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**MEETING TYPE AND DATE:** REGULAR COUNCIL MEETING – SEPTEMBER 21, 2021  
**AUTHOR:** PAUL DUPUIS, SENIOR PLANNER  
**SUBJECT:** **DP2019-005-C & DVP2020-021 (11565 OKANAGAN CENTRE ROAD EAST) – FOR THE CONSTRUCTION OF 20 UNITS OF ROW HOUSING WITHIN 5 BUILDINGS. VARIANCES TO ALLOW FOR WALKOUT BASEMENT NOT TO BE CONSIDERED FOR HEIGHT FOR ROW HOUSING AND TO ALLOW FOR A FENCE ON TOP OF A RETAINING WALL TO EXCEED 2.0 M TO 2.4 M ALONG THE ENTIRETY OF THE REAR PROPERTY LINE.**

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**ESSENTIAL QUESTION:**

Does Council feel that the proposed project meets most of the Guidelines set out within the Official Community Plan (OCP) for Multi-Unit Housing and Greenhouse Gas Reduction and Energy Conservation?

How does Council feel about the proposed variances, and are they considered in the best interest of the community and the neighbours?

**OPTIONS:**

- A. THAT Development Permit DP2019-005-C for property located at 11565 Okanagan Centre Road East, legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, Roll 2845000 for the construction of 20 multiple unit row houses within 5 buildings consisting of two 3-unit buildings, two 4-unit buildings, and one 6-unit building be approved;  
AND THAT prior to issuance of the Development Permit, a Security Deposit of \$242,325.00 be submitted to the District of Lake Country to ensure the works described in the Permit for landscaping are completed;  
AND THAT prior to issuance of the Development Permit that a Driveway Access Permit is issued by District Engineering;  
AND FURTHER THAT the Development Variance Permit DVP2020-021 for property located at 11565 Okanagan Centre Road East, legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, Roll 2845000 to vary the following sections of Zoning Bylaw 561, 2007
  1. Section 7.7.2. to add Row Housing to the list of housing forms for which “walkout basements oriented to the rear yard shall not be considered for the purpose of determining height”; and
  2. Section 8.5.10. to vary “the combined height of a fence on top of a retaining wall from 2.0 m to 2.4 m”.
- B. THAT Development Permit DP2019-005-C for property located at 11565 Okanagan Centre Road East, legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, Roll 2845000 be denied and the file closed;  
AND THAT the Development Variance Permit DVP2020-021 for the property located at 11565 Okanagan Centre Road East legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, Roll 2845000 be denied and the file closed.
- C. THAT Development Permit DP2019-005-C for property located at 11565 Okanagan Centre Road East, legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, Roll 2845000 be referred back to staff to work with the applicant on (Council Discretion).;



AND THAT the Development Variance Permit DVP2020-021 for the property located at 11565 Okanagan Centre Road East legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, be referred back to staff to work with the applicant on (Council Discretion).

**EXECUTIVE SUMMARY:**

The proposal is for a stratified multi-unit row housing project with 20 units within 5 buildings consisting of two 3-unit buildings, two 4-unit buildings, and one 6-unit building. The applicant is requesting a variance to Section 7.7.2. to vary "walkout basements oriented to the rear yard shall not be considered for determining height" to add Row Housing to the list of housing forms that allow this exclusion and to Section 8.5.10. to vary "the combined height of a fence on top of a retaining wall at the property line or within 1.5m of the property line" from 2.0 m to 2.4 m". The proposed retaining wall would be 1.2 m and the fence would be an additional 1.2m.

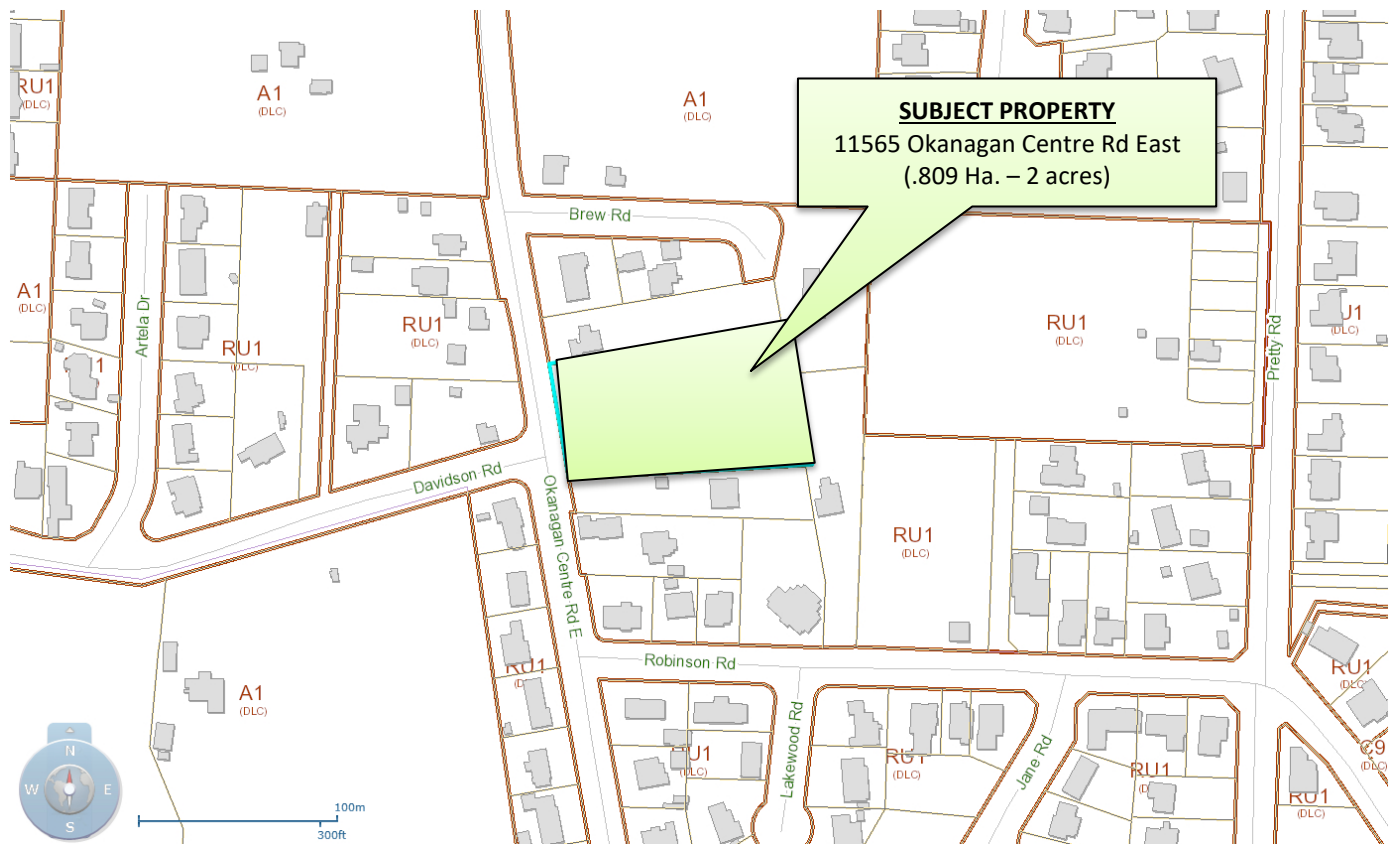
The proposed 6-unit building is 3 stories in height and has a walkout basement to the rear yard. Without an approved variance of Council, the building is over height by a half story as the maximum height of the RM2 Zone is 2 ½ stories. The design is sensitive to the contours of the land which slopes gradually as you move east from the front lot line to the rear property line. The applicant notes that the 3-story walkout basement design minimizes the need for a higher retaining wall and limits disturbance to the sloped area. Moreover, a higher retaining wall would have to be backfilled to bring the building up to the grade of the main floor, which may require fill to be brought in. The slope is not classified as a Hillside Development Permit Area (DPA); however, there are clauses within the Official Community Plan (OCP) that speak to the overall benefit of minimizing slope disturbance to mimic natural grades while avoiding unnecessary retaining structures, where possible, thereby supporting the premise of the rationale. Also, if supported, the design provides diversity in row housing size with the potential for additional space or a 4-bedroom option for residents. The applicant is also requesting a variance to allow a fence on top of a retaining wall to exceed 2.0 m; a variance to 2.4 m will include a 1.2 m retaining wall and a 1.2 m fence. If approved, the structures will be constructed along the whole rear property line providing screening that should aid in minimizing impact to the neighbour directly to the east.

The Development Permit addresses Multiple-Unit and Greenhouse Gas Reduction & Energy Conservation DPA guidelines. The guidelines as set out in the OCP have been substantially met. If Council supports this application, Security of \$242,325.00 is to be held by the District per the Permit conditions to ensure that the landscape works are completed.



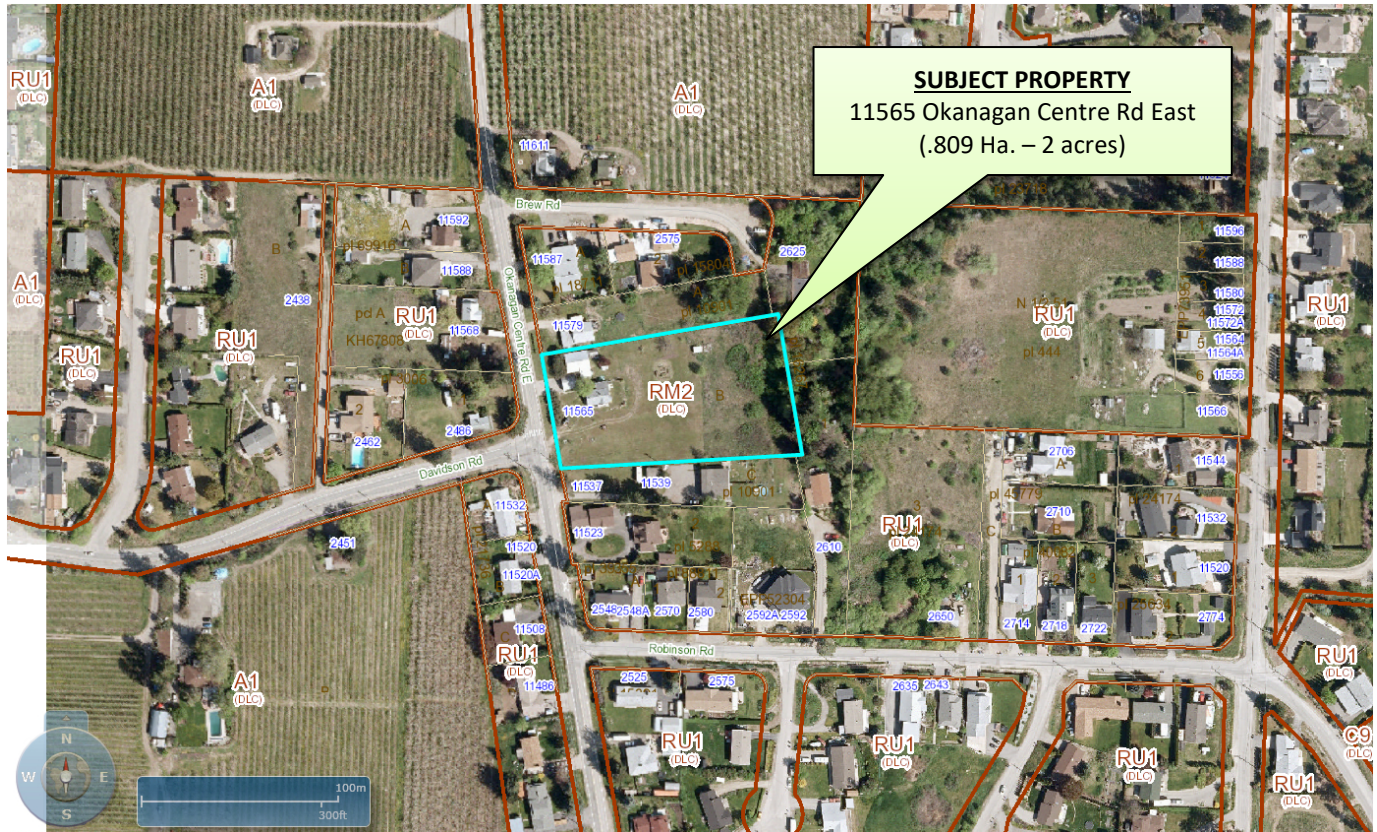
**BACKGROUND/HISTORY:**

Application Type	Development Permit & Development Variance Permit		
File Number:	DP2019-005-C & DVP2020-021		
Roll Number:	2845000		
Proponent:	Urban Options	Owner(s):	1286938 BC Ltd.
Legal Description:	Lot B Section 22 Township 20 ODYD Plan 10901		
PID	009-535-438		
Civic Address:	11565 Okanagan Centre Road East, Lake Country BC V4V 1G4		
OCF Designation:	Urban Residential		
Zoning Designation:	RM2 Low-Density Row Housing		
Land Use Contract	No		
ALR:	No		
Parcel Size:	.809 Hectares (2 acres)		
DP Area(s):	Multi-Unit; Greenhouse Gas Reduction		
Water Supply:	Municipal		
Sewer:	Municipal		
Site Summary:		Zoning:	Use:
	North:	RU1 - Single-Family Housing	Residential
	East:	RU1 - Single-Family Housing	Residential
	South:	RU1 - Single-Family Housing	Residential
	West:	RU1 - Single-Family Housing	Residential

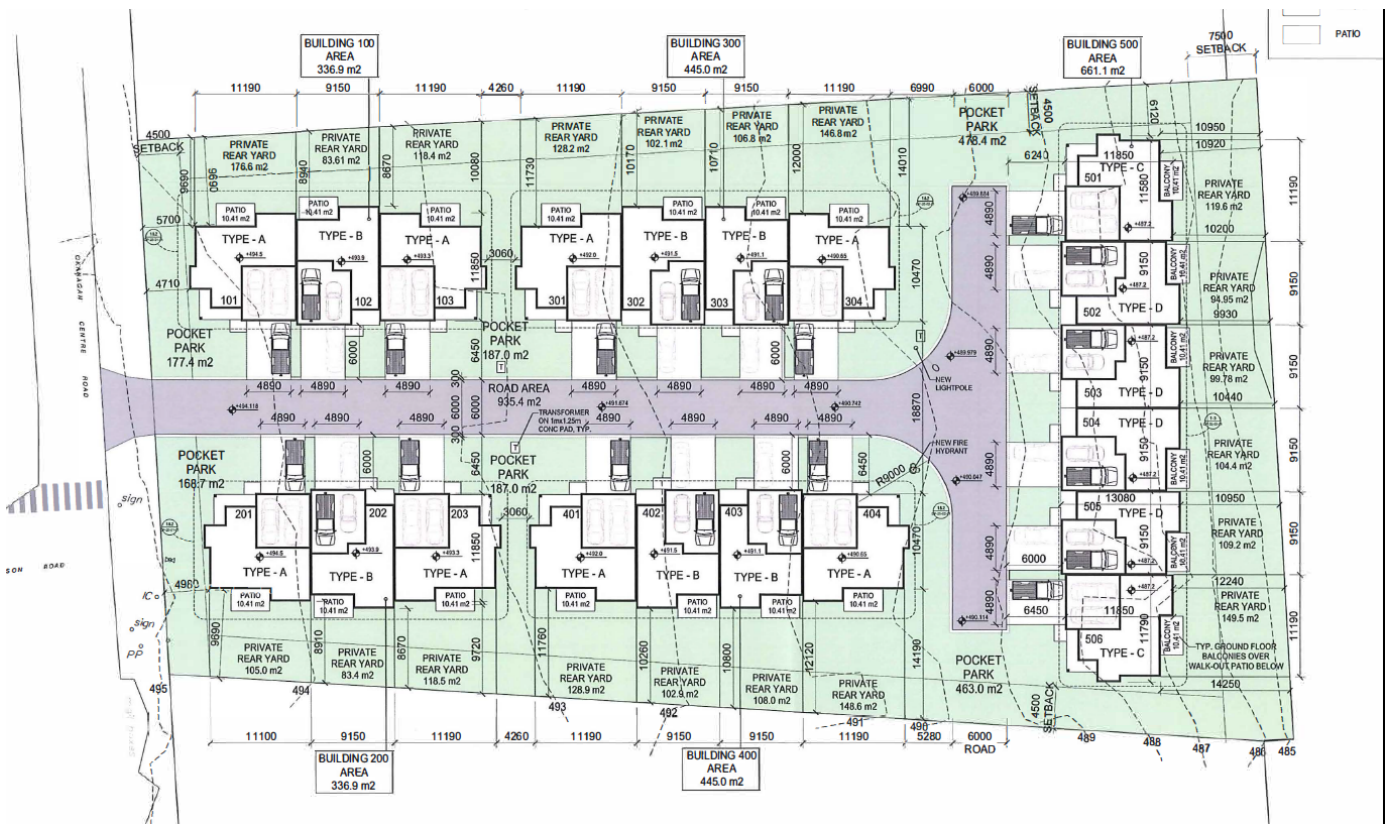
**Map 1: Location Map**



## Map 2: Orthophoto



### Proposed Site Plan:





**Site Photos:**

Taken in the front yard on the driveway facing East



Taken approximately mid property following the driveway East





**Taken at the rear of the property facing East**

**Chronology:**

<i>Date:</i>	<i>Event:</i>
File Opened 2017-01-03	Z2017-001 - Zoning Amendment Bylaw 999, 2017, to rezone the land from RU1 Single-Family Housing to RM2 Low Density Row Housing was adopted on July 17, 2018. MOTI approved the bylaw on September 7, 2017.
File Opened 2019-01-23	DP2019-005-C – Development Permit for a 20-unit row housing project within 6 buildings opened. The application was never brought forward because the applicant wished to test the variance noted below. The file was not closed as ongoing discussions were occurring.
File Opened 2019-01-23	A2019-007 – An Access Permit for the original layout was submitted.
File Opened 2019-06-20	DVP2019-004 - Development Variance Permit to increase the site coverage from 50% with buildings, driveways, and parking to 61.3% was denied by Council on September 3, 2019.
Interim Period	Staff worked with the applicant to revise the proposal as best as possible. However, the applicant continued to provide plans that still required a significant variance to site coverage that staff could not support.
Files Transferred 2019-03-04	DP2019-005-C & A2019-007-A - Staff was notified that the property sold and there was new ownership. The files were kept open and updated.
File Opened 2020-12-15	DVP2020-021 - After a review of the final revised drawings, staff noted that Section 7.7.2. and 8.5.10. of the Zoning Bylaw were not met and would require a Development Variance Permit.
File Opened 2021-05-25	BP2021-8085 – A Demolition Permit was applied for and issued on June 14, 2021. It has not been completed.



## DISCUSSION/ANALYSIS:

### Legislation & Applicable Policies

*Community Charter:* Section 8 sets out the fundamental powers of a municipality, including the ability to adopt bylaws that regulate, prohibit, and impose requirements on people from doing things including but not limited to the natural environment, removal, and deposit of soil and buildings and structures. Therefore, bylaws created under this section also regulate parts of the development process such as Soil Regulation or Access.

*Local Government Act:* Section 488 sets out that Development Permit Areas can be designated by adopting an Official Community Plan or Zoning Bylaw and that guidelines relating to those areas designated area must also be defined. Section 489 requires that a Development Permit is obtained before any development occurring on a property.

Section 498 (1) states: On application by an owner of land, a local government may, by resolution, issue a development variance permit that varies, in respect of the land covered in the Permit, the provisions of a bylaw under any of the following: (a)(i) Division 5 [Zoning Bylaw].

*Official Community Plan:* Sets out Development Permit Guidelines. In this case, Multiple-Unit and Greenhouse Gas Reduction & Energy Conservation apply. Additionally, the OCP sets out target densities of 25 to 120 units per hectare for higher density development.

*Zoning Bylaw:* The RM2 Low Density Row Housing Zone includes principal uses of multiple dwelling housing and two dwelling housing. Secondary Uses include care centres, minor; home occupation; and utility services, minor impact. Row Housing is a building form permitted within the zone. The maximum permitted building height is 9.5 m or 2 ½ storeys.

*Development Application Procedures Bylaw:* Notification requirements as per the bylaw have been completed, including posting signage and mailing notices to surrounding property owners located within 50 m of the subject property.

*Subdivision and Development Servicing Bylaw (SDS):* Sets out the Engineering requirements for subdivision and development based on the land's zoning designation. Due to stratification, best engineering practices may be used for on-site servicing. However, the SDS for all off-site works will be required to be met.

*Highway and Driveway Access Bylaw:* Sets out the requirements for Access. An Access Permit has been submitted but not yet issued.

*Heritage Conservation Act:* There is a significant potential for the existence of archaeological sites in the area. As such, landowners are advised to inform themselves of their responsibilities under the Provincial Heritage Conservation Act. An Archeological Impact Assessment may be required to satisfy local FLNRO and/or First Nations that the proposed Development impacts no archeological site.

### Technical Considerations:

- **Impact on Infrastructure and Other Municipal Services**

The project requires significant off-site works to be upgraded. The RM2 zone requirements include Highways and Walkways; Sidewalks; Curb & Gutter; Boulevard & Landscaping; Water Distribution System, Community Sewer; Storm Drainage System; Drainage Sediment & Erosion Control; Street Lighting; and Underground Utilities. Water & Sewer Modelling shows that Fire Flows can be achieved, and there is sufficient downstream collection system capacity for sewer. However, it still needs to be determined if the applicant must provide Excess and Extended Servicing for the water system. Proposed nearby development may be required to upgrade the water distribution system fronting a portion of the subject property but the District is proposing cash-in-lieu. With the cash-in-lieu for frontage improvements for the subject property and the budget for the District Mobility Master Plan the road and intersection improvements will be delivered as a



single project delivered by the District. Storm Drainage disposal on-site is not feasible due to the presence of an on-site spring. A system of pipes, open channels, storage facilities, and treatment facilities with conveyance to a natural watercourse is to be constructed. Due to concerns expressed by an adjacent property owner who utilizes a nearby spring as their potable water source, the Owner may be required to have a qualified professional assure that the proposed development will not negatively impact the adjacent water source. Pre- and post-development monitoring of groundwater quality may also be necessary.

There are no significant concerns with the proposed access. It is likely that the Access Permit will be issued before the item makes it to Council. Concerns regarding the on-site lane and the lack of a fire turnaround area will be mitigated by the installation of fire hydrants within the complex, a hydrant at the entrance coupled with building sprinklers and no parking in the lane.

There is no large garbage collection bin on the plans because the applicant is arranging private cart pickup services. It is envisioned that the bins be stored within the garages.

- **Impact on Staff Capacity and Financial Resources (Cost/Benefit Analysis)**

The proposal has taken significant staff time as there have been many iterations, each requiring additional time to review and make comments back. Through the referral process, some significant deficiencies were noted and subsequently addressed.

**Comments from Other Government Agencies, Council Committees and Relevant Stakeholders:**

- **WALC** - WALC doesn't see any trail opportunities with this application. Thanks for the opportunity to review.
- **Interior Health Authority** – No health impacts have been identified.
- **Fortis BC** - There is an existing service to the location in question. Please have the property owner phone in to FortisBC to have the service abandoned before any demolition and excavation work proceeds. Other than that, FortisBC Energy Inc. has reviewed the subject proposal and has no concerns or objections.
- **BC Hydro** - BC Hydro Does not have an issue with this development proceeding. Currently, there is a primary line crossing the front corner of the property to serve 11539 Okanagan Centre Rd East that requires a Right of Way. The customer at 11565 Okanagan Centre Rd East has to relocate it at their expense.

**Consultation, Public Feedback, and Communication to and from the Public and the Applicant:**

The Development Application Procedures Bylaw requires that signage is placed on the property and that surrounding property owner letters are sent to those neighbours within 50 m of the subject property. All notification requirements have been met as per the bylaw and sent out within the prescribed timeframe as required by Provincial Statute.

**ANALYSIS OF OPTIONS FOR CONSIDERATION:**

**OPTION A:** This option would mean that Council feels that the variance requests are reasonable and that Council is satisfied that most of the Development Permit Guidelines for Multiple-Unit and GHG Reduction and Resource Conservation have been met. The District would hold substantial security to ensure that the landscape works are undertaken according to the DP. If approved, the applicant will continue to work towards having the Engineering finalized so that a Certificate to Commence construction can be issued before land disturbance occurs on the property.

**OPTION B:** This option means that Council is not amenable to the proposal for variances or has concerns that most Development Permit Guidelines have not been met. If Council were to choose this option, the applicant could not make re-application for six months.

**OPTION C:** This option would see staff work with the applicant to revise the proposal somehow. If Council does not like one or both of the variances, then DP Drawings must be revised before the DP could be brought back for Council's consideration.



Respectfully Submitted,

Paul Dupuis, MCIP, RPP  
 SENIOR PLANNER  
 PLANNING AND DEVELOPMENT DEPARTMENT

This report has been prepared with the collaboration of the following individuals:

<b>COLLABORATORS</b>	
<b>TITLE</b>	<b>NAME</b>
Senior Planner	Paul Dupuis
Senior Engineering Technician	Sid Smith
Engineering Technician	Evan Smith

This report has been prepared in consultation with the following departments:

<b>CONCURRENCES</b>	
<b>DEPARTMENT</b>	<b>NAME</b>
Chief Administrative Officer	Tanya Garost
Director of Planning and Development	
Director of Engineering	Matthew Salmon
Manager of Planning	Corine (Cory) Gain

**ATTACHMENTS:**

- A: Zoning Analysis Table
- B: Applicant's Proposal and Rationale
- C: Development Permit Area Guidelines Checklist(s)
- D: Draft Development Permit
- E: Draft Development Variance Permit
- F: Notification Map





## Zoning Analysis Table

**Site Address:** 11565 Okanagan Centre Road E. – Site Plan Option A (May 4, 2021)

**Current Zone:** RM2 – Low Density Row Housing

Subdivision Regulations	Zoning Bylaw	Proposed
Site Details:		
Site Area	1,000m <sup>2</sup>	8096.7m <sup>2</sup>
Site Width	30.0m	E: 58.61m (frontage) W: 72.53m
Site Depth	30.0m	N: 119.84m S: 120.68m
Site Coverage of Building(s)	45%	27.47% (2224.838m <sup>2</sup> )
Site Coverage Building(s), Driveway(s) and Parking	50%	46.53% (3768.05m <sup>2</sup> )
Development Regulations:		
Building(s) Setbacks:		
Front Yard	4.5m (6.0m to garage)	4.71m
Rear Yard	6.0m for 1 – 1 ½ storey 7.5m for 2 – 2 ½ storey	9.93m
Side Yards	4.0m for 1 – 1 ½ storey 4.5m for 2 – 2 ½ storey	N: 6.12m S: 9.93m
Min. Distance Between Buildings	3.0m	3.06m
Drive Aisle Width	6.0m	6.0m
Building Height	9.5m / 2 ½ storeys	9.144m or 2 storeys ①
FAR	0.5 with bonus up to 0.08 if the parking is under habitable space or screened from view – Max 0.58	0.47 (3,818m <sup>2</sup> )
Dwelling Limits	Max 6 dwellings per building	Building 100 – 3 units Building 200 – 3 units Building 300 – 4 units Building 400 – 4 units Building 500 – 6 units
Number of Parking Stalls	1 per bachelor dwelling 1.25 per 1-bedroom dwelling 1.5 per 2-bedroom dwelling 2 per 3-or-more bedroom dwelling & 1 parking space shall be designated visitor parking for every 7 dwelling units	2 stalls per unit in garage 1 stall per unit in driveway (visitor) Total: 40 stalls residential & 20 stalls visitor



Subdivision Regulations	Zoning Bylaw	Proposed
Private Open Space	25m <sup>2</sup> per dwelling	Patio and deck area provided: 270.4m <sup>2</sup> Private yard area provided: 2,334.7m <sup>2</sup> Average area per unit: 130m <sup>2</sup> Smallest private open space: 83.4m <sup>2</sup> Largest private open space: 176.6m <sup>2</sup>
Landscaping	Level 2 to front yard Level 3 to side and rear yard	Refer to landscape plan
Variance Requested; ❶ Vary section 7.7.2 to add the "row house" form of dwelling to the regulation of walkout basement for the determination of building height		

Reviewed by PMc May 4, 2021







May 7, 2021

Mr. Paul Dupuis  
**District of Lake Country**  
 Planning Department  
 10150 Bottom Wood Lake Road  
 Lake Country, BC V4V 2M1



RE: 11565 Okanagan Centre Road E.  
File No. DP2019-0005-C

Dear Paul,

The purpose of this application is to submit a revised development package in response to a change in ownership on the above noted property. In addition, a new design team has been engaged to achieve the outstanding vision of the ownership group, providing a community that reflects the District of Lake Country's mission statement to "Live the Okanagan Way." On the subject property, Council has considered 2 previous development options for the property, deferring each. The most recent rendition was submitted by Urban Options on December 16, 2020. The current submission is a cohesive design package resulting from the collaborative effort of numerous expert consultants who took into account all of the previous comments from DLC Planning Staff and Council. It was important to the ownership group that this development conforms to the requirements of previous Council Reports, Development Permit Guidelines, Zoning Bylaws, Greenhouse Gas Initiative, and Step Code regulations while ensuring a forward thinking mentality that would appeal to both families and those who wish to downsize into a safe, friendly, and liveable community.

### **Site Vision**

The new ownership group has a fresh and vibrant vision for the site which is inspired by the need for housing quality and diversity in Lake Country. Under the name LakePointe Village, the intent of the development is to provide a home option that fills the "missing middle" gap between the current multifamily and increasingly expensive single-family homes. The goal is to create a community of larger entry-level rowhouses that feel more like single-family homes whilst still maintaining a small footprint on the land. A few of the hallmark features of this development include the large double car garages provided in each unit, some that will accommodate a truck, and large yards to accommodate a family, pets, and individual gardening. Extensive landscaping provides a park-like setting overlooking the lake.

Since the first rendition of the project, the building footprints have been reduced in size to allow the development to easily comply with the maximum site coverage permitted in the RM2 zone. Each of





the town home residential units are designed as a 2-level dwelling, apart from the 6-unit building proposed for the east side of the property, which incorporated a walk-out basement area. Each unit has a 2-vehicle garage, a kitchen and dining area, a living room, and a powder room on the main level. There is an outdoor patio area accessible through the living room in addition to large windows which provide natural light and maximize the view of vineyards, orchards, and the lake. The upper level includes 3 bedrooms, a main bathroom, an ensuite bathroom, as well as a laundry area. In addition to the two garage stalls for each unit, visitor parking is included in each driveway. This ensures that aged visitors or those with young children can visit safely and comfortably. Bike parking for owners and visitors is also included in the garage of each unit. Further to the idea of single-family living, waste disposal in the revised submission proposes to use private individual pick-ups at each of the dwelling units. The site is central to all that Lake Country has to offer, providing pedestrian access to nearby amenities such as Transit Bus 23 (1 minute), Davidson Elementary School (5 minutes), Rose Hill Orchard (8 minutes), and Gambel Farms (11 minutes). George Elliot Secondary School, local shopping, Kelowna Airport, and UBC Okanagan are under 15 minutes away by bus or bike ride.

### **Form and Character**

In honour of the surrounding agricultural community and to align with Lake Country's Development Permit guidelines, the ownership group has opted for the modern farmhouse esthetic. The colour palette is modern, using white vertical fiber cement (board and batten) siding, black window trim, and a black asphalt shingle roof. Utilizing window mullins of different shapes and sizes will create a cottage feel. The decorative bright blue front doors and natural oak wood trellis features create visual interest between units. To minimize site coverage, address emergency access, and conform to Lake Country's Greenhouse gas initiatives, the site plan has been designed with a centrally located drive aisle that proceeds west to intersect with the north-south oriented drive aisle located approximately 29m from the east property line. The north and south portions of the property are arranged with 3- and 4-unit buildings proposed on both sides of the drive aisle.

A 6-unit building is proposed to be located adjacent to the east property line, creating a total of 20 residential dwelling units. In consultation with the Civil Engineer, Landscape Architect and Residential Architect, it was decided that the 6-unit building will have walk out basements to effectively deal with the grade change on the site with minimal use of retaining. This will provide additional living area which will be unfinished but will allow the homeowner to add another bedroom, bathroom, and/or living space. There is also an outdoor deck area that has access through the multi-purpose room.

### **Variance**

The current regulation regarding walkout basements is limited to only single dwelling housing, duplex housing, or semi-detached housing, and does not relate to row housing. Therefore, we have requested a Variance to this section to add "row housing" to the list of building forms, and therefore providing walkout basements for the 6-unit building.





## Landscaping

Due to the extensive effort put into the design phase with a desire to adhere to Lake Country's site coverage restrictions, the greenspace was expanded by a further 1071m<sup>2</sup> or 11,528ft<sup>2</sup>. This allows for a "greener" development with multiple "pocket park" areas dispersed around the property. There are pocket parks located at both ends of the north-south drive aisle, adjacent to Okanagan Centre Road on either side of the drive aisle, and in-between the buildings. We believe "pocket parks" provide a diversity of public open space for the community, and an aesthetic separation between buildings and hard surfaces.

The integration of pocket parks throughout the development combines open grass areas for informal activities, seating niches of various sizes, and boulders that offer seating and climbing interest for kids while also preventing vehicles from parking on the grass. The north-east pocket park offers residents views towards the lake, and all park areas provide Adirondack chairs as flexible furnishings to make the spaces as versatile as possible, both during and after COVID. Sloping areas that are too steep for mowed turf will be seeded with a short-grass wildflower meadow mix that is highly drought-tolerant and requires maintenance only once or twice a year.

The proposed landscaping for this site reflects the agricultural context and brings nature in through use of native and climate-adapted plants that will require little irrigation from the automated system once established. The "cottage garden" aesthetic provides relaxed, low-maintenance plants throughout including flowering trees, shrubs, grasses, and perennials that will provide interest throughout the year. A dry riverbed or bioswell has been added to assist with onsite water management in a tasteful and esthetically pleasing manner. Deciduous shade trees have been located on the south and west sides of the property to shade windows in the summer, while allowing solar gain in the winter. Extensive grass and other permeable landscaped areas contribute to rainwater infiltration and combat the urban heat island effect, thus contributing to greenhouse gas reduction. Shrub and perennial borders frame private front and rear yards, providing privacy in rear yards while creating a cohesive public-facing landscaping along the drive aisle. Hardy vines soften the 1.5m tall perimeter fences to provide a continuous, opaque screen while maximizing the turf area of each yard (drought-tolerant mix). Each resident has a dedicated "kitchen garden" bed adjacent to their terrace, providing an opportunity to grow herbs, vegetables, or other favorite annual plants.

Landscape materials that greet residents at the gateway to LakePointe Village include natural boulders (many of which are informal sitting height), river rock, and rough reclaimed 6x6 posts for lit unit numbers. These rugged materials are complemented by generous grass boulevards, shade and flowering trees, and colourful plantings closer to the homes. Extensive landscaping in front of units 503 and 504 has been designed to block headlight glare into the end units while providing an aesthetically pleasing background for residents and community members who enter the Village.



## Conclusion

This revised DP / DVP set has been submitted as a comprehensive, detailed plan with extensive consultation and collaboration with Architectural, Civil, Landscaping, and Planning firms to bring the vision of the ownership group to life. The plan reflects a thoughtful and vibrant development that fits within the Lake Country community and provides access to the Okanagan lifestyle. We believe the site plan and buildings have been well designed to allow for usable open spaces, modern ground-orientated living, and opportunities for community interaction. The intention for this DP / DVP submission is that there will not be any material changes between DP and BP, and therefore we may move forward with working drawings as is. We look forward to hearing your feedback and proceeding with this project.

Regards,



Urban Options Planning Corp.  
Birte Decloux, RPP MCIP

On behalf of 12869382 BC LTD – LakePointe Village





**Multiple Unit [Residential]**

Consideration has been given to the following issues as identified in Section 21.5 of the Official Community Plan relating to Multiple Unit Development Permit Areas:

<b>Site Guidelines - Parking</b>						
Does the proposal comply with parking requirements?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking under buildings, behind buildings or in garages?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>If</b> parking areas are 7 or fewer stalls and are surface parking areas, are they:						
- Single loaded and angled no greater than 45 degrees to the access lane?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
- Adjacent to the building, not the sidewalk?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
- Provide a one way access lane accessing the stalls?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
- Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is accessible bicycle parking provided in accordance with zoning requirements?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Site Guidelines - Lighting</b>						
Has site lighting (including external building lighting, lit signage, parking lot or security lighting) been designed to avoid glare onto abutting properties or public roadways?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Does lighting consist of downcast or cut off luminaires with internal optics designed to avoid glare?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
<b>Site Guidelines - Other</b>						
Are all waste containers, recycling areas and mechanical equipment screened from public view with a fenced and gated enclosure?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has building clustering and other creative uses of space been encouraged?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the clustering of buildings around a central common area create opportunities for sheltered community space and enhance the public realm?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the use of impervious surfaces been minimized?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure Guidelines</b>						
Are buildings laid out with sensitivity towards the view corridors of nearby properties?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are existing view corridors being preserved through varying building and roof forms and site layouts?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the scale and architecture of the buildings complement the existing neighborhood?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building facades articulated or broken up (minimum 20m intervals) by colour or material changes, or incorporate physical separations such as breezeways, driveways or alleys?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the roofline varied, pitched or otherwise not flat? (eg. Gables, dormers, birds mouths, projections etc.)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rooftop equipment screened from view by incorporating vertical screening or landscaping that corresponds to the building material?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the materials used for the building appropriate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the material used for building trim appropriate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is/are the building(s) scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are all buildings with facades fronting two or more roads built to equal design standards along both frontages?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>



Are building footprints cut or rounded at corners to create additional public space?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Landscaping Guidelines</b>						
Does landscaping provide a buffer between adjacent land uses?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does landscaping screen parking, mechanical equipment and garbage disposal areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is landscaping provided:						
Along the property edges next to roadways?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Between buildings and parking areas?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along on-site access roads and driveways?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along the sides of buildings?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
On other open spaces (such as spaces not used for parking, access roads or walkways)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing landscaping or greenery been incorporated where possible?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/> 1	N/A	<input type="checkbox"/>
Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is sufficient community garden space provided on the property (minimum of 4m <sup>2</sup> per unit)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are fencing materials consistent with the materials of the principle building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Signage Guidelines</b>						
Are awning, canopy, fascia and signs designed so as to complement the building and neighbourhood?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there only one free-standing sign for the entire project?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

1. Given the scale of this development it will require that the majority of the site is disturbed.

### Greenhouse Gas Reduction and Resource Conservation

Consideration has been given to the following issues as identified in Section 21.13 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

Has site density been maximized for subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has the building footprint been minimized in order to allow for maximum green space?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Does the layout allow for alternative transportation options and transit?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to maximize site connectivity to nearby amenities and services?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are large windows sheltered by overhangs which maximize solar input during winter months?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are alternative energy sources being proposed in large scale structures?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>



Do buildings have a south oriented roof to allow for future use of solar panels?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building envelopes well sealed and energy efficient?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rainwater recycling included in landscape designs?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have porous material been maximized throughout the landscaping?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do water features use recirculation systems as opposed to once through systems?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivision?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>



**DEVELOPMENT PERMIT**

**District of Lake Country**  
 10150 Bottom Wood Lake Road  
 Lake Country, BC V4V 2M1  
 t: 250-766-6674 f: 250-766-0200  
 lakecountry.bc.ca

**APPROVED ISSUANCE OF ☐ DEVELOPMENT PERMIT (pursuant to Sec. 488 of the Local Government Act)**

PERMIT #: DP2019-005-C  
 FOLIO #: 2845000  
 ZONING DESIGNATION: RM2-Low Density Row Housing  
 DEVELOPMENT PERMIT AREA: Multiple Unit; Greenhouse Gas Reduction & Resource Conservation  
 ISSUED TO: 1286938 BC Ltd. (Lakepointe Village)  
 SITE ADDRESS: 11565 Okanagan Centre Road East  
 LEGAL DESCRIPTION: Lot B, Section 22, Township 20, ODYD, Plan 10901  
 PARCEL IDENTIFIER: 009-535-438

**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 Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws 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 have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

**1. TERMS AND CONDITIONS**

Development Permit DP2019-005-C for 11565 Okanagan Centre Road East legally described as Lot B. Section 22, Township 20, ODYD, Plan 10901 for the construction of 20 units within 5 buildings consisting of 2-3 unit buildings, 2-4 unit buildings and 1-6 unit building, permits development subject to the following conditions:

- a) It shall be conducted in general accordance with the following documents attached to and forming part of this permit (10 pages):
  - (i) **Schedule A:** The Site Plan prepared by NORR Architects Planners Ltd, dated received May 7, 2021;
  - (ii) **Schedule B:** The Elevation, Materials and Colour Drawings prepared by NORR Architects Planner Ltd, dated received August 9, 2021;
  - (iii) **Schedule C:** The Landscape Plan and Estimate prepared by McElhanney, dated received August 9, 2021;
  - (iv) **Schedule D:** The Greenhouse Gas Reduction and Resource Conservation Checklist prepared by Urban Options Planning Corp, dated received May 7, 2021;



- b) For fire safety purposes the property will have 2 Fire Hydrants. One will be located at the front of the property next to Unit 201 and the other will be located in the Pocket Park near Unit 203.
- c) If any archeologically significant item is found during construction activities must cease and the Province of British Columbia notified in conformity with the *Heritage Conservation Act*;
- d) Development and use of the subject property be in compliance with the provisions of the Municipality's various bylaws, except as explicitly varied or supplemented by the terms of this permit, subsequent permits, amendment(s) and/or development variance permits;
- e) Development permit is only valid for the development that is described herein. If a change to development is considered, a new development permit or an amendment to this permit is required before starting any work.
- f) The ownership as it may change over time, is responsible to maintain any retaining walls approved for development through this permit in perpetuity until such time that the land use or development may be changed as permitted.

## 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, a security deposit is required in the amount of \$242,325.00 (125% of the Landscape Estimate and Environmental Monitoring Estimate).

- a) Cash in the amount of \$
- b) A Certified Cheque in the amount of \$
- c) An irrevocable Letter of Credit in the amount of \$242,325.00

Upon acceptance of the works by municipal staff, 85% of the security shall be returned. The Municipality shall retain the remaining 15% for a period of 24 months from the date of acceptance of the works, during which time the Municipality may use the remaining security to replace the required works, if necessary. Upon the expiration of the 24 months warranty period, the Permit Holder must provide a statement certified by a qualified professional indicating that the works have met the requirements of the survival monitoring and reporting as identified in the Environmental Assessment Report along with the conditions specified in the Development Permit. The remaining security funds shall be refunded at the expiration of the 24 months warranty period, subject to a final inspection by Municipal staff to confirm the survival of the required works;

## 3. DEVELOPMENT

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

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

**The PERMIT HOLDER is the current land owner.**  
**The Security shall be returned to the PERMIT**  
**HOLDER.**



**THIS IS NOT A BUILDING  
PERMIT OR A CERTIFICATE TO  
COMMENCE CONSTRUCTION**

**4. APPROVALS**

Authorization passed by Council on the 21<sup>st</sup> day of September, 2021.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of Corporate Services, Reyna Seabrook

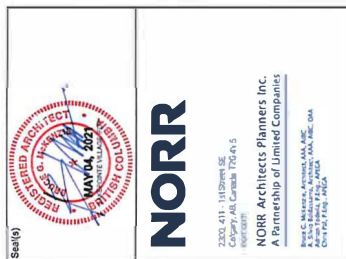


DATE	ISSUED FOR	REV
2021-05-05	DEVELOPMENT PERMIT	A

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.

Project Component	Keyplan
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**Consultants**  
City: PROTECH CONSULTING (2012)  
Land scope: MCELHANEY  
Architect: NORM ARCHITECTS/ENGINEERS/PLANNERS  
Urban Planner: URBAN OPTION/PLANNING CORP.



Project Manager	Drawn
Project Leader	Checked

Client

2266338 B.C. LTD DBA LakePointe Village  
 2006-571 Yates Road  
 Kelowna BC V1V 2V5

Project

11585 Olumagan Centre Road  
 Kelowna BC

Drawing Title

**OVERALL SITE PLAN**

Check Scale (may be slightly reduced)

0 10m

0 10m

Project No.

Drawing No.

**DP-10-00-02**





DATE	ISSUED FOR	REV
2021-05-05	DEVELOPMENT PERMIT	A

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component	
Keyplan	

**Consultants**  
City: PROTECH CONSULTING (012)  
Landscape: MCLENNANEY  
Architecture: NORR ARCHITECTS ENGINEERS PLANNERS  
Urban Planner: URBAN OPTIMUS PLANNING CO.,  
P.

**NORR**

2305, #11 - 1st Street SE  
Calgary AB, Canada T2C 0V3

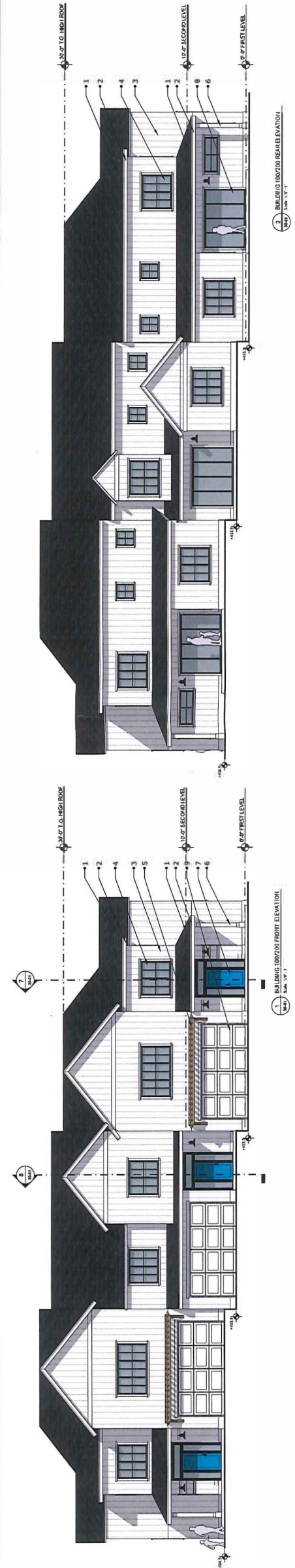
**NORR Architects Planners Inc.**  
A Partnership of Limited Companies

Scott & Marlene Norr, M.A., M.Sc.  
Partners, NORR Architects Planners Inc.  
Donna F. King, M.Sc.  
Christine A. King, M.Sc.

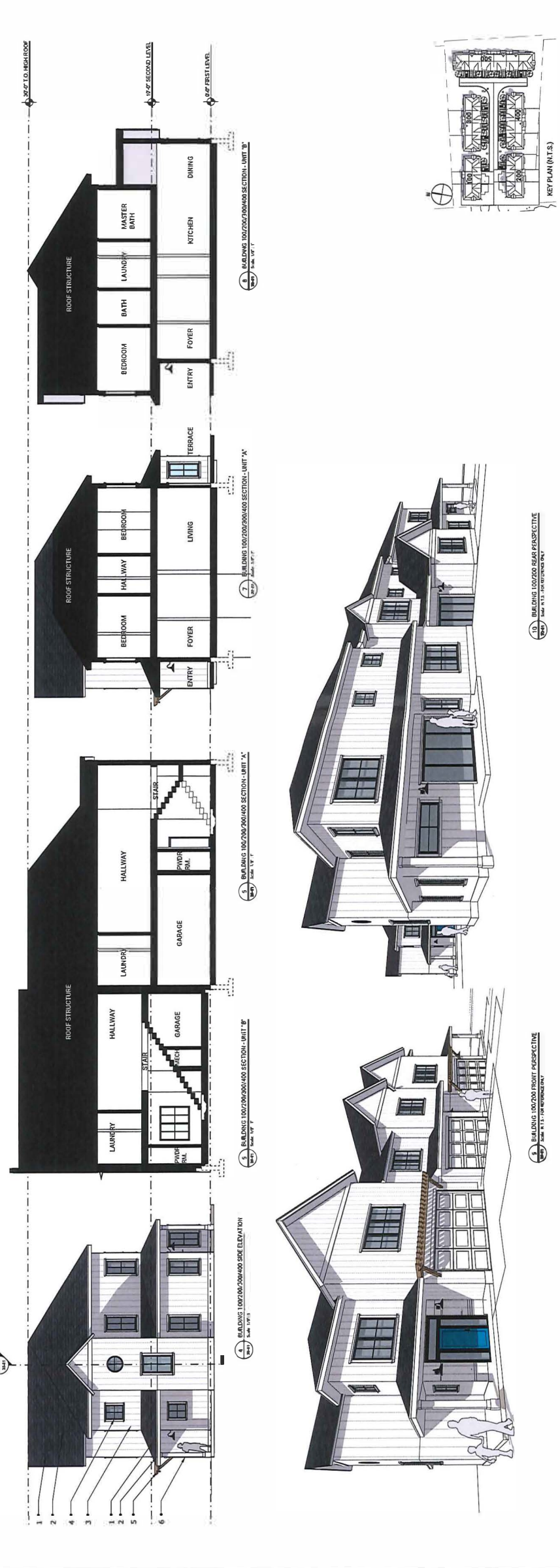
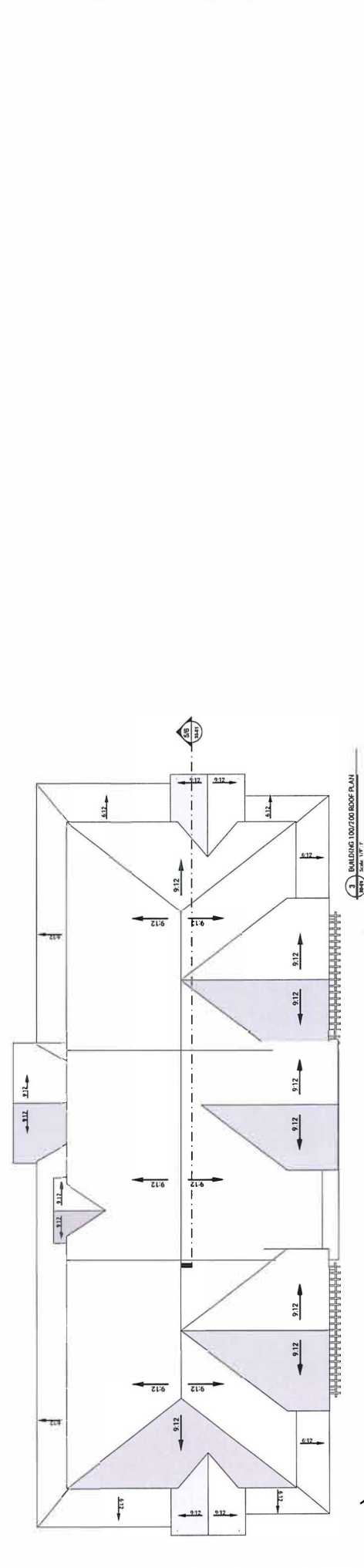
1000-10th Avenue, Suite 1000  
Calgary, Alberta, Canada T2C 0A4

Circle 10 on Reader Service Card

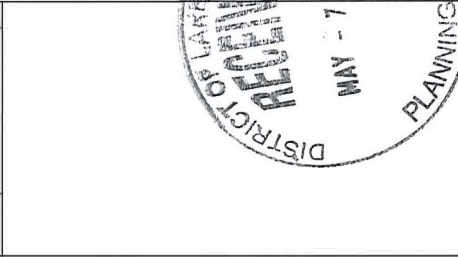
Project Manager	Drawn
Project Leader	Checked
Client	
1266593 B.C. LTD DBA LakePointe Village 2006-571 Tates Road Kelowna BC V1V 2V5	
Project	11565 Okanagan Centre Road Kelowna BC
Drawing Title <b>BUILDING 100/200</b> <b>ELEVATIONS / ROOF PLANS</b> <b>/ SECTIONS / PERSPECTIVES</b>	
Check Scale (may be photo reduced) 	
Project of No.	
Drawing No. <b>DP-30-01-00</b>	



- 1- ASPHALT SHINGLE ROOFING, BLACK
- 2- PREFINISHED METAL ROOF FASCIA AND SOFFIT; WHITE
- 3- VERTICAL BOARD AND BATTEN SIDING; WHITE FIBER CEMENT
- 4- PVC WINDOW, BLACK FRAME, CLEAR GLAZING
- 5- DECORATIVE WOOD TRELLIS FEATURE, NATURAL OAK
- 6- GRC COLUMN COVER, WHITE
- 7- RESIDENTIAL ENTRY DOOR, COLOR PER ELEVATIONS
- 8- (4) PANEL SLIDING DOOR, BLACK FRAME, CLEAR GLAZING
- 9- SEGMENTED METAL OVERHEAD GARAGE DOOR, WHITE
- 10- BALCONY RAILING, BLACK ALUMINUM VERTICAL POSTS WITH FULLY CAPTURED LAMINATED GLASS PANELS







This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects, Engineers, Planners to any other party. This drawing is not to be used for construction purposes and the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component:  
Keyplan

Consultants:  
C/N/E: PROTECH CONSULTING (2012)  
Landscape: MCCLIMMERY  
Architectural: NORR ARCHITECTS, ENGINEERS & PLANNERS  
Urban Planner: URBAN OPTIONS PLANNING CORP.



**NORR**  
2330, 411 - 1st Street SE  
Kelowna, BC Canada V1Y 8V5  
NORR Architects Planners Inc.  
A Partnership of Limited Companies  
Brett C. McCreary, Architect, AIA, AEC  
David McCreary, Architect, AIA, AEC, OAC  
Chris Taylor, P. Eng, APCA  
Chris Taylor, P. Eng, APCA

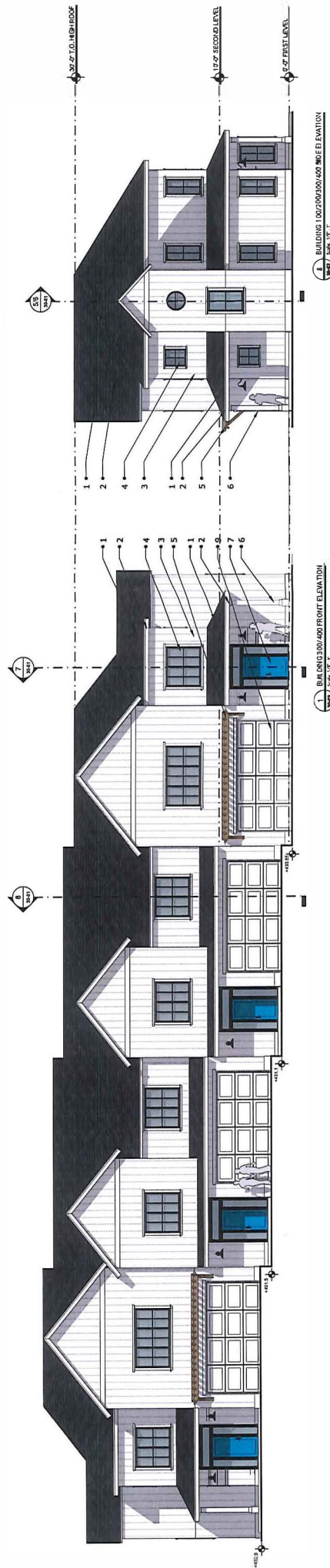
Project Manager:  
Project Leader:  
Checked:

Client:  
1286938 B.C. LTD DBA LakePointe Village  
206-571 Yates Road  
Kelowna BC V1Y 2V5

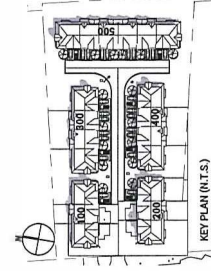
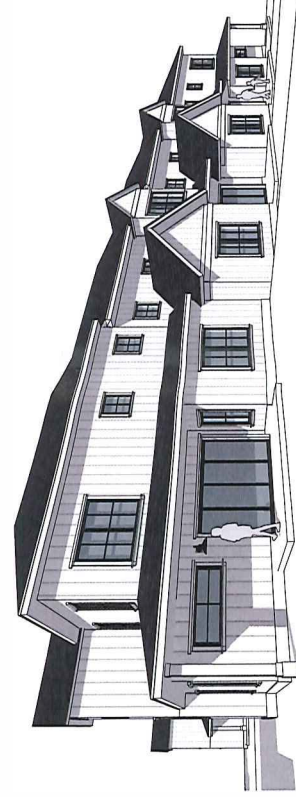
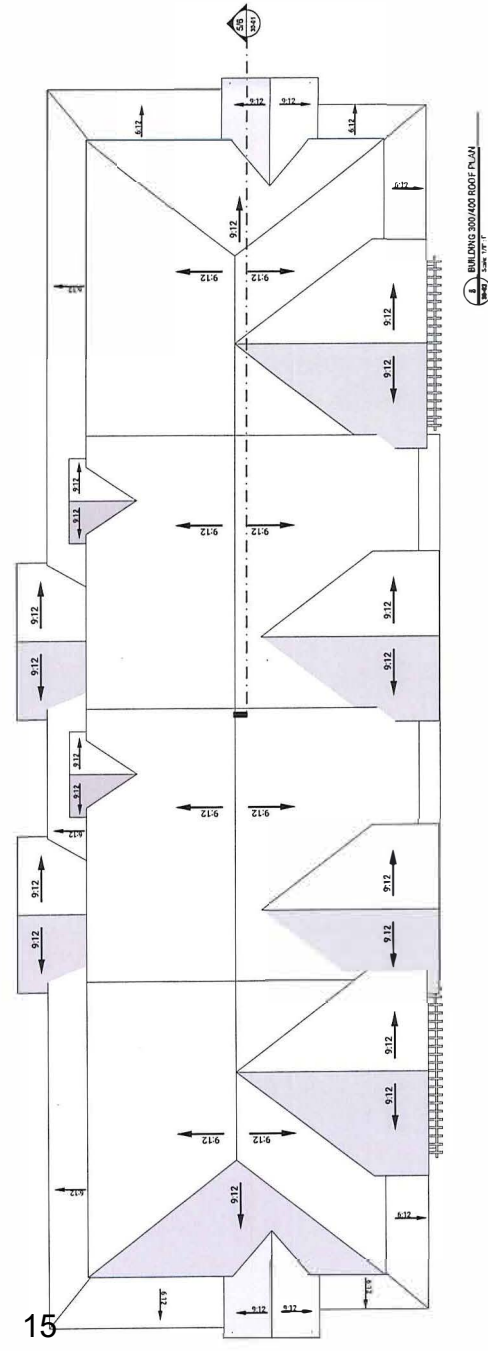
Project:  
11565 Okanagan Centre Road  
Kelowna BC

Drawing Title:  
**BUILDING 300/400  
ELEVATIONS / ROOF PLANS  
/ SECTIONS / PERSPECTIVES**

Check Scale (may be photo reduced)  
Project No.  
Drawing No.



- ELEVATION MATERIAL LEGEND**
- 1 - ASPHALT SHINGLE ROOFING; BLACK
  - 2 - PREFINISHED METAL ROOF FASCIAS AND SOFFITS; WHITE
  - 3 - VERTICAL BOARD AND BATTEN SIDING; WHITE FIBER CEMENT
  - 4 - PVC WINDOW, BLACK FRAME CLEAR GLAZING
  - 5 - DECORATIVE WOOD TRELLIS FEATURE; NATURAL OAK
  - 6 - GFRP COLUMN COVER; WHITE
  - 7 - RESIDENTIAL ENTRY DOOR; COLOR PER ELEVATIONS
  - 8 - (4) PANEL SLIDING DOOR; BLACK FRAME; CLEAR GLAZING
  - 9 - SEGMENTED METAL OVERHEAD GARAGE DOOR; WHITE
  - 10 - BALCONY RAILING; BLACK ALUMINUM VERTICAL POSTS WITH FULLY CAPTURED LAMINATED GLASS PANELS







This drawing has been prepared solely for the use of the client and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.  
This drawing shall not be used for construction purposes without the written consent of NORR Architects Engineers Planners.

Project Component: Keyplan

Consultants:  
Civil: PROTECH CONSULTING (P13)  
Landscape: NORR ARCHITECTS ENGINEERS PLANNERS  
Architectural: NORR ARCHITECTS ENGINEERS PLANNERS  
Urban Planner: URBAN OPTICS PLANNING CORP.



**NORR**

2300, 411 - 1st Street SE  
Calgary, AB Canada T2C 4P5  
NORR ARCHITECTS ENGINEERS PLANNERS  
NORR Architects Planners Inc.  
A Partnership of United Companies  
NORR Architects Planners Inc. (NORR AP)  
NORR Architects Planners Inc. (NORR AP)  
NORR Architects Planners Inc. (NORR AP)

Project Manager: Drawn  
Project Leader: Checked

Client: 1286538 B.C. LTD DBA LakePointe Village  
200-571 Yales Road  
Kelowna BC V1V 2V5

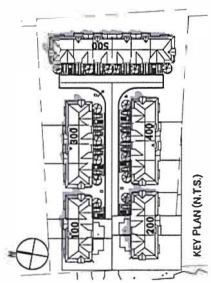
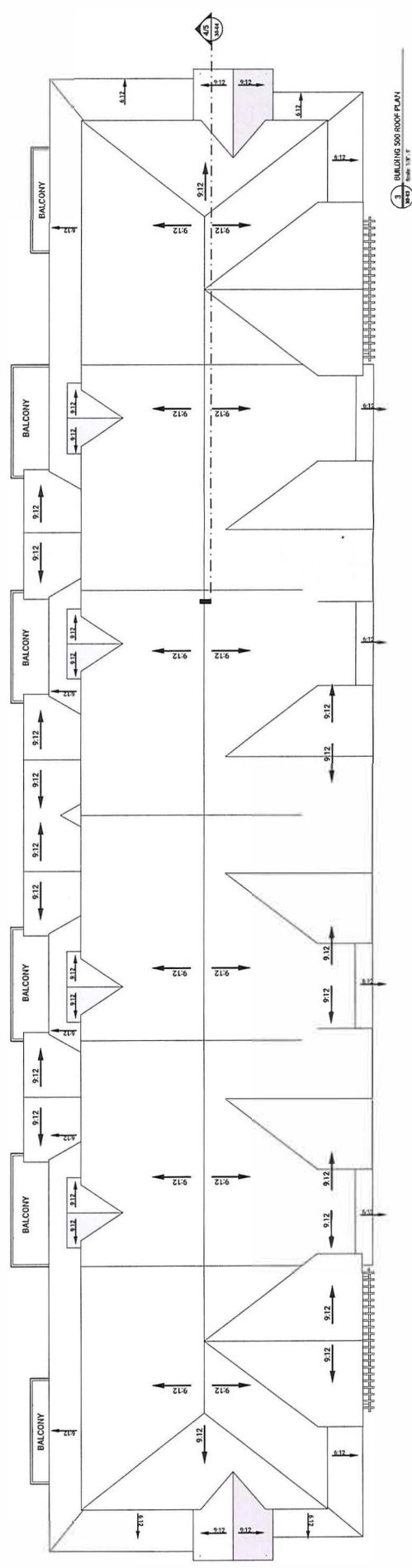
Project: 11565 Okanagan Centre Road  
Kelowna BC

Drawing Title: BUILDING 500  
ELEVATIONS / ROOF PLANS

Check Scale (may be photo reduced): 0 10m  
Project No.:  
Drawing No.: DP-30-03-00



- ELEVATION MATERIAL LEGEND**
- 1- ASPHALT SHINGLE ROOFING; BLACK
  - 2- PREFINISHED METAL ROOF FASCIA AND SOFFIT; WHITE
  - 3- VERTICAL BOARD AND BATTEN SIDING; WHITE FIBER CEMENT
  - 4- PVC WINDOW; BLACK FRAME; CLEAR GLAZING
  - 5- DECORATIVE WOOD TRELLIS FEATURE; NATURAL OAK
  - 6- GRC COLUMN COVER; WHITE
  - 7- RESIDENTIAL ENTRY DOOR; COLOR PER ELEVATIONS
  - 8- (4) PANEL SLIDING DOOR; BLACK FRAME; CLEAR GLAZING
  - 9- SEGMENTED METAL OVERHEAD GARAGE DOOR; WHITE
  - 10- BALCONY RAILING; BLACK ALUMINUM VERTICAL POSTS WITH FULLY CAPTURED LAMINATED GLASS PANELS







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This drawing shall not be used for construction purposes without the written consent of the Architect or Engineer.

Project Component
Keyplan

Consultants

ONE PHOTO CONSULTANT INC (2017)  
Landscape: NICHOLANNEY  
Architectural: NORR ARCHITECTS ENGINEERS PLANNERS  
Urban Planner: URBAN OPTIMUM PLANNING CORP.



**NORR**

2303, 411 - 11 Street SE  
Calgary AB, Canada T2C 4V5  
norri.com

NORR Architects Planners Inc.  
A Partnership of United Companies

REG. S. MULLIGAN, Architect A.A. B.C.  
ARCHITECTS PLANNERS & ENGINEERS  
ONE 16, 1225, 200A  
Vancouver, BC V6C 2G4

Project Manager	Drawn
Project Leader	Checked
Client	

Project

1286938 B.C. LTD DBA LakePointe Village  
206-571 Yates Road  
Kelowna BC V1V 2V5

Project

11565 Olanagan Centre Road  
Kelowna BC

Drawing Title

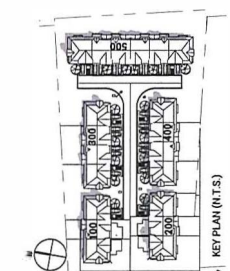
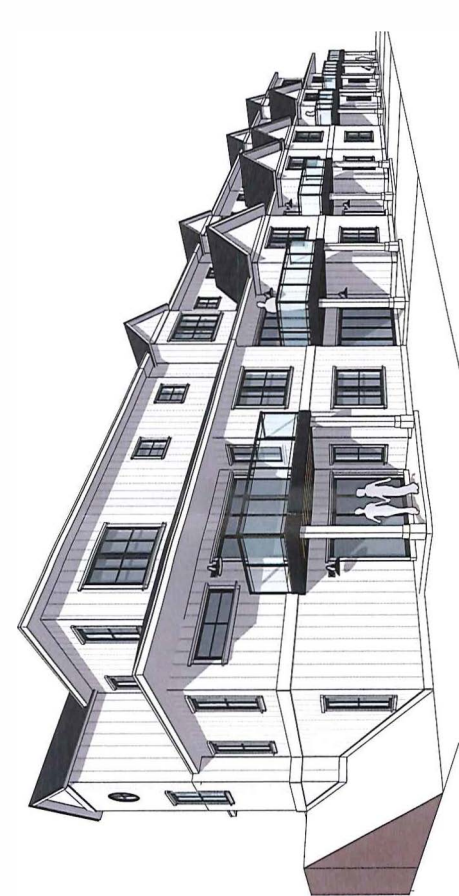
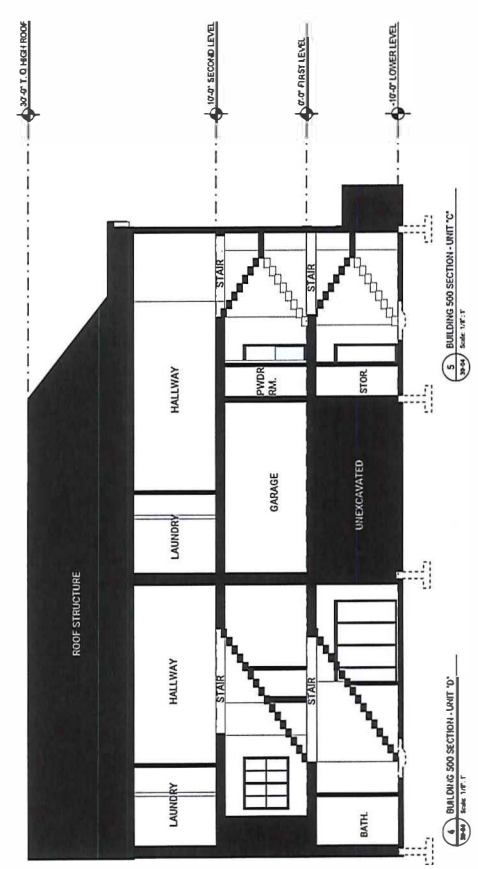
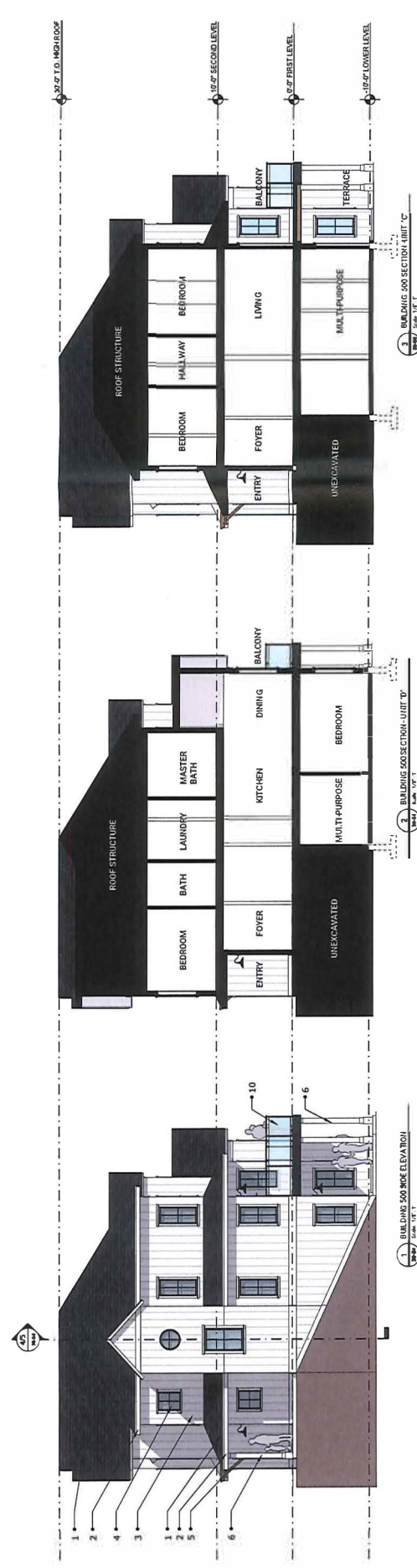
**BUILDING 500**  
SECTIONS / PERSPECTIVES

Check Scale (may be photo reduced)

Project No.

Drawing No.

**DP-30-04-00**













Our File: 2431-60076-00

August 6, 2021

12869382 BC LTD – DBA LakePointe Village  
206 – 571 Yates Road  
Kelowna, BC V1V 2V5

Attention: Grace Pontes, Chief Financial Officer

## 11565 Okanagan Centre Road – REVISED Landscape Cost Estimate

Dear Grace,

The following is our revised preliminary landscape cost estimate for bonding purposes (125% of estimated construction cost), which is based on the landscape plan and details dated August 5, 2021:

**\$242,325.00** for 3,740 square metres (40,257 square feet) of landscape improvements

This revised preliminary cost estimate includes topsoil, trees, plants (shrubs, groundcovers, vines, and perennials), turf/seed, bark mulch, and allowances for irrigation, inspections, maintenance, and monitoring. Unit prices in the attached spreadsheet have been adjusted to reflect more current market conditions. Please contact the undersigned if there are any questions regarding the estimate.

Sincerely,  
McElhanney Ltd.



Julie Schooling, MSc BCSLA – Landscape Architect  
[jschooling@mcelhanney.com](mailto:jschooling@mcelhanney.com) | 250-434-9523



Client: 12869382 BC Ltd.  
 Project: LakePointe Village  
 Site: 11565 OKANAGAN CENTRE ROAD, LAKE COUNTRY, BC  
 Estimate Type: Class D  
 Revision: IFDP Submission - REVISED



Date: 6-Aug-21  
 MCSL No.: 2431-60076-00  
 Prepared by: Julie Schooling, BCSLA

SCHEDULE	ITEM	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	EXTENDED AMOUNT
<b>MMCD Sec LakePointe Village - LANDSCAPE ARCHITECTURE</b>						
32 91 21	1	Topsoil - depths per Landscape Plan	cu m	\$ 30.00	774	\$ 23,223.00
	2	Grass				
32 92 20		a. Seed grass on 150mm depth topsoil	sq.m.	\$ 7.00	418	\$ 2,926.00
32 92 23		b. Sod grass on 150mm depth topsoil	sq.m.	\$ 14.00	2144	\$ 30,016.00
32 93 01	3	Plant Materials				
		a. Deciduous Tree - 60mm cal. B&B	Each	\$ 450.00	49	\$ 22,050.00
		b. Coniferous Tree - 2.5m ht B&B	Each	\$ 400.00	12	\$ 4,800.00
		c. Shrub - #2 Pot	Each	\$ 40.00	342	\$ 13,680.00
		d. Shrub/Vine/Groundcover/Perennial - #1 Pot	Each	\$ 30.00	709	\$ 21,270.00
		e. Perennial - 10cm Pot	Each	\$ 15.00	1232	\$ 18,480.00
32 93 01	4	Shredded Bark Mulch - 50mm deep	sq.m.	\$ 5.00	1178	\$ 5,890.00
	5	Fencing				
		a. 1.5m ht Horizontal Slat Rear-Yard Fence	l.m.	\$ 85.00	230	\$ 19,550.00
		b. 1.2m ht Horizontal Slat Rear-Yard on 1.2m ht Retaining Wall (not including cost of wall)	l.m.	\$ 75.00	73	\$ 5,475.00
		c. 1.2m ht Black Chain Link Side-Yard Fence	l.m.	\$ 50.00	270	\$ 13,500.00
	6	Irrigation (Allowance), not including seed grass	L.S.	\$ 10,000.00	1	\$ 10,000.00
	7	Inspections (Allowance)	L.S.	\$ 500.00	1	\$ 500.00
	8	Maintenance & Monitoring (1 year)	L.S.	\$ 2,500.00	1	\$ 2,500.00
<b>SUBTOTAL</b>						<b>\$ 193,860.00</b>
<b>BOND Amt = 125%</b>						<b>\$ 242,325.00</b>

**Assumptions and Exclusions:**

1. Line item estimates include supply and install of materials.
2. The above costs exclude Contingency and GST.
3. Unit rates are based on 2021 market pricing.
4. Costs do not include professional detailed design or construction review fees.





**Municipal Hall**  
**Development Services Department**  
 10150 Bottom Wood Lake Road  
 Lake Country, BC V4V 2M1  
 t: 250-766-6674  
 f: 250-766-0200  
[development@lakecountry.bc.ca](mailto:development@lakecountry.bc.ca)

### Greenhouse Gas Reduction and Resource Conservation

Consideration has been given to the following issues as identified in Section 22.12 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

Has site density been maximized for subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has the building footprint been minimized in order to allow for maximum green space?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Does the layout allow for alternative transportation options and transit?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to maximize site connectivity to nearby amenities and services?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are large windows sheltered by overhangs which maximize solar input during winter months?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are alternative energy sources being proposed in large scale structures?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do buildings have a south oriented roof to allow for future use of solar panels?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building envelopes well sealed and energy efficient?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rainwater recycling included in landscape designs?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have porous material been maximized throughout the landscaping?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do water features use recirculation systems as opposed to once through systems?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>



**DEVELOPMENT VARIANCE PERMIT**

**District of Lake Country**  
 10150 Bottom Wood Lake Road  
 Lake Country, BC V4V 2M1  
 t: 250-766-6674 f: 250-766-0200  
 lakecountry.bc.ca

**APPROVED ISSUANCE OF** ☐ DEVELOPMENT VARIANCE PERMIT (pursuant to Sec. 498 of the Local Government Act)

PERMIT #: DVP2020-021  
 FOLIO #: 2845000  
 ZONING DESIGNATION: RM2-Low Density Row Housing  
 ISSUED TO: 1286938 BC Ltd. (Lakepointe Village)  
 SITE ADDRESS: 11565 Okanagan Centre Road East  
 LEGAL DESCRIPTION: Lot B, Section 22, Township 20, ODYD, Plan 10901  
 PARCEL IDENTIFIER: 009-535-438

**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 Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws 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 have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

Development Variance Permit DVP2020-021 for property located at 11565 Okanagan Centre Road East, legally described as Lot B, Section 22, Township 20, ODYD, Plan 10901, Roll 2845000 to vary the following sections of Zoning Bylaw 561, 2007:

1. Section 7.7.2. to add Row Housing to the list of housing forms for which "walkout basements oriented to the rear yard shall not be considered for the purpose of determining height"; and
2. Section 8.5.10. to vary "the combined height of a fence on top of a retaining wall from 2.0 m to 2.4 m".

Construction of the Row Housing and the Fence on top of a Retaining Wall shall be conducted substantially in compliance with the site plan contained in Schedule A: Areas of Variance.



**1. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, a security deposit is required in the amount of \$ Nil (125% of the Landscape Estimate and Environmental Monitoring Estimate).

- |    |  |        |
|----|--|--------|
| 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 |

**2. DEVELOPMENT**

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

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

**THIS IS NOT A BUILDING  
PERMIT OR A CERTIFICATE TO  
COMMENCE CONSTRUCTION**

**3. APPROVALS**

Authorization passed by Council on the 21st day of September, 2021.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of Corporate Services, Reyna Seabrook



