



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT
DP 20-03

To: Elias and Kevin Ferreira
2265 East 25th Avenue
Vancouver, BC, V5N 2V7
c/o
Fox Architecture Inc.
510 West Avenue
Kelowna, BC, V1Y 4Z4

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 2, Block 2, DL 486, ODYD, PLAN 761
(2411 Apollo Road)

3. This **Commercial and Multiple Family and Intensive Residential Development Permit** allows the construction one (1) 3-storey building that consisting of 110 sq. m. of commercial space and eight (8) 1-bedroom residential units, subject to the following conditions and related Schedules:
 - A. The siting, exterior design, and finish of building is to be in accordance with the Architectural submission (site plan, elevations, renderings) prepared by Fox Architecture Inc., dated May 4, 2020, and attached within Schedule "A"; and
 - B. The landscaping to be provided on the land be in accordance with Landscape Drawings by Outland Design Landscape Architects, dated March 27, 2020 and attached within Schedule "B".
 - C. Providing a total of six (6) Class I and three (3) Class II bicycle parking spaces, as noted within main floor plan, drawing A-101, prepared by Fox Architecture Inc., dated May 4, 2020, and attached within Schedule "A".
 - D. The inclusion of lockers, one (1) shower, and one (1) sinks to permit a reduction of one (1) required off-street parking space, as noted on main floor plan, drawing A-101, prepared by Fox Architecture Inc., dated May 4, 2020, and attached within Schedule "A".
4. As a condition of the issuance of this Permit the following requirements shall be satisfied:
 - A. 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 \$13,640.63.

- 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 changes be required to this permit, please ensure that you obtain written approval from 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 DP 20-03 shall be deemed to have been refused and the file will be closed.
- 7. **This Permit is not a Building Permit.**
- 8. 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 one year after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. **XXXX** PASSED BY THE MUNICIPAL COUNCIL ON _____.

Signed on _____

City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit DP 20-03 with Variances 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:

A. Architectural Drawings (site plan, elevations, building plans, renderings), drawing no. A-001, A-101, A-201-202, and A-901, prepared by Fox Architecture Inc., dated May 4, 2020.

B. Landscape Plan, drawing L1/1, prepared by Outland Design Landscape Architecture, dated March 27, 2020 and Estimate dated February 10, 2020.

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