



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: November 14, 2023

From: Paul Gipps, CAO

File No: DP 21-01

Subject: **Application No. DP 21-01 – Development Permit with Variances (2405 Bering Road)**

Report Prepared By: Yvonne Mitchell, Planner II

RECOMMENDATION to Consider and Resolve:

THAT Council authorize the issuance of a Westbank Urban Centre Development Permit (DP 21-01) for a townhouse development at 2405 Bering Road, subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to the City of West Kelowna Zoning Bylaw No. 0265 in accordance with the attached permit, as follows, that the:

- exterior side parcel boundary setback be decreased from 6.0 m to 0.9m.
- front parcel boundary setback be decreased from 6.0 m to 0.1m.
- minimum distance parking must be from the exterior side parcel boundary be reduced from 3.0m to 1.5m.
- required number of standard parking spaces be reduced from 17 to 15.
- minimum two-way access aisle width be reduced from 7.0m to 1.5m along the lane.
- maximum permitted driveway width for townhouse uses be increased from 7.0m to 30.61m along the lane; and

THAT issuance of the Development Permit be withheld pending receipt of:

- Landscaping security in the amount of \$22,140.94; and

THAT if the Development Permit has not been issued within one year from the date of approval, the Permit with variances shall be deemed to have been refused and the file closed.

STRATEGIC AREA(S) OF FOCUS

Pursue Economic Growth and Prosperity – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

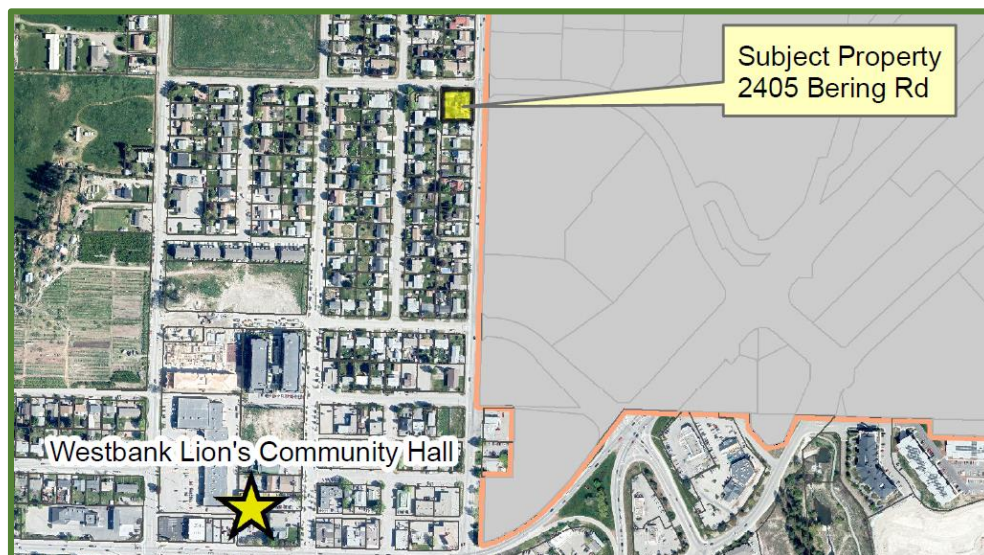
BACKGROUND

The subject property is located at 2405 Bering Road in the Westbank Centre neighbourhood. The property is currently developed with a single detached dwelling.

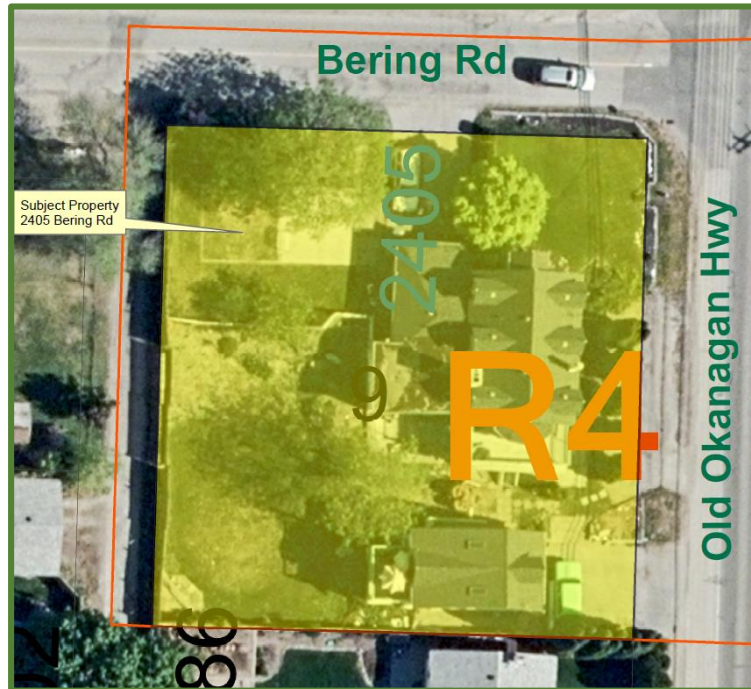
PROPERTY DETAILS			
Address	2405 Bering Road		
PID	010-582-533		
Folio	36412547.002		
Lot Size	.37 acres (1497.34 sqm)		
Owner	Patricia Ann Graham	Agent	Graham Legacy Building and Lands Ltd. (Stephen Graham)
Current Zoning	Medium Density Multiple Residential Zone (R4)	Proposed Zoning	N/A
Current OCP	Westbank Urban Centre – Commercial Core	Proposed OCP	N/A
Current Use	Single Detached Dwelling	Proposed Use	Townhomes
Development Permit Areas	Westbank Urban Centre		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES			
North	^	Westbank Centre Compact Residential Zone (RC1)	
East	>	Westbank First Nation	
West	<	Westbank Centre Compact Residential Zone (RC1)	
South	v	Westbank Centre Compact Residential Zone (RC1)	

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Council has the authority under s.490 of the *Local Government Act* to issue Development Permits, and the authority under s.498 of the *Local Government Act* to issue Development Variance Permits.

Proposal

The applicant is proposing to construct a 14 unit townhouse development in the Westbank Urban Centre. Units are 1-3 bedrooms, with surface parking primarily accessed from the rear lane, private outdoor space in the form of decks/patios, and a communal amenity space in the center of the site. The townhouse development proposes a brownstone style design with each unit having its own walk up/down access and outdoor patio space facing the street. Variances are required to accommodate the unique design elements of this development. The applicant's rationale can be found in Attachment 3.

DISCUSSION

Policy and Bylaw Review

Official Community Plan Bylaw No. 0300

The subject property is designated Westbank Urban Centre – Commercial Core in the Official Community Plan. This land use designation is intended to promote the development and redevelopment of higher density commercial uses and mixed-use buildings that contribute to active street frontages and a strong urban core. It should be

noted that the current application has been instream since 2021 before the OCP was adopted this September. In addition, the proposal abides by the underlying zoning which does not permit commercial uses.

General Development Permit Guidelines

The subject property is subject to the General Development Permit Guidelines. The proposal meets the Guidelines. Key highlights include:

- Landscaping is provided on private property to respect and improve the streetscape and public realm (Guideline s.4.2.12.1.)
- Development clearly delineates and provide separation between vehicular routes and pedestrian routes to minimize all potential conflicts and make pedestrian routes easy to distinguish. (Guideline 4.2.11.2)

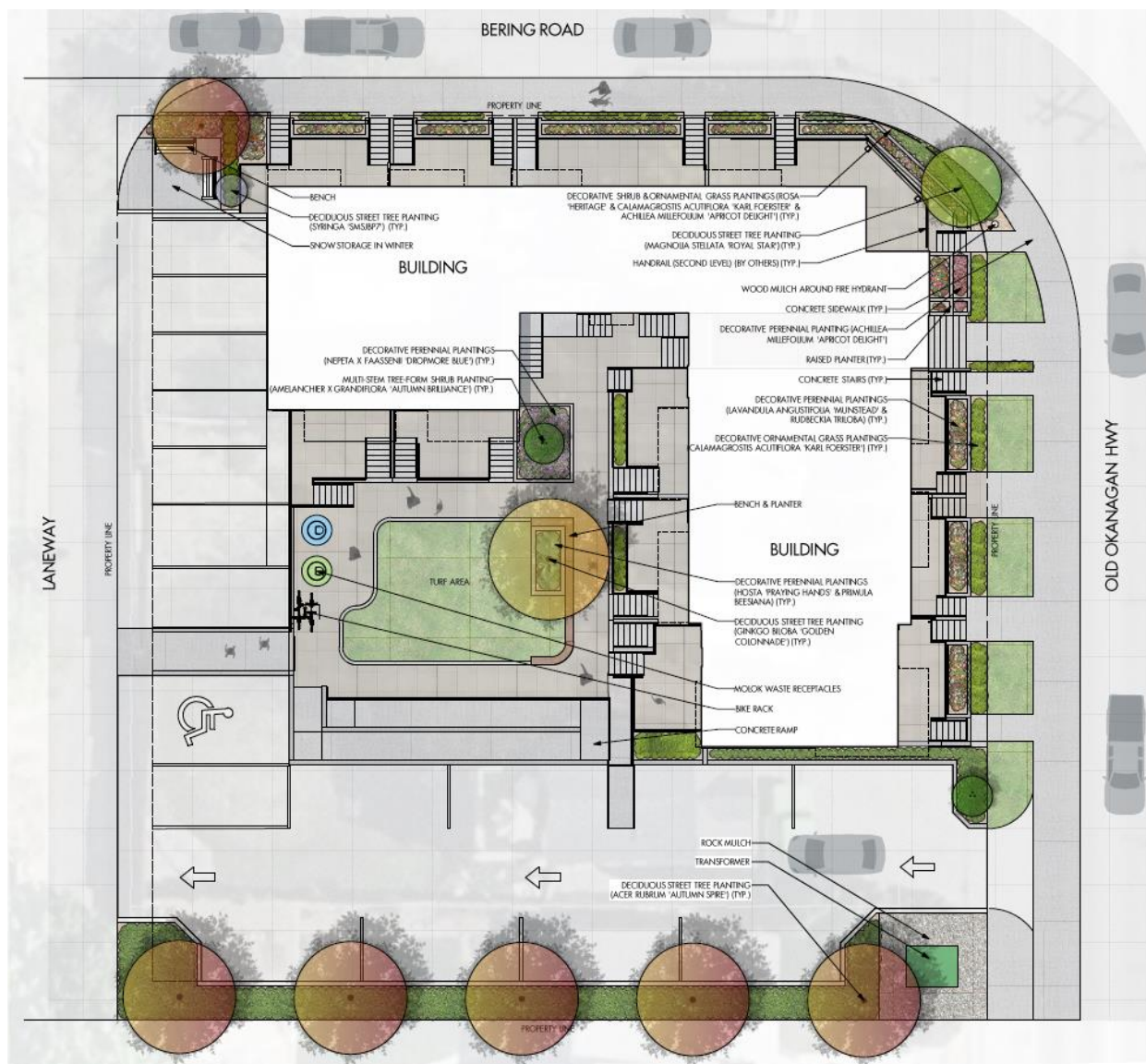


Figure 1 – Site plan showing landscaping and designated pedestrian accesses to the site.

Westbank Urban Centre Development Permit Guidelines

The subject property is subject to the Westbank Urban Centre Development Permit Guidelines. The proposal meets the Guidelines. Key highlights include:

- Architectural features including the building style, colour and materials are utilized to enhance and complement the character of the adjacent and wider neighbourhood context, and high-quality materials such as masonry, wood, glass, steel, and concrete are used to introduce visual appeal (Guidelines 13 and 14).
- The development contributes to an active and vibrant street life by utilizing street-facing windows, entrances, high quality landscaping and other design features that contributes to a more engaging experience and front porches (Guideline 22)



Figure 2 – Rendering of proposed townhomes showing variation in building design, and units with an interactive connection to the street.

Zoning Bylaw No. 0265

The proposal conforms to the regulations in Zoning Bylaw No. 0265 and the R4 Zone except for the following variances, all of which are supported by staff:

1. That the exterior side parcel boundary setback (s.10.11.5(g)iv.) be decreased from 6.0 m to 0.9m.
2. That the front parcel boundary setback (s. 10.11.5(g)i.) be decreased from 6.0 m to 0.1m.
3. That the minimum distance parking must be from the exterior side parcel boundary (s.4.3.2(b)) be reduced from 3.0m to 1.5m.
4. That the required number of standard parking spaces (s.4.4.1(a)) be reduced from 17 to 15.

5. That the minimum two-way access aisle width (s.4.4.2.(a)) be reduced from 7.0m to 1.5m along the lane.
6. That the maximum permitted driveway width for townhouse uses (s.4.4.3.(b).ii.a) be increased from 7.0m to 30.61m along the lane.

The variances are discussed in detail below.

1 and 2. Exterior and Front Parcel Variances

The variance to the exterior and front parcel boundary setbacks are to facilitate the brownstone style design. The building itself is setback 2.32m from the front and 2.54m from the exterior side parcel boundary (Figure 3). However, the 0.1m and 0.9m variances are measured to the foot of the exterior stairs.

These variances are supported as they allow the development to achieve a walk-up/down style design. This design aligns with development permits guidelines by connecting the development to the street and offering dedicated pedestrian accesses away from vehicles.



Figure 3 – rendering of proposed townhouse development showing reduced front and exterior side parcel boundary setbacks.

3. Parking Setback Variance

The minimum 3 meter setback requirement for parking is to limit the visibility of parking areas from the street and provide space for landscaping. Only one parking stall is within 3 meters of the exterior side parcel boundary. Instead, a 1.5m setback has been provided for this stall which is the requirement for interior side and rear parcel boundaries. Landscaping is provided between the parking space and the street (Figure 4).

This variance is supported as it effects one parking space and allows the development to maintain a parking ratio of one space per unit. Landscaping is provided to screen the parking space.

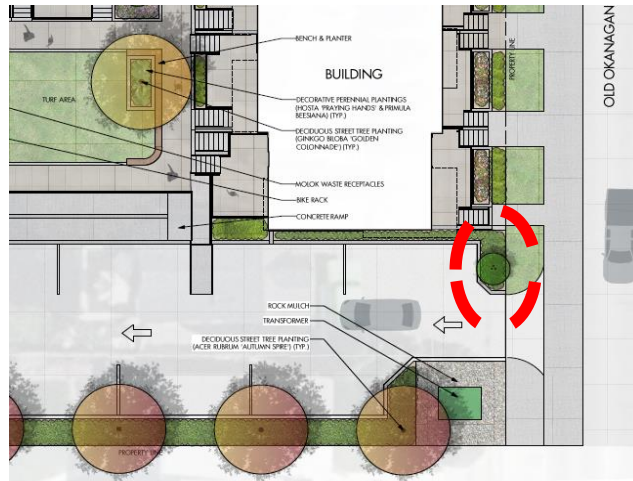


Figure 4 – reduced parking setback for one parking space along the exterior side parcel boundary from 3.0m to 1.5m.

4. **Parking Reduction Variance**

The reduction in 2 standard parking spaces is due to the limited area on the site available for parking. The development instead proposes a parking ratio of 1 parking space per unit (Figure 5).

It should be acknowledged that the City is currently undergoing an ongoing parking review as part of the Zoning Bylaw Update. In addition, the development is within the Westbank Urban Centre where parking demand is expected to be less for residents given proximity to services and other amenities.

This variance is supported as a parking ratio of one space per unit is maintained for the development proposal. In addition, the development continues to offer the 2

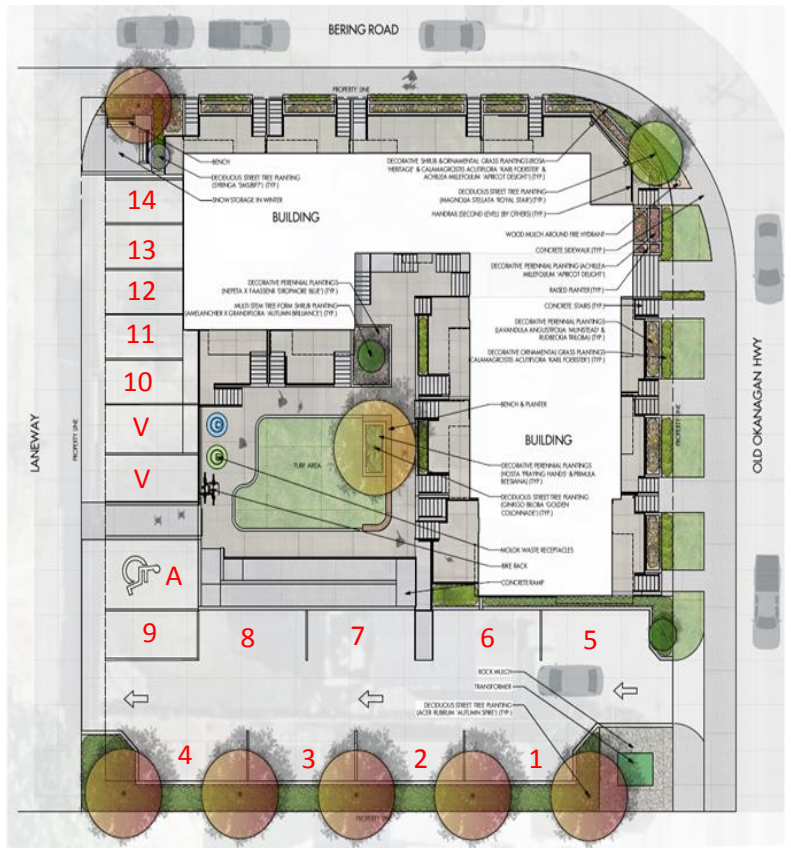


Figure 5 – 14 parking spaces provided for the 14 townhouse units, 1 accessible parking space, and 2 visitor parking spaces.

required visitor spaces and 1 accessible space.

5 and 6. Driveway Width Variance

The increased driveway width and decreased drive aisle width are to accommodate parking accessed from the laneway. The increased driveway width is due to the parking spaces being accessed directly from the lane. The reduced drive aisle width is due to the required 7 meter drive aisle calculated using the laneway (6 meter laneway + 1.5m aisle on property = 7.5m drive aisle) (Figure 6).

These variances are supported as they allow the majority of parking to be accessed from the rear laneway leaving the front of the property for pedestrian connections to the site. The laneway and additional width on the parcel together provide sufficient space for the maneuvering of vehicles in and out of the site.

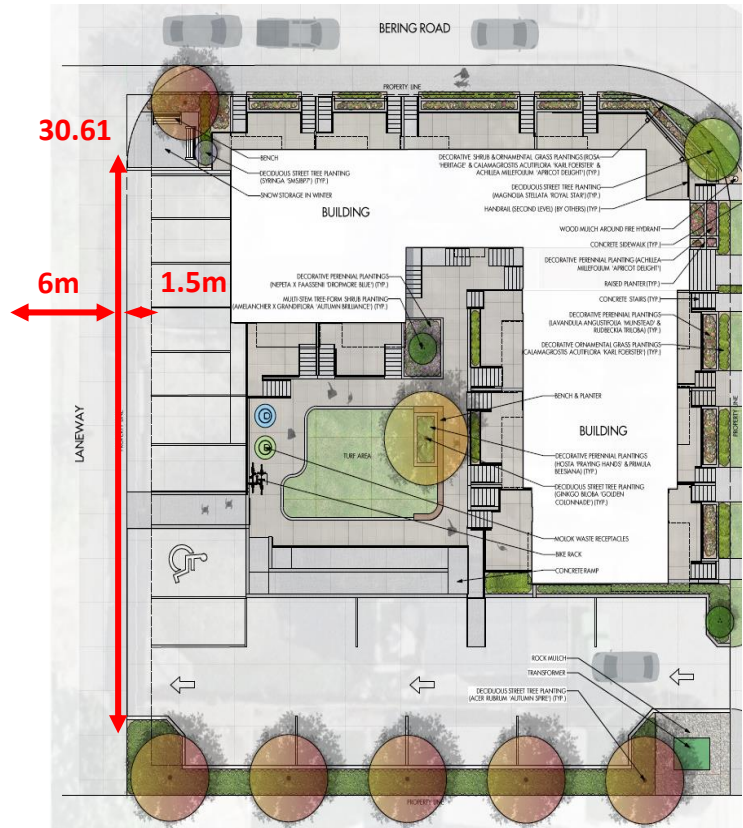


Figure 6 – increased driveway width and reduced drive aisle width to facilitate parking adjacent to the rear lane.

Public Notification

In accordance with the *Local Government Act*, notification letters were sent to all property owners and their tenants within 100m of the subject property advising of the variances. A Notice of Application sign was also installed on the property in accordance with the Development Application Procedures Bylaw No.0260. At the time of drafting this report, no correspondence has been received.

CONCLUSION

The proposed townhouse development adds additional housing units and housing options in an existing residential neighborhood. The form and character of the development is in accordance with applicable General and Westbank Urban Centre Guidelines in the OCP, and the project conforms to the regulations in Zoning Bylaw No.

0265 and R4 – Medium Density Residential Zone except for the variances that aid in creating the projects unique design (rear parking access and brownstone style units).

Alternate Recommendations to Consider and Resolve:

Option 1:

THAT Council deny the issuance of a Westbank Urban Centre Development Permit (DP 21-01) with variances for a townhouse development at 2405 Bering Road; and

THAT Council direct staff to close the file.

Should Council deny the proposed amendment bylaws, the application will be closed in accordance with the Development Applications Procedures Bylaw No. 0260. Council shall not reconsider an application of this nature for the property for a period of six months.

Option 2:

THAT Council postpone the issuance of a Westbank Urban Centre Development Permit (DP 21-01) with variances for a townhouse development at 2405 Bering Road.

Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with the City's Zoning Bylaw. If the proposal were revised to avoid the variances, the proposed building would have to be redesigned and the Development Permit would require further consideration of Council.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Development Permit DP 21-01
2. Applicant's Rationale



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCES
DP 21-01

TO: PATRICIA ANN GRAHAM
816 FULLER AVENUE
KELOWNA, BC
V1Y 6X3

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

LOT 9 DISTRICT LOT 486 OSOYOOS DIVISION YALE DISTRICT PLAN 4086

(2405 Bering Road)

3. This Permit allows for the development of fourteen (14) townhouse units in one building in the **Westbank Urban Centre Development Permit Area** subject to the following conditions and related schedules:
 - a. The siting, form, exterior design, and finish of buildings is to be in accordance with Schedule 'A';
 - b. The landscape works to be in accordance with Schedule 'B';
 - c. The following variances to Zoning Bylaw No. 0265 are included as part of this Development Permit:
 - i. That the exterior side parcel boundary setback (s.10.11.5(g)iv.) be decreased from 6.0 m to 0.9m.
 - ii. That the front parcel boundary setback (s. 10.11.5(g)i.) be decreased from 6.0 m to 0.1m.
 - iii. That the minimum distance parking must be from the exterior side parcel boundary (s.4.3.2(b)) be reduced from 3.0m to 1.5m.
 - iv. That the required number of standard parking spaces (s.4.4.1(a)) be reduced from 17 to 15.
 - v. That the minimum two-way access aisle width (s.4.4.2.(a)) be reduced from 7.0m to 1.5m along the lane.
 - vi. That the maximum permitted driveway width for townhouse uses (s.4.4.3.(b).ii.a) be increased from 7.0m to 30.61m along the lane.
4. As a condition of the issuance of this Permit, the City of West Kelowna is holding a landscape 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 the Permit within the time provided, the City of West Kelowna 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 below, the security shall be returned to the Permittee. There is filed accordingly:

An Irrevocable Letter of Credit or Bank Draft in the amount of \$22,140.94

5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any change be required to this permit, please ensure that you obtain written approval from the City of West Kelowna prior to making any changes.
6. If this Development Permit has not been issued within one year from approval, Development Permit with Variance DP 21-01 shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. **This Permit is not a Municipal Highway Permit.**
9. **This is not an Archaeology Permit.**
 - A. All archaeological sites in B.C. are protected under the Heritage Conservation Act. This applies to whether sites are located on public or private land and whether the site is known or unknown. If you think you have uncovered an archaeological site during a building project or renovation, please do not disturb the site further and call B.C.'s Archaeology Branch immediately at (250) 953-3334. Branch archaeologists will review your project plans and make recommendations to manage site impacts and secure the required permitting.
10. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. (_____) PASSED BY THE MUNICIPAL COUNCIL ON (_____)

Signed on _____

Corporate Officer

As received on _____, there is filed accordingly an Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$22,140.94 for landscaping works outlined in the above permit.

I hereby confirm that I have read and agree with the conditions of Development Permit with Variances DP 21-01 and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

Property Owner or Agent

ISSUED on _____

Attached Schedules:

Schedule A:

- Architectural Plans (cover sheet, site plan, floor plans, roof plan, exterior elevations, building sections, and material board), prepared by Novation Architecture Inc., dated August 22, 2023 (15 pages).

Schedule B:

- Landscape Plan, prepared by Ecora Engineering & Resource Group Ltd., dated September 26, 2023, and Estimate dated August 2, 2023 (2 pages).

H:\DEVELOPMENT SERVICES\PLANNING\3060 Development Permits\3060-20 Permits\2021\DP 21-01 2405 Bering Rd\Permit_Security

CONSULTANTS:

ARCHITECTURAL
 NOVATION ARCHITECTURE
 302-2237 LECKIE ROAD
 KELOWNA, BC V1Y 9T1
 TEL. (236) 420-4144
 FAX. (250) 000-0000

LANDSCAPE
 ECORA ENGINEERING & RESOURCE
 GROUP LTD.
 2045 ENTERPRISE WAY
 KELOWNA, BC V1Y 9T5
 TEL. (250) 469-9757

CIVIL
 D E PILLING & ASSOCIATES
 540 GROVES AVENUE
 KELOWNA, BC V1Y 4Y7
 TEL. (250) 763-2315

ZONING ANALYSIS:

Address: 2405 Bering Road
 Legal: PID: 010-582-533 Lot 9 KAP 4086

Zoning (Current): R4
 Permitted Use: Refer to Zoning bylaw #0265
 Zoning: (Proposed) R4
 Permitted Use: Refer to Zoning bylaw #0265 section 10.11

Site Area:	1,507.8	sq.m.
(pre-dedication)	16,230	sq.ft.
Site Area:	0.1508	Ha
(post-dedication)	1,498.3	sq.m.
	16,129	sq.ft.
	0.1498	Ha

	ALLOWED		PROPOSED	
Min Lot Width	30.0	m	38.1	m
Min Lot Depth	30.0	m	39.6	m
Min Parcel Size	1400.0	m ²	1508	m ²

	ALLOWED		PROPOSED	
Front yard	6.0	m	0.1	m
Side yard (East)	6.0	m	0.9	m
Side yard (West)	4.5	m	6.6	m
Rear Yard	7.5	m	11.5	m

Parcel Coverage Maximum 50%

Floor Area Ratio 1.00 = (1,508 m²)

Building Height Lesser of 12m or 3 storeys

Parking 1.0 per 1 Bed dwelling unit (7 units)
 1.5 per 2+ Bed dwelling units (7 units)
 10% required parking as visitor

Bicycle Class 1 - 0.5/unit = 7
 Class 2 - 0.1/unit or 2 min. = 2

ALLOWED/REQUIRED		PROPOSED	
753.9	sq.m.	425.9	sq.m.
8,115	sq.ft.	4,584	sq.ft.

ALLOWED/REQUIRED		PROPOSED	
1,507.8	sq.m.	1,128.0	sq.m.
16,230	sq.ft.	12,142	sq.ft.

Building				
Main Floor	1,128	sq.m.	12,142	sq.ft.
Second Floor	377	sq.m.	4,056	sq.ft.
Third Floor	353	sq.m.	3,795	sq.ft.
	399	sq.m.	4,290	sq.ft.

Required		Provided	
7.0	spaces	16	spaces
10.5	spaces	16	spaces
1.4	spaces	16	spaces
19	spaces	16	spaces

Visitor Provided		Required	
2	spaces	7	spaces
16	spaces	0	spaces
2	spaces	2	spaces
2	spaces	2	spaces

Class 1 Required		Class 2 Required	
7	spaces	2	spaces
0	spaces	2	spaces
2	spaces	2	spaces
2	spaces	2	spaces

CONTEXT SITE PLAN:



DRAWING INDEX:

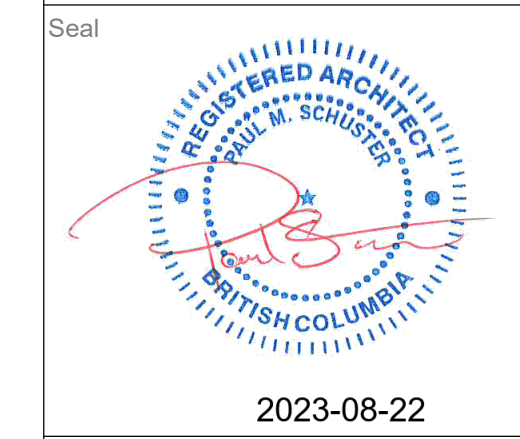
ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A1.00	SITE PLAN
A2.02	MAIN FLOOR PLAN (AREA A)
A2.03	MAIN FLOOR PLAN (AREA B)
A2.04	SECOND FLOOR PLAN (AREA A)
A2.05	SECOND FLOOR PLAN (AREA B)
A2.06	THIRD FLOOR PLAN (AREA A)
A2.07	THIRD FLOOR PLAN (AREA B)
A2.08	ROOF PLAN (AREA A & B)
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS

ILLUSTRATIONS:



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No.	Date	Description
2	20230822	ISSUED FOR DP
1	20210111	ISSUED FOR DP



project title
 Legacy Town Homes

2405 Bering Road, West Kelowna, British Columbia

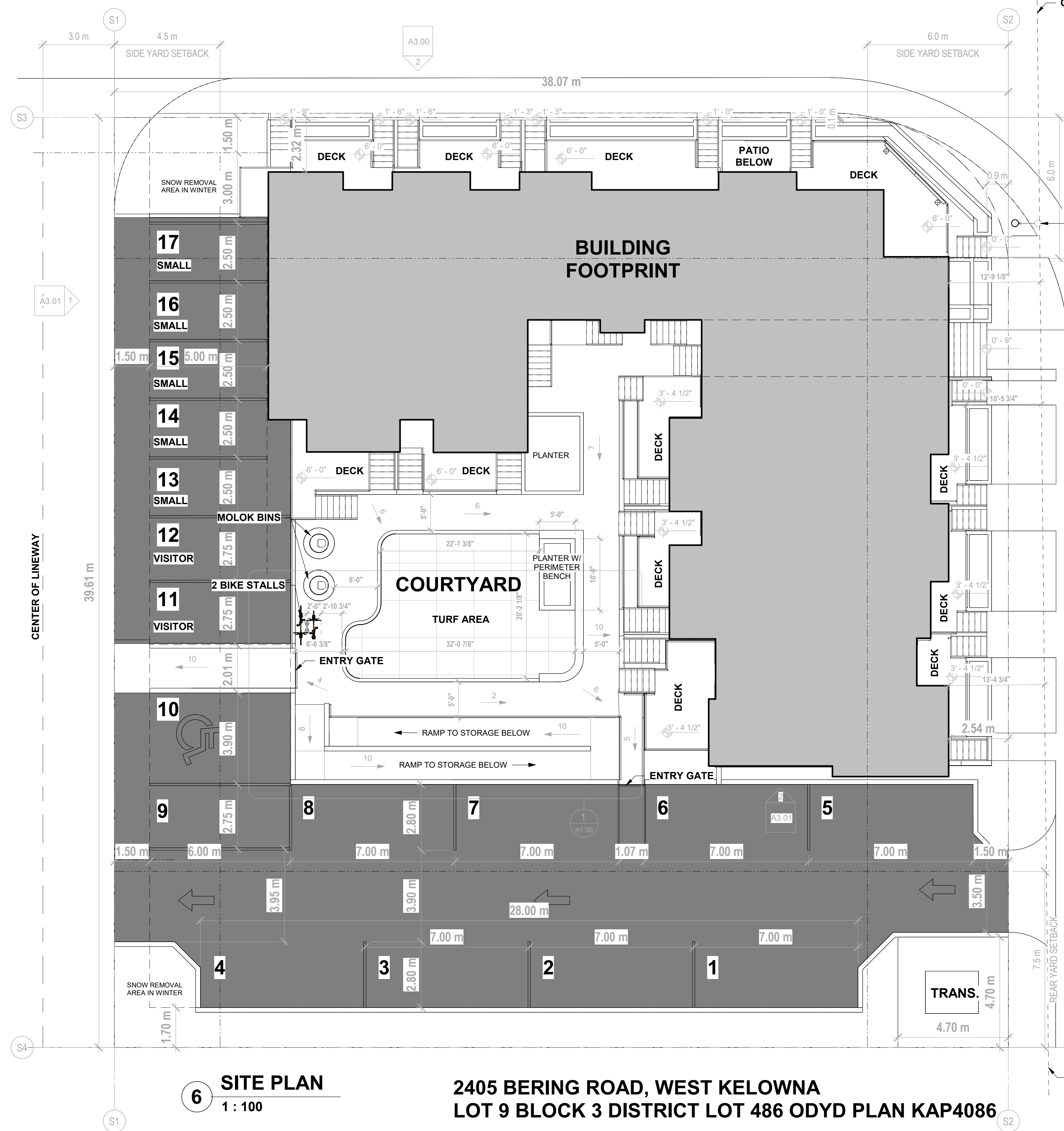
project no. 2013

drawing title
 COVER SHEET

designed	PS	scale
drawn	BD	
checked	PS	

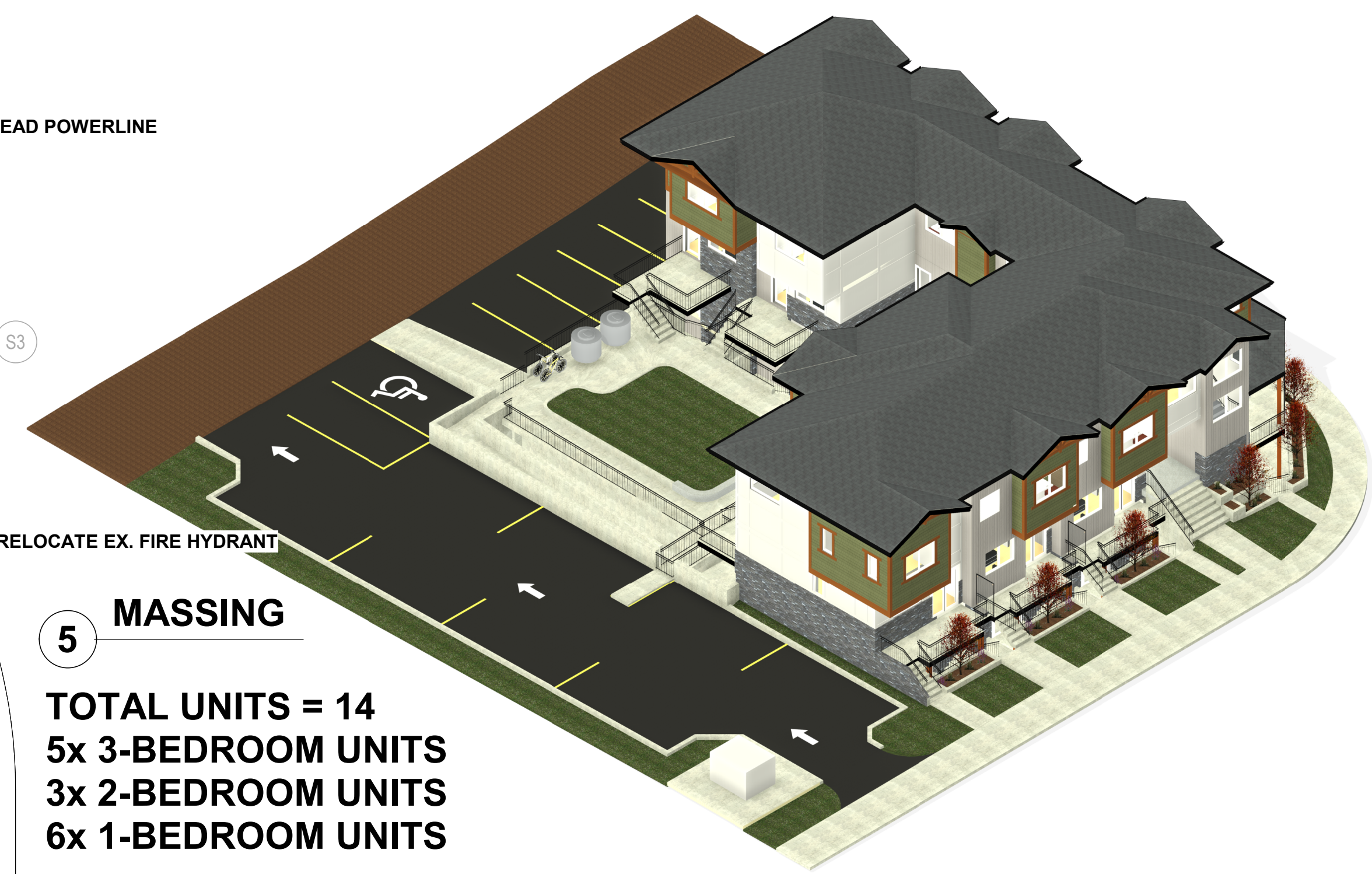
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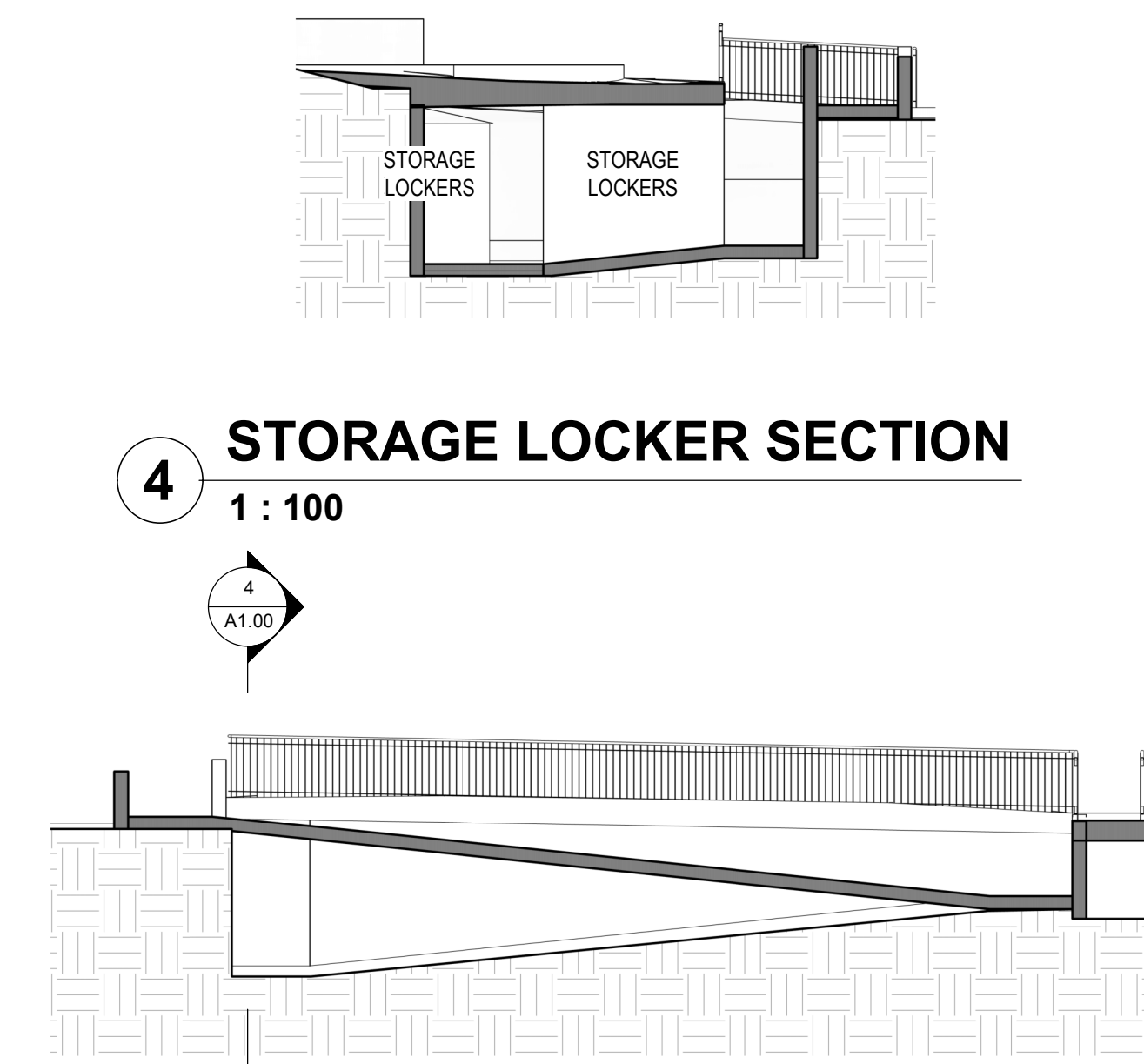


6 SITE PLAN
1 : 100

**2405 BERING ROAD, WEST KELOWNA
LOT 9 BLOCK 3 DISTRICT LOT 486 ODYD PLAN KAP4086**

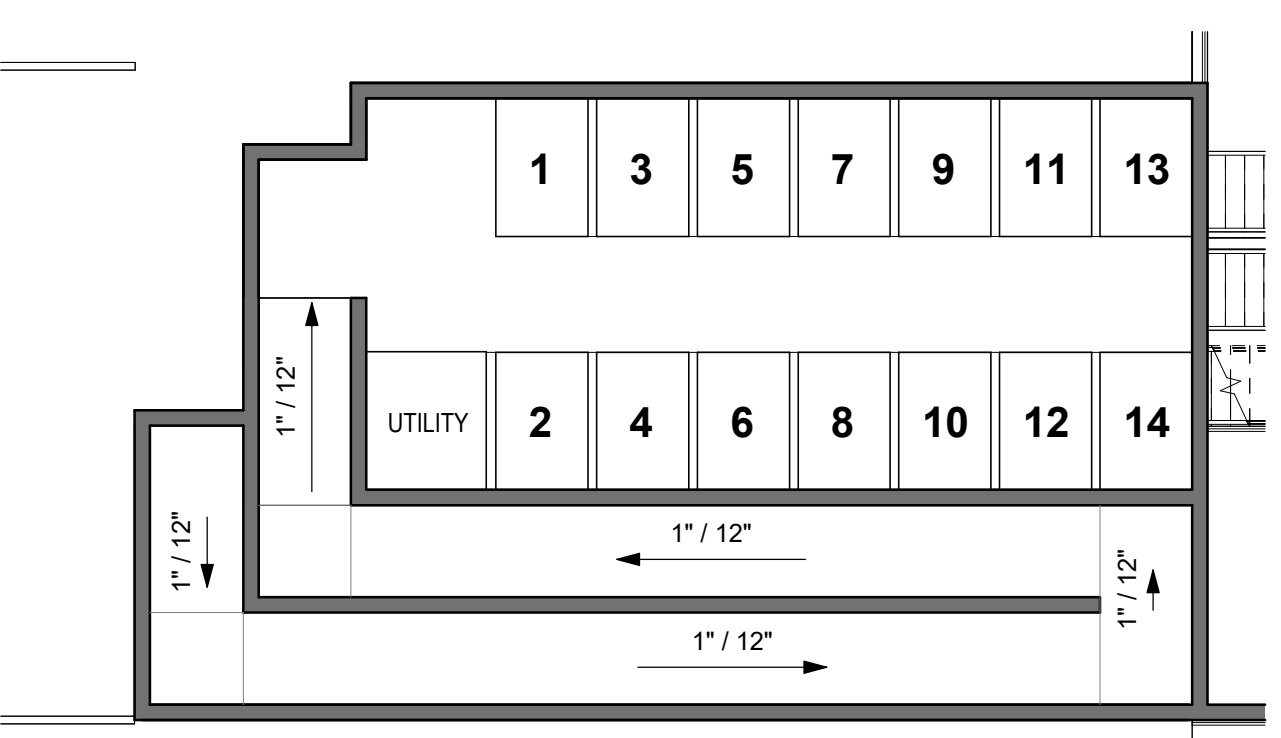


5 MASSING
TOTAL UNITS = 14
5x 3-BEDROOM UNITS
3x 2-BEDROOM UNITS
6x 1-BEDROOM UNITS



4 STORAGE LOCKER SECTION
1 : 100

2 RAMP TO STORAGE LOCKERS
1/8" = 1'-0"



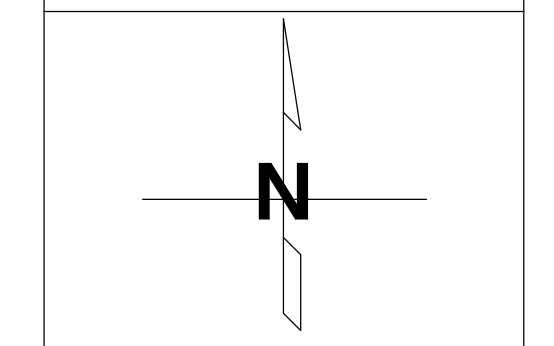
1 STORAGE LOCKER PLAN
1 : 100

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No.	Date	Description
2	20230822	ISSUED FOR DP
1	20210111	ISSUED FOR DP



NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Legacy Town Homes
2405 Bering Road, West Kelowna,
British Columbia

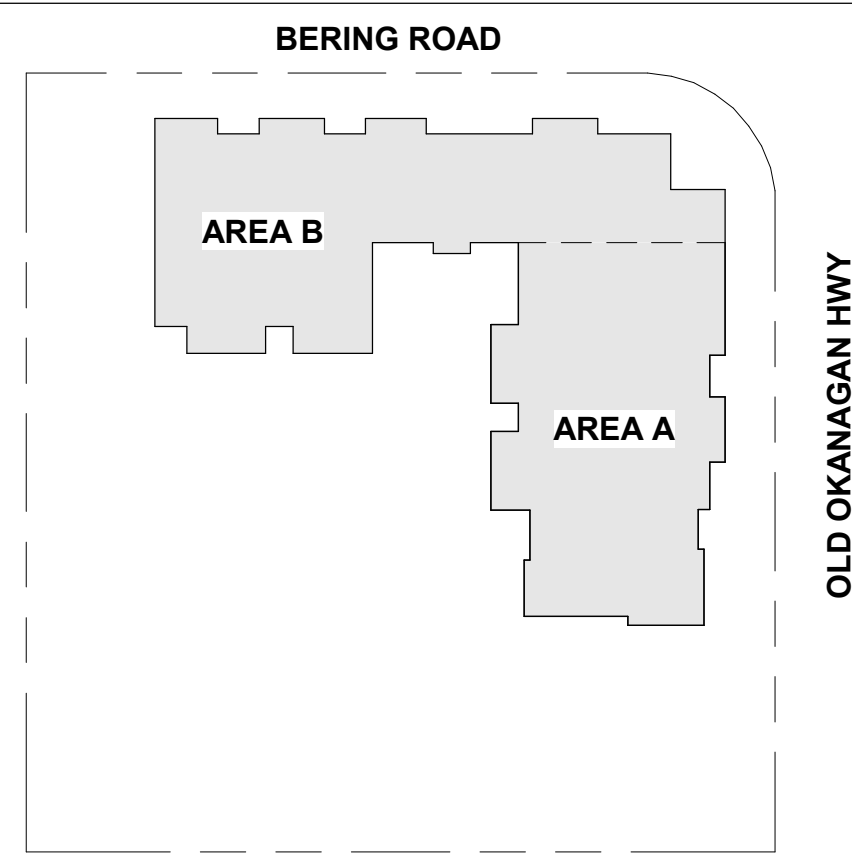
project no. 2013

drawing title
SITE PLAN

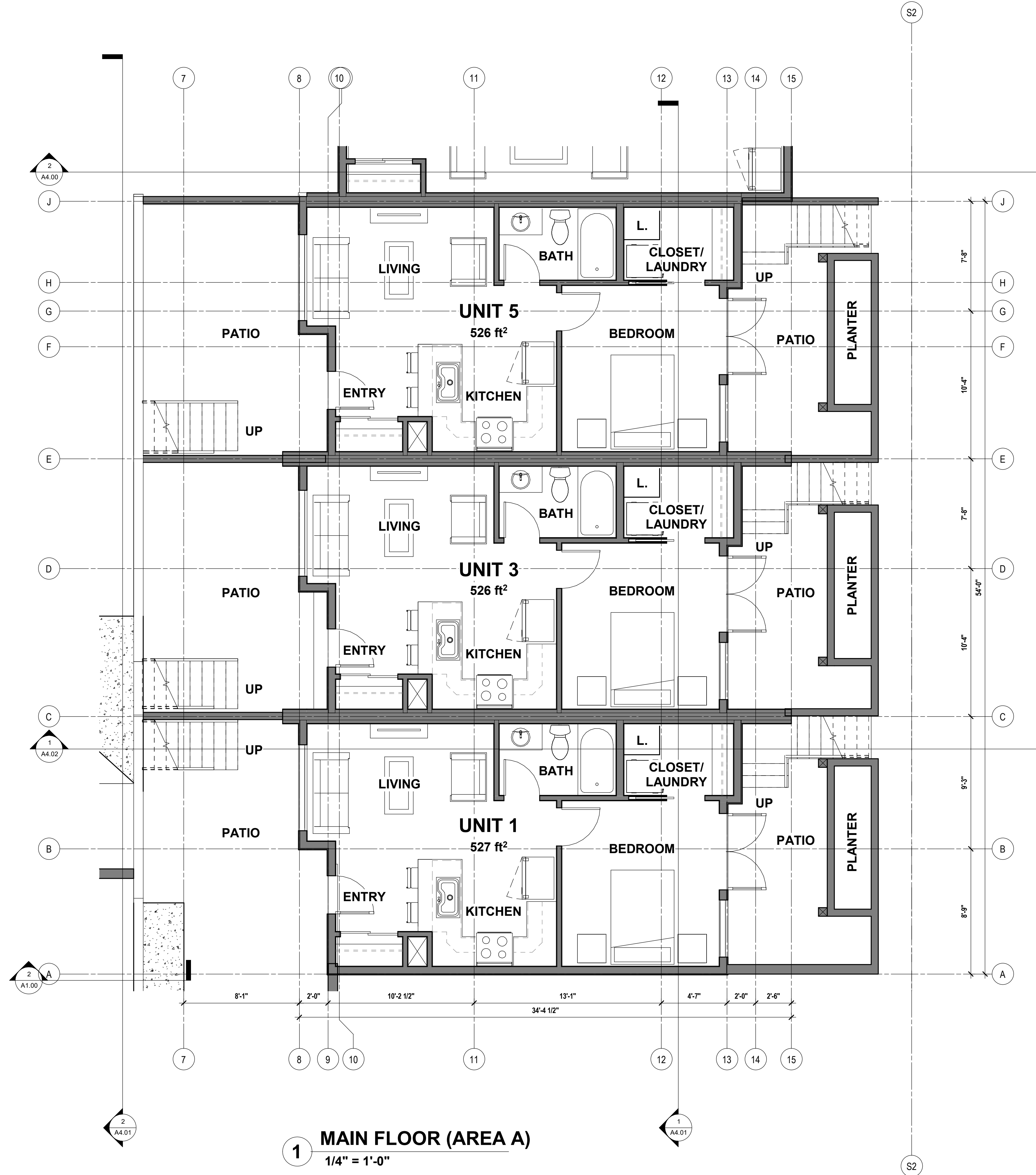
designed PS scale As indicated
drawn IP
checked PS

drawing no. **A1.00**

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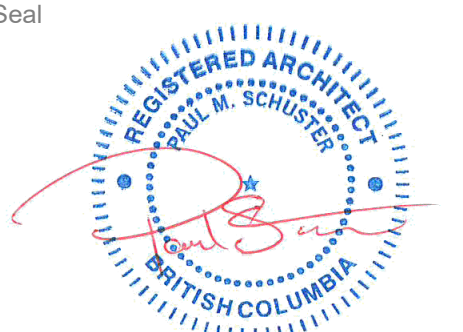


2 KEY PLAN - MAIN FLOOR (AREA A)
SCALE: 1/32" = 1'-0"



1 MAIN FLOOR (AREA A)
1/4" = 1'-0"

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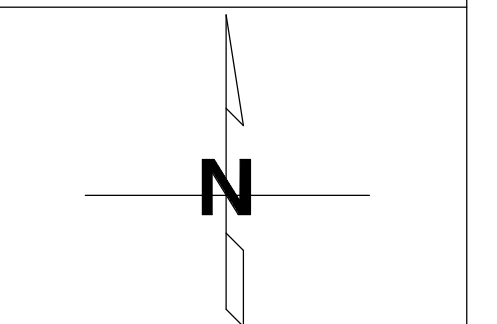
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No.	Date	Description
2	20230822	ISSUED FOR DP
1	20210111	ISSUED FOR DP



NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Legacy Town Homes

2405 Bering Road, West Kelowna,
British Columbia

project no. 2013

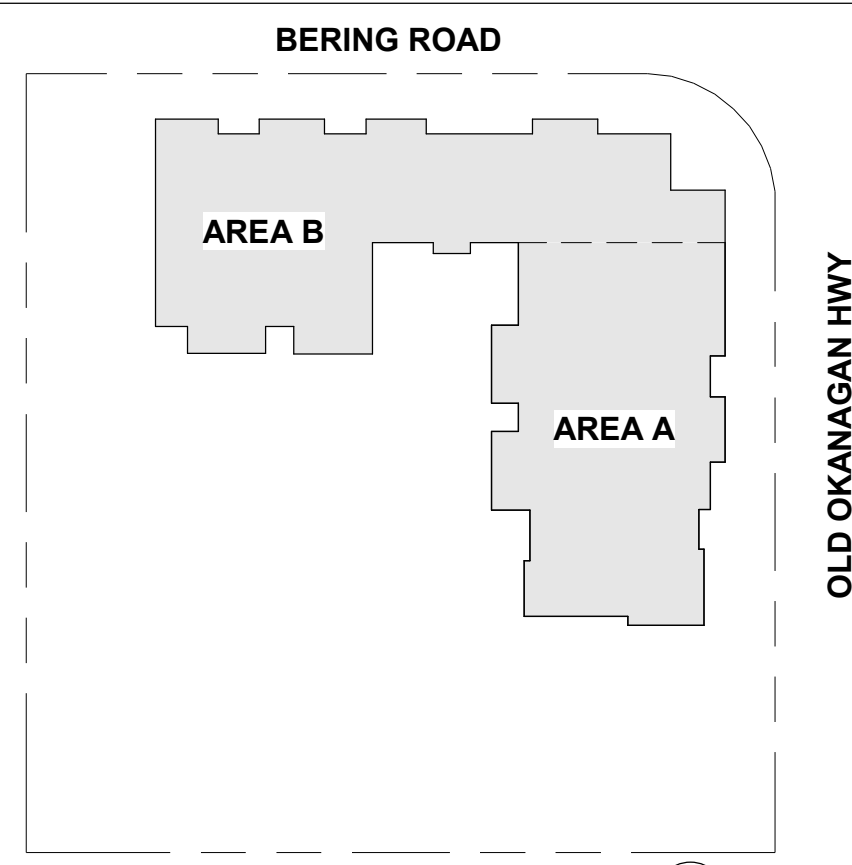
drawing title
MAIN FLOOR PLAN (AREA A)

designed	PS	scale	As indicated
drawn	BD		
checked	PS		

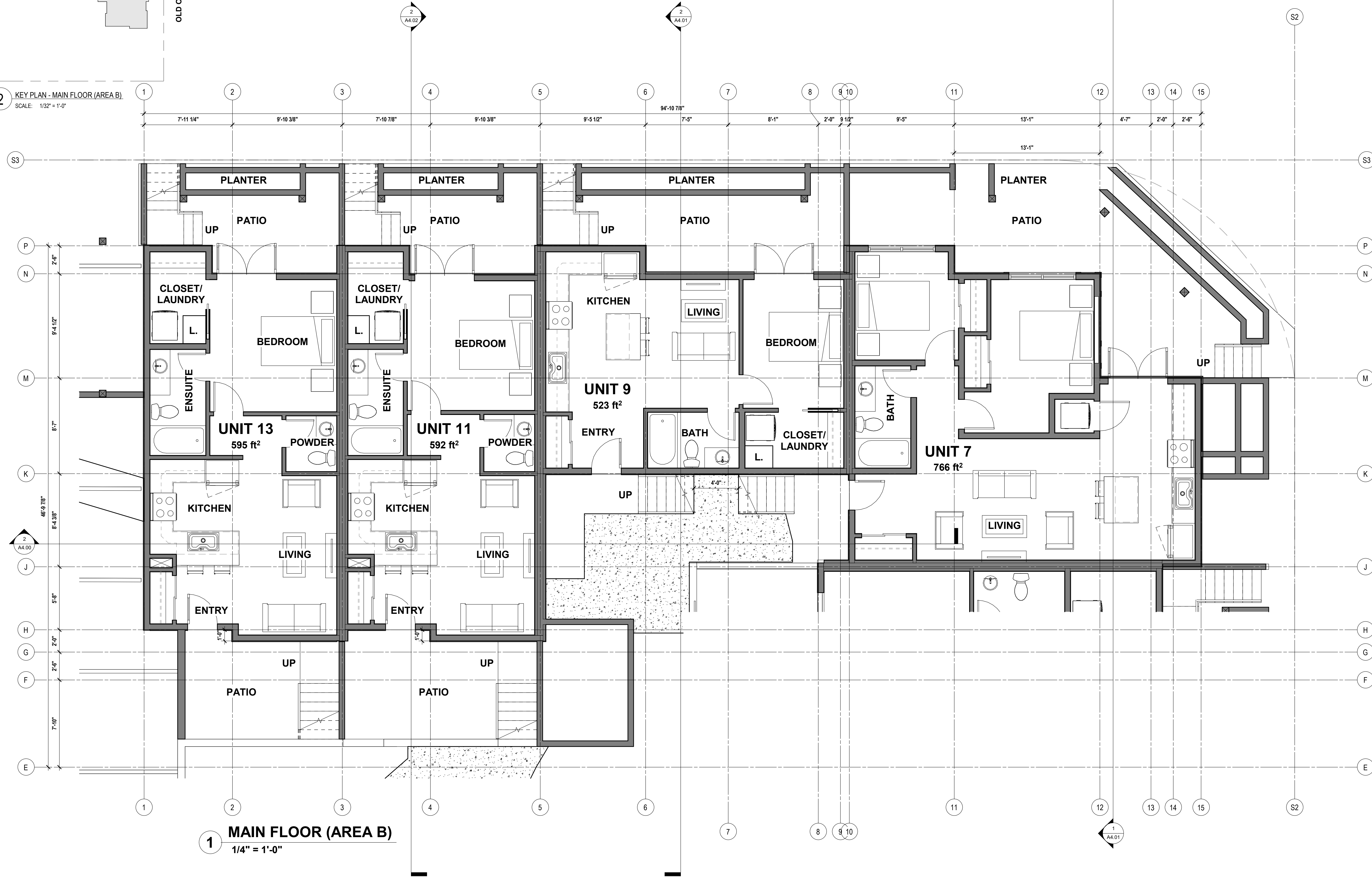
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A2.02

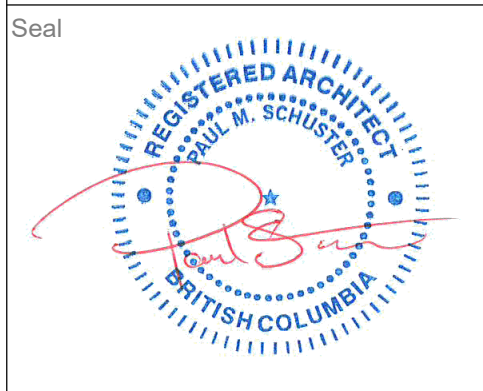
plotted 8/22/2023 1:54:30 PM



2 KEY PLAN - MAIN FLOOR (AREA B)
SCALE: 1/32" = 1'-0"



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2023-08-22

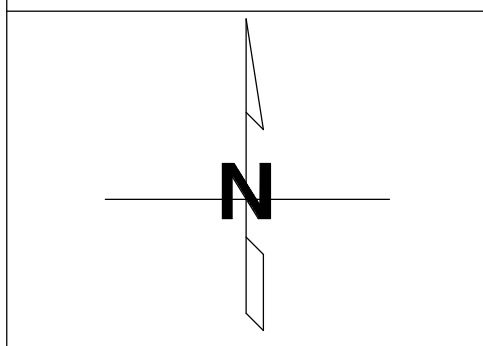
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No.	Date	Description
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NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Legacy Town Homes

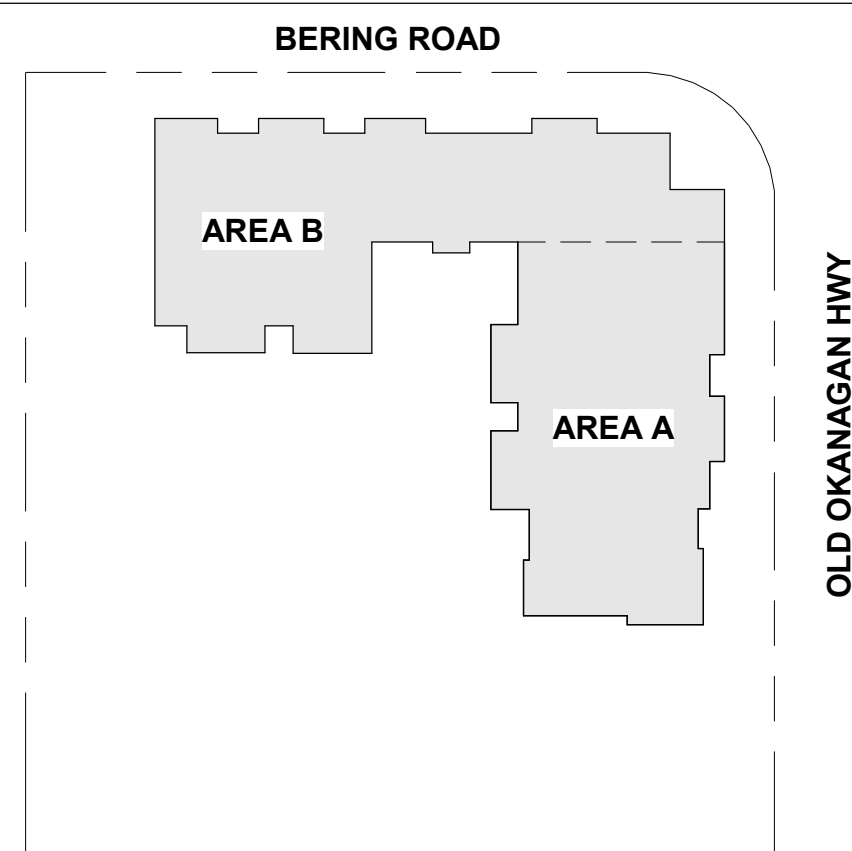
2405 Bering Road, West Kelowna, British Columbia

project no. 2013

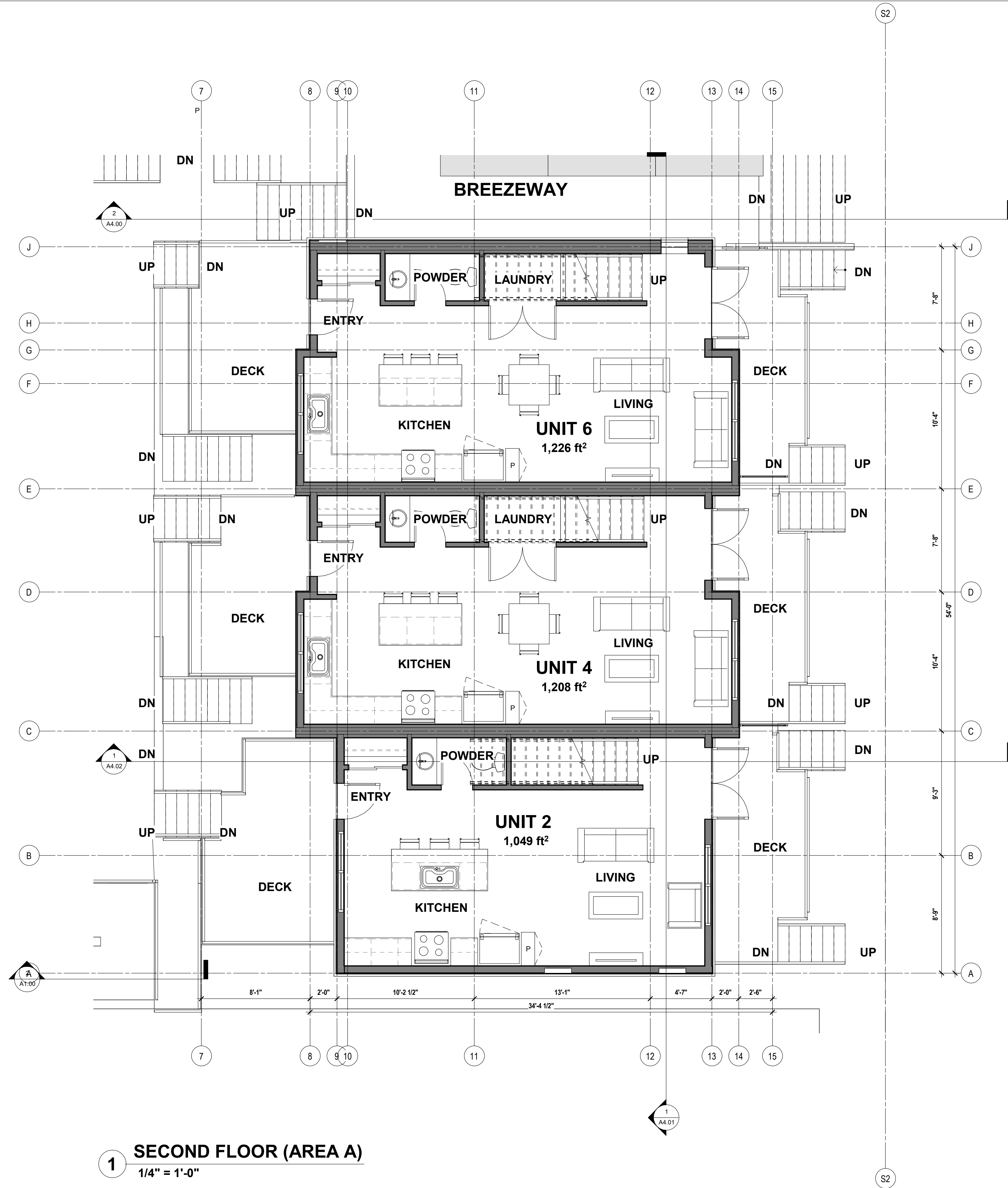
drawing title
MAIN FLOOR PLAN (AREA B)

designed	Designer	scale	As indicated
drawn	Author		
checked	Checker		
drawing no.	A2.03		

plotted
8/22/2023 1:54:31 PM

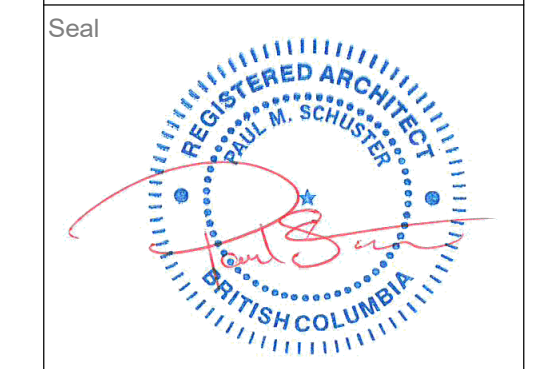


2 KEY PLAN - SECOND FLOOR (AREA A)
SCALE: 1/32" = 1'-0"



1 SECOND FLOOR (AREA A)
1/4" = 1'-0"

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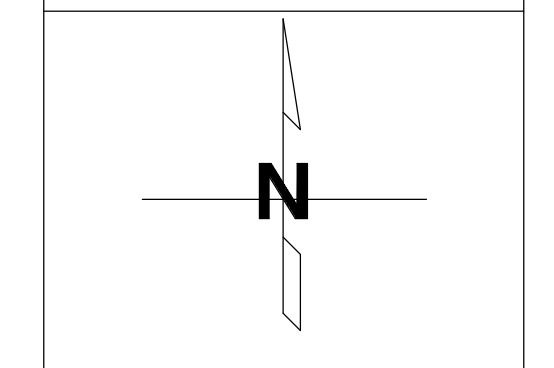


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NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Legacy Town Homes

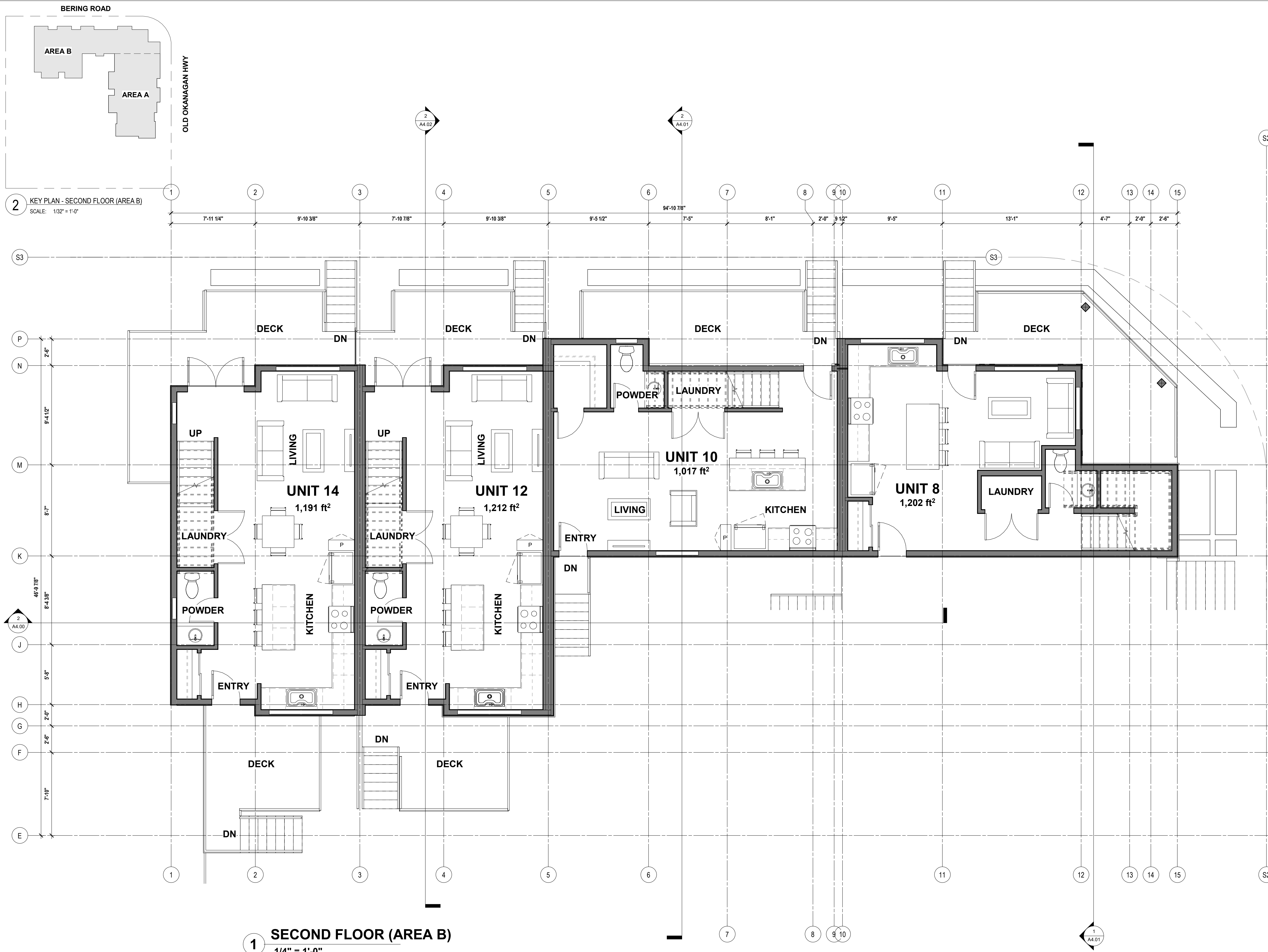
2405 Bering Road, West Kelowna,
British Columbia

project no. 2013

drawing title
**SECOND FLOOR PLAN
(AREA A)**

designed	PS	scale	As indicated
drawn	BD		
checked	PS		
drawing no.	A2.04		

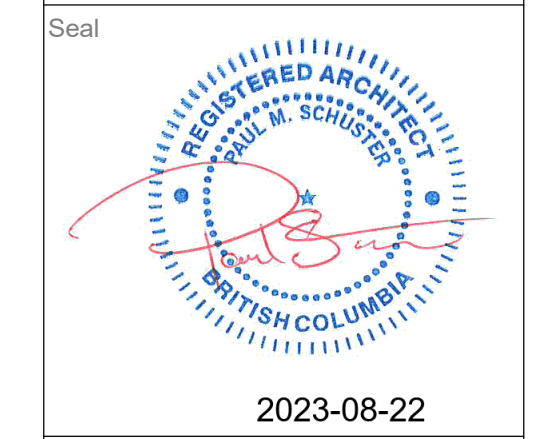
plotted 8/22/2023 1:54:32 PM



2 KEY PLAN - SECOND FLOOR (AREA B)
SCALE: 1/32" = 1'-0"

1 SECOND FLOOR (AREA B)
1/4" = 1'-0"

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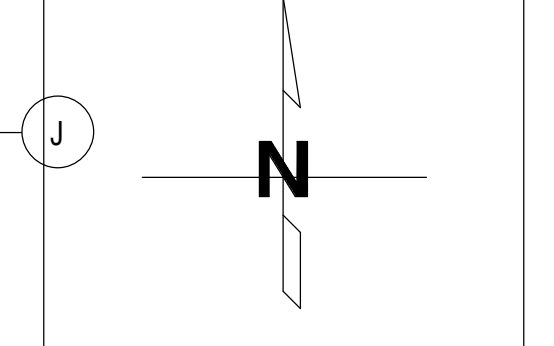
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No.	Date	Description
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1	20210111	ISSUED FOR DP



NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

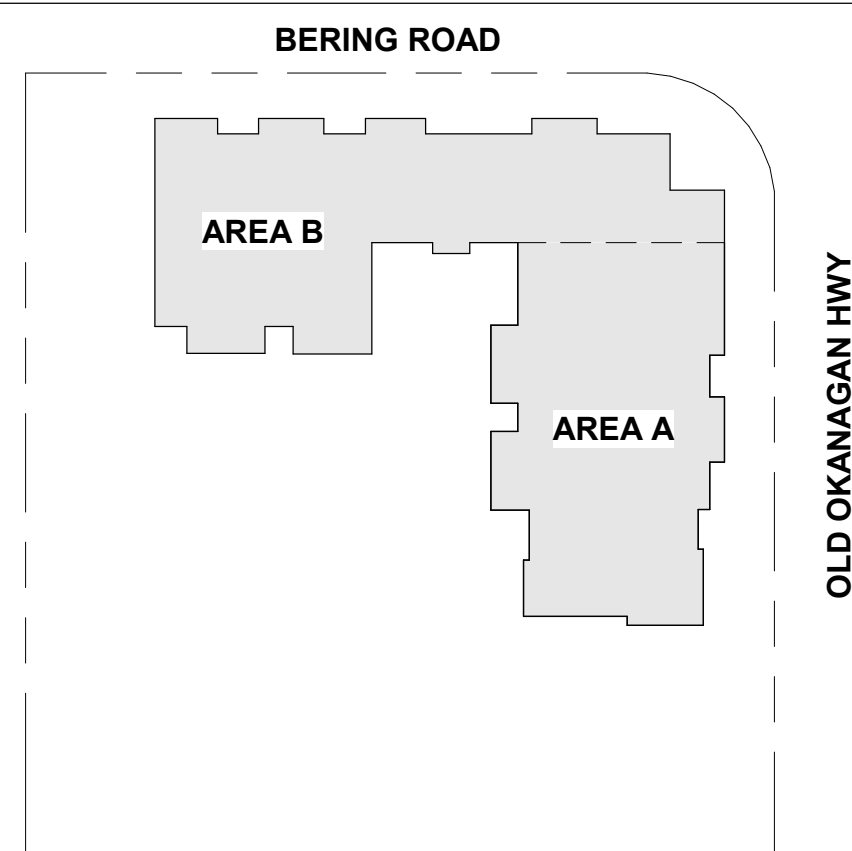
project title
Legacy Town Homes
2405 Bering Road, West Kelowna, British Columbia

Project no. 2013

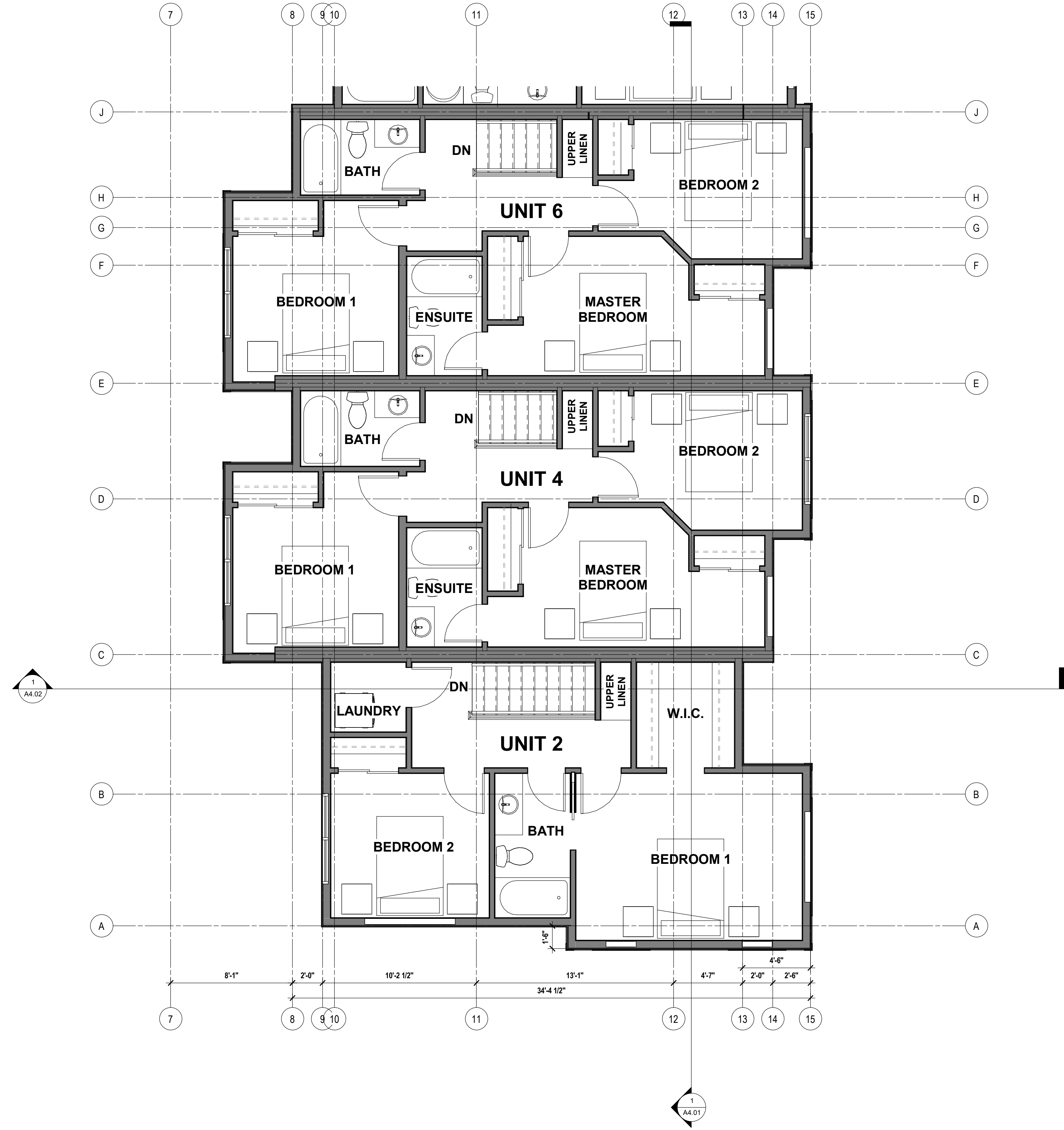
drawing title
SECOND FLOOR PLAN (AREA B)

designed	PS	scale	As indicated
drawn	BD		
checked	PS		
drawing no.	A2.05		

plotted 8/22/2023 1:54:34 PM

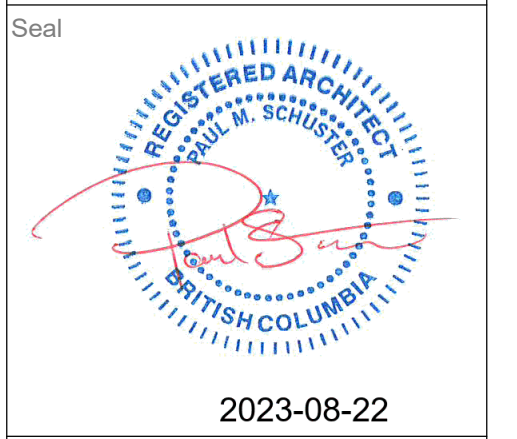


2 KEY PLAN - THIRD FLOOR (AREA A)
SCALE: 1/32" = 1'-0"



1 THIRD FLOOR (AREA A)
1/4" = 1'-0"

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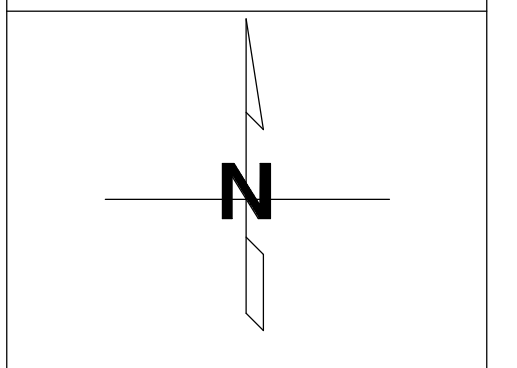


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1	20210111	ISSUED FOR DP	



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KELOWNA BC V1X 6Y5

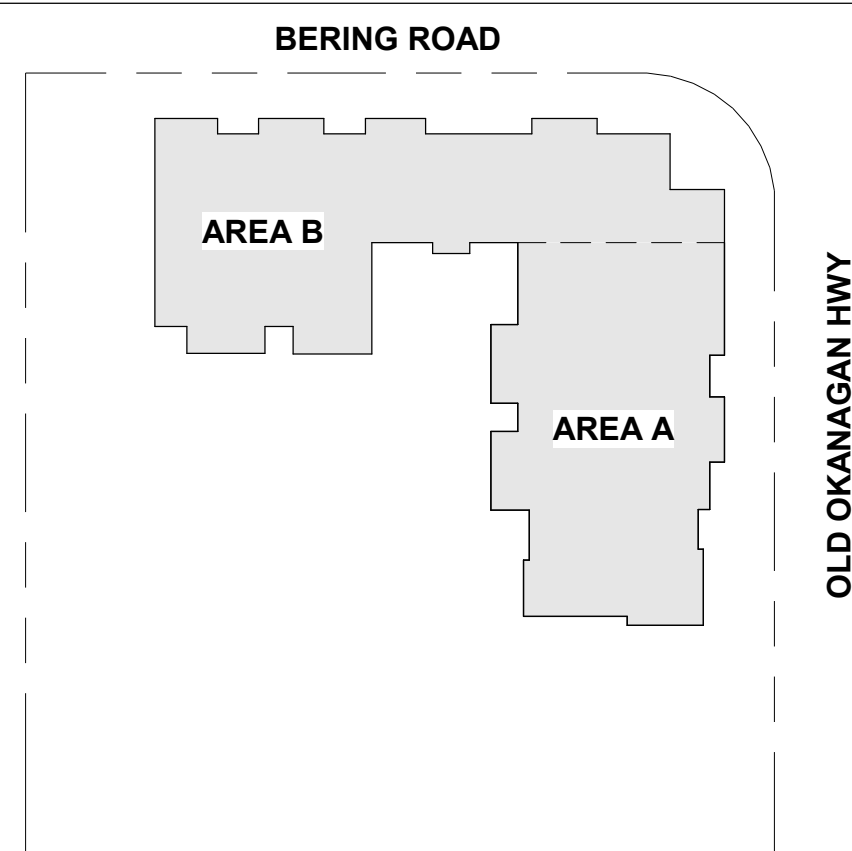
project title
Legacy Town Homes
2405 Bering Road, West Kelowna,
British Columbia

project no. **2013**

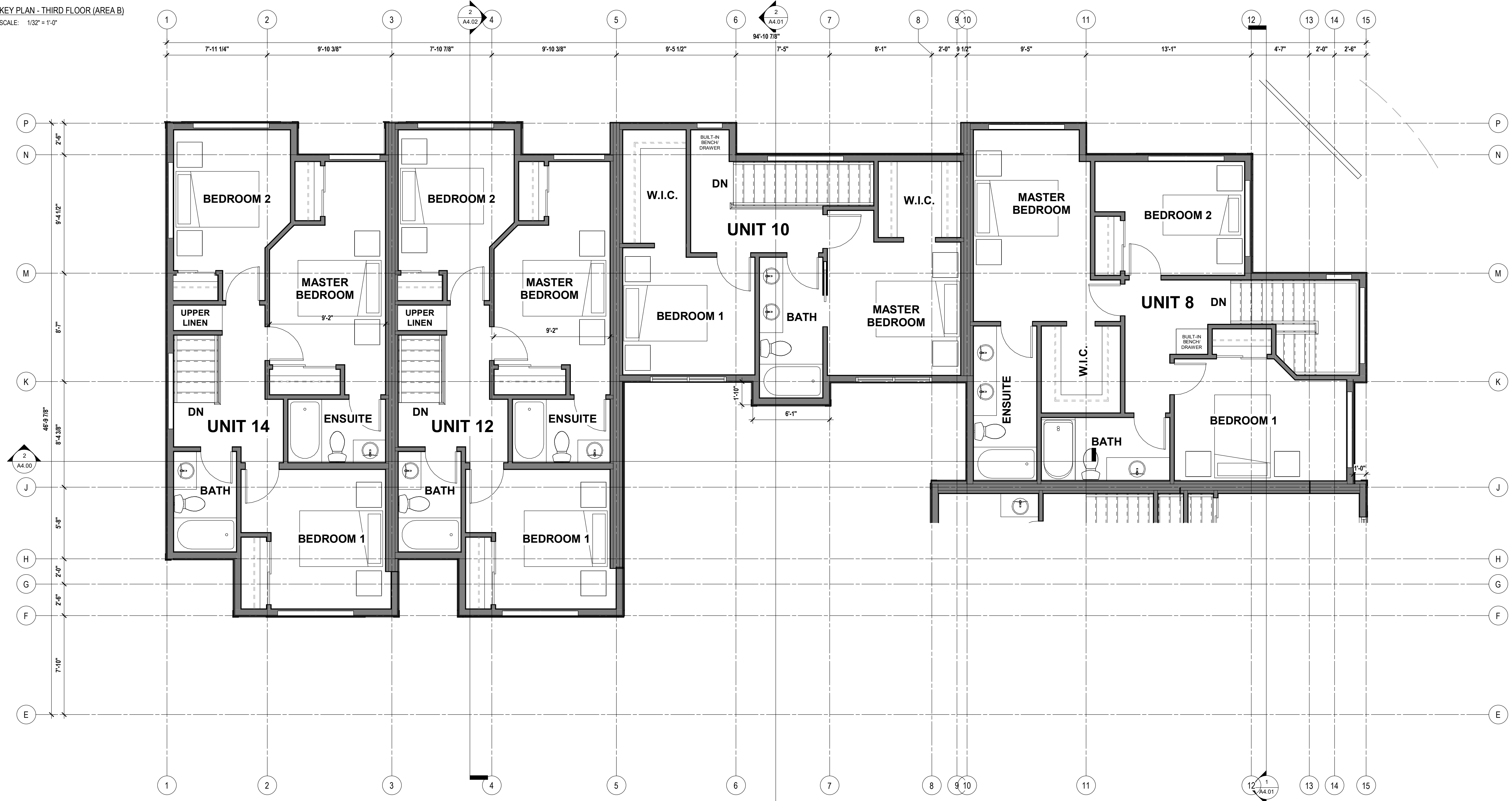
drawing title
THIRD FLOOR PLAN (AREA A)

designed	PS	scale	As indicated
drawn	BD		
checked	PS		

drawing no. **A2.06**
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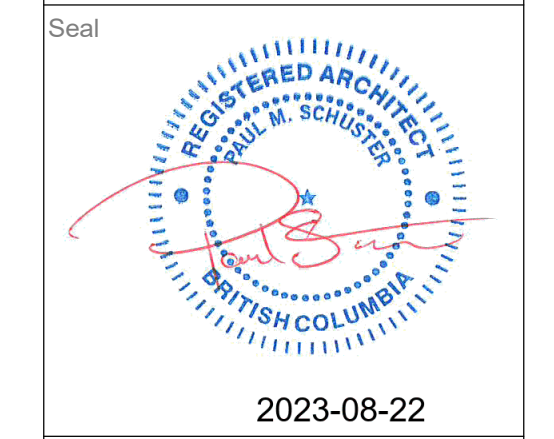


1 KEY PLAN - THIRD FLOOR (AREA B)
SCALE: 1/32" = 1'-0"



2 THIRD FLOOR (AREA B)
1/4" = 1'-0"

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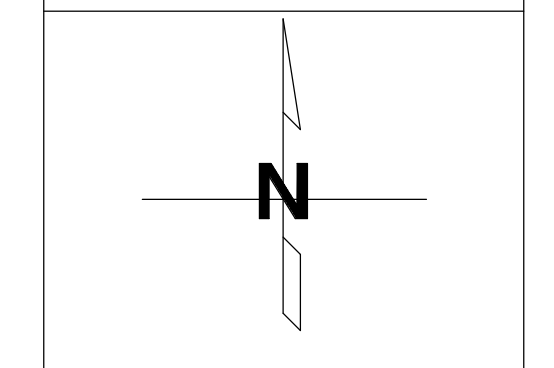
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No.	Date	Description
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NOVATION
ARCHITECTURE LTD.
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Legacy Town Homes

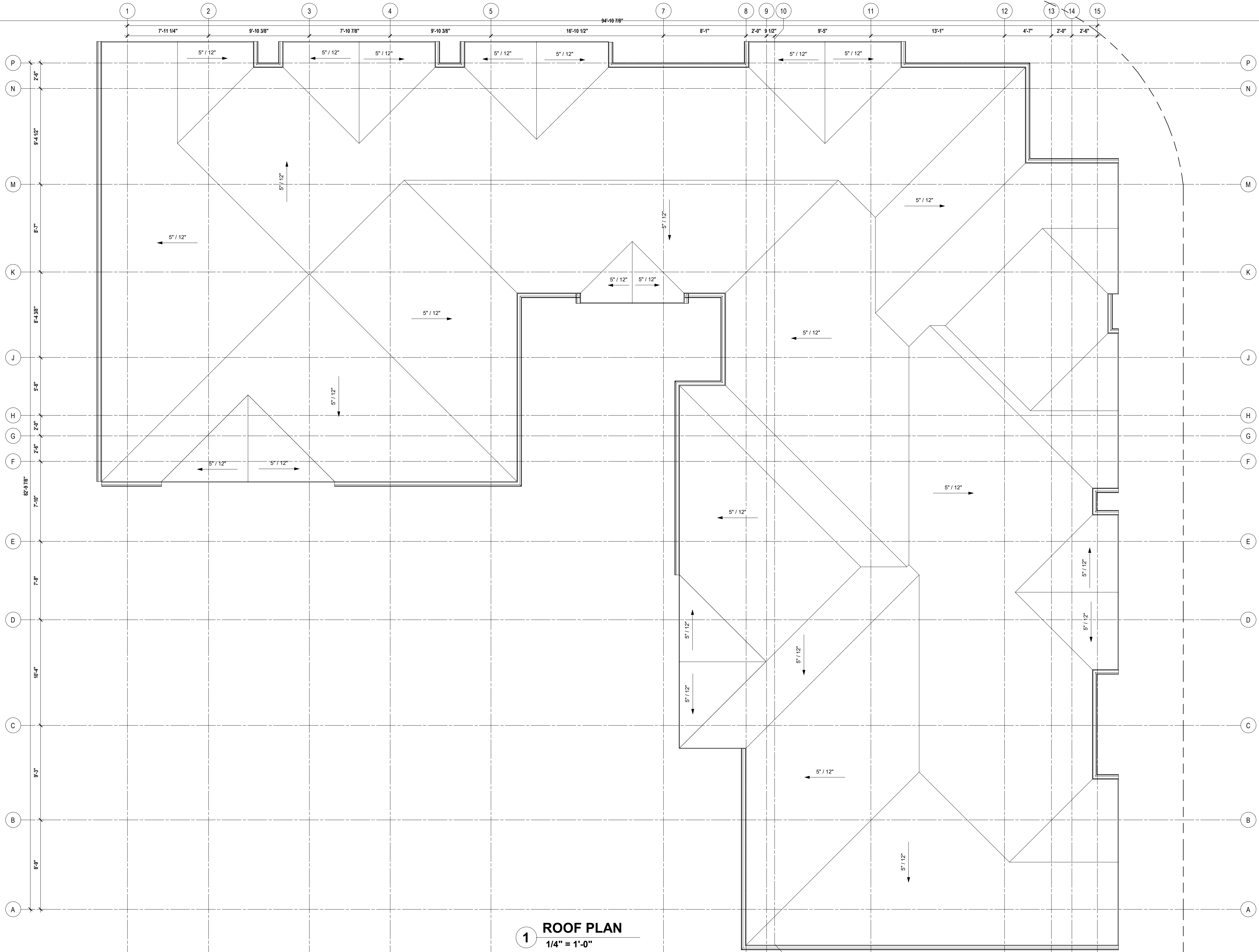
2405 Bering Road, West Kelowna,
British Columbia

project no. 2013

drawing title
THIRD FLOOR PLAN (AREA B)

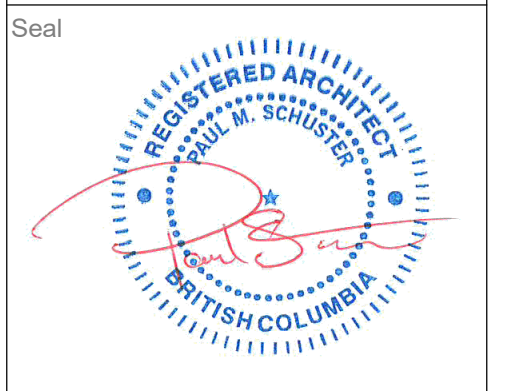
designed	PS	scale	As indicated
drawn	BD		
checked	PS		

drawing no. **A2.07**
plotted 8/22/2023 1:54:36 PM



1 ROOF PLAN
1/4" = 1'-0"

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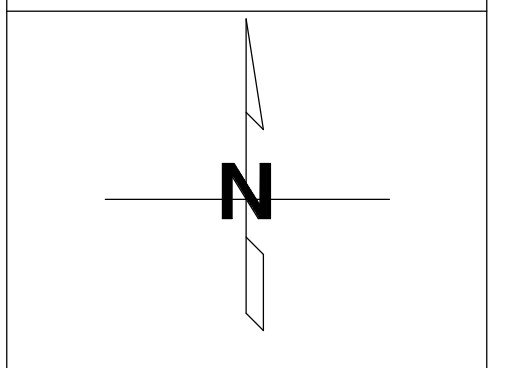
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1	20210111	ISSUED FOR DP



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ARCHITECTURE LTD.
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 KELOWNA BC V1X 6Y5

project title
Legacy Town Homes
 2405 Bering Road, West Kelowna,
 British Columbia

project no. 2013

drawing title
ROOF PLAN (AREA A & B)

designed	PS	scale	1/4" = 1'-0"
drawn	BD		
checked	PS		

drawing no. **A2.08**
 plotted 8/22/2023 1:54:37 PM

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Revisions		



project title
 Legacy Town Homes
 2405 Bering Road, West Kelowna, British Columbia
 project no. 2013

drawing title
 EXTERIOR ELEVATIONS

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drawn	BD		
checked	PS		
drawing no.	A3.00		

plotted 8/22/2023 1:54:42 PM



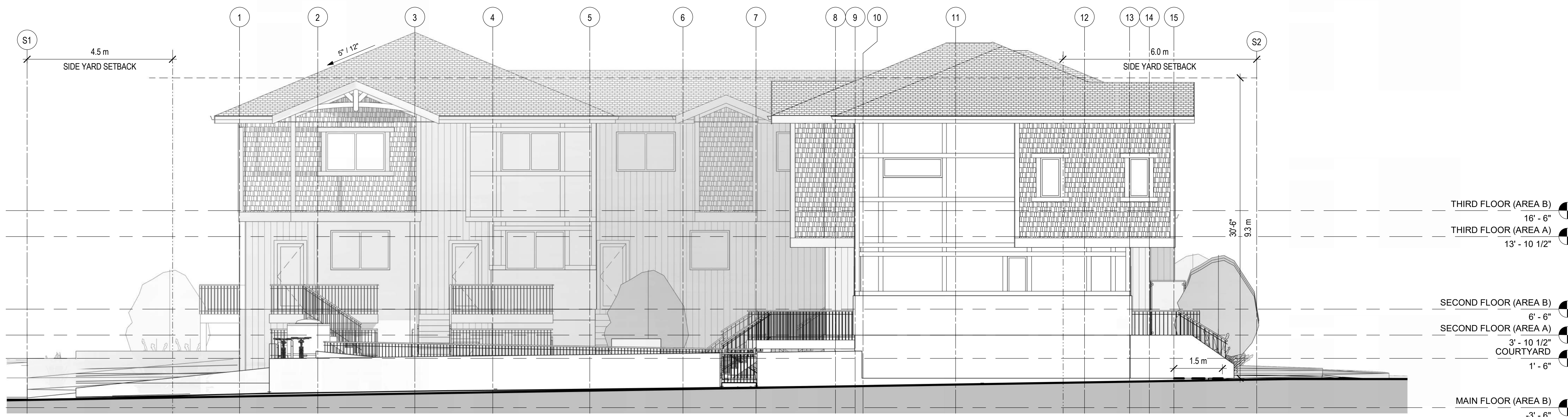
2 NORTH ELEVATION
 3/16" = 1'-0"

- THIRD FLOOR (AREA B) 16' - 6"
- THIRD FLOOR (AREA A) 13' - 10 1/2"
- SECOND FLOOR (AREA B) 6' - 6"
- SECOND FLOOR (AREA A) 3' - 10 1/2"
- COURTYARD 1' - 6"



1 EAST ELEVATION
 3/16" = 1'-0"

- THIRD FLOOR (AREA B) 16' - 6"
- THIRD FLOOR (AREA A) 13' - 10 1/2"
- SECOND FLOOR (AREA B) 6' - 6"
- SECOND FLOOR (AREA A) 3' - 10 1/2"
- COURTYARD 1' - 6"

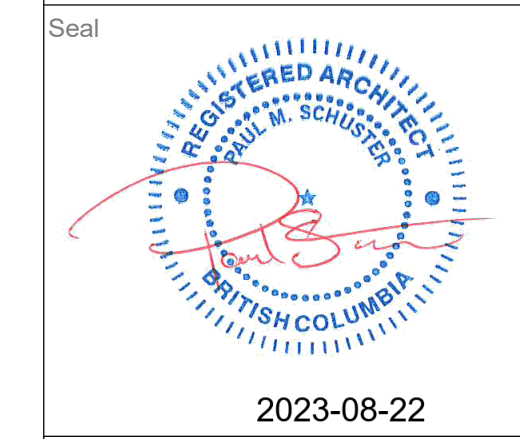


2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

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Revisions



project title
Legacy Town Homes

2405 Bering Road, West Kelowna, British Columbia

project no. 2013

drawing title
EXTERIOR ELEVATIONS

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drawn	BD		
checked	PS		

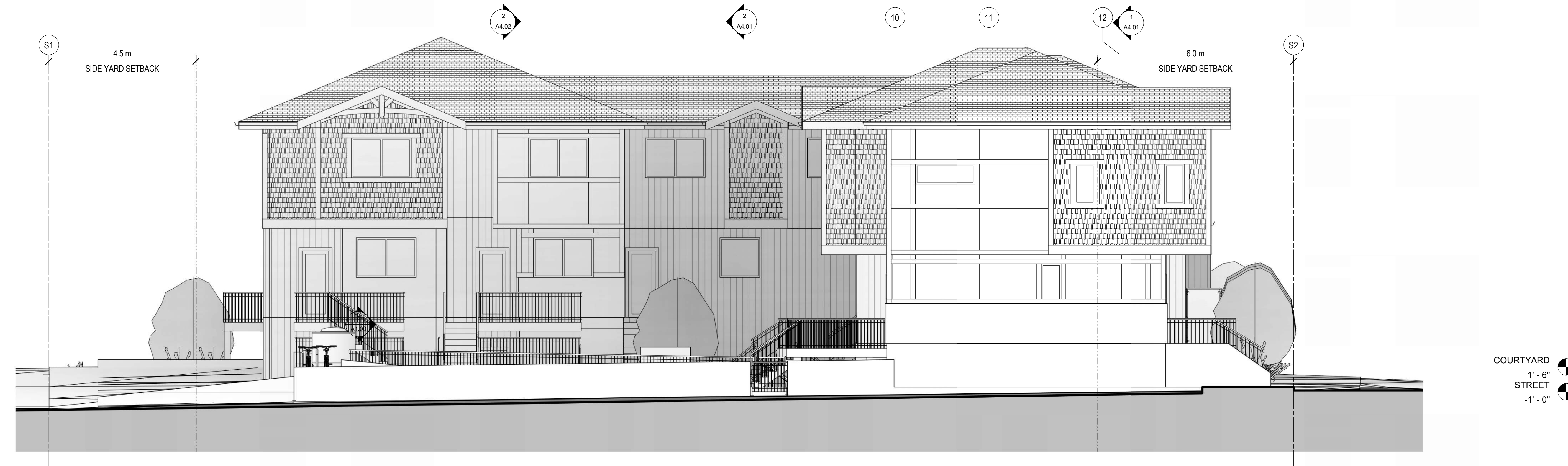
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A3.01

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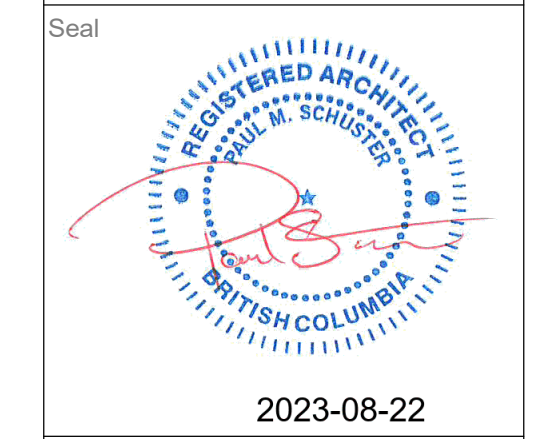


SECTION B
3/16" = 1'-0"



SECTION A
3/16" = 1'-0"

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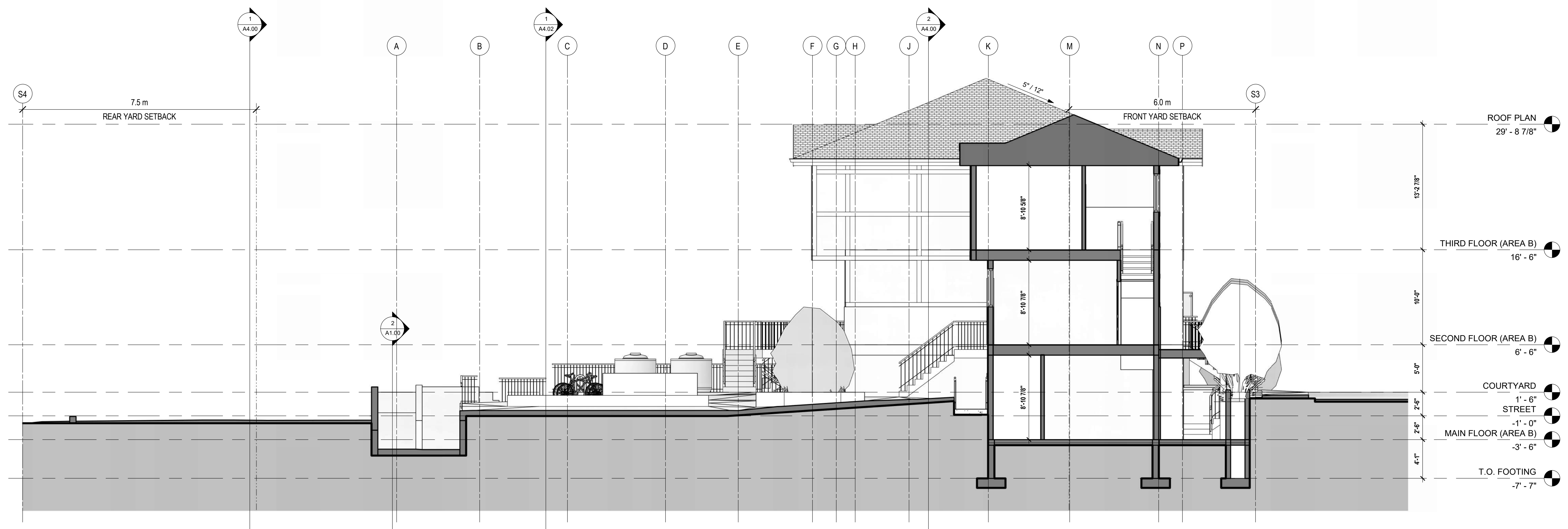


project title
 Legacy Town Homes
 2405 Bering Road, West Kelowna, British Columbia

project no. 2013

drawing title
 BUILDING SECTIONS

designed	PS	scale	3/16" = 1'-0"
drawn	BD		
checked	PS		
drawing no.	A4.00		

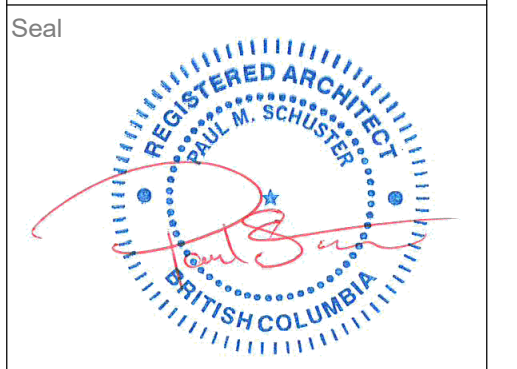


2 SECTION D
3/16" = 1'-0"



1 SECTION C
3/16" = 1'-0"

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1	20210111	ISSUED FOR DP	



project title
Legacy Town Homes

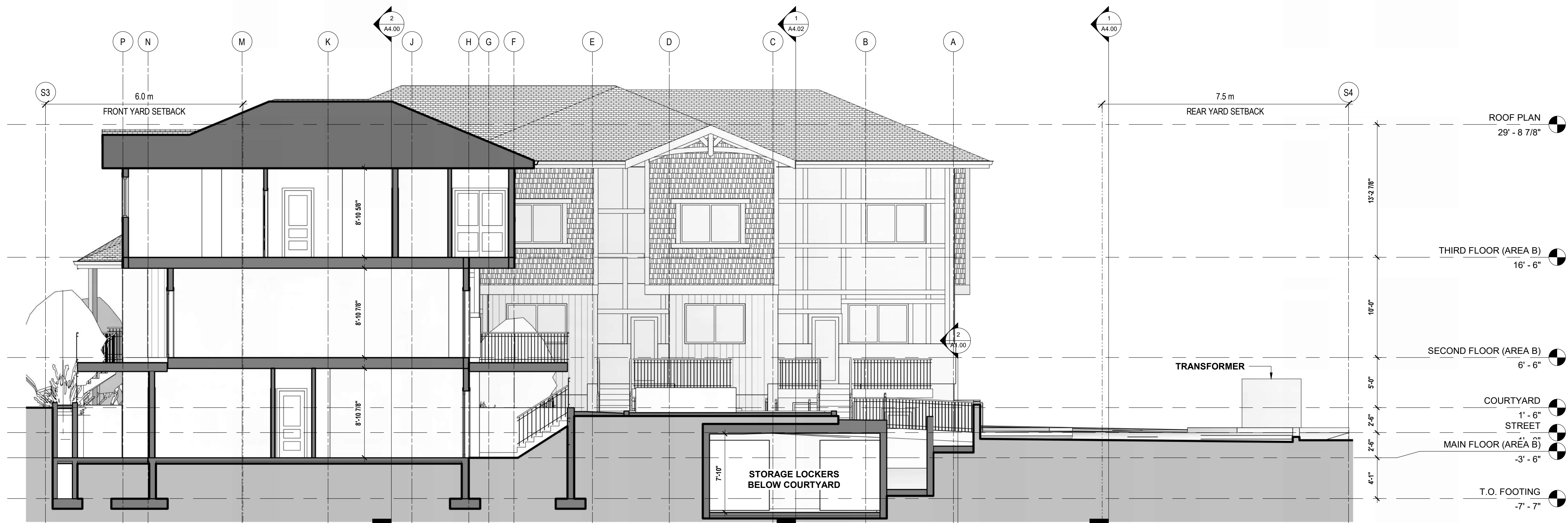
2405 Bering Road, West Kelowna, British Columbia

project no. 2013

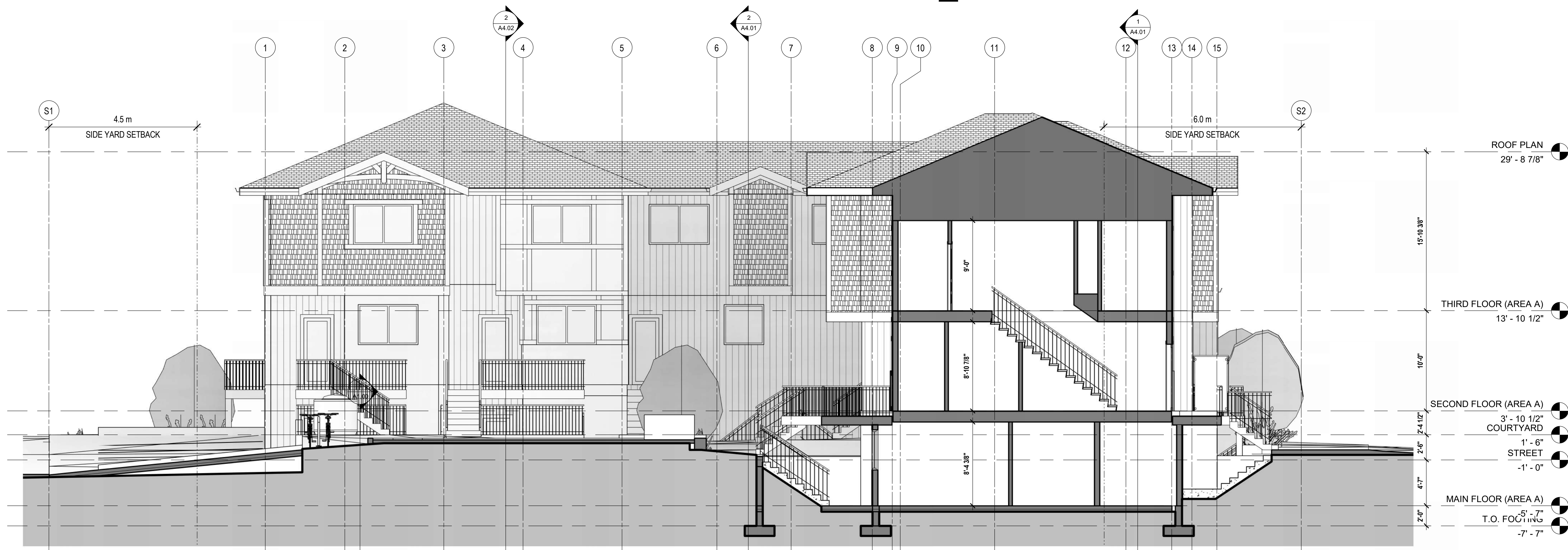
drawing title
BUILDING SECTIONS

designed	PS	scale	3/16" = 1'-0"
drawn	BD		
checked	PS		

drawing no. **A4.01**
 plotted 8/22/2023 1:55:08 PM



2 SECTION F
3/16" = 1'-0"



1 SECTION E
3/16" = 1'-0"

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 All drawings shall be read in conjunction with specifications and consultant details.
 All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.
 Tabulated scales refer to Arch D size drawings sheet.
 This drawing must not be scaled.
 Contractors shall verify all dimensions prior to commencement of work.
 Any omissions or discrepancies shall be reported to the architect.



2023-08-22

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No.	Date	Description	Revisions
2	20230822	ISSUED FOR DP	
1	20210111	ISSUED FOR DP	



project title
Legacy Town Homes

2405 Bering Road, West Kelowna, British Columbia

project no. 2013

drawing title
BUILDING SECTIONS

designed	PS	scale	3/16" = 1'-0"
drawn	BD		
checked	PS		
drawing no.	A4.02		

plotted 8/22/2023 1:52:22 PM



BLACK ALUMINIUM FASCIAS, SOFFITS, FLASHINGS & RAILINGS

GREEN SHAKE SIDING

WOOD BEAMWORK



WHITE BOARD AND BATTEN

GREY VERTICAL SIDING

DARK STONE SIDING

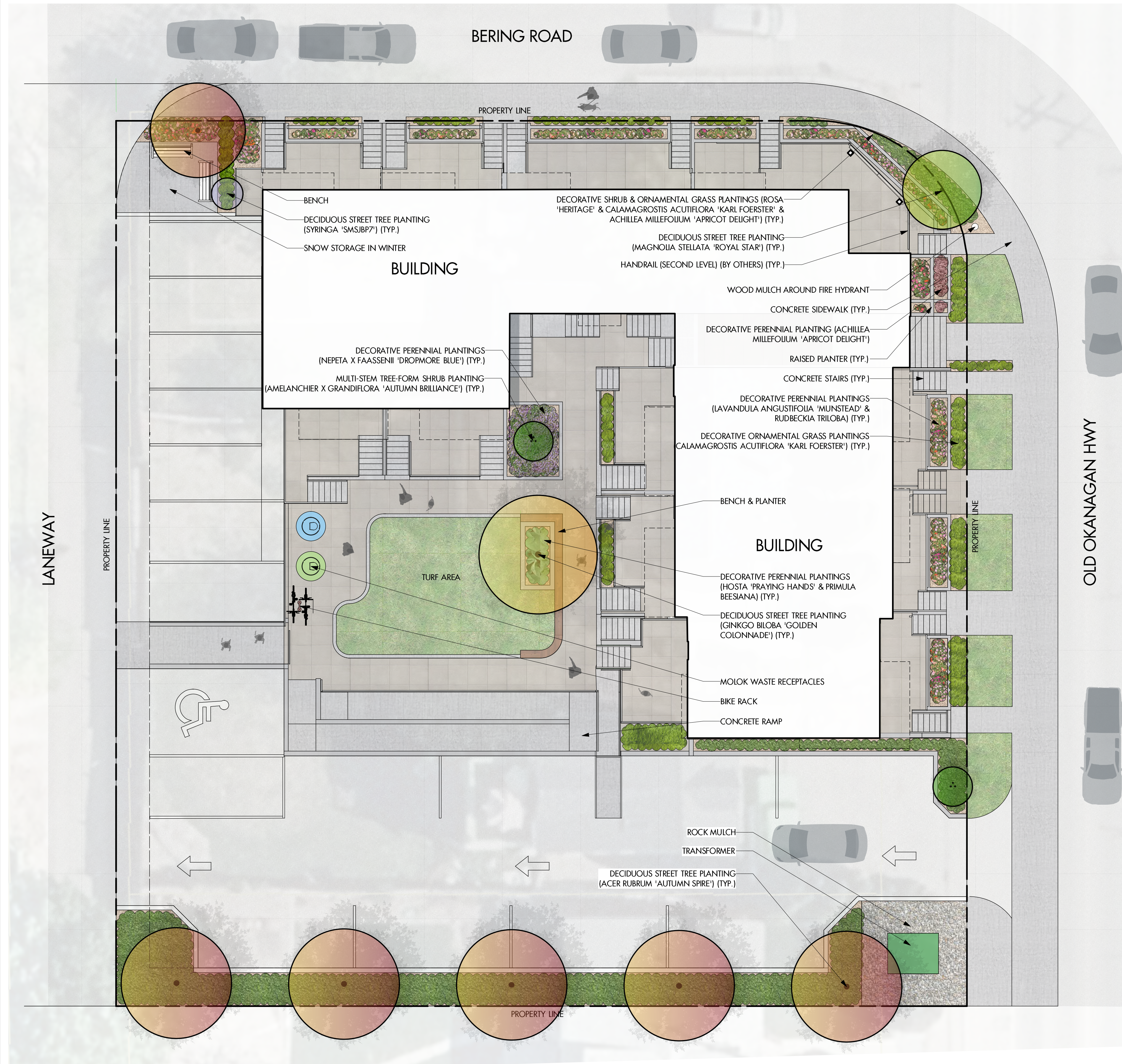


CLEAR GLASS

WHITE VINYL FRAMES

LEGACY TOWN HOMES

2405 BERING ROAD



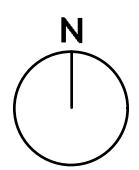
ALLIAN BLOCK PLANTERS



HERITAGE ROSES



TURF AMENITY SPACE



PROJECT TITLE

LEGACY TOWNHOMES
2405 BERING ROAD

West Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

3	21.11.17	Review
4	23.01.20	Review
5	23.08.02	Review
6	23.09.20	Review
7	23.09.26	Review

PROJECT NO. 20089

DESIGN BY PH

DRAWN BY TR

CHECKED BY FB

DATE SEP. 26, 2023

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWINGS NUMBER

L1/1

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN ON PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1.0m DEPTH TOPSOIL PLACEMENT.
5. TURF FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 200mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / REMARKS
TREES			
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE RED MAPLE	6	6m CAL.
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	2	#15 CONT. / MULTI-STEM
GINKGO BILOBA 'GOLDEN COLONNADE'	GOLDEN COLONNADE GINKGO	1	6m CAL.
MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1	6m CAL.
SYRINGA 'SMSJB7'	BLOOMERANG DARK PURPLE LILAC	1	6m CAL.
SHRUBS			
ROSA 'HERITAGE'	HERITAGE ROSE	27	#02 CONT. / 1.2m O.C. SPACING
PERENNIALS			
ACHILLEA MILLEFOLIUM 'APRICOT DELIGHT'	APRICOT DELIGHT YARROW	55	#01 CONT. / 0.75m O.C. SPACING
CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	38	#01 CONT. / 1.2m O.C. SPACING
HOSTA 'PRAYING HANDS'	PRAYING HANDS HOSTA	4	#01 CONT. / 0.6m O.C. SPACING
LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	13	#01 CONT. / 0.9m O.C. SPACING
NEPETA X FAASSENII 'DROPMORE BLUE'	DROPMORE BLUE CATMINT	9	#01 CONT. / 0.9m O.C. SPACING
PRIMULA BEESIANA	BEES PRIMROSE	4	#01 CONT. / 0.6m O.C. SPACING
RUDBECKIA TRILOBA	THREE LOBED CONEFLOWER	13	#01 CONT. / 0.9m O.C. SPACING



Wednesday, August 2, 2023

Novation Architecture

302-2237 Leckie Road,

Kelowna, BC V1Y 9T1

Attn: Brandon Dobroskay

Tel: (236) 420-4144

Email: brandon@novationarchitecture.com

Re: Legacy Townhomes– Preliminary Cost Estimate for Bonding

Dear Brandon:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Legacy Townhomes conceptual landscape plan dated 23.08.02;

- Landscape Improvements: 236 square meters (2,540 square feet) = \$17,712.75

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

You will be required to submit a performance bond to the City of West 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,

A handwritten signature in black ink, appearing to read "Fiona".

Fiona Barton, MBCSLA, CSLA

as per

Ecora Engineering & Resource Group Ltd.

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

ecora.ca



(DP 21-01) Design Rationale

October 20, 2023

City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Attention: Yvonne Mitchell, Planner II at the City of West Kelowna

Re: Development Permit / Development Variance Permit Application for
2405 Bering Road (DP 21-01)

Dear Ms. Mitchell,

This development proposal will adhere to the requirements of the current R4 zone as described in the City of West Kelowna Zoning Bylaw No. 1154.

Project Description:

The proposed project is a three-storey multi-family residential townhouse development located at the corner of Bering Road and Old Okanagan Highway. The ***'purpose-built-rental'*** consists of one building (14 rental housing units) constructed in a stacked-row style providing street and ground-oriented residences. The units will be a mix of one-storey units on the main floor, with two-storey suites stacked on top. Unit diversity is achieved through a mix of; 6 – one-bedroom, 3 – two-bedroom and 5 – three-bedroom suites. The development has a strong street-orientation to Bering Road and Old Okanagan Highway for all units. This is achieved by sinking the building a half-storey below grade and providing split stair access, either down to the lower unit or up to the upper unit.

Working with CMHC, the proposed project, “Legacy Town-Homes” anticipates delivering of *affordable housing units as well as additional diversification of dwelling types* to the Westbank Town Centre neighbourhood. With particular consideration for the “missing-middle”, and the inclusion of a mixed residential demographic. Our intention is to provide a micro-community within our wonderful Westbank community and West Kelowna as a whole. Legacy Town Homes is our family, and we hope is our Graham legacy of commitment to our community.

Design Rationale:

Lot access will be from Old Okanagan Highway via a one-way drive isle to the West Lane, with parallel parking for tenants and guests on either side. Additional tenant parking will be provided off the lane. From the shared courtyard, all units will be ground-oriented, accessed by a split staircase that either goes down to the lower units, or up to the upper units. Planting and seating areas will be provided to create a comfortable and appealing community space, where residents can enjoy being outside with friends, while still at home.

Subgrade storage lockers are provided with the use of ramping that is also accessed from the communal courtyard area. The innovative use of molok waste systems maximizes the use of space and provides a clean and appealing refuse area for the residents and neighbours alike.

The material selection is of a craftsman style and serves to create an appealing street-oriented feel along the building frontage. A mix of shake siding, vertical siding and board and batten is used on the buildings. These materials are complemented by the incorporation of wood beam work at the gable ends of the roof, as well as a dark, rustic stonework along the base.

We are seeking (6) variances:

Setbacks (3) – Given the unique challenges of the site and taking the newly adopted and progressive OCP into account, we are proposing side and front yard setbacks to allow us to achieve street-oriented housing, which creates the space with the site to be used as a communal courtyard. We are proposing a *variance of 5.0m (from 6m to 0.1m) on the North Front Yard / Bering Road* as well as a *variance of 5.1m on the exterior East Side Yard / Old Okanagan Highway (from 6.0m to 0.9m)*.

Additionally, in keeping with the guidance of the new OCP, we are proposing a variance to the exterior West boundary to accommodate parking off the existing lane. Reducing the current distance for parking from the exterior side to 1.5m (from 3.0m to 1.5m). Allowing parking off the lane eliminates on-street parking while promoting an appealing urban pedestrian feel.

Traffic & Flow (2) – Again, accepting site confines and in consideration of the new OCP, current requirements do not functionally recognize promoting urban Laneway utilization. To accommodate the one-way site drive isle through to the West boundary Lane, we are proposing a variance to reduce the minimum two-way access aisles width to 1.5m (from 7.0m to 1.5m).

Also, we propose a 23.62m increase to the maximum driveway width for townhouse use (from 7.0m to 30.61m). Essentially this provides for the site entrance at Old Okanagan Highway to be a one-way-through drive isle to the Lane instead of a single parking stall.

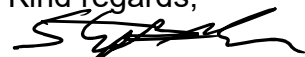
Parking (1) – Considering site constraints pertaining to Bering Road, we are proposing a variance to the number of required parking stalls to be reduced by 2 (from 17 to 15). As once beyond the property, the Westerly portion of Bering Road widens out, it was recommended to eliminate several (3) parking stalls from the Laneway parking area. In place of this parking, we have incorporated additional communal plantings and seating that is accessible to pedestrian use of the neighbourhood.

The street-oriented facades will be Brownstone style entrances, which is unique to West Kelowna, but utilized by many other municipalities around the province (and the world). Many cities, including the City of Kelowna allow ground-oriented units to be within 1.5m of front property lines, which is essentially what we are seeking to provide in West Kelowna. Landscaping and planting is utilized throughout the project to help soften each frontage, which helps minimize the impact of close proximity to the property lines. While we are seeking variances on our setbacks, the design serves to mitigate the impact of the variances, resulting in a street-oriented development that would bring new life to the existing property, the neighbourhood, and the City of West Kelowna.

Our family, the Grahams, built the existing property – literally with our own hands. We have been happy to share our home with many others through the years and proud citizens of Westbank and now West Kelowna. It is with heavy hearts we accept our home is now needing to retire. However, we are most pleased to continue being a part of and growing with our community, while still sharing our home with many more friends as part of what we call our “Gables” family. We look forward to building Legacy Town Homes and our neighbourhood.

I trust that you will find our application in good order. Please contact me if you require any additional information.

Kind regards,



Stephen Graham
250-318-1051