m; and

To vary the internal side yard setback from 3.0 m to 0.0 m

Section 8.1 - Parking Schedule

To vary the parking requirements from 80 parking stalls to 67 parking stalls.

Section 8.3 - Bicycle Parking Schedule

To vary the bicycle parking requirements from 9 class 2 bicycle stalls to 0 class 2 bicycle stalls.

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; or.
- (b) A Certified Cheque; or
- (c) An Irrevocable Letter of Credit in the amount of \$ \$52,150.31 .

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

4. DEVELOPMENT:

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

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

This Permit is not 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.

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 Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate 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

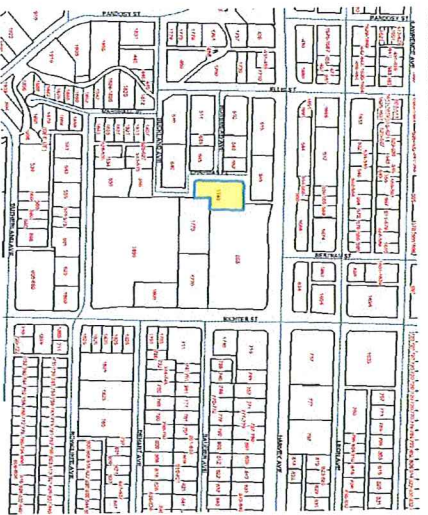
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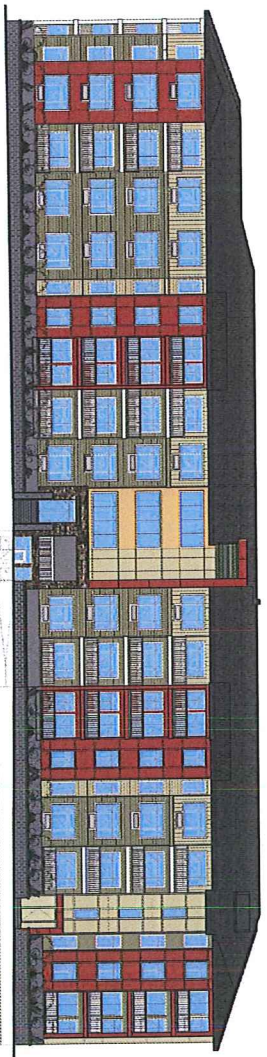
6. APPROVALS:

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF _____, 2014 BY THE
DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

Doug Gilchrist
Divisional Director of Community Planning & Real Estate



ILLUSTRATION



AERIAL PHOTO CONTEXT



STATISTICS SHEET

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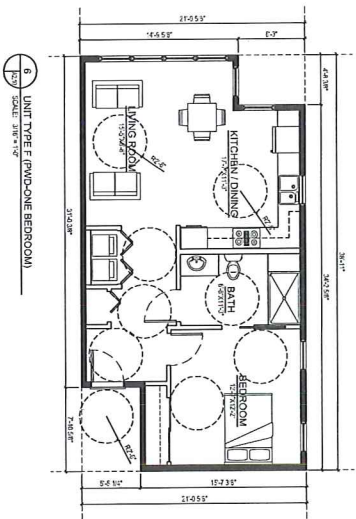
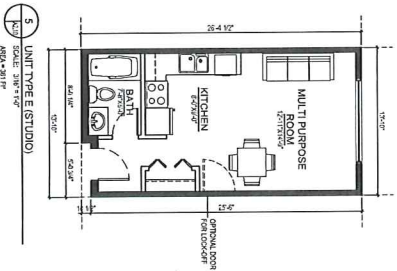
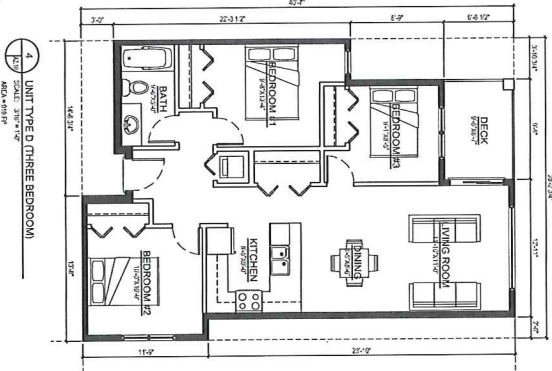
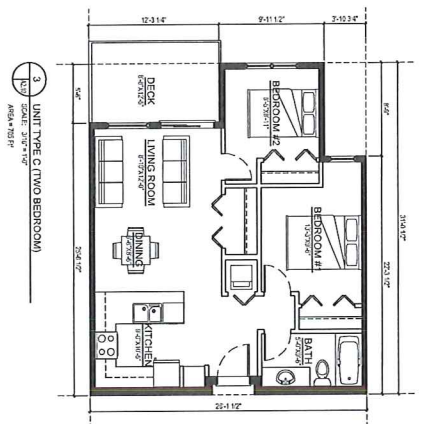
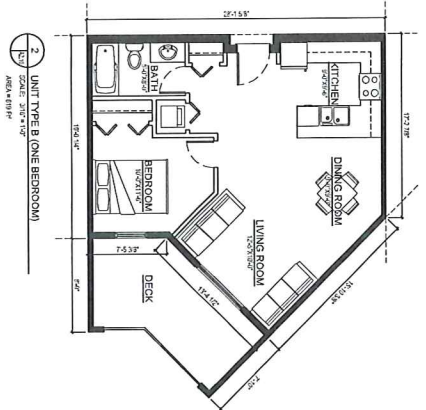
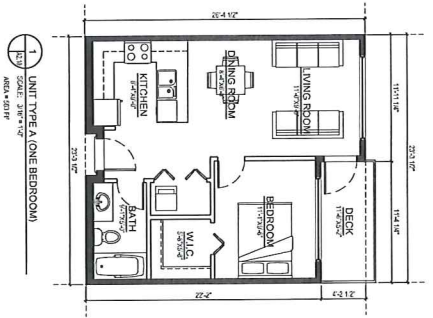
SCHEDULE 7

This forms part of development permit # DP 14-0158

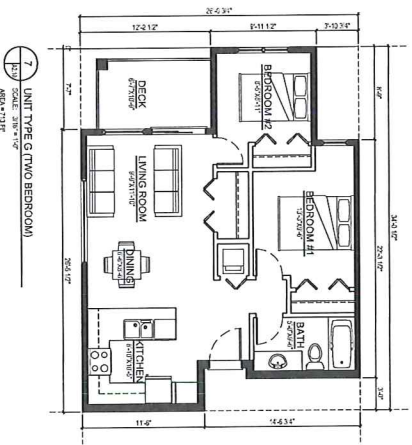


Permit # DP14-0158

<p>Notes: Please refer to the following information for the project details.</p> <p>1. The project is located at the intersection of Main Street and 1st Avenue, in the City of Portland, Oregon.</p> <p>2. The project is a new construction of a 10-story office building.</p> <p>3. The project is owned by the City of Portland, and the design is being provided for the City's review.</p> <p>4. The project is being designed in accordance with the City of Portland's design standards.</p> <p>5. The project is being designed in accordance with the City of Portland's sustainability goals.</p> <p>6. The project is being designed in accordance with the City of Portland's historic preservation goals.</p> <p>7. The project is being designed in accordance with the City of Portland's public art goals.</p> <p>8. The project is being designed in accordance with the City of Portland's public space goals.</p> <p>9. The project is being designed in accordance with the City of Portland's public safety goals.</p> <p>10. The project is being designed in accordance with the City of Portland's public health goals.</p> <p>11. The project is being designed in accordance with the City of Portland's public housing goals.</p> <p>12. The project is being designed in accordance with the City of Portland's public transportation goals.</p> <p>13. The project is being designed in accordance with the City of Portland's public works goals.</p> <p>14. The project is being designed in accordance with the City of Portland's public utility goals.</p> <p>15. The project is being designed in accordance with the City of Portland's public safety goals.</p> <p>16. The project is being designed in accordance with the City of Portland's public health goals.</p> <p>17. The project is being designed in accordance with the City of Portland's public housing goals.</p> <p>18. The project is being designed in accordance with the City of Portland's public transportation goals.</p> <p>19. The project is being designed in accordance with the City of Portland's public works goals.</p> <p>20. The project is being designed in accordance with the City of Portland's public utility goals.</p>	
<p>Revisions:</p> <p>1. 10/15/2023: Initial design.</p> <p>2. 10/20/2023: Revised design.</p> <p>3. 10/25/2023: Revised design.</p> <p>4. 10/30/2023: Revised design.</p> <p>5. 11/05/2023: Revised design.</p> <p>6. 11/10/2023: Revised design.</p> <p>7. 11/15/2023: Revised design.</p> <p>8. 11/20/2023: Revised design.</p> <p>9. 11/25/2023: Revised design.</p> <p>10. 12/01/2023: Revised design.</p> <p>11. 12/05/2023: Revised design.</p> <p>12. 12/10/2023: Revised design.</p> <p>13. 12/15/2023: Revised design.</p> <p>14. 12/20/2023: Revised design.</p> <p>15. 12/25/2023: Revised design.</p> <p>16. 12/30/2023: Revised design.</p> <p>17. 01/05/2024: Revised design.</p> <p>18. 01/10/2024: Revised design.</p> <p>19. 01/15/2024: Revised design.</p> <p>20. 01/20/2024: Revised design.</p> <p>21. 01/25/2024: Revised design.</p> <p>22. 01/30/2024: Revised design.</p> <p>23. 02/05/2024: Revised design.</p> <p>24. 02/10/2024: Revised design.</p> <p>25. 02/15/2024: Revised design.</p> <p>26. 02/20/2024: Revised design.</p> <p>27. 02/25/2024: Revised design.</p> <p>28. 02/30/2024: Revised design.</p> <p>29. 03/05/2024: Revised design.</p> <p>30. 03/10/2024: Revised design.</p> <p>31. 03/15/2024: Revised design.</p> <p>32. 03/20/2024: Revised design.</p> <p>33. 03/25/2024: Revised design.</p> <p>34. 03/30/2024: Revised design.</p> <p>35. 04/05/2024: Revised design.</p> <p>36. 04/10/2024: Revised design.</p> <p>37. 04/15/2024: Revised design.</p> <p>38. 04/20/2024: Revised design.</p> <p>39. 04/25/2024: Revised design.</p> <p>40. 04/30/2024: Revised design.</p> <p>41. 05/05/2024: Revised design.</p> <p>42. 05/10/2024: Revised design.</p> <p>43. 05/15/2024: Revised design.</p> <p>44. 05/20/2024: Revised design.</p> <p>45. 05/25/2024: Revised design.</p> <p>46. 05/30/2024: Revised design.</p> <p>47. 06/05/2024: Revised design.</p> <p>48. 06/10/2024: Revised design.</p> <p>49. 06/15/2024: Revised design.</p> <p>50. 06/20/2024: Revised design.</p> <p>51. 06/25/2024: Revised design.</p> <p>52. 06/30/2024: Revised design.</p> <p>53. 07/05/2024: Revised design.</p> <p>54. 07/10/2024: Revised design.</p> <p>55. 07/15/2024: Revised design.</p> <p>56. 07/20/2024: Revised design.</p> <p>57. 07/25/2024: Revised design.</p> <p>58. 07/30/2024: Revised design.</p> <p>59. 08/05/2024: Revised design.</p> <p>60. 08/10/2024: Revised design.</p> <p>61. 08/15/2024: Revised design.</p> <p>62. 08/20/2024: Revised design.</p> <p>63. 08/25/2024: Revised design.</p> <p>64. 08/30/2024: Revised design.</p> <p>65. 09/05/2024: Revised design.</p> <p>66. 09/10/2024: Revised design.</p> <p>67. 09/15/2024: Revised design.</p> <p>68. 09/20/2024: Revised design.</p> <p>69. 09/25/2024: Revised design.</p> <p>70. 09/30/2024: Revised design.</p> <p>71. 10/05/2024: Revised design.</p> <p>72. 10/10/2024: Revised design.</p> <p>73. 10/15/2024: Revised design.</p> <p>74. 10/20/2024: Revised design.</p> <p>75. 10/25/2024: Revised design.</p> <p>76. 10/30/2024: Revised design.</p> <p>77. 11/05/2024: Revised design.</p> <p>78. 11/10/2024: Revised design.</p> <p>79. 11/15/2024: Revised design.</p> <p>80. 11/20/2024: Revised design.</p> <p>81. 11/25/2024: Revised design.</p> <p>82. 11/30/2024: Revised design.</p> <p>83. 12/05/2024: Revised design.</p> <p>84. 12/10/2024: Revised design.</p> <p>85. 12/15/2024: Revised design.</p> <p>86. 12/20/2024: Revised design.</p> <p>87. 12/25/2024: Revised design.</p> <p>88. 12/30/2024: Revised design.</p> <p>89. 01/05/2025: Revised design.</p> <p>90. 01/10/2025: Revised design.</p> <p>91. 01/15/2025: Revised design.</p> <p>92. 01/20/2025: Revised design.</p> <p>93. 01/25/2025: Revised design.</p> <p>94. 01/30/2025: Revised design.</p> <p>95. 02/05/2025: Revised design.</p> <p>96. 02/10/2025: Revised design.</p> <p>97. 02/15/2025: Revised design.</p> <p>98. 02/20/2025: Revised design.</p> <p>99. 02/25/2025: Revised design.</p> <p>100. 02/30/2025: Revised design.</p>	
<p>Project Data:</p> <p>Project Name: FREDSONS HOUSING</p> <p>Project Address: 1234 Main Street, Portland, Oregon 97201</p> <p>Project Owner: City of Portland</p> <p>Project Architect: PM A</p> <p>Project Engineer: PM B</p> <p>Project Designer: PM C</p> <p>Project Contractor: PM D</p> <p>Project Subcontractor: PM E</p> <p>Project Supplier: PM F</p> <p>Project Manufacturer: PM G</p> <p>Project Installer: PM H</p> <p>Project Maintainer: PM I</p> <p>Project Operator: PM J</p> <p>Project User: PM K</p> <p>Project Manager: PM L</p> <p>Project Coordinator: PM M</p> <p>Project Assistant: PM N</p> <p>Project Secretary: PM O</p> <p>Project Receptionist: PM P</p> <p>Project Cleaner: PM Q</p> <p>Project Janitor: PM R</p> <p>Project Security Guard: PM S</p> <p>Project Mail Carrier: PM T</p> <p>Project Delivery Driver: PM U</p> <p>Project Waste Hauler: PM V</p> <p>Project Utility Worker: PM W</p> <p>Project Construction Worker: PM X</p> <p>Project Construction Worker: PM Y</p> <p>Project Construction Worker: PM Z</p> <p>Project Construction Worker: PM AA</p> <p>Project Construction Worker: PM AB</p> <p>Project Construction Worker: PM AC</p> <p>Project Construction Worker: PM AD</p> <p>Project Construction Worker: PM AE</p> <p>Project Construction Worker: PM AF</p> <p>Project Construction Worker: PM AG</p> <p>Project Construction Worker: PM AH</p> <p>Project Construction Worker: PM AI</p> <p>Project Construction Worker: PM AJ</p> <p>Project Construction Worker: PM AK</p> <p>Project Construction Worker: PM AL</p> <p>Project Construction Worker: PM AM</p> <p>Project Construction Worker: PM AN</p> <p>Project Construction Worker: PM AO</p> <p>Project Construction Worker: PM AP</p> <p>Project Construction Worker: PM AQ</p> <p>Project Construction Worker: PM AR</p> <p>Project Construction Worker: PM AS</p> <p>Project Construction Worker: PM AT</p> <p>Project Construction Worker: PM AU</p> <p>Project Construction Worker: PM AV</p> <p>Project Construction Worker: PM AW</p> <p>Project Construction Worker: PM AX</p> <p>Project Construction Worker: PM AY</p> <p>Project Construction Worker: PM AZ</p> <p>Project Construction Worker: PM BA</p> <p>Project Construction Worker: PM BB</p> <p>Project Construction Worker: PM BC</p> <p>Project Construction Worker: PM BD</p> <p>Project Construction Worker: PM BE</p> <p>Project Construction Worker: PM BF</p> <p>Project Construction Worker: PM BG</p> <p>Project Construction Worker: PM BH</p> <p>Project Construction Worker: PM BI</p> <p>Project Construction Worker: PM BJ</p> <p>Project Construction Worker: PM BK</p> <p>Project Construction Worker: PM BL</p> <p>Project Construction Worker: PM BM</p> <p>Project Construction Worker: PM BN</p> <p>Project Construction Worker: PM BO</p> <p>Project Construction Worker: PM BP</p> <p>Project Construction Worker: PM BQ</p> <p>Project Construction Worker: PM BR</p> <p>Project Construction Worker: PM BS</p> <p>Project Construction Worker: PM BT</p> <p>Project Construction Worker: PM BU</p> <p>Project Construction Worker: PM BV</p> <p>Project Construction Worker: PM BW</p> <p>Project Construction Worker: PM BX</p> <p>Project Construction Worker: PM BY</p> <p>Project Construction Worker: PM BZ</p> <p>Project Construction Worker: PM CA</p> <p>Project Construction Worker: PM CB</p> <p>Project Construction Worker: PM CC</p> <p>Project Construction Worker: PM CD</p> <p>Project Construction Worker: PM CE</p> <p>Project Construction Worker: PM CF</p> <p>Project Construction Worker: PM CG</p> <p>Project Construction Worker: PM CH</p> <p>Project Construction Worker: PM CI</p> <p>Project Construction Worker: PM CJ</p> <p>Project Construction Worker: PM CK</p> <p>Project Construction Worker: PM CL</p> <p>Project Construction Worker: PM CM</p> <p>Project Construction Worker: PM CN</p> <p>Project Construction Worker: PM CO</p> <p>Project Construction Worker: PM CP</p> <p>Project Construction Worker: PM CQ</</p>	



SCHEDULE A
This forms part of development
Permit # DP14-0158



NOTES:
1. All dimensions are to the centerline of walls unless otherwise noted.
2. All dimensions are to the centerline of doors unless otherwise noted.
3. All dimensions are to the centerline of windows unless otherwise noted.
4. All dimensions are to the centerline of stairs unless otherwise noted.
5. All dimensions are to the centerline of balconies unless otherwise noted.
6. All dimensions are to the centerline of terraces unless otherwise noted.
7. All dimensions are to the centerline of patios unless otherwise noted.
8. All dimensions are to the centerline of decks unless otherwise noted.
9. All dimensions are to the centerline of porches unless otherwise noted.
10. All dimensions are to the centerline of pergolas unless otherwise noted.
11. All dimensions are to the centerline of gazebos unless otherwise noted.
12. All dimensions are to the centerline of sheds unless otherwise noted.
13. All dimensions are to the centerline of garages unless otherwise noted.
14. All dimensions are to the centerline of driveways unless otherwise noted.
15. All dimensions are to the centerline of parking spaces unless otherwise noted.
16. All dimensions are to the centerline of loading zones unless otherwise noted.
17. All dimensions are to the centerline of unloading zones unless otherwise noted.
18. All dimensions are to the centerline of storage areas unless otherwise noted.
19. All dimensions are to the centerline of maintenance areas unless otherwise noted.
20. All dimensions are to the centerline of utility areas unless otherwise noted.

PM
PATRICK MCGUCKER
ARCHITECTURE INC.
3430 BRAYDON LANE
N. WILLOW GROVE, IL 60067
TEL: 847.564.4444
FAX: 847.564.4445
WWW.PMARCHITECTURE.COM

FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL GREEN, NEVADA
PROJECT NO. 3038
DESIGNED BY
PM ARCHITECTURE

PLAN - UNITS

UNIT	TYPE	AREA	DATE
UNIT A	PMD	521 SF	3/15/14
UNIT B	PMD	619 SF	3/15/14
UNIT C	PMD	782 SF	3/15/14
UNIT D	PMD	893 SF	3/15/14
UNIT E	PMD	481 SF	3/15/14
UNIT F	PMD	712 SF	3/15/14
UNIT G	PMD	773 SF	3/15/14

DP14-0158
November 18, 2014 12:54 PM

Notes:
1. The information on this drawing is based on the information provided by the applicant and is not to be used for any other purpose.
2. The information on this drawing is not to be used for any other purpose.
3. The information on this drawing is not to be used for any other purpose.
4. The information on this drawing is not to be used for any other purpose.
5. The information on this drawing is not to be used for any other purpose.



VIEW FACING WEST (A)



KEY PLAN



VIEW FACING SOUTH (B)

SCHEDULE A+B
This forms part of development
Permit # DP14-0158

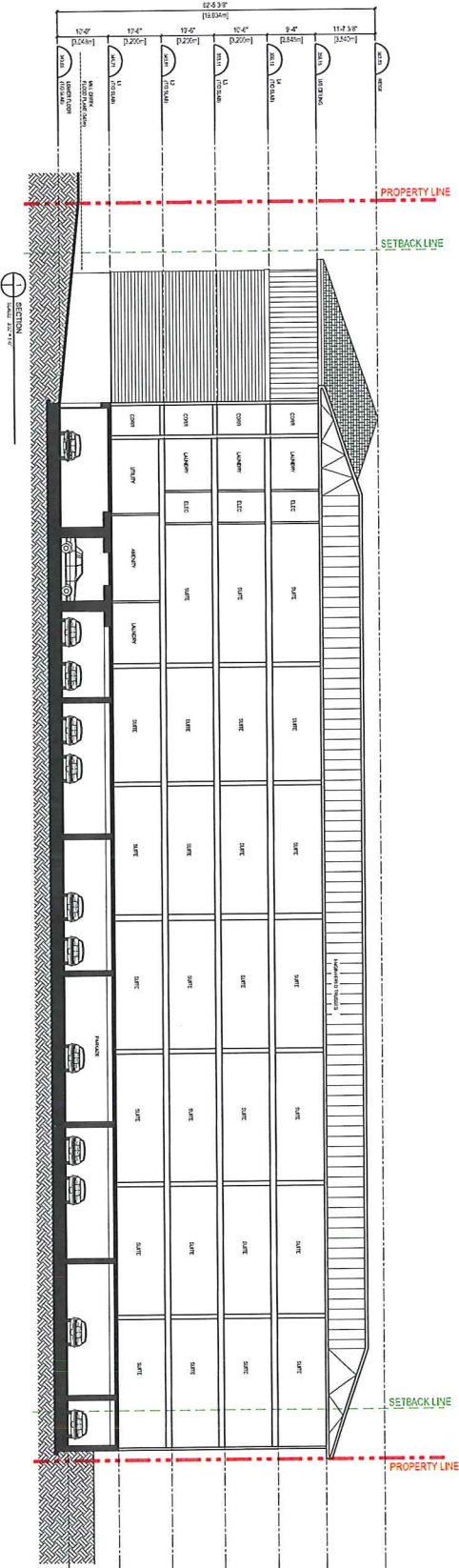
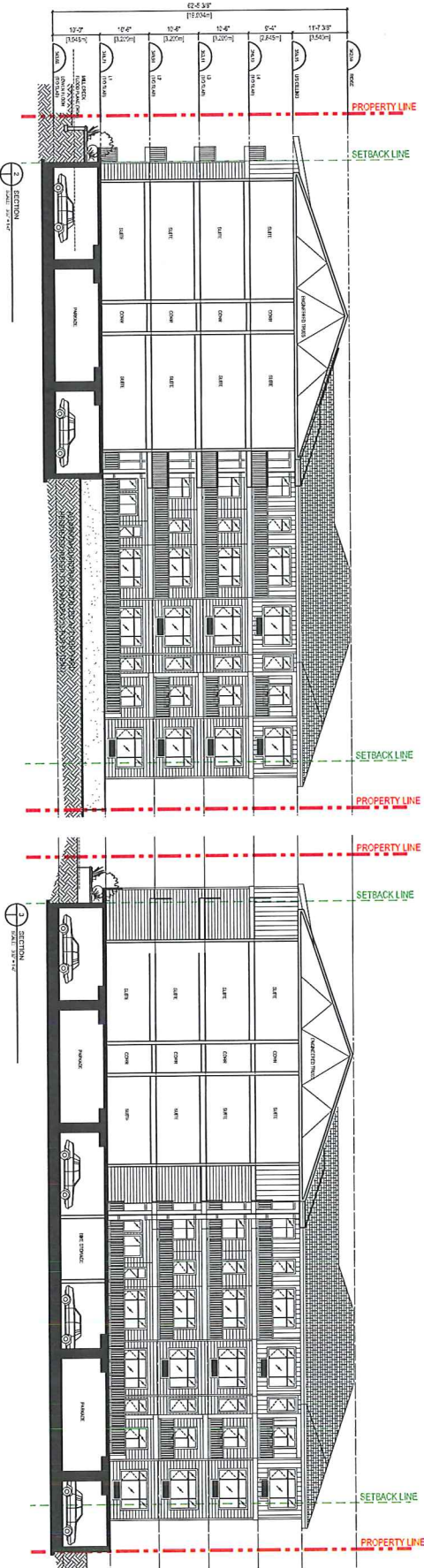
PM
PATRICK MCGURK
ARCHITECTURE INC.
AAA MAIRIE WAIC
3239 BRVQUIN ROAD
KELT Phone: 0778-643229
pa@patrickm.com

Project Site:
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1765 CHAPMAN ROAD
CENTRAL OREGON, OREGON 97531
Project No.: 3338

Drawn By:
Building Massing Studies

Scale:
Phase: IB
Scale: PNC

DP14-0158
November 18, 2014 02:07 PM



SCHEDULE A+B

This forms part of development
Permit # **DP14-0158**

DP14.00

November 18, 2014 12:04 PM

PM

PATRICK MCGUIRE ARCHITECTURE INC.
3230 UNIVERSITY ROAD
SUITE 100
ANN ARBOR, MI 48106
734.769.1111
patrickmcguires.com

PROJECT TITLE
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
CENTRAL GREEN, DENVER, CO
PROJECT NO. 3338

DATE
11/18/14

BY
PAC

FOR
PAC

DATE
11/18/14

BY
PAC

FOR
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DATE
11/18/14

BY
PAC

FOR
PAC



SCHEDULE A + C
This forms part of development
Permit # DP14-0158

[illegible]

LANE

ROSEMEAD
AVENUE

CHAPMAN PLACE

LANE

LONG AD PLAN
AREA = 15,817 S.F. (CLASH)

SCHEDULE

A+C

This forms part of development
Permit # DP14-0158

DP2.02
November 10, 2014 02:51 AM

Project	PAC	2007-11-17
Client	PAC/B	
Contract	PAC	

PLAN - LEVEL 02

PROJECT SITE
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL GREEN, VICTORIA
PROJECT NO. 3308

PROJECT SITE

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LANE

ROSEMEAD
AVENUE

CHAPMAN PLACE

LANE

1 LEVEL 03 PLAN
SCALE: 3/8"=1'-0"
AREA: 10,477 S.F.

SCHEDULE

PTC

This forms part of development
Permit # 0814-0158

04 2014-11-19 Issued for PTC
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06 2014-11-19 Issued for PTC
07 2014-11-19 Issued for PTC
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PM

PATRICK MCKUSKER
ARCHITECTURE, LLC
3230 BRANDY LANE, SUITE 200
DALLAS, TEXAS 75244
PHONE: 214-444-4223
WWW.PATRICKMCKUSKER.COM

PROJECT TITLE
FRIENDSHIP HOUSING
RESIDENTIAL RETAIL APARTMENT
CENTRAL BUSINESS DISTRICT
1000 PINE STREET, SUITE 300
DALLAS, TEXAS 75202

DESIGNED BY
PACUB
CHECKED BY
PACUB
DATE
NOVEMBER 19, 2014 09:41 AM

DPA2.03



SCHEDULE A-1-C
This forms part of development
Permit # DP14-0158

LANE



**PATRICK McCUSKER
ARCHITECTURE INC.**

AAA	MAISC	MRAIC
2430 BRUNOULIN ROAD KELOWNA BC V1W 4M6 - Phone: 778-4484-0223 - patrickmccusker@com		

project data
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA
project no. 3338

PLAN - LEVEL 04

study ref	results
PMC	302 st m ¹ ·d ²
PMICUB	
PMIC	

DPA2.04

Noted:

- Copyright Reserved: This study and design was all of our own work.
- We did not use any copyrighted material, such as text, pictures, or other content, without proper attribution.
- All data used in this study was collected from publicly available sources, such as government records, academic journals, and other open-access databases.
- The study was not for profit.

Conclusion and Summary of Findings:

The study found that the use of digital technology in education has a positive impact on student learning outcomes. This is supported by the data collected from the study, which shows that students who used digital technology performed better on tests and assignments than those who did not. The study also found that digital technology can help to reduce the cost of education, as it allows for more efficient use of resources. Finally, the study found that digital technology can help to improve the quality of education, as it allows for more personalized learning experiences.

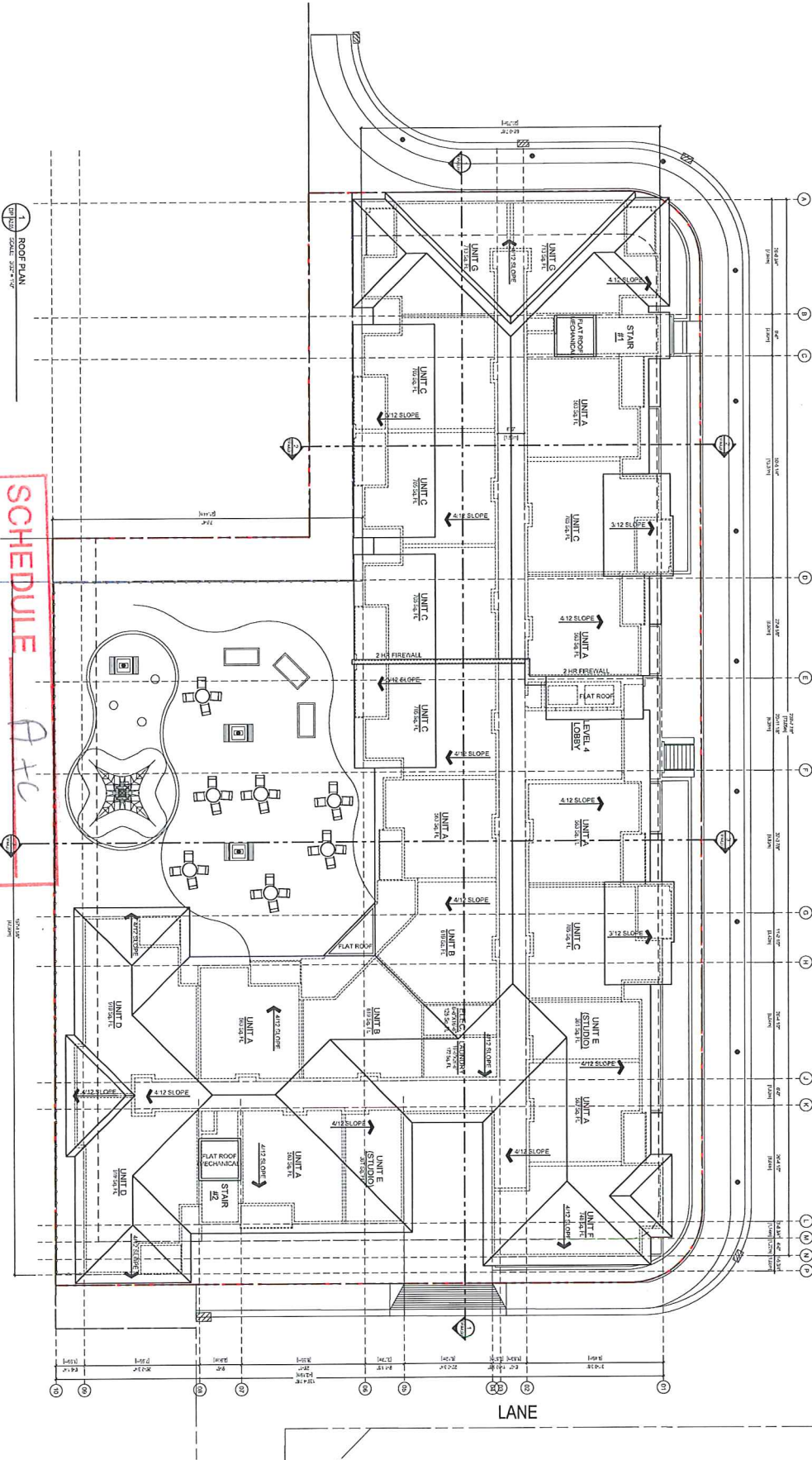
Recommendations:

Based on the findings of this study, we recommend that schools and universities continue to invest in digital technology for education. This includes purchasing hardware and software, as well as providing training for teachers and students. Additionally, we recommend that schools and universities develop policies and procedures to ensure the effective use of digital technology in the classroom. Finally, we recommend that schools and universities continue to monitor the impact of digital technology on student learning outcomes, in order to make any necessary adjustments.

LANE

ROSEMEAD
AVENUE

CHAPMAN PLACE



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

SCHEDULE

A+C

This forms part of development
Permit # DP14-0158

PM

PATRICK MCDONNELL
ARCHITECTURE INC.

AAA MAISC WAAC
3430 NEWQUIN ROAD
KELSO, WA 98901-3232
patt@patrickmcdonnell.com

Project Site
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL OREGON, OREGON

Project No. 3038
Drawing Title
PLAN - ROOF

Author: PNC
Date: 10/27/14
Checked: PNC
Date: 11/10/14

DP14-0158
November 10, 2014 09:00 AM

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the roof.
3. All dimensions are to the finished roof surface.
4. All dimensions are to the finished roof surface.
5. All dimensions are to the finished roof surface.
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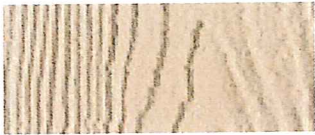
MATERIAL BOARD



HARDIEPLANK CEDAR MILL (5" EXPOSURE)
BENJAMIN MOORE CC-668 (GREEN GABLES)



HARDIEPANEL SMOOTH
BENJAMIN MOORE CC-124 (LOUISIANA HOTSAUCE)



HARDIETRIM RUSTIC GRAIN
BENJAMIN MOORE CC-140 (BARELY BIEGE)



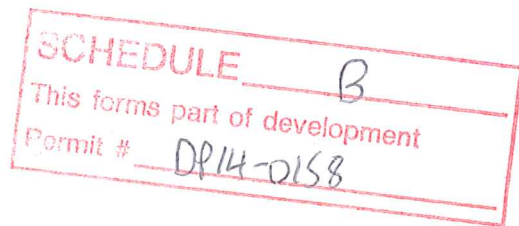
HARDIEPANEL SMOOTH
ORANGE



CULTURED STONE
(CARAMEL COUNTRY LEDGESTONE)



LAMINATED FIBREGLASS SHINGLES



FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1475 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA

PM 
PATRICK McCUSKER
ARCHITECTURE INC.

NOTES:
 1. All elevations are shown in perspective. The drawings are not to scale and are not to be used for construction purposes.
 2. The drawings are not to be used for construction purposes.
 3. The drawings are not to be used for construction purposes.
 4. The drawings are not to be used for construction purposes.
 5. The drawings are not to be used for construction purposes.
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 8. The drawings are not to be used for construction purposes.
 9. The drawings are not to be used for construction purposes.
 10. The drawings are not to be used for construction purposes.



2 ELEVATION - EAST
 SCALE 3/32"=1'-0"



1 ELEVATION - SOUTH
 SCALE 3/32"=1'-0"

SCHEDULE B
 This forms part of development
 Permit # DPA3.11

PM A
 PATRICK MCUSKER
 ARCHITECTURE INC.
 3430 BRISBANE ROAD
 KILGERRIE, N.S.W. 2514
 TEL: 02 9330 1112
 FAX: 02 9330 1113
 WWW.PMAA.COM.AU

PROJECT NO.
 FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT
 1746 CHAPMAN ROAD
 CENTRAL GREEN, KILGERRIE
 PROJECT NO.

DATE
 2014-11-19
 BY
 2014-11-19
 CHECKED
 2014-11-19
 APPROVED
 2014-11-19

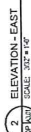
PROJECT NO.
 FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT
 1746 CHAPMAN ROAD
 CENTRAL GREEN, KILGERRIE
 PROJECT NO.

DATE
 2014-11-19
 BY
 2014-11-19
 CHECKED
 2014-11-19
 APPROVED
 2014-11-19

PROJECT NO.
 FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT
 1746 CHAPMAN ROAD
 CENTRAL GREEN, KILGERRIE
 PROJECT NO.

DATE
 2014-11-19
 BY
 2014-11-19
 CHECKED
 2014-11-19
 APPROVED
 2014-11-19

Soal



SCHEDULE B
This forms part of development
Permit # DP14-0158

PM

PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENVOLIN ROAD
 KELOWNA BC V1W 4M6
 - Phone: 778-484-0223 -
 pat@pmcsearch.com

project title

FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT

1745 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA

project no. 3338

drawing title

study set	PMC	3/32" x 1-0"
of part	PMCJB	
of class	PMC	
of set		

DPA3.01

NOTES:
 1. The drawings are prepared in accordance with the requirements of the Building Act and the Building Regulations.
 2. The drawings are prepared in accordance with the requirements of the Building Act and the Building Regulations.
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 9. The drawings are prepared in accordance with the requirements of the Building Act and the Building Regulations.
 10. The drawings are prepared in accordance with the requirements of the Building Act and the Building Regulations.



2 ELEVATION - WEST
 SCALE: 1/2" = 1'-0"



1 ELEVATION - NORTH
 SCALE: 1/2" = 1'-0"

SCHEDULE B+C
 This forms part of development
 Permit # DP14-0158

PROJECT NO: 2014-0158
 DATE: 2014-01-17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NAME: [Name]
 PROJECT ADDRESS: [Address]
 PROJECT CITY: [City]
 PROJECT STATE: [State]
 PROJECT ZIP: [ZIP]

PM A

PATRICK MCGUCKEN
 ARCHITECTURE INC.
 1000 10TH AVENUE
 SUITE 100
 KELLOWNA B.C. V1W 4A9
 TEL: (250) 775-6444
 FAX: (250) 775-6445
 WWW.PMARCHITECTURE.COM




PROJECT NAME: FRIENDSHIP HOUSING
 PROJECT ADDRESS: RESIDENTIAL APARTMENT
 PROJECT CITY: KELLOWNA
 PROJECT STATE: BRITISH COLUMBIA
 PROJECT ZIP: V1W 4A9

ELEVATIONS - COLOURED

DATE: 2014-01-17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NAME: [Name]
 PROJECT ADDRESS: [Address]
 PROJECT CITY: [City]
 PROJECT STATE: [State]
 PROJECT ZIP: [ZIP]

DPA3.10



	①	DOUBLE-GLAZED THERMALLY BROKEN WINDOWS
	②	ALUMINUM GLAZING AND POCKETS (POWDER COATED)
	③	10" x 10" COLUMN HARDIE® PLANK

ATRICK McCUSKER
ARCHITECTURE INC.
 AAA MAISC MRAIC
 3430 BENVOLIN ROAD
 KELOWNA BC V1W 4M8
 - Phone: 778-484-0223 -
 eaa@cmccorh.com

project title	FRIENDSHIP HOUSING RESIDENTIAL RENTAL APARTMENT	project no.	3338
	1745 CHAPMAN ROAD CENTRAL GREEN, KELOWNA		

Drawing title
ELEVATIONS

material	PMC	width	3/32" x 1/4"
assembly	PMCAUB		
description	PMC		

Drawing No.

DPA3 00

Submitted: November 18, 2014 02:50 PM

SCHEDULE B+C
This forms part of development
Permit # DP14-0258



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Wednesday June 11, 2014

Friendship Housing Development
C/o Van Mar Constructors Inc.
Unit 101B – 30701 Simpson Road
Abbotsford, BC V2T 6Y7
Attn: Cody Voorhoorst

Re: Proposed Friendship Housing Development – Preliminary Cost Estimate for Bonding

Dear Cody:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Friendship Housing Development conceptual landscape plan dated 14.06.11;

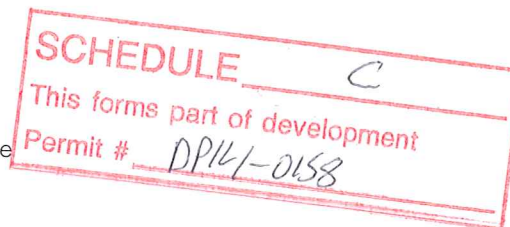
- 623 square metres (6,706 square feet) of improvements = \$42,186.25

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



REPORT TO COUNCIL



Date: November 27th, 2014

RIM No. 0940-40

To: City Manager

From: Urban Planning, Community Planning & Real Estate (AC)

Application: DP14-0221 & DVP14-0223 **Owner:** Watermark Developments Ltd., Inc. No. BC0642787

Address: 845 Academy Way **Applicant:** Mission Group Homes

Title: 2015 01 13 Report DP14-0221 and DVP14-0223 Academy Way - U2 and Development Variance Permit

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP14-0221 for Lot 4, Section 10, Township 23, ODYD, Plan EPP45918, located on 845 Academy Way, 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. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied as described in the report's "Attachments";
5. Prior to issuance of the Building Permit, the requirements of Subdivision file (S14-0036) must be satisfied;
6. That a statutory right-of-way be registered on the subject property for a trail connection as described in the Primary Parks, Trails, and Open Space Plan prepared by CTQ in July 2010 Area Structure Plan;
7. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP14-0223, Lot 4, Section 10, Township 23, ODYD, Plan EPP45918, located on 845 Academy Way, Kelowna, BC.

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

Section 8.1 - Parking Schedule

Vary the parking requirements from 167 parking stalls required to 155 parking stalls proposed.

2.0 Purpose

To consider a Development Permit and Development Variance Permit application for the form and character of a multi-family development on the subject property.

3.0 Urban Planning

Following the initial development of the Academy Hill mixed-use development and the 66 unit "U1" residential development located immediately north of the subject property, the proposed building is the fourth to be developed as part of the University South Area. Urban Planning is supportive of the proposed development as it is generally consistent with the applicable Development Permit Guidelines contained in the Official Community Plan (OCP) as well as the University Village Master Plan.

The building design respects the University Village Master Plan concept, with the long articulated building form following the site contours and the shorter building façade facing Academy Way. The architectural form and character of the "U2" project is in a "campus modern" style which will complement the character of the recently constructed buildings at UNCO and on Academy Way. The west facing building façade and streetscape design has incorporated articulated corner details, appropriate landscape features, walls, building signage, and an articulated building façade which creates a welcoming building vista from Academy Way. A positive design feature is the building entry is located well away from the parkade entrance. Further, the applicant has incorporated Staff's design comments including horizontal and vertical movements through the building elevations, enhanced building street presence, and improved sidewalk / pathway connectivity. The design has thoughtfully responded to the challenges of the sloping site, and landscaping is used effectively to integrate the building into the surrounding natural setting and to minimize exposed retaining features. All units are provided with ample private open space in balconies and yards, as well as access to ground-level community garden and outdoor amenity areas.

Staff is supportive of the proposed variance to reduce the required onsite parking from 167 spaces to 155 spaces, a variance of 12 spaces (a 7% reduction). The previous development (U1) had a 7% parking variance. The development is targeted principally for students and staff of the adjacent UBC Okanagan campus. The argument put forth from the applicant is that the future occupants (staff and students) will have a reduced level of vehicle ownership and is close to the University. There are currently no nearby commercial ventures and residents will likely need a vehicle (or transit) to travel for those purposes. However, there is an area set aside for future commercial development on Academy Way.

The residents on Academy Way will likely be primarily accessing UBCO and assuming car ownership will be lower justifying a parking variance adequate alternative active transportation links need to be established. Currently, the direct foot traffic and active transportation link is through a forested area which is designated to be an excavated cut for the future John Hindle Drive. A pedestrian bridge is proposed over John Hindle Drive to provide a reasonable pedestrian connection between Academy Way and UBCO. No budget is currently allocated for construction.

The requested parking variance is similar to the U1 project and is considered minor enough ($\leq 7\%$ variance) to not substantially increase any on-street parking problems.



Figure 1: Current pedestrian connection that will be eliminated due to John Hindle Drive construction

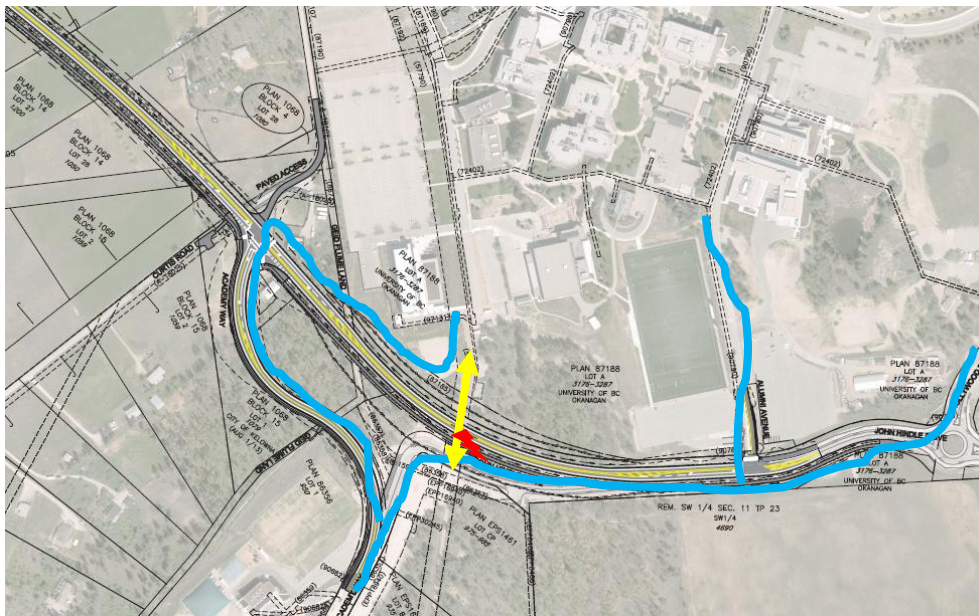
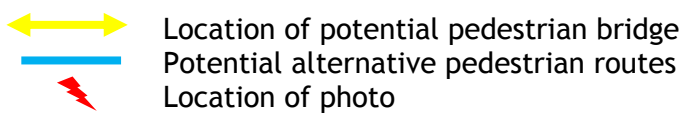


Figure 2: Future John Hindle Drive and Potential pedestrian connections



In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours as described in the attached *Schedule 'A'*. No major issues were identified during the initial consultation with neighbouring parcels.

4.0 Proposal

4.1 Project Description

The 'U2' project consists of two phases - each being a 66 unit 4 ½ storey multi-family apartment building over an enclosed parking structure. The total number of units in the 'U2' project is 112 units with 98 parking spaces proposed to be enclosed in the parkade and 14 in a carport structure within the outdoor parking area in front of the building. There will be an additional 40 surface parking spaces which includes the required 16 visitor spaces. The total required parking spaces is 167 vehicles and the development is seeking a variance to permit only 155 vehicle parking spaces.

The steep slope area on the eastern portion of the subject property results in approximately 28% of the site area not suitable for development and is protected through a no-build / no-disturb covenant. A trail system and pathways will connect the building site to the main pedestrian pathway along Academy Way to the west as well as the regional trail system that exists along the eastern boundary of the site. On site viewpoint nodes have been incorporated into the landscape design. The main vehicle access to the site will be towards the south end of the site which will create an easy transition from street level to the building site. This entry location provides for a "gateway" design element to be created and present a welcoming vista into the site. Further, a community garden / orchard will be incorporated into the landscaped area between the two buildings.

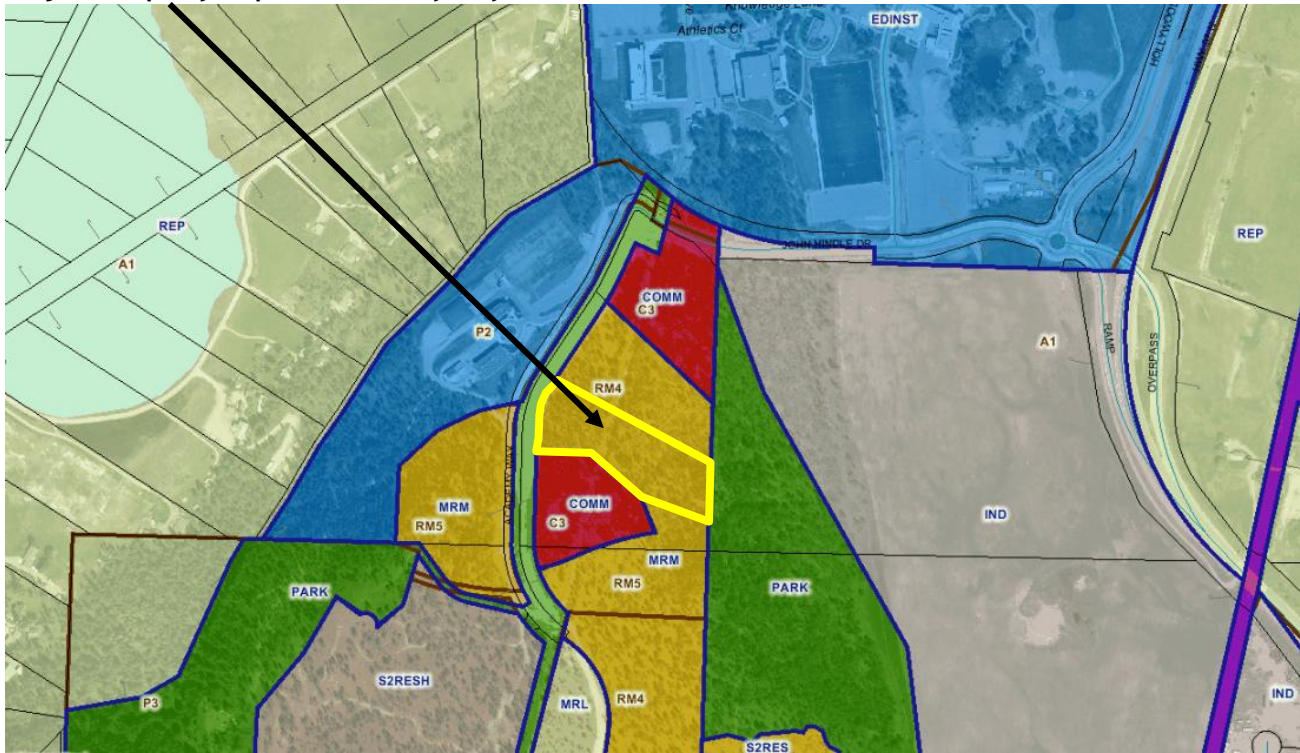
4.2 Site Context

The 'U2' development project is located on the north slope adjacent to Academy Way and immediately south of the 'U1' development project which is a 3 ½ storey 66 unit residential building. The property has a Future Land Use designation of MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and is within the Permanent Growth Boundary..

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 - Neighbourhood Commercial RM5 - Medium Density Multiple Housing	Vacant
East	A1 - Agricultural	Park
South	RM4 - Transitional Low Density Housing	Multiple family dwellings
West	RM5 - Medium Density Multiple Housing P2 - Education and Minor Institutional	Vacant School

Subject Property Map: 845 Academy Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1,500 m ²	21,3890 m ²
Lot Width	30.0 m	107 m
Lot Depth	35.0 m	240 m
Development Regulations		
Site Coverage (buildings)	40 %	17 %
Site Coverage (buildings, driveways, and parking)	60 %	26.1 %
FAR	1.16	0.39
Height	18.0 m and 4 ½ storeys	14.3 m and 4 ½ storeys
Front Yard (west)	3.0 m	0.6 m
Side Yard (north)	7.0 m	37.9 m
Side Yard (south)	7.0 m	7.0 m
Rear Yard (east)	9.0 m	69.9 m
Other Regulations		
Private Open Space	2,465 m ²	2,581 m ²
Parking Stalls	167	155 ●
Bicycle Spaces	56 Class 1 spaces 12 Class 2 spaces	89 Class 1 spaces 12 Class 2 spaces

● Indicates a requested variance to reduce the minimum number of parking stalls from 167 required to 155 proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Parking Relaxations.³ Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comment.

6.2 Parks and Public Spaces Department

- SROW for public access must be registered on subject property as per the Primary Parks, Trails and Open Space Plan prepared by CTQ in July 2010 Area Structure Plan, (attachment to follow in subsequent email). The applicant should work with the City's Real Estate Manager (Jeff Hancock 250-460-8410) to register the SROW prior to issuance of the DP.
- The applicant is proposing a multi-use trail along the BC Gas corridor. This is consistent with the ASP and the design and construction of the trail must meet City standards for surface material, width and specifications.
- Boulevard treatment on Academy Way should match has been previously approved for 935 and 975 Academy way with regards to street tree species, size, spacing and other landscape treatment.

6.3 Development Engineering Department

- See attached memorandum.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.11.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: August 2nd, 2014
Date of Public Consultation: November 27th, 2014

Report prepared by:

Adam Cseke, Planner

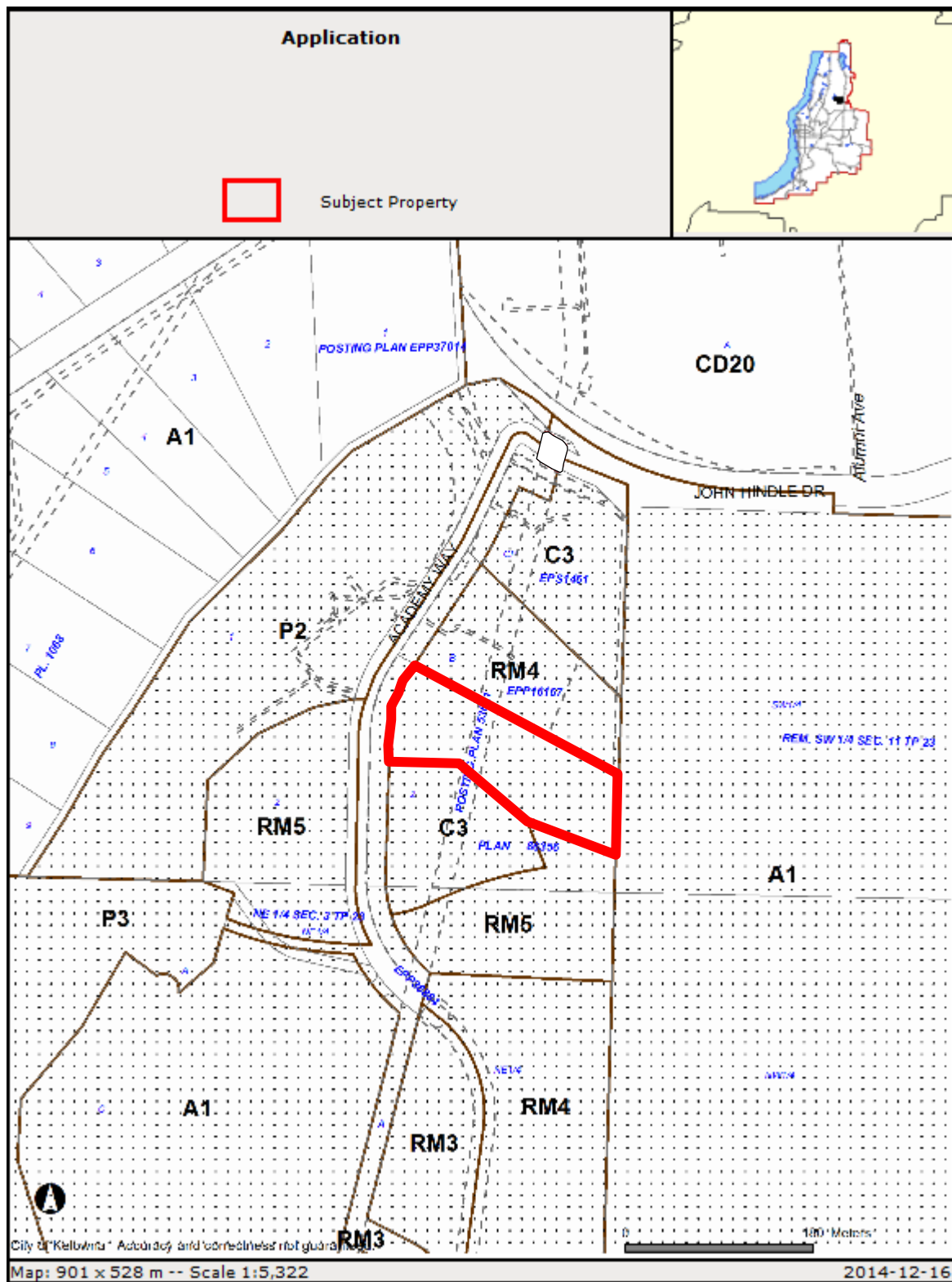
Reviewed by: ☐ Ryan Smith, Urban Planning Manager

Approved for Inclusion: ☐ Doug Gilchrist, Divisional Director -
Community Planning & Real Estate

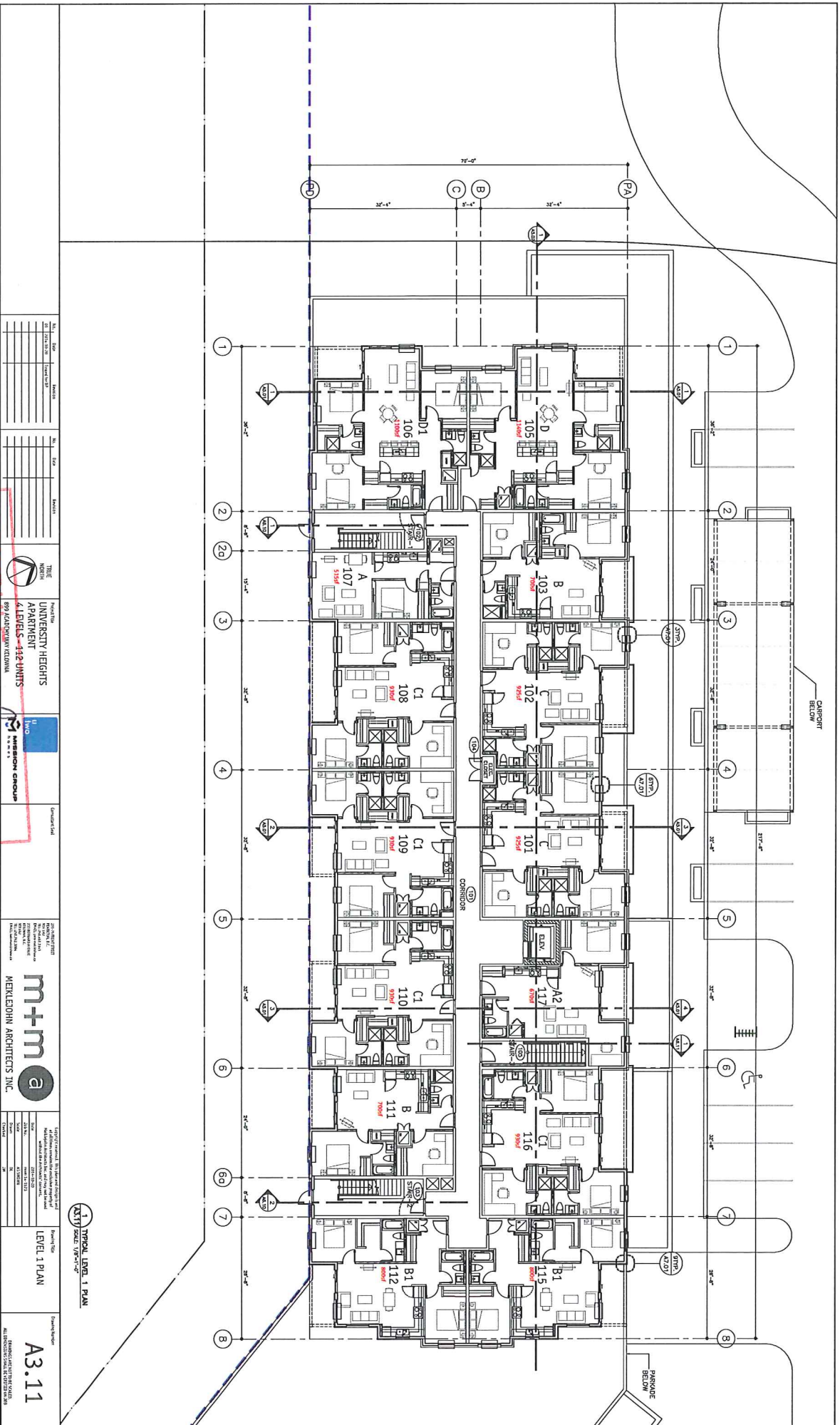
Attachments:

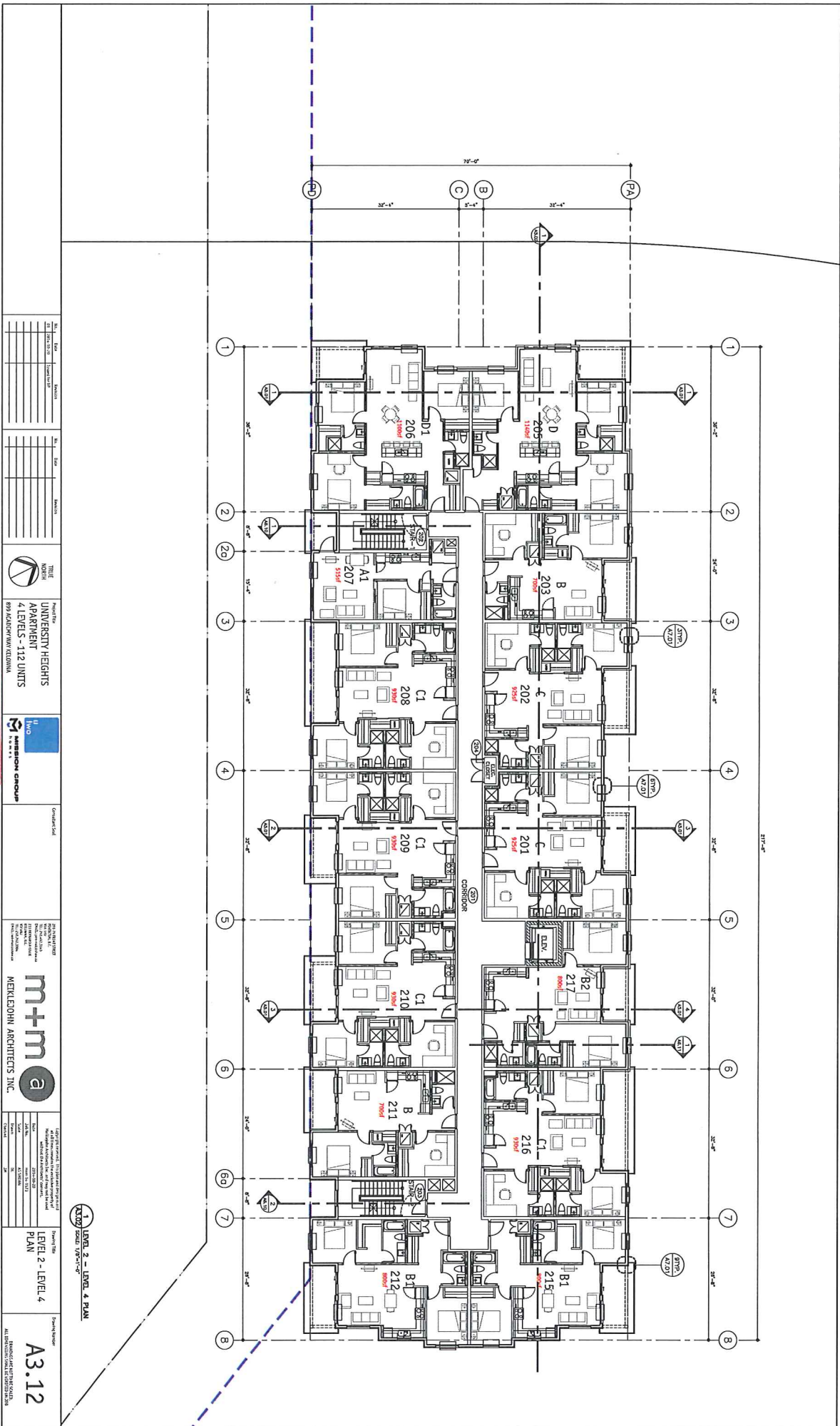
Applicant Notification
Development Engineering Memorandum
University Village Master Plan - Primary Parks, Trails, and Open Space System
Applicant Rationale
Draft Development Permit / Development Variance Permit

- Schedule 'A'
 - Site Plan
 - Floor Plan
- Schedule 'B'
 - Elevations
- Schedule 'C'
 - Landscape Plan



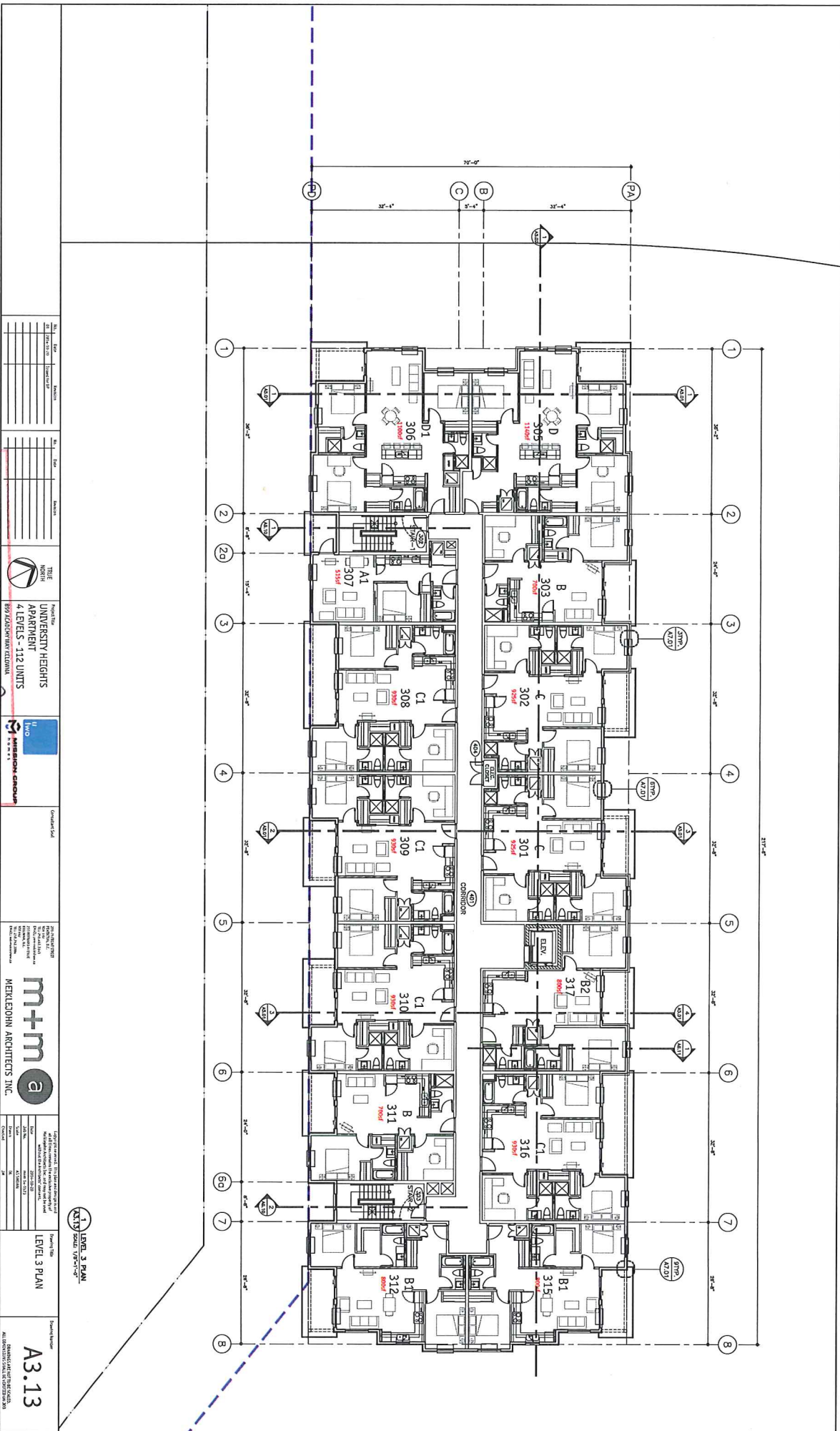
SCHEDULE **IF**
This forms part of development
Permit # DP14-0221



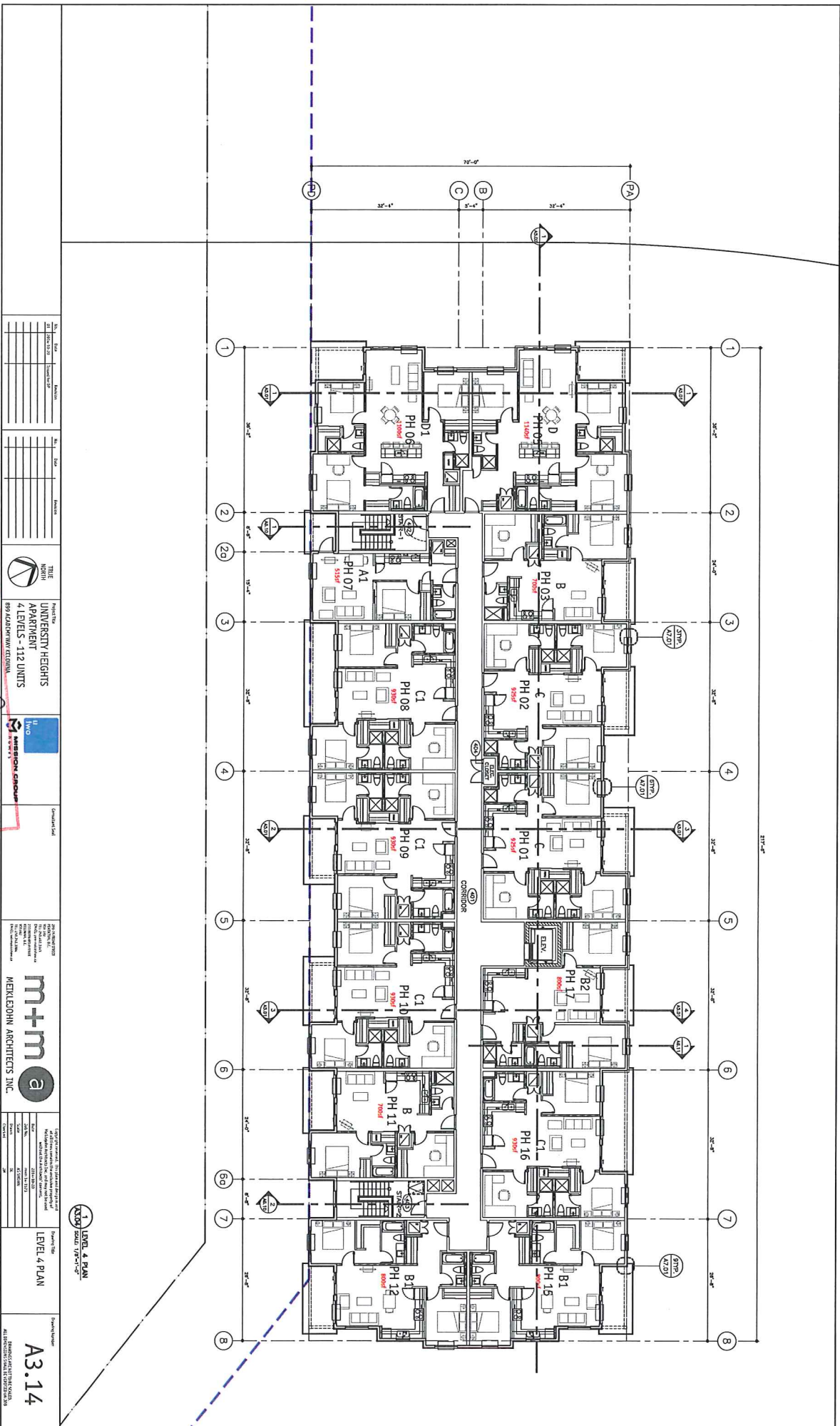


SCHEDULE A
 This forms part of development
 Permit # DP14-0221

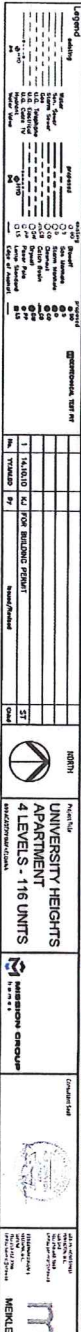
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SCHEDULE
 This forms part of development
 Permit # DP14-0221



SCHEDULE
 This forms part of development
 Permit # DP4-0221



①

Permit # 1814-0221

[illegible]

LOCATIONS AND OBJECTS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE COMPILED FROM THE MOST RECENT INFORMATION AVAILABLE, BUT ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. PROPOSED LOCATION OF ALL SHALLOW UTILITY APPURTENANCES ARE SCHEMATIC ONLY. DETAILS MUST BE OBTAINED FROM EACH UTILITY COMPANY.

ELECTRICAL. ALL CONSTRUCTION TO CONFORM TO CITY OF ST. LOUIS CODES AND THEIR SUPPLEMENTS. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING CURRENT DRAINAGE.

TELEPHONE.

ALL CONSTRUCTION TO CONFORM TO CITY SPECIFICATIONS AND THEIR SUPPLEMENTS. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING CARRIER ROUTINGS.

CABLE T.V.

ALL CONSTRUCTION TO CONFORM TO SAME CITY T.V. SPECIFICATIONS AND THEIR SUPPLEMENTS. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING CARRIER ROUTINGS.

CMS.

WORK IS REQUIRED AT ALL SITES CONSIDERING TO ACQUIRE AND USE LAND REPARATION. THIS TRANSMISSION LINE IS TO BE PROVIDED. PLANTS TO BE PROVIDED PEOPLE.

CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING.

1. ALL JOINTS AND FITTINGS TO BE PROTECTED BY DENSOL PASTE AND TAPE AND BE PROTECTED BY GARDOLIN, ARMOCL.
2. INSTALL P10 TO P12 CAUSE, SHOULD FIRE UP INSULATION TRACER WIRE ALONG ALL NEW WATERMAIN AS PER C.E.D.

- SUPERVISION OF GOOD AT DEVELOPER'S EXPENSE. ADVANCE NOTICE IS REQUIRED TO PERMIT GOOD TO NOTIFY EXISTING CREDITORS OF THE DISRUPTION, AND A WORK PLAN/SCEDULE SHALL BE PROVIDED BY CONTRACTOR AND APPROVED BY GOOD PRIOR TO THE ICE-IN PROCEEDINGS.

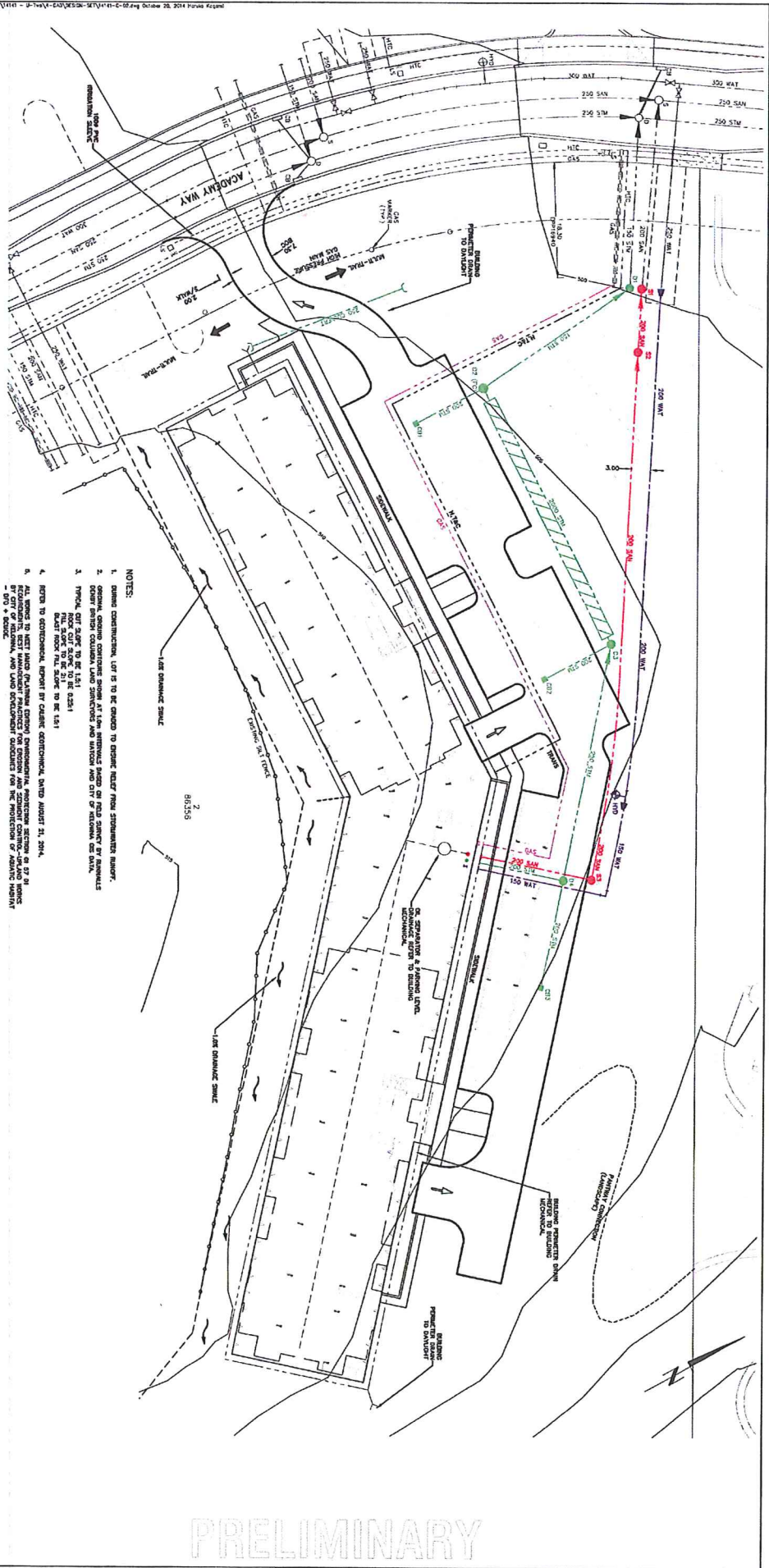
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MONITOR# 804212	334463.098	32852.271
CONTROL A	334103.622	37180.537
CONTROL B	333699.832	327920.466
		303.881

CONTRIBUTORS WILL RECEIVE AN FLYER SUBJECT BY MONUMENTS DID NOT BRING COORDINATE LIND
SUNFLOWERS DATED AUGUST 2014

PHENOL:
200-979-122


m+m
 MEINKLEBORN ARCHITECTS INC.
 1000 Broadway, New York City, NY 10018
 Tel: 212 675 1000 Fax: 212 675 1001
 E: info@m+m.com Web: www.m+m.com
 Project: 1000 Broadway
 Date: 01/01/01
 Scale: 1/8" = 1'-0"
 Sheet: 1 of 1
 Title: SITE PLAN
 Author: [blank]
 Date: [blank]
 Scale: [blank]
 Sheet: [blank]

PRELIMINARY



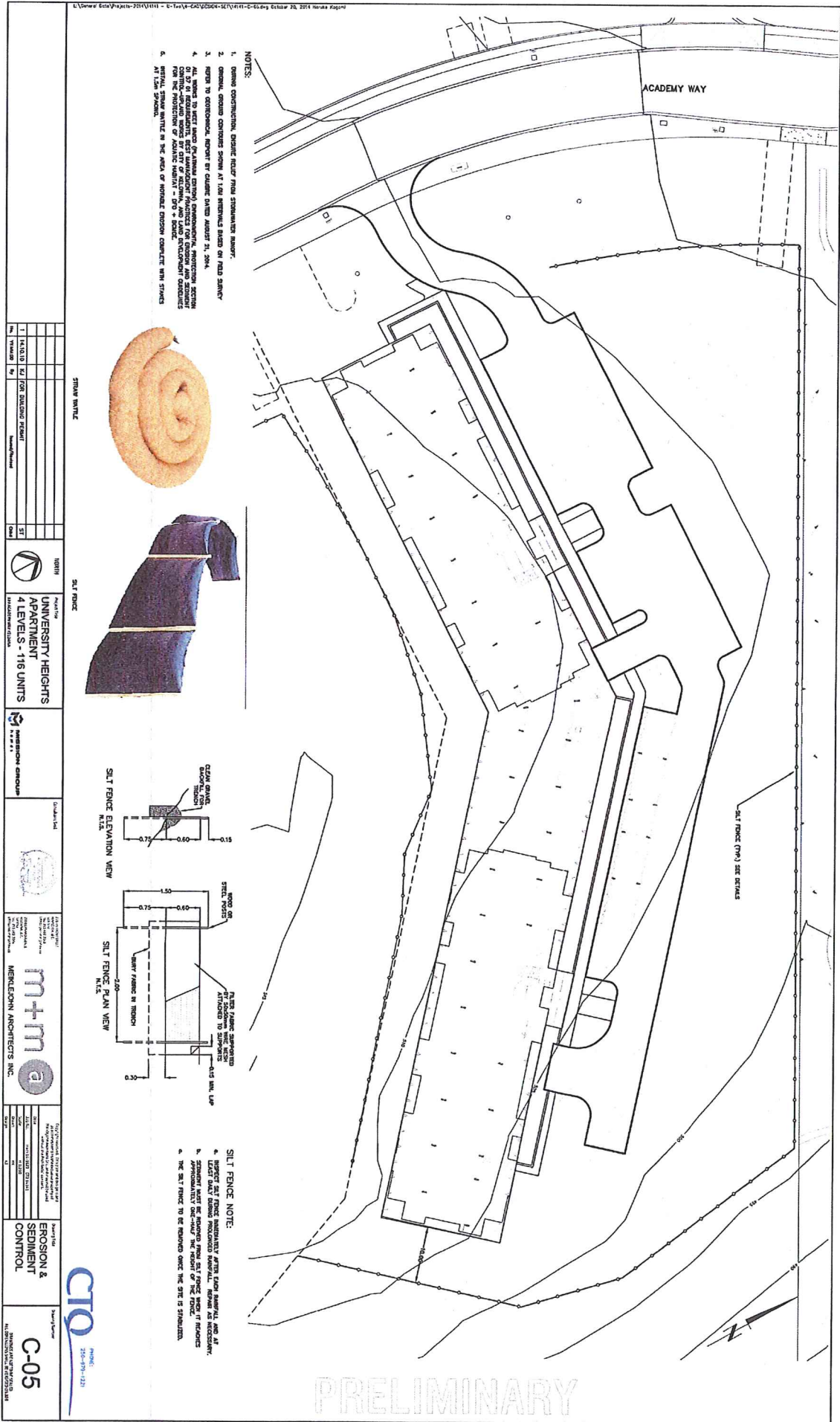
NOTES:

1. DURING CONSTRUCTION, LOT IS TO BE GRADED TO EXISTING NEARBY STREET ELEVATION.
2. EXISTING GRASSY LOT TO BE GRADED TO EXISTING NEARBY STREET ELEVATION.
3. EXISTING GRASSY LOT TO BE GRADED TO EXISTING NEARBY STREET ELEVATION.
4. EXISTING GRASSY LOT TO BE GRADED TO EXISTING NEARBY STREET ELEVATION.
5. EXISTING GRASSY LOT TO BE GRADED TO EXISTING NEARBY STREET ELEVATION.
6. EXISTING GRASSY LOT TO BE GRADED TO EXISTING NEARBY STREET ELEVATION.
7. THIS PLAN NOT TO BE USED FOR BUILDING RECORD PURPOSES.

Project Name		UNIVERSITY HEIGHTS APARTMENT		4 LEVELS - 116 UNITS		M+M ARCHITECTS INC.		COMPOSITE UTILITY PLAN		C-02	
Project No.		116		116		116		116		116	
Scale		1" = 10' - 0"		1" = 10' - 0"		1" = 10' - 0"		1" = 10' - 0"		1" = 10' - 0"	
Date		11/11/11		11/11/11		11/11/11		11/11/11		11/11/11	
Author		M+M		M+M		M+M		M+M		M+M	
Checker		M+M		M+M		M+M		M+M		M+M	
Project Manager		M+M		M+M		M+M		M+M		M+M	
Client		M+M		M+M		M+M		M+M		M+M	
City		M+M		M+M		M+M		M+M		M+M	
State		M+M		M+M		M+M		M+M		M+M	
Country		M+M		M+M		M+M		M+M		M+M	

CTO

SCHEDULE A
This forms part of development
Permit # DP14-0221

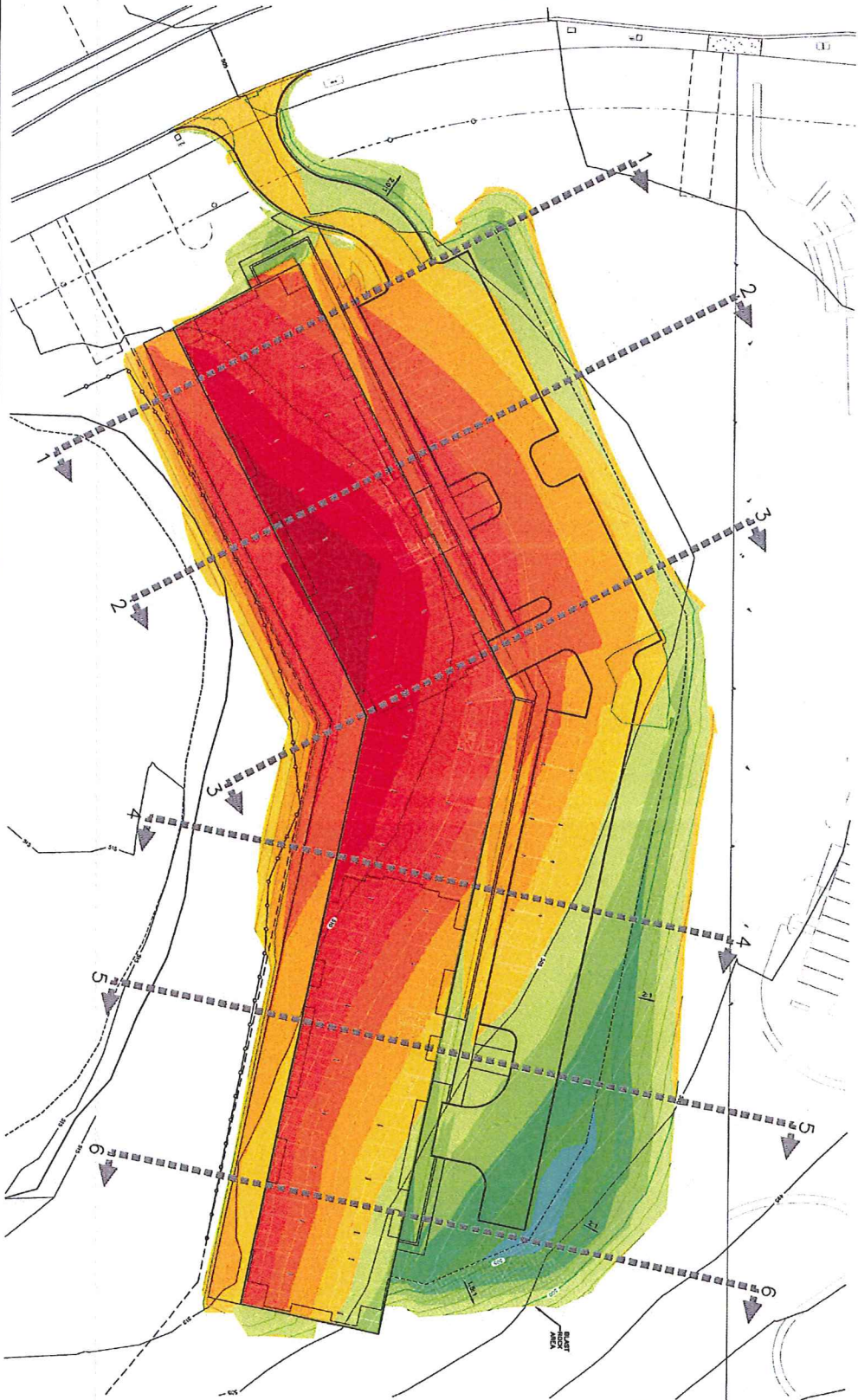


SCHEDULE 4

This forms part of development

Permit # 014-0221

U:\Shared Data\Projects\2014\1111 - U:\Shared Data\2014-2015\1111-11-10-12.dwg October 20, 2014 Project Page



SURFACE ELEVATION DATA			
STATION	EXISTING ELEVATION	PROPOSED ELEVATION	COLOR
1	-7.50	-6.00	Red
2	-6.00	-5.00	Red
3	-5.00	-4.00	Red
4	-4.00	-3.00	Red
5	-3.00	-2.00	Red
6	-2.00	-1.00	Red
7	-1.00	0.00	Red
8	0.00	1.00	Red
9	1.00	2.00	Red
10	2.00	3.00	Red
11	3.00	4.00	Red
12	4.00	5.00	Red
13	5.00	6.00	Red
14	6.00	7.00	Red
15	7.00	8.00	Red

PRELIMINARY

PROJECT NO. 1111 PROJECT NAME UNIVERSITY HEIGHTS APARTMENT 4 LEVELS - 116 UNITS PROJECT LOCATION 1111 UNIVERSITY HEIGHTS APARTMENT 4 LEVELS - 116 UNITS PROJECT OWNER UNIVERSITY HEIGHTS APARTMENT 4 LEVELS - 116 UNITS PROJECT ARCHITECT m+m architects inc. PROJECT ENGINEER CIO PROJECT DATE 11/10/14		SHEET NO. 1111 SHEET NAME GRADING - CUT & FILL SHEET DATE 11/10/14
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SCHEDULE A

This forms part of development
Permit # DP14-0221

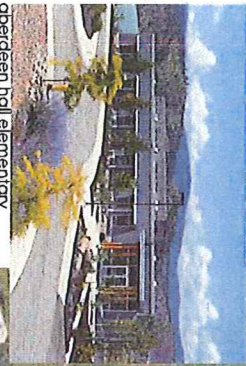
SCHEDULE B

This forms part of development

Permit # 0814-0221



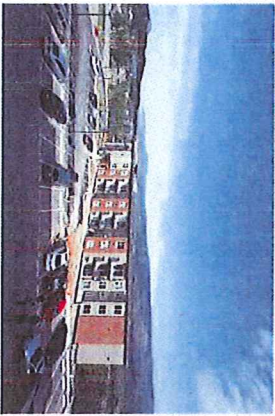
aberndeen hall elementary



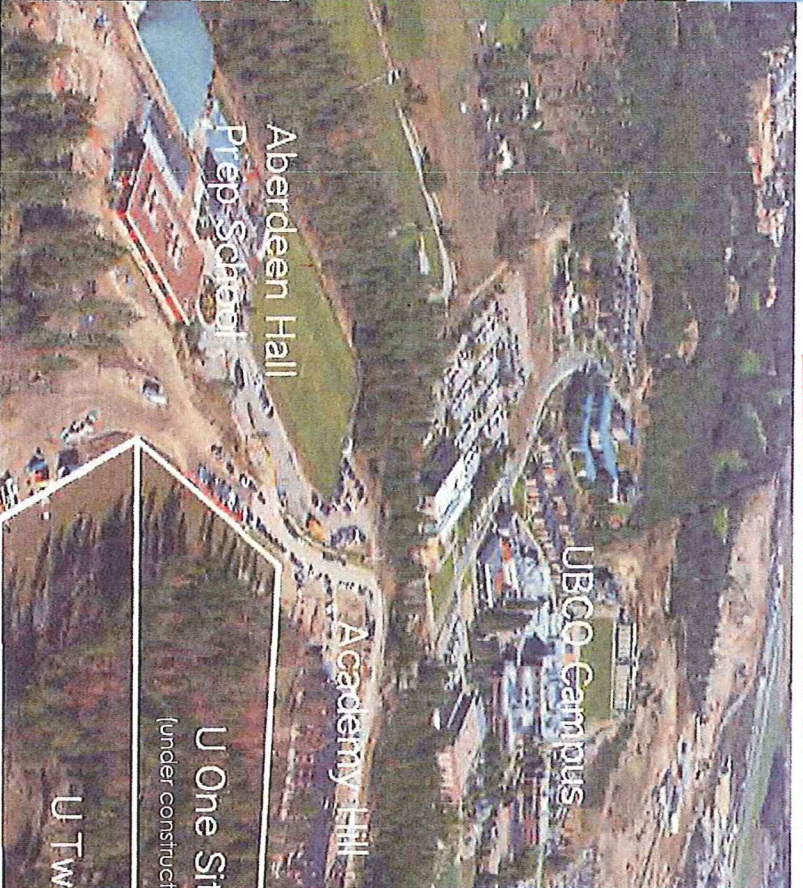
aberndeen hall elementary



academy apartment - 1



academy apartment - 2

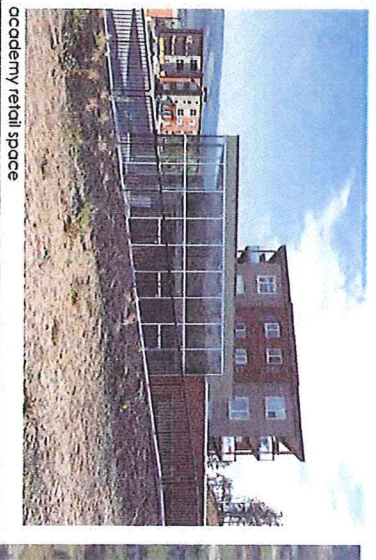


UBCO Campus

Academy Hill

U One Site
(under construction)

U Two Site



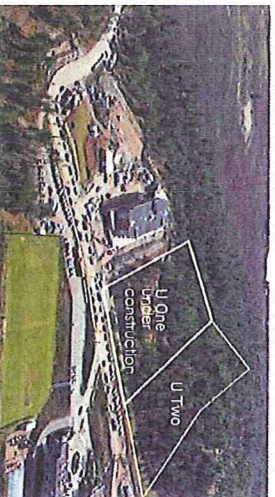
academy retail space



U One apartment building - under construction



U Two apartment building - rendering



aerial view of the site



U Two Apartment Building

site & surrounding context

oct 20, 2014



SCHEDULE B
 This forms part of development
 Permit # DP14-0221



m+m a

MISSION GROUP
homes

U
two

Utwo Apartment Building

driveway site entrance

oct 20, 2014

1

SCHEDULE B

This forms part of development
Permit # DP14-0221



m+m a MISSION GROUP

Utwo

Utwo Apartment Building

parking stalls & driveway

oct 20, 2014

2

SCHEDULE B

This forms part of development
Permit # DP14-0221



m+m  MISSION GROUP

U
two

Utwo Apartment Building

building A entrance

oct 20, 2014

3

SCHEDULE B
 This forms part of development
 Permit # DP14-0221



m+m a MISSION GROUP

U TWO

Utwo Apartment Building

view facing academy way

oct 20, 2014

4

SCHEDULE B
 This forms part of development
 Permit # PR14-0221



m+m



MISSION GROUP
 HOMES

u
two

Utwo Apartment Building

carporch for building B

oct 20, 2014

5

CONTRACT B
This forms part of development
permit # DP14-0221



m+m a

MISSION GROUP
homes

U
two

Utwo Apartment Building

view facing academy way

oct 20, 2014

6

SCHEDULE B
 This forms part of development
 Permit # DR14-0221



m+m a
 MISSION GROUP

u
 two

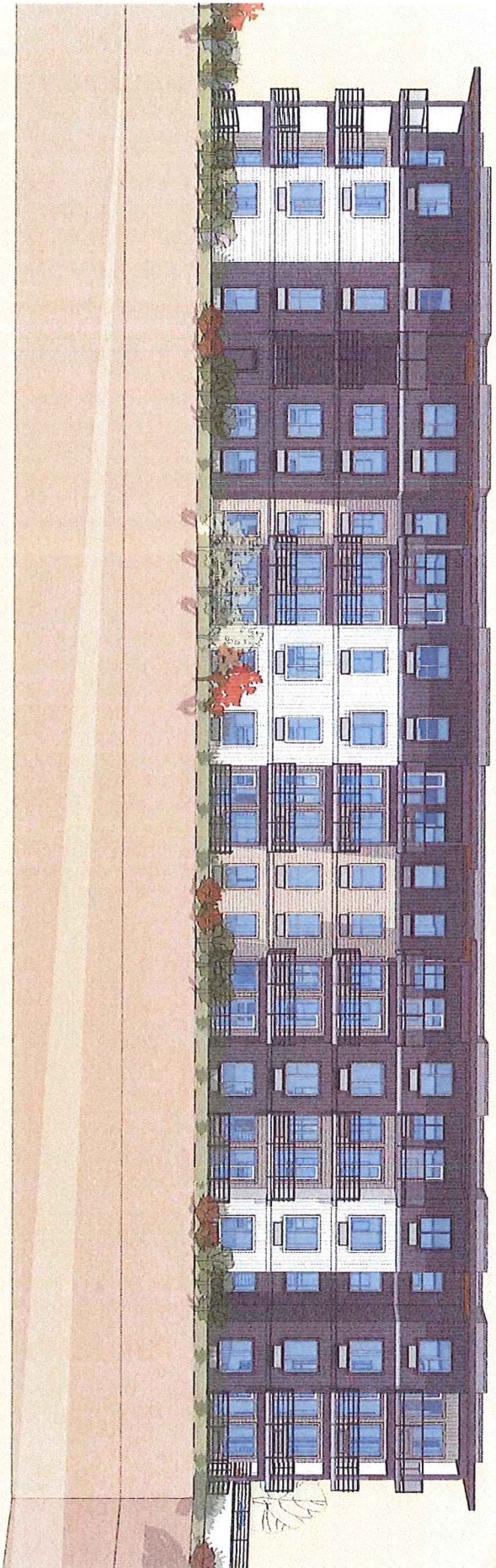
Utwo Apartment Building

view of carporch

oct 20, 2014

7

SCHEDULE
This forms part of development
permit # **DP14-0221**



m+m a

MISSION GROUP
homes

U
two

Utwo Apartment Building

building A entrance


oct 20, 2014

8

SCHEDULE B
This forms part of development
Permit # DPL4-0221



m+m 

 MISSION GROUP
HOMES

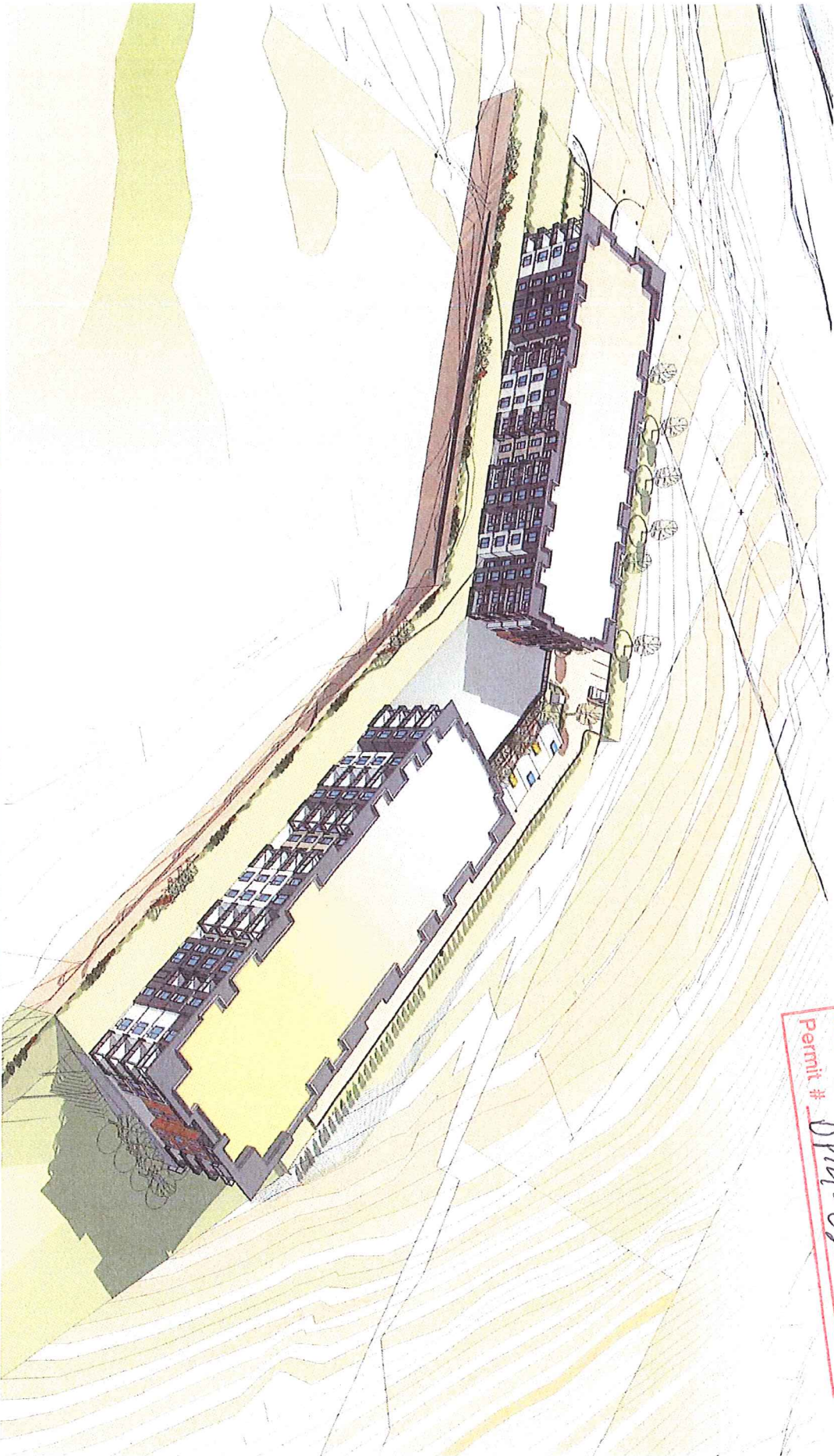
 Utwo

Utwo Apartment Building

front view

oct 20, 2014

9



SCHEDULE B
This forms part of development
Permit # DP14-0221

m+m 

 MISSION GROUP
PROPERTY

U
two

Utwo Apartment Building

rear view

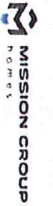
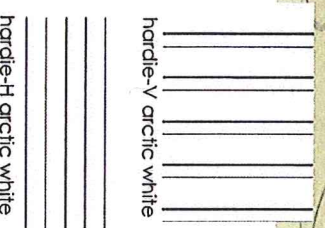
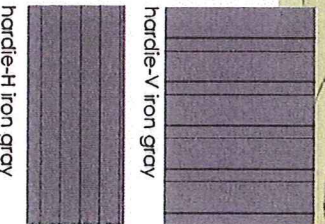
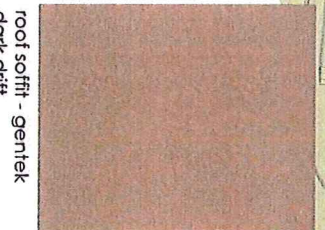
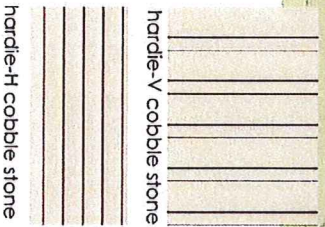
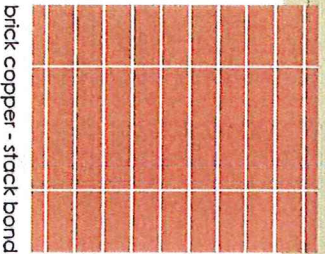
oct 20, 2014

10

SCHEDULE B

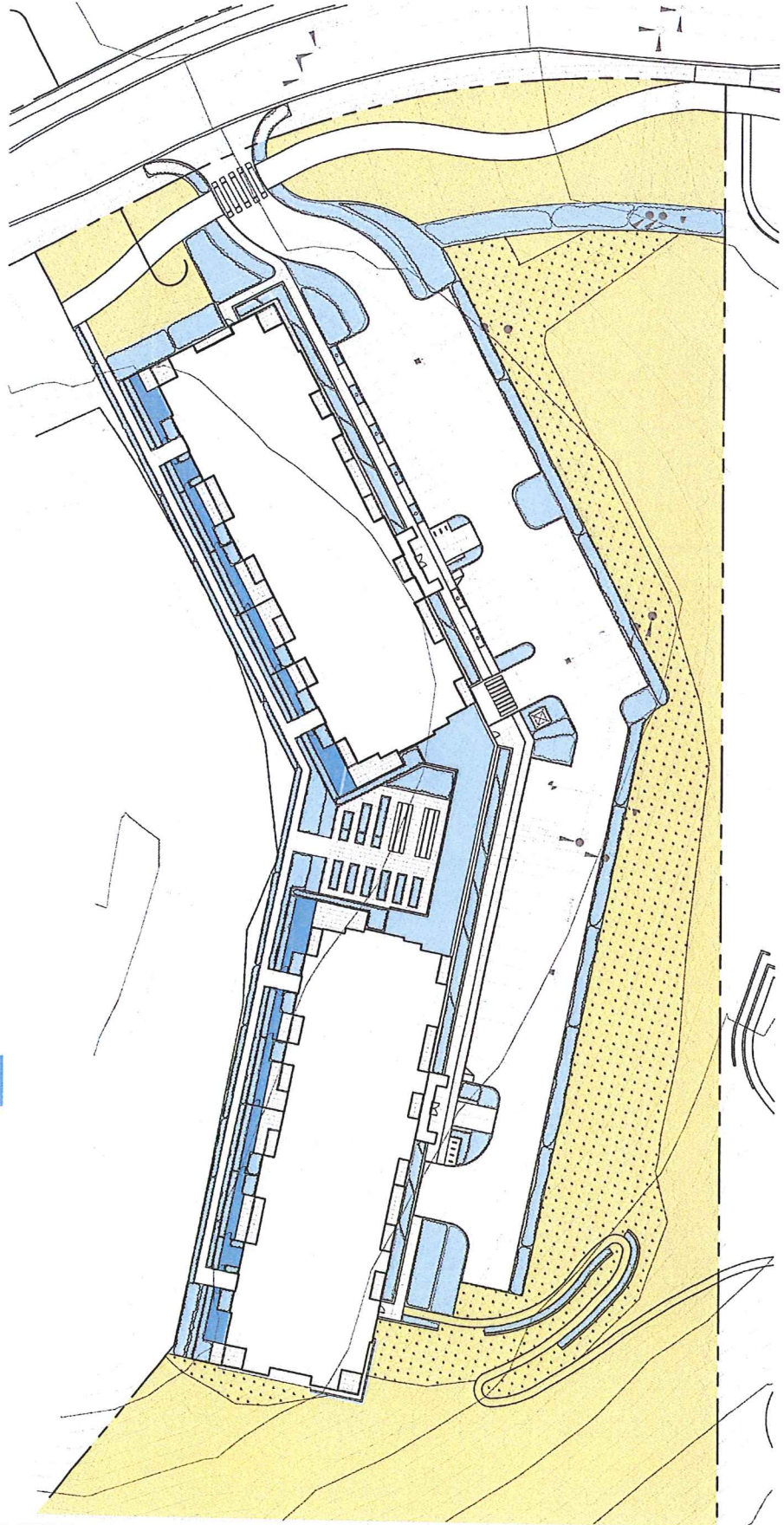
This forms part of development

Permit # DP14-0221




oct 20, 2014





SCHEDULE C
This forms part of development
Permit # DP14-0221



LOW WATER USE

MODERATE WATER USE

HIGH WATER USE



BENCH
1 1 1 1 0 6 5 1 2 3
1-800-233-9287 ext. direct, toll-free for NY state
1-212-660-6776

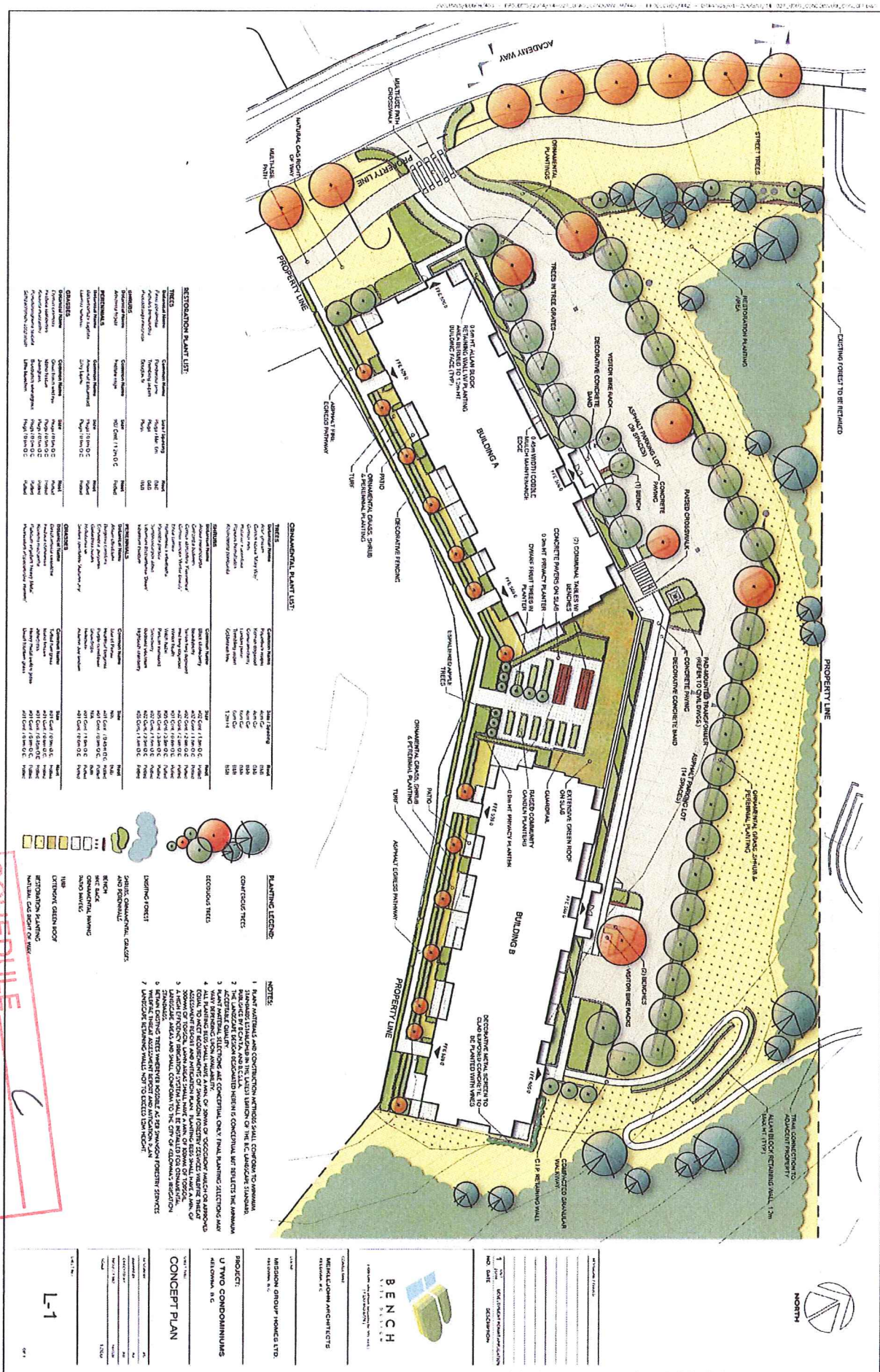
MEIKLEJOHN ARCHITECTS
MILWAUKEE, WI

PROJECT:
U TWO CONDOMINIUMS
KELOWNA, B.C.

HYDROZONE PLAN

BR/SGN BY	MS
BR/SGN BY	AL
CR/CR10 BY	MS
BR/CR10 BY	MS
CR/CR10 BY	MS

[-1

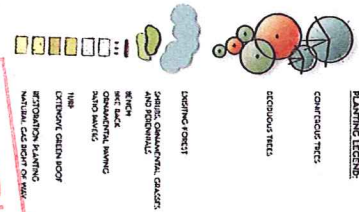


RESTORATION PLANT LIST

Plant Name	Quantity	Notes
...

ORNAMENTAL PLANT LIST

Plant Name	Quantity	Notes
...



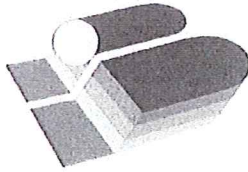
- NOTES:**
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM REQUIREMENTS OF THE I.C. LANDSCAPE STANDARDS.
 2. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR SELECTING THE APPROPRIATE PLANT MATERIALS AND CONSTRUCTION METHODS.
 3. PLANT MATERIALS SHALL BE SELECTED FROM THE I.C. LANDSCAPE STANDARDS.
 4. PLANT MATERIALS SHALL BE SELECTED FROM THE I.C. LANDSCAPE STANDARDS.
 5. PLANT MATERIALS SHALL BE SELECTED FROM THE I.C. LANDSCAPE STANDARDS.
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 8. PLANT MATERIALS SHALL BE SELECTED FROM THE I.C. LANDSCAPE STANDARDS.
 9. PLANT MATERIALS SHALL BE SELECTED FROM THE I.C. LANDSCAPE STANDARDS.
 10. PLANT MATERIALS SHALL BE SELECTED FROM THE I.C. LANDSCAPE STANDARDS.

CONCEPT PLAN

Item	Description
...	...

SCHEDULE
This forms part of development
Permit # DP14-0221

L-1



October 20, 2014

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1J 1J4

Attention: Community Planning & Real Estate

Project: U Two Condominium Development – Development Permit Application

Please be advised that a landscape security bond of **\$248,163.75** will be required for the U Two condominium development project. This sum is equal to 125% of the estimated installed cost for all planting and restoration areas. As per City of Kelowna *Consolidated Zoning Bylaw No. 8000, Table 8.3*, the estimate includes trees, shrubs, grasses, perennials, turf from sod, hydroseed, topsoil, mulch, irrigation, and required bicycle racks. Please see the attached cost estimate for additional information.

Should you require any additional information, please do not hesitate to contact me.

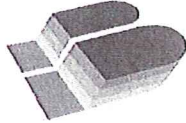
Sincerely,

Xenia Semeniuk, BCSLA, CSLA, LEED AP (ND)
Registered Landscape Architect



cc

Michael Bacon, Development Manager, Mission Group Homes, Ltd.



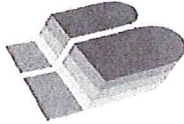
U Two Condominium Development - Development Permit

Bonding Cost Estimate

Prepared on: October 20, 2014

Items Description	Units	Qty.	Price	Item Total
1.0 Site Servicing				
1.1 Irrigation				
1.1.1 Sleeving	l.s.	1	\$2,500.00	\$2,500.00
1.1.2 Connection to Water Service	l.s.	1	\$1,500.00	\$1,500.00
1.1.3 Connection to Electrical	l.s.	1	\$500.00	\$500.00
1.1.4 Irrigation Control System	l.s.	1	\$2,000.00	\$2,000.00
1.1.5 Temp Irrigation system (hose bibs for manual watering)	l.s.	1	\$1,000.00	\$1,000.00
1.1.6 Irrigation system (heads, pipes, valves)	m ²	2172	\$15.00	\$32,580.00
			Sub-Total	\$40,080.00
			1.0 Total	\$40,080.00
2.0 Site Construction				
2.1 Site Furniture				
2.1.1 Tree Grates	ea.	7	\$800.00	\$5,600.00
2.1.2 Bike Racks	ea.	7	\$1,000.00	\$7,000.00
			Sub-Total	\$12,600.00
			2.0 Total	\$12,600.00
3.0 Plant Material				
3.1 Trees				
3.1.1 8cm Cal.: Deciduous Street Tree	ea.	8	\$600.00	\$4,800.00
3.1.2 6cm Cal.: Deciduous Shade Tree	ea.	45	\$500.00	\$22,500.00
3.1.3 4cm Cal.: Deciduous Ornamental Tree	ea.	20	\$400.00	\$8,000.00
3.1.4 4cm Cal.: Deciduous Native Tree	ea.	3	\$350.00	\$1,050.00
3.1.5 1.8m Ht.: Coniferous Tree	ea.	6	\$350.00	\$2,100.00
3.1.6 1.2m Ht.: Coniferous Tree	ea.	15	\$300.00	\$4,500.00
			Sub-Total	\$42,950.00
3.2 Shrubs, Perennials, Ground Covers				
3.2.1 #2 Pot: Shrubs (1.9m Spacing)	ea.	489	\$35.00	\$17,115.00
3.2.2 #1 Pot: Grasses (0.9m Spacing)	ea.	686	\$20.00	\$13,720.00
3.2.3 #1 Pot: Perennials (0.7m Spacing)	ea.	1002	\$15.00	\$15,030.00
			Sub-Total	\$45,865.00
3.3 Restoration Areas				
3.3.1 Decommissioned Road Rehabilitation: Grading, tree and shrub plugs, and hydroseed	m ²	2197	\$4.00	\$8,788.00
			Sub-Total	\$8,788.00
3.4 Seed & Sod				
3.4.1 Sodded Lawn	m ²	214	\$7.00	\$1,498.00
3.4.2 Native Hydroseed	m ²	1448	\$2.50	\$3,620.00
			Sub-Total	\$5,118.00
			3.0 Total	\$102,721.00

SCHEDULE C
This forms part of development
Permit # **DP14-0221**



4.0 Topsoil & Mulch

4.1 Topsoil

4.1.1 Shrub Bed Topsoil (300mm Depth)	m ³	587	\$45.00	\$26,415.00
4.1.2 Turf Topsoil (100mm Depth)	m ³	21	\$40.00	\$840.00
4.1.3 Ammended Topsoil For Hydroseed Areas (50mm Depth)	m ³	72	\$25.00	\$1,800.00
4.1.4 Tree Pit Topsoil	m ³	160	\$40.00	\$6,400.00
<i>Sub-Total</i>				<i>\$35,455.00</i>

4.2 Mulch & Rock

4.2.1 Oogrow Mulch (75mm Depth)	m ³	147	\$50.00	\$7,350.00
4.2.2 Cobble Mulch for Maintenance Edge (100mm Depth)	m ³	5	\$65.00	\$325.00
<i>Sub-Total</i>				<i>\$7,675.00</i>

4.0 Total **\$43,130.00**

Subtotal **\$198,531.00**

Security Total (125%) **\$248,163.75**

SCHEDULE C

This forms part of development

Permit # DP14-0221

Adam Cseke

From: Michael Bacon [mbacon@missiongroup.ca]
Sent: Thursday, November 27, 2014 4:05 PM
To: Adam Cseke
Subject: U Two

Hi Adam;

Please be advised that Mission Group has now notified our immediate neighbours at U Two – being:
Aberdeen Hall
Academy Hill (John Hertay)
Mission Group (U One)

regarding our proposed project and our application for a parking variance.

I trust that this is satisfactory for your use and I will forward any letters of support once received.

Thanks!

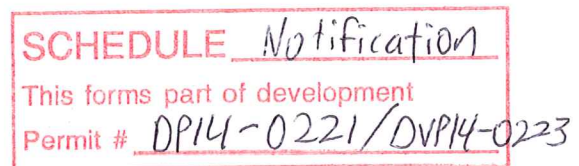
Sincerely,

Mission Group Homes Ltd.

Michael Bacon
Development Manager

Landmark Six
10th Floor – 1631 Dickson Avenue
Kelowna, BC V1Y 0B5
p: 250 448 0391 c: 250 801 1317
missiongroup.ca

*Our Mission: To build each home as if it were our own,
and treat our homeowners like family.*



CITY OF KELOWNA
MEMORANDUM

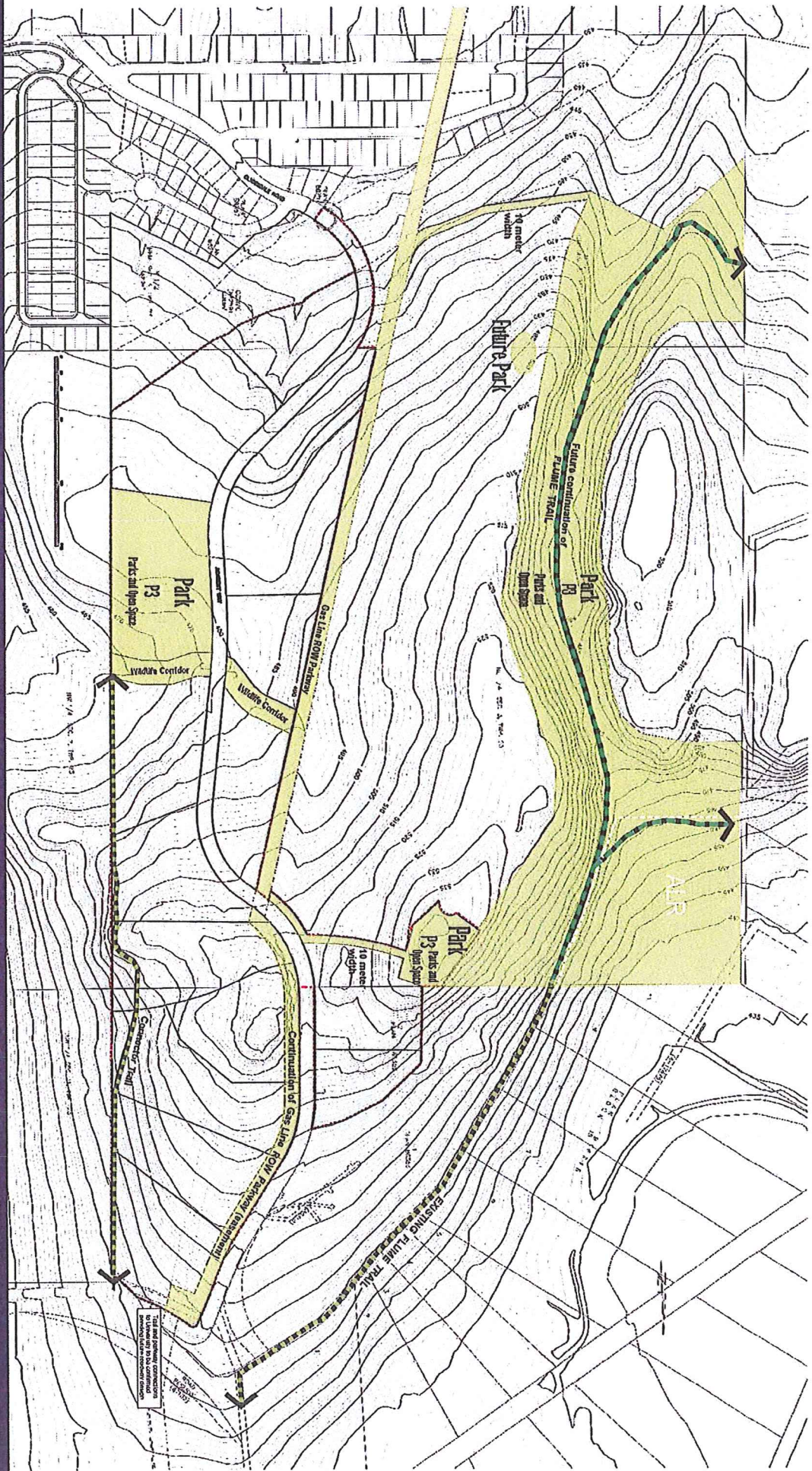
Date: November 26, 2014
File No.: DP14-0221
To: Land Use Management (AC)
From: Development Engineering Manager (SM)
Subject: 899 Academy Way- Lot 2 Plan 86356, Section 10, Township 23, ODYD

Development Engineering Services comments and requirements pertaining to this application, for a development on the subject property, are as follows:

- a) The subject property has been serviced under subdivision file S06-0026.
- b) The TIA should be revised to reflect the type of units proposed under this development and to determine accurately the total units generated on the overall property with respect to the offsite transportation network links construction.

Steve Muenz, P.Eng.
Development Engineering Manager

B²



UNIVERSITY VILLAGE MASTER PLAN UNIVERSITY SOUTH

PRIMARY PARKS, TRAILS AND OPEN SPACE SYSTEM FORMING PART OF REZONING, AND SUBDIVISION APPLICATION



SCHEDULE A Attachments

This forms part of development

Permit # DP14-0221

**Re: Development Permit Submission
899 Academy Way, Kelowna
U Two**

October 20th, 2014

Mission Group Homes is pleased to submit to the City of Kelowna our Development Permit Application regarding 899 Academy Way – which we have named U Two.

Mission Group Homes Ltd. is a multi-family home builder with operations in Kelowna and Vancouver. Mission Group strives to dream beyond the conventional, design with care, and build with a keen eye for detail, while providing exceptional customer service for homeowners. At Mission Group Homes, our mission is to build each home as it were our own, and treat our homeowners like family.

Our newest community called U Two - will also be adjacent to UBCO and is located on Academy Way directly next to our U One project – which is currently under construction.

UBCO currently has a population of approximately 8,500 students and is experiencing a shortage of accommodation on Campus – with housing for only 1,700 students in a variety of dorm room types.

In response to this housing shortage, Academy Hill - a 78 unit – 2 phase project - has recently been completed - with 100% of the units sold.

U One – our first project in this area will have 66 units – of which 40% have been sold already.

For this development, Mission Group Homes has retained Micklejohn Architects of Kelowna to design this exciting new project. As they have designed the two phases of the Academy Hill project, Aberdeen Hall expansion and U One – they are extremely familiar with site and development issues within the University Heights master plan area.

Design Rationale

U Two, will be located on the north facing slope (Lot 3 of the University Village Master Plan area.) The project will consist of two phases – each being a 66 unit – 4 storey condominium project – over an enclosed parking structure. With a total of 112 units – there will be 98 parking spaces in the enclosed parkade and 14 in a carport structure within the outdoor parking area in front of the building. (see drawings provided) There will be an additional 40 surface parking spaces which includes the required 16 visitor spaces. In total required parking is 166 cars and we are proposing 152 – which we feel is adequate due to who is buying our units, the proximity to campus, and the experience from parking being used in the Academy Hill project. For this parking reduction – we will be requesting a parking variance with our Development Permit application.



In regards to site design, the building has been located to;

- fit within the natural contours of the site
- maximize views
- preserve existing steep slope areas
- connect to existing and proposed trail systems
- be developed with minimal use of retaining walls.

The steep slope area on the eastern portion of the site results in approximately 28% of the site area being not suitable for development and will be protected through a non disturbance agreement with the City.

A Wildfire Report has been completed on the site and contains recommendations in regards to tree removal and future landscaping and building materials.

Trail systems and pathways will connect the building site to the main pedestrian pathway along Academy Way to the west as well as the regional trail system that exists along the eastern boundary of the site. These trail connections will provide appropriate site circulation for pedestrians through a system of trails and pathways that will provide easy connections to both UBCO to the north and to future projects to the south. On site viewpoint nodes have been incorporated into the landscape design.

The main vehicle access to the site will be towards the south end of the site which will allow for an easy transition from street level to the building site. This entry location will allow for a "gateway" design element to be created and present a welcoming vista into the site.

The orientation of the building respects the University Village Master Plan concept, with the long articulated building form following the site contours and the shorter building façade facing Academy Way.

Design Rationale

Form, Massing and Building Character

In regards to architectural form and character, It is envisioned that this project will be designed in a "campus modern" style, in a four storey building form that will reflect the character of recently constructed buildings at UBCO and on Academy Way.

As a two phase project – the second Phase is envisioned to be a mirror image of Phase One and both Phases will use building materials that compliment campus building materials as well as those that we are currently using on the U One project.

Particular attention has been paid to the Academy Way - west facing streetscape. Design considerations of this façade will include articulated corner details to create a welcoming building vista from Academy Way with appropriate landscape features and walls, building signage, and an articulated building façade that will provide interest to those approaching the site and building.

SCHEDULE *Applicant Rationale*
This forms part of development
Permit # *DP14-0221 / DP14-0223*

This design will create;

- a welcoming building vista from Academy Way with appropriate landscape features and walls
- visible building signage designed as a "gateway" element will connect both pedestrians and vehicles to the street and towards the main entry of the building
- by increasing roof overhangs, increasing top floor window sizes, changing siding colours, and a sensitive use of brick we have visually defined both the top floor of the building as well as created a corner feature on the elevation. This articulated building façade will provide visual interest to those approaching the site and building.
- roof overhangs and fascia details will articulate the roofline on the longer building elevations and create breaks in the horizontality of the building.
- the street presence of the building has been emphasized with a building design that has been "grounded" to the site as well as designed landscaped areas including a pedestrian friendly environment from the street to the building area that provides for a visually interesting walkway that is safe and easy for all to access.
- A community garden/orchard will be incorporated into the landscaped area between the two buildings.
- A modern design element at the entry has been designed with interest to visually bring people to the entry area of the building. This bold architectural element brings balance and a human scale to this area of the building.
- On Phase two – a sensitively designed carport will be created in front of the building and add visual interest to this area of the site.
- Surrounding landscape has been designed to incorporate visually interesting shade trees and shrubs and create a "berming" effect around the building entry and surface parking areas .
- To create a safer pedestrian environment, the building entry is located well away from the parkade entrance.



Summary /Response to ADT Items

We appreciate the opportunity to have met with the Advisory Design Team prior to our Development Permit submission. Comments received at this meeting have been addressed by the following:

1. Comments regarding horizontal and vertical movement through the building elevations:.

The horizontality of the roofline has been broken up by creating an articulated overhang that moves across the façade of the building.
The corner of the building is highlighted by creating an increased height and changing the siding colour will further emphasize this corner. Higher transom windows on the upper unit will further add to the increased impact of this feature.

2. Comments regarding the building's street presence:

The buildings street presence has been further emphasized by the following changes:

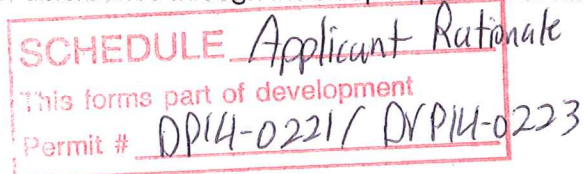
- a) larger transom windows have been placed on the upper corner unit
 - b) change in colour on siding materials has resulted in providing visual interest on this area of the building.
 - c) Use of brick in an interesting pattern – three storeys then two storeys will result in visual interest on this elevation.
 - d) Changes in balcony railing design will also add to the visual diversity of the building.
 - e) Signage placed on the lower corner of the building provides the building with a greater street presence and will visually connect this corner to the main entry to the building by the use of similar materials and forms.
 - f) Extensive landscaping on the corner of the building will create a welcoming feeling to the site.
3. Comments regarding connecting sidewalks and pathways to local circulation systems:

Pedestrian site circulation has been carefully reviewed. A low slope sidewalk adjacent to the entry road, and without steps, will lead to the main pedestrian trail along Academy Way. This trail will lead pedestrians both up the hill to future commercial developments or down the hill to the campus.

This will be considered the main pedestrian access to the site.

To access the trail systems adjacent to the site – we will connect – at the top of the steep slope bank - to the trail provided in the U One development. This trail will lead down to the regional trail system at the bottom of the bank.

This will reduce the amount of disturbance through the steep slope area of the U Two site.



4. Comments regarding the design of the space between the buildings:

In response to this concern, we have designed a useable landscaped deck space between the buildings. Units facing onto this space at ground level will have appropriate landscape screening. On the balance of the space landscape design will include seating areas as well as a community garden/orchard in this area.

In conclusion we believe that the building design for this project will be sensitive to and compliment adjacent developments, respect its immediate landscape area and be sensitive to existing site conditions.

The Mission Group continues to be a proud part of the exciting Campus District developing around the UBCO campus.



CITY OF KELOWNA

APPROVED ISSUANCE OF A:

- ☐ Development Permit No.: DP14-0221
- ☐ Development Variance Permit No.: DVP14-0223

EXISTING ZONING DESIGNATION:	RM5 - Medium Density Multiple Housing
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Area

ISSUED TO:	Watermark Developments Ltd., Inc. No. BC0642787 & Mission Group Homes.
LOCATION OF SUBJECT SITE:	845 Academy Way

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	4	10		23	ODYD	EPP45918

SCOPE OF APPROVAL

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

1. TERMS AND CONDITIONS:

- The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- Landscaping to be provided on the land be in general accordance with Schedule "C";
- Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
- Prior to issuance of the Building Permit, the requirements of Subdivision file (S14-0036) must be satisfied;
- That a statutory right-of-way be registered on the subject property for a trail connection as described in the Primary Parks, Trails, and Open Space Plan prepared by CTQ in July 2010 Area Structure Plan;
- 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 variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1 - Parking Schedule

To vary the parking requirements from 167 parking stalls to 155 parking stalls.

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; OR
- (b) A Certified Cheque; OR
- (c) An Irrevocable Letter of Credit in the amount of \$248,163.75 .

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

4. DEVELOPMENT:

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

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

This Permit is not 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.

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 Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning & Real Estate 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:

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF _____, 2014 BY THE
DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

Doug Gilchrist
Divisional Director of Community Planning & Real Estate

DRAFT RESOLUTION

Re: Bylaw No. 11039 (Z14-0045) - 828, 834, 871 & 877 McCurdy Place, Harmony Holdings
Limited

THAT Council defers consideration of Bylaw No. 11039 (Rezoning Application No. Z14-0045) to the February 3, 2015 Public Hearing.

BACKGROUND:

Staff has advised that the development sign was not posted on the subject property, and therefore the Applicant did not meet the requirements of Development Application Procedure Bylaw No. 10540 with respect to signage. The Applicant is aware that Council's consideration of its application will have to be deferred.

Date: January 6, 2015
File: 0610-53