

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, February 17, 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 Stack.
3. **Confirmation of Minutes** 1 - 8

Public Hearing - February 3, 2015
Regular Meeting - February 3, 2015
4. **Bylaws Considered at Public Hearing**
 - 4.1 **1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue & 1517-1521 Dickson Avenue, BL11051 (Z14-0050) - Dickson Avenue Holdings Ltd.** 9 - 9

To give Bylaw No. 11051 second and third readings in order to rezone the subject properties.
 - 4.2 **BL11054 (TA14-0020) - Amendment to City of Kelowna Zoning Bylaw No. 8000, Adding Analytical Testing of Medical Marihuana as a Principal Use** 10 - 11

To give Bylaw No. 11054 second and third readings in order to amend Zoning Bylaw No. 8000.
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

- 6.1 509 Okanagan Boulevard, DVP14-0264 - Edward Plotnikoff & Elizabeth Freedman 12 - 28**

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 seek a Development Variance Permit to vary the east sideyard setback for an accessory building (carriage house) from 2.0m required to 1.2m proposed.

- 6.2 130, 5505-5507 Airport Way, DVP14-0257 - Priority Permits Ltd. 29 - 42**

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 allow two (2) additional proposed fascia signs on the subject building for a total of four (4) fascia signs on three frontages.

- 6.3 840 Academy Way, DP14-0198 & DVP14-0199 - Watermark Developments Ltd. 43 - 94**

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 micro-unit residential apartment building (251 units) on the subject property.

- 6.4 5505 Chute Lake Road, DVP14-0185 - Calcan Investments Ltd. 95 - 107**

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 Variance Permit application to vary the maximum area, maximum height, front yard and permitted bathroom in future accessory buildings on a portion of the subject property.

7. Reminders

8. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 3, 2015
Location: Council Chamber
City Hall, 1435 Water Street

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

Council Members Absent: Ryan Donn, Charlie Hodge

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczer, and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 January 20, 2015 and by being placed in the Kelowna Capital News issues on January 23, 2015 and January 28, 2015 and by sending out or otherwise delivering 95 statutory notices to the owners and occupiers of surrounding properties, and 4611 informational notices to residents in the same postal delivery route, between January 20 and 23, 2015. The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

3. Individual Bylaw Submissions

3.1 1975 Union Road, BL10996 (TA14-0015) - Amendment to C5 - Transition Commercial Zone

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 6:05 p.m.

Staff:

- Displayed a Power Point Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Support

Susan Anderson, Valley Road

Letters of Opposition

Erland & Linda Dueck, Edgehill Avenue
Julie & Eugene Moskal, Summerhill Place
John Lawrence, Summerhill Place
Terrell Bouma, Begbie Road

Letters of Conditional Support

Warren Postnikoff - Society of Hope, Benvoulin Court

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

Phil Declerk, White Rock BC, Applicant

- Available to answer questions.

There were no further comments.

Councillor Stack rejoined the meeting at 6:11 p.m.

3.2 828, 834, 871 & 877 McCurdy Place, BL11039 (Z14-0045) - Harmony Holdings Limited

Staff:

- Displayed a Power Point Presentation summarizing the application.

The City Clerk advised that no correspondence 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.

3.3 Kettle Valley, Various Addresses, BL11046 (TA14-0013) - Kettle Valley Development Ltd.

Staff:

- Displayed a Power Point Presentation summarizing the application.

The City Clerk advised that no correspondence 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.

3.4 650-652 Wardlaw Avenue, BL11049 (Z14-0055) - Loren & Janette Desautels

Staff:

- Displayed a Power Point Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence 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.

Christopher Albanese, Mission Springs Crescent, Applicant

- Confirmed that the conversion to a four-plex had been undertaken by the previous owner.

There were no further comments.

3.5 545 Radant Road, BL11052 (Z14-0053) - Stacey Lynn Fenwick

Staff:

- Displayed a Power Point Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence and petition was received:

Letters of Opposition

Ken Grubisich, Radant Road
Catherine & Brendan Glavey, Radant Road
Connie Burgher, Radant Road
Markus Heinrichs, Radant Road

Petition of Opposition:

A petition of opposition from 22 of the owners of the surrounding properties as submitted by Rachel Pazdzierski, 582 Radant Road.

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

Stacey Fenwick, Lequime Road, Applicant

- Provided a PowerPoint Presentation summarizing the application.
- Owner of the property for eight years and looks forward to moving back to the neighbourhood.
- The design is created to have less yard work while living in a single family home.
- Advised that the foundation of the home is cracked and the basement is in the water table and requires redevelopment.
- Provided comments regarding concerns related to site lines, setbacks and massing of the building. There is no difference in massing from the RU1 and RU6 zones.
- Assured that the plan is not to going to be turned into a four-plex.
- Responded to questions from Council.

Staff:

- Commented on massing and setback similarities between the RU6 zone and RU1 zone.
- Advised that the Applicant is not seeking any variances.

Mike Stinnett, Bluebird Road

- Raised concern with setbacks between his property and subject property.
- Raised concern pertaining to the roof top site line and the impacts on his privacy.

Stacey Fenwick, Applicant

- Very sensitive to the privacy concerns and plans are to use landscaping to minimize any privacy impacts.
- Believes that this proposal is a sensitive infill and respects the Official Community Plan.
- Acknowledged that discussions regarding the proposal were had with residents of Radant Road and had not approached residents from Bluebird Road. Will further discuss ways to mitigate concerns raised by the neighbour on Bluebird Road.

There were no further comments.

3.6 385 Cadder Avenue, BL11053 (Z14-0056) - Andrew & Lesley Wilson

Staff:

- Displayed a Power Point Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence 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.

Steve Wilson, Applicant

- Made comments on the application.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:52 p.m.

Mayor

/acm

City Clerk



City of Kelowna

Date: Tuesday, February 3, 2015
Location: Council Chamber
City Hall, 1435 Water Street

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

Council Members Absent: Ryan Donn, Charlie Hodge

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczer, and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:52 p.m.

2. Prayer

A Prayer was offered by Councillor Singh.

3. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Sieben

R081/15/02/03 THAT the Minutes of the Public Hearing and Regular Meeting of January 13, 2015 be confirmed as circulated.

4. Bylaws Considered at Public Hearing

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 6:53 p.m.

4.1 1975 Union Road, BL10996 (TA14-0015) - Amendment to C5 - Transition Commercial Zone

Moved By Councillor Gray/Seconded By Councillor Given

R082/15/02/03 THAT Bylaw No. 10996 be read a second and third time and be adopted.

Carried

Councillor Stack rejoined the meeting at 6:54 p.m.

4.2 828, 834, 871 & 877 McCurdy Place, BL11039 (Z14-0045) - Harmony Holdings Limited

Moved By Councillor Given/Seconded By Councillor Gray

R083/15/02/03 THAT Bylaw No. 11039 be read a second and third time.

Carried

4.3 Kettle Valley, Various Addresses, BL11046 (TA14-0013) - CD2-Kettle Valley Comprehensive Residential Development Zone

Moved By Councillor Given/Seconded By Councillor Gray

R084/15/02/03 THAT Bylaw No. 11046 be read a second and third time.

Carried

4.4 650-652 Wardlaw Avenue, BL11049 (Z14-0055) - Loren & Janette Desautels

Moved By Councillor DeHart/Seconded By Councillor Stack

R085/15/02/03 THAT Bylaw No. 11049 be read a second and third time.

Carried

4.5 545 Radant Road, BL11052 (Z14-0053) - Stacey Lynn Fenwick

Moved By Councillor Stack/Seconded By Councillor DeHart

R086/15/02/03 THAT Bylaw No. 11052 be read a second and third time.

Carried

4.6 385 Cadder Avenue, BL11053 (Z14-0056) - Andrew & Lesley Wilson

Moved By Councillor DeHart/Seconded By Councillor Sieben

R087/15/02/03 THAT Bylaw No. 11053 be read a second and third time.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise delivering 62 statutory notices to the owners and occupiers of surrounding properties, between January 20 and January 23, 2015.

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

6. Development Permit and Development Variance Permit Reports

6.1 WITHDRAWN BY APPLICANT - 1519 Lakeview Street, DVP14-0245 - Saffron Soderquist

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 7:00 p.m.

6.2 1975 Union Road, DP14-0127 & DVP14-0211 - 1006330 BC Ltd.

Staff:

- Displayed a Power Point Presentation summarizing the development permit form and character and variance under consideration.

The City Clerk advised that the following correspondence was received:

Letters of Support

Susan Anderson, Valley Road

Letters of Opposition

Erland & Linda Dueck, Edgehill Avenue
Julie & Eugene Moskal, Summerhill Place
John Lawrence, Summerhill Place
Terrell Bouma, Begbie Road

Letters of Conditional Support

Warren Postnikoff - Society of Hope, Benvoulin Court

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

Phil Declerk, White Rock, BC, Applicant

- Available for questions.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

R088/15/02/03 THAT Council authorize the issuance of Development Permit No. DP14-0127 for Lot 27, Section 4, Township 23, ODYD Plan KAP51847, located on 1975 Union Rd, Kelowna, B.C. subject to the following:

1. The landscaping, 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. Prior to the issuance of the Building Permit, the requirements of Development Engineering, Real Estate and Building Services and GEID must be satisfied;

AND THAT Council authorize the issuance of Development Variance Permit No. DP14-0211 for Lot 27, Section 4, Township 23, ODYD Plan KAP51847, located on 1975 Union Rd, Kelowna, B.C.

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

Section 9.8.3: Specific Use Regulations

To vary Car Washes: Site Area & Coverage from the required 370m² to 283m² of uncovered site area provided per car wash bay.

Carried

Councillor Stack rejoined the meeting at 7:06 p.m.

7. Reminders- Nil.

8. Termination

The meeting was declared terminated at 7:06 p.m.

Mayor

/acm



City Clerk

CITY OF KELOWNA

BYLAW NO. 11051

Z14-0050 - Dickson Avenue Holdings Ltd. Inc. No. BC0778937 1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue and 1517-1521 Dickson Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 2-4, District Lot 141, ODYD, Plan 13608, located on Bedford and Dickson Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 19th day of January, 2015.

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. 11054

TA14-0020 - Amendment to City of Kelowna Zoning Bylaw No. 8000 - Permitting Analytical Testing of Medical Marihuana as a Principal Use

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 Section 2 - Interpretation, 2.3 General Definitions be amended by:
 - a) Adding a new definition for **ANALYTICAL TESTING** in its appropriate location that reads:

"ANALYTICAL TESTING means the validated testing, research and development or quality control of a substance or product carried out in a laboratory operation and must be licensed under Health Canada or Controlled Drugs and Substances regulation of any substance or product being tested."
 - b) Deleting the definition of **MEDICAL MARIHUANA PRODUCTION FACILITY** that reads:

"MEDICAL MARIHUANA PRODUCTION FACILITY means a facility for the producing, processing, selling, providing, shipping, delivering, and destroying of marihuana and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations (SOR/2013-119)."

And replace it with:

"MEDICAL MARIHUANA PRODUCTION FACILITY means a facility for the producing, processing, selling, providing, shipping, delivering, and destroying of medical marihuana and can include analytical testing in permitted industrial zones and must be licensed under the Health Canada Marihuana for Medical Purposes Regulations (SOR/2013-119)."
2. AND THAT Section 15 - Industrial Zones, 15.1 - I1-Business Industrial, 15.1.2 **Principal Uses** be amended to add **Analytical Testing** in its appropriate location and renumber subsequent subsections.
3. AND THAT Section 15 - Industrial Zones, 15.2 - I2-Business Industrial, 15.2.2 **Principal Uses** be amended to add **Analytical Testing** in its appropriate location and renumber subsequent subsections.
4. AND THAT Section 15 - Industrial Zones, 15.3 - I3-Business Industrial, 15.3.2 **Principal Uses** be amended to add **Analytical Testing** in its appropriate location and renumber subsequent subsections.
5. AND THAT Section 15 - Industrial Zones, 15.4 - I4-Business Industrial, 15.4.2 **Principal Uses** be amended to add **Analytical Testing** in its appropriate location and renumber subsequent subsections.

6. 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 26th day of January, 2015.

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

REPORT TO COUNCIL



Date: 1/20/2015
RIM No. 0940-50
To: City Manager
From: Community Planning & Real Estate (PMc)
Application: DVP14-0264 **Owner:** Edward Plotnikoff & Elizabeth Freedman
Address: 509 Okanagan Blvd. **Applicant:** Novation design Studio
Subject: Development Variance Permit
Existing OCP Designation: Single Two Unit Residential (S2RES)
Existing Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP14-0264 for Lot 1, Block 8, District Lot 9, ODYD, Plan 3915, located on 509 Okanagan Boulevard, Kelowna, BC;

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

Section 9.5b.14 - Carriage House Regulations:

To vary the east sideyard setback from 2.0m required to 1.2m proposed.

2.0 Purpose

To seek a Development Variance Permit to vary the east sideyard setback for an accessory building (carriage house) from 2.0m required to 1.2m proposed.

3.0 Urban Planning Department

Urban Planning staff support the proposed development of a new carriage house in this area. The subject property is currently zoned RU6 - Two Dwelling Housing, which allows for the development of a carriage house as a permitted use in the zone. A Development Permit is required, as the property is located within a Character Neighbourhood Development Permit area. The applicant will be converting an existing detached garage at the rear of the property into a carriage house by adding a second level to the building.

Vehicle access to the new carriage house will be from the lane, while pedestrian access will be from Okanagan Boulevard, utilizing the existing walkway. The form and character of the proposed carriage house complements the older existing dwelling, and fits in with the site context.

This application for a Development Variance Permit has been made to address the east sideyard setback for the proposed carriage house. At the time the detached garage was constructed, the 1.2m setback to the east property line complied with Zoning Bylaw regulation. However, the conversion of the building into a carriage house requires compliance to current zoning regulations for carriage houses, and the required 2.0m sideyard setback.

The associated Development Permit application to address the form and character of the carriage house will be dealt with at the Staff level.

The applicant has provided several letters of support, and a list of addresses that were contacted and provided with information regarding this application. This meets the neighbourhood notification requirements of Council Policy No. 367 - Public Notification and Consultation for Development Applications.

4.0 Proposal

4.1 Background

The principal dwelling was originally constructed in 1946 as "Wartime Housing", and has had some building additions constructed over the years. The garage located on the property was constructed in 1995.

4.2 Project Description

The applicant is proposing to convert the existing garage into a carriage house by adding a 3m x 3.6m addition to the grade level footprint, and adding a second storey addition to the resulting structure. This addition will allow the garage component of the carriage house to be relocated to the east end of the building with access from the adjacent lane, and the remainder of the ground level to be used as kitchen, dining, and living space. The upper storey will provide space for two bedrooms and a bathroom. The upper floor addition also includes two balconies with access from each of the bedrooms.

The exterior of the carriage house is designed to be furnished with vertical siding in a "mint green" colour, with trim elements in a "medium grey" colour, and "white" reveal trim colour added to the windows and doors. The balcony railing will be finished in a black painted finish. The roof is designed as a "gambrel" style roof finished with "medium grey" colour asphalt shingles. The existing dwelling is proposed to be refinished with the same colours as the carriage house.

The proposed site development plan indicates that the existing driveway from Okanagan Blvd will remain to provide access and parking for the existing principal dwelling. There is a lighted paved pathway from Okanagan Boulevard, around the existing dwelling, to provide pedestrian access to the carriage house.

Owing to the being garage located at 1.2m from the east property line and where the carriage house regulation requires a minimum sideyard setback of 2.0m, this application has been made to vary the sideyard set back from 2.0m required to 1.2m proposed for the carriage house.

4.3 Site Context

The subject property is situated in an older, established neighbourhood located in the Central City sector. There are other existing carriage houses in the neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single family dwelling & carriage house
East	RU6 - Two Dwelling Housing	Single family dwelling
South	RU6 - Two Dwelling Housing	Single family dwelling
West	I4 - Central Industrial	Tolko sawmill - log storage yard

Subject Property Map:

509 Okanagan Blvd.



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Site Details		
Lot Area	400m ²	697 m ²
Lot Width (corner lot)	15m	19.08 m
Lot Depth	30m	36.6 m
Site Coverage Buildings	40%	138.58m ² = 20%
Site Coverage Buildings, Driveways and parking	50%	218m ² = 31%
Principal Dwelling details		
Setbacks		
Front Yard	4.5m	8.5 m
Side Yard (west)	4.5m	4.5 m
Side Yard (east)	2.0m	4.6 m
Rear Yard	7.5m	14.6 m
Height of buildings/number of storeys	9.5m / 2 ½ Storeys	4.8m / 1½ Storeys

Total floor area	n/a	104.9m ²
Carriage House details		
Total floor area of carriage house	75% of 104.9 m ² = 78.7m ²	66.8m ²
Setbacks		
Front Yard	9.0 m	30.47 m
Side Yard (west)	4.5m	6.9m
Side Yard (east)	2.0m	1.2 m ①
Rear Yard (with lane)	0.9m	1.5 m
Height of carriage house	4.8m	4.8m
Distance Between buildings	4.5	5.4m
Lot coverage of carriage house	14% = 97.5 m ² , max 90m ²	33.6m ²
Number of on-site parking stalls	3 stalls	1 in garage, 2 outdoor
Size of on-site parking stalls	Min 2.5m x 6.0m	2.5m x 6.0m
Private Open Space per unit	30m ² per unit	Exceeds 30 m ² per unit
① Indicates a requested variance to east sideyard setback from 2.0m required to 1.2m 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.

6.0 Technical Comments

6.1 Building & Permitting Department

1. Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
2. Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
3. Spatial issues and soffit issues should be addressed by the architect at time of building permit application.
4. Radon gas requirements, vapour barrier below the slab on grade as well as insulation requirements to be addressed in the building permit application.
5. Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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

6.2 Development Engineering Department

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

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

No driveway access will be permitted to Ellis St.
Direct the roof drains into on-site rock pits.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

This development variance permit application to vary the side yard set back from 2m to 1.2m does not compromise any municipal services.

6.3 Fire Department

Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open without special knowledge. Additional visible address is required from Okanagan Blvd. Emergency access is from the main roadway and not the lane.

7.0 Application Chronology

Date of Application Received: December 23, 2014

Report prepared by:

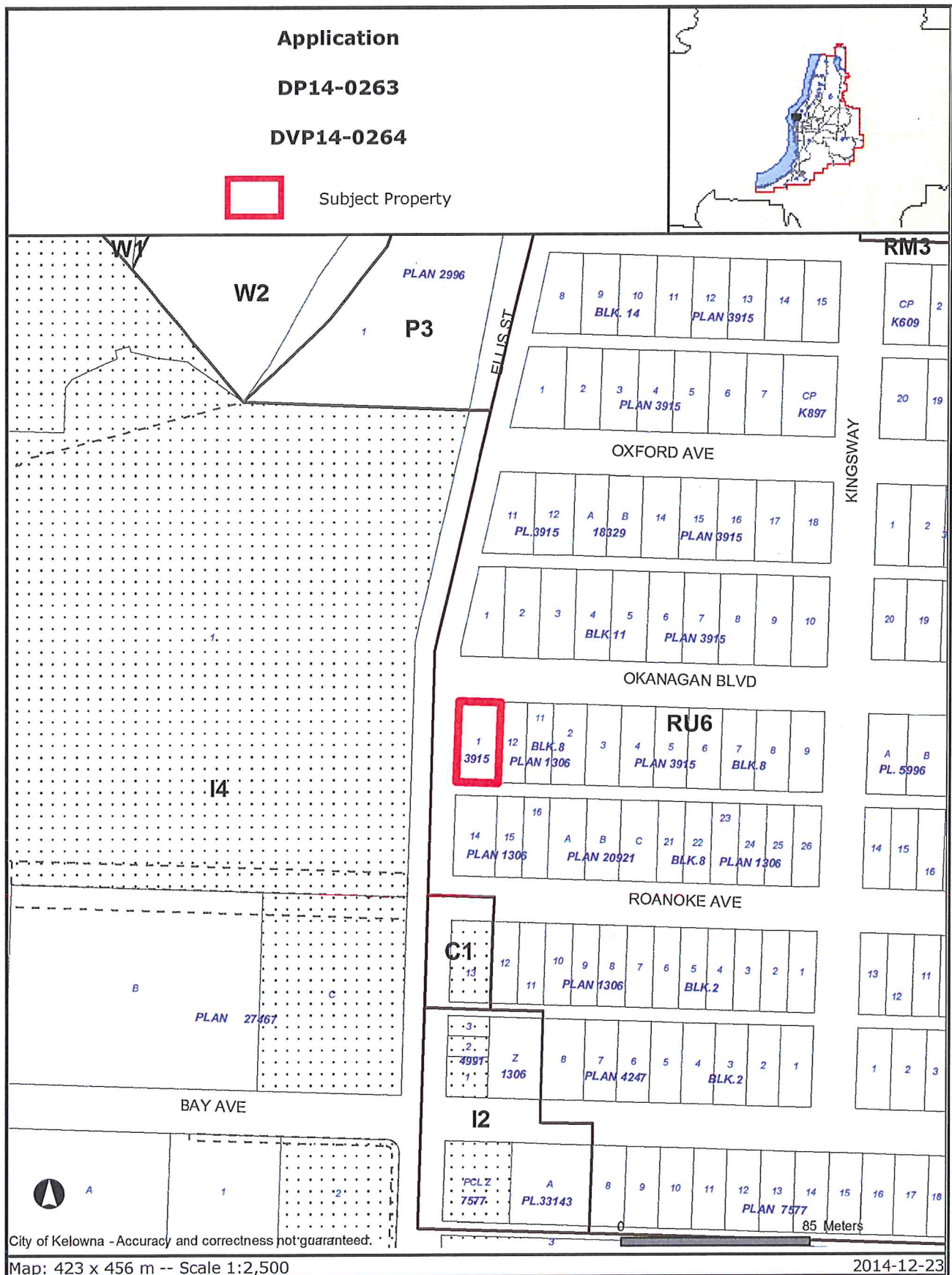
Paul McVey, Urban Planner

Reviewed by: ☐ Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: ☐ Ryan Smith, Urban Planning Manager

Attachments:

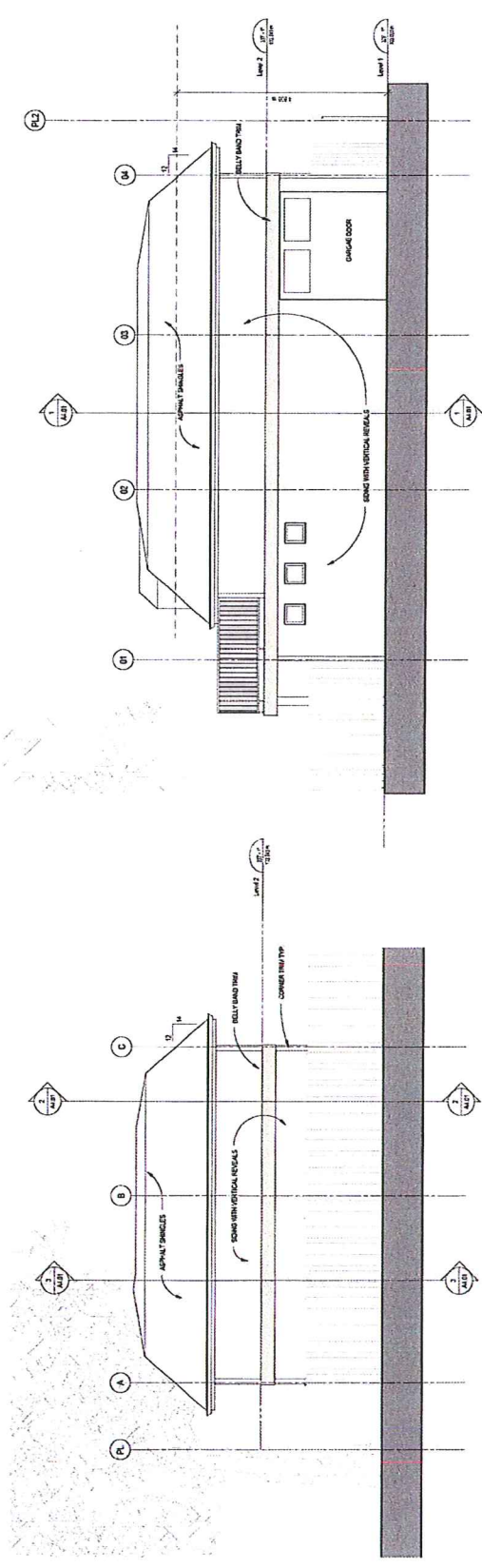
Subject Property Map
Site Plan/Landscape Plan
Conceptual Elevations
Context/Site Photos
Draft Development Variance Permit



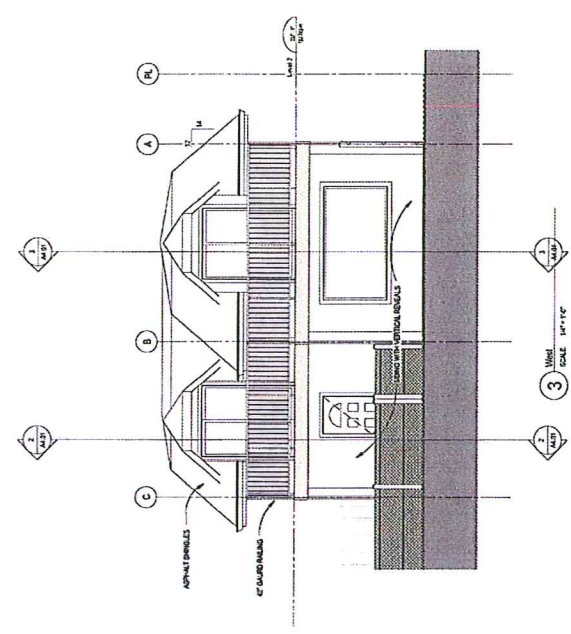
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

NOTES:
 1. General Notes: The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
 2. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
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 7. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
 8. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
 9. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
 10. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).

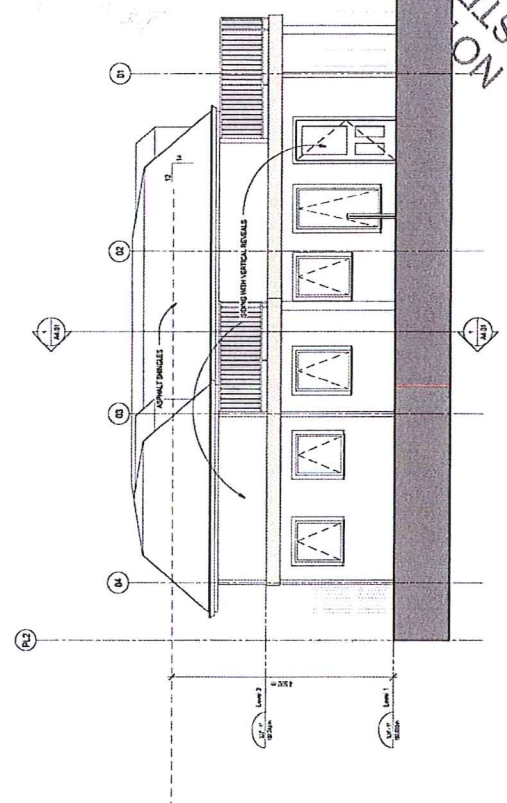
1. General Notes: The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).	2. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
3. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).	4. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
5. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).	6. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
7. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).	8. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).
9. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).	10. The building is to be constructed in accordance with the requirements of the Building Code of Canada (B.C.C.) and the Ontario Building Code (O.B.C.).



2. Side Elevation
 SCALE: 1/4" = 1'-0"



3. Front Elevation
 SCALE: 1/4" = 1'-0"



1. Rear Elevation
 SCALE: 1/4" = 1'-0"

NOVATION
 101 Main Street, Suite 100
 Kelowna, BC V1Y 1Y1
 Tel: 250.860.1234
 Fax: 250.860.1235
 Email: info@novation.ca
 Website: www.novation.ca

Frederick Cragg House
 101 Main Street, Suite 100
 Kelowna, BC V1Y 1Y1
 Tel: 250.860.1234
 Fax: 250.860.1235
 Email: info@novation.ca
 Website: www.novation.ca

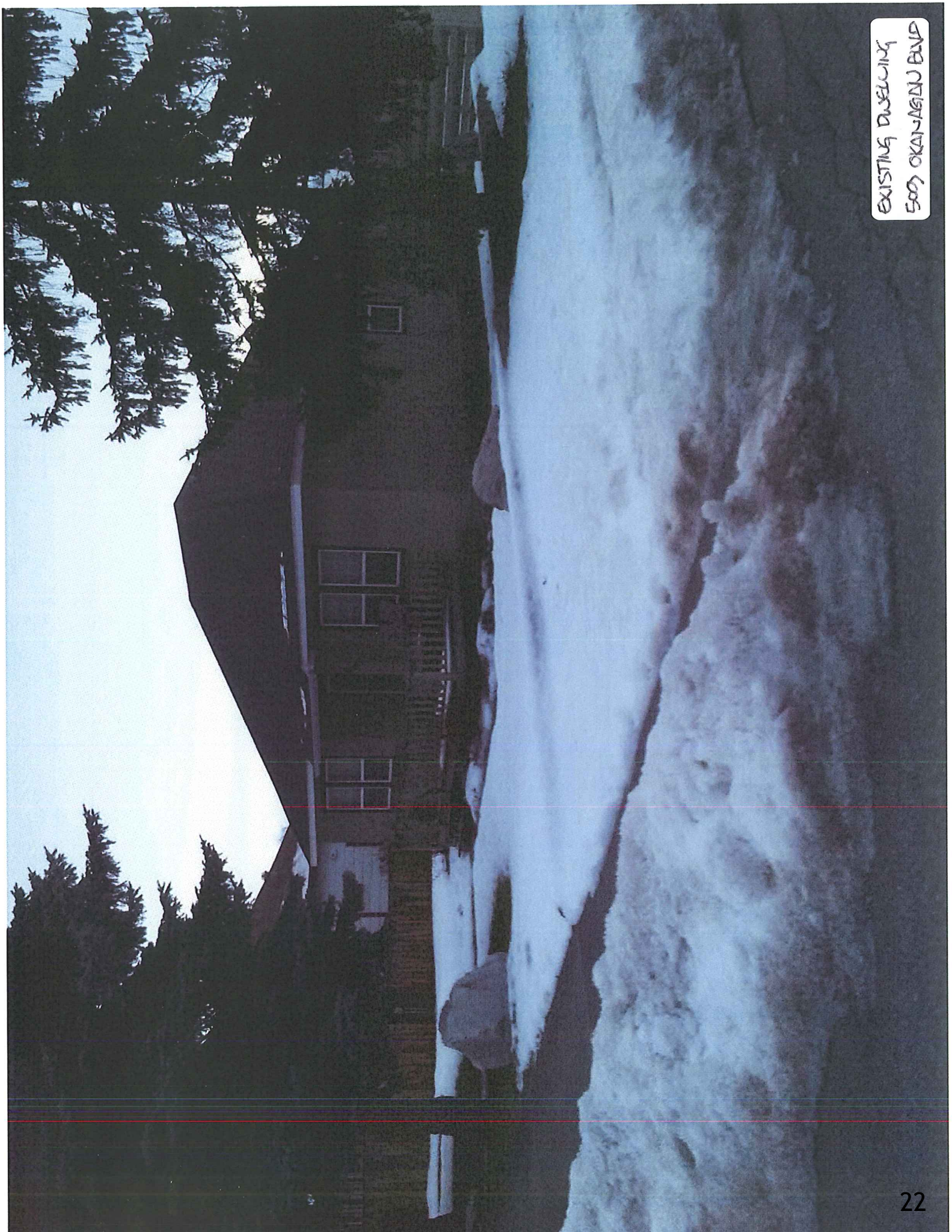
EXTERIOR ELEVATIONS

Project No: 1480
 Date: 10/10/14
 Scale: 1/4" = 1'-0"

Order: A3.01
 Date: 10/10/14

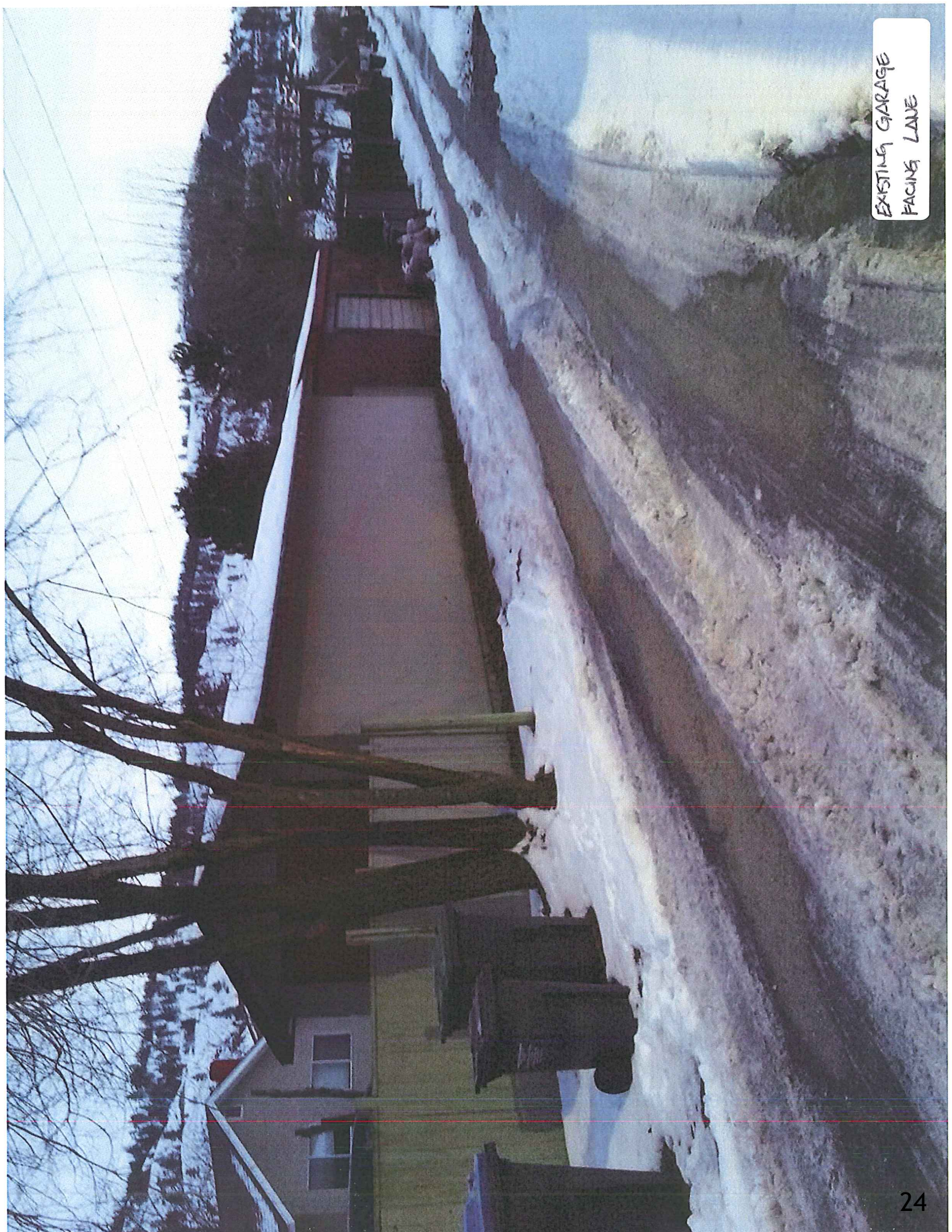
ISSUED FOR DEVELOPMENT PERMIT





EXISTING DWELLING
5003 OKANAGAN BLVD





EXISTING GARAGE
FACING LAWN

EXISTING GARAGE
FACING DWELLING



CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP14-0264

EXISTING ZONING DESIGNATION: RU6 - Two Dwelling Housing
WITHIN DEVELOPMENT PERMIT AREA: Intensive Residential - Character Neighbourhood Design Guideline

ISSUED TO: Novation Design Studio (Paul Schuster)
LOCATION OF SUBJECT SITE: 509 Okanagan Boulevard

	LOT	BLOCK	D.L.	PLAN	DISTRICT
LEGAL DESCRIPTION:	1	8	9	3915	O.D.Y.D.

SCOPE OF APPROVAL

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

1. TERMS AND CONDITIONS:

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

Section 9.5b.14 - Carriage House Regulations;

To vary the east side yard setback from 2.0m required to 1.2m proposed as shown on Schedule "A".

3. PERFORMANCE SECURITY: None Required.

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 Urban Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

6. APPROVALS:

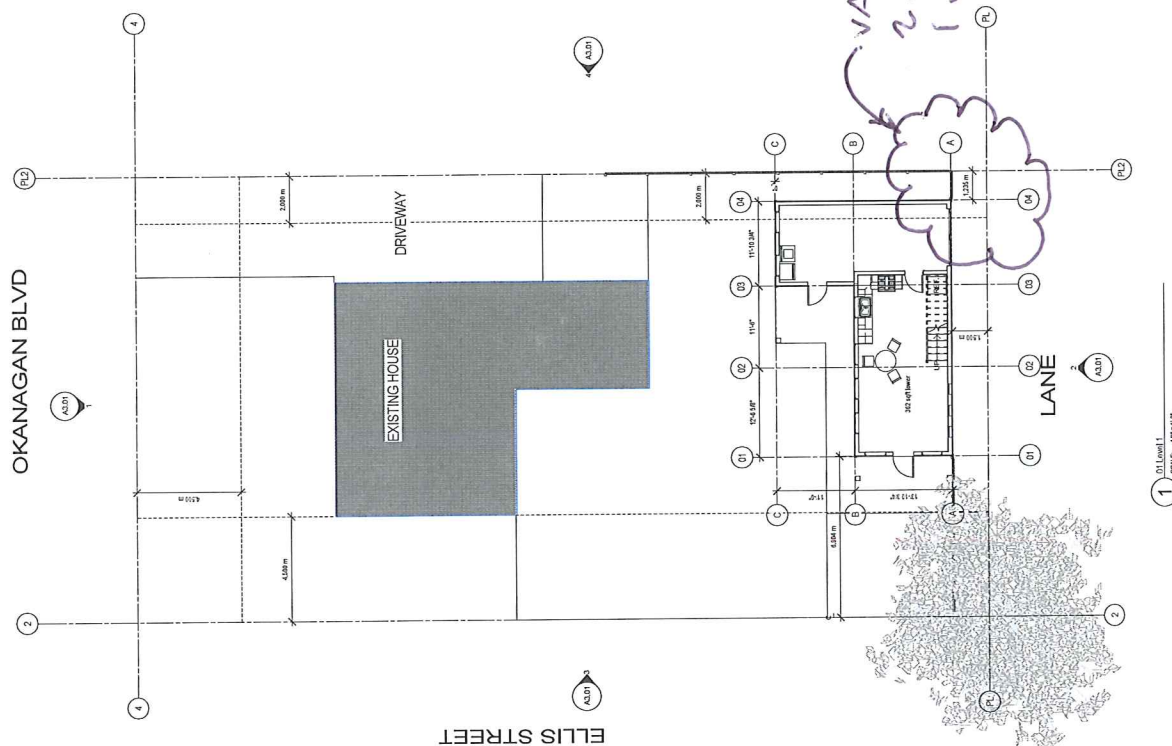
DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE ____ DAY OF _____, 2015.

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF _____, 2015 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

Ryan Smith, Manager - Urban Planning
Community Planning & Real Estate

<input checked="" type="checkbox"/>	NOT controlled. Revisions may be made without notice.
<input type="checkbox"/>	A CONTROLLED document. Revisions will be ISSUED .
<input checked="" type="checkbox"/>	The first issue of the document.
<input type="checkbox"/>	A complete revision. Remove previous issues from use.
<input type="checkbox"/>	A partial revision. Remove previous issues of corresponding sheets / pages from use.
<input checked="" type="checkbox"/>	Not for Construction.

SCHEDULE "A"
This forms part of development
Permit # **DVP14-026A**



NOT CONSTANT

A1.01

ISSUED FOR BUILDING PERMIT

REPORT TO COUNCIL



Date: 01/20/2015
RIM No. 0940-50
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LK)
Application: DVP14-0257 **Owner:**
Address: #130, 5505 -5507 Airport Way **Applicant:** Priority Permits Ltd
Subject: Development Variance Permit for Commercial Fascia Signage
Existing OCP Designation: COMM - Commercial
Existing Zone: C9 - Tourist Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0257, for Lot A District Lot 14 Township 23 ODYD Plan EPP23036, located on #130, 5505 - 5507 Airport Way, Kelowna, B.C.;

AND THAT a variance to the following section of Sign Bylaw No. 8235 be granted:

Section 6.1: Specific Zone Regulations

Industrial and Commercial Zones: Fascia Signage: 2 Per Business

To vary the total number of allowable fascia signs for a business from two (2) permitted to four (4) proposed.

AND FURTHER THAT this Development Variance Permit be valid for two (2) years from the date of Council Approval, with no opportunity for extension.

2.0 Purpose

To allow two (2) additional proposed fascia signs on the subject building for a total of four (4) fascia signs on three frontages.

3.0 Urban Planning

Building Permit (BP49589) was issued on December 18, 2014 granting approval for two fascia signs on the subject building. All proposed signage was initially part of the building permit application, but due to the number of signs applied for, two were removed and have prompted the current Development Variance Permit application.

Staff supports the proposed variance request as the impact is minor in nature and the proposed sign content matches the existing building and signage. The number of signs is consistent with the national branding of the company at other locations within the City of Kelowna.

4.0 Proposal

4.1 Background

In 2003, the existing Area Structure Plan was amended and the new CD15 - Airport Business Park zone was created. In 2009, the surrounding land was added to the CD15 - Airport Business Park zone area, while this parcel retained the C9 - Tourist Commercial zone. DP08-0098 approved the development of the subject commercial building and DP11-0159/DVP11-0160 approved the development of the adjacent hotel.

An application to rezone a portion of the subject parcel (Z14-0049) received second and third readings on January 13, 2015 (to rezone a portion of the parcel, which includes the subject building, from C9 - Tourist Commercial to CD15 - Airport Business Park). The required variance is the same in both zones, therefore, this application is not dependant on the outcome of the rezoning application.

4.2 Project Description

The applicant is seeking a Development Variance Permit to allow for two new fascia signs to be located on the north facade of the subject building, in addition to the two existing signs. The Sign Bylaw allows for a maximum of two fascia signs per business. There is currently one sign above the main entrance on the west facade, which faces the parking area. The second is on the east facade, which is adjacent to Highway 97. The two proposed signs would be on the north elevation. One consists of the company logo and the other the company name. The remainder of the signage indicated on the plans is directional for the existing drive-thru and is exempt from permit requirements.

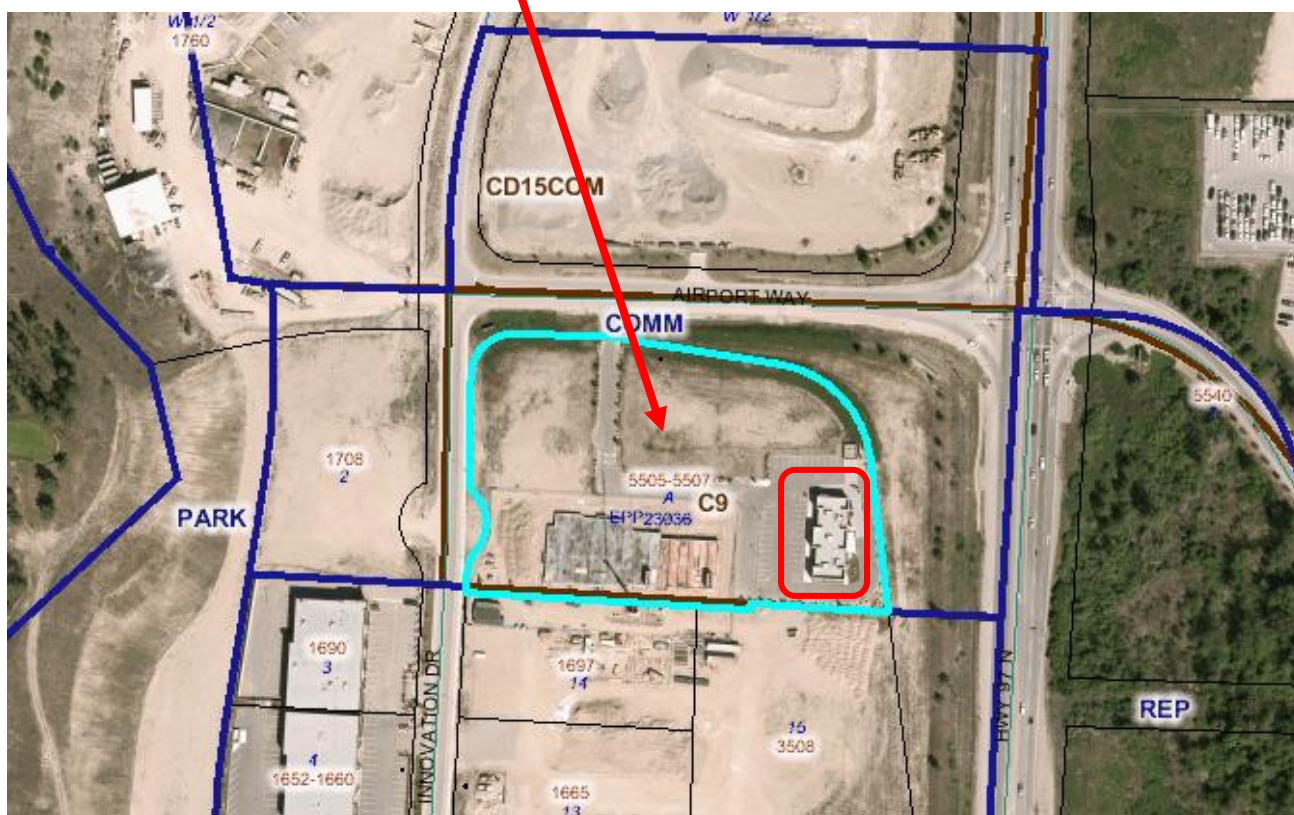
4.3 Site Context

The building is located within the Airport Business Park and is on the same parcel as an existing hotel. The subject building, which contains two units, is currently part of the above mentioned zoning application (Z14-0049). The South unit is vacant.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15- Airport Business Park (commercial)	Vacant
East	A1- Agriculture 1	Hwy 97 / Airport
South	CD15- Airport Business Park (industrial)	Vacant
West	CD15- Airport Business Park (commercial)	Vacant

Subject Property Map: 5505-5507 Airport Way (subject building highlighted)



4.4 Zoning Analysis Table

Sign Bylaw Analysis Table		
CRITERIA	SIGN REQUIREMENTS	PROPOSAL
Fascia Sign Regulations		
Clearance from Grade	2.5m min.	4.86m (Symbol) 6.36m (Company Name)
Number of Fascia Signs	Max. 2 per Business	2 Proposed (+2 Existing) ①
Allowable Sign Area	Max. of 20% of wall face (17.11m ² max.)	3.10% of wall face (2.66m ²)

① Indicates a requested variance to the number of fascia signs allowed per business.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Guideline Objectives¹

- Design signage with consideration of the size of any individual sign as part of the overall ascheme of building signage and the appearance of the building's facade. Scale and architectural expression should not be compromised by the size and number of signs;

¹ City of Kelowna Official Community Plan, Chapter 14: Urban Design Development Permit Area, Comprehensive Development Permit Area Objectives, p. 14.19.

6.0 Technical Comments

6.1 Fortis BC Inc

There are primary distribution facilities within the boundary of the subject property, currently servicing existing structures. All facilities appear to be protected by appropriate land rights. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: December 17, 2014

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

☐

Lindsey Ganczar, Urban Planning Supervisor

Reviewed by:

☐

Ryan Smith, Urban Planning Manager

Attachments:

Site Plan - Schedule 'A'

Elevations - Schedule 'A'

Sign Drawings - Schedule 'A'

Development Engineering Memorandum

Draft Development Variance Permit

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No. DVP14-0257

EXISTING ZONING DESIGNATION:	C9 - Tourist Commercial
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive Development Permit Area

ISSUED TO:	Priority Permits
LOCATION OF SUBJECT SITE:	#130, 5505 - 5507 Airport Way

	LOT	DISTRICT LOT	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	A	14	23	ODYD	EPP23036

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

1. TERMS AND CONDITIONS:

- a) THAT the dimensions and siting of the building, the landscaping, and the exterior design / finish are to be constructed on the land in general accordance with Schedule "A".
- b) AND THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

Section 6.1: Specific Zone Regulations
Vary the number of Fascia Signs per business from two (2) to four (4).

- 2. The development shall commence by and in accordance with an approved Building Permit within ONE YEAR of the date of the Municipal Council authorization resolution.
- 3. PERFORMANCE SECURITY: None Required.
- 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.

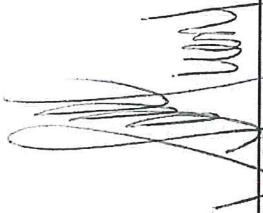
CITY OF KELOWNA

MEMORANDUM

Date: January 7, 2015
File No.: DVP14-0257
To: Urban Planning (LK)
From: Development Engineer Manager (SM)
Subject: 5507 Airport Way, Lot 1, Plan 82802, Sec. 14, Twp. 23, ODYD

The Development Engineering comments and requirements regarding this development variance application for a additional signs on the building are as follows:

1. General.
 - a) The proposed location of the signs on the building does not compromise any Municipal Infrastructure nor traffic sight lines.



Steve Muenz, P.Eng.
Development Engineering Manager

B²

014-0257

JF-23886

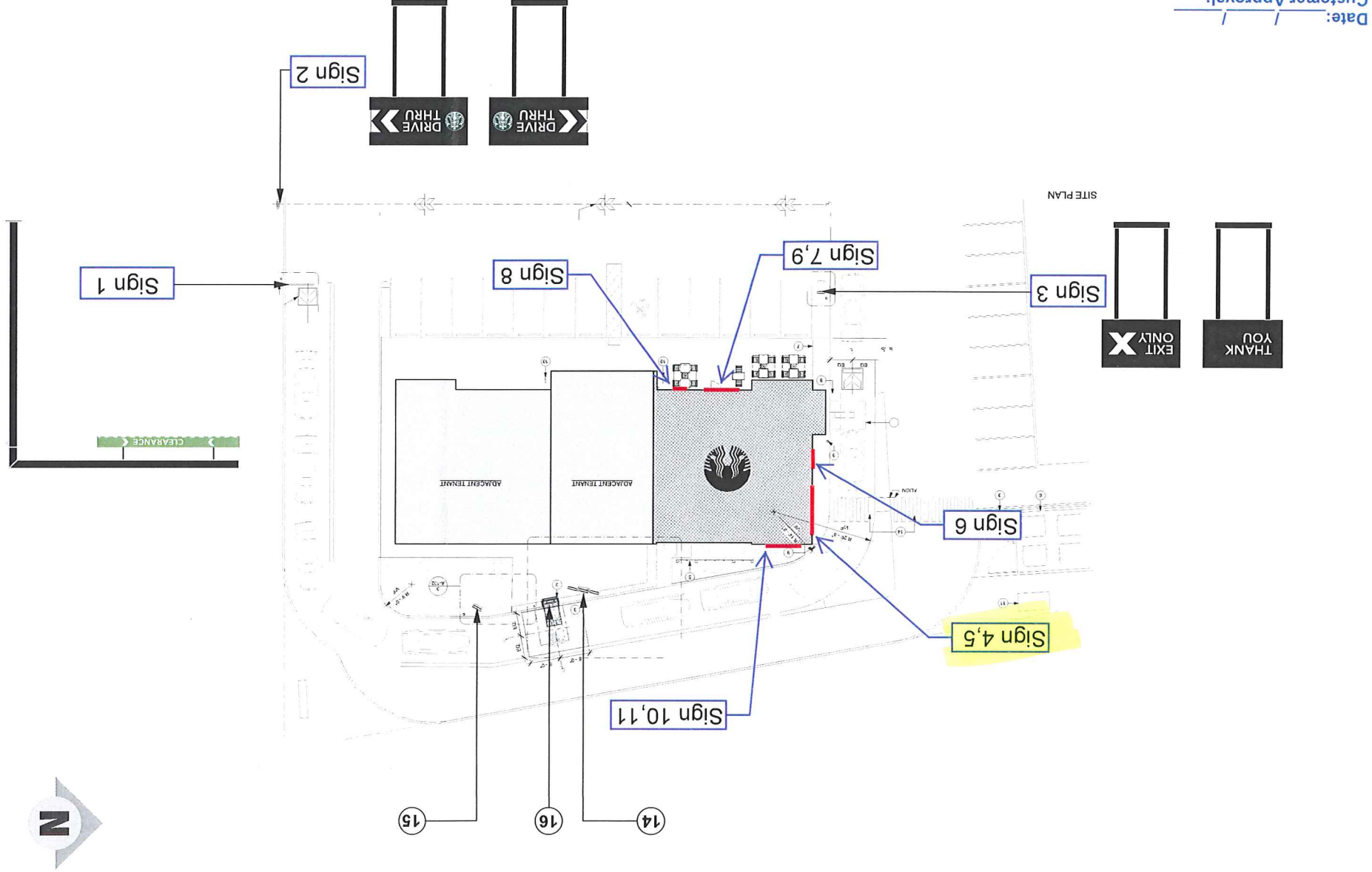
SITE PLAN

#		Descriptions:
Installation:		<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
1	NON-ILLUMINATED VEHICLE HEIGHT DETECTOR SEE DRAWING STA1V81X019 AND PAGE 10	
2	ILLUMINATED DIRECTIONAL SIGN SEE DRAWING STA1E1B7002 AND PAGE 11	
3	ILLUMINATED DIRECTIONAL SIGN SEE DRAWING STA1E1B7004 AND PAGE 12	
14	FREESTANDING PRE-MENU BOARD BY OTHERS	
15	FREESTANDING 5 PANELS MENU BOARD BY OTHERS	
16	FREESTANDING CANOPY WITH DIGITAL ORDER SCREEN BY OTHERS	

SCHEDULE A
This forms part of development
Permit # DVP14-0257

Client:	STARBUCKS COFFEE
Site:	130 - 5507 AIRPORT WAY KELOWNA, BC
Consultant:	JOHN FERRARI
Draftsman:	CLAUDIA VOGT
Date:	08.21.2014
Page:	1/12
Scale:	N.T.S.

ENSEIGNES
PATTISON
SIGN GROUP
Tel (506) 735-5506 · Fax (877) 737-1734 · Toll Free 1-800-561-9798



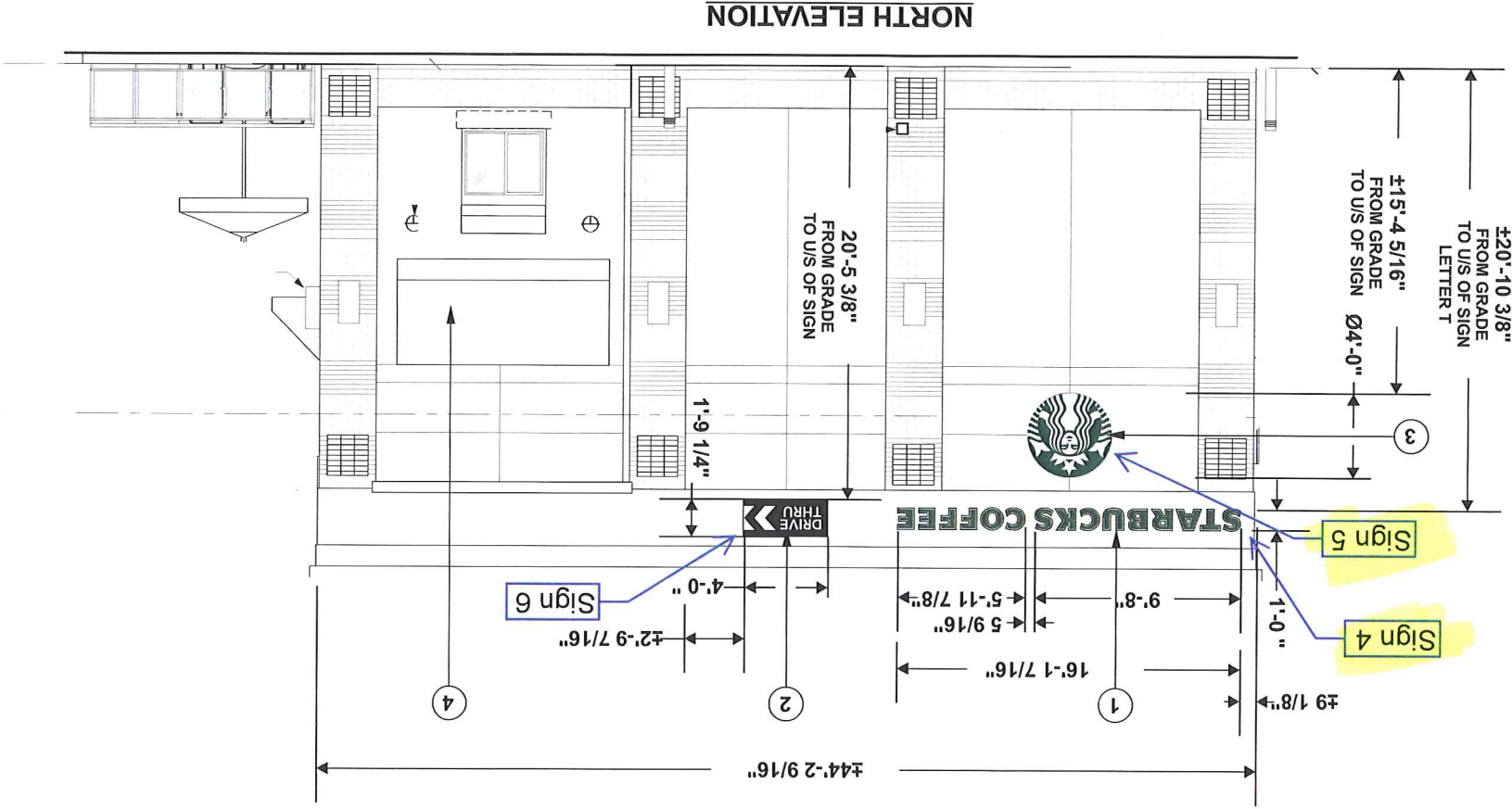
Date: _____
Customer Approval: _____

This sign is required to be installed in accordance with the requirements of the British Columbia Traffic Signs and Road Markings Manual, 2011 Edition, and the Traffic Signs and Road Markings Manual, 2011 Edition, and the Traffic Signs and Road Markings Manual, 2011 Edition.

PATTISON SIGN GROUP warrants that the signs and materials provided by it are free from any and all claims, liabilities, actions, penalties, fines, and any legal fees incurred by the customer. The customer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The customer shall be responsible for the maintenance and repair of the signs and materials. The customer shall be responsible for the removal of the signs and materials at the end of the term of the agreement.

ISO 9001:2008 Certified Enterprise

SCHEDULE A



Date: ____/____/____



This sign is intended to be installed in accordance with the requirements of Article 653 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Patison Sign Group Illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

ISO 9001:2008 Certified Enterprise

THIS AGREEMENT INCLUDES THE MAINTENANCE AND INSTALLATION OF A BASES BY PATTONS SHK GROUP FOR THE BASES ORDERED BY THE CUSTOMER AND NOT BY PATTONS SHK GROUP. THE CUSTOMER SHALL ENSURE THAT THE BASES ARE BUILT IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. A BASES IS TO BE BUILT OR PROVIDED BY THE CUSTOMER AND NOT BY PATTONS SHK GROUP. PATTONS SHK GROUP AND ITS AFFILIATES, AGENTS, AND SUBSIDIARIES SHALL NOT BE RESPONSIBLE FOR THE BASES ORDERED BY THE CUSTOMER AND NOT BY PATTONS SHK GROUP. PATTONS SHK GROUP SHALL HOLD PATTONS SHK GROUP, ITS AFFILIATES, AGENTS, AND SUBSIDIARIES, INDEMNIFIED AND HOLD THEM HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTONS SHK GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO OBTAIN ITS ORDERED BASES.

www.patitionsign.com

Client:	STARBUCKS COFFEE
Site:	130 - 5507 AIRPORT WAY KELOWNA, BC
Consultant:	JOHN FERRARI
Draftsman:	CLAUDIA VOGT
Page: 4/12	Scale: 1/8" = 1'-0"
Date:	08.21.2014

• Tel (506) 735-5506 • Fax (877) 737-1734 • Toll Free 1-800-561-9798

ENSEIGNES
PATTISON
SIGN GROUP

Date: _____



JF-23886
ELEVATION
DRAWING



ISO 9001:2008 Certified Enterprise

[illegible]

Client:	STARBUCKS COFFEE
Site:	130 - 5507 AIRPORT WAY KELOWNA, BC
Consultant:	JOHN FERRARI
Draftsman:	CLAUDIA VOGT
Page: 3/12	Scale: 1/8" = 1'-0"
	Date: 08.21.2014

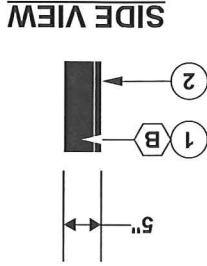
• Tel (506) 735-5506 • Fax (877) 737-1734 • Toll Free 1-800-561-9798



#	Descriptions:	Installation:	Interior:	Exterior:
1	60" ILLUMINATED LOGO DISK SEE DRAWING STA154D7007 AND PAGE 8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	ILLUMINATED S/F DT SIGN WITH ARROW (R) SEE DRAWING STA15B7002 AND PAGE 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2	ILLUMINATED S/F DT SIGN WITH ARROW (R) SEE DRAWING STA1S9B7002 AND PAGE 7
---	--

1	60" ILLUMINATED LOGO DISK SEE DRAWING STA1S4D7007 AND PAGE 8
---	---



#	Colors:
A	HOLLY GREEN VINYL 3630-76
B	PAINTED SATIN FINISH BLACK



Client:	STARBUCKS COFFEE
Site:	130 - 5507 AIRPORT WAY KELOWNA, BC
Consultant:	JOHN FERRARI
Draftsman:	CLAUDIA VOGT
Date:	08.21.2014
Page: 5/12	Scale: 3/8" = 1'-0"

ISO 9001:2008 Certified Enterprise

[illegible]

This sign is intended to be installed in accordance with the requirements of Article 653 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Date: ____/____/____
Customer Approval: _____

The Starbucks Siren logo is a circular emblem. It features a twin-tailed mermaid (Siren) in the center, rendered in a dark green color against a white background. The Siren has long, wavy hair and a crown. The entire logo is enclosed within a circular border. To the right of the logo, a vertical dimension line indicates a diameter of Ø4.0".

A vertical strip is shown with several labels and arrows. On the right side, there are four labels: a hexagon with 'A' at the top, followed by a circle with '5', a circle with '9', and a hexagon with 'A' at the bottom. Arrows point from these labels to the strip: a curved arrow from the top 'A' points to the left edge; a straight arrow from '5' points to the left edge; a straight arrow from '9' points to the right edge; and a straight arrow from the bottom 'A' points to the right edge. At the bottom of the strip, there is a double-headed vertical arrow and the number '3'.

The diagram shows a cross-section of a window blind assembly. It includes a vertical slat, a horizontal rail, and a motor unit. The components are labeled with numbers 1 through 6:

- 1: Points to the bottom rail.
- 2: Points to the vertical slat.
- 3: Points to the motor unit.
- 4: Points to the motor unit.
- 5: Points to the top rail.
- 6: Points to the bottom rail.

Notes:
- DRAIN HOLES REQUIRED FOR EXTERIOR INSTALLATION

JF-23886	
48" WALL MOUNTED S/F	
ILLUMINATED LOGO DISK	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
#	Descriptions:
1	1" BLACK TRIM MOLDING
2	3/16" WHITE #7328 POLYCARBONATE FACE WITH VINYL APPLICATION ON FIRST SURFACE
3	ILLUMINATED WITH LUMINEFICIENT WHITE LEDS
4	POWER SUPPLY LOCATED INSIDE THE LOGO
5	0.51 ALUM. WELDED BACKING PREPAINT BLACK AND WHITE
6	0.051 ALUM. CABINET PREPAINT BLACK

REPORT TO COUNCIL



Date: 12/16/2014

RIM No. 1940-40

To: City Manager

From: Urban Planning Department (AC)

Application: DP14-0198 & DVP14-0199 **Owner:** Watermark Developments Ltd., Inc. No. BC0642787

Address: 840 Academy Way **Applicant:** Eidos Architecture - Timothy McLennan

Subject: Development Permit Application

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. DP14-0198 for Lot 2, Section 10, Township 23, ODYD, Plan EPP45918, located on 840 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 attached report dated November 3rd 2014";
5. That a section 219 no build restrictive covenant be registered on the remainder lots (Lot 1, 3, & 5) until such time as the GEID water reservoir can be upgraded and that Academy Way road connection is completed to Sexsmith Road;
6. 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. DVP14-0199 for Lot 2, Section 10, Township 23, ODYD, Plan EPP45918, located on 840 Academy Way, Kelowna, BC.

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

Section 8 Parking & Loading: Table 8.1 - Parking Schedule

Vary the parking requirements from a ratio of one parking stall per one unit (251 parking stalls) required to one parking stall per 0.59 units (148 parking stalls) proposed.

2.0 Purpose

To consider a Development Permit and Development Variance Permit application for the form and character of a micro-unit residential apartment building (251 units) on the subject property.

3.0 Urban Planning

The Urban Planning Department is supportive of the proposed development as it is consistent with the applicable Development Permit Guidelines contained in the Official Community Plan (OCP) as well as the University South Village Master Plan.

Staff also supports the proposed variance to reduce the required onsite parking from 251 spaces to 148 spaces, a variance of 103 spaces (a 41% reduction). The previous developments considered by Council in this area (U1 and U2) had 7% parking variances. This development differs and is worthy of a larger variance because it is intended for students of the adjacent UBC Okanagan campus and this is reflected in terms of unit composition. While development previously approved in the area contains a mix of 1 and two bedroom units, the proposed micro suites have less living area than a single bedroom apartment and are much more likely to be occupied by a single person rather than a couple. The unit size is also capped at 29m² by provincial regulations on 'micro-suites' to qualify for a Development Cost Charge exemption.

From the perspective of proximity to services, there is already some built (but unoccupied) commercial space in the University South development and there remains a large area designated for a future commercial village centre on the east side of Academy Way. The developer has indicated that the timeline for the introduction of additional commercial development is largely related to the speed at which the residential development in the area proceeds. When the commercial area develops, students will not need a vehicle or transportation for groceries and other basic commercial needs. In the interim, a grocery store is planned for the Hwy.97/Airport Way intersection which would be a short carpool trip for students. Those trips will also be facilitated by a planned "car-share" vehicle that will be available on the site as well as Ogo-car share vehicles that are now stationed on adjacent properties.

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 are in the process of being 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. While no budget is currently allocated for construction, staff will continue to explore ideas that could advance the project. Academy Way has a multi-use pathway planned for its entire length and an east/west connection for pedestrians and bikes will be completed with the western extension of John Hindle Drive. There are also a variety of less formal walking and hiking trails that criss-cross the area. The UBCO Campus is well served by transit and it is likely that a transit route will eventually service the Academy Way corridor.

This development and parking variance should not be seen as precedent setting for other micro unit apartment buildings in the City due to the unique student housing function that it will fulfill. Further, should the near term impacts of this variance result in an undesirable parking outcome

in the area, Staff will be prepared to recommend against such variances in future phases of development along Academy Way.

Staff has also discussed the potential use/rental of the units during shoulder seasons with the developer. Staff understands the desire for this ability and will be considering some Zoning Bylaw amendments that would allow this only in the student oriented housing in the University South area. One restriction to this will likely be that the developer would only be permitted to rent units that have a parking stall. This will mean that only 148 micro suites could potentially be rented.

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.



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

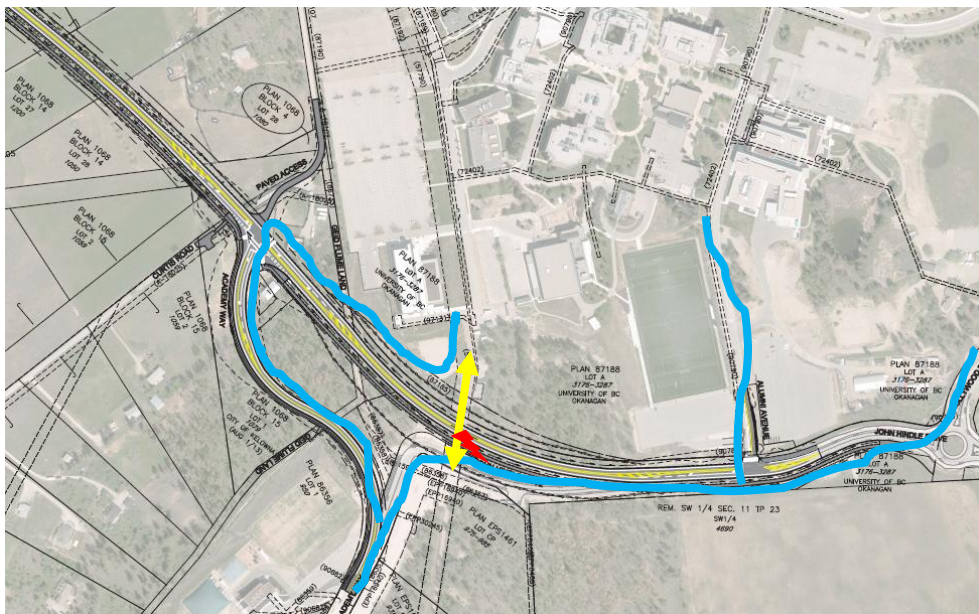





Figure 2: Future John Hindle Drive and Potential pedestrian connections

-  Location of potential pedestrian bridge
-  Potential alternative pedestrian routes
-  Location of photo

4.0 Proposal

4.1 Background

After analysis from the Ministry of Transportation and Infrastructure and the City of Kelowna; it was determined that the U2 projects and the micro suite projects are the last projects that can be approved in University South development until a connection to Sexsmith Road is completed. The Academy Way connection to Sexsmith Road is anticipated to be completed by early 2016. The necessary parcel acquisition is the responsibility of the developer and also market dependent. As such, the estimated time could be quicker or slower.

4.2 Project Description

Following the initial development of the Academy Hill mixed-use development and the 66 unit "U1" residential development located north-west of the subject property, the proposed building is the fifth to be developed as part of the University South Area.

All multi-family and apartment style developments require a Development Permit to review the form and character. The proposed development consists of 251 micro-units (less than 29 m² in floor area). The proposed variance is to reduce the parking requirement from one stall per bachelor unit, as described in Zoning Bylaw #8000, to 0.59 parking stalls per micro-unit.

The site design is focused on recreating a campus experience for the students residing within the 'Academy Way Residences.' The site has significant natural and topographic features which informed the design of the active and passive spaces as well as incorporating emergency vehicle access. The project is divided into two phases. Building 1 creates a 'street frontage' along the northern property line and will house 131 single occupancy 'micro' units, the operations offices, and amenity centre. The second phase, building 2, aligned along the eastern property line, will house 120 units. A methodical rhythm along the façade of both buildings is set up by repeating the residential unit form. Each residential unit is the same but together they weave a pattern of solid transparent surfaces.

The applicant is planning to have a property management company with experience in student housing oversee the property and its on-site facilities which include a fitness centre and amenity areas.

The developers' traffic consultant has analyzed the parking at Academy Hill (first development in the University South area) and found that it operates a ratio of 0.83 parking stalls per unit. Academy Hill is composed of 15 one bedroom units and 63 two bedroom units (see attachments for the CTQ analysis and other jurisdictional comparison details). Many jurisdictions lower parking requirements for single bed (or single person occupied) units on campus compared to their market housing counterparts and this is illustrated in the table on Page 7 of this report.

Generally, student housing rates are much lower because the University or College is engaged in comprehensive campus wide parking management facilities. This project is unique whereby the product the developer is providing is essentially student housing but not managed by an area wide entity like a university. According to the data the existing apartments on Academy Way are operating at a 0.83 stalls per unit ratio and the proposed ratio for the micro suites is 0.59 stalls per unit. CTQ has argued that the micro-units will have a lower percentage of car ownership than found with the conventional apartments such as Academy Hill due to the small unit size and demographics / parking requirements associated with other student residence buildings. Based

upon the report written by CTQ (see attachment), the developer is confident the ratio of 0.59 parking stalls per micro-unit will provide adequate parking and not contribute to further parking problems along Academy Way.

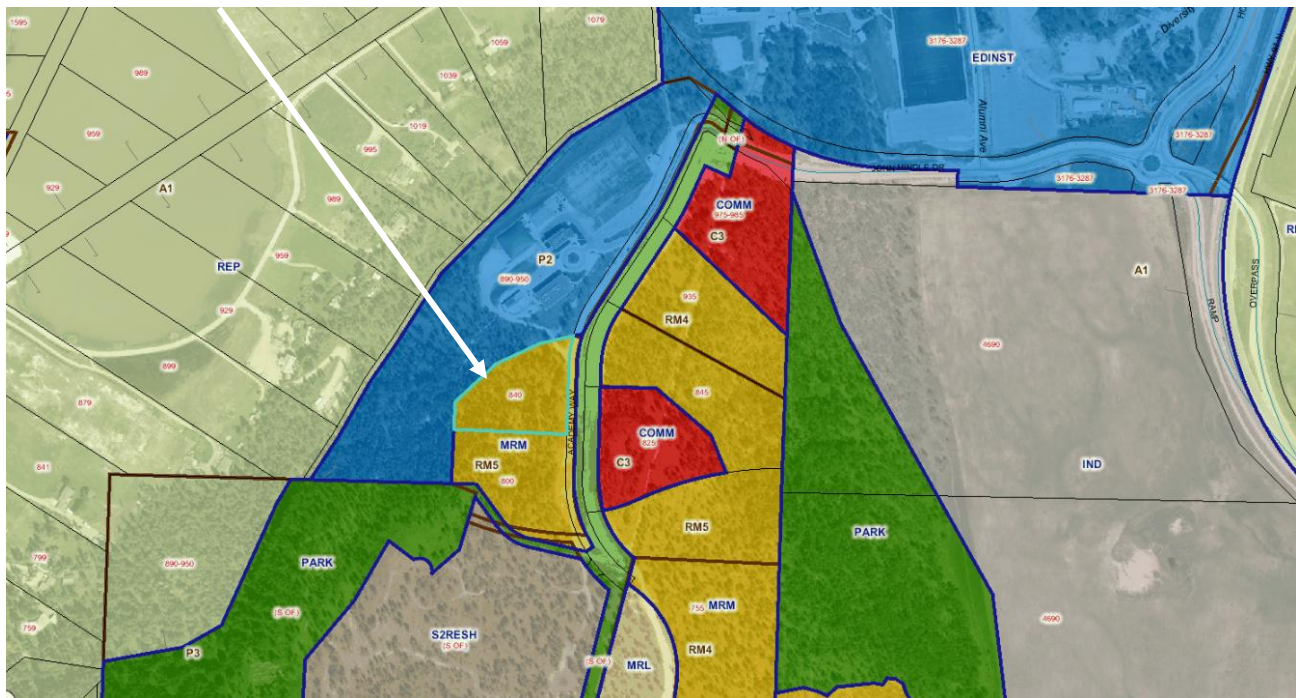
4.3 Site Context

The 'Academy Way Residences' development project is located on the north slope adjacent to Academy Way and immediately south of the private Aberdeen Hall school. 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	P2 - Education and Minor Institutional	School
East	P2 - Education and Minor Institutional A1 - Agricultural	School Agriculture
South	RM5 - Medium Density Multiple Housing A1 - Agriculture	Vacant Vacant
West	RM5 - Medium Density Multiple Housing C3 - Neighbourhood Commercial	Vacant Vacant

4.4 Subject Property Map: 840 Academy Way



5.0 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4.5 storeys	16.5 m / 4.5 storeys
FAR	1.1	0.64
Front Yard (east)	6.0 m 1.5 m for ground oriented housing	6.0 m
Side Yard (north)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	7.0 m
Side Yard (south)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	7.0 m
Rear Yard (west)	9.0 m	> 9.0 m
Site coverage of buildings	40 %	23 %
Site coverage of buildings, driveways & parking	65 %	34 %
Other Regulations		
Minimum Parking Requirements	251 parking stalls	148 parking stalls ❶
Minimum Bicycle Parking Requirements	Class 1: 130 bikes Class 2: 26 bikes	Class 1: 126 bikes Class 2: 30 bikes
Private Open Space	1,882.5 m ²	2,600 m ²
❶ Indicates a requested variance to reduce the number of parking stalls from 251 stalls to 148 stalls.		

6.0 Current Development Policies

6.1 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

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).

adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

The due diligence staff has completed as part of this application has included both the requirement for a report from the applicant's traffic engineer (attached to this report) as well as research into standards applied by other cities in western Canada. A summary of those standards is shown below in Table 1.

Table 1: Parking Rates per Unit / Bed		
	Single (per bed)	Parking Rate (per dwelling unit)
UBC	0.32	1.25
UBC-O	0.18	
Vancouver	0.5	-
Burnaby	0.5	-
SFU	0.33-0.5	-
BCIT	0.35	-
Academy Hill Study	-	0.83
Academy Hill Requirement	-	1.46
Micro Suite Proposal	-	0.59

Based on the research completed by staff, and that completed by the applicant's transportation engineer, staff will be revisiting the parking rates applied to student housing in the Zoning Bylaw. This review will likely also include a number of other land uses that have triggered parking variances that were supported by staff over the last few years.

7.0 Technical Comments

Building & Permitting

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 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 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):
- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- 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.

- Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 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.
- Requirements of the City of Kelowna fire prevention regulations bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings
- The code analysis is also to address the interconnected floor spaces per the prescriptive requirements of the code or an alternative solution needs to be accepted by the Chief Building Inspector in lieu.
- 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.
- 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.

Development Engineering

- See attached memorandum dated November 3rd 2014.

Real Estate & Parking

- Note that street parking in this area is already extremely limited and a large demand on enforcement resources.

NOTE: Largely due to University traffic and not development traffic. Impacts of variance will be monitored if approved.

Glenmore - Ellison Improvement District (GEID)

- GEID performed a detailed analysis to determine that their water reservoir would be at capacity after this project (and the other U2 project) were completed. GEID recommends a no build covenant on the remainder parcels until such time as the reservoir could be upgraded at the developers cost.
- See letter dated January 5th, 2015.

8.0 Application Chronology

Date of Application Received: October 1st 2014

Date of Neighbourhood Consultation Received (re: variance): December 16th 2014

Report prepared by:

Adam Cseke, Planner

Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map

Development Engineering Memo

GEID Letter

Applicant Rationale

CTQ parking analysis

Draft Development Permit / Development Variance Permit

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

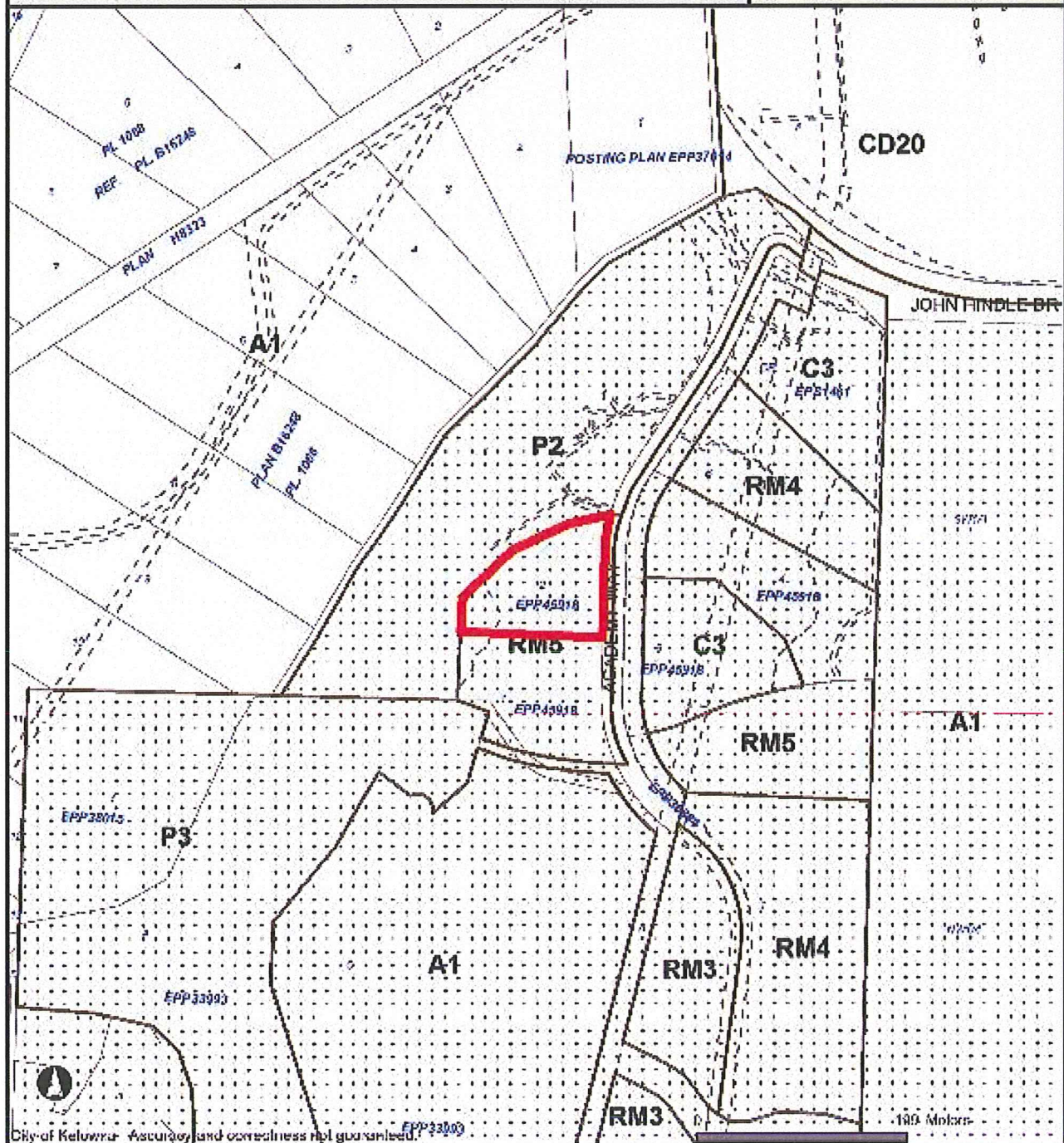
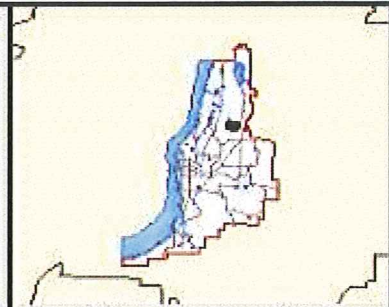
DVP14-0199

DP14-0198

840 ACADEMY WAY



Subject Property



City of Kelowna: Accuracy and correctness not guaranteed.

Map: 997 x 584 m -- Scale 1:5,886

2014-12-19

to

CITY OF KELOWNA
MEMORANDUM

Date: November 3, 2014
File No.: DP14-0198
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.
- c) The storm water management prepared by the MMM Group appears acceptable.

Steve Muenz, P.Eng.
Development Engineering Manager

B²



Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

Phone: 250-763-6506

Fax: 250-763-5688

January 5, 2015

Watermark Developments Ltd.
#106 – 975 Academy Way
Kelowna, BC V1V 3C8

Attention: John Hertay (via email: johnhertay@highlinerealty.com)

Re: Portion Lot 2, Plan KAP86356
New Lot 2, Plan EPP45918 - at 840 Academy Way

Glenmore-Ellison Improvement District (GEID) is in receipt of information from EIDOS Architecture concerning construction of a portion of Lot 2, Plan KAP86356 (now Lot 2, Plan EPP45918) at 840 Academy Way. The subject property is located within GEID boundaries.

CTQ Consultants, Watermark Developments, GEID's consulting engineer and GEID staff have been reviewing servicing options of the overall ultimate water supply for the University Village area and the required works that will be triggered by development. At this time, there is enough water available from the UBCO Reservoir to accommodate the proposed 251 MF units (84 SFE units) for this lot. In addition, there is enough capacity in the reservoir for the 75 SFE units for a separate application for Lot 4, EPP45918.

If the total unit count for the 2 properties exceeds 169 SFE units, infrastructure improvements will be triggered with all costs borne by the applicant. Further, and with reference to CTQ's letter of December 5th, 2014, no development will be contemplated by GEID for Lots 1 and 3, EPP45918 until water infrastructure improvements have been constructed by Watermark. In addition, GEID requires registration of a "No Build Covenant" against Lots 1 and 3, EPP45918 until such time that satisfactory infrastructure improvements have been built and satisfactorily inspected and taken over by GEID. All costs relating to the registration of the covenants will be the responsibility of the developer, with no costs borne by GEID.

The following comments relate to Lot 2, EPP 45918. Watermark Developments is the present owner of the property and GEID's comments concerning the EIDOS proposal are provided to Watermark, copied to the City of Kelowna.

Current Application from EIDOS

According to EIDOS, the current application is for the construction of two residential buildings for student housing: Phase 1 will comprise a 4-storey, 131 unit building and Phase 2 will be for a separate 5-storey, 120 unit building. Underground parking is planned for both buildings. The following sections describe the water servicing requirements to meet GEID servicing bylaws and policies.

Fireflow Availability, Hydrants and Waterworks

This development is a continuation of build-out within the University Village area. As phased construction on the property continues, GEID requires that the developers have hydrant locations and spacing reviewed by the City of Kelowna Fire Department. In the event that additional hydrants are required by the Kelowna Fire Department, hydrant purchase, connection, and installation shall be at the applicant's cost. In addition, new hydrant data forms are required from the developer.

MMM Group provided 4 FUS fire flow calculations, dated August 26, 2014 indicating that the following fire flow requirements are required. Please note that these FUS calculations must be re-submitted to GEID under stamp and seal of the consulting engineer.

Phase I Building	East End	149 l/s
Phase I Building	West End	150 l/s
Phase II Building	North End	149 l/s
Phase II Building	South End	148 l/s

In a letter of August 13, 2012, Watermark Developments was advised that no more than 150 L/s fire flow is available to the University Village and that *"It should be noted that if the 150 L/s fire flow requirement is exceeded, that substantially more work might be necessary in providing fire flow and fire storage."*

We note the comments in the letter of December 2nd, 2014 from GHL Consultants Ltd. regarding BC Building Code and FUS calculations. This matter is the concern of the City of Kelowna and requires written approval under the City's bylaws and policies.

According to the Offsite records from CTQ, a 250mm service connection was installed on Academy Way in 2014 for this property. Site Servicing Drawing #C2.1 was provided by EIDOS showing the onsite waterline from GEID's 250mm service connection to the Phase I building; service to the Phase II building is not shown on that drawing.

The developer is responsible for installing all service lines from GEID's water main to the buildings. The developer should also note that GEID will NOT assume ownership of the onsite water mains.

The developer is also responsible for maintaining water quality within the property. GEID conducts flushing of all water mains each spring and fall and all private complexes are required to flush their own internal lines following GEID's mainline flushing. GEID strongly recommends that the design of each building takes into account adequate discharge points from which regular flushing can be conducted. Failure to do so may result in water quality complaints that the building/property management will need to address.

Irrigation and Metering

All water, including water for any on-site hydrants within the property must be metered. As specified in GEID Bylaw #148, the meter must be supplied and installed by the applicant according to manufacturer's directions and GEID standards. The meter can be installed in the mechanical room of the Phase I building or in an above-ground meter building constructed by the developer at the property line on Academy Way. If the meter is installed within the Phase I building, the applicant should be aware that water to the Phase II building must be recorded through the meter in the first building. GEID will not accept additional meters for this project.

GEID uses the Sensus RadioRead™ system and Sensus brand meters are preferred. The meter shall be installed with adequate clearances to permit repair or replacement, and will be inspected by GEID to meet GEID requirements. A mechanical drawing should be provided showing clearances for the meter. A meter inspection fee of \$75.00 applies for inspection of water meter installations for multi-family and strata meters.

A three conductor, 22 gauge, solid conductor cable with red, green, and black wire colours is required, and must be installed between the meter and MXU location on the building exterior.

GEID's contractor, CORIX Utilities, will supply and install a remote meter reading device (MXU) compatible with the Sensus RadioRead™ system. The remote MXU will be located outside the building near the entrance door, and shall be in line-of-sight from Academy Way. A fee of \$300.00 is applicable for the supply and installation of the MXU.

Any irrigation system must be connected to the water system after the main water meter and be designed to 10 USgpm maximum flow. The irrigation system mechanical plans must be submitted to GEID for review of the irrigation flow allotment and cross connection control.

Capital Expenditure Charges (CECs)

EIDOS has advised that the buildings will comprise 251 residential units. Calculation of Capital Expenditure Charges (CECs) by GEID is based on the number of residential units and on the zoning of the property (RM5). Therefore, and according to Bylaw #135, the CEC rate would be \$3,200/unit for each unit within the RM5 zone. Any amendment to this rate would have to be considered and approved by the Board of Trustees.

Please note that GEID requires payment of Capital Expenditure Charges based on the number of units and at the rate in force at time of payment. In addition, and if any future building expansion which increases usable floor area or the number of dwelling units is completed, additional CECs will be required at that time and at the CEC rate in force at time of payment.

GEID's 5-year Capital Plan is currently under review and changes to the CEC bylaw and rates are expected in 2015.

Connection Inspection and Administration Fees

A connection inspection fee in the amount of \$500 will apply under GEID Miscellaneous Charge Bylaw No. 149 for GEID inspection of the onsite connection to GEID's service on Academy Way. The developer must notify GEID 48 hours in advance to allow GEID to schedule inspection of this tie-in.

Administration fees are calculated as 10% of the value of off site works completed by GEID forces. In the subject project, no administration fees are applicable.

Latecomer Fees

Latecomer fees for storage used in the UBCO Reservoir are payable under GEID Bylaw #102. The latecomer fees are based on storage required for six hours of maximum day demand (MDD) for the development plus 25% emergency storage.

The MDD for the 251 units is calculated as follows:

$$\text{MF MDD} = 251 \text{ MF} \times 1 \text{ person/unit} \times 1,800 \text{ L/ca/day} = 451.8 \text{ m}^3/\text{day}$$

$$\text{MF Balancing Storage} = 6 \text{ hours of MDD} = 112.95 \text{ m}^3$$

$$\text{Total Balancing plus emergency storage} = (112.95 \times 1.25) = 141.19 \text{ m}^3$$

$$\text{Latecomer fee payable} = 141.19 \text{ m}^3 \times \$587.07/\text{m}^3 = \$82,888.41$$

Based on the above, UBCO Reservoir latecomers fees for 251 units are payable in the amount of \$82,888.41. Please note that the rate of \$587.07/m3 of storage is valid until October, 2015 and rises each year by 2.5% on the anniversary of the reservoir completion date in accordance with GEID's Latecomers Interest Rate Bylaw No. 101.

New Account Fees

New Account Fees will apply at a rate of \$20.00 per unit. (\$5,020.00)

Development Application Fee

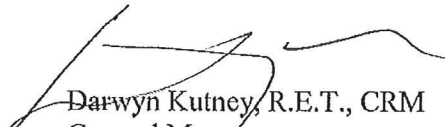
Under Bylaw #149, a fee of \$150.00 applies for each application or referral for water servicing.

The above information is based on details provided by EIDOS and other contractors and is subject to change. In addition, the fees listed above are current as of today's date and will be at the rates in force at time of payment.

If you have any questions on this matter, please contact me at (250) 763-6506.

Sincerely,

**GLENMORE-ELLISON
IMPROVEMENT DISTRICT**



Darwyn Kutney, R.E.T., CRM
General Manager

cc: Adam Cseke, Planner, City of Kelowna (via email: acseke@kelowna.ca)
Timothy J. McLennan (via email: TmcLennan@factionprojects.com)
Antonio Faccini (via email: antonio.faccini@afcltd.ca)
Mike Rojem, GEID Projects Coordinator

ACADEMY WAY RESIDENCES - DESIGN RATIONALE

Character & Image:

Traditionally, the student residence has served to isolate students from the surrounding community. This has limited a student's personal interactions and experiences to within the boundaries of the campus. Suburban campuses particularly can afford the space so there has been little reason for them to do otherwise. In order to remain relevant, student residences must be willing to adapt. The recent increase in the number of emerging community-University partnerships has resulted in the necessity for exactly that: the reconsideration and adaptation of student residences within their adopted communities. The extension of a progressive university culture beyond the campus boundary can benefit the school, the community, and the students equally.

In harmony with the aspirations of post-secondary student life, the design for this privately owned and operated student housing project endeavours to facilitate study, socializing and solidarity. The units are democratically designed but the placement of the units in each building allows for individual degrees of preferences for study versus socialization. The unique articulated form of the exterior facade highlights a clean functional design with a modern aesthetic appealing to young adults.

Neighborhood Context:

The following is an excerpt from the University South Development Plan dated September 2010 prepared by CTQ consultants for Watermark Developments Ltd.:

University Village has been planned and designed on the premise that although not located directly on UBCO lands, it will form an integral part of the campus community. The vision incorporated a symbiotic relationship between the growing institutional precinct and the Village by offering residential homes, commercial services, public and private schools and parks that university students, staff, local residents and visitors can all enjoy. The physical proximity to the university and the site terrain facilitates pedestrian movement, cycling and enhanced mobility between the Village and campus, and throughout the Village. Furthermore, the University Village calls for relatively high residential density with a concentration of apartment style condominiums that will support close to 2,000 people with a diverse demographic cross section. The Village character will be further enhanced by commercial retail and offices to add life to the streets and a true complete community lifestyle.

Site Design:

The Academy Way student residences are sited off the main UBCO campus, along a major access route for both vehicular, pedestrian and cycling circulation, and across the street from a future commercial hub which has helped inform the nature of the landscape architectural design.

Being off campus, the key element to the design was to recreate a campus experience for the students residing within the Residences. Due to the nature and topography of the site, there are some significant elevation changes which need to be overcome to allow for both active and passive spaces, as well as consideration to the emergency vehicle access and visitor parking. The design intent is to integrate the vehicular roadway and pedestrian circulation within the majority of the level area of the site between the two buildings, and

Approaching from the northeast corner of the site, Building One presents the amenity spaces as a cantilevered glass form. The southeast corner of Building One has been angled to open up the view into the site toward the main entrance. This entrance allows supervisory control from the offices and access for all residents to the amenity centre. A Club Lounge and Fitness Centre benefit from the transparent front of the amenity form, with change rooms and elevator access behind. A double volume Games Room with views down the northern valley, and study rooms located on the two upper levels complete the amenity program. Both parkade levels under Building Two slope up, as does the grade of Academy Way, to minimize excavation and site disturbance. This creates a unique form for Building Two as the four storey building splits midway as it climbs the site.

Architectural Treatment:

A methodical rhythm along the façade of both buildings is set up by repeating the resident unit form. Each resident unit is the same but together they weave a pattern of solid and transparent surfaces. This pattern is vertically broken by multiple access points to each building. The entrance cores and the ends of the circulation corridors will be transparent to bring in natural light and provide access to views. These glazed columns on the façade act as beacons at night. The solid surfaces will be fiber cement siding in warm wood tone and contrasting dark grey fiber cement panels for a robust and low maintenance cladding appropriate for the buildings use, as well as to satisfy the wildfire covenant.

Sustainability:

The design of the proposed new student housing takes into account the following strategies for sustainability:

- Selecting plant species that are low maintenance, thereby conserving water,
- Adding trees on the site and adjacent to the buildings, sidewalks and parking area that provide shade,
- Establishing a recycling program on the site,
- Increasing the density of the existing site to increase the efficiency of land use,
- Design the building systems for the efficient use of energy, water, and other resources,
- Design the building envelope to include high efficiency glazing, and increased insulation in wall cavities and roofing system,
- Use low V.O.C. emitting materials and materials that contain re-cycled content,
- Use regional materials and services where possible,
- Utilize natural ventilation.



Project No.: 14180
File No.: 5-L-001

December 18, 2014

Eidos Architecture Inc.
201 – 3935 Lakeshore Road
Kelowna BC V1W 1V3

Attention: Mr. Tim McLennan, Architect

Dear Tim:

**Re: University Village
Student Housing Parking Review**

COST

TIME

QUALITY

CTQ provided a review of the parking requirements and justification for a reduction in the required number of parking stalls for the proposed “micro suites” on Lot 2 of the University Village neighbourhood to Watermark Developments in June of 2014. The review was completed during the summer break and UBC Okanagan was not session.

CTQ has now completed an onsite assessment of the parking utilization at the two completed Academy Hill buildings located across the street from the proposed Lot 2 “micro suites” development, with a similar proximity to the UBC campus. The Academy Hill project is made up of 15 one bedroom units and 63 two bedroom units with a commercial component. The parking supplied for the Academy Hill development is as follows:

PARKING CALCULATIONS		
STALL DEPTH	19'-8" (6.0m) min.	
STALL WIDTH	8'-3"± (2.5m) min.	
DRIVE AISLES	23'-0" (7.0m) min.	
PARKING REQUIREMENTS:	COMMERCIAL:	
	2.0 stalls/100 sq retail x 1501± sq	30 stalls
	1/4 seats liquor/food establishments x 75± seats	19 stalls
	RESIDENTIAL:	
	1.25 stalls/ 1 bedroom unit x 15 units	19 stalls
	1.5 stalls/ 2 bedroom units x 63 units	95 stalls
	TOTAL PARKING REQUIRED:	163 STALLS
	TOTAL PARKING PROVIDED:	
	WITHIN PARKADES:	81 STALLS (48 @ PHASE 1)
	PARKING @ GRADE	84 STALLS (53 @ PHASE 1)
	TOTAL	165 STALLS (102 @ PHASE 1)

The parking utilization at 8:00 Pm on December 16 was as follows:

Phase 1 Building

- 29 of 48 indoor stalls occupied;
- 12 of 57 outdoor stalls occupied;
- 3 of 6 outdoor visitor stalls occupied.

Phase 2 Building

- 16 of 31 indoor stalls occupied;
- 2 of 17 outdoor stalls occupied;
- 3 of 7 outdoor visitor stalls occupied.

There were a total of 65 stalls occupied for the 78 residential units (with a total of 141 bed rooms) for a ratio of 0.83 stalls per unit or **0.46 occupied stalls per bed room**. The majority of the units at Academy Hill are occupied by students attending UBC.

The average unit size for the Academy Hills development is 950 sq. ft. which works out to an average of 535 sq. ft. per bedroom. The micro suites are anticipated to have a lower percentage of car ownership than found with the conventional apartments in Academy Hills due to the smaller unit size and demographics associated with a typical on campus student residence building.

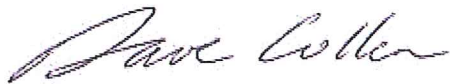
Based on the above we are confident the ratio of 0.5 parking stalls per unit for the micro suites will provide for more than adequate parking levels and is consistent with the information provided in our June 2014 review of parking ratios.

If you have any further questions or require any additional information please contact our office.

Yours truly,

CTQ CONSULTANTS LTD.

Per:



David D. Cullen, P.Eng.
Transportation Engineer
DDC
Enclosure



Project No.: 04026-63
File No.: 5-L-001

June 2, 2014

Watermark Developments Ltd.
#110-1690 Water Street
Kelowna, BC V1Y 8T8

Attention: Mr. John Hertay

Dear John:

**Re: University Village
Student Housing Parking Review**

COST

TIME

QUALITY

Watermark Developments is working with a group interested in constructing “micro suites” on Lot 8 of the University Village neighbourhood. The proposal will be to provide much needed student rental accommodations to help facilitate UBCO’s current and future housing needs. The micro suites are small (less than 40 m²) self-contained studio units. CTQ has been engaged to provide information validating the lowering of the City’s regulation of one parking stall per bachelor suite to 0.5 of a stall per micro suite that Watermark can submit to the City, for consideration.

The immediate proximity of University Village to the UBCO campus and its similar land use as student housing suggests the same parking regulations should apply to the University Village project, as is used on campus for the student residences. Further, other jurisdictions recognize that smaller sized suites and University uses, such as Fraternity housing, require less parking stalls than conventional rental housing.

The subject property, Lot 2, Plan 86356, as shown on **Figure 1** on the following page, located on Academy Way, is zoned RM5, with the current City of Kelowna parking requirement of one parking stall for each bachelor unit.

Both the City of Kelowna and The University of British Columbia are working towards providing sustainable developments that meet the objectives of reducing the dependence on the single occupant vehicle, encouraging alternate travel modes and creating more pedestrian orientated developments.

The University has a parking problem caused by the lack of housing in the immediate area of the campus. The distant housing requires students drive to and park at the campus. Unfortunately, the transit system is not to the level needed by students having varying course schedules.

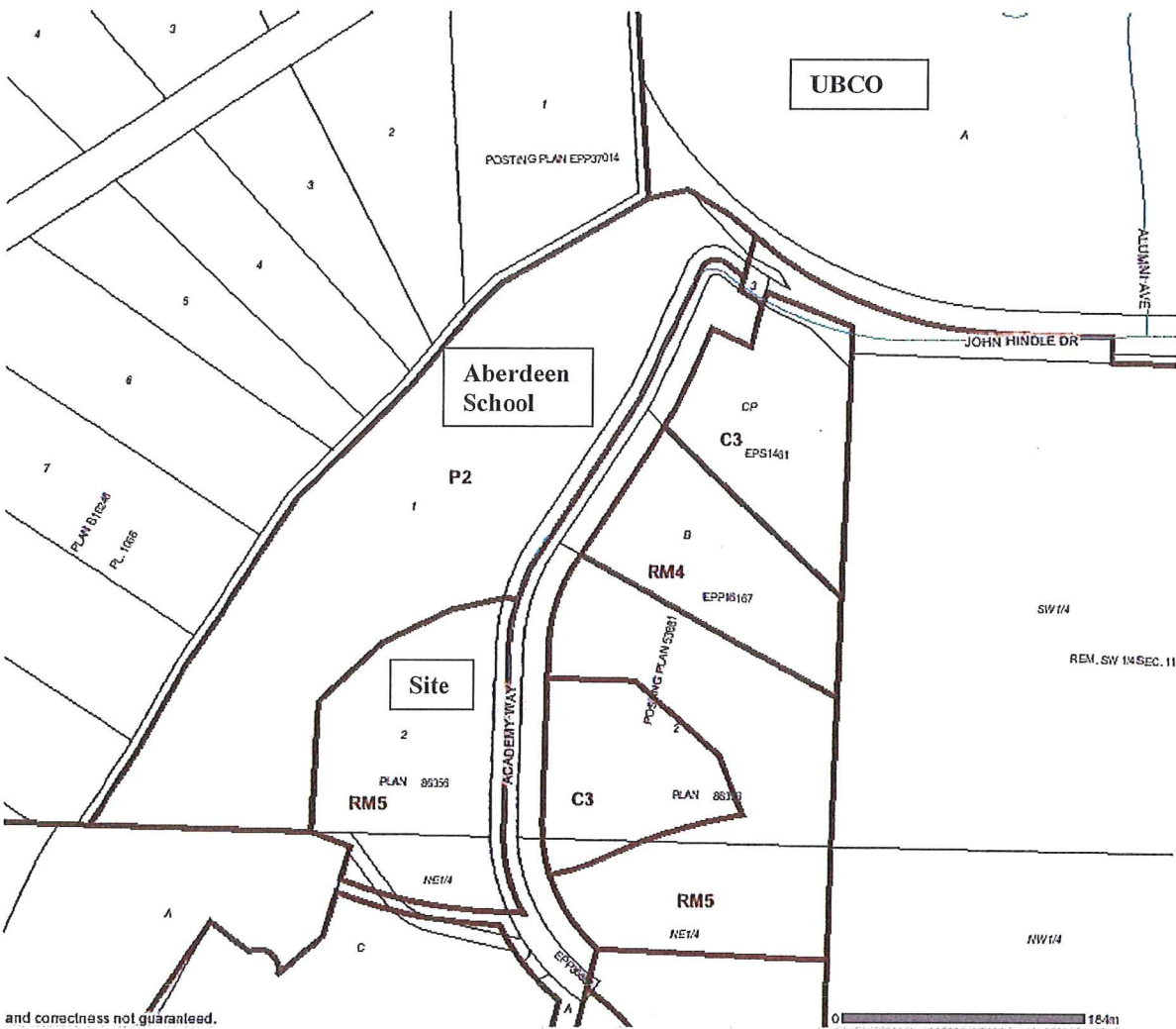


Figure 1 - Existing Land Use

The City of Kelowna Official Community Plan states in the Introduction – *An important part of a sustainable city is creating centrally-located communities served by transportation routes that encourage transit, bicycles, and pedestrians, and by efficient infrastructure. These three elements - land use, transportation and infrastructure - are the core decisions that the OCP is meant to guide.*

The first three goals for a sustainable future in the OCP are:

1. **Contain Urban Growth.** Reduce Greenfield urban sprawl and focus growth in compact, connected and Mixed-use (residential and commercial) urban and village centers.
2. **Address Housing Needs of All Residents.** Address housing needs of all residents by working towards an adequate supply of a variety of housing.

3. ***Feature a Balanced Transportation Network.*** *Increase the attractiveness, convenience and safety of all modes of transportation by implementing “complete streets” that are designed to serve a broader range of transportation modes, focusing on pedestrians, cyclists and transit service, and function in the context of surrounding land uses.*

The University Village concept was created to allow for and encourage a sustainable development mix between the campus lands and the adjoining private lands. The provision of off campus student housing in University Village will assist the City in meeting the stated goals of the OCP.

UBCO currently has 1,700 student beds on campus, a ratio of 20% of the full time student equivalents (FTE). The 2009 UBCO Master Plan identified a target for student housing of 40% of FTE. In the spring of 2014 UBCO initiated a Master Plan update that has the potential to bring the number of FTE students on the campus to 15,000 by 2030. The Master Plan Update has a number of principles, such as:

- Integrate campus development with its neighbours to ensure that all Okanagan communities are welcomed on campus:
- Through the Master Plan update process, UBC will seek to create a better balance between campus parking needs and parking supply.
- Improved and safer cycling access to and around the Campus is also a priority for the Master Plan update process. Also important are direct routes to and from campus to ensure safe cycling access, and connected networks on campus
- The Master Plan objective states UBC is committed to developing an environmentally responsible campus community, and has assumed a leadership role by practicing sustainable development, and instilling sustainable development values in graduates and employees through research, teaching, and operations. The Master Plan process provides an opportunity to update these objectives. Some ideas include:
 - Continued pursuit of strategies to reduce reliance on the private automobile (for example improving campus amenities for resident students to reduce the need for off-campus trips)
 - Significantly improving transit and cycling access, secure bicycle storage, and open space network connections
 - Requiring lifecycle cost assessments of proposed new facilities and improvements
 - Requiring environmental, social and economic sustainability assessments for the full range of campus activities and operations

The University has expressed a desire to have the private sector assist with filling the needs of the current and expanded campus. To bring the current campus to the 40% of FTE for student housing would require development of an additional 1,700 residence spaces, and for the 2030 FTE projection of 15,000 an additional 4,300 residence spaces will be required, from the current number of existing units.

To assist with the review of a reduced parking ratio for adjacent student orientated housing, a review of other jurisdictions parking standards and university parking supply is provided.

REVIEW OF OTHER JURISDICTIONS

A review of parking requirements from other jurisdictions provides the following:

- City of Vancouver – a minimum of 0.5 parking stalls for each unit that is less than 50 m² of GFA;
- City of Edmonton - within the downtown ARP, 0.5 to 1 parking stalls per unit;
- City of Calgary – within the downtown core, 0.5 to 1 parking stalls per unit;
- City of Winnipeg – Dormitory, Fraternity or Sorority House, 1 stall for every 3 bedrooms;
- City of Hamilton – 1 space per unit, 0.3 spaces when the dwelling is less than 50 m²;
- City of Toronto – Between 0.2 and 1.65 spaces based on number of bedrooms, location within the city and tenure;
- City of Ottawa – Between 0 and 1 space depending on location within the city and if it is within 600m of a rapid transit station;
- City of Burnaby – Fraternity or Sorority House, 1 stall for each 2 sleeping units;
- City of Edmonton - Fraternity or Sorority House, 1 stall per 2 sleeping units.

Several cities have standardized the means to vary parking requirements, as follows:

- Calgary - minimum parking requirements may be reduced if:
 - the building is listed as a heritage structure; or
 - a Transportation Demand Management (TDM) measure is approved by the Development Authority where the TDM is included in an approved plan or as a condition on the development permit.
- Winnipeg - the Director of Planning may approve a Parking Management Plan if the lower parking amount will adequately service the use (or combination of uses) without incurring additional parking congestion on surrounding streets or lanes.
- Ottawa:
 - where all required parking is located below grade, the parking required may be reduced by 10% to a maximum of 20 spaces;
 - in a mixed commercial-residential building, visitor parking may be reduced on the basis of being shared by other uses in the building; and
 - parking requirements may be reduced by 1 space for every 13m² of gross floor area used for change rooms, shower rooms, locker rooms, etc., used for cyclists in conjunction with the required bicycle parking.

The City of Kamloops is currently reviewing a similar small unit (less than 40 m² per unit) student housing project for a private site adjacent to the Thompson River University. The City of Kamloops has proposed the student housing use is comparable to the Multiple family senior citizen housing with a rate of 0.5 spaces per dwelling unit. Prior to proceeding with the acceptance of a reduction from the 0.85 stalls per bachelor unit, the city would be looking for the developer to provide additional rational for a reduction to the requested 0.5 stalls per bachelor unit specific to student housing.

REVIEW OF ON SITE UNIVERSITY RESIDENCE PARKING

UBC Okanagan:

- 8,400 students, of which 810 are international students;
- 1,050 Faculty and Staff;
- 1,720 residence beds in total, 620 residence beds with kitchen facilities;
- 2,700 parking stalls, 320 parking stalls allocated for residence use (at a monthly rate).

University of Victoria

- 19,500 students;
- 1,900 Faculty and Staff;
- 2,500 residence beds in total, 480 residence beds with kitchen facilities;
- 4,200 parking stalls, 194 parking stalls allocated for residence use (at a monthly rate).

Thompson River University

- 13,200 students;
- 574 residence beds in total;
- 2,400 parking stalls, 123 parking stalls allocated for residence use (at a monthly rate).

PROPOSED DEVELOPMENT

The site is located on Academy Way within the University Village master planned area, as shown on **Figure 1**. Academy Way is anticipated to be connected through to Sexsmith Road by 2015. Kelowna Transit is planning on using Academy Way as a local route allowing for connection between UBCO and the Glenmore neighbourhood. Academy Way has been constructed with bus bays adjacent to the site and the commercial hub. The as yet to be constructed commercial hub for the University Village is located directly across the street from the site. The Aberdeen Private School is located directly to the north of the site, and high school facilities are currently under construction.

The recently completed Phase 1 (and sold out) of Academy Hill one and two bedroom apartment condominiums, located to the south east of the site provide market housing that has primarily been purchased by small investors for student rental or parents of students attending UBC. On-site parking is provided as per current City of Kelowna Zoning requirements, with each unit provided with one designated parking stall, with additional visitor and commercial parking. Through the school year the designated parking is dramatically underutilized, and during the summer the overall occupancy is well below the normal activity.

It is anticipated the small units (less than 40m²) will be rented by students attending UBCO. The proximity of the site to the UBCO campus is shown on **Figure 2**. The 835m distance from the site to the center of the campus is similar to the distance from the student parking areas currently in place on the campus, and less than the distance of the proposed future parking lot in the planning stages as part of the campus expansion.

As a comparison one parking stall is required in Academy Hill for a two bedroom unit. Typically, three students occupy these suites. The micro suites can only accommodate one student per unit. In other words, the micro suite project would require three parking stalls to accommodate the same number of students. It appears counterproductive to the City's stated objective of reducing vehicle dependence, for a student housing rental project to construct a "Costco" sized parking lot.

Academy Hill is also in the process of implementing a Car Share Program to start in September. The program will provide cars for not only the Academy Hill development but for surrounding developments, including the Micro Suite project.

CONCLUSION / RECOMENDATION

The lower than average percentage of car ownership among people renting; the lower than average percentage of car ownership among students; the recently introduced car share program; the proximity of the site to the UBCO Campus; the location of the site to public transit; all combined with the small unit size will result in a dramatic reduction in the current bachelor unit zoning requirement for onsite parking.

We recommend the City of Kelowna review the provision of one parking stall for every two units, for small (less than 40 m²) multifamily residential units where they are located within close proximity to a post secondary institution.

If you have any further questions or require any additional information please contact our office.

Yours truly,

CTQ CONSULTANTS LTD.

Per:

David D. Cullen, P.Eng.
DDC
Enclosure

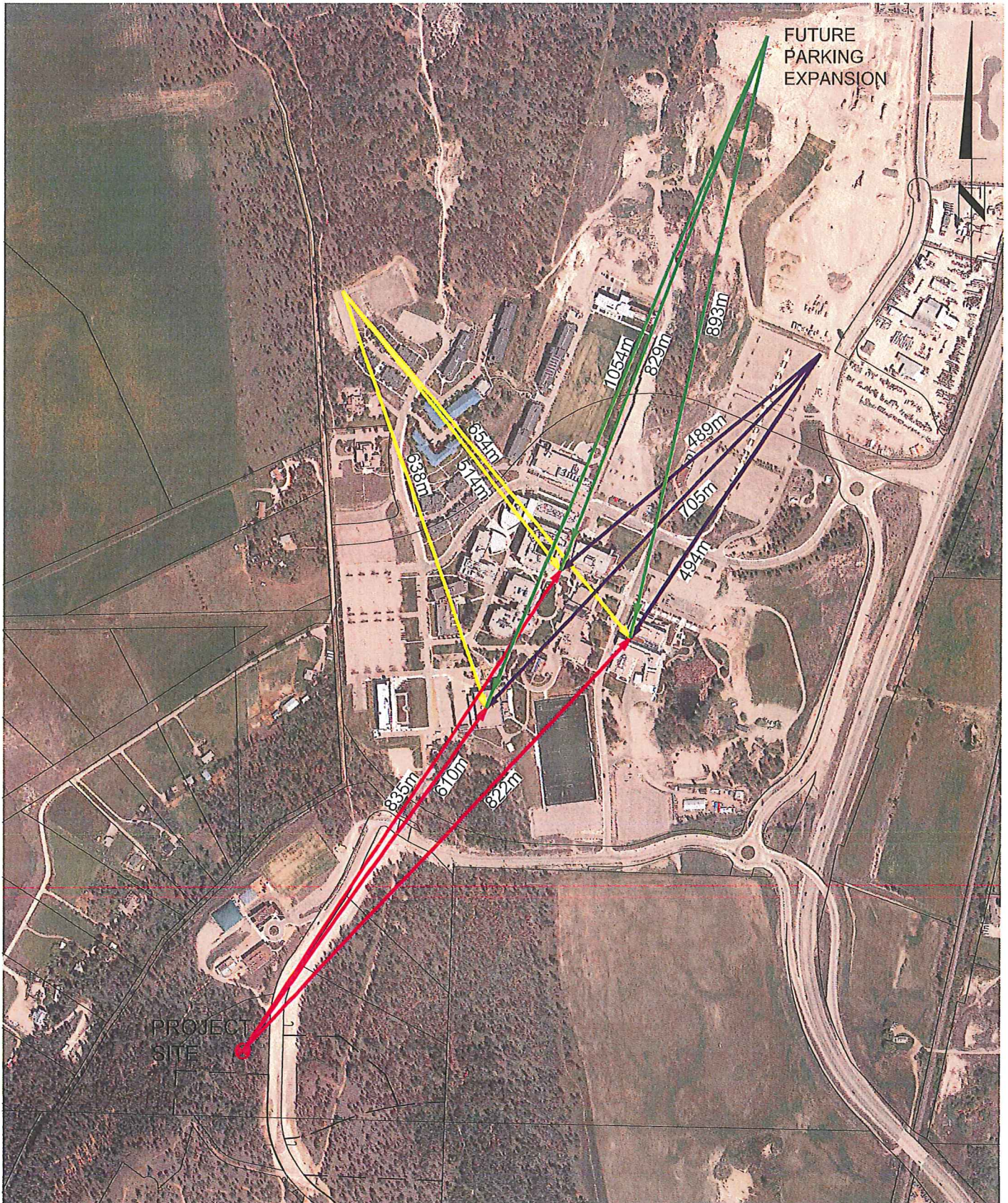


FIGURE 2
UBC-O CAMPUS PROXIMITY PLAN



CITY OF KELOWNA

APPROVED ISSUANCE OF A:

- ☐ Development Permit No.: DP14-0198
- ☐ Development Variance Permit No.: DVP14-0199

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:	840 Academy Way

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	2	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;
- That a section 219 restrictive covenant be registered on the subject property notifying the subject property of proximity to ALR for normalized farm practices that generate noise, odour and dust as recommended by the Ministry of Agriculture's circulation comments;
- That a section 219 no build restrictive covenant be registered on the remainder lots (Lot 1,3, & 5) until such time as the GEID water reservoir can be upgraded and that Academy Way road connection is completed to Sexsmith Road;

- g) 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 251 parking stalls to 148 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 \$278,143.50 .

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

4. DEVELOPMENT:

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

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

This Permit is not 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



ACADEMY WAY RESIDENCES KELOWNA, BC

DRAWING LIST

Sheet Number	Sheet Name	Sheet Number	Sheet Name
DP0.0	COVER SHEET	DP2.9	BUILDING 2 ROOF PLAN
DP0.1	CONTEXT ZONING PLAN PROJECT STATISTICS	DP4.1	BUILDING 1 EXTERIOR ELEVATIONS
DP0.2	CONTEXT PHOTOS	DP4.2	BUILDING 2 EXTERIOR ELEVATIONS
DP1.0	CONCEPTUAL SITE PLAN	DP5.0	BUILDING 2 EXTERIOR SECTIONS
DP1.1	SITE PLAN	DP5.1	BUILDING 2 BUILDING SECTIONS
DP2.0	PARKADE LEVEL 1	DP6.0	MATERIAL BOARD (REDUCED SIZE SET ONLY)
DP2.1	BUILDING 1 LEVEL 1 & 2	DP6.1	PROJECT IMAGE VIEWS (REDUCED SIZE SET ONLY)
DP2.2	BUILDING 1 LEVEL 3 & 4	DP6.2	PROJECT IMAGE VIEWS (REDUCED SIZE SET ONLY)
DP2.3	BUILDING 1 ROOF PLAN	DP6.3	SITE UTILITIES
DP2.4	BUILDING 2 PARKADE LEVEL 2 & MAIN LEVEL	DP6.4	CONCEPTUAL LANDSCAPE PLAN
DP2.5	BUILDING 2 LEVEL 2 & 3		
DP2.6	BUILDING 2 LEVEL 4 & 5		

SCHEDULE A
This forms part of development
Permit # DP14-0198

ISSUED FOR DEVELOPMENT PERMIT

SEPTEMBER 19, 2014

PRELIMINARY PROJECT STATISTICS

SITE:
PARKING STALLS +/-10 STALLS

BUILDING 1 +/-131 UNITS:

PKG L01 +/-56 STALLS

L01 +/-15,355 FT2
L02 +/-15,355 FT2
L03 +/-14,440 FT2
L04 +/-14,440 FT2
+/-59,590 FT2

TOTAL PARKING PHASE 1 +/-66 STALLS
+/-0.5/UNIT

BUILDING 2 +/-120 UNITS:

PKG L01 +/-43 STALLS
PKG L02 +/-41 STALLS

L01 +/-08,035 FT2
L02 +/-11,855 FT2
L03 +/-11,865 FT2
L04 +/-11,855 FT2
L05 +/-07,455 FT2
+/-51,065 FT2

TOTAL BUILDINGS PHASE 1&2 +/-110,655 FT2

TOTAL PARKING PHASE 1&2 +/-150 STALLS
+/-0.6/UNIT

SCHEDULE A
This forms part of development
Permit # DP14-0198

All drawings and related documents are the property of IDOS ARCHITECTURE INC. and shall remain the property of IDOS ARCHITECTURE INC. until the project is completed. Drawings are NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF IDOS ARCHITECTURE INC. IDOS ARCHITECTURE INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE DRAWINGS.

NOTES:

SCALE:

REVISION NO.	DATE	DESCRIPTION
1	06/14/2014	ISSUED FOR TP

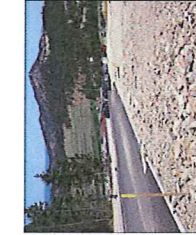
COMMENTS:

PROJECT:
ACADEMY WAY
RESIDENCES
KELLOWNA, BC

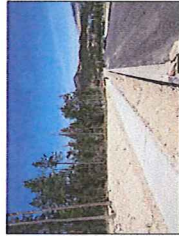
DRAWING DESCRIPTION:
CONTEXT PHOTOS

PROJECT NO.	14493
PLOT SCALE	N.T.S.
DATE ISSUED	
DRAWN BY	
CHECKED BY	

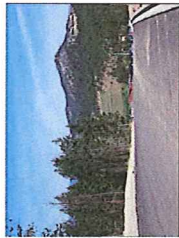
DP0.2



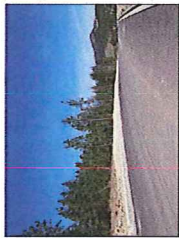
VIEW NORTH FROM ACADEMY WAY'S EAST SIDEWALK



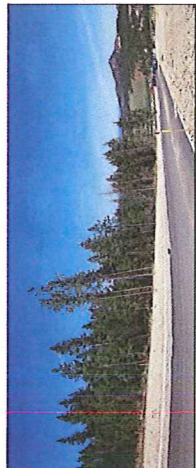
VIEW NORTH AND OF THE SITE ALONG ACADEMY WAY'S WEST SIDEWALK



VIEW NORTH ON ACADEMY WAY



VIEW OF SITE FROM SOUTH EAST SIDE OF ACADEMY WAY



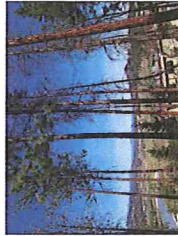
VIEW OF THE SOUTH EAST CORNER OF THE SITE ON ACADEMY WAY



VIEW OF THE NORTH EAST CORNER OF THE SITE ON ACADEMY WAY



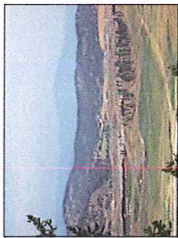
ON SITE LOOKING NORTH EAST



ON SITE LOOKING NORTH



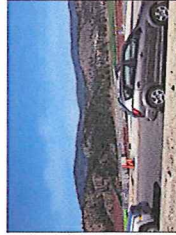
ON SITE LOOKING NORTH



ON SITE LOOKING NORTH WEST



VIEW SOUTH AND THE NORTH EAST CORNER OF THE SITE ON ACADEMY WAY



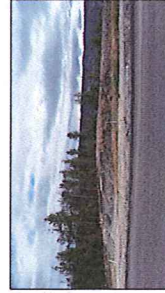
VIEW FROM EAST SIDE OF ACADEMY WAY LOOKING WEST AT ABERDEEN HALL



PROPERTY TO THE NORTH EAST OF SITE



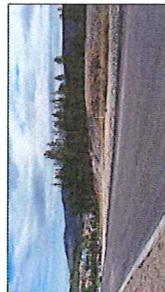
PROPERTY TO THE NORTH EAST OF SITE



VIEW TO EAST ACROSS ACADEMY WAY FROM SITE



VIEW OF ADJACENT SITES TO THE NORTH ON ACADEMY WAY



VIEW TO NORTH EAST ACROSS ACADEMY WAY FROM SITE

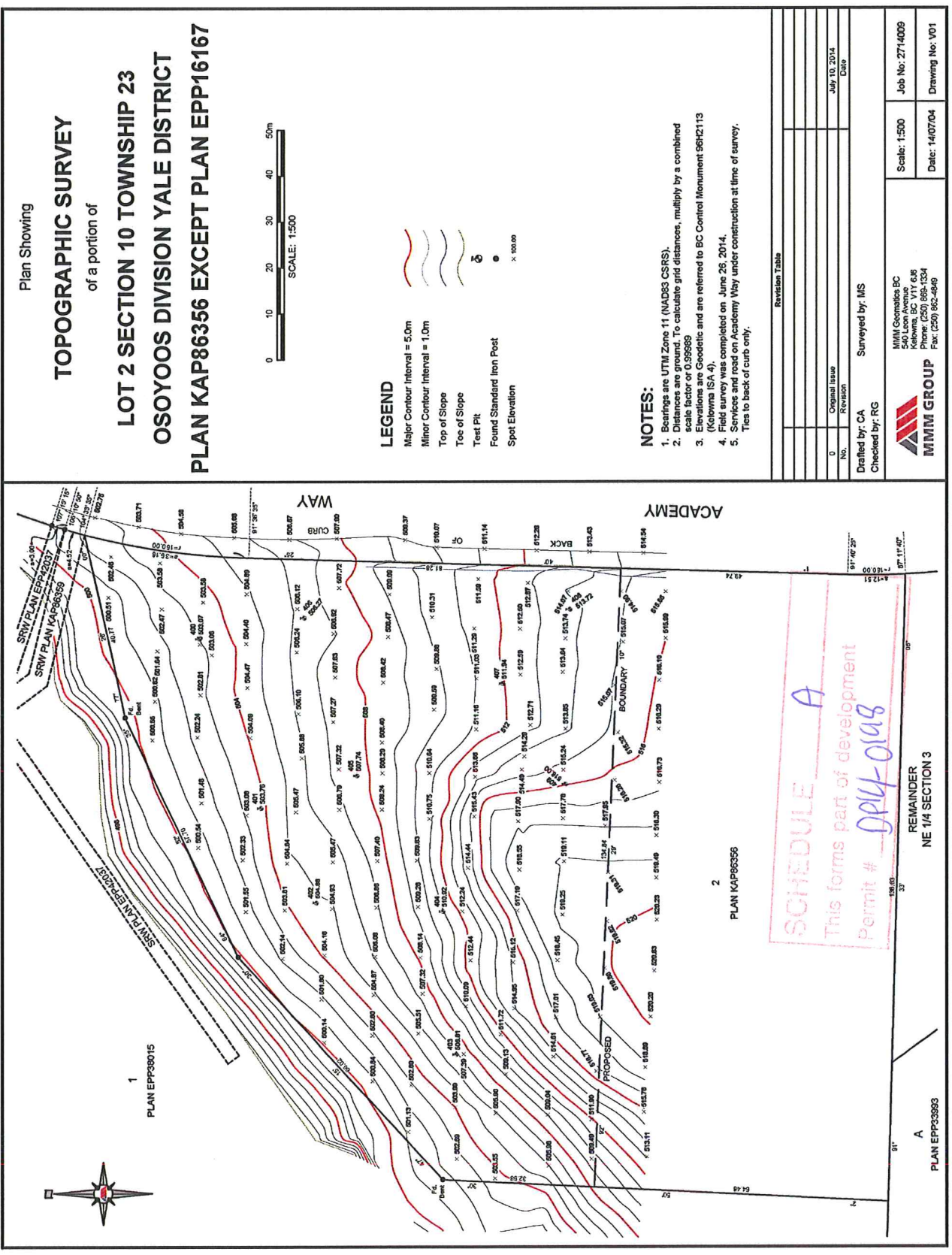


VIEW TO SOUTH EAST ACROSS ACADEMY WAY FROM SITE

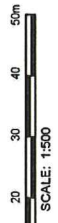
SCHEDULE A

This forms part of development Permit # DP14-0198

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Plan Showing
TOPOGRAPHIC SURVEY
of a portion of
LOT 2 SECTION 10 TOWNSHIP 23
OSOYOOS DIVISION YALE DISTRICT
PLAN KAP86356 EXCEPT PLAN EPP16167



- LEGEND**
- Major Contour Interval = 5.0m
 - Minor Contour Interval = 1.0m
 - Top of Slope
 - Test Pit
 - Found Standard Iron Post
 - Spot Elevation

- NOTES:**
1. Bearings are UTM Zone 11 (NAD83 CSRS).
 2. Distances are ground. To calculate grid distances, multiply by a combined scale factor of 0.999999.
 3. Elevations are Geodetic and are referred to BC Control Monument 96H2113 (Kilowina ISA 4).
 4. Field survey was completed on June 26, 2014.
 5. Services and road on Academy Way under construction at time of survey. Ties to back of curb only.

Revision Table

No.	Original Issue	Revision	Date
0			July 10, 2014

Checked by: CA
Surveyed by: MS

MM GROUP
MM Geomatics BC
540 Leach Avenue
Vancouver, BC V6H 2G4
Phone: (604) 882-8804
Fax: (250) 882-8806

Scale: 1:500
Job No: 2714009
Date: 14/07/04
Drawing No: V01

SCHEDULE A
This forms part of development
Permit # **094-0198**

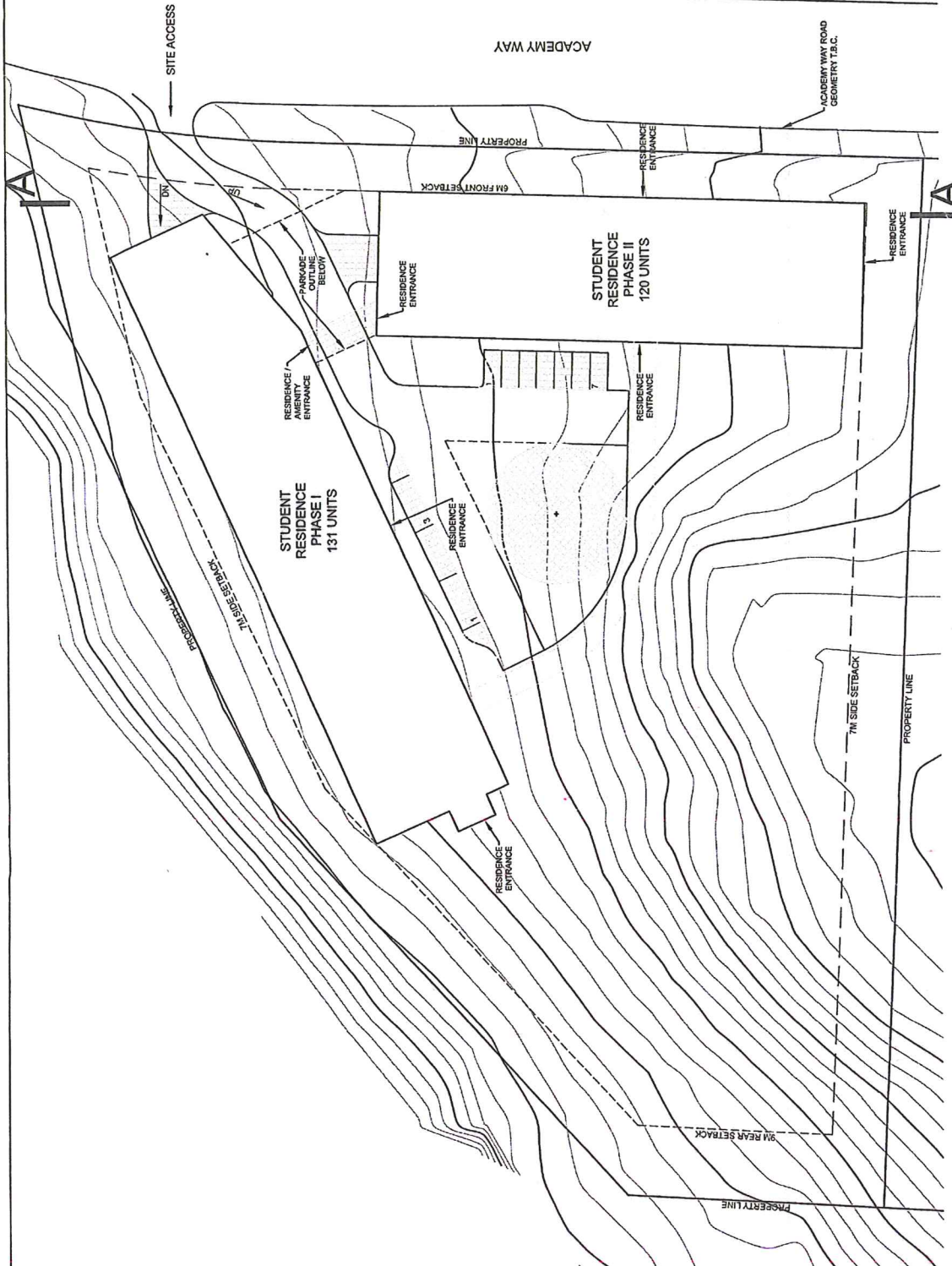
REMAINDER
NE 1/4 SECTION 3

PLAN EPP39015

2
PLAN KAP86356



SITE PLAN
SCALE: 1:500



ACADEMY WAY RESIDENCES, KELOWNA, BC A 01

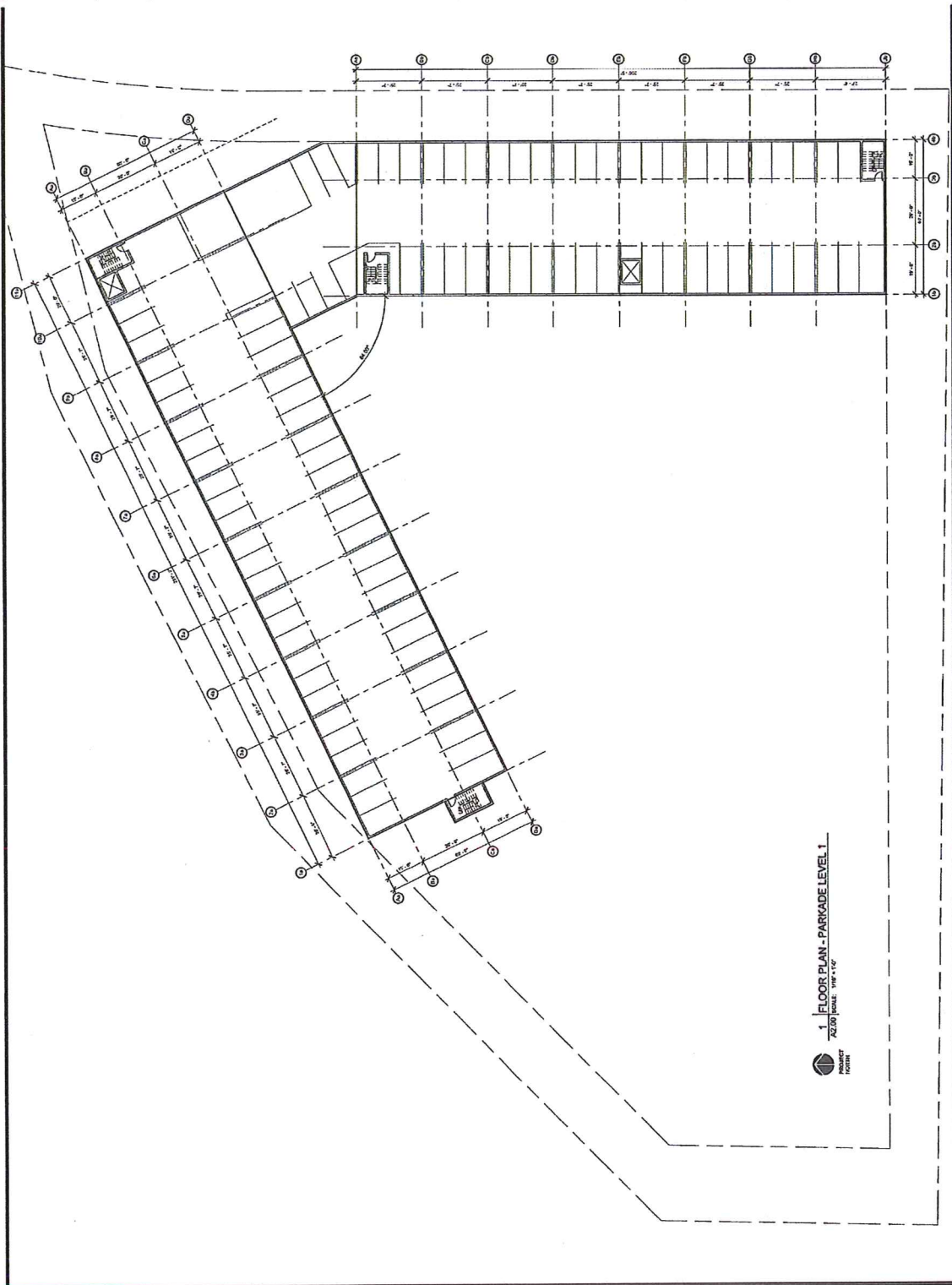
SCHEMATIC SITE PLAN

JULY 31, 2014

SCHEDULE A
This forms part of development
Permit # 0P14-0198

IDOS
 ARCHITECTURAL FIRM
 1000 WEST 10TH AVENUE
 WEST FELDONIA, NC
 28587-1010
 919-286-1010
 10/18

PROJECT
 ACADEMY WAY
 RESIDENCES
OWNER
 FLOOR PLAN -
 PARKADE LEVEL
1
SCALE
 1/8" = 1'-0"
DATE
 01/14/18
BY
 J. D. S.
CHECKED
 J. D. S.
APPROVED
 J. D. S.
10/18

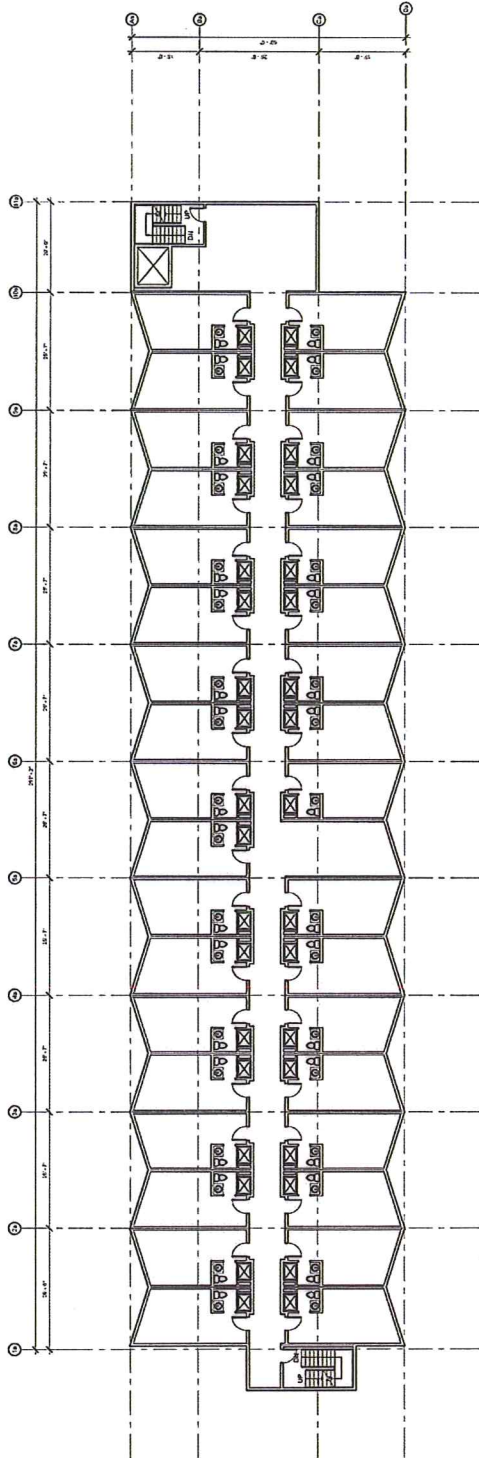


SCHEDULE A
 This forms part of development
 Permit # **0P14-0198**

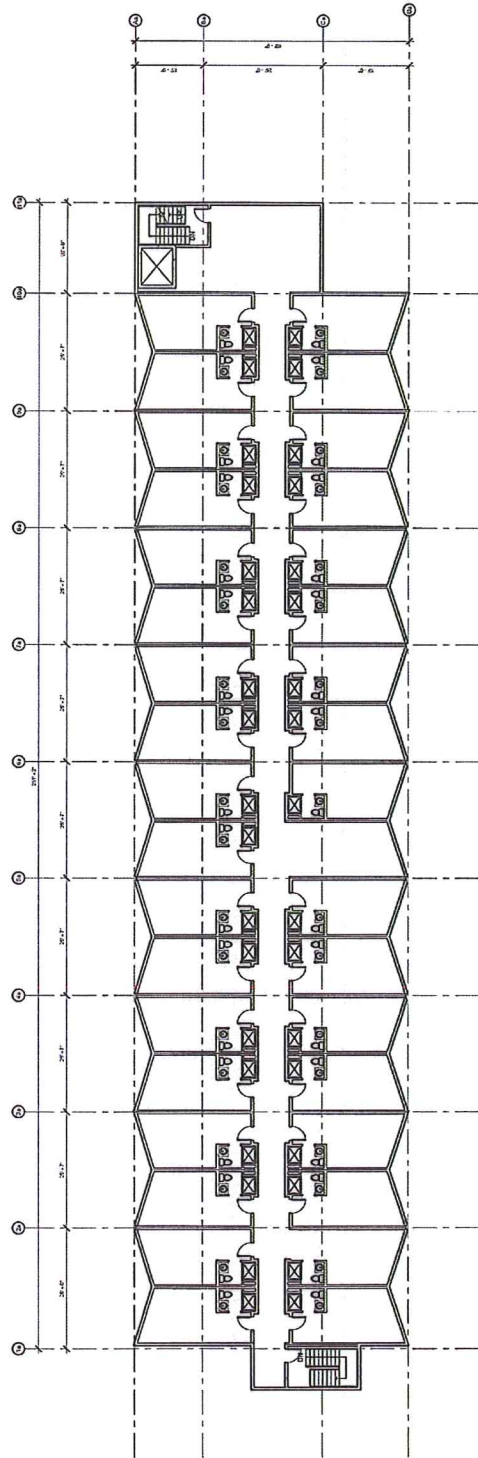
IDOS
 ARCHITECT, PLLC
 1500 INDUSTRIAL ROAD
 SUITE 100
 WILSONVILLE, OR 97150
 503-535-8510

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE 01/11/2011 BY 60322 UCBAW/STP
 EXEMPT FROM PUBLIC RELEASE
 UNDER E.O. 13526

DATE



1 FLOOR PLAN - BUILDING 1 LEVEL 3
 A2.02 SCALE: 3/8" = 1'-0"



2 FLOOR PLAN - BUILDING 1 LEVEL 4
 A2.02 SCALE: 3/8" = 1'-0"



REVISIONS
 NO. DATE DESCRIPTION
 1 01/11/2011 CONSULTANT REVIEW

DATE

PROJECT
 ACADEMY WAY
 RESIDENCES
 BUILDING 1 -
 LEVEL 3 & 4

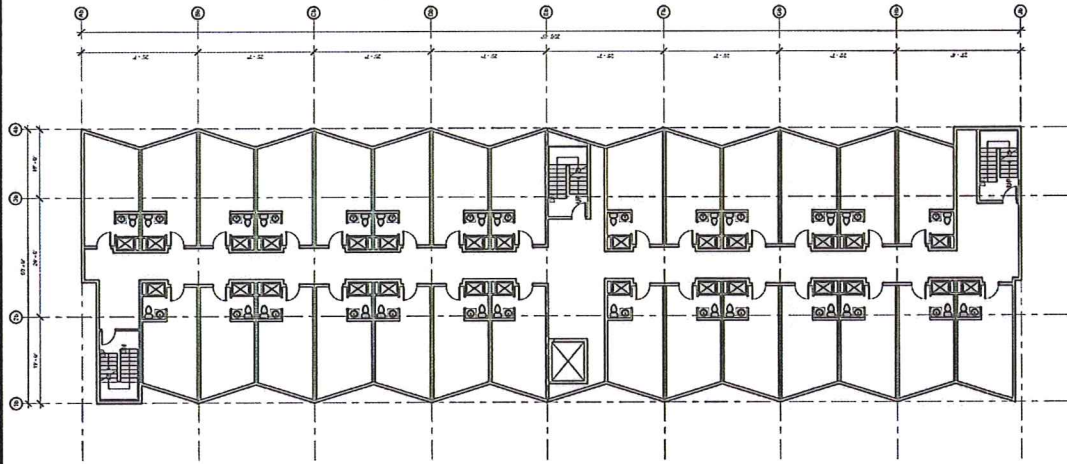
PROJECT NO. 1000
 SHEET NO. 1001
 DATE 01/11/2011
 A2.02

SCHEDULE A
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 Permit # 094-0198

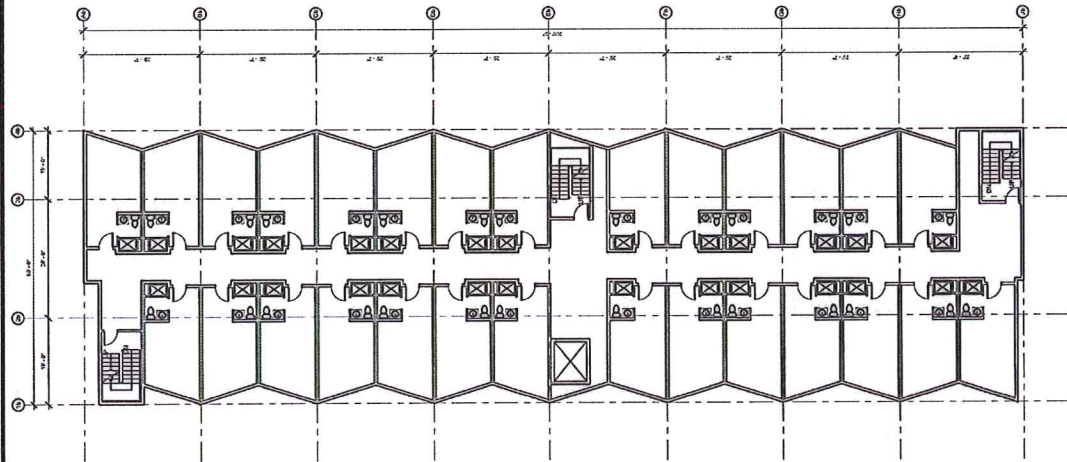
EIDOS
ARCHITECTS, PLLC
1000 K STREET, N.W.
WASHINGTON, D.C. 20004-4178
202-638-4178

ARCHITECT
PROJECT NO. 1000
DATE: 01/14/14
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
SHEET NO. 1000-01

1000-01



2 FLOOR PLAN - BUILDING 2 LEVEL 3
AS SHOWN SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - BUILDING 2 LEVEL 2
AS SHOWN SCALE: 1/8" = 1'-0"

PROJECT
ACADEMY WAY
RESIDENCES

UNIVERSITY CITY
BUILDING 2 -
LEVEL 2 & 3

PROJECT NO. 1000
DATE: 01/14/14
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
SHEET NO. 1000-01

A2.04

SCHEDULE A
This forms part of development
Permit # 0844-0198

IDOS
ARCHITECTURAL INC.
10000 WILSON ROAD
FARMINGTON, CT 06031
TEL: 860-646-1100
FAX: 860-646-1101
WWW.IDOSARCHITECT.COM

PROJECT NO. 2014-0018
DATE: 01/14/15
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
APPROVED BY: J. L. HARRIS

1/2015

1/2015

PROJECT NO. 2014-0018
DATE: 01/14/15
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
APPROVED BY: J. L. HARRIS

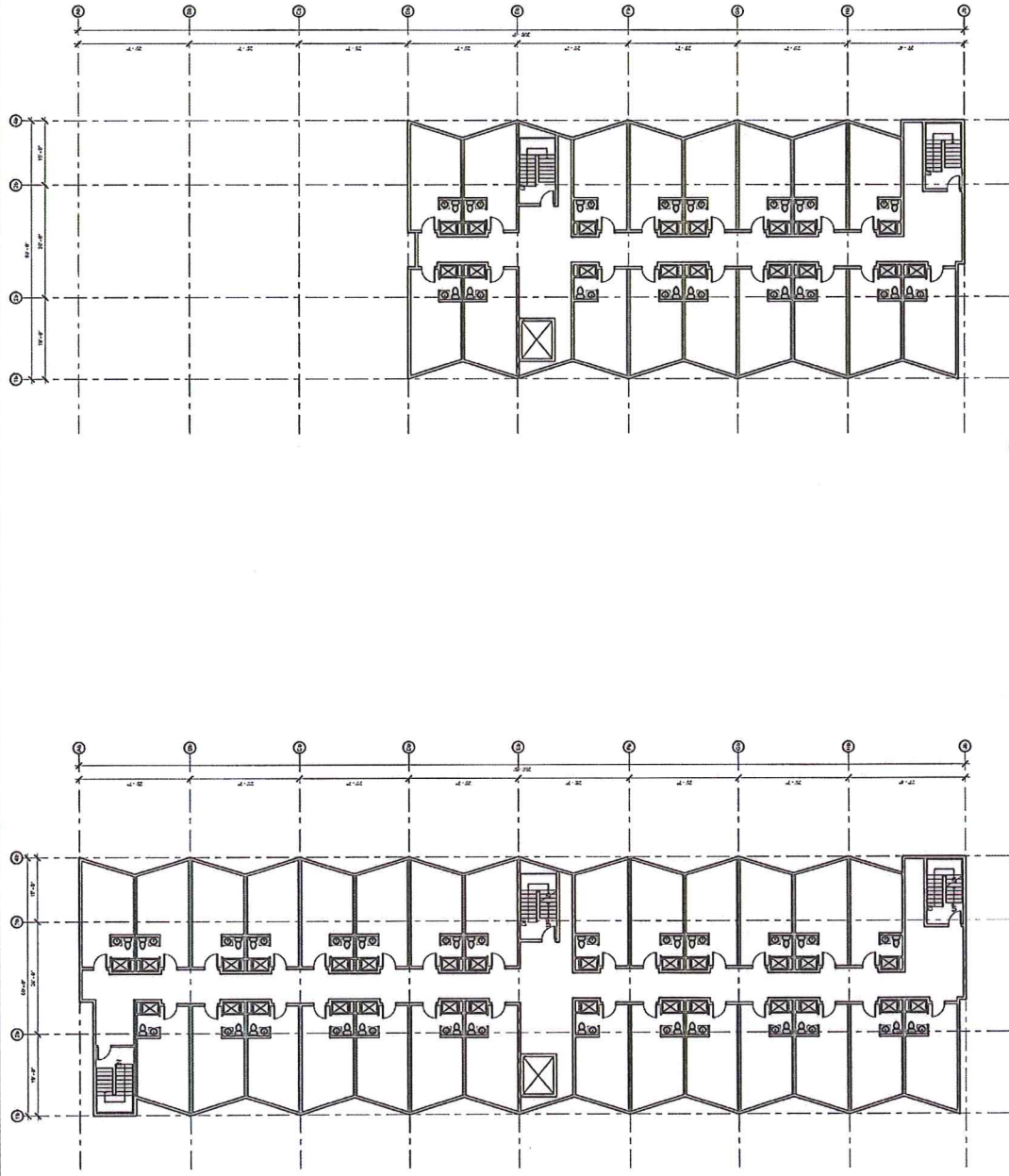
1/2015

PROJECT
ACADEMY WAY
RESIDENCES

DEVELOPER
BUILDING 2 -
LEVEL 4 & 5

PROJECT NO. 2014-0018
DATE: 01/14/15
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
APPROVED BY: J. L. HARRIS

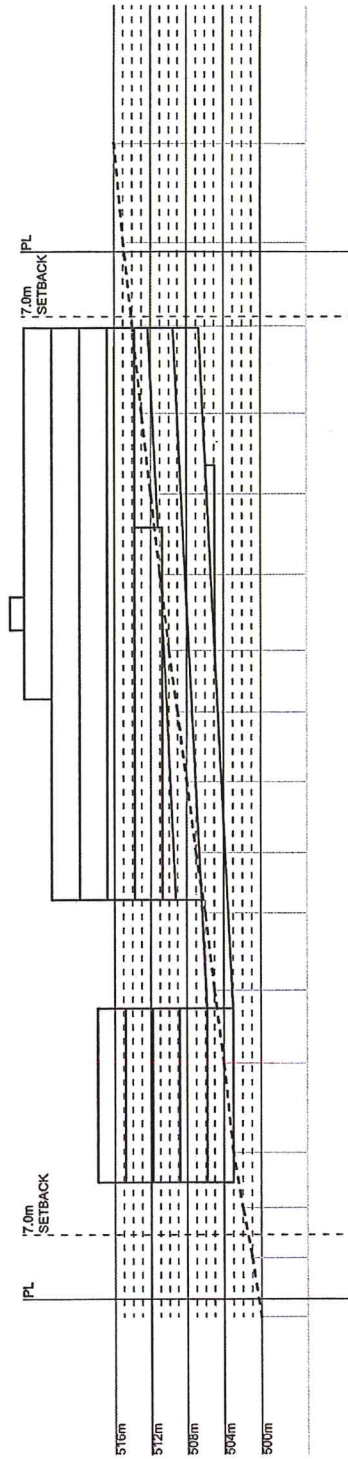
1/2015



2 FLOOR PLAN - BUILDING 2 LEVEL 5
A2.05 SCALE: 3/8" = 1'-0"

1 FLOOR PLAN - BUILDING 2 LEVEL 4
A2.04 SCALE: 3/8" = 1'-0"

SCHEDULE A
This forms part of development
Permit # 0P14-0198

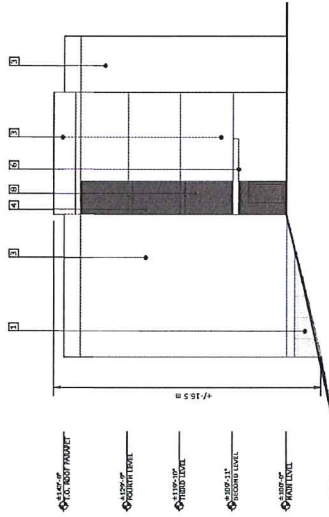


SITE SECTION A-A
SCALE: 1:500

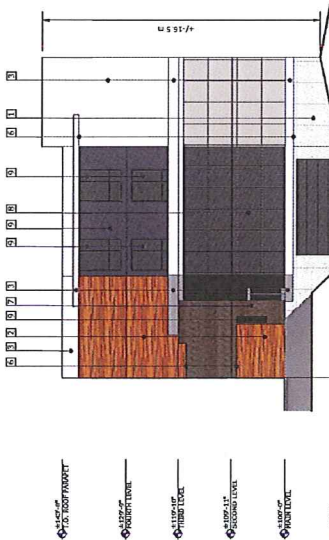
SCHEDULE A
This forms part of development
Permit # DP14-0198

All drawings shall conform to the standards of the British Columbia Building Code (BCBC) and the National Building Code of Canada (NBC). All dimensions shall be in metric units unless otherwise specified. All drawings shall be in metric units unless otherwise specified. All drawings shall be in metric units unless otherwise specified.

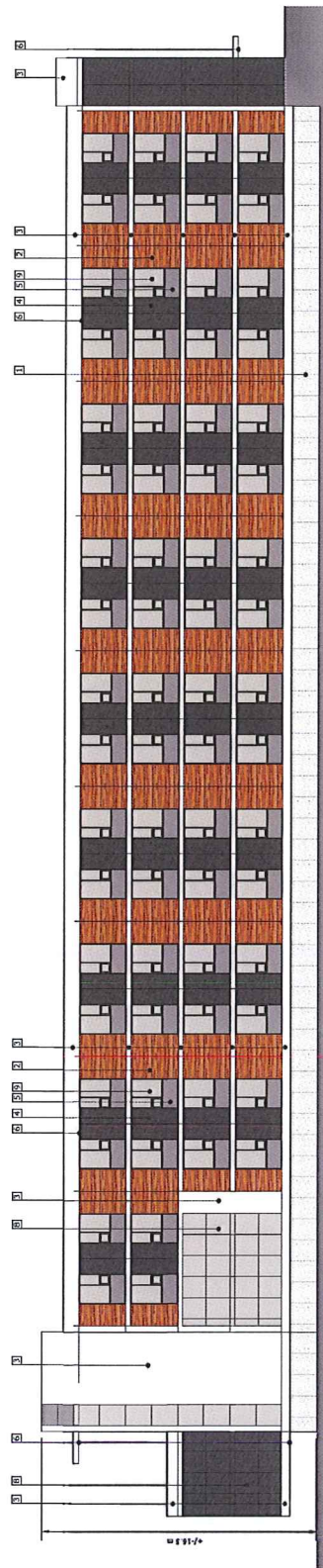
KEY	ITEM
1	CONCRETE (PAINTED)
2	FIBRE CEMENT SIDING (WOOD GRAIN)
3	FIBRE CEMENT PANEL (WHITE)
4	FIBRE CEMENT PANEL (DARK GRAY)
5	FIBRE CEMENT INFILL PANEL (LIGHT)
6	FIBRE CEMENT SORTIT (WOOD GRAIN)
7	GLAZING FRAME TYPE 1 (CLEAR ANODIZED)
8	GLAZING FRAME TYPE 2 (DARK)
9	GLAZING FRAME TYPE 3 (DARK)



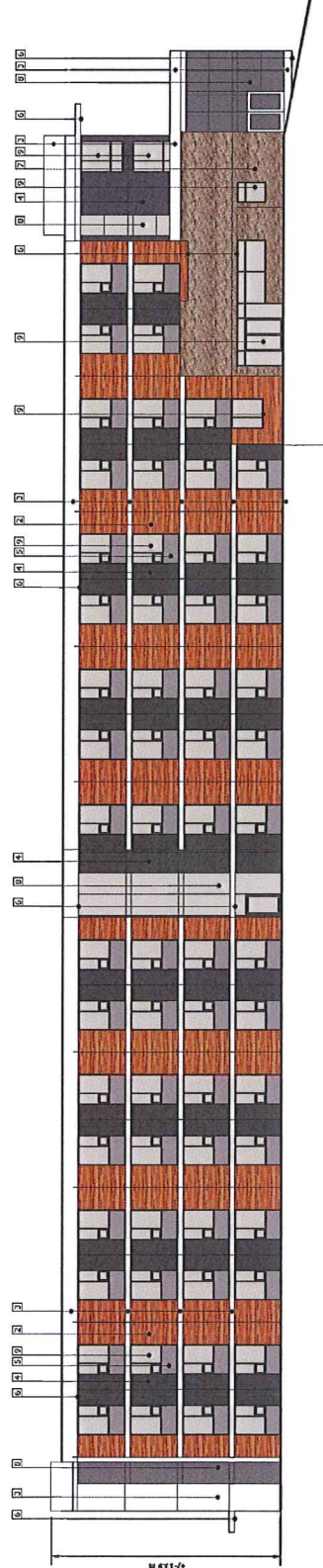
2 | BUILDING 1 NORTH ELEVATION
SCALE 1/32" = 1'-0"



1 | BUILDING 1 SOUTH ELEVATION
SCALE 1/32" = 1'-0"



3 | BUILDING 1 NORTH ELEVATION
SCALE 1/32" = 1'-0"



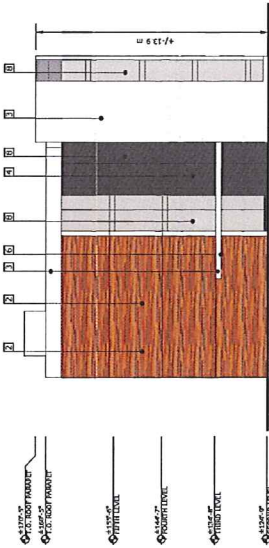
4 | BUILDING 1 SOUTH ELEVATION
SCALE 1/32" = 1'-0"

SCHEDULE A+B
This forms part of development
Permit # 0014-0198

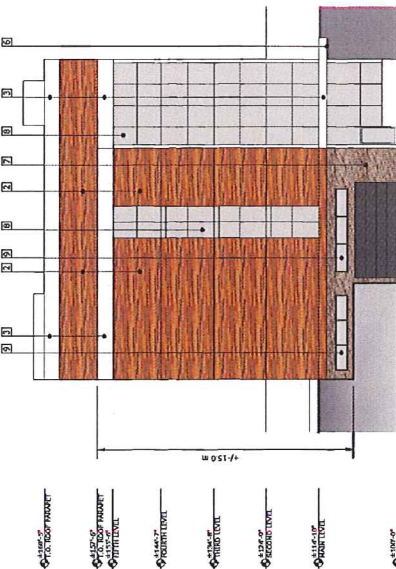
All drawings and related documents are the property of IDOS ARCHITECTURE INC. and shall remain the property of IDOS ARCHITECTURE INC. until the project is completed. Drawings are not to be scaled. Copies of drawings may be made for personal use only. Any other use without the written consent of IDOS ARCHITECTURE INC. is prohibited.

NOTE

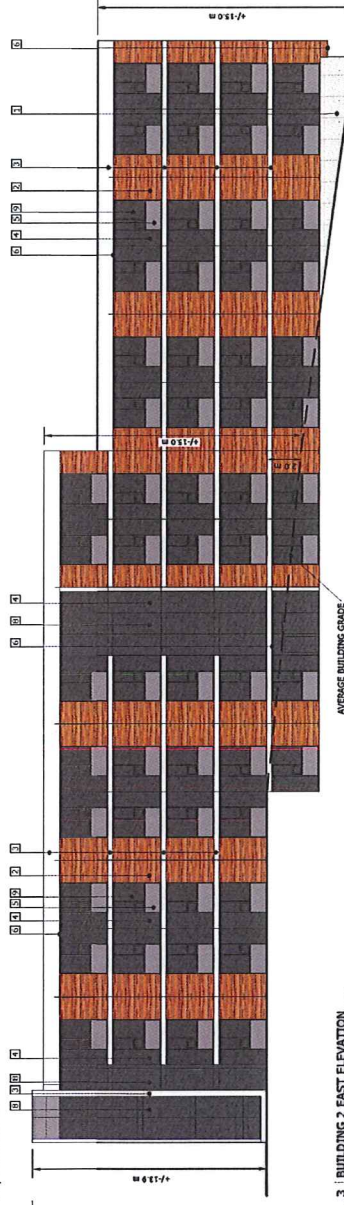
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2	CLAY TILE
3	FIBRE CEMENT PANEL (WHITE)
4	FIBRE CEMENT PANEL (DARK)
5	FIBRE CEMENT SPILL PANEL (LIGHT)
6	FIBRE CEMENT SPILL (WOOD GRAIN)
7	STONE VENEER
8	GLAZING FRAME TYPE 1 (CLEAR ANODIZED)
9	GLAZING FRAME TYPE 2 (DARK)



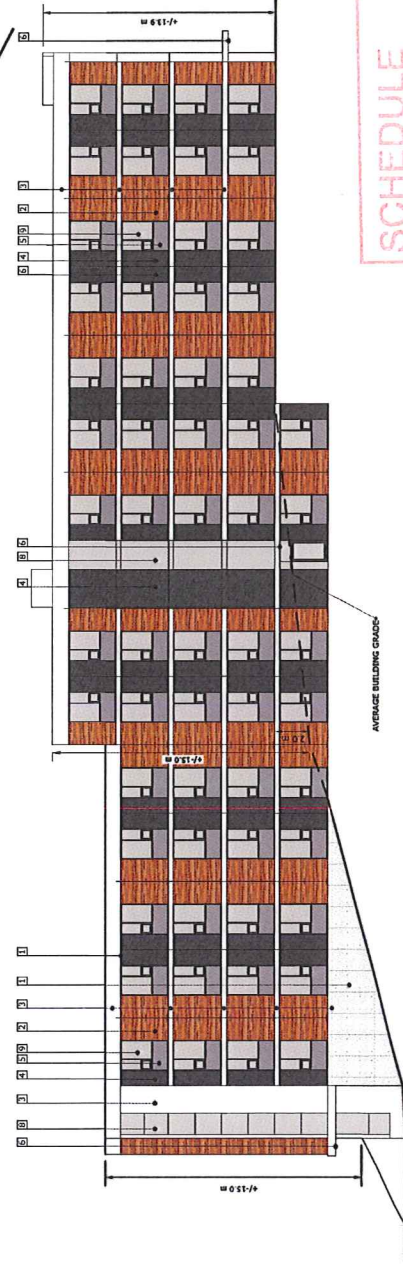
2 | BUILDING 2 NORTH ELEVATION
SCALE 3/16" = 1'-0"



1 | BUILDING 2 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



3 | BUILDING 2 EAST ELEVATION
SCALE 3/16" = 1'-0"



4 | BUILDING 2 WEST ELEVATION
SCALE 3/16" = 1'-0"

REVISION NO.	DATE	DESCRIPTION
1	05-10-2014	ISSUED FOR I.P.

CONSULTANTS

PROJECT
ACADEMY WAY
RESIDENCES
MELBOURNE, BC

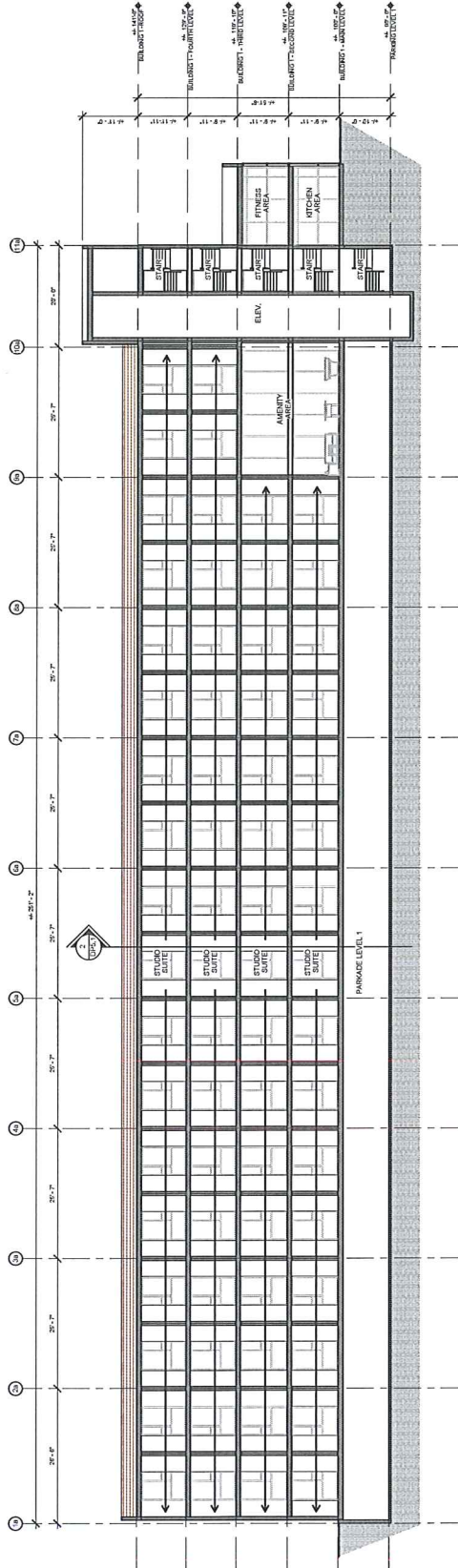
DRAWING DESCRIPTION
BUILDING 2 EXTERIOR
ELEVATIONS

PROJECT NO.	14813
DATE DRAFTED	2012-1-27
DATE ISSUED	2012-1-27
REVISIONS	BY

DP4.2

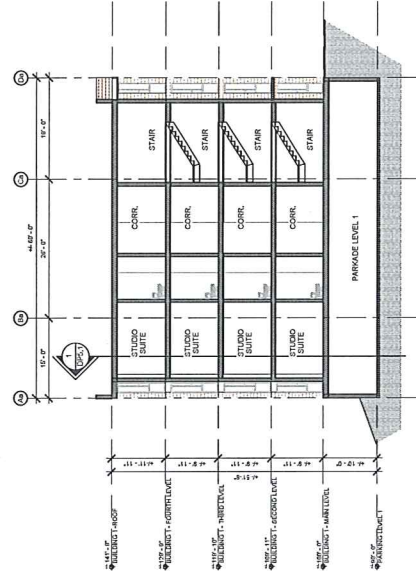
SCHEDULE A+B
This forms part of development
Permit # **DP4-0198**

All drawings and specifications are the property of IDOS ARCHITECTURE INC. and shall remain the property of IDOS ARCHITECTURE INC. until the project is completed. IDOS ARCHITECTURE INC. shall not be held responsible for any errors or omissions in these drawings and specifications. IDOS ARCHITECTURE INC. shall not be held responsible for any errors or omissions in these drawings and specifications. IDOS ARCHITECTURE INC. shall not be held responsible for any errors or omissions in these drawings and specifications.



1 BUILDING 1 - BUILDING SECTION
DP5.1 SCALE: 3/32" = 1'-0"

EAL



2 BUILDING 1 - BUILDING SECTION
DP5.1 SCALE: 3/32" = 1'-0"

REVISION	DATE	BY	DESCRIPTION
1	06-11-2014	DESIGNED FOR DP	

CONSULTANT

PROJECT
ACADEMY WAY
RESIDENCES
VICTORIA, BC

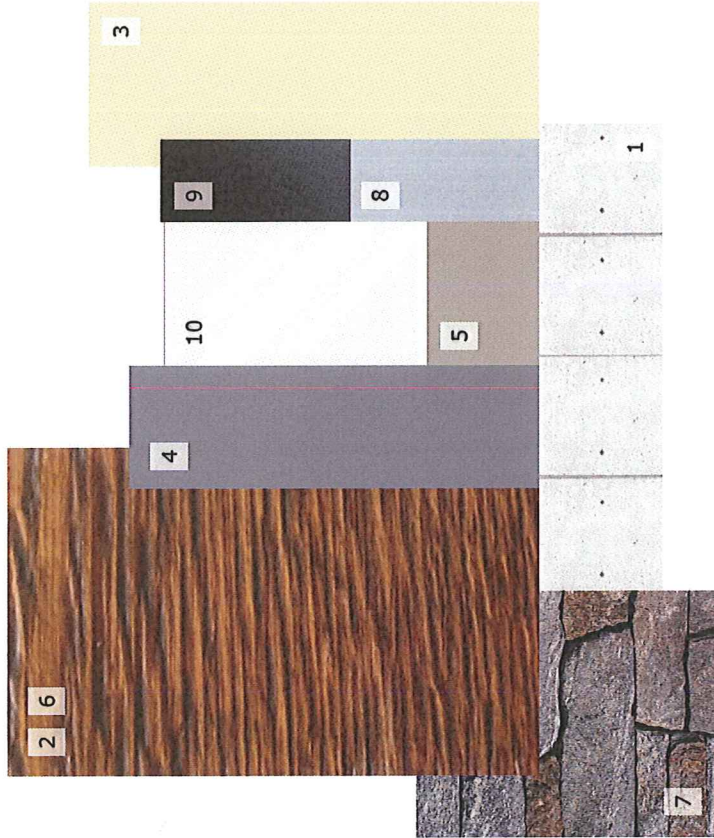
DRAWING DESCRIPTION
BUILDING 1 BUILDING
SECTIONS

PROJECT NO.	DATE	SCALE	DATE REVISION	REVISION
DP5.1	06-11-2014	3/32" = 1'-0"		

DP5.1

SCHEDULE A+B
This forms part of development
Permit # DP14-0198

FOR THE RECORD: This drawing was prepared by IDOS Architecture Inc. for the purpose of providing a visual representation of the proposed development. It is not intended to be used for any other purpose, and it is not a contract document. The client is responsible for ensuring that the proposed development complies with all applicable laws and regulations. IDOS Architecture Inc. is not responsible for any errors or omissions in this drawing, and it is not a contract document. The client is responsible for ensuring that the proposed development complies with all applicable laws and regulations.



KEY	ITEM
1	CONCRETE PAINTED
2	FIBRE CEMENT SIDING (WOOD GRAIN)
3	FIBRE CEMENT PANEL (LINEN)
4	FIBRE CEMENT PANEL (DARK)
5	FIBRE CEMENT PANEL (LIGHT)
6	FIBRE CEMENT PANEL (WOOD GRAIN)
7	STONE VENEER
8	GLAZING FRAME TYPE 1 (CLEAR ANODIZED)
9	GLAZING FRAME TYPE 2 (DARK)
10	GLAZING CLEAR FLOAT GLASS

SEAL

REVISION	DATE	DESCRIPTION
1	08-10-2014	ISSUED FOR DP

CANCEL NOTE

PROJECT:
ACADEMY WAY
RESIDENCES
VICTORIA, BC

DRAWING DESCRIPTION:
MATERIAL BOARD

PROJECT NO.	DATE
DP6.0	
DATE ISSUED	BY

SCHEDULE B
This forms part of development
Permit # DP14-0194

All drawings are prepared and submitted for the project and are not to be used for any other purpose without the permission of IDOS ARCHITECTURE INC. All drawings are to be used in accordance with the BC Building Act and Regulations. Drawings are not to be scaled. Copying or alteration of drawings without the written permission of IDOS ARCHITECTURE INC. is strictly prohibited. IDOS ARCHITECTURE INC. is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

NOTE:



1 AERIAL VIEW FROM NORTH WEST CORNER
DPR.1 SCALE 1/2" = 1'-0"

SCALE

DATE	BY	REVISION

CONSULTANT

PROJECT
ACADEMY WAY
RESIDENCES

DRAWING DESCRIPTION

PROJECT IMAGE VIEWS

PROJECT NO.	14413
PLOT SCALE	1/2" = 1'-0"
DATE ISSUED	
REVISIONS	
BY	
DATE	

DP6.1

SCHEDULE B
This forms part of development
Permit # DP14-0198



1 VIEW OF RESIDENCE ENTRY AND COURTYARD BEYOND
DP6.2 | SCALE 1/2" = 1'-0"

SCHEDULE **B**
This forms part of development
permit # **DP/4-0198**



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

September 19, 2014

Academy Way Residences
C/o Faction Projects Inc.
1240 Industrial Road
West Kelowna, BC V1Z 1G5
Attn: Tim McLennan

Re: Proposed Academy Way Residences Development – Preliminary Cost Estimate for Bonding

Dear Tim:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Academy Way Residences conceptual landscape plan dated 14.09.19;

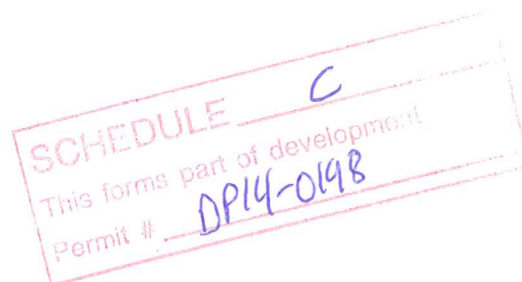
- 4,957 square metres (53,357 square feet) of improvements = \$185,429.50

This preliminary cost estimate is inclusive of trees, shrubs, dryland seed, 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



206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270
outlanddesign.ca

REPORT TO COUNCIL



Date: January 21, 2015
RIM No. 0940-50
To: City Manager
From: Subdivision, Agriculture & Environment, Community Planning & Real Estate (LB)
Application: DVP14-0185 **Owner:** Calcan Investments Inc.
Address: 5505 Chute Lake Road **Applicant:** Dave Lange
Subject: Development Variance Permit
Existing OCP Designation: Single / Two Unit Residential - Hillside (S2RESH)
Existing Zone: RH1 - Hillside Large Lot Residential

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0185 for part of the North East 1/4, Section 14, Township 28, SDYD, Except Plan KAP57304, located on 5505 Chute Lake Road, Kelowna, BC, as shown on Map "A" attached to the Report of the Subdivision, Agriculture & Environment Department dated January 21, 2015;

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

Section 6.5.7: Accessory Development - Maximum Area

To vary the maximum area for an accessory building from 90 m² permitted to 140 m² proposed.

Section 13.14.8(a) and (e): Hillside Large Lot Residential - Building Form and Massing

To vary the maximum height for an accessory building from 4.5 m permitted to 7.5 m proposed.

Section 6.5.8(a): Accessory Development - Front Yard

To vary the front yard for an accessory building from 12.0 m permitted to 3.0 m or 6.0 m (to a garage or carport with access fronting the lane) proposed.

Section 6.5.11: Accessory Development - Bathroom

To vary the bathroom in an accessory building from one bathroom with a toilet and sink, up to 3 m² permitted to one bathroom with a toilet, sink, shower and bathtub, up to 5 m² proposed.

AND THAT the subdivision be registered prior to the Development Variance Permit being issued;

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

2.0 Purpose

To consider a Development Variance Permit application to vary the maximum area, maximum height, front yard and permitted bathroom in future accessory buildings on a portion of the subject property.

3.0 Subdivision, Agriculture & Environment Services

Staff support the proposal to vary the regulations for accessory buildings on certain lots in the proposed Trestle Ridge bareland strata residential development. This application is connected to OCP Amendment Application OCP14-0021 and Rezoning Application Z14-0041 that facilitated the creation of hooked lots to allow accessory buildings to be built across from the principal dwellings. These applications were considered at a Public Hearing on December 9, 2014 and the associated Bylaws were adopted on January 19, 2015. The applicant has also submitted a preliminary subdivision layout for review.

The specific variance requests are to vary the:

- Maximum area for an accessory building from 90 m² permitted to 140 m² proposed;
- Maximum height for an accessory building from 4.5 m permitted to 7.5 m proposed;
- Minimum front yard for an accessory building from 12.0 m permitted to 3.0 m or 6.0 m (to a garage or carport with access fronting the lane) proposed; and
- Bathroom in an accessory building from one bathroom with toilet and sink (up to 3 m²) to one full bathroom with toilet, sink, shower and bathtub (up to 5 m²).

These variances would apply to eight of the 16 lots in the proposed subdivision (Lots 101, 102, 103, 104, 105, 106, 114 and 115). A blanket variance on these lots prior to development allows each property to develop within the parameters of the permitted variances and development regulations in a way that respects the site context.

Staff support the requested variances for the unique use of accessory buildings largely due to site context. Nearby property owners are not likely to be affected by accessory buildings that exceed the maximum permitted area and height since the property is somewhat hidden and the buildings will front onto a private strata lane. Due to the site topography, the east façade of the accessory buildings visible from Chute Lake Road will only be one storey. The front yard variance is appropriate considering the hooked lot configuration and reduces potential for encroachment into sensitive hillsides. The accessory buildings will be located across the strata lane from the principal dwellings, and the requested variance is consistent with the front yard requirement for a principal building in the RH1 - Hillside Large Lot Residential zone. Where there is a garage or carport with direct access fronting the lane the setback must be 6.0 m, in all other cases it can be up to 3.0 m. Allowing a full bathroom up to 5 m² ties in with the proposed uses for personal fitness and health facilities in the accessory buildings.

Staff expressed concerns with the potential for conversion of these accessory buildings into carriage houses resulting from the size and ability to include full bathrooms. To alleviate these concerns, the applicant will register a Section 219 covenant against all titles in the development

prohibiting dwellings within the accessory buildings. The strata will provide an additional level of control to limit the potential for conversion to dwellings.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by directly contacting neighbouring properties. As staff understand it, no major concerns were identified during this consultation. To date, staff have not been contacted with any questions or concerns regarding this application.

4.0 Proposal

4.1 Background

The applicant is proposing a new 16 large lot bareland strata residential development (Trestle Ridge) adjacent to The Creeks and The Village of Kettle Valley in the City's Southwest Mission Sector. Applications to amend the Official Community Plan Future Land Use designation and rezone portions of the subject property to accommodate the proposed subdivision were submitted in September 2014. These applications (OCP14-0021 and Z14-0041) were given first reading on November 10, 2014, second and third readings on December 9, 2014 and the Bylaws were adopted on January 19, 2015. The OCP amendments and rezoning allow for the creation of hooked lots across the proposed strata lane to offer the potential for accessory buildings on some lots.

4.2 Project Description

The applicant is proposing the development of accessory buildings on the east portion of the hooked lots across from the principal buildings in the new Trestle Ridge bareland strata residential development. The variances for accessory buildings are proposed for eight of the 16 lots and are not feasible on the others due to size and topography.

The intent is to use the accessory buildings for parking and storage of vehicles, recreational vehicles and boats with additional recreational and entertainment space that could be used for media / game rooms, personal fitness studios, wine cellars, libraries, etc. The applicant is requesting variances to accommodate larger, two storey accessory buildings with front yard setbacks that are consistent with those of principal buildings in the RH1 zone and that can contain full bathrooms. This would allow the future property owners to use the space in a way that meets their individual needs and interests.

4.3 Site Context

The subject property is located in the City's Southwest Mission Sector, adjacent to The Creeks and The Village of Kettle Valley. The applicant has submitted application OCP14-0021 to amend the Future Land Use designation to Single / Two Unit Residential - Hillside for the subject portion of the property. This portion is generally in the west area of the subject property, between Chute Lake Road and Mountainside Drive / Jasper Way.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RH1 - Hillside Large Lot Residential	Open space / vacant land
East	P3 - Parks and Open Space	Open space
South	P3 - Parks and Open Space RH1 - Hillside Large Lot Residential	Open space Open space / vacant land
West	RH1 - Hillside Large Lot Residential	Open space / vacant land

Subject Property Map: 5505 Chute Lake Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RH1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations (Accessory Buildings)		
Site Coverage (accessory buildings or structures)	14%	Up to 14%
Maximum area	90 m ²	Up to 140 m ² ❶
Height	4.5 m	7.5 m ❷
Front Yard	12.0 m	3.0 m 6.0 m (to a garage or carport with access fronting the lane) ❸
Side Yard	1.5 m (where no wall exceeds 7.5 m or 2 storeys) 2.0 m (where any wall exceeds 7.5 m or 2 storeys)	1.5 m to 4.5 m
Rear Yard	1.5 m	4.5 m to 7.5 m
Other Regulations		
Bathroom	One bathroom with toilet and sink, up to 3 m ²	One full bathroom with toilet, sink, shower and bathtub, up to 5 m ² ❹
❶ Indicates a requested variance to vary the maximum area for accessory buildings or structures from 90 m ² permitted to up to 140 m ² proposed. ❷ Indicates a requested variance to vary the maximum height for accessory buildings or structures from 4.5 m permitted to 7.5 m proposed. ❸ Indicates a requested variance to vary the minimum front yard for accessory buildings or structures from 12.0 m permitted to 3.0 m or 6.0 m (to a garage or carport with access fronting the lane) proposed. ❹ Indicates a requested variance to vary the bathroom in an accessory building from one bathroom with toilet and sink, up to 3 m ² to one full bathroom with toilet, sink, shower and bathtub, up to 5 m ² .		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Embracing Diversity.¹ Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and ongoing consultation relating to their project, including provision of support material where appropriate.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments.

6.2 Development Engineering Department

- See attached memorandum, dated October 6, 2014.

7.0 Application Chronology

Date of Application Received: September 22, 2014

Date Public Consultation Received: October 23, 2014

Report prepared by:

Laura Bentley, Planner

Approved for Inclusion:



Shelley Gambacort, Subdivision, Agriculture & Environment
Services Director

Attachments:

Subject Property Map

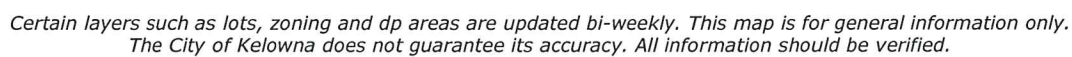
Map "A"

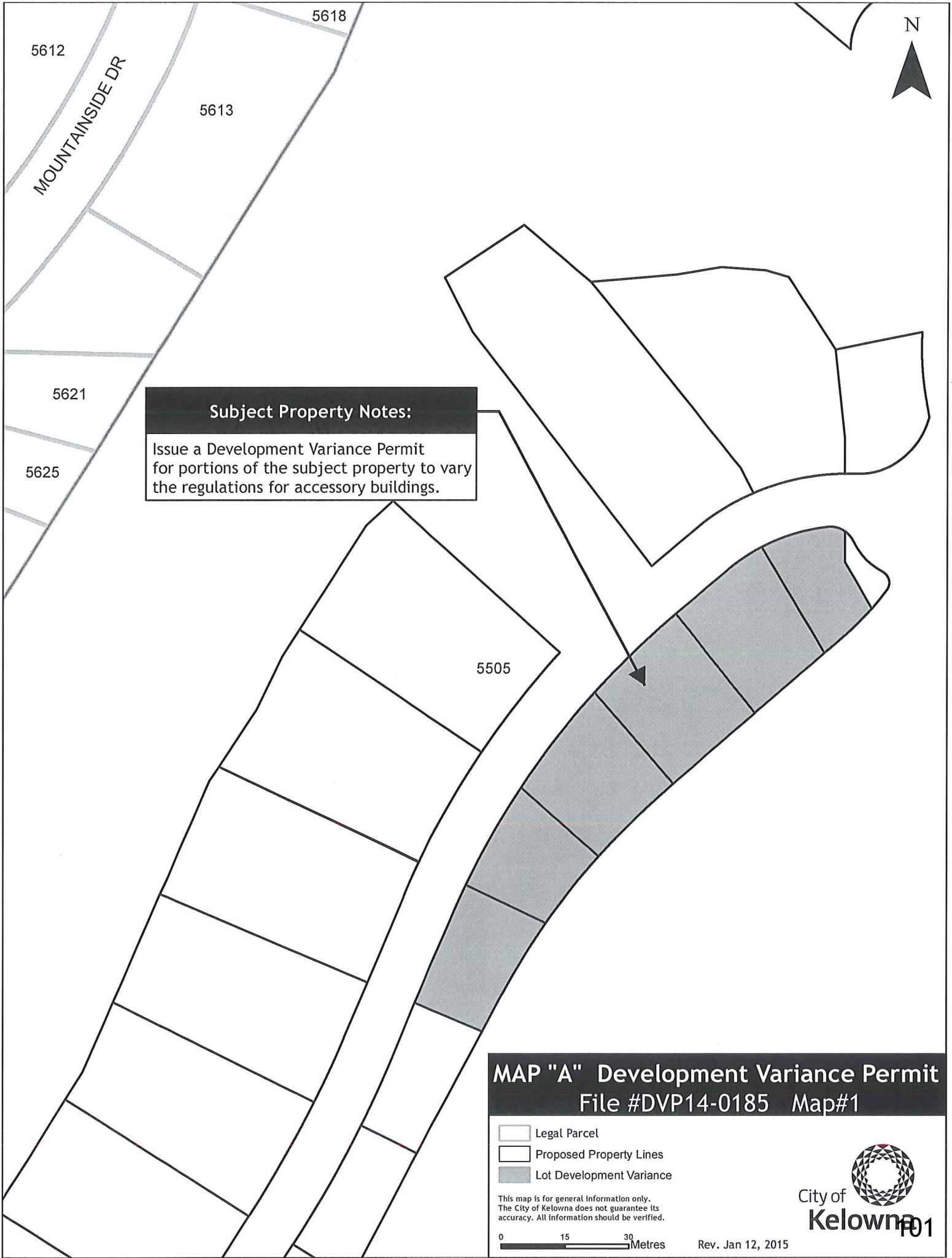
Preliminary Subdivision Layout

Development Engineering Memorandum

Draft Development Variance Permit DVP14-0185

¹ City of Kelowna Official Community Plan, Policy 5.22.8 (Development Process Chapter).





Subject Property Notes:

Issue a Development Variance Permit for portions of the subject property to vary the regulations for accessory buildings.

MAP "A" Development Variance Permit
File #DVP14-0185 Map#1

-  Legal Parcel
-  Proposed Property Lines
-  Lot Development Variance

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 15 30 Metres



Rev. Jan 12, 2015

5700

5696

JASPER WAY

5683

5687

5691

5697

5703

5618

N

Subject Property Notes:

Issue a Development Variance Permit
for portions of the subject property to vary
the regulations for accessory buildings.

5505

MAP "A" Development Variance Permit

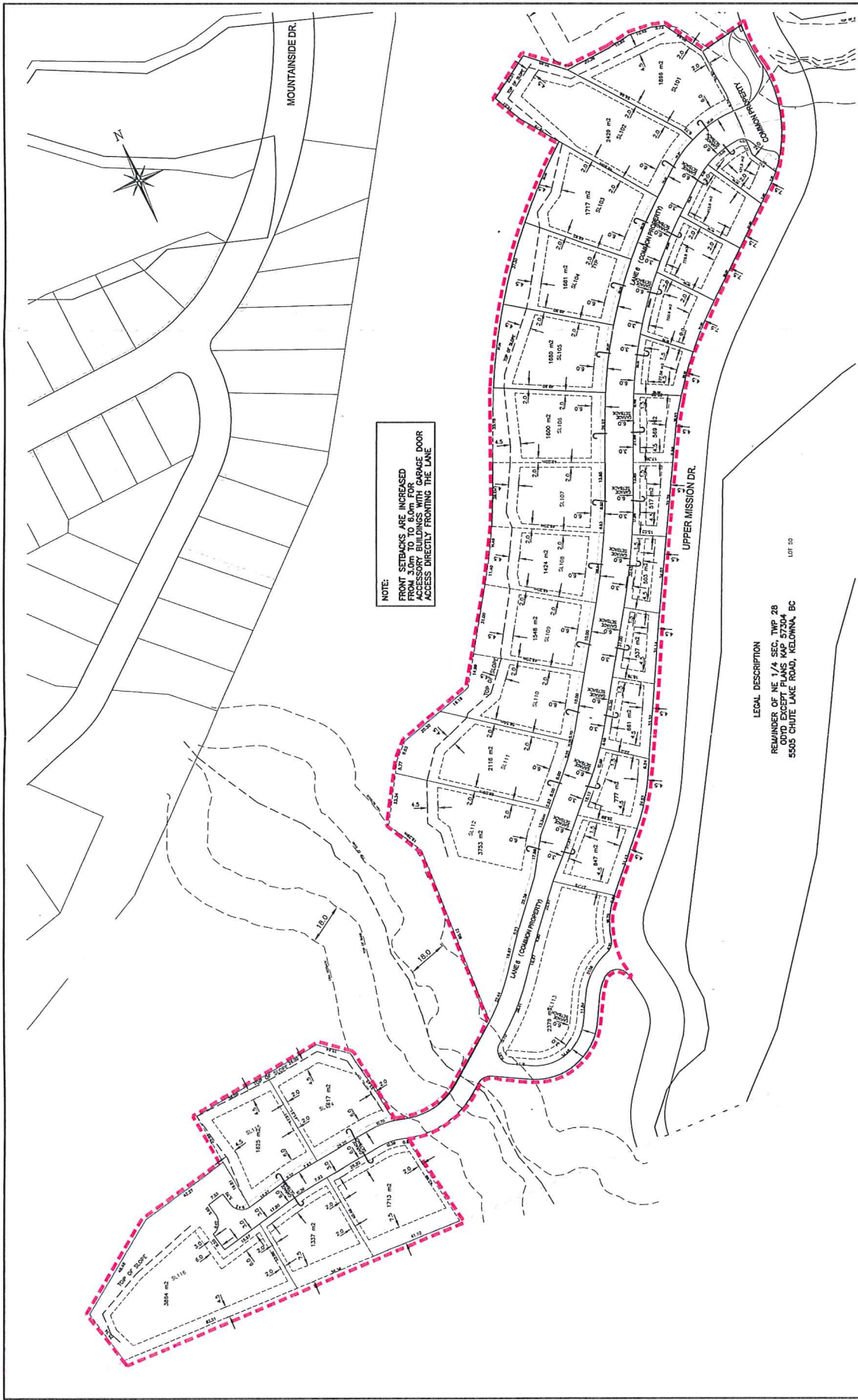
File #DVP14-0185 Map#2

-  Legal Parcel
-  Proposed Property Lines
-  Lot Development Variance

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 15 30 Metres

Rev. Jan 12, 2015



PROPOSED SETBACKS FOR ACCESSORY BUILDINGS ON HOOKED LOTS

<p>Ecora ENGINEERING LTD. #118 - 1654 Spall Road, Kelowna, B.C. V1Y 4R1 TEL/FAX 250-468-8727</p>		<p>THE CITY OF KELOWNA CONSIDERING DEVELOPMENT: 5505 CHUTE LAKE ROAD CALCAN INVESTMENTS - PHASE I DEVELOPMENT VARIANCE PLAN</p>		<p>CITY REC. NO. S09-0075 DRAWING NO. EK-12-019-DV REV. NO. 0</p>
<p>DRAWN: SP4 APPROVED: SP4 DATE: SEPT 2014 SCALE: 1:750</p>	<p>REGION: 01 DISTRICT: 01 SUB-DISTRICT: 01 LOT: 50</p>			

Date: October 6, 2014
File No.: DVP14-0185

To: Land Use Management (DB)
From: Development Engineering Manager (SM)
Subject: 5505 Chute Lake Road Accessory Building Variance

The application to vary section 6.5.11 to allow showers and bathtubs up to a maximum size of 5m2 in a accessory building, does not compromise our servicing requirements

104

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP14-0185

EXISTING ZONING DESIGNATION:	RH1 - Hillside Large Lot Residential
DEVELOPMENT VARIANCE PERMIT:	To vary the maximum area, maximum height, front yard and bathroom requirements for an accessory building.

ISSUED TO:	Dave Lange
LOCATION OF SUBJECT SITE:	A portion of 5505 Chute Lake Road

	LOT	SECTION	D.L.	TOWNSHIP	DISTRICT	PLAN
LEGAL DESCRIPTION:	The North East 1/4	14	-	28	SDYD	Except Plan 57304

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:

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

Section 6.5.7: Accessory Development - Maximum Area

To vary the maximum area for an accessory building from 90 m² permitted to 140 m² proposed.

Section 13.14.8(a) and (e): Hillside Large Lot Residential - Building Form and Massing

To vary the maximum height for an accessory building from 4.5 m permitted to 7.5 m proposed.

Section 6.5.8: Accessory Development - Front Yard

To vary the front yard for an accessory building from 12.0 m permitted to 3.0 m or 6.0 m (to a garage or carport with access fronting the lane) proposed.

Section 6.5.11: Accessory Development - Bathroom

To vary the bathroom in an accessory building from one bathroom with a toilet and sink, up to 3 m² permitted to one bathroom with a toilet, sink, shower and bathtub, up to 5 m² proposed.

AND THAT the Development Variance Permit apply to those lots identified on Map "A" attached.

2. PERFORMANCE SECURITY:

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

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

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

4. DEVELOPMENT:

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

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

This Permit is not 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:

DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE ____ DAY OF _____ 2015.
ISSUED BY THE SUBDIVISION, AGRICULTURE & ENVIRONMENT DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF
_____ 2015, BY THE DIRECTOR OF SUBDIVISION, AGRICULTURE & ENVIRONMENT.

Shelley Gambacort
Director of Subdivision, Agriculture & Environment